



**ALLIED**  
**SURVEYORS**  
SCOTLAND

# Home Report

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The Coach House  
Gateside Steading  
Lumphanan  
Banchory  
AB31 4RJ

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Offices throughout Scotland  
[alliedsurveyorsscotland.com](http://alliedsurveyorsscotland.com)

The Coach House  
Gateside Steading  
Lumphanan  
Banchory  
AB31 4RJ

## **Section 1**

# **Single Survey and Mortgage Valuation Report**



# Single Survey

survey report on:

<b>Property address</b>	The Coach House, Gateside Steading, Lumphanan, Banchory, AB31 4RJ
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<b>Customer</b>	Mr and Mrs M McCready
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<b>Customer address</b>	Gateside Steading, Lumphanan, Banchory, AB31 4RJ
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<b>Prepared by</b>	Allied Surveyors Scotland Ltd
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<b>Date of inspection</b>	4th May 2026
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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 Property<sup>1</sup>.

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.

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

# Terms and Conditions

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.<sup>2</sup>

## 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

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<sup>2</sup> 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*

# Terms and Conditions

*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.

<b>Description</b>	The property comprises a two storey detached house with an integral garage/workshop,
<b>Accommodation</b>	Ground floor: reception hall, utility room with shower room off, inner hall and stairwell, principal bedroom with en suite bathroom and dressing room off. First floor: open plan landing / living room / dining area / kitchen, office, bathroom, bedroom 2.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house extends to approximately 211 square metres, split between the ground floor of 91 square metres and the first floor of 120 square metres. This floor area excludes the integral garage.
<b>Neighbourhood and location</b>	<p>The Coach House lies in a rural setting and occupies the north-west corner of a 0.5 acre site, within which are two residential properties under the same ownership, The Coach House and Gateside Steading.</p> <p>The Coach House is adjoined on its south and east sides by the grounds of Gateside Steading and on its other two sides by agricultural land.</p> <p>Access to the property is off the B9119 Westhill to Tarland road, along approximately 450 metres of shared private stone track.</p> <p>The property is located 3.5 miles from the village of Lumphanan, which has a primary school and 9 miles from Alford (population 2,700) which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Alternative nearby schools are available Craigievar Primary School and Aboyne Academy. Major local centres of population and employment include: Banchory (population 7,500) - 14 miles; Westhill (population 12,500) - 18 miles; Inverurie (population 14,500) - 24 miles; Aberdeen City Centre - 25 miles.</p>

# Single Survey

<b>Age</b>	<p>It is understood that construction commenced on the House around 2016 and was completed in March 2022.</p>
<b>Weather</b>	<p>The weather was dry and sunny during most of the inspection. The report should be read in context of these weather conditions.</p>
<b>Chimney stacks</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There are no chimney stacks.</p> <p>There is a steel flue through the roof from the living room stove, which has metal flashing around around the point where it penetrates the roof slates and is fitted with a metal cap.</p>
<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof is pitched and slated.</p> <p>External roof detail includes: concrete ridge sections; overhanging roof at gables and along the eaves with timber facias and soffits (the owners advise that there is soffit ventilation into the roof space); lead lined valley gutters at roof junctions; 4 bay windows with slated sides and roofs, timber lined gables, facias and window facings, lead lined valley gutters, side slips and front flashings; centre pivot velux roof windows in each face.</p> <p>An inspection of a part of the roof space was made from a high level wall hatch in the first floor bedroom; this is floored with chipboard and lined with plasterboard - no inspection of roof timbers was possible.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater fittings are black plastic. Gutters are half round and attached to fascia boards and the downpipes are round.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>It is understood that the walls are built with fyfestone precast blocks laid on their side and clad externally with horizontal sarking boards that are sanded and painted with three coats of weather- proof paint. The walls are approximately 370mm thick, including the internal wall lining.</p>

<p><b>Windows, external doors and joinery</b></p>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>All windows and external doors are Nordan fittings.</p> <p>The windows are timber framed double glazed casement windows, whose frames are clad externally with white coated aluminium. The majority of opening casements are top hinged.</p> <p>The external doors include: (1) main door, into reception hall - composite door with thin double glazed pane and glazed side panel, (2) rear door, into inner hall - timber framed glazed panel door, aluminium external frame cladding, (3) patio doors, off principal bedroom - pair of double glazed timber framed patio doors, aluminium frame cladding, fixed double glazed panels on either side; (4) living room balcony doors (first floor) - similar patio doors and adjoining panels as principal bedroom, balcony supported by 3 steel supports and steel frame, has a timber decking floor and a glazed balustrade supported by a tubular metal frame; (5) bedroom 2 balcony doors (first floor) - similar patio doors as principal bedroom, balcony supported by 2 steel supports, steel frame and is of similar construction to the living room balcony. These doors are fitted with multiple locking mechanisms. The door between the integral garage and the reception hall is a solid timber external grade door, fitted with a mortice lock.</p>
<p><b>External decorations</b></p>	<p><b>Visually inspected.</b></p> <p>The external wall cladding and roof timberwork is painted.</p>
<p><b>Conservatories / porches</b></p>	<p>There are no conservatories or porches.</p>
<p><b>Communal areas</b></p>	<p><b>Circulation areas visually inspected.</b></p> <p>The 450 metre long private access road from the B9119 to the property is understood to be shared with two residential properties (Gateside Farmhouse and Steading) and the owner(s) of the surrounding agricultural land.</p>
<p><b>Garages and permanent outbuildings</b></p>	<p><b>Visually inspected.</b></p> <p>There is an integral garage, which has the second bedroom above. It is built with a concrete floor, has plasterboarded walls and ceiling, an electrically operated sectional up and over vehicle door, a Nordan double glazed side window, lights and sockets. It has an internal floor area of 26 square metres.</p>

<p><b>Outside areas and boundaries</b></p>	<p><b>Visually inspected.</b></p> <p>The immediate ground around The Coach House includes: along its two boundaries with the adjoining field a solid timber fence of varying height, with a stock fence behind; a granite paved pathway around three sides of the house; granite paved patio off the principal bedroom; a small front lawn, which incorporates a granite paved patio with timber pergola above and a sunken seating area; pink gravelled courtyard between the house and Gateside Steading.</p>
<p><b>Ceilings</b></p>	<p><b>Visually inspected from floor level.</b></p> <p>The ceilings are lined with plasterboard.</p>
<p><b>Internal walls</b></p>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The internal walls are lined with plasterboard.</p>
<p><b>Floors including sub floors</b></p>	<p>The ground floor is concrete, on which a floating timber floor has been laid. The first floor is understood to be suspended timber.</p> <p>No sub-floor inspection was possible as there are no access hatches.</p> <p>The majority of the floors are covered with marble slabs, black in the utility room and shower room off it, the en suite bathroom and the kitchen area, white in the remaining accommodation. The exceptions are the reception hall and first floor bedroom which have wood-effect engineered laminate flooring.</p> <p>NOTE: the owners have advised that since the inspection the black marble tiling in the ensuite bathroom has been wholly replaced with white marble tiling and have forwarded pictures as evidence.</p>
<p><b>Internal joinery and kitchen fittings</b></p>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The kitchen is fitted with a range of floor and wall units, which have gloss white unit doors, drawer fronts and facings, and white marble worktops with mirror brick splash wall tiling above. There is a breakfast bar dividing the kitchen and living areas, which incorporates base units and an overhanging for a seating area. Built-in electrical appliances include an induction hob with extractor hood above, an oven, an oven/microwave, a dishwasher and a cooling fridge.</p> <p>The utility room is fitted with floor and wall units along one side, which have gloss black unit doors and facings and black marble worktops. It is fitted with a ceiling mechanical extract fan.</p> <p>The majority of the internal doors are gloss white flush doors with a vertical chrome stripe, except for several timber panel and glazed panel ground floor doors and an oak framed glazed panel door into the first floor bedroom.</p>

# Single Survey

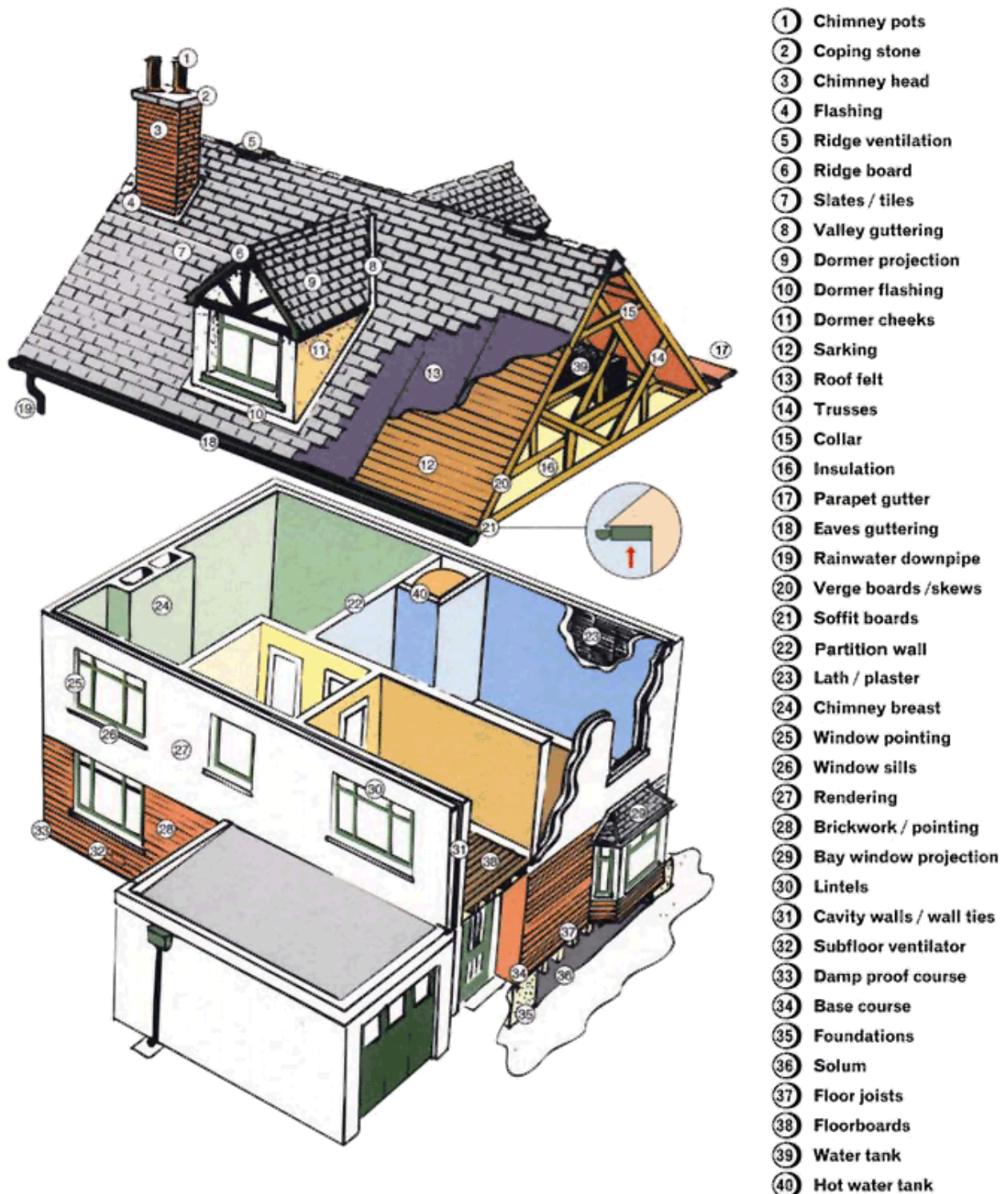
<b>Internal joinery and kitchen fittings</b>	<p>The majority of door facings and skirtings are marble.</p> <p>The stairway is wholly faced with white marble, including its risers, treads, landing and sides. It has a tubular metal framed balustrade with glass panelling.</p>
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is a multi-fuel ABX inset corner stove in the living room, with two glazed sides that is surrounded by heat resistant linings that are faced with split tiling.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>The majority of the internal linings are painted plasterboard.</p> <p>The walls of the ground floor shower room, the utility room and en suite bathroom are ceramic tiled. The walls of the first floor bathroom are lined with marble tiles.</p>
<b>Cellars</b>	<p>There are no cellars.</p>
<b>Electricity</b>	<p><b>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.</b></p> <p>The property is supplied with mains electricity.</p> <p>The meter and consumer units are mounted on the rear wall of the garage. The two metal Hager consumer units each include a main switch, residual current devices (switches that trip a circuit under dangerous conditions and disconnect the electricity) and circuit breakers (which switch off a circuit if they detect a fault).</p> <p>Sockets within the house are 13 amp rectangular pinned sockets. Light and socket faceplates are metal. The majority of lights are inset ceiling lights.</p>
<b>Gas</b>	<p>Mains gas is not available to the property.</p>
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is supplied with private water, from a system that also supplies Gateside Steading.</p> <p>The source of the water is a well within the Steading courtyard. The owners advised that this is a concrete ring well in which there is a submersible pump. Water is pumped to the roof space of the</p>

<b>Water, plumbing, bathroom fittings</b>	<p>Steading above its utility room, where water for both houses passes through water treatment plant including a particle filter, UV filter and ph correction vessel.</p> <p>The water system within The Coach House is pressurised, with the pressure vessel(s) within the integral garage - there is no cold water storage tank. The water pipes inspected within the house were copper.</p> <p>There are three bathrooms: (1) ground floor shower room - black marble tiled cubicle (floor with drainage channel and 2 sides) , with glazed screen and mixer shower (rain head and handset), hand basin with black vanity unit, w.c, chrome towel radiator, ceiling mounted mechanical extract fan; (2) principal bedroom en suite bathroom - jacuzzi bath with shower handset, large shower cubicle with 2 laminate sheeted sides, 1 glazed side, curtain across the end and mixer shower, two wash hand basins each built into a curved Italian style wooden cabinet, w.c, ceiling mechanical extract fan; (3) first floor bathroom - composite stone teardrop shaped stand-alone bath (with floor reinforcement below), large shower cubicle with composite stone tray, 2 marble lined sides, 1 glazed side and mixer shower with fixed rain head and handset, hand basin and w.c built into gloss white units, chrome towel radiator, ceiling mounted mechanical extract fan.</p> <p>There are two white composite sinks in the kitchen, with a mixer tap in between and a porcelain sink in the utility room.</p>
<b>Heating and hot water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The Coach House is currently heated by a wood pellet central heating system from a Froling P4 Pellet 38 boiler in the utility room of the Steading, which heats both the Steading and The Coach House. This boiler is automatically fed via suction pipes from a pellet box located adjoining the access drive. Beside the boiler is a 3,000 litre accumulator tank. Water is taken from the Steading to the Coach House integral garage via a thickly insulated pipe that is mostly underground.</p> <p>In the event of the Coach House being sold separately from Gateside Steading, it is the owners intension to install an oil boiler into the Coach House to provide it with separate central heating and hot water systems.</p> <p>The heating system is a wet system via underfloor heating in the ground floor and radiator heating in the first floor. The system is controlled by a programmer mounted on a utility room wall.</p> <p>The areas with underfloor heating have a programmable Honeywell thermostat on a wall of the inner hall / stairway and room thermostats in most rooms and circulation areas.</p> <p>The areas heated by radiators are controlled by a room thermostat in the landing and by thermostatically controlled valves fitted to the radiators. The radiators are horizontal chrome radiators.</p> <p>There is a 400 litre unvented indirect stainless steel hot water cylinder in the integral garage. The water is primarily heated by the central heating boiler, controlled by its programmer and can be</p>

# Single Survey

<b>Heating and hot water</b>	supplemented by electric immersion heater (the cylinder is fitted with two immersion heaters).
<b>Drainage</b>	<b>Drainage covers etc were not lifted.</b> <b>Neither drains nor drainage systems were tested.</b> Drainage is to a septic tank within the front lawn, with wastewater discharge taken to a stone soakaway, also within the front garden, below a granite patio area. The owners advised that the system is wholly within the property.  Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.
<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b> <b>No tests whatsoever were carried out to the system or appliances.</b>  Alarms/detectors noted included: mains operated smoke alarm in the landing, heat detector in the kitchen and carbon monoxide detector in the living area.
<b>Any additional limits to inspection</b>	The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.  Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

## Sectional Diagram showing elements of a typical house




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


# 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	
<b>Repair category</b>	1
<b>Notes</b>	No evidence of settlement or structural movement was found affecting the building.

 Dampness, rot and infestation	
<b>Repair category</b>	1
<b>Notes</b>	Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.  No evidence of infestation or decay was noted in the visible timbers inspected.

 Chimney stacks	
<b>Repair category</b>	1
<b>Notes</b>	From a ground level inspection, no defect was noted to the steel flue through the roof.

 Roofing including roof space	
<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the roof and that part of the roof space which was inspected.

 Rainwater fittings	
<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the rainwater fittings.  No assessment has been made on the operation and effectiveness of the



## Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	rainwater system, including the drainage from the base of the downpipes.



## Main walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the external walls. The paintwork of the external wall cladding will require to be periodically re-painted to preserve its integrity.



## Windows, external doors and joinery

<b>Repair category</b>	1
<b>Notes</b>	No defects were noted to the windows and external doors. A selection of window opening casements and several of the external doors were opened and found to operate effectively.



## External decorations

<b>Repair category</b>	1
<b>Notes</b>	The decoration of the external joinery was found to be in generally good condition. The external wall cladding has been recently repainted. Some minor wear was noted to the paintwork of the bay window joinery.



## Conservatories/porches

<b>Repair category</b>	-
<b>Notes</b>	None.



## Communal areas

<b>Repair category</b>	1
<b>Notes</b>	The majority of the shared stone access road was found to be in good condition and has been recently repaired. Regular maintenance of the road will be required in the future to preserve its condition.



## Garages and permanent outbuildings

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the integral garage/workshop. The owners advised that the plasterboard internal wall linings and ceiling will be taped and filled prior to sale.</p> <p>NOTE: since the inspection, the owners have advised that the wall linings and ceiling of the garage have been taped, filled and decorated and have forwarded pictures as evidence.</p>



## Outside areas and boundaries

<b>Repair category</b>	1
<b>Notes</b>	<p>The grounds to be included with The Coach House, including boundary and internal fences, paved areas and garden ground have been well maintained and were found to be in tidy condition.</p> <p>A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. Public Health England is the national agency for dealing with the health effects of radiation within the UK – they have a Glasgow office and can be contacted on 0141 440 2201.</p>



## Ceilings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the ceilings.



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the internal wall linings.



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	<p>From a limited inspection made of the floors, no defects were noted.</p> <p>Some cracking was noted to several of the black marble floor tiles in the en-suite bathroom and utility room.</p> <p>NOTE: since the inspection the owners have advised that the black marble floor tiling in the ensuite bathroom has been wholly replaced with white marble tiles</p>



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	and have forwarded pictures as evidence.



## Internal joinery and kitchen fittings

<b>Repair category</b>	1
<b>Notes</b>	The kitchen and utility room fittings were found to be in good condition. No assessment has been made on the condition of the built-in kitchen appliances.



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were note to the living room stove. No assessment has been made on the operation of the stove and whether its flue is adequately lined. Its flue should be regularly checked and swept.



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	The internal decoration was found to be in generally good condition, with minor wear and tear markings noted.



## Cellars

<b>Repair category</b>	-
<b>Notes</b>	None.



## Electricity

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>The new Fire and Smoke Alarm Standard came in to 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>

# Single Survey



## Electricity

<b>Repair category</b>	1
<b>Notes</b>	purchaser should satisfy themselves in this regard.



## Gas

<b>Repair category</b>	-
<b>Notes</b>	None.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>It is recommended that prior to purchase, documentation be obtained stating that the water supply has been analysed recently and is satisfactory in terms of purity and quantity. It is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of supply is carried out or sought from the sellers.</p> <p>No defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The sanitary fittings in the three bathrooms were found to be in good condition.</p>



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	<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 (which is in the Steading) and system should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p> <p>No assessment has been made on the operation, efficiency and adequacy of the central heating system.</p>



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	<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>It is likely that the septic tank will require to be periodically emptied in the future.</p>

# Single Survey



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.

# Single Survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	1
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	-
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

1. Which floor(s) is the living accommodation on?	First	
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 checked="" type="checkbox"/>	No <input 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.

It is understood that planning permission was granted for The Coach House: (1) on 28/04/2014 under Aberdeenshire Council application reference APP/2014/0500, when approval was granted for the erection of Garage, Store and Self Catering Holiday Accommodation (First Floor), on the conditions that the holiday accommodation shall be used solely as temporary holiday accommodation for a period of no greater than 6 weeks and shall at no time be occupied as an independent dwelling house without the prior express permission of the Planning Authority; (2) on 17/02/26 under Aberdeenshire Council planning reference APP/2024/0967 when approval was granted for a change of use to a dwelling house.

The property does not yet appear to have a Council Tax banding or a rateable value on the Scottish Assessors website.

It is understood that the house was completed in March 2022; it should be confirmed that the necessary building warrant approval was obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply it should be confirmed: (1) that the property has adequate servitude rights in respect of the supply; (2) what liability the property will have towards the running, repair and maintenance of the common parts of the system; (3) whether any alterations are to be undertaken to the system prior to sale to sub-divide the system; (4) that the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available.

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; that the whole drainage system lies within the property.

It should be confirmed that the property has adequate servitude rights of access over the private access road from the B9119 to the property and what liability the property has towards its upkeep, maintenance and repair.

### Estimated reinstatement cost for insurance purposes

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

£800,000 (Eight Hundred 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:

£400,000 (Four Hundred Thousand Pounds)

# Single Survey

## Valuation and market comments

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

### Signed

Security Print Code [440987 = 6121 ]  
Electronically signed

### Report author

David Silcocks

### Company name

Allied Surveyors Scotland Ltd

### Address

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

### Date of report

21st May 2026

# Mortgage Valuation Report



## Property Address

Address The Coach House, Gateside Steading, Lumphanan, Banchory, AB31 4RJ  
Seller's Name Mr and Mrs M McCready  
Date of Inspection 4th May 2026

## 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

There is an integral garage, which has the first floor bedroom above. It is built with a concrete floor, has plasterboarded walls and ceiling, an electrically operated sectional up and over vehicle door, a Nordan double glazed side window, lights and sockets. It has an internal floor area of 26 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 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:

The Coach House (and Gateside Steading) are presently heated by a wood pellet central heating system from a Froling P4 Pellet 38 boiler in the utility room of the Steading. Water is taken from the Steading to the Coach House integral garage via a thickly insulated pipe that is mostly underground. If the Coach House is sold separately, the owners have advised they will installed an oil fired boiler within the Coach House.

The heating system is a wet system via underfloor heating in the ground floor and radiator heating in the first floor. The system is controlled by a programmer mounted on a utility room wall. The areas with underfloor heating have a programmable thermostat on a wall of the inner hall / stairway and room thermostats in most rooms and common areas. The areas heated by radiators are controlled by a room thermostat in the landing and by thermostatically controlled valves fitted to the radiators.

## Site

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

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

## Location

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

## Planning Issues

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

If Yes provide details in General Remarks.

## Roads

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

# Mortgage Valuation Report

## General Remarks

The property comprises a two storey detached house with an integral garage/workshop.

It is understood that construction commenced around 2016 and was completed in March 2022. The walls are built with fyfestone precast blocks laid on their side, clad externally with horizontal larch boards that are sanded and painted, and the roof is pitched and slated.

Other accommodation referred to above within the house includes a utility room and an office.

The Coach House lies in a rural setting and occupies the north-west corner of a 0.5 acre site, within which are two residential properties under the same ownership, The Coach House and Gateside Steading.

The Coach House is adjoined on its south and east sides by the grounds of Gateside Steading and on its other two sides by agricultural land. Access to the property is off the B9119 Westhill to Tarland road, along approximately 450 metres of shared private stone track.

The property is located 3.5 miles from the village of Lumphanan, which has a primary school and 9 miles from Alford (population 2,700) which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Alternative nearby schools are available Craigievar Primary School and Aboyne Academy. Major local centres of population and employment include: Banchory (population 7,500) - 14 miles; Westhill (population 12,500) - 18 miles; Inverurie (population 14,500) - 24 miles; Aberdeen City Centre - 25 miles.

It is understood that planning permission was granted for The Coach House: (1) on 28/04/2014 under Aberdeenshire Council application reference APP/2014/0500, when approval was granted for the erection of Garage, Store and Self Catering Holiday Accommodation (First Floor), on the conditions that the holiday accommodation shall be used solely as temporary holiday accommodation for a period of no greater than 6 weeks and shall at no time be occupied as an independent dwelling house without the prior express permission of the Planning Authority; (2) on 17/02/26 under Aberdeenshire Council planning reference APP/2024/0967 when approval was granted for a change of use to a dwelling house.

The property does not yet appear to have a Council Tax banding or a rateable value on the Scottish Assessors website.

It is understood that the house was completed in March 2022; it should be confirmed that the necessary building warrant approval was obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply it should be confirmed: (1) that the property has adequate servitude rights in respect of the supply; (2) what liability the property will have towards the running, repair and maintenance of the common parts of the system; (3) whether any alterations are to be undertaken to the system prior to sale to sub-divide the system; (4) that the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available.

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; that the whole drainage system lies within the property.

It should be confirmed that the property has adequate servitude rights of access over the private access road from the B9119 to the property and what liability the property has towards its upkeep, maintenance and repair.

A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. Public Health England is the national agency for dealing with the health effects of radiation within the UK – they have a Glasgow office and can be contacted on 0141 440 2201.

Relevant valuation factors are likely to include: within commuting distance of Banchory, Westhill and Aberdeen; attractive rural setting with panoramic views; located relatively close to and shares an access and courtyard with Gateside Steading, which is currently under the same ownership as the property and has been operated as a self-catering holiday unit in recent years; the house has been fitted to high modern specification and includes extensive use of white and black marble; it has an internal floor area of 211 square metres and 3 habitable rooms including an impressive open plan first floor living area with vaulted ceiling and balcony access, a spacious ground floor principal bedroom suite with patio access and a first floor bedroom with balcony access; limited plot size and garden ground.

In the aftermath of the initial Covid-19 lock-down period from July 2020 onwards, local rural residential market activity increased significantly, with this leading to shorter marketing periods and an increase in prices. However, from mid-2022 the residential property market generally experienced more difficult conditions caused by rising interest rates, inflation and the cost of living, and property taxes (Land Business Transaction Tax and Additional Dwelling Supplement). These conditions extended through 2023-25, although interest rates were steadily reduced during this period from a peak in August 2023. During this period there was at best little change in local

# Mortgage Valuation Report

## General Remarks

rural residential property prices and most sectors saw a small reduction in prices; properties which have special features have fared better, such features might include location, view, setting, design and character, condition and repair, standard of fitting, size and quality of the grounds and its outbuildings. 2026 is likely to bring further uncertainty to the property market caused by the war in the Middle East, which may bring a period of rising prices, cost of living and interest rates.

## Essential Repairs

No essential repairs are required to the property.

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

# Mortgage Valuation Report

## Comment on Mortgageability

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

## Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £   
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary?  Yes  No

## Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type?  Yes  No

## Declaration

Signed Security Print Code [440987 = 6121 ]  
Electronically signed by:-

Surveyor's name David Silcocks

Professional qualifications BSc MRICS

Company name Allied Surveyors Scotland Ltd

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

Telephone 01224 571163

Fax 01224 589042

Report date 21st May 2026

The Coach House  
Gateside Steading  
Lumphanan  
Banchory  
AB31 4RJ

## **Section 2**

# **Energy Report**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

**THE COACH HOUSE, GATESIDE STEADING, LUMPHANAN, BANCHORY, AB31 4RJ**

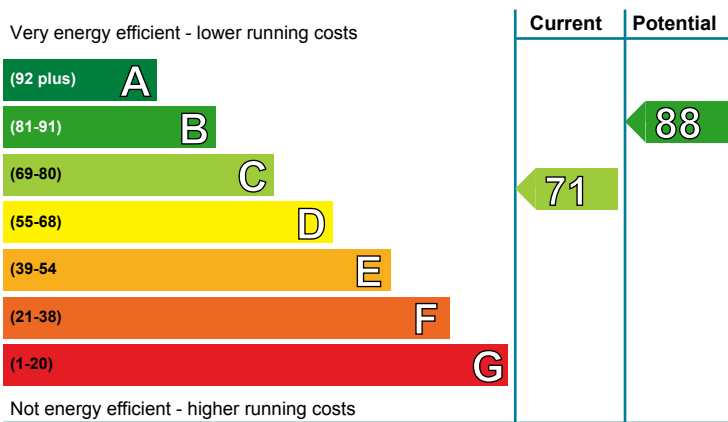
<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	0182-2818-4613-2502-3055
<b>Date of assessment:</b>	08 September 2022	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	13 September 2022	<b>Approved Organisation:</b>	Elmhurst
<b>Total floor area:</b>	211 m <sup>2</sup>	<b>Main heating and fuel:</b>	Boiler and radiators, wood pellets
<b>Primary Energy Indicator:</b>	176 kWh/m <sup>2</sup> /year		

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£5,673</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£279</b>	

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

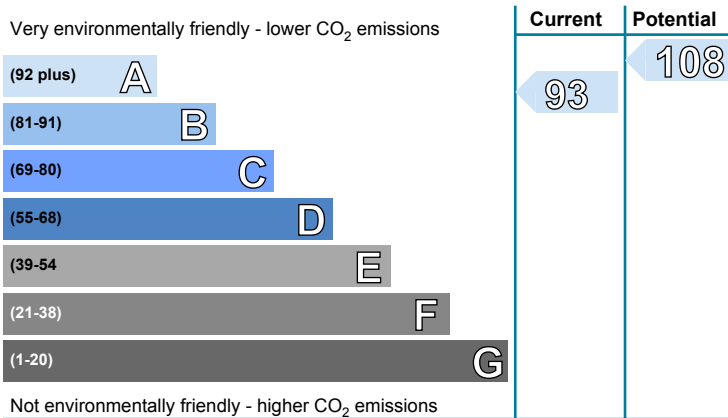


## Energy Efficiency Rating

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

Your current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (61)**.

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



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band A (93)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£279.00
2 Solar photovoltaic (PV) panels	£3,500 - £5,500	£966.00
3 Wind turbine	£15,000 - £25,000	£2190.00

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

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

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

## Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Solid brick, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, insulated (assumed) Roof room(s), insulated (assumed)	★★★★☆ ★★★★★	★★★★☆ ★★★★★
Floor	Solid, insulated (assumed) To unheated space, insulated (assumed)	— —	— —
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, wood pellets	★★☆☆☆	★★★★★
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★☆☆☆	★★★★★
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 7 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.4 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.




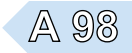


## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,545 over 3 years	£4,569 over 3 years	
Hot water	£735 over 3 years	£432 over 3 years	
Lighting	£393 over 3 years	£393 over 3 years	
<b>Totals</b>	<b>£5,673</b>	<b>£5,394</b>	

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

## Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Solar water heating	£4,000 - £6,000	£93		
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£322		
3 Wind turbine	£15,000 - £25,000	£730		

## Choosing the right improvement package

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

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

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

### 1 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

### 2 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

### 3 Wind turbine

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

## Low and zero carbon energy sources

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

### LZC energy sources present:

- Biomass main heating
- Biomass secondary heating

## Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	15,544	N/A	N/A	N/A
Water heating (kWh per year)	2,548			

## About this document

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

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

Assessor's name:	Mr. David Silcocks
Assessor membership number:	EES/008466
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	Marywell House 29-31 Marywell Street Aberdeen AB11 6JE
Phone number:	01224 571163
Email address:	<a href="mailto:aberdeen@alliedsurveyors.com">aberdeen@alliedsurveyors.com</a>
Related party disclosure:	No related party

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

### Use of this energy performance information

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

## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT



The Coach House  
Gateside Steading  
Lumphanan  
Banchory  
AB31 4RJ

## **Section 3**

# **Property Questionnaire**



# Property Questionnaire

PROPERTY ADDRESS: THE COACH HOUSE GATESIDE STADING LUMPHANAN SANCTORY
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SELLER(S): NAURICE MCCREADY	BRENDA MCCREADY
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COMPLETION DATE OF PROPERTY QUESTIONNAIRE: 20 MAY 2026
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## PROPERTY QUESTIONNAIRE

### NOTE FOR SELLERS

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.

...changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, tell your solicitor or estate agent immediately.



### PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership	20 YEARS
How long have you owned the property?	
2. Council Tax	
Which Council Tax band is your property in? A B C D E F G H	
3. Parking	
<p>What are the arrangements for parking at your property? (Please indicate all that apply)</p> <ul style="list-style-type: none"> <li>• Garage ✓</li> <li>• Allocated parking space</li> <li>• Driveway ✓</li> <li>• Shared parking</li> <li>• On street</li> <li>• Resident permit</li> <li>• Metered parking</li> <li>• Other (please specify):</li> </ul>	
4. Conservation Area	

<p>Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?</p>	<p>Yes/No/D on't know</p>
<p>5. Listed Buildings</p>	
<p>Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?</p>	<p>Yes/No</p>
<p>6. Alterations / additions / extensions</p>	
<p>a. (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p>	<p>Yes/No</p>
<p><u>If you have answered yes</u>, please describe the changes which you have made:</p>	
<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p>	<p>Yes/No</p>
<p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.</p>	

<p>b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered <u>yes</u>, please answer the three questions below:</p>	<p>Yes/No <input checked="" type="radio"/> No</p>
<p>(i) Were the replacements the same shape and type as the ones you replaced?</p>	<p>Yes/No NA</p>
<p>(ii) Did this work involve any changes to the window or door openings?</p>	<p>Yes/No</p>
<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p>	
<p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	
<p>7. Central heating</p>	

<p>a. Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p>If you have answered <u>yes/partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p>If you have answered <u>yes</u>, please answer the 3 questions below:</p>	<p>Yes/No/ Partial <input checked="" type="radio"/> Partial</p>
<p>b. When was your central heating system or partial central heating system installed?</p>	

<p>c. Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:</p>	Yes/No <input checked="" type="radio"/>	
<p>d. When was your maintenance agreement last renewed? (Please provide the month and year).</p>		
<p>8. Energy Performance Certificate</p>		
<p>Does your property have an Energy Performance Certificate which is less than 10 years old?</p>	Yes/No <input checked="" type="radio"/>	
<p>9. Issues that may have affected your property</p>		
<p>a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p>	Yes/No <input checked="" type="radio"/>	
<p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	Yes/No	
<p>b. Are you aware of the existence of asbestos in your property?</p>	Yes/No <input checked="" type="radio"/>	
<p><u>If you have answered yes</u>, please give details:</p>		
<p>10. Services</p>		
<p>a. Please tick which services are connected to your property and give details of the supplier:</p>		
<p>Services</p>	<p>Connected</p>	<p>Supplier</p>
<p>Gas / liquid petroleum gas</p>		
<p>Water mains / private water supply</p>		<p>PRIVATE WELL</p>

Electricity			OVO
Mains drainage	X	septic tank	
Telephone			✓
Cable TV / satellite			SKY
Broadband			BT
b. Is there a septic tank system at your property?			
If you have answered yes, please answer the two questions below:			Yes/No
c. Do you have appropriate consents for the discharge from your septic tank?			
			Yes/No/ Don't Know
d. Do you have a maintenance contract for your septic tank?			
If you have answered yes, please give details of the company with which you have a maintenance contract:			Yes/No
11. Responsibilities for Shared or Common Areas			

a. Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?		Yes/No/ Don't Know
If you have answered yes, please give details: shared driveway & access drive way shared with neighbours		
b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?		Yes/No/ Not applicable

	<u>If you have answered yes, please give details:</u>	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes/No <input checked="" type="radio"/>
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?  <u>If you have answered yes, please give details:</u>	Yes/No <input checked="" type="radio"/>
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?  <u>If you have answered yes, please give details:</u>	Yes/No
f.	As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)  <u>If you have answered yes, please give details:</u>	Yes/No <input checked="" type="radio"/>
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property?  <u>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</u>	Yes/No <input checked="" type="radio"/>
b.	Is there a common buildings insurance policy?	Yes/No <input checked="" type="radio"/>

		Don't know
	<u>If you have answered yes</u> , is the cost of the insurance included in your monthly/annual factor's charges?	Yes/No/Don't know
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.	
<b>13. Specialist Works</b>		
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?  <u>If you have answered yes</u> , please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property	Yes/No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?  <u>If you have answered yes</u> , please give details	Yes/No
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?  If you have answered yes, these guarantees will be	Yes/No

needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.

Guarantees are held by:

14. Guarantees

a. Are there any guarantees or warranties for any of the following:

(i) Electrical work	No	Yes <input checked="" type="checkbox"/>	Don't Know	With title deeds	Lost
(ii) Roofing	No	Yes	Don't Know	With title deeds	Lost
(iii) Central heating	No	Yes	Don't know	With title deeds	Lost
(iv) NHBC	No	Yes	Don't know	With title deeds	Lost
(v) Damp course	No	Yes	Don't know	With title deeds	Lost
(vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost

b. If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

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

Yes  No

If you have answered yes, please give details:

<b>15. Boundaries</b>		
<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes, please give details:</u></p> <p>The Coach House has been awarded Dwelling status and has its boundaries on the front of the property to be set</p>		Yes/No/ Don't Know
<b>16. Notices that affect your property</b>		
In the past 3 years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	Yes/ <input checked="" type="radio"/> No/ Don't know
b.	that affects your property in some other way?	Yes/ <input checked="" type="radio"/> No/ Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/ <input checked="" type="radio"/> No/ Don't know
<p><u>If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.</u></p>		

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

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

**Signature(s) :**

*M McCann*

.....

*Ben McCann*

.....

Date: 20 May 2026