

Reference: ZG562910

Comments On Condition And Value

	Good	Average	Poor	Not applicable
External Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overall Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Valuation **£ 0 Zero**

Rebuilding Cost **£ 400,000 Four hundred thousand pounds**
(incl. outbuildings)

The figures supplied in this section are an assessment of the property's estimated current re-instatement cost in its present form (unless otherwise stated) for insurance purposes including garage, outbuildings, site clearance and professional fees, excluding VAT (except on fees). Please note that these figures may be higher or lower than the market value of the property and have no bearing on what the property may be bought or sold for.

In providing these figures regard will have been taken of the ABVBCIS House Rebuilding Cost Guide and Index as prepared for the Association of British Insurers.

NOTE: The main dwelling reinstatement cost includes such items as integral garage, driveways, paths, fences, walls etc.

General Remarks On
Condition And Future Resale

The property requires renovation and repair, including refurbishment of the fabric, fittings and services.

The property is located within an area which is likely to be affected by the proposed high speed rail link route HS2. In the future there will be disruption during the construction of the rail link and once completed there will be ongoing impact of the rail link and associated affect on the quiet enjoyment of the property. The consequences of the proposal have had a significant prejudicial affect upon the sale of property in the village and none have been recently sold on the open market.

This property is therefore not considered a suitable security for normal lending purposes under these circumstances as demand is adversely affected.

SUBJECT PROPERTY

Old Post Office
Main Street
Turweston Brackley
NN13 5JU



APPLICANTS Mrs E Babister
Mr D Babister

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General Property Information

The Property

Approximate year of construction 1980
 Floor Area 185 Sq.m. Gross Int Gross Ext
Description
 Type (H)House (F)Flat (M)Mais. (B)Bungalow (C)Ch Bungalow (S)Studio
 Style (D)Detached (S)Semi Detached (M)Mid Terr. (E)End Terr.
 (P)Purpose Built (C)Converted
 If Flat, Floor of
 Tenure (FH)Freehold (LH)Leasehold (FD)Feudal (CH)Commonhold
 Years Unexp.
 If New Planned/Under Construction/Finished
 Re-Insp req? Yes No
 Warranty NHBC/Zurich/Foundation 15/Architect's Cert.

Accommodation (state number)
 Floors Bedrooms
 Receptions Bathroom
 Kitchen Sep wc
 Other Rooms
 Garages (SG)Single (DG)Double (BG)Block (IG)Integral (IO)Integral Other
 (OG)Other (PS)Parking Space
 Other Features / Outbuildings

Services
 Central Heating None/Full/Part
 Type (GAS)Gas (ELC)Electric (SOL)Solar (LPG)LPG Type
 (OIL)Oil (SFL)Solid Fuel
 Mains Services Gas
 Elec
 Water
 Drainage Mains/Cesspit/Septic Tank
 Roads Adopted/Private/Shared/New Site

Circumstances of Inspection

It was raining at the time of inspection. The property was vacant.

Location and Environmental Matters

The property is situated close to the centre of the village of Turweston.
 Some properties in the area have been identified as being affected by radon gas emissions from the ground on which they are built. Radon is a naturally occurring gas that is slightly radioactive. Further advice can be obtained from the Health Protection Agency. The Agency may recommend works to reduce the concentration of radon by sealing points of entry and improving ventilation of sub-floor voids.

Tenure and Occupation

Freehold and vacant.

Construction

Main walls solid stone and brick. Roof pitched and slated.

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Condition Statement

Overall Condition	The property is in need of complete modernisation and repair.
Structural Movement	Evidence of movement was observed in the form of bulging to masonry to the front elevation and deflection to floors internally. This appears to be long standing and non progressive and the likelihood of further significant movement seems remote.
Essential Repairs	The property requires renovation and repair, including refurbishment of the fabric, fittings and services.
Further Advice & Comment	Due to the prejudicial affect upon marketability of the proposal to construct HS2 high speed rail link close to the village the property is not considered suitable for normal lending purposes.