

VALUATION REPORT

Prepared in confidence for:

Bradford & Bingley Building Society, Residential Property Services,
Leamington House, Milverton Hill, LEAMINGTON SPA, Warwickshire, CV32 5FE
Telephone: 01926 450045 Fax: 01926 453323

The valuation must be carried out by a member of RICS or the ISVA.

PROPERTY ADDRESS: Derbyshire Farmhouse, School Lane,
ADDRESS - Westhead, Cruskirk
L40 6HW

OUR REF: 134 013/66224305

DATE OF
POSSESSION: 9 June 1998

BORROWERS: Mrs A P Dickson

KEYHOLDERS:

NAME G A Property Services
ADDRESS 55 The Concourse, Skelmersdale, Lancashire, WN8 6LX

TELEPHONE: NO. 01695 723334

(a) LOCALITY: Please comment on the location and any positive or negative factors affecting saleability.

Rural location on the outskirts of Westhead with views to the front and rear over open farmland. Usual amenities are within short driving distance.

(b) DESCRIPTION: Please describe the property, giving type, approximate age, and construction details etc.

A two storey semi detached house approximately 120/150 years old. Traditional construction with 13.5 inch solid brick main walls, with brickwork elevations, beneath pitched concrete tiled roof.

(c) ACCOMMODATION: Number/type of rooms, special features, layout, design, size of plot, etc

Ground Floor: Hall, four reception rooms, w.c., kitchen.
First Floor: Landing, three bedrooms, combined bathroom/w.c.

Outside: Large gardens to the side and rear with brick outbuilding. Plot approx. .75 acre or thereabouts

Outbuildings (including garage or space): brick built store building with stone tiled roof. Garage space.

(d) SERVICES: Drainage, electricity, gas, hot water system, central heating

Main electricity and water connected. LPG (bottled) gas supply, drainage assumed to be connected to a septic tank.

(e) ROADS & FOOTPATHS: Made up/unmade, adopted, rights of way, etc.

Made up road.

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(f) **TENURE:** Please provide any details you are able to confirm.

	Freehold	Leasehold	Ground	(delete as applicable)
If Leasehold, Unexpired Term:	N/A	years	Ground Rent:	£N/A Per annum

(g) **STRUCTURAL CONDITION:** Please comment on any evidence of movement, factors affecting stability, etc.

None.

(h) **REPAIRS:** Please indicate what repairs are required as follows:

1) Essential Repairs to preserve the security.
None. (Some of the casement windows and external doors have been removed and all of the windows have been secured with steel shutters).

Estimated Cost £

2) Repairs to enhance saleability and/or value (please say which):
Replacement of kitchen units, replacement of missing/damaged windows and doors. Works possibly not cost effective.

Estimated Cost £

3) Improved valuation figure (ERP) if the above work carried out:
(Please provide in all cases) £

(i) **ADDITIONAL COMMENTS AND RECOMMENDATIONS:**

Please provide additional comments, including whether any specialist reports are required, matters to be verified by Solicitors, recommended method of sale, matters affecting value, etc.

The property presents a hardworn appearance, particularly as the windows and door openings have been boarded over. Garden areas are neglected and the outbuildings are in poor repair. Internally, most of the fixtures and fittings have been removed. The bathroom suite remains, but plumbing and water cylinders have been removed.

The house should be sold by private treaty.

VALUATION


(j) Please provide the following valuation figures (in current condition):

1	Open Market Value (OMV) as defined by RICS/ISVA Guidelines:	£ 120,000
2	Estimated Realisation Price (ERP) as defined by RICS/ISVA Guidelines:	£ 120,000
3	Recommended marketing price to achieve the above ERP:	£ 129,950
4	Reinstatement Value for Insurance Purposes:	£ 186,000

DECLARATION:

I certify that the property described in this report has been inspected by me, that I have valued the property and prepared this report and that neither I nor my employees have a conflict of interest in respect of this property. The company holds adequate indemnity insurance.

Signed



Date: 19-Jun-98

Name: Nigel U Lowndes

Qualifications: FRICS

Company: BLACK HORSE SURVEYING SERVICES
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