

OUR REF: RLJ/HJW/T.185
DATE: 20 March 2026

SUBJECT TO CONTRACT

HEADS OF TERMS FOR A LEASE

LANDLORD

Victoria Hunt, Elizabeth Clee, Caroline Griffiths
& Damon Thomas
C/o 36 St Johns Drive, Porthcawl, Bridgend, CF36 5PW

TENANT

Pyle & Kenfig Golf Club Limited
Waun Y Mer, Kenfig, Bridgend, CF33 4PN

TERM

25 years from the date of the Lease.

EXTENSION PERIOD

25 years subject to conditions to be reasonably agreed

RENT

£800.00 per annum plus VAT, where applicable.

INDEXATION

The rent is to be index linked annually in accordance with the CPI from the date of the Lease.

DEMISE

TBC but to include the bore hole and all supporting apparatus.
Plan to be provided

USER

Use of the demise for the installation, use, maintenance, repair and removal of a bore hole for the supply of water to the Pyle & Kenfig Golf Club and landowners' own property only.

INDEMNITY

The Tenant to indemnify the Landlord against all losses arising directly from the use and occupation of the property. Definition to be agreed between each party's solicitors.

INSURANCE

The Tenant to maintain insurance against losses arising from use of the bore hole to include Public Liability Insurance to be no less than £10,000,000.00 (TEN MILLION POUNDS) and unlimited in the event of death or personal injury.

ALIENATION

The Lease to be for the Pyle & Kenfig Golf Club only. No right to assign, sub-let or share occupation of the demise.

REINSTATEMENT

On termination of the Lease the property is to be reinstated to its original condition in accordance with the Photographic Record of Condition to be prepared on commencement of the Lease.

WATER SUPPLY

The landlord and successors in title to have the right of supply from the borehole up to an agreed daily volume to be reasonably agreed between the parties.

PROFESSIONAL COSTS

The Tenant is to settle the Landlords reasonable legal and surveyor's fees incurred to include the costs of photographic ROC.

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