

LAND TO REAR OF  
FRON COTTAGE  
ALEXANDER LANE  
SHENFIELD  
ESSEX  
CM15 8QE

# Leasehold Market Valuation Report

Mark Burton BSc FRICS

Mass & Co  
25 High Street  
Brentwood  
Essex. CM14 4RG

12<sup>th</sup> December 2014



# Mass & Co

Chartered Surveyors

Our Ref: MPB/md

12 December 2014

A Tidbury Esq  
Brentwood Borough Council  
Town Hall  
Ingrave Road  
Brentwood  
CM15 8AY

Dear Sir

**Re: Fron Cottage, Alexander Lane, Shenfield CM15 8QE**

## 1.0. Introduction

- 1.01. In accordance with instructions we have undertaken an inspection and measurement of the back garden of Fron Cottage, Alexander Lane, Shenfield CM15 8QE. Additionally we have undertaken an inspection of Fron Cottage and prepared a report on the market value of the long leasehold interest in the area of garden land currently occupied under the terms of a licence (hereinafter referred to as the "Licensed Garden").
- 1.02. This report is prepared in accordance with The RICS Valuation - Professional Standards 2014.
- 1.03. We confirm that we have sufficient current knowledge of the market and the skills and understanding to undertake this valuation competently.
- 1.04. We understand the purpose of this report is to advise you on market value in connection with a potential sale of a 99 year leasehold interest in the garden area currently held under Licence.
- 1.05. A detailed building survey has not been undertaken and our comments on condition contained in this report are made for the purposes of our valuation assessment only and should not be relied upon for any other purpose whatsoever.
- 1.06. We have assumed there is no contamination affecting the Property which may adversely affect our valuation. Should it however be established that contamination exists at the Property, or on any neighbouring land, or that the Property has been put to contaminative use, the value now reported may be reduced.
- 1.07. The Property was inspected and measurement taken on Friday, 28 November 2014. The date of valuation is the date of this report and assumes that circumstances relating to the Property have not altered following the inspection.
- 1.08. We are now pleased to report as follows.

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## **2.0. Description**

- 2.01. The Licensed Garden comprises an area of land of slightly irregular shape but generally being rectangular set to the rear (west) of Fron Cottage, Alexander Lane.
- 2.02. The Licensed Garden is approached via paved steps and provides a combination of lawn, mature bedding plants and borders with a shed at the west (rear) boundary.
- 2.03. The northern boundary with Farm Cottage has a close boarded fence. The southern boundary has a mix of hedges, chain link and timber fences.
- 2.04. To the rear of Fron Cottage and within its ownership there is an area of hard landscape patio area abutting the house leading into a lawn.
- 2.05. Fron Cottage comprises a 1980's, two storey, detached, four bedroom family dwelling and garage.
- 2.06. The adjacent property to the north, Farm Cottage was built at the same time and in the same style.
- 2.06. Photographs of the Licensed Garden and Fron Cottage are included at **Appendix I**
- 2.07. A Promap Extract is included at **Appendix II**

## **3.0. Location**

- 3.01. Fron Cottage lies on the west side of Alexander Lane. The adjacent Farm Cottage is the last property heading north. The land to the west comprises Alexander Lane Recreation Ground.
- 3.02. The Property is conveniently located for Shenfield town centre and the amenities this provides including a main line rail service to London Liverpool Street.

## **4.0. Accommodation**

- 4.01. We have undertaken check measurements of the Licensed Garden on site having regard to the plans you have provided.
- 4.02. In scaling from Promap we calculate the Licensed Garden to extend to approximately 140 sq m and this is supported by our measurements taken on site.
- 4.03. We calculate the rear garden area falling in the ownership of Fron Cottage to be approximately 141 sq m.
- 4.04. The aggregate area of the land currently utilised as rear garden by Fron Cottage is approximately 281 sq m (140 sq m plus 141 sq m).
- 4.05. The portion of the rear garden utilised by Fron Cottage held under licence is approximately 50%.
- 4.06. The total plot comprising the Licensed Garden and Fron Cottage is 503 sq m. The Licensed Garden comprises approximately 28% of the total plot area.
- 4.07. The maximum depth of garden falling within Fron Cottage's Title is approximately 13.3m at its southern boundary.



4.08. Fron Cottage offers well proportioned accommodation comprising:

**Ground Floor**

Entrance Hall	-
Kitchen	2.94m x 5.27m
Family/Dining Room	3.17m x 4.21m
Lounge	3.97m x 7.40m
Study	2.30m x 2.76m
Utility Room	2.19m x 2.44m

WC

**First Floor**

Bedroom	3.96m x 3.95m	Plus en-suite shower room
Bedroom/Dressing Room	2.34m x 4.19m	
Bedroom	3.94m x 4.20m	
Bedroom	3.37m x 4.23m	
Bathroom	3.95m x 1.98m	

**Gross Internal Area** 161sq m

**Garage** 2.30m x 4.8m Approximate not measured

4.09. The dimensions given are maximums.

**5.0. Tenure**

5.01. The freehold in the Licensed Garden is owned by Brentwood Borough Council and is occupied under the terms of a Garden Licence. We understand that this Licence has been assigned to the current owners of Fron Cottage, Mr & Mrs Johnston.

5.02. We have not been provided with a copy of the Licence but assume it to be identical in terms of its benefits and obligations as that granted in respect of the adjacent Farm Cottage, a copy of which we have seen.

5.03. The Farm Cottage Licence allows the demised to be used as a private garden for horticultural purposes at an annual fee of £50 per annum. The agreement is determinable by either party at any time on no less than 3 calendar months written notice.

5.04. The Licence for Farm Cottage takes a fairly standard form and requires the licensee to maintain the southern boundary whilst not removing, uprooting, felling, lopping or wilfully damaging or destroying trees situated on the land at the commencement of the Licence. We would anticipate identical terms within the Licence for Fron Cottage.

5.05. It is assumed that Fron Cottage is owned freehold by Mr & Mrs Johnston, the Licensees to the garden land.

**6.0. Town Planning, Highways and Environmental**

6.01. We have not made any formal enquiries of the Local Planning Authority (Brentwood Borough Council) but we are unaware of any schemes or proposals likely to impact on the future use or occupation of the Property.

6.02. We have assumed the present use of the Property as garden land is a Permitted Use.

6.03. A simple review of the Environment Agency's web site does not reveal any potential flooding issues.

## **7.0. General Construction and State of Repair**

- 7.01. We were not instructed to carry out any form of detailed survey report and have not done so.
- 7.02. Fron Cottage is of traditional brick construction set beneath a pitched roof with tile covering and was found to be in good repair throughout.
- 7.03. The Licensed Garden has been maintained to a satisfactory standard.

## **8.0. Market Conditions**

- 8.01. We have not been able to find evidence of similar garden land sales.
- 8.02. We have made enquiries of a number of local estate agents none of whom could point towards transactions that may assist in the valuation process although all expressed (differing) views.
- 8.03. We are aware of garden land to rear of 71 Rose Valley, Brentwood being let on 5 year lease from August 2009 at an annual rent of £400. This would suggest that the current licence fee of £50 per annum is some way below a market figure although possibly reflective of the short term nature of the current arrangement.
- 8.04. Land Registry records confirm our research that a sale of Fron Cottage completed on 10th July 2014 at a price of £682,500.
- 8.05. The plot immediately to the south of Fron Cottage and known as 'Leabur' is in the course of redevelopment to provide a contemporary house arranged over three floors, the upper floor being within the roof space. The plot of Leabur is of irregular shape. The house is being developed on a triangular front portion which opens out to a rectangular garden to the rear of Fron Cottage and to the south of the land held under Garden Licence. We understand that there had been the possibility of a land swap between these neighbours allowing each party to improve their garden configuration. However, as part of the development, a single storey structure has now been constructed adjacent to the east and north boundaries of the rectangular area of the garden to the rear of Fron Cottage. This appears to be a permanent structure and is likely to thwart any possibility of a land swap.

## **9.0. Conclusions and Valuation**

- 9.01. Fron Cottage without the Licensed Garden would have a relatively small garden for a four bedroom family house. Nevertheless, without the Licensed Garden it would overlook recreational land which is unlikely to be developed. As such it would not be impacted upon adversely by overlooking.
- 9.02. The Licensed Garden is not land locked and could be re-incorporated into the adjacent recreational land. It may also be of interest to the owners of Leabur and Farm Cottage. As such, we are of the opinion that the freeholder should benefit from full value rather than a share of any synergistic value.
- 9.03. The sale of Fron Cottage indicates that there is a market for a house of these proportions with limited garden area.
- 9.04. The addition of the Licensed Garden provides enhanced amenity to Fron Cottage but does not offer significant potential to extend the accommodation.
- 9.05. The addition of the Licensed Garden would create an irregular shaped plot.

- 9.06. Logically, the market value of the Licensed Garden will be reflective of the difference in value of Fron Cottage with and without its benefit. There is no evidence on which we can rely. The indications are that the sale price of Fron Cottage is at the higher end of expected prices for a property of this nature in this location. However, we are of the opinion that the Market Value of Fron Cottage with the benefit of a Licensed Garden will be in the region of £690,000/£700,000.
- 9.07. These figures suggest an uplift in value of between and £7,500 and £17,500 which provides parameters for further thought.
- 9.08. Faced with the prospect of a potentially restricted market coupled with added amenity, we are of the opinion that £7,500 would be considered as an extremely attractive price to the owner of Fron Cottage and £17,500 being approximately 2.5% of the probable improved value, would not be considered wholly unreasonable. On balance, our view is that the figure will lie towards the higher end of these two extremes.
- 9.09. Having regard to the nature of the premises, its location and all other circumstances, we are of the opinion that the market value of a 99 year leasehold interest at a peppercorn ground rent in the Licensed Garden as described herein would be fairly represented by a sum in the region of:

**£15,000**

**(Fifteen thousand five hundred pounds)**

- 9.10. The valuation assumes that the long lease will be drawn on standard terms without obligations or liabilities that will have a negative impact on the occupation, use and future enjoyment.

***Definition of Market Value***

- 9.11. The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

**10.0. General Remarks**

- 10.01. As mentioned in the Introduction to this report, a detailed building survey has not been undertaken on the Property and our comments on condition and state of repair are made to assist with our valuation assessment only and should not be taken as making any implied representation or statement about such parts.
- 10.02. We have assumed for the purpose of our valuation the Property is free from any contamination which may have an adverse impact on value.
- 10.03. It is further assumed that there is good Title to the Property and free from all encumbrances.
- 10.04. This report should not be reproduced in whole or in part without the express authority of Mass & Co.
- 10.05. We understand the purpose of this report is to advise Brentwood Borough Council on market value to assist in respect of a potential sale of garden land to the rear of Fron Cottage, Alexander Lane, Shenfield, CM15 8QE to the owners of the adjacent property Fron Cottage and is given on the strict understanding it is for this sole purpose only and should not be used or relied upon by any other Third Party whatsoever and in consequence we cannot accept liability for any Third Party Claims which may arise in connection with this matter.



10.06. We trust this report is satisfactory for your purposes. However, we shall be pleased to provide any additional comment or clarification on any part of this report as may be necessary.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Mark P. Burton', with a long horizontal line extending to the right.

**Mark. P. Burton. BSc FRICS**

RICS Registered Valuer

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**Appendix I**  
Photographs





Area subject to 'Garden Licence' looking west



View from foot of garden looking east towards house



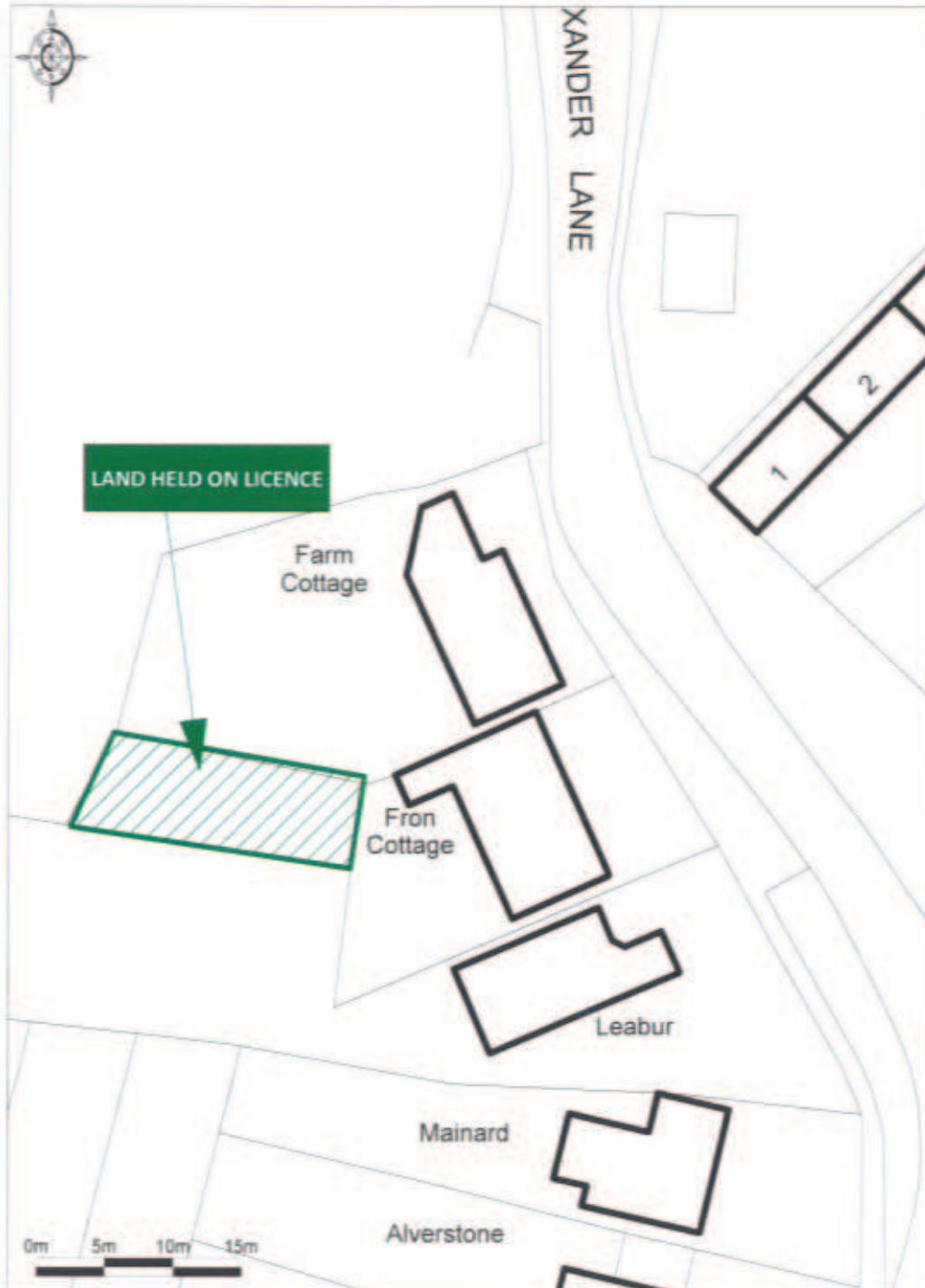
Fron Cottage looking west



Fron Cottage viewed from recreation ground (Farm Cottage in foreground)

**Appendix II**  
Plan

Land at Fron Cottage, Alexander Lane, Shenfield CM15 8QE



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For identification purposes only