

APPENDIX 1

SUBJECT TO CONTRACT	HEADS OF TERMS		DATE 27 th September 2019
PROPERTY ADDRESS Forstal Field, Forstal Road, Maidstone			
		COMPANY NUMBER	
LANDLORD	Maidstone Borough Council	TENANT	Cobtree Young Farmers Club
ADDRESS	Maidstone House King Street Maidstone Kent ME15 6JQ	ADDRESS	
TELEPHONE		TELEPHONE	
FAX		EMAIL	
CONTACT		CONTACT	
SOLICITOR		SOLICITOR	
ADDRESS	Maidstone House King Street Maidstone Kent ME15 6JQ	ADDRESS	
TELEPHONE		TELEPHONE	
FAX		FAX	
DX		DX	
CONTACT		CONTACT	

HEADS OF TERMS (CONT'D)	
DEMISE	Forstal Field, Forstal Road, Maidstone
TYPE OF AGREEMENT	Lease
PERMITTED USE	Conservation grazing of 20 sheep and 10 cattle
SECURITY OF TENURE	No
TERM	10 year
RENT	N/A
RENT DUE DATES	N/A
RENT REVIEW	N/A
DEPOSIT	N/A
INITIAL PAYMENT	N/A
MONTHLY RENT PAYMENT	N/A
INTEREST ON LATE PAYMENT	N/A
NUISANCE	
FORFEITURE	
BREAK CLAUSE	Mutual break clause on the 5 th anniversary of the term.
UTILITIES	The tenant to be responsible for paying any utilities.
ASSIGNMENT	Not permitted
SUB-LETTING	Not permitted
INSURANCE	Tenant to provide adequate insurance.
REPAIR	The property must be kept clean and tidy at all times.
SERVICE CHARGE	N/A
SERVICE	N/A
PAYMENT OF SERVICE CHARGE	N/A
RECOVERY OF SERVICE CHARGE PAYMENTS	N/A
TERMINATION	
PAYMENT OF FEES	
OTHER TERMS AND CONDITIONS	<p>The Club is permitted to extend the water supply to the property by means of 200m of blue polypipe buried 0.4 metres deep.</p> <p>The Forstal Road gate is to be securely locked at all times.</p> <p>Parking for two cars is permitted on the area edged in yellow.</p> <p>Camping, picnics, BBQ's, Mountain bikes, cars etc. will not be permitted.</p> <p>No plastic feed bags, silage bags or bailer twine will be left on site.</p> <p>The tenant to install and maintain stock-proof fencing of at least one metre high, and suitable gates.</p>

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DISPUTE RESOLUTION	
HOURS OF BUSINESS	