



# Home Report

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# Scottish Single Survey



Springbok  
Properties®  
Fast Sale Specialist and Cash Buyer



# Single Survey

survey report on:

<b>Property address</b>	5 Springhill Crescent Douglas Lanark ML11 0PA
<b>Customer</b>	[REDACTED]
<b>Customer address</b>	5 Springhill Crescent Douglas Lanark ML11 0PA
<b>Prepared by</b>	Shepherd Chartered Surveyors
<b>Date of inspection</b>	12/02/2026



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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 Property<sup>1</sup>.

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

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.

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

# Terms and Conditions

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<sup>2</sup>.

## 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

<sup>2</sup> 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.

## 1.10 DEFINITIONS

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

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- 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

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

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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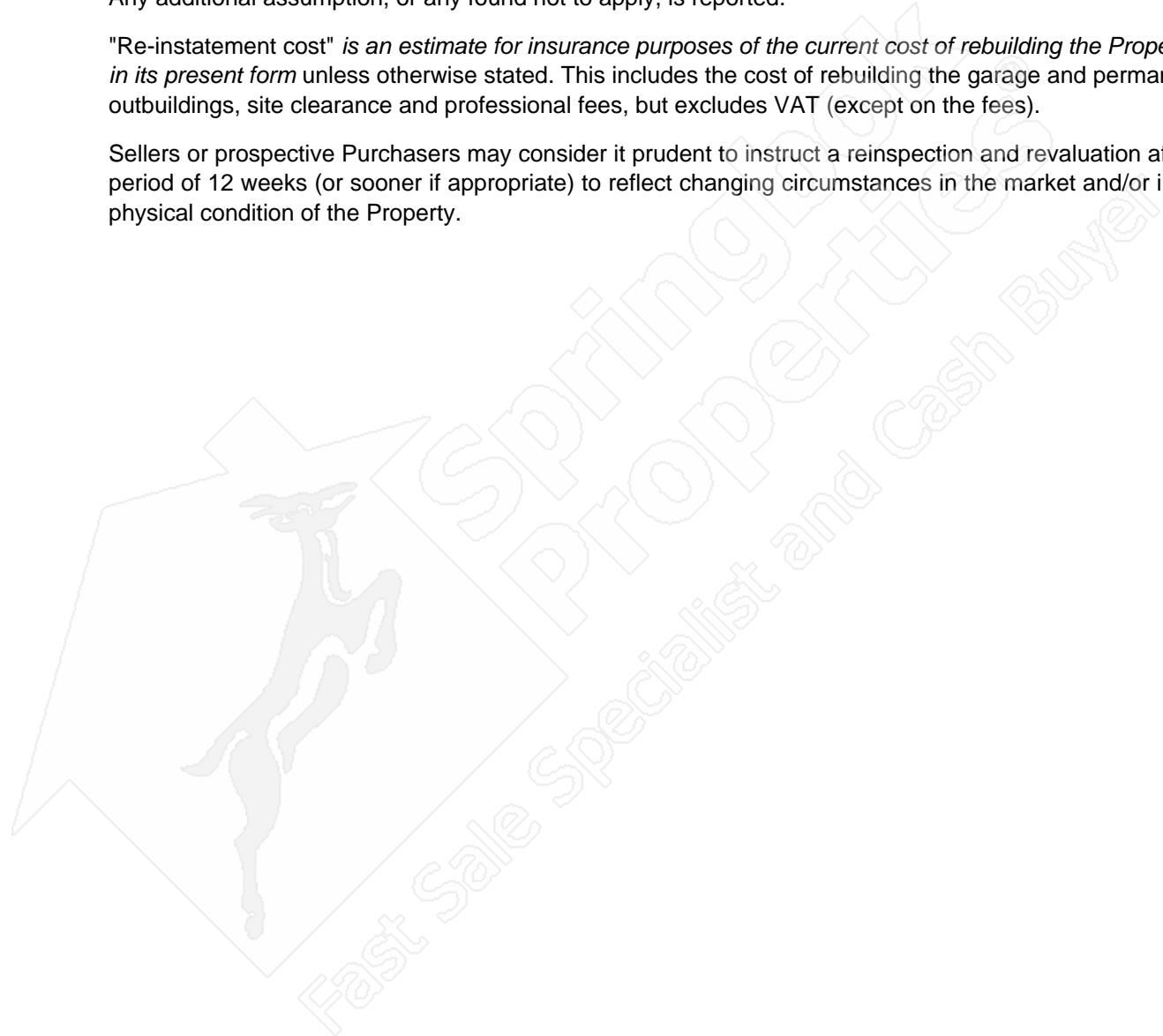
communal grounds, parking areas, and other facilities;

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

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

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

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



# 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.

<b>Description</b>	Ground floor flat. (Non Traditional property type known as "Atholl Steel")
<b>Accommodation</b>	Entrance vestibule, hallway, lounge, three bedrooms, kitchen and shower rom (wet room).
<b>Gross internal floor area (m<sup>2</sup>)</b>	85m <sup>2</sup> approximately.
<b>Neighbourhood and location</b>	The property is a ground floor flat in a two storey block of four within an estate of similar types originally built by the Local Authority. Local amenities including shopping, primary school and transport links are nearby.
<b>Age</b>	Built circa 1950.
<b>Weather</b>	Overcast but dry.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  There is a facing brick mutual central chimney.

# Single Survey

<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The main roof is pitched with concrete tiles. It is known to be of steel framed design but there was no access to the roof space as this is taken from the upper flat in separate ownership.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Rainwater fittings are a mixture of cast iron and plastic.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>Main walls are of non traditional steel framed construction with a rendered finish externally. The property is a non traditional form of construction known as "Atholl Steel".</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Windows and doors are of UPVC double glazed design. Unknown installation date. Timber fascia boards externally and soffits are of a potentially asbestos containing material.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>Painted finishes to external timbers and cast iron rainwater/drainage goods.</p>
<b>Conservatories / porches</b>	<p><b>Visually inspected.</b></p> <p>N/A</p>

# Single Survey

<b>Communal areas</b>	<b>Circulation areas visually inspected.</b>  The property is a ground floor flat in a two storey block of four flats and there are communal parts to the building grounds and boundaries. Only reference to Titles will clarify the exact rights and responsibilities relative to the subject flat.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b>  N/A
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b>  The property would appear to have exclusive garden areas to the front and rear laid to grass with timber boundary fences. Only reference to Titles by solicitors will clarify the exact extent and location of Title Boundaries relative to the subject property.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b>  Ceilings are of plasterboard (or similar) with papered and painted finishes.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b>  <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b>  Internal walls are of plasterboard (or similar) with papered and painted finishes.
<b>Floors including sub floors</b>	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b>  Floors are of concrete construction with fitted floor coverings throughout.
<b>Internal joinery and kitchen fittings</b>	<b>Built-in cupboards were looked into but no stored items were moved.</b>  <b>Kitchen units were visually inspected excluding appliances.</b>  Internal joinery is of painted finish. Kitchen fittings comprise a variety of wall and base units with stainless steel sink and electric hob/oven.

# Single Survey

Chimney breasts and fireplaces	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is a chimney breast leading to the lounge fireplace where there is an electric fire. The original open fireplace has been blocked.</p>
Internal decorations	<p><b>Visually inspected.</b></p> <p>Papered, painted and PVC finishes.</p>
Cellars	<p><b>Visually inspected where there was a safe and purpose-built access.</b></p> <p>N/A</p>
Electricity	<p><b>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.</b></p> <p>From mains. The consumer unit and switch gear/meters are mounted overhead in the hallway.</p>
Gas	<p><b>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.</b></p> <p>No mains supply.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>From mains. There is a wet room formed comprising WC, wash hand basin and wet room floor drain. Electric shower unit. Unknown installation date.</p>

# Single Survey

<b>Heating and hot water</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Space heating is provided by electric panel heaters which are individually controlled in each room. Hot water is from a direct acting water heater located in the kitchen cupboard (Ariston model). Additionally there is a "Hitachi" Air Conditioning Unit mounted externally on the front entrance steps wall and linked to an internal wall mounted unit in the lounge.</p>
<b>Drainage</b>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage to mains.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There are smoke detectors.</p> <p>IMPORTANT NOTE: Fire Safety Legislation effective from February 2022 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 detecting alarm must be installed in every kitchen area and all smoke and heat alarms must be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance e.g. central heating boiler, open fire, wood burning stove etc, a carbon monoxide detector is also required. The purchaser(s) should appraise themselves of the requirements of this legislation and engage with appropriately accredited contractors to ensure compliance.</p> <p><b>ALARMS</b></p> <p>Purchasers should confirm with appropriate qualified installers as to whether any burglar alarm/security equipment is compliant and/or functional because testing or reporting on security installations is outside the scope of this report.</p>

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Any additional limits to inspection	For flats / maisonettes
	<p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</b></p> <p><b>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b></p> <p>The property was unoccupied with fitted floor coverings. No inspection of roof space as access is taken from the upper flatted dwelling in separate ownership. All unseen areas are assumed to be free from defect.</p> <p>Floors have varying styles of covering. It was not possible to inspect areas of flooring beneath the baths, shower cubicles, WCs or similar water using appliances and accordingly no comment can be made on the condition of enclosed flooring.</p> <p>Services have not been tested. To have these tested arrangements should be made with suitably qualified electricians, plumbers, heating engineers, etc.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection.</p> <p>Due to the nature and/or age of some properties, deleterious materials e.g. asbestos or Reinforced Autoclaved Aerated Concrete (RAAC) can be present in the building fabric and/or the finished surfaces to such e.g. hidden walls or roof sections, textured coatings such as Artex, floor/ceiling/wall tiles, claddings, linings etc. If any of these elements are applicable to the property under report and should you require certainty of the construction of any part of the property (including any outbuildings or garages) then a detailed Building Survey or sample testing of materials by qualified technicians/scientists would be required. This degree of reporting is clearly outside the scope of the Home Report.</p> <p>This is not an Asbestos survey and should not be construed as such. Should an inspection to identify asbestos or other deleterious materials within the property e.g. Reinforced Autoclaved Aerated Concrete (RAAC) be required this should</p>

	<p>be provided by suitably qualified specialists under separate instructions.</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.</p> <p>Adverse weather conditions can expose underlying defects to parts of the building fabric, garden grounds, outbuildings and boundaries that are not apparent during good or dry conditions. This is particularly the case with rainwater goods and drainage channels, flashings/abutments, windows and door seals, ground level surface areas/drains e.g. at extensions, conservatories, garages or with neighbouring property. A good maintenance programme is essential with regular inspections undertaken by reputable contractors and especially after inclement weather.</p>
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## 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.

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## 2. Condition

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

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

Structural movement	
Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of our inspection.

Dampness, rot and infestation	
Repair category	1
Notes	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.

Chimney stacks	
Repair category	1
Notes	Chimney stacks appear to be in a fair state of repair within the limitations of our inspection but can be vulnerable to defect and should be regularly maintained.

Roofing including roof space	
Repair category	1
Notes	There were no obvious significant defects to the roof area but there is a need for some moss clearance.

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 Rainwater fittings	
<b>Repair category</b>	2
<b>Notes</b>	<p>Corrosion evident to cast iron sections. Repair/replacement works required.</p> <p>It was not raining significantly at the time of inspection and at the time of next heavy rainfall all rainwater goods including ground surface drainage areas and channels should be checked and any deficiencies made good.</p>

 Main walls	
<b>Repair category</b>	2
<b>Notes</b>	<p>The property is of a non traditional construction known "Atholl Steel" and such the walls are of steel framed design with brick infills and rendered externally. Although there was no access to the roof space the main roof is known to be of steel framed design.</p> <p>As with any property of non traditional construction, particularly where steel work is involved, regular and good maintenance will be required in order to protect the steel components. Obviously the degree of inspection undertaken for the Home Report does not allow an inspection of the steel parts of the building and these are assumed to be in satisfactory condition at the current time.</p> <p>It should be noted than many lenders do not consider this form of construction as forming suitable security for mortgage purposes.</p> <p>The walls to the front entrance steps are in need of repair to cracked broken and missing render.</p>

 Windows, external doors and joinery	
<b>Repair category</b>	2
<b>Notes</b>	<p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.</p> <p>Double glazed units deteriorate as they age and can fail at any time. Opening mechanisms and seals are particularly prone to unexpected failure.</p> <p>It should be noted that the front UPVC entrance door has a clearance less than current standards of only 1.85 metres.</p>

# Single Survey

 External decorations	
Repair category	2
Notes	Improved paint work required to external timbers and cast iron rainwater/drainage goods.
 Conservatories/porches	
Repair category	N/A
Notes	N/A
 Communal areas	
Repair category	1
Notes	No obvious significant defects noted.
 Garages and permanent outbuildings	
Repair category	N/A
Notes	N/A
 Outside areas and boundaries	
Repair category	2
Notes	<p>Some general tidying works are required to the gardens.</p> <p>Boundary walls and fences should be regularly checked and maintained as necessary.</p> <p>We are unaware of any factoring or management contracts relative to the subject property. This should be checked and clarified.</p>
 Ceilings	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

# Single Survey

 Internal walls	
Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.
 Floors including sub-floors	
Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on the condition of the unseen areas.
 Internal joinery and kitchen fittings	
Repair category	1
Notes	Although there are no significant defects noted the property does show signs of some wear, tear and ageing in places.
 Chimney breasts and fireplaces	
Repair category	1
Notes	Although it is not essential it is advisable to ventilate disused flues to prevent condensation occurring within them.
 Internal decorations	
Repair category	2
Notes	Signs of normal wear, tear and ageing.
 Cellars	
Repair category	N/A
Notes	N/A

# Single Survey

 Electricity	
<b>Repair category</b>	2
<b>Notes</b>	<p>The installation is of a fairly complex nature with many components of switch gear installed overhead in the hallway. Given that the property has mixed age and styles installed and that the property has been vacant for a time it would prudent to have the system checked by competent Electrical Contractors and any recommendations instigated.</p> <p>It is assumed that building regulation approval has been obtained for any electrical alteration or installation carried out after 1 January 2005.</p> <p>The Institution of Engineering and Technology (IET) recommends that inspections and testings are undertaken at least every five years and on a change of occupancy for tenanted property or every ten years or change of ownership for owner occupied properties. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations and codes of practice.</p>
 Gas	
<b>Repair category</b>	N/A
<b>Notes</b>	N/A
 Water, plumbing and bathroom fittings	
<b>Repair category</b>	1
<b>Notes</b>	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p>
 Heating and hot water	
<b>Repair category</b>	1
<b>Notes</b>	<p>Heating is provided by electric panel/storage radiators with an immersion heater for hot water. The system was not tested. It is assumed the system has been installed, serviced and maintained to comply with all regulations. Any service/maintenance records should be sought prior to purchase.</p> <p>We assume that the system has been serviced on an annual basis and advise that all service documentation be obtained and authenticated at the point of sale.</p>

# Single Survey

Drainage	
<b>Repair category</b>	1
<b>Notes</b>	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.



# 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	<b>Category 3</b> 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.
Dampness, rot and infestation	1	
Chimney stacks	1	
Roofing including roof space	1	
Rainwater fittings	2	
Main walls	2	
Windows, external doors and joinery	2	
External decorations	2	
Conservatories/porches	N/A	
Communal areas	1	
Garages and permanent outbuildings	N/A	
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	2	
Cellars	N/A	
Electricity	2	
Gas	N/A	
Water, plumbing and bathroom fittings	1	
Heating and hot water	1	
Drainage	1	

## 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.

# Single Survey

## 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 type="checkbox"/>	No	<input checked="" 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 checked="" type="checkbox"/>	No	<input 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"/>

# Single Survey

## 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

In addition to the usual legal checks and searches it should be ensured that Springfield Crescent, Douglas is a highway maintainable at public expense.

The extent and location of Title boundaries should be clarified and confirmed by solicitors.

We are unaware of any significant alterations to the property.

It should be noted that the property is of an non traditional form of steel frame construction known as "Atholl Steel" and as such many lending institutions will not consider this type of property as suitable security for their lending criteria. Buyers should be made aware of this fact prior to purchase.

Unless stated otherwise within this report and in the absence of any information to the contrary, we have assumed that:

- All buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;
- The property is not adversely affected by town planning or road proposals;
- All alterations, additions or extensions to the property have received all necessary Town Planning Consents, Building Authority Approvals (Building Warrants) and Completion Certificates;
- The property complies with all relevant statutory and local authority requirements, including but not limited to Fire Regulations, The Equality Act, The Control of Asbestos Act, Health and Safety Regulations, Environmental Health Regulations, Regulations governing Residential Tenancies and similar.

We are unaware of any statutory matters, planning proposals, road projects or environmental issues affecting the subjects, although this should be confirmed by obtaining a Property Enquiry Certificate.

Where defects or repairs have been identified within this Home Report, regardless of whether reported as category 1, 2 or 3 (please read category definitions), it is always best practice to obtain detailed competitive estimates from reputable contractors or specialists prior to entering into any legally binding contract.

### Estimated reinstatement cost for insurance purposes

The property should be insured for not less than £195,000 (ONE HUNDRED AND NINETY-FIVE POUNDS).

This is an indicative figure only, based on the current Building Cost Information Service (BCIS) published rates for this style, age and construction of property (traditional construction rebuild assumed). It is good practice to regularly review this figure as building costs can fluctuate and change rapidly. When uncommon circumstances or any matters of doubt arise due to the nature of the property, specific

# Single Survey

specialist advice should always be obtained from the Building Insurers.

## Valuation and market comments

The market value of the property, at the present time, with vacant possession may be fairly stated in the sum of £55,000 (FIFTY-FIVE THOUSAND POUNDS).

The property may not form suitable security for normal mortgage lending due to the non traditional steel framed walls and roof construction known as "Atholl Steel" and the availability of finance should be fully confirmed prior to purchase. Future saleability may be affected.

<b>Signed</b>	<i>John Leighton</i> Electronically signed :- 17/02/2026 13:26
<b>Report author</b>	John Leighton
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	50 Bannatyne Street Lanark ML11 7JS
<b>Date of report</b>	12/02/2026

# Mortgage Valuation Report



## Property Address

Address 5 Springhill Crescent, Douglas, Lanark, ML11 0PA  
Seller's Name [REDACTED]  
Date of Inspection 12/02/2026

## Property Details

Property Type  House  Bungalow  Purpose built maisonette  Converted maisonette  
 Purpose built flat  Converted flat  Tenement flat  Flat over non-residential use  
 Back to back  Semi detached  Mid terrace  Other (specify in General Remarks)  
 Detached  High rise block  Low rise block  End terrace  
 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  Ground No. of floors in block  2 Lift provided?  Yes  No  
No. of units in block  4

Approximate Year of Construction  1950

## Tenure

Absolute Ownership  Other

## Accommodation

Number of Rooms  1 Living room(s)  3 Bedroom(s)  1 Kitchen(s)  
 1 Bathroom(s)  1 WC(s)  0 Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  92 m<sup>2</sup> (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:

None.

# Mortgage Valuation Report

## Construction

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

## Special Risks

Has the property suffered structural movement?     Yes     No

If Yes, is this recent or progressive?     Yes     No

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

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

## Service Connections

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

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

Brief description of Central Heating and any non mains services:

Space heating is provided by electric panel heaters and hot water is from a direct acting water heater.

## Site

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

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

## Location

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

## Planning Issues

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

If Yes provide details in General Remarks.

## Roads

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

# Mortgage Valuation Report

## General Remarks

The property is a ground floor flat in a two storey block of four within an estate of flats and houses originally built by the Local Authority. Local amenities including shopping, primary schools and transport links are nearby.

The property was found to be generally in a condition commensurate with its age and type.

The property is of a non traditional form of construction "Atholl Steel" and such many lending institutions do not consider this form of construction (Steel framed walls and roof) as forming suitable security for lending purposes. This reduced mortgage ability will impact marketability.

## Essential Repairs

None.

Estimated cost of essential repairs \_\_\_\_\_

Retention recommended?

Yes  No

Retention amount

\_\_\_\_\_

## Comment on Mortgageability

There is reasonable demand for this type of property in this area at the present time but the non traditional construction of the subjects will always restrict mortgage ability and in turn marketability. This type of property will likely not show the same capital growth as a traditionally constructed equivalent. Detailed discussion should be undertaken with potential mortgage providers prior to concluding purchase as many lending institutions do not consider an "Atholl Steel" style of property as meeting their lending criteria and will not advance mortgage funds.

The valuation stated below is based on comparison to sales of recent styles of Athol Steel non-traditional flatted dwellings.

## Valuation

Market value in present condition

£ 55,000

Market value on completion of essential repairs

£ \_\_\_\_\_

Insurance reinstatement value

£ 195,000

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary?

Yes  No

# Mortgage Valuation Report

## Declaration

Signed *John Leighton*  
Electronically signed :- 17/02/2026 13:26

Surveyor's name John Leighton

Professional qualifications MRICS

Company name J & E Shepherd Chartered Surveyors

Address 50 Bannatyne Street, Lanark, ML11 7JS

Telephone 01555 663 058

Email Address [lanark@shepherd.co.uk](mailto:lanark@shepherd.co.uk)

Date of Inspection 12/02/2026





# Energy Performance Certificate



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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

5 SPRINGHILL CRESCENT, DOUGLAS, LANARK, ML11 0PA

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 12 February 2026  
**Date of certificate:** 17 February 2026  
**Total floor area:** 85 m<sup>2</sup>  
**Primary Energy Indicator:** 259 kWh/m<sup>2</sup>/year

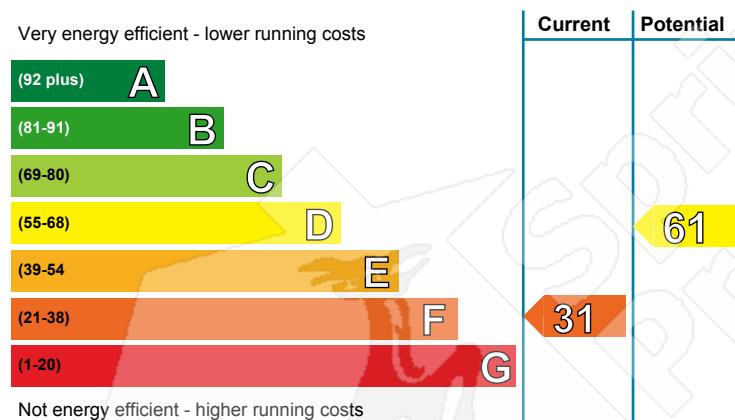
**Reference number:** 4616-2522-0100-0162-9292  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Room heaters, electric

## 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 CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£11,985	See your recommendations report for more information
Over 3 years you could save*	£4,281	

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

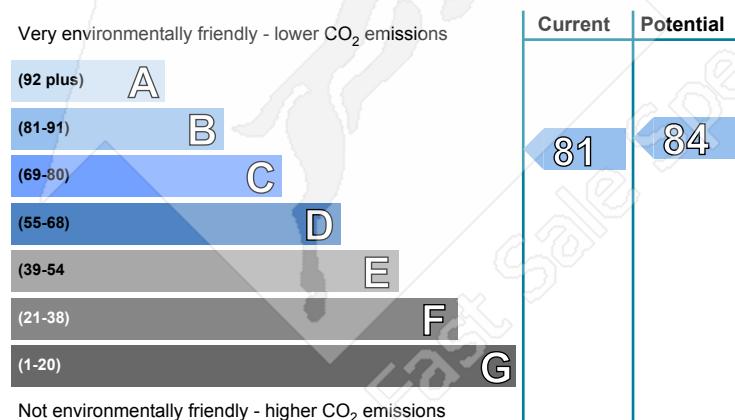


## Energy Efficiency Rating

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 F (31)**. 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 (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (81)**

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 Floor insulation (solid floor)	£5,000 - £10,000	£891.00
2 High heat retention storage heaters	£1,600 - £3,200	£3084.00
3 Replacement glazing units	£4,500 - £6,000	£306.00

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](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

## Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	System built, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	(another dwelling above)	—	—
Floor	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Room heaters, electric	★★☆☆☆	★★★★★
Main heating controls	Programmer and appliance thermostats	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	Electric instantaneous at point of use	★☆☆☆☆	★★★★★
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

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

The calculated emissions for your home are 25 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.1 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£10,665 over 3 years	£6,186 over 3 years	
Hot water	£1,137 over 3 years	£1,308 over 3 years	
Lighting	£183 over 3 years	£210 over 3 years	
<b>Totals</b>	<b>£11,985</b>	<b>£7,704</b>	 You could save £4,281 over 3 years

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

## Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Floor insulation (solid floor)	£5,000 - £10,000	£297	<span style="background-color: orange; color: white; padding: 2px 5px;">F 35</span>	<span style="background-color: #6495ed; color: white; padding: 2px 5px;">B 83</span>
2 High heat retention storage heaters	£1,600 - £3,200	£1028	<span style="background-color: yellow; color: black; padding: 2px 5px;">D 59</span>	<span style="background-color: #6495ed; color: white; padding: 2px 5px;">B 83</span>
3 Replacement glazing units	£4,500 - £6,000	£102	<span style="background-color: yellow; color: black; padding: 2px 5px;">D 61</span>	<span style="background-color: #6495ed; color: white; padding: 2px 5px;">B 84</span>

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Cavity, internal or external wall insulation

## Choosing the right improvement package

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

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

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

### 1 Floor insulation (solid floor)

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

### 2 High heat retention storage heaters

Modern storage heaters are less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for high heat retention with automatic charge and output controls. Installations should be in accordance with the national wiring standards. Building regulations generally apply to this work and a building warrant may be required, so it is best to obtain advice from your local authority building standards department and from a qualified electrical heating engineer. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

### 3 Replacement glazing units

Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous; a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

## Low and zero carbon energy sources

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

**LZC energy sources present:** There are none provided for this home

## 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)	12,506.03	N/A	N/A	N/A
Water heating (kWh per year)	1,332.54			

## Addendum

This dwelling is a system built property or some of its walls are of non-conventional construction and requires further investigation to establish the type of construction, the type of wall insulation best suited (cavity insulation or internal/external insulation) and the savings it might deliver. Please contact the Home Energy Scotland hotline on 0808 808 2282 to find out more.

## 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name: Mr. John Leighton  
Assessor membership number: EES/008492  
Company name/trading name: J & E Shepherd  
Address: 50 Bannatyne Street  
Lanarkshire  
Lanark  
ML11 7JS  
Phone number: 01555 663058  
Email address: john.leighton@wbc.co.uk  
Related party disclosure: No related party

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

## Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](http://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](http://www.gov.scot/epc).

## Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG  
**0808 808 2282**  
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Greener  
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Springbank  
Properties  
Fast Sale Specialist and Cash Buyer



# Property Questionnaire



Springbok  
Properties®

Fast Sale Specialist and Cash Buyer



# property questionnaire

<b>Property address</b>	5 Springhill Crescent Douglas Lanark ML11 0PA
<b>Seller(s)</b>	[REDACTED]
<b>Completion date of property questionnaire</b>	9/2/2026

# property questionnaire

## Note for sellers

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

## Information to be given to prospective buyer(s)

1.	<b>Length of ownership</b>	
	How long have you owned the property? Since July 2025	
2.	<b>Council tax</b>	
	Which Council Tax band is your property in? A	
3.	<b>Parking</b>	
	<p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <ul style="list-style-type: none"><li>• Garage</li><li>• Allocated parking space</li><li>• Driveway</li><li>• Shared parking</li><li>• On street</li><li>• Resident permit</li><li>• Metered Parking</li><li>• Other (please specify):</li></ul>	
	<input type="checkbox"/>	
4.	<b>Conservation area</b>	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No

# property questionnaire

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

# property questionnaire

<p><u>If you have answered yes</u>, please answer the three questions below:</p> <p>(i) When was your central heating system or partial central heating system installed?</p> <p>(ii) Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> <p>(iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p>																							
8.	<p><b>Energy Performance Certificate</b></p> <p>Does your property have an Energy Performance Certificate which is less than 10 years old?</p>																						
9.	<p><b>Issues that may have affected your property</b></p> <p>a. Has there been any storm, flood, fire or other structural damage to the property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p> <p>b. Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:</p>																						
10.	<p><b>Services</b></p> <p>a. Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td></td> <td></td> </tr> <tr> <td>Water mains or private water supply</td> <td>X</td> <td></td> </tr> <tr> <td>Electricity</td> <td>X</td> <td></td> </tr> <tr> <td>Mains drainage</td> <td>X</td> <td></td> </tr> <tr> <td>Telephone</td> <td></td> <td></td> </tr> <tr> <td>Cable TV or satellite</td> <td></td> <td></td> </tr> </tbody> </table>		Services	Connected	Supplier	Gas or liquid petroleum gas			Water mains or private water supply	X		Electricity	X		Mains drainage	X		Telephone			Cable TV or satellite		
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# property questionnaire

	<b>Broadband</b>	
b.	<p><b>Is there a septic tank system at your property?</b></p> <p><b>If you have answered yes, please answer the two questions below:</b></p> <p>(i) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><b>If have answered yes, details of the company with which you have a maintenance contract:</b></p>	<b>No</b>
11.	<b>Responsibilities for shared or common areas</b>	
a.	<p><b>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?</b></p> <p><b>If you have answered yes, please give details:</b></p>	<b>No</b>
b.	<p><b>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</b></p> <p><b>If you have answered yes, please give details:</b></p>	<b>Yes, shared.</b>
c.	<b>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</b>	<b>No</b>
d.	<p><b>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?</b></p> <p><b>If you have answered yes, please give details:</b></p>	<b>Yes for access/ bins etc – shared entrance path</b>
e.	<p><b>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?</b></p> <p><b>If you have answered yes, please give details:</b></p>	<b>Yes for bins – shared entrance path</b>
f.	<p><b>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</b></p> <p><b>If you have answered yes, please give details:</b></p>	<b>No</b>
12.	<b>Charges associated with the property</b>	
a.	<b>Is there a factor or property manager for your property?</b>	<b>Don't</b>

# property questionnaire

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

# property questionnaire

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

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

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

Name(s): [REDACTED]

Date: 9/2/2026



Home Report

Valuation Report

Executory Valuation

Tax Valuations

Separation Valuation

Private Sale Valuation

New Build & Plot Valuation

Insurance Reinstatement Valuation

Portfolio Valuation

Rental Valuation

Drive By & Desktop Valuation

Energy Performance Certificate (EPC)

Level Two Survey & Valuation Report

Level Two Condition Report

Expert Witness Report

Commercial Valuation

Commercial Agency

Acquisitions Consultancy

Commercial Lease Advisory

Rent Reviews

Asset Management

Development Appraisals & Consultancy

Auctions

Property Management

Professional Services

Licensed Trade & Leisure

Expert Witness Report

Rating

Property Investment

Public Sector

Quantity Surveying

Building Surveying

Project Management

Dispute Resolution Support Services

Principal Designer

Clerk of Works

Commercial EPC

Health & Safety Management

Employer's Agent

Energy Consultancy

Housing Partnerships

Housing Consultancy

Development Monitoring

Mediation Services

**Aberdeen**  
△▲△ 01224 202800

**Dalkeith**  
△▲△ 0131 663 2780

**Edinburgh**  
△▲△ 0131 2251234  
△ 0131 557 9300

**Glasgow West End**  
△▲△ 0141 353 2080

**Leeds**  
△ 0113 322 5069

**Perth**  
△▲△ 01738 638188  
△ 01738 631631

**Ayr**  
△▲△ 01292 267987

**Dumbarton**  
△▲△ 01389 731682

**Elgin**  
△▲△ 01343 553939

**Greenock**  
△▲△ 01475 730717

**Livingston**  
△▲△ 01506 416777

**Peterhead**  
△▲△ 01779 470766

**Bearskden**  
△▲△ 0141 611 1500

**Dumfries**  
△▲△△ 01387 264333

**Falkirk**  
△▲△ 01324 635 999

**Hamilton**  
△▲△ 01698 891400

**London**  
△△ 02033 761 236

**St Andrews**  
△▲△ 01334 477773  
△ 01334 476469

**Belfast**  
△ 02890 912975

**Dundee**  
△▲△ 01382 200454  
△ 01382 220699

**Fraserburgh**  
△▲△ 01346 517456

**Inverness**  
△▲△ 01463 712239

**Montrose**  
△▲△ 01674 676768

**Saltcoats**  
△▲△ 01294 464228

**Birmingham**  
△ 0121 270 2266

**Dunfermline**  
△▲△ 01383 722337  
△ 01383 731841

**Galashiels**  
△▲△ 01896 750150

**Kilmarnock**  
△▲△ 01563 520318

**Musselburgh**  
△▲△ 0131 653 3456

**Stirling**  
△▲△ 01786 450438  
△ 01786 474476

**Coatbridge**  
△▲△ 01236 436561

**East Kilbride**  
△▲△ 01355 229317

**Glasgow**  
△▲△△ 0141 331 2807

**Kirkcaldy**  
△▲△ 01592 205442

**Oban**  
△▲△ 01631 707 800

**Paisley**  
△▲△ 0141 889 8334

**Cumbernauld**  
△▲△ 01236 780000

**Glasgow South**  
△▲△ 0141 649 8020

**Lanark**  
△▲△ 01555 663058