



Probate Valuation Report

An open market valuation prepared for:

The Estate of

First Name Last Name

Date of Death – 5 February 2021

Reference: 22420

Address:

Property address and postcode

Instruction:

To prepare a Probate Valuation of the Chattels at the above property

Instruction received from:

Executor's name or solicitor's name

Client:

The Executor.

This report is for the sole use of the above named together with their professional advisors.

It should not be relied on by any other person and may not be used for any purpose other than that stated. Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement, or published in any way without the Valuer's written approval of the form and context in which it may appear.

Valuer:

Provals, Pullastone, Kingsthorpe, Herefordshire. HR2 8AQ

Provals is an independent valuer and has no connection with any of the parties or the Estate.

Date of the Valuation Inspection:

17th and 18th June 2021

Description:

The contents of a three-bedroom detached farmhouse and grounds







Additional Comments:







None.

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S	Double Garage	123-127
T	Garage Loft Area	127-131
	Summary total	132

B – Entrance Hallway

Item	Description	Disposal	Value £
1		Sell	10.00
2		Sell	10.00
3		Sell	400.00
4		Sell	15.00
5		Family	5.00
6		Sell	55.00


7		Dark brown wood shelf unit with carved ends and drawer to bottom	Sell	25.00
8		Dark brown oval ended wooden batten with four double brass coloured metal hooks with white ceramic ends	Sell	3.00
9		Draught excluder in the style of six highland cattle	Sell	5.00
10		Cast iron umbrella stand	Sell	100.00
11		Armchair with mid brown wooden legs on castors	Sell	85.00
12		Tripod base small side table with square top	Sell	15.00

13		Circular fluted style edged bowl on the table, blue edging with terracotta flowers	Sell	12.00
14		Circular papier mâché tray in cream and gold colour, made in Italy	Sell	30.00
15		Cornwall Pewter cup (Edward Nevitt & Co.), engraved Wallingford Regatta 1964	Sell	18.00
16		My Lady Pewterware Tankard, engraved R.A.R. 1964, (Reading Amateur Regatta)		
17		Pewter tankard, engraved Pangbourne & Whitchurch Regatta 1964 Junior IVs		
18		Viners English Pewter tankard, engraved R.W.M.R. 1964		
19		Beswick China ornament 'The Frenchman'.	Sell	10.00

20		Dodo ornament approximately 1.5” tall, possibly white jade	Sell	35.00
21		Beswick China ornament ‘The Veteran’.	Sell	10.00
22		Signed Crown Staffordshire small bird, designed and modelled by JT Jones	Sell	3.00
23		Crown Staffordshire predominantly brown bird, no signature	Sell	3.00
24		Two brass and glass hexagonal ceiling lights	Sell	85.00

TOTAL	£934.00
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C – Cloakroom

Item	Description	Disposal	Value £
1		Sell	5.00

Summary:

Probate Valuation Summary		
Section	Location	Value £
A	Outside and Gardens	262.00
B	Entrance Hallway	934.00
C	Cloakroom	53.00
D	Inner Hallway	1,231.00
E	Drawing Room	1,683.00
F	Study	1,142.00
G	Kitchen	553.00
H	Utility Room and Larder	160.00
I	Rear Lobby	10.00
J	Cloakroom	66.00
K	Stairs and Landing to First Floor	642.00
L	Family Bathroom	65.00
M	Bedroom One	2,058.00
N	Bedroom One – Dressing Room	444.00
O	Bedroom One – En-Suite Shower Room	0.00
P	Bedroom Two	369.00
Q	Bedroom Three	614.00
R	Main Loft Area – Second Floor	1,887.00
S	Double Garage	255.00
T	Garage Loft	287.00

TOTAL VALUE	£12,715.00
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The Chattels have been assessed in their present condition and an open market valuation at the date of death has been provided.

No allowance has been made in our figures for taxation, actual or nominal which may arise on disposal.

This Probate Valuation Report cannot be used as a guide to either auction values or retail values. It does not allow for post valuation market variations in the values of any goods or items listed.

We are of the opinion that the open market valuation of the Chattels at the date of death is £12,715.00 (TWELVE THOUSAND SEVEN HUNDRED AND FIFTEEN POUNDS ONLY)

For ProVals:

Valuer: S J Holden

Signed:



Date: 7 July 2021

Reference: SH/KP/ 22420

The Probate Valuation Service
Pullastone, Kingsthorpe, Herefordshire. HR2 8AQ

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