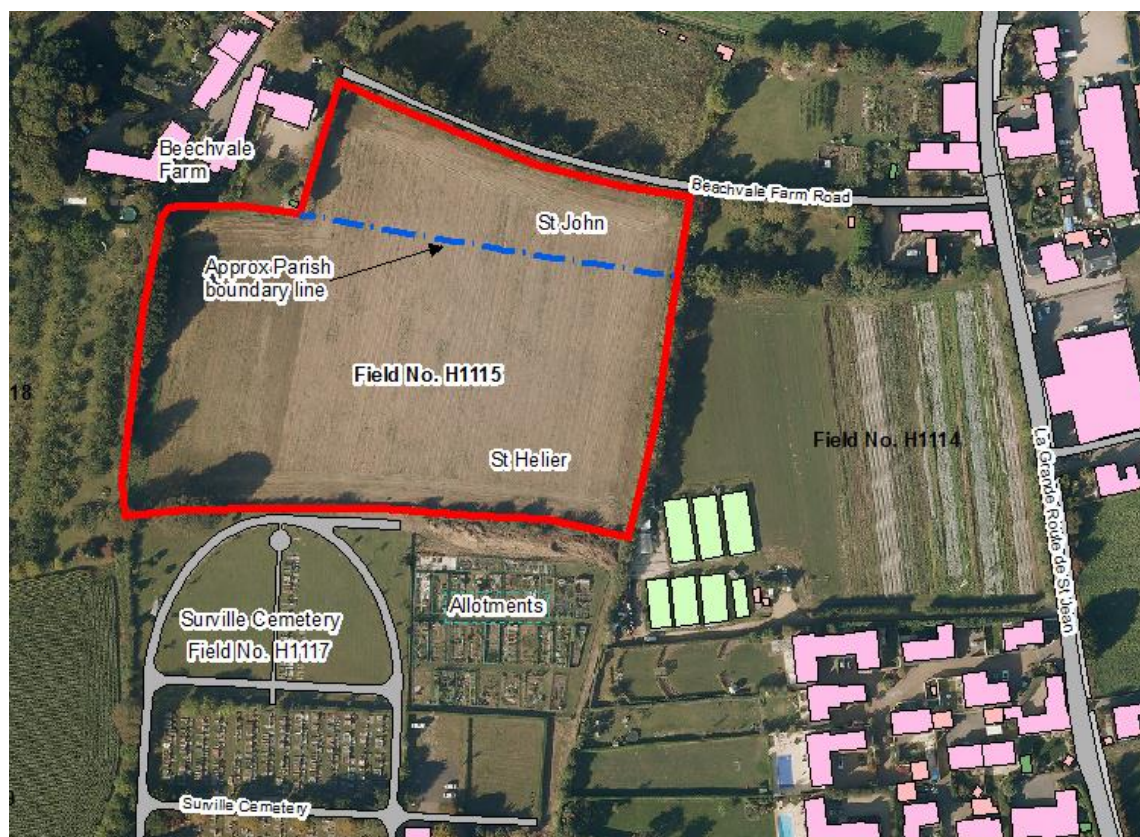


**For the Parish to purchase an agricultural field
No. H1115, Beechvale Farm Road, Sion (St
Helier/St John border) for the sum of £110,000.**

For consideration by the Parish Assembly
on 25 November 2020 at 7pm

PARISH OF ST HELIER

P.03/2020



PROPOSITION

THE PARISHIONERS are asked to take into consideration and if deemed advisable to approve:

the recommendation of the of the Connétable and Procureurs du Bien Public

To purchase agricultural Field No. H1115 which measures circa twelve verges, twenty-five perch and twelve feet for the sum of £110,000; both parties to pay their own legal fees.

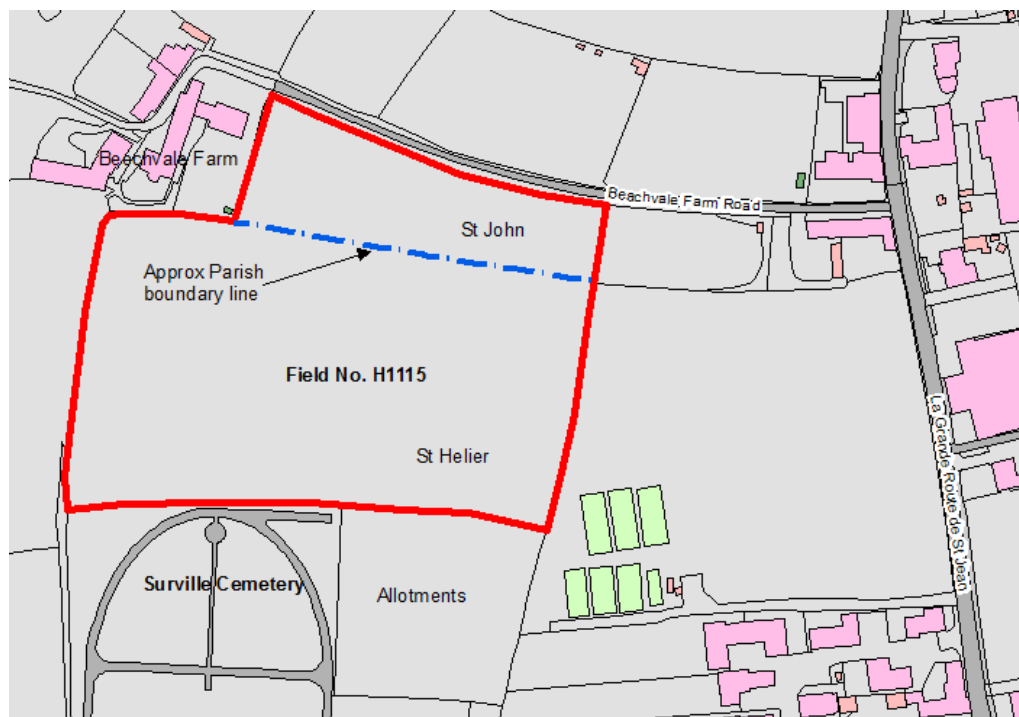
The Assembly to authorise the Connétable and at least one Procureur du Bien Public to pass a contract with parties paying their own legal costs associated with the purchase.

Report

Proposal for consideration:

An opportunity has arisen to purchase a field to the north of Surville Cemetery (Field No H1115). Acquiring this field would be a strategic long-term purchase as this field will offer the Parish security for expansion of the Cemetery in the future.

The field has an asking price of £125,000 and crosses the Parish boundary into St John (see blue 'dot-dash' line on the plan below showing the approximate boundary line).



The Parish is able to own the field even though there is a small section of the field in the parish of St John.

We have sought legal confirmation that in due course we could use the part of the field that is in St John as a Parish cemetery although the intention is to not expand the Cemetery into the section of the field in St John.

There is no immediate need to extend Surville Cemetery as it was extended in January 2014. There is currently sufficient capacity for approximately 15 to 20 years before a further extension may be required, although this timing is subject to many factors affecting the death rate.

We sought advice on the value of the field from Quérée Property Consultants whose belief is that this is a sensible strategic purchase and, following negotiations, a figure of **£110,000** has been agreed, subject to Parish Assembly approval, in line with the professional valuation advice that the Parish has obtained. In addition to the purchase cost, we will incur our own legal costs, estimated to be £1,750 + Disbursements + Search fee + Stamp duty = **£3,400**. The purchase is to be funded from the General Reserve.

Access to the site is via Beechvale Farm Road (private lane) to the north of the field, with cost of maintenance being in proportion to all the interested parties. The private lane seems to be in reasonable condition.

The Parish will own the hedge, bank and a small section of wall near Beechvale House on the north which seems to be in good order.

The Field is located in the 'Green Zone' and the seller has advised that there are no covenants or third party rights on the field. The Parish will undertake due diligence using lawyers to check legal matters.

Possession of the field is available from 25 December 2020, although the current tenant has expressed interest to continue to lease the field as agricultural land.

Short/Medium-term use:

We have considered potential short/medium-term uses for the field and identified the following options which we will explore:

- Continue to lease the field as agricultural land to local farmer: The current tenant (Bartletts) has expressed interest to continue leasing the field at £200 per vergée per annum; or
- We could seek to create allotments on the land which would require planning approvals; or

- Both a local charity and the Jersey Electric Company have expressed interest in working with the Parish to develop community projects on this land in the form of a micro forest and 'community orchard', potentially growing fruit and vegetables. These initiatives would require planning approvals.

Conclusion

The Parish recommends that the field is purchased to secure space to expand Surville Cemetery whilst utilising the field for the benefit of parishioners in the meantime, pursuing the opportunities to work in partnership to develop appropriate community projects on the site.

Photographs



Pic 1 South view across the field.



Pic 2 West view on Beechvale Farm Road (private road) located north of the field.