

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Customer	Mr. Douglas Kennedy
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Selling address	9 Dunmuir Road Castle Douglas DG7 1LG
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Date of Inspection	14/11/2023
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Prepared by	John Kempself, BSc (Hons) MRICS Castle Douglas - Allied Surveyors Scotland Plc
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1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	The subjects comprise a detached two-storey extended dwelling house, with detached workshop/garage and detached outhouse.
Accommodation	The accommodation comprises: Ground floor: entrance hallway, lounge, cloakroom, utility, kitchen, dining room, sitting room/bedroom 4. First floor: hallway, three bedrooms, (master bedroom with en-suite shower room), and family bathroom.
Gross internal floor area (m2)	The gross internal floor area is approximately 228 m ² .
Neighbourhood and location	The property benefits from a secluded setting back from Dunmuir road. It is located within an established private residential area, a short distance to the north of Castle Douglas town centre, within easy reach of local amenities and facilities in the town.
Age	Original house circa 1880 rear extension circa 1977, front lounge circa 1995. Garage conversion 2018.
Weather	Overcast with light rain showers.
Chimney stacks	Visually inspected with the aid of binoculars where required. There are two chimney stacks, the front chimney stack at the main house is of stone construction, externally pointed with lead flashings and 4 clay chimney pots.

	<p>The rear chimney pot is of brick construction, externally rendered with lead flashings and one clay chimney pot.</p>
<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>Access could only be obtained to the original loft void, the remainder of the first floor has rooms within the roof.</p> <p>The main roofs to the property of pitched design, timber framed and slated.</p> <p>The ridges are of stone.</p> <p>Within the roof void, the roof structure is of traditional timber frame with timber sarking.</p> <p>The roofs have felt under the slate covering.</p> <p>The roof is insulated to a depth of approximately 270 mm of insulation laid between the ceiling joists.</p> <p>The main loft void is partially floored.</p> <p>The single-story front lounge roof is flat and clad in a rubber membrane substance.</p> <p>The rear stairwell roof is flat with a fibreglass covering.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where required.</p> <p>The rainwater fittings are a mixture of cast-iron and pvc.</p> <p>Valley gutters at the rear have recently been relined with fibreglass.</p>

<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls of the original dwelling are of solid stone construction externally pointed and painted and internally plasterboard lined.</p> <p>The rear extensions are of traditional cavity brick/block construction, externally rendered and internally plastered on the hard.</p> <p>The front single story lounge extension walls are of load bearing timber frame externally clad IN block work, which has been smooth rendered and internally plasterboard lined.</p>
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>Windows are pvc framed, double glazed, casement and tilt and turn style.</p> <p>There are also pvc framed double glazed skylight/velux windows in the first floor hallway and rear en-suite.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>External elevations are painted.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>The front entrance porch has a stone external pointed wall, which is plasterboard lined internally.</p> <p>The front entrance porch roof is flat timber and felt.</p> <p>The floor is solid concrete.</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>There are no communal use areas in the dwelling.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is a substantial detached stone built former mill building to the side of the dwelling, which is used as a</p>

	<p>workshop and garage.</p> <p>Construction comprises: concrete floor, stone walls, double pitched and slated roof.</p> <p>The building has electric power and lighting.</p> <p>To the front of the building there are automatic electric operated access doors.</p> <p>There is a floored storage area at first floor level.</p> <p>Other buildings comprise a detached stone built, slate roof outhouse and aluminium framed greenhouse, also timber playhouse.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The dwelling occupies a good-sized private back lying site.</p> <p>Access onto the road is via a tarmacadam surfaced driveway with gate entrance leading to a large tarmacadam surfaced turning/ parking area to the front and side of the house.</p> <p>Lawned and planted private garden areas are situated to either side of the parking area.</p> <p>There is a good-sized area of ground to the front of the dwelling adjacent to the driveway. Boundaries are defined by hedges, timber fences, stone, brick and block walls.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>Ceilings are of plasterboard construction with a plaster skim.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls and plasterboard lined and timber stud partition plasterboard lined.</p>
<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p>

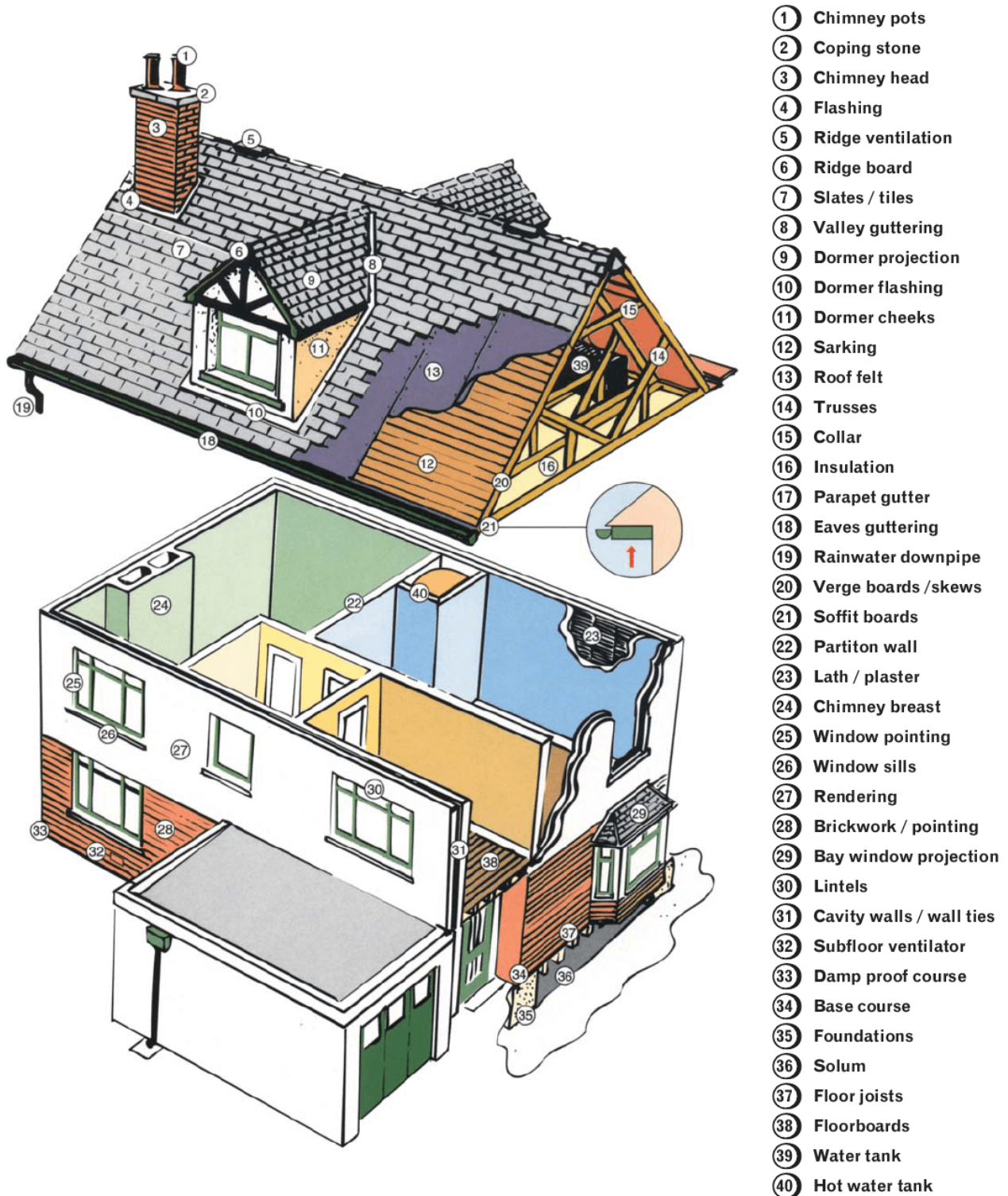
	<p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Floors are of suspended timber and solid concrete.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Skirtings and architraves are of softwood timber which has been painted.</p> <p>Internal doors are oak panelled and oak timber panelled with glazed inserts.</p> <p>Kitchen fittings comprise modern fitted base and wall units, with timber effect fitted worktops.</p> <p>The rear utility also has fitted base and wall units with fitted worktops.</p>
Chimney breasts and fireplaces	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>The fireplace in the rear lounge has a concrete recess, decorative concrete surround with flagstone hearth.</p> <p>There is also a fireplace in the ground floor sitting room/bedroom, which has feature granite stones to the sides and top lintel, with a brick recess and tiled hearth. The fireplace is unused.</p>
Internal decorations	<p>Visually inspected.</p> <p>Internal walls are plastered and painted and respotex lined.</p> <p>Ceilings are plastered and painted.</p>
Cellars	<p>Visually inspected where there was safe and purpose-built access.</p> <p>There is no cellar.</p>
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and</p>

	<p>efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains electricity is connected. The electric meter and consumer unit, which has been fitted with circuit breakers, is located in a recessed cupboard in the ground floor utility. Wiring, where visible, is PVC sheathed and insulated and there are 13 amp square pin sockets.</p>
<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains gas is connected. The external gas metre box is situated at the stone boundary wall onto Dumuir Road.</p>
<p>Water, plumbing and bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.</p> <p>Mains water is connected. Water pipes, where visible, are copper and pvc.</p> <p>Sanitary fitments comprise:</p> <p>Ground floor cloakroom: wc, wash hand basin with pedestal.</p> <p>First floor bathroom: wc, wash hand basin with pedestal, bath, mixer shower over the bath.</p> <p>First floor en-suite: wc, wall hung wash hand basin, walk in shower cubicle with mixer shower.</p> <p>All sanitary fitments are in a white suite.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>The dwelling has a full gas fired central heating system run</p>

	<p>from a Worcester Greenstar 35 Cdi Classic system Erp combination boiler which is located in a cupboard in the rear ground floor utility.</p> <p>The central heating system is controlled by a programmer, room thermostat and thermostatic radiator valves.</p> <p>There is no hot water cylinder. The central heating boiler provides domestic hot water on demand.</p>
Drainage	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage is connected to the public sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected. No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p> <p>A smoke alarm in the living room and in circulation spaces such as hallways and landings.</p> <p>A heat alarm in every kitchen. All alarms ceiling mounted and interlinked.</p> <p>A carbon monoxide alarm where there are fixed combustion</p>

	<p>appliances such as boilers and wood burners.</p>
<p>Any additional limits to inspection</p>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>The property was occupied, fully furnished and all floors were covered.</p> <p>Floor coverings restricted my inspection of flooring.</p>

Sectional Diagram showing elements of a typical house




- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank


Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.


2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.


Structural movement	
Repair category:	
Notes:	No obvious evidence of significant movement noted within the limitations of my inspection.


Dampness, rot and infestation	
Repair category:	
Notes:	<p>Damp staining was noted at the stone central chimney stack, with high moisture meter readings recorded.</p> <p>A competent roofer/builder should be employed to inspect the condition of the chimney stack and associated cement & lead flashings and carry out repairs as deemed necessary.</p> <p>There is evidence of previous woodworm remedial repair works having been carried out. Copies of any relevant guarantees should be transferred and retained with the title deeds.</p>


Chimney stacks	
Repair category:	
Notes:	<p>Damp staining was noted at the stone central chimney stack, with high moisture meter readings recorded.</p> <p>A competent roofer/builder should be employed to inspect the</p>

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

	<p>condition of the chimney stack and associated cement & lead flashings and carry out repairs as deemed necessary.</p> <p>Cracked render was noted at the rear brick chimney stack with small areas of brickwork visible.</p>
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Roofing including roof space	
Repair category:	
Notes:	<p>There is evidence of previous woodworm remedial repair works having been carried out. Copies of any relevant guarantees should be transferred and retained with the title deeds.</p> <p>The odd chipped corners of slates was noted at the roof elevations.</p> <p>There are valley gutters, these can be problematic and ongoing maintenance will be required.</p> <p>The fibreglass roof covering over the rear extension is of a limited life expectancy.</p>

Rainwater fittings	
Repair category:	
Notes:	<p>No significant defects evident.</p> <p>Minor corrosion noted at cast iron rainwater fittings. Cast iron rainwater fittings require regular ongoing maintenance.</p>

Main walls	
Repair category:	

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Notes:	No significant defects evident. Hairline cracks noted at the smooth external render of the elevations of the dwelling.
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Windows, external doors and joinery	
Repair category:	1
Notes:	No significant defects evident.

External decorations	
Repair category:	1
Notes:	No significant defects evident. Small areas of flaking paint noted adjacent to the utility and below the kitchen window. These require to be rubbed down and re-painted during routine maintenance.

Conservatories / porches	
Repair category:	2
Notes:	The flat timber and felt roof covering over the front entrance porch is of a limited life expectancy. Ongoing maintenance will be required.

Communal areas

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Repair category:	
Notes:	N/A.

Garages and permanent outbuildings	
Repair category:	2
Notes:	<p>Higher moisture meter readings were recorded at the gables of the workshop/garage, with moss growth evident at higher levels.</p> <p>It is unlikely that the walls will have a damp proof course.</p> <p>The detached stone store has no solid floor and higher moisture metre readings were recorded at the stone walls, which are unlikely to have any damp proof course.</p>

Outside areas and boundaries	
Repair category:	2
Notes:	<p>Garden grounds and boundaries will require regular ongoing maintenance.</p> <p>Open mortar joints were noted at the brick/stone boundary wall adjacent to Dunmuir Road.</p> <p>These require to be raked out and re-pointed during routine maintenance.</p> <p>Small areas of external render at the boundary wall are spalling off adjacent to the public pavement.</p>

Ceilings

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Repair category:	1
Notes:	No significant defects evident.

Internal walls	
Repair category:	1
Notes:	No significant defects evident.

Floors including sub-floors	
Repair category:	1
Notes:	No significant defects evident.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No significant defects evident. It should be verified that glazed inserts to internal doors are of appropriate toughened glass.

Chimney breasts and fireplaces	
Repair category:	1

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Notes:	No significant defects evident. Unused
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Internal decorations	
Repair category:	1
Notes:	No significant defects evident.

Cellars	
Repair category:	
Notes:	N/A.

Electricity	
Repair category:	1
Notes:	<p>It is recommended that all electrical installations be checked every five years or on change of ownership to keep up-to-date with frequent changes in safety regulations. Further advice will be available from a qualified NICEIC/SELECT registered contractor. It should be appreciated that only recently constructed or re-wired properties will have installations which fully comply with IEE regulations.</p> <p>The vendor has stated that the dwelling has been fully re-wired in 2018.</p> <p>Electrical certification is in place for the dwelling from October 2020.</p>

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.


Gas	
Repair category:	1
Notes:	Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a gas safe registered contractor. It is assumed that gas appliances comply with relevant regulations.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No significant defects evident. New sanitary fittings installed in 2018.

Heating and hot water	
Repair category:	1
Notes:	It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations. Boilers and central heating system should be tested and serviced by a gas safe registered contractor on an annual basis to ensure their safe and efficient operation. New central heating system installed in 2018.

Drainage	
Repair category:	

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

	
Notes:	From the surface, no evidence of defects were noted.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	2
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

1. Which floor(s) is the living accommodation on?	Ground Floor and First Floor.
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer	
<p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p> <p>The property has been altered and extended. It is 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 it is assumed they meet the standards required by the building regulations or are exempt.</p> <p>The main outer walls of the original house and the rear extension adjoin ground in separate ownership to the north, as does the rear wall of the former stable building. The precise garden boundaries should be confirmed with reference to the title deeds as should the rights of access to these areas for maintenance purposes.</p> <p>The road and pavement to the front of the property is understood to be public and maintained by the local authority.</p> <p>The estimated reinstatement cost is £700,000. It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by building cost information service (BCIS).</p> <p>The market value of the property as described in this report is £380,000.</p> <p>This figure assumes vacant possession and that the property is unaffected by any adverse planning permissions, onerous burdens, title restrictions or servitude rights.</p>	
Estimated re-instatement cost (£) for insurance purposes	
<p>£700,000. Seven Hundred Thousand Pounds.</p>	
Valuation (£) and market comments	
<p>£380,000. Three Hundred and Eighty Thousand Pounds.</p>	
	John Kempself, BSc (Hons) MRICS

Report author:	
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Signed:	Electronically Signed: 246181-4E64BF6A-717B
Date of report:	15/11/2023