
RICS Commercial Valuation

STRICTLY PRIVATE AND CONFIDENTIAL
TO ADDRESSEES AND THEIR PROFESSIONAL ADVISORS

Commissioned by

Lyndon Brett Partnership

for and on behalf of

Mr Duncan Singleton, Mr David Singleton
Mr Martin Singleton & Pitmans Trustees Ltd.
c/o Singleton Engineering (UK) Ltd
Blacknell Lane Industrial Estate
CREWKERNE
Somerset
TA18 7HE

At

The Eden Building (Part of), Unit 2
Blacknell Lane Trading Estate
Crewkerne
Somerset
TA18 7HE

Dated

August 2023



Lyndon Brett Partnership

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PRINCIPAL : Lyndon Brett MRICS FAVLP – Chartered Surveyor and RICS Registered Valuer



On the instructions of:

Mr Duncan Singleton, Mr David Singleton,
Mr Martin Singleton and Mr Oliver Singleton.
c/o Singleton Engineering (UK) Ltd
Blacknell Lane Industrial Estate
CREWKERNE
Somerset
TA18 7HE

Our ref: LB/lb

9th August 2023

**STRICTLY PRIVATE AND CONFIDENTIAL
TO ADDRESSEES AND THEIR PROFESSIONAL ADVISORS ONLY**

RICS REPORT AND VALUATION
INSPECTION REPORT

Dear Messrs Singleton,

Re: The Eden Building (Part of), Unit 2, Blacknell Lane Trading Estate
Crewkerne, Somerset, TA18 7HE

INSTRUCTIONS

Lyndon Brett Partnership received confirmation of instructions on 9th May 2023 by way of telephoned instructions and subsequently the offices of Singleton Engineering (UK) Ltd, at a meeting at their offices on 11th May 2023, to advise on the value of the Freehold interest in the property known as The Eden Building (Part of), Unit 2, Blacknell Lane Trading Estate, Crewkerne, Somerset, TA18 7HE, for the purpose of contemplating current market values for the possible apportionment of the Pension Fund Assets, held by the Trustees of Singleton Engineering Pension Scheme.

A copy of our Valuation instruction letter dated 9th May 2023 and signed 10th May 2023 is attached as Annex 1, which includes our Terms of Engagement and complaints procedure, which should be read in conjunction with this Report.

The Valuation in this report has been prepared in accordance with the Appraisal and Valuation Standards 6th Edition ('The Red Book') issued by the Royal Institution of Chartered Surveyors in January 2014 (6th Edition).

The basis of Valuation adopted is Market Value (MV). In using this definition, we confirm that the interpretive commentary set out in the Red Book has been applied.

The property was inspected on 11th May 2023 by Lyndon Brett MRICS and following consideration of all relevant matters we now report.

We confirm that Lyndon Brett Partnership, County Court Chambers, Queen Street, Bridgwater, Somerset, TA6 3DA holds Professional Indemnity Insurance for up to £1,000,000 in respect of any one claim.

This report is provided for the Trustees.

Valuations for the Financial Statements of pension schemes shall be in accordance with the SORP issued by the Pension Research Accountants Group (PRAG).

Valuations for this purpose are Regulated Purpose Valuations (UKPS 5.1) and the various disclosure requirements apply (see Basis of Valuation section hereunder)

Occupational pension schemes are governed by the Pension Schemes Act 1993 and the Pensions Act 1995. The Occupational Pension Schemes (Requirements to obtain Audited Accounts and a Statement from the Auditor) Regulations 1996 (SI 1996/1975) impose requirements regarding audited accounts.

PRAG is recognised as the SORP-making body for pension scheme Financial Statements.

The SORP Financial Reports of Pension Schemes, A statement of Recommended Practice (Revised May 2007) states that properties should be included at 'Open Market Value' or other appropriate Basis of Valuations determined in accordance with Practice Statement 'UK Chapter 2 Valuations for Financial Statements – specific applications'.

There is no material difference between 'Open Market Value' and 'Market Value' and the correct application of either will produce the same figure. The term 'Market Value' will be used for the purposes of this report.

The SORP applies only to pension schemes that are regulated by the FSA.

The SORP recommends that where property comprises a significant proportion of total investments, property Valuations should be carried out by Independent Valuers at the same frequency as actuarial Valuations of the fund, but in any case, not less than triennially.

In other cases, properties may be included on the basis either of an annual Valuation by an External or Internal Valuer or, if a less frequent Valuation is justified, on a rolling basis over one to three years by an External or Internal Valuer. More frequent Valuations may be necessary in the case of properties during development, re-development or refurbishment.

It is understood that an appraisal of value is required in respect of the above-mentioned property for the purposes of Pension Fund Asset assessment.

We can confirm that this report has been prepared in accordance with your instructions and the relevant Practice Statements contained within the Appraisal and Valuation Standards 6th Edition ('The Red Book') issued by the Royal Institution of Chartered Surveyors in January 2014 (6th Edition).

We would reiterate that we have had no dealings with the property to be valued, (other than for a series of valuation purposes in the past five years), the customer or any other party connected with this valuation, during the past two years, nor do we anticipate any fee earning involvement arising.

We are therefore unaware of any conflicts of interest, which prevent us from carrying out your instructions.

We have been instructed by the Pension Trustees to prepare a dilapidation report on another property within the Pension Portfolio. We do not believe that such an instruction provides for a conflict of interest.

SCOPE & LIMITATIONS

The Scope and limitations of this appraisal and valuation are as detailed in our letter of instruction dated, 9th May 2023. Copy correspondence may be found in Annex 1.

This Valuation is prepared solely for the use of The Trustees of Singleton Engineering Pension Fund and no responsibility is accepted to any other party for the whole or any part of its contents.

It may be disclosed to other professional advisers assisting in respect of the purpose for which the Valuation is prepared.

INFORMATION SUPPLIED

- In accordance with your instructions, we are reliant upon information supplied by the client in relation to tenure, services, rights of way, adoption of access roads and land contamination.
- In accordance with your instructions, we are further reliant upon information supplied by Somerset Council in respect of Planning matters and Business Rates liability.

MARKET CONSIDERATIONS

We have made enquiries regarding whether there has been a recent transaction or a provisionally agreed price for the property being valued.

We note that the property has not been recently marketed for sale either openly or in an off-market exercise and we have not been made aware of any offers put forward for the property.

UK Economy

The current Prime Minister, Rishi Sunak, was appointed on 25 October 2022, alongside the retention of Jeremy Hunt as Chancellor of The Exchequer.

Prior to Rishi Sunak's election, during the brief period Liz Truss was Prime Minister, energy bills were predicted to rise 80% in October 2022 and jump again in January 2023. Against the backdrop of the cost-of-living crisis, the 'mini-budget', announced by the UK Government on 23 September 2022, was designed to boost economic growth through tax cuts, however, this alarmed global investors with the value of the British Pound falling to a record low against the US Dollar.

Prior to Rishi Sunak's election, during the brief period Liz Truss was Prime Minister, energy bills were predicted to rise 80% in October 2022 and jump again in January 2023. Against the backdrop of the cost-of-living crisis, the 'mini-budget', announced by the UK Government on 23 September 2022, was designed to boost economic growth through tax cuts, however, this alarmed global investors with the value of the British Pound falling to a record low against the US Dollar.

In response to this financial turmoil, The Bank of England stepped in to prop up government bonds in an extraordinary intervention to stabilise the markets. The government borrowed £27.4bn in December 2022, which is the highest figure for any December since records began in 1993.

In spring 2023 the Chancellor of The Exchequer set out a 'Budget for Growth', in a plan to increase UK productivity as the UK lags other similar countries, having lower business investment and higher economic inactivity. High inflation has hit confidence and squeezed budgets, constraining the ability of households and businesses to spend. There are signs, however, that the economy is proving slightly more resilient than anticipated.

There is little market evidence to indicate the impact, if any, on property values or investments following this period of instability. However, significant increases in interest rates have filtered through to buyer activity as the gap between the cost of borrowing and wages has narrowed. In recent months interest rates in relation to mortgages had begun to ease, although remain high in comparison to early 2021, but the offerings currently available are noted as prescriptive.

Cost of Living

The cost of living has increased sharply across the UK since 2021. Increases in the cost of consumer goods, underpinned by strong demand from consumers and supply chain bottlenecks, have been factors causing rising inflation. Food and energy prices have been rising markedly over the past year, particularly gas prices, largely in response to the conflict in Ukraine and global recovery from the coronavirus (COVID 19) pandemic putting further pressure on prices.

According to House of Commons Library, the annual rate of inflation reached 11.1% in October 2022, a 41 year high, before easing in subsequent months to 8.9% in March 2023 and 7.8% in April 2023.

Food prices were 19.1% higher in March 2023 compared with the year before. From March 2022 to March 2023, domestic gas prices increased by 129% and domestic electricity prices by 67%. Gas prices are understood to have reached record levels after Russia invaded Ukraine; electricity prices have followed a similar trend. The UK Government is supporting households through the 'Energy Price Guarantee' and businesses through the 'Energy Bill Relief Scheme'.

The inflation figures announced today saw a drop in the increase to 7.9%, which is still way off the Bank of England 2% target, which may result in further interest rate hikes and hardship across the UK.

Novel Coronavirus (COVID-19)

The outbreak of Novel Coronavirus (COVID-19) was declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020. Although domestic restrictions have been removed, the UK continues to recover from the impact of the global pandemic. The effects of Coronavirus are still being seen in the state of the UK economy today and is still a contributor to the rise in inflation and cost of living crisis.

'Brexit'

The United Kingdom departed from the European Union on 31 January 2019 and the transition period ended on 31 December 2020, with a new trade deal between the UK and the EU ratified by both parties.

Office of National Statistics

'Main Figures' and Bank of England Base Rate FIGURES % CHANGE

Employment Rate (Age 16 – 64, Jan – Mar 23)	75.9	+ 0.3% on previous year
Unemployment Rate (Aged 16+, Jan – Mar 23)	3.9	- 0.2pp on previous year
Inflation (CPIH 12-month rate, April 2023)	7.8	-1.1pp on previous month
GDP (Quarter on Quarter, Jan – Mar 23)	0.1	+ 0.0pp on previous quarter
Bank of England Base Rate (May 2023)	4.5	+ 0.25pp on previous month

The secondary market is not as strong in terms of yields as the primary market, but nonetheless yields have followed the downward trend of prime property, as new investors divert funds from low interest-bearing investments. With the rise in interest rates and rates of return on monies invested conventionally, the yields in recent months have stayed firm and flat lined for reasonably let commercial premises.

Some new investors have had an impact on the market, with the auction market generally buoyant and still maintaining yields, but their key investment decisions are linked to the £100,000 to £500,000 bracket with a reducing number of investors seen in the sub £1,000,000 property sector.

There is still some underpinned market making through Pension Fund acquisitions where the relationship of occupier and fund investment is linked; backed by tax advantages, which make a difference in Landlord/Tenant and financing options.

The demand from Tenants for industrial property is balanced with supply and rental values that showed a rising trend for some time in the mid “noughties”, having stabilised, but with higher risks of voids, potential for Tenant default or longer periods of voids.

There is evidence of increased confidence in the economy, but this does not appear to yet manifest itself in a positive impact on tone of rents.

This relates in our opinion to some uncertainty around business confidence and the risk of rates for void liability, which has a negative impact on Landlord’s investments decision and a positive influence on Tenant’s negotiations.

In secondary property, lease terms are generally both short and flexible. The lease terms are outlined in the Tenure section of the report.

Tenant 1

The lease of part of the premises is between The Trustees of The Singleton Engineering Pension Fund and Merriott Plastics Limited.

The basic terms as outlined in the Lease documentation and side letter, copies of which we have been provided with, but both undated are as follows:

Annual Rent - £51,993 per annum

Term - 19 November 2020 and ending on an including 18 November 2030

Rent dates - Normal quarter days- 25 March, 24 June, 29 September, 25 December

Review dates - 19 November 2022 and 19 November 2025

Tenant 2

The Lease details relating to the property - Unit A and D The Eden Building, Blacknell Lane Trading Estate, Crewkerne, TA18 7HE for Woods (Dorchester) Limited relate to a lease dated - 12th August 2020 between- The Trustees of The Singleton Engineering Pension Fund and Woods (Dorchester) Limited

Annual Rent - £63,000 per annum

Term - 12 August 2020 ending on and including 31st August 2025

Rent dates - Normal quarter days- 25 March, 24 June, 29 September, 25 December

SPECIAL ASSUMPTIONS

No Special Assumptions have been made in the preparation of this Valuation Report.

BASIS OF VALUATION

Our Valuation has been carried out in accordance with the RICS Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors. The basis adopted for this instruction is Market Value, which is defined in the Manual as:-

‘The estimated amount for which an asset should exchange on the date of Valuation between a willing buyer and a willing seller, in an arm’s length transaction after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion’

PS 20 of the RICS Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors, requires the disclosure of all related party interests or arrangements in land and buildings which a Pension or Superannuation Fund has an interest and for the purposes of this Valuation it has been assumed that the Trustees have made the Valuer aware of all the essential details outlined below.

Trustees have a general duty to act in good faith in relation to their dealings with a Fund’s assets and the disclosure of transactions with related parties helps to ensure that their duty is not compromised by such transactions.

All related party transactions of which the Valuer is aware or is made aware by the Trustees and or Fund Manager, should be disclosed but the onus of identifying potential conflicts of interest is on the Trustees rather than the Valuer.

It follows that, in assessing who should be identified as a related party in a transaction involving a Fund, the Trustees should consider all those parties whose interest’s conflict or may possibly conflict, with the interest of the beneficiaries of the Fund and who might be seen as influencing the terms of the transaction.

The guidelines which illustrate the breadth of this general principle are set out as follows:

The related parties of pensions and superannuation schemes or funds fall into three broad categories:

- Employer-related;
- Trustee-related; or
- Related to the Fund Manager, scheme administrator or other parties engaged by the Trustees to carry out functions for the Fund

Related parties also include other Funds for the benefit of employees of companies and businesses related to the Employers, Trustees or parties engaged by the Trustees.

Employer related parties are:

- The sponsoring Employer, its Directors and their immediate families;
- Companies and businesses under the same control as the sponsoring Employer;
- Companies (and their associated undertakings and joint ventures) in the same group as the sponsoring employer; and
- Companies and businesses controlled by the directors of the sponsoring Employer or their immediate families

In so far as the Trustees were, or are now, aware of the relationship.

Trustee-related parties are:

- Trustees and their immediate families;
- Trustees' employers and employees; and
- Companies and businesses controlled by the Trustees and their immediate families

Parties related to the Fund Manager, scheme administration or other parties engaged by the Trustees to carry out functions for the scheme are:

- The parties so engaged, their directors or equivalent principal managers and their immediate families;
- Companies and businesses under the same control as the parties so engaged;
- Companies (and their associated undertakings and joint ventures) in the same group as the parties so engages; and
- Companies and businesses controlled by the directors or equivalent principal managers of the parties so engaged or their immediate families.

In so far as the Trustees were, or are now, aware of the relationship.

The Valuer has been provided with the following information by the Trustees:

a) The names of the related parties:

Martin Hugh Singleton, David James Singleton, and Duncan Charles Singleton Oliver Thomas Singleton.

b) A description of the relationship between the parties:

Co Trustees, co beneficiaries of the fund and Duncan Charles Singleton and Oliver Thomas Singleton as directors of the Tenant company.

c) Description of the transaction:

Landlord and Tenant as described above.

d) The amounts involved.

Rental only, under the terms of the lease(s) as above

e) Other elements of the transactions of which the Valuer is aware and which are necessary for an understanding of the Report:

None

In accordance with your instructions we have provided opinions of:-

- Market Value
- Market Rent

We trust that we have interpreted your instructions correctly and on that assumption report as follows:-

1 Name and Address of Client

Trustees of Singleton Engineering Pension Scheme
Singleton Engineering
Blacknell Lane Industrial Estate
CREWKERNE
Somerset
TA18 7HE

2 Type of Property and Classification

Industrial and Warehouse Space – B1, B2 and B8 use.

3 Address of Property Inspected

The Eden Building (Part of)
Unit 2
Blacknell Lane Trading Estate
Crewkerne
Somerset
TA18 7HE

4 Date and Extent of Inspection

The property was inspected by the writer on the 11th May 2023.

The property was inspected from ground level only.

It should be noted that on site constraints and the lack of access platform or scaffolding prevented a close inspection of the building's roof covering. We are advised that the works of roof overhaul, completed in 2011 were satisfactory.

Works of part re-cladding, external yard area site clearance and landscape removal together with the provision of new palisade fencing has improved the site visuals and areas available for use, by Woods (Dorchester) Limited, in particular.

5 Weather at Time of Inspection

Weather conditions were mixed, following periods of wet weather, with cloud cover and some blue skies and light winds.

6 Date of Valuation

The date of our valuation is 9th August 2023.

No account has been taken of any changes to the property that may have occurred after the date of our inspection.

7 Tenure and a note of Tenancies *(if any)*

We have assumed for the purposes of our Valuation that the Freehold interest is unencumbered and free from any unduly onerous or unusual easements, conditions, restrictions, or outgoings.

We are not aware of any rights of way over the property, other than for the benefit of the existing Tenants and in favour of the freehold portion of the premises owned by Merriott Plastics.

We assume that the boundaries on the site plan (Annex 2) are correct.

We would recommend that it is confirmed that the above assumptions are accurate and that the Freehold interest is good and marketable.

Tenant 1

The lease of part of the premises is between The Trustees of The Singleton Engineering Pension Fund and Merriott Plastics Limited.

The basic terms as outlined in the Lease documentation and side letter, copies of which we have been provided with, but both undated are as follows:

Annual Rent - £51,993 per annum

Term - 19 November 2020 and ending on an including 18 November 2030

Rent dates - Normal quarter days- 25 March, 24 June, 29 September, 25 December

Review dates - 19 November 2022 and 19 November 2025

Review - Open market agreed or determined pursuant to this clause provided that on the first review date on 19 November 2022 the annual rent shall not exceed £57,162.30.

Repairs - Tenant shall keep the property clean and tidy and in good repair and condition. The Tenant shall not be obliged to keep such parts of the property in better condition or state of repairs that it is in at the date of the lease as evidenced by the attached schedule of condition.

Landlord to maintain the main structure provided that the Landlord shall not be obliged to put the Main Structure in any better state of repair than exists at the date of this Lease.

Decoration - Tenant shall decorate the property as often as is reasonably necessary and in the last three months before the end of the term.

Alterations - Tenant shall not make any external or structural alteration or addition to the property and shall not make any opening in any boundary structure of the property.

Side Letter - (undated) Intention to grant new lease when lease expires on 18th November 2023. Terms for that new lease are intended to be discussed between us in conjunction with the rent review due on 19 November 2022. For avoidance of doubt this does not oblige us to grant or you to take a new lease.

Tenant 2

The Lease details relating to the property - Unit A and D The Eden Building, Blacknell Lane Trading Estate, Crewkerne, TA18 7HE for Woods (Dorchester) Limited relate to a lease dated -12th August 2020 between- The Trustees of The Singleton Engineering Pension Fund and Woods (Dorchester) Limited

Annual Rent - £63,000 per annum

Term - 12 August 2020 ending on and including 31st August 2025

Rent dates - Normal quarter days- 25 March, 24 June, 29 September, 25 December

Review dates – None provided for the five-year fixed term.

Review – No mechanics stipulated in the lease.

Repairs - Tenant shall keep the property clean and tidy and in good repair and condition. The Tenant shall not be obliged to keep such parts of the property in better condition or state of repairs that it is in at the date of the lease as evidenced by the attached schedule of condition.

Tenant shall not be liable to repair the property to the extent that any disrepair has been caused by an insured risk. Tenant shall not be liable to repair the Property to the extent that any disrepair is caused by any trees falling or being felled.

Landlord shall take all reasonable steps to maintain the trees in accordance with arboricultural practices.

Landlord shall keep the external palisade fencing which may be present on the property in a reasonable condition.

Decoration - Tenant shall decorate the outside and the inside of the property as often as is reasonably necessary and also in the last three months before the end of the term provided that the tenant shall not be required to decorate more than once in any period of twelve months.

Alterations - Tenant shall not make any external or structural alteration or addition to the property and shall not make any opening in any boundary structure of the property.

Break Clause - Tenant may terminate lease on 31 August 2023 by serving written notice on the Landlord at least four months before the break date.

We have based our valuation on a rent roll which is currently at £120,162.30 pa exclusive, assuming that the cap was set and implemented.

8 Services

We are advised that mains gas, electricity (three phase) and water are supplied and connected. We are advised that the drainage is pumped to the mains drain system.

We have assumed for the purposes of our Valuation that the Services are in satisfactory condition and that the supply capacity is sufficient for the use of the property.

Heating in the main warehouse areas is by way of high-level overhead gas fired blower heaters.

Electrical power is absent from the Merriott Plastics Limited unit as the supply is taken from Unit B which services Unit C.

9 Local Taxation

Our internet enquiries confirm that the property is entered in the Rating List of the various assessments which are not subject to any transitional relief.

The assessments are an amalgamation of the parts of the premises known as 'The Eden Building' occupied by the two Tenants.

Details of the various assessments are:

Merriott Plastics Limited	
Local Council Reference	0749937
Rating List	2023
Valuation Scheme Reference	639202
Local Council	Somerset Council (previously South Somerset)
Assessment	£164,000

Woods (Dorchester) Limited	
Local Council Reference	100396
Rating List	2023
Valuation Scheme Reference	640294
Local Council	Somerset Council (previously South Somerset)
Assessment	£60,500

No allowance in the assessment has been provided for outside space, nor container storage sited thereon.

This may be picked up at some time in the future by the Valuation Office and impact the hereditament assessment with additional liability for the Tenant.

10 Situation and Location

The property is in the principal trading area known as Blacknell Lane Trading Estate approximately half a mile from the town centre of Crewkerne, Somerset just off the A356 (Dorchester Road).

Key occupiers on the estate are TOD Aero Defence, VES Precision Engineering, Rotalink, Cronite, Parker and Royal Mail.

A location Plan/site plan is attached – see Annex 2 of this report. The subject property is edged red on the plan.

Crewkerne is a busy provincial former market town of around 7,335 residents (2021 Census data) but targeted for growth. The town is situated 9 miles (14 km) south west of Yeovil and 7 miles (11 km) east of Chard in the former South Somerset district (now Somerset Council), close to the border with Dorset.

There are local supermarkets at Henhayes (Waitrose and Lidl) and local shops, and some local industry providing employment, but with the main source of employment for the district located at Yeovil.

The town retains neo-Georgian architecture in its honey-coloured town centre stone-built buildings. Crewkerne boasts a variety of shops, small cafes, local pubs, a traditional hotel in the market square, all subject to the same impacts, associated with any small provincial town, plus has a variety of leisure outlets, museums, GP Surgeries and Schools.

Further out of town, there are industrial estates for various businesses and manufacturers.

Visible from many parts of the town is the open farmland of the South Somerset countryside which surrounds the settlement of Crewkerne, although to the rear of the units, the open farmland is now under construction with new housing development.

New development is well advanced in terms of the scheme for the CLR for Crewkerne, which included approximately 1,000 new homes and additional employment land being made available to provide economic benefits, jobs, and sustainable development for the town's population.

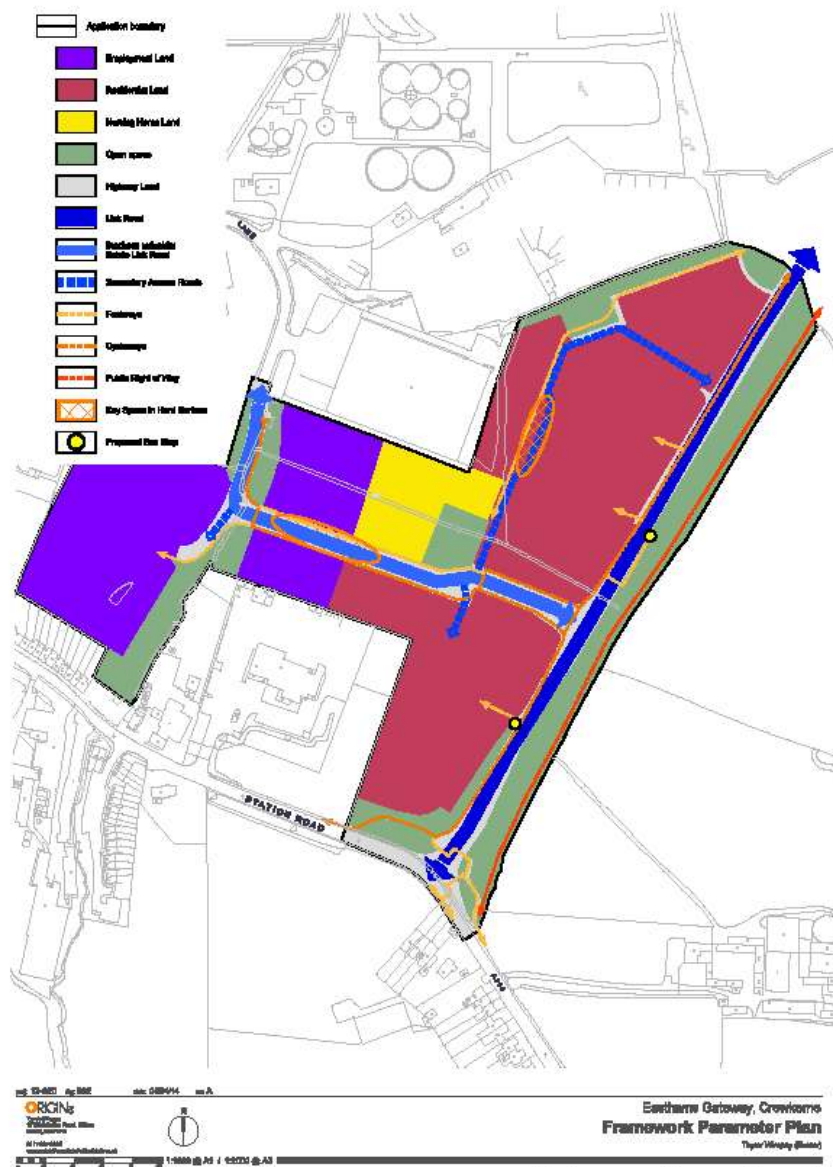
The employment land allocation has been reduced and the residential allocation increased, as part of the latest revisions.

As part of that approved development linked with the development link road (CLR), the recently approved development scheme will include a link between the A30 to Yeovil and the A356 to Dorchester.

Running to the East of Crewkerne the site will provide for a mixed-use scheme of residential to the north and employment land to the South, East of Crewkerne, bounded by the CLR, which will provide for improved linkage into the Blacknell Lane industrial estate.

The residential element originally provided for 525 new homes with new school facilities together with community hall and neighbourhood shopping, as a local centre.

An outline planning application submitted to South Somerset District Council and approved sought to reduce the amount of employment land on the development from ten hectares to just two, with the Southern section of the CLR key site, which will join up with the Blacknell Lane industrial estate, is subject to a planning submission from Taylor Wimpey outlining its aims to build 175 homes and a 60-bed care home – application 14/02141/OUT; on the basis that it was “not economic to start work” on the relevant phase of CLR without the proposed changes to the Southern section.



Other permutations subsequently ensued, with modifications appearing to be on an ad hoc and ongoing basis.

In the planning statement the scheme provides for 2 hectares of land for business uses. 175 houses; 60 bed care home; completion of the Southern section of Crewkerne Link Road; completion of the Blacknell Lane Link; and Associated landscaping and utility infrastructure – lower specification of works.

Further permutations have been promoted, but for purposes of this application we have taken the view that the schemes will continue to be modified during the construction phases.

This scheme wraps around the Eden Building and as at the date of preparing this report a decision has not been reached and the current outstanding issues appear to relate to the need for employment land in Crewkerne.

These proposals allow for 3 hectares of employment land to be retained whereas the Local Planning Authority is looking at retaining 4 hectares of the original 10 hectares provided for.

The site is located adjacent to the County Council recycling and waste transfer session.

General

The property comprises a substantial part of the property known as the Eden Building, a manufacturing/warehouse building (see Accommodation).

The Eden Building was originally purpose built for Eden Enterprises in 1986 with a further bay added in 1988.

The building footprint to site ratio is restrictive and could be construed as overdeveloped with limited on-site space to the rear and sides but the front yard appears more than adequate for its purpose.

The front and side areas have been opened with the removal of the previous coniferous hedge line screening, which has provided access to more open space and replacement of the former fencing with modern palisade fencing to secure the site. This improvement undertaken by the Landlords at we understand nil cost to the Tenant(s) has secured access to larger site areas on which Woods (Dorchester) Limited store containers (Tenant owned) which give them additional storage for their imported stock.

To the West and North of the premises is an outside area abutting the Western and Northern boundaries, part of which is currently used for outside storage and part we understand an area for circulation over which the neighboring unit, owned outside of the Pension Trust asset, enjoys rights of access to the rear thereof.

To the North and West of the property is the municipal recycling centre and waste transfer station.

To the East of the subject premises is the remainder of the Eden premises (part of which is also under the occupation of Merriott Plastics Limited on a similar lease length, to another Landlord owner.

To the South is the entrance, yard, and parking areas (which extends into the area under the separate lease held by Merriott Plastics Limited, presumably with rights of access over).

There is no formal entrance or reception area to the subject property occupied by Merriott Plastics Limited and limited office elements for the units occupied by Woods (Dorchester) Limited.

Separate access and separated services could be achieved, if let separately from the current arrangements, subject to obtaining all necessary consents. There is a tied linkage between the two areas of occupation by Merriott Plastics Limited, but no dedicated electrical services to the portion occupied under lease with the - The Trustees of The Singleton Engineering Pension Fund, which is historic.

The consequence of the lack of a dedicated electrical supply, lack of welfare facilities and the open linkage between the two spaces, has the effect of reducing the rent level that can be charged.

The Tenant of the central section owned by the Pension Trustees has a reception which is located to the right hand side at the front of the Eden Building, forming part of a purpose built office block under the adjoining owner's lease as described above.

For the avoidance of doubt no office provision is included with Merriott's area of occupation.

Vehicular access to the site is off Blacknell Lane. Blacknell Lane finishes just past the entrance and boundary of the Eden campus (as a whole). We have been informed that the access road has not been adopted up to the entrance of the property.

The last 50 metres we understand is in private ownership.

Our Valuation assumes that there are no financial obligations upon the owner for the upkeep or adoption of this section of road and full access rights are secured.

The car parking area is tarmacaded and the HGV served area are mainly surfaced in concrete.



The Landlords have confirmed that Taylor Wimpey have agreed the following works and accepted the boundary position, albeit this needs to be ratified by Land Registry, with further evidence provided by the Landlord, including historic Google Earth imagery.

2m noise barrier fence (acoustic fence) with hedge, ditch and 1m buffer zone for maintenance purposes. Landlord to erect palisade fence at their discretion.

The Client has informed us that the property is, to the best of his knowledge, unaffected by any third-party rights of way.

The developers in accordance with the development brief and the Section 106 agreement have opened up the access to link through to the residential development under construction by Taylor Wimpey and in turn this will connect to the Crewkerne Link Road and the main road network, relieving some of the traffic congestion within the town centre.

The proposed road to the rear of the units have been superseded under final plans approved, so that residential properties will now be constructed at the rear of the premises, with a modest buffer in the agreed format of 2m noise barrier fence (acoustic fence) with hedge, ditch and 1m buffer zone for maintenance purposes.

Legal Advisors to verify the above.

12 Construction

Construction is of steel frame with a concrete floor and principally insulated profile steel panelled walls with 8 No. roller shutter doors and personnel fire doors to the side and rear elevations.

The property is built on a sloping site and internally the building is of 2 No. split levels.

Part of the later extension - (See – 13. Accommodation) is close to ground level at the front of the building with loading by a ramp. There is dock level loading provided at the remaining roller shutter doors serving the main production area (Accommodation). The rear sections of the property, (Accommodation) are at a higher level.

Lyndon Brett Partnership were not instructed to undertake any structural surveys, test the services, or arrange for any investigations to be carried out to determine whether any deleterious or hazardous or materials have been used in the construction of the property valued. It is assumed that the property is free from latent defects.

From our inspection for Valuation purposes the various elements are generally in reasonable order for the construction, age and use although there is considerable impact damage to the cladding both to the inside and outside of the building.

This is a report for valuation purposes and not a full building survey, as a full building survey report has not been commissioned, or in fact sought.

We have not carried out a building survey of the property nor inspected parts of the property which were covered, unexposed or inaccessible, nor arranged for nor carried out specialist tests of the ground conditions, of any part of the structure and sub-structure, nor of the electrical, heating, air conditioning, plant and machinery equipment or other services to the property or running under the site.

The Lyndon Brett Partnership cannot express an opinion about or advise upon the condition of un-inspected parts and this report should not be taken as making any implied representation or statement about such parts.

Those relying on this report should be aware that although regard has been taken of the apparent state of the property, defects might exist that are latent or would be revealed in a more detailed survey.

The Lyndon Brett Partnership is unable to confirm that the property is free from risk of high alumina cement concrete, calcium chloride additive, asbestos of any type or other potentially deleterious or hazardous materials or techniques having been used in the construction or alterations to the property.

No measurement or calculation has been made of the load bearing capacity of foundations, floors, or other elements of the structure, which it is assumed is suitable for the present or proposed uses.

The valuation assumes that any more detailed reports, tests, or calculations would not reveal any materially adverse conditions.

Unless stated otherwise in this report, we have not been made aware of the content of any environmental audit, land quality statement or soil survey, which may identify contamination/pollution or warn of this possibility.

Our report in this respect, made only from visual inspection and limited enquiry, cannot be relied upon as conclusive and accordingly the valuation on the assumption that the property is not subject to contamination can only be validated if, following an exhaustive investigation by appropriately qualified consultants, the property is found to be uncontaminated and not exposed to pollution.

Where Lyndon Brett Partnership are provided with reports identifying the existence and extent of contamination and the costs of remediation, we rely upon the information contained without any liability thereof.

This report is provided for the stated purpose only and for the sole use of the named client. It is confidential to the client and their professional advisors.

13 Accommodation

The property is situated on a site which extends to 0.757 hectares or thereabouts and is outlined in red on the accompanying plan – Annex 2.

The area of occupation and the demise of the Trustees of the Singleton Engineering Pension Scheme and Merriot Plastics Limited is outlined in red – Annex 2.

The area of demise occupied under the proposed lease between Trustees of the Singleton Engineering Pension Scheme and Woods (Dorchester) Limited is outlined in red on the plan accompanying the lease – Annex 2.

We have measured the building in accordance with the RICS Code of Measuring Practice (Fifth Edition) and calculate that it provides the following Gross Internal Floor areas.

Merriott Plastics main production area 24,429 ft² (2,270.35 m²)

Woods (Dorchester) Limited area 20,600 ft² (1914.5 m²), plus outside storage space, over and above proportional site area to reflect normal operation conditions.

A schedule of photographs of the property is attached as Annex 4.

14 Plant, Machinery, Furniture, and Equipment

Plant, machinery furniture and equipment are excluded from this Valuation.

Services

These have only been inspected visually, where they were accessible, and tests have not been applied. The efficiency, compliance with regulations and adequacy of services can only be assessed by test conducted by suitably qualified specialists.

Although, as surveyors we are not specialists in these areas, where comment has been made, this is an informed opinion based on the accessible evidence.

We have not made detailed enquiries from the statutory utilities.

Electrical Provisions

The installation and the works should be compliant with the I.E.E 18th Edition and meet the requirements of Part P (Electrical Safety) of the Building Regulations.

Any works associated with electrical refurbishment should be carried out by a qualified installer who is registered under one of the competent persons schemes or alternatively the work must be designed, installed, inspected and tested by a qualified electrician who can issue an appropriate BS 7671 Electrical Installation Certificate.

There is no evidence that annual routine tests have been carried out to comply with Electricity at Work Regulations and Approved Document – Part P of the Building Regulations.

Sanitary Provisions and Drainage

We would advise that the drainage runs be inspected by a recognised contractor providing CCTV monitoring to ensure that drainage runs within the site curtilage and connecting to the main foul/storm water drainage is free flowing and free of defect and the drainage purged annually.

Ventilation, Air Conditioning and Extraction

Mechanical ventilation to “wet areas” are advised.

Service records in respect of air conditioning plant and equipment including date of installation and periodic review and service dates are available.

Fire Engineering

The appropriate fire strategy works have not been carried out, and Fire Risk Assessments were not available. The Tenants are responsible for compliance and the Landlord should be provided with a copy and periodic updates and with fire extinguishers present required to be correctly mounted on wall brackets as appropriate, fire signage inclusive of illuminated emergency exit signage, present in relevant locations – e.g., above doors or exit doors and the Fire Alarm periodically tested and documented.

Security Systems, Inc. CCTV

Service records, including date of installation and periodic review and services dates should be in place.

15 Accounts

N/A

16 BUILDING REGULATIONS, TOWN PLANNING, ROADS, STATUTORY, MINING, ENVIRONMENTAL MATTERS AND SERVICES

(General comment where appropriate - no enquiries have been made as these are the responsibility of your legal advisor)

We have made informal verbal enquiries with South Somerset District Council and understand that the properties have consent for the existing use.

We are not aware of any Local Authority Planning or Highway proposals likely to have an adverse effect upon the value of the property.

Planning Permission has been granted for a mixed-use scheme including a substantial residential development and notional employment land acreage, together with School site and meeting hall, local centre with a small parade of shops, all linked with the creation of the Crewkerne link road (CLR).

The network road link will improve access to the industrial estates of Blacknell Lane.

A section 106 agreement with Taylor Wimpey and the consortium of residential house builders provided for the link road to be fully completed within 4 years of the occupation of the first house, subject to the developer being allowed to have no more than 199 dwellings occupied until the link road is completed.

There will be a landscape buffer between residential development and the Eden building, as a screening measure to reduce visual impact and minimise the impact of the operations associated with a B1, B2 and B8 existing use operation. This is not clear from the outline submissions included with the current proposal Application 14/02141/OUT.

The Eden building is currently the building located at the end of Blacknell Lane, East of the town, so with the creation of additional land for residential and employment purposes and associated improvements in internal estate roads, the improved road network and access onto the CLR and its links with the A30 and A356, these factors will all improve marketability and future letability.

In preparing this report we have assumed that all necessary statutory and legislative enactments have been complied with. We have also assumed that there are no outstanding notices in respect of the premises.

In preparing this report we have assumed that all necessary statutory and legislative enactments have been complied with.

Prior to exchange of contracts, we would advise that you ascertain from the vendor whether any asbestos containing materials (ACMs) exist within the property, and whether there exists a register or risk assessment together with plans to show compliance with the Control of Asbestos at Work Regulations.

If any works to the premises are proposed, you should be aware of the Construction Design and Maintenance Regulations 1994 and the obligations arising therefrom.

If purchasers should be aware of the existence of Mineral Rights, advice should be taken on the implications of the Land Registration Bill 2001 and inspection of the Register of Cautions.

Prior to exchange of contracts, we would advise that your insurers through their appointed surveyors confirm the level of premium payable in respect of Insurance Reinstatement and that the materials of construction are deemed acceptable for purposes of cover.

Advice on the level of cover available, together with the weighting applied and confirmation that the premises will be considered an appropriate and acceptable risk should also be prior obtained.

Disability Discrimination Act 1995

Under the Disability Discrimination Act 1995 requirements are imposed on owners and occupiers of business premises who provide a service to the public. This relates to means of access for disabled persons and requirements will be imposed with effect from October 2004 to make provision for this.

At present there is no evidence in the market to support a difference in values between those buildings conforming with the requirements of the Act and those which do not.

In the longer terms there may be implications for the value of property which do not comply with the Regulations.

Environmental Considerations

The Environment Act 1995 places a duty upon Local Authorities to identify contaminated land in their areas, gives them and the Environment Agency power to serve remediation notices and to maintain registers of remediation statements, declarations and appeals.

The principle will be for the polluter to pay for remediation works and only where liability is legally transferred, or the polluter cannot be found will the costs fall on the owner.

An owner would not include a mortgagee not in possession, but liability will be of concern to a lender if possession is ever to be contemplated. Liability will extend to pre-existing pollution and an owner who has caused or knowingly permits an escape of pollution through his or her land will be liable even if the source was on other land.

In preparing this report our investigations have been limited to visual inspection of the property, consideration of its use, the uses of this and adjacent property, so far as is evident and only superficial enquiry into past uses of this property.

Should it be established subsequently that contaminants, seepage or pollutions exist at the property, or any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the values as now reported.

As our investigations and enquiries have not been exhaustive and in view of the potential liabilities, we recommend consideration be given to considering a Land Quality Statement or Environmental Audit for which we can introduce the relevant consultants.

We are advised that the property was developed on a Greenfield site (formerly agricultural land). Our Valuation is therefore on the basis that no previous uses are likely to have caused contamination.

As previously reported, the neighbouring land to the North and East of the site is used as a municipal household waste disposal tip which may cause smells and noise.

We have not undertaken a survey of the accommodation to facilitate the preparation of an Asbestos Register in accordance with the control of Asbestos Regulations at Work 2001. If not undertaken this should be completed at the earliest opportunity.

Lyndon Brett Partnership is unable to confirm or comment that the property is free from Asbestos contamination. Consequently, should it be established that asbestos products exists in the property this might reduce the values now reported.

The above comments do not imply or give any warranty and we would be pleased to arrange for specialist environmental engineers to carry out an investigation should you wish to verify the situation.

Energy Performance Certificates/Minimum Energy Efficiency Standard

The Energy Act 2011 requires a property to have at least an “E” rating on the relevant Energy Performance Certificate (EPC) for any new letting to be carried out after 01 April 2018.

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 introduced the Minimum Energy Efficiency Standards (MEES) which came into force in England and Wales on 1 April 2018 and applies to privately rented residential and non-domestic property.

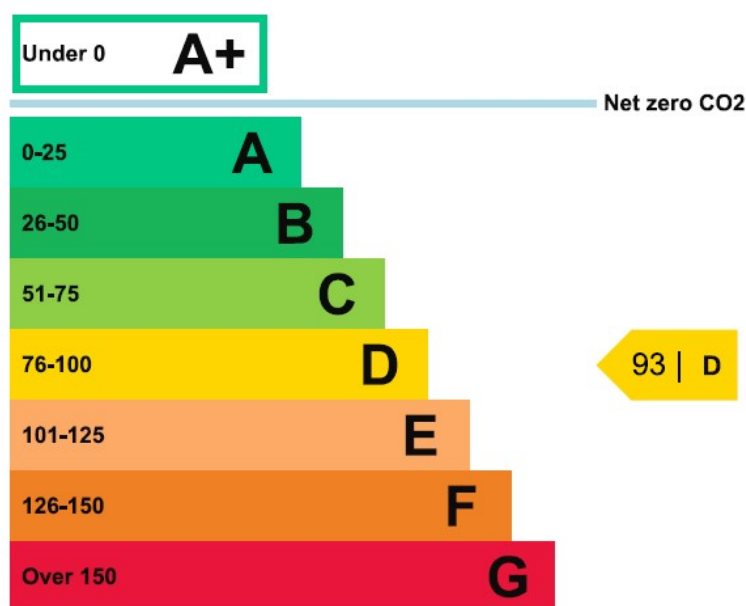
MEES aims to encourage property owners/landlords to improve the energy efficiency of their properties by restricting the grant and continuation of existing tenancies where the EPC rating is Band F or G; the minimum standard rating is E and above.

MEES applies where the letting is for more than 6 months (MEES does not apply to tenancies of less than 6 months, so long as there is no right of renewal) and less than 99 years.

From 1 April 2020, MEES applied to all privately rented residential property and it is now an offence to continue to let residential property with an EPC rating below E.

By 1 April 2023 all privately rented non-domestic properties will need to have an EPC rating of E or above. Any properties with rating of F or G will be considered sub-standard and landlords could be subject to fines or other enforcement action unless the landlord registers an exemption.

An EPC is also required when you sell or lease a property.

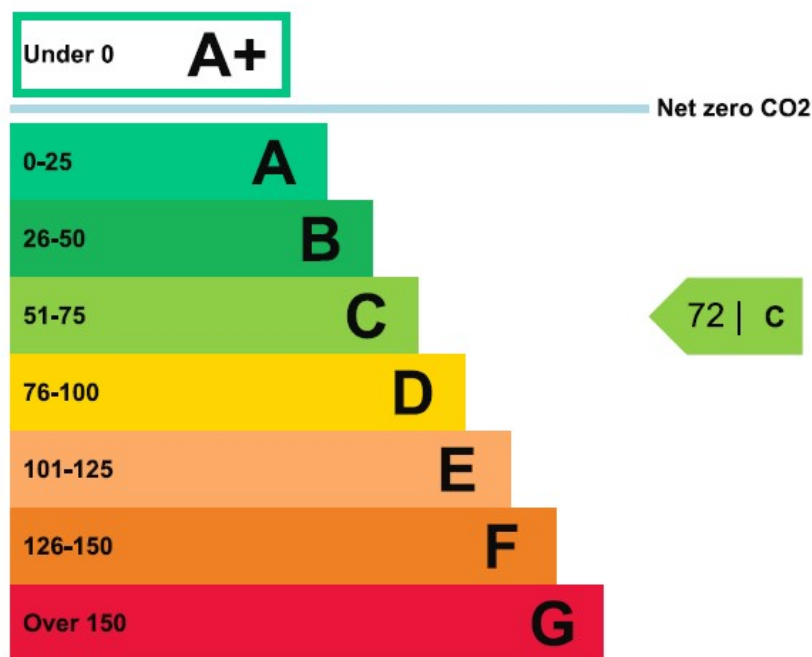


Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

The Woods (Dorchester) Limited premises have a rating of D, with a specific rating of D93, which is at the lower range of assessment with the D classification. This expires in 9th August 2030.

The Merriott Plastics Limited premises within the Eden Building has a rating of C with a rating of C72 – lower end. This expired in July 2019, and I do not have access to the updated EPC report, which should have been in place.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

17 DELETERIOUS OR HAZARDOUS MATERIALS

Asbestos is a health hazard if damaged or disturbed and replacement costs involved may be high. Appropriate advice should be obtained from an accredited specialist for carrying out any work affecting these parts. Even where asbestos is in good condition and left undisturbed, there are some potential purchasers who may be deterred by its presence.

Due to the age and type of the property, building components may contain an element of asbestos.

The control of Asbestos at Work Regulations has imposed from 2004 further duties in Managing Asbestos in the Workplace.

This includes an asbestos survey, manual and logbook and plans indicating areas of construction identified as containing asbestos, handling procedures etc.

18 Commentary

a) Summary

The subject property, based on combined rent levels is let at relatively low rent levels by comparison with other commercial warehouse and production properties in the South Somerset area, but reflects:

- (a) the disabilities of the letting to Merriott Plastics, without a dedicated electricity supply or facilities and
- (b) the letting to Woods (Dorchester) Limited did not reflect I, combined with changes in the overall property investment sector for properties of this form and ilk; this has impacted on property values.

Our valuation advice also reflects the tenancies, tenancy demise and the divided property interests.

It also reflects the fact that the property is not compartmented, separating out the different ownership and the potential for costs associated with property division.

b) Methodology

In arriving at our opinion of value we have adopted both comparative and investment methods of valuation. Due consideration has been given to comparable sales and lettings evidence.

For purposes of our valuation, we have adopted a yield of 8.5% reflecting market evidence on comparisons, including the 2020 letting but reflecting break options reserved but passed; and the weighted average unexpired lease term (WAULT).

We have also factored in the prospect of a review in market rent in respect of the Merriott Plastics leased premises in November 2025; plus, the low Capital Cost of the unit.

We have reflected on the prospect for rental increase, future dated relating to the occupation by Woods (Dorchester) Limited to reflect the increase in yard space made available because of the site clearance works, the improved appearance of the building which effectively increases marketability.

In addition, the presence of new activity in the local, resulting in improvements to the road access network and development of both a residential and commercial nature.

Alternative Uses

We do not consider that there are any alternative uses, which would materially affect the value of the property at the present time.

With the advent of the CLR and new employment land being developed, this may open opportunities to secure a higher value occupier, but for purposes of this valuation the opportunity is too remote to have a major impact which could be factored in now, due to the uncertainties of the new road opening.

19 Valuation

Under UK Appendix 2.4 Valuations for pensions schemes 2.

Identification of categories and Basis of Valuation, of the RICS Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors, valuations of land and buildings owned by Pension and superannuation funds are to be categorised under guidelines.

For the purpose of this report we have categorised the subject properties as follows:

'Properties held as Investments'

Complying with RICS Appraisal and Valuation Manual issued by the Royal Institution of Chartered Surveyors, the Valuer reports the total value of the properties divided into:

- Freeholds
- Leaseholds, distinguishing between long leases (those with over 50 years unexpired) and short leases (those with less than 50 years unexpired).

The value of the properties in any or each of these categories must be sub-divided between those let or contracted to be let to third parties and any let to, or occupied by, or contracted to be let to, or occupied by, a related party where the property is wholly or substantially (not less than one third by value) let to, or owned by, a related party and the Valuer must comment appropriately if an arrangement is not on normally-accepted current commercial terms, or where the rent presently reserved differs by more than 10% from the market rental value.

Aggregate totals of gross rental incomes, net rents (after deduction of all ground and head rents) and net rental incomes (after deduction of ground and head rents and all non-recoverable property outgoings but not amortisation) passing at the date of valuation (sub-divided between those derived from lettings to third parties and those from properties occupied by related parties);

Either:

- By category, the aggregate totals of such gross rental incomes, net rents and net rental incomes in order to forecast reversionary increases and decreases at appropriate yearly anniversary dates based on market rental values current at the valuation date. The projection need not normally be for a period beyond ten years unless so requested by the Trustees; or
- The market rental values current at the valuation date together with such information as is necessary to enable the Fund Manager to compute such reversionary increases/decreases; and

The percentage breakdown of the capital value of the portfolio; as between:

- offices;
- retail;
- industrial and business space;
- agricultural and other classes of property; and
- differentiating between UK and overseas properties.

Taking into account current market conditions, it is our opinion that the Market Value (MV) of the Freehold interest in the above-described property, as at the date of this Valuation Report are as follows:

Market Value is understood as the value of an asset estimated without regard to costs of sale or purchase and without offset for any associated taxes.

We are of the opinion that the market rental value of the property in its existing condition is **£120,162.30 per annum exclusive**.

And we value same accordingly.

The freehold market value of the subject premises subject to the existing tenancies, works of separation that would be required and separate office and staff welfare provision, reflecting a gross rental income of:

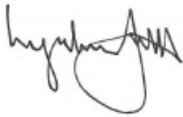
£120,162.30 per annum exclusive with potential reversionary value, is

£1,350,000 (ONE MILLION THREE HUNDRED AND FIFTY THOUSAND POUNDS) and we value same accordingly

We trust the above report is satisfactory for the Trustees of Singleton Engineering Pension Fund purposes, but should you have any further information or clarification, please do not hesitate to contact us.

Neither the Whole nor any part of this Valuation Report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the Valuers written approval of the form and context in which it may appear.

We trust that we have interpreted your instructions correctly, but should you have any queries, or we can further assist in any way, please do not hesitate to contact the office.



LYNDON BRETT, MRICS FAVLP MARLA

RICS Registered Valuer

**Lyndon Brett Partnership
Chartered Surveyor
County Court Chambers
Queen Street
Bridgwater
Somerset
TA6 3DA**

PURPOSES, BASES AND LIMITATIONS RELATING TO THIS VALUATION

1. Purpose of Valuation

This valuation is prepared specifically for the purpose of advising the client on the open market value of the above property.

2. Bases of Valuation

- (a) This valuation is prepared in accordance with the RICS Statement of Asset Valuation Practice and Guidance Notes. It is prepared based on the current open market value of the property, in its existing use, except where otherwise specifically stated in this report.
- (b) Guidance Note GN18 advises that it is not appropriate to value a property to be used as a security on a 'forced sale' basis. The basis of the valuation is, therefore, 'open market value' which is defined in accordance with Guidance Note G22 as the best price for which an interest in a property might reasonably be sold, assuming: -
 - (i) a willing seller
 - (ii) that prior to the date of the valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of the price and terms and for the completion of the sale
 - (iii) that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation,
 - (iv) no account to be taken of any additional bid by a purchaser with a special interest
 - (v) no account is taken in this valuation of the effect on value of any special taxation

3. Limitations

- (a) Our valuation has had regard to the apparent state of repair and condition of the property, but we have not carried out a detailed inspection of the property. We understand that a structural survey of the property is not required and, therefore, our valuation assumes that the property is structurally sound and free from defects other than those specifically mentioned in this report.
- (b) In any case, we have not inspected those parts of the property which were covered, unexposed or inaccessible and consequently we cannot comment whether such parts are free from rot, beetle, or other defects. Similarly, we have not inspected or tested services connected to or installed in the property and so cannot comment on their serviceability or otherwise.
- (c) We have not arranged for any investigation to be carried out to determine whether any high alumina cement, deleterious or hazardous materials have been used in the construction of the property and as it is impracticable to comment on the state of any wall ties, we are, therefore, unable to report that the property is free from risk in this respect. For the purpose of this valuation, we have assumed that such an investigation would not disclose the presence of any such materials in any adverse condition. Although we believe the use of such materials to be most unlikely, we suggest that if this aspect is critical your solicitors should obtain copies of the normal pre-contract enquiries relating to this aspect.
- (d) We have not made searches at the office of the Local Planning Authority or Highway Authority and our valuation is based on information received from these departments from verbal enquiries only. We nevertheless recommend that, prior to exchange of contracts, your solicitors incorporate in their application for Local Searches to the Local Authority questions relating to proposed road works, highway development projects or planning schemes.

- (e) This report and valuation is based upon our inspection of the property and the information which has been made available to us, which we assume to be correct.
- (f) We do not have any direct or indirect interest in the property.
- (g) We have not inspected any documents of title and for the purpose of our valuation we have assumed that good title can be shown, and that the property is not subject to any onerous restrictions, encumbrances, or obligations.
- (h) We assume that the property is unaffected by any statutory or contractual notice restricting its use and neither the property or its use gives rise to a contravention of any statutory requirement, and that planning permission has been granted or exists for its existing use, and that any conditions attaching thereto have been strictly complied with.
- (i) Whether or not there is any qualification in the report as to the source of any particular information, it remains the responsibility of the lender and the proposed borrower to ensure that all appropriate enquiries are made, accounts inspected, licenses and other permissions examined, and the usual searches and other precautions taken by a solicitor in connection with the purchase and/or mortgage of the business or property.

This report is not intended to replace any of these investigations or enquiries, but it may, however, point to further enquiries being necessitated. It must be remembered that the report does not contain a decision as to whether money should be lent, or the business or property acquired.

- (j) This report is for the benefit of the parties to whom it is addressed, and their professional advisors and no responsibility is accepted to any third party for the whole or any part of this report.
- (k) This report should be read as a whole, and no part should be taken separately or out of context. It is prepared specifically for the stated purposes and no other.
- (l) Neither the whole or any part of this valuation, or any reference thereto, may be included in any published document, circular, or statement, or published in any way without written approval of the content or form in which it may appear.
- (m) No allowance has been made for the expense of realisation, or any taxation, which may arise in the disposal of development of the whole or any part of the property.
- (n) In view of the changing market conditions, this valuation should not be relied upon after the expiry of three months from the date of this report, even assuming that there are no changes in matters or assumptions affecting the valuation(s).