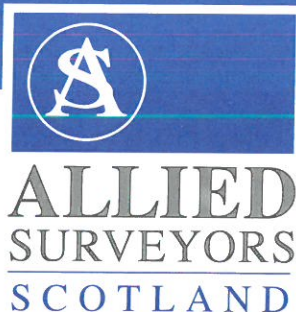


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Mr O Giles
Development Manager
Tomintoul & Glenlivet Development Trust
43 The Square
Tomintoul
AB37 9ET

Our Ref: AFG/DEB/37875

23rd February, 2022

Dear Sir

Housing Development, Main Street, Tomintoul

In accordance with your instructions dated 16th February 2022, we have perused the plans provided for the above development in order for us to advise you on the following:-

- (1) The Market Value of each house type upon satisfactory completion.
- (2) The Reinstatement Value for Insurance Purposes for each house type.
- (3) A Market Rent for each house type.

Briefly, and for the avoidance of doubt, each house type and the equivalent plot number can be described as follows:-

(1) Plots 11 & 12

These are 3 Bedroom Detached Houses extending to 107.61 m².

(2) Plots 5 & 10

These are 3 Bedroom Detached Houses extending to 96.64 m².

(3) Plots 1 & 4

These are 3 Bedroom Semi-detached Houses extending to 85 m².

(4) Plots 2, 3, 8 & 9

These are 2 Bedroom Semi-detached Houses extending to 73 m².



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(5) Plot 6

This is a 2 Bedroom Semi-detached Bungalow extending to 78.75 m².

(6) Plot 7

This is a 2 Bedroom Semi-detached Bungalow extending to 71.25 m².

It has been assumed that the properties will be built to a good standard, be of block/timber frame cavity construction under a pitched, tiled roof incorporating integral photovoltaic panels and have Air Source Heat Pumps for heating/hot water. It also assumes that all mains services will be connected and that the properties will have appropriate professional certification that complies with CML guidelines for lending requirements.

Whilst the properties will be subject to a Rural Housing Burden upon completion, for the purposes of this report, the valuations given will be their Full Market Value.

After full and careful consideration, we are of the opinion that the valuations you require would be fairly stated as follows:-

	Market Value	Market Rent	Reinstatement Value
(1) Plots 11 & 12	£235,000	£800 pcm	£232,000
(2) Plots 5 & 10	£220,000	£750 pcm	£213,000
(3) Plots 1 & 4	£195,000	£700 pcm	£172,000
(4) Plot 2, 3, 8 & 9	£175,000	£625 pcm	£165,000
(5) Plot 6	£180,000	£675 pcm	£185,000
(6) Plot 7	£175,000	£650 pcm	£174,000

The insurance figures quoted are an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS) and make no allowance for inflation and exclude VAT.

We trust that the foregoing meets with your requirements, however if you require any clarification or further information, please do not hesitate to contact this office.

Yours faithfully



ANGUS F GUNN, BSC. (HONS) MRICS
For Allied Surveyors Scotland plc