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Our Reference : NA/CAY/ 1639953  
Your Reference : -

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Date : 31 January 2018

Dear Sir

**Valuation Advice  
Strathpeffer Primary School Playing Field**

I refer to your request for my services in connection with the above and now have pleasure in enclosing my report.

If you require any further assistance or clarification on any aspect of this or any related matter then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "Neil Anderson".

Neil Anderson BSc MRICS  
Senior Surveyor  
RICS Registered Valuer  
DVS

Enclosure(s)

# Valuation Report for Land for Strathpeffer Community Park

## Joint Instruction



Looking southeast with Ord Terrace  
properties on the right

Report for:  
Ricky Cheng  
Graduate Property Surveyor  
Development & Infrastructure  
The Highland Council  
Glenurquhart Road  
Inverness IV3 5NX

And

Tim Dawson  
Strathpeffer Resident's Association

Prepared by:  
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Case Number: 1639953

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## Executive Summary

### 1.1 Description

Land for Strathpeffer Community Park.

### 1.2 Location

Current open green space situated within the village of Strathpeffer, situated between Ord Terrace and Ulladale Crescent to the north of the A834.

### 1.3 Tenure

Owner's heritable interest with vacant possession.

### 1.4 Valuation Date

31 January 2018.

### 1.5 Special Assumptions

There are no special assumptions.

### 1.6 Market Value

The opinion of **Market Value** of the owner's heritable interest with vacant possession as at **31 January 2018** is **£15,000 (fifteen thousand pounds)**.

## 1. Introduction

I refer to your instructions dated 4 December 2017 and my Terms of Engagement dated 11 December 2017.

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

Joint instruction; The Highland Council and Strathpeffer Resident's Association.

### 2.2 Purpose of Valuation

Proposed purchase by Strathpeffer Resident's Association from Highland Council of land for Community Park.

### 2.3 Subject of the Valuation

1.86 hectares of open green space within the village of Strathpeffer.

### 2.4 Date of Valuation

The date of valuation is 31 January 2018.

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 professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation – Global Standards 2017 and the RICS Valuation - Professional Standards UK (January 2014, revised April 2015), commonly known together 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).

Measurements stated are in accordance with the 'RICS Property Measurement 1<sup>st</sup> Edition' which is effective from 1<sup>st</sup> January 2016.

### 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 4 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

There are no special assumptions.

## 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.

- Boundary plan provided.
- Copy of pre-application advice.
- Copy of Strathpeffer Resident's Association Business Plan for Strathpeffer Community Park.

## 2.10 Date of Inspection

18 December 2017.

## 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 property and investigations as the Valuer considered professionally adequate and possible in the particular circumstance was undertaken. This comprised undertaking an external inspection only of the property.

- 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 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.
- Valuations include that plant that is usually considered to be an integral part of the building or structure and essential for its effective use (for example building services installations), but exclude all machinery and business assets that comprise process plant, machinery and equipment unless otherwise stated and required.
- 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.

### **3. Property Information**

#### **3.1 Location**

Area of land to the southeast of Strathpeffer Primary School Playing Field. Bounded to the south by the A834 road through Strathpeffer. Situated to the east of the housing development at Ord Terrace and to the south of the more modern housing development at Ullerdale Crescent.

#### **3.2 Description**

The subject site comprises an irregular shaped area of ground that follows the north boundary of the A834 between Ulladale Crescent and Ord Terrace. The area for the proposed community park is bounded to the east by Strathpeffer primary school to the east, by Ulladale Crescent to the north and by Ord Terrace to the west. The football pitch to the south west of the school is not included. There is a beech hedge along roadside boundary with trees and bushes beyond, the boundary with the school is fenced but all the remaining boundaries are open.

Access at present is pedestrian only, a public footpath links Ulladale Crescent to Ord Terrace and this path bounds part of the subject land. The boundary extends to the carpark adjacent the school and community centre. This area between the school and the A834 is maintained with mown grass and a variety of recently established broadleaf trees. This could be used as the access route for any construction traffic.

There is a flat area of unmown grass to the west of the site bounding with the properties at 35-40 Ord Terrace and the footpath along the north boundary. The sloped area to the south of this has some scrub tree growth and extensive willow herb growth with some areas of whin. Midway along the west boundary there is a small enclosed play area with limited facilities including swings and a slide. During the inspection it was noted that there were several areas of surface water between the football pitch and the road. This ties in with areas shown to be at risk of surface flooding on the SEPA flood risk map.

It is proposed that the park would be developed with activities that would include play parks, natural play, community food growing, a dirt bike track, a multi-use games area, and outdoor gym, a meeting area, a communal building with toilet and an area of managed semi-natural woodland. There would also be paths and seating suited to all ages and abilities.

#### **3.3 Tenure**

Owner's heritable interest with vacant possession.



### 3.4 Title Restrictions

None noted.

### 3.5 Site Area

1.86 hectares.

### 3.6 Services

Although not checked with the relevant utilities it is understood that the property is connected to the usual mains services of water, drainage and electricity.

### 3.7 Access and Highways

It is understood that the maintenance of roads and footpaths ex adverso the property is the responsibility of the local authority.

### 3.8 Planning

The subject area is shown as green space on the Strathpeffer plan of the Inner Moray Firth Local Development Plan. The area lies out with Strathpeffer Conservation Area. A pre-application planning response received from the Council on 24 February 2015 concluded that proposed community garden play area/footpath links should complement and enhance this area of open space and make a positive contribution to the area.

The Highland Council Planning Portal indicates that there are no outstanding applications for the subject land and that there are no planning proposals that adversely affect the property.

### 3.9 Mineral Stability

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

### 3.10 Environmental Factors Observed or Identified

The Scottish Environmental Protection Agency's Flood Risk Map indicates that there is a high risk of surface water flooding along the north edge of the A834. This ties in with the area of surface water noted during the inspection.

## 4. Valuation

### 4.1 Valuation Methodology / Approach and Reasoning

The valuation was arrived at using a comparative method of valuation. The subject land is zoned green space and would be protected from development on the Local Development Plan. Access to the land is poor with no form of vehicular access. Access is possible from the shared school access area and by pedestrian access from Ullerdale Crescent and Ord Terrace.

There is limited evidence of land that has sold in the locality purely for amenity value. Often land purchased for amenity use will be for additional garden ground which will enhance an existing property and sales have been noted for around £50/m<sup>2</sup> for smaller areas. Amounts paid for additional garden ground often vary between £1,500 and £5,000. The subject land is already public open space and the purchaser intends to enhance it but retain it as community space. The business plan indicates that costs are likely to exceed any revenues.

Agricultural land with no development potential sells for around £8,000 - £9,000/hectare within the locality. Agricultural land if managed appropriately will yield an income. If this rate were adopted this would suggest a value of around £15,000. If a developer were required to provide open amenity space in a development, often a price of at least 2-3 times the agricultural value would be paid for this type of land. This parkland is not required to facilitate a development and would not justify this premium. The sale noted of land for use as a cemetery was well above agricultural values but there is potential for potential for revenue from the sales of burial sites.

The subject area is not well presented or stocked parkland. The Business Plan indicates the potential costs of maximising the potential of this area as a community park. At present it is an area of under-utilised green space. By selling the subject area the Council will have less maintenance liabilities and the community could potentially benefit from better facilities.

If the subject land were exposed to the market at auction at a low reserve it is highly likely that there would be a successful bid. Utility companies have a very high success rate in disposing of vacant sites, often in obscure locations and often with disused specialist structures. There has, in the past, always been potential purchasers willing to take a risk at auction on properties with low reserves.

The proposed purchaser has a special interest, as potential funders are likely to require that body carrying out the proposed works have a legal interest in the property.

After considering the information available I consider that there would be a market for this property but it should be at the lower end of the amenity land value.

#### 4.2 Comparable Evidence

Address	Land Type	Area	Tenure	Transaction Date	Price £	Remarks
1 Land at Lower park Farm, Strathpeffer	Agricultural	2.291 ha	Owners interest	05/2016	20,000	Equates to £8,730/ha
2 Land at Balnaird Farm, Strathpeffer	Agricultural	6.694 ha	Owners interest	01/2010	55,328	Equates to £8,265/ha
3 Fodderty Cemetery, Dingwall	Burial ground	0.45 ha	Owners interest	09/2015	16,500	Equates to £36,666 /ha

#### 4.3 Opinion of Value

I am of the opinion that the Market Value of the owner's heritable interest with vacant possession is **£15,000 (fifteen thousand pounds)** as at 31 January 2018.

#### 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.

#### 4.7 Market Commentary

Following the referendum held on 23 June 2016 concerning the UK's membership of the EU, the impact to date on the many factors that historically have acted as drivers of the property investment and letting markets has generally been muted in most sectors and localities. The outlook nevertheless remains cautious for market activity over the coming months as work proceeds on negotiating detailed arrangements for EU exit and sudden fluctuations in value remaining possible. We would therefore recommend that the valuation is kept under regular review. Should you intend to effect a disposal, we recommend that specific marketing advice be obtained at that time.

#### 4.8 Potential Methods of Disposal

It is proposed that there will be a private transaction between The Highland Council and Strathpeffer Resident's Association.

## 5. General Information

### 5.1 Status of Valuer

It is confirmed that the valuation has been carried out by Neil Anderson, 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.

### 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 12 (twelve) 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.



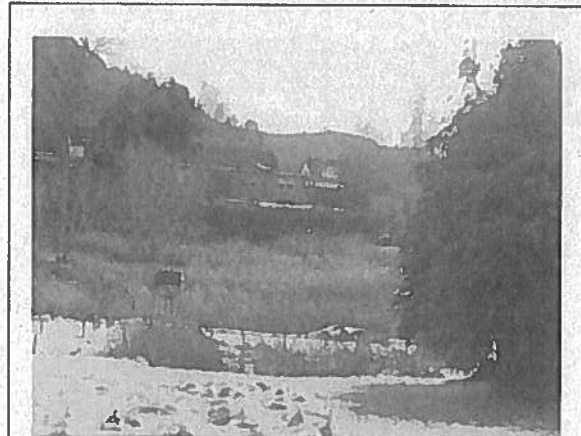
Neil Anderson BSc MRICS  
Senior Surveyor  
RICS Registered Valuer  
DVS

## 6. Appendices

### 6.1 Photographs



Beech hedge that form boundary with  
A834



Existing play area adjacent Ord Terrace



Looking east from footpath near  
Ord Terrace



Looking east from footpath from north  
boundary path



Looking northeast along school boundary



Looking northeast from boundary with  
Ord Terrace



Looking southeast from north boundary  
path



Looking southeast with Ord Terrace  
properties on the right



South end of playing field with subject area beyond



Strip of land to south of primary school



Subject land taken from school car park



Surface water to south of football pitch



Surface water

## 6.2 Plans

