

The Reading Borough Council (Land at Don Close, Deveron Drive and Dulnan 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 on sheet 1 of 2 and 2 of 2 "Map referred to in The Reading Borough Council (Land at Don Close, Deveron Drive and Dulnan Close, Tilehurst, Reading) Compulsory Purchase Order 2012".

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**C J BROOKS, SOLICITOR
HEAD OF LEGAL SERVICES
READING BOROUGH COUNCIL
CIVIC OFFICES, CIVIC CENTRE
READING RG1 7TD**

SCHEDULE

Table 1

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)					
Number on map (1)	Extent, description and situation of land (2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in 12 square metres or thereabouts of land and garage on Deveron Drive, Tilehurst, Reading otherwise known as Garage 24 Deveron Drive	1. Nigel Alan Willows 14 Deveron Drive Tilehurst Reading Berkshire RG30 4YD	-	-	1. Owner
2	All interests in 13 square metres or thereabouts of land and garage on Deveron Drive, Tilehurst, Reading otherwise known as Garage 48 Deveron Drive	1. Jim Layhe 44 Deveron Drive Tilehurst Reading Berkshire RG30 4YD and 2. Edith Violet Layhe 44 Deveron Drive Tilehurst Reading Berkshire RG30 4YD	-	-	1. Owners

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
3	All interests in 13 square metres or thereabouts of land and garage on Don Close, Tilehurst, Reading RG30 4YL otherwise known as Garage 3 Don Close	1. Adenike Olotu 1 Don Close Tilehurst Reading RG30 4YL	-	-	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. Leeds Building Society 105 Albion Street Leeds LS1 5AS	1. Registered charge dated 3 April 1980 of Nigel Alan Willows' interest in plot 1	1. Unknown
		2. Unknown
		Such unspecified land has the benefit of the following rights and restrictive covenants over Plot 1: <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
		Such unspecified land has the benefit of the following rights and restrictive covenants over Plot 1: <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 1; • Full right for owner/s of said properties to enter on to Plot 1 to maintain/replace/repair/cleanse/renovate 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	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 1 other than private dwellinghouse; • No advertisement/shed/outhouse/wireless television aerial/advertisement board or hoarding or other structure to be erected on Plot 1; • 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 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 19 June 1989 of Jim Layhe's and Edith Violet Layhe's interests in plot 2</p>	<p>1. Unknown</p>	<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/renovate water service pipes/drains/walls; • 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/wire

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
3	1. Barclays Bank Plc (Co. Regn. No. 1026167) Barclays Mortgages, P.O. Box HK444 Leeds LS11 8DD and of 1 Churchill Place London E14 5HP and of	1. Registered charge dated 31 March 2005 of Adenike Olotu's interest in plot 3	1. Unknown	ess television aerial/advertisement board or hoarding or other structure to be erected on Plot 2; <ul style="list-style-type: none"> • 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/walls in their existing location; • Not to damage/destroy any trees on Plot 2.
				Such unspecified land has the benefit of the following rights and restrictive covenants over Plot 3: <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 3

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
	Barclays Bank Plc Mortgage Loan Services PO Box 8575 Leicester LE18 9AW			
			2. Unknown	<p>Such unspecified land has the benefit of the following rights and restrictive covenants over Plot 3:</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 3; • Full right for owner/s of said properties to enter on to Plot 3 to maintain/replace/repair/cleanse/renew water service pipes/drains/walls; • 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;

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"> • Not to use Plot 3 other than private dwellinghouse; • No advertisement/shed/outhouse/wireless television aerial/advertisement board or hoarding or other structure to be erected on Plot 3; • 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 3; • Maintain fences in their existing location; • Not to damage/destroy any trees on Plot 3.
		<p>3. Mr Olu Wasern Olotu C/O Adenike Olotu 1 Don Close Tilehurst Reading RG30 4YL</p> <p>4. Mr Olu Waseyi Olotu C/O Adenike Olotu 1 Don Close Tilehurst</p> <p>3. Right of way over Plot 3 4. Right of way over Plot 3</p>

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
			Reading RG30 4YL	



CERTIFIED A TRUE COPY
 C. J. BROOKS, SOLICITOR
 HEAD OFFICE: 15, DEVERON DRIVE, TILBURST, READING RG1 1TD
 BRANCH OFFICES: CIVIC CENTRE, READING RG1 1TD

S.E. O'Brien
 31st JAN 2012
 No. 39
 No. 17

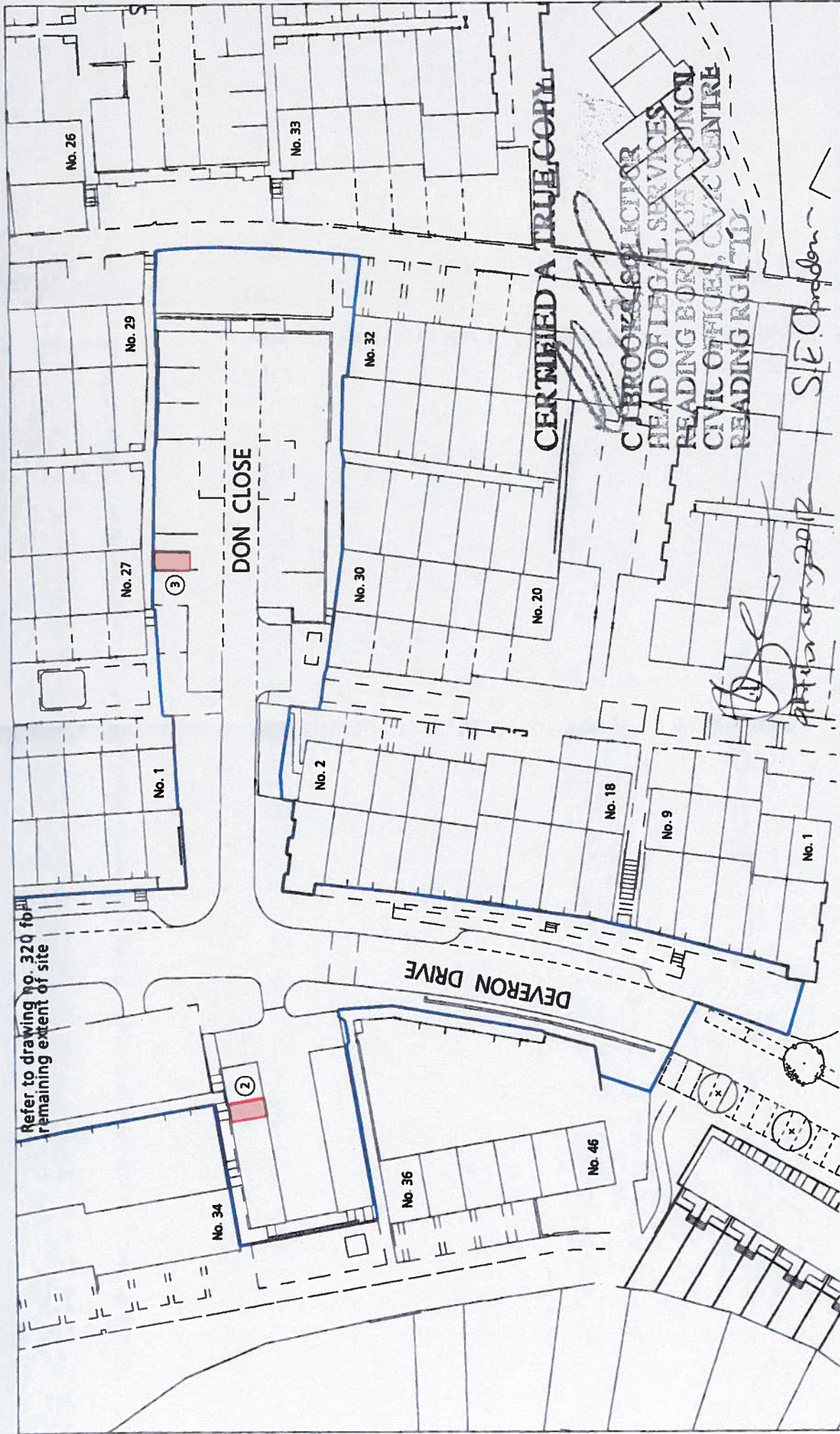
DATE	20/01/2012
ORIGINATOR	P. 156
SCALE	1:500
ORCHECKED	S.E.O.

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



Refer to drawing no. 322 for remaining extent of site

Map referred to in "The Reading Borough Council
 (Land at Don Close, Deveron Drive and Dulnan Close,
 Tilehurst, Reading) Compulsory Purchase Order 2012"
 Sheet 1 of 2 for Don Close, Deveron Drive & Dulnan Close
 (Refer also Drawing 322)
 Scale 1:500 @ A3
 Drawing no. 320



Refer to drawing no. 320 for remaining extent of site

MINUTE	REVISED
ORIGINATOR	FOR C.D.B.
SEAL NO	11/11
CHECKED	S.E.



Map referred to in "The Reading Borough Council (Land at Don Close, Deveron Drive and Dulnan Close, Tilehurst, Reading) Compulsory Purchase Order 2012

Sheet 2 of 2 for Don Close, Deveron Drive & Dulnan Close (refer also Drawing 320)

Scale 1:500 @A3

Drawing no. 322

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

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C. BROOKS SOLICITOR
 HEAD OF LEGAL SERVICES
 READING BOROUGH COUNCIL
 CIVIL OFFICE, COUNCIL CENTRE
 READING RG1 2JD

S.E. Odden

Date: 3RD JANUARY 2012

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

S.E. Badone

Authorised Officer

MINUTE	Deceased
ORIGINATOR	P.158 Bondoneville Police
SEAL NO	444/111
CHECKED	SEO

Pursuant to the Secretary of State
for Communities and Local Government's
notice under s14A Acquisition of Land Act
1981 dated 6th February 2012 READING
BOROUGH COUNCIL hereby confirms this
order

Date: 9th February 2012

[Signature]
AUTHORISED OFFICER

MINUTE	Cabinet 21/1/12 21/1/12
ORIGINATOR	Paul Bondone SEO
SEAL NO	40/112
CHECKED	<i>[Signature]</i>