

HM COURTS & TRIBUNALS SERVICE  
LEASEHOLD VALUATION TRIBUNAL

Case No: CHI/00HY/OAF/2013/0002

In a matter under Sections 9, 21 and 27 of the Leasehold Reform Act 1967, as amended, ["the Act"]

Property: Dacris, Southampton Road, Whaddon, Salisbury, Wilts, SP5 3EB

Upon the application to the Salisbury County Court of David Christopher Rooney [the Applicant] and a further application by him to the Tribunal dated 3<sup>rd</sup>. January 2013.

Inspection - 27<sup>th</sup>. March 2013

Determination – 3<sup>rd</sup>. April 2013

The matter was considered upon the consideration of the Applicant's written representations without a hearing.

Tribunal Mr. J.S. McAllister F.R.I.C.S. [Valuer Chairman]  
Mr. M. J. Ayres F.R.I.C.S. [Valuer Member]

DETERMINATION AND REASONS

SUMMARY DECISION

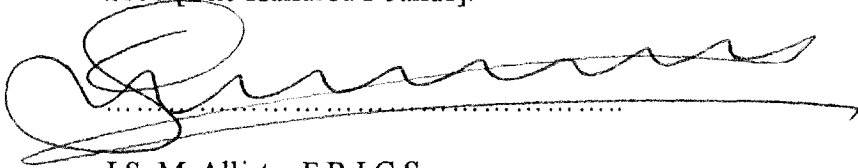
1. The Tribunal has determined, for the reasons set out below, that the price payable by the Applicant for the freehold reversion in the property is to be the sum of £100 [One Hundred Pounds] and that the amount of unpaid pecuniary rent payable for the property up to the date of the proposed conveyance is nil.

REASONS

2. The Tribunal inspected the property on the 27<sup>th</sup>. March 2013 in the presence of the Mr. Rooney the Applicant. It is a semi detached two storey house. The Tribunal had received a valuation report from the Applicant's valuer, Mr. C.R. Abnett F.R.I.C.S. of Myddelton & Major, Chartered Surveyors of Salisbury dated 17<sup>th</sup>. December 2012, in which he valued the enfranchisement price for the property in the sum of £100. He described the property as having been built around 1900 with a later rear addition. It is traditionally built of brick walls under a concrete tile covered main roof and with a bituminous felt covered flat roof to the rear extension.

of deferment or unexpired term of the lease is 680 years. In other words the current leasehold interest is a virtual freehold.

10. Accordingly the Tribunal's valuation of the freehold reversion in the property is £100 [One Hundred Pounds].

A handwritten signature in black ink, appearing to be 'J.S. McAllister', written over a horizontal dotted line. The signature is fluid and cursive, with a large initial 'J'.

J.S. McAllister F.R.I.C.S.  
Chairman

Dated 3<sup>rd</sup>. April 2013