

District Valuer's letter re: River Lodge

20 September 2013

Dear Mr Isherwood

Further to my email of 10 September 2013, I am now in a position to respond to your request for information which was for:

a copy of the independent valuation report for 'The River Lodge Hotel' that was made by the Surveyor... on behalf of the District Valuer

Please find attached a letter that meets the description of your request, and please note that we do not hold a valuation "report" beyond what is set out in the letter.

I have redacted the name and personal office/telephone details of the caseworker who was the author of the letter. Although your request mentions the name of a surveyor, in responding to a Freedom of Information request, disclosures are effectively made "to the world" rather than to an individual requester. I consider that the name of the author of the letter and their office/telephone details fall within the section 40(2) (personal information) exemption of the Freedom of Information Act 2000 (FOIA). The exemption applies because disclosure would breach the data protection principles of the Data Protection Act 1998.

If you wish to complain about my handling of your request, please email or write to me.

I must also refer you to section 50 of the Freedom of Information Act under which you may apply to the Information Commissioner for a decision on whether or not your request has been dealt with in accordance with the Act. The Information Commissioner's contact details are:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire SK9 5AF
email : casework@ico.gsi.gov.uk

Tel: 01625 545745
Fax: 01625 524510

You should note, however, that the Information Commissioner would normally expect you to have exhausted our internal complaints procedures before dealing with such an application. Further guidance may be found on the Information Commissioner's website <http://www.informationcommissioner.gov.uk>.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Ian Phillips



Valuation Office Agency / Asiantaeth Y Swyddfa Briso
District Valuer Services
Gwasanaethau'r Prisiwr Dosbarth

05 JAN 2007

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 Senior Land Manager
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 Llys Llewelyn
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Ein cyfeirnod / Our Reference : 1079662/ [REDACTED]
 Eich cyfeirnod / Your Reference: ALB/SW

Gofynnwch am / Please ask for : [REDACTED]
 Ffôn / Tel : [REDACTED] (direct)
 Ffacs / Fax : 01978 200099
 E-bost / E Mail : [REDACTED]

Dyddiad / Date: 8th January 2007

IN CONFIDENCE

Dear Amanda

RIVER LODGE, LLANGOLLEN

I refer to your letter of 12th December 2006 and our subsequent telephone conversations re the above.

I am basing my advice upon my external and internal inspection of River Lodge in March 2006 together with a further external inspection on 21st December 2006 taking into account the additional land to be purchased.

As you are aware, the highest value for the property is as a riverside residential development opportunity with 60% of the site falling within the settlement boundary.

Having regard to the comparable sales nearby in 2005 and 2006 a residential value of £1 million per acre can be supported, which when added to the value of the remainder of the site, outside the settlement boundary would justify your offer to purchase at £1.6 million.

I understand that the vendor was previously in negotiations with a developer at in excess of this figure and in all the circumstances consider £1.6 million to be a fair reflection of market value at today's date.

I have not prepared an RICS 'Red Book' valuation in this instance but should you require such please let me know.

Yours sincerely

For District Valuer Wales

