

Savills Leisure & Trade Related Rating – Touring caravan storage land



Savills Leisure

- Retail Leisure
- Licensed Leisure
- Leisure and Trade

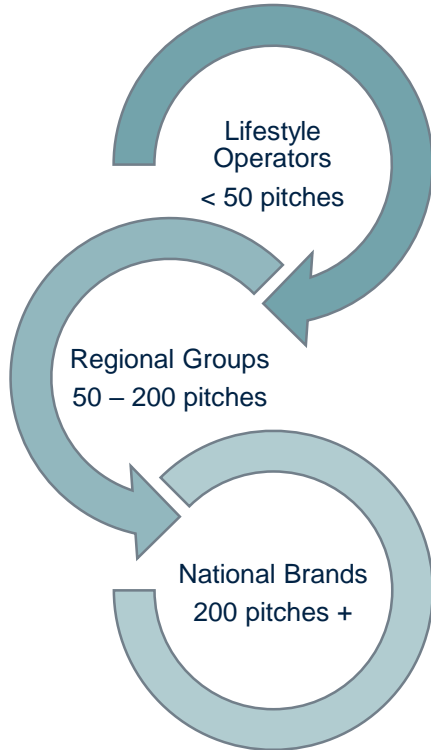


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Specialising in providing rating valuations, valuation and consultancy advice to lenders, investors and operators across the UK

Key Market Overview



The Basis for the Rating of Caravan Storage areas

Historically caravan storage areas were purely provided on vacant land which the landowner was able to use for storage purposes, normally low-cost developments which provided an alternative income stream.

In recent years, with increased demand for staycations along with market consolidation, the sector is becoming a more mainstream investment with, in some instances, a sizeable capital expenditure being required for security, after all, the cost of a touring caravan these days are in some circumstances, more than a static caravan, ignoring RV's!

In essence, any property that is used on a commercial basis, the Valuation Office will place a Rateable Value on it which will then enable the Billing Authority to charge rates.

The basis of rating evolves around rental evidence for either the land and / or buildings for which there is normally adequate available on the open market.

Generally speaking, caravan storage tends to fall under Section 547 of the Valuation Office Rating Manual as “Land used for storage, lorry parks and scrapyards”,

The Basis for the Rating of Caravan Storage areas

The Rateable Value

- Represents the annual Rent for a business/ property
- Set by Valuation Office Agency as opposed to the Local Billing Authority
- Unique and individual for each property
- Reviewed every 5 years or so by the VOA, soon to be every 3 years?
- Can be appealed and reduced
- Currently all RV's are being revised everyone will have a new RV for 2023

2023 Rating Revaluation

- Currently it is envisaged that the basis will remain the same or similar
- If you are unhappy with your current Rateable Value, go on line a do a “comparison” with other properties.
- If you think you have a case, then lodge a “Check” straight away as the end of the 2017 List is nearly here, BUT remember your RV could go up as well as down! Your “Check” must be lodged in plenty of time to allow the VO to acknowledge it before 31st March 2023.

2023 Rating Revaluation

- Someone is bound to ask the question “why isn’t my property assessed on the income”, well, in theory this is a possibility, but remember, that is all well and good if you’re income is average, but if it is higher than normal it could well result in a higher rateable value.
- Your total income excluding VAT would be taken at between 25-30% to Rateable Value and don’t forget that if you have any other income streams derived from the land that would also be added in!

Valuation Office examples

Caravan Store Leighton Grange Farm, Middlewich Road, Leighton, Crewe, CW1 4QQ	Land used for storage and premises	2,007	£5,000
Caravan Storage At Fir Tree Farm, Common Lane, Duddon, Tarporley, Cheshire, CW6 0HG	Land used for caravan storage and premises	1,819.5	£11,750
Burton Caravan Sales, Chester High Road, Burton, Neston, Merseyside, CH64 8TF	Caravan sales & premises	7,321.5	£20,500
Caravan Storage Land At Woodside Farm, Blindfoot Road, Rainford, St Helens, Merseyside, WA11 7HY	Land used for caravan storage	3,265.03	£14,500
Caravan Storage Land At Moss House Farm, Fleet Lane, St Helens, Merseyside, WA9 2NA	Land used for caravan storage	960.34	£1,675
Caravan Storage Land At Mossborough Hall, Mossborough Hall Lane, Rainford, St Helens, Merseyside, WA11 7JE	Land used for storage	880	£2,200
Caravan Storage At 171, Berrys Lane, St Helens, Merseyside, WA9 3HD	Land used for storage	2,316.6	£10,250
Caravan Storage At Weathercock Hill Farm, Garswood Road, Ashton-in-makerfield, Wigan, Lancs, WN4 0XH	Land used for storage and premises	1,420.6	£6,300

Valuation Office valuations

Land used for storage floor areas

Description	Area m ² /unit	£ per m ² /unit	Value ?
Ground floor rough surfaced, fenced land	7,800	£1.25	£9,750
Ground floor rough surfaced, fenced land	2,100	£1.25	£2,625
Total	9,900		£12,375

Additional details

Description	Area m ² /unit	£ per m ² /unit	Value ?
Store	2085	£10.00	£20,850
Total			£20,850

Valuation

Total value			£33,225
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Valuation Office valuations

Land used for storage floor areas			
Description	Area m²/unit	£ per m²/unit	Value ?
Ground floor unsurfaced, fenced land	3,600	£2.60	£9,360
Total	3,600		£9,360
Valuation			
Total value			£9,360
Rateable value (rounded down)			£9,300

Valuation Office valuations

Caravan Storage land

Description	Area m ² /unit	£ per m ² /unit	Value ?
Ground floor hard surfaced, fenced land	10,300	£3.00	£30,900
Total	10,300		£30,900

Additional details

Description	Area m ² /unit	£ per m ² /unit	Value ?
Workshop	220	£15.00	£3,300
Office	28.05	£20.00	£561
Storage container	27.76	£10.00	£278
Total			£4,139

Valuation

Total value			£35,039
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Valuation Office valuations

Year	Standard multiplier	Small business multiplier
2022 to 2023	51.2 pence	49.9 pence
2021 to 2022	51.2 pence	49.9 pence
2020 to 2021	51.2 pence	49.9 pence
2019 to 2020	50.4 pence	49.1 pence
2018 to 2019	49.3 pence	48.0 pence
2017 to 2018	47.9 pence	46.6 pence

Caravan Storage areas





Thank You

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