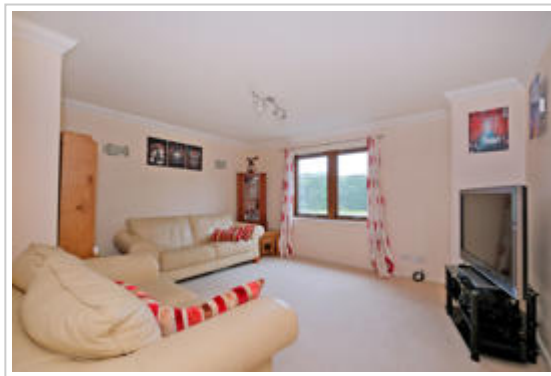


# Home Report



**Flat 4, Hays House Beverley Road,  
Inverurie, AB51 3PZ**



# Flat 4, Hays House, Beverley Road, Inverurie, AB51 3PZ

Price Over  
**£130,000**

 2  1  1   59m<sup>2</sup> EPC **B** Council tax band **C**



## Contact seller

07535 493451

## Contact solicitor

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

01467-672800

[invprop@peterkins.com](mailto:invprop@peterkins.com)

<http://www.peterkins.com>



## Features



Garden



Off street parking

## Description

We are delighted to offer for sale this spacious **two bedroom first floor flat** which is located within easy walking distance from Inverurie Town Centre.

The accommodation comprises of entrance stairwell and hallway, lounge, kitchen, shower room and 2 double bedrooms. The property is served by gas central heating with a new boiler installed in 2021, full double glazing and benefits from exclusive parking space, great storage and pleasant open views to the rear.

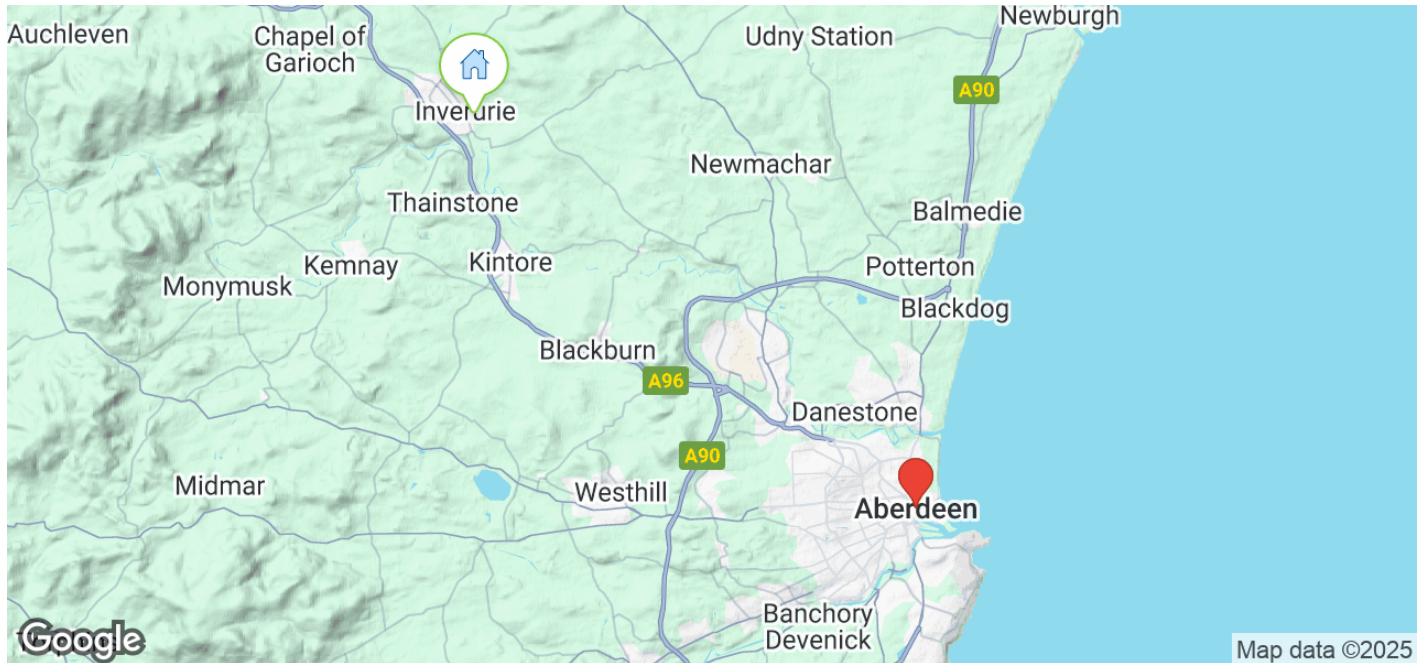
The property would make an ideal home for a first time buyer or someone looking for a buy to let investment and early viewing is highly recommended to see all this property has to offer.

**Location** The property enjoys a convenient location within a short distance of the thriving town centre. Inverurie offers a good range of amenities including sports centre, golf course, various sports clubs, a swimming pool and community centre. There is also a health centre, public library, three primary

schools and secondary school. It is within good commuting distance of Dyce and Aberdeen and is approximately a twenty-minute drive from Aberdeen Airport.

## Directions

From Inverurie town centre proceed along the High Street towards Aberdeen, taking the fifth road on the left into Beverley Road. Continue to the bottom of the road and turn left. The property is located directly in front of you within the first block.



## Accommodation comprises

**Entrance Hallway:** A part opaque glazed door at the front of the building opens into the stairwell which leads up to the flat.

**Hallway:** Entered through a solid wooden door, the hallway gives access to the lounge, bathroom and 2 bedrooms. Benefitting from a large built in cupboard with sliding doors, shelves and hanging rail providing great additional storage. Ceiling light fitment, smoke alarm and carpet.

**Lounge:** 4.44m x 3.93m (14'7" x 12'11") approx. A bright and spacious room that benefits from a lovely open view to the rear. Ample space for a range of furniture along with a dining table and chairs if desired. Window with curtains. Ceiling light fitment, smoke alarm, television point and telephone point along with fibre connection, wooden door to kitchen and completed with carpet.

**Kitchen:** 2.87m x 2.56m (9'5" x 8'5") approx. The kitchen is fitted with a range of base, wall and drawer units with coordinating worktop and tiled splashback. Built in oven, gas hobs and built in extractor hood above, space for standalone fridge freezer, integrated washing machine and stainless steel sink with drainer and mixer tap. Ceiling light fitment, heat detector, window to rear with roller blind, wall hung central heating boiler and tile effect vinyl flooring.

**Bathroom:** Fitted with a white 3 piece suite comprising wash hand basin, W.C and bath with mains fed shower above. Tiled to full height behind bath and wash hand basin. Ceiling light fitment, opaque glazed window to side, wall hung mirrored cabinet, shaver point and vinyl flooring.

**Bedroom:** 3.55m x 2.94m (11'8" x 9'8") approx. A good sized double bedroom located to the front of the property with blinds and curtains. Ample space for a double bed, along with a range of free

standing furniture and benefitting from a built in wardrobe with sliding mirrored doors, shelf and hanging rail providing great additional storage. Ceiling light fitment, television and telephone points and carpet.

**Bedroom:** 3.47m x 2.56m (11'5" x 8'5") approx. Completing the bedroom accommodation is another good sized double room located to the front of the property with curtains. Ample space for a double bed, along with a range of free standing furniture. Built in wardrobes with sliding doors, shelf and hanging rail provides great additional storage. Carpet.

### (Outside)

There is ample parking provided in the communal car park. The shared gardens which surround the property are well maintained with areas of lawn and a bin store.

## Floorplan





## Photo gallery



**View this property on aspc.co.uk:**

<https://www.aspc.co.uk/search/property/435857/Flat-4-Hays-House--Beverley-Road/Inverurie/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.





# Broadband speed

✓

Ultrafast

You can get up to **1800 Mbps** average speed at this postcode.

# Mobile coverage

	Indoor		Outdoor	
	Voice	Data	Voice	Data
	✓ Limited	✓ Limited	✓ Likely	✓ Likely
	✓ Likely	✓ Likely	✓ Likely	✓ Likely
	✓ Likely	✓ Limited	✓ Likely	✓ Likely
	✓ Limited	✓ Limited	✓ Likely	✓ Likely



This information is a prediction and actual services may be different depending on my circumstances and precise location. Provided by Ofcom, last retrieved on 16/05/2025. 5G coverage is not included in this data.

The data displayed on broadband coverage availability uses source data from Ofcom. The predicted speeds provided in the API data are provided by the leading UK ISPs. We understand that Ofcom did not receive data for every premise in the UK, and that Ofcom continue to work with industry to fill in the gaps. If no predictions are shown for your address, this does not necessarily mean broadband is not available and we suggest that you check availability on the ISP websites.

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data regularly (every month) and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs available [here](https://www.ofcom.org.uk/siteassets/resources/documents/research-and-data/broadband-research/api-faqs?v=323603).





# ASPC Home Report Property Questionnaire

This Home Report Property Questionnaire has 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: *Flat 4 Hays House, Beverly Road  
Inverurie, AB51 3PZ*

Seller(s) *Luke Nathan Reeder*

☐ Complete?

Comments:

Date of Completion of Questionnaire

☐ Complete?

## 1. Length of Ownership

☐ Complete?

How long have you owned this property? *4 years 1 month*

Comments:

*Bought in June 2021*

## 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 checked="" type="checkbox"/> Allocated Parking Space | <input type="checkbox"/> Resident Permit |
| <input 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

ONo

## ii. Opening alterations

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

☐ Yes

ONo

**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 fired combi boiler

When was it installed?

Date or unknown

07/21

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 have one from previous sale

## 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

## 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	Octopus Energy
<input checked="" type="checkbox"/> Electricity	Supplier	Octopus Energy
<input checked="" type="checkbox"/> Water mains/ private water	Supplier	Aberdeenshire Council
<input checked="" type="checkbox"/> Mains Drainage	Supplier	Aberdeenshire Council
<input type="checkbox"/> Telephone	Supplier	
<input type="checkbox"/> Cable TV/Satellite	Supplier	
<input checked="" type="checkbox"/> Broadband	Supplier	Vodafone

Comments:

Unsure if telephone is currently installed



**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

Factoring company handle building/ground maintenance

**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:

PMC - £37/pm

### 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

I, \_\_\_\_\_, a body or person(s)

do hereby declare that the above information is true and correct to the best of my/our knowledge



# Single Survey

survey report on:

Property address	Flat 4 Hays House Beverley Road Inverurie AB51 3PZ
Customer	Luke Reeder
Customer address	Flat 4 Hays House Beverley Road Inverurie AB51 3PZ
Prepared by	Shepherd Chartered Surveyors
Date of inspection	05/08/2025



[www.shepherd.co.uk](http://www.shepherd.co.uk)

## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

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

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

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

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

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.

## 1.10 DEFINITIONS

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

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member 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 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



# Terms and Conditions

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.

# Single Survey

## 1. Information and scope of inspection

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

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

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

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

<b>Description</b>	The subjects comprise a purpose built first floor flat forming part of a detached three storey block containing six units in total. Access is via a shared secure internal hall and stairs.
<b>Accommodation</b>	The accommodation comprises:-  First Floor- Hallway, Living Room, Kitchen, Two Double Bedrooms and Bathroom with W.C.
<b>Gross internal floor area (m<sup>2</sup>)</b>	59sq.m or thereby.
<b>Neighbourhood and location</b>	The subjects are located within the market town of Inverurie some 16 miles north west of Aberdeen city centre. Surrounding properties are of mixed types and within the local area a wide range of services and facilities are available. The subjects do back onto the Aberdeen to Inverness railway line.
<b>Age</b>	Built around 2005.
<b>Weather</b>	Dry and cloudy.
<b>Chimney stacks</b>	None.

Roofing including roof space	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The roof over the property is timber framed, pitched and clad with tiles with a tiled ridge, metal valleys and flashings.</p> <p>No inspection was possible to any roof void.</p>
Rainwater fittings	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>PVC gutters and downpipes set into the drainage system.</p>
Main walls	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are constructed of a load bearing timber frame inner leaf with an outer leaf of roughcast concrete block work incorporating pointed block features.</p>
Windows, external doors and joinery	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Windows are of timber design and are fitted with sealed double glazed units. The front door is of timber flush veneer design.</p> <p>The soffits and fascias are of timber design.</p>
External decorations	<p><b>Visually inspected.</b></p> <p>Mainly stained timbers.</p>

# Single Survey

Conservatories / porches	Not applicable.
Communal areas	<b>Circulation areas visually inspected.</b>  The property is accessed by means of a shared secure internal hall and stairs and this serves six units in total.
Garages and permanent outbuildings	<b>Visually inspected.</b>  There is no garage attributed to the subjects. Nevertheless a designated car parking space is available.
Outside areas and boundaries	<b>Visually inspected.</b>  The property sits within landscaped garden grounds and surfaced car parking. We understand these areas are maintained by a regular factor contract.
Ceilings	<b>Visually inspected from floor level.</b>  Ceilings are lined in plasterboard sheets.
Internal walls	<b>Visually inspected from floor level.</b>  Using a moisture meter, walls were randomly tested for dampness where considered appropriate.  Internal walls and partitions are lined in plasterboard sheets.
Floors including sub floors	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b>  <b>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.</b>  <b>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.</b>  Flooring is of suspended timber.  Our inspection of flooring was limited due to fitted floor coverings.

# Single Survey

Internal joinery and kitchen fittings	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal doors are of timber flush veneer design set within timber skirtings and facings.</p> <p>The kitchen is fitted with a range of wall and base units, worktop surfaces, integrated appliances and a sink and drainer.</p>
Chimney breasts and fireplaces	Not applicable.
Internal decorations	<p><b>Visually inspected.</b></p> <p>Internal walls and ceilings are finished in emulsion painted and wallpapered decorations.</p> <p>The internal joinery works are finished in painted and stained decorations.</p>
Cellars	Not applicable.
Electricity	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Electricity is from the mains public supply. The electricity meter and consumer unit can be found within the hallway cupboard.</p>
Gas	<p><b>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.</b></p> <p>Gas is from the mains public supply. The gas meter can be found externally.</p>

## Single Survey

Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Water is from the mains public supply. The internal plumbing where seen is of PVC and copper supply pipes with PVC waste pipes.</p> <p>The bathroom is fitted with a white three piece suite with a shower over the bath.</p>
Heating and hot water	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Heating and hot water are provided by a gas fired combination boiler. The boiler is wall mounted in the kitchen and supplies radiators throughout.</p>
Drainage	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is to the main public sewer.</p>
Fire, smoke and burglar alarms	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Smoke detectors have been installed.</p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>



<b>Any additional limits to inspection</b>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> <p>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No sub floor inspection was possible.</p> <p>No inspection was possible to any roof void.</p> <p>Our external inspection of the building was limited due to the confines of the site.</p>
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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	There was no evidence of significant structural movement within the limitations of our inspection.

 Dampness, rot and infestation	
Repair category	1
Notes	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.

 Chimney stacks	
Repair category	N/A
Notes	Not applicable.

 Roofing including roof space	
Repair category	1
Notes	<p>Moss and vegetation growth was noted to the roof coverings.</p> <p>No significant defects were noted at the time of inspection. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.</p> <p>No inspection was possible to any roof void.</p>

# Single Survey



## Rainwater fittings

Repair category	1
Notes	Weeds were noted to the gutters.  We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.



## Main walls

Repair category	1
Notes	Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended.



## Windows, external doors and joinery

Repair category	1
Notes	Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.



## External decorations

Repair category	1
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.



## Conservatories/porches

Repair category	N/A
Notes	Not applicable.



## Communal areas

Repair category	1
Notes	<p>Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed.</p> <p>We understand the communal areas are maintained by a factor contract. Enquires should be made to ascertain the arrangement and cost associated prior to purchase.</p>



## Garages and permanent outbuildings

Repair category	1
Notes	



## Outside areas and boundaries

Repair category	1
Notes	<p>We understand the communal garden grounds and surface car parking are maintained by a factor contact. Enquires should be made to ascertain the arrangement and cost associated prior to purchase.</p> <p>The Aberdeen to Inverness railway line runs to the rear of the subjects. Some noise disturbance can be anticipated.</p>



## Ceilings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



## Internal walls

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

# Single Survey



## Floors including sub-floors

Repair category	1
Notes	<p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>No sub floor inspection was possible.</p>



## Internal joinery and kitchen fittings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



## Chimney breasts and fireplaces

Repair category	N/A
Notes	Not applicable.



## Internal decorations

Repair category	1
Notes	The property is in good decorative order.



## Cellars

Repair category	N/A
Notes	Not applicable.



## Electricity

Repair category	1
Notes	<p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p>

# Single Survey



## Gas

Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.



## Water, plumbing and bathroom fittings

Repair category	1
Notes	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.



## Heating and hot water

Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.



## Drainage

Repair category	1
Notes	All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.



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

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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



## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

1. Which floor(s) is the living accommodation on?	First Floor			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	<input type="checkbox"/>	No	<input checked="" 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 there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £165,000 (ONE HUNDRED AND SIXTY FIVE THOUSAND POUNDS STERLING).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £130,000 (ONE HUNDRED AND THIRTY THOUSAND POUNDS STERLING).

<b>Signed</b>	<i>Stuart Dunne</i> Electronically signed :- 06/08/2025 13:42
<b>Report author</b>	Stuart Dunne
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	35 Queen's Road Aberdeen AB15 4ZN
<b>Date of report</b>	05/08/2025

# Mortgage Valuation Report



## Property Address

Address Flat 4, Hays House, Beverley Road, Inverurie, AB51 3PZ  
Seller's Name Luke Reeder  
Date of Inspection 05/08/2025

## 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 ☐ Other

## Accommodation

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

Gross Floor Area (excluding garages and outbuildings)  m<sup>2</sup> (Internal)  m<sup>2</sup> (External)  
Residential Element (greater than 40%) ☒ Yes ☐ No

## Garage / Parking / Outbuildings

☐ Single garage ☐ Double garage ☒ Parking space ☐ No garage / garage space / parking space

Available on site? ☒ Yes ☐ No

Permanent outbuildings:

# 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 Connections

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 and any non mains services:

Gas fired combi boiler to radiators.

## Site

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

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

## Location

☒ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections  
☐ 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 subjects are located within the market town of Inverurie some 16 miles north west of Aberdeen city centre. Surrounding properties are of mixed types and within the local area a wide range of services and facilities are available. The subjects do back onto the Aberdeen to Inverness railway line.

At the time of inspection the property was found to be in a condition consistent with age, type and nature.

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

## Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

## Valuation

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

# Mortgage Valuation Report

## Declaration

Signed	<i>Stuart Dunne</i> Electronically signed :- 06/08/2025 13:42
Surveyor's name	Stuart Dunne
Professional qualifications	BSc (Hons), MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	35 Queen's Road, Aberdeen, AB15 4ZN
Telephone	01224 202800
Email Address	aberdeen@shepherd.co.uk
Date of Inspection	05/08/2025

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

4 HAYS HOUSE, BEVERLEY ROAD, INVERURIE, AB51 3PZ

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 05 August 2025  
**Date of certificate:** 06 August 2025  
**Total floor area:** 59 m<sup>2</sup>  
**Primary Energy Indicator:** 98 kWh/m<sup>2</sup>/year

**Reference number:** 0115-0028-9000-0355-7206  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

You can use this document to:

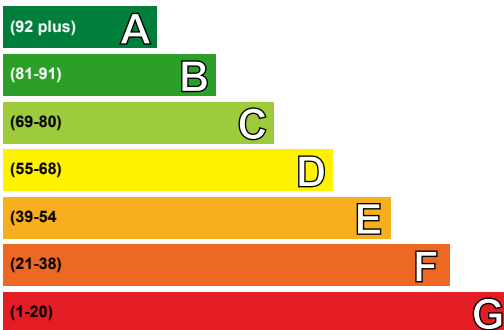
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years\*

£1,506

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
83	83

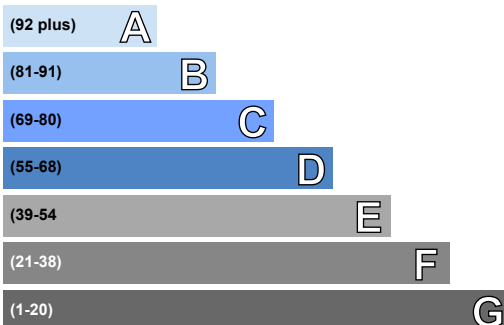
## Energy Efficiency Rating

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 B (83)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
88	88

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

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

Your current rating is **band B (88)**.

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

There are currently no improvement measures recommended for your home.

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

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
	Solid brick, as built, insulated (assumed)	★★★★★	★★★★★
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
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	Good lighting efficiency	★★★★☆	★★★★☆

## The energy efficiency rating of your home

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

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

## The impact of your home on the environment

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

The calculated emissions for your home are 18 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.0 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



### Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£912 over 3 years	£912 over 3 years	Not applicable
Hot water	£456 over 3 years	£456 over 3 years	
Lighting	£138 over 3 years	£138 over 3 years	
Totals	£1,506	£1,506	

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

None

## 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)	2,086.18	N/A	N/A	N/A
Water heating (kWh per year)	2,042.66			

## About this document

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

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

Assessor's name:	Mr. Stuart Dunne
Assessor membership number:	EES/013600
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	<a href="mailto:dundee@shepherd.co.uk">dundee@shepherd.co.uk</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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