

P A R T 1 .

# SINGLE SURVEY

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



Survey report on:

<b>Customer</b>	Dr. John Hesselgreaves
<b>Selling address</b>	Inverkells Mainsriddle, Dumfries DG2 8AG
<b>Date of Re-inspection</b>	24/04/2024
<b>Date of Original Inspection</b>	05/04/2023
<b>Prepared by</b>	John Kempell, BSc (Hons) MRICS Dumfries - Allied Surveyors Scotland Ltd

## 1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a two-storey, semi detached dwelling, with single-storey extension and rear conservatory.
Accommodation	The accommodation comprises:  Ground floor: front entrance porch, hallway, sittingroom/lounge, dining room, kitchen, utility, three bedrooms, bathroom, workshop/studio, conservatory.  First floor: landing, two bedrooms, shower room.
Gross internal floor area (m <sup>2</sup> )	The gross internal floor area is approximately 219 m <sup>2</sup> .
Neighbourhood and location	The subjects are located adjacent to the A710 in the village/hamlet of Mainsriddle. Southernness Holiday village/resort is approximately 3 miles to the south-east, where limited seasonal local amenities are available, more substantial facilities and amenities are available in the nearby town of Dalbeattie, approximately 10 miles to the north-west.
Age	Original building 1792 and side annex (formerly semi-detached dwelling) circa 1800, rear extensions 1980 and 2007, Conservatory circa 1989.
Weather	Dry and sunny.
Chimney stacks	Visually inspected with the aid of binoculars where required.  There is one chimney stack, of stone construction, with clay chimney pots, and lead flashings.  The lead flashings of the chimney stack have recently been repointed.  The coping of the chimney stack has also been renewed.

<p>Roofing including roof space</p>	<p><b><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></b></p> <p><b><i>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.</i></b></p> <p>The main roofs to the property, are of pitched design, timber framed and slated. The roof ridges are stone and tiled.</p> <p>Sandstone skew stones are fitted to the roof slopes of the original building.</p> <p>The rear kitchen/utility extension has a mono-pitched, slated roof.</p> <p>The rear extension has a double pitched slated roof with hipped end.</p> <p>New ridge tiles have been fitted to the hipped end of the extension roof.</p> <p>Within the roof void of the main roof the roof structure is of traditional timber frame, with timber sarking.</p> <p>The roof void is insulated to a depth of approximately 270 mm of insulation laid between the ceiling joists.</p> <p>The roof void over the rear kitchen/utility extension, is of traditional timber frame construction, with timber sarking.</p> <p>The roof has breathable membrane under the slates.</p> <p>The roof is insulated to a depth of approximately 270 mm of insulation laid between the ceiling joists.</p> <p>The loft void over the rear extension is of timber frame construction, with timber sarking. The roof has under slate felt.</p> <p>The loft void is partially floored.</p> <p>The roof is insulated to a depth of approximately 270 mm of insulation laid between the ceiling joists.</p>
<p>Rainwater fittings</p>	<p><b><i>Visually inspected with the aid of binoculars where required.</i></b></p> <p>The rainwater fittings are a mixture of cast-iron and pvc.</p>
<p>Main walls</p>	<p><b><i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i></b></p> <p>The main walls of the original dwelling and single story side projection, are of solid stone construction, externally pointed out painted and internally lined with lath and plaster/plasterboard.</p> <p>The rear extensions are of cavity brick/block construction, 300mm thick, externally smooth rendered and internally plastered on the hard.</p>

Windows, external doors and joinery	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Windows are pvc framed, double glazed, tilt and turn style, There is a timber framed, double glazed, skylight/velux window in the first floor rear shower room.</p> <p>The external front door is timber and side door is pvc with double glazed panel.</p> <p>There are pvc framed, double glazed, patio doors between the sitting room and conservatory.</p>
External decorations	<p><b>Visually inspected.</b></p> <p>External woodwork and elevations are painted.</p>
Conservatories / porches	<p><b>Visually inspected.</b></p> <p>There is a rear conservatory.</p> <p>Construction comprises: tiled concrete floor, brick base walls, timber framed, single glazed windows, with internal secondary glazing.</p> <p>The roof is hipped, with polycarbonate treble skin, roof.</p> <p>The conservatory is heated.</p>
Communal areas	<p><b>Circulation areas visually inspected.</b></p> <p>There are no communal use areas in the dwelling.</p>
Garages and permanent outbuildings	<p><b>Visually inspected.</b></p> <p>There is a detached single garage.</p> <p>Construction comprises: concrete floor, brick walls, double pitched, timber framed roof, clad in metal box profile sheets.</p> <p>The garage has a metal up and over vehicle access door.</p> <p>The garage has electric power.</p> <p>There is a timber shed, timber framed greenhouse and timber summerhouse, located in the rear garden.</p>
Outside areas and boundaries	<p><b>Visually inspected.</b></p> <p>There is a strip of ground to the front of the dwelling, which is partially laid in cobbles, and has a strip of grass, with a stone chipped driveway to the side.</p> <p>There is a large rear garden, with flagstone patio area, and concrete paths, with steps up to a large grass lawn, with planted borders/shrubs.</p> <p>Boundaries are defined by post and wire fences, timber fences, hedges and dry stone walls..</p>

Ceilings	<p><b>Visually inspected from floor level.</b></p> <p>Ceilings are of lath and plaster/plasterboard construction.</p>
Internal walls	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>Internal walls are lined with lath and plaster/plasterboard and brick/block plastered on the hard.</p> <p>Internal walls are predominantly insulated, with 70 mm, foam backed plasterboard, at the external walls.</p>
Floors including sub floors	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></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><b>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p> <p>Floors are of suspended timber and solid concrete.</p>
Internal joinery and kitchen fittings	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Skirtings and architraves are of softwood pine, which has been varnished/stained.</p> <p>Internal doors are timber panel and timber framed with glazed panels.</p> <p>Kitchen fittings comprise modern fitted timber effect base and wall units, with island unit and slate effect fitted worktops.</p> <p>The utility also fitted base and wall units, with timber effect fitted worktops.</p>
Chimney breasts and fireplaces	<p><b>Visually inspected. No testing of the flues or fittings was carried out.</b></p> <p>There is a fireplace in the ground floor lounge, with slate fireplace surround and marble hearth.</p> <p>The fireplace has a log burning stove.</p> <p>The workshop/studio also has a multifuel 5 kw stove.</p>
Internal decorations	<p><b>Visually inspected.</b></p> <p>Internal walls are wallpapered, plastered and painted, tiled and timber panelled.</p> <p>Ceilings are wallpapered and plastered and painted.</p>

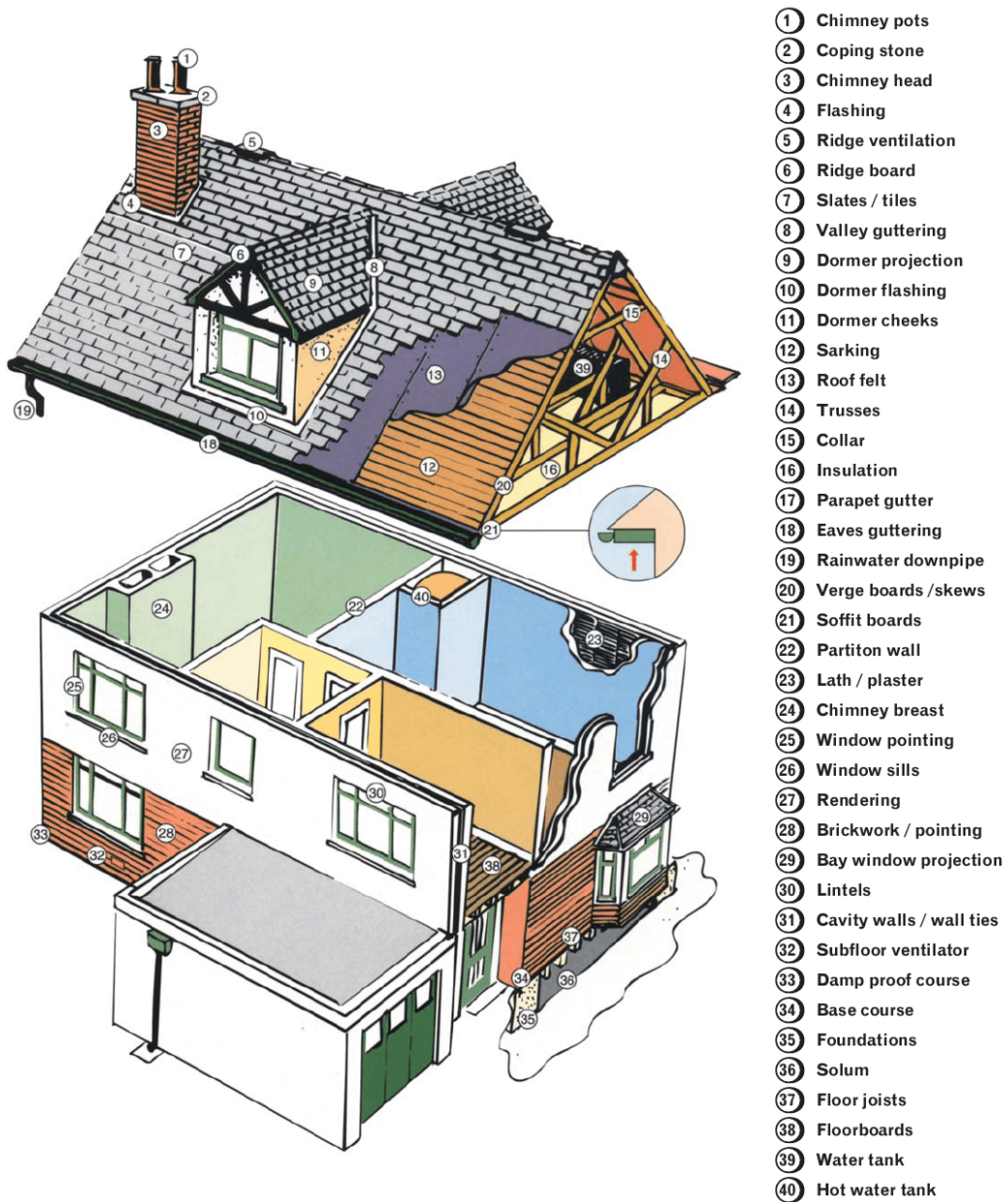
Cellars	<p><b>Visually inspected where there was safe and purpose-built access.</b></p> <p>There is no cellar.</p>
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does 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 is connected. The electric meter and consumer unit, which has been fitted with fuses, is located at higher level in the utility. Wiring, where visible, is pvc sheathed and insulated and there are 13 amp square pin sockets.</p> <p>There are 18 photovoltaic panels at the front elevation, which contribute towards generating electricity.</p> <p>The solar edge, solar inverter for the photovoltaic panels, is located in the utility, adjacent to the electric meter and consumer unit.</p>
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>No mains gas is available.</p>
Water, plumbing and bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains water is connected. Water pipes, where visible, are copper and pvc.</p> <p>There are two external taps located at the rear elevation, one is below the kitchen window, the other adjacent to the backdoor of the workshop .</p> <p>Sanitary fittings comprise:</p> <p>Ground floor bathroom: wc, wash hand basin with pedestal, bath, mixer shower over the bath.</p> <p>First floor shower room: wc, wash hand basin with pedestal, shower cubicle with electric shower.</p> <p>All sanitary fittings are in a white suite.</p>

Heating and hot water	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Full or background central heating is provided by a radiator system and Grant 20kw condensing boiler. The wood burning Clearview stove provides extra comfort in the lounge.</p> <p>A 3.5 kw Solar Electric system is installed on the south facing roof. This is subject to a Feed in Tariff (FIT) earning approximately £2600 per annum until 2036, which pays for most of the total energy costs of the house at current prices. The solar electricity when available, can also be used to power the 6kw (output) air to air heat pump supplying warm or cool air to the kitchen and adjacent rooms, to offset drawing electricity from the grid.</p> <p>The dwelling has a full oil fired central heating system, run from a Grant Vortex, 20kw,condensing boiler, which is located in the utility.</p> <p>The hot water is provided by the central heating boiler and is supplemented by an electric immersion heater, fitted to a hot water cylinder, which is located in a cupboard in the first floor shower room, the hot water to the single storey area of the house is supplied by an immersion heater fitted to a hot water cylinder, which is located in the ground floor snug/front bedroom.</p> <p>The central heating system is controlled by a programmer, room thermostat and thermostatic radiator valves.</p> <p>There is a radiator in the first floor shower room.</p> <p>There is a 6 kW air to air heat pump, which supplies heat for the kitchen, dining room and hallway.</p> <p>There is a fireplace in the ground floor lounge, with slate fireplace surround and marble hearth.</p> <p>The fireplace has a log burning stove.</p> <p>The workshop/studio also has a multifuel 5 kw stove.</p>
Drainage	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is connected to a private septic tank, which is located in a field across the road from the dwelling.</p>



<p>Fire, smoke and burglar alarms</p>	<p><b>Visually inspected.</b></p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p> <p>Smoke and heat detectors are located throughout the dwelling.</p>
<p>Any additional limits to inspection</p>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>The property was occupied, fully furnished and all floors were covered. Floor coverings restricting my inspection of flooring.</p> <p>Personal effects in cupboards were not moved and restricted my inspection.</p>

### 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 above 3 categories:

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

Structural movement	
Repair category:	1
Notes:	The property has been affected by previous movement, but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

Dampness, rot and infestation	
Repair category:	2
Notes:	Traces of woodworm were noted at the roof timbers with in the original loft void and the roof timbers of the extension over the kitchen/utility. A timber specialist should be employed to verify whether this is active and carry out treatment if deemed necessary.

Chimney stacks	
Repair category:	1
Notes:	Repairs have recently been undertaken by a competent roofer/builder to the chimney stack . The lead flashings of the chimney stack have recently been repointed. The coping of the chimney stack has also been renewed.

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.

## Roofing including roof space

Repair category:	2
Notes:	<p>Traces of woodworm were noted at the roof timbers with in the original loft void and the roof timbers of the extension over the kitchen/utility. A timber specialist should be employed to verify whether this is active and carry out treatment if deemed necessary.</p> <p>There is evidence of mice in the original loft void.</p> <p>A roofer has recently replaced slates on the roof elevations and checked over existing slates for any possible issues.</p> <p>New ridge tiles have been fitted to the hipped end of the extension roof.</p>

## Rainwater fittings

Repair category:	1
Notes:	No significant defects evident.

## Main walls

Repair category:	1
Notes:	No significant defects evident.

## Windows, external doors and joinery

Repair category:	2
Notes:	<p>Condensation noted between the panes of glass in the rear extension bedroom/study.</p> <p>A new skylight/velux window has been installed in the first floor rear shower room.</p>

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.

External decorations	
Repair category:	1
Notes:	No significant defects evident. Minor flaking/peeling paint was noted at the rear extension elevations.

Conservatories / porches	
Repair category:	1
Notes:	No significant defects evident. The conservatory will require regular on-going maintenance.

Communal areas	
Repair category:	
Notes:	N/A.

Garages and permanent outbuildings	
Repair category:	1
Notes:	No significant defects evident.

Outside areas and boundaries	
Repair category:	1
Notes:	Garden grounds and boundaries will require regular and ongoing maintenance.

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

Ceilings	
Repair category:	1
Notes:	There is plaster cracking to ceilings. Area of ceiling adjacent to patio doors in sitting room replastered after repairs were undertaken to intermittent leak in heating pipe.

Internal walls	
Repair category:	1
Notes:	No significant defects evident.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects evident.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No significant defects evident. Glazed inserts to internal doors may not be of appropriate toughened glass.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	A log burning stove has been installed in the ground floor lounge and multi fuel stove in the ground floor workshop/studio. It is assumed that the installations comply with the building standards. The chimney breast in the lounge has recently been re-plastered after repairs were undertaken to the chimney stack above.

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

Internal decorations	
Repair category:	1
Notes:	No significant defects evident. Some redecoration is envisaged.

Cellars	
Repair category:	
Notes:	N/A.

Electricity	
Repair category:	2
Notes:	<p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up-to-date with frequent changes in safety regulations. Further advice will be available from a qualified NICEIC/SELECT registered contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.</p> <p>There is no evidence of recent testing of the electrical system. A competent electrical contractor should be instructed to test the system and carry out any necessary repairs/upgrading.</p> <p>The electrical installation is dated, with fuses noted at the consumer unit in the utility.</p>

Gas	
Repair category:	
Notes:	N/A.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No significant defects evident. Sanitary fittings are dated, although functional.



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.

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

Drainage	
Repair category:	1
Notes:	<p>The owner has not been able to provide any information about the septic tank maintenance and it is assumed that the tank is registered with SEPA. Regular inspection and maintenance should be anticipated.</p>



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

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

## Remember

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

## Warning

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

**Unrestricted parking within 25 metres:** For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

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

## 4. VALUATION AND CONVEYANCER ISSUES

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

### Matters for a solicitor or licensed conveyancer

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

The property has been altered and extended. It is assumed all necessary local authority and other consents have been obtained for alterations and the appropriate documentation, including building warrants and completion certificates issued.

Drainage is to a septic tank. It is assumed that the tank is registered with super. The position regarding age, location, condition and maintenance history should be clarified.

The septic tank is located in a field across the road from the dwelling. The rights of access for maintenance purposes should be confirmed.

The property is fitted with photovoltaic panels. All documentation relating to the system should be obtained in order the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to the property.

The road to the front of the property is understood to be public and maintained by the local authority.

The estimated reinstatement cost is £610,000.

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by building cost information service (BCIS).

The market value of the property as described in this report has £325,000.

This figure assumes vacant possession and that the property is unaffected by any adverse planning permissions, onerous burdens, title restrictions or servitude rights.

### Estimated re-instatement cost (£) for insurance purposes

£610,000.

Six Hundred and Ten Thousand Pounds.

### Valuation (£) and market comments

£325,000.

Three Hundred and Twenty Five Thousand Pounds.

<b>Report author:</b>	John Kempzell, BSc (Hons) MRICS
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<b>Signed:</b>	Electronically Signed: 256765-71c61e51-1a33
<b>Date of report:</b>	26/04/2024