

**NORTH NORTHAMPTONSHIRE COUNCIL**

**HEADS OF TERMS  
for  
Freehold Disposal**

**(Without Prejudice, Subject to Contract and Subject to Approval of the relevant  
North Northamptonshire Committee)**

PREMISES	Land at the rear of 7 Lower Street, Kettering (being part of Land Registry Freehold Title No. NN287169) <i>[The Site is as per the attached Plan].</i>
VENDOR	North Northamptonshire Council Sheerness House 41 Meadow Road Kettering NN16 8TL  For the Attention of Jonathan Mallender Tel: 01536 464684 Email: <a href="mailto:Jonathan.Mallender@northnorthants.gov.uk">Jonathan.Mallender@northnorthants.gov.uk</a>
VENDOR'S SOLICITOR	Legal Services Municipal Buildings Bowling Green Road Kettering Northamptonshire NN15 7QX  For the Attention of <b>T.B.C.</b> Tel: <b>T.B.C.</b> Email: <b>T.B.C.</b>
PURCHASER	Kettering Town Council 10 Headlands Kettering NN15 7HP  For the attention of Martin Hammond Tel: 07375 976290 Email: <a href="mailto:clerk@ketteringtowncouncil.gov.uk">clerk@ketteringtowncouncil.gov.uk</a>

PURCHASER'S SOLICITOR	T.B.C.
PRICE	£4,200 [Four Thousand, Two Hundred Pounds]
PERMITTED USE	The Purchaser will not use the Premises at any time for any trade or business other than for the provision of Public Conveniences
TIMETABLE	<p>Initial Exchange of Contracts to purchase the Premises, subject to obtaining Planning permission for the Permitted Use.</p> <p>The Purchaser is to progress with their Planning Application in a timely manner and, if permission is granted, the Sale is to complete within 28 days of the Planning Consent being issued.</p> <p>If the Planning Application is unsuccessful, the Agreement can be terminated by either party.</p>
LEGAL COSTS	Each party to bear their own costs
OTHER CONDITIONS	<p>A right is reserved, for the Vendor, in respect of access of any Services running across the Premises.</p> <p>The Purchaser shall also:</p> <ul style="list-style-type: none"><li>Comply at all times with any Statutory or Bye Law Regulations and with any requirements under the Town and Country Planning Acts or subsequent enactments;</li><li>Satisfy itself that all necessary services are available and adequate to cater for the intended use of the site and that no restrictions or impediments exist in respect of any part thereof;</li><li>Take the site in its existing condition and be responsible for maintaining security thereof from the date of legal completion. The</li></ul>

Vendor will permit the Purchaser or any other duly authorised persons access to the Site for the purposes of carrying out any site investigation works it wishes to undertake prior to completion, subject to prior agreement with the Vendor, all Health and Safety being adhered to and the site being left in a condition comparable to before any investigations;

Pay all rates, taxes or other outgoings which are, or may in the future be charged on the land.

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