



The Estate Agency Leaders

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REPORT
ON A SAMPLE
OF PROPERTIES
INSPECTED NEAR
A PROPOSED WIND FARM
AT ESGAIRWEN FAWR
Nr LAMPETER

Report carried out following an inspection of the respective properties.

From our inspection of the site, it is a skyline development, is set at the junction of the B4338 Llanybydder to Talgarreg road at Hwylgarn junction.

We understand that the proposal is for a total of 10 turbines, and we would report as follows on properties which were inspected by us.

Nobody in the world sells more property than RE/MAX

THE VALUER

The Valuer has some 30 years experience in the sale and valuation of properties in the Carmarthenshire, Ceredigion and Pembrokeshire areas. He is a Senior Partner in a local firm of Estate Agents, and one in Llanelli. REMAX Estate Agents operate on a World Wide basis, and have been established since 1973, with each Office having a wealth of resources to draw from. The Valuer himself has done other projects, and has made a study of Wind Farms and Turbines over the past 5 or 6 years, and can, therefore, speak from authority on the subject of turbines and, indeed, the effect of turbines on surrounding land and values.

SAMPLE OF PROPERTIES INSPECTED

3

2. Bryn Awel, Mydroilyn

Within sight of proposed development and comprises a 3 bedroomed detached property, with Economy 7 heating, PVCu double glazed, rear lawn within view of property development, and the superb views would be spoilt.

The value as it stands is around **£175,000 (One Hundred and Seventy Five Thousand Pounds)**. If the Wind Farm was constructed, the value would be reduced to around **£130,000 (One Hundred and Thirty Thousand Pounds)**.

A loss of **£45,000 (Forty Five Thousand Pounds)**

SUMMARY AND CONCLUSION

The proposed development also towers over houses in Mydroilyn village.

Given a sample of properties inspected and reported as above, this represents an immediate loss of **£1,528,000 (One Million Five Hundred and Twenty Eight Thousand Pounds)** for the 8 properties mentioned, let alone all those which may be affected by the turbines, both by seeing them and hearing them.

It is also to be considered that all these properties will become more difficult to sell, and the small roads around the proposed development will become congested with traffic during construction work. The wind turbines also give an element of noise, and all the places mentioned will be affected by the noise and 99% of the places nearby within reach of the turbines will be affected and the construction and the development of the site will have an immediate loss on the values of the properties therein.


It is our recommendation as well, that should the development go ahead, that all of the households affected by the Wind Farm apply for a rate reduction, due to the fact that their fine views will be taken away from them, and the noise level and constant "whooshing" of the blades will affect the peace and tranquillity of the properties nearby.

At the recent development down in Llanboidy near Whitland, there were similar objections raised. The site, which had already been granted outline consent, was given the go ahead with detailed consent, and there was a strong objection to the proposed development, when people realized what it was, as opposed to the mythical windmills which were read about in books. In Llanboidy so much so, that one owner who was nearby when the site was constructed took the drastic step of ending his own life, and hung himself in the outbuilding, which was then in sight of the development.

The properties mentioned in this report are only a sample of some of the properties which will be affected by the proposed development, and although some of the properties are affected more than others, of the 8 listed, this represents over £200,000 for each property, and if this is taken to all the properties that are affected, although the average might come down, it will mean a substantial loss to the home owners, and invasion of their privacy, and the possible radiation danger, and a loss of revenue to the Local Authority with all properties in the area claiming a reduction in rates, due to the nuisance value, plus all the stress and anxiety caused by the proposed development.

The question also needs to be answered as to who pays the property owners compensation for the loss in values. Either the Local Authority, by granting permission, or the Developers, as this reduces the value of the respective properties.

Signed


Gareth Scourfield

Surveyor and Valuer

For R G Lewis & Company Estate Agents Ltd

T/A REMAX Professionals

Estate Agents, Auctioneers and Valuers

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