



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

Case No: CHG101191987

Sitting remotely using
Microsoft Teams

Date: 25 November 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — aviation training centre and premises; price per m² in dispute; late settlement; agreement ratified by the panel.

Before:
MISS K MARSDEN
MR P JENNINGS
MR A HETHERTON

Between:

JET2.COM LTD

Appellant

- and -

AMANDA HITCHINGS
(VALUATION OFFICER)

Respondent

Regarding:
UNIT 2, ORION BUSINESS PARK, STOCKPORT, SK3 0RS
(the “subject property”)

Mr R Davies from Lambert Smith Hampton representing the Appellant
Mr G Willetts for the Respondent

Hearing date: 24 November 2025

DECISION AND STATEMENT OF REASONS

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DECISION

1. The parties attended the hearing to confirm that agreement had been reached at the revised rateable value (RV) of £267,500 sought in the appellant's challenge.
2. The appellant's representative had disputed the Valuation Officer's approach to value the subject property as a hybrid (£85 per m² for offices and £52.75 per m² for the warehouse) and argued that car parking should not be a separate addition as it is reflected in the basic price for industrials.
3. On behalf of the Valuation Officer, Mr Willetts apologised for the late settlement and explained that this was due to the fact that he had only inspected the subject property last week.
4. The panel decided to ratify the parties' late agreement, and confirmed a revised rateable value of £267,500 with effect from 1 March 2019, based on £52.75 per m² and the relativities proposed by the appellant's representative with no separate addition for parking.
5. 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).

Miss K Marsden, Senior Member (Chair)
Mr P Jennings, Senior Member
Mr A Hetherton, Senior Member
25 November 2025

Mrs L Horne
Clerk to the Tribunal

Date issued to the parties: 25 November 2025