



# Home Report

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## **SHEPHERD**

**CHARTERED SURVEYORS**

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# Scottish Single Survey



# Single Survey

survey report on:

Property address	Little Hawthorn Clonyard Southwick Dumfries DG2 8AP
Customer	Ian & Harriet Grant
Customer address	Little Hawthorn Clonyard Southwick Dumfries DG2 8AP
Prepared by	Shepherd Chartered Surveyors
Date of inspection	02/07/2025



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## PART 1 - GENERAL

### 1.1 THE SURVEYORS

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

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

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

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

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

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

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

### 1.2 THE REPORT

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

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

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 1.6 INTELLECTUAL PROPERTY

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

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

they assign the same to any other party in writing.

## 1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

## 1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

## 1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

## 1.10 DEFINITIONS

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

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

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

### 2.2 THE INSPECTION

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

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

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

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

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

### 2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments



being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

## 2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

## 2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

## 2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

## 2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

*"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use

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communal grounds, parking areas, and other facilities;

- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

## 1. Information and scope of inspection

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

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

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

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

<b>Description</b>	One and a half storey detached house.
<b>Accommodation</b>	Ground Floor:  Lounge, Kitchen, Utility Room, Conservatory, Library, Bedroom 1, Bedroom 2, Study (or 4th bedroom) and Bathroom with w.c.  First/Attic Floor:  Bedroom 3 and Shower Room with w.c.
<b>Gross internal floor area (m<sup>2</sup>)</b>	170m <sup>2</sup> or thereby (attic rooms with sloping ceilings measured to 1.5m height).
<b>Neighbourhood and location</b>	The property is situated in a relatively isolated rural location, and occupies an elevated position with wide ranging views towards the sea and the distant Cumbrian Fells. The main shopping, social and educational amenities for the area are provided in the neighbouring towns of Dumfries and Dalbeattie.
<b>Age</b>	It is understood that the property was constructed circa 1969.
<b>Weather</b>	Dry and overcast.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  The chimney has been rebuilt, and is of brick construction with lead flashings, concrete coping and clay pot.

<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p><b>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</b></p> <p>The main roofs are pitched and laid in profiled concrete tiles, with tiled ridging. The flat roof over the dormer has a felt covering, but was not possible to view this on the basis of a ground level inspection.</p> <p>Access to the roof void in the front section of the building is through a door opening on the landing, and a ceiling hatch in the rear bedroom provides access into the roof void above this extended part of the building via a metal sliding ladder. The roofs are of timber frame construction overlaid with sarkingboard, and there is a felt membrane beneath the tiles. The roof voids have been floored for storage purposes. There are electric lights.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The gutters and downpipes are formed in PVC.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are of cavity brick construction which are roughcast and part pointed externally, and the walls of the extension are of cavity block/brick construction which are also roughcast and part pointed. Fresh air intakes on the base of the walls provide ventilation to the sub-floor areas.</p>

<b>Windows, external doors and joinery</b>	<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>The windows are double glazed UPVC casements, and the shower room has a double glazed Velux rooflight.</p> <p>The external doors to the utility room and the study are UPVC double glazed, and there is also a UPVC double glazed door to the conservatory (see below).</p> <p>The fascias and soffits are clad with PVC. The nature and condition of the underlying material has not been confirmed.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p>
<b>Conservatories / porches</b>	<p><b>Visually inspected.</b></p> <p>The walls of the conservatory are of cavity block/brick construction which are roughcast and part pointed externally. The windows and door are UPVC double glazed, and the roof is also double glazed. The conservatory is separated from the hall by a timber double glazed door, and by timber double glazed bi-fold doors between the conservatory and the library.</p>
<b>Communal areas</b>	<p>Not applicable.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>Attached to the side of the property is a car port, of timber frame construction with concrete tiled roof.</p> <p>To the rear of the house is a detached outbuilding, that this split into three storage compartments. The walls are of block roughcast construction, and the roof is finished with corrugated metal sheeting. There are timber doors to each of the storage sections.</p> <p>There is a garden room/office within the back garden. The walls are clad externally with timber, and the roof is metal profile sheeting.</p>

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<b>Outside areas and boundaries</b>	<b>Visually inspected.</b>  It is understood that the site area extends to 3.6 acres or thereby. Details must be confirmed with the title deeds. The ground comprises of hillside and garden.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b>  The ceilings are lined with plasterboard. There is hardboard cladding to the ceiling in the hall cupboard.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b>  <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b>  The main walls are mostly plastered on the hard internally although some are dry lined, and the partitions are a mix of solid construction and timber studs.
<b>Floors including sub floors</b>	The floors are a mix of suspended timber and solid concrete construction.  It was not possible to inspect the floor surfaces in most rooms due to the presence of fitted coverings. No access was gained into the sub-floor areas.
<b>Internal joinery and kitchen fittings</b>	<b>Built-in cupboards were looked into but no stored items were moved.</b>  <b>Kitchen units were visually inspected excluding appliances.</b>  The internal doors are oak veneered.  There are fitted units in the kitchen and utility room, which are on fairly modern lines.  An open-treaded timber stair in the hall provides access to the first floor landing.
<b>Chimney breasts and fireplaces</b>	<b>Visually inspected.</b>  <b>No testing of the flues or fittings was carried out.</b>  The lounge fireplace has a woodburning stove.
<b>Internal decorations</b>	<b>Visually inspected.</b>

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Cellars	Not applicable.
Electricity	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Mains electricity.</p> <p>The electric meter and consumer unit are in the utility room, adjacent to the boiler.</p> <p>The supply of electricity is supplemented by a 3.9kWp array of photovoltaic (PV) panels on the front roof pitch.</p>
Gas	<p><b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Propane gas is connected to the property. The bulk storage tank is leased from the gas supplier, and is positioned at the northmost extremity of the site.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Water is understood to be private, and is drawn from a shared spring that also serves a neighbouring property 'Clonyard'. There is a fibreglass holding tank and water filters within the main section of the outbuilding at the rear of the house.</p> <p>The kitchen units are fitted with a ceramic sink.</p> <p>There is a four piece modern white suite in the ground floor bathroom, and a three piece modern white suite in the first floor shower room.</p>

<b>Heating and hot water</b>	<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>The wall mounted 'Worcester Greenstar 30 CDi Conventional' propane gas fired boiler is in the utility room. The boiler provides domestic hot water, and it also heats radiators in the main rooms. The radiators are fitted with thermostatic valves and there is a room thermostat in the hall. The thermal store hot water is adjacent to the boiler. A solar 'iBoost' system diverts surplus power generated by the photovoltaic panels to heat water in the tank.</p>
<b>Drainage</b>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is understood to be connected to a brick built septic tank, that is located within the site to the north of the house. For the avoidance of doubt the tank was not inspected, and the drainage system has not been checked or tested in any way.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership. The sellers advise that the existing arrangements fully comply with the current legal requirements.</p> <p>In the interests of security no comment is made in relation to the presence or otherwise of a burglar alarm.</p>



<b>Any additional limits to inspection</b>	<p>The property was occupied at the time of the inspection, and the survey was restricted by floor coverings, furniture, stored articles and personal items. Those parts of the property concealed behind fitted units and sanitary fittings etc were not viewed. No access was gained into the sub-floor areas.</p> <p>The report does not include an Asbestos Inspection. However, asbestos was widely used in residential construction until it was finally banned 1999. If suspected asbestos containing material has been highlighted in this report, or if there are concerns of its potential existence having regard to the age of the property, a qualified asbestos surveyor should be engaged to carry out an inspection should further advice be required.</p> <p>The report is not a Fire Risk Assessment, and the surveyor is not qualified to provide specific advice on fire safety issues.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant that is subject to control regulation, is considered invasive, and 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 on neighbouring ground. Identification of Japanese Knotweed is best undertaken by a specialist. If it exists, removal must be undertaken in a controlled manner by a specialist contractor, which can be expensive.</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.

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## 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 some cracking to the external walls, although there is no evidence of recent significant movement affecting the property.



### Dampness, rot and infestation

Repair category	1
Notes	It is understood that woodworm treatment was undertaken in 2009 with the benefit of a 30 year guarantee. Original copies of the supporting documentation must be obtained.



### Chimney stacks

Repair category	1
Notes	The chimney has been reconstructed. Within the limitations of the inspection no significant defects are evident.



## Roofing including roof space

<b>Repair category</b>	2
<b>Notes</b>	<p>The roof coverings are original, and the concrete tiles are affected by weathering and a general degradation in condition commensurate with age. The replacement of a number of tiles in the past is evident.</p> <p>According to the Building Research Establishment (BRE) the reasonable service life of concrete roof tiles is about 60 years. However, this can be affected by various factors including the quality of the product and the installation, exposure to the elements and the frequency of carrying out routine maintenance and repair. Roof coverings will have an increasing maintenance and repairing requirement as they approach the end of their efficient lifespan, and accordingly recurring expenditure in this respect should be anticipated. Retiling of the roof should be envisaged in the not too distant future.</p> <p>Roof vents have been installed to the extension roof to address previous issues with condensation.</p> <p>The flat felt roof covering over the dormer (not viewed) is likely to have a limited life only, and early renewal may be required. There is failed pointing to the ridge tiles.</p> <p>As advised, there is evidence of old woodworm infestation to the roof timbers. It must be confirmed that a specialist guarantee is available for previous treatment.</p>



## Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	Within the limitations of the inspection the rainwater goods were seen to be free from significant defect.



## Main walls

<b>Repair category</b>	2
<b>Notes</b>	Localised areas of bossed/hollow roughcast were noted to the walls of the extension.

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## Windows, external doors and joinery

Repair category	2
Notes	<p>There are failed double glazed units to the Velux rooflight and to one of the windows on the front dormer. The Velux rooflight is of an older style, and is affected by age-related weathering and wear and tear.</p> <p>The windows were not all fully opened or tested, and it should be appreciated that some defects may only be evident during certain weather conditions.</p>



## External decorations

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



## Conservatories/porches

Repair category	1
Notes	Aspects of the conservatory are of relatively lightweight construction. Accordingly, the structure will require a degree of regular ongoing maintenance, and its insulation qualities are likely be comparatively poor.



## Communal areas

Repair category	N/A
Notes	Not applicable.




## Garages and permanent outbuildings


Repair category	2
Notes	<p>There is water staining to the roof timbers of the attached car port. The car port roof has a fairly shallow pitch, and may be susceptible to water ingress from wind-blown rain. There is failed pointing to the ridge tiles on the roof.</p> <p>One of the storage compartments of the outbuilding has a storm damaged door. Evidence of old woodworm infestation was noted to the roof timbers.</p>





## Outside areas and boundaries


Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.


 Ceilings	
Repair category	1
Notes	Areas of cracking were noted to the ceiling plaster, although this is a cosmetic defect that can be attended to prior to future redecoration. Otherwise, within the limitations of the inspection no significant defects were noted.

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

 Floors including sub-floors	
Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of the floors was possible, and accordingly no comment can be made on their condition.

 Internal joinery and kitchen fittings	
Repair category	1
Notes	<p>Within the limitations of the inspection no significant defects were noted.</p> <p>Low level internal glazing should be checked for safety glass.</p>

 Chimney breasts and fireplaces	
Repair category	1
Notes	It is assumed that the stove has been installed and maintained in accordance with manufacturer's recommendations, having particular regard to fluing and ventilation requirements, and that it has always burned the correct type of fuel. The appliance has not been tested, and is assumed to be in full, safe and efficient working order. The flue must be regularly swept. Copies of the service records must be obtained.

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



# Single Survey



## Cellars

Repair category	N/A
Notes	Not applicable.



## Electricity

Repair category	1
Notes	<p>The Institution of Engineering and Technology (IET) recommends that electrical installations are professionally inspected and tested at least every 5 years, and on a change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have electrical installations that fully comply with IET regulations.</p> <p>The electrical safety certificate from an inspection within the last 5 years by a NICEIC/SELECT registered contractor must be obtained before purchase, and any observations or recommendations must be noted as these items may require attention.</p> <p>Photovoltaic (PV) solar panels have been installed. The sellers advise that the panels are fully owned with no third-party finance agreement. The system was not tested.</p>



## Gas

Repair category	1
Notes	<p>In the interests of safety and in accordance with current regulations, all gas appliances must be examined and serviced by a Gas Safe registered contractor on an annual basis. A copy of the most recent gas safety report from an inspection within the last 12 months must be obtained, and any observations or recommendations must be noted as these items may require attention.</p>



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>The property is understood to have a shared private water supply from an off-site spring, that also serves a neighbouring property 'Clonyard'. Neither the reliability nor the purity of the water supply have been verified, and the purchaser must fully satisfy themselves in these respects prior to conclusion of missives. The valuation assumes that there are no issues with the reliability of the supply or the quality of the water. There is a requirement for private water supplies to be registered with the Local Authority.</p> <p>Where any aspects of the private water supply lie outwith the site boundaries, it must be confirmed that the rights of access for use and maintenance are legally enforceable.</p> <p>No tests of the plumbing installation have been undertaken. However, within the limitations of the inspection no significant defects were noted. Silicone seals and waterproof finishes in bath/shower rooms must be regularly checked and maintained in good order, to ensure that they remain watertight. Concealed plumbing and areas hidden beneath sanitaryware and kitchen units etc cannot be confirmed as being free from defect. It is not unusual for the seepage of water or hidden leaks to only become evident when floor coverings or fittings are removed in kitchens and bathrooms, revealing a need for repair works.</p>



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	<p>Gas fired heating systems must be examined and serviced annually by a Gas Safe registered engineer, to ensure safe and efficient operation. A copy of the most recent inspection certificate, dated within the past 12 months, must be obtained before purchase. Any observations or recommendations made by the engineer must be noted, as these items may require attention.</p>



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	<p>It is understood that the property is connected to an exclusive septic tank that is located within the site. It must be confirmed that the private drainage system is registered with the Scottish Environment Protection Agency (SEPA). It is assumed that the tank has been regularly emptied and maintained, and documentation relating to this must be obtained. The drainage system was not tested and is assumed to be fully functional. However, the condition of underground drainage pipework can only be properly ascertained by a CCTV survey. No inspection covers have been raised.</p>



# Single Survey

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

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

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

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

## 4. Valuation and conveyancer issues

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

### Matters for a solicitor or licensed conveyancer

- 1) The assumed tenure is Absolute Ownership.
- 2) The property is accessed over a shared private road/track. Details of the access rights and maintenance liability must be confirmed with reference to the title deeds.
- 3) The property is understood to have a shared private water supply from an off-site spring, that also serves a neighbouring property 'Clonyard'. Neither the reliability nor the purity of the water supply have been verified, and the purchaser must fully satisfy themselves in these respects prior to conclusion of missives. The valuation assumes that there are no issues with the reliability of the supply or the quality of the water. There is a requirement for private water supplies to be registered with the Local Authority. Where any aspects of the private water supply lie outwith the site boundaries, it must be confirmed that the rights of access for use and maintenance are legally enforceable.
- 4) It is understood that the property is connected to an exclusive septic tank that is located within the site. It must be confirmed that the private drainage system is registered with the Scottish Environment Protection Agency (SEPA).
- 5) Photovoltaic (PV) solar panels have been installed. The sellers advise that the panels are fully owned with no third-party finance agreement. The system was not tested.
- 6) It is understood that woodworm treatment was undertaken in 2009 with the benefit of a 30 year guarantee. Original copies of the supporting documentation must be obtained.
- 7) It is understood that the site area extends to 3.6 acres or thereby. Details must be confirmed with the title deeds.
- 8) The property has been altered and extended to provide the present accommodation. It is assumed that all required Local Authority consents were obtained.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £580,000.

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

# Single Survey

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## Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £450,000 (FOUR HUNDRED AND FIFTY THOUSAND POUNDS STERLING).

Signed	<i>Ian Young</i> Electronically signed :- 11/07/2025 08:07
Report author	Ian Young
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street Dumfries DG1 1DR
Date of report	02/07/2025

# Mortgage Valuation Report



## Property Address

Address Little Hawthorn, Clonyard, Southwick, Dumfries, DG2 8AP  
Seller's Name Ian & Harriet Grant  
Date of Inspection 02/07/2025

## Property Details

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

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

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

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

Approximate Year of Construction

## Tenure

☒ Absolute Ownership ☐ Other

## Accommodation

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

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

## Garage / Parking / Outbuildings

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

Available on site? ☒ Yes ☐ No

### Permanent outbuildings:

Garden room, storage outbuilding (with 3 compartments) and car port.

# Mortgage Valuation Report

## Construction

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

## Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No

If Yes, is this recent or progressive? ☐ Yes ☐ No

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

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

## Service Connections

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

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

Brief description of Central Heating and any non mains services:

Propane gas fired boiler to radiators.

## Site

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

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

## Location

☐ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections  
☐ Commuter village ☐ Remote village ☒ Isolated rural property ☐ Other (specify in General Remarks)

## Planning Issues

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

If Yes provide details in General Remarks.

## Roads

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

# Mortgage Valuation Report

## General Remarks

The property is situated in a relatively isolated rural location, and occupies an elevated position with wide ranging views towards the sea and the distant Cumbrian Fells. The main shopping, social and educational amenities for the area are provided in the neighbouring towns of Dumfries and Dalbeattie.

At the time of inspection the property was found to be generally well maintained having regard to its age and character, with fittings internally on modern lines. A number of items were noted which have been reflected in the valuation figure. In general, these are mostly typical of buildings of this age, or are capable of remedy by routine maintenance and repair.

It is understood that woodworm treatment was undertaken in 2009 with the benefit of a 30 year guarantee. Original copies of the supporting documentation must be obtained.

In addition to the main accommodation there is a conservatory, study and utility room.

The property is accessed over a shared private road/track. Details of the access rights and maintenance liability must be confirmed with reference to the title deeds.

The property is understood to have a shared private water supply from an off-site spring, that also serves a neighbouring property 'Clonyard'. Neither the reliability nor the purity of the water supply have been verified, and the purchaser must fully satisfy themselves in these respects prior to conclusion of missives. The valuation assumes that there are no issues with the reliability of the supply or the quality of the water. There is a requirement for private water supplies to be registered with the Local Authority. Where any aspects of the private water supply lie outwith the site boundaries, it must be confirmed that the rights of access for use and maintenance are legally enforceable.

It is understood that the property is connected to an exclusive septic tank that is located within the site. It must be confirmed that the private drainage system is registered with the Scottish Environment Protection Agency (SEPA).

Photovoltaic (PV) solar panels have been installed. The sellers advise that the panels are fully owned with no third-party finance agreement. The system was not tested.

It is understood that the site area extends to 3.6 acres or thereby. Details must be confirmed with the title deeds.

The property has been altered and extended to provide the present accommodation. It is assumed that all required Local Authority consents were obtained.

## Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

## Comment on Mortgageability

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

# Mortgage Valuation Report

## Valuation

Market value in present condition	£	<input type="text" value="450,000"/>
Market value on completion of essential repairs	£	<input type="text"/>
Insurance reinstatement value	£	<input type="text" value="580,000"/>
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)		
Is a reinspection necessary?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## Declaration

Signed	<i>Ian Young</i> Electronically signed :- 11/07/2025 08:07
Surveyor's name	Ian Young
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street, Dumfries, DG1 1DR
Telephone	01387 264333
Email Address	dumfries@shepherd.co.uk
Date of Inspection	02/07/2025





# Energy Performance Certificate



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

LITTLE HAWTHORN, CLONYARD, SOUTHWICK, DUMFRIES, DG2 8AP

**Dwelling type:** Detached house  
**Date of assessment:** 03 July 2025  
**Date of certificate:** 03 July 2025  
**Total floor area:** 168 m<sup>2</sup>  
**Primary Energy Indicator:** 220 kWh/m<sup>2</sup>/year

**Reference number:** 0160-2267-2030-2605-5075  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, LPG

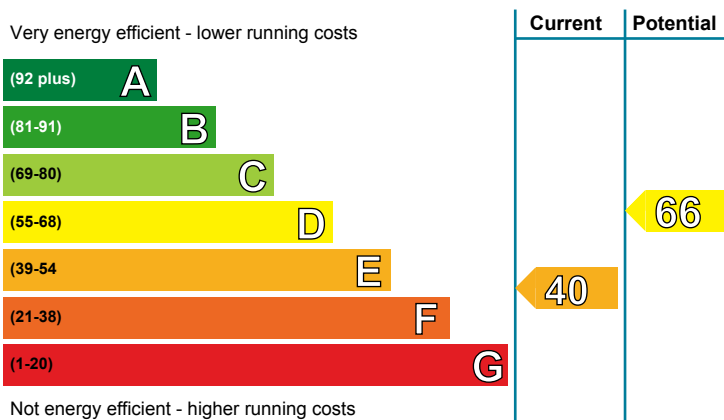
## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£9,582	See your recommendations report for more information
Over 3 years you could save*	£2,208	

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

Very energy efficient - lower running costs



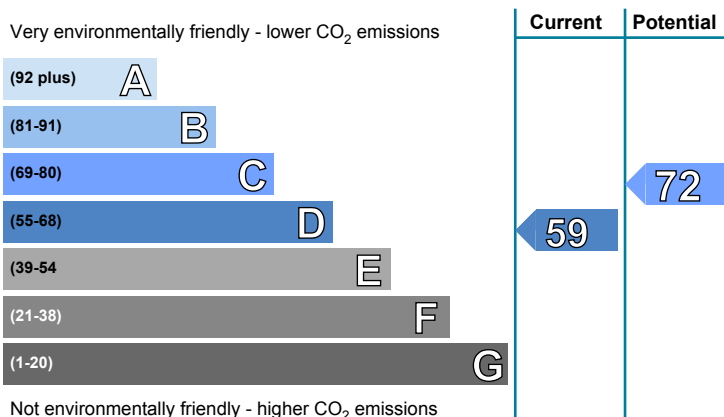
## Energy Efficiency Rating

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

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

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



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

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

Your current rating is **band D (59)**.

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

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£900 - £1,500	£1113.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£558.00
3 Floor insulation (solid floor)	£5,000 - £10,000	£429.00

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](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

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

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, partial insulation (assumed)	★★★☆☆	★★★☆☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
	Roof room(s), limited insulation (assumed)	★★★☆☆	★★★☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, LPG	★★☆☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★☆☆☆	★★★★☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

## The energy efficiency rating of your home

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

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


## The impact of your home on the environment

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

The calculated emissions for your home are 42 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 7.1 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 2.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£8,268 over 3 years	£6,189 over 3 years	
Hot water	£1,011 over 3 years	£882 over 3 years	
Lighting	£303 over 3 years	£303 over 3 years	
<b>Totals</b>	<b>£9,582</b>	<b>£7,374</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

## Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Cavity wall insulation	£900 - £1,500	£371	E 47	D 64
2 Floor insulation (suspended floor)	£5,000 - £10,000	£186	E 51	D 67
3 Floor insulation (solid floor)	£5,000 - £10,000	£143	E 54	C 69
4 Solar water heating	£4,000 - £7,000	£38	D 55	C 69
5 Wind turbine	£5,000 - £20,000	£712	D 64	C 72
6 Add PV battery	£500 - £5,000	£202	D 66	C 72

### Alternative measures

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

- External insulation with cavity wall insulation

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to [www.greenerscotland.org](http://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 Cavity wall insulation

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

### 2 Floor insulation (suspended floor)

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

### 3 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work and may also require a building warrant so it is best to check with your local authority building standards department.

### 4 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

### 5 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](http://www.microgenerationcertification.org).

### 6 PV Battery

PV Battery

## 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:

- Biomass secondary heating
- Solar photovoltaics

## Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	25,512.45	N/A	N/A	N/A
Water heating (kWh per year)	3,165.71			

## Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

## About this document

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

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

Assessor's name:	Mr. Ian Young
Assessor membership number:	EES/012603
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	<a href="mailto:dundee@shepherd.co.uk">dundee@shepherd.co.uk</a>
Related party disclosure:	No related party

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

## Use of this energy performance information

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

## **Advice and support to improve this property**

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

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT







# Property Questionnaire





# property questionnaire

Property address	Little Hawthorn Clonyard Southwick Dumfries DG2 8AP
Seller(s)	Ian & Harriet Grant
Completion date of property questionnaire	3rd July 2025

# 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?	JULY 2009
2.	Council tax	
	Which Council Tax band is your property in?	F
3.	Parking	
	<p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <ul style="list-style-type: none"> <li>• Garage <input type="checkbox"/></li> <li>• Allocated parking space <input type="checkbox"/></li> <li>• Driveway <input checked="" type="checkbox"/></li> <li>• Shared parking <input type="checkbox"/></li> <li>• On street <input type="checkbox"/></li> <li>• Resident permit <input type="checkbox"/></li> <li>• Metered Parking <input type="checkbox"/></li> <li>• Other (please specify):  <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">CAR PORT AT SIDE OF HOUSE.</div> </li> </ul>	
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)?	NO

# 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)?	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>If you have answered yes, please describe below the changes which you have made:</p>	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>	N/A
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered yes, please answer the three questions below:</p>	YES
	(i) Were the replacements the same shape and type as the ones you replaced?	NO
	(ii) Did this work involve any changes to the window or door openings?	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>FITTED 2010 WHITE PVC WINDOWS: DOUBLE GLAZED 18mm GAP. 2 PVC DOORS</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p> <p>OUT OF WARRANTY.</p>	
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).</p> <p>If you have answered yes or partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</p>	<p>YES</p> <p>GAS (LPG) FIRED</p>

# property questionnaire

	<b>If you have answered yes, please answer the three questions below:</b>		
	<b>i) When was your central heating system or partial central heating system installed?</b>	2009.	
	<b>(ii) Do you have a maintenance contract for the central heating system?</b> ANNUAL SERVICE OF BOILER. MICHAEL ROSS + SON. <b>If you have answered yes, please give details of the company with which you have a maintenance contract:</b> LAST SERVICE SEPT 2024.	NO	
	<b>(iii) When was your maintenance agreement last renewed?</b> (Please provide the month and year).	N/A.	
<b>8.</b>	<b>Energy Performance Certificate</b>		
	<b>Does your property have an Energy Performance Certificate which is less than 10 years old?</b>	NO	
<b>9.</b>	<b>Issues that may have affected your property</b>		
<b>a.</b>	<b>Has there been any storm, flood, fire or other structural damage to the property while you have owned it?</b> GREENHOUSE GLASS BROKEN JAN OUTBUILDING DOOR DAMAGED. 2025 <b>If you have answered yes, is the damage the subject of any outstanding insurance claim?</b>	YES NO.	
<b>b.</b>	<b>Are you aware of the existence of asbestos in your property?</b> <b>If you have answered yes, please give details:</b>	NO	
<b>10.</b>	<b>Services</b>		
<b>a.</b>	<b>Please tick which services are connected to your property and give details of the supplier:</b>		
	<b>Services</b>	<b>Connected</b>	<b>Supplier</b>
	<b>Gas or liquid petroleum gas</b>	LPG.	NORTHERN ENERGY ENERGY HOUSE, HAMPSHIRE HARRUGATE HC-3 24T
	<b>Water mains or private water supply</b>	PRIVATE SUPPLY SPRING FED.	
	<b>Electricity</b>	YES	SCOTTISH POWER
	<b>Mains drainage</b>	NO.	N/A
	<b>Telephone</b>	YES	BT
	<b>Cable TV or satellite</b>	NO	N/A

# property questionnaire

	Broadband	YES	OPEN REACH.
b.	Is there a septic tank system at your property?  <u>If you have answered yes, please answer the two questions below:</u>	YES	
	(i) Do you have appropriate consents for the discharge from your septic tank?	YES	
	(ii) Do you have a maintenance contract for your septic tank?  <u>If have answered yes, details of the company with which you have a maintenance contract:</u> SEPTIC TANK REGULARLY EMPTIED USE WC IN FIELDS. LAST EMPTIED APRIL 2025	NO	
11.	Responsibilities for shared or common areas		
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?  <u>If you have answered yes, please give details:</u>	YES	① BURDEN OF 1/5 PER ANNUM TO MAINTAIN OR TRACK TO PROPERTY ② LIABLE TO SHARE COST OF WATER SUPPLY WITH CLONYARD FARM - NIL COST SO FAR.
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  <u>If you have answered yes, please give details:</u>	NO	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	NO	
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?  <u>If you have answered yes, please give details:</u>	YES	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?  <u>If you have answered yes, please give details:</u>	NO	
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)  <u>If you have answered yes, please give details:</u>	NO	
12.	Charges associated with the property		
a.	Is there a factor or property manager for your property?	NO	



# property questionnaire

	<b>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</b>	N/A
b.	<b>Is there a common buildings insurance policy?</b> <b>If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?</b>	N/A
c.	<b>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</b>	N/A
13.	<b>Specialist work</b>	
a.	<b>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?</b>  <b>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.</b> WOODWORM TREATMENT IN 2009 UNDERTAKEN ON PURCHASE OF PROPERTY. 30 YEAR GUARANTEE.	YES
b.	<b>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</b>  <b>If you have answered yes, please give details:</b>	NO
c.	<b>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</b>  <b>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</b>  <b>Guarantees are held by:</b>	YES  SELF
14.	<b>Guarantees</b>	
a.	<b>Are there any guarantees or warranties for any of the following?</b>	
	(i) Electrical work	NO
	(ii) Roofing	NO
	(iii) Central heating	NO
	(iv) National House Building Council (NHBC)	NO
	(v) Damp course	NO
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	NO

# property questionnaire

b.	<b>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</b>	
c.	<b>Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details:</b>	N/A
15.	<b>Boundaries</b>	
	<b>So far as you are aware, has any boundary of your property been moved in the last 10 years?</b>  <b>If you have answered yes, please give details:</b>	NO
16.	<b>Notices that affect your property</b>	
	<b>In the past three years have you ever received a notice:</b>	
a.	<b>advising that the owner of a neighbouring property has made a planning application?</b>	NO
b.	<b>that affects your property in some other way?</b>	NO
c.	<b>that requires you to do any maintenance, repairs or improvements to your property?</b>	NO
	<b>If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.</b>	

**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**

**Name(s):** IAN B. GRANT



**Date:** 3 JULY 2025



Home Report  
Valuation Report  
Executory Valuation  
Tax Valuations  
Separation Valuation  
Private Sale Valuation  
New Build & Plot Valuation  
Insurance Reinstatement Valuation  
Portfolio Valuation  
Rental Valuation  
Drive By & Desktop Valuation  
Energy Performance Certificate (EPC)  
Level Two Survey & Valuation Report  
Level Two Condition Report  
Expert Witness Report



Commercial Valuation  
Commercial Agency  
Acquisitions Consultancy  
Commercial Lease Advisory  
Rent Reviews  
Asset Management  
Development Appraisals & Consultancy  
Auctions  
Property Management  
Professional Services  
Licensed Trade & Leisure  
Expert Witness Report  
Rating  
Property Investment  
Public Sector



Quantity Surveying  
Building Surveying  
Project Management  
Dispute Resolution Support Services  
Principal Designer  
Clerk of Works  
Commercial EPC  
Health & Safety Management  
Employer's Agent  
Energy Consultancy  
Housing Partnerships  
Housing Consultancy  
Development Monitoring  
Mediation Services

#### Aberdeen

△△△ 01224 202800

#### Ayr

△△ 01292 267987

#### Bearsden

△△ 0141 611 1500

#### Belfast

△ 02890 912975

#### Birmingham

△ 0121 270 2266

#### Coatbridge

△△ 01236 436561

#### Cumbernauld

△△ 01236 780000

#### Dalkeith

△△ 0131 663 2780

#### Dumbarton

△△ 01389 731682

#### Dumfries

△△△ 01387 264333

#### Dundee

△△ 01382 200454  
△ 01382 220699

#### Dunfermline

△△ 01383 722337  
△ 01383 731841

#### East Kilbride

△△ 01355 229317

#### Edinburgh

△△ 0131 2251234  
△ 0131 557 9300

#### Elgin

△△ 01343 553939

#### Falkirk

△△ 01324 635 999

#### Fraserburgh

△△ 01346 517456

#### Galashiels

△△ 01896 750150

#### Glasgow

△△△ 0141 331 2807

#### Glasgow South

△△ 0141 649 8020

#### Glasgow West End

△△ 0141 353 2080

#### Greenock

△△ 01475 730717

#### Hamilton

△△ 01698 891400

#### Inverness

△△△ 01463 712239

#### Kilmarnock

△△ 01563 520318

#### Kirkcaldy

△△ 01592 205442

#### Lanark

△△ 01555 663058

#### Leeds

△ 0113 322 5069

#### Livingston

△△ 01506 416777

#### London

△△ 02033 761 236

#### Montrose

△△ 01674 676768

#### Musselburgh

△△ 0131 653 3456

#### Oban

△△ 01631 707 800

#### Paisley

△△ 0141 889 8334

#### Perth

△△ 01738 638188  
△ 01738 631631

#### Peterhead

△△ 01779 470766

#### St Andrews

△△ 01334 477773  
△ 01334 476469

#### Saltcoats

△△ 01294 464228

#### Stirling

△△ 01786 450438  
△ 01786 474476