

From: Richard Miller <rmiller@symondsandsampson.co.uk>

Sent: 23 January 2019 10:33

To: 'arcbennett@hotmail.co.uk'

Cc: Jean Edwards

Subject: Field adjacent to Leigh Village Hall, DT9 6HL

Subject to Contract

Dear Alan,

I write in response to your email to Jean Edwards of the 16th January, I having now discussed matters further with her.

I am pleased to confirm that Mrs Edwards is pleased to accept Leigh Parish Council's offer of £30,000 for a 99 year lease, subject to contract. The acceptance of this offer should be read in conjunction with my email to you of the 13th December 2018 and the further proposed terms therein. I propose that your "statement of intended use" of the field be used by the solicitors to prepare and agree a suitable clause within the lease which defines "permitted use" and which triggers forfeiture in the event of non-compliance.

With regard to costs, I confirm that Mrs Edwards will insist on her costs being borne by LPC as part and parcel of the deal. For my part, I have already confirmed to you that my charges are based on an hourly rate of £175 with disbursements and VAT in addition. At this stage, it is difficult to predict exactly how long this might take to bring to a conclusion, but I propose that a budget be set of £1,000 plus VAT and that if this budget is to be exceeded, it must be notified to LPC first and approved.

I am sure that the same principle will be required by Mrs Edwards' solicitor. This will be Merlin Lewis of Porter Dodson, Dorchester. To date, I have not been in contact with him about this, but if you are happy for me to now do so, I will prepare a draft Memorandum for Lease and ask him to provide a cost estimate for fees.

I await hearing from you further.

Kind regards,

Richard

Richard Miller MRICS FAAV

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