HOME REPORT



9 HIGH STREET
SANDHAVEN
FRASERBURGH
AB43 7EQ

26TH OCTOBER 2026

McClelland-Jones
Surveyors

HOME REPORT CONTENTS

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SINGLE SURVEY

Survey report on:

Property address	9 High Street Sandhaven Fraserburgh AB43 7EQ
Customer	John & Anne Rafferty
Customer address	C/o 9 High Street Sandhaven Fraserburgh AB43 7EQ
Prepared by	Mark McClelland-Jones, Assoc.RICS RICS Registered Valuer
Date of inspection	26th October 2026

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 ground floor flat, forming part of a converted two-storey house with parking, garage and a workshop.
Accommodation	The Accommodation comprises the following:- Ground Floor: Hallway, Living Room, Two Bedrooms, Kitchen, Bathroom, Utility/Lobby.
Gross internal floor area (m²)	75m2
Neighbourhood and location	The property is located in a well-established residential neighbourhood within the historic coastal village of Sandhaven. A full range of amenities are available in nearby Fraserburgh.
Age	The original building is approximately 130 years old and converted to two separate dwellings more recently.
Weather	It was dry at the time of inspection. There were extremely strong winds during the day and night prior to the inspection, causing some local damage to properties in the North East.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** The two chimney stacks are pointed stone with clay pots.
Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate. 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.** The main roof is pitched, timber supported, covered with roofing slates and topped in clay ridging. Inner main roof space access is assumed to be via the upper flat and this is under separate private ownership.
Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** Rainwater discharge is via uPVC gutters and downpipes with some metal brackets.
Main walls	**Foundations and concealed parts were not exposed orinspected.** The main external walls are of pointed stone construction. The rear Utility/Lobby extension is solid brick with a rendered outer leaf.

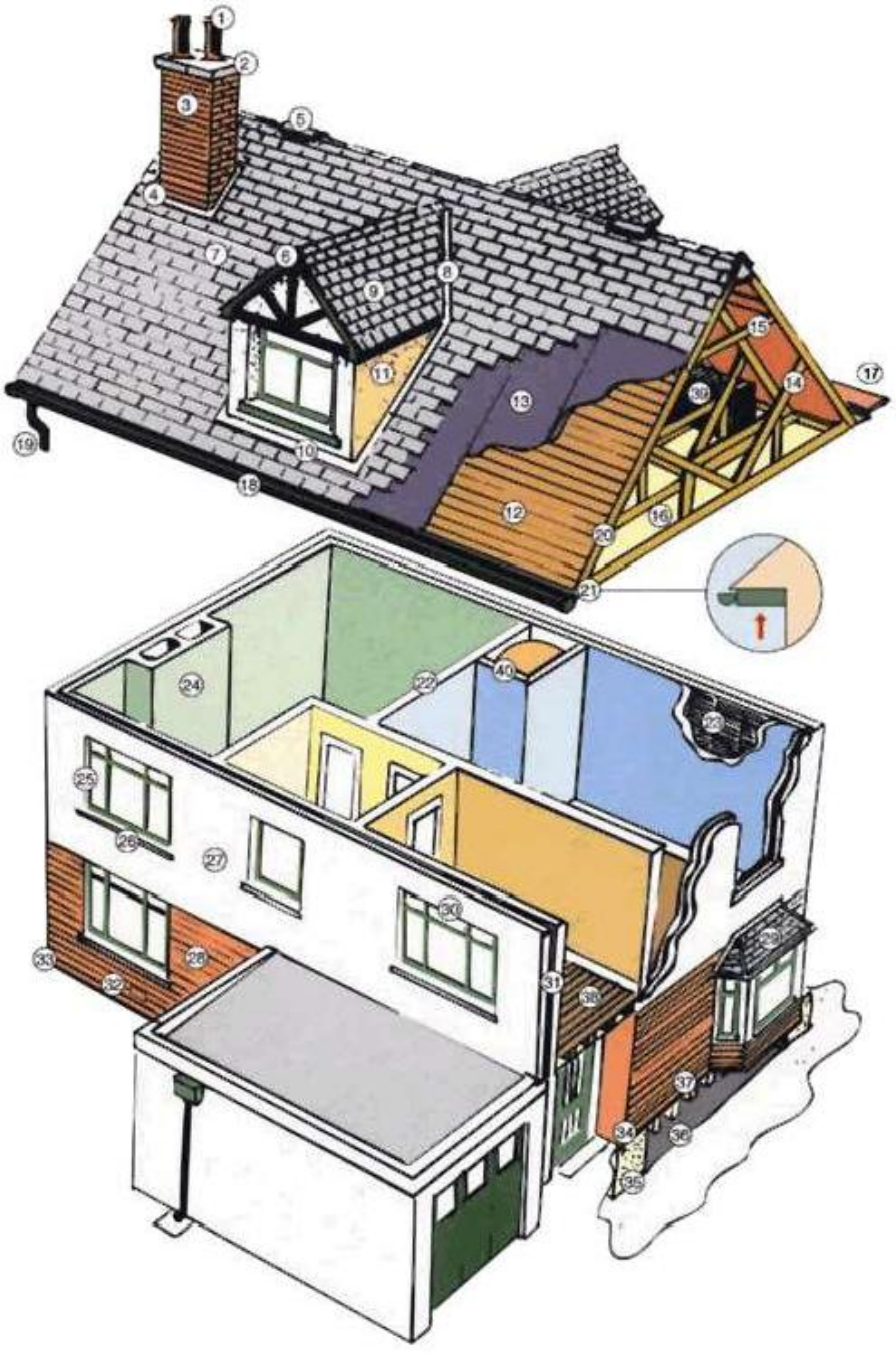
Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.** Windows are replacement uPVC composite double-glazed units. The front external door is a uPVC composite unit and the rear external door is timber.
External decorations	**Visually inspected.** External decorations comprise painted/treated finishes.
Conservatories / porches	None
Communal areas	None
Garages and permanent outbuildings	**Visually inspected.** There is a single car garage and separate workshop to the rear; these are attached to other garages under separate private ownership. Garage and Workshop are of stone and block construction with a flat timber-supported roof covered in profiled asbestos cement sheeting.
Outside areas and boundaries	**Visually inspected.** The property is accessed off a public road to a shared concrete parking area at the rear. The rear access door is reached via two concrete steps. The boundary comprises a stone wall.
Ceilings	**Visually inspected from floor level.** Ceilings are formed in plasterboard.
Internal Walls	**Visually inspected from floor level. Using a moisture meter, walls were randomly tested fordampness where considered appropriate.** Internal walls and partitions are clad in plasterboard.
Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** Flooring is suspended timber.
Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.** Internal doors, door surrounds and skirting boards are timber. Kitchen fittings consist of floor and wall-mounted units with worktops. There are various timber built-in storage cupboards throughout.
Chimney breasts and fireplaces	None.

Internal decorations	**Visually inspected.** Internal decorations comprise painted and papered surfaces.
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.** A mains supply of electricity is connected to the main dwelling. A modern consumer unit is connected to a smart electricity meter in a hall cupboard. Switch sockets are plastic & metal and socket outlets are plastic & metal 13 Amp square pin sockets. Visible wiring is sheathed with PVC.
Gas	None.
Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.** The property is connected to a mains water supply. The Bathroom has a modern shower unit, basin and w.c.
Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.** Heating and hot water is provided by means of a modern air source heat pump located externally to the rear Rooms are heated via modern steel radiators. Hot water is stored in a modern cylinder located in a hall cupboard.
Drainage	**Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.** The property is connected to a public drainage system.

Fire, smoke and burglar alarms	**Visually inspected. No tests whatsoever were carried out to the system orappliances.** Scottish Government regulations introduced in February 2022 stipulate that every home must have: one smoke alarm in the living room or the room used most, one smoke alarm in every hallway or landing and one heat alarm in the kitchen. All smoke and heat alarms should be mounted on the ceiling and be interlinked. If carbon-fuelled appliances are fitted – like a boiler, fire, heater or flue – in any room, a carbon monoxide detector must be fitted in that room, but this does not need to be linked to the fire alarms. The property meets these requirements. Checks should be undertaken regarding the above on completion of sale by the new owners.

Any additional limits to inspection	This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. 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 you have any concerns you should engage a qualified asbestos surveyor. Minor defects have not been reported unless these have a considerable impact on the property's integrity.

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
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.

Structural movement	
Repair category	1
Notes	There is evidence of previous movement in the form of localised hairline cracking to the external building fabric. The movement is considered to be longstanding in nature with no indication of recent structural deterioration. On the basis of a limited single inspection, no further significant movement is anticipated. However, should cracking show signs of further movement, the opinion of a Structural Engineer/ Surveyor would be prudent.

Dampness, rot and infestation	
Repair category	1
Notes	No defects were identified.

Chimney stacks	
Repair category	1
Notes	No defects identified to chimney stacks. Pitting to chimney coping stones noted.

Roofing including roof space	
Repair category	2
Notes	A roof of this type and age will require careful maintenance. Some slates are cracked, chipped and loose in places. The result is that water ingress - even via a hairline crack - may damage internal roof timbers. At the time of inspection there was no obvious evidence of dampness which would indicate leakage. It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes minor roofing defects are only apparent during, or after, significant rainfall. In buildings of this form of construction, leakage from even minor defects can lead to damp penetration and decay to internal timbers.

Rainwater fittings	
Repair category	1
Notes	No significant defects noted to rainwater goods.

Main walls	
Repair category	2
Notes	Open jointing, cracking and minor damage is evident to stonework.

Windows, external doors and joinery	
Repair category	2
Notes	The front Bedroom double glazed window unit has failed, demonstrated by evidence of condensation between the panes.

External decorations	
Repair category	2
Notes	Paintwork to the metal soil pipe has weathered and is flaking.

Conservatories/porches	
Repair category	-
Notes	Not applicable.

Communal areas	
Repair category	-
Notes	Not applicable.

Garages and permanent outbuildings	
Repair category	2
Notes	Garage and Workshop joinery has weathered and deteriorated. Open jointing was noted to stonework pointing on both Garage and Workshop, as was some stone corrosion. The garage roof is made of corrugated asbestos cement which is not considered a health hazard provided it is not disturbed. It should only be removed and disposed of by a licensed contractor.

Outside areas and boundaries	
Repair category	1
Notes	External areas are fit for purpose.

Ceilings	
Repair category	1
Notes	No obvious significant defects noted to ceilings.

Internal Walls	
Repair category	1
Notes	No obvious significant defects noted to internal walls.

Floors including sub-floors	
Repair category	1
Notes	No obvious significant defects noted to flooring. Some flooring was noted to be off level.

Internal joinery and kitchen fittings	
Repair category	1
Notes	No obvious significant defects noted to internal joinery and kitchen fittings.

Chimney breasts and fireplaces	
Repair category	-
Notes	Not applicable.

Internal decorations	
Repair category	1
Notes	No obvious significant defects noted to internal decorations. Minor staining noted to some decorations.

Cellars	
Repair category	-
Notes	Not applicable.

Electricity	
Repair category	1
Notes	It is likely that only properties recently constructed or rewired will have electrical installations that fully comply with current regulations. It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check.

Gas	
Repair category	-
Notes	Not applicable.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	No obvious significant defects noted to accessible plumbing or sanitary fittings.

Heating and hot water	
Repair category	1
Notes	No obvious significant defects were noted to the heating system or hot water system, although these have not been tested.

Drainage	
Repair category	1
Notes	No obvious significant defects noted to the drainage system, within the limitations of the inspection. Metal soil pipe show signs of corrosion.

Single Survey

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

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.

Structural movement	1	**Category 3**
Dampness, rot and infestation	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.
Chimney stacks	1	
Roofing including roof space	2	
Rainwater fittings	1	
Main walls	2	**Category 2**
Windows, external doors and joinery	2	Repairs or replacement requiring future attention, but estimates arestill advised.
External decorations	2	
Conservatories/porches	-	**Category 1**
Communal areas	-	No immediate action or repair isneeded.
Garages and permanent outbuildings	2	
Outside areas and boundaries	1	
Ceilings	1	
Internal walls	1	
Floors including sub-floors	1	
Internal joinery and kitchen fittings	1	
Chimney breasts and fireplaces	-	
Internal decorations	1	
Cellars	-	
Electricity	1	
Gas	-	
Water, plumbing and bathroom fittings	1	
Heating and hot water	1	
Drainage	1	

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

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

The tenure is understood to be Outright Ownership.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

Reference to the Titles will confirm the exact ownership, maintenance, liability of boundaries and shared areas.

Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than:

£350,000 (three hundred and fifty thousand pounds).

The sum provided is an opinion of an appropriate figure, at the date of inspection, for which the property and, if relevant, substantial outbuildings should be insured against total destruction. The sum reflects a reinstatement amount, assuming reconstruction of the property in its existing design and using the same/similar materials. No allowance has been made for VAT, less professional fees. No allowance has been provided for inflation during the insurance period or during reconstruction works.

Valuation and market comments

In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 26th October 2026 is:

£65,000 (sixty five thousand pounds sterling).

There is a steady demand for this property type in the local area.

Single Survey

Signed	
Report Author	
Address	Balgownie, Main Street, Urquhart, Elgin, IV30 8LG
Report Date	26th October 2026

Mortgage Valuation Report

9 High Street, Sandhaven, Fraserburgh, AB43 7EQ

Property Details

Property Type: Flat
Property Style: Converted, low level.
Constructed for the Public Sector, e.g. local authority, police, military? No
Approximate year of construction: 1890 and converted more recently.
Gross Internal Area: 75m2

Tenure

Tenure: Outright Ownership (Scotland)

Accommodation

Living Rooms = 1
Bedrooms = 2
Kitchen = 1
Bathrooms = 1
Separate WCs = 0
Other = 1 Cellar/Utility

Garages, Parking & Permanent Outbuildings

Off-street private/shared parking and private garage with workshop on site.

Property Construction

Walls: Stone
Roof: Pitched and slated.
Non-traditional Construction? No

Risks

Has the property suffered structural movement? Yes, but historic.
If Yes, is this recent and progressive? No
In the immediate vicinity, is there any evidence, history of or reason to anticipate subsidence, heave, landslip or flooding: No

Service Connections

Drainage: Mains
Electricity: Mains
Central Heating: Heat pump.
Water: Mains
Gas: None

Legal & Planning Issues

Apparent legal issues to be verified by the conveyancer:

The tenure is understood to be Outright Ownership.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

Reference to the Titles will confirm the exact ownership, maintenance, liability of boundaries and shared areas.

Has the property been extended, converted or altered?

No - not since original conversion.

Roads

Roads to the property or adjacent: Adopted

General Remarks

When inspected within limits imposed by occupation, the general condition of the property appears consistent with its age and type of construction, and no obvious significant defects were noted which would adversely affect the subjects as a mortgage security.

Essential Repairs

Are essential repairs required? No
If Yes, state the estimated of essential repairs: £

Retention

Is a retention recommended? No
If Yes, state the amount: £

Comment on Mortgageability

The property affords adequate security for loan purposes based on the valuation figure, subject to individual lender criteria.

Valuation

Market value in present condition at the time of inspection:

£65,000 (sixty five thousand pounds sterling).

If relevant, market value on completion of essential repairs: £N/A

Buy to Let Cases (N/A)

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?

Insurance Reinstatement Value

The insurance reinstatement value includes the cost of total rebuilding, site clearance, professional fees and ancillary charges plus VAT. The re-building cost for insurance purposes is for the subject property only and is given solely as a guide. Further discussions with insurers is advised. Insurance reinstatement Value per BCIS:

£350,000 (three hundred and fifty thousand pounds).

Declaration

Signed: 

Surveyor's Name: Mark McClelland-Jones
Surveyor's Professional Qualifications: AssocRICS, RICS Registered Valuer
Address: Balgownie, Main Street, Urquhart, Elgin, Moray, IV30 8LG
Telephone: 07788 276861
Date of Inspection: 26th October 2026
Date of Generic Mortgage Valuation Report: 26th October 2026

Energy Performance Certificate (EPC)

Dwellings

Scotland

9 HIGH STREET, SANDHAVEN, FRASERBURGH, AB43 7EQ

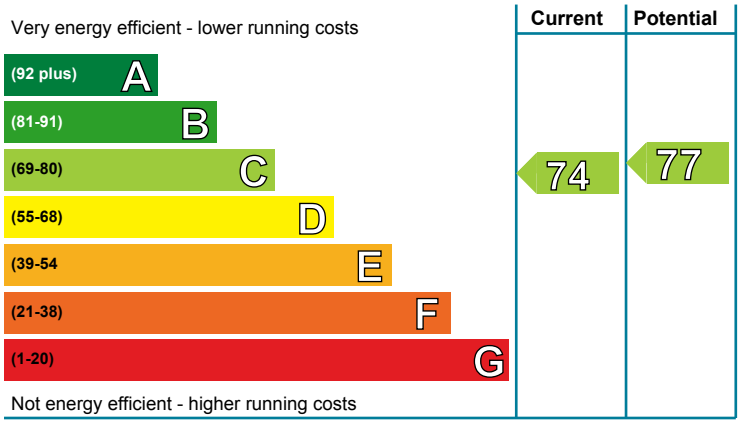
Dwelling type:	Ground-floor flat	**Reference number:**	2561-1911-7200-0756-1200
Date of assessment:	26 October 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	29 October 2026	**Approved Organisation:**	Elmhurst
Total floor area:	75 m²	**Main heating and fuel:**	Air source heat pump, radiators, electric
Primary Energy Indicator:	91 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*	**£3,450**	See your recommendations report for more information
Over 3 years you could save*	**£309**	

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

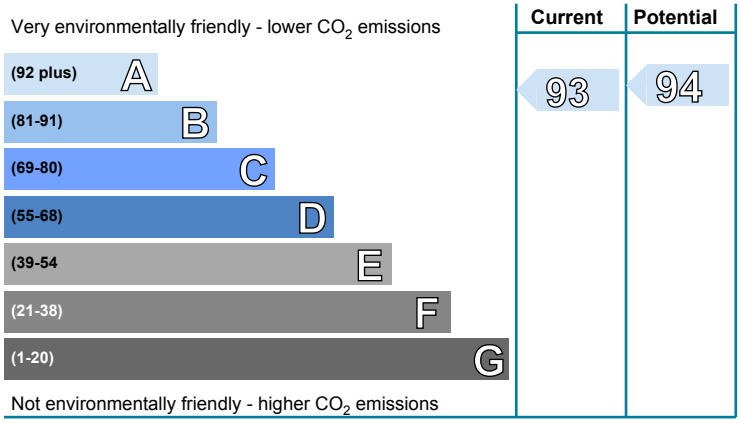


Energy Efficiency Rating

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 (74)**. 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 A (93)**

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 Floor insulation (suspended floor)	£5,000 - £10,000	£312.00

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	Granite or whin, with internal insulation	★★★★★	★★★★★
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Air source heat pump, radiators, electric	★★★★☆	★★★★★
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
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 9 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 0.7 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	£2,010 over 3 years	£1,698 over 3 years	You could save £309 over 3 years
Hot water	£1,299 over 3 years	£1,302 over 3 years	
Lighting	£141 over 3 years	£141 over 3 years	
Totals	**£3,450**	**£3,141**	

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 Floor insulation (suspended floor)	£5,000 - £10,000	£104	C 77	A 94

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 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.

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

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)	7,279.07	N/A	N/A	N/A
Water heating (kWh per year)	2,308.51			

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. Mark McClelland-Jones
Assessor membership number:	EES/020000
Company name/trading name:	EPC Moray
Address:	Balgownie, Main Street Urquhart Moray Elgin IV30 8LG
Phone number:	07788 276861
Email address:	mcclellandjones@icloud.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 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

property questionnaire

Property address	9 HIGH STREET, SANDHAVEN FRASERBURGH, AB43 7QR

Seller(s)	JOHN & ANNE RAFFERTY

Completion date of property questionnaire	28/10/2026

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) **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):** SHARED PRIVATE CAR PARK	
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** NO

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** NO
6.	**Alterations/additions/extensions**	NO
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)?** **<u>If you have answered yes</u>, please describe below the changes which you have made:**	**Yes/No** NO
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? **<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.** **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?** **<u>If you have answered yes</u>, please answer the three questions below:**	**Yes/No** 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): **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).** **<u>If you have answered yes or partial</u> – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).** **<u>If you have answered yes</u>, please answer the three questions below:**	**Yes/No/ Partial** YES HEAT SOURCE SYSTEM
	i) When was your central heating system or partial central heating system installed?	2 YEARS AGO
	(ii) Do you have a maintenance contract for the central heating system? **<u>If you have answered yes,</u> please give details of the company with which you have a maintenance contract:**	**Yes/No** NO
	(iii) When was your maintenance agreement last renewed? **(Please provide the month and year).**	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes/No** YES
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?** **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**Yes/No** NO **Yes/No**
b.	**Are you aware of the existence of asbestos in your property?** **<u>If you have answered yes</u>, please give details:**	**Yes/No** NO

10.	Services

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

Services	Connected	Supplier
Gas or liquid petroleum gas		
Water mains or private water supply	YES	SCOTTISH WATER
Electricity	YES	SCOTTISH GAS
Mains drainage	YES	SCOTTISH WATER
Telephone	NO	
Cable TV or satellite	NO	
Broadband	NO	

b.	**Is there a septic tank system at your property?** **<u>If you have answered yes</u>, please answer the two questions below:**	**Yes/No** NO
	(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? **<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?** **<u>If you have answered yes</u>, please give details:**	**Yes/No/ Don't know** NO
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:**	**Yes/No/ Not applicable** YES THE ROOF
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** NO
d.	**Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?** **<u>If you have answered yes</u>, please give details:**	**Yes/No** 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?** **<u>If you have answered yes</u>, please give details:**	**Yes/No** NO
f.	**As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)** **<u>If you have answered yes</u>, please give details:**	**Yes/No** NO
12.	**Charges associated with your property**	
a.	**Is there a factor or property manager for your property?** **<u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:**	**Yes/No** NO

b.	**Is there a common buildings insurance policy?** **<u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?**	**Yes/No/ Don't know** NO **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?** **<u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.**	**Yes/No** 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?** **<u>If you have answered yes</u>, please give details:**	**Yes/No** NO
c.	**<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?** **<u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.** **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**
(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.	**<u>If you have answered 'yes'</u> 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?** **<u>If you have answered yes,</u> 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? **<u>If you have answered yes</u>, please give details:**					**Yes/ (No) Don't know**

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** NO
b.	**that affects your property in some other way?**	**Yes/No** NO
c.	**that requires you to do any maintenance, repairs or improvements to your property?**	**Yes/No** NO
	<u>If you have answered yes to any of a–c above</u>, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Signature(s) : Anne Rafferty

John Rafferty

Date: 28/10/2026

SINGLE SURVEY TERMS AND CONDITIONS

PART 1 - GENERAL

1.1 THE SURVEYOR

The Seller has engaged the surveyors to provide the Single Survey Report. The Seller has also engaged the surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

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, 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 to the Seller. It is the responsibility of the Seller to ensure that the amended Report is 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 stating yes or no here: **Yes**

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. 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.

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

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;

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 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.

1.5 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.

1.6 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the chartered 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.

1.7 PRECEDENCE

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

1.8 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 “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*[2]

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.

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.

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.

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

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 chartered 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 re-inspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.


McClelland-Jones
Surveyors