FIRM NAME / LOGO

**REPORT & VALUATION**

**63 College Park, Anytown, Co. Dublin**

1. **Identification and status of the valuer:**

This valuation has been undertaken by AN Other, who is a Chartered Surveyor & Registered Valuer and who has sufficient knowledge of the asset type in its particular market, and the skills and understanding necessary to undertake the valuation objectively and competently. AN Other does not have any prior involvement with the property or with any parties to any transaction involving it that would give rise to a conflict of interest.

1. **Identification of client:**

Mrs Mary Browne, 63 College Park, Anytown, Co. Dublin.

1. **Asset/liability to be valued, interest therein and description:**

The asset/liability to be valued is the freehold (or long leasehold) interest in 63 College Park, Anytown, Co. Dublin. College Park is a 1980’s development of some 100 detached and semi-detached homes located 3 km from the town centre on the west side of Sea Road. The dwellinghouse is detached, extending to 145 sq.m. gross internal area, and is of traditional concrete block construction with a concrete tile roof. Accommodation comprises an entrance hall, sittingroom, kitchen/dining area, utility room and toilet on the ground floor and four bedrooms (one en-suite) and a bathroom at first floor level. The site extends to 600 sq.m. with gardens to front and rear, generally bound by concrete block walls. The dwellinghouse is connected to all main services.

1. **Currency:**

All currency in this report is in Euro (€).

1. **Purpose of valuation:**

The purpose of the valuation is for an application under the Nursing Homes Support Scheme (the Fair Deal Scheme).

1. **Basis of value:**

“Estimated market value means the price the asset concerned would fetch on the open market on the date on which the application for State support is made subject to such conditions as might reasonably be calculated to obtain for the vendor of the asset the best price of the asset.” (Source: Nursing Homes Support Scheme Act 2009, Part 3 of Schedule 1).

1. **Valuation date:**

*Insert the actual or intended date of application*.

1. **Extent of investigations and related Assumptions:**
2. We have not made any title enquiries and have assumed that the property has good title, free from onerous or restrictive covenants, rights-of-way, easements, etc. which might adversely affect the property.
3. We have not carried out a building survey and have assumed that the buildings and services are generally in satisfactory repair and condition.
4. We have not made any planning enquiries in respect of the property and have assumed that the existing development and user thereof comply with the planning acts and that it is not affected by any proposed changes to the existing roads serving the property.
5. We have not examined any environmental reports in respect of the property and assume that the property is not adversely affected by contamination, flooding, radon or other issues.
6. We have had sight of the building energy rating certificate (BER Cert) of the dwellinghouse and that rating is reflected in our valuation.

**9. Nature and source of information:**

We have obtained information from the client, the inspection, from the Property Price Register, from local estate agents and from our own records. We have relied on the veracity of the information as presented and have applied professional scepticism to it.

1. **Restrictions on use, distribution and publication:**

This valuation report is intended for the stated purpose only and is not to be relied upon, distributed to, or shared with, any third party without the consent of the valuer, which consent, if any, will be at the valuer’s sole discretion.

1. **Compliance with RICS Valuation - Global Standards:**

This Valuation and Report has been prepared in accordance with the International Valuation Standards (IVS) and RICS Valuation – Global Standards, effective 31st January 2022 (the Red Book).

1. **Valuation:**

In arriving at our opinion of value, we have adopted market approach and have relied on the following comparable evidence:

1. 47 College Park – a similar property in the same development in similar condition. Sold October 2021 for €275,000 (Source: Property Price Register)
2. 27 College Park – a similar property in the same development which has been modernised recently. Sold July 2021 for €285,000 (Source: ABC Estate Agents)
3. 121 College Grove, Anytown - a larger four bedroomed detached house in an adjoining development. Sold July 2021 for €295,000 (Source: Property Price Register)

Comparison 1 above is the most relevant to the subject property. We have allowed a positive adjustment of €5,000 to reflect that the subject property stands on a larger end site with additional on-site parking and potential for an extension.

In our opinion, the market value of the subject property at the valuation date is €280,000 (two hundred and eighty thousand euro).

1. **Limit on liability:**

*To be completed if a limit on liability has been agreed with the client.*

**Signed by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Name of Valuer: AN Other MSCSI MRICS RICS Registered Valuer**

**(On behalf of AN Other & Co., Estate Agents)**

**Date of report: *date of issue of report***