

# Single Survey

survey report on:

<b>Property address</b>	Newmill, Lumsden, Huntly, AB54 4LB
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<b>Customer</b>	Ms E MacPherson
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<b>Prepared by</b>	Allied Surveyors Scotland Ltd
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<b>Date of inspection</b>	25th April 2024
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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property<sup>1</sup>.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

### 1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

<sup>1</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

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The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

## 1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

## 1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.<sup>2</sup>

## 1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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<sup>2</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

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they assign the same to any other party in writing.

## 1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

## 1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

## 1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

## 1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;

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- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

### 2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

## 2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

- 1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.
- 2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
- 3 Category 1: No immediate action or repair is needed.

**WARNING:** If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

## 2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

## 2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

## 2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

## 2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

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*the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

## 1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

<b>Description</b>	The property comprises: (i) a 1.5 storey detached traditional house with single storey additions at the front, rear and one side; (ii) farm buildings which include a traditional U shaped steading and two modern buildings; (iii) a block of approximately 26 acres of land.
<b>Accommodation</b>	Ground floor: open plan kitchen/dining area, sitting room, sun-room, utility room, bathroom, 2 bedrooms. First floor: landing/living area, shower room, 2 bedrooms, attic room.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house with a ceiling height of greater than 1.5 metres extends to approximately 157 square metres, split between the ground floor of 117 square metres and the first floor of 40 square metres. This excludes the attic room of 10 square metres, which is accessed via a crawl through door and has a 1.4 metre high ceiling height.
<b>Neighbourhood and location</b>	<p>The property lies on its own in a rural setting. Its is largely adjoined by agricultural land, except for a part of its north boundary which adjoins the grounds of two residential properties. Access to the house and buildings is off a tarred no-through road, along 220 metres of private stone track.</p> <p>The property is located 1 mile from the village of Lumsden, which has a primary school and 9 miles from Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Major local centres of population and employment include: Huntly (population 5,000), which has an alternative secondary school - 14 miles; Inverurie (population 14,500) - 26 miles; Westhill (population 12,500) - 27 miles; Aberdeen City Centre - 34 miles.</p>



<b>Age</b>	The main part of the house is in excess of 120 years old. The extension at the north side of the house (2 bedrooms) was added around 22 years ago (2002) and the front extension (sun-room) was added around 6 years ago (2018) to replace a porch.
<b>Weather</b>	The weather was largely dry and sunny, with several short light showers, during the inspection. The report should be read in context of these weather conditions.
<b>Chimney stacks</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There are two chimney stacks, one above each gable wall of the original part of the house. The south gable chimney is faced with dressed red sandstone stone blocks, which are pointed. The north gable chimney is roughcast. They have cement flashing around their bases and clay pots bed in cement haunching.</p> <p>A steel flue is taken through the metal sun-room roof, supported by 2 metal braces.</p>
<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The roof of the original parts of the house are pitched and slated.</p> <p>Detail of the main roof includes: stone ridge sections bed in cement; stone lined skews at each gable with cement flashing; 3 front bay windows, which have stone gables and facings, slated sides and roofs, stone ridge sections, zinc valleys and side slips; a rear dormer window, with slated sides, shallow pitched lead covered roof, timber facias and soffits; 2 centre pivot velux roof windows.</p> <p>A limited head and shoulders inspection of the main roof space was made from a small hatch in the landing ceiling. The roof is formed with timber trusses overlaid with timber sarking boards. There was no roof space insulation, except for 100mm of mineral wool within the rear dormer roof.</p> <p>The rear extension has a mono-pitched slated roof, cement filled verges and a velux roof window. No inspection of its roof space was made.</p> <p>The side extension roof is pitched and slated, with clay ridge tiles, cement filled gable verge, lead flashing along its junction with the gable wall of the original part and 1 rear velux roof window. No inspection of its roof space was made.</p>

<p><b>Roofing including roof space</b></p>	<p>The front extension roof has a shallow pitch and is clad with box profile metal cladding. The owner advises that on the underside of the sheets are 40mm of insulation board (not inspected).</p>
<p><b>Rainwater fittings</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings are a mix of cast iron and plastic. Gutters are half round, plastic at the front and cast iron at the rear. Downpipes are round.</p>
<p><b>Main walls</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The walls of the original parts of the house are built with solid stone. Those of the main part are harled externally and are approximately 600mm thick, including the internal wall lining. Those of the rear extension are pointed externally and are 500mm thick.</p> <p>The walls of the side extension are built with concrete blocks, are harled externally and are approximately 350mm thick, including the internal wall lining.</p> <p>The walls of the front extension are built with concrete blocks up to 700mm above internal floor level, are clad externally with vertical larch boards and are approximately 280mm thick. The owner advised that they do not incorporate insulation.</p>
<p><b>Windows, external doors and joinery</b></p>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are all double glazed casement windows.</p> <p>The majority to the original parts of the house have aluminium external frames and plastic internal frames, timber external surrounds and top hopper opening casements. The first floor dormer window is timber framed, with top hinged opening casements.</p> <p>The windows to the side extension are timber framed, with a mix of side and top hinged opening casements.</p> <p>The windows of the front extension are timber framed fixed casement windows.</p> <p>There are two external doors: (i) front, into sun-room - stable type timber door, secured with bolts; (ii) rear, into utility room - installed in 2010, solid timber door with small square double glazed upper pane.</p>

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<b>External decorations</b>	<b>Visually inspected.</b> The timber window frames are painted. The rear door is stained. The larch cladding on the front extension has been left to weather naturally. The harled sections of wall have been coated with a Farrow and Ball pink paint.
<b>Conservatories / porches</b>	There are no conservatories or porches.
<b>Communal areas</b>	<b>Circulation areas visually inspected.</b> It is understood that the private stone access track through the property is shared with an adjoining property(s) and is used by walkers.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b> There is no purpose built garage. Farm buildings include: (1) U shaped traditional steading, constructed with pointed stone walls and pitched slated roofs, comprising (a) part east wing - divided into 2 rooms, one has timber floor and one has concrete floor, part plaster lined, each with 1 window, each has floor area of 12 square metres; (b) part east wing and centre wing - used as a workshop - concrete floor, steel RSJ roof support between wings, 2 pairs of timber linings external doors, 5 windows, truss ends spliced along 1 side, 190 square metres; (c) west wing - 1.5 storey high walls, split level concrete floor; steading wiring upgraded with consumer unit, lights and sockets, 80 square metres. (2) Barn/stables - modern building with part concrete floor, part earth floor, steel portal frame, 3 sides clad with metal sheeting, 1 side largely open, pitched metal clad roof on steel purlins, 1 bay divided into 4 loose boxes by concrete block partitions to 1.5 metres and metal railing above, electricity supply, 220 square metres. (3) General purpose shed/stables - concrete floor, steel frame, concrete block walls harled externally, pitched fibre cement roof with timber purlins, pair of sliding metal vehicle doors in gable, perimeter of interior divided by timber partitions into 8 loose boxes, 1 corner partitioned off with OSB boarding, electricity supply with consumer unit sockets and lights, 260 square metres.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> It is understood that the property extends to approximately 26 acres. This can approximately be divided between: house, buildings and their grounds - 2.5 acres; agricultural land - 21.5 acres; Equestrian Menage and adjoining area - 0.5 acres; triangular wooded area - 0.5 acres; remainder, including roads, Mossat Burn and other areas - 1 acre. The agricultural land is all in grass and the majority is graded 3(2) on the Macaulay Institute for Soil Research Land Capability for Agriculture Maps. Grade 3 land is described as land capable of producing good yields of a narrow range of crops, principally cereals and grass and moderate yields of a wider range of crops including potatoes, some vegetable crops and oil seed rape. The exception is the southern tip of the land which is graded 4(2), which is land of poorer quality likely to have limitations for crop

<p><b>Outside areas and boundaries</b></p>	<p>growth. The land is gently undulating between 205-215 metres ASL.</p> <p>There is a 40 metre x 28 metre Equestrian Menage, which has under-drainage and a combi ride equestrian surface installed in 2021. It is enclosed with post and rail fencing and has lights secured to poles at both ends.</p>
<p><b>Ceilings</b></p>	<p><b>Visually inspected from floor level.</b></p> <p>The majority of the ceilings in the original part of the house are lined with lathe and plaster. Those in the side extension are lined with plasterboard. The sun-room has a vaulted ceiling to roof level, with OSB board sarking.</p>
<p><b>Internal walls</b></p>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The majority of the internal wall linings in the original part of the house are lined with plasterboard. Those in the utility room are timber lined and those in the side extension are lined with plasterboard. The sun-room external walls to window cill level are cement rendered internally and its internal wall is an unlined pointed stone wall.</p>
<p><b>Floors including sub floors</b></p>	<p>The ground floors of the original part of the house are part suspended timber, covered with floorboards and part solid. Those in the side and front extensions are concrete.</p> <p>At the time of the inspection, most floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited. No inspection of the sub-floor was made, as no hatch could be located.</p> <p>Fixed floor coverings include tiled floors in the utility room, bathroom and sun-room.</p>
<p><b>Internal joinery and kitchen fittings</b></p>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The kitchen was installed by Mother Hubbard of Torphins and includes wooden floor and wall units with pine doors, drawer fronts and facings, and wooden worktops with small upstand. There is a cream coloured 4-oven oil fired AGA, which is supplied by a plastic oil tank within the grounds at the side of the house.</p> <p>The utility room is fitted with a sink unit and wood-effect laminate worktop along one side.</p> <p>The majority of internal doors are stripped pine panel doors. There are 3 flush plywood doors on the first floor.</p> <p>The stairway is fitted with natural timber stringers and balustrades.</p>

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<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There are stoves in the sitting room and sun-room: (i) sitting room - set on a tiled hearth, fireboard backing, pine mantelpiece; (ii) sun-room - large Vermont Vigilant stove mounted on tiled hearth, with steel flue taken through the roof above.</p> <p>There is a fireplace in the dining area, in which there was formerly a stove. This has a stone hearth pointed stone recess and timber mantelpiece. The external steel flue from this fireplace remains (secured to the side of the dormer).</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>The internal linings are decorated with a mix of painted and papered linings.</p>
<b>Cellars</b>	<p>There are no cellars.</p>
<b>Electricity</b>	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>The property is supplied with mains electricity.</p> <p>There are three meters serving the property: (i) one for the house, below the sitting room window; (ii) one in the traditional steading, mounted on the gable wall of the west wing; (iii) one in the general purpose shed/stables.</p> <p>Within the house, there are two consumer units within a box mounted on a wall of the landing; one is a Memera 2000 unit with main switch and circuit breakers (which switch off a circuit if they detect a fault) and one is an older unit with a main switch and push-button breakers.</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p> <p>It is understood that the supply is a dual rate Total Control Total Heating tariff.</p>
<b>Gas</b>	<p>Mains gas is not available to the property.</p>
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is supplied with private water.</p> <p>The owner advised that: it is an Estate supply which serves around 10 properties (including residential and farm properties); it falls by gravity to the property; within the house, the main stop-cock is</p>

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<b>Water, plumbing, bathroom fittings</b>	<p>below the utility room sink.</p> <p>Also below the utility room sink is a particle filter, UV filter and chemical correction vessel. There is a plastic cold water storage tank within a corner cupboard of the first floor shower room that is fitted with a lid. The internal water system pipework inspected within the house was copper.</p> <p>There are two bathrooms: (i) ground floor bathroom - 3 piece suite; (ii) first floor shower room - tiled quadrant cubicle with oval glazed side with sliding doors and electric shower, w.c and hand basin.</p> <p>There is a Belfast sink in the kitchen and a stainless steel sink in the utility room.</p>
<b>Heating and hot water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The house is heated by: 3 ground floor Dimplex electric storage heaters (one in the utility room and two in the open plan kitchen/dining area); electric panel heaters in the bedrooms and shower room; oil fired kitchen AGA; stoves in the sitting room and sun-room.</p> <p>There is a foam insulated hot water cylinder in a corner cupboard of the shower room, below the cold water tank. Its dimensions are approximately 750mm x 500mm. Hot water is heated by electric immersion heater. There is a water heating boost control, which can provide up to 2 hours of boost period.</p>
<b>Drainage</b>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is to a septic tank located within the front garden, surrounded by a low hedge, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Interlinked smoke alarms and kitchen heat detector have not been fitted.</p>

<p><b>Any additional limits to inspection</b></p>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</b></p> <p><b>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b></p> <p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p>
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## Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.





# Single Survey


## 2. Condition


This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

 Structural movement	
<b>Repair category</b>	1
<b>Notes</b>	Given the age and type of the original parts of the house, there is likely to have been past movement to the structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

 Dampness, rot and infestation	
<b>Repair category</b>	1
<b>Notes</b>	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered. Slight dampness was recorded below a bedroom bay window.</p> <p>Signs of historic wood-boring insect activity were found to be affecting some of the visible roof timbers though no sign of a recent attack was evident.</p> <p>Given this finding and the age of the property, it is recommended that a new owner have the structural timberwork of the original parts of the house inspected by a reputable Timber and Damp Specialist Firm at a change of ownership and that any defects found in respect of possible penetrating dampness, timber decay or timber infestation should be treated and / or repaired.</p>

 Chimney stacks	
<b>Repair category</b>	2
<b>Notes</b>	To the north gable chimney, a crack was noted through the roughcast of its inner side and there was some deterioration to the cement rendering of its coping.

 Roofing including roof space	
<b>Repair category</b>	2
<b>Notes</b>	Roof defects noted included minor cement defects to the ridge bedding and skew flashing/pointing and a small number of significantly chipped and loose slates. A



## Roofing including roof space

<b>Repair category</b>	2
<b>Notes</b>	<p>small area of uneven slates was noted adjoining one side of the north-most bay window.</p> <p>Natural slates have a lifespan which is dependent upon the type and quality of the slate. Over the long term slates may deteriorate, their nail fixings may corrode, and the timber sarking boards may deteriorate particularly where exposed to penetrating moisture or condensation. Ongoing roof maintenance will be required, including monitoring the condition of the roof slates, metal flashings/valleys and roof cement work.</p> <p>The dormer roof is covered with lead. Whilst no defect or leakage was evident, this type of covering has a limited life and depending on its age and quality of workmanship can fail at any time.</p>



## Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the roof of the original parts of the house and side extension.</p> <p>No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes.</p> <p>The sun-room gutters protrude from the end of its roof and are not connected to downpipes.</p>



## Main walls

<b>Repair category</b>	2
<b>Notes</b>	<p>Minor defects noted included: a number of minor cracks to the harling from front window openings; slight lifting of the north gable harling along the skew; to the side extension harling minor deterioration along the base of the wall below the rear window and at the rear corner, where a crack runs up the corner. Although these do not appear to be of any structural significance they may lead to problems with damp penetration and should be repaired in the near future.</p>



## Windows, external doors and joinery

<b>Repair category</b>	1
<b>Notes</b>	<p>Minor defects noted included some limited deterioration to the timber frames of the aluminium framed windows and internal condensation in a bay window pane.</p> <p>The aluminium/plastic framed windows with timber surrounds are relatively old and are likely to have a limited life.</p>

# Single Survey



## External decorations

<b>Repair category</b>	1
<b>Notes</b>	The external decoration was found to be in satisfactory condition. Some minor wear was noted to the harling paintwork along the base of the walls.



## Conservatories/porches

<b>Repair category</b>	-
<b>Notes</b>	None.



## Communal areas

<b>Repair category</b>	1
<b>Notes</b>	Some potholes were noted to the stone access road. The owner advises that the road has been maintained on a regular basis in the past. This type of road will require regular maintenance/repair in the future.



## Garages and permanent outbuildings

<b>Repair category</b>	2
<b>Notes</b>	Whilst considerable effort has been made to preserve the integrity of the roof timbers and slates, there are minor slate defects and an unevenness of the roof at both sides of the junction of the centre and west wings. Widespread wood-worm holes were noted in the roof timbers. Pointing defects were noted to each wall. Some deterioration/cracking was noted to parts of the harling to the general purpose shed/stables.



## Outside areas and boundaries

<b>Repair category</b>	1
<b>Notes</b>	The outside areas appear to have been well maintained and no significant issues were noted. A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: <a href="http://www.ukradon.org/information/ukmaps">www.ukradon.org/information/ukmaps</a> .



## Ceilings

<b>Repair category</b>	1
<b>Notes</b>	<p>There are cracks, ridges and uneven areas to a number of ceilings.</p> <p>Due to the age of the lath and plaster ceilings, it is possible that there are cracked and loose areas of plaster behind the decoration.</p>



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the internal wall linings.



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	<p>From a limited inspection that was possible of the floors, no significant defects were noted. The timber inspection recommended above in the Dampness, rot and infestation section should include, where possible, an inspection of floor joists and the sub-floor.</p>



## Internal joinery and kitchen fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>Whilst the kitchen fittings are in excess of 20 years old, they are of good quality and are in good condition for their age; minor wear and tear markings were noted commensurate with their age. The wooden worktops will require regular maintenance (sanding and oiling/varnishing) in the future to reserve their integrity.</p> <p>The utility room sink unit and worktop are relatively old fittings and significant wear and tear markings were noted.</p>



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the two stoves. The sitting room stove has some external rust.</p> <p>No assessment has been made on the operation of the stoves and whether their flues are adequately lined.</p> <p>It should be ensured that all flues, whether in use or not, are kept in a sound condition and are regularly checked and swept.</p>



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	The internal decoration was found to be in satisfactory condition.



## Cellars

<b>Repair category</b>	-
<b>Notes</b>	None.



## Electricity

<b>Repair category</b>	2
<b>Notes</b>	<p>Whilst no significant defects were noted to the visible parts of the electrical installation that were inspected, some parts of the installation may require to be upgraded, including one of the consumer units. It is recommended that a new owner have the installation checked over and tested by a Registered Electrical Engineer and that any recommendations made with regard to upgrading and the safety of the installation be carried out.</p> <p>An interlinked system of smoke alarms and a kitchen heat detector has yet to be fitted. The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p>



## Gas

<b>Repair category</b>	-
<b>Notes</b>	None.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	2
<b>Notes</b>	<p>It is recommended that prior to purchase, documentation be obtained stating that the private water supply has been analysed recently at the property and is satisfactory in terms of purity and quantity. It is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of supply is carried out or sought from the sellers.</p> <p>The filters and chemical correction vessel have not been maintained or serviced</p>



## Water, plumbing and bathroom fittings

<b>Repair category</b>	2
<b>Notes</b>	<p>recently; since the inspection the owner has had the supply tested chemically and bacterially and is awaiting the results.</p> <p>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The bathroom fittings were found to be in satisfactory condition. There is staining to the sealant around the shower tray edge and to the cubicle grouting; it is important that the tray sealant is maintained in a water proof condition to prevent water leakage.</p>



## Heating and hot water

<b>Repair category</b>	2
<b>Notes</b>	<p>The electric storage heaters were noted to be of an older type which are generally considered inefficient and expensive to operate. It is anticipated any purchaser would wish to renew the entire heating system and upgrade the hot water system.</p>



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	<p>No problems with the drainage were visible during the inspection.</p> <p>No assessment has been made on the size, capacity, condition and operation of the drainage system.</p> <p>The owner advised that the septic tank was last emptied in 2022. It is likely that the tank will require to be periodically emptied in the future. The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.</p>

# Single Survey

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	2
Gas	-
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	1

## Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

## Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

## Category 1

No immediate action or repair is needed.

### Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

### Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

## 3. Accessibility information

### Guidance notes on accessibility information

*Three steps or fewer to a main entrance door of the property:*

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

*Unrestricted parking within 25 metres:*

For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

<b>1. Which floor(s) is the living accommodation on?</b>	Ground
<b>2. Are there three steps or fewer to a main entrance door of the property?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>3. Is there a lift to the main entrance door of the property?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>4. Are all door openings greater than 750mm?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>5. Is there a toilet on the same level as the living room and kitchen?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>6. Is there a toilet on the same level as a bedroom?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>7. Are all rooms on the same level with no internal steps or stairs?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>8. Is there unrestricted parking within 25 metres of an entrance door to the building?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



## 4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

### Matters for a solicitor or licensed conveyancer

The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor.

It is specifically assumed that the property and its value are unaffected by any matters which would, or should be revealed to a competent completing solicitor or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

In respect of the private drainage system, it is assumed that the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA.

The side extension was added around 2002 and the sun-room was built around 2018 to replace an existing porch; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

It should be confirmed which other parties have rights of access over the private stone track through the property and what liability these parties have towards its upkeep, maintenance and repair.

### Estimated reinstatement cost for insurance purposes

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised.

£1,000,000 (One Million Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic and the war in Ukraine. It is recommended that this figure be regularly updated to ensure that there is adequate cover or alternatively seek specialist advice from your insurer.

### Valuation and market comments

In its present condition, it is our opinion that the market value of the heritable interest in the property with the benefit of vacant possession and as at the date of our inspection, is:

£560,000 (Five Hundred and Sixty Thousand Pounds)

Our valuation has fully taken into account the prevailing market conditions.

**Signed**

Security Print Code [501170 = 3817 ]  
Electronically signed

# Single Survey

<b>Report author</b>	David Silcocks
<b>Company name</b>	Allied Surveyors Scotland Ltd
<b>Address</b>	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
<b>Date of report</b>	14th May 2024

# Mortgage Valuation Report



## Property Address

Address Newmill, Lumsden, Huntly, AB54 4LB  
Seller's Name Ms E MacPherson  
Date of Inspection 25th April 2024

## Property Details

Property Type  House  Bungalow  Chalet  Purpose built maisonette  
 Coach  Studio  Converted maisonette  Purpose built flat  
 Converted flat  Tenement flat  Flat over non-residential use  Other (specify in General Remarks)

Property Style  Detached  Semi detached  Mid terrace  End terrace  
 Back to back  High rise block  Low rise block  Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?  Yes  No

Flats/Maisonettes only Floor(s) on which located  No. of floors in block  Lift provided?  Yes  No  
No. of units in block

Approximate Year of Construction

## Tenure

Absolute Ownership  Leasehold Ground rent £  Unexpired years

## Accommodation

Number of Rooms  Living room(s)  Bedroom(s)  Kitchen(s)  
 Bathroom(s)  WC(s)  Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%)  Yes  No

## Garage / Parking / Outbuildings

Single garage  Double garage  Parking space  No garage / garage space / parking space  
Available on site?  Yes  No

### Permanent outbuildings:

There are a range of farm buildings including: (1) a traditional U shaped range of buildings, built with stone walls and pitched slated roofs, with an internal floor area of 296 square metres, (2) a barn/stables, a modern building built with part earth part concrete floor, steel portal frame, metal wall cladding to 3 sides and metal roof cladding, 220 square metres; (3) general purpose shed/stables, with concrete floor, steel frame, block walls and fibre cement clad roof, 260 square metres.

# Mortgage Valuation Report

## Construction

Walls  Brick  Stone  Concrete  Timber frame  
 Solid  Cavity  Steel frame  Concrete block  Other (specify in General Remarks)

Roof  Tile  Slate  Asphalt  Felt  
 Lead  Zinc  Artificial slate  Flat glass fibre  Other (specify in General Remarks)

## Special Risks

Has the property suffered structural movement?  Yes  No  
If Yes, is this recent or progressive?  Yes  No  
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?  Yes  No  
If Yes to any of the above, provide details in General Remarks.

## Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage  Mains  Private  None Water  Mains  Private  None  
Electricity  Mains  Private  None Gas  Mains  Private  None  
Central Heating  Yes  Partial  None

Brief description of Central Heating:

Heating is from a mix of electric storage heaters, electric panel heaters, kitchen oil fired AGA and two stoves.

## Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way  Shared drives / access  Garage or other amenities on separate site  Shared service connections  
 Agricultural land included with property  Ill-defined boundaries  Other (specify in General Remarks)

## Location

Residential suburb  Residential within town / city  Mixed residential / commercial  Mainly commercial  
 Commuter village  Remote village  Isolated rural property  Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered?  Yes  No

If Yes provide details in General Remarks.

## Roads

Made up road  Unmade road  Partly completed new road  Pedestrian access only  Adopted  Unadopted

# Mortgage Valuation Report

## General Remarks

The property comprises: (i) a 1.5 storey detached traditional house with single storey additions at the front, rear and one side; (ii) farm buildings which include a traditional U shaped steading and two modern buildings; (iii) a block of approximately 26 acres of land.

The main part of the house is in excess of 120 years old. The extension at the north side of the house (2 bedrooms) was added around 22 years ago (2002) and is built with concrete block walls and a pitched slated roof, and the front extension (sun room) was added around 6 years ago (2018) to replace a porch and is built with concrete block walls to window level and a pitched metal clad roof.

Other accommodation within the house which is referred to above includes a utility room, landing/living area and low height floored and lined attic room.

The property lies on its own in a rural setting. It is largely adjoined by agricultural land, except for a part of its north boundary which adjoins the grounds of two residential properties. Access to the house and buildings is off a tarred no-through road, along 220 metres of private stone track.

The property is located 1 mile from the village of Lumsden, which has a primary school and 9 miles from Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Major local centres of population and employment include: Huntly (population 5,000), which has an alternative secondary school - 14 miles; Inverurie (population 14,500) - 26 miles; Westhill (population 12,500) - 27 miles; Aberdeen City Centre - 34 miles.

It is understood that the property extends to approximately 26 acres. This can approximately be divided between: house, buildings and their grounds - 2.5 acres; agricultural land - 21.5 acres; Equestrian Menage and adjoining area - 0.5 acres; triangular wooded area - 0.5 acres; remainder, including roads, Mossat Burn and other areas - 1 acre.

Given the age and type of the original parts of the house, there is likely to have been past movement to the structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

Signs of historic wood-boring insect activity were found to be affecting some of the visible roof timbers though no sign of a recent attack was evident. Given this finding and the age of the property, it is recommended that a new owner have the structural timberwork of the original parts of the house inspected by a reputable Timber and Damp Specialist Firm at a change of ownership and that any defects found in respect of possible penetrating dampness, timber decay or timber infestation should be treated and / or repaired.

A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: [www.ukradon.org/information/ukmaps](http://www.ukradon.org/information/ukmaps).

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

In respect of the private drainage system, it is assumed that the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA.

The side extension was added around 2002 and the sun-room was built around 2018 to replace an existing porch; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

It should be confirmed which other parties have rights of access over the private stone track through the property and what liability these parties have towards its upkeep, maintenance and repair.

Factors which may be relevant to the value of the property include: private rural setting with panoramic views from the property; house extended to provide an internal floor area of 156 square metres, 7 habitable rooms and 2 bathrooms; most prospective purchasers are likely to wish to upgrade some of the house fittings (including some windows, central heating, plumbing and bathroom fittings) and improve its energy efficiency, the cost of which should be provided for in its value; includes a good range of buildings, most recently used for workshop use and stabling, but potentially suitable for a variety of uses, subject to planning; a block of 26 acres of land around the house, including extensive house grounds, 21.5 acres of agricultural land and a sand school; the property is an attractive rural package with buildings and a manageable area of land.

The residential property market within the North-east of Scotland suffered a fall in values during 2016 and 2017

# Mortgage Valuation Report

## General Remarks

as a result in the decline in the Region's oil related economy. From 2018 - 2020, the level of market activity remained fairly static, there was no significant upturn in values, marketing periods could be lengthy and a realistic asking price was required. The Covid-19 pandemic added uncertainty to the property market for the remainder of 2020 and throughout 2021/22. In the aftermath of the initial lock-down period from July 2020 onwards, local rural market activity increased significantly, with this leading to shorter marketing periods and an increase in values. From mid-2022 the residential property market generally has experienced more difficult conditions caused by rising interest rates, inflation and the cost of living; these conditions extended through 2023/24.

As the property is located 34 miles from Aberdeen, which is outwith commuting range for some, there is a drop-off in values to reflect this; however, in the present climate, home working and rural quality of life are becoming more important factors for many prospective purchasers. The owner advises that there is good broadband speed at the property.

## Essential Repairs

No essential repairs are required to the property.

Estimated cost of essential repairs £  Retention recommended?  Yes  No Amount £

# Mortgage Valuation Report

## Comment on Mortgageability

The property is considered to be suitable security for mortgage purposes, subject to the specific lending criteria of the mortgage provider.

It should be noted that some lenders have restrictions on the land area they will accept for mortgage valuations and on property that will be occupied in full or part for business or commercial purposes.

## Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £   
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary?  Yes  No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type?  Yes  No

## Declaration

Signed Security Print Code [501170 = 3817 ]  
Electronically signed by:-

Surveyor's name David Silcocks

Professional qualifications BSc, MRICS

Company name Allied Surveyors Scotland Ltd

Address Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Telephone 01224 571163

Fax 01224 589042

Report date 14th May 2024

# Property Questionnaire

PROPERTY ADDRESS:	Newmill Cunsden Huntly      Aberdeenshire AB45 4LB
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SELLER(S):	Emma Macpherson
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COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	22/4/24
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## PROPERTY QUESTIONNAIRE

### NOTE FOR SELLERS

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, tell your solicitor or estate agent immediately.

# PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

## 1. Length of ownership

How long have you owned the property? *Twenty four years*

## 2. Council Tax

Which Council Tax band is your property in?

A B **C** D E F G H

## 3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- Garage
- Allocated parking space
- Driveway
- Shared parking
- On street
- Resident permit
- Metered parking
- Other (please specify):

*Its a farm - So by the house or  
parking by the sheds*

<b>4. Conservation Area</b>	
Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes/No/ Don't know No
<b>5. Listed Buildings</b>	
Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes/No No
<b>6. Alterations / additions / extensions</b>	
<p>a. (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe the changes which you have made:</p> <p>1) yes - x a small extension of x2 bedrooms erected around 2002</p> <p>2) The old Conservatory was knocked down and replaced with a new one as the roof was rotten.</p>	Yes/No
<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>1) yes building warrant for additional bedrooms</p> <p>2) Not for conservatory.</p>	Yes/No

	<p><b><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</b></p> <p><b>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.</b></p>	
b.	<p><b>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</b></p> <p><b><u>If you have answered yes</u>, please answer the three questions below:</b></p>	Yes/No
	(i) <b>Were the replacements the same shape and type as the ones you replaced?</b>	Yes/No
	(ii) <b>Did this work involve any changes to the window or door openings?</b>	Yes/No
	<p>(iii) <b>Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</b></p> <p><i>Back door was very old/rotten/didn't close properly. Was replaced. in 2010</i></p> <p><i>Conservatory door was replaced in 2018</i></p> <p><b>Please give any guarantees which you received for this work to your solicitor or estate agent.</b></p>	

**7. Central heating**

a. Is there a central heating system in your property?  
(Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).

Yes/No/  
Partial

If you have answered yes/partial – what kind of central heating is there?

(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)

*electric storage heaters (night storage)*

If you have answered yes, please answer the 3 questions below:

b. When was your central heating system or partial central heating system installed?

*2000*

c. Do you have a maintenance contract for the central heating system?

Yes/No

If you have answered yes, please give details of the company with which you have a maintenance agreement:

d. When was your maintenance agreement last renewed?  
(Please provide the month and year).

**8. Energy Performance Certificate**

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes/No

**9. Issues that may have affected your property**

a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

Yes/No

If you have answered yes, is the damage the subject of any outstanding insurance claim?

Yes/No

b. Are you aware of the existence of asbestos in your property?

Yes/No

If you have answered yes, please give details:

**10. Services**

a. Please tick which services are connected to your property and give details of the supplier:

Services	Connected	Supplier
Gas / liquid petroleum gas		
Water mains / private water supply	private water	
Electricity	✓	OVO Energy
Mains drainage		
Telephone	✓	BT Connection But not used.
Cable TV / satellite	✓	Vodafone dongle

Broadband	✓	Vodafone Dongle
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b.	Is there a septic tank system at your property?  <u>If you have answered yes</u> , please answer the two questions below:	Yes/No
c.	Do you have appropriate consents for the discharge from your septic tank? <i>Septic tank discharge registered with SEPA in 2008</i>	Yes/No/ Don't Know
d.	Do you have a maintenance contract for your septic tank?  <u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract:	Yes/No

### 11. Responsibilities for Shared or Common Areas

a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?  <u>If you have answered yes</u> , please give details: <i>No but the track has right of way to Muirhead. We upkeep/maintain the part of the track to Newmill.</i>	Yes/No/ Don't Know
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  <u>If you have answered yes</u> , please give details:	Yes/No/ Not applicable

c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes/No
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	Yes/No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	Yes/No
f.	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p> <p>There is a right of way on the main track for walkers/owners of Murwend Mansard Murwend Cottage. Also a right of way past the house.</p>	Yes/No
<b>12. Charges associated with your property</b>		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:</p>	Yes/No



b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes/No/ Don't know</p> <p>Yes/No/ Don't know</p>
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p>	
<p><b>13. Specialist Works</b></p>		
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property</p>	<p>Yes/No</p>
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p>	<p>Yes/No</p>

	<b><u>If you have answered yes</u>, please give details</b>	
c.	<p><b><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</b></p> <p><b><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</b></p> <p><b>Guarantees are held by:</b></p>	Yes/No

#### 14. Guarantees

a.	<b>Are there any guarantees or warranties for any of the following:</b>					
(i)	Electrical work	No	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	No	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	No	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	No	Yes	Don't know	With title deeds	Lost
(v)	Damp course	No	Yes	Don't know	With title deeds	Lost

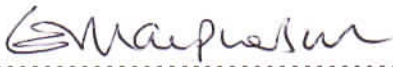
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):					
c.	Are there any outstanding claims under any of the guarantees listed above?  <u>If you have answered yes</u> , please give details:					Yes/No
<b>15. Boundaries</b>						
So far as you are aware, has any boundary of your property been moved in the last 10 years?  <u>If you have answered yes</u> , please give details:						Yes/No/Don't Know

16. Notices that affect your property		
In the past 3 years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	Yes/No/ Don't know
b.	that affects your property in some other way?	Yes/No/ Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/No/ Don't know
<p><u>If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.</u></p>		

Declaration by the seller(s)/or other authorised body or person(s):

I / We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s) :

  
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Date: ..... 22/4/24 .....

