Home Report

shepherd.co.uk

SHEPHERD

CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction

Home Report

SHEPHERD
CHARTERED SURVEYORS

Contents

Scottish Single Survey

Single Survey

survey report on:

Property address	Langholm Farm Ochiltree Cumnock KA18 2LS

Customer	Mr Templeton

Customer address	Langholm Farm Ochiltree Cumnock KA18 2LS

Prepared by	Shepherd Chartered Surveyors

Date of inspection	31/10/2024

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

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 marking 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 Rules of Conduct.

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" *is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;*

- the "Property" is the property which forms the subject of the Report;

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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 detached house with attached farmhouse, along with traditional steading outbuildings and 8.35 acres of land. The two properties will be referred to as 'the house' and 'the Farmhouse' throughout the report.

Accommodation	HOUSE: GROUND FLOOR - Entrance Vestibule, Hallway, Living Room, Kitchen and Bathroom with WC. FIRST FLOOR - Landing and Three Bedrooms. FARMHOUSE: GROUND FLOOR - Entrance Hall, Living Room, Bedroom, Kitchen and Bathroom with WC. FIRST FLOOR - Bedroom with Dressing Area and One Further Bedroom.

Gross internal floor area (m²)	The Gross Internal Floor Area of the house extends to 119m² or thereby. The Gross Internal Floor Area of the Farmhouse extends to 112m² or thereby.

Neighbourhood and location	The subjects occupy a rural position on the outskirts of the village of Ochiltree and within the grounds of Auchinleck House Estate, several miles away from most amenities. The subjects have a private position overlooking Lugar Water. Surrounding land uses are predominately grazing land or woodland.

Age	Constructed around 1887.

Weather	Dry and overcast.

Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There are two chimney stacks of brick/stone construction, with pointed and rendered external finishes. There are stone copings, clay terminals and lead and cement flashings. Any other chimney stacks have been removed to below roof level.

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.** **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.** There are a number of pitched roof pitches overlaid in slate with metal ridge details. Inspection of roof void area within the house was possible via first floor ceiling hatch, and a "head and shoulders" style inspection revealed the roof to be of timber frame construction overlaid in timber sarking. The roof space was noted to be insulated. No access was obtained to any roof space area within the Farmhouse.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** There is a combination of PVC and cast-iron goods.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The walls are of solid stone and solid brick construction with pointed, rendered and painted external finishes.

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 predominantly uPVC framed, sealed unit double glazing with some timber framed, double glazed Velux units. The external door to the house is a timber unit, and the external door to the Farmhouse is a composite panel unit with double glazing.

External decorations	**Visually inspected.** Painted masonry and cast-iron.

Conservatories / porches	Not applicable.

Communal areas	Not applicable.

Garages and permanent outbuildings	**Visually inspected.** There are attached and detached traditional steading buildings of stone construction with pitched, timber framed roof structures overlaid in slate.

Outside areas and boundaries	**Visually inspected.** Immediate garden grounds are overlaid in a mixture of materials including lawn, concrete paving and tarmac which forms a courtyard parking area. The grounds are sloping/split level with masonry steps and masonry retaining walls, along with areas of low level masonry garden wall and garden fence. Boundaries are mainly defined by fencing. We understand that ground pertaining to the property extends to 8.35 acres made up in a combination of grazing land and woodland, along with some parts of Lugar Water with fishing rights within designated areas. The access road is made up in a mixture of materials including concrete hardstanding and gravel, part of which is owned by the estate.

Ceilings	**Visually inspected from floor level.** Lath and plaster and plasterboard lined, with areas of PVC and timber panelling and textured coating.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Solid construction plastered on the hard, lath and plaster and plasterboard, with areas of PVC panelling.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** Flooring is a combination of suspended timber and solid concrete construction. Various fitted floor coverings exist above.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** There are timber panel and timber and glass panel doors, timber skirtings, timber door and window surrounds and timber tread and riser staircases. Kitchen fittings comprise floor and wall mounted units.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There is an open fireplace within the house living room along with a solid fuel stove within a first floor Farmhouse bedroom. There are tiled, timber and stone surrounds. There is also a feature fireplace within another first floor Farmhouse bedroom (the external chimney stack has been removed) and otherwise, fireplaces have been removed/covered over.

Internal decorations	**Visually inspected.** There are paper, paint and tile finishes.

Cellars	Not applicable.

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.** Electricity is from the mains grid with fuse boxes and meters located within hall cupboards.

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** There is no mains gas supply to the property. There is a private oil supply supplying the Farmhouse, with the PVC tank located externally to the rear of the building.

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.** We understand that water is from the mains supply via a private pipe, with a water meter located within a neighbouring field. Where seen, plumber fittings were of copper and PVC pipework. Sanitary fittings comprise three piece suites within the bathrooms, along with wash-hand basins and a shower cubicle at first floor level of the house.

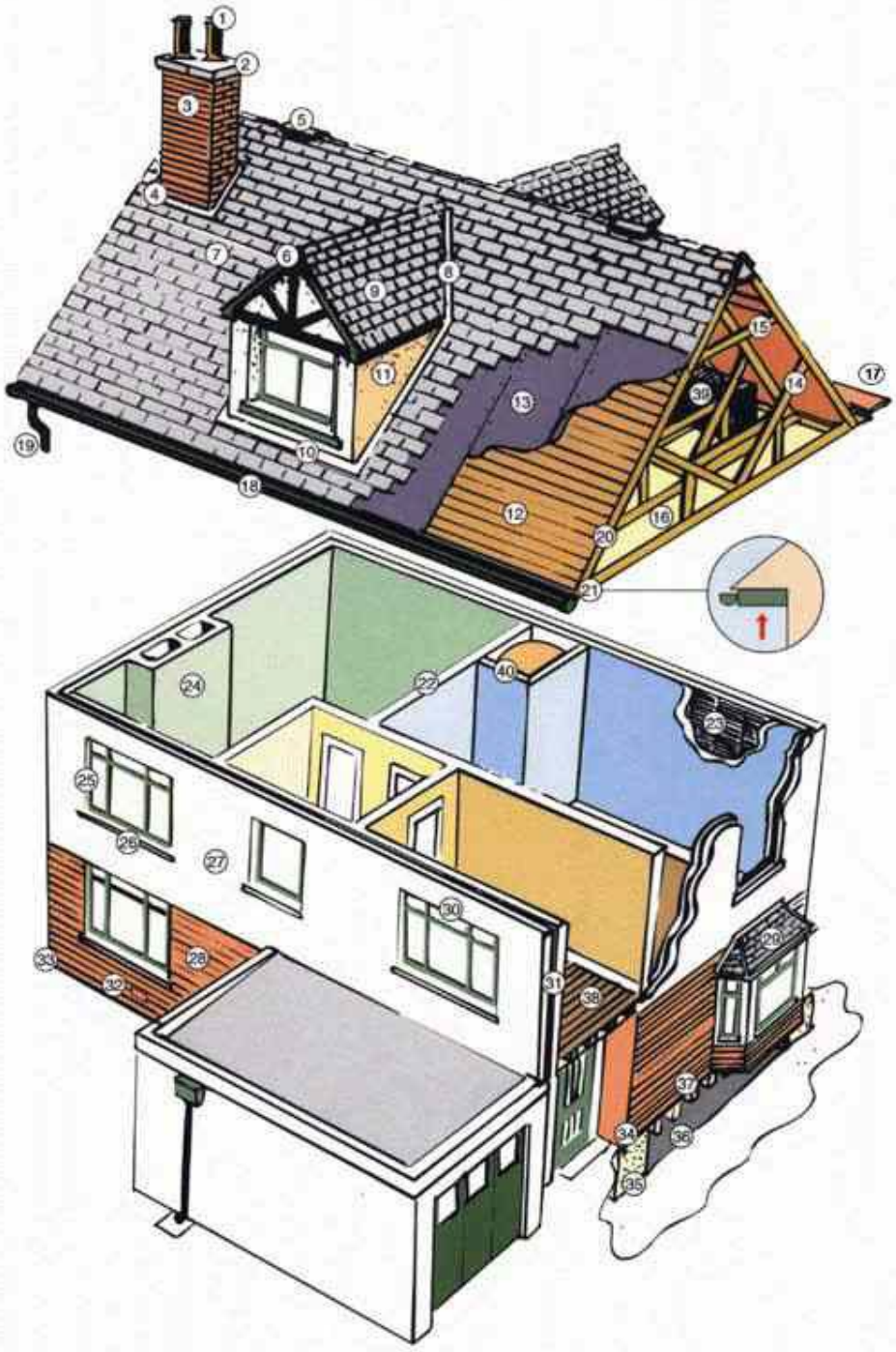
Heating and hot water	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Space heating within the house is provided by electric storage and panel radiators, with an immersion tank for hot water located within a kitchen cupboard. Heating for the Farmhouse is provided by an oil fired combination boiler located within the kitchen. This serves the central heating system via radiators and also appears to provide hot water on demand.

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** We understand that drainage is to a private septic tank located within the grounds of the property.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.

Any additional limits to inspection	An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. The property had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. No access was available beneath sanitary or kitchen fittings. Windows and external doors were not all fully opened or tested. No access was available to any sub-floor areas. Full and safe access was not available to the roof void area within the house due to the presence of a thick layer of insulation throughout and the absence of flooring or crawl boards. No other areas of attic space were inspected. Outbuildings and land were not all fully or closely inspected.

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	Evidence of settlement/movement has affected the building evidenced by internal and external cracking and building lines being off level. A structural engineer has inspected the property and the resulting report is appended, which concludes that the evidence of movement noted is due to historic settlement.

Dampness, rot and infestation	
Repair category	3
Notes	Damp, rot and wood bore infestation related defects were found within the property. A timber and damp specialist has inspected the property and the resulting report is appended. Any recommended remedial works should be undertaken in the short term. There is evidence of mice (or similar) within the properties.

Chimney stacks	
Repair category	2
Notes	Weathering was noted to the external chimney stacks along with open mortar joints. The chimneys could be a possible source of ongoing water ingress, and are of an age and style where a degree of regular ongoing maintenance should be anticipated.

Roofing including roof space	
Repair category	2
Notes	A number of loose and broken roof slates were visible along with corroded ridge clips. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future. There was evidence of condensation within the roof void and improved ventilation is recommended.

Rainwater fittings	
Repair category	2
Notes	Some rainwater goods are of an older style and have suffered corrosion. Maintenance is required and gutters/downpipes checked during heavy rainfall.

Main walls	
Repair category	2
Notes	Cracking was noted to masonry along with some spalling stonework. Patch repair and regular ongoing maintenance should be anticipated. Painted stone is against best practice.

Windows, external doors and joinery	
Repair category	2
Notes	Windows and doors were not all fully opened or tested however some items of wear and tear including air gaps/faulty mechanisms were visible. Some double glazed units are defective having failed and allowed condensation to form between the panes. Repairs or replacement of units and/or components may be required. Localised evidence of decay was noted to areas of external joinery, which will deteriorate if left unattended.

External decorations	
Repair category	1
Notes	The external décor is weathered in places. If cast iron is not replaced, it should be redecorated in the short term and on a regular basis.

Conservatories/porches	
Repair category	N/A
Notes	

Communal areas	
Repair category	N/A
Notes	

Garages and permanent outbuildings	
Repair category	3
Notes	The outbuildings are in varying states of condition however in general, overhaul should be anticipated. Cracked and eroded masonry was noted along with slipped slates and rotten/defective structural roof timbers. Decay was noted to external joinery along with wood bore infestation and evidence of nesting. Some of the outbuildings appear to have suffered some structural movement.

Outside areas and boundaries	
Repair category	2
Notes	Boundary and garden walls and fences should be regularly checked and maintained as necessary, with cracked and frost damaged masonry walling noted along with some loose sections of fencing. External ground levels were noted to be slightly high in places in relation to internal floors. The access road is generally in reasonable condition, however will require some patch repair and regular ongoing maintenance. The property lies in close proximity to Lugar Water and is in an area at risk of flooding within the SEPA guidelines/website. Enquiries of the present owner indicate that there are have been no flood events to this location during their period of ownership (1981). We have assumed there are no issues in this regard, that the property has never suffered from flooding and that insurance can be obtained on normal terms. We would recommend that further checks are made prior to purchase in this regard.

Ceilings	
Repair category	2
Notes	Some cracked/damaged ceiling plaster was noted and repairs will be required. Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only.

Internal walls	
Repair category	2
Notes	Cracked/bossed wall plaster was noted (mainly within the house) and repairs may be required at the time of disturbance or redecoration.

Floors including sub-floors	
Repair category	2
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. Isolated loose flooring was detected underfoot along with some uneven sections likely caused by settlement, and future patch repair may be required. Wood bore infestation and damp/rot related defects were noted to areas of flooring (mainly within the house) and repairs will be required in line with comments made within the Dampness, Rot and Infestation section.

Internal joinery and kitchen fittings	
Repair category	2
Notes	Internal joinery is generally serviceable however some wear and tear items were noted and some fittings are of an older style (mainly within the house), and future maintenance or upgrading should be anticipated. Low level internal glazing should be checked for safety glass.

Chimney breasts and fireplaces	
Repair category	1
Notes	All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused. It is assumed that the stove has been installed in accordance with manufacturer's recommendations for fluing and ventilation and has always utilised the correct type of fuel. The appliance has not been tested by ourselves and is therefore presumed in full, safe working order. The flue should be regularly swept. A number of the fireplaces have been removed/covered over and a fireplace within the Farmhouse appears to be for feature purpose only. It is assumed that the chimneys are adequately vented with the chimneys capped. Ventilators should be fitted to prevent the build-up of dampness within the chimney flue.

Internal decorations	
Repair category	2
Notes	The internal decoration within the house will require to be upgraded dependant on individual taste. The Farmhouse is in reasonable decorative order.

Cellars	
Repair category	N/A
Notes	

Electricity	
Repair category	2
Notes	The electrical installations are of mixed age and the systems should be checked as a precaution by a registered electrician and upgraded if necessary. The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.

Gas	
Repair category	N/A
Notes	

Water, plumbing and bathroom fittings	
Repair category	2
Notes	Sanitary fittings within the house are generally of an older style with a cracked bath panel noted, and future maintenance or upgrading should be anticipated. Otherwise, sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.

Heating and hot water	
Repair category	2
Notes	Heating within the house is provided by electric panel/storage radiators with an immersion heater for hot water. The system was not tested. It is assumed the system has been installed, serviced and maintained to comply with all regulations. Any service/maintenance records should be sought prior to purchase. Future maintenance or upgrading should be anticipated. Leakage was noted below the immersion hot water tank and repairs will be required. It is assumed that the central heating system within the Farmhouse has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.

Drainage	
Repair category	1
Notes	There are understood to be private drainage arrangements in the form of a septic tank. The maintenance liability, rights of access and SEPA consents should be confirmed.

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

A former substantial farmhouse has been split into two self contained properties with separate Council Tax Bands, electricity meters and heating systems, however we understand the properties are on one title. This may not meet with a number of lenders guidelines and the availability of finance should be fully confirmed prior to purchase.

We understand that there is 8.35 acres of land made up of woodland and grazing land, along with part of Lugar Water including fishing rights. The exact boundary lines pertaining to the property should be confirmed with reference to the title deeds.

The property is accessed via a partly made road, part of which is shared with neighbouring properties. Rights of access and maintenance liabilities should be confirmed.

There are understood to be private drainage arrangements in the form of a septic tank and although cold water is from the mains supply, it is via a private pipe metered within a neighbouring field. The maintenance liabilities, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

The property is in an area of potential flood risk and investigations are required as described at section 2 of this report.

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

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £1,500,000 (ONE MILLION, FIVE HUNDRED THOUSAND POUNDS).

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

Due to their size and style, the outbuildings lie outside the parameters of standard calculations for insurance purposes. An estimate is given which it is believed will provide for the basic reconstruction for the purposes of a lender. A more detailed assessment of the reinstatement cost of the outbuildings should be obtained to ensure that any necessary additional cover is arranged.

Single Survey

Valuation and market comments
Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £410,000 (FOUR HUNDRED AND TEN THOUSAND POUNDS).

Signed	*Luke Doyle* Electronically signed :- 25/11/2024 13:26
Report author	Luke Doyle
Company name	J & E Shepherd Chartered Surveyors
Address	24 Portland Road Kilmarnock KA1 2BS
Date of report	31/10/2024

Mortgage Valuation Report

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

Property Address

Address	Langholm Farm, Ochiltree, Cumnock, KA18 2LS
Seller's Name	Mr Templeton
Date of Inspection	31/10/2024

Property Details

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

Property Style
- [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 [1887]

Tenure

[X] Absolute Ownership [ ] Other

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) [231] m² (Internal) [273] m² (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:

Attached and detached stone steading buildings.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement?	☒ Yes	☐ No
If Yes, is this recent or progressive?	☐ Yes	☒ No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	☒ Yes	☐ No

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

Service Connections

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

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

Brief description of Central Heating and any non mains services:

Space heating within the house is provided by electric panel/storage radiators, with an immersion tank for hot water.

Heating within the Farmhouse is provided by an oil fired boiler to radiators.

None of the systems were tested.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The subjects occupy a rural position on the outskirts of the village of Ochiltree and within the grounds of Auchinleck House Estate, several miles away from most amenities. The subjects have a private position overlooking Lugar Water. Surrounding land uses are predominately grazing land or woodland.

At the time of inspection the property was found to be in a condition generally consistent with its age and type of construction but some works of repair and maintenance are required.

We understand that there is around 8.35 acres of land made up of woodland and grazing land, along with part of Lugar Water including fishing rights. The exact boundary lines pertaining to the property should be confirmed with reference to the title deeds.

The property is accessed via a partly made road, part of which is shared with neighbouring properties. Rights of access and maintenance liabilities should be confirmed.

There are understood to be private drainage arrangements in the form of a septic tank and although cold water is from the mains supply, it is via a private pipe metered within a neighbouring field.

The property lies in close proximity to Lugar Water and is in an area at risk of flooding within the SEPA guidelines/website. Enquiries of the present owner indicate that there are have been no flood events to this location during their period of ownership (1981). We have assumed there are no issues in this regard, that the property has never suffered from flooding and that insurance can be obtained on normal terms.

Evidence of settlement/movement has affected the building evidenced by internal and external cracking and building lines being off level. A structural engineer has inspected the property and concluded that the evidence of movement noted is due to historic settlement.

OTHER ACCOMMODATION - Dressing Room.

Essential Repairs

Damp, rot and wood bore infestation related defects were found within the property. A timber and damp specialist has inspected the property and produced a report, and any recommended remedial works should be undertaken in the short term.

Estimated cost of essential repairs	15,000
Retention recommended?	☐ Yes ☒ No
Retention amount	N/A

Comment on Mortgageability

A former substantial Farmhouse has been split into two self contained properties. This may not meet with a number of lenders guidelines and the availability of finance should be fully confirmed prior to purchase.

Valuation

Market value in present condition	£ 410,000
Market value on completion of essential repairs	£
Insurance reinstatement value	£ 1,500,000

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? ☐ Yes ☒ No

Mortgage Valuation Report

Declaration

Signed	*Luke Doyle* Electronically signed :- 25/11/2024 13:26
Surveyor's name	Luke Doyle
Professional qualifications	BSc (Hons), MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	24 Portland Road, Kilmarnock, KA1 2BS
Telephone	01563 520318
Email Address	kilmarnock@shepherd.co.uk
Date of Inspection	31/10/2024

Energy Performance Certificate

Energy Performance Certificate (EPC)

Dwellings

Scotland

Langholm Farmhouse , Ochiltree, KA18 2LS

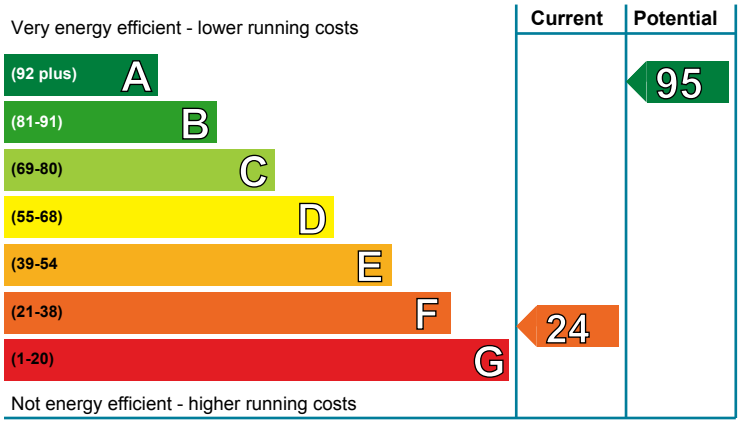
Dwelling type:	Semi-detached house	**Reference number:**	3514-2120-0209-0239-6272
Date of assessment:	31 October 2024	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	05 November 2024	**Approved Organisation:**	Elmhurst
Total floor area:	119 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	910 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*	**£16,689**	See your recommendations report for more information
Over 3 years you could save*	**£10,317**	

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

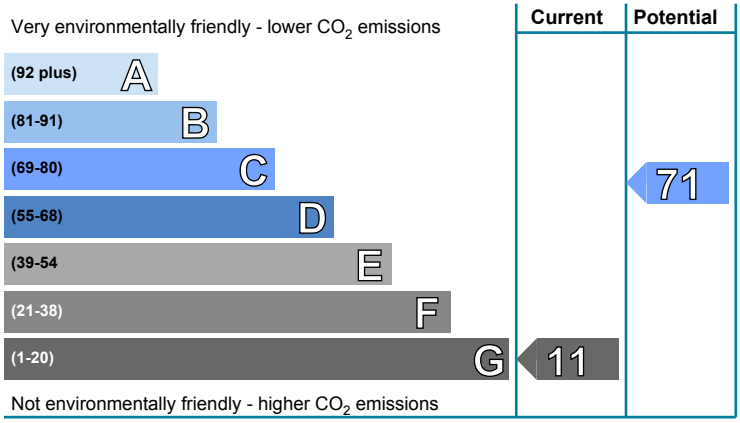


Energy Efficiency Rating

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 F (24)**. 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 G (11)**. The average rating for EPCs in Scotland is **band D (59).**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£6465.00
2 Floor insulation (suspended floor)	£800 - £1,200	£975.00
3 Floor insulation (solid floor)	£4,000 - £6,000	£291.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 270 mm loft insulation	★★★★☆	★★★★☆
	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	(another dwelling below)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★☆☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 75% of fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, 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 154 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 18 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 13.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£14,598 over 3 years	£5,319 over 3 years	You could save £10,317 over 3 years
Hot water	£1,602 over 3 years	£564 over 3 years	
Lighting	£489 over 3 years	£489 over 3 years	
Totals	**£16,689**	**£6,372**	

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	Internal or external wall insulation	£4,000 - £14,000	£2155	E 49	F 33
2	Floor insulation (suspended floor)	£800 - £1,200	£325	E 54	F 38
3	Floor insulation (solid floor)	£4,000 - £6,000	£97	D 55	E 39
4	Add additional 80 mm jacket to hot water cylinder	£15 - £30	£36	D 56	E 39
5	High heat retention storage heaters and dual immersion cylinder	£1,600 - £2,400	£727	D 67	E 46
6	Solar water heating	£4,000 - £6,000	£100	C 69	E 49
7	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£442	C 77	D 55
8	Wind turbine	£15,000 - £25,000	£1025	A 95	C 71

Alternative measures

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

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

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 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

2 Floor insulation (suspended floor)

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

3 Floor insulation (solid floor)

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

4 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

5 High heat retention storage heaters

Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

6 Solar water heating

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

7 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.

8 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

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)	32,310	(1,060)	N/A	(14,380)
Water heating (kWh per year)	2,285			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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. Luke Doyle
Assessor membership number:	EES/019306
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@shepherd.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

Energy Performance Certificate (EPC)

Dwellings

Scotland

Langholm Farmhouse Cottage, Ochiltree, KA18 2LS

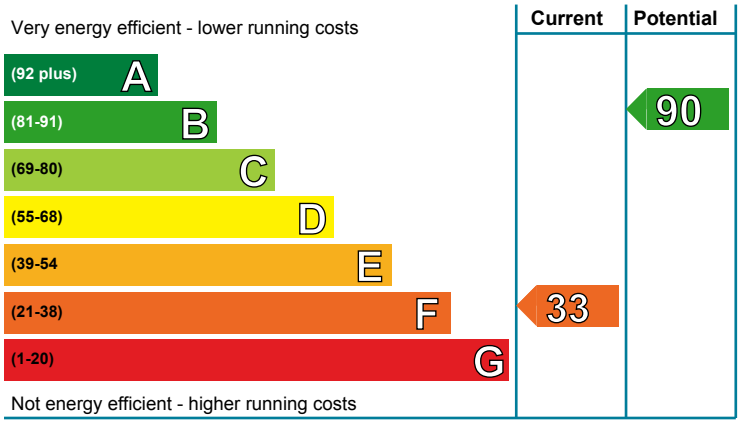
Dwelling type:	Semi-detached house	**Reference number:**	7399-1949-1230-9204-8220
Date of assessment:	31 October 2024	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	05 November 2024	**Approved Organisation:**	Elmhurst
Total floor area:	112 m²	**Main heating and fuel:**	Boiler and radiators, oil
Primary Energy Indicator:	393 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*	**£8,469**	See your recommendations report for more information
Over 3 years you could save*	**£3,984**	

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

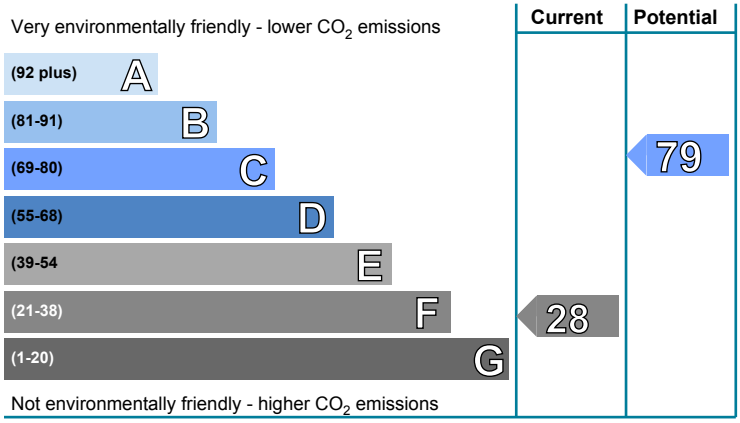


Energy Efficiency Rating

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 F (33)**. 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 F (28)**. The average rating for EPCs in Scotland is **band D (59).**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£1665.00
2 Internal or external wall insulation	£4,000 - £14,000	£1458.00
3 Floor insulation (suspended floor)	£800 - £1,200	£465.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	(another dwelling above)	—	—
	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★☆☆	★★★☆☆
Lighting	Low energy lighting in 56% of fixed outlets	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, 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 102 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 11 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 7.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£7,224 over 3 years	£3,540 over 3 years	You could save £3,984 over 3 years
Hot water	£768 over 3 years	£615 over 3 years	
Lighting	£477 over 3 years	£330 over 3 years	
Totals	**£8,469**	**£4,485**	

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	Room-in-roof insulation	£1,500 - £2,700	£555	E 44	F 38
2	Internal or external wall insulation	£4,000 - £14,000	£486	D 57	E 48
3	Floor insulation (suspended floor)	£800 - £1,200	£155	D 60	E 52
4	Floor insulation (solid floor)	£4,000 - £6,000	£39	D 61	E 53
5	Low energy lighting for all fixed outlets	£20	£42	D 62	E 54
6	Solar water heating	£4,000 - £6,000	£52	D 64	D 56
7	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£412	C 72	D 64
8	Wind turbine	£15,000 - £25,000	£1025	B 90	C 79

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 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

3 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.

4 Floor insulation (solid floor)

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

5 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting).

6 Solar water heating

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

7 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.

8 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

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)	30,012	(3,198)	N/A	(6,009)
Water heating (kWh per year)	3,442			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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. Luke Doyle
Assessor membership number:	EES/019306
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@shepherd.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

Property Questionnaire

property questionnaire

Property address	**Langholm Farm Ochiltree Cumnock KA18 2LS**

Seller(s)	**Mr Templeton**

Completion date of property questionnaire	**22/11/2024**

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?	**43 years**
2.	**Council tax**	
	Which Council Tax band is your property in?	**B**
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)** • **Garage** — **Yes** • **Allocated parking space** — **No** • **Driveway** — **Yes** • **Shared parking** — **Yes** • **On street** — **Yes** • **Resident permit** — **No** • **Metered Parking** — **No** • **Other (please specify):**	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**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)?	**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)?** **<u>If you have answered yes</u>, please describe below the changes which you have made:** It was a large house which we split into two	**Yes**
	(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**
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**
	(i) Were the replacements the same shape and type as the ones you replaced?	**Yes**
	(ii) Did this work involve any changes to the window or door openings?	**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.** Windows replaced approximate 25 years ago	
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).**	**Yes**

	oil fired boiler and storage heaters **<u>If you have answered yes</u>, please answer the three questions below:**	
	i) When was your central heating system or partial central heating system installed? 1995	
	(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:**	**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**
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to the property while you have owned it?** **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**No**
b.	**Are you aware of the existence of asbestos in your property?** **<u>If you have answered yes</u>, please give details:**	**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	**No**	
Water mains or private water supply	**Yes**	**Scottish Water**
Electricity	**Yes**	**scottish power**
Mains drainage	**Yes**	**E A C**

	Telephone	**Yes**	**unknown**
	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**
	(i) Do you have appropriate consents for the discharge from your septic tank?	**Yes**
	(ii) Do you have a maintenance contract for your septic tank? **<u>If have answered yes</u>, details of the company with which you have a maintenance contract:**	**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:**	**Don't know**
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:**	**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?**	**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:** the sepa water building has access to it	**Yes**
e.	**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** **<u>If you have answered yes</u>, please give details:**	**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:** a walk round the river	**Yes**
12.	**Charges associated with the 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:**	**No**
b.	**Is there a common buildings insurance policy?** **<u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?**	**No**
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 work**	
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.**	**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:**	**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:**	
14.	**Guarantees**	

a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	No
	(ii) Roofing	No
	(iii) Central heating	No
	(iv) National House Building Council (NHBC)	No
	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
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?If you have answered yes, please give details:	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in thelast 10 years? If you have answered yes, please give details:	No
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?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Name(s): George Templeton

Date: 22/11/2024

Appendices

rowallan
SPECIALIST SURVEYS

Independent Surveyors for Fungal Decay, Woodworm Dampness and Basement Waterproofing

30 John Finnie Street
Kilmarnock
KA1 1DD

Tel 01563 529716
info@rowallansurveys.co.uk
www.rowallansurveys.co.uk

SURVEY REPORT

Customer: George Templeton

Property: Langholm Farm
Ochiltree
KA18 2LS

Surveyor: Michael Caldow **Survey Date**: 12/11/2024

Ref No: 11255 **Report Date:** 12/11/2024

Property Description: Attached farmhouse and Annexe

May we take this opportunity to thank you for choosing Rowallan Specialist Surveys to carry out this inspection. We confirm you have asked us to inspect the accessible timbers for fungal decay, infestation by wood boring insect and accessible areas for dampness.

Our objective in preparing this report for you is to ensure that you have full transparency of the problems identified, are aware of the costs involved and to provide you with the solutions to rectify these problems with the minimum of disruption.

So that you can be confident in our diagnosis, our surveyors are fully qualified to CSRT/ CSSW level.

Our inspection was restricted to the areas designated below and was of a non-disruptive nature. Should there be any other areas of concern to you that we have not commented on or if you would like a more detailed examination involving exposure works, we would be pleased to undertake this for you on receipt of further instruction (written permission will require to be obtained from the property owner). Parts of the property which cannot be accessed will not be reported upon and this will be stated in the report, however, should the surveyor suspect that a defect may exist, he may recommend that a further inspection is required.

All directions given in our report were taken from the outside of the property facing the front elevation wall.

We have assumed that remedial works will be undertaken in conjunction with a more substantial scheme of alteration/ refurbishment and our specification has been prepared accordingly.

Farmhouse

Main Roof Void

OBSERVATIONS

Inspection was severely restricted due to method of construction (ie, coombed ceilings and dormers) and was further restricted by insulation materials, dust and debris.

Some of the timbers are water stained. Moisture penetration via roof coverings, flashings, etc can result in the moisture content of timbers being excessive, in that, it would permit the germination of spores of wood destroying fungi. We therefore recommend that you arrange for the roof coverings to be inspected and repaired as required under separate contract. If during the course of this work you require further inspection, please do not hesitate to contact us.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted.
Often referred to as woodworm, this is the most common wood-boring insect. It can be found in structural timbers where they lay their eggs on or in the timbers and the larvae feed upon and bore through the wood leaving a network of tunnels, thus damaging and weakening the structure.

The infestation noted during our inspection was slight to moderate and treatment with insecticide will be sufficient to eradicate the problem.

RECOMMENDATIONS

Works by Specialist Contractor:

Protect electrical junction boxes and open water tanks as appropriate.

Carefully remove, set aside and re-instate insulation material as the work progresses.

Clean down as deemed necessary all exposed roof timbers.

Apply insecticide to all exposed and accessible surfaces of roof timbers.

Lower Roof Void

OBSERVATIONS

Limited inspection was possible adjacent to the hatch and was further restricted by dust and debris.

Evidence of infestation by common furniture beetle (*Anobium punctatum*) was noted.

The infestation noted during our inspection was slight scattered and treatment with insecticide will be sufficient to eradicate the problem.

RECOMMENDATIONS

Works by Specialist Contractor:

Protect electrical junction boxes and open water tanks as appropriate.

Clean down as deemed necessary all exposed roof timbers.

Apply insecticide to all exposed and accessible surfaces of roof timbers.

First Floor Level

OBSERVATIONS

Inspection was generally restricted by floor coverings.

Evidence of moisture penetration was noted, particularly around dormer windows and we would refer to our previous comments regarding roof maintenance.

At the time of inspection, evidence of condensation was noted. For your guidance and assistance, we have enclosed a copy of our Condensation Information Sheet giving general advice.

Dampness noted around the redundant fireplace s to gable walls would appear to be the result a build-up of debris and residual hygroscopic salt contamination from the historic burning of fossil fuels absorbing moisture from the air.

During refurbishment we would recommend redundant fireplaces are opened-up, accumulated debris cleared, contaminated plaster removed and wall linings reinstated with permanent vents installed. This work is to be the responsibility of others under a separate contract.

Ground Floor Level

OBSERVATIONS

Inspection was generally restricted by floor coverings. No sub-floor inspection was possible.

A build-up of debris behind wall linings is allowing moisture/ cold to bridge from external masonry onto internal surfaces to some isolated areas. This may be alleviated by a balance of heating and ventilation, however, should damp persist it may be necessary to clear debris from behind affected areas and reinstate wall linings. This work would be the responsibility of others under a separate contract.

At the time of our survey visual and instrumental inspection indicated the presence of rising damp to those walls indicated for treatment on the attached sketch.

A leak from the water tank has resulted in decay to floor below. In addition, staining and dampness to remainder of kitchen floor may be indicative of concealed decay to sub-floor timbers.

There is no provision for sub-floor ventilation to Bathroom floor and this, together with adjacent dampness leads us to suspect decay to concealed timbers.

High ground level along the front elevation has blocked sub-floor ventilation, although new floorboards would suggest that concealed sub-floor timbers have previously been replaced.

We would recommend that high ground level along front elevation is lowered and sub-floor vents installed to front elevation wall and both elevations of Bathroom. This work is to be the responsibility of others under a separate contract.

RECOMMENDATIONS

A sketch has been enclosed to assist in the identification of treatment areas.

Works by Specialist Contractor:

Carefully hack off and remove existing wall plaster to areas and heights as indicated.

Install a chemical damp-proof course using a silane diffusion method to those walls indicated in accordance with BS 6576.

Install a ventilated, lathed membrane to exposed surfaces of masonry to isolate substrate from plaster finish.

Gypsum bonding plaster or plasterboard is to be applied to membrane followed by finishing plaster.

Carefully strip out and remove floor timbers including joists, wallplate, etc to areas indicated.

Renew joists and wallplate in pre-treated timber ensuring that all surfaces coming in contact with masonry are isolated with a physical damp proof membrane.

Fit new pre-treated floor boarding to the disturbed floor area.

Ancillary works required by others:

Remove all kitchen units, cupboards, appliances, sanitary appliances, etc prior to works commencing and reinstate/ renew along with new skirtings, etc as required.

Annexe

Roof

OBSERVATIONS

No inspection of roof timbers was possible due to attic room linings.

First Floor Level

OBSERVATIONS

Inspection was generally restricted by floor coverings.

Ground Floor Level

OBSERVATIONS

Inspection was generally restricted by floor coverings. No sub-floor inspection was possible. Some floors appear to be solid concrete.

At the time of our survey visual and instrumental inspection indicated the presence of rising damp to those walls indicated for treatment on the attached sketch.

RECOMMENDATIONS

Works by Specialist Contractor:

Carefully hack off and remove existing wall plaster to areas and heights as indicated.

Install a chemical damp-proof course using a silane diffusion method to those walls indicated in accordance with BS 6576.

Install a ventilated, lathed membrane to exposed surfaces of masonry to isolate substrate from plaster finish.

Gypsum bonding plaster or plasterboard is to be applied to membrane followed by finishing plaster.

Ancillary works required by others:

Reinstatement/ renewal of skirtings, etc.

GENERAL NOTES

We would draw your attention to the need for you to remove all fixtures, fittings, floor coverings, stored articles, etc from the areas designated for treatments, prior to works commencing on site.

Replacement timbers will be to standard stock items, sections and mouldings, unless otherwise specified.

Our cost assessment covers only those items specifically stated in the report to be undertaken by the Specialist Contractor. All other repairs and/or ancillary works are to be the responsibility of others, under separate contract.

No allowance has been made in our cost assessment for the removal and subsequent re-instatement of any electrical, plumbing or other services unless otherwise stated.

At the time of the inspection, it was not possible to ascertain the construction of the masonry or the nature of the mortar joints. Our cost assessment is therefore based on the masonry being level, in sound condition and bonded with mortar. If, during the course of the work specified, extra work is found to be necessary due to the poor condition of the masonry you will be notified.

It will be seen our specification includes for the removal of existing plaster. In removing plaster, it is not unusual for dust to find its way to the remotest parts of the property. Whilst the Specialist Contractor will take precautions to minimise this nuisance wherever practicable within the immediate area of the works, we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. No responsibility is likely to be accepted by the Specialist Contractor for cleaning or for any damage that may be caused by dust.

Our inspection is based upon a close, but not intimate, examination of the areas specified. Inevitably, there will be concealed timbers that could not be inspected fully, or at all, without opening up. We have, as far as possible, inspected accessible exposed surfaces available to us. Our recommendations are, therefore, subject to the qualification that further necessary works may be required once the fabric of the building or a particular element is exposed, this applies particularly to dry rot. Should you require a full exploratory examination, we would be pleased to quote. If you proceed on the present basis, we shall advise you of any further infestation or fungal decay discovered during the execution of the works and advise/assess accordingly.

You should be aware that we have reported upon problems evident to us at the time of our visit, we are not commenting in any general sense on the risk of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn your attention to other defects, these should be regarded as helpful suggestions and not a full complete assessment of any problems that may exist. External weathered timbers (eg, windows, fascias, etc) and outbuildings are not covered by the scope of our survey.

About Rowallan Specialist Surveys

We are a local, independent company providing professional advice and remedial solutions in relation to timber and damp problems in buildings.

Our reliability, professionalism and integrity have been proven by our many repeat customers and referrers. A small selection of our testimonials can be viewed on our website www.rowallansurveys.co.uk.

We would like to thank you once again for choosing us to carry out this survey for you. Our customer's opinions and satisfaction are very important to us and we believe in offering an exceptional service. We will, for that reason, follow up with a brief online survey from a specialist customer research company and would be delighted if you could provide us with your feedback. In the

meantime, if you would like to comment on any aspect of our service, please feel free to call our office or drop us an email at info@rowallansurveys.co.uk .

Cost Assessment

We advise that a competitive cost to undertake **Works by Specialist Contractor** as specified in this survey report would be:

	£ 12,400
VAT @ 20%	£ 2,480
Total	**£ 14,880**

Whilst we do not undertake remedial works directly, we can arrange for the works specified to be undertaken by one of our **Approved Specialist Contractors**. Although any contract will be between the customer and the Approved Specialist Contractor, you can be confident that work will be undertaken in accordance with our specification by skilled and experienced technicians complying with stringent industry standards in terms of workmanship and health and safety. Works will be carried out with the minimum of disruption and within the cost assessed by ourselves (subject to a reasonable period for acceptance and fluctuations in material costs).

Please contact ourselves should you wish work to be undertaken by an Approved Specialist Contractor and we will provide them all the necessary information for them to contact you directly and arrange mutually convenient work dates.

If works are undertaken by one of our **Approved Specialist Contractors**, upon final payment of the contract, a 20 year Guarantee will be issued offering you peace of mind by protecting your property for the future.

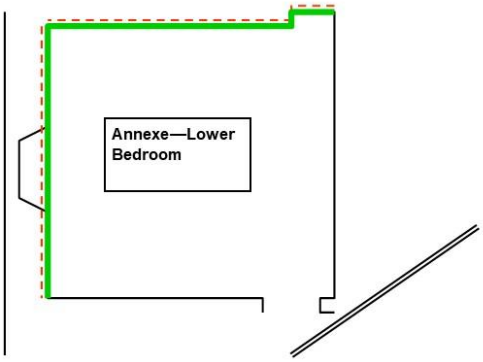
The surveyor who has been dealing with this property is Michael Caldow and can be contacted on telephone number 01563 529716 or mobile 07976 251978 or by e:mail at mc@rowallansurveys.co.uk.

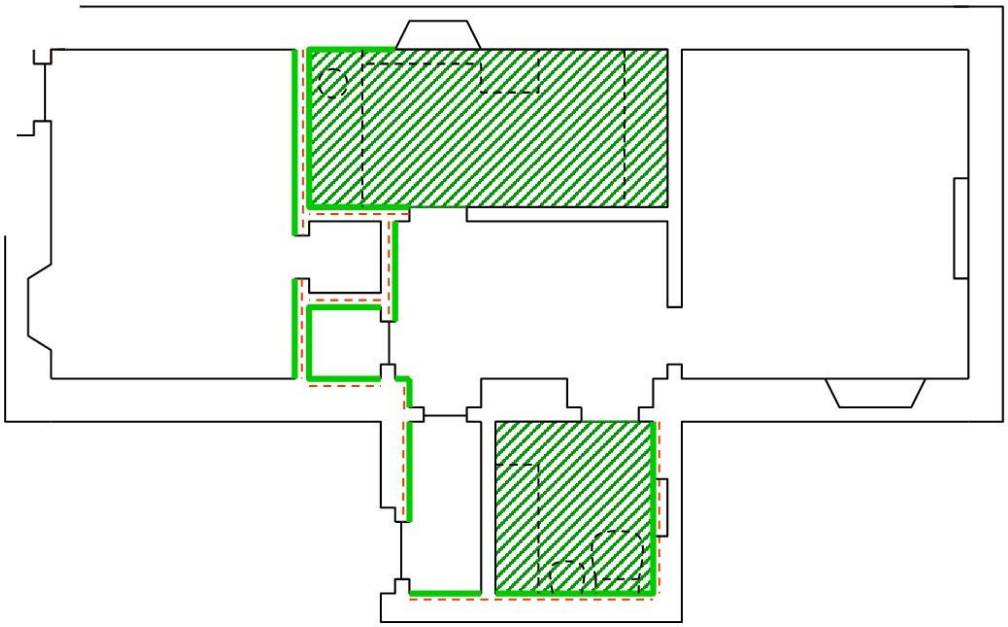
M Caldow

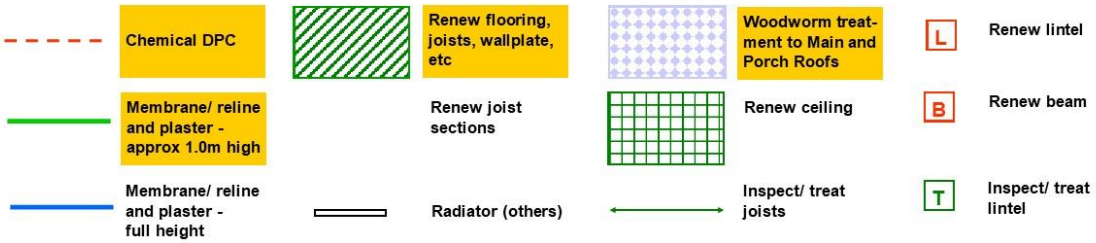
Michael Caldow BSc CSRT CSSW
For Rowallan Specialist Surveys

Langholm Farm
Ochiltree

Part Ground Floor Plan







Structural Surveys & Design SCOTLAND

Structural Appraisal Report

Langholm
By Ochiltree
East Ayrshire
KA18 2LS

Report Prepared For: George Templeton

Issue Date: 21st November 2024

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Surveys & Design SCOTLAND

Table of Contents

Introduction

Further to your recent instruction, we confirm having carried out a structural inspection of the property noted above on the afternoon of Monday 11th November 2024.

We understand the property is currently marketed for sale where the services of a structural engineer are being sought in relation to potential structural movement that has been identified by the building surveyor.

The following report is therefore limited to the above aspect only and does not constitute a full structural appraisal of the entire building.

Our survey has taken the form of a visual inspection only and has not involved any opening up works to foundations, walls or floors however we are comfortable that sufficient access was available to allow us to provide a reasoned opinion on the structural at this time.

Building Description

The property in question is a two-storey stone built farmhouse dwelling structure believed to have been built between 1860 & 1900, located just outside the East Ayrshire village of Ochiltree.

This structure takes the form of solid stone external walls generally of minimum 600mm thickness with property being externally rendered on three sides and a stonework finish the courtyard facing elevation.

The floors are of suspended timber joisted formation pocketed into external stone walls where these joisted floors also take support from internal perpendicular masonry walls taken to foundation level.

The roof is pitched from front to rear and is taken to a gable at either end where, given the level difference between first floor ceiling and gutter level, the trusses are assumed to be of raised tie truss formation. The roof finished externally in a traditional grey slate tile.

Refer to Appendix 'A' for a location plan.

Survey Observations

On arrival at the property a walk around the building perimeter highlighted some localised hairline cracking to the stone-faced courtyard elevation, towards the left-hand side when viewed from the courtyard.

These cracks were generally noted around the window openings and did extend from ground level to eaves level and generally meandered around stonework and ran through the mortar joints, where it is envisaged that some previous repointing works have been carried out at some point in the past.

The rendered finish on the remaining three elevations was considered to be of significant age however was found to be intact and in good condition for its envisaged age, with no cracking or spalling being noted.

Internally, a pass through the ground floor of the property highlighted some cracking to plaster covings and ceilings in and around the area of the external cracking (living room). Some creasing of wallpaper finishes was also noted in rooms corners in this area.

A slight 'dip' in the floor was also noted underfoot within approximately 0.5m of the gable wall and was noted along the length of the gable wall, which is parallel with the floor joist span. The floor was however stable and free of any 'bounce' underfoot.

On inspection of the first floor internally, similar coving and ceiling cracking was noted to both ends of the property (bedroom 1 & bedroom 2) and the same 'dip' in the floor was noted to the same gable as ground floor (bedroom 2).

Creasing of wallpaper finishes at room corners was also noted as being more substantial on the first floor than of that on the ground floor (bedroom 1 & bedroom 2).

The roof was visually inspected externally from ground level where the gable walls appeared plumb and vertical, with chimney's to both gables appearing fully intact and the roof ridge and gutter lines appearing horizontal and free of any sagging.

It was however noted that evidence of water ingress / damp was noted throughout the property which could be as a result of defective roof finishes and waterproofing etc.

Refer to Appendix 'B' for photographs taken during the inspection and Appendix 'C' for the floor plans of the property in question.

Conclusions & Recommendations

Based on the observations noted above we comment as follows.

We are of the opinion that the structure has suffered a degree of foundation settlement, however we do not deem this to be overly significant and would also highlight that all buildings settle, as the applied load on the foundations compresses the undisturbed soil below and cracking in walls and sloping floors is a common indicator of such.

Although we cannot state that the cracking will not worsen, we would anticipate this to be unlikely as we would expect the settlement to have ceased given the age of the property.

We make no recommendation for any remedial works or structural repairs in this regard, at this time.

With regard to the sloping floors noted along the gable wall within the living room and bedroom 2 we believe this to be a localised issue with the outermost joist which could be as a result of the foundation settlement.

With the floor being stable and free of 'bounce' underfoot we would be comfortable with the floor remaining as is, should this be acceptable to the buyer.

If the preference is to have this rectified, assuming no rot is encountered on exposure of the affected joist, this can be rectified by placing timber packers on top of the joist and resecuring the tongue and groove floorboards on top.

Alternatively, a new joist could be secured to side of the existing joist where this new joist would be laid horizontally and at a level to suit the unaffected joists.

In its current form we see no reason as to why the property should not represent stable security for mortgage purposes.

We trust this is sufficient, however, should you require anything further please do not hesitate to contact us.

Kind Regards,

Chris Pattison BSc (Hons), CEng, MICE, MIET
Managing Director

Structural Survey

Langholm
By Ochiltree
East Ayrshire
KA18 2LS

Appendix A
Location Plan

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Surveys & Design SCOTLAND

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Survey

Langholm
By Ochiltree
East Ayrshire
KA18 2LS

Appendix B
Inspection Photographs

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk

Registered in Scotland No **SC673503**

Structural Surveys & Design SCOTLAND

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Surveys & Design SCOTLAND

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Survey

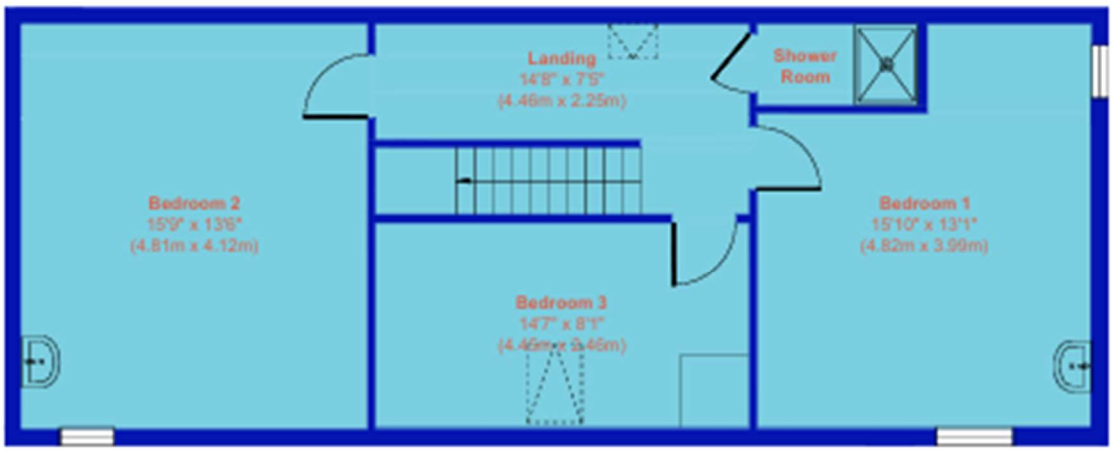
Langholm
By Ochiltree
East Ayrshire
KA18 2LS

Appendix C
Floor Plans

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

Structural Surveys & Design SCOTLAND

Langholm Ground Floor
Approximate Floor Area
522 sq. ft
(48.54 sq. m)



Langholm First Floor
Approximate Floor Area
660 sq. ft
(61.37 sq. m)

Structural Surveys & Design Scotland Ltd
Office; Landek House, Suite 27 – First Floor West Wing, 44/46 Bank Street, Irvine, KA12 0LP
T: 01563 501 989 - **E:** info@ssd-s.co.uk - **W:** www.ssd-s.co.uk
Registered in Scotland No **SC673503**

shepherd.co.uk

SHEPHERD RESIDENTIAL

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

SHEPHERD COMMERCIAL

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

HARDIES PROPERTY & CONSTRUCTION CONSULTANTS

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

Aberdeen
01224 202800

Ayr
01292 267987

Bearsden
0141 611 1500

Belfast
02890 912975

Birmingham
0121 270 2266

Coatbridge
01236 436561

Cumbernauld
01236 780000

Dalkeith
0131 663 2780

Dumbarton
01389 731682

Dumfries
01387 264333

Dundee
01382 200454
01382 220699

Dunfermline
01383 722337
01383 731841

East Kilbride
01355 248535

Edinburgh
0131 2251234
0131 557 9300

Elgin
01343 553939

Falkirk
01324 635 999

Fraserburgh
01346 517456

Galashiels
01896 750150

Glasgow
0141 331 2807

Glasgow South
0141 649 8020

Glasgow West End
0141 353 2080

Greenock
01475 730717

Hamilton
01698 897548

Inverness
01463 712239

Kilmarnock
01563 520318

Kirkcaldy
01592 205442

Leeds
0113 322 5069

Livingston
01506 416777

London
02033 761 236

Montrose
01674 676768

Motherwell
01698 252229

Musselburgh
0131 653 3456

Oban
01631 707 800

Paisley
0141 889 8334

Perth
01738 638188
01738 631631

Peterhead
01779 470766

St Andrews
01334 477773
01334 476469

Saltcoats
01294 464228

Stirling
01786 450438
01786 474476