



**FIRST SURVEYORS SCOTLAND**  
National Valuation & Property Service



165 High Street,  
Invergordon IV18 0AL  
Telephone 01349 853151  
e-mail: [invergordon@torrance-partnership.co.uk](mailto:invergordon@torrance-partnership.co.uk)

offices also at:  
Inverness and Stornoway, Isle of Lewis

Torrance Partnership LLP is  
a Limited Liability Partnership  
registered in Scotland Reg. No. SO302780

Lairg and District Community Initiative  
Old School House  
Main Street  
Lairg  
IV27 4DD

FAO: Valerie Houston  
By Email: [valerie@kyleofsutherland.co.uk](mailto:valerie@kyleofsutherland.co.uk)

Our Ref: 24225-DSG-L001

9<sup>th</sup> September 2021

Dear Ms Houston

### **VALUATION OF PROPOSED CAMPER VAN SITE AT LAIRG AIRE, LAIRG, SUTHERLAND**

We refer to instructions received and confirm that we have inspected the undernoted property in order to advise you as to our opinion of the subject's market value.

Our report has been prepared in accordance with the Royal Institution of Chartered Surveyors and Global Standards 2020.

The property was inspected by Douglas S Gordon on 7<sup>th</sup> September 2021. The surveyor carrying out the inspection has the necessary skills to undertake the instruction and is an RICS registered valuer. The method of valuation has been on a comparative basis utilising information from a variety of sources including Sasine information from Register of Scotland.

We confirm that we have adequate Professional Indemnity Insurance cover and that we do not have any conflict of interest in accepting the instruction.

Yours sincerely



Douglas S Gordon BSc (Hons) MRICS Registered Valuer  
for Torrance Partnership LLP



**Partners:** Angus J Macaulay BSc MRICS; Mark J Stevenson BSc (Hons) MSc MRICS AaPS;  
Douglas S Gordon BSc (Hons) MRICS **Consultant:** Nick E Lawton BSc (Hons) MRICS MQSi CSCS  
Torrance Partnership LLP is a Limited Liability Partnership registered in Scotland Reg. No. SO302780



**LOCAL KNOWLEDGE • NATIONAL COVERAGE**

Aberdeen • Coatbridge • Dalkeith • Dumfries • Dunfermline • East Kilbride • Edinburgh • Fort William • Galashiels • Glasgow • Hamilton • Helensburgh  
Invergordon • Inverness • Kilmarnock • Kirkcaldy • Kirkwall • Lanark • Lerwick • Paisley • Perth • St Andrews • Stirling • Stornoway • Tarbert

Each member firm of First Surveyors Scotland is an independent entity and no partnership implied or otherwise exists between the firms by reason of their membership of First Surveyors Scotland.  
First Surveyors Scotland is the trading name of First Surveyors Scotland Limited a company registered in Scotland, No. 201050 Registered Office Suite 5, Legal House, 101 Gorbals Street, Glasgow, G5 9DW

## **CONTENTS**

- 1. EXECUTIVE SUMMARY**
- 2. LOCATION**
- 3. DESCRIPTION**
- 4. ACCOMMODATION**
- 5. RATEABLE VALUE**
- 6. CONDITION**
- 7. BUSINESS**
- 8. SUITABILITY FOR LOAN PURPOSES**
- 9. PLANNING ISSUES**
- 10. ALTERNATIVE USES**
- 11. STATUTORY ENQUIRIES**
- 12. SITE AND GROUND CONDITIONS**
- 13. ENVIRONMENTAL ISSUES**
- 14. TENURE**
- 15. OCCUPATIONAL LEASES**
- 16. MARKET TRENDS**
- 17. CAPITAL VALUE**
- 18. INSURANCE**
- 19. SECURITY OF LOAN**
- 20. COVID19**

### **APPENDIX**

**BASES OF VALUATION**

**LOCATION PLAN**

## 1.0 EXECUTIVE SUMMARY

Further to your instructions we can now report:

- The subjects comprise a bare land development site for which a camper van site is proposed.
- We assume that service connections can be readily made without onerous cost.
- Purchasers of the site are likely to be related to the community facilities available close by or some other form of leisure operator.
- Visually the proposed development appears suitable for the intended site.
- The current market value can be fairly assessed as being a sum of **£20,000 (Twenty Thousand Pounds)**.

### **Date Of Valuation**

7<sup>th</sup> September 2021.

### **Weather**

Dry and bright.

## **2.0 LOCATION**

The subjects are located adjacent to the playing fields, in the Ferrycroft area of Lairg. The position is towards the south end of Loch Shin with access over, what we assume to be, a Local Authority owned roadway.

## **3.0 DESCRIPTION**

The subjects comprise a flat area of ground extending to approximately 0.50 acres or thereby. The site is bounded to the sides and neighbours the playing field. An access track runs through the site, which gives access to the boating club, with a large percentage of the site appearing to be of hardcore.

We assume that mains water, mains electricity and private drainage facilities shall be readily available/can be formed without significant onerous cost. The proposed is for 5 pitches.

(No tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design conditions or efficiency can only be assessed as a result of a test and should you require any further information in this respect it is essential that you should obtain reports from appropriate specialists before entering into a legal commitment to purchase).

## **4.0 ACCOMMODATION**

N/A

## **5.0 RATEABLE VALUE**

N/A

## **6.0 CONDITION**

At the time of our inspection the site was found to be level, free draining and visually appropriate for the planned use.

## **7.0 BUSINESS**

N/A

## **8.0 SUITABILITY FOR LOAN PURPOSES**

N/A

## **9.0 PLANNING ISSUES**

We have been provided with a plan, which we assume is for use as the Planning Consent, drawing number 21.1543-100. Our valuation is based on the layout shown on this plan.

## **10.0 ALTERNATIVE USES**

N/A

## 11.0 STATUTORY ENQUIRIES

No formal enquires have been made however our valuation is on the assumption that there are no adverse statutory matters which would affect the subjects.

## 12.0 SITE AND GROUND CONDITIONS

The site appears relatively flat and adequate for its proposed use. The site visually appears free of infill or toxic contamination. The site to the rear would appear of rough scrub/trees, with the playing field/football pitch located to the east.

## 13.0 ENVIRONMENTAL ISSUES

The site does not appear to be adversely affected by toxic contamination of any sort however we have not carried out any investigation into the past or present uses of the site. Should it subsequently be established that contamination does exist on the site or neighbouring land then this may reduce our valuation consideration.

### Flooding

We have checked the SEPA flood maps and can confirm the subjects are not regarded as a flood risk.

## 14.0 TENURE

We have not had the opportunity to inspect the Title Deeds however for the purposes of our valuation we have assumed that the property is held in Ownership (formerly feudal tenure). We have assumed that the minerals form part of the ownership.

For the purposes of our valuation, we have further assumed that the property is free of encumbrances, restrictions or outgoings of an onerous nature which could affect the value.

## 15.0 OCCUPATIONAL LEASES

No occupational leases are known at the time of writing.

## 16.0 MARKET TRENDS

Until March 2020 the commercial market for development sites within Highland region were generally in balance with more favoured sites on the North Coast 500 for example generating a bit of interest but elsewhere marketing times were extended and quite often commercial sites would be on the market for years.

Following the COVID19 outbreak the housing market in particular has shown significant demand. The commercial market including development sites has however remained very slow and unsure. COVID19 combined with the ongoing Brexit negotiations have placed commercial property development on hold for many parties.

These matters aside the site appears entirely suitable for its intended task and will provide some capacity for control of the increasing numbers utilising camper van transport within the Highlands through the summer months.



## 17.0 CAPITAL VALUE

Taking into consideration the location of the site and assuming Planning Permission has been obtained without onerous condition attached we are of the opinion that the current market value can be fairly assessed as being a sum of **£20,000 (Twenty Thousand Pounds)**.

Comparisons utilised for the above-mentioned valuation have been drawn from the following:-

- i. Land at Corrieburn, Ullapool  
0.59 Sold £22,000 Jul 2020.
- ii. Former Roads Depot, Scourie  
Sold £35,000 Jun 2017.
- iii. Camp Site at Shiel Bridge.  
Under offer.
- iv. Camp Site at Balmacara  
Under offer.

The site has also been considered on a per stance and area basis. There are limited market comparables and we reserve the right to alter our valuation in the event of other relevant sales information becoming available.

## 18.0 INSURANCE

N/A

## 19.0 SECURITY OF LOAN

N/A

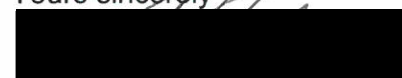
## 20.00 COVID19

Property market activity has been impacted due to the current response to COVID19. This has resulted in an unprecedented set of circumstances on which to make a valuation judgement. This advice is therefore reported on the basis of material valuation uncertainty as per the RICS Red Book Global definition.

Consequently less certainty can be attached to the valuation than would otherwise be the case. It is recommended that the valuation of this property is kept under frequent review as more market evidence becomes available.

We trust the above mentioned is suitable for your present purposes.

Yours sincerely



Douglas S Gordon BSc (Hons) MRICS Registered Valuer  
For Torrance Partnership LLP

## **BASES OF VALUATION**

In arriving at our undernoted valuation we have made the following assumptions:-

1. Market Value (MV) as defined in VPS4 1.2.1 of the 'Red Book' being 'the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'
2. It is assumed that the property possesses good title, is free from any onerous or unusual burdens or covenants, restrictions, charges or other matters which may adversely affect the subjects. In addition that any necessary access ways or servitude requirements are covered by the relevant formalised documents. Site boundaries are as generally indicated on site, although no checks have been made in this connection and any site area quoted is subject to verification from the Title Deeds.
3. That the roads and footpaths ex-adverso the subjects are the responsibility of the Local Authority.
4. This report is provided for the sole use of the named client and is confidential to the client and his professional advisers. The contents are not to be disclosed to, nor made use of, by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party. In the event that this report is presented to a lender, we cannot guarantee that the format will be suitable for their purposes. We reserve the right to charge a transcription fee for any report that requires to be retyped to a lender's own format.
5. In arriving at our opinion, no allowance has been made in respect of any expenses liable to be incurred in effecting realisation of the asset or for any tax liability which may be eligible following disposal of the asset. For the avoidance of doubt, the valuation is net of any Value Added Tax which may be applicable.
6. We have not carried out any investigations as to whether the site is, or has in the past, been contaminated but our valuation is prepared on the assumption that the land is not adversely affected by any form of contamination.
7. The report is signed in the name of the Partnership and we confirm that all Partners of the Firm have the specified qualifications, being either Professional Associates or Fellows in the Royal Institution of Chartered Surveyors.
8. Neither the whole nor any part of this Valuation Certificate, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way, without the Valuer's written approval of the form and content in which it may appear.
9. It is assumed that existing licences, consents, registration certificates and permits, as appropriate, can be renewed.
10. We have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report we have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. The

identification of Japanese Knotweed should be made by a Specialist Contractor. It must be removed by Specialist Contractors and removal may be expensive.

11. "The National Radiological Protection Board" has identified the area in which the property is situated as one in which, in more than one per cent of the dwellings, the level of Radon gas entering the property is such that remedial action is recommended. Advice should be sought through Highland Council.
12. For the purposes of this valuation, we have assumed that the property is zoned for its current use and is unaffected by any current planning proposals. We assume that there are no adverse planning orders or certificates, issued or imminent, which might adversely affect the use of the property. We have also assumed that any alterations and additions have been completed in accordance with all relevant statutory requirements and that completion certificates have been issued wherever appropriate. Furthermore, we assume that there are no onerous Title conditions, ground burdens, servitude or wayleave rights affecting the property which might diminish its value.