# Module Specification

## Investment Valuation and Appraisal

Version: 2026-27, v3.0, Approved

## Contents

## Part 1: Information

**Module title:** Investment Valuation and Appraisal

**Module code:** UBLMLT-15-2

**Level:** Level 5

**For implementation from:** 2026-27

**UWE credit rating:** 15

**ECTS credit rating:** 7.5

**College:** College of Arts, Technology and Environment

**School:** CATE School of Architecture and Environment

**Partner institutions:** None

**Field:** Architecture and the Built Environment

**Module type:** Module

**Pre-requisites:** None

**Excluded combinations:** None

**Co-requisites:** None

**Continuing professional development:** No

**Professional, statutory or regulatory body requirements:** None

## Part 2: Description

**Overview:** In general students will be considering reversionary investments and valuation methodology such as term and reversion, hard core and top slice and (short cut) discounted cash flow with particular emphasis on how it is applied in practice.

**Features:** Not applicable

**Educational aims:** Students will be reinforcing existing knowledge and understanding of valuation techniques, and also critically examining some of these techniques and their validity, leading to considerations of new techniques.

**Outline syllabus:** Specific topic areas may include, but are not restricted to:

Term and Reversion technique
Hardcore and Top slice technique
The valuation of over-rented property
Discounted Cash flow technique
Equated yields
Growth implicit and growth explicit yields
The “All Risks Yield” and Equivalent Yield
Marriage value of land and interests in land
Surrender and renewal of leases
Introduction to Valuation Reporting.

## Part 3: Teaching and learning methods

**Teaching and learning methods:** Teaching will be by way of lectures, tutorials and group sessions to cover the above listed topics. References and information on further reading will be given out at these sessions, together with problem questions to be undertaken by students upon which formative feedback will be available. Attendance and students engagement throughout the semester is important enhance student learning.

**Module Learning outcomes:** On successful completion of this module students will achieve the following learning outcomes.

**MO1** Analyse and apply different valuation methods and techniques for valuing investment properties including freehold and leasehold interests in landed property.

**MO2** Evaluate comparable evidence and explain key terminology used in valuation (different yields, growth and rates) and use proprietary software to estimate values.

**MO3** Apply the calculation of marriage value and considerations for surrender and renewal of lease interests in landed property.

**Hours to be allocated:** 150

**Contact hours:**

Independent study/self-guided study = 114 hours

Face-to-face learning = 36 hours

**Reading list:** The reading list for this module can be accessed at readinglists.uwe.ac.uk via the following link https://rl.talis.com/3/uwe/lists/C9DFCD0F-E4FF-2FC2-5B80-4F5817E4EC7B.html?lang=en-GB&login=1

## Part 4: Assessment

**Assessment strategy:** The Assessment: Professional report - this will test the theory and practice that is covered in the module. Students will be assessed on their ability to evaluate information, identify interest(s) to be valued, apply appropriate valuation methods and techniques for the purpose, and explain the valuation outcome(s) using property industry terminology expected in professional valuation reporting.

Formative assessment and feedback will be provided during the tutorial sessions.

Resit Exam (Online-3 hours) - an identical  structure to that described above, which may include some question changes.

**Assessment tasks:**

**Professional Practice Report** (First Sit)
Description: Professional Report

Weighting: 100 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO2, MO3

**Professional Practice Report** (Resit)

Description: Professional Report

Weighting: 100 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO2, MO3

## Part 5: Contributes towards

This module contributes towards the following programmes of study:

Real Estate {Foundation} [Frenchay] BSc (Hons) 2024-25

Real Estate [Frenchay] BSc (Hons) 2025-26