

Heads of Terms - second draft (2nd May 2021)

Transferor - Northumberland County Council

Transferee - Cornhill Parish Council

Property - the freehold interest in the site of the former Cornhill First School as shown verged red on the attached plan.

Consideration - £10

Use - the transfer will include covenants to restrict the use of the site to play areas available for public use and in respect of the building the restriction will be to community use including small business units which are to be made available to rent. The transfer will include a positive obligation on CPC to ensure that the majority of the works required in the conversion of the building to community and business use is completed within 12 months of the completion of the transfer. The Parish Council will use its best endeavours to meet this timetable and it is agreed that where completion is delayed due to matters beyond the control of the Parish Council then sufficient additional period will be allowed to resolve those matters. It is acknowledged that CPC intends to grant a lease of the school building to Cornhill Community Action Ltd which will then manage the property on behalf of CPC.

Clawback - the transfer will include a requirement that if any part of the site is subsequently sold by CPC then 50% of any sale proceeds will be payable to NCC.

Planning - CPC must satisfy itself that planning consent for the proposed uses will be granted.

Funding - prior to completion NCC will require confirmation that CPC has secured all the necessary funding to carry out the works to the school building.

Boundaries - where title documents are silent on boundary maintenance responsibility then CPC should assume responsibility on completion of the transfer.

Costs - each party will be responsible for its own costs incurred in completing the transfer.

Secretary of State approval - the completion of the sale is conditional upon NCC receiving approval to the disposal of the site from the Secretary of State for Education.

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