



SUBJECT TO CONTRACT AND NRA BOARD APPROVAL

10th October 2025

Dear Member

Ranfurly Lodge, Bisley Camp, Brookwood, Surrey

Thank you for your interest in leasing Ranfurly Lodge. I have set out below the information about the property and look forward to hearing from you should you wish to take your enquiries further.

1. Background

Ranfurly Lodge is available to let from 1st March 2026 to an individual member(s) or affiliated organisation, for use in conjunction with shooting activities at Bisley Camp; and shall not be used continuously or as a permanent residence.

2. Description

Ranfurly Lodge is a detached, single-storey property set within private grounds in a prime location close to Bisley Ranges. Ideally suited as a comfortable and convenient base for members attending shooting activities, the lodge offers both privacy and proximity to key facilities.

Accommodation includes a ground-floor layout with a kitchen, large separate lounge, and W.C with shower. There are four bedrooms (one double and three singles), along with generous outdoor storage via a secure shed.

A floor plan, boundary plan, and plan of the camp showing the location of the lodge are attached. EPC to follow.

3. Refurbishment

The lodge is being offered on an 'as found' basis; however, the NRA will undertake the following works prior to the commencement of the lease, subject to favourable weather conditions in early 2026.

- Electrical testing and any necessary remedial works
- External decoration, including preparation and treatment of all external surfaces

4. Lease

The form of lease for letting the building will be the NRA's standard form of lease.



The lease will be on a full repairing basis and will be for a term of either (a) 7 years less one day; or (b) 14 years with a break clause at the seventh anniversary or (c) 21 years less one day with break clauses at the seventh and fourteenth anniversaries. Rent will be reviewed every third anniversary of the commencement date with increases linked to CPIH. A draft of the lease is attached.

No significant variations to the form of the lease will be considered. Please note that you will be responsible for the NRA's legal costs in drawing up and completing the lease, which are anticipated as being in the region of £1,500 (exc. VAT).

5. Service Charge & Insurance Premium

In addition to the rent, the tenant will be responsible for a service charge covering costs such as water, drainage, roads, and refuse. The estimated service charge for 2025 is £800, and the 2025 insurance premium for Ranfurly Lodge is £190.

6. Services and Outgoings

The successful tenant will be responsible for the cost of all services consumed. The property has mains electricity, water and drainage. Electricity is metered.

Broadband services are available on site but not connected. With the exception of the electric and broadband these are supplied through systems maintained by the NRA and the successful tenant will be responsible for reimbursing the NRA for the costs of these services in addition to the service charge referred to above. If you have any queries concerning the likely level of these costs, please do not hesitate to contact me.

The successful tenant will also be responsible for any Council Tax payable. Any queries concerning the Council Tax should be directed to Revenue and Payment Services, Guildford Borough Council, Millmead House, Millmead, Guildford, Surrey, GU2 4BB and their telephone number is 01483 444864.

7. Informal Tender Terms

Ranfurly Lodge is offered for let by informal tender and unconditional rental offers are sought for the initial rent payable with a guide for the rent being **£9,500 per annum**.

Prospective tenants are invited to submit best, and final rental offers on the basis of the following Tender Terms: -

- a) Offers should be subject to contract.
- b) Offers should be addressed to Shelly Fletcher and are to be submitted in writing by 12 noon Monday 17th November 2025.
- c) Envelopes containing offers should be clearly marked "Ranfurly Lodge Tender" and marked for the attention of Shelly Fletcher at the National Rifle Association, Bisley, Brookwood, GU24 0PB.



- d) Envelopes should not be marked with any identification of the person making the offer. Offers will not be accepted in any other form than in writing in sealed envelopes.
- e) Offers to be on a final offer basis.
- f) The successful bidder will be informed no later than 12 noon Friday 19th December 2025.
- g) The successful bidder will be expected to sign the lease no later than Monday 16th February 2026.
- h) Offers must be for a fixed figure; it is advisable to make the offer for an odd amount in order to avoid matching offers.
- i) Your offer should include the name and address of your solicitor.
- j) The NRA is not obliged to accept any offer from this Tender and reserves the right to withdraw or re-advertise the lease of Ranfurly Lodge.
- k) Any lease agreement arising from this tender process will be subject to formal approval by the NRA Board. No lease shall be deemed granted until such approval has been confirmed.

8. Connected Persons

Due to the NRA's charitable status, in certain circumstances it is necessary to seek the Charity Commissioner's approval before a lease is entered into. One such circumstance is the letting of a property to a "connected person". A connected person is one of the following:

- a) A charity trustee or a trustee for a charity.
- b) A person who is the donor of any land to the charity (whether the gift was made on or after the establishment of the charity).
- c) A child (including stepchild and an illegitimate child), parent, grandchild, grandparent, brother or sister of any such trustee or donor.
- d) An officer, agent or employee of the charity.
- e) The spouse (which includes a person or partner living with another) or civil partner of any of person falling within any of the points a)-d) above.
- f) A person carrying on business in partnership with any person falling within any of the points a)-e) above.
- g) An institution which is controlled (meaning that the affairs of the institution can be conducted in accordance with his or her wishes) by any person falling within any of the points a)-f) above or by two or more such persons taken together.



- h) A body corporate in which any connected person falling within any of the points a)-g) above has a substantial interest (meaning they hold more than 1/5 of the share of capital or control the exercise of more than 1/5 of the voting power at any general
- i) meeting) or where two or more such persons, taken together, have a substantial interest.

9. Important Notes

Please note the following:

- a) The information above is prepared in good faith to give a fair and substantial correct overall description of the guidance of intending lessees and does not constitute part of an offer or contract.
- b) All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection of otherwise as to the correctness of each of them.
- c) No person in the employment of the National Rifle Association or National Shooting Centre has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of the National Rifle Association, nor enter into any contract on the National Rifle Association's behalf.
- d) No responsibility can be accepted for any expenses incurred by intending lessees inspecting the property if it is let or withdrawn.
- e) All measurements are approximate.
- f) Whilst we have endeavoured to ensure the information above is accurate and reliable, if there is any point, which is of particular importance to you, please contact me and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
- g) Prospective tenants are recommended to seek their own professional and legal advice.

Ranfurly Lodge is now available for viewing; to arrange an appointment please contact Chloe Giolitto-Ruff at the NRA, on 01483 797777 ext. 211. Email chloe.giolitto-ruff@nra.org.uk.

If you have any queries in respect of the above or enclosed, please do not hesitate to contact me.

Yours sincerely,

Shelly Fletcher
Real Estate Manager