

**Acquisition of New Warren Farm**

The New Warren Farm auction represents an opportunity for the local community to help secure and protect this chalk downland from future development with the aim to:

1. set aside the majority for nature conservation; Surrey Wildlife Trust (SWT) will develop, and implement a long-term conservation management plan,
2. offer environmental education opportunities; Holy Trinity Pewley Down School will take over 1.5 acres of land bordering their premises for environmental education with suitable covenants to prevent structural development, and
3. provide additional amenity space for local people; it is proposed to allow appropriate public access along strips of the northern, western and southern boundaries of the land to the west of the Warren Farm–Pewley Down right of way, and along the southern border of the land to the east of this right of way, with the inclusion of an interpretative viewing area (see attached indicative map).

Governance will be put in place to ensure these aims are met, with appropriate representation of the local community through the Guildford Environmental Forum.

SWT will create a Restricted Fund for the sole purposes of:

1. Contributing to the bid to purchase of New Warren Farm Lot 3 (Farmland of 37.55 acres),
2. Repair or removal of infrastructure including fencing, barn, access and tree safety works,
3. Ongoing management of the land for the benefit of nature and community use for nature,

SWT intends to contribute up to £100,000 for these purposes from its other funds (note: s.t. Trustee approval on 17 May).

The first use of the fund will be to purchase the land. SWT will transfer funds to Julia Stephenson’s Master Charitable trust ( <https://www.hoaresbank.co.uk/master-charitable-trust>) in exchange for the grant of a lease of the remaining land to SWT for a peppercorn rent for 500 years.

Holy Trinity Pewley Down School will acquire circa 1.5 acres of land directly from the vendor on completion at a per acre rate determined by the final sale price including any stamp duty. The school will pay its own legal fees.

Appropriate terms will be included in the lease to SWT to ensure in perpetuity:

1. the land cannot be developed
2. its use and purpose for nature conservation
3. appropriate community access

Monies not used for the purchase will be used by SWT for the purposes of the restricted fund described above.

SWT will raise further funds from donations, grants and other sources such as biodiversity net gain for the ongoing management for the land for the purpose of improving it for nature for the future. These funds will be held in the restricted fund described above.

If you would like to make a gift that will take effect upon Julia Stephenson’s Master Charitable Trust entering into a contract to acquire the farmland at New Warren Farm (Lot 3) then please respond by 21 May.

**If you would like to gift aid your donation please provide a cheque:**

**Cheque:** send your cheque payable to ‘Surrey Wildlife Trust’ to Surrey Wildlife Trust, School Lane, Pirbright, Surrey, GU24 0JN.

We will hold your cheque securely and to your order until such time as a contract to acquire the farmland at New Warren Farm (Lot 3) has been entered into, after which time your gift shall take effect and the cheque will be cashed. If no contract is entered into to acquire New Warren Farm (Lot 3), we will [return your cheque to you][securely destroy your cheque].

Please complete the following details:

Name:  
Address:  
Email address:  
Telephone number:  
Donation amount:

**Gift aid your donation:**  
If you are a UK taxpayer the value of your donation can be increased by 25% under the Gift Aid scheme at no extra cost to you. This means that every £1 you donate could be worth an extra 25p to help secure and manage the land at New Warren Farm.

Gift Aid is reclaimed by us from the tax you pay for the current year. In order to Gift Aid your donation please tick the box below.

I want to Gift aid my donation and any donations I make in the future or have made in the last four years to Surrey Wildlife Trust. Surrey Wildlife Trust will reclaim 25p for every £1 I donate. I am a UK taxpayer and understand that if I pay less Income Tax or Capital Gains Tax that the amount of Gift Aid claimed on all my donations in that tax year it is my responsibility to pay any difference.

**If you do not want to gift aid your donation please donate by:**

**Online:** at surreywildlifetrust.org/nwf

In the comments box please put ‘New Warren Farm purchase’

**Bank transfer: To Surrey Wildlife Trust:**Bank: HBOS  
Sort Code: 80-11-00  
Account: 06053499  
Please put the following reference on your payment: ‘Initial & Surname/NWF’

Please email a copy of this donation form to [finance@surreywt.org.uk](mailto:finance@surreywt.org.uk) giving the following details:

Name:  
Address:  
Email address:  
Telephone number:  
Donation amount:

If you would like further information, please contact: Steve Proud at stephen.proud@surreywt.org.uk