

# Desktop Valuation



Valuer Ref **CT611903**

Lender Ref **2388972515182600-01**

## 1. MORTGAGE DETAILS

Applicant Name(s) **Mr M Schail**

Property Address **Plt 313, Meadowlark House 3 Moorhen Drive  
London**

Post Code **NW9 7DL**

Purchase Price/Estimated Value (As stated in instructions)

£ **462000**

## 2. TENANCIES

Section not applicable to Desktops.

## 3. TENURE (as stated to or assumed by the valuer)

Freehold ☐

Leasehold ☒

Commonhold ☐

Former Feuhold ☐

If Leasehold, assumed unexpired term of years

**999**

## 4. PROPERTY DESCRIPTION

Type Detached House ☐

Semi-detached House ☐

Terraced House ☐

Detached Bungalow ☐

Semi-detached Bungalow ☐

Terraced Bungalow ☐

Purpose Built Flat/Maisonette ☒

Converted Flat/Maisonette ☐

If a flat, number of floors in block **8**

Approx Year Built **2022**

Number of bedrooms **2**

Does the property appear to be a single dwelling? Y/N ☒

## 5. PROPERTY CONSTRUCTION

Is the property (excluding roof) of standard construction?

Y/N ☒

Is the roof of standard construction?

Y/N ☒

If the property or roof is of non-standard construction, please provide details

## 6. NEW AND RECENTLY CONVERTED

Is the property a new build or has it been newly converted or refurbished

Y/N ☒

If Yes, is the property sufficiently completed for mortgage purposes

Y/N ☒

Is the property a self build or barn conversion

Y/N ☒

Guarantee Scheme/Warranty

NHBC ☒

Build Zone ☐

Other ☐

Details if Other

Please confirm receipt of the Disclosure Form

Y/N ☒

Disclosure Form Date (dd/mm/yyyy)

Have the financial incentives been reflected in the valuation amounts?

Y/N ☐

Estimated Value of all Financial Incentives (Assessed in accordance with Lender Guidelines) £

## 7. RISK, INSURANCE AND MARKETABILITY MATTERS

Are you aware of any matters that may materially impact marketability, or render the property unsuitable for lending against Barclay's policy?

Y/N ☒

If Yes, please give details in section 8 and provide a £0 valuation.

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<b>7A. OTHER MATTERS THAT MAY AFFECT MARKETABILITY</b> Are there any additional comments relating to The Lender's guidelines not covered elsewhere in the report e.g. Mixed Use Properties, Short Term Lets, Flying Freeholds, Flats over Commercial Properties, Solar Panels? Y/N <b>N</b>	
If Yes, please provide details	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>8. GENERAL OBSERVATIONS</b> <div style="border: 1px solid black; padding: 5px;"> <p>It should be appreciated that the valuation provided is for the property as new. It may not be possible to obtain the valuation figure if the property is resold as a second hand especially, if comparable new property I was unable to inspect identify.</p> <p>The valuation assumes the building owner/responsibilities person(s) has or will have complied with their legal obligations in relation to the fire safety of the building in all respects and that there are no material works outstanding or cost to be passed to flat owners.</p> </div>	
<b>9. VALUATION FOR MORTGAGE PURPOSES - (assuming vacant possession unless otherwise stated)</b> Does the property comply with the guidelines to valuers in the Lender Valuation & Property Information Manual? Y/N <b>N</b>	
If No, please provide details	<div style="border: 1px solid black; padding: 5px;">         The UK Finance Disclosure Form was not available at the time of inspection. No valuation can be provided until the fully completed form is received.       </div>
If Yes, Valuation in Present Condition	£ <input style="width: 100px;" type="text" value="0"/>
Valuation upon Completion of construction (new build only) required under section 6	£ <input style="width: 100px;" type="text"/>
Shared Ownership: % of the property which the valuer has been informed will be owned by the borrower	<input style="width: 50px;" type="text"/> %
If shared ownership, Value of Share	£ <input style="width: 100px;" type="text"/>
<b>Declaration</b>	This report was completed via Remote Valuation and does not take into account or provide information regarding the physical condition of the building or any potential defect(s). I certify that I have prepared this report in accordance with the Lenders Valuation and Property Information Manual and I am registered with the RICS VRS.
<b>Valuers Name</b>	<div style="display: flex; justify-content: space-between;"> <div> <input style="width: 150px;" type="text" value="James Donkor"/> </div> <div> <b>e-signature</b> <input style="width: 150px;" type="text" value="427863 = 6782"/> </div> </div>
<b>Qualifications</b>	<div style="display: flex; justify-content: space-between;"> <div> <input style="width: 150px;" type="text" value="AssocRICS"/> </div> <div> <b>RICS No.</b> <input style="width: 150px;" type="text" value="6636866"/> </div> </div>
	<b>Report Date</b> <input style="width: 100px;" type="text" value="12/10/2022"/>