

Revaluation 2017

Miscellaneous Committee

Practice Note 8 Valuation of Golf Driving Ranges

1.0 Introduction

- 1.1 This Practice Note applies to the valuation of Golf Driving Ranges.
- 1.2 The range in quality of facilities and services provided can be extensive, ranging from purpose built state of the art facilities on the outskirts of cities and major towns to minimum facilities on former agricultural land in rural areas. Some driving ranges may include a golf course which will typically be a basic, nine hole, beginner's course.

2.0 Survey and Measurement

- 2.1 The total area of the site should be established.
- 2.2 Buildings which form part of the property should be measured in accordance with local practice, depending on their use.
- 2.3 The total area of any part of the site which is surfaced and used for car parking or other purposes ancillary to the driving range should be established.
- 2.4 It should be noted that the total external area of any building valued by the Comparative Principle should be established in order that its footprint can be deducted from the overall site area. Similarly the total area of the car park, if it is to be valued by comparison rather than by an addition for surfacing, should be deducted from the overall site area.

3.0 Basis of Valuation

- 3.1 It is recommended that the valuation of each element of the lands and heritages is based on the Comparative Principle.
- 3.2 The Return of Information should be studied to gauge the level of business generated in order that the appropriate rates may be applied to each component part. Generally a range within or close to a large urban area is significantly more viable than one of a similar size located in a rural area.

4.0 Method of Valuation

4.1 Land

It is recommended that the land element be valued by comparison to local evidence, having regard to the use and location.

Where a golf driving range is occupied in conjunction with a golf course, regard should be paid to the level of value applied to the course.

4.2 Driving Bays

The rate to be applied to the building/buildings used to accommodate the driving bays should be derived from local evidence in respect of general purpose buildings of similar construction. It is recommended that the rate per square metre applied, should be adjusted by 15% to take into account the open frontage of the structure.

4.3 Customer Facilities

These could include a professional shop selling golf equipment and sportswear and/or a cafeteria which may be licensed to sell alcohol. Such buildings should be valued on the basis of local evidence in comparison with subjects in similar use. It will be appropriate, in the case of subjects, licensed to sell alcohol achieving a significant liquor turnover, to value this element in comparison with local licensed premises.

In the absence of direct local comparable evidence, valuers may value customer amenity buildings by reference to the Miscellaneous Committee practice note 5 Sports Clubhouses and Pavilions.

4.4 Ticket Booths, Offices and Ancillary storage buildings

These buildings should be valued on the basis of local rental evidence in respect of comparable subjects.

4.5 Car Parking

An addition in respect of surfaced car parking:-

An addition on account of a car park should be made in accordance with local comparative evidence. In the absence of local evidence, an addition to the site value in the form of a rate per square metre, taking account of the nature of the surfacing, may be made by reference to Public Buildings Practice Note 4.

4.6 Site Works Fencing, Floodlighting etc.

Additions in respect of site works and items such as fencing, floodlighting, etc., identified as rateable, may be made by reference to Public Buildings Practice Note 4. Floodlighting or lack of it has a major impact on available trading hours, particularly during Scottish winters.

4.7 Golf Course

This will typically be a basic, nine hole, beginners course and should be valued by reference to Miscellaneous Committee Practice Note 7. If the golf course is superior to a basic nine hole in quality and layout, consideration should be given as to whether the driving range is ancillary to the course.

5.0 Comparison with other valuation areas

- 5.1 To ensure consistency of approach, it is strongly recommended that valuers liaise with staff in other valuation areas which have similar subjects.