

Single Survey

survey report on:

Property address	Brownside of Strichen, New Pitsligo, Fraserburgh, AB43 6NY
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Customer	Ms L Moore
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Customer address	Brownside of Strichen, New Pitsligo, Fraserburgh, AB32 6NY
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	21st January 2026
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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 ticking the adjacent box. ☒

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

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

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- 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

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

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

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

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

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

Single Survey

1. Information and scope of inspection

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

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

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

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

Description	The subjects comprise a detached house with accommodation on two floors. In addition there is a self contained traditional building which has been converted to form a self contained annex/cottage. The property benefits from a generous sized feu which we were advised extends to approximately 5 acres.
Accommodation	Ground floor: Entrance vestibule, hallway, kitchen with dining area, utility room, living room, bedroom, bathroom. First floor: Landing, four bedrooms, bathroom.
Gross internal floor area (m²)	194 sqm.
Neighbourhood and location	The property is located in a rural setting approximately 3 miles south east of New Pitsligo and 10 miles south-west of Fraserburgh, where a range of facilities and amenities are available.
Age	Built circa 1880.
Weather	Overcast with rain showers.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney stacks are of stone construction.
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.

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Roofing including roof space	<p>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.</p> <p>The main roof coverings are of pitched timber design and clad with slates. There are also dormer window projections.</p> <p>Access to the main roof void was obtained via a ceiling hatch with loft ladder situated at the first floor landing. No further safely accessible hatches were available.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater fittings are of PVC or cast iron type.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are of solid stone construction. The walls of the extension appear to be of blockwork (assumed cavity) construction and are rendered externally.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are predominantly PVC framed and double glazed. There are also timber framed double glazed velux style units. The external doors are of PVC type.</p>
External decorations	Visually inspected.
Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is a traditional outbuilding which has been converted to form a self contained annex/cottage. The cottage is of solid stone construction with a pitched and slated roof. The accommodation is as follows: hallway, living room with kitchen area, 2 bedrooms, shower room. There are electric panel heaters fitted and a woodburning stove. Hot water is provided by an electric immersion. We were advised that there is a single electricity meter serving both the main house and the cottage.</p> <p>There is an external store attached to the cottage.</p>

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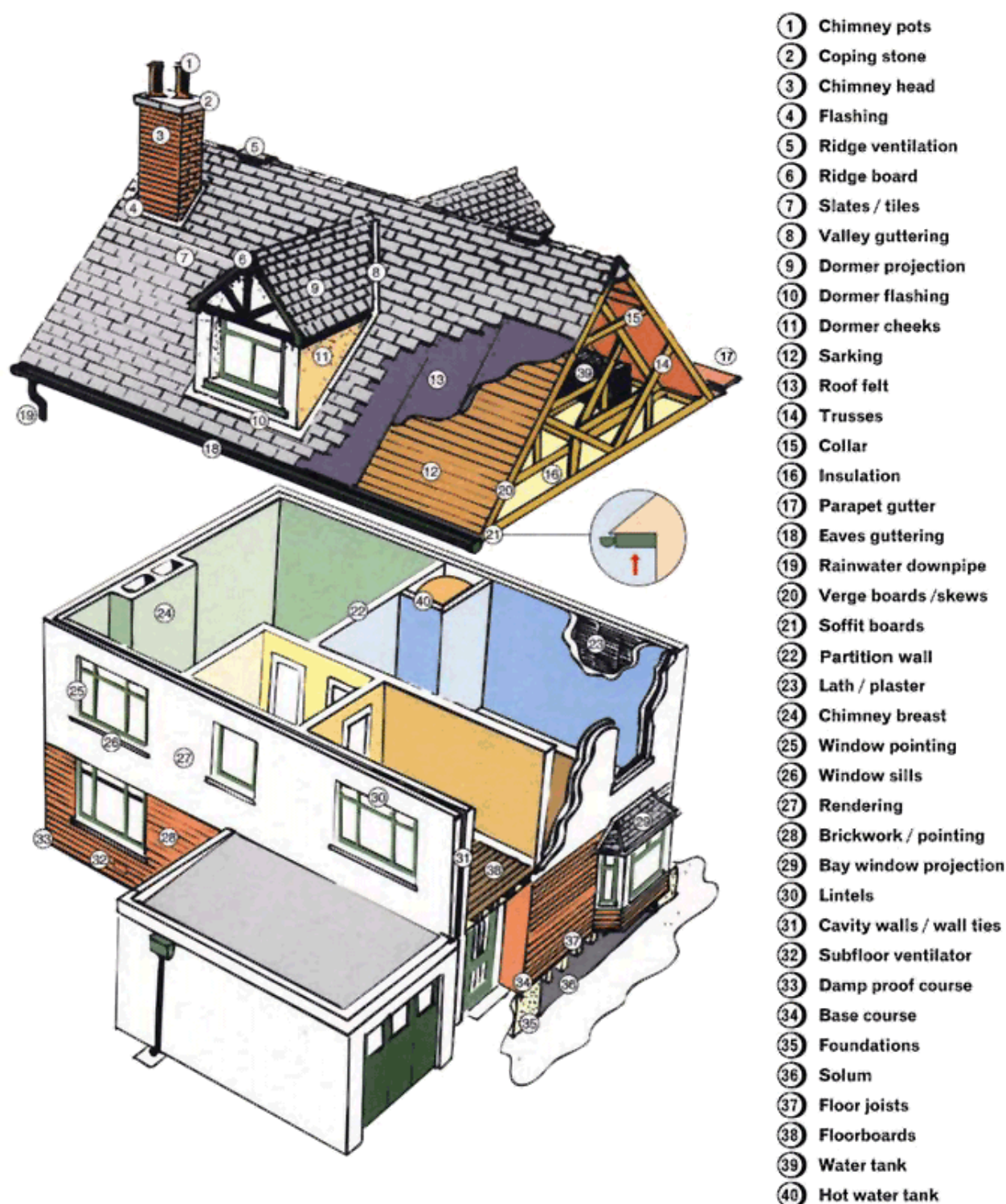
Garages and permanent outbuildings	Whilst there are no further permanent outbuildings, there is a polytunnel and various sheds.
Outside areas and boundaries	Visually inspected. The subjects benefit from a generous sized feu which we understand extends to approximately 5 acres. There are garden areas, paddocks and woodland, as well as a parking area for several vehicles. There is a shared unmade driveway providing access to the subjects.
Ceilings	Visually inspected from floor level. The ceilings are lined with lath and plaster or plasterboard. There are timber lined areas.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls are lined with lath and plaster or plasterboard.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. The ground floor is part solid concrete design and part suspended timber. The first floor is of suspended timber construction. No sub-floor inspection was carried out as no safely accessible hatches were identified.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The kitchen is fitted with a range of units and worktops. There are further units fitted in the utility room. Internal doors, door surrounds and skirtings are of timber design. There is a timber staircase providing access to the first floor accommodation.

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Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There are chimney breast areas, with there being a wood-burning stove fitted in the living room. There is also a wood-burning stove fitted in the cottage.
Internal decorations	Visually inspected.
Cellars	None.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains electricity is connected, with the electrical apparatus located in a cupboard off the first floor landing. There is an additional consumer unit in the cottage located off the hallway cupboard. We understand that there is a single meter serving both the main house and the cottage.
Gas	Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. No mains gas available. There are, however, LPG bottles which we understand serve the cooker.
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. Water is understood to be from the mains supply. At ground floor level, the bathroom is fitted with a bath, shower cubicle, WC and wash hand basin. At first floor level, the shower room is fitted with a shower, WC, bidet and wash hand basin. In addition, there is a shower room at the cottage.

Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>There is an oil fired central heating system installed supplying radiators. The system is served by a Boulter boiler which is floor-standing and located in the utility room. The boiler is assumed to provide the domestic hot water which may also be supplemented via an electric immersion. The hot water cylinder is located in a cupboard off the first floor shower room.</p> <p>There are electric panel heaters fitted in the cottage and hot water is supplied via an electric immersion, with the cylinder located in a cupboard off the entrance hallway.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>We were advised that drainage is to a private septic tank installation which is located within the boundaries.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon- fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p>
Any additional limits to inspection	<p>Items of furniture, fitted floor coverings and some stored items limited our inspection.</p> <p>There were no sub-floor areas to be inspected.</p> <p>Our inspection of any roof void areas was limited due to insulation material and roof void design.</p> <p>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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p> <p>It was not possible to inspect the cold water rising main.</p>

Sectional Diagram showing elements of a typical house



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

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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 is evidence of past movement within the property, being typical of the type of movement one would expect to find in a property of this age and type. There is no obvious evidence of any recent movement having occurred, with the movement noted appearing to be old and non- progressive.



Dampness, rot and infestation

Repair category	2
Notes	<p>Where appropriate, internal surfaces were tested for dampness using a moisture meter. Where tested, high readings were detected at various areas, in particular at gable elevations at both ground and first floor level, and also adjacent to the external door in the living room. Condensation was noted. Localised high readings were also detected in the cottage adjacent to external doors.</p> <p>Evidence of woodworm was noted to timbers in both the main house and the cottage. There is also evidence of vermin/mice activity, which is not untypical for rural properties.</p> <p>It is recommended that a further thorough inspection of the property is carried out by a reputable firm of timber/damp specialists and for any necessary repairs to be carried out.</p>



Chimney stacks

Repair category	2
Notes	Chimney stacks were noted to be in fair condition commensurate with age, however, some age related weathering was noted. It is important that flashings are well maintained in order to prevent water ingress.



Roofing including roof space

Repair category	2
Notes	<p>The roof has been regularly maintained, however, some chipped and slipped slates were noted. There is age related weathering.</p> <p>Roofs are prone to water penetration during adverse weather, but it is not always possible for surveyors to identify this likelihood in dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms. It is important that roof coverings are regularly checked and maintained.</p> <p>Please see section above regarding evidence of woodworm.</p> <p>Any stains noted in the roof void were dry at the time of inspection, however, should be monitored to ensure there are no ongoing issues.</p>



Rainwater fittings

Repair category	2
Notes	<p>Evidence of water spillage/leakage was noted. There are sections which require to be realigned. Rainwater goods should be checked for adequacy during periods of heavy rainfall.</p>



Main walls

Repair category	1
Notes	<p>The walls were noted to be in fair order consistent with age. Some age related weathering to pointing was noted, as well as some localised cracks to render. Normal routine maintenance should be anticipated.</p>




Windows, external doors and joinery


Repair category	2
Notes	<p>Several of the windows tested were noted to be stiff to operate and would benefit from attention. Localised weathering was noted. There is swelling/water damage to some of the window sills and some condensation staining. These areas were dry at the time of inspection, although should be monitored. Wear and weathering was noted to the timber units.</p>





External decorations


Repair category	1
Notes	<p>Some weathering was noted. It is important that external decorations are well maintained in order to prolong lifespan.</p>


 Conservatories/porches	
Repair category	-
Notes	Not applicable.

 Communal areas	
Repair category	-
Notes	Not applicable.

 Garages and permanent outbuildings	
Repair category	2
Notes	<p>The cottage with attached external store were noted to be in reasonable condition commensurate with use, however, routine maintenance would be beneficial. For example, localised staining, evidence of water ingress and dampness was noted.</p> <p>The polytunnel requires attention.</p>

 Outside areas and boundaries	
Repair category	2
Notes	<p>Outside areas have been adequately maintained, however, routine maintenance should be anticipated to the grounds. The access road would benefit from maintenance repairs. There are trees and shrubs adjacent to the house which will require to be monitored and maintained as necessary. Consideration should be given to removal of climbing plant growth as this can introduce dampness to a building. Not all sections of boundaries were inspected.</p>

 Ceilings	
Repair category	1
Notes	<p>Some plaster cracks were evident. Please see relevant section above regarding high damp readings. It should be ensured timber lined areas are treated with a fire-retardant coating.</p>

 Internal walls	
Repair category	1
Notes	<p>Walls were noted to be in fair condition, however, routine plaster works/repairs should be anticipated during redecoration. Please see relevant section above regarding high damp readings.</p>



Floors including sub-floors

Repair category	1
Notes	No significant defects.



Internal joinery and kitchen fittings

Repair category	1
Notes	Some wear and tear commensurate with age and use was noted.



Chimney breasts and fireplaces

Repair category	1
Notes	All flues should be checked and repaired as necessary, and swept prior to use. It should be ensured that disused flues are capped and adequately vented.



Internal decorations

Repair category	1
Notes	Some wear and tear was evident. Incoming purchasers may consider some redecoration.



Cellars

Repair category	-
Notes	Not applicable.



Electricity

Repair category	1
Notes	<p>No significant defects evident. It is recommended good practice that all electrical installations should be periodically checked, approximately every 10 years or when a property changes hands. This should be regarded as a routine safety and maintenance check.</p> <p>It is important to ensure that the system complies with current regulation requirements.</p>



Gas

Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.



Water, plumbing and bathroom fittings

Repair category	2
Notes	<p>Wear and tear was noted to some fittings. We understand that the ground floor electric shower unit is not currently operational.</p> <p>It is important that sealants are well maintained in order to prevent water leakage. Concealed areas could not be inspected due to fitted and fixed coverings.</p>



Heating and hot water

Repair category	2
Notes	<p>The boiler is now of an age where it will have a relatively limited remaining life left. Localised corrosion was noted at radiators. We understand that it has been regularly checked and serviced as necessary.</p> <p>It is assumed that central heating and hot water systems have been installed and maintained to meet with regulations, with particular regard to fluing and ventilation requirements. It is recommended to have heating and hot water systems tested immediately upon taking occupation and regularly thereafter.</p>



Drainage

Repair category	1
Notes	No significant defects with regard to our external inspection. It should be confirmed that the installation is SEPA registered and complies with the relevant regulations.

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

Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

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

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres:

For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The Title Deeds should be consulted in order to confirm the boundaries of the property. We were advised that the feu extends to approximately 5 acres.

With regard to the alterations to the main house and also the conversion of the former traditional outbuilding to form the cottage, it is assumed that all necessary local authority consents and certificates required were sought and obtained.

With regard to the shared access road, we understand that liability for the maintenance of this is shared on an equitable basis with neighbouring properties. This should be confirmed with reference to the Title Deeds.

It should be confirmed that the drainage installation is SEPA registered and complies with relevant regulations.

Where items of maintenance or repair have been identified, the purchaser should, prior to purchase, satisfy themselves as to the costs and implications of these issues.

Estimated reinstatement cost for insurance purposes

£1,100,000 (One million, one hundred thousand pounds).

Valuation and market comments

We are of the opinion that the current market value of the property is in the region of £430,000 (Four Hundred and Thirty Thousand Pounds). This takes full account of the prevailing market conditions and sales in the general locality.

Signed

Security Print Code [517210 = 5308]
Electronically signed

Report author

Eilidh Walker

Company name

Allied Surveyors Scotland Ltd

Address

Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Single Survey

Date of report

3rd February 2026

Mortgage Valuation Report



Property Address

Address Brownside of Strichen, New Pitsligo, Fraserburgh, AB43 6NY
Seller's Name Ms L Moore
Date of Inspection 21st January 2026

Property Details

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

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

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

☐ Yes ☒ No

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

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £ Unexpired years

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) 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:

In addition to the main dwelling house, there is a self-contained cottage/annex comprising a living room with kitchen area, two bedrooms and shower room.

External store.

Mortgage Valuation Report

Construction

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

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

Special Risks

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

Service Connection

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

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

Brief description of Central Heating:

Oil fired central heating system

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The property is located in a rural setting approximately 3 miles south east of New Pitsligo and 10 miles south-west of Fraserburgh, where a range of facilities and amenities are available.

The Title Deeds should be consulted in order to confirm the boundaries of the property. We were advised that the feu extends to approximately 5 acres.

With regard to the alterations to the main house and also the conversion of the former traditional outbuilding to form the cottage, it is assumed that all necessary local authority consents and certificates required were sought and obtained.

With regard to the shared access road, we understand that liability for the maintenance of this is shared on an equitable basis with neighbouring properties. This should be confirmed with reference to the Title Deeds.

It should be confirmed that the drainage installation is SEPA registered and complies with relevant regulations.

Where items of maintenance or repair have been identified, the purchaser should, prior to purchase, satisfy themselves as to the costs and implications of these issues.

At the time of inspection, the property was in reasonable condition, however, there are routine maintenance repairs required. The property would benefit from selective modernisation/upgrading. High damp readings were detected within the property for which it is recommended that a further inspection is carried out by a reputable firm of timber/damp specialists and for any necessary repairs to be carried out. No retention is considered necessary provided no significant issues are found with regard to the recommended further inspection.

There is evidence of past movement within the property, being typical of the type of movement one would expect to find in a property of this age and type. There is no obvious evidence of any recent movement having occurred, with the movement noted appearing to be old and non- progressive.

The additional accommodation referred to comprises a utility room.

Essential Repairs

None.

Estimated cost of essential repairs £

Retention recommended? ☐ Yes ☒ No

Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider. In particular, there are some lenders who may restrict the terms or amount of any advance due to there being a self-contained cottage/annexe forming part of the subjects, and the extent of the feu.

Valuations

Market value in present condition £ 430,000

Market value on completion of essential repairs £

Insurance reinstatement value £ 1100000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? ☐ Yes ☒ No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? ☐ Yes ☐ No

Declaration

Signed Security Print Code [517210 = 5308]
Electronically signed by:-

Surveyor's name Eilidh Walker

Professional qualifications MRICS

Company name Allied Surveyors Scotland Ltd

Address Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Telephone 01224 571163

Fax

Report date 3rd February 2026