TORRANCE PARTNERSHIP

ESTD. 1976

SURVEYING THE HIGHLANDS & ISLANDS

# Home Report

1 RYBEC
MARKET STREET
ALNESS
IV17 0TZ

TORRANCE PARTNERSHIP

ESTD. 1976

SURVEYING THE HIGHLANDS & ISLANDS

# Energy Performance Certificate

# Energy Performance Certificate (EPC)

Dwellings

# Scotland

**1 RYBEC, MARKET STREET, ALNESS, IV17 0TZ**

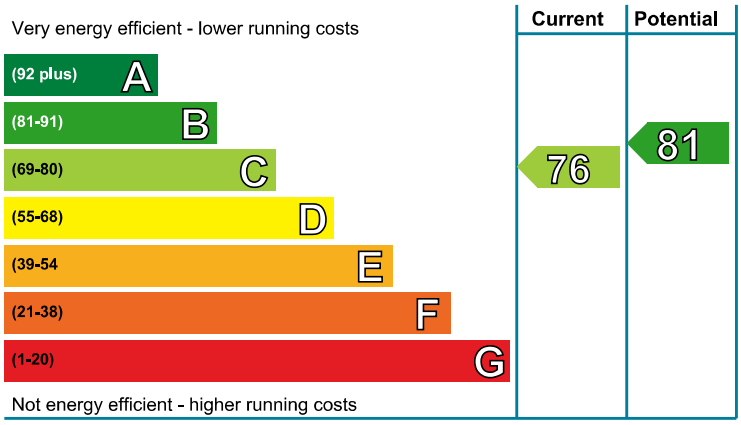
| | | | |
|---|---|---|---|
| **Dwelling type:** | Semi-detached house | **Reference number:** | 1216-4920-3439-2355-8206 |
| **Date of assessment:** | 05 October 2026 | **Type of assessment:** | RdSAP, existing dwelling |
| **Date of certificate:** | 05 October 2026 | **Approved Organisation:** | Elmhurst |
| **Total floor area:** | 106 m² | **Main heating and fuel:** | Boiler and radiators, oil |
| **Primary Energy Indicator:** | 145 kWh/m²/year | | |

## You can use this document to:

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

| | | |
|---|---|---|
| **Estimated energy costs for your home for 3 years*** | **£3,381** | See your recommendations report for more information |
| **Over 3 years you could save*** | **£** | |

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

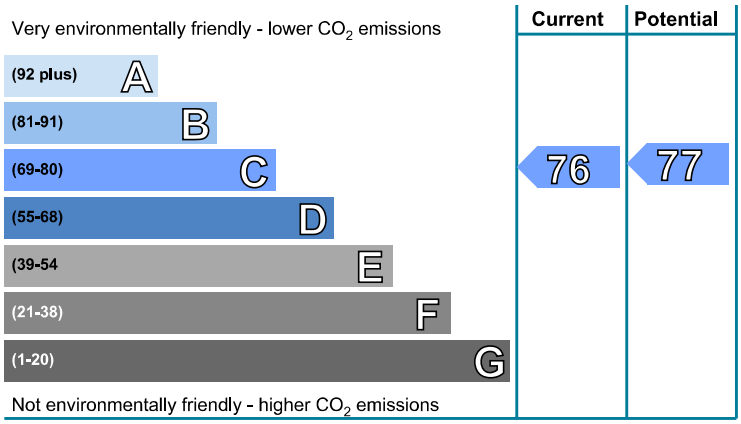



## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (76)**. The average rating for EPCs in Scotland is **band D (61).**

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




## Environmental Impact ($CO_2$) Rating

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

Your current rating is **band C (76)**

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 Solar photovoltaic (PV) panels | £8,000 - £10,000 | £603.00 |

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

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

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

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

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

| Element | Description | Energy Efficiency | Environmental |
|---|---|---|---|
| Walls | Timber frame, as built, insulated (assumed) | ★★★★★ | ★★★★★ |
| Roof | Pitched, insulated (assumed)<br>Roof room(s), insulated (assumed) | ★★★★★<br>★★★★★ | ★★★★★<br>★★★★★ |
| Floor | Suspended, insulated (assumed) | — | — |
| Windows | Fully double glazed | ★★★☆☆ | ★★★☆☆ |
| Main heating | Boiler and radiators, oil | ★★★☆☆ | ★★★☆☆ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | None | — | — |
| Hot water | From main system | ★★★☆☆ | ★★★☆☆ |
| Lighting | Excellent 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, $CO_2$ emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

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

The calculated emissions for your home are 34 kg $CO_2/m^2/yr$.

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

## Estimated energy costs for this home

| | Current energy costs | Potential energy costs | Potential future savings |
|---|---|---|---|
| **Heating** | £1,950 over 3 years | £1,950 over 3 years | You could save £ over 3 years |
| **Hot water** | £1,230 over 3 years | £1,230 over 3 years | |
| **Lighting** | £201 over 3 years | £201 over 3 years | |
| **Totals** | **£3,381** | **£3,381** | |

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 Solar photovoltaic panels, 2.5 kWp | £8,000 - £10,000 | £201 | B 81 | C 77 |

## Choosing the right improvement package

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

energy saving trust

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

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

**1 Solar photovoltaic (PV) panels**

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

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) | 7,302.91 | N/A | N/A | N/A |
| Water heating (kWh per year) | 3,528.79 | | | |

## Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

## 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. Jonathan Lamont |
| Assessor membership number: | EES/032719 |
| Company name/trading name: | Torrance Partnership LLP |
| Address: | 165 High Street<br>Ross-shire<br>Invergordon<br>IV18 0AL |
| Phone number: | 01349 853151 |
| Email address: | admin@torrance-partnership.co.uk |
| Related party disclosure: | No related party |


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

**Use of this energy performance information**

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

## Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

TORRANCE PARTNERSHIP

ESTD. 1976

SURVEYING THE HIGHLANDS & ISLANDS

# Single Survey

# Single Survey

survey report on:

| | |
|---|---|
| **Property address** | 1 RYBEC,<br>MARKET STREET,<br>ALNESS,<br>IV17 0TZ |

| | |
|---|---|
| **Customer** | Gerry Gillespie |

| | |
|---|---|
| **Customer address** | |

| | |
|---|---|
| **Prepared by** | Torrance Partnership |

| | |
|---|---|
| **Date of inspection** | 5th October 2026 |

TORRANCE PARTNERSHIP ESTD. 1976
SURVEYING THE HIGHLANDS & ISLANDS

# 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 Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box. [X]

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.

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

[2] 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.

## 1.1 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 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.

# Single Survey

## 1. Information and scope of inspection

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

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

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

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

| | |
|---|---|
| **Description** | The subjects comprise a semi detached one and a half storey dwelling house. |
| **Accommodation** | Ground Floor: Lounge, kitchen/diner, bedroom and shower room.<br>First Floor: Landing, 2 bedrooms (1 with en-suite). |
| **Gross internal floor area (m²)** | 106 or thereby. |
| **Neighbourhood and location** | The subjects are located within the town of Alness with amenities available a short distance away. |
| **Age** | Approximately 12 years. |
| **Weather** | Fair. The report should be read in context of these weather conditions. |
| **Chimney stacks** | None. |
| **Roofing including roof space** | **Sloping roofs were visually inspected with the aid of binoculars where appropriate.**<br>**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.**<br>**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.**<br>The roof is of timber frame design which is pitched and clad with concrete interlocking tiles. Access to roof space areas were located on the landing and within the en-suite. |

| | |
|---|---|
| **Rainwater fittings** | **Visually inspected with the aid of binoculars where appropriate.**<br><br>Rainwater fittings are of UPVC manufacture. |

| | |
|---|---|
| **Main walls** | **Visually inspected with the aid of binoculars where appropriate.**<br><br>**Foundations and concealed parts were not exposed or inspected.**<br><br>Main walls to the property are of timber frame construction, blockwork outer leaf and render finish externally and plasterboard lined internally. |

| | |
|---|---|
| **Windows, external doors and joinery** | **Internal and external doors were opened and closed where keys were available.**<br><br>**Random windows were opened and closed where possible.**<br><br>**Doors and windows were not forced open.**<br><br>Windows to the property are of UPVC and timber casement double glazed manufacture. Doors to the property are of UPVC double glazed manufacture. UPVC fascia, soffit and verge boards are also provided. |

| | |
|---|---|
| **External decorations** | None. |

| | |
|---|---|
| **Conservatories / porches** | None |

| | |
|---|---|
| **Communal areas** | None. |

| | |
|---|---|
| **Garages and permanent outbuildings** | **Visually inspected.**<br><br>A large timber shed under a pitched roof and clad with bituminous felt is located to the rear of the property.<br><br>A small timber shed is located adjacent to the property. This however is deemed sectional / moveable and is therefore out with the scope of the Home Report. |

| | |
|---|---|
| **Outside areas and boundaries** | **Visually inspected.**<br><br>Areas of garden ground are provided around the property. These are bounded by way of timber fencing. |

| | |
|---|---|
| **Ceilings** | **Visually inspected from floor level.**<br><br>Ceilings are of plasterboard design. |

| | |
|---|---|
| **Internal walls** | **Visually inspected from floor level.**<br><br>**Using a moisture meter, walls were randomly tested for dampness where considered appropriate.**<br><br>Internal walls are of timber frame with a plasterboard finish over. |

| | |
|---|---|
| **Floors including sub floors** | **Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.**<br><br>**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.**<br><br>**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.**<br><br>Flooring throughout would appear to be of suspended timber construction. No access was available to inspect any sub floor areas. |

| | |
|---|---|
| **Internal joinery and kitchen fittings** | **Built-in cupboards were looked into but no stored items were moved.**<br><br>**Kitchen units were visually inspected excluding appliances.**<br><br>Internal joinery is consistent for a property of this age and type with a kitchen provided with floor and wall mounted units. |

| | |
|---|---|
| **Chimney breasts and fireplaces** | None. |

| | |
|---|---|
| **Internal decorations** | **Visually inspected.**<br><br>Internal decorations comprise paint or wallpaper finish to the walls with a painted finish to ceilings. Joinery elements have a painted finish. |

| | |
|---|---|
| **Cellars** | None. |

| | |
|---|---|
| **Electricity** | **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.**<br><br>Mains supply with a consumer unit and meter located within an understairs cupboard. |

| | |
|---|---|
| **Gas** | None. |

| | |
|---|---|
| **Water, plumbing, bathroom fittings** | **Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>Mains supply. Where seen the plumbing installation would appear to be of PVC or copper pipework.<br><br>Sanitaryware to the shower room comprises WC, wash hand basin and shower cubicle with an electric shower unit fitted.<br>Sanitaryware to the en-suite comprises bath, wash hand basin and WC. |

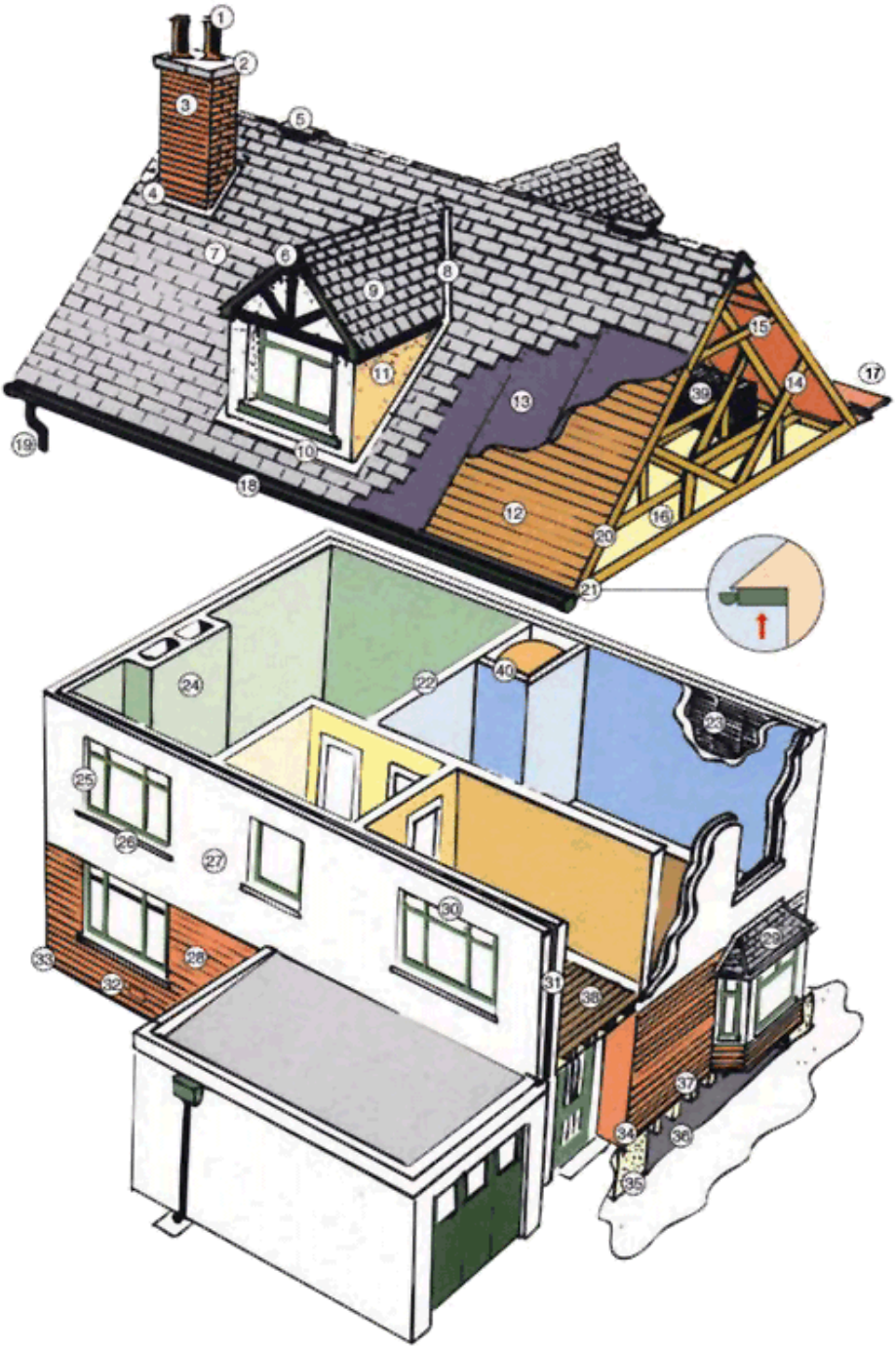
| | |
|---|---|
| **Heating and hot water** | **Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>Heating and hot water to the property is by way of an external oil fired combi boiler. A PVC oil tank supplies the boiler directly. |

| | |
|---|---|
| **Drainage** | **Drainage covers etc were not lifted.**<br><br>**Neither drains nor drainage systems were tested.**<br><br>Drainage is connected we assume to the mains drainage system. |

| | |
|---|---|
| **Fire, smoke and burglar alarms** | **Visually inspected.**<br><br>**No tests whatsoever were carried out to the system or appliances.**<br><br>Smoke and heat detection noted.<br><br>The surveyor will only comment on the presence of smoke detection etc, but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire safety legislation.<br><br>Fire Safety legislation effective from February 2022 requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat detecting alarm must be installed in every kitchen area and all smoke and heat alarms must be ceiling mounted and interlinked. Where there is a carbon- fuelled appliance, e. g. central heating boiler, open fire, wood burning stove, etc. a carbon monoxide detector is also required. The purchaser(s) should appraise themselves of the requirements of this legislation and engage with appropriately accredited contractors to ensure compliance. |

| | |
|---|---|
| **Any additional limits to inspection** | Access throughout the property was restricted due to floor coverings, furnishings and belongings. Stored items (particularly in cupboards) have not been moved. No access was gained to any sub floor areas. There are no fixed crawl boards to the roof space areas. Roof space inspection was limited to head and shoulders.<br><br>We have not made checks to ascertain whether the property lies within a Radon area. Further advice could be sought from UK Radon.<br><br>We have not been able to ascertain whether safety glass has been installed to glazing where required.<br><br>No checks have been made with regard to flood risk.<br><br>We have not carried out an inspection for Japanese Knotweed or other invasive plant species and unless otherwise stated for the purposes of this report we have assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties. The identification of Japanese Knotweed or other invasive plant species should be made by a Specialist Contractor. |

## Sectional Diagram showing elements of a typical house



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

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

## 2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following 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** | At the time of our inspection there was no evidence of significant structural movement noted to affect the property within the limits of the single inspection. |

| Dampness, rot and infestation | |
|---|---|
| **Repair category** | 1 |
| **Notes** | Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.<br><br>No obvious evidence of significant dampness, rot or wood boring insect infestation. |

| Chimney stacks | |
|---|---|
| **Repair category** | - |
| **Notes** | |

| Roofing including roof space | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent.<br><br>All roofs may be susceptible to water penetration during extreme weather conditions, which may not be identifiable during normal survey conditions. Periodic inspection and repair are advised. |

## Rainwater fittings

| | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent.<br><br>It should be noted that a full assessment of the rainwater fittings can only be made during heavy rainfall. |

## Main walls

| | |
|---|---|
| **Repair category** | 1 |
| **Notes** | Some perp vents have been painted over which is not considered good practice. |

## Windows, external doors and joinery

| | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent.<br><br>We would point out that we have not tested all windows and doors. Ongoing easing, oiling and replacement of mechanisms as required should be undertaken. |

## External decorations

| | |
|---|---|
| **Repair category** | - |
| **Notes** | |

## Conservatories/porches

| | |
|---|---|
| **Repair category** | - |
| **Notes** | |

## Communal areas

| | |
|---|---|
| **Repair category** | - |
| **Notes** | |

## Garages and permanent outbuildings

| | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent. |

## Outside areas and boundaries

| | |
|---|---|
| **Repair category** | 2 |
| **Notes** | Sections of rot were noted to fence panels and fence posts. Boundary maintenance will be an ongoing concern.<br><br>A large tree was noted within the rear garden within close proximity to boundary, outbuilding and property. Further monitoring and cutting back would be advised. |

## Ceilings

| | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent. |

## Internal walls

| | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent. |

## Floors including sub-floors

| | |
|---|---|
| **Repair category** | 2 |
| **Notes** | Sections of flooring within the en-suite and shower room would appear to be suffering from a degree of bounce and some unevenness.<br><br>Sprung floorboards were also noted to some areas within the property.<br><br>It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work. |

## Internal joinery and kitchen fittings

| | |
|---|---|
| **Repair category** | 1 |
| **Notes** | A wardrobe door within the en-suite would appear to be off its runner. |

| Chimney breasts and fireplaces | |
|---|---|
| **Repair category** | - |
| **Notes** | |

| Internal decorations | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent. |

| Cellars | |
|---|---|
| **Repair category** | - |
| **Notes** | |

| Electricity | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent however no evidence of recent testing was available at the time of our inspection.<br><br>The Institution of Engineering and Technology recommends that inspection and testing is undertaken at least every 10 years and on change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have installations which fully comply with present IET regulations. |

| Gas | |
|---|---|
| **Repair category** | - |
| **Notes** | |

| Water, plumbing and bathroom fittings | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent.<br><br>Ongoing checks should be made to plumbing fitments and sealants. Failure of seals can result in dampness and decay to adjoining/underlying areas. |

| Heating and hot water | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent.<br><br>We assume the heating and hot water appliances have been installed and maintained in line with the manufacturer's guidelines and assume service records are available. |

| Drainage | |
|---|---|
| **Repair category** | 1 |
| **Notes** | No significant defects were apparent. |

# 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 | - |
| Roofing including roof space | 1 |
| Rainwater fittings | 1 |
| Main walls | 1 |
| Windows, external doors and joinery | 1 |
| External decorations | - |
| Conservatories/porches | - |
| Communal areas | - |
| Garages and permanent outbuildings | 1 |
| Outside areas and boundaries | 2 |
| Ceilings | 1 |
| Internal walls | 1 |
| Floors including sub-floors | 2 |
| Internal joinery and kitchen fittings | 1 |
| Chimney breasts and fireplaces | - |
| Internal decorations | 1 |
| Cellars | - |
| Electricity | 1 |
| Gas | - |
| 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 [X] No [ ] |
| **3. Is there a lift to the main entrance door of the property?** | Yes [ ] No [X] |
| **4. Are all door openings greater than 750mm?** | Yes [X] No [ ] |
| **5. Is there a toilet on the same level as the living room and kitchen?** | Yes [X] No [ ] |
| **6. Is there a toilet on the same level as a bedroom?** | Yes [X] No [ ] |
| **7. Are all rooms on the same level with no internal steps or stairs?** | Yes [ ] No [X] |
| **8. Is there unrestricted parking within 25 metres of an entrance door to the building?** | Yes [X] No [ ] |

## 4. Valuation and 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

We assume a clear Property Enquiry Certificate shall be provided in due course and that the property has a clear Title. We further assume that any necessary statutory consents for the property in its current state are in place. If any works did require consent, then it has been assumed they meet the standards required by the Building Regulations or are exempt.

The Solicitor must also ensure that any prospective purchaser fully understands the nature, criteria and basis of a Home Report and in particular what a Home Report is and what it is not (an exhaustive Condition Report) and this should be done before any prospective purchaser makes an offer for this property based on the content of this report. If the Solicitor or purchaser requires any clarification in relation to this, they must contact the surveyor or familiarise themselves with the nature and criteria of this type of report.

It should be checked/confirmed that the tenure is absolute ownership and that there are no unduly onerous conditions or restrictive servitudes contained in the Title.

Advice should be sought with regard to the exact extent of ground pertaining to the subjects.

Where defects or repairs have been identified within this Home Report, regardless of whether reported as category 1, 2 or 3 (please read category definitions), it is always best practice to obtain detailed competitive estimates from reputable contractors or specialists prior to entering into any legally binding contract.

### Estimated reinstatement cost for insurance purposes

£305,000

This figure is an opinion of an appropriate sum for which the property and significant outbuildings should be insured against total destruction on a reinstatement 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 reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised. The figure should be reviewed annually and in the light of any future alterations or additions.

### Valuation and market comments

The market value of the property as described in this report is £195,000 (One Hundred and Ninety Five 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.

The property is of a type for which there tends to be a reasonable demand.

| | |
|---|---|
| **Signed** | Security Print Code [546011 = 0366 ]<br>Electronically signed |

| | |
|---|---|
| **Report author** | Jonathan Lamont |

| | |
|---|---|
| **Company name** | Torrance Partnership |

| | |
|---|---|
| **Address** | 165 High Street, Invergordon, IV18 0AL |

| | |
|---|---|
| **Date of report** | 7th October 2026 |

# Mortgage Valuation Report

TORRANCE PARTNERSHIP ESTD 1976
SURVEYING THE HIGHLANDS & ISLANDS

## Property Address

| | |
|---|---|
| Address | 1 RYBEC, MARKET STREET, ALNESS, IV17 0TZ |
| Seller's Name | Gerry Gillespie |
| Date of Inspection | 5th October 2026 |

## Property Details

Property Type
- [X] House
- [ ] Bungalow
- [ ] Chalet
- [ ] Purpose built maisonette
- [ ] Coach
- [ ] Studio
- [ ] Converted maisonette
- [ ] Purpose built flat
- [ ] Converted flat
- [ ] Tenement flat
- [ ] Flat over non-residential use
- [ ] Other (specify in General Remarks)

Property Style
- [X] 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 [X] 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 2014

## Tenure

[X] Absolute Ownership [ ] Leasehold Ground rent £ [ ] Unexpired years [ ]

## Accommodation

Number of Rooms
- 1 Living room(s)
- 3 Bedroom(s)
- 1 Kitchen(s)
- 2 Bathroom(s)
- 0 WC(s)
- 0 Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) 106 $m^2$ (Internal) 115 $m^2$ (External)

Residential Element (greater than 40%) [X] Yes [ ] No

## Garage / Parking / Outbuildings

- [ ] Single garage
- [ ] Double garage
- [X] Parking space
- [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:



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# Mortgage Valuation Report

## Construction

| | | | | | |
|---|---|---|---|---|---|
| Walls | ☐ Brick | ☐ Stone | ☐ Concrete | ☒ Timber frame | |
| | ☐ Solid | ☐ Cavity | ☐ Steel frame | ☐ Concrete block | ☐ Other (specify in General Remarks) |
| Roof | ☒ Tile | ☐ Slate | ☐ Asphalt | ☐ Felt | |
| | ☐ Lead | ☐ Zinc | ☐ Artificial slate | ☐ Flat glass fibre | ☐ 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 Connection

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:

Full oil.

## 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 |
| ☐ Agricultural land included with property | | ☐ Ill-defined boundaries | ☐ Other (specify in General Remarks) |

## Location

| | | | |
|---|---|---|---|
| ☐ Residential suburb | ☒ Residential within town / city | ☐ Mixed residential / commercial | ☐ Mainly commercial |
| ☐ 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



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# Mortgage Valuation Report

## General Remarks

The subjects comprise a semi detached one and a half storey dwelling house located within the town of Alness a short distance away from local amenities.

At the time of our inspection the property was found to be in fair order for one of it's age and type with any items identified likely to be attended to during routine maintenance and repair.

## Essential Repairs

None.

Estimated cost of essential repairs £ _____ Retention recommended? ☐ Yes ☐ No Amount £ _____



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# Mortgage Valuation Report

## Comment on Mortgageability

The subjects provide adequate security for mortgage loan terms however the final decision rests with your preferred lender.

## Valuations

| | |
|---|---|
| Market value in present condition | £ 195,000 |
| Market value on completion of essential repairs | £ |
| Insurance reinstatement value<br>(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT) | £ 305,000 |
| Is a reinspection necessary? | ☐ Yes ☒ No |

## Buy To Let Cases

| | |
|---|---|
| What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? | £ |
| Is the property in an area where there is a steady demand for rented accommodation of this type? | ☐ Yes ☐ No |

## Declaration

| | |
|---|---|
| Signed | Security Print Code [546011 = 0366 ]<br>Electronically signed by:- |
| Surveyor's name | Jonathan Lamont |
| Professional qualifications | BSc (Hons) Assoc RICS |
| Company name | Torrance Partnership |
| Address | 165 High Street, Invergordon, IV18 0AL |
| Telephone | 01349 853151 |
| Fax | |
| Report date | 7th October 2026 |



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TORRANCE PARTNERSHIP

ESTD. 1976

SURVEYING THE HIGHLANDS & ISLANDS

# Property Questionnaire

# Property Questionnaire

| | |
|---|---|
| **Property address** | 1 RYBEC,<br>MARKET STREET,<br>ALNESS,<br>IV17 0TZ |

| | |
|---|---|
| **Seller(s)** | Gerry Gillespie |

| | |
|---|---|
| **Completion date of property questionnaire** | 06/10/26 |

# 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?** 5 years | |
| **2.** | **Council tax** | |
| | **Which Council Tax band is your property in? (Please circle)**<br>**A B C (D) E F G H** | |
| **3.** | **Parking** | |
| | **What are the arrangements for parking at your property?**<br>**(Please tick all that apply)**<br>• **Garage** ☐<br>• **Allocated parking space** ☑<br>• **Driveway** ☐<br>• **Shared parking** ☐<br>• **On street** ☐<br>• **Resident permit** ☐<br>• **Metered parking** ☐<br>• **Other (please specify):** | |
| **4.** | **Conservation area** | |
| | **Is your property in a designated Conservation Area (i.e. 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 (i.e. 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)?**<br><br>**<u>If you have answered yes</u>, please describe below the changes which you have made:** | **~~Yes~~ / No** |
| | **(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?**<br><br>**<u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.**<br><br>**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:** | **~~Yes~~ / ~~No~~** |
| **b.** | **Have you had replacement windows, doors, patio doors or double glazing installed in your property?**<br><br>**<u>If you have answered yes</u>, please answer the three questions below:** | **~~Yes~~ / No** |
| | **(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):**<br><br>**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).**<br><br>**<u>If you have answered yes / partial</u> - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).**<br><br>Oil fired<br><br>**<u>If you have answered yes</u>, please answer the three questions below:** | **Yes / ~~No~~ / ~~Partial~~** |
| **b.** | **When was your central heating system or partial central heating system installed?** | 12 years |
| **c.** | **Do you have a maintenance contract for the central heating system?**<br><br>**<u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:** | **~~Yes~~ / No** |
| **d.** | **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?**<br><br>**<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?** | **~~Yes~~ / No**<br><br>**~~Yes~~ / ~~No~~** |
| **b.** | **Are you aware of the existence of asbestos in your property?**<br><br>**<u>If you have answered yes</u>, please give details:** | **~~Yes~~ / No** |
| | | |

| 10. | Services | |
|---|---|---|
| a. | **Please tick which services are connected to your property and give details of the supplier:** | |

| Services | Connected | Supplier |
|---|---|---|
| **Gas / liquid petroleum gas** | — | |
| **Water mains / private water supply** | ✓ | Scottish Water |
| **Electricity** | ✓ | Octopus |
| **Mains drainage** | ✓ | Scottish Water |
| **Telephone** | — | |
| **Cable TV / satellite** | — | |
| **Broadband** | — | |

| | | |
|---|---|---|
| b. | **Is there a septic tank system at your property?**<br><br>**<u>If you have answered yes</u>, please answer the two questions below:** | **~~Yes~~ / No** |
| c. | **(i) Do you have appropriate consents for the discharge from your septic tank?** | **~~Yes~~ / ~~No~~ / ~~Don't know~~** |
| d. | **(ii) Do you have a maintenance contract for your septic tank?**<br><br>**<u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:** | **~~Yes~~ / ~~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?**<br><br>**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?**<br><br>**If you have answered yes, please give details:** | **~~Yes~~ / No / ~~Not applicable~~** |
| **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?**<br><br>**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?**<br><br>**If you have answered yes, please give details:** | **~~Yes~~ / 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.)**<br><br>**If you have answered yes, please give details:** | **~~Yes~~ / No** |
| **12.** | **Charges associated with your property** | |
| **a.** | **Is there a factor or property manager for your property?**<br><br>**If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:** | **~~Yes~~ / No** |
| | | |

| | | |
|---|---|---|
| **b.** | **Is there a common buildings insurance policy?**<br><br>**If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?** | **~~Yes~~ / No / ~~Don't Know~~**<br><br>**~~Yes~~ / ~~No~~ / ~~Don't Know~~** |
| **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?**<br><br>**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:** | **~~Yes~~ / No** |
| **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?**<br><br>**If you have answered yes, please give details:** | **~~Yes~~ / No** |
| **c.** | **If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?**<br><br>**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.**<br><br>**Guarantees are held by:** | **~~Yes~~ / ~~No~~** |
| | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **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~~ | ~~Cannot Answer*~~ |
| **(ii)** | **Roofing** | ~~No~~ | ~~Yes~~ | Don't know | ~~With title deeds~~ | ~~Lost~~ | ~~Cannot Answer*~~ |
| **(iii)** | **Central heating** | ~~No~~ | ~~Yes~~ | Don't know | ~~With title deeds~~ | ~~Lost~~ | ~~Cannot Answer*~~ |
| **(iv)** | **NHBC** | ~~No~~ | ~~Yes~~ | Don't know | ~~With title deeds~~ | ~~Lost~~ | ~~Cannot Answer*~~ |
| **(v)** | **Damp course** | ~~No~~ | ~~Yes~~ | Don't know | ~~With title deeds~~ | ~~Lost~~ | ~~Cannot Answer*~~ |
| **(vi)** | **Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)** | ~~No~~ | ~~Yes~~ | Don't know | ~~With title deeds~~ | ~~Lost~~ | ~~Cannot Answer*~~ |
| **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?**<br><br>**If you have answered yes, please give details:** | | | | | | ~~Yes~~ / ~~No~~ |
| **15.** | **Boundaries** | | | | | | |
| | **So far as you are aware, has any boundary of your property been moved in the last 10 years?**<br><br>**If you have answered yes, please give details:** | | | | | | ~~Yes~~ / No / ~~Don't know~~ |
| | | | | | | | |

| 16. | Notices that affect your property | |
|---|---|---|
| | In the past 3 years have you ever received a notice: | |
| a. | advising that the owner of a neighbouring property has made a planning application? | ~~Yes~~ / No / ~~Don't know~~ |
| b. | that affects your property in some other way? | ~~Yes~~ / No / ~~Don't know~~ |
| c. | that requires you to do any maintenance, repairs or improvements to your property? | ~~Yes~~ / No / ~~Don't know~~ |
| | 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):** _____

_____

**Date:** _____

TORRANCE PARTNERSHIP

EST^D. 1976

SURVEYING THE HIGHLANDS & ISLANDS