

VALUATION OF
RESIDENTIAL PROPERTY

Identification and status of the Valuer	Mark O'Hara, FRICS
Property to be Valued	Scarlett House 8 Yellow Brick Road Kansas BS72 4RG
Valuation Date	6 November 2017
Reference No	11.1939
Client	Mr R Butler & Ms D Gale

<p>Purpose of Valuation/ Instructions</p>	<p>Our instructions are to carry out an inspection of the above property and to provide an opinion as to the current open market value. It should be noted that in undertaking our report, we have not undertaken a detailed structural survey and our report and valuation has been provided in accordance with appropriate guidelines laid down by the Royal Institution of Chartered Surveyors.</p> <p>In this valuation we have used the RICS Valuation – Global Standards 2017 format (The Red Book).</p>
<p>General Description</p>	<p>The property is a converted flat occupying the lower ground floor/basement level in a large four storey semi detached building. The building itself has been subject to alteration and extension in more recent times to include a double storey addition at the rear.</p>
<p>Age</p>	<p>We understand that the property was originally constructed circa 1865, although we are unsure as to the date of conversion/alteration.</p>
<p>Accommodation</p> <p>Outside:</p>	<p>Covered entrance area leading to the subject flat.</p> <p>The flat itself comprises: entrance hall with utility, bathroom/WC, lounge, kitchen/diner/living room, master bedroom with ensuite, small bedroom two.</p> <p>Rear garden, provision for off street parking at the rear of the site.</p> <p>The gross external floor area of this flat is in the region of 175m².</p>
<p>Construction</p>	<p>Solid stone walls with an external finish of random pennant stonework and freestone dressing. Reconstituted stonework was also noted on the extension. The main roof appeared to be of a multi pitched design clad with concrete tiles. Solid concrete floors. Single glazed timber casement/sash windows.</p>
<p>Title/Tenure</p>	<p>The tenure details are not known and should be investigated by your legal advisor. For the purposes of this report the tenure is assumed to be freehold or long leasehold at a nominal annual ground rent with no unusual or onerous covenants.</p>
<p>Services</p>	<p>All main services believed to be connected to the property including gas, electricity, water and drainage. There is a gas fired central heating system serving the flat.</p>

Location	The property is situated in a sought after residential/light commercial area a short distance from amenities including schools, shops, public services etc.
Planning and Redevelopment	We are not aware of any planning or redevelopment likely to have an immediately adverse effect upon this particular property.
Subsidence and Settlement	We noted evidence of some settlement having affected the building in the past visible from distortion to a number of window heads. Since previous visits to this property we did note that a number of cracks appear to be deteriorating further and these were certainly noted over window openings which can be seen on the rear and side of the property. Stitching should be considered to prevent further problems developing. Larger cracks were also noted on the extension which can be seen in adjacent photographs and, again, stitching and filling should be undertaken.
Highways and Rights of Way	The roads are believed to be made up and adopted.
General Condition and State of Repair	<p>A number of items of improvement and repair are required and these are as follows:</p> <ol style="list-style-type: none"> 1. Stitch and fill cracks to lintel heads and, indeed, sections of the extension. 2. Repair overflowing hopper head on the left hand side of the extension which is currently causing staining to adjacent stonework. 3. Repair dampness which still exists within bedroom two despite some previous treatment apparently having been undertaken. 4. Undertake external redecoration. 5. Carry out external repointing with examples to include the front bay. <p>From ground level we also noted slight deflection to the roof slopes which is possibly as a result of heavier concrete tiles in relation to what would have originally have been a slate or clay tile covering. This should be carefully monitored as there may well be the need to strengthen some timbers.</p>
Environmental Matters: Contamination & hazardous or deleterious materials, mining, flooding, Radon gas:	None of which we are aware.

Method of valuation:	The market approach is based on comparing the subject asset with identical or similar assets (or liabilities) for which price information is available, such as a comparison with market transactions in the same, or closely similar, type of asset (or liability) within an appropriate time horizon.
General observations	<p>The property is a large converted flat situated in a favoured part of Kansas a short distance from amenities. It offers good sized and flexible living accommodation although is let down slightly by the size of the second bedroom.</p> <p>The lease has not been inspected and it is assumed for valuation purposes that it does not contain any unusual or onerous covenants. This should ideally be clarified by your legal advisers. In addition, your legal advisers should be specifically asked to check all relevant documents and advise you of their terms. You may be particularly concerned with the following:</p> <ul style="list-style-type: none"> (a) That there is a management company correctly set up to deal with the running and maintenance of the building. (b) That the management arrangements are such that they will satisfy the normal requirements of Building Societies or other lending institutions. (c) That a suitable annual maintenance and replacement fund exists with suitable reserves to deal with general cleaning, maintenance and repair of the common parts and repairs to the main structure. Particular regards should be paid to the comments made in this report regarding the main structure and common parts. (d) That the liability for repairs to the subject flat, common parts and the main structure are clearly set out as between the flat owners and the management company and that suitable machinery exists for settling disputes which may arise with regard to repairs. (e) Whether the management company or the individual flat occupiers are responsible for insurance of the building and whether a block insurance policy is held. (f) Your legal adviser should also ascertain from the secretary of the management company whether there are any existing or foreseeable management problems or disputes or known outstanding repairs or program of works which would affect the level of the service/maintenance charge payable. (g) Ensure that the property was originally converted in accordance with appropriate Fire Officer Regulations.

	As the property is believed to be located within a conservation area you should discuss the various implications of ownership with your adviser and; if and when repair work is required, you should seek advice from someone with appropriate specialist knowledge.
Valuation	<p>It is our carefully considered opinion that the value of the property in its present condition is £600,000 (six hundred thousand pounds).</p> <p>We recommend that the flat be insured on a reinstatement basis for the sum of £425,000 (four hundred and twenty five thousand pounds).</p> <p>Please note the building insurance figure provided is for the subject flat only and given purely as a guide as it is assumed that the property as a whole is insured under a single policy. This should be confirmed with the management company.</p>
Third party liability/ Disclaimer	The valuation is for the use of clients listed on the front of this report and their advisers only. No liability can be extended to anyone not identified in this section.

VALUATION CERTIFICATE

I certify that the property in this report has been inspected by me, that I valued the property and prepared this report and that I am not disqualified from reporting on the property.

Date of Report 6 November 2017

Signature of Valuer

Name of Valuer and
Professional Qualifications Mark O'Hara, FRICS