

# VALUATION REPORT

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**Prepared For:**

Gehane Habib

**Valuation Purpose:** Market Valuation  
To establish the market value of the property

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**Prepared By:**

Valuer Name: Lee Johnston

Firm Name & Address:  
Walker Dunn  
Walker Dunn Surveyors  
41  
Bold Lane  
Aughton  
L39 6SG

Qualifications: MRICS

RICS No: 6783295

Date of Valuation: 22/03/2022

Date of Inspection: 22/03/2022

Ref: WDS-104805



**RICS**

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# 1. Instructions

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## RICS Valuation – Global Standards 2020 Statement and Guidelines

### Consents to or Restrictions on Publication

This report is prepared for the private and confidential use of those named in this report (The Client), and only for the purpose outlined.

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

Unless otherwise agreed in writing, the report provided may not be published to any other parties other than those named. The Client agrees to keep the report confidential and not disclose any part of the report to any person other than a professional adviser. Only the Client may rely on the report.

Reliance on this report should only be taken upon sighting an original document that has been signed by the Primary Valuer and Counter Signatory if applicable.

### Limits or Exclusions of Liability to Parties Other than the Client

This Valuation Report is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. In the event of a proposal to place a loan on the subject property in a syndicate, the Client must notify the Surveyor with a view to agreeing responsibility to the further named parties.

### Confirmation of Knowledge, Skill and Understanding

The Surveyor has sufficient current local knowledge of the residential market and the skills and understanding to undertake the valuation competently.

### The Extent of the Surveyors Investigations

The Surveyor will consider their advice carefully, but is not required to advise on any matter the significance of which in relation to the asset is not apparent at the time of inspection from the inspection itself. The Surveyor will inspect diligently, but is not required to undertake any action which could risk damage to the property or injury to themselves. The Surveyor will not undertake any structural or other calculations.

**Accessibility:** The Surveyor will inspect as much of the internal and external surface area of the asset as is practicable, but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas. The Surveyor is not required to move any obstruction including furniture and floor coverings. The Surveyor will not lift accessible sample loose floorboards or trap doors which are not covered by heavy furniture or fixed floor coverings.

The Surveyor will not inspect the roof space except where it is necessary to identify the type of construction or where the Surveyor suspects there is a problem which requires further investigation. The Surveyor will not make any enquiries of the Local Authority Planning Department with regard to alterations or extensions. Outer surfaces of the roof and adjacent areas will be inspected when necessary, but will be excluded if they cannot be seen.

The inspection will include boundaries, grounds and permanent outbuildings, and will not include leisure facilities, including swimming pools or tennis courts.

The Surveyor will carry out a visual inspection of the services where accessible. Drainage inspection covers will not be lifted.

# 1. Instructions (Continued)

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No tests of the service installations will be carried out. The Surveyor will report if it is considered that tests are advisable.

The Surveyor will identify any areas which would normally be inspected, but which they were unable to inspect.

In respect of flats or maisonettes, the Surveyor will inspect the subject flat and any garage, the related internal and external common parts and the structure of the building or particular block in which the flat is situated. Other flats will not be inspected. The Surveyor will state in the Report the limits of access and visibility in relation to the common parts and structure. The Surveyor will state whether they have seen a copy of the Lease and if not the assumptions as to repairing obligations on which they are working.

Particular noise and disturbance affecting the asset will only be noted if it is significant at the time of inspection. The Surveyor will report on any obvious health and safety hazards to the extent that they are apparent from the elements of the asset considered as part of the inspection.

## RICS Report Auditing

Any valuation report or advice issued may be subject to monitoring under the conduct and disciplinary regulations of the Royal Institution of Chartered Surveyors (RICS).

## Conflict of Interest

In preparing this report, we confirm that Walker Dunn are acting as external valuers as defined in the RICS Standards. We can also confirm that we consider ourselves to be independent for the purposes of this instruction and have the necessary expertise to carry out this instruction.

As far as we are aware no conflict of interest, either person or in relation to the company exists. We consider, therefore, that we do not have any conflict of interest in providing the advice that you have requested.

## RICS Valuation Standards (and departures from those standards)

The Valuation and Report has been prepared in accordance with the latest edition of the RICS Valuation – Professional Standards (Red Book), with particular reference to UK Appendix 10, the RICS residential mortgage valuation specification.

## Measuring Standard

If the property has been measured by us, it has been done so in accordance with the latest edition of IPMS: Residential Buildings issued by the Royal Institution of Chartered Surveyors.

## EMFs

The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electromagnetic field either over the subject asset or visible immediately adjacent to the asset. The Surveyor is not required to assess any possible effect on health or to report on any underground cables.

# 1. Instructions (Continued)

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## Radon

The Surveyor will advise in the report if the asset is in an area where, based on information published by the Public Health England, there is a risk of Radon. In such cases the Surveyor will advise that tests should be carried out to establish the Radon levels.

## Validity

This valuation is current at the date of valuation only. The timing and extent of market movements is impossible to predict and we do not attempt to do so. The value assessed herein may change significantly and unexpectedly over a relatively short period as a result of market movements, or factors specific to the particular property. Losses resulting from such movement in value subsequent to the date of valuation are not foreseeable and we do not accept any liability to the Instructing Party/ Parties or Relying Party/Parties for any such losses.

## Taxation

No allowance is made for expenses of acquisition or realisation or any taxation liability upon a sale whether actual or notional, e.g. Value Added Tax and Capital Gains Tax and where appropriate, the valuer will not make a comment in respect of Stamp Duty Land Tax and purchaser's costs, we make the assumption that the prevailing rates of SDLT will apply to a purchase.

## Special Values

We have disregarded any potential for 'hope value', 'special value', 'marriage value' or a 'special purchaser' being involved in the transaction.

## Liability

None of our employees or consultants individually has a contract with the Client or owes the Client a duty of care or personal responsibility. The Client agrees that they will not bring any claim against any such individual personally in connection with our services.

## Complaints Handling

In accordance with RICS Rules of Conduct for Firms, the Firm has a Complaints Handling Procedure, which can be provided on request.

## Source of Information

The Valuer shall rely upon information provided to them by the Client or the Client's professional advisers relating to tenure, tenancies and other relevant matters. It is the responsibility of the Client or the Client's professional advisers to ensure this information is accurate and advise the Valuer if it is not.

Where the Valuer relies on information provided, this will be indicated in the report, stating any such source.

## 2. Type and Style

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### 2.1.1 Property Type:

Flat

### 2.1.2 Property Style:

Purpose Built

### 2.1.3 Floors In Block

6

### 2.1.4 Accommodation on Which Floor:

Third Floor

### 2.1.5 Location:

The property is situated in a mainly residential area of good demand with a good level of local amenities.

### 2.1.6 Year of Construction:

2017

### 2.2.1 Main Wall Construction:

Undetermined Steel Frame Construction.

### 2.2.2 Main Roof:

Flat - Not Visible

### 2.2.3 Roads and Footpaths:

Made and adopted.

### 2.3.1 Section 2: Additional Commentary:

Not applicable

### 3. Accommodation & Services

3.1.1 Accommodation:

	Living Rooms	Bedrooms	Baths / Showers	Separate Toilets	Kitchens	Utility Rooms	Conservatory	Other	Other (Describe)
Lower Ground									
Ground									
First									
Second									
Third		1	1						
Other									
Roof Space									

3.2.1 Garage / Parking:

Single Garage	Double Garage	Garage Space / Parking Space (on site)	Garage / Parking Space (off site)	No Garage / Garage Space / Parking Space
				X

3.2.2 Plot:

Front	Side	Rear	Over One Hectare?
			No

3.3.1 Approximate Floor Area (GEA):

20	m <sup>2</sup>
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### 3. Accommodation & Services (Continued)

**3.4.1 Services Available (untested):**

Gas	Electricity	Water	Drainage	Heating	Other
No	Mains	Mains	Mains	Full : Electric	Hot Water System - Electric

**3.5.1 Tenure:**

Freehold

Leasehold

Feudal

Commonhold

**3.5.2 Unexpired Term:**

N/K years

**3.5.3 Ground Rent:**

£ N/K

**3.5.4 Service Charge:**

£ N/K

**3.6.1 Section 3: Additional Commentary:**

Details of the lease length are unknown. The valuation assumes a lease length of 85 years. If the actual term falls below this, the valuation cannot be relied upon.

## 4. Valuation

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### 4.1.1 Basis of Valuation:

Not applicable

### 4.1.2 Method of Valuation:

The comparable method of valuation was used.

### 4.1.3 Market Value Assuming Vacant Possession:

£35000

### 4.1.4 In words:

Thirty-Five Thousand Pounds

### 4.2.1 General Condition:

General condition satisfactory and consistent with age

### 4.3.1 Additional Values:

Not applicable

### 4.4.1 Signed:

Electronically Signed By: Lee Johnston, MRICS

### 4.4.2 Date:

22/03/2022

## 5. General Observations

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Details of the building warranty are not known.

Our valuation reflects the general condition of the property in its present state.

The property is located in an established residential area in close proximity to the city centre and all usual amenities.

## 6. Comparable Property Evidence

### 6.1.1 Comparable One:

39  
Chatham St  
2 Chatham Street  
Liverpool  
L7 3AA

6.1.2 Bedrooms: 1

6.1.3 Type/Style: Flat Purpose Built

6.1.4 GEA (approx. m<sup>2</sup>): 20

6.1.5 Date Sold: 20/01/2022

6.1.6 Sale Price: £ 25000

6.1.7 Adjusted Value: £ 25000

### 6.1.8 Comparable One Reasoning:

Similar type, location, size and condition as the subject property.

### 6.2.1 Comparable Two

246  
Upper Parliament St  
Liverpool  
L8 7QE

6.2.2 Bedrooms: 1

6.2.3 Type/Style: Flat Purpose Built

6.2.4 GEA (approx. m<sup>2</sup>): 25

6.2.5 Date Sold: 08/12/2021

6.2.6 Sale Price: £ 40000

6.2.7 Adjusted Value: £ 35000

### 6.2.8 Comparable Two Reasoning:

Similar type, condition and location with adjustment made to reflect the difference in size.

## 6. Comparable Property Evidence

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### 6.3.1 Comparable Three:

Flat 38  
Jubilee Dr  
40a Jubilee Drive  
Liverpool  
L7 8SN

6.3.2 Bedrooms:

6.3.3 Type/Style:

6.3.4 GEA (approx. m<sup>2</sup>):

6.3.5 Date Sold:

6.3.6 Sale Price: £

6.3.7 Adjusted Value: £

### 6.3.8 Comparable Three Reasoning:

Similar type, condition and location with adjustment made to reflect the difference in size and fittings. The comparable has the benefit of its own kitchen which has been reflected in the valuation.

## 7. Assumptions and Special Assumptions

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### Assumptions

Unless otherwise expressly agreed, the Surveyor when preparing the report has made the following assumptions:

- A. The property is free from any local authority intentions, planning proposals or other owner restrictions with the exception of rights of way which are clearly apparent from the property and involve access over entries, across rear of properties or vehicular access for rear garden access for off road parking or garaging.
- B. That all extensions and alterations have been approved by the local planning authority.
- C. The property will be assumed to be free and clear of all mortgages or other charges which may be secured thereon.
- D. It is assumed the property has been constructed in full compliance with valid Town Planning and Building Regulation approval and it is not subject to any outstanding statutory notice as to its construction, use or occupation. Unless our enquiries have revealed the contrary, it is further assumed the existing use of the subject premises is duly authorised or established and that no adverse planning conditions apply.
- E. The asset is connected to the mains services with appropriate rights on the basis that is known and acceptable to the Client.
- F. Our valuation(s) assume there have been no material change of circumstances (including as a result of general market movements, or factors specific to the particular property) between the date of inspection and the date of valuation (should they differ) that would impact on the value of the subject property. Should such an event occur, the valuer should be contacted for comment prior to placing reliance upon the valuation.
- G. We specifically assume the proposed sale is an arms-length transaction, achieved after an appropriate marketing period and where the two parties involved have not acted in haste but have acted knowledgeably.
- H. The foundations will not be exposed. It is assumed that there are no adverse ground or soil conditions that would materially affect the asset and that the load bearing quality of the sides of the asset is sufficient to support the development or constructions thereon.
- I. That the asset is used for the purpose for which it has valid permission to be used for and that it is not in breach of any planning conditions and that there are no outstanding enforcement or statutory notices.
- J. That the land the asset stands on or within the boundaries of the asset under survey is not contaminated.
- K. That woodwork or other parts of the building which are covered, unexposed or inaccessible without the assistance of a carpenter or other person have not been inspected and should not be taken as making any implied representation or statement about such parts.
- L. That no harmful or hazardous materials or techniques have been used in the construction of the asset. However, the Surveyor will advise in the report if, in their opinion, there is a likelihood that harmful material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

## 7. Assumptions and Special Assumptions

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- M. An inspection of those parts that have not been inspected would not identify significant defects or cause the Surveyor to alter the valuation.
- N. That the property is not subject to any unusual or onerous covenants, restrictions, encumbrances or outgoings and that good title can be shown.
- O. That sewers, main services and the roads giving access to the property have been adopted unless otherwise stated.
- P. That there is no abnormal risk of flooding.
- Q. That the property is being sold or let with vacant possession and, unless otherwise stated, for owner occupation/investment purposes.

## 8. Photographs

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Front Elevation

Rear Elevation

## 8. Photographs

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Bathroom

Kitchen

## 8. Photographs

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Street Scene

Garden