Single Survey

survey report on:

Property address	Cogrieburn Cottage Beattock Moffat DG10 9PP

Customer	Richard Thorne

Customer address	Cogrieburn Cottage Beattock Moffat DG10 9PP

Prepared by	Shepherd Chartered Surveyors

Date of inspection	29/04/2026

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by marking the adjacent box. [X]

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

1.2 THE REPORT

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

The Report will identify the nature and source of information relied upon in its preparation.

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

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.

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.

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

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 INTELLECTUAL PROPERTY

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

1.5 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.6 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in

light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

1.7 PRECEDENCE

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

1.8 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- 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.

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.

Single Survey

1. Information and scope of inspection

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

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

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

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

Description	Single storey detached cottage.
Accommodation	Ground Floor: Lounge, Kitchen, Bedroom 1, Bedroom 2 and Bathroom with w.c.
Gross internal floor area (m²)	72m² or thereby (excluding the porch).
Neighbourhood and location	The property is situated in a rural location adjoining the B7076. Local amenities are available in the nearby villages of Beattock and Johnstonebridge, and the main facilities for the area are available in Moffat which lies approximately 6 miles distant.
Age	It is estimated that the property was constructed in the mid-to-late 1800s.
Weather	Dry and sunny.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There are two remaining chimney stacks of brick pointed construction with lead flashings and clay pots. A former chimney at the rear has been taken down to below roof level.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The main roof is pitched and slated with stone ridging. The roof over the rear bedroom is also slated, and has metal ridging and hips. The kitchen has a mono-pitched slated roof, and the roof above the bathroom is covered with corrugated fibre cement sheeting that is suspected to contain asbestos. Access into the attic roof space is gained through a ceiling hatch in the hall. The roof is of timber frame construction overlaid with sarkingboard and there is a felt membrane beneath the slates. The roof void is insulated above the ceilings, but the insulation depth falls short of current minimum recommended levels.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater fittings are formed in a mix of cast iron and PVC.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls are of solid stone construction which are pointed and painted externally. The walls of the rear bedroom extension appear to be of solid brick construction, which are also pointed and painted. The infill bathroom walls are constructed in brick.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The windows are double glazed uPVC casements and the kitchen also has a small metal skylight window. The porch (see below) has a uPVC double glazed door, and a timber glazed door connects the kitchen to an attached outbuilding.

External decorations	**Visually inspected.**

Conservatories / porches	**Visually inspected.** The walls of the porch are of single skin brick construction which are rendered externally. The mono pitched roof is slated. As advised, the door and windows are uPVC double glazed. The door between the porch and hall is timber panelled with glazed fanlight above.

Communal areas	Not applicable.

Garages and permanent outbuildings	**Visually inspected.** The former attached single car garage is now in a derelict state. Whilst the brick side wall remains, the roof and door have been removed. Attached to the rear part of the cottage, and accessed from the kitchen, is a storage outbuilding of brick construction with mono-pitched felt covered roof. There is a UPVC double glazed external door to the rear, and a timber door connected this outbuilding to the former garage.

Outside areas and boundaries	**Visually inspected.** The garden is enclosed with concrete block walls, post and wire fences and timber post and chainlink fencing. Details of the extent of the property must be confirmed with the Title Deeds. Off road parking is provided within the site. A burn/ditch feeds into a pond within the rear part of the garden, and this small watercourse then runs into an underground culvert that runs through the site.

Ceilings	**Visually inspected from floor level.** The ceilings appear to be lined throughout with plasterboard.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The main walls are drylined and part plastered on the hard internally, and the partitions are a mix of solid construction and timber studs.

Floors including sub floors	The floors are a mix of concrete and suspended timber construction. No access was gained into the sub-floor areas.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The internal doors are flush hollow core timber. As advised, a timber panelled door with glazed fanlight above separates the porch from the hall. There are fitted units in the kitchen which are dated.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There are open fires in the two front rooms. A former fireplace in the rear bedroom has been removed and the opening blanked off. As advised, the chimney stack has been taken down to below roof level.

Internal decorations	**Visually inspected.**

Cellars	Not applicable.

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Mains electricity. The electric meter and fuseboxes are in the entrance hall.

Gas	No gas supply.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Water is assumed to be from the mains supply. The kitchen units are fitted with a sink. There is a three piece white suite in the bathroom, but the wash hand basin is broken with little remaining and the WC is also damaged.

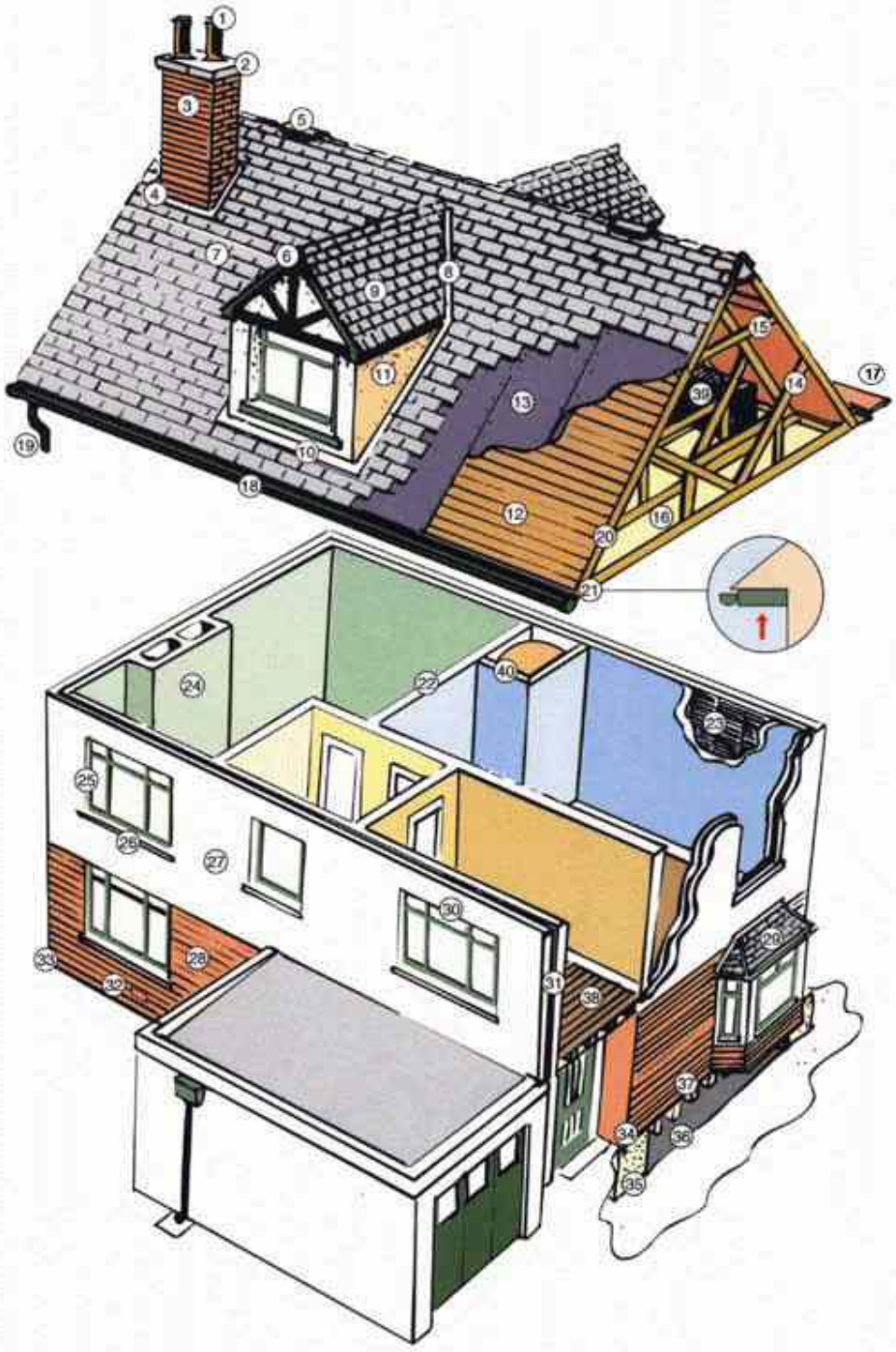
Heating and hot water	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** The boiler was installed in the kitchen and vented via a metal flue that projects through the roof. However, this has been removed and, accordingly, there is no fixed central heating within the property. It would appear that the boiler also provided domestic hot water to a foam insulated hot water tank with thermostat in the attic. Again, there is currently no provision for domestic hot water. There is an electric fan heater in the bathroom (as well as a radiator).

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is assumed to be connected to a septic tank. For the avoidance of doubt the tank was not located or inspected to confirm its age, type and condition, and the drainage system has not been checked or tested in any way.

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

Any additional limits to inspection	The property was unoccupied at the time of the inspection. Those parts of the property concealed behind fitted units and sanitary fittings etc were not viewed. No access was gained into the sub-floor areas. The roof void was inspected from the extent visible from the hatch without being fully entered. With properties of this type and age, various parts of the structure are hidden from view behind wall linings etc and cannot be seen. Where timbers are affected by dampness due to the inherent nature of the construction, or have become wet as a result of existing or previous defects in the building fabric, or leaking plumbing etc, it is possible for decay to manifest itself within concealed areas and to only become apparent in the future. Hidden areas that were not accessed or inspected cannot be reported as being free from defect, and any comments regarding the condition of the property must be read in this context. The report does not include an Asbestos Inspection. However, asbestos was widely used in residential construction until it was finally banned 1999. If suspected asbestos containing material has been highlighted in this report, or if there are concerns of its potential existence having regard to the age of the property, a qualified asbestos surveyor should be engaged to carry out an inspection should further advice be required. The report is not a Fire Risk Assessment, and the surveyor is not qualified to provide specific advice on fire safety issues. An inspection for Japanese Knotweed was not carried out. This is a plant that is subject to control regulation, is considered invasive, and 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 on neighbouring ground. Identification of Japanese Knotweed is best undertaken by a specialist. If it exists, removal must be undertaken in a controlled manner by a specialist contractor, which can be expensive.

Sectional Diagram showing elements of a typical house



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

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

2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:

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

Structural movement	
Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of the inspection.

Dampness, rot and infestation	
Repair category	3
Notes	Excessively high damp meter readings were recorded to the internal walls, partitions and floors. There are high external ground levels against the outer walls to some parts of the building, and there is inadequate sub-floor ventilation. Defects in the external fabric have allowed water/damp ingress to the roof and chimneys. Rot is affecting timbers including floorboards and joinery, and there is also rot to roof timbers. Concealed timbers that have been in contact with damp may be affected by rot. Evidence of woodworm infestation was noted to timbers including the roof. Instruct a reputable firm of timber/damp specialists to carry out a detailed inspection covering the entire property, provide a report and costings prior to purchase, and to thereafter undertake all works necessary to a fully documented and guaranteed standard.

Chimney stacks	
Repair category	2
Notes	There is weathered brickwork and pointing to the chimneys. As advised, there is water/damp ingress at the chimneys within the roof void. There is also dampness to the chimney breasts.

Roofing including roof space	
Repair category	3
Notes	There are broken and loose/slipped slates to the roof. The roof metalwork is weathered and there is corrosion to the ridge and hip fasteners. The copper lined valleys are affected by weathering and oxidisation. There are issues with significant water ingress to the roof in some areas, and there are wet and decayed timbers. The skylight windows are affected by corrosion. There is woodworm infestation to the roof timbers. The roof coverings are of an age and style where ongoing maintenance expenditure should be anticipated, and more extensive overhaul work or replacement may be required in the future. Roof coverings must be regularly inspected and maintained to ensure that they remain watertight The insulation depth in the roof voids falls short of current minimum recommended levels.

Rainwater fittings	
Repair category	3
Notes	There are corroded, missing and poorly aligned rainwater fittings.

Main walls	
Repair category	3
Notes	Areas of repointing are required to the external walls. Some of the ground levels are high against the outer wall surfaces which will be contributing to some of the issues with dampness internally.

Windows, external doors and joinery	
Repair category	2
Notes	The windows and doors are of an older style and are affected by weathering and age-related wear and tear. Repairs and adjustment are required, and there are failed double glazed units that require renewal. Serious consideration should be given to their replacement.

External decorations	
Repair category	2
Notes	The external paintwork is weathered.

Conservatories/porches	
Repair category	2
Notes	There is dampness to the walls of the porch, which are of inferior single skin brick construction. There are failed double glazed units to the windows.

Communal areas	
Repair category	N/A
Notes	

Garages and permanent outbuildings	
Repair category	2
Notes	The garage is in a derelict state. Whilst the side wall remains the roof and door have been removed. The attached outbuilding to the rear section of the garage has defective felt roof coverings. There is rot and woodworm to the roof timbers, and there is significant water ingress. The wiring within this outbuilding, the former garage at the side, and a demolished store at the rear is suspect.

Outside areas and boundaries	
Repair category	2
Notes	The front boundary walls have been constructed without supporting piers and are affected by leaning/movement. The fences require repair. The property is identified by SEPA as being at high risk of flooding from surface water and small water courses. A burn/water course runs within the site, partly through a culvert.

Ceilings	
Repair category	3
Notes	There are areas of collapsed and water-damaged ceiling which require repair/reinstatement.

Internal walls	
Repair category	3
Notes	There is excessively high dampness to the internal walls and partitions. Concealed timbers may be affected by rot. This requires investigation, before purchase, by a timber/damp specialist. There is defective plaster to the internal walls.

Floors including sub-floors	
Repair category	3
Notes	There is damp and decay to the timber floors and the sub-floor ventilation is inadequate. Concealed floorboards and joists may be affected by rot. This requires investigation, before purchase, by a timber/damp specialist.

Internal joinery and kitchen fittings	
Repair category	2
Notes	The internal joinery is of basic quality. The doors are affected by wear and tear and require repair or replacement. Similarly, the kitchen units are dated and damaged and would benefit from being renewed.

Chimney breasts and fireplaces	
Repair category	3
Notes	There is a missing surround to the fireplace in the lounge. The flues that serve the open fires must be swept at least annually, to remove the build-up of soot and to clear out any debris. The condition of the flues must also be checked at this time, and any required repairs attended to. Chimney flues are susceptible to developing defects due to the combined effects of heat, combustion gases and chemical attack. The fireplace to the rear bedroom has been removed, and the chimney has been taken down. A ventilator should also be installed into the chimney breast, to draw air through the redundant flue and help maintain it in a dry condition.

Internal decorations	
Repair category	2
Notes	The internal decoration will require renewal throughout once the renovation works have been completed.

Cellars	
Repair category	N/A
Notes	

Electricity	
Repair category	3
Notes	The electrical installation is on older lines and appears to be defective. There are also suspect electrics, damaged switchgear and exposed external cables where the garage and a rear outbuilding have been demolished. The system must be checked by a NICEIC/SELECT registered contractor before purchase, and thereafter the installation must be rewired/renewed to meet current regulations. The Institution of Engineering and Technology (IET) recommends that electrical installations are professionally inspected and tested at least every 5 years, and on a change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have electrical installations that fully comply with IET regulations.

Gas	
Repair category	N/A
Notes	

Water, plumbing and bathroom fittings	
Repair category	3
Notes	The plumbing requires upgrading/renewal. The bathroom suite is in need of replacement. The water supply was turned off at the time of the inspection. Lead pipework remains in the plumbing installation. This can be hazardous to health, and all lead water supply pipes must be replaced with modern materials.

Heating and hot water	
Repair category	3
Notes	The central heating boiler has been removed and there is currently no provision for heating or domestic hot water. A new heating and hot water system will require to be installed.

Drainage	
Repair category	3
Notes	The external waste pipe from the kitchen is not connected to a drain. It is assumed that the property is connected to a septic tank that is located, but this was not located. It must be confirmed that the private drainage system is registered with the Scottish Environment Protection Agency (SEPA). It is assumed that the tank has been regularly emptied and maintained, and documentation relating to this must be obtained. The drainage system was not tested and is assumed to be fully functional. However, the condition of underground drainage pipework can only be properly ascertained by a CCTV survey. No inspection covers have been raised. Where any aspects of the drainage system lie outwith the site boundaries, it must be confirmed that the rights of access for use and maintenance are legally enforceable.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	3
Chimney stacks	2
Roofing including roof space	3
Rainwater fittings	3
Main walls	3
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	2
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	3
Internal walls	3
Floors including sub-floors	3
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	3
Internal decorations	2
Cellars	N/A
Electricity	3
Gas	N/A
Water, plumbing and bathroom fittings	3
Heating and hot water	3
Drainage	3

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

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

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

3. Accessibility information

Guidance notes on accessibility information

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

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

1) The assumed tenure is Absolute Ownership.

2) The road fronting the property is private. Details of the access rights and maintenance liability must be confirmed with the Title Deeds.

3) The property has been altered and extended to provide the present accommodation, but these works are clearly longstanding and historic.

4) The garden is of irregular shape. Details of the extent of the property must be confirmed with the Title Deeds.

5) It must be confirmed that the septic tank is registered with SEPA.

6) The property is identified by SEPA as being at high risk of flooding from surface water and small water courses, but it is understood that the cottage has not flooded in the past. A burn/water course runs within the site, partly through a culvert.

7) Pricing of repairs falls outwith the scope of this survey. It is therefore ESSENTIAL that detailed reports and estimates are obtained to ascertain the cost and extent of all required repairs before making a legal commitment to purchase.

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 £430,000,

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 £80,000 (EIGHTY THOUSAND POUNDS STERLING).

NOTE: In its current state of repair, and without central heating and domestic hot water provision, the property is considered to be unsuitable for mainstream mortgage lending. Accordingly, the purchase will be open to cash buyers only.

Single Survey

Signed	*Ian Young* Electronically signed :- 12/06/2026 10:20
Report author	Ian Young
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street Dumfries DG1 1DR
Date of report	29/04/2026