

Our Ref: DSG-25627-L001

13th December 2023

Chris Johnson
Torridon District Community Association (TDCA)
[REDACTED]

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Dear Chris

**VALUATION – TORRIDON PRIMARY SCHOOL & PLAY PARK, TORRIDON, ACHNASHEEN
IV22 2EZ**

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 2022.

The property was inspected by Douglas S Gordon on 12th December 2023. 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

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

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BASES OF VALUATION

LOCATION PLAN

1.0 EXECUTIVE SUMMARY

Further to your instructions we can now report:

- The subjects comprise a detached former primary school with attached schoolhouse.
- Secondary play park is of sloping grass extending to 0.46 acres or thereby.
- The properties are located within the village of Torridon on the west coast of Scotland where limited local facilities are to be found.
- Current market value of the school (assuming full alternative use as residential is achievable as detailed) can be fairly assessed as being the sum of £100,000 (One Hundred Thousand Pounds),
- Current market value of the play park (assuming amenity use only) can be fairly assessed as being the sum of £10,000 (Ten Thousand Pounds).

Date Of Valuation

12th December 2023.

Weather

Overcast, dry but cold.

2.0 LOCATION

The subjects are located within the small village of Torridon on the west coast of Scotland. The position is adjacent to the main road with limited local amenities available a short distance away.

3.0 DESCRIPTION

The subjects comprise a detached single storey primary school with attached schoolhouse which was originally constructed, we assume in the late 1800s, but has been extensively redeveloped and extended since this time. Immediate small areas of ground around the school are provided, which are bounded by way of fencing or stone walls.

Separate from the school is a former playpark which we assume also formed a parking area.

Construction

In general terms the construction of the property can be summarised as follows:-

Floors:- Solid concrete and suspended timber.

Walls:- We assume to be of solid stone and brick or concrete block construction. Walls externally are rendered and we assume a plaster or plasterboard finish internally.

Roof:- The majority of the roof is pitched and finished over with natural slate. Flat roofed area of felt.

Windows to the property are of double glazed timber casement.

Heating to the property is mixed and comprises electric storage heaters or multi fuel stove/boiler supplying radiators to the dwelling.

Services

Services (not tested) include we understand mains water, electricity and drainage.

(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

The accommodation contained within the property can be summarised as follows:-

School:

Entrance hallways and lobbies, classroom, office, male and female toilets and kitchen.

Residential accommodation would appear to comprise:

Hallway, lounge (with room off), bedroom (with room off), kitchen and bathroom.

The gross internal floor area as measured in line with the RICS Codes of Measuring Practice at the time of inspection extends to 244 sq m internally or thereby.

5.0 RATEABLE VALUE (online enquiry only)

The Rateable Value of the school is presently stated as being a sum of £750 per annum as at 1st April 2023.

6.0 CONDITION

At the time of our inspection the property had been vacant for a number of years and has suffered from, we understand, a burst hot water storage cylinder to one room within the dwelling which has affected the ceiling badly and surrounding walls and neighbouring room. Notwithstanding this, the property shall require comprehensive renovation and upgrading to be suitable for any future uses, including replacement of all rotten windows, attention to or rebuilding of the front toilet block wall, which is bulging badly, replacement of defective flat roof and general repairs and upgrading to all remaining areas. For redevelopment to residential use throughout, the property would require to be considered as a working shell.

It should be noted that extensive stored items to some areas restricted our inspection.

7.0 BUSINESS

N/A

8.0 SUITABILITY FOR LOAN PURPOSES

N/A

9.0 PLANNING ISSUES

The market for such properties in their present use is restricted.

It is likely for any sale purposes in the future the building will require a change of use to residential, and as such may involve some demolition, rebuilding or reorganisation of the site as whole to the purchasers' requirements.

Pre application advice would best be sought prior to any purchase from the planning authority.

10.0 ALTERNATIVE USES

Residential use is considered the most likely option for such a building, with there being little alternative uses seen in recent times for similar properties. Our valuation is on the assumption that 4 residential units can be formed.

We understand that the play park is for amenity use only, therefore, no alternative uses have been considered.

11.0 STATUTORY ENQUIRIES

We assume that the building is neither listed nor in a conservation area, however, no formal checks have been made in this regard.

12.0 SITE AND GROUND CONDITIONS

The site is in a generally elevated position, however, there is a water course running partially to the rear of the property, with special regard to the play park. With reference to the SEPA flood maps this is not considered to present a flood risk.

13.0 ENVIRONMENTAL ISSUES

We are not aware of any environmental reports undertaken on the property or neighbouring land which indicate any issues in connection with toxic contamination or infill. Should such a report transpire at a later date this matter should be referred back to ourselves for future consideration. We are advised there are no asbestos related issues with the property.

For transfer purposes the property is assumed to have a suitable valid EPC in place.

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).

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.

We are advised that the school and play park were obtained by different departments within the local authority and our report is therefore split to these two entities.

15.0 OCCUPATIONAL LEASES

N/A

16.0 MARKET TRENDS

There has been a trend over the years for local authority buildings including schools and former village halls to be sold off, with the majority of these coming under the ownership of local communities. A number of these have been transformed into community buildings for the benefit of the public, however, we are aware that Torridon has an existing large and successful community building with there being little demand for a similar style unit in the locality.

The market for housing in the area remains buoyant with affordable housing remaining an issue in all rural communities.

17.0 CAPITAL VALUE

If such planning approval could be obtained, we are of the opinion that the current building could be re-utilised to form four separate dwellings. The market value we therefore consider to be fairly represented within the sum of **£100,000 (One Hundred Thousand Pounds)**.

Regarding the play park, this is classed as amenity for the good of the community in its existing use only. In view of this the market value we therefore consider to be fairly represented within the sum of **£10,000 (Ten Thousand Pounds)**.

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

Yours sincerely ¹



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. We have inspected the subjects for the purposes of providing you with our opinion as to their open market value as instructed. We have not carried out a structural survey, nor have we carried any tests to determine whether or not any hazardous building materials have been incorporated in the construction. We have not inspected woodwork or other parts of the structure which were unexposed or inaccessible, and we are therefore unable to report that any such part is free from defect. Services have not been tested.
4. That all works necessary to meet the requirements of all competent legislation, statutory instruments and Local Authority orders have been complied with (in particular fire regulations and Disability Discrimination Legislation).
5. That the roads and footpaths ex-adverso the subjects are the responsibility of the Local Authority.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. It is assumed that existing licences, consents, registration certificates and permits, as appropriate, can be renewed.
12. We have not carried out an asbestos survey however, some materials would warrant analysis before considering alteration or removal. The current informed view on asbestos is that as long as it is in good condition and is left undisturbed, it poses no significant hazard to health. However, sampling and handling of damaged asbestos must only be carried out by a suitably qualified specialist contractor.

Advice on sampling and analysis of materials and asbestos can be obtained from the local Environmental Health Department at your Local Authority or by contacting the Health and Safety Executive. For advice on contractors who can remove asbestos, contact the Asbestos Removal Contractors Association.

The Control of Asbestos Regulations 2006 requires all owners of non-domestic buildings to hold and maintain an Asbestos Register. This must be made available to all contractors carrying out maintenance work. If you require any further advice in connection with The Control of Asbestos Regulations, you should contact a suitably qualified specialist.

13. The buildings insurance figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings are excluded. No allowance has been made for inflation during the insurance period or during reconstruction and no allowance has been made for VAT except on professional fees. Further discussion with your insurers is advised.
14. 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.
15. "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.
16. 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.
17. Neither party will be liable for any loss of profit (other than in respect of our fees, costs or charges), loss of business or goodwill, or for any special, indirect or consequential loss or damage suffered by the other (including as a result of an action brought by a third party), save that nothing in these Terms of Engagement will exclude or restrict any liability which either party may have for death or personal injury arising out of negligence; fraudulent misrepresentation or any other liability which cannot be restricted or excluded by law. We will not be liable for any loss which may occur as a result of your reliance on a subsequent valuation in, among other things, any discharge of any loan or advance of further funds.

We will not be liable for any loss as a result of your receipt of any information, data or communications supplied or sent by us electronically, where through no fault of our own the relevant information, data or communications has been corrupted or otherwise modified as a result of its being supplied or sent electronically. You will be responsible for ensuring that any materials you provide or send us by any electronic medium and/or by computer disk are, and remain, virus free.

Subject to the above, our total liability in contract, including negligence or breach statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of this appointment or otherwise under the Terms of Engagement, unless otherwise agreed in writing, be on the basis of a liability cap set at a level which is proportionate to the instruction as follows:

Market Value of the Property as Existing	Liability Capped at:
£250,000 and below	£5,000
£250,001 to £500,000	£10,000
£500,001 to £1,000,000	£20,000
£1,000,000 or above	25% of any loss attributable to us after the application of the following provisions on just and equitable shares, up to a maximum of £250,000

18. We have not secured a written planning history from the Local Authority nor have we made formal enquiries to other relevant bodies. The information contained within the report therefore represents our findings based on verbal enquiries with the relevant statutory bodies and investigations thought appropriate. Whilst the information provided is taken to be accurate, we have assumed that a full planning history and further formal enquiries will be conducted by your legal advisors. Any discrepancy should be immediately notified ourselves in order that we may advise whether this may impact our valuation(s) reported.

Unless stated otherwise within this report and in the absence of any information to the contrary, we have assumed that:

all buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;

the property is not adversely affected by town planning or road proposals.

all alterations, additions or extension to the property have received all necessary town planning consents, building authority approvals (building warrants) and completion certificates.

the property complies with all relevant statutory and Local Authority requirements, including but not limited to Fire Regulations, The Equality Act, The Control of Asbestos Act, The Licensing Scotland Act, Health and Safety Regulations, Environmental Health Regulations and similar.

