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APPRAISAL  
i.r.o.  
Lifting of Agricultural Tie

SHELWICK COURT, Shelwick

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

29 JUL 2011

To: .....  
Ack'd: ..... File: .....

Caveats

1. This is not a Red Book valuation.
2. The valuation is for guidance only, but if asked by the planners for a valuation of Shelwick Court with or without the agricultural tie, these are the figures that it will be based upon.
3. The property valued is the house and garden only; it does not include the building that was agricultural and is now offices/workshops.

General

- o The property is situated on the Hereford to Bodenham road about one mile from the outskirts of Hereford, it lies between the road and the old canal and covers approx. 1.3 acres.
- o The property has four 'en-suite' bedrooms, two sitting rooms, one dining room, one kitchen, a hall and small garden room with double doors leading onto the patio and large decking area.
- o The house is centrally-heated and double-glazed.
- o The house is carpeted throughout upstairs, on the stairs and in the sitting rooms.
- o The house is in excellent condition.
- o There is a double garage.
- o There is the potential to change the double bedroom adjacent to the garage into a "granny flat".
- o The large garden is a long triangle and is sheltered from the west by trees on the canal bank, some of which need cutting back. Most of the garden front and back is lawn, which is well kept. The main part of the garden (north side of the house) is well fenced all the way round. The south side is the entrance area with gravel steps and the commercial building, which is open to the road and fenced off from the northern garden.

Valuation

In my opinion, the property without an Agricultural Tie would realise £500,000; therefore, with the agricultural tie in place it should be marketed at £335,000 - being two thirds of the open market value.

#### Disadvantages of the property

- 1) Proximity of the fast busy road.
- 2) Over-shadowing by trees on the banks of the canal, the canal at this point being higher than the land upon which the house is built.
- 3) For any shopping, post office, etc., it would be necessary to drive into Hereford.
- 4) Proximity of the railway line, approx. 100m away on far side of the canal.
- 5) The big garden would not be suitable for a pony paddock and the road is too busy to ride on.

#### Advantages of the property

- 1) A very nice, well-appointed comfortable house with good size rooms, bedrooms all en-suite and in excellent decorative condition.
- 2) Big garden front and rear, rear garden secure against the road.
- 3) Good access with good visibility.
- 4) Close proximity to Hereford and approx. 45 minutes from Worcester.
- 5) Office and workshop building close to the house but not impinging upon it. (This building is NOT included in the valuation).

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