

# Herbert Button & Partners

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20 March 2015

Mr Levon Johns  
Empty Homes Officer  
Nottingham City Council  
Loxley House  
Station Street  
Nottingham NG2 3NG

Dear Mr Johns

## VALUATION SURVEY REPORT – 21 SNEINTON BOULEVARD

With reference to your recent instructions in relation to the above mentioned property and our joint inspection of the building on 4 March, I confirm that I am now in a position to provide you with my report.

I understand that acting under powers contained in the Housing Act 2004, your Council has become increasingly concerned about the condition of the property the subject of this report and the fact that it has lain empty for many years. I understand that you may consider a compulsory purchase of the house with a view to returning it to the housing market and consequently my report is required in anticipation of the acquisition of compulsory powers. I understand that contact has been made with the owner but she has indicated that she has no intention of either improving the house, nor indeed has she any thoughts of selling the property in the near future.

As no compulsory purchase order has yet been formulated and consequently notice to treat has not been served, I believe that the value should be assessed in accordance with the definition of Market Value as defined by the Royal Institution of Chartered Surveyors Valuation Standards Manual. I can also confirm that I have no conflict of interest in providing you with my report in respect of this property and have some 40 years experience of the valuation of land and buildings of this type, the last 30 in which have been spent in the Greater Nottingham area. Our practice has a professional indemnity insurance cover on each and every claim basis of £500,000 and an excess for residential surveys of £2,000. You should be aware however, that the scope of this report was limited by the accessibility of the various components of this property and I was consequently unable to inspect any part of the property which was covered or otherwise inaccessible. This report should not be construed as a structural survey and its use is confined to the purpose stated.



My report is as follows:

### **LIMITATIONS OF INSPECTION**

Please note that my report is limited to a restricted internal inspection as the condition of the property was such as to prevent safe access to all parts of the house. However, as you are aware I do have experience of the valuation of houses of this type and consequently taking account of the condition of the parts of the house we were able to view I am able to make a sufficient judgement to enable me to provide this valuation report.

### **SITUATION AND DESCRIPTION**

The property is situated on the northern side of Sneinton Boulevard in the centre of the wholly residential part of the Sneinton area of south east Nottingham, an area of largely contemporary houses built in late Victorian times. The City Centre of Nottingham is about 1.5 miles to the north-west with regular bus routes from Colwick Road; Schools are within walking distance and there are fair local shopping facilities.

The property comprises an end-terraced house built in about 1890 of traditional materials on a small plot with only a rear yard area. Little appears to have been carried out by way of repair to the property and although there are only timber single glazed windows and doors, all of which are in very poor condition.

The house bounds a shared footpath to the west and the other side boundary is the party wall of the adjoining house. I could not reach the rear most boundary as this proved to be impossible owing to the totally congested nature of the rear yard and passageway. The house has a small front forecourt and the side passageway is secured by a locked gate, the key to which was made available by the adjoining occupier at number 19.

### **CONSTRUCTION AND REPAIR**

The original house was built with traditional materials being solid brick walls some 245mm thick under a gabled roof covered with replacement slates which appear to have been fitted in the last 20 years or so. There is a single brick-built chimney stack, the window frames are all timber single glazed units in very poor order with some overboarding, but with a small bay window to the front elevation. There is a dormer window fitted to the front roof slope, clad in lead with a slated roof.

Although I did enter the house I must make assumptions as to the condition of the internal parts of the property owing to the rooms being almost completely congested by goods and chattels which effectively prevented a full inspection. I believe the internal parts to be in very poor order, with most of the electrical wiring now defunct. There is no central heating and as far as could be seen there are effectively no useable kitchen or bathroom fittings and fixtures Considerable damage has occurred over the years though lack of maintenance and there is evidence of infestation by pigeons to the upper floor.

It is my belief that the basic structural elements of the house are in fair condition, the property being capable of refurbishment, once entry has been obtained.

Owing to damage by water intrusion and vermin however, I have presumed that most of the timber flooring to the house will be in need of complete replacement although the kitchen floor, in my knowledge of this type of property will be of solid construction. It is likely that the cellar will be incapable of restoration owing to the high water table in this part of Nottingham.

Overall the repair of the property is such that a thorough and complete project of refurbishment is required and this would need to encompass replacement of all the external windows and doors; new kitchen and bathroom fittings; a complete central heating system; most of the internal timbers; full rewiring and possibly stripping and re-felting of the roof covering although this may not absolutely necessary. Limited external repointing will be required and the dormer will need rebuilding and cladding.

The house will still be poor in terms of heat retention and I suspect that there will be no loft insulation fitted.

### **ACCOMMODATION**

From my knowledge of similar properties I believe that the existing accommodation comprises a front living room leading off a side hall and through to a rear dining room with small rear kitchen. The first floor accommodation is approached from a central, steep staircase where there is a front double bedroom, a small rear single bedroom and a bathroom with w.c. The second floor is likely to provide an attic bedroom.

### **SERVICES**

It is presumed that all mains services are connected to the property. It is likely that a common drain arrangement will be installed and this will be liable to be maintained by Severn Trent Water. We could not locate any drain inspection chamber. We do not anticipate any severe problems with the upgrading to the services although the cost of any reconnections will be substantial.

### **TENURE**

We believe that your Council may have obtained details of the ownership of this property but this valuation is carried out on the basis that this freehold title is clean and unencumbered.

### **PLANNING AND ENVIRONMENTAL CONSIDERATIONS**

There are no matters under this heading which need be an obstacle to the refurbishment of the house, nor indeed the acquisition of the property under compulsory purchase procedures by your Council.

## VALUATION METHODOLOGY AND COMPARABLE TRANSACTIONS

The usual method of valuation for residential properties of this type is to assess the sales of comparable properties in the immediate locality and apply that evidence to the subject, adjusting for condition. Although few houses have sold very recently we noted the sale of 69 in October 2014 for £63,200 and 23 which sold for £79,000 back in October 2008.

More recently 106 Kentwood Road sold for £84,000 in October 2014 being a 3 bedroomed house in excellent condition, probably indicating the top of the recent market. 16 Thurgarton Road sold for £85,000 in November 2014, another similar house in excellent order. There have been no very recent sales of totally unmodernised houses but I anticipate that provided the property could be upgraded as set out in this report it would attract a valuation of about £85,000.

Generally the market conditions in the immediate area of typical of the national situation although lower value properties and areas have suffered slightly more than other more high value areas.

## VALUATION

As stated previously the appropriate basis of value is Market Value with vacant possession of the freehold interest. The valuation needs to take account of the extensive works required to bring this property up to a habitable standard and having this in mind I consider that the value of the property as at the date of this report, is in the order of:-

**£51,000 (fifty one thousand pounds)**

I trust that this report will be sufficient for your purposes and should you require any further information please do not hesitate to let me know. I trust that you will be able to issue a Purchase Order in due course and will communicate the amount of our fee by email.

Yours sincerely



**David J Bingham**  
**Herbert Button & Partners**