

HOME REPORT

161 Nethanvale/Auchlochan Lesmahagow
Lesmahagow
ML11 0FX

MHA Auchlochan
Auchlochan Garden Village
New Trows Road
Lesmahagow
ML11 0GS

01555 896800



survey report on:

Property Address:	161 Nethanvale, Auchlochan Lesmahagow, Lanark, ML11 0FX
Customer:	MHA Auchlochan
Customer Address:	M H A, Auchlochan, Lesmahagow, Auchlochan Garden Village, New Trows Road, Lesmahagow, ML11 0GS
Prepared by:	Whyte & Barrie/First Surveyors Scotland
Inspection Date:	10 May 2022

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions. The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

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

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

1.3 LIABILITY

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

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.

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

Single Survey

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.² The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.

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

1.6 INTELLECTUAL PROPERTY

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

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid.

Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

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

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

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.

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 the Property should exchange, on the date of valuation, between a willing seller and a willing buyer in an arm's length transaction after proper marketing where 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.

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The subjects comprise a second (top) floor flat in a three storey building of 52 flats. The property is contained within the conversion of a former Care Home in a Retirement Village which provides a number of on site services.
Accommodation	Second Floor - Entrance hall, lounge/kitchen, bedroom and shower room with WC.
Gross internal floor area (m2)	49m2 approximately.
Neighbourhood and location	The subjects are located within the former Nethanvale Care Home in Auchlochan Retirement Village which is situated a short distance from Lesmahagow in South Lanarkshire. Most normal local amenities and facilities are available on site with more extensive amenities available in the towns of Lesmahagow, Lanark, Larkhall and Hamilton which are approximately 10-15 miles distant.
Age	The property was originally constructed in 2000 and re-developed circa 2016.
Weather	Overcast with intermittent showers.
Chimney stacks	None.
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>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.</p> <p>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.</p> <p>The roof is formed in pitched design clad with concrete tiles.</p> <p>No access was available to the roof space and we are therefore unable to confirm the condition of any unseen or inaccessible areas.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Rainwater goods are formed in PVC sections.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>Presumed to be of cavity brick/block construction with feature block work externally.</p>

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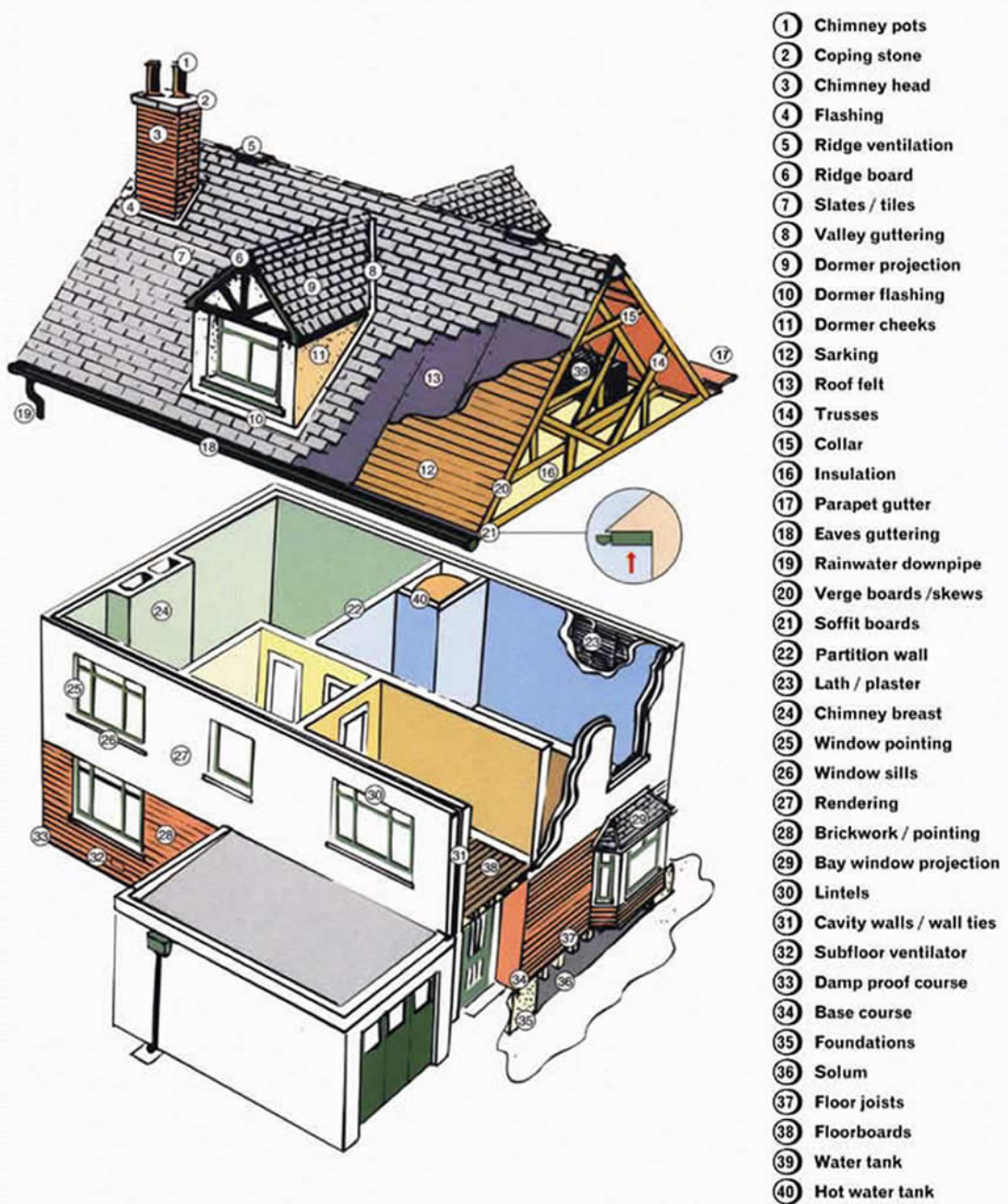
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are of double glazed PVC type. The main door to the flat is of timber construction. The fascias and soffits to the perimeter of the roof are formed in timber boarding.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>Painted/stained finish where applicable.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>The subjects are located within Auchlochan Retirement Village and benefit from extensive communal areas, including main reception, hair and beauty salon, arts and crafts suite, bistro, village shop and auditorium. The building itself includes a reception foyer, loch side patio, activity room, library seating area and accessible bathroom. In addition the Estate comprises 50 acres of parkland.</p>
<p>Garages and permanent outbuildings</p>	<p>There are no permanent outbuildings.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The subjects have 2 external balcony areas which are accessed via double glazed PVC doors from both the lounge and the bedroom, and overlook the rear garden/parking area. The property is situated within 50 acres of landscaped garden and parkland which includes walled gardens and lochan areas. The boundaries surrounding the entire site were not inspected.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The ceilings appear of plasterboard or similar material.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls appear of plasterboard or similar material.</p>
<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The flooring appears of concrete construction. There are fitted floor coverings throughout. There is a dwelling below and no access was possible to the underbuilding area.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen provides fitted base and wall-mounted units incorporating worktop and sink. Internal doors, skirtings and facings are of timber construction.</p>
<p>Chimney breasts and fireplaces</p>	<p>Not applicable.</p>

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Internal decorations	<p>Visually inspected.</p> <p>Internal surfaces have a generally papered/painted finish.</p>
Cellars	Not applicable.
Electricity	<p>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.</p> <p>Mains supply. The electrical switchgear is located in a cupboard in the entrance hall and there is a central room on the ground floor which houses the individual meters for each apartment, not accessible at the time of inspection.</p>
Gas	None.
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains supplies of water are provided. Visible plumbing appears of copper/PVC piping where seen. The wet room provides WC, wash-hand basin and mixer shower.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>There is a community heating system provided by an oil fired communal boiler located in the plant room within the building. The system was not inspected or tested. Heating is understood to be included within the service charge.</p>
Drainage	<p>Drainage covers, etc were not lifted.</p> <p>The property is thought to be connected to the mains sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>There is a secure entry system. Smoke and heat sensor alarms are fitted within the property.</p> <p>Fire Safety Legislation effective from February 2022 requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat detecting alarm must be installed in every kitchen area and all smoke and heat alarms must be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance e.g. central heating boiler, open fire, wood burning stove etc, a carbon monoxide detector is also required. The purchaser(s) should appraise themselves of the requirements of this legislation and engage with appropriately accredited contractors to ensure compliance.</p>

<p>Any additional limits to inspection</p>	<p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>At the time of inspection the property was vacant and unfurnished. The floors were concealed with a variety of fitted floorcoverings.</p> <p>No inspection of floor surfaces was possible under WCs, baths, showers, or washing machines or similar water using appliances and these should be checked at regular intervals as water seepage can cause problems.</p> <p>Services have not been tested. To have these tested arrangements should be made with suitably qualified electricians, plumbers, heating engineers etc.</p> <p>The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms & Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken.</p> <p>Due to the nature and/or age of some properties deleterious materials e.g. asbestos can be present in the building fabric and/or the finished surfaces to such e.g. textured coatings such as Artex, floor/ceiling/wall tiles, claddings, linings etc. If any of these elements are applicable to the property under report and should you require certainty of the construction of any part of the property (including any outbuildings or garages) then a detailed Building Survey or sample testing of materials by qualified technicians/scientists should be undertaken prior to concluding purchase. This degree of reporting is clearly out-with the scope of this form of inspection.</p> <p>This is not an Asbestos survey and should not be construed as such in any degree. Should this form of inspection, or indeed any other form of inspection to identify deleterious materials within the property, be required this should be provided by suitably qualified specialists under separate instructions.</p> <p>No inspection for Japanese Knotweed or other invasive plant species has been carried out and unless otherwise stated, for the purposes of this report, it is assumed there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties. The identification of Japanese Knotweed or other invasive plant species should be made by a specialist contractor.</p>
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Sectional Diagram showing elements of a typical house



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

2. Condition

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

Structural movement	
Repair category	1
Notes	At the time of our inspection there was no evidence of significant structural movement noted to affect the property.

Dampness, rot and infestation	
Repair category	1
Notes	There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection.

Chimney stacks	
Repair category	-
Notes	Not applicable.

Roofing including roof space	
Repair category	2
Notes	There is moss build up on the external roof surface.

Rainwater fittings	
Repair category	1
Notes	At the time of our inspection there was no evidence of damp staining/water staining on wall surfaces which would indicate leakage.

Main walls	
Repair category	1
Notes	The external masonry generally appeared in fair condition commensurate with age and exposure. There is a missing wall detail above the balcony entrance outside the living room.

Windows, external doors and joinery	
Repair category	1
Notes	No significant visible defects noted. Double glazing can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. In addition, seals to double glazed units are prone to unexpected failure. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance program.

External decorations	
Repair category	1
Notes	No significant visible defects noted.

Conservatories/porches	
Repair category	-
Notes	Not applicable.

Communal areas	
Repair category	1
Notes	The communal areas serving the property appeared adequately maintained. Hairline cracking was noted to internal walls within the communal stair.

Garages and permanent outbuildings	
Repair category	-
Notes	Not applicable.

Outside areas and boundaries	
Repair category	1
Notes	Outside areas appear adequately maintained. You should verify with the conveyancer the extent of the boundaries attaching to the property.

Ceilings	
Repair category	1
Notes	No significant visible defects noted.

Internal walls	
Repair category	1
Notes	No significant visible defects noted.

Floors including sub-floors	
Repair category	1
Notes	The flooring is generally level and firm to the tread. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

Internal joinery and kitchen fittings	
Repair category	1
Notes	The kitchen units are of modern style and type. The internal joinery is generally in keeping with age and type of property.

Chimney breasts and fireplaces	
Repair category	-
Notes	Not applicable.

Internal decorations	
Repair category	1
Notes	The property is generally in fair decorative condition throughout.

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Cellars	
Repair category	-
Notes	Not applicable.

Electricity	
Repair category	1
Notes	<p>It is assumed that building regulation approval has been obtained for any electrical alteration or installation carried out after 1 January 2005.</p> <p>The Institute of Electrical Engineers recommends that inspections and testings are undertaken at least every five years and on a change of occupancy for tenanted property or every ten years or change of ownership for owner occupied properties. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IEE regulations and codes of practice.</p>

Gas	
Repair category	-
Notes	None.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	The sanitary fittings are of modern style and type. The plumbing and fittings appeared of copper/PVC piping where seen and appeared in serviceable condition but were not tested.

Heating and hot water	
Repair category	1
Notes	The central heating system was not tested at the time of inspection and will require ongoing and regular servicing.

Drainage	
Repair category	1
Notes	Not tested. There was no surface evidence to suggest the system was choked or leaking

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

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

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

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

4. Valuation and conveyancer issues

Matters for a solicitor or licensed conveyancer	
<p>The subjects are located in a building which was originally constructed as Nethanvale Care Home and has been converted to form self contained flats.</p> <p>The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate.</p> <p>The subjects are situated within a Retirement Village and we understand that there is an occupational restriction on the property and service charges applicable to the flat which cover a variety of communal services and maintenance. Further clarification in this matter should be ascertained.</p> <p>We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.</p> <p>Absolute ownership is assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.</p> <p>The property is located in an area in which underground mineral workings have taken place and ceased at an earlier time. It is assumed that a written report from The Coal Authority would not reveal the subjects to be at risk of movement from past underground workings.</p>	
Estimated reinstatement cost for insurance purposes	
<p>It is understood that the insurance is under a communal block policy and this is covered under the service charge. Further clarification on this matter should be ascertained.</p>	
Valuation and market comments	
<p>The market value of the property, at the present time, may be fairly stated in the sum of £120,000 (ONE HUNDRED AND TWENTY THOUSAND POUNDS).</p> <p>The property is located within an exclusive Retirement Village and it is our experience that there has been a steady demand for properties of this style and type within this location. It should be appreciated that there is a restriction on occupation and as a consequence the subjects may not represent a suitable security for mortgage purposes subject to individual lender's criteria.</p>	
Report author	Mr Andrew MacFarlane BSc MRICS
Address	Whyte & Barrie/First Surveyors Scotland, Suites 7 & 8, Waverley House, Caird Park, Hamilton, ML3 0QA
Signed	electronically signed - SellersPack sid=466
Date of report	01 June 2022

Mortgage Valuation Report



Property Address

Address: 161 Nethanvale, Auchlochan Lesmahagow, Lanark, ML11 0FX
Seller's Name: MHA Auchlochan
Date of Inspection: 10 May 2022

Property Details

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

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

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

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

Approximate Year of Construction:

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired Years:

Accommodation

Number of rooms:
Living Room(s) Bedroom(s) Kitchen(s)
Bathroom(s) WC(s) Other (Specify in General remarks)
Gross Floor Area (excluding garages and outbuildings) m2 (Internal) m2 (External)
Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

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.

Mortgage Valuation Report

Service Connections

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

Drainage	<input checked="" type="checkbox"/> Mains	<input type="checkbox"/> Private	<input type="checkbox"/> None	Water	<input checked="" type="checkbox"/> Mains	<input type="checkbox"/> Private	<input type="checkbox"/> None
Electricity	<input checked="" type="checkbox"/> Mains	<input type="checkbox"/> Private	<input type="checkbox"/> None	Gas	<input type="checkbox"/> Mains	<input type="checkbox"/> Private	<input checked="" type="checkbox"/> None
Central Heating	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Partial	<input type="checkbox"/> None				

Brief description of Central Heating:

Oil fired communal boiler to radiators.

Site

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

<input type="checkbox"/> Rights of way	<input type="checkbox"/> Shared drives / access	<input type="checkbox"/> Garage or other amenities on separate site	<input type="checkbox"/> Shared service connections
<input type="checkbox"/> Ill-defined boundaries	<input type="checkbox"/> Agricultural land included with property	<input checked="" type="checkbox"/> Other (specify in General Remarks)	

Location

<input type="checkbox"/> Residential suburb	<input type="checkbox"/> Residential within town / city	<input type="checkbox"/> Mixed residential/commercial	<input type="checkbox"/> Mainly commercial
<input type="checkbox"/> Commuter village	<input type="checkbox"/> Remote village	<input type="checkbox"/> Isolated rural property	<input checked="" type="checkbox"/> Other (specify in General Remarks)

Planning Issues

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

If Yes provide details in General Remarks.

Roads

<input checked="" type="checkbox"/> Made up road	<input type="checkbox"/> Unmade road	<input type="checkbox"/> Partly completed new road	<input type="checkbox"/> Pedestrian access only	<input type="checkbox"/> Adopted	<input type="checkbox"/> Unadopted
--	--------------------------------------	--	---	----------------------------------	------------------------------------

General Remarks

The subjects are located within Auchlochan Retirement Village which is situated a short distance from the village of Lesmahagow in South Lanarkshire. Transport and essential shopping facilities are available within the general area.

The subjects comprise a second floor flat within a 3 storey block of 52 flats. The main walls are believed to be of brick/block cavity construction and have a reconstituted stone external finish. The roof is of pitched design and clad with concrete tiles. The subjects are located within the conversion of the former Nethanvale Care Home, which was originally constructed circa 2000 and redeveloped circa 2016.

The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate.

It is understood that there is an occupational restriction on the property and service charges applicable to the flat which cover a variety of communal services and maintenance obligations. Further clarification on this matter should be ascertained.

The property is located in an area in which underground mineral workings have taken place and ceased at an earlier time. It is assumed that a written report from The Coal Authority would not reveal the subjects to be at risk of movement from past underground workings.

Essential Repairs

Estimated cost of essential repairs Retention recommended? Yes No

Retention Amount

Comment on Mortgageability

The subjects are situated within a retirement village and as such there is an occupational restriction on the property, as a consequence the subjects may not represent a suitable security for mortgage purposes and will be subject to individual lender's criteria.

Mortgage Valuation Report

Valuations

Market value in present condition

Market value on completion of essential repairs

Insurance reinstatement value

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

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a month Short Assured Tenancy basis?

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed electronically signed - SellersPack sid=466

Surveyor's name Mr Andrew MacFarlane

Professional qualifications BSc MRICS

Company name Whyte & Barrie/First Surveyors Scotland

Address Suites 7 & 8, Waverley House, Caird Park, Hamilton, ML3 0QA

Telephone 01698 891400

Report date 01 June 2022

Energy Performance Certificate (EPC)

Scotland

Dwellings

161 Nethanvale, Auchlochan, Lesmahagow, Lanark, ML11 0FX

Dwelling type: Top-floor flat
Date of assessment: 10 May 2022
Date of certificate: 12 May 2022
Total floor area: 49 m²
Primary Energy Indicator: 190 kWh/m²/year

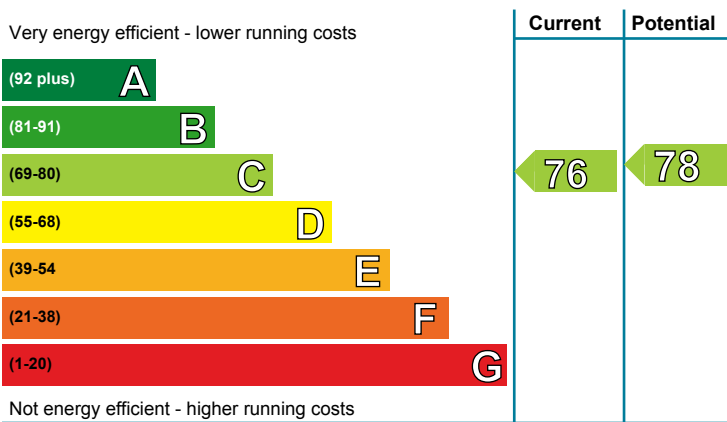
Reference number: 8002-5107-3222-4598-1523
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Community scheme

You can use this document to:

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

Estimated energy costs for your home for 3 years*	£1,266	See your recommendations report for more information
Over 3 years you could save*	£120	

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

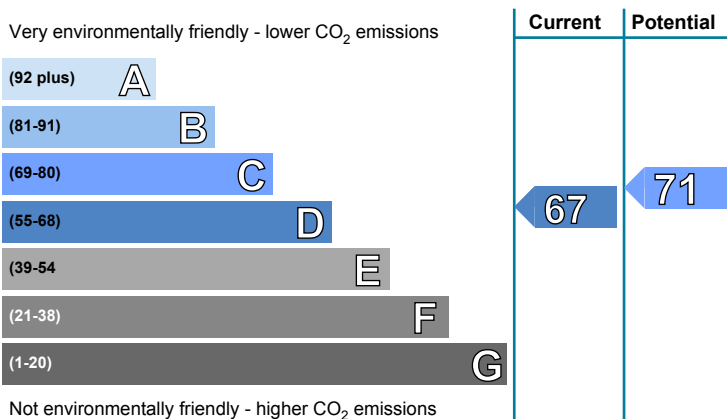


Energy Efficiency Rating

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

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

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band D (67)**. 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 Low energy lighting	£10	£36.00
2 High performance external doors	£1,500	£84.00

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	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Pitched, insulated (assumed)	★★★★☆	★★★★☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Community scheme	★★★★☆	★★☆☆☆
Main heating controls	Flat rate charging, TRVs	★★★☆☆	★★★☆☆
Secondary heating	None	—	—
Hot water	Community scheme	★★★★☆	★★☆☆☆
Lighting	Low energy lighting in 71% 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, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 54 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.7 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 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


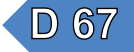


Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£789 over 3 years	£711 over 3 years	
Hot water	£288 over 3 years	£288 over 3 years	
Lighting	£189 over 3 years	£147 over 3 years	
Totals	£1,266	£1,146	

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 Low energy lighting for all fixed outlets	£10	£12		
2 High performance external doors	£1,500	£28		

Choosing the right improvement package

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

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

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

1 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>).

2 High performance external doors

High performance external doors contain insulation and lose heat at about half the rate of conventional external doors. Building regulations generally apply to this work, so it is best to check this your local authority building standards department.

Low and zero carbon energy sources

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

LZC energy sources present: 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)	3,280	(323)	N/A	N/A
Water heating (kWh per year)	1,873			

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. Gordon Turner
Assessor membership number:	EES/008495
Company name/trading name:	WBCS Scot Ltd T/AWhyte&Barrie First Surveyors Scot
Address:	Suites 7-8 Waverley House Caird Park Lanarkshire Hamilton ML3 0QA
Phone number:	01698891400
Email address:	andrew.macfarlane@wbcs.co.uk
Related party disclosure:	Employed by the professional dealing with the property transaction

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 [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



Property address	161 Nethanvale/Auchlochan Lesmahagow Lanark ML11 0FX
Seller(s)	MHA Auchlochan (The owner)
Completion date of property questionnaire	Mon 16 May 2022

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? Less than 1 year
2.	Council tax
	Which Council Tax band is your property in? C
3.	Parking
	What are the arrangements for parking at your property? (Please tick all that apply)
	Garage No
	Allocated parking space No
	Driveway No
	Shared parking Yes
	On street No
	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)?	No
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	No
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u> , please answer the three questions below:	No
	(i) Were the replacements the same shape and type as the ones you replaced?	No
	(ii) Did this work involve any changes to the window or door openings?	No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	

7.	Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	Yes
	If you have answered yes or partial – what kind of central heating is there? Oil Central Heating	
	i) When was your central heating system or partial central heating system installed? At time of build	
	(ii) Do you have a maintenance contract for the central heating system?	No
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	

8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes

9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	No
	<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?	No
	<u>If you have answered yes</u> , please give details:	

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	
	Electricity	Yes	Responsibility of owner to choose own supplier
	Mains drainage	Yes	
	Telephone	No	Responsibility of owner to choose provider
	Cable TV or satellite	No	Satellite Dish within loft space
	Broadband	No	Responsibility of owner to choose provider
b.	Is there a septic tank system at your property?	No	
	If you have answered yes, please answer the two questions below:		
	(i) Do you have appropriate consents for the discharge from your septic tank?		
	(ii) Do you have a maintenance contract for your septic tank?	No	
	If you have answered yes, please give details of the company with which you have a maintenance contract:		

11.	Responsibilities for shared or common areas	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?	Yes
	If you have answered yes, please give details: Managing agent appointed. MHA Auchlochan collect equitable shares as per Deed of Conditions/Agreements.	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	Yes
	If you have answered yes, please give details: Managing Agent appointed. MHA Auchlochan collect equitable shares as per Deed of Conditions/Agreements.	
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?	No
	If you have answered yes, please give details:	
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?	No
	If you have answered yes, please give details:	
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.)	No
	If you have answered yes, please give details:	

12.	Charges associated with your property	
a.	Is there a factor or property manager for your property?	Yes
	If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges: MHA Auchlochan, Auchlochan Garden Village, New Trows Road, Lesmahagow, Lanark, ML11 0GS	
b.	Is there a common buildings insurance policy?	Yes
	If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	Yes
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. Service Charge	

13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	No
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	No
	If you have answered yes, please give details:	
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	No
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.	
	Guarantees are held by:	

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
	(i)	Electrical work
	(ii)	Roofing
	(iii)	Central heating
	(iv)	National House Building Council (NHBC)
	(v)	Damp course
	(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)
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?	No
	If you have answered yes, please give details:	
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	No
	If you have answered yes, please give details:	
16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	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

	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.
	Catherine Johnston, Property Sales & Lettings Manager, MHA
	Mon 16 May 2022