

PROPOSED SALE OF BOUNTY LAND.

Particulars to be furnished by an Incumbent applying for the consent of the Governors of Queen Anne's Bounty to a Sale.

INFORMATION REQUIRED.	ANSWER.																																																		
1. The name of the benefice.	1.																																																		
2. The name of the county.	2.																																																		
3. The name of the diocese.	3.																																																		
4. The name, address and quality of the Patron.	4.																																																		
5. The extent and situation of the property proposed to be sold.	5.																																																		
6. If the property is not situate in the parish of the benefice, does the parish in which it is situate adjoin the parish of the benefice?	6.																																																		
7. Does the benefice own any other land adjoining or near to the property proposed to be sold, or in the same parish as that property?	7.																																																		
8. A plan, report and valuation of the property by a surveyor (who must be first approved by the Governors) should be furnished in accordance with the instructions issued by the Governors.	8.																																																		
9. What is the gross and net rent at present derived from the property?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">*Gross Rent</td> <td style="width: 10%;">...</td> <td style="width: 10%;">...</td> <td style="width: 10%;">...</td> <td style="width: 10%; text-align: right;">£</td> </tr> <tr> <td colspan="5">Annual outgoings payable by the Incumbent :—</td> </tr> <tr> <td>Tithe rentcharge</td> <td>£</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(current value)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Land Tax</td> <td>...</td> <td>£</td> <td></td> <td></td> </tr> <tr> <td>Repairs (estimated)</td> <td>£</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Agent's Commission</td> <td>£</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other Outgoings (if any)</td> <td>£</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>£</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td style="border-top: 1px solid black; text-align: right;">Net rent ... £</td> </tr> </table>	*Gross Rent	£	Annual outgoings payable by the Incumbent :—					Tithe rentcharge	£				(current value)					Land Tax	...	£			Repairs (estimated)	£				Agent's Commission	£				Other Outgoings (if any)	£					£								Net rent ... £
*Gross Rent	£																																															
Annual outgoings payable by the Incumbent :—																																																			
Tithe rentcharge	£																																																		
(current value)																																																			
Land Tax	...	£																																																	
Repairs (estimated)	£																																																		
Agent's Commission	£																																																		
Other Outgoings (if any)	£																																																		
	£																																																		
				Net rent ... £																																															

PROPOSED SALE OF BOUNTY LAND

Particulars to be furnished by an incumbent applying for the consent of the Governor of Queen Anne's County to a Sale

INFORMATION REQUIRED.	ANSWER.
<p>10. (a) If the property is charged with tithe rent-charge, what is the commuted value of the tithe rentcharge and to whom is it payable?</p> <p>(b) Is any of it payable to you as Incumbent?</p>	<p>10.</p> <p>The name of the benefice</p> <p>The name of the county</p> <p>The name of the donor</p>
<p>11. Is the property subject to any rights of way or easements?</p>	<p>11.</p> <p>The name, address and quality of the person</p>
<p>12. (a) Are any mines or minerals known or supposed to exist under the land?</p> <p>(b) If so, give particulars.</p> <p>(c) Has any lease or license been granted on them?</p> <p>(d) Is it intended to include them in the sale?</p> <p>(e) If so, give reasons for doing so, and state the additional consideration offered.</p> <p>(N.B.—Mines and minerals may include not only coal and iron and other metallic minerals but also such substances as stone, fireclay, china-clay, gravel, sand, brick-earth, &c.)</p>	<p>12.</p> <p>The name and situation of the property proposed to be sold</p> <p>The name and address of the person to whom the lease or license was granted</p> <p>Does the lessee have any other land adjoining or near to the property proposed to be sold or in the same parish as the property?</p> <p>A plan report and valuation of the property by a surveyor who had in his possession a copy of the plan should be furnished in accordance with the instructions issued by the Governor</p>
<p>13. <u>(Not applicable in the case of a sale by auction.)</u></p> <p>(a) What sum is offered for the property?</p> <p>(b) What is the name and address of the person making the offer?</p> <p>(c) Has the property been offered to the tenant or the adjoining owners?</p>	<p>13.</p> <p>What is the name and address of the person making the offer?</p>
<p>14. <u>(Not applicable in the case of a sale by auction.)</u></p> <p>Has any special arrangement been made with the purchaser for payment by him of the Vendor's costs?</p>	<p>14.</p> <p>Other</p> <p>Outgoing</p> <p>in my</p>

INFORMATION REQUIRED.	ANSWER.
15. (a) Please give name and address of the tenant. (b) Does he wish to make an offer for the property? (c) Is there a written tenancy agreement? If there is it should accompany this proposal. (d) Is the tenant under notice to quit? If so, when does such notice expire? (e) If not, is it desirable to give him notice to quit, in view of the intended sale?	15.
16. Have the written consents of the Bishop and Patron been obtained? If so, they should accompany this proposal. If not, a form of consent will be sent by the Governors in due course.	16.
17. Has the property been valued by the Government Valuer under the Finance (1909-10) Act, 1910? If so, the valuation should be furnished.	17.
18. Are there any mortgages or other charges on the property, e.g., land improvement or drainage charges?	18.
19. What are the reasons which render the sale expedient?	19.

I hereby submit the above proposal to the Governors of Queen Anne's Bounty.

Incumbent's signature

Address

Date

Communications hereon should be
addressed to "The Secretary."

INSTRUCTIONS as to the SALE (under 2 & 3 Vict., c. 49) of Land, &c., acquired for
a Benefice by the Governors of Queen Anne's Bounty.

Lands acquired for a benefice by the Governors of Queen Anne's Bounty may be sold by the incumbent with the consent of the Bishop, Patron, and Governors (and with the further consent of the Archbishop of the Province, when the estate is situate in the parish of the benefice, or in an adjoining parish or parishes), under the provisions of the Act 2 & 3 Vict., cap. 49. To bring a proposal for sale before the Governors the following instructions should be observed. No contract for sale should be entered into without communication with the Bounty Office.

The Governors, before sanctioning sales of Bounty Land, require to be satisfied that the sale will be advantageous to the benefice.

Minerals. If the land contains any minerals, whether presently workable at a profit or not, they will be reserved to the benefice, unless the intending purchaser agrees to purchase them at a valuation.

Dilapidations. If the buildings and fences on the land are not in good repair, the incumbent may be called upon to make good the dilapidations or to add to the proceeds of sale a sum to be arranged.

Surveyor to be approved by Governors. A surveyor well acquainted with the value of property in the neighbourhood of the land should be selected by the incumbent and his name submitted to the Governors for approval.

Instructions to Surveyor. The Governors' approval of the surveyor having been obtained, he is to be directed to provide

(1) an extract from the 25-inch Ordnance Survey Map (if the land is widely scattered the 6-inch scale will suffice) indicating by distinctive colours the land proposed to be sold and shewing the adjoining landowners and the ownership of the boundary fences.

(2) a REPORT stating the tenure of the property, giving a description of it, stating in what parish it is situate and if that parish adjoins the parish of the benefice; the number of each field and its area as marked on the Ordnance Survey; the quality and condition as to cultivation of the property; whether it is subject to any rights of way or easements; a description of the buildings (if any) and their state of repair and the state of repair of the fences; and whether any mines or minerals are known or supposed to exist under the land. (N.B.—Mines and minerals may include not only coal and iron and other metallic minerals, but also such substances as stone, fire-clay, china-clay, gravel, sand, brick-earth, etc.)

(3) a VALUATION stating:—

- (a) the present gross rent of the property; the outgoings payable by the incumbent for land tax, tithe or other rentcharge, average annual repairs, etc.; and the net rent;
- (b) whether the rent is the present full letting value of the property, based on the assumption that the buildings are in a proper state of repair;
- (c) the value of the property and how it is arrived at; and whether the property has any building value, or accommodation or sporting value to a purchaser;
- (d) the value of the timber (if any);
- (e) whether the best mode of effecting the sale is by private contract or auction; in case of auction the various lots should be indicated and reserve prices should be stated for each lot;
- (f) if the property is in a state of disrepair:—
 - (1) the estimated cost of putting it in such a state of repair as would satisfy the requirements of the Ecclesiastical Dilapidations Acts;
 - (2) whether an offer received for it is likely to be less than if it were in good repair, and, if so, by what amount.

The incumbent should forward the plan, report, and valuation to this Office, together with his proposal to sell, which must be submitted upon a form which will be supplied upon application to the Governors' Secretary.

Surveyor's charges.

The maximum percentage which the Governors will be prepared to allow out of the proceeds of any sale for the remuneration of the surveyor for the preparation of a plan, a report and valuation, and all other work necessary to be done, is as follows :—

On the first £1,000	...	...	...	...	£1 per cent.
On any amount beyond £1,000 up to £10,000	...	...	...	...	10s. „

Minimum total profit charge of 3 guineas. Reasonable out-of-pocket expenses for travelling, etc., will be allowed in addition to these fees.

Governors' Solicitor will carry through sale.

If a sale be approved, the Contract or Conditions of Sale will be prepared and the sale carried through by the Governors' Solicitor, who, from the date of the Governors' approval, will have sole charge of the matter on behalf of the benefice.

Costs.

Where the payment by the purchaser of all the expenses is not part of the approved terms of a sale, the surveyor's charges, the out-of-pocket costs (if any) of the Governors' Solicitor and all other incidental expenses will be paid out of the proceeds of sale. No law costs beyond the above-mentioned charges and out-of-pocket costs and expenses will be charged either to the living or to the incumbent. If a sale should not be sanctioned by the Governors, or if, for any reason, it should not be completed, it is to be understood that the surveyor's charges and all the costs and expenses incurred must be paid by the incumbent.

By order of the Board,

BOUNTY OFFICE,

3, DEAN'S YARD, WESTMINSTER,
S.W.1.

W. R. LE FANU,

Secretary and Treasurer.