

S/1392/10 - WILLINGHAM - APPENDIX 2.

Paul

Thanks for the email and the chance to respond. I have discussed this with the client. There are a number of points I would want to make.

Unencumbered valuation – I note the valuer puts this at £350k, I attach two properties in the village that have sold at just under the £400k mark, they both have large gardens but no land. Dr Sangray said the valuer didn't look at all the bungalow and spent less than 10 mins on site and for example didn't see the old shop area and games room. There is a good case to say this bungalow is worth similar with a good sized garden and with the addition of land say approaching the 2 acres as outlined by your valuer pushing the value up to nearer to £430-£450k.. There is also the agr building and yard, on its own such a facility would be worth in the region of £80k given they are always in demand, the valuer hasn't put any value on these. In all the bungalow with the building, yard and a couple of acres is worth far in excess of the figure quoted

The property is located on the edge of the village, small areas of agr land always make more than their agr value so £10-12k an agr would be the norm so about £80k for the rest of the land is fully justified.

I sent previously a 12 acre holding in Cottenham which sold when being on for a guide of £650k and this had a tie on it, this property cant be worth half that.

There are no grounds to suggest that a 40% discount is reasonable, the report we submitted with the application shows 3 – 28%. It is particularly relevant to look at sales to compliant purchasers as that is the demand you are assessing ie you have to assume the buyer would be compliant.

I would always expect any valuation to be below the guide to allow for offers so this has a bit of an effect but the key differences are the non allowance for the building and yard (£80k), the land (shortfall of £30k), the bungalow itself (shortfall of £20-£40k) plus the overly large discount for the tie.

You also might like to be aware that the owners paid £415k for the property in early 2007 when it was in very poor state, whilst the market has moved during the time, initially upwards but then down and up again, they have improved it a lot which more than compensates for any market moves. A valuation of £300k just cant be correct.

I didn't quite understand the second para from the valuer, he seems to be suggesting the plot with planning would be worth £150k more than the agr value, even on his figures that puts the land with planning at well over £200k before anything is built ie bungalow, road, yard and building.

The client would like to think the above can be considered before Wed.

Brian Barrow