



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

Case No: CHG101436425

Sitting remotely using
Microsoft Teams on
12/06/2026 10:00

Date: 1 July 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

*Non-Domestic Rating appeal; Surgery and Premises; 2023 rating list; late agreement to be ratified;
appeal allowed in part.*

Before:

**MR HS DHAMI
MR R CHERIYAN**

Between:

LOCHAILORT KENTFORD LTD

Appellant

- and -

**KAREN GILES
(VALUATION OFFICER)**

Respondent

Regarding:

**ANIMAL HEALTH TRUST, LANWADES PARK, KENTFORD, CB8 7UU
(the "subject property")**

Mr J Marsden of Savills UK representing the Appellant
Mr H Leigh representing the Respondent

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeal is allowed-in-part.
2. The rateable value of the subject hereditament in the 2023 rating list is altered to £41,750 with effect from 6 May 2025, as agreed by the parties.

STATEMENT OF REASONS

3. Two appeals had been brought by the Appellant to challenge the entry for the subject property in the 2023 rating list of RV £510,000. Appeal CHG101433132 sought the deletion of the subject property's entry from the Rating List with effect from 6 May 2025, and CHG101436425 sought a reduction in the entry in the Rating List for the subject property to RV £0 with effect from the same date. Both were on the grounds that a program of works commencing on 6 May 2025 had rendered the subject property incapable of beneficial occupation.
4. The parties informed the panel that an agreement had been reached on the latter appeal that the subject property was, barring one building, incapable of beneficial occupation from 6 May 2025, and it had been further agreed that the entry in the list be amended to RV £41,750 from this date. Unfortunately, there had been insufficient time prior to the hearing to draw up a consent order, and the parties therefore requested the panel to ratify the agreement reached. Mr Marsden confirmed to the panel that the appeal seeking deletion of the subject property's entry (CHG101433132) was being withdrawn.
5. Having regard to the circumstances outlined to it, the panel accepted the parties' submissions and directed the revised assessment as shown on this notice be entered into the Rating List.

Conclusion

6. In view of the above findings and conclusions, the appeal is allowed in part.

Order

7. In accordance with Regulation 38 (4) and (9) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Officer is ordered to amend the entry for Former Animal Health Trust, Lanwades Park, Newmarket, CB8 7UU in the 2023 Rating List as follows—

Rateable value £41,750 from 6 May 2025

8. The Valuation Officer must comply with this Order within two weeks of its making.
9. The Appellant is also entitled to a full refund of the fees paid in accordance with regulation 13E(1)(a) of the Non-Domestic Rating (Alterations of Lists and Appeals) (England) Regulations 2009 (as amended). The refund may take up to 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) 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 HS Dhami, Senior Member (Chair)
Mr R Cheriyan, Senior Member
1 July 2026

James Massey
Clerk to the Tribunal

Date issued to the parties: 1 July 2026