



Generic Mortgage Valuation

Property Address -	Benbeoch, Heddle Road, Finstown, Orkney, KW17 2JX.
Seller's Name -	Mr & Mrs Malcolm Marwick.
Lending Institution -	To be confirmed if applicable.
Date of Inspection -	17th September 2019.

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 –	1½ storey detached house over basement accommodation.
Accommodation –	Basement Level – Sitting Room, Kitchen/Dining, Hall, Bedroom, Shower Room and Boiler Room. Ground Floor Level – Vestibule, Hallway, Sitting Room, Kitchen/Dining, 2 Bedrooms, Bathroom, Office/Sitting Area and Link (which houses the Bio-mass boiler). First Floor – Landing, 2 Bedrooms and Shower Room.
Gross external floor area (m²) –	277m ² .
Neighbourhood and location -	Situated in a predominantly residential area in the village of Finstown approximately a 10 minutes' drive to Kirkwall, Orkneys capital. The property is located on the lower side of Heddle Road with a large stone quarry close by, to the upper side of the road.
Age -	Original construction is circa mid 1970's.
Tenure -	Absolute Ownership.
Construction	
Chimney stacks – Roofing including roof space –	None. Pitched roofs clad asbestos slate on felt, sarking and timber trusses. Flat felt roof over the link. There was no visual access to the roofs of the dormer windows.
Rainwater fittings – Main walls –	P.V.C. gutters and downpipes. Concrete block cavity walls, plastered and dashed. The exact construction of the retaining walls located below ground level cannot be determined.
Windows and doors –	Double glazed u.P.V.C. windows. Double glazed u.P.V.C. entrance doors from ground level and basement level. Velux roof light over the stairs. Timber entrance doors and glazed side screen to the office/sitting area. Timber door to the basement sitting room. Timber fascia boards.
Interior – Floors -	Lined plasterboard. Basement & office/sitting room – concrete. Ground floor – suspended concrete. First floor – suspended timber.
Heating –	Bio-mass boiler to radiators of the ground and first floors. Oil fired combination boiler to the radiators of the basement. Multi fuel stove to the office/sitting room.

Services – Mains water, electricity and drainage.

Garages & Outbuildings – None.

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

Evidence of

Subsidence - No.
Flooding - No.
Commercial Use - No.

Comments – The subjects are a suitable security for mortgage purposes.

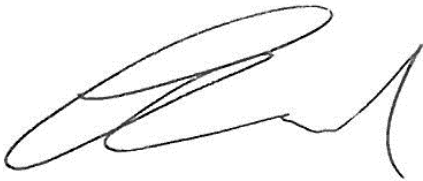
Confirm:

- Site boundaries.
- That Local Authority Completion Certificate was issued for the garage.
- Ownership and any shared maintenance responsibilities for boundaries.

Reinstatement Value for Insurance Purposes – £450,000.

Market Value – Two Hundred and Forty Five Thousand Pounds, £245,000.

Signature of Surveyor,



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