

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) ACT 2017

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) GENERAL VESTING DECLARATION No. 809

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

20 December 2021

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 29 November 2021. That notice included the particulars specified in section 3A(3) of the 1981 Act.
- (5) 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 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.
- (6) 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.

1 Phase One Purposes has 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.

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.

- (7) It is expedient that such mines and minerals should be vested in the Acquiring Authority and the Acquiring Authority is to expressly purchase the Land and 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.

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 Land and 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 enter upon and take possession of the land and mines and minerals, to win and work such mines and minerals and all related ancillary rights comprised therein⁵, 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.

⁵ Paragraph 4(2) of Schedule 6 to the High Speed Rail Act applies 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 or minerals underlying and authorised undertaking) to land to which Section 4(1) of the High Speed Rail 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.

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

District of Stratford-on-Avon

(1) Plot No.	(2) Description
66827	All those interests in 2023.4 square metres, or thereabouts, of public road, verges and access splay (Stoneton Lane) including all those mines and minerals beneath unregistered land
66828	All those interests in 14857.6 square metres, or thereabouts, of agricultural land, hedgerow and construction site (Manor Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
66829	All those interests in 505.0 square metres, or thereabouts, of agricultural land (Stoneton Moat Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
66830	All those interests in 187.1 square metres, or thereabouts, of woodland (Berryhill Plantation) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
66839	All those interests in 124870.8 square metres, or thereabouts, of agricultural land, construction site, hedgerow, outbuilding and public footpath (317/SM116a/1) (Manor Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
66851	All those interests in 13594.3 square metres, or thereabouts, of agricultural land, hedgerow, grassland, building, drain and public bridleway (317/SM116/4) (Church Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
66854	All those interests in 1107.8 square metres, or thereabouts, of public road and verge (Wills Pastures Road) including all those mines and minerals beneath unregistered land
70663	All those interests in 3067.1 square metres, or thereabouts, of agricultural land and hedgerow (Manor Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
70668	All those interests in 557.0 square metres, or thereabouts, of agricultural land (Manor Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
70673	All those interests in 12468.3 square metres, or thereabouts, of agricultural land, hedgerow and public bridleway (317/SM116/4) (Church Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
70827	All those interests in 21803.8 square metres, or thereabouts, of agricultural land, hedgerow, access track and public footpath (274/SM101/2) (Manor Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
70828	All those interests in 2033.2 square metres, or thereabouts, of agricultural land and woodland (Stoneton Moat Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
71747	All those interests in 941.6 square metres, or thereabouts, of agricultural land (Stoneton Moat Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096
71824	All those interests in 1123.0 square metres, or thereabouts, of hedgerow, access track and woodland (Manor Farm) including all those mines and minerals beneath being part of HM Land Registry title number WK474096

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

Dated : 20 DECEMBER 2021



SEAL REF
DFT GP / 1007



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

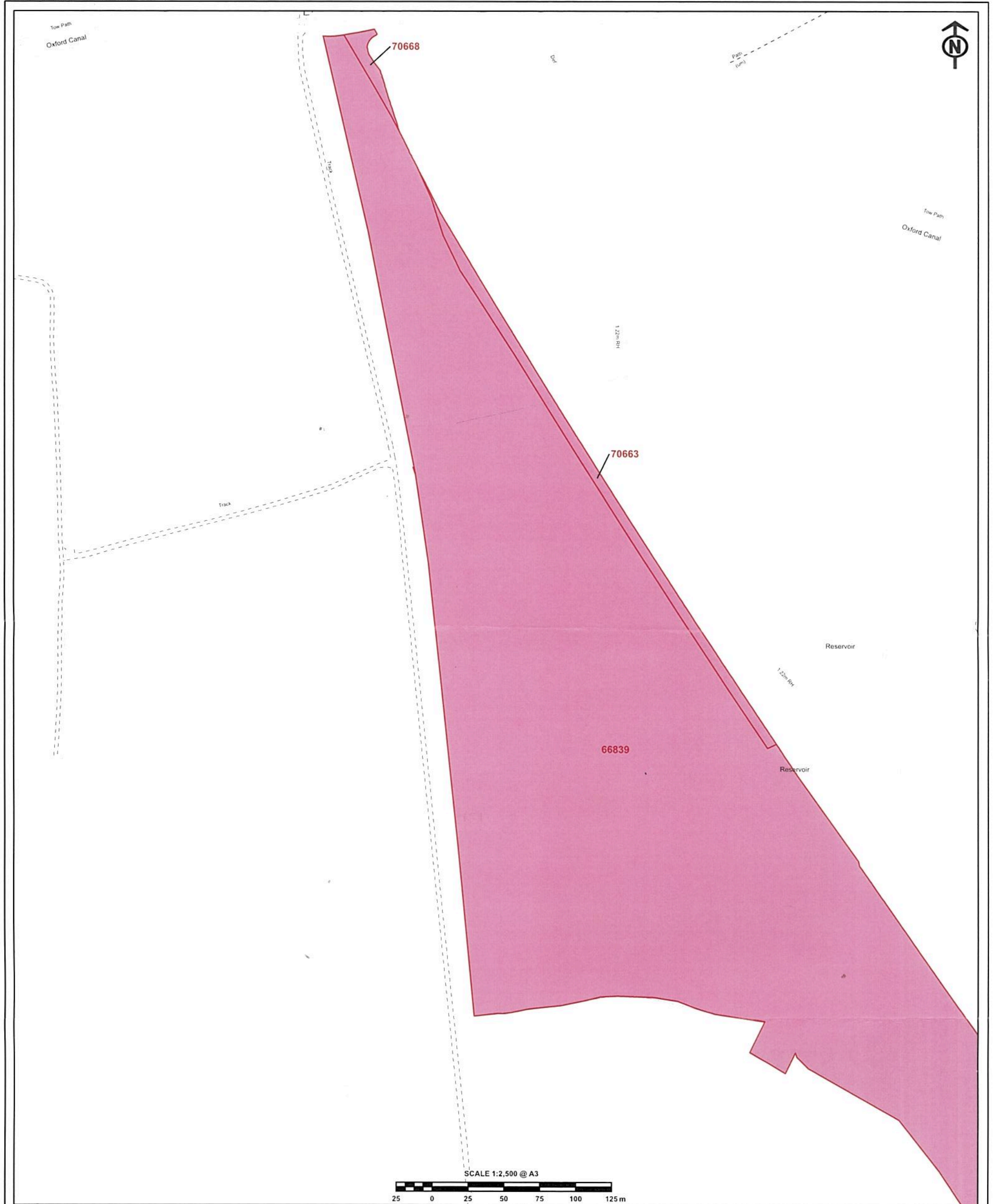
Authorised by the Secretary of State for Transport

Dated 20 December 2024



CENTRE POINT: 445,362, 254,528

1007



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

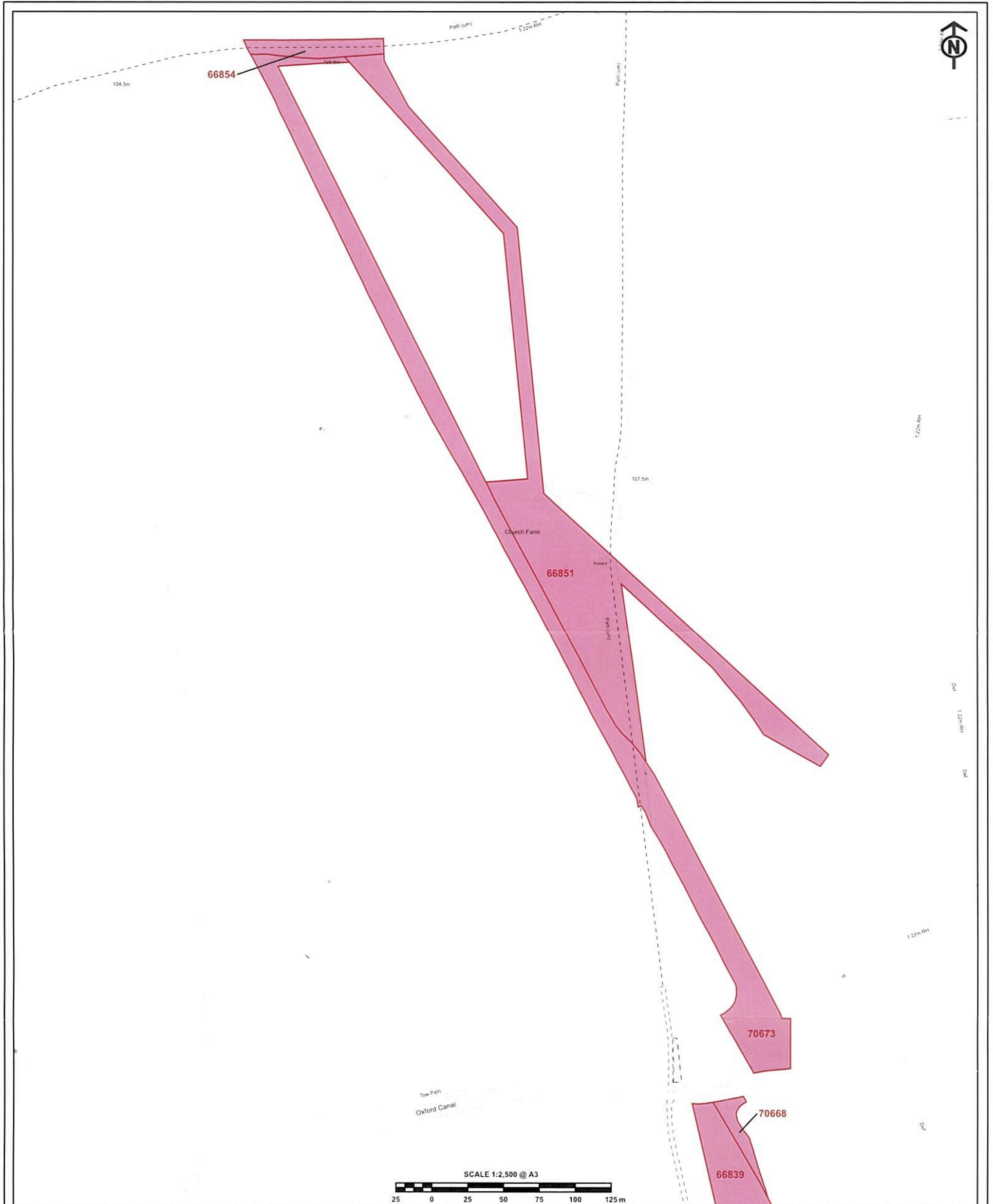
Authorised by the Secretary of State for Transport

Dated 20 DECEMBER 2021



1007

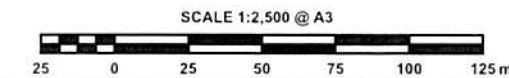
CENTRE POINT: 444,825, 254,943



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

Authorised by the Secretary of State for Transport

Dated 20 DECEMBER 2021



CENTRE POINT: 444,567, 255,685



1007

