

GENERAL ASSUMPTIONS AND LIMITATIONS

INSTRUCTIONS

The Report is provided for the stated purposes and for the sole use of (Client) and it is confidential to the client and to the client's professional advisors. Goadsby accepts responsibility to the client alone that the Report is prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any parties other than the client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report, nor any reference to it may be included in any document, circular or statement, nor published in any way without the Valuer's prior written approval of the form and context in which it may appear.

INSPECTION

A brief visual inspection of each site, where stated, has been undertaken to the extent which is accessible with safety and without undue difficulty as can be seen whilst standing at ground level of adjacent public/communal areas. No detailed inspection of each site has been carried out.

No Structural Survey has been carried out nor an inspection of woodwork or other parts of the property which were covered, unexposed or inaccessible, nor has raised floorboards, moved any fixed apparatus or arranged for a test of the electrical, heating or other services.

This Report does not purport to express an opinion about nor to advise upon the condition or uninspected parts and should not be taken as making any implied representation or statement about such parts.

In preparing the Report, unless otherwise stated by the Valuer, the following assumptions have been made which the Valuer is under no duty to verify:-

- that no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated;
- that the property is free from dry rot, woodworm and latent defects;
- that inspections of those parts which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially.

In preparing the report, unless otherwise stated, we have assumed that under the Control of Asbestos at Work Regulation 2002 a survey has been carried out on the property to establish the existence of asbestos and to set out the procedures for managing it and that such procedures are being followed. Our valuation assumes that there is no contingent liability for remedial work in this regard other than matters which will be dealt with in the normal course of events as a part of repair, maintenance and renewal programmes.

MEASUREMENTS

All areas have been provided by the client and no check measurements have been undertaken. Full reliance has been placed upon these areas provided which is prove to be inaccurate could affect opinions stated herein.

PLANS

All plans have been provided by the client and full reliance has been placed upon these plans. If they prove to be inaccurate, the opinions stated herein could be affected.

TENURE AND TENANCIES

Full reliance has been placed upon information provided by the client or the client's legal or other professional advisers relating to the tenure, tenancies and all other relevant matters.

It is assumed that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings. Where a Land Registry plan is incorporated into the report it is for identification purposes only. The title references will not have been read and checked as this is a matter dealt with by your solicitor. If information is subsequently revealed which is in conflict with this Report, the matter should be referred to the Valuer for further consideration.

LEGAL ADVICE

No responsibility or liability is accepted for the true interpretation of the legal position of the client and other parties. Any interpretation of legal documents and legal assumptions should be checked by the client or suitably qualified person if relied upon.

ENVIRONMENTAL CONSIDERATIONS

The Report does not identify the existence of contamination unless, by agreement with the client, Reports thereon from others have been obtained and made available to Goadsby who will have no liability in respect thereof.

If, however, in the course of his inspection if it appeared that there may be material contamination, it has been stated herein. In preparing a Report, the following assumptions have been made which there is no duty to verify:-

- Unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the property and that there is no potential for contamination of the subject property from past or present use of the property or from any neighbouring property.
- Unless otherwise stated, investigations have not been undertaken on the site in the form of any geotechnic report to determine the suitability of ground conditions or services for any new developments.

- In the case of agricultural land, no responsibility can be accepted for possible latent infestations in the soil or any disease which might affect crops or stock any time in the future.
- No responsibility can be held for the possible presence of Japanese Knotweed at or within the vicinity of the property which may delay, damage or prevent any development.
- Unless stated, it is assumed that the site is not one of Special Scientific Interest and no ancient burial ground or similar might exist on the site.