

# N J Coward



## Surveying Options

Mrs Paula Williamson  
50 Clay Loan  
Kirkwall

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**Property:** 53 Kirklands Road  
Kirkwall

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**Date Inspected:** 05/12/2018

**DESCRIPTION:** Flat

**Type:** Semi-detached      **Floor Area**      47 *sq metres*

<b>Accommodation:</b>	<b>Livingroom</b>	<b>Bedrooms</b>	<b>Kitchen</b>	<b>Bathrooms</b>	<b>WC</b>	<b>Other</b>
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**Neighbourhood:** Dwelling forms part of a residential area within Kirkwall.

**Age:** 60

### Construction

**Walls:** Cavity concrete block

**Roof:** Interlocking concrete tiles

**Services:** Mains Electricity, Water and Drainage

**Heating:** Full Electric

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### Valuation and Market Comment

In its present condition and with the current state of the property market my valuation of the property is £80,000.00

The rebuilding cost for insurance purposes is £100,000.00

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YOU WILL NEED ALL RELEVANT ESTIMATES AND REPORTS NOW

Regulated by RICS



N J Coward, MRICS, The Mart, Hatston, Kirkwall. KW15 1FL  
Tel: (01856) 873342 Fax: (01856) 875712  
Web site: [www.njcoward.co.uk](http://www.njcoward.co.uk) – email: [nick@njcoward.co.uk](mailto:nick@njcoward.co.uk)

### Matters affecting Value

The Ground Floor Flat is well positioned on the lower side of the street within easy walking distance of the centre of Kirkwall.

A common passage provides access to the rear of the building and the rear garden.

The property has been recently redecorated and stands in sound condition throughout.

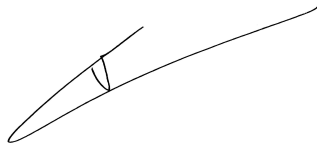
### Matters for your Convenancer

It is recommended that the share of the cost of maintenance of the common parts of the building be checked by your solicitor.

It is also recommended that rights of access over the communal ground be clarified.

**Tenure :** Former Feudal

**Valuer:** N J Coward  
The Mart  
Hatston  
Kirkwall



**Telephone** (01856) 873342

**Date of Valuation** 06/12/2018

### 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.

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.

Services including central heating system have not been tested.

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

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

## 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.