

Generic Mortgage Valuation

Property Address -	Ploverhall, Deerness, Orkney, KW17 2QJ.
Seller's Name -	Jean Ward.
Lending Institution -	To be confirmed if applicable.
Date of Inspection -	12th April 2018.

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.

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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.

Description –	Detached 1 ½ storey house with outbuildings and detached garage sited within c.1.7 acres, as per seller.
Accommodation –	Ground Floor – Sun Porch, Hallway, Kitchen, Living Room / Diner, Bedroom / Study, Shower Room & Utility. First Floor – Bathroom, Storage Cupboard & 3 Bedrooms.
Gross external floor area (m²) –	Ground Floor - 102 m ² . First Floor – Gross Internal Area - 52 m ² .
Neighbourhood and location -	Situated in the rural parish of Deerness.
Age -	Original 1800's single storey stone property extensively modernised and extended c.1981. Front sun porch added c.1993.
Tenure -	Absolute Ownership.
Construction	
Chimney stacks –	Concrete block chimney stack plastered & dashed with concrete coping and 1no. pot. Visible leadwork where passing through the roof.
Roofing including roof space –	Main pitched roof clad asbestos slate on felt, sarking boards and timber rafters. Fibreglass insulation laid between and over ceiling joists within roof space. Flat fibreglass roof to front sun porch extension. There was no inspection access to the sun porch flat roof timbers.
Rainwater fittings –	P.V.C gutters and downpipes. Cast iron downpipe to sun porch.
Main walls –	Walls are a combination of stone and concrete block cavity, plastered & dashed.
Windows and doors –	u.P.V.C double glazed windows to main house with double glazed timber windows to sun porch. Single timber glazed window between ground floor hallway and sun porch. Velux window to first floor store. External double glazed timber door to sun porch.
Interior –	Ceilings are lined plasterboard. Internal walls & partitions are lined either plasterboard, timber panelling or exposed brick. Plastic panelling to ground floor shower cubicle.
Floors -	Solid floors to ground floor. Suspended timber floors to first floor.
Heating –	Underfloor electric heating to ground floor. Electric storage heater & panel heaters to first floor. Electric heated towel rails to ground floor shower room and first floor bathroom. Solid fuel stove to living room.

Services –	Mains water & electricity. Private septic tank drainage.
Garages & Outbuildings –	Attached concrete block garage / store (c.35m ²) with solid floor, pitched corrugated sheeted roof, u.P.V.C double glazed window & door and timber sliding vehicle door. Detached timber framed garage / store (c.42m ²) with suspended timber floor, pitched roof clad slate, combination of u.P.V.C double glazed and single glazed timber windows and up and over vehicle door. Pony shelter (c.13m ²) attached to right hand side of detached garage of concrete block construction, plastered & dashed with solid floor and shallow pitched corrugated sheeted roof. Basic timber shed to rear of property.
Condition –	Where open to general inspection the property is in a satisfactory condition.
Evidence of	
Subsidence -	No.
Flooding -	No.
Commercial Use -	No.
Comments –	The subjects are a suitable security for mortgage purposes. Confirm:- <ul style="list-style-type: none"> 1. Site boundaries. 2. The property is a Registered Smallholding. 3. The septic tank is registered with SEPA. 4. Local Authority consents for renovations and extensions, where applicable. 5. It is understood an application for planning in principle has been submitted by the Seller in respect of erecting a dwelling house within the site boundaries.
Reinstatement Value for Insurance Purposes –	£249,000.
Market Value –	<u>One Hundred and Ninety Five Thousand Pounds, £195,000.</u>
Signature of Surveyor,	
	
<u>Christopher Park MRICS</u> <u>Chartered Surveyor,</u> <u>RICS Registered Valuer.</u>	