

**THE WATFORD BOROUGH COUNCIL (LAND AT THE GOSSAMERS, CENTRAL MERIDEN ESTATE,  
WATFORD) COMPULSORY PURCHASE ORDER 2019**

**THE TOWN AND COUNTRY PLANNING ACT 1990**

**AND THE ACQUISITION OF LAND ACT 1981**

Watford Borough Council (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 purpose of facilitating the carrying out of development, redevelopment and/or improvement on or in relation to the order land comprising the demolition of existing buildings for the provision of mixed use development including residential dwellings, extra care scheme, retail units and associated infrastructure, car parking and other community facilities thereby achieving the promotion and/or improvement of the economic, social and environmental wellbeing of the area.
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule below and delineated and shown coloured pink on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Watford Borough Council (Land at the Gossamers, Central Meriden Estate, Watford) Compulsory Purchase Order 2019".



Table 1

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name					
Number on Map	Extent, Description and Situation of the Land	Owners or Reputed Owners	Lessees or Reputed Lessees	Tenants or Reputed Tenants	Occupiers
		Herts WD17 1LA	Okkers Tekagac 148 The Gossamers, Garston, Watford. WD25 9AD		
4	All interests (except interests owned by Watford Community Housing Trust) in 85 square metres or thereabouts of ground floor retail accommodation known as 136 The Gossamers, Garston, Watford WD25 9AD	Watford Community Housing Trust Gateway House 59 Clarendon Road Watford Herts WD17 1LA	Donald Mark Langford Meriden Fish Bar 136 The Gossamers, Garston, Watford WD25 9AD  Donald Mark Langford 68 The Phillippers, Watford WD25 9SP	-	Donald Mark Langford
5	All interests (except interests owned by Watford Community Housing Trust) in 72 square metres or thereabouts of 1 <sup>st</sup> and 2 <sup>nd</sup> floor residential accommodation known as 158 The Gossamers, Garston, Watford WD25 9AD	Watford Community Housing Trust Gateway House 59 Clarendon Road Watford Herts WD17 1LA	The executors of the late Alan Michael Grace 158 The Gossamers, Garston, Watford. WD25 9AD  Margaret Grace 158 The Gossamers, Garston, Watford. WD25 9AD	-	Margaret Grace 158 The Gossamers, Garston, Watford. WD25 9AD

Table 1

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name					
Number on Map	Extent, Description and Situation of the Land	Owners or Reputed Owners	Lessees or Reputed Lessees	Tenants or Reputed Tenants	Occupiers
6	All interests (except interests owned by Watford Community Housing Trust) in 26 square metres or thereabouts being an unnumbered and the most southerly garage in a parade of 9 to the rear of The Gossamers, Garston, Watford WD25 9AD	Watford Community Housing Trust Gateway House 59 Clarendon Road Watford Herts WD17 1LA	Nilesh Kumar Narendrabhai Patel and Harsha Nitin Kumar Patel 61 High Street, Bedmond, Abbots Langley WD5 0QP  Nilesh Kumar Narendrabhai Patel and Harsha Nitin Kumar Patel 128 The Gossamers, Garston, Watford WD25 9AD	-	Nilesh Kumar Narendrabhai Patel and Harsha Nitin Kumar Patel
7	All interests (except interests owned by Watford Community Housing Trust) in 26 square metres or thereabouts being an unnumbered and the 6 <sup>th</sup> garage in a parade of 9 (counting from the most southerly garage) to the rear of The Gossamers, Garston, Watford WD25 9AD	Watford Community Housing Trust Gateway House 59 Clarendon Road Watford Herts WD17 1LA	Donald Mark Langford 136 The Gossamers, Garston, Watford WD25 9AD  Donald Mark Langford 68 The Phillipers, Watford WD25 9SP	-	Donald Mark Langford

Table 2

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
-	-	-	-

All dimensions to be checked on site. This drawings is copyright of Mulalley and Company Ltd

# Map referred to in The Watford Borough Council (Land at the Gossamers, Central Meriden Estate, Watford)

## Compulsory Purchase Order 2019



- 1 Plot 1 - Demise
- 2 Plot 2 - Demise
- 3 Plot 3 - Demise
- 4 Plot 4 - Demise
- 5 Plot 5 - Demise
- 6 Plot 6 - Demise
- 7 Plot 7 - Demise
- Boundary Line

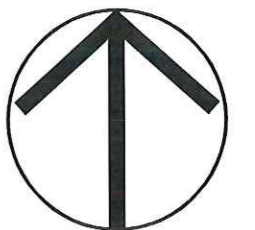
The COMMON SEAL of WATFORD BOROUGH COUNCIL )

Was hereunto affixed this 15 day of May 2019 )

In the presence of:- )

*Carol Chen*.....

A duly authorised officer



### North

*Carol Chen*  
Authorised Signatory



Revision	Date	Drawn By	Checked

Date: 2019	Client: Watford Community Housing Trust
Drawn: FT	Project: Central Meriden Estate, Watford, WD25 9UJ
Check: FT	Title: Compulsory Purchase Order Plan
Scale: 1:500@A3	Drg.No. SW-M437-AD-SK089
Revision: D	

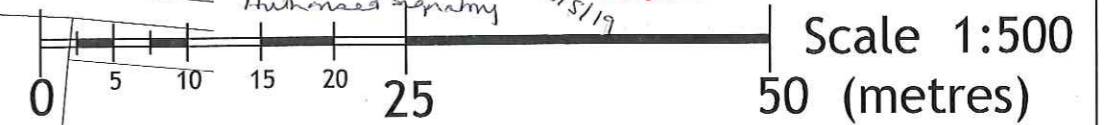
All dimensions to be checked on site. This drawings is copyright of Mulalley and Company Ltd

# Map referred to in The Watford Borough Council (Land at the Gossamers, Central Meriden Estate, Watford) Compulsory Purchase Order 2019



- 1 Plot 1 - Demise
- 2 Plot 2 - Demise
- 3 Plot 3 - Demise
- 4 Plot 4 - Demise
- 5 Plot 5 - Demise
- 6 Plot 6 - Demise
- 7 Plot 7 - Demise
- Boundary Line

The COMMON SEAL of WATFORD BOROUGH COUNCIL )  
 Was hereunto affixed this 15 day of May 2019 )  
 In the presence of:- )  
 ...*Carl Chen*.....  
 A duly authorised officer



 **architecture**  
 Mulalley Ltd  
 Teresa Gavin House, Woodford Avenue, Essex, IG8 8FA  
 Tel: 020 8551 9999

Revision	Date	Drawn By	Checked

Date: 2019	Client: Watford Community Housing Trust
Drawn: FT	Project: Central Meriden Estate, Watford, WD25 9UJ
Check: FT	Title: Compulsory Purchase Order Plan
Scale: 1:500@A3	Drg.No. SW-M437-AD-SK089 Revision: D

VERIFIED	
MIN	6/11/17
NO	
O/O	
S/H	

The COMMON SEAL of  
Watford Borough Council )

was hereunto affixed in the presence of:

.....  
*Carol Chen*  
 Authorised Signatory

This 15<sup>th</sup> day of May 2019

The Officer duly authorised on behalf of the  
Council:



5065/5/19