

**HEADS OF TERMS**  
**In respect of the Electricity Substation Lease at**  
**Land on the south side of 86 Olivers Battery South, Winchester**

**Without Prejudice, Confidential and**  
**Subject to Contract**

<b>1</b>	<b>Introduction</b>	The Tenant seeks a lease of the Electricity substation site.
<b>2</b>	<b>Property</b>	Land at as shown pink on the attached plan, REF: 25000850_PLN_LE_1.1  Freehold Land Registry Title HP789114
<b>3</b>	<b>Landlord</b>	Olivers Battery Parish Council 7 Chapel Road, Swanmore, Southampton SO32 2QA
<b>4</b>	<b>Tenant</b>	Southern Electric Power Distribution PLC No. 1 Forbury Place 43 Forbury Road Reading RG1 3JH
<b>5</b>	<b>Landlord's Solicitor</b>	Please confirm details. <a href="#">(Please include e-mail and telephone details)</a>
<b>6</b>	<b>Tenant's Solicitor</b>	Southern Electric Power Distribution PLC Legal Services No. 1 Forbury Place 43 Forbury Road Reading RG1 3JH
<b>7</b>	<b>Rent</b>	£225 (Two Hundred and Twenty Five Pounds)
<b>8</b>	<b>Term</b>	21 years
<b>9</b>	<b>Proposal</b>	i) The Landlord to grant a lease of the land shown pink on the attached plan Ref Drw. 25000850_PLN_LE 1.1.

Wayleave Officer: James Gale  
Reference: SSE. 25000850  
Date: 19/02/2025 Version: 0.1  
DM Contact: Tyler Ward

		<p>ii) The Landlord will grant to the Tenant access right of way for itself, its agents and authorized parties at all times with or without vehicles, plant and machinery to pass and repass from the highway to the property as shown brown or brown hatched black on the attached plan, Ref Drw. 25000850_PLN_LE_1.1.</p> <p>iii) The Landlord to grant the tenant the right to lay, relay, construct, use, inspect, maintain, repair, protect, replace, renew, supplement, connect into, remove or render unusable the Cables by way of an easement of 3m in width as shown green or brown hatched black on the attached plan, Ref Drw. 25000850_PLN_LE_1.1, and to break up so much of the surface of the Grantor's Land as is reasonably necessary from time to time for the purpose of exercising this right.</p>
<b>10</b>	<b>Specific Matters</b>	Lease Renewal only
<b>11</b>	<b>Legal and Surveyors Costs</b>	SEPD agrees to cover £1,000 in fees incurred, paid upon completion of Lease
<b>12</b>	<b>VAT</b>	All terms are quoted exclusive of VAT.
<b><u>Part 2 – Associated Matters</u></b>		
<b>13</b>	<b>Tenant</b>	The Landlord confirms there is either no tenant on the property or where there is a tenant there are retained rights enabling the grant of this lease.
<b>14</b>	<b>Landlord's Confirmation</b>	The Landlord is requested to:
		<p>i. Return a signed copy of these Heads of Terms, confirming acceptance of the offer set out above and agreement to enter into a lease with SEPD.</p>

**Signed:** ..... **Dated:** .....

**For and on behalf of the Landlord: Olivers Battery Parish Council**

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