



Michael Sheppard MRICS

Chartered Surveyor

01564 739154



The Directors
Premier Waste UK Holdings Ltd
209-211 Walsall Road
Perry Bar
Birmingham
B42 1TY

2nd December 2009

Dear Sirs

RE: Land parcel – R/o 209-211 Walsall Road, Perry Bar, Birmingham, B42 1TY

We thank you for your kind instructions to offer opinion of value of the above mentioned property. Michael Sheppard MRICS visited the property on Monday 16th November 2009 and we are now in a position to report to you as follows:-

Location:

The property is situated to the rear and side of the headquarter offices of Premier Waste at Perry Bar, approximately 4 miles to the north of Birmingham City centre. Birmingham is widely recognized as being the United Kingdom's second city after London and is the regional head of the West Midlands region. The city enjoys excellent communication infrastructure being at the

centre of the national motorway and rail networks. It is also home to a major international airport with both passenger and freight hubs.

Description:

The property comprises an irregular shaped parcel of land. The level site is currently occupied by a number of linked steel frame industrial units. The units are from observation in a very dilapidated condition and we understand are shortly to be demolished and cleared from site.

The site does not have direct access (or frontage) to an adopted public highway. We understand that access for both vehicles and personnel to the site will be by way of a right of way over neighbouring land.

Site area:

From information provided to us, we understand that the site measures a total of 0.99 acre/ 0.40 hectare.

Tenure:

We understand that the site is owned on freehold title.

Services:

We understand that all mains services are available to the site albeit on sub-supply from the neighbouring property.

No tests have been made on the services

Planning:

We have not made an official search of the Local Authority register. However, we do informally understand that the property forms part of a larger site enjoying long-established industrial and also waste transfer use.

Basis of valuation:

We are requested to provide a valuation of the site only ie assuming land cleared of all building(s) and for industrial use.

Valuation:

From our experience in the area and current market we are of opinion that the subject property enjoys a **freehold open market value of £135,000 (one hundred and thirty five thousand pounds).**

Valuation commentary/ comparables:

There is a lack of comparable information at this time. This is a direct result of the continuing difficult economic conditions. In general, companies are not moving property unless they have no alternative, and while purchasers such as developers continue to seek opportunities, they are not prepared to offer anything like the prices paid just 24 months ago with offers being generally 50% of values seen at that time. As a result many would-be vendors prefer to hold their property for hopefully better economic conditions ahead.

There is also a good amount of land on the market available to lease. There is much competition for the few tenants with storage contracts and looking for land. As a consequence leasehold values have also slipped 50% from the levels of rental seen in mid-2007.

1 Miller Street, Birmingham

Located just off the Aston Expressway (A38M) at Hockley, Birmingham approximately ½ mile from the city centre the property is a former bus depot. It comprises approximately 60,000 sq.ft. of dilapidated former depot, office and workshop buildings on a site of 1.95 acres/ 0.79 hectares.

The property came on to the market for sale freehold in October 2009 and has sold just over a month later with a price of £652,000 understood being paid. It is understood that the purchaser, a developer intends to retain much of the former depot; the idea being to demolish approximately 20,000 sq.ft. of the poorest accommodation and to re-clad the remainder.

From our knowledge of this property the purchase price paid is in line with our own valuation. We had looked at the property for an under-bidder and had costed plans to undertake some demolition and refurbishment. However, with regards this property in relation to the subject property we believe that the following factors need to be borne in mind:-

- The property is far better located than the subject being within ½ mile of Birmingham city centre (-25%)
- The property has direct access from an adopted public highway (-10%)
- The property benefits from direct mains services provision (-5%)
- The location is extremely prominent and offers a first class opportunity for an occupier looking to advertise their presence (-5%)
- The majority of the buildings on site retain value to a developer purchaser even allowing for refurbishment and demolition (-10%)

- The property is of regular shape (-5%)
- The property is almost twice the size of the subject (0%)

2 Cranford Street, Smethwick

This property comprises 2 acres/ 0.81 hectares of secure hardstanding within larger site, the majority of which is used as a metal recycling centre. The property is located within a heavy industrialised area albeit close to Smethwick town centre.

In November 2009 the property was let on 3 year-long lease at an annual inclusive rental based upon £25,000 per acre. The tenant intends to use the site for the open storage of recycled material.

In order to compare this property with the subject the following adjustments need to be made:-

- The rental is inclusive of Rates and security (-35%)
- It is our view that the investment value of the lease agreed is £162,500 (per acre)
- The property enjoys direct access from an adopted public highway (-10%)
- The property is fenced on all boundaries and hard surfaced (-5%)
- The property is of regular shape (-5%)

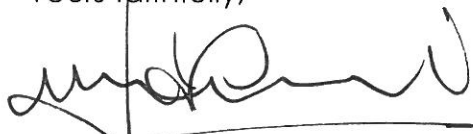
In addition to the aforementioned comparable information there is much supporting evidence of land available for lease in the greater area. Rental levels for serviced plots of land for industrial use generally range between £12,000 and £16,000 per acre per annum exclusive, price level indicating quality.

Valuation assumptions:

- 1 The valuation is at today's date.
- 2 Freehold open market value assumes the best price paid by a willing purchaser to a willing vendor and following the property being marketed for sale for a reasonable period on the open market.
- 3 No account is made of any special purchaser interest.
- 4 The report assumes good ground conditions and no tests or services have been made.
- 6 No account taxation or cost of sale is made in the valuation reported.
- 7 This report is personal to the addressee and no responsibility is given to a third party. Additionally, this report may not be published without our express formal written consent.

We trust that this report is as you required.

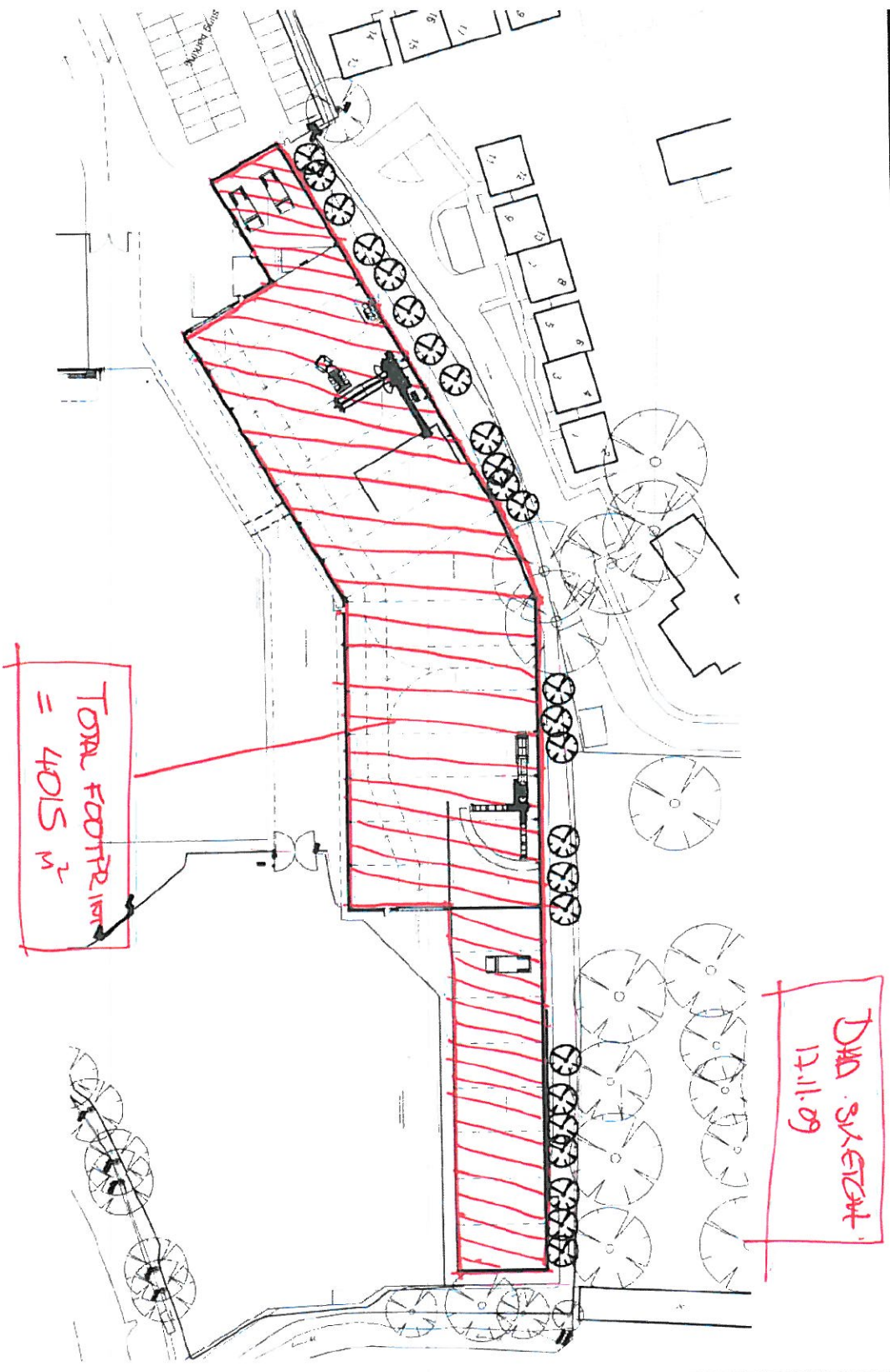
Yours faithfully,

A handwritten signature in black ink, appearing to read 'Michael Sheppard', written over a horizontal line.

Michael Sheppard MRICS
Chartered Surveyor

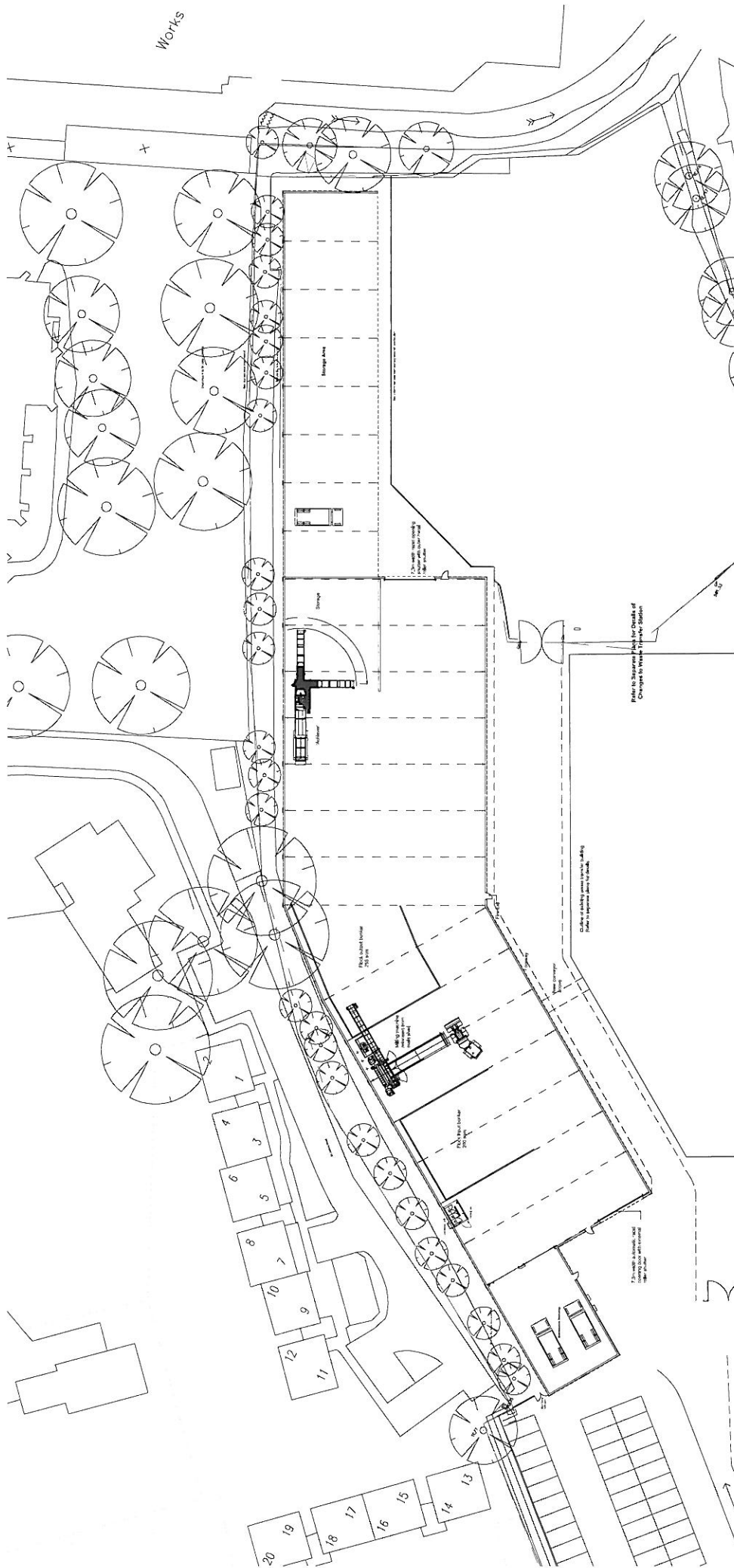
Appendix

- I Plan of the site
- II Illustration of buildings to be constructed on site
- III Photograph sheet



TOTAL FOOTPRINT
= 4015 m²

DHA SKETCH
12.11.09



Proposed New Storage Shed - Scale 1:200 @ A0

Scale:	1:200	Sheet:	05/20
Date:	20/03/2024	Project:	Planning
Client:	Warrington Council	Location:	Warrington
Job No:	713	Design:	02
Task:	New Storage Facility		
Project:	Waste Transfer Station		
Refined:	Final		
Client:	Warrington Council		
Drawn:	Warrington Council		
Check:	Warrington Council		
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North



donehill
ENGINEERING

donehill
ENGINEERING

