

**Valuation Report for
Land to Rear of 57
Barker Crescent,
Melton Mowbray,
Leicestershire**



**Report for:
Harry Rai
Melton Borough Council**

**Prepared by:
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DVS**

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Case Number: 1534263

Date: 26 February 2015

Contents

Executive Summary.....	1
1. Introduction.....	2
2. Valuation Parameters.....	2
3. Property Information.....	4
4. Valuation.....	6
5. General Information.....	8
6. Appendices.....	9
6.1 Photographs.....	9
6.2 Plans.....	10
6.3 Development Appraisal.....	11

Executive Summary

1.1 Description

The subject land comprises a small irregular shaped parcel of open space adjacent to the rear boundary of no. 57 Barker Crescent, Melton Mowbray.

1.2 Location

The site is situated within the town of Melton Mowbray, in an established residential location approximately 14 miles to the north east of Leicester.

1.3 Tenure

Freehold

1.4 Valuation Date

26 February 2015

1.5 Special Assumptions

The following agreed special assumptions have been applied:

- The land is to be acquired by the adjacent landowner Mr Wheeler.
- A single detached dwelling will be built in addition to Mr Wheeler's existing property.
- Planning permission has been granted for the erection of a single dwelling.

1.6 Market Value

The opinion of the **Fair Value** of the Freehold interest with vacant possession, on the special assumptions detailed above, as at **26 February 2015** is **£20,000** (Twenty Thousand Pounds)

1. Introduction

I refer to your instructions dated 04 February 2015 and my terms of engagement dated 18 February 2015.

I have inspected and valued the property and I am pleased to report to you as follows.

2. Valuation Parameters

2.1 Identification of Client

Melton Borough Council

2.2 Purpose of Valuation

It is understood that you require a valuation for potential disposal purposes to the adjacent landowner.

2.3 Subject of the Valuation

Land to Rear of 57 Barker Crescent, Melton Mowbray

2.4 Date of Valuation

The date of valuation is 26 February 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.

2.5 Confirmation of Standards

The valuation has been prepared in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation - Professional Standards 2014 UK Edition, commonly known as the Red Book.

Compliance with the RICS professional standards and valuation practice statements gives assurance also of compliance with the International Valuations Standards (IVS).

2.6 Agreed Departures from the RICS Professional Standards

There are no departures beyond those restrictions on the extent of investigations and survey, and the assumptions, stated below.

2.7 Basis of Value

The basis of value adopted is **Fair Value (FV)** as defined by the IVSC and captured at RICS VPS 4, para 1.5.2 as:

"The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties".

2.8 Special Assumptions

The following agreed special assumptions have been applied:

- The land is to be acquired by the adjacent landowner Mr Wheeler.
- A single detached dwelling will be built in addition to Mr Wheeler's existing property.
- Planning permission has been granted for the erection of a single dwelling.

2.9 Nature and Source of Information Relied Upon

I have assumed that all information provided by, or on behalf of you, in connection with this instruction is correct without further verification – for example, details of tenure, tenancies, planning consents, etc.

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.

The principal information supplied by Melton Borough Council:

- Plan identifying the land
- Budget estimate information in respect of underground electricity re-alignment

2.10 Date of Inspection

24 February 2015

2.11 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 following agreed assumptions have been applied in respect of your instruction, reflecting restrictions to the extent of our investigations.

- Such inspection of the land and investigations as the Valuer considered professionally adequate and possible in the particular circumstance was undertaken. This comprised undertaking a full site inspection.
- No detailed site survey was undertaken. The Valuer has had regard to the apparent state of repair and condition.
- It has been assumed that good title can be shown and that the site is not subject to any unusual or onerous restrictions, encumbrances or outgoings.
- It has been assumed that the site and its value are unaffected by any statutory notice or proposal or by any matters that would be revealed by a local search and replies to the usual enquiries, and that neither the use or intended use

was, is or will be unlawful or in breach of any covenant.

- No access audit has been undertaken to ascertain compliance with the Equality Act 2010 and it has been assumed that the site is compliant unless stated otherwise in this report.
- No environmental assessment of the site and neighbouring properties has been provided to or by the VOA, nor is the VOA instructed to arrange consultants to investigate any matters with regard to flooding, contamination or the presence of radon gas or other hazardous substances. No search of contaminated land registers has been made.

However, where an inspection was made and obvious signs of contamination or other adverse environmental impact were visible this will have been advised to you, further instructions requested and the observations captured in the report. Where such signs were not evident during any inspection made, it has been assumed that the site and neighbouring properties are not contaminated and are free of radon gas, hazardous substances and other adverse environmental impacts. Where a risk of flooding is identified during any inspection made, or from knowledge of the locality, this will be reported to you. The absence of any such indication should not be taken as implying a guarantee that flooding can never occur.

3. Property Information

3.1 Situation

The subject property is situated within the town of Melton Mowbray, in an established residential location approximately 14 miles to the north east of the city of Leicester within the county of Leicestershire.

The town has its own railway station which is on the main line from Birmingham to Stansted Airport via Leicester, Peterborough and Cambridge, and also provides services running to Nottingham and Norwich. The A606 passes directly through the centre of Melton leading to Oakham in the south and connecting with the A46 to the North West.

The property is immediately surrounded by residential properties being to the south of Melton's town centre.

3.2 Description

The subject land comprises a small irregular shaped parcel of open space, which is grassed with a single tree in situ, adjacent to the rear boundary of no. 57 Barker Crescent. The site is accessed via a private footpath from Hartland Drive.

It is understood that the adjacent owner (of 57 Barker Crescent) wishes to purchase the subject land to extend his landholding and construct a single dwelling.

3.3 Tenure

Freehold with vacant possession

3.4 Easements and Restrictions

None that I am aware of

3.5 Site Area

220.91 square metres (0.05 acres)

3.6 Defects and Repair

The site is noted to be in good condition.

3.7 Access and Highways

The site is accessed by a private footpath which adjoins Hartland Drive. This is an adopted highway maintainable at public expense.

3.8 Planning

I have made informal enquiries of the Planning Authority as to the planning status and potential of the site. These have revealed that there are no adverse planning proposals that adversely affect the land.

For the purposes of this report it is assumed that planning permission has been granted for the erection of a single dwelling.

3.9 Equality Act 2010

Whilst I have had regard to the provisions of 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 site or to your working practices in relation to the land in order to comply with the Act.

3.10 Mineral Stability

The site is not in an underground mining area and a Mining Subsidence Report has not been obtained.

3.11 Environmental Factors Observed or Identified

No contamination survey has been carried out.

4. Valuation

4.1 Valuation Methodology

In arriving at my opinion of value the comparable and residual methods of valuation have been used.

In undertaking an appraisal a Gross Development Value (GDV) was established by analysing recent transactions in respect of three and four bedroom properties in the locality. From this figure the likely costs of development were deducted, including a reasonable amount for developer's profit and a realistic contingency. This provided a residual land value once the additional house has been constructed, being the value of the land to the adjacent landowner. For details of my appraisal please refer to appendix 6.3.

4.2 Comparable Evidence

Regard has been had to sales of vacant plots of residential land, with and without planning permission, within the immediate and surrounding areas. Additionally I have collated sales evidence in respect of small parcels of amenity land and residential property comparables of houses within Melton Mowbray. Details of the comparables relied upon are included below:

Amenity Land/Open Space

Address	Land Type	Area	Transaction Date	Price £
1 Land off Victor Avenue, Off Leicester Rd, Melton Mowbray. LE13 0DA	Public open space	1.57 acres	26 February 2014	4,500
2 Land at Durham Close, Melton Mowbray	Open space	0.31 acres	28 November 2013	Guide Price £2,500 Sold prior to auction
3 Land at Southwell Close, Melton Mowbray	Public open space	0.10 acres	28 November 2013	£1,800
4 Land at Ridlington Service Reservoir, Oakham	Open space	1.12 acres	Auction 23 Feb 2015	Asking price £5,000
5 Land at Balmoral Rd, Mountsorrel, Loughborough	Amenity land/open space	0.41 acres	20 February 2013	£2,000

Building Plots

Address	Land Type	Trans Date	Price £	Remarks
1 Land at 100 Nansen Road, Leicester, LE5	Building plot	9 July 2014	£42,000	PP granted for a single three bed dwelling. Located to east of Leicester city centre
2 Land at Fletcher Street, Grantham	Building plot	9 October 2013	£65,000	Land with planning permission for two dwellings
3 Land at 33 Freehold Street, Quorn	Building plot	18 Sep 2013	£115,000	Land with PP for two dwellings.

4 Land adj 62 Rosemary Crescent. Grantham	Building plot	4 June 2013	£30,500	O/L pp for detached bungalow
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Residential Sales

Address	No of beds	Transaction Date	Price £
1 59 Barker Crescent (Adj property)	3	18 July 2014	£102,000
2 23 Robin Crescent, Melton Mowbray, Leicestershire LE13 0AX	3	03 Dec 2014	£136,500
3 10 Blakeney Crescent, Melton Mowbray, Leicestershire LE13 0QR	3	03 October 2014	£111,000
4 63 Dalby Road, Melton Mowbray	4	22 October 2014	£194,700
5 4 Swallowdale Road, Melton Mowbray	5	16 October 2014	£196,500

4.3 Opinion of Value

I am of the opinion that the Fair Value of the freehold interest in Land to the Rear of 57 Barker Crescent, Melton Mowbray, on the special assumptions as detailed above, is **£20,000** (Twenty Thousand Pounds) as at 26 February 2015.

4.4 Currency

All prices or values are stated in pounds sterling.

4.5 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.

4.6 Costs of Sale or Acquisition and Taxation

I have assumed that each party to any proposed transaction would bear their own proper legal costs and surveyor's fees.

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

4.7 Market Commentary

It is understood that the owner of the adjacent residential property, Mr Wheeler, is interested in acquiring the subject site in order to increase his landholding and to enable him to construct a single dwelling. I feel that the site would have limited value on the open market given its size and irregular shape, and due to the site's limited access restricted to a pedestrian pathway running along the north eastern side with no provision in place for vehicular access to the site. Therefore a sale is likely to be achievable if agreed with the adjacent land owner only and the land has been valued on this basis.

5. General Information

5.1 Status of Valuer

It is confirmed that the valuation has been carried out by Laura Kwiecinski, a RICS Registered Valuer, acting in the capacity of an external valuer, who has the appropriate knowledge and skills and understanding necessary to undertake the valuation competently, and is in a position to provide an objective and unbiased valuation.

5.2 Conflict of Interest

Checks have been undertaken in accordance with the requirements of the RICS standards and have revealed no conflict of interest. DVS has had no previous material involvement with the site.

5.3 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.

5.4 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.

5.5 Validity

This report remains valid for 3 (three) months from its date unless market circumstances change or further or better information comes to light, which would cause me to revise my opinion.

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

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Laura Kwiecinski

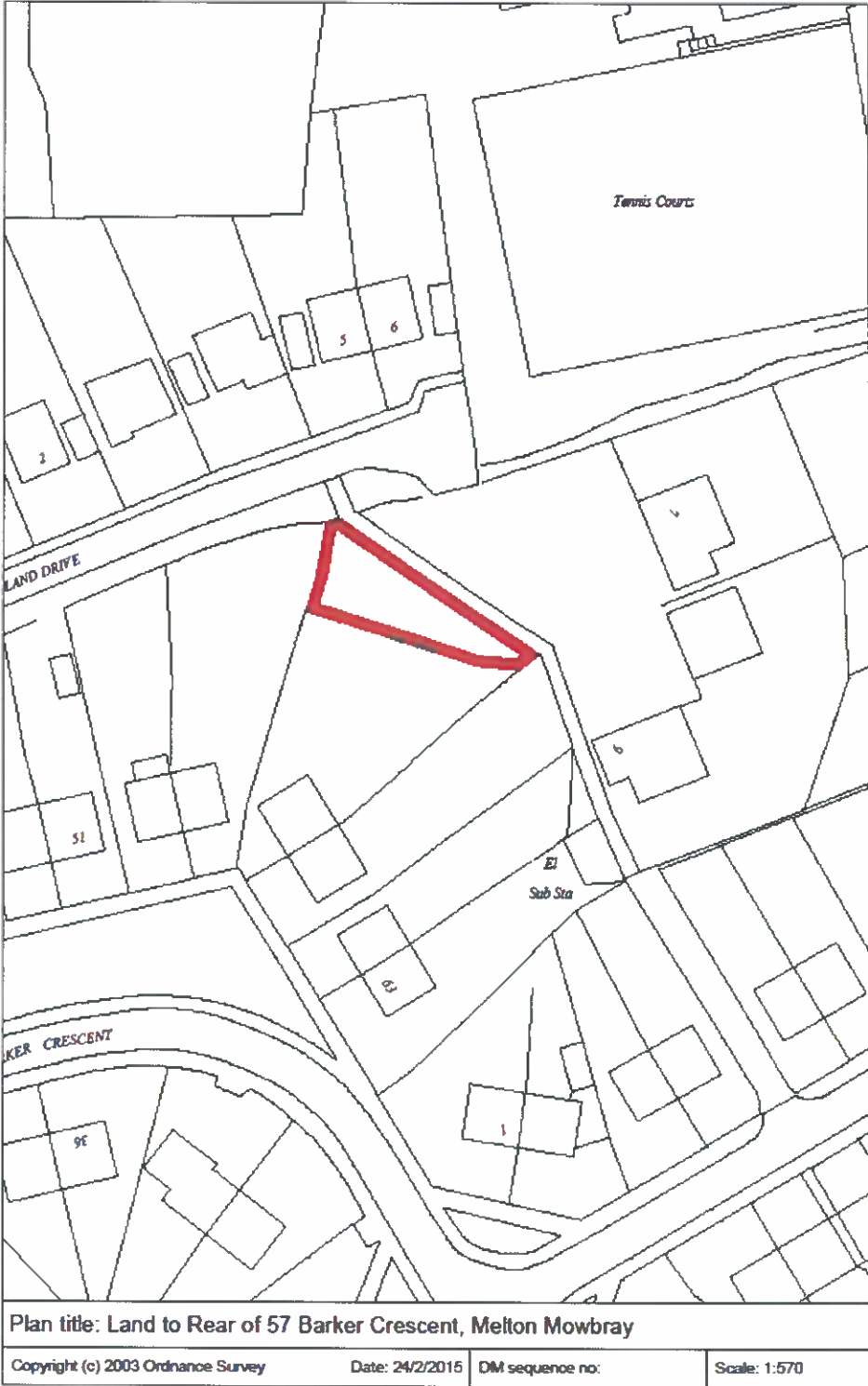
Laura Kwiecinski BA (Hons) MA MRICS
Senior Surveyor
RICS Registered Valuer
DVS

6. Appendices

6.1 Photographs



6.2 Plans



6.3 Development Appraisal

ITEMS				RATES	Sub Total	BALANCE
House type	Size	Number of Dwellings	OMV			
	97	1	£110,000.00		£110,000.00	
	130	1	£165,000.00		£165,000.00	
acq costs etc				say	£2,500.00	
GDV						£272,500.00
GDC		cost /m2	cost per dwelling			
	130	£1,200.00	£156,000.00		£156,000.00	
Dem/Site etc				say	£5,000.00	
Building					£161,000.00	
Abnormals					£18,000.00	
Fees				7.00%	£11,270.00	
						£190,270.00
Finance				6.75%		
		Period (Years)				
Building		0.5			£5,433.75	
Abnormals		0.5			£607.50	
Fees	2					
years		0.8			£608.58	
						£6,649.83
GDC					£196,919.83	
Profit @				17.00%		£46,325.00
Contingency				2.50%		£4,025.00
Sales @				1.50%		£4,087.50
Surplus		Period (Years)				£21,142.67
Holding						
Cost		0.5		6.75%		£20,463.31
Acquisition Cost				3.00%		£19,867.29
Land Bid Limit				say:		£20,000.00