

## HEADS OF TERMS

These Heads of Terms are not intended to create any legally binding obligations and are provided on a ***'without obligation'*** basis.

**Land at : BARROW BROOK, CLITHEROE.**

**Planning Application Number – TBC**

**Date of Heads of Terms Submission – .....September 2017**

<b>1. Parties (name and address)</b>	
<ul style="list-style-type: none"> <li>• <b>Applicant 1</b></li>   <li>• <b>Applicant 2</b></li> </ul>	<p><b>New Close Properties Limited, Helm Bank, Natland, Cumbria. LA9 7PS</b></p> <p>.....</p> <p><b>Lea Hough Chartered Surveyors,8 Eaton Avenue, Matrix Office Park, Buckshaw Village, Lancashire. PR7 7NA.</b></p>
<b>2. Land subject to planning agreement :</b>	
<p><b>Land at Barrow Brook, Clitheroe.</b></p>	
<ul style="list-style-type: none"> <li>• <b>Description</b></li>   <li>• <b>HM Land Registry Title numbers (or other)</b></li> </ul> <p><i>Note :</i></p> <p><i>A) Attach plan of land subject to planning agreement;</i></p> <p><i>b) Attach title documents including title plans</i></p>	<p><b>Outline application for development of site for elderly bungalows and affordable housing.</b></p> <p><b>TO BE FORWARDED SEPARATELY</b></p>
<b>3 Provision of Affordable Housing</b>	<p><b>The owner(s) covenant with the Council to provide the following as affordable housing:</b></p> <p style="padding-left: 40px;"><b>a) nine no. two bedroom flats.</b></p>

<p><b>4. Marketing and sale of Elderly bungalows</b></p>	<p>The Owner(s) covenant with the Council to advertise the bungalows for sale to local residents prior to sale on the open market for a period of not less than 6 months.</p>
<p><b>5. Age occupancy restriction</b></p>	<p>The owner(s) covenant with the Council to restrict the occupancy of the bungalows to those over 55 years of age only.</p>
<p><b>6 Solicitors</b></p>	
<p>Name and address of the parties’ Solicitors.</p>	

The **Owners** undertake to pay the Council’s reasonable legal costs and disbursements in the preparation and completion of the Planning Obligation subject to Planning permission (...application no....TBC), plus any reasonable disbursement which are incurred and applies whether or not the matter proceeds to completion.