

YOUR ONESURVEY HOME REPORT

ADDRESS

Lynnecroft
Main Road
Ecclefechan, Lockerbie
DG11 3BU

PREPARED FOR

Adrian Kirkpatrick

INSPECTION CARRIED OUT BY:



HOME REPORT GENERATED BY:



Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Dumfries - Allied Surveyors Scotland Ltd	09/01/2025
Mortgage Certificate	Final	Dumfries - Allied Surveyors Scotland Ltd	09/01/2025
Property Questionnaire	Final	Mr. Adrian Kirkpatrick	06/01/2025
EPC	FileUploaded	Dumfries - Allied Surveyors Scotland Ltd	05/02/2025

Important Notice:

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

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

P A R T 1 .

SINGLE SURVEY

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



Single Survey

Survey report on:

Surveyor Reference	DFS/24/007
Customer	Mr. Adrian Kirkpatrick
Selling address	Lynnecroft Main Road Ecclefechan, Lockerbie DG11 3BU
Date of Inspection	07/01/2025
Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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



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.

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format.
- the "Market Value" is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property.
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and

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

- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an

arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- *There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- *There are no particularly troublesome or unusual legal restrictions;
- *There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The property consists of a detached dwellinghouse providing accommodation on three levels.
Accommodation	Ground floor: Entrance vestibule, hallway, lounge, kitchen, dining room and shower room incorporating WC. Lower ground floor: Sitting room, small study/store and garden room. Upper floor: Landing, 4 bedrooms and bathroom incorporating WC.
Gross internal floor area (m ²)	Approximately 194 m ² .
Neighbourhood and location	The property is situated on the northern outskirts of the village of Ecclefechan, with views over open countryside to the southwest. Neighbouring properties are otherwise residential in nature. The property is convenient for local amenities within the village, including a range of shops and a local primary school. A wider range of facilities is available within the nearby towns of Annan and Lockerbie, which both lie within 6 miles of the property. Access to the A74M and motorway network is available within a mile of the property. The city of Carlisle is approximately 20 miles distant.
Age	The property is believed to date from around 1860.
Weather	Dry and sunny.
Chimney stacks	<i>Visually inspected with the aid of binoculars where required.</i> The property possesses three individual chimney stacks, with rendered finishes, lead flashings and traditional clay pots.

Roofing including roof space	<i>Sloping roofs were visually inspected with the aid of binoculars where required.</i> <i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i> <i>Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</i> <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> The principal roof is pitched, timber framed and clad with slates over roofing felt and timber sarking boards. There are clay ridge tiles and sandstone or concrete skews. Valley gutters appear to be lead lined. The surface of the roofs above the dormer window projections incorporated within the front roof elevation could not be inspected. A restricted inspection of the roof void through a ceiling hatch on the upper landing revealed the presence of mineral wool insulation over ceilings, to an average depth of approximately 300 mm. Documentary evidence has been presented, indicating that roofs have been fully insulated. The roof above the rear extension is flat and, although the surface of this roof could not be inspected, it is believed to have been lined with fibreglass. The property owner has advised that this roof has been partially insulated. A gently sloping roof above the garden room has also been lined with fibreglass. There is a small flat roof above the front bay window, which is lined with lead.
Rainwater fittings	<i>Visually inspected with the aid of binoculars where required.</i> Rainwater gutters and downpipes are formed in cast-iron or PVC.
Main walls	<i>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</i> The main walls would generally appear to be of solid stone construction, partially roughcast or rendered externally. External wall surfaces have been painted. The main walls have generally been dry lined internally with plasterboard. The owner has advised that a majority of the walls were insulated and re-lined internally in 2022. Supporting documentation has been presented. The outer walls of the garden room are believed to be of single leaf masonry construction with a cement render external finish. The property owner has indicated that the walls have been insulated and dry lined internally with plasterboard.

Windows, external doors and joinery	<i>Internal and external doors were opened and closed where keys were available.</i> <i>Random windows were opened and closed where possible.</i> <i>Doors and windows were not forced open.</i> Windows are of a UPVC framed casement or tilt and turn design, incorporating sealed unit double glazing. There is a single glazed, timber framed casement window in the outer wall of the shower room, although this has been blocked off internally. The front access door is of a composite design, whilst the rear access door at lower ground level is formed in UPVC and incorporates a double glazed panel. Fully double glazed, UPVC French doors are incorporated within the outer wall of the garden room.
External decorations	<i>Visually inspected.</i> External wall surfaces, chimney stacks, exposed joinery and rainwater conductors have been painted.
Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	<i>Visually inspected.</i> There are no garages, although on-site car parking is available for multiple vehicles. There is a small former porch/store to the rear of the dwellinghouse, which consists of cavity masonry base walls under a flat, felt covered roof. There is a timber access door and double glazed windows. There are no additional permanent outbuildings, although two timber garden sheds are situated within the boundaries of the property.
Outside areas and boundaries	<i>Visually inspected.</i> The property occupies a split level site and includes private garden grounds, which surround the dwellinghouse and are mostly laid to gravel or grass. On-site car parking is available for several vehicles. Property boundaries are generally defined by timber or iron fencing and hedging.
Ceilings	<i>Visually inspected from floor level.</i> Ceilings would appear to be lined either with the original lath and plaster or with plasterboard.
Internal walls	<i>Visually inspected from floor level.</i> <i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i> Internal walls are either solid masonry with a plaster finish or consist of timber framed stud partitions lined with lath and plaster or plasterboard.

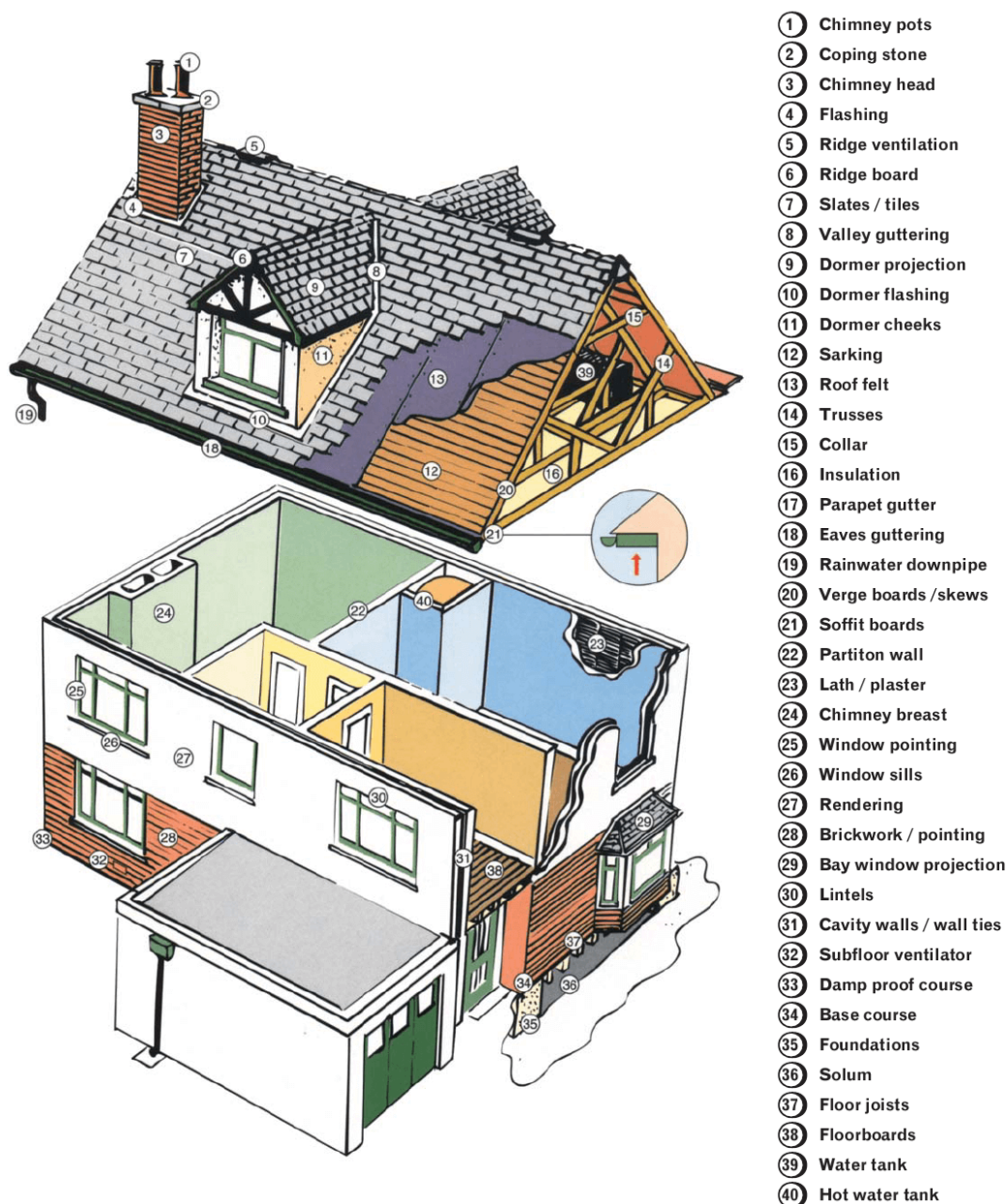
Floors including sub floors	<i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i> <i>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</i> <i>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.</i> The floors at lower ground level are of solid concrete construction. The upper floors are suspended timber. An inspection of floor surfaces was severely restricted by the presence of securely fitted floor coverings. Restricted access was available beneath some of the ground floors through an access door at lower ground floor level.
Internal joinery and kitchen fittings	<i>Built-in cupboards were looked into but no stored items were moved.</i> <i>Kitchen units were visually inspected excluding appliances.</i> Internal joinery generally consists of moulded timber skirting boards, facings, panelled doors and surrounds, much of which would appear to be original. The kitchen has been provided with a number of base cupboard units, with painted timber doors and fitted worktops. There is an inset stainless steel sink unit.
Chimney breasts and fireplaces	<i>Visually inspected. No testing of the flues or fittings was carried out.</i> There are no operational fireplaces within the property. Where chimney breasts have been retained, these are generally solid masonry with a plaster finish. The base of the flues have been sealed.
Internal decorations	<i>Visually inspected.</i> Papered and/or painted finishes have been applied to most wall and ceiling surfaces. Internal joinery has been painted.
Cellars	<i>Visually inspected where there was safe and purpose-built access.</i> There is a cellar store at lower ground floor level.

Electricity	<i>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</i> <i>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.</i> Mains electricity is connected, serving 13 amp square pin sockets. The electricity meter and consumer unit are located in the shower room. The electricity supply is supplemented by photovoltaic solar panels fitted to the front roof elevation and connecting to the National Grid.
Gas	There is no gas connection to the property, nor is mains gas available locally.
Water, plumbing and bathroom fittings	<i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i> <i>No tests whatsoever were carried out to the system or appliances.</i> Mains water is connected and visible plumbing was seen to be copper. PVC cold water storage tanks in the roofspace appear to be redundant and are believed to have been disconnected. Bathroom fittings consist of a white antique style suite, comprising freestanding bath, WC and wash hand basin. Shower room fittings comprise a white suite of WC, wash hand basin and shower enclosure.
Heating and hot water	<i>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</i> <i>No tests whatsoever were carried out to the system or appliances.</i> Central heating is provided by a Grant Aeronair air source heat pump, which is located to the rear of the property and serves radiators throughout the dwellinghouse. The heating would appear to be controlled by a central programmer/thermostat and by individual thermostatic valves fitted to radiators. Domestic hot water is provided by the primary heating system, supplemented by an electric immersion system fitted to an unvented and factory insulated hot water storage cylinder located in the storage cupboard off the lower ground floor sitting room.
Drainage	<i>Drainage covers etc were not lifted.</i> <i>Neither drains nor drainage systems were tested.</i> Drainage is assumed to be connected to the main sewer.

Fire, smoke and burglar alarms	<i>Visually inspected.</i> <i>No test whatsoever were carried out to any systems or appliances.</i> Smoke/heat detectors have been installed at various points throughout the property. <i>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required.</i> <i>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</i> <i>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</i>
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Any additional limits to inspection	At the time of inspection, the property was occupied and furnished. Floor coverings were present throughout the property, severely restricting an inspection of floor surfaces. Windows and external doors were not all fully opened or tested. With properties of this type and age, various parts of the structure, such as joists and lintels, are in direct contact with the main external walls, but are hidden from view behind wall linings etc and cannot be seen or reported upon. Those areas which were not inspected cannot be reported as being free from defect, and any comments regarding the condition of the property must be read in this context. 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. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. The property was occupied, fully furnished and all floors were covered. Floor coverings restricted my inspection of flooring. In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved. Personal effects in cupboards and fitted wardrobes were not moved and restricted my inspection. My physical inspection of the roof void area was restricted due to insulation material and lack of suitable crawl boards. As a result the roof void area was only viewed from the access hatch. My inspection of the roof covering was restricted from ground level and some parts were not visible. Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric. 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.
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Sectional Diagram showing elements of a typical house



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

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the 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:	There is evidence of movement having affected the property, with unevenness apparent in some walls, floors and ceilings. On the basis of a single inspection, this movement would appear to be historic and non-progressive in nature, with little likelihood of further significant movement in the future.

Dampness, rot and infestation	
Repair category:	2
Notes:	Where subfloor access was available, moisture was recorded in exposed wall surfaces and in the solum, which is unsealed. Moisture transfer to some timber joist ends was noted and these are at risk of decay. Some previous repairs to lower timber floors have been undertaken. Dampness was recorded in the exposed sandstone wall in the store cupboard off the lower ground floor sitting room. Main walls have otherwise been strapped and dry lined internally and meter tests could not be taken directly from the hidden stonework. High levels of moisture were recorded within the wall linings in the entrance vestibule. This may be due to atmospheric conditions and a build-up of condensation. Woodworm was identified in some accessible roof timbers and may also be present in hidden timber flooring. Further advice should be sought from a damp and timber specialist contractor in respect of the foregoing. There is some sweating of timber sarking boards within the roof space, most notably to the rear elevation. Additional ventilation of the roof void may need to be provided.

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.

Chimney stacks	
Repair category:	1
Notes:	No significant issues were noted from ground level, although some evidence of vegetation growth to chimney stacks was noted. This may be an indication of moisture retention within the chimney structure.

Roofing including roof space	
Repair category:	2
Notes:	Woodworm was identified in some accessible roof timbers, requiring further specialist investigation. Where visible, no significant defects were identified in respect of roof coverings. It should however be appreciated that the upper flat roof surfaces could not be inspected, as it is outwith the reach of a standard surveyor's 3m ladder. Flat roof coverings tend to have a restricted life expectancy and can fail without warning. As previously reported, there is some sweating of timber sarking boards within the roof space, most notably to the rear elevation. Additional ventilation of the roof void may need to be provided. Advice should be sought from a competent roofing contractor.

Rainwater fittings	
Repair category:	2
Notes:	Weather conditions were dry at the time of inspection, thus restricting a full assessment of the effectiveness of the rainwater conductors. Rainwater conductors would appear to have been reasonably recently repainted, although some minor surface corrosion was noted to the underside of cast-iron gutters. A section of the rainwater gutter to the rear of the main building is inadequately supported and requires attention. Some vegetation growth was noted in gutters. Rainwater goods should be checked and cleaned out on a regular basis.

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.

Main walls

Repair category:	1
Notes:	No significant issues were noted.

Windows, external doors and joinery

Repair category:	2
Notes:	The seals to several of the double glazing units would appear to have failed. The seals to older double glazed units often fail resulting in a build-up of condensation between the panes of glass. Failed sealed units can go undetected in certain weather/daylighting conditions. In the case of such failings, the window remains functional albeit not as double glazing. This can occur without warning and may only be seen in certain weather conditions. Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms. The timber framed window fitted to the shower room, which has been blocked off internally, is affected by weathering and decay.

External decorations

Repair category:	1
Notes:	Regular decorative maintenance will be required.

Conservatories / porches

Repair category:	
Notes:	Not applicable.

Communal areas

Repair category:	
Notes:	Not applicable.

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

Garages and permanent outbuildings

Repair category:	1
Notes:	No major issues were identified, although there is some general weathering to the small former porch/store to the rear of the dwellinghouse.

Outside areas and boundaries

Repair category:	1
Notes:	No major issues were identified, although continuing maintenance of outside areas and boundaries will be necessary.

Ceilings

Repair category:	2
Notes:	The ceiling in the small store off the lower ground floor sitting room, which contains a hot water storage cylinder, would appear to be lined with fibre cement sheeting. The boarding is broken in places. The owner has provided a test certificate confirming that this ceiling does not contain asbestos. There is some unevenness and surface imperfections within the older lath and plaster lined ceilings. Whilst no immediate action is required, it should be appreciated that original plasterwork in a property of this age is likely to be fragile, particularly if disturbed.

Internal walls

Repair category:	1
Notes:	No serious issues were identified, although there are some surface imperfections to older sections of wall plaster, generally commensurate with the age of the building.

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.

Floors including sub-floors

Repair category:	2
Notes:	Where access was available, moisture was recorded in some timber floor joists at ground level. This increases the risk of decay. Some previous repairs would appear to have been carried out. Further specialist advice should be sought. Some unevenness in floors was noted, most likely resulting from historic movement within the property structure. There are a number of loose and uneven floorboards, generally commensurate with the age of the building.

Internal joinery and kitchen fittings

Repair category:	1
Notes:	Much of the internal joinery would appear to be original and general wear and tear is apparent, generally commensurate with the age of the property. There is a missing glass pane from one of the bedroom doors. At least one of the internal doors appears to be binding with its frame. Kitchen fittings appear to be fairly dated and some general wear and tear is evident.

Chimney breasts and fireplaces

Repair category:	1
Notes:	Original fireplaces would appear to have been removed from the property and the flues blocked off. No significant issues were noted, although the base of the disused flues have not been vented.

Internal decorations

Repair category:	1
Notes:	Whilst decoration is largely a personal matter, the property was generally found to be in reasonable decorative order.

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.

Cellars	
Repair category:	1
Notes:	The cellar storage compartment has been strapped and dry lined. No significant issues were identified in this area.

Electricity	
Repair category:	1
Notes:	A visual inspection revealed no obvious issues. It should however be noted that relevant trade associations recommend that electrical installations be checked every five years or on change of ownership, in order 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 IET regulations.

Gas	
Repair category:	
Notes:	Not applicable.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No obvious defects were identified in the accessible water feed and plumbing systems. Bathroom and shower room fittings are along reasonably modern lines and, whilst not tested, appear to be in sound condition. The seals around the shower tray should be checked regularly to ensure that they are maintained in fully watertight condition.

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:	It is assumed that the central heating hot water systems have been properly installed and maintained in accordance with all current regulations. A visual inspection revealed no obvious issues, although the installations have not been tested. It should be ensured that regular maintenance has been carried out.

Drainage	
Repair category:	1
Notes:	A surface inspection within the immediate vicinity of the property revealed no obvious issues.

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

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

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

The assumed tenure is absolute ownership.

Roads and footpaths within the vicinity of the property have been made up and are believed to be maintained at public expense.

The garden room is an addition to the original dwellinghouse and it is assumed that local authority consent has been obtained. Any other alterations to the property appear to be historic in nature.

Details regarding the installation of photovoltaic solar panels and current tariff rates should be confirmed. It is assumed that the installation has been purchased outright and that there are no lease agreements in place.

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.

Estimated re-instatement cost (£) for insurance purposes

£1,220,000

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

Valuation (£) and market comments

£300,000

The market value of the property as described in this report is Three Hundred Thousand Pounds.

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

Report author:	Simon Allen, Bsc MRICS
Company name:	Dumfries - Allied Surveyors Scotland Ltd
Address:	35 Buccleuch Street Dumfries DG1 2AB
Signed:	Electronically Signed: 275480-26356689-8508

Date of report:	09/01/2025
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P A R T 2 .

MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	Lynnecroft Main Road Ecclefechan, Lockerbie DG11 3BU	Client: Mr. Adrian Kirkpatrick Tenure: Absolute Ownership
Date of Inspection:	07/01/2025	Reference: DFS/25/008

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

1.0 LOCATION

The property is situated on the northern outskirts of the village of Ecclefechan, with views over open countryside to the southwest. Neighbouring properties are otherwise residential in nature. The property is convenient for local amenities within the village, including a range of shops and a local primary school. A wider range of facilities is available within the nearby towns of Annan and Lockerbie, which both lie within 6 miles of the property. Access to the A74M and motorway network is available within a mile of the property. The city of Carlisle is approximately 20 miles distant.

2.0 DESCRIPTION

2.1 Age:

The property is believed to date from around 1860.

The property consists of a detached dwellinghouse providing accommodation on three levels. The dwellinghouse is surrounded by private garden ground.

3.0 CONSTRUCTION

The principal roof is pitched, timber framed and slated. The roofs above the extensions are flat and appear to be covered with fibreglass.

The main walls are mostly of solid stone construction, partially roughcast or rendered externally.

Floors are of solid concrete or suspended timber construction.

4.0 ACCOMMODATION

Ground floor: Entrance vestibule, hallway, lounge, kitchen, dining room and shower room incorporating WC.

Lower ground floor: Sitting room, small study/store and garden room.

Upper floor: Landing, 4 bedrooms and bathroom incorporating WC.

5.0 SERVICES (No tests have been applied to any of the services)

Water:	Mains	Electricity:	Mains and solar	Gas:	None	Drainage:	Main sewer
Central Heating:		Air source heat pump serving radiators.					
6.0	OUTBUILDINGS						
Garage:		None.					
Others:		Small former porch/store. Two timber garden sheds.					
7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>						
The property is generally in reasonable condition for one of its age and character. A number of matters were however noted during the course of inspection and, whilst not exhaustive list, these typically include the following:- 1. There is evidence of movement having affected the property, with unevenness apparent in some walls, floors and ceilings. On the basis of a single inspection, this movement would appear to be historic and non-progressive in nature, with little likelihood of further significant movement in the future. 2. Where subfloor access was available, moisture was recorded in exposed wall surfaces and in the solum, which is unsealed. Moisture transfer to some timber joist ends was noted and these are at risk of decay. Some previous repairs to lower timber floors have been undertaken. Further advice to be sought from a damp and timber specialist. 3. Dampness was recorded in the exposed sandstone wall in the store cupboard off the lower ground floor sitting room. Main walls have otherwise been strapped and dry lined internally and meter tests could not be taken directly from the hidden stonework. 4. Woodworm was identified in some accessible roof timbers and may also be present in hidden timber flooring. Further advice should be sought from a specialist timber contractor. 5. There is some sweating of timber sarking boards within the roof space, most notably to the rear elevation. Additional ventilation of the roof void may need to be provided. Further advice may be obtained from a competent roofing contractor. 6. A section of the rainwater gutter to the rear of the main building is inadequately supported and requires attention. Some vegetation growth was noted in gutters. Rainwater goods should be checked and cleaned out on a regular basis. 7. Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms. Several of the double glazing seals would appear to have failed, resulting in a build-up of condensation between the panes of glass. The timber framed window fitted to the shower room, which has been blocked off internally, is affected by weathering and decay.							
8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>						
None.							
8.1 Retention recommended:			n/a				
9.0	ROADS & FOOTPATHS						
Made up and adopted.							
10.0	BUILDINGS INSURANCE (£):	1,220,000	GROSS EXTERNAL FLOOR AREA		255	Square metres	

	<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>		
11.0	GENERAL REMARKS		
At the time of inspection, the property was occupied and fully furnished. Floor coverings were present. Weather conditions were dry.			
The garden room is an addition to the original dwellinghouse and it is assumed that local authority consent has been obtained. Any other alterations to the property appear to be historic in nature.			
Details regarding the installation of photovoltaic solar panels and current tariff rates should be confirmed. It is assumed that the installation has been purchased outright and that there are no lease agreements in place.			
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.			
12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
12.1	Market Value in present condition (£):	£300,000	Three Hundred Thousand Pounds
12.2	Market Value on completion of essential works (£):	n/a	n/a
12.3	Suitable security for normal mortgage purposes?	Yes	
12.4	Date of Valuation:	09/01/2025	
Signature:		Electronically Signed: 275480-26356689-8508	
Surveyor:	Simon Allen	Bsc MRICS	Date: 09/01/2025
Dumfries - Allied Surveyors Scotland Ltd			
Office:	35 Buccleuch Street Dumfries DG1 2AB	Tel: 01387 254 425 Fax: email: dumfries@alliedsurveyorsscotland.com	

P A R T 3 .

ENERGY REPORT

A report on the energy efficiency of the property.



energy report

energy report on:

Property address	Lynnecroft Main Road Ecclefechan, Lockerbie DG11 3BU
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Customer	Mr. Adrian Kirkpatrick
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Customer address	Lynnecroft Main Road Ecclefechan, Lockerbie DG11 3BU
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Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Ltd
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Energy Performance Certificate (EPC)

Scotland

Dwellings

LYNNECROFT, MAIN ROAD, ECCLEFECHAN, LOCKERBIE, DG11 3BU

Dwelling type: Detached house
Date of assessment: 07 January 2025
Date of certificate: 05 February 2025
Total floor area: 194 m²
Primary Energy Indicator: 109 kWh/m²/year

Reference number: 0137-1022-5209-7855-4200
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Air source heat pump, radiators, electric

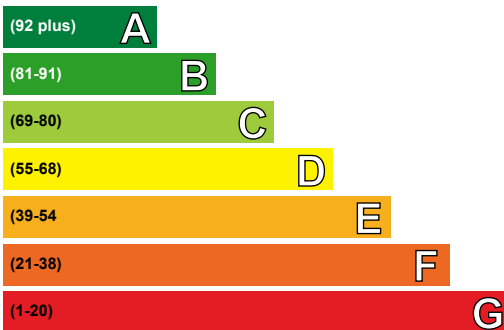
You can use this document to:

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

Estimated energy costs for your home for 3 years*	£6,930	See your recommendations report for more information
Over 3 years you could save*	£1,521	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
80	87

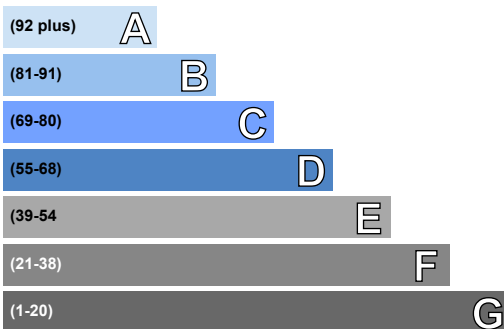
Energy Efficiency Rating

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 C (80)**. 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 CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
82	88

Environmental Impact (CO₂) Rating

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

Your current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£450.00
2 Floor insulation (suspended floor)	£800 - £1,200	£366.00
3 Heating controls (zone control)	£350 - £450	£387.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, with internal insulation Solid brick, with internal insulation	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Roof	Flat, no insulation (assumed) Roof room(s), insulated	★☆☆☆☆ ★★★★☆	★☆☆☆☆ ★★★★☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed) Solid, limited insulation (assumed)	— — —	— — —
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Air source heat pump, radiators, electric	★★★★☆	★★★★★
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆	★★★★☆☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆☆	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

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

The impact of your home on the environment

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

The calculated emissions for your home are 18 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.6 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 1.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

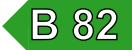
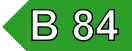
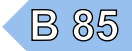
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£5,397 over 3 years	£4,200 over 3 years	
Hot water	£1,098 over 3 years	£774 over 3 years	
Lighting	£435 over 3 years	£435 over 3 years	
Totals	£6,930	£5,409	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£150		
2 Floor insulation (suspended floor)	£800 - £1,200	£122		
3 Time and temperature zone control	£350 - £450	£129		
4 Solar water heating	£4,000 - £6,000	£106		

Choosing the right improvement package

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

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

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

1 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 Floor insulation (suspended floor)

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

3 Heating controls (time and temperature zone control)

The heating system controls should be improved so that both the temperature and time of heating can be set differently in separate areas of your house; this will reduce the amount of energy used and lower fuel bills. For example, it is possible to have cooler temperatures in the bedrooms than in the living room provided internal doors are kept closed, and to have a longer heating period for the living room. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

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.

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:

- Air source heat pump
- 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)	24,417	N/A	N/A	N/A
Water heating (kWh per year)	3,000			

About this document

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

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

Assessor's name:	Mr. Simon Allen
Assessor membership number:	EES/008215
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	35 Buccleuch Street Dumfries DG1 2AB
Phone number:	01387 254 424
Email address:	dumfries@alliedsurveyorsscotland.com
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greenerscotland.org](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



P A R T 4 .

PROPERTY QUESTIONNAIRE

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



Property Questionnaire

Property Address

Lynnecroft

Main Road

Ecclefechan, Lockerbie

DG11 3BU

Seller(s)

Adrian Kirkpatrick

Completion date of property questionnaire

06/01/2025

Note for sellers

1.	Length of ownership
	How long have you owned the property? 2 years 6 months
2.	Council tax
	Which Council Tax band is your property in? (Please circle) ☐ A ☐ B ☐ C ☐ D ☒ E ☐ F ☐ G ☐ H
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply) Garage ☐ Allocated parking space ☐ Driveway ☒ Shared parking ☐ On street ☐ Resident permit ☐ Metered parking ☐ Other (please specify):

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

property questionnaire

	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). <i>Air Source Heat Pump</i>	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? <i>12/2022</i>	
	(ii) Do you have a maintenance contract for the central heating system?	☐ YES ☐ NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	☒ YES ☐ NO
9.	Issues that may have affected your property	
a	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	☐ YES ☒ NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	☐ YES ☐ NO
b	Are you aware of the existence of asbestos in your property?	☐ YES ☒ NO ☐ Don't know
	If you have answered yes, please give details:	
10.	Services	

property questionnaire

a	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	N	
	Water mains or private water supply	Y	Scottish Water
	Electricity	Y	Octopus
	Mains drainage	Y	Scottish Water
	Telephone	Y	BT
	Cable TV or satellite	N	
	Broadband	Y	BT
b	Is there a septic tank system at your property?		☐ YES ☒ NO
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?	☐ YES ☐ NO ☐ Don't know	
	(ii) Do you have a maintenance contract for your septic tank?	☐ YES ☐ NO	
	If you have answered yes, please give details of the company with which you have a maintenance contract:		
11.	Responsibilities for shared or common areas		
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:		☐ YES ☒ NO ☐ Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:		☐ YES ☒ NO ☐ N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		☐ YES ☒ NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:		☐ YES ☒ NO
e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:		☐ YES ☒ NO

property questionnaire

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

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

15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	☐ YES ☒ NO ☐ Don't know
	If you have answered yes, please give details:	
16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	☐ YES ☒ NO
b	that affects your property in some other way?	☐ YES ☒ NO
c	that requires you to do any maintenance, repairs or improvements to your property?	☐ YES ☒ NO
	If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s): Adrian Kirkpatrick

Capacity: ☒ Owner
☐ Legally Appointed Agent for Owner

Date: 06/01/2025