



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

Case No: CHG101182047

Sitting remotely using
Microsoft Teams on
16 April 2026

Date: 17 April 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — public house and premises; rateable value in dispute; late settlement; agreement ratified by the panel.

Before:

**MRS A FIELDER
MS E MILLER**

Between:

JD WETHERSPOON PLC

Appellant

- and -

**KAREN GILES
(VALUATION OFFICER)**

Respondent

Regarding:

**WETHERSPOONS, FAIRFIELD ROAD, BRAINTREE, CM7 3HA
(the "subject property")**

**Mr M Dolben from Newmark Gerald Eve LLP for the Appellant
Mr R Hunter for the Respondent**

DECISION AND STATEMENT OF REASONS

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DECISION

1. The parties attended the hearing to confirm that agreement had been reached at a revised rateable value (RV) of £77,000 with effect from 1 April 2017.
2. The panel decided to ratify the parties' late agreement, and confirmed a revised rateable value of £77,000 with effect from 1 April 2017.
3. Any fee paid will be refunded in full in accordance with regulation 13E of The Non-Domestic Rating (Alteration of Lists and Appeals) (England) Regulations 2009 (as amended).

Mrs A Fielder, Senior Member
Ms E Miller, Member
17 April 2026

Mrs L Horne
Clerk to the Tribunal

Date issued to the parties: 17 April 2026