



Generic Mortgage Valuation

Property Address -	Noltland, Deerness, Orkney, KW17 2QL.
Seller's Name -	Ms Nicola Young.
Lending Institution -	To be confirmed if applicable.
Date of Inspection -	26th July 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 single storey house.
Accommodation –	Hallway, Living Room, Kitchen/Diner, Bathroom & 2 Bedrooms.
Gross external floor area (m²) –	104m ² .
Neighbourhood and location -	The property is situated in a rural location in the parish of Deerness.
Age -	c. mid 1800's extensively refurbished/extended c.1996.
Tenure -	Absolute Ownership.
Construction	
Chimney stacks –	2 pointed stone chimney stacks & 1 rendered stone chimney stack with concrete copings & 1no. pot to each.
Roofing including roof space –	Pitched roof clad Welsh slate on felt, sarking boards & timber rafters. Fibreglass insulation fitted between & over ceiling joists within roof spaces over kitchen/ diner & front bedroom / bathroom. Sloping ceiling to side bedroom & living room with exposed beams. No inspection access to roof timbers or the underside of the sloping ceiling as it is lined plasterboard.
Rainwater fittings –	P.V.C gutters & downpipes.
Main walls –	Pointed stone walls to main section of property with left gable rendered. Concrete block cavity to kitchen/diner extension rendered.
Windows and doors –	Windows are a combination of double glazed timber & double glazed u.P.V.C. u.P.V.C external front door. 2 Velux windows
Interior –	Ceilings are lined plasterboard. Internal walls are lined plasterboard. Exposed stone wall to living room. Timber stud partitions lined plasterboard. Shower boarding to wall around bath.
Floors -	Solid floors finished either flagstone or timber boarding.
Heating –	Air to air heat pump with 2no. internal units. Electric storage heater to kitchen / diner & panel heaters to bedrooms. Closed multi-fuel stove to living room fireplace. Electric fan heater & heated towel rail to bathroom.
Services –	Mains water & electricity. Drainage to septic tank located in neighbouring field.

Garages & Outbuildings –

Stone garage to rear of property with flagstone floor, pitched corrugated asbestos roof & sliding timber vehicle door.

Stone shed with flagstone floor, mono-pitched corrugated asbestos roof & timber doors.

Stone greenhouse with flagstone floor, mono-pitched translucent sheeted roof & timber door.

There are a number of ruinous stone outbuildings.

Condition –

Where open to general inspection the property is in a satisfactory condition.

Confirm:-

1. Site boundaries.
2. Septic tank registered with SEPA & rights of access to neighbouring field for maintenance.
3. Local Authority completion certificate issued for renovation/extension, if applicable.
4. Woodworm to garage roof timbers treated & any guarantee obtained.

Evidence of

Subsidence -

No.

Flooding -

No.

Commercial Use -

No.

Comments –

The subjects are a suitable security for mortgage purposes.

**Reinstatement Value
for Insurance Purposes –**

£270,000.

Market Value –

One Hundred and Fifty Thousand Pounds, £150,000.

Signature of Surveyor,



Christopher Park MRICS
Chartered Surveyor,
RICS Registered Valuer.