

Home Report

Knockshannoch Lodge
Glenisla
Blairgowrie
PH11 8PE

Date of Valuation: 24/08/2021
AIMS Ref: PER-2021\08\0068

single survey

survey report on:

Property address	Knockshannoch Lodge Glenisla Blairgowrie PH11 8PE
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Customer	James & Susan Muir
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Prepared by	Graham + Sibbald LLP
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1. Information and scope of inspection

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

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

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

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

Description	The subjects comprise a detached Category B Listed dwelling house, most recently used as an Activity Centre. The property is part two storey and part single storey, comprising two circular buildings with a central linking passage.
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Accommodation	Ground Floor: Entrance Porch/Hall, Circular Room, Living Room, Dining Room, Gym, Study, Games Room, Bedroom, Amenity Drying/Washing Up Areas. A corridor leads to the Circular Kitchen with adjoining ancillary Kitchen, adjoining Office, Living Room, Bathroom, WC, 3 Bedrooms and Utility. First Floor: 9 Bedrooms (2 with en-suite Showers), 2 Shower Rooms and 2 WCs (each containing 2 WCs).
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Gross internal floor area (m ²)	800
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Neighbourhood and location	The subjects are located within a mainly rural area within Glenisla, some 9 miles to the north of Alyth. There are a small number of residential properties within the neighbourhood although the surrounding area is mainly agricultural in character. Day to day amenities are available in Alyth and surrounding towns/villages. Perth and Dundee are also within reasonable commuting distance.
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Age (year built)	Circa 1888
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Weather	It was dry at the time of inspection.
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Chimney stacks	Visually inspected with the aid of binoculars where appropriate. Chimneys are of stone construction and finished with metal flashings.
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Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof is timber pitched and overlaid in slates and is of an ornate design incorporating slated dormer projections with timber fronts. The roof also incorporates zinc/lead flat sections at the bay windows.</p>
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Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Gutters and downpipes are formed with cast iron installations.
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Main walls	<p>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</p> <p>The walls are of traditional stone construction.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Windows comprise mainly timber sash and case single glazed installations. External doors are also timber. There are timbers at the roof edging/dormers.</p>
External decorations	Visually inspected.
Conservatories / porches	<p>Visually inspected.</p> <p>There is a stone and slate porch providing access to the main two storey section of the building. There is also a basic felt tiled porch accessing the link corridor.</p>
Communal areas	There are no communal areas within the fabric of the property.
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is a range of basic timber outbuildings adjacent to the property which have been used in conjunction with the activity centre. These would provide areas for storage/amenity.</p> <p>There is also a detached stone and slate outbuilding which is also of a circular profile and is currently laid out with two main rooms. This area is used for storage. This area has previously had planning consent for conversion to additional accommodation. Comment in this regard would fall outwith the scope of this report.</p>

Outside areas and boundaries	<p>Visually inspected.</p> <p>The property is set within approximately 1.5 acres of garden ground. Access is taken via a private road which is shared with adjoining properties. Garden grounds include an enclosed sports court. A detailed assessment of this area falls outwith the scope of inspection.</p>
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Ceilings	<p>Visually inspected from floor level.</p> <p>Consistent mainly with lath and plaster.</p>
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Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Lath and plaster.</p>
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Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so , and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Flooring is a mixture of concrete/solid and timber construction at ground floor level and suspended timber on the upper floor. Fitted floor coverings throughout restricted the inspection and no access was obtained to inspect any sub floor area.</p>
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Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>There is a domestic style kitchen within the single storey section partly within the central circular room and an adjoining area. Internal doors are mainly traditional style timber installations and there are two timber and carpeted internal stairs.</p>
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Chimney breasts and fireplaces	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>There is a multi fuel stove within the large circular hall flued through the adjoining chimney. Fireplaces remain in most rooms although these are blocked. We were unable to establish the underlying condition.</p>
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Internal decorations	Visually inspected.
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Cellars	<p>Visually inspected where there was safe and purpose-built access.</p> <p>There is a cellar located off the living room. No detailed inspection was undertaken.</p>
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Electricity	<p>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.</p> <p>Mains electricity. There are a number of distribution boards/consumer units within the property and these typically house circuit breakers.</p>
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Gas	<p>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.</p> <p>There are no mains gas supplies to the property. There are LPG tanks which would appear mainly to serve the hot water systems.</p>
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Water, plumbing, bathroom fittings	<p>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.</p> <p>Water is from a private supply. Visible plumbing is mainly copper and PVC. There are white fitted sanitary goods in the showers and WCs which are typically of a commercial style having been used in conjunction with the activity centre.</p>
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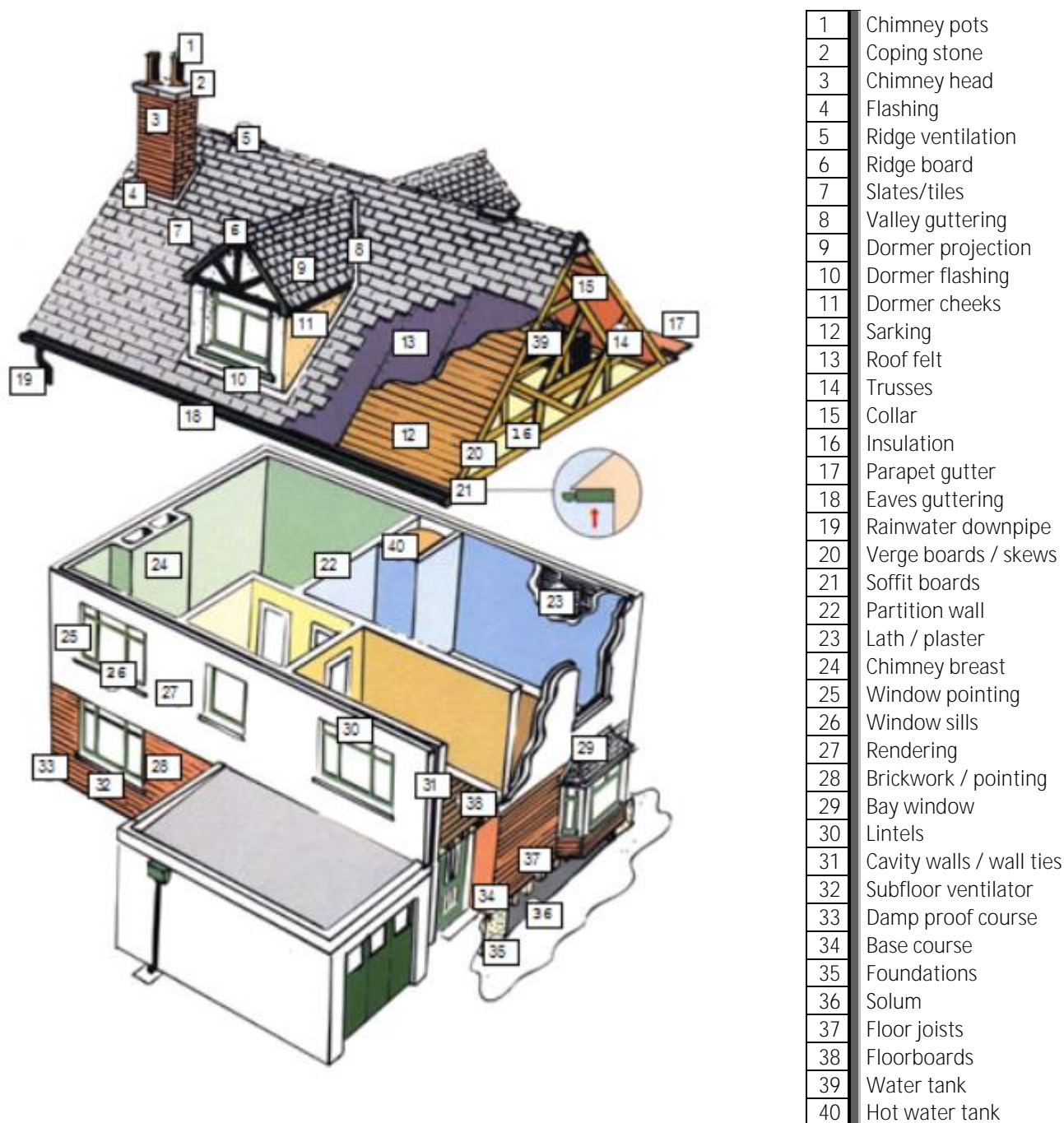
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>Heating is provided by an oil fired central heating system served from two boilers. One is located in the boiler/drying room and this would seem to serve the main two storey part of the property with a smaller oil fired boiler in the utility serving the single storey section. The central heating also partly provides the hot water supply although there are two LPG water heaters within the landing cupboard. These would seem to provide the main source of hot water to the main part of the property.</p>
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Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a septic tank. This was not checked/tested.</p>
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Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
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Additional limits to inspection	<p>The property was occupied at the time of inspection and there were contents, furniture and fitted floor coverings present throughout as well as commercial equipment associated with the activity centre. As such, this restricted the inspection. No access was obtained to inspect any sub floor area and only partial access was obtained to the roof voids.</p> <p>It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.</p> <p>No inspection for Japanese Knotweed was carried out and unless otherwise stated for the purpose of this report, it is assumed that there is no Japanese Knotweed within the boundaries of the property or neighbouring properties.</p>
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Sectional Diagram showing elements of a typical house








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




2. Condition





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





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





	Structural movement	
Repair category	1	
Notes	There is evidence of settlement in the building noted both internally and externally but this is not inconsistent with a property of this age and type and on the basis of a single inspection appears to be longstanding.	
	Dampness, rot and infestation	
Repair category	2	
Notes	<p>Previous timber and damp specialist works are understood to have been carried out around 1995 including wet rot, dry rot and woodworm. It should be verified that all necessary long term guarantees are available in this connection.</p> <p>Notwithstanding this, there are areas of dampness/water staining and the possibility of associated decay. As such, given the age and nature of the subjects, it will be essential to have the property fully inspected by a reputable firm specialising in the treatment of dampness and timber defects to ascertain the extent of repairs required and likely costs in this regard.</p>	





	Chimney stacks	
Repair category	3	
Notes	Chimneys are showing typical signs of weathering with open joints and vegetation evident. There is staining internally around chimneys consistent with intermittent water ingress. As stated previously, this can lead to associated deterioration/decay. Chimneys would benefit from a thorough overhaul.	
	Roofing including roof space	
Repair category	3	
Notes	<p>The roof is of a complex design and incorporates a number of ornate features including a central copula. There is evidence of staining/water ingress through roof coverings although it is anticipated that this pre-dates external repairs and are most likely to be historic. There is however the possibility that this is intermittent dependent on weather conditions. Timbers at the dormer are weathered and showing signs of decay. A number of slipped, damaged and missing slates were evident across roof slopes. Flat roof sections are also potential weak points which will require ongoing repair and attention.</p> <p>There is staining within accessible roof voids and this can lead to associated deterioration.</p> <p>Given the age and nature of the subjects in conjunction with the listing and also that the roof is of a complex design, it will be necessary to have a roofing contractor carry out an assessment.</p>	
	Rainwater fittings	
Repair category	1	
Notes	At the time of our inspection there was no evidence of damp staining/water staining on wall surfaces which would indicate leakage. It should be noted that it was not raining at the time of our inspection.	

	Main walls	
Repair category	2	
Notes	There are areas of spalling and weathered stonework, particularly around window/door openings.	
	Windows, external doors and joinery	
Repair category	2	
Notes	<p>There are indications of possible decay to timbers at the roof edging and dormers. Some sections may require to be cut out and replaced in conjunction with a programme of decoration. Windows are also older in nature and whilst regular repainting was evident, a number of timbers/fixings are in need of a general programme of age related maintenance. It is also possible that some sections of timber will require to be cut out/replaced in conjunction with a programme of decorative repair. It should be appreciated that windows are of an age and type where some upgrading may normally be preferable although this may not be possible given the listing.</p> <p>Other areas of external joinery will also require a similar programme of repair and decoration.</p>	
	External decorations	
Repair category	2	
Notes	There are areas of flaking/weathered paintwork, mainly to upper areas at the dormers and roof edging. Windows are also showing signs of weathering and will require a normal programme of decoration.	

	Conservatories / porches	
Repair category	2	
Notes	The porches are generally considered to be in a condition consistent with age and usage although the porch adjacent to the linking corridor is fairly basic nature and dependent on proposals, some upgrading may be preferable.	
	Communal areas	
Repair category	-	
Notes	Not applicable.	
	Garages and permanent outbuildings	
Repair category	2	
Notes	<p>The building is plainly presented and generally the fabric has suffered as a result of a lack of maintenance. It may offer some potential for redevelopment (subject to appropriate consents) although the building fabric will require an extensive programme of repair and upgrade, dependent on proposals. Dampness and decay were also evident to the stone outbuildings.</p> <p>The timber outbuildings are plainly presented and as such are not considered material to the value.</p>	
	Outside areas and boundaries	
Repair category	1	
Notes	<p>It should be verified that there are no restrictions on access on the private road and that any maintenance is on a fair and equitable basis.</p> <p>Precise boundaries should be verified from title deeds in the normal manner. Boundaries inspected will require a normal programme of maintenance. Dependent on proposals for the sports court, areas of this nature may require specialist maintenance advice. This would fall outwith the scope of the home report.</p>	

	Ceilings	
Repair category	2	
Notes	There areas of cracked and uneven ceilings. It should be appreciated that lath and plaster sections can lose key and require more extensive replastering. Areas will require a programme of decorative repair.	
	Internal walls	
Repair category	1	
Notes	Routine decorative repair.	
	Floors including sub-floors	
Repair category	1	
Notes	Areas of loose and uneven flooring were evident. This is not uncommon in a property of this age and type although some repairs/refixing may be preferable. This may also be due to previous timber and damp specialist works having been carried out to the property and as stated it would be prudent to ensure that all appropriate long term guarantees are available in connection with previous works. Some further repairs may be preferable.	
	Internal joinery and kitchen fittings	
Repair category	2	
Notes	Kitchen fittings/internal joinery are generally of a commercial nature and showing signs of wear and tear consistent with usage. It is anticipated that some fittings will require to be upgraded for domestic use.	

	Chimney breasts and fireplaces	
Repair category	1	
Notes	<p>It should be verified that the stove meets with all necessary regulations.</p> <p>It should be verified that all blocked fireplaces are adequately ventilated. No checks were carried out in this regard. We were unable to establish if fireplaces could be recommissioned and therefore these should be checked and swept dependent upon proposals.</p>	
	Internal decorations	
Repair category	1	
Notes	The property is plainly presented internally and will require a routine programme of decoration.	
	Cellars	
Repair category	1	
Notes	There is a general dampness in the cellar area which is typical in these circumstances	
	Electricity	
Repair category	2	
Notes	<p>The electrical system is on semi modern/mixed lines and as such we recommend that it be checked and upgraded as necessary by an NICEIC/SELECT registered Electrical Contractor.</p> <p>The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p>	

	Gas	
Repair category	1	
Notes	In the interest of safety all gas appliances should be checked by a Gas Safe Registered Engineer.	
	Water, plumbing and bathroom fittings	
Repair category	2	
Notes	<p>It is understood that there is a private water supply and it should be confirmed that the supply is fit for human consumption and the flow has been adequate and continuous for at least the last 10 years.</p> <p>Sanitary goods are plainly presented and more of a commercial nature and may not suit domestic use. Some upgrading is anticipated. As such, some changes may also be required to associated plumbing.</p>	
	Heating and hot water	
Repair category	2	
Notes	<p>The larger boiler has recently been replaced and is understood to have the benefit of an associated guarantee. Details in this regard should be verified. The property has commercial style heating and hot water systems and these will require to be checked and serviced.</p>	
	Drainage	
Repair category	1	
Notes	There was no surface evidence within the grounds of the subjects to suggest the system is choked or leaking. It should be verified that all necessary registration/documentation is available in connection with the septic tank.	

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	3
Roofing including roof space	3
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	2
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	1
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	1

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

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

are counted from external ground level
on the number of steps climbed when using the lift.

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

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

4. Valuation and conveyance 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 cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

Previous timber and damp specialist works have been carried out to the property and it should be verified that all necessary long term guarantees are available in this connection. Notwithstanding the presence of guarantees, it would be advisable to have a further check carried out by a timber and damp specialist.

The property is understood to be Category B Listed as being of special architectural and historical interest. Details in this regard should be verified.

It is understood that there is a private water supply and it should be confirmed that the supply is fit for human consumption and the flow has been adequate and continuous for at least the last 10 years.

It should be verified that all necessary registration/documentation is available in connection with the septic tank.

Access to the property is taken over a private road and it is understood that the subjects mainly have a right of access although sections may be privately owned. It should be verified that there are no restrictions on access and that any maintenance is on a fair and equitable basis.

Estimated reinstatement cost for insurance purposes

Due to the nature of the property and complex layout as well as the Listed Building Consent, it would be advisable to obtain specialist insurance advice as to appropriate levels of insurance reinstatement.

Valuation and market comments

£550,000

Market Value assuming vacant possession is £550,000 (FIVE HUNDRED AND FIFTY THOUSAND POUNDS STERLING).

Report author

Greg Davidson

Address

3 Charlotte Street, Perth. PH1 5LW.

Signed



Greg Davidson BSc (Hons) MRICS
For and on behalf of Graham + Sibbald LLP

Date of report

8/9/2021

TERMS AND CONDITIONS OF SINGLE SURVEY

GENERAL

1.1 The Surveyors

The Seller has engaged the Surveyors to provide the 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 Report. 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 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 are required 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. *

to the Property, they will be obliged to indicate this in the adjacent box. Yes

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

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

1.2 The Report

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

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

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

Prior to the 1st of December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Report 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 Report 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 advisors 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 is prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would be (or, as the case might be, would have been) 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 advisors 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.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement (including liability in contract, tort (including negligence), breach of statutory duty, or otherwise) shall be limited to the lower of the following : a) 25% of the valuation or b) £250,000.

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 Report. 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 for Lending Purposes will be prepared from information contained in the Report and the Generic Mortgage Valuation Report.

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

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, including replacement home reports.

1.8 Cancellation

y 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

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 following paragraph of this section.

In the case of cancellation by the Seller, for whatsoever 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.

If our account details change, we will notify these to you by letter or face to face and never by email.

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

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;

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;

transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion;

ng buying the Property;

f Schedule 1 of the Housing (Scotland) Act 2006

(Prescribed Documents) Regulations 2008;

e the proprietor(s) of the Property;

LLP, a limited liability partnership incorporated in Scotland (Registered Number SO307130) and having its registered office address at Seabraes House, 18 Greenmarket, Dundee, DD1 4QB, of which the Surveyor is an employee, director or member (unless the Surveyor is not an employee, director or member,

Surveyor during the Inspection, and also includes an Energy

Performance Certificate, in a Government approved format.

"Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of personal data (including, without limitation, the privacy of electronic communications).

"UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from time to time in the UK including the UK GDPR; the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.

"UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

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 S 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 Report of Property 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 affect upon value and will omit items

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 & Conveyancer Issues

The last section of the Report contains matters considered relevant to the conveyancer (solicitor) opinion both of the market value of the Property and of the re-instatement cost, as defined below.

Market Value is the estimated amount for which a property should exchange on the date of valuation within a willing buyer and willing seller in an arms-length transaction after proper marketing wherein the parties have 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 uninspected 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.

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 re-inspection 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.

It is assumed that any relevant Local Authority consents, warrants and completion certificates have been obtained where construction or alteration works have been undertaken.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed by and construed in accordance with the laws of Scotland, and the Scottish Courts will have exclusive jurisdiction to hear such claims.

DATA PROTECTION

Graham + Sibbald and the Client each undertake that:

- (a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation any obligations relating to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and
- (b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents and notices in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages, or expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy notice at <https://www.g-s.co.uk/privacy-policy/>.

Mortgage Valuation Report for Home Report



Source: G+S Home Report

Seller Name: James & Susan Muir

Reference: FER-2021\08\0068

1) Property Details

House Name: Knockshannoch Lodge
 Number / Ext:
 Street:
 Area: Glenisla
 Town: Blairgowrie Postcode: PH11 8PE

2) Description of property

Property Type: House House Type: Detached Floor number of subject property:
 Year Built: Circa 1888 Non Traditional Construction?: No No. of floors in block:
 (*Specify under general comments) No. of flats in block:

3) Accommodation - give number of:

Receptions: 7 Bedrooms: 13 Kitchens: 1 Bathrooms: 5 Total Inside W.C.s: 10 No of floors: 2
 Other: Various Garage(s): No Outbuildings: Stone/slate store and timber sheds Garden: Circa 1.5 acres

4) Tenure: Absolute Ownership If Leasehold, years unexpired:

Any known or reported problems with onerous or unusual ground rent or service charges?

Owner occupied: Tenanted: Vacant:

If part tenanted, please give details:

5) Subsidence, Settlement and Landslip

Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement, subsidence, flooding or mining? Yes:

If yes, please clarify: Movement considered historic and non progressive.

6) Condition of Property

Are essential internal repairs required? Yes No
 Are essential external repairs required? Yes No
 Should the repairs be effected before the advance is made? Yes No
 Is a mortgage retention recommended? Yes No

If the answer to any of the above questions is Yes, please provide further detail:



7) Services Mains water Mains drainage Electricity Gas Central heating Oil


8) Insurance Reinstatement Value
 Total area of all floors measured internally (m²)
 Cost of rebuilding inc. demolition, site clearance, professional fees, local authority requirements and main building (inc all other structures within the site boundaries unless specifically excluded)

9) Market Valuation for Mortgage Purposes (Assuming Vacant Possession)
 Comment on mortgageability
 The property may not be suitable security for all lending purposes due to the nature and usage. It is however anticipated that the majority of lenders will consider the property to form suitable security.

Valuation in present condition:
 Valuation on completion of any works required under Question 6:

10) General Comments
 Please advise of any special features of the property and/or the location, which affects the property.
 The property is of stone construction set under a pitched and slated roof. The property is of an ornate design and will require ongoing repair and maintenance to the building fabric.
 Previous timber and damp specialist works have been carried out to the property and it should be verified that all necessary long term guarantees are available in this connection. Notwithstanding the presence of guarantees, it would be advisable to have a further check carried out by a timber and damp specialist.
 The property is understood to be Category B Listed as being of special architectural and historical interest. Details in this regard should be verified.
 It is understood that there is a private water supply and it should be confirmed that the supply is fit for human consumption and the flow has been adequate and continuous for at least the last 10 years.
 It should be verified that all necessary registration/documentation is available in connection with the septic tank.
 Access to the property is taken over a private road and it is understood that the subjects mainly have a right of access although sections may be privately owned. It should be verified that there are no restrictions on access and that any maintenance is on a fair and equitable basis.

IMPORTANT - THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES
 Certificate: I have personally inspected the property described herein and confirm adequate professional indemnity cover is held.

Signature 
 Valuer name and qualification Greg Davidson BSc (Hons) MRICS
 For and on behalf of Graham + Sibbald LLP
 Date of inspection
 Date of report

Company / Firm Name Graham + Sibbald LLP
 Office Name
 Office Addr1
 Office Addr2
 Area
 Town
 Postcode
 Tel no



In these Terms and Conditions of Engagement, the following expressions shall have the following meanings:

"Agreement" means these Terms and Conditions of Engagement, the Instructions and the confirmation letter issued by Graham + Sibbald.

"Client" / "you" / "your" means the person, firm, company, organisation or other entity engaging Graham + Sibbald to provide the inspection services.

"Data Protection Legislation" means the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of personal data (including without limitation, the privacy of electronic communications).

"Graham + Sibbald" / "we" / "us" / "our" means Graham + Sibbald LLP, a limited liability partnership incorporated in Scotland (Registered Number SO307130) and having its registered office address at Seabraes House, 18 Greenmarket, Dundee, DD1 4QB.

"Instructions" means the written or verbal instructions by the Client to Graham + Sibbald, which appoint Graham + Sibbald to provide the inspection services.

"Property" means the property identified and described in the Instructions.

"UK Data Protection Legislation" means all applicable data protection and privacy legislation in force from time to time in the UK including the UK GDPR, the Data Protection Act 2018, the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.

"UK GDPR" has the meaning given to it in section 3(10) (as supplemented by section 205(4)) of the Data Protection Act 2018.

A valuation for mortgage is a limited inspection and report produced for buildings societies, banks and other lenders to enable them to make a lending decision. IT IS NOT A SURVEY. Unless otherwise stated the date of valuation will be the date of inspection.

This report is used to guide the lender on the market value of the Property for mortgage purposes and is carried out for this purpose alone. Although the inspection will be carried out by a valuer who will usually be a qualified surveyor it is not a detailed inspection of the Property, and only major visible defects will be noted. Subject to reasonable accessibility, the roof space is inspected only to the extent visible from the access hatch without entering it. The surveyor will not inspect under floor areas, communal roof space or other parts not readily accessible. The exterior and roof of the Property will be inspected from ground level only from within the boundaries of the site and adjacent communal public areas. The area of the Property will be taken into account, and the rooms individually inspected, but floor coverings and furniture will not be moved. Services (such as water, gas, electricity and drainage) will not be tested and we will not advise as to whether these comply with regulations in respect of these services.

The surveyor may recommend that a part of the mortgage be retained by the lenders until such time as particular repair works are carried out. Similarly, the report may suggest that the borrower should undertake to carry out certain repairs or commission more extensive investigation where hidden defects are suspected since these may have a material effect on the value of the Property. If a retention is recommended then the figure should not be regarded as an estimate of repair costs. Its purpose is to protect the interests of the lending institution. It is recommended that detailed estimates be obtained before proceeding with the purchase. Attention is drawn to the fact that if a subsequent transcription of this report is prepared on a lenders form, then in order to comply with the lenders specific requirements, the wording or phrasing may differ. Many people rely on the mortgage valuation certificate in the mistaken belief that it is a detailed survey. The report is often made available to house buyers by lenders, but this does not mean that it should be relied upon as a report on the condition of the building.

The definition of "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 arms-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. For the purpose of this market value the surveyor has assumed that vacant possession will be provided. Unless otherwise stated the surveyor has valued the interest on a comparable basis.

The inspection that has been undertaken should not be regarded as a survey. The surveyor did not inspect parts of the Property which were covered, unexposed or inaccessible and are therefore unable to report that any such part of the Property is free from defect. Defects which are not considered materially to affect the value of the Property or other matters which would be attended to during maintenance, may not have been mentioned. If defects have been mentioned in this report, they should be regarded as indicative and not exhaustive. For the purposes of this valuation the surveyor assumes that all uninspected areas are free from defect which would have a material effect on value.

In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content.

In addition, we would bring to your attention that neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without prior written approval of the form and context in which it will appear.

The surveyor shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to tenure, leases and all other relevant matters.

For the purposes of this valuation the surveyor has assumed that all ground burdens are nominal or have been redeemed and that there are no unusual outgoings or onerous restrictions contained within the titles of which we have no knowledge. The surveyor has further assumed that the subjects are unaffected by any adverse planning proposals.

Unless otherwise stated, it is assumed that all the required valid planning permissions and statutory approvals for the building and for their use, including any recent or significant extensions or alterations, have been obtained and complied with. It has been further assumed that no deleterious or hazardous materials or techniques have been used in the construction of the subject and that there is no contamination in or from the ground or from the immediate surrounds.

The surveyor will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a valuation inspection of Property that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. Your legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an asbestos register and the existence and management of any asbestos containing materials. For the purposes of this valuation, the surveyor has assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2006, and that a register of asbestos and effective management plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.

The surveyor confirms that this mortgage valuation is prepared in accordance with the RICS Valuation - Global Standards 2017 and incorporating IVSC International Valuation Standards and, unless otherwise stated, we are External Valuers as defined therein. Further information may also be obtained from the Royal Institution of Chartered Surveyors in Scotland, 3rd Floor, 125 Princes Street, Edinburgh EH2 4AD. Tel no 0131 225 7078.

As part of this remit, the surveyor may, where he/she feels qualified and experienced to do so, provide general comment on standard appropriate supplementary documentation, presented to us by the Client's lender and conveyancer. In the event of a significant amount of documentation being provided to us, an additional fee may be incurred. Any additional fees will be agreed with you in advance.

We confirm that Graham + Sibbald operates formal procedures to deal with complaints from clients in accordance with By-Law 19, Regulation 27 of the Royal Institution of Chartered Surveyors Rules of Conduct and Disciplinary Procedures. A copy of this procedure is available on request.

Graham + Sibbald's total liability to the Client (and any third party relying upon this report) under this Agreement (including liability in contract, tort (including negligence), breach of statutory duty, or otherwise) shall be limited to the lower of the following a) 25% of the valuation or b) £250,000.

This agreement and any dispute or claim arising out of or in connection with its subject matter shall be governed by and construed in accordance with the laws of Scotland, and the Scottish courts will have exclusive jurisdiction to hear such claims.

Graham + Sibbald and the Client each undertake that: (a) they shall comply with all applicable requirements of the Data Protection Legislation, including without limitation any obligations relating to the rights of a data subject and the reporting of personal data breaches (all as defined in the UK GDPR); and (b) not do or omit to do anything which puts any other party to the Agreement in breach of the Data Protection Legislation.

Without prejudice to the generality of this clause, you shall ensure that you have all necessary appropriate consents and notices in place to enable lawful transfer of the personal data to Graham + Sibbald for the duration and purposes of this Agreement. You shall have liability for and shall indemnify Graham + Sibbald for any loss, liability, costs (including legal costs), damages, or expenses resulting from any breach by you of the Data Protection Legislation. For further information regarding how Graham + Sibbald processes personal data in relation to this Agreement, please see Graham + Sibbald's privacy notice at <https://www.gcs.co.uk/privacy-policy/>.

Energy Performance Certificate (EPC)

Scotland

Dwellings

OUTDOOR TRAINING CENTRE, KNOCKSHANNOCH, BLAIRGOWRIE, PH11 8PE

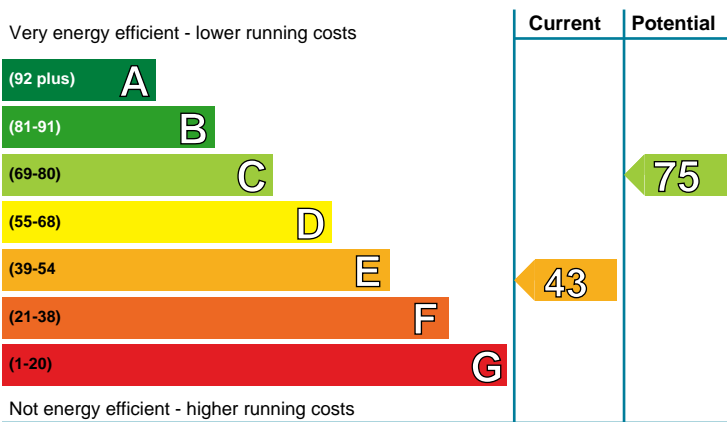
Dwelling type:	Detached house	Reference number:	0122-2284-8483-2929-7571
Date of assessment:	24 August 2021	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	09 September 2021	Approved Organisation:	Elmhurst
Total floor area:	797 m ²	Main heating and fuel:	Boiler and radiators, oil
Primary Energy Indicator:	265 kWh/m ² /year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£25,914	See your recommendations report for more information
Over 3 years you could save*	£12,213	

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

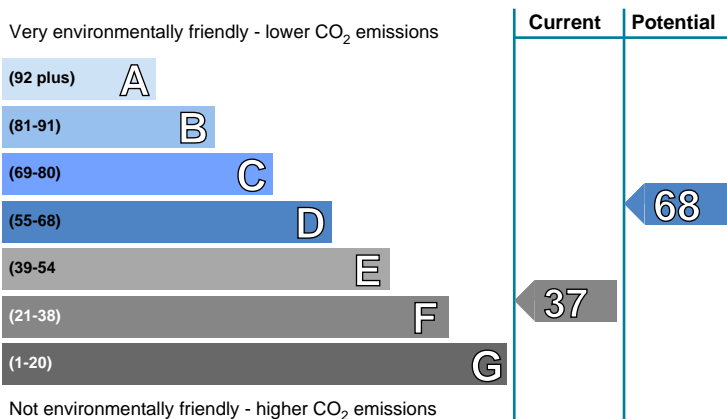


Energy Efficiency Rating

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

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band F (37)**. 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 Increase loft insulation to 270 mm	£100 - £350	£567.00
2 Internal or external wall insulation	£4,000 - £14,000	£3678.00
3 Floor insulation (suspended floor)	£800 - £1,200	£1947.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 150 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, oil Boiler and radiators, oil	★★★☆☆ ★★★☆☆	★★★☆☆ ★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	Gas boiler/circulator	★☆☆☆☆	★★★☆☆
Lighting	Low energy lighting in 75% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 69 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 55 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 29 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	£23,919 over 3 years	£12,282 over 3 years	
Hot water	£1,044 over 3 years	£444 over 3 years	
Lighting	£951 over 3 years	£975 over 3 years	
Totals	£25,914	£13,701	

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 Increase loft insulation to 270 mm	£100 - £350	£189	E 44	F 38
2 Internal or external wall insulation	£4,000 - £14,000	£1226	E 53	E 46
3 Floor insulation (suspended floor)	£800 - £1,200	£649	D 57	E 50
4 Draughtproofing	£80 - £120	£528	D 60	E 53
5 Upgrade heating controls	£350 - £450	£221	D 62	D 55
6 Replace boiler with new condensing boiler	£2,200 - £3,000	£646	D 66	D 58
7 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£613	C 70	D 63
8 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£300	C 72	D 65
9 Wind turbine	£15,000 - £25,000	£684	C 75	D 68

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Internal or external wall insulation

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

3 Floor insulation (suspended floor)

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

4 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

5 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. 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 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.

7 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

8 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.

9 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)	142,495	(3,443)	N/A	(22,383)
Water heating (kWh per year)	3,309			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Greg Davidson
Assessor membership number:	EES/009443
Company name/trading name:	Graham & Sibbald
Address:	3 Charlotte Street Perth PH1 5LW
Phone number:	01738 445733
Email address:	perth@g-s.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



property questionnaire

Property address	KNOCKSHANNOCH LODGE [HIGHLAND ADVENTURE CENTRE] KNOCKSHANNOCH GLENISLA PERTHSHIRE PH11 8PE SCOTLAND UK
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Seller(s)	MR JAMES BARRY MUIR & MRS SUSAN MUIR
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Completion date of property questionnaire	12-09-2021
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GRAHAM + SIBBALD

property questionnaire

Note for sellers

Please complete this form carefully. It is important that your answers are correct.

The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.

If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	Length of ownership
	How long have you owned the property? SINCE 1999
2.	Council tax
	Which Council Tax band is your property in? (Please tick one) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input checked="" type="checkbox"/> G <input type="checkbox"/> H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage <input type="checkbox"/> Allocated parking space <input checked="" type="checkbox"/> Driveway <input checked="" type="checkbox"/> Shared parking <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Other (please specify):
4.	Conservation area
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

property questionnaire

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)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6.	Alterations/additions/extensions	
a.	<p>(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)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p> <p>PLANNING PERMISSION FOR THE 2 BEDROOM COTTAGE & SUBSEQUENT WARRANT</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>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.</p> <p>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:</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	(i) Were the replacements the same shape and type as the ones you replaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

property questionnaire

7.	Central heating	
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property the main living room, the bedroom(s), the hall and the bathroom). <u>If you have answered yes or partial</u> what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <u>If you have answered yes</u>, please answer the three questions below:</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
	(i) When was your central heating system or partial central heating system installed? 1996	
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	(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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9.	Issues that may have affected your property	
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b.	<p>Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

property questionnaire

10.	Services																									
a. Please tick which services are connected to your property and give details of the supplier:																										
	<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td>X</td> <td>CALOR GAS</td> </tr> <tr> <td>Water mains or private water supply</td> <td></td> <td>PRIVATE WATER</td> </tr> <tr> <td>Electricity</td> <td>X</td> <td>SSE</td> </tr> <tr> <td>Mains drainage</td> <td></td> <td>PRIVATE SEPTIC</td> </tr> <tr> <td>Telephone</td> <td>X</td> <td>PLUSNET</td> </tr> <tr> <td>Cable TV or satellite</td> <td>X</td> <td>FREESAT</td> </tr> <tr> <td>Broadband</td> <td>X</td> <td>PLUSNET</td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	X	CALOR GAS	Water mains or private water supply		PRIVATE WATER	Electricity	X	SSE	Mains drainage		PRIVATE SEPTIC	Telephone	X	PLUSNET	Cable TV or satellite	X	FREESAT	Broadband	X	PLUSNET	
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Cable TV or satellite	X	FREESAT																								
Broadband	X	PLUSNET																								
b.	<p>Is there a septic tank system at your property? <u>If you have answered yes</u>, please answer the two questions below:</p> <p>(iv) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(v) Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>																								

property questionnaire

11.	Responsibilities for shared or common areas	
a.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>SHARED WATER SUPPLY SOURCE</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable
c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d.	<p>D for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>RIGHT OF WAY TO COTTAGE</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f.	<p>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 privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
12.	Charges associated with your property	
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

property questionnaire

b.	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
c.	<p>Please give details of any other charges you have to pay on a regular basis for the maintenance or stair fund.</p>	
<p>13. Specialist works</p>		
a.	<p>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?</p> <p><u>If you have answered yes</u>, 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.</p> <p>CARRIED OUT BEFORE WE BOUGHT PROPERTY IN 1999</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>ON GOING TREATMENT FOR REPAIR & MAINTENANCE USING CUPRINOL 5 STAR FOR WOOD / TIMBER</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Previous owners engaged ROSEWOOD to treat dry rot, wet rot, infestation & remedial repairs in 1995/96. Work was guaranteed for 30 years. Unfortunately Rosewood ceased business shortly after completion of work, therefore guarantee invalid although all works undertaken are identified on documentation.</p> <p>Guarantees are held by:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

property questionnaire

14.	Guarantees					
a.	Are there any guarantees or warranties for any of the following:					
		No	Yes	know	With title deeds	Lost
(i)	Electrical work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii)	Roofing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii)	Central heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv)	National House Building Council (NHBC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(v)	Damp course	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	<p>_____ installations to which the guarantee(s) relate(s):</p> <p>1] UPGRADING OF ELECTRICALS FOR INSURANCE</p> <p>2] ATTIC / ROOF INSULATION [NATIONAL SCHEME]</p>					
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p>If you have answered <u>yes</u>, please give details:</p>				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15.	Boundaries					
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p>If you have answered yes, please give details:</p> <p>PROBLEM WHEN TITLE PLAN MOVED FROM OLD TITLE TO DIGITAL WITH RoS. RECTIFICATION OCCURRED IN 2018 & IS NOW REGISTERED WITH R o S</p>				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

property questionnaire

16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b.	that affects your property in some other way?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c.	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>If you have answered yes to any of a_c above</u> , please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.		

Declaration by the seller(s)/or other authorised body or person(s)

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

I ACCEPT

Name: JAMES BARRY MUIR SUSAN MUIR

Date: 12-09-2021