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Regulated by RICS

31 October 2025

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Dear Evelyn Craig,

Garden Ground Lynburn, Riggs Place, Cupar, KY15 5JA.

We refer to your instructions for a valuation of the above subjects, as garden ground containing a derelict stone-built store/outbuilding, on a drive-by basis.

As the subjects are well known to yourselves, we do not consider it necessary to describe them in detail; however, for record purposes, we confirm the following.

It is understood that the subjects include a garden and a stone-built store in south central Cupar, situated in an area with mixed residential and commercial properties next to a railway line. The ground involved covers approximately 0.06 acres, which includes an access driveway leading to what appears to be an unadopted road, providing access to Rigg's Place. It is presumed that there is a right-of-way over the road to Rigg's Place. The stone-built store is currently derelict and was not inspected during the survey; however, it was observed to have no roof and to be heavily overgrown with vegetation. Nonetheless, the structure sets a precedent for construction on the site and could be advantageous for any future plans.

The valuation provided is based on current use value, i.e., as garden ground.

A drive-by inspection was undertaken; however, a full site investigation has not been carried out, and it is assumed that the land is not contaminated. It does appear to have been in garden use for many years.

Valuing pieces of garden ground such as this is always difficult and in arriving at our valuation we have studied other transactions of garden ground in other areas of Cupar. The valuation below is an indication only.

Having regard to our foregoing comments, we are of the opinion that the Market Value of the whole site on the basis of vacant possession in its present condition as garden ground may be fairly stated as in the region of **£25,000 (TWENTY FIVE THOUSAND POUNDS)**.

This report is confidential to the client for the specific purpose to which it refers. It may be disclosed to other professional advisors assisting the client in respect of that purpose, but the client shall not disclose the report to any other person. Should any further information be necessary a separate survey with respect to these items or to other parts of the property related thereto must be instructed in writing.

We trust the foregoing meets with your requirements and in the meantime, remain.

Yours faithfully

Douglas Cramb, MSc MRICS
Chartered Surveyor



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