

BATH & NORTH EAST SOMERSET COUNCIL

and

BATH CRICKET CLUB

HEADS OF TERMS

Land at North Parade Road, Bath, BA2 4ET

SUBJECT TO CONTRACT

October 2019

1.	FREEHOLDER	BATH & NORTH EAST SOMERSET COUNCIL (Council)
2.	TENANT	THE BATH CRICKET CLUB (BCC)
3.	DESCRIPTION OF PROPERTY	Land adjacent to North Parade Road, Bath (the embankment) all shown edged red on the attached plan.
4.	PURCHASE PRICE	£150,000
5.	TENANT'S SOLICITOR	Mr Peter Alford Associate Burgess Salmon LLP One Glass Wharf Bristol BS2 0ZX Tel 0117 307 6058 Mobile: 07794 030 866 Email: Peter.Alford@burgess-salmon.com
6.	FREEHOLDER'S SOLICITOR	Mr Zaheer Bashir Senior Associate Solicitor DAVITT JONES BOULD 12-14 The Crescent, Taunton TA1 4EB Tel: 0161 399 8203 Mobile: 07749 128938 Email: Zaheer.Bashir@djblaw.co.uk
7.	TERM	250 years
8.	RENT	Peppercorn but reserving a reversion to annual rent in the event the community benefit ceases. Rent to be equivalent of £30,000 pa inflated by RPI or relevant index from commencement of term to date of rent being triggered. Rent to continue with annual inflation at RPI. Rent to abate after 30 years.

9.	Permitted use	<p>1. access to and from the land at Bath Cricket Club included in HM Land Registry title number ST203538 (the “Club’s Title”) and any land included within HM Land Registry title numbers from time to time derived out of the Club’s Title at any time and for any purpose with or without vehicles equipment materials goods and the like;</p> <p>2. a highway verge;</p> <p>3. the parking of vehicles at any time and for any purpose and access for such vehicles across the Property;</p> <p>4. any use at any time connected to sports education and/or community benefit; and/or</p> <p>5. any use at any time to support and facilitate whether in whole or in part the maintenance improvement development furtherance and the like of sport education and/or community benefit.”</p>
10.	Repairs	FRI
11.	Costs	Tenant to cover the landlord’s reasonable legal and surveyors costs in connection with the transfer.
12.	Maintenance	Tenant to be responsible for the maintenance of the land.
13.	Other conditions	Subject to Contract Subject to formal approval
14.	Other terms	Community uses to be recorded on an obligation to the Council and set out in a Deed, including annual inspection by the Council to ensure covenants are being delivered relating to the community benefit.