

Jeremy Wise & Co
Chartered Surveyors
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Offices in Milton Keynes & Northampton

Valuation and Report

On

Webbs Factory, Bunting Road, Northampton, NN2 6HU

Prepared on behalf of **Mr**

Inspected **12 March 2014**

Date of valuation **13 March 2014**

The valuation is current for 3 months

Description

A duplex apartment conversion with integral garage

Valuation

£320000 (Three hundred and twenty thousand pounds)

Comparables

I have had regard to a limited number of sales locally, Land Registry information and detail from local agents in preparing my valuation. Land Registry information can be supplied only subject to their terms and conditions.

The Surveyor

Surveyor's Name: **Jeremy Wise**



Signature:

Qualifications: **B.Sc., MRICS**

Date: **13 March 2014**

Description of the property

| | |
|----------------------|---|
| <i>Type and age</i> | The property comprises a converted factory duplex on ground and first floors converted in 2000. The conversion was carried out to a high standard by Colin Clayson and the quality of fitting is very good. The current owner has improved the property with a re-fitted bathroom and upgraded appliances to the kitchen. |
| <i>Accommodation</i> | <i>GF:</i> Hall, bedroom and en suite, bedroom <i>FF:</i> Living room, dining room, kitchen (open plan) bathroom |
| <i>Tenure</i> | I understand that the property is leasehold. The lease is believed to be 125 years from Sep 2001. It is assumed that there are no onerous restrictions on use, that suitable planning permission exists for existing uses and that the property is not subject to any orders or encumbrances. |
| <i>Services</i> | Mains gas, water, electricity and drainage are available. Space heating is provided by a gas fired boiler to radiators. The boiler has been regularly serviced and renewed about 4 years ago. |
| <i>Condition</i> | The property is generally in satisfactory condition. No significant defects were observed. All external maintenance and repair is carried out by the Management Company. External maintenance is being carried out to satisfactory standards. |

Basis of valuation

Valuation is to market value and in accordance with normal practice is of the 100% interest.

Valuation assumes vacant possession.

It is assumed that there are no special purchasers.

This report has been prepared by Jeremy Wise B.Sc., MRICS. I am a member of the Royal Institution of Chartered Surveyors. I specialise in the valuation and survey of residential property and have been in practice in the local area since 1985. My diploma number is 0078717. I am an RICS registered valuer.

The report is intended to cover the property named and described above. It has been carried out in accordance with our standard Terms and Conditions of Engagement for the valuation of residential property a copy of which can be supplied on request.

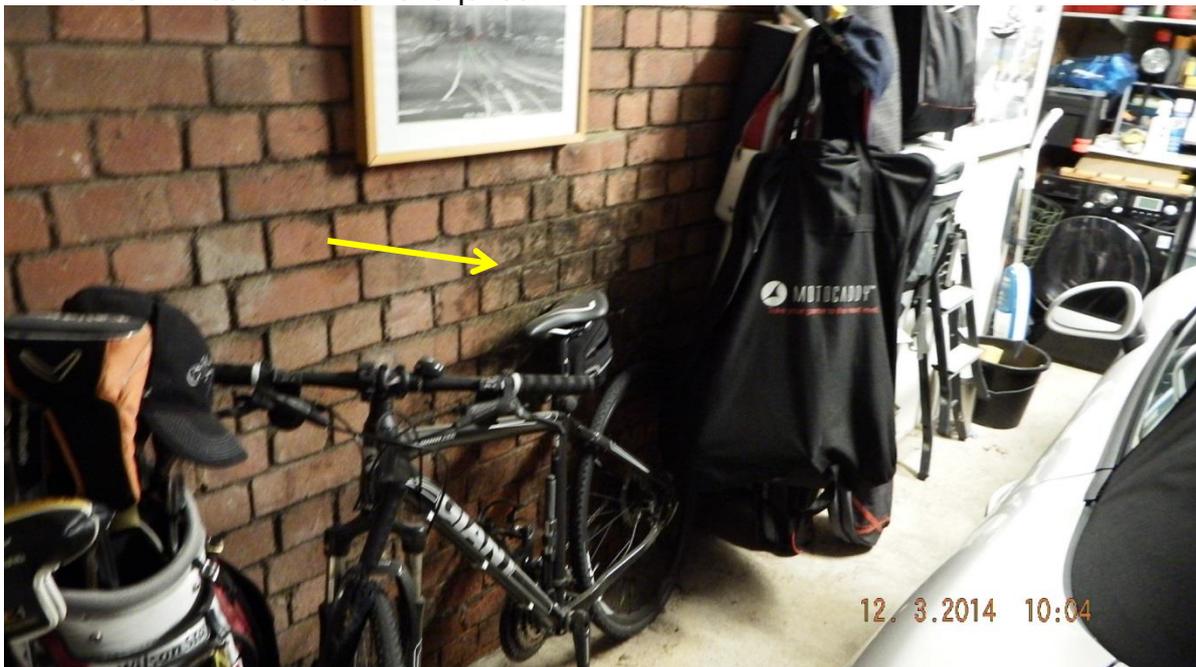
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Defects noted

1. There is some staining to the garage wall where a previous leak existed. The leak has now been repaired. The detailing to the external gutter in this location is not ideal and unless kept clear from debris the leak could re-occur.
2. Minor deterioration to the front door and frame was noted with early signs of wet rot. External maintenance and decoration will be needed to prevent further deterioration.
3. There is some very minor cracking to exposed brickwork to internal wall areas. No immediate action is required.



Staining to garage wall from leak. Tested dry and can be cleaned off.



This gutter run became blocked and leaked into the garage. The lack of any downpipe will allow water to discharge onto the face of the wall



Deterioration to door frame



Deterioration to front door



Upper part of door is splitting