Guidance notes for BASC Wildlife Fund loans

*We are here to help, so please don’t hesitate to get in touch and ask us for assistance if you need it. Tel 01244 573000 email* *BASCWildlifeFund@basc.org.uk*

1. The BASC Wildlife Fund is the British Association for Shooting and Conservation (BASC) brand to promote shooting as being recognised as a leading driver for practical conservation.
2. Funds are available to assist BASC affiliated clubs and syndicates with the acquisition of land and sporting rights for shooting and conservation purposes.
3. Funds are used in the form of loans, up to a maximum 15-year period.
4. Loans will carry an interest payment which are normally set at 1% above the Bank of England base rate. Interest rates will be reviewed every third year for loans over five years.
5. The BASC affiliated club or syndicate must remain affiliated to BASC throughout the term of the loan.
6. If the annual loan repayment is not received by the due date, additional interest will be charged on outstanding monies.
7. Loans are only intended to be a contribution towards the cost of purchase. As such, any loan offered does not usually exceed 70% of the purchase price. Applicants must demonstrate that they have sufficient funds or income to complete the purchase and refund the loan.
8. Applications should be submitted as soon as possible to allow time to consider them fully. Late applications may not give sufficient time for proper consideration, and this may lead to applicants being disappointed. Applications will receive a response within fifteen working days.
9. In all cases, the applicant will be required to provide an independent valuation of the land/and/or sporting rights to be purchased, and where applicable of other land offered as security. The valuation will be in accordance with the RICS Appraisal and Valuation Standards Manual (commonly known as “The Red Book”). The valuation needs to provide a market commentary for sales of similar property within the locality and be supported by market evidence of a minimum of three comparable sales.
10. Applications for financial assistance will be considered and decided upon by BASC. BASC reserve the right to introduce any condition or safeguard as they deem appropriate, to ensure that such funds as are provided are extended only on behalf of the purpose for which a loan is made and, in the manner, prescribed and agreed.
11. All loans are at the discretion of BASC, applications submitted after starting or completing the purchase may not be approved. Applications should therefore be submitted at an early stage.
12. It should normally be the intention for the land/and/or sporting rights concerned to be held in the name of the club/group concerned through properly appointed trustees. BASC can advise on the appointment of trustees.
13. In all cases, BASC will require that a First Legal Charge is registered in the name of BASC on the land for which financial assistance is given. This will remain in place for the duration of the loan. All legal fees will be covered by the club relating to the purchase and setting up of the Legal Charge. These costs can be included in the loan request if necessary. Please phone for clarification of the legal requirements if necessary.
14. In the event of the land/rights concerned being disposed of, the club/group’s trustees, or others in charge or responsible for the land or rights at the time, will be required to refund to BASC any loan outstanding.
15. The aim of BASC is to safeguard land for shooting and conservation for future generations. Therefore, should the club at any future point cease to exist, in order to safeguard the land, you are asked to consider amending your Constitution in favour of BASC or another shooting organisation as beneficiary of that land.
16. Following confirmation of acceptance in writing from the applicant of the loan conditions, and confirmation by the applicant’s solicitor that contracts are about to be exchanged, payment will be forwarded to the applicant’s solicitor.
17. Land or sporting rights acquired should be managed according to a management plan. If required, BASC will assist the club/group in drawing up such a plan.
18. Applications should be made on the attached forms and accompanied by the last set of club accounts. Answer all questions in full and where appropriate continued on separate sheets. Include maps, plans and other supporting documents. These should be sent to the Secretary of the BASC Wildlife Fund, Email BASCWildlifeFund@basc.org.uk. If by post c/o BASC Head Office, Marford Mill, Rossett, Wrexham. LL12 0HL. Tel. 01244 573 000.

## Application for BASC Wildlife Fund loan

## To assist BASC affiliated clubs and syndicates with the acquisition of land and sporting rights for shooting and conservation purposes

Answer all questions in full and where appropriate continued on separate sheets. Include maps, plans and other supporting documents.

**Applicant details**

|  |  |
| --- | --- |
| Name |  |
| Organisation name  |  |
| BASC club number |  |
| Position held |  |
| Correspondence address |  |
| Telephone  |  |
| Email |  |

**Details of site to be purchased**

|  |  |
| --- | --- |
| Name of site |  |
| Give a brief description of the site (i.e., saltmarsh, grazing marsh,woodland etc). |  |
| Summarise the shooting and nature conservation importance of the site and what the benefits of ownership will be. Enclose, or refer to, documentary evidence where appropriate. |  |
| What are the potential risks of ownership |  |
| Location of site (nearest town and postcode) |  |
| National grid reference |  |
| Area (hectares or acres) |  |
| Conservation status (e.g. SAC, SPA, SSSI)  |  |
| a) If the site is a SSSI, is a consent needed to shoot? |  |
| b) If answer to a) is ‘yes’ then is a consent to shoot in place? |  |
| c) If answer to b) is ‘no’ can a consent be obtained? |  |
| An annotated site map should be enclosed with the following information marked:* Boundary of the property to be purchased.
* Boundaries of all other areas the club shoots over. Please use different colour for leased and owned property.
* Neighbours adjoining the property to be purchased.
* Any conservation organisation who occupy land near to the property to be purchased.

Photographs of the property to be purchased should be enclosed with the application. Commentary needs to accompany each photograph. |

**Vendor information**

|  |  |
| --- | --- |
| Name  |  |
| Address  |  |
| Telephone  |  |
| Email |  |
| a) Is the land occupied by a tenant or lessee? |  |
| b) If answer to a) is ‘yes’ provide name and address of tenant or lessee |  |
| c) If answer to a) is ‘yes’ how many years remain on the tenancy? |  |
| Any other vendor information of interest/note? |  |

**Rights**. Give details of all other rights or interests in the land.

|  |  |
| --- | --- |
| Shooting, fishing or similar rights |  |
| Common rights |  |
| Rights of way (or other public rights) |  |
| Agricultural/grazing rights |  |
| Other rights, covenants or legal interests |  |
| Availability of access, is this guaranteed?  |  |
| Is there eligibility for farm subsidies?  |  |
| Are there building rights on the land? (these can go back 75 years) |  |
| Are there payments due to or from other bodies? |  |
| Are the mineral rights included in the sale with the land? If no who owns the mineral rights |  |

### Neighbouring Interests

|  |  |
| --- | --- |
| Does the site adjoin a nature reserve? If ‘yes’, give details |  |
| Does the site adjoin another shooting club’s /group’s land or sporting rights or otherwise fall within such a group’s sphere of interest? If ‘yes’, give details. |  |

**Outgoings/receipts from ownership of the land**

|  |  |
| --- | --- |
| Give details of any financial outgoings or other commitments which will be taken on from ownership of the land.  |  |
| Give details of any income you expect to receive from ownership of the land.  |  |

**Professional Advisors**

|  |  |
| --- | --- |
| Give the name and address of any agent you may have retained in connection with this purchase  |  |
| Name of contact in the agent’s firm |  |
| Agents telephone |  |
| Agents email |  |
| Give details of any income you expect to receive from ownership of the land.  |  |
| Give the name and address of your solicitors. |  |
| Name of solicitor acting on your behalf  |  |
| Solicitors telephone |  |
| Solicitors email |  |

**Club status**

|  |  |
| --- | --- |
| Date club established |  |
| Current club membership |  |
| Is the club incorporated? | Yes/No |
| If the club is NOT incorporated give names and addresses of trustees. |
| Trustee 1 |  |
| Name |  |
| Address |  |
| Telephone |  |
| Email |  |
| Trustee 2 |  |
| Name |  |
| Address |  |
| Telephone |  |
| Email |  |
| Trustee 3 |  |
| Name |  |
| Address |  |
| Telephone |  |
| Email |  |
| Trustee 4 |  |
| Name |  |
| Address |  |
| Telephone |  |
| Email |  |
| Will the land/sporting rights be held in the name of these trustees? If NO, give details of why not. |  |
| If the club is incorporated provide the following information |
| Type of company eg Unlimited, Limited by shares, Limited by Guarantee or industrial & Provident Society |  |
| Date and place of incorporation |  |
| Registered number |  |
| Names and addresses of the Directors |
| Director 1 |  |
| Name |  |
| Address |  |
| Telephone |  |
| Email |  |
| Director 2 |  |
| Name |  |
| Address |  |
| Telephone |  |
| Email |  |
| Director 3 |  |
| Name |  |
| Address |  |
| Telephone |  |
| Email |  |
| Director 4 |  |
| Name |  |
| Address |  |
| Telephone |  |
| Email |  |
| Name and address of Company Secretary |  |
| Telephone |  |
| Email |  |
| If the club is a Registered Charity provide |
| Country of registration |  |
| Registration number |  |

**Financials**

|  |  |
| --- | --- |
| **England and Wales** Details of the asking price and/or details of any provisional offer you have made (if auctioneers or estate agents publicity material is available, please supply a copy). | £ |
| If the land is to be auctioned, supply an estimate of expected selling price | £ |
| **Scotland**Details of valuation | £ |
| The price you propose to tender (this will be treated in the strictest of confidence) | £ |
| **In all cases** |  |
| Legal and other expenses (inc contribution to BASC’s legal fees (see note 13))  | £ |
| The BWF loan requested | £ |
| Duration of BWF loan  |  years |
| Independent RICS valuation of land/and/or sporting rights to be purchased (report to be included with application, see note 9) | £ |
| If applicable Independent RICS valuation of additional security offered (report to be included with application, see note 9) | £ |
| **Club funding**The amount of club/group standing funds which is to be put towards the purchase | £ |
| **Financial Information Summary** |
| **Land purchase cost** | **£** | **Financed by** | **£** |
| Purchase price of land |  | Existing capital |  |
| Stamp duty |  | Bank loans |  |
| Solicitors’ fees (inc. VAT) |  | Loans from club members |  |
| Land Registry, etc. |  | Other funds |  |
| Other costs |  | BASC Wildlife Fund loan sought |  |
|  |  |  |  |
| Total |  | Total |  |
| Details of how club/group intends to raise additional funds for this purchase and/or pay off associated loans including the financial capability of the club/group to support repayments of principal and interest. |
|  |
| **Other financial help.** Give full details of all financial assistance for this project a) sought, b) received from other sources |
|  |
| **Loan security.** BASC requires a First Legal Charge over any land to be purchased. If this is not available, please give detail of security to be offered on other owned land. |
|  |

**Supporting documentation**

|  |
| --- |
| **list all enclosures** forwarded with this application including the **last set of club accounts, independent RICS valuation, annotated site plan and photographs**: |
| 1 | 2 |
| 3 | 4 |
| 5 | 6 |
| 7 | 8 |
|  |  |

**Declaration**

|  |
| --- |
| I/We have read and accept the “**Guidance notes for BASC Wildlife Fund loans”**. To the best of my/our knowledge the information supplied herewith is correct.I/We will be pleased to supply any further information regarding the above purchase on request. |
| Signed Date  |

When completed send this form via email to the Secretary of the BASC Wildlife Fund,

Email BASCWildlifeFund@basc.org.uk.

If by post Secretary of the BASC Wildlife Fund,

c/o BASC Head Office, Marford Mill, Rossett, Wrexham. LL12 0HL. Tel. 01244 573 000.

BASC Wildlife Fund 11102024