

Single Survey

survey report on:

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| Property address | Marchburn Cottage, Glenkindie, Alford, AB33 8RQ |
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| Customer | Mr S Keay and Mrs K Keay |
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| Customer address | Marchburn Cottage, Glenkindie, Alford, AB33 8RQ |
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| Prepared by | Allied Surveyors Scotland Ltd |
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| Date of inspection | 19th June 2026 |
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

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| Description | The property comprises a 1.5 storey semi-detached cottage. |
| Accommodation | Ground floor: porch, passage and hall, bathroom, kitchen/dining room, living room. First floor: landing, 2 bedrooms, bedroom 3/office, shower room. |
| Gross internal floor area (m²) | The gross internal floor area of the house extends to approximately 98 square metres, split between the ground floor of 54 square metres and the first floor of 44 square metres. This excludes the rear entrance porch, which has an internal floor area of 1.6 square metres. |
| Neighbourhood and location | <p>The property lies in a rural setting with a southerly aspect from the front and is the west-most of a row of three cottages. It is adjoined by a minor public road on its north side, by its adjoining semi-detached cottage on its east side and otherwise by agricultural land.</p> <p>The property lies 1.25 miles from the small rural settlement of Glenkindie, which has a garage/local shop/post office and 1.5 miles from Towie Primary School. The nearest local centre is Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Major local centres include: Huntly (population 5,000) - 20 miles; Inverurie (population 14,500) - 27 miles; Westhill (population 12,500) - 29 miles and Aberdeen City Centre - 36 miles.</p> |
| Age | The original part of the cottage is likely to be around 125 years old and its side extension to be around 55 years old. It is understood that around 14 years ago (2012) the house was extensively renovated and the side extension extended to two storey. |

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| <p>Weather</p> | <p>The weather was wet and overcast during the inspection. The report should be read in context of these weather conditions.</p> |
| <p>Chimney stacks</p> | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There is one chimney stack above the gable wall of the original part of the house. It is built with dressed sandstone blocks that are pointed externally, has a mix of lead and cement flashing around its base and 2 clay pots bed in cement haunching. The used pot (from the living room stove) is fitted with a metal cowl and the unused pot with a ventilated pepper-pot cap.</p> |
| <p>Roofing including roof space</p> | <p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roofs are pitched and slated</p> <p>External detail of the roof of the original part includes: clay ridge sections bed in cement; front and rear dormer windows which have slated sides, flat roofs covered with felt, uPVC fascias soffits and window facings, zinc side slips and lead front flashings; above its gable wall the skew is lined with concrete coping, with on one side cement flashing and on one side lead flashing. It was not possible to view the felt roof covering of the dormer windows.</p> <p>The roof space of the original part of the roof was inspected from an insulated hatch in the bedroom ceiling. No roof timbers were visible as the underside of the roof is fully sprayed with around 150mm of 'Icynene' insulation foam. It is understood that in 2018 the insulation has been sprayed to underside of the whole roof, down to eaves level and behind the wall combs. In addition there was approximately 300mm of mineral wool insulation laid between and over the joists of the flat part of the roof space.</p> <p>The roof of the side extension was erected around 2012. External detail includes: overhanging roof at eaves with uPVC fascias and soffits; at the gable overhanging slates with a cement filled verge; within its front face is a bay window, with slated sides, mono-pitched slated roof, uPVC fascias and window facings, and lead flashings; within its rear face is a pair of velux roof windows, one of which is a top hinged escape window and one of which is a centre pivot window.</p> <p>No inspection of the extension roof space was possible as there are no access hatches. It is understood that spray foam insulation has been applied only the underside of this roof within the front roof space and around part of the front dormer window.</p> |

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| <p>Rainwater fittings</p> | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters and downpipes are black plastic. Gutters are half round and downpipes are round.</p> |
| <p>Main walls</p> | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls of the original part of the house are built with solid stone, which are pointed externally. The south wall is faced externally with dressed sandstone blocks. The rear wall is built with stone of mixed sizes, though has dressed sandstone block facings, cill and lintel around its window. These walls are 550- 600mm thick, including the internal wall lining.</p> <p>In 2018, up to 80mm of Icynene spray foam insulation has been injected between the masonry and plaster internal lining of the external walls of the original part of the house.</p> <p>The walls of the side extension are built with solid concrete block and are harled externally. They are approximately 300mm thick, including the internal wall lining.</p> |
| <p>Windows, external doors and joinery</p> | <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows and two of the external doors were renewed when the house was renovated around 14 years ago (2012).</p> <p>The windows are white uPVC framed double glazed windows. Opening casements are a mix of side hinged and top hopper casements.</p> <p>There are three external doors: (1) rear door - (a) external door into porch - a white uPVC door with double glazed upper pane and fitted with a 5 point locking mechanism and (b) inner door, into passage - an external quality composite panel style door with a double glazed upper pane and a triple locking mechanism; (2) front patio door, into living room - a pair of white uPVC double glazed patio doors, with matching double glazed side panels, multiple locking mechanism; (3) front patio door, into kitchen/dining room - installed in 2023, a pair of white uPVC framed double glazed doors, multiple locking mechanism.</p> |
| <p>External decorations</p> | <p>Visually inspected.</p> <p>The harled walls of the side extension have been painted a cream colour.</p> <p>The external doors, window frames, facings, soffits and facias are white uPVC.</p> |

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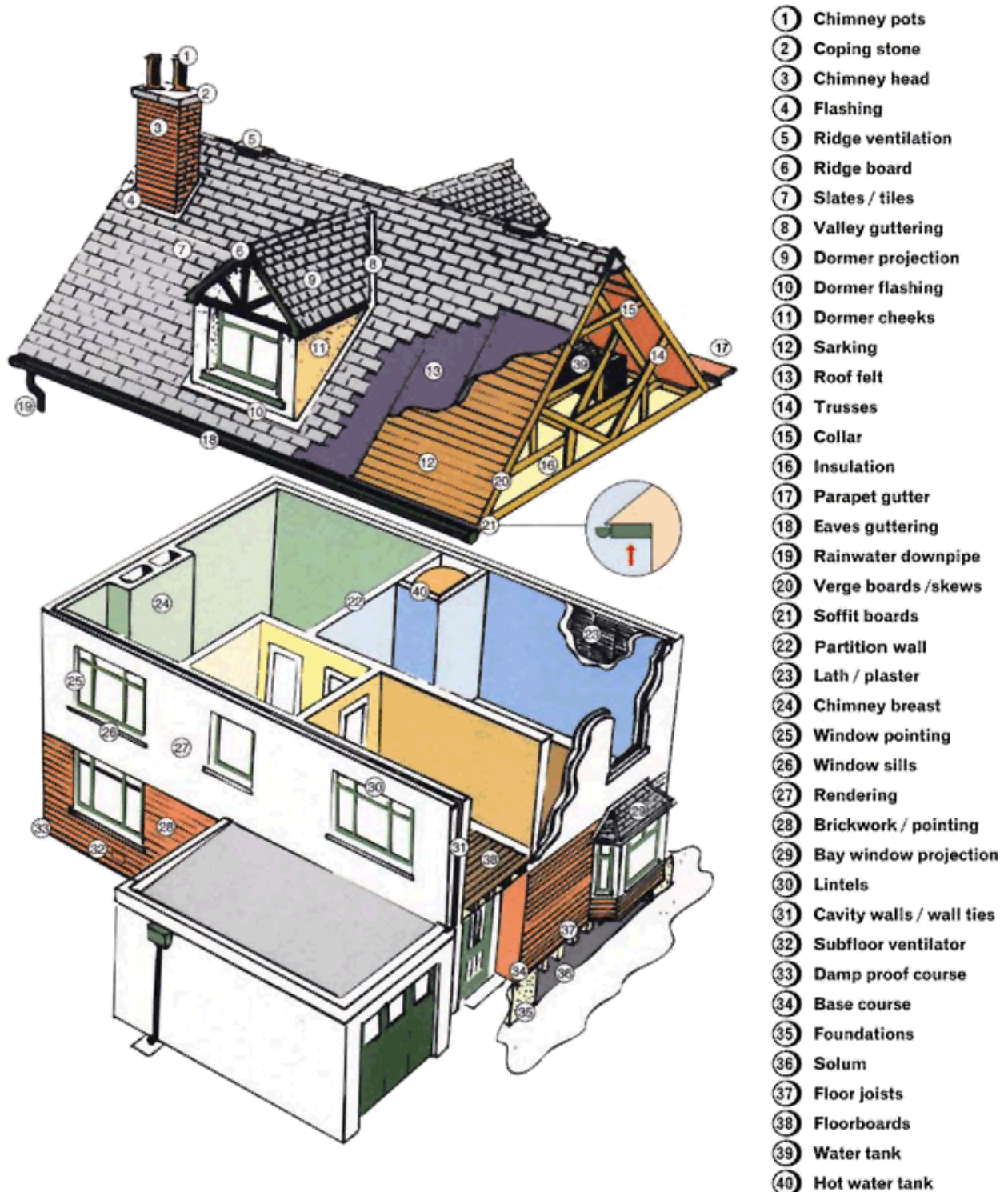
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| Conservatories / porches | Visually inspected. There is a small rear entrance porch of 1.2m x 1.4m, which has a tiled concrete floor, walls clad externally with vertical timber linings and a shallow pitched felt covered roof. |
| Communal areas | Circulation areas visually inspected. There are no communal areas. |
| Garages and permanent outbuildings | Visually inspected. Adjoining the gable wall of the extension is a small storage shed, built with a concrete floor, harled concrete block walls, a mono-pitched roof part clad with asbestos sheets and part clad with corrugated onduline, a timber linings door and a floor area of 2.4 square metres. |
| Outside areas and boundaries | Visually inspected. There is garden ground to the front and rear of the house. At the rear is a gravelled drive, parking area and paths, areas of lawn, a rockery and beds. At the front there is: a stone flagged patio area off the living room patio doors; an area of raised decking off the kitchen/dining room patio doors, surrounded by a timber balustrade and a mono-pitched perspex roof covering part of the decking supported by a timber frame; a timber garden shed with a mono-pitched felt roof, 2.4 metres x 1.8 metres; a lawn with a perimeter bed and shrubs, and a central piece of decking (below which is the septic tank). The field boundaries of the property have timber post and wire stock fences. |
| Ceilings | Visually inspected from floor level. The ceilings in the original part of the house are likely to be part lined with lathe and plaster and part lined with plasterboard. Those in the extension are lined with plasterboard. |
| Internal walls | Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls in the original part of the house are part lined with lathe and plaster and part lined with plasterboard. Those in the extension are lined with plasterboard. 'Icynene' spray foam insulation has been injected behind the plaster wall linings of the external walls, the stone party wall with the adjoining property and to both sides of the internal stone wall (formerly the gable wall of the original part of the cottage). The foam fills the gap between the masonry wall and the plaster lining. |

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| Floors including sub floors | <p>The floors are suspended timber.</p> <p>No access could be obtained to the sub-floor as there are no suitable access hatches.</p> <p>Sub-floor vents were noted through the front and rear walls of the original part of the house and in each wall of the side extension.</p> <p>The majority of the floors are covered with laminate floor coverings, except for the shower room.</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 kitchen was re-fitted by the present owners in 2023 with a Howdens kitchen. It is fitted with a range of light grey floor and wall units, with light grey patterned laminate worktops and wall splash boarding above. Built-in electrical appliances include an oven, onen/grill and hob with extractor hood.</p> <p>The internal doors are painted timber panel doors.</p> <p>The stairway has pine steps, stringers and handrail.</p> |
| Chimney breasts and fireplaces | <p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There is Hamlet wood-burning stove in the living room, which was installed in 2025 to replace an open fire; this has a slate tiled tiled hearth, a recess lined with cement rendered concrete blocks and a natural timber mantelpiece.</p> <p>A fireplace in the first floor bedroom in the original part of the house has been blocked up.</p> |
| Internal decorations | <p>Visually inspected.</p> <p>The majority of the internal linings are either painted plaster or papered. There are areas of wall tiling in the hall/stairway and bathrooms.</p> |
| Cellars | <p>There are no cellars.</p> |
| Electricity | <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>The property is supplied with mains electricity. An overhead mains cable is taken to the chimney, from where cables run down the roof and through the wall at eaves level.</p> <p>The meter and main consumer unit are within a box mounted on the passage wall; this unit includes the main switch, residual current devises (switches that trip a circuit under dangerous</p> |

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| <p>Electricity</p> | <p>conditions and disconnect the electricity) and circuit breakers (which switch off a circuit if they detect a fault). There is a small consumer unit for the EV charger within the same box, which includes a surge protection device and circuit breakers and a small consumer unit within a cupboard off the hall (likely to be for the heating system).</p> <p>The sockets within the house are 13 amp.</p> <p>There are 14 photovoltaic panels within the garden, placed on sloping ground on a raised bank, with a south-westerly aspect at an angle of around 30 degrees. They were installed in July 2018 and have a total installed capacity of 4.14kW. An inverter and meter for the system are mounted on a board within a cupboard off the hall. The PV panels supply electricity to the property, with the surplus fed into the national grid, for which a feed-in-tariff is paid; the owner advises that an average payment of around £500 per annum has been received in feed-in-tariff in recent years.</p> |
| <p>Gas</p> | <p>Mains gas is not available to the property.</p> |
| <p>Water, plumbing, 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>The property is supplied by private water from a source located on adjoining agricultural land which serves a farm and three residential properties. It is understood that the pipe from the well to the property is plastic. An external stop-cock and a preliminary particle filter is located within a chamber within the lawn of the adjoining cottage.</p> <p>The water supply pipe enters the house in the bathroom cupboard, where there is a particle filter and a UV filter. The majority of the water pipework inspected within the house was copper. The internal water system is pressurised and there is no cold water storage tank within the house.</p> <p>There are two bathrooms: (1) ground floor bathroom - modern white 3 piece suite, above the bath are tiled walls and a shower attachment from the bath mixer tap which is wall mounted above the bath (no screen/curtain), wall mounted mechanical vent, white towel radiator; (2) first floor shower room - quadrant cubicle with 2 tiled sides, an oval glazed side with sliding doors and a mixer shower, w.c, hand basin, chrome towel radiator, wall mounted mechanical extract fan.</p> <p>There is a grey composite sink in 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>The house is fully centrally heated by an air to water heat source pumped system, which was installed in 2018. A Samsung air heat pump unit is mounted externally close to the gable wall of the</p> |

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| Heating and hot water | <p>extension and the house is heated by wet panel radiators. The system is controlled by a programmer mounted on a wall of the hall cupboard, by a 7 day programmable room thermostat mounted on a wall of the hall and by thermostatically controlled valves fitted to the radiators. All radiator pipework and radiators were renewed as part of the 2018 installation.</p> <p>There is a 250 litre Gledhill stainless steel unvented hot water cylinder in the hall cupboard. The hot water is heated by the heat pump, supplemented by an immersion heater. The PV system is fitted with Solar iBoost, which detects when surplus energy from the PV panels is available and activates water heating.</p> |
| Drainage | <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a septic tank at the front of the house. The tank lies within garden, below a square piece of decking within the centre of the lawn. It is assumed that wastewater discharge from the tank is taken to either a soakaway and/or a ditch or drain outwith the property.</p> |
| Fire, smoke and burglar alarms | <p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains operated smoke alarms are fitted at both ground and first floor levels, a heat detector has been fitted to the kitchen ceiling and there was a portable carbon monoxide detector in the stairway.</p> |
| Any additional limits to inspection | <p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</p> <p>The inspection was further limited by spray foam insulation which has been applied to the underside of the main roof space, behind wall linings around external walls and below the extension floor.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p> |

Sectional Diagram showing elements of a typical house



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

Single Survey

2. Condition

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

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



Structural movement

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | Given the age and type of the original part of the building, there is likely to have been past movement to the structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive. |



Dampness, rot and infestation

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.</p> <p>From the limited inspection made of the structural timberwork, no sign of active infestation or timber decay was noted. Given that spray foam insulation covered the whole of the underside of the roof and that there was a thick layer of mineral wool insulation over the flat part of the roof space inspected, it is not possible to confirm the condition of the roof timberwork.</p> <p>Timberwork within the house was sprayed against woodworm in 2017 by CEB Property Care Ltd, for which there is a guarantee in place.</p> |



Chimney stacks

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | Some minor pointing defects were noted to the chimney, which should be inspected at the next roof overhaul to assess whether any repairs are required. |



Roofing including roof space

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | <p>No significant defects were noted to the roof and that part of the roof space which was inspected.</p> <p>A small number of damaged, repaired and chipped slates were noted, including to</p> |



Roofing including roof space

| | |
|------------------------|---|
| Repair category | 2 |
| Notes | <p>several within the south face above the dormer window.</p> <p>Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof slates, cement skew pointing, flashings and ridge bedding.</p> <p>'Icynene' spray foam insulation has been applied to the underside of the roof timbers of the original part of the house. No obvious evidence of any significant issues in this regard were identified at the time of inspection. Some lenders may choose not to lend on properties where spray foam insulation has been applied and individual lender's guidance should be consulted in advance of any offer being made. Confirmation should be obtained that the spray foam insulation was installed by a manufacturer authorised firm, to the correct specifications whilst providing a warranty and insured guarantee.</p> <p>The flat felt roof coverings over the dormer roofs were not visible from a ground level inspection. Whilst there is no reason to assume they are defective at present, it would be prudent to have them checked by a competent roofing contractor to confirm their condition. This type of covering has a limited life and depending on its age and quality of workmanship can fail at any time.</p> |



Rainwater fittings

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>No significant defects were noted to the rainwater fittings. The gutter along the south side of the original part of the house appeared a little uneven and its fall and discharge should be checked and re-set as necessary.</p> <p>No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes.</p> <p>Plastic guttering can be susceptible to damage in periods of heavy snowfall or build up of ice in sub-zero temperatures.</p> |



Main walls

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>No significant defects were noted to the main walls.</p> <p>Some minor cracks were noted through the stonework pointing of the walls of the original part of the house, though they did not appear to be of structural significance. This included a stepped crack in pointing of the dressed stone front wall near its mutual wall with the adjoining cottage. It is recommended that they be checked over by a mason and repaired as necessary.</p> <p>Spray foam insulation has been installed to the main walls of the original part of the house. This could not be inspected. No obvious evidence of any significant issues in this regard were identified at the time of our inspection. Some lenders may choose not to lend on properties where spray foam insulation has been applied, and individual lender's guidance should be consulted in advance of any offer being made. Confirmation should be obtained that the spray foam insulation was installed by a manufacturer authorised firm, to the correct specifications</p> |

Single Survey



Main walls

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | whilst providing a warranty and insured guarantee. |



Windows, external doors and joinery

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | No significant defects were noted to the windows and external doors. A selection of window opening casements and the rear door were opened and found to operate effectively. |



External decorations

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | The paintwork of the extension harling and porch timber linings was found to be in good condition. The external doors, windows, fascias and soffits are white uPVC. |



Conservatories/porches

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | No significant defects were noted to the rear entrance porch. Its felt roof will have a limited life. |



Communal areas

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |



Garages and permanent outbuildings

| | |
|------------------------|---|
| Repair category | 2 |
| Notes | The roof covering the small shed adjoining the gable wall of the house has been patched and is leaking. |



Outside areas and boundaries

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>The driveway, gravelled areas, patio, area of decking and garden grounds have been well maintained and were found to be in a tidy condition.</p> <p>A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. Public Health England is the national agency for dealing with the health effects of radiation within the UK – they have a Glasgow office and can be contacted on 0141 440 2201.</p> |



Ceilings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | Some general hairline cracking was noted to several ceilings but no significant defects were evident. |



Internal walls

| | |
|------------------------|---|
| Repair category | 2 |
| Notes | <p>No significant defects were noted to the internal wall linings.</p> <p>'Icynene' spray foam insulation has been installed within the main walls within the original part of the house, to fill the gap between the masonry and the internal wall lining. No obvious evidence of any significant issues in this regard were identified at the time of inspection.</p> |



Floors including sub-floors

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>From a limited inspection made of the floors no significant defects were noted.</p> <p>It is understood that 'Icynene' spray foam insulation has been installed to the underside of the ground floor timbers in the kitchen. No obvious evidence of any significant issues in this regard were identified at the time of inspection.</p> |



Internal joinery and kitchen fittings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | The kitchen fittings were installed in 2023 and were found to be in good condition. No assessment has been made of the condition of the built-in electrical appliances. |



Chimney breasts and fireplaces

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | No significant defects were noted to the living room stove and fireplace. Its flue should be regularly checked and swept. |



Internal decorations

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | The internal decoration was found to be in generally good condition. |



Cellars

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |



Electricity

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>A sticker on the consumer unit stated that the installation was last inspected in 2014. It is recommended that a new owner have the installation tested by a Registered Electrical Engineer and that any recommendations made with regard to upgrading and the safety of the installation be carried out.</p> <p>The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p> |



Gas

| | |
|------------------------|-------|
| Repair category | - |
| Notes | None. |



Water, plumbing and bathroom fittings

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>It is recommended that prior to purchase, documentation be obtained stating that the water supply has been analysed recently and is satisfactory in terms of purity and quantity; it is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of the supply is carried out or sought from the sellers.</p> <p>No inspection was made of the well and its associated infrastructure.</p> <p>The water treatment plant will require regular maintenance and servicing - likely to involve regular replacing of the particle filter cartridge and the annual servicing of the UV filter.</p> <p>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The bathroom and shower room fittings were found to be in good condition.</p> <p>Concealed areas around baths and shower trays cannot be inspected; water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p> |



Heating and hot water

| | |
|------------------------|---|
| Repair category | 1 |
| Notes | <p>The heat pump and the central heating/hot water system should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p> <p>No assessment has been made on the operation, efficiency and adequacy of the central heating system.</p> |



Drainage

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>No problems with the drainage were visible during our inspection.</p> <p>No assessment has been made on the size, capacity, condition and operation of the drainage system.</p> <p>It is possible that the septic tank will require to be periodically emptied in the future. The discharge drain / soakaway may require future maintenance in the event of blockage or a loss of permeability.</p> |

Single Survey

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

| | |
|---------------------------------------|---|
| Structural movement | 1 |
| Dampness, rot and infestation | 1 |
| Chimney stacks | 1 |
| Roofing including roof space | 2 |
| Rainwater fittings | 1 |
| Main walls | 1 |
| Windows, external doors and joinery | 1 |
| External decorations | 1 |
| Conservatories/porches | 1 |
| Communal areas | - |
| Garages and permanent outbuildings | 2 |
| Outside areas and boundaries | 1 |
| Ceilings | 1 |
| Internal walls | 2 |
| Floors including sub-floors | 1 |
| Internal joinery and kitchen fittings | 1 |
| Chimney breasts and fireplaces | 1 |
| Internal decorations | 1 |
| Cellars | - |
| Electricity | 1 |
| Gas | - |
| Water, plumbing and bathroom fittings | 1 |
| Heating and hot water | 1 |
| Drainage | 1 |

Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

Category 1

No immediate action or repair is needed.

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

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

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

The house was renovated and extended around 14 years ago; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

It should be confirmed whether the property and the adjoining semi-detached property enjoy any shared rights of access over the other property.

The property has had Icynene spray foam installed to the roof timbers and external walls of the original part of the house. The installation is understood to have been carried out by Messrs Kishorn, we assume to comply with their BBA Certification and PAS2030 guidance. At this time there is limited guidance from lenders on properties with spray foam insulation however some will not presently provide mortgage finance and accordingly a suitable source of mortgage finance should be confirmed prior to commitment to purchase. Some lenders may only accept if the insulation is fully removed and this will affect saleability.

Estimated reinstatement cost for insurance purposes

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

£390,000 (Three Hundred and Ninety Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic, the wars in Ukraine and the Middle East, and world- wide trade upheavals. It is recommended that this figure be regularly updated to ensure that there is adequate cover or alternatively seek specialist advice from your insurer.

Single Survey

Valuation and market comments

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

£200,000 (Two Hundred Thousand Pounds)

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

Signed

Security Print Code [352043 = 7554]
Electronically signed

Report author

David Silcocks

Company name

Allied Surveyors Scotland Ltd

Address

Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Date of report

23rd June 2026

Mortgage Valuation Report



Property Address

Address Marchburn Cottage, Glenkindie, Alford, AB33 8RQ
Seller's Name Mr S Keay and Mrs K Keay
Date of Inspection 19th June 2026

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

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

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

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

There is a small garden shed adjoining the extension gable wall.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

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

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

Service Connection

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

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

Brief description of Central Heating:

The house is fully centrally heated by an air to water heat source pump via wet panel radiators. The system is controlled by a programmer, a 7 day programmable room thermostat and by thermostatically controlled valves fitted to the radiators.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The property comprises a 1.5 storey semi-detached cottage.

The original part of the cottage is likely to be at least 100 years old and its side extension to be around 50 years old. It is understood that around 14 years ago (2012) the house was extensively renovated and the side extension extended to two storey.

The side extension is built with concrete block walls and a pitched slated roof.

The property lies in a rural setting with a southerly aspect from the front and is the west-most of a row of three cottages. It is adjoined by a minor public road on its north side, by its adjoining semi-detached cottage on its east side and otherwise by agricultural land.

The property lies 1.25 miles from the small rural settlement of Glenkindie, which has a garage/local shop/post office and 1.5 miles from Towie Primary School. The nearest local centre is Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Major local centres include: Huntly (population 5,000) - 20 miles; Inverurie (population 14,500) - 27 miles; Westhill (population 12,500) - 29 miles and Aberdeen City Centre - 36 miles.

Given the age and type of the original part of the building, there is likely to have been past movement to the structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. Public Health England is the national agency for dealing with the health effects of radiation within the UK – they have a Glasgow office and can be contacted on 0141 440 2201.

The house was renovated and extended around 14 years ago; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

It should be confirmed whether the property and the adjoining semi-detached property enjoy any shared rights of access over the other property.

Icynene spray foam insulation is understood to have been applied to the external walls and roof timbers in the original part of the house and within the extension below the kitchen floor and a part of its roof space. The installation was carried out by Messrs Kishorn and it is assumed complies with their BBA Certification and PAS2030 guidance. At this time there is limited guidance from lenders on properties with spray foam insulation however some will not presently provide mortgage finance and accordingly a suitable source of mortgage finance should be confirmed prior to commitment to purchase. Some lenders may only accept if the insulation is fully removed and this will affect saleability.

There are 14 photovoltaic panels within the rear garden, which were installed in July 2018 and have a total installed capacity of 4.14kW. The PV panels supply electricity to the property, with the surplus fed into the national grid, for which a feed-in-tariff is paid; the owner advises that an average of around £500 per annum has been received in feed-in-tariff in recent years.

Factors which are likely to be relevant to the market value of the property include: set in an attractive rural setting with views over the River Don; a reasonable sized well tended garden; is in generally good condition and repair, with minor stonework pointing and roof defects noted; has been upgraded with uPVC windows and external doors (majority 2012), a modern kitchen (2023) and has two bathrooms with modern fittings; good energy efficiency rating with renewable energy features including an air to water heat source pump heating system, PV panels, parts of the house have been insulated with spray foam and parts with conventional insulation; semi-detached, which brings with it a loss of some privacy.

In the aftermath of the initial Covid-19 lock-down period from July 2020 onwards, local rural residential market activity increased significantly, with this leading to shorter marketing periods and an increase in prices. However, from mid-2022 the residential property market generally experienced more difficult conditions caused by rising interest rates, inflation and the cost of living, and property taxes (Land Business Transaction Tax and Additional

Mortgage Valuation Report

General Remarks

Dwelling Supplement). These conditions extended through 2023-25, although interest rates were steadily reduced during this period from a peak in August 2023. During this period there was at best little change in local rural residential property prices and most sectors saw a small reduction in prices; properties which have special features have fared better, such features might include location, view, setting, design and character, condition and repair, standard of fitting, size and quality of the grounds and its outbuildings. 2026 has brought further uncertainty to the property market caused by the war in the Middle East, which may bring a period of rising prices, cost of living and interest rates.

Essential Repairs

No essential repairs are required to the property.

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

Mortgage Valuation Report

Comment on Mortgageability

The property is considered to be suitable security for mortgage purposes, subject to the specific lending criteria of the mortgage provider.

Spray foam insulation has been installed to the roof and external walls of the original part of the house. Some lenders may choose not to lend on properties where spray foam insulation has been applied and individual lender's guidance should be consulted in advance of any offer being made.

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 [352043 = 7554]
Electronically signed by:-
Surveyor's name David Silcocks
Professional qualifications BSc MRICS
Company name Allied Surveyors Scotland Ltd
Address Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Telephone 01224 571163
Fax 01224 589042
Report date 23rd June 2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

MARCHBURN COTTAGE, GLENKINDIE, ALFORD, AB33 8RQ

Dwelling type: Semi-detached house
Date of assessment: 19 June 2026
Date of certificate: 20 June 2026
Total floor area: 98 m²
Primary Energy Indicator: 73 kWh/m²/year

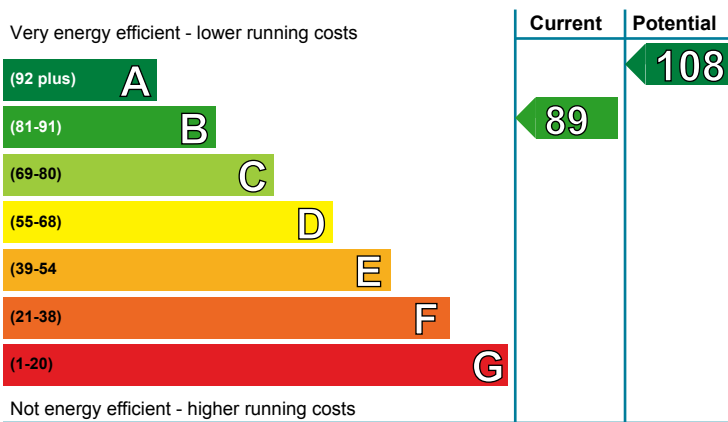
Reference number: 9811-1009-6206-1266-0204
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Air source heat pump, radiators, electric

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

| | | |
|--|---------------|--|
| Estimated energy costs for your home for 3 years* | £5,313 | See your recommendations report for more information |
| Over 3 years you could save* | £ | |

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

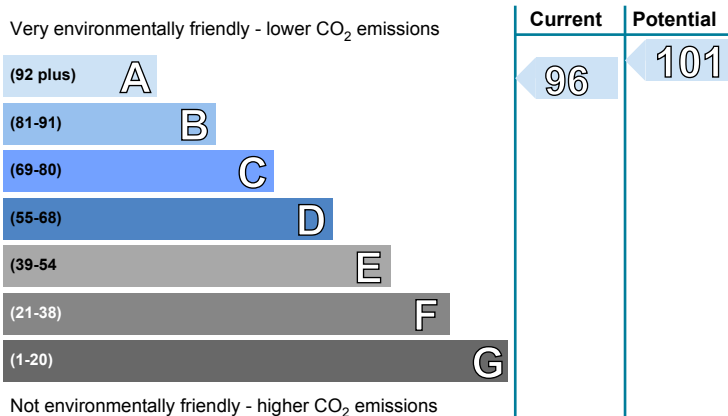


Energy Efficiency Rating

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 B (89)**. 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 A (96)**

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 Wind turbine | £5,000 - £20,000 | £2265.00 |

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 | Granite or whin, with internal insulation | ★★★★☆ | ★★★★☆ |
| | Solid brick, with internal insulation | ★★★★★ | ★★★★★ |
| Roof | Roof room(s), insulated | ★★★★☆ | ★★★★☆ |
| | Roof room(s), insulated (assumed) | ★★★★★ | ★★★★★ |
| Floor | Suspended, no insulation (assumed) | — | — |
| | Suspended, insulated | — | — |
| Windows | Fully double glazed | ★★★☆☆ | ★★★☆☆ |
| Main heating | Air source heat pump, radiators, electric | ★★★☆☆ | ★★★★★ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | Room heaters, wood logs | — | — |
| Hot water | From main system, plus solar | ★★★☆☆ | ★★★★★ |
| 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 6 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 0.6 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 0.5 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 | £3,456 over 3 years | £3,456 over 3 years |  |
| Hot water | £1,671 over 3 years | £1,671 over 3 years | |
| Lighting | £186 over 3 years | £186 over 3 years | |
| Totals | £5,313 | £5,313 | |

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 Wind turbine | £5,000 - £20,000 | £755 |  |  |

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 Wind turbine

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

Low and zero carbon energy sources

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

LZC energy sources present:

- Biomass secondary heating
- Air source heat pump
- Solar water heating
- Solar photovoltaics

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) | 8,176.75 | N/A | N/A | N/A |
| Water heating (kWh per year) | 2,738.32 | | | |

Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

About this document

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

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

| | |
|-----------------------------|--|
| Assessor's name: | Mr. David Silcocks |
| Assessor membership number: | EES/008466 |
| Company name/trading name: | Allied Surveyors Scotland Ltd |
| Address: | Marywell House 29-31 Marywell Street Aberdeen AB11 6JE |
| Phone number: | 01224 571163 |
| Email address: | aberdeen@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 [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



property questionnaire

| | |
|--|--|
| Property address | Marchburn Cottage Glenkindie Alford Aberdeenshire AB33 8RQ |
| Seller(s) | Stuart Keay and Karen Keay |
| Completion date of property questionnaire | 12th June 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? 3 years 10 months | |
| 2. | Council tax | |
| | Which Council Tax band is your property in? (Please circle) A B C D E F G H | |
| 3. | Parking | |
| | <p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <ul style="list-style-type: none"> • Garage <input type="checkbox"/> • Allocated parking space <input type="checkbox"/> • Driveway <input checked="" type="checkbox"/> • Shared parking <input type="checkbox"/> • On street <input type="checkbox"/> • Resident permit <input type="checkbox"/> • Metered parking <input type="checkbox"/> • Other (please specify): <input style="width: 100%;" type="text"/> | |
| 4. | Conservation area | |
| | Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)? | Yes/ No Don't know |

| | | |
|----|---|---------------|
| 5. | Listed buildings | |
| | <p>Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?</p> | <p>Yes/No</p> |
| 6. | Alterations/additions/extensions | |
| a. | <p>(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p> | <p>Yes/No</p> |
| | <p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p><u>If you have answered yes</u>, 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 will arrange to obtain them:</p> | <p>Yes/No</p> |
| b. | <p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p> | <p>Yes/No</p> |
| | <p>(i) Were the replacements the same shape and type as the ones you replaced?</p> | <p>Yes/No</p> |
| | <p>(ii) Did this work involve any changes to the window or door openings?</p> | <p>Yes/No</p> |
| | <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Window replaced with patio doors in kitchen In Nov 2023</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p> | |

property questionnaire

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|-----------|--|--|
| 7. | Central heating | |
| a. | <p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p> | <p>Yes/No/Partial</p> <p>Air source pump and solar panels</p> |
| | i) When was your central heating system or partial central heating system installed? | April 2018 |
| | <p>(ii) Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> | Yes/No |
| | (iii) When was your maintenance agreement last renewed? (Please provide the month and year). | |
| 8. | Energy Performance Certificate | |
| | Does your property have an Energy Performance Certificate which is less than 10 years old? | Yes/No |
| 9. | Issues that may have affected your property | |
| a. | <p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p> | <p>Yes/No</p> <p>Yes/No</p> |
| b. | <p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p> | Yes/No |

10. Services

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

| Services | Connected | Supplier |
|-------------------------------------|-----------|----------|
| Gas or liquid petroleum gas | | |
| Water mains or private water supply | ✓ | |
| Electricity | ✓ | Octopus |
| Mains drainage | ✓ | |
| Telephone | ✓ | Vodafone |
| Cable TV or satellite | | |
| Broadband | ✓ | Vodafone |

| | | |
|-----------|---|--------------------------------------|
| b. | <p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes, please answer the two questions below:</u></p> | <p>Yes/No</p> |
| | <p>(i) Do you have appropriate consents for the discharge from your septic tank?</p> | <p>Yes/No/ Don't know</p> |
| | <p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes, please give details of the company with which you have a maintenance contract:</u></p> | <p>Yes/No</p> |

property questionnaire

| | | |
|--|---|---|
| 11. Responsibilities for shared or common areas | | |
| a. | <p>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?</p> <p><u>If you have answered yes, please give details:</u></p> | <p>Yes/No/ Don't know</p> |
| b. | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p> | <p>Yes/No/ Not applicable</p> |
| c. | <p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p> | <p>Yes/No</p> |
| d. | <p>Do you have the right to walk over any of your neighbours' property – for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p> <p style="text-align: center;">Right of way to use neighbours driveway.</p> | <p>Yes/No</p> |
| e. | <p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p> | <p>Yes/No</p> |
| f. | <p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p> | <p>Yes/No</p> |
| 12. Charges associated with your property | | |
| a. | <p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></p> | <p>Yes/No</p> |

property questionnaire

| | | |
|----------------------|--|--|
| b. | <p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p> | <p>Yes/No Don't know</p> <p>Yes/No/ Don't know</p> |
| c. | <p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> <p style="text-align: center;">N/A</p> | |
| 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><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</p> | <p>Yes/No</p> <p>All timbers treated in Nov 2017 with 20 year warranty.</p> |
| b. | <p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p> | <p>Yes/No</p> <p>As above</p> |
| c. | <p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, 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> | <p>Yes/No</p> <p>As above</p> |

| | | | | | | |
|--|--|----|-----|------------|------------------|---------------------------------------|
| 14. Guarantees | | | | | | |
| a. Are there any guarantees or warranties for any of the following: | | | | | | |
| (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) | National House Building Council (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): See title deeds | | | | | | |
| c. Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details: | | | | | | Yes/ No |
| 15. Boundaries | | | | | | |
| So far as you are aware, has any boundary of your property been moved in the last 10 years? If you have answered yes, please give details: | | | | | | Yes/ No / Don't know |

property questionnaire

| | | |
|--|--|---|
| 16. | Notices that affect your property | |
| In the past three years have you ever received a notice: | | |
| a. | advising that the owner of a neighbouring property has made a planning application? | Yes/No <input checked="" type="radio"/> No |
| b. | that affects your property in some other way? | Yes/No <input checked="" type="radio"/> No |
| c. | that requires you to do any maintenance, repairs or improvements to your property? | Yes/No <input checked="" type="radio"/> No |
| If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property. | | |

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

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

Signature(s) : Karen M. Keary

[Signature]

Date: 12/6/26