

REPORT ON COMMERCIAL VIABILITY & CONDITION

of

**GLENDAL HOUSE,
ALDINGTON FRITH, ALDINGTON,
ASHFORD, KENT,
TN25 7HH**

prepared for

**MR CHRISTOPHER MOORE
UNIT 7 THE OAK TREES BUSINESS PARK,
THE COURT YARD,
ORBITAL PARK,
ASHFORD,
KENT
TN24 0SY**

by

**J. P. PLAYLE FRICS
CHARTERED VALUATION SURVEYOR
STUMBLE HILL,
SHIPBOURNE,
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KENT
TN11 9PE**

02 July 2021



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Our Ref: JP/158412

02 July 2021

Mr C Moore
Unit 7 The Oak Trees Business Park
The Court Yard
Orbital Park
Ashford
Kent, TN24 0SY

Dear Mr Moore

Re: Glendale House & Grounds, Aldington

I refer to your recent instruction to provide you with valuation advice of the above property.
Having undertaken my research I now report as follows:-

1 Date and Extent of Inspection

The property was inspected on the 16th April 2021 and this report is provided on the assumption that there have been no material changes since that date.

2 Purpose of Report

I have been asked to advise on the viability of this site for employment/commercial use in connection with a proposed planning application.

3 Special Instructions and Assumptions

I am not aware of any such matters, but if any exist please let me know and I will consider whether or not they have an impact on my valuation.

Any assumptions I have made in arriving at my valuation are stated within this report.

4 Report Date and Assumed Date of Report

The date of this report is the 2nd June 2021.

5 Situation, Communications and Amenities

The land is situated about 2 miles south east of Ashford on the edge of the village of Aldington Frith. It sits abutting a public highway comprising a former number of detached dwelling (now office use and storage) and two commercial sheds. The site is adjoined on two flanks by residential houses.

Aldington has a local pub, general store and is on several bus routes. Ashford provides a full range of amenities being an expanding town currently with a population of about 75,000, lying about 56 miles south east of London and 15 miles from the coast and the Channel Tunnel Terminal at Cheriton. Ashford is served by the M20 motorway and the High Speed Rail Link to London and by Eurostar to the Continent.

Ashford Council reference: NN00037011009002.

Land Registry Title ID: K304888

I attach a location plan as Appendix A.

It is believed that none of the buildings on the grounds are listed and the site does not form part of any conservation areas.

6 Description

This is a parcel of land on approximately level ground extending to 0.46 acres (0.17 hectares). The site was believed to originally be 3 no. houses with yard/grounds, being converted and developed into sole commercial use (as a builder's yard) in 1983 with the house being converted into offices. Since then it has had a variety of commercial uses (mainly storage), but owing to the age of the buildings and their condition it has had little to no use for the last 18 months.

I attach as Appendix B a site plan showing the boundaries edged in red together with photographs as Appendix C.

7 Site Stability and Contamination

I have not made any specific enquiries, but as mentioned above there may be an element of contamination to part of the site which I understand has been previously been used as a builder's yard.

Should it be established subsequently that contamination exists at the property or on any neighbouring land, or that the land has been put to any contaminative use, this might reduce the values now reported.

8 Services

I understand that mains gas, water and electricity are connected on to the site. I am aware there is no mains drainage to this part of Aldington.

9 Sources and Extent of Information

The information which has enabled me to prepare this report has been provided by Mr Moore, Ashford Borough Council, various property information websites, enquiries made in the local property marketplace together with my own knowledge of the market and records we hold.

10 Tenure and Tenancies

I understand the land is held freehold and is not subject to any tenancies and therefore vacant possession can be given.

11 Planning, Licences, Permits and Site History

I have inspected the online planning register held by Ashford Borough Council and I note that the only entry is under reference 83/01090/AS dated the 13th September 1983 for the residential house to be converted into offices (Class B).

The current business rates notice states that the use is "Office/storage – excluding Central & Local Government).

The existing buildings on the site are dilapidated and are not suitable for conversion and would therefore not qualify under Class Q, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Qualifying for a change of use from an agricultural building to a use falling within Class C3 (Dwelling House). As "Permitted Development"

It is believed the site was occupied as residential use from as early as the 1850s, with the following map dated 1903 showing three dwellings on the site. It is believed this was scaled back to two dwellings with the creation of a builder's yard in mid-20th Century (when the current office, formerly a dwelling was built sometime around 1950 to form part commercial and part residential use) with full commercial use of the site confirmed by planning records in 1983. It is believed that since 2019 there has been little to no use of the site. The site was unoccupied on my visit.

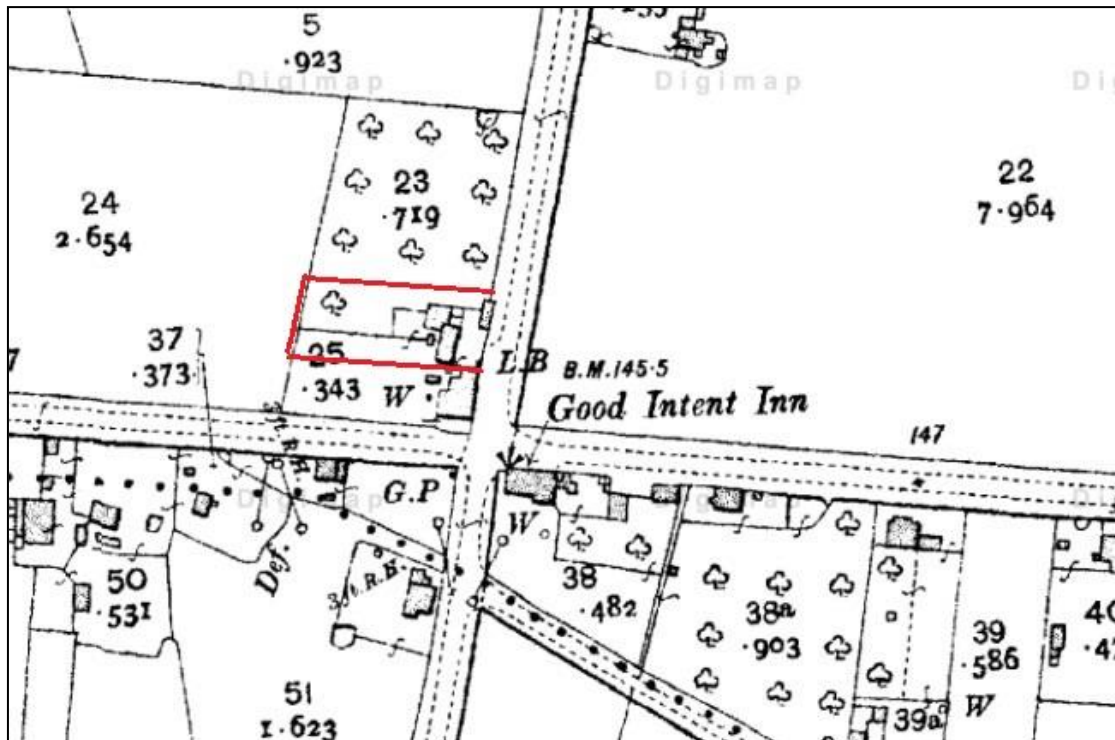


Figure 1: The red line indicates the modern property boundary today on a 1903 map.

12 Common Areas, Easements and Rights of Way

I am not aware of any such Easements and Rights of Way or common areas over the subject land.

13 Assumptions and Caveats

In providing this report, the following assumptions have been made.

- 13.1.1 That the property is not subject to any onerous or unusual encumbrances, restrictions or conditions which would affect its value.
- 13.1.2 My inspection has been made for valuation purposes and I have not carried out a building survey, nor have I inspected those parts of the property which are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. I cannot express an opinion about or advise upon the condition of uninspected parts and this report should not be taken as making any implied representation or statement about such parts.
- 13.1.3 No inspection or tests have been carried out to identify the presence of hazardous or deleterious materials, as these require specialist tests. However, it is likely from records found onsite that the building does contain a large amount of asbestos.

14 Publication

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 in any way, without my written approval of the form and context in which it may appear.

15 Third Party Liability

This valuation report is provided for your sole use. It is confidential to you and your professional advisers and I accept no responsibility whatsoever to any other person.

16 Valuation Remarks and Market Commentary

This site comprises a range of dilapidated buildings as shown in the attached photographs. The buildings are of substandard construction, poorly insulated and are in a state of decay.

By the nature of their construction and current condition, the shed buildings are not capable of restoration to meet the minimum Category E required of an Energy Performance Certificate (EPC) and therefore would not be permitted to be let and nor would they be capable of meeting the requirement that all qualifying commercial buildings should have a rating of not less than E as from the 1st of April 2020.

The main house (now offices) has suffered from long-term poor maintenance and such includes a number of building defects that would render its restoration a costly endeavour.

I conclude that these premises are incapable of being restored to a lettable condition and therefore the site does not have viable commercial potential.

The site has been locally advertised by the owner with one commercial neighbour expressing some interest in storing heavy plant on the plot. Apparently, due to the lack of services and security the offer was retracted, and no further interest has been seen in the viable commercial use of the property. The offices are no longer occupied due to rising damp issues likely attributed to this form of 1950s construction where DPCs were not widely installed.

The property to the West (Frith Farm Business Centre) and the respective property to the North-east (Frith Field Farm) both have a number of commercial units to let currently, of which all are better served than this plot and are still not occupied.

17 Terms and Conditions

17.1 In preparing my valuation I would draw your attention to the following conditions:

17.2 Title and Plans

I have not had access to the title deeds of the property and am therefore unable to comment as to whether it is free from any onerous or unusual covenants, restrictions or statutory notices that would affect value. We have assumed for the purpose of our valuation that none exist.

Generally, the plans which are provided for identification purposes only are reproductions of Ordnance Survey Maps with the sanction of the controller of HM Stationery Office, Crown copyright reserved.

17.3 Taxation

No adjustment has been made to reflect any liability to taxation that may arise on disposal nor any costs associated with either acquisition or disposal incurred by the owner. Furthermore, no allowance is made to reflect any liability to repay any government or other grants or taxation allowance that may arise on disposal. All rentals and capital values expressed in the report are deemed to be exclusive of VAT at the prevailing rate.

18 Recommendations

Due to the condition of the buildings and their proximity and close abutment to neighbouring residential properties it would be our recommendation to seek planning approval to redevelop the site to residential use. The cost to refurbish these buildings to commercial use and the vast downturn in interest in commercial units (caused largely by Covid-19) would render this site non-viable for further commercial use. The property lends itself greatly to residential use owing to the fact that for over 170 years of the site's development it has been

fully or part residential use for 130 of those 170 years. Modern affordable housing sites within Ashford are under high demand with Ashford Borough Council not yet meeting its current 10 year supply of new housing.

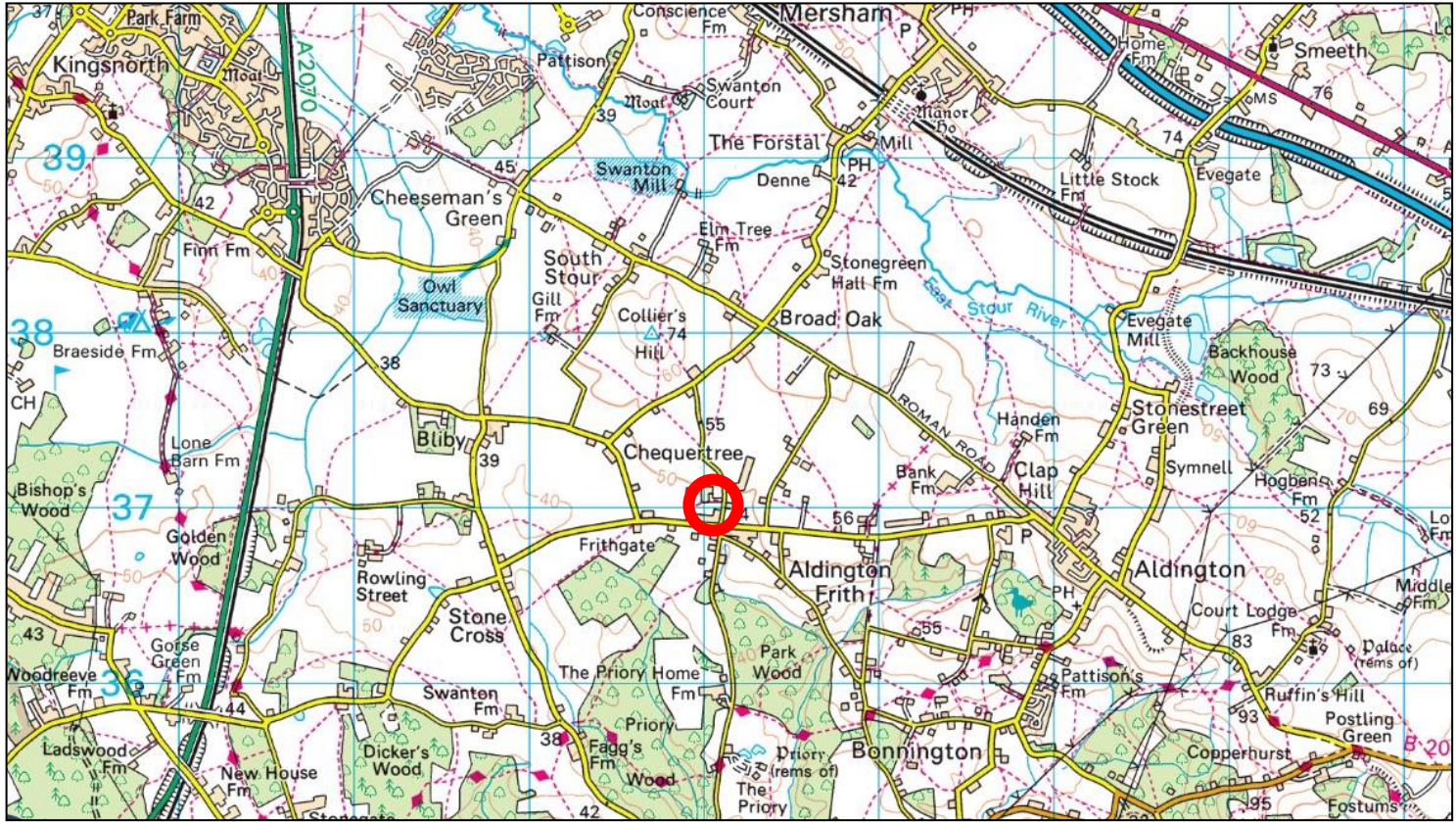
I trust this advice is sufficient for your purpose but if you require any additional information or there are any points arising please do not hesitate to let me know. A note of our fee is attached for your kind attention.

Yours sincerely

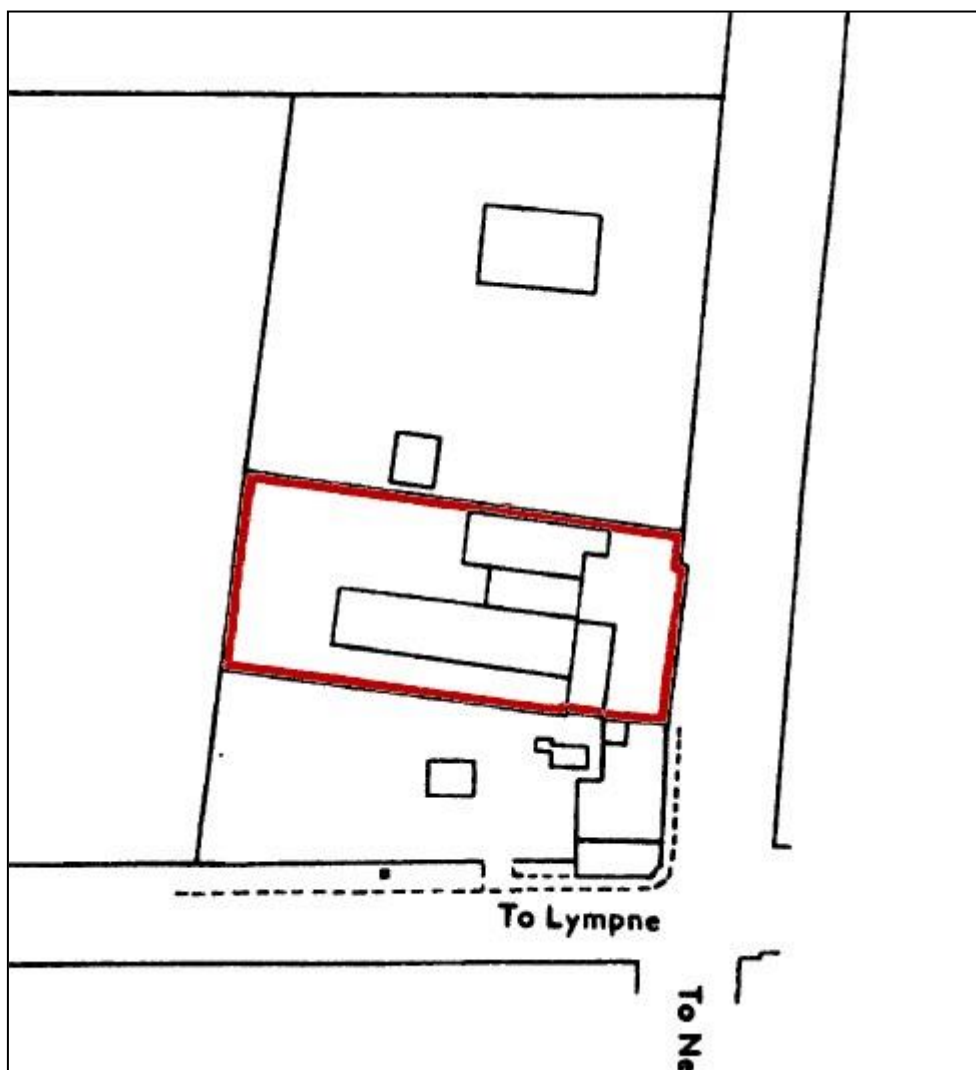


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J Playle FRICS
RICS Chartered Valuation Surveyor
Membership No. 0030872

APPENDIX A: LOCATION PLAN



APPENDIX B: SITE PLAN



APPENDIX C: PHOTOGRAPHS AND COMMENTS



This portion of the site shows the former dwelling that is now deemed as office use.



Inside there are signs of structural failure, rising damp, asbestos use and vermin infestation.



The roof coverings appear to be modern asbestos slate on the north shed.



The south shed appears to be suffering from structural faults in the roof as seen above