

Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

Joseph Wright House
34 Irongate
Derby DE1 3GA

Tel: 01332 292825

Fax: 01332 206075

Email: survey@boxallbrownandjones.co.uk

Residential Property Valuation Report

Prepared by

Surveyor: Robert Jones

Qualifications: BSc DIP EST MAN MRICS

Reference: 0114/119/RJ

Property Address

1.0

Conditions

- 1.1 Instructions Thank you for your recent kind instructions dated 3 January 2014 to provide a written Report and Valuation only in respect of the freehold interest of
- 1.2 Conflict of Interest We confirm that so far as we are aware, no conflict of interest exists, either on a personal basis or in relation to this Practice and that we are, therefore, able to accept this instruction.
- 1.3 Professional Indemnity Insurance It is confirmed that Professional Indemnity Insurance on a per claim basis is available in respect of the service here provided which exceeds the amount of the Valuation.
- 1.4 Valuation Fee A Valuation fee of £300 inclusive of VAT, has been agreed and our invoice accompanies this Report & Valuation.
- 1.5 Competency and Standards It is confirmed that the Valuer undertaking this report has the relevant knowledge, skills and understanding to undertake the valuation competently, is an RICS Registered Valuer, and that the valuation report complies with the RICS Valuation Professional Standards (January 2014).

2.0

Valuation

- 2.1 Market Valuation in Present Condition Taking the contents of this Report into account and carefully bearing in mind current market conditions, we are of the opinion that the subject property has a Market Value in the sum of: **£185,000 (one hundred and eighty five thousand pounds)**.
- 2.2 Market Valuation After Essential Repairs £not applicable
- 2.3 Floor Area 138.05 sq.m
- 2.4 Date of Inspection We carried out our inspection on 3 January 2014.
- 2.5 Date of Valuation 3 January 2014.
- 2.6 I certify that the property in this Report has been inspected by me, that I valued the property and prepared this Report and that I am not disqualified from reporting on the property.
- 2.7 Signature of Surveyor Date: **5 January 2014**

Name & Qualifications: **Robert Jones, BSc DIP EST MAN MRICS**

- 3.1 Description The property comprises a two storey detached family residence which has been extended and the former integral garage converted to provide a third reception room.
- 3.2 Accommodation
- Ground Floor:
- Entrance hall
 - Sitting room – 16'2" x 7'4"
 - Lounge – 13'10" x 11'4"
 - Dining room – 9'8" x 8'9"
 - Kitchen – 9'10" x 9'9"
 - Utility room – 6'3" x 5'7"
 - Separate low flush wc off
 - Conservatory – 8'10" x 9'5"
- First Floor:
- Landing
 - Bedroom one – 12'10" x 9'10"
 - En-suite shower room containing shower, wash hand basin and low flush wc
 - Bedroom two – 9'5" x 9'4"
 - Bedroom three – 8'1" x 6'6"
 - Bedroom four – 8'7" x 7'2"
 - Master bathroom with full suite comprising bath, wash hand basin and low flush wc
- External: The property has front and rear gardens.
- 3.3 Garage & Parking There is no garage. This has been converted to form a third sitting room. There is off-street car parking for two/three vehicles.
- 3.4 Construction The property is traditionally constructed in cavity brick walls below a pitched concrete inter-locking tile clad roof.
- 3.5 Location The property is situated in a wholly residential suburb south of Derby city centre. The property is situated in a reasonably popular residential area but approximately 25 minutes driving distance away from Derby city centre. The property is, however, very handy place for easy access to local amenities including an Asda superstore.
- 3.6 Services All mains services are available and connected.

3.7	Central Heating	Full gas.
3.8	Tenure	Freehold.
		We have not had the opportunity of inspecting the Title Deeds relating to the property and our Valuation is provided on the assumption that there is a good and unencumbered Freehold Title and it is free from any unusual or onerous restrictions, covenant or easement.
3.9	Tenancies	None apparent. The property has the benefit of vacant possession.
3.10	Roads & Footpaths	Fully made up and adopted.
3.11	Essential Repairs	It appears there has been some failure of the damp proof course resulting in areas of rising damp and indication of rot to adjacent timbers. We strongly advise an independent damp and timber specialist report be obtained and specialist contractor prior to exchange of contracts so the full extent of the issue and cost of any necessary repairs can be clarified.
3.12	General Comments	<p>The property has been extended and has had the garage converted to form a third sitting room. The extension is in the form of a conservatory to the rear.</p> <p>Legal Advisers should make specific enquiries to ensure building regulation approval has been obtained for the garage conversion and if necessary the conservatory at rear.</p> <p>Overall the property is felt to be in fair condition for one of its type and age. As with any property of this type you should budget for a need for some ongoing maintenance and repair.</p> <p>In terms of general activity in the property market at this time we would advise as follows:-</p>

The December RICS Residential Market Survey shows expectations for sales and prices remain firmly entrenched in positive territory at both the three and twelve month time horizons. Although the headline sales expectations net balance for the next three months actually slipped back to +58, this still represents one of the highest readings since the series began in 1998 and is consistent with further strong gains in transaction levels. Meanwhile, the twelve month number climbed to a new all time high (albeit that the series has only been running since early 2012). For price expectations, both series moved higher in December with the three month reading reaching its best level since 1999. Significantly, the more upbeat outlook is visible in the expectations data for all parts of the country with even the numbers for Northern Ireland now displaying a much more positive tone.

Underpinning the firmer pricing environment continues to be a lack of new supply coming onto the market. The new instructions net balance edged upwards very slightly (from +2 to +4) in the final month of the year but fresh supply remains way below the number of new enquiries being received by estate agents. Although the reading for new enquiries actually slipped back in December compared with November, at +48 it remains relatively high both from an historic perspective and in comparison with the supply indicator. The current strength in demand is consistent with the easing in credit conditions signalled by the RICS Loan to Value (LTV) measures; the underlying trend in 'perceived' LTV's continues to rise not just for first-time buyers but also for existing owner-occupiers and buy-to-let purchasers.

The increased interest in the sales market appears to be resulting in a flatter trend in the lettings sector. The RICS tenant demand indicator showed little change (on a non-seasonally adjusted basis) compared with November with new instructions to let property showing a broadly similar picture. However, the London numbers seem increasingly at odds with the rest of the country with negative trends emerging in both tenant demand and rent expectations.

Notwithstanding the more cautious view on the outlook for rents in the near term, respondents to the survey believe that the shortfall in the supply of housing will continue to drive up the cost of shelter looking further out. Over the next five years, rents are projected to post average annual gains of around 4%. The imbalance between demand and supply is even more visible in the sales market, with prices projected to increase by on average 5% in each of the next five years.

We have assumed that normal periodic maintenance will be carried out to maintain the property in a state of repair fit for its present use. No tests or checks have been carried out with regard to the services within the premises and it is assumed that these services are free from defect and will satisfy the requirements of the appropriate Statutory bodies.

We have not inspected any parts of the property which were covered, unexposed or inaccessible and cannot therefore, guarantee those parts to be free from defect.

Terms of Inspection

4.1 Restrictions

This Report does not constitute a survey of the property, structural or otherwise. You must not assume that if defects are not mentioned in the Report, all parts of the structure are free from defect. Where attention is drawn to some defects, it does not mean that other defects may not exist. Moreover, services have not been tested.

If you are proposing to purchase the property and you wish to be satisfied as to the condition of it, you should have a Surveyor's detailed inspection and Report of your own before deciding whether to enter into a contract. If the property is of architectural or historic interest or listed as such, or is in a Conservation Area, or of unusual construction, appropriate specialist advice should be sought before carrying out works. This Report has been prepared in accordance with RICS Valuation Professional Standards (March 2012) which entitle the Valuer to make assumptions which may, on further investigation, for instance by your Legal representative, prove to be inaccurate. Any exception is clearly stated.

The Report is confidential to you, for the specific purpose to which it refers. It may be disclosed to other professional advisors assisting in respect of that purpose, but it should not be disclosed to any other person. Neither the whole or any part of the Report and Valuation or any reference thereto may be included in any published document, circular or statement, nor published in any way without the written consent of Boxall Brown & Jones. We must emphasise that no liability or responsibility to third parties can be accepted in connection with our Valuation.

4.2 Basis of Valuation

The Valuation is to be provided on a Market Value (MV) basis in accordance with the definitions set out in the RICS Valuation Professional Standards (January 2014) and is defined as follows:-

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

4.3 Valuation
Methodology

In arriving at our Valuation Figure we have given due consideration to current market conditions and Valuations of similar properties in the locality.

The valuation has been prepared in accordance with normal practice, taking into account comparable evidence in current market conditions. In determining our opinion, we have regard to both the comparison method of valuation and/or the income stream method of valuation which requires the identification of an open market rental value and the capitalisation of the adopted income stream with an applicable investment yield. We have carried out research and enquiries into recent transactions and if necessary had discussions with other local agents and analysed the existing market commentaries and data in determining our opinion as to the applicable value of the subject property. Information has also been sourced from our own records.

The valuation is a question of opinion and different Valuers can legitimately arrive at a different opinion of value. Historically it has generally been considered that Valuers should arrive at a tolerance of accuracy of up to 15%. Academic research has questioned this statistic and suggested a wider bracket is appropriate.

We may have made subjective adjustments during our valuation approach in arriving at our opinion and whilst we consider these to be both logical and appropriate they are not necessarily the same adjustments which would be made by a purchaser acquiring the property.

The price achieved can vary substantially dependent upon the level or lack of competition at any one time.