

NOTICE OF GENERAL VESTING DECLARATION
THE DARLINGTON BOROUGH COUNCIL (DARLINGTON STATION GATEWAY)
COMPULSORY PURCHASE ORDER 2021

NOTICE IS HEREBY GIVEN that DARLINGTON BOROUGH COUNCIL (“the Authority”) on 11th May 2022 executed a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 (“the Act”) vesting the land described in the Schedule to this notice (“the land”) (being part of the land authorised to be acquired by the Order) in themselves as from the end of the period of 3 months from the date on which the service of the notices required by Section 6 of the Act is completed.

The Authority anticipates that the service of the notices will be completed on **31st May 2022**. If such service is not completed by that date, the Authority will notify you.

The effect of the general vesting declaration is as follows:-

On the first day after the end of the period referred to in the first paragraph of this notice (“the Vesting Date”) the land, together with the right to enter upon and take possession of it, will vest in the Authority.

Also, on the Vesting Date the Acts providing for compensation will apply as if, on the date on which the general vesting declaration was executed (namely 11th May 2022), a notice to treat had been served on every person on whom, under section 5 of the Compulsory Purchase Act 1965, the Authority could have served such a notice (other than any person entitled to a “minor tenancy” or a “long tenancy which is about to expire”. (These expressions are defined in Appendix A to this notice).

If the land includes any land in which there is a minor tenancy or a long tenancy which is about to expire, the right of entry will not be exercisable in respect of that land unless, after serving a notice to treat in respect of that tenancy, the Authority having served on every occupier of any of the land in which the tenancy subsists a notice stating that, at the end of a specified period (at least 3 months from the date of the service of the notice) they intend to enter upon and take possession of the land specified in the notice, and that period has expired: the vesting of the land will then be subject to the tenancy until that period expires, or the tenancy comes to an end, whichever happens first.

Schedules A1 and 1 to the Act contain supplementary provisions as to general vesting declarations. If a counter-notice is served under paragraph 2 of Schedule A1 within the period referred to in the first paragraph of this notice, the Vesting Date for the land which is the subject of the counter-notice will be determined in accordance with that Schedule. The provisions of Schedules A1 and 1 are set out in Appendix B to this notice.

A copy of the general vesting declaration to which this notice refers and of the plan annexed to the declaration can be inspected at Dolphin Centre, Horsemarket, Darlington, DL1 5RP between 9.30 to 4.30 Mondays to Fridays or online at the Council’s website: <https://www.darlington.gov.uk/environment-and-planning/estates-and-property/darlington-station-gateway-compulsory-purchase-order-2021/>

SCHEDULE

Number on Plan	Description of land in the General Vesting Declaration	Indicative Title Numbers
1	All interests in 1 square metre of railway works and land situated to the west of St John's Church, Darlington	
2	All interests except those owned by the Authority in 3,803 square metres of public adopted highway (Adelaide Street, St. John's Place, Neasham Road, Garbutt Square, Victoria Street, Princes Street and Albert Street), situated to the west of St. John's Church, Darlington	
3	All interests except those owned by the Authority in 17 square metres of public adopted highway (Adelaide Street), situated to the west of St John's Church, Darlington	
4	All interests in 203 square metres of building and premises adjoining Grey Horse Inn, St. John's Place, Darlington	DU228707
5	All interests except those owned by the Authority in 348 square metres of part of public house and premises (Grey Horse Inn, St. John's Place), Darlington	
6	All interests except those owned by the Authority in 86 square metres of premises (7 St. John's Place), Darlington	DU207975
7	All interests in 1 square metres of steps to 7 St. John's Place, Darlington	
8	All interests except those owned by the Authority in 1,494 square metres of buildings and premises (East End Club and Institute), 6 Neasham Road, Darlington	DU361731 DU370990
9	All interests in 166 square metres of house and premises (10 Neasham Road), Darlington	DU67026
10	All interests except those owned by the Authority in 606 square metres of workshop and premises situated to the south of East End Club and Institute, Darlington	DU146995 DU203617 DU146995
11	All interests except those owned by the Authority in 17 square metres of public adopted highway (St. John's Place), Darlington	
12	All interests in 178 square metres of house and premises (12 Neasham Road), Darlington	DU25642
14	All interests in 113 square metres of house and premises (16 Neasham Road), Darlington	DU29982
16	All interests in 1,096 square metres of car park situated to the south of East End Club and Institute, Darlington	DU188407
17	All interests in 48 square metres of car park situated to the south of East End Club and Institute, Darlington	
18	All interests except those owned by the Authority in 52 square metres of public adopted highway (Neasham Road), situated to the south of East End Club and Institute, Darlington	

19	All interests except those owned by the Authority in 30 square metres of car park situated to the south of East End Club and Institute, Darlington	
20	All interests except (1) those owned by the Authority and (2) those in respect of mines and minerals in 197 square metres of car park (Bank Top House), situated to the west of Pembroke Court, Darlington	
21	All interests except those owned by the Authority in 9 square metres of public adopted highway (Victoria Street), Darlington	
25	All interests except those owned by the Authority in 7 square metres of public adopted highway (Garbutt Square) situated to the east of Bank Top House, Darlington	
27	All interests except (1) those of London North Eastern Railway Limited and (2) those in respect of mines and minerals in 3,239 square metres of car park situated to the west of 26 Appleby Close, Darlington	DU119428 DU359511 DU358402
28	All interests except (1) those owned by the Authority and (2) those of Network Rail Infrastructure Limited in 271 square metres of public adopted highway (Garbutt Square) situated to the north of 76 Garbutt Square, Darlington	
30	All interests except (1) those owned by the Authority and (2) those of Network Rail Infrastructure Limited in 2,607 square metres of public adopted highway (Victoria Road, Pensbury Street, Back Lane, Waverley Terrace, Park Lane), situated to the south of The Coachman Hotel, Darlington	
31	All interests except (1) those of Network Rail Infrastructure Limited and (2) those of London North Eastern Railway Limited in 406 square metres of land fronting train station (Darlington Bank Top Station), Darlington	
34	All interests in 7 square metres of accessway to the rear of 139 Victoria Road, Darlington	
36	All interests except (1) those of Network Rail Infrastructure Limited and (2) those of London North Eastern Railway Limited in 22 square metres of land fronting train station (Darlington Bank Top Station), Darlington	
37	All interests except (1) those of Network Rail Infrastructure Limited and (2) those of London North Eastern Railway Limited in 21 square metres of land fronting train station (Darlington Bank Top Station), Darlington	
38	All interests except (1) those owned by the Authority and (2) those in respect of mines and minerals in 5 square metres of public adopted highway (Victoria Road), situated to the south of The Coachman Hotel, Darlington	
40	All interests except (1) those owned by the Authority and (2) those in respect of mines and minerals in 5 square metres of public adopted highway (Victoria Road), situated to the south of The Coachman Hotel, Darlington	

41	All interests except (1) those owned by the Authority and (2) those in respect of mines and minerals in 1 square metres of public adopted highway (Victoria Road), situated to the south of The Coachman Hotel, Darlington	
42	All interests except (1) those of Network Rail Infrastructure Limited and (2) those of London North Eastern Railway Limited in 77 square metres of car park (Darlington Bank Top Station), Darlington	
43	All interests except those in respect of mines and minerals in 489 square metres of building and premises (1-4 Park Lane and 1 Waverley Terrace), Darlington	DU65328
44	All interests except (1) those owned by the Authority and (2) those in respect of mines and minerals in 21 square metres of public adopted highway (Waverley Terrace), situated to the north of The Cattle Market, Darlington	

Appendix A

Please see the attached definitions of “minor tenancy” and “long tenancy which is about to expire” taken from section 2 (1) and (2) of the Act.

Appendix B

Please see the attached copy of Schedules A1 and 1 to the Act.

Dated: 13th May 2022



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Luke Swinhoe
Assistant Director (Law and Governance)
Darlington Borough Council
Town Hall
Darlington
DL1 5QT