

# Single Survey

survey report on:

<b>Property address</b>	Pinewood, Auchencrieve, Methlick, Ellon, AB41 7DJ
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<b>Customer</b>	Mr and Mrs Bevan
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<b>Prepared by</b>	Allied Surveyors Scotland Ltd
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<b>Date of inspection</b>	30th May 2025
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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

# Terms and Conditions

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

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

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

# Terms and Conditions

they assign the same to any other party in writing.

## 1.7 PAYMENT

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

## 1.8 CANCELLATION

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

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

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

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

## 1.9 PRECEDENCE

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

## 1.1 DEFINITIONS

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

# Terms and Conditions

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

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

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

### 2.2 THE INSPECTION

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

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

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

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

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

## 2.3 THE REPORT

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

# Terms and Conditions

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

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

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

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

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



# 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.

<b>Description</b>	The property comprises a detached single storey converted former steading building, an attached double garage/workshop and an adjoining 6 acre field split between approximately 4.2 acres of grass and 1.8 acres of woodland.
<b>Accommodation</b>	Vestibule/front porch, utility room with w.c off, kitchen/dining room, dining area and sitting room (semi open plan layout), sun-room, inner hall, principal bedroom with walk-in wardrobe and ensuite shower room, 2 bedrooms, bathroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the property extends to approximately 169 square metres, excluding the attached double garage/workshop.
<b>Neighbourhood and location</b>	<p>The property lies in a rural setting and is one of a cluster of five residential properties. It is adjoined along its north-east side by a narrow tarred public road, on its south-east side by the grounds of a residential property called Wilson's Croft and is otherwise adjoined by agricultural land. Access to the property is from the B9170 Methlick - New Deer road along 1,000 metres of this single track tarred road.</p> <p>The property is located 1 miles from the rural village of Methlick (population 550), which has a primary school and a convenience store and 10 miles from Ellon (population 10,000). It is understood that the property lies within the catchment for Meldrum Academy, 9 miles away. Major regional centres of population include Inverurie (population 14,500) - 14 miles and Aberdeen 23 miles.</p>
<b>Age</b>	The building was converted from a farm steading building into a residential property approximately 40 years ago (1985).



# Single Survey

<b>Weather</b>	<p>The weather was dry and overcast during the inspection. The report should be read in context of these weather conditions.</p>
<b>Chimney stacks</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There is one chimney stack, which rises through the roof from the sitting room. It has rendered sides, lead flashing around its base, concrete coping and a clay pot bed in cement haunching.</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>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</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 majority of the roof is pitched and clad with concrete interlocking tiles.</p> <p>External roof detail includes: concrete ridge sections incorporating a dry ventilated ridge system; zinc lined valley gutters at roof junctions; timber fascias; plastic verge sections; 2 velux roof windows (inner hall and kitchen).</p> <p>A partial inspection of the roof space of the west wing was made from a high level wall hatch in the inner hall. The roof is formed with timber trusses overlaid with timber sarking boards and a layer of tile underfelt was visible between the gaps of the sarking boards. The trusses and sarking inspected in this wing were the original timbers, so were not renewed at conversion. The majority of the roof space in this wing has a chipboard floor, there is a fluorescent light fitted and approximately 100mm of mineral wool insulation is laid between the joists. 50mm of polystyrene insulation was noted behind the visible internal wall linings. There is a small roof space access point from this wing into the central wing roof space, though this was not accessed.</p> <p>The sun-room roof has been formed with a section of flat (or shallow sloping) felt roof with a glazed angled front, comprising 12 double glazed panels with timber fillers in between.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings are black plastic. Gutters are half round and attached to the fascia boards. Downpipes are round.</p>

<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The majority of the walls are built with solid stone and are pointed externally. They incorporate decorative precast concrete blocks at quoins and around openings (cills, facings and lintels). The walls vary in thickness between 600-650mm, including the internal wall lining.</p> <p>The sun-room external wall is built up to window cill level, 450mm above internal floor level and is faced externally with pointed stone, incorporating decorative precast concrete facings and cills. This wall is approximately 550mm thick, including the internal wall lining.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are timber framed double glazed casement windows. Opening casements are a mix of top and side hinged casements.</p> <p>External doors include: (i) main door , into vestibule - timber panel door with glazed upper panes and a timber framed double glazed side panel; (ii) into the sun-room, two pairs of timber framed double glazed doors.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>The external joinery is painted/stained dark brown.</p>
<b>Conservatories / porches</b>	<p><b>Visually inspected.</b></p> <p>There are no conservatories or porches.</p> <p>Note: the sun-room has not been classed as a conservatory and its construction is described in the above sections.</p>
<b>Communal areas</b>	<p>There are no communal areas.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>Forming part of the west wing of the building is an attached double garage/workshop. This has a concrete floor, walls which have a concrete block inner skin and are faced externally with pointed stone and a similar roof design to the main roof but with plywood sarking. It is fitted with a double metal up and over vehicle door with plywood external facing above, a rear plywood pedestrian door, a small fusebox lights and sockets, and a tap. It has an internal floor area of 36 square metres.</p>

<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>Garden ground around the house includes: at the front an unenclosed area of lawn, borders stocked with shrubs and plants and a gravel drive and parking area; the sides and rear are bounded by timber fencing and cypress screen/hedge; an extensive concrete flagged, split level, patio along rear of house.</p> <p>The property includes an adjoining 6 acres, of which approximately 4.2 acres are grass that the owners advised has been cut for hay in recent years, and 1.8 acres are woodland which the owners advised that the majority was planted with broadleaved trees in 1994.</p>
<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>The majority of the ceilings are lined with plasterboard. The sun room ceiling is pine lined.</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 majority of the internal walls are lined with plasterboard. Parts of the sun-room internal walls are pine lined and brick lined.</p>
<b>Floors including sub floors</b>	<p>The floors are concrete.</p> <p>At the time of the inspection, most floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited.</p> <p>It was not possible to gain access to the sub-floor area as there is no apparent means of access.</p> <p>Fixed floor coverings include tiled floors in the vestibule, sun-room, bathroom and ensuite shower room.</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 wood unit doors and drawer fronts, wood-effect facings and 50mm polished granite worktops and granite upstand; the owners advised that the kitchen was re-fitted around 2003. There is an island of similar materials, which has drawers along one side and an overhanging worktop along the other to create a breakfast bar. Built-in electrical appliances include a microwave, dishwasher, larder fridge and extract hood above the cooker; the owners advised that the free standing Rangemaster cooker will remain. In addition there is a small shelved corner cupboard.</p> <p>The majority of the internal doors are flush wooden doors. Doors into the sun-room are timber framed glazed panel doors.</p>

# Single Survey

<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 Morso Squirrel multi-fuel stove in the sitting room. This is within a concrete block recess of a chimney breast that is faced on all sides with brickwork and has a tiled hearth and timber mantelpiece.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>The majority of the internal linings are painted plasterboard. Parts of the bathroom walls are tiled.</p>
<b>Cellars</b>	<p>There are no cellars.</p>
<b>Electricity</b>	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>The property is supplied with mains electricity.</p> <p>An underground mains cable is taken to an external meter box, inset into the front wall close to the main entrance, in which is a Smart meter.</p> <p>The main consumer unit is within a shelved kitchen corner cupboard and includes a main switch and fuses (which have a fuse wire running between two screws which will melt if there is a faulty circuit). There is a further small consumer unit within this cupboard, which includes a main switch and residual current device (a switch that trips a circuit under dangerous conditions and disconnects the electricity) and a circuit breaker for the photovoltaic panels.</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p> <p>There are 16 photovoltaic panels mounted on the roof of the west wing, which are orientated in a south-east direction and were installed in 2012. The panels convert thermal energy into electricity, have a gross output of 4.00 kilowatt peak power and are mounted at an elevation of 45 degrees. They are connected to the property's electricity supply and are connected to its meter allowing for the excess electricity to be fed into the grid under the Smart Export Guarantee for (the owners advise) a 25 year period. The inverter, which converts direct current electricity into alternating current electricity, is mounted within the roof space.</p>
<b>Gas</b>	<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 a private water supply from a well located on the property within the adjoining field. Close to the well is a small concrete block pump-house with a metal clad roof and timber linings door.</p> <p>The owners advised that: the supply is shared with 4 other residential users and the adjoining farmer also has rights to use the supply; that within the pump-house is a UV filter and a particle filter; that they charge the other users every quarter for a share of the electricity and maintenance costs of the common parts of the system.</p> <p>There is a plastic cold water tank in the west wing roof space, mounted on a timber platform and fitted with a lid. Within the roof space, near the tank is a further particle filter and a ph correction vessel. The pipework inspected within the house was a mix of copper and plastic.</p> <p>There are two bathrooms: (i) main bathroom - 3 piece suite, above the bath are tiled walls, an electric shower and a folding glazed screen; (ii) principal bedroom ensuite shower room - tiled cubicle with glazed side and sliding door, and mixer shower, w.c and hand basin.</p> <p>There is a w.c off the utility room which has a w.c and small corner hand basin.</p> <p>In the kitchen is a stainless steel sink inset into the granite worktop.</p>
<p><b>Heating and hot water</b></p>	<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 Rhino condensing model C26 boiler, floor mounted in the utility room and fitted with a balanced flue through the roof. Oil is supplied from a stainless steel tank enclosed within a concrete block enclosure in a rear corner of the garage that is fitted with a metal door.</p> <p>The heating system is a wet system, via modern panel radiators. It is controlled by a programmer in the utility room, by a room thermostat in the vestibule and by thermostatically controlled valves fitted to the radiators. The owners advised that they have renewed all heating pipework with plastic pipes and all radiators.</p> <p>In addition, the bathroom has electric underfloor heating.</p> <p>There is a 900mm x 450mm foam insulated indirect copper hot water cylinder in a bathroom cupboard, which has a capacity of 117 litres and is fitted with a cylinder thermostat. The water is primarily heated by the central heating boiler, controlled by its programmer and is supplemented by an electric immersion heater.</p>

<b>Drainage</b>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is to a septic tank located on the property within the adjoining field, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch. The owners advised that they have installed a new plastic septic tank and drainage system.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</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 circulation areas and sun-room; a heat detector in the kitchen; a carbon monoxide detector in the utility room.</p>
<b>Any additional limits to inspection</b>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</b></p> <p><b>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b></p> <p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p>



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



### Dampness, rot and infestation

Repair category	1
Notes	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.</p> <p>Signs of historic wood-boring insect activity were found to be affecting most of the visible roof timbers inspected. Two trusses within the west wing roof space have been strengthened with spliced sections of timber - this was undertaken by the present owners to support trusses which had become weakened from historic wood-worm attack.</p> <p>Given this finding and the age of the roof timbers, it is recommended that a new owner have the roof space inspected at a change of ownership by a reputable Timber &amp; Damp Specialist Firm with a view to determining whether there is any live infestation or other defects including possible penetrating dampness or timber decay.</p>



### Chimney stacks

Repair category	1
Notes	From a ground level inspection of the chimney, no significant defects were noted. It appeared that a render crack to one side of the stack has been repaired in the past.



## Roofing including roof space

<b>Repair category</b>	2
<b>Notes</b>	<p>Some minor deterioration was noted to corners and edges of some of the timber facias and soffits. Parts of the roof have moss growth on them, which would be best removed without damaging the surface of the tiles. The presence of historic wood-worm activity to the roof timbers inspected has been described above in the Dampness, rot and infestation section.</p> <p>Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof tiles, metal flashings and valleys, timber facias and soffits, and roof cement work.</p> <p>Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50/60 years according to the Building Research Establishment. Life expectancy will often depend on weathering and damage from the prevailing weather. A roofing contractor will be able to advise on life expectancy and repair/replacement costs.</p> <p>The owners advised that the flat section of felt roof, above the sun-room, was renewed around 20 years ago. It was not possible to inspect this area of the roof from ground level, but no sign of leakage was evident. However, flat felt roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p>



## Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the rainwater system.</p> <p>No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes.</p>



## Main walls

<b>Repair category</b>	1
<b>Notes</b>	<p>Some minor cracks, loose sections and deterioration was noted to the pointing of the gable wall of the west wing; it is recommended that this wall is inspected by a reputable mason to assess its condition and whether repair is currently required.</p> <p>Elsewhere, a number of fine cracks through the stonework pointing were noted, though they did not appear to be of structural significance or to require remedial work at the present time.</p>



## Windows, external doors and joinery

<b>Repair category</b>	2
<b>Notes</b>	<p>A number of the window casements have internal condensation; the owners advised that they have replaced some of the casements. Some minor deterioration was noted to the beading and cill of the sitting room gable window, in respect of which the owners advised they have instructed a joiner to repair this</p>



## Windows, external doors and joinery

<b>Repair category</b>	2
<b>Notes</b>	<p>window.</p> <p>The windows are the original fittings and therefore 40 years old; they are of an age where a degree of ongoing maintenance should be anticipated to their joinery, sealed units and opening mechanisms.</p>



## External decorations

<b>Repair category</b>	1
<b>Notes</b>	The decoration of the external joinery was found to be in good condition.



## Conservatories/porches

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



## Communal areas

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



## Garages and permanent outbuildings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the double garage/workshop. The base of the timber frame of the metal up and over door has deteriorated.



## Outside areas and boundaries

<b>Repair category</b>	1
<b>Notes</b>	<p>The house grounds have been well maintained and were found to be in a neat and tidy condition.</p> <p>The cypress hedge along part of the boundary with the adjoining residential property is tall and occupies a considerable area widthwise; a new owner should give consideration to trimming and/or lopping, or removing this hedge, as the larger it gets the more costly it will be to maintain or remove.</p>



## Ceilings

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



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the internal wall linings. The stability of the wall linings 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>	<p>The kitchen fittings were found to be in good condition. No assessment has been made on the condition of the built-in electrical appliances.</p> <p>The skirtings, facings and internal doors were found to be generally consistent with what is to be expected of a property of this age and type.</p>



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the chimney breast and stove. No assessment has been made on the operation of the stove and whether its flue is adequately lined.



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	The internal decoration was found to be good condition with minor wear and tear markings.



## Cellars

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



## Electricity

<b>Repair category</b>	2
<b>Notes</b>	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>Much of the electrical installation is likely to date from the conversion and be 40 years old. It does not incorporate miniature circuit breakers. It is recommended that a new owner have the installation checked over and tested by a Registered Electrical Engineer and that any recommendations made with regard to upgrading and the safety of the installation be carried out.</p> <p>No assessment has been made on the condition and operation of the photovoltaic panels.</p> <p>The owners advised that the linked smoke alarms and heat detector were fitted by a qualified electrician in 2024 to meet the new alarm standards.</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>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The water pump and treatment plant will require to be regularly maintained and</p>



## Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>serviced.</p> <p>The sanitary fittings in the two bathrooms and w.c were found to be in good condition.</p> <p>Concealed areas around baths and shower trays cannot be inspected; water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>



## Heating and hot water

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected.</p> <p>The central heating boiler and system (including the oil tank), should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p> <p>The metal oil tank is within a concrete block enclosure within the garage and could not be inspected. It is recommended that a new owner seek the advice of a central heating engineer on this is a satisfactory position for the tank, in terms of fire safety.</p>



## Drainage

Repair category	1
Notes	<p>No problems with the drainage were visible during the inspection.</p> <p>No assessment has been made on the size, capacity, condition and operation of the drainage system.</p> <p>The owners advised that the septic tank has been emptied every 2-3 years, most recently in March 2025, when the waste drain to the tank was also checked and investigated by camera. It is likely that the 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	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	1
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	2
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.

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

## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

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

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

In respect of the private water supply, it is assumed that: a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

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

The status of the tarred access road from the B9170 to the property should be confirmed and whether it is an adopted road.

It is understood that five other parties have rights to use the property's water supply.

### Estimated reinstatement cost for insurance purposes

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised.

£680,000 (Six Hundred and Eighty Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic, the war in Ukraine and world-wide trade upheavals. It is recommended that this figure be regularly updated to ensure that there is adequate cover or alternatively seek specialist advice from your insurer.

### Valuation and market comments

In its present condition, it is our opinion that the market value of the heritable interest in the property with the benefit of vacant possession and as at the date of our inspection, is:

£340,000 (Three Hundred and Forty Thousand Pounds)

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

**Signed**

Security Print Code [523037 = 3752 ]  
Electronically signed

**Report author**

David Silcocks

# Single Survey

<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>	12th June 2025

# Mortgage Valuation Report



## Property Address

Address Pinewood, Auchencrieve, Methlick, Ellon, AB41 7DJ  
Seller's Name Mr and Mrs Bevan  
Date of Inspection 30th May 2025

## Property Details

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

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

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?

☐ Yes ☒ No

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

Approximate Year of Construction

## Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £  Unexpired years

## Accommodation

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

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)

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

## Garage / Parking / Outbuildings

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

### Permanent outbuildings:

There is a double garage/workshop adjoining the house which has an internal floor area of 36 square metres.

# Mortgage Valuation Report

## Construction

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

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

## Special Risks

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

## Service Connection

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

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

Brief description of Central Heating:

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

## Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

☐ Rights of way ☐ Shared drives / access ☐ Garage or other amenities on separate site ☒ Shared service connections  
☒ Agricultural land included with property ☐ Ill-defined boundaries ☐ Other (specify in General Remarks)

## Location

☐ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Mainly commercial  
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☒ Other (specify in General Remarks)

## Planning Issues

Has the property been extended / converted / altered? ☒ Yes ☐ No

If Yes provide details in General Remarks.

## Roads

☐ Made up road ☐ Unmade road ☐ Partly completed new road ☐ Pedestrian access only ☒ Adopted ☐ Unadopted

# Mortgage Valuation Report

## General Remarks

The property lies in a rural setting and is one of a cluster of five residential properties. It is adjoined along its north-east side by a narrow tarred public road, on its south-east side by the grounds of a residential property called Wilson's Croft and is otherwise adjoined by agricultural land. Access to the property is from the B9170 Methlick - New Deer road along 1,000 metres of this single track tarred road.

The property is located 1 mile from the rural village of Methlick (population 550), which has a primary school and a convenience store and 10 miles from Ellon (population 10,000). It is understood that the property lies within the catchment for Meldrum Academy, 9 miles away. Major regional centres of population include Inverurie (population 14,500) - 14 miles and Aberdeen 23 miles.

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

Signs of historic wood-boring insect activity were found to be affecting most of the visible roof timbers inspected. Two trusses within the west wing roof space have been strengthened with spliced sections of timber - this was undertaken by the present owners to support trusses which had become weakened from historic wood-worm attack. Given this finding and the age of the roof timbers, it is recommended that a new owner have the roof space inspected at a change of ownership by a reputable Timber & Damp Specialist Firm with a view to determining whether there is any live infestation or other defects including possible penetrating dampness or timber decay.

In respect of the private water supply, it is assumed that: a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

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

The status of the tarred access road from the B9170 to the property should be confirmed and whether it is an adopted road.

It is understood that five other parties have rights to use the water supply.

Significant factors which may be relevant to the market value of the property include: within commuting distance of Ellon, Inverurie and Aberdeen; attractive rural setting at the edge of a small cluster of residential properties; 40 year old steading conversion with 6 habitable rooms, including 2 substantial living rooms, 2 bathrooms and an internal floor area of 169 square metres; whilst no significant defects were noted to the property some upgrading of parts of the electrical installation may be required and future expenditure is likely to be required on the windows, the felt section of roof over the sun-room and elements of the tiled roof; its internal fittings are modern and in good condition (kitchen and 2 bathrooms); it includes an adjoining 6 acres of part grass and part woodland which offer multi-use options.

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

# Mortgage Valuation Report

## Essential Repairs

No essential repairs are required to the property.

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

## Comment on Mortgageability

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

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

## Valuations

Market value in present condition £  340,000  
Market value on completion of essential repairs £   
Insurance reinstatement value £  680,000  
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)  
Is a reinspection necessary? ☐ Yes ☒ No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £   
Is the property in an area where there is a steady demand for rented accommodation of this type? ☐ Yes ☐ No



# Mortgage Valuation Report

## Declaration

Signed	Security Print Code [523037 = 3752 ] 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	12th June 2025