



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

Case No: CHG101196038

Sitting remotely using
Microsoft Teams on
23 April 2026

Date: 23 April 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — Ratification of agreement by parties; appeal allowed.

Before:

**MR M MIAH
MRS C BRIDGLAND**

Between:

JD WETHERSPOON PLC

Appellant

- and -

**KAREN GILES
(VALUATION OFFICER)**

Respondent

Regarding:

**WHIFFLER, BOUNDARY ROAD, NORWICH NR6 5JB
(the "subject property")**

Mr M Dolben of Newmark (Appellant's Representative)
Mr R Hunter (Respondent's Representative)

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeal is allowed.
2. The Tribunal panel ratified the party's agreement. The entry is reduced to Rateable Value (RV) is £37,000 with effect from 1 April 2017.

STATEMENT OF REASONS

Introduction

3. This appeal was made to the Tribunal on 20 November 2025 following a challenge decision which was issued by the Valuation Officer (VO) on 22 November 2023. The challenge decision confirmed no change would be made to the current RV of £71,500 with effect from 1 April 2017.
4. Prior to the commencement of the hearing, both parties discussed the appeal further and confirmed they had reached an agreement. They asked the panel to confirm a revised RV of £37,000 with effect from 1 April 2017.
5. As both parties were in agreement to this RV, the panel ratified this amount.
6. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

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 £37,000 with effect from 1 April 2017.
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) using Form T385 (Notice of appeal) within **four weeks** of the date this decision and statement of reasons was 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 M Miah, Senior Member (Chair)
Mrs C Bridgland, Member
23 April 2026

Miss K Hendry
Clerk to the Tribunal

Date issued to the parties: 23 April 2026