Burnside of Carnousie,
Forglen,
Banff,
AB45 3XP

Home Report

DM HALL

Burnside of Carnousie,
Forglen,
Banff,
AB45 3XP

Single Survey

DM HALL

Survey Report on:

Property Address	Burnside of Carnousie, Forglen, Banff, AB45 3XP
Reference	1636187
Customer Name	[illegible]
Date of Inspection	19th June 2026
Surveyor's name, qualifications and office	Blair Stephen AssocRICS DM Hall LLP Chartered Surveyors 64 Market Place Inverurie AB51 3XN Tel: 01467 624393 email: inverurieresidential@dmhall.co.uk
Prepared By	DM Hall LLP

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.[1]

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

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

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

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.

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 adviser or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.[2]

1.6 INTELLECTUAL PROPERTY

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

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

The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the “Market Value” is the estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion;

- the "Property" is the property which forms the subject of the Report;

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property;

- the "Report” is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;

- the "Seller" is/are the proprietor(s) of the Property;

- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

2.3.1 **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.

2.3.2 **Category 2:** Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 **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, they 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 reinstatement cost, as defined below.

“Market value” The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm’s length transaction,

after proper marketing and where 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.

"Reinstatement 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 will not be inspected or reported on.

Description	The subjects comprise a detached two storey farmhouse known as 'Burnside of Carnousie' and a detached bungalow known as 'The Bothy', located within a site which the seller has advised extends to approximately 10 acres.
Accommodation	**Farmhouse** Ground Floor:- Entrance Hallway, Bathroom, Living Room, Dining Room, Kitchen, Utility Room, and Conservatory. First Floor: Landing, Shower Room, and three Bedrooms. **Bungalow** Ground Floor:- Entrance Vestibule, Bathroom, Living Room, Kitchen, and two Bedrooms.
Gross Internal Floor Area (m2)	**Farmhouse** The Farmhouse extends to approximately 131m2, including the conservatory. **Bungalow** The Bungalow extends to approximately 75m2, excluding the basement level.
Neighbourhood and Location	The property is located in a rural area near the village of Aberchirder, surrounded by open countryside. A limited range of facilities and amenities are available within the

	immediate vicinity, however, a wide range are available within the nearby towns of Turriff and Banff. There are wind turbines located within visual distance of the property.
Age	**Farmhouse** Originally built around 1900. **Bungalow** Originally built around 1900 as an agricultural building, subsequently altered and extended form the current residential property in around 2018.
Weather	It was sunny and dry, following a period of mixed weather conditions.
Chimney Stacks	**Visually inspected with the aid of binoculars where appropriate.** **Farmhouse** The chimney stacks are of a stonework construction, pointed externally with clay chimney pots and cement flashings. **Bungalow** The chimney heads appear to be of mixed concrete blockwork/stone construction, rendered externally with clay chimney pots. There are no chimney breasts within the property and it could be confirmed if the chimney heads are decorative only, or if there are any flues present.
Roofing including Roof Space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** **Farmhouse**

	The roof is of a pitched timber frame construction, comprising timber roof trusses overlaid with timber board sarking, externally clad with slates. The ridge is tiled, whilst valleys/flashings are formed in metal. The roof incorporates pitched and slated dormers, with stone facings. Access to the roof space was possible via a ceiling hatch access point to the first floor landing. Insulation has been laid between the ceiling joists and the area has been partly floored. **Bungalow** The roof is of a pitched timber frame construction, comprising timber roof trusses overlaid with timber board sarking, externally clad with slates. The ridge is tiled. Access to the roof space was possible via a ceiling hatch access point to the kitchen. Insulation materials within the roof space have only been partially laid.
Rainwater Fittings	**Visually inspected with the aid of binoculars where appropriate.** **Farmhouse** The rainwater conductors are of a cast iron construction, with half round guttering and round downpipes. **Bungalow** The rainwater conductors are of a PVC construction, with half round guttering and round downpipes.
Main Walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** **Farmhouse** The farmhouse is of traditional solid stone construction, rendered and painted externally. The extension to the utility room at the rear appears to be of a concrete block construction, cement rendered and painted externally. **Bungalow** The original main walls of the bungalow are of a solid

	stone construction, with a side extension which appears to be of a concrete block construction. The external walls have been rendered.
Windows, External Doors and Joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** **Farmhouse** The windows are mainly of a double glazed UPVC type, with double glazed timber Velux windows to the first floor. The utility room entrance door is of a timber construction, with glazed inserts. Facias, where present, are formed in timber. **Bungalow** The windows are mainly of a double glazed UPVC type, with some double glazed timber Velux windows. The front access door is of a UPVC double glazed design.
External Decorations	**Visually inspected.** **Farmhouse** The external timbers where present are painted. **Bungalow** There are no external finishes that require decoration.
Conservatories and Porches	**Visually inspected.** **Farmhouse** There is a conservatory at the front of the property. This is formed with what appear to be brick or block base walls, with double glazed UPVC windows and a pitched polycarbonate roof. The similarly framed French doors provide access to garden. **Bungalow**

	There are no conservatories or porches.
Communal Areas	There are no communal areas.
Garages and Permanent Outbuildings	**Visually inspected.** There are a range of outbuildings which are of various ages and types of construction. Whilst not an exhaustive list the outbuildings include: A detached workshop/barn which is mainly of a steel frame and concrete block construction, under a pitched roof externally clad with corrugated fibrous cement sheeting. Vehicular access is possible via sliding metal doors. There is power and light. A detached stable block of concrete block construction under a profile metal sheet roof, with equestrian access via timber Dutch doors. A further outbuilding which incorporates a tack room/ stabling, a barn, and open fronted areas. This has appears to have been substantially and repeatedly altered an extended in the past and is of a mixed block, steel, and timber construction, with sections of the external walls having been externally clad in profile metal sheeting. The roofs are mainly of mixed pitches and a mixed timber and steel construction, externally clad mainly with a mix of fibrous cement and metal sheeting. To the middle of the site there is an outbuilding which incorporates a barn and various workshops/stores. This has appears to have been substantially and repeatedly altered an extended in the past and is mainly of a mixed stone and block construction, externally clad mainly with mixed fibrous cement and metal sheeting. Vehicular access is possible via sliding metal doors. There is lean-to garden store attached to the farmhouse, which is of a stone construction under a profile metal sheet roof. There is an attached and open fronted double car garage to the bungalow, of a masonry construction under a shallow pitched metal sheet roof.
Outside Areas and Boundaries	**Visually inspected.** There is a yard to the front of the site which is open to the

	nearest publicly maintained road. A shared access track, with crossing over the burn, runs through the site and affords access to a neighbouring property. The sellers representative has advised that the site extends to approximately ten acres. We have assumed that this information is correct and we have not measured the site. There is a sand school located in the easternmost paddock. There is a burn running to the north boundary of the site, whilst there is a pond within one of the paddocks. **Farmhouse** The farmhouse has garden areas to the sides and rear, which are mainly surfaced in grass with planted areas and trees. The garden areas are loosely defined by masonry walls and post/wire fencing. **Bungalow:** The bungalow has garden areas to the rear, which are mainly surfaced in grass. There does not appear to be any defined boundaries to the bungalow garden area.
Ceilings	**Visually inspected from floor level.** **Farmhouse** The ceilings are a mixture of lath and plaster and plasterboard. **Bungalow** The ceilings are formed in plasterboard.
Internal Walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** **Farmhouse** Please see comments above under 'Dampness, Rot and Infestation'. The internal walls are a mixture of lath and plaster construction and plasterboard lined.

	There are areas of timber panelling and tile wall finishes. **Bungalow** The internal walls are lined with plasterboard. There are areas of tile wall finishes and PVC wet wall finishes.
Floors including Sub-floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** **Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.** **Physical access to the sub-floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.** **Farmhouse** The floors are a mixture of suspended timber and concrete construction. No access was possible to any subfloor areas due to the lack of any available hatch access points. **Bungalow** The floors are a mixture of suspended timber and concrete construction. No access was possible to any subfloor areas due to the lack of any available hatch access points.
Internal Joinery and Kitchen Fittings	**Built-in cupboards were looked into, but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** **Farmhouse** The internal doors consist of a timber panel type. The door facings and skirting boards are of a timber style.

	The kitchen is fitted with a range of base and wall mounted units with laminate worktops. The stairs are formed in timber with a timber balustrade and handrail. **Bungalow** The internal doors consist of a timber panel effect and timber-glazed type. There are glazed inserts to some interior doors. The kitchen is fitted with a range of base and wall mounted units with laminate worktops.
Chimney Breasts and Fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** **Farmhouse** There is an open fireplace in the Living Room. All other original fireplace openings have been blocked and removed. **Bungalow** There are no chimney breasts/fireplaces.
Internal Decorations	**Visually inspected.** **Farmhouse** The internal walls and ceilings mainly have a papered and painted finish. The internal joinery is finished in paint. **Bungalow** The internal walls and ceilings mainly have a painted finish.
Cellars	**Visually inspected where there was a safe and purpose-built access.** **Farmhouse** There are no cellars.

	Bungalow There is a fully lined basement/cellar floor to the bungalow. This is accessed externally via a set of concrete steps to the rear and houses the boiler. For the avoidance of doubt this has not been included as habitable accommodation for the purposes of this report.
Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** The location of the electricity meters could not be ascertained. It could be confirmed if is a single meter for the whole site, or if the supply is metered separately. A conveyancer could confirm full details. **Farmhouse** Mains supply installed. A range of 13amp sockets are distributed throughout the property. The electricity consumer unit is located at high level to the first floor landing. **Bungalow** Mains supply installed. A range of 13amp sockets are distributed throughout the property. The electricity consumer unit is located in the hallway cupboard.
Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** **Farmhouse** There is no mains gas supply.

	Bungalow There is no mains gas supply, however, there is a bottled gas supply to the kitchen hob.
Water, Plumbing and Bathroom Fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** The owner has advised that water is from a private supply. The exact location of the well and if the source is shared with any neighbouring properties could be ascertained. **Farmhouse** Visible pipework is made with copper and PVC materials, though given the age of the property older materials may be present. The bathroom is fitted with a WC, wash hand basin and bath. The shower room is fitted with a WC, wash hand basin and shower cubicle with electric shower. A stainless steel sink unit is fitted within the kitchen. **Bungalow** Visible pipework is made with copper and PVC materials. The bathroom is fitted with a WC, wash hand basin, bath and shower cubicle with mixer shower. A stainless steel sink unit is fitted within the kitchen.
Heating and Hot Water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** **Farmhouse** There is an oil fired central heating boiler which is

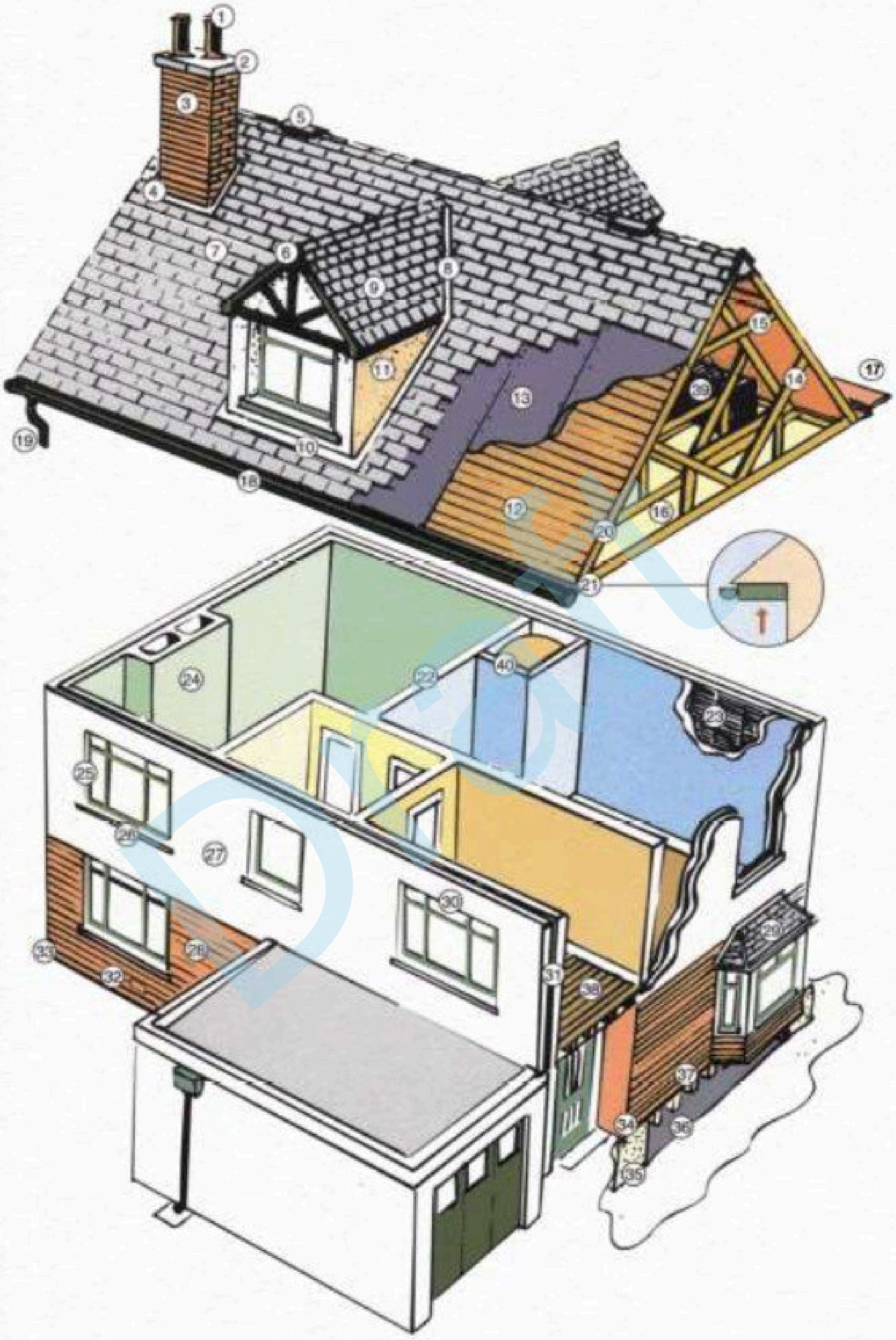
	incorporated as part of the kitchen range cooker. This supplies a system of radiators throughout the property. The boiler supplies domestic hot water, with a hot water tank located in the kitchen. The central heating system is controlled by a programmer and thermostatic valves on radiators. The oil tank serving the system is located in the garden to the side of the farmhouse. **Bungalow** There is an oil fired 'Grant Combi 90v3' central heating boiler located within the basement/cellar level. This supplies a system of radiators. The boiler supplies the domestic hot water. The central heating system is controlled by a programmer, a room thermostat and thermostatic valves on radiators. The oil tank serving the system is located in the garden to the rear of the bungalow.
Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** The sellers representative has advised that drainage is to a private septic tank(s) located within the site. The septic tank(s) has not been inspected or tested. At the time of inspection we were unable to ascertain if there are separate septic tanks for the Farmhouse and the Bungalow, or if they share a single tank. A conveyancer could confirm full details prior to purchase.
Fire, Smoke and Burglar Alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.

Any Additional Limits to Inspection	The inspection of the outside areas was restricted as various areas were found to be overgrown and inaccessible. My inspection was subsequently restricted. The inspection of the roof coverings of the outbuildings was restricted from ground level and some parts were not visible. The trees, overgrown and inaccessible outside areas, and site topography partially blocked sight lines. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. We have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation we have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties. The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns, you should engage a qualified asbestos surveyor. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. Concealed areas beneath and around sanitary fittings were not visible. Due to the presence of water, there is an inherent risk of leakage and resultant damage to concealed areas which may only become apparent when the building fabric is opened up for examination. The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required. Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is outwith the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

	Services have been shut off or drained. Relevant trades should be on site when reintroducing services to identify and rectify all deficiencies. **Farmhouse** The property was unoccupied, unfurnished and floors were partly covered. The physical inspection of the roof void area was restricted due to insulation material and stored items. We were unable to inspect any sub floor areas as no suitable access hatch was available. Floor coverings have not been moved. These restricted the inspection of flooring. Personal effects in cupboards and fitted wardrobes were not moved and restricted the inspection. In accordance with Health and Safety Guidelines, we have not disturbed insulation or furniture and floor coverings have not been moved. Where present, personal effects within cupboards and wardrobes have not been moved, therefore limiting the inspection. **Bungalow** The property was unoccupied, but furnished and floors were covered. The physical inspection of the roof void area was restricted due to insulation material, stored items and a lack of suitable crawl boards. As a result, the roof void area was only viewed from the access hatch. We were unable to inspect any sub floor areas as no suitable access hatch was available. Floor coverings have not been moved. These restricted the inspection of flooring. Personal effects in cupboards and fitted wardrobes were not moved and restricted the inspection. In accordance with Health and Safety Guidelines, we have not disturbed insulation or furniture and floor coverings have not been moved. Where present, personal effects

	within cupboards and wardrobes have not been moved, therefore limiting the inspection.

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

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

Structural Movement	
Repair Category	1
Notes	**Farmhouse** The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing. **Bungalow** No obvious evidence of significant movement noted within the limitations of the inspection.

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.**

Dampness, Rot and Infestation	
Repair Category	3
Notes	**Farmhouse** Dampness in the form of high moisture meter readings was recorded throughout the Farmhouse, including to the floors, walls, ceilings, and around the chimney breasts. There is evidence of rot and decay to the internal timbers. Any concealed timbers in contact with dampness are at a risk of rot related defects. A timber/damp contractor should carry out an inspection, including the concealed areas, with a view to providing estimates and carrying out the necessary remedial repairs under cover of a long term guarantee. Best practice recommends an inspection of the whole property is carried out. There is evidence of woodworm to timbers/fittings within the roof space and the internal areas. A timber specialist should carry out an inspection with a view to providing estimates and carrying out the necessary remedial repairs under cover of a long term guarantee External ground levels are high in areas and this can contribute to timber/damp defects internally. A specialist contractor can advise. There is evidence of rodents within the Farmhouse. **Bungalow** No obvious evidence of significant dampness, rot or wood boring insect infestation. There is evidence of rodents within the roof space of the Bungalow.

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.**

Chimney Stacks	
Repair Category	2
Notes	**Farmhouse** The stonework is damaged with areas of erosion and spalling, whilst there are areas of loose/damaged pointing. A builder could inspect the chimney stacks and provide further advice as to the cost of all necessary repairs. **Bungalow** The chimney stacks are in a condition consistent with their age and type of construction.

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.**

Roofing including Roof Space	
Repair Category	3
Notes	**Farmhouse** Please see comments above under 'Dampness, Rot and Infestation'. Please see comments below under 'Outside Areas and Boundaries'. There are slipped/missing and damaged slates to the external roof covering, which is damaged by the ongoing presence of tree branches. Within the roof space there is staining to the roofing timbers, evidence of water ingress, and rust/corrosion to the nail ends. There is vegetation growth and cracking/damage to the cement skews. Natural slates have an expected lifespan of up to 100 years or more depending on slate quality, source, thickness and workmanship. Slates deteriorate over time; nail fixings corrode and loosen resulting in on-going maintenance requirements. Close quarter inspection may reveal damage to roofing materials, especially where these are original. Regular maintenance should be anticipated. The roof coverings are generally in a poor state of repair and will require ongoing maintenance and repair, which may prove costly. A roofing contractor could provide further advice. There is corrosion to the metal skylights within the roof space. **Bungalow** Please see comments above under 'Dampness, Rot and Infestation'. There are various slipped/missing and damaged slates to the external roof covering. A roofing contractor could provide further advice as to the costs of any necessary repairs. There are rolls of unlaid insulation within the roof space. These could be rolled out between the joists.

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.**

Rainwater Fittings	
Repair Category	3
Notes	**Farmhouse** Please see comments below under 'Conservatories and Porches'. There are missing sections of guttering and downpipes, with corrosion to the cast iron fittings. Generally speaking the rainwater fittings are in a poor state of repair and require overhaul or replacement. Once all necessary repairs have been undertaken repainting will be required. A roofing contractor could provide further advice. There is debris and vegetation build up to the guttering which will require clearing. **Bungalow** Heavy rainfall can often reveal localised leakage and the need for maintenance attention. The effectiveness of the bungalow rainwater fittings cannot be commented on as it was not raining.

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.**

Main Walls	
Repair Category	2
Notes	**Farmhouse** The stonework is damaged, including various areas of erosion and spalling. There are areas of loose/damaged pointing, particularly where weed growth is present. The external rendering is weathered and stained, with cracked, missing, and damaged sections. A builder could inspect the main walls and provide further advice as to the cost of all necessary repairs. There is staining/damage to painted sections of external walls and redecoration is required. **Bungalow** There is staining and weathering to the external rendering.

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.**

Windows, External Doors and Joinery	
Repair Category	2
Notes	**Farmhouse** The seals of double glazed units have failed, resulting in condensation between the panes of glass. These units can be repaired/replaced by a glazing contractor. There is wear and tear to the window units. There are sections of decayed/damaged external timbers. A joiner could inspect and undertake all necessary repairs. Doors and random windows are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fitments are functional. **Bungalow** No significant defects evident. Doors and random windows are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fitments are functional.

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.**

External Decorations	
Repair Category	2
Notes	**Farmhouse** Outside paintwork has deteriorated and redecoration is now required. Regular re-painting of external joinery finishes will prolong their lifespan. **Bungalow** No significant defects evident.

Conservatories and Porches	
Repair Category	2
Notes	**Farmhouse** The conservatory is in a poor state of repair. The French doors leading from the conservatory to the garden do not fully close or securely lock, whilst the seals to a number of the double glazed window units within the conservatory have failed resulting in condensation between the panes of glass. There are no apparent rainwater fittings externally, whilst there is evidence of water ingress. Weed growth is afflicting internal areas. A builder could inspect the conservatory and provide further advice as to the cost of all necessary repairs. **Bungalow** Not applicable.

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.**

Communal Areas	
Repair Category	**N/A**
Notes	Not applicable.

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.**

Garages and Permanent Outbuildings	
Repair Category	3
Notes	Please see below under 'Electricity'. The outbuildings are in a condition consistent with their type of construction and, whilst not an exhaustive list, display a range of common age related defects including, for example: Decay/deterioration, high moisture meter readings, and woodworm to timbers throughout the outbuildings. There are sections of fallen/falling roof, with rotten/damaged sections of timber roof structure. These areas are unsafe and repairs must be undertaken prior to usage of the outbuildings. There is movement and a lean to some sections of the outbuilding walls, with various areas of loose/damaged pointing, and areas of loose/damaged/missing masonry. Water ingress to the outbuildings is affecting some sections of metal work. There is corrosion/damage to the steel frame/roofing structures of the outbuildings. The outbuildings contain asbestos based materials, including cracked/damaged roof coverings and rainwater fittings, which could be replaced with non-asbestos based materials. See information on Asbestos in the Limitations of Inspection section above. The double car garage attached to the bungalow is open fronted and would benefit from the addition of a vehicular door. A prospective purchaser could engage a builder, prior to purchase, to inspect the entirety of the outbuildings and provide a comprehensive report detailing their condition and the full costs of all necessary repairs and upgrades which are required.

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.**

Outside Areas and Boundaries	
Repair Category	2
Notes	The paddocks are overgrown with the ground appearing neglected. An agricultural contractor could inspect the land and provide further advice to its current condition and utility. There is a sand school located in the easternmost paddock. This is overgrown/neglected and does not appear to have been used for some time. A contractor who specialises in sand school surfacing could inspect and provide further advice as to the cost of renewal and making it suitable for use. The garden areas to both the farmhouse and the bungalow are neglected and would benefit from maintenance. A gardener could provide further advice. There are utility poles with cables traversing the site, including one adjacent to the pond which is at an angle and appears to be falling. The surfaces of the shared private track, the yard, and the hardstanding areas are uneven/damaged. Concrete steps which are uneven/damaged. Repairs or renewal will be required to surfaces throughout the outside areas. There are mature trees growing within influencing distance of the property, house and outbuildings. These are causing damage to the farmhouse and attached and require cutting back/removal. A tree surgeon will be able to provide further advice. There are various masonry built walls on site which will require ongoing maintenance and repair. A builder could provide further advice. The sellers representative has advised that the site extends to approximately ten acres. Our report is based on the assumption that this information is correct and we have not measured the site. The full extend of the site, including all rights of access and the exact

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.**

	extent/position of the garden grounds/boundaries, could be confirmed by reference to the title deeds.

Ceilings	
Repair Category	3
Notes	**Farmhouse** Please see comments above under 'Dampness, Rot and Infestation'. There are areas of fallen/damaged ceiling surfaces which will require repair and replastering prior to redecoration. There is mould/condensation staining to the ceilings. **Bungalow** No significant defects evident.

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.**

Internal Walls	
Repair Category	3
Notes	**Farmhouse** Please see comments above under 'Dampness, Rot and Infestation'. There are various areas of damage to the internal walls, which will require repair and replastering prior to redecoration. There is mould/condensation staining to the internal walls. There is timber cladding to a number of wall surfaces. This may represent a fire hazard. **Bungalow** No significant defects evident.

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.**

Floors including Sub-floors	
Repair Category	3
Notes	**Farmhouse** Please see comments above under 'Dampness, Rot and Infestation'. Sections of flooring are uneven, off level, an damaged. A joiner could provide further advice and undertake all necessary repairs. We were unable to inspect the sub-floor area, however external ground levels are high in relation to internal floor levels. Hidden floor timbers in contact with damp walls may be affected by decay/rot. A timber/damp specialist contractor can examine further, including opening of concealed areas, where possible, with a view to implementing any required repair works. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work. **Bungalow** No significant defects evident. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

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.**

Internal Joinery and Kitchen Fittings	
Repair Category	2
Notes	**Farmhouse** The internal joinery has been subjected to damage/wear and tear, with missing handles/locks to a number of doors. There is splitting to some sections of timber to the internal doors. A joiner could undertake all necessary repairs to the internal joinery. The kitchen fittings are dated and have been subjected to damage/ wear and tear. Full replacement of the kitchen units can be anticipated by an incoming occupier. **Bungalow** Internal joinery and kitchen fittings have been subjected to wear and tear commensurate with usage. The kitchen fittings appear to be recycled and pre-date the construction of the property and are missing some sections including, for example, plinths. Whilst serviceable, it could be anticipated that an incoming occupier may wish to upgrade the kitchen fittings.

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.**

Chimney Breasts and Fireplaces	
Repair Category	2
Notes	**Farmhouse** Please see comments above under 'Dampness, Rot and Infestation'. The fireplace appears to have been disused for some time. Further advice from a registered chimney sweep must be sought to ensure that the chimney flue is intact and suitable for use. Flues should ideally be swept and tested on an annual basis by a registered chimney sweep. Where fireplaces have been removed there is limited provision for ventilation. Unventilated chimney breasts can result in condensation. **Bungalow** Not applicable.

Internal Decorations	
Repair Category	3
Notes	**Farmhouse** The internal decorations are damaged and soiled, with mould/ condensation staining throughout. There are areas of untaped plasterboard. Full redecoration will be required. **Bungalow** There are various marks and blemishes to the internal decorations.

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.**

Cellars	
Repair Category	1
Notes	**Farmhouse** Not applicable **Bungalow** The basement/cellar floor is at a lower level to the main accommodation and is in close proximity to the burn at the rear.

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.**

Electricity	
Repair Category	3
Notes	The electricity supply has been shut off. Services should be tested and reinstated by a qualified NICEIC/SELECT registered electrician. The electrical fittings to the outbuildings appear to be of some age whilst some aspects are basic. There are damaged and corroded fittings which require urgent attention. The electrical supply to the outbuildings should not be used until an NICEIC/SELECT registered electrician has been engaged to examine the system and confirm it is safe to use. All necessary upgrading works recommended by an NICEIC/SELECT registered electrician should be undertaken to ensure the system meets modern day standards. At the time of our inspection we could not locate the electricity meters, however, the seller has advised that there are separate meters for the Farmhouse and the Bungalow, located within the open double car garage attached to the Bungalow. **Farmhouse** The electrical installation is dated including an older consumer unit/ fittings and skirting board mounted sockets. An NICEIC/SELECT registered electrician can be engaged to examine the system and implement all necessary upgrading works. It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations. **Bungalow** No significant defects evident.

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.**

	It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.

Gas	
Repair Category	2
Notes	**Farmhouse** Not applicable. **Bungalow** The Bungalow has been vacant for some time. The gas hob/services should be tested by a Gas Safe registered contractor prior to use. Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

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.**

Water, Plumbing and Bathroom Fittings	
Repair Category	2
Notes	It is not possible to comment upon the quality or adequacy of the private water supply, but it is assumed that it is wholesome and acceptable for normal consumption patterns. The exact location of the well and if the source is shared with any neighbouring properties could be ascertained. We have not been advised of any supply issues, but further information can be obtained from a suitably qualified specialist contractor. The water supply is currently turned off. Defects can appear when services are reintroduced. Reinstatement should be undertaken by a suitably qualified contractor. Given the age of the farmhouse and the extent of the site, it would be prudent to confirm no lead pipes remain. A plumber could provide further advice. **Farmhouse** The sealant and grouting around the bath and shower areas are defective and this can result in dampness and decay to hidden areas of the property. The bathroom and shower room fittings are dated and have been subjected to damage/wear and tear. Full replacement of the kitchen units can be anticipated by an incoming occupier. The sealant/grouting around sanitary fitments and kitchen fittings should be examined regularly together with adjacent floor areas and walls, as such areas are prone to damage by hidden leakage **Bungalow** The bathroom fittings appear to be recycled and pre-date the construction of the property. Whilst serviceable, it could be anticipated that an incoming occupier may wish to upgrade the

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.**

	kitchen fittings. There are mineral deposits to the surface of the bath. The sealant/grouting around sanitary fitments and kitchen fittings should be examined regularly together with adjacent floor areas and walls, as such areas are prone to damage by hidden leakage.

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.**

Heating and Hot Water	
Repair Category	3
Notes	It is assumed that the heating and hot water systems for both the bungalow and farmhouse have been installed in accordance with all relevant regulations and thereafter maintained on a regular basis. A copy of any relevant documentation in this regard should be obtained. It is common practice for purchasers to have systems checked by an engineer immediately upon taking ownership, as stated in most offers to purchase used by conveyancers. Boilers and central heating systems should be tested and serviced by a OFTEC oil registered engineer on an annual basis to ensure their safe and efficient operation. **Farmhouse** The sellers representative has advised that the central heating system has been turned off for some time and is broken. There is corrosion/damage to radiators, with some basic taped repairs. Given the age of the system the stove based boiler system appears obsolete and will require replacement as it is unlikely to be economically viable to undertake repairs to the current system. A suitably qualified heating engineer will be able to inspect and provide cost estimates. The worktop below the hot water tank is collapsing/damaged. The tank should be secured to prevent any escape of water. A plumber could provide further advice. **Bungalow** At the time of our inspection the casing to the boiler was removed and boiler parts we lying adjacent. There was fluid sitting to the bottom of the casing. The boiler should be repaired, tested and serviced by a OFTEC oil registered engineer prior to use.

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.**

	The oil tank has been fitted within a metal frame. It is outwith the scope of this exercise to confirm whether the oil tank installation fully complies with present day building standards.

Drainage	
Repair Category	1
Notes	The sellers representative has advised that drainage is to a private septic tank(s) located within the site. The septic tank(s) has not been inspected or tested. At the time of inspection we were unable to ascertain if there are separate septic tanks for the Farmhouse and the Bungalow, or if they share a single tank. A conveyancer could confirm full details prior to purchase. It is assumed that the septic tank(s) is registered and has been suitably maintained. A copy of relevant documentation in this regard should be obtained prior to purchase. Regular inspection and maintenance should be anticipated. Drains have not be inspected or tested and covers have not been lifted. There is no obvious surface evidence of chokage or leakage.

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

Structural Movement	1
Dampness, Rot and Infestation	3
Chimney Stacks	2
Roofing including Roof Space	3
Rainwater Fittings	3
Main Walls	2
Windows, External Doors and Joinery	2
External Decorations	2
Conservatories and Porches	2
Communal Areas	N/A
Garages and Permanent Outbuildings	3
Outside Areas and Boundaries	2
Ceilings	3
Internal Walls	3
Floors including Sub-floors	3
Internal Joinery and Kitchen Fittings	2
Chimney Breasts and Fireplaces	2
Internal Decorations	3
Cellars	1
Electricity	3
Gas	2
Water, Plumbing and Bathroom Fittings	2
Heating and Hot Water	3
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?	**Farmhouse** Ground and first. **Bungalow** Ground.
2. Are there three steps or fewer to a main entrance door of the property?	Yes [X] No [ ]
3. Is there a lift to the main entrance door of the property?	Yes [ ] No [X]
4. Are all door openings greater than 750mm?	Yes [ ] No [X]
5. Is there a toilet on the same level as the living room and kitchen?	Yes [X] No [ ]
6. Is there a toilet on the same level as a bedroom?	Yes [X] No [ ]
7. Are all rooms on the same level with no internal steps or stairs?	Yes [ ] No [X]
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes [X] No [ ]

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a Solicitor or Licensed Conveyancer
The sellers representative has advised that the property is held on a single title deed and will be sold as a single entity. The site includes two properties subject to separate residential council tax bills, being the farmhouse known as 'Burnside of Carnousie' and a detached bungalow known as 'The Bothy'. A conveyancer could confirm full details prior to purchase. The sellers representative has advised that there is an area of ground which is subject to a commercial rateable value. They have further advised that a change of use application shall be made to the local authority prior to sale, to make the area of ground residential in nature. Our valuation is on the basis that such a change of use is granted prior to the sale of the property with no onerous conditions. There is shared access track, with crossing over the burn, runs through the site and affords access to a neighbouring property.. The completing conveyancer could verify ownership of the track, all rights of access, and liability in respect of future maintenance. The sellers representative has advised that the site extends to approximately ten acres. The valuation is based on the assumption that this information is correct and we have not measured the site. The full extend of the feu, including all rights of access and the exact extent/position of the garden grounds/boundaries, could be confirmed by reference to the title deeds. The property is near a watercourse, with a burn running along the north boundary of the site and a pond located within a paddock. The presence of this should be brought to the attention of the property insurers and our valuation assumes that insurance is obtainable on normal terms. The Market Valuation reported assumes that the Farmhouse, the Bungalow, and the outbuildings have not been affected by flooding. Potential purchasers should make appropriate enquiries to satisfy themselves in this regard. The sellers representative has advised that drainage is to a private septic tank(s) located within the site. At the time of inspection we were unable to ascertain if there are separate septic tanks for the Farmhouse and the Bungalow, or if they share a single tank. For the purposes of the valuation, all are assumed to be satisfactory. The system has not been inspected, and condition, legal, and environmental issues have not been investigated. A conveyancer could confirm full details prior to purchase. The seller has advised that water to the site is from a private supply. The exact location of the well and if the source is shared with any neighbouring properties could be ascertained. For the purposes of the valuation, it is assumed that legal, statutory and other standard requirements to facilitate a sale are satisfied. The sellers representative has previously stated that an area of ground within the proximity of the pond was subject to a contamination clean up, due to the presence of asbestos based materials.

For the purposes of this report we have assumed that the clean up was undertaken to a satisfactory standard. See information on Contamination in the Limitations of Inspection section above. A conveyancer could obtain copies of all relevant documentation.

The reinstatement cost for insurance purposes figure is for the Farmhouse with attached lean-to store and the Bungalow with attached double garage. The figure excludes the outbuildings as inclusion of these on a reinstatement basis would result in an extremely high figure which would far exceed their contribution to the market value of the property. Insurance must still be obtained for these buildings, however, possibly on a replacement basis rather than reinstatement, and specialist insurance advice must be obtained in this regard.

It is assumed that the property will be sold with a vacant possession, and that the tenure is absolute ownership.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

We are unaware of any adverse planning proposals affecting the subjects although this can be confirmed by obtaining a property enquiry certificate from the local authority.

We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

Farmhouse

The Farmhouse has been altered and extended in the past, including the addition of the conservatory to the front and the rear utility room extension. Whilst these alterations appear to be historic in nature, it is assumed that all necessary Local Authority and other consents have been obtained for alterations and that the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent, then it has been assumed they meet the standards required by the Building Regulations or are exempt.

Bungalow

The Bungalow was constructed in around 2018. The sellers representative has advised that retrospective Planning Permission was obtained for its construction and that no Certificate of Completion has been issued. They have advised this shall be sought prior to sale and our report is prepared on the assumption that a Certificate of Completion shall be issued with no onerous conditions attached.

Estimated Reinstatement Cost (£) for Insurance Purposes

One Million, Eighty Thousand Pounds:
£1,080,000
It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

It is prudent to keep the Estimated Reinstatement Cost for insurance under regular review to reflect inflationary effects. RICS guidance recommends that a reassessment be undertaken every three years, or sooner if significant alterations are made to the property.

The reinstatement cost for insurance purposes figure is for the Farmhouse with attached lean-to store and the Bungalow with attached double garage. The figure excludes the outbuildings as inclusion of these on a reinstatement basis would result in an extremely high figure which would far exceed their contribution to the market value of the property. Insurance must still be obtained for these buildings, however, possibly on a replacement basis rather than reinstatement, and specialist insurance advice must be obtained in this regard.

Valuation (£) and Market Comments

Three Hundred and Thirty-Five Thousand Pounds:
£335,000

The stated market valuation reflects prevailing market conditions and recent sales evidence.

Against a backdrop of changing economic circumstances and changing interest rates, it is not possible to predict how the market will perform in the coming months although market conditions continue to be stable at present.

The opinion of Market Value is provided on the assumption that the cost of Category 3 repairs as detailed under the 'Dampness, Rot and Infestation' and 'Electrics' sections of our Single Survey will not significantly exceed £30,000. I reserve the right to re-consider the reported Market Value if subsequent estimates exceed this figure.

The sellers representative has advised that the property is held on a single title deed and will be sold as a single entity. The site includes two properties subject to separate residential council tax bills, being the farmhouse known as 'Burnside of Carnousie' and a detached bungalow known as 'The Bothy'. Our valuation is on the basis that the site is not be separated and shall be sold as a whole

Report author:	Blair Stephen AssocRICS
Company name:	DM Hall LLP
Address:	DM Hall LLP Chartered Surveyors 64 Market Place Inverurie AB51 3XN Tel: 01467 624393 email: inverurieresidential@dmhall.co.uk
Signed:	
Date of report:	19th June 2026

Burnside of Carnousie, Forglen,
Banff, AB45 3XP

Mortgage Valuation Report

Property Address: Burnside of Carnousie, Forglen, Banff, AB45 3XP

Date of Inspection: 19th June 2026

Reference: 1636187

Location & Description

1. Location:

The property is located in a rural area near the village of Aberchirder, surrounded by open countryside. A limited range of facilities and amenities are available within the immediate vicinity, however, a wide range are available within the nearby towns of Turriff and Banff.

There are wind turbines located within visual distance of the property.

2. Description:

The subjects comprise a detached two storey farmhouse known as 'Burnside of Carnousie' and a detached bungalow known as 'The Bothy', located within a site which the seller has advised extends to approximately 10 acres.

3. Age:

Farmhouse

Originally built around 1900.

Bungalow

Originally built around 1900 as an agricultural building, subsequently altered and extended form the current residential property in around 2018.

4. Main Construction:

Walls: Solid stone.

Roof: Pitched and slated.

5. Accommodation:

Farmhouse

Ground Floor:- Entrance Hallway, Bathroom, Living Room, Dining Room, Kitchen, Utility Room, and Conservatory.

First Floor: Landing, Shower Room, and three Bedrooms.

Bungalow

Ground Floor:- Entrance Vestibule, Bathroom, Living Room, Kitchen, and two Bedrooms.

6. Floor Area - excluding garages and outbuildings:

Gross internal floor area: 131 | Gross external floor area: 153

7. Garage and Outbuildings:

Range of assorted outbuildings.

Services / Roads

8 Main Service:

Water:	Yes:	✔	No:	
Electricity:	Yes:	✔	No:	
Gas:	Yes:		No:	✔
Drainage:	Yes:		No:	✔

For comments on non-mains services, see section 15.

8a. Heating:

Oil fired boiler.

9. Roads - assumed adopted (If no see section 15. General Remarks)

Yes:	✔	No:	

General Condition

10. Essential Repairs - comments confined to defects which would materially affect the property and/or value/suitably for mortgage purposes.

The opinion of Market Value is provided on the assumption that the cost of Category 3 repairs as detailed under the 'Dampness, Rot and Infestation' and 'Electrics' sections of our Single Survey will not significantly exceed £30,000. I reserve the right to re-consider the reported Market Value if subsequent estimates exceed this figure.

Retention:	Yes:	✔	No:	

Retention amount: £30,000

11. Subsidence, Settlement and Landslip:

Farmhouse

The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

Bungalow

No obvious evidence of significant movement noted within the limitations of the inspection.

12. General Condition:

The property will require to be the subject of a comprehensive programme of repair and upgrading. While intended not an exhaustive list, this includes having full inspections of the site with all necessary remedial actions being undertaken by a timber/damp specialist, a builder, and an NICIEC/ SELECT registered electrician.

Legal & Other Matters

13. Alterations: Has the property been extended/converted/altered? (If yes, see section 15)

Yes: ✔ No:

14. Tenure - assumed ownership with marketable title (If no, see section 15)

Yes: ✔ No:

15. General Remarks:

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The sellers representative has advised that there is an area of ground which is subject to a commercial rateable value. They have further advised that a change of use application shall be made to the local authority prior to sale, to make the area of ground residential in nature. Our valuation is on the basis that such a change of use is granted prior to the sale of the property with no onerous conditions.

There is shared access track, with crossing over the burn, runs through the site and affords access to a neighbouring property.. The completing conveyancer could verify ownership of the track, all rights of access, and liability in respect of future maintenance.

The sellers representative has advised that the site extends to approximately ten acres. The valuation is based on the assumption that this information is correct and we have not measured the site. The full extend of the feu, including all rights of access and the exact extent/position of the garden grounds/boundaries, could be confirmed by reference to the title deeds.

The property is near a watercourse, with a burn running along the north boundary of the site and a pond located within a paddock. The presence of this should be brought to the attention of the property insurers and our valuation assumes that insurance is obtainable on normal terms. The Market Valuation reported assumes that the Farmhouse, the Bungalow, and the outbuildings have not been affected by flooding. Potential purchasers should make appropriate enquiries to satisfy themselves in this regard.

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16. Comments on Mortgageability:

There is a commercial element, two properties with separate council tax bands, no Certificate of Completion for the construction of the Bungalow, and a number of dilapidated aspects to the site. The policies of mortgage lenders vary and a number of lenders do not accept such properties. The availability of mortgage finance should be confirmed before purchase.

Valuation & Insurance

17.1 Valuation in present condition (words and figures):

Three Hundred and Five Thousand Pounds: £305,000

17.2 Valuation upon completion of any works required under section 9 (words and figures):

Three Hundred and Thirty-Five Thousand Pounds: £335,000

17.3 Insurance reinstatement: Approximate current reinstatement cost including site clearance and professional fees, excluding VAT except on fees. (words and figures):

One Million, Eighty Thousand Pounds: £1,080,000

18. Declaration:

Signed:

Valuer's name and Qualifications: Blair Stephen AssocRICS 0827422

Date: 23rd June 2026

Office Address: DM Hall LLP Chartered Surveyors
64 Market Place
Inverurie
AB51 3XN

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