

## Report and Valuation in respect of

1. The Rufus Centre, Steppingley Rd Flitwick MK45 1AH – Title Number BD149130
2. Land at Station Rd, Flitwick – Title Number BD321782
3. Land at Steppingley Rd, Flitwick - Title Number BD201766
4. Land at the rear of Ellenshaw Court, Hinksley Rd, Flitwick
5. Land at Maulden Rd, Flitwick - Title Number BD325993
6. Land at Steppingley Road, Flitwick (Tractor Store)
7. Land at Hinksley Rd, Flitwick (Sea Cadets) – Title Number BD321801

Prepared for: Flitwick Town Council

By: David R Watling BSc MRICS  
For and on behalf of Robinson & Hall LLP

## **1.0 PRELIMINARY**

### **1.1 Client**

Flitwick Town Council, The Rufus Centre, Steppingley Road, Flitwick, Bedfordshire MK45 1AH.

### **1.2 Properties to be Valued**

1. The Rufus Centre, Steppingley Rd Flitwick – Title Number BD149130
2. Land at Station Rd, Flitwick – Title Number BD321782
3. Land at Steppingley Rd, Flitwick - Title Number BD201766
4. Land at the rear of Ellenshaw Court, Hinksley Rd, Flitwick
5. Land at Maulden Rd, Flitwick - Title Number BD325993
6. Land at Steppingley Road, Flitwick (Tractor Store)
7. Land at Hinksley Rd, Flitwick (Sea Cadets) – Title Number BD321801

### **1.3 Interests to be Valued**

Freehold

### **1.4 Purpose of Valuation**

Estate planning. The valuation may only be relied upon for the above purpose and not for any other purpose.

### **1.5 Basis of Value**

#### **1.5.1 Market Value.**

1.5.2 Market Value is defined 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. The definition of market value excludes special value (an amount that reflects particular attributes of an asset that are only of value to a special purchaser) that would be paid by a special purchaser (a particular buyer for whom a certain asset has a special value because of advantages arising from its ownership that would not be available to general buyers in the market). Special value includes synergistic value also known as marriage value.

1.5.2 No allowance has been made for any acquisition or realisation costs or for any taxation liability (whether actual or notional) that may arise on the disposal, acquisition or development of the property or any part.

### **1.6 Valuation Date**

1 October 2020.

### **1.7 Valuer**

The valuation has been carried out by David R Watling BSc MRICS, RICS Registered Valuer and the issuing of this report has been supervised by Polly Sewell MRICS, FAAV RICS Registered Valuer, for and on behalf of Robinson & Hall LLP, 118 Bromham Road, Bedford, MK40 2QN. We have sufficient current local and national knowledge of the market and are competent to undertake the valuation.

## **1.8 Statement of Material Involvement**

- 1.8.1 I have no previous, current or anticipated material connection or involvement with the client or the properties to be valued, as far as I am aware there is no conflict of interest that would prevent me from providing an objective and unbiased valuation.
- 1.8.2 By accepting these terms and conditions you confirm that you have considered any actual or potential conflict of interest issues as described above and wish to proceed with the valuation.

## **1.9 Instructions**

My instructions were confirmed in my letter of 6 July 2020, a copy of which is attached at Appendix 1.

## **1.10 Special Instructions/Assumptions**

None.

## **1.11 RICS Valuation Standards**

This valuation has been carried out in accordance with the current RICS Valuation – Global Standards (commonly known as “the Red Book”), which incorporate International Valuation Standards, and (where applicable) any relevant RICS national supplements.

## **1.12 Inspection of the Properties**

- 1.12.1 The properties were inspected on 2 July 2020, 23 July 2020 and 26 August 2020 by David R Watling BSc MRICS. During the inspection the weather was dry and overcast. I was given full access to the land for the purposes of my inspection but was unable to access all areas within the Rufus Centre and relied on floor plans provided by Mr R McGregor. I was also unable to inspect The Tractor Store internally.
- 1.12.2 Unless stated otherwise in my report I have carried out a brief inspection of such parts of the property as I consider appropriate for the valuation. I have not carried out a building survey nor inspected those parts of the property that are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. I have not used a moisture meter or arranged for the testing of electrical, heating or other services. I have not taken soil samples or inspected field drainage. I cannot express an opinion about or advise upon the condition of uninspected parts and this report should not be taken as making any implied representation or statement about such parts. It is assumed that inspection of those parts of the property that have not been inspected would neither reveal material defects nor cause me to alter the valuation.

## **1.13 Sources of Information and Investigations**

- 1.13.1 My valuation is based on my inspection of the subject property, information supplied to me and my enquiries which include the following sources of information:
- (a) Boundaries and physical features - Ordnance Survey maps and aerial imagery;
  - (b) Planning permissions and local plans – local authority website;
  - (c) Title status and boundaries – Land Registry website;
  - (d) Flood risk – Environment Agency website;
  - (e) Statutory designations and schemes – Natural England MAGIC website.
  - (f) Rights of way - local authority website and OS maps;
  - (g) Energy Performance Certificates - The Domestic and Non-Domestic Energy Performance Certificate Registers

- (h) Sold prices – Rightmove Plus, Land Registry or selling agents
- (i) Mr R McGregor – Flitwick Town Council

1.13.2 My valuation is provided on the basis that this information is correct and that there are no undisclosed matters that would affect my valuation. However, should it be established subsequently that any information provided to me was incorrect or material information comes to light, this might alter my opinion of value from that reported.

#### **1.14 Measurements**

1.14.1 All measurements have been carried out in accordance with the RICS Professional Statement "RICS Property Measurement" and were taken on the date of inspection unless stated otherwise.

1.14.2 Measurements are stated in metres or feet (conversion factor: 3.2808); square metres or square feet (conversion factor: 10.764); and hectares or acres (conversion factor: 2.471) as specified.

1.14.3 The following building measurement bases are adopted unless stated differently elsewhere in this report:

- Residential building floor areas:
  - IPMS 3A – Residential - for external areas.
  - IPMS 3C – Residential - for internal areas.
- Commercial buildings floor areas:
  - IPMS 3 – Office.
- Agricultural buildings floor areas:
  - IPMS 3A

1.14.4 However, areas calculated on the above basis have been converted to the measurement basis used for comparable properties, if different, to reflect the basis adopted by the market.

1.14.5 Internal measurements have been carried out using a laser measurer and external measurements with a tape measure unless stated otherwise.

## **PROPERTY 1**

### **The Rufus Centre, Steppingley Rd Flitwick MK45 1AH**

#### **2.0 LOCATION AND SITUATION**

- 2.1 The property is situated a short distance to the north west of Flitwick Town Centre. According to Google Maps it is approximately 0.6 miles from Flitwick railway station as shown on the location plan at Appendix 2.
- 2.2 Flitwick is located within mid Bedfordshire. The town benefits from good rail and road links. The M1 and A6 are easily accessible.
- 2.3 My inspection revealed that the property lies on the edge of the town of Flitwick and is bordered by properties used for residential and commercial purposes.

#### **3.0 SITE PLAN AND BOUNDARIES**

The boundaries of the property are as shown edged red on the plan at Appendix 3. Following my inspection, I can confirm that most are reasonably well defined the ground.

#### **4.0 AREA**

The property has a total area of 5.91 acres (2.39 hectares). This has been calculated based on the boundaries as shown on the site plan referred to above using Promap digital mapping software.

#### **5.0 ACCESS**

My inspection confirmed that the property has road frontage to Steppingley Road, Flitwick which is an adopted public highway.

#### **6.0 DESCRIPTION**

##### **6.1 General Description**

- 6.1.1 The property is a former school which has been converted to provide office accommodation on ground and first floor together with a wedding / conference venue. There are additional meeting rooms, kitchen facilities, café and a self-contained 2 bedroom flat together with a large on-site car park and landscaped areas.
- 6.1.2 The majority of the offices are let to private companies with the residue occupied by Flitwick Town Council.
- 6.1.3 The remainder of the accommodation offers a combination of meeting rooms for 8 to 40 people and a wedding venue that can cater for up to 200 guests.
- 6.1.4 The net internal floor area of the offices and meeting rooms is approximately 1,021 sq m / 10,990 sq ft.
- 6.1.5 The flat is located on the second floor and offers self-contained two bedroom accommodation with living room, kitchen and bathroom.

6.1.6 The gross internal floor area of the flat is approximately 73.11 sq m / 787 sq ft.

6.1.7 The overall property is presented in good order throughout.

## 6.2 Photographs

Photographs of the property are at Appendix 4.

## 6.3 Services

6.3.1 It is assumed that all services are in good working order unless noted otherwise.

6.3.3 According to BT's website, there is minimum download speed estimate of 25-36Mbps.

## 7.0 TENURE AND TITLE

7.1 My valuation is of the freehold interest. The title to the property is registered under title number BD149130. I have not been provided with a report on title nor had access to the deeds and I am not aware of any restrictions burdening the property. I have therefore assumed that the property is not subject to any especially onerous restrictions, encumbrances or outgoings.

7.2 It is assumed that the property and its value are unaffected by any matters that may be revealed by a local search, replies to the usual enquiries or by any statutory notice.

## 8.0 TENANCIES & OCCUPATION

### 8.1 Occupational Leases/Tenancies

8.1.1 The table below details the occupational leases for the building as at the date of inspection:

Room	Tenant	Sq ft	Rent per annum	Renewal Date
15		259		31.08.20
12		196		31.09.20
23		259		01.11.20
17		259		25.01.21
11		259		30.04.21
16		259		30.04.21
Ruxox Suite		1669.36		30.04.21
8 & 9		622		30.04.21
1		495.2		30.04.21
25		195		31.05.21
13		405		31.05.21
3		259		21.10.21
2		196		01.01.22



18 & 19	535	01.03.22
4,5,6	927	01.04.22
10	259	01.04.22
33	387	01.04.22
26, 27 & 28	798.8	01.06.22
21	259	05.08.22
24	259	01.10.22
22	259	01.11.22
20	259	01.01.23
29 & 29a	454	01.02.23
14	196	20.02.23
<b>Total</b>	<b>9925.36</b>	

I have not had sight of a copy of a standard letting agreement.

8.1.2 The remaining ground floor offices offering approximately 2,500 sq ft are occupied by Flitwick Town Council. Their occupation is not subject to a formal lease agreement.

8.1.3 The meeting rooms / wedding venue etc are let to companies / individuals when required. I have not had sight of a copy of the standard letting agreement in this regard.

## 9.0 OUTGOINGS AND TAXATION

9.1 Various buildings are subject to business rates according to the Valuation Office Agency's website, as follows:

Property details	Rateable Value	Size
The Rufus Centre, Flitwick Town Council	£59,500	1,021.6 sq m
Room 1	£5,200	43.8 sq m
Room 2	£2,125	17.81 sq m
Room 3	£2,850	23.75 sq m
Room 4-6	£10,000	85.1 sq m
Room 7	£4,650	38.9 sq m
Room 8-9	£6,900	57.7 sq m
Room 10	£2,800	23.7 sq m
Room 11	£2,800	23.7 sq m
Room 12	£2,125	17.76 sq m
Room 13	£4,450	37.1 sq m
Room 14	£2,125	17.81 sq m
Room 15	£2,800	23.7 sq m
Room 16	£2,800	23.7 sq m
Room 17	£2,800	23.7 sq m
Room 18	£5,900	49.6 sq m
Room 20	£2,800	23.7 sq m
Room 21	£2,800	23.7 sq m
Room 22	£2,800	23.7 sq m
Room 23	£2,800	23.7 sq m
Room 24	£2,800	23.7 sq m

Room 25	£2,125	17.8 sq m
Room 29	£5,000	41.7 sq m
Room 29-29a	£5,000	41.7 sq m
Room 33	£4,900	41.4 sq m
Ruxox Wing	£12,000	111.3 sq m

## 10.0 RESTRICTIONS

### 10.1 Public Access and Rights of Way

According to Central Bedfordshire Council's online rights of way mapping tool, there are no public rights of way crossing the property.

### 10.2 Private Rights of Way

I have not been informed of any third-party rights of way affecting the property.

### 10.3 Wayleaves and Easements

I am not aware of any wayleaves or easements affecting the property.

### 10.4 Restrictive Covenants

I have not been informed of any restrictive covenants affecting the property.

### 10.5 Chancel Repair Liability

I am not aware of any chancel repair liability in respect of the property, but I am unable to confirm that the property is free from any such potential liability.

### 10.6 Fire Safety Law

A fire risk assessment has not been carried out for the property.

### 10.7 The Equality Act 2010

The Equality Act 2010 imposes statutory duties to prevent unfair discrimination against disabled people. Reasonable adjustment should be made to properties to remove physical barriers which prevent access to a service provided in a building. In some instances, it may be possible for the service to be provided in an alternative way in order to comply with the Act. From my inspection of the property there do not appear to be valuation issues resulting from the Equality Act 2010, but I am not a qualified or registered access consultant. I cannot give assurance that a specialist access audit would not identify works. If such works were identified this might reduce my valuation

## 10.8 Energy Efficiency

- 10.8.1 An Energy Performance Certificate (EPC) is required for residential and some commercial buildings when constructed or put on the market for sale or letting. An EPC shows the energy efficiency rating on an A–G rating scale for a building and includes recommendations on how to improve energy efficiency. Certain buildings are excluded from the requirement such as those without space heating.

The Denel Wing has an Energy Performance Certificate with a rating of Band C (66).

The Ruxox Suite has an Energy Performance Certificate with a rating of Band C (67).

According to the Landmark web-based register of EPCs, there are no records of an EPC being issued for the other elements of the property.



10.8.2 From 1st April 2018, a property which does not have an EPC rating of E or above cannot be let on a new tenancy and a let property which does not have an EPC rating of E or above cannot continue to be let from 1st April 2020 if it is a domestic property or from 1st April 2023 if it is a non-domestic property. These requirements are subject to certain exemptions such as cost efficiency.

10.8.3 If a landlord is currently letting a property with an EPC rating of F or G, and they have not already taken action, they must improve the property's rating to E immediately, or register an exemption. If a landlord cannot improve a property to EPC E for £3,500 or less, they should make all the improvements which can be made up to that amount, then register an 'all improvements made' exemption. This exemption lasts 5 years. After that it will expire, and a landlord must try again to improve the property's EPC rating to E. If it is still not possible, they may register a further exemption.

10.8.4 Many lenders, particularly in the residential sector, will not lend in respect of properties which do not meet the minimum standards so this will affect the ability of potential purchasers to obtain mortgages and could therefore effect the saleability and value of the property.

## **10.9 Licences, Permits, Certificates and Consents**

I am not aware of any licences, permits, certificates and consents affecting the property.

## **11.0 PLANNING AND DEVELOPMENT**

### **11.1 Current Uses and Planning Permissions**

Following my inspection, I can confirm that the property is currently used for commercial purposes.

### **11.2 National Planning Policy**

11.2.1 National planning policy is set out in The National Planning Policy Framework (NPPF) and one of its main features is a presumption in favour of sustainable development. The policy has described sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. It states that policies should positively seek opportunities to meet the development needs of the area.

11.2.2 The NPPF highlights that planning policies and decisions regarding the development of town centres should support the role that the town centres role in at the heart of the local community. They should take a positive approach to their growth management and adoption. Planning policies should:

- Define the network and hierarchy of a town centre and promote their long-term vitality and viability.
- Define the extent of town centres and primary shopping areas and make a clear range of uses permitted in such locations.
- Retain markets and where possible re introduce them.
- Allocate a range of suitable sites in town centres to meet the scale and type of development to be needed.
- Allocated edge of town centre developments which can grow to be part of town centre development.
- Residential development often plays an important role in ensuring the viability of town centres.

### **11.3 Local Planning Policy**

The property lies within the administrative area of Central Bedfordshire Council which is in the process of preparing a new local plan. The new Local Plan was submitted to the Secretary of State on 30 April 2018 and is in the process of being examined by the Planning Inspectorate. Until the new plan is adopted some policies from the previous Mid Bedfordshire Council and South-West Bedfordshire Council plans are still applicable.

### **11.4 Proposed Development/Infrastructure Projects**

Following my inspection and discussion with Mr R McGregor I am not aware of any proposed development on the property.

### **11.5 Potential**

11.5.1 There is potential for development on The Rufus Centre in the medium to long term for residential use, although under current adopted policy the built up elements of the site are designated as a key employment site.

11.5.2 The above opinion on development potential is based on my interpretation of current and proposed planning policies and any other relevant factors for valuation and does not constitute a full review of development potential. However, I must make you aware that the possibility of development occurring cannot be predicted with any certainty as there are a number of unpredictable factors which will influence the likelihood of development occurring such as but not limited to:

- (a) changes in national and local planning policy;
- (b) planning permissions being issued as exceptions to policy;
- (c) variable interpretation of policies by planning officers, planning committees and inspectors;
- (d) national and local political considerations;
- (e) technical and legal challenges to local plans and policies;
- (f) changes in the characteristics of the locality due to development, infrastructure projects, etc.

Whilst I have given an opinion on current potential for development, ultimately any planning application will be considered against the prevailing national and local planning policies at the time of the application together with any relevant political and other factors. Neither I nor Robinson & Hall LLP will be held liable for any losses incurred as a result of development being refused or development being permitted where not expected.

## **12.0 ENVIRONMENTAL CONSIDERATIONS**

### **12.1 Contaminated Sites and Historical Land use**

My enquiries and inspection of the properties have not revealed evidence of any contamination or pollution affecting the property or neighbouring properties that would affect the valuation and I am not aware of any environmental audit or investigation or soil survey having been carried out on the property which has identified any contamination or the possibility of any such contamination. I have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination to the subject properties from these uses or sites, other than normal enquiries of the owner, occupier or seller where possible. For the purposes of this valuation I have therefore assumed that no contamination or pollution of the property exists. However, should it be established subsequently that contamination or pollution exists at the property, or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the value of the property from that now reported.

## **12.2 Flooding**

12.2.1 The property not shown as being at a risk of flooding on the Environment Agency's flood map.

12.2.2 I am not aware of any of the property having been affected by flooding.

## **12.3 Radon Gas**

The properties lie within an area where it is estimated that 3-5% of the properties are at or above the Radon Action Level. This is based on a search of the UK Radon Map which classes each 1-km grid square according to the highest radon potential found within it and is indicative rather than definitive.

## **12.4 Control of Asbestos Regulations**

I was informed by Jonathan Barkat of Flitwick Town Council that he is not aware of any asbestos containing materials at the property.

## **12.5 Potentially Harmful Uses**

My inspection did not reveal the presence of any potentially harmful uses such as high voltage electrical or telecommunications equipment on or close to the property.

## **12.6 Deleterious and Hazardous Materials**

I have not arranged for any investigation to be carried out to determine if any deleterious or hazardous material has been used in the construction of the property or any part of it or has since been incorporated, and I am therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation I have assumed that no such material is present in the property to any significant extent. However, should it be established subsequently that any deleterious or hazardous material has been used in the construction of the property or any part of it, this might reduce the value of the property from that now reported.

## **12.7 Invasive Species**

I have not arranged for any investigation to be carried out to determine if any invasive plant species are present on the property or any part of it and I am therefore unable to report that the property is free from risk in this respect. However, my inspection revealed nothing which would suggest that any invasive species were present and therefore my valuation assumes that no invasive species exist on the property. However, should it be established subsequently that such species exist at the property or on any other neighbouring land then my valuation may have to be revised to take account of this. A report on invasive species should be undertaken by a properly qualified consultant with the necessary expert knowledge of such species and their control.

## **12.8 Mining and Fracking**

Based on my knowledge of the area the property does not lie in an area of mining activity and I am not aware of any proposed mining or fracking operations in the vicinity of the property that are likely to have an effect on the value.

**PROPERTY 2**  
**Land at Station Rd, Flitwick**

**13.0 LOCATION AND SITUATION**

- 13.1 The property is situated immediately to the south east of Flitwick Town Centre, as shown on the location plan at Appendix 2.
- 13.2 My inspection revealed that the property is bordered by properties used for residential purposes and allotments. The west side of the property runs alongside the railway line.

**14.0 SITE PLAN AND BOUNDARIES**

The boundaries of the property are as shown edged red on the plan at Appendix 3. Following my inspection, I can confirm that all are reasonably well defined the ground.

**15.0 AREA**

The property has a total area of 6.03 acres (2.44 hectares). The land fronting Station Road, excluding the allotment land extends to 3.26 acres (1.32 hectares). These areas have been calculated based on the boundaries as shown on the site plan referred to above using Promap digital mapping software.

**16.0 ACCESS**

My inspection confirmed that the property has road frontage to Station Road, Flitwick which is an adopted public highway

**17.0 DESCRIPTION**

**17.1 General Description**

- 17.1.1 The site comprises of open amenity land, the Royal British Legion and Scout's buildings and allotments. The site is bounded are a small number of industrial units, the railway and residential properties.
- 17.1.2 The buildings were erected by the Royal British Legion and the Scouts.
- 17.1.3 There is an access roadway leading from Station Rd to the allotment land.

**17.2 Photographs**

Photographs of the property are at Appendix 4.

**17.3 Services**

- 17.3.1 It is assumed that all services are in good working order unless noted otherwise.
- 17.3.2 According to BT's website, there is minimum download speed estimate of 33-36Mbps. Fibre is available with a minimum download speed of 72-73Mbps.

## 18.0 TENURE AND TITLE

- 18.1 My valuation is of the freehold interest. The title to the property is registered under title number BD321782. I have not been provided with a report on title nor had access to the deeds and I am not aware of any restrictions burdening the property. I have therefore assumed that the property is not subject to any especially onerous restrictions, encumbrances or outgoings.
- 18.2 It is assumed that the property and its value are unaffected by any matters that may be revealed by a local search, replies to the usual enquiries or by any statutory notice.

## 19.0 TENANCIES & OCCUPATION

### 19.1 Occupational Leases/Tenancies

- 19.1.1 The Royal British Legion and the Scouts erected the buildings on site. We have not been provided with any details relating to their tenancies and understand from Mr McGregor that there may not be any formal agreements in place.
- 19.1.2 I am not aware that any form of Ground Rent is being charged.

## 20.0 OUTGOINGS AND TAXATION

- 20.1 The Various buildings are subject to business rates according to the Valuation Office Agency's website, as follows:

Property details	Rateable Value	Size
Flitwick Branch of British Legion, Station Road, Flitwick, Bedford, MK45 1JR	£1,575.00	74.4 sq m
Flitwick Scout Group, Station Road, Flitwick, Bedford, MK45 1JR	£3,000.00	153.8 sq m

## 21.0 RESTRICTIONS

### 21.1 Public Access and Rights of Way

According to Central Bedfordshire Council's online rights of way mapping tool, there are no public rights of way crossing the property.

### 21.2 Private Rights of Way

I have not been informed of any third-party rights of way affecting the property.

### 21.3 Wayleaves and Easements

I am not aware of any wayleaves or easements affecting the property.

### 21.4 Restrictive Covenants

I have not been informed of any restrictive covenants affecting the property.

### 21.5 Chancel Repair Liability

I am not aware of any chancel repair liability in respect of the property, but I am unable



to confirm that the property is free from any such potential liability.

#### **21.6 Fire Safety Law**

A fire risk assessment has not been carried out for the property.

#### **21.7 Licences, Permits, Certificates and Consents**

I am not aware of any licences, permits, certificates and consents affecting the property.

### **22.0 PLANNING AND DEVELOPMENT**

#### **22.1 Current Uses and Planning Permissions**

Following my inspection, I can confirm that the buildings on site are currently used for community purposes, with the remainder being public open space and allotment land.

#### **22.2 National Planning Policy**

22.2.1 National planning policy is set out in The National Planning Policy Framework (NPPF) and one of its main features is a presumption in favour of sustainable development. The policy has described sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. It states that policies should positively seek opportunities to meet the development needs of the area.

22.2.2 The NPPF highlights that planning policies and decisions regarding the development of town centres should support the role that the town centres role in at the heart of the local community. They should take a positive approach to their growth management and adoption. Planning policies should:

- Define the network and hierarchy of a town centre and promote their long-term vitality and viability.
- Define the extent of town centres and primary shopping areas and make a clear range of uses permitted in such locations.
- Retain markets and where possible re introduce them.
- Allocate a range of suitable sites in town centres to meet the scale and type of development to be needed.
- Allocated edge of town centre developments which can grow to be part of town centre development.
- Residential development often plays an important role in ensuring the viability of town centres.

#### **22.3 Local Planning Policy**

The property lies within the administrative area of Central Bedfordshire Council which is in the process of preparing a new local plan. The new Local Plan was submitted to the Secretary of State on 30 April 2018 and is in the process of being examined by the Planning Inspectorate. Until the new plan is adopted some policies from the previous Mid Bedfordshire Council and South-West Bedfordshire Council plans are still applicable. The Local Development Plan for the former Mid Bedfordshire area includes the Core Strategy and Development Management Policies Development Plan Document, the Site Allocations Document and the Proposals Maps.

#### **22.4 Proposed Development/Infrastructure Projects**

22.4.1 A proposed development scheme to relocate the Royal British Legion and Scout's buildings on site together with the creation of a public car parking area, being application number CB/19/01652/OUT, is pending a decision.



22.4.2 In addition, a planning application for C2 Residential use for an independent retirement scheme providing circa 60 flats, being application number CB/19/01653/OUT, has been withdrawn.

22.4.3 The site is designated under adopted and emerging policy as outdoor sport, leisure and open space, and therefore redevelopment of the site for other purposes will only be allowed in exceptional circumstances. Where leisure and open space is lost to development, Policy EE13 requires "equal or better replacement provision within a reasonable proximity to the original facility must be delivered by the developer, or a contribution provided to the Council to re-provide the facility.

Paragraph 97 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

## 22.5 Potential

22.5.1 There is potential for development on the property the medium to long term for residential use.

22.5.2 The above opinion on development potential is based on my interpretation of current and proposed planning policies and any other relevant factors for valuation and does not constitute a full review of development potential. However, I must make you aware that the possibility of development occurring cannot be predicted with any certainty as there are a number of unpredictable factors which will influence the likelihood of development occurring such as but not limited to:

- (a) changes in national and local planning policy;
- (b) planning permissions being issued as exceptions to policy;
- (c) variable interpretation of policies by planning officers, planning committees and inspectors;
- (d) national and local political considerations;
- (e) technical and legal challenges to local plans and policies;
- (f) changes in the characteristics of the locality due to development, infrastructure projects, etc.

Whilst I have given an opinion on current potential for development, ultimately any planning application will be considered against the prevailing national and local planning policies at the time of the application together with any relevant political and other factors. Neither I nor Robinson & Hall LLP will be held liable for any losses incurred as a result of development being refused or development being permitted where not expected.

## **23.0 ENVIRONMENTAL CONSIDERATIONS**

### **23.1 Contaminated Sites and Historical Land use**

My enquiries and inspection of the properties have not revealed evidence of any contamination or pollution affecting the property or neighbouring properties that would affect the valuation and I am not aware of any environmental audit or investigation or soil survey having been carried out on the property which has identified any contamination or the possibility of any such contamination. I have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination to the subject properties from these uses or sites, other than normal enquiries of the owner, occupier or seller where possible. For the purposes of this valuation I have therefore assumed that no contamination or pollution of the property exists. However, should it be established subsequently that contamination or pollution exists at the property, or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the value of the property from that now reported.

### **23.2 Flooding**

23.2.1 The property not shown as being at a risk of flooding on the Environment Agency's flood map.

23.2.2 I am not aware of any of the property having been affected by flooding.

### **23.3 Radon Gas**

The properties lie within an area where it is estimated that less than 1% of the properties are at or above the Radon Action Level. This is based on a search of the UK Radon Map which classes each 1-km grid square according to the highest radon potential found within it and is indicative rather than definitive.

### **23.4 Potentially Harmful Uses**

There is telecommunications equipment on the western boundary of the property. The possible effects of electric and radio waves from such equipment/structures have been the subject of various research papers and subsequent media coverage. I have taken into account the presence of the equipment in arriving at my valuation but there is a risk that new evidence or advice as to the potential effects on health of such equipment may affect public perception and consequently the marketability of the property.

### **23.5 Deleterious and Hazardous Materials**

I have not arranged for any investigation to be carried out to determine if any deleterious or hazardous material has been used in the construction of the property or any part of it or has since been incorporated, and I am therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation I have assumed that no such material is present in the property to any significant extent. However, should it be established subsequently that any deleterious or hazardous material has been used in the construction of the property or any part of it, this might reduce the value of the property from that now reported.

**23.6 Invasive Species**

I have not arranged for any investigation to be carried out to determine if any invasive plant species are present on the property or any part of it and I am therefore unable to report that the property is free from risk in this respect. However, my inspection revealed nothing which would suggest that any invasive species were present and therefore my valuation assumes that no invasive species exist on the property. However, should it be established subsequently that such species exist at the property or on any other neighbouring land then my valuation may have to be revised to take account of this. A report on invasive species should be undertaken by a properly qualified consultant with the necessary expert knowledge of such species and their control.

**23.7 Mining and Fracking**

Based on my knowledge of the area the property does not lie in an area of mining activity and I am not aware of any proposed mining or fracking operations in the vicinity of the property that are likely to have an effect on the value.

### **PROPERTY 3**

#### **Land at Steppingley Rd, Flitwick**

#### **24.0 LOCATION AND SITUATION**

- 24.1 The property is situated to the north west of Flitwick Town Centre, to the rear of Flitwick Leisure Centre. According to Google Maps it is approximately 0.4 miles from Flitwick town centre as shown on the location plan at Appendix 2.
- 24.2 The property is former allotment land which adjoins existing allotment land owned by Flitwick Town Council and land which has recently been developed residentially.

#### **25.0 SITE PLAN AND BOUNDARIES**

The boundaries of the property are as shown edged red on the plan at Appendix 3. Following my inspection, I can confirm that most are reasonably well defined the ground.

#### **26.0 AREA**

- 26.1 The property has a total area of 2.64 acres (1.07 hectares) This has been calculated based on the boundaries as shown on the site plan referred to above using Promap digital mapping software.
- 26.2 The extent of the overall allotment land, including the subject site, is approximately 7.71 acres (3.124 hectares).

#### **27.0 ACCESS**

- 27.1 My inspection confirmed that the property has does not have a road frontage.
- 27.2 The land is currently accessible via the existing allotment land, which in turn is accessed over a private roadway leading directly from Steppingley Road, Flitwick, which is an adopted public highway.
- 27.3 I assume that adequate rights have been reserved over the private access roadway allowing for access to the existing and former allotment land.

#### **28.0 DESCRIPTION**

##### **28.1 General Description**

- 28.1.1 The site comprises of former allotment land of 2.64 acres (1.07 hectares) , which abuts another parcel of allotment land owned by Flitwick Town Council which is still in use.
- 28.1.2 The land has been allocated in the emerging Local Plan under allocation reference HAS18 "Site adjacent to Flitwick Allotment Gardens, off Steppingley Road" as a residential development site for approximately 35 dwellings. It is proposed that access be obtained via adjoining committed developments.

##### **28.2 Photographs**

Photographs of the property are at Appendix 4.

### **28.3 Services**

There are no services connected to the property.

## **29.0 TENURE AND TITLE**

29.1 My valuation is of the freehold interest. The property title is currently unregistered. I have been provided with a letter from Franklins Solicitors highlighting that the land is unregistered.

29.2 It is assumed that the property and its value are unaffected by any matters that may be revealed by a local search, replies to the usual enquiries or by any statutory notice.

## **30.0 TENANCIES & OCCUPATION**

### **30.1 Occupational Leases/Tenancies**

There are no occupational leases or tenancies affecting the property.

## **31.0 OUTGOINGS AND TAXATION**

The property is not subject to business rates.

## **32.0 RESTRICTIONS**

### **32.1 Public Access and Rights of Way**

According to Central Bedfordshire Council's online rights of way mapping tool, there are no public rights of way crossing the property.

### **32.2 Private Rights of Way**

I have not been informed of any third-party rights of way affecting the property.

### **32.3 Wayleaves and Easements**

I am not aware of any wayleaves or easements affecting the property.

### **32.4 Restrictive Covenants**

I have not been informed of any restrictive covenants affecting the property.

### **32.5 Chancel Repair Liability**

I am not aware of any chancel repair liability in respect of the property, but I am unable to confirm that the property is free from any such potential liability.

### **32.6 Licences, Permits, Certificates and Consents**

I am not aware of any licences, permits, certificates and consents affecting the property.

## **33.0 PLANNING AND DEVELOPMENT**

### **33.1 Current Uses and Planning Permissions**

Following my inspection, I can confirm that the property is vacant former allotment land.

### **33.2 National Planning Policy**

33.2.1 National planning policy is set out in The National Planning Policy Framework (NPPF) and one of its main features is a presumption in favour of sustainable development. The policy has described sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. It states that policies should positively seek opportunities to meet the development needs of the area.

33.2.2 The NPPF highlights that planning policies and decisions regarding the development of town centres should support the role that the town centres role in at the heart of the local community. They should take a positive approach to their growth management and adoption. Planning policies should:

- Define the network and hierarchy of a town centre and promote their long-term vitality and viability.
- Define the extent of town centres and primary shopping areas and make a clear range of uses permitted in such locations.
- Retain markets and where possible re introduce them.
- Allocate a range of suitable sites in town centres to meet the scale and type of development to be needed.
- Allocated edge of town centre developments which can grow to be part of town centre development.
- Residential development often plays an important role in ensuring the viability of town centres.

### **33.3 Local Planning Policy**

The property lies within the administrative area of Central Bedfordshire Council which is in the process of preparing a new local plan. The new Local Plan was submitted to the Secretary of State on 30 April 2018 and is in the process of being examined by the Planning Inspectorate. Until the new plan is adopted some policies from the previous Mid Bedfordshire Council and South-West Bedfordshire Council plans are still applicable. The Local Development Plan for the former Mid Bedfordshire area includes the Core Strategy and Development Management Policies Development Plan Document, the Site Allocations Document and the Proposals Maps.

### **33.4 Proposed Development/Infrastructure Projects**

33.4.1 The site is designated within the emerging Local Plan under Allocation Reference HAS18 'Site adjacent to Flitwick Garden Allotments, off Steppingley Road'. This allocation comprises 1.08 hectares and is allocated for approximately 35 dwellings, it is proposed that access could be obtained via adjoining committed developments.

33.4.2 The site is capable of being accessed to enable development either via the current adjacent residential development site, which is still in the course of construction or via land owned by Central Bedfordshire Council which lies adjacent to Flitwick Leisure Centre, and has access to Steppingley Road, which is to be developed in due course.

33.4.3 In either case, the party who provides access to enable development could exercise the principles established in the case of *Stokes v Cambridge*. This Lands Tribunal case established that the party who provides access to enable a site to be developed is entitled to circa 33.3% of the uplift in value created as a result.



### **33.5 Potential**

33.5.1 There is potential for development on the property for residential use, based on current planning policy, however, it will be dependent on reaching agreement with an adjoining landowner to provide access.

33.5.2 The above opinion on development potential is based on my interpretation of current and proposed planning policies and any other relevant factors for valuation and does not constitute a full review of development potential. However, I must make you aware that the possibility of development occurring cannot be predicted with any certainty as there are a number of unpredictable factors which will influence the likelihood of development occurring such as but not limited to:

- (a) changes in national and local planning policy;
- (b) planning permissions being issued as exceptions to policy;
- (c) variable interpretation of policies by planning officers, planning committees and inspectors;
- (d) national and local political considerations;
- (e) technical and legal challenges to local plans and policies;
- (f) changes in the characteristics of the locality due to development, infrastructure projects, etc.

Whilst I have given an opinion on current potential for development, ultimately any planning application will be considered against the prevailing national and local planning policies at the time of the application together with any relevant political and other factors. Neither I nor Robinson & Hall LLP will be held liable for any losses incurred as a result of development being refused or development being permitted where not expected.

### **34.0 ENVIRONMENTAL CONSIDERATIONS**

#### **34.1 Contaminated Sites and Historical Land use**

My enquiries and inspection of the properties have not revealed evidence of any contamination or pollution affecting the property or neighbouring properties that would affect the valuation and I am not aware of any environmental audit or investigation or soil survey having been carried out on the property which has identified any contamination or the possibility of any such contamination. I have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination to the subject properties from these uses or sites, other than normal enquiries of the owner, occupier or seller where possible. For the purposes of this valuation I have therefore assumed that no contamination or pollution of the property exists. However, should it be established subsequently that contamination or pollution exists at the property, or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the value of the property from that now reported.

#### **34.2 Flooding**

34.2.1 The property is not shown as being at a risk of flooding on the Environment Agency's flood map.

34.2.2 I am not aware of any of the property having been affected by flooding.

### **34.3 Radon Gas**

The property lies within an area where it is estimated that 3-5% of the properties are at or above the Radon Action Level. This is based on a search of the UK Radon Map which classes each 1-km grid square according to the highest radon potential found within it and is indicative rather than definitive.

### **34.4 Potentially Harmful Uses**

My inspection did not reveal the presence of any potentially harmful uses such as high voltage electrical or telecommunications equipment on or close to the property.

### **34.5 Deleterious and Hazardous Materials**

I have not arranged for any investigation to be carried out to determine if any deleterious or hazardous material has been used in the construction of the property or any part of it or has since been incorporated, and I am therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation I have assumed that no such material is present in the property to any significant extent. However, should it be established subsequently that any deleterious or hazardous material has been used in the construction of the property or any part of it, this might reduce the value of the property from that now reported.

### **34.6 Invasive Species**

I have not arranged for any investigation to be carried out to determine if any invasive plant species are present on the property or any part of it and I am therefore unable to report that the property is free from risk in this respect. However, my inspection revealed nothing which would suggest that any invasive species were present and therefore my valuation assumes that no invasive species exist on the property. However, should it be established subsequently that such species exist at the property or on any other neighbouring land then my valuation may have to be revised to take account of this. A report on invasive species should be undertaken by a properly qualified consultant with the necessary expert knowledge of such species and their control.

### **34.7 Mining and Fracking**

Based on my knowledge of the area the property does not lie in an area of mining activity and I am not aware of any proposed mining or fracking operations in the vicinity of the property that are likely to have an effect on the value.

## **PROPERTY 4**

### **Land at the rear of Ellenshaw Court, Hinksley Rd, Flitwick**

#### **35.0 LOCATION AND SITUATION**

The property is situated to the north east of Flitwick Town Centre. According to Google Maps it is approximately 0.5 miles from Flitwick town centre as shown on the location plan at Appendix 2.

#### **36.0 SITE PLAN AND BOUNDARIES**

The boundaries of the property are as shown edged red on the plan at Appendix 3. Following my inspection, I can confirm that all are reasonably well defined the ground.

#### **37.0 AREA**

The property has a total area of 5.6 acres (2.27 hectares) This has been calculated based on the boundaries as shown on the site plan referred to above using Promap digital mapping software.

#### **38.0 ACCESS**

My inspection confirmed that the property has road frontage to Roman Way, Flitwick, which is an adopted public highway.

#### **39.0 DESCRIPTION**

##### **39.1 General Description**

39.1.1 The site comprises Flitwick Girl Guides headquarters together with local amenity land/ playing fields.

39.1.2 The Girl Guides building was constructed circa 1970 and offers brick elevations set under a pitched tile roof.

39.1.3 The remainder of the site is amenity land / playing fields and is primarily laid to grass.

##### **39.2 Photographs**

Photographs of the property are at Appendix 4.

##### **39.3 Services**

39.3.1 It is assumed that all services are in good working order unless noted otherwise.

39.3.2 According to BT's website, there is minimum download speed estimate of 25-36Mbps.

#### **40.0 TENURE AND TITLE**

40.1 My valuation is of the freehold interest. The title to the property is registered under title number BD289882. I have not been provided with a report on title nor had access to the deeds and I am not aware of any restrictions burdening the property. I have therefore assumed that the property is not subject to any especially onerous restrictions, encumbrances or outgoings.

- 40.2 It is assumed that the property and its value are unaffected by any matters that may be revealed by a local search, replies to the usual enquiries or by any statutory notice.

#### **41.0 TENANCIES & OCCUPATION**

##### **41.1 Occupational Leases/Tenancies**

- 41.1.1 The Girl Guides erected the building on the site. We have not been provided with any details relating to a tenancy agreement and understand from Mr McGregor that there may not be any formal agreement in place.

- 41.1.2 I am not aware that any form of Ground Rent is being charged.

#### **42.0 OUTGOINGS AND TAXATION**

I was unable to identify a listing for the property.

#### **43.0 RESTRICTIONS**

##### **43.1 Public Access and Rights of Way**

According to Central Bedfordshire Council's online rights of way mapping tool, there are no public rights of way crossing the property.

##### **43.2 Private Rights of Way**

I have not been informed of any third-party rights of way affecting the property.

##### **43.3 Wayleaves and Easements**

I am not aware of any wayleaves or easements affecting the property.

##### **43.4 Restrictive Covenants**

I have not been informed of any restrictive covenants affecting the property.

##### **43.5 Chancel Repair Liability**

I am not aware of any chancel repair liability in respect of the property, but I am unable to confirm that the property is free from any such potential liability.

##### **43.6 Fire Safety Law**

A fire risk assessment has not been carried out for the property.

##### **43.7 Licences, Permits, Certificates and Consents**

I am not aware of any licences, permits, certificates and consents affecting the property.

#### **44.0 PLANNING AND DEVELOPMENT**

##### **44.1 Current Uses and Planning Permissions**

Following my inspection, I can confirm that the property is used as playing fields/amenity land and the local Girl Guides headquarters.

## **44.2 National Planning Policy**

44.2.1 National planning policy is set out in The National Planning Policy Framework (NPPF) and one of its main features is a presumption in favour of sustainable development. The policy has described sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. It states that policies should positively seek opportunities to meet the development needs of the area.

44.2.2 The NPPF highlights that planning policies and decisions regarding the development of town centres should support the role that the town centres role in at the heart of the local community. They should take a positive approach to their growth management and adoption. Planning policies should:

- Define the network and hierarchy of a town centre and promote their long-term vitality and viability.
- Define the extent of town centres and primary shopping areas and make a clear range of uses permitted in such locations.
- Retain markets and where possible re introduce them.
- Allocate a range of suitable sites in town centres to meet the scale and type of development to be needed.
- Allocated edge of town centre developments which can grow to be part of town centre development.
- Residential development often plays an important role in ensuring the viability of town centres.

## **44.3 Local Planning Policy**

The property lies within the administrative area of Central Bedfordshire Council which is in the process of preparing a new local plan. The new Local Plan was submitted to the Secretary of State on 30 April 2018 and is in the process of being examined by the Planning Inspectorate. Until the new plan is adopted some policies from the previous Mid Bedfordshire Council and South-West Bedfordshire Council plans are still applicable. The Local Development Plan for the former Mid Bedfordshire area includes the Core Strategy and Development Management Policies Development Plan Document, the Site Allocations Document and the Proposals Maps.

## **44.4 Proposed Development/Infrastructure Projects**

44.4.1 The site is designated under currently adopted policy as both Open Space, Sports and Recreation land and an important Open Space within Settlement Envelopes (Policy DM5) where applications will be refused that result in the loss of Important Open Space and have an unacceptable adverse impact on its value either in visual or functional terms. However, Policy DM5 does allow for the redevelopment or partial redevelopment of an important Open Space where proposals would result in enhanced provision in functional terms (both the facility itself and its location or there are exceptional circumstances resulting in overall community benefit and there would be no adverse effect on the visual amenity of the settlement.

44.4.2 The sites designation as an Open Space, Sports and Recreation site has also been carried forward within the emerging Local Plan where, under Policy EE18, there redevelopment for other purposes will only be appropriate in exceptional situations, in line with NPPF requirements set out above. An equal or better replacement provision must be provided within a reasonable proximity of the original facility by the developer, or a contribution provided to the Council to re-provide the facility.



## **44.5 Potential**

44.5.1 There is long term potential, in my opinion, for development on part of the property for residential use.

44.5.2 The above opinion on development potential is based on my interpretation of current and proposed planning policies and any other relevant factors for valuation and does not constitute a full review of development potential. However, I must make you aware that the possibility of development occurring cannot be predicted with any certainty as there are a number of unpredictable factors which will influence the likelihood of development occurring such as but not limited to:

- (a) changes in national and local planning policy;
- (b) planning permissions being issued as exceptions to policy;
- (c) variable interpretation of policies by planning officers, planning committees and inspectors;
- (d) national and local political considerations;
- (e) technical and legal challenges to local plans and policies;
- (f) changes in the characteristics of the locality due to development, infrastructure projects, etc.

Whilst I have given an opinion on current potential for development, ultimately any planning application will be considered against the prevailing national and local planning policies at the time of the application together with any relevant political and other factors. Neither I nor Robinson & Hall LLP will be held liable for any losses incurred as a result of development being refused or development being permitted where not expected.

## **45.0 ENVIRONMENTAL CONSIDERATIONS**

### **45.1 Contaminated Sites and Historical Land use**

My enquiries and inspection of the properties have not revealed evidence of any contamination or pollution affecting the property or neighbouring properties that would affect the valuation and I am not aware of any environmental audit or investigation or soil survey having been carried out on the property which has identified any contamination or the possibility of any such contamination. I have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination to the subject properties from these uses or sites, other than normal enquiries of the owner, occupier or seller where possible. For the purposes of this valuation I have therefore assumed that no contamination or pollution of the property exists. However, should it be established subsequently that contamination or pollution exists at the property, or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the value of the property from that now reported.

### **45.2 Flooding**

45.2.1 The property is not shown as being at a risk of flooding on the Environment Agency's flood map.

45.2.2 I am not aware of any of the property having been affected by flooding.



#### **45.3 Radon Gas**

The property lies within an area where it is estimated that 3-5% of the properties are at or above the Radon Action Level. This is based on a search of the UK Radon Map which classes each 1-km grid square according to the highest radon potential found within it and is indicative rather than definitive.

#### **45.4 Potentially Harmful Uses**

My inspection did not reveal the presence of any potentially harmful uses such as high voltage electrical or telecommunications equipment on or close to the property.

#### **45.5 Deleterious and Hazardous Materials**

I have not arranged for any investigation to be carried out to determine if any deleterious or hazardous material has been used in the construction of the property or any part of it or has since been incorporated, and I am therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation I have assumed that no such material is present in the property to any significant extent. However, should it be established subsequently that any deleterious or hazardous material has been used in the construction of the property or any part of it, this might reduce the value of the property from that now reported.

#### **45.6 Invasive Species**

I have not arranged for any investigation to be carried out to determine if any invasive plant species are present on the property or any part of it and I am therefore unable to report that the property is free from risk in this respect. However, my inspection revealed nothing which would suggest that any invasive species were present and therefore my valuation assumes that no invasive species exist on the property. However, should it be established subsequently that such species exist at the property or on any other neighbouring land then my valuation may have to be revised to take account of this. A report on invasive species should be undertaken by a properly qualified consultant with the necessary expert knowledge of such species and their control.

#### **45.7 Mining and Fracking**

Based on my knowledge of the area the property does not lie in an area of mining activity and I am not aware of any proposed mining or fracking operations in the vicinity of the property that are likely to have an effect on the value.

## **PROPERTY 5**

### **Land at Maulden Rd, Flitwick**

#### **46.0 LOCATION AND SITUATION**

The property is situated to the north west of Flitwick Town Centre. According to Google Maps it is approximately 1.1 miles from Flitwick and lies adjacent to the A507 trunk road, as shown on the location plan at Appendix 2.

#### **47.0 SITE PLAN AND BOUNDARIES**

The boundaries of the property are as shown edged red on the plan at Appendix 3. Following my inspection, I can confirm that all are reasonably well defined the ground.

#### **48.0 AREA**

The property has a total area of 58.90 acres (23.84 hectares) This has been calculated based on the boundaries as shown on the site plan referred to above using Promap digital mapping software.

#### **49.0 ACCESS**

My inspection confirmed that the property has a road frontage to Maulden Road, Flitwick which is an adopted public highway.

#### **50.0 DESCRIPTION**

##### **50.1 General Description**

The site comprises of agricultural land, which has the benefit of a recently obtained planning consent to convert to a new cemetery and country park.

##### **50.2 Photographs**

Photographs of the property are at Appendix 4.

##### **50.3 Services**

There are no services connected to the property.

#### **51.0 TENURE AND TITLE**

51.1 My valuation is of the freehold interest. The title to the property is registered under title number B325993. I have not been provided with a report on title nor had access to the deeds and I am not aware of any restrictions burdening the property. I have therefore assumed that the property is not subject to any especially onerous restrictions, encumbrances or outgoings.

51.2 It is assumed that the property and its value are unaffected by any matters that may be revealed by a local search, replies to the usual enquiries or by any statutory notice.

## **52.0 TENANCIES & OCCUPATION**

### **52.1 Occupational Leases/Tenancies**

I am advised by Mr McGregor that there are no occupational leases or tenancies affecting the property.

## **53.0 OUTGOINGS AND TAXATION**

The property is not subject to business rates.

## **54.0 RESTRICTIONS**

### **54.1 Public Access and Rights of Way**

According to Central Bedfordshire Council's online rights of way mapping tool, there are no public rights of way crossing the property.

### **54.2 Private Rights of Way**

I have not been informed of any third-party rights of way affecting the property.

### **54.3 Wayleaves and Easements**

I am not aware of any wayleaves or easements affecting the property.

### **54.4 Restrictive Covenants**

I have not been informed of any restrictive covenants affecting the property.

### **54.5 Chancel Repair Liability**

I am not aware of any chancel repair liability in respect of the property, but I am unable to confirm that the property is free from any such potential liability.

### **54.6 Licences, Permits, Certificates and Consents**

I am not aware of any licences, permits, certificates and consents affecting the property.

## **55.0 PLANNING AND DEVELOPMENT**

### **55.1 Current Uses and Planning Permissions**

Following my inspection I can confirm that the property is currently used for agricultural purposes.

### **55.2 National Planning Policy**

55.2.1 National planning policy is set out in The National Planning Policy Framework (NPPF) and one of its main features is a presumption in favour of sustainable development. It states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It supports:

- the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- sustainable rural tourism and leisure developments which respect the character of the countryside;

- the retention and development of local services and community facilities in villages

55.2.2 National policy is that new isolated homes in the countryside should be avoided unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

55.2.3 Current planning policy grants permitted development rights for the conversion of certain agricultural, office and storage buildings to residential use and agricultural buildings to some commercial uses subject to a prior notification process and various conditions and restraints. This does not apply to listed buildings.

### 55.3 Local Planning Policy

The property lies within the administrative area of Central Bedfordshire Council which is in the process of preparing a new local plan. The new Local Plan was submitted to the Secretary of State on 30 April 2018 and is in the process of being examined by the Planning Inspectorate. Until the new plan is adopted some policies from the previous Mid Bedfordshire Council and South-West Bedfordshire Council plans are still applicable. The Local Development Plan for the former Mid Bedfordshire area includes the Core Strategy and Development Management Policies Development Plan Document, the Site Allocations Document and the Proposals Maps.

### 55.4 Proposed Development/Infrastructure Projects

55.4.1 Following my inspection and discussion with Mr McGregor I note that the land was granted consent for change of use on the 8th April 2020 under application reference CB/19/01902/FULL for the change of use from arable land to the provision of a new cemetery and country park, including access road, car park and landscaping. Paragraph 143 of the NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 of the NPPF sets out the special circumstances by which development can be approved in the Green Belt, stating that the provision of appropriate facilities for outdoor recreation, cemeteries and burial grounds are appropriate to the Green Belt as they preserve its openness. Based on this, it was considered that the recently approved application was in accordance with both existing and emerging policy.

55.4.2 As outlined within the Officer's Report, Flitwick Town Council have explored various alternative locations for a burial site within the town and this is the only site that meets the specific criteria.

## **56.0 ENVIRONMENTAL CONSIDERATIONS**

### **56.1 Contaminated Sites and Historical Land use**

My enquiries and inspection of the properties have not revealed evidence of any contamination or pollution affecting the property or neighbouring properties that would affect the valuation and I am not aware of any environmental audit or investigation or soil survey having been carried out on the property which has identified any contamination or the possibility of any such contamination. I have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination to the subject properties from these uses or sites, other than normal enquiries of the owner, occupier or seller where possible. For the purposes of this valuation I have therefore assumed that no contamination or pollution of the property exists. However, should it be established subsequently that contamination or pollution exists at the property, or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the value of the property from that now reported.

### **56.2 Flooding**

56.2.1 Most of the property is not shown as being at a risk of flooding on the Environment Agency's flood map, however a section to the northern part of the site is located within flood zone 3.

56.2.2 I am not aware of any of the property having been recently affected by flooding.

### **56.3 Radon Gas**

The property lies within an area where it is estimated that 3-5% of the properties are at or above the Radon Action Level. This is based on a search of the UK Radon Map which classes each 1-km grid square according to the highest radon potential found within it and is indicative rather than definitive.

### **56.4 Potentially Harmful Uses**

My inspection did not reveal the presence of any potentially harmful uses such as high voltage electrical or telecommunications equipment on or close to the property.

### **56.5 Deleterious and Hazardous Materials**

I have not arranged for any investigation to be carried out to determine if any deleterious or hazardous material has been used in the construction of the property or any part of it or has since been incorporated, and I am therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation I have assumed that no such material is present in the property to any significant extent. However, should it be established subsequently that any deleterious or hazardous material has been used in the construction of the property or any part of it, this might reduce the value of the property from that now reported.

### **56.6 Invasive Species**

I have not arranged for any investigation to be carried out to determine if any invasive plant species are present on the property or any part of it and I am therefore unable to report that the property is free from risk in this respect. However, my inspection revealed nothing which would suggest that any invasive species were present and therefore my valuation assumes that no invasive species exist on the property. However, should it be established subsequently that such species exist at the property or on any other neighbouring land then my valuation may have to be revised to take account of this. A report on invasive species should be undertaken by a properly qualified consultant with the necessary expert knowledge of such species and their control.

**56.7 Mining and Fracking**

Based on my knowledge of the area the property does not lie in an area of mining activity and I am not aware of any proposed mining or fracking operations in the vicinity of the property that are likely to have an effect on the value.



## **PROPERTY 6**

### **Land at Steppingley Road, Flitwick (Tractor Store)**

#### **57.0 LOCATION AND SITUATION**

The property is situated to the north west of Flitwick Town Centre. According to Google Maps it is approximately 0.6 miles from Flitwick Town Centre as shown on the location plan at Appendix 2.

#### **58.0 SITE PLAN AND BOUNDARIES**

The boundaries of the property are as shown edged red on the plan at Appendix 3. Following my inspection, I can confirm that all are reasonably well defined the ground.

#### **59.0 AREA**

The property has a total area of 0.29 acres (0.11 hectares) This has been calculated based on the boundaries as shown on the site plan referred to above using Promap digital mapping software.

#### **60.0 ACCESS**

My inspection confirmed that the property has a road frontage to and is access from Steppingley Road which I have assumed is an adopted public highway.

#### **61.0 DESCRIPTION**

##### **61.1 General Description**

The property offers brick elevations set under a pitched tile roof and is currently used as a storage facility by Flitwick Town Council and is known as "The Tractor Store". I was unable to access the property on the day of my inspection. The site extends to 0.29 acres /0.11 hectares.

##### **61.2 Photographs**

Photographs of the property are at Appendix 4.

##### **61.3 Services**

It is assumed that all services are in good working order unless noted otherwise.

#### **62.0 TENURE AND TITLE**

62.1 My valuation is of the freehold interest. The title to the property is registered under title number BD296510.

62.2 I am advised by Mr McGregor that Central Bedfordshire Council have an option to purchase the property by way of an agreement dated 14 October 2014. I have not had sight of a copy of the agreement, but I understand from Mr McGregor that it is subject to a time limit. I have not had access to the deeds and I am not aware of any restrictions burdening the property. I have therefore assumed that the property is not subject to any especially onerous restrictions, encumbrances or outgoings.

62.3 It is assumed that the property and its value are unaffected by any matters that may be revealed by a local search, replies to the usual enquiries or by any statutory notice.

## **63.0 TENANCIES & OCCUPATION**

### **63.1 Occupational Leases/Tenancies**

There are no occupational leases or tenancies affecting the property.

## **64.0 OUTGOINGS AND TAXATION**

I was not able to identify a listing for the property.

## **65.0 RESTRICTIONS**

### **65.1 Public Access and Rights of Way**

According to Central Bedfordshire Council's online rights of way mapping tool, there are no public rights of way crossing the property.

### **65.2 Private Rights of Way**

I have not been informed of any third-party rights of way affecting the property.

### **65.3 Wayleaves and Easements**

I am not aware of any wayleaves or easements affecting the property.

### **65.4 Restrictive Covenants**

I have not been informed of any restrictive covenants affecting the property.

### **65.5 Chancel Repair Liability**

I am not aware of any chancel repair liability in respect of the property, but I am unable to confirm that the property is free from any such potential liability.

### **65.6 Fire Safety Law**

A fire risk assessment has not been carried out for the property.

## **65.8 Energy Efficiency**

65.8.1 An Energy Performance Certificate (EPC) is required for residential and some commercial buildings when constructed or put on the market for sale or letting. An EPC shows the energy efficiency rating on an A–G rating scale for a building and includes recommendations on how to improve energy efficiency. Certain buildings are excluded from the requirement such as those without space heating.

65.8.2 According to the Landmark web-based register of EPCs, there are no records of an EPC being issued for the property.

65.8.3 From 1st April 2018, a property which does not have an EPC rating of E or above cannot be let on a new tenancy and a let property which does not have an EPC rating of E or above cannot continue to be let from 1st April 2020 if it is a domestic property or from 1st April 2023 if it is a non-domestic property. These requirements are subject to certain exemptions such as cost efficiency.

65.8.4 If a landlord is currently letting a property with an EPC rating of F or G, and they have not already taken action, they must improve the property's rating to E immediately, or register an exemption. If a landlord cannot improve a property to EPC E for £3,500 or less, they should make all the improvements which can be made up to that amount, then register an 'all improvements made' exemption. This exemption lasts 5 years. After that it will expire, and a landlord must try again to improve the property's EPC rating to E. If it is still not possible, they may register a further exemption.

## **65.9 Licences, Permits, Certificates and Consents**

I am not aware of any licences, permits, certificates and consents affecting the property.

## **66.0 PLANNING AND DEVELOPMENT**

### **66.1 Current Uses and Planning Permissions**

Following my inspection, I can confirm that the property is currently used for storage purposes.

### **66.2 National Planning Policy**

66.2.1 National planning policy is set out in The National Planning Policy Framework (NPPF) and one of its main features is a presumption in favour of sustainable development. It states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It supports:

- the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- sustainable rural tourism and leisure developments which respect the character of the countryside;
- the retention and development of local services and community facilities in villages

66.2.2 National policy is that new isolated homes in the countryside should be avoided unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

66.2.3 Current planning policy grants permitted development rights for the conversion of certain agricultural, office and storage buildings to residential use and agricultural buildings to some commercial uses subject to a prior notification process and various conditions and restraints. This does not apply to listed buildings.

### **66.3 Local Planning Policy**

The property lies within the administrative area of Central Bedfordshire Council which is in the process of preparing a new local plan. The new Local Plan was submitted to the Secretary of State on 30 April 2018 and is in the process of being examined by the Planning Inspectorate. Until the new plan is adopted some policies from the previous Mid Bedfordshire Council and South-West Bedfordshire Council plans are still applicable. The Local Development Plan for the former Mid Bedfordshire area includes the Core Strategy and Development Management Policies Development Plan Document, the Site Allocations Document and the Proposals Maps.

## **66.4 Proposed Development/Infrastructure Projects**

- 66.4.1 Following my inspection and discussions with Mr McGregor, I note that the surrounding land which is owned by Central Bedfordshire Council is likely to be developed in the near future. Central Bedfordshire Council have the benefit of an option to acquire the subject property.
- 66.4.2 The land at Steppingley Road, Flitwick which lies adjacent to the subject site comprises a brownfield site with Flitwick Leisure Centre to the north west, Steppingley Road and agricultural land to the south and residential development on all remaining sides. The centre of the site is designated as outdoor sport, leisure and open space where Core Strategy policy CS3 and Development Management policy DM17 apply and safeguards open space. Despite this, this designation has not been put forward within the emerging Local Plan.
- 66.4.3 The site has not been the subject of any recent relevant planning applications and is located within the settlement envelope of Flitwick, where under emerging policy SP7, development for housing, employment and other settlement related development proportionate to the scale of the settlement will be supported. The site represents a potential opportunity for extension to the adjacent Leisure Centre, offsetting the loss of open space if sites 3 or 4 were considered for residential development. In addition, the site could represent an opportunity for residential development.
- 66.4.4 Chapter 11 of the NPPF focusses on making effective use of land, of particular reference is Paragraph 117, which requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. In addition, Paragraph 118 requires Planning policies and decisions should 'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 66.4.5 It is also important to note when considering this site that Paragraph 119 of the NPPF requires Local planning authorities to 'take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them'.

## **66.5 Potential**

- 66.5.1 In line with emerging planning policy, in my opinion, there is potential for development on the subject property in the medium term. If this were to be the case Central Bedfordshire Council would exercise their option to acquire.
- 66.5.2 The above opinion on development potential is based on my interpretation of current and proposed planning policies and any other relevant factors for valuation and does not constitute a full review of development potential. However, I must make you aware that the possibility of development occurring cannot be predicted with any certainty as there are a number of unpredictable factors which will influence the likelihood of development occurring such as but not limited to:
- (a) changes in national and local planning policy;
  - (b) planning permissions being issued as exceptions to policy;
  - (c) variable interpretation of policies by planning officers, planning committees and inspectors;
  - (d) national and local political considerations;

- (e) technical and legal challenges to local plans and policies;
- (f) changes in the characteristics of the locality due to development, infrastructure projects, etc.

Whilst I have given an opinion on current potential for development, ultimately any planning application will be considered against the prevailing national and local planning policies at the time of the application together with any relevant political and other factors. Neither I nor Robinson & Hall LLP will be held liable for any losses incurred as a result of development being refused or development being permitted where not expected.

## **67.0 ENVIRONMENTAL CONSIDERATIONS**

### **67.1 Contaminated Sites and Historical Land use**

My enquiries and inspection of the properties have not revealed evidence of any contamination or pollution affecting the property or neighbouring properties that would affect the valuation and I am not aware of any environmental audit or investigation or soil survey having been carried out on the property which has identified any contamination or the possibility of any such contamination. I have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination to the subject properties from these uses or sites, other than normal enquiries of the owner, occupier or seller where possible. For the purposes of this valuation I have therefore assumed that no contamination or pollution of the property exists. However, should it be established subsequently that contamination or pollution exists at the property, or on any neighbouring land, or that the premises have been or are being put to any contaminative use, this might reduce the value of the property from that now reported.

### **67.2 Flooding**

67.2.1 The property is not shown as being at a risk of flooding on the Environment Agency's flood map.

67.2.2 I am not aware of the property having been affected by flooding.

### **67.3 Radon Gas**

The property lies within an area where it is estimated that 3-5% of the properties are at or above the Radon Action Level. This is based on a search of the UK Radon Map which classes each 1-km grid square according to the highest radon potential found within it and is indicative rather than definitive.

### **67.4 Control of Asbestos Regulations**

I was informed by Mr McGregor that he is not aware of any asbestos containing materials at the property.

### **67.5 Potentially Harmful Uses**

My inspection did not reveal the presence of any potentially harmful uses such as high voltage electrical or telecommunications equipment on or close to the property.



**67.6 Deleterious and Hazardous Materials**

I have not arranged for any investigation to be carried out to determine if any deleterious or hazardous material has been used in the construction of the property or any part of it or has since been incorporated, and I am therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation I have assumed that no such material is present in the property to any significant extent. However, should it be established subsequently that any deleterious or hazardous material has been used in the construction of the property or any part of it, this might reduce the value of the property from that now reported.

**67.7 Invasive Species**

I have not arranged for any investigation to be carried out to determine if any invasive plant species are present on the property or any part of it and I am therefore unable to report that the property is free from risk in this respect. However, my inspection revealed nothing which would suggest that any invasive species were present and therefore my valuation assumes that no invasive species exist on the property. However, should it be established subsequently that such species exist at the property or on any other neighbouring land then my valuation may have to be revised to take account of this. A report on invasive species should be undertaken by a properly qualified consultant with the necessary expert knowledge of such species and their control.

**67.8 Mining and Fracking**

Based on my knowledge of the area the property does not lie in an area of mining activity and I am not aware of any proposed mining or fracking operations in the vicinity of the property that are likely to have an effect on the value.



## **PROPERTY 7**

### **Land at Hinksley Road (Sea Cadets)**

#### **68.0 LOCATION AND SITUATION**

The property is situated to the north east of Flitwick Town Centre. According to Google Maps it is approximately 0.6 miles from Flitwick as shown on the location plan at Appendix 2.

#### **69.0 SITE PLAN AND BOUNDARIES**

The boundaries of the property are as shown edged red on the plan at Appendix 3. Following my inspection, I can confirm that all are reasonably well defined the ground.

#### **70.0 AREA**

The property has a total area of 0.338 acres (0.14 hectares). This has been calculated based on the boundaries as shown on the site plan referred to above using Promap digital mapping software.

#### **71.0 ACCESS**

My inspection confirmed that the property has a road frontage to Althorp Close, Flitwick which is an adopted public highway.

#### **72.0 DESCRIPTION**

##### **72.1 General Description**

72.1.1 The site comprises of a building used by the sea cadets and associated land and car park.

72.1.2 The building was erected by the Sea Cadets.

##### **72.2 Photographs**

Photographs of the property are at Appendix 4.

##### **72.3 Services**

It is assumed that all services are in good working order unless noted otherwise.

#### **73.0 TENURE AND TITLE**

73.1 My valuation is of the freehold interest. The title to the property is registered under title number BD321801. I have not been provided with a report on title nor had access to the deeds and I am not aware of any restrictions burdening the property. I have therefore assumed that the property is not subject to any especially onerous restrictions, encumbrances or outgoings.

73.2 It is assumed that the property and its value are unaffected by any matters that may be revealed by a local search, replies to the usual enquiries or by any statutory notice.

## **74.0 TENANCIES & OCCUPATION**

### **74.1 Occupational Leases/Tenancies**

74.1.1 The Sea Cadets erected the buildings on site. We have not been provided with any details relating to their tenancy from Mr McGregor.

74.1.2 I am not aware that any form of Ground Rent is being charged.

## **75.0 OUTGOINGS AND TAXATION**

The Sea Cadets Corps premises has a rateable value of £7,600.

## **76.0 RESTRICTIONS**

### **76.1 Public Access and Rights of Way**

According to Central Bedfordshire Council's online rights of way mapping tool, there are no public rights of way crossing the property.

### **76.2 Private Rights of Way**

I have not been informed of any third-party rights of way affecting the property.

### **76.3 Wayleaves and Easements**

I am not aware of any wayleaves or easements affecting the property.

### **76.4 Restrictive Covenants**

I have not been informed of any restrictive covenants affecting the property.

### **76.5 Chancel Repair Liability**

I am not aware of any chancel repair liability in respect of the property, but I am unable to confirm that the property is free from any such potential liability.

### **76.6 Fire Safety Law**

A fire risk assessment has not been carried out for the property.

### **76.7 Energy Efficiency**

76.7.1 An Energy Performance Certificate (EPC) is required for residential and some commercial buildings when constructed or put on the market for sale or letting. An EPC shows the energy efficiency rating on an A–G rating scale for a building and includes recommendations on how to improve energy efficiency. Certain buildings are excluded from the requirement such as those without space heating.

76.7.2 According to the Landmark web-based register of EPCs, there are no records of an EPC being issued for the property.

76.7.3 From 1st April 2018, a property which does not have an EPC rating of E or above cannot be let on a new tenancy and a let property which does not have an EPC rating of E or above cannot continue to be let from 1st April 2020 if it is a domestic property or from 1st April 2023 if it is a non-domestic property. These requirements are subject to certain exemptions such as cost efficiency.

76.7.4 If a landlord is currently letting a property with an EPC rating of F or G, and they have

not already taken action, they must improve the property's rating to E immediately, or register an exemption. If a landlord cannot improve a property to EPC E for £3,500 or less, they should make all the improvements which can be made up to that amount, then register an 'all improvements made' exemption. This exemption lasts 5 years. After that it will expire, and a landlord must try again to improve the property's EPC rating to E. If it is still not possible, they may register a further exemption.

#### **77.8 Licences, Permits, Certificates and Consents**

I am not aware of any licences, permits, certificates and consents affecting the property.

### **78.0 PLANNING AND DEVELOPMENT**

#### **78.1 Current Uses and Planning Permissions**

Following my inspection, I can confirm that the property is currently used as a hall for the sea cadets with associated land used for parking.

#### **78.2 National Planning Policy**

78.2.1 National planning policy is set out in The National Planning Policy Framework (NPPF) and one of its main features is a presumption in favour of sustainable development. It states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It supports:

- the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- sustainable rural tourism and leisure developments which respect the character of the countryside;
- the retention and development of local services and community facilities in villages

78.2.2 National policy is that new isolated homes in the countryside should be avoided unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

78.2.3 Current planning policy grants permitted development rights for the conversion of certain agricultural, office and storage buildings to residential use and agricultural buildings to some commercial uses subject to a prior notification process and various conditions and restraints. This does not apply to listed buildings.

#### **78.3 Local Planning Policy**

The property lies within the administrative area of Central Bedfordshire Council which is in the process of preparing a new local plan. The new Local Plan was submitted to the Secretary of State on 30 April 2018 and is in the process of being examined by the Planning Inspectorate. Until the new plan is adopted some policies from the previous Mid Bedfordshire Council and South-West Bedfordshire Council plans are still

applicable. The Local Development Plan for the former Mid Bedfordshire area includes the Core Strategy and Development Management Policies Development Plan Document, the Site Allocations Document and the Proposals Maps.

#### **78.4 Proposed Development/Infrastructure Projects**

I am not aware of any significant development within close proximity of the subject property.

#### **78.5 Potential**

78.5.1 The site is bounded by open space to the north west as assessed above, an industrial park to the north and residential development on all remaining sides. Despite the building's use as a community facility for the sea cadets, the site is not included within the open space designation. There is no recent relevant planning history at the site and it is located within Flitwick Settlement Envelope where development will be supported.

78.5.2 There is therefore potential, in my opinion, for residential development on the property in the medium to long term.

78.5.3 The above opinion on development potential is based on my interpretation of current and proposed planning policies and any other relevant factors for valuation and does not constitute a full review of development potential. However, I must make you aware that the possibility of development occurring cannot be predicted with any certainty as there are a number of unpredictable factors which will influence the likelihood of development occurring such as but not limited to:

- (a) changes in national and local planning policy;
- (b) planning permissions being issued as exceptions to policy;
- (c) variable interpretation of policies by planning officers, planning committees and inspectors;
- (d) national and local political considerations;
- (e) technical and legal challenges to local plans and policies;
- (f) changes in the characteristics of the locality due to development, infrastructure projects, etc.

Whilst I have given an opinion on current potential for development, ultimately any planning application will be considered against the prevailing national and local planning policies at the time of the application together with any relevant political and other factors. Neither I nor Robinson & Hall LLP will be held liable for any losses incurred as a result of development being refused or development being permitted where not expected.

### **79.0 ENVIRONMENTAL CONSIDERATIONS**

#### **79.1 Contaminated Sites and Historical Land use**

My enquiries and inspection of the properties have not revealed evidence of any contamination or pollution affecting the property or neighbouring properties that would affect the valuation and I am not aware of any environmental audit or investigation or soil survey having been carried out on the property which has identified any contamination or the possibility of any such contamination. I have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination to the subject properties from these uses or sites, other than normal enquiries of the owner, occupier or seller where possible. For the purposes of this valuation I have therefore assumed that no contamination or pollution of the property exists. However, should it be established subsequently that contamination or pollution exists at the property, or on any neighbouring land, or that the premises have been or are being put to any

contaminative use, this might reduce the value of the property from that now reported.

## **79.2 Flooding**

79.2.1 The property is not shown as being at a risk of flooding on the Environment Agency's flood map.

79.2.2 I am not aware of any of the property having been affected by flooding.

## **79.3 Radon Gas**

The property lies within an area where it is estimated that 3-5% of the properties are at or above the Radon Action Level. This is based on a search of the UK Radon Map which classes each 1-km grid square according to the highest radon potential found within it and is indicative rather than definitive.

## **79.4 Potentially Harmful Uses**

My inspection did not reveal the presence of any potentially harmful uses such as high voltage electrical or telecommunications equipment on or close to the property.

## **79.5 Deleterious and Hazardous Materials**

I have not arranged for any investigation to be carried out to determine if any deleterious or hazardous material has been used in the construction of the property or any part of it or has since been incorporated, and I am therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation I have assumed that no such material is present in the property to any significant extent. However, should it be established subsequently that any deleterious or hazardous material has been used in the construction of the property or any part of it, this might reduce the value of the property from that now reported.

## **79.6 Invasive Species**

I have not arranged for any investigation to be carried out to determine if any invasive plant species are present on the property or any part of it and I am therefore unable to report that the property is free from risk in this respect. However, my inspection revealed nothing which would suggest that any invasive species were present and therefore my valuation assumes that no invasive species exist on the property. However, should it be established subsequently that such species exist at the property or on any other neighbouring land then my valuation may have to be revised to take account of this. A report on invasive species should be undertaken by a properly qualified consultant with the necessary expert knowledge of such species and their control.

## **79.7 Mining and Fracking**

Based on my knowledge of the area the property does not lie in an area of mining activity and I am not aware of any proposed mining or fracking operations in the vicinity of the property that are likely to have an effect on the value.



## **80.0 MARKET COMMENT AND SALEABILITY**

### **80.1 Commercial Market**

- 80.1.1 The RICS Q2 2020 Commercial Market Survey results point to a further deterioration in conditions over the quarter, as the economic fallout from the global pandemic continues to take its toll on demand across both the occupier and investment sides of the market.
- 89.1.2 In terms of occupier demand, each sector saw a fall although this was more marked in the retail and office sectors than the industrial sector. In addition, the availability of industrial space remained more or less unchanged. By way of contrast, availability increased sharply in both the retail and office sectors, prompting Landlords to increase the value of incentive packages to secure a letting.
- 80.1.3 The near-term outlook for rents is now negative across all sectors. 85% of respondents expect retail rents to decrease with 62% of the same view in respect of the office sector. 93% of respondents anticipate that businesses will scale back their office space requirements to some extent in the next two years due to the increase in remote working as a result of the pandemic. Sentiment is much more resilient in the industrial sector, with respondents anticipating rents falling in secondary locations by approximately 1% in the year to come. It is thought that prime industrial rents will increase by approximately 2%. This level of expectation is evident both at a national level and with each region/country of the UK.
- 80.1.4 On the investment side of the market, 46% of respondents reported a fall in investor enquiries during Q2. This is down from a figure of 14% in Q1 2020 and represents the weakest return for this indicator since the end of 2008.
- 80.1.5 Capital value expectations for the next twelve months for office and retail properties are firmly negative. Although the outlook for prime industrial property is likely to see a marginal gain with secondary properties posting a small loss.

### **80.2 Residential Market**

- 80.2.1 The RICS UK residential market survey for August 2020 highlights that the national house price growth indicator hits a 4 year high. Enquiries, sales and new instructions all continue to rise firmly and 83% of the survey respondents foresee demand increasing for homes with gardens over the next 2 years.
- 80.2.2 The survey results continue to portray strong movement behind the sales market at present, even if the longer-term view remains more cautious.
- 80.2.3 63% of respondents reported an increase for August in buyer interest. This is slightly softer than 75% the previous month.
- 80.2.4 New instructions on the sales market continued to rise with 46% of survey participants recording an increase, although the number of properties held on estate agent's books is still low in a historic context.
- 80.2.5 Strong growth in agreed sales was cited for a third consecutive month. Near term sales are expected to remain mostly positive but looking ahead to a 12-month projection



these are anticipated to become negative. Evidence suggests that concern over broader economic climate issues continue to drive this subdued assessment for market activity over a 12 month horizon.

80.2.6 The August results highlighted a sharp acceleration in house price inflation over the month. This was the strongest reading since 2016, This is a huge turn around from May 2020 with a negative reading of 33%. Most parts of the UK are seeing this increase apart from London where this has remained flat for 2 months.

80.2.7 In the letting market, tenant demand continued to rise sharply while landlord instructions were broadly flat following a modest pick up in July. Rental growth expectations over the near term have now strengthened in each of the past three months.

### **80.3 Agricultural Market**

80.3.1 There have been few transactions completed so far in 2020 with few agricultural properties coming to the market in the first four months of the year. We have seen more land coming to the market in the last month but there is yet little evidence of the level of demand from purchasers. The Knight Frank Farmland Index for quarter 1 2020 reports that the average value of bare agricultural land in England and Wales fell by 0.6% in the first quarter of the year. The movement restrictions put in place to combat the Covid-19 outbreak means that the market has been on hold but there have been some transactions happening privately and sales agreed on publicly marketed land in the last few weeks. Knight Frank expect values to increase in the third quarter of the year as pent up buyer demand increases competition in the market.

80.3.2 The Savills Farmland Market Report January 2020 reported that average prime arable land prices over 2019 were £8,715 per acre which was very similar to the 2018 figures. In this region, we have seen prices from £7,500 per acre to over £10,000 per acre depending on the quality of the land and demand from local farmers.

80.3.3 The small number of sales which have completed mean that average prices need to be treated with caution in this area most arable land is achieving prices between £8,000 and £9,000 per acre, depending mainly on location, quality and interest from neighbours, although poor land can make less and strong competition between neighbours can result in higher prices.

80.3.4 Small parcels of pasture tend to appeal to the equestrian market, 'lifestyle' buyers or sometimes local farmers for grazing livestock. Often values will depend on local demand which can be difficult to predict. Good quality parcels with good access and water connected can achieve £10,000-£30,000 per acre whereas land with drawbacks will have to be priced more competitively to achieve a sale, often only making £6,000-£12,000 per acre.

### **80.4 Lotting**

I consider that the properties would sell as individual lots.

## **80.5 Saleability**

- 80.5.1 The outbreak of the Novel Coronavirus (COVID-19), began in the Far East in December 2019 and was declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. The effect of the pandemic in January 2020 in the UK was in its infancy, but it was considered that if the pandemic spread to Europe and the UK that it would have a detrimental effect on our Economy with consequences across all sectors including that of property. Consequently, as stated later in this report I consider that I can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.
- 80.5.2 My valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

## **81.0 VALUATION**

### **8611 Valuation Approach**

- 81.1.1 In arriving at my valuation I have had regard to market evidence as indicated by sales and lettings of comparable properties and my knowledge and experience of the property market. The RICS Information Paper "Comparable Evidence in Property Valuation" advises a hierarchical approach to comparables with generally speaking the relative weight of evidence decreasing when progressing through the following list:
- where the subject property, or one very similar to it, has been marketed and, although offers may have been made, a binding contract has not been entered.
  - recently completed transactions of identical property for which full and accurate information is available; occasionally, this may include the subject property itself.
  - recently completed transactions of other, similar property for which full and accurate information is available.
  - recently completed transactions of similar property for which full data may not be available, but for which sufficient reliable data can be obtained.
  - information from published sources or commercial databases; its weighting will depend on extent and its authority or verifiability.
  - historic evidence of the same or similar properties.
  - other indirect evidence, e.g. indices.
  - transactional evidence from other property types and locations and other background data, e.g. interest rates, stock market movements and returns.
  - asking prices (though the weighting would be higher where markets are active and transparent).
- 81.1.2 Due to a lack of good comparable evidence, I have had regard to sales/lettings over a longer period and wider area than would normally be expected.

**81.1.3 The Rufus Centre, Flitwick** comprises a former school which has been converted to provide offices, meeting rooms and a wedding / conference centre. The offices are virtually all let and the property offers good quality accommodation with a good level of on-site parking.

The offices which are currently let produce a gross rent of £ per annum. I intend to deduct a sum of 15% to reflect a net rent after allowing for outgoings. This results in a net rent received of £ per annum.

The offices occupied by Flitwick Town Council comprise approximately 2,506 sq ft and I have adopted a net rent of £ per annum which reflects a base rent of £ per square foot.

In respect of the meeting rooms / wedding venue / conference centre facilities, I have assumed that the accommodation is let 33.3% throughout any one year and have adopted the hire rates as provided. In my opinion this equates to an additional net "rent" received of £ per annum.

In addition, there is a two bedroom caretaker's flat, which I have assumed would let if offered to the market by way of an Assured Shorthold Tenancy at a rent of £ per calendar month (per annum).

I intend to capitalise the overall net rent received of £ per annum at a gross initial yield of 9% which results in a capital value of £ say £

**81.1.4 The land at Station Road, Flitwick** comprises of amenity / allotment land equating to 6.03 acres of which 3.26 acres has direct frontage to Station Road with the remainder being allotment land.

The land with frontage to Station Road was recently subject to a planning application to replace the Royal British Legion and Scout's buildings, which is awaiting a decision, together with another application for a residential scheme for circa 60 retirement flats which was withdrawn.

I am of the opinion that the site with frontage to Station Road has potential to be developed residentially and would question the need to relocate the Royal British Legion and Scouts buildings on site. I would recommend that alternative sites are investigated in this regard.

I consider that the site which was being promoted for retirement living of 1.25 acres has a current market value of £ per acre, whilst the land which is being promoted for the relocation of the Royal British Legion/ Scouts offering 2.01 acres has a current market value of £50,000 per acre. The remainder which is allotment land offering 2.74 acres. has a current market value of £25,000 per acre.

I am of the opinion therefore that the market value is £ say £. However I would strongly recommend that investigations are made to enquire if it would be possible to redevelop the frontage land and to relocate the Royal British Legion/ Scouts elsewhere within Flitwick, in order to obtain maximum value for the land.

**81.1.5 The land at Steppingley Road Flitwick** (former allotment land) comprises a site of 2.64 acres (1.08 hectares) which is allocated in the emerging Local Plan for residential

development. Access to enable development will be via third party land and under the principles established in *Stokes v Cambridge* a third of the enhanced value will have to be paid to the neighbouring developer/landowner.

I am aware of a site elsewhere in Central Bedfordshire which was recently sold at a figure equating to £55,000 per plot with the benefit of planning permission. If I allow for 35 units at £ per unit this equates to £. If I deduct 33.3% by adopting the principles of *Stokes v Cambridge* a figure of £ results. However the site does not benefit from planning and as result I consider that a developer on the basis of current market conditions would offer 25% of the land value with planning after *Stokes v Cambridge* which results in a current land value of £ say £.

I recommend that discussions take place with the adjacent developer or Central Bedfordshire Council to establish what they would offer to acquire the land, which undoubtedly will have a much higher value once planning permission has been obtained.

- 81.1.6 The land at the rear of Ellenshaw Court, Flitwick** (Girl Guide Headquarters) comprises of open space and the girl guide meeting hall on an overall site of 5.6 acres.

Based on the current planning policy it is unlikely that this is capable of development and as such I am intending to value on the basis of amenity land at £25,000 per acre. This reflects a capital value of £140,000.

- 81.1.7 The land at Maulden Road, Flitwick** is agricultural land which comprises 58.86 acres. The land benefits from consent for a country park and cemetery. I intend to value on the basis of the current agricultural use as I am not aware of the costs involved in creating the country park / cemetery. I would recommend that investigations are made to ascertain if a third party would be prepared to run the country park on behalf of the Council as otherwise, I can see this being a significant expense. I am of the opinion that the current value equates to £8,500 per acre which results in a capital value of £500,310 say £500,000.

- 81.1.8 The Land at Steppingley Road, Flitwick** (tractor store) comprises a storage building on a site of 0.29 acres. Central Bedfordshire Council own the surrounding land and have an option to acquire the property. I am of the opinion that the market value is £50,000, which reflects a value equating to £175,000 per acre. Land which has the benefit of planning consent for B1 Light industrial/ B8 Storage use is currently achieving circa £350,000 to £400,000 per acre but I have applied a reduction of 50% to reflect the option to purchase to the benefit of Central Bedfordshire Council.

- 81.1.9 The Land at Hinksley Road, Flitwick** (Sea Cadets) comprises a site of 0.338 acres. The land has long term potential for redevelopment and I intend therefore to value it at a rate equating to £100,000 per acre which reflects a capital value of £33,800, say £34,000.

## 81.2 VALUATION

### 81.2.1 The Rufus Centre, Flitwick

I am of the opinion that the market value as at the valuation date of the freehold interest in this property, subject to the various tenancies, as described above is £

### 81.2.2 Land at Station Road, Flitwick

I am of the opinion that the market value as at the valuation date of the freehold vacant possession interest in this property as described above is £  
b).

### 81.2.3 Land at Steppingley Road, Flitwick

I am of the opinion that the market value as at the valuation date of the freehold vacant possession interest, as described above is £

### 81.2.4 Land at the rear of Ellenshaw Court, Flitwick (Girl Guides)

I am of the opinion that the market value as at the valuation date of the freehold vacant possession interest, as described above is £140,000 (one hundred and forty thousand pounds).

### 81.2.5 Land at Maulden Road, Flitwick

I am of the opinion that the market value as at the valuation date of the freehold vacant possession interest, as described above is £500,000 (five hundred thousand pounds).

### 81.2.6 Land at Steppingley Road, Flitwick (Tractor Store)

I am of the opinion that the market value as at the valuation date of the freehold vacant possession interest, as described above is £50,000 (fifty thousand pounds).

### 81.2.7 Land at Hinksley Road, Flitwick (Sea Cadets)

I am of the opinion that the market value as at the valuation date of the freehold vacant possession interest, as described above is £34,000 (thirty four thousand pounds).

## 82.0 LIABILITY AND PUBLICATION RESTRICTIONS

### 82.1 Limitation of Liability

82.1.1 The valuation is provided for the stated purpose(s) only and may not, without our prior written consent, be used or relied upon for any other purpose.

82.1.2 The valuation is provided for use by the named client only. It may not, without our prior written consent, be used or relied upon by any third party even if that third party pays all or part of our fees or is permitted to see a copy of the valuation report. If we do



provide written consent to a third party relying on the valuation, any such third party is deemed to have accepted the terms of our engagement.

82.1.3 The valuation is valid for a period of 6 months from the date of issue, although the client should be aware that the value of the property may change during this period and this does not imply that the value(s) provided will remain the same during this period.

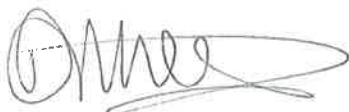
82.1.4 None of the firm's employees, partners, members or consultants individually has a contract with the client or owes the client a duty of care or personal responsibility. It has been agreed that the client will not bring any claim against any such individuals personally in connection with the valuation.

82.1.5 If the client suffers a loss as a result of our breach of contract or negligence, our liability shall be limited to a just and equitable proportion of the loss having regard to the extent of responsibility of any other party. Our liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an agreement between the client and them, the client's difficulty in enforcement, or any other cause.

## 82.2 Restrictions on Distribution and Publication

Neither the whole nor any part of the valuation report or any reference thereto may be included in any document, circular or statement or published in any way, without my prior written approval of the form and context in which it may appear.

Signed:



David R Watling BSc MRICS - 0075573  
For and on behalf of Robinson & Hall LLP



Signed:



Polly Sewell MSc MRICS FAAV - 1244898  
For and on behalf of Robinson & Hall LLP



Date: 1 October 2020

Ref: DRW / 48074

**Robinson & Hall LLP**  
**Land & Property Professionals**