



Generic Mortgage Valuation

Property Address - Dunkirk Apartment,
 Shore Street,
 Kirkwall,
 KW15 1LG.

Sellers Name - S & J D Robertson Group Ltd.

Lending Institution - To be confirmed if applicable.

Date of Inspection - 17th December 2018.

SERVICES INCLUDE:

Bank & Building Society Valuations

Residential & Commercial Property Surveys

Single Surveys

Energy Performance Certificates

SAP Certifications

Building Surveying Services

Rental & Insurance Valuations

Residential & Commercial Plans

Title Deed Plans

Overseeing New Builds

Planning & Building Warrant Applications

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.

A list of partners is available at the above address

LOCAL KNOWLEDGE ■ NATIONAL COVERAGE

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.

Description –	Part split-level single and part 1¾ storey corner apartment, attached at right-hand side wall and rear gable to neighbouring properties.
Accommodation –	Ground Floor- Vestibule, Living Area, steps up to first floor Lounge and rear split-level with 2 Bedrooms and a Shower-room. First Floor- Lounge.
Gross internal floor area (m²) –	102m ² .
Neighbourhood and location -	Situated in a mixed-use area of Kirkwall, within walking distance of the town centre, in a Conservation Area.
Age -	Original store circa 1800's, converted to living accommodation circa 2010.
Tenure -	Absolute Ownership.
Construction	
Chimney stacks –	None.
Roofs –	Lean-to type roof clad fibre cement slates on (assumed) breathable membrane, sarking and roof timbers. The roof structure over the apartment was not open to visual inspection. Double glazed Velux rooflights. Lead where roof meets attached properties and to mutual, central skew.
Rainwater fittings –	P.V.C. gutters and downpipes.
Main walls –	Stone walls, pointed to front gable, plastered and dashed to left-hand side wall.
Windows and doors –	Timber entrance door, with double glazed windows to ground and first floor over. Double glazed Velux rooflights to remainder. Timber side door.
Interior –	Plasterboard linings.
Floors -	Solid floor, tiled to living area and shower-room, with water filled, underfloor heating pipes.
Heating –	Amptec underfloor electric flow central heating boiler with 250 litre, unvented hot water cylinder.
Services –	Mains water, electricity and drainage.
Garages & Outbuildings –	Narrow shed between rear gable and attached building with stone walls and fibre cement slate roof, as for apartment, with rough concrete floor and timber door, with low lintel height. No garage and no space for one.
Condition –	The property is in serviceable condition, where open to inspection.

Evidence of

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

Comments –

The property would be considered a suitable security for lending purposes.

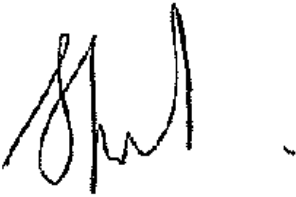
**Reinstatement Value
for Insurance Purposes –**

£250,000.

Market Value –

One Hundred and Twenty Thousand Pounds, £120,000.

Signature of Surveyor,



Stephen J Omand, F.R.I.C.S.,
Chartered Valuation Surveyor,
R.I.C.S. Registered Valuer.