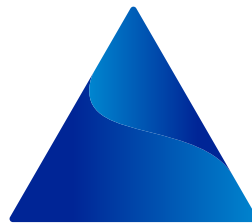




Home Report

shepherd.co.uk



SHEPHERD

CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction



Contents

1. Scottish Single Survey
 2. Energy Performance Certificate
 3. Property Questionnaire
-



Scottish Single Survey



Single Survey

survey report on:

Property address	Crimongorth Crimond Fraserburgh AB43 8QE
Customer	Firm of N Cowie
Customer address	Crimongorth Crimond Fraserburgh AB43 8QE
Prepared by	Shepherd Chartered Surveyors
Date of inspection	04/04/2025



www.shepherd.co.uk

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

☐

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

1.2 THE REPORT

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

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

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

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

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

¹ Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

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 Report².

1.6 INTELLECTUAL PROPERTY

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

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

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.

1.10 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;
- 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 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

Terms and Conditions

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.

Single Survey

1. Information and scope of inspection

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

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

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

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

Description	A traditional style, one and a half storey, detached dwellinghouse, together with a range of large agricultural outbuildings.
Accommodation	Ground Floor - Entrance hall, lounge, two bedrooms, dining kitchen, utility room and shower-room with wc. First Floor - Three bedrooms and box-room (in two separate sections).
Gross internal floor area (m²)	158 square metres or thereby.
Neighbourhood and location	The subjects are situated within a rural location approximately 1.5 miles south-west of the village of Crimond and approximately 9 miles south-east of Fraserburgh. Surrounding land is generally in agricultural use and adequate local amenities can be found within easy commuting distance.
Age	Built around 1900, or before.
Weather	Dry and bright.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are three chimney stacks, of pointed stone construction, with clay chimney pots and having cement mortar skews around the chimney heads. The chimneys were inspected from ground level only.

Single Survey

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. The roof, in various sections, is of traditional pitched timber construction, externally clad with slates, with tiled ridges and metal lined valleys at intersections in the roof slopes. There are traditional style slated dormer projections to the front and rear. Roof coverings were inspected from ground level only. There are no accessible areas of roof space over the property and accordingly the roof structure was unseen and we are unable to comment on its condition.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Rainwater fittings comprise a mixture of cast iron and PVC gutters and downpipes. It was not raining at the time of inspection and the adequacy of the system could not be verified.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are of solid stone construction, mainly externally pointed, and partly rendered.
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. The windows are mainly of PVC framed construction, equipped with sealed unit double glazing, although there is a single glazed timber casement window in the rear hallway, and single glazed metal skylight windows within part of the upper floor accommodation. Not all windows were opened or tested in operation. The front and back doors are of PVC construction, with double glazed panels.
External decorations	Visually inspected. There is paintwork to external joinery timbers and to cast iron rainwater fittings.

Single Survey

Conservatories / porches	There is no porch or conservatory.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	Visually inspected. There is a range of large agricultural outbuildings pertaining to the property, in close proximity to the house, comprising byre, stores and sheds, of stone, concrete block and corrugated metal construction, with roofs mainly clad with corrugated asbestos sheeting, and partly with profiled metal sheeting. In addition, there is a small former bothy of stone wall and slated roof construction. Other small sheds and stores of a non-permanent nature have been excluded from this report and were not inspected.
Outside areas and boundaries	Visually inspected. The subjects are contained within a fairly level site, with garden ground adjacent to the house, and courtyard area adjacent to the outbuildings. The site is mainly in grass, with mature shrubbery, and hardcore and rough concrete surfaced driveway/parking area. Site boundaries, where seen, are defined partly by timber fencing, partly by mature hedging, and are partly undefined. The full extent of the site and definition of boundaries should be ascertained from the Title Deeds. No detailed site inspection or investigation was carried out by us and we are unable to comment on soil conditions, land drainage, boundary fencing, etc. An inspection for Japanese Knotweed was not carried out. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or on neighbouring properties.
Ceilings	Visually inspected from floor level. Ceilings appeared to be mainly of timber lath and plaster, although possibly partly plasterboard lined.

Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls and partitions appeared to be partly of timber lath and plaster, and partly plasterboard lined.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. 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. The flooring is mainly of suspended timber laid in tongue-and-groove boarding, and partly of solid concrete. Inspection was restricted due to fixed and fitted floor coverings to most areas. Sections of previously replaced floorboards were evident in places, indicative of past repairs. We were unable to locate any hatches or loose floorboards to gain access to the sub-floor area, and accordingly the underfloor timbers were unseen and we are unable to comment on their condition.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Internal doors are mainly of traditional style timber pressed panel construction. Skirtings and door facings appeared to be of hardwood and softwood. Two timber staircases provide access to the upper floor accommodation. The kitchen is equipped with a range of old style wall and base cupboards, and worktop surfacing. The utility room is equipped with old style base cupboards, small worktop surfacing and a stainless steel sink unit and drainer.

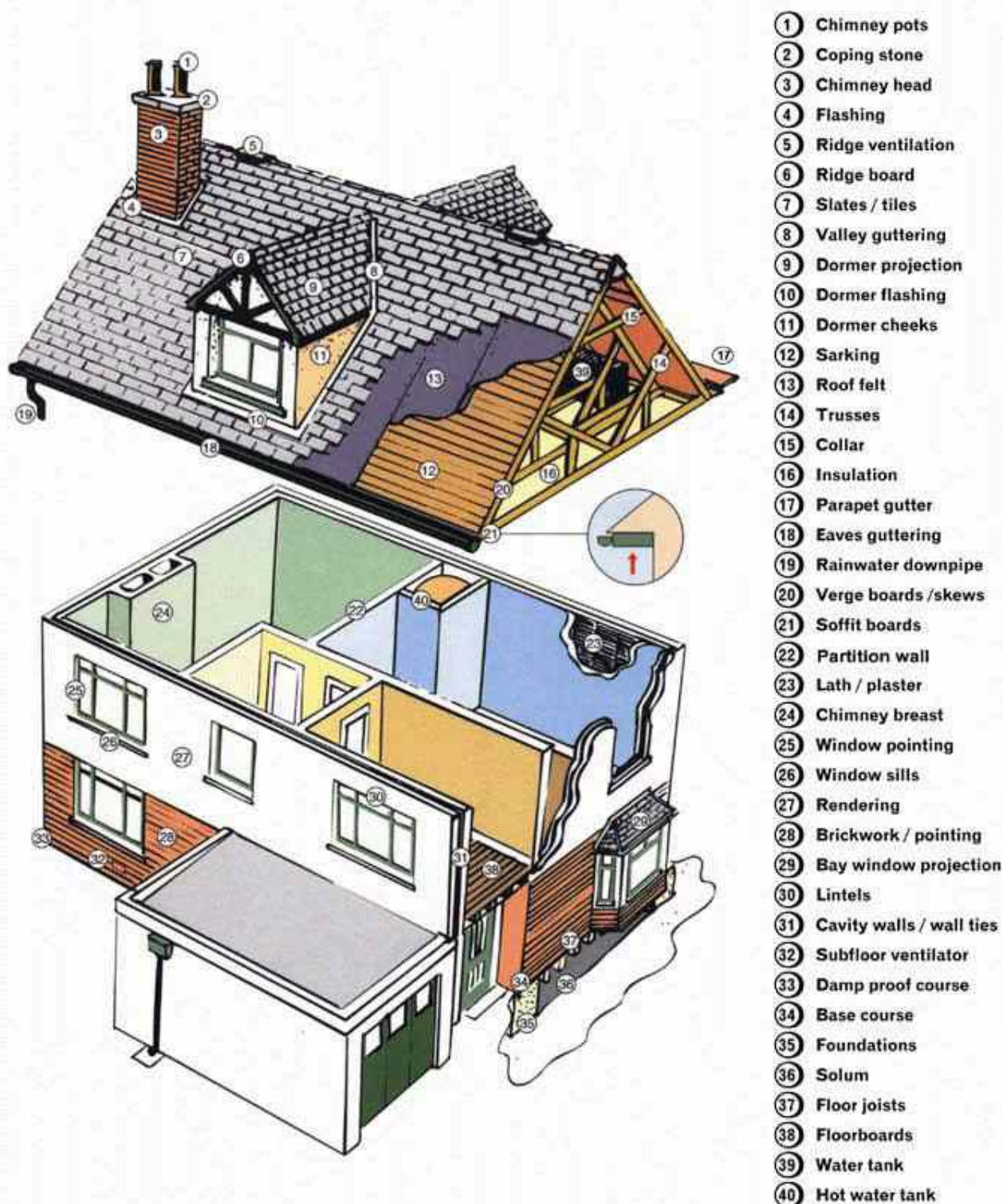
Single Survey

Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There are traditional style timber and tiled fireplaces on open chimney breasts at various places within the property. Some chimney breasts have been boarded over and are no longer in use. The presence of a chimney, chimney breast or fireplace should not be taken as an indication that there is any adequate or usable flue present.
Internal decorations	Visually inspected. Internal walls and ceilings are painted and/or papered. Joinery timbers are painted throughout.
Cellars	There are no cellars.
Electricity	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. A mains supply of electricity is laid on to the property. The electric meter was unseen and its location should be ascertained by further investigation. An old style fusebox is located within the upper floor box-room. There is a distribution of 13 amp socket outlets throughout the main accommodation.
Gas	There is no gas supply to the property.

Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. It is assumed that a mains supply of water is laid on to the property, although this should be confirmed. The main stop valve is apparently located within a cupboard in the rear hallway, where a PVC rising main is evident. The plumbing system, where seen, comprises copper supply pipes and PVC waste pipes. There is an old metal cold water tank located within a cupboard in one of the upper floor bedrooms. The shower-room is equipped with old style sanitary fittings, and an electric instantaneous shower unit. The area below the shower cubicle was unseen. Leakage can often occur around sanitary fittings causing deterioration to concealed areas which may only become apparent once the fittings are removed.
Heating and hot water	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Space heating is provided by an oil fired central heating system. A freestanding boiler located externally at the rear of the house, supplies radiators throughout the main accommodation. There is a plastic oil storage tank located within the back garden. The heating was not in use at the time of inspection. Hot water is also provided by the central heating boiler, with an electric immersion back-up. A small unlagged copper hot water cylinder is located within a cupboard in the kitchen.

Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Drainage is assumed to be connected to a septic tank located within the site, presumably with outfall to soakaway, the location of which is unclear. The exact nature and adequacy of the underground drainage installation could not be ascertained within the scope of our inspection.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. All Scottish homes require 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. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.
Any additional limits to inspection	The property was unfurnished although mainly floor covered at the time of inspection. Fixed and fitted floor coverings were not lifted or moved. No sub-floor inspection was possible and no access was gained into any areas of roof space. Woodwork or other parts of the structure that were covered, unexposed or inaccessible have not been inspected and we are therefore unable to confirm that any such part of the property is free from beetle, rot or other defects. Not all windows were opened or tested in operation. 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 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.

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	There was no evidence of significant structural movement within the limitations of our inspection.



Dampness, rot and infestation

Repair category	3
Notes	There is evidence of dampness and mould to walls and ceilings at various places within the property, with the possibility of rot affecting concealed timbers due to damp absorption. Timbers within the property have also been affected by woodbore insect infestation. An inspection of the entire property, including exposure work, should be carried out by a reputable timber and damp specialist, prior to purchase, with a view to advising on all repairs and remedial works deemed necessary in this respect.



Chimney stacks

Repair category	1
Notes	Chimney stacks appear to be in a fair state of repair within the limitations of our inspection but can be vulnerable to defect and should be regularly maintained. The chimneys are of a type and age where a degree of regular, ongoing maintenance should be anticipated.



Roofing including roof space

Repair category	2
Notes	Some loose and broken roof slates were noted, together with sections of loose and missing ridge pointing. The roof covering is of a type and age where a degree of regular, ongoing maintenance should be anticipated and more extensive overhaul work may be required in the future. There is evidence of some recent repairs to mortar skews, etc. The roof structure was unseen and we are unable to comment on its condition. Having regard to the age of the property, roof timbers may have been affected by woodworm and/or rot and a precautionary exposure examination by a timber specialist, prior to purchase, would be prudent.



Rainwater fittings

Repair category	2
Notes	Cast iron rainwater fittings are corroded and there is a cracked/broken downpipe, requiring repair/replacement. All rainwater fittings should be checked and overhauled as necessary to ensure complete watertightness. Where previous leakage or overflow from rainwater goods has occurred a precautionary check of the surrounding building fabric is recommended with particular reference to damp or rot related defects.



Main walls

Repair category	2
Notes	Areas of weathered and loose pointing were noted to the outer walls, together with worn and defective sections of rendering. A degree of repair, re-pointing and re-rendering will be required to prevent further deterioration and damp ingress.



Windows, external doors and joinery

Repair category	2
Notes	Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms. Metal framed skylight windows are corroded and in need of repair or replacement. Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Windows to the upper floor accommodation do not appear to conform with current building regulations, particularly as regards the provision for cleaning and escape.



External decorations

Repair category	2
Notes	The external decoration is generally weathered and in need of renewal.



Conservatories/porches

Repair category	N/A
Notes	



Communal areas

Repair category	N/A
Notes	



Garages and permanent outbuildings

Repair category	2
Notes	Outbuildings were noted to be in fair condition, consistent with age and type, although likely to require a high degree of ongoing maintenance and repair in due course. Roof claddings are thought to be mainly of a material with an asbestos content, generally of an old and weathered appearance. Repair or replacement may be necessary in due course. Asbestos materials, if damaged or disturbed, can be hazardous to health. Further specialist advice should be obtained prior to implementation of any works in this regard. The former bothy was noted to be in semi-derelict condition, in need of extensive repair/reconstruction, or removal.



Outside areas and boundaries

Repair category	2
Notes	At the time of inspection the garden ground was found to be generally unkempt and overgrown, in need of attention. Boundary fencing should be routinely checked and maintained as necessary. Ongoing maintenance and repair should be anticipated. Presently undefined boundaries should be clearly identified.



Ceilings

Repair category	2
Notes	Ceiling linings are deteriorated due to dampness in places, with large areas of damaged and defective sections also evident. Extensive repair and re-lining will be required.



Internal walls

Repair category	2
Notes	Internal walls are deteriorated due to dampness in places. Extensive repair and re-lining will be required.



Floors including sub-floors

Repair category	2
Notes	There is evidence of woodbore insect infestation in floorboards, requiring eradication treatment works by a specialist contractor. Due to the instance of dampness within the property, concealed floor timbers may have been affected by rot. Some new floorboards were evident, possibly indicative of past rot repairs. An inspection of the entire subjects, including exposure work, should be carried out by a timber/damp specialist, prior to purchase, with a view to implementing any necessary repairs/remedial works.



Internal joinery and kitchen fittings

Repair category	2
Notes	Internal joinery is generally serviceable however some wear and tear items were noted to kitchen fittings/internal doors/facings, etc and future maintenance or upgrading should be anticipated. Kitchen and utility room fittings are dated and will require modernisation to suit the purchaser's taste.



Chimney breasts and fireplaces

Repair category	2
Notes	Dampness was detected at chimney breasts, requiring further investigation and remedial works. Chimney breasts to open fires should be checked and cleared as necessary, prior to re-use. Ventilators should be fitted to disused chimney breasts to prevent a build-up of moisture therein.



Internal decorations

Repair category	2
Notes	Re-decorative works will be required throughout following general upgrading works.

Single Survey

 Cellars	
Repair category	N/A
Notes	

 Electricity	
Repair category	3
Notes	Aspects of the electrical installation are dated and potentially defective. The system should be thoroughly checked by a registered electrical contractor and upgraded to comply with current electrical regulations and standards. The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.

 Gas	
Repair category	N/A
Notes	

 Water, plumbing and bathroom fittings	
Repair category	2
Notes	The nature and adequacy of the water supply should be fully ascertained, prior to purchase, and tested as necessary. The plumbing installation is generally dated and should be thoroughly checked by a competent plumbing contractor and upgraded as necessary. The cold water tank is of considerable age, affected by corrosion, and was uncovered, representing a potential risk to health and hygiene. This will require replacement. Sanitary fittings are dated and in need of modernisation. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.



Heating and hot water

Repair category	2
Notes	Aspects of the central heating system, including the boiler, may be nearing the end of their economic lifespan. Further advice should be obtained from a competent heating contractor to fully ascertain the condition, life expectancy and efficiency of the system. Upgrading should be anticipated. The hot water cylinder is of considerable age and likely to require replacement in the short term.



Drainage

Repair category	2
Notes	We were unable to determine the position of the septic tank/private drainage system. The location of the septic tank/soakaway and legal access should be confirmed with the Title Deeds. It should also be confirmed that the drainage arrangements have SEPA consents. A precautionary check should be carried out by relevant contractors to confirm adequate functioning capability.

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

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 and first			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	☒	No	☐
3. Is there a lift to the main entrance door of the property?	Yes	☐	No	☒
4. Are all door openings greater than 750mm?	Yes	☐	No	☒
5. Is there a toilet on the same level as the living room and kitchen?	Yes	☒	No	☐
6. Is there a toilet on the same level as a bedroom?	Yes	☒	No	☐
7. Are all rooms on the same level with no internal steps or stairs?	Yes	☐	No	☒
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes	☒	No	☐

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

As far as we could ascertain, no significant alterations or additions have been made to the property in recent years which would have required local authority approval, although this cannot be guaranteed.

The subjects are contained within a fairly large, irregular shaped site, with garden ground in the vicinity of the house and courtyard area adjoining the outbuildings. The site boundaries are undefined in part. The full extent of the site and definition of boundaries should be ascertained from the Title Deeds.

The nature and adequacy of all services should be fully ascertained by further investigation and appropriate testing carried out as necessary. Confirmation should be obtained that the septic tank has been registered with SEPA.

The property is accessed off an unmade farm track. Access rights and maintenance liabilities should be ascertained from the Title Deeds.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

This is a Replacement Home Report, our original inspection was carried out on 15/05/2024.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than EIGHT HUNDRED AND EIGHTY THOUSAND POUNDS STERLING (£880,000).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

The above assessment for insurance includes for the dwellinghouse only, specifically excluding the outbuildings which, due to their extensive size and nature, should be subject to separate specialist assessment for insurance, if required.

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of TWO HUNDRED AND TWENTY THOUSAND POUNDS STERLING (£220,000).

Single Survey

For the avoidance of doubt, the above valuation includes for the dwellinghouse, outbuildings and immediate surrounding garden ground and courtyard area only.

Signed	<i>Alan V Kennedy</i> Electronically signed :- 09/04/2025 15:52
Report author	Alan V Kennedy
Company name	J & E Shepherd Chartered Surveyors
Address	54 Broad Street Fraserburgh AB43 9AH
Date of report	04/04/2025

Mortgage Valuation Report



Property Address

Address Crimongorth, Crimond, Fraserburgh, AB43 8QE
Seller's Name Firm of N Cowie
Date of Inspection 04/04/2025

Property Details

Property Type ☒ House ☐ Bungalow ☐ Purpose built maisonette ☐ 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 ☐ Other

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)
Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

Range of large, traditional style agricultural outbuildings, including byre, stores, sheds, and small bothy.

Mortgage Valuation Report

Construction

Walls ☐ Brick ☒ Stone ☐ Concrete ☐ Timber frame ☐ Other (specify in General Remarks)
Roof ☐ Tile ☒ Slate ☐ Asphalt ☐ Felt ☐ 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 Connections

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 and any non mains services:

Central heating - oil fired boiler to radiators.

Water - assumed mains supply (this should be confirmed).

Drainage to septic tank.

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
☒ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

Location

☐ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections
☐ 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 subjects are situated within a rural location approximately 1.5 miles south-west of the village of Crimond, and approximately 9 miles south-east of Fraserburgh. Surrounding land is generally in agricultural use and adequate local amenities can be found within easy commuting distance.

At the time of inspection the property was found to be in a condition requiring renovation, repair and renewal. The works required include upgrading to the fabric, services and fittings of the property. Externally, maintenance and repair is required to the roof covering, rainwater fittings, chimney stacks and outer walls. Internally, the property requires complete refurbishment, including modernisation of kitchen and sanitary facilities, repair and re-lining to walls and ceilings, and remedial works to eradicate dampness, woodworm and possible timber rot. Existing service installations, including plumbing, heating and electrical systems should be checked and upgraded as necessary by appropriate contractors.

An inspection of the entire property, including exposure work, should be carried out by a reputable timber and damp specialist, prior to purchase, with a view to advising on all repairs and remedial works deemed necessary in this respect.

Aspects of the electrical installation are dated and potentially defective. The system should be thoroughly checked by a registered electrical contractor and upgraded to comply with current electrical regulations and standards.

Outbuildings were noted to be in fair condition, consistent with age and type, although likely to require a high degree of ongoing maintenance and repair in due course.

Roof claddings are thought to be mainly of a material with an asbestos content, generally of an old and weathered appearance. Repair or replacement may be necessary in due course. Asbestos materials, if damaged or disturbed, can be hazardous to health. Further specialist advice should be obtained prior to implementation of any works in this regard.

The former bothy was noted to be in semi-derelict condition, in need of extensive repair/reconstruction, or removal.

The subjects are contained within a fairly large, irregular shaped site, with garden ground in the vicinity of the house and courtyard area adjoining the outbuildings. The site boundaries are undefined in part. The full extent of the site and definition of boundaries should be ascertained from the Title Deeds.

The nature and adequacy of all services should be fully ascertained by further investigation and appropriate testing carried out as necessary. Confirmation should be obtained that the septic tank has been registered with SEPA.

The property is accessed off an unmade farm track. Access rights and maintenance liabilities should be ascertained from the Title Deeds.

For the avoidance of doubt, the valuation below includes for the dwellinghouse, outbuildings and garden ground/courtyard area only.

The reinstatement for insurance includes for the dwellinghouse only, specifically excluding the outbuildings which, due to their extensive size and nature, should be subject to separate specialist assessment for insurance, if required.

Other accommodation - Utility room and boxroom.

Essential Repairs

None, for mortgage purposes.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Mortgage Valuation Report

Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

Valuation

Market value in present condition	£	220,000
Market value on completion of essential repairs	£	
Insurance reinstatement value	£	880,000

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

Is a reinspection necessary? ☐ Yes ☒ No

Declaration

Signed	<i>Alan V Kennedy</i> Electronically signed :- 09/04/2025 15:52
Surveyor's name	Alan V Kennedy
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	54 Broad Street, Fraserburgh, AB43 9AH
Telephone	01346 517456
Email Address	fraserburgh@shepherd.co.uk
Date of Inspection	04/04/2025



Energy Performance Certificate



Energy Performance Certificate (EPC)

Scotland

Dwellings

CRIMONGORTH, CRIMOND, FRASERBURGH, AB43 8QE

Dwelling type: Detached house
Date of assessment: 14 May 2024
Date of certificate: 12 June 2024
Total floor area: 158 m²
Primary Energy Indicator: 467 kWh/m²/year

Reference number: 9448-1047-7235-5724-5224
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*

£15,189

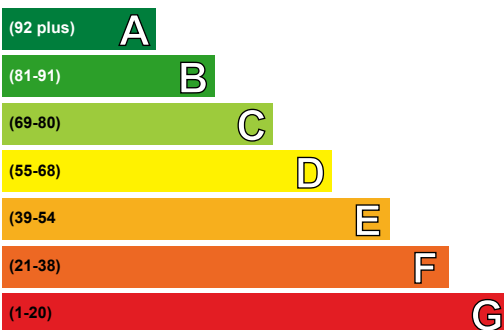
See your recommendations report for more information

Over 3 years you could save*

£9,225

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Current	Potential
	89
20	

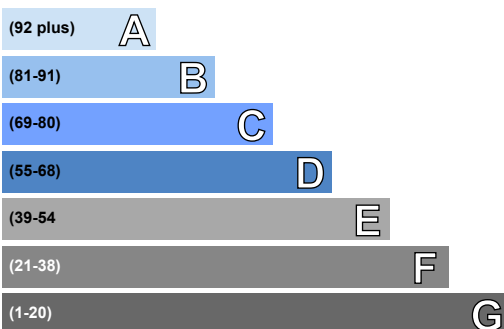
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band G (20)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Current	Potential
	80
18	

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band G (18)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£4671.00
2 Internal or external wall insulation	£4,000 - £14,000	£1302.00
3 Floor insulation (suspended floor)	£800 - £1,200	£849.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whinstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Mostly double glazing	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, oil	★★★★☆☆	★★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★★☆☆	★★★★★☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system, no cylinder thermostat	★☆☆☆☆	★☆☆☆☆
Lighting	Low energy lighting in 31% of fixed outlets	★★★★☆☆	★★★★☆☆

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 121 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 19 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 14.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£12,165 over 3 years	£5,106 over 3 years	
Hot water	£2,244 over 3 years	£399 over 3 years	
Lighting	£780 over 3 years	£459 over 3 years	
Totals	£15,189	£5,964	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Room-in-roof insulation	£1,500 - £2,700	£1557	E 40	F 34
2 Internal or external wall insulation	£4,000 - £14,000	£434	E 47	E 40
3 Floor insulation (suspended floor)	£800 - £1,200	£283	E 52	E 44
4 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£237	D 58	E 50
5 Low energy lighting for all fixed outlets	£45	£86	D 59	E 50
6 Hot water cylinder thermostat	£200 - £400	£137	D 62	E 53
7 Replace boiler with new condensing boiler	£2,200 - £3,000	£271	D 67	D 59
8 Solar water heating	£4,000 - £6,000	£68	C 69	D 61
9 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£485	C 75	D 67
10 Wind turbine	£15,000 - £25,000	£1025	B 89	C 80

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

3 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

4 Hot water cylinder insulation

Installing an 80 mm thick cylinder jacket around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. A cylinder jacket is a layer of insulation that is fitted around the hot water cylinder. The jacket should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

5 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

6 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

7 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

8 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

9 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

10 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	35,784	(885)	N/A	(3,483)
Water heating (kWh per year)	7,496			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Alan Kennedy
Assessor membership number:	EES/016140
Company name/trading name:	J & E Shepherd
Address:	54 Broad Street Fraserburgh AB43 9AH
Phone number:	01346 517456
Email address:	fraserburgh@shepherd.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Property Questionnaire





property questionnaire

Property address	
------------------	--

Seller(s) <i>Alex Lewis</i>	
-----------------------------	--

Completion date of property questionnaire	
---	--

property questionnaire

Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? <i>33 yrs.</i>	
2.	Council tax	
	Which Council Tax band is your property in? (Please tick one) ☐ A ☒ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H	
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply) • Garage ☒ • Allocated parking space ☐ • Driveway ☐ • Shared parking ☐ • On street ☐ • Resident permit ☐ • Metered parking ☐ • Other (please specify): <i>at Farm</i>	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	☐ Yes ☒ No ☐ Don't know

property questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	☐ Yes ☒ No
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u> , please describe below the changes which you have made:	☐ Yes ☒ No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	☐ Yes ☒ No
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u> , please answer the three questions below:	☒ Yes ☐ No
	(i) Were the replacements the same shape and type as the ones you replaced?	☒ Yes ☐ No
	(ii) Did this work involve any changes to the window or door openings?	☐ Yes ☒ No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	

property questionnaire

7.	Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom). <u>If you have answered yes or partial</u> – what kind of central heating is there? <i>oil</i> (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <u>If you have answered yes</u>, please answer the three questions below:	☒ Yes ☐ No ☐ Partial
	(i) When was your central heating system or partial central heating system installed?	
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:	☐ Yes ☒ No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	☐ Yes ☒ No
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?	☐ Yes ☒ No ☐ Yes ☒ No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details: Don't know	☐ Yes ☒ No

property questionnaire

10. Services		
a. Please tick which services are connected to your property and give details of the supplier:		
Services	Connected	Supplier
Gas or liquid petroleum gas		
Water mains or private water supply	✓	Booths water Scottish water
Electricity	✓	SSE
Mains drainage		
Telephone	✓	BT
Cable TV or satellite		
Broadband	✓	
b.		
Is there a septic tank system at your property?		☒ Yes
If you have answered yes, please answer the two questions below:		☐ No
(i) Do you have appropriate consents for the discharge from your septic tank?		☐ Yes ☐ No ☒ Don't Know
(ii) Do you have a maintenance contract for your septic tank?		☐ Yes
If you have answered yes, please give details of the company with which you have a maintenance contract:		☒ No

property questionnaire

11.	Responsibilities for shared or common areas	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? <u>If you have answered yes</u>, please give details:	☒ Yes ☐ No ☐ Don't Know
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes</u>, please give details: Don't know	☐ Yes ☒ No ☐ Not applicable
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	☐ Yes ☒ No
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries? <u>If you have answered yes</u>, please give details: Don't know	☐ Yes ☒ No
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? <u>If you have answered yes</u>, please give details: Don't know	☐ Yes ☒ No
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.) <u>If you have answered yes</u>, please give details: Don't know	☐ Yes ☒ No
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:	☐ Yes ☒ No

property questionnaire

b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	☐ Yes ☒ No ☐ Don't Know ☐ Yes ☐ No ☐ Don't Know
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? <u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	☐ Yes ☒ No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? <u>If you have answered yes</u>, please give details:	☐ Yes ☒ No
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	☐ Yes ☒ No

property questionnaire

14.	Guarantees					
a.	Are there any guarantees or warranties for any of the following:					
		No	Yes	Don't know	With title deeds	Lost
(i)	Electrical work	☒	☐	☐	☐	☐
(ii)	Roofing	☒	☐	☐	☐	☐
(iii)	Central heating	☒	☐	☐	☐	☐
(iv)	National House Building Council (NHBC)	☒	☐	☐	☐	☐
(v)	Damp course	☒	☐	☐	☐	☐
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	☒	☐	☐	☐	☐
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):					
c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details: Don't know				☐ Yes ☐ No	
15.	Boundaries					
	So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details:				☐ Yes ☐ No ☐ Don't know	

property questionnaire

16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	☐ Yes ☒ No
b.	that affects your property in some other way?	☐ Yes ☒ No
c.	that requires you to do any maintenance, repairs or improvements to your property?	☐ Yes ☒ No
<u>If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.</u>		

Declaration by the seller(s)/or other authorised body or person(s)

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s) : _____

Date: _____



Home Report
Valuation Report
Executory Valuation
Tax Valuations
Separation Valuation
Private Sale Valuation
New Build & Plot Valuation
Insurance Reinstatement Valuation
Portfolio Valuation
Rental Valuation
Drive By & Desktop Valuation
Energy Performance Certificate (EPC)
Level Two Survey & Valuation Report
Level Two Condition Report
Expert Witness Report



Commercial Valuation
Commercial Agency
Acquisitions Consultancy
Commercial Lease Advisory
Rent Reviews
Asset Management
Development Appraisals & Consultancy
Auctions
Property Management
Professional Services
Licensed Trade & Leisure
Expert Witness Report
Rating
Property Investment
Public Sector



Quantity Surveying
Building Surveying
Project Management
Dispute Resolution Support Services
Principal Designer
Clerk of Works
Commercial EPC
Health & Safety Management
Employer's Agent
Energy Consultancy
Housing Partnerships
Housing Consultancy
Development Monitoring
Mediation Services

Aberdeen

△△△ 01224 202800

Ayr

△△ 01292 267987

Bearsden

△△ 0141 611 1500

Belfast

△ 02890 912975

Birmingham

△ 0121 270 2266

Coatbridge

△△ 01236 436561

Cumbernauld

△△ 01236 780000

Dalkeith

△△ 0131 663 2780

Dumbarton

△△ 01389 731682

Dumfries

△△△ 01387 264333

Dundee

△△ 01382 200454
△ 01382 220699

Dunfermline

△△ 01383 722337
△ 01383 731841

East Kilbride

△△ 01355 229317

Edinburgh

△△ 0131 2251234
△ 0131 557 9300

Elgin

△△ 01343 553939

Falkirk

△△ 01324 635 999

Fraserburgh

△△ 01346 517456

Galashiels

△△ 01896 750150

Glasgow

△△△ 0141 331 2807

Glasgow South

△△ 0141 649 8020

Glasgow West End

△△ 0141 353 2080

Greenock

△△ 01475 730717

Hamilton

△△ 01698 891400

Inverness

△△△ 01463 712239

Kilmarnock

△△ 01563 520318

Kirkcaldy

△△ 01592 205442

Lanark

△△ 01555 663058

Leeds

△ 0113 322 5069

Livingston

△△ 01506 416777

London

△△ 02033 761 236

Montrose

△△ 01674 676768

Musselburgh

△△ 0131 653 3456

Oban

△△ 01631 707 800

Paisley

△△ 0141 889 8334

Perth

△△ 01738 638188
△ 01738 631631

Peterhead

△△ 01779 470766

St Andrews

△△ 01334 477773
△ 01334 476469

Saltcoats

△△ 01294 464228

Stirling

△△ 01786 450438
△ 01786 474476