

Report of Robin Mewes BSc (Hons) MSc MRICS MEWI

Dated : 19th December 2005

Specialist Field : Residential Surveyor & Valuer

On the instructions of : Mrs Bright

Subject Matter : 32 Frederick Street, Bristol

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1. Introduction

Thank you for your instruction dated 16th December 2005. I confirm that the following Valuation Report has been produced in accordance with the RICS Practice Statements contained in the RICS Appraisal and Valuation Manual. I can also confirm that I am independent of any interested parties involved in this transaction and that I conform to the requirements of the Practice Statements.

I undertook an inspection of the above property on 19th December 2005.

2. Terms and Conditions of Engagement

A copy of the agreed Terms and Conditions of Engagement are included in the Appendix at the end of this Report.

The Valuation and Report are produced to provide advice on the current value of your house.

The Valuation is prepared on an open market basis defined later.

The assumed date of Valuation is 19th December 2005.

3. Situation and Description

The property comprises a two storey mid-terrace late-Victorian house. The property enjoys a favoured cul-de-sac position although use of the nearby playing field and scout hut may present an occasional nuisance.

4. Construction

The front elevation is faced in stone and terracotta. The rear elevations are rendered. The main roof is pitched and covered with clay tiles; the rear extension has a felt covered flat roof.

5. General Repair and Condition

Maintenance has been neglected in recent years and the property has not recently been modernised. Substantial repair is required in several areas and there is scope to upgrade services. Damp conditions may have led to decay in hidden areas, especially the ground floor structure.

Asbestos was commonly used in building materials upto the end of the 20th Century, by which time it became a banned substance. Asbestos is not usually harmful unless the fibres can be released into the air by it becoming damaged or showing signs of wear. It is not possible to identify whether asbestos fibres are contained in a building material without a specialist test. Because asbestos was used in such a wide diversity of materials it is impossible to identify all the materials that may contain asbestos and it is beyond the scope of this report to test for asbestos. If you are concerned then a specialist test should be carried out which Allied Surveyors plc can arrange on your behalf. There are some materials used in the construction of this property that may incorporate a type of asbestos fibre, for example a small piece above the fireplace in the lounge.

6. Accommodation

Ground floor: Hall, lounge, dining room and kitchen.

First floor: Landing, bathroom with wc and two bedrooms.

External: Forecourt and small rear garden.

7. Services

I assume that all mains services are connected. The property has gas fired central heating.

8. Environmental Matters

I am not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. I have not carried out any investigation into past or present uses, either of the property or of any neighbouring land, to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites, and have therefore assumed that none exists. However should it be established subsequently that contamination, seepage or pollution exists at the property or on any neighbouring land, or that the premises have been or are being put to a contaminative use, this might reduce the values now reported.

9. Tenure and Tenancies

I understand and assume for the purposes of this valuation that the interest comprises the unencumbered freehold of the property with the benefit of full vacant possession.

No tenancies apply.

10. Conclusion and Recommendations

There is a greater risk than normal that significant defects are concealed and I recommend that you investigate the extent and significance of decay fully before relying on this valuation report. I would be happy to review the valuation once quotes are obtained for dealing with decay in concealed areas. Please refer to Section 14.

11. Market Value

I am of the opinion that the Market Value of the unencumbered freehold interest in this property with the benefit of full vacant possession and in the condition found at the time of my inspection at the assumed date of valuation is £170,000.

12. Building Reinstatement

I recommend that you adopt a reinstatement figure for insurance purposes of £ 115,000.

13. Basis of Valuation

The Market Value is defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

14. Valuation Assumptions

In preparing this valuation I have taken account of the following:

That good freehold title can be shown and that the property is not subject to any unusual encumbrances, outgoings, debentures, mortgages or other charges or any unusual or onerous restrictions or covenants.

That the property is unaffected by any matters which will be revealed by a local search and replies to the usual enquiries or by any statutory notice and that neither the property nor its use, nor its intended use gives rise to a contravention of any statutory requirements.

I have not carried out a Building Survey, nor have I 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. I 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. No tests have been undertaken of the drains, electrical or gas installations, hot or cold water systems or any other services.

I have not arranged for any investigation to be 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 I am therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation I have assumed that such investigation would not disclose the presence of any such material to any significant extent.

That there is no contamination in or around the ground, and it is not land filled ground.

No allowance has been made for liability of taxation which may arise on disposal, whether notional or actual and unless specifically stated within the context of this report, this valuation does not reflect costs of realisation.

I have not carried out nor commissioned a site investigation or geographical or geophysical survey and can therefore give no assurance, opinion or guarantee that the ground has sufficient load-bearing strength to support the existing structures. I can also give no assurance, opinion or guarantee that there are no underground mineral or other workings within the site or in its vicinity, nor that there is any fault or disability underground.

15. Confidentiality

Neither the whole nor any part of this valuation report, nor any reference thereto may be included in a published document, circular or statement, nor published in any way without the prior written approval of Allied Surveyors of the form or context in which it may appear.

This report is for the use of the party to whom it is addressed and should only be used within the context of the instructions under which it is prepared and these assumptions. It may be disclosed to other professional advisers assisting in respect of that purpose. No responsibility is accepted to any third party for the whole or any part of its contents.

I hope that this report proves to be useful, please ring if there are any matters which you would like clarified. Thank you for instructing Allied Surveyors, if you would like any further information or advice at any time please ask.

Robin Mewes BSc (Hons) MSc MRICS MEWI
for and on behalf of Allied Surveyors plc

**THE VALUATION OF RESIDENTIAL PROPERTY
TERMS OF ENGAGEMENT**

Address of property: 32 Frederick Street, Bristol

Customer named on instruction: Mrs Bright

1. The purpose for which the valuation is required shall be to provide an opinion of the value of the Freehold/Leasehold interest in the property, as specified by the Client.
2. The valuation will be undertaken in accordance with the latest version of the Royal Institution of Chartered Surveyors' Appraisal and Valuation Standards, but for simplicity the key points are listed below.
3. It is confirmed that the Valuer has no known interest in the property or any other conflict that will prevent the valuation being undertaken.
4. Unless otherwise specifically agreed in writing the value advised by the Valuer shall be in accordance with one or more of the following definitions:

Market Value (MV)

'The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.' or

Market Rent (MR)

'The estimated amount for which a property, or space within a property, should lease (let) on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.' or

Projected Market Value (PMV)

'The estimated amount for which a property is expected to exchange at a date, after the date of valuation and specified by the valuer, between a willing buyer and a willing seller, in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.'

5. **Insurance Value:**

The reinstatement cost figure for the permanent buildings is provided for insurance purposes and is not directly related to market value of the property. Unless the Surveyor has access to particular cost information relating to the property or the locality, the reinstatement cost will be calculated by reference to the indices and guidance published by the Building Costs Information Service. The figure stated will only include Value Added Tax on professional fees (not on building costs) and will not take into account other potential or consequential losses such as costs of alternative accommodation.

The reinstatement cost figure should be revised annually or when any significant alterations or extensions are undertaken.

Where a flat is the subject of the inspection the figure, which will be given, will be for the subject property only and it will be assumed that the client's legal adviser will confirm what appropriate alternative arrangements will require to be made.

N.B. an explanation of the definitions is available from the Valuer's office if requested.

All monetary values will be quoted in Pounds Sterling (£).

6. The Valuer shall have regard to the apparent state of repair and condition of the property but shall be under no duty to carry out a building survey of the property nor to inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and will not undertake the testing of electrical, heating or other services. Furthermore he will be entitled to assume that an inspection of such areas would not reveal defects of sufficient magnitude to require him to make a material adjustment to his valuation.
7. **In the course of his report the Surveyor will draw attention to communal aspects of flats and will comment upon shared driveways etc., but only to the extent where these may have an affect upon value.**
8. The date of valuation will be deemed to be the date upon which the inspection was made unless otherwise stated.
9. The Valuer shall unless otherwise expressly agreed rely upon information provided to him by the Client or the Client's legal or other professional advisers relating to tenure, tenancies and other relevant matters.
10. In making the report, the following assumptions will be made:
 - a) that no high alumina cement concrete or calcium chloride additive or other potentially deleterious material was used in the construction of the property or has since been incorporated;
 - b) that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;
 - c) 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; and
 - d) that inspection of those parts which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially;
 - e) it is assumed that unless otherwise stated, roads, sewers and services outside the curtilage of the property are the responsibility of the Local Authority or other statutory body. He will also assume, unless otherwise stated, that all services, roads etc., are available under normal terms;
 - f) the valuation is based on the assumption that the property is being sold with vacant possession and unless otherwise stated for owner occupation;
 - g) that further investigation into Planning Permission, Building Warrant, hazardous materials, onerous restrictions etc., will not reveal anything sufficiently adverse as to materially affect the value. Any other assumptions will be clearly stated in the report;
 - h) any other assumptions will be clearly stated in the report however, the Valuer shall be under no duty to verify these assumptions.
11. The construction of property over the years and particularly the finishes used may have contained hazardous materials, these are impossible to detect without specific tests and these are beyond the scope of this report. We would draw your attention particularly to the fact that there is a strong possibility that property built or modernised in the 20th century may contain asbestos in one or more of its components or fittings. The use of asbestos has been extremely diverse from acting as an insulant in boilers to being added to decorative finishes to improve the binding. It is frequently unexposed and as it was used as an additive to products such as cement based guttering and insulation and roofing sheeting, its presence can only be confirmed by testing. It is beyond the scope of this inspection to test for asbestos. If you have any concerns then you should arrange for a specialist to undertake appropriate tests. Asbestos becomes a particular health hazard when its fibres are released into the air. Therefore it should not be disturbed, sanded ready for decorating, drilled, cut etc. and should only be removed by experts.

12. The Valuer shall provide to the Client a report setting out his opinion of the value of the relevant interest in the property. The report will be provided for the stated purposes and for the sole use of the named Client. It will be confidential to the Client and his 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 Chartered Surveyor, but accepts no responsibility whatsoever to any person other than the Client himself. Any such person relies upon the report at his own risk. Neither the whole nor any part of the report or 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.
13. Where the client is unable to provide the name of the lender, who will wish to rely on the report, at the date of the valuation, then the Client will have 28 days (from the date of the report) to supply the name in writing, otherwise no acceptance of liability will be accepted to any third party.
14. The Client shall pay the Valuer in respect of the said professional advice a fee to be agreed between the Client and the Valuer. In addition, the Client will reimburse the Valuer the cost of all reasonable out-of-pocket expenses which he may incur and pay the amount of any Value Added Tax on the fee and expenses.
15. If you have any dissatisfaction with our service, Allied Surveyors has a complaints procedure in accordance with the requirements of the RICS. A copy of this can be provided on request.

I/We agree to the Terms of Engagement as set out above.

Signed

Dated