

Private & Confidential
Ms Anne-Marie McCullagh
202 Lower Kilmacud Road
Goatstown
Dublin 14

17 Upper Baggot Street, Dublin 4
Telephone 01 - 6607 988
Facsimile 01 - 6609 239
Mobile 087 9109 188
Email patrick@valuations.ie
www.valuations.ie

10th March 2017

Re: Clonlea, Ballinteer Road, Ballinteer, Dublin 16

Dear Ms McCullagh,

Further to recent instructions I have enclosed here a report for your attention.

Please note that no structural survey was undertaken by our office and I must stress that I am therefore unable to report whether the building is free from any structural defects and I further stress that this report is compiled on the basis that it is for valuation purposes only.

Information regarding title, outgoings, local Authority planning etc., which has been supplied to me has not been checked against the relevant documentation.

With reference to your instructions I have carried out an assessment of the aforementioned property with a view to advising you of the approximate Open Market Capital Value of the freehold interest of Clonlea, Ballinteer Road, Ballinteer, Dublin 16.

The property known as Clonlea, Ballinteer Road, Ballinteer, Dublin 16 is a three bedroom detached dwelling c. 122 Sq.M on a site c. 695 Sq.M. Property has a converted attic with en suite. It has a South West facing rear aspect. Property fronts onto the main road, Ballinteer Road.

Property has planning permission to split the existing site into two, demolish part and extend to rear of existing dwelling and to construct a three bedroom detached dwelling on other site. Planning Ref D15A/0830.

Tenure: Property is presumed held freehold.

Services: All main services are available and connected to the property.

Condition: As previously stated no structural survey has been carried out on the property.

Planning: No inspection of the documentation regarding planning has been carried out. For the purposes of this report we are assuming that all relevant planning and bylaw regulations pertaining to the property have been complied with.

Valuation: It is my opinion that the Current Open Market Value of the property
Clonlea, Ballinteer Road, Ballinteer, Dublin 16

Is €600,000 (Six hundred thousand euro)

In accordance with our standard practice, we must state that this report is solely for the use of the person to whom it is addressed and no responsibility can be accepted to a third party for the whole or any part of its contents.

I hope that the above will be of assistance to you. If you have any queries in relation to the above, please do not hesitate to contact me.

Yours sincerely,



Patrick Sheehan MRICS MSCSI
Independent Valuations Ltd.



Clonlea, Ballinteer Road, Ballinteer, Dublin 16 – Front Aspect



Clonlea, Ballinteer Road, Ballinteer, Dublin 16 – Rear Aspect

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10th March 2017

Re: Site @ Clonlea, Ballinteer Road, Ballinteer, Dublin 16

Dear Ms McCullagh,

Further to recent instructions I have enclosed here a report for your attention.

Please note that no structural survey was undertaken by our office and I must stress that I am therefore unable to report whether the building is free from any structural defects and I further stress that this report is compiled on the basis that it is for valuation purposes only.

Information regarding title, outgoing, local Authority planning etc., which has been supplied to me has not been checked against the relevant documentation.

With reference to your instructions I have carried out an assessment of the aforementioned property with a view to advising you of the approximate Open Market Capital Value of the freehold interest of Site @ Clonlea, Ballinteer Road, Ballinteer, Dublin 16.

The property known as Site @ Clonlea, Ballinteer Road, Ballinteer, Dublin 16 is a site c. 280 Sq.M which has planning permission to build a three bedroom detached dwelling c. 154 Sq.M.

The existing dwelling is partially situated on this site and would need to be demolished to clear the site for construction of new dwelling. Site fronts onto the main road, Ballinteer Road. Property will have a South West facing rear aspect.

Tenure: Property is presumed held freehold.

Services: All main services are available and connected to the property.

Condition: As previously stated no structural survey has been carried out on the property.

Planning: No inspection of the documentation regarding planning has been carried out. For the purposes of this report we are assuming that all relevant planning and bylaw regulations pertaining to the property have been complied with.

Valuation: It is my opinion that the Current Open Market Value of the property
Site @ Clonlea, Ballinteer Road, Ballinteer, Dublin 16

Is €170,000 (One hundred & seventy thousand euro)

In accordance with our standard practice, we must state that this report is solely for the use of the person to whom it is addressed and no responsibility can be accepted to a third party for the whole or any part of its contents.

I hope that the above will be of assistance to you. If you have any queries in relation to the above, please do not hesitate to contact me.

Yours sincerely,



Patrick Sheehan MRICS MSCSI
Independent Valuations Ltd.



Site @ Clonlea, Ballinteer Road, Ballinteer, Dublin 16

Loan Account Number

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EBS

VALUATION REPORT

Full Valuation

☒

Re-valuation

☐

Final Valuation

☐

(Please tick as appropriate)

If a re-valuation or final valuation, please complete section 1, 12, 12(a) 13 & 14 only. If value differs from original full valuation, please specify the reasons for the increase/decrease in value. (Please specify in section 14)

1. INSTRUCTIONS

Instructed by

EBS

Applicant name(s)

Ken & Anne Marie McCullagh

Address of property or site to be inspected (Full legal address)

Address 1 Site @ Clonlea

Address 2 Ballinteer Road

Town/City Ballinteer

County/Postal code Dublin 16

ITM Co-ordinates

Easting

Northing

Orthometric height

Please ensure that a colour photograph of the property accompanies this form.

2. PROPERTY

Property Location

Urban

☒

Suburban

☐

Rural

☐

Proximity to nearest town

☐

Approximate age

New

Type of property

House

☒

Townhouse

☐

Bungalow

☐

Dormer

☐

Purpose built apartment

☐

Converted apartment

☐

Type of building

Detached

☒

Semi-detached

☐

Terraced

☐

End-terrace

☐

Number of storeys

2

Apartment floor number

☐

3. NEW PROPERTIES/SELF BUILD

Roof completed?

Yes

☐

No

☒

Fully built?

Yes

☐

No

☒

Stage of completion

Foundation level

☒

Main wall level

☐

Eaves level

☐

Roof level

☐

First fix stage

☐

Second fix stage

☐

Complete

☐

Estimated date of completion:

TBC

Full granted planning permission ref:

D15A/0830

Homebond Cert

Yes

☐

No

☒

Premier guarantee

Yes

☐

No

☒

Re-inspection necessary

Yes

☒

No

☐

Are there any incentives/discounts being offered by the developer?

Yes

☐

No

☒

If 'Yes', please give details:

Is the property part of a development?

Yes

☐

No

☒

If 'yes' - What is the size of the development

<50 Units

☐

>250 Units <= 500 Units

☐

>50 Units <= 100 Units

☐

>500 Units

☐

>100 Units <= 250 Units

☐

Is the development complete?

Yes

☐

No

☐

If 'Yes' - what is the approximate percentage level of occupancy in completed units?

<25%

☐

>50%<=75%

☐

>25%<=50%

☐

>75%<=100%

☐

If the development is not complete, please give details:

Loan Account Number

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EBS

Applicant name(s)

Ken & Anne Marie McCullagh

4. ACCOMODATION

Give number of

Reception rooms	3	Bedrooms	3	Bathrooms	2
W/Cs	1	Kitchens	1	Utility room	1
Out buildings		Garage			

Garage attached? Yes ☐ No ☒

Garage detached? Yes ☐ No ☒

Does the property have parking? Yes ☐ No ☐

If 'Yes', how many spaces?

Is parking space(s) included in the value? Yes ☐ No ☐

What is the stand alone value of the car parking space?

5. SERVICES

Front garden? Yes ☒ No ☐

Back garden? Yes ☒ No ☐

Other garden? Yes ☐ No ☐

Water ☒ Gas ☒ Electricity ☒

Sewage mains ☒ Oil ☐ Other ☐

If 'Other' - please give details:

Central heating type

Radiators ☒ Under floor ☐ Other ☐

Central heating fuel

Gas ☒ Oil ☐ Solid Fuel ☐ Electric ☐ Other ☐

Septic Tank / Biocycle Unit

Yes ☐ No ☐ Onsite: Yes ☐ No ☐

Roads, made up and taken over? Yes ☐ No ☒

Path, made up and taken over? Yes ☐ No ☒

6. CONSTRUCTION

Is the property of standard construction? Yes ☒ No ☐

Walls Brick ☒ Concrete ☐ Timber Frame ☐ Other ☐

If 'Other', eg. 100% Timber - please give details:

Roof Tile ☒ Slate ☐ Asbestos ☐ Flat Asphalt ☐ Flat Felt ☐

If 'Other' - please give details:

Floor Wood ☒ Concrete ☒

7. TYPE OF USE (TENURE)

One family occupation Yes ☒ No ☐

Fitted for residential lettings Yes ☐ No ☒

Fitted for business lettings Yes ☐ No ☒

Freehold ☒ Leasehold ☐

If 'Leasehold', how many years remaining?

8. GENERAL CONDITION

Structural repair Very Good ☐ Good ☐ Fair ☐ Poor ☐

Outside walls Very Good ☐ Good ☐ Fair ☐ Poor ☐

Windows Very Good ☐ Good ☐ Fair ☐ Poor ☐

Roof Very Good ☐ Good ☐ Fair ☐ Poor ☐

Decoration external Very Good ☐ Good ☐ Fair ☐ Poor ☐

Decoration internal Very Good ☐ Good ☐ Fair ☐ Poor ☐

Is there any obvious evidence of rising damp, rot and/or beetle infestation? Yes ☐ No ☐

Is a specialised report required? Yes ☐ No ☐

Is a building survey necessary? Yes ☐ No ☐

Are there any essential repairs required? Yes ☐ No ☐

If 'Yes' - please specify:

9. APPROXIMATE MEASUREMENTS

All properties

Internal floor area of property (GIA) Sq.m 154

Approximate gross area of site Sq.m 280

Approximate area of detached garage and outbuildings Sq.m

Loan Account Number

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EBS

Applicant name(s)

Ken & Anne Marie McCullagh

10. BOUNDARIES

Is the property landlocked? Yes ☐ No ☒

Boundary type

Boundary condition

Access – type and location on site

11. PLANNING/LOCAL AUTHORITY APPROVAL

Are there any material works/additions and/or structural alterations which require the grant of full planning permission and/or the provision of an opinion on compliance with building regulations? Yes ☐ No ☒

If 'Yes' - please give details:

12. VALUATION

Is the property recommended for mortgage? Yes ☒ No ☐

Market Value (at present) € 170,000

Market Value on completion (Subject to final valuation) € 550,000

Purchase price (not asking price) €

Re-building cost (insurance required to cover all costs - total loss, including site clearance & professional fees) € 380,000

Amount subject to retention for repairs € €N/A

Approximate rental income per month € 2,500

Letting demand Good ☒ Fair ☐ Poor ☐

Letting supply Over supplied ☐ Under supplied ☒

If final valuation: I certify that the work is ☐ is not ☐ fully complete in accordance with the original full valuation, plans and specifications.

Date of original full valuation

12(A). PROPERTY DEMAND

Do you have recent comparables to support your market value? Yes ☒ No ☐

If 'No' – please advise on the basis adopted in arriving at your market valuation:

Could the property be readily disposed of at your valuation? Yes ☒ No ☐

If 'no':

What is the estimated time required to effect sale?

What is the estimated current sale price? €

13. GENERAL LOCATION

Are there any factors which may effect the saleability of the property? Please tick as appropriate.

Subsidence/Landslip ☐ Heave/Settlement ☐

Pyrite damage ☐ Radon Gas ☐

Pylon/CT Masts ☐ Other ☐

Please give details as applicable:

14. GENERAL NOTES/OBSERVATIONS

On any aspect effecting the present or future valuation of the property

Insurance values should be reviewed annually & quotes to be sought prior to signing contracts.
This is not an Engineers report.
This is not a Structural Survey report.

Property under construction. Final inspection required.

Company name: Independent Valuations Ltd

Address: 17 Upper Baggot Street, Dublin 4

Tel No: 01 6607988

Fax: 01 6609239

Date of Inspection: 09/03/17

Printed name of valuer: Patrick Sheehan

Qualification: MRICS MSCSI

Signature  Date 10/03/17

(Valuer inspecting the property)

DECLARATION

I hereby declare and confirm:

That I have inspected the interior and exterior of the property, that I have relevant knowledge and experience in that area and that statements of fact contained in this report are true and correct at the time of inspection. The information in this report is limited because it is based on a superficial inspection only and cannot take account of woodwork or other parts of the structure which are covered, unexposed or inaccessible. No conclusion respecting the presence of dry rot, wet rot, or beetle infestation was reached. This report does not guarantee the performance standards of structural elements and service installations were not tested. The applicant(s) are recommended to obtain their own structural survey for their own protection. The valuation is a fair indication of the value for mortgage purposes and mortgage purposes only. This firm holds adequate indemnity insurance and does not have direct or indirect interest in the property or the applicant(s) named. This report may be relied upon by EBS d.a.c. (EBS) and any provider of mortgage indemnity guarantee insurance.

Notice to applicants:

All mortgage related correspondence and documents received by EBS are scanned and retained in electronic form in accordance with EBS document retention policies. By providing documents to EBS you consent to those documents being retained in this manner.

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Site @ Clonlea, Ballinteer Road, Ballinteer, Dublin 16