

Herbert Button & Partners

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Our Ref DJB/SAC/PR.362

29 January 2016

Mr Fazel Russell
Enforcement Officer – Environmental Health
Nottingham City Council
Loxley House
Station Street
Nottingham NG2 3NG

Dear Mr Russell

VALUATION SURVEY REPORT – 32 CHELMSFORD ROAD BASFORD

With reference to your recent instructions in relation to the above mentioned property and our joint inspection of the building on 26 January, 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. I am a registered Valuer of the RICS. 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, for instance the loft space. 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 southern side of Chelmsford Road adjoining its junction with Chard Street in a principally residential location about 200m west of Nottingham Road where there is a recently opened discount supermarket and other various social facilities. Nottingham Road is a bus route leading into the City Centre and other local shops and a doctor's surgery within walking distance; schools are within walking distance and there are fair local shopping facilities.

The property comprises a detached house built in about 1890 of traditional materials on a small plot with a rear yard area, a detached brick garage and a very small front forecourt. Little appears to have been carried out by way of repair to the property but there are uPVC framed double glazed windows and aluminium side and rear doors, all of which are in very poor condition. There is a two-storey rear extension with gable wall to full ridge height on the Chard Street frontage, together with a smaller single storey extension also along Chard Street which has newer roof than the main house.

The rear yard is approached by a shared footpath from Chard Street and gable wall to Chard Street forms the boundary. The other side boundary is the party fence/wall of the adjoining house, but I could not reach the rear most boundary as this proved to be impossible owing to the passage gate being locked and the house has a small front forecourt but there is no on-site parking and the garage was boarded-up, the door opening directly onto Chard Street with dropped kerb access. There are no restrictions on street parking.

CONSTRUCTION AND REPAIR

The house was built with traditional materials being solid brick walls some 245mm thick under a gabled roof covered with heavy concrete tiles. There is a brick-built chimney stack and all of the window frames and doors have been replaced although are probably more than 20 years ago. Many of the windows have broken glazing and the main, side entrance door is of low quality. Additional roof purlins have been inserted, probably to support the heavy tiles, which weigh substantially more than the original blue slates typical of the area. Otherwise apart from a missing roof ridge tile the walls and roof appear to be in sound order, there being underfelt to the roof covering. This could be

viewed as some of the rear ceilings have been removed. There is a substantial water leak to the roof of the front bay window that has affected the framing to that unit. The main structural timbers appear to be sound. The owner appears to have attempted some repairs and improvements, most of which are incomplete.

The internal parts are in very poor order, with most of the electrical wiring now defunct. There is no functioning central heating although an old gas boiler remains fitted in the rear bedroom; all the kitchen and bathroom fittings and fixtures are in need of replacement. It is however my belief that the basic structural elements of the house are in recoverable condition, the property being capable of refurbishment.

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; full rewiring and attention to the garage structure, which does have an asbestos cement roof, which appeared intact. The house will still be poor in terms of heat retention and I could not detect any loft insulation. It may be that due to the extensive exposed gable wall that an EPC would be rated as very low and thus some form of lining would be beneficial.

ACCOMMODATION

The accommodation comprises a front living room with bay window, leading directly off the side hallway; a rear dining room with small rear kitchen, a wc and utility area. The first floor accommodation is approached from a steep staircase and landing where there are two double bedrooms, the rear-most having an inbuilt bathroom, and a rear single bedroom. The single garage is a useful feature.

SERVICES

It is presumed that all mains services are connected to the property. 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. We noted the sale of 71 in November 2015 for £73,000 and 14 Egypt Road which sold for £79,000 in February 2015. We also noted a sale of 33 Ekowe Road in January 2015 for £93,000, and although none of these properties are detached they were all fully prepared for sale.

All the comparable sales are of houses that are in substantially better condition than the subject of this report. Generally the market conditions in the immediate area of typical of the national situation although lower value properties and areas have yet to recover previous peak values compared with other more high value areas. There does appear to be market for house suitable for refurbishment although the properties do need to be keenly priced.

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:-

£68,000 (sixty eight 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 will send a note of my fee to your Accounts department when the Purchase Order has been issued, which I presume will be in the near future.

Yours sincerely



David J Bingham

Herbert Button & Partners