

VALUATION REPORT

on

THE PROPERTY

prepared on behalf of

CLIENT

* * * *

Date of Report:
Valuer's Ref:

Name
Property

ADDRESSEE

This Valuation Report is addressed to

INSTRUCTIONS

Further to your telephone instructions of (Date) and our confirmation letter of the same date, we have now inspected the subject property and our Report follows.

PURPOSE OF REPORT

We understand our Report is required in connection with your proposed purchase of the property.

BASIS OF VALUATION

For the purposes of this Report, our valuation is on the basis of Market Value and this is defined in the RICS Appraisal and Valuation Manual as follows:-

“The estimated amount for which a property should exchange on the date of valuation 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”.

DATE OF VALUATION

The opinion of value expressed within this Report is as at the date hereof.

LIMITATIONS

This Report should be read in conjunction with the attached Conditions of Engagement, a copy of which was provided to you with our confirmation letter and which form an integral part of the Report and set out the basis upon which our inspection of the property was undertaken and this Report has been prepared.

This Report accords with the requirements of the Practice Statements in the RICS Appraisal and Valuation Standards and the signatory to the Report is an Independent Valuer who conforms to the requirements of the Practice Statements.

Our Report has been provided for the purpose stated above and is confidential to the Client and the Client's legal and immediate professional advisers. We accept responsibility to the Client alone and extend no liability to third parties. Any such parties who rely upon this Report do so at their own risk.

Name
Property

Neither the whole, nor any part, of this Report, or any reference to it, may be included in any published document, circular or statement nor published in any other way, without the prior written approval of the signatory, or a Partner of **Brownlow Associates**, as to the form and context in which it may be published.

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THE PROPERTY

DATE AND EXTENT OF INSPECTION

The property was inspected on (DATE). Our inspection was undertaken in accordance with the attached Conditions of Engagement.

WEATHER CONDITIONS

The weather at the time of our inspection was

OCCUPATION

HANDINGS

Unless otherwise stated, the terms “right, left, front and rear” apply throughout as if the property is viewed from the named road frontage.

DESCRIPTION

LOCATION

SUMMARY OF CONSTRUCTION

ACCOMMODATION

Ground Floor:

Name
Property

First Floor:

Outside:

FLOOR AREA

The gross external floor area of the living accommodation, on two floors, is

SERVICES

All mains services are connected but have not been tested.

TENURE

We have no information as to the tenure of the property. For the purposes of valuation, we have assumed it can be purchased Freehold, or long Leasehold (minimum 100 years unexpired) subject to an annual ground rent not in excess of £

LOCAL AUTHORITY

Bolton Metropolitan Borough Council.

BOUNDARIES

EASEMENTS AND RIGHTS OF WAY

Nothing onerous or unusual known or apparent.

ROADS

Made and adopted.

PLANNING AND LOCAL AUTHORITY NOTICES

We have made no enquiries of the Local Planning Authority but we are not aware of any adverse planning proposals and we have no reason to believe that the property is subject to any outstanding Local Authority notices.

LAND CONTAMINATION

Reference is made to the attached Conditions of Engagement.

MINING AND SUBSIDENCE RELATED MATTERS

Name
Property

CONDITION

Our instructions are limited to providing a brief Report for valuation purposes only and, in accordance with those instructions and the attached Conditions of Engagement, we have undertaken no form of Detailed Survey.

SUMMARY, CONCLUSIONS AND GENERAL REMARKS

OPINION OF VALUE

This figure does not make any allowance for costs of disposal or acquisition, or any taxation, including VAT, which may fall payable on a sale.

THIS REPORT RELATES TO

THE PROPERTY

AND, HAVING BEEN PREPARED BY THE SIGNATORY
BELOW, IS HEREBY CERTIFIED AS THE
ORIGINAL OR A TRUE COPY.

SIGNATURE:

**SURVEYOR'S NAME &
PROFESSIONAL QUALIFICATIONS:**

**J Brownlow
MRICS**

**NAME & ADDRESS OF
SURVEYOR'S ORGANISATION:**

**Brownlow Associates
"Wyndene"
82 New Hall Lane
Heaton
BOLTON BL1 5HQ**

DATE OF REPORT:

REFERENCE: