

5 Hay Close, Kidderminster, Worcestershire DY11 5DH
BIR/47UG/OAF/2018/0023 & BIR/47UG/0C6/2018/0016

APPENDIX A

Case submitted by Jolyon Moore of Midland Valuations on behalf of the leaseholders
Michael Andrew Nock and Clare Elizabeth Nock

Lease Term: 99 years from 29 September 1967
Annual Ground Rent: £52.00
Valuation Date: 15 December 2017
Unexpired Lease Term: 48.82 years
Rateable Value: £181
Basis of Valuation: S.9(1), 1967 Leasehold Reform Act

Valuation

Term:

Annual Ground Rent	£52.00	
YP 48.82 years @ 6.5%	x 14.674	£763.05

Reversion 1:

Entirety Value	£150,000	
Site Percentage @ 30%	£45,000	
S.15 Modern Ground Rent @ 5.25%	£2,362.50	
YP 50 years at 5.25%	x 17.5728	
	£41,515.74	
PV of £1 in 48.82 years at 5.25%	x .082246	£3,414.50

Reversion 2:

Standing House Value	£140,000	
PV of £1 in 98.82 years @ 5.25%	x .00637	£891.52

£5,069.07

Say £5,069