

ALFRED FLETT LTD

Architectural & Surveying Services



Home Report

**West Manse
Westray
Orkney
KW17 2DR**

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Home Report



Property address: West Manse
Westray
Orkney
KW17 2DR

Customer: ~~William and Sandy Macdonald~~

Address: West Manse
Westray
Orkney
KW17 2DR

Date of inspection: 17th August 2026

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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

Description

West Manse comprises a large detached former Manse, with attached self-contained (but also accessible directly from West Manse) apartment ('Brotchie'), and surrounding garden ground.

The property is Listed Category B (known as 'Langskaill Old Manse' on the Historic Environment Scotland Listing).

Planning permission is in place for all of West Manse and Brotchie for:

- 1 Catering establishment
- 2 Self-catering accommodation
- 3 Bed & Breakfast provision
- 4 Residential

The property was awarded the Laura Grimond Award, following the 2003-2006 renovations.

AccommodationWest Manse

Ground Floor: Dining Room, Kitchen, Bedroom with en-suite Shower Room, Hall, Entrance Vestibules, Cloakroom/WC, Conservatory/Utility (see description under 'Conservatories/Porches').

First Floor: Drawing Room, Two (2nr) Bedrooms, Bathroom, En-Suite Shower Room, Landing.

Second Floor: Bedroom with En-Suite Shower Room, Office, Landing.

Accommodation (Cont)Brotchie

Ground Floor: Sitting Room with box-bed under stairs, Kitchen, Shower Room.

First Floor: Bedroom.

Gross internal floor area (m²)

The gross internal floor areas are:

West Manse

Ground Floor: 105m² (+18m² for the Conservatory/Utility).

First Floor: 105m²

Second Floor: 59m²

Brotchie

Ground Floor: 41m²

First Floor: 27m²

Neighbourhood and location

The property is situated in a rural location in Westray, which is one of Orkney's north isles.

A good range of amenities are available in Westray, including shops, a hotel, and a Primary/Junior Secondary School.

Westray is connected to the Orkney Mainland by regular ro-ro ferries and the inter-island air service.

Age

The original part of the house is understood to have been a Manse since the early 1500's

The extension to the southern elevation was completed in 1815.

Various phases of works have been carried out, most recently a comprehensive renovation by the current owners in 2003-2006.

Weather

The weather was cool and bright, following a period of changeable weather.

Chimney stacks

Stone-built chimney stacks with flagstone copes and clay chimney cans.
It is understood that there are chimney caps on site ready to be installed.

*Visually inspected with the use of binoculars **where appropriate.***

Roofing including roof space

Pitched timber framed roof structure, clad with timber sarking boards and local grey slates; clay ridge and hip tiles; crowsteps to the gables.

Fibreglass insulation to the ceiling joists; per the current owners, polyurethane insulation was fitted to the slopes to the upper floor rooms.

*Sloping roofs were visually inspected with the aid of binoculars **where appropriate.***

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.

Rainwater fittings

Metal gutters and down pipes.

*Visually inspected with the aid of binoculars **where appropriate.***

Main walls

Pointed stone-built walls, with remnants of lime harl.
Partial new lime harling to the east gable.

*Visually inspected with the aid of binoculars **where appropriate.**
Foundations and concealed parts were not exposed or inspected.*

Windows, external doors and joinery

Hardwood double glazed windows to all window openings;
Velux roof windows to the top floor rooms.
Hardwood external doors.

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.

External decorations

The windows and external doors are painted.

Visually inspected.

Conservatories / porches

Utility Room/Conservatory to the western elevation, consisting of a tiled concrete floor with underfloor heating, stone walls (insulated and cement rendered) and a double-glazed glass roof.

The floor has been installed to a slope to a floor drain.

Piped for 2nr washing machines and a dishwasher.

Signs of dampness to the house gable.

There is a fan, with vents, to take warm air from the Utility Room/Conservatory into the main part of the house.

2nr Belfast sinks.

Work surfaces with electrical sockets above.

Internal area approximately 18m².

Visually inspected.

Communal areas

Access would be shared with the vendors, so that they can access the land with the turbines which they intend to retain beyond the West Manse.

Circulation areas visually inspected.

Garages and permanent outbuildings

'Hobbit House', consisting of a wooden floor over a concrete subfloor; turf covering on a curved corrugated steel roof; corrugated steel walls; insulated and lime harled internally.

Door with a bronze porthole, double glazed window.

Internal dimensions: 2.7m x 1.9m.

Visually inspected.

Outside areas and boundaries

The property is surrounded by garden areas, which are mainly laid to grass.

It is understood that the grounds extend to approximately 2.25 acres.

Gravel and tarmac driveway and large parking area.

Flagstone paved areas. Stone walls to the boundaries.

Visually inspected.

Ceilings

The ceilings are lined with lath & plaster or plasterboard.

Visually inspected from floor level.

Internal walls

Interior walls and partitions are timber framed and lined with lath & plaster or plasterboard.
Per the current owners, during the 2003-2006 renovations, the wall linings to the interior faces of the external walls were stripped back to the stonework, insulation was installed and the walls were relined.
Where decorative mouldings were in place, these were retained and insulation pushed up behind.

Visually inspected from floor level.

Using a moisture meter, walls were randomly tested for dampness where considered appropriate.

Floors including sub floors

Ground floor construction consists of a mixture of solid floors and timber floorboards.
Underfloor heating to all the ground floors including the flagstone floors, the timber boarded areas of floors and the tiled Conservatory/Utility.
Floorboards on suspended timber first and second floors.

Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.

No access to inspect the sub-floor areas.

Internal joinery and kitchen fittings

Floor units to the kitchens in the West Manse and in Brotchie.

Original wax polished panelled timber doors.

Softwood moulded skirtings and facings.

Timber staircases in West Manse and Brotchie.

Working, original timber shutters to most windows.

Built-in cupboards were looked into but no stored items were moved.

Kitchen units were visually inspected excluding appliances.

Chimney breasts and fireplaces

Chimney breasts with open fireplaces and solid fuel and gas stoves.

Visually inspected. No testing of the flues or fittings was carried out.

Internal decorations

Original cornicing has been retained.
Internal walls and ceilings are painted or wallpapered.
Interior woodwork is painted or polished.
Upstands and tiled splashbacks to the kitchens; stainless steel splashbacks and work surfaces in the Utility Room.
Wall tiles to the Bathrooms and Shower Rooms; flagstones to the walls of the Shower Room in Brotchie.
Floor finishes consist of sealed pointed flagstones and polished timber floorboards.

Visually inspected.

Cellars

There are no cellars.

Visually inspected where there was safe and purpose-built access.

Electricity

The property is served by a mains electricity supply to a distribution board and dual tariff meters in the shared Entrance Vestibule.

Note: the wind turbines (see below) directly feed in at this point and so, power for the house is only taken from the grid when turbine power is insufficient; this is understood to greatly reduce the electricity bill.

2nr stainless steel extractor hoods to the West Manse kitchen, both of which vent to the outside via a bronze porthole that can be closed tight in bad weather; extractor fan to the wall of the Utility/Conservatory, which delivers hot air to the Manse on sunny days; extractor fans to the Brotchie kitchen, Bathroom and Shower Rooms, with fans located in the roof space.

2nr wind turbines provide electricity to the property. (Note: the vendors are intending to retain the turbines, but are offering to continue providing electricity for no charge, so all spare turbine power is available for use in the Manse).
7kW electric car charger installed adjacent to the front door; it is understood that the wind turbine input results in negligible charging costs.

Planning permission is in place for a ground mounted 8kW solar array to the east of the house.

Brotchie has a current electrical certificate for the Short Term Letting Licence.

It is understood that the current owners' electricity bill averages between £100 and £150 per month.

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.

Gas

There is no mains gas in Orkney.
Calor Gas installation; 2nr dual fuel gas hob/electric ovens and grills in the ground floor Kitchen.

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.

Water, plumbing and bathroom fittings

There is a mains water supply to the property, and also a borehole, which currently fills the pond.

The pipework, where visible, is of copper and uPVC construction.

Sanitary ware includes:

West Manse:

Kitchen: double commercial stainless-steel sink, plus separate hand wash stainless-steel basin.

Ground Floor En-Suite Shower Room: mixer shower with tray and enclosure, wash-hand basin, WC.

Ground Floor Cloakroom/WC: wash-hand basin, WC.

First Floor Bathroom: spa bath with mixer shower above, bidet, wash-hand basin, WC.

First Floor En-Suite Shower Room: mixer shower with tray and cabinet, wash-hand basin, WC.

Second Floor Bathroom: bath with electric shower, wash-hand basin, WC.

Brotchie:

Kitchen: single bowl stainless steel sink and drainer.

Shower Room: mixer shower and screen, wash-hand basin, WC, heated flagstone wall, pipework for washing machine.

Insulated cold water header tank in the roof space.

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.

Heating and hot water

The house is heated by an air source heat pump to the eastern elevation of the West Manse. The heat pump is located within a slatted wooden enclosure.
There is also a back-up oil boiler.

Underfloor heating to the ground floor, with wall thermostats; cast iron reclaimed radiators to the first-floor Sitting Room and Bathroom; modern steel radiators elsewhere, all with individual thermostatic controls; heated towel rail to the first floor Bathroom.

Note: there are external ground loops still in place from the previous ground source heat pump system.

West Manse:

Log effect gas stove to the Dining Room.

Solid fuel stove to the Drawing Room.

Potential for open fires to the first and second floor Bedrooms.

Brotchie:

Solid fuel stove to the Sitting Room in Brotchie.

Separate hot water cylinders to West Manse and Brotchie.

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.

Drainage

Drainage is understood to connect to a private septic tank, which has been converted to aerobic digestion.

Drainage covers etc were not lifted.

Neither drains nor drainage systems were tested.

Fire, smoke and burglar alarms

Smoke detectors and emergency lighting throughout.

Visually inspected.

No tests whatsoever were carried out to the system or appliances.

Any additional limits to inspection:

At the time of our inspection the property was occupied and fully furnished with floors partly covered.

Pitched roof coverings were inspected from ground level; a detailed inspection of condition was not undertaken.

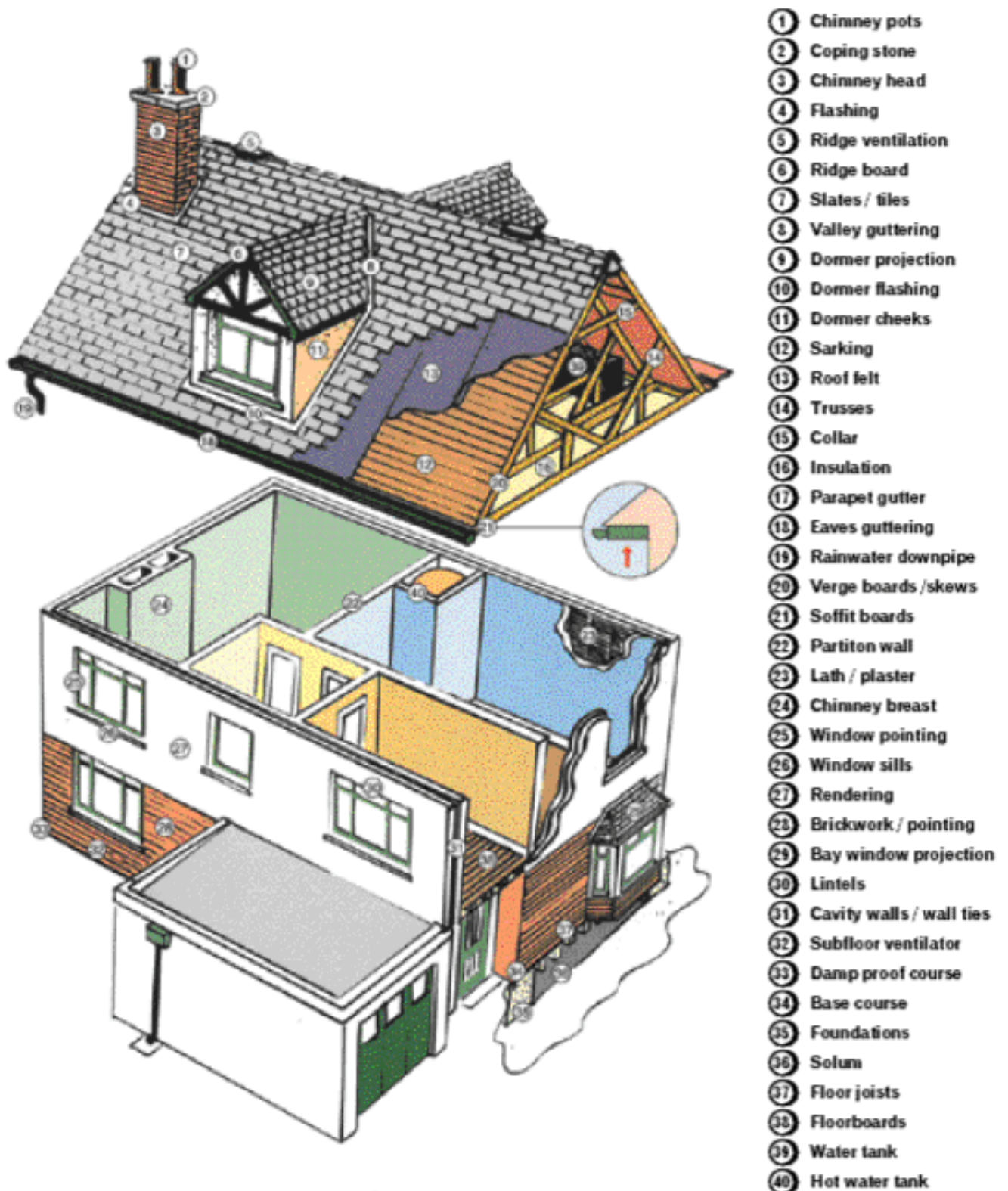
An inspection for Japanese Knotweed or other invasive plant species was not carried out.

There was no access for inspection to the foundations or behind wall linings.

The drainage system was not open to inspection.

High levels of Radon gas have been recorded in areas of Orkney. No tests were carried out to detect the levels of gas in the property.

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 terms.

2. CONDITION

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

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.
 Structural movement		
Repair category	1	
Notes:	No significant defects noted.	
 Dampness, rot and infestation		
Repair category	2	
Notes:	Some dampness noted to gable walls/chimney breasts; it is understood that this has been largely rectified with partial external lime harling. Localised dampness to areas of walls and window ingoes. Some of the internal wall linings still show signs of historic dampness from before the property was renovated; understood to have been mostly rectified. Signs of condensation noted to the roof timbers (it is understood that this appeared following roof repairs as the house was drying out and is not thought to be current.	
 Chimney stacks		
Repair category:	1	
Notes:	Disused chimneys should be fitted with ventilated caps. New chimney caps have been made and are ready at the property to be fitted.	
 Roofing including roof space		
Repair category:	1	
Notes:	One broken slate noted.	
 Rainwater fittings		
Repair category:	1	
Notes:	No significant defects noted.	
 Main walls		
Repair category:	1	
Notes:	No significant defects noted.	

SINGLE SURVEY

	Windows, external doors and joinery	
Repair category:	2	
Notes:	Doors and windows are weathered in places.	
	External decorations	
Repair category:	1	
Notes:	No significant defects noted.	
	Conservatories / porches	
Repair category:	1	
Notes:	No significant defects noted.	
	Communal areas	
Repair category:	N/A	
Notes:	There are no communal areas.	
	Garages and permanent outbuildings	
Repair category:	1	
Notes:	No significant defects noted.	
	Outside areas and boundaries	
Repair category:	1	
Notes:	No significant defects noted.	
	Ceilings	
Repair category:	1	
Notes:	No significant defects noted.	
	Internal walls	
Repair category:	1	
Notes:	No significant defects noted.	
	Floors including sub-floors	
Repair category:	1	
Notes:	No significant defects noted.	

SINGLE SURVEY

 Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No significant defects noted.
 Chimney breasts and fireplaces	
Repair category:	1
Notes:	No significant defects noted.
 Internal decorations	
Repair category:	1
Notes:	No significant defects noted.
 Cellars	
Repair category:	N/A
Notes:	There are no cellars.
 Electricity	
Repair category:	1
Notes:	The electrical installation was not tested.
 Gas	
Repair category:	1
Notes:	The Calor Gas installation was not tested.
 Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	The plumbing installation was not tested.
 Heating and hot water	
Repair category:	1
Notes:	The heating system was not tested.
 Drainage	
Repair category:	1
Notes:	No access to inspect the underground drainage network.

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 comments above for detailed information.

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

Repair Categories

Category 3:

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

Category 2:

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

Category 1:

No immediate action or repair is needed.

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes: Parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Ground, First and Second
2. Are there three steps or fewer to a main entrance door of the property?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

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 re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

Check

- Rights and responsibilities for mutual parts, boundaries etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

Estimated re-instatement cost for insurance purposes

£1,500,000 (One Million, Five Hundred Thousand Pounds).

Valuation and market comments

The market value of the property as described in this report is £500,000 (Five Hundred Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

Signed



Surveyors Name

Billy Groundwater, AssocRICS

Company Name

Alfred Flett Ltd

Address:

St.Mary's, Holm, KW17 2RU

Date of report:

25th August 2026

Energy Performance Certificate (EPC)

Dwellings

Scotland

WEST MANSE, LANGSKAILL ROAD WEST, WESTRAY, ORKNEY, KW17 2DR

Dwelling type: Semi-detached house
Date of assessment: 17 August 2026
Date of certificate: 25 August 2026
Total floor area: 268 m²
Primary Energy Indicator: 96 kWh/m²/year

Reference number: 9716-3728-7000-0753-7296
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Air source heat pump, radiators, electric

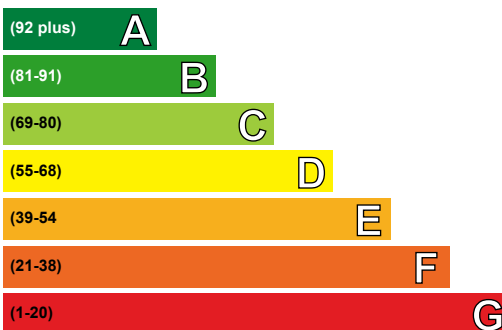
You can use this document to:

- 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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£15,096	See your recommendations report for more information
Over 3 years you could save*	£1,341	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	81

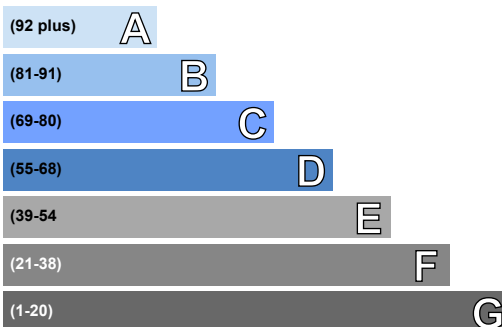
Energy Efficiency Rating

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 (75)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
92	94

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band A (92)**

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 Heating controls (zone control)	£220 - £250	£1341.00
2 Solar photovoltaic (PV) panels	£8,000 - £10,000	£798.00

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](https://www.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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, with internal insulation	★★★★☆	★★★★☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
	Roof room(s), insulated	★★★★☆	★★★★☆
Floor	Solid, insulated	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Air source heat pump, radiators, electric	★★★☆☆	★★★★★
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★★☆	★★★★★
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

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, CO₂ 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 9 kg CO₂/m²/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 2.5 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 0.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

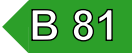
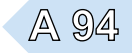
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£13,482 over 3 years	£12,141 over 3 years	
Hot water	£1,278 over 3 years	£1,278 over 3 years	
Lighting	£336 over 3 years	£336 over 3 years	
Totals	£15,096	£13,755	

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 Time and temperature zone control	£220 - £250	£447		
2 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£266		

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.

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 Heating controls (time and temperature zone control)

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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.

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:

- Air source heat pump
- Wind turbine

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)	30,368.65	N/A	N/A	N/A
Water heating (kWh per year)	3,208.87			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

About this document

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Assessor's name:	Mr. William Groundwater
Assessor membership number:	EES/019552
Company name/trading name:	Alfred Flett Ltd
Address:	St. Mary's Holm Orkney KW17 2RU
Phone number:	01856 811765
Email address:	billy@orkneysurveying.co.uk
Related party disclosure:	No related party

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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 [greenerscotland.org](https://www.greenerscotland.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



Energy Performance Certificate (EPC)

Dwellings

Scotland

BROTCHIE, LANGSKAILL ROAD WEST, WESTRAY, ORKNEY, KW17 2DR

Dwelling type: Semi-detached house
Date of assessment: 16 August 2026
Date of certificate: 25 August 2026
Total floor area: 50 m²
Primary Energy Indicator: 65 kWh/m²/year

Reference number: 0116-3728-7000-0766-7292
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Air source heat pump, radiators, electric

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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*

£4,347

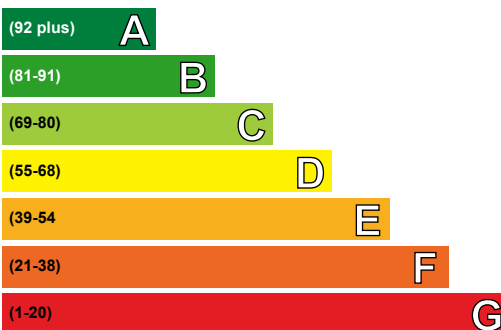
See your recommendations report for more information

Over 3 years you could save*

£456

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
97	106

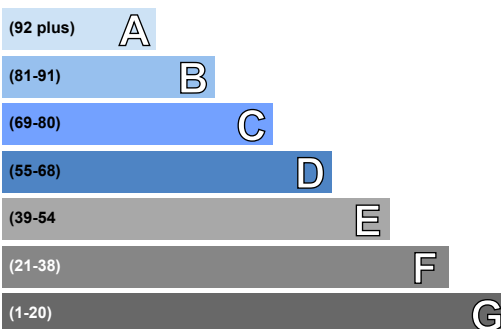
Energy Efficiency Rating

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 A (97)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
97	100

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band A (97)**

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 Room-in-roof insulation	£900 - £1,200	£105.00
2 Heating controls (zone control)	£220 - £250	£147.00
3 Heat recovery system for mixer showers	£600 - £1,500	£138.00

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 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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, with internal insulation	★★★★☆	★★★★☆
Roof	Roof room(s), insulated	★★★★☆	★★★★☆
Floor	Solid, insulated	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Air source heat pump, radiators, electric	★★★☆☆	★★★★★
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★★★★
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

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, CO₂ 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 CO₂/m²/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 0.3 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 0.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

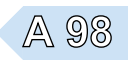
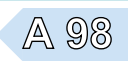
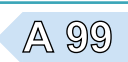
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,081 over 3 years	£2,829 over 3 years	
Hot water	£1,161 over 3 years	£957 over 3 years	
Lighting	£105 over 3 years	£105 over 3 years	
Totals	£4,347	£3,891	

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 Room-in-roof insulation	£900 - £1,200	£35		
2 Time and temperature zone control	£220 - £250	£49		
3 Heat recovery system for mixer showers	£600 - £1,500	£46		
4 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£187		

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.

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 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 Heating controls (time and temperature zone control)

The heating system controls should be improved so that both the temperature and time of heating can be set differently in separate areas of your house; this will reduce the amount of energy used and lower fuel bills. For example, it is possible to have cooler temperatures in the bedrooms than in the living room provided internal doors are kept closed, and to have a longer heating period for the living room. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

3 Heat recovery system for mixer showers

A shower heat recovery system extracts heat from the water in the shower drain and transfers it to incoming cold water. This reduces the amount of energy needed per shower. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified plumber or heating engineer.

4 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.

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Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6,477.8	N/A	N/A	N/A
Water heating (kWh per year)	1,858.98			

Addendum

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Address:	St. Mary's Holm Orkney KW17 2RU
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Email address:	billy@orkneysurveying.co.uk
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0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



property questionnaire

Property Address	West Manse Langskail Road West Westray KW17 2DR
Seller(s)	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXX
Completion date of Property Questionnaire	22.08.26

Note for sellers

- Please complete this form carefully. It is important 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.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell you solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	Length of Ownership
	How long have you owned the property? 23 years
2.	Council Tax
	Which Council Tax band is your property in? ☐ A ☐ B ☐ C ☐ D ☒ E ☐ F ☐ G ☐ H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage ☐ Allocated parking space ☒ Driveway ☒ On street ☐ Resident Permit ☐ Metered parking ☐ Shared parking ☐ Other (please specify) large private tarmac parking area

property questionnaire

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No
5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	Yes
6.	Alterations/Additions/Extensions	
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)? <u>If you have answered yes</u>, please describe below the changes which you have made: Comprehensive restoration and refurbishment, All new hardwood double glazed windows and doors. Reroofed with rafters repaired or replaced, all new heavy sarking, breathable felt counter batten and tiling batten and reclaimed, selected local stone slates, fixed with stainless steel screws. multiple velux windows installed. All existing timber sprayed against worm. All internal wall surfaces taken back to the stone and pointed, stud work applied to external walls and lined with both multilayer insulation and mineral wool insulation installed in the studwork. Coombed ceilings insulated with Polyisocyanurate insulation with vented space below the sarking. Regular ceilings insulated with mineral wool. Walls and ceilings then lined with foil back plasterboard. Ground floor all excavated, drains installed then ground made up. DPM installed, styrofoam insulation and underfloor heating installed. Floors then finished in local stone flags or reclaimed original floorboards or ceramic tiles. Upper floors have either cast iron period radiators or modern steel ones. All new plumbing and wiring. Bathrooms, toilets, shower rooms etc installed. Stone entrance porch added. All new metal guttering and downpipes. New septic tank, subsequently converted to aerobic digestion. (ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <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. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them.	Yes
b.	Have you had replacement windows, doors, patio doors or double-glazing installed in your property? If you have answered yes, please answer the three questions below:	Yes

property questionnaire

	(i) Were the replacements the same shape and type as the ones you replaced? (ii) Did this work involve any changes to the window or door openings? (iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Three new window openings (one that had been covered over for about 150 years), all as agreed with Historic Scotland and local planning and contained within the planning consent and building warrant.	Yes Yes
7.	Central heating	
	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). <u>If you have answered yes or partial</u> – what kind of central heating is there? Circulated, temperature controlled hot water, underfloor and in radiators. Heat source is an 8-18kW inverter air source Heat Pump. There is a backup balanced flue oil boiler. (examples: gas-fired, solid fuel, electric storage heating, gas-warm air). If you have answered yes, please answer the three questions below:	Yes
	(i) When was your central heating system or partial central heating system installed? 2005 (ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract: We maintain it in conjunction with a specialist plumber located on the island (iii) When was your maintenance agreement last renewed? (Please provide the month and year). Just ongoing	No
8.	Energy Performance Certificate	

property questionnaire

	Does your property have an Energy Performance Certificate, which is less than 10 years old?	Yes																								
9.	Issues that may have affected your property																									
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it? <u>If you have answered yes</u> , is the damage the subject of any outstanding insurance claim?	Yes No																								
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u> , please give details: 	No																								
10.	Services																									
a.	Please tick which services are connected to your property and give details of the supplier: <table border="1"> <thead> <tr> <th>Services</th><th>Connected</th><th>Supplier</th></tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td><td>☒</td><td>bottles from WI Rendall</td></tr> <tr> <td>Water mains or private water supply</td><td>☒</td><td>mains water</td></tr> <tr> <td>Electricity</td><td>☒</td><td>SSE</td></tr> <tr> <td>Mains drainage</td><td>☐</td><td></td></tr> <tr> <td>Telephone</td><td>☒</td><td>Full fibre</td></tr> <tr> <td>Cable TV or satellite</td><td>☒</td><td>sattelite</td></tr> <tr> <td>Broadband</td><td>☒</td><td>Full fibre</td></tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	☒	bottles from WI Rendall	Water mains or private water supply	☒	mains water	Electricity	☒	SSE	Mains drainage	☐		Telephone	☒	Full fibre	Cable TV or satellite	☒	sattelite	Broadband	☒	Full fibre	
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Broadband	☒	Full fibre																								

property questionnaire

b.	Is there a septic tank system at your property? <u>If you have answered yes</u>, please answer the two questions below: (i) Do you have appropriate consents for the discharge from your septic tank? (ii) Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract: Not relevant. Very occassionally emptied by local farmer. The septic tank has been very successfully converted to aerobic digestion	Yes Yes No
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property questionnaire

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? <u>If you have answered yes</u>, please give details: We maintain the fenced off farm track that is on our eastern boundary	Yes
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? <u>If you have answered yes</u>, please give details:	No
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes
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</u>, please give details:	No
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</u>, please give details:	No

property questionnaire

f.	As far as you are aware, is there a public right of way across any part of your property (public right of way is a way over privately-owned)? <u>If you have answered yes</u>, please give details: There is a track on the eastern boundary and separately fenced off that serves as access to some farm fields beyond.	Yes
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:	No
b.	Is there a common buildings insurance policy? <u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?	No Please select
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, for example to a residents' association, or maintenance or stair fund. none	

property questionnaire

13.	Specialist works	
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? If you have answered yes, 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: Extensive work to repair the roof during the major renovations. All external walls repointed as needed in 2005 and Lime Harling redone in places over the years.	Yes
b.	As far as you were 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: see above	Yes
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <u>If you have answered yes</u> these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> 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:	No

property questionnaire

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following: (i) Electrical work (ii) Roofing (iii) Central heating (iv) National House Building Council (NHBC) (v) Damp course (vi) Any other work or installations (for example, cavity wall insulation, underpinning, indemnity policy)	No No No No No No
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? <u>If you have answered yes</u>, please give details:	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes</u>, please give details:	No

property questionnaire

16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	<u>If you have answered yes to any of a–c above</u> , 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 purchaser of your property.	

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): _____

Date: _____

PART 1 – GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

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, 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 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 Sellers Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box. ☐

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

1.2 THE REPORT

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

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

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

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/-

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

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 INTELLECTUAL PROPERTY

Any 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.

1.5 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.

1.6 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.

1.7 PRECEDENCE

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

1.8 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 "Market Value" is *The estimated amount for which a Property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member of 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.

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

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.

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 Surveyors 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: /-

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

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

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

"Re-instatement cost" /-

"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 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.