

NOTE: In the case of non-members, this agenda is for information only

DEREHAM TOWN COUNCIL

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9th April 2026

Dear Councillor

You are hereby summoned to attend the next meeting of **Dereham Town Council** which will be held at the Memorial Hall, Dereham on **Tuesday 14th April 2026** at **7.30pm** to consider the items on the Agenda below.

Yours faithfully

A N Needham

**Mr A N Needham
Town Clerk**

Members requiring further information, or with specific questions, are asked to raise these with the appropriate officer at least two working days before the meeting. If the information requested is available, this will be provided, and reported to Council.

AGENDA

1. To receive apologies for absence.
2. **Declaration of Interest.**
In accordance with the Localism Act 2011, Members are asked at this stage to declare any Disclosable Pecuniary Interests or Other Registerable Interests; as defined by the Code of Conduct adopted by the Council. Councillors shall declare such interest as soon as it becomes apparent, disclosing the nature and extent of those interests. Failure to disclose any Disclosable Pecuniary interests or to knowingly give false or misleading information is a criminal offence under section 34 of the Localism Act 2011

Adjournment for Public Speaking - meeting to be adjourned for up to 15 minutes maximum to take questions from members of the public or to allow County and District Councillors who are not Town Council members to give a report and answer questions.
3. To receive announcements.
4. To receive from the Chairman, confirm as correct and sign the minutes of the **Full Council meeting** held on **Tuesday 10th March 2026**.

5. **Markets& Buildings**

- a) To receive from the Chairman, confirm as correct and sign the minutes of the **Markets & Buildings Committee meeting held on Tuesday 24th March 2026.**

6. **Social Welfare**

- a) To receive from the Chairman, confirm as correct and sign the minutes of the **Social & Welfare Committee meeting held on Tuesday 24th March 2026.**

- b) To discuss any matters arising and vote on any recommendations listed below.

The Chairman and Vice Chairman of the committee were not present for the meeting

Councillor S Green proposed that Councillor R O'Callaghan chair the meeting. Councillors present agreed.

To consider creating a memorial for historic still birth burials at old cemetery.

The committee recommend that the Dereham Heritage Trust be asked to research the history relating to stillbirth interments in the cemetery. Once they have concluded their search it would be brought back to the committee to consider further.

7. To receive and adopt the list of accounts paid, the Financial Statement and list of accounts to be paid.
- 8.. To receive any updates/reports from members of the Council who are County or District Councillors.
9. To consider and decide whether to accept a Pride grant from Breckland District Council.
10. To consider report relating to transferring of the car parks and consider delegating authority to the Clerk to proceed with the transfer once outstanding minor issues have been resolved.

DEREHAM TOWN COUNCIL

10th March 2026

At a meeting of the **Full Council** held on **Tuesday 10th March 2026** in the Memorial Hall at **7.30pm**.

Present: Councillors Z Flint (Vice Chairman), A Brooks, P Duigan, S Green, A Greenwood, R Jamieson, A Keats, H King, L King and P Morton.

Also in attendance: T Needham (Town Clerk) and G Snow (Town Council Officer).

184. **To receive apologies for absence.**

Apologies for absence were received from Councillors C Coleman and R O'Callaghan.

185. **Declaration of Interest.**

There were no declarations of interest.

The meeting was adjourned

There was no public speaking.

The meeting resumed

186. **To receive announcements.**

The Deputy Mayor, Councillor Z Flint, announced that the Mayor, Councillor R O'Callaghan, had attended the following events:

21st February 2026 – Mid Norfolk Railway Model Railway Exhibition

6th March 2026 – South Green Visit

187. To receive from the Chairman, confirm as correct and sign the minutes of the **Full Council meeting held on Tuesday 10th February 2026.**

Proposed by Councillor Z Flint, the minutes of the Full Council meeting held on Tuesday 10th February 2026 were agreed and signed.

188. **Heritage & Open Spaces**

- a) To receive from the Chairman, confirm as correct and sign the minutes of the **Heritage & Open Spaces Committee meeting held on Tuesday 24th February 2026.**

Proposed by Councillor P Duigan, the minutes of the Heritage & Open Spaces Committee meeting held on Tuesday 24th February 2026 were agreed and signed.

- b) To discuss any matters arising and vote on any recommendations listed below.

The following recommendations were put to the vote, agreed and approved by the council:

To discuss maintenance of Rolling Pin Lane.

Councillor P Duigan advised that he had made contact with the relevant officer at Norfolk County Council, who is optimistic that something can be done.

It was agreed that the issues of maintaining Rolling Pin Lane be left to Norfolk County Council, if Norfolk County Council requested funding from Dereham Town Council it would have to demonstrate that Rolling Pin Lane is a maintained Highway.

To consider request to place dog waste bin on Cherry Lane.

It was agreed that the Town Clerk write to Breckland District Council asking them for a formal agreement that they will empty bins for the next ten years or the lifetime of the bin. If no agreement can be agreed, then the Town Council would not provide bins.

To consider removal of block-built bus shelter on Norwich Road.

It was agreed that the Town Clerk contact Norfolk County Council to ask for evidence of who is responsible for the bus shelter.

To consider Norfolk County Council gritting routes.

It was agreed that the following areas be put forward to be added to Norfolk County Councils gritting routes:

1. Number 8 bus route in Toftwood. This is a vital bus route for many people getting to work, part of which is also National Cycle Route 13.
2. Theatre Street – this is a well-used route to school and a bus route.
3. South Green / South End / Baxter row – Again, a very heavily used route, and part of National Cycle Route 13.
4. Moorgate – bus route into town and heavily used by residents, the junction on the corner of Moorgate is a blackspot for ice.

189. Recreation

- a) To receive from the Chairman, confirm as correct and sign the minutes of the **Recreation Committee meeting held on Tuesday 24th February 2026.**

Proposed by Councillor Z Flint, the minutes of the Recreation Committee meeting held on Tuesday 24th February 2026 were agreed and signed.

- b) To discuss any matters arising and vote on any recommendations listed below.

The following recommendation was put to the vote, agreed and approved by the council:

To consider and make recommendations with regards to Skate Park Design.

T Needham, Town Clerk, updated Councillors that the revised plans had come through and were ready to go out to consultation. The tarmac path to the shelter would need to be removed, and the fencing moved out a little, to allow for the larger footprint.

It was agreed to go ahead with the revised plans for the skatepark with the larger footprint and an additional budget of up to £20,000.

190. Finance

a) To receive from the Chairman, confirm as correct and sign the minutes of the **Finance & Governance Committee meeting held on Tuesday 3rd March 2026.**

Proposed by Councillor S Green, the minutes of the Finance & Governance Committee meeting held on Tuesday 3rd March 2026 were agreed and signed.

b) To discuss any matters arising and vote on any recommendations listed below.

To consider grant applications.

The following grants were agreed:

Organisation	Amount of Grant Agreed	Reason for Grant	Comment
The about Dereham Partnership	£500	To fund publicity materials for Heritage Open Days.	
Dereham Band	£750	To fund three free concerts in the Ellenor Fenn Gardens in Dereham on the 21 st June, 19 th July, 30 th August 2026.	The committee would like the band to explore opportunities for sponsorship in future years.
Dereham Meeting Point	£1000	A sign written pop up Gazebo.	The committee would like to see photos of how the gazebo is being used.
Norfolk Accident Rescue Service	£1000	To fund CPR and Defibrillator training courses for the general public at the NARS base in Dereham.	

To review ear-marked reserves.

The ear marked reserves were reviewed.

It was agreed that Burial Account be utilised to create a memorial for still birth burials at the old cemetery. This would be deferred to the Social and Welfare committee to consider.

To consider adding interest to certain ear-marked reserves at year end.

It was agreed that interest be added to the following ear marked reserves at the end of each financial year:

- Allotment capital account
- FEPOW memorial maintenance
- FODMH – towards children's theatre

The interest applied will be the same as is received in the Council's Premier Account

To consider installing PVs on the flat roof of Dereham Memorial Hall.

Councillor R Jamieson requested that the spec for the PVs be circulated once it was available.

It was agreed that the Council proceeds with installing solar panels and batteries on the flat roof of the Memorial. The cost could be between £50k and £60k, with a pay-back period of 5-11 years. Once the spec has been confirmed prior to tender, an estimate for the additional insurance premium is obtained. If the additional insurance premium was for more than £500 then the matter would be brought back to committee to reconsider.

To consider Assembly Rooms external and internal decoration.

It was agreed that as part of the external painting of the Assembly Rooms, that the foyer and stair area be painted and the flooring on the stairs and landings be replaced.

191. To receive and adopt the list of accounts paid, the Financial Statement and list of accounts to be paid.

Proposed by Councillor Z Flint, the list of accounts paid, the Financial Statement and list of accounts to be paid were agreed.

192. To confirm representation on the Dereham Task Force Political Oversight Group.

Councillors who attended the initial meeting of the Dereham Task Force Political Oversight Group gave an overview to the Council of what was discussed. The scope and what direction the group would take would be decided at the next meeting. Youth had been added as an area to focus on, and there was an emphasis on holding all members to account. Once the scope had been decided, a base line and how success could be measured would be discussed.

T Needham, Town Clerk, informed Councillors that initially Breckland District Council were looking for 2 members of Dereham Town Council to join the group, 4 names were put forward, and Breckland Council agreed that all 4

members could attend.

T Needham advised that the position of Vice Chairman for the group was to be decided by Dereham Town Council.

Councillor H King proposed Councillor A Keats. There were no other nominations, it was agreed that Councillor A Keats be Vice Chairman for the Dereham Task Force Political Oversight Group.

T Needham added that 3 members of public were appointed and that the group are still seeking a member from the business community. There are 2 areas that the group would need to look at; how vulnerable people are coming into the community and how they are supported, and the quality of the temporary accommodation where these vulnerable people are being housed.

Councillor A Keats noted that there may be a conflict of interest for Breckland District Council, being the licencing authority for temporary housing, the placement authority, as well as the enforcement authority for any issues caused by people placed by themselves. It would be interesting to see how Breckland Council respond to any conflict, being the regulator and the licensor.

Councillor R Jamieson informed the Council that a report has been commissioned around implementing Article 4.

193. To receive any updates/reports from members of the Council who are County or District Councillors.

Councillor Z Flint read out some updates sent from District Councillor A Webb, who was unable to attend the meeting in person.

Councillor P Morton requested that the appeal for a reduction in affordable housing on the outstanding planning application for 48 Greenfields Road be raised as an issue, and requested that a Breckland District Council Ward Member speak against the proposal at the upcoming Breckland Council Planning Meeting on 24 March 2026.

Councillor S Green informed Councillors that the bus improvement works and road closures in Dereham town centre are on schedule to finish by this coming Friday.

Chairman

DEREHAM TOWN COUNCIL

24th March 2026

At a meeting of the **Markets & Buildings Committee** held at the Memorial Hall on **Tuesday 24th March 2026 at 7pm.**

Present: Councillors S Green (Chairman), R O'Callaghan, A Keats, and L King.

Also present: Councillors P Duigan, Z Flint, Town Clerk A Needham and Town Council Officer K Grant

1. **To receive apologies for absence.**
Apologies for absence were received from Councillors C Coleman and H King
2. **Declaration of Interest.**
There were no declarations of interest.
3. **Update on Barwell Toilet Live Stream.**
The Town Clerk gave an update on the Live Stream CCTV at Barwell Toilets.
4. **Update regarding Memorial Hall roof tiles**
The Town Clerk gave an update on the progress for the Memorial Hall roof tiles.

Chairman

DEREHAM TOWN COUNCIL

24th March 2026

At a meeting of the **Social & Welfare Committee** held at the Memorial Hall on **Tuesday 24th March 2026** upon the rising of the Markets & Buildings Committee meeting.

Present: Councillors R O'Callaghan (Chairman), S Green, A Keats, and L King.

Also present: Councillors P Duigan, Z Flint, Town Clerk A Needham and Town Council Officer K Grant

The Chairman and Vice Chairman of the committee were not present for the meeting.

Councillor S Green proposed that Councillor R O'Callaghan chair the meeting. This was agreed.

1. **To receive apologies for absence.**
Apologies for absence were received from Councillors C Coleman and H King.
2. **Declaration of Interest.**
There were no declaration of interest.
3. **To consider creating a memorial for historic still birth burials at old cemetery.**

The committee recommend that the Dereham Heritage Trust be asked to research the history relating to stillbirth interments in the cemetery. Once they have concluded their search it would be brought back to the committee to consider further.

Chairman

Dereham Town Council

Full Council

April 2026

Agenda notes

9. To consider and decide whether to accept a Pride grant from Breckland District Council.

Without requesting it, Breckland District Council has offered Dereham Town Council £25,559.

The project for which the funding can be applied as broad and can be used of projects that support civic pride or the vitality of the town (grant offer enclosed).

It is not clear from clause 7 of the grant conditions whether there is a need to provide details of how the grant will be used when the terms are accepted or whether this is something that is done before the grant is used.

The money does not have to be spent until 31st March 2028, it is therefore recommended that the funds be drawn down and kept in an earmarked reserve until such time as suitable project comes forward.

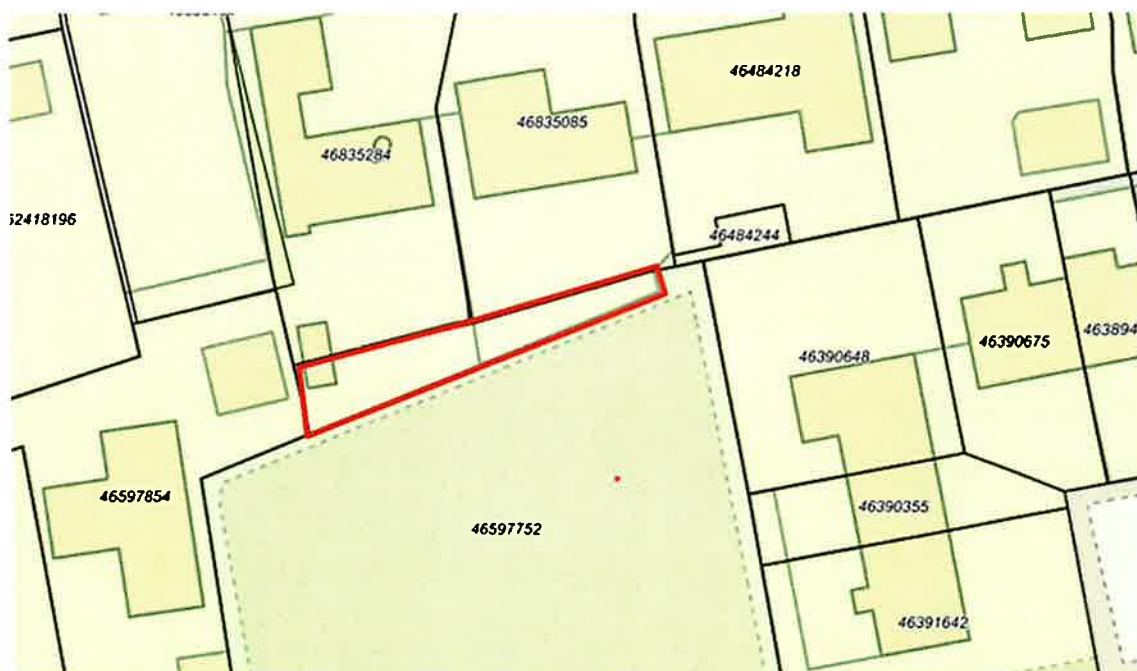
10. To consider report relating to transferring of the car parks and consider delegating authority to the Clerk to proceed with the transfer once outstanding minor issues have been resolved.

The report from the Council's solicitor is enclosed there are a couple of minor issues to be resolved and are currently with the solicitor. These issues are from the report:

1.1 – The Transferee should be entitled to install, operate and derive an income from electric vehicle (EV) chargers and/or solar panels sited at the Property as it shall see fit without being in breach of this restrictive covenant.

1.2 - When it states that we cannot dispose without the new owner providing a deed of covenant to Breckland Council confirming they will comply with etc etc; should this be transfer of ownership rather than disposal. Disposal has quite a broad definition.

3.0 It looks like the properties at the rear of the Cherry Tree Car park have been allowed to adversely acquire a chunk of land.

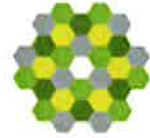


4. Uncertain area at Old Becclesgate, (arrow below)

The property benefits from the following reservations, third bullet point, "rights to redevelop the property without needing to obtain consent or pay compensation" what does this mean?

Land Registry
Official copy of
plan

Title number **NK336531**
Ordnance Survey map reference **TF9813SE**
Scale **1:1250**
Administrative area **Norfolk : Breckland**



Partially intact in 2009.



shop car park in 2023



5 - Cowper Road

There is an EV charging point on the smaller car park. There should be some documentation relating to this.

6 - enquiries:

The Council's solicitor has been asked whether 'no response' to any of these questions from Breckland cause her concern?

Dereham Town Council
Ruthen Place
Dereham
NR19 2TX

Contact: Business Grants Team
Email: businessgrants@breckland.gov.uk
Date: 9 March 2026

Dear Dereham Town Council.

Confirmation of Grant Award – Pride in Breckland Grants

I am pleased to confirm Breckland Council's support by way of grant assistance through the Pride in Breckland Grants.

Project Description	Amount Awarded (£)
<p>This grant is being provided to support projects which enhance the district and meet the needs of local communities.</p> <p>To enable this proposal, a revenue grant will be provided to each of the 5 market towns at the start of 2026/27. This is a single grant for a single year.</p> <p>The aim is to allow the Town Council's to have as much flexibility as possible on how to spend the funding.</p> <p>The funding will be made available from 01 April 2026.</p>	£25,559
Total (VAT is eligible expenditure only where it is irrecoverable by the Applicant).	£25,559

Important Conditions and Requirements

1. Purpose of Funding

In defining the spend scope it is proposed that, Dereham Town Council should spend the grant on 'Place-Based Improvements', being mindful of the priorities set out in the Dereham Town Delivery Plan.

The funding can be used to support initiatives that improve civic pride or the vitality of the town. For example:

- Public realm improvements
- Cultural, arts or heritage projects
- Environmental initiatives (planting, clean up)

2. Outputs and Outcomes

The grant is intended to support projects aligned with the Dereham Town Delivery Plan, but ultimately it is for the town council to decide how to spend it in a way that will have the greatest benefit for their community.

3. Subsidy Control

This funding is subject to Subsidy Control rules. The total amount of subsidy received by your organisation must not exceed £315,000 over the current and previous two financial years (a rolling three-year period).

4. Procurement Requirements

All procurement carried out using grant funding must be conducted in a manner which:

- Clearly demonstrates and delivers value for money
- Is transparent and proportionate
- Ensures fair and equal treatment of all suppliers
- Identifies and appropriately manages conflicts of interest

Dereham Town Council must ensure that procurement activity complies with its own contract Standing Orders and all applicable procurement legislation including the transparency requirements under The Procurement Act 2023.

Quotation Requirements

Unless otherwise agreed in writing by Breckland District Council (BDC):

- A minimum of **three written quotations** must be obtained.
- Quotations must be genuine, comparable, in writing, and dated within the last 90 days.
- Where fewer than three quotes are obtained, a written justification must be retained explaining how value for money has been achieved.
- Evidence of a supplier declining to quote may be accepted at BDC's discretion.

Award decisions should normally be based on price and overall value for money. Where qualitative criteria are used, these must be clearly set out in advance and applied consistently.

Record Keeping and Audit

Dereham Town Council must retain procurement records (including quotes and award decisions) for a minimum of **six years** and make them available to BDC upon request.

BDC reserves the right to review procurement documentation, audit compliance, and withhold or recover funding where these requirements are not met.

5. Public Recognition

When referring to projects supported by the grant scheme in internal and external communication activity we request that the source of funds is referenced. We also ask for

cooperation and engagement with Breckland Council to conduct press releases, photo shoots and other communications where required. We reserve the right to use your project details for publicity and promotional purposes.

6. Grant Monitoring and Audit

We may carry out site visits or request evidence to:

- Verify the grant was used for its intended purpose.
- Review project outcomes and financial records.

Full cooperation is expected as part of the grant terms.

7. How to Claim Your Grant

The grant will be paid to Dereham Town Council as a single upfront payment in April 2026. Dereham Town Council will be required to set out its intended use of the funding, in line with the agreed scope, and subsequently confirm how the funding was spent. The grant must be spent by 31 March 2028. Please get in touch when you have some ideas for spend.

Payment will be made via BACS transfer once we have received the 'Acceptance of Grant Award' statement at the end of this document.

8. Repayment Clause

If it is later discovered that:

- Any part of your claim was ineligible, or
- The grant has not been spent before 31 March 2028

Then you may be required to repay some or all of the grant, immediately upon written request from Breckland Council.

In the event of breach of any terms of this Agreement, Breckland Council is entitled to pursue repayment of this sum as a debt.

Next Steps

Please:

1. Sign and date the acceptance section below.
2. Complete the bank details section below
3. Return it to us by email at businessgrants@breckland.gov.uk

No funds will be released until we receive this confirmation.

If you have any questions or need clarification on any aspect of this grant award, please don't hesitate to contact us.

We look forward to seeing the positive impact your projects will have.

Yours sincerely,

Claire Burton

Claire Burton, Placemaking & Partnerships Manager

Acceptance of Grant Award

I confirm that I accept the terms and conditions of the Pride in Breckland Grants award as outlined above

Name:	
Signed:	
Company:	
Date:	

Bank Details

Please confirm the details of the bank account that you would like us to pay your grant into.

Name of Organisation's Bank Account:	
Bank or Building Society Name:	
Sort Code and Account No.	

PROPERTY REPORT

Prepared for: Dereham Town Council

Transfer of Car Parks in Dereham

LP LEATHES
PRIOR

We have carried out our title examination in respect of the Property and are now pleased to report to you. Please read through the documentation carefully and remember that once contracts are exchanged you will be legally bound to complete the purchase. If there are any points which you consider unacceptable or upon which you have a query, it is vital that you bring these points to our attention before exchange of contracts. This report must be read alongside advice and information previously given to you in the course of the transaction.

Necessarily some advice may be repeated in this report to ensure it is put into context.

DOCUMENTS CONTAINED WITHIN THIS REPORT:

Cherry Tree Car Park

1. Official Copy of Title Register – NK337709
2. Title Plan – NK337709
3. Transfer dated 7 February 2013
4. Conveyance dated 30 March 1981

Old Becclesgate Car Park

5. Official Copy of Title Register – NK336531
6. Title Plan – NK336531
7. Deed of Grant dated 12 November 1948
8. Transfer dated 16 May 2008
9. Deed dated 3 February 2009

Cowper Road Car Park

10. Official Copy of Title Register – NK338371
11. Title Plan – NK338371
12. Deed of Release and grant dated 9 November 2023
13. Deed dated 23 May 1983
14. Lease dated 12 May 1972
15. Licence dated 12 November 1982

This report has been prepared for the sole benefit of you, Dereham Town Council, in connection with your proposed transfer of car parks from Breckland District Council, ('Breckland'). The report is based on our review of the title documents.

1. 'TR1' TRANSFER DEED

The TR1 is the document which I will send to the Land Registry to effect the transfer of the Property into your name.

The transfer contains the following provisions:

- 1.1 The Property shall only be used for the purpose of public car parking and other amenity or community use that you deem necessary which are not for commercial and/ or financial gain. The right to charge for car parking and for EV charging points and to install any of these is excluded from this. This effectively stops you from selling or leasing the Property for profit, but would allow you to use the Property for other purposes that would benefit the local community.
- 1.2 Not to make a disposal without the new owner providing a deed of covenant to Breckland confirming that they will comply with the terms of the above covenant. This is protected by restrictions that will be placed on the title to the Property which shall prevent any disposals from being registered at the Land Registry without the consent of Breckland District Council.
- 1.3 You grant a right to Breckland District Council (and any subsequent or successor authorities) the right to enter the Property for the purpose of siting, installing and/or removing CCTV systems at the Property, alongside an ancillary rights of access onto the Property at all times where necessary for the purposes of removing, maintaining, repairing and renewing or upgrading any such CCTV systems.

2. FREEHOLD TITLES TO THE CAR PARKS

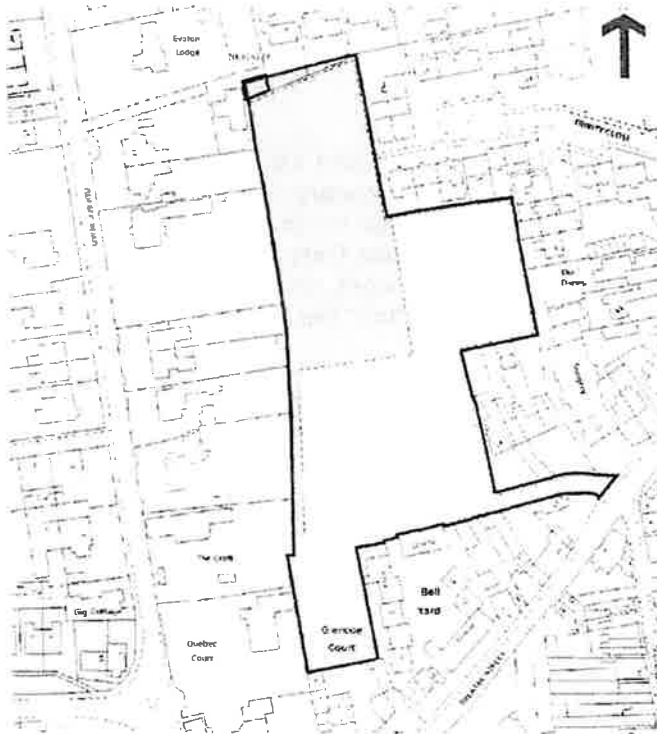
The Seller's freehold title to the Property from HM Land Registry is registered under 3 separate titles for each car park. I report on them below.

Please do check that the boundaries on the plans enclosed accord with your visual inspection and show the entire extent of the area you are expecting to acquire, and if there are any discrepancies, please advise as soon as possible, in order that further investigations can be made.

The Title is split into three primary sections:

- Property Register – this sets out the property description and should be considered in conjunction with the Title Plan attached. The Property Register also sets the details of any additional rights that the Property benefits from. If you are aware of any special rights which will be needed to enjoy normal use of the Property and which are not shown in any documents supplied, then please do let me know straight away.
- Proprietorship Register – this is where your names and correspondence address will appear after the purchase is registered.
- Charges Register – this sets out or refers to matters which are a burden on the Property. Covenants/conditions upon the Property which you must observe are contained in this section, and you will be required to comply with any covenants and conditions during your ownership of the Property.

3. CHERRY TREE CAR PARK



The title to Cherry Tree Car Park is registered at HM Land Registry under title number NK337709 and is known for Land Registry purposes as "Land Lying to the East of Quebec Road, Dereham." It is has absolute freehold title, which is the best class of title available. Please review the plan showing the extent of the car park edged red and confirm that the boundaries reflect your understanding of the Property. Please note that the land which is edged green is not a part of the Property anymore and was sold in 2013. The following is of note on the title to the Property.

3.1 Sale of Land edged green

The land which is edged in green was sold on 7 February 2013 to David Weal and Linda Weal, who are the owners of Bay tree Cottage on Quebec Road. There were no

rights granted to the Weal's under this transfer, but the following was reserved to the Property:

- The right of passage of water, soil, gas, electricity and other services through any conduits that pass through the sold land, along with rights of access at all reasonable times (save in the case of an emergency) for the purpose of inspecting, maintaining, repairing and renewing such conduits, ensuring you cause as little disturbance as possible when exercising this right.
- Rights of access at all reasonable times with or without workman for the purpose of inspecting, maintaining, repairing, relaying and renewing such conduits, ensuring you cause as little disturbance as possible when exercising this right and immediately make good any damage caused.
- Rights to alter any conduits on the car park as thought fit without needing to obtain the consent of or pay compensation.
- Rights to redevelop the Property without needing to obtain consent or pay compensation.

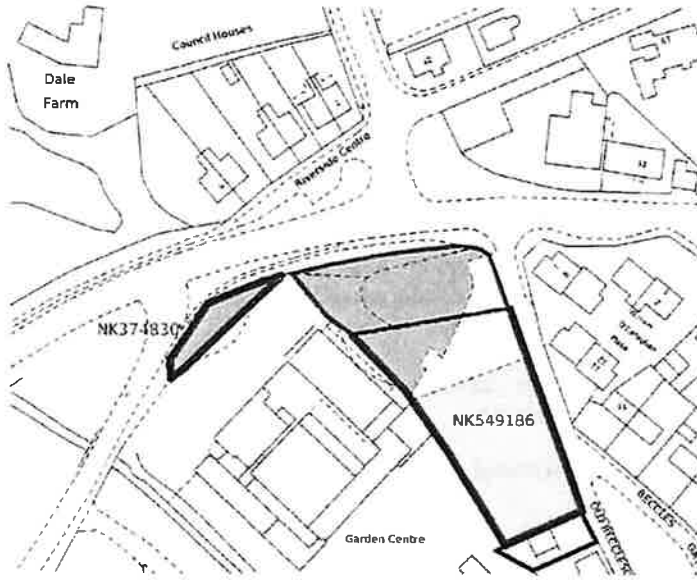
3.2 Land tinted pink

The land which is tinted pink on the plan is subject to the following covenants which are contained within a conveyance dated 30 March 1981 and made between (1) Norwich Brewery Limited and (2) Mecca Limited and (3) Breckland District Council. This relates to a transfer of part of the car park by Breckland from Cherry Tree Public House. It contains the following covenants:

- Not to use the Property for the sale, manufacture or storage of alcohol or use any part of the property as a hotel, club, inn or public house.

There are additional covenants and rights within this conveyance, however they do not apply as the land which the Property has the right over is now part of the title.

4. OLD BECCLESGATE CAR PARK



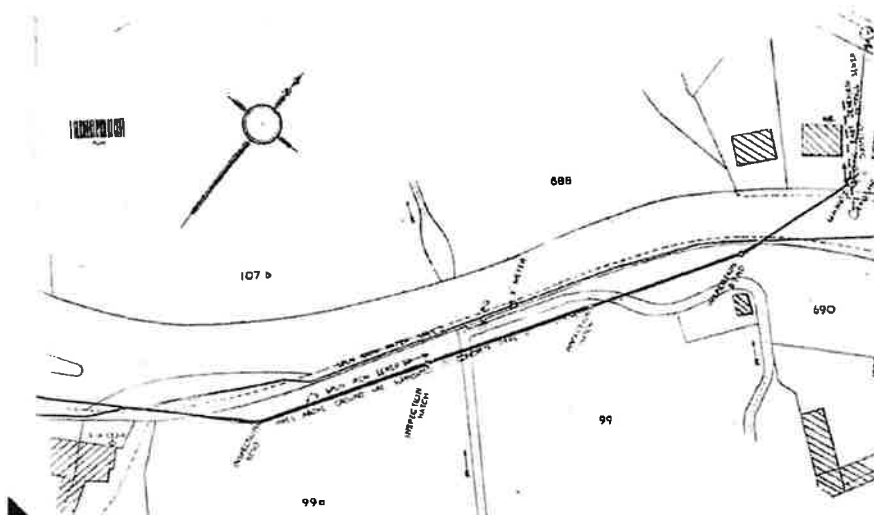
The title to Old Becclesgate Car Park is registered at HM Land Registry under title number NK336531 and is known as Carpark, Old Becclesgate, Dereham It has absolute title, which is the best class of title available. This is shown on the plan, and as with Cherry Tree the land edged green is removed from the title.

4.1 Land tinted blue

The land tinted blue has the benefit of rights granted in a deed dated 12 November 1948 made between (1) Bullard & Sons Limited and

(2) The Rural District Council of Mitford and Launditch to lay sewers and inspection hatches. This includes right to enter upon the Property as reasonably necessary for the purpose of laying, maintaining, repairing and renewing the sewers and hatches, subject to causing as little damage as possible.

The location of the sewers are below. I do not know if these are still maintained either privately or are considered to be public.



The land tinted blue also has the benefit of the following from a conveyance dated 17 December 1979 made between (1) The Breckland District Council and (2) Terrance Nigel Hood which retained all rights, privileges and easements enjoyed over the land prior to the sale to Terrance Hood of the land tinted pink on the plan.

The Property is subject to the rights, reservations and covenants contained in a transfer dated 16 May 2008 and made between (1) Breckland District Council and (2) Gorgate Limited. This is of the land which is tinted blue and edged in green now under title NK374830. The following rights are granted for this land over the Property:

- Rights for the free and uninterrupted passage of services over the Property, subject to paying a reasonable proportion of the cost of the maintenance and upkeep of the Property.

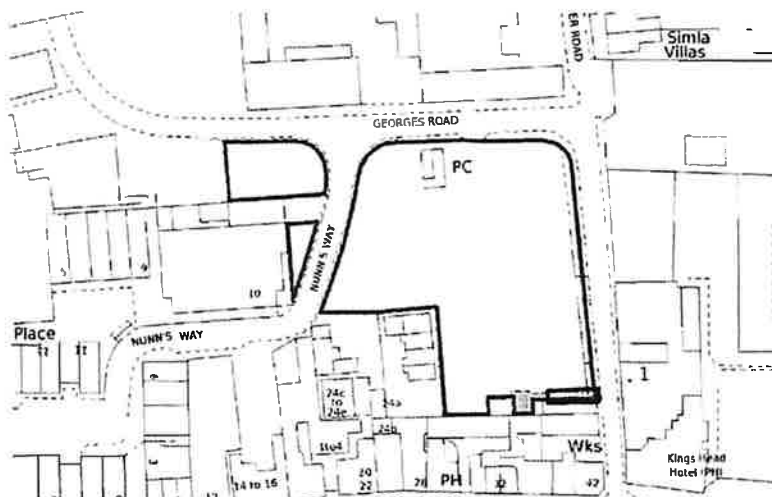
The Property benefits from the following reservations:

- Rights of access at all reasonable times with or without workman for the purpose of inspecting, maintaining, repairing, relaying and renewing such conduits, ensuring you cause as little disturbance as possible when exercising this right and immediately make good any damage caused.
- Rights to alter any conduits on the car park as thought fit without needing to obtain the consent of or pay compensation.
- Rights to redevelop the Property without needing to obtain consent or pay compensation.

The land which is tinted blue has a further deed dated 31 January 1967 and made between (1) Bullard and Sons Limited and (2) The Urban Council of East Dereham to Not to use the Property for the sale, manufacture of storage of alcohol or use any part of the property as a tavern, hotel, club, inn, wineshop or beer shop or public house.

The title register refers to a deed dated 3 February 2009 and made between (1) Breckland District Council and (2) EDF Energy Networks (EPN) plc. This relates to electric lines, poles and stays erected on land formerly in the same title as the car park. As such, we have not reported on this.

5. COWPER ROAD CAR PARK



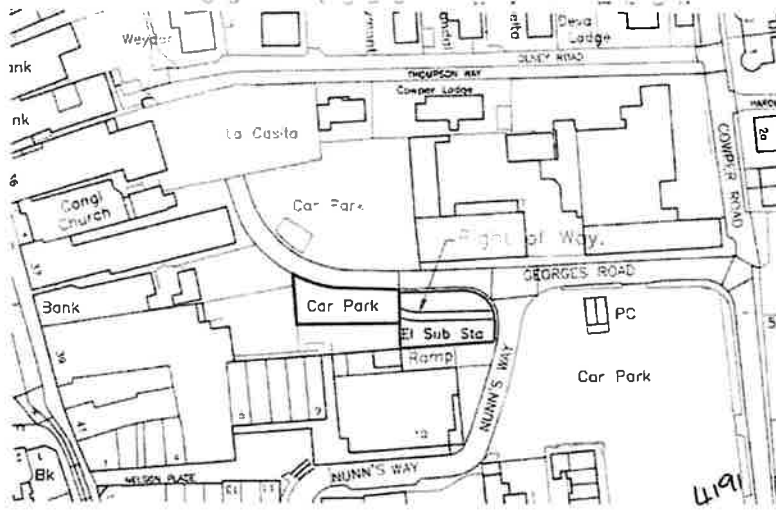
The title to Old Cowper Road Car Park is registered at HM Land Registry under title number NK338371 and is known as Carpark, Cowper Road, Dereham. It has absolute title, which is the best class of title available. This is shown on the below plan, and as with Cherry Tree the land edged green is removed from the title.

5.1 Right of way – 40-42 Market place

The Property has the following restriction on the title:

"No transfer of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 4.2 of the deed of release and grant dated 9 November 2023 made between (1) Breckland District Council and (2) Peter Beckett and Sheila Beckett have been complied with or that they do not apply to the disposition."

This relates to a right of way which was released and subsequently regranted for a right of way which is shown on the below plan in favour of 40 -42 Market Place, referred to as the accessway.



You provide the following covenants in this deed:

- to resurface with tarmac or asphalt the accessway so it is suitable for heavy vehicular traffic; and
- to carry out such works as may be necessary to keep the accessway in a good repair and condition, subject to the owners

of 40 – 42 Market Place paying a proportion of the maintenance costs which will be divided fairly between the two parties.

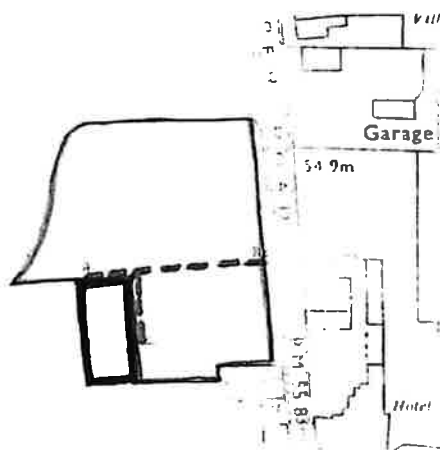
Because of this, we will need to enter to sign a deed of covenant and send it to 40 – 42 Market Place so we can confirm we have complied with the restriction.

Please review the right of way to confirm it is in good repair and condition.

5.2 Right of way – 1 Cowper Road

The part of the Property which is edged blue and numbered 1 on the title plan is subject to a right for the owners and occupiers for the time being of 1 Cowper Road East Dereham aforesaid (in common with others similarly entitled) to pass and repossess over and along that part of the said yard edged and numbered 1 on the title plan.

5.3 Pipe Easement – Units 1 -5 to the rear of 26 Norwich Street

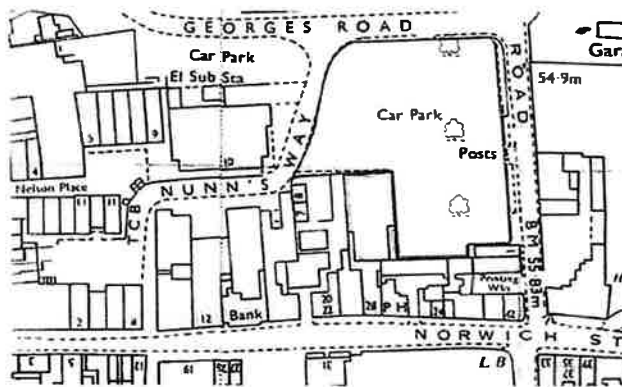


The Property is being sold subject to a deed for a gas pipe for the benefit of Units 1-5 to the rear of 26 Norwich Street. The position of the gas pipe is shown in positions A – B – C on the below plan. The deed permits the passing of gas through the pipe, along with access rights for maintenance purposes. The access is subject to causing as little damage as possible. There are also the following covenants for your benefit imposed within this deed:

- to keep the gas pipe in good repair and condition;
- to exercise rights in way which causes as little damage and inconvenience as possible; and
- to indemnify you against any losses you sell in relation to this.

Please inspect the car park and familiarise yourself with the location of the pipeline.

5.4 Access – Units 1 -5 to the rear of 26 Norwich Street



The Property is subject to an access licence for Units 1-5 to the rear of 26 Norwich Street. The access is shown by the dashed line on the below plan. This is with or without vehicles, although the vehicles must be under 35 cwt in weight. You may serve written notice to change the route of this access if it interferes with any development plans but must provide an alternative access at this point.

5.5 Lease for substation

The Property is subject to a substation lease for the right to pass and repass over the below strip of land, in connection with the adjoining substation shown with the heavy black line. There is also a right on reasonable times and on reasonable prior notice (save in the case of an emergency) to enter the Property for the purpose of maintaining, installing, repairing, renewing or altering the cables and lines.



As this right is a lease, it will last for a period of 99 years. There will be an automatic right to renew this. The start date was 12 May 1972. The yearly rent is £1. There is an obligation to remove the electric cables at the end of this lease term.

6. ENQUIRIES

I have not raised any formal CPSE's on this one, but please refer below to the enquiries that I have raised separately following my review of the title. I have been informed that these enquiries are not going to be answered by Breckland.

Title NK337709

- 1. Please provide a completed copy of the deed of easement with the Theatre Royal Surgery.*
- 2. Please confirm there have been no issues with the rights granted or reserved under the transfer dated 7 February 2013 between (1) Breckland District Council and (2) David Weal and Linda Weal.*

Title NK336531

- 1. The deed dated 12 November 1948 made between (1) Bullard & Sons Limited and (2) The Rural District Council of Mitford and Launditch refers to rights to lay sewers and inspection hatches. Does Breckland know if this sewer is still operational? If so, have access rights been requested?*
- 2. Please confirm the reservations and covenants in the transfer dated 16 May 2008 and made between (1) Breckland District Council and (2) Gorgate Limited have been fully complied with. Have there been any issues in exercising the reservations when required?*

Title NK338371

- 1. We note there is a restriction on the title numbered NK338371 relating to a deed of release and grant dated 9 November 2023 made between (1) Breckland District Council and (2) Peter Beckett and Sheila Beckett. Please confirm the terms of this deed have been fully complied with and there are no outstanding obligations on the part of either party under this deed.*
- 2. Has Breckland been in touch with the Beckett's about the deed of covenant or requiring their consent to the transfer?*
- 3. Is the right of way in the conveyance dated 20 August 1965 between (1) Reginald George Long and (2) The Urban District Council of East Dereham still in use?*
- 4. Is the Licence dated 12 November 1982 made between (1) Breckland District Council and (2) John Dewing and Henry Mann still in force or has it been terminated? Has the route been varied or altered in any way?*
- 5. Are there any breaches of the conditions of the lease dated 12 May 1972.?*

General

- 1. Has there been any fly tipping at any of the car parks?*
- 2. Have any notices been served in relation to the car parks?*
- 3. Is Breckland aware of any disputes relating to the car parks?*

4. Which boundaries do Breckland presently maintain?

5. Is Breckland aware of any contamination at the car parks?

7. REPORT LIMITATIONS

Whilst it is intended that this report should deal with the legal aspects relevant to your intended purchase of the Property, please note the limitations on the extent that the report may be relied upon set out below:

- I have not inspected the Property. It is therefore imperative that you satisfy yourself, prior to completion, that all fixtures and fittings, appliances, central heating system and electrics are in working order by carrying out your own inspection and surveys / testing as there may be no recourse against the Seller if you find at a later date these are not working satisfactorily. Please note that this firm cannot be held liable for defects in such appliances and systems.
- I am unable to advise on the value of the Property. We recommend that you have the Property professionally valued. You should ensure that the valuer is aware of the matters mentioned in this report, as they may affect the value.
- We have not carried out any searches on the Property. Such searches would usually cost approximately £600 per car park and include as minimum:
 - (a) A search with the Local Authority which will cover items such as enforcement proceedings for planning permission, building regulations, roads, food safety notices, noise abatement information and any other general notices which have been served or restrictions on the Property etc
 - (b) A water and drainage search which will check with Anglian Water as to billing for the Property, water and drainage connections, pipe routes etc,
 - (c) An Environmental search will check flooding, subsidence and ground movement, and contamination risks etc.

It is up to you whether you wish to instruct me to carry out the property searches and incur the extra cost which is at your discretion. However, on completion of the share purchase, you will acquire the Property subject to any adverse matters which could have been revealed by the searches.

- I have not had the opportunity to raise the usual Commercial Property Standard Enquiries of the Seller.
- You are proceeding on the following assumptions:
 - (a) That you accept the physical condition of the Property.
 - (b) That if you intend to carry out work on the Property or change its use, you are aware of all planning permissions and other consents which may be required before they are carried out.
 - (c) That you understand the information contained or referred to in this report and that it is acceptable to you.
 - (d) That you have not relied upon any personal information or agreement between you and the Seller.

The above is intended to draw your attention to rights, restrictions and obligations contained in the legal title to the Property, but you should still take the chance to consider the enclosed documents and check that you are happy with everything.

8. CONCLUSIONS

Subject to the matters referred to in this report and to any issues arising out of the outstanding matters set out, we are of the opinion that upon completion of the purchase of the Property and registration at the Land Registry you will obtain a good and marketable title to the Property.

If you do have any questions or comments, do please let me know as soon as possible.

Yours sincerely

Julia Routledge

Senior Associate

Signed for and on behalf of Leathes Prior

Dated: 31 March 2026

I, Anthony Needham for and on behalf of Dereham Town Council hereby confirm that I have received and read a copy of the above report and understand the contents and am happy to proceed with the purchase.

Signed:

Dated:

