

**Heads of Terms**  
**Deed of Release to Freehold Title SY813536**  
**&**  
**Grant of Additional Rights to Access Route**  
**For**  
**Land & Access**  
**Former Pond Meadow Training Centre**  
**Guildford**  
**GU2 8YG**

**Between Surrey County Council & Guildford Borough Council**

1	<b>Property Address</b>	Former Pond Meadow Training Centre Off Park Meadow Guildford GU2 8YG  Freehold Title SY813536
2	<b>Name and Address of Freeholder</b>	Woodhatch Place 11 Cockshot Hill Reigate Surrey RH2 8EF
3	<b>Name and Address of Beneficiary to Restrictions on Freehold</b>  Representative  Email address:	Guildford Borough Council Millmead House, Millmead, Guildford, Surrey GU2 4BB  Mark Appleton  <a href="mailto:Mark.Appleton@guildford.gov.uk">Mark.Appleton@guildford.gov.uk</a>
4	<b>Property Description</b>	Land 1.42 acres shown by red verge and blue colour on CM4839
5	<b>Existing Encumbrance to Title SY813536 dated 3 June 1957</b>	Surrey County Council covenants to use the land and any building or buildings to be erected thereon for the purpose of a mixed

		occupation and training centre for defectives under the provisions of the Mental Deficiency Act 1913 as Amended by the Mental Deficiency Act 1927 and the National Health Service Act 1946 or such other additional or amending Act as may from time to time be in force (“the Amended Covenant”)
6	<b>Proposed Encumbrance to Title SY813536 dated 3 June 1957</b>	Use for the provision of residential accommodation and care to people in need of care and/or support (other than a use within class C3 (dwelling houses)). Use as a Extra Care, hospital or residential/nursing home.
7	<b>Existing Rights benefitting the Property</b>	The Property has the benefit of the rights of way, drainage, water, support, light and other easements over the land coloured brown on plan CM4839.
8	<b>Revised Rights Sought to Benefit the Property</b>	<p>SCC to benefit from rights of way and have the right to undertake works to the surface and sub surface of the land coloured brown, lay services under the surface and to seek adoption of the road by public highway authorities.</p> <p>Works will be at Surrey County Council expense and will be subject to Guildford Borough Councils approval not to be unreasonably withheld.</p>
9	<b>Premium</b>	Surrey County Council will pay to Guildford Borough Council a premium of £peppercorn, on the completion of the Deed of Release to Freehold Title SY813536 & Grant of Additional Rights to Access Route
9	<b>Fees</b>	Surrey County Council to meet reasonable surveyor and legal fees of Guildford Borough Council
10	<b>Plan</b>	<p>CM4839</p> <p>Title No SY813536</p> <p>Land edged red coloured Blue</p>

		Access Road shown by brown colour
11	<b>Subject to</b>	Subject to Contract.  Subject to all necessary Approvals Processes of both Landlord and Tenant.