

Home Report



**Orcadia 10 Wellpark Gardens,
Kintore**
Inverurie, AB51 0WE

Orcadia, 10 Wellpark Gardens,
Kintore, Inverurie, AB51 0WE

Price Over
£140,000

 1  2  1   55m² EPC **C** Council tax band **C**



Contact solicitor






Peterkins
(Property Sales) 60 Market Place
Inverurie
AB51 3XN

01467-672800

invprop@peterkins.com

<http://www.peterkins.com>



- Features**  Garage  Garden  Ground floor bedroom & bathroom
-  On street parking  Off street parking

Description

We are pleased to offer for sale Orcadia, a **one bedroom retirement bungalow** located on a quiet cul-de-sac close in a convenient central village location within easy walking distance of the local shops and amenities. The well-proportioned accommodation comprises of entrance vestibule, lounge, inner hallway, wet room, double bedroom, dining kitchen and conservatory. The property is served by gas central heating and is fully double glazed.

There are low maintenance gardens to the front and rear along with a single garage and driveway providing off street parking. Please note the property has emergency pull cords throughout linked to the warden. There is a condition on the property which means a single occupant must be over 60 and with a couple one must be over 60 and the second over 55. Early viewing is highly recommended to see all this property has to offer.

Location Kintore is a thriving local village with two Primary Schools and is well served by local shops and services, a library, vets and medical centre. There is a railway station and Kintore is within easy commuting distance of Inverurie, Dyce, Aberdeen and Westhill. From Kintore there is easy access onto the AWPR at Dyce. Inverurie is the nearest town and offers a wealth of shopping facilities and sporting amenities.

Directions

Travel on the A96 from Inverurie, take the first slip road into Kintore. Continue into the village and turn right up Forest Road. Continue along and take turn right into Wellpark Gardens. Number 10 is at the end of the cul-de-sac side clearly identified by the Peterkins for sale sign.



Accommodation comprises

Entrance: Entered at the front of the property into the vestibule. Fitted shelving with low level cupboard housing the consumer unit and meter. Ceiling light fitment; smoke alarm and carpet. Door into lounge.

Living room: 4.52m x 3.86m (14'10" x 12'8") approx. Bright and spacious room with large picture window fitted with blinds and curtains overlooking the front of the property. Ample space for a range of furniture. Ceiling light fitment; smoke alarm; television point and carpet. Door into the inner hallway.

Inner hallway: This hallway gives access from the lounge to the wet room, kitchen and bedroom. Built in cupboard with hanging rail and shelf. Access hatch with Ramsay ladder into the large partially floored loft space. Ceiling light fitment; smoke alarm; thermostat; coat hooks; carpet.

Wet room: Tiled wet room fitted with a toilet and wash hand basin with mirror above. Wet walk-in shower with mains fed shower head, wall mounted handrails and shower curtain. Wall mounted mirrored storage cupboard. Ceiling light fitment; shaving point and extractor fan.

Bedroom: 3.73m x 2.84m (12'3" x 9'4") approx. Spacious bedroom with ample space for a double bed along with a range of freestanding furniture. Built in double door wardrobe with hanging rail and shelf. Window with curtains. Ceiling light fitment; television point and carpet.

Kitchen: 3.55m x 3.27m (11'8" x 10'9") approx. Good sized kitchen housing the central heating boiler and provides space for a dining table and chairs. Fitted with a range of base and wall units,

coordinating worktops and splashback tiling. Spaces for slot in oven, fridge freezer and washing machine. Stainless steel sink with drainer and mixer tap. Window with curtains overlooking the rear. Built in shelved cupboard. Ceiling light fitment; smoke alarm and tile effect vinyl with mat well. Door into conservatory.

Conservatory: 2.05m x 1.67m (6'9" x 5'4") approx. A lovely sunny room to the rear of the property. With light, power and carpet. Door out to the rear garden.

(Outside)

To the front of the property there is a parking area. Flower beds planted with a range of shrubs and laid with gravel chippings. Parking provided on the driveway and in front of the single garage. The garage benefits from an up and over door, power and light. Work bench and fitted shelving is to remain. Door and window to the rear.

The rear garden is fully enclosed and has been laid with paving making it low maintenance.

Large garden shed (8'7" x 6'1") is included and benefits from light and power.

Outside lighting and taps at the front and rear.

There a communal room at number 11 where residents arrange activities and get-togethers.

Floorplan



Photo gallery



View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/424874/Orcadia--10-Wellpark-Gardens/Inverurie/>

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ASPC Home Report Property Questionnaire

This Home Report Property Questionnaire as been modified to include space for explanatory notes or comments after each question. Providing these comments is entirely optional, but you may use them to give any details that will help the reader understand your answers.

If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, you must tell your solicitor immediately.

Address of Property: Orcaida,
10 Wellpark Gardens
Kintore,
Aberdeenshire

Seller(s) Complete?

Louena Morrison / Stuart McIntosh

Comments:

Date of Completion of Questionnaire 20/6/24 Complete?

1. Length of Ownership Complete?

How long have you owned this property?

6 Years

Comments:

2. Council Tax Complete?

Which Council Tax band is your property in?

- A B C D E F G H

Comments:

3. Parking

Complete?

What are the arrangements for parking outside your property? (Please indicate all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Garage | <input type="checkbox"/> On Street |
| <input type="checkbox"/> Allocated Parking Space | <input type="checkbox"/> Resident Permit |
| <input checked="" type="checkbox"/> Driveway | <input type="checkbox"/> Metered parking |
| <input type="checkbox"/> Shared Parking | |
| <input type="checkbox"/> Other | |

What kind of parking is there?

Comments:

4. Conservation Area

Complete?

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance)?

- Yes No Don't Know

Comments:

5. Listed Buildings

Complete?

Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?

- Yes No Don't Know

Comments:

6. Alterations / Additions / Extensions

Complete?

a. Structural Alterations

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)?

Yes No

If you have answered "yes"

i. Please describe the changes you have made

ii. Planning Permission

Did you obtain Planning Permission, Building Warrant, Completion Certificate and other Consents for this work?

Yes No

The relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

Do you have all of these documents yourself?

Yes No

Please note who has these documents so your solicitor can arrange to obtain them.

Comments:

b. Replacement Windows and Doors

Have you had replacement windows, doors, patio doors or double glazing units installed in your property?

Yes No

If you have answered “yes”

i. Shape or type alterations

Were the replacements the same shape and type as the ones you replaced?

Yes No

ii. Opening alterations

Did this work involve any changes to the window or door openings?

Yes No

iii. Please describe the changes made to the windows, doors or patio doors (with approximate dates when the work was completed):

List guarantees

Please give any guarantees which you received for this work to your solicitor

Comments:

7. Central Heating

Complete?

Is there central heating for all or part of the property?

Yes No

If you have answered "yes":

Is it full or partial?

Full Partial

(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)

What kind of central heating is it?

For example, gas fired, electric storage

Gas

When was it installed?

Date or unknown

New Boiler 2 1/2 years ago

Do you have a maintenance contract for the central heating?

Yes No

If you have answered "yes":

Details of the company with which you have a maintenance contract.

When was the maintenance agreement last renewed

Comments:

8. Energy Performance Certificate

Complete?

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes No Don't Know

Comments:

May 2024

9. Issues that may have affected your property

Complete?

a. Structural Damage

Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

Yes No

If you have answered "yes"

Is the damage the subject of any outstanding insurance claim?

Yes No

Comments:

b. Asbestos

Are you aware of the existence of asbestos in your property?

Yes No

If you have answered "yes"

Please give details

Garage Roof | ? Ejes

10. Services

Complete?

a. Select those connected

Please tick which services are connected to your property and give details of the supplier.

<input checked="" type="checkbox"/> Gas/Liquid Petroleum Gas	Supplier	<input type="text"/>
<input checked="" type="checkbox"/> Electricity	Supplier	<input type="text"/>
<input checked="" type="checkbox"/> Water mains/ private water	Supplier	<input type="text"/>
<input checked="" type="checkbox"/> Mains Drainage	Supplier	<input type="text"/>
<input checked="" type="checkbox"/> Telephone	Supplier	<input type="text"/>
<input type="checkbox"/> Cable TV/Satellite	Supplier	<input type="text"/>
<input type="checkbox"/> Broadband	Supplier	<input type="text"/>

Comments:

b. Septic Tank / Soakaway

Is there a septic tank system at your property?

Yes No

If you have answered "yes"

i. Consents

Do you have appropriate consents for the discharge from your septic tank?

Yes No Don't Know

ii. Maintenance

Do you have have a maintenance contract for your septic tank?

Yes No

If you have answered "yes", please give details of the company holding the contract

Comments:

11. Responsibilities for Shared or Common Areas

Complete?

a. Joint Responsibilities

Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary or garden area?

Yes No Don't Know

If "Yes", please give details

b. Common Areas

Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common area?

Yes No Not Applicable

If "yes", please give details

c. Major repairs to roof

Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

Yes

No

Optional Comment

d. Rights of access to neighbouring property

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?

Yes

No

If "Yes", please give details

e. Maintenance access rights of neighbours

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?

Yes

No

If "Yes", please give details

f. Rights of way

As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately owned.)

Yes

No

If "Yes", please give details

Comments:

12. Charges associated with your property

Complete?

a. Is there a factor or property manager for your property?

Yes No

Please provide the name and address and give details of any deposit held and approximate charges:

b. Is there a common buildings insurance policy?

Yes No Don't Know

If you have answered "yes"

i. Consents

Is the cost of the insurance included in your monthly/annual factor's charges?

Yes No Don't Know

c. Other Charges

Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association or maintenance or stair fund.

13. Specialist Works

Complete?

a. Treatment

As far as you are aware, has treatment or preventative work of dry rot, wet rot, damp, or any other specialist work ever been carried out to your property?

Yes No

If "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.

b. Preventative work

As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

Yes No

If "Yes", please give details

c. Guarantees

If you answered "Yes" to "a" or "b", do you have any guarantees relating to this work?

Yes No

If you have answered "Yes":

These guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you not have them yourself, please write below who has these documents and your solicitor 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.

Do you have all of these documents yourself?

Yes No

Please say here which guarantee documents you don't have, and who has them, so your solicitor can 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.

Comments:

14. Guarantees

Complete?

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

	Please give details of the work or installations involved	
Electrical Work		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Roofing		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Central Heating		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
NHBC (National House-Building Council)		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Damp Course		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Anything similar (e.g. cavity wall insulation, underpinning, indemnity policy)		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost

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

Yes No

Please give details

15. Boundaries

Complete?

So far as you are aware, has any boundary of your property been moved in the last 10 years?

Yes No

Comments:

16. Notices that affect your property

Complete?

In the last 3 years have you received a notice:

a. Advising that the owner of a neighbouring property has made a planning application?

Yes No

b. That requires you to do any maintenance, repairs or improvements to your property?

Yes No

c. That affects your property in some other way?

Yes No

If you answer yes to any of a-c above, please give the notices, if you have them, to your solicitor, including any notices which arrive at any time before the date of entry of the purchaser of your property.

Comments:

Declaration

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): *Loana Morisa*

Date: *20/5/24*

Single Survey

survey report on:

Property address	ORCADIA, 10 WELLPARK GARDENS, KINTORE, INVERURIE, AB51 0WE
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Customer	THE EXECUTRY OF THE LATE MS A MCINTOSH
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Customer address	C/O PETERKINS, 60 MARKET PLACE, INVERURIE, AB51 3XN
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Prepared by	DM Hall LLP
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Date of inspection	9th May 2024
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

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

1.2 THE REPORT

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

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

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

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

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The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;

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- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

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

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

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

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

Description	The property is a SEMI-DETACHED BUNGALOW, forming part of an age restricted retirement development.
Accommodation	GROUND FLOOR:- ENTANCE VESTIBULE, SHOWER ROOM, LIVING ROOM, KITCHEN, BEDROOM, AND CONSERVATORY.
Gross internal floor area (m²)	Approximately 55sqm (excluding 4sqm conservatory).
Neighbourhood and location	<p>The property is located within an established, age-restricted, residential retirement development within the town of Kintore. A good range of facilities and amenities are available within the town, whilst a wider range are available within the nearby town of Inverurie.</p> <p>There is a playground and area of public park to the rear boundary.</p>
Age	Originally built around 1990.
Weather	Dry and bright, following a period of mixed weather.
Chimney stacks	There are no chimney stacks.
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof is of a pitched timber frame construction comprising timber gang nail roof trusses overlaid with fibreboard sarking, and externally clad with tiles. Access to the roof space was possible via</p>

Single Survey

Roofing including roof space	<p>a pull-down ladder from a hatch access point within the hallway. Insulation has been laid between the ceiling joists and the area has been partly floored.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater conductors are of PVC round and half round construction.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls appear to be of traditional solid blockwork construction, roughcast externally with sections of synthetic stone features.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows to the main property are of a timber casement double-glazed type.</p> <p>The front and rear entrance doors are of timber construction, incorporating double-glazed inserts.</p> <p>Fascias and soffits are formed in timber.</p>
External decorations	<p>Visually inspected.</p> <p>Low maintenance uPVC. External timber are painted or stained as necessary.</p>
Conservatories / porches	<p>Visually inspected.</p> <p>There is a single storey conservatory to the rear elevation, of uPVC double glazed construction, under a translucent roof. There is a uPVC double-glazed door leading from the conservatory to the garden.</p>
Communal areas	<p>There are no communal areas.</p>

Single Survey

Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is a detached single car garage of blockwork construction, under a fibrous cement roof. Vehicular access is possible via a metal up and over door, whilst additionally there is a timber pedestrian access door to the side. There is power and light.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>There is garden ground to the front, side, and rear. Boundaries are generally defined by timber fencing. There is a lock block driveway to the front.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings are of suspended plasterboard.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are of timber stud design lined with plasterboard.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The floors are of suspended timber construction, overlaid with chipboard.</p> <p>Limited access to the sub floor was possible from a shallow hatch access point behind the rear entrance door. The visible solum in this area appeared to be of a sealed concrete type.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen is fitted with a range of floor and wall mounted units.</p> <p>Internal doors are generally of a timber construction with some doors incorporating glazed inserts.</p> <p>Internal joinery is generally of a timber construction.</p>

Single Survey

Chimney breasts and fireplaces	There are no chimney breasts or open fireplaces.
Internal decorations	Visually inspected. Internal walls and ceilings are generally painted. Tiling has been incorporated within the kitchen and shower room.
Cellars	There are no cellars.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. The property is connected to the mains electricity supply. Visible wiring appears to be of PVC coated cabling incorporating 13amp socket outlets. The consumer unit is located within a cupboard in the vestibule. The meter is located within an external plastic housing to the side gable.
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. The property is connected to the mains gas supply. The meter is located within a ground level plastic housing to the front elevation.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. The property is connected to the mains water supply. Visible plumbing appears to be formed in copper and PVC materials. The shower room comprises WC, wash hand basin, and wet room style accessible shower, with overhead mixer shower. The kitchen incorporates stainless steel sink unit.
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. The property is centrally heated by a wall mounted gas fired 'Alpha Etec 33' boiler connected to a series of steel panel radiators equipped with thermostatic radiator valves. Domestic hot water is

Single Survey

Heating and hot water	provided by the central heating boiler which is located within the kitchen.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. The property is connected to the mains drainage system.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. A smoke detection system has been fitted. 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	For flats / maisonettes Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance. At the time of inspection the property was vacant, partly furnished, and all floors were covered. My inspection of the roof space was restricted due to the presence of insulation materials and partial flooring. My inspection of the sub floor areas was restricted to the areas visible from the rear door matwell hatch. In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. 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

Any additional limits to inspection	<p>qualified asbestos surveyor. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.</p> <p>Personal effects in cupboards and fitted wardrobes were not moved and restricted my inspection.</p> <p>Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p> <p>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.</p> <p>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 out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</p>
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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.


Single Survey


2. Condition


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

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

 Structural movement	
Repair category	1
Notes	No obvious evidence of significant movement noted within the limitations of my inspection.

 Dampness, rot and infestation	
Repair category	1
Notes	No obvious evidence of significant dampness, rot or wood boring insect infestation

 Chimney stacks	
Repair category	-
Notes	There are no chimney stacks.

 Roofing including roof space	
Repair category	2
Notes	<p>The fibrous cement sheeting to the dry verge may incorporate asbestos based materials. Please see information on asbestos in the limitations of inspection section above.</p> <p>Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A reputable roofing contractor can advise on life expectancy and repair/replacement costs.</p>



Rainwater fittings

Repair category	1
Notes	It was not raining at the time of inspection. Ideally, rainwater fittings should be tested during periods of heavy rainfall.



Main walls

Repair category	1
Notes	No significant defects evident.



Windows, external doors and joinery

Repair category	2
Notes	<p>The seals to a window in the conservatory and to the pane adjacent to the front entrance door have failed resulting in condensation between the panes of glass. Flaking was noted to the external paintwork of the windows and doors. A glazier could inspect and provide further advice.</p> <p>Random windows and doors 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 fittings are functional.</p>



External decorations

Repair category	2
Notes	Weathering was affecting external paintwork and early upgrading can be anticipated. Regular repainting is required to maintain an attractive appearance and to prevent deterioration of external timbers.



Conservatories/porches

Repair category	2
Notes	Please see comments above under windows, external doors and joinery.



Communal areas

Repair category	-
Notes	There are no communal areas.



Garages and permanent outbuildings

Repair category	2
Notes	<p>The detached single car garage is in a condition commensurate with its age and type of construction. Some evidence of water ingress was noted along with softening to the external timbers. Ongoing maintenance and repair can be anticipated.</p> <p>The garage roof is of an asbestos based material. see information on asbestos in the limitations of inspection section above.</p>



Outside areas and boundaries

Repair category	1
Notes	<p>The full extent of the feu could be confirmed with reference to the Title Deeds.</p> <p>Cracking was noted to some sections of blockwork wall, whilst the timber fencing has been rudimentary repaired and will require some maintenance works. A competent builder could provide further advice.</p>



Ceilings

Repair category	1
Notes	<p>There are textured ceiling finishes which may contain asbestos based material. See information on asbestos in the limitations of inspection section above.</p>



Internal walls

Repair category	1
Notes	<p>No significant defects evident.</p>



Floors including sub-floors

Repair category	1
Notes	<p>Some areas of uneven and loose flooring were noted in the hallway.</p> <p>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.</p>



Internal joinery and kitchen fittings

Repair category	2
Notes	<p>The kitchen is of an older vintage, and early upgrading could be anticipated.</p> <p>Internal joinery and kitchen fittings have been subjected to wear and tear commensurate with usage.</p> <p>It cannot be confirmed whether glazing utilised in internal doors are of an approved safety glass type.</p>



Chimney breasts and fireplaces

Repair category	-
Notes	There are no chimney breasts or open fireplaces.



Internal decorations

Repair category	1
Notes	It can be anticipated that an incoming purchaser may wish to redecorate in accordance with their own personal taste and requirements.



Cellars

Repair category	-
Notes	There are no cellars.



Electricity

Repair category	2
Notes	<p>The electrical installation is dated with reference to some older fittings. A blanking plate could be installed over exposed cooker wires. Further advice will be available from an NICEIC/SELECT registered electrician.</p> <p>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.</p>



Gas

Repair category	1
Notes	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.



Water, plumbing and bathroom fittings

Repair category	2
Notes	<p>A couple of tiles were noted to be cracked to the wet room floor. Failure to the tiles could result in dampness/decay within hidden areas of the property.</p> <p>The sealant/grouting around sanitary fittings and kitchen fittings should be examined regularly together with adjacent floor areas and walls, as such areas are prone to damage by hidden leakage.</p>



Heating and hot water

Repair category	1
Notes	<p>It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.</p> <p>Boilers and central heating systems should be tested and serviced by a Gas Safe registered contractor on an annual basis to ensure their safe and efficient operation.</p>



Drainage

Repair category	1
Notes	Drains have not been inspected or tested and covers have not been lifted. There is no obvious surface evidence of chokage or leakage.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	-
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	2
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	-
Internal decorations	1
Cellars	-
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

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

The full extent of the feu and all rights of access, could be ascertained with reference to the Title Deeds.

The seller has advised that the property forms part of a residential retirement housing scheme which restricts occupancy to persons of an age of 60 or above. In respect of dual occupation one person must be 60 or above, and the other 55 or above. Full details of the restriction and any factoring costs associated with the development should be confirmed with reference to the Title Deeds.

The property has been altered/extended with a conservatory addition to the rear. It is assumed that all appropriate Local Authority consents were obtained, and that relevant documentation, including warrants and completion certificates have been issued. If any works did not require consent, then it is assumed they meet the standards required by the building regulations or are exempt.

Estimated reinstatement cost for insurance purposes

£180,000 (ONE HUNDRED AND EIGHTY THOUSAND POUNDS).

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).

Valuation and market comments

The market value with vacant possession:- £140,000 (ONE HUNDRED AND FORTY THOUSAND POUNDS).

Against a backdrop of changing economic circumstances and increasing 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.

Signed

Security Print Code [450774 = 5983]
Electronically signed

Report author

BLAIR STEPHEN

Company name

DM Hall LLP

Address

64 Market Place, Inverurie, AB51 3XN

Single Survey

Date of report	21st May 2024
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Mortgage Valuation Report



Property Address

Address ORCADIA, 10 WELLPARK GARDENS, KINTORE, INVERURIE, AB51 0WE
Seller's Name THE EXECUTRY OF THE LATE MS A MCINTOSH
Date of Inspection 9th May 2024

Property Details

Property Type House Bungalow Chalet Purpose built maisonette
 Coach Studio Converted maisonette Purpose built flat
 Converted flat Tenement flat Flat over non-residential use Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame
 Solid Cavity Steel frame Concrete block Other (specify in General Remarks)

Roof Tile Slate Asphalt Felt
 Lead Zinc Artificial slate Flat glass fibre Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No
If Yes, is this recent or progressive? Yes No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No
If Yes to any of the above, provide details in General Remarks.

Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None
Electricity Mains Private None
Central Heating Yes Partial None

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Gas fired radiator heating system.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The property is located within an established, age-restricted, residential retirement development within the town of Kintore. A good range of facilities and amenities are available within the town, whilst a wider range are available within the nearby town of Inverurie.

There is a playground and area of public park to the rear boundary.

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

The full extent of the feu and all rights of access, could be ascertained with reference to the Title Deeds.

The seller has advised that the property forms part of a residential retirement housing scheme which restricts occupancy to persons of an age of 60 or above. In respect of dual occupation one person must be 60 or above, and the other 55 or above. Full details of the restriction and any factoring costs associated with the development should be confirmed with reference to the Title Deeds.

The property has been altered/extended with a conservatory addition to the rear. It is assumed that all appropriate Local Authority consents were obtained, and that relevant documentation, including warrants and completion certificates have been issued. If any works did not require consent, then it is assumed they meet the standards required by the building regulations or are exempt.

At the time of inspection the property was found to be in a condition commensurate with its age and type of construction.

Essential Repairs

None apparent within the limitations of inspection.

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

Mortgage Valuation Report

Comment on Mortgageability

Subject to the comments contained within this report, and individual lending requirements, we would confirm that the property would form suitable security for normal mortgage loan purposes.

We would highlight that some mortgage lenders may not consider properties with age restrictions in place to be acceptable. Detailed enquiries should be made to your chosen lender in this regard prior to the commitment to purchase.

Valuations

Market value in present condition	£	<input type="text" value="140,000"/>
Market value on completion of essential repairs	£	<input type="text" value="N/A"/>
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£	<input type="text" value="180,000"/>
Is a reinspection necessary?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£	<input type="text"/>
Is the property in an area where there is a steady demand for rented accommodation of this type?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Declaration

Signed	Security Print Code [450774 = 5983] Electronically signed by:-
Surveyor's name	BLAIR STEPHEN
Professional qualifications	AsscoRICS
Company name	DM Hall LLP
Address	64 Market Place, Inverurie, AB51 3XN
Telephone	01467 624393
Fax	
Report date	21st May 2024

Energy Performance Certificate (EPC)

Scotland

Dwellings

ORCADIA, 10 WELLPARK GARDENS, KINTORE, INVERURIE, AB51 0WE

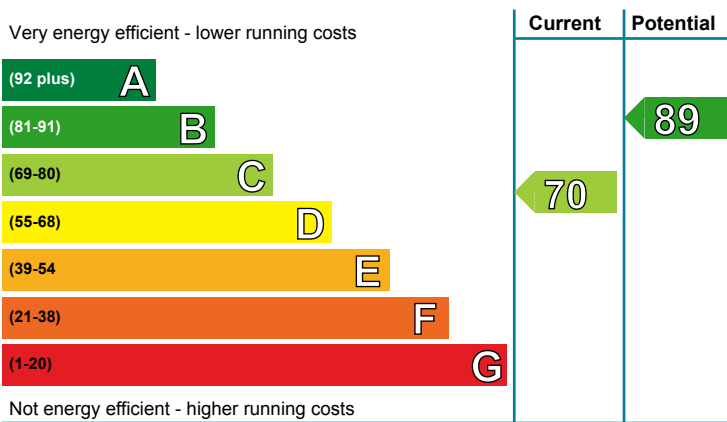
Dwelling type:	Semi-detached bungalow	Reference number:	3300-3419-0822-1006-1543
Date of assessment:	09 May 2024	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	21 May 2024	Approved Organisation:	Elmhurst
Total floor area:	55 m ²	Main heating and fuel:	Boiler and radiators, mains gas
Primary Energy Indicator:	261 kWh/m ² /year		

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,189	See your recommendations report for more information
Over 3 years you could save*	£570	

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

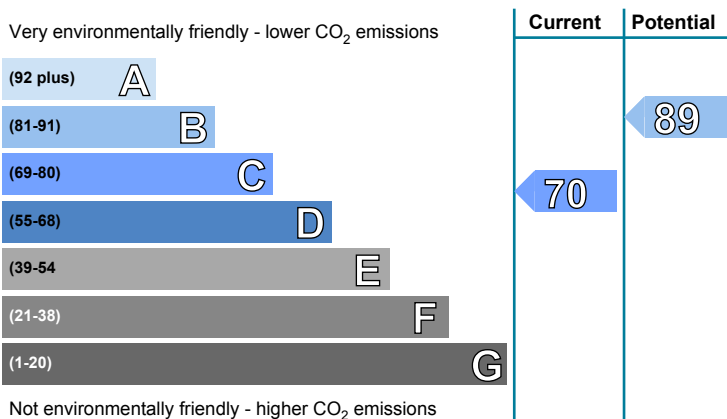


Energy Efficiency Rating

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

Your current rating is **band C (70)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (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 C (70)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£336.00
2 Low energy lighting	£15	£87.00
3 Solar water heating	£4,000 - £6,000	£141.00

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.

Element	Description	Energy Efficiency	Environmental
Walls	Solid brick, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 57% of fixed outlets	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, 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 46 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 1.3 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	£2,439 over 3 years	£2,115 over 3 years	
Hot water	£414 over 3 years	£270 over 3 years	
Lighting	£336 over 3 years	£234 over 3 years	
Totals	£3,189	£2,619	

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 Floor insulation (suspended floor)	£800 - £1,200	£112		
2 Low energy lighting for all fixed outlets	£15	£29		
3 Solar water heating	£4,000 - £6,000	£47		
4 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£488		

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 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

3 Solar water heating

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

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.

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: There are none provided for this home

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)	7,754	N/A	N/A	N/A
Water heating (kWh per year)	1,614			

About this document

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

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

Assessor's name:	Mr. Blair Stephen
Assessor membership number:	EES/028024
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	64 Market Place Aberdeenshire Inverurie AB51 3XN
Phone number:	0131 477 6000
Email address:	dmhall@dmhall.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

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