

Property Questionnaire

PROPERTY ADDRESS:	Upper Thorneybank Farmhouse Rothienorman Inverurie AB51 8XT
SELLER(S):	Farquharson Farms / AMC
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	10 th September 2025

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?

Over 20 years

2. Council Tax

Which Council Tax band is your property in?

E

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- Driveway
- Other (please specify):

Large Yard/Driveway

4. Conservation Area

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)?

No

5. Listed Buildings		
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)?		No
6. Alterations / additions / extensions		
a.	<p>(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, please describe the changes which you have made:</u></p> <p>Rep</p> <p>We converted the former attached outbuildings and incorporated them into the main house. This work created an additional bedroom upstairs and a snug/living room. On the ground floor, the alterations provided an office, utility room, storage space, entryway, and a wet room</p>	Yes
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p>	No

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

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.

We applied to the council for planning permission, however they confirmed in writing that permission was not required for the proposed work. A building warrant has been applied for and we are currently awaiting its issue.

b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u>, please answer the three questions below:	Yes
	(i) Were the replacements the same shape and type as the ones you replaced?	No
	(ii) Did this work involve any changes to the window or door openings?	No

(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):

Over the last 20 years all the windows in the house have been replaced. We removed wooden windows and replaced them with UPVC. We have always used SLJ, a local glazier.

Please give any guarantees which you received for this work to your solicitor or estate agent.

7. Central heating

- | | | |
|-----------|--|------------|
| a. | <p>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).</p> <p><u>If you have answered yes/partial – what kind of central heating is there?</u></p> <p>Oil central heating</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p> | Yes |
| b. | <p>When was your central heating system or partial central heating system installed?</p> <p>9 years ago</p> | |

c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:</p> <p>Gordon Ingram Plumbing does the yearly service of the boiler. GIPS Ltd.</p>	Yes
d.	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p> <p>We do not have a signed agreement but he does service the boiler annually.</p>	
8. Energy Performance Certificate		
Does your property have an Energy Performance Certificate which is less than 10 years old?		No
9. Issues that may have affected your property		
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	No Yes/No
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
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	No	
Water mains / private water supply	Yes	Scottish Water
Electricity	Yes	Npower Business
Mains drainage	No	
Telephone	No	
Cable TV / satellite	No	
Broadband	Yes	Scot Tel Gould

- | | | |
|----|---|-----|
| b. | Is there a septic tank system at your property?

<u>If you have answered yes</u> , please answer the two questions below: | Yes |
| c. | Do you have appropriate consents for the discharge from your septic tank?

Sepa registration – CAR/R/3002010 | Yes |

d.	<p>Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	No
11. Responsibilities for Shared or Common Areas		
a.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	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>	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>	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>	No
12. Charges associated with your property		
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>	No
b.	Is there a common buildings insurance policy?	No/
	<u>If you have answered yes</u> , is the cost of the insurance included in your monthly/annual factor's charges?	Yes/No/ Don't know
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>	

13. Specialist Works		
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>	No
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><u>If you have answered yes</u>, please give details</p>	No
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><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</u></p>	Yes/No

	<p><u>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.</p> <p>Guarantees are held by:</p>					
14. Guarantees						
a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work	No				
(ii)	Roofing	No				
(iii)	Central heating	No				
(iv)	NHBC	No				
(v)	Damp course	No				
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No				
b.	<p><u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u></p>					

c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes</u>, please give details:</p>	No
15. Boundaries		
<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p>		No
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?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
<p><u>If you have answered yes to any of a-c above</u>, 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.</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: