

# MORTGAGE VALUATION REPORT

**Property Address**

Vinya Heim  
Deerness  
Orkney  
KW17 2QQ

**Date of Inspection**

04 & 06 May 2016

**Seller's Name**

John & June Humphreys

Prepared by:

*John S Stockan BSc FRICS*  
*Chartered Surveyor*

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**PROPERTY**Description:

*A two storey dwelling house (former school house), attached former school buildings, various outbuildings, all set within a walled site extending to just under half an acre. The property is used for entirely residential purposes. The front of the property faces south east.*

Age (approx)  Extension

Location:

*The property is situated in the parish of Deerness in the East Mainland of Orkney. The property is in a rural location. Local amenities include a primary school and community centre. Neighbouring properties are a mix of private and social housing. The house, school, boundary walls and lavatory block are listed – Category C.*

Construction:

*The main walls are of stone construction, the roof is pitched and slated and the floors are of solid or suspended timber construction.*

Accommodation:

No of floors  Receptions  Bedrooms  Kitchens   
 Bathrooms  Separate WC's  Other   
 GEFA (m<sup>2</sup>)  GIFA (m<sup>2</sup>)

Garage(s) / Outbuildings

*Attached former stone school building extending to a gross internal floor area of 161 sq.m. together with (4) other detached outbuildings.*

Garden

**SERVICES** (if No, please detail)

Mains Water	Yes					
Mains Drainage	No	<i>To private septic tank on site</i>				
Mains Electricity	Yes					
Mains Gas	No	<i>Bottle gas for cooking.</i>				
Central Heating:	Full	X	Part		None	

Central Heating Type:

**ROADS and PATHWAYS** (Assumed adopted)

Yes  No, please detail

**CONDITION****General Comment**

*The property stands in generally reasonable order having regard to its age and specification although it will require an ongoing commitment to repair and maintenance, particularly to the old school building and outbuildings.*

**Essential Repairs**

None.

Is a retention required:

No

Recommended retention

£ N/A

**Subsidence, Settlement and Landslip:**

None

**LEGAL & OTHER MATTERS**

**Tenure:**

Ex-Feudal

Freehold

Leasehold

Other

**Legal Matters**

Check

- *That the Title is clean and Heritable with no onerous burdens or conditions.*
- *That the septic tank conforms to SEPA regulations.*
- *That the extensions and renewals received all the necessary approvals and completion certificates.*
- *Rights of way for others over this property's ground to maintain the septic tank serving other houses.*

**Other matters affecting value:**

None

**VALUATION AND INSURANCE**

**Valuation in present condition:**

**£ 225,000**

(on the basis of vacant possession)

**Valuation upon completion of any works required under 'Condition'**

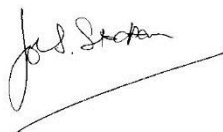
**£ N/A**

**Recommended Building Insurance**

**£ 870,000**

(Approximate current reinstatement cost including site clearance and professional fees, excluding VAT except on fees)

**Valuer's Signature**



**Name and Qualification**

John S Stockan, FRICS

**Date**

12 May 2016

**CONDITIONS of ENGAGEMENT**

- (1) The property will be inspected by a qualified Chartered Surveyor for the purpose of advising upon its suitability for Mortgage Purposes and/or ascertaining the market value. However, a final decision on whether a mortgage will be granted rests with your chosen lending institution which may impose retentions in line with their lending criteria. The date of valuation will be the date of inspection.
- (2) The degree of inspection will be in accordance with the current guidelines for Mortgage Valuation inspections as issued by the Royal Institution of Chartered Surveyors. If there is any doubt as to the scope and extent of the inspection (**it is not a survey**), I should be contacted prior to the submission of a binding offer to purchase and I shall be happy to provide further information. In the meantime and for the avoidance of doubt, I confirm that sub-floor areas will not be examined and roof voids will only be inspected from the access hatch without entering the roof space. Common roof voids in buildings such as tenements will not be inspected. The exterior of the property will be inspected from ground level only.
- (3) It is recognised that a detailed survey of the property is neither required nor instructed. I am specifically not required to inspect those parts of the property which are covered, unexposed or otherwise inaccessible. Carpeting and furnishings will not be removed. As a consequence, I shall, in preparing my valuation and recommendations be entitled to assume that such parts of the property that are outwith the scope of the inspection are free from defect and that there are no conditions in the adjacent properties which could have an adverse effect on the subject property. Unless expressly stated to the contrary I will, in arriving at our opinion of Market Value make the following assumptions:-
  - (a) The property is unaffected by adverse Planning, road or other proposals or any other known proposals to amend, alter or develop any adjacent land or buildings which could have an adverse effect on the subjects under the report. I shall be under no obligation to make property enquiries at local authority offices.
  - (b) The property is held on feudal tenure and is not affected by any unusual or onerous title conditions or outgoing, and that a good title can be given.
  - (c) That all alterations to the property have been properly regulated or that they can be regulated at minimal cost and that, where necessary, the superior's approval has been obtained.
  - (d) I shall value the heritable parts of the property only on the basis that an inspection of those parts of the property which have not been inspected would neither reveal material defects nor cause us to alter the valuation materially.
  - (e) That the services will not be tested and will be assumed to be in a functioning condition conforming to current regulations and that, where electricity, gas, water and drainage are installed, they are a mains facility. In the case of non-mains water and drainage I will assume that these facilities are satisfactory and approved by the appropriate authority.
  - (f) That the property, and the adjoining properties and locality are free from any contamination or any deleterious materials and that no high alumina cement, concrete or calcium chloride additives were used in the construction of the subjects.
  - (g) Market Value (MV) is "the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing and wherein the parties had each acted knowledgeably, prudently and without compulsion".
- (4) Special conditions and assumptions relating to asbestos:-
  - (a) The valuer will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos at Workplace Regulations 2006.
  - (b) No enquiry of the duty holder, as defined in the Control of Asbestos in the Workplace Regulations 2006, of the existence of an asbestos register, or of any plan for the management of asbestos will be made.
  - (c) Your Legal Advisor/Conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence of management of any asbestos containing material.
  - (d) For the purposes of this valuation, I have assumed that there is a duty holder, as defined in the Control of Asbestos in the Workplace Regulations 2006 and that a Register of Asbestos and effective Management Plan is in place, which does not require any immediate expenditure, or pose a significant risk to health, or breach of the HSE Regulations.
- (5) Special conditions and assumptions relating to terrorism:  
I am not responsible under this Agreement or otherwise for designing or advising on or otherwise taking measures to prevent or mitigate the effect of Terrorism or any action that may be taken in controlling preventing suppressing or in any way relating to Terrorism and I shall have no liability under or in connection with this Agreement whether in contract or in tort, in negligence, for breach of statutory duty or otherwise for any claim arising out of any consequences whatsoever resulting directly or indirectly from or in connection with Terrorism or any such action (regardless of any other contributory cause or event) save to the extent that the claim is covered by professional indemnity insurance taken out by me and in force at the time that the claim or (if earlier) circumstances that may give rise to the claim is or are reported to the insurers in question. In this clause "Terrorism" shall mean: Any act of acts including but not limited to (a) the use or threat of force and/or violence; and/or (b) harm or damage to life or to property (or the threat of such harm or damage) including but not limited to harm or damage by nuclear and/or chemical and/or biological and/or radiological means caused or occasioned by any person(s) or group(s) of persons or so claimed in whole or in part for political religious ideological or similar purposes.
- (6) Special conditions and assumptions relating to fungus, spores etc:  
I am not responsible under this Agreement or otherwise for warning about or preventing or mitigating any loss or damage wholly or partly arising out of, resulting from or caused or contributed to, directly or indirectly, by or associated in any way with any fungus or spore or any substance, vapour or gas produced by or arising out of any fungus or spore and shall have no liability under or in connection with this Agreement whether in contract or in tort, in negligence, for breach of statutory duty or otherwise for any claim for such loss or damage (including without limitation the costs of testing for, monitoring, abatement, mitigation, removal, remediation or disposal of any fungus or spore) save to the extent that the claim is covered by professional indemnity insurance taken out by me and in force at the time that the claim or (if earlier) circumstances that may give rise to the claim is or are reported to the insurers in question. For the purpose of this Agreement, the term "fungus" includes (but is not limited to) any form or type of mould, mushroom or mildew and the term "spore" means any reproductive body produced by or arising out of any fungus.
- (7) It should be noted that I have no vested interest in the outcome of this valuation. Unless otherwise stated I am an external valuer as defined within the Royal Institution of Chartered Surveyors Valuation Standards – Global and UK (2012 Edition). We strongly recommend that your report be passed to your Solicitors immediately to obtain independent legal advice.
- (8) My report is private and confidential to you in the context supplied and no responsibility is accepted to any third party (whether notified to us or not) for neither the whole nor any part of its contents. However, in line with local Scottish practice I reserve the right to make the report available to other parties, and, if requested to their lending institutions.
- (9) As part of my remit, I may, where I feel qualified and experienced to do so, provide general comment on standard appropriate supplementary documentation, presented to me by the client's lender and conveyancer. In the event of a significant amount of documentation being provided to me, an additional fee may be incurred. Any additional fee will be agreed in writing.
- (10) In the event that this report is received before or at the same time as this letter confirming your instructions and my terms and conditions, I have departed from the requirements of the Royal Institution of Chartered Surveyors Valuation Standards – Global and UK (2012 Edition). This is due to time restrictions created by the traditional procedures for buying property in Scotland.