

**Minutes of the Extraordinary Council Meeting of Holt Parish Council held on Wednesday 18<sup>th</sup> March 2026 in  
Holt Bowls Club starting at 6:30pm**

**Present:** Cllrs Siddall, Wickes, Learoyd, Hendon, Bloomfield, Upton and Fox.

**In attendance:** Charlotte Chappel - Parish Clerk.

**Public Participation:** 1 member of the public was present and left the meeting following agenda item 299/25.

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296/25 Council noted apologies from Cllrs Goodman, Fletcher, Warran and Bertholle.

297/25 There were no declarations of pecuniary or non-pecuniary interests.

298/25 There were no requests for dispensations.

299/25 **Exclusion of the Press and Public:** The Clerk advised Council that, due to the confidential and commercially sensitive nature of the business to be discussed, it was appropriate to exclude the press and public from the remainder of the meeting, pursuant to *Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960*.

**300/25 Land north of The Midlands, Holt (Land Registry title WT281517)**

*Under Section 124 of the Local Government Act 1972, a council may acquire land by agreement for the benefit, improvement or development of its area.*

The Council reviewed the following information in relation to 5.4 acres of land for sale lying north of The Midlands, Holt to inform its decision on whether to participate in the auction and submit a bid.

The documents considered were:

- Legal pack
- Legal advice
- Business case
- Red Book valuation

**301/25 Carter Jonas – Letter of Engagement / Terms of Business**

The Council resolved to accept the Carter Jonas Letter of Engagement / Terms of Business.

**302/25 Signing of Carter Jonas Letter of Engagement / Terms of Business**

The Council resolved that the Clerk and Cllr Siddall be authorised to sign the Letter of Engagement / Terms of Business on behalf of Holt Parish Council.

**303/25 Authority to Bid**

The Council resolved that Carter Jonas and Cllr Siddall be authorised to bid on behalf of Holt Parish Council at the auction up to the maximum bid amount of £75,000. The full resolution agreed was:

*Holt Parish Council resolves that it may participate in the auction scheduled for 19 March 2026 and / or enter into subsequent negotiations with the vendor.*

*The Council authorises participation in the auction and / or subsequent negotiations to a maximum financial limit of £75,000 which shall not be exceeded.*

*The Council confirms that sufficient funds are available to complete the purchase should a bid or offer be successful.*

*The Council authorises Councillor Steve Siddall or Carter Jonas to place bids or submit offers on behalf of the Council within the approved maximum limit.*

*The authorised representative may decide not to place a bid or submit an offer if information arises indicating that proceeding would not be in the Council's best interests.*

**304/25 Additional Expenditure**

The Council resolved to approve the following expenditure, in addition to the maximum bid amount and in addition to the £2,880 (inc VAT) previously approved at the Ordinary Council Meeting held on 19<sup>th</sup> February 2026:

- £1,440 (inc VAT) – Legal fees
- £1,200 (inc VAT) – Conveyancing fees
- £1,395 (inc VAT) – Buyer's fees

**305/25 Execution of Legal Documents**

The Council resolved that, *in accordance with Section 14(3) of the Local Government Act 1972*, the legal deed for the land and any associated legal documents shall be signed by Cllrs Goodman and Learoyd in the presence of the Clerk, who shall witness the signatures.

The Council resolved that the Clerk and Cllr Siddall be authorised to appoint a solicitor to act on behalf of Holt Parish Council in completing the conveyance.

**306/25 Date of next meeting:** Thursday 19<sup>th</sup> March – 7:30pm – Holt Village Hall.

*With no further business, the meeting ended at 19.28pm.*