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Report and Valuation



Land r/o Glapthorn C of E School
Benefield Road
Glapthorn
PE8 5BQ

For: Glapthorn Parish Council
c/o 30 Lytham Park
Oundle
PE8 4FB

By: Howard David Associates LLP

D Marriott HND BSc MRICS
Status: External Valuer
Date: 23 August 2018



H. J. Payne BSc MRICS. D. P. A. Marriott HND BSc MRICS.
VAT No. 795 1435 05

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1. CLIENT

Glaphorn Parish Council
c/o Mr A Tresadern
30 Lytham Park
Oundle
PE8 4FB

2. SUBJECT PREMISES

Land to r/o Glaphorn C of E School
Benefield Road
Glaphorn
PE8 5BQ

3. INSTRUCTIONS AND PURPOSE OF VALUATION

To attend at the above property, carry out an inspection and provide an opinion of the Market Value of the Freehold Vacant Possession interest as at the valuation date.

4. BASIS OF VALUE

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.

5. VALUATION DATE

The valuation date is the date of this report.

6. SPECIAL ASSUMPTIONS

None.

7. ASSUMPTIONS AND EXTENT OF INVESTIGATIONS

Title: We have not undertaken any enquiries as to Title. It is assumed the property possesses a good marketable Title, free of any over onerous restrictions, covenants or other conditions.

Condition of Buildings: In undertaking this report we have had regard to the apparent state of repair and condition of the property but a structural survey has not been carried out nor have we inspected the parts of the structure which are covered, unexposed or inaccessible.

Services: We have not carried out tests of mains services or appliances. The Surveyor inspected the services (except in the case of flats, for drainage, lifts and security systems) but the Surveyor has not tested or assessed the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current regulations, or the internal condition of any chimney, boiler or other flue. The valuation assumes that all mains services and appliances conform to current regulations and are in satisfactory condition.

Planning: No investigations have been made in respect of the Planning Status of the property. Our valuation assumes that the property in its' current format and use complies in all respects with Town and Country Planning legislation.

Highways: Unless reported differently in our valuation, we assume that all roads are made up and adopted.

Contamination and hazardous or deleterious materials: We have not arranged for any investigation to be carried out to determine whether or not any deleterious materials, including asbestos, have been used in the construction of the property and will not therefore be able to report that the property is free from risk in this respect. For the purpose of the valuation we assume that any investigations or structural survey would not disclose the presence of any adverse conditions, deleterious materials or latent defects which would alter our opinion of value. We have not made any investigations in relation to the presence or potential presence of contamination or pollution to land or buildings and will assume that if investigations were made to an appropriate extent then nothing would be discovered sufficient to affect

the value. We have not carried out any investigation into past uses either of the property or any adjacent land to establish whether there is any potential for contamination or pollution, or any adverse environmental factors from such uses or sites and, therefore, assume none exists.

Environmental Matters: Flooding, Mining and Radon Gas. We have not arranged for any investigation to be carried out to determine whether or not the property is affected by flooding, radon gas or mining activity and will not therefore be able to report that the property is free from risk in this respect. For the purpose of the valuation we assume that any investigations would not disclose the presence of any adverse flooding, radon gas or mining issues which would alter our opinion of value and therefore, assume none exists.

Sustainability: The European Energy Performance of Buildings Directive requires that Energy Performance Certificates are made available for residential and commercial properties when bought, sold or let. Unless reported otherwise we have not obtained a copy of any up to date EPC for this property.

8. INSPECTION AND LIMITATIONS

The property was inspected on 23 August 2018. The weather at the time was fine and dry.

9. DESCRIPTION (Age, type, construction, garage, garden, outbuildings etc)

The property to be assessed comprises approximately 1.011 hectares (2.5 acres) or thereabouts of arable farmland. Please note that no measured survey of the area of land has been carried out.

The land is reasonably level and even with some minor undulations but does gently incline from south east to north west. The land is assessed as Grade 3 Moderate to Good on the Natural England Land Use Classification Map.

10. SITUATION (Location, suitability to district, proximity to amenities etc)

Please refer to the location plan later which shows the property outlined in green. The property is located to the outskirts of the village of Glaphthorn being adjacent other farmland/paddocks to three sides (east, north and west). To the south is the Glaphthorn C of E School which I am advised is within the ownership of The Diocesan Education Board.

The land is currently accessed from Benefield Road by an existing vehicle access serving an unmade private farm road. It is noted that there is a Public Bridleway running along this farm track to the west of the land.

11. ACCOMMODATION (Number type of rooms, special features, layout, all areas approximate).

Not applicable.

12. SERVICES – NOT TESTED

I am advised that mains water, electricity and drainage are available within close proximity, subject to Statutory connection provisions.

13. TENURE (Freehold/Leasehold, years unexpired, ground rent, service charges etc)

Freehold.

14. CONDITION, GENERAL OBSERVATIONS AND RECOMMENDATIONS

It is noted that the land is available for purchase by the Parish Council and the driver for the acquisition is the provision of a community recreation facility. The suggested facility is shown on the plan later within this report. The scheme provides for a new wider access to Benefield Road, car parking area, recreational/sports pitch, tennis courts and child's play area. A clubhouse or pavilion may also be included.

The access arrangements would be such that the recreational facility and retained farmland would have independent accesses from Benefield Road. To achieve this, The Diocesan Education Board would permit unrestricted access in perpetuity over the area of land outlined in blue of the plan, albeit The Board would retain ownership of this area.

14. CONDITION, GENERAL OBSERVATIONS AND RECOMMENDATIONS (cont'd)

I am further advised that the land is to be acquired unencumbered with no restrictions, covenants, overage provisions or similar onerous terms.

15. COUNCIL TAX/ RATES

The property is obviously not currently assessed for Business Rates or other charges.

16. INSURANCE VALUATION (Main building, garage and outbuildings)

Gross Floor Area Main Building: N/A
Valuation for Insurance Purposes: N/A

Note our figure makes allowance for demolition and site clearance, Architect's and Surveyor's fees. No allowance has been made for inflation during the period between insured loss and completion of rebuilding. The figure given represents the valuation on the basis of equivalent reinstatement for insurance purposes at the valuation date.

17. SOURCE OF INFORMATION

In arriving at our opinion we may have relied on information provided at the time of instruction together with any additional information made available to us at the time of inspection. We may also source information from our own in-house data records, publically available web sites, local Surveyors and Valuers but the reliability of the information made available to us will not be verified.

18. RESTRICTIONS ON PUBLICATION AND THIRD PARTY LIABILITY

The Report has been prepared for the named Client and must not be reproduced in whole or in part or relied upon by third parties without the express written authority of the Surveyor. No liability is accepted for any third party.

19. RICS VALUATION STANDARDS AND DEPARTURES FROM THOSE STANDARDS

This valuation report has been produced in accordance with the RICS Valuation – Professional Standards 2014.

20. METHOD OF VALUATION

Market Approach.

21. MARKET COMMENTARY

Small blocks of farmland with potential water supplies within the framework of villages do continue to attract demand from both owner occupiers wishing to accommodate horses/equestrian uses as well as similar lifestyle recreational activities. In addition demand exists from longer term speculative investors.

22. VALUATION

We are of the opinion that the Market Value of the above property, Freehold and with Vacant Possession as at today's date is the sum of £90,000 (ninety thousand pounds).

This report is confidential to the Client for their sole use on the basis of the instructions issued. This report should not be divulged to any other party and no liability is accepted to any third party without the Valuers prior written consent.

Valuation Report

Photograph Schedule and Location Plan

Client:	Glaphorn Parish Council
Property:	Land to r/o Glaphorn C of E School, Benefield Road, Glaphorn PE8 5BQ
Report Date:	23 August 2018

Existing access from Benefield Road



Site looking east



Site looking north

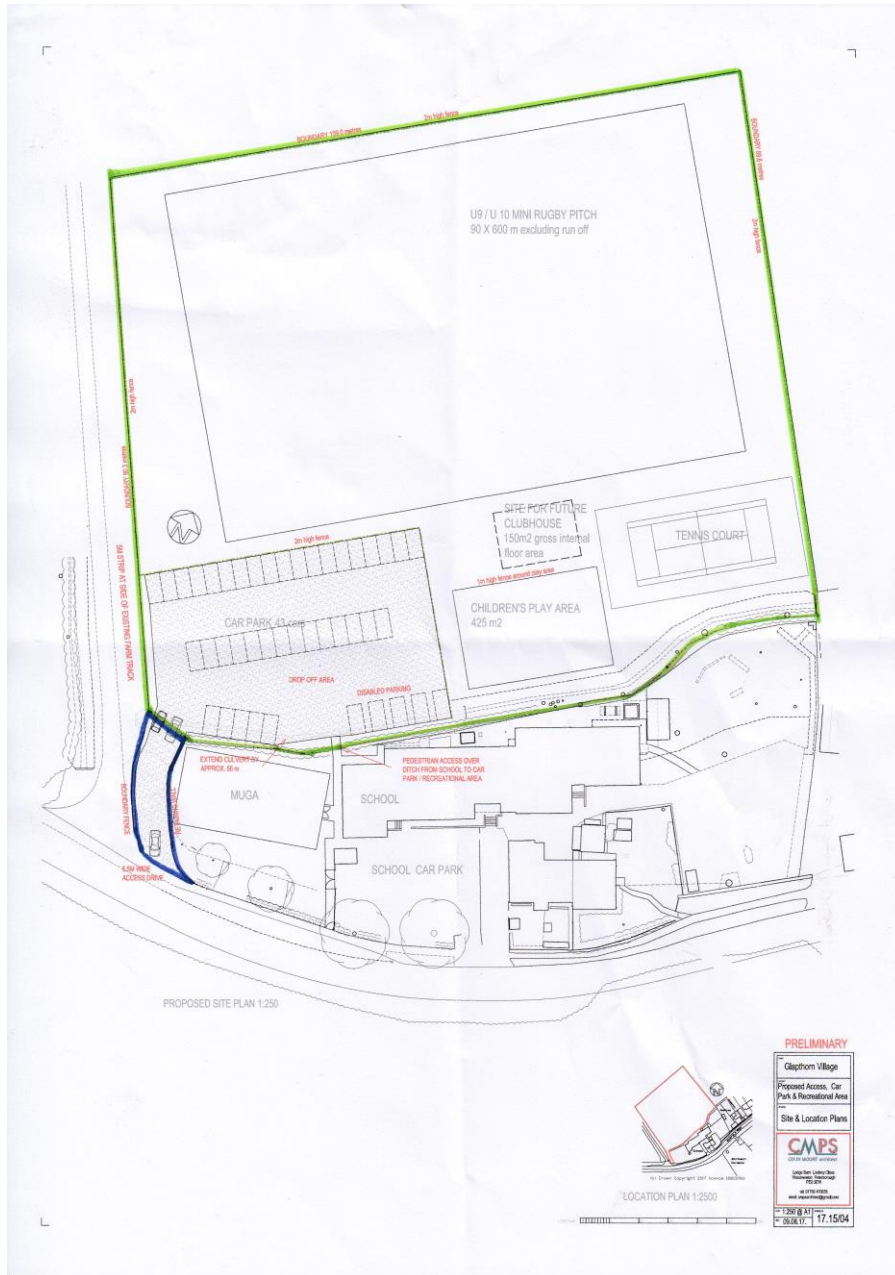


Site looking south east



Site looking south





LEGEND:



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TITLE:

Valuation Report
Land r/o Glapthorn School
Benefield Road
Glapthorn
PE8 5BQ

DATE:

August 2018

SCALE:

Not to Scale

DRAWN BY:

DM

PLAN REF:

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Chartered Valuation Surveyors ♦ Property Consultants

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