

SCHEDULES

SCHEDULE 2

CAPITAL VALUE

The assumptions

3. The sale was with vacant possession.
4. The estate sold was the fee simple absolute or, in the case of a flat, a lease for 99 years at a nominal rent.
5. The hereditament was sold free from any rentcharge or other incumbrance.
- 6.—(1) The hereditament was in an average state of internal repair and fit out, having regard to the age and character of the hereditament and its locality.
(2) The hereditament was otherwise in the state and circumstances in which it might reasonably be expected to be on 1st April 2007.
7. The hereditament had no development value other than value attributable to permitted development.
- 8.—(1) A hereditament falling (or deemed to fall) within sub-paragraph (a), (b), (c) or (d) of Article 3(1) would always fall within that sub-paragraph.
(2) A house—
 - (a) occupied in connection with agricultural land or a fish farm; and
 - (b) used as the dwelling of a person falling within sub-paragraph (3),would always be so occupied and used.
(3) A person falls within this sub-paragraph if—
 - (a) his primary occupation is the carrying on or directing of agricultural or fish farming operations on the land or fish farm mentioned in sub-paragraph (2)(a); or
 - (b) he is—
 - (i) employed in agricultural or, as the case may be, fish farming operations on the land or fish farm mentioned in sub-paragraph (2)(a); and
 - (ii) entitled, whether as tenant or otherwise, so to use the house only while so employed.
- 9.—(1) There has been no relevant contravention of—
 - (a) any statutory provision; or
 - (b) any requirement or obligation, whether arising under a statutory provision, an agreement or otherwise.
(2) In this paragraph “relevant contravention” means a contravention which would affect the capital value of the hereditament.

Changes to legislation:

There are currently no known outstanding effects for the The Rates (Capital Values, etc.) (Northern Ireland) Order 2006, The assumptions.