YOUR ONESURVEY

HOME REPORT

ADDRESS

Torr Hall
Torr Road
Bridge of Weir
PA11 3RU

PREPARED FOR

Estate of the late Vera Weisfeld

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

Corum - Bridge Of Weir

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Paisley - Allied Surveyors Scotland Ltd	02/07/2026
Mortgage Certificate	Final	Paisley - Allied Surveyors Scotland Ltd	02/07/2026
Property Questionnaire	Final	Estate of the late Vera Weisfeld	24/06/2026
EPC	FileUploaded	Paisley - Allied Surveyors Scotland Ltd	24/06/2026

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

PART 1.

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.

Single Survey

Survey report on:

Surveyor Reference	PE/0046
Customer	Estate of the late Vera Weisfeld
Selling address	Torr Hall Torr Road Bridge of Weir PA11 3RU
Date of Inspection	18/06/2026
Prepared by	Ross Carpenter, MRICS Bsc (hons) Paisley - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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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.

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

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

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

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

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

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

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

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

1.3 LIABILITY

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

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

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

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

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

- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.

- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 – DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a two storey and attic over basement detached country house set within its own private grounds, understood to be circa 23.6 hectares with additional cottages and outbuildings.
Accommodation	Ground Floor: Entrance Vestibule, Reception Hallway, Ballroom, Drawing Room, Library, Dining Room, Dining Kitchen, Butlers Pantry with Utility Room off, Bar, Bathroom, Cloakroom and side Vestibule with second Staircase, access to Basement and Gun Room. First Floor: Reception Hallway Landing, Bedroom 1 with en-suite Bathroom off, Bedroom 2 with en-suite Cloakroom off, 2 further Bedrooms, Cinema Room, Shower Room, Bathroom, Cloakroom, Dressing Room, Royal Suite with access to second floor Suite and split level Nursery wing comprising 3 Bedrooms, Cloakroom and Bathroom. Second Floor from Royal Suite: Open plan Bedroom/Living Space with internal Shower Room and Dressing Room off. Second Floor from side Vestibule Stairwell: Hallway Landing leading to Housekeeper's Flat comprising central Hallway, Sitting Room, Bedroom, Dining Kitchen and Bathroom with wc. Top Floor Level: Study with large storage space off. Off the front vestibule there is access to a conical tower with two rooms accessed from the staircase. Basement Level: Laundry Room, Plant Room, Wine Cellar and various ancillary rooms. The subjects also benefit from two cottages which are detailed below.
Gross internal floor area (m2)	Approximately 1356 square metres (excluding cottages).
Neighbourhood and location	The subjects are located approximately one mile to the west of Bridge of Weir. The immediately surrounding area is private with the subjects set in amongst substantial grounds. All usual residential amenities and transport links are available within a short drive.

Age	Built between 1903-1905. The subjects are Grade B Listed being of architectural and historic interest.
Weather	At the time of inspection it was overcast with intermittent showers.
Chimney stacks	The chimney stacks are formed in granite with stone copes and clay pots. Flashings, where visible, were seen to be formed in lead. The chimney stacks were visually inspected with the aid of binoculars where required.
Roofing including roof space	The roof is of complex design being multi-pitched and overlaid in slate. A number of areas of lead lined valleys and flat leaded sections were noted. Access was obtained to several roof voids throughout our inspection. Eaves access was obtained at the top of the side vestibule stairwell through an access door. The roof structure is formed in traditional timber framing with timber sarking boards. Inspection of this space was restricted due to the boarded areas only with some stored items present. Secondary access was obtained over the maids quarters through two access hatches, one within the kitchen and one below the skylight in the hall space. Again the roof structure is of traditional timber framed construction. Access within both spaces was limited to a 'head and shoulders' basis only. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.
Rainwater fittings	The rainwater conductors and downpipes are formed in detailed cast iron with lead parapet gutters incorporated within several flat roofed sections. Rainwater fittings were visually inspected with aid of binoculars where required.
Main walls	The main outer walls are of grey Aberdeenshire granite bull faced with polished dressings, crow step gables and strings. The rear elevations are finished with roughcast. Foundations and concealed parts were not exposed or inspected. Walls were visually inspected with the aid of binoculars where required.

Windows, external doors and joinery	Windows throughout are predominantly of the original timber framed double hung sash and casement single glazed units. The roof structure incorporates a number of double glazed Velux style units and several skylights and cupola are present. External doors are predominantly formed in timber, several of which have internal roller shutter security doors. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Windows, external doors and joinery were visually inspected.
External decorations	Painted finishes. External decorations were visually inspected
Conservatories / porches	There are no conservatories or porches.
Communal areas	There are no communal areas.

Garages and permanent outbuildings	The outbuildings can be described in brief summaries below:- 1. Garage Cottage (circa 64m2) Self-contained one bedroom cottage access from within the garage which forms part of a stable block which has now been converted. The accommodation comprises entrance hallway, open plan living room, bedroom, dining kitchen and bathroom with wc; 2. Kelly's Cottage (circa 109m2) Self-contained cottage located to the rear of the stable block formed over two levels extending over the Garage Cottage. The accommodation comprises entrance open to living space, breakfasting kitchen and mezzanine level leading to two bedrooms, bathroom and study. The cottages are formed in traditional stone having formed part of the original stable block with a pitched and slated roof covering with multiple pitched sections; 3. The original Stable Block is formed into a garage with several storage areas off formed under double pitched roofs with a profile metal sheeting pitched section overlaid a corrugated concrete section and a pitched slated secondary pitch; 4. Helicopter Hanger/Unit A modern steel framed building located several hundred metres to the west of the main house which we understand was constructed as a helicopter hanger with adjacent landing pad. Several partition spaces have been formed within the hanger forming basic kitchen and bathroom facilities; 5. The Gardener's Cottage is located between the garage and stable block and helicopter hanger/unit which is now dilapidated; 6. Throughout the grounds there are additional small sheds, greenhouses, summer houses and gazebos forming part of the estate. Visually inspected.
Outside areas and boundaries	The subjects sit in amongst private grounds which we understand extend to approximately 23.6 hectares(referenced from the Title). We have confined our comments to the immediate garden grounds surrounding the property. The grounds are generally given over to a long driveway leading to the house with access provided via remote operated metal swing gates on stone pillars. The remainder of the grounds are largely given over to grass, paved pathways, tennis court and trees/vegetation. The boundary definition is predominantly via stone walls to the periphery of the plot. Given the scope of this, these areas have not been inspected. Outside areas and boundaries were visually inspected.

Ceilings	Ceilings are predominantly formed in traditional wood lath and plaster with some areas formed in plasterboard. Ceilings were visually inspected from floor level and a damp meter was used.
Internal walls	Internal walls are formed in traditional wood lath and plaster, hard plaster or plasterboard. Internal walls were visually inspected from floor level and a damp meter was used as part of the inspection method.
Floors including sub floors	Flooring throughout is predominantly formed in suspended timber joist construction. At the time of inspection the property was fully furnished and fitted with floor coverings throughout and as such no detailed sight of the flooring was possible. The basement has been formed with a solid concrete floor with limited access to areas of the underside of the ground floor. Whilst having the benefit of the basement space to inspect, there are areas of sub floor which were not accessible at the time of inspection. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
Internal joinery and kitchen fittings	Typical traditional internal joinery to doors, surrounds, traditional timber panelling and skirtings etc. The kitchen fittings comprise a range of wall and floor mounted storage units and work surfaces which incorporate a sink. There is an AGA and Rangemaster. The utility room fittings comprise similar style wall and floor mounted storage units and work surfaces and sink. The kitchen within the housekeeper's wing forms a range of wall and and floor mounted storage units and work surface which incorporates a stainless steel sink and draining board. Internal joinery and kitchen fittings were visually inspected. No stored items were moved during the inspection.
Chimney breasts and fireplaces	The house benefits from a number of fireplaces throughout most formal rooms and several bedrooms. These vary in nature. Chimney breasts and fireplaces were visually inspected. No testing of the flues or fittings was carried out.
Internal decorations	Internally, walls and ceilings are finished in traditional wood panelling, paper, paint or tile. Internal decorations were visually inspected.

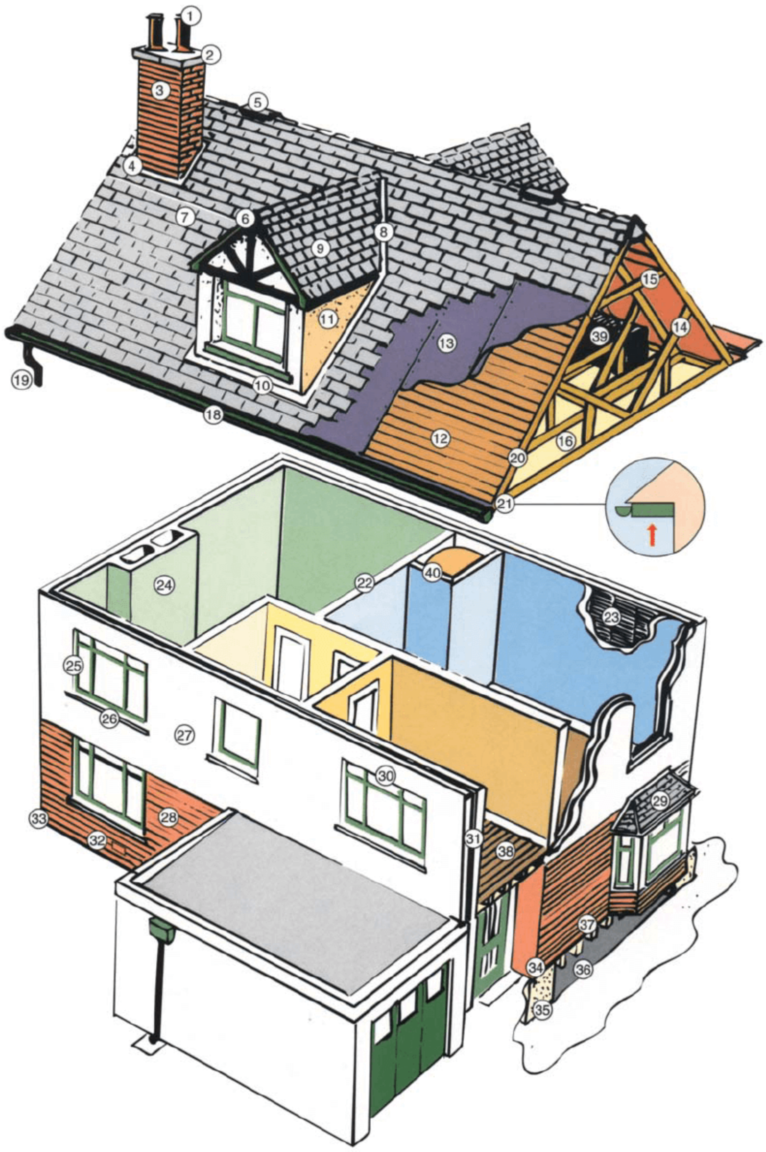
Cellars	The subjects benefit from a full basement space as previously mentioned. This is accessed via a stairwell from the side vestibule with several rooms and an external access door which has appears to have been sealed shut. Visually inspected.
Electricity	Mains supply. The property's main intake is located within the plant room with a number of consumer units noted throughout the house in various locations. 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.
Gas	There is no mains gas supply.

Water, plumbing and bathroom fittings	Mains water supply. Where visible, sections of plumbing were seen to be formed in copper or PVC. The ground floor cloakroom facilities comprise a Jack and Jill wash hand basin unit and wc. The ground floor bathroom facilities comprise a Jack and Jill wash hand basin unit, wc and bath with wall mounted shower head. The bathroom is internal and is mechanically ventilated. At first floor level the bathroom facilities comprise a wash hand basin, wc, bath and shower cubicle with mixer shower head. The shower room facilities comprise a wash hand basin, wc and shower cubicle. The cloakroom facilities comprise a wash hand basin and wc. The en-suite off Bedroom 1 comprises Jack and Jill wash hand basins, wc, bath and shower cubicle. The second en-suite comprises Jack and Jill wash hand basins and wc. Within the nursery wing the facilities are split between a two piece cloakroom with wash hand basin and wc and bathroom with bath and wash hand basin. Within the Royal Suite the shower facilities comprise a wash hand basin, wc and shower cubicle. This is internal and mechanically ventilated. The bathroom within the housekeeper's wing comprises wash hand basin, wc and bath. Visual inspection of the accessible pipework, water tanks, cylinders and fittings was carried out without removing any insulation. No tests whatsoever were carried out to the system or appliances. Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.
Heating and hot water	The subjects are served by an oil-fired central heating system with two boilers located within the boiler room within the basement with adjacent hot water cylinders providing hot water, with several pumps and auxiliary systems incorporated. The oil tanks are located within the rear courtyard and were not inspected. The old tanks are still in situ within the basement space. 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. It is recommended good practice that boilers are serviced on an annual basis by an appropriately qualified person. The boiler's service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by an appropriately qualified person.

Drainage	Assumed to be connected to the local authority mains sewer. No tests were carried out on the drainage system. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Drainage was visually inspected.
Fire, smoke and burglar alarms	The subjects are served by integrated fire, smoke and burglar alarm systems with CCTV system. These were inspected visually. No test whatsoever were carried out to any systems or appliances. There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required. The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022. We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will be required to be installed prior to sale. This of course should be confirmed by your legal advisor.

Any additional limits to inspection	Given the scale and complexity of the building and outbuildings, our comments are limited to within the terms of the single survey to give indications of a broad outline on construction and condition. It would be generally accepted that the report format is not set out for a property of this type and consideration should be given to having a detailed building survey carried out on the entire property prior to purchase, in order that any purchaser is fully satisfied on the condition of the property. The inspection was, however, limited within a number of areas with fitted floor coverings and furniture throughout. Access within the roof spaces was also limited where available. Visible sight of areas of the external fabric was restricted due to the complexity of the roof structure with vantage points limited to internally and from within the flat roof of the tower. Some materials used in the building and maintenance industry until 1999 contain asbestos. Asbestos fibres released into the air and which are breathed in are dangerous to health. Decorative finishes in common use in the period from about 1950 to about 1985 included textured plaster, used as a coating on ceilings and sometimes on walls. Further products including insulation, pipe lagging and tiled finishes. These materials can contain asbestos based particles and if sanding or removal of these materials is intended, then appropriate precautions should be taken, if necessary with advice from the Environmental Health Department of the Local Authority. Further advice will be available from a specialist licensed contractor. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to 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. Partiton 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 above 3 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:	Within the limits of a single site inspection, there is no evidence to suggest that the subjects have been adversely affected by any significant degree of structural movement.

Dampness, rot and infestation	
Repair category:	2
Notes:	Within the basement area, we noted some fairly typical salt staining and elevated meter readings to the lower wall linings, for a property of its age with the area generally lacking ventilation. We noted evidence of past rot works within the basement area and within the eaves space accessed from the top floor of the side vestibule stairwell. Within the roof voids, we also noted evidence of historic wood-boring activity in a number of locations. Within the roof void over the kitchen in the housekeeper's wing, we noted ongoing water ingress to areas of timbers and as part of a larger programme of maintenance and repairs to the roof covering, this area should be addressed. An area of decayed timber was also noted within this space and the possibility of cutting out and repairs should be anticipated. Within the tower we noted sections of decay to timbers with the upper sections of the staircase having particularly been affected by past movement/sagging and repairs may be anticipated to this area.

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.

Chimney stacks	
Repair category:	2
Notes:	The chimney heads affected by general aged weathering and staining typical for a property of its age and type. We noted a number of areas of the chimney stacks are affected by vegetation growth which should be removed in order to prevent degradation of the adjacent stonework. A programme of repointing of stonework may also be anticipated as part of a general overhaul programme.

Roofing including roof space	
Repair category:	2
Notes:	The roof covering appears to be in a condition commensurate for a property of its age, type and location. Given the complex nature and size of the roof structure, an ongoing regular programme of monitoring, maintenance and reactive repairs should be anticipated in order to ensure the building remains in a wind and watertight condition however. Some works are scheduled post inspection to the covering over the Royal Suite. We noted a number of areas of vegetation growth to slates and ridge tiling with missing ridge tiling also noted. The subjects incorporate sections of flat roof. These have inherently short lives and can be prone to sudden failure. Within the accessed roof voids, as stated above, we noted some areas of historic wood-boring activity as well as localised areas of water ingress and localised timber decay.

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.

Rainwater fittings	
Repair category:	2
Notes:	Several downpipes were seen to be blocked with water discharging externally causing corrosion to the metalwork. These areas should be cleaned and cleared with external areas brushed down and repainted. A number of areas of the guttering and parapet sections appear to be affected by vegetation growth which should be cleared and cleared in order to allow suitable rainwater discharge. Regular and ongoing careful maintenance should be anticipated to the rainwater fittings and associated valleys incorporated within the roof structure and parapet sections. Given the building's listed status and the ornate nature of the rainwater conductors, replacement may be conducted in accordance with the listed status.

Main walls	
Repair category:	2
Notes:	External wall finishes are affected by general weathering with some localised areas of staining particularly adjacent to the blocked downpipes. Vegetation growth was noted to areas of granite and roughcasted areas as well as crow step gables. A programme of repointing and refacing of the granite may also be anticipated. We noted cracked/damaged sections of roughcast to the rear elevation below the library.

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.

Windows, external doors and joinery	
Repair category:	2
Notes:	As previously stated the window units predominantly appear to be the original sash and casement type. External timbers and surrounding mastic were found to be in poor condition to a number of areas and a programme of replacement/repairs may be anticipated and given the size and scope of the property, this may prove costly. Repairs should be carried out in keeping with the building's listed status. Internally, mechanisms were found to be stiff to operate with a number of them having been painted shut and a full programme of overhaul and easing of mechanisms should be anticipated throughout. We noted several cracked glazing panes to windows. Velux windows, where tested, were found to be in suitable operational condition however, some areas appear to be affected by general external weathering to timbers. Double glazing can be problematic and over time the operation of the windows can be affected and opening mechanisms damaged. It is therefore likely that maintenance repairs will be required as part of an ongoing maintenance programme. Our valuation does assume that the installation of the windows does comply with the necessary regulations at the time of installation.

External decorations	
Repair category:	2
Notes:	External decorative finishes in particular to windows and window surrounds, are affected by flaked and peeling paint and the property would benefit from a full programme of redecoration overall.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

Communal areas	
Repair category:	
Notes:	Not applicable.

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.

Garages and permanent outbuildings	
Repair category:	2
Notes:	The external fabric of the cottages was seen to be in need of a general programme of maintenance and repair with vegetation choking gutters and a missing downpipe noted to the rear. The roof covering is in line with the main roof covering for the house with areas affected by general wear and tear and slipped and chipped slates. A general programme of overall maintenance and repairs should be anticipated on a regular basis. Internally, both cottages would benefit from a fresh programme of decoration throughout and were found to be generally well presented. Both cottages are served by an independent wet heating system and it would be recommended that any documentation available in relation to these should be provided. The garage's corrugated roof covering is of an age where it may contain asbestos. Prior to consideration for any future works of repair/removal it would be recommend the roof be tested by a suitably qualified asbestos surveyor. This has however, been overlaid externally with profile metal sheeting. Internally, the garage and storage areas are affected by typical aged wear and tear and some general upgrading to personal taste may be anticipated. The helicopter hanger would benefit from a general programme of repairs to the external fabric with clearing of choked gutters and repairs to damaged timber access doors. The larger access doors were not tested at the time of our inspection and repairs may be anticipated as these do not appear to have been in use for some time. Internally, the basic fittings which have been installed are generally dilapidated and consideration for removal or upgrading may be desirable dependent on future use of the space to personal taste. The gardener's cottage is in a dilapidated condition having previously been affected by a fire. Elsewhere, other basic outbuildings are affected by typical aged weathering and may benefit from repairs/upgrading.

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.

Outside areas and boundaries	
Repair category:	2
Notes:	The scope of inspection was limited to the grounds in the immediate vicinity of the property. We noted general undulations to pathways with some off-level sections of grounds to the immediate surrounding area. The tennis court is in a generally dilapidated condition and requires to be cleared/consideration for removal/upgrading. The grounds to the immediate vicinity of the house would benefit from continual ongoing maintenance, clearing of moss to steps and general upgrading to personal taste by an incoming purchaser and should satisfy themselves in relation to these costs. The remaining garden ground and significant areas of boundaries have not been inspected as part of this report. An incoming purchaser may satisfy themselves in relation to the maintenance liabilities and future costings of maintaining these spaces.

Ceilings	
Repair category:	2
Notes:	Ceiling finishes appear to have been generally well maintained throughout however, some areas of localised shrinkage cracking to cornicing and plasterwork was noted with historic staining in several locations. A programme of general maintenance repairs should be anticipated prior to redecoration.

Internal walls	
Repair category:	1
Notes:	Internal wall finishes are affected by general wear and tear in some areas with some localised shrinkage cracking noted. The roof structure of the Royal Suite has been lined in plasterboard and remains unfinished. It may be desirable for an incoming purchaser to carry out a programme of plastering and painting to this space.

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.

Floors including sub-floors	
Repair category:	1
Notes:	As previously stated, historic rot repairs appear to have been carried out to sections of the flooring. Where visible and tested, no obvious or significant defects were noted throughout in the accommodation of the house.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	For of a property of its size and scope, internal joinery components appear to have been adequately maintained however, as typical for a property as this, there may be some consideration for joinery adjustments, upgrading and localised repairs in places. The kitchen facilities of the main house are generally well presented. The kitchen fittings within the housekeeper's suite are mid-aged and affected by some typical wear and tear.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	At the time of our inspection no fireplaces appear to be in use and prior recommissioning, it is recommended that these be swept, inspected and tested by a contractor. We cannot comment on the condition of the flue linings.

Internal decorations	
Repair category:	1
Notes:	The subjects appear generally well presented throughout.

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.

Cellars	
Repair category:	2
Notes:	The basement area was seen to be affected by general wear and tear with some elevated meter readings and ongoing dampness noted as mentioned above. An incoming purchaser may anticipate a general programme of localised repairs, upgrading, clearing and cleaning of spaces.

Electricity	
Repair category:	2
Notes:	The electrical installation is of complex design given the property's size and age. An incoming purchaser would likely seek advice from an electrical contractor to confirm the general condition of the electrical installation and carry out upgrading where recommended. It was noted that some sections of lagging to the main intake appears to be formed in possible asbestos and prior to disturbance, it should be tested by a suitably qualified asbestos surveyor. It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.

Gas	
Repair category:	
Notes:	Not applicable.

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.

Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	Where visible, localised areas of maintenance repair may be anticipated to sections of plumbing with leaking taps noted within the kitchen and the utility room with a small leak located below the utility room sink with staining evident to adjacent timber work. With a property of its age there is a possibility that concealed sections of plumbing may be carried in lead. Should this be encountered, it is essential to have this replaced on health grounds. The sanitary fittings throughout appear to have been generally well maintained with no obvious or significant defects noted. No tests were carried out. It was however, noted that several mechanical vents serving internal bathroom spaces do not appear to be in operation and these should be replaced/repaired. Lagging around some pipework was noted in the basement space. This lagging is sometimes known to contain asbestos based particles. Released asbestos particles are known to be harmful to health. Further advice will be available from a specialist licensed contractor.

Heating and hot water	
Repair category:	2
Notes:	The central heating system is of a complex design and any documentation available in relation to the servicing history and associated appropriate documentation would be beneficial to obtain. An incoming purchaser may however, anticipate a programme of modernisation and upgrading of the system and should satisfy themselves in relation to these costs. Some general staining was noted adjacent to the old oil tanks, likely historic as these are now not in use.

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.

Drainage	
Repair category:	1
Notes:	Where visible, no obvious or significant defects were noted within the limitations of our inspection.

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

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 coinoperated machines.

1. Which floor(s) is the living accommodation on?	Ground, first and second.
2. Are there three steps or fewer to a main entrance door of the property?	[ ]YES [x]NO
3. Is there a lift to the main entrance door of the property?	[ ]YES [x]NO
4. Are all door openings greater than 750mm?	[ ]YES [x]NO
5. Is there a toilet on the same level as the living room and kitchen?	[x]YES [ ]NO
6. Is there a toilet on the same level as a bedroom?	[x]YES [ ]NO
7. Are all rooms on the same level with no internal steps or stairs?	[ ]YES [x]NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	[x]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 re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer
Within the limitations of our inspection, we noted no recent or obvious alterations to have been carried out which would have required local authority consents. Alterations have however, been carried out to form their subjects into their present layout and all available documentation should be investigated and provided. This would be essential given the building's listed status. The subjects are Grade B Listed being of architectural and historic interest. The valuation assumes that the Title reflects the ownership position of the grounds as described and this should be confirmed. The insurance figure provided below relates to the main house, immediate grounds and outbuildings. This figure should be viewed as an indication of the minimum insurance value the property should be insured for. Specialist advice however, should be sought to confirm this value. The EPC has been produced with available information and to the best fit as the EPC software does not support the size and complexity for this property and installation. It is recommended that where repairs, defects and maintenance items have been identified, particularly those categorised as a "2" or "3", interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of works required prior to submitting a legal offer to purchase. Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.
Estimated re-instatement cost (£) for insurance purposes
£10,000,000 The estimated reinstatement cost for insurance purposes is £10,00,000 (Ten Million Pounds Sterling). This is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy. It is recommended that the figure is reviewed annually and in light of any future alterations or additions to ensure that you have adequate cover. Alternatively you should seek specialist advice from your insurer. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees.
Valuation (£) and market comments

£2,500,000 The market value for the outright ownership interest of the property described in the report is £2,500,000 (Two Million Five Hundred Thousand Pounds Sterling). This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, Title restrictions or servitude rights.	
Report author:	Ross Carpenter, MRICS Bsc (hons)
Company name:	Paisley - Allied Surveyors Scotland Ltd
Address:	43 Gauze Street Paisley PA1 1EX
Signed:	Electronically Signed: 317274-c317ff46-3c88
Date of report:	02/07/2026

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

Mortgage Valuation Report

Mortgage Valuation Report			
Property:	Torr Hall Torr Road Bridge of Weir PA11 3RU	Client: Estate of the late Vera Weisfeld Tenure: Ownership	
Date of Inspection:	18/06/2026	Reference:	PE/0046/RC/SL/AM

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0	**LOCATION**

The subjects are located approximately one mile to the west of Bridge of Weir. The immediately surrounding area is private with the subjects set in amongst substantial grounds. All usual residential amenities and transport links are available within a short drive.

2.0	**DESCRIPTION**	**2.1 Age:**	Built between 1903-1905. The subjects are Grade B Listed being of architectural and historic interest.	

The subjects comprise a two storey and attic over basement detached country house set within its own private grounds, understood to be circa 23.6 hectares with additional cottages and outbuildings.

3.0	**CONSTRUCTION**

The main outer walls are of grey Aberdeenshire granite bull faced with polished dressings, crow step gables and strings.

The rear elevation appears to have been finished with roughcast.

The main roof is principally multi-pitched and overlaid in slate incorporating a number of flat leaded areas.

4.0	**ACCOMMODATION**

Ground Floor: Entrance Vestibule, Reception Hallway, Ballroom, Drawing Room, Library, Dining Room, Dining Kitchen, Butlers Pantry with Utility Room off, Bar, Bathroom, Cloakroom and side Vestibule with second Staircase, access to Basement and Gun Room.

First Floor: Reception Hallway Landing, Bedroom 1 with en-suite Bathroom off, Bedroom 2 with en-suite Cloakroom off, 2 further Bedrooms, Cinema Room, Shower Room, Bathroom, Cloakroom, Dressing Room, Royal Suite with access to second floor Suite and split level Nursery wing comprising 3 Bedrooms, Cloakroom and Bathroom.

Second Floor from Royal Suite: Open plan Bedroom/Living Space with internal Shower Room and Dressing Room off.

Second Floor from side Vestibule Stairwell: Hallway Landing leading to Housekeeper's Flat comprising central Hallway, Sitting Room, Bedroom, Dining Kitchen and Bathroom with wc.

Top Floor Level: Study with large storage space off.

Off the front vestibule there is access to a conical tower with two rooms accessed from the staircase.

Basement Level: Laundry Room, Plant Room, Wine Cellar and various ancillary rooms.

The subjects also benefit from two cottages which are detailed below.

5.0	**SERVICES (No tests have been applied to any of the services)**						
Water:	Mains	**Electricity:**	Mains	**Gas:**	None	**Drainage:**	Mains
Central Heating:		Oil fired boilers to radiators					
6.0	**OUTBUILDINGS**						
Garage:		Garage and stable block					
Others:		Two self-contained cottages and helicopter hanger					

7.0 **GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.*

For a property of its age, type and location, the subjects appear to have been adequately maintained however, in its present state, would require a general programme of overhaul, maintenance and repairs to areas as detailed within the main content report. An incoming purchaser should satisfy themselves in relation to the scope and costings of these works.

Internally, some general upgrading to services in particular may be anticipated.

8.0 **ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*

None.

8.1 Retention recommended:	-

9.0 **ROADS & FOOTPATHS**

Made up and adopted.

10.0	**BUILDINGS INSURANCE (£):**	10,000,000	**GROSS EXTERNAL FLOOR AREA**	1615 square metres	**Square metres**

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.

11.0 **GENERAL REMARKS**

Within the limitations of our inspection, we noted no recent or obvious alterations to have been carried out which would have required local authority consents. Alterations have however, been carried out to form their subjects into their present layout and all available documentation should be investigated and provided. This would be essential given the building's listed status.

The subjects are Grade B Listed being of architectural and historic interest.

The valuation assumes that the Title reflects the ownership position of the grounds as described and this should be confirmed.

The insurance figure provided below relates to the main house, immediate grounds and outbuildings. This figure should be viewed as an indication of the minimum insurance value the property should be insured for. Specialist advice however, should be sought to confirm this value.

The EPC has been produced with available information and to the best fit as the EPC software does not support the size and complexity for this property and installation.

It is recommended that where repairs, defects and maintenance items have been identified, particularly those categorised as a "2" or "3", interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of works required prior to submitting a legal offer to purchase.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*		
12.1	**Market Value in present condition (£):**	**2,500,000**	Two Million Five Hundred Thousand Pounds
12.2	**Market Value on completion of essential works (£):**	**-**	
12.3	**Suitable security for normal mortgage purposes?**	Yes	
12.4	**Date of Valuation:**	18/06/2026	

Signature:	Electronically Signed: 317274-c317ff46-3c88			
Surveyor:	Ross Carpenter	MRICS Bsc (hons)	**Date:**	02/07/2026

Paisley - Allied Surveyors Scotland Ltd

Office:	**43 Gauze Street** **Paisley** **PA1 1EX**	**Tel: 0141 889 4105** **Fax:** **email:** paisley@alliedsurveyorsscotland.com

PART 3.

ENERGY **REPORT**

A report on the energy efficiency of the property.

energy report

energy report on:

Property address	Torr Hall Torr Road Bridge of Weir PA11 3RU

Customer	Estate of the late Vera Weisfeld

Customer address	Torr Hall Torr Road Bridge of Weir PA11 3RU

Prepared by	Ross Carpenter, MRICS Bsc (hons) Paisley - Allied Surveyors Scotland Ltd

Energy Performance Certificate (EPC)

Dwellings

Scotland

TORR HALL, TORR ROAD, BRIDGE OF WEIR, PA11 3RU

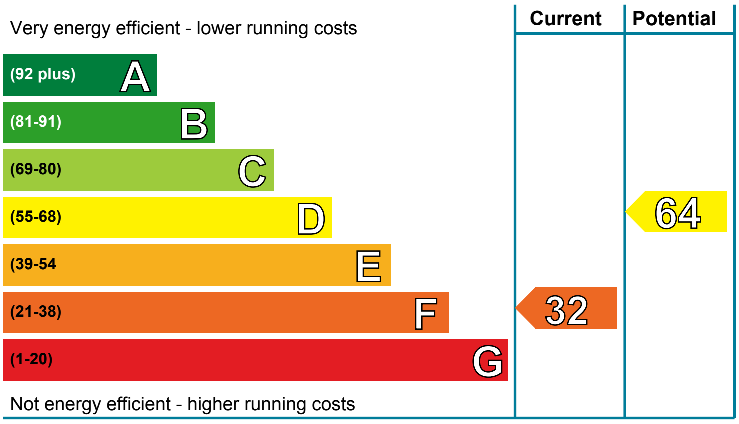
Dwelling type:	Detached house	**Reference number:**	0152-2158-4463-2896-2615
Date of assessment:	18 June 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	24 June 2026	**Approved Organisation:**	Elmhurst
Total floor area:	1346 m²	**Main heating and fuel:**	Boiler and radiators, oil
Primary Energy Indicator:	296 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*	**£70,083**	See your recommendations report for more information
Over 3 years you could save*	**£33,630**	

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

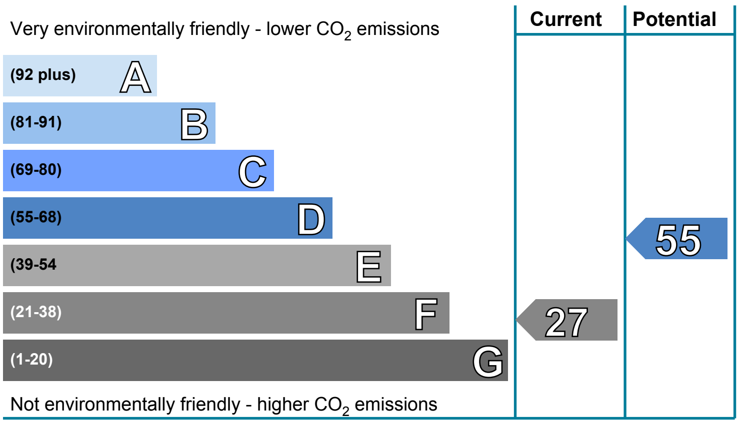


Energy Efficiency Rating

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

Your current rating is **band F (32)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band F (27)**

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 Increase loft insulation to 270 mm	£900 - £1,200	£7554.00
2 Internal wall insulation	£7,500 - £11,000	£10956.00
3 Condensing boiler	£2,200 - £3,500	£11484.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whin, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation Roof room(s), no insulation (assumed)	★☆☆☆☆ ★☆☆☆☆	★☆☆☆☆ ★☆☆☆☆
Floor	Solid, no insulation (assumed) Suspended, no insulation (assumed)	— —	— —
Windows	Some double glazing	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, oil Boiler and radiators, oil	★★☆☆☆ ★★☆☆☆	★★★☆☆ ★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs Programmer, room thermostat and TRVs	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★☆☆☆	★★☆☆☆
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 74 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 100 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 49 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	£67,989 over 3 years	£34,608 over 3 years	You could save £33,630 over 3 years
Hot water	£1,275 over 3 years	£1,005 over 3 years	
Lighting	£819 over 3 years	£840 over 3 years	
Totals	**£70,083**	**£36,453**	

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	Increase loft insulation to 270 mm	£900 - £1,200	£2518	F 38	F 32
2	Internal wall insulation	£7,500 - £11,000	£3652	E 48	E 41
3	Replace boiler with new condensing boiler	£2,200 - £3,500	£3828	D 60	E 51
4	Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£1213	D 64	D 55

Alternative measures

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

- Biomass boiler (Exempted Appliance if in Smoke Control Area)

Choosing the right improvement package

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

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

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

1 Loft insulation
Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 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).

3 Condensing boiler
A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

4 Double glazed windows
Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

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)	234,351.93	N/A	N/A	N/A
Water heating (kWh per year)	3,852.62			

Addendum

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

About this document

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

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

Assessor's name: Mr. Ross Carpenter
Assessor membership number: EES/019508
Company name/trading name: Allied Surveyors Scotland Ltd
Address: 43 Gauze Street
Paisley
PA1 1EX
Phone number: 0141 889 4105
Email address: paisley@alliedsurveyors.com
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
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Scottish Government

PART 4.

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.

Property Questionnaire

Property Address	Torr Hall Torr Road Bridge of Weir PA11 3RU
Seller(s)	Estate of the late Vera Weisfeld
Completion date of property questionnaire	24/06/2026
Note for sellers	

1.	**Length of ownership**
	How long have you owned the property? 24
2.	**Council tax**
	Which Council Tax band is your property in? (Please circle) [ ]A [ ]B [ ]C [ ]D [ ]E [ ]F [ ]G [x]H
3.	**Parking**
	What are the arrangements for parking at your property? **(Please tick all that apply)** Garage [x] Allocated parking space [ ] Driveway [x] Shared parking [ ] On street [ ] Resident permit [ ] Metered parking [ ] Other (please specify):

4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	[ ]YES [x]NO [ ]Don't know
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)?	[x]YES [ ]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)?	[ ]YES [x]NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[ ]YES [ ]NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[ ]YES [x]NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[ ]YES [ ]NO
	(ii) Did this work involve any changes to the window or door openings?	[ ]YES [ ]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	**Central heating**	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES [ ]NO [ ]Partial

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). *Oil*	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *Don't know*	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES [ ]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?	[ ]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[ ]YES [ ]NO
b	Are you aware of the existence of asbestos in your property?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
10.	**Services**	

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

Services	Connected	Supplier
Gas or liquid petroleum gas	N	
Water mains or private water supply	N	
Electricity	Y	Scottish power
Mains drainage	N	
Telephone	Y	Bt
Cable TV or satellite	N	
Broadband	Y	Bt

b	Is there a septic tank system at your property?	[ ]YES [x]NO
	If you have answered yes, please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	[ ]YES [ ]NO [ ]Don't know
	(ii) Do you have a maintenance contract for your septic tank?	[ ]YES [ ]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
11.	**Responsibilities for shared or common areas**	
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	[ ]YES [x]NO [ ]Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details:	[ ]YES [x]NO [ ]N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	[ ]YES [x]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? If you have answered yes, please give details:	[ ]YES [x]NO
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? If you have answered yes, please give details:	[ ]YES [x]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 privatelyowned.) If you have answered yes, please give details:	[ ]YES [x]NO
12.	**Charges associated with your property**	
a	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[ ]YES [x]NO
b	Is there a common buildings insurance policy?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	**Specialist works**	
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[ ]YES [x]NO
	If you have answered yes, please give details:	
c	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[ ]YES [ ]NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

14.	**Guarantees**	
a	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(ii)	Roofing	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(iii)	Central heating	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(iv)	National House Building Council(NHBC)	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(v)	Damp course	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	[x]NO [ ]YES [ ]Don't know [ ]With title deeds [ ]Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
c	Are there any outstanding claims under any of the guarantees listed above?	[ ]YES [x]NO
	If you have answered yes, please give details:	

15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
16.	**Notices that affect your property**	
In the past three years have you ever received a notice:		
a	advising that the owner of a neighbouring property has made a planning application?	[ ]YES [x]NO
b	that affects your property in some other way?	[ ]YES [x]NO
c	that requires you to do any maintenance, repairs or improvements to your property?	[ ]YES [x]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):	Natalie kelly
Capacity:	[ ]Owner [x]Legally Appointed Agent for Owner
Date:	24/06/2026