



Open Market Valuation Template

Address

Date

Our ref:

Dear Sirs,

Address:

In accordance with your instructions we have now inspected this property and can give you our professional opinion on its current market value.

We report to you as follows: -

Instructions

Your instructions were received on the *date* and this report has been prepared in accordance with those instructions.

Date of Inspection

The property was inspected on *date* when the weather was overcast but fine.

Location

The property is located in *location*. The properties were reserved for the over 60 age group. The property is located on a small private access road close to Maintown town centre where all local amenities are situated.

Description

This is a ground floor flat within a three storey block. The property is situated in what could be considered part sheltered accommodation with live-in warden and house keeper.

Accommodation

The accommodation is ground floor only comprising:

Entrance hall, lounge, kitchen, bathroom with WC and single bedroom.

Externally

Hardstanding for a car. Shared rear gardens.

Services

All main services are connected.

Construction

Brick elevations beneath pitched concrete tile covered roof. Solid concrete floors and suspended concrete ceilings.

Contamination

We saw no evidence of contamination and have no reason to suspect the property is contaminated.

Planning

We have made no enquiries of the local authority and this valuation is on the basis that any appropriate Planning and Building Regulation consents are in order. It is presumed that there are no restrictions upon occupation.

Legal Matters

The property is valued on the basis of good unencumbered freehold title with vacant possession. We have made no enquiries normally involving the services of a solicitor.

Condition

The property was maintained in good condition.

Valuation

In our opinion the current market value of the property lies in the region of £100,000 (One hundred thousand pounds).

The Estimated Realisation Price is the same.

Insurance

The Estimated Building Insurance value has been assessed at £45,000 (forty five thousand pounds) to include demolition, site clearance, reconstruction and associated fees.

Security

The property is considered to be a suitable lending security.

Confidentiality

This report is confidential to you and your advisors. No liability is accepted to any other parties and this report should not be disclosed to any third party without our prior written consent.

Limitations

The property has been inspected as it stands. We have not carried out a building survey, exploratory work or ground investigation or any tests of the building, its components or its services.

The report is prepared in accordance with The RICS Appraisal and Valuation Manual.

We trust you find this report satisfactory but please let us know if we can be of any further assistance.

Yours sincerely