

Valuation Report for building plot and properties at Bryniau, Dyserth, Rhyl



Report for:
Denbighshire County Council
Planning and Development
Team

Prepared by:
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- **1. Introduction**

I refer to your instructions dated 10th December 2015 and my terms of engagement dated 18th January 2016.

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

Denbighshire County Council

2.2 Purpose of Valuation

It is understood that you require a valuation to assist you with your decision making having regard to Ombudsman report (case 201400990)

2.3 Subject and details of the Valuation

You have requested the following valuations:

- i) The likely diminution of value in respect of 'The Bungalow' and 'Carreg Wen' should the proposed development in the grounds of Mount House go ahead. Please note that until the proposed development is completed and until the aforementioned properties are internally inspected, my valuation should be treated as an estimate only. I would draw your attention to the Ombudsman's recommendation in Part 1 of their report which states that the DV should make an assessment within one month of **completion** of the development. You may therefore need to instruct us again at a later date if the development is constructed.
- ii) The depreciation in the value of the interest in the land to the rear of Mount House if planning permission is revoked under S107 of the Town and Country Planning Act 1990. Abortive expenditure will need to be added to this figure in order to make a complete assessment. It is understood that your department will write to the developer to ascertain these costs if deemed necessary following this report.

I have not taken into consideration the fact that the value of Mount House may be materially affected by building a dwelling in the gardens and grounds. Legal advice may be required to ascertain if this should be a valid consideration under S107.

2.4 Date of Valuation

The date of valuation is 21 January 2016.

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 in so far as they are consistent with the type of valuation provided.

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 Market Value which is defined at VPS 4, para 1.2 as:

'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.'

2.8 Special Assumptions

The following agreed special assumptions have been applied:

It is assumed that the single residential dwelling to be constructed on land at Mount House will be restricted to single storey height with a limited ridge height. The dwelling will be at least 2.5 meters back from the boundary with the property known as 'the Bungalow' and a degree of planting / natural screening will also be required to be provided.

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.

2.10 Date of Inspection

19th January 2016

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. The valuations may be subject to substantial alterations if any of the assumptions are incorrect.

- As agreed with you, external inspections only of the property have been undertaken and the advice and valuation has been prepared on the basis of 'restricted information'.
- No detailed site survey, building survey or inspection of covered, unexposed or inaccessible parts of the property was undertaken. The Valuer has had regard to the apparent state of repair and condition, and assumed that inspection of those parts not inspected would neither reveal defects nor cause material alteration to the valuation, unless aware of indication to the contrary. The building services have not been tested and it is assumed that they are in working order and free from defect. No responsibility can therefore be accepted for identification or notification of property or services' defects that would only be apparent following such a detailed survey, testing or inspection.
- It has been assumed that good title can be shown and that the property is not subject to any unusual or onerous restrictions, encumbrances or outgoings. It is assumed all the subject properties are held freehold and that they could be sold with the benefit of vacant possession.
- It has been assumed that the property 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 construction of the property nor its condition, use or intended use was, is or will be unlawful or in breach of any covenant.
- It has been assumed that no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated. However where an inspection was made and obvious signs of such materials or techniques were observed, this will be drawn to your attention and captured in this report.
- No access audit has been undertaken to ascertain compliance with the Equality Act 2010 and it has been assumed that the premises are compliant unless stated otherwise in this report.
- No environmental assessment of the property (including its 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 property (including its 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.

- It is assumed that there would be no 'abnormal' costs associated with the development of the single building plot at Mount House
- It is assumed that both 'The Bungalow' and 'Carreg Wen' benefit from a vehicular right of way over the access track and that each property benefits from parking at the end of the surfaced track.

- **3. Property Information**

3.1 Situation

The properties are all located close to the settlement of Bryniau, Denbighshire. They are located in an Area of Outstanding Natural Beauty and close to the National Trust owned land at Craig Fawr. The nearest larger villages providing amenities are Meliden and Dyserth. The town of Prestatyn provides a wider range of amenities and is approximately 3 miles away.

3.2 Description

Plot at Mount House

The plot benefits from outline planning permission for one dwelling. It is approximately 0.08 Hectares in size. Access is intended to be shared with Mount House and so off the highway known as Allt Y Graig. The site lies at the southern boundary of land owned by Mount House, and is on land to the rear of The Bungalow and Carreg Wen. The site benefits from extensive views due to its elevated situation.

The Bungalow

The bungalow is a single storey property with a garden to the side. Access is via a narrow track and it is assumed that the property benefits from a vehicular right of way over the track and also a parking space area at the end of the track. The property appears to be well maintained however it may require scheme of upgrading and modernisation. The ground levels to the rear of the property are high and so the property may suffer from damp issues. The property has one window to the rear elevation. Internally, my records suggest that the bungalow provides three bedroom accommodation.

The Bungalow benefits from views out from the front elevation which will be unaffected by the construction of a dwelling to the rear. There is likely to be a degree of amenity impact for occupiers of The Bungalow from a new development, mainly from the side garden, if part of a new dwelling on the plot is visible, and there is potential for additional noise from activity associated with a new dwelling in close proximity. A combination of careful siting of a new dwelling, restricting its height to single storey, and introduction of landscaping and fencing may go some way to limiting the effects on The Bungalow.

Carreg Wen

Carreg Wen proved difficult to inspect externally as it is well screened by mature vegetation and foliage. The property is single storey and is stone under tile construction. My records suggest that the property has 2 bedrooms. It appears that the property has undergone some modernisation, however it is difficult to ascertain the degree of modernisation without carrying out an internal inspection. The property is located at the end of a narrow track and it is assumed that the property benefits from a vehicular right of way over the track and also a parking space. The property does not benefit from views to the front due to a woodland coppice in the opposite field. The property benefits from a large and established side garden. The bank to the rear of Carreg Wen's side garden is has well established planning upon it and therefore benefits from a substantial degree of privacy.

The development of a dwelling on the Mount House plot may have an effect on the Carreg Wen, due to the potential for additional noise from activity associated with a new dwelling in close proximity. The potential for overlooking and loss of privacy at the rear of Carreg Wen may be limited by the careful siting of a new dwelling, restricting its height to single storey, and the introduction of landscaping and fencing.

3.3 Tenure

Freehold with vacant possession available (assumed for all properties)

3.4 Planning

It is understood that the plot at Mount House benefits from outline planning permission granted in 2013, however a further application for approval of layout, scale, appearance and landscaping (the reserved matters) is required to be made.

3.5 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 premises or to your working practices in relation to the premises in order to comply with the Act.

3.6 Mineral Stability

The property is situated in an underground mining area and in view of the possibility of mine workings and the increased risk of damage from underground mining subsidence it is recommended that a report is obtained from the Agency's Mineral Valuer. However as you have not requested such a report you are deemed to have instructed the Agency to assume in arriving at its valuation:

- (1) that the property valued is not at the date of valuation affected by any mining subsidence and will not be so affected in the future, and
- (2) that the site is stable and will not occasion any extraordinary costs with regard to Mining Subsidence.

You hereby accept that the Board of HMRC for and on behalf of the Agency and its employees cannot, in these circumstances, provide any warranty, representation or assurance whatsoever to you or any third party as to the mineral stability or otherwise of the subject property valued. You hereby agree to waive any claim which you might otherwise have had against the Board, the Agency or any of their employees for negligence or breach of contract arising from any loss or damage suffered as a result of your specific instructions to take no account of any matters that might reasonably be expected to have been disclosed by an Underground Mining Subsidence Report.

3.7 Environmental Factors Observed or Identified

Asbestos may be present in the construction of the Bungalow and Carreg Wen. While this material remains intact and in good condition the asbestos fibres are likely to be safe but specialist advice should be sought in the event of alteration, maintenance or demolition.

3.8 Council Tax Band

The Bungalow – Band E
Carreg Wen – Band D

• 4. Valuation

4.1 Valuation Methodology/Approach and Reasoning

I have used comparable sales evidence to ascertain the values both domestic properties. I have then used comparable sales evidence and my valuer judgement to ascertain the diminution in value should a property be development on the site to the rear. Please see special assumption 2.8 for more details. Please note that until the proposed development is completed and until the aforementioned properties are internally inspected, my valuation should be treated as an estimate only.

Turning to the value of the building plot at Mount House, I have considered sales evidence of single building plots. I calculated the likely diminution of value of if

planning permission is revoked by contrasting the building plot value to the value of garden / amenity land.

4.2 Comparable Evidence

Harropp Cottage, Ffordd Bryniau sold in September 2015 for £192,000. This 3 bedroom detached single storey cottage with views is located on a sloping site with hillside gardens.

Tyn Y Pistyll, Carreg Heilin Lane, Dyserth is a 2 bed semi-detached traditional cottage with established gardens which sold in October 2015 for £143500

Red Roofs, Bryniau is a 3 bedroom bungalow in a 1.5 acre private plot with paddocks. The property would have benefitted from some upgrading internally at the time of sale. It sold for £220,000 in February 2014.

Land at Bishops Wood Road Upper Prestatyn with outline planning permission for one dwelling failed to sell at auction with a guide price of £110,000 - £130,000.

Danbury Cottage, Bryniau sold in January 2012 for £80,000 at auction. The property required major works of renovation or demolition and redevelopment.

I have had regard to sales of garden land ranging from £7.50 to £20.00 per m2.

4.3 Opinion of Value

I am of the opinion that the Market Value of the freehold interest in The Bungalow is circa £160,000 as at 21st January 2016. This may be reduced to circa £145,000 if the proposed development of a dwelling on the site to the rear goes ahead. The likely diminution in value is therefore circa £15,000.

I am of the opinion that the Market Value of the freehold interest in Carreg Wen is circa £180,000 as at 21st January 2016. This may be reduced to circa £170,000 if the proposed development of a dwelling on the site to the rear goes ahead. The likely diminution in value is therefore circa £10,000.

I am of the opinion that the freehold interest in the building plot at Mount House, Bryniau is circa £100,000 with the benefit of planning permission. If the planning permission is revoked, the value of the land as garden land would be fairly represented at around £10,000. The diminution in value attributable to the revocation of outline planning permission is therefore circa £90,000 (excluding abortive expenditure).

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

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

4.7 Market Commentary

The residential housing market in North Wales is reported to have seen very slight rises in the last quarter of 2015. Following the recessionary period, lenders remain cautious however first time buyers and investors have returned to the market.

• 5. **General Information**

5.1 Status of Valuer

It is confirmed that the valuation has been carried out by Emma Williams, 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 property.

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 4 (four) 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.

A handwritten signature in black ink that reads "Emma Williams". The signature is written in a cursive style with a large, circular flourish at the end.

Emma Williams BA (Hons) MRICS
Senior Surveyor
RICS Registered Valuer
DVS

7. Appendices

7.1 Photographs



Land leading down to the proposed site at mount House (taken from public highway)



The Bungalow



View to the front of the Bungalow (this view is unaffected)



Proposed building plot will be behind fencing of the Bungalow



Carreg Wen

7.2 Plans

