



Single Survey

Survey Report on: 4 Linga, Wethersta, Brae, Shetland, ZE2 9QL

Customer: Mr Adam Shaire

Customer address: 4 Linga, Wethersta, Brae, Shetland, ZE2 9QL

Date of inspection: 02 October 2025

Prepared by: Shetland Surveyors Ltd

1. INFORMATION AND SCOPE OF INSPECTION

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

All references to visual inspection refer to an inspection from within the property without the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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

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

Description	Semi-detached, one-and-a-half storey house.
Accommodation	<p>Comprises:</p> <p>Ground Floor: Living room, kitchen, bathroom and front entrance porch.</p> <p>First Floor: Three bedrooms.</p>
Gross internal floor area (m ²)	101m ²
Neighbourhood and location	Property located at the end of a single-track, public, side road. The property abuts a turning head. Rural location approximately 23 miles from Lerwick. Nearby properties are mainly residential, but to a low density.
Age	Understood to have been around c. 1970.

Weather	Overcast and dry. The report should be read with the prevailing weather conditions in mind.
Chimney stacks	<p>None.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Roofing including roof space	<p>Pitched, timber roof covered with Decra, metal, roof tiles. The entrance porch has a low pitched, timber roof with a covering of concrete, roof tiles.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. 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.</i></p>
Rainwater fittings	<p>Plastic, rainwater gutters and downpipes.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>
Main walls	<p>Traditional cavity, concrete blockwork construction. Insulation has been introduced to the cavity. Rendered and dry dashed externally.</p> <p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</i></p>

Windows, external doors and joinery	<p>Mainly double-glazed, timber-framed windows. One triple-glazed, timber-framed window in the kitchen. Timber-framed, external door. Timber verge, soffit and fascia boards. Timber cladding to dormer windows.</p> <p><i>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</i></p>
External decorations	<p>Painted external joinery. <i>Visually inspected.</i></p>
Conservatories / porches	<p>Front entrance porch. <i>Visually inspected.</i></p>
Communal areas	<p>Shared, access path. <i>Circulation areas visually inspected.</i></p>
Garages and permanent outbuildings	<p>None. <i>Visually inspected.</i></p>
Outside areas and boundaries	<p>Front and rear gardens. The boundaries are mainly defined by post-and-wire fencing and timber fencing. <i>Visually inspected.</i></p>
Ceilings	<p>Plasterboard lined ceilings. <i>Visually inspected from floor level.</i></p>

Internal walls	<p>Timber-strapped walls and/or timber, stud walls with plasterboard lining.</p> <p><i>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p>
Floors including sub floors	<p>Mainly suspended timber floors. Concrete floor to front entrance porch.</p> <p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</i></p>
Internal joinery and kitchen fittings	<p>The internal joinery and kitchen fittings are of a timber variety.</p> <p><i>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</i></p>
Chimney breasts and fireplaces	<p>None.</p> <p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p>
Internal decorations	<p>A painted, papered or varnished.</p> <p><i>Visually inspected.</i></p>
Cellars	<p>None.</p> <p><i>Visually inspected where there was safe and purpose-built access.</i></p>

Electricity

Mains electricity supply.

Standard, 5/13-amp system.

The consumer units and electric meters are located in cupboards on the first floor landing. There is MCB and RCCB protection.

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.

Gas

Bottled gas only, for hob.

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.

Water, plumbing and bathroom fittings

Mains water supply.

Bathroom suite and kitchen sink.

The visible pipework is a combination of plastic and copper.

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

Heating and hot water	<p>Heating installation is electric, storage radiators to ground floor. No fixed heating installation to first floor. The hot water is from a hot water cylinder with single, electric, immersion heater.</p> <p><i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</i></p>
Drainage	<p>Drains to a shared, septic tank.</p> <p><i>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</i></p>
Fire, smoke and burglar alarms	<p>Two battery-operated, smoke detectors. No burglar alarms.</p> <p><i>Visually inspected. No tests whatsoever were carried out to the system or appliances.</i></p>

Any additional limits to inspection:

We carried out a “head and shoulders” inspection of the upper roof void. This area was not fully entered and no insulation was lifted.

There was no access available to inspect the entrance porch roof timbers.

There was no readily available access to inspect sub-floor areas. Therefore, floor timbers and solum were not examined.

The property was partially furnished. Some floors were covered.

Visual inspection only of shared, septic tank. This is mainly hidden below ground level.

This should not be construed as a detailed and intrusive structural survey. It should be appreciated that the Home Report inspection is a non-disruptive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or contents in place at that time. Once vacant, defects may be apparent that could not be detected during our survey. Changing weather conditions can also affect aspects of the property which would not be apparent at the time of inspection.

If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation.

Tests carried out by the Health Protection Agency have identified some properties in Shetland as having natural levels of Radon Gas higher than those considered to be acceptable. Further advice on this should be obtained from the Health Protection Agency.

An inspection for Japanese Knotweed or other invasive plant species was not carried out and unless otherwise stated, for the purposes of this report, it is assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties.

We have not inspected the woodwork or other parts of the structure which were covered, unexposed or inaccessible and are, therefore, unable to report that such parts of the property are free from rot, beetle or other such defects. No investigation of any contamination on, under or within the property has been made as we consider such matters to be

outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible 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. Random testing for dampness was undertaken internally with the use of a moisture meter to walls, ceilings and flooring where considered appropriate.

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 / skewers
- 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 terms.

2. CONDITION

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

Structural movement	
Repair category	2
Notes:	Settlement was noted in the external walling. Cracking was noted on both the front and rear elevations – but is most prevalent on the rear elevation. Should a prospective purchaser be concerned about this then we would recommend that they commission a structural survey.
Dampness, rot and infestation	
Repair category	2
Notes:	Protimeter tests were carried out in random locations. Red “damp present” results were noted to the following areas: (i) to the external walls of the living room, (ii) to the rear external wall of the kitchen, (iii) at low level to both sides of the external door, (iv) to the external walls in the entrance porch, (v) to the landing dormer window walls and ceiling. Amber “warning for damp” results were noted to the following areas: (i) on the ceiling of the entrance porch near the “join” with the main property.
Chimney stacks	
Repair category:	Not applicable.
Notes:	



Roofing including roof space

Repair category:	3
Notes:	<p>Sections of the lower course of Decra tiles on the main property have corroded and there are some holes in these tiles. Also, the bottom row of Decra tiles on the rear dormer window have corroded away. These areas would be best repaired before the onset of winter as the missing/corroded tiles will allow water penetration.</p> <p>DIY flashing tape was noted between the entrance porch and the main property.</p> <p>There is some moss and lichen growth on the roof covering.</p>



Rainwater fittings

Repair category:	2
Notes:	<p>The gutters to the rear elevation are full and require to be cleaned out.</p> <p>The rainwater goods are sun-bleached. These are unsightly but otherwise not an issue.</p>



Main walls

Repair category:	2
Notes:	<p>There is some cracking in the external walling and external render. Some of the cracks to the walling are due to settlement. The cracks to the render are particularly evident on the rear elevation. Some boss (hollow) render (harl) was noted. The property has cavity fill insulation. The cracking and condition of the render may allow water to bridge across the filled cavity. Re-harling is recommended. See structural movement.</p>



Windows, external doors and joinery

Repair category:	2
Notes:	<p>Some of the double-glazed window units have failed with condensation between the panes. Also, corrosion was noted to some of the window beads. Random windows were attempted to be opened during the inspection. Some stiff windows were noted and some windows could not be opened. These windows would be best replaced.</p> <p>Condensation was noted to some of the internal, timber window frames.</p> <p>The double-glazed unit to the external door has failed with condensation between the panes.</p> <p>Rot was noted to the external door jambs.</p> <p>See dampness, rot and infestation. Elevated moisture results noted in the vicinity of the external door. The external door is basic and would be best replaced.</p>



External decorations

Repair category:	3
Notes:	Sections of the external paintwork are overdue for renewal.



Conservatories / porches

Repair category:	2
Notes:	<p>See dampness, rot and infestation.</p> <p>See roofing including roof space.</p> <p>See windows, external doors and joinery.</p> <p>See ceilings.</p>



Communal areas

Repair category:	1
Notes:	Frost damage was noted to the shared, concrete path between the front gate and the front, entrance porch.

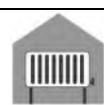
	Garages and permanent outbuildings
Repair category:	Not applicable.
Notes:	
	Outside areas and boundaries
Repair category:	2
Notes:	<p>The boundary fencing is in poor condition. Sections of the fencing are leaning over. Rot was noted to the timber fencing.</p> <p>Rot was noted to the gate.</p>
	Ceilings
Repair category:	1
Notes:	Cracks/visible joints were noted to some of the ceilings.
	Internal walls
Repair category:	1
Notes:	Condensation was noted to some of the window ingoies.
	Floors including sub-floors
Repair category:	1
Notes:	<p>Some deflection/uneven floors were noted at first floor level.</p> <p>Some creaky floors were noted.</p>
	Internal joinery and kitchen fittings
Repair category:	2
Notes:	The kitchen units are dated. Some wear and tear was noted to the kitchen worksurface.
	Chimney breasts and fireplaces
Repair category:	Not applicable.
Notes:	

	<h2>Internal decorations</h2>
Repair category: 2 Notes:	<p>Some internal re-decoration is required. Woodchip paper was noted to some areas and these will be difficult to remove should a change be considered.</p>
	<h2>Cellars</h2>
Repair category: Not applicable. Notes:	
	<h2>Electricity</h2>
Repair category: 2 Notes:	<p>The electrical installation was not tested. Some old black/red wiring was noted in the roof void. Also, some old faceplates were noted. The property has relatively modern consumer units with MCB/RCCB protection.</p> <p>The outside light cover on the front elevation has been taped up.</p> <p>In order to comply with the Scottish Government's legislation re: smoke and heat detectors, the following is required: (i) an interlinked smoke detector in the ground floor hallway, (ii) an interlinked smoke detector in the living room, (iii) an interlinked smoke detector on the first floor landing and (iv) an interlinked heat detector in the kitchen.</p>
	<h2>Gas</h2>
Repair category: 1 Notes:	<p>It should be confirmed that the gas installation has been checked by a Gas Safe Engineer within the last 12 months.</p>



Water, plumbing and bathroom fittings

Repair category:	2
Notes:	<p>Corrosion was noted to the sections of the copper pipework. This should be monitored as it may eventually perforate and result in leakage.</p> <p>The bathroom suite is dated.</p> <p>The flush and cistern for the bathroom W.C. is located in a hallway cupboard.</p>



Heating and hot water

Repair category:	2
Notes:	<p>Corrosion was noted to the hot water cylinder and to the pipework in the vicinity of the hot water cylinder. The hot water cylinder is also small for the size of the property. Replacement with a pressurised, hot water cylinder is desirable.</p> <p>The heating installation is limited in extent. It would be prudent to consider modernisation of the heating system.</p> <p>Corrosion was noted to some of the storage radiator casings.</p>



Drainage

Repair category:	1
Notes:	

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

Repair Categories	
Category 3: Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	
Category 2: Repairs or replacement requiring future attention, but estimates are still advised.	
Category 1: No immediate action or repair is needed.	
Structural movement	2
Dampness, rot and infestation	2
Chimney stacks	N/A.
Roofing including roof space	3
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	3
Conservatories / porches	2
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	2
Chimney breasts and fireplaces	N/A.
Internal decorations	2
Cellars	N/A.
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	2
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.

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

We are unaware of any adverse, planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry. Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

Check wayleave for septic tank.

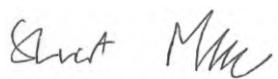
Estimated re-instatement cost for insurance purposes

It is recommended that the subjects be insured for a sum not less than £430,000 (Four Hundred and Thirty Thousand Pounds). It should be noted that this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS). This figure includes the cost of rebuilding the house, site clearance, professional fees and auxiliary charges but excludes VAT. The BCIS figure can alter from month to month.

Valuation and market comments

We are of the opinion that the current market value of the heritable property above is £155,000 (One Hundred and Fifty Five Thousand Pounds).

The local property market is presently stable.

Report author:	Stuart J Masterton BSc (Hons) MSc AssocRICS MCIOB C. Build E MCABE
Address:	First Floor, 68 Commercial Street, Lerwick, Shetland, ZE1 0DL
Signed:	
Ref:	25/124
Date of report:	06 October 2025

Energy Performance Certificate (EPC)

Scotland

Dwellings

LINGA, 4, WETHERSTA, SHETLAND, ZE2 9QL

Dwelling type: Semi-detached house
Date of assessment: 02 October 2025
Date of certificate: 07 October 2025
Total floor area: 101 m²
Primary Energy Indicator: 317 kWh/m²/year

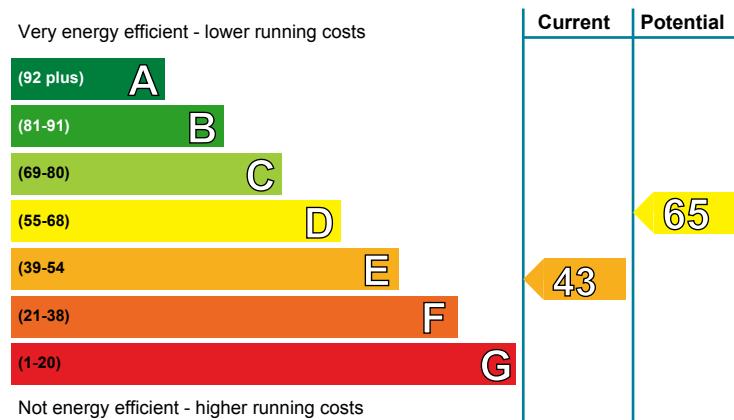
Reference number: 2692-3929-3522-8408-1053
Type of assessment: RdSAP, existing dwelling
Approved Organisation: ECMK
Main heating and fuel: Electric storage heaters

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*	£13,665	See your recommendations report for more information
Over 3 years you could save*	£3,804	

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

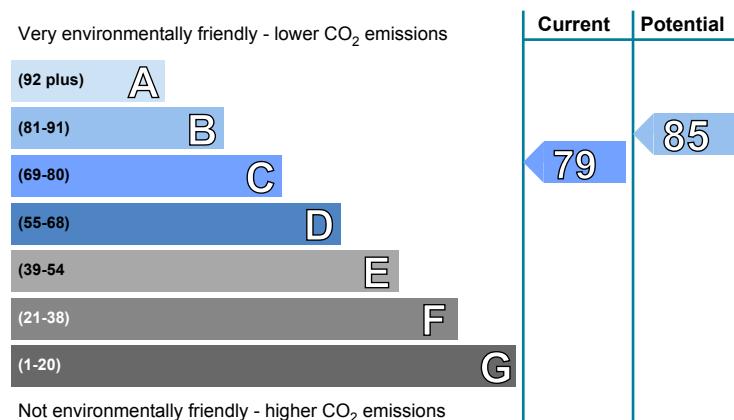


Energy Efficiency Rating

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 E (43)**. 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 C (79)**

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 Internal wall insulation	£7,500 - £11,000	£420.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£1248.00
3 Increase hot water cylinder insulation	£20 - £40	£288.00

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	Cavity wall, filled cavity System built, as built, no insulation (assumed)	★★★★★☆ ★☆☆☆☆☆	★★★★★☆ ★☆☆☆☆☆
Roof	Roof room(s), limited insulation (assumed)	★★★★☆☆	★★★★☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Multiple glazing throughout	★★☆☆☆☆	★★☆☆☆☆
Main heating	Electric storage heaters Electric storage heaters	★★★★☆☆ ★★★★☆☆	★★★★★☆ ★★★★★☆
Main heating controls	Manual charge control Manual charge control	★★☆☆☆☆ ★★☆☆☆☆	★★☆☆☆☆ ★★☆☆☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆☆	★★★★★☆
Lighting	Excellent 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, 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 29 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 3 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 0.8 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	£11,046 over 3 years	£8,127 over 3 years	
Hot water	£2,385 over 3 years	£1,500 over 3 years	
Lighting	£234 over 3 years	£234 over 3 years	
Totals	£13,665	£9,861	 You could save £3,804 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 Internal wall insulation	£7,500 - £11,000	£140	E 45	C 80
2 Floor insulation (suspended floor)	£5,000 - £10,000	£416	E 49	B 82
3 Increase hot water cylinder insulation	£20 - £40	£96	E 51	B 82
4 High heat retention storage heaters and dual immersion cylinder	£2,000 - £4,000	£616	D 60	B 84
5 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£264	D 65	B 85

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.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- 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.

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 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside 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. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

3 Hot water cylinder insulation

Increasing the thickness of existing insulation around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. An additional cylinder jacket or other suitable insulation layer can be used. The insulation should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

4 High heat retention storage heaters

Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

5 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.

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)	18,173.66	N/A	N/A	N/A
Water heating (kWh per year)	2,795.39			

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 ECMK (www.ecmk.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:	Stuart John Masterton
Assessor membership number:	ECMK303267
Company name/trading name:	Shetland Surveyors Ltd
Address:	PO Box 11688 Nesting Shetland ZE2 9YA
Phone number:	01595890765
Email address:	s.masterton@live.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, 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 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.

HOMEENERGYSOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



property questionnaire

Property address	4 LINGA WETHERSTA BRAE SHETLAND ZE2 9QL
Seller(s)	
Completion date of property questionnaire	1 OCTOBER 2025

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.	Length of ownership	
	How long have you owned the property? SINCE AUG 2018	
2.	Council tax	
	Which Council Tax band is your property in? (Please circle)	
	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/>	
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply)	
	<ul style="list-style-type: none">• Garage <input type="checkbox"/>• Allocated parking space <input type="checkbox"/>• Driveway <input type="checkbox"/>• Shared parking <input checked="" type="checkbox"/>• On street <input checked="" type="checkbox"/>• Resident permit <input type="checkbox"/>• Metered parking <input type="checkbox"/>• Other (please specify): <input type="text"/>	
4.	Conservation area	
	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)?	Yes/No Don't know

property questionnaire

5.	Listed buildings	
	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)?	Yes/No
6.	Alterations/additions/extensions	
a.	<p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes, please describe below the changes which you have made:</u></p>	Yes/No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</u></p> <p><u>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:</u></p>	Yes/No NA
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes, please answer the three questions below:</u></p>	Yes/No
	<p>(i) Were the replacements the same shape and type as the ones you replaced?</p>	Yes/No
	<p>(ii) Did this work involve any changes to the window or door openings?</p>	Yes/No
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p><u>Please give any guarantees which you received for this work to your solicitor or estate agent.</u></p>	

property questionnaire

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 or partial – what kind of central heating is there?</u> (Examples: gas-fired, solid fuel, <u>electric storage heating</u>, gas warm air). <u>on Ground Floor</u>.</p> <p><u>If you have answered yes, please answer the three questions below:</u></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, please give details of the company with which you have a maintenance contract:</u></p> <p>iii) When was your maintenance agreement last renewed? (Please provide the month and year).</p>	<input checked="checked" type="checkbox"/> Yes/ <input checked="checked" type="checkbox"/> Partial
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input checked="checked" type="checkbox"/> Yes/ <input type="checkbox"/> No
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes, is the damage the subject of any outstanding insurance claim?</u></p>	<input checked="checked" type="checkbox"/> Yes/ <input type="checkbox"/> No
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes, please give details:</u></p>	<input checked="checked" type="checkbox"/> Yes/ <input type="checkbox"/> No

property questionnaire

10.	Services																									
<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>To supply hob in the Kitchen</td> </tr> <tr> <td>Water mains or private water supply</td> <td>✓</td> <td></td> </tr> <tr> <td>Electricity</td> <td>✓</td> <td></td> </tr> <tr> <td>Mains drainage</td> <td>—</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> <tr> <td>Broadband</td> <td>—</td> <td></td> </tr> </tbody> </table>			Services	Connected	Supplier	Gas or liquid petroleum gas	✓	To supply hob in the Kitchen	Water mains or private water supply	✓		Electricity	✓		Mains drainage	—		Telephone	—		Cable TV or satellite	—		Broadband	—	
Services	Connected	Supplier																								
Gas or liquid petroleum gas	✓	To supply hob in the Kitchen																								
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Electricity	✓																									
Mains drainage	—																									
Telephone	—																									
Cable TV or satellite	—																									
Broadband	—																									
<p>b. Is there a septic tank system at your property?</p> <p>If you have answered yes, please answer the two questions below:</p> <p>SERVICED EARLY 2025</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>If you have answered yes, please give details of the company with which you have a maintenance contract:</p>		<input checked="checked" type="radio"/> Yes/No <input checked="checked" type="radio"/> Yes/No/ Don't know <input checked="checked" type="radio"/> Yes/No																								

property questionnaire

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, please give details:</u>	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, please give details:</u>	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.	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? <u>If you have answered yes, please give details:</u>	Yes/No
e.	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? <u>If you have answered yes, please give details:</u>	Yes/No
f.	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.) <u>If you have answered yes, please give details:</u>	Yes/No
12. Charges associated with your property		
a.	Is there a factor or property manager for your property? <u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u>	Yes/No

property questionnaire

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>	<input checked="" type="radio"/> Yes/No <input type="radio"/> Don't know <input checked="" type="radio"/> Yes/No <input type="radio"/> Don't know
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, for example to a residents' association, or maintenance or stair fund.</p>	
13.	<p>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>	<input checked="" type="radio"/> Yes/No
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>	<input checked="" type="radio"/> Yes/No
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 <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p>	<input checked="" type="radio"/> Yes/No <i>NA</i>

property questionnaire

14. Guarantees							
a. Are there any guarantees or warranties for any of the following:							
(i)	Electrical work	No NA	Yes	Don't know	With title deeds	Lost	
(ii)	Roofing	No NA	Yes	Don't know	With title deeds	Lost	
(iii)	Central heating	No NA	Yes	Don't know	With title deeds	Lost	
(iv)	National House Building Council (NHBC)	No NA	Yes	Don't know	With title deeds	Lost	
(v)	Damp course	No NA	Yes	Don't know	With title deeds	Lost	
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No NA	Yes	Don't know	With title deeds	Lost	
b.	<u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u>						
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u>					Yes/No	
15. Boundaries							
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes, please give details:</u>					Yes/ No/ Don't know	

property questionnaire

16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	Yes/ <input checked="" type="radio"/> No
b.	that affects your property in some other way?	Yes/ <input checked="" type="radio"/> No
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/ <input checked="" type="radio"/> No
	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.	

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) : MauruWeldley - Bell Ingram LLP
Selling Agent on behalf of owner.

Date: 7 OCTOBER 2025



Mortgage Valuation Report

Ref: 25/124

Date of Inspection: 02 October 2025

Customer Name(s): Mr Adam Shaire

Property address: 4 Linga, Wethersta, Brae, Shetland, ZE2 9QL

Description

Type of property	House <input checked="" type="checkbox"/>	Detached <input type="checkbox"/>	Flat/Maisonette <input type="checkbox"/>
	Bungalow <input type="checkbox"/>	Mid Terraced <input type="checkbox"/>	Storeys in block <input type="checkbox"/>
	Semi <input checked="" type="checkbox"/>	End Terrace <input type="checkbox"/>	Floor in block <input type="checkbox"/>
Type of Construction	Walls Cavity concrete blockwork	Roof Pitched timber/Decra, metal tiles	Floors Mainly suspended timber

Accommodation – give number of:

Living Rooms	1	Bedrooms	3	Kitchens	1	Bathrooms	1	Shower Rooms	0
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Separate Toilets 0 (Other) 1 - Entrance porch

Garages: Single Double Integral None

Central Heating: Electric Oil Solid Fuel Other

Roads: Adopted Private Shared

Gross External Floor Area: 120m²

Age of Property: Understood to have been around c. 1970.

Mains Services: Water Drainage Electricity

Tenure: Ownership/Heritable Leasehold

Condition:

Interior:	Good <input type="checkbox"/>	Average <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
Roof:	Good <input type="checkbox"/>	Average <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
External Walls:	Good <input type="checkbox"/>	Average <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
Decorative Repair:	Good <input type="checkbox"/>	Average <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>
Garages/Outbuildings:	Good <input type="checkbox"/>	Average <input type="checkbox"/>	Poor <input type="checkbox"/>

Are essential internal repairs required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are essential external repairs required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

General

Does the property show any signs of, or is the property located near any areas subject to Landslip, Heave, Settlement or Subsidence?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Have any alterations been made which may affect the value or the marketability of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(If yes please give details in the general comments section).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is there a ready demand for this type of property in this area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

How is the property occupied? Owner Tenanted Vacant

Insurance Reinstatement Value – based on BCIS where applicable £430,000 *

*Total cost of rebuilding, site clearance, professional fees and auxiliary charges but excluding VAT

Essential Repairs:

There are holes to the leading edge of the Decra metal roof tiles. Also, the Decra tiles to parts of the rear dormer window have corroded away. Repairs should be carried out as soon as practicable and preferably before the onset of winter to minimise water penetration. Repair is required.

Estimated cost of essential repairs: Quotes required Retention recommended: Yes Amount: £5,000

Is the property a suitable security for mortgage purposes?: Yes.

Valuation

Valuation in present condition £155,000

Valuation on completion of repairs/improvements £160,000.

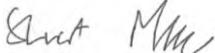
General Comments

Property located at the end of a single-track, public, side road. The property abuts a turning head. Rural location approximately 23 miles from Lerwick. Nearby properties are mainly residential, but to a low density.

The property is in an average condition for lending purposes. Some repair and modernisation is required.

The retention above is not a quotation and is for the repair of the Decra metal tiles.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Signature: 

Qualifications: BSc (Hons) MSc AssocRICS MCIOB C. Build E MCABE

Address: First Floor, 68 Commercial Street, Lerwick, Shetland, ZE1 0DL

Date: 06 October 2025