

LAND AND NEGOTIATIONS EVIDENCE - APPENDICES

27 JULY 2026

**THE NATIONAL GRID ELECTRICITY TRANSMISSION (WEST BURTON TO RATCLIFFE-ON-SOAR REFURBISHMENT PROJECT)
COMPULSORY PURCHASE ORDER 2026**

STATEMENT OF EVIDENCE - APPENDICES

DANIEL HARPER MRICS FAAV
DIRECTOR
ARDENT MANAGEMENT LIMITED

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Appendix DH01

Guidance for surveyors advising on National Grid projects

West Burton to Ratcliffe on
Soar Refurbishment



Guidance for agents advising landowners impacted by National Grid infrastructure projects.

Purpose of this document

This document is aimed at building positive working relationships between National Grid, National Grid's land agents, agents representing landowners and parties affected by our proposals in respect of new National Grid Electricity Transmission projects.

It is intended to provide clear ways of working and to ensure both parties understand expectations in respect of fees. It should be read alongside National Grid's wider published policies, *Payment of Surveyors Fees* and *Land Rights Strategy and Payment Schedule for Assets*.

Approach to agreeing reimbursement of fees

Agent's representing landowners will have a contractual relationship with the landowner being impacted by a National Grid project. The landowner has ultimate responsibility for fees; however, landowners are entitled to reclaim reasonable and commensurate professional fees from National Grid. This is in line with RICS professional statements in relation to fees.

On instruction, agents will issue Terms of Engagement to their client and a copy is to be shared with National Grid's appointed agent to confirm instruction. These Terms of Engagement should set out the scope of work and activities to be undertaken and proposed resource.

Terms of engagement should be clear as to the varying rates, based on seniority / experience, within the agent's firm.

National Grid will usually reimburse agents fees on a fixed fee basis in line with National Grid's published policies '*Payment of Surveyors Fees*' and '*Land Rights Strategy and Payment Schedule for Assets*' which have been produced with reference to the RICS Professional statement for '*Surveyors Advising in Respect of Compulsory Purchase and Statutory Compensation*'.

Please note National Grid are unable to cover fees for any objection to the scheme nor are they able to cover third party fees for formulating an objection.

Timesheets will not be required for work undertaken in line with a fixed fee. For example, in relation to survey and investigation works.

In some instances, it may be appropriate for time to be reimbursed on a time charge basis. All fees to be reimbursed on a time charge basis should be agreed at the outset between all parties. The agent should submit accurate and appropriately detailed timesheets. Agents should monitor the level of their fees against a pre-agreed cap and seek approval of any potential additional fees within a reasonable timeframe prior to the fee cap being met or exceeded. All requests for additional fees over the originally agreed cap will need to be supported by appropriate evidence.

At the time of agreement of fees both parties will agree suitable timeframes for submission of invoices. This is likely to be on completion of a works package e.g. signing of Heads of Terms.

The appropriate resource should be used for the activity and rates clarified in advance of the work commencing. The seniority should be demonstrated as being proportionate to the complexity of the claim /advice being given.

As noted above, in some instances fees for National Grid projects will be paid on an hourly rate. This should be agreed in advance and the hourly rates are as follows:

Level	Hourly Rate
Partner / Director	£180
Qualified Surveyors (>5 yrs)	£160
Qualified Surveyors (2-5 yrs)	£140
Qualified Surveyors (<2 yrs)	£110
Trainees / Graduates	£90
Administration	£60

Invoices should be submitted via the landowner and addressed to the landowner, payable by National Grid, care of National Grid's appointed agents.

Correspondence with landowners /agents

National Grid is required to engage with landowners directly in relation to matters impacting their land. Statutory notices will be sent directly to the landowner. National Grid and their appointed agents will ensure instructed agents are kept informed of communications with landowners, save for in limited instances where agent inputs are not deemed to be required.

National Grid reserve the rights to contact the landowner should they deem reasonable at any stage throughout the project.

Managing costs

The following list provides a guide for expectations in relation to agent's involvement. This list is not exhaustive and will vary for each landowner:

- National Grid's appointed agents will provide notification of upcoming non-intrusive surveys to the landowner directly.
- It is expected that site visits to advise on non-intrusive survey access agreements should not be necessary.

- Any day-to-day issues with survey access should be reported by the landowner to National Grid's appointed agents.
- It is anticipated that a meeting on site will be required to agree the intrusive access licence. Where possible and appropriate this will include a National Grid representative to discuss the practicalities of undertaking the surveys.
- National Grid's appointed agent will undertake and produce a record of condition in advance of intrusive surveys and any other construction activities, which will be shared with the landowner and their agent.
- The landowner's agent is asked to compile known land interests and other relevant information in a Land Interest Questionnaire. Recovery of the landowner's agent costs on completion of this document(s) is set out within National Grid's '*Land Rights Strategy and Payment Schedule for Assets*'.
- The Land Interest Questionnaire will also seek to obtain cropping information in relation to the holding.
- Any damage in excess of the advanced compensation made for the survey access licenses will be agreed on an individual basis with submission of a claim and proof of loss.
- Travelling expenses will be reimbursed based on pence per mile basis as per current HM Revenue & Customs rates. Please note if a time charge basis has been agreed, an appropriate hourly rate must also be agreed for the travel time reasonably incurred.
- For travel incurred outside the region where the work is located, use of the most appropriate local expertise should be considered. National Grid will only pay for this in exceptional circumstances.
- Fees for protracting responses or objecting to the scheme are not covered.
- Fees to explain the technical DCO/CPO process to agents or negotiation of fees will also not be covered.

Value Added Tax (VAT)

Where an agent is representing a landowner who is VAT registered, National Grid will not reimburse the VAT element of the invoice. If the landowner is not VAT registered, National Grid will reimburse the full invoice value including VAT. National Grid will require confirmation of the landowner's VAT status prior to reimbursing the landowner for incurred costs.

Appendix DH02

Our Ref: WBROS/W2E/423

Leslie Alan Beardsley and Denise Ann
Beardsley



Ardent West Burton to Ratcliffe-on-Soar
Refurbishment Project Team

36 – 38 Botolph Lane, London, EC3R 8DE

WestBurton-RatcliffeOnSoar@ardent-management.com

Date: 18/03/2025

Dear Mr and Mrs Beardsley,

The Great Grid Upgrade - West Burton to Ratcliffe-on-Soar Refurbishment Project

Relevant Land Registry Title(s): NT104811

Asset Reference(s): ZD110

Further to our previous letter dated 6 September 2024, we are writing in relation to National Grid's proposal to enter into an easement to secure assets currently located on and or over your land, as shown on the enclosed plan.

As part of the Great Grid Upgrade works, it is necessary to refurbish the existing tower lines between West Burton and Ratcliffe-on-Soar, to increase capacity in the line in order to deliver on the government's interim 2030 target to connect more clean, green energy sources to the Grid, underpinning the broader 2050 net-zero commitment. Further information relating to the Great Grid Upgrade can be found by visiting www.nationalgrid.com/the-great-grid-upgrade.

Government policy places significant importance on the need for a secure and reliable electricity network infrastructure, and this includes a strong preference for permanent arrangements (such as easements) because of their greater reliability and economic certainty. It is National Grid's preference to acquire all land rights by voluntary agreement but please be aware, given the strategic importance of National Grid's infrastructure to the nation's net zero goals, that if it is not possible to reach agreement with you it may be necessary for National Grid to consider the use of statutory powers to secure the permanent land rights that it requires.

We have reviewed the existing apparatus on your land and calculated the value of the easement in line with National Grid's strategy below:

Asset	Payment Per Asset	Total Payment Applicable
Towers (Arable Land)	£8,000	None
Towers (Pasture Land)	£6,000	£6,000
Span (0-49 metres)	£500	None

Span (50-99 metres)	£750	None
Span (100 metres +)	£1,000	None
Grand Total		£6,000

We have enclosed a Memorandum of Agreement with this letter which provides additional details regarding the proposed easement. We would greatly appreciate receiving confirmation within the next 14 days of your willingness to enter into an easement for the existing assets on your land. Please return the signed copy of the Memorandum of Agreement in the prepaid return envelope enclosed with this letter. Alternatively, copies can be emailed to the Ardent team at WestBurton-RatcliffeOnSoar@ardent-management.com.

If you have any queries, please do not hesitate to contact us by contacting our nominated team member who will manage this process concerning land that you own. Their details are as follows:

Contact: Michael Chambers

Telephone: [REDACTED]

Email: [REDACTED]

In addition to the above, National Grid will reimburse agent's and legal fees that are reasonably and necessarily incurred in the completion of a permanent easement through agreement with Ardent. We have included a copy of National Grid's Guidance for surveyors advising on National Grid projects which provides further detail regarding the ways of working and expectations in respect of professional fees.

Please note that National Grid intend to undertake surveys of their existing assets as part of their policy to maintain existing infrastructure imminently. If you have any specific access requirements, please do let us know. We will contact you closer to the time to provide more detail on the exact timings and nature of these surveys.

Your continued cooperation is much appreciated.

Yours sincerely,

Ardent

Ardent

For and on behalf of National Grid Electricity Transmission

Enc. Plan, Memorandum of Agreement template, Ways of Working Document, Prepaid Return Envelope

Data Protection: Ardent Management Limited act as a Processor on behalf of National Grid with regard to the personal data we collect and process about you. For more information about how National Grid use your personal data, please refer their privacy policy enclosed or at nationalgrid.com/privacy-policy

Please let us know if you require this letter to be provided in any other format, we would be happy to help.

Memorandum of Agreement – Entering a Deed of Easement

I/We _____ (the Grantors), of,

agree to accept the offer of £ _____ in full and final settlement to enter a permanent easement. I/we understand this offer is subject to internal review and approval by National Grid Electricity Transmission plc (NGET).

I/we confirm my/our understanding that an easement grants NGET permanent rights to keep, access and maintain their apparatus on my/our land, in return for a one-off lump sum payment and that this right will be recorded on the Land Registry title. Once the easement process is completed I/we acknowledge and understand that any ongoing wayleave payments will cease.

NGET has confirmed to me/us that they do not acquire any land ownership, only permanent rights, as a result of this easement process.

I/we have instructed a solicitor to act on my/our behalf to review and complete the legal agreement required and understand that NGET will contribute towards their reasonable legal fees.

I/we acknowledge that the easement rights being granted are to be on and over my/our land as identified on the attached plan. I/We confirm that the offer covers all the land in my/our ownership which is crossed by NGET apparatus and that if any further land is identified during the legal process, we are happy for the plan to be amended and the land included within the easement boundary. Any permanent rights payment due under the Land Rights Strategy and Payment Schedule for Assets will be added to this settlement sum.

I understand that in the event National Grid accesses the land to undertake works our right to claim crop loss and payment for any damages incurred due to the works is allowed under the new deed.

Is the land opted to tax: Yes ☐ No ☐

(If yes, NGET will require proof of the option to tax prior to completing the easement and the rights payment will be made plus VAT).

Does the land abut a public highway: Yes ☐ No ☐

(if no, a suitable access route to the easement land must be proposed and marked on the attached plan. If this access route is over third-party land, a Statutory Declaration may be required confirming that you have access rights capable of use by NGET).

Based on the terms of this Memorandum of Agreement I/we acknowledge and commit to the target date of four months from the return of this Memorandum of Agreement to NGET for completion of the new easement.

I/we can confirm that I am/we are the landowner/long-leaseholder and I/we agree to these terms. I/we understand this Memorandum of Agreement is not intended to be legally binding and that the easement remains subject to agreement between solicitors, with whom we intend to proactively engage.

If the land is owned jointly by more than one person, I confirm that I am signing for and on behalf of all landowners* and that I have authority to do so

Landowner Name:..... Dated:.....

Landowner Signature** :..... Dated:.....

Solicitors details

Firm:.....

Address:.....

.....

Contact details:.....

.....

**All parties on the title register for the property will need to sign the final easement document and plan*

***By signing this form, I acknowledge that I/we am/are responsible for accounting to HMRC for any tax due on the monies received from NGET and confirm that I am/ we are not in any way seeking to evade tax due on such monies and agree not to pursue/seek to recover compensation from any third parties for the same loss.*

Appendix DH03

Our Ref: WBROS/W2E/455

Lorraine Elizabeth Clements



Ardent West Burton to Ratcliffe-on-Soar
Refurbishment Project Team
36 – 38 Botolph Lane, London, EC3R 8DE

WestBurton-RatcliffeOnSoar@ardent-management.com

Date: 18/03/2025

Dear Ms Clements,

The Great Grid Upgrade - West Burton to Ratcliffe-on-Soar Refurbishment Project

Relevant Land Registry Title(s): NT366957

Asset Reference(s): ZD096, ZD097

Further to our previous letter dated 6 September 2024, we are writing in relation to National Grid's proposal to enter into an easement to secure assets currently located on and or over your land, as shown on the enclosed plan.

As part of the Great Grid Upgrade works, it is necessary to refurbish the existing tower lines between West Burton and Ratcliffe-on-Soar, to increase capacity in the line in order to deliver on the government's interim 2030 target to connect more clean, green energy sources to the Grid, underpinning the broader 2050 net-zero commitment. Further information relating to the Great Grid Upgrade can be found by visiting www.nationalgrid.com/the-great-grid-upgrade.

Government policy places significant importance on the need for a secure and reliable electricity network infrastructure, and this includes a strong preference for permanent arrangements (such as easements) because of their greater reliability and economic certainty. It is National Grid's preference to acquire all land rights by voluntary agreement but please be aware, given the strategic importance of National Grid's infrastructure to the nation's net zero goals, that if it is not possible to reach agreement with you it may be necessary for National Grid to consider the use of statutory powers to secure the permanent land rights that it requires.

We have reviewed the existing apparatus on your land and calculated the value of the easement in line with National Grid's strategy below:

Asset	Payment Per Asset	Total Payment Applicable
Towers (Arable Land)	£8,000	£16,000
Towers (Pasture Land)	£6,000	None
Span (0-49 metres)	£500	None

Span (50-99 metres)	£750	None
Span (100 metres +)	£1,000	None
Grand Total		£16,000

We have enclosed a Memorandum of Agreement with this letter which provides additional details regarding the proposed easement. We would greatly appreciate receiving confirmation within the next 14 days of your willingness to enter into an easement for the existing assets on your land. Please return the signed copy of the Memorandum of Agreement in the prepaid return envelope enclosed with this letter. Alternatively, copies can be emailed to the Ardent team at WestBurton-RatcliffeOnSoar@ardent-management.com.

If you have any queries, please do not hesitate to contact us by contacting our nominated team member who will manage this process concerning land that you own. Their details are as follows:

Contact: Ben Johnson

Telephone: [REDACTED]

Email: [REDACTED]

In addition to the above, National Grid will reimburse agent's and legal fees that are reasonably and necessarily incurred in the completion of a permanent easement through agreement with Ardent. We have included a copy of National Grid's Guidance for surveyors advising on National Grid projects which provides further detail regarding the ways of working and expectations in respect of professional fees.

Please note that National Grid intend to undertake surveys of their existing assets as part of their policy to maintain existing infrastructure imminently. If you have any specific access requirements, please do let us know. We will contact you closer to the time to provide more detail on the exact timings and nature of these surveys.

Your continued cooperation is much appreciated.

Yours sincerely,

Ardent

Ardent

For and on behalf of National Grid Electricity Transmission

Enc. Plan, Memorandum of Agreement template, Ways of Working Document, Prepaid Return Envelope

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Please let us know if you require this letter to be provided in any other format, we would be happy to help.



Ardent

www.ardent-management.com | t : 020 3693 2500 | e : info@ardent-management.com

Memorandum of Agreement – Entering a Deed of Easement

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agree to accept the offer of £ _____ in full and final settlement to enter a permanent easement. I/we understand this offer is subject to internal review and approval by National Grid Electricity Transmission plc (NGET).

I/we confirm my/our understanding that an easement grants NGET permanent rights to keep, access and maintain their apparatus on my/our land, in return for a one-off lump sum payment and that this right will be recorded on the Land Registry title. Once the easement process is completed I/we acknowledge and understand that any ongoing wayleave payments will cease.

NGET has confirmed to me/us that they do not acquire any land ownership, only permanent rights, as a result of this easement process.

I/we have instructed a solicitor to act on my/our behalf to review and complete the legal agreement required and understand that NGET will contribute towards their reasonable legal fees.

I/we acknowledge that the easement rights being granted are to be on and over my/our land as identified on the attached plan. I/We confirm that the offer covers all the land in my/our ownership which is crossed by NGET apparatus and that if any further land is identified during the legal process, we are happy for the plan to be amended and the land included within the easement boundary. Any permanent rights payment due under the Land Rights Strategy and Payment Schedule for Assets will be added to this settlement sum.

I understand that in the event National Grid accesses the land to undertake works our right to claim crop loss and payment for any damages incurred due to the works is allowed under the new deed.

Is the land opted to tax: Yes ☐ No ☐

(If yes, NGET will require proof of the option to tax prior to completing the easement and the rights payment will be made plus VAT).

Does the land abut a public highway: Yes ☐ No ☐

(if no, a suitable access route to the easement land must be proposed and marked on the attached plan. If this access route is over third-party land, a Statutory Declaration may be required confirming that you have access rights capable of use by NGET).

Based on the terms of this Memorandum of Agreement I/we acknowledge and commit to the target date of four months from the return of this Memorandum of Agreement to NGET for completion of the new easement.

I/we can confirm that I am/we are the landowner/long-leaseholder and I/we agree to these terms. I/we understand this Memorandum of Agreement is not intended to be legally binding and that the easement remains subject to agreement between solicitors, with whom we intend to proactively engage.

If the land is owned jointly by more than one person, I confirm that I am signing for and on behalf of all landowners* and that I have authority to do so

Landowner Name:..... Dated:.....

Landowner Signature** :..... Dated:.....

Solicitors details

Firm:.....

Address:.....

.....

Contact details:.....

.....

**All parties on the title register for the property will need to sign the final easement document and plan*

***By signing this form, I acknowledge that I/we am/are responsible for accounting to HMRC for any tax due on the monies received from NGET and confirm that I am/ we are not in any way seeking to evade tax due on such monies and agree not to pursue/seek to recover compensation from any third parties for the same loss.*

Appendix DH04

Our Ref: WBROS_W2E_467

Phillip Michael Dunthorne



Ardent West Burton to Ratcliffe-on-Soar

Refurbishment Project Team

36 – 38 Botolph Lane, London, EC3R 8DE

WestBurton-RatcliffeOnSoar@ardent-management.com

Date: 11/06/2025

Dear Mr Dunthorne,

The Great Grid Upgrade - West Burton to Ratcliffe-on-Soar Refurbishment Project

Relevant Land Registry Title(s): Unregistered

Asset Reference(s): ZDS094, ZDS095

Further to our previous letter dated 6 September 2024, we are writing in relation to National Grid's proposal to enter into an easement to secure assets currently located on and or over your land, as shown on the enclosed plan.

As part of the Great Grid Upgrade works, it is necessary to refurbish the existing tower lines between West Burton and Ratcliffe-on-Soar, to increase capacity in the line in order to deliver on the government's interim 2030 target to connect more clean, green energy sources to the Grid, underpinning the broader 2050 net-zero commitment. Further information relating to the Great Grid Upgrade can be found by visiting www.nationalgrid.com/the-great-grid-upgrade.

Government policy places significant importance on the need for a secure and reliable electricity network infrastructure, and this includes a strong preference for permanent arrangements (such as easements) because of their greater reliability and economic certainty. It is National Grid's preference to acquire all land rights by voluntary agreement but please be aware, given the strategic importance of National Grid's infrastructure to the nation's net zero goals, that if it is not possible to reach agreement with you it may be necessary for National Grid to consider the use of statutory powers to secure the permanent land rights that it requires.

We have reviewed the existing apparatus on your land and calculated the value of the easement in line with National Grid's strategy below:

Asset	Payment Per Asset	Total Payment Applicable
Towers (Arable Land)	£8,000	None
Towers (Pasture Land)	£6,000	None
Span (0-49 metres)	£500	None

Span (50-99 metres)	£750	None
Span (100 metres +)	£1,000	£1,000
Grand Total		£1,000

We have enclosed a Memorandum of Agreement with this letter which provides additional details regarding the proposed easement. We would greatly appreciate receiving confirmation within the next 14 days of your willingness to enter into an easement for the existing assets on your land. Please return the signed copy of the Memorandum of Agreement in the prepaid return envelope enclosed with this letter. Alternatively, copies can be emailed to the Ardent team at WestBurton-RatcliffeOnSoar@ardent-management.com.

If you have any queries, please do not hesitate to contact us by contacting our nominated team member who will manage this process concerning land that you own. There details are as follows:

Contact: Sophie Rathore

Telephone: [REDACTED]

Email: [REDACTED]

In addition to the above, National Grid will reimburse agent's and legal fees that are reasonably and necessarily incurred in the completion of a permanent easement through agreement with Ardent. We have included a copy of National Grid's Guidance for surveyors advising on National Grid projects which provides further detail regarding the ways of working and expectations in respect of professional fees.

Please note that National Grid intend to undertake surveys of their existing assets as part of their policy to maintain existing infrastructure imminently. If you have any specific access requirements, please do let us know. We will contact you closer to the time to provide more detail on the exact timings and nature of these surveys.

Your continued cooperation is much appreciated.

Yours sincerely,

Ardent

Ardent

For and on behalf of National Grid Electricity Transmission

Enc. Plan, Memorandum of Agreement template, Ways of Working Document, Prepaid Return Envelope

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Please let us know if you require this letter to be provided in any other format, we would be happy to help.

Our Ref: WBROS_W2E_467

Richard Anthony Dunthorne



Ardent West Burton to Ratcliffe-on-Soar

Refurbishment Project Team

36 – 38 Botolph Lane, London, EC3R 8DE

WestBurton-RatcliffeOnSoar@ardent-management.com

Date: 11/06/2025

Dear Mr Dunthorne,

The Great Grid Upgrade - West Burton to Ratcliffe-on-Soar Refurbishment Project

Relevant Land Registry Title(s): Unregistered

Asset Reference(s): ZDS094, ZDS095

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Span (50-99 metres)	£750	None
Span (100 metres +)	£1,000	£1,000
Grand Total		£1,000

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If you have any queries, please do not hesitate to contact us by contacting our nominated team member who will manage this process concerning land that you own. There details are as follows:

Contact: Sophie Rathore

Telephone: [REDACTED]

Email: [REDACTED]

In addition to the above, National Grid will reimburse agent's and legal fees that are reasonably and necessarily incurred in the completion of a permanent easement through agreement with Ardent. We have included a copy of National Grid's Guidance for surveyors advising on National Grid projects which provides further detail regarding the ways of working and expectations in respect of professional fees.

Please note that National Grid intend to undertake surveys of their existing assets as part of their policy to maintain existing infrastructure imminently. If you have any specific access requirements, please do let us know. We will contact you closer to the time to provide more detail on the exact timings and nature of these surveys.

Your continued cooperation is much appreciated.

Yours sincerely,

Ardent

Ardent

For and on behalf of National Grid Electricity Transmission

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Please let us know if you require this letter to be provided in any other format, we would be happy to help.

Memorandum of Agreement – Entering a Deed of Easement

I/We _____ (the Grantors), of,

agree to accept the offer of £ _____ in full and final settlement to enter a permanent easement. I/we understand this offer is subject to internal review and approval by National Grid Electricity Transmission plc (NGET).

I/we confirm my/our understanding that an easement grants NGET permanent rights to keep, access and maintain their apparatus on my/our land, in return for a one-off lump sum payment and that this right will be recorded on the Land Registry title. Once the easement process is completed I/we acknowledge and understand that any ongoing wayleave payments will cease.

NGET has confirmed to me/us that they do not acquire any land ownership, only permanent rights, as a result of this easement process.

I/we have instructed a solicitor to act on my/our behalf to review and complete the legal agreement required and understand that NGET will contribute towards their reasonable legal fees.

I/we acknowledge that the easement rights being granted are to be on and over my/our land as identified on the attached plan. I/We confirm that the offer covers all the land in my/our ownership which is crossed by NGET apparatus and that if any further land is identified during the legal process, we are happy for the plan to be amended and the land included within the easement boundary. Any permanent rights payment due under the Land Rights Strategy and Payment Schedule for Assets will be added to this settlement sum.

I understand that in the event National Grid accesses the land to undertake works our right to claim crop loss and payment for any damages incurred due to the works is allowed under the new deed.

Is the land opted to tax: Yes ☐ No ☐

(If yes, NGET will require proof of the option to tax prior to completing the easement and the rights payment will be made plus VAT).

Does the land abut a public highway: Yes ☐ No ☐

(if no, a suitable access route to the easement land must be proposed and marked on the attached plan. If this access route is over third-party land, a Statutory Declaration may be required confirming that you have access rights capable of use by NGET).

Based on the terms of this Memorandum of Agreement I/we acknowledge and commit to the target date of four months from the return of this Memorandum of Agreement to NGET for completion of the new easement.

I/we can confirm that I am/we are the landowner/long-leaseholder and I/we agree to these terms. I/we understand this Memorandum of Agreement is not intended to be legally binding and that the easement remains subject to agreement between solicitors, with whom we intend to proactively engage.

If the land is owned jointly by more than one person, I confirm that I am signing for and on behalf of all landowners* and that I have authority to do so

Landowner Name:..... Dated:.....

Landowner Signature** :..... Dated:.....

Solicitors details

Firm:.....

Address:.....

.....

Contact details:.....

.....

**All parties on the title register for the property will need to sign the final easement document and plan*

***By signing this form, I acknowledge that I/we am/are responsible for accounting to HMRC for any tax due on the monies received from NGET and confirm that I am/ we are not in any way seeking to evade tax due on such monies and agree not to pursue/seek to recover compensation from any third parties for the same loss.*

Our Ref: WBROS_E2E_467

Phillip Michael Dunthorne

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Ardent West Burton to Ratcliffe-on-Soar

Project Team

36 – 38 Botolph Lane, London, EC3R 8DE

WestBurton-RatcliffeOnSoar@ardent-
management.com

Date: 03/02/2026

Dear Phillip Michael Dunthorne,

The Great Grid Upgrade - West Burton to Ratcliffe-on-Soar Refurbishment Project
Offer of Terms: Subject to Contract

Relevant Land Registry Title(s): NT319479, NT425907

Further to our previous correspondence, we are writing in relation to National Grid's West Burton to Ratcliffe-on-Soar Refurbishment Project.

As part of the Great Grid Upgrade works, it is necessary to refurbish the existing tower lines between West Burton and Ratcliffe-on-Soar, to increase capacity in the line in order to deliver a reliable, affordable network into the future and meet the rising demand for electricity. Further information relating to the Great Grid Upgrade can be found by visiting www.nationalgrid.com/the-great-grid-upgrade. The work will involve replacing wires (conductors, insulators), and fittings to improve the line's capacity to carry more power through the existing network. No new towers (sometimes also referred to as pylons) will be constructed as part of this Project.

As part of this reconductoring project, National Grid are looking to modernise all deeds of easement along the route and transfer these onto the current precedent deed used by National Grid on overhead line assets across the country. It remains National Grid's intention and preference to negotiate voluntary agreements to secure all of the rights required for the Project.

This letter and enclosures constitute National Grid's formal offer to acquire from you, by way of voluntary agreement, the specific rights National Grid requires to operate and refurbish their existing network between West Burton and Ratcliffe-on-Soar.

Payment Terms in relation to existing electricity transmission assets

An existing deed is in place over the assets on your land. National Grid have a standard compensation framework in relation to vary an existing easement, and National Grid are prepared to offer a payment of **£1,000 (One Thousand Pounds)** to update the easement granted over your property by the registered owner(s) onto the current precedent deed.



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For the avoidance of doubt, the above offer relates to rights over the title numbers referred to on the enclosed plan(s). For instances where multiple parties own the same parcel of land, each will receive a letter, however, the sum offered is a one-off payment in respect of rights granted over the title and not paid to each individual owner.

We may have written to you previously with an offer regarding separate land parcels in your ownership to those shown on the enclosed plans. Please note that the offer made in this letter is in addition to any previous offers made by National Grid.

If paper copies should be sent to any other interested parties directly who are also owners of the land, please let us know. If you have appointed a land agent to act on your behalf and have informed us, we will send them a copy of this correspondence by email.

What you need to do

Please respond to the terms of this offer and whether you accept the offer or contact us with any queries.

If you have not already done so, we would recommend appointing a Land Agent to act on your behalf, who will be able to assist with the progression of the easement. Please let us know who has been appointed to act on your behalf and we will issue them a copy of this correspondence to discuss in further detail. Once an offer is accepted you will need to instruct a solicitor to act on your behalf to review and complete the legal agreement. National Grid will meet reasonable and proportionate solicitors' and land agents' fees in dealing with this Project in accordance with National Grid's *Guidance for surveyors advising on National Grid projects* Document.

Once these terms are agreed, then National Grid will instruct its own solicitor to draft and issue the Easement and the relevant land rights document(s) to your appointed solicitor.

National Grid's preference will always be to secure land rights on the basis of voluntary agreement with affected land interests. However, in order to give certainty that the Project can be undertaken in full, National Grid intends to prepare, make, and submit a Compulsory Purchase Order (CPO) to the Secretary of State in early 2026 for all of the rights required along the route. Please note that this is not intended to purchase the freehold of your land; rather, it will allow us to secure any essential land rights that could not be obtained through voluntary negotiations. The compulsory purchase powers contained within the CPO will not be exercised over land where land interests have been identified and a voluntary agreement to grant a deed of easement has been completed. The proposed CPO includes or affects land we believe you own, as shown on the enclosed plan(s).

If we do not hear from you or a professional advisor acting on your behalf within 10 working days of the postmark of this letter, we will endeavour to make further contact to discuss progressing a voluntary agreement with you using telephone or email details previously provided to us.

Further to the above, please review and sign Appendix 1 to confirm you are in agreement with the terms set out within this letter. Once signed please return a copy in the pre-paid envelope provided.



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Contact us

If you have any queries, please do not hesitate to contact us by contacting our nominated team member who will manage this process concerning land that you own. Their details are as follows:

Contact: Sophie Rathore

Telephone: [REDACTED]

Email: [REDACTED]

Post: Ardent West Burton to Ratcliffe-on-Soar Project Team
36 – 38 Botolph Lane, London, EC3R 8DE

Yours sincerely,

[REDACTED]

Robert Govier
National Grid Lands Team

For and on behalf of National Grid Electricity Transmission

Enc. Appendix 1, Guidance for surveyors advising on National Grid projects, Plan(s), Prepaid Return Envelope

Data Protection: Ardent Management Limited act as a Processor on behalf of National Grid with regard to the personal data we collect and process about you. For more information about how National Grid use your personal data, please refer their privacy policy enclosed or at nationalgrid.com/privacy-policy

Please let us know if you require this letter to be provided in any other format, we would be happy to help.

Our Ref: WBROS_E2E_467

Appendix 1

I/We agree to enter into National Grid's standard terms easement. I/We agree that the easement rights are to be on and over my/our land as identified on the attached plan labelled **NG_WBROS_E2E_467**. I/We confirm that the claim covers all the land in my/our ownership which is crossed by National Grid apparatus and that if any further land is identified at the legal stage I/we are happy for the plan to be amended and the land included for no additional settlement sum.

Based on the terms of this agreement, the expectation is that the easement will complete within four months from the return of this document to National Grid, although it can take longer for more complex cases.

I/We can confirm that I/we are the landowner(s), and I/we agree to these terms.

I/We understand this document is not legally binding.

If the land is owned jointly by more than one person, I/we confirm that I/we have spoken to the other parties and all parties are happy to proceed with the easement*. Agents' acknowledgement initials (if applicable):

Landowner Name:

Landowner Signature*:

*All parties on the title register for the property will need to sign the final easement



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Our Ref: WBROS_E2E_467

Richard Anthony Dunthorne

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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