

2023 REVALUATION

VP/C/5 Approved for Publication November 2022

VALUATION OF LAND

1.0 INTRODUCTION

- 1.1 This practice note provides guidance on the valuation of Land used for a commercial or quasi-agricultural purpose and also for subjects containing land that are valued on the Contractor's basis.

2.0 SUBJECTS EXCLUDED

- 2.1 Land used for car parking. Reference should be made to Lothian Valuation Joint Board's Practice Note, Valuation of Non-Domestic Lock-Up Garages and Car Parking Spaces.

3.0 COMMERCIAL LAND

3.1 Basic Rates

The following basic rates reflect unsurfaced land and additions/allowances should be made for surfacing, fencing, buildings, and other site facilities with reference to 3.4 below.

LOCATION	LAND RENTAL RATE	
	£/ha	£/m ²
City of Edinburgh	60,000	6.00
Edinburgh Docks	70,000	7.00
Riccarton	60,000	6.00
Gogarbank	55,000	5.50
Newbridge	60,000	6.00
South Queensferry	25,000	2.50

LOCATION	LAND RENTAL RATE	
	£/ha	£/m ²
Midlothian		
Loanhead (Incl Borthwick, Dryden, Edgefield, and Pentland Industrial Estates)	32,500	3.25
Seafeld (Bush Estate)	32,500	3.25
All other locations in Midlothian	22,500	2.25

LOCATION	LAND RENTAL RATE	
	£/ha	£/m2
West Lothian		
Camps, East Calder	32,500	3.25
East Mains Industrial Estate, Broxburn	32,500	3.25
Livingston	32,500	3.25
Whitehill Industrial Estate, Bathgate	32,500	3.25
Bathgate (excl Whitehill Industrial Estate)	32,500	3.25
Linlithgow	20,000	2.00
Broxburn (inc Albyn, Greendykes & Thistle Industrial Estates)	20,000	2.00
Mosshall, Blackburn	20,000	2.00
Murraysgate & Burnhouse, Whitburn	20,000	2.00
Loaninghill, Uphall	20,000	2.00
Armadale	20,000	2.00
Addiewell	12,500	1.25
Winchburgh	12,500	1.25

LOCATION	LAND RENTAL RATE	
	£/ha	£/m2
East Lothian		
Musselburgh West (Ward 1)	32,500	3.25
Musselburgh (Ward 1)	22,500	2.25
Macmerry	22,500	2.25
Tranent	22,500	2.25
Haddington	22,100	2.10
Cockenzie and Port Seton	22,100	2.10
Prestonpans	22,100	2.10
Wallyford	22,100	2.10
Dunbar	17,500	1.75
North Berwick	17,500	1.75

Other Locations		
Small villages etc (dependent upon location and rental evidence)	10,000 – 17,500	1.00 – 1.75

- 3.2 If land has been cleared to facilitate redevelopment and redevelopment work is ongoing an entry for the land should continue to be entered on the valuation roll. However, in these circumstances the subjects should be described as “Premises Under Reconstruction” and entered on the Valuation Roll at Nil NAV.
- 3.3 Sites that are encumbered with buildings that are ruinous should be valued using this practice note. Where a site is totally encumbered a rateable value of £100 should be applied. Where a site is only partly encumbered, an appropriate land value should be calculated for the unencumbered element only, subject to a minimum value of £100.

3.4 Commercial Land Adjustments

Please refer to Appendix 1.

4.0 QUASI-COMMERCIAL LAND

- 4.1 The following rental rates per hectare should be applied to any quasi-commercial, public, recreational, or similar purpose where full or an occasional use is to be expected. Such activities can be wide and varied and may include private gardens and parks, sites retained for casual shows (but not the Royal Highland Show), pony grazings, sites for recreational war games, four-wheel drive courses, field archery sites, sports grounds etc. Interpolate for intermediate locations as required.

Description	Edinburgh	Landward Areas Close to Principal Towns	Rural
Parks or Amenity Land	750	650	650
Private Gardens	500	400	400
Pony Grazings	750	650	650

5.0 QUASI-AGRICULTURAL LAND

- 5.1 The following rental rates per hectare should be applied to agricultural land that does not qualify for agricultural exemption, for example, when used for research purposes.

Description	Location	Rental Rate Per ha
Arable land	City of Edinburgh	250
	East Lothian	250
	Midlothian	170
	West Lothian	140
Permanent pasture	All areas	100
Hill land	All areas	25

6.0 BUILDINGS

- 6.1 Any buildings, which require to be valued along with land, should be valued in accordance with the appropriate Practice Note. Where a small building forms a unum quid with a substantial area of land it may not be appropriate to apply inverse quantum to the land value depending on the size and worth of the land in question. In such situations, consult with your Divisional Valuer.

7.0 CONTRACTOR'S BASIS: CAPITAL VALUES FOR LAND

7.1 Basic Rates

The following range of capital value land rates should only be applied to valuations using the Contractor's basis of valuation. The rates have been derived from an analysis of sale prices within the valuation area and also from established publications produced by the RICS and VOA.

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7.1/ The rates quoted are in respect of the undeveloped site only. All rates are expressed in £/ha.

Subject Category	Edinburgh	East Lothian	Midlothian	West Lothian
Industrials	£600,000	£300,000	£300,000	£300,000
Public buildings	£600,000	£300,000	£300,000	£300,000
Sewage works	£450,000	£200,000	£200,000	£200,000

7.2 **Contractor’s Basis Land Adjustments**

Please refer to Appendix 2.

8.0 **COMPARATIVE APPROACH: ROUNDING OF VALUES**

8.1 All valuations should be rounded in accordance with the following table.

Start Value (£)	End Value (£)	Round Down to Nearest
0	50	1
51	100	5
101	500	10
501	1,000	25
1,001	5,000	50
5,001	100,000	100
100,001	250,000	250
250,001	500,000	500
500,001	1,000,000	1,000
1,000,001	and above	5,000

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LAND ADJUSTMENTS**1.1 Surfacing**

Description	Addition
Ash surfacing	20%
Gravel surfacing	20%
Tarmacadam Standard	55%
Tarmacadam Heavy Duty	65%
Concrete Standard	65%
Concrete Heavy Duty	70%

1.1.1 Condition

The condition of surfacing may be varied by applying the following allowances where appropriate.

Standard	Adjustment
Good	Nil
Fair	-15.0%
Poor	-30.0%

1.1.2 Allowances to Land Values

Where ground is rough or uneven, subject to flooding etc., or where large areas of un-serviced land are held for future expansion, the rates may require to be modified according to the particular circumstances of each case.

Description	Adjustment
Uneven surface	Deduct up to 10.0% of land value and/or surfacing rate
Land with severe gradients or completely flooded thereby excluding any ordinary use	Nil value
Restricted access to site	Up to 10.0%

1.2 Boundary Walls & Fences

Construction	Height	Addition (£) per linear metre based on RCG @ 4.60%	RCG reference
Chain link – mild steel mesh on steel posts with cranked arms	1.20m	£1.05	33U2CV
	1.80m	£1.40	33U2D5
	2.40m	£1.80	33U2BA
Timber post & wire	1.20m	£1.35	33U2BF
	1.40m	£1.35	-
Un-climbable steel security fencing with steel palisade pales	1.80m	£7.50	33U2YM
	2.40m	£8.80	33U2YN
	2.70m	£10.00	-
Stone walling	1.50m	£15.00	30P1DS
	2.50m	£20.00	-
Brick or Concrete	1.50m	£5.90	30P0BA
	2.50m	£12.00	-

These additions should be applied whether the fence is mutual or not.

1.3 Quantum

The following table should be applied. Interpolate between points.

Size	% Quantum
Up to 1 Ha	Nil
1.5 Ha	2.5
2.0 Ha	5.0
2.5 Ha	7.5
3.0 Ha	10.0
3.5 Ha	15.0
4.0 Ha	20.0
5.0 Ha	25.0
6.0 Ha	30.0
7.0 Ha	35.0
8.0 Ha	40.0
9.0 Ha	45.0
10.0 Ha	50.0
> 10 Ha	50.0

For any sites larger than 10 Hectares refer to the Chair of the Industrial Working Group.

1.4 Yard Lighting

Specification	Value
Lamp standards to 6.00m complete with fittings	Add £80 NAV per unit
Wall mounted floodlights	Add £15 NAV per unit
Floodlights on 12.0m columns with 250-watt lamps	Add £225 NAV per unit

Costs for lighting systems can vary greatly and the Replacement Cost Guide should be consulted, or actual costs used where available, suitably adjusted to the tone valuation date.

1.5 Security Systems

Security systems comprising CCTV may be found in storage compounds. Such systems are rateable in terms of Class 2 of the Plant and Machinery Regulations provided that their purpose is to protect the lands & heritages. Advice should be taken from your Divisional Valuer where inclusion in value is being considered.

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CONTRACTOR'S BASIS LAND ADJUSTMENTS

1.1 Large Sites

Where the total site area is greater than ten times the solum of the building, the site area may require to be adjusted as follows:

- Identify the area of land which is appropriate for the size and character of the property including all land used for parking, tennis courts, five-a-side football pitches and landscaped, garden, amenity or woodland areas etc.
- If a balance of excess land remains which is used for woodland, as a pond or similar and is considered to have a limited level of value, the area of the excess land should be calculated and deducted from the total site area.
- Such land should be added as a Pertinent and valued using a rate equivalent to 10% of the principal land rate and decapitalised using the appropriate statutory decapitalisation rate applicable to the property. No further allowances should be applied to the valuation of this land unless the circumstances are exceptional. For the avoidance of any doubt, this means that contract size, fees, Ebdon or any other allowances applicable to the principal part of the entry should not be applied to this excess land.