



**ALLIED**  
**SURVEYORS**  
SCOTLAND

# Home Report

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Lindale

10 Greystone Road

Alford

AB33 8TY

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Offices throughout Scotland

[alliedsurveyorsscotland.com](http://alliedsurveyorsscotland.com)

Lindale  
10 Greystone Road  
Alford  
AB33 8TY

## **Section 1**

# **Single Survey and Mortgage Valuation Report**



# Single Survey

survey report on:

|                         |   |
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| <b>Property address</b> | Lindale,<br>10 Greystone Road,<br>Alford,<br>AB33 8TY |
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|                 |                                    |
|-----------------|------------------------------------|
| <b>Customer</b> | Mr J Whitfield and Mrs J Whitfield |
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|                         |   |
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| <b>Customer address</b> | Lindale,<br>10 Greystone Road,<br>Alford,<br>AB33 8TY |
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| <b>Prepared by</b> | Allied Surveyors Scotland Ltd |
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| <b>Date of inspection</b> | 13th April 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 Property<sup>1</sup>.

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.

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

# Terms and Conditions

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.<sup>2</sup>

## 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

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

# Terms and Conditions

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*

# Terms and Conditions

*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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| <b>Description</b>                               | The property comprises a single storey plus attic detached house with a single storey front addition.  |
| <b>Accommodation</b>                             | Ground Floor: porch with office off, reception hall, kitchen/dining room/family room, utility room, bedrooms 3 and 4, shower room, living room.<br>First Floor: landing/living area, bedroom 2, bathroom, principal bedroom with dressing area.  |
| <b>Gross internal floor area (m<sup>2</sup>)</b> | The gross internal floor area of the house with a ceiling height of greater than 1.0 metre extends to approximately 200 square metres, split between the ground floor of 128 square metres and the first floor of 72 square metres.  |
| <b>Neighbourhood and location</b>                | The property lies on Greystone Road, a mainly residential street within Alford linking the village centre (250 metres away) and the community campus (400 metres away, on foot). It is adjoined on either side and the rear by residential properties.<br>Alford (population 2,700) 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) - 17 miles; Westhill (population 12,500) - 21 miles and Aberdeen City Centre - 26 miles. |
| <b>Age</b>                                       | The original part of the property, a bungalow, is understood to be around 62 years old (built around 1964). In 2009 the attic space was converted and the rear extension was added.  |
| <b>Weather</b>                                   | The weather was dry and mostly sunny during the inspection. The report should be read in context of these weather conditions.  |

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| <b>Chimney stacks</b>               | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There are two chimney stacks, which rise through the east roof face of the original part of the house, one above the utility room which is redundant and one above the kitchen/dining room, which is used by its stove flue. They have roughcast sides, lead flashing around their bases, precast concrete coping and clay pots. The two pots of the utility room chimney are fitted with metal caps and the living room chimney pot has a metal cowl.</p>   |
| <b>Roofing including roof space</b> | <p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof of the original part of the house and the rear wing are pitched and clad with plain red clay roof tiles.</p> <p>External roof detail of the original roof includes: red clay ridge sections bed in cement, including ventilated sections at intervals along the main ridge; 5 velux roof windows; overhanging roof at eaves and the gable with soffits and timber fascias which are painted black; lead lined valley gutters at roof junctions.</p> <p>A very limited inspection of the main roof space was made from a small screwed hatch in the front first floor landing wall. The roof is formed with timber trusses overlaid with timber sarking boards. Visible within the roof space was approximately 300mm of glass wool insulation between and over the first floor joists and 60mm of insulation board behind the attic floor plasterboard vertical and sloping wall linings.</p> <p>The rear wing roof is of similar construction to the original roof, with the exception that it has two bays in each face, which have red tiled mono-pitched roofs, timber side cladding and timber fascias and soffits. The bays in the west roof face have windows and those in the east face have timber lined front sides. No roof space inspection was possible as there was no access hatch.</p> <p>The roof of the front single storey extension is flat and covered with a Sarnafil plastic membrane. It is understood that this roof was re-covered in 2018 by Alford Roofing Company.</p> |

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| <p><b>Rainwater fittings</b></p>                  | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings to the original roof are cast iron and painted black. Those to the rear wing are black plastic and include deep flow half round gutters.</p>  |
| <p><b>Main walls</b></p>                          | <p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The walls of the original part of the house are likely to be built with concrete blocks and are mostly roughcast externally. The exceptions are parts of the front wing, which are faced externally with pointed pink and grey decorative precast concrete blocks, apart from sections above the windows of the kitchen/dining room/family room which are timber lined. The roughcast sections of wall are approximately 310mm thick, including the internal wall lining.</p> <p>The walls of the rear extension appear to be built with modern timber frame cavity construction with a load-bearing timber frame inner leaf and concrete block outer leaf, roughcast externally. These walls are approximately 340mm thick, including the internal wall lining.</p> <p>The external walls of the front single storey extension are timber lined externally. They are approximately 270mm thick, including the internal wall lining.</p>  |
| <p><b>Windows, external doors and joinery</b></p> | <p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>All ground floor windows, with the exception of the shower room window, were renewed in 2019 with Rational double glazed windows, which have timber frames and are clad externally with black aluminium cladding. The opening casements are top hinged. The shower room window is a uPVC double glazed casement window.</p> <p>The first floor windows in the rear wing are uPVC framed double glazed casement windows, installed in 2009. The frames are rosewood colour externally and white internally. Their opening casements are tilt and turn.</p> <p>There are three external doors: (1) front door, into porch - renewed in 2019 with a Rational Auraplus solid timber door, with external aluminium cladding and fitted with a three point espagnolette locking system; (2) side door, into utility room - a solid timber door with a double glazed upper pane, fitted with a cat flap; (3) rear door, into rear wing living room - renewed in 2019 with a Rational pair of timber framed double glazed patio doors, with aluminium external cladding, fitted with a three point locking mechanism.</p> |

# Single Survey

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| <b>External decorations</b>               | <b>Visually inspected.</b><br>The external joinery has been painted black.   |
| <b>Conservatories / porches</b>           | There are no conservatories or porches.<br>Note: the single storey front extension which accommodates the porch and office has been classed as an extension and its constructional detail is described in the above sections.  |
| <b>Communal areas</b>                     | There are no communal areas.   |
| <b>Garages and permanent outbuildings</b> | <b>Visually inspected.</b><br>At one side of the house is an outbuilding that is sub-divided by an internal concrete block wall into a garage and store. It is built with a concrete floor, concrete block walls that are roughcast externally, a pitched roof clad with corrugated asbestos cladding on timber sarking boards, and cast iron rainwater goods. The garage part is fitted with a metal up and over door (renewed in 2021) and a timber framed single glazed side window. The store has a timber lined external door. Both parts have electricity with a consumer unit, lights and sockets. The total internal floor area of the garage part is 17.3 square metres and of the store part of 7.6 square metres.   |
| <b>Outside areas and boundaries</b>       | <b>Visually inspected.</b><br>The grounds of the property are roughly rectangular and has approximate average dimensions of 18 metres wide and 32 metres deep. Its boundaries are mostly defined by concrete block walls which are roughcast externally.<br>There is a tarred driveway along one side of the house, up to the garage. Its entrance onto the public road is fitted with a pair of metal gates. There is also a tarred parking and turning area at the front of the house.<br>At the front of the house is a raised area which includes a patio covered with pink concrete flags and surrounded by gravel and screening shrubs. At the front door is a concrete flagged area and a gravelled area alongside the front extension.<br>At the rear of the house the garden is additionally enclosed by 1.8m high timber fencing, there is a small area of raised decking off the rear patio doors, the majority of the garden is a lawn with several areas of gravel and some beds edged with boards. |
| <b>Ceilings</b>                           | <b>Visually inspected from floor level.</b><br>The ceilings are lined with plasterboard.   |

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| <b>Internal walls</b>                        | <p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The majority of the internal walls are lined with plasterboard. In the porch, its internal sides are unlined with pink and grey decorative precast blocks, which were formerly part of the front wall of the house and the external side is timber lined to window height. In the office, the internal walls are timber lined to window level and plasterboard lined above. There is an area of timber lined wall along one side of the landing. It is understood that the gable wall of the ground floor bedroom has been relined with plasterboard, incorporating insulation behind.</p>  |
| <b>Floors including sub floors</b>           | <p>The floors of the original part of the house and the rear wing are suspended timber. The floor of the single storey front extension is concrete.</p> <p>Sub-floor vents were noted through the external walls of two sides of the original part of the house and both sides of the rear wing. No sub-floor inspection could be made of the floor of the original part of the house as there was no accessible hatch. There is sub-floor access into the rear wing sub-floor from a hatch in the living room floor, adjoining the patio doors; below the chipboard hatch the opening was covered with insulation board that was fitted tightly and not removed.</p> <p>Fixed floor coverings include: engineered oak flooring to most of the ground and first floors, which are interlocking boards except for the kitchen/dining room which has a herringbone parquet style pattern - the owners advised that the engineered oak flooring they have laid incorporates underlay and insulation layers; hexagonal red brick coloured tiles in the porch and office, water-proof non-slip flooring in the ground floor shower room.</p>   |
| <b>Internal joinery and kitchen fittings</b> | <p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The kitchen has been re-fitted by the present owners in 2024/25. It includes floor units and a bank of two larder units that have painted MDF doors and facings and oak block worktops with wall splash tiling above. There is an island of similar materials, which has drawers and an oven along one side and an overhanging section of worktop along the other side and one end to create a breakfast bar. Built-in electrical appliances include an oven, induction hob and ceiling cooker hood above, and a dishwasher. The multi-fuel Esse Cookstove Bakeheart includes an oven and hob.</p> <p>The utility room is fitted along one side with two floor units and the same oak log-block worktop as in the kitchen. There is a ceiling mounted mechanical fan.</p> <p>The majority of the internal doors are oak doors. Exceptions include that between the porch and hall, which is a former exterior timber door with shaped glazed panes that were renewed in 2019 with safety glass and that into the office which is an oak framed glazed door.</p> <p>The stairway/landing has steps lined with engineered oak, and</p> |

# Single Survey

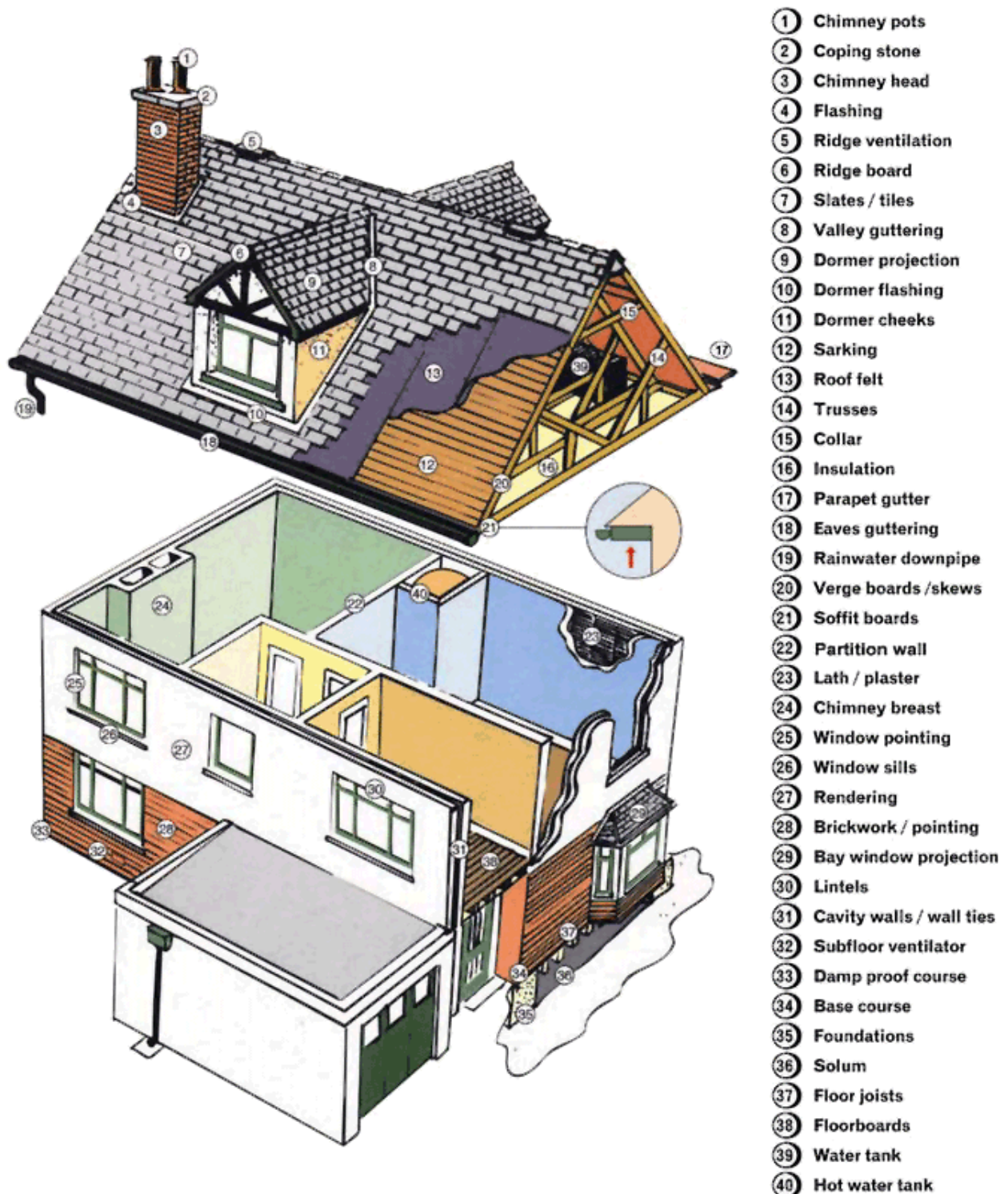
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| <b>Internal joinery and kitchen fittings</b> | balustrades with painted spindles and oak handrails.   |
| <b>Chimney breasts and fireplaces</b>        | <p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>In the kitchen/dining room is a multi-fuel Esse Cookstove Bakeheart, with a maximum heat output of 5kW. This is mounted on a slate hearth and has a steel flue from it taken into the chimney breast above.</p> <p>In the living room is an oval shaped Westfire multi-fuel stove, mounted on a slate hearth, with a steel flue taken through the gable wall above and externally up to roof level.</p>  |
| <b>Internal decorations</b>                  | <p><b>Visually inspected.</b></p> <p>The majority of the internal linings are painted plasterboard. The walls of the ground floor shower room are lined with laminate sheeting to 1.2m high.</p>   |
| <b>Cellars</b>                               | There are no cellars.  |
| <b>Electricity</b>                           | <p><b>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.</b></p> <p>The property is supplied with mains electricity.</p> <p>The Smart meter and consumer unit are mounted on a wall of a utility room cupboard. The consumer unit includes the main switch, residual current devices (switches that trip a circuit under dangerous conditions and disconnect the electricity) 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. The majority of the ground floor light switches and sockets have chrome facings. Three external double sockets were noted.</p> |
| <b>Gas</b>                                   | Mains gas is not available to the property.  |
| <b>Water, plumbing, bathroom fittings</b>    | <p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is supplied with mains water.</p> <p>The water appears to enter the house in a utility room cupboard, where the main internal stop- cock is located. The internal water system is pressurised, with the pressure vessel within the utility room cupboard and there is therefore no cold water storage tank. The internal water pipework inspected was copper.</p>   |

|  |  |
|--|--|
| <p><b>Water, plumbing, bathroom fittings</b></p> | <p>There are two bathrooms, both with white sanitary fittings: (1) ground floor shower room - large laminate lined cubicle, mixer shower and curtain across the front, w.c, hand basin, ceiling mechanical extract fan, non-slip water-proof floor covering; (2) first floor bathroom - bath fitted with a mixer tap and shower attachment within a timber lined unit with tiled shelving around two sides, hand basin and w.c built into a wood-effect unit with splash tiling above, tiled shower cubicle with bar mixer shower and curtain across the front, two chrome towel radiators, ceiling mechanical extract fan.</p> <p>Sinks include a 2 bowl white composite sink in the kitchen, fitted with a mixer tap and a filter tap, with a Waterdrop undersink filtration unit below, and a stainless steel sink in the utility room.</p>   |
| <p><b>Heating and hot water</b></p>              | <p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The house is centrally heated from an external oil fired Grant Vortex Outdoor Condensing combi 26 boiler, mounted against the west side of the house; this boiler is dated 2017. Within the rear garden is a 1,000 litre bunded plastic tank, mounted on concrete paving slabs, understood to have been installed in 2017.</p> <p>Most of the ground floor radiators are column radiators, some of which are vertical design and the remainder are modern panel radiators. The system is controlled by a Wiser Smart Heating system that is controlled by phone app and includes a Hub in a utility room cupboard and a portable room thermostat. In addition the radiators are fitted with thermostatically controlled valves.</p> <p>The office is heated by electric underfloor heating and has a ceiling mounted infrared panel.</p> <p>The hot water is heated directly by the combi boiler (there is no separate hot water storage tank).</p> |
| <p><b>Drainage</b></p>                           | <p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is connected to the main sewer.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>  |
| <p><b>Fire, smoke and burglar alarms</b></p>     | <p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains operated smoke alarms are fitted in the hallway and first floor landing. There are portable carbon monoxide detectors in both the kitchen/dining room and living room.</p>  |

# Single Survey

|  |   |
|--|---|
| <b>Any additional limits to inspection</b> | <p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</p> <p>All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It not possible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests. Asbestos is not harmful unless fibres are released into the air.</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

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | 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

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.<br><br>No evidence of active wood-boring insect activity was found in the visible timbers that were inspected. |



### Chimney stacks

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | No significant defects were noted to the two chimneys.<br><br>It was observed that there is some surface deterioration to the one of the pots on the utility room chimney and small chips in the roughcast at some of the corners of both chimneys (likely to have been where there were former fixings to secure aerials or service cables). These should be monitored for any sign of further deterioration. |



### Roofing including roof space

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 2  |
| <b>Notes</b>           | No significant defects were noted to the roof and to that part of the roof space that was inspected.<br><br>The owners advised that the roof was checked over in February 2025 by a roofing contractor and various minor repair work was undertaken, including the |



## Roofing including roof space

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 2   |
| <b>Notes</b>           | <p>replacement of a small number of tiles and the repair of chimney flashing and haunching.</p> <p>Ongoing maintenance of the roof will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof tiles, ridge bedding, metal flashings and timber soffits and fascias.</p> <p>These types of clay roof tile usually have a reasonable life expectation in excess of 60 years, with life expectancy dependant on factors such as the material, its manufacture and wear from the prevailing weather. An experienced roofing contractor will be able to advise on life expectancy and repair/replacement costs.</p> <p>The flat roof was re-covered in 2018 and this work has a 10 year guarantee. All flat roofs have a limited life and can fail without warning.</p> |



## Rainwater fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | <p>No significant defect were noted to the rainwater fittings.</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> |



## Main walls

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | <p>No significant defects were noted to the main walls. Several fine cracks were observed through the roughcast from door and window openings and within the pointing between the decorative precast blocks; these should be monitored in the future and sealed or repaired if they widen or cause bossed render.</p> |



## Windows, external doors and joinery

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | <p>No defects were noted to the windows and external doors. A selection of window opening casements and each of the external doors were opened and found to operate effectively. The side door (into the utility room) is relatively old and has a cat flap, but appeared to be in satisfactory condition.</p> |



## External decorations

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | <p>The external decoration was found to be in good condition.</p> |

# Single Survey



## Conservatories/porches

|                        |      |
|------------------------|------|
| <b>Repair category</b> | -    |
| <b>Notes</b>           | None |



## Communal areas

|                        |      |
|------------------------|------|
| <b>Repair category</b> | -    |
| <b>Notes</b>           | None |



## Garages and permanent outbuildings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | <p>No significant defects were noted to the garage and store. It is likely to have been erected at the same time as the original part of the house and some of its elements may require future maintenance, such as the asbestos roof cladding and its external joinery.</p> <p>The roof cladding is asbestos; material containing asbestos is not normally considered to be a health hazard provided that it is not damaged or disturbed. If it is to be removed in the future, it requires careful handling and taken to a licensed tip.</p> |



## Outside areas and boundaries

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | <p>The driveways, boundary walls, fences and grounds were found to be in satisfactory repair and have been maintained in a neat and tidy condition.</p> <p>A vertical crack and some movement to the concrete block garden wall along the east side of the property was noted; this should be monitored in the future and repaired if it deteriorates. Some minor vertical cracks were noted through other sections of garden boundary wall. The tarred surface of the drive and parking area is relatively old, but its surface appeared to be intact and in satisfactory condition.</p> |



## Ceilings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | No significant defects were noted to the ceilings. |



## Internal walls

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | No significant defects were noted to the internal wall linings. |



## Floors including sub-floors

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | From a limited inspection made of the floors, no defects were noted. |



## Internal joinery and kitchen fittings

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | <p>The kitchen and utility room fittings were found to be in good condition. The oak worktops will require periodic maintenance to remove stains and preserve their integrity (sanding and oiling/varnishing). No assessment has been made on the condition of the built-in electrical appliances.</p> <p>The condition of skirtings, facings and internal doors were found to be in good condition.</p> |



## Chimney breasts and fireplaces

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | No significant defects were noted to the two stoves. No assessment has been made on their operation and whether their flues are adequately lined. It is understood that both stoves have been installed by a HETAS registered contractor and that Certificates of Compliance have been issued in respect of their installation. Their flues should be regularly checked and swept. |



## Internal decorations

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | The internal decoration has largely been re-decorated by the present owners since 2022 and was found to be in good condition. |



## Cellars

|                        |       |
|------------------------|-------|
| <b>Repair category</b> | -     |
| <b>Notes</b>           | None. |



## Electricity

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | <p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>At a change of ownership, 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>A linked smoke alarm should be installed in the main living room and a linked heat detector installed 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

|                        |       |
|------------------------|-------|
| <b>Repair category</b> | -     |
| <b>Notes</b>           | None. |



## Water, plumbing and bathroom fittings

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | <p>No significant defects were noted to the visible parts of the water and plumbing system that were inspected.</p> <p>The bathroom sanitary fittings were found to be in good condition.</p> |



## Heating and hot water

|                        |  |
|------------------------|--|
| <b>Repair category</b> | 1  |
| <b>Notes</b>           | <p>The central heating boiler and system (including the oil tank), 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> |

# Single Survey



## Drainage

|                        |   |
|------------------------|---|
| <b>Repair category</b> | 1   |
| <b>Notes</b>           | No problems with the drainage were visible during our inspection.<br>No assessment has been made on the size, capacity, condition and operation of the drainage system. |

# 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                | - |
| Communal areas                        | - |
| 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                           | 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.

|   |   |
|---|---|
| <b>1. Which floor(s) is the living accommodation on?</b>                                      | Ground  |
| <b>2. Are there three steps or fewer to a main entrance door of the property?</b>             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <b>3. Is there a lift to the main entrance door of the property?</b>                          | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| <b>4. Are all door openings greater than 750mm?</b>   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <b>5. Is there a toilet on the same level as the living room and kitchen?</b>                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <b>6. Is there a toilet on the same level as a bedroom?</b>                                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <b>7. Are all rooms on the same level with no internal steps or stairs?</b>                   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| <b>8. Is there unrestricted parking within 25 metres of an entrance door to the building?</b> | 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 property was extended around 2009, when the attic space was converted and a rear wing added. 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.

### 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.

£660,000 (Six Hundred and Sixty 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.

### 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:

£330,000 (Three Hundred and Thirty Thousand Pounds)

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

|                      |   |
|----------------------|---|
| <b>Signed</b>        | Security Print Code [500788 = 4963 ]<br>Electronically signed |
| <b>Report author</b> | David Silcocks  |
| <b>Company name</b>  | Allied Surveyors Scotland Ltd                                 |

# Single Survey

|                       |   |
|-----------------------|---|
| <b>Address</b>        | Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE |
| <b>Date of report</b> | 15th April 2026   |

# Mortgage Valuation Report



## Property Address

Address Lindale, 10 Greystone Road, Alford, AB33 8TY  
Seller's Name Mr J Whitfield and Mrs J Whitfield  
Date of Inspection 13th April 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

At one side of the house is an outbuilding that is divided into a garage and store. It is built with a concrete floor, concrete block walls that are roughcast externally, a pitched roof clad with corrugated asbestos cladding on timber sarking boards, and cast iron rainwater goods. It is divided internally by a concrete block wall. The outbuilding is fitted with a metal up and over door (renewed in 2021), a timber framed single glazed side window, a timber lined door into the store and electricity with a circuit breaker consumer unit, lights and sockets. The total internal floor area of both parts is 25 square metres.

# 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:

Oil central heating from an external combi boiler. The system is controlled by a phone app controlled Wisser system, which includes a portable room thermostat and the radiators are fitted with thermostatically controlled valves.

## 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 single storey plus attic detached house with a single storey front addition.

The original part of the property, a bungalow, is understood to be around 62 years old (built around 1964). It was constructed with concrete block walls and a pitched tiled roof. In 2009 the attic space was converted and a rear extension was added, constructed with a modern timber frame cavity construction with a load-bearing timber frame inner leaf and concrete block outer leaf and a pitched tiled roof.

Other accommodation within the house referred to above includes an office, utility room and landing/living area.

The property lies on Greystone Road, a mainly residential street within Alford linking the village centre (250 metres away) and the community campus (400 metres away, on foot). It is adjoined on either side and the rear by residential properties.

Alford (population 2,700) has a range of local shops, a Medical Practice 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) - 17 miles; Westhill (population 12,500) - 21 miles and Aberdeen City Centre - 26 miles.

The property was extended around 2009, when the attic space was converted and a rear wing added. 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.

The property is located within walking distance of the village centre, schools and community campus. Whilst its grounds are relatively small, the house has been extended to a floor area of 200 square metres, has 6 good sized habitable rooms and 2 bathrooms. No significant defects were noted to the property. Recent upgrading work to the exterior has included the renewal of the majority of the ground floor windows, two of the external doors, the flat roof covering and the external boiler. Internally the house has been fitted to a good modern standard with re-fitted kitchen, utility room, two bathrooms and two stoves. There is engineered oak flooring to the majority of the house and large ground floor windows provide the accommodation with good daylight.

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 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 is likely to bring 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.

# Mortgage Valuation Report

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

## Declaration

Signed Security Print Code [500788 = 4963 ]  
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 15th April 2026

Lindale  
10 Greystone Road  
Alford  
AB33 8TY

## **Section 2**

# **Energy Report**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

LINDALE, 10 GREYSTONE ROAD, ALFORD, AB33 8TY

**Dwelling type:** Detached house  
**Date of assessment:** 13 April 2026  
**Date of certificate:** 14 April 2026  
**Total floor area:** 200 m<sup>2</sup>  
**Primary Energy Indicator:** 207 kWh/m<sup>2</sup>/year

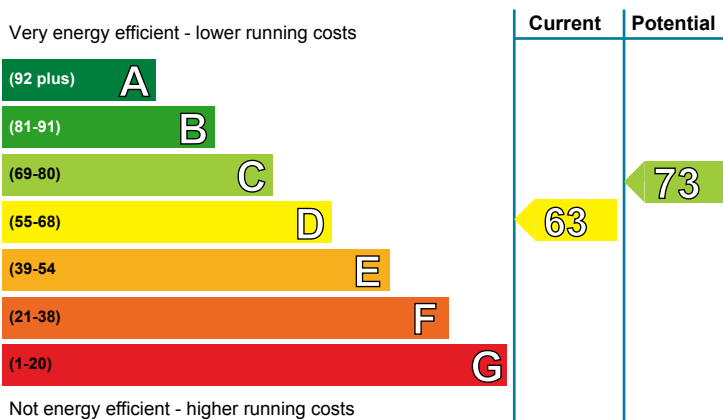
**Reference number:** 9877-1001-7204-8236-3200  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, oil

## 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 CO<sub>2</sub> emissions by improving your home

|  |               |  |
|--|---------------|--|
| <b>Estimated energy costs for your home for 3 years*</b> | <b>£7,752</b> | See your recommendations report for more information |
| <b>Over 3 years you could save*</b>                      | <b>£1,392</b> |  |

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

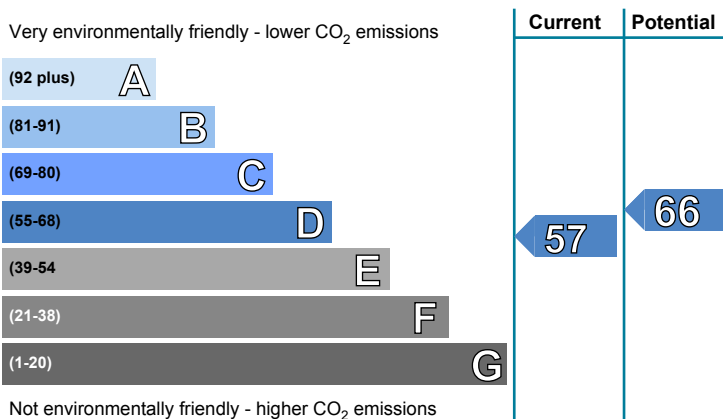


## Energy Efficiency Rating

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 (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (57)**

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

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

| Recommended measures                 | Indicative cost  | Typical savings over 3 years |
|--------------------------------------|------------------|------------------------------|
| 1 Internal wall insulation           | £7,500 - £11,000 | £708.00                      |
| 2 Floor insulation (suspended floor) | £5,000 - £10,000 | £684.00                      |
| 3 Solar photovoltaic (PV) panels     | £8,000 - £10,000 | £675.00                      |

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](http://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                 | Solid brick, as built, no insulation (assumed) | ★★☆☆☆             | ★★☆☆☆         |
|                       | Timber frame, as built, insulated (assumed)    | ★★★★★             | ★★★★★         |
| Roof                  | Pitched, 300 mm loft insulation                | ★★★★★             | ★★★★★         |
|                       | Roof room(s), insulated (assumed)              | ★★★★☆             | ★★★★☆         |
| Floor                 | Suspended, no insulation (assumed)             | —                 | —             |
|                       | Suspended, insulated (assumed)                 | —                 | —             |
| Windows               | Fully double glazed                            | ★★★☆☆             | ★★★☆☆         |
| Main heating          | Boiler and radiators, oil                      | ★★★☆☆             | ★★★☆☆         |
| Main heating controls | Programmer, room thermostat and TRVs           | ★★★★☆             | ★★★★☆         |
| Secondary heating     | Room heaters, dual fuel (mineral and wood)     | —                 | —             |
| Hot water             | From main system                               | ★★★☆☆             | ★★★☆☆         |
| Lighting              | Good lighting efficiency                       | ★★★★☆             | ★★★★☆         |

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> 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 48 kg CO<sub>2</sub>/m<sup>2</sup>/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 9.6 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 1.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


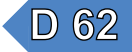




### Estimated energy costs for this home

|               | Current energy costs | Potential energy costs | Potential future savings  |
|---------------|----------------------|------------------------|---|
| Heating       | £6,543 over 3 years  | £5,151 over 3 years    |  |
| Hot water     | £948 over 3 years    | £948 over 3 years      |   |
| Lighting      | £261 over 3 years    | £261 over 3 years      |   |
| <b>Totals</b> | <b>£7,752</b>        | <b>£6,360</b>          |   |

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

### Recommendations for improvement

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

| Recommended measures                 | Indicative cost  | Typical saving per year | Rating after improvement  |   |
|--------------------------------------|------------------|-------------------------|---|---|
|                                      |                  |                         | Energy  | Environment   |
| 1 Internal wall insulation           | £7,500 - £11,000 | £236                    |  |  |
| 2 Floor insulation (suspended floor) | £5,000 - £10,000 | £228                    |  |  |
| 3 Solar photovoltaic panels, 2.5 kWp | £8,000 - £10,000 | £225                    |  |  |

### 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](http://www.greenerscotland.org).



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

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

### 1 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 Floor insulation (suspended floor)

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

### 3 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](http://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) | 25,720.97         | N/A                       | N/A                              | N/A                             |
| Water heating (kWh per year) | 4,006.98          |                           |                                  |                                 |

## 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](http://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](http://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<br>Aberdeen<br>AB11 6JE                                   |
| Phone number:               | 01224 571163   |
| Email address:              | <a href="mailto:aberdeen@alliedsurveyorsscotland.com">aberdeen@alliedsurveyorsscotland.com</a> |
| 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](http://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](http://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



Lindale  
10 Greystone Road  
Alford  
AB33 8TY

## **Section 3**

# **Property Questionnaire**



# Property Questionnaire

|                   |  |
|-------------------|--|
| PROPERTY ADDRESS: | 10 Greystone Road<br>Alford<br>Aberdeenshire<br>AB33 8TY |
|-------------------|--|

|            |   |
|------------|---|
| SELLER(S): | Mr John Whitfield<br>Mrs Janine Whitfield |
|------------|---|

|   |               |
|---|---------------|
| COMPLETION DATE OF<br>PROPERTY QUESTIONNAIRE: | 13 April 2026 |
|---|---------------|

# **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?

4 years (since June 2022)

## 2. Council Tax

Which Council Tax band is your property in?

A B C D E F G H

Band F - £307 per calendar month

## 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):

Driveway parking for 4 to 5 vehicles

There is also a detached garage at the property (currently used as a workshop)

Additional on street parking at the front of the property

|  |   |     |
|--|---|-----|
| <b>4. Conservation Area</b>                    |   |     |
|  | 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)?   | No  |
| <b>5. Listed Buildings</b>                     |   |     |
|  | 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)?   | No  |
| <b>6. Alterations / additions / extensions</b> |   |     |
| 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)?<br><br><u>If you have answered yes</u> , please describe the changes which you have made:   | No  |
|  | (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?<br><br><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.<br><br>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. | N/A |
| b.   | Have you had replacement windows, doors, patio doors or double glazing installed in your property?<br><br><u>If you have answered yes</u> , please answer the three questions below:  | No  |

|   |     |
|---|-----|
| (i) Were the replacements the same shape and type as the ones you replaced?   | N/A |
| (ii) Did this work involve any changes to the window or door openings?  | N/A |
| <p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>N/A</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p> |     |

**7. Central heating**

|    |  |     |
|----|--|-----|
| a. | <p>Is there a central heating system in your property?<br/>(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? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</u></p> <p>Oil fired combi boiler</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p> | Yes |
| b. | <p>When was your central heating system or partial central heating system installed?</p> <p>Boiler installed on 15/6/2017 by previous owner<br/>Oil tank installed on 27/4/2017 by previous owner</p>  |     |

|  |   |               |
|--|---|---------------|
| c.   | <p><b>Do you have a maintenance contract for the central heating system?</b></p> <p><b><u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:</b></p>   | No            |
| d.   | <p><b>When was your maintenance agreement last renewed? (Please provide the month and year).</b></p>  | N/A           |
| <b>8. Energy Performance Certificate</b>   |   |               |
| <p><b>Does your property have an Energy Performance Certificate which is less than 10 years old?</b></p> <p>EPC was last issued on 1 October 2021 for the previous owner around the time we purchased the property.<br/>Ref No: 7100-5318-0322-0027-1193</p> |   | Yes           |
| <b>9. Issues that may have affected your property</b>  |   |               |
| a.   | <p><b>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</b></p> <p><b><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</b></p>   | No<br><br>N/A |
| b.   | <p><b>Are you aware of the existence of asbestos in your property?</b></p> <p><b><u>If you have answered yes</u>, please give details:</b></p> <p>Garage roof: when we purchased the property, it was suggested within the home report that the garage roof cladding is likely to be asbestos panels. This is not considered to be a health hazard as it is not damaged or disturbed.</p> | Yes           |

## 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         | No        | N/A  |
| Water mains / private water supply | Yes       | Scottish Water   |
| Electricity                        | Yes       | EDF  |
| Mains drainage                     | Yes       | Scottish Water   |
| Telephone                          | No        | BT landline available but not used – we use mobile phones only |
| Cable TV / satellite               | No        | N/A  |
| Broadband                          | Yes       | EE Fibre Superfast Broadband (fibre to property)               |

- b. Is there a septic tank system at your property? **No**  
**If you have answered yes, please answer the two questions below:**
- c. Do you have appropriate consents for the discharge from your septic tank? **N/A**
- d. Do you have a maintenance contract for your septic tank? **N/A**  
**If you have answered yes, please give details of the company with which you have a maintenance contract:**

## 11. Responsibilities for Shared or Common Areas

|    |   |                       |
|----|---|-----------------------|
| a. | <p><b>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?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p>   | <b>No</b>             |
| b. | <p><b>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p>  | <b>Not applicable</b> |
| c. | <p><b>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</b></p> <p>We had a full roof assessment carried out by RS Slating in February 2025. The roof was considered to be in good condition with no major work required. Some maintenance works were carried out at this time, which included: replacement of 10 slipped/loose tiles; replacement of lead flashing around chimney; replacement of chimney haunchings and cans. A copy of the receipt for these works will be provided via our solicitor.</p> | <b>No</b>             |
| d. | <p><b>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?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p>   | <b>No</b>             |
| e. | <p><b>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?</b></p> <p><b><u>If you have answered yes, please give details:</u></b></p>   | <b>No</b>             |
| f. | <p><b>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.)</b></p>   | <b>No</b>             |

|  |   |            |
|--|---|------------|
|  | <b><u>If you have answered yes</u>, please give details:</b>  |            |
| <b>12. Charges associated with your property</b> |   |            |
| a.   | <p><b>Is there a factor or property manager for your property?</b></p> <p><b><u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:</b></p>   | <b>No</b>  |
| b.   | <p><b>Is there a common buildings insurance policy?</b></p> <p><b><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</b></p>   | <b>No</b>  |
|  |   | <b>N/A</b> |
| c.   | <p><b>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.</b></p> <p><b>N/A</b></p>   |            |
| <b>13. Specialist Works</b>                      |   |            |
| a.   | <p><b>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?</b></p> <p><b><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</b></p> | <b>No</b>  |
| b.   | <p><b>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</b></p> <p><b><u>If you have answered yes</u>, please give details</b></p>   | <b>No</b>  |
| c.   | <b><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</b>   | <b>N/A</b> |

**If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents 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.**

**Guarantees are held by:**

**14. Guarantees**

**a. Are there any guarantees or warranties for any of the following:**

|       |   |                                     |                                      |   |                  |      |
|-------|---|-------------------------------------|--------------------------------------|---|------------------|------|
| (i)   | Electrical work   | <input checked="" type="radio"/> No | <input type="radio"/> Yes            | <input type="radio"/> Don't Know            | With title deeds | Lost |
| (ii)  | Roofing   | <input type="radio"/> No            | <input checked="" type="radio"/> Yes | <input type="radio"/> Don't Know            | With title deeds | Lost |
| (iii) | Central heating   | <input checked="" type="radio"/> No | <input type="radio"/> Yes            | <input type="radio"/> Don't know            | With title deeds | Lost |
| (iv)  | NHBC  | <input checked="" type="radio"/> No | <input type="radio"/> Yes            | <input type="radio"/> Don't know            | With title deeds | Lost |
| (v)   | Damp course   | <input type="radio"/> No            | <input type="radio"/> Yes            | <input checked="" type="radio"/> Don't know | With title deeds | Lost |
| (vi)  | Any other work or installations?<br>(for example, cavity wall insulation, underpinning, indemnity policy) | <input type="radio"/> No            | <input checked="" type="radio"/> Yes | <input type="radio"/> 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):**

The flat roof at the front of the property (over the porch and office) was installed by the previous owner in September 2018 and was subject to a 10-year guarantee (to September 2028). A copy of the guarantee will be provided via our solicitor.

The windows throughout the ground floor of the property were installed by the previous owner in January 2022 and are subject to a 10-year guarantee (to January 2032). A copy of the warranty will be provided via our solicitor.

|  |  |     |
|--|--|-----|
| c.   | <p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes, please give details:</u></p> | No  |
| <b>15. Boundaries</b>  |  |     |
| <p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes, please give details:</u></p>  |  | No  |
| <b>16. Notices that affect your property</b>   |  |     |
| <p>In the past 3 years have you ever received a notice:</p>  |  |     |
| a.   | <p>advising that the owner of a neighbouring property has made a planning application?</p>   | No  |
| b.   | <p>that affects your property in some other way?</p>   | No  |
| c.   | <p>that requires you to do any maintenance, repairs or improvements to your property?</p>  | No  |
| <p><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></p> |  | N/A |

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

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

**Signature(s) :**

*John Whitfield*

*Janine Whitfield*

**Date:** 13 April 2026