

**Valuation report for sale of an area of land owned by MBC situated at the rear of Chapel Lane,
Ab Kettleby, Leicestershire.**

Report for Mr H Rai, Head of Communities & Neighbourhoods, Melton Borough Council.

Prepared by Jane Galilee, MRICS, Estates Officer, Melton Borough Council. jgalilee@melton.gov.uk

Date 16th September 2015

1. Introduction

I have valued the land as at the 16th September 2015. I have inspected and valued the property and am pleased to report to you as follows;

2. Valuation parameters

1. Identification of client

Melton Borough Council, Parkside, Burton Street, Station Approach, Melton Mowbray.

2. Purpose of Valuation

It is understood that the valuation is required following a request from the Ab Kettleby parish Council to purchase an area of land within the village for use as a community play ground.

3. Subject of the Valuation

The area of land behind Chappel Close, Ab Kettleby shown on the attached plan edged red including the placing of a new restriction on the use of the land to a community play ground.

The Land is designated Open Space

4. Date of Valuation

The date of valuation is 16th September 2015.

Please note that values change over time and that a valuation given on a particular date may not be valid on an earlier or later date.

5. Basis of Value

The basis of value adopted is Market Value.

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after

proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

6. Special Assumptions

The following agreed special assumption has been applied;

That the land will receive the benefit of planning consent for a community playground.

That the designation of the land as Open Space will be amended if required to allow the proposed use.

The seller will place covenants on the land restricting its use to a community play ground and a further covenant not to construct any buildings on the property hereby conveyed or any part thereof.

Any other existing covenants preventing the use of the land as proposed, if any, within the gift of the seller, will be removed or altered to allow the proposed use.

All the risks of bringing the site forward for the proposed use remain with the purchaser at all times and the vendor does not provide any warranties as to suitability for the proposed use of the land by the purchaser.

7. Nature and Source of Information Relied Upon

I have assumed that all information provided in connection with this instruction is correct without further verification.

My advice is dependent upon the accuracy of this information and should it prove to be incorrect or inadequate, the accuracy of my valuation may be affected.

8. Date of Inspection

The property was inspected in September 2015.

9. Extent of Investigations, Survey Restrictions and Assumptions.

An assumption in this context is a limitation on the extent of the investigations or enquiries undertaken by the valuer.

The site has been inspected by the valuer. All other title and plan information has been provided by the vendor.

3. Property Information

1. Situation

The subject property is located behind Chapel Lane in Ab Kettleby, in a residential area with access from publicly adopted footpaths and roads.

2. Description

The subject property comprises part of an area of open and adjacent to a walled car park and the rear of the gardens of houses in Chapel Lane.

The plan provided at Appendix 1 shows the following;

Land to be sold by MBC to the owners Purchaser and to be the subject to a restrictive covenant as to use for a community play ground – edged Red

3. Tenure

Freehold with vacant possession

4. Easements and Restrictions

None that I am aware of, other than that contained in the Special Assumption detailed above.

The purchaser is to deal with all and any other land and owners rights.

5. Site Area

The subject property (edged red) comprises a total of approximately 430m².

The land is registered under title number LT 383157

6. Planning

I have made no formal enquiries and no information has been received on the property's planning status and potential and I have assumed that there are no planning proposals that adversely affect the property.

The Key aspect in regards to any planning will be that it is designated open space and it will be very unlikely for residents in close proximity to the land raising no objections to to waive that designation

7. Equality Act 2010

Whilst I have had regard to the Equality Act 2010 in making this report, I have not undertaken an access audit nor been provided with such a report. It is recommended that you commission an access audit to be undertaken by an appropriate specialist in order to determine the likely extent and cost of any alterations that might be required to be made to the premises or to your working practises in relation to the premises in order to comply with the Act.

8. Mineral Stability

I have received no information to indicate that the property is in an underground mining area and no mining subsidence report has been obtained.

9. Environmental Factors Observed or Identified

No issues noted during my inspection.

4. Valuation

1. Methodology/Approach and Reasoning

In arriving at my opinion of value the comparative method of valuation has been adopted.

The land has in effect been given over to community use/open space and as such has no value to any other party as it cannot be used for any other use at present.

However, it is worth noting that the site could be sold as development land for a 2/3 bedroom bungalow with rear access, a garage and garden subject to planning consent and release of any covenants and Open Space designation

. It is reasonable practise to assume that the value of a dwelling can be split into thirds – site/cost of construction/profit, therefore gross site value £30,000- £50,000.

The site could be further extended by purchasing the large rear gardens of Belvoir Avenue, however this is merely hope value as piecing a site together involving 3 separate owners would be problematic.

2. Comparable Evidence

Whilst limited comparable sales evidence exists, I have had regard to various sales of similar houses, garden land, transfers of Open Space and general market knowledge.

3. Opinion of Value

Restricted Value

In my opinion the proposed purchase price of the subject land, adjacent to land at rear of Chapel Lane subject to the Special Assumption as at the Valuation Date is £1(One Pounds Sterling).

Unrestricted Value

In my opinion the proposed purchase price of the subject land adjacent to Land at rear of Chapel Lane subject to planning consent being received for residential development and release from the Open Space designation is between £30,000 - £50,000 (Fifty Thousand Pounds Sterling).

4. Currency

All prices or values are stated in pounds sterling.

5. VAT

I understand that VAT does not apply to this transaction and my opinion of value reflects this. In the event that my understanding is found to be inaccurate, my valuation should be referred back for reconsideration.

6. Costs of Sale or Acquisition and Taxation

The purchaser will pay the sellers reasonable costs whether the transaction proceeds to completion or is abortive for any reason.

No allowance has been made for liability for taxation, whether actual or notional, that may arise on disposal.

5. General Information

1. Status of Valuer

It is confirmed that the valuation has been carried out by Jane Galilee (MRICS), acting in the capacity of an internal valuer, who has the appropriate knowledge and skills and understanding necessary to undertake the valuation competently.

2. Conflict of interest

Checks have been undertaken in accordance with the requirements of the RICS standards and have revealed no conflicts of interest.

3. Restrictions on Disclosure and Publication

The client will neither make available to any third party or reproduce the whole or any part of the report, nor make reference to it, in any publication without our prior written approval of the form and context in which such disclosure may be made.

You may wish to consider whether this report contains Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information Act 1985) as amended by the Local Government (access to Information) (Variation) Order 2006.

4. Limits or Exclusions of Liability

The report should only be used for the stated purpose and for the sole use of your organisation and your professional advisers. No responsibility whatsoever is accepted to any Third Party who may seek to rely on the content of the report unless previously agreed.

5. Validity

This report remains valid for 6 (six) months from its date unless market circumstances change or further or better information comes to light, which would cause me to revise my opinion.

6. Recommendations

1. The land is sold for £1 (One Pound).
2. The Special Assumptions are incorporated into any transaction

I trust this is satisfactory for your purposes. However, should you require clarification of any point do not hesitate to contact me further.

Miss K J Galilee