Draft Heads of Terms

Section 106 Agreement for [Detailed Planning Application/Reserved Matters Application] relating to land at Kings Road Wombwell Barnsley South Yorkshire

Parties to the Agreement

Sheldale Developments Limited (1)

Barnsley Metropolitan Borough Council (2)

HSBC Bank plc (3)

Title Details

Title to the property is registered with freehold title absolute under title number SYK515840.

Development Proposal

The S106 Agreement will be required in connection with and tied to the submission of [a reserved matters planning application/detailed planning application] for an [number of units] residential dwellings at Kings Road Infant School, Wombwell.

Planning Obligations

The S106 Agreement will contain an obligation on the part of the owner to transfer the "Open Space Land". The Open Space Land will be defined on a plan for identification purposes only. A scheme will need to be agreed between the Council and Sheldale for the open space works prior to commencement of development.

There will be no restriction on either commencement, completion or occupation of any dwellings but there will be an obligation on the owner to undertake the open space works within an agreed period and thereafter to maintain them for an agreed period of time following which such areas of public open space will be transferred to the Council at nil consideration but otherwise subject to covenants restricting use of the land for the purposes of public open space.

Land to be bound by the S106 Agreement

The land to be bound by the restrictions referred to above will be the land pursuant to the [reserved matters application/detailed planning application].

Contact details for Sheldale Developments

Lee Brown, Director, Husband & Brown Limited, 2 Kingsway House, Kingsway, Team Valley, Gateshead, NE11 0HW.

Telephone: 0191 2328861

Mobile: 07891 949870