

Single Survey

survey report on:

Property address	Hill of Braiklay Tarves Ellon AB41 7NS
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Customer	Ms F Harris
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Prepared by	ALLIED SURVEYORS SCOTLAND PLC
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Date of inspection	21st September 2018
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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 Sellers 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.

To date, 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 the 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.

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

Terms and Conditions

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. 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 Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

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

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 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.

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

WARNING:

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" 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. 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	1.5 storey detached traditional cottage, with small single storey rear extension and a modern timber chalet / office within its grounds.
Accommodation	Ground floor: rear lobby, w.c / boiler room, kitchen / dining room, living room / dining area, front lobby, front conservatory. First floor: landing, 2 bedrooms, bathroom.
Gross internal floor area (m²)	74 square metres, excluding the 7 square metre conservatory, including only floor area with a ceiling height of greater than 1.5 metres and split between the ground floor of 48 square metres and the first floor of 26 square metres.
Neighbourhood and location	<p>The property lies on its own surrounded by agricultural land. Access to it is off a C class public road between Tarves and Craigdam, along 150 metres of private tarred road. On a site lying to the north and west of the property are of a range of farm buildings, in respect of which planning permission has been applied for their demolition and the erection of 3 new detached houses.</p> <p>The property is located 0.75 miles from the village of Tarves, which has a primary school and several local shops and 4.5 miles to the north-east of Oldmeldrum (population 3,500) which has a secondary school and limited range of shops and community facilities. Major local centres of population include Inverurie (population 13,000) - 9 miles, Ellon (population 11,000) - 8 miles and Aberdeen 19 miles.</p>
Age	The property is likely to be at least 100 years old.
Weather	The weather was overcast and wet for the initial part of the inspection, with the rain slowly clearing.

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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 house. They are built with stone blocks and are pointed externally. They have a mix of lead and cement flashings around their bases and each has two clay cans.</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 roofs are pitched and slated. Roof detail includes clay ridge sections, stone skews with cement flashings.</p> <p>Within the front roof face are two bay windows, with slated sides and roofs, clay lined main ridges, lead front flashing, zinc side slips and valley gutters, plastic fascias and facings. There is also a central front velux roof window.</p> <p>Within the rear roof face is a central dormer, with slated sides and a flat felt covered roof. It has timber fascias and lead flashings.</p> <p>A very limited inspection of the roof structure was made from a small rear wall hatch in one of the bedrooms. The roof is formed with timber trusses overlaid with timber sarking boards. There was approximately 100mm of mineral wool insulation laid between the rafters.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters and downpipes to the main parts of the house are cast iron. Those around the rear dormer are black plastic.</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 are built with solid stone and are pointed externally. The main walls are approximately 600mm thick, including the internal wall lining and those of the rear extension are 500mm 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 owner advised that all windows were renewed in 2015/16. The windows are plastic framed double glazed casement windows, with a grey colour external frame and white internal frame. The opening casements are a mix of tilt and turn casements and bottom opening casements.</p> <p>There are two external doors: (i) rear door, into lobby, a timber panel door with 2 frosted upper glazed panes; (ii) front, into conservatory, a pair of white plastic framed double glazed doors and from the conservatory into the front lobby, a pair of timber framed doors with patterned opaque glazing.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>All window frames, the conservatory external doors and the front bay window detail are plastic.</p> <p>The rear door and dormer timberwork is painted.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>There is a front conservatory, built with a concrete floor, concrete block walls to a height of 0.35m above floor level roughcast externally, white plastic framed double glazed windows and a pitched plastic sheeted roof. The conservatory has an internal floor area of approximately 7 square metres.</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>There are no communal areas.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>Within the grounds at the west side of the house is a chalet, which the owner advised was erected 2 years ago. Access was not obtained into the chalet during the inspection. Built on a concrete base, it has larch clad external wall panelling and a mono-pitched metal clad roof. It is fitted with a pair of plastic framed double glazed external doors and uPVC framed double glazed windows. Internally it is lined with plasterboard, divided into a main room and a bathroom (which is un-fitted) and has been fully wired. It has an internal floor area of 29 square metres.</p>

<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>There is a relatively small garden around the house, part bounded by concrete block walls. There are gravel and paved paths around parts of the house. At the west side of the house is an area which is part gravelled, part set out as a fenced fruit and vegetable garden and has a small greenhouse.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The majority of the ceilings are lined with plasterboard. Only the kitchen and front lobby ceilings are the original lathe plaster. The owner advised that the ceilings were relined in stages 2-3 years ago.</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 walls are lined internally with plasterboard. Only parts of the kitchen and front lobby walls are the original lathe plaster. The owner advised that the walls were relined in stages 2-3 years ago, incorporating approximately 100mm of mineral wool insulation behind the plasterboard. Parts of the walls of the rear extension are lined with timber linings.</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 unfixed 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 hatch.</p> <p>The ground floor of the main part of the house is part suspended timber and part solid (kitchen). The rear extension floor is solid. No sub-floor inspection was made of the timber parts of the floor. A sub-floor vent was noted through the front and rear external walls.</p> <p>The solid floors and the first floor bathroom floors are covered with tiling. The remaining floors have an engineered oak floor covering.</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 owner advised that the kitchen was refitted in 2014. It is fitted with a range of floor and wall units, which include light blue unit doors and light patterned worktops. There is a built in dishwasher.</p> <p>The majority of the internal doors are oak effect panel doors. The door between the kitchen and rear lobby is a timber framed door</p>

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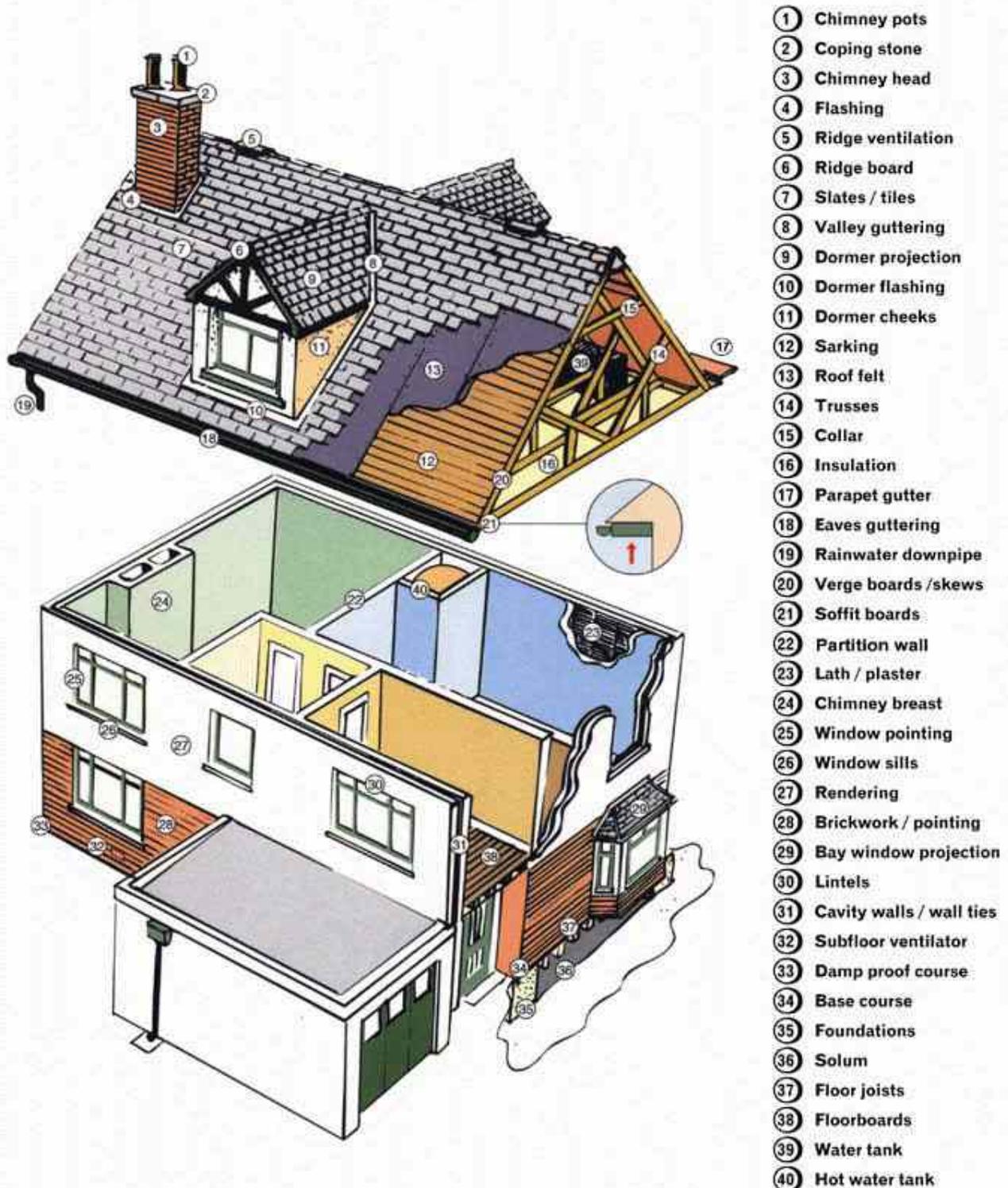
	<p>with a single opaque glazed pane.</p> <p>In the w.c / boiler room is a white wall unit and a cupboard with a folding timber lined door.</p> <p>There are built in cupboards of various sizes above the stairway, off the front lobby, below the coombs of both first floor bedrooms, below the kitchen front window and in the rear lobby. There is a thin shelved sliding full room height unit at one end of the bath.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The fireplace in the living room has been removed and boarded over, with a slate hearth fitted to accommodate a wood burning stove. It is understood that the chimney flue from this fireplace is lined with a steel liner, to allow a stove to be fitted.</p>
Internal decorations	<p>Visually inspected.</p> <p>The majority of the internal linings are painted plasterboard. There are areas of wall tiling above the kitchen worktops and in the bathroom.</p>
Cellars	<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. An underground mains cable is taken to an external meter box inset into the east gable wall of the house. The main switch and consumer unit are located within a cupboard off one of the first floor bedrooms. All sockets inspected were 13 amp. The owner advised that the consumer unit was renewed 2 years ago and that most of the house was rewired 2-3 years ago at the same time as the house was renovated.</p>
Gas	<p>Mains gas is not available 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 owner advised that the property is supplied with mains water, which is off a metered water supply. A small valve chamber with a metal lid was noted within an area of concrete at the rear of the house - this may be the main stop-cock for the house supply.</p> <p>There is no cold water storage tank, as the internal system is</p>

	<p>pressurised off a combi-boiler. The water pipework inspected was copper.</p> <p>There is a first floor bathroom and a ground floor w.c, both re-fitted by the current owner 2-3 years ago: (i) the bathroom has a white 3 piece modern suite, with the bath having a mosaic tiled panel; above the bath the walls are tiled, there is a mixer shower and two folding glazed shower screens; there is a wall mounted mechanical extractor and a chrome towel radiator; (ii) in the w.c there is a white w.c and deep porcelain sink with a mixer tap.</p> <p>There is a white sink in the kitchen, fitted with a mixer tap.</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 property is fully centrally heated by a Grant Vortex Pro Combi 26e boiler, floor mounted in the w.c / boiler room, fitted with an open flue through the roof. The owner advised that this boiler was installed in 2014 and has the capacity to serve additional accommodation in the event of the house being extended. There is a 1,200 litre bunded plastic oil tank in the grounds at the east side of the house, mounted on a concrete base. The radiators are modern panel radiators. The system is controlled by a programmer mounted on a wall of the boiler room and by thermostatically controlled valves fitted to the radiators.</p> <p>There is electric underfloor heating to the bathroom.</p> <p>There is no hot water cylinder, as hot water is heated directly by the combi boiler.</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 septic tank within the property. This is a concrete block tank covered with 8 concrete slabs. The owner advised that this tank was emptied around 2014 and that waste water discharge from the tank is taken to a soakaway within one of the adjoining fields currently under her ownership.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The fitting for a battery operated smoke alarm was noted on the landing ceiling, though the unit was missing.</p>

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Any additional limits to inspection	The presence of floor coverings, furniture and personal belongings limited the extent of the inspection.
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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.

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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	There is evidence of past movement within the property, being typical of the type of movement one would expect to find in a property of this age and type. There is no obvious evidence of any recent movement having occurred, with the 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. Minor signs of historic wood boring insect activity were noted in the limited amount of structural timberwork inspected and we would suspect, but cannot confirm, that timber specialist treatment may have been carried out in the past.

 Chimney stacks	
Repair category	1
Notes	Minor pointing defects were noted to both chimneys. It was noted that branches from a nearby tree are encroaching up to and over the west chimney and these would best be pruned back.

 Roofing including roof space	
Repair category	2
Notes	<p>A number of chipped slates were noted to both main roof faces, as is usual for roofs of this age and type. Some fine cracks were noted through the cement skew flashing.</p> <p>The rear dormer roof is covered with felt. Whilst no sign of damage or leakage was noted, felt has a limited life and can fail without warning.</p>

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Rainwater fittings

Repair category	2
Notes	The front gutter did not appear to be set with an even fall and it was noted that water was standing in the gutter. Parts of the cast iron fittings were rusty.



Main walls

Repair category	2
Notes	<p>The west gable wall has older lime based pointing; some cracks and small loose sections of this pointing were noted.</p> <p>The remaining walls have cement based pointing - minor defects only were noted to this pointing, including some fine cracks and small areas of loose or missing pointing.</p>



Windows, external doors and joinery

Repair category	1
Notes	<p>The windows are 2 years old and in good condition.</p> <p>Some water ingress was noted under the rear door, probably caused by a defective threshold. There was very minor deterioration to one side of the base to this door frame.</p>



External decorations

Repair category	1
Notes	The external joinery paintwork was in satisfactory condition.



Conservatories/porches

Repair category	2
Notes	Internal condensation was noted within several of the window panes. It was observed that the flashing along the junction of where the conservatory roof meets the main house wall was covered with sticky tape, though no sign of water ingress was noted internally.



Communal areas

Repair category	-
Notes	None

Single Survey



Garages and permanent outbuildings

Repair category	1
Notes	The chalet is 2 years old and in good external condition externally.



Outside areas and boundaries

Repair category	2
Notes	<p>The garden grounds have been maintained in a satisfactory condition, through the grass has not been cut for several weeks prior to the inspection.</p> <p>Some minor deterioration, including cracking and worn areas, was noted to parts of the shared tarred private access road to the property; to preserve its integrity some repair work to the worn parts in the near future is required.</p>



Ceilings

Repair category	1
Notes	No significant defects were noted to the ceilings. Some fine cracks were noted to the front part of the kitchen ceiling.



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 defects were noted.



Internal joinery and kitchen fittings

Repair category	1
Notes	The kitchen and utility room fittings were found to be in good condition.



Chimney breasts and fireplaces

Repair category	1
Notes	It should be verified that the living room fireplace is suitable for a stove and that its flue has been adequately lined with a suitable steel flue liner.

Single Survey



Internal decorations

Repair category	1
Notes	The majority of the internal decoration was in good condition.



Cellars

Repair category	-
Notes	None



Electricity

Repair category	1
Notes	Much of the internal electrical installation has been renewed by the present owner during the past 3 years. No defects were noted to the visible parts of the installation inspected.



Gas

Repair category	-
Notes	None



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>It is understood that the present house water supply is taken off a metered supply. In the event of the house being sold off separately from the remainder of the owner's property, it may be preferable to have the connection and charge altered so that mains water is charged along with the Council Tax.</p> <p>The bathroom and w.c fittings were in good condition.</p>



Heating and hot water

Repair category	1
Notes	No defects were noted to the visible parts of the heating and hot water system's inspected. The central heating boiler will require annual servicing in the future.

Single Survey

 Drainage	
Repair category	1
Notes	No problems with the drainage were visible during our inspection. The septic tank may require periodic emptying in the future. In the event of the house being sold off separately from the adjoining property currently under the same ownership, some alteration to the route of the waste water drain and the soakaway may be required.

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

Single Survey

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.

We have not had sight of the completed property questionnaire and would reserve the right to amend our report should any material issues come to light upon its completion.

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

It should be confirmed that the property has adequate servitude rights in respect of its services, including (i) the water pipe from the mains connection to the property and (ii) the waste water drain from the septic tank and soakaway.

Planning permission was obtained in 2017 for an 2 storey extension at the east side of the house, which would add on the ground floor a lounge, dining area and office and on the first floor 2 bedrooms and a bathroom (planning reference: APP/2017/1968). Work has not started on the extension.

A planning application has been submitted by the owner of the property for the erection of three new houses on a site lying to the north and west of Hill of Braiklay Farmhouse. This application is currently under consideration by Aberdeenshire Council (planning reference: APP/2018/1374).

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.

£260,000 (Two Hundred and Sixty Thousand Pounds).

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 £250,000 (Two Hundred and Fifty Thousand Pounds).

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

Signed

Security Print Code [472620 = 5982]
Electronically signed

Single Survey

Report author	David Silcocks
Company name	ALLIED SURVEYORS SCOTLAND PLC
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	1st October 2018

Mortgage Valuation Report



Property Address

Address Hill of Braiklay, Tarves, Ellon, AB41 7NS
Seller's Name Ms F Harris
Date of Inspection 21st September 2018

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:

Within the grounds at the west side of the house is a chalet, which the owner advised was erected 2 years ago. Access was not obtained into the chalet during the inspection. Built on a concrete base, it has larch clad external wall panelling and a mono-pitched metal clad roof. It is fitted with a pair of plastic framed double glazed external doors and uPVC framed double glazed windows. Internally it is lined with plasterboard, divided into a main room and a bathroom (which is un-fitted) and has been fully wired. It has an internal floor area of 29 square metres.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

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

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

Service Connections

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:

Full oil fired central heating. The system is controlled by a programmer and by 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

Other accommodation includes a front conservatory.

The property lies on its own surrounded by agricultural land. Access to it is off a C class public road between Tarves and Craigdam, along 150 metres of private tarred road. On a site lying to the north and west of the property is a range of farm buildings, in respect of which planning permission has been applied for their demolition and erection of 3 new detached houses.

The property is located 0.75 miles from the village of Tarves, which has a primary school and several local shops and 4.5 miles to the north-east of Oldmeldrum (population 3,500) which has a secondary school and limited range of shops and community facilities. Major local centres of population include Inverurie (population 13,000) - 9 miles, Ellon (population 11,000) - 8 miles and Aberdeen 19 miles.

There is evidence of past movement within the property, being typical of the type of movement one would expect to find in a property of this age and type. There is no obvious evidence of any recent movement having occurred, with the movement noted appearing to be old and non-progressive.

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

It should be confirmed that the property has adequate servitude rights in respect of its services, including (i) the water pipe from the mains connection to the property and (ii) the waste water drain from the septic tank and soakaway.

In the event of the house being sold off separately from the adjoining property currently under the same ownership, some alteration to the route of the waste water drain and the location of the soakaway may be required.

The property has been substantially renovated and upgraded by the present owner during the past 4 years. It is in generally good condition and has been fitted internally to a high standard.

Planning permission was obtained in 2017 for an 2 storey extension at the east side of the house, which would add on the ground floor a lounge, dining area and office and on the first floor 2 bedrooms and a bathroom (planning reference: APP/2017/1968). Work has not started on the extension.

A planning application has been submitted by the owner of the property for the erection of three new houses on a site lying to the north and west of Hill of Braiklay Farmhouse. This application is currently being processed by Aberdeenshire Council (planning ref: APP/2018/1374).

Residential property values within commuting distance of Aberdeen fell during 2016 and 2017 due to the decline in the Region's oil economy. There has been a slight increase in market activity in 2018, though as yet this has not led to a significant upturn in values.

Mortgage Valuation Report

Essential Repairs

No essential repairs are required to the house.

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

Mortgage Valuation Report

Comment on Mortgageability

The property is considered to be suitable security for mortgage 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

Declaration

Signed Security Print Code [472620 = 5982]
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 1st October 2018