

acknowledge that the property appears to have been actively marketed in newspapers and online and note little interest due to the agricultural restriction in place.

Based upon the marketed price of the dwelling of £235,000 this would derive a value of £1,026 per square metre. The DVS confirmed that without the condition in place the property could attract a higher value in the region of £1,500 per square metre. The unrestricted value of the property was considered to be £345,000 by the Valuation Service. The opinion of Market Value of the freehold interest subject to agricultural occupancy restriction as of 17th April 2019 was considered to be £235,000 by the DVS.

The DVs' report concludes that the evidence suggests that the property was marketed at a price that is fair and not excessive in relation to its setting and restrictions. The report also confirmed that they believe there would be a limited market of potential purchasers that satisfy the occupancy restriction and this is reflected in the marketed price.

RECOMMENDATION

In light of the independent valuation report provided by the DV, Officers are satisfied that the dwelling has been marketed at a price that is fair and not excessive in relation to its setting and restrictions and that the removal of the condition has been justified by robust marketing evidence. The proposal is considered to comply with planning policy and therefore the recommendation remains one of consent.