

Single Survey

survey report on:

Property address	Rapplaburn, Auchterless, Turriff, AB53 8DJ
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Customer	Mr A Henry and Mrs G Henry
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	18th May 2026
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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 Property¹.

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.

¹ 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.²

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

² 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.

Description	The property comprises: (1) a 1.5 storey detached house with a single storey rear section; (2) a range of farm buildings including an L shaped traditional building and two modern cattle buildings; (3) 11.69 hectares (28.9 acres) of agricultural land; (4) a 15kW wind turbine.
Accommodation	<p>Summary of main accommodation within house: 3 living rooms, 5 bedrooms, 2 bathrooms.</p> <p>Ground floor: original part - hall, living room, bathroom, bedroom 5; rear single storey part - passage, boot room, utility room; extension - hall with w.c off, drawing room, kitchen/dining area/living area.</p> <p>First floor: original part - landing with store off, 2 bedrooms; extension - landing, 2 bedrooms, box-room, shower room.</p>
Gross internal floor area (m²)	The gross internal floor area of the house with a ceiling height of greater than 1.0 metre extends to approximately 208 square metres, split between the ground floor of 122 square metres and the first floor of 86 square metres.
Neighbourhood and location	<p>The property lies on its own in a rural setting. It is adjoined on its north-east side by an adopted public road, on the opposite side of which is Rappla Wood and is otherwise mostly adjoined by agricultural land, with the Rappla Burn along its south-west boundary and a residential property, Rappla Cottage at its north-west corner.</p> <p>Access to the house and buildings is off the public road along a 120 metre long stone track, which is wholly within the property.</p> <p>The property is located approximately 3.5 miles from the villages of Auchterless and Fyvie, both of which have primary schools, and 7.5 miles from Turriff (population 5,000), which has a secondary school and good range of shops and community facilities. Major regional centres of population and employment include Inverurie (population 14,500) - 14 miles and Aberdeen City Centre - 29 miles.</p>

<p>Age</p>	<p>The original part of the house is likely to be around 125 years old, the single storey part may be around 50 years old and the 1.5 storey extension at the east side of the house was erected 19 years ago in 2007.</p>
<p>Weather</p>	<p>The weather was largely dry and sunny during the inspection. The report should be read in context of these weather conditions.</p>
<p>Chimney stacks</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There are two chimney stacks, one above each gable wall of the original part of the house. They are built with dressed red sandstone blocks, which are pointed and have cement flashing around their bases. The west gable chimney has two clay pots bed in cement haunching, which appear to be covered with wire mesh. The east gable chimney has no pots and the edge of cement haunching/capping is visible.</p> <p>There is a steel flue through the extension roof ridge, from the living area stove - this has metal flashing around the point where it penetrates the roof slates and is fitted with a metal cowl.</p>
<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>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.</p> <p>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.</p> <p>The roofs are pitched and slated.</p> <p>External detail of the roof of the original part includes: clay ridge sections bed in cement; at each gable skews lined with dressed red sandstone coping with cement flashing; lead lined valley gutters at roof junctions; 2 front bay windows which have been re-built by the present owners and have slated sides and roofs, clay ridge sections, lead lined valleys side-slips and front flashings, PVC fascias soffits and window facings, plastic guttering; 1 front velux roof window.</p> <p>No inspection was possible of the original roof space as there was no accessible hatch.</p> <p>The rear single storey roof has a hipped end with concrete lined hip ridges and a lead lined valley gutter along its junction with the extension roof. A limited head and shoulders inspection of its roof space was made from a hatch in the rear passage ceiling - the roof is formed with timber trusses overlaid with timber sarking boards and there was approximately 150mm of mineral wool insulation between the joists.</p> <p>The extension roof has: concrete ridge sections bed in cement; at gables overhanging slates with cement filled verges, 2 bay windows of similar design to the bays in the original roof but with concrete ridge sections; timber fascias; velux roof windows in both faces and a sun tunnel (into the hall). A limited head and shoulders</p>

<p>Roofing including roof space</p>	<p>inspection of its roof space was made from a hatch in the landing ceiling - it is of similar construction to the rear roof, has a breathable under-slate membrane and there was approximately 200mm of mineral wool insulation between the joists of the flat part of the roof space.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater fittings are black plastic. Gutters are half round, deep flow. Gutters are round.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls of the original part of the house are built with solid stone. The front wall is covered externally with a drydash render and incorporates dressed red sandstone facings around openings and its gable corner, the west gable wall is pointed stonework with dressed red sandstone quoin stones and the rear wall is harled and painted. The walls are approximately 570mm thick, including the internal wall lining.</p> <p>The walls of the rear single storey part appear to be built with concrete blocks, which are harled and painted externally. They are approximately 320mm thick, including the internal wall lining.</p> <p>The walls of the 2007 extension are built with 9' concrete blocks that are drydash rendered externally. They incorporate insulation board (understood to be 100mm) behind the plasterboard lining. Pictures taken by the owners during construction and building warrant plans were inspected. These walls are approximately 355mm thick, including the internal wall lining.</p>
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The ground floor windows to the original part and the rear single storey part are older plastic framed double glazed windows, which have top hopper opening casements. The two first floor bay windows have been renewed at the same time as the bays were re-built with uPVC double glazed windows, with tilt and turn opening casements.</p> <p>The windows to the extension are uPVC double glazed casement windows.</p> <p>External doors include: (1) front into hall of original part - plastic door with double glazed upper panel; (2) rear, into rear passage - plastic door with double glazed upper panel; (3) living area patio doors from extension - pair of uPVC double glazed doors, with double glazed side panels.</p>

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External decorations	Visually inspected. The only external joinery are fascia boards to the extension, which are stained. The window frames, external doors and bay window detailing are plastic.
Conservatories / porches	There are no conservatories or porches.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	Visually inspected. There is no purpose built garage. On a steading footprint adjoining the house grounds are the following farm buildings: <ol style="list-style-type: none">1. L shaped traditional steading building: built with stone walls and a pitched slated roof this building is sub-divided into 2 wings - (a) east wing - byre shed and stable, renewed concrete floor with DPM, internal floor area 68 square metres, (b) north wing - sub-divided into part lofted store, store within which is the wind turbine electrical installation and duck house, internal floor area 84 square metres.2. Shed presently used for calf rearing: concrete floor, steel frame, 3 sides have concrete blockwork to 1.8 metres and metal cladding above, the front is open, mono-pitched metal clad roof with anti-condensate membrane and front overhang, internal floor area 72 square metres, concrete apron along front.3. Cattle shed: concrete floor, steel portal frame, 2.5 sides have concrete panels to 2m high with metal cladding above, galvanised gates fitted to part of one side, front open and fitted with metal feed barriers, pitched fibre cement roof with front overhang, metal box guttering, lights and sockets, internal floor area 288 square metres, external concrete feed pass along front.
Outside areas and boundaries	Visually inspected. A 120 metre long stone track runs from the public road the house and buildings, which is wholly within the property and leads to a large gravel courtyard. The house garden ground includes gravelled and concrete slab patios and paths around the house, with concrete block retaining walls around the extension paths. The majority of the grounds are mown lawns. Structures include a BBQ shed - concrete floor, timber frame, 2 sides clad with timber boards, mono-pitched box-profile metal clad roof. There is a block of 28.9 acres of agricultural land, divided into two similar sized fields either side of the house and steading and a small paddock between them. Of this land approximately 28.4 acres is arable ground and 0.4 acres is unproductive land. The three fields are fenced, apart from a section around the steading and are supplied with three water troughs, in addition to burn water. The land is mostly classed as 3.2, except for the south-east corner

Outside areas and boundaries	<p>which is classed as 3.1, 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.</p> <p>The land has a gentle south-west facing slope between 115-135 metres ASL and the majority has a free draining mineral podzol.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings of the original part are lined with lathe and plaster.</p> <p>Those in the rear single storey part and in the extension are lined with plasterboard.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The majority of the internal walls of the original part are lined with lathe and plaster, except where repair or modifications have taken place where plasterboard has replaced the lathe and plaster.</p> <p>The internal linings of the single storey rear part and in the extension are lined with plasterboard.</p>
Floors including sub floors	<p>The ground floor of the original part of the house is part suspended timber and part solid.</p> <p>The ground floor of the single storey part and the extension 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.</p> <p>It was not possible to gain access to the sub-floor area as there was no apparent means of access.</p> <p>Fixed floor coverings include: ceramic tiling in the kitchen/dining area/living area, hall, w.c, rear passage, utility and boot rooms, bathroom; lino tiling in the first floor shower room; laminate flooring in the drawing room and bedroom 5.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen is fitted with a range of Howden's floor and wall units, which have oak panel doors and drawer fronts, wood-effect facings, dark grey laminate worktops. Built-in appliances include a dishwasher.</p> <p>The utility room is fitted with a wood-effect sink unit and base cupboard, with laminate worktop along one side, and several wood-effect wall units.</p>

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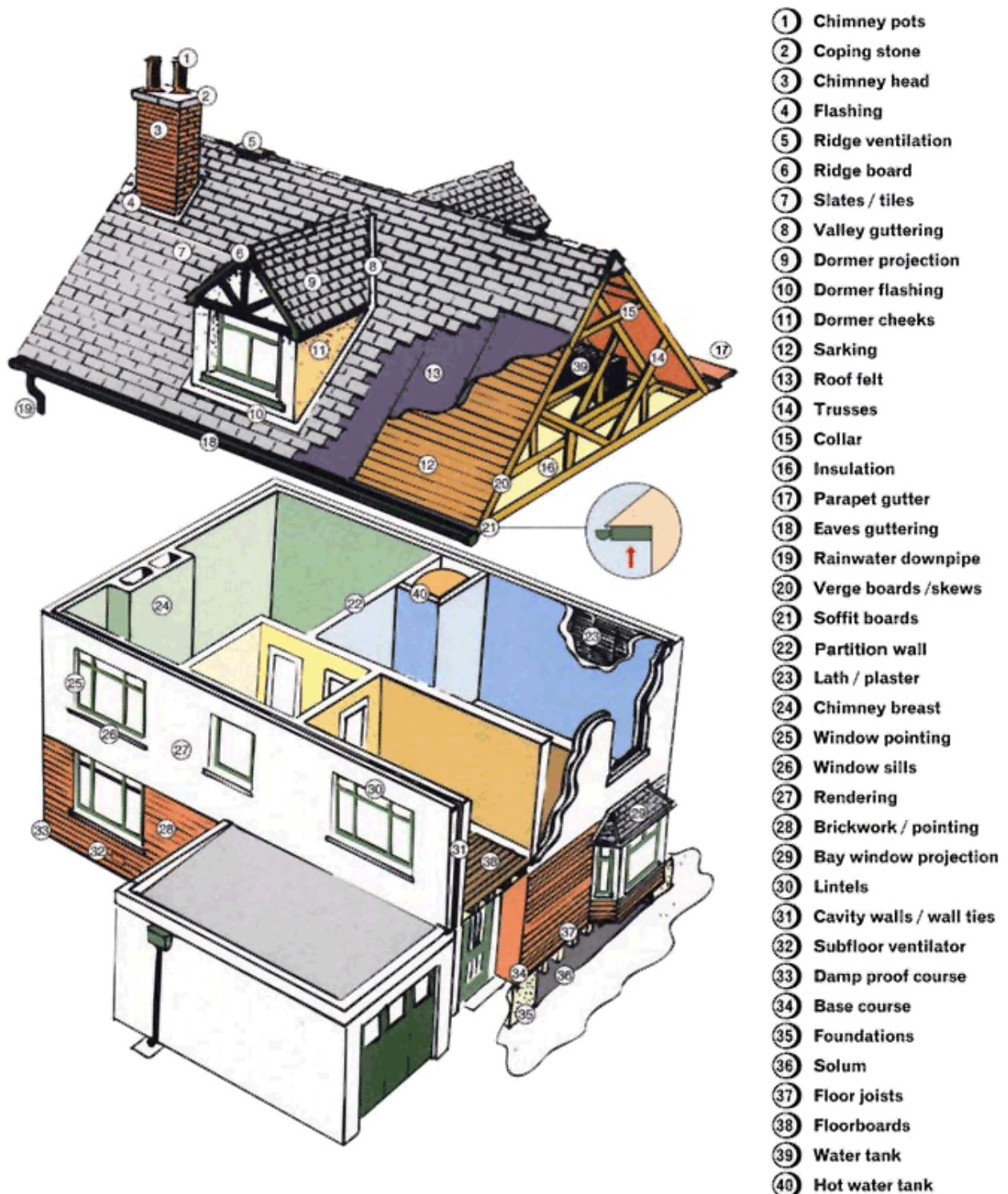
Internal joinery and kitchen fittings	<p>Internal doors are a mix of oak veneer doors, timber panel doors and timber linings doors. The extension has pine skirtings and door facings.</p> <p>There are two stairways: (1) within original part - painted timber stringers, handrails and balustrades; (2) within extension - pine stringers and balustrades. There are built-in cupboards in the extension landing and both bedrooms.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>All former fireplaces within the original part of the house have been blocked/boarded up.</p> <p>There is a 14kW multi-fuel stove in the extension living area, mounted on a slate hearth with a steel flue taken up through the ceiling.</p>
Internal decorations	<p>Visually inspected.</p> <p>The majority of the internal linings within the original part of the house are papered and painted. Those in the extension are mostly painted plasterboard. There are areas of wall tiling in both bathrooms.</p>
Cellars	<p>There are no cellars.</p>
Electricity	<p>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.</p> <p>The property is supplied with mains electricity.</p> <p>The metre is within an external box mounted on a wall of the north wing of the traditional building.</p> <p>The house consumer unit is located on a wall of the utility room; this includes the main switch, a residual current circuit breaker (a switch that trips a circuit under dangerous conditions and disconnects the electricity) and circuit breakers (which switch off a circuit if they detect a fault).</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p> <p>The owners advised that the wiring within the original part of the house was renewed by them in 2006.</p> <p>Located near the edge of a field, 70 metres from the house is a 15kW wind turbine, mounted on a 20 metre high tower. The owners advised that the turbine was installed in 2011, that it was last serviced in February 2025, that it has a 20 year feed-in-tariff contract with 5 years remaining and that in the past few years the annual feed-in-tariff received has averaged £12,000. The turbine is connected to the property's electricity supply and its meter, with the feed-in-tariff paid for both generating renewable energy for the</p>

<p>Electricity</p>	<p>use of the property and exporting any surplus to the grid. The inverters, which convert DC electricity to AC are within a steading building.</p>
<p>Gas</p>	<p>Mains gas is not available to the property.</p> <p>Calor gas feeds the cooker hob, from two bottles placed externally against the extension wall.</p>
<p>Water, plumbing, bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The owners advised: that the property is supplied with mains water; that water feeds the house, buildings and three field water troughs; that the connection onto the main is off the property; that the supply pipe from the point of connection to the property is plastic.</p> <p>The water system within the house is pressurised, with the pressure vessel in the boot room above the hot water cylinder - there is no cold water storage tank. The water pipework inspected within the house was copper.</p> <p>There are two bathrooms: (1) ground floor bathroom (in original part of the house) - 3 piece suite, above the bath are tiled walls, a glazed screen along the bath edge and a mixer shower; (2) first floor shower room (in extension) - laminate sheeted and glazed cubicle with mixer shower, hand basin with vanity unit, w.c, chrome towel radiator, ceiling mechanical extract fan.</p> <p>There is a ground floor w.c in the extension which is fitted with a modern w.c and hand basin with vanity unit.</p> <p>Sinks include a 1.5 bowl stainless steel sink in the kitchen and a stainless steel sink in the utility room.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The house is heated by an oil central heating system from a Boulter Buderus Camray 5 boiler (formerly a combi boiler, but converted into regular boiler), floor mounted in the utility room and fitted with a balanced flue through the external wall. Oil is supplied from a 1, 500 litre plastic tank within a concrete block bund.</p> <p>The heating system is a wet system, via modern panel radiators, except for a part of the ground floor of the extension (kitchen/dining area/living area, hall and w.c), which has underfloor heating. The system is controlled by a programmer in the utility room.</p> <p>The underfloor heating manifolds (which distribute the warm water to each zone) are within an understair cupboard. There are room thermostats in the kitchen and passage.</p> <p>The radiator heating is from modern panel radiators, which are fitted with thermostatically controlled valves.</p>

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Heating and hot water	Hot water is from a 210 litre unvented indirect stainless steel hot water cylinder in the boot room. The water is primarily heated by the central heating boiler, controlled by its programmer and is supplemented by an electric immersion heater.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Drainage is to a septic tank located within the grounds, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch. Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms to the ground and first floors circulation areas.
Any additional limits to inspection	The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property. 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.

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.


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	
Repair category	1
Notes	Given the age and type of the original part of the house, there is likely to have been past movement to its 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	
Repair category	1
Notes	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered. Two slightly damp areas were found in the original part of the house: (i) to the side of a first floor bay window and (ii) to a small area at the base of the gable wall within the ground floor bedroom, where a fireplace has been blocked up - these areas should be monitored during periods of sustained rainfall to identify whether there is any water ingress.</p> <p>The owners advised that the structural timberwork within the original part of the house was sprayed against wood-worm in 2006 by Rotwise and that there is a 30 year guarantee covering this work - the guarantee dated 29/03/2006 was inspected.</p>

 Chimney stacks	
Repair category	2
Notes	<p>Pointing defects were noted to both chimneys, including some missing, loose and cracked sections of pointing.</p> <p>It should be ensured that the redundant flues are adequately capped and ventilated.</p>



Roofing including roof space

Repair category	2
Notes	<p>Minor roof defects noted included: some lifting cement flashing at the skewes of the original part of the house and some open joints between skew coping stones; 1 broken rear slate to the original roof.</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 keeping valley gutters clear of debris (particularly the valley between the two rear pitches) and monitoring the condition of the roof slates, metal flashings/valleys, and roof cement work.</p>



Rainwater fittings

Repair category	1
Notes	<p>No significant defects were noted to the rainwater fittings.</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>



Main walls

Repair category	2
Notes	<p>Defects were noted to the stonework pointing to the west gable wall of the original part of the house; this is old pointing, through which there are cracked and loose sections.</p> <p>A small number of minor cracks were noted through the wall harling from window openings, which is to be expected in a building of this age and type.</p>



Windows, external doors and joinery

Repair category	1
Notes	<p>No significant defects were noted to the windows and external doors. A selection of opening window casements and the rear door were opened and found to operate effectively.</p> <p>The windows and two external doors in the older parts of the house are of an age where a degree of ongoing maintenance should be anticipated to their sealed units and opening mechanisms. In this regard, internal condensation was noted to both panes of the ground floor bedroom in the original part of the house.</p>



External decorations

Repair category	1
Notes	<p>The window frames, external doors and bay window detailing are low maintenance uPVC.</p> <p>The extension timber fascias are stained, which was in satisfactory condition.</p> <p>The harling of the rear single storey part of the house appears to be painted and some minor wear was noted to this paintwork.</p>



Conservatories/porches

Repair category	-
Notes	None.



Communal areas

Repair category	-
Notes	None.



Garages and permanent outbuildings

Repair category	2
Notes	<p>A section of both sides of the slated roof of the east wing of the L shaped traditional building is deteriorating, with decaying timbers, nail sickness and some slate slippage.</p> <p>Other defects noted to the L shaped traditional building included to some of the stonework pointing, external joinery and significant wood-worm infestation (though the owners have treated the timberwork themselves against wood-worm). Elements of the wiring within this building are old and will require to be upgraded to meet current standards.</p>



Outside areas and boundaries

Repair category	1
Notes	<p>The house grounds have been well maintained and were found to be in a neat and tidy condition. The owners advised that some movement occurred to the concrete block retaining wall around the extension pathway during sub-zero temperatures in 2014, though since then there has been no further movement.</p>



Ceilings

Repair category	1
Notes	<p>No significant defects were noted to the ceilings.</p> <p>Due to the age of the lath and plaster ceilings in the original part of the house, it is possible that there are cracked and loose areas of plaster behind the decoration. The stability of ceilings was not tested.</p>



Internal walls

Repair category	1
Notes	<p>No significant defects were noted to the internal wall linings.</p> <p>Due to the age of the lath and plaster internal linings in the original part of the house, it is possible that there are cracked and loose areas of plaster behind the decoration. The stability of internal walls was not tested.</p>



Floors including sub-floors

Repair category	1
Notes	<p>From a limited inspection that was possible of the floors, no significant defects were noted.</p>



Internal joinery and kitchen fittings

Repair category	1
Notes	<p>The kitchen fittings have been well maintained and were found to be in good condition for their age, with only minor wear and tear markings noted. No assessment has been made of the built-in kitchen appliance.</p> <p>The utility room fittings were found to be in satisfactory condition.</p> <p>The skirtings, facings and internal doors were found to be in satisfactory condition.</p>



Chimney breasts and fireplaces

Repair category	1
Notes	<p>No significant defects were noted to the living area stove. No assessment has been made on the operation of the stove and whether its flue is adequately lined.</p> <p>It should be ensured that the flue is regularly checked and swept.</p>



Internal decorations

Repair category	1
Notes	The internal decoration was found to be in generally good condition, with minor wear and tear markings.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected within the house.</p> <p>It is recommended good practice that all electrical installations should be checked periodically by a qualified electrician, approximately every 10 years or when a property changes hands; this should be regarded as a routine safety and maintenance check. This check should include the L shaped traditional building, in which elements of the wiring are old and sub-standard.</p> <p>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> <p>No assessment has been made on the condition and operation of the wind turbine and its associated infrastructure. It will require annual servicing and periodic repair and maintenance.</p>



Gas

Repair category	1
Notes	The Calor gas hob should be checked on an annual basis by a Gas Safe registered contractor.



Water, plumbing and bathroom fittings

Repair category	1
Notes	No significant defects were noted to the visible parts of the plumbing system that were inspected.



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>The sanitary fittings in both bathrooms and w.c were found to be in satisfactory condition.</p> <p>Concealed areas around baths and shower trays cannot be inspected; water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p> <p>It was noted that there was no mechanical extract fan in the ground floor bathroom.</p>



Heating and hot water

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected.</p> <p>The central heating boiler and system (including the oil tank), should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p> <p>No assessment has been made on the operation, efficiency and adequacy of the central heating system.</p> <p>It was noted that the ground floor bathroom radiator is becoming rusty.</p>



Drainage

Repair category	1
Notes	<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>It is likely that the septic 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	-
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	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
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.

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

An extension was added onto the east side of the house in 2007; 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.

In respect of the water supply, it should be confirmed that there are adequate servitude rights in respect of the water supply pipe from the point of connection onto the water main to the property. A purchaser should establish where the connection onto the main is and the route of the pipe to the property.

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.

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 house in its existing design and materials and reconstruction of the buildings on a modern materials basis. 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.

£900,000 (Nine Hundred Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic, the wars in Ukraine and the Middle East, and world- wide trade upheavals. 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:

£600,000 (Six Hundred Thousand Pounds)

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

Signed

Security Print Code [502174 = 0805]
Electronically signed

Single Survey

Report author	David Silcocks
Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	3rd June 2026

Mortgage Valuation Report



Property Address

Address Rappalburn, Auchterless, Turriff, AB53 8DJ
Seller's Name Mr A Henry and Mrs G Henry
Date of Inspection 18th May 2026

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) m² (Internal) m² (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 is no purpose built garage.

Buildings include: (1) an L shaped traditional steading building, built with stone walls and a slated roof, internal floor area 152 square metres; (2) modern shed used for calf rearing, with a concrete floor, steel frame, 3 sides with concrete blockwork to 1.8m and metal cladding above, 1 side open, mono-pitched metal roof with overhang, 72 square metres; (3) modern cattle building, with a concrete floor, steel portal frame, 2.5 sides with concrete panels to 2m and metal cladding above, 0.5 side fitted with sheeted gates, front open with metal feed barrier, pitched fibre cement roof with front overhang, 288 square metres, external concrete feed pass along front.

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

Brief description of Central Heating:

Oil central heating via a wet system, via radiators to the majority of the house and underfloor to parts of the ground floor of the extension. The system is controlled by a programmer, the underfloor heated areas by room thermostats and the radiators are fitted with thermostatically controlled valves.

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: (1) a 1.5 storey detached house with a single storey rear section; (2) a range of farm buildings including an L shaped traditional building and two modern cattle buildings; (3) 11.69 hectares (28.9 acres) of agricultural land; (4) a 15kW wind turbine.

The rear single storey wing appears to be built with concrete block walls and has a pitched slated roof. The extension at the east side of the house is built with concrete block walls and has a pitched slated roof.

Other accommodation within the house referred to above includes a boot room, a utility room and a first floor box room.

The property lies on its own in a rural setting. It is adjoined on its north-east side by an adopted public road, on the opposite side of which is Rappla Wood and is otherwise mostly adjoined by agricultural land, with the Rappla Burn along its south-west boundary and a residential property, Rappla Cottage at its north-west corner.

Access to the house and buildings is off the public road along a 120 metre long stone track, which is wholly within the property.

The property is located approximately 3.5 miles from the villages of Auchterless and Fyvie, both of which have primary schools, and 7.5 miles from Turriff (population 5,000), which has a secondary school and good range of shops and community facilities. Major regional centres of population and employment include Inverurie (population 14,500) - 14 miles and Aberdeen City Centre - 29 miles.

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

An extension was added onto the east side of the house in 2007; 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.

In respect of the water supply, it should be confirmed that there are adequate servitude rights in respect of the water supply pipe from the point of connection onto the water main to the property. A purchaser should establish where the connection onto the main is and the route of the pipe to the property.

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.

Significant factors which are likely to be relevant to the market value of the property include: within commuting distance of Inverurie and Aberdeen; private rural setting on its own, with land around the house and buildings and an elevated position providing panoramic views; a traditional farmhouse extended in 2007 to provide 8 habitable rooms, 2 bathrooms and an internal floor area of approximately 208 square metres; house in generally good external repair and condition - some minor cement repairs are required to the roof and chimneys of the original part of the house, the stonework pointing on the west gable is old and there are some defective sections of pointing, and the remaining older windows and 2 external doors in the original part are likely to be nearing the end of their life; internally the house is fitted with fittings of a basic modern standard that have been well maintained; a good range of buildings, with two modern multi-use sheds currently used for cattle rearing and an L shaped traditional building part of which requires some roof repairs; 28.4 acres of productive agricultural land in three enclosures; this a good quality rural package.

In the aftermath of the initial Covid-19 lock-down period from July 2020 onwards, local rural residential market activity increased significantly, with this leading to shorter marketing periods and an increase in prices. However, from mid-2022 the residential property market generally experienced more difficult conditions caused by rising interest rates, inflation and the cost of living, and property taxes (Land Business Transaction Tax and Additional Dwelling Supplement). These conditions extended through 2023-25, although interest rates were steadily reduced during this period from a peak in August 2023. During this period there was at best little change in local rural residential property prices and most sectors saw a small reduction in prices; properties which have special features have fared better, such features might include location, view, setting, design and character, condition and repair, standard of fitting, size and quality of the grounds and its outbuildings. 2026 is likely to bring further uncertainty to the property market caused by the war in the Middle East, which may bring a period of rising prices, cost of living and interest rates.

The insurance reinstatement sum stated in this report assumes the farm buildings would be replaced on a modern materials basis.

Mortgage Valuation Report

Essential Repairs

No essential repairs are required to the property.

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

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

Mortgage Valuation Report

Declaration

Signed	Security Print Code [502174 = 0805] 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	3rd June 2026