

Single Survey

survey report on:

Property address	12 Bruce Terrace, Irvine, Ayrshire, KA12 9JA
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Customer	
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Customer address	
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	28th May 2026
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

¹ Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

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The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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

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they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

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

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- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

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

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein

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the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

1. Information and scope of inspection

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

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

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

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

Description	The subjects comprise a semi detached two storey house.
Accommodation	Ground floor - entrance hall, open lounge/dining area, and kitchen. Upper floor - landing, three bedrooms, and shower room with WC.
Gross internal floor area (m²)	82 sq. metres approximately.
Neighbourhood and location	The subjects are situated on the outskirts of Irvine town centre, set within a predominantly Local Authority area, where surrounding properties are of similar age and style. Most local amenities and transport links are readily available.
Age	Constructed around 1955.
Weather	Dry and sunny. Period of prolonged warm weather prior to inspection.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There is a mutual chimney stack of brick construction, with lead/similar apron flashing, and concrete coping detail.
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

Roofing including roof space	<p>may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof is pitched, timber framed and overlaid in concrete tiles.</p> <p>Limited attic space inspection revealed the structure to be timber framed, insulated at joist level.</p> <p>Insulation material and stored items restricted our inspection to area surrounding the hatch.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Rainwater fittings are of both PVC and cast iron design.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main outer walls are of traditional brick cavity design, partly roughcast.</p> <p>Given the presence of plugged drill holes cavity wall insulation appears to have been injected.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Windows and doors are modern recently installed units, with PVC framed double glazed windows, composite style door to front, PVC clad and part glazed rear kitchen door, and double glazed 'French' doors at rear.</p> <p>External and roof line joinery is predominantly of replacement PVC design.</p>
External decorations	<p>Visually inspected.</p> <p>Painted areas of external masonry and cast iron rainwater fittings were noted.</p>
Conservatories / porches	<p>No conservatories or porches.</p>

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Communal areas	No internal communal circulation areas.
Garages and permanent outbuildings	No garages or permanent outbuildings.
Outside areas and boundaries	<p>Visually inspected.</p> <p>The subjects are set on a generous corner plot, with boundaries of a timber and concrete post design, featuring grounds overlaid in lawn, flower bed, gravel and concrete hard standings.</p> <p>There are a number of trees, shrubs and bushes, in and around the feu.</p> <p>Off street parking appears to exist on driveway.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings are of plasterboard design throughout, finished in part with a textured coating.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are predominantly plastered hard, with several plasterboard partitions and linings.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Flooring is of a suspended timber/similar design throughout, overlaid in a mixture of fixed coverings. No sub floor inspections were available.</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>Internal joinery and door surrounds are mainly of a replacement softwood timber design, featuring replacement pass doors, some of which are part glazed.</p> <p>There is a timber stair leading from ground to upper level.</p> <p>Kitchen fittings comprise a modern range of wall and base mounted units featuring a ceramic Belfast style sink.</p>

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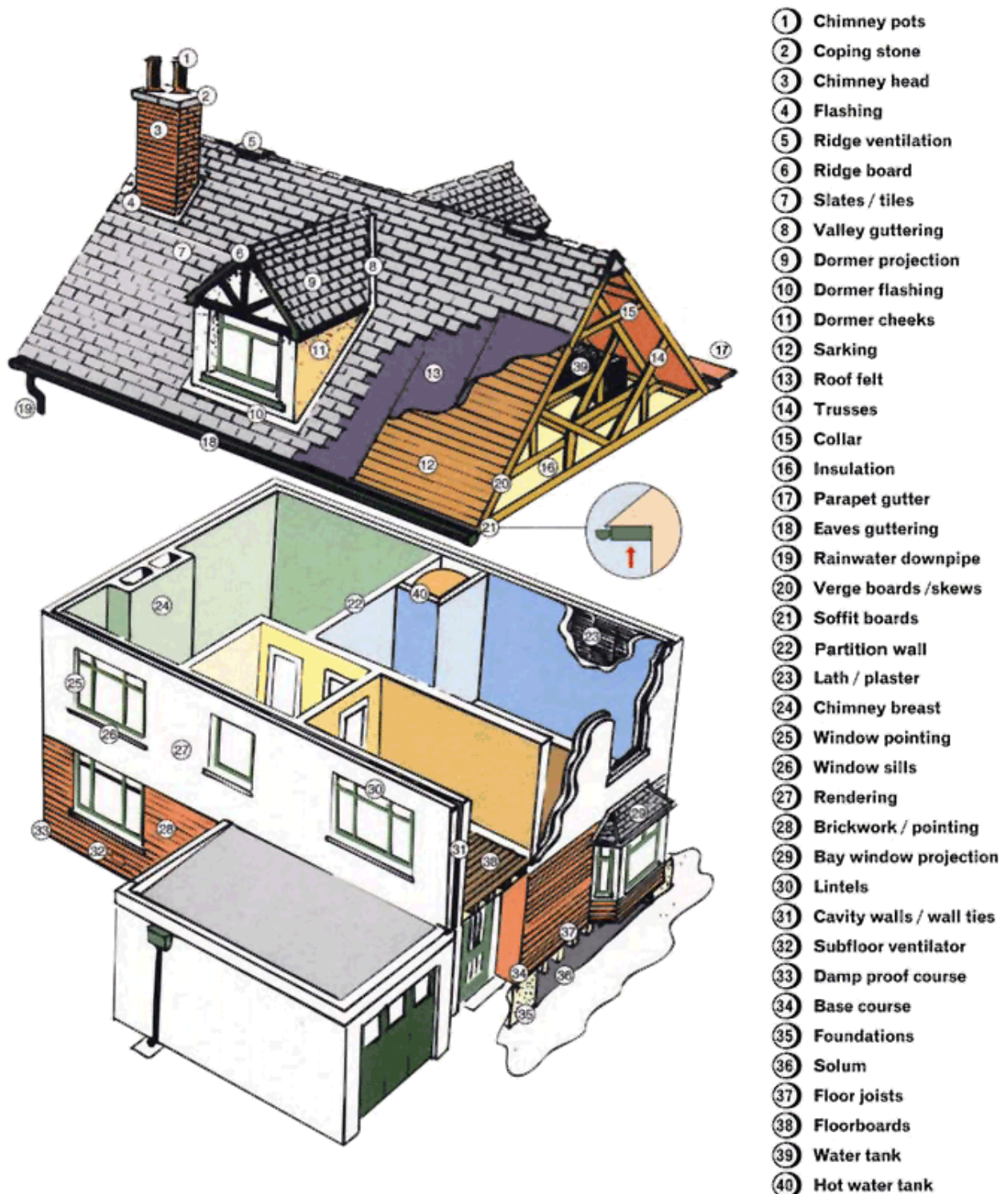
Internal joinery and kitchen fittings	No comment can be made that internal glazing panels are of toughened or safety glass.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. No functional chimney breast or fireplaces exist. There is a an open chimney/fireplace area within the lounge, requiring finishing. Thereafter fireplaces have been blocked/removed and part vented.
Internal decorations	Visually inspected. Mainly emulsion finishes, with areas of tile cladding.
Cellars	None.
Electricity	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. Mains electricity supply. The electrical installation incorporates circuit breakers arrangements and where visible exposed wiring is encased in PVC connected to 13 amp power points. Currently isolated/switched off.
Gas	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. Mains gas supply. Currently isolated/switched off.
Water, plumbing, bathroom fittings	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. Mains water supply. Plumbing where visible is of copper and PVC style. Sanitary fittings to the shower room feature a modern shower compartment, WC and wash hand basin. Currently isolated/switched off.

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Water, plumbing, bathroom fittings	<p>Mains water supply.</p> <p>Plumbing where visible is of copper and PVC style.</p> <p>Sanitary fittings to the shower room feature a modern shower compartment, WC and wash hand basin.</p> <p>Currently isolated/switched off.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Space heating and hot water is provided via a modern wall mounted gas fired condensing combination boiler located within a bedroom cupboard. This serves water filled radiators to the main apartments and provides domestic hot water.</p> <p>The heating system was not in operation at the time of inspection.</p> <p>Currently isolated/switched off.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>For the purposes of this report it is assumed that drainage is by gravity feed to the Local Authority sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>A number of ceiling mounted smoke detectors were noted.</p>
Any additional limits to inspection	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>No access was gained above ceiling linings or behind fixed timber goods or sanitary ware.</p> <p>We have not tested all window/doors and associated handles to avoid excessive physical contact.</p> <p>We have not tested any elements of the electrical, heating and plumbing system and it would be prudent to do so prior to</p>

Any additional limits to inspection	<p>purchase.</p> <p>Due to ever changing climate conditions, it would therefore be prudent to conduct appropriate background checks with regard to potential flood risks in and around the area, by reference to SEPA flood map/similar.</p> <p>No furniture, fixtures/fittings or breakable items were moved during the course of our inspection. It would be prudent to check behind/under prior to purchase.</p> <p>Potential purchasers should satisfy themselves with regard to Fire Safety regulations and fire escape arrangements pertaining to the subject property, prior to purchase.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p>
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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.

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2. Condition

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

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



Structural movement

Repair category	1
Notes	There is minor evidence of settlement/ movement, reflected in the form of some internal plaster cracking. On the basis of a single inspection movement noted would appear to be longstanding.



Dampness, rot and infestation

Repair category	2
Notes	Scattered woodworm bore holes were noted to some joinery items in the attic space and in under stair storage cupboards. In the absence of valid guarantees for previous treatments, further advice can be obtained via a reputable and qualified timber and damp specialist.



Chimney stacks

Repair category	2
Notes	It is appreciated that the chimney stack appears to have been rebuilt, however, the coping detail is unusual in that it significantly overhangs the chimney stack. It should be confirmed that this is an appropriate arrangement.



Roofing including roof space

Repair category	2
Notes	<p>Roof tiling displays general weathering and wear and tear, broadly commensurate with age, style and location.</p> <p>Some staining was evident within the attic space.</p> <p>Routine maintenance expenditures should be anticipated, naturally increasing over time.</p>



Rainwater fittings

Repair category	1
Notes	It is appreciated that some components have been replaced. Thereafter localised wear and tear was noted to joints and junctions.



Main walls

Repair category	2
Notes	Outer walls were found to be generally neat and tidy, well presented, however, display a degree of general weathering and wear and tear, together with some slightly worn and cracked roughcast in places. Routine maintenance expenditures should be anticipated. Given the presence of cavity wall insulation it is important that the external leaf of the property remains water tight otherwise damp penetration could be experienced to plaster finishes internally. No evidence to suggest that this is a current problem.



Windows, external doors and joinery

Repair category	1
Notes	It would appear that windows and doors have been replaced in very recent times, and where available to test, display no significant defects.



External decorations

Repair category	1
Notes	The property was found to be in good internal decorative order.



Conservatories/porches

Repair category	-
Notes	No conservatories or porches.



Communal areas

Repair category	-
Notes	No internal communal circulation areas.



Garages and permanent outbuildings

Repair category	-
Notes	No garages or permanent outbuildings.



Outside areas and boundaries

Repair category	2
Notes	<p>Garden grounds were found to be generally neat and tidy, reasonably well presented and tended.</p> <p>However, some localised damage was noted to timber fencing, and in addition an old and semi- derelict timber/felt shed was noted, requiring removal/demolition.</p>



Ceilings

Repair category	1
Notes	<p>Plaster wear and tear noted at several locations, assumed to be capable of remedy throughout the course of selective re-plastering.</p> <p>On occasion, textured coatings can contain asbestos components and should be handled with care.</p>



Internal walls

Repair category	1
Notes	Plaster wear and tear noted at several locations, assumed to be capable of remedy throughout the course of selective re-plastering.



Floors including sub-floors

Repair category	1
Notes	Weight testing of flooring at random at various points throughout the property proved it to be generally level and well supported. No sub floor inspection undertaken.



Internal joinery and kitchen fittings

Repair category	2
Notes	It is appreciated that most components are of modern style, well presented. However, some localised wear and tear was noted, and some skirting areas were found to be missing, requiring reinstatement.



Chimney breasts and fireplaces

Repair category	2
Notes	Fireplace within lounge requires to be professionally sealed and vented in line with regulations.



Internal decorations

Repair category	2
Notes	Some mismatched and worn decorative items were noted, and therefore the property would benefit from redecoration.



Cellars

Repair category	-
Notes	There are no cellars pertaining to the subjects.



Electricity

Repair category	2
Notes	<p>It is appreciated the installation incorporates circuit breaker arrangements, however, some mixed style wiring and loose switches/sockets were noted thereafter.</p> <p>The system should be checked, upgraded and reconnected by an appropriately qualified electrician.</p>



Gas

Repair category	2
Notes	<p>Missing gas meter box noted.</p> <p>Again, this installation will require professional reconnection.</p>



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>Modern sanitary fittings noted, some of which display user wear and tear to silicone and mastic, which should be maintained in watertight condition at all times.</p> <p>Again, the system requires to be recommissioned by an appropriately qualified</p>



Water, plumbing and bathroom fittings

Repair category	1
Notes	plumber/heating engineer.



Heating and hot water

Repair category	1
Notes	Modern central heating boiler noted, with some modern radiators also evident. Again, the system will require professional recommissioning and should be checked and serviced prior to usage via an appropriately qualified heating engineer.



Drainage

Repair category	1
Notes	The drainage system was not inspected or tested.

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	-
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	2
Internal decorations	2
Cellars	-
Electricity	2
Gas	2
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 and first.
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 type="checkbox"/> No <input checked="" type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input 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

'French' doors have been installed at rear, and given the lack of a step externally, it is assumed that appropriate warrants, consents and completion certificate have not been obtained. This should be investigated accordingly.

Although originally constructed by and for the Local Authority the subjects together with a number of surrounding properties appear to have been purchased by sitting tenants under Right to Buy legislation.

The property is located within an area of known past coal mining activity, and therefore a mining report should be obtained as standard practice for properties in the general location.

The property appears to have been repossessed via a heritable creditor, and therefore normal guarantees and warranties are unlikely to exist. Potential purchasers should conduct their own background enquiries in this regard, and services will require to be professionally reinstated.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Estimated reinstatement cost for insurance purposes

230,000 (Two Hundred and Thirty Thousand Pounds)

Valuation and market comments

£100,000

Taking current market conditions into account together with points detailed within our report we are of the opinion that the current market value of the heritable property is fairly stated in the capital sum of ONE HUNDRED THOUSAND POUNDS.

Suitable security upon reconnection of services.

Signed	Security Print Code [603596 = 6054] Electronically signed
Report author	Nick Davis
Company name	Allied Surveyors Scotland Ltd
Address	24 24 Chapelwell Street, Saltcoats, KA21 5EA

Single Survey

Date of report	11th June 2026
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Mortgage Valuation Report



Property Address

Address 12 Bruce Terrace, Irvine, Ayrshire, KA12 9JA
Seller's Name
Date of Inspection 28th May 2026

Property Details

Property Type House Bungalow Chalet Purpose built maisonette
 Coach Studio Converted maisonette Purpose built flat
 Converted flat Tenement flat Flat over non-residential use Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame
 Solid Cavity Steel frame Concrete block Other (specify in General Remarks)

Roof Tile Slate Asphalt Felt
 Lead Zinc Artificial slate Flat glass fibre Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No
If Yes, is this recent or progressive? Yes No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No
If Yes to any of the above, provide details in General Remarks.

Service Connection

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

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

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Gas fired to steel radiators.
Isolated services.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

In general terms the subjects have been adequately maintained with regard to age and style. Points noted are considered commensurate with a property of this age and type capable of remedy in the course of routine maintenance.

'French' doors have been installed at rear, and given the lack of a step externally, it is assumed that appropriate warrants, consents and completion certificate have not been obtained. This should be investigated accordingly.

The property and associated services requires to be checked via the advice of reputable contractors, and reconnected in line with building regulations and approved practices.

Scattered woodworm bore holes were noted to some joinery items in the attic space and in under stair storage cupboards. In the absence of valid guarantees for previous treatments, further advice can be obtained via a reputable and qualified timber and damp specialist.

Some general plaster and joinery wear and tear was noted.

Essential Repairs

None.

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

Mortgage Valuation Report

Comment on Mortgageability

We are of the opinion that the subjects would not provide suitable security for mortgage purposes.
Suitable security upon reconnection of services.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

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

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [603596 = 6054]
Electronically signed by:-
Surveyor's name Nick Davis
Professional qualifications
Company name Allied Surveyors Scotland Ltd
Address 24 24 Chapelwell Street, Saltcoats, KA21 5EA
Telephone 01294 602292
Fax
Report date 11th June 2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

12 BRUCE TERRACE, IRVINE, KA12 9JA

Dwelling type: Semi-detached house
Date of assessment: 28 May 2026
Date of certificate: 28 May 2026
Total floor area: 82 m²
Primary Energy Indicator: 178 kWh/m²/year

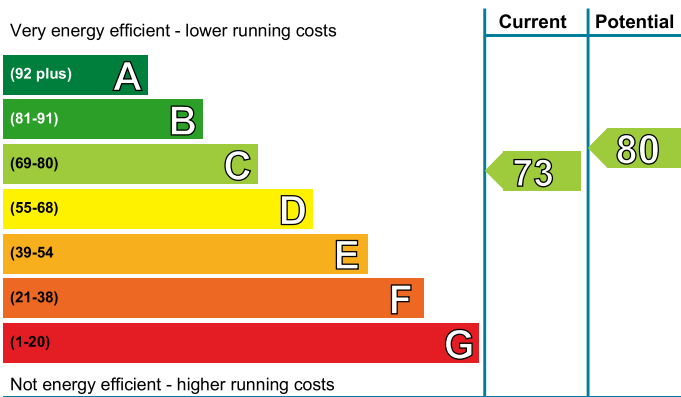
Reference number: 2789-1002-6205-8266-1204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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*	£3,312	See your recommendations report for more information
Over 3 years you could save*	£303	

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

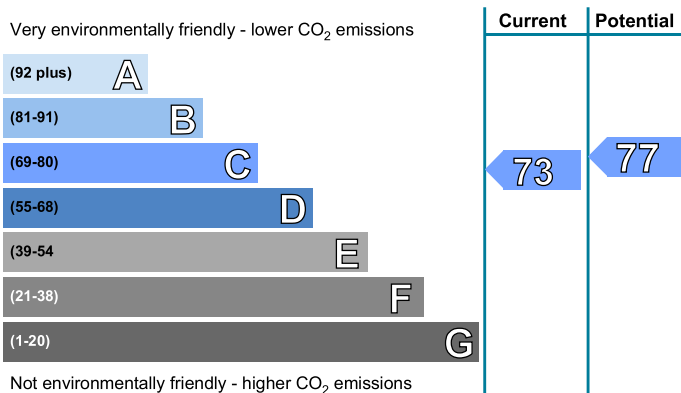


Energy Efficiency Rating

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 C (73)**. 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 (73)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£5,000 - £10,000	£300.00
2 Solar photovoltaic (PV) panels	£8,000 - £10,000	£606.00

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	★★★★☆	★★★★☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	High performance glazing	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
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 33 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 2.7 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 0.4 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	£2,502 over 3 years	£2,199 over 3 years	
Hot water	£654 over 3 years	£654 over 3 years	
Lighting	£156 over 3 years	£156 over 3 years	
Totals	£3,312	£3,009	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Floor insulation (suspended floor)	£5,000 - £10,000	£100		
2 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£202		

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 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.

2 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)	8,059.91	N/A	N/A	N/A
Water heating (kWh per year)	2,376.87			

About this document

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

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

Assessor's name:	Mr. Nicholas Davis
Assessor membership number:	EES/022444
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	91 John Finnie Street Kilmarnock KA1 1BG
Phone number:	01563 572341
Email address:	kilmarnock@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



Property Questionnaire

**PROPERTY
ADDRESS:**

12 Bruce Terrace
Irvine
Ayrshire
KA12 9JA

SELLER(S):

Asset Management Group

**COMPLETION
DATE OF
PROPERTY
QUESTIONNAIRE:**

18/06/2026

>> 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?

The Seller is not the registered owner, but is selling the property as mortgagee in possession, under powers of sale conferred by the original mortgage

2. Council Tax

Which Council Tax band is your property in? *please circle*

The Seller, as mortgagee in possession does not know. Please enquire at the Council.

A B C D E F G H

3. Parking

What are the arrangements for parking at your property? *tick all that apply*

The Seller, as mortgagee in possession has no personal knowledge of the property. The buyer must rely on their own enquiries and inspection.

Garage

Allocated parking space

Driveway

Shared parking

On street

Resident permit

Metered parking

Other *please specify*

4. Conservation Area

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?

**Don't know.
Please rely
on own
enquiries**

5. Listed Buildings

Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?

**Don't know.
Please rely
on own
enquiries**

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>As mortgagee in possession the seller has no personal knowledge, Please rely on own inspection</p>
<p>If you have answered yes, please describe the changes which you have made:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>		
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p>	<p>Not known. Please rely on own enquiries</p>
<p>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.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>		
b	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered yes, please answer the three questions below:</p>	<p>As mortgagee in possession the seller has no personal knowledge, Please rely inspection</p>
	<p>(i) Were the replacements the same shape and type as the ones you replaced?</p>	<p>As above</p>
	<p>(ii) Did this work involve any changes to the window or door openings?</p>	<p>As above</p>
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p style="text-align: center;"><i>please give any guarantees which you received for this work to your solicitor or estate agent.</i></p>	

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>As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection</p>
<p><u>If you have answered yes/partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>		
<p><u>If you have answered yes,</u> please answer the 3 questions below:</p>		
b	<p>When was your central heating system or partial central heating system installed?</p> <div style="border: 1px solid black; height: 25px; width: 100%;"></div>	
c	<p>Do you have a maintenance contract for the central heating system?</p>	<p>As mortgagee in possession, no <i>circle answer</i></p>
<p><u>If you have answered yes,</u> please give details of the company with which you have a maintenance agreement:</p> <div style="border: 1px solid black; height: 45px; width: 100%;"></div>		
d	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p> <div style="border: 1px solid black; height: 25px; width: 100%;"></div>	
8. Energy Performance Certificate		
	<p>Does your property have an Energy Performance Certificate, which is less than 10 years old?</p>	<p>The Home Report will contain this</p>
9. Issues that may have affected your property		

a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection
----------	--	---

	<u>If you have answered yes</u> , is the damage the subject of any outstanding insurance claim?	As above
--	--	-----------------

b	Are you aware of the existence of asbestos in your property?	As above
----------	--	-----------------

If you have answered yes, please give details:

10. Services

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

The seller, as mortgagee in possession, cannot comment on arrangements made by the original owner

Services	Connected	Supplier
Gas / liquid petroleum gas		
Water mains / private water supply		
Electricity		
Mains drainage		
Telephone		
Cable TV / satellite		
Broadband		

b	Is there a septic tank system at your property?	As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection
If you have answered yes , please answer the two questions below:		
c	Do you have appropriate consents for the discharge from your septic tank?	As above
d	Do you have a maintenance contract for your septic tank?	As above
<p>If you have answered yes, please give details of the company with which you have a maintenance contract:</p> <div data-bbox="215 813 1286 902" style="border: 1px solid black; height: 40px; width: 100%;"></div>		
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?	As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection
<p>If you have answered yes, please give details:</p> <div data-bbox="215 1361 1286 1509" style="border: 1px solid black; height: 66px; width: 100%;"></div>		
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	As above
<p>If you have answered yes, please give details:</p> <div data-bbox="215 1744 1286 1892" style="border: 1px solid black; height: 66px; width: 100%;"></div>		
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	As above

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?	As above
<p>If you have answered yes, please give details:</p> <div data-bbox="215 286 1286 456" style="border: 1px solid black; height: 76px; width: 100%;"></div>		
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?	As above
<p>If you have answered yes, please give details:</p> <div data-bbox="215 689 1286 837" style="border: 1px solid black; height: 66px; width: 100%;"></div>		
f	As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)	As above
<p>If you have answered yes, please give details:</p> <div data-bbox="215 1057 1286 1205" style="border: 1px solid black; height: 66px; width: 100%;"></div>		
12. Charges associated with your property		
a	Is there a factor or property manager for your property?	As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries.
<p>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</p> <div data-bbox="215 1727 1286 1852" style="border: 1px solid black; height: 56px; width: 100%;"></div>		
b	Is there a common buildings insurance policy?	As above

c	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p> <div style="border: 1px solid black; padding: 5px; background-color: #e0f0ff;"> <p>As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries.</p> </div>
13. Specialist Works	
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>As mortgagee in possession the seller has no personal knowledge. Please rely on own inspection</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> <div style="border: 1px solid black; height: 40px; background-color: #e0f0ff;"></div>	
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 style="text-align: right;">As above</p>
<p>If you have answered yes, please give details</p> <div style="border: 1px solid black; height: 60px; background-color: #e0f0ff;"></div>	
c	<p>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p> <p style="text-align: right;">As above</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> <div style="border: 1px solid black; height: 60px; background-color: #e0f0ff;"></div>	
14. Guarantees	
a	<p>Are there any guarantees or warranties for any of the following: <i>circle answers</i></p> <p>As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries.</p>

(i)	Electrical work	No	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	No	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	No	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	No	Yes	Don't know	With title deeds	Lost
(v)	Damp course	No	Yes	Don't know	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost

b **If you have answered 'yes' or 'with title deeds',** please give details of the work or installations to which the guarantee(s) relate(s):

c Are there any outstanding claims under any of the guarantees listed above? **As above**

If you have answered yes, please give details:

15. Boundaries

So far as you are aware, has any boundary of your property been moved in the last 10 years?

As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries and inspection.

If you have answered yes, please give details:

16. Notices that affect your property

In the past 3 years have you ever received a notice:

As mortgagee in possession the seller has no personal knowledge. Please rely on your own enquiries

a advising that the owner of a neighbouring property has made a planning application? **As above**


b that affects your property in some other way? **As above**

c	that requires you to do any maintenance, repairs or improvements to your property?	As above
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If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.

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) : 

On behalf of the Seller as Mortgagee in Possession

Date: As on front page