

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) ACT 2017

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) GENERAL VESTING DECLARATION No. 644

This **GENERAL VESTING DECLARATION** is executed on 9TH NOVEMBER 2021 by the Secretary of State for Transport (“the Acquiring Authority”).

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 18 October 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 4 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

West Northamptonshire

(1) Plot No.	(2) Description
66468	All those interests in 2681.7 square metres, or thereabouts, of agricultural land and woodland (Version Farm) including all those mines and minerals beneath being part of HM land Registry title number NN182946
66473	All those interests in 16834.6 square metres, or thereabouts, of agricultural land, public footpath (BD8), gallops, pylons and overhead electricity cables (Manor Farm) including all those mines and minerals beneath being part of HM land Registry title number NN205209
66475	All those interests in 161.1 square metres, or thereabouts, of woodland and verge (Versions Farm) including all those mines and minerals beneath being part of HM land Registry title number NN182946
66478	All those interests in 59.8 square metres, or thereabouts, of access track (Iletts Farm) including all those mines and minerals beneath being part of HM land Registry title number NN337897
66479	All those interests in 326.0 square metres, or thereabouts, of access track and agricultural land (Manor Farm) including all those mines and minerals beneath being part of HM land Registry title number NN205209
66488	All those interests in 2880.4 square metres, or thereabouts, of agricultural land (Radstone House Farm) including all those mines and minerals beneath being part of HM land Registry title number NN174594
66498	All those interests in 595.9 square metres, or thereabouts, of access track (Radstone House Farm) including all those mines and minerals beneath being part of HM land Registry title number NN174594
66500	All those interests in 48.1 square metres, or thereabouts, of agricultural land (Radstone House Farm) including all those mines and minerals beneath being part of HM land Registry title number NN174594
66501	All those interests in 19.8 square metres, or thereabouts, of access road (Radstone House Farm) including all those mines and minerals beneath unregistered land
66509	All those interests in 832.4 square metres, or thereabouts, of agricultural land, hedgerow and woodland (Radstone House Farm) including all those mines and minerals beneath being part of HM land Registry title number NN174594
66511	All those interests in 2932.1 square metres, or thereabouts, of public road, verges, hedgerows and drain (Radstone Road) including all those mines and minerals beneath unregistered land
66513	All those interests in 3723.7 square metres, or thereabouts, of public road, verges and hedgerow (Radstone Road) including all those mines and minerals beneath unregistered land
66514	All those interests in 2849.0 square metres, or thereabouts, of agricultural land and hedgerow (Radstone House Farm) including all those mines and minerals beneath being part of HM land Registry title number NN174591
66515	All those interests in 34.2 square metres, or thereabouts, of hedgerow, verges and public road (Whitfield Road) including all those mines and minerals beneath unregistered land

69108	All those interests in 2928.3 square metres, or thereabouts, of agricultural land, hedgerow and drain (Radstone House Farm) including all those mines and minerals beneath being part of HM Land Registry title number NN174594
70078	All those interests in 12.7 square metres, or thereabouts, of access track (Iletts Farm) including all those mines and minerals beneath unregistered land
70728	All those interests in 15708.3 square metres, or thereabouts, of public road, verges, woodland, drain, access splays and public bridleway (BD10) (A43) including all those mines and minerals beneath being part of HM land Registry title numbers NN125346, NN291582, NN144791, NN289198 and unregistered land
70732	All those interests in 3995.7 square metres, or thereabouts, of agricultural land, access track and hedgerow (Manor Farm) including all those mines and minerals beneath being part of HM land Registry title number NN239709
70733	All those interests in 1723.2 square metres, or thereabouts, of public road, verges and woodland (A43) including all those mines and minerals beneath being part of HM land Registry title number NN289254
71170	All those interests in 31.8 square metres, or thereabouts, of grassland (Radstone House Farm) including all those mines and minerals beneath unregistered land
71315	All those interests in 62174.7 square metres, or thereabouts, of agricultural land, hedgerows, access track, public footpath (AN19) and pond (Halse Copse Farm Cottages) including all those mines and minerals beneath being part of HM land Registry title number NN288647

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



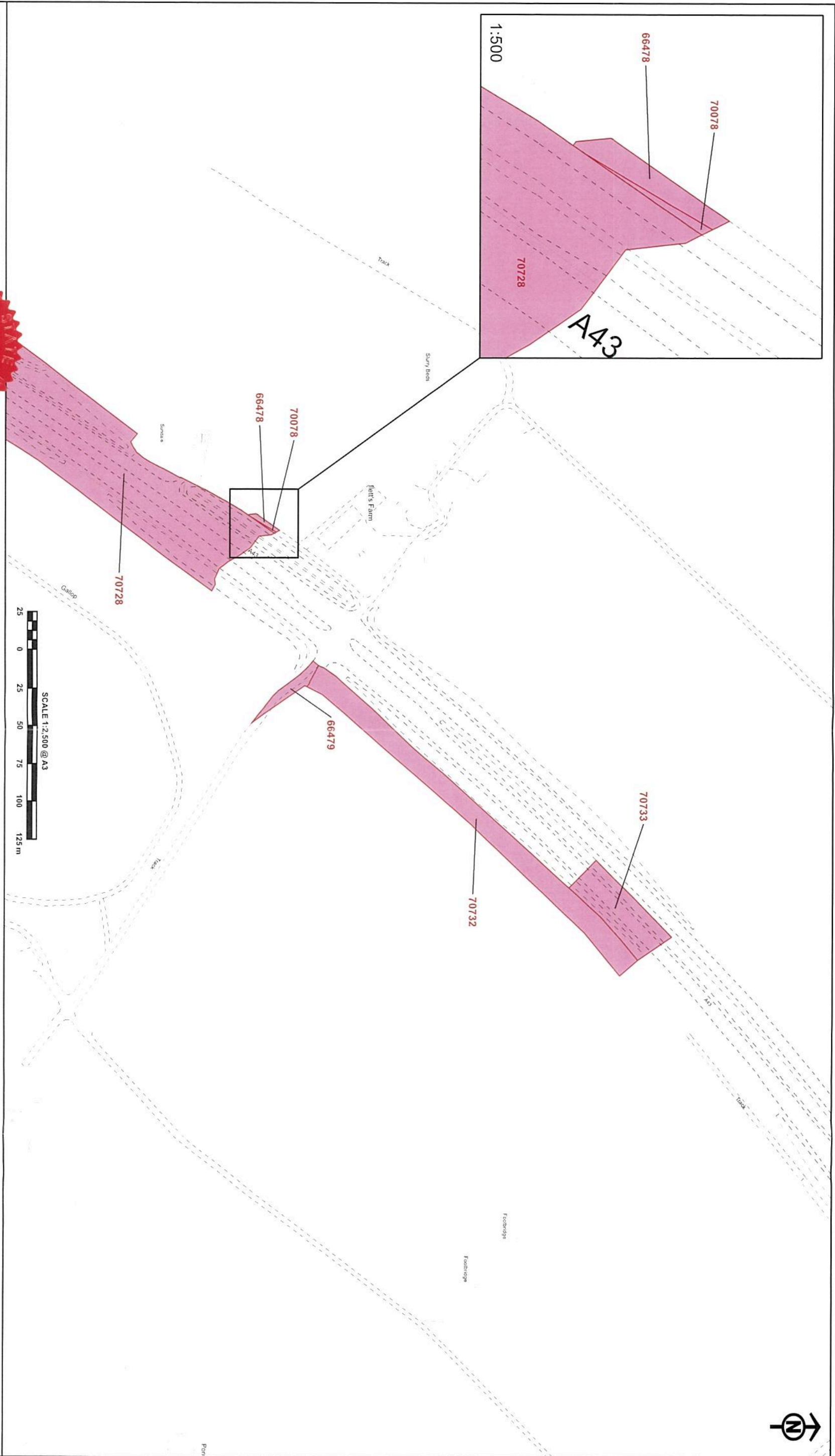
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Authorised Signatory

Dated: 9th November 2021



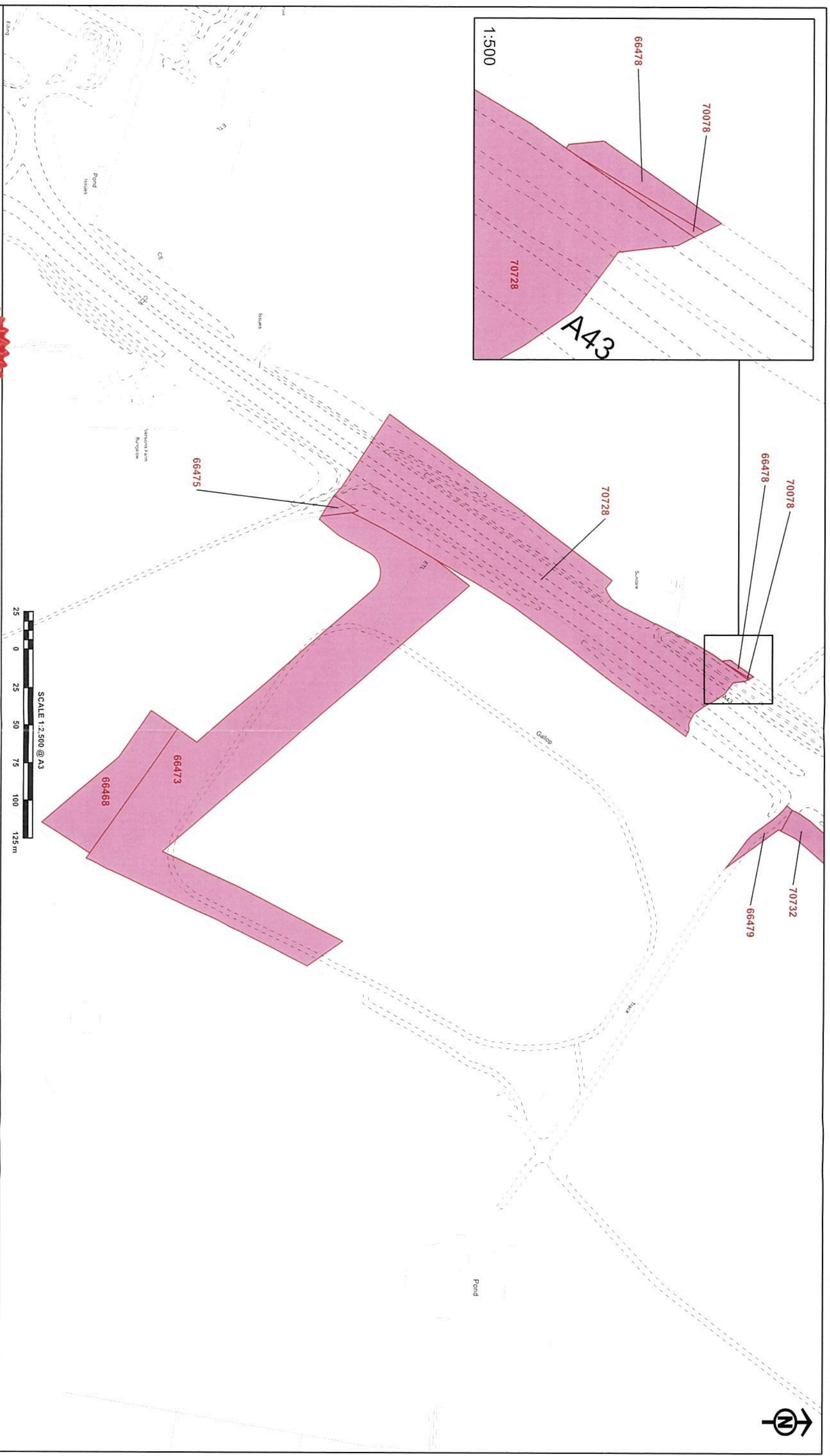
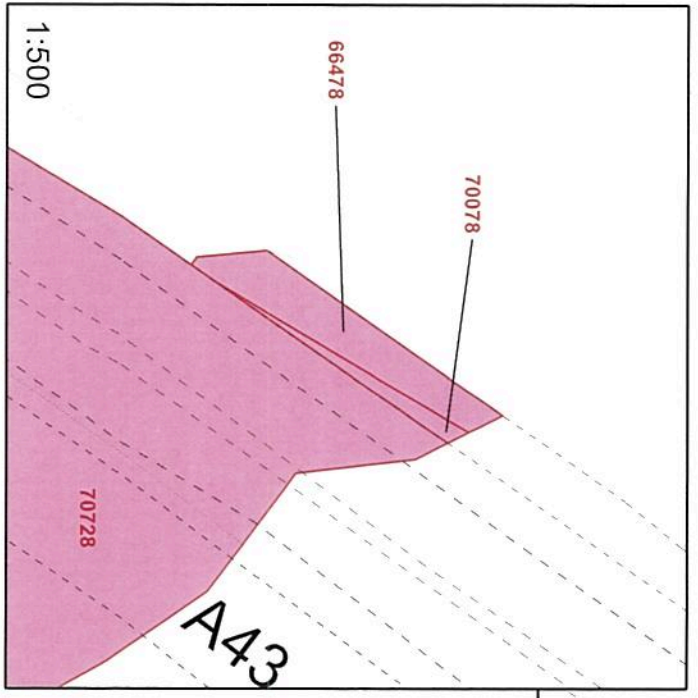
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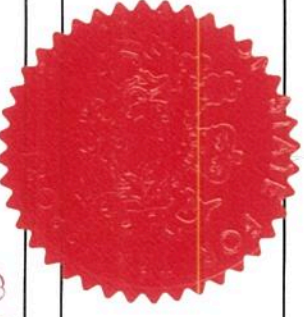
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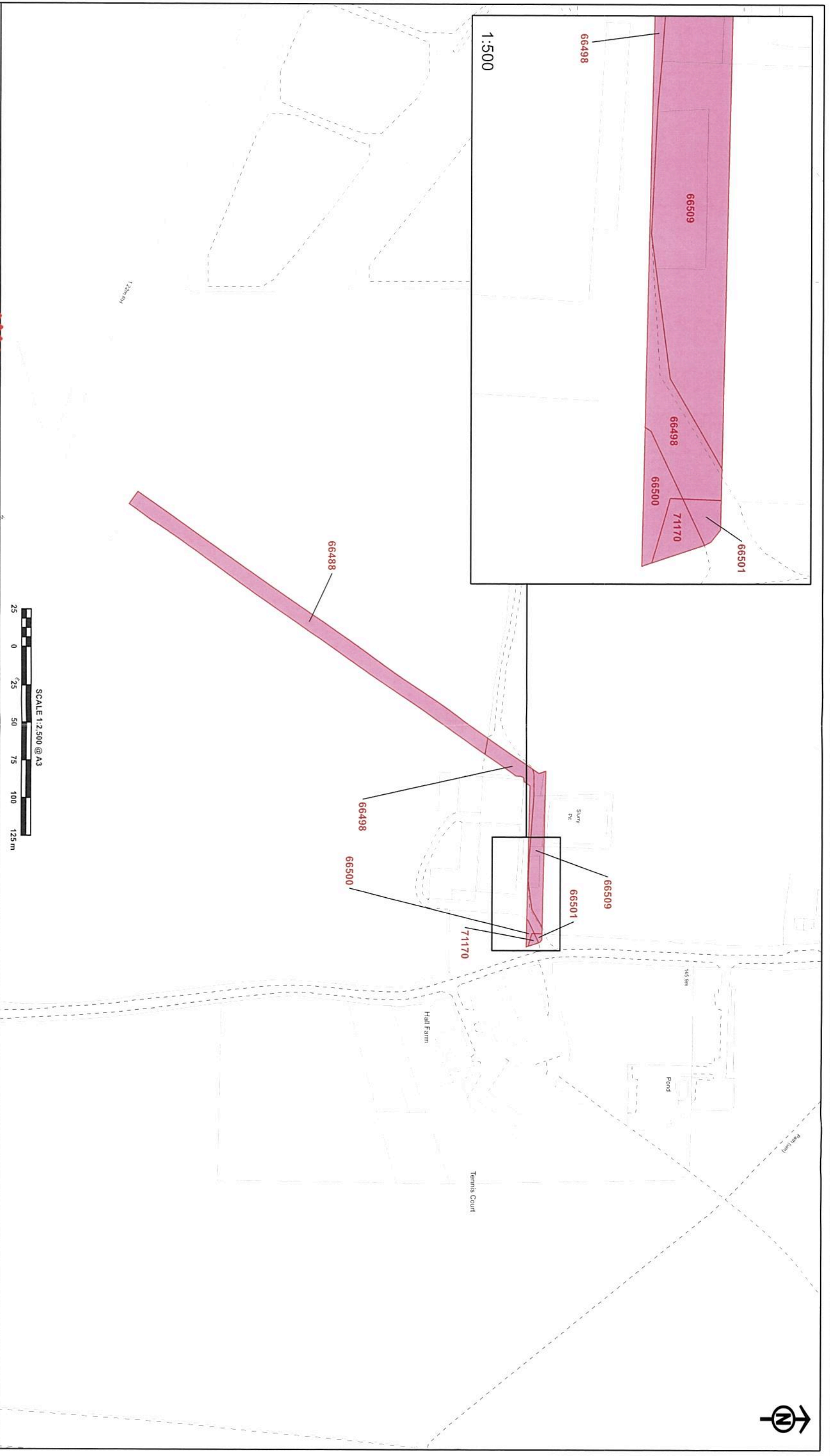
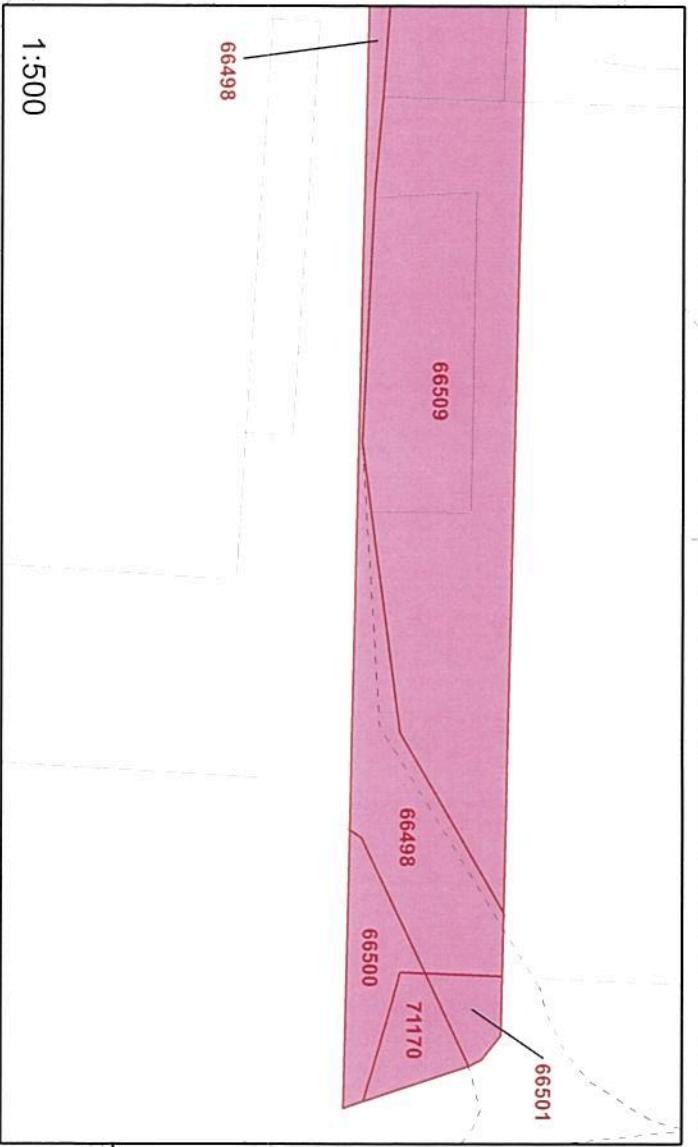
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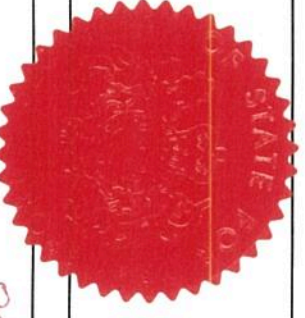
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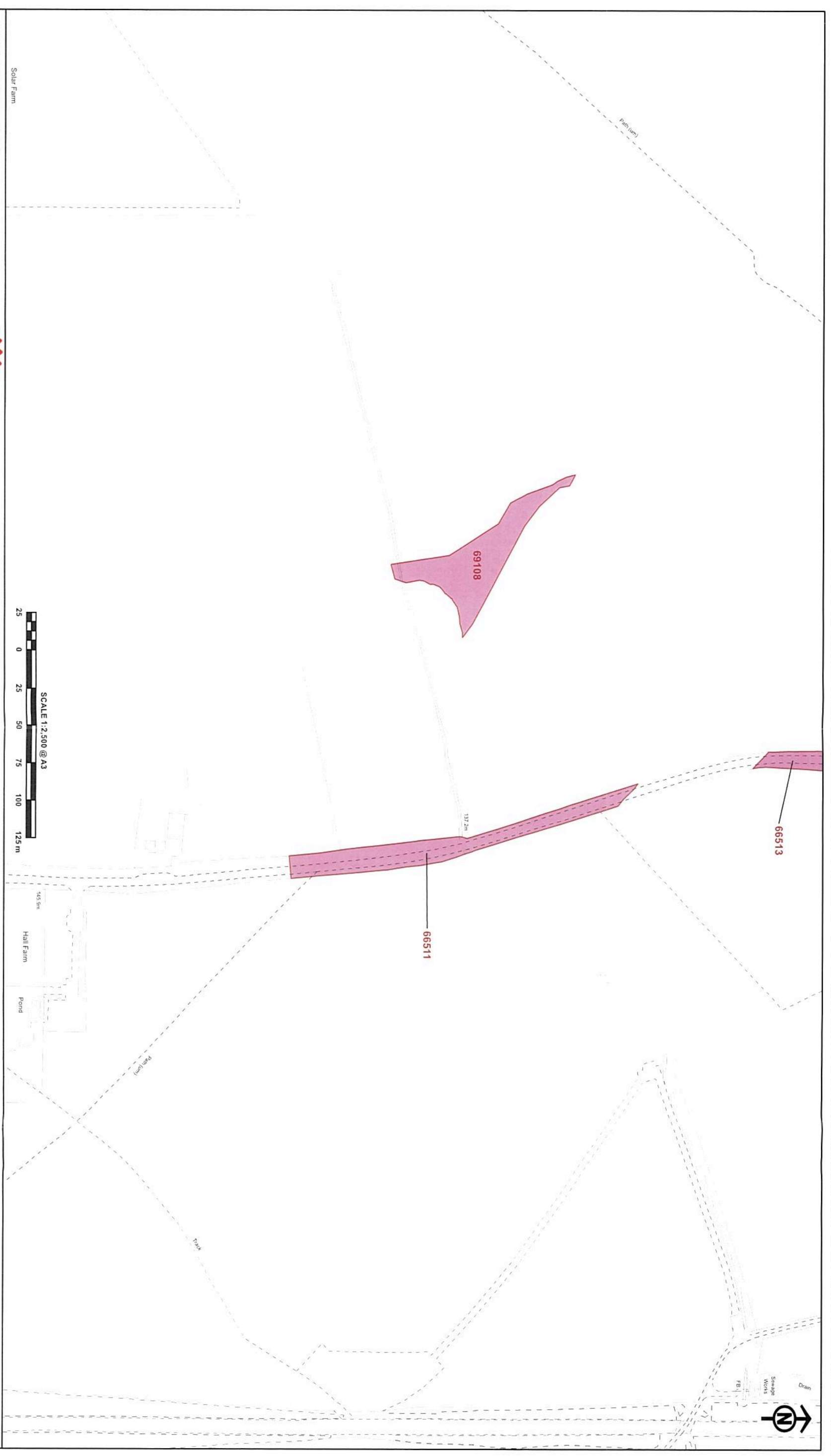
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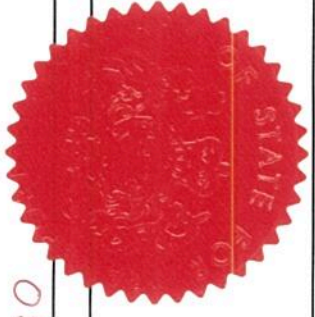


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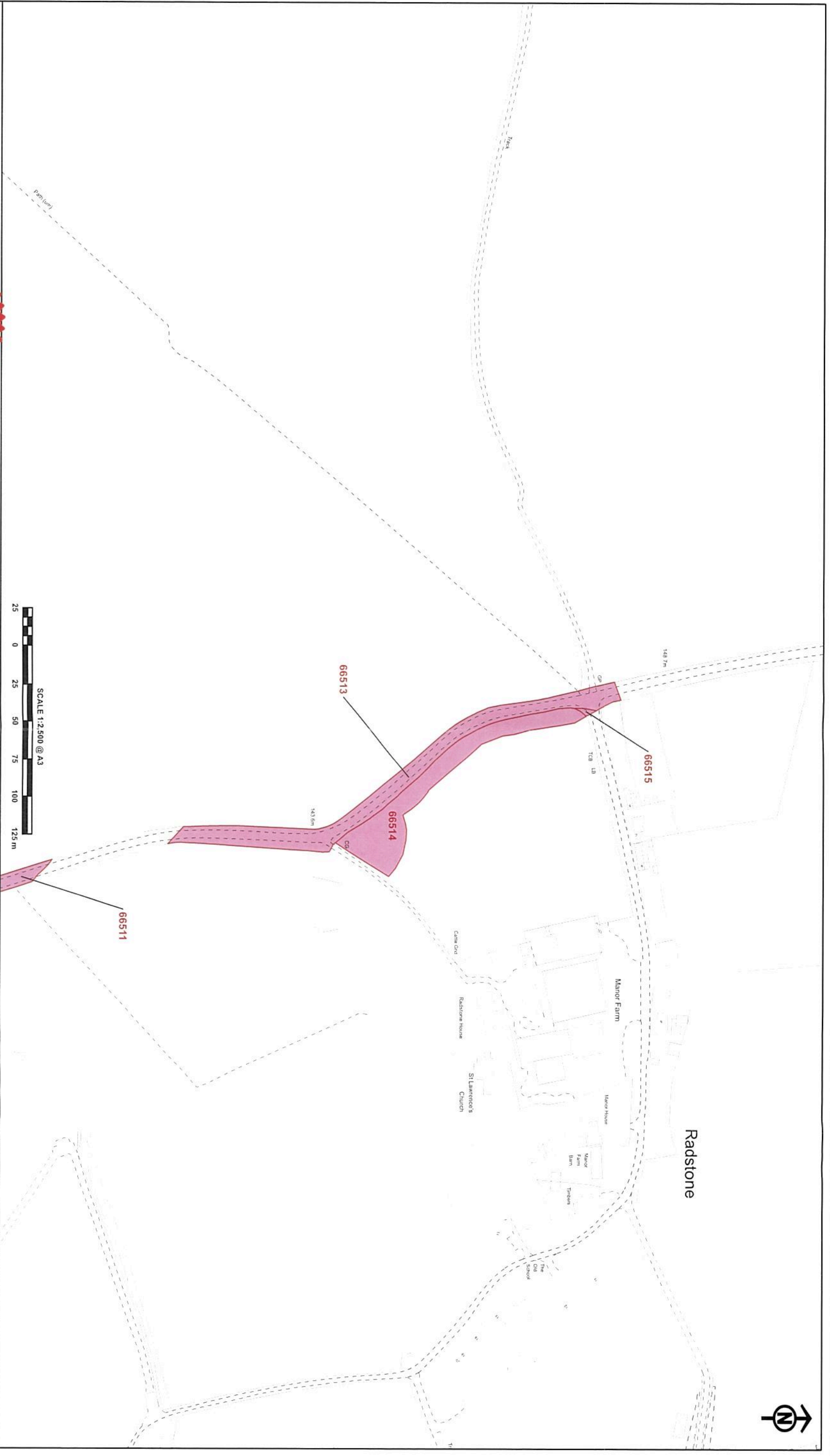


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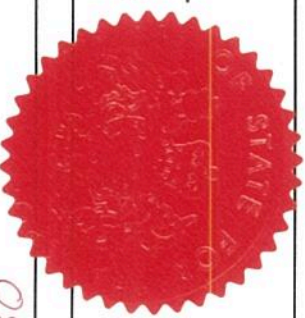
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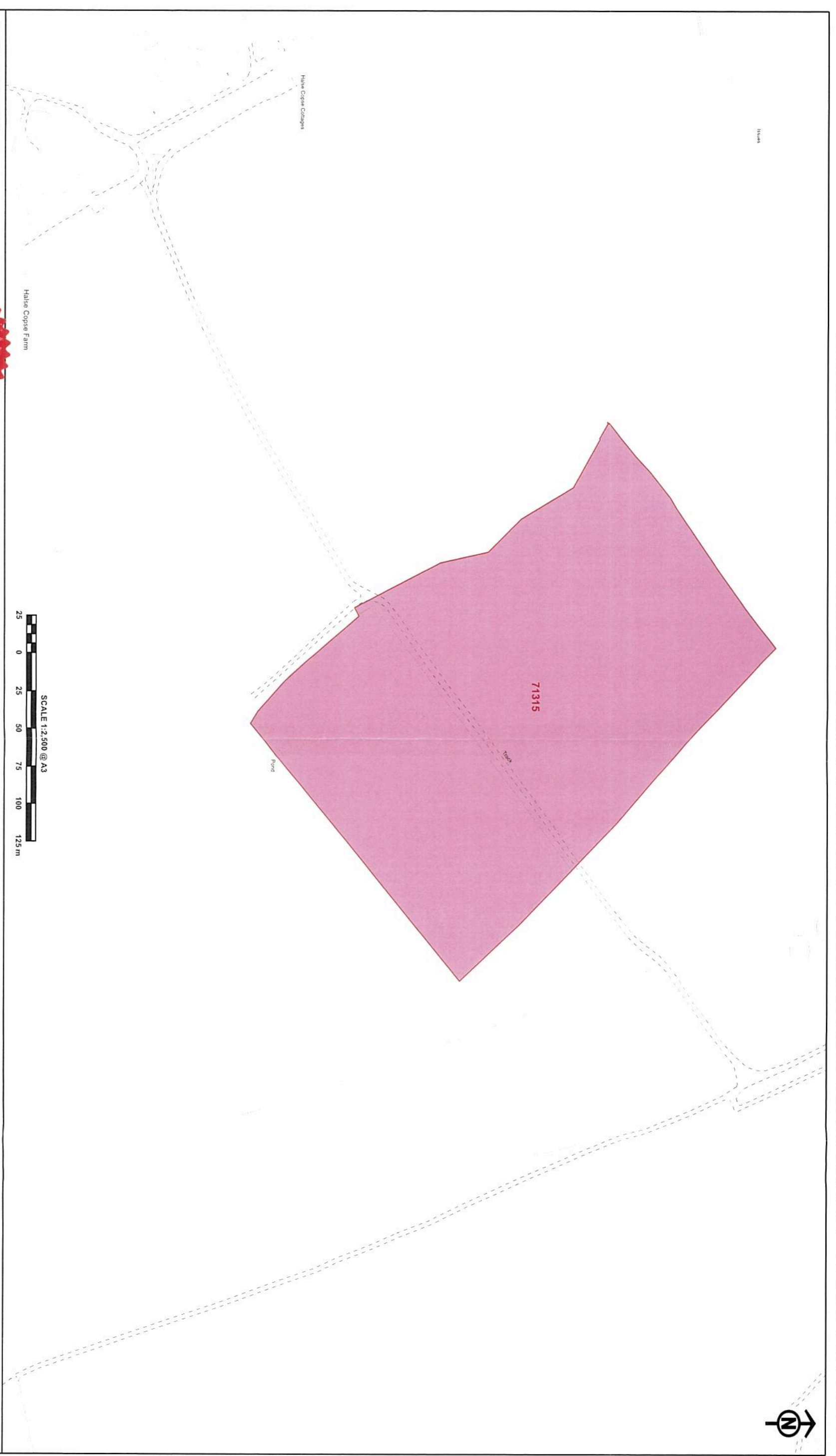
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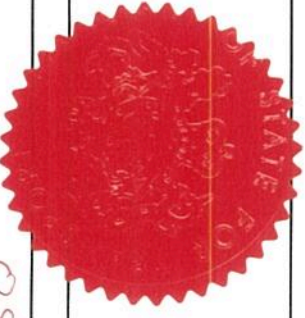
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