



Generic Mortgage Valuation

Property Address -	1 East End, Front Road, St Margaret's Hope, South Ronaldsay, Orkney, KW17 2SL.
Seller's Name -	Mr Grant White.
Lending Institution -	To be confirmed if applicable.
Date of Inspection -	20th November 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 2 ½ storey house.
Accommodation –	Ground Floor – Front Entrance Area, Kitchen, Living Room, Rear Entrance Area & W.C. First Floor – Landing, Bathroom & 2 Bedrooms. Attic Floor – 2 Attic Rooms.
Gross external floor area (m²) –	156 m ² .
Neighbourhood and location -	The property is located within St Margaret's Hope Conservation Area on South Ronaldsay, the fourth of four islands linked to the Orkney Mainland by a series of four causeways, each two way road width.
Age -	c.1800's.
Tenure -	Absolute Ownership.
Construction	
Chimney stacks –	2 stone chimney stacks, rendered with copings & 3no. pots to each.
Roofing including roof space –	Pitched roof clad pointed stone slate on timber laths. Crow steps to both gables. There was no inspection access to the underside of the roof or to the roof space.
Rainwater fittings –	P.V.C gutters & downpipes.
Main walls –	Stone walls, rendered.
Windows and doors –	Single glazed timber windows. Single glazed skylights to attic floor. Timber external doors.
Interior –	Ceilings are generally lined either lath & plaster or plasterboard. Exposed joists to some ceilings. Internal walls & partitions are lined either lath & plaster, plasterboard, timber boarding or hardwall plaster. Exposed timber laths to some walls.
Floors -	Floors are a combination of suspended timber & solid (flagstone where open to inspection).
Heating –	Electric storage & panel heaters. Various solid fuel stoves or open fireplaces.
Services –	Mains water & electricity. Confirm if mains drainage or if discharges to the sea.
Garages & Outbuildings –	None.
Condition –	The property requires full renovation.

Evidence of

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

Comments –

The subjects are not a suitable security for mortgage purposes in its current condition.

Confirm:-

1. Site boundaries.
2. If woodworm treated and any guarantee available.
3. If mains drainage or if discharges to the sea.

**Reinstatement Value
for Insurance Purposes –**

£390,000.

Market Value –

Seventy Five Thousand Pounds, £75,000.

Signature of Surveyor,

Christopher Park MRICS
Chartered Surveyor,
RICS Registered Valuer.