

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

Customer	Mr & Mrs. J Murray
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Selling address	Westhill Farm Drumsleet, Dumfries DG2 8NF
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Date of Inspection	05/05/2022
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Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Plc
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1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the Surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the Surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the Surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities will not be inspected or reported on.

Description	The property consists of a detached, two-storey dwellinghouse.
Accommodation	Ground floor: Entrance vestibule, hallway, lounge, open plan living room and dining room, kitchen, utility room and shower room incorporating WC. First floor: Landing, five bedrooms and two shower rooms incorporating WCs.
Gross internal floor area (m2)	Approximately 259 m ² .
Neighbourhood and location	The subjects are situated in a rural setting to the west of the regional capital of Dumfries, affording open views over the surrounding agricultural landscape. The subjects lie adjacent to a farm steading, which currently forms part of the property. The town centre and many local amenities lie within approximately 2 miles of the property.
Age	The property is estimated to date from around 1900.
Weather	Dry and overcast.
Chimney stacks	Visually inspected with the aid of binoculars where required. The property possesses two principal chimney stacks, which are of brick construction, one cement rendered. Flashings are formed in lead. The central heating boiler connects to a balanced flue.

<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The principal roof is pitched, timber framed and clad with slates nailed to timber sarking boards. Where accessible, there was no evidence of roofing felt between the slates and sarking. There are clay ridge tiles and valley gutters appear to be lined either with lead or copper. Cast-iron skylights and double glazed Velux windows are incorporated within roof elevations.</p> <p>A restricted inspection of the roof void revealed the presence of mineral wool insulation above ceilings to an average depth of approximately 250 mm.</p> <p>The lean-to roof above the rear kitchen and utility room projection is timber framed and slate clad. This roof appears to have been recently recovered. Access was not gained to the roof void during the inspection.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Rainwater gutters and downpipes are formed in cast-iron or PVC.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are believed to be of solid or cavity brick construction with sandstone detailing, partially cement rendered externally. The walls have mostly been plastered on the hard internally.</p>
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</p> <p>Windows are predominantly of a UPVC framed casement design, incorporating sealed unit double glazing. There are some timber framed and single glazed Windows fitted to the</p>

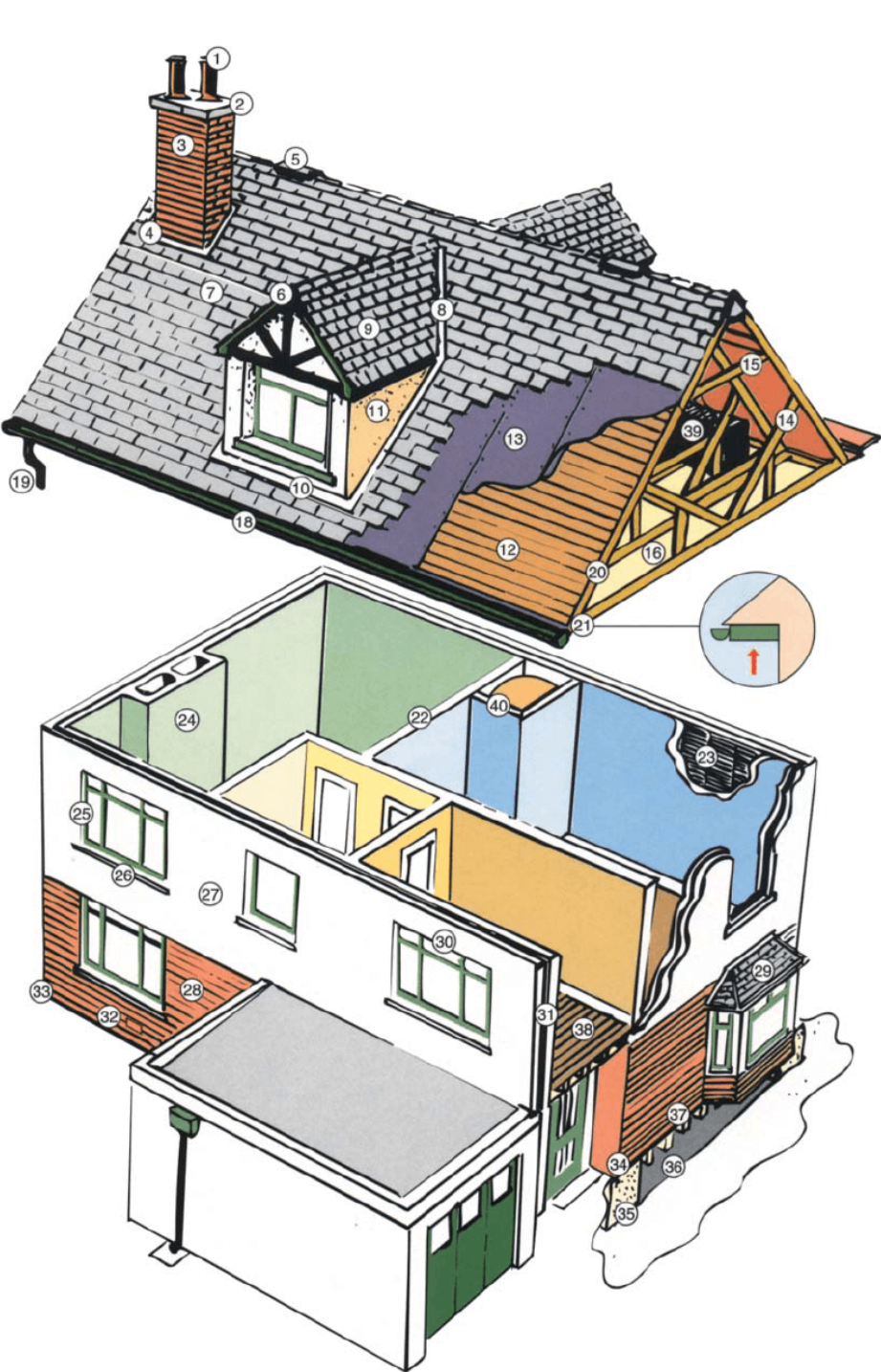
	<p>kitchen and utility room. Double glazed Velux windows have been incorporated within roof elevations. External doors are timber.</p>
External decorations	<p>Visually inspected.</p> <p>External joinery, wall surfaces and cast-iron rainwater conductors have been painted.</p>
Conservatories / porches	<p>None.</p>
Communal areas	<p>None.</p>
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>A single-car garage adjoins the dwellinghouse and consists of rendered concrete block walls, surmounted by a timber framed, lean-to roof clad with slates. Vehicular access is by way of an aluminium up and over type door.</p> <p>Stone and concrete block built garden store with sheet metal clad roof.</p> <p>Concrete block and brick built store building with toilet under sheet metal clad roof.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property includes private garden ground of reasonable proportions, which lies to the front and sides of the dwellinghouse and is generally laid to grass. There is a tarmac driveway leading to the dwellinghouse and garage.</p> <p>Property boundaries are generally defined by masonry walls and hedging, supplemented by timber post and rylock fencing.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings would appear to be lined with the original lath and plaster.</p>
Internal walls	<p>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>Internal walls are either solid masonry with a plaster finish, or consist of timber framed stud partitions lined with lath and plaster or plasterboard.</p>

<p>Floors including sub floors</p>	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Floors are predominantly of suspended timber construction. There are solid concrete floors in the rear hall, kitchen and utility room.</p> <p>An inspection of floor surfaces was severely restricted due to the presence of securely fitted floor coverings. Subfloor areas could not be inspected.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery includes moulded timber skirting boards, facings, panelled doors and surrounds, much of which would appear to be original. There are fitted wardrobes in two of the bedrooms.</p> <p>The kitchen has been provided with a range of floor and wall mounted cupboard units, with timber doors and fitted worktops. Sink units have been installed, both in the kitchen and utility room.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>A solid fuel stove has been installed in the living room, set within a brick fireplace with tiled hearth. A fuel effect propane gas fire has been installed in the lounge, set within a marble fireplace with timber surround.</p> <p>Original fireplaces elsewhere within the property have been removed.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>Papered and/or painted finishes have been applied to wall and ceiling surfaces. Internal joinery has been painted or varnished.</p>
<p>Cellars</p>	<p>None.</p>

<p>Electricity</p>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains electricity is connected, serving 13 amp square pin sockets. The electricity meter is located in the kitchen, with consumer units in the kitchen and connecting rear hallway.</p>
<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>There is no gas connection to the property, nor is mains gas available locally.</p> <p>There is an external connection point to enable propane cylinders to serve the lounge fire. No cylinders were present at the time of inspection.</p>
<p>Water, plumbing and bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.</p> <p>Mains water is connected and visible plumbing was seen to be copper. Cold water storage tanks located in the roof space are no longer in use and have been disconnected.</p> <p>Shower room fittings consist of white suites including WCs, wash hand basins and shower enclosures.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>Central heating is provided by an oil fired Grant Vortex boiler, which is located in the utility room and serves radiators throughout the property. Heating is controlled by a central programmer, room thermostat and individual thermostatic valves fitted to radiators.</p>

	<p>Domestic hot water is provided by the central heating boiler, on demand. As the boiler is of a combi design, no additional water storage tanks are required in the property.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.</p> <p>Drainage is understood to be connected to a private septic tank located outwith the boundaries of the property, in a neighbouring field to the east.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected. No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke and heat detectors have been installed at various points throughout the property. This provision does not however appear to fully meet recently introduced Fire safety standards, which are as detailed below.</p> <p>The new Fire and Smoke Alarm Standard came in to force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p>
<p>Any additional limits to inspection</p>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p>

Sectional Diagram showing elements of a typical house




- ① Chimney pots
- ② Coping stone
- ③ Chimney head
- ④ Flashing
- ⑤ Ridge ventilation
- ⑥ Ridge board
- ⑦ Slates / tiles
- ⑧ Valley guttering
- ⑨ Dormer projection
- ⑩ Dormer flashing
- ⑪ Dormer cheeks
- ⑫ Sarking
- ⑬ Roof felt
- ⑭ Trusses
- ⑮ Collar
- ⑯ Insulation
- ⑰ Parapet gutter
- ⑱ Eaves guttering
- ⑲ Rainwater downpipe
- ⑳ Verge boards /skews
- ㉑ Soffit boards
- ㉒ Partiton wall
- ㉓ Lath / plaster
- ㉔ Chimney breast
- ㉕ Window pointing
- ㉖ Window sills
- ㉗ Rendering
- ㉘ Brickwork / pointing
- ㉙ Bay window projection
- ㉚ Lintels
- ㉛ Cavity walls / wall ties
- ㉜ Subfloor ventilator
- ㉝ Damp proof course
- ㉞ Base course
- ㉟ Foundations
- ㊱ Solum
- ㊲ Floor joists
- ㊳ Floorboards
- ㊴ Water tank
- ㊵ Hot water tank


Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:


Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.


Structural movement	
Repair category:	
Notes:	There is some evidence of past movement having affected the property, most notably in terms of some uneven internal door openings, floors and ceilings. On the basis of a single inspection, any apparent movement would appear to be historic and non-progressive in nature, with little likelihood of further significant movement in the future.

Dampness, rot and infestation	
Repair category:	
Notes:	<p>Damp meter readings taken at selected points throughout the property revealed the presence of some moisture in lower wall surfaces at ground level. This was most notable in the front outer walls of the lounge and dining room, with some evidence of decay to skirting boards and excessive movement in areas of timber flooring adjacent, suggesting decay to supporting joists. Further specialist investigation is required.</p> <p>Widespread moisture was identified in the rear wall of the north westernmost bedroom, directly beneath the chimney stack. Moisture was recorded in the ceiling and upper wall surfaces at the rear corner of the north-easternmost bedroom. Further investigation is required.</p> <p>Woodworm was identified within some accessible roof and stair timbers. The property owner has indicated that treatment has previously been undertaken and that a warranty for this work is</p>

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	available. Some of the woodworm appears reasonably fresh and further specialist advice should therefore be sought, possibly under the terms of an existing guarantee.
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Chimney stacks	
Repair category:	
Notes:	<p>There is evidence of significant damp penetration internally, beneath the north-western chimney stack. Further investigation is required.</p> <p>A small patch of render has become displaced from one of the chimney stacks. Lead flashings are dated.</p>


Roofing including roof space	
Repair category:	
Notes:	<p>As previously reported, woodworm was identified in some accessible roof timbers. Further specialist investigation is required, possibly under the terms of an existing warranty.</p> <p>There would appear to be a lack of roofing felt between the slates and sarking boards of the main roof. This would tend to suggest that the roof covering is original and is therefore of considerable age. A number of broken, loose and displaced slates were identified at the time of inspection. Cast-iron skylights are affected by corrosion. A competent roofing contractor should be employed to provide further advice regarding current and future repair requirements.</p> <p>The lean-to roof above the single-storey kitchen and utility room projection appears to have been recently re-slatted, and is in sound condition.</p> <p>The main roof void would appear to have been adequately</p>

Category 3	Category 2	Category 1
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	insulated.
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Rainwater fittings	
Repair category:	
Notes:	Weather conditions were dry at the time of inspection, thus restricting a full assessment of the effectiveness of the rainwater conductors. No significant issues were identified from ground level.

Main walls	
Repair category:	
Notes:	Whilst no immediate action is required, the cement render finish applied to some external wall surfaces was noted to be hollow in patches and may require future repair.

Windows, external doors and joinery	
Repair category:	
Notes:	<p>The seals to a number of the double glazing units have failed, resulting in a build-up of condensation between the panes of glass. The glazing units are of an age and type where additional units may be similarly affected in due course.</p> <p>There is some surface weathering of the older timber window frames and doors, commensurate with their age.</p>


External decorations

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Repair category:	
Notes:	External decoration is generally in reasonable condition, although regular maintenance will be required.


Conservatories / porches	
Repair category:	
Notes:	Not applicable.


Communal areas	
Repair category:	
Notes:	Not applicable.


Garages and permanent outbuildings	
Repair category:	
Notes:	<p>The principal garage door frame is affected by rot. There are several loose and uneven roof slates fitted to the garage.</p> <p>The additional outbuildings are suffering from some general wear and tear and will require ongoing maintenance. There is evidence of woodworm and timber decay to the roof of the store/toilet.</p>


Outside areas and boundaries	
Repair category:	

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

	
Notes:	No major issues were identified, although there is some cracking within masonry boundary walls and surface deterioration to the tarmac driveway. Ongoing maintenance of outside areas and boundaries will be necessary.


Ceilings	
Repair category:	
Notes:	Whilst no immediate action would appear to be necessary, there are surface imperfections to some areas of ceiling plaster and cornices, commensurate with age of the building.


Internal walls	
Repair category:	
Notes:	<p>As previously reported in the section on 'dampness, rot and infestation', damp meter readings taken at various points throughout the property revealed the presence of moisture in some wall surfaces, requiring further specialist investigation and attention.</p> <p>There are some surface imperfections within areas of wall plaster, commensurate with the age of the property. It should be appreciated that original plasterwork in a property of this age is likely to be fragile, particularly if disturbed or affected by moisture.</p>


Floors including sub-floors	
Repair category:	

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Notes:	<p>As previously reported in the section on 'dampness, rot and infestation', excessive movement was identified in some areas of timber flooring adjacent to damp walls, suggesting deterioration of the supporting joists. Sub-floor ventilation appears inadequate. Further specialist investigation and repair is required.</p> <p>There is some unevenness in sections of flooring and surface wear to timber floorboards, commensurate with age of the property.</p>
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Internal joinery and kitchen fittings	
Repair category:	
Notes:	<p>Internal joinery and kitchen fittings are generally considered to be in fair condition relative to their age, normal wear and tear accepted.</p> <p>Decay within some of the timber skirting boards in the dining room has been dealt with earlier in the report.</p>

Chimney breasts and fireplaces	
Repair category:	
Notes:	<p>It is assumed that the solid fuel stove and gas fire in the living room and lounge, have been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements. A visual inspection revealed no obvious issues, although these fires were not operating at the time of inspection.</p>

Internal decorations	
Repair category:	

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Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Notes:	Decoration is largely a personal matter and prospective purchasers may therefore consider at least some redecoration to be desirable.
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Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	A visual inspection revealed no obvious issues. It should however be noted that guidance issued by relevant trade associations recommends that electrical installations be regularly tested by a qualified electrician, at least every 10 years and on change of occupancy.

Gas	
Repair category:	1
Notes:	A visual inspection revealed no obvious issues. Guidance issued by relevant trade associations recommend that gas appliances and fittings to be tested annually by a Gas Safe registered engineer.

Water, plumbing and bathroom fittings	
Repair category:	1
	No obvious defects were identified in the accessible water feed and

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Notes:	plumbing systems. Shower room fittings, whilst not tested, appear to be in sound condition.
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Heating and hot water	
Repair category:	1
Notes:	<p>It is assumed that the central heating system has been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements.</p> <p>Failure to regularly test and service central heating boilers and associated fittings can increase safety risks and reduce efficiency. The property owner has indicated that the boiler has been maintained under a servicing contract. The most recent date of servicing should be confirmed.</p>

Drainage	
Repair category:	1
Notes:	A surface inspection within the immediate vicinity of the property revealed no obvious issues. It should however be noted that drainage is to a private system and that the property owner will be responsible for any maintenance and repair.

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information

Structural movement	1
Dampness, rot and infestation	3
Chimney stacks	3
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	3
Floors including sub-floors	3
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

1. Which floor(s) is the living accommodation on?	Ground and first floors
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

<p>Matters for a solicitor or licensed conveyancer</p> <p>The assumed tenure is absolute ownership.</p> <p>The passing road has been made up and is believed to be maintained at public expense.</p> <p>Whilst there have been some physical alterations to the property, it is thought unlikely that any works will have been undertaken within the past 20 year period for which local authority consent is likely to have been required.</p> <p>Drainage is to a private septic tank, which is understood to be located outwith the boundaries of the property. It should be confirmed that legal arrangements are adequate. For the purposes of maintenance and repair. It should also be confirmed that the drainage system has been registered with SEPA.</p> <p>The property currently forms part of a larger farm and amendments to the title deed may therefore be necessary if the dwellinghouse and immediate garden ground, as described in this report, are to be purchased as an individual entity.</p> <p>Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.</p>
<p>Estimated re-instatement cost (£) for insurance purposes</p> <p>£825,000 Eight Hundred and Twenty Five Thousand Pounds. This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.</p>
<p>Valuation (£) and market comments</p> <p>£380,000 The market value of the property as described in this report is Three Hundred and Eighty Thousand Pounds.</p> <p>This figure assumes vacant possession and that the property is unaffected by any</p>

adverse planning proposals, onerous burdens, title restrictions or servitude rights.	
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Date of report:	08/05/2022