

The Reading Borough Council (Land at Helmsdale Close, Tilehurst, Reading) Compulsory Purchase Order 2012

**The Town and Country Planning Act 1990 Section 226(1)(a)
and the Acquisition of Land Act 1981**

The Town and Country Planning Act 1990 Section 226(1)(a)

The Reading Borough Council (in this order called "the acquiring authority") make the following order:-

- 1 Subject to the provisions of this order, the acquiring authority is, under section 226(1)(a) of the Town and Country Planning Act 1990, hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of development, redevelopment or improvement by way of regeneration of the Dee Park Estate including the provision of new housing, alterations to existing highways, formation of new streets, new car parking and landscaping.
- 2 The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown edged red and coloured pink on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Reading Borough Council (Land at Helmsdale Close, Tilehurst, Reading) Compulsory Purchase Order 2012".

SCHEDULE

Table 1

Number on map (1)	Extent, description and situation of land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in 25 square metres or thereabouts of land and garages on Helmsdale Close, Tilehurst, Reading RG30 2PT otherwise known as Garages 20 and 21 Helmsdale Close	1. Sharon Elissa Sayers 69 Helmsdale Close Reading RG30 2PT	-	-	1. Owner
2	All interests in 12 square metres or thereabouts of land and garage on Helmsdale Close, Tilehurst, Reading otherwise known as Garage 59 Helmsdale Close	1. Nneka Obediah Obutor 59 Helmsdale Close Reading RG30 2PT	-	-	1. Owner

Table 2

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1	<p>1. Bank of Scotland Plc (Scot. Co. Regn. No. SC327000) Halifax Division 1 Lovell Park Road Leeds LS1 1NS</p> <p>and of</p> <p>The Mound Edinburgh EH2 2YZ</p>	<p>1. Registered charge dated 30 September 1993 of Sharon Elissa Sayers's interest in plot 1</p>	1. Unknown	<p>Such unspecified land has the benefit of the following rights and restrictive covenants over Plot 1:</p> <ul style="list-style-type: none"> • Rights of way water and drainage and uninterrupted passage and running of soil and water over and through the drains sewers and watercourses in Plot 1
1	<p>2. Nemo Personal Finance Limited (Co. Regn. No. 5188059) Trafalgar House 5 Fitzalan Place Cardiff CF24 0ED Trading as Capital One Homeowner Loans</p> <p>and of</p>	<p>2. Registered charge dated 10 November 2006 of Sharon Elissa Sayers's interest in plot 1</p>	2. Unknown	<p>Such unspecified land has the benefit of the following rights and restrictive covenants over Plot 1:</p> <ul style="list-style-type: none"> • Free/uninterrupted passage of water, soil, gas, electricity to/from adjoining/adjacent properties through channels sewers, drains, pipes, cables serving said properties in/under Plot 1; • Full right for owner/s of said

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	c/o Principality Building Society PO Box 89 Principality Buildings Queen Street Cardiff CF10 1UA			<p>properties to enter on to Plot 1 to inspecting/repairing/cleansing/renewing the channels/drains/pipes/sewers and cables;</p> <ul style="list-style-type: none"> • No use Plot 1 other than private dwellinghouse and garage; • No advertisement/shed/outhouse/wireless television aerial/advertisement board or hoarding or other structure to be erected on Plot 1; • No structural alterations in or additions to Plot 1 are to made without previous consent in writing of the beneficiary ; • Not to do/keep/suffer to be done anything that would be or become a nuisance; • Not to hold permit or cause an auction on Plot 1; • Maintain fences/drains in their existing location;

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2	<p>1. Bank of Scotland Plc (Scot. Co. Regn. No. SC327000) Halifax Division 1 Lovell Park Road Leeds LS1 1NS</p> <p>and of</p> <p>The Mound Edinburgh EH1 1YZ</p>	<p>1. Registered charge dated 18 October 2005 of Nneka Obediah Obutor's interest in plot 2</p>	1. Unknown	<p>Such unspecified land has the benefit of the following rights and restrictive covenants over Plot 2:</p> <ul style="list-style-type: none"> • Rights of way water and drainage and uninterrupted passage and running of soil and water over and through the drains sewers and watercourses in Plot 2
			2. Unknown	<p>Such unspecified land has the benefit of the following rights and restrictive covenants over Plot 2:</p> <ul style="list-style-type: none"> • Free/uninterrupted passage of water, soil, gas, electricity to/from adjoining/adjacent properties through sewers, drains, conduits, wires, cables, gutters, downpipes, watercourses, pipes serving said properties in/under Plot 2; • Full right for owner/s of said properties to enter on to Plot 2 to maintain/replace/repair/cleanse/renew water service pipes/drains/walls;

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
				<ul style="list-style-type: none"> • Unrestricted right of Corporation to permit London Rediffusion Service Limited or such to continue to operate the existing general Agreement for the fixing/maintenance of all external attachments necessary for satisfactory provision of radio/television relay service for benefit of property/ies; • Not to use Plot 2 other than private dwellinghouse; • No advertisement/shed/outhouse/wireless television aerial/advertisement board or hoarding or other structure to be erected on Plot 2; • Not to do/keep/suffer to be done anything that would be or become a nuisance; • Not to hold permit or cause an auction on Plot 2; • Maintain fences/drains in their existing location; • Not to damage/destroy any trees on Plot 2.

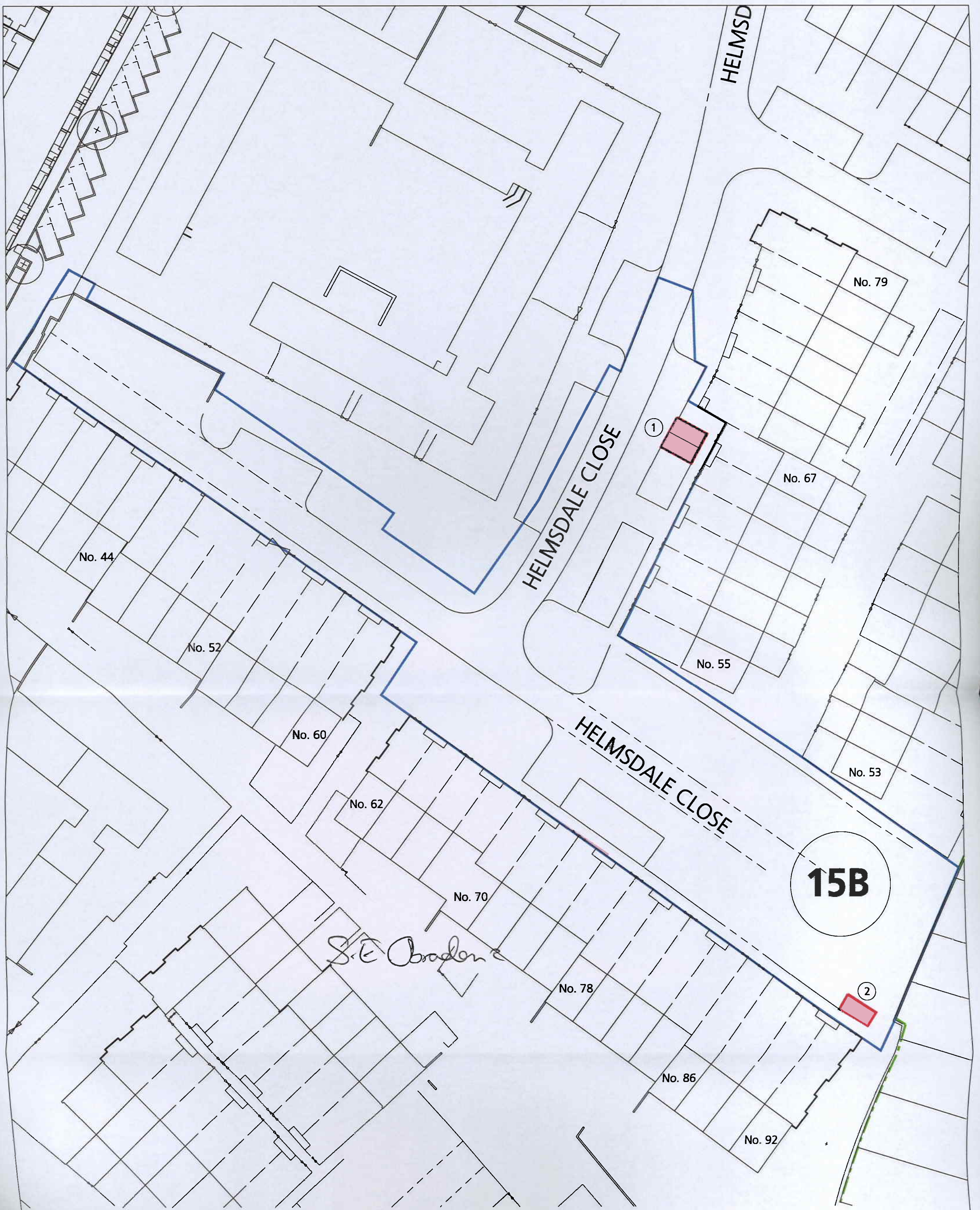
Date: 2nd JANUARY 2012

THE COMMON SEAL of READING BOROUGH)
COUNCIL was hereunto affixed)
in the presence of :-)

S. E. Braden

Authorised Officer

MINUTE	Delegated P.158
ORIGINATOR	Bard for 2012
SEAL NO	442/11
CHECKED	SEP



Map referred to in "The Reading Borough Council
 (Land at Helmsdale Close, Tilehurst, Reading)
 Compulsory Purchase Order 2012"

Scale 1:500 @A3
 Drawing no. 317



MINUTE	Delegated P. 15B
ORIGINATOR	Bond Pearce for COB
SEAL NO	442/11
CHECKED	SEO

Key:

- Land in 3rd party ownership
- Site boundary of Phase 2A Sites
- Overall Dee Park Regeneration Boundary