



**IN THE VALUATION TRIBUNAL FOR ENGLAND
IN THE MATTER OF A 2017 RATING LIST APPEAL**

Case No: CHG101126390

Sitting remotely using
Microsoft Teams

Date: 21 November 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

2017 rating list appeal; Local Government Finance Act 1988; Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009; rateable value agreed; Appeal allowed in part.

Before:

**Ms C Y Jones
Mrs S Patel**

Between:

Asda Stores Ltd

Appellant

- and -

**Andrew Mouland
(Valuation Officer)**

Respondent

Regarding:

**Asda Distribution, Isis Reach, Belvedere DA17 6JY
(the 'subject property')**

Representatives:

**Mr M Hawkins of Colliers, representing the Appellant
Mr M Williams, representing the Respondent**

Hearing date: 7 November 2025

DECISION AND STATEMENT OF REASONS

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Decision

1. This appeal is allowed in part.
2. The rateable value of the subject property in the 2017 rating list is altered to £3,620,000 with effect from 1 April 2017.

Introduction

3. This decision and statement of reasons is not a verbatim record of the proceedings.
4. This appeal has been brought in accordance with regulation 13A of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009 in respect of the 2017 rating list entry for the subject property.

Discussion

5. Prior to the commencement of the hearing the parties' representatives advised the Tribunal that they had reached an agreement to alter the 2017 rating list entry in respect of the subject property to £3,620,000 with effect from 1 April 2017.

Determination

6. Upon review, the panel was satisfied that an agreement had been reached to alter the 2017 rating list entry for the subject property as stated above. Therefore, the panel was content to ratify their agreement and confirm a RV of £3,620,000 with effect from 1 April 2017. This is set out below.
7. This appeal is allowed in part.

Order

8. In accordance with regulations 38(4) and 38(9) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Tribunal for England orders the Valuation Officer to alter the rating list within two weeks of the date of this order to show the entry in the 2017 rating list for the subject property at rateable value £3,620,000 with effect from 1 April 2017.

Refund of appeal fees

9. The Appellant is entitled to a refund of the appeal fees in accordance with regulation 13E of the Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009. This will be refunded as soon as possible.

Right of further appeal

10. Any party who is aggrieved at the Tribunal's decision, and who appeared or was represented at the hearing, has a statutory right of further appeal to the Upper Tribunal (Lands Chamber) pursuant to Regulation 42 of the Tribunal Procedure Regulations. A party does not require permission to appeal from the Tribunal. Any appeal must be made directly to the Upper Tribunal (Lands Chamber) within **four weeks** of the date this decision and statement of reasons is issued.

11. Further information regarding this statutory right of further appeal, and the parties' other rights, is contained in the guidance booklet "*A guide to tribunal decisions*" available on the Tribunal's website at www.valuationtribunal.gov.uk/guidance-booklets/.

Ms C Y Jones, Senior Member (Presiding)
Mrs S Patel (Senior Member)

Adrian Johnson
Clerk to the Tribunal

Date issued to the parties: 21 November 2025

	m2	£ per m2	Value
Ground floor main warehouse	22,983.70	68.50	1,574,383
Ground floor main warehouse	864.20	47.95	41,438
Ground floor office	1,005.50	86.11	86,584
Ground floor loading bay	2,856.20	32.54	92,941
First floor office	1,005.50	90.41	90,907
Mezzanine internal storage	864.00	30.82	26,628
Mezzanine internal storage	598.00	13.70	8,193
Ground floor cold store	6,415.00	61.60	395,164
Ground floor chill store 1	3,480.40	56.67	197,234
Ground floor chill store 2	13,560.96	56.67	768,500
Ground floor chill store 3	3,838.01	56.67	217,500
Ground floor warm room	42.08	73.15	3,078
Ground floor transport office	228.95	73.15	16,748
First floor office	228.95	73.15	16,748
Ground floor energy centre	550.08	63.18	34,754
First floor energy centre	550.08	53.20	29,264
Second floor energy centre	461.00	46.55	21,460
Ground floor workshop & battery charge area	404.17	66.50	26,877
Ground floor offices / reception / canteen	1,045.91	79.80	83,464
Ground floor office	19.50	79.80	1,556
First floor offices and meeting rooms	630.70	79.80	50,330
First floor plant room	87.50	53.20	4,655
Ground floor office	27.56	79.80	2,199
	61,747.95		3,790,605
Add: Plant and machinery			30,422
Subtract: 5% allowance for access			191,051
			3,629,976
			RV SAY: 3,620,000