

# West Midlands Surveys LTD

Chartered Surveyors



2 Boldmere Road, Boldmere  
Sutton Coldfield, B73 5TD

T: 0121 355 0095  
E: [info@wmsurveys.com](mailto:info@wmsurveys.com)  
w: [wmsurveys.com](http://wmsurveys.com)

## VALUATION REPORT

WEST MIDLANDS SURVEYS LTD

Identification and status of Valuer:	M W Murphy, MRICS, Registered Valuer 1125958. The Valuer has 30 years local surveying experience.
Name and address of Client:	Client confidential details And address removed
Purpose of Valuation:	Open Market Valuation – Sale of Equity
Address of Property to be Valued:	Client confidential details And address removed
Interest to be valued:	To be confirmed
Tenancies:	None known
Type and use of property:	Domestic dwelling – residential use
Location:	<p>The property forms part of a modern in-fill residential development of terraced, semi-detached and detached homes, being within an established residential area developed with a variety of housing types.</p> <p>There are local shops approximately ½ mile away which provide a limited range of services and amenities. ??? town centre is approximately 2 miles away and provides a wide range of shops, services and utilities.</p> <p>Public transport services run nearby and there are state schools in the locality.</p>
Description:	The property comprises

PROPERTY ADDRESS: Client confidential details and address removed

Accommodation:	Ground floor:  First floor:  Exterior:
Tenure:	???
General remarks:	
Services:	Full mains services, electricity, drainage, gas and water are connected to the property and there is a gas fired central heating system.
Basis of Value – Market Value	The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where parties had each acted knowledgeably, prudently and without compulsion.
Valuation Date:	
Special Assumptions:	None known
Assumptions:	???. tenure.  Full Planning and Building Regulation approval for constructions and extensions/alterations.  Vacant possession.
Extent of Investigations:	The property has been subject to a visual inspection, externally, from ground level, within the site and from public areas only and internally on a room by room basis. Where present, furnishings and fitted floor coverings have been left in place which will restrict the scope of the inspection.  Services have not been tested.  We have not inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible and we are unable to report that any such part is free from defect. It is assumed that such parts are in satisfactory repair and condition and that inspection of these parts would neither reveal material defects, nor cause the Valuer to alter the valuation materially.
Title:	We understand that, except where otherwise stated, the interest to be valued is Freehold, free from Easements, encumbrances or other restrictions on Title.

PROPERTY ADDRESS: Client confidential details and address removed

Condition of Buildings:	The limited inspection confirmed the condition of the property to be consistent with type and age and with some routine maintenance required.	
Planning:	Full Planning and Building Regulation approval for constructions and extensions/alterations.  We have made no town planning or highways enquiries in respect of the property. We assume full planning consent exists, or established use rights are available, for the existing development and present use.	
Highways	It is assumed that roads or other access to the property are maintained and adopted at public expense.	
Contamination and hazardous or deleterious materials:	No enquiries have been made in respect of contamination affecting the property or neighbouring property. Should it be established subsequently that contamination exists, or that the premises have been put to a contaminative use, this may reduce the value now reported.  We assume that no deleterious substances have been used in the construction of the building.	
Environmental Matters:	Mining:	No adverse reports assumed.
	Flooding:	No risk of flooding assumed.
	Radon Gas:	No radon gas exposure assumed.
	Sustainability:	No environmental assessment has been undertaken
Source of Information:	Property data collected from current owners, Legal Advisors where possible and Land Registry records, Rightmove website, in-house office records and local Estate Agents where available. This information has not been checked and is assumed to be true and accurate.	
Restrictions on publication:	West Midlands Surveys reserve all rights to publication. The report is confidential to you for the specific purpose to which it refers and it may disclosed to other professional advisors assisting you in respect of this purpose but it shall not be disclosed to any person without the written approval of West Midlands Surveys Ltd and neither the whole, or any part of the report may be included in any published document, circular or statement, or published in any way without West Midlands Surveys Ltd written approval.	
Third Party Liability:	No Third Party Liability accepted for the whole or any part of this report.	

PROPERTY ADDRESS: Client confidential details and address removed

RICS Valuation Standards (and departures from those standards):	The Valuation and Report will be prepared in accordance with the RICS Valuation Professional Standards 2017.	
Valuation:	Method of Valuation:	Market approach.
Summary of Comparison:	1.	
	2.	
Summary of key inputs into the valuation and reasoning:	Comparables have been adjusted to reflect market increase over time and relative size and condition.  Comparable prices range from £ to £. Our valuation has been placed towards the top/middle/bottom to reflect its difference in size/condition and current market condition.	
Floor area:		
Valuation:		

NAME OF VALUER: M W Murphy, MRICS

SIGNED:

NAME OF COMPANY: West Midlands Surveys Ltd

DATE OF REPORT: