

Property Address: North Ropery and Former Darfen Buildings, Noel Village Complex,
Carr Hill, Balby, Doncaster
Our Ref: 11817



North Ropery Building (internal)



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State of Repair – We will not be carrying out a building survey, nor will we inspect those parts of the property which are covered, unexposed or inaccessible and such parts will have assumed to have been in good repair and condition. We will not be expressing an opinion about or advising upon the condition of uninspected parts and the Report should not be taken as making any implied representations or a statement about such parts.

Deleterious Materials – We will not be arranging for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of the property, or has since been incorporated, and we will not therefore be able to report that the property is free from risk in this respect. For the purpose of the valuation, we will assume that such investigation would not disclose the presence of any such material to any significant extent, or reveal any onerous liabilities in respect of service installations.

Environmental/Contamination Issues – We will not be undertaking any environmental investigations or enquires other than our limited site inspection for valuation purposes, and thus any comments on environmental/contamination issues should be taken within the limited context upon which they are based. We will not be relying upon either a desk top or more detail environmental audit or soil survey, and unless there is a specific comment to the contrary, our Valuation Report will assume no contaminative or potentially contaminative uses have ever been carried out on the property or on any neighbouring land or premises. If from our limited inspection a possible contamination issue is clearly evident, we may recommend that you commission a full Environmental Audit at your own expense.

Radon Gas – We will not undertake investigations as to whether the property is located in an area identified by the National Radiological Protection Board as being one which, in more than 1% of dwellings, the level of radon gas entering the property are such that remedial actions is recommended. Our valuation will assume no adverse affect from levels of radon gas.

Japanese Knotweed/Invasive Vegetation

We will not be making any specific investigations into the presence of Japanese Knotweed or any other invasive species within the subject premises or any adjacent site. Our valuation will be provided on the assumption that the site is free from such vegetation unless advised to the contrary. Any potential purchaser should make their own investigations in this respect, particularly if redevelopment of the site is being considered.

Tenure/Boundaries – We will not be inspecting title documentation and recommend that our assumptions on title be verified prior to reliance upon our Valuation Report. Our Valuation will be prepared on the basis of the site indicated to us and we will not be verifying the boundaries with any title documents. Again this detail should be verified prior to reliance upon our Valuation Report. Where leases are not made available to us, we will again rely upon any information as present (such as summary tenancy schedules), and again this information should be verified prior to our Valuation Report being relied upon.

Enquiries and Investigations – We will carry out such enquiries and investigations as are, in our professional judgement, and within the context of the RICS Valuation – Professional Standards (January 2014) appropriate and

possible in the particular circumstances. These will, where applicable, include informal town planning enquiries, together with the investigation of Rateable Values, through internet access databases. Where we are unable to obtain any necessary information, we will clearly state assumptions made for the purpose of completing our Report, the detail of which should be verified prior to our Report being relied upon.

Fire Health and Safety Legislation – We will not be reporting or giving any assurance or guarantee that the property or any construction thereon is subject or has complied with or complies with the current fire safety requirements and regulations (and as amended from 1.10.06 The Regulatory Reform (Fire Safety) Order 2005), building regulation controls, employment regulations, defective premises legislation and health and safety legislation or any other legislation or regulation which may affect the property or any construction thereon for its use. Our valuation assumes no onerous liabilities in these respects.

We will not be carrying out investigations as to whether any completed, current or proposed works comply with the provisions under the Construction (Design & Management) Regulations 1994. Our valuation assumes no onerous liabilities in this respect.

The Equality Act 2010 (formerly the Disability Discrimination Act) – We will not undertake investigations as to whether the property complies with existing or future provisions under the Equality Act 2010 and must assume compliance with the same, or alternatively that necessary alterations required to ensure compliance can be undertaken without onerous cost likely to adversely affect our valuation conclusions below. Our valuation will assume no onerous liabilities in this respect.

Taxation & Costs – Our valuation will not take into account any matters concerning consideration of or the incidence of taxation whether in the nature of Stamp Duty, Value Added Tax, Capital Gains Tax, Income Tax, Corporation Tax or any other tax or levy (whether national or local) that may arise or may be taken into account on any transaction, nor does the valuation have regard to any incidental cost that may arise on a disposal or acquisition to any hypothetical or actual vendor or purchaser. Our valuation will not take into account any matters concerning consideration of Capital Allowances or any tax implications relating thereto.

The Control of Asbestos Regulations 2006 – The Control of Asbestos Regulations 2006 compel all commercial property owners or occupiers to investigate building for asbestos and to manage any associated risks. A written survey is mandatory and includes a management plan for all asbestos containing materials (ACM's) identifying both position and condition. We will not undertake specific investigations to verify compliance with these Regulations, and will make the general assumption of full compliance.

Special instructions or departures

The Valuer will agree if appropriate any special instructions or departures from the RICS Valuation – Professional Standards and this will be confirmed by reference to the letter under item 12 above.



About the valuation service

The service provided and the Valuer's report will depend upon what has been agreed, the extent of the inspection possible or permitted, the information provided or obtained and the time allowed in which to produce the report.

It is possible that a client may require a valuation based only on an external inspection, in which case the Valuer must rely on information provided in relation to floor space and other matters.

The Valuer will often have to rely upon information provided by the Client, Client's solicitor or accountant, as for example, in the case of legal restrictions or tenancy agreements or whether the valuation is by reference to accounts. The Valuer will not take responsibility for the interpretation of legal documents. There will be instances where the Valuer will need to examine copies of appropriate documents, such as leases, and where these are not available the Report will refer to the assumptions made or the information which has been provided. The RICS has laid down minimum standards of valuation report which its Members and IRRV Members are required to comply.

I/We confirm my/our acceptance of these Terms and Conditions of Engagement.

Signed JD Brooks
(on behalf of PPH Commercial)

Signed A Village
(on behalf of the instructing client)

Name IAN BROOKS

Name ANTHONY VILLAGE

Date 28 / 11 / 16

Date 30 11 16