

C H A R I T Y C O M M I S S I O N .

P R O P O S A L S F O R S A L E S O F C H A R I T Y E S T A T E S .

I n s t r u c t i o n s t o S u r v e y o r s .

Surveyors should be instructed by the Trustees of the Charity to inspect the property proposed to be sold, and to forward to this Office for the information of the Commissioners, a Valuation and Report based upon their inspection, together with a plan of the property, showing its abuttals and approaches, and identifying it, as far as possible, with its description in the Tithe Apportionment of the Parish, or in any authoritative Map or Survey of the locality.

The Report should furnish information upon the following, as well as upon any other material points:-

1. The situation and general description of the property, stating the Parish (and Township, or other subordinate area, and also the Urban District, if any) in which it is comprised, its extent and the mode of cultivation.

NOTE. - It is desired that, however small the area of the property, its total quantity may be stated as nearly as may be, and that it may be specifically mentioned whether the property is situate in an Urban or a Rural District.

2. The tenancy and present rental of the property, and state of cultivation of the land, the condition of the buildings, and the amount of outlay upon them necessary for the maintenance of the full rent of the property.

3. The present improved annual letting value, and the amount and incidence of the Land Tax, Tithe Rent Charge, and other fixed outgoings.

4. The ordinary market value in fee simple in possession.

5. The additional value (stated separately) either by way of accommodation to an adjoining owner, or to a tenant, or for building purposes.

6. The prospect of a future increase in value as building land, or otherwise.

7. The separate values (if any) of the timber upon, and of the minerals, brick earth &c., underlying the property.

8. The mode in which a sale may most advantageously be effected, whether by private contract or by public auction, and the number, extent, and separate values of the lots (if any) into which the property should be divided, and which should be indicated on the plan.

And, where part only of the property is proposed to be sold.

9. The effect of a sale upon the remainder of the property, and its bearing upon the value of the part offered for sale.

Charity Commission,

Ryder Street, St. James's, S.W.1.

E
85565

No. 6.

Form of Application to the Board to Authorize a Sale.

To the Charity Commissioners for England and Wales.

* Insert the usual name or designation of the Charity, and the name of the parish, township, or place for the benefit whereof the Charity was founded, or in which it is administered.

In the matter of the Charity called*

in the Parish of

in the County of

; and

In the matter of "The Charitable Trusts Acts, 1853 to 1914."

† The application may be made by the Trustees or persons acting in the administration of the Charity, or by some person acting on their behalf and by their direction.

† The of the above-named Charity, being of opinion that, under the special circumstances hereinafter stated, a Sale of the property hereinafter mentioned will be advantageous to the Charity, hereby apply to the Board to authorize the proposed Sale, and to give such directions in relation thereto, and for securing the due investment of the money arising from such Sale, as the Board may think fit.

The Trustees submit to the Board, in relation to the proposed Sale, the following particulars as to:—

1. The mode and date of the appointments of the existing Trustees (if any) of the Charity, and the number originally appointed.
2. The general objects of the Charity.
3. The nature, extent and description of the property proposed to be sold and whether it forms the whole or part only of the Charity estate.
4. The Township, Parish, and County in which the said property is situate.

NOTE.—It is desired that, however small the area of the property, its total quantity may be stated as nearly as may be, and that it may be specifically mentioned whether the property is situate in an Urban or a Rural District.

5. In whom the legal estate in the said property is now vested, and by what conveyance, assurance or other means.

6. The manner in which the said property has been let or occupied during the last three years.

7. The amount of the gross annual rent or income arising therefrom during each of the last three years.

8. The amount and particulars of the outgoings or deductions from such rent or income in each of such years.

9. The present annual letting or rack-rent value thereof.

10. The special circumstances under which the Sale is proposed, and the advantages likely to result to the Charity therefrom.

11. Whether the Sale is proposed to be made by public auction or private contract, and if by private contract the amount and other terms of the offer, and the name, description, and address of the person by whom the offer has been made.

12. Whether the purchaser will pay the expenses of the Trustees in the matter, including those of any Surveyor's Report, of advertisement and of the deduction and verification of any title which he may require.

13. The manner in which it is proposed that the purchase money shall be invested.

NOTE.—It is the practice of the Commissioners to require that, in the absence of special circumstances justifying a departure from the rule, the purchase money shall be invested in trust for the Charity, in the name of the Official Trustees of Charitable Funds.

14. The name and address of any Surveyor by whom the said property has been or is proposed to be surveyed and valued on behalf of the Charity.

NOTE.—It is the practice of the Commissioners to require that the application should be accompanied by the Report of a Surveyor acting in the interests of the Charity. In special circumstances they will require the property to be surveyed and valued, and the proposed sale to be reported on or approved by a Surveyor nominated by themselves.

declare that the foregoing statement is in all respects true according to information and belief.

Dated _____ day of _____ 192

* The date and the signature, address and description of each individual applicant should be added here. Each signature should begin a separate line.

If the applicants be a corporate body their seal should be attached.