



Home Report

shepherd.co.uk



SHEPHERD

CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction



Contents

1. Scottish Single Survey
 2. Energy Performance Certificate
 3. Property Questionnaire
 4. Appendices
-



Scottish Single Survey



Single Survey

survey report on:

Property address	Mill House Of Girthon Gatehouse Of Fleet Castle Douglas DG7 2DW
Customer	Megan Murray-Pepper
Customer address	Mill House Of Girthon Gatehouse Of Fleet Castle Douglas DG7 2DW
Prepared by	Shepherd Chartered Surveyors
Date of inspection	11/06/2026



www.shepherd.co.uk

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

☐

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

1.2 THE REPORT

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

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

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

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

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

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

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 Report².

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

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" 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

Terms and Conditions

communal grounds, parking areas, and other facilities;

- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	Two storey, link-detached converted mill house.
Accommodation	Ground Floor: Entrance Hall, Lounge, Study, Kitchen/Dining Room, Conservatory and Cloakroom with w.c. First Floor: Bedroom 1, Ensuite Shower Room with w.c, Bedroom 2, Bedroom 3, Bedroom 4 and Bathroom with w.c.
Gross internal floor area (m²)	140m ² or thereby.
Neighbourhood and location	The property is situated within a courtyard of a converted steading in a rural setting approximately 3 miles from the town of Gatehouse of Fleet where adequate local facilities are available. A burn runs along the side boundary.
Age	It is estimated that the property was originally constructed in the mid 19th century and subsequently converted circa 1990.
Weather	Heavy rain.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. A metal flue projects through the rear roof pitch.

Single Survey

Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. The roof is pitched and slated with sandstone skews and ridging. Access into the roof void was gained through a ceiling hatch within the rear right hand side bedroom. The roof is timber framed, overlaid with sarking board however, there is no under slate membrane. Insulation has been laid between and over the joists. No access was gained into the roof void over the study.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. The rainwater fittings are formed in cast iron.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are of solid stone construction pointed and painted externally with the study extension appearing to be of timber framed construction enclosed with a block rendered outer leaf.
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. The windows are UPVC double glazed. There are timber Velux roof lights at first floor level. The front entrance door is of timber panel design incorporating double glazed units.
External decorations	Visually inspected.

Single Survey

Conservatories / porches	Visually inspected. There is an unheated conservatory extension to the rear of the property. The base walls are of timber framed construction enclosed with a block rendered outer leaf. The roof is pitched and laid in polycarbonate and the floors are of solid concrete construction. The windows and external doors are UPVC double glazed. Timber glazed doors separate the conservatory from the main dwelling.
Communal areas	Not applicable.
Garages and permanent outbuildings	Visually inspected. There is a garden store adjoining the rear of the study extension. This was not accessed at the time of inspection. Access can be gained through a timber panel door and there is UPVC double glazed window.
Outside areas and boundaries	Visually inspected. The garden grounds are laid in grass, gravel and concrete slabs bounded by timber/post and wire fencing and stone dykes. There is a pitched and slated canopy between the subjects and the neighbouring property.
Ceilings	Visually inspected from floor level. The ceilings are lined with plasterboard.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The main walls and partitions are lined with plasterboard. There are feature to stone walls. The walls in the bathroom, ensuite and kitchen are partially tiled.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. The ground floors are of solid concrete construction with the upper floors being of suspended timber construction. It was not possible to inspect the floor surfaces due to the presence of fitted floor coverings throughout.

Single Survey

Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The internal doors are of timber panel design. There are a range of fitted base and wall units in the kitchen which are on semi-modern lines. A timber carpeted staircase provides access to first floor landing from the lounge.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is a multifuel stove in the lounge.
Internal decorations	Visually inspected. The internal decoration is to a painted finish.
Cellars	Not applicable.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains electricity. The electric meter and consumer unit are located in the cloakroom.
Gas	Not applicable.

Single Survey

Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Water is assumed to be from the mains supply. The sanitary fittings comprise of three piece white suites in the bathroom and ensuite shower room and a white wash hand basin and w.c in the cloakroom. The kitchen units are fitted with a composite sink.
Heating and hot water	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Space heating and domestic hot water are provided by an oil fired 'Worcester Greenstar Heatslave II 18/25 ErP' combi boiler located in the kitchen. The radiators are fitted thermostatic valves and there is a room thermostat in the hallway. The PVC oil tank is located to the front of the property.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Drainage is assumed to be connected to a septic tank. Details should be confirmed.

Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership. In the interests of security, no comment was made in the presence, or otherwise, of a burglar alarm.
Any additional limits to inspection	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. The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings. Windows and external doors were not all fully opened or tested. The cold water rising main was not fully inspectable. The external areas of the property were inspected to the ground level only.

Sectional Diagram showing elements of a typical house



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

Single Survey

2. Condition

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

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

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

 Dampness, rot and infestation	
Repair category	2
Notes	Traces of wood boring infestation were noted to timbers within the property and to the roof timbers. It is assumed that the affected timbers were treated at the time conversion. Documentation should be obtained however, in the absence of valid guarantees for previous timber specialist treatment works, a reputable timber specialist should carry out a full and thorough inspection of all timbers within the property and provide estimates for any recommended remedial works. High damp meter readings and damp staining were noted to the ceiling and wall linings between the lounge and study. This may be caused by a defect in the lead flashings above. Concealed timbers may be affected by rot. A precautionary check should be carried out by a timber/damp specialist prior to purchase. An inspection of the roof detailing should be carried out to ensure that it remains water tight. Damp staining was noted to the study ceiling although, when tested with a moisture meter, readings were found to be normal. The original source of dampness should be identified and confirmed as repaired.

 Chimney stacks	
Repair category	1
Notes	No immediate action or repair is needed.



Roofing including roof space

Repair category	2
Notes	A number of loose and broken roof slates were visible. There are areas of missing ridge pointing and a cracked skew stone. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future. As advised, there appears to be a defect with the lead flashings between the side outshoot and the main dwelling (see Dampness, Rot and Infestation section). There is no under slate membrane and damp staining was noted to a number of roof timbers. As advised, there is evidence of wood boring infestation to the roof timbers.



Rainwater fittings

Repair category	2
Notes	Rainwater goods are of an older style and have suffered from corrosion. Maintenance is required.



Main walls

Repair category	2
Notes	Cracking was noted to the render and stonework.



Windows, external doors and joinery

Repair category	2
Notes	Some double glazed units have failed and allowed condensation to form between the panes. Replacement of the units will be required. Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions.



External decorations

Repair category	1
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.

Single Survey



Conservatories/porches

Repair category	2
Notes	Cracking was noted to the render.



Communal areas

Repair category	N/A
Notes	Not applicable.



Garages and permanent outbuildings

Repair category	2
Notes	Rot is affecting the timber panel door. No access was gained into the outbuilding and therefore, no comment can be made on its internal condition.



Outside areas and boundaries

Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary. Mature trees/vegetation within the grounds of the property will require future ongoing professional maintenance by an experienced contractor. There is a burn/water course located at the side boundary. The property is in an area at risk of flooding and categorised as high of flooding within the SEPA guidelines/website. We have assumed there are no issues in this regard, that the property has never suffered from flooding and that insurance can be obtained on normal terms. Should any of these assumptions prove to be incorrect, it could impact on the value reported herein and future saleability of the property and we would recommend that further checks are made prior to purchase in this regard.



Ceilings

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

Single Survey



Internal walls

Repair category	1
Notes	There are minor areas of plaster cracking.



Floors including sub-floors

Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.



Internal joinery and kitchen fittings

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



Chimney breasts and fireplaces

Repair category	1
Notes	It is assumed that the stove has been installed in accordance with manufacturer's recommendations for fluing and ventilation and has always utilised the correct type of fuel. The appliance has not been tested by ourselves and is therefore presumed in full, safe working order. The flue should be regularly swept.



Internal decorations

Repair category	1
Notes	The property is in reasonable decorative order.



Cellars

Repair category	N/A
Notes	Not applicable.

Single Survey



Electricity

Repair category	1
Notes	The Institution of Engineering and Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or rewired properties will have installations which fully comply with IET regulations.



Gas

Repair category	N/A
Notes	Not applicable.



Water, plumbing and bathroom fittings

Repair category	1
Notes	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.



Heating and hot water

Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.

Single Survey

 Drainage	
Repair category	1
Notes	There are understood to be private drainage arrangements. The maintenance liability, rights of access and SEPA consents should be confirmed. We were unable to determine the position of the septic tank/private drainage system. The location of the septic tank/soakaway and legal access should be confirmed with the Title Deeds. It should also be confirmed that the drainage arrangements have SEPA consents.

Single Survey

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

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

- 1) The assumed tenure is Absolute Ownership.
- 2) Access to the property is via a private unmade road. Rights of access and any maintenance liability should be confirmed.
- 3) There are understood to be private drainage arrangements. The maintenance liability, rights of access for maintenance purposes and availability of SEPA consents should be confirmed.
- 4) The property has been converted from an old mill house. It is assumed that all necessary Local Authority consents are in order.
- 5) The subjects are in an area at risk of flooding and are categorised as high risk of flooding within the SEPA system. We have assumed that there are no issues in this regard, that the property has never suffered from flooding and that insurance can be obtained on normal terms. Should any of these assumptions prove to be incorrect it could impact on the value report herein and we would recommend that further checks are made prior to purchase in this regard.
- 6) Previous timber/damp specialist treatment works are assumed to have been carried out within the property at the time of conversion. Any documentation should be obtained.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £620,000.

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

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £340,000 (THREE HUNDRED AND FORTY THOUSAND POUNDS STERLING).

Single Survey

Signed	<i>Taylor Hall</i> Electronically signed :- 14/07/2026 09:03
Report author	Taylor Hall
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street Dumfries DG1 1DR
Date of report	11/06/2026

Mortgage Valuation Report



www.shepherd.co.uk

Property Address

Address Mill House Of Girthon, Gatehouse Of Fleet, Castle Douglas, DG7 2DW
Seller's Name Megan Murray-Pepper
Date of Inspection 11/06/2026

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Other

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)
Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

Garden store.

Mortgage Valuation Report

Construction

Walls ☐ Brick ☒ Stone ☐ Concrete ☐ Timber frame ☐ Other (specify in General Remarks)
Roof ☐ Tile ☒ Slate ☐ Asphalt ☐ Felt ☐ Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No

If Yes, is this recent or progressive? ☐ Yes ☐ No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☒ Yes ☐ No

If Yes to any of the above, provide details in General Remarks.

Service Connections

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

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

Brief description of Central Heating and any non mains services:

Oil fired boiler to radiators.

Septic tank drainage.

Site

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

☐ Rights of way ☒ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections
☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

Location

☐ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections
☐ Commuter village ☐ Remote village ☐ Isolated rural property ☒ Other (specify in General Remarks)

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The property is situated within a courtyard of a converted steading in a rural setting approximately 3 miles from the town of Gatehouse of Fleet where adequate local facilities are available.

At the time of inspection the property was found to be generally well maintained having due regard to its age and nature. The fittings internally were on older lines with the decoration to an adequate standard. A number of items were noted during the inspection which have been reflected in the valuation figure and are, in general, capable of remedy through routine maintenance and repair.

In addition to the main accommodation there is a conservatory.

Access to the property is via a private unmade road. Rights of access and any maintenance liability should be confirmed.

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

The property has been converted from an old mill house. It is assumed that all necessary Local Authority consents are in order.

The subjects are in an area at risk of flooding and are categorised as high risk of flooding within the SEPA system. We have assumed that there are no issues in this regard, that the property has never suffered from flooding and that insurance can be obtained on normal terms. Should any of these assumptions prove to be incorrect it could impact on the value report herein and we would recommend that further checks are made prior to purchase in this regard.

Previous timber/damp specialist treatment works are assumed to have been carried out within the property at the time of conversion. Any documentation should be obtained.

Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Comment on Mortgageability

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

Valuation

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £

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

Is a reinspection necessary? ☐ Yes ☒ No

Mortgage Valuation Report

Declaration

Signed	<i>Taylor Hall</i> Electronically signed :- 14/07/2026 09:03
Surveyor's name	Taylor Hall
Professional qualifications	BSc (Hons) MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	18 Castle Street, Dumfries, DG1 1DR
Telephone	01387 264333
Email Address	dumfries@shepherd.co.uk
Date of Inspection	11/06/2026



Energy Performance Certificate



Energy Performance Certificate (EPC)

Scotland

Dwellings

THE MILL HOUSE, GIRTHON, GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2DW

Dwelling type: Detached house
Date of assessment: 11 June 2026
Date of certificate: 18 June 2026
Total floor area: 124 m²
Primary Energy Indicator: 257 kWh/m²/year

Reference number: 9792-1054-8236-0436-1224
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

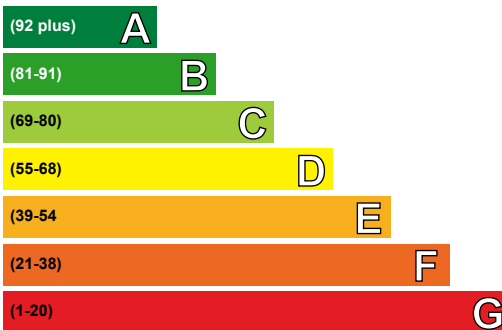
You can use this document to:

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

Estimated energy costs for your home for 3 years*	£5,814	See your recommendations report for more information
Over 3 years you could save*	£1,791	

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

Very energy efficient - lower running costs



Current	Potential
54	72

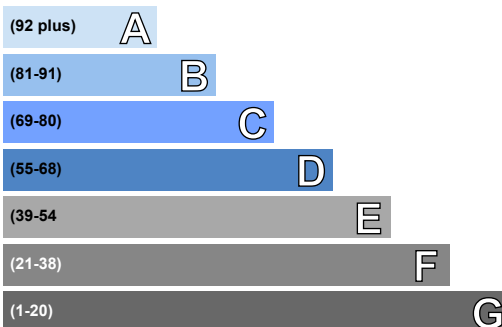
Energy Efficiency Rating

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

Your current rating is **band E (54)**. 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.

Very environmentally friendly - lower CO₂ emissions



Current	Potential
50	66

Environmental Impact (CO₂) Rating

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

Your current rating is **band E (50)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£1542.00
2 Floor insulation (solid floor)	£5,000 - £10,000	£249.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£669.00

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](https://www.greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whin, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
	Pitched, insulated (assumed)	★★★★☆	★★★★☆
Floor	Solid, no insulation (assumed)	—	—
	Solid, insulated (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
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, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 58 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 7.2 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 2.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

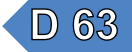
Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,635 over 3 years	£2,841 over 3 years	
Hot water	£948 over 3 years	£951 over 3 years	
Lighting	£231 over 3 years	£231 over 3 years	
Totals	£5,814	£4,023	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Internal wall insulation	£7,500 - £11,000	£514		
2 Floor insulation (solid floor)	£5,000 - £10,000	£83		
3 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£223		

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 Internal wall insulation

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

2 Floor insulation (solid floor)

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

3 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

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

LZC energy sources present:

- Biomass secondary heating

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)	18,565.9	N/A	N/A	N/A
Water heating (kWh per year)	3,957.9			

Addendum

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

This dwelling has stone walls and may be exposed to wind driven rain 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. Taylor Hall
Assessor membership number:	EES/024206
Company name/trading name:	J & E Shepherd
Address:	18 Castle Street Dumfries DG1 1DR
Phone number:	01387 264333
Email address:	dumfries@shepherd.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT





Property Questionnaire



property questionnaire

Property address	Mill House of Girthon, Gatehouse of Fleet, Castle Douglas, DG7 2DW
Seller(s)	Deborah Muriel Bingley and Dr Megan Lucy Murray-Pepper
Completion date of property questionnaire	18/05/26

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? 21 years	
2.	Council tax	
	Which Council Tax band is your property in? (Please circle or mark in coloured box)	
	A B C D E F G H E	
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply) • Garage ☐ • Allocated parking space ☒ • Driveway ☒ • Shared parking ☐ • On street ☐ • Resident permit ☐ • Metered parking ☐ • Other (please specify):	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes/ <u>No</u> / Don't know

property questionnaire

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)?	Yes/ <u>No</u>
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u>, please describe below the changes which you have made:	Yes/ <u>No</u>
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	Yes/ <u>No</u>
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u>, please answer the three questions below:	<u>Yes</u> / <u>No</u>
	(i) Were the replacements the same shape and type as the ones you replaced?	<u>Yes</u> / <u>No</u>
	(ii) Did this work involve any changes to the window or door openings?	Yes/ <u>No</u>
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Small windows replaced with double glazing in master, single and double bedrooms (c.2010). Please give any guarantees which you received for this work to your solicitor or estate agent.	

property questionnaire

7.	Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom). <u>If you have answered yes or partial</u> – what kind of central heating is there? Oil-fired (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). <u>If you have answered yes</u>, please answer the three questions below:	Yes/No/ Partial
	i) When was your central heating system or partial central heating system installed? Installed pre-2004. Boiler/ radiators replaced more recently	
	(ii) Do you have a maintenance contract for the central heating system? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:	Yes/No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	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? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?	Yes/No Yes/No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:	Yes/No

property questionnaire

10.	Services																									
a.	Please tick which services are connected to your property and give details of the supplier:																									
	<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td></td> <td></td> </tr> <tr> <td>Water mains or private water supply</td> <td>✓</td> <td>Scottish Water</td> </tr> <tr> <td>Electricity</td> <td>✓</td> <td>Octopus Energy</td> </tr> <tr> <td>Mains drainage</td> <td></td> <td></td> </tr> <tr> <td>Telephone</td> <td>✓</td> <td>BT</td> </tr> <tr> <td>Cable TV or satellite</td> <td></td> <td></td> </tr> <tr> <td>Broadband</td> <td>✓</td> <td>BT</td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas			Water mains or private water supply	✓	Scottish Water	Electricity	✓	Octopus Energy	Mains drainage			Telephone	✓	BT	Cable TV or satellite			Broadband	✓	BT	
Services	Connected	Supplier																								
Gas or liquid petroleum gas																										
Water mains or private water supply	✓	Scottish Water																								
Electricity	✓	Octopus Energy																								
Mains drainage																										
Telephone	✓	BT																								
Cable TV or satellite																										
Broadband	✓	BT																								
b.	Is there a septic tank system at your property? <u>If you have answered yes</u>, please answer the two questions below:	<u>Yes/No</u>																								
	(i) Do you have appropriate consents for the discharge from your septic tank?	<u>Yes/No/Don't know</u>																								
	(ii) Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract: Scottish Water	<u>Yes/No</u>																								

property questionnaire

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

property questionnaire

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

property questionnaire

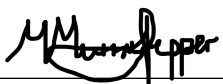
14.	Guarantees					
a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work	<u>No</u>	Yes	Don't know	With title deeds	Lost
(ii)	Roofing	<u>No</u>	Yes	Don't know	With title deeds	Lost
(iii)	Central heating	<u>No</u>	Yes	Don't know	With title deeds	Lost
(iv)	National House Building Council (NHBC)	<u>No</u>	Yes	Don't know	With title deeds	Lost
(v)	Damp course	<u>No</u>	Yes	Don't know	With title deeds	Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<u>No</u>	Yes	Don't know	With title deeds	Lost
b.	<u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u>					
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u>					Yes/<u>No</u>
15.	Boundaries					
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes, please give details:</u>					Yes/ <u>No</u>/ Don't know

property questionnaire

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/ <u>No</u>
b.	that affects your property in some other way?	Yes/ <u>No</u>
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/ <u>No</u>
If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.		

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

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

Signature(s) : 

Date: 18/05/26



Appendices



CONTROL OF DAMP, WOODWORM & WET/DRY ROT

Williamson & Henry
3 St Cuthbert Street
Kirkcudbright
DG6 4DJ

30/6/26

Mill House of Girthon, Gatehouse of Fleet, Castle Douglas, DG7 2DW

Dear sir, upon your written request we conducted an inspection of the above property for woodworm, and damp, as detailed in the Home Report
We set out below our findings and recommendations.

Area – Ground Floor

Observations- walls

The original external walls of the property are stone built.

The right-side extension is brick or block built with a damp proof course.

The internal surfaces have timber framing with plasterboard.

Using a moisture meter, we evaluated the lower internal walls and found no high damp readings consistent with rising damp.

The walls where plaster is applied directly to the internal brick walls or external stone walls do not have high moisture meter readings or salt contamination, consistent with rising damp.

There are elevated moisture meter readings from the plasterboard door entrance leading from the sitting room to study. The side section and soffit section area retaining moisture and there is discolouration.

This is residual from previous ingress from the roof section between the main original building and lower study roof.

We could view externally repairs to the leadwork and mortar pointing.

The study ceiling has slight staining; however, this is not currently damp.

Recommendations

No chemical damp treatment necessary

The plasterboard may take time to dry out, with decoration required.

Worst case scenario would be removing the damp plasterboard and renewing.

The budget for this is around £300.

Area – Ground Floor

Observations- floors

The floors are solid concrete.

Recommendations

No treatment

Area – First Floor

Observations- floors

The floors have fitted carpets and furnishings with no access to the timber floors.

Recommendations

No treatment necessary

Area - Roof voids/attic spaces – main roof**Observations**

There is no evidence of active woodworm to the accessible roof timbers.

There are historic flight holes, however no recent bore dust activity.

Recommendations

No treatment

Note – regular maintenance is necessary to external joinery timbers and external masonry painting of walls.

Should you require any further assistance please contact me.

Yours faithfully

David McLachlan
C.S.R. T.



Acquisitions
Building Surveying
Commercial Agency
Compulsory Purchase
Contract Administration
Development Appraisals and Consultancy
Development/Bank Monitoring
Dispute Resolution Services
Drive By & Desktop Valuations
Employers Agent
Energy Services
Energy Performance Certificates (EPCs)
Executory Valuation
Expert Witness Reports

Home Reports
Housing Development Services
Insurance Reinstatement
Valuations (RCAs)
Land & Property Auctions
Lease Advisory
Level Two Survey & Valuation Report
Licensed Trade & Leisure
Mediation Services
Mortgage / Lending Valuations
New Build & Plot Valuation
Portfolio Valuations
Principal Design Services
(Health & Safety Management)
Private Sale Valuation

Project Management
Property & Asset Management
Property Investment
Public Sector
Quantity Surveying
Rating
Rent Reviews
Residential & Commercial Valuations
Separation Valuation
Space Planning
Statutory Consents
Tax Valuations

Aberdeen
01224 202800

Dumfries
01387 264333

Falkirk
01324 635999

Greenock
01475 730717

London
020 8893 3944

St Andrews
01334 477773
01334 476469

Ayr
01292 267987

Dundee
01382 200454
01382 220699

Fraserburgh
01346 517456

Hamilton
01698 891400

Montrose
01674 676768

Saltcoats
01294 464228

Birmingham
0121 270 2266

Dunfermline
01383 722337
01383 731841

Galashiels
01896 750150

Inverness
01463 712239

Musselburgh
0131 653 3456

Stirling
01786 450438
01786 474476

Coatbridge
01236 436561

East Kilbride
01355 229317

Glasgow
0141 331 2807

Kilmarnock
01563 520318

Oban
01631 707 800

Cumbernauld
01236 780000

Edinburgh
0131 225 1234
0131 557 9300

Glasgow Bearsden
0141 611 1500

Kirkcaldy
01592 205442

Paisley
0141 889 8334

Dalkeith
0131 663 2780

Glasgow South
0141 649 8020

Lanark
01555 663058

Perth
01738 638188

Dumbarton
01389 731682

Elgin
01343 614 949

Glasgow West End
0141 353 2080

Livingston
01506 416777

Peterhead
01779 470766