

Single Survey

survey report on:

Property address	Reisk, Crimond, Fraserburgh, AB43 8QJ
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Customer	Mr D Gibbins
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Customer address	Reisk Croft, Crimond, Fraserburgh, AB43 8QJ
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Prepared by	ALLIED SURVEYORS SCOTLAND PLC
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Date of inspection	14th October 2022
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The property comprises a 1.5 storey traditional cottage with single storey rear extensions including a bungalow extension, an outbuilding converted into an accommodation Annex, within grounds of approximately 0.5 acres.
Accommodation	Ground floor: kitchen / dining room / living room on open plan, bedroom, utility area / lobby with bathroom off, dining room / sun room; bungalow extension - sitting room, 3 bedrooms each with an ensuite shower room. First floor: 2 bedrooms.
Gross internal floor area (m²)	The gross internal floor area of the house extends to approximately 288 square metres, including only floor area with a ceiling height of greater than 1.0 metre. This is split between the ground floor of 236 square metres, of which the bungalow extension is 140 square metres and the first floor of 32 square metres.
Neighbourhood and location	<p>The property lies at the south-east edge of the village of Crimond (population 900), which has a primary school, local shop and a medical practice that forms part of a newly built community hub complex. Access to the property is off the A90 Peterhead - Fraserburgh road, along firstly 200 metres of shared private surfaced road and secondly a gravelled drive of 30 metres. The property is adjoined on its northwest side by a plot which has planning permission for the erection of two houses, on part of its west side by the grounds of a residential property, on its south side by a grass field and on its north-east side by an area of land which has planning permission for residential use.</p> <p>The property is located 9 miles from both Fraserburgh (population 13,000) and Peterhead (population 19,000), which are coastal towns with secondary schools, a wide range of shops and community facilities and are significant local employment centres. There is an alternative secondary school at Mintlaw (population 3,000), 7.5 miles away. Aberdeen is 40 miles to the south.</p>

Age	<p>The original part of the building is likely to be at least 100 years old. Rear extensions were added: (i) kitchen wing - around 50 years ago; (ii) bungalow extension and utility area - around 25 years ago; (iii) dining room / sun room - erected as a conservatory around 20 years ago, but re-roofed 2- 3 years ago.</p>
Weather	<p>The weather was dry and mostly sunny during the inspection. The report should be read in context of these weather conditions.</p>
Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There are two chimney stacks, one above each gable wall of the original part of the house. They are built with stone and are rendered externally, have cement flashing around their bases and clay pots bed in cement haunching. The unused pots appear to be sealed and the used pot (from the living room stove) is fitted with a metal cowl.</p>
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof of the original part of the house and the rear wing (kitchen) are pitched and slated.</p> <p>They have clay ridge sections, zinc lined valley gutters and to the front roof stone skew stones with cement flashing at each gable. Within the front face are two bay windows and a central velux roof window; the bays have slated sides and roofs, clay ridge sections, concrete lined hip ridges, zinc side slips and valley gutters, and lead front flashings.</p> <p>A limited head and shoulders inspection was made of the roof space of the original part of the house from a small hatch in the landing ceiling. The roof is formed with timber trusses, overlaid with timber sarking boards. There was 100mm of mineral wool insulation between the joists of the flat part of the ceiling.</p> <p>A partial inspection of the rear wing extension roof space was made from a doorway formed within the rear wall of one of the first floor bedrooms. The central part of this roof space is floored and there is a metal framed single glazed skylight. The roof is of similar construction to the main roof, though slate underfelt was noted through the gaps in the sarking boards. To much of the roof space there was 50mm of polystyrene insulation or wool placed between the rafters, though contractors appear to have taken down some of this insulation during recent works.</p>

Roofing including roof space	<p>The roof of the utility area / lobby, connecting the two rear wings is largely flat and has been recently re-covered with metal cladding (it was formerly felt). It has a polycarbonate dome window within it and its rear side has a small slated mansard edge.</p> <p>The roof of the bungalow extension is pitched and clad with concrete interlocking tiles. It has a concrete lined ridge with cement bedding, uPVC lined fascias, soffits which incorporate vent strips along each side and cement filled verges. There is a bay window from the sitting room which has a slated roof, with clay ridge sections and an octagonal sided end. A head and shoulders inspection of the extension roof space was made from a hatch in one of the bedroom ceilings - the roof has plywood sarking boards and there is approximately 300mm of mineral wool insulation laid between and over the joists. The sitting room ceiling extends into the roof space - there is mineral wool insulation covering the sides and top of this ceiling within the roof space.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The front guttering and downpipes to the original part of the house are cast iron; its gutters are half round and downpipes are round.</p> <p>The remaining fittings are plastic. Those to the bungalow extension are black flat bottomed gutters and square downpipes. Those to the remaining extensions are brown half round gutters and round downpipes.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls of the original part of the house are built with solid stone and are harled externally. They are approximately 600mm thick, including the internal wall lining.</p> <p>The walls of the rear wing (kitchen) appear to be part stone and part concrete block. The external side has been clad with uPVC linings.</p> <p>The walls of the rear bungalow extension are built with solid concrete blocks that are roughcast externally. They are approximately 300mm thick, including the internal wall lining.</p> <p>The external wall of the utility room / lobby is faced externally with decorative precast grey blocks.</p> <p>The walls of the dining room / sun room extension are built up to window cill level at 450mm above internal floor level and are faced externally with decorative grey precast blocks. They are approximately 330mm thick.</p>

<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are a mix of: (i) uPVC double glazed casement windows - to the dining room / sun room, kitchen, lobby / utility area and sitting room bay; (ii) timber framed double glazed casement windows to the ground floor of the original part of the house and the remaining bungalow extension windows; (iii) timber framed single glazed sash and casement windows to the first floor bay windows.</p> <p>The external doors include: (i) front door - uPVC framed double glazed door; (ii) rear, into lobby / utility area - uPVC door with oval double glazed leaded and stained upper pane; (iii) sitting room bay doors - a pair of uPVC framed double glazed patio doors, with matching glazed panels on both sides; (iv) bungalow extension passage door - uPVC double glazed door, with an external disabled ramp; (v) from dining room / sun room - uPVC framed door with two double glazed panes; (vi) from dining room / sun room - timber framed double glazed door; (vii) from bedroom 2 of bungalow extension - timber framed double glazed sliding patio door, with fixed matching side panel. Doors (i)-(iv) have been installed within the past 2-3 years.</p> <p>The upper part of the gable of the sun room / dining room extension is uPVC lined.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>The external joinery is painted.</p> <p>The uPVC is light oak colour externally.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>There are no conservatories or porches. The former conservatory has been converted into a dining room / sun room.</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>The section of private road from the A90 to the property is shared with other residential properties.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>The permanent outbuildings include:</p> <p>(1) A detached building that was formerly used an office but which has been recently converted into an accommodation Annex with a living room / kitchen, 2 bedrooms and shower room. It is built with a concrete floor, timber clad walls most of which have been overlaid externally with plastic linings, a pitched slated roof, double glazed windows (with a mix of timber and plastic frames), three external doors (two uPVC and one timber). Internally the external walls are pine lined, with, the owner advised, insulation behind and internal plasterboard partitions have been added to create 2 bedrooms. It is fitted with a range of kitchen units, electric panel</p>

<p>Garages and permanent outbuildings</p>	<p>heating, a shower room with a laminate lined cubicle and electric shower, w.c and hand basin, a foam insulated hot water cylinder in a corner cupboard of the shower room and an electrical installation. The building has an internal floor area of around 73 square metres.</p> <p>(2) Summer house / boiler shed - a timber shed divided into a store and boiler room room, with timber clad walls and a pitched roof covered with felt. It has a floor area of 18 square metres.</p> <p>(3) Timber kennel shed - timber clad walls, a mono-pitched metal clad roof and a floor area of 15 square metres.</p> <p>(4) Car port for 2 cars - adjoining the east gable wall of the original part of the house, built with a timber frame and Perspex roof cladding.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The grounds are partially enclosed with sections of solid timber fencing. The owner advised that a post and wire fence will be erected along the south-west boundary of the property prior to sale (adjoining a grass area).</p> <p>Significant features of the grounds include: at the rear and one side of the house an extensive gravelled yard and parking areas; a concrete paved area leading up to the lobby / utility area door; at the front of the house an adjoining gravel area and a lawn beyond with a mature row of conifer and deciduous trees along its external boundaries; at the south-west side of the house, gravelled paths and an extensive lawn.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The majority of the ceilings in the original part of the house are lined with lathe and plaster.</p> <p>Those in the extensions are mostly lined with plasterboard, except for the sitting room ceiling which is lined with oak coloured panelling and is part vaulted.</p> <p>The bathroom ceilings are lined with PVC linings.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The majority of the internal walls in the original part of the house are lined with lathe and plaster.</p> <p>Those in the extensions are mostly lined with plasterboard, except for the dining room / sun room whose walls are lined with timber linings.</p>

<p>Floors including sub floors</p>	<p>The floors are a mix of suspended timber and concrete.</p> <p>A sub-floor vent was noted through the front wall of the original part of the house and through each of the external walls of the bungalow extension.</p> <p>No subfloor inspection was made, as no access hatches were found.</p> <p>Fixed floor coverings included: engineered oak flooring in the sitting room; laminate flooring to a bungalow extension bedroom; tiled floors in the hall, lobby / utility area, kitchen / dining room / living room and dining room / sun room; lino tiling in the four bathrooms.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen is fitted with a range of floor and wall units, which were installed in 2022 and include wooden unit doors, drawer fronts and facings, except for gloss black corner unit doors and wood effect laminate worktops, with brick splash tiling above. Built-in appliances include a dishwasher and extractor hood above the cooker.</p> <p>The majority of the internal doors have been recently renewed with grained grey laminate doors. Between the kitchen and dining room / sun room are a pair of timber panel doors with toughened glass upper panes.</p> <p>The stairway has solid plaster sides, a timber handrail and a timber balustrade along the landing.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are two multi-fuel stoves: (i) in the living room - polished stone tiled hearth and surround and painted timber mantelpiece; (ii) in the sitting room - stove inset into metal casing, polished stone hearth and backing, steel flue taken through the external wall and externally up to roof height.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>The majority of plaster linings are decorated with a mix of paint and paper. There are areas of laminate wall sheeting in each of the bathrooms.</p>
<p>Cellars</p>	<p>There are no cellars.</p>

Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>The property is supplied with mains electricity.</p> <p>An underground mains cable is taken to an outside box mounted on the east side of the house, from which a cable is taken internally to the rear wing roof space, where a meter and consumer unit are located; the consumer unit includes a main switch, a residual current device (a switch that trips a circuit under dangerous conditions and disconnect the electricity) and circuit breakers (which switch off a circuit if they detect a fault).</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p> <p>There are 16 PV panels mounted on the south-west roof face of the bungalow extension, which have a maximum electricity output of 4.0kW. These were installed in 2014. The inverter (which converts DC electricity to AC) is located with the bungalow extension roof space. It is understood that the electricity generated by the panels can supply the property, with the surplus exported to the National Grid, for which feed-in tariff payments are made by an electricity supplier.</p>
Gas	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Mains gas is not connected to the property.</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is supplied with mains water.</p> <p>The owner advised that the connection onto the main is at the edge of the common access road, that a plastic pipe runs from the connection to the house and that the supply enters the house in the kitchen, where the main stopcock is located.</p> <p>The water system within the house is pressurised with the pressure vessel located within the rear wing roof space; there is no cold water storage tank. The water pipework inspected within the house was copper and the majority of that within the roof space was lagged.</p> <p>There are four bathrooms, all re-fitted within the past 3 years: (i) bathroom, off utility area - jet bath with shower attachment fitted to taps, large quadrant shower cubicle with 2 laminate sheeted sides, oval glazed side with sliding doors and mixer shower, hand basin built into white unit, w.c, chrome towel radiator, ceiling mounted</p>

<p>Water, plumbing, bathroom fittings</p>	<p>mechanical extract fan, laminated sheeted walls; (ii) bedroom 3 ensuite shower room - rectangular cubicle with 3 laminate sheeted sides, 1 glazed side with sliding door and electric shower, hand basin mounted on white unit, w.c, chrome towel radiator, ceiling mounted mechanical extract fan, laminated sheeted walls; (iii) bedroom 2 ensuite shower room - large cubicle with 2 laminate sheeted sides and 2 glazed sides and door, mixer shower and drying area, hand basin built into white unit, w.c, chrome towel radiator, ceiling mounted mechanical extract fan, laminated sheeted walls to dado height; (iv) bedroom 1 ensuite shower room - large quadrant cubicle with 2 laminate sheeted sides, oval glazed side with sliding doors and mixer shower, hand basin mounted on white unit, w.c, chrome towel radiator, ceiling mounted mechanical extract fan, laminated sheeted walls to dado height.</p> <p>There is a 1.5 bowl dark grey composite sink in the kitchen.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The house is heated by an oil central heating system from a Grant Vortex Eco Utility 26-35 boiler, floor mounted in the timber summer house / store and fitted with a balanced flue through the external wall. There is a plastic oil tank beside the shed, mounted on concrete block piers with a block bund.</p> <p>The heating system is a wet system, via modern panel radiators. The system is controlled by a programmer, mounted on a wall of a cupboard off the lobby / utility area, from which 2 separate heating zones can be controlled - the bungalow extension and the remainder of the house. There are room thermostats in the sitting room, in one of the first floor bedrooms and an old one in the hall. The radiators are fitted with thermostatically controlled valves.</p> <p>There is a 250 litre horizontal unvented indirect hot water cylinder in the rear wing roof space. The water is primarily heated by the central heating boiler, controlled by a separate programmer in a cupboard off the lobby / utility area and can be supplemented by an electric immersion heater.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a plastic septic tank located within the grounds, with wastewater discharge taken to a partial discharge to a ditch outwith the property. The system has been completely renewed within the past 3 years and incorporates two connected plastic chambers and an aerator.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>

Single Survey

Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Smoke alarms have been fitted throughout the ground floor and a heat detector has been fitted in the kitchen.
Any additional limits to inspection	For flats / maisonettes Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance. 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





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

 Dampness, rot and infestation	
Repair category	1
Notes	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.</p> <p>Signs of historic wood-worm activity were seen in some of the trusses inspected within the roof space of the original part of the house, though no active infestation was found. It would be prudent to have this timberwork inspected by a timber specialist at a change in ownership and, were any active infestation found, that it be treated.</p>

 Chimney stacks	
Repair category	1
Notes	No significant defects were noted to the two chimney stacks.

 Roofing including roof space	
Repair category	1
Notes	<p>The roof has been repaired and upgraded during the past 3 years, including the repair / renewal of parts of the cement ridge bedding, the recovering of the flat roof above the lobby / utility area with metal cladding and the upgrading of the pitched glazed conservatory roof with a metal clad roof.</p> <p>One missing front slate was noted.</p>



Roofing including roof space

Repair category	1
Notes	Parts of the rear roof were not visible from a ground level inspection. Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof slates and tiles, cement skew pointing, flashings and ridge bedding.



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	1
Notes	No significant defects were noted to the main walls.




Windows, external doors and joinery


Repair category	1
Notes	No significant defects were noted to the windows and external doors. A selection of the double glazed window opening casements were opened and found to operate effectively. The first floor bay windows are single glazed. The timber framed double glazed windows are relatively old and should be monitored for external joinery deterioration and internal condensation.





External decorations


Repair category	1
Notes	The decoration of the external joinery and harling paintwork to the original part was found to be in good condition.


 Conservatories/porches	
Repair category	-
Notes	None.

 Communal areas	
Repair category	1
Notes	Some sections of the common access road were a little rough and potholed; this road will require regular maintenance to preserve its integrity.

 Garages and permanent outbuildings	
Repair category	2
Notes	<p>The main outbuilding, converted into an accommodation Annex has been recently upgraded. No significant external defects were noted to it. The inspection made of the interior of this building was limited to a brief walk-through only.</p> <p>The edges of the felt roof covering of the boiler shed / store appeared to be deteriorating.</p>

 Outside areas and boundaries	
Repair category	1
Notes	<p>The driveway, gravelled areas and garden ground were found to be in a neat and tidy condition.</p> <p>Some future management may be required to the strip of tall coniferous trees along a part of the north-east boundary.</p>

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

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



Floors including sub-floors

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



Internal joinery and kitchen fittings

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



Chimney breasts and fireplaces

Repair category	1
Notes	No significant defects were noted to the two stoves. No assessment has been made on the operation of the stoves and the condition of their flues.



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	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>The consumer unit and some of the electrical fittings have been upgraded within the past 3 years or so. However, elements of the electrical installation may be relatively old and it is recommended that a new owner have the installation checked over by a registered electrical engineer at a change in ownership and that any recommendations made with regard to upgrading or the safety of the installation are carried out.</p> <p>No smoke alarm was noted on the first floor landing. The new Fire and Smoke</p>



Electricity

Repair category	1
Notes	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	No significant defects were noted to the visible parts of the plumbing system that were inspected. The sanitary fittings in the four bathrooms were found to be in good condition.



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 boiler and system should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.



Drainage

Repair category	1
Notes	No problems with the drainage were visible during our 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	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	2
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
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

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

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

The bungalow extension and utility area were added around 25 years ago and the dining room / sun room was erected as a conservatory around 20 years ago; it should be confirmed that the necessary planning and building warrant approvals were obtained and that completion certificates were issued in respect of all works requiring building warrant approval.

It should be confirmed that the property has adequate rights of access over the shared private road from the A90 to the property and what liability the property has towards its upkeep, maintenance and repair.

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 that part of the waste water discharge drain lying outwith the property, there are adequate servitude rights in favour of the property.

Estimated reinstatement cost for insurance purposes

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

£920,000 (Nine Hundred and Twenty Thousand Pounds)

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

Valuation and market comments

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

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

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

Signed

Security Print Code [417551 = 7470]
Electronically signed

Report author

David Silcocks

Single Survey

Company name	ALLIED SURVEYORS SCOTLAND PLC
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	4th November 2022

Mortgage Valuation Report



Property Address

Address Reisk, Crimond, Fraserburgh, AB43 8QJ
Seller's Name Mr D Gibbins
Date of Inspection 14th October 2022

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

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

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

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

The permanent outbuildings include:

(1) A detached building that was formerly used as an office but which has been recently converted into an accommodation Annex with a living room / kitchen, 2 bedrooms and shower room. It is built with a concrete floor, timber clad walls most of which have been overlaid externally with plastic linings, a pitched slated roof, double glazed windows (with a mix of timber and plastic frames), three external doors (two uPVC and one timber). Internally the external walls are pine lined, with, the owner advised, insulation behind, with plasterboard partitions added to create 2 bedrooms. It is fitted with a range of kitchen units, electric panel heating, a shower room with a laminate lined cubicle and electric shower, w.c and hand basin, a foam insulated hot water cylinder in a corner cupboard of the shower room and an electrical installation. The building has an internal floor area of around 73 square metres.

(2) Summer house / boiler shed - a timber shed divided into a store and boiler room room, with timber clad walls

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

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

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

Service Connection

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

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

Brief description of Central Heating:

Oil central heating via a wet radiator system, controlled by a programmer from which 2 heating zones can be separately controlled - the bungalow extension and the remainder of the house. There are room thermostats in the sitting room, in one of the first floor bedrooms and an old one in the hall. The radiators are fitted with thermostatically controlled valves.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The property comprises a 1.5 storey traditional cottage with single storey rear extensions including a bungalow extension, an outbuilding converted into an accommodation Annex, within grounds of approximately 0.5 acres.

The original part of the building is likely to be at least 100 years old. Rear extensions have been added as follows: (i) kitchen wing - around 50 years ago - concrete block walls, pitched slated roof; (ii) bungalow extension and utility area - around 25 years ago - concrete block walls, pitched tiled and flat metal clad roofs respectively; (iii) dining room / sun room - erected as a conservatory around 20 years ago, but re-roofed 2-3 years ago with box profile metal sheeting. Other accommodation within the house includes a lobby / utility area.

The property lies at the south-east edge of the village of Crimond (population 900), which has a primary school, local shop and a medical practice that forms part of a newly built community hub complex. Access to the property is off the A90 Peterhead - Fraserburgh road, along firstly 200 metres of shared private surfaced road and secondly a gravelled drive of 30 metres. The property is adjoined on its northwest side by a plot which has planning permission for the erection of two houses, on part of its west side by the grounds of a residential property, on its south side by a grass field and on its north-east side by an area of land which has planning permission for residential use.

The property is located 9 miles from both Fraserburgh (population 13,000) and Peterhead (population 19,000), which are coastal towns with secondary schools, a wide range of shops and community facilities and are significant local employment centres. There is an alternative secondary school at Mintlaw (population 3,000), 7.5 miles away. Aberdeen is 40 miles to the south.

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

The bungalow extension and utility area were added around 25 years ago and the dining room / sun room was erected as a conservatory around 20 years ago; it should be confirmed that the necessary planning and building warrant approvals were obtained and that completion certificates were issued in respect of all works requiring building warrant approval.

It should be confirmed that the property has adequate rights of access over the shared private road from the A90 to the property and what liability the property has towards its upkeep, maintenance and repair.

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 that part of the waste water discharge drain lying outwith the property, there are adequate servitude rights in favour of the property.

Relevant valuation factors include: semi-rural setting at the edge of the village of Crimond; residential development is approved on (i) an adjoining small site to the north-west of the property for 2 new houses and (ii) on adjoining land to the north-east of the property, on which a 40 house development was approved in 2017; a planning application for a residential development for 9 houses is currently under consideration on an adjoining site to the south-east of the property; the house is a substantial property with a floor area of 288 square metres and 9 habitable rooms; the house has been upgraded externally and internally within the past 2-3 years, is in generally good repair and condition and has been fitted to a modern standard; a detached outbuilding which has been converted from an office into a 2 bedroom Annex.

The residential property market within the North-east of Scotland suffered a fall in values during 2016 and 2017 as a result in the decline in the Region's oil related economy. From 2018 - 2020, the level of market activity remained fairly static, there was no significant upturn in values, marketing periods could be lengthy and a realistic asking price was required. The Covid-19 pandemic added uncertainty to the property market for the remainder of 2020 and throughout 2021/22. In the aftermath of the initial lock-down period from July 2020 onwards, local rural market activity increased, with this leading to shorter marketing periods and an increase in values. However, it remains to be seen whether the residential property market as a whole will experience more difficult conditions during the remainder of 2022 and during 2023 caused by rising interest rates, inflation and the cost of living.

As the property is located 40 miles from Aberdeen, which is outwith commuting range for many, there is a drop-off in values to reflect this; however, in the present climate, home working and rural quality of life are becoming more important factors for many prospective purchasers.

Mortgage Valuation Report

Essential Repairs

No essential repairs are required to the property.

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

Comment on Mortgageability

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

Valuations

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

Buy To Let Cases

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

Mortgage Valuation Report

Declaration

Signed	Security Print Code [417551 = 7470] Electronically signed by:-
Surveyor's name	David Silcocks
Professional qualifications	BSc MRICS
Company name	ALLIED SURVEYORS SCOTLAND PLC
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Telephone	01224 571163
Fax	01224 589042
Report date	4th November 2022