



Chartered Surveyors  
& Commercial  
Property Consultants

**Doncaster**  
Railway Court,  
Ten Pound Walk,  
Doncaster,  
South Yorkshire,  
DN4 5FB  
T: 01302 341041  
F: 01302 738895

# Commercial Report & Valuation

**Subject Property:** North Ropery Buildings and  
Former Darfen Buildings  
Noel Village Complex  
Carr Hill  
Balby  
Doncaster  
DN4 8DE

**Client:** Trustees of the Noel Village (Steel Founder) Ltd  
SSAS Retirement Benefit Scheme

**Date of Inspection:** 6 December 2016

**Date of Report:** 20 December 2016

**Report Prepared By:** I D Brooks BSc MRICS

**Reference No:** **11817**

**Hull**  
T: 01482 648888  
**Scunthorpe**  
T: 01724 282278  
**Grimsby**  
T: 01472 267513

w: [pph-commercial.co.uk](http://pph-commercial.co.uk)

**Directors**  
T.R. Penrose LLB (Hons) MRICS  
N.W. Pearce BSc FRICS  
B.N. Medhurst BSc MRICS

**Divisional Directors**  
P. Robertshaw BSc FRICS  
I.D. Brooks BSc MRICS  
D.P. Willey BSc (Hons) MRICS  
C.W.J. Atkinson BSc (Hons) MRICS  
K. Barrett  
P.M. Brown BSc (Hons) MRICS  
M.P. Fry DIP SURV MRICS  
V. Barnes

**Associates**  
B. Cooper BSc (Hons) MRICS  
K. Fry BSc (Hons) MRICS

**Consultants**  
R.D. Brooks BSc MRICS

Property Address:

North Ropery and Former Darfen Buildings,  
Noel Village Complex, Carr Hill,  
Balby, Doncaster  
11817

Our Ref:



## VALUATION REPORT SUMMARY



### **PROPERTY:**

North Ropery Buildings and  
Former Darfen Buildings  
Noel Village Complex  
Carr Hill  
Balby  
Doncaster  
DN4 8DE

### **LOCATION:**

The property is situated off Carr Hill, approximately 3 miles from Junction 3 of the M18 and 3 miles from Junction 36 of the A1(M) which provide ready access to the rest of the regions extensive motorway network.

Doncaster town centre is situated approximately 2 miles to the North.

The area has historically been the base for heavy industrial buildings occupied by companies including Bridon and Peglers. In recent years new development schemes have introduced business/light industrial/distribution units into the locality.

The property is situated behind premises occupied by South Yorkshire Scaffolding Ltd and Northgate Truck and Van Hire with access via a private drive from Carr Hill. The main East coast railway line runs to the immediate North.

In August 2016 an area of land and buildings, previously forming part of the North Ropery premises was sold to Anderson Commercial Limited t/a Northgate Truck and Van Hire.

Property Address:

North Ropery and Former Darfen Buildings,  
Noel Village Complex, Carr Hill,  
Balby, Doncaster  
11817

Our Ref:



**DESCRIPTION:**

The North Ropery site consists of two substantial industrial/workshop buildings connected by a six bay unit with attached offices to the side and further detached storage building which we assume will be demolished in due course to allow vehicular access to the main premises, following boundary reconfiguration after the sale of land to Northgate Truck and Van Hire Limited.

The former Darfen buildings comprise an original three bay industrial unit with three side extensions and covered loading facilities, together with a detached two storey office building and two bay storage unit both which sit to the rear of the site.

Access to the complex is via a private drive from Carr Hill with electrically controlled sliding access gate.

The complex is fully self-contained behind steel palisade fence with plentiful car parking for staff/visitors close to the two storey offices on the Darfen site.

**PLANNING USE:**

The property is zoned in the Adopted Unitary Development Plan and Core Framework Strategy as being within an Employment Policy Area where there is a general presumption that planning consent will be granted for B1 (Business and Light Industrial), B2 (General Industrial) and B8 (Warehousing/Distribution) Uses under the provisions of the Town and Country Planning (Use Classes) Order 1987.

**FLOOR AREA:**

The North Ropery Buildings have a usable floor area of 4522.55sq m/48681 sq ft or thereabouts with the former Darfen Buildings having a usable floor area of 5329.64 sq m/57370 sq ft or thereabouts.

**TENURE:**

The property is owned on a freehold basis subject to ongoing lease agreement.

**TENANCIES:**

We are advised that the land and buildings will be subject to a new 6 year lease agreement between the Trustees of the Noel Village (Steel Founder) Limited SSAS Retirement Benefit Scheme of the first part and Noel Village (Steel Founder) Limited of the second part on full repairing and insuring terms at the prevailing market rent. The lease will include rent review and tenant break option at the end of Year 3.

**PURPOSE:**

The valuation is required for pension fund purposes.



Property Address:

North Ropery and Former Darfen Buildings,  
Noel Village Complex, Carr Hill,  
Baibay, Doncaster

Our Ref:

11817



**VALUATION DATE:** 20 December 2016

**VALUATION BASIS:** Market Value  
Market Rent

**VALUATION:** **Market Value - £1,175,000**

**Market Rent - £130,000 per annum**

**IMPORTANT ISSUES:** The property is located on the Carr Hill corridor in a largely industrial/distribution location with good linkage to Junctions 3 of the M18 and 36 of the A1(M) at journey distances of 3 miles approx. respectively.

The property comprises a range of older style buildings with private road access from Carr Hill and is divided by an internal road which provides rear access to both North Ropery and Darfen parts.

The total square footage is in excess of 100,000 sq ft and the site in general is low profile without main road frontage.

We understand that the premises will be subject to a new 6 year lease with rent review and tenant break option at the end of Year 3. Although the lease is to be drawn on full repairing and insuring terms, the age, size, specification and use of the buildings is unlikely to result in the property being returned in full repair and decorative order at the lease end.

The long continuing, heavy industrial use of the premises makes it likely that ground contamination will exist to some degree. As the most likely re-use of the building at the point of redevelopment will be for continuing industrial purposes, this underlying position may not be of paramount concern to any prospective purchaser.

A credit check on Noel Village (Steel Founder) Limited indicates a credit score of 50 representing moderate risk from a property investment perspective. Any prospective purchaser is likely to carry out due diligence checks on the tenant prior to any potential property acquisition and critically review the strength of the market sector as a whole. In all likelihood, the longevity of the rental income will be viewed with considerable caution. As such, our opinion of market value reflects the underlying vacant possession value of the buildings.

Property Address:

North Ropery and Former Darfen Buildings,  
Noel Village Complex, Carr Hill,  
Balby, Doncaster

Our Ref:

**11817**



We have assumed in our calculation of market rent and market value that the existing Sleeves store to the immediate West of the North Ropery buildings will be demolished to allow vehicular access around the site so that the core buildings can operate to full potential.

This summary is provided as a quick reference and must not be relied upon out of context from the full valuation report.

Property Address:

North Ropery and Former Darfen Buildings,  
Noel Village Complex, Carr Hill,  
Balby, Doncaster

Our Ref:

11817



## CONTENTS

1.0	Property Address
2.0	Client Identity
3.0	Instructions
4.0	Scope and Limitations
5.0	Information Supplied
6.0	Special Assumptions
7.0	Bases of Valuation
8.0	Type of Property and Classification
9.0	Date of Inspection
10.0	Limitations of Inspection
11.0	Weather Conditions
12.0	Date of Valuation
13.0	Location/Situation
14.0	Description
15.0	Services
16.0	Tenure/Tenancies
17.0	Roads/Highways
18.0	Local Taxation
19.0	Planning
20.0	Environmental Considerations
21.0	Ground Conditions
22.0	Deleterious or Hazardous Materials
23.0	Japanese Knotweed/Invasive Vegetation
24.0	General Condition of the Property
25.0	The Equality Act 2010
26.0	Energy Performance Certificates
27.0	Air Conditioning Systems
28.0	Electrical Systems
29.0	Fire, Health and Safety Legislation
30.0	Licences, Permits, Certificates and Consents
31.0	Commentary
32.0	Valuation Advice
33.0	VAT, Taxation and Sales Costs
34.0	Third Party Liability
35.0	Publication
36.0	Valuer
37.0	Signature

Property Address:

North Ropery and Former Darfen Buildings,  
Noel Village Complex, Carr Hill,  
Bally, Doncaster

Our Ref:

**11817**



## **APPENDICES**

- A Conditions of Engagement
- B Location Plan
- C Site Plan
- D Photographs

## **1.0 PROPERTY ADDRESS**

- 1.1 North Ropery and Former Darfen Buildings, Noel Village Complex, Carr Hill, Balby, Doncaster, DN4 8DE.

## **2.0 CLIENT IDENTITY**

- 2.1 The Trustees of the Noel Village (Steel Founder) Limited, SSAS Retirement Benefit Scheme.

## **3.0 INSTRUCTIONS**

- 3.1 We have produced this report in accordance with verbal instructions received from Mr A Village of The Noel Village (Steel Founder) Limited SSAS Retirement Benefit Scheme on 23 November 2016 and our Terms and Conditions of Engagement, sent by email on 28 November 2016. Copy correspondence may be found in Appendix A.
- 3.2 It is understood that an appraisal of value is required in respect of the abovementioned property for pension fund purposes. We are able to confirm that this report has been prepared in accordance with your instructions and the relevant Practice Statements contained within the RICS Valuation – Professional Standards (January 2014) and International Valuation Standards.
- 3.3 PPH Commercial has had no involvement with the client in the last 24 month period but did act on behalf of Noel Village (Steel Founder) Limited in August 2016 in assisting with the sale of land and buildings on the Noel Village complex at Carr Hill, Balby, Doncaster to Anderson Commercial Limited (Northgate Truck and Van Hire Limited). Having made the above disclosure we are of the view that there are no conflicts of interest in accepting the valuation instruction.
- 3.4 The inspection and valuation of the property has been carried out by I D Brooks BSc MRICS who has been designated as a Registered Valuer under the RICS Valuer Registration Scheme. We can confirm that the valuer has the knowledge, skills and understanding to undertake the valuation competently.
- 3.5 We can confirm that PPH Commercial hold adequate Professional Indemnity Insurance cover in respect of this instruction.
- 3.6 We can confirm that the total fee income payable by the client to PPH Commercial over the preceding financial year is less than 5% of the total fee income of PPH Commercial.

## **4.0 SCOPE AND LIMITATIONS**

- 4.1 The scope and limitations of this appraisal and valuation are as detailed in our Terms and Conditions of Engagement sent by email on 28 November 2016.



4.2 Copy correspondence may be found in Appendix A.

## 5.0 INFORMATION SUPPLIED

5.1 In accordance with your instructions we are reliant upon information supplied by Mr A Village in relation to tenure, services, rights of way and access issues.

5.2 Approaches have been made to Doncaster MBC in relation to planning and land use matters.

5.3 Doncaster MBC and the Environment Agency websites have been consulted to establish the flood risk profile of the premises.

5.4 The Valuation Office website has been used for rateable value data.

## 6.0 SPECIAL ASSUMPTIONS

6.1 We are instructed to make the following special assumptions.

- a. The Market Rent for the land and buildings is to be based on new 6 year leases between the Noel Village (Steel Founder) Limited SSAS Retirement Benefit Scheme of the first part and Noel Village (Steel Founder) Limited of the second part, on full repairing and insuring terms with rent review and tenant break option at the end of Year 3.
- b. Market Value is to assume that the lease has been completed at the Market Rent figure in a. above.

## 7.0 BASES OF VALUATION

7.1 In accordance with your instructions we have provided opinions of:-

- a) **Market Rent, subject to special assumption (a) noted above,** the RICS definition of which is as follows;

*"The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate terms in an arm's length transaction, after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion."*

- b) **Market Value, subject to special assumption (b) noted above,** the RICS definition of which is as follows;

*"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."*

## **8.0 TYPE OF PROPERTY AND CLASSIFICATION**

8.1 Industrial/investment.

## **9.0 DATE OF INSPECTION**

9.1 The premises were inspected by the writer on 6 December 2016.

## **10.0 LIMITATIONS TO INSPECTION**

10.1 We were granted full access to the property.

## **11.0 WEATHER CONDITIONS**

11.1 During our inspection the weather was generally dry, cold and cloudy.

## **12.0 DATE OF VALUATION**

12.1 The date of our valuation is the date of this report. No account has been taken of any changes to the property that may have occurred subsequent to the date of our inspection.

## **13.0 LOCATION/SITUATION**

13.1 The property is situated off Carr Hill, approximately 3 miles from Junction 3 of the M18 and 3 miles from Junction 36 of the A1(M) which in turn provides ready access to the rest of the regions extensive motorway network.

13.2 The area in general has historically accommodated heavy industrial uses with premises occupied by businesses including Bridon and Peglers. In more recent times a series of new developments have introduced business/light industrial/distribution units into the locality. A B & Q Warehouse and high spec offices have been constructed on the First Point site close to Junction 3 of the M18. The Bullrush Business Park comprising 13 light industrial units, a Morrisons Supermarket, an Amazon Warehouse and several further substantial distribution buildings, together with car showroom, restaurant and hotel are all in close proximity.

13.3 The site lies immediately behind premises operated by South Yorkshire Scaffolding Limited and Northgate Truck and Van Hire with private road access from Carr Hill. The main East Coast railway line runs to the immediate North.

13.4 Doncaster town centre is situated approximately 2 miles to the North.

13.5 Doncaster is a market town being an important commercial centre within the South Yorkshire conurbation having a district population of 302,402 as at the 2011 Census. It is well situated for access to the regions motorway network (including the A1(M) and M18) and to the

rail network being situated on the main east coast railway line with a travel time by train to London Kings Cross of approximately 1 hour 35 minutes. It lies approximately 22 miles north east of Sheffield and 32 miles south east of Leeds. Doncaster-Sheffield Robin Hood Airport lies approximately 6 miles to the south east of the town.

- 13.6 A plan identifying the property's location is attached at Appendix B. A site plan showing the extent of the premises, edged red, is included in Appendix C.

#### **14.0 DESCRIPTION**

- 14.1 The land and buildings are split into two separate building clusters, separated by the private road leading from the site entrance gates.

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- 14.2 The North Ropery part sits to the North West of the site and comprises two substantial industrial/workshop buildings connected by a six bay unit with attached offices to the side and detached storage building close to the revised boundary with Northgate.

- 14.3 The two main buildings are of metal frame construction with external elevations largely of brick/metal/asbestos cement panel under pitched roofs which appear to be largely clad in asbestos cement panels. The height to eaves is 8 metres approx with both structures having roller shutter door access.

- 14.4 The link unit which is used for both storage and finishing shop purposes is of multi bay format with the height to the underside of the metal roof trusses being 4.0 metres approx.

- 14.5 The single storey office building is of steel frame construction with brick elevations under a mono pitched roof with metal panel coverage. Window frames are of PVC type. A disused store to the side is in shell condition and awaits refurbishing.

- 14.6 The detached stores to the front of the offices are of steel frame construction with brick elevations under a pitched roof with asbestos cement panel coverage incorporating translucent sections. The floor is of solid concrete and the height to eaves 2.7 metres approx.

- 14.7 The site is enclosed by a steel perimeter fence. External areas are largely surfaced and offer very limited potential for business expansion.

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- 14.8 The Former Darfen Buildings sit to the South East of the site and comprise an original three bay industrial unit with three side extensions and covered loading facilities together with a detached two storey office building and two bay storage unit to the rear.



- 14.9 The original three bay industrial unit is of metal frame construction with external walls of both brick and block under a pitched roof largely covered by replacement UPVC coated metal cladding panels with internal insulation boards. The floor is of solid concrete and window openings to the side elevation are of metal frame. The height to the underside of the roof trusses is 3.9 metres approx throughout. To the rear of the unit there is a secure compound created by a block wall with PVC cladding panels above. A projection to the Carr Hill frontage of block construction under a flat roof, provides shower/changing room facilities.
- 14.10 The extension to the three bay unit is of metal frame construction with block external walls and asbestos cement cladding panels to certain elevations. The new structure is similar to the original premises, although the unit nearest to the Bridon site has full asbestos cement panel coverage and benefits from two electrically operated roller shutter doors to the side elevation, a pair of metal doors to the rear and a height to eaves of approximately 4.65 metres.
- 14.11 The detached two storey office block to the rear of the site is of 9" brickwork construction under a flat roof which we were unable to inspect due to height differentials. Window frames are largely of timber casement style throughout. The building has a concrete floor at both ground and first floor levels. The property affords a mix of cellular and open plan office space with ancillary kitchen and wc facilities around a centre staircase.
- 14.12 The rear stores are in two bay format with 9" brickwork elevations under pitched roofs with panel coverage incorporating upstands to both ridge lines. The property is divided internally to offer separate storage areas.
- 14.13 The canopy projection to the Carr Hill frontage of the main unit has an asbestos cement panel roof supported off metal frame.
- 14.14 A covered walkway between the main industrial building and the rear stores has a mono pitched metal panel roof supported off metal frame.
- 14.15 The site is enclosed by a steel boundary fence. External areas are generally surfaced and afford open storage opportunities.
- 14.16 A good supply of staff/customer car parking is available to the edge of the private drive close to the office building.
- \*\*\*\*\*
- 14.17 At the date of inspection, the premises were utilised by Noel Village (Steel Founder) Limited in connection with its steel foundry operations and ancillary uses.



- 14.18 The accommodation has been measured on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) with the exception of the office block to the former Darfen Buildings which has been measured on a net internal floor area basis. The current floor areas are as follows.

DESCRIPTION	AREA	
	M <sup>2</sup>	FT <sup>2</sup>
<b>NORTH ROPERY/FORMER DARFEN SITE</b>		
<b>North Ropery</b>		
Pattern Store A	2920.36	31435
Side Store	39.83	429
Fettling Shop	857.94	9235
Upgrade Shop	308.43	3320
Sleeves Store	174.70	1880
Side Offices/Staff/Archives	<u>221.29</u>	<u>2382</u>
	4522.55	48681
<b>Former Darfen Buildings</b>		
3 Bay Warehouse	2931.83	31559
Extension 1	329.60	3548
Extension 2	667.30	7183
Extension 3	498.86	5370
Detached Stores	429.20	4620
Covered Link	174.90	1883
Detached Offices	<u>297.95</u>	<u>3207</u>
	5329.64	57370
<b>TOTAL USABLE FLOOR AREA</b>	<b>9852.19</b>	<b>106051</b>

NB all areas are approximate

- 14.19 The premises occupy a site measuring 1.83 hectares/4.52 acres or thereabouts as shown edged red on the plan attached at Appendix C.
- 14.20 We assume that a right of way is reserved over the land shown shaded yellow on the plan attached at Appendix C for the benefit of vehicular access to the land and buildings.

## 15.0 SERVICES

- 15.1 We understand that the site benefits from mains drainage, electricity, water, and gas supplies and that all industrial parts have a full three phase power connection.
- 15.2 The two storey office block forming part of the former Darfen Buildings benefits from gas fired central heating and full radiator network to principal rooms.

- 15.3 We have not undertaken any tests to ascertain the condition or capacity of these services and therefore assume that the same are in good order and have sufficient capacity for the purpose of the use of the property.

#### 16.0 TENURE

- 16.1 We understand the property is held freehold. We have not had the opportunity of investigating title documentation and therefore are unable to confirm whether there are any unusual or onerous covenants contained within the title which may impact upon value. Our valuation is provided on the assumption that good, unencumbered title can be shown and we reserve the right to reconsider the values being reported below should it subsequently be established that this is not the case.

- 16.2 We are advised that the property is to be subject to a new lease agreement between the Trustees of the Noel Village (Steel Founder) Limited SSAS Retirement Benefit Scheme (Landlord) and Noel Village (Steel Founder) Limited (Tenant) on the basis of the following principal terms.

- |    |                     |  |
|----|---------------------|--|
| a) | Length of Agreement | 6 years  |
| b) | Commencement Date:  | To be agreed   |
| c) | Rent Review:        | Upward only at the end of Year 3   |
| d) | Break Option:       | The tenant will be able to terminate the lease at the end of Year 3 on the service of no less than 6 months' notice in writing on the landlord |
| e) | Repairs:            | The tenant is to keep the property clean and tidy and in good repair and condition throughout  |
| f) | Insurance:          | The landlord is to insure the building with full re-charge of the annual premium to the tenant   |
| g) | Alienation:         | Assignment of the whole of the premises only will be permitted subject to completion of an Authorised Guarantee Agreement                      |
|    |                     | Sub-letting of the whole of the premises will be allowed   |
|    |                     | The lease will also allow for the sub-letting of either the entirety of  |

the North Ropery part or the  
entirety of the Former Darfen part

h) User: B1/B2/B8 activities

## **17.0 ROADS/HIGHWAYS**

- 17.1 We understand that Carr Hill which provides access to the property is a fully adopted highway maintainable at public expense.
- 17.2 We are advised that the drive leading to the premises is privately owned by the Trustees of the Noel Village (Steel Founder) Limited SSAS Retirement Benefit Scheme and that Noel Village (Steel Founder) Limited will be responsible for ongoing maintenance costs by way of service charge payment.

## **18.0 LOCAL TAXATION**

- 18.1 We have examined the Non Domestic Business Rates Database as found on the Valuation Office website ([www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)) and are advised that the property is currently entered into the Rating List as follows:

<u>Description</u>	<u>Rateable Value</u>
Warehouse and Premises	£148,000

- 18.2 This assessment is subject to the Uniform Business Rate which, for the Year 2016/2017 (effective 1 April 2016), is 49.7pence in the pound.
- 18.3 The property is included in the Draft 2017 Valuation List at a rateable value of £141,000.

## **19.0 PLANNING**

### **19.1 PLANNING HISTORY**

- 19.1.1 Informal and internet enquiries were made of Doncaster MBC and they provided the following information:
- a. The site is included in the Doncaster Unitary Development Plan and Core Framework Strategy as being within an Employment Policy Area where uses within Classes B1 (Light Industry), B2 (General Industry) and B8 (Warehousing/ Distribution) of the Town and Country Planning (Use Classes) Order 1987 are considered acceptable in principle subject to detailed planning consent
  - b. No further planning history was recorded on the planning portal
- 19.1.2 In arriving at our valuation we have assumed that any works of alteration or construction have been carried out in accordance with planning and building regulations required. It is also assumed that all



statutory and legal obligations relating to the buildings and site and the occupation thereof have been complied with. **These matters should be checked by your Legal Advisers.**

## 19.2 LISTING, DESIGNATED AREA AND REDEVELOPMENT PROPOSALS

- 19.2.1 We were informed by Doncaster MBC that the buildings are not listed or within an area zoned for major redevelopment in the near future.
- 19.2.2 We are not aware of any Planning or Highway proposals which are likely to have an adverse effect upon the value of the property.

## 20.0 ENVIRONMENTAL CONSIDERATIONS

### 20.1 LAND CONTAMINATION

- 20.1.1 We refer to the attached Terms and Conditions of Engagement (Appendix A).
- 20.1.2 Whilst we have not undertaken detailed investigations into past and present uses of the subject property or of any adjoining property, at the time of our inspection we noted that the subject properties were being used for engineering/storage and distribution/office uses. Adjacent premises appear to be utilised for industrial/vehicle storage/scaffolding storage purposes. Railway track runs to the rear of the site.
- 20.1.3 We have not been provided with copies of any Environmental Impact Assessments relating to the site. We are however aware that an evaluation was carried out by Carl Bro Group Ltd in November 2001 for Noel Village (Steel Founder) Limited prior to the acquisition of the former Darfen Buildings which concluded that:
  - 1. Although widespread materials and sulphate contamination was identified on site, no soil materials need to be removed.
  - 2. No significant gas concentrations were identified.
  - 3. Limited asbestos removal work should be undertaken by a Licensed Asbestos Removal Contractor.
  - 4. The underground fuel storage tanks should all either be removed or decommissioned according to good practice.
- 20.1.4 The overall recommendation was that the level of environmental risk at the site was low, notwithstanding the previous heavy engineering uses.
- 20.1.5 We have been instructed not to make any investigations, in relation to the presence or potential presence of contamination in land or buildings, and to assume that if investigations were made to an appropriate extent then nothing would be discovered sufficient to



affect value. We have not carried out any investigation into past uses, either of the property or any adjacent land, to establish whether there is any potential for contamination from such uses or sites, and therefore assume that none exists.

- 20.1.6 In practice, purchasers in the property market do require knowledge about contamination. A prudent purchaser/tenant of this property would be likely to require appropriate investigations to be made to assess any risk before completing a transaction. Should it be established that contamination does exist, this might reduce the values now reported.

## 20.2 OTHER ENVIRONMENTAL CONSIDERATIONS

- 20.2.1 A post code search on the Environment Agency website ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)) reveals that the property is in a low flood risk area.
- 20.2.2 Electricity supply apparatus is located in the Noel Village cluster of buildings. The possible effects of electric and magnetic fields have been the subject of occasional media coverage with a result that, where there is high voltage electrical supply equipment close to the property, there is a risk that public perception may affect marketability. Further information in relation to electromagnetic fields may be obtained from The National Radiological Protection Board.
- 20.2.3 A search on UK Radon Maps ([www.ukradon.org](http://www.ukradon.org)), as produced by the Health Protection Agency (HPA), reveals that the property is not located in an area deemed to be at potential risk from exposure to higher levels of radon gas emission.
- 20.2.4 The property lies over part of the South Yorkshire coalfield and could therefore be liable to the incidence of mine workings. At the time of our inspection no defects attributable to mining subsidence were noted.
- 20.2.5 Local experience indicates that due to the depth of workings, damage by subsidence is usually negligible and has little effect on values. If however, the property is affected as a result of future workings there is provision within existing legislation for a claim to be enforced.
- 20.2.6 The environmental considerations noted above have been reflected in our valuation.

## 21.0 GROUND CONDITIONS

- 21.1 Based upon our inspection for valuation purposes, of both the property and the surrounding area, no evidence was noted to suggest that either the property or the surrounding area may have been affected in the past by any adverse ground conditions.

## **22.0 DELETERIOUS OR HAZARDOUS MATERIALS**

- 22.1 We refer to the attached Terms and Conditions of Engagement (Appendix A).
- 22.2 The presence of asbestos was noted in cladding panels to external elevations of buildings on both the North Ropery and Former Darfen sites. Asbestos is a health hazard if damaged or disturbed and replacement costs involved may be high. Appropriate advice should be obtained from an accredited specialist for carrying out any work affecting these parts. Even where asbestos is in good condition and left undisturbed, there are some potential purchasers who may be deterred by its presence. Due to the age and type of the property, other building components may contain an element of asbestos.
- 22.3 The Control of Asbestos Regulations now imposes further duties in Managing Asbestos in the Workplace. We have not been advised whether an Asbestos Survey has been carried out on the premises. If no Management Plan is in place, then we recommend that a report is commissioned at early date to comply with prevailing legislation.

## **23.0 JAPANESE KNOTWEED/INVASIVE VEGETATION**

- 23.1 During our inspection of the property there was no evidence to suggest the presence of Japanese Knotweed or any other invasive species. However, our investigations were not exhaustive and therefore we cannot provide absolute confirmation that none were present. Any potential purchaser should make their own investigations in this respect, particularly if redevelopment of the site is being considered. If any invasive species were to be found on the site, this may reduce the values being reported below.

## **24.0 GENERAL CONDITION OF THE PROPERTY**

- 24.1 With reference to our agreed Terms of Engagement it will be appreciated that we have not carried out a building survey nor have we tested service installations.
- 24.2 The North Ropery/Darfen Buildings are believed to be over 80 years old and are likely to have been used for heavy industrial/engineering purposes for full building life.
- 24.3 At the date of our visit the premises were generally presented in basic/fair condition although fit for purpose after many years of industrial use. There is evidence of a rolling maintenance programme to upgrade units on a priority led basis.
- 24.4 The current lease agreements are on full repairing terms and the renewal leases will be on a similar footing. As such, we have assumed that the property will be returned to the landlord at the end of the lease term in good repair and decorative order.



## **25.0 THE EQUALITY ACT 2010**

- 25.1 The Equality Act 2010 (previously the Disability Discrimination Act 1995 (as amended) imposes statutory duties to prevent unfair discrimination against disabled people. From October 2004 reasonable adjustments must have been made to remove physical barriers which prevent access to a service provided in the 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.
- 25.2 From our inspection of the property there do not appear to be any obvious issues with the property arising as a result of the Equality Act, but we are not qualified or registered access consultants. Our inspection was of a limited visual nature and we cannot give any assurance that a specialist access audit would not identify works. A purchaser in the open market might, in practice, undertake an access audit. If such an access audit were to identify necessary works, then this might reduce the value now reported.

## **26.0 ENERGY PERFORMANCE CERTIFICATES**

- 26.1 The Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007 now require an Energy Performance Certificate (EPC) to be produced upon change of ownership or occupation of a building. This certification provides details of the energy efficiency and carbon emissions from a particular building which are classified on a scale of A to G, A being the most efficient. The onus is on the vendor/landlord to provide this certification and failure to do so could result in significant fines being incurred.
- 26.2 We understand that an Energy Performance Certificate has not previously been prepared for the premises.
- 26.3 It should be noted that under reforms brought about by the Energy Act 2011, there are to be minimum energy performance standards for all rental properties by April 2018. This means that any property with an EPC rating within Class F or G will not be able to be let (or leases assigned/underlet) without works to improve the energy efficiency being undertaken. This will have implications on the marketability of such properties, which as a result is likely to impact upon value.
- 26.4 We are of the opinion that given the age and specification of the buildings, it is likely that if an EPC was commissioned the rating of the premises may fall within Class F or G which will require upgrade works to be carried out prior to a re-letting exercise.

## **27.0 AIR CONDITIONING SYSTEMS**

- 27.1 Building Owners and managers who control air conditioning systems have statutory obligations and duty of care in the operation and management of air conditioning systems. All air conditioning systems

with an effective rated output in excess of 12 kW must be regularly inspected by an Energy Assessor. These inspections must be a maximum of five years apart.

27.2 We are not aware whether the air conditioning system has been subject to regular inspection. Further investigation is required in this respect.

27.3 In addition any air conditioning unit over 10 years old in age is likely to use RS22 refrigerant, a CFC which is now banned in new air conditioning systems. By law, systems using this refrigerant became unserviceable as of the end of 2014, meaning that it will be illegal to repair such systems in the event of failure. Whilst there is no prohibition on continuation of use of such systems, as and when maintenance is required, the systems owner will have a limited number of options available; to use recycled RS22 in the event of the system needing re-filling, to replace the RS22 refrigerant with one of the drop in alternatives now available or to replace the old installation with a new one using R410a or other non-ozone depleting refrigerant. Each option comes at not insignificant cost although government legislation allows the cost of offsetting of costs of replacing systems against taxable profits in the year the new system is installed.

## **28.0 ELECTRICAL SYSTEMS**

28.1 The Electricity at Work Regulations impose an absolute duty on the owner or occupier of an electrical installation to prevent any risk of injury from electrical causes, such as electrocution, heat, radiation or uncontrolled fire. It is the responsibility of a Landlord/employer to ensure that plant, electrical equipment and electrical installations remain safe by way of regular monitoring by a suitably qualified and competent contractor, a member of NICEIC or ECA, Certification should be maintained for inspection.

28.2 We have not been advised as to whether the property's electrical system has been subject to regular inspection. Further investigation is required in this respect.

## **29.0 FIRE, HEALTH AND SAFETY LEGISLATION**

29.1 We will not be reporting, as we are not qualified to report on, or give any assurances, that the property now appraised complies with current fire safety requirements and regulations (as amended from 1.10.06 THE REGULATORY REFORM – (FIRE SAFETY) ORDER 2005), building regulation controls, employment regulations, defective premises legislation and health and safety legislation or any other legislation or regulation which may affect the property or any construction thereon for its use. Our valuation assumes no onerous liabilities in these respects.



### **30.0 LICENCES, PERMITS, CERTIFICATES AND CONSENTS**

- 30.1 There are no licences, permits, certificates and consents which we are aware of which are likely to impact on the value or marketability of the subject property.

### **31.0 COMMENTARY**

#### **31.1 GENERAL**

- 31.1.1 The premises are well located with good access to the regions motorway network via Junctions 3 of the M18 and 36 of the A1(M).
- 31.1.2 The property comprises a range of older style buildings without main road frontage providing industrial/storage/office space on a fully self-contained site. The total square footage measures in excess of 100,000 sq ft. The condition of the buildings is generally basic throughout. The site includes areas of land to the Darfen site which are either vacant or used for external storage which could be utilised for building extension/new development purposes.
- 31.1.3 The buildings have been used for heavy industrial purposes for a number of years which is reflected in their current condition. A rolling programme of maintenance works has been undertaken in recent years to improve the physical appearance of the core units, refurbish the office space on the Darfen site and provide new access drive from Carr Hill.
- 31.1.4 We have not been provided with any environmental reports on the site although our valuation makes reference to the 2001 evaluation carried out by Carl Bro Group Limited on the former Darfen buildings. The long continuing heavy industrial use of both sites, together with their position adjacent to the main East coast railway line, makes it likely that ground contamination exists to some degree. As any ongoing re-use/redevelopment of the site in future years is likely to be for industrial purposes, this underlying position may not be of major concern to a prospective purchaser.
- 31.1.5 We understand that the site is to be the subject of a new 6 year lease at the prevailing market rent with rent review and tenant break option at the end of Year 3. The tenant is to be responsible for keeping the premises in good order which is a continuation of the repairing covenant contained within previous lease agreements. It is highly likely that if a new lease was to be granted to a tenant other than Noel Village (Steel Founder) Limited the repairing obligations would be limited by way of Schedule of Conditions. We would further add that although the new lease to Noel Village (Steel Founder) Limited will contain full repairing terms, any dilapidation exercise is unlikely to return the premises in good repair and decorative order owing to the age and specification of the buildings and ongoing heavy industrial uses.

- 31.1.6 We have carried out a credit check on Noel Village (Steel Founder) Limited and note that the company has a current credit score of 50 representing moderate risk. Any prospective purchaser would carry out due diligence checks on the tenant and taking all factors into account including the state of the market sector will view the reliability of the income stream with considerable caution. On this basis, our opinion of market value reflects the underlying vacant possession value of the buildings taking into account infill development/break up potential etc.
- 31.1.7 The configuration/layout of the site allows the North Ropery and Darfen parts to be separately occupied. We are therefore of the view that the occupational lease should allow Noel Village (Steel Founder) Limited to sub-let either the North Ropery buildings or the Darfen buildings in their entirety with landlord's consent to provide additional income stream and help off-set costs if required.
- 31.1.8 Land to the West of the North Ropery complex has recently been sold to Northgate Van and Truck Hire Limited to allow for extension of adjacent operations. The boundary to the premises in this area has been reconfigured and we assume in our calculations that the Sleeves store, hatched blue on the plan attached at Appendix C will be demolished so as to provide access to the core buildings and allow for full functional use of the site moving forward.
- 31.1.9 For the avoidance of doubt we have not attributed any value in our figures to plant and machinery contained within the buildings.
- 31.2 METHODOLOGY
- 31.2.1 In arriving at our opinion of value we have adopted the comparative/investment methods of valuation. Due consideration has been given to comparable sales/lettings/yields etc.
- 31.2.2 We have had regard to the following comparable evidence in our assessment of market rent.

**Industrial/Warehouse Unit, Hophills Lane, Bootham Lane, Dunscoft, Doncaster**

A substantial poor quality industrial/warehouse unit with a GIA of 27694 sq ft on a 1 acre site, was let in February 2016 on a 10 year lease with tenant break option after 3 years and rent review after 5 years at an average rent of £51,666 for the first 3 years of the term equating to £1.86 per sq ft.

The building is in a low grade location and is smaller than the subject premises but with significant yard area which increases marketing potential.

**Whitelea Grove, Mexborough, Doncaster**

A large warehouse with 10% office content with a GIA of 13755 sq ft forming part of a small edge of town industrial estate, was let on a 15



month lease from October 2015 at £37,500 per annum equating to £2.72 per sq ft overall.

The premises are considerable smaller than the subject property in a weak location with no profile to passing traffic. The agreed rent reflects the short term lease benefit to the tenant together with the additional office and yard provision.

**Bridge Street Industrial Estate, Hexthorpe, Doncaster**

A substantial warehouse with a GIA of 12319 sq ft was let on a 3 year internal repairing and insuring lease from 15 September 2015 to Wabtec Rail Limited with either party able to terminate after 2 years on the service of no less than 3 months' notice. The agreed rent of £24,000 per annum equates to £1.85 per sq ft after allowance for landlord's liability for internal repairs.

The property is in a generally poor location with difficult access/minimum office content and poor car parking/loading provision.

- 31.2.3 Our assessment of market value has had regard to the following comparable evidence.

**55 Parkwood Road, Sheffield**

A poor quality industrial building with a GIA of 28190 sq ft was sold on a sale and lease back basis in March 2016 to a company with no financial history, having been acquired out of group receivership in November 2015. The property was let on a 10 year lease with rent review and tenant break option at the end of Year 5 with repairs limited by Photographic Schedule of Condition at a rent of £80,000 per annum. The achieved price of £680,000 shows a net initial yield of 11.47% reflecting the weak covenant strength of the operator and the poor condition of the building.

The subject property is of considerably larger size at a more substantial rent per sq ft than the subject premises. A further adjustment to the yield is required in the current valuation to reflect covenant strength issues.

**Valley Road, Sheffield**

A substantial, multi-let industrial estate with a total GIA of 16,100 sq ft approx. generating a net income after service charge of £50,923.64 per annum, was sold at auction in January 2016 achieving a price of £400,000.

The property is split into 23 individual letting units plus single residential house around a centre yard with buildings generally of older date and poor quality.

The purchase price reflects a gross initial yield of 13.28% after deduction of purchaser's costs and stamp duty.

**Former Crossley Building, Barnby Dun Road, Kirk Sandall, Doncaster**

A large, detached building measuring 41,333 sq ft and split into four sections, was sold in summer 2014 on a vacant possession basis for £850,000 equating to £20.56 per sq ft.

The building is poorly configured with a restrictive yard area and considerably smaller than the subject premises although better located with good frontage to a busy arterial road.

**The Old Freight Depot, Roberts Road, Balby, Doncaster**

A series of inter-connected industrial/workshop/warehouse buildings with a gross internal area of 10794 sq ft was sold in November 2016 for £220,000 reflecting a capital value of £20.38 per sq ft.

The premises comprise poorer quality buildings of a considerably smaller scale than the subject property, which are positioned around a central yard area and have little profile to main road traffic.

**Unit 3, Sandall Stones Road, Kirk Sandall Industrial Estate, Doncaster**

A modern warehouse building constructed in June 1999 extending to 48377 sq ft was sold in June 2013 for £980,000 reflecting an overall value of £20.26 per sq ft.

The property occupies a higher profile location than the subject property although the building is of basic quality throughout with the purchase price reflecting the overall specification and quantum allowance.

Although the transaction was completed in June 2013, there has been little movement in capital values in the interim period and the achieved price still provides a good indicator of capital values for larger floor area industrial/distribution buildings.

**Unit 1, Sandall Stones Road, Kirk Sandall Industrial Estate, Doncaster**

An industrial building with two storey offices extending to a total floor area of 18490 sq ft was sold in July 2015 for £495,000. The purchase price equates to a capital value of £28.50 per sq ft on the main industrial element (11785 sq ft) and £37.50 per sq ft in respect of the offices (2962 sq ft) with smaller additions to reflect open stores, a rear workshop and side yard area.

Kirk Sandall is a well regarded industrial estate within the Doncaster context and the price achieved reflects a general tone of value for modern, slightly dated property with main road frontage in an established employment area.

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- 31.2.4 Our assessment of market rent has been based on overall rents of £1.75 per sq ft for the North Ropery Buildings and £1.25 per sq ft and £4 per sq ft for the industrial and office elements of the Darfen site respectively. We have applied a quantum allowance of 20% of the final figure to produce an aggregate market rent of £130,000 per annum after final rounding adjustment.
- 31.2.5 If a requirement arose to split the market rent between the two sites then appropriate figures would be £66,000 per annum for the North Ropery part and £64,000 per annum for the former Darfen buildings.
- 31.2.6 In our view the market value of the premises, assuming a new 6 year lease at £130,000 per annum and a yield of 15% reflecting the strength of the Noel Village (Steel Founder) Limited covenant is likely to be less than the market value of the premises assuming vacant possession. We have therefore based our opinion of market value on the underline vacant possession scenario with overall capital values of £12.50 per sq ft for the North Ropery buildings and £10 and £20 per sq ft respectively for the industrial and office elements of the Darfen site taking into account the likely handback condition of the buildings, the break up potential of the property and potential development opportunities.
- 31.3 MARKET CONDITIONS
- 31.3.1 The property market was adversely affected by the 2008 economic downturn which resulted in Banks reducing their exposure to property based lending and purchaser's cautious about business prospects looking forward. Investors became particularly wary about exposure to voids and costs associated with holding property assets including empty business rates, insurance premiums and security expenses. The result was a supply/demand imbalance a fall in the number of transactions taking place and reducing values.
- 31.3.2 In more recent years a level of equilibrium has returned to the market assisted by the general lack of new development and more relaxed funding from the banking system. The result has been an improvement in demand for better quality products in areas benefiting from strong highway linkage.
- 31.3.3 The Doncaster industrial market is currently characterised by very few purchase opportunities for mid-size warehouse/production units in the 5,000 to 15,000 sq ft bracket with little pipeline construction to supplement the supply chain.
- 31.3.4 The subject property has an extensive footprint with a GIA in excess of 100,000 sq ft and in our view the size, quality, age, layout, previous user profile of the buildings is likely to result in depressed levels of interest from prospective purchaser's/tenant's should vacant possession arise in the short to mid-term. Division of the asset into North Ropery and Darfen parts may assist marketing to some degree although any ultimate interest is likely to be developer led.

1.3.5 Notwithstanding the above comments, arguably the most significant factor likely to influence demand in the foreseeable future is likely to be stability in the UK economy at large creating a stable business environment to allow for property based decision making.

31.3.6 The post Brexit scenario is likely to introduce a degree of uncertainty into the commercial/industrial property sector in general with the possibility of some negative price movement in the next few years as negotiations on the UK's exit from the European Union are progressed.

#### 31.4 ALTERNATIVE USES

31.4.1 We do not consider that there are any alternative uses which would materially affect the value of the property.

### 32.0 VALUATION ADVICE

32.1 In our opinion the North Ropery/Former Darfen Buildings forming part of the Noel Village Complex on Carr Hill, Balby, Doncaster, DN4 8DE, have a market rent of:

**£130,000 (One Hundred and Thirty  
Thousand Pounds) per annum**  
**MARKET RENT**

Based on the special assumption that a new 6 year lease on full repairing and insuring terms with rent review and tenant break option at the end of Year 3 is completed between the Trustees of the Noel Village (Steel Founder) Limited SSAS Retirement Benefit Scheme (Landlord) and Noel Village (Steel Founder) Limited (Tenant).

32.2 In our opinion the freehold interest in the North Ropery/Former Darfen Buildings site forming part of the Noel Village Complex on Carr Hill, Balby, Doncaster, DN4 8DE has a market value of:

**£1,175,000 (One Million, One Hundred  
and Seventy Five Thousand Pounds)**  
**MARKET VALUE**

Based on the special assumption that a new lease is entered into between the Trustees of the Noel Village (Steel Founder) Limited SSAS Retirement Benefit Scheme (Landlord) and Noel Village (Steel Founder) Limited (Tenant) on the above lease terms.

32.3 A Special Assumption is defined as an Assumption that either:-

Requires the valuation to be based on facts that differ materially from those that exist at the date of the valuation or;



Is one that a prospective purchaser (excluding a purchaser with a special interest) could not reasonably be expected to make at the date of valuation, having regard to prevailing market circumstances.

### **33.0 VAT, TAXATION AND SALE COSTS**

- 33.1 As our market value figure has been based on the vacant possession value of the premises, we have not allowed for the deduction of purchasers costs in our calculations.

### **34.0 THIRD PARTY LIABILITY**

- 34.1 This appraisal/valuation report is provided for the stated purpose and the sole use of the named client. It is confidential to the client and their professional advisers and the valuer accepts no liability whatsoever to any other person.

### **35.0 PUBLICATION**

- 35.1 Neither the whole nor any part of this valuation or any reference to it may be included in any published document, circular or statement, or published in any way without the valuer's written approval of the form and context in which it may appear.
- 35.2 Should you wish to publish a reference to the additional valuation(s) on Special Assumptions, those Special Assumptions on which it is based may not be divorced from the valuation and must be fully reported. Normally there should be contemporaneous reference to the Market Value without the Special Assumptions.

### **36.0 VALUER**

- 36.1 This report has been prepared by PPH Commercial acting as external valuers in accordance with the provisions of the RICS Valuation – Professional Standards (January 2014) and International Valuation Standards.

### **37.0 SIGNATURE**

- 37.1 The inspection of the property, assessment of value and production of the report has been carried out by the undersigned on behalf of PPH Commercial.



Property Address: North Ropery and Former Darfen Buildings, Noel  
Village Complex, Carr Hill, Balby, Doncaster  
Our Ref: 11817



*ID Brooks*

I D Brooks BSc MRICS  
PPH Commercial  
Chartered Surveyors  
Railway Court  
Doncaster  
DN4 5FB

- 37.2 The contents of the report and the assessment of value by PPH Commercial have been audited and agreed by the undersigned.

*PM Brown*

P M Brown BSc (Hons) MRICS  
PPH Commercial  
Chartered Surveyors  
Railway Court  
Doncaster  
DN4 5FB

IDB/SA/11817

Property Address: North Ropery and Former Darfen Buildings, Noel Village Complex,  
Carr Hill, Balby, Doncaster  
Our Ref: 11817



# **APPENDIX A**

## **CONDITIONS OF ENGAGEMENT**



# TERMS AND CONDITIONS OF ENGAGEMENT

## FOR THE VALUATION AND APPRAISAL OF LAND AND BUILDINGS (non secured and secured lending)

Chartered Surveyors  
& Commercial  
Property Consultants

Doncaster  
Railway Court,  
Ten Pound Walk,  
Doncaster,  
South Yorkshire,  
DN4 5FB  
T: 01302 341041  
F: 01302 738895

Hull  
T: 01482 648888  
Scunthorpe  
T: 01724 282278  
Grimsby  
T: 01472 267513

w: pph-commercial.co.uk

Directors  
T.R. Penrose LLB (Hons) MRICS  
N.W. Pearce BSc FRICS  
B.N. Medhurst BSc MRICS

Divisional Directors  
P. Robertshaw BSc FRICS  
I.D. Brooks BSc MRICS  
D.P. Willey BSc (Hons) MRICS  
C.W.J. Atkinson BSc (Hons) MRICS  
K. Barrett  
P.M. Brown BSc (Hons) MRICS  
M.P. Fry Dip Surv MRICS  
V. Barnes

Associates  
B. Cooper BSc (Hons) MRICS  
K. Fry BSc (Hons) MRICS

Consultants  
R.D. Brooks BSc MRICS



	OUR REF: <b>IDB/SA/11817</b>	CLIENT REF:
1.	Client/Applicant	Trustees of the Noel Village (Steel Founder) Ltd SSAS, RBS
2.	Valuation Company	PPH Commercial
3.	Purpose of Valuation	Pension fund purposes
4.	Property Address	North Ropery and former Darfen Buildings, Noel Village Complex Carr Hill, Balby Doncaster, DN4 8DE
5.	Nature of interest to be valued	Freehold
6.	Type of property and classification	Industrial/Investment
7.	Bases of Value	<p><b>Market Value (MV)</b>, the RICS definition of which is as follows: "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 where the parties had each acted knowledgeably, prudently and without compulsion."</p> <p><b>Market Rent (MR)</b> the RICS definition of which is as follows: "The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate terms in an arm's length transaction, after proper marketing wherein the parties have acted knowledgeably, prudently and without compulsion".</p>
8.	Valuation Date	Date of report
9.	Disclosure relating to previous involvement	PPH Commercial has had no involvement with the client in the last 24 month period but did act on behalf of Noel Village (Steel Founder) Ltd in August 2016 in assisting with the sale of land and buildings on the Noel Village complex at Carr Hill, Balby, Doncaster to Anderson Commercial Ltd. Having made the above disclosure, we



		are of the view that there are no conflicts of interest in accepting the valuation instruction.
10.	Valuer/Status of Valuer	The Valuer in this case is external. The valuation will be prepared by <b>I D Brooks BSc MRICS</b> who has been designated as a Registered Valuer under the RICS Valuer Registration Scheme. We can confirm that the valuer has the knowledge, skills and understanding to undertake the valuation competently.
11.	Agreed Special Assumptions	<ol style="list-style-type: none"> <li>1. Market Rent is to be based on a new 6 year lease with rent review and tenant break option at the end of Year 3</li> <li>2. Market Value is to assume that the 6 year lease has been completed at market rent</li> </ol>
12.	Our covering letter dated (refers and is to be read in conjunction with this document)	By email - 28.11.16

The valuation will be undertaken in accordance with the RICS Valuation – Professional Standards (January 2014).

The following are our Conditions of Engagement. They set out the terms on which we will undertake the required valuation, unless there are any expressly agreed variations confirmed in writing.

1. The purpose of the Valuation Report is outlined above.
2. The subject property is indicated above. The interest outlined above will be valued and includes fixtures and fittings normally associated with the type of property but excludes personal effects and chattels.
3. The value advised by the Valuer will be Market Value. Where applicable, a Market Rent valuation will be provided.
4. If requested by the client, an indication for insurance purposes (which is given solely as a guide, as a formal estimate for insurance purposes can only be given by a quantity surveyor or other person with sufficient current experience of replacement costs) of the current reinstatement cost.
5. Subject to paragraphs 7 and 8 below, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
6. The Valuer shall rely upon information provided by the Client and/or Client's legal or other professional advisers relating to tenure, tenancies and other relevant matters.

7. The Valuer will have regard to the apparent state of repair and condition of the property but will not carry out a building survey nor inspect those parts of the property which are covered, unexposed or inaccessible nor will we use a moisture detecting meter. Such parts will be assumed to be in good repair and condition. The Valuer will not be under a duty to arrange for the test of electrical, heating or other services.
8. The property shall be measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) (for office properties measurements will be provided in accordance with the Professional Statement: office measurement and the International Property Measurement Standards (IPMS): Office Buildings).
9. In reporting the Valuer will make the following assumptions, which he/she will be under no duty to verify:-
  - (a) that no harmful or hazardous material has been used in the construction of the property or has since been incorporated, and that there is no contamination in or from the ground, and it is not landfilled ground;
  - (b) that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing;
  - (c) that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful;
  - (d) that inspection of those parts which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially;
  - (e) that no radon gas is present at the property; and
  - (f) no allowance will be made for any liability as to taxation and associated costs of acquisition or realisation;
  - (g) that the property's value will not be affected by the need to achieve compliance with Disability Discrimination Legislation;
  - (h) that compliance with fire, health and safety legislation, will not give rise to onerous liabilities which might otherwise affect the property's value.

For further details see the Notes for Guidance to Clients below.

10. The Report will be provided for the stated purpose(s) and for the sole use of the named Client. It will be confidential to the Client and the Client's professional advisers. The Valuer accepts responsibility to the Client alone that the Report will be prepared with the skill, care and

diligence reasonably to be expected of a competent Valuer but accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report nor any reference to it may be included in any published document, circular or statement nor published in any way without the Valuer's written approval of the form and context in which it may appear.

11. The parties to this agreement do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.
12. In accordance with RICS regulations, PPH Commercial holds a complaints handling procedure for client complaints, a copy of which is available upon request.
13. The Client will pay and submit the agreed fee of **£900** and the cost of all reasonable out-of-pocket expenses (if so agreed) together with the amount of any Valued Added Tax on the fee and the expenses to PPH Commercial. Unless otherwise stated or requested, two copies of our report will be provided.
14. Where credit terms have been granted the Client will pay to PPH Commercial the fee agreed, or that fee based on our scale of fees as confirmed to the Client. In addition, the client will reimburse the cost of all reasonable out-of-pocket expenses which may be incurred (if so agreed) and pay the amount of any Valued Added Tax on the fee and the expenses. Our account is to be settled within 30 days of the invoice date. Overdue payments will attract interest at 4% pa above the Yorkshire Bank base rate.
15. This valuation may be subject to monitoring under the RICS's conduct and disciplinary regulations to ensure compliance with the standards.



## NOTES FOR GUIDANCE TO CLIENTS

### What are valuations and appraisals?

A valuation is an opinion of the capital or rental value of a property on a defined basis. It is founded upon relevant facts and defined assumptions. An appraisal provides opinion, advice and/or analysis relating to the suitability or profitability of a property for the Client's purpose, in addition to a valuation.

### Defining the service to be provided

In order to ensure that Clients get valuations or appraisals which meet their needs, it is essential that the Valuer knows the purpose for which the service is required. This enables the most appropriate valuation basis to be adopted and the report to cover the matters which are important to the Client. For this reason, and to ensure that the Valuer has the appropriate knowledge, skills and understanding (in some cases these are regulatory requirements, Valuers are required to seek to establish the purpose of the particular valuation or appraisal. They are obliged also to disclose any conflict of interest of which they are aware and to agree or confirm their instructions in writing before issuing their valuation reports.

Unless it is specified by law or prescribed by legal agreement, a valuation basis must be agreed between the Client and Valuer to reflect the purposes of the valuation.

The RICS Valuation – Professional Standards (the Red Book) defines a number of valuation bases which the Valuer must use in defined circumstances unless there are justifiable reasons for departing from them or for making additional assumptions. It is important that all parties are aware of, and understand, what these respective valuation bases provide. (The Red Book provides substantial commentaries on each). Please see section 7 for the bases of valuation to be used in this case.

### Reinstatement Cost Assessment:

Our insurance reinstatement cost assessment is prepared within the context of our limited inspection of the premises for valuation purposes and is merely intended to be an indication only for insurance purposes (which is given solely as a guide, as a formal estimate for insurance purposes can only be given by a quantity surveyor or other person with sufficient current experience of replacement costs) of the current reinstatement cost of:-

- a) the buildings in their present form (unless otherwise stated); or
  - b) buildings being constructed as proposed to be completed;
- each including the costs of clearance and professional fees but excluding:-
- i) VAT (except on professional fees);
  - ii) Loss of rent; and/or
  - iii) Cost of alternative accommodation for the reinstatement period.

In addition we have made no allowance for inflation during the premises or reinstatement periods.

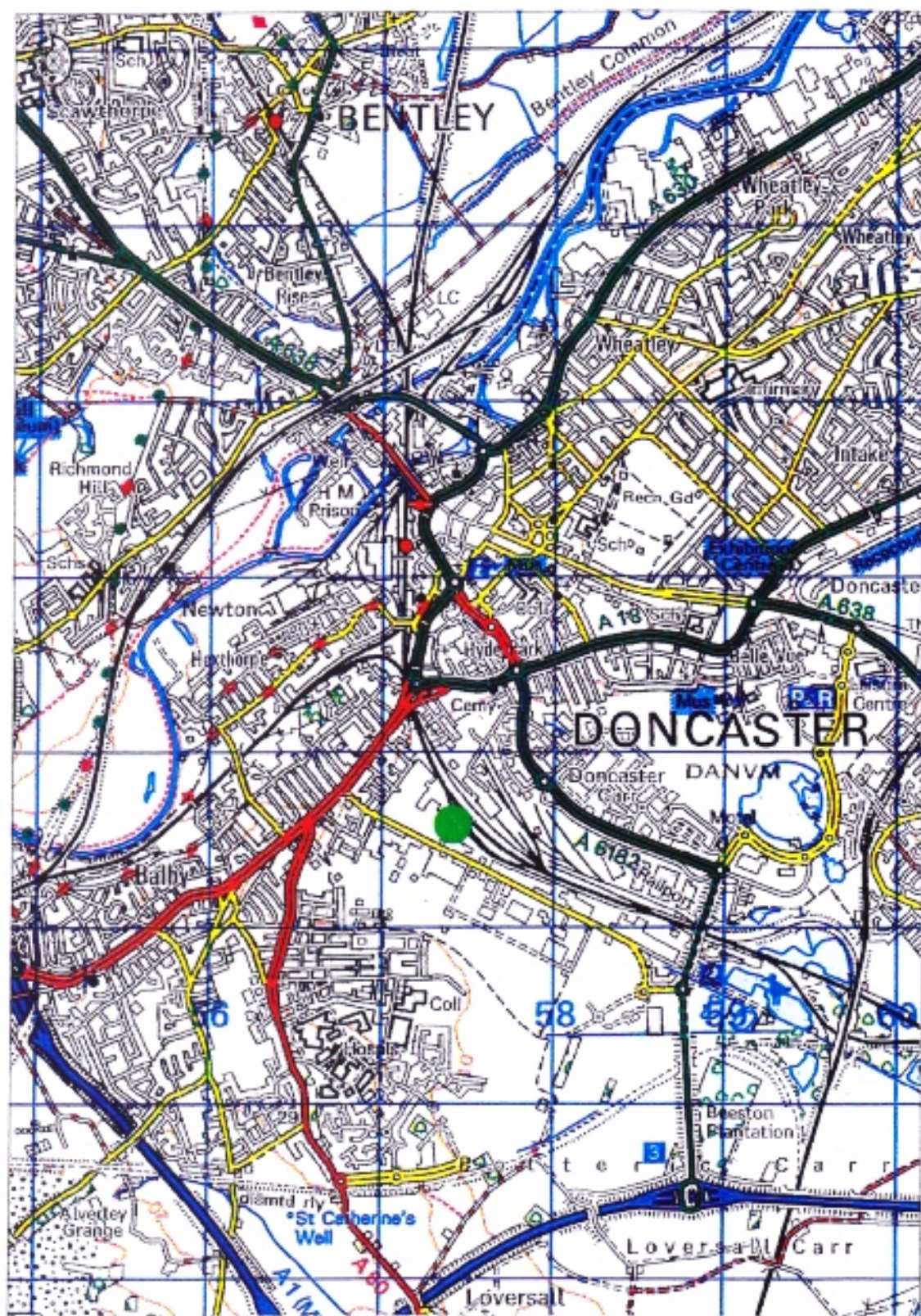
Property Address: North Ropery and Former Darfen Buildings, Noel Village Complex,  
Carr Hill, Balby, Doncaster  
Our Ref: 11817



## **APPENDIX B**

### **LOCATION PLAN**





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Property Address: North Ropery and Former Darfen Buildings, Noel Village Complex,  
Carr Hill, Balby, Doncaster  
Our Ref: 11817



## **APPENDIX C**

### **SITE PLAN**

WESTFIELD WARD



Property Address: North Ropery and Former Darfen Buildings, Noel Village Complex,  
Carr Hill, Balby, Doncaster  
Our Ref: 11817



## **APPENDIX D**

## **PHOTOGRAPHS**



Property Address: North Ropery and Former Darfen Buildings, Noel Village Complex,  
Carr Hill, Balby, Doncaster  
Our Ref: 11817



Offices and car parking to Darfen site

Property Address: North Ropery and Former Darfen Buildings, Noel Village Complex,  
Carr Hill, Balby, Doncaster  
Our Ref: 11817



**Offices and land to Darfen site**



**Darfen Buildings**



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**Darfen Buildings**



**Covered yard to Darfen site**



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**Rear store to Darfen site**



**Land to side of Darfen site**

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**North Ropery Buildings**



**North Ropery Buildings**



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**North Ropery Building**



**New boundary with Northgate Truck  
and Van hire and Sleeves Building  
(to be demolished)**



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**North Ropery Building (internal)**



**North Ropery Buildings (internal)**

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**Darfen Buildings (internal)**



**Darfen Buildings (internal)**

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**Darfen Buildings (internal)**



