



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

Case No: CHG101360327

Sitting remotely using
Microsoft Teams

Date: 15 December 2025

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*RATING — Local Government Finance Act 1988 — car showroom and premises — appeal allowed
in part*

Before:
MR I LONSDALE
MRS N MANZOOR
MR C DERRICK

Between:

W J KING

Appellant

- and -

ANDREW MOULAND
(VALUATION OFFICER)

Respondent

Regarding:
573-597 PRINCES ROAD, DARTFORD DA2 6HH
(the “subject property”)

Mr Daniel Thairs for Town and Country Surveyors on behalf of the Appellant
Mr Simon Forbes for the Respondent

Hearing date: 10 December 2025

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) £347,500 from 25 April 2025.

STATEMENT OF REASONS

Introduction

3. This appeal has been brought in respect of the following: 573-597 Princes Road, Dartford DA2 6HH which was entered in the 2023 rating list as 'car showroom and premises' £370,000 RV, effective from 25 April 2025.
4. The proposal had been served on the Valuation Office (VO) on 2 June 2025 seeking £302,500 RV effective from 25 April 2025.
5. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Background

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

Discussion

7. Prior to the commencement of the hearing, both parties discussed the appeal further. They reached verbal agreement of £347,500 RV.

Order

8. 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 £347,500 with effect from 25 April 2025.
9. 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

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) using Form T385 (Notice of appeal) within **four weeks** of the date this decision and statement of reasons was 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 I Lonsdale, Senior Member (Chair)
Mrs N Manzoor, Senior Member
Mr C Derrick, Senior Member
15 December 2025

Mr Richard Gath IRRV (Hons)
Clerk to the Tribunal

Date issued to the parties: 15 December 2025