



MINISTRY OF LANDS & PHYSICAL PLANNING

Telegraphic address.....

Telephone: Kirinyaga 21145
If calling please ask for

.....
When replying please quote

Ref No.....

DISTRICT LANDS OFFICE
KIRINYAGA
P.O BOX 342 -10300
KERUGOYA

GSS/ KABARE NYANGATI / 8987

16/03/2021

REPORT AND VALUATION

OF

AN AGRICULTURAL PROPERTY

ON

TITLE NO: KABARE/ NYANGATI /8987

MWEA EAST SUB COUNTY

KIRINYAGA COUNTY.

TERMS OF REFERENCE

In accordance with instructions received from THE CHAIRMAN MWEA NG - CDF, we have inspected the above mentioned property with a view to advising on its current Open Market Value for Purchase purposes.

Our report and valuation is as follows: -

DATE OF INSPECTION: The property was inspected on 16th March, 2021.

TITLE NUMBER: **KABARE NYANGATI /8987**

SITUATION: The property is located is located along Mwea – Embu highway Nyangati ward, Kangu sub location Kirimara location Kirinyaga County. It is at Kangu shopping Centre next to Kangu dispensary. (See the attached route sketch plan)

TITLE DETAILS:

Registered Owner:

The property is registered in Kirinyaga Lands Registry under the name of ROWLAND THIAKA CHARLES NDAMBUKI.

Area:

The parcel extends by measurement approximately naught decimal naught four four two (0.0442) hectares or naught decimal one naught nine two two (0.10922) acres or thereabouts.

Tenure:

Freehold.

Encumbrances:

Nil.

SERVICES:

Immediate access is a compacted earth surface road.

Piped water and Electricity are nearby available for connection at a cost.

Foul drainage will be to a septic tank / pit latrine.

Other social services and amenities such as Schools, Hospitals, Shops, Religious Centres, Banks and Entertainment Facilities are available in nearby Town.

THE PARCEL:

This is a rectangular shaped red soil parcel with a slightly sloppy gradient. It boundaries are marked by barbed wire fence on cedar post.

DEVELOPMENTS:

The parcel is devoid of any permanent structural developments.

BASIS OF VALUATION & METHODOLOGY:

The Valuation is based on the current open market value.

The current open market value assumes the estimated amount which the property should exchange as at today's date between a willing buyer and a willing seller in an arm's length transaction after proper marketing

where in the parties involved each act knowledgeably, prudently and without compulsion.

To arrive at the open market value we have adopted the comparable method which is based on analysis of sales and or properties for sale that are similar to the subject property, taking into consideration any extra uniqueness and advantages that may be enjoyed by the subject property.

GENERAL REMARKS:

The property is suitable for the intended purpose of constructing a Kangu Assistant chief office.

Unless otherwise stated, the valuer has no knowledge of any hidden or unapparent conditions of the property or an unfavourable environmental condition that would have adverse effects on its value and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. Any specifics relating to the structural condition can only be verified on a basis of a structural survey / report through the input of a structural engineer.

In our opinion, we don't foresee any significant prospect of or for change of use of the subject property or those in the vicinity, which could materially affect the value of the subject property negatively. The current user of the property conforms to its stipulated use which is **Agricultural purpose.**

We confirm that the land is not Government land or land set aside for public utility.

The property market has in the past few years experienced vibrancy due to a steadily growing economy, thus resulting in positive demand and improved market values. There is currently good demand for similar property in the market both for rental and outright purchase purposes.

VALUATION:

Subject to our terms of reference and general remarks, I value the freehold interest in **TITLE NO: KABARE NYANGATI / 8987** for Purchase purposes as follows:

Open Market Value:

Kshs. 1,000,000.00

(Read Kenya shillings one million only)



**S. M. WARUTERE
COUNTY VALUER
KIRINYAGA COUNTY.
DATED: 16TH MARCH, 2021.**