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DONCASTER

Office

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**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers Est 1924

MARKETING REPORT

IN RELATION TO

**PROPOSED BARN CONVERSION**

**STATION ROAD**

**OWSTON FERRY**

**DONCASTER**

**DN9 1AW**

PREPARED FOR

**MR A AXE**

**22 STATION ROAD**

**OWSTON FERRY**

**DONCASTER**

**DN9 1AW**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Regulated by RICS



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R Guy Hunter BSc, M.R.I.C.S.

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1. Photographs of the property and surroundings .
2. Proposed accommodation layout plan.
3. Proposed site plan.

## **1. INSTRUCTIONS**

### **1.1 Identity of the Client**

Mr A Axe of 22 Station Road, Owston Ferry, Doncaster DN9 1AW.

### **1.2 Purpose of Valuation**

We have been asked by the client to provide an opinion, for marketing purposes, of the value of the property when the conversion works have been completed.

As this report is only intended for marketing purposes it has not been prepared in accordance with the RICS Red Book.

### **1.3 Subject of the Valuation**

Proposed Barn Conversion, Station Road, Owston Ferry, Doncaster, DN9 1AW.

### **1.4 The Interest to be Valued**

Freehold (assumed).

### **1.5 Type of Property and how it is to be Used or Classified**

A dilapidated Grade II Listed Barn.

## **2. BASIS OF VALUATION**

### **2.1 Market Value**

This is defined as:

*The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

## **3. DATE AND EXTENT OF INSPECTION**

### **3.1 Date of Inspection – External Only**

30<sup>th</sup> November 2023.

### **3.2 Extent of Inspection**

We have not carried out a Structural or Building Survey, nor have we inspected those parts of the property which are covered, unexposed or inaccessible. We cannot express an opinion about or advise upon the condition of uninspected parts and therefore this report should not be taken as making any implied representation or statement about such parts. External inspections were undertaken from ground level.

Parts of the building have collapsed and it is in very dangerous condition. The structure has therefore only been viewed from the exterior.

In regard to the site only a brief examination of selective areas has been undertaken. No ground examinations have been undertaken nor, unless specifically stated to the contrary, any research undertaken in regard to previous historical use of the subject site and immediate area.

### **3.3 Measurements**

Unless stated to the contrary all building measurements have been undertaken in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6<sup>th</sup> Edition).

Unless stated to the contrary site areas have been calculated from the relevant Ordnance Survey Plan(s) and are provided as a general guide only and should not be taken as exact.

## **4. MATERIAL INVOLVEMENT AND STATUS OF THE VALUER**

### **4.1 Material Involvement**

As far as we are aware no conflict of interest exists. Marketing advice was last given in 2022. We do not undertake any other work for the client.

### **4.2 Status of Valuer**

External Valuer.

## **5. GENERAL ASSUMPTIONS**

The following assumptions will be made which we shall be under no duty to verify:

- a. that no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated;
- b. that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances, covenants or outgoings;
- c. that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, or its intended use, is or will be unlawful;

- d. that inspection of those parts that have not been inspected would neither reveal material defects nor cause the writer to alter the report materially;
- e. unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the property and that there is no potential for contamination of the subject property or from any neighbouring property.
- f. no allowance has been made for taxation which may arise on purchase/disposal (whether actual or notional), and advice assumes free from borrowing and other encumbrances.
- g. no geological or other ground investigations have been made and it is assumed that there are no factors that would add to normal development costs. If any development involves the demolition of existing buildings it is assumed that no unusual costs would be incurred.
- h. That the building is subsequently compliant in terms of residential letting accommodation (in the format as described in this report).

## **6. SOURCES OF INFORMATION**

Proposed layout plan of accommodation obtained from Howard Wroot.

## **7. NON PUBLICATION RESTRICTION/CONFIDENTIALITY**

Neither the whole nor any part of the Report nor any reference thereto may be included in any published document, circular or statement nor published in any way without the writers written approval of the form and context in which it may appear.

This report is intended for the exclusive use of the addressee, for the specific purpose referred to, and no responsibility whatever is accepted to any third party for the whole or part of the contents.

## **8. CONFIRMATION OF RELIABILITY**

Confirmed to named client.

## **9. DESCRIPTION OF THE PROPERTY**

### **9.1 Type**

The building comprises a former Tithe Barn being of traditional brick and pan-tiled construction .

It is understood the building is Grade II Listed and probably at least 200 years old.

The building is not detached and to the southern side is adjoined to an old vacant courtyard building (24 and 24a Station Road).

The gross external footprint of the building is approximately 170 square metres.

## **9.2 Location**

The old established rural village of Owston Ferry (which has a population of about 1,328 as at the 2011 Census) is located next to the west bank of the River Trent some 15 miles east of Doncaster. The small town of Epworth is about 3 miles away and junction 2 of the M180 motorway is about 6 miles.

There are very limited facilities within the village.

The barn is located just off Station Road and is accessed from a shared unadopted road. The property adjoins the site of a former poultry farm. There are agricultural and industrial style buildings opposite and commercial vehicles stored on nearby adjacent land.

## **9.3 Accommodation (all measurements approx. only)**

The proposed accommodation layout is as follows:

### **Ground floor**

Entrance Hall  
Cloakroom  
Lounge/Dining Room  
Kitchen with Utility Area  
Study

### **First floor**

Landing  
Bedroom 1 with En-suite  
Bedroom 2 with En-suite  
Bedroom 3  
Bedroom 4  
Bathroom

Allow for the thickness of the walls (about 0.35m) the gross internal area is about 285 square metres.

## **9.4 Site and Outbuildings**

The proposed layout shows a single integral garage and side garden.

The extent of the plot is as indicated on the enclosed site layout plan (Appendix 3).

## **9.5 Services**

Mains water, electricity and drainage assumed to be available.

## **9.6 Roads and Access**

The property is accessed from Station Road by a private shared road. The shared access serves various residential properties, former agricultural buildings, redundant cottages and commercial yard use.

## **10. TENURE AND OCCUPATION**

### **10.1 Tenure**

Assumed freehold.

## **11. TOWN AND COUNTRY PLANNING MATTERS AND OTHER STATUTORY REGULATIONS**

This marketing advice is based on the assumption that the property will be converted in accordance with the layout plan prepared by Howard Wroot and appended to this report.

The advice assumes satisfactory completion of all works in accordance with approved plans and specifications and that the works are carried out under professional supervision.

We have not been provided with any detailed specifications and assume that the works will be completed to a reasonable standard compatible with the style and age of the building.

## **12. MATERIAL CONSIDERATIONS AND ENVIRONMENTAL FACTORS**

### **12.1 Constructional Details**

The building has suffered serious structural failure and a sections of the walls and roof have collapsed, as can be seen from the photographs. The building is in dangerous condition.

### **12.2 Contamination**

Not applicable for the purpose of this report.

### **12.3 Coal Mining**

None known in the area.

### **12.4 Flooding**

The Environment Agency web site indicates, on their flood map for planning, that the subject site is in a Flood Zone One area (low risk).

#### **12.5 Hazardous or Deleterious Materials**

No investigations made.

#### **12.6 Radiation**

The property is in a Radon Gas area.

### **13. COMMENT ON MARKET CONDITIONS**

#### **13.1 The Market In General**

Following the declaration of the COVID pandemic in March 2020 the housing market experienced a strong level of activity. This was due to several factors at the time including historically low interest rates, a relative shortage of available properties on the market and pent-up demand following the period of lockdown. Various stamp duty holidays also helped to fuel the level of demand at this time.

Since December 2021 there have been various increases in the base rate which has affected the cost of mortgage finance. From the latter part of 2022 we noticed a downturn in the level of activity which was compounded by rising inflation and concerns over the performance of the UK economy.

The housing market is not uniform and different sectors can perform to varying levels in terms of demand and price fluctuations. Even in relatively small geographical areas there can be significant variations in the level of demand and price depending upon the type of property and its location.

During 2023 the general level of activity in the market has been inconsistent. Increases in borrowing costs have generally made buyers more cautious and mindful of value for money.

#### **13.2 The Subject Property and Factors Affecting Value**

In terms of the marketing consideration is given to the general characteristics of the property and its location. These are factors that the average buyer in the market would take into account and not our personal views. In our experience the average buyer would consider the following:

The conversion would offer a good sized overall floor area with 4 bedrooms and 2 en-suites. However, the building is not detached and the average buyer would probably be mindful of future uses or development of adjoining buildings and land.

Owston Ferry has traditionally been an area of modest popularity. This is reflected in resale values and selling times.

As noted previously the property adjoins non-residential uses and this is likely to be a significant detraction.

The adjoining cottages immediately to the south are derelict and this is likely to be of concern to a future buyer, in terms of potential future use or redevelopment, etc.

The road is not adopted and is shared. The liability for maintenance and repair would also be a consideration.

The average buyer in the market would probably require a mortgage and these factors are also points that a valuer would take into account when advising on the suitability of the property for mortgage purposes.

#### 14. COMPARABLE EVIDENCE

Below are examples of transactional evidence from the market. These examples are intended to give a general indication to the level of values applicable to the area. The property has not been valued on a rate per square metre basis as there are numerous other factors that affect value apart from the overall size (as noted in the comments above)

17 Epworth Road Owston Ferry DN9 1AR	A modern 3 bedroom detached house. On site parking but no garage. EPC floor area: 107 square metres.	Sold for £249,000 in June 2023
Hetbe House South street Owston Ferry DN9 1RP	A modern 3 bedroom (en-suite) detached house with single integral garage. EPC floor area: 129 square metres.	Sold for £300,000 in April 2023
27 St Martin's Park Owston Ferry DN9 1FE	A modern 5 bedroom (en-suite) detached house with single integral garage. EPC floor area: 126 square metres.	Sold for £310,000 in August 2023

#### 15. MARKETING ADVICE

**Suggested asking price: £275,000 (Two Hundred and Seventy Five Thousand Pounds).**

**Serious consideration be given to any offers over £250,000 (Two Hundred and Fifty Thousand Pounds).**

#### 16. DECLARATIONS

### 16.1 Valuer Details

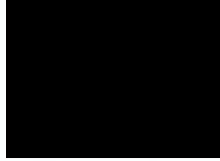
R G Hunter BSc MRICS has been valuing property in this region for over 25 years. The valuer is considered to have sufficient current local knowledge of this particular market, and the skills and understanding to provide the marketing advice.

### 16.2 Professional Indemnity Insurance

This firm has a £4 million (Four Million Pounds) limit of indemnity on a per claim basis.

### 16.3 Valuation Date

30<sup>th</sup> November 2023



Signed by R G Hunter BSc MRICS 0095486 RICS Registered Valuer

On behalf of GRICE & HUNTER

Dated this 1st day of December 2023

GRICE AND HUNTER  
7 PRIORY PLACE  
DONCASTER  
DN1 1BL

Tel: 01302 360141

e-mail: [griceandhunter@btconnect.com](mailto:griceandhunter@btconnect.com)

**APPENDIX ONE**

**PHOTOGRAPHS OF THE PROPERTY AND SURROUNDINGS**

Adjoining buildings



The Barn (southern elevation)



The Barn



The Barn



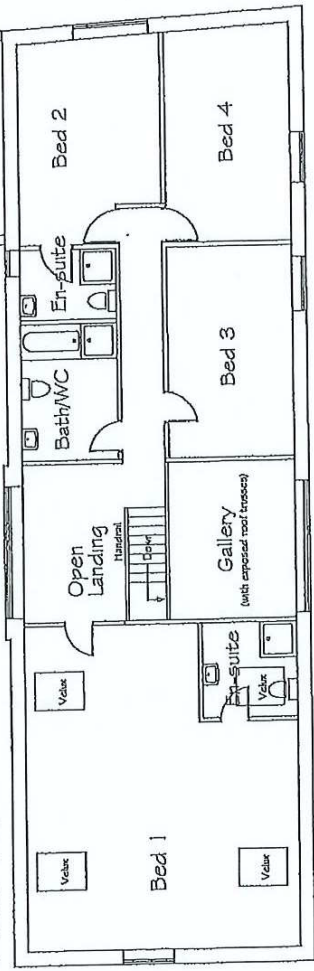
Buildings to the north



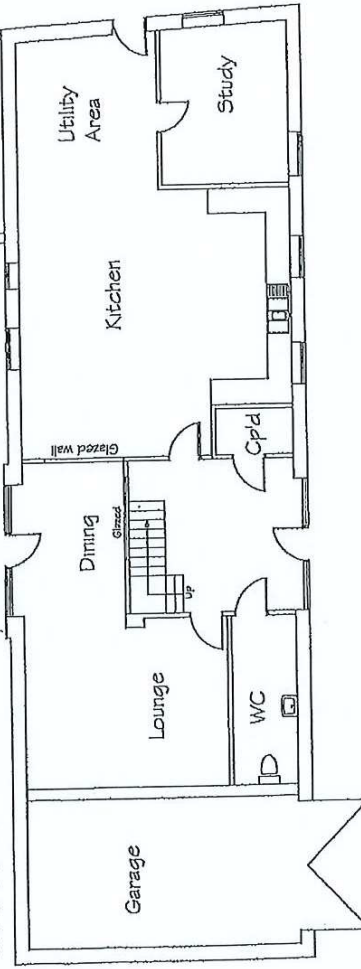
**APPENDIX TWO**

**PROPOSED ACCOMMODATION LAYOUT PLAN**

### First Floor



### Ground Floor



**AMENDED**

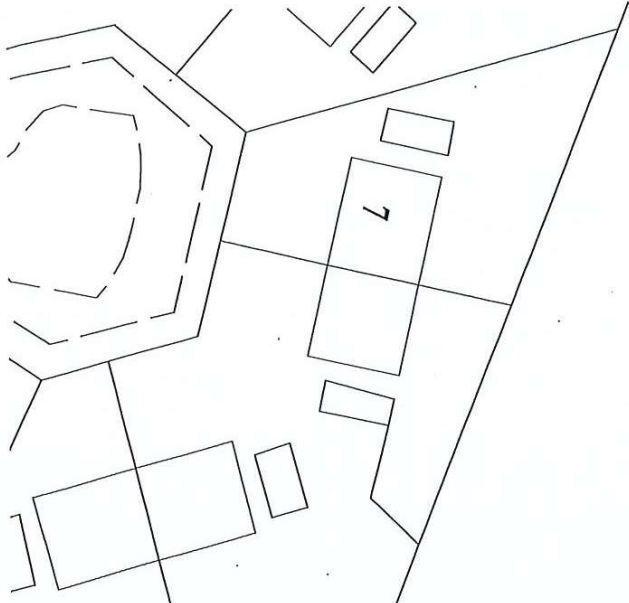
Howard J Wroot BSc MRICS  
Chartered Surveyor  
240 Wharf Road, Ealing  
Scunthorpe DN17 4JN



Barn Conversion at The Hail, Station Road  
Owston Ferry, Doncaster, DN9 1AW.

Client	Adrian Axe	Proposal
Date	10/5/16	Dwg No 3 of 4
Scale	1:100	Ref No 418-15
		Drawing

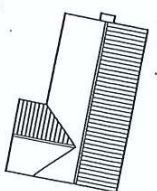
**APPENDIX THREE**  
**PROPOSED SITE PLAN**



El Sub Sta

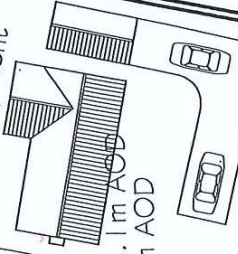
Approved Building Plots  
PA/2017/371  
PA/2021/1290

PLOT 1  
Enabling  
Development

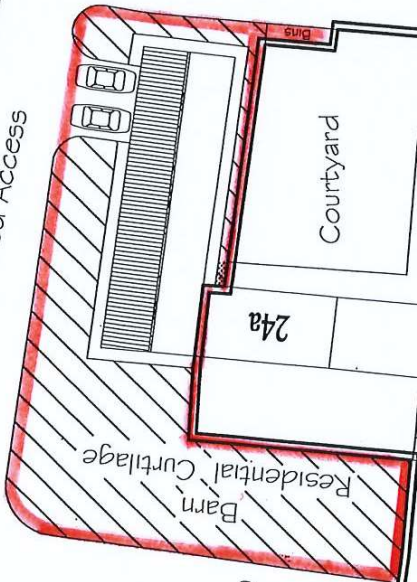


Site Level 5.1m AOD  
FFL @ 5.3m AOD

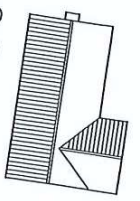
PLOT 2  
Enabling  
Development



Shared Access



PLOT 3



Site Level 5.1m AOD  
FFL @ 5.3m AOD

Buildings

This goes  
with 24 & 26

Approx development line  
of Core Strategy

Shared Access

22

20a

20

18