

UK Power Networks

Electricity Distribution Network Operator

USER AGREEMENT

Document Reference: UKPN/WA/2024/5000000061

Date: 12th December 2025

Grantor Details

Grantor Number: 5000000061
Name: D L BOLTON
Email: farm@boltonfarms.co.uk
Mobile Number: 07822 333 444
Telephone: 020 7946 5678
Address: BOREHAM HALL, THE CHASE, BOREHAM, CHELMSFORD, CM3 3DQ

1. Parties to the Agreement

This Agreement is made between:

THE GRANTOR: D L Bolton of Boreham Hall, The Chase, Boreham, Chelmsford, CM3 3DQ (hereinafter referred to as "the Grantor")

AND

THE GRANTEE: UK Power Networks (Operations) Limited, a company registered in England and Wales under company number 3870728, whose registered office is at Newington House, 237 Southwark Bridge Road, London, SE1 6NP (hereinafter referred to as "UK Power Networks" or "the Grantee")

2. Background and Purpose

UK Power Networks is the electricity distribution network operator serving London, the South East and East of England. This Agreement grants UK Power Networks the necessary rights to install, maintain, repair, and access electrical infrastructure on the Grantor's property.

The Grantor owns or has legal interest in the property described above and agrees to grant UK Power Networks the rights set out in this Agreement to facilitate the distribution of electricity to properties within the network area.

3. Rights Granted

The Grantor hereby grants to UK Power Networks:

- The right to lay, install, maintain, inspect, repair, replace, and remove electrical cables, lines, apparatus, and equipment on, under, or over the property
- The right of way and access at all reasonable times for UK Power Networks personnel, contractors, and agents to exercise the rights granted herein
- The right to cut back or remove any trees, hedges, or vegetation that may interfere with the safe operation of the electrical infrastructure

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London, SE1 6NP
Company Registration Number: 3870728 | www.ukpowernetworks.co.uk

Page 1 of 2

UK Power Networks

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4. Grantor's Obligations

The Grantor agrees to:

- Permit UK Power Networks reasonable access to the property for the purposes set out in this Agreement
- Not erect or permit the erection of any buildings, structures, or plant trees within the vicinity of the electrical infrastructure without prior written consent from UK Power Networks
- Notify UK Power Networks immediately of any damage to or interference with the electrical infrastructure
- Not do or permit anything that may interfere with or endanger the electrical infrastructure

5. UK Power Networks' Obligations

UK Power Networks agrees to:

- Exercise the rights granted in a reasonable manner with minimal disruption to the Grantor
- Make good any damage caused to the property as a result of exercising rights under this Agreement
- Provide reasonable notice before accessing the property except in cases of emergency
- Maintain the electrical infrastructure in a safe and proper condition
- Pay annual compensation to the Grantor as agreed in the payment schedule (if applicable)

6. Duration and Termination

This Agreement shall continue until terminated by either party giving not less than twelve (12) months' written notice to the other party. UK Power Networks shall have a reasonable period following termination to remove any equipment and make good the property.

7. Compensation

In consideration of the rights granted, UK Power Networks shall pay the Grantor an annual wayleave payment in accordance with the terms separately agreed and documented in the payment schedule attached to this Agreement.

8. Liability and Indemnity

UK Power Networks shall indemnify the Grantor against all claims, demands, losses, and expenses arising from UK Power Networks' exercise of rights under this Agreement, except where caused by the Grantor's negligence or breach of this Agreement.

9. General Provisions

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. Any disputes arising from this Agreement shall be subject to the exclusive jurisdiction of the courts of England and Wales.

This Agreement represents the entire agreement between the parties and supersedes all previous agreements, understandings, and arrangements relating to the subject matter.