

Valuation Report

of

***** Drive

Liverpool

L *****

to

Target HCA

PO Box 911

Newport

NP20 9PA

Inspection date: ***** May 2023

Valuation report date: ***** May 2023

JDB Surveying & Architectural Services Ltd
3rd Floor
5 Temple Square
Temple Street
Liverpool
L2 5RH

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Job Ref No: *****

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SAMPLE

1.0 ABOUT THIS REPORT

1.1 Address:

***** Drive
Liverpool
L*****

1.2 Instruction:

To prepare a valuation based on market value at the date of inspection.

1.3 Appointing Client:

Mr *****
***** Drive
Liverpool
L*****

1.4 Surveyor:

Jon Battle BSc(Hons) MRICS ICIQB MCABE

We can confirm that this is an independent valuation and we have no connection with any parties or the property. This report and valuation is a true and accurate statement of the property as we found it during our inspection.

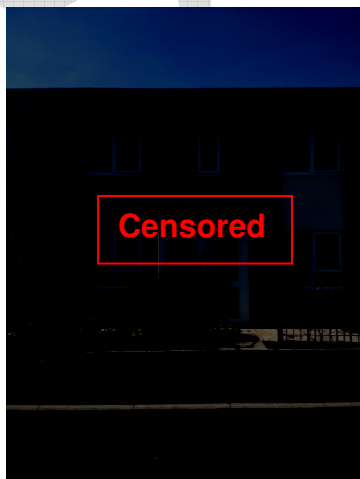
1.5 Date of Inspection:

***** May 2023

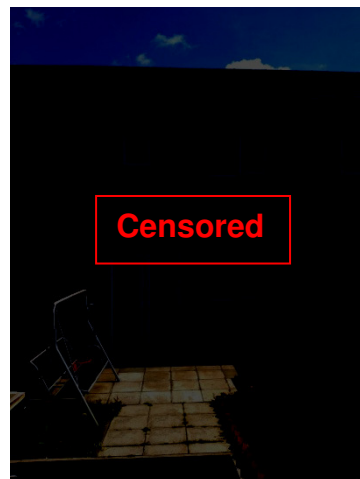
2.0 ABOUT THE PROPERTY

2.1 Description:

The property is a 2-bedroom mid-terrace over 2-floors. The property benefits from off street parking at the rear garden.



Front elevation



Rear elevation

2.2 Location:

The property is situated within a modern/new-build housing development and is near to ***** Retail park, schools and other amenities. It has regular transport links into Liverpool city centre and is a short drive from the M62 motorway. It is near to Liverpool FC stadium and The Royal Liverpool hospital

2.3 Age:

The property was built circa December 2018.

2.4 Construction:

The property is built in brick facing cavity-wall construction. The roof is du-pitched, the structure formed in timber trussed rafters. The ground-floor construction is a ground-bearing concrete slab and the upper floors are formed from decking-boards across joists. Windows are modern uPVC frames with double-glazing.

2.5 Accommodation:

The property layout comprises:

Gnd floor: Porch, lounge, WC, kitchen/diner.
1st floor: Bedroom 1 and 2, bathroom/WC, airing-cupboard

2.6 Floor area:

The gross internal floor area is 62.3m².

2.7 Services:

All main services are connected together with gas central heating. We did not test the services but a visual inspection identified modern installations with safety devices.

2.8 Rating:

The property is listed within Band 'A' for council tax purposes.

2.9 Tenure:

We understand that the property is owned on a freehold basis.

2.10 Planning:

The property is within a newly developed residential area. Macadam surfacing of highways and street lighting is complete. We are not aware of any adverse planning schemes which might affect the property, the occurrence of such is deemed to be unlikely.

Upon receipt of further instruction from the client we are happy to make further written enquiries to the local planning authority.

2.11 Environmental and General Matters:

We are unaware of any contamination or previous mining activity on or adjacent to the site that might affect the properties use or value but we should note it is beyond the scope of this report to carry out environmental investigations or a site audit. Whilst we have no historical information about the site it should be noted that as part of the planning application for the development the developer will have been required to demonstrate that the site was not affected by past mining, contaminated land, radon or other gases and deleterious or dangerous materials. If such were identified it would be normal procedure to remediate to the local authorities satisfaction as a condition of planning permission.

2.12 Condition:

This is a valuation report only and we have not carried out a detailed or structural survey. Any defects that have been identified by us are detailed below and are considered in the valuation. It should be noted that there may be hidden defects at the property which were not identified by us during our single limited inspection, such may only be identified during a more detailed inspection.

The property is in state of good repair and has been well maintained. No significant defects were identified. External grounds are being well maintained.

3.0 SUMMARY AND VALUATION

3.1 Valuation:


We have assessed the property in its condition at the date of inspection excluding the value of carpets, curtains and other sale inducements. The valuation is a market value (of the whole interest of the subject property) as defined by The RICS Valuation - Global Standards 2017 UK National Supplement and in accordance with UK VPGA 12.7 Shared Equity Schemes. The valuation is made on the basis of full and vacant possession upon completion. No allowance has been made in our figures for taxation, actual or nominal which may arise on disposal.

We place the market value of the property in its current condition at:

£***,000 ***** pounds



The valuation date is: **** **May 2023**.

Surveyor: **Jon Battle** BSc(Hons) MRICS ICIQB MCABE
RICS Registered Valuer
RICS Membership No. 1115846

Signed


3.2 Comparables

Source: Rightmove Plus dated ***** May 2023:

Saved SCT for [REDACTED] SCT Report Created by Mr Jon Battle on Wed, [REDACTED]							
Quest/Kit2 R [REDACTED]							
		Property Type	House	Bedrooms	2	Heating	Gas
		Property Style	Terraced	Living Rooms	1	Parking	Off Street
		Tenure	Freehold	Bathrooms	-	Condition	Good
		Year Built	2018	Cloakrooms	0	Floor Area	62 sqm
		Council Tax	[Unknown]	Conservatory	0	Mosaic Group	Unknown
		Purchase Price £	-	Estimated Value £	-	Mosaic Type	Unknown
		Number of Floors	2	Ex Local Authority	No	Standard Construction	Yes
		Lift	No	Equestrian	No	Construction Type	-
		UTL (years)	-	Above Shops	No	Floor Level	Unknown
		Study	Unknown	Electric Charging	No		

Comparables

	Property Type:	House	Market Price:	£125,000	HMLR Price:	£130,000
	Property Style:	End Terrace	Market Start:	17 Feb, 2022	HMLR Date:	06 Jan, 2023
	Bedrooms:	2	Market End:	27 Dec, 2022	UO/Sold Price:	£125,000 *
	Floor Area:	-	Agent Name:	Sutton Kersh	Status:	SSTC *
	Built:	-	Agent Tel:	+441512362332	Status Date:	06 Jul, 2022 *
	Distance:	< 800m	Status:	-	Last updated on	06 Jul, 2022
	Parking:	-	Tenure:	Leasehold	Score:	220

Size: Similar Condition: Similar Fittings: Similar Location: Similar Rank: 1
 UO/Sold Price: - Status: N/A Status Date: -

Comp Notes: No notes entered

* Disclaimer: These values were updated from the most recent fully saved SCT report completed by a surveyor

	Property Type:	House	Market Price:	£125,000	HMLR Price:	£128,000
	Property Style:	Terraced	Market Start:	07 Jun, 2021	HMLR Date:	11 May, 2022
	Bedrooms:	2	Market End:	11 May, 2022	UO/Sold Price:	£125,000 *
	Floor Area:	69 sqm	Agent Name:	Venmore	Status:	SSTC *
	Built:	1990	Agent Tel:	0151 733 9000	Status Date:	09 Aug, 2021 *
	Distance:	< 800m	Status:	-	Last updated on	09 Aug, 2021
	Parking:	Off Street	Tenure:	Freehold	Score:	215

Size: N/A Condition: N/A Fittings: N/A Location: N/A Rank: 2
 UO/Sold Price: - Status: N/A Status Date: -

* Disclaimer: These values were updated from the most recent fully saved SCT report completed by a surveyor

	Property Type:	House	Market Price:	£115,000	HMLR Price:	£120,000
	Property Style:	End Terrace	Market Start:	29 Mar, 2022	HMLR Date:	05 Aug, 2022
	Bedrooms:	2	Market End:	26 Apr, 2022	UO/Sold Price:	£120,000 *
	Floor Area:	72 sqm	Agent Name:	Entwistle Green	Status:	Completed *
	Built:	1985	Agent Tel:	0151 220 4443	Status Date:	05 Aug, 2022 *
	Distance:	< 1.5km	Status:	-	Last updated on	20 Dec, 2022
	Parking:	Off Street	Tenure:	Freehold	Score:	210

Size: N/A Condition: N/A Fittings: N/A Location: N/A Rank: 3
 UO/Sold Price: - Status: N/A Status Date: -



	Property Type:	House	Market Price:	£140,000	HMLR Price:	£140,100
	Property Style:	Mid Terrace	Market Start:	14 Feb, 2022	HMLR Date:	16 Aug, 2022
	Bedrooms:	2	Market End:	16 Aug, 2022	UO/Sold Price:	£140,100 *
	Floor Area:	92 sqm	Agent Name:	Hunters	Status:	Completed *
	Built:	2012	Agent Tel:	01517 077777	Status Date:	15 Aug, 2022 *
	Distance:	< 700m	Status:		Last updated on	11 Jan, 2023
	Parking:	Off Street	Tenure:	Freehold	Score:	200

Size: N/A Condition: N/A Fittings: N/A Location: N/A Rank: 4
 UO/Sold Price: - Status: N/A Status Date: -

Comp Notes: No notes entered

* Disclaimer: These values were updated from the most recent fully saved SCT report completed by a surveyor



	Property Type:	House	Market Price:	-	HMLR Price:	£140,000
	Property Style:	Terraced	Market Start:	-	HMLR Date:	18 Jul, 2022
	Bedrooms:	2	Market End:	-	UO/Sold Price:	-
	Floor Area:	-	Agent Name:		Status:	-
	Built:	2010	Agent Tel:		Status Date:	-
	Distance:	< 700m	Status:	Unknown		
	Parking:	Off Street	Tenure:	Freehold	Score:	190

Size: N/A Condition: N/A Fittings: N/A Location: N/A Rank: 5
 UO/Sold Price: - Status: N/A Status Date: -

SAMPLE