

REPORT UNDER SECTION 119 OF THE CHARITIES ACT 2011 AND THE CHARITIES(QUALIFIED SURVEYORS REPORTS)REGULATIONS 1992

Prepared for: East Sussex County Council acting as The Trustee of Ashdown Forest East Sussex.

By

John Tripp FRICS

On the proposed grant of a lease to Forest Row Sports Ground Association for a term of 21 years.

The following paragraphs use the same numbering as the Charities(Qualified Surveyor Reports) Regulations 1992 :

- 1) Description of land and its location:  
An area of land measuring 6.5 acres within Ashdown Forest close to Shalesbrook Lane Forest Row, as shown on the attached plan.  
  
Current use is open grassland bordered by woodland.
- 2) The land is not leased by the Charity Trustees and no service charge is payable.
- 3) The use of the land is subject to the Ashdown Forest Act 1974. It will also be subject to any rights and covenants registered against the title.
- 4) There are no buildings on the relevant land other than a cricket pavilion and fenced in tennis courts. The pavilion building belongs to the Association.
- 5) There are no buildings on the land that require alteration .
- 6) My advice as to the manner of disposing of the land as described is that these are the best terms that can be reasonably obtained under the circumstances.

The land should not be divided for the purposes of the disposition.

It would be in the best interests of the Charity to advertise the proposed disposition by way of a Notice in the local newspaper to inform local residents. the notice is to be displayed for at least 4 weeks. In addition, an equivalent notice should be displayed on the site for the same period.

The land is required for a specific purpose by Forest Row Sports Ground Association in the furtherance of its objects which are the provision of facilities for leisure time and recreation for the benefit of the inhabitants of Forest Row and the surrounding area. The Association currently occupy the land under an under Licence granted by the Forest Row Parish Council from a similar licence granted to the Parish Council by the Ashdown Forest Conservators,

both of which will expire in December 2022. It is not clear if the licence or under licence is legally valid and the Association wish to regularise the situation.

I do not advise that this disposition is delayed.

(7) I understand that this transaction is not subject to VAT.

(8) My opinion of the current value of the land having regard to the current circumstances is that it is purely nominal. There is evidence of 19<sup>th</sup> Century rights to play games on the land and the Trustee of Ashdown Forest has among their objects preserving the land “as an amenity and place of resort”. The land cannot be used for any commercial development or for commercial farming. Although the Association do make a charge for facilities they are a Registered charity and subject to charitable rules. As long as this remains the case and is a condition of the lease, I do not see that a commercial assessment of value is relevant.

Signed ..........Date...19.05.2022.....

John Tripp FRICS

Note: This report is confidential to the Client and it or any part of it may not be disclosed to a third party without the consent of the writer. This report is for the sole use of the Client for its stated purpose. No responsibility is accepted towards any third party who may seek to rely on its content.

This report is based on information given by The Client with regard to the proposed disposition. If there are any material changes in circumstance which may affect the opinion given and which have not been disclosed, this report will no longer be valid. Otherwise this report will be valid for a period of 6 months from its date

Attachments:

Plan