Single Survey

Survey report on:

Property Address	Lindholme 129 Wellington Road Aberdeen AB12 3BB
Customer	Green Pastures CBS Ltd & Mr A Cunningham
Date of Inspection	02/05/2024
Prepared by	Paul Delaney Harvey Donaldson & Gibson Chartered Surveyors

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TERMS AND CONDITIONS

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 will have sufficient current local knowledge of the particular market to competently survey, value and report upon Residential Property. [1]

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

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Harvey Donaldson & Gibson is part of the Connells Group. In Scotland, the Connells Group also own Slater Hogg & Howison, Countrywide North and Allen & Harris. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected. A full list of the Connells group brands is available on https://www.connellsgroup.co.uk/our-group/our-brands/. Harvey Donaldson & Gibson is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all their applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Rebecca Freeman FRICS, contact 01332 813096.

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.

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

[1] Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Codes of Conduct

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

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.

2.3.1 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.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property comprises a detached 1.5 storey detached building. The property was most recently used as a guest house/hostel, however it is understood the property is no longer in this use.
Accommodation	GROUND FLOOR: Entrance Vestibule, inner Hallway, Living room, Kitchen, 5 Bedrooms and 2 Shower rooms. UPPER LEVEL: Landing, 6 Bedrooms and 5 Shower rooms.
Gross internal floor area (sqm)	245sqm approximately.
Neighbourhood and location	The property is situated in an established mixed location lying around 2 miles south of Aberdeen city centre. The property forms part of cluster of residential property with surrounding property comprising mixed commercial retail, car sales showroom and light industrial units. The location is convenient for local amenities and is situated on a main arterial road (A956) leading into Aberdeen city.
Age	44 years approximately. The property has been extended since the original construction.
Weather	At the time of the inspection the weather conditions were dry and overcast. The report should be read in this context.

Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** The chimney stack is of a brick/block construction, roughcast externally and with metal or cement flashings. The chimney stack could only be seen from a distance, from ground level and some sections were hidden from view.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **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. 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. 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.** The roof over the original property is pitched and tiled, with half round concrete ridge tiles bedded in cement and cement verges. There are flat felt roof coverings over the front box dormer, with hanging tile elevations. The roof over the rear extension is of a pitched and hipped design, clad with tiles and with concrete ridge and hip tiles bedded in cement or clipped in position. The roof space has been developed into habitable accommodation. There is a shallow ceiling section which was inspected through a ceiling hatch within an upper level bedroom. A limited head and shoulders inspection provided access to this roof space, which comprises a timber frame roof structure, with timber sarking and limited glasswool insulation. An eaves space to the north gable has been floored and lined.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** **It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.** The rainwater goods are formed in uPVC materials.

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 a cavity concrete blockwork construction, roughcast externally. There are sections of pointed blockwork and timber weatherboard finishes. There is a traditional damp proof course incorporated into the wall construction. There is provision for sub-floor ventilation via air vents to lower walls.

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 of uPVC framed and double glazed design. There are Velux style units to the rear extension. The front, side and rear entrance doors are of uPVC framed and double glazed design. There are timber fascias and soffits to rooflines.

External decorations	**Visually inspected.** The external decorations comprise painted or uPVC finishes.

Conservatories / porches	None

Communal areas	None

Garages and permanent outbuildings	None

Outside areas and boundaries	**Visually inspected.** There are garden grounds to the front and rear, with connecting paths to the side. To the front of the property, the area is mainly mono-block surfaced to provide an off road parking area. The boundary is defined by a pointed stone wall. To the rear, the garden ground is laid to lawn, with planted sections and slabbed paths. Where seen, the rear boundary is defined by a stone or blockwork wall.

Ceilings	**Visually Inspected from floor level.** Ceilings throughout the property are of plasterboard materials.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls are of a plaster finish.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** **Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.** **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.** **A number of the rooms have fully fitted floor coverings which partially restricted the scope of our inspection.** Flooring to the original part of the property at ground and upper levels is of suspended timber construction, overlaid with timber floorboards. Flooring to the rear extension is of solid concrete. There are fitted floor coverings installed. There is no accessible sub-floor void.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The internal joinery finishes are of timber. The internal doors are of timber framed and glazed or timber framed design. The kitchen is fitted with a range of floor standing and wall mounted units. There is a timber staircase which leads from the ground floor entrance vestibule to the upper level landing.

Chimney breasts and fireplaces	None

Internal decorations	**Visually inspected.** The internal decorations comprise painted, tiled or laminate sheet finishes. There are some textured paint finishes.

Cellars	None

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.** Mains electricity supply. The electricity meter and consumer unit are wall mounted and boxed in the entrance vestibule. Visible wiring is of PVC coated cabling with 13amp sockets.

Gas	**Accessible parts of the system 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.** Mains gas supply. The gas meter is in an external box.

Water, plumbing and bathroom fittings	**Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation. No fitments were tested or turned on.** Mains water supply. The various shower rooms each comprise of a shower compartment with shower, WC and wash hand basin. There is a 1.5 bowl stainless steel sink unit with drainer in the kitchen. All visible pipework is formed in copper or uPVC materials.

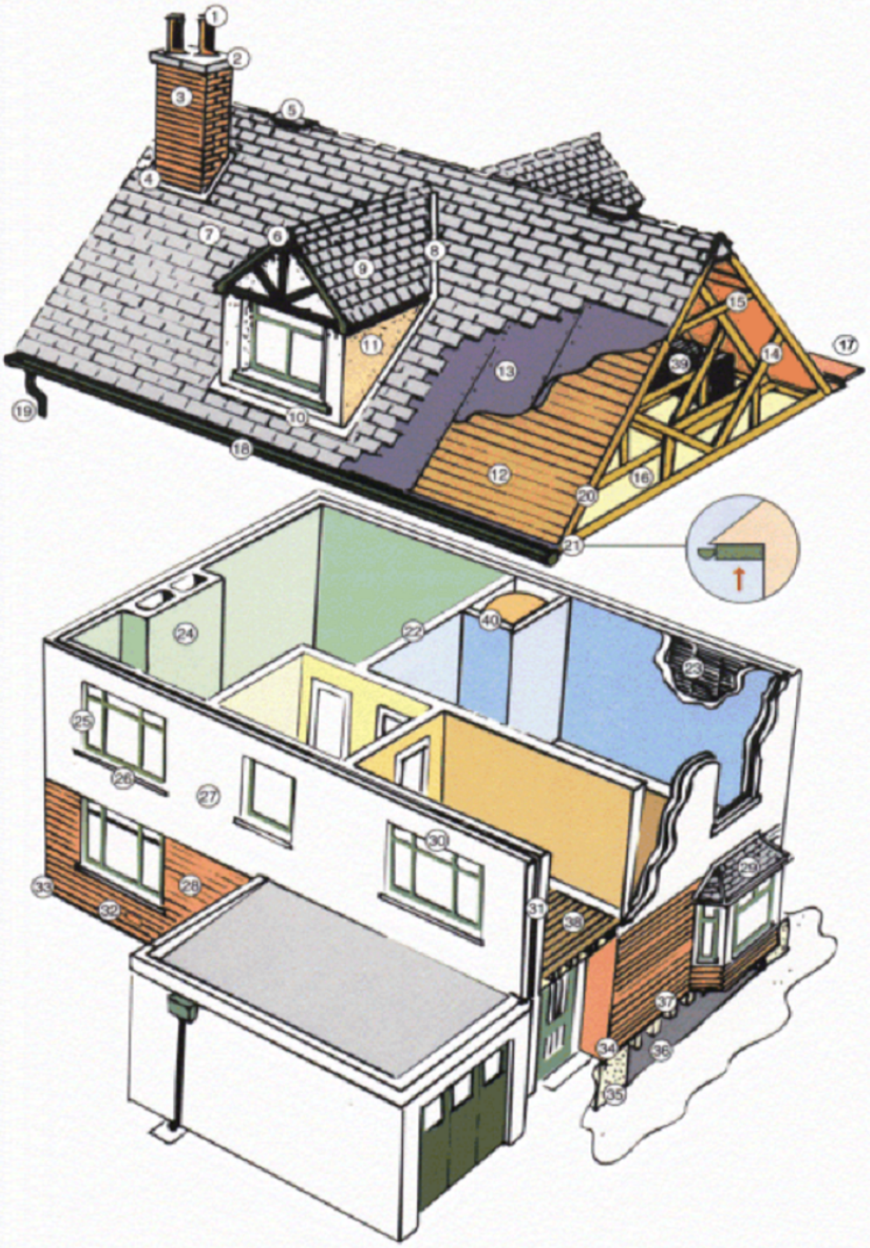
Heading and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** There is a gas fired Worcester Greenstar 40CDi central heating boiler, installed in the kitchen. This boiler supplies steel panel radiators and also provides the domestic hot water. There is a hot water tank installed to the ground floor.

Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Mains drainage is understood to be connected.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** The property has smoke detection devices installed. Carbon monoxide alarms have been installed. Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Purchasers should satisfy themselves with regards to compliance.

Any additional limits to inspection	The property was inspected within the limits imposed by closely nailed and fixed fitted carpeting, floor coverings. It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects. No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out. Some sections of roof covering could not be seen due to site boundaries. It was dry on the date of inspection. Leakage and water penetration may only be visible to building components such as roof spaces, rainwater goods, around chimney breasts, window openings, etc. These are sometimes only visible during or immediately after, adverse weather conditions. Similarly, sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported and you have concerns you should engage a qualified asbestos surveyor.

Sectional Diagram showing elements of a typical house



① Chimney pots
② Coping stone
③ Chimney head
④ Flashing
⑤ Ridge ventilation
⑥ Ridge board
⑦ Slates / tiles
⑧ Valley guttering
⑨ Dormer projection
⑩ Dormer flashing
⑪ Dormer cheeks
⑫ Sarking
⑬ Roof felt
⑭ Trusses
⑮ Collar
⑯ Insulation
⑰ Parapet gutter
⑱ Eaves guttering
⑲ Rainwater downpipe
⑳ Verge boards /skews
㉑ Soffit boards
㉒ Partition wall
㉓ Lath / plaster
㉔ Chimney breast
㉕ Window pointing
㉖ Window sills
㉗ Rendering
㉘ Brickwork / pointing
㉙ Bay window projection
㉚ Lintels
㉛ Cavity walls / wall ties
㉜ Subfloor ventilator
㉝ Damp proof course
㉞ Base course
㉟ Foundations
㊱ Solum
㊲ Floor joists
㊳ Floorboards
㊴ Water tank
㊵ Hot water tank

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.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

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

Structural movement	
Repair category:	1
Notes	No obvious evidence of movement was noted from within the limitations of the inspection.

Dampness, rot and infestation	
Repair category:	2
Notes	There are areas of dampness noted to lower walls to the ground floor accommodation. In the roof space, there are some areas of condensation staining noted to roof timbers. A timber and damp specialist can inspect and advise on necessary repairs, with any remedial works carried out to guaranteed standards.

Chimney stacks	
Repair category:	2
Notes	There are some areas of cracked cement work and general weathering noted. Ongoing maintenance should be anticipated and a building contractor can advise.

Roofing including roof space	
Repair category:	2
Notes	Concrete roof tiles are typically guaranteed for 30 years but have a reasonable life expectation of around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable roofing contractor can advise further on repairs or life expectancy. From a ground level inspection, there are areas of cracked and weathered cement pointing and weathering to roof tiles. The flat roof coverings will have a limited life expectancy and can fail without warning. Ongoing maintenance will be required. In the roof space, there are some areas of condensation noted. There is limited insulation in the roof space.

Rainwater fittings	
Repair category:	1
Notes	No significant disrepair was noted to the rainwater goods, from within the limitations of the inspection. Allowing leaves, moss, and other debris to accumulate and create blockages is one of the most frequent causes of gutter-related issues. Regular clearance and ongoing maintenance should be expected.

Main walls	
Repair category:	2
Notes	There are areas of cracked and weathered roughcast noted. There is some weathering to the timber weatherboard cladding. Cracking was noted through a number of concrete window sills, with the reinforcement exposed. Repairs/replacement are required.

Windows, external doors and joinery	
Repair category:	2
Notes	The rear French doors are stiff to open and close and will require adjustment. Some sections of external timbers are weathered. Some finishes to rooflines may contain traces of asbestos materials and if any works are required, further specialist advice should be obtained. The Velux style units could not be tested.

External decorations	
Repair category:	1
Notes	The external paintwork finishes are in reasonable condition but are beginning to deteriorate. Ongoing maintenance will be required.

Conservatories / porches	
Repair category:	
Notes	Not applicable

Communal areas	
Repair category:	
Notes	Not applicable

Garages and permanent outbuildings	
Repair category:	
Notes	Not applicable

Outside areas and boundaries	
Repair category:	2
Notes	Some sections of garden ground are overgrown and will require attention. There are areas of cracked and uneven boundary wall, with some sections weathered and spalling. There is some cracks and general weathering noted to the front access ramp. Ongoing maintenance will be required.

Ceilings	
Repair category:	2
Notes	There are areas of cracked and uneven plasterwork noted. There is some staining noted to the kitchen ceiling and further investigation and repair is required. There are some areas of condensation noted which can be alleviated through improved heating and ventilation.

Internal walls	
Repair category:	2
Notes	There are some areas of cracked and uneven plasterwork noted. Some fixing holes were noted through plaster finishes. Please also see section on 'Dampness, rot and infestation.'

Floors including sub floors	
Repair category:	1
Notes	No obvious significant defects were noted to flooring, from within the limitations of the inspection and in particular fitted floor coverings.

Internal joinery and kitchen fittings	
Repair category:	2
Notes	Internal joinery is of mixed design and vintage, and although worn in some areas, appears generally serviceable. Timberwork, door ironmongery, etc have all suffered wear and deterioration, consistent with age. The glazing in vulnerable positions is not kitemarked as toughened glass. This can be considered to be a Health and Safety risk. Items of internal joinery, including internal doors, are out of alignment and require adjustment.

Chimney breast and fire places	
Repair category:	
Notes	Not applicable

Internal decorations	
Repair category:	1
Notes	Internal decorations show evidence of wear and tear. Some textured paint finishes may contain traces of asbestos materials and should any works be required, further specialist advice should be obtained.

Cellars	
Repair category:	
Notes	Not applicable

Electricity	
Repair category:	1
Notes	It is likely that only the most recently rewired properties will have electrical installations that fully comply with current regulations. The installation in this property appears relatively modern. As the property is over 10 years old, it would be prudent to have the electrical system tested. Thereafter it is recommended good practice that all electrical installations should be checked periodically, approximately every five years or when a property changes hands. This should be regarded as a routine safety and maintenance check.

Gas	
Repair category:	1
Notes	All gas supplies and appliances should be tested and thereafter maintained by a Gas Safe registered contractor on an annual basis. This should be regarded as a routine maintenance and safety check.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes	It is essential that all wall linings, tile grout, seals, etc are maintained in good condition. Failure to do so can lead to concealed defects behind wall finishes, and below the shower trays.

Heating and hot water	
Repair category:	1
Notes	No obvious significant defects were noted to the heating system or hot water system, although these have not been tested. It is recommended good practice that boilers are serviced on an annual basis by an appropriately qualified person. The boiler's service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by an appropriately qualified person. Some staining was noted to the base of the hot water tank, however, this tested dry and may be historic. This should be monitored when the system is in use.

Drainage	
Repair category:	1
Notes	No obvious significant defects were noted to the drainage system, within the limitations of the inspection.

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 comments above for detailed information.

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

Category 3	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	2
Repairs or replacement requiring future attention, but estimates are still advised.	

Category 1	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
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

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 re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

The tenure is understood to be Outright Ownership.

In line with our normal practice, 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 by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

The property has most recently been used as a Guest House/Hostel and is registered on the Scottish Assessors Website with a rateable value. The seller advised that the property is no longer used in this capacity and any applicable licensing has expired. Our valuation is based upon the property classified as a residential property, with residential use class consent. No value has been attributed to any commercial use and checks should be made with the Local Authority in relation to residential use class consent and any required change of use requirements. Our valuation also assumes that any change of use will not require significant expense and will be readily attainable without any unduly onerous conditions.

Where defects or repairs have been identified within this report, or where access was not possible to significant parts of the structure, it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractors advice and estimates must 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.

Rights of access, land ownership and maintenance liabilities around the property should be confirmed through an inspection of the Title Deeds.

At the time of the inspection, it was noted that a site to the rear of the property has been cleared with the former unit demolished. We are not aware of the current or future proposed use of this cleared site and checks should be made with the Local Authority. Our valuation is at date of inspection and assumes that the use of this site will not have a detrimental impact on this property.

The property has been altered and extended to form the current layout. It is assumed that all necessary Local Authority and other consents have been obtained for the works and that the appropriate documentation including Building Warrants and Completion Certificates issued. If any works did not require consent then it is assumed that they meet the standards required by the Building Regulations or are exempt.

Estimated re-instatement cost (£) for insurance purposes

The estimated reinstatement cost for insurance purposes is £700,000 (Seven Hundred Thousand Pounds).

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

It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your insurer.

Valuation (£) and market comments

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 02/05/2024 is £340,000 (Three Hundred and Forty Thousand Pounds).

Please also see section 'Matters for a solicitor or licensed conveyancer'.

At the time of the inspection, the local property market appeared to be performing adequately, having regard to the supply of property available for sale.

Report author:	Paul Delaney
Company:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Rubislaw Den House 23 Rubislaw Den North Aberdeen AB15 4AL
Electronically Signed By:	Paul Delaney
Date of report:	06/05/2024

Mortgage Valuation Report

CASE DETAILS

Seller Name(s):	Green Pastures CBS Ltd and Mr A Cunningham.		
Property Address:	Lindholme 129 Wellington Road		
Town:	Aberdeen	County	
Postcode:	AB12 3BB		
Date of Inspection (dd/mm/yyyy):	02/05/2024		

PROPERTY DETAILS

Property Type:	House				
Property Style:	Detached				
Was the property built for the public sector?	No				
For Flats and Maisonettes:		Floor the Property is on:		Number of Floors in the Block:	
Number of Units in the Block:		Does the Block have a Lift?			

TENURE

Tenure	Absolute Ownership		
If leasehold:			
Unexpired term (Years):		Ground Rent (pa):	£

ACCOMODATION

No. of Living Room(s):	2	No. of Bedroom(s):	10	No. of Kitchen(s):	1
No. of Bathroom(s):	6	No. of WC(s):	6	No. of Other room(s):	0
Description of Other room(s) :					
Floor Area (m²):	245	Floor Area type:	Internal		

GARAGES & OUTBUILDINGS

Garages:	None
Permanent Outbuildings:	None

CONSTRUCTION

Wall Construction:	Cavity block/roughcast		
Roof Construction:	Pitched and tiled		
Approximate Year of Construction:	1980	Any evidence of alterations or extensions?	Yes
Alterations / Extensions details:	The property has been altered/extended with an internal reconfiguration of the habitable space. Our valuation assumes these works have been carried out with all necessary consents. Legal advisors to confirm.		

RISKS

Is there evidence of movement to the property?	No	If Yes, does this appear longstanding?	
Are there any other risk matters?	No		
If yes to any of the above, please provide details:			

SERVICES

Electricity:	Mains	Gas:	Mains	Water:	Mains
Central Heating:	Full	Drainage:	Mains		
Provide comments:	Gas fired boiler to radiators.				

LEGAL MATTERS

Are there any apparently legal issues to be verified by the conveyancer?	Yes
If yes, please provide details:	Development Works in Proximity to the rear of the property. The conveyancer should obtain details. Our valuation assumes that the property is not adversely affected.

LOCATION

Location details:	The property is situated in an established mixed location lying around 2 miles south of Aberdeen city centre. The property forms part of cluster of residential property with surrounding property comprising mixed commercial retail, car sales showroom and light industrial units. The location is convenient for local amenities and is situated on a main arterial road (A956) leading into Aberdeen city.

ROADS

Road description:	The roads have been made up and are assumed to be adopted.

GENERAL REMARKS

The general condition of the building is considered adequate for mortgage purposes.

ESSENTIAL REPAIRS

None

MORTGAGEABILITY REMARKS

The property provides suitable security for mortgage purposes, however, this will be subject to individual mortgage lender criteria.

Please also see section 'Matters for a solicitor or licensed conveyancer' with regards to use class designation.

VALUATION

Market Value in present condition:			£ 340000
Market Value after essential repairs:			£
Insurance reinstatement value:			£ 700000
Retention required?	No	Retention amount:	£
Are repairs required?	No	Estimated cost of repairs:	£

DECLARATION

Surveyor's Name	Paul Delaney	Surveyor's Qualifications	MRICS	Report Date (dd/mm/yyyy):	06/05/2024
Company Name	Harvey Donaldson & Gibson Chartered Surveyors	Address	Rubislaw Den House 23 Rubislaw Den North Aberdeen AB15 4AL		
Telephone Number	01414321640	Email Address	Https://homereportscotland.scot/		

Surveyor's Signature