



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

Case No: CHG101128890

Sitting remotely using
Microsoft Teams

Date: 24 July 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*2017 Rating List Appeal; Local Government Finance Act 1988; Car Showroom and premises;
Appeal allowed in part.*

Before:

**MR AMRAN HUSSAIN
MRS N CARMAN
MR B PROUDFOOT**

Between:

PETER NICHOLAS

Appellant

- and -

**AMANDA HITCHINGS
(VALUATION OFFICER)**

Respondent

Regarding:

**INCHCAPE ESTATES LTD BMW, CONCORDE WAY, STOCKTON-ON-TEES, TS18 3RB
(the “subject property”)**

Mr W Secrett, the representative for the Appellant
Mr P Holdsworth, the representative for the Respondent

Hearing date: 23 July 2025

DECISION AND STATEMENT OF REASONS

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Decision

1. The appeal is allowed in part.
2. The Tribunal finds that the entry for the subject property is reduced to Rateable Value (RV) £332,500 from 1 April 2017

Introduction

3. This appeal has been brought in respect of the following: Inchcape Estates Ltd BMW, Concorde Way, Stockton-On-Tees, TS18 3RB which was entered in the 2017 Rating List as 'Car Showroom and Premises' £405,000 RV, effective from 1 April 2017.
4. The proposal had been served on the Valuation Office Agency (VO) on 1 March 2023 seeking a £305,500 RV effective from 1 April 2017.
5. This statement of reasons is not and does not purport to be a full verbatim record of the proceedings.

Discussion

6. The issue for determination was the rateable value of the appeal property.
7. Prior to the commencement of the hearing, both parties entered into further discussions regarding the appeal. They reached verbal agreement of £332,500 RV.

Determination

8. As both parties were in agreement to this RV, the panel confirmed and ratified this amount.

Order

9. Under the provisions of regulation 38(4) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Tribunal for England orders the Valuation Officer to reduce the entry in the rating list to rateable value £332,500 with effect from 1 April 2017.
10. Under regulation 38(9), the Valuation Officer must comply with this order within two weeks of the date of its making.

Refund of appeal fees

11. As the grounds of the appeal have been made out, a refund of the paid fee will now be arranged (Regulation 13E of the NDR Alteration of Lists & Appeals Regs) provided there is no review of the Tribunal's decision. The refund will take around six weeks to process.

Right of further appeal

12. 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.

13. 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/.

Mr Amran Hussain, Senior Member (Presiding)
Mrs N Carman, Senior Member
Mr B Proudfoot, Senior Member

24 July 2025

Mr R Patel
Clerk to the Tribunal

Date issued to the parties: 24 July 2025