

Single Survey

survey report on:

Property address	White Cottage, Dess, Aboyne, AB34 5BP
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Customer	Mr J Inches
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Customer address	White Cottage, Craigwell, Aboyne, AB34 5BP
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Prepared by	ALLIED SURVEYORS SCOTLAND PLC
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Date of inspection	20th March 2023
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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: (i) White Cottage - a former traditional single storey plus attic cottage, with various extensions off it that are part 2 storey and part single storey, which has been operated as a restaurant / takeaway and a shop selling food stuffs and gift items, with owners accommodation occupying a part of the rear ground floor and the whole of the first floor; (ii) approximately 5.5 acres of land, divided between the Cottage grounds of 0.8 acres, grassland of 3.7 acres, woodland of 0.9 acres and the site of a former Mission Hall building of 0.1 acres.
Accommodation	Ground floor: front porch, retail area with 2 w.c's off, sun room, dining room / living room, kitchen / dining room, still room, kitchen area front with w.c off, kitchen area rear, storage room. First floor: front part - 2 bedrooms, bathroom, rear part - principal bedroom with ensuite shower room, bedroom.
Gross internal floor area (m²)	The gross internal floor area of the property extends to approximately 264 square metres, split between the ground floor of 185 square metres and the first floor of 79 square metres.
Neighbourhood and location	The property lies in a rural setting and is adjoined as follows: on its south side by the A93 Aberdeen – Banchory – Aboyne road; on its west side by agricultural land; on its north side by agricultural land on which there are a collection of buildings; on its west side by a shared private track which serves the property and runs to West Roseburn beyond which is agricultural land. An Aberdeenshire Council roads depot is 100 metres to the east of the property. The property is located 2.5 miles from Aboyne (population 3,000), which has primary and secondary schools and a range of local shops and community facilities and 10 miles from Banchory (population 7,500). Aberdeen City centre is 27 miles to the east.

<p>Age</p>	<p>The original part of the property is understood to be at least 120 years old and to have formerly been two semi-detached cottages. Around 34 years ago (1989), the first floor of the original part was renovated and extensions were added including (i) to the rear a two storey wing and two single storey extensions and (ii) off from the west gable a conservatory (now sun room). Around 20 years ago (2003), the present owner added a further single storey rear extension.</p>
<p>Weather</p>	<p>The weather was dry and overcast during the inspection. The report should be read in context of these weather conditions.</p>
<p>Chimney stacks</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There are two chimney stacks, one above each gable wall of the original part of the house. They are built with dressed stone blocks, which are pointed, have cement flashing around their bases and each has a clay pot bed in cement haunching. The east chimney pot is fitted with a metal cowl and the west chimney pot is fitted with a ventilated pepper-pot cap.</p>
<p>Roofing including roof space</p>	<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 building is pitched and slated. Roof detail includes: stone ridge sections bed in cement; stone front skews with cement flashing and a rear skew covered with lead; 3 front velux centre pivot roof windows; rear mansard extension with slated sides, flat top covered with sarnafil, lead flashings and a small bay window projection that has a slated roof and sides, lead flashings, uPVC gable and facings. No inspection of its roof space was possible as there are no access hatches.</p> <p>The roof of the rear 2 storey wing is of mansard construction with a flat top covered with sarnafil, slated sides, lead flashings, 3 small bay window projections (as described above), 2 velux roof windows and a casement window above the stairway; timber facias and soffits. No inspection was possible of its roof space as there are no access hatches.</p> <p>The roof of the single storey extension at the rear of the 2 storey part (owner's kitchen / dining room) is pitched and slated. Roof detail includes: clay ridge sections bed in cement; hipped ends with concrete hip ridges; lead flashing along its junction with the mansard roof; timber facias; 1 velux roof window. No inspection was possible of its roof space, as there was no access hatch.</p>

<p>Roofing including roof space</p>	<p>The flat roofed single storey rear extension (kitchen area and w.c's) has a shallow fall to a gutter channel along the rear of the roof and is covered with sarnafil.</p> <p>The roof of the most recent rear extension (kitchen area and store) is pitched and slated. Roof detail includes: clay ridge sections bed in cement; cement filled verges; 3 rear velux roof windows into the roof space; slate vents in each face; through the front face is a kitchen extractor fan. An inspection of its roof space was possible from a hatch in the store ceiling, which is fitted with a fold- down aluminium ladder; the roof is formed with timber trusses overlaid with timber sarking boards, a layer of slate underfelt was visible between the sarking board gaps, the central part of the roof space has a chipboard floor (22 square metres), there is approximately 150mm of mineral wool insulation between the joists, a small double glazed window in a gable and 2 fitted fluorescent lights.</p> <p>The roof of the sun-room was formerly glazed and has been renewed by the present owner with a tile effect covering, incorporating insulation below and a plasterboard lined ceiling.</p> <p>It is understood that the flat roofs were re-covered with Sarnafil (a single ply membrane) in 2003 by A & B Buchan from Alford. They have advised that it is likely 50mm of insulation board would have been incorporated within the roofs as part of this work.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater fittings are plastic.</p> <p>Gutters are half round, except for flat bottomed gutters to the sun room. Some are deep flow gutters. They are mostly secured with rafter brackets in the pitched slated sections of roof and to facias in the mansard and flat sections of roof.</p> <p>Downpipes are round.</p>
<p>Main walls</p>	<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 pointed externally. They are approximately 600mm thick, including the internal wall lining.</p> <p>The rear extensions are built with solid concrete block walls that are harled externally. Wall thicknesses vary from approximately 260mm (the 2 storey part), 300mm (single storey kitchen extensions) and 340mm (the most recent extension).</p> <p>The sun-room and front porch walls are built to window cill height around 500mm above floor level and are faced externally with pointed stonework; they are approximately 350mm thick, including the internal wall lining.</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 owner advised that all windows and external doors were renewed by Thistle Windows in 2006; this was verified by the 2006 date stamp within the glazing.</p> <p>The windows are white uPVC framed casement windows. Opening window casements are a mix of side hinged, top hinged and tilt and turn casements. The majority of casements have some decorative external lead strips.</p> <p>External doors are all uPVC door with double glazed upper panes, apart from the store door, including: (i) front door - pair; (ii) sun room - pair; (iii) rear lobby - pair; (iv) dining room - pair; (v) kitchen - fitted with cat flap; (vi) kitchen area, rear; (vii) store - solid timber door with small toughened glass pane. In addition there are a pair of timber vehicular sized doors in the rear wall of the store, which are not in use, sealed up and covered internally with insulation board.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>The window frames and majority of the external doors are white plastic. The external joinery and harled sections of wall are painted.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>There is a small front porch into the original part of the building. It has a solid floor, walls to window cill height which are faced externally with pointed stone, uPVC casement windows, a pitched slated roof with zinc lined valley gutters along its junctions with the adjoining slated roof and timber lined gable and facias.</p> <p>The former conservatory is referred to above as a sun-room in this report and its constructional elements are described in the respective sections above.</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>The stone track along the east side of the property is shared with other user(s).</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is no garage.</p> <p>At the south-western corner of the property, on a site adjoining the A93, is a former Mission Hall, a small building with stone walls and a pitched slated roof; this building is not used and in poor condition. An external inspection only was made of this building. There is a live electricity supply to the building, with an external meter box on its east wall. The owner has advised that the building is connected to a septic tank and that the site formerly had planning permission for the demolition of the building and the erection of a 3 bedroom 1.5 storey house (now lapsed).</p>

<p>Garages and permanent outbuildings</p>	<p>There is no garage.</p> <p>At the south-western corner of the property, on a site adjoining the A93, is a former Mission Hall, a small building with stone walls and a pitched slated roof; this building is not used and in poor condition. An external inspection only was made of this building. There is a live electricity supply to the building, with an external meter box on its east wall. The owner has advised that the building is connected to a septic tank and that the site formerly had planning permission for the demolition of the building and the erection of a 3 bedroom 1.5 storey house (now lapsed).</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The property extends to approximately 5.5 acres. This can be approximately divided between the grounds of White Cottage of 0.8 acres, grassland of 3.7 acres, a strip of mature pine woodland along the west boundary of 0.9 acres and the site of the former Mission Hall of 0.1 acres.</p> <p>The grounds of White Cottage include: stone surfaced car parking areas at the front and rear; adjoining its west side is a sheltered private garden that has an extensive concrete slabbed patio area and a mix of shaped lawns, shrub and flower beds, within which there are a network of gravelled paths.</p> <p>Planning permission in principle was received on 19 March 2018 for a tourism development on the grassland and woodland areas for the erection of 6 holiday lodges, 4 holiday cottages, a retail / restaurant building, the formation of motor home stances, vehicular access and associated car and coach parking. The Aberdeenshire Council planning application reference was APP/2017/0819. It is understood that this permission has lapsed.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The majority of the ceilings are lined with plasterboard. There are timber lined ceilings in the retail area, kitchen / dining room and first floor bathroom.</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 are lined with plasterboard. The walls of the retail area are lined with painted timber panelling.</p>
<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixated hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access</p>

Floors including sub floors	<p>hatch.</p> <p>The majority of the floors are suspended timber. The sun-room and the most recent rear extension have concrete floors.</p> <p>The owner advised that the timber floor of the original part of the building (the retail area) was completely renewed around 20 years ago, including damp proofing and laying a solum screed.</p> <p>Sub-floor vents were noted through the majority of external walls. No inspection of the sub-floor was possible as no access points were found.</p> <p>Fitted floor coverings include tiled floors in the sun-room and ensuite shower room and laminate flooring in the kitchen / dining room.</p>
Internal joinery and kitchen fittings	<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 owners kitchen / dining room is fitted with a range of floor and wall units, which were fitted around 2003 and include gloss off-white unit doors and drawer fronts, wood-effect facings and grey patterned laminate worktops.</p> <p>The still room is fitted with a laminate worktop along one side with a stainless steel splashback and several timber shelves above.</p> <p>The front part of the kitchen area has floor and wall units along one side, that are the same as the owner's kitchen units.</p> <p>The rear part of the kitchen area has floor and wall units along two sides, that are the same of the owner's kitchen units.</p> <p>Along one end of the storage room are floor and wall units that are the same as the owner's kitchen units.</p> <p>The majority of the internal doors are timber panel doors. The door between the retail area and sun-room is a timber framed glazed panel door.</p> <p>The stairway, which is off the dining / living room, has solid plaster boarded sides and a timber handrail. It is approximately 77mm wide.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are two open fireplaces in the retail area, one at each end. They both have brick hearths and surrounds and are fitted with log grates. One has a hinged glass front to it.</p>

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Internal decorations	Visually inspected. The majority of the internal linings are painted.
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. There are two consumer units: one in a wall cupboard off the first floor landing, which appears to have been installed in 1989 which includes a main switch and circuit breakers; one in the roof space above the most recent rear extension, which is a metal Hager box with glazed front, which has a main switch and circuit breakers. Sockets are 13 amp rectangular pinned sockets.
Gas	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. Mains gas is not available to the property. The central heating is supplied with bulk LPG.
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 mains water. The owner advised that the main stop-cock is within the under-stair cupboard, off the still room, where a supply pipe rises through the floor. The internal water system is pressurised and there is no cold water storage tank. The water pipework inspected was copper. There are two bathrooms: (i) first floor bathroom - 3 piece suite including metal bath, the bath and hand basin are set in timber lined units, electric towel rail (no fitted shower); (ii) principal bedroom ensuite shower room - large cubicle with 3 tiled sides, glazed side and door and mixer shower, w.c, hand basin, electric towel rail. There are 3 ground floor w.c's: (i) 2 are off the retail area, one a gents and one a ladies / disabled; (ii) 1 is off the front kitchen area. Each has a w.c and hand basin. The gents w.c is fitted with a

Single Survey

Water, plumbing, bathroom fittings	<p>mechanical extractor fan.</p> <p>There are stainless steel sinks in the owners kitchen, still room and in the front and rear kitchens (3). There is a porcelain sink in the store and a hand basin in the front kitchen.</p>
Heating and hot water	<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 building is heated by an LPG central heating system from a Worcester Greenstar 35 CDi Classic System ErP boiler, wall mounted in the roof space above the most recent rear extension building and fitted with a balanced flue through the external wall. It is understood that the LPG storage tank is hired from the supply company and the boiler was installed in 2019.</p> <p>The heating system is a wet system, via modern panel radiators. It is controlled by a programmer, mounted on the roof space wall near the boiler, by a mobile room thermostat and by thermostatically controlled valves fitted to the radiators.</p> <p>There is a 250 litre unvented indirect hot water cylinder in the rear extension roof space. The water is primarily heated by the central heating boiler, controlled by its programmer and is supplemented by an electric immersion heater.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a septic tank located within ground to the rear of the Cottage, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The building is fitted with a fire alarm system.</p>
Any additional limits to inspection	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent</p>

Single Survey

Any additional limits to inspection	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.
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Sectional Diagram showing elements of a typical house




Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.


Single Survey


2. Condition


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

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

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

 Dampness, rot and infestation	
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 made of the structural timberwork within the building, no evidence of infestation or decay was found.

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

 Roofing including roof space	
Repair category	2
Notes	Minor defects noted included a slipped front slate and a small number of loose / dislodged slates to each roof face. Significant areas of the roof are flat and have a Sarnafil covering which was installed 20 years ago. An inspection of the single storey section of flat roof was possible from the landing window, but no inspection could be made of the two storey section. This type of covering has a limited life and can fail without warning. Whilst no defect or leakage was observed, these roofs should be closely monitored in the future for sign of deterioration or leakage.



Roofing including roof space

Repair category	2
Notes	Ongoing roof maintenance to the roofs will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof slates, cement skew pointing, flashings and ridge bedding.



Rainwater fittings

Repair category	1
Notes	Several gutters were noted as being slightly uneven and require to be reset. 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 opening window casements and external doors were opened and found to operate effectively.



External decorations

Repair category	1
Notes	The decoration of external joinery and wall harling was found to be in satisfactory condition. The owner advised that the walls were repainted in 2022.



Conservatories/porches

Repair category	1
Notes	No significant defects were noted to the front porch. One slate has slipped, which has been referred to above in the Roof section.



Communal areas

Repair category	1
Notes	The shared stone access track along the east boundary of the property was in satisfactory condition.



Garages and permanent outbuildings

Repair category	2
Notes	The former Mission Hall building was inspected externally. It is unused and in poor external condition.



Outside areas and boundaries

Repair category	1
Notes	The grounds of the Cottage have been well maintained and were found to be in a neat and tidy condition.



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 made of the floors, no significant defects were noted.



Internal joinery and kitchen fittings

Repair category	1
Notes	Whilst the kitchen fittings are around 20 years old, they were found to be in good



Internal joinery and kitchen fittings

Repair category	1
Notes	condition for their age, with only minor wear and tear markings noted.



Chimney breasts and fireplaces

Repair category	1
Notes	<p>Some of the pointing to the baby bricks of the east gable open fire is missing and would benefit from being re-pointed.</p> <p>No assessment has been made on the operation of the fires and whether the chimney flues are adequately lined.</p>



Internal decorations

Repair category	1
Notes	The internal decoration was found to be in satisfactory condition, though has suffered some wear and tear in places.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	2
Notes	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected. Parts of the installation appear to date back to 1989 and it is recommended that a new owner have the installation checked over and tested by a Registered Electrical Engineer at a change in ownership and that any recommendations made with regard to upgrading and the safety of the installation be carried out.</p> <p>Interlinked smoke alarms should be fitted in the ground floor hallway, main living room and first floor landing and a linked heat detector should be fitted in the kitchen.</p> <p>The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The</p>



Electricity

Repair category	2
Notes	purchaser should satisfy themselves in this regard.



Gas

Repair category	-
Notes	None.



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The sanitary fittings were found to be in satisfactory condition. It was noted that there is no fitted shower in the main bathroom and that both bathrooms and two of the w.c's lacked mechanical ventilation.</p> <p>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>



Heating and hot water

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected.</p> <p>The central heating boiler is currently due a service. The boiler and system should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p>



Drainage

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

Single Survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	1
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	2
Gas	-
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

Category 1

No immediate action or repair is needed.

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

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

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres:

For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Ground
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input 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.

A rear extension was added by the present owner around 20 years ago; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private 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.

It should be confirmed that the property has adequate servitude rights of access over the shared private track which runs along its eastern boundary.

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.

£850,000 (Eight Hundred and Fifty 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:

£625,000 (Six Hundred and Twenty Five Thousand Pounds)

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

Signed

Security Print Code [510388 = 5959]
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	28th April 2023

Mortgage Valuation Report



Property Address

Address White Cottage, Dess, Aboyne, AB34 5BP
Seller's Name Mr J Inches
Date of Inspection 20th March 2023

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:

At the south-western corner of the property, on a site adjoining the A93, is a former Mission Hall, a small building with stone walls and a pitched slated roof; this building is not used and in poor condition. An external inspection only was made of it. There is a live electricity supply to the building, with an external meter box on its east wall. The owner has advised that the building is connected to a septic tank and that the site formerly had planning permission for the demolition of the building and the erection of a 3 bedroom 1.5 storey house (now lapsed).

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:

Bulk LPG central heating via a wet radiator system, controlled by a programmer, a mobile room thermostat and radiator 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: (i) White Cottage - a former traditional single storey plus attic cottage, with various extensions off it that are part 2 storey and part single storey, which has been operated as a restaurant / takeaway and a shop selling food stuffs and gift items, with owners accommodation occupying a part of the rear ground floor and the whole of the first floor; (ii) approximately 5.5 acres of land, divided between the Cottage grounds of 0.8 acres, grassland of 3.7 acres, woodland of 0.9 acres and the site of a former Mission Hall building of 0.1 acres.

The original part of the property is understood to be at least 120 years old and to have formerly been two semi-detached cottages. Around 34 years ago (1989), the first floor of the original part was renovated and extensions were added including (i) to the rear a two storey wing and two single storey extensions and (ii) off from the west gable a conservatory (now sun-room). Around 20 years ago (2003), the present owner added a further single storey rear extension. The extensions are built with concrete block walls. The two storey extension has a flat roof with slated mansard sides. The single storey extensions have part flat roofs and part pitched slated roofs.

Other accommodation includes a kitchen / food preparation area and a storage room.

The property lies in a rural setting and is adjoined as follows: on its south side by the A93 Aberdeen – Banchory – Aboyne road; on its west side by agricultural land; on its north side by agricultural land on which there are a collection of buildings; on its west side by a shared private track which serves the property and runs to West Roseburn beyond which is agricultural land. An Aberdeenshire Council roads depot is 100 metres to the east of the property.

The property is located 2.5 miles from Aboyne (population 3,000), which has primary and secondary schools and a range of local shops and community facilities and 10 miles from Banchory (population 7,500). Aberdeen City centre is 27 miles to the east.

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

A rear extension was added by the present owner around 20 years ago; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private 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.

It should be confirmed that the property has adequate servitude rights of access over the shared private track which runs along its eastern boundary.

The residential part of the Cottage has a Council Tax band of E and the retail element has a rateable value of £5,000.

Planning permission in principle was received on 19 March 2018 for a tourism development on the grassland and woodland areas for the erection of 6 holiday lodges, 4 holiday cottages, a retail / restaurant building, the formation of motor home stances, vehicular access and associated car and coach parking. The Aberdeenshire Council planning application reference was APP/2017/0819. It is understood that this permission has lapsed.

Some factors relevant to the value of the property include: accessible location adjoining the A93; set in attractive rural setting; the Cottage is of a significant size with a floor area of around 264 square metres and has presently 7 habitable rooms and further space which could be converted into living areas; externally the Cottage has been well maintained with only minor outstanding roof repairs noted, though it does have extensive flat roofed sections that were recovered with Sarnafil around 20 years ago; internally some of the fittings, whilst functional and in satisfactory condition, are somewhat dated; there is a relatively narrow stairway off the dining room; the building provides options for its conversion into a substantial house (subject to planning) or for its continued retail / restaurant use; the 5.5 acres of land provide potential for a leisure enterprise (ref the 2018 planning permission, now lapsed) and / or the erection of a house on or near to the site of the former Mission Hall (subject to planning).

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 significantly, with this leading to shorter marketing periods and an increase in values. From mid-2022 the residential property market generally has experienced more difficult conditions caused by rising interest rates, inflation and the cost of living; these conditions are likely to extend into 2023.

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.

It should be noted that some lenders have restrictions on the land area they will accept for mortgage valuations and on property that will be occupied in full or part for business or commercial purposes.

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 [510388 = 5959] 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	28th April 2023