



Home Report

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Scottish Single Survey



Springbok
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Single Survey

survey report on:

Property address	Albney Croft Craigellie Fraserburgh AB43 8XS
Customer	
Customer address	Albney Croft Craigellie Fraserburgh AB43 8XS
Prepared by	Shepherd Chartered Surveyors
Date of inspection	22/07/2025



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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 Property¹.

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

☐ X

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report².

1.6 INTELLECTUAL PROPERTY

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

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use

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communal grounds, parking areas, and other facilities;

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

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

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

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



1. Information and scope of inspection

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

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

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

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

Description	A traditional style, single storey and attic, detached cottage type dwellinghouse, together with outbuildings and agricultural land.
Accommodation	Ground Floor - Front sun porch, inner hallway, dining kitchen, lounge, two bedrooms, rear hall with porch off, and shower room with w.c. Attic Floor -Two bedrooms.
Gross internal floor area (m²)	121 square metres or thereby.
Neighbourhood and location	The subjects are situated within a quiet rural location adjoining a minor public road, approximately five miles south-east of Fraserburgh. Surrounding land is generally in agricultural use and adequate local amenities can be found within easy commuting distance.
Age	Originally built around 1900, or before, with subsequent additions to the front, side and rear, including conversion of an attached former outbuilding to provide additional accommodation in fairly recent years.
Weather	Overcast and showery.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are two chimney stacks, of pointed stone construction, with clay chimney pots and having cement mortar skewes around the chimney heads. The chimneys were inspected from ground level only.

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. The roofs are mainly of pitched timber clad with slates, with tiled ridges and metal lined valleys at intersections in the roof slopes. In addition, there are flat fibreglass clad roof sections to the front and rear. A very limited inspection of the roof space over the main part of the property was carried out from small wall hatches into the front and rear eaves off one of the attic rooms. Inspection was restricted due to limited accessibility. Most of the roof structure was unseen.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Rainwater fittings comprise plain style, round section, pvc gutters and downpipes.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are of solid stone construction, externally pointed. Extension walls are of solid concrete block, externally rendered. There are concrete footings to the base of some walls to the original part of the property, which may be indicative of past structural repair in the form of underpinning.

Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. The windows are mainly of pvc framed construction, of mixed age, all equipped with sealed unit double glazing. In addition, there are double glazed timber velux style windows, and metal framed skylight windows within property. The front entrance door is of pvc construction, with double glazed upper panel. There are two external doors off the rear porch, of timber construction. There is a double glazed pvc framed door to the rear of the kitchen. Not all windows/doors were opened or tested in operation.
External decorations	There is no requirement for external decoration to the house.
Conservatories / porches	Visually inspected. There is a large sun porch built on to the front of the house, of rendered block wall construction, with flat fibreglass clad roof. There is a small porch built on to the rear, of unrendered block wall construction, with profiled metal clad roof.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	Visually inspected. There are two large storage sheds located at the rear of the house, of steel and timber frame construction, clad with profiled metal and corrugated asbestos sheeting, with profiled metal clad roofs.

Outside areas and boundaries	Visually inspected. The subjects are contained within a gently sloping site, with garden ground in the vicinity of the house, and adjoining agricultural land. The site is mainly in grass. There are several large mature trees within the site. Site boundaries, where seen, are defined mainly by basic post and wire fencing, and partly by low-level concrete block walls. It is understood that the site extends in total to around 6.5 acres or thereby, although not measured by us. Confirmation as to the extent of the site and the definition of boundaries should be ascertained from the Title Deeds. No detailed site inspection or investigation was carried out by us and we are unable to comment on soil conditions, land drainage, boundary fencing, etc. An inspection for Japanese Knotweed was not carried out. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or on neighbouring properties.
Ceilings	Visually inspected from floor level. Ceilings appeared to be partly of the original timber lath and plaster, and partly plasterboard lined. There are unlined ceilings within the rear hallway and porch. There are coombed ceilings within the attic accommodation.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls and partitions appeared to be partly of the original timber lath and plaster, and partly plasterboard lined. There is aqua-panelling to walls in the shower room.

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Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. The flooring is partly of suspended timber laid in tongue and groove boarding, and partly of solid concrete. Inspection of the flooring was considerably restricted due to fixed and fitted floor coverings and furniture to most areas. We were unable to locate any hatches or loose floorboards to gain access to the sub-floor area and accordingly the underfloor timbers were unseen and we are unable to comment on their condition.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Internal doors are of traditional style timber pressed panel and timber flush panel construction. Skirtings and door facings appeared to be hardwood and softwood. A fairly steep and narrow timber staircase with timber handrail provides access to the upper floor accommodation. The kitchen, re-fitted in recent years, is equipped with a range of wall, base and larder units, worktop surfacing, plastic sink unit and drainer, and integral dishwasher.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is a traditional style wood burning stove recessed into a chimney breast in the lounge, with timber fire surround. The stove was not in use at the time of inspection. Chimney breasts elsewhere within the property had been boarded over and are no longer in use.
Internal decorations	Visually inspected. Internal walls and ceilings are painted and/or papered. Joinery timbers are painted throughout.

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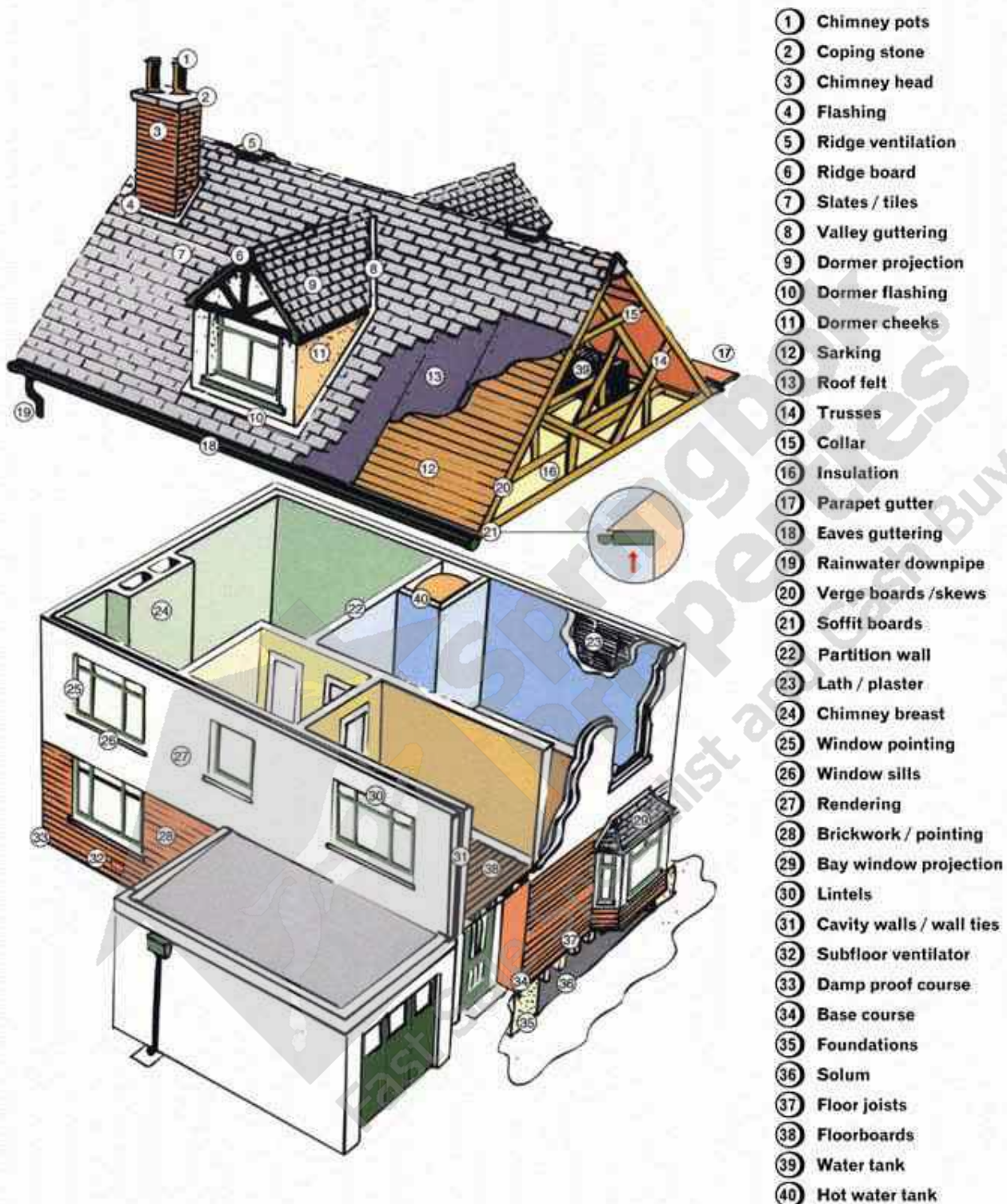
Cellars	There are no cellars.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. A mains supply of electricity is laid on to the property. The electric meter is contained within an external box attached to the back wall of the house. The fusebox, incorporating residual circuit breakers, is located within a cupboard on the attic floor landing. There is a distribution of 13 amp socket outlets throughout the main accommodation. A label attached to the fusebox indicates that the electrical installation was last checked by an electrical contractor in 2019 and it is assumed relevant Certification to this effect is available, although this should be confirmed.
Gas	There is no gas supply to the property.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. It is understood that a mains supply of water is laid on to the property, although this should be confirmed. The main stop-cock and rising main were unseen and their location should be ascertained by further investigation. The plumbing system, where seen, comprises copper supply pipes and pvc wastepipes. There is no requirement for a cold water storage tank within the property. The shower room, re-fitted in the past, is equipped with white three piece sanitary fittings and an electric instantaneous shower unit. Leakage can often occur around sanitary fittings causing deterioration to concealed areas which may only become apparent once the fittings are removed.

Heating and hot water	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Space heating is provided by an oil-fired central heating system. A free-standing "Worcester" condensing combi boiler located externally at the rear of the house, supplies pressed steel radiators throughout the main accommodation, most of which are individually thermostatically controlled. There is a plastic oil storage tank located externally at the rear of the property. The heating was not in use at the time of inspection. The vendor advised that the heating system was last serviced in April, 2025. Hot water is also provided directly from the central heating boiler, with no requirement for a hot water storage cylinder within the property.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Drainage is understood to be connected to a septic tank located within the site, presumably with outfall to soakaway, the location of which is unclear. The exact nature and adequacy of the underground drainage installation could not be ascertained within the scope of our inspection.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.

Any additional limits to inspection	The property was furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. No access was available beneath sanitary or kitchen fittings. No access was available to any sub-floor areas. Only a very limited inspection of the roof timbers was possible. Woodwork or other parts of the structure that were covered, unexposed or inaccessible have not been inspected and we are therefore unable to confirm that any such part of the property is free from beetle, rot or other defects. Windows and external doors were not all fully opened or tested. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.
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Sectional Diagram showing elements of a typical house



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

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2. Condition

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

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

 Structural movement	
Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of our inspection. Concrete footings to the base of some walls to the original part of the property may be indicative of past structural repair in the form of underpinning.

 Dampness, rot and infestation	
Repair category	2
Notes	Traces of wood bore infestation were noted to timbers within the property. In the absence of valid guarantees for previous timber specialist treatment works, a reputable timber specialist should carry out a full and thorough inspection of all timbers within the property and provide estimates for any recommended remedial works. Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range. Damp staining was evident at a window opening in the ground floor front bedroom although affected areas were checked and found to be dry at the time of inspection. In view of the age of the property and as a precautionary measure, it is recommended that an inspection of the entire subjects, including exposure work, be carried out by a reputable timber and damp specialist, prior to purchase, having particular regard to woodworm and possible timber rot, with a view to advising on any repairs or remedial works deemed necessary in this respect.

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

 Roofing including roof space	
Repair category	2
Notes	Several loose, missing and dislodged roof slates were noted, together with cracked and defective sections of ridge and skew pointing. Slated roof coverings are of a type and age where a degree of regular, ongoing maintenance should be anticipated and more extensive overhaul work may be required in due course. Flat fibreglass sections of roofs are showing signs of weathering, consistent with age and type. Flat roof coverings typically have a limited lifespan and can be prone to unexpected leaks. Repair or replacement may be necessary in due course. An inspection of all roof coverings should be carried out by a competent roofing contractor, prior to purchase, with a view to implementing any necessary works. Roof timbers have been affected by woodworm, possibly requiring eradication treatment works by a specialist contractor, as referred to above.

 Rainwater fittings	
Repair category	1
Notes	Within the limitations of our inspection rainwater goods were seen to be free from significant defect. All rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.

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Main walls

Repair category	1
Notes	Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended.



Windows, external doors and joinery

Repair category	2
Notes	Some of the windows and the external doors are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms. Some double glazed units are defective having failed and allowed condensation to form between the panes. Repairs, including the replacement of defective units, will be required. Also, there is broken glazing to a window at the side of the lounge, requiring replacement. Windows and doors were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. It was noted that there are no external steps at the back door off the kitchen, contrary to current regulations and representing a potential safety hazard.



External decorations

Repair category	N/A
Notes	



Conservatories/porches

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted to the porches although a degree of ongoing maintenance and repair should be anticipated.

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Communal areas

Repair category	N/A
Notes	



Garages and permanent outbuildings

Repair category	2
Notes	Outbuildings are of a basic form of construction, likely to require a degree of ongoing maintenance and repair. Some claddings to the outbuildings are thought to be of a material with an asbestos content, and are of an old and weathered appearance, possibly requiring repair or replacement in due course. Asbestos materials, if damaged or disturbed, can be hazardous to health. Further specialist advice should be obtained prior to implementation of any works in this regard.



Outside areas and boundaries

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted to the outside areas and boundaries. Mature trees/vegetation within the grounds of the property will require future ongoing professional maintenance by an experienced contractor. Boundary walls and fences should be regularly checked and maintained as necessary. Ongoing maintenance and repair should be anticipated.



Ceilings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted. Original plasterwork will be susceptible to cracking and deterioration due to age. Textured coatings were noted to some ceilings. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only.

Single Survey



Internal walls

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted. Original plasterwork will be susceptible to cracking and deterioration due to age.



Floors including sub-floors

Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. Having regard to the age of the property, concealed underfloor timbers which are built into stonework and unprotected may be deteriorated due to damp absorption, although this could not be ascertained within the scope of our inspection. A precautionary check by a timber specialist would be prudent.



Internal joinery and kitchen fittings

Repair category	1
Notes	Internal joinery is generally serviceable however some wear and tear items were noted to internal doors/facings etc and future maintenance or upgrading should be anticipated.



Chimney breasts and fireplaces

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted. It is assumed that the stove in the lounge has been installed in accordance with manufacturer's recommendations for fluing and ventilation and has always utilised the correct type of fuel. The appliance has not been tested by ourselves and is therefore presumed in full, safe working order. The flue should be regularly swept. Ventilators should be fitted to disused chimney breasts to prevent a build-up of moisture therein.

Single Survey



Internal decorations

Repair category	1
Notes	The property is in reasonable decorative order. Redecorative works may be required in places to suit the purchaser's taste.



Cellars

Repair category	N/A
Notes	



Electricity

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted to the electrical installation. This is on the assumption that Certification is available confirming inspection by an electrical contractor in recent years. Such documentation should be obtained, checked and held for future reference purposes. The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.



Gas

Repair category	N/A
Notes	

 Water, plumbing and bathroom fittings	
Repair category	1
Notes	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas. The cold water rising main was not fully inspectable. Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.
 Heating and hot water	
Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system. The oil storage tank appeared improperly supported, contrary to current regulations and representing a potential hazard. Further advice in this regard can be obtained from a competent heating contractor.
 Drainage	
Repair category	1
Notes	We were unable to determine the position of the septic tank/private drainage system. The location of the septic tank/soakaway and legal access should be confirmed with the Title Deeds. It should also be confirmed that the drainage arrangements have SEPA consents.

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	2
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	N/A
Conservatories/porches	1
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/A
Electricity	1
Gas	N/A
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 and Attic			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	☒	No	☐
3. Is there a lift to the main entrance door of the property?	Yes	☐	No	☒
4. Are all door openings greater than 750mm?	Yes	☐	No	☒
5. Is there a toilet on the same level as the living room and kitchen?	Yes	☐	No	☒
6. Is there a toilet on the same level as a bedroom?	Yes	☐	No	☒
7. Are all rooms on the same level with no internal steps or stairs?	Yes	☐	No	☒
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes	☒	No	☐

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The property has been substantially altered and extended at various stages in the past, some in fairly recent years, including conversion of an attached former outbuilding to provide additional accommodation, and the formation of a new door opening to the rear elevation. It is assumed all alterations and additions to the property have been carried out with all necessary local authority approval and that relevant documentation, where required, is available. This should be confirmed.

Replacement windows have been installed in recent years. Any existing Guarantee documentation pertaining thereto should be obtained, checked and held for future reference purposes.

Any existing timber specialist Report and Guarantee documentation, if available, should be obtained, checked and held for future reference purposes.

Certification pertaining to inspection of the electrical installation by an electrical contractor in 2019, if available, should be obtained, checked and held for future reference purposes.

The subjects are contained within a large site, understood to extend in total to around 6.5 acres or thereby, although not measured by us. Confirmation as to the extent of the site and the definition of boundaries should be ascertained from the Title Deeds.

It is understood that a mains supply of water is laid on to the property and that drainage is to a septic tank located within the site. The nature and adequacy of all services should be fully ascertained by further investigation and appropriate testing carried out as necessary. Confirmation should be obtained that the septic tank has been registered with SEPA.

The road fronting the property is fully formed and, we assume, maintained by the local authority. This should be confirmed.

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

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than SEVEN HUNDRED AND FIFTY THOUSAND POUNDS STERLING (£750,000).

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

Single Survey

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of TWO HUNDRED AND FIFTY FIVE THOUSAND POUNDS STERLING (£255,000).

For the avoidance of doubt the above valuation includes for the dwellinghouse, outbuildings and land extending to 6.5 acres or thereby.

Signed	Alan V Kennedy Electronically signed :- 24/07/2025 09:27
Report author	Alan V Kennedy
Company name	J & E Shepherd Chartered Surveyors
Address	54 Broad Street Fraserburgh AB43 9AH
Date of report	22/07/2025

Mortgage Valuation Report



www.shepherd.co.uk

Property Address

Address Albney Croft, Craigellie, Fraserburgh, AB43 8XS
Seller's Name Fiona Richards
Date of Inspection 22/07/2025

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Other

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

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

Garage / Parking / Outbuildings

☐ Single garage ☐ Double garage ☒ Parking space ☐ No garage / garage space / parking space

Available on site? ☒ Yes ☐ No

Permanent outbuildings:

Two large storage sheds.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? ☒ Yes ☐ No

If Yes, is this recent or progressive? ☐ Yes ☒ No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☐ Yes ☒ No

If Yes to any of the above, provide details in General Remarks.

Service Connections

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

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

Brief description of Central Heating and any non mains services:

Central heating - Oil-fired combi boiler to radiators.

Drainage to Septic Tank.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The subjects are situated within a quiet rural location adjoining a minor public road, approximately five miles south-east of Fraserburgh. Surrounding land is generally in agricultural use and adequate local amenities can be found within easy commuting distance.

At the time of inspection the property was found to be in a condition generally consistent with its age and type of construction but some works of maintenance and repair are required. Elements of the property are aging and likely to require attention.

An inspection of all roof coverings should be carried out by a competent roofing contractor, prior to purchase, with a view to implementing any necessary works.

In view of the age of the property and as a precautionary measure, it is recommended that an inspection of the entire subjects, including exposure work, be carried out by a reputable timber and damp specialist, prior to purchase, having particular regard to woodworm and possible timber rot, with a view to advising on any repairs or remedial works deemed necessary in this respect.

Concrete footings to the base of some walls to the original part of the property may be indicative of past structural repair in the form of underpinning. There was no evidence of significant structural movement within the limitations of our inspection.

The property has been substantially altered and extended at various stages in the past, some in fairly recent years, including conversion of an attached former outbuilding to provide additional accommodation, and the formation of a new door opening to the rear elevation. It is assumed all alterations and additions to the property have been carried out with all necessary local authority approval and that relevant documentation, where required, is available. This should be confirmed.

The subjects are contained within a large site, understood to extend in total to around 6.5 acres or thereby, although not measured by us. Confirmation as to the extent of the site and the definition of boundaries should be ascertained from the Title Deeds.

It is understood that a mains supply of water is laid on to the property and that drainage is to a septic tank located within the site. The nature and adequacy of all services should be fully ascertained by further investigation and appropriate testing carried out as necessary. Confirmation should be obtained that the septic tank has been registered with SEPA.

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

Essential Repairs

None apparent.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Comment on Mortgageability

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

Mortgage Valuation Report

Valuation

Market value in present condition	£	255,000
Market value on completion of essential repairs	£	
Insurance reinstatement value	£	750,000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)		
Is a reinspection necessary?	☐ Yes	☒ No

Declaration

Signed	Alan V Kennedy Electronically signed :- 24/07/2025 09:27
Surveyor's name	Alan V Kennedy
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	54 Broad Street, Fraserburgh, AB43 9AH
Telephone	01346 517456
Email Address	fraserburgh@shepherd.co.uk
Date of Inspection	22/07/2025





Energy Performance Certificate



Springbok
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Fast Sale Specialist and Cash Buyer

Energy Performance Certificate (EPC)

Scotland

Dwellings

ALBNEY CROFT CRAIGELLIE, LONMAY, FRASERBURGH, AB43 8XS

Dwelling type: Detached house
Date of assessment: 22 July 2025
Date of certificate: 23 July 2025
Total floor area: 128 m²
Primary Energy Indicator: 325 kWh/m²/year

Reference number: 3315-9523-0200-0352-1226
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

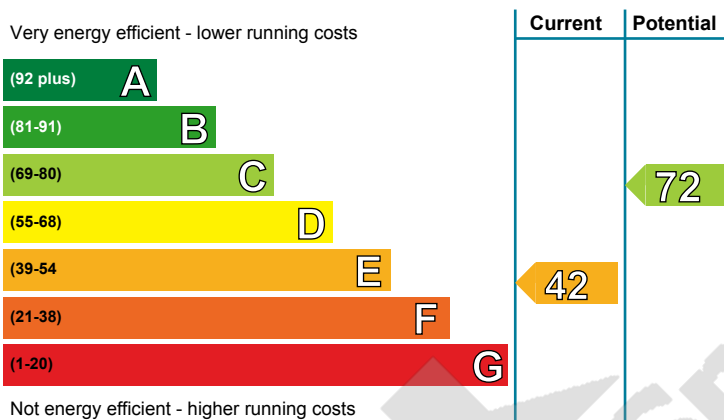
You can use this document to:

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

Estimated energy costs for your home for 3 years*	£9,030	See your recommendations report for more information
Over 3 years you could save*	£2,298	

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

Very energy efficient - lower running costs



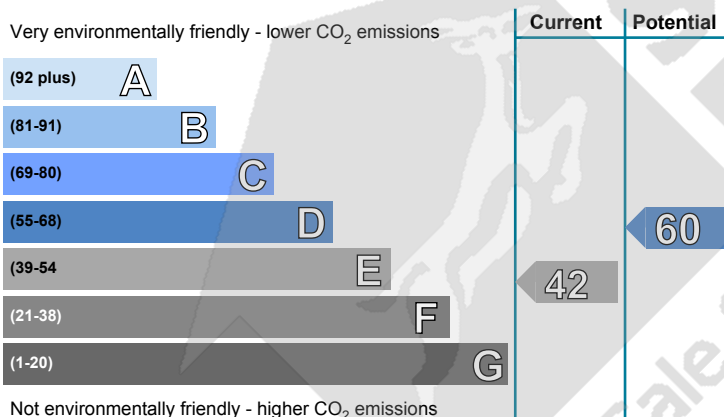
Energy Efficiency Rating

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

Your current rating is **band E (42)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO₂ emissions



Environmental Impact (CO₂) Rating

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

Your current rating is **band E (42)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£900 - £1,200	£327.00
2 Flat roof or sloping ceiling insulation	£900 - £1,200	£222.00
3 Internal wall insulation	£7,500 - £11,000	£1191.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whin, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation	★☆☆☆☆	★☆☆☆☆
	Pitched, insulated (assumed)	★★★★☆	★★★★☆
	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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

The impact of your home on the environment

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

The calculated emissions for your home are 72 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 9.2 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 3.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£7,311 over 3 years	£5,010 over 3 years	
Hot water	£1,488 over 3 years	£1,491 over 3 years	
Lighting	£231 over 3 years	£231 over 3 years	
Totals	£9,030	£6,732	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Increase loft insulation to 270 mm	£900 - £1,200	£109	E 44	E 44
2 Flat roof or sloping ceiling insulation	£900 - £1,200	£74	E 45	E 45
3 Internal wall insulation	£7,500 - £11,000	£397	E 54	E 52
4 Floor insulation (suspended floor)	£5,000 - £10,000	£111	D 56	E 54
5 Floor insulation (solid floor)	£5,000 - £10,000	£76	D 57	D 56
6 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£245	D 61	D 57
7 Wind turbine	£5,000 - £20,000	£712	C 72	D 60

Choosing the right improvement package

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

energy
saving
trust

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

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

1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

3 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

4 Floor insulation (suspended floor)

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

5 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work and may also require a building warrant so it is best to check with your local authority building standards department.

6 Solar photovoltaic (PV) panels

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

7 Wind turbine

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

Low and zero carbon energy sources

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

LZC energy sources present:

- Biomass secondary heating

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	25,918.94	N/A	N/A	N/A
Water heating (kWh per year)	3,625.11			

Addendum

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

About this document

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

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

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

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Property Questionnaire



Springbok
Properties®
Fast Sale Specialist and Cash Buyer



property questionnaire

Property address	Albney Croft Craigellie Fraserburgh AB43 8XS
Seller(s)	Fiona Richards
Completion date of property questionnaire	22-7-25



Springbok Properties®
Fast Sale Specialist and Cash Buyer

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership		8 years
	How long have you owned the property?		8 years
2.	Council tax		
	Which Council Tax band is your property in?		NOT SURE
3.	Parking		Yes
	What are the arrangements for parking at your property? (Please tick all that apply) • Garage ☒ • Allocated parking space ☐ • Driveway ☒ • Shared parking ☐ • On street ☐ • Resident permit ☐ • Metered Parking ☐ • Other (please specify): 		
4.	Conservation area		
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?		NO

property questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	NO
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u>, please describe below the changes which you have made:	No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	-
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u>, please answer the three questions below:	Yes
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes
	(ii) Did this work involve any changes to the window or door openings?	No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent. Most windows were changed 2020	
7.	Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom). <u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).	Yes Oil

property questionnaire

	If you have answered yes, please answer the three questions below:		
	i) When was your central heating system or partial central heating system installed?		Not Sure
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:		NO
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).		-
8.	Energy Performance Certificate		
	Does your property have an Energy Performance Certificate which is less than 10 years old?		NO
9.	Issues that may have affected your property		
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it? If you have answered yes, is the damage the subject of any outstanding insurance claim?		NO
b.	Are you aware of the existence of asbestos in your property? If you have answered yes, please give details:		Yes out door garage
10.	Services		
a.	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas		
	Water mains or private water supply	✓	
	Electricity	✓	
	Mains drainage	✓	
	Telephone	✓	BT
	Cable TV or satellite	✓	

property questionnaire

	Broadband		
b.	Is there a septic tank system at your property? <u>If you have answered yes, please answer the two questions below:</u>	Yes	
	(i) Do you have appropriate consents for the discharge from your septic tank?	Yes	
	(ii) Do you have a maintenance contract for your septic tank? <u>If have answered yes, details of the company with which you have a maintenance contract:</u>	No	
11.	Responsibilities for shared or common areas		
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? <u>If you have answered yes, please give details:</u>	No	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes, please give details:</u>	No	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	No	
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries? <u>If you have answered yes, please give details:</u>	No need	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? <u>If you have answered yes, please give details:</u>	No need	
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.) <u>If you have answered yes, please give details:</u>	No	
12.	Charges associated with the property		
a.	Is there a factor or property manager for your property?	No	

property questionnaire

	If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	
b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?	NO
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist work	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	Whole building has been recently pointed
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? If you have answered yes, please give details:	NO
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	
14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	NO
	(ii) Roofing	NO
	(iii) Central heating	NO
	(iv) National House Building Council (NHBC)	NO
	(v) Damp course	NO
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	NO

property questionnaire

b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:	NO
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details:	NO
16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	NO
b.	that affects your property in some other way?	NO
c.	that requires you to do any maintenance, repairs or improvements to your property?	NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Name(s): FIONA RICHARDS

Date: 22-7-25



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



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



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

Aberdeen
▲▲ 01224 202800

Ayr
▲▲ 01292 267987

Bearsden
▲▲ 0141 611 1500

Belfast
▲ 02890 912975

Birmingham
▲ 0121 270 2266

Coatbridge
▲▲ 01236 436561

Cumbernauld
▲▲ 01236 780000

Dalkeith
▲▲ 0131 663 2780

Dumbarton
▲▲ 01389 731682

Dumfries
▲▲▲ 01387 264333

Dundee
▲▲ 01382 200454
▲ 01382 220699

Dunfermline
▲▲ 01383 722337
▲ 01383 731841

East Kilbride
▲▲ 01355 229317

Edinburgh
▲▲ 0131 2251234
▲ 0131 557 9300

Elgin
▲▲ 01343 553939

Falkirk
▲▲ 01324 635 999

Fraserburgh
▲▲ 01346 517456

Galashiels
▲▲ 01896 750150

Glasgow
▲▲▲ 0141 331 2807

Glasgow South
▲▲ 0141 649 8020

Glasgow West End
▲▲ 0141 353 2080

Greenock
▲▲ 01475 730717

Hamilton
▲▲ 01698 891400

Inverness
▲▲ 01463 712239

Kilmarnock
▲▲ 01563 520318

Kirkcaldy
▲▲ 01592 205442

Lanark
▲▲ 01555 663058

Leeds
▲ 0113 322 5069

Livingston
▲▲ 01506 416777

London
▲▲ 02033 761 236

Montrose
▲▲ 01674 676768

Musselburgh
▲▲ 0131 653 3456

Oban
▲▲ 01631 707 800

Paisley
▲▲ 0141 889 8334

Perth
▲▲ 01738 638188
▲ 01738 631631

Peterhead
▲▲ 01779 470766

St Andrews
▲▲ 01334 477773
▲ 01334 476469

Saltcoats
▲▲ 01294 464228

Stirling
▲▲ 01786 450438
▲ 01786 474476