

Item 18.1

Sycamore Allotments Lease



Lease Renewal – Sycamore Terrace Allotments, Magor, Caldicot, NP26 3ET

Subject to Contract and Council Consent

1. Property	Sycamore Terrace Allotments Magor, Caldicot, NP26 3ET
2. Landlord	Monmouthshire County Council c/o Estates Department County Hall The Rhadyr Usk NP15 1GA
3. Proposal	Lease
4. Tenant(s)	Magor with Undy Community Council
5. Demise	Sycamore Terrace Allotments Magor
6. Lease Term	30 year term.
7. Break Clause	N/A
8. Permitted Use	The demised area will be used as allotment space only.
9. Rent Payable	£100 per annum
10. Service Charge / Business Rates / Utilities	The landlord reserves the right to reclaim a service charge. Tenant to be responsible for any utilities serving the site.
11. Repairs	Obligations matching previous lease.
12. Insurance	Landlord to cover the building insurance and reserves the right to recharge the tenant.
13. Alienation	N/A
14. Alterations	Written consent required from the Landlord for construction any further structures on site.
15. User	Magor and Undy Community Council & registered allotment holders.
16. EPC	N/A
17. Legal Costs	Each party bear their own costs.
18. Timescales	ASAP

HEADS OF TERMS

August 2026



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sir fynwy

19. Conditions	Subject to Contract Subject to Council Consent
20. Landlord's solicitors	MCC Legal Services Monmouthshire County Council County Hall The Rhadyr NP15 1GA
21. Landlord's surveyor	FAO: Simon Parfitt Mobile: 07977 014172 / 01633 748347 Email: SimonParfitt@monmouthshire.gov.uk
22. Tenant's Solicitors	TBC
23. Tenant's Agent / Main Point of Contact	Bill Lewis / Rachel Jones Magoroffice.admin@office.magorundy.org.uk & Rachel.jones@office.magorundy.org.uk

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