

REPORT & VALUATION

- of -

Norec House, Fallbank Industrial Estate, Dodworth, Barnsley, S75 3LS

- for -

Pension Fund Purposes

- on behalf of -

Rocky Asset Management Limited

- as at –

15th December 2023

Prepared by

Alex Wilkinson

WILBYS
CHARTERED SURVEYORS
**6a Eastgate
Barnsley
South Yorkshire
S70 2EP**

Contents

1 THE EXECUTIVE SUMMARY3

2 PREAMBLE TO THE REPORT4

3 PROPERTY DESCRIPTION.....8

4 LEGAL8

5 EVALUATION.....11

6 VALUATION SUMMARY12

1 THE EXECUTIVE SUMMARY

This Report must be read in full to put this Executive Summary, of which it forms part, in its proper context and is subject to the assumptions, caveats and bases of valuation stated in the Report. The Executive Summary should not be read in isolation.

1.1 Property Address(es)

Norec House, Fallbank Industrial Estate, Dodworth, Barnsley, S75 3LS

1.2 Situation and Location

The property is situated in the industrial area of the village of Dodworth to the West of Barnsley. The immediate area is mainly industrial.

A plan is attached within Appendix 'A' showing the boundaries of the property, for identification purposes only, edged in red.

1.3 Tenure and Tenancies

The property is let, to two tenants, details as follows:

Ascot Doors Ltd for a three year lease from 1st November 2019, currently holding over at a rent of £19,800 plus VAT per annum.

Yates Drywall Limited for a three year lease from 1st August 2019, currently holding over at a rent of £25,000 Plus VAT per annum.

1.4 Basis of Valuation

We understand that we are required to give our opinion of Market Value for the whole.

1.5 Purpose of Valuation

We understand that our Valuation is required for pension fund purposes.

1.6 Valuer

This Report has been prepared by (A. Wilkinson RICS No: 1271216) herein after referred to as "the Valuer" for and on behalf of Wilbys Limited Chartered Surveyors, 6a Eastgate, Barnsley, South Yorkshire S70 2EP. Tel. 01226 299221.

We confirm that the Valuer has the knowledge and competence to undertake this valuation.

1.7 Status of the Valuer

We confirm that the Valuer fulfils the requirements of an external valuer qualified for the purpose as defined in the RICS Glossary.

We confirm that A. Wilkinson is a RICS Registered Valuer and part of the RICS Valuer Registration Scheme.

1.8 Special Assumptions

There are no special assumptions applicable to the property being valued herein.

1.9 Valuation Date

The date of valuation for this report is the 15th December 2023.

1.10 Valuation

We assess the Market Value of Norec House, Fallbank Industrial Estate, Dodworth, Barnsley, S75 3LS, freehold, as at the date of this Report at a figure of £425,000.00 (Four Hundred and Twenty Five Thousand Pounds).

2 PREAMBLE TO THE REPORT

2.1 Addressee

Rocky Asset Management Limited

2.2 Nature and Scope of Instructions

Our instructions in this matter are to provide a valuation of the property for pension fund purposes. Confirmation of instructions were received on the 11th December 2023.

Our instructions being to provide a report on the above basis, we have not carried out full and detailed surveys of the property nor have we carried out any site stability or soil tests. We have not inspected those parts of the premises which are covered, unexposed or inaccessible and are therefore unable to report that such parts are free of rot, beetle or other defects where might be applicable. Similarly, no specialists' tests were applied to the services, heating installations or any trade equipment and we are therefore unable to provide a detailed report on their condition.

We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used on the land/in the construction of this/these properties or has since been incorporated and we are therefore unable to report that the land is free from risk in this respect. For the purposes of this valuation, we have assumed that such investigation would not disclose the presence of any such material to any significant extent.

This Valuation Report is provided for the stated purpose and for the sole use of the named client. It is confidential to the client and his professional advisors and the Valuer accepts no responsibility whatsoever to any other person or third party.

Neither the whole nor any part of this Valuation Report or any reference hereto may be included in any published document, circular or statement, or published or reproduced in any way, without the Valuer's written approval of the form and content in which it may appear.

This report is valid for a period of three months from the date hereof and should not be relied upon thereafter without further consultation from Wilbys Limited Chartered Surveyors.

2.3 Property to be Valued

The property included in this Valuation comprises a detached office premises, with car parking.

2.4 Interest to be Valued

We are instructed to value the freehold interest in the property.

2.5 Owner/s

Rocky Asset Management Limited

2.6 Purpose of Valuation

We understand that the Valuation is required for pension fund purposes.

The Valuation is provided in accordance with the instructions and format of Valuation Reports in conjunction with the RICS Valuation – Global Standards, effective from 31 January 2022.

2.7 Basis of Valuation

We understand that we are required to give our opinion of Market Value.

Our Valuation reflects the Market Value which for the purposes of this advice shall be defined as follows:

Market Value (MV) is defined in IVS 104 paragraph 30.1 as: “The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

These definitions are taken from the RICS Valuation – Global Standards effective from 31 January 2022.

We understand that we are required to give our opinion of Market Value for Capital Gains Tax purposes. Our Valuation reflects the Market Value for Capital Gains Tax purposes which for the purposes of this advice shall be defined as follows:

“Market value in relation to any assets means the price which those assets might reasonably be expected to fetch on a sale in the open market. In estimating the market value of any assets no reduction shall be made in the estimate on account of the estimate being made on the assumption that the whole of the assets is to be placed on the market at one and the same time.”

This definition is taken from S272 of Taxation of Chargeable Gains Act 1992.

2.8 RICS Valuation – Global Standards January 2022

As detailed in the terms of instruction, this Valuation has been made in accordance with the RICS Valuation – Global Standards, effective from 31 January 2022, incorporating the International Valuation Standards (IVS).

2.9 Measurements

All measurements and dimensions stated herein, if relevant, have been calculated in metric terms, i.e. hectares and metres, in accordance with the RICS Code of Measuring Practice Sixth Edition.

2.10 Valuation Date

The Valuation has been made as at the 15th December 2023.

2.11 Date of Inspection

The property was inspected on 12th December 2023.

2.12 Details of Inspection and Extent of Investigation

The property was inspected externally/internally from a ground level vantage point as far as practicable.

2.13 The Valuer

This Report has been prepared by (A. Wilkinson RICS No: 1271216) herein after referred to as “the Valuer” for and on behalf of Wilbys Limited Chartered Surveyors, 6a Eastgate, Barnsley, South Yorkshire S70 2EP. Tel. 01226 299221.

2.14 Professional Indemnity Insurance

We confirm Wilbys Limited Chartered Surveyors holds professional indemnity insurance to the sum of £10,000,000 (Ten Million Pounds).

2.15 Conflicts of Interest

We have completed the conflict of interest Statement in accepting this Valuation Instruction and in accordance with the RICS Valuation – Global Standards (31 January 2022) and the RICS Conflicts of Interest Global Practice Statement 2017 and have operated within the guidelines for conflict management.

We can confirm that there is no conflict of interest.

2.16 Sources of Information and Extent of Due Diligence Enquiries

We have relied upon comparable evidence together with our knowledge of the locality and market conditions to provide our Valuation. The reproduction of maps is subject to Ordnance Survey Licence.

The extent of the due diligence enquiries we have undertaken and the sources of the information we have relied upon for the purpose of our Valuation are stated in the relevant sections of our Report below.

Where reports and other information have been provided, we have summarised the relevant details in this Report. We do not accept responsibility for any errors or omissions in the information and documentation provided to us, nor for any consequences that may follow from such errors and omissions.

We have relied upon information supplied by the client.

2.17 Investigations

We have made investigations with www.gov.uk.

2.18 Assumptions and Caveats

Allowances

(i) Taxation

No allowance has been made in the valuation for the liability or effect of taxation;

(ii) Goodwill

The valuation excludes the value of any goodwill of the present business conducted on the property;

(iii) Plant and Machinery

The valuation excludes the value of any removable plant and machinery, fixtures and fittings on the property;

(iv) Costs

No allowance has been made for any costs of disposal of the property, or for the preparation of the property in respect of any marketing;

(v) Encumbrances

No account has been taken of any borrowings or other encumbrances, which may affect the property

Caveats

- (i) It is assumed that for the purposes of this Valuation the total property is freehold and on the assumption of vacant possession. We have therefore assumed that there are no unusual or restrictive covenants affecting the title and that the Timber and Mineral Rights insofar as they are relevant and included are to be held with the freehold.

We have assumed there are no Chancel liabilities and where appropriate have taken into account those public rights of access that had been identified during the course of our inspection and shown on the Title Plans.

- (ii) It is assumed no unusual matters would be revealed by local search and that the property is not subject to any Statutory notices.
- (iii) We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of such contamination. In undertaking our work we have been instructed to assume that contaminative or potential contaminative uses have never been carried out in the property.

We have not carried out an investigation into past or present uses, on either the property nor of any neighbouring land to establish whether there is any potential for contamination to the subject property from these uses or sites and have therefore assumed that none exist.

However, should it be established subsequently that contamination exists at the property or any neighbouring land or that the premises have been or are being put to contaminative use this might reduce the values now reported.

- (iv) Our Valuation assumes the property has all necessary planning and building regulation consents for its current use.

2.19 Special Assumptions

There are no special assumptions applicable to the property being valued herein.

3 PROPERTY DESCRIPTION

3.1 Situation and Location

The property is known as Norec House, Fallbank Industrial Estate, Dodworth, Barnsley, S75 3LS identified on the attached location plan (**Appendix A**).

3.2 General Description

The property forms a office premises with car parking.

3.3 Photographs

A small compendium of photographs has been attached to the report for the purpose of guidance and reference (**Appendix B**).

3.4 Plans

The property included in this Valuation is edged red on the site plan(s) (**Appendix A**)

3.5 Commercial Property Accommodation

<u>Description</u>	<u>Total (sq.m.)</u>
Ground Floor	252.60
Total	252.60 sq.m.
Net Internal Area (NIA)	

4 LEGAL

4.1 Report on Title

We have not made investigations into the ownership and have assumed that the property enjoys the benefit of good Title; any queries arising will be satisfied by the respective parties' legal advisers.

We have assumed there are no restrictive covenants on the remainder that may affect or influence the Valuation submitted herein. We have assumed there are no overage provisions affecting this land. The Solicitors should verify these statements.

4.2 Tenure and Possession

We are instructed that the property is of freehold tenure, unaffected by any onerous covenants, restrictions or liabilities.

4.3 Occupation of Commercial Property

The property is occupied.

4.4 Energy Performance Certificates (EPC's)

From enquiries made by the Non-Domestic Energy Performance Register, we have established that the property has the benefit of an EPC, details as follows: –

EPC rating	C (75)
EPC expiry date	20 th August 2022

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 further provides that, from 1st April 2018, both non-domestic and domestic landlords must ensure that properties they rent in England and Wales reach at least an Energy Performance Certificate (EPC) rating of E before granting a tenancy to new or existing tenants.

On the basis that the subject property has an EPC that has expired, it is recommended that an EPC is commissioned as soon as possible.

4.5 Highways/Roads

Norec House has private roadways.

4.6 Town and Country Planning

We have not carried out any formal planning enquiries or searches via the Local Planning Authority, and accordingly for the purposes of this report have assumed that the property has the benefit of planning consent for its current use as offices as defined within class E of the Town and Country Planning (Use Classes) Order 1987, as amended).

4.7 Restrictive Agreements and Overage

We are not aware of any provisions or restrictions on the property but reserve the right to amend our valuation if this should change.

4.8 Telecoms and Renewable Energy Structures

We are not aware of any telecoms apparatus or renewable energy structures at the property but reserve the right to our valuation should we be made aware of any.

4.9 High Voltage Electrical Equipment

We are not aware of high voltage electrical equipment at the property but reserve the right to our valuation should we be made aware of any.

4.10 Rating

Business rates

From internet enquiries made via the gov.co.uk website, we are informed that the property is assessed for rating purposes as follows:-

Norec House

Description: Offices and premises

Rateable Value: £13,500

Uniform Business Rates 2023/2024: 49.9p in the £

Offices 1 to 4, Norec House

Description: Offices and premises

Rateable Value: £5,400

Uniform Business Rates 2023/2024: 49.9p in the £

Office 5, Norec House

Description: Offices and premises

Rateable Value: £3,300

Uniform Business Rates 2023/2024: 49.9p in the £

The actual business rate liability may be subject to relief and/or downwards phasing, in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property but would be happy to do so, if instructed.

5 EVALUATION

5.1 Environmental Considerations

We have not carried out any investigation into past or present uses of either the subject property or any neighbouring property to establish whether there is any potential for contamination from these uses or sites to the subject property and have therefore assumed that none exists.

As far as we can ascertain there are no such matters which would adversely affect the property in this respect.

However, should it be established subsequently that contamination, seepage or pollution exists at the property or on any neighbouring land or that the premises have been or are being put to a contaminative use, this might reduce the value as now reported.

5.2 Taxation Considerations

No allowance has been made in preparing this report for liability to taxation which may arise on disposal whether actual or notional.

6 VALUATION SUMMARY

6.1 Valuation

We assess the Market Value of Norec House, Fallbank Industrial Estate, Dodworth, Barnsley, S75 3LS, freehold as at the date of this Report at a figure of **£425,000.00 (Four Hundred and Twenty Five Thousand Pounds)**.

6.2 Valuation Uncertainty

Section VPGA 10 of the RICS Valuation – Global Standards and VPS 2 paragraph 2.1(o) draws attention to matters that may give rise to material valuation uncertainty and draws attention to the fact that forming an opinion of value involves a degree of subjectivity which may vary significantly from case to case as will the degree of 'certainty' (that is the probability that the Valuer's opinion would be the same as a price achieved by an actual sale at the Valuation date).

These variations can arise because of the inherent features of the property, the market place, or the information available to the Valuer.

Notwithstanding the above comments, we must stress that our opinion of value has been very carefully considered and represents our best assessment of market value, having regard to all the circumstances and the information available to us.

This information is provided on a strictly confidential basis only and should not be reproduced or discussed with any third party(ies) in any circumstances. In addition to which we have based our advice on our knowledge of the locality and valuation trends for this area.

6.3 Disclaimer

This Report is confidential to the Client. The Report or any part of it should not be disclosed to any third party other than the Client and legal representatives acting for the Client without the express consent of the Valuer.

Dated this day the 15th of December 2023



.....
A. Wilkinson BSc(Hons) MRICS
RICS Registered Valuer
For and on behalf of Wilbys Limited Chartered Surveyors
6a Eastgate, Barnsley, South Yorkshire S70 2EP

Appendix A



Appendix B

