

Site Area

Approximately 46 sqm Gross External Area

Description of Asset

The site extends to approximately 46 sqm. A single-story stone building built approximately in 1980, with pitched tiled roof. Single glazed windows. Access to the ladies toilet has a small set of steps leading up to the door, gents toilet can be accessed directly from the footpath. The toilet is not DDA accessible. The building seems to be well-maintained and in an adequate condition.

Comments

- Built in early 1980's
- Single glazed windows
- Stone construction
- Pitched tiled roof
- Good condition
- Gents & Ladies
- We have valued this asset on a depreciated replacement cost basis which includes a value of the land beneath the toilet block. Costs obtained from Building Cost Information Service (BCIS).
- We would refer to our comments in the asset site on the surrounding land area - Whilst the land of the toilet block site is held separately to the toilet block itself, we would recommend this is considered as one asset. Should its open market value be considered as opposed to its existing use value, the marriage value of the toilet block and the land could present a housing plot opportunity, subject to planning.
- The valuation report contains comparables of toilet blocks sold on the open market which demonstrates the levels of capital receipt should the parish no longer wish to operate the public toilets.
- As a further comparable, North Devon Council sold the Down End Toilet Block in Croyde to a private party in 2018/2019 for £50,000.00

Valuation

Based on the Depreciated Replacement Cost basis our opinion of the value of the public convenience is

46 sq metres GEA / 44 sq metres GIA at BCIS Rate (£3658 psm)

Quarter 4 2025 North Devon Location Factor with 10% Fee Allocation and £15,000.00 Site Costs

£192,047.00

Depreciated against wear and tear Less 20% = £153,637.00

Land Value = £360.00 say £500.00

Total Value based on Existing Use £154,137.00 Say £154,000.00 (One Hundred and Fifty-Four Thousand Pounds)

Photographs

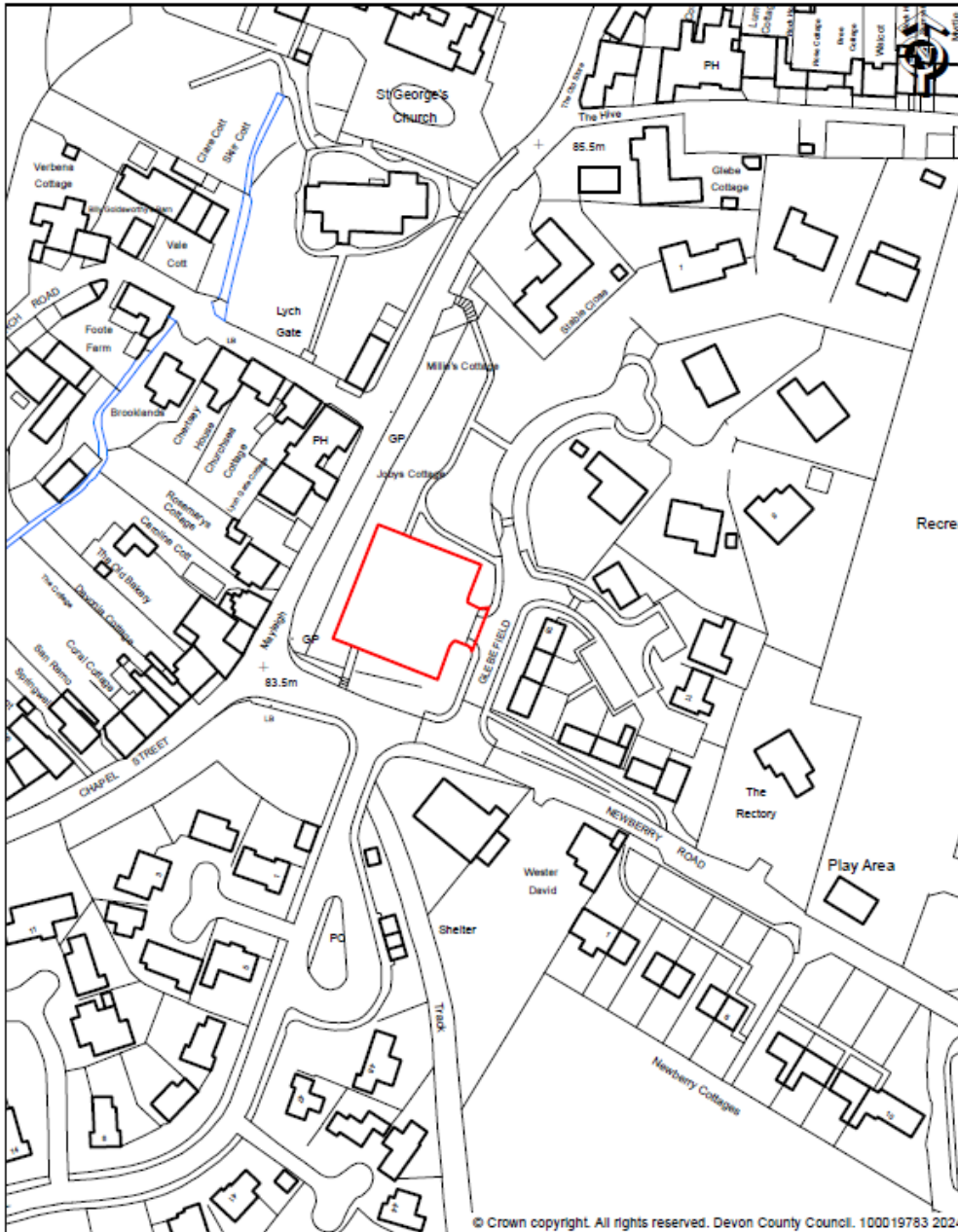





Asset Name

Georgeham Car Park EX33 1QL

Site Plan



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Title: Georgeham Parish Council - Asset Valuations		Project: Georgeham Car Park	
 <p>South West Norse Ltd</p> <ul style="list-style-type: none"> Head Office: Waterhouse, 1 Capital Court, Bilton Road, Bardon Hill, Leic., LE22 7YF Head Office: The Clay Factory, Redden Tearing Estate, Lydbroke, Dev., PL21 9BZ 	Scale: 1:1,250	Date: Oct 25	Contact:
	Prep: CP	Checked:	Office: EXETER
BIS No:	Project No: 25001	Draw No: GCP01	Rev:

Site Area

Approximately 949 sqm, 0.234 Acres

Description of Asset

The site extends to approximately 949 sqm. A level tarmac car park with EUV charging points installed around 2019/2020. There are no bay markings, therefore number of spaces is unknown. The car park is free of charge. The site has a grass verge and it is enclosed by hedges and trees forming site boundaries. Access is obtained through open access point with steel vertical bollards from Glebe Field. The car park is well maintained and was recently resurfaced, overall, it is in a good condition. There are steel height barriers at the entrance.

Comments

- Car park is free of charge and this has always been the case.
- No rateable value
- The car park was provided to Parish Council as part of the estate development for the social housing 106 agreement - around 1990's.
- Car park was transferred to Parish Council in 2004
- Resurfaced car park – we are assuming a life of 20 years with ½ of that remaining with proper maintenance before significant works required. We have not carried out a condition report of the car park and subsurface. We have not been provided with any documentation in terms of the guarantee for previous works undertaken.
- EUV charging point installed 5/6 years ago
- Includes green space area, cannot be developed, used as drainage space for the estate
- Parish Council maintain the footpath and grass.
- There is the potential to mark out the car spaces or larger spaces for motorhomes, a standard parking space measures 2.4 by 4.8 metres. We note that the entrance does have a height barrier.
- There is demand for Motorhome parking in the main season, which you will be aware of from previous discussions in relation to the car park at Croyde.
- There is potential to create income generation by granting permits to park or by making the car park chargeable, but this will involve investment in terms of a pay and display machine, potentially an off street parking order and enforcement.
- Link to details on Car Park Charges in North Devon - [Car park charges from 1 April 2025](#)
- The car park currently being free to use would be considered a community benefit to local businesses and residents, a decision to charge is likely to require community engagement.
- The higher amenity value reflected in the price demonstrates consideration for the condition of the asset.
- We have based the value on the parking area only, the area round the periphery has been incorporated in the Glebe Field assessment.

Valuation

The land value based on amenity values is in our opinion £11,700.00 (Eleven Thousand Seven Hundred Pounds). This is for the parking area only

Valuation on a Depreciated Replacement Cost Basis

Depreciated Replacement Cost Appraisal			
	Area Sq M	£ psm	
Car Park Area	949	246	£233,454.00
Minor Items including lighting and signage		20%	£ 46,690.80
Main Contrators Prelimins and Overheads		25%	£ 70,036.20
Sub Total			£ 350,181.00
Professional Fees		10%	£ 35,018.10
Sub Total			£385,199.10
Contingency		10%	£ 38,519.91
Overall Total			£423,719.01
Straight Line Depreciation			
Life Span 20 years Estimated Remaining Life 10 years			50%
With Regular Maintenance			
DRC			£211,859.51

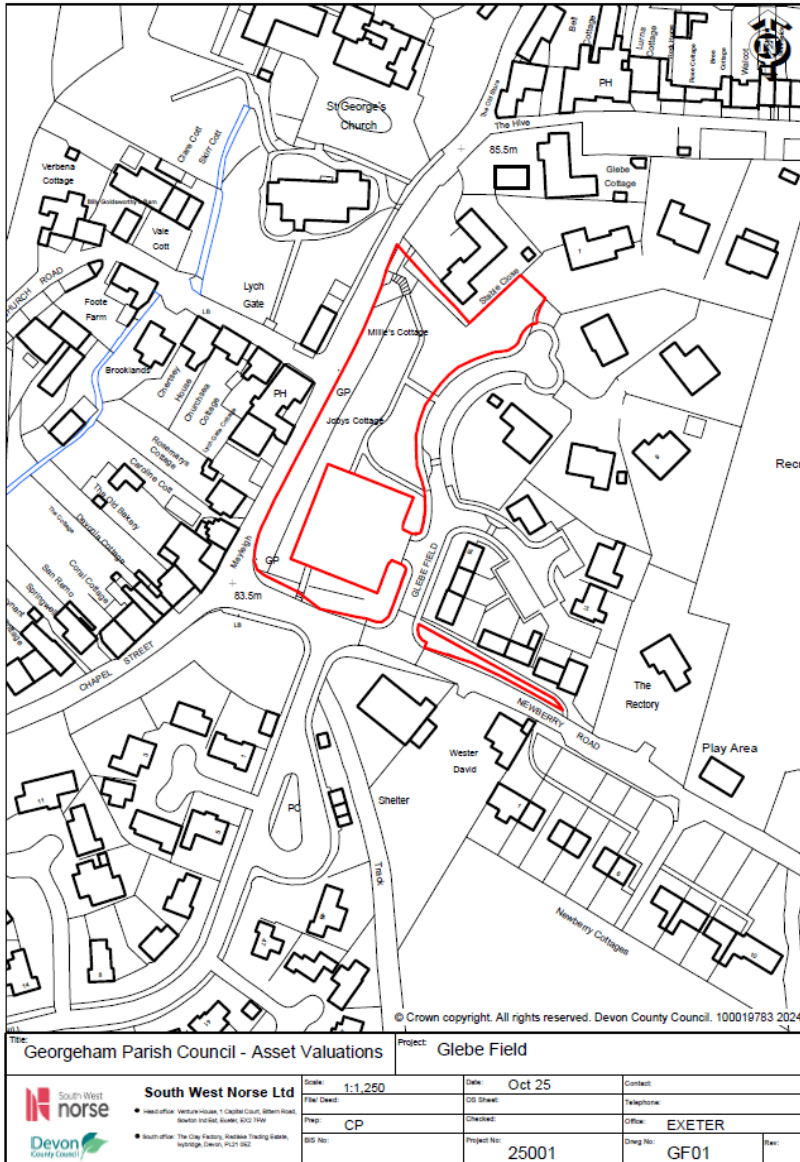
Photographs



Asset Name

Glebe Field, Georgeham EX33 1QL

Site Plan



Site Area

Approximately 3171 sqm, 0.784 acres

Description of Asset

The site extends to approximately 3171 sqm. A slightly inclined grassed green space area with trees, a bench and tarmac footpaths. The land is part of the section 106 agreement and is prohibited from development. The site boundaries comprise of fencing of the adjoining properties, as well as hedges and paved footpaths. The access is obtained from Glebe Field and Newberry Road.

Comments

- Green space area
- Part of the social housing development section 106 agreement
- Cannot be developed
- Used as drainage space for the estate.
- Parish Council maintain the footpath and grass
- Also includes a strip of land along Glebe Field/Newberry Road – Parish Council maintain it as part of the agreement with the developer
- Community and Amenity Space in the centre of the village, Public Open Space – requires public consultation before any disposal or changes, but it an important part of the village centre
- 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.
- The area has potential to provide income generation from any short term uses or licences?
- If an area could be released from the restrictive covenant, subject to the underground drainage issues, part of the site could be considered for potential small scale development

Valuation

Our opinion of value is based on amenity land values

£25,000.00 (Twenty Five Thousand Pounds).

Photographs

Land either side of car park



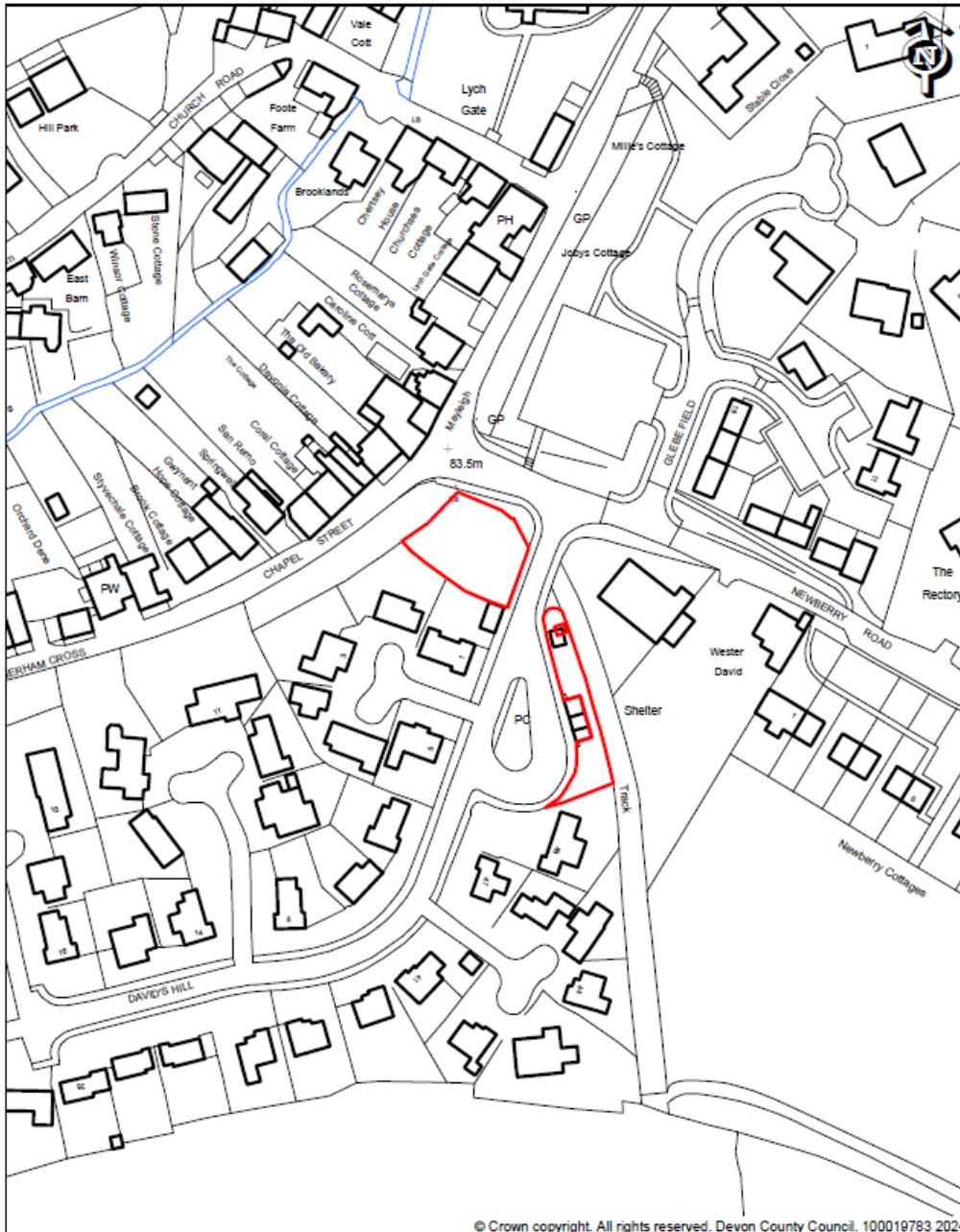
Strip of land along Glebe Field/Newberry Road




Asset Name

Georgeham – Two grassed areas adjacent to David’s Hill

Site Plan



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Title: Georgeham Parish Council - Asset Valuations		Project: Land Daid's Hill			
 <p>South West Norse Ltd</p> <ul style="list-style-type: none"> Head office: Venture House, 1 Capital Court, Silbert Road, Boveen Ind Est, Exeter, EX2 7PW South office: The Clay Factory, Radlake Trading Estate, Ivybridge, Devon, PL21 0RZ 	Scale: 1:1,250	Date: Oct 25	Contact:		
	File/ Draw:	OS Sheet:	Telephone:		
	Prep: CP	Checked:	Office: EXETER		
	ES No:	Project No: 25001	Draw No: LDH01	Rev:	

Site Area

Approximately 543 sqm and 295 sqm, 0.13 acres and 0.073 acres respectively

Description of Asset

The total site extends to approximately 838 sqm .

Site A - Approximately 543 sqm, 0.13 acres - A slightly inclined grass area at the junction of castle Street and Newberry Road. The site is enclosed on one side by hedges and adjoining property's fencing, on the other side the site adjoins tarmac footpath, forming site boundaries. A metal safety railing forms part of the boundary. The site acts as a village green.

Site B - Approximately 295 sqm, 0.073 acres - The second area has a substation on site, subject to covenant, understood that there are cables running through the land to the substation. A toilet block is also located on the land. There are trees and a bench on site. The access is obtained from David's Hill. This valuation does not include the land occupied by the toilet block.

The sites are well maintained and in good condition.

Comments

- Grassed area east and west of David's Hill by Georgeham toilets and green.
- Substation on site, subject to covenant.
- Cables running through the strip of land, near substation
- Larger land used for sitting area/village green
- 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.
- Whilst the land of the toilet block site is held separately to the toilet block itself, we would recommend this is considered as one asset. Should its open market value be considered as opposed to its existing use value, the marriage value of the toilet block and the land could present a housing plot opportunity, subject to planning.

Valuation

Both sites would be considered as amenity land and on this basis, our opinion of value is

Site A - £6,500.00 (Six Thousand Five Hundred Pounds)

Site B - £3,650.00 (Three Thousand Six Hundred and Fifty Pounds)

Photographs

Area by toilet





Large land

