

The Borough of Telford & Wrekin (Glebe Street Wellington) Compulsory Purchase Order 2022

The Housing Act 1985 and the Acquisition of Land Act 1981

The Borough of Telford & Wrekin (in this order called "the acquiring authority") hereby makes the following order -

1. Subject to the provisions of this order, the acquiring authority is under section 17 of the Housing Act 1985 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of facilitating the acquisition of land for the provision of housing accommodation enabling the comprehensive redevelopment of the Glebe Street/High Street area of Wellington, Telford.
2. The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown Pink on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Borough of Telford & Wrekin (Glebe Street Wellington) Compulsory Purchase Order".

SCHEDULE

Table 1

Number on map (1)	Extent, description and situation of the 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 approximately 40 square metres of residential property, located on the 2 nd and 3 rd floor known as 11 St John Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	██████████ 11 St John Street Wellington Telford TF1 1LJ (SL223240)	–	██████████ 11 St John Street Wellington Telford TF1 1LJ
2	All interests in approximately 43 square metres of residential property, located on the ground and 1 st floor known as 3 St John Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	██████████ 3 St John Street Wellington Telford TF1 1LJ (SL88452)	–	██████████ 3 St John Street Wellington Telford TF1 1LJ
3	All interests in approximately 45 square metres of residential property, located on the 1 st floor known as 32 Nelson Court, High Street, Wellington, Telford, TF1 1JN except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL128125)	██████████ Quellijnstraat 103 2V 1073 XH Amsterdam Netherlands (SL129760)	–	

Table 1 (cont'd)

Number on map (1)	Extent, description and situation of the 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
4	All interests in approximately 86 square metres of residential property, located on the ground and 1 st floor known as 19 St John Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	<p>[REDACTED]</p> <p>83 Forton Road Newport Shropshire TF10 8BU (SL167366)</p> <p>[REDACTED]</p> <p>83 Forton Road Newport Shropshire TF10 8BU (SL167366)</p>	<p>[REDACTED]</p> <p>19 St John Street Wellington Telford TF1 1LJ</p>	<p>[REDACTED]</p> <p>19 St John Street Wellington Telford TF1 1LJ</p>
5	All interests in approximately 49 square metres of residential property, located on the 2nd floor known as 29 St John Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	<p>[REDACTED]</p> <p>29 St John Street Wellington Telford TF1 1LJ (SL187007)</p>	-	<p>[REDACTED]</p> <p>29 St John Street Wellington Telford TF1 1LJ</p> <p>[REDACTED]</p> <p>29 St John Street Wellington Telford TF1 1LJ</p> <p>[REDACTED]</p> <p>29 St John Street Wellington Telford TF1 1LJ</p>

Table 1 (cont'd)

Number on map (1)	Extent, description and situation of the 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
6	All interests in approximately 38 square metres of residential properties known as 33 and 43 St John Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	[REDACTED] 43 St John Street Wellington Telford TF1 1LJ (SL83874, in respect of 43 St John Street) [REDACTED] 17 Mowbray Close Bromham Bedford MK43 8LF (SL32864, in respect of 33 St John Street) [REDACTED] Eden House Farris Lane Bath BA2 5DV (SL32864, in respect of 33 St John Street)	–	[REDACTED] 43 St John Street Wellington Telford TF1 1LJ

Table 1 (cont'd)

Number on map (1)	Extent, description and situation of the 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
7	All interests in approximately 3 square metres of residential premises known as 33 to 47 St John Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	[REDACTED] 17 Mowbray Close Bromham Bedford MK43 8LF (SL32864, in respect of 33 St John Street)	–	[REDACTED] 43 St John Street Wellington Telford TF1 1LJ
			[REDACTED] Eden House Farris Lane Bath BA2 5DV (SL32864, in respect of 33 St John Street)		
			[REDACTED] 43 St John Street Wellington Telford TF1 1LJ (SL83874, in respect of 43 St John Street)		

Table 1 (cont'd)

Number on map (1)	Extent, description and situation of the 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
7 (Cont'd)			<p>██████████ 41 St John Street Wellington Telford TF1 1LJ (SL126785, in respect of 41 St John Street)</p> <p>██████████ 28 Stokesay Road Wellington Telford TF1 3NX (SL126785, in respect of 41 St John Street)</p>		

Table 1 (cont'd)

Number on map (1)	Extent, description and situation of the 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
8	All interests in approximately 41 square metres of residential premises, located on the 2 nd and 3 rd floor known as 41 St John Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	<p>[REDACTED]</p> 41 St John Street Wellington Telford TF1 1LJ (SL126785)	–	–
			<p>[REDACTED]</p> 28 Stokesay Road Wellington Telford TF1 3NX (SL126785)		
9	All interests in approximately 3 square metres of rear accessway to residential premises, located on the 2 nd and 3 rd floor known as 41 St Johns Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	<p>[REDACTED]</p> 41 St John Street Wellington Telford TF1 1LJ (SL126785)	–	–
			<p>[REDACTED]</p> 28 Stokesay Road Wellington Telford TF1 3NX (SL126785)		

Table 1 (cont'd)

Number on map (1)	Extent, description and situation of the 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
10	All interests in approximately 78 square metres of residential property, located on the ground and 1 st floor known as 51 St John Street, Wellington, Telford, TF1 1LJ except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	<p>██████████ 18 George Street Dawley Telford TF4 3AA (SL11026)</p> <p>██████████ 18 George Street Dawley Telford TF4 3AA (SL11026)</p>		Unoccupied
11	All interests in approximately 51 square metres of residential property, located on the 2nd and 3rd floor known as 5 Glebe Flats, Glebe Street, Wellington, Telford, TF1 1LH except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL128128)	<p>██████████ 2 Brook House Farm Cottages Hooklands Lane Shipley Horsham RH13 8PY (SL167401)</p> <p>██████████ 2 Brook House Farm Cottages Hooklands Lane Shipley Horsham RH13 8PY (SL167401)</p>	██████████ 5 Glebe Flats Glebe Street Wellington Telford TF1 1LH	██████████ 5 Glebe Flats Glebe Street Wellington Telford TF1 1LH

Table 1 (cont'd)

Number on map (1)	Extent, description and situation of the 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
12	All interests in approximately 3 square metres of residential premises used as a bin storage area, Glebe Flats, Glebe Street, Wellington, Telford, TF1 1LH except those owned by the acquiring authority	The Wrekin Housing Group Limited Colliers Way Old Park Telford TF3 4AW (SL127592)	<p>██████████ 2 Brook House Farm Cottages Hooklands Lane Shipley Horsham RH13 8PY (SL167401, in respect of 5 Glebe Street)</p> <p>██████████ 2 Brook House Farm Cottages Hooklands Lane Shipley Horsham RH13 8PY (SL167401, in respect of 5 Glebe Street)</p>	<p>██████████ 5 Glebe Flats Glebe Street Wellington Telford TF1 1LH</p>	<p>██████████ 5 Glebe Flats Glebe Street Wellington Telford TF1 1LH</p>

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>Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG</p> <p>Bank of Scotland plc The Mound Edinburgh EH1 1YZ</p> <p>The Wrekin Housing Trust Limited Colliers Way Old Park Telford TF3 4AW</p>	<p>As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 55 St Johns Court, Wellington, Telford</p> <p>As mortgagee to [REDACTED] in respect of 11 St John Street, Wellington, Telford, TF1 1LJ</p> <p>Restriction until 25 February 2023 in respect of 11 St John Street, Wellington, Telford TF1 1LJ</p>	–	–
2	<p>Lloyds Bank plc 25 Gresham Street London EC2V 7HN</p>	<p>As mortgagee to [REDACTED] in respect of 3 St John Street, Wellington, Telford, TF1 1LJ</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
2 (cont'd)	<p>The Wrekin Housing Trust Limited Colliers Way Old Park Telford TF3 4AW</p> <p>Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG</p>	<p>Restriction until 25 February 2023 in respect of 11 St John Street, Wellington, Telford TF1 1LJ</p> <p>As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 55 St Johns Court, Wellington, Telford</p>		
3	<p>Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG</p>	As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 32 Nelson Court, High Street, Wellington, Telford	–	–
4	<p>Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG</p>	As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 55 St Johns Court, Wellington, Telford	–	–
5	<p>Leeds Building Society 26 Sovereign Street Leeds LS1 4BJ</p>	As mortgagee to [REDACTED] in respect of 29 St John Street, Wellington, Telford, TF1 1LJ	–	–

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
5 (cont'd)	Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG	As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 55 St Johns Court, Wellington, Telford		
6	National Westminster Bank plc 250 Bishopsgate London EC2M 4AA Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG	As mortgagee to [REDACTED] in respect of 41 St Johns Street, Wellington, Telford, TF1 1LJ As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 55 St Johns Court, Wellington, Telford	–	–
7	National Westminster Bank plc 250 Bishopsgate London EC2M 4AA Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG	As mortgagee to [REDACTED] in respect of 41 St Johns Street, Wellington, Telford, TF1 1LJ As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 55 St Johns Court, Wellington, Telford	–	–

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
8	<p>National Westminster Bank plc 250 Bishopsgate London EC2M 4AA</p> <p>Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG</p>	<p>As mortgagee to [REDACTED] in respect of 41 St Johns Street, Wellington, Telford, TF1 1LJ</p> <p>As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 55 St Johns Court, Wellington, Telford</p>	–	–
9	<p>National Westminster Bank plc 250 Bishopsgate London EC2M 4AA</p> <p>Prudential Trustee Company Limited 10 Fenchurch Street London EC3M 5AG</p>	<p>As mortgagee to [REDACTED] in respect of 41 St Johns Street, Wellington, Telford, TF1 1LJ</p> <p>As mortgagee to The Wrekin Housing Group Limited in respect of 1 to 55 St Johns Court, Wellington, Telford</p>	–	–
10				
11	<p>HSBC UK Bank plc 1 Centenary Square Birmingham B1 1HQ</p>	<p>As mortgagee to [REDACTED] in respect of 5 Glebe Flats, Glebe Street, Wellington, Telford, TF1 1LH</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
12	HSBC UK Bank plc 1 Centenary Square Birmingham B1 1HQ	As mortgagee to [REDACTED] [REDACTED] in respect of 5 Glebe Flats, Glebe Street, Wellington, Telford, TF1 1LH	–	–

GENERAL ENTRIES

LIST OF STATUTORY UNDERTAKERS AND OTHER LIKE BODIES HAVING OR POSSIBLY HAVING A RIGHT TO KEEP EQUIPMENT OR HAVING THE BENEFIT OF EASEMENTS ON, IN OR OVER THE LAND WITHIN THE ORDER

Party Name	Address
Virgin Media Limited	500 Brook Drive, Reading, RG2 6UU
Western Power Distribution PLC	Avonbank, Feeder Road, Bristol, Avon, BS2 0TB
Cadent Gas Limited	Ashbrook Court, Prologis Park, Central Boulevard, Coventry, CV7 8PE
Severn Trent Water	Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ
Openreach Limited	Kelvin House, 123 Judd Street, London, WC1H 9NP

[This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely –

Number on map

Special category]

[Date]

[Attestation Clause]

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