



## Generic Mortgage Valuation

<b>Property Address -</b>	<b>2 Pentland Skerries Shore Station, Back Road, Stromness, Orkney, KW16 3DS.</b>
<b>Seller's Name -</b>	<b>Mr Kevin Spence.</b>
<b>Lending Institution -</b>	<b>To be confirmed if applicable.</b>
<b>Date of Inspection -</b>	<b>16<sup>th</sup> November 2017.</b>

**Important Note:** This form of valuation is carried out only to the instructions of and for the purposes of lending institutions to assist them in determining what advance if any may be made on the security of the property. Other forms of valuation or survey are available for prospective purchasers on which they can rely for their interest. A description of the type of valuation undertaken is provided on Page 2.

### SERVICES INCLUDE:

Bank & Building Society Valuations

Residential & Commercial Property Surveys

Single Surveys

Energy Performance Certificates

SAP Certifications

Building Surveying Services

Rental & Insurance Valuations

Residential & Commercial Plans

Title Deed Plans

Overseeing New Builds

Planning & Building Warrant Applications

A list of partners is available at the above address

### LOCAL KNOWLEDGE ■ NATIONAL COVERAGE

#### Offices throughout Scotland

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## GENERIC MORTGAGE VALUATION

Involving a restricted form of Inspection and Report  
Purpose: To establish a value of the property for Mortgage purposes only.

### INCLUSIONS

#### Main Building - External

To the extent that they are visible from ground level - roof coverings, chimneys, parapets, gutters, walls, windows, doors, pipes, wood or metal work, paintwork, damp proof courses and airbricks.

#### Main Building - Internal

Ceilings, walls and other load bearers, floor surfaces (except where covered) to the extent necessary to establish their apparent condition.

Cellars, if reasonably accessible, to the extent necessary to establish condition.

Decorations generally and sanitary and kitchenware, limited throughout to the identification of significant visible defects only.

#### Services

Means of soil and waste disposal, (main) gas, (main) electricity, (main) water, extent and type of central heating/hot water supply.

#### Outbuildings - External

Garages and other buildings of substantial permanent construction; any structure attached to the dwelling.

#### Boundary Structures

Site boundary fences, walls and structures to the extent necessary to establish their apparent stability.

### EXCLUSIONS

#### Main Building - External

Any parts not readily accessible or visible including foundations and drains.

#### Main Building - Internal

The valuer is not expected to enter into the roof space unless alerted to a fundamental defect.

Any parts not readily accessible or visible.

Under-floor voids.

Suitability or otherwise for any particular purpose.

#### Services

Determination of age, efficiency or condition of installations unless obviously  
(i) dangerous.  
(ii) substantially defective.  
(Note: Testing of the services listed opposite is excluded)

#### Outbuildings - External

All other structures and leisure facilities of every description.

#### Boundary Structures

Any disrepair that would not significantly affect the value of the security.  
Drives, paths and gates.

**I** - This mortgage valuation has been undertaken in accordance with the R.I.C.S. Valuation Standards, Global and UK, as Amended.

**II** - The Mortgage Valuation is provided for lending purposes and for the sole use of the named Lender. It is confidential to the Lender, the applicant and his professional advisers and the Valuer accepts no responsibility whatsoever to any other person.

**III** - It is assumed that there is a valid title to the subjects free of any onerous encumbrances.

**IV** - A building survey has not been carried out nor have those parts of the property that are covered, unexposed or inaccessible been inspected. Such parts have been assumed to be in good repair and condition. It is not possible to express an opinion or give advice upon the condition of uninspected parts and therefore this Mortgage Valuation should not be taken as making any implied representation or statement about such parts.

**V** - An investigation has not been carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has since been incorporated, and it is therefore not possible to state that the property is free from risk in this respect. For the purpose of this Mortgage Valuation it has been assumed that such investigation would not disclose the presence of any such material to any significant extent.

**VI** - No enquiries have been made concerning contamination affecting the property or neighbouring properties that would affect the valuation. However should it be established subsequently that contamination exists at the property or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the opinion of value provided.

<b>Description –</b>	First floor flat in two storey block of four flats with own, exclusive, external access stair.
<b>Accommodation –</b>	Vestibule, Hallway, Sitting Room, Kitchen, 3 Bedrooms and Bathroom.
<b>Gross external floor area (m<sup>2</sup>) –</b>	97m <sup>2</sup>
<b>Neighbourhood and location -</b>	Situated within walking distance of the town centre in a predominantly residential area.
<b>Age -</b>	Circa 1950, upgraded circa 1996/97.
<b>Tenure -</b>	Absolute Ownership.
<b>Construction</b>	
Chimney stacks –	1no. single chimney stack, plastered and dashed, concrete coping and 1 no. pot. Confirm ownership of the chimney stack.
Roofing including roof space –	Pitched and clad tiles on battens, felt, sarking and timber trusses. Flat roof over the vestibule.
Rainwater fittings –	P.V.C. gutters and downpipes.
Main walls –	Brick, plastered and dashed.
Windows and doors –	Double glazed u.P.V.C. windows. Hardwood entrance door.
Interior –	Ceilings lined plasterboard. Internal walls are lined a mixture of hardwall plaster and plasterboard.
Floors -	Suspended timber, with a dwelling below. Concrete floor to the vestibule.
Heating –	Electric storage and panel heaters.
<b>Services –</b>	Mains water, electricity and drainage.
<b>Garages &amp; Outbuildings –</b>	Basic timber shed.
<b>Condition –</b>	Where open to general inspection the property is in satisfactory condition.
<b>Evidence of</b>	
Subsidence -	No.
Flooding -	No.
Commercial Use -	No.

**Comments –**

The subjects are a suitable security for mortgage purposes.

Confirm:

- Site boundaries.
- Any shared maintenance responsibilities for all shared areas.
- That if the lintel over the sitting room window was replaced or repaired and the necessary approvals were obtained if required.

As the property is in shared ownership with Orkney Housing Association Ltd, all details should be confirmed prior to the sale of the property.

**Reinstatement Value  
for Insurance Purposes –**

£195,000.

**Market Value –**

One Hundred and Ten Thousand Pounds, £110,000.

**Signature of Surveyor,**



**Christopher J Omand, M.R.I.C.S.,**  
**Chartered Valuation Surveyor,**  
**RICS Registered Valuer.**