

Revaluation 2026

Miscellaneous Properties Committee

Practice Note 15 Valuation of Bowling Greens

1.0 Introduction

- 1.1 This Practice Note applies to the valuation of Bowling Greens. The cost information at 3.2.4 and 3.2.5 may also be used when valuing a bowling green as part of another subject.
- 1.2 A typical bowling club consists of one green (normally having six rinks) and a clubhouse.

2.0 Basis of Valuation

- 2.1 The clubhouse together with any ancillary buildings and the site and car parking elements should be valued on the Comparative Principle of valuation.
- 2.2 The bowling green element should be valued using the Contractor's Basis of valuation. Reference should be made to SAA Contractor's Basis Valuations Practice Note.

3.0 Valuation Considerations

3.1 Site Value

- 3.1.1 Site values should be determined by reference to local rental evidence for sports grounds or recreational land. The valuer should consider local rental evidence and circumstances when choosing an appropriate rate per hectare.

In the absence of local evidence, a rate of £900 to Net Annual Value (NAV) per hectare should be applied to the total area of the sports ground. An adjustment may be considered appropriate for excess land that is undeveloped or in the nature of amenity ground only.

The foregoing rate, having been derived from rental evidence, reflects the physical characteristics of the ground and the extent of the use of the

subjects. No further allowance would therefore be appropriate for these elements.

3.2 Greens

- 3.2.1 Where actual costs are available; greens should be valued by application of the Contractor's Basis of valuation in accordance with the SAA Contractor's Basis Valuations Practice Note.
- 3.2.2 If actual costs are unavailable the costs noted below should be adopted in arriving at the estimated replacement cost of greens. The costs have been extracted from the Rating Cost Guide Scotland. The recommended unit cost rates reflect the Scottish "mean" level for a notional contract size of £4,000,000.
- 3.2.3 These rates require to be adjusted to reflect contract size and any addition for professional fees when arriving at Estimated Replacement Cost (ERC). In applying such adjustments, reference should be made to guidance in SAA Contractor's Basis Valuations Practice Note.

3.2.4 Standard Recreational Greens

A standard green should be between 36.58m and 40.23m square (usually 38.4m square). It should be surrounded by a ditch, a bank and a macadam path. The ditch should be between 0.20m and 0.38m wide and between 0.05m and 0.20m deep. The bank should be not less than 0.23m above the level of the green and at an angle of not less than 35 degrees from the perpendicular. Water is typically laid on manually via hose or hose and mobile sprinklers.

An adjusted replacement cost of £135,538 per green should be adopted. No allowance for age and obsolescence is deemed merited.

3.2.5 Greens to English Bowling Association Standard

Description as per standard greens above but will additionally include pumped irrigation and automated pop-up sprinkler system. An adjusted replacement cost of £172,029 per green should be adopted. No allowance for age and obsolescence is deemed merited.

- 3.2.6 Floodlighting is not normally present for the playing of bowls in Scotland. Where floodlighting exists, an addition should be made to the valuation in accordance with SAA Valuation of Sports Grounds Practice Note.

3.3 Adjustments to the Estimated Replacement Costs

3.3.1 Decapitalisation

The appropriate statutory decapitalisation rate should be applied to the Adjusted Replacement Cost of the green.

3.4 Adjustments to the Value of Greens

3.4.1 Restricted Circulation Space

Where a site is so small that there is very little, or no surrounding space, an allowance of up to 10% should be granted. This is the recommended maximum allowance - intermediate allowances should be at the discretion of the valuer.

3.4.2 Lack of Irrigation

In the unlikely event of a standard recreational green having no water laid on, an allowance of 10% should be granted.

3.4.3 Substandard Greens

Greens that are less than standard specification should have their value adjusted accordingly. Any allowance granted should not normally exceed 25%.

3.4.4 Other Deficiencies

Such deficiencies may relate to the environment, such as congested access or uneven drying of greens and are a question of degree. The deduction for any one deficiency should not exceed 10% and in any event, the total deduction under this head should not exceed 30%.

4.0 Clubhouse

4.1 Where there is a clubhouse or pavilion present, this should be valued in accordance with the SAA Sports Clubhouses and Pavilions Practice Note.

5.0 Car Park or Parking Areas

5.1 The above rates are exclusive of car parking. If appropriate, an addition should be made for parking in accordance with local rental evidence, normally to a maximum of 10% of the value of the subject.

6.0 End Adjustments

6.1 It is accepted for this category of subject that, by virtue of poor location, historic overprovision or otherwise, there may be circumstances in which extent of the use of the club is such that it would affect the rental offer made by the club.

6.1.2 Where such circumstances are identified, at the valuer's discretion, this may be reflected by way of an appropriate end allowance of up to 50%. The maximum allowance of 50% should, however, only be considered in the most extreme cases.

- 6.1.3 The allowance should be applied to the total value of the subjects, including the clubhouse, provided that the clubhouse is in keeping with, and appropriate to the sporting facilities. It should be borne in mind, however, that, as the chosen site value might already reflect location and the typical occupier, further adjustment to that element of the valuation may not be appropriate.
- 6.1.4 The allowance should not apply to the clubhouse in circumstances where the principal use of the clubhouse is other than as an adjunct to the bowling greens – e.g. where a clubhouse has a substantial alternative use not connected with bowling. Where a high bar turnover is achieved then consideration should be given to valuing the clubhouse as a licensed club, refer to SAA Valuation of Licensed Clubs Practice Note.