

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:

Darbyshire Farmhouse, School Lane, Westhead, Ormskirk, L40 6HW

OUR REF: 134 013/66224305

DATE OF POSSESSION: 9 June 1998

BORROWERS: Mrs A P Dickson

KEYHOLDERS:

G A Property Services

55 The Concourse, Skelmersdale, Lancashire, WN8 6LX

TELEPHONE: 01695 723334

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

The property is situated in an isolated area with other properties few and far between and somewhat isolated from the usual amenities.

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

A two storey semi detached farmhouse which appears to have been built about 200 years ago.

Walls are of solid construction and the roof is pitched with a covering of tile.
cont...

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

Ground Floor: Hall, Living room, Dining room, Lounge, wc, Kitchen.

First Floor: Combined Bathroom and wc, 3 Bedrooms.

Outside: Gardens to front, side and rear.

Outbuildings (including garage or space): Large outbuildings to the rear.

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

Mains water and electricity are connected, we assume that the property does not have mains gas and there is no mains drainage.

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

Roads are made and assumed to be adopted, we are not aware of any rights of way.

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

	Freehold	Leasehold	Fixed	(delete as applicable)
If Leasehold:				
Unexpired Term:	years	Ground Rent	£	Per annum

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

There is evidence of movement to the property, however this is considered to be of a longstanding and established nature and therefore none progressive, it will not in our opinion adversely affect future resaleability.

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

1) Essential Repairs to preserve the security:

None

Estimated Cost: £

2) Repairs to enhance saleability and/or value (please say which):

1. Rake out and repoint open and worn mortar joints to the chimney stack.
2. Overhaul flashings to the property.
3. Overhaul roof covering replacing a few damaged and defective tiles.
4. Overhaul rainwater goods paying particular regard to joints, seals and fixtures.

cont...

Estimated Cost £ 13,000

3) Improved valuation figure (ERP) if the above work carried out.

£ 130,000

(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

There are several large outbuildings to the rear of the property, these are generally in a poor state of repair and have not been inspected. We assume that these do belong to the subject property although this should be verified.

We are not aware of the extent of land belonging to the subject property and this should be verified. It does appear to be approximately 1-1.5 acres.

Our Ref: 134 013/66224305

Borrowers: Mrs A P Dickson

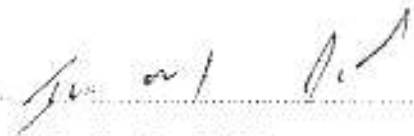
VALUATION

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

1	Open Market Value (OMV) as defined by RICS/ISVA Guidelines:	£	115,000
2	Estimated Realisation Price (ERP) as defined by RICS/ISVA Guidelines:	£	115,000
3	Recommended marketing price to achieve the above ERP:	£	125,000
4	Reinstatement Value for Insurance Purposes:	£	150,000

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: 23rd June, 1998

Name: I. M. S. ROCHE Qualifications: ARICS

Company: JONES & CHAPMAN

Address: 81 LIVERPOOL ROAD, CROSBY, L23 5TD.

Postcode:

Tel No: 0151 931 3732 Fax No: 0151 931 3620

DARBYSHIRE FARMHOUSE, SCHOOL LANE, WESTHEAD, ORMSKIRK,
L40 6HW - REF. 134 013/66224305

(b) Description Cont...

Internally the ground floor is of solid construction and the first floor is of suspended timber.

(h) Repairs - 2) Cont...

5. Investigate and remedy dampness to the property.
6. Redecorate externally and internally.
7. The kitchen units to the property have been removed and should be replaced.
8. The plumbing to the property has been removed and should be replaced.
9. The ground floor surface consists mainly of stone, this is in character with the house itself although it would be beneficial to provide a level surface to this area.
10. Obtain qualified Electricians test on the electrical installation and upgrade as necessary.
11. Hack off and replace damaged and defective plaster to the property.
12. The windows to the property have been boarded over once the boarding is removed then it is likely that the timbers will require some attention.



Darbyshire Farmhouse
School Lane
Westhead
Ormskirk
Lancs

L40 6HW

19th June, 1998

J. M. S. ROCHE ARICS

For Jones & Chapman, Surveyors & Valuers

(Signed).....

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