


# Asset Name

Croyde Bridge

# Site Plan



Title: Georgham Parish Council - Asset Valuations		Project: Croyde Bridge		
 <b>South West Norse Ltd</b> • Head office: Venture House, 1 Capital Court, Wilton Road, Southton Ind Est, Exeter, EX2 7PW • South office: The Clay Factory, Redlake Trading Estate, Exeter, Devon, PL2 9BZ	Scale: 1:1,250	Date: Oct 25	Contact:	
	Plan: CP	OS Sheet:	Telephone:	
	OS No:	Checked:	Office: EXETER	
		Project No: 25001	Draw No: CB01	Rev:

## Site Area

Approximately 11 sqm

## Description of Asset

The site extends to approximately 11 sqm. The asset comprises a small pedestrian bridge constructed with timber deck boards and supported by a steel frame. The decking surface has a slip-resistant finish suitable for public access. The bridge connects two paved footpaths together, providing a pedestrian access. There is a metal safety railing, as well as a retaining wall adjacent to the bridge. Access is obtained from Hobb's Hill. The decking and supporting structure appear to be in a reasonable condition.

## Comments

- Small bridge by the Blue Groove – Parish Council covenant to maintain

## Valuation

This asset has no material value, we would recommend the full responsibility of the Parish is established, and whether this responsibility is restricted to routine maintenance only.

Responsibility to replace the asset would expose the Parish Council to considerable cost without any gain in return other than its value as a community, accessible structure, connecting the pathways in the centre of the village.

We have been provided with an estimate of £25,000.00 to replace the walkway section of the bridge.

- We assume only replace the walkway boarding shown with another suitable material. We do not know the status of the structure.
- The handrail is not included as this seems part of the café seating area.
- This would not include allowance for any structure improvements that might be required that might extend under the café deck, should this be using the same supports.
- The figure should cover workmanship, welfare, closure of the footpath and all the health and safety requirements of working over a river.

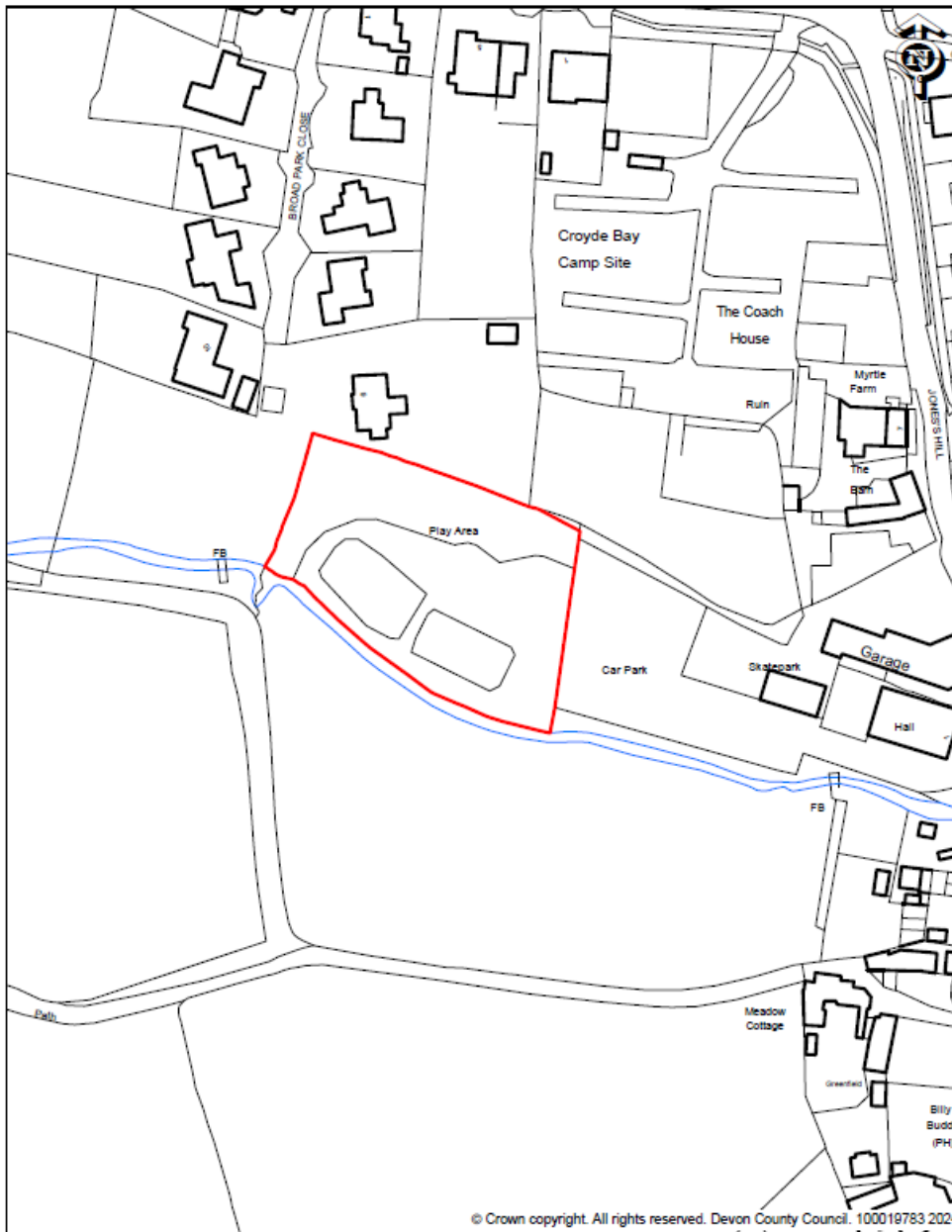
## Photographs





# Asset Name

Croyde Playpark EX33 1NR

# Site Plan



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Title: Georgeham Parish Council - Asset Valuations		Project: Croyde Playpark	
 <b>South West Norse Ltd</b> <ul style="list-style-type: none"> <li>Head office: Ventur House, 1 Capital Court, Wilton Road, South End Rd, Exeter, EX3 3PQ</li> <li>South office: The Clay Factory, Redden Trading Estate, Ivybridge, Devon, PL21 0BZ</li> </ul> 	Scale: 1:1,250	Date: Oct 25	Contact:
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	DS No:	Project No: 25001	Dwg No: CPP01

## Site Area

Approximately 3719 sqm

## Description of Asset

The site extends to approximately 3719 sqm (0.919 acres).

A level grassed play park area, with various creative play equipment for climbing and exploring, rebuilt in 2018. The site is enclosed by hedges, trees and fencing forming the boundaries. There are two Volley Ball Courts, elevated slightly above ground level, available for public use. It is understood that the courts are not Client's responsibility. Access is obtained through a gated entrance from Croyde car park by Jones's Hill. The site is well maintained and in good condition.

## Comments

- The title of the property is Unregistered
- Transferred to Parish Council in 1982
- Purchased for £1000
- Maintained by Parish Council
- Recently refurbished, funding raised
- Volleyball court put in next to the playpark, not Parish Council's responsibility
- We have based our opinion of amenity land values on the upper of the levels quoted in the report, based on the nature of the local property market and the higher values of property, particularly residential, in the locality.

## Valuation

The property is a play area and would be classed as amenity land.

Our opinion on the value of this asset is £50,000.00 (Fifty Thousand Pounds).

This is for the land value only, the equipment on site should be valued based on the acquisition price of the equipment and depreciated against the anticipated life span of that equipment. It should be noted that the coastal environment will have an impact on the life of play equipment, which also needs maintenance to enable its safe use and prolong its useful life.

## Photographs







**Volleyball court**



