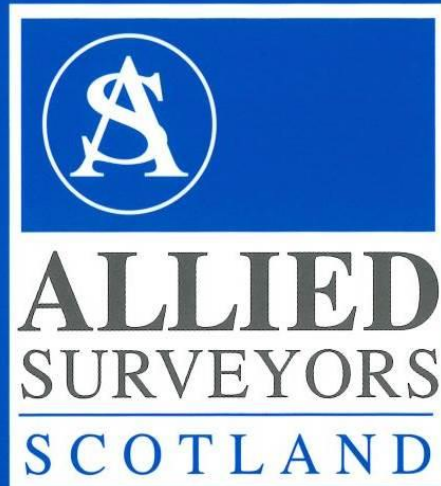


Allied Surveyors Scotland



Surveyor's Report

- HOME REPORT
- RESIDENTIAL PROPERTY
- COMMERCIAL PROPERTY
- BUILDING CONSULTANCY

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ALLIED
SURVEYORS
SCOTLAND

REPORT IN RESPECT

OF

**Unit 1B Pairc Nan Craobh
Broadford
Isle of Skye
IV49 9AP**



PRIVATE CLIENT REPORT

SUBJECT OF VALUATION:

Unit 1B Pairc Nan Craobh
Broadford
Isle of Skye
IV49 9AP

CLIENT:

West Highland Publishing Co Ltd

PREPARED FOR:

Lucy Matheson
c/o West Highland Publishing Co Ltd
Unit 1B
Pairc Nan Craobh
Broadford
Isle of Skye
IV49 9AP

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DATE: 12th March 2025

OUR REF: C/25/03/007/AG

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Our Ref: C/25/03/007/AG

12th March 2025

Lucy Matheson
c/o West Highland Publishing Co Ltd
Unit 1B Pairc Nan Craobh
Broadford
Isle of Skye
IV49 9AP

Dear Sirs

Subjects: Unit 1B Pairc Nan Craobh, Broadford, Isle of Skye, IV49 9AP

Client: West Highland Publishing Co Ltd

This report has been prepared following instructions dated 3rd March 2025 and has been carried out by Andy Gray MA (Hons), MRICS acting as an External Valuer who is an RICS Registered Valuer. The Valuer confirms that he has the sufficient knowledge, skills and understanding on the property type and market to competently undertake this instruction.

We have, as requested, provided herewith our opinion of Value of these subjects based on an agreed short form report basis. This is a departure from the International Valuation Standards (IVS) and the current RICS Valuation – Global Standards effective 31 January 2025. It cannot be used other than for the stated purpose without first obtaining written approval of Allied Surveyors Scotland Ltd. Furthermore, this report format is not sufficient to be relied upon for loan security purposes and, should this be a requirement, a more detailed report must be commissioned.

The Valuation Advice is being provided for internal purposes only. The comparative valuation approach has been adopted using the Traditional Desktop Method.

On the basis of your instructions, we have provided herein a Valuation Report of the property adopting the following agreed basis of value:

Market Value

Any agreed Special Assumptions have been confirmed in writing within the signed Terms and Conditions of Engagement.

In providing this report, the valuer expressly excludes any liability for Environmental, Social & Governance (ESG) matters. If comment is required, it must be agreed in writing between parties.

Unless stated to the contrary, our valuations have been assessed as at the date of our report based on our inspection of the premises on 7th March 2025.



Allied Surveyors Scotland Ltd
Company No: SC180267. Registered Office: Herbert House,
24 Herbert Street, Glasgow G20 6NB

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We would now report as follows:-

1.0 The Subjects

Location

The subjects are located within Broadford Industrial Estate on the northern outskirts of the village of Broadford which is situated on the main A87 trunk road on the Isle of Skye. The Isle of Skye is a popular tourist destination with a range of facilities available at nearby Portree. The subjects are accessible by road via the Skye road bridge and the A87. Surrounding occupiers are a mixture of industrial and office occupiers.

Description

The subjects comprise a semi-detached, single storey commercial building currently set out internally as offices for the local newspaper.

Construction Type

The property is of block construction rendered externally beneath a pitched roof clad in profile metal sheeting. Internally flooring in the property is of solid concrete design with walls being a mixture of plasterboard lined and painted block. The ceiling is predominantly suspended acoustic ceiling tiles. Natural lighting within the property is provided by double glazed window units.

In our opinion, the property has a functional and economic life of at least 30 years providing that general maintenance and repair works continue to be undertaken. Therefore, the marketability of the property should be sustainable during this period.

Services

The subjects benefit from mains supplies of water, drainage and electricity. Heating within the property is provided by an LPG fuelled central heating system supplying wall mounted radiators to the subjects with hot water being electric instantaneous water systems.

Please note that none of the systems or services have been checked or tested for the purposes of this report.

Age

Approximately 30 years old.

Condition

We have inspected the subjects for the purposes of providing advice as to their current Market Value and accordingly no detailed examination of the fabric has been undertaken.

While it is outwith the scope of our instructions to comment in detail on the condition of the fabric we would nevertheless comment as follows:-

The subjects are currently being well maintained by the current owners, during the course of our inspection the following defects, not an exhaustive list were noted:

- Extensive corrosion to roof covering to the rear of the property.
- External render has been removed/repared in various sections and requires repainting.
- Misting noted between panes of glass in double glazed window indicating failed unit.
- Some localized staining noted to suspended ceiling tiles.

Other defects found during the course of our inspection were of a relatively minor nature which we would anticipate be dealt with during the course of routine maintenance on the property.

If the subjects are designated as being listed of architectural and historic interest and/or are within a Conservation Area, further advice should be sought in respect of any works which may affect the property's architectural or historic integrity, its future structural condition or conservation of the building fabric.

Town Planning

The subjects comprise offices and it is assumed they benefit from Class 2 Use Consent as defined within the current Schedule of the Town & Country (Use Classes)(Scotland) Order and that there are no adverse conditions attached to such use consent. This should be verified by the client's Legal Adviser.

Floor Area

The subjects have been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice to give 128.27 square metres (1,381 square feet) of accommodation.

Please note that the above areas have been derived from measurements taken on site.

Tenure

Heritable interest with outright ownership

General Comments

The United Kingdom's economy has been challenging to say the least over the past 36 months. Leaving the European Union and the inflationary pressures this brought, wars in Ukraine and Gaza, and an unsettled government leadership have collectively delivered high inflation, high interest rates and the much-publicised Cost of Living Crisis. From a high of 11% in February 2022, inflation has reduced to a level that aligns with the Bank of England's target of 2% in recent months; however, the UK economy has entered a period of stagnation leading to predictions of a sharp increase in inflation to potentially 4% by the autumn along with projected growth for 2025 halved from 1.50% to 0.75%. This is being driven by a range of factors including rising utility costs but could be subject to further influences such as global trade tariffs and developments in the Middle East that are likely to reduce the prospect of any further significant interest rate cuts in the short term.

The Labour Party convincingly won the General Election in July this year with a mandate to promote Change and economic growth. Initial signs from the stock market indicated this result was

fully expected and therefore commentators were not expecting any eventful shockwaves in the immediate term. However, the newly appointed government was quick to bring to the fore that they had identified a £22 billion blackhole in the Union's finances, and in their recent Budget addressed this shortfall by increasing a suite of taxes mostly impacting on business and pensions. The International Monetary Fund have welcomed the Budget backing the increase in investment and much needed spending on public services delivered through sustainable tax rises. However, the Office for Budget Responsibility predicts, based on the Budget, that the UK economy will not deliver the growth forecasts set out by government remaining relatively flat and below inflation over the next five years. The Budget also included the government were changing debt rules to facilitate more borrowing keeping interest rates higher for longer. These decisions have unsettled the financial markets driven by the resultant anaemic growth forecasts as business adjusts to higher operational costs and expected lower wage growth.

The impact of historic economic headwinds and more recent political uncertainty on the commercial property market have been telling. Investment volumes are down on this time last year with the inevitable softening of yields as investors continue to build into their calculations higher finance costs and greater risk of tenant defaults. High interest-bearing savings accounts with no risk attached and more certain investment return are also proving to be an unwanted distraction and is expected to leave the market encouraging greater property investment. Property commentators are claiming there are signs the market is improving as expected in the second half of 2024, although this is not widely felt and any further recovery will very much be determined by how business responds to the Budget.

To add to these events, the Scottish National Party (SNP) has experienced their worst dip in popularity in some years. The resignation of their leader, Humza Yousaf, ongoing scandals within the party and several failed policies has weakened their stronghold. The hope of appointing John Swinney as First Minister to steady the ship has not transpired suffering a significant defeat in the General Election. Although this result doesn't affect the operations of the Scottish government, SNP are likely to find it harder to influence policies with their minority government and may prove a challenge too big triggering an early election. This political uncertainty is unlikely to have any significant effect on the Scottish financial or property markets going forward, although this most recent set back will clearly temper their short term ambitions to push ahead with a renewed vote on independence.

The subjects comprise a semi detached office building situated in the main industrial/business park in Broadford on the Isle of Skye. The subjects are currently being used as offices for a local newspaper and the internal arrangement is a mixture of open plan and cellular offices with associated staff facilities. There is parking to the front of the building and a substantial yard area to the side and rear of the property. The design and layout of the property means that while it is suitable for its current use as offices, it would take minimal adaptation to make the property suitable for a range of alternative uses subject to the relevant consents being obtained from the local authority. Buildings of this size, flexibility and quality seldom come to the market in Broadford and we would anticipate interest from a range of occupiers and investors should it be presented to the open market.

2.0 Valuation

Methodology

The value of the subjects has been assessed using the Comparative Basis of Valuation. In arriving at this assessment, we were in receipt of sufficient market data to reflect market conditions at the date of valuation.

Furthermore, this advice is subject to all comments and assumptions made within this report and its appendices.

Valuation Figures

Market Value

We are of the opinion that the heritable interest in the property comprising offices and situated at Pairc Nan Craobh, Broadford in its present condition and with the benefit of vacant possession have a Market Value in the sum of **£170,000 (One Hundred and Seventy Thousand Pounds)**.

Limitations on Liability

The liability in respect of this valuation assignment will be no more than 100% of the valuation figure and in any event within the limits of our indemnity cover.

We will not accept any third party liability, and for the avoidance of doubt this includes investors in a peer to peer arrangement, for the valuation and no party should rely upon the valuation figure or report without the express written consent of the valuer, which consent, if any, will be at the valuer's sole discretion.

3.0 Basis/Bases of Value

The following of Basis of Value will be used. They are derived from the International Valuation Standards.

Market Value is defined as:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Value for Taxation Purposes at a Specific Date is defined as:

The price which the property might reasonably be expected to fetch if sold in the open market at that time, but that price shall not be assumed to be reduced on the grounds that the whole property is to be placed on the market at one and the same time.

Market Rent is defined as:

The estimated amount for which an interest in real property should be leased [let] on the valuation date between a willing lessor and a willing lessee on appropriate lease terms, in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Investment Value is defined as:

The value of an asset to the owner or a prospective owner for individual investment or operational Objectives (Also known as Worth)

Fair Value 1 is defined as:

The price that would be received to sell an asset or paid to transfer a liability

4.0 Terms and Conditions of Engagement

Set out below are the Terms of Engagement and Assumptions upon which our valuations and reports are prepared, unless otherwise referred to, and which form an integral part of our valuation report and apply to the valuation(s) which are the subject of this instruction. This report format is a departure from the International Valuation Standards (IVS) and the current RICS Valuation – Global Standards effective 31 January 2025. It cannot be used other than for the stated purpose without first obtaining written approval of Allied Surveyors Scotland Ltd. Furthermore, this report format is not sufficient to be relied upon for loan security purposes and, should this be a requirement, a more detailed report must be commissioned.

1. VALUATION AND ADVICE/BASIS/BASES OF VALUATION

The purpose of the valuation shall be as agreed between the client/the client's representative and the valuer. The basis/bases of valuation will be set out in the Letter of Engagement and are more particularly defined within our valuation report.

Unless otherwise agreed the basis/bases of valuation to be provided will be as prescribed by the International Valuation Standards (IVS) and the current RICS Valuation – Global Standards effective 31 January 2025.

The basis/bases of valuation where a number of properties form part of the valuation, the properties will be valued individually, and any overall valuation figure provided assumes the aggregate of the parts forming the whole. It is further assumed that should the need for a disposal arise the individual properties would be marketed in an orderly manner.

All amounts expressing value are quoted in pounds sterling [£]

2. SCOPE OF INSPECTION

Our inspection of the subjects is for valuation purposes only and, accordingly, no detailed examination of the fabric will be undertaken. Our valuation(s) will take account of the general condition of the subjects as observed from the valuation inspection which shall generally comprise a visual inspection of the exterior and interior of the subjects, such as can be undertaken from standing at ground level within the boundaries of the site and adjacent/public communal areas and which is readily accessible with safety and without undue difficulty. We will not carry out a building survey of the subjects nor will we inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such parts of the subjects are free from defect. Our report does not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts. We will make an assumption that the subjects are free from any

rot, infestation, adverse toxic chemical treatments and design or structural defects other than those which may be mentioned in our valuation report.

No ground, geological or other site investigations will be undertaken. We will assume that the load bearing qualities of the site are satisfactory and capable of coping with the buildings erected thereon or, indeed, any buildings to be constructed thereon. Further, we will assume that it is not land-filled ground; there are no abnormal ground conditions, archaeological remains or any other factors which may adversely affect the occupation, development or value of the subjects.

We will inspect the subjects and will either carry out a measured survey, will calculate floor areas from plans provided by the client or will apply floor areas in certain circumstances as provided by the client. All measurements will be in accordance with the current Code of Measuring Practice as prepared by the RICS, albeit in the event that floor areas are provided to us we shall assume that they have been calculated in accordance with the current Code of Measuring Practice.

When a site plan is provided, the boundaries will be assumed to be as generally indicated on site, although no checks will be made in this connection and the site area[s] are subject to verification from the title deeds.

We will not arrange for investigations to be made to determine whether any deleterious materials, such as high aluminous cement concrete, calcium chloride additive, wood, wool, slabs or the likes have been used or since incorporated into the structures and, accordingly, we will not be able to confirm that the subjects are free from any risks in this regard. For the purposes of our valuation(s), we will assume that any such investigations would not reveal the presence of such materials.

No specific tests will be carried out on any of the service installations for the purposes of the report and valuation(s) and, therefore, no guarantee can be given that they function satisfactorily. We will make the assumption that all services, including gas, water, electricity and drainage are provided and are functioning satisfactorily, unless otherwise advised. Further, we have made the assumption that there are no services on or crossing the site in a position which would inhibit development or make it unduly expensive.

No allowance will be made for any items of plant or machinery which do not form part of the service installations of the subjects. Our valuation(s) will include all items which are in the nature of "landlord's fixtures" but will specifically exclude all items of plant, machinery, equipment and the likes wholly or primarily installed in connection with the occupant's business, such as furniture, equipment, stock or other business assets. In respect of properties in the course of development or requiring refurbishment unless otherwise referred to in the valuation report we have relied upon all information relating to construction, associated costs and the likes in respect of both the work completed and the work necessary for completion together with a completion date as advised by the owner/the client or their professional advisers. In addition, our valuation(s) of the completed building has been based on an assumption that all works of construction have been completed satisfactorily in accordance with the specifications provided to us and in full compliance with all local authority regulations. It has also been assumed that a Duty of Care and all appropriate Warranties will be available from the professional advisers, the contractors and will be assignable to all third parties.

We will not make enquiries to establish whether or not a certificate of compliance with Building Regulations exists for the building and any alterations or extensions. Our valuation assumes that the building complies with building regulation requirements.

Unless specifically stated, no account will be taken in our valuation(s) of any business goodwill that may arise from the present occupation of the subjects.

3. PLANNING

We will not make any formal searches or enquiries in respect of the subjects and are, therefore, unable to accept any responsibility in this connection and would recommend that this is further investigated the client's Legal Advisers by way of formal Subjects Enquiry Certificates.

Most planning authorities will not provide verbal information and as such require a formal written application for information which in most cases will involve a charge. Unless instructed otherwise, we will not undertake any formal written application for information.

We will make reasonable efforts to obtain online information from the relevant local authority, but it must be noted that any information detailed in the report based on these enquiries, must be verified by your appointed legal adviser.

We have assumed that the subjects have been constructed and are being used in full compliance with all valid town planning and building regulation approvals and that the subjects are fully compliant with all relevant statutory requirements. Similarly, we will also make the assumption that the subjects are not subject to any outstanding Statutory Notices.

If we are instructed to value the subjects with the benefit of a recently granted planning consent or on the special assumption that planning consent is to be granted, we will assume that it will not be challenged under judicial review.

4. STATUTORY MATTERS

No allowance has been made for any obligations or liabilities whether prospective or accrued under the Defective Premises Act 1972.

Unless advised to the contrary we will assume

- (i) In terms of the Control of Asbestos at Work Regulations we will assume that there is a duty holder as defined therein and that a Register of Asbestos and Effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations. We recommend that such enquiry be undertaken by the client's Legal Adviser as a condition of any offer/loan funding.
- (ii) That the subjects have the benefit of a current Fire Risk Assessment compliant with all requirements of the current Fire Regulations.

- (iii) That an appropriate Access Audit is in place and that all necessary works have been implemented and that the premises are fully compliant with the terms of the Disability Discrimination & Equality Acts.
- (iv) That an EPC has been provided compliant with existing legislation.

5. ENVIRONMENTAL MATTERS

Allied Surveyors Scotland Ltd or any qualified employee, director or otherwise providing advice as to valuation are not qualified to undertake scientific investigations of sites, buildings or neighbouring premises to establish the existence or otherwise of any environmental contamination, nor do we undertake searches of public archives to seek evidence of past activities which might identify the potential for contamination. Accordingly, we shall not provide a formal Environmental Assessment of these subjects.

We will not carry out an inspection for the purpose of identifying Japanese Knotweed, Giant Hogweed or any other particularly prevalent invasive species of vegetation. Unless otherwise stated, our valuation advice will assume that there is no harmful/invasive vegetation within the subjects or any neighbouring properties.

If our enquiries lead us to believe that the subjects are affected by contamination or other environmental problems and unless instructed otherwise, our valuation will be based on the assumption that no contamination or other adverse environmental matters exist in relation to the subjects which would adversely affect the valuation(s). While this is a departure from the requirements of the RICS in these circumstances, the valuation report will include a recommendation that further investigations should be undertaken to identify any environmental matters and quantify the costs and that once such reports and estimates are available our valuation(s) should be reviewed.

There are instances whereby depending on the nature of our enquiries/investigations our valuation report may include a statement that a prudent purchaser may undertake further investigations and in the event that these reveal contamination or other environmental issues then this might reduce the value(s) reported.

Where our enquiries lead us to believe that the subjects are unaffected by contamination or any other environmental problems unless instructed by you otherwise, our valuation(s) will be based on the assumption that no contamination or other adverse environmental matters exist in relation to the subjects in a manner sufficient to affect value.

In providing this report, the valuer expressly excludes any liability for Environmental, Social & Governance (ESG) matters. If comment is required, it must be agreed in writing between parties.

6. TENURE, TITLE AND/OR TENANCIES

Unless otherwise agreed in writing, we will not inspect the title deeds, leases and related legal documents and unless otherwise disclosed to us we will make the assumption that the titles are good and marketable and are free from any rights of way or easements, restrictive covenants, disputes or onerous or unusual outgoings. We will also make the assumption that the property is free from mortgages, charges or other encumbrances.

If a solicitor's report on title has been provided to us, our valuation advice will have regard to the matters therein and shall rely wholly on the information provided by this third party.

Similarly, if a solicitor's report on the leases/tenancies has been provided to us our valuation(s) will have regard to the matters therein and shall rely on the information provided by the third party without liability. In the event that no such documentation is supplied in relation to the leases/tenancies, our valuation(s) will be based on the assumption that no questions of doubt arise as to the interpretation of the provisions within the leases.

7. LEGAL MATTERS

Interpretation of matters relating to title and leases may have a significant bearing on the value of an interest. Any interpretation of legal documents and legal assumptions or opinions thereon as stated within the report is subject to verification by the client with a suitably qualified solicitor if they are to be relied upon. We accept no responsibility or liability for the true interpretation of the legal position of the client or other parties in respect of the valuation(s).

This instruction and the Terms and Conditions of Engagement will be governed by and construed in accordance with Scots law and the parties irrevocably agree that the courts of Scotland are to have jurisdiction to settle any dispute which may arise out of or in connection with this instruction.

8. SOURCE OF INFORMATION

In determining the opinion of value, the valuer will check and verify, where practical and within time constraints, information utilised in reaching the stated valuation(s). Such sources include direct information from the client, public and subscription websites, estate agents, other valuers and from company records. We have applied professional scepticism when analysing this data and have assumed where evidence cannot be corroborated that the information adopted has been received in good faith and can be relied upon.

9. TAXATION

When preparing our valuation advice, no allowance will be made to reflect any liability for taxation which may arise on disposal, nor for any cause associated with disposal incurred by the owner. In addition, no allowance will be made to reflect any liability to repay any grants or similar covenant funding or taxation allowance that may arise on disposal.

We are not aware if VAT is chargeable on a disposal and for the purpose of this report, we have assumed that this aspect would not affect our advice.

10. ESTIMATED REINSTATEMENT COST FOR INSURANCE PURPOSES

If requested and agreed in writing, we will provide an estimate as to the reinstatement cost for insurance purposes but will not carry out a reinstatement cost assessment through our Buildings Department. The assessment advice should be treated as a guide only and should not be relied upon. Indeed, if an accurate figure is required a formal Reinstatement Cost Assessment should be commissioned from a suitably qualified surveyor.

Our estimated reinstatement cost for insurance purposes will be our assessment of the cost of reconstructing the property at the date of valuation. It will include an allowance for demolition, site clearance and an estimate as to professional fees which are likely to be incurred but will exclude any allowance for VAT. The figure will make no allowance for loss of rent, the cost of alternative accommodation or the cost of dealing with any contamination which may be present and have to be dealt with as part of the rebuild.

We will assume that the building, its use and design will be similar to that as existing but that the reconstructed building will not necessarily use the same materials or techniques as the original structure.

We will assume that the subjects can be reasonably insured in their current state against all usual perils including flooding and at acceptable premiums.

11. LIMITATIONS ON LIABILITY

The liability in respect of the valuation of a single property will be no more than 100% of the valuation figure and in any event within the limits of our indemnity cover. If the valuation instruction comprises more than one property, the maximum total liability, including negligence arising under or in connection with this instruction on a property by property basis shall not under any circumstances exceed £5million in aggregate and that this limit shall include all future and subsequent valuations undertaken under this engagement [unless varied by agreement between us].

Apart from fraud or criminal conduct no director, employee, consultant or former employee individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our service.

We will not be responsible or accept liability for any consequential loss as a result of our valuation. We will only be responsible for such sum which it would be just and equitable for us as surveyors to pay having regard to the extent of our responsibility and the involvement of other parties. We acknowledge that you will rely upon our findings, but we urge you to seek expert advice on areas outside our expertise, these areas are detailed within the terms provided.

The Valuation Report will be provided for the stated purpose[s] and for the sole use of the named client and its professional advisers. We will not accept any third party liability, and for the avoidance of doubt includes investors in a peer to peer arrangement, for the valuation and no party should rely upon the valuation figure or report without the express written consent of the valuer, which consent, if any, will be at the valuer's sole discretion.

The Valuer accepts a responsibility to the client alone that the Valuation Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any parties other than the client. Any such parties rely upon the report at their own risk. Neither the whole nor any part of the Valuation Report nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the prior written approval of the Valuer as to the form and context in which it may appear.

Any personal data contained within this instruction and report will only be retained for purpose of responding and reporting to you. Please review our Privacy Policy at www.alliedsurveyorsscotland.com

12. COMPLAINTS/MONITORING

Allied Surveyors Scotland Ltd has a Complaints Handling Procedure, a copy of which may be obtained by contacting Allied Surveyors Scotland Ltd, Herbert House, 24 Herbert Street, Glasgow G20 6NB.

The valuation report may be subject to monitoring under the RICS under its conduct and disciplinary regulations.

13. CANCELLATION

In terms of the Consumers Contracts (Information, Cancellation and Additional Charges) Regulation 2013, you are entitled to cancel this contract by giving notice in writing to the surveyor's office at any time before the day of inspection and in any event within fourteen days of entering into this contract. Please note that where you have agreed to or specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.

We trust the foregoing is sufficient for your present purposes. Should you require further information or advice, please do not hesitate to contact us.

Yours faithfully



Signed
Andy Gray MA (Hons) MRICS

For and on behalf of



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Appendix I Letter of Engagement

APPENDIX I

Letter of Engagement



Head Office: Herbert House, 24 Herbert Street, Glasgow G20 6NB

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