



Valuation Report

CONDITIONS OF ENGAGEMENT Martin Goode MRICS

1.0 THE SERVICE

- 1.1 The Valuer will exercise the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor/ Incorporated Valuer and he will be a member of the RICS Valuer Registration Scheme..
- 1.2 Based upon an inspection as described below, the Valuer will provide in accordance with the Royal Institution of Chartered Surveyors Appraisal and Valuation Standards 2017.
- 1.2.1 An opinion of 'Market Value' will be provided at the date of inspection or some other specified date, on the assumptions set out hereafter;
- 1.2.2 A brief description of the property and any factors likely materially to affect its value;
- 1.3 A report for the sole purpose as specified, and for the sole use of the named client(s) confidential to them and their professional advisers. It is not to be used for loan security purposes. No responsibility will be accepted to others, or should the report be reproduced in whole or in part or any reference made thereto in any written document without prior written consent of Martin Goode MRICS.
- 1.4 The Valuer will not investigate the site or neighbouring land, nor make any enquiries to establish whether any contamination exists, nor has existed or potential contamination is likely. No environmental audit, soil survey or other such investigation will be undertaken and the Valuer will not have been made aware of the content of any reports on such matters. The valuation will assume that no such contamination or potential contamination exists on the site or neighbouring land.
- 1.5 The purpose of the Valuation Report will be agreed prior to the inspection being carried out and will be stated within the valuation report.
- 1.6 The Valuer will rely upon information provided by the client and/or clients legal or other professional advisers relating to tenure, tenancies and other relevant matters.

2.0 THE INSPECTION AND REPORT

- 2.1 The Valuer will undertake a limited visual inspection of as much of the exterior and interior of the property as is accessible without undue difficulty as appropriate and possible within particular circumstances.
- 2.2 MGML will not carry out a survey and no warranty as to condition will be given or implied.
- 2.2 The Valuer will not inspect the roof void or any parts of the structure which are covered, unexposed or otherwise inaccessible and therefore will not be able to report that any such parts of the property are free from defects which materially affect value, nor will any testing of electrical, heating or other services be undertaken.
- 2.4 Buildings of a non-permanent nature and leisure facilities will be excluded from the inspection and report.
- 2.5 Where the Valuer relies on information provided, this will be indicated in the report, stating any such source.

3.0 THE VALUATION

- 3.1 Unless it is made apparent by an express statement in the report, the Valuer will have made the following assumption and will have been under no duty to have verified these assumptions.
- 3.1.1 That vacant possession is provided;
- 3.1.2 That planning permission and statutory approvals for the buildings and for their use, including any extensions or alterations, have been obtained;
- 3.1.3 That no deleterious or hazardous materials or techniques have been used, the land is not contaminated and that no radon gas is present to the property;
- 3.1.4 That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;
- 3.1.5 that the property and its value are unaffected by any matters which would be revealed by inspection of any register or by a local search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a statutory notice and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful; and moreover that the value of the property would not be affected by the possibility of any entry being made in any register;
- 3.1.6 That an inspection of those parts which have not been inspected would not reveal material defects or cause the Valuer to alter the valuation materially;
- 3.1.7 That the property is connected to main services which are available on normal terms;
- 3.1.8 That sewers, main services and the roads giving access to the property have been adopted;
- 3.1.9 That in the case of a newly constructed property, the builder is a registered member of the NHBC or equivalent and has registered the subject property in accordance with the scheme concerned;
- 3.1.10 That where the subject property is part of the building comprising flats or maisonettes, unless instructed otherwise aware to the contrary, the cost of repairs and maintenance to the building and grounds are shared proportionately between

