

VALUATION REPORT

Sample address line 1, line 2, post code



REPORT REQUIRED FOR SINGLE JOINT EXPERT
MATRIMONIAL ASSET VALUATION



CLIENT NAME(S):



WEBSTERS REFERENCE NUMBER **123456**



USING THIS REPORT

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Executive Summary



Property description

The property is a four bedroom semi detached house over three floors including a loft conversion.



Identity of the client and any other intended user

The parties here are Joe Bloggs & Joanne Bloggs. Our report may also be used by any of the client's professional advisors, but limited to the purpose stated within the background to the report. Our overriding duty of care is to the Court stated.



Tenure

From examination of the land registry, we have identified that the property is held on a freehold basis.

The land registry title number is ABC123456.



Valuation date

The date of Valuation the property is assessed at is example date here which is the 16th October 2023.



Market Value

Our opinion of Market Valuation on the date of valuation is £1,105,000 (One Million, One Hundred and Five Thousand pounds).

1.0 Background to the report

Websters Surveyors has been instructed to provide a Market Valuation report for a property or properties held within a Marriage or other partnership whether the parties involved want or need a Value to assist with the separation of any assets.

Our instructions are that the report is to be Court Compliant.

THIS IS A EXAMPLE OF A REPORT. AS SUCH, THE INFORMATION WITHIN IT DOES NOT RELATE TO A PARTICULAR PROPERTY.



1.1 Identity of the Valuer

The RICS Registered Valuer primarily responsible for this report is Dan Knowles LLB (Hons) PG Dip, FRICS, Director, who confirms that he has the necessary qualifications, experience and expertise to undertake the type of report commissioned.



1.2 Identity of the client and any other intended user

The parties here are Joe Bloggs & Joanne Bloggs. Our report may also be used by any of the client's professional advisors, but limited to the purpose stated within the background to the report. Our overriding duty of care is to the Court stated.



1.3 Inspection

The date of our inspection was 12th October 2023.

Our inspection was carried out by Dan Knowles LLB (Hons) PG Dip FRICS, Director & RICS Registered Valuer.

Present during the inspection was Mr Joe Bloggs.



1.4 Weather

The weather at the time of inspection was cloudy and dry preceded by settled conditions.

2.0 Court compliance



2.1 Court details

Court name: ABC Court

Case reference number: 1234567



2.2 Relevant qualifications and experience

I Daniel Arron Knowles LLB (Hons) PG Dip FRICS of Websters Surveyors have been instructed to provide this Valuation report.

I am a Fellow of the Royal Institution of Chartered Surveyors (RICS) and an RICS Registered Valuer.

I was awarded a Postgraduate Diploma in Real Estate Management from the University of Central England (now known as Birmingham City University) in 2007 and I became a Member of the Royal Institution of Chartered Surveyors in 2009. I was awarded Fellowship status in 2023.

I have advised a range of PLCs, Social housing providers, companies and Individuals and have sat on an RICS Expert panel.

I hold the position of Director within Websters Surveyors and am the founder of the company.

I know the local area both personally and professionally.

I therefore consider that I have the relevant qualifications, knowledge and experience to provide the requested valuation.



2.3 Letter of instruction

I am instructed by way of joint letter by Amy Archer of ABC Solicitors on behalf of Joe Bloggs and Benjamin Bonds of DEF Solicitors on behalf of Joanne Bloggs to provide this Valuation report.

My firms fee for this report is a fixed fee of £X excluding VAT at the prevailing rate.

I have been provided with a copy of the Court Order dated 6th September 2022 which this report complies with. The deadline for submission is not complied with due to the date of our instruction either providing insufficient time or being post Order.

I have also been provided with the below documentation, which are particular to the property being assessed.

- Part 25 Family Procedure Rules 2010

- Office copies
- Building Surveyors report connected with previous subsidence



2.4 Form of report

In forming my conclusion of Market Value, I have considered the Freehold interest in which the property is held, Land Registry office copies and my own independent research. I have not received or relied on any information provided by any of the parties to this matter, save as for dealing with the scope and terms of my instruction.

This report is compliant with Part 25 of the Family Procedure Rules 2010 and Practice Directions (PD) 25B, 25D and 25E.



2.5 Court and RICS compliance

I am instructed to account for in my opinion of Market Value.

Our instructions are to value the property listed below on the following basis:

- a) there is a willing seller and a willing buyer;
- b) there is a sale with vacant possession and the property is unencumbered; and
- c) the valuation is the realistic actual sale price that would reasonably be paid in an arm's length transaction

To assist the court, I shall generally further comment on:

- a) Size and nature of the property
- b) Appropriate Comparable evidence
- c) Location and proximity to amenities
- d) General condition and decorative state
- e) Limitations, tenancies or other arrangements that may affect the property
- f) Planning issues
- g) Impact of neighbouring property issues (if any)
- h) Any option agreements (if any)
- i) Marriage Value of the land (if any)
- j) The Valuation date is that of my report

This report complies with the RICS Practice Statement and Guidance Note 'Surveyors acting as Expert Witnesses' 4th edition from February 2023.



2.6 Discussions with the parties

I have not had any interaction with either of the parties to this case, save as for arrangements for my inspection. The exception to this has been in connection with my request for information on the planning application breach which was provided to me.



2.7 Office copies provided

As part of my instruction, I have been provided with Land Registry Office Copies for the property which I have assumed to be correct as of the date of my report.



2.8 Declarations

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I confirm that my report has drawn attention to all material facts which are relevant and have affected my professional opinion.

I confirm that I understand and have complied with my duty to the Court as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.

I confirm that I am not instructed under any conditional or other success-based fee arrangement.

I confirm that I have no conflicts of interest.

I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the Court.

I confirm that my report complies with the requirements of RICS – Royal Institution of Chartered Surveyors, as set down in the RICS practice statement Surveyors acting as expert witnesses’.

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which I refer. I understand that proceedings for contempt of court may be brought against anyone who makes or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

3.0 Construction type

The construction of the building is considered conventional with walls being solid, with brick elevations.

The main gable roof is pitched with concrete tile covering.

The double storey side extension is considered conventional with cavity walls and brick elevations.

The extension roof is pitched with concrete tile covering.

4.0 Condition

It is outside of the remit of this Report to undertake a Condition related Survey report, test the services or arrange for any investigations to be carried out to determine whether deleterious materials (save as for any specifically referred to) have been used in the construction of the subject property.

Where defects are mentioned, it is because they are particularly apparent and may be considered relevant. However, the omission of any other defects should not be considered material or suggest that they do not exist.

The internal finishes and decorations are generally of a reasonable standard. The kitchen and bathroom are described more particularly later in this report.

The external parts of the building were in a reasonable condition given the age and type of the building, save for any specific issues detailed in this report.

5.0 Property details

The property is a four bedroom semi detached house over three floors including a loft conversion.



5.1 Tenure

From examination of the land registry, we have identified that the property is held on a freehold basis.

The land registry title number is ABC123456.



5.2 Location

The property is located on a minor road within a well established residential area. Nearby there is a tertiary retail parade on example name road, with a Newsagents, Bakery, Butchers and a number of other businesses.

The nearest tube station is Example 1, which is approximately 0.3km away in a straight line. The next nearest station is Example 2 tube station, which is approximately 0.5km away in a straight line.

According to the Environment Agency, the risk of flooding from surface water is low and from Rivers and the Sea is medium.



Image - 1 -



Image - 2 -



5.3 Location plan

The below plan identifies the approximate location of the property (attributed to the postcode). The plan is credited to streetmap.co.uk.

PLEASE NOTE THAT THIS IS A SAMPLE REPORT. THE MAP DOES NOT RELATE TO ANY OF THE DESCRIPTION OR PHOTOGRAPHS PROVIDED.



Image - 3



5.4 Council tax

The Council tax band for the property is F.

Council tax bands are based on valuations carried out by the Valuation Office Agency, which publishes banding online. The higher the band, the higher the Council tax payable (before any discounts if applicable) would be.



5.5 Age

We believe the property was built in approximately the 1930s.

The property was further extended in approximately 2010 with a single storey rear extension and loft conversion.



5.6 Private gardens and outbuildings (if any)

There is a large rear garden which is approximately half covered in paving slabs and half laid to lawn.

There is timber fencing to the east and west sides and mature trees forming a boundary at the south side.

In addition, there are two sheds.



Image - 4 -



5.7 Parking

There is a front driveway suitable for two cars, formed in block paving, with no dropped kerb.

There is a motorised gate that provides access to the driveway.

The nearest parking is roadside which is residents permit only with restrictions during specified times.



Image - 5 -



Image - 6 -



5.8 Loft Extension

The loft has been converted to provide additional accommodation.

This comprises a bedroom and an en-suite shower room

We assume that planning permission has been granted for the conversion and reserve the right to change our opinion of Market Value if it later transpires that consent was not granted.



5.9 Planning considerations

We have assumed that planning permission exists for the current use of the property.



5.10 Conservation area and listed status

We are aware that this property falls under a conservation area. Under current legislation in England and Wales, the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70) defines a conservation area as “the character or appearance of [an area] which is desirable to preserve or enhance”, often due to special architectural or historic interest. Conservation areas are designated by Local Authorities, Historic England (in London) or by Secretary of State, and as such should you intend to carry out development works, you will need planning permission from the relevant local planning authority. This was formerly known as conservation area consent. It remains a criminal offence to undertake work in a conservation area without planning permission, and the local planning authority can insist that the work is reversed.

The property is not listed.

6.0 Accommodation

Below is a brief description of the rooms in the property.

Whilst outside of the remit of this report to provide a commentary on building regulations or fire safety, we do need to bring to your attention a concern we have. To comply with Fire safety regulations, bedrooms should not be accessed off the kitchen which is the case here.

There were various period features including high ceilings, floor tiles in the hallway, parquet flooring and coving.

There is internal storage accessed off the entrance hall.

Internal storage includes an area which is too small to be classed as a habitable room but which provides useful storage.

Ground Floor - Large reception room, Reception room 2, Large kitchen with dining area, Utility room

1st Floor - Double bedroom, Double bedroom 2, Family bathroom, Single bedroom

Loft Conversion - Double bedroom 3, En-suite shower room



6.1 Kitchen(s)

The kitchen is large. It comprises a range of matching, base and wall units, plumbing for a washing machine, plumbing for a dishwasher, an integral oven, hob and extractor fan, splash back tiles, serving hatch to adjacent room and 1.5 bowl sink.

The quality of the fixtures and fittings is poor.



Image - 7 -



Image - 8 -



6.2 Bathroom(s)

The bathroom comprises a toilet, bath, with shower over it, wash hand basin and tiled walls. The quality of the fixtures and fittings is basic.

The largest bedroom which is in the loft conversion has an en-suite shower room.

The shower room comprises a toilet, shower cubicle and wash hand basin. The quality of the fixtures and fittings is basic.



Image - 9 - En-Suite Shower Room



Image - 10 - Bathroom



6.3 Floor area

The Gross Internal Area (GIA) of the property was measured at approximately 142.6 sq. m. (1534.9 sq. ft.)



6.4 Photographic schedule(s)

The photographs provided here to supplement any others provided in this report. They are not meant as a photographic schedule of condition or a complete record of the property but instead, merely as an aid when reading this report.

PLEASE NOTE THAT AS THIS IS A SAMPLE REPORT, THE PHOTOGRAPHS DO NOT RELATE TO OTHERS.



Image - 11 -



Image - 12 -



Image - 13 - Reception room at front of property



Image - 14 - Reception Room at rear of property



Image - 15 -



Image - 16 -



Image - 17 - Bedroom in loft conversion

7.0 Services

The property is understood to be served by mains water and electricity and we have assumed for the purposes of this report, that the drainage is to the main sewer.



7.1 Electricity

The electricity is controlled by a Consumer Unit which appears to have been fitted in the last few years. The ability to separate all circuits independently makes high integrity modern consumer units a very popular choice, because while one electrical appliance may stop working, everything else will continue without interruption.



Image - 18 - Consumer Unit



7.2 Heating & hot water

The heating and hot water are controlled by a Valiant boiler located in the kitchen. This is supplemented via a immersion located in the store cupboard on the 1st floor landing.



Image - 19 - Boiler



Image - 20 - Immersion tank



7.3 Gas

We have not checked the gas supply to the property as it is beyond the remit of this report.

8.0 Windows & Doors



8.1 Windows

The windows are mostly uPVC double glazed. The windows appear to be very old and are likely to have poor thermal efficiency.

However there is a single glazed steel framed window in the Kitchen.

Since 2002, all replacement or new glazing should be installed by FENSA approved contractors. We have checked the FENSA database and identified that no windows or doors have been registered as changed in this period.

The windows in the double bedroom and at the front of the property appeared to suffer from Lintel failure, evidenced by the diagonal cracking in the top corners. The cracking was serious enough to risk damp being able to penetrate.

There are bay windows to the following rooms: Reception room and Double bedroom.



Image - 21 - Bay



Image - 22 - Upper bay



8.2 Doors

There is a composite front door.

There is a uPVC rear door accessed from the kitchen.

There is a composite rear door accessed from the kitchen.

There are bi-folding doors in the utility room from which the garden is accessed.

Internally the doors appear in reasonable condition.



Image - 23 - Front door

9.0 Valuation



9.1 Valuation date

The date of Valuation the property is assessed at is example date here which is the 16th October 2023.



9.2 Local market conditions

Transaction levels within the housing market remain low, though have picked up recently. However, successive increases in the Bank of England base rate have created some vulnerabilities in the market with the outlook for medium term mortgage rates looking increasingly difficult, with recent increases to swap rates. The economy has narrowly avoided a recession and inflation has begun to fall but not as quickly as many economists predicted, providing some degree of

continued uncertainty.

A combination of low transaction numbers and continued uncertainty has kept falls in prices to a minimum. The medium term outlook is not much better.



9.3 Comparable sales

1 ACACIA AVENUE, LONDON, N1 1AA

This four bedroom semi detached house sold on 03/8/2023 for £1,100,000. It measured approximately 151sqm, being slightly larger than the subject property. The condition was a little better than the subject property. It also benefitted from a outbuilding to the rear. It did not benefit from a garage. The location is very close to to the subject property.

2 ACACIA AVENUE, LONDON, N1 1AA

This four bedroom semi detached house sold on 02/09/2023 for £965,000. It measured approximately 130sqm, being slightly smaller than the subject property. The condition was a little inferior to the subject property. It also benefitted from a ground floor WC. It did not benefit from a garage. The location is very close to the subject property.

3 ACACIA AVENUE, LONDON, N1 1AA

This four bedroom semi detached house sold on 04/05/2023 for £1,160,000. It measured approximately 155sqm, being slightly larger than the subject property. The condition was considerably better than the subject property. It also benefitted from a wrap around rear extension. It did not benefit from a garden the same size as our subjects. The location is very close to the subject property.



9.4 Market Value

Our opinion of Market Valuation on the date of valuation is £1,105,000 (One Million, One Hundred and Five Thousand pounds).

10.0 Validity

This report is based on information available to us and may be susceptible to amendment on additional information becoming available. This figure should not be regarded as valid for more than three months from the date of the report or if the circumstances alter in any way.

11.0 Liability to third parties & non publication

This valuation report is provided for the stated purpose only and for the sole use of the above named client(s). It is otherwise confidential to the client(s) and their professional advisors. We do not accept any responsibility whatsoever to any third party who may seek to rely on it, save as for any listed 'other intended users'.

Neither the whole nor any part of this valuation report or any reference hereto may be included in any published document, circular or statement, or published, in any way, without the valuer's written approval of the form and context in which it may appear.

12.0 Reported by

This report was provided on example date by

Office .



BASIS OF VALUATION & DEFINITION OF MARKET VALUE

Basis of Valuation

This Valuation is undertaken in compliance with the RICS Valuation, Global Standards 2022 ("The Red book") as quoted below.

Definition of Market Value:

The Statutory definition of Market Value is quoted in Section 1 of this report. Case law interpretation over time has described this in the RICS Valuation - Global Standards 2022: UK national supplement in the UK VPGA 15.2 as-

'the price which the property might reasonably be expected to fetch if sold in the open market at that time, but that price must 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.'

The same RICS standards (known as the Red Book) describes how to interpret the relevant parts of this definition. The following points are taken broadly from UK VPGA 15.2.

Case law has established that, in arriving at market value, the following assumptions must be made:-

- the sale is a hypothetical sale
- the vendor is a hypothetical, prudent and willing party to the transaction
- the purchaser is a hypothetical, prudent and willing party to the transaction (unless considered a special purchaser)
- for the purposes of the hypothetical sale, the vendor would divide the property, i.e. asset to be valued into whatever natural lots would achieve the best overall price
- all preliminary arrangements necessary for the sale to take place have been carried out prior to the valuation date
- the property is offered for sale on the open market by whichever method of sale will achieve the best price
- there is adequate publicity or advertisement before the sale takes place so that it is brought to the attention of all likely purchasers and
- the valuation should reflect the bid of any special purchaser in the market (provided that purchaser is willing and able to purchase).

The definition of Market Value for the purpose in this report may be broken up into elements that have been defined in case law, as can be seen in the following paragraphs.

'The price...'

In *Duke of Buccleuch v IRC* (1967) the price that the property might reasonably be expected to fetch was defined as the gross sale price for the property without deducting any selling costs.

In *Ellesmere v IRC* (1918) the price was held to mean the best possible price that would be obtainable in the open market, if the property was sold in such a manner (and subject to such conditions) as might reasonably be calculated to

obtain for the vendor the best price for the property. However, it should not be assumed that the best price is automatically the highest possible price that could be achieved. What is required, in valuation terms, is an estimate of the price that could be realised under the reasonably competitive conditions of an open market on a particular date. '... the property...'

'The property...'

In *Duke of Buccleuch v IRC* it was held that the reference to 'the property' was not a reference to the whole estate being valued, but meant any part of the estate that was proper to treat as a unit for valuation purposes.

Similarly, in *Ellesmere v IRC*, it was held that the market price was a price based on the separate values of the various parts. It was also indicated that the price must be estimated on the basis that the properties were sold in whatever lot(s) would realise the best price.

In *IRC v Gray* (Executor of Lady Fox decd.) (1994) it was held that the property must be valued as it actually existed, even if, in reality, a vendor would most likely have made some changes or improvements before putting it on the market. Although this case referred to variations in the way in which the property was held by the parties (rather than physical works), it identified the general principle of valuing the property as it stands at the valuation date.

'...If sold...'

The statutory definitions of market value are concerned with a hypothetical sale, not an actual one. As originally held in *IRC v Crossman* (1937) and confirmed unanimously in *Duke of Buccleuch v IRC* and in *Lynall v IRC* (1972), in arriving at the value, it is irrelevant to consider what would have been the circumstances attending an actual sale.

The price that the property would have actually realised in the open market, or the potential impossibility of putting the property on the market at the valuation date, is also irrelevant. In other words, one does not have to assume that the property actually had to be sold, as a hypothetical market must be assumed, as at the valuation date.

In *IRC v Gray* (Executor of Lady Fox decd.), it was said that the property must be assumed to have been capable of sale in the open market, even if it was in fact inherently unassignable or held subject to restrictions on sale. The relevant question is what a purchaser would have paid to enjoy whatever rights were attached to the property at the relevant date, assuming a hypothetical sale. '... in the open market...'

'...in the open market...'

In *Lynall v IRC* it was held that the property must be valued on the basis of a hypothetical sale between a hypothetical willing vendor (not the actual owner of the property in question) and a hypothetical willing purchaser. The hypothesis used was that potentially no one was excluded from buying (the hypothetical purchaser thus potentially including even the actual owner).

The statutory definition refers to 'the open market' and not 'an open market'. This has been interpreted to mean a real market made up of real people. In *Lynall v IRC* the open market was regarded as a blend of reality and hypothesis. It was held that the conditions under which the hypothetical sale is deemed to take place should be built on a foundation of reality as far as is possible. However, it was deemed even more important not to defeat the intentions of statute by an undue concern for reality in what is essentially a hypothetical situation. Case law has further refined the components of the open market definition and, in particular, those parties assumed to be active in it.

In *Lynall v IRC* it was held that the statute implied that there had been adequate publicity or advertisement before the sale, and that steps had been taken (before the sale) to enable a variety of persons, institutions or financial groups to consider what offers they would be prepared to make.

However, in IRC v Gray (Executor of Lady Fox decd.) it was said that it could not be emphasised too strongly that although the sale is hypothetical, there is nothing hypothetical about the open market in which it is supposed to have taken place. The hypothetical sale envisaged (in order to ascertain the market value for taxation purposes) presupposes a willing vendor and a willing purchaser. ‘... at that time...’

‘...at that time...’

This is defined by statute for the purposes of the valuation exercise in question. The assumption regarding the definition of the date is that all the preliminary arrangements have been made prior to the valuation date so that a hypothetical sale can take place at the statutory point in time. The objective is to ascertain the value of the asset at the prescribed time (and not at any other time), and this can only be achieved by assuming that all preliminary arrangements have been made beforehand.

Further interpretation

As part of the consideration of the definition of market value for tax purposes, the courts have also given guidance on other terms that, although not appearing in the statutory definition, are used in the interpretation.

A willing vendor or willing seller is one who is prepared to sell, provided that a fair price is obtained. It does not mean a vendor who is prepared to sell at any price and on any terms. In short, the hypothetical vendor is assumed to be a reasonable and prudent person.

A willing purchaser presupposes that the open market includes everyone who has the will and the money to buy. It has been said that the buyer, like the vendor or seller in must be a person of reasonable prudence.

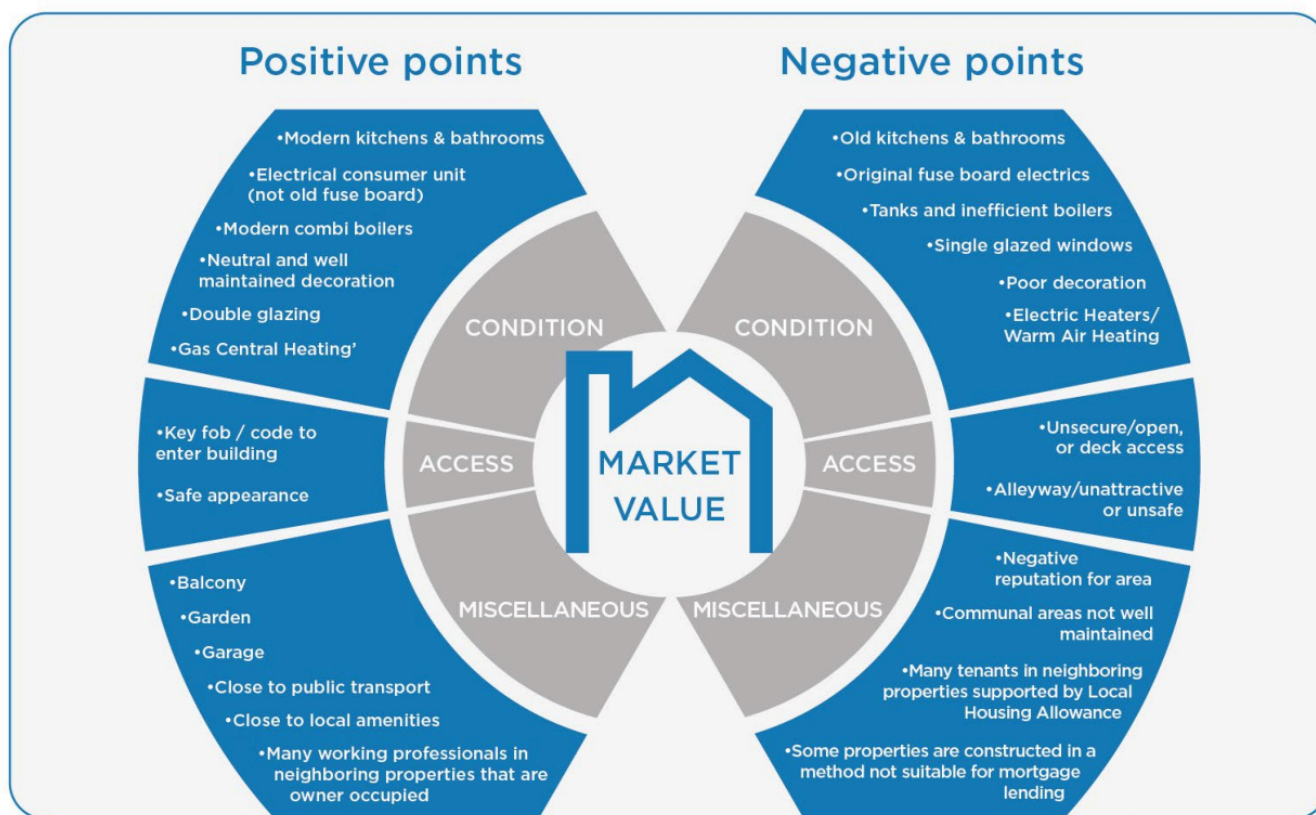
In Palliser v HMRC (2018) it was made clear that ‘hope value’ as it is often described (i.e. the ‘expectation’ of additional value being created in the future by the prospect of development is to be properly reflected in a valuation for taxation purposes.

A special purchaser is one who has a particular interest in acquiring a property. The case of IRC v Clay (1914) effectively established that where there is a known purchaser in the market who is willing to buy at a considerably higher price than anyone else, the value of the asset for tax purposes is represented by the higher price the special purchaser is willing to pay, or by a close approximation to this.

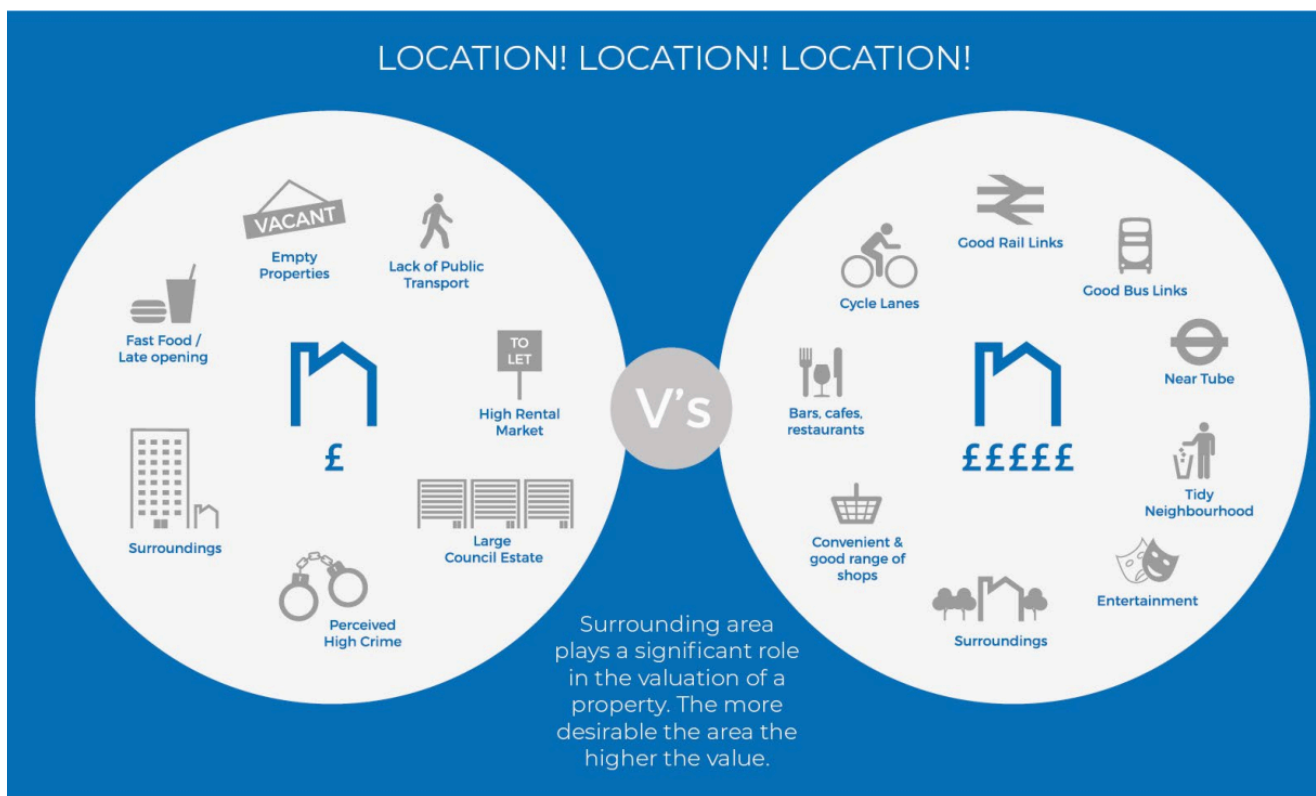
In Walton v IRC (1995) it was held that it was a question of fact – to be decided by evidence – whether or not there were any special purchasers in the market and what price they would be prepared to pay.



ISSUES CONSIDERED IN VALUATION



LOCATION! LOCATION! LOCATION!





ISSUES CONSIDERED IN VALUATION

CONDITION AND QUALITY



Is there
Double Glazing?



Is there
Central Heating?



Old or modern
kitchen?



Old or modern
bathroom?



Neutral
decoration?



Boiler &
Electrics



Communal
Areas

Condition and quality makes a difference. In different markets, sometimes improvements add more value than they cost. In others, they don't.

IS IT RESTRICTED TO CASH BUYERS?



High Rise



Micro studio
under 30sqm



Concrete
Construction



No Kitchen/
Bathroom



Short
Leasehold



Deck
Access



Derelict



Structural
Defects

Often, properties with the above characteristics are not suitable for a mortgage. Restricting buyers to those who can afford to pay cash can significantly reduce the Market Value

MISCELLANEOUS



Terms of Lease



Restrictive
Covenants



Form of
ownership



Terms of tenancy



Size and grounds



Development
potential



Date of Valuation



Planning &
Building
Regulations

Different kinds of valuations can include or exclude specific issues, subject to regulatory guidance. 'Getting it right' is crucial if your Valuation report is going to be fit for purpose.

? ✓ ASSUMPTIONS

THE VALUATION IS TO BE MADE WITH THE FOLLOWING ASSUMPTIONS,
EXCEPT WHERE EXPRESSLY STATED OTHERWISE WITHIN THE REPORT:

Special Assumptions

We have not considered any special assumptions in the Valuation.

General Assumptions

Contamination - It is assumed that no deleterious or hazardous materials are present at the property. No soil survey or environmental assessment has been carried out by Websters Surveyors and as yet no instruction has been given to arrange for consultants to investigate any matters of contamination. As far as we are aware no search of contaminated land registers has been made. Therefore, it is assumed that the property and the neighbouring properties do not suffer from contamination from toxic or other harmful materials or substances.

Equality Act 2010 - No access audit has been undertaken to ascertain compliance with the Equality Act 2010, which covers for example, disability access. We have assumed that if the Act applies, that there are no issues which could present a claim under it.

Flooding - That the property is not in an area which has sufficiently high flood risk that buildings insurance would not be available on reasonable commercial terms.

Information - We have assumed that all information provided by the client and our own enquires with regard to details of tenure, tenancies, planning consents and all other relevant information is correct. Our advice will, therefore, be dependent upon the accuracy of this information and should it prove to be incorrect or inadequate, the accuracy of this valuation report will be affected.

Mining Subsidence - The property is not located in a mineralised area and so we have assumed that no such risk exists.

Onerous restrictions etc. - Unless otherwise stated, we have assumed that the property is not subject to any onerous restrictions, encumbrances or outgoing and that good clean title can be shown.

Roads and Services - The road is understood to be a public adopted highway. All main services are also understood to be available to this property.

Survey - External and internal inspection has been carried out of the property unless otherwise stated. No detailed building survey has taken place and therefore no responsibility can be accepted for the identification or notification of any defects of any services or uncovered, unexposed or inaccessible parts of the property.

Town Planning - No searches have been made regarding planning unless otherwise stated. We have assumed that planning permission for the current residential use is available.

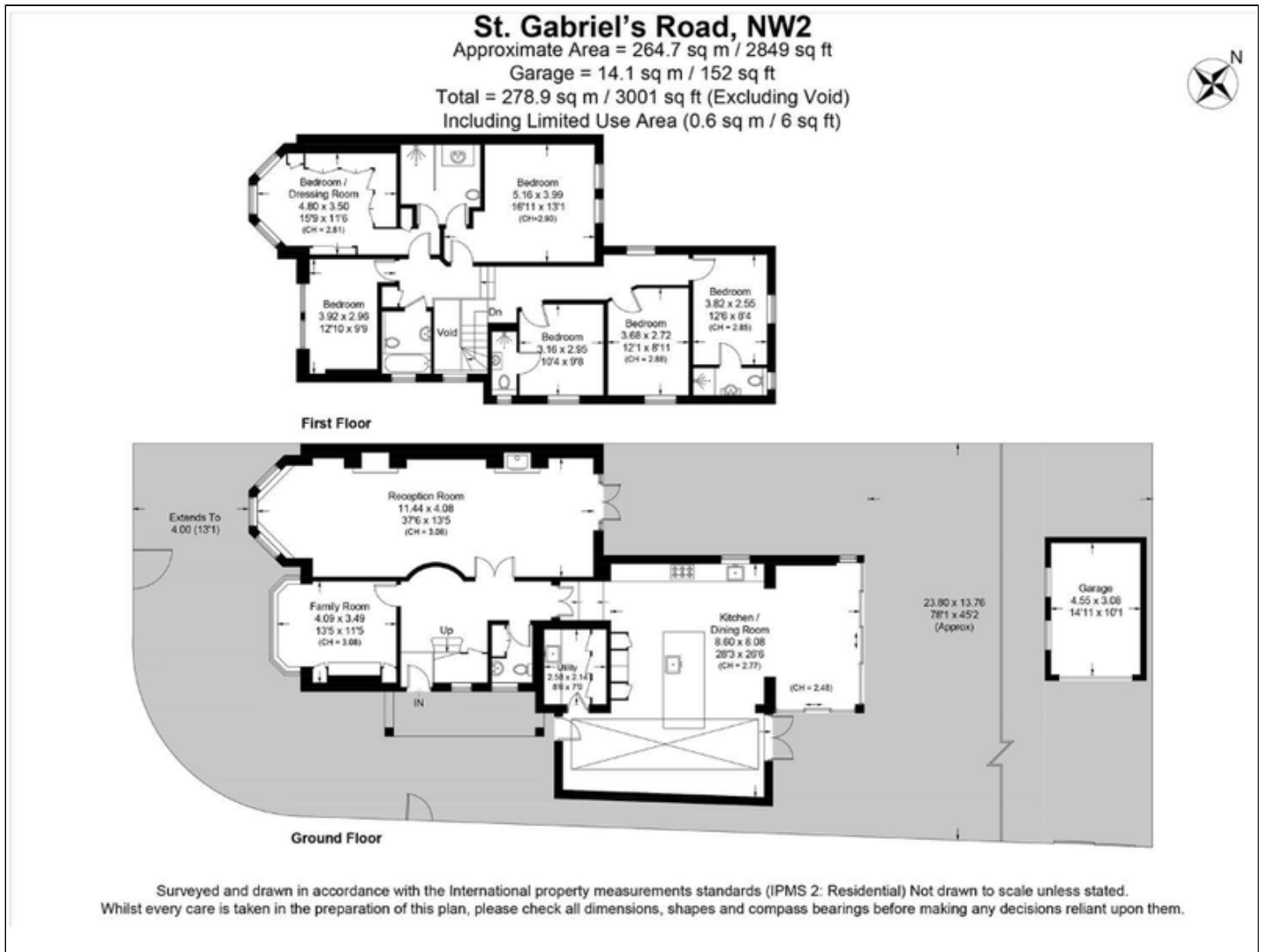
Uninspected parts - We are assuming that any uninspected parts of the building would not reveal material defects nor cause justification for a different opinion of the value.

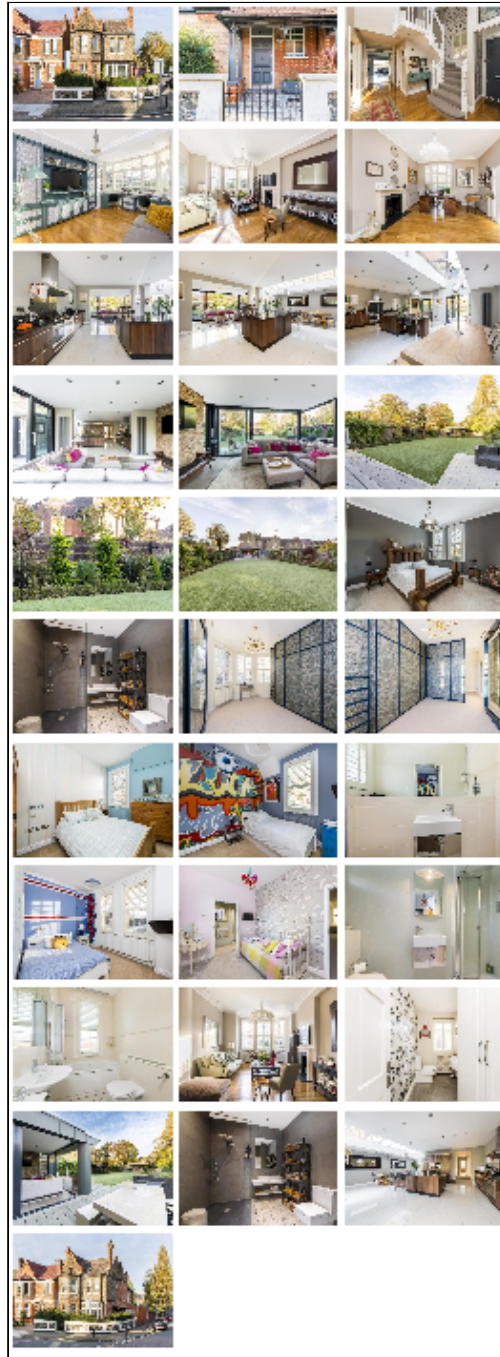
Unlawful matters - Unless otherwise stated, we have assumed that Local Searches or solicitors' enquiries would not discover that nothing in the property, its use or intended use would be unlawful.



COMPARABLE PROPERTIES - EVIDENTIAL REQUIREMENTS

1 Acacia Avenue, London, N1 1AA







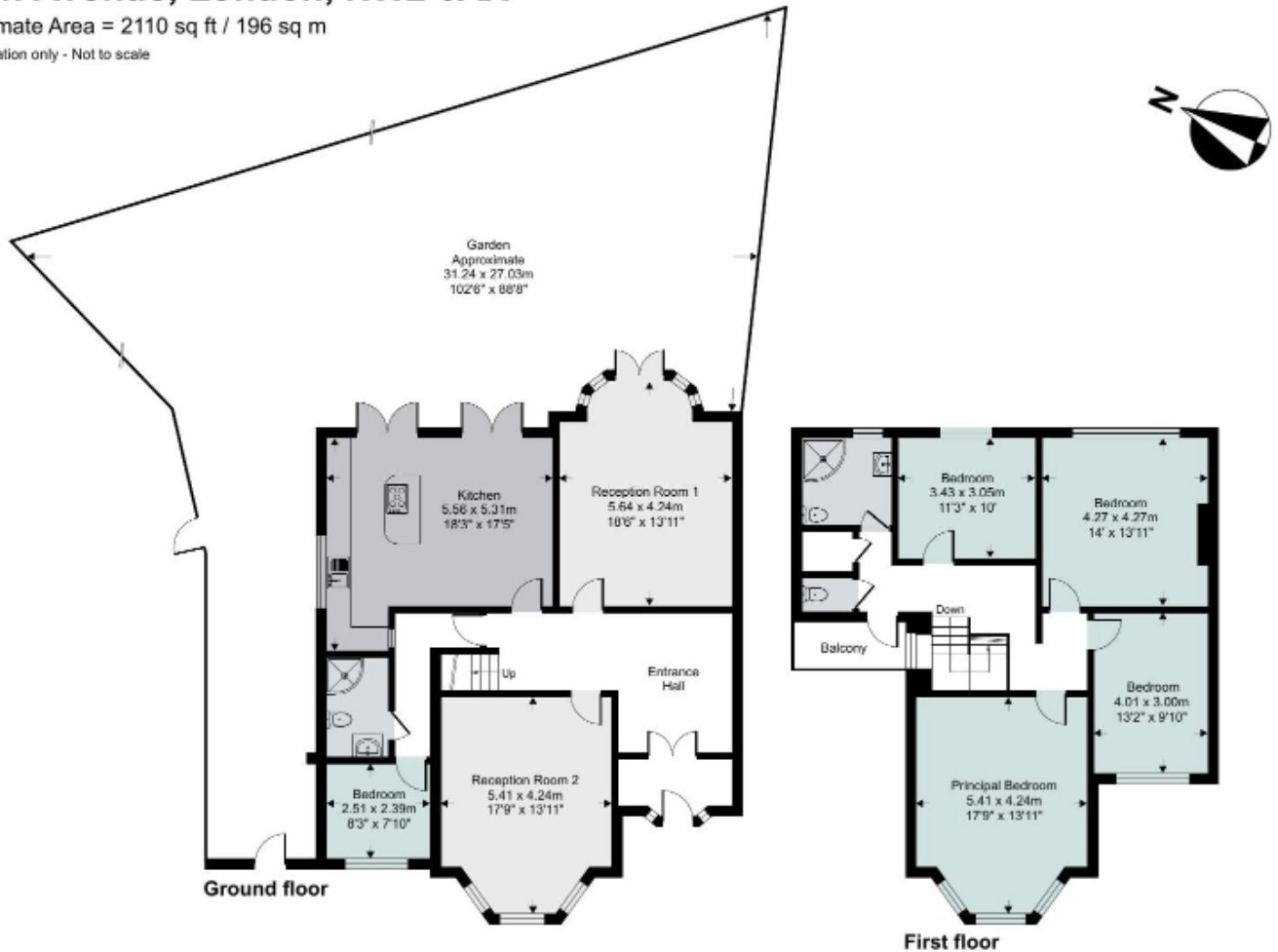
COMPARABLE PROPERTIES - EVIDENTIAL REQUIREMENTS

2 Acacia Avenue, London, N1 1AA

Oman Avenue, London, NW2 6AX

Approximate Area = 2110 sq ft / 196 sq m

For identification only - Not to scale



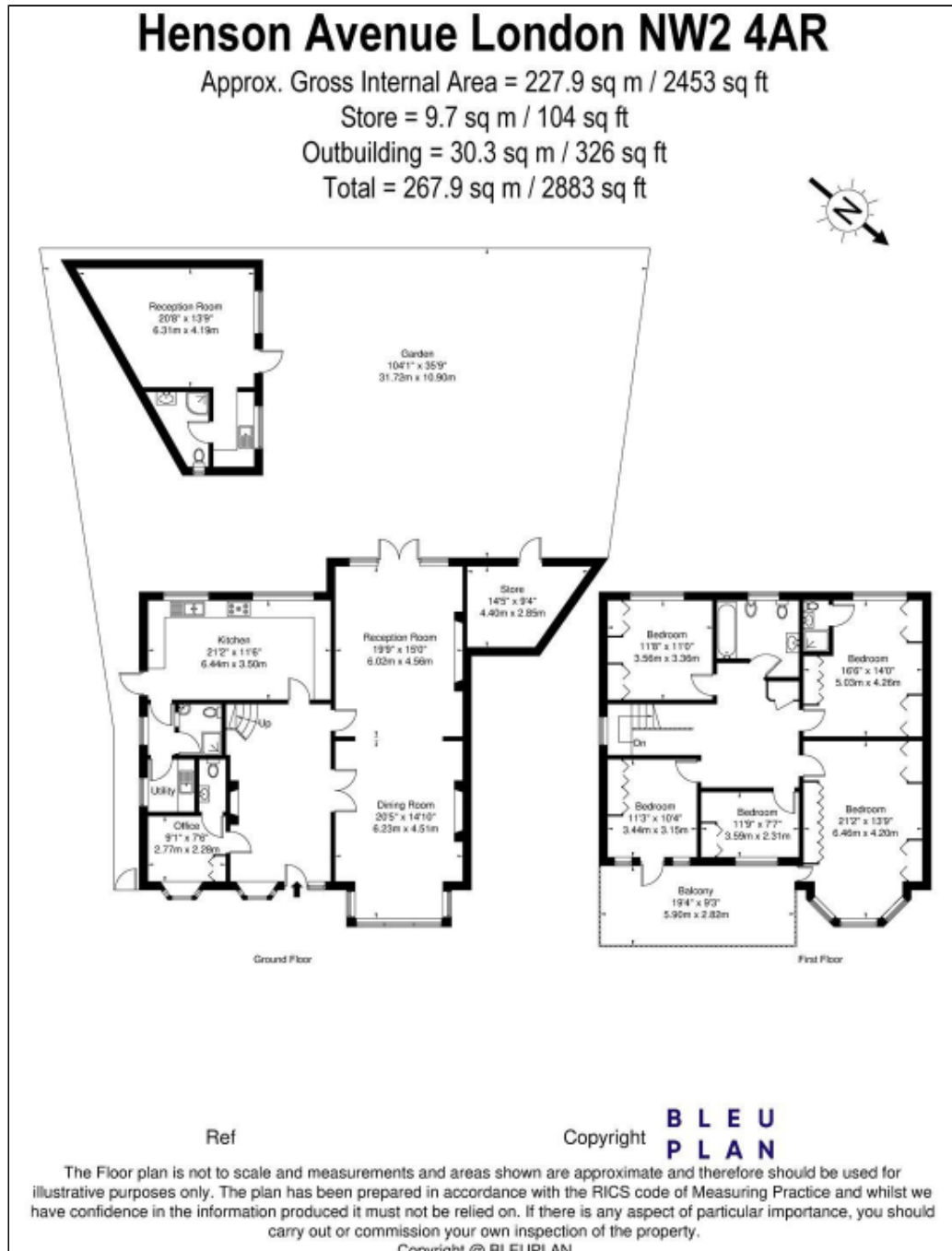
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Savills (UK) Limited. REF: 841259





COMPARABLE PROPERTIES - EVIDENTIAL REQUIREMENTS

3 Acacia Avenue, London, N1 1AA





Websters Surveyors are regulated by the Royal Institution of Chartered Surveyors (RICS). We comply with all requirements including RICS Professional & Practice Statements and follow RICS Guidance notes wherever possible and appropriate.

Our instructions are to provide this Valuation report in accordance with the RICS Global Valuation Standards (The Red Book), including the UK National Supplement.

The RICS Red Book contains mandatory rules, best practice guidance and related commentary for all members undertaking asset valuations. The Red Book is issued by the RICS as part of members commitment to promote and support high standards in valuation delivery worldwide (source, Royal Institution of Chartered Surveyors website)

This report is written in compliance with the RICS Valuation – Global Standards 2022 and the UK supplement where appropriate. The following Performance standards and compliance are noted-

Valuation Technical and Performance Standards 1 (VPS 1): The Terms of Engagement have been settled between the client and the valuer when the instruction was first received and accepted.

Valuation Technical and Performance Standards 2 (VPS 2): Inspections and investigations of the external and internal elements of the property are undertaken to the extent necessary to produce a valuation that is professionally adequate. Any limitations or restrictions for the purpose of the valuation report are identified in the Terms of Engagement and report.

Valuation Technical and Performance Standards 3 (VPS 3): The report clearly and accurately sets out the conclusions of the valuation in a manner that is neither ambiguous nor misleading and does not create a false impression. The valuer has commented on any issues affecting the degree of certainty or uncertainty of the valuation.

Bases of value, assumptions and special assumptions (VPS 4): The report sets out the basis of Market Value and quotes both assumptions and special assumptions where applicable.

Valuation Technical and Performance Standards 5 (VPS 5): The choice of valuation approaches and methods has taken into consideration:

- The nature of the asset (or liability)
- The purpose, intended use and context of the assignment and
- Any statutory or other mandatory requirements applicable in the jurisdiction concerned









The market approach (comparable method) is used in most cases to value the property. Alternatively, the income approach (investment method) may be used where the market approach is not suitable, for example if the property is arranged as a House of Multiple Occupation (HMO) as defined in the RICS Professional Standard 'Valuation of buy to let and HMO properties' 2nd edition 2022' and where there is no direct comparable evidence.

Valuations for Capital Gains Tax, Inheritance Tax, Stamp Duty land Tax and the Annual Tax on Enveloped Dwellings (UK VPGA 15): This provides guidance to valuers who furnish advice to clients reporting in accordance with UK Capital taxation requirements.

THANK YOU FOR USING WEBSTERS SURVEYORS

THANK YOU FOR USING WEBSTERS SURVEYORS TO PROVIDE YOUR REPORT. WHATEVER YOUR NEXT STEPS, WE WISH YOU THE BEST AND HOPE THAT YOU ARE HAPPY WITH SERVICE WE HAVE PROVIDED

OUR SERVICES INCLUDE VALUATIONS AND SURVEYS FOR

 <p>INHERITANCE/PROBATE</p>	 <p>LEASE EXTENSIONS</p>	 <p>BUYING OR SELLING YOUR FREEHOLD</p>	 <p>CAPITAL GAINS TAX</p>
 <p>MATRIMONIAL</p>	 <p>SHARED OWNERSHIP</p>	 <p>HOME SURVEYS FOR BUYERS</p>	 <p>COURT COMPLIANT REPORTS</p>
 <p>CHARITIES ACT</p>	<p>CPO</p> <p>COMPULSORY PURCHASE ORDERS</p>	 <p>BUILDINGS INSURANCE REINSTATEMENT COST ESTIMATES</p>	 <p>LOFT & DEVELOPMENT VALUATIONS</p>

With our expert team of Chartered Surveyors and RICS Registered Valuers, you will not just get a high quality report quickly. We will also explain our professional advice to you in plain English, cutting out as much of the 'Surveyor speak' as we can. More justification, less Jargon.

Our team have experience of undertaking thousands of valuation and survey reports, acting in the capacity of an expert witness or professional advocate. In a challenging property market, we are a safe pair of hands.

All of our valuation reports comply with professional standards set down by our regulatory body, the Royal Institution of Chartered Surveyors. Where appropriate reports will comply with the RICS Valuation – Global Standards (known as the Red Book) or the RICS Home Survey Standard.