

Single Survey

survey report on:

Property address	Four Oaks, Alford, AB33 8NB
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Customer	Mr and Mrs P Royston
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Customer address	Four Oaks, Ardgathen, Alford, AB33 8NB
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	16th June 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 1.5 storey house with a single storey wing.
Accommodation	Ground floor: hall, kitchen, dining room, living room, utility area (off rear door), 2 bedrooms, bathroom. First floor: master bedroom with living area/dressing room and en suite shower room off, bedroom.
Gross internal floor area (m²)	The gross external floor area extends to approximately 189 square metres, split between the ground floor of 129 square metres and the first floor of 60 square metres.
Neighbourhood and location	<p>The property lies in a rural setting and forms part of a small cluster of residential properties. It is adjoined on its east side by a minor public road, on its north-east and south sides by residential properties, and on its west and north-west sides by agricultural land.</p> <p>The property is located 1 mile from the centre of Alford (population 2,700), which has a range of local shops, a Medical Practice and, at its west side (0.5 miles from the property), a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Other local centres of population and employment include: Inverurie (population 14,500) - 18 miles; Westhill (population 12,500) - 20 miles and Aberdeen City Centre - 26 miles.</p>
Age	The property is understood to be around 50 years old (built 1975). Modifications may have been made to the first floor rooms at a later date.

Weather	<p>The weather was mostly dry and overcast during the inspection. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There is one chimney stack, which rises through the roof. It is built with concrete blocks, is roughcast externally, has lead flashing around its base, concrete coping and 2 clay pots bed in cement haunching.</p>
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>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.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof of the main part of the house is pitched and clad with concrete tiles.</p> <p>External roof detail includes: concrete ridge sections bed in cement; plywood facias and soffits; cement filled verges; front dormer window within the south roof face, which has metal sheeted sides, a flat felt covered roof (renewed 2004), timber facias and soffits, and metal flashings and side slips; three velux roof windows within the south roof face.</p> <p>The owner advised that roof works undertaken around 6 years ago included cleaning the roof tiles and applying a preservative paint to the external surface of the tiles, and renewing the cement ridge bedding and verges.</p> <p>A limited inspection of the roof space was made from a window cill hatch in the master bedroom and a rear wall hatch in the other first floor bedroom. The roof is formed with timber trusses overlaid with timber sarking boards. A layer of tile underfelt was visible between the gaps of the sarking boards. There was approximately 300mm of mineral wool insulation laid between and over the first floor joists in both roof spaces. There is insulation behind the room in the roof internal linings, including: (i) 100mm of mineral wool insulation behind the vertical and sloping sections of the front (north) side (ii) approximately 25mm of polystyrene insulation along the rear side and (iii) the owner advised that there is 300mm of mineral wool insulation above the ceiling.</p> <p>The roof of the single storey wing, at the south side of the house, is flat and covered with felt, with timber facias and soffits. The felt covering of this roof was renewed 22 years ago (2004) by A & B Buchan Ltd of Alford, incorporating 100mm of insulation board.</p>

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Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater fittings are grey plastic.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls are built with concrete blocks. The majority are cement rendered to ground floor height and drydash rendered above, and are approximately 320mm thick, including the internal wall lining. A section of the north side wall is faced externally with pointed stonework.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are timber framed, double glazed casement windows. The ground floor opening casements are narrow top hopper casements, fitted with security latches and the first floor dormer opening casements are side hinged.</p> <p>There are three external doors: (1) front (into hall) - timber framed door with opaque double glazed pane, with matching side panel incorporating a cat flap; (2) rear door (into utility area) - timber panel door with a leaded glazed upper pane; (3) patio door (into living room) - a metal framed sliding door (its glazing is dated 1990), with matching fixed glazed panels on either side.</p>
External decorations	<p>Visually inspected.</p> <p>The external joinery is painted.</p>
Conservatories / porches	<p>Visually inspected.</p> <p>There are no conservatories or porches.</p> <p>At the front entrance is a roofed open canopy, which is under the tiled main roof. It has a tiled floor and plywood lined ceiling.</p>
Communal areas	<p>The 25 metre long tarred access road and parking area at the south side of the property is shared with the adjoining residential property.</p>

<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is a single garage at the end of the driveway, which is one of a pair of semi-detached garages. It is built with a concrete floor, concrete block walls roughcast externally and a mono-pitched asbestos clad roof on timber purlins. It is fitted with a metal up and over door, fluorescent lights and sockets and has an internal floor area of 21 square metres.</p> <p>Adjoining the garage is a wood store, built with a concrete floor, timber frame and wall cladding, a mono-pitched metal clad roof, timber linings door and has an internal floor area of 12 square metres.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The grounds are bounded on 3 sides by concrete walls of around 1 metre high, which are roughcast and have concrete coping sections, except for a higher section of wall around the parking area which is cement rendered and painted. The west boundary with the adjoining field has a tumbled down stone wall and a timber post and wire fence.</p> <p>There is an area of raised decking at the west side of the house, accessed from the living room patio door, and a block paved patio and drying area at the south side of the house. The garden includes a mix of lawns and mature beds stocked with shrubs and perennials. At the east side of the house is a metal framed polytunnel 7.5m x 3.5m and at the south side is a timber framed greenhouse 12' x 8'.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The ceilings are lined with plasterboard.</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 internal walls are lined with plasterboard.</p>
<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The floors are suspended timber covered with chipboard.</p> <p>A limited head and shoulders inspection of the sub-floor was made from a hatch at the rear door. The sub-floor depth at that point was approximately 450mm, the solum has a concrete floor and there</p>

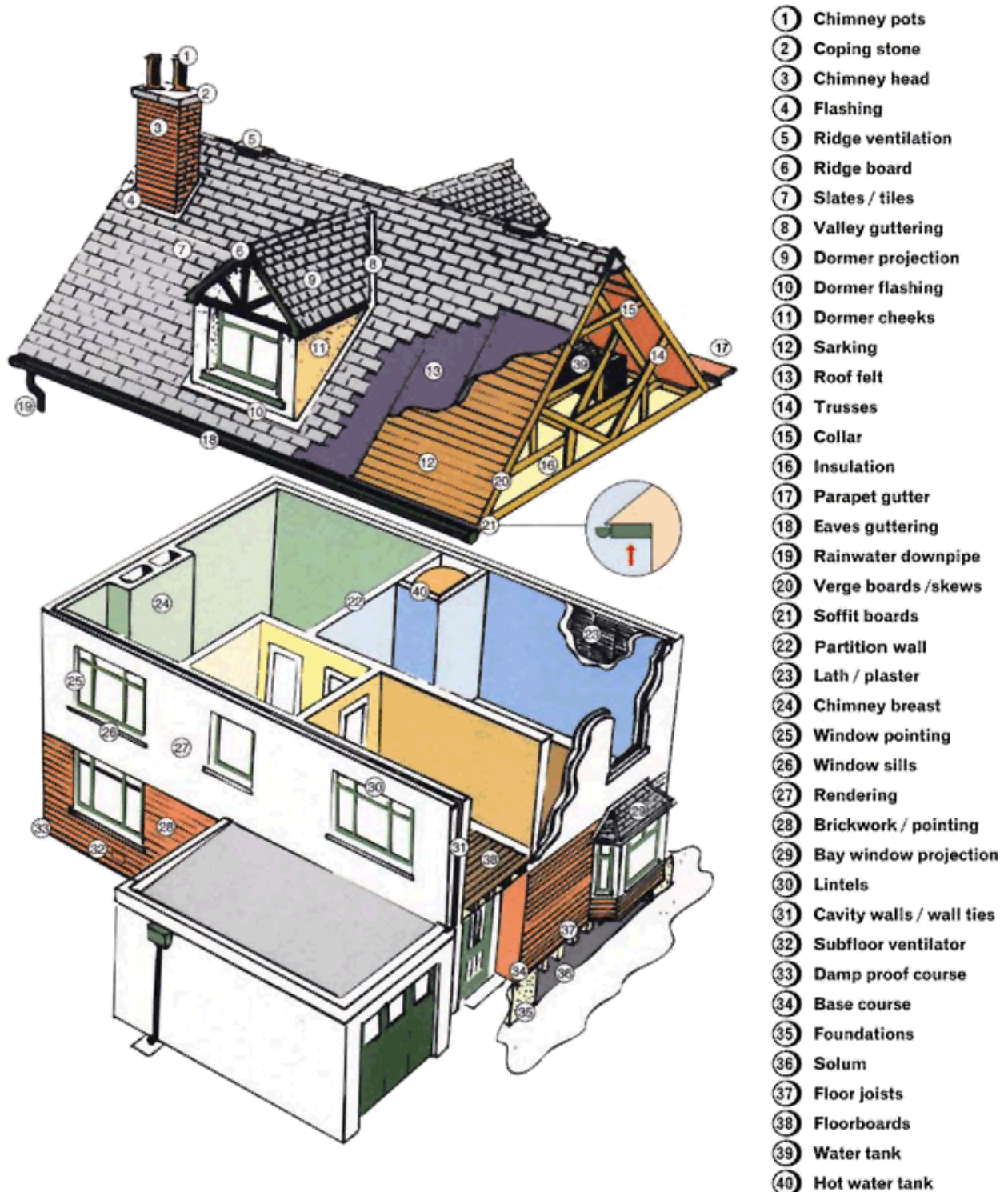
Floors including sub floors	<p>was a bitumen coat applied to the sub-floor concrete block walls. There was approximately 100mm of mineral wool insulation laid between the floor joists, held up with netting, which the owner advised was installed around 10 years ago.</p> <p>Sub-floor vents were noted through each external side of the house, though some were boarded over.</p> <p>Fitted floor coverings included oak flooring to the utility area and passage and tiled floors to the two bathrooms.</p>
Internal joinery and kitchen fittings	<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 owner advised that the kitchen was re-fitted around 10 years ago with Howden units. These include a range of floor and wall units, with oak unit doors and light patterned laminate worktops with splash tiling above. Built-in electrical appliances include a hob with extract hood above, oven, microwave/grill and dishwasher.</p> <p>The majority of the internal doors are oak veneer doors, of which the two kitchen doors have glazed upper panels. There are timber framed glazed panel doors off the hall (two), from the dressing room/living area to the master bedroom (a pair) and into the en suite shower room.</p> <p>The stairway has a timber balustrade.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The living room fireplace is fitted with a large stove, which is set on a tiled hearth. The chimney breast walls have been faced with stone that is cement pointed. The owner advised that this stove formerly had a back boiler, which has been disconnected and removed.</p>
Internal decorations	<p>Visually inspected.</p> <p>The majority of the internal linings are painted plasterboard. The walls of the bathroom are tiled to dado height.</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 Smart meter, main switch and consumer unit are within a box inset into the half landing wall.</p> <p>The consumer unit includes a main switch and circuit breakers (which switch off a circuit if they detect a fault). The sockets within</p>

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Electricity	the house are 13 amp.
Gas	Mains gas is not available to the property.
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 mains water. The owner advised that the connection onto the main is at the edge of the adjoining public road and that the main stop-cock is below the floor of the passage cupboard (where there is a hatch).</p> <p>The house water system is pressurised off a combi boiler and there is no cold water storage tank. The water pipework inspected within the house was copper, with the majority of visible pipework below the floor insulated.</p> <p>There are two bathrooms: (1) ground floor bathroom, re-fitted by the previous owners around 28 years ago - large corner bath, sunk into a tiled unit, w.c, hand basin, tiled shower cubicle with glazed door and mixer shower, ceiling mechanical extract vent; (2) en suite shower room - tiled cubicle with glazed door and mixer shower, w.c, hand basin, electric chrome towel radiator, ceiling mechanical extract vent.</p> <p>There is a light brown composite sink in the kitchen.</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 property is centrally heated from a Grant Condensing Combi 26 oil fired boiler, which is floor mounted in the utility area and fitted with a balanced flue through the external wall. This boiler was installed by W & M Stuart of Alford in 2021. There is a 1,200 bunded plastic oil tank within the grounds, which is mounted on concrete flags.</p> <p>The heating system is controlled by Hive Active Heating, which includes a hub connected to the broadband router, a portable hive thermostat and a dual channel receiver that is wired to the boiler in the utility room. The system can be controlled remotely via phone app, or manually by the thermostat. In addition, there are thermostatically controlled valves fitted to the radiators.</p> <p>The hot water is heated directly by the combi boiler. There is no hot water storage tank.</p>

Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a septic tank, which is located within the grounds of the adjoining residential property. Waste water discharge from the tank is taken to a drain or ditch.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>A wi-fi linked smoke and fire alarm system has been installed with detectors in the kitchen, living room and common areas.</p> <p>There are free standing battery operated carbon monoxide detectors in the living room and utility area.</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>All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It not possible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests. Asbestos is not harmful unless fibres are released into the air.</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>

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.


Single Survey


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 are no significant signs of settlement/structural movement affecting the building.

 Dampness, rot and infestation	
Repair category	1
Notes	Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered. No evidence of infestation or timber decay was evident in the visible timberwork that was inspected.

 Chimney stacks	
Repair category	1
Notes	From a ground level inspection, no significant defects were noted to the chimney stack. The owner has recently renewed one of the pots and the cement haunching.

 Roofing including roof space	
Repair category	2
Notes	No significant roof defects were noted to the main roof exterior and to those parts of the roof space that were inspected. Recent work undertaken has included cleaning and painting the roof tiles dark brown colour and renewing roof cement work. The concrete roof tiles are 50 years old. They appear to be in satisfactory condition and have been recently cleaned and painted. However, concrete tiles have a limited life which depends on the quality of the tiles, weathering and damage from the prevailing weather - their condition should be monitored closely in the future. The plywood facias and soffits are of an age where ongoing



Roofing including roof space

Repair category	2
Notes	<p>maintenance will be required.</p> <p>The flat felt roofs of the single storey wing and the first floor dormer window were renewed 22 years ago. No obvious sign of deterioration was noted to those parts of the felt that were visible and no leakage was evident, though this type of covering has a limited life and can fail without warning. Felt roofs generally require to be re-covered every 25-30 years and their condition should be monitored closely.</p>



Rainwater fittings

Repair category	1
Notes	<p>No significant defects were noted to the rainwater fittings.</p> <p>No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes.</p> <p>Plastic guttering can be susceptible to damage in periods of heavy snowfall or build up of ice in sub-zero temperatures.</p>



Main walls

Repair category	1
Notes	<p>No significant defects were noted to the main walls. Several minor cracks were noted through the drydash render from window and door openings, which should be monitored in the future and if found to widen or there are signs of bossed render, should be sealed or repaired.</p>



Windows, external doors and joinery

Repair category	1
Notes	<p>No significant defects were noted to the windows and external doors. The owner advised that several of the window panes have been replaced, due to internal condensation and that 6 years ago several frames and cills were repaired. Whilst the windows and external doors have been well maintained and are perfectly functional, they are relatively old and will have a limited life.</p> <p>The external roof timber work (fascias and soffits) appeared to be in satisfactory condition, though will require to be regularly re-painted and, when necessary, repaired.</p>



External decorations

Repair category	1
Notes	<p>The external decoration was mostly found to be in good condition. Some peeling</p>



External decorations

Repair category	1
Notes	paintwork was noted along the bottom of the ground floor bathroom window frame.



Conservatories/porches

Repair category	1
Notes	No significant defects were noted to the open porch. Several of the floor tiles are cracked.



Communal areas

Repair category	1
Notes	The surfaced common access was in satisfactory condition, though areas of the tarred surface were a little worn.



Garages and permanent outbuildings

Repair category	1
Notes	No significant defects were noted to the garage and wood shed. The garage has asbestos roof cladding - this type of asbestos is not normally considered to be a health hazard provided that it is not damaged or disturbed. A section of asbestos roof flashing along the side of the garage was broken and the metal up and over door was relatively stiff to open.



Outside areas and boundaries

Repair category	1
Notes	<p>The paths, patios and garden ground have been well maintained and were found to be in a neat and tidy condition.</p> <p>Several cracks were noted through the boundary wall around the property, which should be monitored in the future to check whether they have widened or there is deterioration to the adjoining roughcast.</p>



Ceilings

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



Internal walls

Repair category	1
Notes	No significant defects were noted to the internal wall linings.



Floors including sub-floors

Repair category	1
Notes	From a limited inspection made of the floor and sub-floor, no significant defects were noted.



Internal joinery and kitchen fittings

Repair category	1
Notes	The kitchen fittings are around 10 years old and were found to be in good condition, with minor wear and tear markings. No assessment has been made of condition of the built-in electrical appliances.



Chimney breasts and fireplaces

Repair category	1
Notes	The wood burning stove is large and relatively old. No assessment has been made on its condition and whether its flue is adequately lined.



Internal decorations

Repair category	1
Notes	The internal decoration was found to be in satisfactory condition.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected. Several of the rooms would benefit from having some additional sockets. Parts of the electrical installation are likely to be relatively old and it is recommended that a new owner have the installation checked over and tested by a Registered Electrical Engineer and that any recommendations made with regard to upgrading and the safety of the installation be carried out.</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>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The bathroom fittings were found to be in good condition.</p> <p>Concealed areas around baths and shower trays 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 system that were inspected.</p> <p>The central heating boiler and system, including the oil tank, 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>

Single Survey



Drainage

Repair category	1
Notes	<p>No problems with the drainage were visible during our inspection.</p> <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	1
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
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.

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor.

It is specifically assumed that the property and its value are unaffected by any matters which would, or should be revealed to a competent completing solicitor or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

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; a part of the system lies outwith the property and it should be confirmed that there are adequate servitude rights in favour of the property.

It is understood that ownership of the driveway and parking area are shared in common with the adjoining residential property; this should be confirmed and it clarified what liability the property has towards its maintenance, repair and upkeep.

Estimated reinstatement cost for insurance purposes

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised.

£600,000 (Six Hundred Thousand Pounds)

Valuation and market comments

In its present condition, it is our opinion that the market value of the heritable interest in the property with the benefit of vacant possession and as at the date of our inspection, is:

£330,000 (Three Hundred and Thirty Thousand Pounds)

Our valuation has fully taken into account the prevailing market conditions.

Signed	Security Print Code [548765 = 7896] Electronically signed
Report author	David Silcocks
Company name	Allied Surveyors Scotland Ltd

Single Survey

Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	22nd June 2026

Mortgage Valuation Report



Property Address

Address Four Oaks, Alford, AB33 8NB
Seller's Name Mr and Mrs P Royston
Date of Inspection 16th June 2026

Property Details

Property Type House Bungalow Purpose built maisonette 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:

Adjoining the garage is a wood store, built with a concrete floor, timber frame and wall cladding, a mono-pitched metal clad roof, timber linings door and has an internal floor area of 12 square metres.

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 Connection

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

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

Brief description of Central Heating:

Full central heating from a combi boiler via a wet radiator system, which is controlled by a Hice Active Heating System that can be operated either by phone app or manually by adjusting the thermostat, and by 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
 Ill-defined boundaries Agricultural land included with property 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 1.5 storey house with single storey wing. It is built with concrete block walls.

Other accommodation within the house referred to above includes a utility area, off the rear door and a dressing room / living area, off the principal bedroom.

The property lies in a rural setting and forms part of a small cluster of residential properties. It is adjoined on its east side by a minor public road, on its north-east and south sides by residential properties, and on its west and north-west sides by agricultural land.

The property is located 1 mile from the centre of Alford (population 2,700), which has a range of local shops, a Medical Practice and, at its west side (0.5 miles from the property), a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Other local centres of population and employment include: Inverurie (population 14,500) - 18 miles; Westhill (population 12,500) - 20 miles and Aberdeen City Centre - 26 miles.

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; a part of the system lies outwith the property and it should be confirmed that there are adequate servitude rights in favour of the property.

It is understood that ownership of the driveway and parking area are shared in common with the adjoining residential property; this should be confirmed and it clarified what liability the property has towards its maintenance, repair and upkeep.

Factors which are likely to be relevant to its market value include: within commuting distance of Inverurie, Westhill and Aberdeen; well located for access to Alford and its schools; attractive rural setting with excellent views; 7 habitable rooms, 2 bathrooms and an internal floor area of approximately 189 square metres; well maintained externally and internally; upgraded internally with a combi boiler (2021), re-fitted kitchen (2016) and two well equipped bathrooms; elements of the building structure that may require future attention include (i) the windows and external doors which are relatively old, though have been well maintained and are perfectly functional for the time being, (ii) the felt roof coverings of one wing and the dormer which will have a limited life, (iii) the roof tiles and plywood facias and soffits, which again have been well maintained and are in satisfactory condition, but will require ongoing maintenance and will have a limited life; attractive and well managed grounds with greenhouse and polytunnel; limited parking and turning space for vehicles within the common drive.

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

Mortgage Valuation Report

Essential Repairs

No essential repairs are required to the property.

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

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

Mortgage Valuation Report

Declaration

Signed	Security Print Code [548765 = 7896] 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	22nd June 2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

FOUR OAKS, ALFORD, AB33 8NB

Dwelling type: Detached house
Date of assessment: 18 June 2021
Date of certificate: 20 June 2021
Total floor area: 189 m²
Primary Energy Indicator: 227 kWh/m²/year

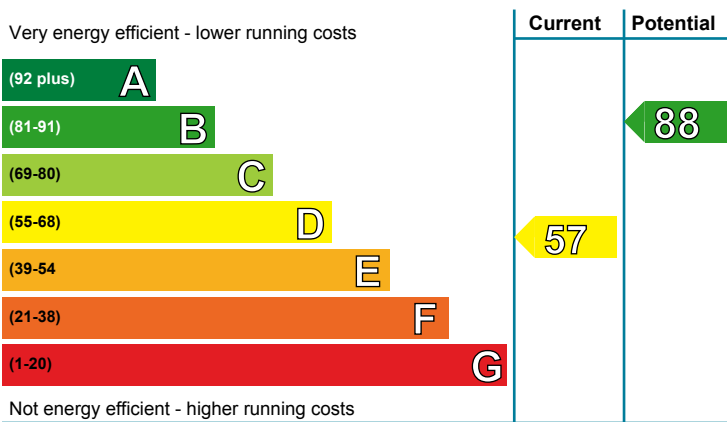
Reference number: 1600-2088-0122-7292-1693
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

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*	£5,496	See your recommendations report for more information
Over 3 years you could save*	£1,683	

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

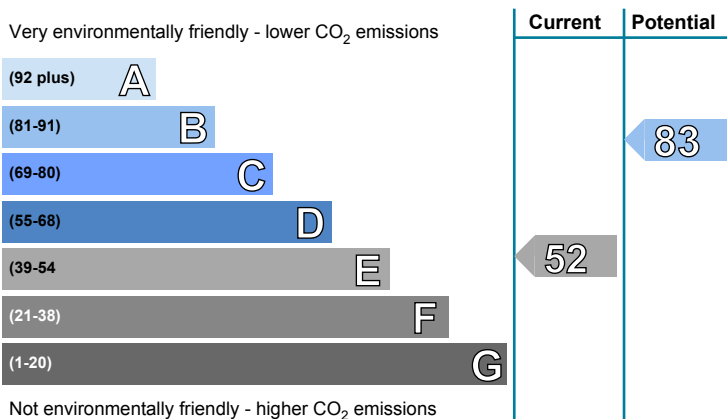


Energy Efficiency Rating

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 (57)**. 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 E (52)**. The average rating for EPCs in Scotland is **band D (59)**.

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	£1,500 - £2,700	£309.00
2 Internal or external wall insulation	£4,000 - £14,000	£936.00
3 Low energy lighting	£55	£156.00

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

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	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 300 mm loft insulation Roof room(s), insulated	★★★★★ ★★★★☆	★★★★★ ★★★★☆
Floor	Suspended, insulated	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, oil	★★★★☆☆	★★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★★★☆☆	★★★★☆☆
Lighting	Low energy lighting in 45% of fixed outlets	★★★★☆☆	★★★★☆☆

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, CO₂ 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 53 kg CO₂/m²/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 10 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 5.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


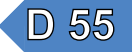







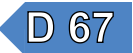



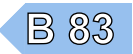
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,449 over 3 years	£3,051 over 3 years	
Hot water	£528 over 3 years	£429 over 3 years	
Lighting	£519 over 3 years	£333 over 3 years	
Totals	£5,496	£3,813	

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 Room-in-roof insulation	£1,500 - £2,700	£103		
2 Internal or external wall insulation	£4,000 - £14,000	£312		
3 Low energy lighting for all fixed outlets	£55	£52		
4 Upgrade heating controls	£350 - £450	£60		
5 Solar water heating	£4,000 - £6,000	£33		
6 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£291		
7 Wind turbine	£15,000 - £25,000	£676		

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.

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 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

3 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

4 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

5 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

6 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

7 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

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:

- Biomass secondary heating

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	26,242	N/A	N/A	(5,576)
Water heating (kWh per year)	3,506			

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 Plc
Address:	Marywell House 29-31 Marywell Street Aberdeen AB11 6JE
Phone number:	01224 571163
Email address:	aberdeen@alliedsurveyors.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:	Four oaks ARDGATHEN ALFORD AB33 8NB
SELLER(S):	MR PETER R. ROYSTON MRS GILLIAN M. ROYSTON
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	23 / 6 / 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.

27A-2007 ALBERTA ALFORD 8433 KING	PROPERTY ADDRESS
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MR JAMES E. GARDNER MR GILMAN W. FAYERS	SELLER(S)
--	-----------

23 / 1 / 2008	COMPLETION DATE OF PROPERTY QUESTIONNAIRE
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PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property?

27 years.

2. Council Tax

Which Council Tax band is your property in?

A

B

C

D

E

F

G

H

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- Garage
 - Allocated parking space
- Driveway
 - Shared parking
 - On street
 - Resident permit
 - Metered parking
 - Other (please specify):

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)?		Yes <input checked="" type="radio"/> No <input type="radio"/> / Don't know <input type="checkbox"/>
5. Listed Buildings		
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)?		Yes <input checked="" type="radio"/> No <input type="radio"/>
6. Alterations / additions / extensions		
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 the changes which you have made:	Yes <input checked="" type="radio"/> No <input type="radio"/>
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	Yes/No <input type="checkbox"/>

If you have answered yes, 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 can arrange to obtain them.

b. Have you had replacement windows, doors, patio doors or double glazing installed in your property? Yes No

If you have answered yes, please answer the three questions below:

(i) Were the replacements the same shape and type as the ones you replaced? Yes No

(ii) Did this work involve any changes to the window or door openings? Yes No

(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):

REPLACED DOUBLE GLAZED WINDOWS IN DRESSING
Room + DINING Room - APPROX. 2010
REPLACED VELUX DOUBLE GLAZED WINDOW
APPROX 2018.

Please give any guarantees which you received for this work to your solicitor or estate agent.

7. Central heating

a.	<p>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).</p> <p><u>If you have answered yes/partial</u> – what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p>OIL - FIRED</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	<p>Yes/No/ Partial</p>
b.	<p>When was your central heating system or partial central heating system installed?</p> <p>16th JUNE 2021</p>	
c.	<p>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 agreement:</p> <p>W + M. STUART, ALFORD SERVICES YEARLY ON ANNIVERSARY</p>	<p>Yes/No</p>
d.	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p>	<p>-</p>

8. Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old? (2021) Yes/No

9. Issues that may have affected your property

a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it? Yes/No

BURST PIPE ABOVE KITCHEN IN 2011

If you have answered yes, is the damage the subject of any outstanding insurance claim? Yes/No

b. Are you aware of the existence of asbestos in your property? Yes/No

If you have answered yes, please give details:

GARAGE ROOF

10. Services

a. Please tick which services are connected to your property and give details of the supplier:

Services	Connected	Supplier
Gas / liquid petroleum gas		
Water mains / private water supply	✓	SCOTTISH HYDRO
Electricity		SSE
Mains drainage		
Telephone		AVAILABLE not connected.
Cable TV / satellite	✓	FREESAT

Broadband	✓	PLUS NET (FIBRE)
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b.	Is there a septic tank system at your property? <u>If you have answered yes</u> , please answer the two questions below:	Yes/No
c.	Do you have appropriate consents for the discharge from your septic tank? REGISTERED	Yes/No/ Don't Know
d.	Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract:	Yes/No
11. Responsibilities for Shared or Common Areas		

a.	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? <u>If you have answered yes</u> , please give details:	Yes/No/ Don't Know
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes</u> , please give details:	Yes/No/ 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?	Yes/No
d.	<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>ACCESS TO OUR SEPTIC TANK IN NEIGHBOUR'S UPPER GARDEN LAWN</p>	Yes/No
e.	<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>	Yes/No
f.	<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>	Yes/No
12. Charges associated with your property		
a.	<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>	Yes/No

b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes/No Don't know</p> <p>Yes/No/ Don't know</p>
c.	<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>13. Specialist Works</p>		
a.	<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>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</p>	<p>Yes/No</p>
b.	<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>If you have answered yes, please give details</p>	<p>Yes/No</p>

c.	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p> <p>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 <u>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>	Yes/No

14. Guarantees

a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work	<input checked="" type="radio"/> No	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	<input checked="" type="radio"/> No	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
(v)	Damp course	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost

b.	<p>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</p>	
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p>If you have answered yes, please give details:</p>	<p>Yes <input checked="" type="radio"/> 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>If you have answered yes, please give details:</p>	<p>Yes <input checked="" type="radio"/> No Don't Know</p>
<p>16. Notices that affect your property</p>		
<p>In the past 3 years have you ever received a notice:</p>		
a.	<p>advising that the owner of a neighbouring property has made a planning application?</p>	<p>Yes <input checked="" type="radio"/> Don't</p>

		know
b.	that affects your property in some other way?	Yes/ No Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/ No Don't know
<p>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.</p>		

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) :

..... P.R.R. P.R. ROYSTON.
 G.M. ROYSTON G.M. ROYSTON

Date: 23. 6. 2021