

Instructions from Land Division

Acquisition of Freehold/Leasehold Interest/Rights
Sale of Freehold/Leasehold/Grant of Rights

To: XXX X. XXXXXX - Legal Director and Agency Secretary		From: Mr X X XXXXXX Senior Land Manager (M&N)	
Copies to:		Date: 25 January 2001	
X XXXX - Managing Director, Land Division X XXXXX - Lands Director X XXXXX - Resources Director X XXXXXX - Senior Engineering Manager X XXXXXXXXXX - Planning Director		File No: FL017	
Note: These instructions contain the observations of the Planning Director and Senior Engineering Manager			
Project Approval			
	YES	NO	N/A
Approval in Principle obtained and valid. Copy attached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Authority to Commit obtained and valid. Copy attached	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Report to Land Division Management Team. Copy Attached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Delegated Authority			
	YES	NO	N/A
Authority of Relevant Director of the Executive obtained and valid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Authority of the Chief Executive obtained and valid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Board Approval obtained and valid. Copy attached	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Note: Until relevant formal authorisation no project expenditure can be incurred and the transaction cannot be materially progressed. It is important that the Legal Director and the Agency Secretary is advised on progress of the above matters.			

Property and interest to be sold/acquired (if leasehold, please state term)	Land at Well Street, Buckley, Flintshire. Unencumbered freehold interest with full vacant possession on completion.
Area of Property	5.41 hectares/13.35 acres.
Purpose of proposed development	Residential
Planning status	None
Plans enclosed - Number	10
Full Names and addresses of other parties, agents and solicitors	<p>Vendors: See attached note</p> <p>Solicitors: - “ -</p> <p>Agent: N/A</p>
Consideration/premium/rent	£400,000 (four hundred thousand pounds plus 15% of the defined net sale proceeds)
Costs - please detail	The vendors reasonable legal costs to be paid by the WDA incurred in the purchase and costs incurred in the preparation of the Joint Venture Agreement (JVA)
Is this transaction subject to VAT?	M.H.W. to advise
Special Terms	Please refer to attached copies.
(1) All rights to be granted to the Agency	1. Report to the Land Division DMT on 17/01/01 which was approved by the MD 2. Heads of Terms letter to the Vendors dated 25/01/01
(2) All rights to be reserved to the Agency	
(3) All covenants to be imposed on the Vendor	
(4) a. Details of services and access available to site	
b. Has the access or any of the services been adopted at the public's expense?	

(5) Are there any leases/tenancies/licences affecting the land?	Yes. See attached copy letter from X X XXXXX dated 20/01/01 and unsigned Tenancy Agreement referred to in favour of XXXXX XXXXX, XXXXX XXXX, Buckley.
(6) Details of matters affecting the land which are apparent upon inspection.	Grassland
(7) The land is/is not vacant. If not vacant - provide details.	No
(8) Proposed completion date	No later than 31/03/01
(9) Does this form part of a linked transaction? Please detail.	No
(10) Compulsory Acquisition i) Title ii) Plot No. iii) Disturbance iv) Date of possession	N/A
(11) Any other relevant matters which should be brought to the Legal Director and Agency Secretary's attention. (Please use separate sheet if necessary)	

Note: Any amendments or further instructions will be given to the Legal Director and Agency Secretary in writing.

Signed

Name of Instructing Officer :

Land Division

Instructions dated 25/01/2001 from Land Division continued

Details of Owners of Land in Well Street, Buckley

X XXXXX XXXXX, XXXX XXXXX, Pren Hill, Mold Road, Buckley, Flint CH7 2NU

X XXXXX XXXXX, XXXX, XX Mold Road, Mynydd Isa, Nr Mold, Flint CH7 6TE

X XXXXXXX XXXXX (Mrs), XXXXX XXXXX, Pren Hill, Mold Road, Buckley,
Flint CH7 2NU

X XXXXX XXXXX (Miss), XXXXXXX XXXX, Pren Hill, Mold Road, Buckley,
Flint CH7 2NU

Solicitors acting for above:

Town Council Offices,
Mold Road,
Buckley,
Flint
CH7 2JB

Tel no: 01244-543126