

Sandsover,
Southernness,
DUMFRIES,
DG2 8BB

Home Report



DM HALL

Sandsover,
Southernness,
DUMFRIES,
DG2 8BB

Single Survey



DM HALL

Survey Report on:

Property Address	Sandsover, Southernness, DUMFRIES, DG2 8BB
Reference	1631014
Customer Name	Hazel Cannon
Date of Inspection	22nd June 2026
Surveyor's name, qualifications and office	Kirsty Tibbetts MA (Hons) AssocRICS DM Hall LLP Chartered Surveyors 11 Buccleuch Street Dumfries DG1 2AT Tel: 01387 254318 email: dumfriesresidential@dmhall.co.uk
Prepared By	DM Hall LLP

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.¹

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

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.

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 adviser 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 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.

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

The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

- 2.3.1 **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.
- 2.3.2 **Category 2:** Repairs or replacement requiring future attention, but estimates are still advised.
- 2.3.3 **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, they 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 reinstatement cost, as defined below.

“Market value” The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm’s length transaction,

after proper marketing and where 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.

"Reinstatement 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 will not be inspected or reported on.

Description	The property is a detached bungalow.
Accommodation	Ground Floor: Porch, Bathroom, Open plan Living/Dining/ Kitchen area, Dining Room and three Bedrooms.
Gross Internal Floor Area (m2)	Approximately 68m2, excluding porch.
Neighbourhood and Location	The property forms part of an established residential area in the village of Southernness. The surrounding properties in the immediate vicinity are generally of a similar age and style. A range of typical local amenities can be found within the village and in nearby towns and villages.
Age	Built around 1970.
Weather	It was overcast and dry, following a period of mixed weather conditions.
Chimney Stacks	Visually inspected with the aid of binoculars where appropriate. There is a flue for the solid fuel stove.
Roofing including Roof Space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.

Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.

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.

The roof is pitched and overlaid with corrugated metal sheeting.

The ridges are formed in metal.

The porch roof is flat and finished with felt.

The rear extension roof is flat and finished with fibreglass.

The roof space is accessed via a hatch in the kitchen. The roof is of a timber framed construction overlaid in timber board. The roof space is insulated. The inspection was carried out from a head and shoulders view only.

Rainwater Fittings

Visually inspected with the aid of binoculars where appropriate.

Gutters and downpipes are of PVC.

Main Walls

Visually inspected with the aid of binoculars where appropriate.

Foundations and concealed parts were not exposed or inspected.

The property is of non-traditional pre-fabricated concrete construction with an external render finish.

The rear extension appears to be of solid concrete block construction with an external render finish.

Windows, External Doors and Joinery

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.

The windows are of double glazed UPVC type.

The access doors are of a UPVC double glazed design.

	The soffits and fascias are formed in timber and UPVC.
External Decorations	Visually inspected. There are painted wall finishes.
Conservatories and Porches	Visually inspected. There is a porch at the front of the property. This appears to be of block construction with a felt roof.
Communal Areas	There are no communal areas.
Garages and Permanent Outbuildings	There are no garages or permanent outbuildings.
Outside Areas and Boundaries	Visually inspected. The property has garden areas to the front, sides and rear. The garden areas are surfaced in grass and paving. The boundaries are formed in timber fencing and block walls. There are block retaining walls.
Ceilings	Visually inspected from floor level. The ceilings are formed in plasterboard. There is an area with polystyrene ceiling tiles.
Internal Walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are lined with plasterboard. There are areas of timber panelling.
Floors including Sub-floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub-floor area may be taken if

	<p>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 of solid concrete construction.</p> <p>Due to the type of construction there is no subfloor area to inspect.</p> <p>All floors were covered.</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 internal doors consist of a flush timber type.</p> <p>There are glazed inserts to some interior doors.</p> <p>The door facings and skirting boards are of a timber style.</p> <p>The kitchen is fitted with a range of base and wall mounted units with laminate worktops.</p>
Chimney Breasts and Fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>A multifuel stove is fitted in the living area.</p>
Internal Decorations	<p>Visually inspected.</p> <p>The internal walls and ceilings mainly have a papered and painted finish.</p> <p>There are internal surfaces clad with panelling.</p> <p>The internal joinery is finished in paint.</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</p>

	<p>will state that in the report and will not turn them on.</p> <p>Mains supply installed.</p> <p>The electricity consumer unit is located in the kitchen.</p> <p>The electricity meter is located adjacent.</p> <p>A range of 13amp sockets are distributed throughout the property.</p>
<p>Gas</p>	<p>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.</p> <p>There is a bottled gas supply to the boiler.</p>
<p>Water, Plumbing and Bathroom Fittings</p>	<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>Water is presumed to be connected to the mains supply.</p> <p>Visible pipework is made with copper and PVC materials.</p> <p>The shower room is fitted with a WC, wash hand basin and shower cubicle with electric shower.</p> <p>A composite sink unit is fitted within the kitchen.</p>
<p>Heating and Hot Water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>There is a gas fired Alpha central heating boiler located within the kitchen.</p> <p>The boiler supplies a system of radiators and provides hot water.</p> <p>The central heating system is controlled by thermostatic</p>

	<p>valves on radiators.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>The property is understood to be served by a shared private drainage system managed by Parkdean, owners of the nearby holiday park.</p>
<p>Fire, Smoke and Burglar Alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>There are smoke detectors fitted within the property.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p>
<p>Any Additional Limits to Inspection</p>	<p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>We have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation we have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.</p> <p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns, you should engage a qualified asbestos surveyor.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>The property was unoccupied, but furnished and floors were covered.</p> <p>Floor coverings have not been moved. These restricted the</p>

inspection of flooring.

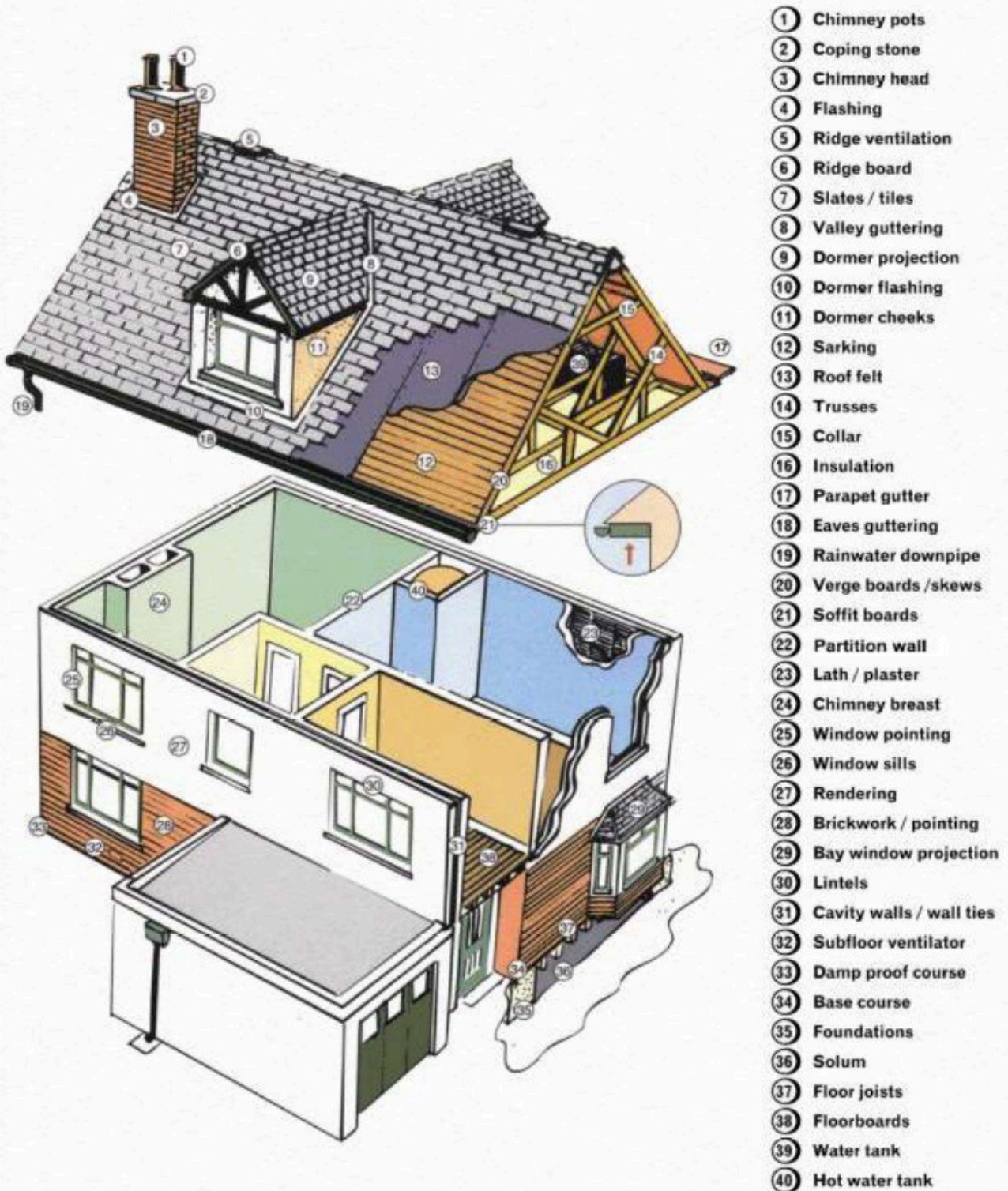
Personal effects in cupboards and fitted wardrobes were not moved and restricted the inspection.

Concealed areas beneath and around sanitary fittings were not visible. Due to the presence of water, there is an inherent risk of leakage and resultant damage to concealed areas which may only become apparent when the building fabric is opened up for examination.

The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.

Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is outwith the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

Sectional Diagram showing elements of a typical house



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

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

Category 3	Category 2	Category 1
<p>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.</p>	<p>Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p>No immediate action or repair is needed.</p>

Structural Movement	
Repair Category	1
Notes	The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

Dampness, Rot and Infestation	
Repair Category	2
Notes	There is evidence of dampness to the rear extension. Any concealed timbers in contact with dampness are at a risk of rot related defects. A timber/damp contractor should carry out an inspection with a view to providing estimates and carrying out the necessary remedial repairs under cover of a long term guarantee. Best practice recommends an inspection of the whole property is carried out.

Chimney Stacks	
Repair Category	1
Notes	No significant defects noted.

Single Survey

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.

Roofing including Roof Space	
Repair Category	2
Notes	<p>No significant defects evident to the main roof.</p> <p>The roof of the porch and rear extension is of flat design and clad with a material which is known to have a limited lifespan. Careful maintenance will be required as this type of roof covering can fail without warning. Periodic renewal of the roofing material is likely to be necessary. A roofing contractor can advise further.</p>

Rainwater Fittings	
Repair Category	1
Notes	<p>Heavy rainfall can often reveal localised leakage and the need for maintenance attention. No significant defects evident.</p>

Main Walls	
Repair Category	2
Notes	<p>The property is of non-traditional concrete construction. There are hidden elements and this type of construction often requires above average maintenance.</p> <p>The walls may contain asbestos based material. See information on asbestos in the Limitations of Inspection section above.</p> <p>The render of outer walls is loose in places. A building contractor can be asked to inspect and provide cost estimates for either repairing or replacing damaged areas.</p>

Single Survey

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.

Windows, External Doors and Joinery	
Repair Category	2
Notes	<p>Doors and random windows are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fittings are functional.</p> <p>External joinery including eaves timbers are affected by decay to varying degrees. A joiner can advise on all necessary repair or replacement work.</p> <p>The seals of double glazed units have failed, resulting in condensation between the panes of glass. These units can be repaired/replaced by a glazing contractor.</p>

External Decorations	
Repair Category	1
Notes	The renewal of paintwork should be anticipated in places in due course.

Conservatories and Porches	
Repair Category	2
Notes	The seals of double glazed units have failed, resulting in condensation between the panes of glass. These units can be repaired/replaced by a glazing contractor.

Single Survey

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.

Communal Areas	
Repair Category	N/A
Notes	Not applicable.

Garages and Permanent Outbuildings	
Repair Category	N/A
Notes	Not applicable.

Outside Areas and Boundaries	
Repair Category	2
Notes	Garden boundary walls display evidence of deterioration. A competent builder can be asked to inspect and provide cost estimates for all required repair/rebuilding works. The outside areas would benefit from maintenance.

Ceilings	
Repair Category	2
Notes	There are polystyrene tiles to ceiling surfaces. This may represent a fire hazard.

Single Survey

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.

Internal Walls	
Repair Category	1
Notes	<p>There are typical plaster cracks/blemishes consistent with the property age.</p> <p>There are areas of timber panelling. This may represent a fire hazard</p>

Floors including Sub-floors	
Repair Category	1
Notes	<p>No significant defects evident.</p> <p>It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.</p>

Internal Joinery and Kitchen Fittings	
Repair Category	2
Notes	<p>There is wear and tear to internal joinery finishes in places.</p> <p>Glazed inserts to interior doors may not be of appropriate toughened glass or meet the recognised safety standards.</p>

Single Survey

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.

Chimney Breasts and Fireplaces

Repair Category	2
Notes	<p>It is assumed that the solid fuel stove was installed by an appropriately accredited contractor in accordance with good practice and the building regulations current at the time. Relevant certification should be obtained, and a suitably accredited contractor can confirm safe operation and advise further.</p> <p>Flues should ideally be swept and tested on an annual basis. Any records should be obtained. In the absence of recent documentation a sweep should be carried out prior to use, and on a regular basis thereafter.</p> <p>The stove is worn and would benefit from maintenance.</p>

Internal Decorations

Repair Category	2
Notes	Decorative finishes are worn and an incoming occupier can redecorate to their own personal taste.

Cellars

Repair Category	N/A
Notes	Not applicable.

Single Survey

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.

Electricity	
Repair Category	2
Notes	<p>The electrical installation is dated including older consumer unit. An NICEIC/SELECT registered electrician can be engaged to examine the system and implement all necessary upgrading works.</p> <p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor.</p> <p>It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.</p>

Gas	
Repair Category	1
Notes	<p>No significant defects evident.</p> <p>Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.</p>

Water, Plumbing and Bathroom Fittings	
Repair Category	1
Notes	<p>No significant defects evident.</p> <p>To prevent damage to concealed areas, the seal and grout around sanitary fittings should be regularly checked, maintained, and renewed.</p>

Single Survey

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.

Heating and Hot Water	
Repair Category	1
Notes	<p>No significant defects evident.</p> <p>It is assumed that the heating and hot water systems have been installed in accordance with all relevant regulations and thereafter maintained on a regular basis. A copy of any relevant documentation in this regard should be obtained.</p> <p>It is common practice for purchasers to have systems checked by an engineer immediately upon taking ownership, as stated in most offers to purchase used by conveyancers.</p> <p>Boilers and central heating systems should be tested and serviced by a Gas Safe registered engineer on an annual basis to ensure their safe and efficient operation.</p>

Drainage	
Repair Category	1
Notes	No significant surface defects evident.

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 comments above for detailed information.

Structural Movement	1
Dampness, Rot and Infestation	2
Chimney Stacks	1
Roofing including Roof Space	2
Rainwater Fittings	1
Main Walls	2
Windows, External Doors and Joinery	2
External Decorations	1
Conservatories and Porches	2
Communal Areas	N/A
Garages and Permanent Outbuildings	N/A
Outside Areas and Boundaries	2
Ceilings	2
Internal Walls	1
Floors including Sub-floors	1
Internal Joinery and Kitchen Fittings	2
Chimney Breasts and Fireplaces	2
Internal Decorations	2
Cellars	N/A
Electricity	2
Gas	1
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 type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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

Alterations noted include the rear extension. Within the limitations of our inspection these works appear to be historic, having taken place in excess of twenty years ago.

The access road appears to be shared. The completing conveyancer should verify rights of access and liability in respect of future maintenance.

The SEPA flood maps indicate the property as being in a flood risk area. Our valuation assumes that insurance is obtainable on normal terms. Potential purchasers should make appropriate enquiries to satisfy themselves in this regard.

Drainage is to a shared septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

Estimated Reinstatement Cost (£) for Insurance Purposes

Two Hundred and Seventy Thousand Pounds:
£270,000

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

It is prudent to keep the Estimated Reinstatement Cost for insurance under regular review to reflect inflationary effects. RICS guidance recommends that a reassessment be undertaken every three years, or sooner if significant alterations are made to the property.

Valuation (£) and Market Comments

One Hundred Thousand Pounds:
£100,000

The stated market valuation reflects prevailing market conditions and recent sales evidence.

Report author:

Kirsty Tibbetts MA (Hons) AssocRICS

Company name:

DM Hall LLP

Address:

DM Hall LLP Chartered Surveyors
11 Buccleuch Street
Dumfries
DG1 2AT

Tel: 01387 254318

email: dumfriesresidential@dmhall.co.uk

Single Survey

Signed:

Kirsty Tibbells

Date of report:

22nd June 2026

Sandsover, Southernness,
DUMFRIES, DG2 8BB

Mortgage Valuation Report



DM HALL

Mortgage Valuation Report

Property Address: Sandsover, Southernness, DUMFRIES, DG2 8BB

Date of Inspection: 22nd June 2026

Reference: 1631014

Location & Description

1. Location:

The property forms part of an established residential area in the village of Southernness. The surrounding properties in the immediate vicinity are generally of a similar age and style. A range of typical local amenities can be found within the village and in nearby towns and villages.

2. Description:

The property is a detached bungalow.

3. Age:

Built around 1970.

4. Main Construction:

Walls: Non traditional construction: asbestos concrete
Roof: Pitched metal sheeting.

5. Accommodation:

Ground Floor: Porch, Bathroom, Open plan Living/Dining/Kitchen area, Dining Room and three Bedrooms.

6. Floor Area - excluding garages and outbuildings:

Gross internal floor area: 68

Gross external floor area: 80

7. Garage and Outbuildings:

No permanent garages or outbuildings.

Mortgage Valuation Report

Services / Roads

8 Main Service:

Water:	Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>
Electricity:	Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>
Gas:	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>
Drainage:	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>

For comments on non-mains services, see section 15.

8a. Heating:

LPG fired boiler.

9. Roads - assumed adopted (If no see section 15. General Remarks)

Yes: No:

General Condition

10. Essential Repairs - comments confined to defects which would materially affect the property and/or value/suitably for mortgage purposes.

None apparent.

Retention: Yes: No:

Retention amount:

11. Subsidence, Settlement and Landslip:

The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

12. General Condition:

The property appeared to be in a condition generally consistent with its age and type.

Legal & Other Matters

13. Alterations: Has the property been extended/converted/altered? (If yes, see section 15)

Yes: No:

Mortgage Valuation Report

14. Tenure - assumed ownership with marketable title (If no, see section 15)

Yes:

No:

15. General Remarks:

Alterations noted include the rear extension. Within the limitations of our inspection these works appear to be historic, having taken place in excess of twenty years ago.

The access road appears to be shared. The completing conveyancer should verify rights of access and liability in respect of future maintenance.

The SEPA flood maps indicate the property as being in a flood risk area. Our valuation assumes that insurance is obtainable on normal terms. Potential purchasers should make appropriate enquiries to satisfy themselves in this regard.

Drainage is to a shared septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

16. Comments on Mortgageability:

The property is of non-traditional construction. The policies of mortgage lenders vary and a number of lenders do not accept such properties. The availability of mortgage finance should be confirmed before purchase.

Valuation & Insurance

17.1 Valuation in present condition (words and figures):

One Hundred Thousand Pounds: £100,000

17.2 Valuation upon completion of any works required under section 9 (words and figures):

17.3 Insurance reinstatement: Approximate current reinstatement cost including site clearance and professional fees, excluding VAT except on fees. (words and figures):

Two Hundred and Seventy Thousand Pounds: £270,000

18. Declaration:

Signed:



Valuer's name and Qualifications: Kirsty Tibbetts MA (Hons) AssocRICS 0889822

Date: 22nd June 2026

Office Address: DM Hall LLP Chartered Surveyors
11 Buccleuch Street

Mortgage Valuation Report

Dumfries
DG1 2AT

Tel: 01387 254318

email: dumfriesresidential@dmhall.co.uk

DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144

A full list of members can be obtained from the head office, 17 Corstorphine Road, Edinburgh EH12 6DD. 0131 477 6000

DM Hall has a network of offices across Scotland and offices in Carlisle, Kendal and Cornwall

Regulated by RICS



RICS[®]

Registered
valuer

Hazel Cannon

Exported: 12 June 2026 at 14:27

Seller Details (Material Information)

Started on: 12 June 2026 at 13:52

Completed on: 12 June 2026 at 13:52

Questions & Answers

Address of property

Sandsover, Southernness, Dumfriesshire, DG2 8BB

Name(s) of seller(s)

Hazel Cannon



Hazel Cannon

Exported: 12 June 2026 at 14:27

v2 Material Information - Tenure and charges

Started on: 12 June 2026 at 13:52

Completed on: 12 June 2026 at 13:52

Questions & Answers

What kind of ownership is the property?

Freehold

Please confirm the percentage of the share being sold

Please confirm the shared ownership rent

Please confirm the frequency of payment of the shared ownership rent

What is the length of lease remaining? Please state if not known

Lease start date (DD/MM/YY) or please state if not known

Current ground rent (£)

Does the ground rent increase?

Please provide details of the ground rent increase eg how often and by how much and when the next increase is due. (If you do not have a copy of your lease to hand your Property Lawyer can obtain a copy from HM Land Registry here for a small fee)

Amount of current annual service charge/estate rent charge/maintenance contribution (£)

Have you received notice of any large expense in addition to this annual payment? If yes please provide details and confirm whether there is a reserve fund or sinking fund which will cover the cost of the works.

Additional fees payable on sale or letting, if known

The name, address and email of the freeholder or rentcharge owner

The name, address and email of the managing agent

Is the owner of the Property required to become a director in a management company for the maintenance of shared amenities?



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Exported: 12 June 2026 at 14:27

Material information — Construction, energy efficiency and council tax

Started on: 12 June 2026 at 14:14

Completed on: 12 June 2026 at 14:14



Questions & Answers

What is the energy efficiency rating of the property according to the latest Energy Performance Certificate (EPC)?

F

Has spray foam insulation been installed at the property?

No

What is the Council tax band of the property?

A

Have you altered the property in any way to the extent that it might change the Council Tax band eg added a bedroom or substantially extended the property?

No

Please provide details

Is the property built in a standard form of construction? E.g. brick and/or block with timber-supported roof comprising tile or slate?

No

Please provide details

non-standard construction

Are you aware of any remediation required to the property due to building safety. Note: This could be due to the property being high risk because of the building height or because of works completed without buildings regulations.

No

Please provide details



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Exported: 12 June 2026 at 14:27

Material Information — Listing and Conservation

Started on: 12 June 2026 at 14:14

Completed on: 12 June 2026 at 14:14

Questions & Answers

Is your property a listed building in England or Wales?

No

If known, please provide details of the listing

Is your property in a designated conservation area?

No

To your knowledge, does a tree preservation order apply to any trees within the boundaries of the property?

No

if work has been carried out to any trees which are protected by the order, were the relevant consents obtained?

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Exported: 12 June 2026 at 14:27

Material information — Alterations and changes to the property

Started on: 12 June 2026 at 14:16

Completed on: 12 June 2026 at 14:16

Questions & Answers

Have there been any structural alterations, extensions, significant repairs or renewals to the property? (eg extensions, loft or garage conversion, removal of internal walls or chimneys or change of use)

No

If 'Yes', for each change, outline the nature of the work and confirm the year the change was completed

Has there been any change of use?

No

For each change, outline the nature of the work and confirm the year the change was completed

Since 1st April 2002 has replacement of any windows, roof windows, roof lights, glazed doors taken place?

No

For each installation, outline the nature of the work and confirm the year the installation was completed. If you are not sure you may be able to find further details here

Has a conservatory been added?

No

If 'Yes', confirm the year the installation was completed and whether any walls were removed, an exterior quality door separates the conservatory from the main building and, since the conservatory was added, has any replacement or refurbishment of the roof been undertaken that reduces the glazed area of the roof?

For each of the installations detailed above, please confirm if planning permission, building regulation approval and completion certificates or equivalent were required and obtained. Please include whether any consent was needed under a restriction in the deeds E.g. if your deeds require consent from someone else to alter or extend the property

n/a

In instances where none were obtained or required, please provide reasons why

n/a

Are any of the works listed above unfinished?

Please provide details

Are you aware of any breaches of planning permission conditions or building regulations consent conditions or work not having the necessary consents?

No

Please provide details

Are you aware of any unresolved planning or building control issues?

No

Please provide details



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Exported: 12 June 2026 at 14:27

Material information — Parking arrangements

Started on: 12 June 2026 at 14:17

Completed on: 12 June 2026 at 14:17

Questions & Answers

What parking arrangements are there?

Driveway

Is there an Electric Vehicle Charge point belonging to the property?

No

Have any property adaptations been made to the property for accessibility purposes? (such as step free access, ramps, lifts, wet room)

no



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Exported: 12 June 2026 at 14:27

Material information — Notices that affect the property

Started on: 12 June 2026 at 14:17

Completed on: 12 June 2026 at 14:17



Questions & Answers

Are you aware if the owner of a neighbouring property is proposing to develop property or land nearby, make alterations to nearby buildings or change the use?

No

Are you aware of any planning application that could affect the property, the enjoyment of it or the views from it?

No

Are you aware of any notice informing you that maintenance, repairs or improvements are required to your property?

No

Are you aware of any infrastructure project, proposed or in progress (i.e. wind turbine, railway, fracking, etc) nearby?

No

Have you been served Notice under the Party Wall Act 1996 in respect of any shared or party boundaries?

No



Hazel CannonExported: 12 June 2026 at 14:27

Environment Issues

Started on: 12 June 2026 at 14:18

Completed on: 12 June 2026 at 14:18

Questions & Answers

Has the property been flooded in the last five years?

No

At what frequency has the property flooded since the seller owned the property?

Is the property still at risk of flooding?

Have steps been taken to mitigate flood risks? If yes provide details. If no what barriers have prevented action being taken?

Please add details

What is the source of the flood risk?

Are there flooding defences nearby?

Please provide details

Has the property been damaged because of storm or fire since you have owned it? If yes please provide details and advise whether there are any outstanding claims.

No

Please add details

Is the property at risk from any coastal erosion?

Don't know

Please provide a description of the known coastal erosion risk.

Will the buyer be subject to any costs or charges related to sea defences or mitigating the impact or erosion?

Don't know

Please provide details

Has a mining report been conducted or scheduled to be conducted on the land the property is built on?

No

Please provide details of any related findings related to the stability of the ground.

Are there any issues that the purchaser should be aware of such as sinkholes, subsidence, air pollution or excessive noise?

No

Please provide details

Are there any other issues relating to the local environment that a potential buyer should be aware of, including issues related to radon gas, quarrying or fracking, that affect the property since it has been owned by the seller?

No

Please provide details



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Exported: 12 June 2026 at 14:27

v2 Material information — Other issues affecting the property

Started on: 12 June 2026 at 14:18

Completed on: 12 June 2026 at 14:18



Questions & Answers

To your knowledge, has anyone occupying the property been disturbed by excessive noise which is likely to reoccur at the property?

No

To your knowledge, has the property been subject to any crime, burglary or violent death?

No

To your knowledge, has the property been occupied by someone who has been cautioned or convicted of a serious crime?

No

If you have answered yes to any of the above please provide details



Hazel Cannon

Exported: 12 June 2026 at 14:27

Material information — Utilities and services

Started on: 12 June 2026 at 14:23

Completed on: 12 June 2026 at 14:23

Questions & Answers

Is the property connected to Mains Electricity?

Yes

Supplier if known

SSE

Is the property connected to Mains Gas?

No

Supplier if known

Is the property connected to Liquid Petroleum Gas (LPG)?

No

Supplier if known

Is the property connected to an Oil service provider?

No

Supplier if known

Is the property connected to a telephone service provider?

No

Supplier if known

Mobile coverage and availability

Signal strength (0-4) EE: 3, Three: 4, O2: 0, Vodafone: 0

Is the property connected to Cable TV or Satellite?

No

Supplier if known

Is the property connected to Broadband?

No

Supplier if known

Broadband coverage

73

Are Solar or photovoltaic panels installed?

No

Other - services that include renewable technologies, for example ground source heat pumps, if you receive Renewable Heat Incentives please provide details and note that you will need to advise Ofgem when you complete the sale

n/a

Is the property connected to Mains water?



No

Supplier if known

Is the property connected to Mains foul drainage?

No

Supplier if known

Is the property connected to Mains surface water drainage?

No

Supplier if known

Is the property connected to a Sustainable drainage system?

No

Is the property connected to a Septic tank?

No

Date replaced or upgraded

Is the property connected to a Cesspit?

No

Date last emptied

Is the property connected to a Sewerage treatment plant?

No

Date installed

Do other properties connect to the septic tank, cesspit or sewerage treatment plant?

Yes (please provide details of the properties sharing the system and explain how maintenance of the system is arranged and paid for)

Is any part of the septic tank, cesspit or sewerage treatment plant located on someone else's land?

Is the septic tank, cesspit or sewerage treatment plant registered with the Environment Agency or exempted?

Does the septic tank, cesspit or sewerage treatment plant drain into a waterway (lake, river, stream etc)

Does it comply with the General Binding Rules for discharge into a waterway?

Do you have any licences, maintenance agreements, contracts or service agreements in relation to any of the above utilities? Please give details here and pass the originals to your property lawyer.

Parkdean Resorts supply the water and sewerage

Is this property subject to a Green Deal loan or other financed home improvement scheme?

No

Please provide details below including any outstanding payments for the renewable devices and any feed-in tariffs

Is there full/partial central heating in your property?

Yes

Please provide details of the type of fuel which the system runs on.

Propane bottles

When was the heating system installed? (mm/yy)

10\17

When was the heating system last serviced or maintained? (mm/yy)

07/25

Is the heating system in good working order to your satisfaction?

Yes

Please provide details





Hazel CannonExported: 12 June 2026 at 14:27

Additional information for PIQ

Started on: 12 June 2026 at 14:26

Completed on: 12 June 2026 at 14:26



Questions & Answers

Are you aware of any factors which might delay or complicate the sale? E.g. family split, pending application for grant of probate, absent seller or unregistered title

No

Please provide details

Have any disputes or complaints occurred, or any actions taken place which might lead to a dispute, regarding this property, a property nearby, or their use? Eg boundary disagreement, noise, trespass etc

No

Please provide details

Is any part of the property outside the seller's legal ownership?

No

Please provide details

Is any part of the property on a separate site or separate title number (eg garden, outbuilding, parking, garage?)

No

Please provide details

Is there a current proposal with anyone to alter the boundaries of your property?

No

Please provide details

Do you have to contribute towards the shared cost of a jointly-used service such as a shared driveway, road, parking area, garden or drain?

No

If 'Yes', please give details including who collects payments and organises the work, the amount of the payments in the last year and whether they are regular payments or only when maintenance work is required

Do any rights and arrangements exist over neighbouring land from which the property benefits? (eg taking wheelie bins along an accessway through a neighbour's back garden, parking, access to maintain the boundaries from the neighbour's side etc)

No

If 'Yes' please provide details

Has anyone tried to stop you using an access way to the property or asked you to pay to use the access?

No

Please provide details

A public right of way through and/or across your property, buildings or land (if 'Yes', please mark the route on a plan of the property)

No

Rights of light or support for other properties



No

Any other rights or arrangements affecting the property?

No

Please provide details

To your knowledge, has there been any preventative work for, or treatment of dry rot, wet rot or damp carried out at the property? If 'Yes', please provide details below

No

To your knowledge, does any part of your property contain Asbestos? If 'Yes', please state whether there is a management plan in place and supply a copy with this form

No

To your knowledge, is the property or neighbouring land, affected by Japanese knotweed or other invasive species? If 'Yes', please state whether there is a management plan in place and supply a copy with this form

No

To your knowledge, has the property ever been subject to subsidence or structural fault?

No

Have you been notified by a relevant authority or qualified expert of an on-going health or safety issue with the property?

No

If you have answered yes to any of the specialist issues, please provide details

Do you insure the property?

Yes

Please provide details

Restrictive Covenants: Are you aware of any restrictions on the use or alteration of the property which have not been complied with? If 'Yes', please provide details.

not known

Are you aware of any other material issue or information which relates to the property or has anything occurred which may affect the average person's decision to proceed? If so, please describe this issue and any action that has been taken, if applicable. (This disclosure is required under the Consumer Protection from Unfair Trading Regulations 2008)

not known

Energy Performance Certificate



DM HALL

Energy Performance Certificate (EPC)

Scotland

Dwellings

SANDSOVER, SANDY LANE, SOUTHERNESS, DUMFRIES, DG2 8BB

Dwelling type: Detached bungalow
Date of assessment: 22 June 2026
Date of certificate: 23 June 2026
Total floor area: 68 m²
Primary Energy Indicator: 283 kWh/m²/year

Reference number: 2828-1014-4206-5226-5204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, LPG

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*

£5,469

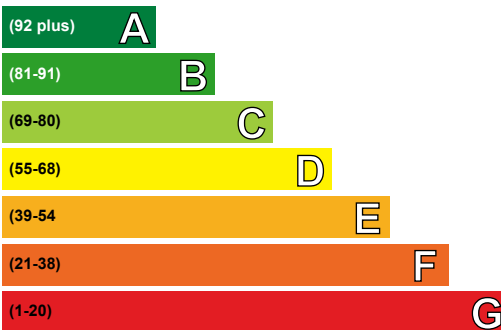
See your recommendations report for more information

Over 3 years you could save*

£912

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

Very energy efficient - lower running costs



Current	Potential
37	53

Energy Efficiency Rating

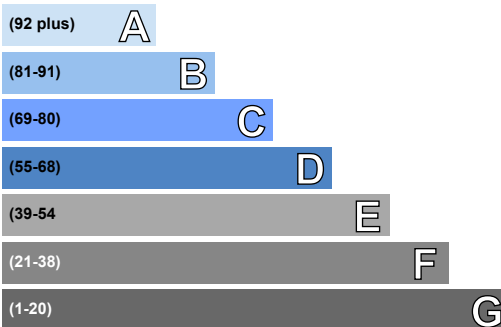
This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band F (37)**. 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.

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
61	70

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 D (61)**

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

Not environmentally friendly - higher CO₂ emissions

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£900 - £1,200	£114.00
2 Floor insulation (solid floor)	£5,000 - £10,000	£474.00
3 Heating controls (room thermostat)	£220 - £250	£201.00

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	System built, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	System built, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 150 mm loft insulation	★★★★☆	★★★★☆
	Flat, insulated	★★★☆☆	★★★☆☆
Floor	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, LPG	★★☆☆☆	★★★★☆
Main heating controls	TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★☆☆☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, 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 3.6 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	£4,476 over 3 years	£3,609 over 3 years	
Hot water	£858 over 3 years	£813 over 3 years	
Lighting	£135 over 3 years	£135 over 3 years	
Totals	£5,469	£4,557	

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 Increase loft insulation to 270 mm	£900 - £1,200	£38	F 38	D 62
2 Floor insulation (solid floor)	£5,000 - £10,000	£158	E 43	D 66
3 Upgrade heating controls	£220 - £250	£67	E 46	D 67
4 Solar water heating	£4,000 - £7,000	£15	E 47	D 68
5 High performance external doors	£1,800 - £2,400	£27	E 48	C 69
6 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£211	E 53	C 70

Alternative measures

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

- Cavity, internal or external wall insulation

Choosing the right improvement package

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

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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Floor insulation (solid floor)

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

3 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.

4 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.

5 High performance external doors

High performance external doors contain insulation and lose heat at about half the rate of conventional external doors. Building regulations generally apply to this work, so it is best to check this your local authority building standards department.

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.

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)	11,986.62	N/A	N/A	N/A
Water heating (kWh per year)	1,521.25			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

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

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), 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: Mrs. Kirsty Tibbetts
Assessor membership number: EES/034981
Company name/trading name: D M Hall Chartered Surveyors LLP
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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 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
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