



## Generic Mortgage Valuation

<b>Property Address -</b>	<b>16 Franklin Road, Stromness, Orkney, KW16 3DZ.</b>
<b>Seller's Name -</b>	<b>Ms Kathleen A. Ireland.</b>
<b>Lending Institution -</b>	<b>To be confirmed if applicable.</b>
<b>Date of Inspection -</b>	<b>2<sup>nd</sup> May 2019.</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.

### SERVICES INCLUDE:

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### 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.

<b>Description –</b>	Semi-detached ground floor flat in a block of 4 flats.
<b>Accommodation –</b>	Entrance Hall, Sitting Room, Kitchen, 2 Bedrooms and Shower Room.
<b>Gross internal floor area (m<sup>2</sup>) –</b>	46m <sup>2</sup> .
<b>Neighbourhood and location -</b>	Situated in the Stromness Conservation area within the town centre. The property is within walking distance of all local amenities.
<b>Age -</b>	Circa 1900's
<b>Tenure -</b>	Absolute Ownership.
<b>Construction</b>	
Chimney stacks –	2no. stone chimney stacks with 8no. pots to the central stack and 4no. pots to the unattached gable stack. Both stacks are shared with attached properties.
Roofing including roof space –	Pitched roof clad Welsh slate. There was no access to the roof space due no possible access from the ground floor flat.
Rainwater fittings –	P.V.C. gutters and a mixture if P.V.C. and cast iron downpipes.
Main walls –	Pointed stone walls.
Windows and doors –	Double glazed timber windows. Timber front and rear entrance doors.
Interior –	Lined a mixture of plasterboard and lath and plaster.
Floors -	Suspended timber.
Heating –	Air to air heating.
<b>Services –</b>	Mains water, electricity and drainage.
<b>Garages &amp; Outbuildings –</b>	There is a store with a painted timber door located directly across front the rear entrance door. Shared semi-detached stone shed with pitched roof clad slate, flagstone floor, timber door and single glazed timber window. There is also a single stone chimney stack with 1no. pot. As per the seller this shed is shared with all 4 flats.
<b>Condition –</b>	Where open to general inspection the property is in satisfactory condition.
<b>Evidence of</b>	
Subsidence -	No.
Flooding -	No.
Commercial Use -	No.

**Comments –**

The subjects are a suitable security for mortgage purposes.

Confirm:

- Site boundaries.
- Ownership of all shared and common areas and any shared maintenance responsibilities.

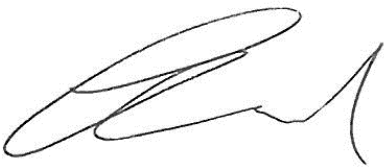
**Reinstatement Value  
for Insurance Purposes –**

£150,000.

**Market Value –**

Ninety Five Thousand Pounds, £95,000.

**Signature of Surveyor,**

A handwritten signature in black ink, appearing to read 'C. Omand', written in a cursive style.

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