

Blackadders

Cockerhall
Glencarse, Perth
PH2 7RQ
27/10/2020

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Single Survey

survey report on:

Property address	Cockerhall Glencarse Perth PH2 7RQ
Customer	Estate of the Late Mr J S Wiseman
Customer address	
Prepared by	J & E Shepherd
Date of inspection	8th October 2020



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 Property¹.

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

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

1.2 THE REPORT

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

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 the 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.

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

Terms and Conditions

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report² will be from information contained in the Report and the generic Mortgage Valuation Report.

² Which shall be in accordance with the current RICS 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.

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" 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. 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	Detached two storey dwellinghouse.
Accommodation	GROUND FLOOR Hallway, Lounge, Dining Room, Sun Room, Snug, Kitchen, Utility Room, and Cloakroom with WC. FIRST FLOOR Three Bedrooms and Bathroom with WC.
Gross internal floor area (m²)	181 sq m or thereby.
Neighbourhood and location	The subjects form part of a semi rural locality close to the village of St Madoes where limited local amenities are available. All primary facilities and amenities are available within the nearby cities of Perth or Dundee.
Age	We understand the subjects were erected around 1958.
Weather	Dry and bright.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney stack is of brick construction, externally harled and served with metal flashings.

<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</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 main roof coverings are of pitched design and overlaid externally with slates. There are flat felt coverings over the sun room and lounge window.</p> <p>Access to the main attic roof void was gained via the ceiling hatch and pull down metal ladder over the landing. The attic is partly floored and insulated where seen.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters and downpipes are mainly of traditional cast iron construction.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls would appear to be of cavity brick construction, externally harled and incorporating facing stone features.</p>
<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 mixed design being PVC/timber frame double glazed and timber frame single glazed design.</p> <p>External doors are of timber and PVC/glazed construction.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>Painted external timbers, soffits, and fascias.</p>

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Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is a brick built garage to the side of the property with a corrugated asbestos roof.</p> <p>There are a number of outbuildings, including various stores, timber sheds, and a greenhouse.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The subjects are set within a large sloping site with the boundaries where seen being formed in post and wire fencing, timber fencing, and hedging. The exact boundaries should be confirmed by an examination of the title plan.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings are lined in plasterboard.</p>
Internal walls	<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 are of solid construction plastered on the hard and timber stud construction overlaid with plasterboard.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</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 ground floors are of solid concrete construction and suspended timber construction overlaid with timber boards. The upper floors are of suspended timber construction. Partial floor coverings are fitted.</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 internal doors are mainly of timber flush panel and timber glazed panel design with timber skirting boards and facings. There are fitted base and wall units within the kitchen.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There is a brick open fireplace within the lounge.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>Internal finishes are a mix of paper, paint, and tiling.</p>
<p>Cellars</p>	<p>None.</p>
<p>Electricity</p>	<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>There is a main supply of electricity. The meter for the system is located on the landing.</p>
<p>Gas</p>	<p>No mains gas. There is however an external connection for bottled gas. This served the gas cooker within the kitchen.</p>
<p>Water, plumbing, bathroom fittings</p>	<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>We understand there is a main supply of water. The plumbing where seen is of copper and PVC design. A white three piece bathroom suite is fitted. There is a shower over the bath. A WC and wash hand basin have been fitted within the master bedroom.</p>
<p>Heating and hot water</p>	<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 coal fired Rayburn range within the kitchen which heats the radiators and provides the hot water. There is also an electric storage radiator within the kitchen. As mentioned previously there is an open coal fire within the lounge. The hot water storage tank is</p>

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	located within the landing cupboard.
Drainage	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is connected to a septic tank. We understand this is located to the east most corner of the front garden.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke detectors are present. A burglar alarm has also been installed. These have not been checked or tested.</p>
Any additional limits to inspection	<p>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.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>No access was available to any sub-floor areas.</p> <p>Full and safe access was not available to the roof void area due to the presence of a thick layer of insulation throughout.</p> <p>We were not able to fully inspect all areas of boundary fences/garden areas due to garden vegetation/restricted access.</p> <p>The garage vehicular door was not fully opened or tested.</p> <p>The cold water rising main was not fully inspectable.</p>

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.


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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	There was no evidence of significant structural movement within the limitations of our inspection.

 Dampness, rot and infestation	
Repair category	2
Notes	Damp related defects were found within the property and traces of wood bore infestation were noted to timbers within the attic. A reputable timber/damp specialist should carry out a full and thorough inspection of the property and provide estimates for any recommended remedial works.

 Chimney stacks	
Repair category	2
Notes	Our inspection of chimney was limited but it is of an age and style where a degree of regular ongoing maintenance should be anticipated.

 Roofing including roof space	
Repair category	2
Notes	There is evidence of dampness within the attic and a general covering of moss externally. The slate roofs are of an age and style where a degree of regular ongoing maintenance will be necessary. There are flat felt roof coverings to the front of the property. These are worn and would appear to be approaching the end of their efficient life span. The advice of a reputable roofing contractor should be obtained prior to purchase in order to fully ascertain the condition of all roof coverings.

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Rainwater fittings

Repair category	2
Notes	Rainwater goods are of an older style and were noted to be corroded/leaking. There is evidence of some internal dampness over the stair. This is presumed to have been caused by defective rainwater fittings. Choked gutters require to be cleared.



Main walls

Repair category	2
Notes	Areas of worn harling were noted.



Windows, external doors and joinery

Repair category	2
Notes	A number of the windows are in poor condition. Interstitial condensation is evident to various units. The timber frames and sills to the sun room windows are rotten. These will require to be replaced.



External decorations

Repair category	2
Notes	Evidence of decay/weathering was noted to areas of external joinery which will deteriorate if left unattended.



Conservatories/porches

Repair category	-
Notes	None.



Communal areas

Repair category	-
Notes	None.



Garages and permanent outbuildings

Repair category	2
Notes	The garage is in poor condition. Only a limited internal inspection was possible due to contents and stored belongings therein. External doors will require to be replaced. The roof over the garage is constructed in asbestos. Asbestos

	materials should be handled by a competent contractor only. Various outbuildings are also in poor condition.
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Outside areas and boundaries

Repair category	2
Notes	Sections of the boundary fences are damaged or missing. Repairs are required Mature trees within the grounds of the property will require future ongoing professional maintenance by an experienced contractor. The exact site boundaries will require to be confirmed by an examination of the title plan.



Ceilings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.



Internal walls

Repair category	2
Notes	Damaged internal wall surfaces will require repair.



Floors including sub-floors

Repair category	2
Notes	The sub-floor area was not inspectable however given the overall condition of the property, a precautionary check of the solum and sub-floor area is recommended by a reputable timber/damp specialist contractor.



Internal joinery and kitchen fittings

Repair category	2
Notes	Kitchen fittings will require to be replaced.



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.

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Internal decorations

Repair category	2
Notes	The subjects require a programme of upgrading, modernisation, and redecoration throughout.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	2
Notes	Aspects of the electrical installation give cause for concern and may be potentially dangerous. The system should be fully checked by a registered electrician prior to purchase.



Gas

Repair category	2
Notes	Gas services have been disconnected. These should be re-instated under professional supervision with any associated repairs or upgrading carried out in full by a Gas Safe registered contractor.



Water, plumbing and bathroom fittings


Repair category	2
Notes	Sanitary fittings are to a basic/dated standard. Early replacement will be required. 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	<p>The central heating system is very dated. Further advice should be obtained from a heating contractor with a view to replacement.</p> <p>There is a dated electric bar fire within the master bedroom. This should be removed.</p>

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 Drainage	
Repair category	1
Notes	There are private drainage arrangements. The maintenance liability, rights of access and SEPA consents should be confirmed.

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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	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	-
Electricity	2
Gas	2
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.

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3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

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

Unrestricted parking within 25 metres:

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

1. Which floor(s) is the living accommodation on?	Ground
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 type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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

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

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.

Access to the subjects is over an unmade private track. Rights of access and any maintenance liability should be confirmed.

There are private drainage arrangements. The maintenance liability, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

There are no recent alterations or extensions to 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 £350,000 (THREE HUNDRED AND FIFTY THOUSAND POUNDS)

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

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 £275,000 (TWO HUNDRED AND SEVENTY FIVE THOUSAND POUNDS)

Reports are required from the following: 1. Timber and damp specialist. 2. Roofing contractor. 3. Electrical contractor.

Detailed reports and estimates should be obtained from suitable tradesmen prior to purchase.

The overall condition of the property and the likely expenditure required has been reflected within our valuation figure.

Signed

Security Print Code [397939 = 7085]
Electronically signed

Report author

Mark A Hall

Company name

J & E Shepherd

Address

2 Whitefriars Crescent, Perth, Perthshire, PH2 0PA

Single Survey

Date of report	16th October 2020
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Mortgage Valuation Report



Property Address

Address Cockerhall, Glencarse, Perth, PH2 7RQ
Seller's Name Estate of the Late Mr J S Wiseman
Date of Inspection 8th October 2020

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:

There are a number of outbuildings, including various stores, timber sheds, and a greenhouse.

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 location of the supply in General Remarks.

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

Brief description of Central Heating:

Heating and hot water are provided via the coal fired Rayburn range within the kitchen.

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 Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

Additional Accommodation - Utility Room.

The subjects comprise a detached two storey dwelling house forming part of a semi rural locality close to the village of St Madoes where limited local amenities are available. All primary facilities and amenities are available within the nearby cities of Perth or Dundee.

At the time of our inspection, the subjects were found to be in poor condition, both externally and internally, requiring a programme of upgrading, modernisation, and redecoration. Kitchen and bathroom fittings will require to be replaced.

There is evidence of dampness within the attic and a general covering of moss externally. The slate roofs are of an age and style where a degree of regular ongoing maintenance will be necessary. There are flat felt roof coverings to the front of the property. These are worn and would appear to be approaching the end of their efficient life span. The advice of a reputable roofing contractor should be obtained prior to purchase in order to fully ascertain the condition of all roof coverings.

Rainwater goods are of an older style and were noted to be corroded/leaking. There is evidence of some internal dampness over the stair. This is presumed to have been caused by defective rainwater fittings. Choked gutters require to be cleared.

A number of the windows are in poor condition. Interstitial condensation is evident to various units. The timber frames and sills to the sun room windows are rotten. These will require to be replaced.

Evidence of decay/weathering was noted to areas of external joinery which will deteriorate if left unattended.

Aspects of the electrical installation give cause for concern and may be potentially dangerous. The system should be fully checked by a registered electrician prior to purchase.

The central heating system is very dated. Further advice should be obtained from a heating contractor with a view to replacement.

Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

No detailed inspection has been carried out of the garage and various outbuildings.

Access to the subjects is over an unmade private track. Rights of access and any maintenance liability should be confirmed.

There are private drainage arrangements. The maintenance liability, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.

There are no recent alterations or extensions to the property.

The overall condition of the property and the likely expenditure required has been reflected within our valuation figure.

Mortgage Valuation Report

Essential Repairs

Damp related defects were found within the property and traces of wood bore infestation were noted to timbers within the attic. A reputable timber/damp specialist should carry out a full and thorough inspection of the property and provide estimates for any recommended remedial works.

No retentions are considered necessary on the assumption the cost of any essential repair works will not exceed £5000.

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

Mortgage Valuation Report

Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

Valuations

Market value in present condition £ 275,000
Market value on completion of essential repairs £
Insurance reinstatement value £ 350,000
(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 6 month Short Assured Tenancy basis? £
Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [397939 = 7085]
Electronically signed by:-
Surveyor's name Mark A Hall
Professional qualifications BSC MRICS
Company name J & E Shepherd
Address 2 Whitefriars Crescent, Perth, Perthshire, PH2 0PA
Telephone 01738 638188
Fax 01738 637542
Report date 16th October 2020

Energy Performance Certificate (EPC)

Scotland

Dwellings

COCKERHALL, GLENCARSE, PERTH, PH2 7RQ

Dwelling type: Detached house
Date of assessment: 08 October 2020
Date of certificate: 13 October 2020
Total floor area: 181 m²
Primary Energy Indicator: 552 kWh/m²/year

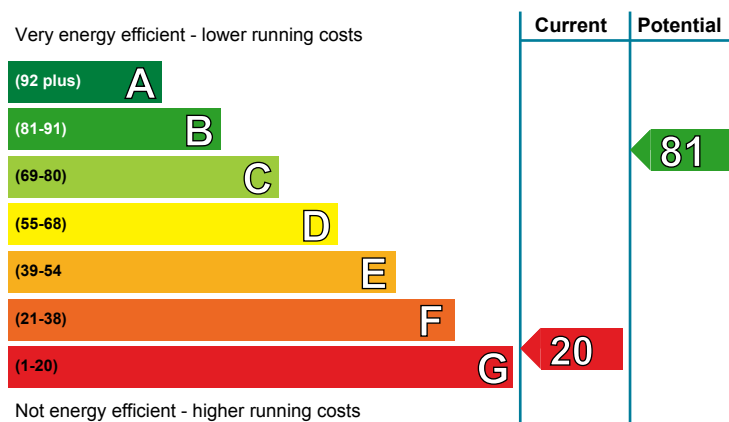
Reference number: 4010-2120-8009-0078-7202
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, coal

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*	£12,969	See your recommendations report for more information
Over 3 years you could save*	£7,710	

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

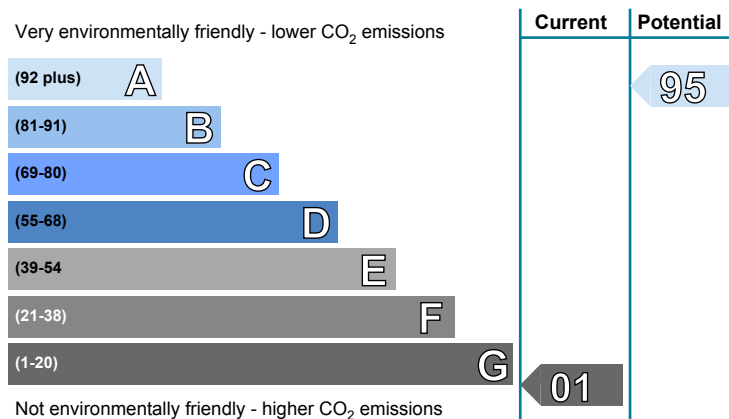


Energy Efficiency Rating

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 G (20)**. 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 G (1)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£441.00
2 Cavity wall insulation	£500 - £1,500	£2400.00
3 Floor insulation (suspended floor)	£800 - £1,200	£933.00

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, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 150 mm loft insulation	★★★★☆	★★★★☆
	Pitched, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Flat, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, coal	★★☆☆☆☆	★☆☆☆☆
Main heating controls	TRVs and bypass	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, coal	—	—
Hot water	From main system, no cylinder thermostat	★☆☆☆☆	★☆☆☆☆
Lighting	Low energy lighting in 25% 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 213 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 39 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 37.8 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	£11,406 over 3 years	£4,644 over 3 years	
Hot water	£993 over 3 years	£291 over 3 years	
Lighting	£570 over 3 years	£324 over 3 years	
Totals	£12,969	£5,259	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£147	F 22	G 1
2 Cavity wall insulation	£500 - £1,500	£800	F 33	G 2
3 Floor insulation (suspended floor)	£800 - £1,200	£311	F 38	G 6
4 Low energy lighting for all fixed outlets	£45	£58	E 39	G 6
5 Replace boiler with biomass boiler	£7,000 - £13,000	£1110	D 60	C 78
6 Solar water heating	£4,000 - £6,000	£49	D 61	C 78
7 Replacement glazing units	£1,000 - £1,400	£94	D 63	C 79
8 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£293	C 69	B 84
9 Wind turbine	£15,000 - £25,000	£669	B 81	A 95

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.

- External insulation with cavity wall insulation
- 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.

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

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

1 Flat roof or sloping ceiling insulation

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

2 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

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 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>).

5 Biomass boiler

Modern boilers are cleaner burning and more efficient than the boiler in this home and cost less to run. A biomass boiler burns renewable fuel such as wood logs or pellets and therefore is less damaging to the environment. This improvement is most appropriate when the existing heating system needs repair or replacement. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and also seek advice from a qualified heating engineer. Provisions under the Clean Air Act may determine if you can install such an appliance in your area so check this 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.

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 Replacement glazing units

Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous; a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

8 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.

9 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

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	38,303	(2,645)	(8,181)	N/A
Water heating (kWh per year)	3,498			

Addendum

About this document

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

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

Assessor's name:	Mr. Mark Hall
Assessor membership number:	EES/015798
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



Property Questionnaire

Property Address	Cockerhall Glencarse, Perth PH2 7RQ
-------------------------	---

Seller(s)	Estate of the Late Mr J S Wiseman
------------------	-----------------------------------

Completion date of property questionnaire	01/10/2020
--	------------

1 Length of ownership

How long have you owned the property?

19

2 Council tax

Which Council Tax band is your property in?

G

3 Parking

What are the arrangements for parking at your property?

(Please tick all that apply)

Garage

Allocated parking space

Driveway

Shared parking

On street

Resident permit

Metered parking

Other (please specify)

4 Conservation area

Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?

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

If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:

b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

Yes

If you have answered yes, please answer the three questions below:

- (i) Were the replacements the same shape and type as the ones you replaced?
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?

(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).

Solid Fuel

If you have answered yes, please answer the three questions below:

- (i) When was your central heating system or partial central heating system installed?
2012?
- (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?

No

9 Issues that may have affected your property

- a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

No

If you have answered yes, is the damage the subject of any outstanding insurance claim?

- b. Are you aware of the existence of asbestos in your property?

No

If you have answered yes, please give details:

10 Services

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

Services**Connected Supplier**

Gas or liquid petroleum gas	<input checked="" type="checkbox"/>	Separate supply of small cylinders - J Gas
Water mains or private water supply	<input checked="" type="checkbox"/>	Scottish water
Electricity	<input checked="" type="checkbox"/>	Scottish Power
Mains drainage	<input checked="" type="checkbox"/>	Septic tank only
Telephone	<input checked="" type="checkbox"/>	Bt
Cable TV or satellite	<input checked="" type="checkbox"/>	Sky
Broadband	<input checked="" type="checkbox"/>	Bt

b. Is there a septic tank system at your property?

Yes

(i) Do you have appropriate consents for the discharge from your septic tank?

Don't know

(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:

Upkeep of drive

b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?

Not applicable

If you have answered yes, please give details:

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?

Yes

If you have answered yes, please give details:

Driveway

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?

No

b. Is there a common buildings insurance policy?

No

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?

c. Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.

13 Specialist works

a. As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?

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.

Not sure

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:

Not sure

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., 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 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
Don't know
- (iv) National House Building Council (NHBC)
No
- (v) Damp course
No
- (vi) Any other work or installations? (for example, cavity wall insulation, 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):
 - (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)
- c. Are there any outstanding claims under any of the guarantees listed above?

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

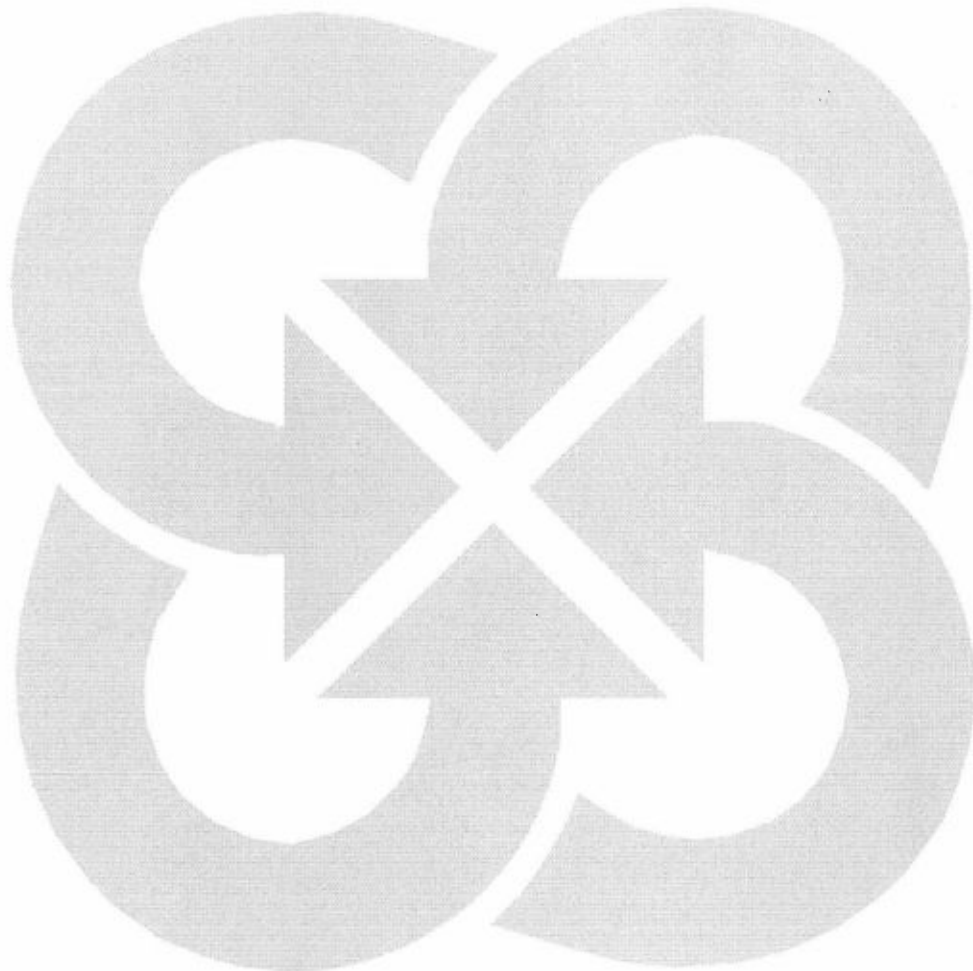
If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.





LAND CERTIFICATE

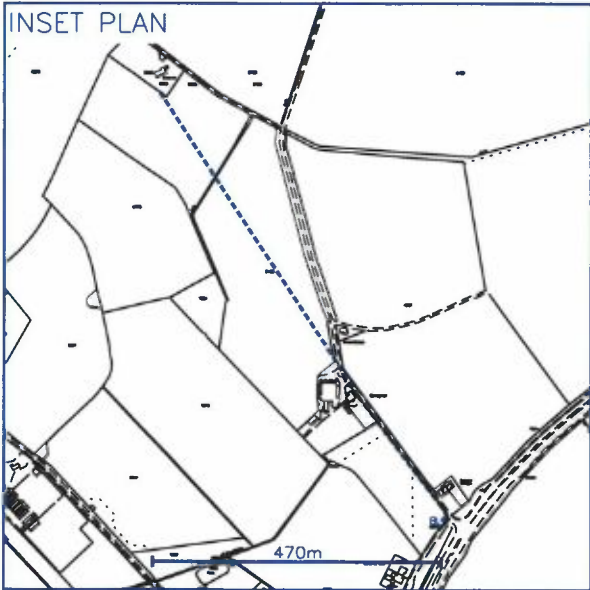
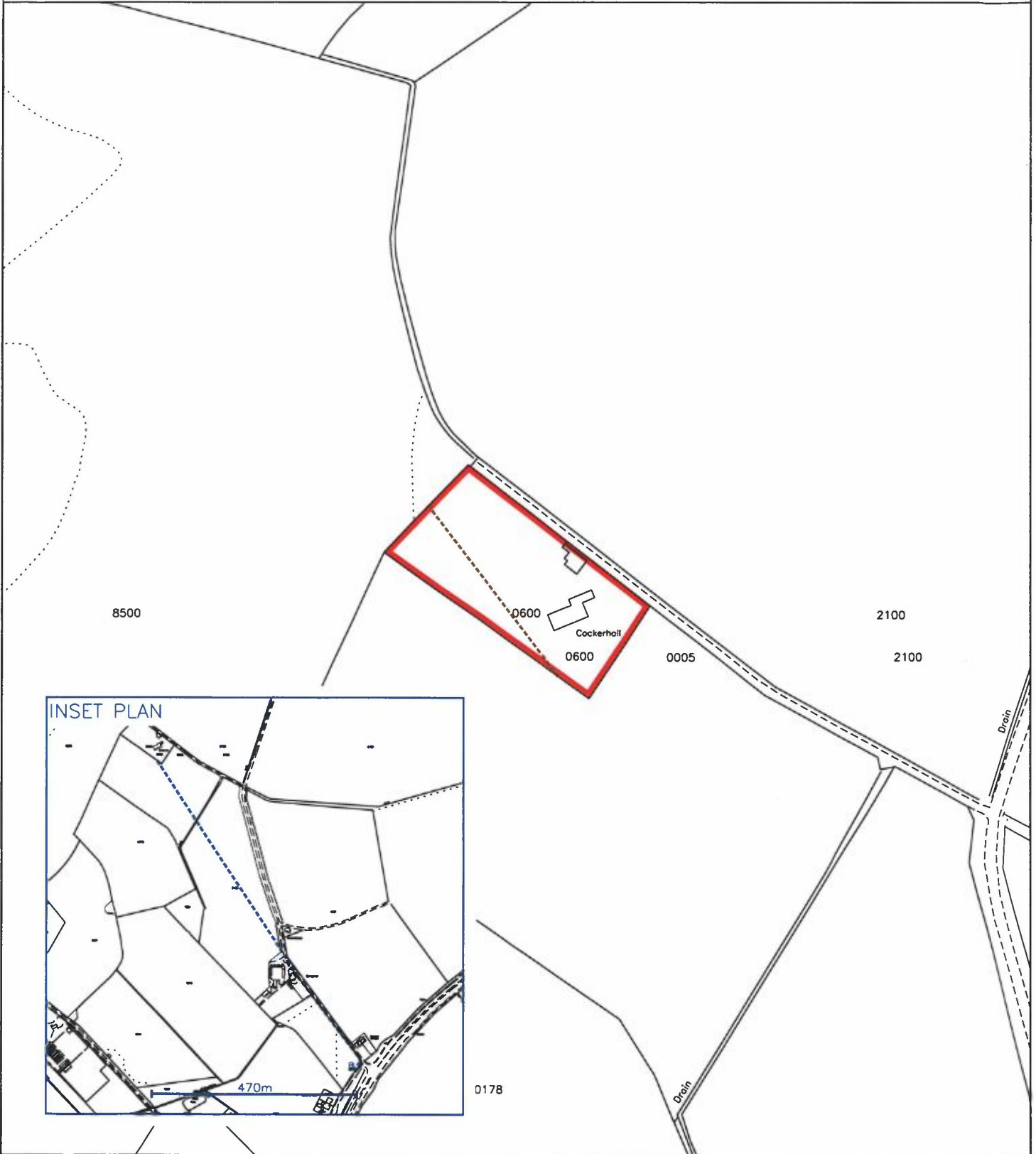
Title Number: PTH11124

Subjects: COCKERHALL GLENCARSE, PERTH
PH2 7RQ.



 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	4176 15/1/2003	PTH11124
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	Scale
		1/2500
NO2023 NO2123 NO2024 NO2124		Survey Scale
		1/2500

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0178



TITLE NUMBER PTH11124

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
29 OCT 2001

DATE TITLE SHEET UPDATED TO
29 OCT 2001

DATE LAND CERTIFICATE UPDATED TO
29 OCT 2001

INTEREST
PROPRIETOR

MAP REFERENCE
N02124

DESCRIPTION

Subjects COCKERHALL GLENCARSE, PERTH PH2 7RQ edged red on the Title Plan; Together with a servitude right over the Land and Barony of Glendoick and others in favour of the proprietor of the subjects in this Title, of maintaining the water supply pipe belong to the Proprietor of the subjects in this Title laid from the point lettered B in blue on the Title Plan along the broken blue line on said Plan to the point at which the said pipe enters the subjects in this Title, for the purpose of conveying water from the main water supply at the said point lettered "B" to the subjects in this Title, the Proprietor of the subjects in this Title being bound and obliged to upkeep at all times the said pipe in good order and repair and if necessary from time to time to renew the same with power to the Proprietor of the subjects in this Title to enter on the said Lands and Barony through which the said pipe runs for the purpose of cleaning, repairing and renewing the said pipe as and when necessary, the Proprietor of the subjects in this Title being bound to make good with all due speed any damage to the said Lands and Barony caused by or resulting from bursts, leakages, or by any of the aforesaid operations on or connected with the said pipe.



TITLE NUMBER PTH11124

B 1

B. PROPRIETORSHIP SECTION

ENTRY NO	PROPRIETOR	DATE OF REGISTRATION	CONSIDERATION	DATE OF ENTRY
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1	JAMES STANLEY WISEMAN and ELIZABETH ANNE WISEMAN spouses, 14 Coupar Angus Road, Dundee, equally between them and the survivor of them.	29 OCT 2001	£200000	06 SEP 2001
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Note: The Keeper is satisfied that there are in respect of the subjects in this Title no subsisting occupancy rights, in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981, of spouses of persons who were formerly entitled to the said subjects, except William Thomson Ritchie, Cockerhall, Glendoick who ceased to be entitled on 6 Sep.2001 and in respect of whose entitlement no evidence of the non-existence of an occupancy right has been produced.



TITLE NUMBER PTH11124

C 1

C. CHARGES SECTION

ENTRY
NO

No Entry

SPECIFICATION

DATE OF
REGISTRATION



TITLE NUMBER PTH11124

D 1

D. BURDENS SECTION

**ENTRY
NO**

SPECIFICATION

1 Feu Charter by Peter Alfred Cox (who and whose successors are hereinafter referred to as "the Superior") to Storrie & Company (Glencarse) Limited and their assignees (who and whose foresaid are hereinafter referred to as "the Feuars"), recorded G.R.S. (Perth) 2 Jan.1957, of the subjects in this Title ("the Feu"), contains the following burdens:

(1) In so far as not already done the Feuars shall, within two years from the term of entry being Whitsunday 1955 erect on the value of not less than Four Thousand Pounds Sterling, and all of such type and construction and of such materials and on such sites as shall be approved in writing by the Superior before the building operations are commenced, and for that purpose the Feuars shall submit such Plans and Specifications as the Superior shall require; No Buildings or Erections other than as aforesaid shall now or hereafter be permitted on the Feu, and the Feu and its permitted Buildings and Erections shall be used now and in all time coming exclusively as and connected with a Private Residence for one family only but the Feuars shall be entitled to use one of the rooms of the said Dwellinghouse as a Study or Office Room. Buildings and Erections of the aggregate original capital value, type and others aforesaid shall at all times be maintained by the Feuars on the Feu and no additions thereto or alterations thereon shall be made except the approval thereof in writing is first procured by the Feuars from the Superior;

(2) Access to and egress from the Feu shall be by the Old Roadway passing along the North-east side of the Feu, which, at its South-east extremity, joins the public road, running to Pitroddrie from the Dundee to Perth Public Road, and the portion of such Old Roadway extending from the said Public Road to the South-east boundary of the Feu shall be upkept by the Feuars in sufficient state of repair for the purpose of access. Such access shall, however, be subject to all proprietary and other rights in or over the said Old Roadway which the Owner of the Lands adjoining on the North-east, and any other persons, may have therein, and shall also be subject to right in favour of the Superior to the free use in all time coming, and without being liable in any way to compensate the Feuar of said Old Roadway for the purpose of removing timber from the Woodlands to the North or Northwest of the Feu and for any other purposes, and subject to a similar free right of user to the Proprietor or Occupier from time to time of Sandyhall Farm as an access to the Lands of said



TITLE NUMBER PTH11124

D 2

D. BURDENS SECTION

**ENTRY
NO**

SPECIFICATION

Farm, and the Feuars shall be entitled at their own risk and expense to remove any trees on the Old Roadway which may impede their aforesaid right of access to the Feu;

(3) There is reserved to the Superior an servitude right over the Feu of maintaining the water supply pipe in and through the Feu along the line the intended position of which is indicated by a broken brown line on the Title Plan for the purpose of carrying water from the Sandyhall Farm Water Collecting Tank to the Farm of Sandyhall, the Superior being bound and obliged to upkeep at all times the said pipe in good order and repair and if necessary from time to time to renew the same, with power to the Superior to enter upon the Feu for the purpose of cleaning, repairing and renewing the said pipe as and when necessary, the Superior being bound to make good with all due speed any damage done to the Feu caused by or resulting from bursts, leakages, or by any of the aforesaid operations on or connected with the said pipe;

(4) The Feuars shall lay and install in or upon the Feu proper sewage disposal Plant and appurtenances to be approved in writing by or on behalf of the Superior before the work is commenced, and for such purpose the Feuars shall submit such Plans and Specifications as the Superior may require of them, which Plant and others as so approved shall also conform to all requirements of the Local and any other Authority concerned and be maintained in a state of good order and repair at all times and if necessary be renewed from time to time by the Feuars, who shall be responsible for making good any damage done to adjoining Lands of the Superior resulting from any failure to keep such Plant and others in good order and repair or occasioned by or resulting from any operations connected with the same;

(5) The Feuars shall, with all due speed, enclose the Feu with stock-proof fences of a normal type and design with posts at six feet apart carrying six plain wires and one barbed wire, and such fences shall be upkept in good order and repair and when necessary renewed from time to time by the Feuars all to the satisfaction of the Superior. The Feuars shall take all precautions to prevent cattle and horses stretching over such fences, or sheep forcing themselves through such fences, and no liability shall fall upon the Superior or the Proprietor or Tenant from time to time of Sandyhall Farm for or in respect of any loss or damage to the Feu or anything thereon occasioned by or resulting from the failure of the Feuars to maintain stock-proof fences or to take appropriate precautions as aforesaid,



TITLE NUMBER PTH11124

D 3

D. BURDENS SECTION

**ENTRY
NO**

SPECIFICATION

and without prejudice to the foregoing the Feuars shall take all appropriate precautions to prevent damage being occasioned to the content of the Feu by deer, hares and rabbits.

Note; By letter dated 23 September 1993, the agents for the Superior confirmed (1) That the feuing conditions of a non continuing nature had been implemented and that there had been no breach of those of a continuing nature and (2) They had no objection to the dwellinghouse as presently existing including the existing extension.



Catalogue of Rights of Way Search Guidance Notes

These notes explain what is shown on your search results map(s) and provide information about the public right of access to land in Scotland. All maps are provided on a 1:50,000 scale base.

What is the Catalogue of Rights of Way?

CROW is the national Catalogue of Rights of Way. It was created by ScotWays in the early 1990s with the help of Scottish Natural Heritage and local authorities and is an amalgamation of rights of way information from a number of different sources. Mapped at 1:50,000 scale, the Catalogue does not include all rights of way – many of these are known only to local people and come to ScotWays' notice only when a problem arises.

CROW is continually updated to take account of new information as it comes to ScotWays' attention.

Catalogue of Rights of Way Search Results Maps

I don't have any search results maps.

We will only provide maps where we have a record of routes that cross or are close to your site of interest.

What is a Recorded Right of Way?

Any right of way that we record in the Catalogue of Rights of Way.

Where any Recorded Rights of Way pass through or close to your site you will receive a map showing them.

What is an Other Route?

Any path that we record in the Catalogue of Rights of Way that does not appear to meet the criteria to be a right of way.

Where any Other Routes pass through or close to your site you will receive a map showing them.

What is a Heritage Path?

These are historic routes that form part of the transport heritage of Scotland. They reflect our cultural and social development and include drove roads, military roads, Roman roads, pilgrim routes and trade routes.

These routes may or may not be rights of way, core paths or carry some other type of designation.

Find out more about Heritage Paths at <http://www.heritagepaths.co.uk>

Where any Heritage Paths pass through or close to your site you will receive a map showing them.

What is a Scottish Hill Track Route?

First published in 1924, *Scottish Hill Tracks* is a record of the network of paths, old roads and rights of way which criss-cross Scotland's hill country, from the Borders to Caithness.

These publicised routes may or may not be rights of way, core paths or carry some other type of designation.

Copies of Scottish Hill Tracks can be purchased from our web shop

<https://www.scotways.com/shop>

Where any Scottish Hill Track routes pass through or close to your site you will receive a map showing them.

Disclaimer

The routes shown on the search results maps have been prepared from information contained in the records of ScotWays, local authorities, judicial and other records. The inclusion of a route in CROW is not in itself declarative of its legal status.

Payments

Where you have received an invoice for your search, it must be paid within 30 days of the invoice date. Payment by BACS is preferred and bank details will be included on your invoice. Please quote the Invoice and Enquiry Numbers with your payment and remittance advice. Cheques should be made payable to "ScotWays".

Other Public Access Information

Unrecorded Rights of Way

Our records only show the rights of way that we are aware of. Scots law does not require a right of way to be recorded in a specific document. Any route that meets the following criteria will be a right of way. This could include any paths, tracks or desire lines within your area of interest. A right of way:

1. Connects public places.
2. Has been used for at least 20 years.
3. Follows a more or less defined route.
4. Has been used by the public without judicial interruption or the landowner's permission.

Core Paths

The Land Reform (Scotland) Act 2003 requires all access authorities to create a network of routes within in their area known as core paths. These are recorded in the authority's core paths plan. You should check the core paths plan of the relevant access authority to see if any core paths cross or are close to your site of interest.

Scottish Natural Heritage has gathered all the core paths information in Scotland at this link <https://www.nature.scot/enjoying-outdoors/routes-explore/local-path-networks>. **NOTE:** this not definitive and you should still check with the relevant access authority.

The General Right of Access

Irrespective of the presence or absence of rights of way and core paths, the land in question may be subject to the access rights created by Section 1 of the Land Reform (Scotland) Act 2003. Unless the land falls into one of the excluded categories in Section 6 of this Act, the public will have a right of access to the land and land managers are under a duty to consider this in any decisions made about the use/management of the land.

Other Promoted Routes

You may have part of a promoted route running through or close to your area of interest. These will usually be obviously signed with signposts or waymarking and may feature in guidebooks, leaflets, on local information boards and on websites. The two main types of nationally promoted routes are:

Scotland's Great Trails (<https://www.scotlandsgreattrails.com>)
the National Cycle Network (<https://www.sustrans.org.uk/map-ncn>).

Public and Private Roads

The Roads (Scotland) Act 1984 created the terms public road and private road. Public Roads are those roads which are on the List of Public Roads and which, importantly, the roads authority is required to manage and maintain. Private Roads are those roads which are not on the List of Public Roads and thus there is no duty on the roads authority to manage or maintain them. There is a public right of passage over these roads and the owner(s) of a private road may not restrict or prevent the public's right of passage over the road.

You should contact the local roads authority or the local council, for more information on public and private roads that may cross or pass close to your site of interest.

More Information on Outdoor Access Law

If you would like to know more about outdoor access law why not get a copy of our book *The ScotWays Guide to the Law of Access to Land in Scotland* by Malcolm Combe? Visit our website, <https://www.scotways.com/shop> for more information.

Development and Planning Applications

If you are planning to develop your site it is advisable to review the current amount and type of public access across it and present this as an access management plan as part of your planning application. This should include rights of way, core paths, other paths and tracks and take account of how the statutory right of access currently affects the site.

The plan should then consider the effect that the proposed works, during construction and upon completion, would have on the access identified. You should consider any good practice guidance associated with your proposed type of development e.g. for windfarms the Welsh Assembly Government's Technical Advice Note on Renewable Energy (TAN 8) Proximity to Highways and Railways paragraph 2.25 and the policies contained within any local statutory plans.

Depending upon your proposals there may be specific legal processes that you will need to follow to divert any paths or tracks either temporarily or permanently. These are in addition to obtaining planning permission for your proposal.

Updated July 2020



Ms Blythe Petrie
Blackadders LLP
30 & 34 Reform Street
Dundee
DD1 1RJ

12th October 2020

Dear Ms Petrie,

Catalogue of Rights of Way Search Results Report. Enquiry Ref: 02880.
Invoice No.: INV-0003390.
Cockerhall, Glencarse, Perth, PH2 7RQ.

Thank you for your enquiry of 28th September 2020. This report should be read in conjunction with the enclosed Catalogue of Rights of Way Search Guidance Notes.

Search Results

The National Catalogue of Rights of Way (CROW) does not record any rights of way that cross or are close to your site of interest as shown on the map you supplied.

There are no Heritage Paths currently recorded that cross or are close to your site of interest as shown on the map you supplied.

There are no *Scottish Hill Tracks* currently recorded that cross or are close to your site of interest as shown on the map you supplied.

Other Access to Land

You should be aware that other forms of public access to land may affect your site of interest. You can find out more about these other types of access in the enclosed Catalogue of Rights of Way Search Guidance Notes.

Payments

We charge a fee of £114 including VAT for searches for which an invoice is enclosed. Our terms are 30 days from the date of issue; please quote the Invoice Number shown above when making payment.

I hope the information provided is useful to you. Please do not hesitate to contact us if you have any further queries.

Yours sincerely,

Jane Gibson

Jane Gibson
Access Officer