



VALUATION AND REPORT

IN RESPECT OF

Ellerthwaite Depot, Broad Street, Windermere

LA23 2AJ

On behalf of

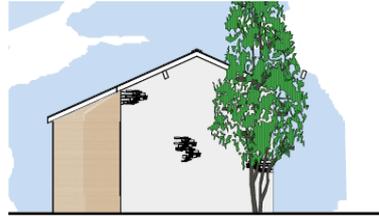
South Lakeland District Council



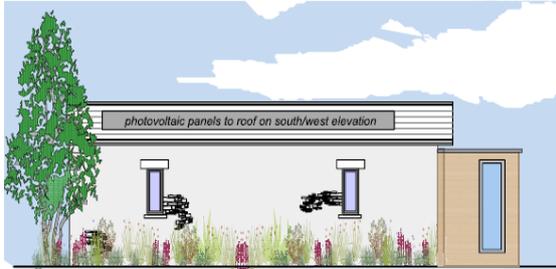
Depot building at 19th January 2022



FRONT ELEVATION



REAR ELEVATION

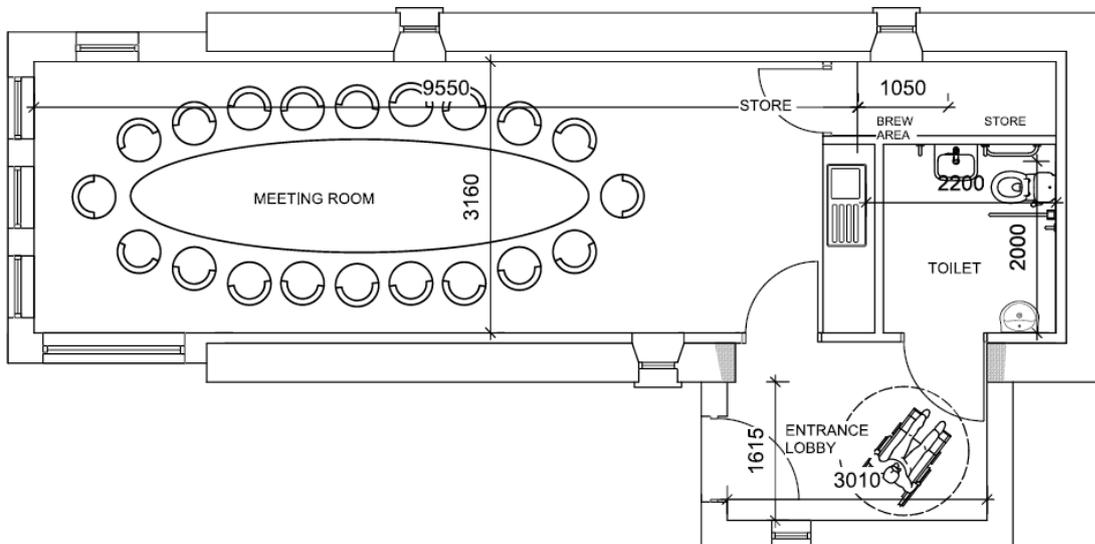


GARDEN ELEVATION



CAR PARK ELEVATION

***Architects impressions and
proposed internal layout of
the building after completion
of works***



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1.0 PURPOSE OF VALUATION

Request for market valuations only and brief summary report in respect of Ellerthwaite Depot, currently in the ownership of SLDC, to support an internal DED report. The market values included within this report reflect the existing Property as a store/garage and after the completion of the works shown in the Architects impressions, extracts of which are provided on page 1. If the Property is transferred on the open market there would be marketing fees, sales fees, solicitor and surveyor fees and other associated costs. These costs have not been reflected in the valuations. The costs of the conversion works are not reflected in the valuations.

SLDC have instructed Castle Designs to produce plans for the proposed works required to convert the existing building into a modern Office suite with kitchen area, ancillary space, toilet and an extension entrance lobby, to comply with current DDA disability access requirements.

2.0 DATE OF VALUATION

The valuation date for the land included in this report is 27th January 2022.

3.0 PREAMBLE

The property detailed in 4.0 below has been valued on the under mentioned basis in accordance with the guidance provided by the Royal Institution of Chartered Surveyors.

4.0 THE SUBJECT PROPERTY

The existing property comprises a detached stone built lock up store building, under a pitched slate roof, situated on the edge of the SLDC owned Broad Street Pay and Display car park in Windermere.

5.0 VALUER

The Valuer is deemed to be internal in accordance with the definitions contained within the *RICS Valuation - Professional Standards*.

This Report and Valuations have been prepared by Helen Loney MRICS (RICS Registered Valuer) who has acted with independence, integrity and objectivity, and has sufficient current local and national knowledge of the particular market as well as appropriate skills, qualifications, experience and understanding to undertake the valuation competently.

We are not aware of any conflict of interest arising in connection with the preparation of this valuation report and confirm that there has not been any previous material involvement with this property.

6.0 EXTENT OF INVESTIGATION

The valuation has been undertaken based upon the indicative plan (Appendix 1 – Indicative Plan: Assumed boundary line of land and building for transfer shown edged red. Not to scale.).

7.0 SOURCES OF INFORMATION

For the purposes of this report, information regarding the flood risk provided by the Environment Agency has been relied upon and taken as accurate. If this should prove

to be inaccurate or inadequate then it could affect the accuracy of the valuations. There has been no inspection of title deeds, statutory notices, licences or other similar documents relating to the site.

It has been assumed that nothing would be revealed by such an inspection that would cause the value to change, for example breach of covenant, contravention of statutory requirements, restrictions, liabilities, easements or any other matters that would be revealed in a local search that would impact upon the value.

8.0 ASSUMPTIONS AND SPECIAL ASSUMPTIONS

SLDC Development Control Team has not been consulted in relation to this valuation. The SLDC Local Plan online 'Interactive policies map' shows no land allocations for the subject Property. It is assumed that there is no development potential, other than for change of use from a storage Depot to Office and ancillary space.

There is a streetlight positioned next to the building as shown in the photograph on title page. This will need to be removed and relocated – cost unknown.

Market valuations as existing: Stone built single story lock up store/garage for car parking and storage only - based on the following assumptions.

- Freehold with vacant possession.
- Mains water and electricity connected.
- Sold with vehicular and pedestrian access rights via Broad Street car park.
- Plot includes two stone walled car parking spaces near the existing green main doors of the building.
- Plot includes a 1 metre strip to all sides of the building to allow for maintenance.
- Value reflects prices for car parking and garage storage within a LDNP Town Centre.
- Building is weather proof, structurally sound and in good condition.
- No planning potential or hope value for any other use.

Market valuations after completion of works: Stone built single story modern office accommodation with kitchen area, toilet and entrance lobby, external parking for 2 vehicles - based on the following assumptions.

- Freehold with vacant possession.
- Prominent Town Centre location within the LDNP.
- Mains water and electricity connected (assuming no gas connection at present but could be put in at a cost).
- Unknown heating system for the building.
- Solar panels on the roof – unknown running costs for the building.
- Sold with vehicular and pedestrian access rights via Broad Street car park.
- Plot includes two stone walled car parking spaces near the existing green main doors of the building.

- Plot includes a 1 metre strip to all sides of building to allow for maintenance.
- Building is weather proof, structurally sound and in good condition.
- Planning permission for office use with car parking. No residential planning.

9.0 TENURE

For the purpose of this valuation, we have assumed that the Property will be transferred on a freehold basis and will be free from any restrictive covenants, which could negatively impact on value.

10.0 MINERALS

No mining, geological or other investigation has been carried out to certify that the title is free from any reservation of minerals or that the site is free from any encumbrances. It has been assumed that minerals are in the ownership of the surface owner and that the site is free of any mining or geological defect.

11.0 DELETERIOUS OR HAZARDOUS SUBSTANCES

It is assumed that no deleterious or hazardous material will be used in the use of the Property.

12.0 CONTAMINATED LAND AND FLOODING

We are not aware of the content of any environmental audit or any other environmental investigation or soil survey which may have been carried out on the site and which may draw attention to any contamination or possibility of such contamination. In undertaking this valuation it has been assumed that no contaminative or potentially contaminative uses have ever been carried out on the Land. We have not carried out any investigation into past or present uses, either in respect of the Land or of any neighbouring land to establish whether there is any contamination or potential contamination to the Land from these uses or sites and have therefore assumed that none exists. Should it be established subsequently that contamination, seepage or pollution exists on the Land or any neighbouring land or properties, or that the Land has been or are being put to a contaminative use, this might reduce the value now reported.

The Environment Agency website uses indicative Flood Plain maps to provide a general overview of areas of land in natural flood plains and therefore potentially at risk of flooding from surface water, rivers or sea. The maps use the best information currently available, based on historical flood records and geographical models and indicate where flooding from rivers, streams, water courses or the sea is possible.

The Environment Agency flood risk map shows the land to be situated within a very low risk flood zone for surface water and very low risk for rivers and seas.

13.0 TAXATION

Value Added tax, taxation, grants and allowances, are not included in capital and rental values as, unless otherwise specified in the report, they are always stated on a basis exclusive of any VAT liability even though VAT will in certain cases be payable.

14.0 BASIS OF VALUATION

We have prepared our valuation on the basis of Market Value (MV) and Market Rent (MR); which is defined in the RICS Valuation – Global Standards / UK Supplement, 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.”

15.0 MATERIAL UNCERTAINTY

The outbreak of COVID-19, declared by the World Health Organisation as a “Global Pandemic” on the 11th March 2020, has and continues to impact many aspects of daily life and the global economy – with some real estate markets having experienced lower levels of transactional activity and liquidity. Nevertheless, as at the valuation date property markets are mostly functioning again, with transaction volumes and other relevant evidence at levels where an adequate quantum of market evidence exists upon which to base opinions of value. Accordingly, and for the avoidance of doubt, our valuation is not reported as being subject to ‘material valuation uncertainty’ as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

For the avoidance of doubt this explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the valuation date.

We caution that there remains a risk that, as the market emerges from the Covid-19 lockdown, there may be a repricing of property and other assets, which currently cannot be foreseen. Action taken by the Government and the Bank of England may assist in maintaining market equilibrium, thus mitigating these risks.

16.0 VALUATIONS – subject to the assumptions and special assumptions stated in section 8.0 of this report:-

Our opinion of the Market Values of the Property:

As existing: Stone built single storey lock up store/garage for car parking (including external parking for 2 vehicles) and storage only - £30,000 to £40,000.

After completion of works: Stone built single storey modern Office accommodation with kitchen area, toilet and entrance lobby, external parking for 2 vehicles – in the region of £140,000.

Our opinion of the Market Rents of the Property:

As existing: Stone built single storey lock up store/garage for car parking (including external parking for 2 vehicles) and storage only – in the region of £2,500 per annum.

After completion of works: Stone built single storey modern Office accommodation with kitchen area, toilet and entrance lobby, external parking for 2 vehicles – in the region of £8,000 per annum.

17.0 NET REALISABLE VALUE

The values reported have not been adjusted to reflect the likely expense of realisation. The expenses of surveyors, legal or other fees for disposal have not been taken into account. Taxation including stamp duty has also been disregarded.

18.0 PREVIOUS VALUATIONS

There are no previous valuations of the subject Property prior to this valuation dated 27th January 2022. Historically, the Property has been classed as part of Broad Street Pay and Display car park for SLDC asset valuation purposes.

19.0 VALIDITY

The valuation contained in this report should not be regarded as valid for a period in excess of six months from the date hereof nor if there should be any change in circumstances.

In the event that any other assumptions on which this report is based are either incorrect or altered in any way then the valuation should be referred back for further consideration.

20.0 PUBLICATION AND OTHER USE

This Valuation Report is provided for the stated purpose and for the sole use of the named client, SLDC. It is confidential to the client and its professional advisers and the Valuer accepts no responsibility whatsoever to any other person or party.

Neither the whole nor any part of this Valuation Report nor any reference hereto may be included in any published document, circular, or statement, or published in any way, without the Valuer's written approval of the form and context in which it may appear.

Such publication of, or reference to this valuation report may not be made unless it contains a sufficient contemporaneous reference to the Special Assumptions or Departures from RICS's Valuation – Global Standards.

Signed:



Date: 1st February 2022

Helen Loney BSc (Hons) MRICS Registered Valuer
Senior Specialist - Estates Surveyor
South Lakeland District Council

APPENDIX 1 – Indicative Plan: Assumed boundary line of land and building for transfer shown edged red. Not to scale.

