

**Flat 2, 155 St. Marys Road, Tonbridge, Kent TN9 2NL**

Valuation by First Tier Tribunal (Property Chamber)

**Capitalisation of ground rent**

Ground rent term 1	£60	
YP 27.78 years @ 7%	12.105	£726

Ground rent term 2	£120	
YP 33 years @ 7%	12.754	
P. V. £1 in 27.28 years @ 7%	0.1503	£230

**Freehold reversion**

Unencumbered FHVP value	£257,500	
P.V. £1 in 60.78 years @ 5%	0.051536	£13,270

**Current value of Freehold interest** £14,226

**Less interest after extension**

Unencumbered FHVP value	£257,500	
P.V. £1 in 150.78 years @ 5%	0.00063	£162

**Diminution in freehold interest** £14,064

**Marriage Value****Combined value of interests after extension**

Freehold	£162	
Leasehold	£254,925	£255,087

**Less combined value of current interests**

Freehold	£14,226	
Leasehold at relativity 79.5%	£204,712	<u>£218,938</u>

**Marriage Value** £36,149

Landlord's share @ 50% £18,075

**Premium payable** **£32,139**