

TAYSIDE VALUATION JOINT BOARD

REVALUATION 2023

VALUATION OF LAND



1.0 Introduction

This guidance applies to the valuation of land which is not exempt from the Valuation Roll in accordance with statute.

The subjects covered by this guidance include land used for a non-domestic purpose where valuation by another practice or guidance note is not appropriate; land with consent for development; land awaiting development; brownfield land and undeveloped land including a greenfield site.

Properties valued using this guidance should be described as "Land".

2.0 Subjects valued using other Practice Notes

Subjects with a structure (for example, a building) or where the site is used for purposes which are covered by other Practice Notes, for example storage yards, car parking, for a sporting use or are in a public park, should be valued in accordance with the relevant guidance.

3.0 Basis of Valuation

Where rental evidence exists, Development Land should be valued by application of the comparative principle using valuation rates derived from local rental evidence.

Where local rental evidence is not available appropriate land rates as applied in valuations undertaken on the Contractor's Basis of Valuation should be adopted (refer to Basic Principles Committee Practice Note 2, Contractor's Basis Valuations, and TVJB's Public Buildings).

4.0 Analysis

Analysis of land rates for application in contractor's basis has been undertaken having regard to the local markets taking account of assumptions inherent in the land element in a contractor's basis valuation.

5.0 Measurement

The total area of the land should be calculated in square metres.

6.0 Valuation

The valuation should be undertaken by the application of a rate(s) per square metre which will reflect location within Tayside as listed at Appendix 1.

Rates for intermediate areas should be interpolated.

6.1 Maintenance of Valuation Roll

The Land Register should be regularly scrutinised to identify potential additional Land entries and changes in ownership

7.0 Adjustments to Value

Additions and deductions should be based on the particular physical circumstances of the subject being valued relative to the local evidence. Adjustments should only be applied where that evidence indicates a material effect on the value.

Where the site is encumbered by buildings in a ruinous state, consideration should be given to Basic Principles Committee Practice Note 3 (Survey and Valuation of Properties Under Repair, Refurbishment or Reconstruction) and valuers should consider whether or not it is more appropriate to show the subject as “Under Reconstruction” or “Uninhabitable”.

Where any such entry for ‘premises’ is considered as appropriate in the Roll, care should be taken to ensure that the land element is not out of proportion to the ruinous buildings forming the encumbrance. In such cases an entry in the Roll for the surplus land may be appropriate, excluding the area which can reasonably be considered to be encumbered by the buildings.

8.0 Plant and Machinery

Rateable items of plant and machinery adding value to the Land not covered by valuation rates will be valued by application of the Contractor’s Basis of valuation with reference to guidance and replacement costs contained in the 2023 Rating Cost Guide Scotland. Examples include lighting, fencing, CCTV cameras and monitors, and sustainable drainage systems.

APPENDIX 1

AREA	DUNDEE	PERTH	MAIN BURGHS	SMALL BURGHS & VILLAGES	LANDWARD
Up to 100m ²	£52.50	£52.50	£50.00	£40.00	£25.00
At 500m ²	£50.00	£50.00	£45.00	£40.00	£22.50
At 1000m ²	£45.00	£45.00	£40.00	£37.50	£20.00
At 2000m ²	£40.00	£40.00	£37.50	£35.00	£17.50
At 3000m ²	£37.50	£37.50	£35.00	£32.50	£15.00
At 4000m ²	£35.00	£35.00	£32.50	£30.00	£10.00
At 5000m ²	£32.50	£32.50	£30.00	£25.00	£8.00
At 10,000m ²	£30.00	£30.00	£25.00	£20.00	£6.00
At 2Ha	£25.00	£25.00	£20.00	£15.00	£4.00
At 3Ha	£22.50	£22.50	£17.00	£8.00	£3.50
At 4Ha	£20.00	£20.00	£15.00	£6.00	£3.00
At 5Ha and over	£17.50	£17.50	£15.00	£6.00	£3.00