

## Cliff College – Proposal for sale of land

<b>Contact Name and Details</b>	Richard Hood, Interim General Counsel & Company Secretary hoodr@methodistchurch.org.uk
<b>Action Required</b>	For Decision
<b>Resolutions</b>	76/1. The Council approves the sale of land identified in Project 44387.  76/2. The Council grants the Cliff College Committee permission to retain the proceeds of sale and apply them for general purposes.

### Summary of Content

The buildings and land comprising the Cliff College site are held on two Trust Deeds, dated 30 December 1903 and 30 November 1930. As such, they are not Model Trust property. The trustees of the site are the Cliff College Committee, appointed by the Methodist Council under Standing Order 341(1).

A Property Delegation Reference contained in these Trust Deeds provides that with certain exceptions, land on this site must not be sold without the consent of the Methodist Council. The Council approved the sale of ‘certain agricultural lands,’ on the site in February 2006. As it is unclear whether this particular piece of land was included in that approval, a new Resolution is required.

The Cliff College Committee therefore requests permission to sell a small unwanted piece of scrub land on its site to the owners of the adjoining property. As the land contains two redundant water tanks and a number of mature trees, the sale is beneficial to the college. It is also hoped that the sale will allow the College to share its faith with its neighbours.

In January 2019, a Qualified Surveyor valued the land at £5,000. In February 2020, following conversations with their solicitors, the surveyor and TMCP, the trustees confirmed a sale price of £3,980. This was on the condition that the buyers would contribute £1029 towards the legal costs incurred in preparing for the sale: taking the sum to £5,009. The trustees’ surveyor confirmed that these terms were in the best interests of Cliff College as a charity.

### **\*\*\*RESOLUTIONS**

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