



## BUY TO LET MORTGAGE VALUATION REPORT

gatehousebank

Applicant(s) Surname(s) & Initials:  
AERO CYBER REALTY LIMITED

Application Number: 10297502-4683

Date of Inspection: 13/11/2024

Property Address:  
19 Woodbine Avenue  
Leicester  
Postcode: LE2 1AJ

### PROPERTY TYPE

Detached House  Semi-Detached House  Terraced House

Bungalow  Flat  Maisonette

If flat / maisonette on what floor?  No. of floors in block

Property built or owned by the Local Authority? Yes  No

If Yes, what is the approximate % of owner occupation

Is flat / maisonette:  
Converted  If Converted,  
please state year of conversion

Purpose Built  No of units in block

Above commercial Yes  No

If Yes, please state if this would affect the residential nature of the property e.g. Noise, Odour

Tenure: Freehold  Leasehold

Flying freehold Yes  No  If Yes, what %

Maintenance Charge £ Road Charges £ Ground Rent £

Remaining term of Lease (if unknown as per RICS red book)  Years

Is any part of the property in commercial use? Yes  No

If Yes please state % in commercial use

Is the property being purchased under a shared ownership scheme? Yes  No

Year property built  1890

### NEW BUILD or < 10 YEARS OLD

Is the Property New Build or Recently Converted? Yes  No

If New Build: Completed  Under Construction

Is Final Inspection Required? Yes  No

Is there a:

NHBC Cert  Build Zone  Premier  Professional Consultant

Other

If Other, please provide details

Is this a Self-build project? Yes  No

Does this transaction involve an element of part exchange? Yes  No

Has a Disclosure of Incentives form been seen? Yes  No

If Yes, please provide details  
Including total value of incentives & if part exchange

If property is New Build, please provide the name of Developer:

### ACCOMMODATION - State Number

Hall  1 Living Rooms  2 Kitchen  1 Lift  No

Utility  0 Bedrooms  2 Bathrooms  1 Separate WC  0

Basement  0 Garage  0 Parking  0

Gardens  Yes If Yes Private  Communal

Number of outbuildings  0

(please provide details)

Gross floor area of dwelling  77 m<sup>2</sup>

### CURRENT OCCUPANCY

Has the property ever been occupied? Yes  No

How many adults appear to live in the property?  0

Does the property appear to be an HMO/Multi Unit Freehold Block? Yes  No

If Yes, please provide details

Does the property appear to be tenanted at present? Yes  No

### CONSTRUCTION

Is the property of standard construction? Yes  No

If non-standard construction specify name of system or type:

External finish:

Main Walls:  Brick

Main Roof:  Slate

Garage:

Outbuildings:

Are there any alterations or extensions? Yes  No

Did the alterations require Building Regs or Planning Consents? Yes  No

Age of any alterations or extensions?  Years



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**LOCALITY & DEMAND**

Is location: Urban  Suburban  Rural   
 Market Appeal: Good  Average  Poor

Are surrounding properties:

Owner Residential  Residential Let  Commercial

Are property prices in the area:

Rising  Static  Falling

Is demand for this type of property:

Rising  Static  Falling

Is the property likely to be affected by compulsory purchase or clearance? Yes  No

If Yes, please provide details

Are there any vacant or boarded up properties in close proximity? Yes  No

If Yes, please provide details

Is there a possibility of occupancy restriction? Yes  No

If Yes, please provide details

Is the property close to any high voltage electrical supply equipment? Yes  No

If Yes, please provide details

**SERVICES**

Water: Mains  Private  Unknown

Gas  Electricity

Central Heating

If Yes, please state the type of central heating

Gas

Mains drainage  Septic tank/Cesspit/Treatment Plant

Unknown

Solar panels  Shared access  Road Adopted

Any easements or rights of way Yes  No

If Yes, please provide details

The property may be affected by shared pedestrian access. It is assumed that all

If house split in to flats, are services separate for each unit?

Yes  No  N/A

If No, please provide details

**ENERGY EFFICIENCY**

EPC Rating: A  B  C  D   
 E  F  G  Exempt  None

EPC Score 64

**CONDITION OF PROPERTY**

Is there any evidence of past or ongoing structural movement to the property? Yes  No

If Yes, is this historic or non progressive? Yes  No

If No, please provide details

Have any structural modifications been effected to the original building of which we as lenders should be aware? Yes  No

If Yes, please provide details

If internal or external communal areas exist have they been maintained to a satisfactory standard Yes  No

Is there any evidence of or is the property prone to:

Flooding  Subsidence  Heave  Landslip

Please provide details

Are the plot boundaries well defined and the total below 0.4 hectares? (1 acre) Yes  No

Are there any trees within influencing distance of the property? Yes  No

If Yes, please provide details

Is the property built on a steeply sloping site? Yes  No

If Yes, please provide details

**REPORTS**

Are any of the following reports required due to major concerns?

Timber/Damp  Mining  Electrical

Drains  Structural Engineers  Arboricultural

Mundic  Wall Ties  Roof

Metalliferous  Sulfate (Red ash)  Other +

If Other, please provide details

**ESSENTIAL REPAIRS**

Are there any essential repairs required? Yes  No

If Yes, please provide details

Is re-inspection required? Yes  No



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**RENTAL INFORMATION**

Is there rental demand for a property of this type in the locality? Yes  No

If No, please provide details

Monthly market rent sustainable assuming let on a 6/12 month AST basis, with the property in its present condition?

£ 875

Monthly market rent sustainable assuming let on a 6/12 month AST basis, with the property in an improved condition and after any essential repairs?

£

Any other matters which may have an impact on the ongoing demand for residential letting relating to this security?

Yes  No 

If Yes, please provide details

Is the demand for this property only on an investor to investor basis?

Yes  No 

If Yes, please provide details

**GENERAL REMARKS:**

Any other information which in your opinion Gatehouse Bank plc should note:

Our valuation reflects the general condition of the property in its present state, although certain repairs and improvements, which do not directly affect mortgageability are required.

The property is noted to be in close proximity to commercial office space and a church to the rear. This may deter some purchasers and affect marketability. This is reflected in the mortgage valuation.

There is pedestrian access only at the property.

It is assumed that appropriate rights of way and management arrangements are in existence for the shared pedestrian access. Legal advisors to confirm.

There is evidence of structural movement in the form of cracking to masonry and distortion to/around lintels. This appears to be longstanding but may deter some purchasers and affect marketability. This has been considered in the mortgage valuation.

There was no loft access.

The property's EPC rating is D.

**VALUATION FOR FINANCE PURPOSES**

Valuation to be provided on a comparative basis only

Is the property suitable security for finance purposes? Yes  No

If No, please provide details

Market Value in present condition

£ 160000

Market Value after essential repairs/completion

£

Purchase Price/

Borrowers Estimated Value

£ 160000

Building Insurance Reinstatement Cost

£ 220000

Is there anything in the valuer's opinion likely to cause a loading to the building insurance premium?

Yes  No 

If Yes, please provide details

**IMPORTANT NOTICE TO THE APPLICANT:**

1. The Valuer has made this Report without any liability to you. Gatehouse Bank plc, its Agents and the Valuer are not responsible to you for the accuracy of opinions in this Report that relate to the value or the condition of the property.
2. No responsibility to any third party is accepted by Gatehouse Bank plc or the valuer in relation to this report.



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### VALUERS DECLARATION

1. I certify that the property offered as security has been inspected by me and that the valuation is a fair indication of the current value and condition for mortgage purposes. I certify that I do not have a direct or indirect interest in the sale of the property and that I have complied with Gatehouse Bank plc Guidelines with my recommendation. This firm holds adequate indemnity insurance.
2. I further understand that Gatehouse Bank plc may raise finance on the security of the mortgage and I am aware that this valuation will accordingly be relied upon by Gatehouse Bank plc and its successors in title and persons deriving title through it, including, without prejudice to the generality of the foregoing, any trustee on behalf of any group of persons or companies interested in the mortgage.
3. In particular, I acknowledge a duty of care to Gatehouse Bank plc, its successors and assigns and those deriving title through it together with any mortgage administrator acting on behalf of Gatehouse Bank plc.

Signature of Valuer / Electronic Signature 457858 = 2681

Address of Valuer

Valuation Management Centre, Cumbria Hous

Name of Valuer Humza Okhai

Leighton Buzzard

For and on behalf of Connells Survey & Valuation Ltd

Postcode LU7 1GN

Telephone (inc. STD code) 01525218647

Report Date 13/11/2024

Fax (inc. STD code) 01525218632

E-mail customercare@connells.co.uk

Professional Qualifications of the Valuer

MRICS  FRICS  AssocRICS

RICS Number 6983284

\* See Continuation Page \*

**BUY TO LET MORTGAGE VALUATION REPORT - Continuation Page**

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**SERVICES: Any easements or right of way, If Yes, details (continued)**  
legal arrangements are satisfactory although  
further enquiries should be made.

**\* End of Report \***

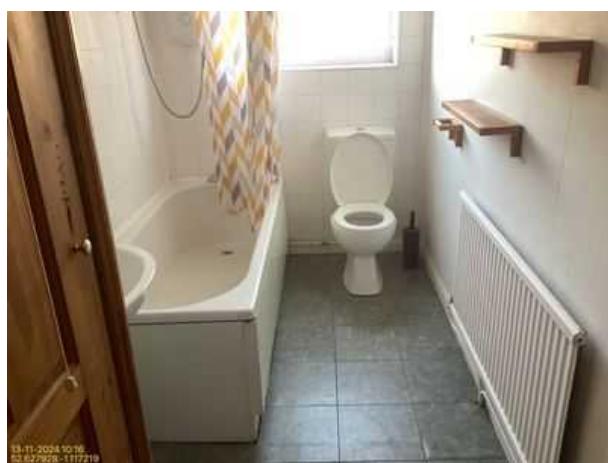
# Photosheet (1 of 2)



**Photo of Front Elevation**



**Photo of Rear Elevation**



**Photo of Bathroom**

## Photosheet (2 of 2)



**Photo of Kitchen**



**Photo of Street Scene**



**Photo of Street Scene**