S.J. OMAND
chartered surveyors

Tel: 01856 876215
Fax: 01856 876199
E-mail: info@sjomand.co.uk
14 Victoria Street • Kirkwall • Orkney • KW15 1DN
www.sjomand.co.uk

Survey Report
On

Mill Cottage,
Longhope,
Hoy,
Orkney,
KW16 3NQ.

Client:

Client address:

Date of inspection: **22nd July 2026.**

Prepared by: **Christopher J Omand, BSc (Hons), M.R.I.C.S.,**
Chartered Valuation Surveyor,
R.I.C.S. Registered Valuer.

SERVICES INCLUDE:
- Bank & Building Society Valuations
- Residential & Commercial Property Surveys
- Single Surveys
- Energy Performance Certificates
- SAP Certifications
- Building Surveying Services
- Rental & Insurance Valuations
- Residential & Commercial Plans
- Title Deed Plans
- Overseeing New Builds
- Planning & Building Warrant Applications

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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

Description	1 ¾ storey detached house.
Accommodation	Ground floor - Entrance Area, Sitting Room and Kitchen. First floor – Landing, 2 Bedrooms and Bathroom.
Gross external floor area (m^2)	In the region of 111m^2.
Neighbourhood and location	Situated on the island of Hoy, which is the second largest island of the Orkney Islands linked to the Orkney Mainland by a daily roll-on and roll-off ferry service between Lyness and Houton. There is a passenger ferry from Moaness to Stromness.
Age	Circa 1800's (exact date is unknown). It is understood that some alterations have been carried out over the years (exact dates are unknown).
Weather	Overcast and damp.
Chimney stacks	*Visually inspected with the aid of binoculars where appropriate.* 1 no. central chimney stack with concrete coping and 4 no. pots.

Roofing including roof space	*Sloping roofs were visually inspected with the aid of binoculars where appropriate.* *Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. 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.* Pitched roof clad slate on roofing membrane, sarking and timber rafters. Restricted access due to the size of the roof space and hatch. Insulation fitted between and over the ceiling joists. Skews and crow steps, possibly a mix of stone and concrete.

`

Rainwater fittings	*Visually inspected with the aid of binoculars where appropriate.* P.V.C. gutters and downpipes.
Main walls	*Visually inspected with the aid of binoculars where appropriate.* *Foundations and concealed parts were not exposed or inspected.* Stone walls, rendered roughcast.
Windows, external doors and joinery	*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.* Double glazed timber windows. Timber external door.
External decorations	*Visually inspected.* Paint finish to windows, external door and external walls and chimney.
Conservatories / porches	*Visually inspected.* None.
Communal areas	*Visually inspected.* Shared track, which enters from the main road and passes in front of neighbouring property.
Garages and permanent outbuildings	*Visually inspected.* Terraced stone shed with a lean-to roof clad stone slates. Timber doors. Flag stone and/or concrete floor. Cast iron gutters and downpipes. Singel glazed timber window to the end shed. Redundant stone shed attached to the above.

Outside areas and boundaries	*Visually inspected.* The external gardens were very overgrown, which prevented access to areas. Flag stone paths, where visible with a set of steps leading down to the shore. Stone walls to the sea side.
Ceilings	*Visually inspected from floor level.* Ceilings are lined plasterboard.
Internal walls	*Visually inspected from floor level.* *Using a moisture meter, walls were randomly tested for dampness where considered appropriate.* Some internal walls are lined a mixture of lath & plaster, hardwall plaster and plasterboard.
Floors including sub floors	*Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.* *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.* Solid ground floor and suspended timber first floor.
Internal joinery and kitchen fittings	*Built-in cupboards were looked into but no stored items were moved.* *Kitchen units were visually inspected excluding appliances.* Timber panelled internal doors. Timber facings and skirtings. Timber staircase. Built in Kitchen units.
Chimney breasts and fireplaces	*Visually inspected. No testing of the flues or fittings was carried out.* Chimney breast in sitting room is lined hardwall plaster. Open fire has been boarded over. The fireplace has a stone and timber surround. Stone chimney breast to the kitchen has a multi fuel stove sitting within.
Internal decorations	*Visually inspected.* Ceilings and internal walls are finished emulsion. Internal joinery has a paint finish.
Cellars	*Visually inspected.* None.

Electricity	*Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.* Mains electricity supply.
Gas	*Visually inspected.* No mains gas in Orkney.
Water, plumbing and 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.* Mains water supply. Bathroom – WC, wash hand basin & pedestal and bath. Belfast type kitchen sink. Cold water storage tank in roof space.
Heating and hot water	*Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.* *No tests whatsoever were carried out to the system or appliances.* Quantum storage heaters. Electric panel heater to bedroom. Electric storage heater to bathroom. Multi-fuel stove to the kitchen. Insulated hot water cylinder.
Drainage	*Drainage covers etc were not lifted.* *Neither drains nor drainage systems were tested.* Drainage appears to discharge to the sea. However, as per the Property Questionnaire, the drainage is mains connection. This should be confirmed, as the pipes to the sea may be historic and redundant.

Fire, smoke and burglar alarms	*Visually inspected.* *No tests whatsoever were carried out to the system or appliances.* Smoke detectors noted to entrance area and first floor landing. ***IMPORTANT NOTE:*** *Fire Safety Legislation effective from February 2022 requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat detecting alarm must be installed in every kitchen area and all smoke and heat alarms must be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance e.g. central heating boiler, open fire, wood burning stove etc, a carbon monoxide detector is also required. The purchaser(s) should appraise themselves of the requirements of this legislation and engage with appropriately accredited contractors to ensure compliance.*

Any additional limits to inspection:

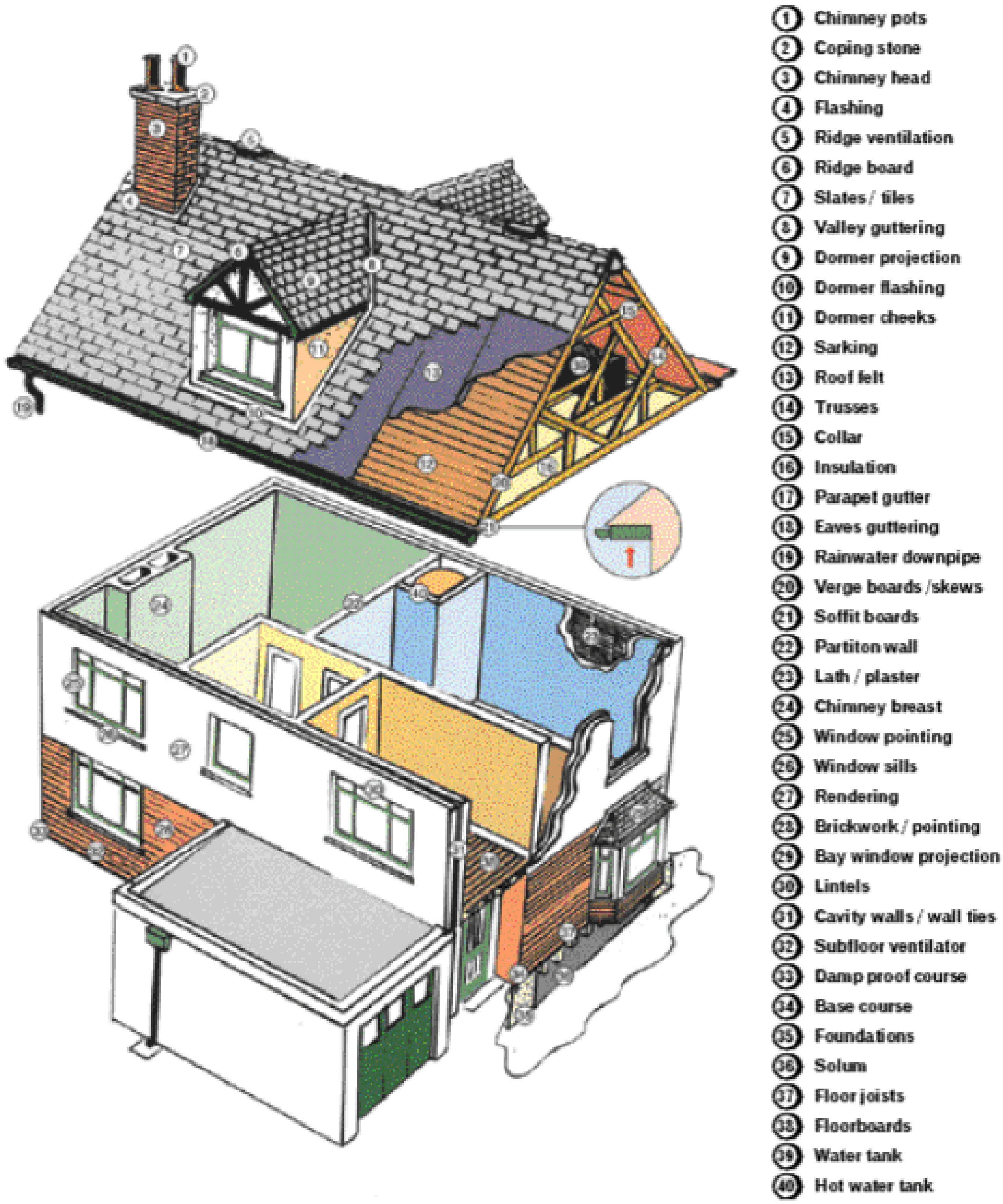
There was no access for inspection to the foundations, behind side wall linings or to the underside of the main floor construction. Fitted coverings prevented access to the floor surfaces. The property was fully furnished. Insulation coverage and the size of the roof space and hatch restricted access to a head and shoulders inspection. The efficiency of the heating and drainage systems cannot be commented upon.

Tests by the Health Protection Agency have identified some properties in Orkney as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the Health Protection Agency. Telephone 01235 822745/876/737.

An inspection for Japanese Knotweed or other invasive plant species was not carried out and unless otherwise stated, for the purposes of this report, it is assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties.

It is out with the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.

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 terms.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of 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 subsidence, settlement or cracking to the main walls.

Dampness, rot and infestation	
Repair category	3
Notes:	High moisture readings were noted to the following areas, this is not an exhaustive list: <u>Sitting Room</u> · To the chimney breast, with notable staining. · To the ceiling over the chimney breast, with notable staining. · Ceiling in the front corner, with notable staining. · To areas of the walls, with notable staining and around some electrical fittings. <u>Hallway</u> · To the wall linings of the external wall, with notable staining. · To the ingos of the external door. · To the linings at the bottom of the stairs, with notable staining. · To the internal partition between the kitchen and hallway. <u>Kitchen</u> · To the ceiling, with notable staining. · To the internal walls, with notable staining. · To the internal partitions, with notable staining. <u>Stairs & Landing</u> · To the wall linings around the staircase, with notable staining. · To the ceiling over the staircase, with notable staining. · To some of the internal partitions, with notable staining. <u>End Bedroom</u> · To parts of the ceiling, next to the chimney breast, with notable staining. · To the chimney breast linings, with notable staining.

	· To areas of the internal wall linings, with notable staining. Middle Bedroom · To parts of the ceiling, with notable staining. · To parts of the internal wall linings, with notable staining. Bathroom · To the gable wall lining, with notable staining. Rot noted to the bottom of the entrance door frame and some of the timber window sills. Woodworm noted to timbers around the hatch, not all areas of the timbers could be inspected. It should be confirmed if the woodworm has been treated and a guarantee issued.
Chimney stacks	
Repair category:	2
Notes:	All though no obvious defects could be seen from ground level or within the roof space at the time of inspection, due to the limits to inspection and amount of dampness located around the chimney breast and ceilings, the stack should more closely inspected.
Roofing including roof space	
Repair category:	2
Notes:	See comments noted under *Dampness, rot and infestation.* The surfaces of some of the skews is coming away.
Rainwater fittings	
Repair category:	2
Notes:	The bracket to the end of the rear gutter is broken. The efficiency of the system cannot be commented upon, as it was not raining at the time of inspection.
Main walls	
Repair category:	2
Notes:	Vertical crack to the render over the external door. Crack to the render below the side kitchen window.
Windows, external doors and joinery	
Repair category:	2
Notes:	Filled split to the external door. The door is dated and will require maintenance or replacement in the future. Rot noted to the bottom of the entrance door frame and some of the timber window sills.
External decorations	
Repair category:	2
Notes:	The redecoration of all external joinery, walls and chimney stack will be an ongoing maintenance consideration.

Conservatories / porches	
Repair category:	N/A
Notes:	
Communal areas	
Repair category:	2
Notes:	Confirm ownership and any shared maintenance responsibilities for all shared/common areas.
Garages and permanent outbuildings	
Repair category:	3
Notes:	Terraced sheds - Vegetation to the stone slates, rusty/corroded gutters and downpipes. Broken pane of glass to the end shed window. Doors are very weathered, with areas of rot noted. All sheds are damp internally, with vegetation growing through some of the sheds. The small attached shed is open to the elements.
Outside areas and boundaries	
Repair category:	3
Notes:	The garden is very overgrown. The paths are loose and uneven. Open pointing to the stone wall.
Ceilings	
Repair category:	3
Notes:	See comments noted under *Dampness, rot and infestation*. Visible plasterboard joints and taping noted to a number of the ceilings.
Internal walls	
Repair category:	3
Notes:	See comments noted under *Dampness, rot and infestation*.
Floors including sub-floors	
Repair category:	2
Notes:	The kitchen floor felt uneven when walked upon.

Internal joinery and kitchen fittings

Repair category:	2
Notes:	The door frame from sitting room to the entrance area and the frame from kitchen to the halwlay are squint The door between the sitting room and hallway does not close properly.

Chimney breasts and fireplaces

Repair category:	3
Notes:	See comments noted under *Dampness, rot and infestation.* The condition or efficiency of the flues cannot be commented upon and it is recommended that they are cleaned and inspected, implementing any recommendations, prior to first use.

Internal decorations

Repair category:	3
Notes:	The proeprty requires full re-decoration.

Cellars

Repair category:	N/A
Notes:	

Electricity

Repair category:	3
Notes:	Due to the dampness, it is recommended that the electrics are inspected by a qualified Electrician and any recommendations implemented, if applicable. The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.

Gas

Repair category:	N/A
Notes:	

Water, plumbing and bathroom fittings

Repair category:	2
Notes:	General marking to the bathroom suite.

Heating and hot water	
Repair category:	1
Notes:	The condition or efficiency of the heating system cannot be commented upon. The heating and hot water systems should be periodically tested by a qualified engineer, in accordance with the manufacturer’s requirements, and any recommendations implemented.
Drainage	
Repair category:	1
Notes:	Drainage appears to discharge to the sea. However, as per the Property Questionnaire, the drainage is mains connection. This should be confirmed, as the pipes to the sea may be historic and redundant. The condition or efficiency of the drainage system cannot be commented upon.

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

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

Repair Categories

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

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

Category 1:
No immediate action or repair is needed.

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

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

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 re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

Confirm

- Site boundaries.
- Ownership and any shared maintenance responsibilities of all shared and common areas.
- The exact drainage arrangement. If discharging to the sea, that this his been registered with SEPA.
- If any alterations requiring planning, building warrant or any other Local Authority Consents have been carried out, the necessary approvals obtained and Completion Certificate issued.
- As per the SEPA flood risk map, the property sits within the high risk area for coastal flooding. Confirm if the property has ever flooded in the past.

Where defects or repairs have been identified within this Home Report, regardless of whether reported as category 1, 2 or 3 (please read category definitions), it is always best practice to obtain detailed competitive estimates from reputable contractors or specialists prior to entering into any legally binding contract.

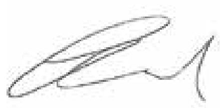
Estimated re-instatement cost for insurance purposes

£480,000.

Valuation and market comments

One Hundred and Thirty Five Thousand Pounds, £135,000.

Due to the fact the property sits within a high risk area for coastal flooding, any prospective purchaser requiring a mortgage should first check with their lender prior to making an offer.

Report author:	Christopher J Omand, BSc (Hons), M.R.I.C.S., Chartered Valuation Surveyor, R.I.C.S. Registered Valuer.
Address:	14 Victoria Street, Kirkwall, KW15 1DN.
	
Signed:	....
Date of report:	31st July 2026.

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's 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.

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.
The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.
If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

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

1.3 LIABILITY

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

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

• the Seller;

• any person(s) noting an interest in purchasing the Property from the Seller;

• any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;

• the Purchaser; and

• the professional advisers of any of these.

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report. 2

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless 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 Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Rules of Conduct.

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

2.3.3 <u>Category 1</u>: No immediate action or repair is needed.

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.
Market activity is being impacted in many sectors. As at the valuation date, I consider that I can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. My valuation(s) is / are therefore reported on the basis of ‘material valuation uncertainty’ as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that
COVID-19 might have on the real estate market, we recommend that you keep the valuation of the subject property under frequent review.

“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

S.J. OMAND
chartered surveyors

Tel: 01856 876215
Fax: 01856 876199
E-mail: info@sjomand.co.uk
14 Victoria Street • Kirkwall • Orkney • KW15 1DN
www.sjomand.co.uk

Mortgage Valuation

Property Address -	**Mill Cottage, Longhope, Hoy, Orkney, KW16 3NQ.**
Seller's Name -	
Lending Institution -	**To be confirmed if applicable.**
Date of Inspection -	**22nd July 2026.**

Important Note: This form of valuation is carried out only to the instructions of and for the purposes of lending institutions to assist them in determining what advance if any may be made on the security of the property. Other forms of valuation or survey are available for prospective purchasers on which they can rely for their interest. A description of the type of valuation undertaken is provided on Page 2.

GENERIC MORTGAGE VALUATION

Involving a restricted form of Inspection and Report
Purpose: To establish a value of the property for Mortgage purposes only.

INCLUSIONS	EXCLUSIONS
Main Building - External	Main Building - External
To the extent that they are visible from ground level - roof coverings, chimneys, parapets, gutters, walls, windows, doors, pipes, wood or metal work, paintwork, damp proof courses and airbricks.	Any parts not readily accessible or visible including foundations and drains.
Main Building - Internal	Main Building - Internal
Ceilings, walls and other load bearers, floor surfaces (except where covered) to the extent necessary to establish their apparent condition.	The valuer is not expected to enter into the roof space unless alerted to a fundamental defect. Any parts not readily accessible or visible.
Cellars, if reasonably accessible, to the extent necessary to establish condition.	Under-floor voids.
Decorations generally and sanitary and kitchenware, limited throughout to the identification of significant visible defects only.	Suitability or otherwise for any particular purpose.
Services	Services
Means of soil and waste disposal, (main) gas, (main) electricity, (main) water, extent and type of central heating/hot water supply.	Determination of age, efficiency or condition of installations unless obviously (i) dangerous. (ii) substantially defective. (Note: Testing of the services listed opposite is excluded)
Outbuildings - External	Outbuildings - External
Garages and other buildings of substantial permanent construction; any structure attached to the dwelling.	All other structures and leisure facilities of every description.
Boundary Structures	Boundary Structures
Site boundary fences, walls and structures to the extent necessary to establish their apparent stability.	Any disrepair that would not significantly affect the value of the security. Drives, paths and gates.

1 - This mortgage valuation has been undertaken in accordance with the R.I.C.S. Valuation Standards, Global and UK, as Amended.

II - The Mortgage Valuation is provided for lending purposes and for the sole use of the named Lender. It is confidential to the Lender, the applicant and his professional advisers and the Valuer accepts no responsibility whatsoever to any other person.

III - It is assumed that there is a valid title to the subjects free of any onerous encumbrances.

IV - A building survey has not been carried out nor have those parts of the property that are covered, unexposed or inaccessible been inspected. Such parts have been assumed to be in good repair and condition. It is not possible to express an opinion or give advice upon the condition of uninspected parts and therefore this Mortgage Valuation should not be taken as making any implied representation or statement about such parts.

V - An investigation has not been carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has since been incorporated, and it is therefore not possible to state that the property is free from risk in this respect. For the purpose of this Mortgage Valuation it has been assumed that such investigation would not disclose the presence of any such material to any significant extent.

VI - No enquiries have been made concerning contamination affecting the property or neighbouring properties that would affect the valuation. However should it be established subsequently that contamination exists at the property or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the opinion of value provided.

VII - The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health
Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, I consider that I can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. My valuation(s) is / are therefore reported on the basis of ‘material valuation uncertainty’ as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that
COVID-19 might have on the real estate market, we recommend that you keep the valuation of the subject property under frequent review.

Description –	1 ¾ storey detached house.
Accommodation –	Ground floor - Entrance Area, Sitting Room and Kitchen. First floor – Landing, 2 Bedrooms and Bathroom.
Gross external floor area (m^2) –	In the region of 111m^2.
Neighbourhood and location -	Situated on the island of Hoy, which is the second largest island of the Orkney Islands linked to the Orkney Mainland by a daily roll-on and roll-off ferry service between Lyness and Houton. There is a passenger ferry from Moaness to Stromness.
Age -	Circa 1800's (exact date is unknown). It is understood that some alterations have been carried out over the years (exact dates are unknown).
Tenure -	Absolute Ownership.
Construction	
Chimney stacks –	1 no. central chimney stack with concrete coping and 4 no. pots.
Roofing including roof space –	Pitched roof clad slate on roofing membrane, sarking and timber rafters. Restricted access due to the size of the roof space and hatch. Insulation fitted between and over the ceiling joists. Skews and crow steps, possibly a mix of stone and concrete.
Rainwater fittings –	P.V.C. gutters and downpipes.
Main walls –	Stone walls, rendered roughcast.
Windows and doors –	Double glazed timber windows. Timber external door.
Interior –	Ceilings are lined plasterboard. Internal walls are lined a mixture of plasterboard, lath & plaster and hardwall plaster.
Floors -	Solid ground floor and suspended timber first floor.
Heating –	Quantum storage heaters. Electric panel heater to bedroom. Electric storage heater to bathroom. Multi-fuel stove to the kitchen.
Services –	Mains water and electricity. Drainage appears to discharge to the sea. However, as per the Property Questionnaire, the drainage is mains connection. This should be confirmed, as the pipes to the sea may be historic and redundant.
Garages & Outbuildings –	Terraced stone shed with a lean-to roof clad stone slates. Timber doors. Flag stone and/or concrete floor. Cast iron gutters and downpipes. Singel glazed timber window to the end shed. Redundant stone shed attached to the above.

Condition –

Where open to general inspection the property is in satisfactory condition.

Comments –

Due to the fact the property sits within a high risk area for coastal flooding, any prospective purchaser requiring a mortgage should first check with their lender prior to making an offer.

Confirm

- Site boundaries.
- Ownership and any shared maintenance responsibilities of all shared and common areas.
- The exact drainage arrangement. If discharging to the sea, that this his been registered with SEPA.
- If any alterations requiring planning, building warrant or any other Local Authority Consents have been carried out, the necessary approvals obtained and Completion Certificate issued.
- As per the SEPA flood risk map, the property sits within the high risk area for coastal flooding. Confirm if the property has ever flooded in the past.

Reinstatement Value
for Insurance Purposes –

£480,000.

Market Value –

<u>One Hundred and Thirty Five Thousand Pounds</u>, <u>£135,000</u>.

Signature of Surveyor,

<u>Christopher J Omand, BSc (Hons), M.R.I.C.S,</u>
<u>Chartered Valuation Surveyor,</u>
<u>RICS Registered Valuer.</u>

Energy Performance Certificate (EPC)

Dwellings

Scotland

MILL COTTAGE, HOY, STROMNESS, KW16 3NQ

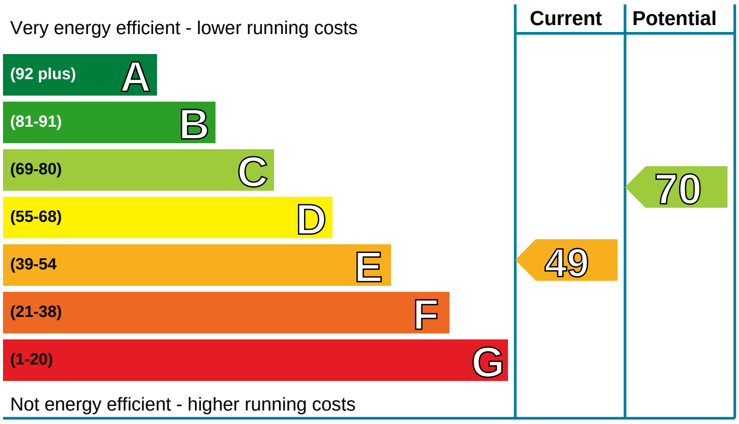
Dwelling type:	Detached house	**Reference number:**	2323-1023-2203-0116-2200
Date of assessment:	22 July 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	29 July 2026	**Approved Organisation:**	Elmhurst
Total floor area:	68 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	384 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£9,192**	See your recommendations report for more information
Over 3 years you could save*	**£2,424**	

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

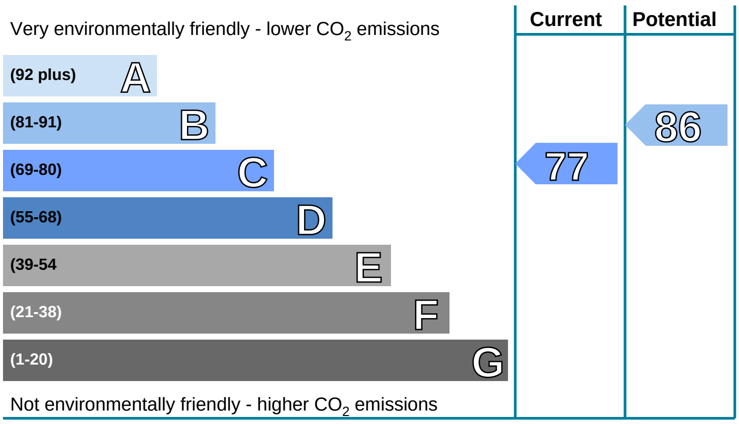


Energy Efficiency Rating

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 E (49)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (77)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£2082.00
2 Floor insulation (solid floor)	£5,000 - £10,000	£342.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£705.00

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 250 mm loft insulation	★★★★☆	★★★★☆
Floor	Solid, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Electric storage heaters	★★★★☆	★★★★★
Main heating controls	Controls for high heat retention storage heaters	★★★★☆	★★★★☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★★☆☆	★★★★★
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 35 kg CO_2/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.4 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£7,677 over 3 years	£5,253 over 3 years	You could save £2,424 over 3 years
Hot water	£1,338 over 3 years	£1,338 over 3 years	
Lighting	£177 over 3 years	£177 over 3 years	
Totals	**£9,192**	**£6,768**	

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

Recommendations for improvement

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

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Internal wall insulation	£7,500 - £11,000	£694	D 62	B 83
2	Floor insulation (solid floor)	£5,000 - £10,000	£114	D 64	B 84
3	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£235	C 70	B 86

Choosing the right improvement package

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

energy saving trust

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

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

1 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Floor insulation (solid floor)

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

3 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.

Low and zero carbon energy sources

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

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	14,910.82	N/A	N/A	N/A
Water heating (kWh per year)	2,301.05			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

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

About this document

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

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

Assessor's name:	Mr. Christopher Omand
Assessor membership number:	EES/014812
Company name/trading name:	S J Omand
Address:	14 Victoria Street Orkney Kirkwall KW15 1DW
Phone number:	01856 876215
Email address:	chris.park@sjomand.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

property questionnaire

Property address	Mill Cottage, Longhope, KW16 3NQ

Seller(s)	

Completion date of property questionnaire	10th July 2026

Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

Information to be given to prospective buyer(s)

1.	**Length of ownership**	
	How long have you owned the property? 4 years in September 2026	
2.	**Council tax**	
	Which Council Tax band is your property in? (Please circle) B	
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)** ☐ • **Allocated parking space** ☐ ☐	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**No**

5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	**No**
6.	**Alterations/additions/extensions**	
a.	**(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?** **<u>If you have answered yes</u>, please describe below the changes which you have made:**	**No**
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? **<u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.** **If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:**	
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **<u>If you have answered yes</u>, please answer the three questions below:**	**Yes**
	(i) Were the replacements the same shape and type as the ones you replaced?	**Yes**
	(ii) Did this work involve any changes to the window or door openings?	**No**
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): **Replacement only** **Please give any guarantees which you received for this work to your solicitor or estate agent.**	

7.	Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom). <u>If you have answered yes or partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <u>If you have answered yes</u>, please answer the three questions below:	Partial
	i) When was your central heating system or partial central heating system installed?	
	(ii) Do you have a maintenance contract for the central heating system? <u>If you have answered yes,</u> please give details of the company with which you have a maintenance contract:	No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	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? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?	No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:	No

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

Services	Connected	Supplier
Gas or liquid petroleum gas		
Water mains or private water supply	√	
Electricity	√	
Mains drainage	√	
Telephone	√	BT
Cable TV or satellite		
Broadband		

b.	Is there a septic tank system at your property? <u>If you have answered yes</u>, please answer the two questions below:	No
	(i) Do you have appropriate consents for the discharge from your septic tank?	
	(ii) Do you have a maintenance contract for your septic tank? <u>If you have answered yes,</u> please give details of the company with which you have a maintenance contract:	

11.	**Responsibilities for shared or common areas**	
a.	**Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?** **<u>If you have answered yes</u>, please give details:**	**No**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:**	**No**
c.	**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**	**No**
d.	**Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?** **<u>If you have answered yes</u>, please give details:** **To walk in front of property next door**	**Yes**
e.	**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** **<u>If you have answered yes</u>, please give details:**	**No**
f.	**As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)** **<u>If you have answered yes</u>, please give details:**	**No**
12.	**Charges associated with your property**	
a.	**Is there a factor or property manager for your property?** **<u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:**	**No**

b.	**Is there a common buildings insurance policy?** **<u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?**	**No**
c.	**Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.**	
13.	**Specialist works**	
a.	**As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?** **<u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.**	**No**
b.	**As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?** **<u>If you have answered yes</u>, please give details:**	**No**
c.	**<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?** **<u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.** **Guarantees are held by:**	

14.	**Guarantees**					
a.	**Are there any guarantees or warranties for any of the following:**					
(i)	**Electrical work**	**No**				
(ii)	**Roofing**	**No**				
(iii)	**Central heating**	**No**				
(iv)	**National House Building Council (NHBC)**	**No**				
(v)	**Damp course**	**No**				
(vi)	**Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)**	**No**				
b.	**<u>If you have answered 'yes'</u> or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):**					
c.	**Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes,</u> please give details:**					**No**
15.	**Boundaries**					
	So far as you are aware, has any boundary of your property been moved in the last 10 years? **<u>If you have answered yes</u>, please give details:**					**No**

16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

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

Signature(s) :

Date: 10th July 2026