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Market Valuation Report

Address of Property:	**Fjall,** **Birsay,** **KW17 2NA.** **Raviehall Cottage,** **Birsay,** **KW17 2NA.**
Client:	**Fiona Brown.**
Inspected by:	**Christopher J Omand, BSc (Hons), M.R.I.C.S.** **Chartered Valuation Surveyor,** **R.I.C.S. Registered Valuer.**
Date of Inspection:	**11th August 2026.**
Date of Valuation:	**11th August 2026.**
Purpose of Valuation:	**Determination of Market Value.**
Basis of Valuation: as follows	Market Value defined in VPS4 1.2.1 of the 'Red Book' *"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."*
Scope of Report:	This is a limited Valuation Report suitable for ascertaining the market value of the heritable property.
Status of Valuer:	Christopher J Omand is acting as an External Valuer, with no material links to the client or the subject of assignment. The Surveyor is experienced in the valuation of all types of heritable property within the Orkney Islands Area.

Property details

Description:	Fjalll – 1 ½ storey detached house with detached double garage.
	Raviehall Cottage – single storey detached house with stables and 2no. detached garages. It is understood that the land extends to approx. 3.31 acres.
Accommodation:	Fjall – Ground Floor – Vestibule, Hallway, Sitting Room, Kitchen/Dining, Bedroom, En-suite, Utility and WC. First Floor – Landing, 2 Bedrooms and Shower Room.
	Raviehall Cottage – Sitting Room, Kitchen, 2 Double Bedrooms, 1 Single Bedroom, Study and Shower Room.
Location:	Situated in the rural parish of Birsay.
Gross external floor area (m^2):	Fjall – In the region of $158m^2$
	Raviehall Cottage – In the region of $100m^2$
Age:	Fjall – Original house circa 2004, first floor circa 2007 and double garage circa 2013.
	Raviehall Cottage – Estimated circa 1940's with later alterations and extensions. Exact dates unknown.
Services:	Fjall - Mains water and electricity with drainage to a private septic tank.
	Raviehall Cottage - Mains water and electricity with drainage to a private septic tank.
Weather:	Dry and sunny.
Tenure:	Absolute ownership.
Fjall Market Value –	<u>Three Hundred and Thirty Thousand Pounds</u>, <u>£330,000</u> on the basis the garage is completed.
Raviehall Cottage Market Value -	<u>Two Hundred and Seventy Five Thousand Pounds,</u> <u>£275,000</u>

Signature of Surveyor,

<u>Christopher J Omand, BSc (Hons), M.R.I.C.S,</u>
<u>Chartered Valuation Surveyor,</u>
<u>RICS Registered Valuer.</u>

The following valuation has been prepared in accordance with the current edition of the R.I.C.S. Valuation Standards, Global and UK, as amended. It is provided for the named client and for their sole use. It is confidential to the client and their professional advisers and the Valuer accepts no responsibility whatsoever to any other person. It is assumed that there is a valid title to the subjects free of any onerous encumbrances. A building survey has not been carried out nor have those parts of the property that are covered, unexposed or inaccessible been inspected. Such parts have been assumed to be in good repair and condition. It is not possible to express an opinion or give advice upon the condition of uninspected parts and therefore this valuation report should not be taken as making any implied representation or statement about such parts. An investigation has not been carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has since been incorporated, and it is therefore not possible to state that the property is free from risk in this respect. For the purpose of this valuation report it has been assumed that such investigation would not disclose the presence of any such material to any significant extent. No enquiries have been made concerning contamination affecting the property or neighbouring properties that would affect the valuation. However should it be established subsequently that contamination exists at the property or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the opinion of value provided. It is assumed that all statutory approvals and consents have been obtained for all works.

Tests by the Health Protection Agency have identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the Health Protection Agency. Telephone 01235 822745/876/737.

An inspection for Japanese Knotweed or other invasive plant species was not 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 outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, I consider that I can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. My valuation(s) is / are therefore reported on the basis of ‘material valuation uncertainty’ as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the subject property under frequent review.