



ALLIED
SURVEYORS
SCOTLAND

Home Report

North Warrackston
Farmhouse

Tullynessle

Alford

AB33 8QR

Offices throughout Scotland

alliedsurveyorsscotland.com

North Warrackston Farmhouse
Tullynessle
Alford
AB33 8QR

Section 1

Single Survey and Mortgage Valuation Report



Single Survey

survey report on:

Property address	North Warrackston Farmhouse, Tullynessle, Alford, AB33 8QR
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Customer	Ms L Scanlon
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Customer address	North Warrackston Farmhouse, Tullynessle, Alford, AB33 8QR
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	25th March 2025
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The property comprises a 1.5 storey detached traditional house with a single storey rear extension and a linked garage/workshop
Accommodation	Ground floor: hall, kitchen/dining room with plant room/utility area off, sun room, shower room, sitting room. First floor: landing/living area, 2 bedrooms.
Gross internal floor area (m²)	The gross internal floor area of the house with a ceiling height of greater than 1.0 metres extends to approximately 107 square metres, split between the ground floor of 67 square metres and the first floor of 40 square metres.
Neighbourhood and location	<p>The property lies in a rural setting. It is adjoined on its east side by a minor public road between Alford and Kennethmont (the Suie Road), on its north side by the grounds of a residential property called North Warrackston Mill and otherwise by agricultural land. A cattle building is sited 50 metres to the north of the house.</p> <p>The property is located 3.5 miles from 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 of population and employment include: Inverurie (population 14,500) - 20 miles; Westhill (population 12,500) - 22 miles; Aberdeen City Centre - 29 miles.</p>
Age	The original part of the house is likely to be around 125 years old. It is understood that it was completely renovated and the ground floor layout altered by the previous owner around 25 years ago and that the rear single storey extension was added around 20 years ago.

<p>Weather</p>	<p>The weather was dry and sunny 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 are two chimney stacks, one above each gable wall of the house. They are built with dressed stone blocks, which are pointed, one has lead flashing around its base and one has cement flashing, and both have clay pots bed in cement haunching. The unused pots are fitted with ventilated pepper-pot caps and the used pot is fitted with a metal cowl.</p>
<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</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>The main roof was completely reslated in 2024. External roof detail includes: red concrete ridge sections incorporating a dry ventilated ridge system; the skews are lined with dressed granite coping, with the north gable skew having cement flashing and the south gable skew being wholly covered with lead; lead lined valley gutters at its junctions with the rear extension roof; 2 front bay windows which have slated sides and roofs, red clay ridge sections, hipped ends with lead lined hip ridges, lead valleys side slips and front flashings, plastic facias soffits and facings; one front velux roof window (above the stairway).</p> <p>A limited head and shoulders inspection of the main roof space was made from both a hatch in the landing ceiling and a rear wall hatch in the landing. The roof is formed with timber trusses overlaid with timber sarking boards (these were not replaced as part of the re-slating apart it is understood from areas of sarking at each skew) and a breathable underslate membrane was visible between the gaps of the sarking boards. Insulation was visible as follows: 150mm of mineral wool insulation between the joists of the flat part of the roof spaces and 75mm of expanded polystyrene boarding between the sloping and vertical linings of the first floor. From the wall hatch, a steel RSJ beam was visible above the partition between the kitchen and sun-room, where a section of stone wall has been removed.</p> <p>The rear extension roof has similar red clay ridge sections, a hipped end and plastic facias and soffits. No inspection was possible of its roof space, as there was no hatch.</p>

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Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>To the original part of the house, the gutters are half round cast iron and the downpipes are round plastic.</p> <p>To the rear extension the rainwater fittings are black plastic, with the gutters being deep flow half round.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls of the main part of the house are built with solid stone. The front and north gable are covered with an older harl. The rear and south gable walls were re-covered with a dry-dash roughcast in 2024. The walls are approximately 670mm thick, including the internal wall lining.</p> <p>The walls of the rear extension are built up to window cill height approximately 650mm above internal floor level. They are faced externally with pointed stonework, incorporate precast concrete window cills and are approximately 550mm thick, including the internal wall lining.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are plastic framed double glazed casement windows.</p> <p>Opening casements to the main part of the house are mostly top hinged, except for several side hinged kitchen casements. Those in the rear extension have tilt and turn opening mechanisms.</p> <p>There are two external doors: (a) front, into hall - solid plastic door, with plastic framed double glazed fanlight above; (b) rear - (i) external into sun-room - plastic door with 60% double glazed casement and (ii) internal from sun-room into kitchen - plastic framed double glazed external grade door. These doors are fitted with multiple locking mechanisms.</p>
External decorations	<p>Visually inspected.</p> <p>The external doors, window frames and roof detail are all white plastic. There is no external joinery.</p>
Conservatories / porches	<p>There are no conservatories or porches.</p>

Single Survey

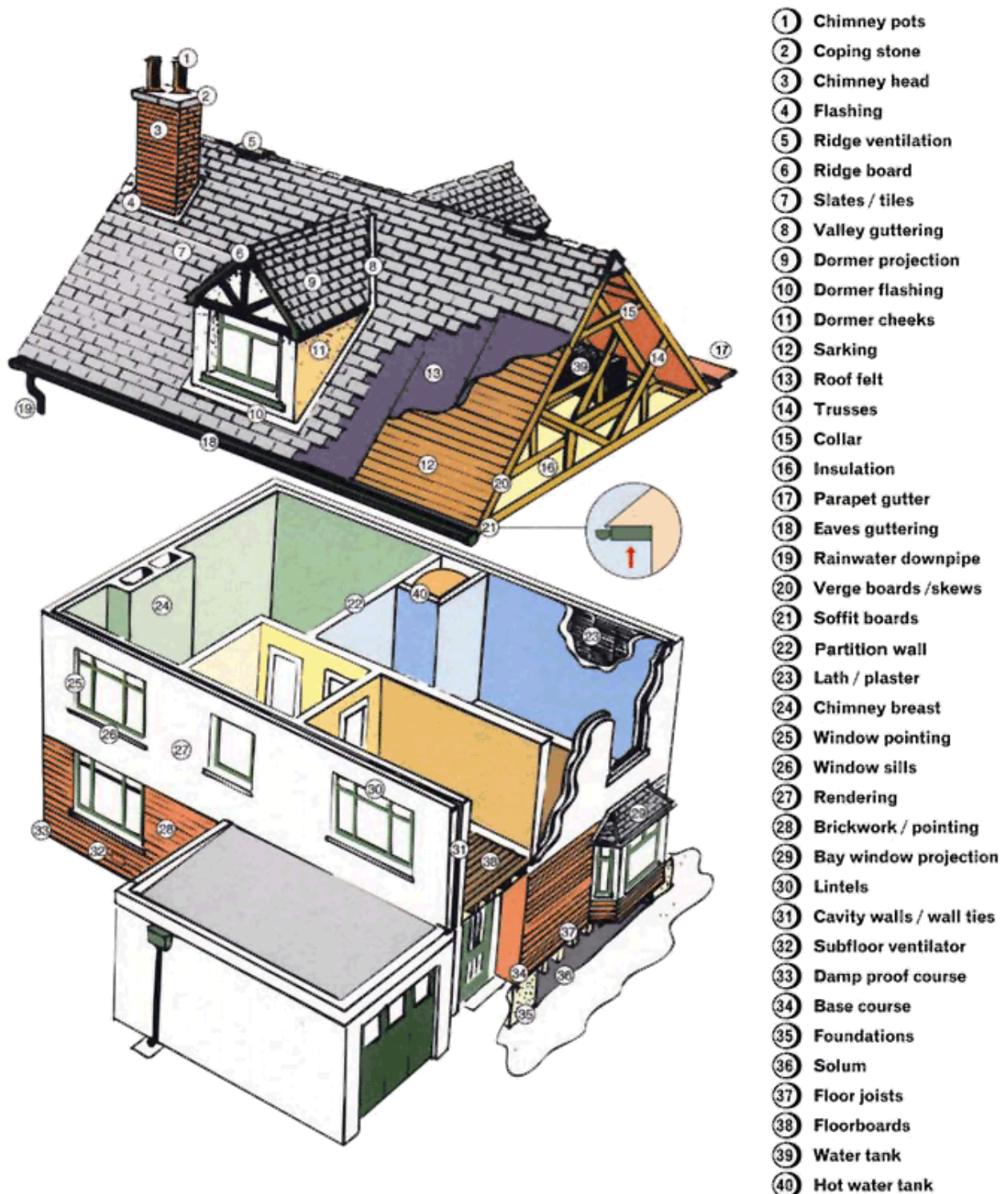
Communal areas	Circulation areas visually inspected. The owner advised that the property has rights of access over the driveway and gravel yard in front North Warrackston Mill.
Garages and permanent outbuildings	Visually inspected. There is a linked garage/workshop (which adjoins garages belonging to North Warrackston Mill). This is built with a concrete floor, concrete block walls roughcast externally and a pitched slated roof with one front velux roof window and plastic rainwater goods. It is fitted with a metal framed and timber lined electronically operated up and over vehicle door, a solid timber side door, electricity with a consumer unit lights and sockets and has an internal floor area of 30 square metres.
Outside areas and boundaries	Visually inspected. There are gravelled drives, a vehicular turning and parking area in front of the garages and pathways around the house. Boundaries with the adjoining field are defined by post and wire fences and the boundary with the adjoining North Warrackston Mill is undefined. At the front is a high beech hedge and lawn. At the rear is a lawn with some shaped shrub beds and some mature trees close to the field boundary.
Ceilings	Visually inspected from floor level. The ceilings are lined with plasterboard. It is understood that all ceilings in the original part of the house were renewed at the time the original part of the house was completely renovated around 25 years ago.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are lined with plasterboard. It is understood that all internal linings were renewed at the time the original part of the house was completely renovated around 25 years ago. The previous owner (who lives in the adjoining property) advised that 75mm of expanded polystyrene insulation board (called Jablite) was incorporated behind the external ground floor wall internal linings (this wall insulation was not inspected, though that behind the first floor wall linings was inspected).
Floors including sub floors	The ground floor is part solid and part suspended timber. Sub-floor vents were noted through both the front and rear external walls of the original part of the house. At the time of the inspection, most floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited. It was not possible to gain access to the sub-floor area as there was no apparent means of access.

<p>Floors including sub floors</p>	<p>Fixed floor coverings included: laminate flooring in the sun-room and kitchen/dining room; pine effect click flooring in the hall and sitting room; a water-proof non-slip riled floor in the shower room.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The owner advised that the kitchen fittings were renewed in 2021. They comprise a range of floor units with a peninsula to create a U shape and have light grey unit doors, drawer fronts and facings, and oak block worktops and upstand. Built-in kitchen appliances include a dishwasher, fridge and extractor hood. The owner advised that the free standing Rangemaster cooker will remain - this has a black glass wall splashback behind it.</p> <p>The internal doors are timber panel doors.</p> <p>The stairway has natural timber stringers and part painted, part unpainted timber balustrades.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There is an open fire in the sitting room, which has a slated tiled hearth, cast iron fireplace and timber mantlepiece.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>The majority of the internal linings are painted plasterboard.</p>
<p>Cellars</p>	<p>There are no cellars.</p>
<p>Electricity</p>	<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 underground mains cable is taken from a pole at the edge of the property to the south gable wall. The supply is a dual rate tariff.</p> <p>The Smart meter and consumer units are located within an alcove behind a kitchen unit; the consumer units include a main switch and circuit breakers (which switch off a circuit if they detect a fault).</p> <p>Sockets within the house are 13 amp rectangular pinned sockets. Some of the sockets in the kitchen have metal face plates.</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 with private water.</p> <p>The owner advised that: the supply is shared with 4 other residential properties and the adjoining farm; the source of the water is on third party land above the property and that water falls by gravity to the property; she does not know where the source is or the layout of the system; that in her 16 years of ownership the only issue that has had to be dealt with relating to the water supply was the removal of a dead animal from the well which affected the water's bacterial count.</p> <p>Water appears to enter the house in the plant/utility room, where a blue plastic pipe rises through the chipboard floor, there is a stop-cock fitted and the pipe changes to copper. Water passes through first a particle filter and secondly a UV filter, which are mounted on a wall of the utility/plant room. Also within the utility/plant room is a Pedrollo Powertank, fitted with a pump, whose purpose is to boost the pressure of the water system within the house. The water pipework inspected within the house was copper.</p> <p>There is one shower room, which was re-fitted in 2023. This includes a walk-in laminate sheeted and glazed cubicle, fitted with a mixer shower that has two shower heads, a rain head and an adjustable height head, a w.c and hand basin both built into units that have dark grey fronts and white counter tops, and a ceiling mechanical extract fan.</p> <p>There is a dark 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 majority of the house is heated by 4 year old Dimplex Quantum electric storage heaters. There are seven of these - a QM150 in the sitting room, QM100's in the kitchen/dining room and 2 bedrooms and QM050's in the hall, shower room and landing. The heaters are programmable, with date/time, timer mode, thermostatic control and boost options. The heaters are powered by cheaper rate electricity. The sun-room has no fixed heater.</p> <p>Hot water is supplied from a 150 litre unvented direct cylinder in the plant/utility room. It is heated by immersion heater and there is an Electricsaver E30 unit for boost control.</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 located the corner of the adjoining field, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Battery operated smoke alarms are fitted to the ground and first floors.</p>
Any additional limits to inspection	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</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 house, there is likely to have been past movement to its 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 a limited inspection that was possible of the structural timberwork within the house, no sign of decay or infestation was noted.</p> <p>The roof was re-slatted in 2024, with the only roof timbers renewed being some sarking abutting the gable walls. Signs of historic wood-boring insect activity were found to be affecting some of the visible roof timbers inspected though no sign of a recent attack was evident.</p>

 Chimney stacks	
Repair category	1
Notes	From a ground level inspection, no significant defects were noted to the two chimney stacks.

 Roofing including roof space	
Repair category	1
Notes	<p>No significant defects were noted to the roofs.</p> <p>Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof slates, metal flashings/valleys, and roof cement work.</p>



Rainwater fittings

Repair category	1
Notes	No significant defects were noted to the rainwater fittings. No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes.



Main walls

Repair category	2
Notes	The front wall is covered with old harling and some missing, cracked and loose sections of harling were noted. Its-re-rendering should be considered by a new owner in the near future. The north gable also had older harling, but it appeared to be sound and in satisfactory condition. The rear and south gable walls were re-rendered with roughcast in 2024.



Windows, external doors and joinery

Repair category	1
Notes	No significant defects were noted to the windows and external doors. The owner advised that the glass of an opening casement in the sun-room was renewed after it developed internal condensation. A selection of opening window casements and both external doors were opened and found to operate effectively, though several window handles were stiff to turn. The windows are of an age where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.



External decorations

Repair category	1
Notes	The doors, window frames and roof detail are low maintenance white plastic.



Conservatories/porches

Repair category	-
Notes	None.



Communal areas

Repair category	1
Notes	The shared gravel driveway and common areas was found to be in a neat and tidy condition.



Garages and permanent outbuildings

Repair category	1
Notes	No significant defects were noted to the garage/workshop. There is a minor crack through the roughcast from a top corner of the garage side door and the timber linings of this door have buckled slightly due to expansion.



Outside areas and boundaries

Repair category	1
Notes	<p>The grounds, including gravelled areas, hedges, garden areas and field boundary fences were found to have been well maintained and in a satisfactory 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. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps.</p>



Ceilings

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



Internal walls

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



Floors including sub-floors

Repair category	1
Notes	From a limited inspection that was possible of the floors, no significant defects

Single Survey



Floors including sub-floors

Repair category	1
Notes	were noted.



Internal joinery and kitchen fittings

Repair category	1
Notes	<p>The kitchen fittings were found to be in good condition. The wooden worktops will require periodic maintenance to preserve their condition and integrity (sanding and applying oil/varnish). No assessment has been made on the condition of the built-in kitchen appliances.</p> <p>The skirtings, facings and internal doors were found to be generally consistent with what is to be expected of a property of this age and type.</p>



Chimney breasts and fireplaces

Repair category	1
Notes	No significant defects were noted to the sitting room open fire. A vertical crack was noted through the back-plate of the fire. No assessment has been made on the condition and operation of the fire and whether its flue is adequately lined.



Internal decorations

Repair category	1
Notes	The internal decoration was found to be in satisfactory condition, with minor wear and tear markings.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	2
Notes	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>It is recommended good practice that all electrical installations should be checked periodically, approximately every 10 years or when a property changes hands.</p>



Electricity

Repair category	2
Notes	<p>This should be regarded as a routine safety and maintenance check.</p> <p>Interlinked smoke alarms should be fitted in the ground floor hallway, main living room and first floor landing and a linked heat detector should be fitted in the kitchen.</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>Water is from a shared private supply. It is recommended that prior to purchase, documentation be obtained stating that this 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 layout, design and adequacy of the supply is carried out or sought from the sellers.</p> <p>The water pressure booster pump and the UV and particle filters will require to be regularly maintained/serviced.</p> <p>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The sanitary fittings in the shower room were in good condition.</p>



Heating and hot water

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the heating and hot water systems that were inspected.</p> <p>The electric storage heaters are 4 year old high retention heaters and are individually programmable. Notwithstanding that the property has wall and roof insulation and the heaters are powered by cheaper electricity, this form of heating is relatively expensive.</p>



Drainage

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

Single Survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	1
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	2
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 type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input type="checkbox"/> No <input checked="" 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.

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 original part of the property was altered and renovated around 25 years ago and a rear extension (sun-room) was added around 20 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 respect of the part of the system lying outwith the property, there are adequate servitude rights in favour of the property.

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.

£470,000 (Four Hundred and Seventy Thousand Pounds)

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

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:

£260,000 (Two Hundred and Sixty Thousand Pounds)

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

Signed

Security Print Code [510908 = 6349]
Electronically signed

Single Survey

Report author	David Silcocks
Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	27th March 2025

Mortgage Valuation Report



Property Address

Address North Warrackston Farmhouse, Tullynessle, Alford, AB33 8QR
Seller's Name Ms L Scanlon
Date of Inspection 25th March 2025

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

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

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

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

The garage is built with concrete block walls and a pitched slated roof, is capable of being used as a garage/workshop/store and has an internal floor area of 30 square metres.

Mortgage Valuation Report

Construction

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

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

Special Risks

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

Service Connection

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

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

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Electric storage heating to the whole house, except the sun-room, via Dimplex Quantum storage heaters that were installed around 4 years ago. These heaters are individually programmable. They are powered by cheaper rate electricity.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The original part of the house is likely to be around 125 years old. It is understood that it was completely renovated and the ground floor layout altered by the previous owner around 25 years ago and that the rear single storey extension was added around 20 years ago, which is built with walls that are faced externally with stone and a pitched slated roof.

The property lies in a rural setting. It is adjoined on its east side by a minor public road between Alford and Kennethmont, on its north side by the grounds of a residential property called North Warrackston Mill and otherwise by agricultural land. A cattle building is sited 50 metres to the north of the house.

The property is located 3.5 miles from 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 of population and employment include: Inverurie (population 14,500) - 20 miles; Westhill (population 12,500) - 22 miles; Aberdeen City Centre - 29 miles.

Given the age and type of the original part of the house, there is likely to have been past movement to its 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. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps.

The original part of the property was altered and renovated around 25 years ago and a rear extension (sun-room) was added around 20 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 respect of the part of the system lying outwith the property, there are adequate servitude rights in favour of the property.

A wind farm is proposed for the Correeen Hills, which is currently in the early stages of planning. A 'Consultation on request for scoping opinion' has been applied for by the developer, which is under consideration (the Aberdeenshire Council planning reference is ENQ/2023/1463). It is understood that 14 turbines were originally proposed which has been reduced to 10 and that the nearest turbine to the property would be in excess of 1,500 metres from the property.

Significant factors which are likely to be relevant to the market value of the property include: located within commuting distance of Inverurie, Westhill and Aberdeen; pleasant rural setting with good views; lies at a fairly high altitude adjoining a road which can get blocked during snow conditions; although it adjoins North Warrackston Mill, it is relatively private; attractive traditional house with 5 habitable rooms, 1 bathroom and an internal floor area of 107 square metres; the house has been well maintained with recent external works undertaken have included the re- slating of the main roof and the roughcasting of 2 walls - a purchaser should consider re-harling the front wall; fitted internally to a good standard, renovated around 25 years ago but with recently re-fitted kitchen, shower room and high retention electric storage heaters (which may be relatively expensive); good sized modern garage/workshop/store.

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 values. However, from mid-2022 the residential property market generally experienced more difficult conditions caused by rising interest rates, inflation and the cost of living; these conditions largely extended through 2023 and 2024. During this period there has been little change in local residential property prices, though 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, its outbuildings).

Mortgage Valuation Report

Essential Repairs

No essential repairs are required to the property.

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

Comment on Mortgageability

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

Valuations

Market value in present condition £
Market value on completion of essential repairs £
Insurance reinstatement value £
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)
Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £
Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Mortgage Valuation Report

Declaration

Signed	Security Print Code [510908 = 6349] 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	27th March 2025

North Warrackston Farmhouse
Tullynessle
Alford
AB33 8QR

Section 2

Energy Report



Energy Performance Certificate (EPC)

Scotland

Dwellings

NORTH WARRACKSTON FARMHOUSE, TULLYNESSLE, ALFORD, AB33 8QR

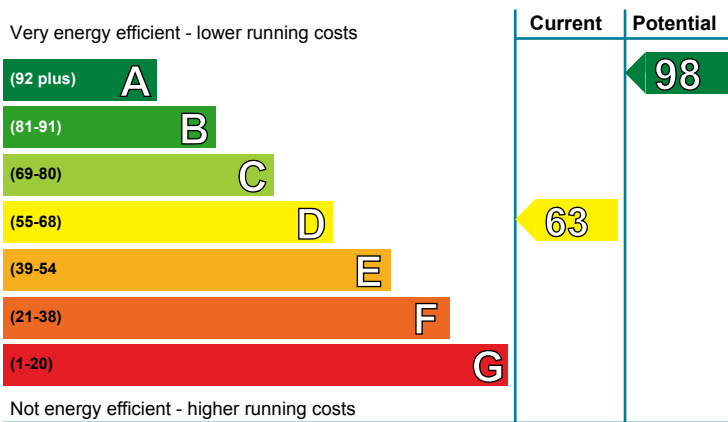
Dwelling type:	Detached house	Reference number:	0140-2305-0170-2725-6365
Date of assessment:	25 March 2025	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	26 March 2025	Approved Organisation:	Elmhurst
Total floor area:	107 m ²	Main heating and fuel:	Electric storage heaters
Primary Energy Indicator:	482 kWh/m ² /year		

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*	£7,359	See your recommendations report for more information
Over 3 years you could save*	£1,350	

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

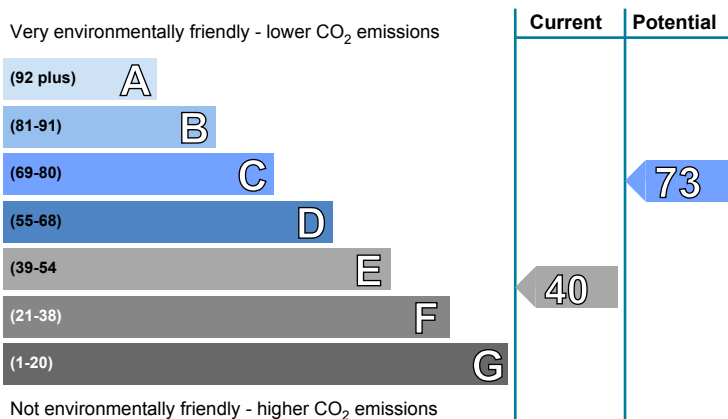


Energy Efficiency Rating

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

Your current rating is **band D (63)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (40)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£798.00
2 Low energy lighting	£100	£162.00
3 Solar water heating	£4,000 - £6,000	£210.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whinstone, with internal insulation	★★★★★	★★★★★
	Granite or whinstone, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 150 mm loft insulation	★★★★☆	★★★★☆
	Roof room(s), insulated	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, insulated (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★★☆☆☆
Main heating controls	Controls for high heat retention storage heaters	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 39% of fixed outlets	★★★☆☆	★★★☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 84 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 9.0 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 4.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


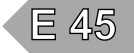










Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£5,727 over 3 years	£5,004 over 3 years	
Hot water	£1,068 over 3 years	£654 over 3 years	
Lighting	£564 over 3 years	£351 over 3 years	
Totals	£7,359	£6,009	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Floor insulation (suspended floor)	£800 - £1,200	£266		
2 Low energy lighting for all fixed outlets	£100	£54		
3 Solar water heating	£4,000 - £6,000	£70		
4 Heat recovery system for mixer showers	£585 - £725	£60		
5 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£397		
6 Wind turbine	£15,000 - £25,000	£945		

Choosing the right improvement package

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

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Floor insulation (suspended floor)

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

2 Low energy lighting

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

3 Solar water heating

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

4 Heat recovery system for mixer showers

A shower heat recovery system extracts heat from the water in the shower drain and transfers it to incoming cold water. This reduces the amount of energy needed per shower. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified plumber or heating engineer.

5 Solar photovoltaic (PV) panels

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

6 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: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	13,939	(121)	N/A	N/A
Water heating (kWh per year)	2,150			

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



North Warrackston Farmhouse
Tullynessle
Alford
AB33 8QR

Section 3

Property Questionnaire



Property Questionnaire

PROPERTY ADDRESS:	North Warrackston Farmhouse Tullynessle Alford AB33 8QR
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SELLER(S):	Lynn Scanlon
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COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	20 th March 2025
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PROPERTY QUESTIONNAIRE

NOTE FOR SELLERS

- **Please complete this form carefully. It is important that your answers are correct.**
- **The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.**
- **If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, tell your solicitor or estate agent immediately.**

PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property? 16 Years

2. Council Tax

Which Council Tax band is your property in?

A B C D E F G H

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

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

4. Conservation Area	
Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes/No/ Don't know
5. Listed Buildings	
Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes/No
6. Alterations / additions / extensions	
a. (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u> , please describe the changes which you have made:	Yes/No
(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	Yes/No N/A

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.

b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

Yes/No

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

(i) Were the replacements the same shape and type as the ones you replaced?

Yes/No

(ii) Did this work involve any changes to the window or door openings?

Yes/No

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

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

7. Central heating

a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes/partial – what kind of central heating is there?</u></p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p>Storage Heaters</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	Yes/No/ Partial
b.	<p>When was your central heating system or partial central heating system installed? 2021</p>	
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes, please give details of the company with which you have a maintenance agreement:</u></p>	Yes/No
d.	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p>	

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

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

b. Are you aware of the existence of asbestos in your property?
If you have answered yes, please give details: Yes/No

10. Services

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

Services	Connected	Supplier
Gas / liquid petroleum gas		
Water mains / private water supply	x	Private Water Supply
Electricity	x	OVO Energy
Mains drainage		
Telephone	x	BT
Cable TV / satellite		

Broadband	X	Scot Tel Gould
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b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p>	Yes/No
c.	<p>Do you have appropriate consents for the discharge from your septic tank?</p>	Yes/No/ Don't Know
d.	<p>Do you have a maintenance contract for your septic tank?</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

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</u>, please give details:</p> <p>Fencing around the property</p>	Yes/No/ Don't Know
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</u>, please give details:</p>	Yes/No/ Not applicable

c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property? New Roof in 2024</p>	Yes/No
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes/No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes, please give details:</u></p>	Yes/No
f.	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p>	Yes/No
12. Charges associated with your property		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</u></p>	Yes/No

b.	<p>Is there a common buildings insurance policy?</p> <p><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, e.g. to a Residents' Association, or maintenance or stair fund.</p>	
<p>13. Specialist Works</p>		
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><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>
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>Yes/No</p>

	<u>If you have answered yes, please give details</u>	
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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>	Yes/No
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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)	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.	<u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u>					
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u>					Yes/No
15. Boundaries						
So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes, please give details:</u>						Yes/No/ Don't Know

16. Notices that affect your property		
In the past 3 years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	Yes/No/Don't know
b.	that affects your property in some other way?	Yes/No/Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/No/Don't know
<u>If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.</u>		

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) :
Lynn Scanlon**

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Date: ...20/03/25.....