

Single Survey

survey report on:

Property address	Roughhaugh, Midmar, Inverurie, AB51 7QB
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Customer	Mr C Wilson and Ms A Smith
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	25th May 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.

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 property comprises a detached single storey plus attic house with extensions on each side, a garage/workshop and grounds extending to approximately 2.3 acres.
Accommodation	<p>Summary of main accommodation with the house: 2 living rooms, 4 bedrooms, 2 bathrooms.</p> <p>Ground floor: front porch, hall, open plan kitchen/dining area/living area, sitting room, bedroom 3, bathroom, utility room, bedroom 4/office.</p> <p>First floor: landing, principal bedroom with ensuite bathroom, bedroom.</p>
Gross internal floor area (m²)	The gross internal floor area of the house with a ceiling height of greater than 1.0 metre extends to approximately 145 square metres, split between the ground floor of 108 square metres and the first floor of 37 square metres.
Neighbourhood and location	<p>The property lies in a rural setting. It is adjoined on its east side by the grounds of an adjoining residential property, Backend of Rough Haugh and is otherwise adjoined by agricultural land. Access to the property is off a minor public road between Sauchen and Midmar, along approximately 1,050 metres of private road, the first section of which is tarred and the remainder is stone.</p> <p>The property is located 1.5 miles from the rural settlement of Midmar, which has a primary school and 11 miles from Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Major local centres of population and employment include: Banchory (population 7,500) 14 miles; Inverurie (population 14,500) - 15 miles; Westhill (population 12,500) - 13 miles; Aberdeen City Centre - 19 miles.</p>

<p>Roofing including roof space</p>	<p>The roof of the front porch is pitched and slated. External roof detail includes clay ridge sections bed in cement, at the gable and eaves an overhanging roof with exposed truss ends and timber facias, velux roof window in each side. No inspection was possible of its roof space (it has a vaulted ceiling).</p> <p>The roof of the extension at the west side of the house (sitting room) is pitched and clad with box- profile metal sheeting. External roof detail includes metal ridge and flashings, overhanging roof at its gable and eaves with exposed truss ends and timber facias, 4 front velux roof windows. No inspection of its roof space was possible (it has a vaulted ceiling).</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The majority of the rainwater fittings are plastic, except the front gutter of the original roof which is cast iron. Gutters are half round and downpipes are round.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls of the original part of the house are built with solid stone and are pointed externally. They are approximately 650mm thick, including the internal wall lining.</p> <p>The walls of the extension at the east side and rear of the house are likely to be built with concrete blocks. They are roughcast externally and are approximately 340mm thick, including the internal wall lining.</p> <p>The walls of both the front porch and sitting room extension are built with concrete block dwarf walls rendered externally with above a timber frame clad externally with vertical larch boards. These walls are approximately 290mm thick, including the internal wall lining.</p>
<p>Windows, external doors and joinery</p>	<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 majority of the windows are Nordan, pine framed double glazed windows that were installed in 2008. Opening casements have tilt and turn opening mechanisms and externally there are aluminium cill strips and strips along the base of each casement.</p> <p>The exceptions are two ground floor bedroom windows and a bathroom window which are older timber framed double glazed casement windows, with top hinged opening casements.</p> <p>Of the velux roof windows, three are triple glazed (2 bedrooms and bathroom) and the remainder are double glazed.</p> <p>There are three external doors, all Nordan and installed in 2008: (1) front, into porch - timber door, steel reinforced with multiple locking</p>

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Windows, external doors and joinery	mechanism, double glazed upper panel; (2) rear, into utility room - as (1), fitted with cat flap; (3) sitting room patio door - timber framed, double glazed sliding door, with fixed matching side panel.
External decorations	Visually inspected. The external window and door joinery is painted. The external larch wall cladding has been left to wear naturally.
Conservatories / porches	Visually inspected. There is a front porch, added in 2008, whose constructional detail has been described above.
Communal areas	Circulation areas visually inspected. The private access road is shared with other residential and farm properties. The owners advised that in terms of residential properties, the first section of road is shared by 6 properties, the second section by 4 properties and the last section by 2 properties.
Garages and permanent outbuildings	Visually inspected. There is a detached garage/workshop. This is built with a concrete floor, timber clad walls and a shallow pitched felt covered roof on timber trusses and OSB sarking. It is fitted with a pair of timber linings vehicle doors, a timber linings side door, 4 single glazed windows, electricity with consumer unit lights and sockets. It has an internal floor area of 32 square metres. Adjoining the rear of the house is a small store, built with stone walls and a mono-pitched slated roof (which has been renewed); this measures 1.8 metres x 1.35 metres internally. There are two log stores, which have timber floors, timber frames, 3 sides clad with space boarding and mono-pitched metal clad roofs.
Outside areas and boundaries	Visually inspected. It is understood that the property extends to approximately 2.3 acres. This measurement excludes an approximate 6 metre wide strip along its northern boundary, which forms part of the enclosed grounds of the property but was formerly an access track and right of way; however the owners advise that access has not been used by third parties during their 22 year ownership of the property. Some significant features of the grounds include: gravel drive, parking area and pathway around the house; several concrete flagged patios; enclosed area (part stone walls, part fencing) with raised beds; mown lawns around house with shrub beds and individual native trees; the majority of the remainder has been managed for fauna and flora and contains a mix of open and wooded areas with a network of mown pathways through them.

<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The ceilings are lined with plasterboard.</p> <p>The porch and sitting room ceilings are vaulted, with exposed pine roof ties.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The majority of the internal walls are lined with plasterboard. There remain several lathe and plaster linings to untouched internal partitions of the original part of the house, the gable wall of the ensuite bathroom is timber lined and there is an unlined stone wall in the porch.</p> <p>The owners advised that they have relined the majority of the plasterboard on the external walls of the original part of the house, incorporating multi-foil insulation behind and the external walls of the ground floor bedroom 3 and the bathroom have been relined incorporating insulation board - this insulation was not inspected.</p>
<p>Floors including sub floors</p>	<p>The ground floor of the original part is part solid and part suspended timber.</p> <p>The floors of the extensions are concrete.</p> <p>At the time of the inspection, most floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited.</p> <p>It was not possible to gain access to the sub-floor area as there was no apparent means of access.</p> <p>Fixed floor coverings include: tiled floors in the front porch, hall and ground floor bathroom; oak flooring in the sitting room; pine flooring in the utility room and bedroom 4/office.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen was re-fitted in 2004 with Ikea units. There are a range of cream coloured floor and wall units, oak worktops with wall splash tiling above. Built-in appliances include an oven, hob and extractor hood above.</p> <p>The utility is fitted with the same fittings as the kitchen along one side - short section of worktop, tall unit incorporating a built-in freezer and wall unit.</p> <p>Most of the internal doors are timber linings doors with latches. Between the porch and hall are a pair of timber framed glazed panel doors.</p> <p>The stairway is fitted with painted timber balustrades.</p>

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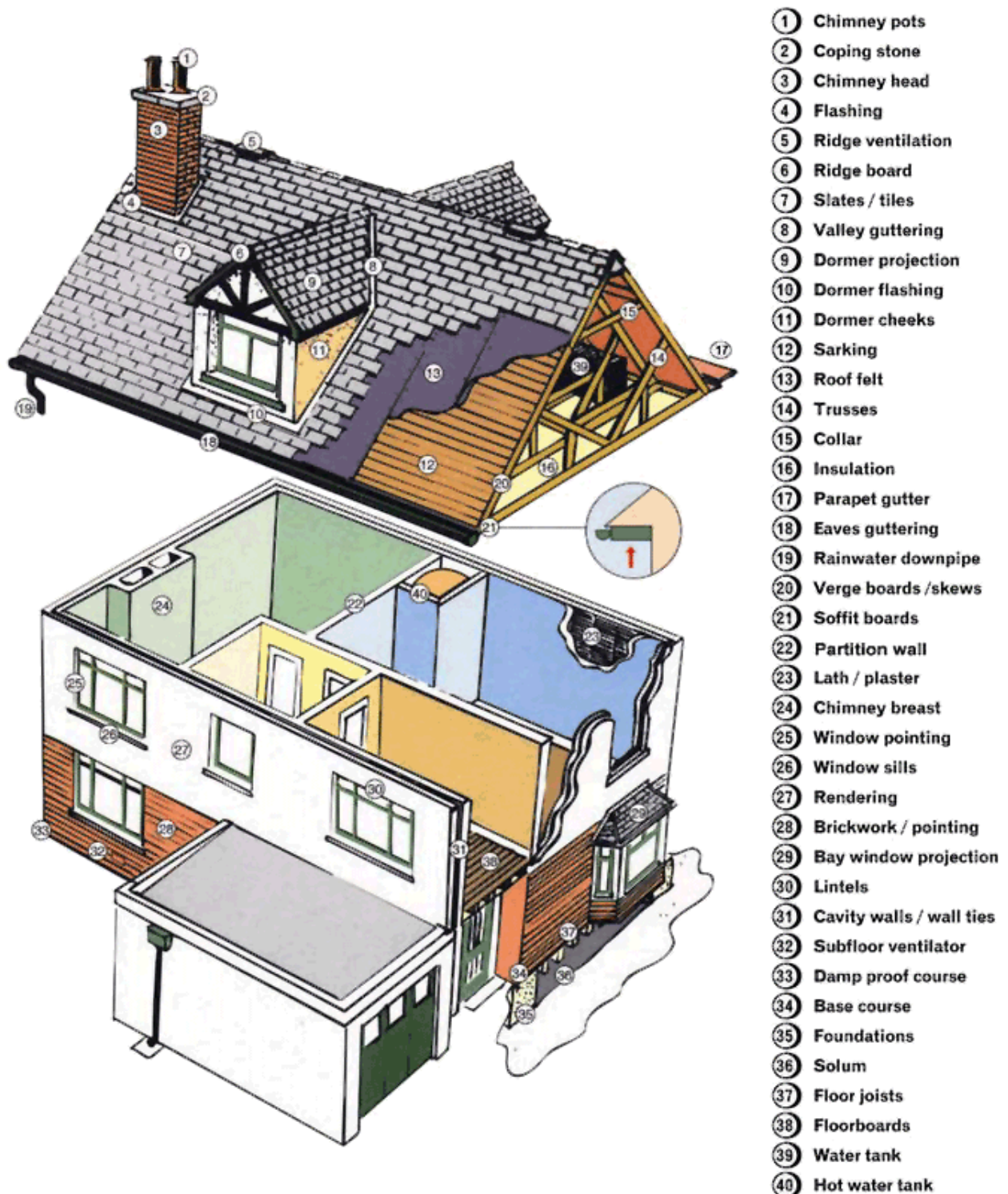
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are two multi-fuel stoves: (1) in the open plan living area - Morso 5kW stove mounted on a tiled hearth within a cement rendered recess and (2) in the sitting room - an oval 5kW Morso stove mounted on a slate tiled heath with a steel flue taken through the ceiling above.</p>
Internal decorations	<p>Visually inspected.</p> <p>The majority of the internal linings are painted plasterboard.</p>
Cellars	<p>There are no cellars.</p>
Electricity	<p>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.</p> <p>The property is supplied with mains electricity.</p> <p>An underground cable is taken to an external meter box mounted on the front wall of the original part of the house. There is an adjoining box, which the owners advise accommodates a private generator switch.</p> <p>The main consumer unit is located within a box above the stairway; this includes the main switch, a residual current devise (a switch that trips a circuit under dangerous conditions and disconnects the electricity) and circuit breakers (which switch off a circuit if they detect a fault).</p> <p>There is a further consumer unit in the understair cupboard for the heating and hot water systems, which also has a main switch, residual current devise and circuit breakers.</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p>
Gas	<p>Mains gas is not available to the property.</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is supplied with private water from an exclusive borehole within the property.</p> <p>The owners advised that the borehole was installed in 2013, that it is 32 metres deep and is fitted with a submersible pump.</p> <p>Within the understair cupboard, off the hall, is a stop-cock and water treatment plant including a particle filter, ph correction vessel and UV filter.</p>

Water, plumbing, bathroom fittings	<p>The water system within the house is pressurised, with the pressure vessel above the hot water cylinder - there is no cold water storage tank. The majority of the water pipework inspected within the house was copper, with some plastic.</p> <p>There are two bathrooms: (1) ground floor bathroom - 3 piece suite, above the bath tiled walls, glazed screen along the bath edge and bar mixer shower, w.c, hand basin, wall mounted mechanical extract fan above the bath; (2) first floor bedroom ensuite bathroom - free standing cast iron roll-top bath on 4 legs, hand basin with vanity unit, w.c.</p> <p>Sinks include a double bowl ceramic sink in the kitchen.</p> <p>The owner advised that it would be possible to create some additional space in the ensuite bathroom by extending into space behind the timber wall lining where there was formerly a water tank.</p>
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>The house is heated by an air to water heat pump system that was installed in 2025. The outdoor unit is positioned externally adjoining the rear wall of the house - this is a Samsung AE120RXYDEG/EU 12kW unit.</p> <p>The heating system is a wet system, via modern panel radiators, many of which were renewed in 2025, when the former oil system was replaced with the air to water heat pump system.</p> <p>The heating and hot water systems can be controlled remotely by a Heatmiser phone app system, or manually with a programmable room thermostat mounted on a side of the stairway. In addition the majority of radiators are fitted with thermostatically controlled valves.</p> <p>There is a Joule Cyclone 170 litre unvented steel indirect hot water cylinder in an understair cupboard off the living area.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a concrete block septic tank, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch. It is understood that the drainage system is located wholly within the property.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>

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Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms to the sitting room and bedroom 4/office; heat detector in the kitchen; carbon monoxide detector in the sitting room.</p>
Any additional limits to inspection	<p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</p> <p>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>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.</p>

Sectional Diagram showing elements of a typical house




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


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


2. Condition


This section identifies problems and tells you about the urgency of any repairs by using one of the following 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	Given the age and type of the original part of the house, there is likely to have been past movement to its structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

 Dampness, rot and infestation	
Repair category	1
Notes	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.</p> <p>From a limited inspection that was possible of the structural timberwork within the house, no sign of decay or infestation was noted. However, as no inspection was possible of the roof timbers or the majority of the floor timbers in the original part of the house, no guarantee can be given that they are free from defect.</p> <p>The owners advised that as part of internal relining/insulation work undertaken in 2007/08, accessible timberwork was treated against wood-worm by the joiner, though there is no guarantee for this work.</p>

 Chimney stacks	
Repair category	1
Notes	<p>From a ground level inspection of the two chimneys, no significant defects were noted.</p> <p>The flashing around the base of the east gable stack appears to have been repaired/renewed recently.</p>

 Roofing including roof space	
Repair category	2
Notes	One slipped and one broken slate was noted to the front face of the roof of the



External decorations

Repair category	1
Notes	The external decoration was found to be in satisfactory condition. Some minor wear was noted to the paintwork of several of the windows.



Conservatories/porches

Repair category	1
Notes	No significant defects were noted to the front porch.



Communal areas

Repair category	1
Notes	<p>The tarred section of access road was largely intact, with past repairs undertaken to worn areas.</p> <p>The sections of stone access road have been recently repaired and were in satisfactory condition.</p> <p>Both sections will require regular repair and maintenance in the future.</p>



Garages and permanent outbuildings

Repair category	2
Notes	Some minor deterioration was noted to the external wall cladding of the garage. Its felt roof appeared to be in satisfactory condition and no evidence of leakage was seen; however the felt is relatively old and will have a limited life.



Outside areas and boundaries

Repair category	1
Notes	<p>The grounds have been well maintained and were found to be in a neat and tidy condition.</p> <p>A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps. In this regard the owners obtained a Radon Measurement Report from the Health Protection Agency dated 19/10/2010 in which it is stated that the result from radon detectors at the property was 89 Bq m³ (estimated annual average) and that no action is needed</p>



Outside areas and boundaries

Repair category	1
Notes	to reduce the radon level.



Ceilings

Repair category	1
Notes	No significant defects were noted to the ceilings.



Internal walls

Repair category	1
Notes	<p>No significant defects were noted to the internal wall linings. A fine vertical crack was noted in the rear sitting room wall lining, behind the stove.</p> <p>Due to the age of the remaining lathe and plaster internal linings in the original part of the house, it is possible that there are cracked and loose areas of plaster behind the decoration. The stability of internal walls was not tested.</p>



Floors including sub-floors

Repair category	1
Notes	From a limited inspection that was possible of the floors, no significant defects were noted.



Internal joinery and kitchen fittings

Repair category	1
Notes	<p>The kitchen and utility room fittings are 22 years old and whilst in reasonable condition for their age, have suffered some wear and tear. The wooden worktops will require regular maintenance to remove stains and preserve their integrity (sanding and oiling/varnishing). No assessment has been made on the condition of the built-in electrical appliances (the owner advised that one of the hob rings is not working properly).</p> <p>The condition of skirtings, facings and internal doors were found to be in satisfactory condition.</p>



Chimney breasts and fireplaces

Repair category	1
Notes	<p>No significant defects were noted to the two stoves, their fireplaces and flues. No assessment has been made on the operation of the stoves and whether their flues are adequately lined.</p> <p>It should be ensured that all flues are kept in a sound condition and are regularly checked and swept.</p>



Internal decorations

Repair category	1
Notes	<p>The internal decoration was found to be in generally good condition, with minor wear and tear markings.</p>



Cellars

Repair category	-
Notes	<p>None.</p>



Electricity

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>It is recommended good practice that all electrical installations should be checked periodically by a qualified electrician, approximately every 10 years or when a property changes hands; this should be regarded as a routine safety and maintenance check.</p> <p>Interlinked smoke alarms should be fitted in the ground floor hallway, main living room and first floor landing and a linked heat detector should be fitted in the kitchen.</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>



Gas

Repair category	-
Notes	None.



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>It is recommended that prior to purchase, documentation be obtained stating that the private water supply has been analysed recently and is satisfactory in terms of purity and quantity; it is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of the supply is carried out or sought from the sellers - in this regard the owners obtained an indicative yield test report for the borehole from Filpumps dated 22/10/2013 in which it is stated that the estimated flow rate found at 15/10/2013 was 120,000 litres per day which is sufficient to provide a supply of water for 600 people at a consumption of 200 litres/person/day.</p> <p>The water treatment plant will require regular maintenance and servicing - likely to involve regular replacing of the particle filter cartridge, the annual servicing of the UV filter and the replacing of the neutralising material in the ph correction vessel as necessary.</p> <p>The sanitary fittings in the ground floor bathroom were found to be in satisfactory condition.</p> <p>The enamel paintwork of the first floor cast iron bath is worn and would best be re-surfaced.</p> <p>Concealed areas around baths cannot be inspected; water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>



Heating and hot water

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected.</p> <p>The central heating system should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p> <p>No assessment has been made on the operation, efficiency and adequacy of the central heating system.</p> <p>The sitting room is not fitted with a central heating radiator and is heated by a stove.</p>



Drainage

Repair category	1
Notes	No problems with the drainage were visible during the inspection.

Single Survey



Drainage

Repair category	1
Notes	<p>No assessment has been made on the size, capacity, condition and operation of the drainage system.</p> <p>It is likely that the septic tank will require to be periodically emptied in the future. The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.</p>

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

Mortgage Valuation Report



Property Address

Address Roughhaugh, Midmar, Inverurie, AB51 7QB
Seller's Name Mr C Wilson and Ms A Smith
Date of Inspection 25th May 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:

The garage is a garage/workshop, built with a concrete floor, timber clad walls and a pitched roof covered with felt. It is supplied with electricity and has an internal floor area of 32 square metres.

Adjoining the rear of the house is a small store, built with stone walls and a mono-pitched slated roof.

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
Electricity Mains Private None
Central Heating Yes Partial None

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Central heating from an air to water heat pump system, installed in 2025, via a wet radiator system, controlled by phone app and/or programmable room thermostat and radiator thermostatically controlled valves.

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 comprises a detached single storey plus attic house with extensions on each side, a garage/workshop and grounds extending to approximately 2.3 acres.

The extension at the east side and rear of the house is built with concrete block walls and a pitched slated roof. The porch and sitting room extension walls are built with a timber frame and larch external wall cladding. The porch roof is slated and the sitting room roof is pitched and clad with box-profile metal sheeting.

Other accommodation within the house referred to above includes a utility room.

It is understood that the property extends to approximately 2.3 acres. This measurement excludes an approximate 6 metre wide strip along its northern boundary, which forms part of the enclosed grounds of the property but was formerly an access track and right of way; however the owners advise that access has not been used by third parties during their 22 year ownership of the property.

The property lies in a rural setting. It is adjoined on its east side by the grounds of an adjoining residential property, Backend of Rough Haugh and is otherwise adjoined by agricultural land. Access to the property is off a minor public road between Sauchen and Midmar, along approximately 1,050 metres of private road, the first section of which is tarred and the remainder is stone.

The property is located 1.5 miles from the rural settlement of Midmar, which has a primary school and 11 miles from Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Major local centres of population and employment include: Banchory (population 7,500) 14 miles; Inverurie (population 14,500) - 15 miles; Westhill (population 12,500) - 13 miles; Aberdeen City Centre - 19 miles.

Given the age and type of the original part of the house, there is likely to have been past movement to its structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps. In this regard the owners obtained a Radon Measurement Report from the Health Protection Agency dated 19/10/2010 in which it is stated that the result from radon detectors at the property was 89 Bq m³ (estimated annual average) and that no action is needed to reduce the radon level.

Two extensions were added in 2008, the front porch and sitting room; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply, it is assumed that the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available. The owners obtained an indicative yield test report for the borehole from Filpumps dated 22/10/2013 in which it is stated that the estimated flow rate found at 15/10/2013 was 120,000 litres per day which is sufficient to provide a supply of water for 600 people at a consumption of 200 litres/person/day.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

It should be confirmed that the property has adequate rights of access over the private road from the Sauchen-Midmar public road to the property and what liability it has towards its upkeep, maintenance and repair.

Significant factors which are likely to be relevant to the market value of the property include: within commuting distance of Inverurie, Banchory, Westhill and Aberdeen; very attractive rural setting; appears to be well screened from the adjoining residential property; 1,050 metre shared private access road to property; small traditional cottage extended on each side to provide 6 habitable rooms, including an open plan living area and an impressive sitting room extension with a southerly aspect, 2 bathrooms and an internal floor area of around 145 square metres; in generally good external repair - 3 windows and 4 velux windows are relatively old and may have a limited life; fitted internally to a modern standard - air to water heat pump central heating system (2025), kitchen and utility room fittings (2004) have suffered some wear and tear, 2 bathrooms have standard modern fittings and the cast iron bath enamel is worn; outbuildings include a timber garage/workshop, small store and two log stores; 2.3 acre grounds with well laid out garden around the house and the remainder managed for flora and fauna including a mix of open and wooded areas.

In the aftermath of the initial Covid-19 lock-down period from July 2020 onwards, local rural residential market

Mortgage Valuation Report

General Remarks

activity increased significantly, with this leading to shorter marketing periods and an increase in prices. However, from mid-2022 the residential property market generally experienced more difficult conditions caused by rising interest rates, inflation and the cost of living, and property taxes (Land Business Transaction Tax and Additional Dwelling Supplement). These conditions extended through 2023-25, although interest rates were steadily reduced during this period from a peak in August 2023. During this period there was at best little change in local rural residential property prices and most sectors saw a small reduction in prices; properties which have special features have fared better, such features might include location, view, setting, design and character, condition and repair, standard of fitting, size and quality of the grounds and its outbuildings. 2026 is likely to bring further uncertainty to the property market caused by the war in the Middle East, which may bring a period of rising prices, cost of living and interest rates.

Essential Repairs

No essential repairs are required to the property.

Estimated cost of essential repairs £ Retention recommended? Yes No Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property is considered to be suitable security for mortgage purposes, subject to the specific lending criteria of the mortgage provider.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £
(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 [458149 = 1808]
Electronically signed by:-

Surveyor's name David Silcocks

Professional qualifications BSc, MRICS

Company name Allied Surveyors Scotland Ltd

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

Telephone 01224 571163

Fax 01224 589042

Report date 1st June 2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

ROUGHHAUGH, MIDMAR, INVERURIE, AB51 7QB

Dwelling type: Detached house
Date of assessment: 25 May 2026
Date of certificate: 26 May 2026
Total floor area: 145 m²
Primary Energy Indicator: 100 kWh/m²/year

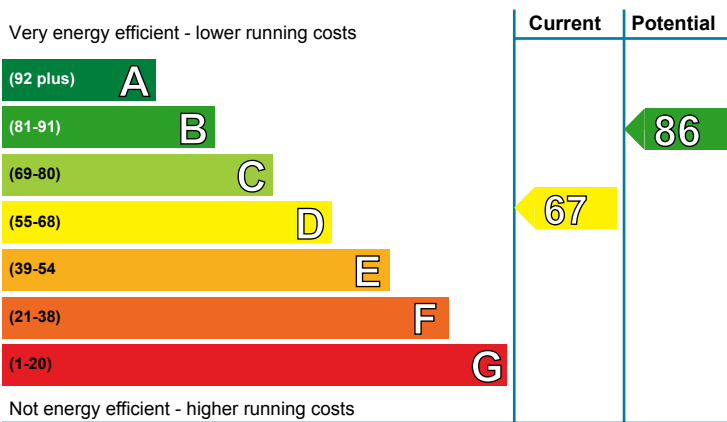
Reference number: 2355-1024-8205-3016-7200
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Air source heat pump, radiators, electric

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£7,683	See your recommendations report for more information
Over 3 years you could save*	£1,017	

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

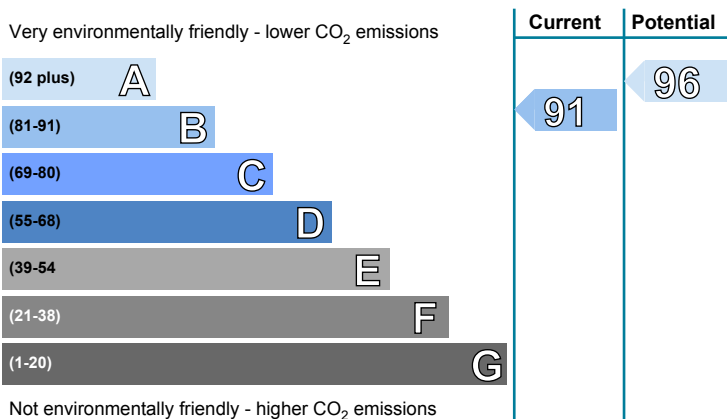


Energy Efficiency Rating

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

Your current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band B (91)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£900 - £1,200	£249.00
2 Internal wall insulation	£7,500 - £11,000	£423.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£342.00

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

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	21,007.04	N/A	N/A	N/A
Water heating (kWh per year)	3,234.85			

Addendum

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

About this document

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

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

Assessor's name: Mr. David Silcocks
Assessor membership number: EES/008466
Company name/trading name: Allied Surveyors Scotland Ltd
Address: Marywell House 29-31 Marywell Street
Aberdeen
AB11 6JE
Phone number: 01224 571163
Email address: aberdeen@alliedsurveyorsscotland.com
Related party disclosure: No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



Property Questionnaire

PROPERTY ADDRESS:	Rough Haugh Comers Midmar AB51 7QB
SELLER(S):	Charles Wilson Ann B Smith
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	20/05/26

PROPERTY QUESTIONNAIRE

NOTE FOR SELLERS

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

PROPERTY QUESTIONNAIRE
Information to be given to prospective buyer(s)

1. Length of ownership	
How long have you owned the property? 21 years and 6 months	
2. Council Tax	
Which Council Tax band is your property in?	
F	
3. Parking	
<p>What are the arrangements for parking at your property?</p> <p>(Please indicate all that apply)</p> <ul style="list-style-type: none"> • Driveway 	
4. Conservation Area	
Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	No
5. Listed Buildings	

<p>Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?</p>	<p>No</p>	
<p>6. Alterations / additions / extensions</p>		
<p>a.</p>	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe the changes which you have made:</p> <p>Additional porch and living room</p>	<p>Yes</p>
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.</p>	<p>Yes</p>

c.	Do you have appropriate consents for the discharge from your septic tank?	Yes
d.	<p>Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	No
11. Responsibilities for Shared or Common Areas		

a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>Access track maintenance shared by all properties</p> <p>Boundaries - half share with land owners</p>	Yes
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>	Not applicable
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	No

<p>d.</p>	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>No</p>
<p>e.</p>	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>No</p>
<p>f.</p>	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p>	<p>No</p>
<p>12. Charges associated with your property</p>		
<p>a.</p>	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</u></p>	<p>No</p>
<p>b.</p>	<p>Is there a common buildings insurance policy?</p>	<p>No</p>

	<p>If you have answered <u>yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes/No/ Don't know</p>
<p>c.</p>	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p> <p>N/A</p>	
<p>13. Specialist Works</p>		
<p>a.</p>	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property</p> <p>As a precaution during retrofit of insulation all timbers were spayed for woodworm dueing 2007 to 2008. Work performed by joiner, not certified supplier.</p>	<p>Yes</p>
<p>b.</p>	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details</p>	<p>No</p>

c.	<p>If you have answered <u>yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p> <p>N/A</p>	No

14. Guarantees

a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work	No				
(ii)	Roofing	No				
(iii)	Central heating	No	Yes			
(iv)	NHBC	No				
(v)	Damp course	No				
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No				


<p>b.</p>	<p><u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u></p> <p>7 year guarantee on airsource heat pump central heating, installed by Sugplumb (Aboyne).</p>	
<p>c.</p>	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>No</p>
<p>15. Boundaries</p>		
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>No</p>
<p>16. Notices that affect your property</p>		
<p>In the past 3 years have you ever received a notice:</p>		

a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
<u>If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.</u>		

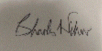
Declaration by the seller(s)/or other authorised body or person(s):

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

Signature(s) :

Signed by:

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DocuSigned by:

38462006B192441...

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5/20/2026

5/20/2026

Date: