YOUR ONESURVEY

HOME REPORT

ADDRESS

Cattermuir Lodge
Croftamie, Glasgow
G63 0HG

PREPARED FOR

Sajjad Anwar

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

RETTIE

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Index of Documents			
Single Survey	Final	Bearsden - Allied Surveyors Scotland Plc	22/03/2021
Mortgage Certificate	Final	Bearsden - Allied Surveyors Scotland Plc	22/03/2021
Property Questionnaire	Final	Mr. Sajjad Anwar	05/04/2021
EPC	File Uploaded	Bearsden - Allied Surveyors Scotland Plc	23/03/2021

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.

PART 1.

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.

Single Survey

Survey report on:

Surveyor Reference	ND/0688

Customer	Mr. Sajjad Anwar

Selling address	Cattermuir Lodge Croftamie, Glasgow G63 0HG

Date of Inspection	19/03/2021

Prepared by	Gavin J Smith, Bsc Hons MRICS Bearsden - Allied Surveyors Scotland Plc

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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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.

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

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.

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional 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 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

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.

- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor’s opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

2.3.1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

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

2.3.3 Category 1: No immediate action or repair is needed.

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

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

Description	Substantial detached modern country house with single storey side/front extension incorporating integral garage, swimming pool and leisure facilities.
Accommodation	Ground floor : Entrance vestibule, reception hall, drawing room, sitting room, dining room, conservatory, kitchen, utility room, cloak room with WC apartment off, rear porch with WC apartment off, gym room with sauna and shower cubicle, swimming pool with steam room and plant room off. First floor : Gallery landing, bedroom one with en-suite bathroom including shower cubicle off, bedroom two with Jack & Jill access to family bathroom including shower cubicle, bedroom three, bedroom four, bedroom five, family bathroom including shower cubicle. Attic: Landing accessed from spiral staircase from first floor landing with a games room leading to cinema room.
Gross internal floor area (m2)	The main house extends to 756 sq m approx. The bungalow extends to 101 sq m approx.
Neighbourhood and location	The property is set within approximately 14 acres of private garden grounds to the west of Croftamie Village in Stirlingshire, which is located approximately 2 miles from Drymen, 17 miles from Glasgow and 24 miles from Stirling. The property enjoys open outlooks towards the Loch Lomond and Trossachs National Park. All usual residential amenities can be found in Bearsden and Milngavie to the south.

Age	The original house is understood to have been built around 1963 and extended around 1973. The date of all internal alteration works is not known.
Weather	At the time of inspection it was dry and sunny.
Chimney stacks	There are multiple chimneyheads which, where visible, are of rendered brick construction with lead flashings. Visually inspected with the aid of binoculars where required.
Roofing including roof space	The roof is principally pitched, timber framed and is overlaid in slate. There are multiple flat roof sections, the majority of which cannot be seen from ground level due to the height of the building, though where visible from vantage points within the house, sections were seen to be of mineral felt or lead. The roof incorporates lead lined valley gutters and roof flashings are lead. The roof over the single storey side extension and of the swimming pool is either of near flat or mono-pitched design, assumed to be timber framed and is overlaid in mineral felt. The roof space of the main house has been altered and is accessed via a spiral staircase from the first floor landing. The roof space incorporates a games room and a cinema room. There are timber double glazed velux windows providing natural daylight to the attic space. There are cupboard doors which give a limited head and shoulders inspection of the eaves space. Inspection was heavily restricted to the access doors only due to large amounts of stored items and insulation laid between the ceiling joists to varying depths. There are access hatches in the ceiling of the games room and in the landing of the right hand extension providing a head and shoulders inspection to these roof space area only due to insulation material. Inspection of the accessible roof space areas was heavily restricted and large sections remain unseen. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally

	defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.
Rainwater fittings	Gutters and downpipes are predominantly cast iron or aluminium. There are some plastic sections. There is a lead line valley gutter at the conservatory to the rear. Visually inspected with the aid of binoculars where required.
Main walls	The main walls of the house including the extensions are assumed to be of cavity brick construction finished externally in render. There are fresh air ventilators at base course level. The damp proof course remains unseen. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	Windows are predominantly uPVC framed, double glazed units of varying design. There are timber double glazed velux style units at attic level. Doors are a mixture of timber framed, timber framed and double glazed and uPVC framed and double glazed units. There are timber eaves and fascias. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.
External decorations	External wood work, metal work and the main walls have been painted. Visually inspected.
Conservatories / porches	There is a large conservatory accessed from the dining room and the sitting room. The conservatory has a rendered brick base course with a timber framed double glazed surround and a multi-pitched roof, which is timber framed and double glazed. The conservatory incorporates a lead lined valley gutter. Flashings at the conservatory to the main house are lead.

	Visually inspected.
Communal areas	None.
Garages and permanent outbuildings	There is an integral double car garage accessed via a timber up and over door or a timber pedestrian door from the gym/sauna room. The vehicle door was not tested on the day of inspection. There are timber and glazed windows within the garage. Inspection of the garage was restricted due to stored items. 1 - Outbuilding comprise a substantial 4 bedroom detached bungalow together with a studio guest lodge. The bungalow would appear to be of timber framed design with brick and render external finishes under a pitched and tiled clad roof, pvc rainwater conductors with uPVC double glazing, oil fired central heating and modern kitchen and bathroom facilities. The accommodation extends to entrance hall, open plan sitting room and kitchen, master bedroom with en-suite shower room, bedroom 2, bedroom 3 , bedroom 4, family bathroom, utility room. The property fronts the main drive and occupies an area of relatively private garden ground with views to the front and rear elevations. 2 - The studio guest lodge is of timber framed design and comprises internally a studio apartment with sitting area, bed and kitchen area together with en-suite shower room which has a Saniflo w.c. There is a decorative older style phone box in the garden grounds. Visually inspected.
Outside areas and boundaries	There are substantial garden grounds surrounding the house with a driveway accessed via metal gates. The vendor states the garden grounds extend to around 13 acres. Boundary definition is predominantly by fences or hedges There is a tennis court within the garden grounds enclosed with metal fencing. The gardens are generally landscaped and given over to some hard standing areas, including areas of timber decking. Due to the vast size of the garden grounds only the immediate areas to the main house and the cottage have been inspected.

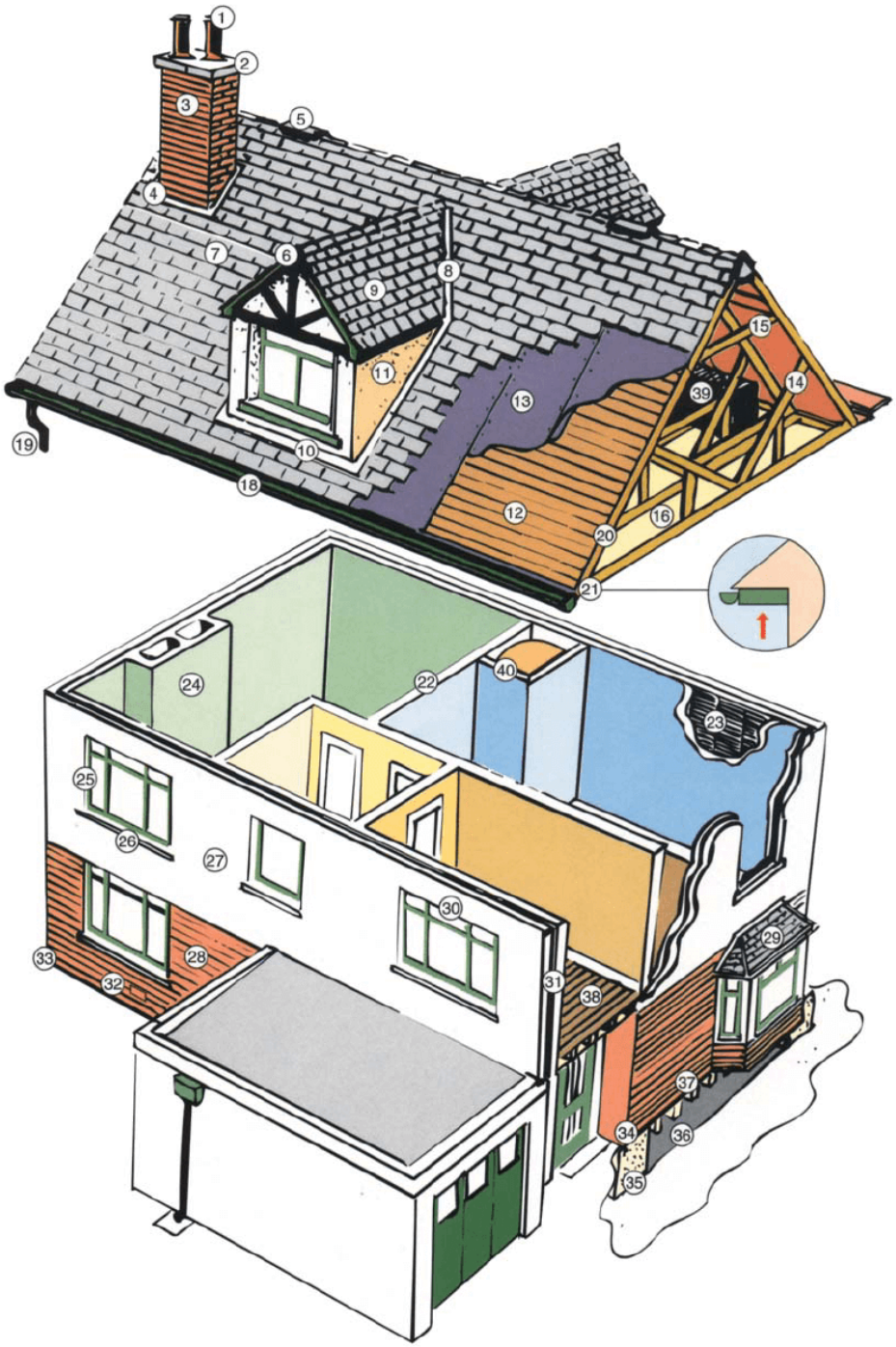
	Sections of the boundaries and garden grounds remain unseen. Visually inspected.
Ceilings	Ceilings are plasterboard. Visually inspected from floor level.
Internal walls	Internal walls are hard plastered or plasterboard. Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	Flooring is predominantly of suspended timber construction overlaid with tongue and groove boarding or chipboard sheeting. There are some solid floor sections. It is understood the access hatch to the subfloor space is in the e;ectric cupboard. Inspection of the floor surfaces was heavily restricted due to fixed floor coverings and furniture. No access hatch was found to any sub-floor space which remains unseen. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
Internal joinery and kitchen fittings	Internal joinery is typical for a property of this age and is of timber. In the kitchen there are storage units and a work surface which incorporates two sink units. There are some integrated appliances. The kitchen includes an LPG fired range cooker. In the utility room there are storage units and a work surface which incorporates a sink unit. Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.
Chimney breasts and fireplaces	There are multiple fireplaces within the house, which incorporate decorative surrounds. Some fireplaces have draft excluders in place. There are open fires at some fireplaces.

	Visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Walls and ceilings are partly papered, partly painted, partly clad in timber panelling and partly clad in tiles. Visually inspected.
Cellars	There is a boiler room accessed via a timber door at the rear of the house. There is a plant room which forms part of the swimming pool complex. Visually inspected where there was safe and purpose-built access.
Electricity	The main distribution board and consumer units for the house are located in a cupboard accessed off the reception hallway. Wiring, where visible, is PVC. Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.
Gas	No mains gas supply. There is an LPG gas supply via LPG bottles located at the rear of the house. There is a modern oil tank located to the rear of the swimming pool complex. The older style metal oil tanks remain in situ though are understood to be disconnected. Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.
Water, plumbing and bathroom fittings	Water is understood to be from the mains supply. Plumbing, where visible, is copper or plastic. In the en-suite bathroom there is a six piece suite, a five piece suite in the Jack & Jill bathroom and a four piece suite

	in the family bathroom. There is a two piece suite in both the cloakroom and WC apartments at ground floor level. There is a shower cubicle within the gym/sauna room. There is a swimming pool complex which includes a steam room. Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.
Heating and hot water	Heating is supplied by the oil fired floor mounted boiler which is located in the boiler house accessed via a timber door to the rear of the property. There are radiators of varying age and design throughout the house. At the time of inspection there were a number of electric portable heaters in some apartments. Hot water is understood to be from the insulated hot water tank which is located in the cupboard accessed from the reception hallway. Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.
Drainage	Drainage is understood to be to a septic tank, with the soak away into the neighbouring grounds. The tank is located within the garden grounds. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.
Fire, smoke and burglar alarms	There are smoke alarms, a burglar alarm and a CCTV system installed. Visually inspected. No tests whatsoever were carried out to the system or appliances.
Any additional limits to inspection	On the day of inspection the property was occupied, fully furnished and floors fully covered. External inspection of the building fabric was restricted to ground level and large sections of the flat roof coverings remain unseen. Only some sections could be seen from

	vantage points within the house. Internal inspection was heavily restricted due to stored items, furniture and fixed floor coverings. These items, particularly within cupboards, have not been moved. Due to the specialist nature of sauna/steam room/swimming pool, only a limited inspection was possible. Due to the vast size of the garden grounds only the grounds immediately surrounding the house and the cottage have been inspected. Large sections of the ground including sections of the boundary walls/fences remain unseen. 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. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	2
Notes:	The building has in the past suffered from settlement movement which is particularly highlighted around the junction between the garage and the swimming pool extension and within the fabric of the swimming pool extension. This movement takes the form of hairline cracking indicating that there has been some differential movement between these parts of the buildings which has in the past required to be pointed. Within the swimming pool area there is a noticeable run towards the back left corner which is highlighted in the increasing gap between the tiling and the floor plinth of the building extending from a few millimetres to around 3cm. There is no evidence internally of any recent or past significant distress albeit there externally there is a hairline crack above the window opening on the exterior gable end of the property. The extent of the hairline crack is quite limited and would appear to be able to be treated with pointing and painting. It is likely now that these areas of weakness have been found within the building, these areas of hairline cracking will re-open again in the future as seasonal adjustments within the ground on which the building sits reflect the seasons in the extent of retention of moisture. Ongoing maintenance repairs should be anticipated.

Dampness, rot and infestation	
Repair category:	2
Notes:	Sporadic dampness was noted in the lower walls within the rear porch/gym/sauna. There is a solid floor slab adjacent which may be causing condensation to the plaster work. These areas require to

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.

	be monitored on an ongoing basis and localised repairs should be anticipated. Damp plaster work was noted within the conservatory. The vendor states that this is directly below a valley gutter, and that the area will be repaired prior to the sale of the property. The purchaser should satisfy themselves in this regard. A timber and damp proofing specialist will be able to provide further advice.

Chimney stacks	
Repair category:	1
Notes:	Chimneyheads are affected by typical weathering. Flashings require ongoing maintenance to prevent water ingress.

Roofing including roof space	
Repair category:	2
Notes:	There are a number of slipped, chipped and missing slates noted. Re-fixing and renewal of roof slates will satisfy immediate repair work, however the roof is of original materials. It may be more cost effective to initiate more extensive works such as re-roofing in the short to medium term. There are multiple flat sections which, where visible, are of varying age/design. Older style flat roofs will require vigilant maintenance. Flat roofs have a limited life and can fail without warning. Felt roof coverings are of an older design and showing signs of ageing/weathering with some localised ponding/staining noted. Staining was noted to the accessible roof timbers though when tested with a moisture meter were found to be dry. A roofing contractor will be able to advise further on the condition of

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

	the entire roof coverings and provide further advice along with estimated costs for upgrading/renewal/repair. The vendor states that a roofing contractor will be employed to inspect the property prior to sale and carry out any necessary repairs.

Rainwater fittings	
Repair category:	2
Notes:	There are off-level sections of guttering which should be re-aligned during routine maintenance repairs. Damp plaster work was noted below the valley gutter of the conservatory and a repair is required. The vendor states that the area will be repaired prior to the sale of the property.

Main walls	
Repair category:	1
Notes:	The main walls are affected by general weathering with localised cracking noted, especially at the swimming pool complex likely to be linked to the structural movement noted above. Routine maintenance repairs to the main walls should be anticipated.

Windows, external doors and joinery	
Repair category:	2
Notes:	The window units are of an age and that will require ongoing

Category 3	Category 2	Category 1
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	maintenance and repair. There are cracked units in the reception hall. Condensation was noted between some panes of glass, especially in the conservatory. The vendor states that these failed units will be replaced prior to the sale of the property. Timber elements to the windows are weathered. Sections of the timber facings are warped and of a poor quality.

External decorations	
Repair category:	1
Notes:	Painted surfaces appear to have been recently redecorated.

Conservatories / porches	
Repair category:	2
Notes:	There are a number of failed double glazed units with soft sections of timbers noted to the conservatory. The majority of the units have been painted shut. An overhaul of the windows should be expected. The vendor states that these failed units will be replaced prior to the sale of the property. Damp plaster work was noted below the valley gutter. See comments above.

Communal areas	
Repair category:	
Notes:	None.

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

Garages and permanent outbuildings	
Repair category:	2
Notes:	The main garage door has not been tested and appears to be ill-fitting. Repairs should be anticipated. Localised dampness was noted to the garage internally not uncommon due to the single brick thickness of the walls. The felt roof covering will have a limited life and will require ongoing vigilant maintenance to prevent water damage. Decay was noted to the timber upstands externally. The detached bungalow is well presented both internally and externally with no obvious signs of significant deterioration. Some moss growth affecting the roof channeling ideally be removed and the central heating system is of an age where replacement can now be anticipated. We would also anticipate some general upgrading to the electrical system may be required to ensure the system is fully compliant with current regulations. The studio guest lodge is generally well presented both internally and externally.

Outside areas and boundaries	
Repair category:	2
Notes:	Decorative feature walls within the garden grounds are affected by frost damage with localised damaged sections noted. The tennis court is showing signs of age. Timber decking is known to be slippery underfoot when wet and care should be taken. There are a number of large trees and woodland within the garden grounds. These areas will require ongoing maintenance.

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.

Ceilings	
Repair category:	1
Notes:	There are blemishes, uneven finishes and cracks in places. Damp staining was noted to the ceiling within the attic accommodation. Where tested with a moisture meter the affected areas were found to be dry.

Internal walls	
Repair category:	1
Notes:	There are blemishes and uneven finishes in places. See comments above under 'Dampness, rot and infestation'. Upon any localised damp repair works localised re-plastering should be anticipated.

Floors including sub-floors	
Repair category:	2
Notes:	In the house the flooring typically creaks underfoot when weight tested. There are a number of cracked floor tiles. The condition of any underlying timbers is not known. The floor within the swimming pool complex is off-level, likely to be linked to the structural movement noted above. There are gaps between the floor and wall tiles at some sections. Localised repair works may be required upon a redecoration/modernisation process.

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

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	Internal joinery is affected by general wear and tear. Glazing within internal doors should be confirmed to be of Safety Glass.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	Any blocked fireplaces/flues will require to be unsealed and properly swept with any blockages cleared prior to use. It is good practice to ventilate any disused flues to prevent a build up of condensation.

Internal decorations	
Repair category:	2
Notes:	Any blemishes/plaster cracking should be adequately dealt with during routine redecoration. Timber panelled surfaces are known to be hazardous in the event of a fire.

Cellars	
Repair category:	2
Notes:	Typical dampness was noted within the boiler room.

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

Electricity	
Repair category:	2
Notes:	The electrical system within the house is of varying age and design. Given the likely age of parts of the system and the swimming pool complex with associated facilities it is recommended that a full electrical survey be carried out by the relevant NICEIC/SELECT registered contractor and thereafter any recommended works carried out. There are a number of damaged/broken light fittings in the garden grounds. 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 IEE regulations.

Gas	
Repair category:	1
Notes:	No significant defects noted. The older style oil tanks remain in place but are understood to be disconnected. These are affected by heavy rust. Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Water, plumbing and bathroom fittings

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.

Repair category:	2
Notes:	Sections of the pipework were visible in the roof space, lagged in an unknown material. Given the age of the pipe work and house this material may be of asbestos. Released asbestos particles are known to be harmful to health. Further advice will be available from a specialist licensed contractor. The fittings in the en-suite and WC apartment are showing signs of age and general usage. Seals at bath units and shower trays require vigilant maintenance to prevent leakage to hidden areas below. Timbers in prolonged contact with dampness are susceptible to decay. There are broken taps at the bidet in the en-suite bathroom. Specialist advice should be sought in regard to the condition and recommendations for maintenance/upkeep for the swimming pool, sauna and steam room.

Heating and hot water	
Repair category:	2
Notes:	The central heating boiler is of an older design and it will be less efficient in comparison to a modern equivalent. A full inspection of the heating/hot water system should be carried out and a heating contractor will be able to advise on any recommendations for upgrading with associated costs. It is good practice to have a maintenance contract in place in respect of heating systems.

Drainage	
Repair category:	

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.

	1
Notes:	Any documentation/information relating to the septic tank should be made available for transfer to the incoming purchaser. Regular maintenance/inspection should be anticipated and the tank requires to be registered with SEPA. The vendor states the tank is inspected and cleaned on a yearly basis by Scottish Water.

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.

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

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

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 coinoperated 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?	[x]YES [ ]NO
3. Is there a lift to the main entrance door of the property?	[ ]YES [x]NO
4. Are all door openings greater than 750mm?	[ ]YES [x]NO
5. Is there a toilet on the same level as the living room and kitchen?	[x]YES [ ]NO
6. Is there a toilet on the same level as a bedroom?	[x]YES [ ]NO
7. Are all rooms on the same level with no internal steps or stairs?	[ ]YES [x]NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	[x]YES [ ]NO

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
Multiple alteration works have been carried out to form the current layout of the house. This includes attic accommodation, a side extension which incorporates multiple additions including a gym/swimming pool complex. The date of all works is not known. The vendor states the swimming pool complex was added in around 1974. It is assumed that all necessary Local Authority and other consents have been obtained and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it has been assumed that they meet the standards required by the Building Regulations or are exempt. Given the vast size of the property, the exact area of garden grounds including the location of the boundaries should be confirmed with reference to the Title Deeds.
Estimated re-instatement cost (£) for insurance purposes
£2,100,000 (Two Million One Hundred Thousand Pounds). This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and material.
Valuation (£) and market comments
The market value of the property in its present condition, and with vacant possession is £1,550,000 (One Million Five Hundred and Fifty Thousand Pounds). This figure assumes vacant possession and that the property is unaffected by any adverse Planning Proposals, onerous burdens, Title Restrictions or Servitude Rights.

Report author:	Gavin J Smith, Bsc Hons MRICS
Company name:	Bearsden - Allied Surveyors Scotland Plc
Address:	132 Drymen Road Bearsden Glasgow G61 3RB
Signed:	Electronically Signed: 178236-3ade1647-d7f0
	22/03/2021

Date of report:	

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

Mortgage Valuation Report

Property:	Cattermuir Lodge Croftamie, Glasgow G63 0HG	Client: Mr. Sajjad Anwar Tenure: Absolute ownership	
Date of Inspection:	19/03/2021	Reference:	ND/0688/GJS/ammcn

This report has been prepared as part of your instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising your lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0 LOCATION

The property is set within approximately 14 acres of private garden grounds to the west of Croftamie Village in Stirlingshire, which is located approximately 2 miles from Drymen, 17 miles from Glasgow and 24 miles from Stirling. The property enjoys open outlooks towards the Loch Lomond and Trossachs National Park. All usual residential amenities can be found in Bearsden and Milngavie to the south.

2.0	**DESCRIPTION**	**2.1 Age:**	The original house is understood to have been built around 1963 and extended around 1973. The date of all internal alteration works is not known.	

Substantial detached modern country house with single storey side/front extension incorporating integral garage, swimming pool and leisure facilities.

3.0 CONSTRUCTION

The roof is of multi-pitch design, timber framed and is overlaid in slates. There are multiple flat sections which are overlaid in lead or felt though large sections remain unseen. There are some mono-pitched sections of felt clad roof coverings.

The main walls appear to be generally of cavity brick construction finished externally in render.

4.0 ACCOMMODATION

Ground floor : Entrance vestibule, reception hall, drawing room, sitting room, dining room, conservatory, kitchen, utility room, cloak room with WC apartment off, rear porch with WC apartment off, gym room with sauna and shower cubicle, swimming pool with steam room and plant room off.

First floor : Gallery landing, bedroom one with en-suite bathroom including shower cubicle off, bedroom two with Jack & Jill access to family bathroom including shower cubicle, bedroom three, bedroom four, bedroom five, family bathroom including shower cubicle.

Attic: Landing accessed from spiral staircase from first floor landing with a games room leading to cinema room.

5.0	**SERVICES (No tests have been applied to any of the services)**						
Water:	Mains	**Electricity:**	Mains	**Gas:**	Oil Tank/LPG Bottles	**Drainage:**	Septic Tank
Central Heating:	Oil fired						

6.0	**OUTBUILDINGS**
Garage:	Integral double car garage.
Others:	Four bedroom detached cottage and timber studio outbuilding.

7.0	**GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.*

Having regard to its age and type of construction, the property would benefit from multiple items of repair/upgrading and renewal. These matters have been reflected in the market value provided.

The roof coverings are showing signs of ageing and weathering and repairs should be anticipated.

The building has in the past suffered from settlement movement which is particularly highlighted around the junction between the garage and the swimming pool extension and within the fabric of the swimming pool extension. This movement takes the form of hairline cracking indicating that there has been some differential movement between these parts of the buildings which has in the past required to be pointed. Within the swimming pool area there is a noticeable run towards the back left corner which is highlighted in the increasing gap between the tiling and the floor plinth of the building extending from a few millimetres to around 3cm. There is no evidence internally of any recent or past significant distress albeit there externally there is a hairline crack above the window opening on the exterior gable end of the property. The extent of the hairline crack is quite limited and would appear to be able to be treated with pointing and painting. It is likely now that these areas of weakness have been found within the building these areas of hairline cracking will re-open again in the future as seasonal adjustments within the ground on which the building sits reflect the seasons in the extent of retention of moisture. Ongoing maintenance repairs should be anticipated.

Sporadic dampness was noted in the lower walls within the rear porch/gym/sauna. There is a solid floor slab adjacent which may be causing condensation to the plaster work. These areas require to be monitored on an ongoing basis and localised repairs should be anticipated. Damp plaster work was noted within the conservatory. The vendor states that this is directly below a valley gutter, and that the area will be repaired prior to the sale of the property. The purchaser should satisfy themselves in this regard. A timber and damp proofing specialist will be able to provide further advice.

8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*

None but see comments above.

8.1 Retention recommended:	-

9.0	**ROADS &FOOTPATHS**

Made up and assumed to be adopted.

10.0	**BUILDINGS INSURANCE (£):**	2,100,000	**GROSS EXTERNAL FLOOR AREA**	850 (Main House)	**Square metres**

	This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.
11.0	**GENERAL REMARKS**

Multiple alteration works have been carried out to form the current layout of the house. This includes attic accommodation, a side extension which incorporates multiple additions including a gym/swimming pool complex. The date of all works is not known. The vendor states the swimming pool complex was added in around 1974.

It is assumed that all necessary Local Authority and other consents have been obtained and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then it has been assumed that they meet the standards required by the Building Regulations or are exempt.

Given the vast size of the property, the exact area of garden grounds including the location of the boundaries should be confirmed with reference to the Title Deeds.

12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*		
12.1	**Market Value in present condition (£):**	**£1,550,000**	One Million Five Hundred and Fifty Thousand Pounds
12.2	**Market Value on completion of essential works (£):**	**-**	-
12.3	**Suitable security for normal mortgage purposes?**	Yes	
12.4	**Date of Valuation:**	19/03/2021	

Signature:	Electronically Signed: 178236-3ade1647-d7f0			
Surveyor:	Gavin J Smith	Bsc Hons MRICS	**Date:**	22/03/2021

Bearsden - Allied Surveyors Scotland Plc

Office:	**132 Drymen Road Bearsden Glasgow G61 3RB**	**Tel: 0141 942 9666 Fax: email: bearsden@alliedsurveyorsscotland.com**

PART 3.

ENERGY REPORT

A report on the energy efficiency of the property.

energy report on:

Property address	Cattermuir Lodge Croftamie, Glasgow G63 0HG

Customer	Mr. Sajjad Anwar

Customer address	Cattermuir Lodge Croftamie, Glasgow G63 0HG

Prepared by	Gavin J Smith, Bsc Hons MRICS Bearsden - Allied Surveyors Scotland Plc

Energy Performance Certificate (EPC)

Dwellings

Scotland

CATTERMUIR LODGE, CROFTAMIE, GLASGOW, G63 0HG

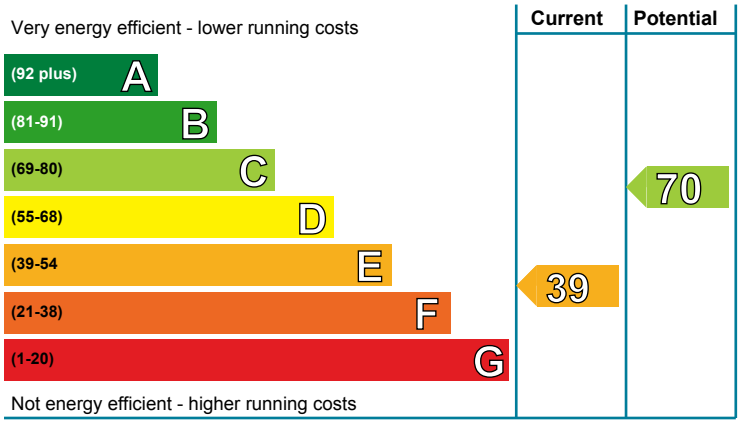
Dwelling type:	Detached house	**Reference number:**	9416-1017-3207-2659-2204
Date of assessment:	19 March 2021	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	23 March 2021	**Approved Organisation:**	Elmhurst
Total floor area:	728 m²	**Main heating and fuel:**	Boiler and radiators, oil
Primary Energy Indicator:	259 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£23,169**	See your recommendations report for more information
Over 3 years you could save*	**£9,756**	

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

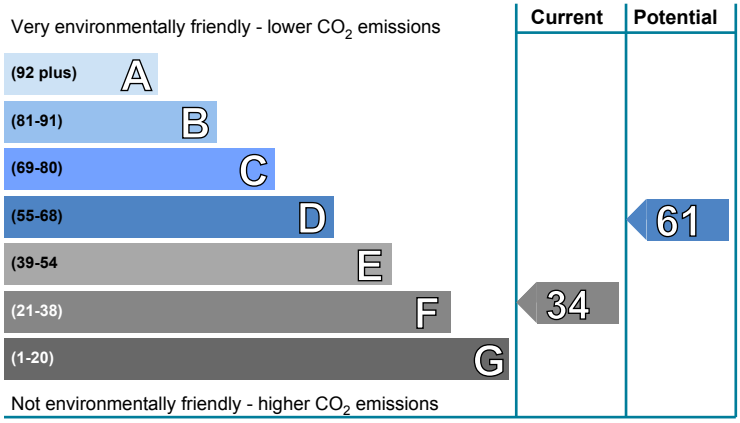


Energy Efficiency Rating

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 (39)**. 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 (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (34)**. 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 Cavity wall insulation	£500 - £1,500	£2667.00
2 Floor insulation (suspended floor)	£800 - £1,200	£1653.00
3 Low energy lighting	£125	£366.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 200 mm loft insulation Roof room(s), ceiling insulated	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, oil	★★☆☆☆	★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system, no cylinder thermostat	★☆☆☆☆	★☆☆☆☆
Lighting	Low energy lighting in 38% 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, CO_2 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 69 kg $CO_2/m^2/yr$.

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 50 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 24 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	£21,147 over 3 years	£12,258 over 3 years	You could save £9,756 over 3 years
Hot water	£846 over 3 years	£432 over 3 years	
Lighting	£1,176 over 3 years	£723 over 3 years	
Totals	**£23,169**	**£13,413**	

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	Cavity wall insulation	£500 - £1,500	£889	E 46	E 39
2	Floor insulation (suspended floor)	£800 - £1,200	£551	E 51	E 43
3	Low energy lighting for all fixed outlets	£125	£122	E 51	E 43
4	Hot water cylinder thermostat	£200 - £400	£434	D 55	E 46
5	Replace boiler with new condensing boiler	£2,200 - £3,000	£1256	D 65	D 56
6	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£304	D 67	D 58
7	Wind turbine	£15,000 - £25,000	£676	C 70	D 61

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- External insulation with cavity wall insulation

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.

energy saving trust

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 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 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.

3 Low energy lighting

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

4 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. Building regulations apply to this work, so it is best to check with your local authority building standards department whether a building warrant will be required.

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 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.

7 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

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	104,638	N/A	(13,276)	N/A
Water heating (kWh per year)	3,967			

Addendum

The energy assessment for the dwelling does not include energy used to heat the swimming pool.

About this document

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

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

Assessor's name:	Mr. Gavin Smith
Assessor membership number:	EES/018096
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	24 Herbert Street Glasgow G20 6NB
Phone number:	01413309950
Email address:	glasgow.north@alliedsurveyorsscotland.com
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 greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

PART 4.

PROPERTY **QUESTIONNAIRE**

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.

Property Questionnaire

Property Address	Cattermuir Lodge Croftamie, Glasgow G63 0HG
Seller(s)	Sajjad Anwar
Completion date of property questionnaire	05/04/2021

Note for sellers

1.	**Length of ownership**
	How long have you owned the property? 18 years
2.	**Council tax**
	Which Council Tax band is your property in? (Please circle) [ ]A [ ]B [ ]C [ ]D [ ]E [ ]F [ ]G [x]H
3.	**Parking**
	What are the arrangements for parking at your property? **(Please tick all that apply)** Garage [x] Allocated parking space [ ] Driveway [ ] Shared parking [ ] On street [ ] Resident permit [ ] Metered parking [ ] Other (please specify):

	Conservation area

4.		
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[ ]YES [ ]NO [x]Don't know
5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	[ ]YES [x]NO
6.	**Alterations/additions/extensions**	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	[ ]YES [x]NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[ ]YES [ ]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[ ]YES [x]NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[ ]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[ ]YES [ ]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	

7.	**Central heating**	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES [ ]NO [ ]Partial
	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). *oil*	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *Don't know*	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES [ ]NO
9.	**Issues that may have affected your property**	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[ ]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[ ]YES [ ]NO
b	Are you aware of the existence of asbestos in your property?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
10.	**Services**	
a	Please tick which services are connected to your property and give details of the supplier:	

Services	Connected	Supplier
Gas or liquid petroleum gas	Y	james d bilslands
Water mains or private water supply	Y	scottish water
Electricity	Y	sse
Mains drainage	N	
Telephone	Y	bt
Cable TV or satellite	Y	sky
Broadband	Y	bt

b	Is there a septic tank system at your property?	[x]YES [ ]NO
	If you have answered yes, please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	[x]YES [ ]NO [ ]Don't know
	(ii) Do you have a maintenance contract for your septic tank?	[x]YES [ ]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract: *scottish water*	
11.	**Responsibilities for shared or common areas**	
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	[ ]YES [x]NO [ ]Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	[ ]YES [x]NO [ ]N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	[ ]YES [x]NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	[ ]YES [x]NO
e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their	[ ]YES [x]NO

	rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	
f	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privatelyowned.) If you have answered yes, please give details:	[ ]YES [x]NO
12.	**Charges associated with your property**	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	**Specialist works**	
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	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 [x]NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(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 do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

14.	**Guarantees**	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(ii)	Roofing	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(iii)	Central heating	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(iv)	National House Building Council(NHBC)	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(v)	Damp course	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c	Are there any outstanding claims under any of the guarantees listed above?	[ ]YES [x]NO
	If you have answered yes, please give details:	

15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
16.	**Notices that affect your property**	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	[ ]YES [x]NO
b	that affects your property in some other way?	[ ]YES [x]NO

c	that requires you to do any maintenance, repairs or improvements to your property?	[ ]YES [x]NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.	
Signature(s):	sajjad anwar
Capacity:	[x]Owner [ ]Legally Appointed Agent for Owner
Date:	05/04/2021