

SIMON WARD

Chartered Surveyor • Chartered Town Planner

3 Coldyhill Lane
Newby
Scarborough
North Yorkshire YO12 6SF

20 May 2015

Mr Heaton
High Peak House
Pollard Road
Ravenscar
Scarborough
YO13 0NB



Dear Mr Heaton,

Re: High Peak House, Pollard Road, Ravenscar

I refer to your recent instruction dated the 5th May 2015 to provide you with an opinion as to the market value of the property both with and without it being subject to a local occupancy condition. The property was inspected on the 11th May 2015. I report as follows:

Location

The property is located in the dispersed rural hamlet of Ravenscar, some 11 miles north of Scarborough. The hamlet has an elevated position on the coast with open views of the coast towards Robin Hood's Bay further northwest. The hamlet is located in the North York Moors National Park. The hamlet has only very limited services, but includes a large hotel and a tea room. The nearest main services are in Whitby or Scarborough. The hamlet has a very limited bus service.

Description

The property is a link detached converted farm building forming part of the former farm and courtyard of Church Farm. The property is primarily single storey with further accommodation at attic roof level. The property probably dates originally from the 1850s, but was converted into residential accommodation in the early 2000s. The property has stone walls under a pitched roof with clay pantile cover. There is a separate vehicular access off Pollard Road and the property occupies a site of between one third and half an acre. A site plan and aerial plan are attached.

Directors: S P Ward, BSc, Dip TP, MRTPI, MRICS, MEWI
S H Ward, MA

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Registered Address: 62/63 Westborough, Scarborough, YO11 1TS



Accommodation

The property comprises:

Ground floor –

Sun lounge

Kitchen with modern fitted units and built in appliances including electric range

Southern access stair up

Lounge with feature fireplace

Hall with store cupboard off
and northern access stair up

Study

Shower room/WC



1st floor –

Access from the southern stair leads to the main bedroom with an ensuite bathroom with separate shower unit

Access from the northern stair leads to 2 bedrooms and a bathroom/WC

The property has oil fired central heating and double glazing. The gross internal floor area is approximately 130 square metres.

Outside there is a detached single storey building that provides a single garage with electric up and over door and a large workshop area. The gross internal floor area of this building is approximately 28 square metres.

The property has a semi-circular access drive off Pollard Road leading to the garage and a concreted parking area. A flagstone patio occurs outside the sun lounge. The remainder of the site is primarily laid to grass with a good sized dew pond and vegetable patch. Oil storage tanks occur on the southern boundary of the site.

Condition

No detailed inspection of the property was carried out. The valuation assumes that the property is in reasonable condition for one of its age and nature and that there are no aspects of its condition which would materially affect its value.

Services

The property is connected to mains electrics and water. Drainage is to a septic tank.

Pollard Road is a part made, but unadopted road.



Planning

The property was converted in the early 2000s as part of a planning consent obtained in 2001 (NYM4/027/0004C/PA) and 2004 (NYM/2003/0913/FL). The consent restricted the building to be ancillary to the main dwelling of Church Farm and could only be occupied by members of the family of the occupiers of Church Farm.

In 2013 planning consent was obtained (NYM/2013/0432/FL) to vary the occupancy condition to one of "local occupancy" in accordance with core policy J of the North York Moors Local Development Framework. A copy of that decision is attached as this sets out the criteria used to establish "local occupancy".

Market Analysis

The property forms a medium sized cottage of traditional style with a good sized site area and views over the countryside and towards the coast.

Recent sales of properties in the North York Moors National Park without any occupancy conditions include:

1. Brook Farm at Raw, YO22 4PP – a detached 3 bedroom farmhouse with outbuildings and nearly 3 acres. This sold for £316,000 in July 2014. The buildings, however, did require a full refurbishment. The sale price equates to an adjusted value of £2,593 per metre squared gross internal floor area (GIA). (This adjusted value is based on a total sale value minus any land or outbuilding adjustments divided by the GIA of the residential section.)
2. Norcath Cottage, Darnholme, YO22 5LN – a detached 2 bedroom cottage which is fully modernised which was sold for £330,000 in December 2014. This equates to £2,538 per metre squared GIA.
3. White Cottage, Peakside, Ravenscar, YO13 ONE – a detached 3 bedroom cottage fully modernised which is sold, subject to contract, at £395,000 and this equates to a value of £2,379 per metre squared GIA.

These values give an average value per metre squared GIA of around £2,500.

Properties currently on the market in the immediate area without occupancy restrictions include:

1 to 2 Browcote Cottages, Browside, YO13 0NH – 2 separate 2 bedroom cottages which are fully modernised with an asking price of £495,000 equating to £3,036 per square metre GIA.

Brow Hill Cottage, Browside, Ravenscar, YO13 0NH – a semi-detached 3 bedroom cottage fully modernised with an asking price of £315,000 equating to £3,088 per square metre GIA.

Moor Edge, Staintondale Road, Ravenscar, YO13 0ER – a detached 3 bedroom bungalow, modernised with an asking price of £350,000 which equates to £2,881 per square metre GIA.

The properties for sale give an average asking price value of around £3,000 per square metre GIA. However, it is acknowledged that in the current market likely sale prices will be below the asking prices and that this reduction on average is around 10%. This would give an average of around £2,700 per square metre GIA.

On this basis the value of High Peak House would be between the range providing by the sold and sale prices assessment, plus the land and outbuildings added back in. This would give a value range of between £340,000 to £365,000. In view of the juxtaposition of the property to the adjoining property and associated yard area of Church Farm, it is my opinion that the value of High Peak House is likely to be towards the bottom end of this range.

Properties which are subject to occupancy conditions are known to achieve lower values because of the more limited market. Whilst I am not aware of any specific percentage reduction referred to in any documentation, it is known that the North York Moors National Park have accepted the District Valuer's assessment that a reduction of around 20% in market value is likely to occur. This ties in with similar occupancy restriction implications that have been experienced in the Lake District National Park where reductions in market value between 20% and 25% have occurred.

Local evidence has found 2 properties that are currently on the market which have an occupancy restriction. These are:

High Leas, Staintondale, YO13 0EL – a detached 3 bedroom house which is modernised and an asking price of £325,000 which equates to £2,108 per square metre GIA.

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25 AUG 2016

Bridge Farm, Fylingthorpe, YO22 4UL – a detached 4 bedroom farmhouse which is modernised. This has an asking price of £550,000 which equates to £2,348 per square metre GIA.

Both these properties have agricultural occupancy restrictions. The adjusted average value per metre squared GIA equals £2,228. Reducing this by 10% to get a probable sale value gives an average of £2,005 per GIA. If this is applied to High Peak then the land and outbuildings are added back in, this gives a value for the property of £276,000. This figure is 18.9% below the bottom of the range of values assessed if the property did not have a restricted occupancy condition.

The property is currently being marketed at £275,000. If it is accepted that the market value of the property, without the occupancy restriction is in the range of say, £340,000 to £345,000, this asking price is 19.2% to 20.3% below that value and hence accords with the general reduction that is accepted and has been experienced between properties with and without an occupancy condition.

I trust this is satisfactory for your current requirements, but if you have any further queries then please do not hesitate to contact me.

Yours sincerely,

SIMON WARD BSc Dip TP MRTPI MRICS MEWI
For and on behalf of Simon Ward (Scarborough) Limited

Encs





MINNPA
25 AUG 2016

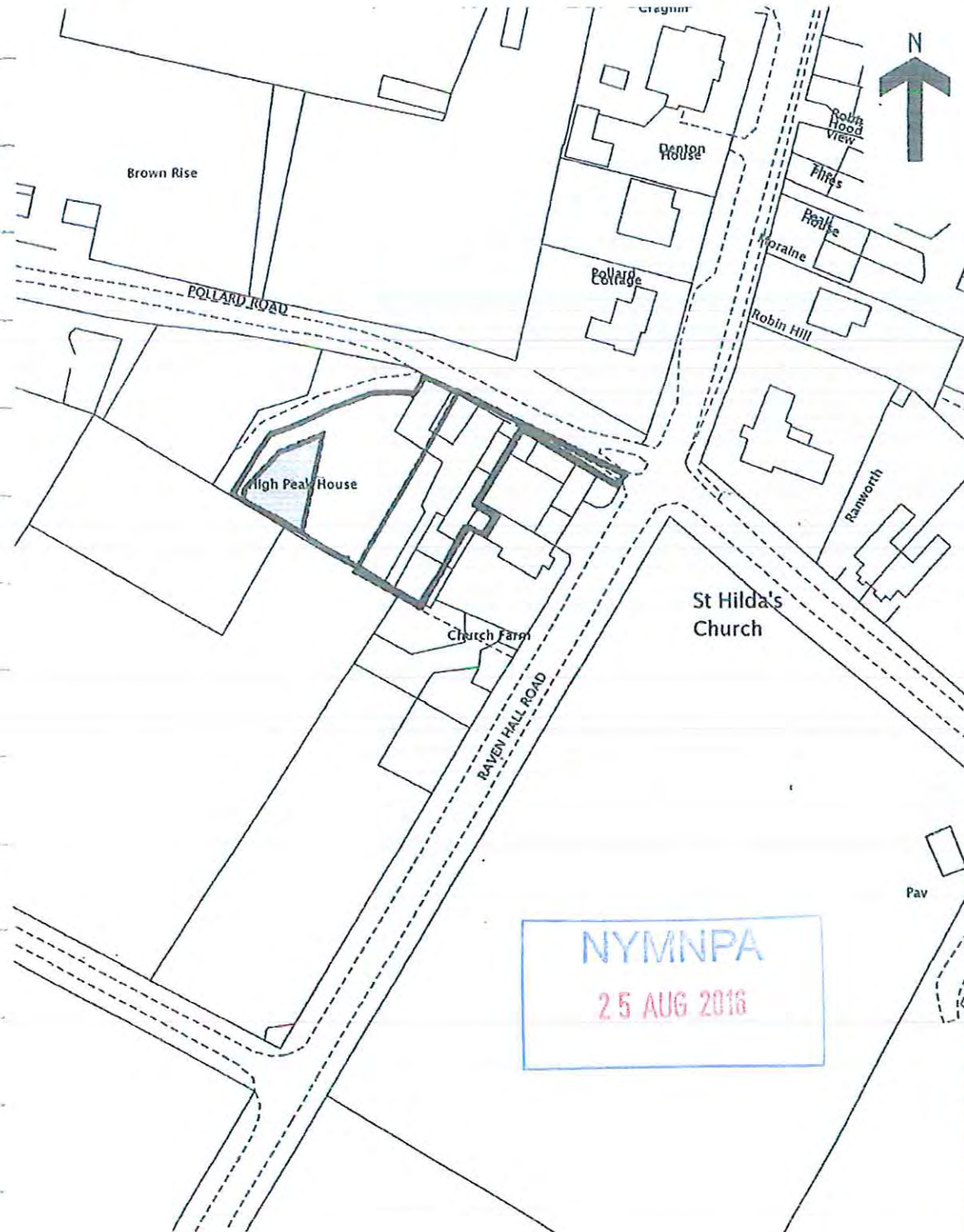
**Appendix 1 -
Location Plan and Aerial Plan**

NYMNP
25 AUG 2016

**Appendix 1 -
Location Plan and Aerial Plan**

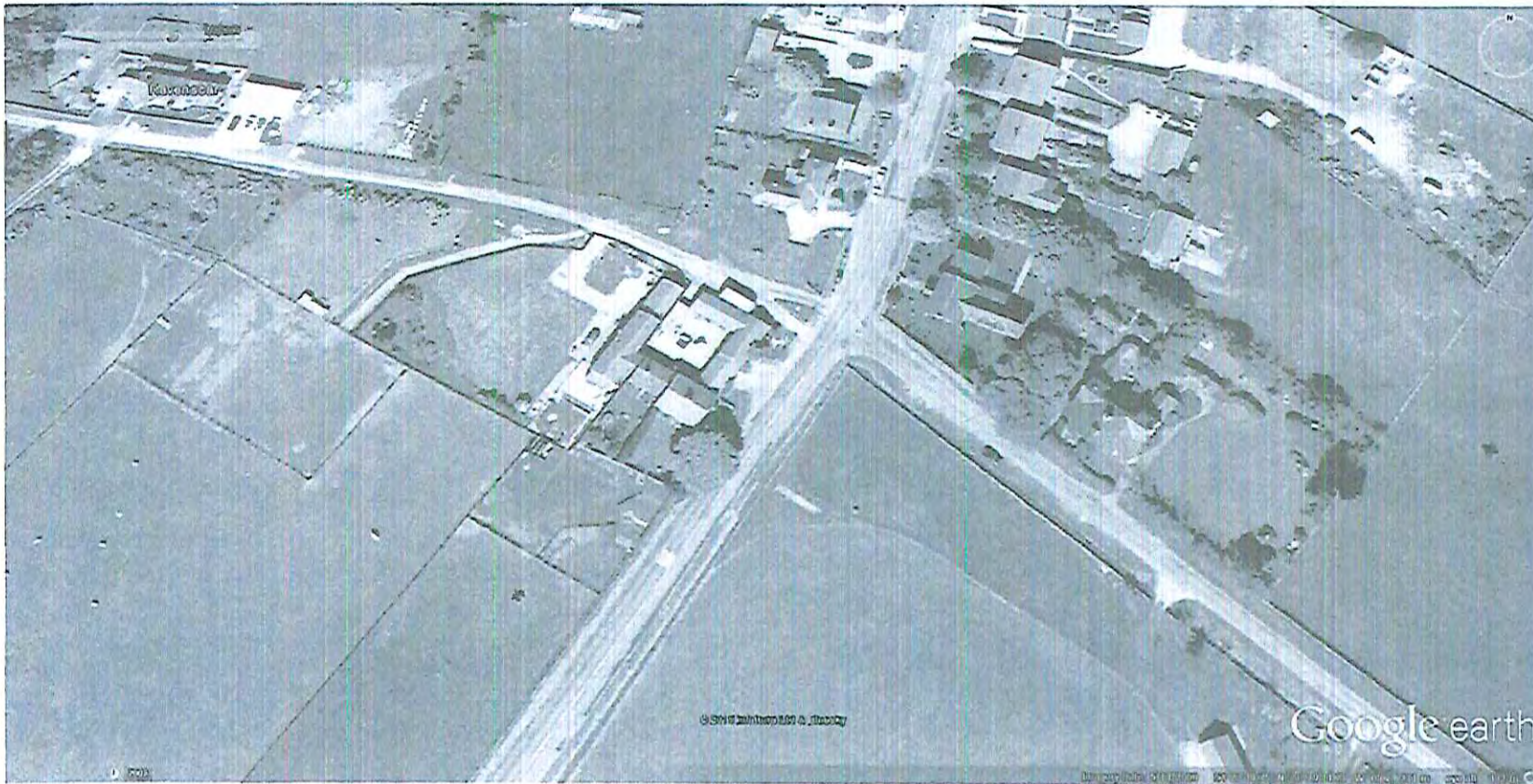
**High Peak House,
Pollard Road,
Ravenscar**

Site Plan
(Scale 1:1250 at A4)



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3 Coldyhill Lane
Scarborough
YO12 6SF



**High Peak
House,
Pollard Road,
Ravenscar**

**Aerial plan
(No scale)**



**Simon Ward BSc, DipTP,
MRTP, MRICS, MEWI**

**Simon Ward
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Scarborough
YO12 6SF**

**NYMNP
25 AUG 2016**

Appendix 2 -

Planning NYM/2013/432/FL- decision

NYMNPA

25 AUG 2013

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To Mr David Heaton
High Peak House
Pollard Road
Ravenscar
Scarborough
North Yorkshire YO13 0NB

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 25 June 2013, in respect of proposed development for the purposes of variation of condition 3 of planning approval NYM/2003/0913/FL and condition 13 of NYM4/027/0004C/PA to allow High Peak House to be occupied as a local occupancy dwelling at High Peak House, Pollard Road, Ravenscar has considered your said application and has granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The occupation of the dwelling hereby permitted shall be limited to:
 - i) a qualifying person; and
 - ii) a wife or husband (or person living as such), licensee, dependant or sub-tenant of a qualifying person.

For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she satisfied the Local Planning Authority that he/she was in need of local needs housing in terms of the criteria set out in Core Policy J of the adopted North York Moors Local Development Framework, namely that he/she:

- a) is currently living in and has permanently resided in the National Park for five years or more and is living in accommodation that no longer meets their requirements or
- b) does not currently live in the National Park but has a strong and long standing link to the local community including a previous period of residence of five years or more or
- c) has an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous five years or more and require support for reasons of age or infirmity or

Continued/Condition 3

Mr C M France
Director of Planning

COPY

20 AUG 2013
Date:

NYM/NPA
25 AUG 2013

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0432/EJ

COPY

Condition 3 (Continued)

- d) requires support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous five years or more or
- e) needs to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points a - e above.

Note A: For the purposes of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.

Note B: For the purposes of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions; Allerston, Beadlam, Burniston, East Ayton, East Harlsey, Ebberston and Yedlingham, Great Ayton, Great and Little Broughton, Great Busby, Guisborough, Ingleby Arncliffe, Irton, Kirkby in Cleveland, Kirkbymoorside, Lockwood, Nawton, Newby, Pickering, Potto, Scalby, Snainton, Sutton under Whitestonecliffe, West Ayton.

- 4. Prior to the occupation of High Peak House as a local occupany dwelling the ground floor windows in the southeast elevation shall be glazed with obscure glass and shall be maintained in that condition in perpetuity.
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the southeast elevation of the dwelling hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.
- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 Schedule 2, Part 1, Classes A and E (or any order revoking and re-enacting that Order), no extensions or alterations or erection of domestic outbuildings shall take place without a further grant of planning permission being obtained from the Local Planning Authority.

Reason(s) for Condition(s)

- 1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3. In order to comply with NYM Core Policy J which seeks to restrict the occupancy of new residential development to those with a local links and an essential need to live in the locality.
- 4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

Continued/Reasons for Conditions

COPY

Mr C M France
Director of Planning

NYM/NPA
25 AUG 2010

20 AUG 2013
Date:

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0432/FL

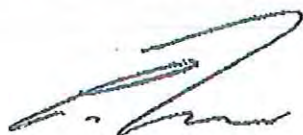
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Reasons for Conditions (Continued)

5. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the amenities of adjacent residents in line with NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
6. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France
Director of Planning

COPY

20 AUG 2013
Date

NYM/NPA
25 AUG 2013