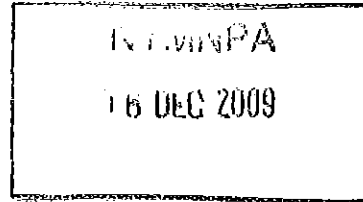


22 September 2009

M Tempest Esq  
Malcolm Tempest Ltd.,  
High Parks,  
Newton-le-Willows  
Bedale,  
North Yorkshire,  
DL8 1TP



Dear Mr Tempest

**MR B RICKETTS – RYEFIELD, HACKNESS ROAD, SCALBY, SCARBOROUGH  
YO13 0QY**

We thank you for your instructions to provide valuations of Ryefield, Scalby, near Scarborough. We confirm that we are to provide the current Open Market Value as defined below and secondly, our opinion of the value with planning permission in place for conversion to say 8 larger apartments in accordance with plans supplied.

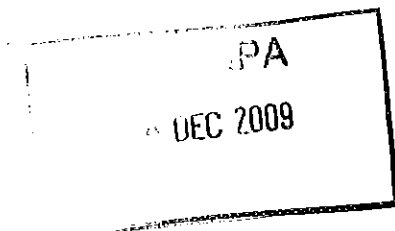
#### **LOCATION AND SITUATION**

Ryefield is situated in the village of Scalby approximately three miles from the centre of Scarborough and some 45 miles north-east of York.

The property is within the North Yorks Moors National Park and is bounded by the Scalby Beck to the south, being surrounded by similar calibre properties to the west and poorer quality bungalows to the east.

#### **DESCRIPTION**

Ryefield comprises a superior, large detached house constructed of brick, surmounted by pitched and hipped tile-covered roofs with accommodation arranged on two floors. The original property was believed to have been built in 1926 and extensively modernised and extended in 1995, the swimming pool complex being completed in 1997. The property is approached by tarmac drive to its elevated position through mature grounds with lawned gardens, shrubberies and herbaceous borders on three sides and a grass paddock to the south and east, in all comprising approximately three acres.



## ACCOMMODATION

The property comprises in excess of 6,000 sq.ft. including the swimming pool complex and garaging which is briefly summarised below:

### On the ground floor

Entrance Porch, Entrance Hall, Staircase Hall, Kitchen with Aga, fully fitted with pine kitchen units, built-in dishwasher and fridge freezer, central island with wine rack. Breakfast Area, Sitting area with fitted pine dresser and seating, double doors to garden and Swimming Pool. Panelled Dining Room with timber mantle and gas coal-effect fire, Drawing Room with brick and stone fireplace, gas coal effect fire with timber mantle, oak fitted alcove cupboard and built in oak display cupboard. Sitting Room with open fireplace with stone surround tiled insert and timber mantle and two double doors to patio. Cloakroom with wash basin and separate WC off and cloaks cupboard. Games Room, understairs cupboard, Swimming Pool plus Jacuzzi, Changing Room, Plant Room and rear Entrance Lobby including WC and Utility Area. Part panelled staircase leading to the first floor.

### On the first floor

Master Bedroom Suite comprising bedroom with built-in dressing table, wardrobes and drawers, bedside tables and chest of drawers, Dressing Area with wardrobes and drawers and Bathroom with jacuzzi-bath, wash hand basin, WC and bidet. Bathroom 2 and four further Bedrooms, part Galleried Landing. Bedroom Suite comprising Bedroom, Study and Bathroom. Bathroom 4 with bath, shower, WC and wash hand basin together with airing cupboard.

### Outside

Outside there is an integral Double Garage with two separate doors. Lawned gardens to three sides and a grass paddock/orchard to the south and east extending to approximately three acres.

## PLANNING

We are aware that planning consent exists for extensions to the house at both ends and have taken this into account as well as considering the proposal for conversion of the whole to 8 number apartments. We commend below on the valuation implications of the scheme.

## DEFINITION OF OPEN MARKET VALUE

The definition of "open market value" is the best price at which the sale of an interest in the property might reasonably be expected to have been completed unconditionally for cash consideration at the date of the valuation assuming:

1. A willing seller.
2. That, prior to the date of 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 price and terms and for the completion of the sale.
3. 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.

Green Energy Considerations

The present accommodation has modern systems in very good order which it will continue to use.

There is considerable scope for the use of green energy on the new proposals, which can provide a 10% contribution to that part.

The greatest contribution would probably be made to the new units occupying the roof space of the present building.

The concealed roof area can accommodate:

- Air source heat pumps
- Solar hot water energy

Additionally the new wings at ground floor level can be adapted to accommodate air source heat pumps/air conditioners into the built fabric even though the permission does not require it.

Consequently a permutation is being considered by a specialist. Presumably you will condition the requirement so their report will aim to satisfy that condition in its technical content.

