

NPS NORTH WEST LTD (AGENT FOR SOUTH LAKELAND DISTRICT COUNCIL)

FORMAT Re: AFFORDABLE HOUSING VALUATION

PLEASE NOTE: This sample valuation format is prepared solely to illustrate the information required by South Lakeland District Council to approve a valuation. Anyone relying on it should include their own disclaimers and reservations etc.

TO: **Date:**

Re: (Property Address)

This valuation has been made in accordance with the Practice Statements in the RICS Appraisal and Valuation Standards.

1.0 INSTRUCTION

We confirm your instructions of 200... to carry out a valuation in respect of the above property and the requirement for a formal valuation by South Lakeland District Council.

2.0 TENURE

3.0 TENANCIES

4.0 DESCRIPTION

5.0 YEAR OF CONSTRUCTION

6.0 CONSTRUCTION

7.0 **ACCOMMODATION**

8.0 **GARAGE(S)/OTHER PERMANENT BUILDINGS**

9.0 **SERVICES**

10.0 **ROADS AND FOOTPATHS**

11.0 **MATTERS THAT MIGHT AFFECT VALUE**

11.1 **Obvious evidence of serious disrepair or potential hazard to the property**

11.2 **Other matters likely materially to affect the value**

12.0 **BUILDING INSURANCE** (These reinstatement figures must not be confused with the valuation at 15.0)

12.1 Estimated current reinstatement cost in its present form (unless otherwise stated) including garage, outbuildings, site clearance and professional fees, excluding VAT, except on fees
£ (approximate total external floor area of dwelling: m²)

13.0 **MATTERS TO BE CHECKED BY CONVEYANCERS**

14.0 **GENERAL REMARKS**

