



VALUATION TRIBUNAL FOR ENGLAND

Non-domestic rating appeal; 2017 rating list; accuracy of the rating list as at 1 May 2021; shop and premises; consent order sought by the parties

APPEAL NUMBER: CHG100897318

RE: Residual at Units I And J, The Market Place, Bolton BL1 2AR
(the "subject property")

BETWEEN:	Moorgarth Group Ltd	Appellant
	and	
	Ms L Formela-Osborne (Valuation Officer)	Respondent

SITTING: remotely using Microsoft Teams

ON: 29 April 2024

BEFORE: Mr M Aslam, Presiding Senior Member
Mr WJ Read, Senior Member

CLERK: Miss F Willson IRRV(Dip) BA(Hons)

APPEARANCES: Mr D Bullimore (on behalf of the appellant)
Mr C Ogbuagu (on behalf of the respondent)

Consent Order

Consent Order

1. On the application of the parties at the hearing, the panel made a consent order under regulation 35 of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, in respect of three entries in the rating list for Residual at Units I and J, The Market Place, Bolton BL1 2AR which were entered into the 2017 rating list as 'shop and premises' as follows:
 - (1) Residual at Units I/J, Market Hall, Market Place, Bolton BL1 2AR.
RV £83,000 with effect from 1 May 2021.

- (2) Residual at Units I/J, Market Hall, Market Place, Bolton BL1 2AR.
RV £80,500 with effect from 8th May 2021Rateable Value £83,000 effective from 8 May 2021.
 - (3) Residual at Units I/J, Market Hall, Market Place, Bolton BL1 2AR.
RV £76,000 with effect from 16th Oct 2021.
2. In accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009, the appellant made an appeal to this Tribunal on the ground that the entry in the rating list of the subject properties should be deleted. This was because the Valuation Officer had decided not to alter the 2017 rating list following the appellant's proposal to delete these entries.
3. On the hearing day both parties made an application for a consent order revising the rating list entry by deleting the subject properties:
- (1) Residual at Units I/J, Market Hall, Market Place, Bolton BL1 2AR.
RV £83,000 to be deleted with effect from 1 May 2021.
 - (2) Residual at Units I/J, Market Hall, Market Place, Bolton BL1 2AR.
RV £80,500 to be deleted with effect from 8th May 2021.
 - (3) Residual at Units I/J, Market Hall, Market Place, Bolton BL1 2AR.
RV £76,000 to be deleted with effect from 16th Oct 2021.
4. BY CONSENT IT IS ORDERED that the hereditaments be removed from the 2017 rating list with the effective dates above.

Refund of appeal fee

5. As the ground of the appeal has been made out, the appeal fee is to be refunded in full. This will take approximately six weeks to process.

Date issued to parties: 13 May 2024

Right of further appeal

Any party who is aggrieved by the Tribunal's decision, and who appeared or was represented at the hearing, has the right of appeal to the Upper Tribunal (Lands Chamber). Any such appeal should be made within four weeks of the date of this decision notice.
