

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) ACT 2017

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) GENERAL VESTING DECLARATION No. 852

This **GENERAL VESTING DECLARATION** is executed on
by the Secretary of State for Transport (“the Acquiring Authority”). 7th January 2022

WHEREAS:

- (1) On 23 February 2017 the High Speed Rail (London – West Midlands) Act 2017 (“the High Speed Rail Act”) received Royal Assent authorising the Acquiring Authority to acquire the land specified in the Schedule hereto.
- (2) Section 4(1) of the High Speed Rail Act authorises the Acquiring Authority to acquire compulsorily so much of the land within the limits of the High Speed Rail Act as may be required for Phase One purposes¹.
- (3) Section 4(4) of the High Speed Rail Act provides that the Compulsory Purchase (Vesting Declarations) Act 1981 (“the 1981 Act”) applies as if the High Speed Rail Act were a compulsory purchase order and paragraph 3² of Schedule 6 to the High Speed Rail Act provides that the 1981 Act shall have effect subject to the modifications specified in that paragraph.
- (4) Notice pursuant to section 3A³ of the 1981 Act was first published on 06 December 2018. That notice included the particulars specified in section 3A(3) of the 1981 Act.
- (5) Having given and published notice pursuant to section 3A of the 1981 Act on 06 December 2018 in exercise of the powers conferred on it by section 4 of the 1981 Act, the Acquiring Authority executed a general vesting declaration on 23 January 2019 (“the Declaration”) to vest in the Acquiring Authority the land specified in the Schedule to the Declaration (“the Land”) together with the right to enter upon and take possession of the Land.
- (6) Having completed service of the notice required by section 6 of the 1981 Act on 21 February 2019, the Land vested in the Acquiring Authority on 22 May 2019. Title to the freehold of the Land is now registered under HM Land Registry title number WM129764, MM126628, MM126616, MM126618, WK514254, MM126617, MM126619, MM126623 and MM126614.
- (7) By paragraph 4(2) of Schedule 6 to the High Speed Rail Act, Parts 2 and 3 of Schedule 2 to the Acquisition of Land Act 1981 (exception of minerals from compulsory purchase and regulation of working of mines and minerals underlying an authorised undertaking) have effect in relation to land to which Section 4(1) of the High Speed Rail

¹ Phase One Purposes has the meaning given by section 67 of the High Speed Rail Act.

² Paragraph 3 as substituted by section 11 of, and paragraph 6 of Schedule 14 to, the High Speed Rail Act.

³ Section 3A of the 1981 Act as inserted by paragraph 3(a) of Schedule 6 to the High Speed Rail Act as substituted by section 11 of, and paragraphs 6 and 7 of Schedule 14 to, that Act.

Act applies as if it were comprised in a compulsory purchase order providing for the incorporation with that Order of those Parts of that Schedule.

- (8) Paragraph 2(1) of Part 2 of Schedule 2 to the Acquisition of Land Act 1981 provides that an acquiring authority⁴ shall not be entitled to any mines under the land comprised in the compulsory purchase order unless they have been expressly purchased, and all mines under the land are to be deemed to be excepted out of the conveyance of that land unless expressly named and conveyed. Paragraph 3 of Part 3 of Schedule 2 to the Acquisition of Land Act 1981 makes provision where the owner of any mines or minerals in the land desires to work them.
- (9) Mines in the Land have not been so expressly purchased and were not so expressly named and conveyed, and the Acquiring Authority's title to the freehold of the Land registered under HM Land Registry title number WM129764, MM126628, MM126616, MM126618, WK514254, MM126617, MM126619, MM126623 and MM126614 excepts the mines and minerals together with ancillary powers of working them.
- (10) The Land forms part of land which is included within the title to the freehold land registered under HM Land Registry title number WM129764, MM126628, MM126616, MM126618, WK514254, MM126617, MM126619, MM126623 and MM126614 but in respect of that part, only the freehold mines and minerals are included in the title.
- (11) It is expedient that such mines and minerals should now be vested in the Acquiring Authority and the Acquiring Authority is to expressly purchase the freehold mines and minerals comprised in the Land, together with the right to take possession of the mines and minerals, to win and work them and all related ancillary rights.
- (12) Notice of the Acquiring Authority's intention to execute a general vesting declaration to expressly purchase the freehold mines and minerals comprised in the Land, together with the right to win and work them and all related ancillary rights, was published on 15 December 2021 pursuant to section 3A⁵ of the 1981 Act. That notice included the particulars specified in section 3A(3) of the 1981 Act.

4 Paragraph 4(3) of Schedule 6 to the High Speed Rail Act provides for Parts 2 and 3 of the Acquisition of Land Act 1981 to have effect as if references to the acquiring authority were to the Nominated Undertaker appointed under section 45(1) of the High Speed Rail Act.

5 Section 3A of the 1981 Act as inserted by paragraph 3(a) of Schedule 6 to the High Speed Rail Act as substituted by section 11 of, and paragraphs 6 and 7 of Schedule 14 to, that Act.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on it by section 4 of the 1981 Act, the Acquiring Authority hereby declares:-

1. The freehold mines and minerals comprised in the Land described in the Schedule hereto (being part of the land authorised to be acquired by the High Speed Rail Act) and more particularly delineated and shown coloured pink on the plan annexed hereto, together with the right to take possession of the mines and minerals, to win and work such mines and minerals and all related ancillary rights, shall vest in the Acquiring Authority as from the end of the period of **3 months** from the date on which the service of notices required by section 6⁶ of the 1981 Act is completed.

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.

6 Section 6 as modified by paragraph 3(c) of Schedule 6 to the High Speed Rail Act, as substituted by section 11 of, and paragraph 6 of Schedule 14 to, that Act.

SCHEDULE

Metropolitan Borough of Solihull

(1) Plot No.	(2) Description
07296	All those mines and minerals beneath kennels and premises (Top Hat N` Tail Kennels), house and garden (Nursery Cottage) (Coventry Road, A45) being part of superseded HM Land Registry title number WM129764
07297	All those mines and minerals beneath public road verge and private access track (Coventry Road)
07299	All those mines and minerals beneath agricultural land, wooded area, business premises (Coventry Road, A45) being part of HM Land Registry title numbers WM865042 and WM986263
07300	All those mines and minerals beneath agricultural land (Diddington Lane) being part of HM Land Registry title number WM986263
07301	All those mines and minerals beneath public road and verges, access to private driveway and field (Diddington Lane)
07302	All those mines and minerals beneath public road, verges and access to public footpath (Diddington Lane)
07303	All those mines and minerals beneath agricultural land (Diddington Lane) being part of HM Land Registry title number MM127474
07304	All those mines and minerals beneath private access track and public footpath (M115) (Diddington Lane) being part of HM Land Registry title number WM441338
07305	All those mines and minerals beneath public road, verges, bridge carrying road over Shadow Brook and entrance to fields (Diddington Lane)
07306	All those mines and minerals beneath agricultural land, half width of stream (Shadow Brook) and wooded area (Diddington Lane) being part of HM Land Registry title number MM127474
07309	All those mines and minerals beneath agricultural land, half width of stream (Shadow Brook) and wooded area (Diddington Lane) being part of HM Land Registry title number MM127474
30456	All those mines and minerals beneath kennels and premises (Top Hat N` Tail Kennels), house and garden (Nursery Cottage) (Coventry Road, A45) being part of HM Land Registry title number WM129764
30457	All those mines and minerals beneath kennels and premises (Top Hat N` Tail Kennels), house and garden (Nursery Cottage) (Coventry Road, A45) being part of HM Land Registry title number WM129764

IN WITNESS WHEREOF the Secretary of State for Transport has hereunto set its corporate seal on the day in the year first written above.

The **CORPORATE SEAL** of the SECRETARY OF STATE FOR TRANSPORT hereunto affixed to this deed is authenticated by



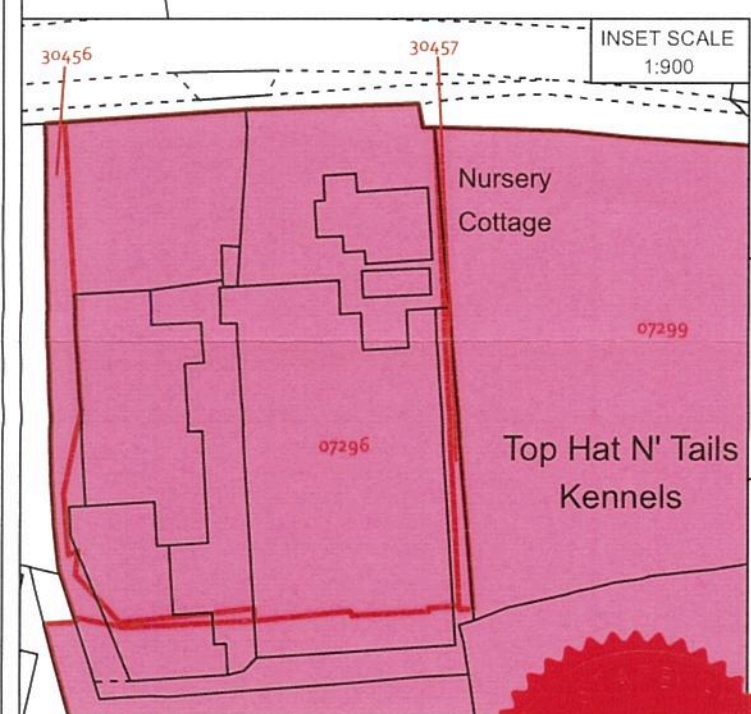
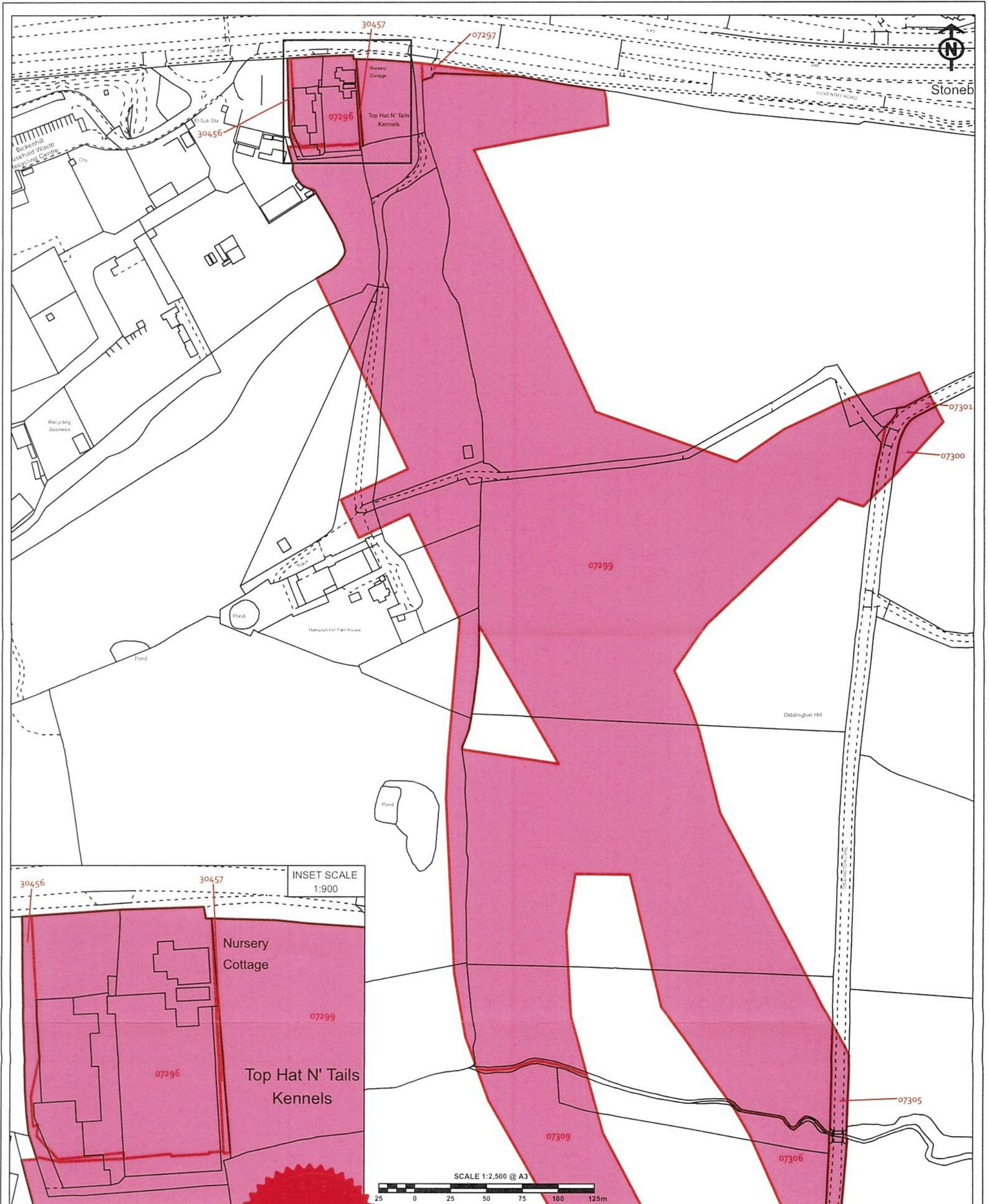
Authorised Signatory

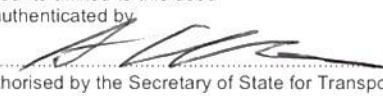


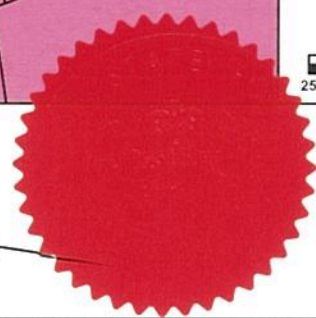
SEAL REF
DfT GP / 1084

Dated: 7th January 2022

Registered in England Registration number 06791566
Registered office: 2 Snowhill, Snow Hill & Queensway, Birmingham B4 6QA



The CORPORATE SEAL of the
SECRETARY OF STATE
hereunto affixed to this deed
is authenticated by

Authorised by the Secretary of State for Transport

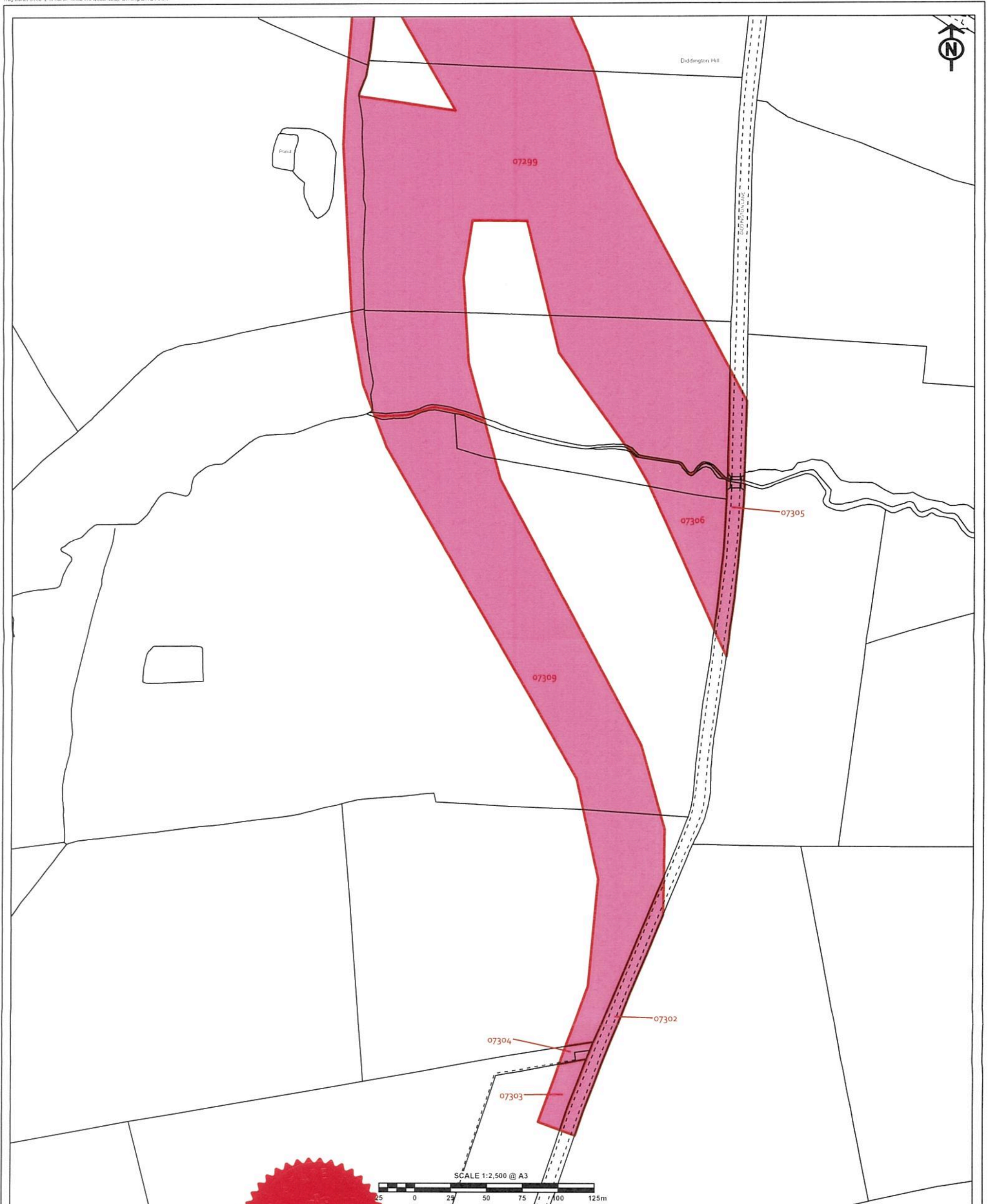


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Dated 7th January 2022

CENTRE POINT: 420,914, 282,727

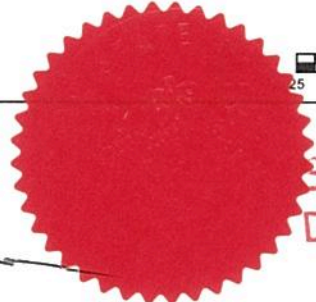
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The CORPORATE SEAL of the
SECRETARY OF STATE
hereunto affixed to this deed
is authenticated by

[Signature]
Authorised by the Secretary of State for Transport

Dated 7th January 2022



SEAL REF
DfT GP / 1084

CENTRE POINT: 420,987, 282,268

