

Offices also at: Inverness & Stornoway

## MARKET VALUATION OF PROPERTY FOR PRE SALE PURPOSE PURPOSES

<b>CLIENT:</b>	Otger Merckelbach
<b>PROPERTY ADDRESS:</b>	Old Telephone Exchange Whiteface Dornoch IV25 3RJ
<b>WEATHER AT TIME OF INSPECTION:</b>	Dry and overcast.
<b>LOCATION AND AMENITIES:</b>	The subjects are located in the countryside of Whiteface with views to the surrounding area. The property is a short distance by road to the nearest town of Dornoch.
<b>DESCRIPTION:</b>	The subjects comprise a former telephone exchange building and immediate ground around it.
<b>CONSTRUCTION:</b>	Walls: Of brick with render finishes externally. Roof: Pitched, timber framed and finished with natural slate roof coverings. Floors: Appear of concrete. No heating is provided.
<b>ACCOMMODATION AND OUTBUILDINGS:</b>	Single room.
<b>GROSS INTERNAL AREA (sq m)</b>	15 or thereby.



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**Consultant:** Nick E Lawton BSc (Hons) MRICS MQSi CSCS  
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**SERVICES:  
(Not Tested)** Mains electricity only. There would appear to be no drainage or water supply to the subjects.

**TENURE:** Ownership.

**AGE:** Built circa 1950s.

**ROAD AND FOOTPATH:** The subjects lie adjacent to an adopted roadway.

**GENERAL OBSERVATIONS/  
CONDITION:** The subjects comprise a small former telephone exchange which is noted to be in dilapidated condition showing signs of heavy weathering to external finishes particularly to render work which is noted to be bossed (loosened) and failed in parts.

Corrosion noted to cast iron fittings. Debris was noted to roof coverings as well as past patching and spalling to ridging. Timber elements show signs of heavy weathering. Fencing is of age. The subjects are within influencing distance of mature trees adjacent.

This list of defects is illustrative but not exhaustive.

**MARKET VALUATION FOR IN PRESENT CONDITION  
PRESALE PURPOSES:**  
**(On basis of vacant possession)** **£15,000 (Fifteen Thousand Pounds)**

**IMPORTANT NOTICE: Please read this carefully.** The purpose of this report and valuation is to provide a market value and has been prepared in accordance with the Royal Institution of Chartered Surveyors Valuation – Professional Standards and under the Terms and Conditions set out in Torrance Partnership LLP Instruction Acknowledgement. It is not a survey of the property, structural or otherwise and if you wish to be satisfied as to the condition of the property then a Private Report or Scheme 2 inspection should be instructed before deciding whether to purchase. You must not assume that if defects are not mentioned in the report, all parts of the structure are free from defect. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible. Where your attention is drawn to some defects, it does not mean that other defects may not exist. Moreover, services have not been tested. Any recommended retention figure indicated in the report is made for mortgage purposes only and is not necessarily the actual cost of completing the work. You should satisfy yourself as to the cost of works required before proceeding with purchase.

If the property is of architectural or historical interest or a Listed Building or in a Conservation Area or of unusual construction, appropriate specialist advice should be sought before carrying out the works. The valuation assumes that unless otherwise stated, any alterations and installations to the property satisfy all relevant legislation and have full certification where appropriate. Furthermore, it is assumed that the property holds a good and marketable Title and that there are no onerous ground burdens nor restrictive covenants contained within the Title and that there are no adverse planning proposals likely to affect the subjects. It is assumed that no deleterious or hazardous materials or techniques

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were used in the construction of the property or have been incorporated and that the property and adjacent properties are free from contamination. It is further assumed that there are no environmental issues affecting the subjects or surrounding area that would have a material impact on the valuation of the property.

An inspection for Japanese Knotweed or any other invasive plant species has not been carried out and unless otherwise stated for the purposes of this Report, it is assumed that there is no Japanese Knotweed or other invasive plant species within the boundaries of the property or in neighbouring properties. The identification of Japanese Knotweed or other invasive plant species should be made by a Specialist Contractor. It must be removed by Specialist Contractors and removal may be expensive.

The contents of this report should not be disclosed to any other third party except the Client's own professional advisers and as such, Torrance Partnership LLP do not accept responsibility to any third party. We reserve the right to provide this report to third parties without further reference to you.

The surveyor carrying out the inspection has the necessary skills to undertake the instruction and has no conflict of interest in accepting the instruction.

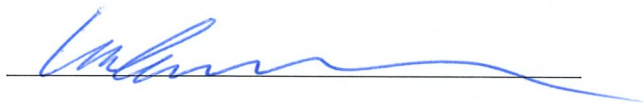
The method of valuation has been on a comparative basis utilising information from a variety of sources including Sasine information from Registers of Scotland.

**Market Value**

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.'

**Surveyor:** Keith J Bowman BSc MRICS Registered Valuer

**Signature of Firm:**



**Date of Inspection:** 15<sup>th</sup> May 2026

**Date of Valuation:** 15<sup>th</sup> May 2026

**Date of Report:** 21<sup>st</sup> May 2026

**Valuer's Ref:** KJB-26829-L001

**All correspondence signed by a named individual is signed on behalf of  
Torrance Partnership LLP**

