

Single Survey

survey report on:

Property address	Backhill Of Auquhadlie, Auchnagatt, Ellon, AB41 8UU
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Customer	Executor of the late James B Smith
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Customer address	per Ledingham Chalmers, 52-54 Rose Street, Aberdeen, AB10 1HA
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	29th August 2025
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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 a single storey plus attic detached house with a single storey rear extension and range of former farmbuildings.
Accommodation	Ground floor: kitchen/dining room, bedroom 3, living room, bathroom. First floor: 2 bedrooms.
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 78 square metres, split between the ground floor of 53 square metres and the first floor of 25 square metres.
Neighbourhood and location	The property lies on its own in a rural setting, surrounded by agricultural land. Access is from the A948 Ellon - New Deer road along 1,100 metres of private stone track. It is located 6 miles to the north of Ellon (population 10,500), which has a secondary school, wide range of shops and community facilities and a growing employment base, and 22 miles from Aberdeen City Centre. Primary schools are available to Auchnagatt and Arnage.
Age	It is likely that the original part of the house is around 100-120 years old and the rear extension added around 50 years ago.
Weather	The weather was dry and sunny during the inspection. The weeks preceding the inspection have been relatively dry. The content of this report should be read in the context of these weather conditions.

Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There are three chimney stacks to the original part of the house, one above each gable and one above the rear wall.</p> <p>That above the west gable wall is harled externally, appears to be built with brick, has cement flashing around its base and a single clay pot bed in cement haunching.</p> <p>That above the east gable wall has been taken down to roof ridge level.</p> <p>That above the rear wall is a tall square chimney, with harled sides, lead and cement flashing around its base and a clay pot.</p>
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</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 roof of the original part of the house is pitched and slated.</p> <p>External roof detail includes: clay ridge sections bed in cement; skews along the top of each gable which are lined with dressed stone coping and have cement flashing; two small front dormer windows with slated sides, flat felt roofs, zinc side slips and lead front flashing, plastic fascias soffits and window facings; a small metal framed single glazed front skylight.</p> <p>A limited head and shoulders inspection of the roof space was made from a hatch in the rear first floor bedroom wall. The roof is formed with timber trusses overlaid with timber sarking boards. No insulation was visible.</p> <p>The roof of the single storey rear extension is flat and covered with felt. It has timber fascias and soffits. A limited inspection of this roof was made using a ladder.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters and downpipes are a mix of cast iron and plastic.</p>

Main walls	<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 are built with solid stone and are harled externally. Those of the main part are approximately 650mm thick, including the internal wall lining and those of the rear extension are approximately 550mm thick.</p>
Windows, external doors and joinery	<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 windows are a mix of double and single glazed windows.</p> <p>There are four plastic framed double glazed casement windows, two to the ground floor with rosewood colour frames whose glazing is dated 1997 and two more recent windows to the first floor dormers.</p> <p>The remaining windows are timber framed single glazed windows, two sash and casement and two casement.</p> <p>There are two external doors: (i) front, into hall - a timber framed glazed panel door and (ii) rear, into lobby - a flush plywood door with a single glazed upper panel.</p>
External decorations	<p>Visually inspected.</p> <p>The external joinery is painted.</p>
Conservatories / porches	<p>There are no conservatories or porches.</p>
Communal areas	<p>Circulation areas visually inspected.</p> <p>The stone access road is shared with other users.</p>
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is no purpose built garage.</p> <p>Former farmbuildings include:</p> <p>(1) Cattle court, close to the house: concrete block walls and an asbestos roof, in a dilapidated condition with the roof and parts of the walls having fallen in.</p> <p>(2) Covered silage pit: rough concrete floor, steel portal frame (eaves 5.75m), thick concrete block walls to 2.5m with tin upper wall cladding and a pitched composite clad roof on timber purlins, internal floor area 126 square metres.</p> <p>(3) Storage shed 1: earth floor, concrete block walls, pitched tin clad roof on timber trusses, 73 square metres.</p> <p>(4) Storage shed 2: small building with concrete floor, concrete</p>

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Garages and permanent outbuildings	block walls, mono-pitched asbestos clad roof, 19 square metres.
Outside areas and boundaries	<p>Visually inspected.</p> <p>It is understood that the property extends to approximately 0.9 acres.</p> <p>Apart from strimming some areas, no grounds maintenance has been undertaken in recent years.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The majority of the ceilings appear to be lined with plasterboard.</p> <p>First floor ceiling height is approximately 1.85 metres and the bedroom doors are angled to fit in with the sloping ceiling.</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 are lined with plasterboard. There is timber panelling to the lower parts of internal walls in the hall/stairway, kitchen, living room and bathroom.</p>
Floors including sub floors	<p>The ground floor is suspended timber, apart from the kitchen/dining room which has a solid floor.</p> <p>At the time of the inspection, some of the 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 is no apparent means of access.</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 off-white floor and wall units, with wood-effect laminate worktops.</p> <p>The majority of internal doors are flush plywood doors. The door between the hall and living room is a timber framed glazed panel door.</p> <p>The stairway and landing have solid, timber lined sides and balustrade.</p>

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Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There is a multi-fuel Firefox 8kW stove in the living room, fitted within a tiled fireplace.</p> <p>In the ground floor bedroom there is a redundant cast iron open fireplace.</p>
Internal decorations	<p>Visually inspected.</p> <p>The majority of the internal linings are decorated with a mix of painted paper and painted timber linings. The living room ceiling has a textured finish.</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>An underground mains cable is taken to an external meter box mounted on the east gable wall of the house. The meter is a key, pay as you go meter.</p> <p>The main switch and consumer unit are located in a box above the stairway; the consumer unit includes fuses (which have a fuse wire running between two screws which will melt if there is a faulty circuit).</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p>
Gas	<p>Mains gas is not available to the property.</p>
Water, plumbing, bathroom fittings	<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 property is understood to be supplied with private water.</p> <p>The supply appears to enter the house through the floor in a cupboard off the rear lobby via a black plastic pipe, which changes to copper and is fitted with a stop-cock. The pipe, which is lagged, rises through the cupboard and is taken to two asbestos cold water storage tanks within a landing cupboard. The water pipework inspected within the house was copper.</p> <p>The bathroom is fitted with a 3 piece suite, with above the bath tiled walls, an electric shower and a curtain along the bath edge.</p> <p>There is a stainless steel sink in the kitchen.</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 ground floor of the house is heated by an oil central heating system from a Ferroli boiler, floor mounted in the kitchen and fitted with a flue taken up the adjoining chimney. Oil is supplied from a circular 1,350 litre plastic tank at the rear of the house mounted on a high platform of two concrete block piers over which concrete beams have been laid.</p> <p>The heating system is a wet system, via 4 panel radiators. The system is controlled by a programmer in the hot water cylinder cupboard and a thermostatically controlled valve fitted to the kitchen radiator.</p> <p>There is an electric convector heater in the bathroom.</p> <p>Hot water is provided by a 900mm x 450mm foam insulated indirect copper hot water cylinder in a corner cupboard of the kitchen, which has a capacity of 117 litres. The water would appear to be primarily heated by the central heating boiler, controlled by its programmer and is supplemented by an electric immersion heater.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>It is assumed that drainage is taken to a septic tank, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch. The septic tank was not located at the inspection.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>No working smoke alarms or heat detectors were found.</p>
<p>Any additional limits to inspection</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> <p>All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It not possible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests. Asbestos is not harmful unless fibres are released into the air.</p>

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.

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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 building, 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	2
Notes	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered. It should be noted that the period preceding the inspection has been unusually dry.</p> <p>Extensive grey staining to internal linings was noted throughout the house, which is likely to be caused by condensation.</p> <p>Active infestations of woodworm were observed in some of the roof timbers inspected and there was some white condensation staining to localised areas of the roof space.</p> <p>There was some movement of a section of the hall timber floor when stood upon.</p> <p>Given the age and overall condition of the property, the structural timberwork of the house should be 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 and active timber infestation should be treated and/or repaired, including their cause(s) to prevent further deterioration of the fabric of the building. The valuation stated in this report assumes that no significant expenditure (excepting wood-worm treatment and some limited timber repairs) is required to the structural timberwork; should this be found not to be the case we would reserve the right to alter our valuation accordingly.</p>



Chimney stacks

Repair category	3
Notes	The harling to the west gable and rear chimneys is cracked and loose in parts and requires to be renewed.



Chimney stacks

Repair category	3
Notes	The east gable chimney has been taken down to roof ridge level - it should be checked over by a roofing contractor to assess its condition and that the flues are properly capped/vented.



Roofing including roof space

Repair category	3
Notes	<p>Defects noted included: a number of missing, damaged and loose slates to both faces; lifting sections of cement skew flashing; loose and missing sections of cement roof bedding; one of the dormer windows has no slates on one side and is covered by a thin piece of felt; the felt roofs of the two dormers appears to be old and frayed and are likely to require renewal.</p> <p>The flat felt roof of the rear extension appeared to be in satisfactory condition and no sign of internal leakage was noted. However, the felt is relatively old, can fail at any time and will have a limited life.</p>



Rainwater fittings

Repair category	2
Notes	Sections of the guttering were uneven, their joints leaking and were full of debris. A front downpipe was not connected to the gutter. The majority of the rainwater system will require to be overhauled.



Main walls

Repair category	2
Notes	Some deterioration and cracking was noted to the harling of the east gable wall, in particular along the top of the gable, cracks from the living room window and a crack in line with the chimney flue.



Windows, external doors and joinery

Repair category	3
Notes	<p>The external joinery of the timber framed single glazed windows is in poor condition.</p> <p>The ground floor bedroom window could only be opened and closed with difficulty.</p> <p>One half of the right hand dormer uPVC window was missing and has been boarded up.</p> <p>There is deterioration to the timberwork of both the front and rear doors, particularly the rear door. Both are of sub-standard construction.</p>



External decorations

Repair category	2
Notes	The decoration of the external joinery was found to be in poor condition.



Conservatories/porches

Repair category	-
Notes	None.



Communal areas

Repair category	2
Notes	The last section of the access road down to the property is narrow, fairly steep and rough in parts.



Garages and permanent outbuildings

Repair category	3
Notes	<p>The covered silage pit is the only functional building; its skylights are missing and it has no door fitted to its entrance.</p> <p>The remaining buildings are in poor repair and of limited practical use.</p> <p>The partially collapsed cattle court, close to the house, requires to be demolished, including the remains of its asbestos roof. Given the amount of asbestos involved, the work would best be undertaken by a competent building contractor who holds current asbestos awareness training certificates; it will likely require to be bagged or wrapped in plastic sheeting and will then need to be removed to a licenced facility.</p>



Outside areas and boundaries

Repair category	2
Notes	The grounds have not been maintained, though some recent strimming of vegetation has taken place.



Ceilings

Repair category	2
Notes	A section of first floor bedroom ceiling is missing to one of the dormer windows.



Ceilings

Repair category	2
Notes	<p>The artexed finish to the living room is cracked and sagging.</p> <p>Note: Artex ceiling finishes may contain asbestos fibres, but this can only be determined by taking a sample for analysis; care should be taken when working on this ceiling.</p>



Internal walls

Repair category	2
Notes	<p>Some of the internal wall linings, both plaster and timber linings, have suffered damage. There is no lining to one side of a first floor dormer window. Many of the wall linings have grey condensation staining.</p>



Floors including sub-floors

Repair category	2
Notes	<p>There was some movement to a section of hall floor when stood upon. The timber inspection recommended above in the Dampness, rot and infestation section should include floor joists and the sub-floor.</p>



Internal joinery and kitchen fittings

Repair category	2
Notes	<p>The kitchen fittings have suffered wear and tear damage.</p>



Chimney breasts and fireplaces

Repair category	1
Notes	<p>The stove should be checked over to assess its condition and operation, and whether its flue is adequately lined and vented out through the chimney (its stack has been lowered to roof level).</p>



Internal decorations

Repair category	2
Notes	<p>The internal decoration is in poor condition, with significant wear and tear damage and condensation staining.</p>



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	2
Notes	<p>The electrical installation is an older system. It does not incorporate miniature circuit breakers or a residual circuit breaker and there are an inadequate number of sockets for modern living standards in some of the rooms. It is recommended that the installation be 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>Interlinked smoke alarms should be fitted in the ground floor hallway, main living room and first floor landing and a linked heat detector should be fitted in the kitchen.</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>



Gas

Repair category	-
Notes	None.



Water, plumbing and bathroom fittings

Repair category	2
Notes	<p>The water supply should be tested chemically and bacterially; depending on the results of this test, it is assumed that some water treatment plant will require to be fitted.</p> <p>It is also recommended that some investigation into the layout of the system and the adequacy of the supply be carried out or sought from the sellers.</p> <p>The sanitary fittings in the bathroom were found to be in satisfactory condition. The tile grouting and ceiling above the bath were stained and no mechanical extract fan is fitted from the bathroom.</p>



Heating and hot water

Repair category	2
Notes	<p>There is central heating to the ground floor only, excepting the bathroom. Plastic pipes have been laid over the surface of the wall to the kitchen radiator.</p> <p>The boiler is old and will be considerably less efficient than a modern condensing boiler.</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>



Drainage

Repair category	1
Notes	<p>No problems with the drainage were visible during the inspection.</p> <p>A purchaser should locate and inspect the septic tank.</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	2
Chimney stacks	3
Roofing including roof space	3
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	3
External decorations	2
Conservatories/porches	-
Communal areas	2
Garages and permanent outbuildings	3
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
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.

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.

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; in the event of shared use, that 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; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

It should be confirmed that the property has adequate servitude rights of access over the private road to the property and what liability it has 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.

£450,000 (Four Hundred and Fifty Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic, the war in Ukraine 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:

£100,000 (One Hundred Thousand Pounds)

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

Signed

Security Print Code [523868 = 1259]
Electronically signed

Report author

David Silcocks

Single Survey

Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	10th September 2025

Mortgage Valuation Report



Property Address

Address Backhill Of Auquhadlie, Auchnagatt, Ellon, AB41 8UU
Seller's Name Executor of the late James B Smith
Date of Inspection 29th August 2025

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 are a range of former farmbuildings which are in poor repair. They include a covered silage pit, built with a concrete floor, steel portal frame, concrete block lower walls, tin upper wall cladding, composite roof cladding and an internal floor area of 126 square metres. There are two storage buildings and a dilapidated cattle building, the latter which requires to be taken down and removed (including its asbestos roof).

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:

Oil central heating to the majority of the ground floor, from an old boiler, via a wet radiator system, controlled by a programmer and a thermostatically controlled valve to one of the radiators.

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 a single storey plus attic detached house with a single storey rear extension and range of former farmbuildings.

The property lies on its own in a rural setting, surrounded by agricultural land. Access is from the A948 Ellon - New Deer road along 1,100 metres of private stone track.

It is located 6 miles to the north of Ellon (population 10,500), which has a secondary school, wide range of shops and community facilities and a growing employment base, and 22 miles from Aberdeen City Centre. Primary schools are available to Auchnagatt and Arnage.

Given the age and type of the building, 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.

Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered. It should be noted that the period preceding the inspection has been unusually dry. Extensive grey staining to internal linings was noted throughout the house, which is likely to be caused by condensation. Active infestations of woodworm were observed in some of the roof timbers inspected and there was some white condensation staining to localised areas of the roof space. There was some movement of a section of the hall timber floor when stood upon. Given the age and overall condition of the property, the structural timberwork of the house should be 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 and active timber infestation should be treated and/or repaired, including their cause(s) to prevent further deterioration of the fabric of the building. The valuation stated in this report assumes that no significant expenditure (excepting wood-worm treatment and some limited timber repairs) is required to the structural timberwork; should this be found not to be the case we would reserve the right to alter our valuation accordingly.

Significant factors which are likely to be relevant to the market value of the property include: private, secluded rural setting; 1,100 private stone access road; small house with 5 habitable rooms, 1 bathroom and an internal floor area of 78 square metres; the house requires significant repair and renovation, the cost of which requires to be allowed for in its value in present condition; its buildings include a substantial covered silage pit, two storage buildings in poor repair and of limited use, and a collapsed cattle building that requires to be demolished and removed (including its asbestos roof).

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 have extended through 2023-25. During this period there has at best been little change in local rural residential property prices and most sectors have seen 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.

Mortgage Valuation Report

Essential Repairs

Some external repairs are required to make the house wind and watertight including the repair of a dormer window and the some chimney repairs.

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 [523868 = 1259] 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	10th September 2025