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# MORTGAGE VALUATION REPORT

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Includes a market valuation of the property.





**Mortgage Valuation Report**

Property:	41 Park Place Alloa FK10 1RT	Client: Mrs. Maria Webster Tenure: Ownership.
Date of Inspection:	17/02/2026	Reference: 8627

*This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.*

**1.0 LOCATION**

The property is situated in Alloa, a town with a predominantly residential character that includes a mix of private and local authority housing. The area comprises a variety of property types, such as detached and semi-detached houses, as well as some flats. Amenities are located nearby, providing convenient access to local services and facilities. The neighbourhood benefits from established transport links, supporting connectivity to surrounding areas. The local landscape is typical of a town environment, with no significant hazards noted.

<b>2.0</b>	<b>DESCRIPTION</b>	<b>2.1 Age:</b>	The property is approximately 125 years old.
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The property is a purpose-built flat located on the ground floor of a two-storey block containing a total of two flats.

**3.0 CONSTRUCTION**

The main roof is of pitched construction and is overlaid with slate. The extension roofs are also of pitched construction and overlaid with slate, with lead valleys present.

The main building has solid stone walls with a stone finish. Sub-floor vents are present, and a damp-proof course was not visible.

The extensions are constructed with solid brick walls finished with render.

**4.0 ACCOMMODATION**

The property layout consists of an entrance vestibule and hallway, living room and kitchen, two bedrooms and a shower room on the ground floor.

**5.0 SERVICES (No tests have been applied to any of the services)**

<b>Water:</b>	mains	<b>Electricity:</b>	mains	<b>Gas:</b>	mains	<b>Drainage:</b>	mains
<b>Central Heating:</b>	gas fired to radiators						

**6.0 OUTBUILDINGS**

<b>Garage:</b>	none				
<b>Others:</b>	none				
<b>7.0</b>	<b>GENERAL CONDITION</b> - A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.				
The subjects have been maintained in fair repair having regards to age and character. The roof is original and will require regular and careful maintenance.					
<b>8.0</b>	<b>ESSENTIAL REPAIR WORK</b> (as a condition of any mortgage or, to preserve the condition of the property)				
None					
<b>8.1 Retention recommended:</b>					
<b>9.0</b>	<b>ROADS &amp; FOOTPATHS</b>				
made up road					
<b>10.0</b>	<b>BUILDINGS INSURANCE (£):</b>	270,000	<b>GROSS EXTERNAL FLOOR AREA</b>	68	<b>Square metres</b>
	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.				
<b>11.0</b>	<b>GENERAL REMARKS</b>				
The valuation assumes that the flat is burdened with a fair share of the cost of common repairs to the building of which it forms a part. Checks should be made as to whether there is a factor in place. A factor will be able to advise on any up and coming or ongoing costs/repairs. We are unaware of any recent or significant alterations, however without the benefit of historic knowledge we cannot comment in detail. It would be prudent to check for any long-term timber and dam specialist guarantees.  Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.					
<b>12.0</b>	<b>VALUATION</b> On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.				
<b>12.1</b>	<b>Market Value in present condition (£):</b>	<b>£110,000</b>	The market value for the outright ownership interest of the property described in the report is £110,000 (One Hundred And Ten Thousand Pounds Sterling). This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, Title restrictions or servitude rights.		
<b>12.2</b>	<b>Market Value on completion of essential works (£):</b>				
<b>12.3</b>	<b>Suitable security for normal mortgage purposes?</b>	Yes			

<b>12.4</b>	<b>Date of Valuation:</b>	16/02/2026		
<b>Signature:</b>	Electronically Signed: 306681-8f0aaed3-daaf			
<b>Surveyor:</b>	Allan Imrie	BSc MRICS	<b>Date:</b>	16/02/2026
<b>Stirling - Allied Surveyors Scotland Ltd</b>				
<b>Office:</b>	Office 7 Stirling Business Centre Stirling FK8 2DZ		Tel: 01786 450 291 Fax: email: <a href="mailto:stirling@alliedsurveyorsscotland.com">stirling@alliedsurveyorsscotland.com</a>	