

REVALUATION 2023

VALUATION OF PUBLIC BUILDINGS – SITE VALUE

1 INTRODUCTION

The purpose of this practice note is to provide tables of rates to be applied in the valuation of the sites of subjects being valued on the Contractor's Basis, with sites being valued in terms of the Public Buildings Committee Practice Note No 4, Valuation of Contractor's Basis Subjects Area Adjustment and External Works.

2. VALUATION

In order to assist valuers in deciding which of the rates should apply in any given location a table of locations has been included at Appendix 1.

Where the Public Building is situated in a commercial location and where it is clearly advantageous for the particular type of subject to be in such a location the site value should be determined by the valuer having regard to the particular situation.

Where there is sufficient evidence in respect of sites of a particular class of subject, reference should be made to the level established by the analysis of that evidence.

The valuer should be aware of The Valuation for Rating (Decapitalisation Rate) (Scotland) Regulations 2005 and of the category of property to which each decapitalisation rate applies.

Should there be any doubt as to the application of this practice note, the valuer should consult with a senior member of staff.

3. TABLE OF RATES

The rates quoted in the table below are for the undeveloped site only, and should be used in stage 3 of the Contractor's Basis valuation: ascertainment of land value. In terms of the Scottish Assessors' Association Basic Principles Committee Practice Note No 2, the capital value of land should be established and added to the Adjusted Replacement Cost of the buildings. The rates quoted are therefore those required to fix capital values.

Tables of locations are appended for information at Appendix 1.

Rates for intermediate areas should be interpolated.

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

PERTH & KINROSS

PERTH CITY	LARGE BURGHS	SMALL BURGHS & VILLAGES	
		SMALL BURGHS & LARGE VILLAGES	SMALL VILLAGES
Perth	Auchterarder	Aberfeldy	Abernyte
Almondbank	Blairgowrie	Abernethy	Aberuthven
Huntingtower	Bridge of Earn	Alyth	Ardler
Invergowrie	Carsie	Bankfoot	Balbeggie
Lochty	Crieff	Birnam	Ballinluig
	Kinross	Blackford	Blair Atholl
	Milnathort	Comrie	Blairingone
	Pitlochry	Coupar Angus	Braco
	Ratray	Dunkeld	Bridge of Tilt
	Rosemount	Errol	Burrelton
	Scone	Glencarse	Caputh
		Inchture	Collace
		Longforgan	Crook of Devon
		Luncarty	Dunning
		Methven	Gilmerton
		New Alyth	Glenfarg
		Stanley	Greenloaning
			Guildtown
			Kenmore
			Kettins
			Kinloch Rannoch
			Kinnesswood
			Kirkmichael
			Luncarty
			Meigle
			Meikleour
			Moulin
			Murthly
			Muthill
			Pitcairngreen
			Rait
			St Fillans
			St Madoes
			Scotlandwell
			Spittalfield
			Woodside

ANGUS

MAIN BURGHS	SMALL BURGHS & VILLAGES		
	SMALL BURGHS	LARGE VILLAGES	SM1qzALL VILLAGES
Arbroath	Barry	Auchterhouse	Arbirlot
Elliot	Brechin	Bridgefoot	Bowriefauld
Forfar	Carnoustie	Birkhill	Bucklershead
Inchbraoch	Kirriemuir	Charleston	Carmyllie
Monifieth	Northmuir	Edzell	Craichie
Montrose	Westhaven	Friockheim	Craigo
Monifieth		Glamis	Colliston
St Vigean		Hillside	Douglastown
Tayock		Inveraldie	Duntrune
		Kingsmuir	Dykehead
		Letham	Easthaven
		Lunanhead	Inveraldie
		Maryton	Inverkeilor
		Monikie	Kellas
		Muirhead	Kingennie
		Newbigging	Kingoldrum
		Newtyle	Letham Grange
		Newbigging	Leysmill
		Strathmartine	Liff / Fowlis
		Westmuir	Memus
			Muidrum
			Padanaram
			Panbride
			Piperdam
			Roundyhill
			Tannadice
			Tealing
			Wellbank