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

Case No: CHG101147279

Sitting remotely using Microsoft Teams

Date: 21 October 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

Business Rates ; Local Government Finance Act 1988; 2023 list appeal; Warehouse and premises; Unadjusted rate; Panel ratified the verbal agreement reached by the parties; Appeal allowed.

Before:
MR P WARD
MRS M CHAGGAR

Between:

GOODWILL LOGISTICS LIMITED — **Appellant**

- and -

LUCY DYER (VALUATION OFFICER) — **Respondent**

Regarding:
UNIT D, KNAVES BEECH INDUSTRIAL ESTATE, LOUDWATER, HIGH WYCOMBE, BUCKINGHAMSHIRE HP10 9QY
(the "subject property")

Mr A Hair of Ryan on behalf of the Appellant
Mr J Balogun of the Valuation Office Agency on behalf of the Respondent

Hearing date: TUESDAY 30 SEPTEMBER 2025

DECISION AND STATEMENT OF REASONS

Decision

1. The appeal is allowed.

2. The Tribunal finds that the current assessment of £125,000 Rateable Value (RV), with effect from 1 April 2023 was unreasonable and determined the reduced value of £118,000 RV with effect from 1 April 2023 as verbally agreed between the parties.

Introduction

3. The appellant's challenge to the Valuation Officer (VO) was made on 3 April 2023. The appeal to this Tribunal was made on 24 April 2025, following the VO's decision notice of 24 April 2025, in respect of the subject property. The material day in this appeal is 1 April 2023.

Background

4. The subject property was a 1980's industrial unit consisting of warehouse and ancillary space, with a total area of 1325.09m^2 and an RV of £125,000. It was located on an industrial estate immediately adjacent to the M40 between High Wycombe and Beaconsfield.

5. The issue in dispute was the unadjusted main space rate to be applied to the subject property's assessment. Originally, the VO defended the existing unadjusted main space rate of £95/m^2, whereas the appellant's representative sought a reduced rate of £87.50/m^2 to give an RV of £115,000.

6. Prior to the hearing, the parties reached a verbal agreement that the subject property should be valued at an unadjusted main space rate of £90/m^2 giving an RV of £118,000. The reduction had been reached after having regard to the unadjusted main space rates applied to the nearby comparable properties.

Determination

7. In view of the above findings and conclusions, the Tribunal is satisfied that the current assessment was excessive. The panel determined that the unadjusted main space rate should be reduced from £95/m^2 to £90/m^2, giving an RV of £118,000 RV, with effect from 1 April 2023.

Floor	**Description**	**Area m/^{2}**	**£/m^2**	**Value (£)**
Ground	Office	117.14	108	12,651
Ground	Warehouse	1174.86	87.75	103,094
Ground	Staff toilets	16.35	90	1472
Ground	Mess/Staff room	16.74	99	1657
			Sub total	118,874
Rounded £118,000 Rateable Value, with effect from 1 April 2023				

Order

8. Accordingly, we order the Valuation Officer to reduce the 2023 Rating List entry to £118,000 RV, with effect from 1 April 2023, within two weeks of the date of this Order.

Refund of fees

9. 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

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/.

Mr P Ward, Senior Member (Presiding)
Mrs M Chaggar, Senior Member
21 October 2025

Mr D Adamson
Clerk to the Tribunal
Date issued to the parties: 21 October 2025