

# Home Report



**Property address:** Cleaton House  
Westray  
Orkney  
KW17 2DB

**Customer:** ~~XXXXXXXXXXXX~~

**Address:** Cleaton House  
Westray  
Orkney  
KW17 2DB

**Date of inspection:** 28<sup>th</sup> June 2021

## 1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

### Description

Cleaton House comprises a large detached house, with outbuildings and land.  
The property was previously used as a hotel, and is now a private house.

### Accommodation

Ground Floor: Sitting Room, Dining Room, Kitchen, Bedroom with En-Suite Bathroom, Bar, Stock Room, Entrance Vestibule, Hall, WC's and Laundry Room.  
  
First Floor: Seven (7nr) Bedrooms, Five (5nr) En-Suites, Kitchen Area, Landing, Hall, Rear Stairwell.  
  
Second Floor: Bedroom with En-Suite Shower Room.

### Gross internal floor area (m<sup>2</sup>)

The gross internal floor area of the property is approximately 600m<sup>2</sup>.

### Neighbourhood and location

The property is situated in a rural location in Westray. A good range of amenities are available locally, including shops, a hotel, and a primary/Junior Secondary School. Westray is connected to the Orkney Mainland by regular air and ro-ro services.

|                                     |   |
|-------------------------------------|---|
| <b>Age</b>                          | <p>The original property is understood to date from around 1880.<br/>The rear Bar extension is thought to be around 20 years old.</p>   |
| <b>Weather</b>                      | <p>The weather was cool and bright, following a period of settled weather.</p>  |
| <b>Chimney stacks</b>               | <p>There are four (4nr) chimney stacks; two to the main part of the building, one to the original rear extension and one extending through the flat roof to the rear.<br/>All chimneys have multiple clay chimney cans.</p> <p><i>Visually inspected with the use of binoculars where appropriate.</i></p>  |
| <b>Roofing including roof space</b> | <p>Pitched timber framed roof structures to the majority of the building.<br/>Caithness slate to the main part of the house, and the original rear extension.<br/>Welsh slate to the Front Vestibule.<br/>Concrete tiles to the Bar extension.<br/>Fibreglass to the flat roofs; note the condition of the flat roof coverings was not inspected.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i><br/><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</i><br/><i>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.</i><br/><i>Head and shoulders inspection of the roof space only.</i></p> |
| <b>Rainwater fittings</b>           | <p>uPVC gutters and downpipes.</p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p>   |

### Main walls

The walls to the main building and the original rear extension are stone built.  
Smooth render to the main building; wet harl to the original rear extension.  
Walls to the Bar extension are assumed to consist of either cavity block-work, or timber frame with block outer leaf.

*Visually inspected with the aid of binoculars **where appropriate**.  
Foundations and concealed parts were not exposed or inspected.*

### Windows, external doors and joinery

Double glazed windows throughout, with a mixture of uPVC and timber frames.  
Timber and uPVC external doors.

*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.*

### External decorations

The smooth render to the main building is painted, with contrast colour around the windows and to the external vertical corners.  
Timber windows and doors are painted.

*Visually inspected.*

### Conservatories / porches

Entrance Vestibule to the front door.  
There is also a timber framed porch to the external door at the bar area.

*Visually inspected.*

### Communal areas

There are no communal areas.

*Circulation areas visually inspected.*

### Garages and permanent outbuildings

Timber framed store building.  
Polytunnel frame.

*Visually inspected.*

### Outside areas and boundaries

Extensive grounds surround the house.  
Gravel parking areas.  
Flagstone paving around the house.

*Visually inspected.*

### Ceilings

Ceilings are lined with plasterboard.

*Visually inspected from floor level.*

### Internal walls

Internal walls and partitions are timber framed and lined with plasterboard.

*Visually inspected from floor level.*

*Using a moisture meter, walls were randomly tested for dampness where considered appropriate.*

### Floors including sub floors

There is a mixture of solid concrete and suspended timber ground floors; suspended timber first floors.

*Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.*

*Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.*

*Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.*

### Internal joinery and kitchen fittings

Stainless steel kitchen fittings and appliances.

Domestic kitchen units to the first floor kitchen area.

Moulded skirtings and facings.

Panelled and glazed interior doors.

Timber main staircase with cast iron balustrade and timber handrail; timber rear stairs.

Plaster covings and cornicings to the main rooms.

Fitted bar and seating to the Bar Area.

*Built-in cupboards were looked into but no stored items were moved.*

*Kitchen units were visually inspected excluding appliances.*

### Chimney breasts and fireplaces

Multifuel stove in the Sitting Room, with flagstone hearth and stone recess.

There is also a freestanding multifuel stove in the Bar, sitting on a flagstone hearth, with stone effect chimney breast.

*Visually inspected. No testing of the flues or fittings was carried out.*

### Internal decorations

Internal walls and ceilings are mainly wallpapered or painted.  
Internal woodwork is varnished or painted.  
Wall tiles and panelling to the Kitchens and Bathrooms.  
Floor finishes include carpet, vinyl, laminate and floor tiles.

*Visually inspected.*

### Cellars

There are no cellars.

*Visually inspected where there was safe and purpose-built access.*

### Electricity

The property is served by a mains electricity supply to a distribution board and meters.

*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 in Orkney.  
Calor Gas supply to the cooker; gas bottles to the rear of the house.

*Accessible parts of the system 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.*

### Water, plumbing and bathroom fittings

There is a mains water supply to the property.  
The pipework, where visible, is of copper and uPVC construction.  
Sanitary ware includes:  
Main Kitchen: stainless steel sink.  
First floor Kitchen: composite 1.5 bowl sink and drainer.  
Bathroom/Shower Rooms: baths, electric & mixer showers, wash-hand basins, WC's.  
WC's: Wash hand basins, WC's, urinals.

*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.*

### Heating and hot water

The house is heated by an oil boiler, with radiators throughout the building.

There is also an air source heat pump, with air to air units in the ground floor Bedroom and Bar.

Multifuel stoves to the Sitting Room and Bar.

Two large encapsulated hot water cylinders.

*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.*

### Drainage

The property is assumed to be connected to a septic tank on site.

*Drainage covers etc were not lifted.*

*Neither drains nor drainage systems were tested.*

### Fire, smoke and burglar alarms

Smoke detectors fitted throughout the building.

*Visually inspected.*

*No tests whatsoever were carried out to the system or appliances.*

### Any additional limits to inspection:

*At the time of our inspection the property was occupied and fully furnished with floors fully covered throughout.*

*Pitched roof coverings were inspected from ground level; a detailed inspection of condition was not undertaken.*

*An inspection for Japanese Knotweed or other invasive plant species was not carried out.*

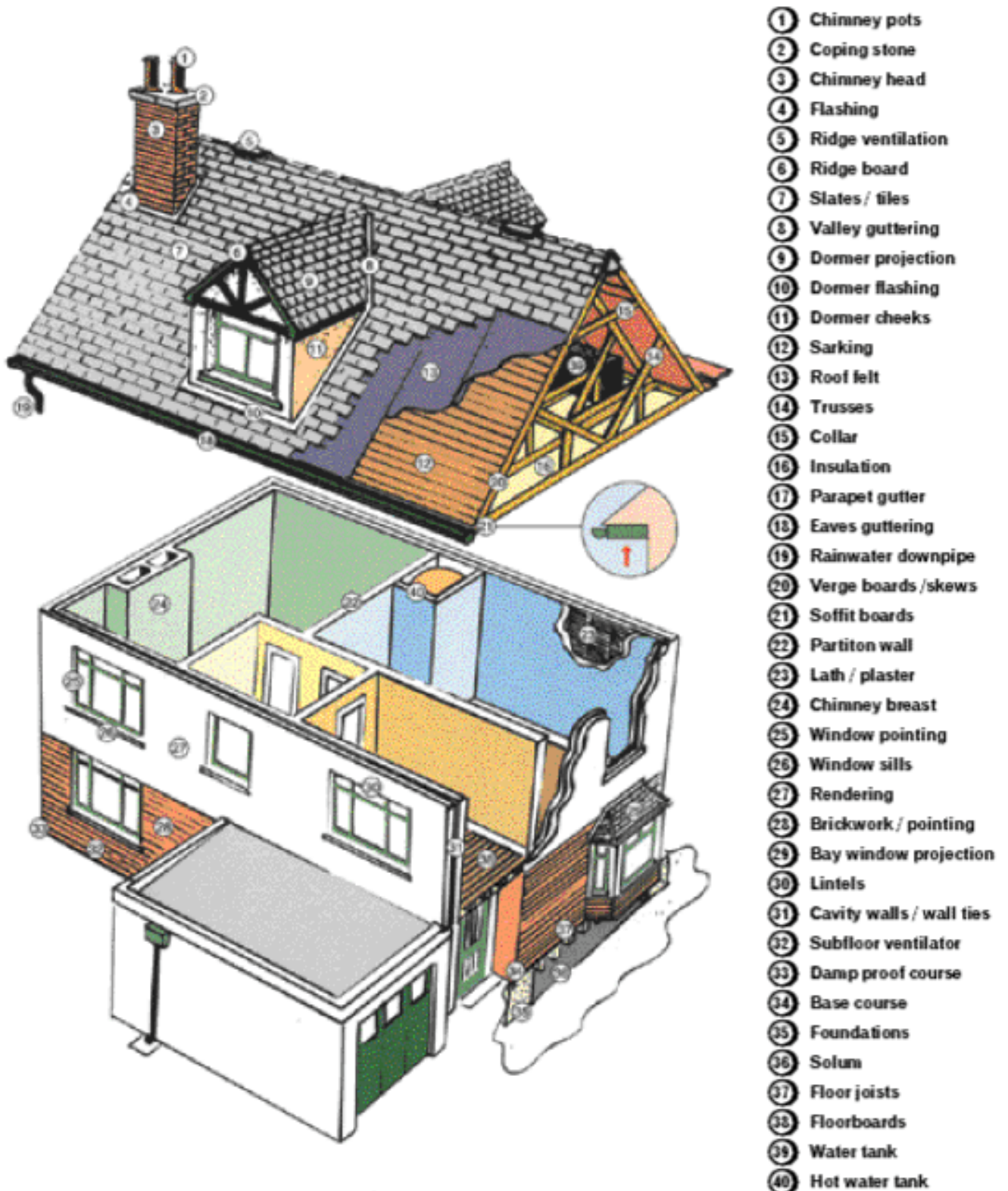
*There was no access for inspection to the foundations or behind wall linings.*

*The drainage system was not open to inspection.*

*High levels of Radon gas have been recorded in areas of Orkney. No tests were carried out to detect the levels of gas in the property.*



## Sectional diagram showing elements of a typical house










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












**2. CONDITION**









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

| <b>Category 3</b>  | <b>Category 2</b>   | <b>Category 1</b>                        |
|--|---|--|
| 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. |
|  <b>Structural movement</b>   |   |  |
| Repair category  | 1   |  |
| Notes:   | No significant defects noted.   |  |
|  <b>Dampness, rot and infestation</b>   |   |  |
| Repair category  | 2   |  |
| Notes:   | Signs of condensation noted to the roof space.<br>Evidence of woodworm activity also noted. |  |
|  <b>Chimney stacks</b>   |   |  |
| Repair category:   | 2   |  |
| Notes:   | Cracks noted to the render of the rear chimney.   |  |
|  <b>Roofing including roof space</b>  |   |  |
| Repair category:   | 2   |  |
| Notes:   | Fibreglass insulation to the roof space is thin.<br>Flat roof coverings appear weathered.   |  |
|  <b>Rainwater fittings</b>  |   |  |
| Repair category:   | 1   |  |
| Notes:   | No significant defects noted.   |  |
|  <b>Main walls</b>  |   |  |
| Repair category:   | 2   |  |
| Notes:   | Cracks noted to the external render in places.  |  |
|  <b>Windows, external doors and joinery</b>   |   |  |
| Repair category:   | 2   |  |
| Notes:   | A number of failed double glazing panes noted.  |  |

## SINGLE SURVEY

|  |  |
|--|--|
|  <b>External decorations</b>                    |  |
| Repair category:   | 2  |
| Notes:   | Masonry paint to the external walls is weathered in places.<br>Decoration to the windows is weathered. |
|  <b>Conservatories / porches</b>                |  |
| Repair category:   | 1  |
| Notes:   | No significant defects noted.  |
|  <b>Communal areas</b>                          |  |
| Repair category:   | N/A  |
| Notes:   | There are no communal areas.   |
|  <b>Garages and permanent outbuildings</b>      |  |
| Repair category:   | 1  |
| Notes:   | No significant defects noted.  |
|  <b>Outside areas and boundaries</b>           |  |
| Repair category:   | 1  |
| Notes:   | No significant defects noted.  |
|  <b>Ceilings</b>                              |  |
| Repair category:   | 1  |
| Notes:   | No significant defects noted.  |
|  <b>Internal walls</b>                        |  |
| Repair category:   | 1  |
| Notes:   | No significant defects noted.  |
|  <b>Floors including sub-floors</b>           |  |
| Repair category:   | 1  |
| Notes:   | No significant defects noted.  |
|  <b>Internal joinery and kitchen fittings</b> |  |
| Repair category:   | 2  |
| Notes:   | Timber finishes missing in places.   |

## SINGLE SURVEY

|   |   |
|---|---|
|    | <b>Chimney breasts and fireplaces</b>   |
| Repair category:  | 1   |
| Notes:  | No significant defects noted.   |
|    | <b>Internal decorations</b>   |
| Repair category:  | 2   |
| Notes:  | Decorations are worn in places, with loose jointing tape and wallpaper noted. |
|    | <b>Cellars</b>  |
| Repair category:  | N/A   |
| Notes:  | There are no cellars.   |
|    | <b>Electricity</b>  |
| Repair category:  | 1   |
| Notes:  | No evidence of recent testing.  |
|   | <b>Gas</b>  |
| Repair category:  | 1   |
| Notes:  | No evidence of recent testing.  |
|  | <b>Water, plumbing and bathroom fittings</b>                                  |
| Repair category:  | 1   |
| Notes:  | No significant defects noted.   |
|  | <b>Heating and hot water</b>  |
| Repair category:  | 1   |
| Notes:  | No significant defects noted.   |
|  | <b>Drainage</b>   |
| Repair category:  | 1   |
| Notes:  | No significant defects noted.   |

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.

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

**Repair Categories**

**Category 3:**

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

**Category 2:**

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

**Category 1:**

No immediate action or repair is needed.

**Remember**

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

**Warning**

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

**3. ACCESSIBILITY INFORMATION**

Guidance Notes on Accessibility Information

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

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

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

#### 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

Check

- Rights and responsibilities for mutual parts, boundaries etc.
- That the Title is clean and Heritable with no onerous burdens or conditions.

##### Estimated re-instatement cost for insurance purposes

£750,000 (Seven Hundred and Fifty Thousand Pounds).

##### Valuation and market comments

The market value of the property as described in this report is £450,000 (Four Hundred and Fifty Thousand Pounds).

This figure assumes vacant possession and that the property is unaffected by adverse planning proposals, onerous burdens, title restrictions and servitude rights.

##### Market conditions explanatory note: Novel Coronavirus (COVID-19)

*The outbreak of COVID-19, declared by the World Health Organisation as a “Global Pandemic” on the 11th March 2020, has and continues to impact many aspects of daily life and the global economy – with some real estate markets having experienced lower levels of transactional activity and liquidity. Travel, movement and operational restrictions have been implemented by many countries. In some cases, “lockdowns” have been applied to varying degrees and to reflect further “waves” of COVID-19; although these may imply a new stage of the crisis, they are not unprecedented in the same way as the initial impact.*

*The pandemic and the measures taken to tackle COVID-19 continue to affect economies and real estate markets globally.*

##### Material valuation uncertainty

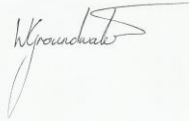
*As at the valuation date we continue to be faced with an unprecedented set of circumstances caused by COVID-19 and an absence of relevant/sufficient market evidence on which to base our judgements. Our valuation is therefore reported as being subject to ‘material valuation uncertainty’ as set out in VPS 3 and VPGA 10 of the RICS Valuation – Global Standards. Consequently, in respect of these valuations less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.*

*For the avoidance of doubt, this explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the valuation date.*



## SINGLE SURVEY

Signed



Surveyors Name

Billy Groundwater, AssocRICS

Company Name

Orkney Surveying Services

Address:

Castlehowe, Sower Road, Orphir, Orkney, KW17 2RE

Date of report:

2<sup>nd</sup> September 2021