



# Wylfa Newydd Project Neighbourhood Support Scheme Property Price Support

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## Guidance to Valuers



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# Guidance to Valuers

Application to the PPS plan requires one or more valuations of an eligible property to be undertaken. In order that these valuations can be considered together and in relation to each other, Horizon require that they follow a set form and template. Valuations that do not meet these requirements will not be considered.

- **Before preparing your valuation**, please ensure you have read the PPS plan Booklet. This is essential to give a full understanding of the Property Price Support plan.
- **Only residential properties located in the area shaded purple on the Boundary Map as shown in the PPS plan Booklet are eligible.** If the Applicant's property is not within this area, you should advise them that they are not eligible for the scheme.
- **Your valuation must comply** with the current edition of the Royal Institution of Chartered Surveyors Valuation – Professional Standards (the Red Book) and must follow the valuation template.
- **All headings within the valuation template should remain in your submitted report** even where it is not relevant to the specific property valued.
- **Your valuation should include three values;**
  - **a valuation of the Property** taking account of the effect of the Wylfa Newydd Project;
  - **a valuation on the special assumption** that the Wylfa Newydd Project had never been announced;
  - **the diminution in value attributable to the Wylfa Newydd Project proposals** (i.e. the difference between the two valuations).
- **You must ensure your valuation makes a realistic assessment of the impacts of the Wylfa Newydd Project** on the Applicant's property. As an example, if the property sits in a valley, or is screened so that it would not have direct views of the power station, the discount caused by the Wylfa Newydd Project can be expected to be considerably lower than for a property with direct views of the Wylfa Newydd Project.
- **Your valuation report should include a section describing the impact of the Wylfa Newydd Project** on the Applicant's property. This should include:
  - **confirmation that the Property is within the area shaded purple on the Boundary Map** (a copy of the Boundary Map marked up to show the position of the Property being valued should be included as an appendix to the report);
  - **distance to the power station;**
  - **description of the outlook from the Property** – will the proposed power station be visible from the Property?
  - **wider effects on the Property**, such as traffic.
- **Horizon will not pay your fees for preparing the valuation**, these being paid by the Applicant. Successful Applicants are entitled to an additional £5,000 towards the costs of moving and professional fees (including valuations) incurred on completion of sale.