



R Walker
Laing House
59 Albert Street
Kirkwall

Property:

Laing House
59 Albert Street
Kirkwall

GUIDANCE NOTES

You have chosen a valuation report which is a limited inspection of the property highlighting only those items which I consider will materially affect value. It is prepared on instructions from yourself in accordance with the RICS Specification for Residential Mortgage Valuations a copy of which is available on request.

Date Inspected: 01/03/2017

DESCRIPTION: Luxury Flat

Type: Semi-detached **Floor Area** 452 sq metres

Accommodation: Livingroom Bedrooms Kitchen Bathrooms WC Other

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I cannot see through solids or see things that are hidden by wall and floor coverings. I will not move furniture or obstructions inside or outside, lift carpets, crawl under floors, climb ladders outside or go on roofs or fully enter roof spaces. I will look at the outside of the property from the garden and adjacent public areas.

Neighbourhood: The property is part of a mixed residential and commercial area within the heart of Kirkwall.

Services including central heating system have not been tested.

Age: 250

You still have the option to request a more detailed report and I will be pleased to help you with this.

Construction

Walls: Random masonry, harled externally
Roof: Welsh slate
Services:
Heating: Mains Electricity, Water and Drainage
Air source heat pump and night storage heaters.

I have assumed the property information supplied is correct although your conveyancer should verify this.

If you wish to discuss any aspect of this report please contact me.

Do not forget to read the Advice For Clients section - it is important

Valuation and Market Comment

In its present condition and with the current state of the property market my valuation of the property is £320,000.00

The rebuilding cost for insurance purposes is £850,000.00

YOU WILL NEED ALL RELEVANT ESTIMATES AND REPORTS NOW

N J Coward



Surveying Options

Matters affecting Value

Laing House is a two storey luxury flat occupying the upper floors of a 3 storey building set mixed residential and commercial area within the heart of Kirkwall.

Main door and Entrance Lobby on street level off a narrow pend which connects Albert Street to the Local Authority Car Park to the rear.

The property includes a large private car parking area.

The building is C(S)listed and within the Kirkwall Conservation Area.

Matters for your Convenancer

1. Share of responsibilities for common elements of the building (eg roof).
2. That the renovation works received all the necessary approvals and a completion certificate.

Tenure : Redeemed Feudal

Valuer: N J Coward
The Mart
Hatston
Kirkwall

Telephone (01856) 873342

Date of Valuation

03/03/2017

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A handwritten signature in black ink, appearing to be 'N J Coward', written over a horizontal line.

Regulated by RICS



N J Coward, MRICS, The Mart, Hatston, Kirkwall. KW15 1FL

Tel: (01856) 873342 Fax: (01856) 520251

Web site: www.njcoward.co.uk – email: nick@njcoward.co.uk



ADVICE FOR CLIENTS

Problems may have been highlighted and you may require reports and estimates. When obtaining these I would suggest you use a reputable contractor with an insurance backed guarantee and who is preferably a member of a trade organisation.

When reports and estimates are being obtained, your contractor may go further than the valuer for example lifting carpets and floorboards, and may reveal more serious problems.

To make sure you are properly covered get your conveyancer to check on existing guarantees and maintenance contracts for example central heating, damp and timber treatments. Please note I have not tested services.

I may have mentioned "Legal requirements or consents". This means such things as planning and building regulation permissions, listed building consent, party wall issues, health and safety matters, freeholder consents, title restrictions, road and sewer bonds etc. Your conveyancer can advise you further.

Information and testing of electrical systems can be obtained from a qualified member of N.I.C.E.I.C. telephone 0207 5827746 or the ECA 0207 313 4800.

Information and testing of gas appliances can be obtained from a CORGI registered specialist, for names telephone 0800 371782.

Advice on asbestos can be obtained from the local Environmental Health Departmental your local authority. For advice on contractors who can remove asbestos telephone the Asbestos Removal Contractors Association on 01283 531126

If I have mentioned radon or high voltage electrical supply apparatus, advice can be obtained from the National Radiological Protection Board telephone 0800 614529.

If I have mentioned contaminated land make sure your conveyancer checks with the local authority what steps have been taken either by the local authority or anyone else to deal with any possible contamination.

Remember, if you are buying a property you need all relevant estimates and reports before you agree to buy and I would recommend they are in your name.

For further advice about matters in this valuation contact the valuer who has carried it out.