



**DM HALL**  
CHARTERED SURVEYORS

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Regulated by RICS

INSTRUCTOR: Mr J Bergin

INSTRUCTOR REF: - DS200215

CLIENT: Rural Properties Ltd

DM HALL REF: DS200215

PURPOSE: Market Valuation Report

DATE OF INSPECTION: 02 July 2020

This report has been prepared in accordance with RICS guidelines. The standard followed is that specified for a residential mortgage valuation. Further details are contained within the Conditions of Engagement at the end of the report.



DM Hall LLP, a Limited Liability Partnership registered in Scotland with registration number SO301144  
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**LOCATION AND DESCRIPTION**

**1 Location:**

The subjects are located in the village of Throughgate, approximately 8 miles North West of Dumfries and quarter of a mile South of Dunscore, where limited local amenities are available.

**2 Description:**

A mid terraced one and a half storey dwelling house.

**3 Age: (approx)**

New  
Build/Conversion.

**Years**

**4 Construction:**

The roof is pitched and slated. The main walls are stone/timber frame. Flooring at ground floor is of solid concrete and the first floor is of suspended timber.

**5 Accommodation:**

Habitable Floors  Receptions  Bedrooms

Kitchens  Bathrooms/Showers  Separate WCs

Other Accommodation:

Utility.

Garage/Outbuildings:

None.

Garden  Yes  No  Communal

**SERVICES/ROADS**

**6A Main services:**

Water  Yes  No

Electricity  Yes  No

Gas  Yes  No

Drainage  Yes  No

If no to any in section 6A, see section 6B

**6B Additional remarks regarding services:**

No mains gas available in village. Private drainage to communal septic tank.

**6C Heating:**

Oil fired central heating system.

**Roads and Footpaths – assumed adopted: (if no, see 12)**

7  Yes  No

**GENERAL CONDITION**

**8 Essential Repairs: - comments confined to defects which would materially affect the property and/or value/suitably for mortgage purposes.**

None.

**9 Subsidence, Settlement and Landslip:**

There is no evidence of significant settlement, subsidence, landslip or ground heave in the subjects or in the vicinity.

**10 General Condition:**

The property has recently been converted and extended into habitable accommodation, over two floors, and is in a good state of repair with modern finishes throughout, fitted bathroom, en suite shower room, cloak room and open plan ground floor lounge/kitchen. The property has a private parking area to the front and open views of the surrounding countryside.

**LEGAL AND OTHER MATTERS**

**11 Tenure:** Assumed ownership with marketable title

Yes  No (If no, see 12)

**12 Observations:**

We have assumed all necessary Local Authority and other consents have been obtained for alterations and the appropriate documentation, including Building Warrants and Completion Certificates issued. If any works did not require consent then we have assumed they meet the standards required by the Building Regulations or are exempt.

Drainage is to a communal septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified. The access road to the dwelling is shared. The completing conveyancer should verify rights of access and liability in respect of future maintenance.

**VALUATION AND INSURANCE**

**13 Market value:** assuming vacant possession.

**13.1** Valuation in present condition (*words and figures*)

One Hundred And Ninety Five Thousand Pounds Sterling £195,000

**13.2** Valuation upon completion of any works required under 8 (*words and figures*)

N/A £N/A

**13.3** Retrospective valuation assuming present condition (*words and figures*)

As at:  
N/A £N/A

**14 Building Insurance:** *Only provided on request, as a specific departure from RICS Valuation – Global Standards – UK national supplement (Red Book). A reinstatement figure must not be confused with the valuations at 13. Independent specialist advice is recommended. Approximate current reinstatement cost including site clearance and professional fees, excluding VAT except on fees. (words and figures)*

Two Hundred And Eighty Thousand Pounds Sterling £280,000

Valuer's Signature: 

Date: 07 July 2020

Name and qualification: John Kempself MRICS

for DM Hall LLP

**SEE CONDITIONS OF ENGAGEMENT ATTACHED**

**Market Valuation Report  
CONDITIONS OF ENGAGEMENT**

The report has been prepared following the inspection to the standard required for a Mortgage Valuation Report. Whilst a report for mortgage valuation purposes may not be required, the same Conditions of Engagement apply and are set out below.

We confirm that our mortgage valuation is prepared in accordance with the current edition of RICS Valuation – Global Standards – UK national supplement (Red Book), and, unless otherwise stated, we are External Valuers as defined therein. When required to depart from these standards, or in expectation of a requirement to depart from these standards, in respect of a specific action, this will be stated in the body of the report and must not be taken to imply departure from the standards in any other respect. Further information may also be obtained from the Royal Institution of Chartered Surveyors in Scotland, 3<sup>rd</sup> Floor, 125 Princes Street, Edinburgh, EH2 4AD, Tel No 0131 225 7078.

The report is used to guide the client on the market value of the property, and is carried out for this purpose alone. Although the inspection will be carried out by a valuer who will usually be a qualified surveyor it is not a detailed inspection of property, and only major visible defects will be noted. The surveyor will not inspect roof spaces, under floor areas or other parts not readily accessible. The exterior and roof of the property will be inspected from ground level only from within the boundaries of the site and adjacent/communal public areas. The area of the property will be taken into account, and the rooms individually inspected, but floor coverings and furniture will not be moved. Services comply with regulations in respect of the services.

The definition of 'market value' is estimated amount for which an asset or liability 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. For the purposes of this market value we have assumed that vacant possession will be provided. Unless otherwise stated we have valued interest on a Comparable Basis.

The definition of market rental value (when reported) is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arms length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. The valuation assumes that the let complies with Houses in Multiple Occupation legislation if appropriate.

The inspection that has been undertaken should not be regarded as a survey. We did not inspect parts of the property which were covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect. Defects which are not considered materially to affect the value of the property or other matters which would be attended to during maintenance, may not have been mentioned. If defects have been mentioned in this report, they should be regarded as indicative and not exhaustive. For the purposes of this valuation, we have assumed that all uninspected areas are free from defect which would have a material effect on value.

In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content. In addition, we would bring to your attention that neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without prior written approval of the form and context in which it will appear.

The Valuer shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to tenure, leases and all other relevant matters.

For the purposes of this valuation we have assumed that all ground burdens are nominal or have been redeemed and that there are no unusual outgoings or onerous restrictions contained within the Titles of which we have no knowledge. We have further assumed that the subjects are unaffected by any adverse planning proposals.

Unless otherwise stated, it is assumed that all the required valid planning permissions and statutory approvals for the buildings and for their use, including any recent or significant extensions or alterations, have been obtained and complied with. Works not requiring consent have been assumed to meet the standards required by the building regulations or are exempt. It has been further assumed that no deleterious or hazardous materials or techniques have been used in the construction of the subjects and that there is no contamination in or from the ground or from the immediate surrounds.

The valuer will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. Your legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, we have assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2012, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.

The valuer will not carry out an inspection for Japanese knotweed. Unless otherwise stated, for the purposes of the valuation we have assumed that there is no Japanese knotweed within the boundaries of the property or in neighbouring properties. The identification of Japanese knotweed should be made by a specialist contractor. It must be removed by specialist contractors and removal may be expensive. Where the valuer does report the presence of Japanese knotweed within the boundaries of the property, further investigations may be recommended.

The firm has a complaints procedure in accordance with The Royal Institution of Chartered Surveyors Rules of Conduct. A copy of this procedure is available on request.

In the event that this report is received before or at the same time as receipt of our Confirmation of Instructions we have departed from the requirements of the RICS Valuation – Global Standards – UK national supplement (Red Book) to have previously confirmed in writing to you certain information and our Conditions of Engagement. This results directly from the time constraints created by the traditional Scottish property purchasing procedures.