

**LONDON BOROUGH OF HILLINGDON (AVONDALE DRIVE)
COMPULSORY PURCHASE ORDER 2021**

**THE TOWN AND COUNTRY PLANNING ACT 1990
THE ACQUISITION OF LAND ACT 1981**

The London Borough of Hillingdon (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 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purposes of facilitating the carrying out of development, redevelopment and improvement on or in relation to such land consisting of a regeneration scheme comprising provision of residential units, associated amenity space, open space and landscaping and new infrastructure which will contribute to the promotion and improvement of the economic, social and environmental well-being of the Acquiring Authority's area.
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 London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021".

SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

Table 1

Number on Map	Extent, Description and Situation of the Land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
		Owners or Reputed Owners	Lessees or Reputed Lessees	Tenants or Reputed Tenants	Occupiers
1	<p>All interests in approximately 1357 square metres of car park, public footway and grassed area (Avondale Drive, Hayes, UB3 3PN) except those owned by the Acquiring Authority</p> <p><i>(NGL7993 - Freehold)</i></p>	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>	-	-	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>
2	<p>All interests in approximately 7847 square metres of accessway, car parks, grassed areas, public footways and communal areas (Avondale Drive, Hayes, UB3 3PN) except those owned by the Acquiring Authority</p> <p><i>(MX474380 - Freehold)</i></p>	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>	-	-	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>

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3	<p>All interests in approximately 303 square metres of residential premises and electricity substation (1 to 48 Glenister House, 238 Avondale Drive, Hayes, UB3 3PP) except those owned by the Acquiring Authority</p> <p>(MX474380 - Freehold) (AGL145486 - Leasehold) (AGL181602 - Leasehold) (AGL202522 - Leasehold) (AGL27821 - Leasehold) (AGL286959 - Leasehold) (AGL319265 - Leasehold) (AGL324396 - Leasehold) (AGL511649 - Leasehold) (AGL66174 - Leasehold) (AGL74804 - Leasehold) (NGL50709 - Leasehold)</p>	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>	<p>[REDACTED] [REDACTED]</p>	-	<p>[REDACTED] [REDACTED]</p>

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3 (cont'd)					[REDACTED]
4	<p>All interests in approximately 306 square metres of residential premises and electricity substation (1 to 48 Fitzgerald House, 237 Avondale Drive, Hayes, UB3 3PW) except those owned by the Acquiring Authority</p> <p><i>(MX474380 - Freehold)</i> <i>(AGL135658 - Leasehold)</i> <i>(AGL18033 - Leasehold)</i> <i>(AGL315029 - Leasehold)</i> <i>(AGL355279 - Leasehold)</i> <i>(AGL372707 - Leasehold)</i> <i>(AGL48468 - Leasehold)</i> <i>(AGL86260 - Leasehold)</i> <i>(NGL50709 - Leasehold)</i></p>	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>	[REDACTED]		[REDACTED]

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SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

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4 (cont'd)					[Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted] [Redacted]

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4 (cont'd)					[REDACTED]
5	<p>All interests in approximately 306 square metres of residential premises and electricity substation (1 to 48 Wellings House, 236 Avondale Drive, Hayes, UB3 3PN) except those owned by the Acquiring Authority</p> <p>(MX474380 - Freehold) (AGL109325 - Leasehold) (AGL128168 - Leasehold) (AGL137245 - Leasehold) (AGL202502 - Leasehold) (AGL202510 - Leasehold) (AGL350389 - Leasehold) (AGL3889 - Leasehold) (AGL395979 - Leasehold) (AGL456598 - Leasehold) (AGL79769 - Leasehold)</p>	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>	[REDACTED]		[REDACTED]

SCHEDULE

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5 (cont'd)	(AGL86498 - Leasehold) (NGL50709 - Leasehold)		[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]		[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
			[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]		[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
			[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]		[REDACTED] [REDACTED] [REDACTED] [REDACTED]
			[REDACTED] [REDACTED] [REDACTED] [REDACTED]		[REDACTED] [REDACTED] [REDACTED]

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			[REDACTED] [REDACTED] [REDACTED] [REDACTED]		[REDACTED] [REDACTED] [REDACTED] [REDACTED]
			[REDACTED] [REDACTED] [REDACTED] [REDACTED]		[REDACTED] [REDACTED] [REDACTED] [REDACTED]
			[REDACTED] [REDACTED] [REDACTED] [REDACTED]		[REDACTED] [REDACTED] [REDACTED] [REDACTED]

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		Owners or Reputed Owners	Lessees or Reputed Lessees	Tenants or Reputed Tenants	Occupiers
5 (cont'd)					<div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 95%;"></div> <div style="background-color: black; height: 15px; width: 90%;"></div> <div style="background-color: black; height: 15px; width: 15%;"></div> <div style="background-color: black; height: 15px; width: 25%;"></div> <div style="background-color: black; height: 15px; width: 85%;"></div> <div style="background-color: black; height: 15px; width: 10%;"></div> <div style="background-color: black; height: 15px; width: 35%;"></div> <div style="background-color: black; height: 15px; width: 15%;"></div> <div style="background-color: black; height: 15px; width: 45%;"></div> <div style="background-color: black; height: 15px; width: 10%;"></div> <div style="background-color: black; height: 15px; width: 25%;"></div> <div style="background-color: black; height: 15px; width: 35%;"></div> <div style="background-color: black; height: 15px; width: 30%;"></div> <div style="background-color: black; height: 15px; width: 45%;"></div> <div style="background-color: black; height: 15px; width: 10%;"></div> <div style="background-color: black; height: 15px; width: 25%;"></div> <div style="background-color: black; height: 15px; width: 35%;"></div> <div style="background-color: black; height: 15px; width: 30%;"></div> <div style="background-color: black; height: 15px; width: 45%;"></div> <div style="background-color: black; height: 15px; width: 10%;"></div>

SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

Table 1

Number on Map	Extent, Description and Situation of the Land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
		Owners or Reputed Owners	Lessees or Reputed Lessees	Tenants or Reputed Tenants	Occupiers
5 (cont'd)					<div style="background-color: black; width: 100%; height: 100%; min-height: 150px;"></div>

SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

Table 1

Number on Map	Extent, Description and Situation of the Land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
		Owners or Reputed Owners	Lessees or Reputed Lessees	Tenants or Reputed Tenants	Occupiers
5 (cont'd)					<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div>
6	<p>All interests in approximately 519 square metres of public highways and footways (Avondale Drive and Abbotswood Way) except those owned by the Acquiring Authority</p> <p><i>(NGL560353 – Freehold)</i></p>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 2px;"></div> <p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW <i>(as highway authority)</i></p>	-	-	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW <i>(as highway authority)</i></p>

SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

Table 1

Number on Map	Extent, Description and Situation of the Land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
		Owners or Reputed Owners	Lessees or Reputed Lessees	Tenants or Reputed Tenants	Occupiers
7	<p>All interests in approximately 168 square metres of grassed area; north of Avondale Drive and south of Wellings House except those owned by the Acquiring Authority</p> <p><i>(MX125584 - Freehold)</i></p>	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>	-	-	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>
8	<p>All interests in approximately 558 square metres of public highway and footway (Avondale Drive) except those owned by the Acquiring Authority</p> <p><i>(Unregistered)</i></p>	<p>Unregistered / Unknown</p> <p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW <i>(as highway authority and in respect of subsoil to half width of public highway)</i></p> <p>████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████████████████</p>	-	-	<p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW <i>(as highway authority)</i></p>

SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

Table 2 - Mortgagees, chargees and other third party beneficiaries

Number on Map	Other Qualifying Persons under Section 12(2A)(a) of the Acquisition of Land Act 1981		Other Qualifying Persons under Section 12(2A)(b) of the Acquisition of Land Act 1981 – Not otherwise shown in Tables 1 and 2	
	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	<p>Brent Council Brent Civic Centre Engineers Way Wembley HA9 0FJ</p> <p>National Westminster Bank plc 250 Bishopsgate London EC2M 3UR (Co. Reg. 00929027)</p> <p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>	<p>in respect of registered charge dated 29 May 2018 on title AGL145486</p> <p>in respect of registered charge dated 15 September 2014 on title AGL324396</p> <p>in respect of a restriction on disposition on title AGL181602, AGL202522, AGL286959, AGL319265 and AGL324396</p>		
4	<p>Barclays Bank plc 1 Churchill Place London E14 5HP (Co. Reg. 00048839)</p>	<p>in respect of registered charge dated 13 January 2016 on title AGL48468</p>		

SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

Table 2 - Mortgagees, chargees and other third party beneficiaries

Number on Map	Other Qualifying Persons under Section 12(2A)(a) of the Acquisition of Land Act 1981		Other Qualifying Persons under Section 12(2A)(b) of the Acquisition of Land Act 1981 – Not otherwise shown in Tables 1 and 2	
	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
4 (cont'd)	London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW	in respect of a restriction on disposition on title AGL135658, AGL315029 and AGL355279		
5	Nationwide Building Society Nationwide House Pipers Way Swindon SN38 1NW (Co. Reg. 355B) Brent Council Brent Civic Centre Engineers Way Wembley HA9 0FJ Together Personal Finance Limited Lake View Lakeside Cheadle SK8 3GW (Co. Reg. 02613335)	in respect of registered charge dated 18 October 2007 on title AGL109325 in respect of registered charge dated 29 May 2018 on title AGL137245 in respect of a registered charge dated 17 December 2012 on title AGL3889		

SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

Table 2 - Mortgagees, chargees and other third party beneficiaries

Number on Map	Other Qualifying Persons under Section 12(2A)(a) of the Acquisition of Land Act 1981		Other Qualifying Persons under Section 12(2A)(b) of the Acquisition of Land Act 1981 – Not otherwise shown in Tables 1 and 2	
	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)	<p>National Westminster Bank plc 250 Bishopsgate London EC2M 3UR (Co. Reg. 00929027)</p> <p>London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>	<p>in respect of registered charge dated 9 August 2019 on title AGL86498</p> <p>in respect of a restriction on disposition on title AGL202502, AGL202510 and AGL350389</p>		
6	<p>Affinity Water Limited Tamblin Way Hatfield AL10 9EZ (Co. Reg. 02546950)</p>	<p>in respect of rights to lay water mains in an Agreement dated 14 January 1987 on title NGL560353</p>		

SCHEDULE

London Borough of Hillingdon (Avondale Drive) Compulsory Purchase Order 2021

General Entries Register

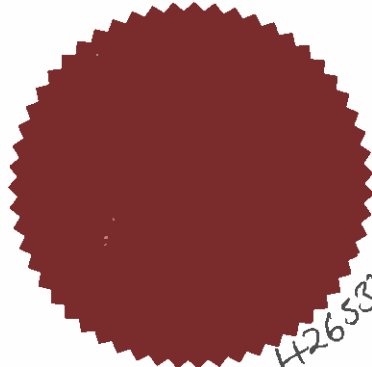
Name and Address	Capacity	Qualification
Cadent Gas Limited Ashbrook Court Prologis Park Central Boulevard Keresley End CV7 8PE	As statutory gas distribution and transmission undertaker	In respect of gas mains, pipes and associated apparatus
EXA Infrastructure Third Floor New Castle House Castle Boulevard Nottingham NG7 1FT	As licensed telecommunications operator	In respect of telecommunications facilities
Scottish and Southern Energy Power Distribution Limited Inveralmond House 200 Dunkeld Road Perth PH1 3AQ	As statutory electricity undertaker	In respect of electricity transmission lines, cables, conduits and apparatus
Southern Electric Power Distribution plc No.1 Forbury Place 43 Forbury Road Reading RG1 3JH	As statutory electricity undertaker	In respect of electricity transmission lines, cables, conduits and apparatus

426534

Dated this 22 day of November 2021

The COMMON SEAL of the
MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF HILLINGDON
was duly affixed to this Deed in the presence of:

)
)
)
)



426534

DA GARDNER
MEMBER OF THE COUNCIL

[Signature]

AUTHORISED OFFICER

THE MAYOR AND BURGESSES
OF THE LONDON BOROUGH OF
HILLINGDON HEREBY CONFIRMS

THIS ORDER

Alan Chapman

[Signature]

MEMBER OF THE COUNCIL

AUTHORISED OFFICER

DATED THIS 22nd DAY OF MARCH 2022



426775