

# Single Survey

survey report on:

<b>Property address</b>	Stonyfield, Drumblade, Huntly, AB54 6AN
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<b>Customer</b>	Mr G Long and Mrs M Long
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<b>Prepared by</b>	Allied Surveyors Scotland Ltd
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<b>Date of inspection</b>	12th May 2026
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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

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

### 1.2 THE REPORT

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

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

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

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

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

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

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

## 1.7 PAYMENT

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

## 1.8 CANCELLATION

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

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

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

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

## 1.9 PRECEDENCE

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

## 1.1 DEFINITIONS

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

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

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

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

### 2.2 THE INSPECTION

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

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

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

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

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

## 2.3 THE REPORT

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

## 1. Information and scope of inspection

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

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

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

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

<b>Description</b>	The property comprises: (1) a 1.5 storey detached house; (2) buildings which include two L shaped traditional steading buildings (the remains of what was formerly a large courtyard range of buildings); (3) approximately 18.5 acres of land, of which 2.2 acres are the house, buildings and their grounds, 11.6 acres are pasture, 3.7 acres are woodland and 1 acre is rough ground including a pond.
<b>Accommodation</b>	<p>Summary of main accommodation with the house: 2 living rooms, 4 bedrooms, 4 bathrooms.</p> <p>Ground floor: original part - living room, store, shower room, kitchen/dining room with lobby; extension: front porch, hall with utility area off, 2 bedrooms each with an ensuite shower room.</p> <p>First floor: original part - bedroom with store off, bathroom; extension - landing, bedroom, study / dressing room.</p>
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house extends to approximately 269 square metres, split between the ground floor of 159 square metres and the first floor of 110 square metres.
<b>Neighbourhood and location</b>	<p>The property lies on its own in a rural setting. A minor public road runs through the property. That part to the NW of the public road is adjoined by the Burn of Beggshill on the opposite side of which is agricultural land. That part on the SE side of the public road is adjoined by woodland.</p> <p>The property is located 5 miles from Huntly (population 5,000), which has a good range of shops and community facilities, two edge of town superstores, a secondary school and a station on the Aberdeen-Inverness railway line. It is understood that the property lies within the catchment for Drumblade Primary School, which is 2 miles away. Major regional centres of population include; Inverurie (population 14,500 - 19 miles; Elgin (population 23,000) - 32 miles and Aberdeen City Centre 35 miles.</p>

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<b>Age</b>	The original parts of the property are likely to be at least 125 years old. It is understood that the house was extended around 2006/07, when the 1.5 storey east wing and the front porch were added.
<b>Weather</b>	The weather during the inspection included sunny spells and overcast periods with light showers. The report should be read in context of these weather conditions.
<b>Chimney stacks</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There are two chimney stacks: (1) above the west gable of the original part, built with dressed stone blocks, which are pointed, have a mix of lead and cement flashing around its base and one clay pot bed in cement haunching that is covered with wire mesh; (2) above the south gable of the extension a concrete block chimney, whose sides externally are rendered and painted, there is lead flashing around its base, precast concrete coping and a clay pot fitted with a metal cowl.</p>
<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>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 roofs are pitched and tiled.</p> <p>External roof detail includes: clay ridge sections incorporating a dry ventilated ridge, with ventilated ridge sections at intervals; lead lined valley gutters at roof junctions; gable skews which to the original parts have dressed stone coping and to the extensions are raised skews with precast concrete coping, all with a mix of lead and cement flashing; seven bay windows which have tiled roofs and sides, concrete ridge sections bed in cement, lead lined valley gutters side-slips and front flashings, uPVC fascias and window facings; three velux roof windows; slate vents to both faces of the rear wing roof.</p> <p>A limited inspection of the extension roof space was made from a hatch in the study ceiling. The roof is formed with timber trusses overlaid with plywood sarking boards. A layer of tile underfelt was visible at the ridge. Mineral wool insulation has been laid between the joists of the flat part of the roof space.</p> <p>There were no other access points into the roof spaces.</p>

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<b>Rainwater fittings</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  The rainwater fittings are brown plastic. Gutters are half round and downpipes are round.
<b>Main walls</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  <b>Foundations and concealed parts were not exposed or inspected.</b>  The walls of the original parts of the house are built with solid stone and are pointed externally. They are approximately 675-700mm thick, including the internal wall lining.  The walls of the extension are built with concrete block and are rendered and painted externally. They are approximately 420mm thick, indicating they may be of cavity construction. Vent bricks are incorporated along the top of the walls, at eaves, it is assumed to provide roof space ventilation.
<b>Windows, external doors and joinery</b>	<b>Internal and external doors were opened and closed where keys were available.</b>  <b>Random windows were opened and closed where possible.</b>  <b>Doors and windows were not forced open.</b>  The windows are uPVC double glazed casement windows. Opening casements to the ground floor windows are mostly top hinged, except for several casements in the extension which are tilt and turn opening. Opening casements to the first floor windows are part top hinged and part tilt and turn.  There are two external doors: (1) front - (a) external door, into front porch - uPVC panel style door and (b) inner door into hall - external grade uPVC panel style door with 2 double glazed upper panels; (2) rear - into kitchen - uPVC panel style door with 2 leaded and stained double glazed upper panels.
<b>External decorations</b>	<b>Visually inspected.</b>  The window frames, external doors and bay window detail are uPVC.
<b>Conservatories / porches</b>	<b>Visually inspected.</b>  There is a front porch, built with walls that are faced externally with pointed stone and a pitched tiled roof.

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<b>Communal areas</b>	There are no communal areas.
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>There is no purpose built garage.</p> <p>Permanent buildings include:</p> <p>(1) L shaped traditional building (west), built with stone walls and a pitched slated roof (a) 1 wing divided internally into 4 four parts, internal floor area approximately 110 square metres, (b) 1 wing with a slated roof in poor condition - approximately 110 square metres.</p> <p>(2) L shaped traditional building (east) - 1.5 storey high stone walls and a pitched slated roof - part used as a store, part with a roof in poor condition, approximately 120 square metres.</p> <p>(3) General purpose shed: concrete floor, steel portal frame, concrete block walls to around 1.8 metres and metal cladding above, pitched fibre cement roof on steel purlins, pair of sliding metal doors in gable wall, part of interior sub-divided into concrete block stables - internal floor area 432 square metres (24 metres x 18 metres)</p>
<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>The property extends in total to approximately 18.5 acres of land, of which 2.2 acres are the house, buildings and their grounds, 11.6 acres are pasture, 3.7 acres are woodland and 1 acre is rough ground including a pond.</p> <p>The land is graded 3.2 on the Macaulay Institute for Soil Research Land Capability for Agriculture Maps. Grade 3.2 land is described as land capable of producing average 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 soil type is marked as being a free draining mineral podzol soil type on the Soil Maps for Scotland.</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>The ground floor of the original parts of the house are part solid and part suspended timber.</p> <p>The ground floor of the extension is suspended timber.</p> <p>At the time of the inspection, most floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited.</p> <p>It was not possible to gain access to the sub-floor area as there was no apparent means of access.</p> <p>Fixed floor coverings included: tiled floor in the kitchen/dining room; laminate floors in the rear passage, store, ground floor shower room, front porch and hall.</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 and wall units which have been painted a dark colour and have light patterned laminate worktops, with painted wall splash tiling above. There are no built-in appliances, though above the cooker space is a rangemaster extractor hob.</p> <p>The majority of the internal doors are timber panel doors.</p> <p>The stairway is fitted with balustrades that have timber newel posts and handrails and ornate metal spindles.</p>
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is a 10kW multi-fuel stove in the living room, which the owners have on most of the time and burn smokeless oval coal. The fireplace has a tiled hearth, the stove is set within a tiled recess and there is a timber mantelpiece.</p> <p>The fireplace in the extension front bedroom has been boarded up - it has a polished marble hearth 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.</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 has separate mains electricity supplies to the house and buildings.</p>

<p><b>Electricity</b></p>	<p>The house supply is taken to an external meter box mounted on a wall of the rear single storey wing (a store). There are two consumer units in the house: (a) for the original part of the house in the store (currently behind a freezer) - this includes a main switch and circuit breakers (which switch off a circuit if they detect a fault) and (b) for the extension, in a cupboard in the front porch - this includes a main switch, a residual current device (a switch that trips a circuit under dangerous conditions and disconnects the electricity) and circuit breakers.</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p> <p>External double sockets were noted at both the front and rear of the house.</p> <p>The standing supply is taken to an metre box mounted on the external wall of the west-most L shaped building, within which is a consumer unit.</p>
<p><b>Gas</b></p>	<p>Mains gas is not available to the property.</p>
<p><b>Water, plumbing, bathroom fittings</b></p>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is supplied with private water.</p> <p>The owners advised that the supply is from an exclusive source within the adjoining woodland, that it falls by gravity to the property and that, as far as they are aware, the supply pipe from the source to the property is plastic.</p> <p>The supply for the house is taken to a small external hut (timber linings sides, felt covered roof, part insulated) adjoining the rear wing. Within this hut is a stop-cock and water treatment plant, including a particle filter, UV filter and a ph correction vessel.</p> <p>There is a plastic cold water storage tank in the roof space of the extension, which is fitted with a lid. The water pipework inspected within the house was copper.</p> <p>There are four bathrooms, three on the ground floor and one of the first floor: (1) ground floor shower room (off passage between living room and kitchen) - laminate sheeted and glazed cubicle with Mira Event XS electric shower, w.c, hand basin; (2) extension front bedroom ensuite shower room - large laminate sheeted cubicle with sliding glazed door and Mira Extreme electric shower, composite sink with drainer built into a timber unit, w.c, chrome towel radiator, ceiling mechanical extract fan; (3) extension rear bedroom ensuite shower room - laminate sheeted and glazed cubicle with Mira Event XS electric shower (shower tray presently used as base for washing machine), hand basin, w.c, chrome towel radiator, ceiling mechanical extract fan; (4) first floor bathroom - 3 piece suite, bath mixer tap fitted with shower attachment, laminate splash boarding above bath, ceiling mechanical extract fan.</p> <p>A former w.c off the hall has been converted into a utility area with a washing machine plumbed in, though the pipework for the w.c and hand basin remain.</p>

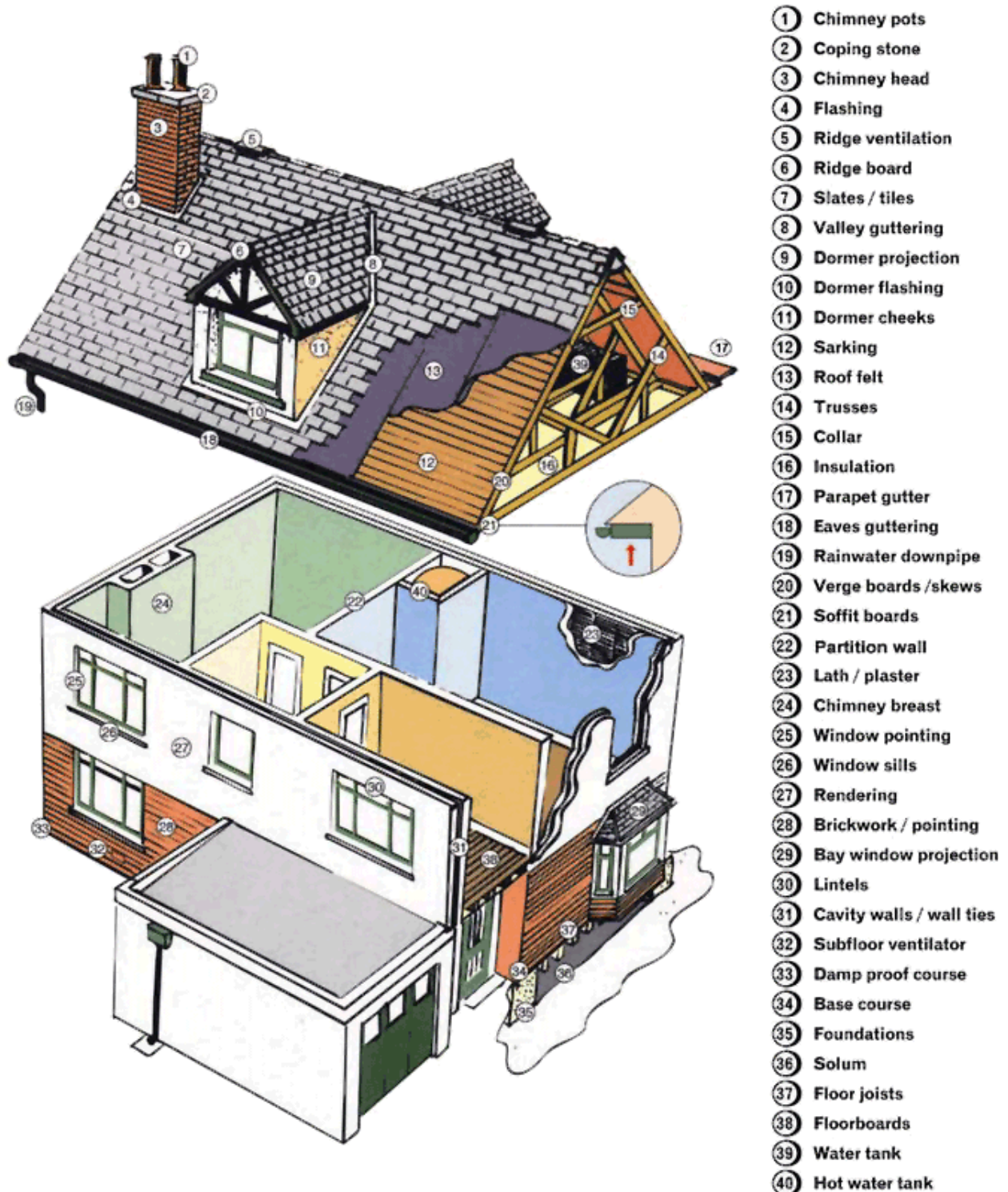
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<b>Water, plumbing, bathroom fittings</b>	Sinks include a black composite sink in the kitchen.
<b>Heating and hot water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <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 Grant Vortex Utility System 36-46S boiler, floor mounted in the kitchen and fitted with a balanced flue through the external wall. The boiler is dated 2018. Oil is supplied from a bunded plastic tank mounted on a concrete base close to the gable wall of the rear wing.</p> <p>The heating system is a wet system, via modern panel radiators. It is controlled by a programmer in the kitchen, by a room thermostat in the rear passage and by thermostatically controlled valves fitted to the radiators.</p> <p>There are two adjoining 1050mm x 400mm foam insulated indirect copper hot water cylinders in a cupboard off the landing, each of which has a capacity of around 115 litres. One of the cylinders 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, 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> <p>It is understood that the whole drainage system lies within the property.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms to the ground and first floors; heat detector in the rear passage (off the kitchen).</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> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some</p>

# Single Survey

<b>Any additional limits to inspection</b>	mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.
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## Sectional Diagram showing elements of a typical house



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

# Single Survey

## 2. Condition

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

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



### Structural movement

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



### Dampness, rot and infestation

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



### Chimney stacks

<b>Repair category</b>	2
<b>Notes</b>	Pointing defects were noted to the outer face of the stone chimney and between its coping stones.



### Roofing including roof space

<b>Repair category</b>	2
<b>Notes</b>	External defects noted to the roof included: a missing half tile to the extension roof (east face); some missing/loose/cracked sections of cement ridge bedding to the bay windows; some lifting and cracked sections of cement skew flashing at the gables of the original parts of the house and some open joints between the skew stones.  Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof tiles, metal flashings/valleys, and roof cement work.



## Rainwater fittings

<b>Repair category</b>	2
<b>Notes</b>	<p>A number of the gutters appeared to be uneven - their fall should be checked and where necessary gutters should be reset.</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>	2
<b>Notes</b>	<p>Widespread stonework pointing defects were noted to several walls at the west side of the house (facing the road): this includes the west side of the rear wing, the west gable wall of the front part of the house and parts of the small rear single storey extension. These defects included missing, cracked and loose sections of pointing.</p> <p>The pointing of the other stone walls is in satisfactory condition, with only a number of fine cracks noted which did not appear to be of structural significance or to require remedial work at the present time.</p> <p>Some stone walls can absorb water during long periods of sustained driving rainfall, such as those that occurred in 2023 and 2026; this can result in some internal water ingress if the walls become saturated. No sign of internal water ingress was visible at the inspection.</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 the rear door were opened and found to operate effectively.</p> <p>Internal condensation was noted in a living room window casement and a kitchen window casement. The windows are likely to be of an age where a degree of ongoing maintenance should be anticipated to their sealed units and opening mechanisms.</p> <p>Some fine cracks were noted to the external face of the rear door.</p>





## External decorations


<b>Repair category</b>	1
<b>Notes</b>	<p>The window frames, external doors and bay window detailing are all low maintenance uPVC.</p>

 <b>Conservatories/porches</b>	
<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the front porch.

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

 <b>Garages and permanent outbuildings</b>	
<b>Repair category</b>	3
<b>Notes</b>	<p>The two L shaped traditional buildings are in poor repair. Parts of both buildings are currently used for egg processing and storage - these parts have defects to their slated roofs, roof timberwork and external joinery and wall pointing. The remaining sections of both buildings have roofs in very poor condition.</p> <p>From a limited inspection of the general purpose shed (viewed inside from the doorway), no significant defects were noted to the building.</p>

 <b>Outside areas and boundaries</b>	
<b>Repair category</b>	1
<b>Notes</b>	<p>The grounds of the house and buildings and the areas of pasture inspected were found to be in well managed and tidy condition.</p> <p>A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: <a href="http://www.ukradon.org/information/ukmaps">www.ukradon.org/information/ukmaps</a>.</p>

 <b>Ceilings</b>	
<b>Repair category</b>	1
<b>Notes</b>	<p>There are a number of fine cracks to the ceilings, which appeared to be of a minor nature. There are small blistered areas of ceiling plaster in the rear ground floor bedroom, which should be repaired.</p> <p>The stability of ceilings was not tested.</p>



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the internal wall linings. The stability of internal walls was not tested.



## Floors including sub-floors

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



## Internal joinery and kitchen fittings

<b>Repair category</b>	1
<b>Notes</b>	The kitchen fittings were found to be in satisfactory condition. The units have been painted a dark colour and some minor wear and tear was noted to this paintwork. The condition of skirtings, facings and internal doors were found to be in satisfactory condition.



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the living room stove and its fireplace, and to the blocked up fireplace in the front ground floor bedroom. No assessment has been made on the operation of the stove and whether its flue is adequately lined. The flues, whether in use or not, should be regularly checked and swept.



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	The internal decoration was found to be in reasonable condition. The majority of the internal walls have been recently painted with dark colours and some of the detail of this painter work has not been to the highest standard. The majority of prospective purchasers are likely to wish to redecorate to colours of their own taste.



## Cellars

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



## Electricity

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the visible parts of the electrical installation within the house that were inspected.</p> <p>Some damage was noted to a first floor bedroom light switch. The consumer unit within the store was only partially visible as it was behind a freezer.</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

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



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>It is recommended that prior to purchase, documentation be obtained stating that the water supply has been analysed recently and is satisfactory in terms of purity and quantity; it is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of the supply is carried out or sought from the sellers.</p> <p>The water treatment plant will require regular maintenance and servicing - likely to involve regular replacing of the particle filter cartridge, the annual servicing of the UV filter and the replacing of the neutralising material in the ph correction vessel as necessary.</p> <p>The sanitary fittings in the three bathrooms are of a basic modern standard and were found to be in satisfactory condition. In the front ground floor bedroom ensuite shower room, the basin comprises a kitchen sink built into a basic wooden unit. The cubicle in the rear ground floor ensuite shower room is currently used to accommodate a washing machine. The three showers are electric and therefore do not make use of the hot water stored in the two hot water cylinders. It was noted that there was no mechanical extract fan in the ground floor shower room.</p>



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	The sealant around the bath and shower trays showed no obvious signs of current leakage; it is important that the sealant is monitored and maintained in a watertight condition. 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.



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	<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>A majority of the radiators have been painted a dark colour.</p>



## Drainage

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

# Single Survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	1
Communal areas	-
Garages and permanent outbuildings	3
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	-
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

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

## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

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

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

It is understood that the house was extended around 2006/07; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available.

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.

There is a stone circle within the land, which is a scheduled monument.

### Estimated reinstatement cost for insurance purposes

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the house in its existing design and materials and the reconstruction of the buildings on a modern materials basis. Furnishings and fittings have not been included.

No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised.

£1,170,000 (One Million One Hundred and Seventy 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:

£550,000 (Five Hundred and Fifty Thousand Pounds)

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

**Signed**

Security Print Code [381003 = 7224 ]  
Electronically signed

# Single Survey

<b>Report author</b>	David Silcocks
<b>Company name</b>	Allied Surveyors Scotland Ltd
<b>Address</b>	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
<b>Date of report</b>	22nd May 2026

# Mortgage Valuation Report



## Property Address

Address Stonyfield, Drumblade, Huntly, AB54 6AN  
Seller's Name Mr G Long and Mrs M Long  
Date of Inspection 12th May 2026

## Property Details

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

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

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

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

Approximate Year of Construction

## Tenure

Absolute Ownership  Leasehold Ground rent £  Unexpired years

## Accommodation

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

Gross Floor Area (excluding garages and outbuildings)  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:

Permanent outbuildings include (1) two L shaped traditional steading buildings, built with stone walls and pitched slated roofs - parts of these buildings are in poor repair and they have an internal floor area of approximately 340 square metres and (2) general purpose modern shed, built with a concrete floor, steel portal frame, concrete block/metal upper clad walls and a pitched fibre cement roof, internal floor area 432 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  
Electricity  Mains  Private  None  
Central Heating  Yes  Partial  None

Water  Mains  Private  None  
Gas  Mains  Private  None

Brief description of Central Heating:

Full oil fired central heating via a wet radiator system, controlled by a programmer, room thermostat and radiator thermostatically controlled valves.

There is a multi-fuel stove in the living room, which the current owners keep on all the time.

## 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 lies on its own in a rural setting. A minor public road runs through the property. That part to the NW of the public road is adjoined by the Burn of Beggshill on the opposite side of which is agricultural land. That part on the SE side of the public road is adjoined by woodland.

An extension was added onto the east side of the house around 2006/07 - this is built with concrete block walls and a pitched tiled roof.

Other accommodation within the house referred to above includes a front porch, store and study.

The property is located 5 miles from Huntly (population 5,000), which has a good range of shops and community facilities, two edge of town superstores, a secondary school and a station on the Aberdeen-Inverness railway line. It is understood that the property lies within the catchment for Drumblade Primary School, which is 2 miles away. Major regional centres of population include; Inverurie (population 14,500 - 19 miles; Elgin (population 23,000) - 32 miles and Aberdeen City Centre 35 miles.

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

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

It is understood that the house was extended around 2006/07; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available.

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.

There is a stone circle within the land, which is a scheduled monument.

Factors which may be relevant to the market value of the property include: private rural setting on its own, yet accessible with a minor public road running through it; rural package with house, buildings and land; house which has been renovated and extended over the past 20-30 years, with a fully tiled roof and uPVC double glazing; substantial house with 8 good sized habitable rooms, 4 bathrooms and an internal floor area of approximately 269 square metres; the house has basic modern fittings that are in reasonable condition and functional, some of which are likely to have been installed around 20 years ago at the time of the extension which includes the kitchen and bathroom fittings; externally some repairs are required to parts of the stonework pointing and roof cement work; internally most prospective purchasers are likely to want to redecorate; outbuildings - parts of the two traditional buildings are in poor repair and only parts are usable, the general purpose shed is of modern construction and suitable for a variety of uses; land - 18.5 acres in total with around 11.6 acres of pasture, 3.7 acres of woodland, 2 ponds and extensive garden ground at the front of the house.

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

The insurance reinstatement value stated in this report assumes the buildings will be reinstated on a modern materials basis.

# Mortgage Valuation Report

## Essential Repairs

No essential repairs are required to the house.

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

## Comment on Mortgageability

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

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

## Valuations

Market value in present condition £

Market value on completion of essential repairs £

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

Is a reinspection necessary?  Yes  No

## Buy To Let Cases

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

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

# Mortgage Valuation Report

## Declaration

Signed	Security Print Code [381003 = 7224 ] 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	22nd May 2026