



RobinJessop

Chartered Surveyors, Auctioneers,
Valuers, Land & Estate Agents

VALUATION REPORT

OF

OSWALDKIRK PLAYGROUND

SITUATED

**AT OSWALDKIRK
NORTH YORKSHIRE**

INSTRUCTIONS RECEIVED FROM

**OSWALDKIRK VILLAGE HALL CHARITY
C/O MIKE AHERNE**

Undertaken by

Andrew Dickins BSc (Hons) MRICS FAAV

Dated 9th AUGUST 2023

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB

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I.0 BASIS OF INSTRUCTIONS

I.1 Subject Property:-

0.39 acres (0.16 Ha) of land situated at Oswaldkirk Playfield Field.
0.15 acres (0.06 Ha) of land to the rear of the Village Hall.

I.2 The Clients:-

Oswaldkirk Village Hall Charity

CHARITY ACT 2011

This Valuation has been prepared in accordance with S.119(1) of the Charity Act 2011 and in accordance with S.119(3) of the Act. I confirm that I am a Member of the Royal Institution of Chartered Surveyors and a Registered Valuer. My membership number is 1149058. I am also a Fellow of the Central Association of Agricultural Valuers. My membership number is 7391.

I.3 Interest to be Valued:-

It is understood that the subject property is to be valued on the basis that the land is freehold land and has the benefit of vacant possession.

I.4 Instructions:-

To provide a market valuation of the :-

Playground

0.39 acres (0.16 Ha) of land approximately as shown edged red on the attached plan (**Appendix A**).
and 0.20 acres (0.05 Ha) of land approximately shown edged blue on the attached plan. (**Appendix B**).

Land to the Rear of the Village Hall

0.13 acres (0.06 Ha) of land approximately as shown as green on the attached plan. (**Appendix C**).

0.39 acres (0.16 Ha) land approximately edged orange on the attached plan (**Appendix D**).

I received a verbal instruction to carry out a valuation from Mr Mike Aherne on behalf of Oswaldkirk Village Hall Charity.

I.5 Type & Use of Property:-

The subject property comprises of two parcels of land. The first parcel of land is the playground. The second parcel of land is the field adjacent to the village hall. The land will be used as part of the Village Hall if successful in purchasing the parcel of land.

I.6 Basis of Valuation:-

The property will be valued on the basis that it is freehold with the benefit of vacant possession and in accordance with the Royal Institution of Chartered Surveyors' Red Book Basis of Market Value. The definition is:

"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing, wherein the parties have each acted knowledgeably, prudently and without compulsion".

I.7 Date of Valuation:-

The valuation date is the date of this report which is dated 9th August 2023.

I.8 Extent of Valuer's Investigations:-

A general inspection of the land was carried out.

I.9 Declaration of Independence:-

As far as I am aware, I have no current or foreseeable relationship concerning the subject property.

1.10 Nature & Source of Information:-

I will rely on my own experience in the rural property and land marketing in arriving at my opinion of value.

I will also rely on information that has been provided by the instructing client.

1.11 Exclusion of Liability to Parties other than the Clients:-

This valuation report will be provided for the stated purpose and for the sole use of the named Clients. No responsibility or liability will be accepted to any third parties.

1.12 Confirmation of Skills:-

I confirm that I have the knowledge, skills and understanding to undertake this valuation competently.

I am a Director of Robin Jessop Ltd.

Robin Jessop Ltd is a professional company of Chartered Surveyors, Auctioneers, Valuers, Land and Estate Agents which specialise in rural property.

I am a fully qualified Member of the Royal Institution of Chartered Surveyors (MRICS). My Membership Number is 1149058.

I am a fully qualified Member of the Central Association of Agricultural Valuers (FAAV). My Membership Number is 7391.

I am a Registered Valuer with the Royal Institution of Chartered Surveyors.

Robin Jessop Ltd is regulated by the Royal Institution of Chartered Surveyors.

1.13 Qualifications:-

I hold a BSc (Hons) Degree in Rural Enterprise and Land Management (REALM) from Harper Adams University College. I am a Member of the Royal Institution of Chartered Surveyors. I am a Fellow of the Central Association of Agricultural Valuers. I am the past President of the Yorkshire Association of Agricultural Valuers.

1.14 Royal Institution of Chartered Surveyors' Standards:-

This report will be prepared in accordance with the Royal Institution of Chartered Surveyors' Professional Standards.

1.15 Assumptions, Caveats & Special Conditions:-

The property is freehold. The property is registered with the Land Registry.

I have assumed that there are no onerous covenants, restrictions or conditions on the Title Deeds.

2.0 GENERAL DESCRIPTION

2.1 Situation

Gilling East 1½ miles. Ampleforth 2 miles. Helmsley 4 miles. Hovingham 4 miles. Coxwold 7 miles. Malton 13 miles. (all distances are approximate)

The subject property is situated to the south side of the village of Oswaldkird off the B1363. The property is therefore on the edge of the village (refer to location plan – **Appendix C**).

The subject property is shown edged red and blue on the attached plan (**Appendix A & B**).

2.2. Description

The land extends to 0.39 acres (0.16 Ha) approximately and is a relatively level site.

The boundaries are all fenced together with hedges.

The land is generally in good condition (refer to **Appendix E** – photographs).

The land to the rear of the village hall is part of a larger field.

2.3. Services

There are no services connected to the field.

3.0 RESTRICTIVE COVENANTS

I am not aware of any restrictive covenants that would have a material effect on the value of the subject property.

4.0 ACCESS

There are two access points to the playing field. The main access to the land is via a gate that is located off the roadside off the B1363. The second entrance is located at the top right of the field.

The land to the rear of the village hall is accessed directly from the village hall.

5.0 HAZARDOUS SUBSTANCES

My preliminary inspection of the subject property did not reveal any evidence of hazardous substances. No environmental assessment of the property has been undertaken with regard to contamination. It is assumed that the property is not contaminated.

6.0 FLOODING

The subject property does not fall within a flood risk area according to the Environment Agency website (**Appendix D**).

7.0 SPECIAL PURCHASER

Mr William Brannon of Mulberry House (formerly known as Rimbaley), Oswaldkirk is interested in the land given the understanding that the land adjacent to the Village Hall would be purchased from him.

8.0 EASEMENTS & RIGHTS OF WAY

I am not aware of any easements or rights of way which will have a material effect on the value of this property.

9.0 TOPOGRAPHY

The land is generally level.

10.0 RATES

There are no rates payable on the land.

11.0 PLANNING

The land lies within the Ryedale District Council Planning Area. The site is within the conservation area (Howardian Hills of Outstanding Natural Beauty).

The land is designated in the Local Plan Strategy as a playing field. Having consulted with a planning consultant their formal opinion is that the residential potential of this site is low at this time because of current planning policies, however, it must be noted that planning policies due change overtime.

North Yorkshires Local Plan is proposed to be adapted in 2028.

12.0 MARKET CONSIDERATIONS & COMPARABLE ANALYSIS

The market for small areas of land has remained firm. There is a limited supply.

The subject property lies in a good area. The close proximity to the village centre means that the demand for a parcel of land would be high

Regard has been made to the following sales:-

1. Garden Land at Great Broughton
The land extended to approximately 0.263 acres (0.107 acres), it sold as garden land with no planning permission.
2. Land Opposite Onslow
The land extending to 0.18 acres and briefly comprises a strip of garden land which has been used for recreational purposes.
The land sold in June 2021.
3. Garden Land at Great Langton
The land extended to 170m² of garden land and sold for in February 2019.
4. Land at Great Langton
The land extended to 346m² of agricultural land and sold in July 2023.

13.0 VALUATION APPROACH

In support of my opinion of value stated below, regard has been made to my own knowledge of the rural property and amenity land market together with consideration of comparable parcels of land on a capital value basis.

14.0 VALUATION

Taking into account the nature of the subject property as described within this report, the state of the market and those factors disclosed, I consider that the market value of the freehold interest with the benefit of vacant possession is:-

Playing Field as A Whole	£50,000
South Half of the Playing Field with Equipment	£25,000
Village Hall Field (Edged Green)	£40,000
Village Hall Field (Edged Orange)	£50,000

15.0 SPECIAL NOTE

I would stress that this report is for the sole use of the Clients and the respective instructing Solicitors and their Clients. No responsibility is accepted to any third party for the whole or any part of its contents

16.0 VALUER STATUS

NAME OF VALUER	Andrew P Dickins
NAME OF FIRM	Robin Jessop Ltd
ADDRESS	4 North End, Bedale, North Yorkshire, DL8 1AB
QUALIFICATIONS	BSc (Hons) MRICS FAAV



SIGNATURE	
DATED	25 th August 2023

Appendix A



Appendix B



Appendix C



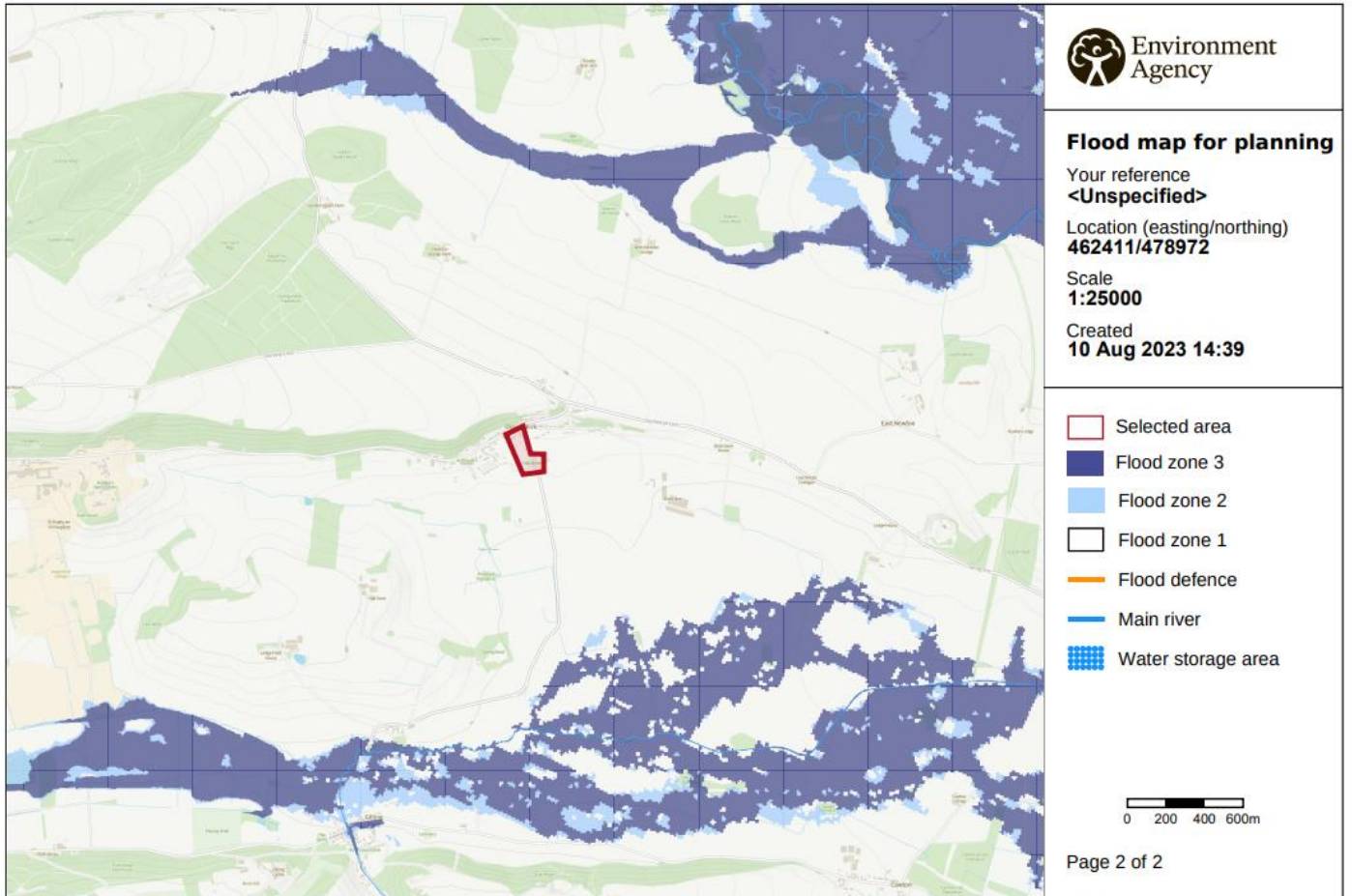
Appendix D



Appendix E – Location Plan



Appendix F – Environment Agency Flood Map



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Appendix F – Photographs

South Half of the Playing Field with Equipment





North Half of the Playing Field



Field Adjacent to the Village Hall



