



Revaluation 2017

Guidance Note

Valuation of Yards

1.0 Introduction

This guidance note should be used for the valuation of yards. This includes:

- Subjects where the valuation is comprised only of yard.
- Subjects where the valuation is comprised only of yard and portable buildings.
- Subjects where the valuation is comprised of yard and permanent buildings, but where in the valuer's opinion the predominant beneficial occupation of the subject by the hypothetical tenant is by use of the yard.

It is also appropriate to use this guidance note for the valuation of land not strictly deemed to be used for solely industrial purposes. Examples may include (but are not restricted to):

- Vehicle sales/hire (including caravans, but except where part of a vehicle sales showroom subject)
- Lorry/trailer park
- Off-road driver training

The rates contained in this guidance note should not be applied to yard areas which are ancillary to buildings such as industrial buildings.

2.0 Basis of Valuation

This category of subject should be valued by the comparative principle based on a consideration of local rental information.

3.0 Measurement

The entire site should be measured and a record taken of areas incapable of significant beneficial use. Examples may include:

- Grassed areas
- Heavily sloped areas
- Very narrow strips of land (eg, between a building and perimeter fence)

These areas should be excluded from valuation.

Where the subject has more than one type of surface this should be recorded and the sizes of each respective surface individually noted.

The area of any permanent buildings on site should be excluded from the area of yard to be valued. However buildings which are moveable in nature (eg, portacabins, storage containers, etc) and where the applicable rate does not include a land element should not be excluded from the area of yard.

4.0 Survey

The following information should be recorded:

- Surface type
- Fencing type & height
- Lockfast gates
- Access
- Usage
- Any disamenities affecting the subject (eg, liability to flooding, restrictions on use etc)
- CCTV

5.0 Valuation

In the absence of local evidence the appropriate rate/m² should be derived from appendix 1 of this guidance note with reference also made to recommended adjustments in appendices 2 and 3.

When valuing a yard with more than 1 surface type, it is important when choosing the appropriate rate from appendix 1 to look to the total area of the yard (excluding unusable areas) and note the corresponding rate for each of the surface types to be valued.

NB: For the avoidance of doubt, in all cases allowances from appendix 2 should be applied prior to adjustments from appendix 3. They should not simply be aggregated.

6.0 Buildings

Buildings should be valued in accordance with the appropriate scheme of valuation for that building type/ use.

7.0 Plant & Machinery

Rateable items of plant and machinery will be valued by application of the Contractor's Basis of valuation with reference to guidance and replacement costs contained in the SAA/VOA Rating Cost Guide.

Appendix 1

Rates/m² to be Applied

Interpolate Between Points

m²	Unsurfaced	Hardcore, Bottoming or Blaes	Concrete or Tar
Up to 49	£6.50	£7.25	£300 NAV
50 – 99			£600 NAV
100			£8.75
200			£8.50
300	£5.75	£6.50	£8.00
400	£5.25	£6.00	£7.25
500	£5.00	£5.75	£6.50
1,000	£3.50	£4.10	£4.75
1,500	£2.80	£3.40	£4.00
2,000	£2.25	£2.80	£3.25
2,500	£1.90	£2.45	£2.90
3,000	£1.60	£2.15	£2.60
3,500	£1.50	£2.05	£2.50
4,000	£1.40	£1.95	£2.40
5,000	£1.20	£1.75	£2.20
6,000	£1.00	£1.55	£2.00
7,000	£0.80	£1.35	£1.80
8,000	£0.70	£1.25	£1.70
9,000	£0.60	£1.15	£1.60
10,000	£0.50	£1.00	£1.50
11,000		£0.90	£1.40
12,000		£0.80	£1.30
13,000		£0.70	£1.25
14,000		£0.65	£1.10
15,000+		£0.60	£1.00

Appendix 2

Location Allowances to the Rates/m² Stated in Appendix 1

Yards in the following locations, along with any in rural areas outwith a village location, eg, at farms, etc, should have an end allowance of 50% applied to the yard rate only. The rate applied to any buildings on site will already reflect the location.

SOUTH LANARKSHIRE

ABINGTON
AUCHENGRAY
AUCHENHEATH
AUCHLOCHAN
BOGHEAD LESMAHAGOW
BRAEHEAD
BURNFOOT LESMAHAGOW
CANDYMILL
CARMICHAEL
CARNWATH
CARSTAIRS
CARSTAIRS JUNCTION
CLEGHORN
COALBURN
COBBINSHAW
COREHOUSE
CORMISTON
COULTER
CRAWFORD
CRAWFORDJOHN
DOLPHINTON
DOUGLAS
DOUGLAS WATER
DOUGLAS WEST
DUNSYRE
ELSRICKLE
ELVANFOOT
FORTH
GLESPIN
HAWKSLAND
KILNCADZOW
LAMINGTON
LEADHILLS
LIBBERTON
NETHER AFFLECK
NETHERBURN
NEWBIGGING

PETTINAIN
QUOTHQUAN
RAVENSTRUTHER
SANDILANDS
SKIRLING
STOBWOOD
STONEBYRES
SYMINGTON
TARBRAX
THANKERTON
TILLIETUDLEM
TOWNFOOT
WALSTON
WEST CALDER
WEST LINTON
WHITECASTLE
WILSONTOWN
WISTON
YIELDSHIELDS

NORTH LANARKSHIRE

CALDERCRUIX
ALLANTON
GREENGAIRS
WATTSON
HARTWOOD

Appendix 3

Other Adjustments to the rates/m² stated in Appendix 1

1. Vehicles Sales/Hire Use (including caravans)

An enhancement of 50% should be applied to the entire site.

2. Lorry/Trailer Park Use

An enhancement of 50% should be applied to the entire site.

3. Off Road Driver Training

An enhancement of 50% should be applied to the entire site.

4. Unfenced Yards

The rates/m² stated in Appendix 1 are for fenced Yards. Where there is no fencing a deduction of £4/linear metre of the perimeter should be made.