



## Valuation Report



As at: **4th January 2019**  
Report Reference: **YLS-0xxx-019 SAMPLE**  
On behalf of: **NO NAME**

| Client | Prepared by  |
|--------|--|
|        | Your Local Surveyor Ltd<br>The Old Bank<br>Kilwardby Street<br>Ashby De La Zouch<br>LE65 2FR |

## Property to be Valued:

### Identification and status of the Valuer

**Simon Slack AssocRICS**  
**RICS Registered Valuer**

**Your Local Surveyor Ltd**  
**The Old Bank**  
**Kilwardby Street**  
**Ashby De La Zouch**

In preparing this report, we confirm that Your Local Surveyor Ltd are acting as External Valuers as defined in the standards. We confirm that we consider ourselves to be independent for the purposes of this instruction.

We confirm that we have had no prior involvement with the property or the borrower during the past 24 months. We consider, therefore, that we do not have any conflict of interest in providing the advice

|                                  |  |         |                |
|----------------------------------|--|---------|----------------|
| <b>Client</b>                    | NO NAME  |         |                |
| <b>Address of the property:</b>  | HIDDEN ADDRESS   |         |                |
| <b>Purpose of Valuation</b>      | In accordance with your instruction we have inspected and provided guidance as to the value of the following property for private purposes.<br><br>Help to Buy   |         |                |
| <b>Tenancies</b>                 | I am not aware of any tenancies pertaining to the property.  |         |                |
| <b>Type and use of property:</b> | Leasehold (999 Years as of 2016)   |         |                |
| <b>Location</b>                  | The property lies on a modern residential estate within close proximity to the following amenities: Schools, shops, supermarkets, pubs, restaurants and post office. The property is in close proximity to commercial premises.                |         |                |
| <b>Description</b>               | The property comprises a three bedroom, semi detached dwelling of traditional construction and incorporates two parking spaces, gardens to the rear, three bedrooms, en-suite shower room, bathroom, cloakroom, living room and kitchen diner. |         |                |
| <b>Accommodation</b>             | Ground Floor   | 35.8142 | M <sup>2</sup> |
|                                  | First Floor  | 33.887  | M <sup>2</sup> |
|                                  | Garage (Where applicable)  | 0       | M <sup>2</sup> |

|  |   |
|--|---|
| <p><b>Basis of Value</b></p>                           | <p><b>Market Value</b><br/> The Following definitions of Basis of Value will be used. They are derived from the International Standards Council. The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.</p>  |
| <p><b>Valuation Date</b></p>                           | <p>The valuation date is the date of this report which is dated:<br/> <p style="text-align: center;"><b>4th January 2019</b></p> and valid for a period of <b>three</b> months.</p>   |
| <p><b>Special Assumptions</b></p>                      | <p>There are no special assumptions noted other than those noted within the body of the report.</p>   |
| <p><b>Assumptions and extent of investigations</b></p> | <p><i>In reporting the Valuer will make the following assumptions, which he/she will be under no duty to verify:</i></p> <ul style="list-style-type: none"> <li>- that no harmful or hazardous material has been used in the construction of the property or has since been incorporated, and that there is no contamination in or from the ground, and it is not landfilled ground;</li> <li>-that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;</li> <li>-that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful;</li> <li>-that inspection of those parts which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially;</li> <li>-that no radon gas is present at the property;</li> <li>-no allowance will be made for any liability as to taxation and associated costs of acquisition or realisation;</li> <li>-that the property has all necessary statutory consents (planning, building regulation etc.) for the confirmed or assumed use;</li> <li>-compliance with all relevant codes of practice, by-laws, statutes and the like;</li> <li>-Review of the general condition of the property noting only major defects and does not include the carrying out of a building survey.</li> <li>-No allowance is made to inspect or identify services which may or may not be mains maintained. It will be assumed that all services to the property will be mains</li> </ul> |

### **General Condition**

We have not carried out a detailed survey, condition or structural survey to the property, only a visual inspection to areas that are not limited. We consider that the property is in a reasonable state of repair, commensurate with its use, age and form of construction. No significant items of repair were noted other than items of a repair and maintenance nature.

### **Source of Information**

Environmental checks and searches have not been undertaken in detail and only a desktop study has been undertaken using sources such as Homecheck by Landmark.

### **Restrictions on publication**

The Report will be provided for the stated purpose(s) and for the sole use of the named Client only. It will be confidential to the Client and the Client's professional advisers.

The Valuer accepts responsibility to the Client alone that the report will be prepared with the skill, care and diligence reasonably to be expected of a competent Valuer but accepts no responsibility whatsoever to any parties other than the Client.

Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report nor any reference to it may be included in any published document, circular or statement nor published in any way without the Valuer's written approval of the form and context in which it may appear.

### **Third party liability**

This Valuation Report is provided for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its content. The basis of valuation may not be appropriate for other purposes and should not be so used without prior consultation with us.

### **RICS Valuation Standards (and departures from those standards)**

The Valuation and Report has been prepared in accordance with the RICS Valuation – Professional Standards 2017.

### **Terms & Conditions. Amendments and differentials**

**Has the Surveyor considered any amendments or additions to the original terms within the body of this report?**

Yes  No

**Original Terms issued with the report for client's reference and use?**

By Office



## **BASIS OF VALUATION & VALUATION ASSUMPTIONS**

### **BASIS OF VALUATION**

#### **DEFINITIONS**

*The Valuation and Report has been prepared in accordance with the RICS Valuation –Professional Standards 2017.*

The valuation has been prepared on the assumption that should the property enter the open market for sale as at the date of this report and valuation, we assume the property would achieve the level of value specified in the report.

We specifically assume it is an arms-length transaction, achieved after an appropriate marketing period and where the two parties involved have not acted in haste but have acted knowledgeably.

We specifically disregard any assumption of a forced sale unless otherwise specified.

We have also specifically disregarded any potential for ‘hope value’, ‘special value’, ‘marriage value’ or a ‘special purchaser’ being involved in the transaction, unless otherwise specifically specified within the report.

If the property has been measured by us, it has been done so in accordance with the Code of Measuring Practice issued by the Royal Institute of Chartered Surveyors.

Our valuations exclude any expenses which would be incurred on a realisation or disposal of any liabilities due to taxation on disposal such as Capital Gains Tax or Value Added Tax. We have however taken account of purchaser’s acquisition costs for investment valuations.

Our valuations reflect plant and machinery on the property that would be regarded by the market as an integral part of the land and buildings for letting or sales purposes.

### **VALUATION ASSUMPTIONS**

#### **SOURCES OF INFORMATION**

Third parties provide us with such information as details of tenure, use, town planning consents and the like.

We have not made oral and internet enquiries of the Local Planning Authority in respect of the property. We have not effected official searches and for the purposes of this valuation we have assumed that full planning consent exists, or established use rights are available for the existing buildings and present uses. We recommend these assumptions be verified by your lawyers who we presume will be making the usual searches and enquiries.

We have not inspected the title deeds or other legal documents pertaining to the property and our valuation is based upon the assumption that there are no unusually onerous restrictions or obligations attaching to the property and that it enjoys good marketable title.

## **STRUCTURAL SURVEYS AND DELETERIOUS MATERIALS**

We have not carried out a structural survey nor have we inspected those parts of the property which are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. We cannot express an opinion about or advise upon the condition of uninspected parts and this report should not be taken as making any implied representation or statement about such parts. We have had regard to the general condition of the property as observed in the course of our inspection for valuation purposes.

We have not arranged for any investigation to be carried out to determine whether or not high alumina cement, calcium chloride additive or any other potentially deleterious material including asbestos has been used in the construction of the property and we are therefore unable to report that the property is free from risk in this respect. For the purposes of this valuation we have assumed that such investigations would not disclose the presence of any such material in any adverse conditions.

Where we observed the presence of potentially deleterious materials, such as asbestos, we have not made any investigations to establish the condition of these materials and whether any remedial work is necessary. For the purpose of this valuation we have assumed that further investigation would not reveal any adverse circumstances that would require repair, renewal or replacement.

Certain types of composite cladding panels contain combustible insulation which causes concern to some insurance companies. During the course of our inspection for valuation purposes we were not able to determine the insulation within any composite cladding panels and recommend that you obtain assurances that the panels have a suitable fire retardant quality and insurance is available.

No specialist tests have been carried out on any of the services systems and for the purpose of this valuation we have assumed that all are in reasonable working order and in compliance with any relevant statutory or Bye-Law regulations unless otherwise specified in the report, we have assumed all mains services are available to the property, including electricity, gas, water and mains drainage and have assumed the capacity of the services is adequate for future use.

No allowance has been made in our valuation in respect of rights, obligations or liabilities arising under the Defective Premises Act 1972.

## **SITE CONDITIONS AND CONTAMINATION**

We have not carried out soil bearing tests and cannot offer any opinion either as to the suitability of the site for existing or proposed developments nor the condition of or potential liability for any embankment, river, wharf or retaining wall.

We have not carried out any investigations regarding the potential liability of the property to flooding

Other than as recorded in the body of the report, we have neither undertaken, commissioned nor read any environmental audits, site surveys or any other investigations on the property that may draw attention to any contamination or the possibility of any contamination. We have assumed that no hazardous or potentially contaminated substances have been or are being used at the property.

Should it however 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 uses, this might reduce the values now reported.

We have not commissioned nor read any coal mining or radon gas reports or any other investigations of this nature, and we have assumed no potentially adverse conditions pertain to the property in this regard, which would affect value.



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