

A H R Crossan and Co

Survey Report

On

**Mains of Twynholm Cottage,
Twynholm,
Kirkcudbright.
DG6 4PP**

Vendor: Raeburn Ashley Thomson

Customer address: As above

Date of inspection: 10th April, 2026

**Prepared by: Andrew H R Crossan FRICS
A H R Crossan and Co.,
2 Irving Street,
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DG1 1EL**

Regulated by RICS



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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

Description

A detached single storey house with attached Conservatory, all on a large sized site. There are a timber stables block, a lean-to brick built store (former attached garage), a timber Summer House/ 'Shepherds hut' and a poly tunnel.

Accommodation

Entrance Hall; Living Room; Kitchen; Shower Room; 2 Bedrooms. Externally there is a rear garden/drying area and a gravel chipped car hardstanding area. There is an insulated attic space with hatch from the Hall.

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| Gross internal floor area (m²) | 69.87 (including Conservatory, but excluding the Lean-to store) |
| Neighbourhood and location | A well established former farm cottage; close to the rural village of Twynholm with Church and bus transport link to Castle Douglas and Kirkcudbright; off the Gretna to Stranraer A75 trunk road. Schools and doctors surgery in Castle Douglas. |
| Age | Built C1908. Extended C 1965/70. |
| Weather | Cool and showery. |
| Chimney stacks | Viewed from ground level. |
| Roofing including roof space | Visually inspected externally from ground level; internal head-and-shoulders inspection of attic roof space via aluminium step ladder. |
| Rainwater fittings | Visually inspected from ground level. |
| Main walls | Visually inspected from ground level. Foundations and concealed parts were not exposed or inspected. |
| Windows, external doors and joinery | Internal and external doors and a sample of window opening lights were opened and closed. Doors and windows were not forced open. |
| External decorations | Visually inspected from ground level. |
| Conservatories / porches | Conservatory with patent glazed roof, double glazed door and windows, cavity brick walls to sill level and concrete slab floor. |
| Communal areas | None. |

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| Garages and permanent outbuildings | Brick built store against the South main gable. Currently contains the hot water vessel, water filters and electric meter. Formerly a garage. |
| Outside areas and boundaries | Visually inspected, including access to the septic tank. |
| Ceilings | Visually inspected from floor level. |
| Internal walls | Visually inspected from floor level. |
| Floors including sub floors | Surfaces of exposed floors were visually inspected. No carpets/floor coverings were lifted. |
| Internal joinery and kitchen fittings | Built in cupboards were inspected. Kitchen units were visually inspected excluding appliances. No contents were removed during inspection. |
| Chimney breasts and fireplaces | Visually inspected internally from floor level. |
| Internal decorations | Visually inspected from floor level; room-by-room. |
| Cellars | None. |
| Electricity | Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. Services were off at the time of inspection, the surveyor did not turn them on, except to determine whether enclosed fittings had low energy lamps. |

Gas

None.

Water, plumbing and bathroom fittings

Visual inspection of the accessible pipework and fittings made without removing any insulation. No tests whatsoever were carried out to the system or appliances.

Heating and hot water

Accessible parts of the system were visually inspected. No tests whatsoever were carried out to the system or appliances.

Drainage

Drainage covers etc were not lifted, except for the septic tank cover. Neither drains nor drainage systems were tested. The drainage runs to the private septic tank within the site curtilage and thence to the soakaway/ outfall within the adjacent farm field.

Fire, smoke and burglar alarms

Visually inspected. No tests whatsoever were carried out to the system or appliances. No advice is given as to the presence or otherwise of intruder alarm installation(s) for security purposes.

Any additional limits to inspection:

No ready access to the sub-floor void at time of inspection.







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 terms.






2. CONDITION

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

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|  Structural movement | |
| Repair category | Category 1 |
| Notes: | No issues noted at time of inspection. |
|  Dampness, rot and infestation | |
| Repair category | Category 1 |
| Notes: | No damp, rot or infestation noted at time of inspection. |
|  Chimney stacks | |
| Repair category: | Category 2 |
| Notes: | Rendered and painted brick built twin flue chimney head (1no. flue disused and capped_ may not be capped with ventilated cap). Should be checked for venting of closed flue, flaunching checked and redecoration to rendered brick. |
|  Roofing including roof space | |
| Repair category: | Category 1 |
| Notes: | Natural slated covering; Insulated at rafter level with 250mm mineral wool quilt. Low pitched corrugated metal roof sheeting over lightweight timber structure to attached Store. |
|  Rainwater fittings | |
| Repair category: | Category 2 |
| Notes: | Cast iron gutters and 63mm dia matching down pipes; gutters require joints checked for leakage. Gutters also need cleaned out regularly (at least annually). |
|  Main walls | |
| Repair category: | Category 1 |
| Notes: | Brick cavity walls 300 mm thick with white painted wet dash roughcast over the external face. Painted facing brick base course. |

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|  Windows, external doors and joinery | |
| Repair category: | Category 1 |
| Notes: | White pvcu double glazed casement type windows generally; timber single glazed casement type to Kitchen; external doors double glazed panelled and insulated, to match windows. In good condition. |
|  External decorations | |
| Repair category: | Category 1 |
| Notes: | Should be re-decorated on a planned maintenance cycle. Needs redecorated annually to avoid 'greening' from wind blown active plant growth. |
|  Conservatories / porches | |
| Repair category: | Category 1 |
| Notes: | Door between Kitchen and Conservatory is an internal quality timber panelled type. General condition is commensurate with age and type of structure. |
|  Communal areas | |
| Repair category: | N/a |
| Notes: | None. |
|  Garages and permanent outbuildings | |
| Repair category: | Category 1 |
| Notes: | No adverse comments. |
|  Outside areas and boundaries | |
| Repair category: | Category 1 |
| Notes: | Timber post, rail and slatted panelled fence, gates along North road boundary and generally stockproof fencing or drystone walling around the agricultural boundaries. A small stream flows along the southmost boundary. |

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|  Ceilings | |
| Repair category: | Category 1 |
| Notes: | Mainly plasterboard and plaster or lath and plaster_in fairly good condition. Access hatch to roof void from Entrance Hall. |
|  Internal walls | |
| Repair category: | Category 1 |
| Notes: | Mainly 100 mm nominal thick brick walls, plastered on the hard both sides. Some timber stud framed walls. No adverse comments. |
|  Floors including sub-floors | |
| Repair category: | Category 1 |
| Notes: | Mainly timber suspended floor. Solid to Extension and part of Kitchen. No ready access to underfloor void and not likely to have insulation. |
|  Internal joinery and kitchen fittings | |
| Repair category: | Category 1 |
| Notes: | Internal doors are self finished panelled pine. Kitchen has fairly serviceable units and worktops.No adverse comments. |
|  Chimney breasts and fireplaces | |
| Repair category: | Category 1 |
| Notes: | Chimney breast plastered brick. Fireplace in Living Room; tiled hearth slab and inset wood log burning stove. |
|  Internal decorations | |
| Repair category: | Category 1 |
| Notes: | Fair walk-in condition. Some ongoing work at time of inspection. |

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|  Cellars | |
| Repair category: | N/a |
| Notes: | None. |
|  Electricity | |
| Repair category: | Category 1 |
| Notes: | Mains 240 volt single phase supply. Power points flush mounted. The IET recommends regular inspections and tests (e.g. every 10 years or upon a change of occupancy). Only the most recently constructed or rewired properties will have installations that comply with current (18th Edition) IET Regs. Smoke etc alarms are in place, interlinked and in working order. Need replaced on 10 year intervals. |
|  Gas | |
| Repair category: | N/a |
| Notes: | None. |
|  Water, plumbing and bathroom fittings | |
| Repair category: | Category 1 |
| Notes: | Private borehole water with recent test certificate; white modern sanitary ware: No adverse comments. Non-electric manual shower fed from pressurised hot water system. |
|  Heating and hot water | |
| Repair category: | Category 1 |
| Notes: | Electric based wet radiator system of heating and hot water, based on an air source heat pump which is supplemented with an array of photo electric panels and a low night rate of mains supplied electricity. A log burning stove is sited in the Living Room. |



Drainage

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| Repair category: | Category 1 |
| Notes: | Waste and surface water drains in a mixture of pvcu and fireclay pipes. Soil and waste pipe above ground mainly in cast iron with some pvcu. Foul drainage runs to a private septic tank. |

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

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

Repair

Categories

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.

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

Standard searches.

Reinstatement Cost Assessment

Estimated at £ 253,600.00.

This estimates the anticipated cost of reconstructing a building for insurance purposes in the event of substantial damage or total loss which includes, among other things, demolition and landscaping. This is not to be in any way taken as an indication of market value, having been prepared for insurance purposes only.

Valuation and market comments

£ 345,000.00.

Market conditions have been uncertain for the last few weeks and months. No further reduction of mortgage interest rates is anticipated in the short term. This largely rural agricultural area is fairly remote from the worlds troubled areas and it may be possible to rent a few acres of grazing land to suit the 2 stable boxes already in place on the subject property for limited equestrian purposes.

Report author: Andrew H R Crossan FRICS

Address: 2 Irving Street, Dumfries DG1 1EL

Signed:

Date of report: 18th April, 2026.