

Heads of Terms Offered to the owners of the Salutation Inn, New Road Llandeilo for the purchase and Lease-back of land at the rear of their property.

The terms offered subject to Contract and Without Prejudice were as follows;

1. Land - Carmarthenshire County Council would acquire the land edged red on the attached plan. The final design of the wall feature has yet to be completed and therefore the extent of the land take has provisionally been measured on the basis of the wall and barrier extending 600mm beyond the parking space. I have also assumed the wall is currently in your ownership and the new wall, subject to agreement will be in our ownership.
2. Tenure – the Council to acquire the freehold interest in the land edged red.
3. The Council to create an access point between parking spaces 11 and 12 with the provision of a galvanized steel gate with bolt capable of being padlocked, the design to be agreed.
4. The boundary wall will be a 900mm high rendered wall with coping and 1200mm close boarded fence above giving a total height of 1800mm.
5. The rear car park to be laid to porous tarmac and sub-base to adoptable standards.
6. Leaseback – the Council will grant you a lease at the same time/contemporaneously upon the land being acquired. The lease being on the following terms;
 - (i) A term of 50 years
 - (ii) The use of 7xNo spaces shown numbered 12 – 18 on the Feasibility Design Plan SD01 attached.
 - (iii) The Council to allow you the use of additional spaces by agreement if suitable to the Council.
 - (iv) The Council to share use of those spaces when not in use.
 - (v) Both parties to cooperate in the control of access to the wider car park to avoid unauthorised use.
 - (vi) The Lease to be non-assignable and only for the benefit of Salutation Inn Restaurant Patrons.
 - (vii) Occasional use of the car park area immediately to the rear of the Salutation Inn for festival or similar events up to three times each year or greater by agreement subject to the availability of the car park and to those events not causing a nuisance to the adjoining properties .

RV Evans 12th July 2019