

1. ADDRESS OF THE PROPERTY

67 & 69 High Street
Westerham
Kent
TN16 1RE

2. CLIENT

Nigel Haigh
Chart House
High Street
Westerham
Kent
TN16 1PE

Ref: JP/nh.05.16

3. TYPE OF VALUATION

Instructions were received from Nigel Haigh to prepare a Market Valuation of; the Freehold interest in the property as of 10th October 2014 and the present value of the Leasehold interest in the shop element, No 69, if a term of 60 x years were granted. The report is to be used for private purposes and may not be relied on by lending institutions.

4. DATE AND EXTENT OF INSPECTION

A visual inspection was made of the property on the 5th May 2016. Externally it was inspected from ground level. Only the shop part and 69a were viewed internally, both of which were vacant.

5. TENURE

The Freehold interest is subject to 3 x Leasehold interests; No 67 for a term of 125 x years from the 27th June 2013, 67a for a term of 99 x years from the 27th June 1995 and 69a for a term of 99 x years from the 27th June 1995.

There was no lease in place for the shop part in 2014. The rateable value was £6,800.

6. DESCRIPTION

The property was built around 1900 originally as a semi-detached two storey house. It is situated on a compact corner plot of land fronting the pavement, there is a path to the right side and small communal gardens to the rear.

The present arrangement comprises; flat Nos 67 & 67a, No 69 is a shop unit occupying part of the ground floor. No 69a is a maisonette, the entrance of which is to the rear on the ground floor, with accommodation on the first and a partial second floor created within the roof.

7. LOCATION

The property is situated on the periphery of Westerham town centre, but conveniently placed for the local facilities; shops, pubs, restaurants and other establishments serving the community. It is in a mixed predominantly residential area with property of different types style and age in the vicinity. It is within the conservation area so there are restrictions on external appearances.

The High Street is part of the A25 and a busy through route. Road links are good; the M25 is accessible at Godstone and via the A21 at Sundridge, both around 20 minutes' drive away. Bus services run in the vicinity. The nearest train station is at Oxted.

The river Darent runs to the south collecting into a pond at the lower end of the town. We are unaware of any damage caused by flooding to property in the immediate vicinity.

Radon gas is also known to be present in the broad area; again we have no knowledge of any proven detriment to occupation from this; usually all that is advised is that good subfloor ventilation is provided which is the case here. For further information on this you should contact Sevenoaks District Council.

Your legal adviser should commission an environmental search for broader issues concerning the area in general.

8. ACCOMMODATION

Nos 67&67a are 1 x bedroom flats.

No 69 Ground Floor Shop; approx. net lettable area 28.50 sqm (306.66 sqft).

No 69a 2 x bedroom maisonette.

External: rear communal gardens and a parking space with No 67.

9. CONSTRUCTION

Brick walls under a timber framed pitched roof covered with tiles.

External Joinery – timber and UPVC windows.

10. CONDITION

Main structure – generally consistent with the age of the property, with areas of wear and tear, but no obvious significant defects.

11. SERVICES

Mains water, gas, electricity and drains services are connected and central heating is installed to the flats.

12. ROADS AND RIGHTS OF WAY

The surrounding roads are made and adopted. There are rights of way in relation to this property but none appear to adversely affect the quite enjoyment.

13. PLANNING

I assume that the property has planning permission for the current residential and A1 use.

14. GENERAL

- (a) Conflict of interest - I confirm I have no conflict of interest in respect of this valuation.
- (b) Contamination - there is no evidence to suggest the land is likely to be included on any register of land subject to contamination etc., nor is there contaminated land in the vicinity as far as I am aware.
- (c) Marketability - It is considered that this property would have been readily marketable at the date of valuation.
- (d) Market Conditions – The market was quite buoyant in 2014 with residential and commercial values rising.
- (e) Permanent fixtures of a specialist nature – there are no permanent fixtures of a specialist nature.
- (f) Alternative uses – there are considered to be no alternative uses for the property.

15. COMMENTARY

There is a scarcity of direct comparable sales evidence however in applying the index, local knowledge and assuming the condition was the same I would place the Freehold values as of 10th October 2014 as follows: Flat 67 (125 x year lease ground rising from £75.00-£375.00 p.a.) at £1,887.00. Flat 67a (80 x years remaining ground rent rising from £50.00- £100.00 p.a.) at £3,470.00 and maisonette 69a (80 x years remaining ground rent rising from £50.00- £100.00 p.a.) at £3,540.

The shop part was vacant and required some refurbishing work. It does not have a large open display frontage and as such limited retail appeal. A reasonable rent at the time would have been around £8000.00 p.a. to which I would apply an investment yield of 10% equating to a Freehold value of £80,000.

In the improved condition the rent could reasonably be increased to £9000.00, but if sold on a long lease it would not be subject to upward reviews so a similar yield would apply placing it at £90,000.

16. VALUATION

I am of the opinion that the Market Value of the Freehold interest in this property as of the 10th October 2014 was in the region of £89,000 (***eighty nine thousand pounds***).

The current Market Value of the shop, subject to a 60 x year lease, is in the region of £90,000 (***ninety thousand pounds***).

Jon Peck BSc. MRICS
COLIN WHITE ASSOCIATES

Date: 13 May 2016

17. NOTES TO THE VALUATION

Encumbrances

For the purposes of my Report and Valuation I have assumed that good Title may be shown and that the property are not subject to any unusual or onerous restrictions, encumbrances or outgoings and are unaffected by any Statutory Notice and that neither the property nor their use or their intended use gives rise to a contravention of any statutory requirement. Similarly I assume that the property and their values are unaffected by any matters which would be revealed by a Local Search and replies to the usual Enquiries.

Scope of Report

State of Repair

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 un-inspected parts and this Report should not be taken as making any implied representation or statement about such parts.

Services

No tests have been carried out as to electrical, heating or other services, including drains, nor has any equipment attached to those services been tested.

Hazardous Material

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. However, it may be advisable for a purchaser to arrange for a Land Quality Statement prior to entering into a commitment to purchase, in the light of which this valuation may need to be reviewed.

Site Stability

No mining, geological or other investigation has been undertaken to certify that the site is free from any defect as to foundations.

Contamination

I would point out that I have not made enquiries or inspections with regard to any matters in respect of the Environment Act 1995. (I have assumed that the land is not, and will not, be included in a Register of land which may be

or may have been contaminated). I have further assumed that there will be no liability for any clean-up costs, and that all appropriate measures including the maintenance of records have been taken with regard to codes of practice and duties of care imposed by the Act in respect of controlled waste.

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. In undertaking my work, I have been instructed to assume that no contaminative or potentially contaminative uses have ever been carried out in the property. 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 potential for contamination from these uses of sites to the subject property 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.

Charge

Unless otherwise stated, I have assumed that the property are uncharged for the purposes of my valuations and will not reflect the cost of redeeming or releasing the property from any charge.

Confidentiality

Consent to Publication

Neither the whole nor any part of this Report and Valuation or any reference hereto 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. Any disclosure on the above basis must incorporate the assumptions and caveats referred to in my Valuation Report.

Limitation of Liability

The Valuation Report is provided for the stated purpose(s) and for the sole use of the named Client. The Valuer accepts responsibility to the Client alone that the Report will be prepared with the knowledge, understanding, skill, care and diligence reasonably to be expected of a competent Valuer, and accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk.

Legal Issues

Whilst opinions may be expressed upon legal issues affecting this Report and Valuation it must be appreciated that any interpretation of legal documents and legal assumptions made must be checked by the Client with

a suitably qualified lawyer if they are to be relied upon and no responsibility or liability is accepted for the true interpretation of the legal position of the Client.

Taxation

No allowance has been made in my valuations for liability for taxation which may arise on disposal whether actual or notional and my valuations do not reflect either the costs of acquisition or the expenses of realisation. [Furthermore, no allowance is made to reflect any liability to repay any government or other grants or taxation allowances that may arise on disposal].

Valuation

Land and buildings held as investments are those properties held to earn either a present or future rental income and/or for the preservation or gain of capital value.

Whilst all possible care is taken in the preparation of valuations, any such valuations can be an informed estimate only, based upon my general experience in these matters and except in cases of manifest negligence, I cannot accept liability for any damages and in particular consequential damages or losses arising from incorrect or disputed valuations.

No allowance has been made in my valuation to reflect the value of a part share.

I must also draw your attention to the consideration that the value of a portfolio as a whole may be higher, or alternatively lower, than the aggregate of the open market values of the individual properties contained in the portfolio. Aggregate valuations could be affected adversely by the simultaneous marketing of all or a significant proportion of the properties situated in close proximity to each other.

Market Value

The valuation is carried out in accordance with the RICS Appraisal and Valuation Standards, published by the Royal Institution of Chartered Surveyors and represents an opinion of; the 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 wherein the parties had each acted knowledgeably, prudently and without compulsion.

Time Limit

The valuation has been carried out as at the date of the Report and no responsibility can be accepted for loss which may arise due to subsequent changes in the market.

Tenure & Title Deeds

Unless otherwise stated my valuation is based upon the inspection of the property together with certain information supplied to me as to details of tenure, tenancies, floor plans etc., which will be referred to in the Report and relied on unless otherwise indicated.

Measurements

All dimensions have been taken in accordance with the Royal Institution of Chartered Surveyors' Code of Measuring Practice. Nevertheless, all areas should be treated as approximate.

Fixtures, Fittings and Goodwill

No allowance is made in my valuation for any item or plant or machinery not forming part of the service installations of the building, and specifically excluded are all items of plant, machinery and equipment installed wholly or primarily in connection with an occupant's business, furniture and furnishings, fixtures, fittings, vehicles, stock and loose tools. Further, no reflection is made in my valuation(s) of any goodwill that may arise from the present occupation of the properties.

Regulation

Colin White Associates are regulated by RICS and are bound by and comply with the standards and monitoring powers. We operate a complaints handling procedure, the redress mechanism is via the Surveyors Ombudsman Service.

