

**Draft Heads of Terms for Land Opposite 49/50 High Street Wallingford
Subject to Contract and Without Prejudice**

Landlord:	Oxfordshire County Council (OCC) County Hall, New Road, OX1 1ND
Landlord Legal:	Solicitor, Oxfordshire County Council County Hall, New Road Oxford OX1 1ND
Tenant:	Wallingford Town Council, 8a Castle Street, Wallingford, OX10 8DL.
Tenant Legal:	TBC
Property:	Land opposite 49/50 High Street Wallingford OX10 0DB
Demise:	Land detailed edged red on plan to follow
Term:	From lease commencement for a term of 25 years to be contracted outside of Sections 24-28 inclusive of the Landlord and Tenant Act 1954 Part II.
Option to Determine:	At any time on the service of 6 months prior written notice by either party.
Use :	As green space complimentary to Kine Croft park (no commercial /income generating use)
Rent:	£1 (if demanded)
Rates and Outgoings:	Tenant to pay all rates, taxes and charges imposed on the property
Insurance:	The Tenant shall be responsible for all insurance including any public liability insurance in connection with use of the land and boundaries including trees
Repair:	Tenant to be responsible for the repair and maintenance of the Property including boundaries/trees/ hedges etc
Planning:	Tenant to be responsible for obtaining any planning or statutory consents required as a consequence of the grant of this lease.
Costs:	Each party to bear their own costs