



## Generic Mortgage Valuation

<b>Property Address -</b>	<b>Hameneuk, St Margaret's Hope, Orkney, KW17 2TL.</b>
<b>Seller's Name -</b>	<b>Mr Hamish Doull.</b>
<b>Lending Institution -</b>	<b>To be confirmed if applicable.</b>
<b>Date of Inspection -</b>	<b>29<sup>th</sup> September 2020</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.

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#### 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>	Single storey detached house with detached garage.
<b>Accommodation –</b>	Vestibule, Hallway, Sitting Room, Kitchen/Dining, 3 Bedrooms and Bathroom.
<b>Gross external floor area (m<sup>2</sup>) –</b>	115m <sup>2</sup> .
<b>Neighbourhood and location -</b>	Situated on the outskirts of the village of St Margaret's on the former island of South Ronaldsay, the fourth of four islands linked to the Orkney Mainland by a series of four causeways, each two-way road width.
<b>Age -</b>	Circa 1940's with extension circa early 1970's.
<b>Tenure -</b>	Absolute Ownership.
<b>Construction</b>	
Chimney stacks –	3no. chimney stacks, plastered and dashed with concrete copings. The two stacks to the original part of the house have 2no. pots each and there is a single flu passing through the rear stack.
Roofing including roof space –	Original – Pitched and hipped roof clad asbestos slate. The main roof space is lined a mixture of plasterboard and hardboard. There was no access to the roof timbers. Dormer – flat roof. There was no access to the surface of the flat roof. Extension – Flat fibreglass roof. There was no access to the roof timbers.
Rainwater fittings –	P.V.C. gutters and downpipes.
Main walls –	Concrete block cavity walls, plastered and dashed.
Windows and doors –	Windows are a mainly double-glazed timber with some double glazed u.P.V.C. The double-glazing units to timber windows have been retrofitted to the original timber windows. Double glazed timber front and rear entrance doors. P.V.C. fascia to the flat roof.
Interior –	Lined plasterboard.
Floors -	Floors are a mixture of suspended timber and concrete.
Heating –	Oil fired boiler to radiators. Electric bar heater to the sitting room. Electric towel rail to the shower room.
<b>Services –</b>	Mains water, electricity and drainage.
<b>Garages &amp; Outbuildings –</b>	Garage – concrete block, plastered and dashed, with a small section of timber frame clad P.V.C. boarding. Electric up and over garage door. Mono-pitched roof clad felt on timbers. Concrete floor. Utility attached to the garage. Greenhouse.

**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.
- Ownership and shared maintenance responsibilities for all boundaries..

**Reinstatement Value for Insurance Purposes –** £175,000 (house only).

**Market Value –** One Hundred and Fifty Five Thousand Pounds, £155,000.

*Property market activity has been impacted due to the current response to Covid-19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. The advice is therefore reported on the basis of "material valuation uncertainty" as per the RICS Red Book Global definition. Consequently, less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.*

**Signature of Surveyor,**



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