Single Survey

survey report on:

Property address	Briar Cottage, Whitehouse, Alford, AB33 8DJ

Customer	Mr R Wilding

Customer address	Briar Cottage, Whitehouse, Alford, AB33 8DJ

Prepared by	Allied Surveyors Scotland Ltd

Date of inspection	29th July 2026

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[1].

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. X

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

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;

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

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;

- There are no particularly troublesome or unusual legal restrictions;

- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The property comprises a 1.5 storey semi-detached house of traditional construction.
Accommodation	Summary of main accommodation within house: 4 living rooms, 4 bedrooms, 2 shower rooms. Ground floor: vestibule, hall, kitchen/dining room with utility area off, living room, shower room, dining room, bedroom. First floor: sitting room, 3 bedrooms, shower room.
Gross internal floor area (m^2)	The gross internal floor area of the house extends to approximately 161 square metres, split between the ground floor of 81 square metres and the first floor of 80 square metres.
Neighbourhood and location	The property lies within the small rural settlement of Whitehouse. It is adjoined on its west side by the adjoining residential property, named Cherrybank, which is a 2 storey plus attic house, with which it forms an L shaped building, and on its east side by the B992. Access to the property is either from the A944, along a short section of shared driveway, or from the B992 along a shared track. The property is located 2.5 miles from Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. It is understood that the property lies within the catchment for Tough Primary School, 1.25 miles away. Major local centres of population and employment include: Inverurie (population 14,500) - 14 miles; Westhill (population 12,500) - 16 miles; Aberdeen City Centre - 23 miles.
Age	The house is understood to be at least 125 years old.

Weather	The weather was overcast with some rain during the initial part of the inspection. The report should be read in context of these weather conditions.

Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There is one chimney stack above the north gable wall of the house. It is built with dressed stone blocks, which are pointed, has a mix of lead and cement flashing around its base and 4 clay pots bed in cement haunching. The unused pots are fitted with ventilated pepper-pot caps and the used pot from the kitchen stove is fitted with a metal cowl.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The roof is pitched and slated. External roof detail includes: clay ridge sections bed in cement; at each gable skews lined with dressed stone coping, with cement flashing along their roof face side; in both the front and rear roof faces 2 bay windows, which have slated sides and roofs, lead lined ridges valleys and side- slips, 2 have timber lined gables, 2 have hipped ends (one with lead hip ridges, one with concrete lined hip ridges), timber facias and soffits, plastic window facings; two rear metal framed single glazed skylights with internal secondary glazing (into passage and shower room); valley gutter along its junction with the gable wall of Cherrybank, which could not be inspected but its end appears to be lead. A limited head and shoulders inspection of the roof space was made from a hatch in the first floor passage ceiling. The roof is formed with timber trusses overlaid with timber sarking boards and there was approximately 300mm of mineral wool insulation laid between and over the joists of the flat part of the roof space. There is a brick wall to roof level which sub-divides the roof space, that has a small access hole within it - that part of the roof space on the other side of the brick wall could not be inspected. In August 2024, the property had energy efficiency work undertaken to it under an ECO4 scheme, a government backed energy efficiency scheme available to qualifying households in property that has a low energy efficiency rating. The work was undertaken by a SWIP approved contractor and included installing a SWIP Room in Roof Insulation System to the vertical (stud) walls and the sloping sections of walls of all first floor rooms. This involved fixing SWIP RIR insulation board (understood to be around 70mm thick) directly onto to the existing vertical and sloping first floor wall plaster linings, onto which a vapour barrier and then plasterboard is laid.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater fittings are cast iron. Gutters are half round and downpipes are round.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The external walls are built with solid stone and are pointed externally. The SW and SE facing external walls (which face the A944 and B992) are faced with dressed granite blocks and the remaining two sides are faced with granite blocks of varying sizes. The SW facing wall has a broad string course of dressed granite along the base of the wall and a narrower string course at first floor level. The walls are approximately 800-825mm thick, including the internal wall lining. Under the ECO4 scheme work a SWIP Internal Wall Insulation System was installed to all external walls and to the party wall with the adjoining property. This system includes a framing of thermally engineered SWIP Stud extruded polystyrene bonded to a 15mm strip of OSB, insulation board between the framing (understood to be around 70mm thick), a vapour barrier on top and finished with plasterboard.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The windows are all uPVC framed double glazed casement windows. The ground floor windows are understood to have been installed in 2004 - their opening casements are top hinged upper casements. The first floor windows were installed by the present owners in 2024 and have tilt and turn opening mechanisms. There is currently one external door, which is a uPVC panel style door with 2 double glazed upper panels and a uPVC framed double glazed fanlight above. There is also a redundant doorway in the SW facing elevation wall, which is fitted with a pair of timber panel doors , but is not used and is boarded over internally.

External decorations	**Visually inspected.** The external joinery, including bay window detailing and the redundant external door are painted. The window frames and external door are uPVC.

Conservatories / porches	There are no conservatories or porches.

Communal areas	**Circulation areas visually inspected.** A short section of the access to the property from the A944 is shared with Whitehouse Estate.

Garages and permanent outbuildings	There are no garages or permanent outbuildings.

Outside areas and boundaries	**Visually inspected.** The majority of the grounds lie at the east side of the house, between it and the B992 and are enclosed by a 1.8 metre high timber fence. Alongside the house is a gravel strip, bordered by a flower bed and the remainder is a lawn.

Ceilings	**Visually inspected from floor level.** The majority of the ceilings are likely to be lathe and plaster.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The external walls and the party wall have been plasterboard lined under the 2024 ECO4 scheme work. The remaining internal walls are lined with a mix of lathe and plaster and plasterboard.

Floors including sub floors	The ground and first floors are suspended timber. Sub-floor vents were noted the south wall facing the A944 (2, both covered with slates) and the west external wall (1). At the time of the inspection, most floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited. It was not possible to gain access to the sub-floor area as there was no apparent means of access.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The kitchen was re-fitted in 2024 after the ECO4 scheme work. It includes a range of floor and wall units with wood-effect unit doors, drawer fronts and facings and dark grey laminate worktops with marble-effect laminate wall splash-boarding above. There is an island comprising the same units and worktop, with a sink unit one side, a cupboard on the other side and a section of overhanging worktop to form a breakfast bar. Built-in electrical appliances include an oven and an oven/grill. The utility area off the kitchen has along one side a laminate worktop with a base cupboard below and 2 wall units above.

Internal joinery and kitchen fittings	The majority of the internal doors are timber panel doors. Three doors off the hall incorporate glazed upper panels. The stairway has plasterboard sides, a handrail along one side and a painted timber safety balustrade within the sitting room.
Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There is a large multi-fuel stove in the kitchen/dining room, mounted on a slate tiled hearth within a pointed stone recess and with an ornate timber mantlepiece. There is a redundant tiled open fire in a first floor bedroom.
Internal decorations	**Visually inspected.** The majority of the internal linings are painted plaster - these walls have been insulated and relined under the ECO4 scheme with plasterboarded, then taped, filled and painted. Several walls are covered with decorative wall paper.
Cellars	There are no cellars.
Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** The property is supplied with mains electricity. A Smart meter, main switch and two consumer units are within a high level box in the hall. One consumer unit is a Memera 2000 box and includes a main switch, a residual current devise protecting two of the circuits (a switch that trips a circuit under dangerous conditions and disconnects the electricity) and circuit breakers (which switch off a circuit if they detect a fault). The other metal consumer unit was installed as part of the ECO4 scheme work for the heating and photovoltaic panels. There is a further metal consumer unit on a first floor passage wall, with a main switch and circuit breakers for a shower, sockets and lighting. Sockets within the house are 13 amp rectangular pinned sockets. There are 10 photovoltaic panels mounted on the front roof face, which are orientated in a south- easterly direction. The panels convert thermal energy into electricity, have a gross output of 4.1 kilowatt peak power and are mounted at an elevation of 45 degrees. They are connected both to the property's electricity supply and to its meter allowing for the excess electricity to be fed into the grid under the Smart Export Guarantee. The inverter, which converts direct current electricity into alternating current electricity, is mounted within the roof space.

Gas	Mains gas is not available to the property.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** The property is supplied with private water from a Whitehouse Estate supply, that falls by gravity to the house. The supply is taken to an external box adjoining a gable wall of the house, which has timber lined sides, a flat felt roof and is insulated internally with polystyrene. Within this box are water treatment plant including a particle filter, a chemical correction vessel and a UV filter. The water system within the house is pressurised, with the pressure vessel within a corner cupboard in the living room - there is no cold water storage tank within the house. The water pipework inspected within the house was a mix of copper and plastic. There are two shower rooms, both re-fitted after the 2024 ECO4 scheme work: (1) ground floor shower room - large laminate sheeted and glazed cubicle with an electric shower with both a rain head and an adjustable height head, w.c and hand basin built into a black unit with white ceramic top, electric chrome towel radiator, wall mounted mechanical extract fan; (2) first floor shower room - similar large cubicle with mixer shower and an adjustable height head, w.c, hand basin with vanity unit, wall mounted mechanical extract fan (by w.c). There is a stainless steel sink within the kitchen island.

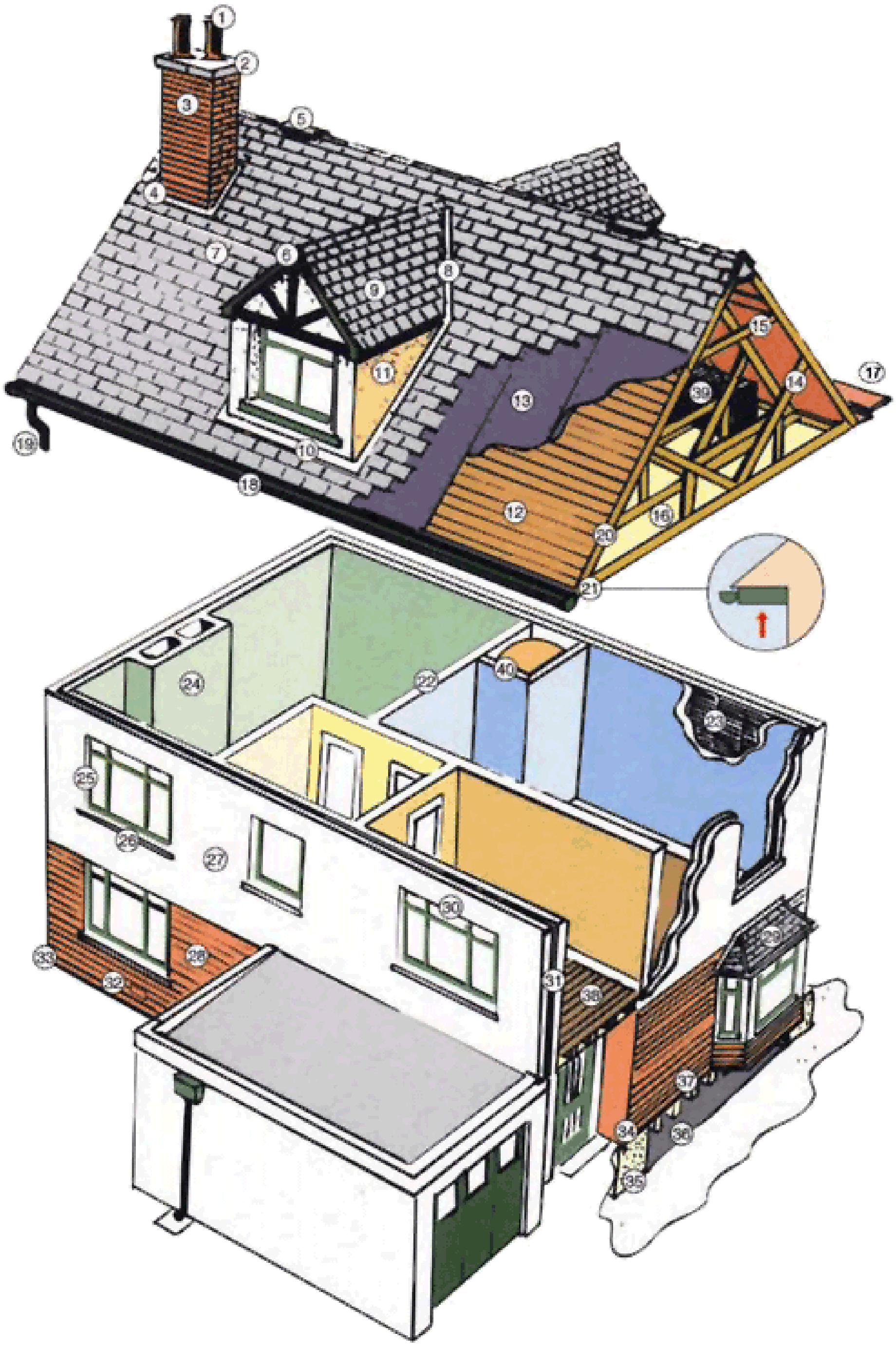
Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** The heating and hot water systems were installed as part of the 2024 ECO4 scheme work. The house is heated by an air to water heat pump system. The outdoor unit is positioned externally, adjoining the north-east gable wall of the house and is a Samsung AE120RXYDEG / MIM-E03CN unit. Within a corner cupboard of the living room is a Joule 200L Ind Slim Kodiak PP HG 3Z G6 unvented hot water cylinder, which has a capacity of around 185 litres of hot water. The heating system is a wet system, via modern panel radiators and is controlled by a 365 day programmable thermostat in the hall and by radbot 1 valves fitted to the radiators - these are self-learning thermostatic radiator valves that adjust room heating based on occupancy and are fitted with a comfort boost button which provides 30 minutes of maximum heat before returning to its normal programme setting.

Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is to a septic tank located outwith the property, on the opposite side of the A944 and is shared with two other residential properties. From the tank it is assumed that wastewater discharge taken to a stone soakaway and/or partial discharge to a drain or ditch. Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms to the ground and first floors; heat detector in the kitchen; portable carbon monoxide detector in the kitchen.

Any additional limits to inspection	The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property. 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.

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partition wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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.

2. Condition

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

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

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

Dampness, rot and infestation	
Repair category	1
Notes	Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered. From a limited inspection that was possible of the structural timberwork within the house, no sign of decay or active infestation was noted. Signs of historic wood-boring insect activity were found to be some of the visible roof timbers inspected though no sign of a recent attack was evident; a purchaser may wish to have the roof timberwork inspected by a reputable Timber and Damp Specialist Firm at a change in ownership to determine whether there is any live infestation and the condition of the timberwork.

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

Roofing including roof space	
Repair category	2
Notes	Minor roof defects noted included some missing and loose sections of cement ridge bedding and a missing slate on the north-west roof face. Some rainwater was being discharged from one end of the valley gutter along the

Roofing including roof space

Repair category	2
Notes	roof junction with the gable wall of Cherrybank onto the wall below and was not being fed into the downpipe; this discharge should be checked over by a roofing contractor. The condition of the valley gutter should be periodically inspected to assess its condition and repair and it will require to be regularly cleaned out. Parts of the roof surface could not be inspected, being either covered by the PV panels or out of ground level view due to the presence of the adjoining house. Natural slates have a lifespan which is dependent upon the type and quality of the slate. Over the long term slates may deteriorate, their nail fixings may corrode, and the timber sarking boards may deteriorate particularly where exposed to penetrating moisture or condensation. Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof slates, metal flashings/valleys, bay window external joinery and roof cement work.

Rainwater fittings

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

Main walls

Repair category	2
Notes	There is relatively old stonework pointing on three of the external walls. Minor defects were noted within this pointing, including some small sections of cracked, loose or missing pointing - some recent minor repairs have been carried out. The pointing of a section of the north-west wall, where there was formerly an external staircase, is in need of repair/repointing.

Windows, external doors and joinery

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

External decorations

Repair category	1
Notes	The decoration of external joinery appeared to be in good condition. The window

External decorations	
Repair category	1
Notes	frames and external door are low maintenance uPVC.

Conservatories/porches	
Repair category	-
Notes	None.

Communal areas	
Repair category	1
Notes	The short section of shared access drive off the A944 was in satisfactory condition.

Garages and permanent outbuildings	
Repair category	-
Notes	None.

Outside areas and boundaries	
Repair category	1
Notes	The boundary fences, hard landscaped areas and garden ground appear to have been well maintained and were found to be in a neat and tidy condition. A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps.

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

Ceilings

Repair category	1
Notes	Due to the age of the lathe and plaster ceilings, it is possible that there are cracked and loose areas of plaster behind the decoration. The stability of ceilings was not tested.

Internal walls

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

Floors including sub-floors

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

Internal joinery and kitchen fittings

Repair category	1
Notes	The fittings in the kitchen and utility room were found to be in good condition with minor wear and tear markings. No assessment has been made on the condition of the built-in electric appliances. The condition of skirtings, facings and internal doors were found to be in satisfactory condition.

Chimney breasts and fireplaces

Repair category	1
Notes	No significant defects were noted to the kitchen stove. No assessment has been made on the operation of the stove and whether its flue is adequately lined. It should be ensured that all flues, whether in use or not, are regularly checked and swept.

Internal decorations

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

Cellars	
Repair category	-
Notes	None.

Electricity	
Repair category	1
Notes	No significant defects were noted to the visible parts of the electrical installation that were inspected. It is recommended good practice that all electrical installations should be checked periodically by a qualified electrician, approximately every 10 years or when a property changes hands; this should be regarded as a routine safety and maintenance check. 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.

Gas	
Repair category	-
Notes	None.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	It is recommended that prior to purchase, documentation be obtained stating that the water supply has been analysed recently and is satisfactory in terms of purity and quantity; it is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of the supply is carried out or sought from the sellers. The water treatment plant will require regular maintenance and servicing - likely to involve regular replacing of the particle filter cartridge, the annual servicing of the UV filter and the replacing of the neutralising material in the ph/metal correction vessel as necessary. The sanitary fittings in the two shower rooms were in good condition. Concealed areas around shower trays cannot be inspected; water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.

Heating and hot water	
Repair category	1
Notes	No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected. The central heating and hot water systems should be serviced annually by a qualified heat pump system engineer to ensure their safe and efficient operation. No assessment has been made on the operation, efficiency and adequacy of the central heating system.

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

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	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	-
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.

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

4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer
The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor. It is specifically assumed that the property and its value are unaffected by any matters which would, or should be revealed to a competent completing solicitor or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal. In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis. In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in respect of those parts of the system that lie outwith the property, there are adequate servitude rights in favour of the property; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis. It should be confirmed that the property has adequate servitude rights of access over the driveways to the property off both the A944 and the B992 and what liability the property has towards their upkeep, maintenance and repair.

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. £580,000 (Five Hundred and Eighty 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: £285,000 (Two Hundred and Eighty Five Thousand Pounds) Our valuation has fully taken into account the prevailing market conditions.

Signed	Security Print Code [537579 = 6415] Electronically signed

Report author	David Silcocks

Company name	Allied Surveyors Scotland Ltd

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

Date of report	3rd August 2026

Mortgage Valuation Report

Property Address

Address	Briar Cottage, Whitehouse, Alford, AB33 8DJ
Seller's Name	Mr R Wilding
Date of Inspection	29th July 2026

Property Details

Property Type

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

Property Style

- [ ] Detached
- [X] 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 [X] 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: 1900

Tenure

[X] Absolute Ownership [ ] Leasehold Ground rent £ [ ] Unexpired years [ ]

Accommodation

Number of Rooms

3	Living room(s)	4	Bedroom(s)	1	Kitchen(s)
2	Bathroom(s)	0	WC(s)	0	Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings): 161 m^2 (Internal) 226 m^2 (External)

Residential Element (greater than 40%) [X] Yes [ ] No

Garage / Parking / Outbuildings

[ ] Single garage [ ] Double garage [X] Parking space [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

There are no permanent outbuildings.

Mortgage Valuation Report

Construction

Walls

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

Roof

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

Special Risks

Has the property suffered structural movement?	[X] Yes	[ ] No
If Yes, is this recent or progressive?	[ ] Yes	[X] No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	[ ] Yes	[X] 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	[X] Private	[ ] None
Electricity	[X] Mains	[ ] Private	[ ] None
Central Heating	[X] Yes	[ ] Partial	[ ] None
Water	[ ] Mains	[X] Private	[ ] None
Gas	[ ] Mains	[ ] Private	[X] None

Brief description of Central Heating:

Central heating from an air to water heat pump system, installed in 2024 under an ECO4 scheme, via panel radiators that are controlled by a 365 day thermostatically controlled programmer and by radbot radiator valves with a boost function.

Site

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

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

Location

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

Planning Issues

Has the property been extended / converted / altered? [ ] Yes [X] No

If Yes provide details in General Remarks.

Roads

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

General Remarks

The property lies within the small rural settlement of Whitehouse. It is adjoined on its west side by the adjoining residential property, named Cherrybank, which is a 2 storey plus attic house, with which it forms an L shaped building, and on its east side by the B992. Access to the property is either from the A944, along a short section of shared driveway, or from the B992 along a shared track.

The property is located 2.5 miles from Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. It is understood that the property lies within the catchment for Tough Primary School, 1.25 miles away. Major local centres of population and employment include: Inverurie (population 14,500) - 14 miles; Westhill (population 12,500) - 16 miles; Aberdeen City Centre - 23 miles.

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

A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps.

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

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in respect of those parts of the system that lie outwith the property, there are adequate servitude rights in favour of the property; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

It should be confirmed that the property has adequate servitude rights of access over the driveways to the property off both the A944 and the B992 and what liability the property has towards their upkeep, maintenance and repair.

Significant factors which are likely to be relevant to the market value of the property include: 1) LOCATION: within commuting distance of Inverurie, Westhill and Aberdeen. 2) SETTING: semi-rural setting within small settlement; positioned near junction of A944 with B992 3) HOUSE TYPE, DESIGN AND SIZE: semi-detached and the smaller of the two adjoining houses; attractive traditional house; has 8 habitable rooms, 2 bathrooms and an internal floor area of approximately 161 square metres. 4) CONDITION AND REPAIR: (a) External - in satisfactory repair - minor wall pointing and roof defects were noted, windows are all uPVC double glazed (ground floor installed 2004, first floor 2024); (b) Internal - in good condition, no significant defects noted. 5) STANDARD AND CONDITION OF FITTINGS: largely re-fitted internally by the present owners since 2024, following an ECO4 energy efficiency scheme which has insulated and relined the external and party walls and the rooms in the roof walls (vertical and sloping sections), installed PV roof panels and an air to water heat pump central heating and hot water system; new fittings include kitchen and 2 shower rooms. 6) BUILDINGS: there is no garage or permanent outbuildings. 7) CURRENT MARKET CONDITIONS: 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 has brought further uncertainty to the property market caused by the war in the Middle East, which has brought a period of rising prices, cost of living and interest rates.

Essential Repairs

No essential repairs are required to the property.

Estimated cost of essential repairs £ [ ] Retention recommended? [ ] Yes [X] 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	£ 285,000
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)	£ 580,000
Is a reinspection necessary?	[ ] Yes [X] No

Buy To Let Cases

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

Mortgage Valuation Report

Declaration

Signed	Security Print Code [537579 = 6415] 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	3rd August 2026

Energy Performance Certificate (EPC)

Dwellings

Scotland

BRIAR COTTAGE, WHITEHOUSE, ALFORD, AB33 8DJ

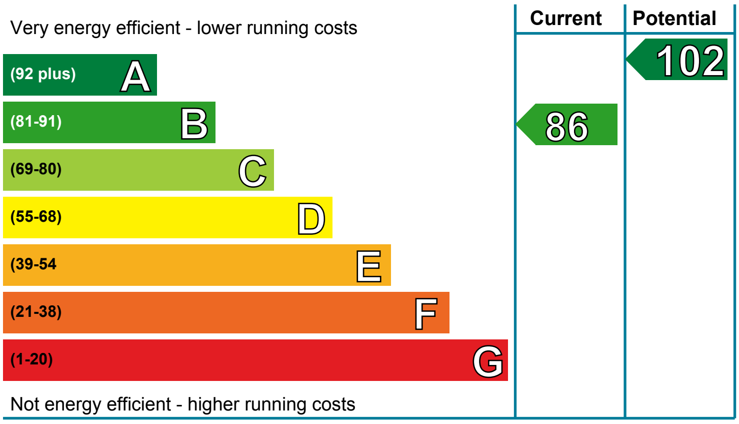
Dwelling type:	Semi-detached house	**Reference number:**	2411-1025-9203-8786-6204
Date of assessment:	29 July 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	02 August 2026	**Approved Organisation:**	Elmhurst
Total floor area:	161 m^2	**Main heating and fuel:**	Air source heat pump, radiators, electric
Primary Energy Indicator:	62 $kWh/m^2/year$		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£6,903**	See your recommendations report for more information
Over 3 years you could save*	**£837**	

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

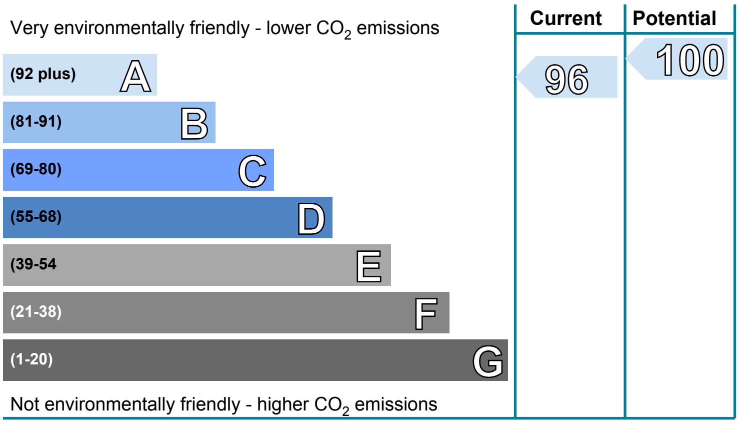


Energy Efficiency Rating

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

Your current rating is **band B (86)**. 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_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band A (96)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£5,000 - £10,000	£498.00
2 Heating controls (zone control)	£220 - £250	£324.00
3 Wind turbine	£5,000 - £20,000	£2265.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whin, with internal insulation	★★★★★	★★★★★
Roof	Roof room(s), insulated	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Air source heat pump, radiators, electric	★★★★☆	★★★★★
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_2 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 5 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 0.9 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£5,178 over 3 years	£4,338 over 3 years	You could save £837 over 3 years
Hot water	£1,473 over 3 years	£1,476 over 3 years	
Lighting	£252 over 3 years	£252 over 3 years	
Totals	**£6,903**	**£6,066**	

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

Recommendations for improvement

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

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Floor insulation (suspended floor)	£5,000 - £10,000	£166	B 88	A 96
2	Time and temperature zone control	£220 - £250	£108	B 89	A 97
3	Wind turbine	£5,000 - £20,000	£755	A 102	A 100

Choosing the right improvement package

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

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

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

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

2 Heating controls (time and temperature zone control)
The heating system controls should be improved so that both the temperature and time of heating can be set differently in separate areas of your house; this will reduce the amount of energy used and lower fuel bills. For example, it is possible to have cooler temperatures in the bedrooms than in the living room provided internal doors are kept closed, and to have a longer heating period for the living room. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

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

Low and zero carbon energy sources

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

LZC energy sources present:

- Air source heat pump
- Solar photovoltaics

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	17,495.42	N/A	N/A	N/A
Water heating (kWh per year)	2,809.99			

Addendum

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

About this document

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

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

Assessor's name:	Mr. David Silcocks
Assessor membership number:	EES/008466
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	Marywell House 29-31 Marywell Street Aberdeen AB11 6JE
Phone number:	01224 571163
Email address:	aberdeen@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

Property Questionnaire

PROPERTY ADDRESS:	BRIAR COTTAGE WHITEHOUSE ALFORD AB33 8DJ

SELLER(S):	MR & MRS WILDING

COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	27 JULY 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? 2 YRS 5 MTH

2. Council Tax

Which Council Tax band is your property in?

A B C D E F G H

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

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

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

	<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. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u>, please answer the three questions below:	Yes/No
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes/No
	(ii) Did this work involve any changes to the window or door openings?	Yes/No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): UPSTAIRS WINDOWS REPLACED APRIL 2024	

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

a.	**Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).** **<u>If you have answered yes/partial</u> – what kind of central heating is there?** HEAT SOURCE PUMP **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)** **<u>If you have answered yes, please answer the 3 questions below:</u>**	**Yes/ No/ Partial**
b.	**When was your central heating system or partial central heating system installed?** 08 AUGUST 2024	
c.	**Do you have a maintenance contract for the central heating system?** **<u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:**	**Yes/No**
d.	**When was your maintenance agreement last renewed? (Please provide the month and year).**	

8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes/No**
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to your property while you have owned it?** **If you have answered yes, is the damage the subject of any outstanding insurance claim?**	**Yes/No** **Yes/No**
b.	**Are you aware of the existence of asbestos in your property?** **If you have answered yes, please give details:**	**Yes/No**
10.	**Services**	

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

Services	Connected	Supplier
Gas / liquid petroleum gas	NIL	
Water mains / private water supply	PRIVATE	
Electricity	MAINS + SOLAR	OCTOPUS
Mains drainage	PRIVATE SEPTIC TANK	

Telephone	NIL	
Cable TV / satellite	NIL	
Broadband	3	

b.	**Is there a septic tank system at your property?** **<u>If you have answered yes</u>, please answer the two questions below:**	**Yes/No**
c.	**Do you have appropriate consents for the discharge from your septic tank?**	**Yes/ No/ Don't Know**
d.	**Do you have a maintenance contract for your septic tank?** **<u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:**	**Yes/No**
11.	**Responsibilities for Shared or Common Areas**	

a.	**Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?** **<u>If you have answered yes</u>, please give details:** FRONT DRIVE SHARED RESPONSIBILITY WITH THE WHITEHOUSE ESTATE	**Yes/No/ Don't Know**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:**	**Yes/No/ Not applicabl e**
c.	**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**	**Yes/No**
d.	**Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?** **<u>If you have answered yes</u>, please give details:**	**Yes/No**
e.	**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** **<u>If you have answered yes</u>, please give details:** PEDESTRIAN ACCESS TO FRONT DRIVE FOR BIN PLACEMENT	**Yes/No**

f.	**As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)** **<u>If you have answered yes</u>, please give details:**	**Yes/No**
12.	**Charges associated with your property**	
a.	**Is there a factor or property manager for your property?** **<u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:**	**Yes/No**
b.	**Is there a common buildings insurance policy?**	**Yes/No/ Don't know**
	<u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?	**Yes/No/ Don't know**
c.	**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.** NONE	

13.	Specialist Works	
a.	**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?** **<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**	**Yes/No** DON'T KNOW
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?** **<u>If you have answered yes</u>, please give details**	**Yes/No**

c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	Yes/No

14. Guarantees

a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work	No	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	No	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	No	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	No	Yes	Don't know	With title deeds	Lost
(v)	Damp course	No	Yes	Don't know	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost

b.	<u>If you have answered 'yes' or 'with title deeds',</u> please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes</u>, please give details:	Yes/No
15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes</u>, please give details:	Yes/No/ Don't Know
16.	**Notices that affect your property**	
	In the past 3 years have you ever received a notice:	

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

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

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

Signature(s) :

....

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Date: 27 JULY 2026