

**THE REIGATE AND BANSTEAD BOROUGH COUNCIL (MARKETFIELD WAY) COMPULSORY PURCHASE
ORDER 2018**

GENERAL VESTING DECLARATION

This General Vesting Declaration is executed the 12 September 2019 by the Reigate and Banstead Borough Council ("the Authority").

WHEREAS:

- (1) On 28 January 2019 an order entitled the Reigate and Banstead Borough Council (Marketfield Way) Compulsory Purchase Order 2018 ("the Order") was confirmed by the Secretary of State for Housing, Communities and Local Government under the powers conferred on him by the Town and Country Planning Act 1990, the Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981 authorising the Authority to acquire the land specified in the Schedule hereto.
- (2) Notice of the confirmation of the order was first published in accordance with section 15 of the Acquisition of Land Act 1981 on 28 February 2019.
- (3) That notice included the statement and form prescribed under section 15(4)(e) and (f) of the Acquisition of Land Act 1981.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the 1981 Act"), the Authority hereby declares:-

1. The land and rights described in the Schedule hereto (being part of the land authorised to be acquired by the Order) and more particularly delineated on the plan annexed hereto, together with the right to enter upon and take possession of the land shall vest in the Authority as from the end of the period of no less than three months from the date on which the service of notices required by section 6 of the 1981 Act is completed.
2. For the purposes of section 2(2) of the 1981 Act, the specified period in relation to the land comprised in this Declaration is one year and one day.

SCHEDULE

Plot Number (as identified on the plan accompanying this Declaration)	Description of Plot and Land / Rights Vested	Title Number(s)
1	All interests, other than those already owned by the Authority, in 23 square metres of pavement and airspace up to the canopy and ground floor, including lifts and stairwell of commercial premises known as Surrey House, 36 to 44 (evens) High Street and part width of highway known as Marketfield Road, Redhill, RH1 1RH	Freehold: SY783795
2	All interests, other than those already owned by the Authority, in 158 square metres of pavement and airspace up to the canopy and ground floor retail premises known as 42 and 44 High Street and part width of highways known as Marketfield Road and High Street, Redhill, RH1 1RH	Freehold: SY783795
3	All interests, other than those already owned by the Authority, in 94 square metres of ground floor retail premises known as 40 High Street and part width of highway known as High Street, Redhill, RH1 1RH	Freehold: SY783795
4	All interests, other than those already owned by the Authority, in 90 square metres of ground floor retail premises known as 38 High Street and part width of highway known as High Street, Redhill, RH1 1RH	Freehold: SY783795
5	All interests, other than those already owned by the Authority, in 78 square metres of ground floor retail premises known as 36 High Street and part width of highway known as High Street, Redhill, RH1 1RH	Freehold: SY783795 Leasehold: SY740769 Sub-leasehold: SY740770
6	All interests, other than those already owned by the Authority, in 8 square metres of ground floor, fire exit, including stairwell of commercial premises known as Surrey House, 36 to 44 (evens) Marketfield Road, Redhill, RH1 1RH	Freehold: SY783795
7	All interests, other than those already owned by the Authority, in 428 square metres of service yard and fire escapes to the rear of premises known as 36 to 44 (evens) High Street and half width of highway known as Marketfield Road, Redhill, RH1 1RH	Freehold: SY783795
8	All interests, other than those already owned by the Authority, in 595 square metres of retail premises known as 28 to 34 (evens) High Street and half width of highway known as Marketfield Road, Redhill, RH1 1RH	Freehold: SY783795 Leasehold: SY257578 Sub-leasehold: SY799884

9	All interests, other than those already owned by the Authority, in 120 square metres of retail premises known as 26 High Street, Redhill, RH1 1RH	Freehold: SY783795 Leasehold: SY257578 Sub-leasehold: SY833317 Sub-leasehold: SY799884
10	All interests, other than those already owned by the Authority, and any leasehold interests which are subject to a Notice to Treat and Notice of Entry, in 108 square metres of retail premises known as 24 High Street, Redhill, RH1 1RH	Freehold: SY783795 Leasehold: SY257578
11	All interests, other than those already owned by the Authority, and any leasehold interests which are subject to a Notice to Treat and Notice of Entry in 110 square metres of retail premises known as 22 High Street, Redhill, RH1 1RH	Freehold: SY783795 Leasehold: SY257578
12	All interests, other than those already owned by the Authority, and any leasehold interests which are subject to a Notice to Treat and Notice of Entry in 114 square metres of retail premises known as 20 High Street, Redhill, RH1 1RH	Freehold: SY783795 Leasehold: SY257578
13	All interests, other than those already owned by the Authority, in 195 square metres of retail premises known as 18 High Street and half width of highway known as Marketfield Road and part width of highway known as High Street, Redhill, RH1 1RH	Freehold: SY783795 Leasehold: SY257578 Sub-leasehold: SY762795
14	All interests, other than those already owned by the Authority, in 198 square metres of service yard to the rear of retail premises known as 18 to 34 (evens) High Street and half width of highway known as Marketfield Road, Redhill, RH1 1RH	Freehold: SY783795 Leasehold: SY257578
15	All interests, other than those already owned by the Authority, in 78 square metres of pavement in front of retail premises known as 18 to 34 (evens) High Street and part width of highway known as High Street, Redhill, RH1 1RH	Freehold: Unregistered Highway Leasehold: SY257578
16	All interests, other than those already owned by the Authority, in 36 square metres of pavement in front of retail premises known as 18 to 34 (evens) High Street, RH1 1RH and part width of highway known as High Street, Redhill, RH1	Freehold: Unregistered Highway

17.	All interests, other than those already owned by the Authority, in 16 square metres under the half width of highway known as Marketfield Road, Redhill, RH1 1RH	Freehold: Unregistered Highway
18	All interests, other than those already owned by the Authority, in 573 square metres of bike shelter, pavement, private access road, twelve car parking spaces to the rear of retail premises known as 2 to 12 (evens) High Street and half width of highway known as Marketfield Road, Redhill, RH1 1RH	Freehold: SY720101
19	All interests, other than those already owned by the Authority, in 26 square metres of land to the rear of retail premises known as 32 Station Road, Redhill, RH1 1PD	Freehold: SY269929
20	All interests, other than those already owned by the Authority, in 151 square metres of land to the rear of premises known as 20 to 30 (evens) Station Road and to the rear of residential premises known as Flats 1 to 7 (inclusive), 30 Station Road and to the rear of Flats 1 to 14 (inclusive) 26 to 28 Station Road, Redhill, RH1 1PD	Freehold: SY671321 Freehold: SY671323
21	All interests, other than those already owned by the Authority, in 57 square metres of land and bins to the rear of retail premises known as 16-18 (evens) Station Road and residential premises known as Flats 1 to 9 (inclusive) Station Road, Redhill, RH1 1PZ	Freehold: SY271082 Leasehold: SY715441
22	All interests, other than those already owned by the Authority, in 2047 square metres of land lying east of Marylebone House and west of Marketfield Way known as The Marketfield Car Park and half width of highway known as Marketfield Road, Redhill, RH1 1RH	Freehold: SY72806
23	All interests, other than those already owned by the Authority, in 1261 square metres of land lying east of Marketfield Road and west of Marketfield Way, known as The Marketfield Car Park and half width of highway known as Marketfield Road, Redhill, RH1 1RH	Freehold: SY88090
24	All interests, other than those already owned by the Authority, in 399 square metres of first and second floors, including the canopy and air space of commercial premises known as Surrey House, 36 to 44 (evens) Marketfield Road, RH1 1RH	Freehold: SY783795
25	The right for the Authority and its lessees, licensees, successors in title, assigns and those authorised by any of these to enter upon and use 78 square metres of land connecting High Street and private road north of Marylebone House, Redhill for the purpose of providing a pedestrian access to and from the High Street to the rear of Marylebone House and the rear of properties on the south side of Station Road	Freehold: SY269929
26	The right for the Authority and its lessees, licensees, successors in title, assigns and those authorised by any of these to enter upon and use 10 square metres of land connecting High Street and private road north of Marylebone House, Redhill for the purpose of providing a pedestrian access to and from the High Street to the rear of Marylebone House and the rear of properties on the south side of Station Road	Freehold: SY720101

EXECUTED AS A DEED by the parties hereto but not delivered until the day and year first before written

The common seal of
REIGATE AND BANSTEAD BOROUGH COUNCIL

was hereunto)

affixed in the presence of:-)



Authorised Officer

C. W. [Signature]
HEAD OF LEGAL

Seal Number

54/19.

Officer authorised by the Authority