

Warwick District Council
(WDC)
&
Kenilworth Wardens Cricket Club Ltd
(KWCC)
Principles of Agreement
(Subject to contract)

Comments added in Red by Malcolm Whitehall (11/05/2016)

Property	Castle Farm Sports Facility Kenilworth
Vendor	Warwick District Council Riverside House Milverton Hill Leamington Spa CV32 5HZ Contact Andrew.jones@warwickdc.gov.uk
Purchasers	Kenilworth Wardens Cricket club Ltd Glasshouse Park Kenilworth CV8 2AL Contact Malcolm Whitehall FRICS 20 Birches Lane, Kenilworth, CV8 2AD maew@mwhitehall.entadsl.com 01926 511 189 (h) 07798 747 770 (m)
Vendors Solicitors	To be advised
Purchasers Solicitors	Payne Skillington Lex House 12 Manor Road Coventry CV1 2LG Contact Robert Brown r.brown@payneskillington.co.uk

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Preliminary

Kenilworth Wardens Cricket Club Ltd desire to improve and extend their sports facilities and to achieve this they wish to dispose of their existing sports facility in Glasshouse Lane Kenilworth for the purposes of residential development and relocate to part of the existing sports facility at Castle Farm (approximately 14.5 acres) and at the same time acquire further land (approx. 17.7 acres) from the adjoining farmer, so in all having a sports facility of approximately 32.2 acres.

For avoidance of doubt the three areas of land in question are marked on the attached drawing as –

Field 1 The part of the existing Castle Farm Sports Development, which would not form part of the proposed new Kenilworth Wardens Sports Facility, but would be retained for public use as public open space and sports playing fields, including the bio-diversity areas. The field would be maintained on behalf of WDC by KWCC.

Management and control of the sporting use of the field to be solely at the discretion of KWCC.

Exclusive changing facilities/rooms (4) need to be provided in the existing Castle Farm accommodation (or new adjacent accommodation if the existing facility is extended) for use in association with the outside playing areas.

Bio-diversity areas will need repositioning to allow better use of the field.

Field 2 The remaining part of the existing Castle Farm Sports development, to become part of the new KWCC sports facility.

Field 3 Land to be purchased from the adjoining Farmer to become part of the new KWCC sports facility.

To enable KWCC to undertake training/net practice KWCC would be entitled to exclusive use of Castle Farm Recreation Centre main hall (and/or the new facility) for a mutually agreed number of hours of week along with access to internal and external changing facilities.

Detail

Field 1, existing external facilities in and around the Existing Building, usage, car-parking, access and bio-diversity areas.

KWCC would agree with WDC to maintain and manage Field 1 on behalf of WDC.

KWCC would not expect to be responsible for the skate park or children's play area or boules area.

KWCC would agree to 'husband' (and relocate) the bio-diversity areas.

Improvement to the area to the front of existing building with planning approval secured for better vehicular access and car-parking.

KWCC would expect to be party to proposals for this work, but would not expect to contribute towards of any costs.

Occasional over-spill use of the car-park would need to be agreed.

Planning approval for a road from the existing entrance to Castle Farm to the new facility (Field 2 & Field 3) will need to be secured.

Contribution towards the road and existing car-parking facility improvements should be sought through section 106 agreements if practical.

If it is impractical to secure a second road access as originally discussed, then a public footpath across the stream from the cul-de-sac in Fishponds Road should be investigated as this would compliment the footpath proposals.

Field 2 and Field 3, together forming the New KWCC Sports Facility.

WDC agree a 125 year lease to KWCC on Field 2 at a 'peppercorn' rent.

KWCC to make payment of a premium to be agreed by the parties and WDC to use the premium received for the improvement of sports facilities at Castle Farm Recreation Centre.

The premium should be used exclusively toward the cost of improving the ground facilities in respect of fields 1 & 2, including levelling, drainage and the grass requirements.

KWCC is negotiating the purchase of the Freehold or a long lease of Field 3 from the Land Owner.

The parties will need to ensure that the existing public footpath can be diverted around fields 2 & 3.

KWCC will fence Fields 2 & 3 with 'soft' fencing to a height of 1.5m and plant edging and trees along fencing line. Subject to planning approval certain points may need 4m or 6m high ball-stop safety fencing.

A 2/3m wide walking/running track will be provided around the perimeter with some low level lighting.

Sporting Facilities.

Field 2 and Field 3 to be levelled and primary and secondary drainage installed (as needed).

Water storage facility for ground and grey water use and pressurised underground watering system.

Two Cricket Squares (one – in field 2 - being to County First X1 Standard).

Smaller Third Cricket Square – in field 1 (Artificial wicket on either Second square or discrete).

Scoreboards

Artificial and Grass Net Areas.

2/3 Senior Football Pitches (one to be 3G with surrounding barriers, dugouts and floodlighting).

6/8 Junior and Mini pitches.

Floodlit All-Weather training area (adjacent to 3G pitch).

Machinery store (if not incorporated in Clubhouse facility).

Clubhouse Facility

Clubhouse about 400sm on two levels (ground and first floor).

Clubhouse to include Three Pairs of Changing Rooms (with male/female versatility), Showering facilities, Umpires/Referee changing facilities, Toilet facilities (on both levels), Bar, Cellar, Kitchen, Tea-room, Function Room for 100/120 (with flexibility to divide into two or three rooms).

Consider incorporating machinery store.

Viewing gallery / balcony overlooking main cricket ground.

Stand (say seat 150) incorporated in clubhouse building if main football pitch is adjacent to clubhouse.

Solar panels and/or heat pump system.

Car-park for 100 vehicles (consider part of car-park to be multi-functional with training area or net-ball court).