

# Property Questionnaire

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**Property address:** 332 Auchmill Road  
Bucksburn  
Aberdeen  
United Kingdom  
AB21 9ND

**Seller:** Stephen Hamilton

**Date completed:** 28/07/2025

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## ◉ ◀ Contents

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## 1. Length of Ownership

How long have you owned this property?

10 years

## 2. Council Tax

Which Council Tax band is your property in?

C

## 3. Parking

What are the arrangements for parking at your property?

in shared parking space

## 4. Conservation Area

Is your property in a designated Conservation Area?

No

## 5. Listed Buildings

Is your property a Listed Building, or contained within one?

No

## 6. Alterations / Additions / Extensions

### Structural Alterations

During your time in the property, have you carried out any structural alterations, additions or extensions?

No

### Replacement Windows and Doors

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

Yes

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

Yes

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

No

Please describe the changes which you have made (with approximate dates)

2016 the rear window and door were replaced

## 7. Central Heating

Is there a central heating system in your property?

Yes

Is it full or partial?

Full

What kind of central heating is it?

Gas

When was it installed?

Unknown

Do you have a maintenance contract for the central heating?

No

## 8. Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes

## 9. Issues that may have affected your property

### Structural Damage

Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

No

### Asbestos

Are you aware of the existence of asbestos in your property?

No

## 10. Services

### Connected services

Gas/Liquid Petroleum Gas

Yes

Supplier

Ovo

Water mains/private water

Yes

Supplier

Council

**Electricity**

Yes

**Supplier**

Ovo

**Mains Drainage**

Yes

**Supplier**

Council

**Telephone**

Yes

**Supplier**

BT

**Cable TV/Satellite**

Yes

**Supplier**

Sky

**Broadband**

Yes

**Supplier**

BT

**Septic Tanks**

**Is there a septic tank system at your property?**

No

## ◉ ◀ 11. Responsibilities for Shared or Common Areas

### Joint responsibilities

**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?**

No

### Common Areas

**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common area?**

No

### Major Repairs to the Roof

**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**

No

### Rights of Access to Neighbouring Property

**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?**

No

### Maintenance Access Rights of Neighbours

**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?**

No

### Rights of Way

**As far as you are aware, is there a Public Right of Way across any part of your property?**

No

## ◉ ◀ 12. Charges Associated With Your Property

**Is there a factor or property manager for your property?**

No

**Is there a common buildings insurance policy?**

No

Are there any other charges you have to pay on a regular basis for the upkeep of common areas or repair works?

No

## ◉ ◀ 13. Specialist Works

### Treatment

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?

No

### Preventative Work

As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

No

### Guarantees

Do you have any guarantees relating to the treatment or preventative work described above?

No

## ◉ ◀ 14. Guarantees

Select those applicable

**Electrical work**

No

**Roofing**

No

**Central heating**

No

**NHBC (National House-Building Council)**

No

**Damp Course**

No

Any other work or installations (e.g. cavity wall insulation, underpinning, indemnity policy)

No

## Outstanding claims

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

No

## ◉ ◀ 15. Boundaries

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

No

## ◉ ◀ 16. Notices that affect your property

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

Advising that the owner of a neighbouring property has made a planning application?

No

That requires you to do any maintenance, repairs or improvements to your property?

No

That affects your property in some other way?

No

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### Comments

Fibre to the building installed too