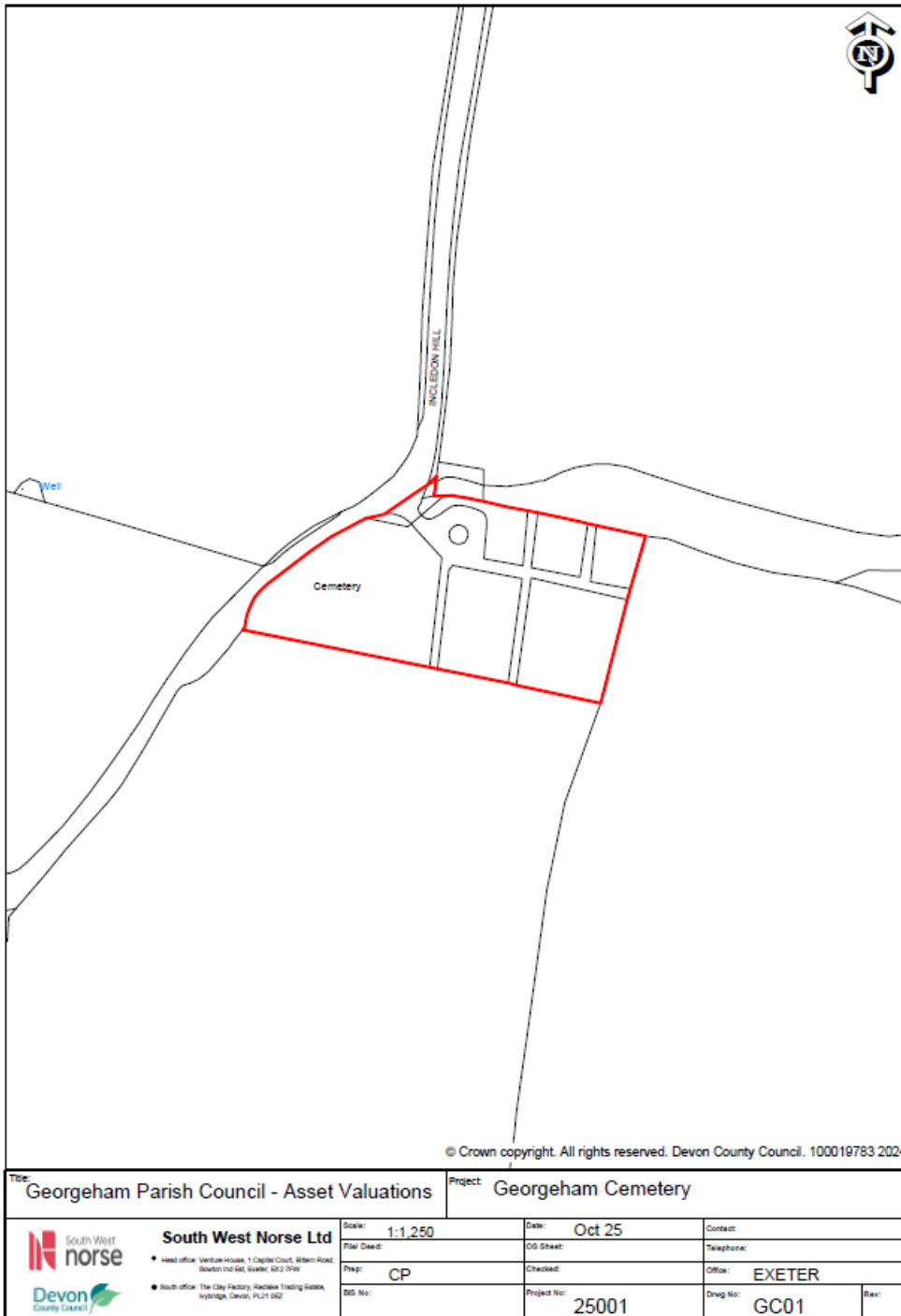


Asset Name

Georgeham Cemetery EX33 1JN

Site Plan



Site Area

Approximately 4000 sqm, 0.98 Acres

Description of Asset

The site extends approximately 4000 sqm. A slightly inclined grassed cemetery with tarmac footpath, drive and a small parking area. The cemetery is enclosed by hedges and trees forming site boundaries. Stone fencing with metal gate and railings forms part of the boundary. The site includes a shed in disrepair which is understood is due to be taken down. The site is a consecrated ground, therefore it is assumed that the use is highly restrictive.. Access is obtained through a gated entrance from Incedon Hill.

Comments

- Shed is temporary and is being taken down
- Consecrated ground so use assumed highly restrictive
- Rateable value of £1,325
- Not registered – no plan
- Transferred to the Parish Council around 1953 for £200
- Maintained by Parish Council, costs available upon request
- The facility is currently allocated into 3 blocks – A, B and C, in addition to this there is approximately 0.4 acres still unused. This would give some longevity to provision for future years. The surrounding land being undeveloped should through negotiation be able to be acquired for future expansion if required.
- In 2016/2017 Lynton and Lynmouth Town Council acquired land from North Devon Council to extend their cemetery, they paid approximately £43,000.00 for an area of approximately 2.2 acres.

Valuation

Based on amenity land values our opinion of value for the asset in its existing use is £32,000.00 (Thirty Two Thousand Pounds).

Photographs





