

NON DOMESTIC REVALUATION 2003

CLASS 321

EQUESTRIAN ESTABLISHMENTS

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1.0 DESCRIPTION

1.1 Equestrian establishments may vary in nature although there can often be an overlap or mix of use as outlined below.

1.2 RIDING SCHOOLS – A riding school is primarily concerned with giving tuition to individuals/groups in riding skills and also general “horsemanship”. Instructors are generally qualified and the premises are licensed by DANL to permit such use. Schools, FE Colleges may contract with such establishments/instructors to provide structured equine related NVQ courses. “Riding for the Disabled” may also have regular bookings. These enterprises operate under license from DARD.

1.3 LIVERY STABLES – A “livery stable” is a business concern which offers facilities for owners to stable their own horses, usually within one of the following options:

Full livery – the horse is stabled, fed, watered, groomed, mucked out and exercised / “broken” by the owner of the livery yard.

Part livery – the horse is stabled but the owner may undertake to exercise, groom, muck out and feed in any combination.

Stabling only – the horse is stabled and the owner is responsible for everything else.

Livery yards are not required to be licensed.

1.4 EQUESTRIAN CENTRES – This is where the use of a livery stable and that of a riding school begins to overlap. These establishments are generally larger scale and will usually provide indoor/outdoor arenas, all types of livery, qualified instruction, schooling, show jumping/cross country, equine transport etc. DARD license required.

1.5 TREKING CENTRES – Apart from a very few establishments, these types of operations are seasonal and tend to be somewhat “rough and ready”. Horses/ponies, kept out all year are brought in to be “tacked up” when required. These will generally be located in remote areas where tourism is an important factor and are used to supplement a “small farm” generated income. In most instances, there may be little here to value for rates purposes. DARD licence required.

1.6 STUD FARMS - These hereditaments will typically comprise mainly stables, with ancillary barns, office, stud house, sand ménage etc. The site may also be associated with general agriculture and so care should be taken to clearly identify those buildings primarily associated

with the stud farm enterprise. (ie. The use for purely agricultural purposes is more than deminimus, Sch.1, Paras 2 & 4)

2.0 DISTRICT RESPONSIBILITY

- 2.1 District offices will be responsible for the inspection / valuation of “equestrian” properties within their respective areas.
- 2.2 Research has been carried out in the Omagh office.

3.0 4TH REVAL BASIS OF VALUATION

- 3.1 No scheme was in place for such properties at 4th Reval.
- 3.2 Most properties were valued on a comparative basis, with an overall £/m² loosely related to that of warehousing / storage, and allowances made for location, quality etc.
- 3.3 The contractor’s basis was also employed in some instances.

4.0 5TH REVAL BASIS OF VALUATION

Comparative method of valuation, based upon £/m² applied to **gross internal** areas, at rates suggested in 5.0 below.

5.0 VALUATION APPROACH

5.1 Stables

- 5.1.1 There is a distinct lack of rental evidence available for stables given that virtually all are owner occupied. The proposed levels applied have been based upon the limited evidence, which is available, and some weight has also been given to those levels adopted by Scottish Assessors.
- 5.1.2 This scheme proposes that the following rates are applied to **gross internal** areas:

General Description	Rate/m ²
1. Modern Stabling – purpose built, portal-framed, concrete floor, electric light and water supply. (Good standard).	£6.00
2. Older Stabling – purpose built, stone / brick walls, slated roof, electric light and water supply. May formerly have been related to dwelling. (Good standard).	£4.50
3. Converted AgOs – Former agricultural buildings. Typically, stone walls, slated roof concrete floor, electric light and water supply. (Modest standard). *	3.00

* It is not unexpected for properties described as category 3. above to have a pricing within band 2, given that the building(s) concerned may be converted modern farm buildings. Valuers to exercise discretion in this regard and value as circumstances on the “ground” dictate.

5.1 (NOTE: It may be the case that proprietor of a riding establishment will also keep horses that are for his/her own personal use and pleasure – hunting, show jumping, eventing etc. The issue of whether some stables within a commercial yard can be valued instead as “DO” very much depends upon the circumstances apparent to the Valuer during his inspection.

5.4 Associated Buildings

5.5 It should be remembered that in most instances, these are **ancillary** to the stabling. The primary purpose of the property is stabling horses. Any excessive facilities may not add significantly to the rent that the hypothetical tenant would pay. Judgement must be used to ensure that the value applied to the ancillary facilities is not disproportionate to the value of the stables.

5.6 These buildings are also measured GIA and should be valued relative to the price per m² adopted for the stabling. Where a mix of stables (old and new) exists, then valuers should relate a price per m² based upon the higher valued stables.

5.7 The following are suggested relativities where the ancillary facilities are of an appropriate size for the number of stables available.

Accommodation Type	x Times Stable Rate
Offices / tack rooms (good)	1.25
Stables of timber const ⁿ	0.75
Open stalls	0.25
Barns	0.30 – 0.50
Standard size indoor arenas (but see 9.2.4 below)	0.6
Outdoor arenas	(see 9.2.9 below)

5.8 The rideable area of an arena should be a minimum size of 20m x 40m – both “indoor” and “outdoor” facilities. There will be instances where an arena may not conform to this standard (eg. site constraints or converted AgO).

Arenas of a non standard size are to be treated on their own merit.

5.9 There are superficial similarities between some indoor arenas and industrial/warehouse buildings. However, differences are such (eg. planning permission, quality, finish, floors, location, access and high maintenance etc.) that direct application of industrial/warehouse pricings would not be appropriate.

5.10 The factor expressed in 9.2.3 above assumes suitable size and average quality. A lower factor may be appropriate where VLA is satisfied that size of arena is excessive in relation to the use of the whole property, or poor quality – converted AgO.

5.11 Conversely, purpose built competition standard arenas with spectator galleries, commentary box, public facilities etc may justify a higher factor.

5.12 An outdoor arena, (also known as a ménage), will generally be properly enclosed, have adequate sub-terrain drainage and be surfaced with mainly sand or bark chippings. Further enhancement may include the addition of flood lighting.

5.13 Pricings for outdoor arenas should be within the range £0.30 - £0.50/m² to reflect finish / enhancements.

6.0 FORMS OF RETURN

Forms of return do not need to be issued.

7.0 CONTACTS

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