



**IN THE VALUATION TRIBUNAL FOR ENGLAND
IN THE MATTER OF A 2023 RATING LIST APPEAL**

Case No: CHG101143679

Sitting remotely using
Microsoft Teams

Date: 26 June 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — offices and premises — appeal allowed in part

**Before:
MR R CHERIYAN
MS CJ JONES**

Between:

PETER ROCHFORD HORTON

Appellant

- and -

**LUCY FORMELA-OSBOURNE
(VALUATION OFFICER)**

Respondent

**Regarding:
THE LONG BARN, HURLEY HALL, ATHERSTONE LANE, NR. ATHERSTONE,
WARRICKSHIRE CV9 2HT
(the “appeal property”)**

Mr Horton on behalf of the Appellant
Mr Asghar for the Respondent

Hearing date: 2 June 2025 10:00

DECISION AND STATEMENT OF REASONS

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Decision

1. The appeal is allowed-in-part.
2. The Tribunal panel ratified the parties agreement. The entry is reduced to Rateable Value (RV) £11,500 from 1 April 2023.

Introduction

2. This appeal has been brought in respect of the following: The Long Barn, Hurley Hall, Atherstone Lane, Nr. Atherstone, Warwickshire CV9 2HT which was entered in the 2023 rating list as 'offices and premises' £13,250 RV, effective from 1 April 2023.
3. The proposal had been served on the Valuation Office (VO) on 12 October 2023 seeking £11,000 RV effective from 1 April 2023.
4. This statement of reasons is not and does not purport to be a full verbatim record of the proceedings.

Background

5. The issue for determination was the rateable value of the appeal property

Discussion

6. Prior to the commencement of the hearing, both parties discussed the appeal further. They reached verbal agreement of £11,500 RV.

Order

7. 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 £11,500 with effect from 1 April 2023.
8. Under regulation 38(9), the Valuation Officer must comply with this order within two weeks of the date of its making.

Right of further appeal

9. 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.
10. 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 R Cheriyan, Senior Member (Presiding)
Ms CJ Jones, Senior Member

26 June 2025

Mr R Gath (IRRV)
Clerk to the Tribunal

Date issued to the parties: 26 June 2025