

GUIDELINES FOR COMPLETION OF NOTICE OF APPEAL FOR VACANT SITE

Under Section 13 (1) of the Urban Regeneration and Housing Act 2015 an **OWNER** of a vacant site may appeal to the Valuation Tribunal against a determination of the **Market Value** of the land by the planning authority. The following guidelines are merely an aid to the appellants and do not purport to have any legal interpretation.

Please note that this appeal will not be accepted unless it is received within 28 days of the date of notice given by the planning authority under section 12 (4) of the 2015 Act of the valuation or the revised valuation, as the case may be, which it has placed on the vacant site.

- Section 1** Fill in details of the vacant site (full postal address, area in square metres)
- Section 2** Fill in the name(s) and a contact address of the **OWNER(S)** of the vacant site
- Section 3** Fill in name of planning authority concerned and the date of the notice given by the planning authority under section 12 (4) of the 2015 Act of the valuation which it has placed on the vacant site as set out in the notice
- Section 4** Fill in the amount of the Market Value as determined by the planning authority
- Section 5** In accordance with Section 13 (4) of the Urban Regeneration and Housing Act 2015, you must set out the **specific** grounds for the appeal. In other words, briefly outline the precise reason(s) for appealing against the planning authority's determination of the Market Value.
- Section 6** Section 13(5) of the Urban Regeneration and Housing Act 2015 requires the Tribunal to copy your Notice of Appeal to the planning authority by whom the market value was determined and to any other person who appears to the Tribunal to be affected directly by the determination and any such person shall be entitled to be heard and to adduce evidence at the hearing of the appeal. If you are aware of any such other person please fill in that person's name, address and telephone contact details if known
- Section 7** You must specify the address for correspondence concerning the appeal if it is not the address provided in Section 2. If you have instructed a Solicitor or a Valuer in respect of your appeal, state the name and full address of your Solicitor or Valuer as the Tribunal will forward all correspondence in respect of your appeal to your Agent's address.

Any fee charged pursuant to regulations made under section 4(2) of the Valuation Act 2001 must accompany this Notice of Appeal. An appeal is valid **only** if accompanied by the appropriate fee. Cheques or Postal Orders should be made payable to the Valuation Tribunal.

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Valuation Tribunal
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