

Company logo – if required



Valuation Report

On

AddressOfSubjectProperty

SAMPLE
Insert photo

Date of Valuation **ValuationDate**

Client

NameOfClient

AddressOfClient

AddressOfClient

AddressOfClient

Report Prepared by

DetailsOfValuer

DetailsOfValuer

DetailsOfValuer

DetailsOfValuer

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Valuation Report on **AddressOfSubjectProperty** for **NameOfClient**

This report is prepared for the sole use of the named client and their advisers and should not be relied upon by others.

In accordance with current Royal Institution of Chartered Surveyors (RICS) Global valuation practice statements (VPS) and RICS professional standards as per RICS Red Book UK we confirm:

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| 1. Identification and status of the valuer | <p>Name of Valuer: NameOfValuer</p> <p>Qualifications: QualificationsOfValuer</p> <p>Registered valuer status: RegisteredStatusOfValuer</p> <p>Experience and expertise: NameOfValuer has experience of valuing residential, commercial and rural properties throughout RegionsOfOperation area and has adequate knowledge and skills as defined the RICS Red Book.</p> <p>Internal / external status: The valuer is acting as an independent valuer and is able to carry out the valuation with independence and objectivity in accordance with RICS Red Book.</p> <p>Previous involvement with the property or parties to the case: None known.</p> <p>Declaration of independence and objectivity: After checking our database, we are not aware of any party or conflict of interest in this case on instruction that would prevent NameOfFirmAndTradingName as a firm or our valuation surveyor, NameOfValuer, personally from acting with independence, integrity and objectivity as set out in RICS Red Book. Furthermore, neither NameOfFirmAndTradingName nor the valuer has had any material involvement with the property being valued in any capacity that would preclude us from providing an unbiased report and valuation.</p> |
| 2. Client (Full name and address) | <p>The valuation report is provided for the sole use of the client namely NameOfClient, FullAddressOfClient and their professional advisors in conjunction with their proposed acquisition of the property.</p> |
| 3. Purpose of Valuation | <p>Our advice will be provided in connection with a proposed SaleOrPurchase of the property.</p> |
| 4. Details of subject property being valued | <p>Address of the property: xx</p> <p>Interest to be valued: xx</p> <p>Tenancies: xx</p> <p>Property Type & Use: xx</p> <p>Location and Amenities: xx</p> <p>Description: xx</p> <p>Construction: xx</p> <p>Accommodation: xx</p> <p>Floor area: xx</p> |

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| <p>5. Basis of Value</p> | <p>The following Basis of Value is used. They are derived from the International Valuation Standards Council.</p> <p><i>(delete as appropriate)</i></p> <p>Market Value.</p> <p>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 and where the parties had each acted knowledgeably, prudently and without compulsion.</p> <p>-OR-</p> <p>Statutory definition of Market Value (capital gains tax, inheritance tax and stamp duty land tax).</p> <p>Summary definition derived from legislation: 'The price which the property might reasonably be expected to fetch if sold in the open market at that time, but that price shall not be assumed to be reduced on the grounds that the whole property is to be placed on the market at one and the same time.' (Source: section 272 Taxation and Chargeable Gains Act 1992. Section 160 Inheritance Tax Act 1984, Section 118 Finance Act 2003).</p> |
| <p>6. Valuation date</p> | <p>The valuation date is to be the date of inspection, i.e. DateOfValuation</p> |
| <p>7. Special Assumptions</p> | <p>None.</p> |
| <p>8. Assumptions and extent of investigations</p> | <p>In arriving at our valuation, we have made the following assumptions under the various sub headings. As no firm enquiries have been made, your legal advisers should have sight of this report and be asked to verify the assumptions set out below.</p> <p><u>Title</u></p> <p>The property is valued on the assumption that it is Freehold with vacant possession. We have not had sight of the Land Registry Certificate or Land Registry Plan.</p> <p>That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown;</p> <p>That the property and its value are unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.</p> <p><u>Condition of Building</u></p> <p>We have made a visual internal and external inspection of the premises on the date of inspection prior to preparing this valuation report. The external inspection has been undertaken from ground level only. We have not inspected those parts which are covered, unexposed or inaccessible and have assumed such parts to be in good repair or condition unless indicated otherwise, and that a survey inspection, would not reveal material defects or cause the valuer to alter the valuation materially.</p> <p>At the time of our inspection, the premises appeared to be in reasonable condition taking into account the age and style of construction.</p> |

The internal fittings, both kitchen and bathroom, appeared to be modern and in reasonable order. We did note some defects/shortcomings on our valuation inspection (this is not an exhaustive list) for example:

1. Evidence of fine line cracks to render coating on external main walls – significance of cracks unclear/unknown. May be related to underlying structural issues with non-conventional concrete panel walling.
2. Parts of the interior of the property would still benefit from further redecoration/upgrading, e.g. some of the bedrooms.
3. Evidence of woodboring insect infestation to exposed timbers in roof void – appears to be mainly historic/inactive in nature but may have spread to other concealed areas which require treatment in future.
4. Poor concrete drive to front of property.
5. Some asbestos elements in buildings of this age e.g. roof to storage shed and possibly to artex/textured coatings, etc.

You are advised our report should not be considered as a comment on condition. We have NOT carried out a building survey (AKA Structural Survey) of any of the building. Furthermore, we have NOT inspected the woodwork or any parts of the structures, which are covered up, unexposed or inaccessible and are therefore unable to report if any such parts of the property are free from defect. We assume that no blue asbestos, high aluminous cement concrete, calcium chloride additive or deleterious material was used in the construction of any of the building.

Services & Highways:

We have not made any specific enquiries of the service providers with regard to the availability, capacity or location of services. However, our observations indicate the property is connected to all mains services and includes gas-fired central heating with modern gas-fired, combination boiler located in cupboard to main bedroom providing hot water and central heating. Modern electric consumer unit in under stairs cupboard.

It is assumed sewers, mains services and the roads giving access to the property have been adopted by the local statutory authority, and that any legal title/ lease provides rights of access and egress over all communal estate roadways, pathways, corridors, stairways and to use communal grounds, parking areas and other facilities.

Planning

It is assumed that the property has the benefits of all necessary consents etc. in respect of its current use, including any extensions or alterations and complies with the same, including fire regulations. (If this is not the case, the valuation may be materially affected.) This should be verified by your legal adviser.

Contamination and hazardous or deleterious materials

We are 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 such contamination. We have assumed that no contaminative or potentially contaminative uses have ever been carried out in the property or site. We 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 contamination or potential for contamination, or land filled ground, to the subject property or in the immediate locality and have therefore assumed that none exists.

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| | <p>Environmental matters</p> <p>Mining: It assumed there are no issues affecting the property relating to mining/quarrying. No checks or investigations have been carried out on this issue.</p> <p>Flooding: None apparent.</p> <p>Radon gas: As is typical in the West Country, the property is situated in a Radon gas risk area. Radon gas occurs naturally in many parts of Britain and modern properties are commonly designed to reflect the situation. Older homes will not have been subject to any special precautions and if an environmental search shows a high level of risk for a particular property there are various levels of upgrading which can be carried out – albeit with cost and disturbance implications.</p> <p>The only way of establishing the true risk is to have tests carried out but these take some time to complete (likely to be 2 to 3 months) but a basic risk assessment can be carried out quickly through the Health Protection Agency. Further advice information and advice on Radon can be obtained free of charge from the Health Protection Agency (http://www.hpa.org.uk/) at Chilton, Didcot, Oxon, OX11 0RQ, Tel: 01235 822742.</p> <p>Sustainability: The EPC rating is EPCRating according to our checks on the EPC register.</p> |
| <p>9. Source of information</p> | <p>Information has been gathered during our inspection of the property on</p> <p>No specific enquiries have been made to the local authority.</p> <p>Information on sales of recent properties has been gathered and considered in formulating our opinion of value from internet sites (e.g. Rightmove and Zoopla) and information obtained from various local estate agents.</p> |
| <p>10. Restrictions on publication</p> | <p>Neither the whole nor any part of the report, nor any reference to it, 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.</p> |
| <p>11. Liability</p> | <ol style="list-style-type: none">1. The client may only rely upon the Surveyor's advice and Report for purposes described in the particulars or communicated to the Surveyor in writing prior to the agreement of the fee and if the client wishes to rely upon such advice and report for any other purpose he or she may only do so with the written consent of the Surveyor. NameOfFirmAndTradingName accept no liability whatsoever to any other person or body.2. Liability for error, omission, advice or action rests solely with NameOfFirmAndTradingName. Individual members of staff do not accept liability in respect of any matter.3. Our valuation is provided for your benefit alone and solely for the purposes of the instruction to which it relates. Our valuation may not, without our written consent, be used or relied upon by any third party, even if that third party pays all or part of our fees or is permitted to see a copy of our valuation report. If we do provide written consent to a third party relying on our valuation, any such third party is deemed to have accepted the terms of our engagement.4. Our contract with you for the provision of this valuation is subject to English law. Any dispute in relation to this contract, or any aspect of the valuation, shall be subject to the exclusive jurisdiction of the Courts of England and Wales and shall be determined by the |

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| | <p>application of English law, regardless of who initiates proceedings in relation to the valuation.</p> <p>5. The Royal Institution of Chartered Surveyors (RICS) recommends the use of liability caps to members as a way in which to manage the risk in valuation work. Our aggregate liability arising out of, or in connection with this valuation, whether arising from negligence, breach of contract, or any other cause whatsoever, shall in no event exceed £0,000.00. This clause shall not exclude or limit our liability for actual fraud and shall not limit our liability for death or personal injury caused by our negligence.</p> <p>6. NameOfFirmAndTradingName is registered for regulation by RICS. As a result, we hold professional indemnity insurance on a per claim basis is available in respect of valuations carried out by NameOfFirm. Details of insurance are available on request.</p> |
| 12. RICS Valuation Standards (and departures from those standards) | The Valuation and Report will be prepared in accordance with the RICS Valuation – Professional Standards 2014. |
| 13. Valuation | <p>Method of Valuation: Comparable method of valuation: The valuation of residential properties for owner/occupation is derived from considering comparable sales evidence, i.e. recent sales of similar-style properties in the locality, making adjustments for differences of property age, size, condition and aspect and taking into account variations in the market at the time.</p> <p>Market commentary: xxxx</p> <p>Comparables (some but not all comparables considered): xxxx</p> <p>Summary – reasoning and justification: xxxx</p> <p>Valuation: We are of the opinion that the market value for the subject property with the benefit of vacant possession as at the date of valuation, i.e. DateOfValuation, and subject to the assumptions in the report herein is £ ValueInFigures (ValueInWords pounds).</p> |
| 14. Complaints | This firm operates a Complaints Procedure. In the unlikely event that such action is required, we would, of course, provide you with a copy of our complaints handling procedure on receipt of written request. |
| 15. RICS Monitoring | Compliance by NameOfFirmAndTradingName with regulations laid down by RICS requires regular monitoring under the Institution’s conduct and disciplinary regulations. Please be aware that our file and report may be inspected by an official appointed by RICS. |

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Valuation Report on **AddressOfSubjectProperty** for **NameOfClient**

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| SIGNATURE OF SURVEYOR | <hr/> |
| SURVEYOR'S NAME & PROFESSIONAL QUALIFICATIONS | |
| NAME AND ADDRESS OF SURVEYOR'S ORGANISATION | |
| ISVA MEMBERSHIP NUMBER | |
| RICS MEMBERSHIP NUMBER | |
| APPENDICES | |
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