

**LANDS TRIBUNAL FOR NORTHERN IRELAND**  
**LANDS TRIBUNAL AND COMPENSATION ACT (NORTHERN IRELAND) 1964**

**IN THE MATTER OF AN APPEAL**

**VR/22/1988**

**BETWEEN**

**JAMES HERBERT MOOREHEAD - APPELLANT**

**AND**

**THE COMMISSIONER OF VALUATION FOR NORTHERN IRELAND**

**Lands Tribunal for Northern Ireland - Mr A L Jacobson FRICS**

**Banbridge - 16<sup>th</sup> November 1988**

This appeal concerned the Net Annual Value of a bungalow at No 55 Carricknadarriff Road, Hillsborough, Co Down.

A new entry was made in the Valuation List by the District Valuer's Certificate dated 11<sup>th</sup> February 1988. The Net Annual Value was fixed at £305 Private Dwelling and Total.

A first appeal was made on 4<sup>th</sup> March 1988 by the Appellant to the Commissioner of Valuation. The Commissioner made no change by Certificate dated 20<sup>th</sup> May 1988 on the grounds that the "valuation is fair".

Mr James Herbert Moorehead (who was not represented) gave evidence that he considered his valuation high by comparison with No 7 Ballycrune Road NAV £235 and No 10 Ballycrune Road NAV £272. He requested a reduction to £272 Net Annual Value as he considered No 10 Ballycrune Road very similar as it was built by the same builder to the same plan and the WC (adjacent to the motor-house) had not been separately charged as in his house.

Mr Philip Patrick McDade ARICS, Senior Valuer in the Department of Finance & Personnel (for the Commissioner of Valuation) spoke to a valuation of £305 analysed as follows:-

House 132.7 square metres @ @1.95 per square metre	=	£259.00
Central Heating		£ 24.00
Motor House 23.9 square metres		£ 20.00
W.C 1.9 square metres		£ <u>2.00</u>
Net Annual Value		£ <u>305.00</u>

He supported this with five comparables viz:-

1. No 65 Carricknadarriff Road

Assessed @ £310 Net Annual Value.

Analyses:-

House 129.7 square metres @ £1.95 per square metre	=	£253.00
Full solid fuel central heating		£ 24.00
Motor House 53 square metres		£ <u>33.00</u>
Net Annual Value		£ <u>310.00</u>

2. No 13 Carricknadarriff Road

Assessed @ £280 Net Annual Value

Analyses:-

House 124.9 square metres @ £1.95 per square metre	=	£244.00
Full oil fired central heating		£ 21.00
Motor House 19.7 square metres		£ <u>15.00</u>
Net Annual Value		£ <u>280.00</u>

3. No 11 Carricknadarriff Road

Assessed @ £325 Net Annual Value

Analyses:-

House 147.1 square metres @ £1.88 per square metre	=	£277.00
Full oil fired central heating		£ 24.00
Double Motor House 36.2 square metre		£ <u>25.00</u>
		£326.00
Net Annual Value		£ <u>325.00</u>

4. No 282 Ballynahinch Road

Assessed @ £295 Net Annual Value

Analyses:-

House 129 square metres @ £1.95 per square metre	=	£251.00
Central Heating		£ 24.00
Motor House 28 square metres		£ <u>21.00</u>
		£296.00
Net Annual Value		£ <u>295.00</u>

5. No 265 Ballynahinch Road

Assessed @ £355 Net Annual Value

Analyses:-

House 151 square metres @ £2 per square metre	=	£302.00
Central Heating		£ 27.00
Motor House 42 square metres		£ <u>25.00</u>
		£354.00
Net Annual Value		£355.00

Mr McDade also provided the analyses of Mr Moorehead's comparables viz:-

A. No 7 Ballycrune Road

Assessed @ £235 Net Annual Value

Analyses:-

House 106 square metres @ £1.91 per square metre	=	£202.00
Motor House 20 square metres		£ 15.00
Central Heating		£ <u>18.00</u>
Net Annual Value		£ <u>235.00</u>

B. No 10 Ballycrune Road

Assessed @ £272 Net Annual Value

Analyses:-

House 126.4 square metres @ @1.85 per square metre	=	£234.00
Full oil fired central heating		£ 21.00
Motor House 22 square metres		£ <u>17.00</u>
Net Annual Value		£ <u>272.00</u>

Mr McDade told the Lands Tribunal that he did not inspect the last comparable internally and could not confirm (as Mr Moorehead had stated) that there was an outside WC adjacent to the Motor House. He also considered that comparable No 1 was the best comparable. It was the closest in situation, was on an elevated site; somewhat similar in size of house; of a similar quality finish and fittings but with a larger motor house.

**DECISION**

The Tribunal inspected externally the subject hereditament and all the comparable bungalows.

The so-called "tone of the list" is properly illustrated by the series of comparables analysed earlier in this decision.

There is only one of the comparables which is apparently a little out of line with the rest and that is No 10 Ballycrune Road which Mr Moorehead stated was built by the same builder from the same plan. The Tribunal was unable to inspect that bungalow internally and to measure it so it is impossible for the purpose of this decision even to see if there is an outside WC adjacent to the Motor House (as in the subject hereditament).

As far as the Appellant's other comparable is concerned it is much smaller and the Tribunal rejects it as a proper comparable to use as too many adjustments are necessary to make a proper comparison.

The five comparables put forward on behalf of the Commissioner of Valuation fully support the assessment of No 55 Carricknadarriff Road @ £305 Net Annual Value. Consequently the Tribunal affirms the entry in the Valuation List and makes no change.

The Tribunal makes no order as to costs.

**ORDERS ACCORDINGLY**

**12<sup>th</sup> December 1988**

**Mr A L Jacobson FRICS  
Lands Tribunal for Northern Ireland**

**Appearances:-**

**The Appellant, Mr James Herbert Moorehead, by himself.**

**Mr Philip Patrick McDaid ARICS for the Respondent Commissioner.**