

Conclusion

Over the last ten years there has been a steady decline of village garages and petrol filling stations and one of the most recent closures was just south of the property on the A338 was at Allington a few years ago. In the same way that village shops generally have a declining customer base, local garages have seen their customers dwindling with more and more people using the larger sites and in particular supermarket sites. The added problem with Park House Garage is that since the mid-1980's its position has dramatically changed from being a busy main road to a backwater in an isolated position. The problems with the business has meant there has been little or no investment in the properties and they are now in a very poor state of repair which in turn depreciates their value.

The redevelopment of the site for commercial purposes would be unviable due to the cost of either completely modernising the buildings or rebuilding them based on the business that could be generated from the site. There would also be a significant cost to upgrading the forecourt to comply with modern regulations.

The property was last valued by Woolley and Wallis in 2003 and since that time we have seen a deterioration in its value due to the decline in business and the condition of the properties.

A J G Cochran

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