

Mortgage Valuation Report

Mortgage Ref: **0-517468-1-1**

Applicant Name(s)	Mr P W Davis		
Property Address	5, Bourton Cottages Church Street Bampton Postcode OX18 2NB If New, Plot Number		
Was the address provided in the instructions correct (if No, provide correct address above)			Y/N <input checked="" type="checkbox"/>
Purchase price/estimated value (as stated in instruction, or to the valuer)			£ 350000
Property Type	House <input checked="" type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>
Property Style	Detached <input type="checkbox"/>	Semi <input type="checkbox"/>	Mid Terrace <input checked="" type="checkbox"/>
	Maisonette <input type="checkbox"/>		Other <input type="checkbox"/>
	End Terrace <input type="checkbox"/>		
	Details if other: _____		
	Appears to be ex - LA / HA / MOD or similar?		Y/N <input checked="" type="checkbox"/>
Flats/Maisonette	Purpose Built Y/N <input type="checkbox"/>	Studio Y/N <input type="checkbox"/>	Coach House Flat Y/N <input type="checkbox"/>
	No. floors in block: <input type="checkbox"/>	Subject flat on floor <input type="checkbox"/>	(Street level = 0) Lift to this floor? Y/N <input type="checkbox"/>
Location	Above commercial property Y/N <input checked="" type="checkbox"/>	Adjacent to commercial property? Y/N <input checked="" type="checkbox"/>	
	If Yes, to either of above, details _____		
Accommodation (No.)	Floors <input type="checkbox"/> 2	Living <input type="checkbox"/> 2	Kitchen <input type="checkbox"/> 1
	Total WC <input type="checkbox"/> 1	Other <input type="checkbox"/> 0	Bedrooms <input type="checkbox"/> 2
			Bathrooms <input type="checkbox"/> 1
			Garages <input type="checkbox"/> 0
			Parking <input type="checkbox"/> 0
	Garages or private parking outside curtilage?		Y/N <input checked="" type="checkbox"/>
	If Yes, details _____		
Outbuildings (state use)	None		
Gardens	Private <input checked="" type="checkbox"/>	Communal <input type="checkbox"/>	None <input type="checkbox"/>
	If over 1 acre, approx acreage as stated to valuer (not measured)		_____ Acres
Approx. year built	1850	New Property Y/N <input checked="" type="checkbox"/>	Sufficiently completed for mortgage purposes Y/N <input type="checkbox"/>
Stage completed	Land purchase <input type="checkbox"/>	Wallplate <input type="checkbox"/>	Roofed in <input type="checkbox"/>
			Plastered out <input type="checkbox"/>
Name of Builder	_____		Self Build Y/N <input type="checkbox"/>
If New or <10 Years	NHBC <input type="checkbox"/>	Zurich <input type="checkbox"/>	Premier <input type="checkbox"/>
	Professional Consultant <input type="checkbox"/>	LABC <input type="checkbox"/>	Other <input type="checkbox"/>
			None <input type="checkbox"/>
			N/K <input type="checkbox"/>
	Details if other _____		
Construction: (refer to guidance notes)	Are the walls of standard construction?		Y/N <input checked="" type="checkbox"/>
	Details The property is of solid stone construction.		
	Is the roof of standard construction? Y/N <input checked="" type="checkbox"/>		Is any part thatched Y/N <input checked="" type="checkbox"/>
	Details The flat roof area covers less than 25% of the total of the		
	Property converted, extended or evidence of significant alterations?		Y/N <input checked="" type="checkbox"/>
	If Yes, details & approx. date(s)		Alterations include a two storey rear extension. These works do not appear to have been carried out within the last 10
Services	Does the property have mains water, electricity and drainage?		Y/N <input checked="" type="checkbox"/>
	If No, details: _____		
Tenure As stated to or assumed by the valuer, legal advisor to verify in report on title.	Freehold <input checked="" type="checkbox"/>	Leasehold <input type="checkbox"/>	Former feuhold <input type="checkbox"/>
	If Leasehold, remaining term (years)		_____
	Age Restricted		Y/N <input checked="" type="checkbox"/>
	Flying Freehold Y/N <input checked="" type="checkbox"/>	If Yes, details and approx. %	

	Details of ground rent and maintenance charges if known		
	None		
	Is there any evidence of tenancy?		Y/N <input checked="" type="checkbox"/>
	If Yes, details _____		
	Is there any evidence of commercial use? (If Yes, details, inc. which storey/part of property)		Y/N <input checked="" type="checkbox"/>

Applicant(s) **Mr P W Davis** Ref: 0-517468-1-1
 Address **5, Bourton Cottages Church Street Bampton OX18 2NB**

Matters considered essential for mortgage purposes

Is there any evidence of structural movement, landslip or heave in the property or in the immediate vicinity? Y/N N

If Yes, does it appear to be longstanding and unlikely to be progressive? Y/N

If No, details

Is there reason to believe that the property may be at risk of flooding/coastal erosion (NB The valuer has not carried out any research). If Yes, provide details below Y/N N

Specialist reports Y/N See guidelines before requesting
 Timber & damp N Electrical N Structural N
 Arboricultural N Wall tie N Mundic N Other N

Details/Other

Are any additional essential repairs required for mortgage purposes? Y/N N

Details

Legal Enquiries Is the valuer aware that the property is in a known mining area? Y/N N

Is the valuer aware that the property is in a known Radon area? Y/N N

Is there evidence of any rights of way, shared access or solar panels? Y/N N

Details

Are there any further matters considered essential for mortgage purposes? Y/N N

Details

General Remarks (please provide a brief general description of the overall appearance of the property and its general surroundings)
 The property is situated within a mainly residential area with an average level of local amenities. The general condition of the property appears consistent with its age and type of construction.

Recommendation Does this property comply with Lender's Guidelines to Valuers? Y/N Y

If No, please provide brief reasons

If new, the valuer has seen the Disclosure of Incentives Form dated and taken into account in valuation figures, (details above in Essential Matters) Y/N

Valuation Present condition (for incomplete new property, enter zero) £

With essential repairs / construction completed £

Is a retention required? No Part Full

If part, enter amount, min. £1000 (This is not an estimate of costs) £

Is a reinspection necessary Y/N

Buildings Insurance (If the property is outside of the BCIS calculation method, enter 0 and explain in essential matters.)

Approximate gross external floor area (square metres) Insurance Reinstatement (BCIS) £

I confirm I have attached via the Quest system photos of the Front, Rear, Kitchen, Bathroom and Street Y/N Y

If No, please provide reasons

Retype based on previous inspection Y/N N Date of Inspection Date of Report

I certify that the property described in this report has been inspected by me in accordance with the RICS Valuation - Professional Standards (Red Book) and the Lender's guidelines, that I have sufficient expertise to provide the report and that I am not subject to any conflict of interest or suspended by the RICS. I understand and accept this valuation will be used by the Lender and any successors and/or assigns to enable the consideration of a mortgage advance.

Name of Valuer Qualifications VRS Y/N Y

RICS No. e-signature

Firm Name Telephone

Address

Peter Davis
5 Bourton Cottages
Church Street

01993 851874
pete.planewrite@btinternet.com

4 February 2023

Dear Jo,

Bourton Cottages, Church Street

When I moved into No 5 in 1993, my neighbour Tony Allam, told me that the cottages had been renovated by a local builder in the early 1900s, after which he inserted the 1906 date stone (he did likewise on other properties that he had worked on in Bampton). He raised the roof line, replacing the original dormer windows with those as seen today, and apparently the doors and window frames were replaced with ones that came from London.

Around 15 years ago when I had the house initially valued, I was told that it had been built in the 1850s, and a later 2020 valuation confirms this, as can be seen on the attached copy. With reference to 'The Bampton We Have Lost' (Hughes-Owens 2005), on page 32 is a photo with the dormers, page 104 has a photo with dormers and one after the roof had been raised and on the 1821 map on page 123 it appears to show a row of cottages at the same location.

Janet will no doubt be able to put her hands on these and other relevant photos.

Of interest, Sue's house was originally 6 and 7 Bourton Cottages, one-up one-downs, which she had converted into Irma Cottage in the 1980s.

Isn't history fascinating?



Enclosed are:

Three pages from 'The Bampton We Have Lost'

More2Life 2020 valuation of 5 Bourton Cottages

Map showing 6 and 7 Bourton Cottages

THE BAMPTON WE HAVE LOST

Mediaeval Bampton

Some of my readers will be surprised to learn that they live in Weald rather than Bampton. Bridge Street as far as the Talbot on the south side and Box House north lies wholly within Weald, so does the west side of the Square and Cheap. The boundary then runs along the south side of Church Street, and encloses the Church View. Sandfords, the old Grammar School and the Deanery all lie within Weald.



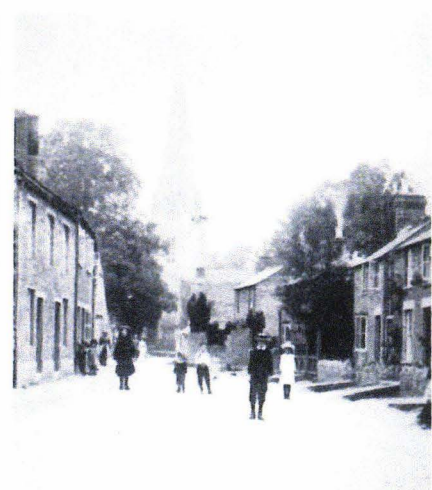
M



Church Street



Cheapside





of the present century. In Giles's time it was still a one-day event, but by the end of the century, it was spread over three days.

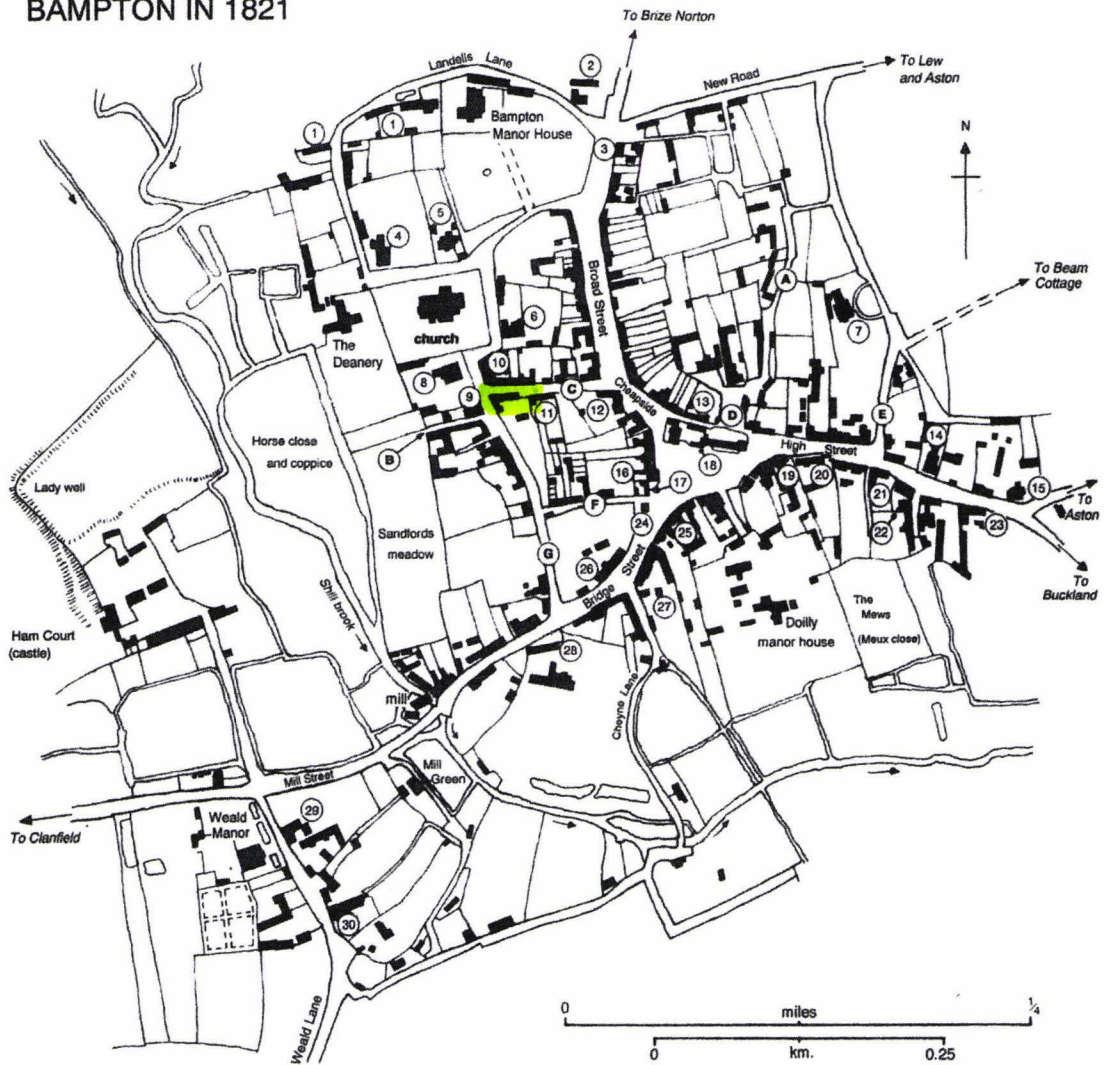
Like its namesake in faraway Devon, Bampton Fair had been noted for generations for the sale of horses, and though it enjoyed more than local fame is shown by the fact that buyers came from as far afield as London, Liverpool and South Wales. For several days before the Fair the horses used to arrive by rail or road and were put in fields belonging to local

farmers who always reckoned to do very well by charging 6d. a night for a horse's lodging. Each of the three days had a special name. The first day was 'Show Day' when horses of a superior type were sold by formal auction. The second day, on which horses of every description were sold by individual haggling, was known as 'Big Fair Day', and the last day was 'Pleasure Day' which speaks for itself.

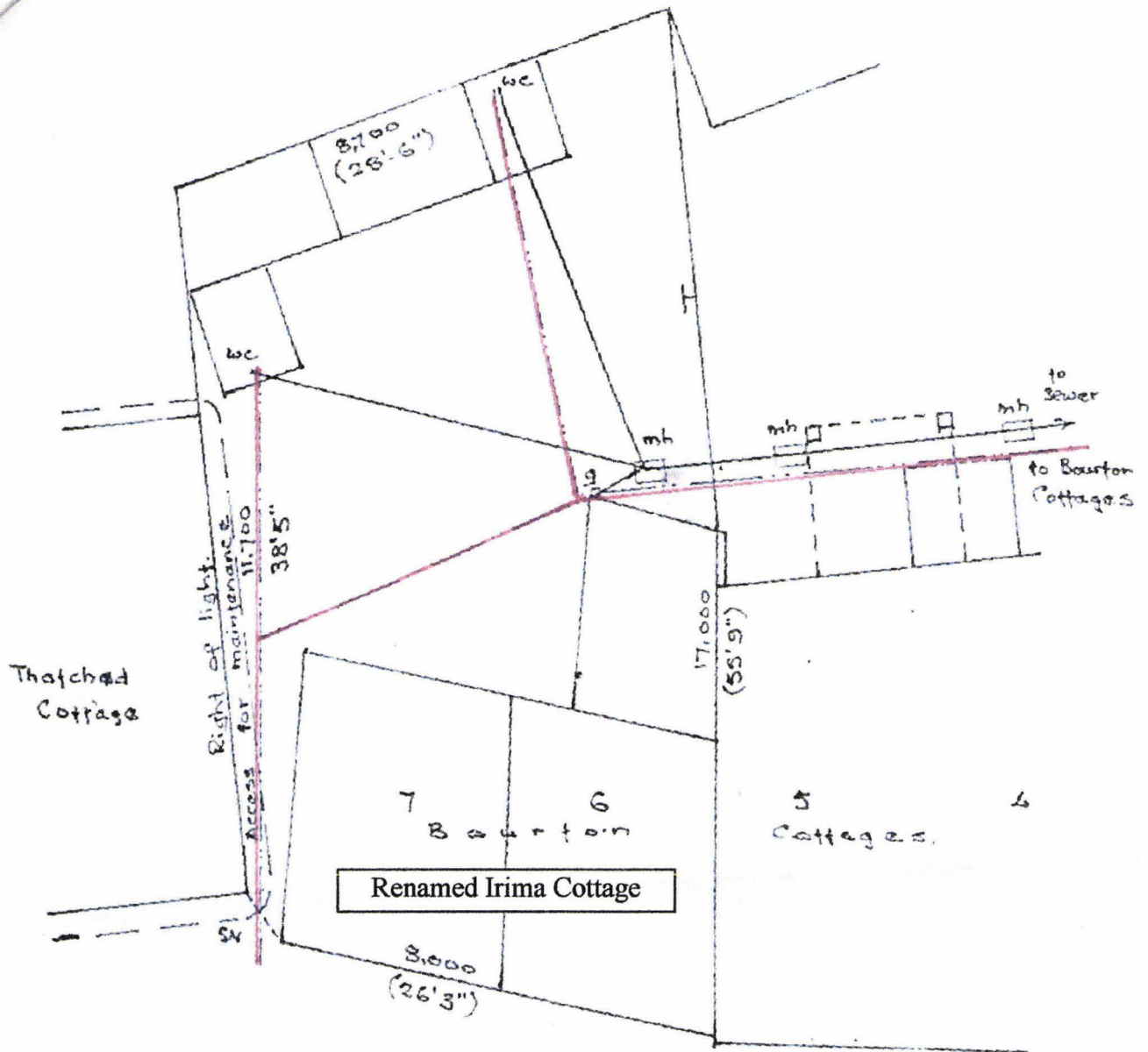
The horse was king in Bampton at fair time, and the townspeople had to put up with any amount of inconvenience occasioned by horses tethered to the walls of their houses. Some people barricaded their windows, for horses had a nasty and expensive tendency to



BAMPTON IN 1821



- | | | | |
|------------------------|-----------------------------|---------------------------|-----------------------------|
| 1 Landells homestead | 11 Thatched Cottage | 21 New (George) Inn | A Queen (Catte) Street |
| 2 Manor Cottage | 12 Old Forge/Cromwell House | 22 Baptist chapel | B Sandford (Samford) Lane |
| 3 The Elms | 13 Bell Cottage | 23 The Grange | C Church Street |
| 4 north vicarage house | 14 Lime Tree House | 24 National school | D Lavender Square |
| 5 Wood House | 15 Ampney (Valetta) Lodge | 25 Talbot Inn | E New Inn Lane (Bushey Row) |
| 6 east vicarage house | 16 Rosemary House | 26 Horse Shoe Inn | F Rosemary Lane |
| 7 Bampton House | 17 court house | 27 dovecot | G Church View or Lane |
| 8 south vicarage house | 18 Bell Inn | 28 Knapps Farm (Golofers) | |
| 9 grammar school | 19 Fleur de Lis | 29 College Farm | (house names as in 1995) |
| 10 malthouse | 20 Grayshott House | 30 poor house | |



Land to which Conveyance
relates edged PINK.

Other Benfield lands
edged BLUE.

Approx. line of
foul drain _____

Approx. line of
water services. _____

IRIMA COTTAGE

CHURCH STREET Bampton
SCALE 1:100. OXON.