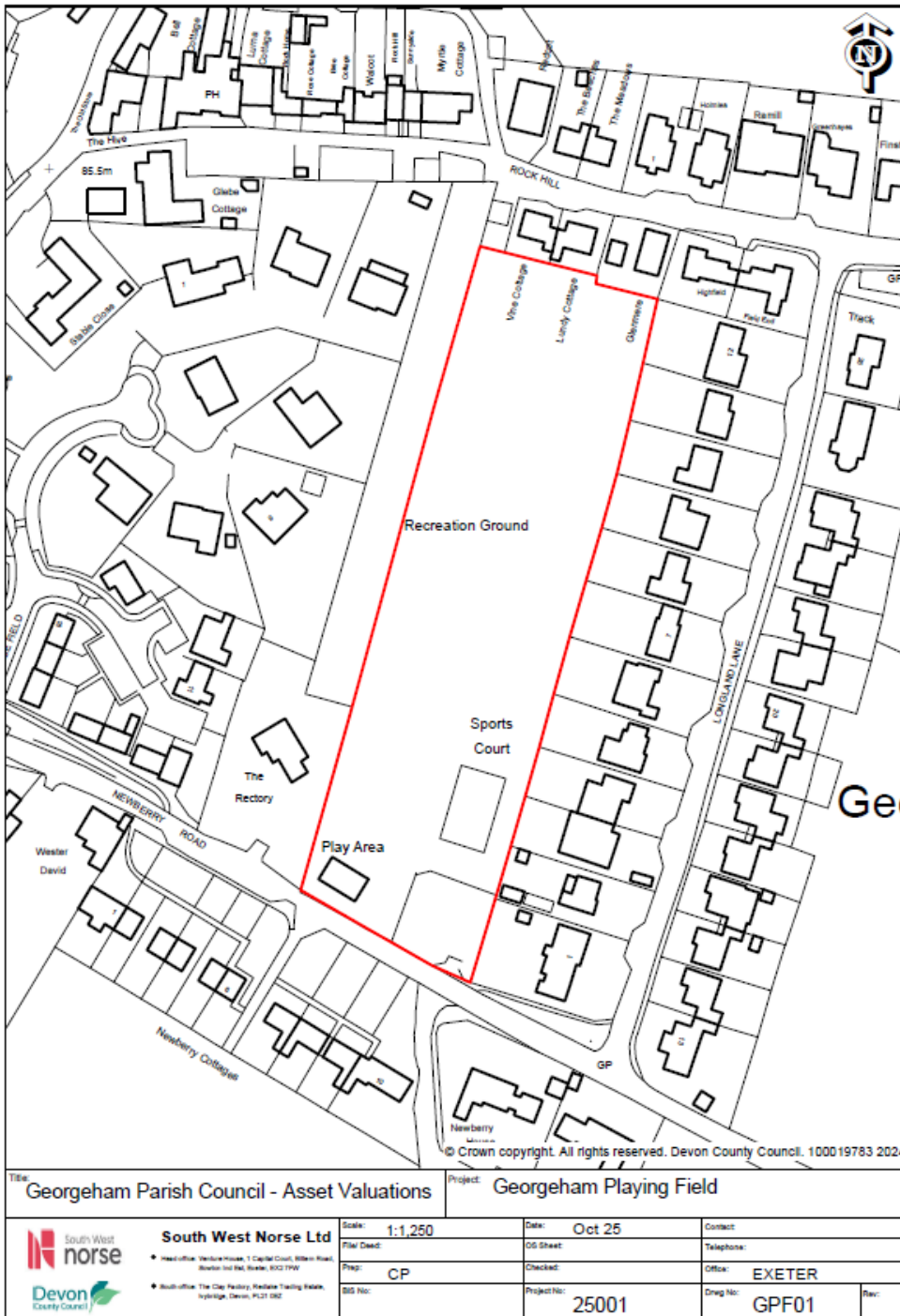


Asset Name

Georgeham Playing Fields EX33 1JT

Site Plan



Site Area

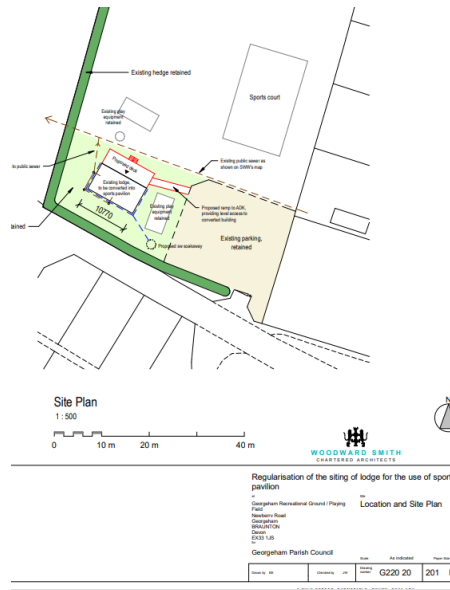
Approximately 9723 sqm. 2.4 acres

Description of Asset

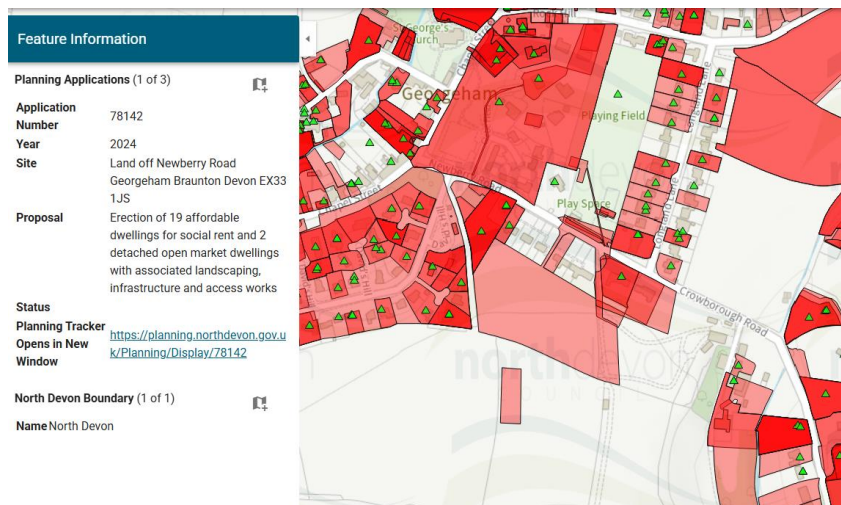
The site extends to approximately 9723 sqm. A level grassed playing field with open space used for multiple purposes, including football, enclosed by hedges forming site boundaries. The site includes a designated multi used games area, as well as a single-storey building, understood to be used for ancillary purposes such as changing facilities. There are a couple of picnic tables for use, as well as a basketball turf. The land has a restriction of use for recreational land only and is prohibited from sale for development. The site is accessed through two access points, a newly constructed footpath and a gated entrance from Newberry Road. The site is well maintained and in reasonable condition.

Comments

- Only just registered, no plans provided
- Restriction of use for recreational land only
- Sale for development prohibited
- Parish Council maintain the grounds
- Value of £25,000 set for registration purposes
- Licence to football team for £1 per annum
- Held in a trust but managed by Parish Council as Trustee
- Play area refurbished recently but were advised not to report on the play park equipment.
- We have not taken into account the play equipment on the site, and would refer you to the comments made in relation to the Croyde Play Area.
- Sports playing pitches require maintenance and the levels of such is also dependent on the league levels of the teams using the pitch. Drainage is also an important factor.
- We are assuming that the Football Club Maintain the pitch. We have not been provided with a copy of the licence to clarify maintenance obligations and responsibilities. It is also unclear if this extends to boundary maintenance.
- We have not been given the title or Trust documents and cannot comment in this respect.
- There is a modular/portable building on the site which we understand the Parish has a reinstatement value for. Ideally this building and its value needs to be added to the asset sheet.
- There is retrospective planning permission (72512) 2020 for the siting of a lodge for use of a sports pavilion on the site, the application states that the Gross Internal Area is 60 sq metres.
- We have not been able to locate a Rateable Value Assessment for this building. As a comparable, a sports pavilion in neighbouring Braunton has a rateable value of £22.50 psm for the Clubhouse space and £15.00 psm for changing facilities. The Rateable Value Assessment is not the amount paid in Business Rates, most Sports Clubs benefit from a charitable Status which provides relief from Business Rates.
- By applying this information, it would suggest that this building could generate a revenue of approximately £900.00 per annum, but this would be subject to further details being provided and the nature of the agreement between the Parish and the Users of the facility. We would be happy to provide further advise should you feel this would be helpful.



- Community Buildings of this nature generally have a value from an income stream and can generate revenue for the Parish.
- The Planning Portal shows Planning Applications for the temporary siting of continuers on the site from 2009 (484450) and 2021 (73734) are shown on the Planning Portal.
- There is a live Planning Application linked to the subject site, submitted by the Georgeham Community Land Trust - [Projects | Community Land Trust](#)
- We would welcome the opportunity to discuss this application with you in further detail. The plans are not clear, but it would appear that the proposals affect the southern element of the playing fields site. The covenants on the Playing Fields could affect the delivery of this proposal is planning were to be forthcoming.
- We appreciate that this is a community led scheme for Affordable Housing, but the Parish need to be aware of any wider implications which could have a positive or negative impact financially or otherwise.



We have endeavoured to cover the most salient points in relation to this asset, but would support further discussion and clarification.

Valuation

Our Opinion of value is based on Amenity Land Values is £76,800.00 (Seventy-Six Thousand Eight Hundred Pounds)

This is on the basis that under the Trust Agreement the Parish retain full ownership rights of the property.

This does not include the buildings or any temporary structures on the site, we can provide further detail at your request.

This does not take into account the implications of the live planning application which includes the southern element of the site, we can provide further comment if requested to do so.

This asset presents the opportunity for further discussion on a number of levels, primarily to ensure the Parish are aware of development implications or other legal, planning, rating matters.

Photographs



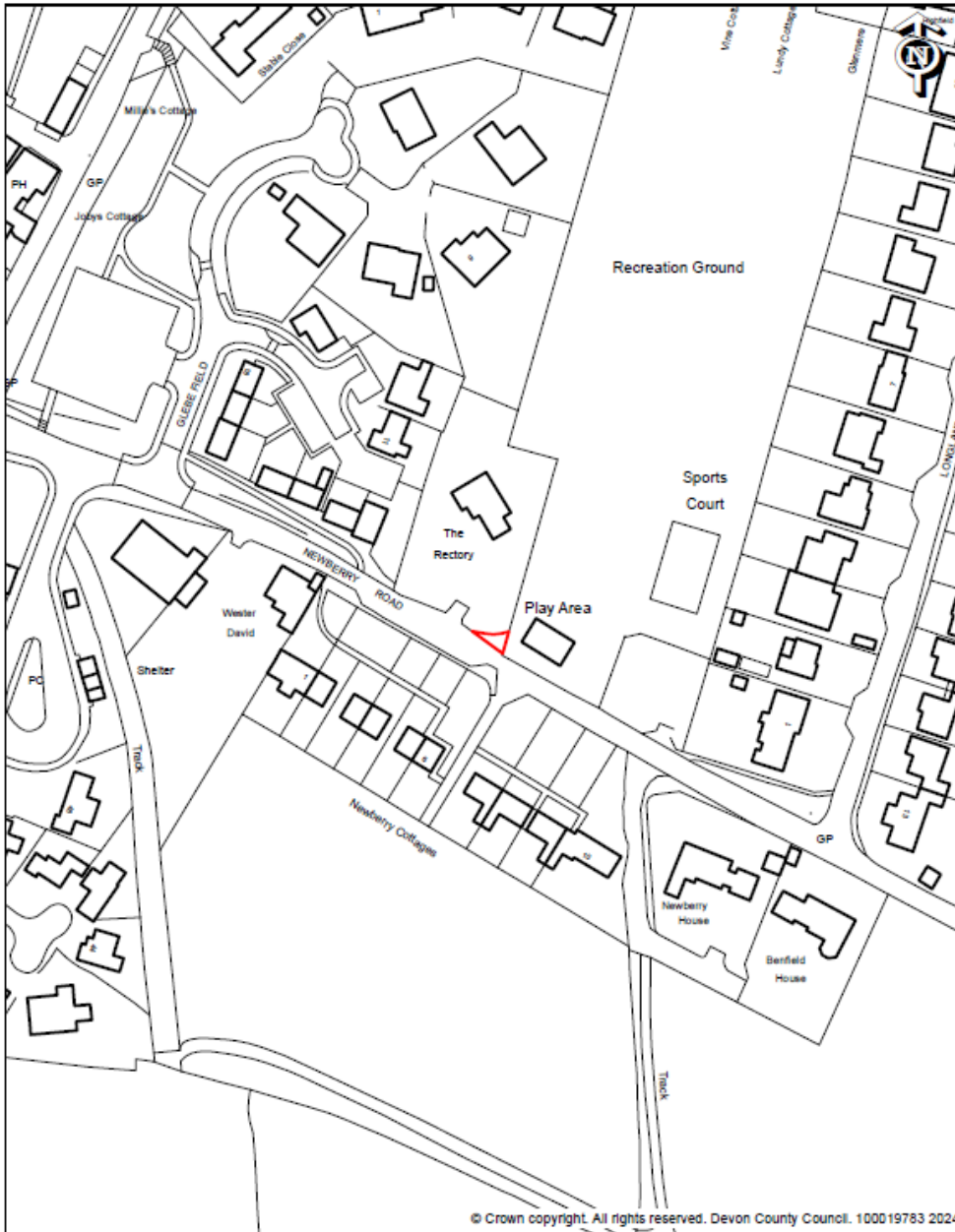




Asset Name



Misc Small land triangle Georgeham

Site Plan



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| | |
|-----------------------------------------------------------|-----------------------------------------|
| Title: Georgeham Parish Council - Asset Valuations | Project: Georgeham Triangle Land |
|-----------------------------------------------------------|-----------------------------------------|

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|
|  <p>South West Norse Ltd</p> <ul style="list-style-type: none"> Head Office: Venture House, 1 Capital Court, Millers Road, Exeter EX4 6AL, Exeter, EX2 7PW South Office: The Clay Valley, Redlake Trading Estate, Ivybridge, Devon, PL21 9SE  | Scale: 1:1,250 | Date: Oct 26 | Contact: |
| | Plan Desc: | CG Sheet: | Telephone: |
| | Prop: CP | Checked: | Office: EXETER |
| | BSG No: | Project No: 25001 | Draw No: GTL01 |

Site Area

Approximately 23 sqm

Description of Asset

The site extends to approximately 23 sqm. It is a small triangle grassed embankment, elevated slightly above road level, with a stone retaining wall along the boundary adjoining tarmac footpath, all appear to be well maintained and in good condition. The access is obtained directly from Newberry Road. There is some dense vegetation and hedge

Comments

- Small piece of land
- Purchased in 2021 for £500
- Purchased from the New Rectory to enable footpath to the playing field along Newberry Road
- Footpath constructed in 2022 funded by community and Parish Council
- Parish maintain the footpath
- This could potentially be disposed of back to the neighbouring property with a restrictive covenant should the Parish wish to discharge their maintenance responsibilities.
- Please note comments regarding Live Planning Application on Playing Fields Asset Sheet, it is not clear if this area is included in the land required for the Community Trust Scheme. If this is the case, it may alter the value now reported. We would be happy to support any future valuations required in this respect.

Valuation

This asset has a De-minimus Value which we would equate to the original purchase price of £500.00 (Five Hundred Pounds).

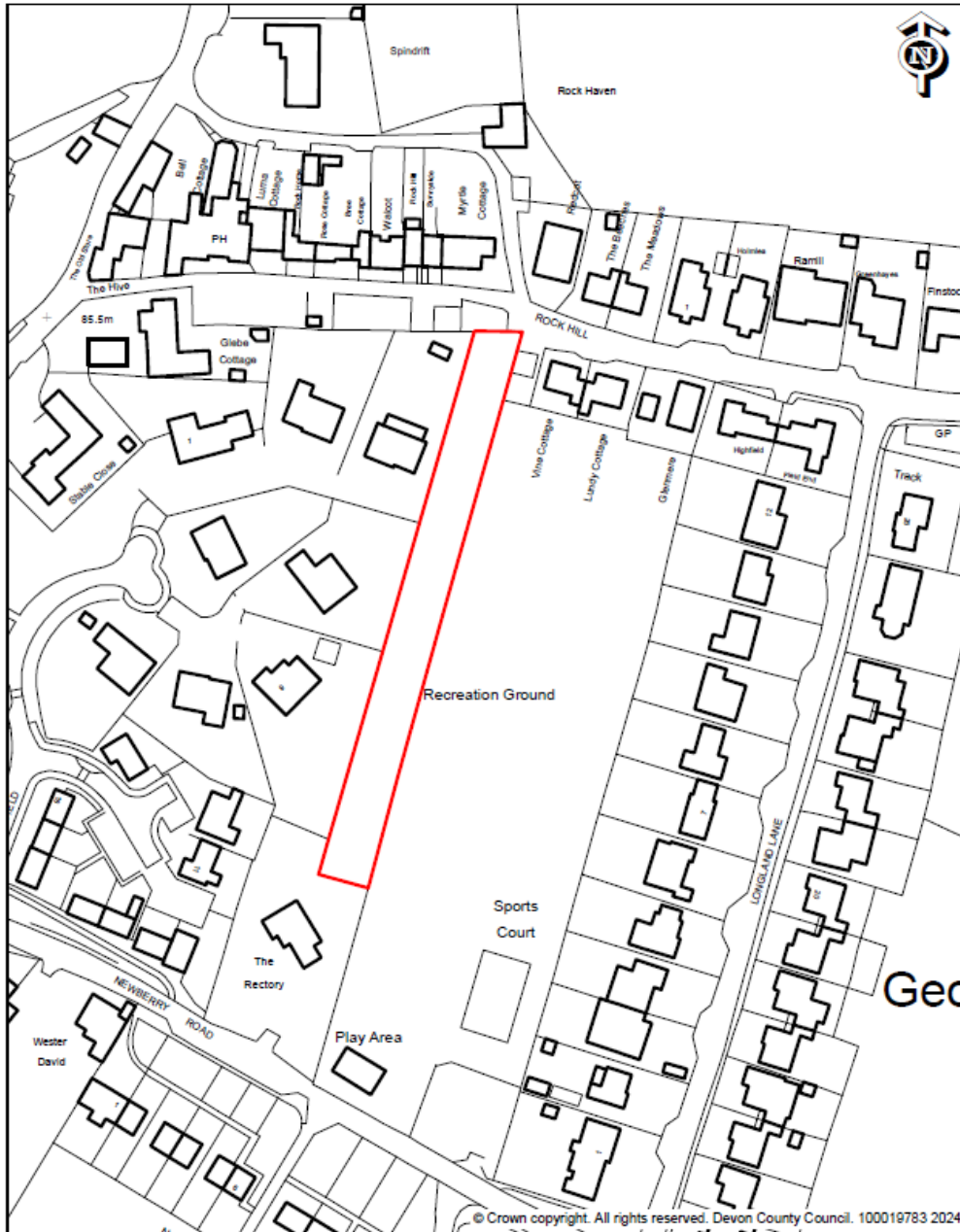
Photographs



Asset Name


Georgeham – Strip of land adjacent to playing field – Rock Hill

Site Plan



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| | |
|----------------------------------------------------|-----------------------------------------|
| Title: Georgeham Parish Council - Asset Valuations | Project: Strip of Land by Playing Field |
|----------------------------------------------------|-----------------------------------------|

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|----------------|
|  South West Norse Ltd • Head office: Venture House, 1 Capital Court, Silberton Road, Barton, Exeter, Devon, EX2 7YW • South office: The Clay Factory, Rickle Trading Estate, Lopham, Devon, PL21 5E2 | Scale: 1:1,250 | Date: Oct 25 | Contact: |
| | Prep: CP | OS Sheet: | Telephone: |
| | BIS No: | Checked: | Office: EXETER |
| | Project No: 25001 | Draw No: SPF01 | Rev: |

Site Area

Approximately 1798 sqm, 0.44 Acres

Description of Asset

The site extends to approximately 1798 sqm. A level grassed land, enclosed by trees and hedges with dense vegetation. The land is not subject to covenant. The site is well maintained and in good condition. The access is obtained from tarmac footpath from Newberry Road.

Comments

- East of the playing field to Rock Hill
- Gifted to expand playing field however not subject to covenant as the playing field
- The value of this asset is intrinsically linked to the adjoining playing field holding and the comments can apply to both assets.
- We understand there has been issues with householders trying to gain entry to this area through their garden areas, one has attempted to install a gate. This is a common occurrence with Council Owned playing fields.
- Working with Local Authorities before, we have put access licence agreements in place for this type of arrangement, the licences are renewed annually and the parties are required to pay an access fee. This could potentially be a source of revenue.
- It is important to protect the Title of the property and regulate access provisions, allowing accesses to be installed into the asset can create a right which affects the future of the asset. It would be worth consulting your legal advisers in this respect to clarify if Licence Agreements are put in place and renewed annually, this does not create long term rights of access over the property.
- It is worth also noting that this activity does need active management and does create an administration requirement in agreeing and renewing any licence agreements.
- We understand that this area is not subject to the restrictive covenants applicable to the adjacent playing fields, it could be possible to generate capital or revenue by enabling adjacent householders to extend their gardens into this area. This would require planning consent and individual negotiations with the householders, but we would expect the values generated to be in excess of amenity land values. Depending on the appetite of the parties involved this could generate reasonable receipts, the amount parties are willing to pay does generally have a direct correlation with the value of their existing property.

Valuation

Our opinion of value is based on amenity land values, but is linked to the value of the adjoining playing fields

£14,000.00 (Fourteen Thousand Pounds)

Photographs

