

THE VALUATION TRIBUNAL FOR ENGLAND



Non-Domestic Rating appeal; Factory and Premises ; 2017 rating list; agreement to be ratified; appeal allowed in part.

RE: Valitus (Jessie Oldfield Site), 2 Brixham Road, Manchester M16 0WT
(the 'subject property')

APPEAL NUMBER: CHG101047852

BETWEEN: Valitus Ltd Appellant
(Represented by Altus Group)

and

Amanda Hitchins Respondent
(Valuation Officer)

BEFORE: Mr M Young (VTE Vice-President)

CLERK: Mr J Massey

ON: 20 March 2024

REMOTE HEARING

APPEARANCES: Mr A Fowke for the appellant
Mr S Wright for the respondent

Summary of decision

1. Appeal allowed in part.

Decision and reasons

2. This appeal had been brought to challenge the entry for the subject property in the 2017 rating list of rateable value (RV) £72,500 with effect from 5 August 2019 and was listed for a remote hearing on 20 March 2024.

3. As a Vice President of the Tribunal, I was authorised to sit alone in hearing this appeal, in accordance with the Tribunal Business Arrangements set out in the Consolidated Practice Statement.
4. The parties advised me that a verbal agreement had been reached. However, as there was insufficient time prior to the hearing for an application for a consent order to be completed and returned, the parties asked me to ratify the agreement reached.
5. The agreement reached was for a 2.5% split site/layout allowance to be applied with effect from 5 August 2019, resulting in a rateable value (RV) of £70,500 from this date.
6. Having regard to the circumstances outlined to me, I accepted the parties' submissions and directed the revised assessment as shown in this notice be entered into the rating list.
7. The appellant is also entitled to a full refund of the fee paid in accordance with regulation 13E(1)(a) of the Non-Domestic Rating (Alterations of Lists and Appeals) (England) Regulations 2009 (as amended). The refund may take up to six weeks to process.

Order

8. In accordance with Regulations 38 (4) and (9) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Officer is ordered to amend the entry for Valitus (Jessie Oldfield Site), 2 Brixham Road, Manchester M16 0WT in the 2017 Rating List as follows:

Rateable value £70,500 from 5 August 2019

The Valuation Officer must comply with this Order within two weeks of its making.

Date: 3 April 2024

Appeal number: CHG101047852