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MORTGAGE VALUATION REPORT

Includes a market valuation of the property.





Mortgage Valuation Report

Property:	Crosdale Canonbie DG14 0SY	Client: Ian Hall Tenure: Absolute Ownership
Date of Inspection:	17/02/2021	Reference: SA/21/105

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0 LOCATION

The subjects are situated within the small village of Canonbie, neighbouring properties generally being residential in nature. Canonbie possesses only a limited range of amenities, although a wider range of facilities can be found in the nearby towns of Longtown (6 miles), Langholm (6 miles) and city of Carlisle (14 miles).

2.0 DESCRIPTION 2.1 Age: 55 years approximately.

The property consists of a detached bungalow, with single-car garage and surrounding garden ground.

3.0 CONSTRUCTION

The roof is pitched, timber framed and clad with concrete interlocking tiles.

Main walls are generally of traditional cavity masonry construction, roughcast externally.

Floors are of dumping of suspended timber construction.

4.0 ACCOMMODATION

Ground floor: Entrance hallway, living room opening into kitchen, conservatory, two bedrooms and shower room (wet room) incorporating WC.

5.0 SERVICES (No tests have been applied to any of the services)

Water:	Mains	Electricity:	Mains	Gas:	None	Drainage:	Private septic tank.
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Central Heating: Oil fired boiler serving panel radiators

6.0 OUTBUILDINGS

Garage: Attached, single-car garage.

Others: None.

7.0	GENERAL CONDITION - <i>A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.</i>				
The property is generally considered to be in reasonable condition for mortgage purposes. A number of issues were however noted during the course of inspection and, in addition to essential repairs as itemised under section 8.0 below, these typically include the following:-					
1. Minor cracks were identified in external wall surfaces beneath some of the window openings, these having generally been sealed. There is however no evidence of significant structural movement currently affecting the property.					
2. Much of the cement render finish applied to the chimney stack is cracked and loose.					
3. Whilst no major defects were identified, the roof tiles appear to be original and some surface moss growth is apparent. There is some minor staining to the fibreboard sarking beneath the tiles, within the vicinity of the tile locating nails. Having regard to the age and nature of the roof tiles, these may be approaching the end of their useful life expectancy.					
4. The seals to some of the double glazing units, particularly in the conservatory, would appear to have failed, resulting in a build-up of condensation between the panes of glass. Additional glazing units may be similarly affected in due course.					
5. Prospective purchasers may consider some upgrading and modernisation in respect of internal fixtures, fittings and decoration to be desirable.					
8.0	ESSENTIAL REPAIR WORK <i>(as a condition of any mortgage or, to preserve the condition of the property)</i>				
1. Aspects of the electrical installation appear to be original and are therefore dated. Provision of electrical power sockets in some rooms is limited in relation to modern-day requirements. A qualified electrician should be instructed to undertake a full safety test and carry out any necessary. Rewiring or upgrading in order to meet current electrical standards.					
8.1 Retention recommended:			£2,000		
9.0	ROADS & FOOTPATHS				
Made up and adopted.					
10.0	BUILDINGS INSURANCE (£):	178,000	GROSS EXTERNAL FLOOR AREA	85 (excluding conservatory)	Square metres
<i>This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</i>					
11.0	GENERAL REMARKS				
At the time of inspection, the property was unoccupied and unfurnished. Floor coverings were present throughout. Weather conditions were dry.					
There would not appear to have been any alterations made to the property for which local authority consent is likely to be required.					
Drainage is understood to be to a private septic tank located outwith the boundaries of the property. It is assumed that there are adequate rights of access for the purposes of maintenance and repair. It is also assumed that the drainage system has been registered with SEPA. Details should be confirmed.					

12.0	VALUATION <i>On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.</i>		
12.1	Market Value in present condition (£):	£143,000	One Hundred and Forty Three Thousand Pounds
12.2	Market Value on completion of essential works (£):	£145,000	One Hundred and Forty Five Thousand Pounds
12.3	Suitable security for normal mortgage purposes?	Yes	
12.4	Date of Valuation:	18/02/2021	
Signature:		Electronically Signed: 175841-26356689-8508	
Surveyor:	Simon Allen	Bsc MRICS	Date: 18/02/2021
Dumfries - Allied Surveyors Scotland Ltd			
Office:	35 Buccleuch Street Dumfries DG1 2AB	Tel: 01387 254 425 Fax: email: dumfries@alliedsurveyorsscotland.com	