

Supplemental Item for Council

Thursday 2 July 2015 at 7.00pm
in the Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- | | | |
|-----|---|--------|
| 14. | A339/Fleming Road Junction Compulsory Purchase Order (C2955) | 3 - 28 |
| | (1) To obtain authority from Full Council to purchase private land by agreement or by using compulsory purchase powers under the Town and Country Planning Act 1990, the Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981 to enable a new junction to be built from the A339 onto Fleming Road in Newbury. | |
| | (2) To appropriate the land within the scheme for planning purposes. | |

Andy Day
Head of Strategic Support

For further information about this item, or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on 01635 519045
e-mail: executivecycle@westberks.gov.uk

Further information and Minutes are also available on the Council's website at
www.westberks.gov.uk

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If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



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Addendum to Item 14 - A339/Fleming Road Junction Compulsory Purchase Order (C2955)

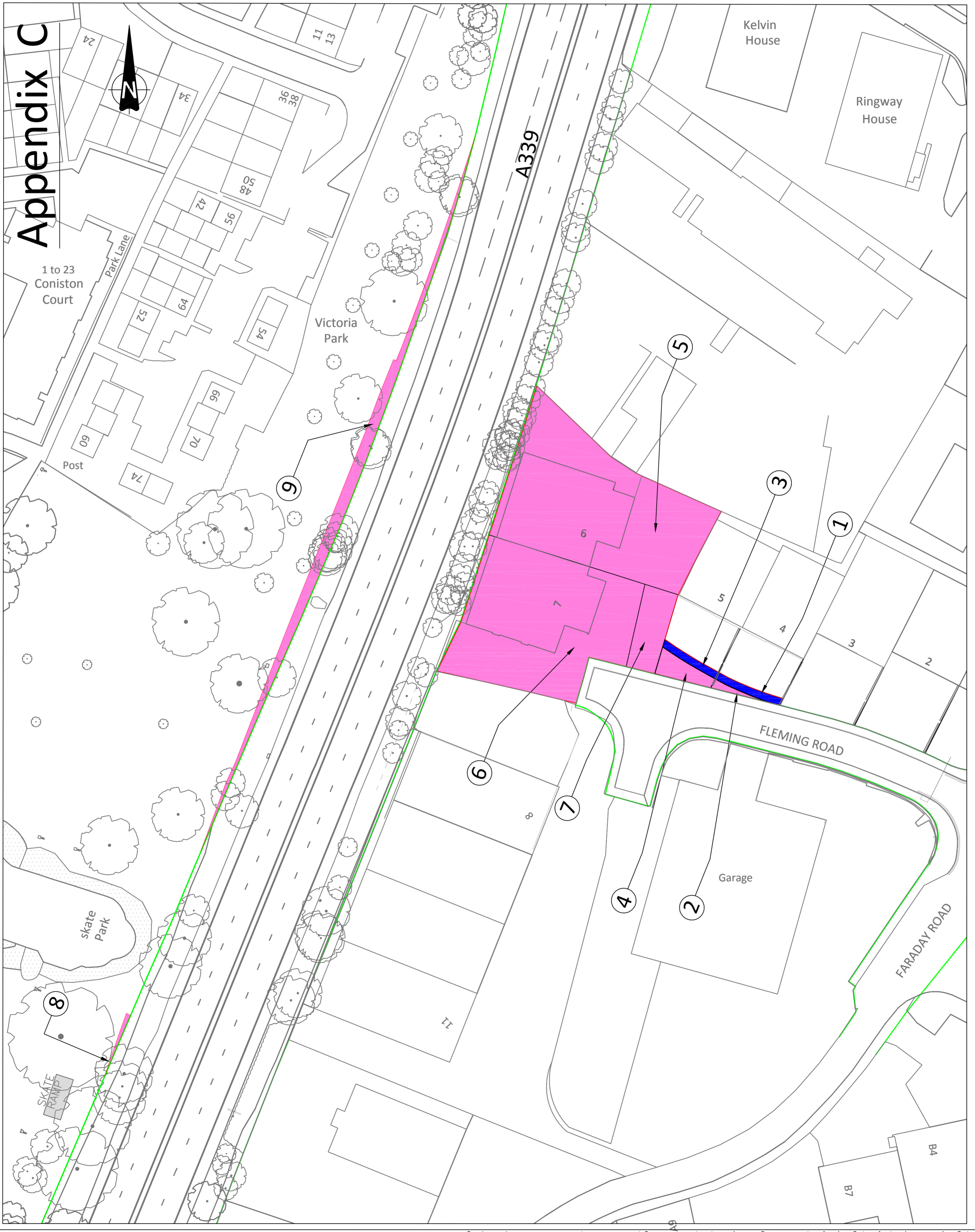
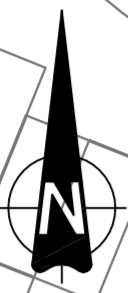
Paragraph 5 (pages 27-28 of the full agenda pack)

5. Victoria Park

- 5.1 The land shown for compulsory acquisition in Victoria Park to the west of the A339 measures approximately 206m². This land is required to carry out the necessary widening works to the A339 to deliver the Scheme and also to allow delivery of the new footway through Victoria Park.
- 5.2 The land required at Victoria Park is owned by the Council and leased to Newbury Town Council. Whilst Newbury Town Council is generally supportive of the Scheme, it has not yet been possible to reach agreement for the surrender of the land required at Victoria Park to deliver the Scheme. As a result, this land is included in the CPO as plots 8 and 9.
- 5.3 The size of the open space land at Victoria Park to be compulsorily acquired in order to deliver the Scheme is 206m². As the land is open space land for compulsory acquisition, but measures less than 250 sq yds, under Section 19(1)(b) of the Acquisition of Land Act 1981, no replacement land is required to be provided and the CPO will not be subject to special parliamentary procedure. The Secretary of State will however need to certify that he is satisfied that the open space land to be compulsorily acquired is less than 250sq yds.
- 5.4 Once the land at Victoria Park required to deliver the Scheme has been acquired either by agreement or compulsorily, the Council needs to appropriate the land from open space to planning purposes to enable the Council to override third party rights and covenants pursuant to sections 237 and 258 of the Town and Country Planning Act 1990. Appropriation to allow the overriding of third party rights is considered in more detail at paragraph 8 below.
- 5.5 The Council is authorised under section 122 of the Local Government Act 1972 to appropriate land for any purpose for which it is authorised to acquire land by agreement, providing that if the land is open space land, it not exceed 250 square yards. The size of the open space land at Victoria Park for appropriation is 206m².
- 5.6 Under section 122(2A) of the Local Government Act 1972, before appropriating open space land, the Council must advertise notice of the Council's intention in respect of such appropriation for two consecutive weeks in a local newspaper, and consider any objections to the proposed appropriation which may be made.
- 5.7 If no objections are received to the appropriation, or if received such objections are withdrawn, then the Council may proceed to appropriate the said land for planning purposes. Once the Scheme has been constructed, the Council may then appropriate the land for highway purposes.

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Appendix C



KEY

	Freehold Land to be acquired
	Land over which new right are to be acquired
	Existing Highway Boundary

<p>REV DESCRIPTION DR AU REV DATE</p> <p>STATUS APPROVED</p>	<p>Project Title A339 LRIE Junction</p>	<p>Highways and Transport Council Offices Market Street Newbury RG14 5LD</p>
<p>Client Adjustment to CPO areas required in BS JW 17/15</p> <p>Victoria Park</p>	<p>Drawing Title Map referred to in West Berkshire Council (A339 / Fleming Road Junction, Newbury) Compulsory Purchase Order 2015</p>	
<p>DATE DRAWN BY CHECKED BY PAPER SIZE DRAWING SCALE</p> <p>15/04/15 BS JW A2 1:500</p>	<p>DRAWING NUMBER REVISION</p> <p>81508-LRIE-CPO-002 A</p>	

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THE WEST BERKSHIRE DISTRICT COUNCIL (LAND AT A339/ FLEMING ROAD JUNCTION, NEWBURY) COMPULSORY PURCHASE ORDER 2015

**The Town and Country Planning Act 1990 Section 226(1)(a)
The Local Government (Miscellaneous Provisions) Act 1976 Section 13
and the Acquisition of Land Act 1981**

The West Berkshire District Council (in this order called "the acquiring authority") makes 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 and under section 13 of the Local Government (Miscellaneous Provisions) Act 1976, hereby authorised to purchase compulsorily the land and the new rights over land described in paragraph 2 for the purposes of delivering a new junction from the A339 onto Fleming Road in Newbury to facilitate redevelopment within the neighbouring London Road Industrial Estate and other widening works to the A339 including the provision of a new footway.
- 2
- (1) 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 the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The West Berkshire District Council (Land at A339/Fleming Road Junction, Newbury) Compulsory Purchase Order 2015."
- (2) The new rights to be purchased compulsorily over land under this order are described in the Schedule and the land is shown edged red and coloured blue on the said map.

SCHEDULE

**Part 1
Table of New Rights**

1. A right, for the benefit of the remainder of the land at the A339 and Fleming Road, Newbury described in paragraph 2 above and as detailed in Part 2 of this Schedule (the "Order Land"):

- a.) to provide a new kerb-line on Fleming Road in front of Units 4 and 5 Fleming Road, Newbury
- b.) to re-grade and level Fleming Road to allow direct vehicular access to Units 4 and 5 Fleming Road, Newbury

Part 2

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	The right for the acquiring authority and its lessees, licensees, successors in title to the Order Lands, assigns and those authorised by any of these to acquire the New Rights (as defined in the Table of New Rights in this Schedule) in, over and under approximately 21 square metres of land being car park and hard standing in front of Unit 4 Fleming Road, Newbury, West Berkshire excluding the interests of the acquiring authority	1. West Berkshire District Council of Council Offices Market Street Newbury Berks RG14 5LD Freehold land registered under title number BK432193	1. Faraday Development Limited (Co. Regn. No. 051634693) of 116 Bartholomew Street Newbury Berkshire RG14 5DT Part of leasehold land registered under title number BK25812 2. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury	-	1. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire

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
			Berkshire RG142NG Part of leasehold land registered under title number BK388778		
2	All interests in approximately 10 square metres of land being car park and hard standing in front of Unit 4 Fleming Road, Newbury, West Berkshire excluding the interests of the acquiring authority	1. West Berkshire District Council of Council Offices Market Street Newbury Berks RG14 5LD Freehold land registered under title number BK432193	1. Faraday Development Limited (Co. Regn. No. 05163463) of 116 Bartholomew Street Newbury Berkshire RG14 5DT Part of leasehold land registered under title number BK258912 2. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG142NG Part of leasehold land registered under title number BK388778	-	1. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG142NG

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	The right for the acquiring authority and its lessees, licensees, successors in title to the Order Lands, assigns and those authorised by any of these to acquire the New Rights (as defined in the Table of New Rights in this Schedule) in, over and under approximately 19 square metres of land being car park and hard standing in front of Unit 5 Fleming Road, Newbury, West Berkshire excluding the interests of the acquiring authority	<p>1. West Berkshire District Council of Council Offices Market Street Newbury Berks RG14 5LD</p> <p>Freehold land registered under title number BK432193</p>	<p>1. Faraday Development Limited (Co. Regn. No. 05163463) of 116 Bartholomew Street Newbury Berkshire RG14 5DT</p> <p>Part of leasehold land registered under title number BK258912</p>	<p>1. Mr Gordon Newport t/a Automerc of 17 Alexander Road Thatcham Berkshire RG19 4Q4</p> <p>and</p> <p>Unit 5 Fleming Road Off Faraday Road Newbury RG14 2DE</p>	<p>1. Mr Gordon Newport t/a Automerc of 17 Alexander Road Thatcham Berkshire RG19 4Q4</p> <p>and</p> <p>Unit 5 Fleming Road Off Faraday Road Newbury RG14 2DE</p>
4	All interests in approximately 44 square metres of land being car park and hard standing in front of Unit 5 Fleming Road, Newbury, West Berkshire excluding the interests of the acquiring authority	<p>1. West Berkshire District Council of Council Offices Market Street Newbury Berks RG14 5LD</p> <p>Freehold land registered under title number BK432193</p>	<p>1. Faraday Development Limited (Co. Regn. No. 05163463) of 116 Bartholomew Street Newbury Berkshire RG14 5DT</p> <p>Part of leasehold land registered under title number BK258912</p>	<p>1. Mr Gordon Newport t/a Automerc of 17 Alexander Road Thatcham Berkshire RG19 4Q4</p> <p>and</p> <p>Unit 5 Fleming Road Off Faraday Road Newbury RG14 2DE</p>	<p>1. Mr Gordon Newport t/a Automerc of 17 Alexander Road Thatcham Berkshire RG19 4Q4</p> <p>and</p> <p>Unit 5 Fleming Road Off Faraday Road Newbury RG14 2DE</p>

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
5	All interests in approximately 980 square metres of land being Unit 6 Fleming Road, car park and hard standing to the North of Fleming Road, and to the East of the A339, Newbury, West Berkshire excluding the interests of the acquiring authority	<p>1. West Berkshire District Council of Council Offices Market Street Newbury Berks RG14 5LD</p> <p>Freehold land registered under title number BK432193</p>	<p>1. Faraday Development Limited (Co. Regn. No. 05163463) of 116 Bartholomew Street Newbury Berkshire RG14 5DT</p> <p>Part of leasehold land registered under title number BK258912</p> <p>2. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>	-	<p>1. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>
6	All interests in approximately 890 square metres of land being Unit 7 Fleming Road, car park and hard standing to the North of Fleming Road and to the East of the A339, Newbury, West Berkshire excluding the interests of the acquiring authority	<p>1. West Berkshire District Council of Council Offices Market Street Newbury Berks RG14 5LD</p> <p>Freehold land</p>	<p>1. Faraday Development Limited (Co. Regn. No. 05163463) of 116 Bartholomew Street Newbury Berkshire RG14 5DT</p> <p>Part of leasehold land</p>	-	<p>1. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>

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
		registered under title number BK432193	<p>registered under title number BK258912</p> <p>2. City Electrical Factors Limited (Co. Regn. No. 00336408) of 141 Farmer Ward Road Kenilworth Warwickshire CV8 2SU</p> <p>and</p> <p>1 Station Road Kenilworth Warwickshire CV8 1JJ</p> <p>Part of leasehold land registered under title number BK388918</p> <p>3. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>		
7	All interests in approximately 110 square metres of land being car park and hard standing to the North of Fleming Road, Newbury, West	1. West Berkshire District Council	1. Faraday Development Limited	-	1. Guardian Realty Limited

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
	Berkshire excluding the interests of the acquiring authority	<p>of Council Offices Market Street Newbury Berks RG14 5LD</p> <p>Freehold land registered under title number BK432193</p>	<p>(Co. Regn. No. 05163463) of 116 Bartholomew Street Newbury Berkshire RG14 5DT</p> <p>Part of leasehold land registered under title number BK258912</p> <p>2. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>		<p>(Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>
8	All interests in approximately 6 square metres of land being open space land in Victoria Park adjacent to the A339, Newbury, West Berkshire excluding the interests of the acquiring authority	<p>1. West Berkshire District Council of Council Offices Market Street Newbury Berks RG14 5LD</p> <p>Freehold land registered under title number BK453170</p>	<p>1. Newbury Town Council of The Town Hall Market Place Newbury RG14 5AA</p> <p>Part of leasehold land registered under title number BK453170</p>		<p>1. Newbury Town Council of The Town Hall Market Place Newbury RG14 5AA</p>
9	All interests in approximately 200 square metres	1.	1.		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
	of land being open space land in Victoria Park adjacent to the A339, Newbury, West Berkshire excluding the interests of the acquiring authority	West Berkshire District Council of Council Offices Market Street Newbury Berks RG14 5LD Freehold land registered under title number BK387807	Newbury Town Council of The Town Hall Market Place Newbury RG14 5AA Part of leasehold land registered under title number BK453170		Newbury Town Council of The Town Hall Market Place Newbury RG14 5AA

Table 2

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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. National Westminster Bank Plc (Co. Regn. No. 00929027) of 135 Bishopsgate London EC2M 3UR</p> <p>and</p> <p>C/O CMS 6 Brindley Place Birmingham B1 2UU</p> <p>and</p> <p>10th floor 280 Bishopsgate London EC2M 4RB</p>	Proprietor of registered charge	<p>1. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>	<p>The benefit of the following rights granted in a lease dated 14 September 2014 between (1) Faraday Development Limited and (2) Guardian Realty Limited:</p> <p>1. The right to vehicular and pedestrian access;</p> <p>2. The right of free and uninterrupted passage and running of water, soil, gas, electricity, telecommunications and other services;</p> <p>3. The right to connect into service media</p>
			<p>1. Newbury Weekly News (Printers) Limited (Co. Regn. No. 00938455) of Newspaper House Faraday Road Newbury</p>	<p>The benefit of the following rights granted by a transfer dated 7 August 1984 made between (1) Newbury District Council and (2) Newbury Weekly New (Printers) Limited:</p> <p>1. The right to make connections for the free passage of soil and surface water gas electricity and communications systems;</p> <p>2. A right of entry for the purpose of repair, renewal, alterations, cleansing, making connections and/or inspecting conducting media</p>

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
			Berkshire RG14 2DW	3. The right to support and shelter from adjacent or neighbouring land or buildings
			1. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG14 2NG	The benefit of the following rights contained in a lease dated 12 January 2004 between (1) Parshott Company Limited and (2) Furzeland Limited: 1. The right of free passage and running water soil gas electricity telecommunications and other services; 2. The right to vehicular and pedestrian access
2	1. National Westminster Bank Plc (Co. Regn. No. 00929027) of 135 Bishopsgate London EC2M 3UR and C/O CMS 6 Brindley Place Birmingham B1 2UU and	Proprietor of registered charge	1. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ	The benefit of the following rights granted in a lease dated 14 September 2014 between (1) Faraday Development Limited and (2) Guardian Realty Limited: 1. The right to vehicular and pedestrian access; 2. The right of free and uninterrupted passage and running of water, soil, gas, electricity, telecommunications and other services; 3. The right to connect into service media

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
	10 th floor 280 Bishopsgate London EC2M 4RB			
			1. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG14 2NG	The benefit of the following rights contained in a lease dated 12 January 2004 between (1) Parshott Company Limited and (2) Furzeland Limited: 1. The right of free passage and running water soil gas electricity telecommunications and other services; 2. The right to vehicular and pedestrian access
			1. Newbury Weekly News (Printers) Limited (Co. Regn. No. 00938455) of Newspaper House Faraday Road Newbury Berkshire RG14 2DW	The benefit of the following rights granted by a transfer dated 7 August 1984 made between (1) Newbury District Council and (2) Newbury Weekly New (Printers) Limited: 1. The right to make connections for the free passage of soil and surface water gas electricity and communications systems; 2. A right of entry for the purpose of repair, renewal, alterations, cleansing, making connections and/or inspecting conducting media 3. The right to support and shelter from adjacent or neighbouring land or buildings
3	1. National Westminster Bank Plc (Co. Regn. No. 00929027)	Proprietor of registered charge	1. Guardian Realty Limited (Co. Regn. No. 08849493) of	The benefit of the following rights granted in a lease dated 14 September 2014 between (1) Faraday Development Limited and (2) Guardian Realty Limited: 1. The right to vehicular and pedestrian access;

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
	<p>of 135 Bishopsgate London EC2M 3UR</p> <p>and</p> <p>C/O CMS 6 Brindley Place Birmingham B1 2UU</p> <p>and</p> <p>10th floor 280 Bishopsgate London EC2M 4RB</p>		<p>788-790 Finchley Road London NW11 7TJ</p>	<p>2. The right of free and uninterrupted passage and running of water, soil, gas, electricity, telecommunications and other services;</p> <p>3. The right to connect into service media</p>
			<p>1. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG14 2NG</p>	<p>The benefit of the following rights contained in a lease dated 12 January 2004 between (1) Parshott Company Limited and (2) Furzeland Limited:</p> <p>1. The right of free passage and running water soil gas electricity telecommunications and other services;</p> <p>2. The right to vehicular and pedestrian access</p>
			<p>1. Newbury Weekly News (Printers) Limited</p>	<p>The benefit of the following rights granted by a transfer dated 7 August 1984 made between (1) Newbury District Council and (2) Newbury Weekly New (Printers) Limited:</p>

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
			(Co. Regn. No. 00938455) of Newspaper House Faraday Road Newbury Berkshire RG14 2DW	<ol style="list-style-type: none"> 1. The right to make connections for the free passage of soil and surface water gas electricity and communications systems; 2. A right of entry for the purpose of repair, renewal, alterations, cleansing, making connections and/or inspecting conducting media 3. The right to support and shelter from adjacent or neighbouring land or buildings
4	<p>1. National Westminster Bank Plc (Co. Regn. No. 00929027) of 135 Bishopsgate London EC2M 3UR</p> <p>and</p> <p>C/O CMS 6 Brindley Place Birmingham B1 2UU</p> <p>and</p> <p>10th floor 280 Bishopsgate London EC2M 4RB</p>	Proprietor of registered charge	<p>1. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>	<p>The benefit of the following rights granted in a lease dated 14 September 2014 between (1) Faraday Development Limited and (2) Guardian Realty Limited:</p> <ol style="list-style-type: none"> 1. The right to vehicular and pedestrian access; 2. The right of free and uninterrupted passage and running of water, soil, gas, electricity, telecommunications and other services; 3. The right to connect into service media
			1.	The benefit of the following rights contained in a lease dated 12 January

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
			Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG14 2NG	2004 between (1) Parshott Company Limited and (2) Furzeland Limited: 1. The right of free passage and running water soil gas electricity telecommunications and other services; 2. The right to vehicular and pedestrian access
			1. Newbury Weekly News (Printers) Limited (Co. Regn. No. 00938455) of Newspaper House Faraday Road Newbury Berkshire RG14 2DW	The benefit of the following rights granted by a transfer dated 7 August 1984 made between (1) Newbury District Council and (2) Newbury Weekly News (Printers) Limited: 1. The right to make connections for the free passage of soil and surface water gas electricity and communications systems; 2. A right of entry for the purpose of repair, renewal, alterations, cleansing, making connections and/or inspecting conducting media 3. The right to support and shelter from adjacent or neighbouring land or buildings
5	1. National Westminster Bank Plc (Co. Regn. No. 00929027) of 135 Bishopsgate London EC2M 3UR and	Proprietor of registered charge	1. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG14 2NG	The benefit of the following rights contained in a lease dated 12 January 2004 between (1) Parshott Company Limited and (2) Furzeland Limited: 1. The right of free passage and running water soil gas electricity telecommunications and other services; 2. The right to vehicular and pedestrian access; 3. The right to use a pathway for the purpose of escaping from fire and to repair maintain and inspect the exterior wall of the building on the Premises on a pathway;

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
	<p>C/O CMS 6 Brindley Place Birmingham B1 2UU</p> <p>and</p> <p>10th floor 280 Bishopsgate London EC2M 4RB</p>			
			<p>1. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ</p>	<p>The benefit of the following rights granted in a lease dated 14 September 2014 between (1) Faraday Development Limited and (2) Guardian Realty Limited:</p> <p>1. The right to vehicular and pedestrian access;</p> <p>2. The right of free and uninterrupted passage and running of water, soil, gas, electricity, telecommunications and other services;</p> <p>3. The right to connect into service media</p>
			<p>1. Newbury Weekly News (Printers) Limited (Co. Regn. No. 00938455) of Newspaper House Faraday Road Newbury Berkshire RG14 2DW</p>	<p>The benefit of the following rights granted by a transfer dated 7 August 1984 made between (1) Newbury District Council and (2) Newbury Weekly News (Printers) Limited:</p> <p>1. The right to make connections for the free passage of soil and surface water gas electricity and communications systems;</p> <p>2. A right of entry for the purpose of repair, renewal, alterations, cleansing, making connections and/or inspecting conducting media</p> <p>3. The right to support and shelter from adjacent or neighbouring land or</p>

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
				buildings
6	<p>1. National Westminster Bank Plc (Co. Regn. No. 00929027) of 135 Bishopsgate London EC2M 3UR</p> <p>and</p> <p>C/O CMS 6 Brindley Place Birmingham B1 2UU</p> <p>and</p> <p>10th floor 280 Bishopsgate London EC2M 4RB</p>	Proprietor of registered charge	<p>1. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG14 2NG</p>	<p>The benefit of the following rights contained in a lease dated 12 January 2004 between (1) Parshott Company Limited and (2) Furzeland Limited:</p> <p>1. The right of free passage and running water soil gas electricity telecommunications and other services;</p> <p>2. The right to vehicular and pedestrian access</p>
			<p>1. Newbury Weekly News (Printers) Limited (Co. Regn. No. 00938455) of Newspaper House Faraday Road Newbury</p>	<p>The benefit of the following rights granted by a transfer dated 7 August 1984 made between (1) Newbury District Council and (2) Newbury Weekly New (Printers) Limited:</p> <p>1. The right to make connections for the free passage of soil and surface water gas electricity and communications systems;</p> <p>2. A right of entry for the purpose of repair, renewal, alterations, cleansing, making connections and/or inspecting conducting media</p>

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
			Berkshire RG14 2DW	3. The right to support and shelter from adjacent or neighbouring land or buildings
			1. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ	The benefit of the following rights granted in a lease dated 14 September 2014 between (1) Faraday Development Limited and (2) Guardian Realty Limited: 1. The right to vehicular and pedestrian access; 2. The benefit of a right of support; 3. The right of free and uninterrupted passage and running of water, soil, gas, electricity, telecommunications and other services; 4. The right to connect into service media
7	1. National Westminster Bank Plc (Co. Regn. No. 00929027) of 135 Bishopsgate London EC2M 3UR and C/O CMS 6 Brindley Place Birmingham B1 2UU	Proprietor of registered charge	1. Furzeland Limited (Co. Regn. No. 04512368) t/a Acedes Gear Tools of 15 Stoney Lane Shaw Newbury Berkshire RG14 2NG	The benefit of the following rights contained in a lease dated 12 January 2004 between (1) Parshott Company Limited and (2) Furzeland Limited: 1. The right of free passage and running water soil gas electricity telecommunications and other services; 2. The right to vehicular and pedestrian access

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
	and 10 th floor 280 Bishopsgate London EC2M 4RB			
			1. Guardian Realty Limited (Co. Regn. No. 08849493) of 788-790 Finchley Road London NW11 7TJ	The benefit of the following rights granted in a lease dated 14 September 2014 between (1) Faraday Development Limited and (2) Guardian Realty Limited: 1. The right to vehicular and pedestrian access; 2. The right to use a pathway for the purpose of escaping from fire 3. The right of free and uninterrupted passage and running of water, soil, gas, electricity, telecommunications and other services; 4. The right to connect into service media
			1. Newbury Weekly News (Printers) Limited (Co. Regn. No. 00938455) of Newspaper House Faraday Road Newbury Berkshire RG14 2DW	The benefit of the following rights granted by a transfer dated 7 August 1984 made between (1) Newbury District Council and (2) Newbury Weekly New (Printers) Limited: 1. The right to make connections for the free passage of soil and surface water gas electricity and communications systems; 2. A right of entry for the purpose of repair, renewal, alterations, cleansing, making connections and/or inspecting conducting media 3. The right to support and shelter from adjacent or neighbouring land or buildings
8			1. SSE Energy Supply Limited	The benefit of the following rights contained in Wayleave Consents granted by the Mayor Aldermen and Burgesses of the Borough of Newbury dated 29 October 1963 and 12 October 1964:

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
			(Co. Regn. No. 03757502) of 55 Vastern Road Reading Berkshire RG1 8BU (as successors to the Southern Electricity Board)	1. Placing on or under the land 50 yds approx. of L.V underground cable; 2.Placing on or under the land 270 yds of high voltage underground cable; 3.Permission to use, maintain, repair, replace, alter, renew, inspect and remove the underground cable; 4.A right of access for to comply with covenants contained in the Wayleave Consents
			1. Newbury Town Council of The Old Town Hall Marketplace Newbury RG14 5AA (as successors to the Mayor Aldermen and Burgesses of the Borough of Newbury)	The benefit of payment and indemnity covenant from Southern Electricity Board for works contained in Wayleave Consents dated 29 October 1963 and 12 October 1964
			1. British Telecommunications Plc (Co. Regn. No. 4190816) of BT Centre 81 Newgate Street London EC1A 7AJ	The benefit of a Wayleave Agreement dated 8 May 1997 granting rights for the inspection maintenance adjustment repair and alteration of telecommunication apparatus and works

Number on map (4)	Other qualifying person under section 12(2A)(a) of the Acquisition of the Act 1981 (5)		Qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 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
9	-	-	-	-

Given under the seal of West Berkshire District Council

this day of 2015

The Seal of WEST BERKSHIRE DISTRICT COUNCIL)
Was hereunto affixed in the presence of:)

Authorised Officer

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