QE1865

FIELDS IN TRUST – QUEEN ELIZABETH II FIELDS
Deed of Dedication

TOFT NEWTON PARISH COUNCIL (1)

and

NATIONAL PLAYING FIELDS ASSOCIATION (2)

QUEEN ELIZABETH II FIELD, NEW TOFT PLAYING FIELD

THIS DEED OF DEDICATION is made on the 29th day of January 2014

BETWEEN

(1) **TOFT NEWTON PARISH COUNCIL** care of Hartsholme, Gainsborough Road, Middle Rasen, Lincolnshire, LN8 3JS, and its successors in title (the **Council**); and

(2) **NATIONAL PLAYING FIELDS ASSOCIATION**, operating as Fields in Trust, of Kings Chambers, 15 Crinan Street, London N1 9SQ a Royal Charter Organisation established for charitable purposes (registered charity number 306070) and its successors in title (**FIT**)

(the Council and FIT being together called the **Parties**)

WHEREAS:

1. The property more particularly specified in the Schedule (the Property) forms part of the corporate property of the Council.

2. The parties hereby agree that the Property will be dedicated in the manner and for the purposes set out below (but without any intention to create any charitable trust), and in accordance with the mutual undertakings given by the parties.

3. The Council gives the following undertakings:

   3.1 Not to use the Property or permit the Property to be used for any purpose other than as a public playing field and recreation ground;

   3.2 Subject to clause 4, not (in so far as it has the power to do so) to dispose of the Property without the consent of FIT;

   3.3 Not (in so far as it has the power to do so) to erect any building or structure on the Property the use of which is outside the permitted uses as stated in Clause 3.1 without the consent of FIT;

   3.4 To inform FIT without delay of any proposals, intentions or decisions to dispose of or erect any structures on the Property;

   3.5 To maintain the Property and so far as is consistent with its duties as a local authority to have regard to any advice given from time to time by FIT on the management and running of the Property;

   3.6 To erect notices on the Property in the form of signage provided by FIT relating to the background of FIT and the Queen Elizabeth II Fields and giving recognition of financial support where required;

3.7 To apply within three months of the date of this Deed on form RX1 annexed hereto for the registration in the proprietorship register of the registered title of the Property at the Land Registry of a restriction to the following effect:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by National Playing Fields Association of 15 Crinan Street, London N1 9SQ or by its conveyancer that the provisions of paragraph 4 of The Deed of Dedication dated 29th January 2014 between Toft Newton Parish Council (1) and National Playing Fields Association (2) have been complied with"; and

3.8 To apply within three months of the date of this Deed on form AN1 annexed hereto for the registration in the charges register of the registered title of the Property at the Land Registry of a notice to the following effect:

"By a Deed of Dedication dated 29th January 2014 between Toft Newton Parish Council (1) and National Playing Fields Association (2) the land in this title was dedicated for use as a public playing field and recreation ground"

3.9 To notify FIT immediately once the registrations referred to in clauses 3.7 and 3.8 have been completed.

4. Notwithstanding clause 3.2, FIT may at its absolute discretion consent to the disposal of the Property provided that the Council at the request of FIT:

4.1 Replaces or agrees to replace the Property with a piece of freehold land approved by FIT which is of equivalent or better quality than the Property, with equivalent or better facilities than the Property, of the same or greater dimensions than the Property, in the same catchment area as the Property, and as accessible to the public as the Property (the ***Replacement Site***) and applies such of the proceeds of any sale of the Property as are necessary to do so; and

4.2 Enters into another deed of dedication on the same terms as this Deed in respect of the Replacement Site.

5. FIT undertakes that it will:

5.1 Not unreasonably withhold consent to disposal of the Property or the erection of any structures upon it, subject to its duty to perform its charitable objects and provided that the provisions of clause 4 of this Deed have been complied with;

5.2 Respond without delay to any notifications of intended disposal or erection of structures, or to any requests for advice; and

5.3 Notify the Council without delay of any concerns or matters of advice to which it requires the Council to have regard.

6. The Council DEDICATES the property in celebration of the Diamond Jubilee of Her Majesty Queen Elizabeth II as a public playing field and recreation ground for the benefit of the inhabitants of New Toft and thereabouts and the site will be titled the Queen Elizabeth II Field, New Toft Playing Field.

IN WITNESS whereof this Deed of Dedication is executed the day and year first before written

ber : LL169628

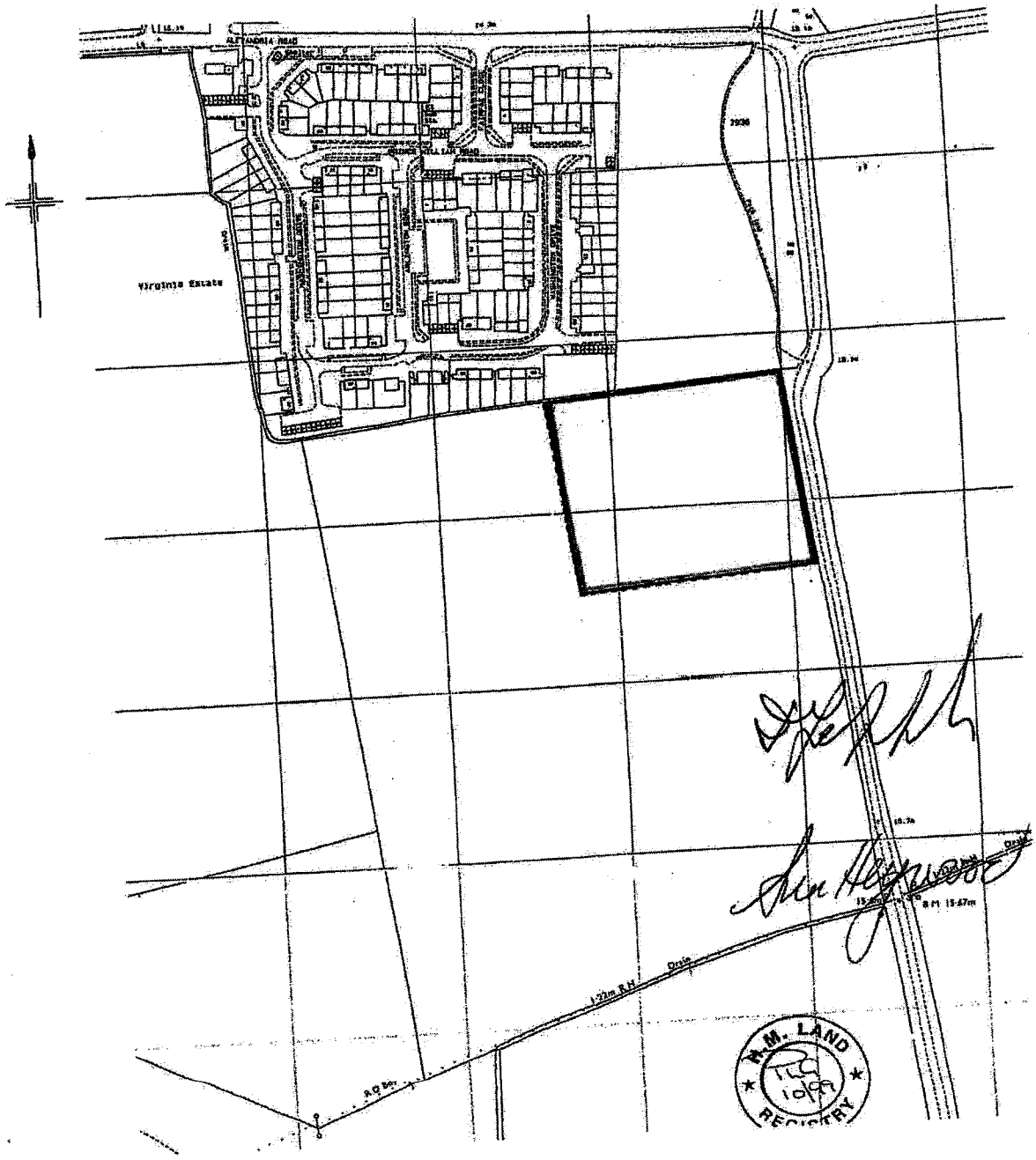
title the owners
est."

was made in the Register

H.M. LAND REGISTRY

LL 169628

ORDNANCE SURVEY PLAN REFERENCE	TF0485 TF0486	Scale 1/2500
COUNTY LINCOLNSHIRE	DISTRICT WEST LINDSEY	© Crown copyright



SCHEDULE

All that freehold property known as land lying on the south east corner of Washington Drive, Newtoft which is identified on the plan outlined in red and annexed to this Deed being all of H M Land Registry Title Number LL169628.

SIGNED as a **DEED** on behalf of **TOFT NEWTON PARISH COUNCIL** by:

[redacted] Councillor [redacted]

[redacted] Councillor [redacted]

EXECUTED as a **DEED** by affixing

The **COMMON SEAL** of **NATIONAL PLAYING FIELDS ASSOCIATION**

in the presence of:

[redacted]

Member of Council [redacted]

Member of Council [redacted]