

Property Questionnaire

PROPERTY ADDRESS:	31 Raigmore Avenue, Inverness, IV2 3UW
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SELLER(S):	Bank of Scotland Plc, as heritable creditors in possession
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COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	21 February 2017
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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.**

PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property?

The property is being sold by the heritable creditor in possession. The property was repossessed on 13/02/2017

2. Council Tax

Which Council Tax band is your property in?

A B C D E F G H

Not known. The Buyer should consult the local council tax office

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- **Garage**
- **Allocated parking space**
- **Driveway**
- **Shared parking**
- **On street**
- **Resident permit**
- **Metered parking**
- **Other (please specify):**

The parking arrangements are unknown

4. Conservation Area		
Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?		Don't know
5. Listed Buildings		
Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?		Don't know
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 the changes which you have made:	No – the property is being sold by a heritable creditor. We do not know if previous owners have carried out any such alterations – you should refer to the single survey for more details.
	(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 can arrange to obtain them.	Yes/No

b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	As above
	(i) Were the replacements the same shape and type as the ones you replaced?	n/a
	(ii) Did this work involve any changes to the window or door openings?	n/a
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	n/a
7. Central heating		
a.	<p>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/partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	<p>The property is being sold by a heritable creditor – No warranties are given as to the condition of any heating system within the property.</p> <p>Please refer to the Single Survey and Energy Reports for details.</p>
b.	When was your central heating system or partial central heating system installed?	Don't know

c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:</p>	No
d.	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p>	N/A
8. Energy Performance Certificate		
<p>Does your property have an Energy Performance Certificate which is less than 10 years old?</p>		Yes
9. Issues that may have affected your property		
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p> <p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<p>We are unaware of any such damage occurring since the property was repossessed</p> <p>N/A</p>
b.	<p>Are you aware of the existence of asbestos in your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	No

10. Services

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

The services were disconnected when the property was repossessed. You should refer to the survey for details of services.

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

b.	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p>	No
c.	<p>Do you have appropriate consents for the discharge from your septic tank?</p>	Don't Know
d.	<p>Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	Yes/No

11. Responsibilities for Shared or Common Areas

a.	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>No – Your Solicitor should check the title deeds for more details</p>
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>As above</p>

c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<p>No – we are unaware of any such repairs taking place since the property was repossessed</p>
d.	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>As per answer (a)</p>
e.	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>As per answer (a)</p>
f.	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes, please give details:</u></p>	<p>As per answer (a)</p>

12. Charges associated with your property		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:</p> <p>(We have requested details of any deposit held and approximate charges and these will be made available prior to completion)</p>	Don't know
b.	<p>Is there a common buildings insurance policy?</p> <p><u>If you have answered yes</u>, is the cost of the insurance included in your monthly/annual factor's charges?</p>	Don't know
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p>	
13. Specialist Works		
a.	<p>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?</p> <p><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</p>	No – you should check the Survey for more details
b.	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your</p>	No – you should check the

	<p>property?</p> <p><u>If you have answered yes, please give details</u></p>	<p>Survey for more details</p>
<p>c.</p>	<p><u>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</u></p> <p><u>If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</u></p> <p>Guarantees are held by:</p>	<p>N/A</p>
<p>14. Guarantees</p>		

a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work			Don't Know		
(ii)	Roofing			Don't Know		
(iii)	Central heating			Don't know		
(iv)	NHBC			Don't know		
(v)	Damp course			Don't know		
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)			Don't know		
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?					N/A
	<u>If you have answered yes, please give details:</u>					
15. Boundaries						
	So far as you are aware, has any boundary of your property been moved in the last 10 years?					Don't Know
	<u>If you have answered yes, please give details:</u>					
16. Notices that affect your property						

In the past 3 years have you ever received a notice:		
a.	advising that the owner of a neighbouring property has made a planning application?	Don't know
b.	that affects your property in some other way?	As above
c.	that requires you to do any maintenance, repairs or improvements to your property?	As above
<p><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 purchase of your property.</u></p>		

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) :

Ascent Legal Scotland

Date: 21 February 2017