

Home Report



Bents Farmhouse Whitehouse Alford, AB33 8EY

Bents Farmhouse,

Whitehouse, Alford, AB33 8EY

Price Over

£315,000

 4
  3
  2
 
 196m²
 EPC **E**
 Council tax band **F**



Contact solicitor


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

01467-672800

invprop@peterkins.com

<http://www.peterkins.com>



Features  Garden  Off street parking

Description

We offer for sale this stunning **detached Farmhouse** in the picturesque hamlet of Whitehouse. The property is located on the edge of the Village of Alford, enjoying open countryside views to the front and rear along with lots of original features which adds character to this lovely family home.

The property is extremely spacious with accommodation over two floors, the ground floor comprises of an entrance porch, hallway, dining kitchen, pantry, utility room, lounge, shower room, study/storage cupboard, family room and sun room.

The upper floor comprises of a generous landing, family bathroom and four bedrooms.

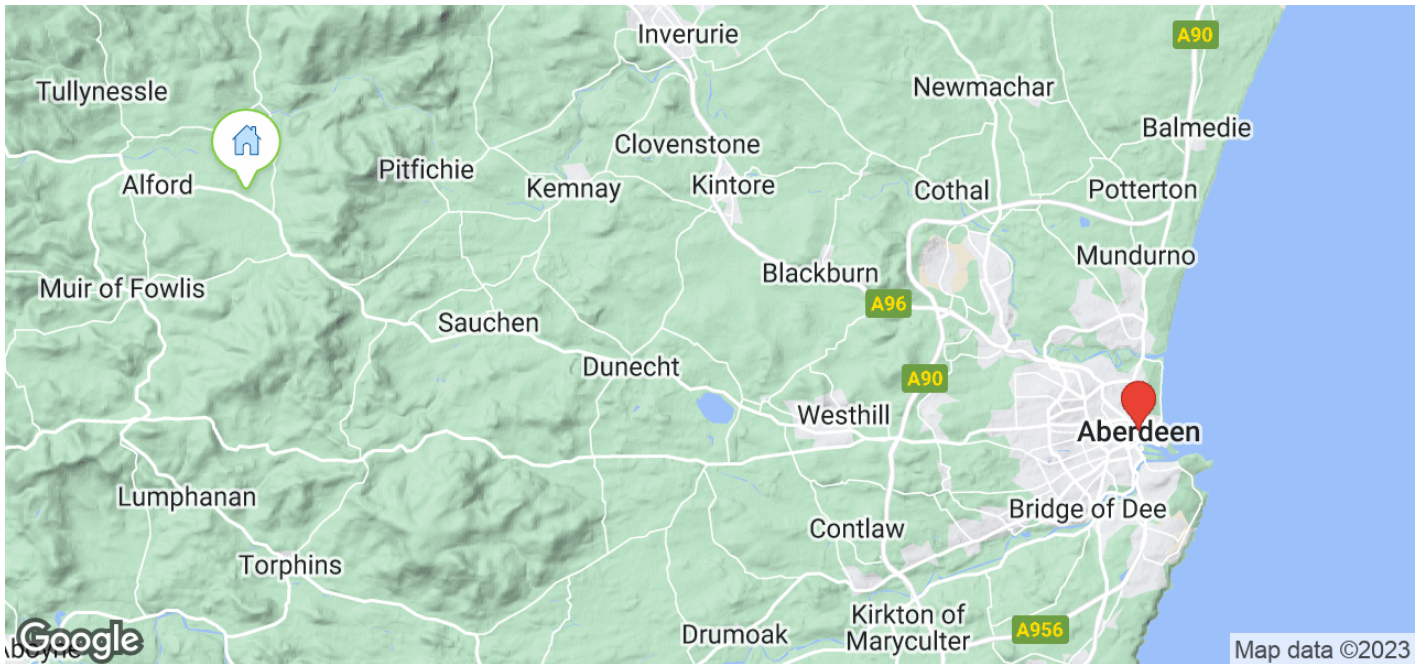
Viewing is highly recommended to appreciate the extremely spacious accommodation throughout and also the lovely views this property has to offer.

Location The village of Alford is located some 26 miles from Aberdeen with a journey time of approximately 40 minutes. The village has a good range of local shops, a post office, banks and a

brand-new primary and secondary school. Located in the heart of Upper Donside, there are excellent sporting facilities at hand including a dry ski slope, swimming pool, golf course and Haughton Country Park, Alford is also an ideal commuter base for Aberdeen, Inverurie and the industrial estates of Westhill, the new Prime Four site at Kingswells, Bridge of Don and Dyce.

Directions

Travelling from Aberdeen take the main A944 to Alford. After passing through the small hamlet of Whitehouse, continue along and exit left just before the bus stop. The property is located a short way along on the right hand side, indicated by our For Sale sign.



Accommodation comprises

(Ground floor)

Entrance porch: 4.19m x 1.52m (13'9" x 5') approx. Entered at the front of the property through a part glazed door, a good sized room with windows to the front and side. Ceiling light fitment; wood effect flooring. Wooden door into main hallway.

Hallway: Bright and welcoming hallway giving access to the dining kitchen, lounge, inner hallway and staircase to the upper floor. Wall light fitments; smoke alarms; wooden flooring with fitted runners.

Kitchen Diner: 6.47m x 4.08m (21'3" at widest x 13'5" at widest) approx. Generous dining kitchen with ample space for a large dining table and chairs. Oil fired Aga range cooker built in with wooden mantel and splashback tiling. Recess fitted with shelving. Fitted with a range of base and wall units with coordinating worktops and splashback tiling. Stainless steel one and a half bowl sink with drainer and hose mixer tap. Appliances remaining include SMEG fridge freezer, dishwasher and washing machine. Wood paneling to dado height. Front facing window with roman blind. Ceiling light fitment; television point; tiled floor with wooden flooring. Door into pantry.

Pantry: 3.55m x 0.93m (11'8" x 3'1") approx. Pantry style room with fitted shelving. Ceiling light. Door into utility room.

Utility room: 3.88m x 1.75m (12'9" x 5'9") approx. Housing the central heating boiler and a great storage room with ample space for additional appliances. Fitted shelving; ceiling light; window; tiled flooring.

Lounge: 4.26m x 4.01m (14' x 13'2") approx. Beautifully presented lounge located to the front of the property with feature stone wall and open fire with solid oak beam above. Recessed space for log storage. Window with curtains and open views. Ceiling light fitment; smoke alarm; television and telephone points; wooden flooring.

Inner hallway: This hallway gives access to the shower room, study/storage cupboard and family room which then leads onto the sun room. Glazed door opens out to the garden. Ceiling light fitment; smoke alarm and wooden flooring.

Storage cupboard/Study: 2.71m x 1.80m (8'11" x 5'11") approx. Good sized room that would suit a home office or additional storage space. Benefitting from light, telephone point and wooden flooring.

Shower room: Fitted with a toilet, vanity wash hand basin with mirror above and a separate aqua paneled shower enclosure with electric Mira shower head. Downlights; shaver point; extractor; heated towel rail and vinyl flooring.

Family room: 4.92m x 4.82m (16'2" x 15'10") approx. A spacious and bright well-presented room located to the rear of the property and with feature wood burning stove set on a slate hearth with brick inset. Side facing windows with roman blinds along with glazed door and panel into the sun room allowing in ample natural light. Ceiling and wall light fitments; smoke alarm; television point and wooden flooring. Door into sun room.

Sun room: 4.82m x 1.93m (15'10" x 6'4") approx. This versatile room benefits from large windows on two sides providing amazing views over the rear garden and beyond. Velux windows; downlights; wall light fitment and wooden flooring.

Stairs to upper floor: Carpeted staircase leads to the upper floor landing and gives access to the four bedrooms and family bathroom. Spacious landing with three Velux's; downlights; smoke alarm; consumer unit and open reach telephone points. Airing cupboard housing the hot water tank with shelving and room for storage.

(First floor)

Bedroom 2: 4.21m x 3.50m (13'10" x 11'6") approx. A good sized double bedroom located to the front of the property, window providing open countryside views. Downlights and wooden flooring.

Bedroom 3/Playroom: 3.98m x 3.50m (13'1" x 11'6") approx. Currently used as a playroom but has ample space for a double bed along with a range of free standing furniture. Window with curtains overlooking the front with open countryside views. Downlights and wooden flooring.

Bathroom: The family bathroom comprises of toilet, oval counter top wash hand basin and bath with glass screen, rainfall shower and handheld combo. Room tiled to dado and full height around bath area. Fitted shelving with shaver point and heated towel rail. Opaque window; downlights and extractor fan.

Nursery/bedroom 4: 3.37m x 1.90m (11'1" x 6'3") approx. Built in carpeted steps with handrail up to area for cot bed. Window to the side with roller blind. Downlights and wooden flooring.

Master bedroom: 4.19m x 3.93m (13'9" x 12'11") approx. Spacious master bedroom located to the rear of the property with amazing views through the feature arch window along with two side facing windows fitted with roman blinds. Ample space for a double bed along with a range of freestanding furniture. Built in double door wardrobe with fitted shelving and hanging rails. Downlights; television point and carpet.

(Outside)

The property also benefits from a large garden at the rear and parking for several cars to the front. Stone chip driveway providing parking for several cars at the front of the property. Area of enclosed garden laid with stone chips. Wooden gate gives access into garden.

At the rear, there is a large garden which is fully enclosed and mainly laid to lawn with borders of established trees and bushes. Area of patio to the side ideal for al fresco dining and entertaining.

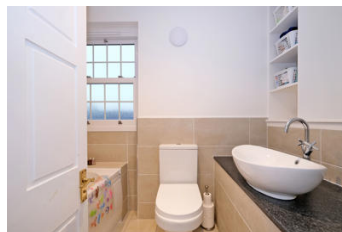
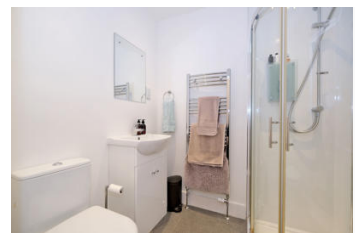
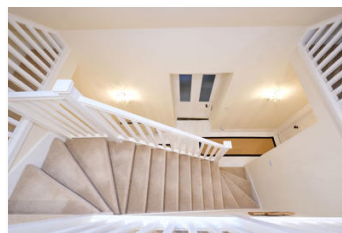
Rotary clothes dryer. Outside lighting.

Floorplan

Bents Farmhouse



Photo gallery



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

<https://www.aspc.co.uk/search/property/420462/Bents-Farmhouse/Alford/>

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Property Questionnaire



Property address: Bents Farmhouse
(Whitehouse)
Alford
United Kingdom
AB33 8EY

Seller: Claire Kennedy Matthew James

Date completed: 20/10/2023

◉ ◀ Contents

1. Length of Ownership
2. Council Tax
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4. Conservation Area
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6. Alterations / Additions / Extensions
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15. Boundaries
16. Notices that affect your property

1. Length of Ownership

How long have you owned this property?

5 years 4 months

2. Council Tax

Which Council Tax band is your property in?

F

3. Parking

What are the arrangements for parking at your property?

in the driveway

4. Conservation Area

Is your property in a designated Conservation Area?

No

5. Listed Buildings

Is your property a Listed Building, or contained within one?

No

6. Alterations / Additions / Extensions

Structural Alterations

During your time in the property, have you carried out any structural alterations, additions or extensions?

Yes

Please describe the changes which you have made

Alterations to the attic floor layout and the addition of velux windows at the front

Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

Yes

Do you have all of these documents yourself?

Yes

Replacement Windows and Doors

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

Yes

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

Yes

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

No

Please describe the changes which you have made (with approximate dates)

Replaced some of the windows and the back door in October 2018

7. Central Heating

Is there a central heating system in your property?

Yes

Is it full or partial?

Full

What kind of central heating is it?

Oil fired

When was it installed?

Unknown

Do you have a maintenance contract for the central heating?

No

8. Energy Performance Certificate

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

No

9. Issues that may have affected your property

Structural Damage

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

No

Asbestos

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

No

10. Services

Connected services

Gas/Liquid Petroleum Gas

No

Water mains/private water

Yes

Supplier

Mains water

Electricity**Supplier****Mains Drainage****Telephone****Supplier****Cable TV/Satellite****Broadband****Supplier****Septic Tanks**

Is there a septic tank system at your property?

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

Do you have a maintenance contract for your septic tank?

◉ ◀ 11. Responsibilities for Shared or Common Areas

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?

No

Common Areas

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

No

Major Repairs to the Roof

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

Yes

Please give details

Repairs on the original roof and dormers with all slates replaced

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

Please give details

Right of access to septic tank in neighbours garden

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?

No

Rights of Way

As far as you are aware, is there a Public Right of Way across any part of your property?

No

◉ ◀ 12. Charges Associated With Your Property

Is there a factor or property manager for your property?

No

Is there a common buildings insurance policy?

No

Are there any other charges you have to pay on a regular basis for the upkeep of common areas or repair works?

No

◉ ◀ 13. Specialist Works

Treatment

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?

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.

Woodworm treatment before the property was bought

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

Please give details.

Wood was sprayed again as part of repairs but as a preventative measure, no signed of further infestation

Guarantees

Do you have any guarantees relating to the treatment or preventative work described above?

Yes

These guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. Do you have all of these documents yourself?

Yes

◉ ◀ 14. Guarantees

Select those applicable

Electrical work

Yes

Please give details of the work or installations covered

Where are the guarantees/policies?

Roofing

No

Central heating

No

NHBC (National House-Building Council)

No

Damp Course

No

Any other work or installations (e.g. cavity wall insulation, underpinning, indemnity policy)

No

Outstanding claims

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

No

◉ ◀ 15. Boundaries

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

No

◉ ◀ 16. Notices that affect your property

In the last 3 years have you ever received a notice:

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

No

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

No

That affects your property in some other way?

No

Comments

Single Survey

survey report on:

Property address	BENTS FARMHOUSE, ALFORD, AB33 8EY
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Customer	Ms Claire Kennedy
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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	18th October 2023
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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	DETACHED ONE STOREY AND ATTIC FARMHOUSE.
Accommodation	GROUND FLOOR - ENTRANCE VESTIBULE, HALLWAY, LIVING ROOM, SHOWER ROOM, KITCHEN WITH OPEN PLAN DINING AREA, PANTRY/UTILITY, SITTING ROOM AND SUN LOUNGE. FIRST FLOOR - THREE BEDROOMS, SINGLE BEDROOM AND BATHROOM.
Gross internal floor area (m²)	Approximately 196 sqm.
Neighbourhood and location	The property is located within a small cluster of properties in a rural locality, where surrounding properties are of mixed age and style. Whilst facilities are limited in the immediate vicinity, a range of amenities are available in the nearby town of Alford.
Age	Built circa 1900.
Weather	Dry but cloudy.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney stacks are of pointed stone construction, incorporating cement and lead flashings.
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.

Single Survey

Roofing including roof space	<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 pitched and clad in slates. Ridges are tiled, and valleys are formed in metal. There are flat metal coverings over the dormer window projections at the rear.</p> <p>No access is available to any roof spaces, due to a lack of hatch access points.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Gutters are of PVC half round design, with round PVC downpipes.</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 are of traditional solid stone construction, pointed and roughcast externally. The extensions appear to be a mixture of timber frame and concrete blockwork construction, roughcast externally.</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 are a mixture of double glazed UPVC and double glazed timber casement types. There are double glazed roof lights incorporated in the sun lounge and at attic floor level.</p> <p>The entrance door is of a composite panel design, with double glazed inserts. The rear door is UPVC framed with double glazed insert.</p> <p>Soffits and fascias are formed in timber.</p>
External decorations	<p>Visually inspected.</p> <p>PVC and painted.</p>
Conservatories / porches	<p>Not applicable.</p>

Single Survey

Communal areas	Not applicable.
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property occupies a roughly rectangular shaped site, with the majority of garden ground available to the rear. There is on site parking to the side elevation.</p> <p>Garden grounds are generally laid in areas of lawn and are bounded by a mixture of masonry walls and timber post and wire fencing.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings are formed in lath and plaster and 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 generally formed in lath and plaster and plasterboard, although timber panelling has been incorporated to dado height in the dining area. There is an exposed pointed stone wall in the living room. There are plastered on the hard finishes in the pantry/utility area.</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>Floors are a mixture of suspended timber joist design, overlaid with timber flooring and concrete.</p> <p>No access was available to any sub floor areas, due to a lack of known access points.</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>Internal joinery finishings are of timber. Interior doors are generally timber framed and panelled, although some doors incorporate decorative glazed inserts.</p> <p>The stair is of a timber tread design, with timber banister.</p>

Single Survey

Internal joinery and kitchen fittings	Kitchen fittings consist of a range of fitted floor and wall mounted units.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is an open fire in the living room and a cast iron multi fuel stove in the sitting room. There is an oil fired Aga in the kitchen. Any other previous fireplaces have been removed.
Internal decorations	Visually inspected. Internal decoration is generally painted throughout. There is splashback panelling in the shower room and tiling in the bathroom and kitchen.
Cellars	Not applicable.
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. Mains supply, with the meter located in a service box externally. The consumer unit is located on the first floor landing. Visible wiring is of PVC coated cabling.
Gas	Not applicable.
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. Mains water supply. Sanitary fittings comprise WCs, wash hand basins, a panelled bath with mixer shower over, and a shower cubicle with electric shower. Visible pipe work appears to be formed in copper and PVC materials. There is a standard stainless steel sink unit in the kitchen.
Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. There is a 'Grant Euroflame 50/90' oil fired boiler located in the pantry, which serves a series of steel panel radiators, which have thermostatic valves fitted. There is a cased unvented hot water cylinder in the first floor hallway cupboard for domestic hot water storage.

<p>Heating and hot water</p>	<p>There is a 'Grant Euroflame 50/90' oil fired boiler located in the pantry, which serves a series of steel panel radiators, which have thermostatic valves fitted. There is a cased unvented hot water cylinder in the first floor hallway cupboard for domestic hot water storage.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>The seller has advised that drainage is connected to a private septic tank which is located outwith the site.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>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.</p>
<p>Any additional limits to inspection</p>	<p>The property is furnished and has floor coverings in the majority of rooms.</p> <p>No access is available to the roof space or any sub floor areas, due to a lack of hatch access points.</p> <p>The flat roof coverings over dormer window projections cannot be seen from ground level.</p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</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>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</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</p>

Single Survey

Any additional limits to inspection	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.
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Sectional Diagram showing elements of a typical house




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


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

 Dampness, rot and infestation	
Repair category	2
Notes	<p>There is elevated dampness to timber wall linings in the kitchen, and deterioration to timbers adjacent to the concrete floor. A timber/damp proofing specialist could provide further advice.</p> <p>There is evidence of older woodworm to joinery. The seller has advised that previous timber treatments have been carried out for the eradication of woodworm. Copies of all relevant survey documentation and guarantees could be sought and obtained.</p> <p>There are marks to the upper walls in the living room and to ceilings in the sitting room and the hallway cupboard. The seller has advised that the hallway cupboard and living room discolouration is as a result of previous leakage from plumbing which has since been repaired. The mark to the ceiling in the sitting room may be indicative of mice.</p> <p>There is elevated dampness to plastered on the hard finishes in the pantry, however this is not untypical for construction of this style.</p>

 Chimney stacks	
Repair category	2
Notes	There are localised areas of open pointing to chimney stacks, particularly the chimney stack at the rear. There is debris around the flashings.



Roofing including roof space

Repair category	2
Notes	<p>The slate roof covering over the front projection is very shallow. The original roof covering would have been of a flat design and there is potential for damp penetration during inclement weather. The slates will also carry a heavier load than the original roof design.</p> <p>The metal coverings over dormer window projections will have a limited life span.</p> <p>The slate roof over the original property has been stripped and reslated and there is evidence of cement repairs having been carried out over the rear extension. Slate roofs will require regular maintenance.</p>



Rainwater fittings

Repair category	2
Notes	<p>There is evidence of leakage from the gutters around the rear. Sections of rainwater goods are choked by debris.</p>



Main walls

Repair category	2
Notes	<p>There are areas of vegetation growth to external walls, particularly around the rear pantry, which requires removal. There is a higher ground level around the rear which can increase the potential for lateral damp penetration. There are areas of cracked and hollow render finishes.</p>




Windows, external doors and joinery


Repair category	1
Notes	<p>There are loose seals around windows to the rear. The seller has advised that the windows were installed in 2019 under warranty and that Everest have been arranged to carry out repairs to the loose seals in due course.</p> <p>There is a remaining older single glazed window in the pantry.</p>





External decorations


Repair category	2
Notes	<p>External decoration is weathered and requires upgrading.</p>


 Conservatories/porches	
Repair category	-
Notes	Not applicable.

 Communal areas	
Repair category	-
Notes	Not applicable.

 Garages and permanent outbuildings	
Repair category	-
Notes	Not applicable.

 Outside areas and boundaries	
Repair category	2
Notes	<p>There are areas of cracked and uneven concrete paving. There are sections of frost damage, and loose masonry to boundary walls.</p> <p>There are mature trees in proximity to the property, and regular maintenance will be required.</p>

 Ceilings	
Repair category	1
Notes	<p>See comments under 'Dampness, rot and infestation'.</p> <p>There are areas of cracked taping and uneven plaster finishes.</p>

 Internal walls	
Repair category	1
Notes	<p>There is an incomplete finish internally where the cat flap has been removed from the vestibule. There are areas of visible plasterboard nails and cracked taping to internal walls.</p>



Floors including sub-floors

Repair category	2
Notes	<p>There is a damaged section of concrete to the flooring in the pantry. The flooring in the utility/pantry is uneven.</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	1
Notes	<p>A bedroom door is catching on the carpet. There is a blemish to the base of the bathroom door. There is deterioration to the cupboard finish below the kitchen sink.</p> <p>Interior doors incorporate glazed inserts. It is assumed that these are formed in safety glass, although this could be confirmed.</p>



Chimney breasts and fireplaces

Repair category	1
Notes	<p>It is considered prudent to have flues swept and tested prior to use. It is assumed that installation of the stove complied with guidance in force at the time of installation.</p> <p>Any unused chimney breast should be appropriately capped and ventilated.</p>



Internal decorations

Repair category	1
Notes	No significant defects evident.



Cellars

Repair category	-
Notes	Not applicable.



Electricity

Repair category	1
Notes	It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.



Gas

Repair category	-
Notes	Not applicable.



Water, plumbing and bathroom fittings

Repair category	1
Notes	Sealant and grouting around sanitary fittings requires frequent replacement to ensure it remains watertight. Failure to maintain watertight seals can result in leakage to sections of surrounding fabric.



Heating and hot water

Repair category	2
Notes	<p>The oil central heating boiler is an older style, and may be considered inefficient by current standards. Installation of the oil tank may not comply with current guidance.</p> <p>Boilers and central heating systems should be tested and serviced by a Gas Safe registered contractor registered engineer on an annual basis to ensure their safe and efficient operation. 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>



Drainage

Repair category	1
Notes	It is assumed the septic tank is in good working order, and suitable for modern day requirements.

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	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	2
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	-
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	-
Water, plumbing and bathroom fittings	1
Heating and hot water	2
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 type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The property is accessed over a shared private drive from the nearest publicly maintained road, and it is assumed that all necessary legal rights of way exist.

There is a burn located across the driveway from the property. The seller has advised that there is no history of flooding in the subject property, and it is assumed that buildings insurance will be available on normal terms.

The property has been altered in the past including the extension to the rear elevation, and more recently, alterations to the attic floor layout. It is assumed that all necessary Local Authority and other consents were obtained, and the appropriate documentation, including building warrants and completion certificates issued.

The seller has advised that the septic tank is located outwith the site, and it is assumed that all necessary legal requirements have been met.

The boundaries of the site appear to have been changed in the past, and this can be clarified with reference to the title deeds.

Estimated reinstatement cost for insurance purposes

£550,000 (FIVE HUNDRED AND FIFTY THOUSAND POUNDS).

Valuation and market comments

£315,000 (THREE HUNDRED AND FIFTEEN THOUSAND POUNDS).

The property market has been performing adequately. Demand exists and transactions are taking place.

Signed	Security Print Code [694824 = 6339] Electronically signed
Report author	F FORBES-DAVIDSON
Company name	DM Hall LLP
Address	64 Market Place, Inverurie, AB51 3XN

Single Survey

Date of report	23rd October 2023
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Mortgage Valuation Report



Property Address

Address BENTS FARMHOUSE, ALFORD, AB33 8EY
Seller's Name Ms Claire Kennedy
Date of Inspection 18th October 2023

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

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

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

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

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

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

Service Connection

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

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

Brief description of Central Heating:

Oil 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
 Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

Other - Pantry/utility.

The property is located within a small cluster of properties in a rural locality, where surrounding properties are of mixed age and style. Whilst facilities are limited in the immediate vicinity, a range of amenities are available in the nearby town of Alford.

The property is accessed over a shared private drive from the nearest publicly maintained road, and it is assumed that all necessary legal rights of way exist.

There is a burn located across the driveway from the property. The seller has advised that there is no history of flooding in the subject property, and it is assumed that buildings insurance will be available on normal terms.

The property has been altered in the past including the extension to the rear elevation, and more recently, alterations to the attic floor layout. It is assumed that all necessary Local Authority and other consents were obtained, and the appropriate documentation, including building warrants and completion certificates issued.

The seller has advised that the septic tank is located outwith the site, and it is assumed that all necessary legal requirements have been met.

The boundaries of the site appear to have been changed in the past, and this can be clarified with reference to the title deeds.

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

The property is generally in an order commensurate with age and type, although items of repair and maintenance can be anticipated.

Essential Repairs

None noted.

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

Mortgage Valuation Report

Comment on Mortgageability

Subject to our comments contained within this report, and individual lending requirements, the property forms suitable security for mortgage purposes.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

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

Is a reinspection necessary? Yes No

Buy To Let Cases

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

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

Declaration

Signed Security Print Code [694824 = 6339]
Electronically signed by:-
Surveyor's name F FORBES-DAVIDSON
Professional qualifications MA (Hons) MRICS
Company name DM Hall LLP
Address 64 Market Place, Inverurie, AB51 3XN
Telephone 01467 64393
Fax
Report date 23rd October 2023

Energy Performance Certificate (EPC)

Scotland

Dwellings

BENTS FARMHOUSE, ALFORD, AB33 8EY

Dwelling type: Detached house
Date of assessment: 18 October 2023
Date of certificate: 19 October 2023
Total floor area: 196 m²
Primary Energy Indicator: 245 kWh/m²/year

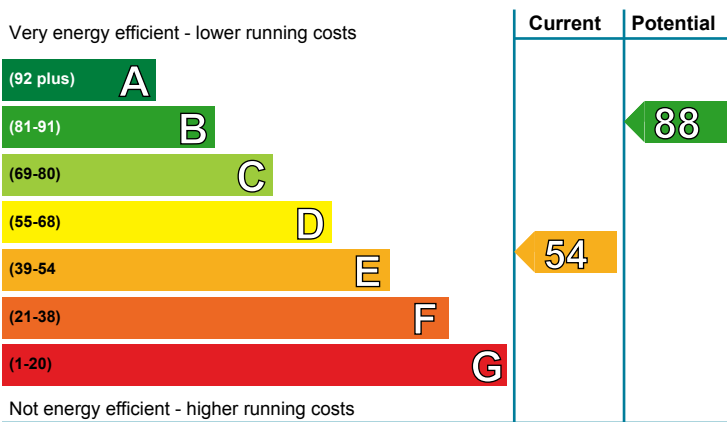
Reference number: 9384-1924-5200-8217-3200
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

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*	£10,374	See your recommendations report for more information
Over 3 years you could save*	£3,492	

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

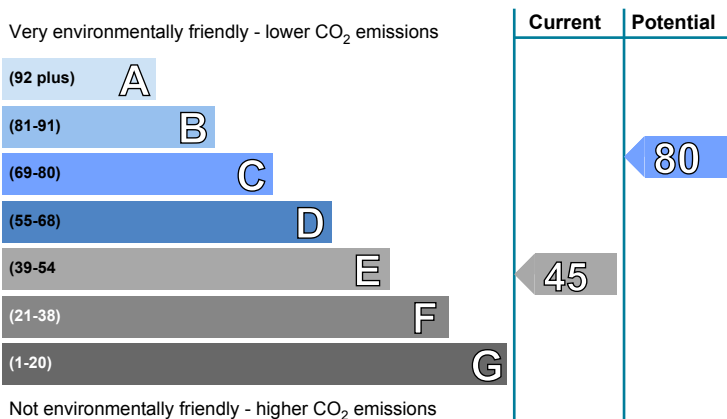


Energy Efficiency Rating

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 E (54)**. 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 E (45)**. 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 Flat roof or sloping ceiling insulation	£850 - £1,500	£555.00
2 Internal or external wall insulation	£4,000 - £14,000	£1458.00
3 Floor insulation (suspended floor)	£800 - £1,200	£588.00

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	Granite or whinstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Roof room(s), insulated	★★★★☆	★★★★☆
	Roof room(s), insulated (assumed)	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, insulated (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Mostly double glazing	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★☆☆	★★★☆☆
Lighting	Low energy lighting in 92% 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 64 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 12 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 6.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


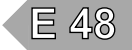







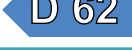

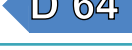

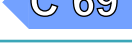


Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£8,880 over 3 years	£5,724 over 3 years	
Hot water	£774 over 3 years	£438 over 3 years	
Lighting	£720 over 3 years	£720 over 3 years	
Totals	£10,374	£6,882	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£185		
2 Internal or external wall insulation	£4,000 - £14,000	£486		
3 Floor insulation (suspended floor)	£800 - £1,200	£196		
4 Floor insulation (solid floor)	£4,000 - £6,000	£95		
5 Replace boiler with new condensing boiler	£2,200 - £3,000	£132		
6 Solar water heating	£4,000 - £6,000	£70		
7 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£565		
8 Wind turbine	£15,000 - £25,000	£1313		

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 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof 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 with your local authority building standards department.

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

3 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.

4 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

5 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). 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.

6 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.

7 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.

8 Wind turbine

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

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)	31,282	(991)	N/A	(5,209)
Water heating (kWh per year)	2,905			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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:	Mrs. Felicity Forbes-Davidson
Assessor membership number:	EES/007620
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	4-5 Union Terrace Aberdeen AB10 1NJ
Phone number:	01224 594172
Email address:	felicity.forbes-davidson@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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