

VALUATION REPORT



Full Valuation ☒ Final Valuation ☐ Subsequent Valuation ☐

If a final valuation or subsequent valuation, please complete sections 1, 4, 10, 13, 14, 15, 16 & 17 only. If value differs from original full valuation, please specify the reasons for the increase/decrease in value. (Please specify in section 18)

Instruction Number  Reference Number

1. INSTRUCTIONS

Please ensure that a photograph of the property accompanies this report.

Lenders

Instructed by

The valuation has been requested for the purposes of loan application, renewal or contractual adjustments.

Applicant Name(s)

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

Address 1

Address 2

Town/City

County/Postal code

Eircode or GPS Coordinates

If Eircode or GPS coordinates not available please enter 'Unknown'

We declare that this firm does not have direct or indirect interest in the property or the applicant(s) named. ☒

2. PROPERTY DESCRIPTION

Property Location Urban ☐ Suburban ☐ Rural\* ☒

\* Please include an OS map for rural properties indicating the extent of the property, outlined in red.

Proximity to nearest town  km Approximate age (Years)\*

\*Please ensure you select 'business survey necessary' at Section 9 if this property is over 100 years old and in poor repair

Location Prime ☒ Secondary ☐ Tertiary ☐

Additional commentary on location of the property and local market conditions:

Type of property

House	<input checked="" type="checkbox"/>	Townhouse	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>
Dormer	<input type="checkbox"/>	Purpose built apartment	<input type="checkbox"/>	Converted apartment	<input type="checkbox"/>

If a one bedroom property, is it a studio ☐ or bedsit ☐

or neither ☐

Number of storeys  Apartment floor level (if applicable)

Type of building

Detached	<input checked="" type="checkbox"/>	Semi-detached	<input type="checkbox"/>	Terraced	<input type="checkbox"/>
End-terrace	<input type="checkbox"/>	Duplex	<input type="checkbox"/>	Mews	<input type="checkbox"/>

Front garden? Yes ☒ No ☐

Back garden? Yes ☒ No ☐

Other garden? Yes ☒ No ☐

Any unique characteristics or additional information of note (i.e. garden orientation):

3. PROPERTY MEASUREMENTS

Internal floor area of property (excluding garage) (GIA)

Total site area (Sq.m. or acre size)\*  Sq.m. or  acres

Area of detached garage and outbuildings  Sq.m.

\* Where total site area exceeds 1 acre (c.4,050 sq.m.), please indicate in section 18, if the land in excess of 1 acre has any impact on the market values noted in section 15 and if its purpose is for commercial use.

4. NEW PROPERTIES/SELF BUILD

Name of Developer/Main Contractor

Roof completed? Yes ☐ No ☒

Fully built? Yes ☐ No ☒

Stage of completion

Foundation level	<input type="checkbox"/>	Rising Wall level	<input type="checkbox"/>	Eaves level	<input type="checkbox"/>
Roof level	<input type="checkbox"/>	First fix stage	<input type="checkbox"/>	Second fix stage	<input type="checkbox"/>

Complete ☐

Estimated date of completion or completed date:

Full grant of planning permission ref for one off properties:

Homebond Cert Yes ☐ No ☒

Premier guarantee Yes ☐ No ☒

CRL 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:



## 5. ALL PROPERTIES LOCATED WITHIN DEVELOPMENTS/ HOUSING ESTATES (NEW & SECOND HAND)

Is this property part of a development? Yes ☒ No ☐

What is the size of the development if known:

<50 Units ☒ >250 Units <= 500 Units ☐

>50 Units <= 100 Units ☐ >500 Units ☐

>100 Units <= 250 Units ☐

If size of development is known please complete the following four questions

Roads, completed and taken over? Yes ☐ No ☒ Unknown ☐

Paths, completed and taken over? Yes ☐ No ☒ Unknown ☐

Is there a Management Company in place? Yes ☐ No ☒ Unknown ☐

Is the development complete? Yes ☐ No ☒ Unknown ☐

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:

The estate is not complete and has not been taken over. There is no management company in place. Roads and paths are completed up to the subject property.

## 6. ACCOMMODATION

Give number of

Reception rooms  Bedrooms  Bathrooms

W/Cs  Kitchens  Utility/  
Laundry rooms

Garages  Converted Attic  Out buildings\*

\*Describe Out buildings if any and note any additional accommodation:

Garage measuring 25 sq.m will incorporate a gym, hobby room and utilities.

Garage(s) attached? Yes ☐ No ☒

Garage(s) detached? Yes ☐ No ☒

Does the property have parking? Yes ☒ No ☐

If 'Yes', how many spaces? 1 ☐ or 2 ☐ or more than 2 ☒

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

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

N/A

## Parking

Surface ☒ Basement ☐ On Street ☐

Off Street ☐ Resident ☐ Permit ☐

Designated ☐ Communal ☐

## 7. SERVICES

Water ☒ Gas ☐ Electricity ☒

Sewage mains ☒ Oil ☐ Fibre Broadband ☐

Other ☐

If 'Other' - please give details:

## Septic Tank / Biocycle Unit

Yes ☐ No ☒ Onsite: Yes ☐ No ☐

## Central heating type

Radiators ☐ Under Floor ☒

Electric Storage Heating ☐ Other ☐

## Central heating fuel

Gas ☐ Oil ☐ Solid Fuel ☐ Electric ☐ Other ☒

Air to water / geothermal heat pump ☐ Solar Panels ☐

If 'Other' - please give details:

## Ground Air Heat Exchanger (Earth Tube) & Space Heating

BER Rating

BER number:

BER expiry date:

CO2 emission (Kg CO2/m2/yr):

Building Energy Rating (in KWH/m2/yr):

Where the above BER information is not completed, please detail the reason for omission:

## 8. 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 ☐ Other ☐

If 'Other' - please give details:


**Floor** Concrete ☒ Wood ☒

## 9. TYPE OF USE (TENURE)

Freehold ☒ Leasehold ☐

If 'Leasehold', how many years remaining?

Are there any existing tenancies: Yes ☐ No ☒

If 'Yes' - please provide details:


One family occupation Yes ☒ No ☐

House in multiple occupation Yes ☐ No ☒

Investment/Residential Let Yes ☐ No ☒

## 10. CONDITION OF PROPERTY

General condition\* 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 insect infestation? Yes ☐ No ☒

**\*Is a building survey or specialised report required for condition of property or for environmental or general reasons?** Yes ☐ No ☒

Are any essential repairs/proposed works required? Yes ☒ No ☐

If 'Yes' - please specify:

Construction on the subject property has yet to commence.

Is the building fire compliant? Yes ☐ No ☐ Unknown ☒

Is the property in a flood prone area? Yes ☐ No ☒ Unknown ☐

Is the property free from any visual signs of a pyrite reaction problem at the date of inspection? Yes ☒ No ☐ Unknown ☐

Has pyrite been identified in the past? Yes ☐ No ☒ Unknown ☐

## 11. BOUNDARIES

Is the property landlocked? Yes ☐ No ☒

Boundary type

Boundary Information

The property has boundary wall, trees and hedging.

Independent access provided to property? Yes ☒ No ☐

Folio No. if known

## 12. PLANNING/LOCAL AUTHORITY APPROVAL

Name of Local Authority in which property is located

Cork County Council

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 ☒ Unknown ☐

If 'Yes' - please give details of works/additions and costs if known:


## 13. ENVIRONMENTAL MATTERS AND DELETERIOUS MATERIALS

If known, are there any factors which may effect the saleability of the property?

Please tick as appropriate.

Subsidence/Landslip ☐ Heave/Settlement ☐

Flooding ☐ Building Defects ☐

Pyrite damage ☐ Radon Gas ☐

Fire Safety Risks ☐ Pylon/CT Masts ☐

Other ☐

Please give details as applicable:



#### 14. APPROACHES, METHODOLOGY, KEY PARAMETERS AND ASSUMPTIONS THAT HAVE BEEN USED TO ASSESS THE VALUE

Is Valuer applying the comparable method of valuation? Yes ☒ No ☐

Please list and provide a description of at least 2 local comparisons supporting the valuation. State the source of the comp. and the date of sale. In addition, if a new / self build please also provide at least 1 comp. to support the current Market Value.

1. Location: **Glynn, Mounneabbey, Co. Cork**  
 Description: **4 Bed Detached**  
 Sale price: **525000**  
 Date: **22/11/2022**

2. Location: **Duarrigle, Cullen, Co. Cork, P51V4Y2**  
 Description: **5 Bed Detached**  
 Sale price: **453200**  
 Date: **09/01/2023**

3. Location: **24 Ard na Si, Banteer, Co. Cork**  
 Description: **4 Bed Detached**  
 Sale price: **390000**  
 Date: **14/02/2023**

Please provide additional methodology & rationale to support your opinion of Market Value if required.

Is the property subject to a Block Insurance Policy? Yes ☐ No ☒

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

If 'no':

What is the estimated time required to effect sale?

#### 15. VALUATION

Is the property recommended for a mortgage? Yes ☒ No ☐

**CURRENT MARKET VALUE (MANDATORY)** € **90000**

Market Value on completion (Subject to final valuation) € **490000**

Reinstatement cost for insurance (to include demolition, site clearance, rebuilding costs, professional fees and VAT) € **913125**

Approximate rental income per month € **1500**

**Letting demand** Good ☒ Fair ☐ Poor ☐

**Letting supply** Over supplied ☐ Under supplied ☒

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

Date of original Full Valuation report

#### 16. ANY KNOWN CIRCUMSTANCES THAT MAY AFFECT THE VALUE IN THE SHORT TERM, INCLUDING DRAWING ATTENTION TO AND COMMENTING ON ANY ISSUES AFFECTING THE DEGREE OF CERTAINTY OR UNCERTAINTY.

#### 17. 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 geographic 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. Service installations were not tested. The applicant(s) are recommended to obtain their own building condition survey for their own protection. The valuation is a fair indication of the current market value for mortgage purposes and mortgage purposes only. This firm holds professional 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 AIB Mortgage Bank u.c./Allied Irish Banks, p.l.c. and any provider of mortgage indemnity guarantee insurance.

Company name: **Liam Mullins & Associates**

Address: **46 Bank PLace,  
Mallow, Co. Cork**

Tel No: **022 21400**

Email: **info@liammullins.com**

Valuation Date: **04/04/2023**

Inspection Date: **31/03/2023**

Printed name of valuer: **Liam Mullins**  
 (Valuer who inspected and completed valuation of the property)

Valuer Membership: IPAV plus TEGoVA TRV or ☒ or SCSi / RICS plus RICS Registered Valuer ☐

Professional Body Membership Number i.e. IPAV or SCSi / RICS: **A851**

Is Valuer's TEGoVA or RICS RV accreditation in date: Yes ☒ No ☐

Signature:   
 (Valuer who inspected and completed valuation of the property)

Report Date: **04/04/2023**



## 18. GENERAL NOTES/OBSERVATIONS

Construction has yet to commence on the subject property. The property is part of two folio numbers CK128237F and CK143179F as the sites at No. 29 and No.30 Ard an Si, Banteer were both purchased by applicant for the construction of this property.

## NOTICE TO APPLICANT(S):

The Current Market Value stated in this Report is a statement of the Valuer's professional estimate of the property on the valuation date, assuming that the Property has a title commensurate with prudent standards.

The Report is based on a superficial inspection. There may be defects in the property, whether structural, inherent or otherwise which can only be revealed by a detailed survey. It must not be assumed that repairs (if any) mentioned in this report are the only repairs that are necessary. **IF YOU REQUIRE AN IN-DEPTH BUILDING CONDITION SURVEY** you should engage a suitably qualified competent professional before committing yourself to purchasing the property and/or availing of mortgage finance if sanctioned by the Lender on the security of a mortgage/charge of the property.

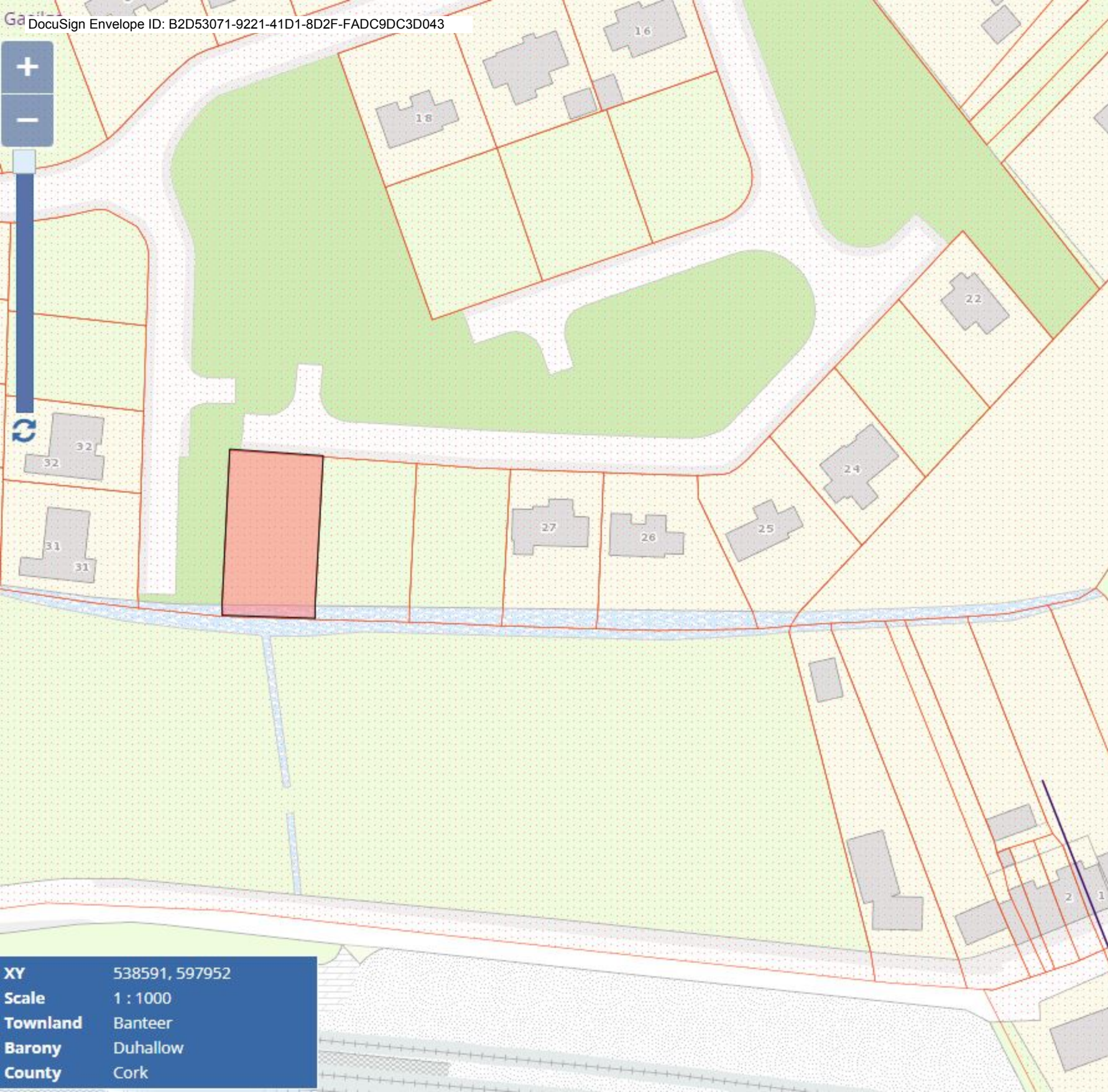
That this valuation is accepted or relied upon by the Lender does not imply or warrant, either directly or indirectly, any responsibility on the part of the Lender that the property is free from defect whether structural, inherent, or otherwise or, that its actual market worth corresponds with the value expressed or, that the contents of the report are accurate or valid in any respect.

It will be necessary to complete this Valuation Report before commencement of a 'Self Build' property, advising cost of site and estimated value on completion of build. Confirmation from an Architect/Building Surveyor/Engineer will be sought in relation to 'tranche payments' confirming the stage of construction, the value of the work completed and that the property is being constructed in substantial compliance with planning permission and building regulations. Prior to the final drawdown, a further Valuation Report will be required from the Valuer stating that the property has been completed and its current market value.

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







XY 538591, 597952  
Scale 1 : 1000  
Townland Banteer  
Barony Duhallow  
County Cork

Property Details

> Back

Folio Number	CK128237F
Title Level	Freehold
Plan Number	BK5T1
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	1
Address	Not Available

Add to BasketCreate Alert

The following Applications are Pending on this Folio

D2022LR078836U	Mapped
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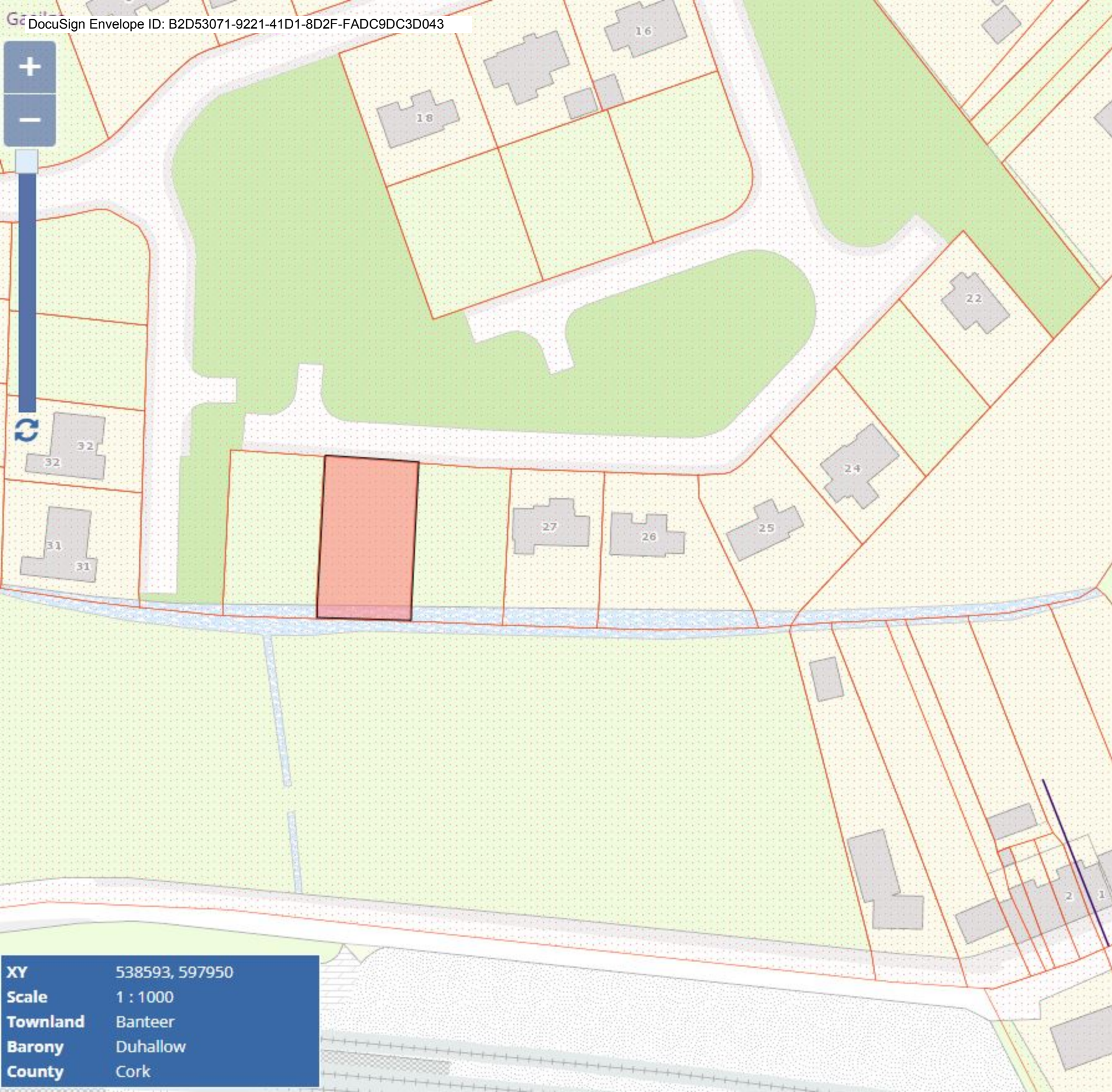
\*PRA Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

View Basket

Print Current View

Help





> Back

Folio Number	CK143179F
Title Level	Freehold
Plan Number	CHJ52
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	1
Address	Not Available

Add to Basket

Create Alert

The following Applications are Pending on this Folio

D2022LR078836U	Mapped
----------------	--------

\*PRA Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

View Basket

Print Current View

Help

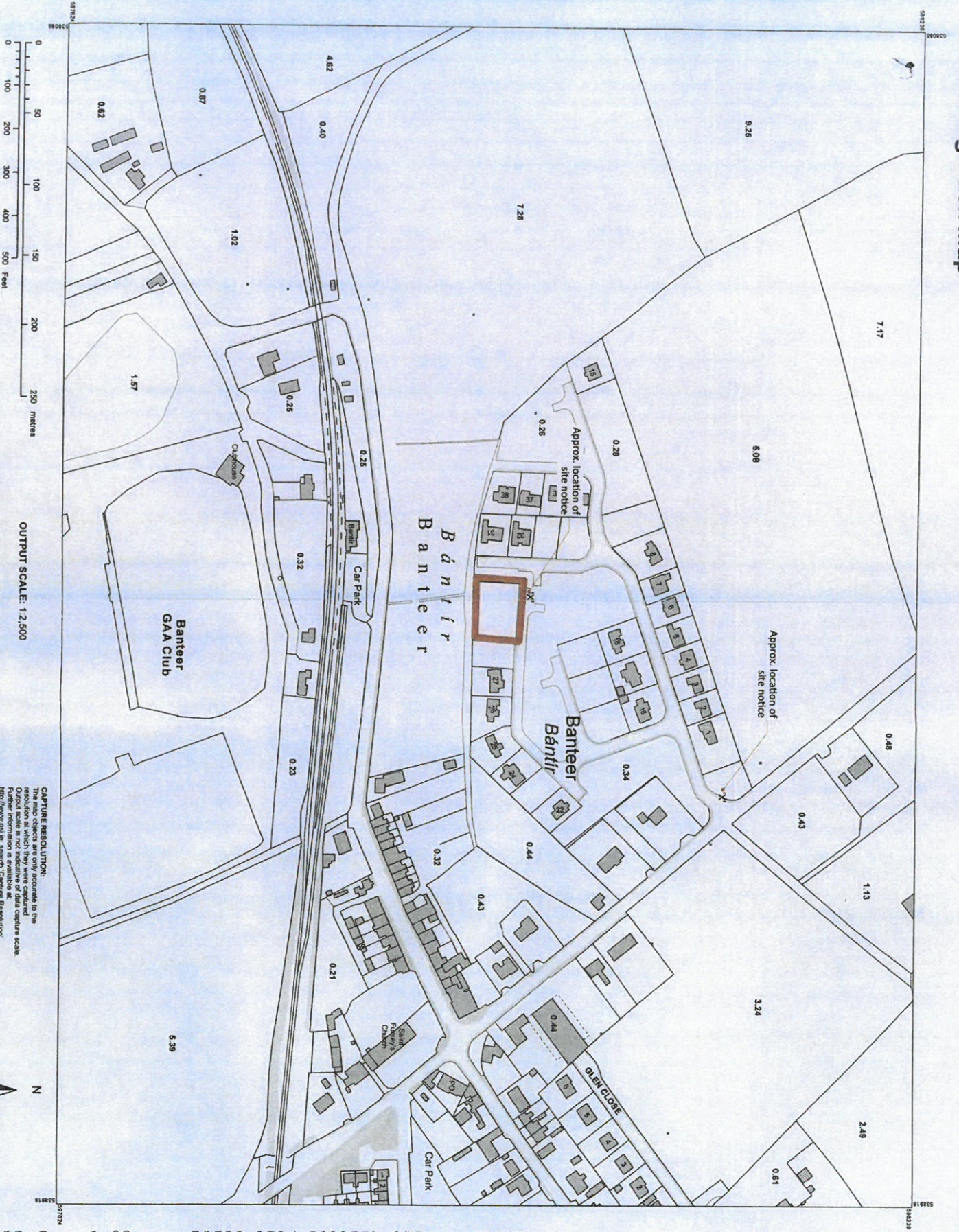
XY	538593, 597950
Scale	1 : 1000
Townland	Banteer
Barony	Duhallow
County	Cork







Planning Pack Map



OUTPUT SCALE: 1:2,500

**CAPTURE RESOLUTION:**  
The map data is captured at a resolution of 1:2,500. The output scale is not indicative of data capture scale. Further information is available at <http://www.osi.ie/search/CaptureResolution/>

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**CENTRE COORDINATES:**  
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**PLANNING DEPARTMENT**  
14 APR 2022  
ORDNANCE SURVEY  
DUBLIN CITY COUNCIL

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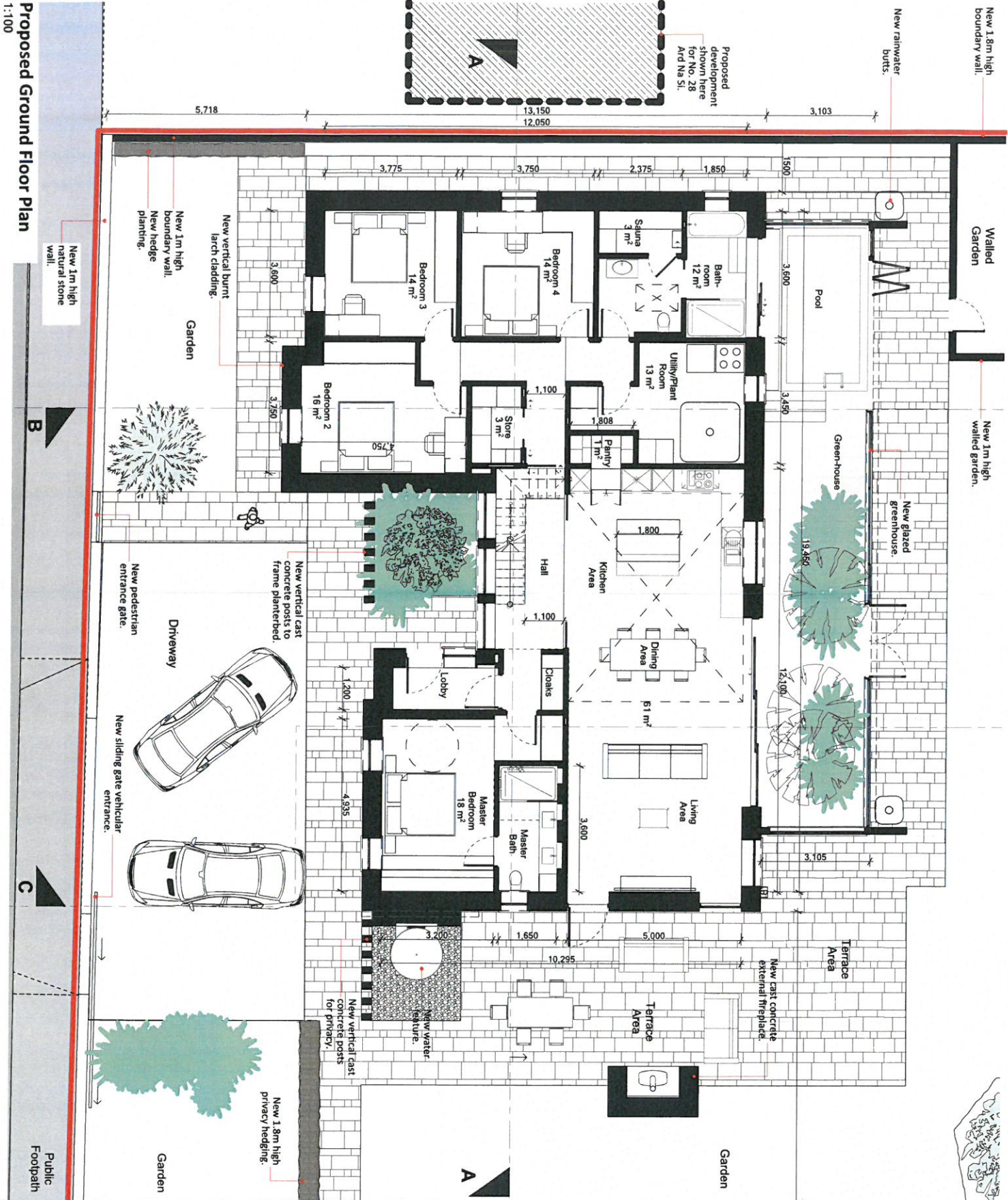
**LEGEND:**  
<http://www.osi.ie>,  
search 'Large Scale Legend'





Proposed Ground Floor Plan

1:100



**NOTES**

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4. All boundaries are assumed to be confirmed on site before building work commences.
5. Any discrepancies are to be brought to the attention of Rebel Design Studio for rectification. If in doubt, ASK.
6. Only drawings marked as CONSTRUCTION should be used to build or manufacture from.
7. All windows and doors shown on schedules and drawings are indicative only and no manufacturing should be carried out until a site survey has been conducted by manufacturer.
8. The survey information shown on this drawing is based on a survey prepared by a third party. Rebel Design Studio accept no responsibility for the accuracy or completeness of the survey.

**CIAT**

REGISTERED PRACTICE

DESIGNER

REGISTERED ARCHITECT

**Planning**

Proposed Ground Floor Plan

Scale: 1:100

0 2 4m

Revision	Date	Details
PL-1	07/03/2022	Issued for Planning

**Douglas - Ard Na Si, Bankeer**

**Ard Na Si Bankeer Cork.**

**051-100**

**PL-1**

**09 March 2022**

**1:100**

**Revision**

**07/03**

**22 Castletown Avenue, Newry, Co. Down, BT78 1ST**

**rebeldesignstudio.com**

**rebeldesignstudio.com**

**STUDIO**





3

9

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9. The survey information shown on the drawing is based on a survey prepared by a field party. Rebel Design Studio accepts no responsibility for the accuracy or completeness of the survey.


**CIAT**

**DESIGNER**  
CERTIFIED  
PASSING HOUSE  
DESIGNER

Slope: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
**Planning**  
**Proposed First Floor Plan**

Revision	Date	Details
PL-1	09/03/2022	Issued For Planning

**Douglas - Ard Na Sl, Banleer**  
**21/020**  
**Ard Na Sl Banleer Cork**

**Ard Na Si Banteer Cork.**

09 March 2022

1:104

051-101

PL-1

22 Chestnut Avenue  
Yiewsley,  
West Droydon,  
MID78AT

West Project  
UB 7881

info@rebetdesign-studio.com  
rebetdesign-studio.com

