

our ref: AJM/CM

your ref:

27 April 2026

Mr A France
By email: andrew@newlanefarm.com

Dear Mr France

Re: The Croft, New Lane Farm, Nettleton Hill Road, Scapegoat Hill, Huddersfield HD4 4NY

I refer to your recent email dated 24 April 2026 and our telephone conversation regarding the above property. I understand you are considering making an application for a Lawful Development Certificate to remove the planning restriction and you require independent evidence to support this.

I confirm that I am a Chartered Surveyor and I am a Member of the Bramleys LLP. I qualified in 1992 and have operated within the Huddersfield area since 1988. I have reviewed my records and I carried out a valuation in respect of New Lane Farm in June 2005 which was prior to The Croft being constructed.

I carried out a valuation which was dated 3 December 2010 in respect of New Lane Farm which included a bungalow. The bungalow was described as a 1 bedroom detached property and was subject to a planning restriction limiting occupation. My records show that the property was occupied by a tenant in 2010.

I carried out a further revaluation which involved a property inspection on 9 February 2016 and there was additional correspondence dated 2 March 2016, specifically confirming the market rental value of the bungalow known as The Croft. The correspondence confirmed the property was let at £713.00pcm and I indicated that based upon an assured shorthold tenancy for a term of a further 12 months, the market rent would be £725.00pcm. The correspondence confirmed this was on the basis that the tenant is responsible for council tax and the cost of services.

You instructed me to carry out a further revaluation which was dated 13 April 2017 following a further property inspection on 12 April 2017. This report related to a valuation to confirm the market value reflecting extensive remodelling and refurbishment works that had been carried out to New Lane Farm. This report confirms that The Croft was let on an assured shorthold tenancy on an unfurnished basis and that the rent passing was £725.00pcm.

The next revaluation was dated 1 October 2021 following a site and property inspection. The principal purpose of this report was to determine the reinstatement value for insurance purposes and to reflect additional works to New Lane Farm, which included the construction of a link and the conversion of the former garage into living accommodation. This report confirmed that the detached bungalow known as The Croft remained unchanged and that the property had been refurbished. The Croft was occupied at this time. This report also confirmed that The Croft had a market rent of £750.00pcm.

I provided further correspondence dated 23 February 2024 with regard to New Lane Farm and The Croft. This was a desktop revaluation however, there is reference to The Croft having been occupied by your father. This report was an update and provided valuation advice and a reinstatement value, although there was no specific reference to The Croft as a separate entity.

I provided a further desktop revaluation dated 14 March 2025 which related to New Lane Farm and The Croft. This was primarily to confirm the reinstatement value for insurance purposes. At this time it was declared that there had been no material change to either New Lane Farm or The Croft, which was occupied by your mother at this time.

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I confirm that my most recent report in respect of New Lane Farm and The Croft was dated 25 March 2026 following a property inspection on 19 March 2026. I confirm that during this inspection your mother was still in occupation of The Croft and I confirm that during my inspection, care support were in attendance. You have confirmed that your mother has now moved to a care home due to health deterioration. Bramleys were appointed in April 2026 to market The Croft to let.

I can therefore categorically state that at the time of each of my inspections and revaluations of New Lane Farm and The Croft, it has been let and occupied since having been constructed. I have records of all the valuation reports and correspondence from my involvement and if necessary I would be prepared to redact personal information and provide a copy of the reports, should this be required.

I understand this correspondence is required to support an application for a Lawful Development Certificate and if necessary I would be prepared to sign a declaration stating that the information provided is truthful. I am aware that this correspondence may be used to support the application for a Lawful Development Certificate and therefore can be relied upon by the local authority planning officers and any other council employees and should this matter proceed to appeal, can be relied upon by the planning inspector.

It is hoped the information provided sufficiently describes my previous involvement with regards to this property.

Yours sincerely

v

Alex J McNeil MRICS
RICS Registered Valuer
Member of Bramleys LLP