



RUTH BROWN & CO LTD

CHARTERED SURVEYORS
REGISTERED VALUERS

DORNOCH SOCIAL CLUB
SCHOOL HILL
DORNOCH
IV25 3PF



Whisperdale, Birichen • Dornoch • Sutherland • IV25 3NE
Tel: (01862) 811248 • Email: ruthbrownandcoltd@outlook.com



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Chartered Surveyors
Whisperdale, Birichen, Dornoch, Sutherland, IV25 3NE
Tel: (01862) 811248

VALUATION REPORT

To: Paddy Murray
Ref: V/25/09/3113

1. SCOPE OF THE REPORT

1.1. Instruction

In accordance with your instructions dated 3rd September 2025, we have valued Dornoch Social Club, School Hill, Dornoch IV25 3PF in order to advise you of our opinion of the Market Value of the property as at 12th September 2025.

1.2. Compliance with Standards

This valuation has been undertaken in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation – Global Standards January 2025 (Red Book)

1.3. Conflict of interest

We confirm that we do not have any material connection or involvement giving rise to a conflict of interest and are providing an objective and unbiased valuation.

1.4. Valuer status

This report has been prepared by Ruth Brown acting as an independent External Valuer. The Valuer is a member of the RICS Valuer Registration Scheme and meets the requirements of RICS Valuation - Professional Standards in having sufficient current knowledge of the particular market and the skills and understanding to undertake the valuation competently.

1.5. Purpose of Valuation

It is understood that this valuation report is required for the purpose of purchase for the conversion to residential.

1.6. Basis of Valuation

We have valued the property on the basis of Market Value which is defined by RICS as:

‘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.’

1.7. Inspection

We carried out an internal and external inspection of the property. This was undertaken on 12th September 2025 by Ruth Brown.

1.8. Information supplied

We have relied upon the information supplied to us by the client. We reserve the right to amend our valuation in the event of any of these details proving to be incorrect.

1.9. Confidentiality & disclosure

This report is provided for the sole use of the named client, is confidential to the client. The contents are not to be disclosed to any third party nor published in any way without our prior written approval regarding the form or context in which it may appear.

1.10. Third party liability

This valuation report is only for the use of the client and no liability is accepted to any third party for the whole or any part of its contents.

2. PROPERTY DESCRIPTION

2.1. SITUATION:

The property stands in an elevated position in a central location in the Royal Burgh of Dornoch on the east Sutherland coast. Shops, schools and range of amenities are to be found within walking distance of the property. School Hill comprises predominantly residential properties.

2.2. DESCRIPTION:

The property is a detached one and a half storey building which was built pre 1900 which is currently used as Dornoch Social Club. There is a single storey rear extension which is understood to have been added in the 1980s. The main walls are built solid in local stone and pointed externally. The extension walls are of cavity concrete block construction with roughcast finish. The main roof is pitched, timber framed and slate clad with clay ridge tiles and lead valleys. The extension wall is flat /low pitch and clad with box profile metal sheeting. The internal walls and ceilings are partly lath and plaster and partly timber framed and faced with plasterboard which has been taped and filled. The floors are partly suspended timber and partly solid concrete construction. The windows are single glazed with timber casements. Secondary glazing has been installed to most windows. The external doors are of timber construction. The rainwater goods are in a mix of cast iron and pvc. The internal floor area extends to 462sq.m. or thereby.

2.3. ACCOMMODATION:

Ground Floor: Entrance Hall, Struie Room, Main Hall, Coffee Lounge, Kitchen, Inner Hall, Ladies and Gents Toilets, two Store rooms and Ben Bhraggie Room
First Floor: Landing, Two Store rooms and one Store cupboard

2.4. GROUNDS/OUTBUILDINGS:

The building is set within an area of ground with tarmac driveway and large parking area. The boundaries are formed in stone walls. There are no outbuildings.

2.5. SERVICES:

The property enjoys mains water, drainage and electricity. Space heating is provided by electric panel heaters. The services were not tested.

3. GENERAL REMARKS

- There was no access to any floor void and only partial access to the roof void.
- There is evidence of previous movement in the form of stepped cracking to the stone walls.
- The chimney stack to the front elevation has been braced.
- It is understood that areas of the walls were repointed within the last six years. There is minor cracking to this pointing indicating ongoing movement.
- Light scattered woodworm was noted in the accessible roof timbers. This appears to be historic, however a timber and damp proofing specialist can advise on the need for and the cost of any necessary remedial works.
- Otherwise, the property is generally in a condition consistent with one of its age and type of construction.
- The Scottish Environmental Protection Agency (SEPA) flood map for the area shows no risk of flooding within the vicinity.
- A significant scheme of works will be required to convert the building to residential use, including but not restricted to: structural integrity, electrical work with possible rewire, insulation upgrade, ventilation and fire safety to ensure compliance with current Building Regulations.
- The property is located within Dornoch Conservation Area, therefore Planning Permission for Change of Use and works within a Conservation Area will be required.

4. OPINION OF VALUE ASSUMING VACANT POSSESSION

of:

Dornoch Social Club, School Hill, Dornoch IV25 3PF as at 12th September 2025

£220,000 (TWO HUNDRED AND TWENTY THOUSAND POUNDS)


Ruth Brown M.R.I.C.S.

17th September 2024
Date



IMPORTANT NOTICE

The purpose of this valuation is to assist the client in determining the amount or an indication of value for taxation or other purposes. This report is not, and therefore must not be treated or relied upon as a detailed report or survey on the existing or future condition of the property. If such a report is required, then a more detailed "Scheme II" type inspection should be instructed.

If any essential repairs are outlined within this report, it should be noted this will not be a comprehensive list of defects affecting the property and it should also be noted that any retention figure mentioned will not necessarily be the cost of repairing these defects. The essential repairs which are mentioned will be only those which are considered to have a material bearing upon the property's suitability as a security for loan purposes. It follows therefore that there may be other defects in the property which will not be mentioned in the report. It should be noted we have not carried out a structural survey of the property, neither have we tested any of the services. We have not inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible. If no essential repairs are mentioned, this does not mean that the property is free from defect, but our valuation assumed there are no essential repairs.

Our valuation reflects our opinion as to the market value of the subjects which is defined by RICS as

'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.'

This being the best price at which the sale, or an interest in a property might reasonably be expected to have been completed unconditionally for cash consideration on the date of valuation, assuming (a) a willing seller, (b) that prior to the date of valuation there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms and for completion of sale; (c) that the state of the market, level of values and other circumstances were, on any earlier assumed date of completion of missives, the same as on the date of valuation, (d) that no account is taken of an additional bid by a purchaser with a special interest.

It is also assumed the property possesses good Title and is free from any onerous or unusual burdens, covenants, restrictions, charges or other matters which may adversely affect the subjects. In addition, any necessary access ways or servitude requirements are covered by the relevant formalised documentation. In addition, all works necessary to meet the requirements of all competent and statutory instruments and Local Authority Orders have been complied with and in particular, that the relevant Local Authority Consents, Warrants and Completion Certificates have been obtained, particularly where construction or alteration works have been undertaken.

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.

This report is provided for the sole use of the named client and is confidential to the client. The contents are not to be disclosed to any third party without prior written consent. Without such consent we can accept no responsibility to any third party.

For the purposes of this valuation, 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.