

# Single Survey

survey report on:

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| <b>Property address</b> | Gowanlea,<br>New Deer,<br>Turriff,<br>AB53 6XD |
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| <b>Customer</b> | Mr W Crichton and Mrs P Crichton |
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| <b>Customer address</b> | per Aberdeen & Northern Estates,<br>Thainstone,<br>Inverurie,<br>AB51 5XZ |
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| <b>Prepared by</b> | Allied Surveyors Scotland Ltd |
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| <b>Date of inspection</b> | 30th July 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 Property<sup>1</sup>.

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

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

### 1.2 THE REPORT

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

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

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

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

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

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

# Terms and Conditions

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

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

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

# Terms and Conditions

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;

# Terms and Conditions

- 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*

# Terms and Conditions

*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.

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| <b>Description</b>                               | The property comprises: (1) a detached bungalow; (2) 3 outbuildings; (3) 9 acres of land of which the bungalow, buildings and their grounds occupy 1 acre and the remaining 8 acres are agricultural land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Accommodation</b>                             | <p>Summary of main accommodation within the bungalow: 3 living rooms, 5 bedrooms, 2 bathrooms.</p> <p>Vestibule, reception hall, kitchen/dining room, utility room with w.c off, dining room, living room, sun-room, principal bedroom with ensuite shower room, 3 bedrooms, bathroom, office/bedroom 5.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | The gross internal floor area of the bungalow extends to approximately 234 square metres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Neighbourhood and location</b>                | <p>The property lies in a rural setting at the southern edge of New Deer. It is adjoined on its north- west side by the B9170, on a part of its east side by a group of semi-detached houses on Sherwood Place and a detached property called Ardmohr, on a part of its west side by the grounds of a residential property called Thistlecross House, and is otherwise adjoined by agricultural land. Access to the bungalow is off the B9170 along approximately 100 metres of stone track (all within the property).</p> <p>New Deer (population 620) has a primary school and limited range of shops and community facilities. The property is located 8 miles from Mintlaw (population 3,000), which has a secondary school and 12 miles from Turriff (population 4,700). Major local centres of population and employment are: Ellon (population 10,500) - 12 miles; Fraserburgh (population 12,500) - 15 miles; Peterhead (population 19,000) - 17 miles; Aberdeen City Centre - 30 miles.</p> |
| <b>Age</b>                                       | The bungalow was erected 31 years ago (1995).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

# Single Survey

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| <b>Weather</b>                      | The weather was dry and sunny during the inspection. The report should be read in context of these weather conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Chimney stacks</b>               | There are no chimney stacks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Roofing including roof space</b> | <p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The roof is pitched and clad with concrete interlocking tiles.</p> <p>External roof detail includes: concrete main ridge sections incorporating a dry ventilated ridge; concrete hip ridge sections bed in cement; lead lined valley gutters at roof junctions; overhanging roof at gables and eaves with timber fascias and soffits (with strip vents in some soffits for roof space ventilation; at gables, plastic verge sections.</p> <p>A partial inspection of the roof space was made from a hatch in the utility room ceiling. The roof is formed with lightweight timber trusses overlaid with plywood sarking. Parts of the roof space have a chipboard floor, there was approximately 150mm of mineral wool insulation laid between the joists and three fitted light pendants were noted.</p> |
| <b>Rainwater fittings</b>           | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings are brown plastic. Gutters have flat bottoms and a moulded outer side and downpipes are square.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Main walls</b>                   | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The building is built with timber frame cavity construction with a load-bearing timber frame inner leaf and concrete block outer leaf. Externally the majority of the walls are cement rendered to ground floor level and drydash rendered above. The exceptions are sections of wall faced with decorative precast concrete blocks, which include the sun-room and vestibule, the base of the front wall and quoins at each corner. The walls are approximately 300mm thick, including the internal wall lining.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| <p><b>Windows, external doors and joinery</b></p> | <p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are timber framed double glazed casement windows. There are external metal splash strips along the base of each casement, glazing width is around 20mm and opening casements are top hinged.</p> <p>There are three external doors: (1) front, into vestibule - timber door with beding to create a panel effect, opaque double glazed side panel, external roofed canopy - an extension of the tiled main roof of the house, decorative block shelter wall and plywood ceiling; (2) rear door, into utility room - timber door with opaque double glazed upper pane; (3) patio door into sun-room - sliding timber framed double glazed door, with fixed matching side panel.</p>                                                                                                                              |
| <p><b>External decorations</b></p>                | <p><b>Visually inspected.</b></p> <p>The external joinery is painted/stained dark brown.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Conservatories / porches</b></p>            | <p>There are no conservatories or porches.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Communal areas</b></p>                      | <p>There are no communal areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Garages and permanent outbuildings</b></p>  | <p><b>Visually inspected.</b></p> <p>There is no purpose built garage.</p> <p>There are three outbuildings, suitable for storage or workshop use:</p> <p>1) Concrete floor, un-rendered concrete block walls, pitched corrugated composite roof supported by timber trusses, timber linings pedestrian doors at each end, 4 single glazed windows, internal floor area 38 square metres.</p> <p>2) (inspected externally) Part stone walls, part un-rendered concrete block walls, majority of roof pitched clad with corrugated tin sheets, except for one end which is clad with corrugated composite sheets, pair of timber lined gable doors with timber lined upper gable above, 2 timber lined side doors, 3 single glazed windows with external grills, approximately 95 square metres.</p> <p>3) (inspected externally) Nissan type shed with shuttered concrete gables and sides, parts infilled with concrete blockwork, oval asbestos clad roof, pair of timber framed metal clad doors in one gable, approximately 90 square metres.</p> |

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| <b>Outside areas and boundaries</b> | <p><b>Visually inspected.</b></p> <p>The property extends to approximately 9 acres, of which 1 acre includes the bungalow, outbuildings, their grounds and the access road, and 8 acres are agricultural land.</p> <p>There is a 100 metre long stone access track off the B9170 to the bungalow and buildings, all within the property, which is gated at the entrance with a pair of heavy duty metal gates. The track continues in a loop around the bungalow. At the east side of the house is an enclosed garden, with well stocked shrub and flower perimeter beds around an area of lawn, within which is an old timber summerhouse with a pitched felt roof. There is a 10' x 8' aluminium framed greenhouse close to one side of the Nissan shed - three quarters of its floor is concrete slabbed and one quarter is gravelled.</p> <p>The agricultural land is all in grass and sub-divided into three main paddocks and two small enclosures. It is graded 3(2) on the Macaulay Institute for Soil Research Land Capability for Agriculture Maps; grade 3 land is described as land capable of producing good yields of a narrow range of crops, principally cereals and grass and moderate yields of a wider range of crops including potatoes, some vegetable crops and oil seed rape. The land is level and lies between 125- 130 metres ASL.</p> |
| <b>Ceilings</b>                     | <p><b>Visually inspected from floor level.</b></p> <p>The ceilings are lined with plasterboard.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Internal walls</b>               | <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The internal walls are lined with plasterboard.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Floors including sub floors</b>  | <p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p> <p>The floor is suspended timber and covered with chipboard.</p> <p>Sub-floor vents were noted through both the front and rear walls.</p> <p>An inverted head and shoulders inspection of the sub-floor was made from a hatch at the utility room external door. The sub-floor depth at that point was 650mm, the solum was lined with concrete, the edges of a damp proof membrane were visible and there was approximately 50mm of insulation laid between the floor joists held up with a breathable membrane.</p>                                                                                                                                                                                                                                                                   |

# Single Survey

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| <b>Floors including sub floors</b>           | <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Internal joinery and kitchen fittings</b> | <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The kitchen is fitted with a range of floor, wall and tower units which have wooden panel doors and drawer fronts, wood-effect facings and light coloured laminate worktops with wall splash tiling above. Built-in electrical appliances include a double oven, hob and fridge-freezer.</p> <p>The utility room is fitted with the same style of unit and worktop as the kitchen. On one side is a sink unit and section of worktop, and on the opposite side is a single floor unit.</p> <p>The internal doors include timber panel doors and timber framed glazed panel doors into living rooms.</p> <p>The three main bedrooms are fitted with built-in wardrobes/cupboards.</p>                                                                                                                            |
| <b>Chimney breasts and fireplaces</b>        | <p>There are no chimney breasts or fireplaces.</p> <p>Within the living room is a mock fireplace fitted with an electric fire, which has a polished stone- effect tiled hearth and surround, and a timber mantelpiece.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Internal decorations</b>                  | <p><b>Visually inspected.</b></p> <p>The majority of the internal linings are painted plasterboard. Parts of the walls in both bathrooms are tiled. The living room ceiling is papered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Cellars</b>                               | <p>There are no cellars.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Electricity</b>                           | <p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>The property is supplied with mains electricity.</p> <p>An underground mains cable is taken to an external box inset into the utility room wall, in which there is a Smart meter. The consumer unit is mounted on a board within a cupboard off the utility room - it includes the main switch, a residual current device (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> |

# Single Survey

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Gas</b>                                | Mains gas is not available to the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Water, plumbing, bathroom fittings</b> | <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is supplied with mains water.</p> <p>There are two adjoining 182 litre enclosed plastic cold water tanks in the roof space, surrounded by insulation jackets. The water pipes inspected within the roof space were copper and lagged.</p> <p>There are two bathrooms: (1) main bathroom - light coloured sanitary fittings with brass colour taps, corner bath, w.c, hand basin, tiled shower cubicle with glazed door, mixer shower and pine lined ceiling, ceiling mechanical extract fan; (2) principal bedroom ensuite shower room - light coloured sanitary fittings, tiled cubicle with glazed door and electric shower, ceiling mechanical extract fan.</p> <p>The w.c, off the utility room, has a light blue w.c and hand basin.</p> <p>Sinks include in the kitchen a cream 1.5 bowl composite sink and in the utility room a stainless steel bowl.</p> <p>In one of the bedrooms is a wash hand basin within a wooden unit.</p> |
| <b>Heating and hot water</b>              | <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The house is heated by an oil central heating system from a Worcester Danesmoor 20/25 boiler, floor mounted in a cupboard off the utility room and fitted with a balanced flue through the external wall. Oil is supplied from a 2,500 litre plastic tank mounted on block piers and flags, within a concrete block bund.</p> <p>The heating system is a wet system, via modern panel radiators. It is controlled by a programmer in the boiler cupboard, by a room thermostat in the hall and by thermostatically controlled valves fitted to the radiators.</p> <p>There is a 900mm x 450mm foam insulated indirect copper hot water cylinder in a cupboard off the hall, which has a capacity of 117 litres and is fitted with a cylinder thermostat. The water is primarily heated by the central heating boiler, controlled by its programmer and is supplemented by an electric immersion heater.</p>                                                  |
| <b>Drainage</b>                           | <p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is to a septic tank located within the grounds, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

# Single Survey

|                                            |                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fire, smoke and burglar alarms</b>      | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms to the hall, passage and living room; heat detector in the kitchen; two carbon monoxide detectors in the hall.</p> <p>The bungalow is fitted with an intruder alarm system.</p> |
| <b>Any additional limits to inspection</b> | <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>                                   |

## Sectional Diagram showing elements of a typical house



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

# Single Survey

## 2. Condition

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

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



### Structural movement

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
| Repair category | 1                                                                                  |
| Notes           | No evidence of settlement or structural movement was found affecting the bungalow. |



### Dampness, rot and infestation

|                 |                                                                                                                                                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                                                                               |
| Notes           | <p>Damp meter readings were taken at appropriate locations throughout the bungalow but no significant evidence of dampness was encountered.</p> <p>From a limited inspection that was possible of the structural timberwork within the bungalow, no sign of decay or infestation was noted.</p> |



### Chimney stacks

|                 |       |
|-----------------|-------|
| Repair category | -     |
| Notes           | None. |



### Roofing including roof space

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Notes           | <p>No significant defects were noted to the roof exterior and to that part of the roof space that was inspected.</p> <p>Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof tiles, metal flashings/valleys, timber fascias and soffits and roof cement work.</p> <p>Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50/60 years according to the Building Research Establishment. Life expectancy will often depend on their quality, weathering and damage from the prevailing weather. A roofing contractor will be able to advise on life expectancy and repair/replacement costs.</p> |



## Rainwater fittings

|                        |                                                                                                                                                                                                                                                                                                                                                           |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                                                                                                                         |
| <b>Notes</b>           | <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> <p>Plastic guttering can be susceptible to damage in periods of heavy snowfall or build up of ice in sub-zero temperatures.</p> |



## Main walls

|                        |                                                                                                                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                            |
| <b>Notes</b>           | <p>No significant defects were noted to the main walls.</p> <p>Several minor cracks were noted through the wall render from window openings though they did not appear to be of structural significance or to require remedial work at the present time.</p> |



## Windows, external doors and joinery

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Notes</b>           | <p>No significant defects were noted to the windows and external doors. A selection of window opening casements and both the front and rear doors were opened and found to operate effectively.</p> <p>The windows and external doors are the original fittings and 31 years old; they are of an age where a degree of ongoing maintenance should be anticipated to their external joinery, sealed units and opening mechanisms.</p> |



## External decorations

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| <b>Repair category</b> | 1                                                          |
| <b>Notes</b>           | The external decoration was found to be in good condition. |



## Conservatories/porches

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



## Communal areas

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



## Garages and permanent outbuildings

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Notes</b>           | <p>The three buildings are relatively old and (where inspection was possible) have been generally well maintained. Some defects were noted to the stonework pointing of one of the buildings (some parts of the stone walls were quite uneven), there are sections of un-rendered blockwork wall which may not be watertight during periods of sustained driving rain, the section of tin roof was rusty and the nissan shaped asbestos roof has been patched in several places.</p> <p>There is asbestos cement roof cladding to the nissan type building and the corrugated composite roof cladding on the other two buildings may also contain asbestos. Material containing asbestos is not normally considered to be a health hazard provided that it is not damaged or disturbed; its removal though can be expensive, best undertaken by a competent building contractor who holds current asbestos awareness training certificates and likely to require to be bagged or wrapped in plastic sheeting and then removed to a licenced facility.</p> |



## Outside areas and boundaries

|                        |                                                                                                                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                         |
| <b>Notes</b>           | The driveway, hard landscaped areas, formal garden and mown lawns have been generally well maintained and were found to be in a neat and tidy condition. Parts of the gravel areas around the house would benefit from some weed control. |



## Ceilings

|                        |                                                    |
|------------------------|----------------------------------------------------|
| <b>Repair category</b> | 1                                                  |
| <b>Notes</b>           | No significant defects were noted to the ceilings. |



## Internal walls

|                        |                                                          |
|------------------------|----------------------------------------------------------|
| <b>Repair category</b> | 1                                                        |
| <b>Notes</b>           | No significant defects were noted to the internal walls. |



## Floors including sub-floors

|                 |                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                           |
| Notes           | From a limited inspection that was possible of the floors and sub-floor, no significant defects were noted. |



## Internal joinery and kitchen fittings

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Notes           | <p>The kitchen fittings are the original and are in good condition for their age, with minor wear and tear markings. No assessment has been made on the condition of the built-in kitchen appliances, though the owner advised that the built-in fridge is not working and a free standing fridge has been purchased recently as a replacement.</p> <p>The utility room fittings were found to be in reasonable condition, with minor wear and tear.</p> <p>The condition of skirtings, facings and internal doors were found to be generally satisfactory.</p> |



## Chimney breasts and fireplaces

|                 |       |
|-----------------|-------|
| Repair category | -     |
| Notes           | None. |



## Internal decorations

|                 |                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                         |
| Notes           | The internal decoration was found to be in satisfactory condition, with wear and tear markings commensurate with its age. |



## Cellars

|                 |       |
|-----------------|-------|
| Repair category | -     |
| Notes           | None. |



## Electricity

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                          |
| Notes           | No significant defects were noted to the visible parts of the electrical installation that were inspected. |



## Electricity

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Repair category | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Notes           | <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.</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>There is a blockage to the waste pipe of the principal bedroom ensuite shower room w.c. The owner advises that there is a water flow issue with the shower in the main bathroom.</p> <p>The sanitary fittings in the two bathrooms and w.c are the original and whilst dated in style are in satisfactory condition and perfectly functional.</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> |



## 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>The boiler is relatively old and is likely to be less efficient than a modern condensing boiler.</p> |



## Drainage

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair category</b> | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Notes</b>           | <p>No problems with the external drainage were visible during the inspection. A blockage to the waste pipe from the ensuite shower room w.c has been described above in the Water, plumbing and bathroom fittings section.</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                        | - |
| Roofing including roof space          | 1 |
| Rainwater fittings                    | 1 |
| Main walls                            | 1 |
| 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        | - |
| Internal decorations                  | 1 |
| Cellars                               | - |
| Electricity                           | 1 |
| Gas                                   | - |
| Water, plumbing and bathroom fittings | 2 |
| 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 checked="" type="checkbox"/> | No <input 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 checked="" type="checkbox"/> | No <input 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 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 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.

£830,000 (Eight Hundred and Thirty 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:

£400,000 (Four Hundred Thousand Pounds)

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

**Signed**

Security Print Code [560027 = 5963 ]  
Electronically signed

**Report author**

David Silcocks

**Company name**

Allied Surveyors Scotland Ltd

# Single Survey

|                |                                                           |
|----------------|-----------------------------------------------------------|
| <b>Address</b> | Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE |
|----------------|-----------------------------------------------------------|

|                       |                  |
|-----------------------|------------------|
| <b>Date of report</b> | 19th August 2026 |
|-----------------------|------------------|

# Mortgage Valuation Report



## Property Address

Address Gowanlea, New Deer, Turriff, AB53 6XD  
Seller's Name Mr W Crichton and Mrs P Crichton  
Date of Inspection 30th July 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

## Garage / Parking / Outbuildings

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

### Permanent outbuildings:

There are three outbuildings: (1) concrete block walls, pitched roof clad with corrugated composite material, internal floor area of 38 square metres; (2) part stone and part concrete block walls, majority of pitched roof clad with corrugated metal and the remainder clad with corrugated composite material, 95 square metres; (3) nissan type shed with shuttered concrete walls and an oval asbestos clad roof, 90 square metres.

# Mortgage Valuation Report

## Construction

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

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

## Special Risks

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

## Service Connection

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

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

Brief description of Central Heating:

Oil central heating via a wet radiator system, controlled by a programmer, a room thermostat and radiator 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 detached bungalow; (2) 3 outbuildings; (3) 9 acres of land of which the bungalow, buildings and their grounds occupy 1 acre and the remaining 8 acres are agricultural land.

Other accommodation within the bungalow referred to above includes a utility room.

The property lies in a rural setting at the southern edge of New Deer. It is adjoined on its north- west side by the B9170, on a part of its east side by a group of semi-detached houses on Sherwood Place and a detached property called Ardmohr, on a part of its west side by the grounds of a residential property called Thistlecross House, and is otherwise adjoined by agricultural land. Access to the bungalow is off the B9170 along approximately 100 metres of stone track (all within the property).

New Deer (population 620) has a primary school and limited range of shops and community facilities. The property is located 8 miles from Mintlaw (population 3,000), which has a secondary school and 12 miles from Turriff (population 4,700). Major local centres of population and employment are: Ellon (population 10,500) - 12 miles; Fraserburgh (population 12,500) - 15 miles; Peterhead (population 19,000) - 17 miles; Aberdeen City Centre - 30 miles.

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

The selling agents have advised that the property will be sold subject to a 25 year development clawback clause over the north-most 1.5 acre paddock and a part of the grounds that include two of the outbuildings, under which the seller would be entitled to receive 50% of the development value uplift.

Significant factors which are likely to be relevant to the market value of the property include: 1) LOCATION: within commuting distance of a range of significant employment centres. 2) SETTING: rural setting close to the edge of the village of New Deer; ownership of much of the surrounding land gives the bungalow privacy. 3) HOUSE TYPE, DESIGN AND SIZE: 31 year old substantial bungalow with 9 habitable rooms, 2 bathrooms and an internal floor area of approximately 234 square metres. 4) CONDITION AND REPAIR: (a) External - well maintained, no significant defects noted, windows and external doors are original fittings; (b) Internal - no significant defects noted. 5) STANDARD AND CONDITION OF FITTINGS: most fittings are the original and therefore 31 years old - whilst they are of a dated style they are in generally satisfactory condition and are functional. 6) BUILDINGS: 3 old but well maintained outbuildings suitable for storage or workshop use, due to their age they will require ongoing maintenance, nissan shed has oval asbestos roof which is patched in a few small areas. 7) LAND: 8 acres of agricultural land around the bungalow and buildings, level, grade 3(2), all in grass. 8) GENERAL: The bungalow, buildings and north-most paddock lie within the New Deer village settlement boundary, although are not zoned in the local development plan for development there may be some future development potential; the property is accessible, has useful outbuildings and some level productive land around the bungalow, and is therefore an attractive rural package. 9) CURRENT MARKET CONDITIONS: 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 has brought further uncertainty to the property market caused by the war in the Middle East, which has brought a period of rising prices, cost of living and interest rates.

# 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 £  400,000  
Market value on completion of essential repairs £   
Insurance reinstatement value £  830,000  
(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 [560027 = 5963 ]<br>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                 | 19th August 2026                                                   |