

**Y Tribiwnlys Eiddo Preswyl**

**Residential Property Tribunal Service (Wales)**

**Reference: LVT/0011/06/17**

**In the matter of 276 Ringland Circle, Newport, NP19 9PS**

**In the matter of an Application under Section 21(1)(a) of the Leasehold Reform Act 1967**

**Applicant: Lesley Claire Sanderson**

**Respondents: Stewart Lowe  
Carmel Lowe  
Orla Lowe  
Elizabeth Lowe**

**Tribunal: Jim Shepherd: Legal Chair  
Nick Hill: Surveyor member**

**Venue: Holiday Inn, The Coldra, Newport**

**DECISION:**

**INTRODUCTION**

1. The Tribunal convened as a Leasehold Valuation Tribunal pursuant to the Leasehold Reform Act 1967 ("The Act").
2. The Tribunal were deciding an application made by the Applicant on the 16 August 2016 pursuant to Section 21(1) (a) of the Act to determine the price payable by the applicant for the purchase of the freehold reversion of premises at 276 Ringland Circle, Newport, Gwent, NP19 9PS ("The property").
3. Prior to the hearing the Tribunal inspected the premises. The Applicant gave us access.

## INSPECTION

4. The property is a detached three storey house of traditional construction with cavity walls and timber frame under a main pitched and tiled roof and a substantial area of flat felted roof. The house is of typical but unconventional design of its era (1960s) having been individually designed with an unusually shaped roof. There is an area of single storey to the front of the property, housing a small single garage and living accommodation. Nearly all the windows have been replaced with UPVC double glazed units. Some have been altered at floor level with UPVC cladding and plasterboard to reduce the large original window area. Some parts of the accommodation have unconventional design in terms of shape.
5. Overall the accommodation comprises entrance hall, cloaks/W.C., inner hall, living room/dining room (with stone chimney breast), kitchen/breakfast room, sitting room, wet room/shower with W.C., rear entrance lobby with two stores, internal access to garage with gas fired boiler to small, single garage.
6. The house is very presentable but a little dated with a single bathroom to the first floor and four bedrooms. There is also a carpeted out loft space via a ladder. Gardens predominantly to the sides and rear were on two levels. Apart from the garage there were two parking spaces. Within the garden to the rear and side were located two single storey, good sized timber framed workshops under corrugated roofing clad with timber or UPVC. The ground floor shower room/W.C. appears to have been utilised in the past in conjunction with the sitting room as a ground floor bedroom for disabled use.
7. The property is in an elevated position at the end of a run of houses mainly terraced with an open grassed area to front, side and rear with the health centre nearby. There is a local shopping precinct with the city of Newport centre approximately two miles away. There is a bus service, main line railway and the M4 corridor is nearby. Newport city is an expanding residential location with an improved city centre lead by Debenhams and an established out of city centre complex at Spytty Road. The property stands on a large council house development constructed in the 1960s. A small number of individual plots have been sold for private sector development, the subject property being one.
8. The Tribunal received reports from Stephen Parker of Nuttall Parker for the Applicant and Geoffrey Bates for the Respondent. The surveyors agreed on most matters of methodology but not on valuation. Accordingly the issue of valuation was the primary consideration for the Tribunal.

## HEARING

9. Both parties indicated that they were content for the issue to be resolved by written representation and without the need for an oral hearing.
10. The Tribunal inspected the property and considered relevant comparables submitted by both valuers. Close to the property were:
  - a. 31 Cot Farm Circle, Newport, which was situated to the rear of the subject property at the other side of the open space between them.
  - b. 21 Dunstable Road, Newport.
  - c. 23 Dunstable Road, Newport.
11. Adjustments were made as to comparability and any time lag related to sale dates. The Tribunal also used its local knowledge of the area to contribute to the determination.
12. The Tribunal considered all of the comparables put forward by both valuers but found that there was a substantial difference in environment between on the one hand the council house development in which the property is located and on the other hand ,Llanwern, Caerleon, Christchurch and Langstone, despite the apparent close proximity of these places. Hence the location of the property was considered to be a key factor in the valuation.
13. The Tribunal considered and discounted the redevelopment of the plot as presently unrealistic and giving no added value.
14. For the reasons given in paragraph 11 above the Tribunal considered that the valuation report of Mr Bates was optimistic. However the Tribunal accepted his interpretation of the percentage that should be applied to obtain the site value.
15. The Tribunal considered the submission from Mr Parker as in general being more appropriate with the exception of the percentage applied to obtain site value and his final decision as to capital value as at August 2016.
16. We have decided that the appropriate capital value is £195,000 and applied that accordingly together with a site value taken at 35% to reflect the position and ease of development.

## VALUATION OF FREEHOLD REVERSION

Ground rent	£37.50pa	
YP. 43 years @ 6%	£15.31	£574.00
Standing House	£195,000	
Plot Value @ 35%		
Plot Value	£68,250	
Modern Ground Rent @ 5%	£3,412.50	
YP. 50 years deferred 43 years @ 5%		£7,678.125

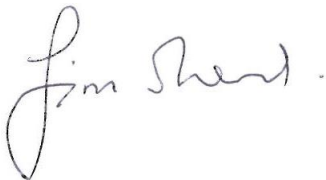
## REVERSIONARY INTEREST

Standing House	£195,000	
Less 5%	£185,250	
Present value £1 in 93 years @ 5%	0.0107	£1,982.175
Total		£10,234.43
		Say £10,250

## DETERMINATION

17. The Tribunal determined that the price payable for the freehold reversion of the property in accordance with Section 9 of the Act is in the sum of £10,250.

Dated this 6<sup>th</sup> day of November 2017



Chairman