

---

**Borough of Telford & Wrekin (Glebe Street Wellington)  
Compulsory Purchase Order 2022**

---

## **Borough of Telford & Wrekin (Glebe Street Wellington) Compulsory Purchase Order 2022**

### **The Housing Act 1985 and the Acquisition of Land Act 1981**

---

Borough of Telford & Wrekin (in this order called "the acquiring authority") hereby makes the following order -

1. Subject to the provisions of this order, the acquiring authority is under section 17 of the Housing Act 1985 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of facilitating the acquisition of land for the provision of housing accommodation enabling the comprehensive redevelopment of the Glebe Street/High Street area of Wellington, Telford.
2. The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown Pink on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in Borough of Telford & Wrekin (Glebe Street Wellington) Compulsory Purchase Order 2022".

THE SCHEDULE

Table 1

| Number on map (1) | Extent, description and situation of the land (2)   | Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address (3) |   |   |  |
|-------------------|---|--|---|---|--|
|                   |   | Owners or reputed owners   | Lessees or reputed lessees  | Tenants or reputed tenants (other than lessees) | Occupiers  |
| 1                 | All interests in approximately 40 square metres of land and residential property (maisonette), located on the second and third floors known as 11 St. John Street, Wellington, Telford, TF1 1LJ | <b>The Wrekin Housing Group Limited</b><br>Colliers Way<br>Old Park<br>Telford<br>TF3 4AW            | <b>Isha Azam</b><br>19 Swan View Close<br>Severn Drive<br>Dothill<br>Telford<br>TF1 3GL | -   | <b>Unoccupied</b>  |
| 2                 | All interests in approximately 49 square metres of land and residential property, located on the second floor known as flat 29 St. John Street, Wellington, Telford, TF1 1LJ                    | <b>The Wrekin Housing Group Limited</b><br>Colliers Way<br>Old Park<br>Telford<br>TF3 4AW            | <b>Michelle Kwarteng</b><br>29 St. John Street<br>Wellington<br>Telford<br>TF1 1LJ      | -   | <b>Michelle Kwarteng</b><br>29 St. John Street<br>Wellington<br>Telford<br>TF1 1LJ<br><br><b>Malachi Nsiah</b><br>29 St. John Street<br>Wellington<br>Telford<br>TF1 1LJ<br><br><b>Chelste Nsiah</b><br>29 St. John Street<br>Wellington<br>Telford<br>TF1 1LJ |

THE SCHEDULE

Table 1 (cont'd)

| Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address<br>(3) |   |   |  |   |   |
|---|---|---|--|---|---|
| Number on map<br>(1)  | Extent, description and situation of the land<br>(2)  | Owners or reputed owners  | Lessees or reputed lessees   | Tenants or reputed tenants (other than lessees) | Occupiers                               |
| 3   | All interests in approximately 51 square metres of land and residential property (maisonette), located on the second floor known as 5 Glebe Flats, Glebe Street, Wellington, Telford, TF1 1LH | <b>The Wrekin Housing Group Limited</b><br>Colliers Way<br>Old Park<br>Telford<br>TF3 4AW | <b>Patrick David Toe</b><br>2 Brook House Farm<br>Cottages<br>Hooklands Lane<br>Shipley<br>Horsham<br>RH13 8PY<br><br><b>Sarah Annie Toe</b><br>2 Brook House Farm<br>Cottages<br>Hooklands Lane<br>Shipley<br>Horsham<br>RH13 8PY | –   | <b>Unoccupied</b><br><br><b>Unknown</b> |

THE SCHEDULE

Table 1 (cont'd)

| Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address<br>(3) |  |   |  |   |                                     |
|---|--|---|--|---|-------------------------------------|
| Number on map (1)   | Extent, description and situation of the land (2)  | Owners or reputed owners  | Lessees or reputed lessees   | Tenants or reputed tenants (other than lessees) | Occupiers                           |
| 4   | All interests in approximately 3 square metres of land and bin storage area, Glebe Flats, Glebe Street, Wellington, Telford, TF1 1LH | <b>The Wrekin Housing Group Limited</b><br>Colliers Way<br>Old Park<br>Telford<br>TF3 4AW | <b>Patrick David Toe</b><br>2 Brook House Farm Cottages<br>Hooklands Lane<br>Shipleigh<br>Horsham<br>RH13 8PY<br><i>(in respect of flat 5 Glebe Street)</i><br><br><b>Sarah Annie Toe</b><br>2 Brook House Farm Cottages<br>Hooklands Lane<br>Shipleigh<br>Horsham<br>RH13 8PY<br><i>(in respect of flat 5 Glebe Street)</i> | –   | <b>Unoccupied</b><br><b>Unknown</b> |

THE SCHEDULE

Table 2

| Number on map (4) | Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)   |   | Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6) |  |
|-------------------|--|---|--|--|
|                   | 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 |
| 1                 | <p><b>Prudential Trustee Company Limited</b><br/>10 Fenchurch Street<br/>London<br/>EC3M 5AG</p> <p><b>Bank of Scotland plc</b><br/>The Mound<br/>Edinburgh<br/>EH1 1YZ</p> <p><b>The Wrekin Housing Trust Limited</b><br/>Colliers Way<br/>Old Park<br/>Telford<br/>TF3 4AW</p>         | <p>As mortgagee to The Wrekin Housing Group Limited in respect of 11 St. John Street, Wellington, Telford</p> <p>As mortgagee to Isha Azam in respect of 11 St. John Street, Wellington, Telford, TF1 1LJ</p> <p>Restriction until 25 February 2023 in respect of 11 St. John Street, Wellington, Telford TF1 1LJ</p>         | –  | –  |
| 2                 | <p><b>Leeds Building Society</b><br/>26 Sovereign Street<br/>Leeds<br/>LS1 4BJ</p> <p><b>Prudential Trustee Company Limited</b><br/>10 Fenchurch Street<br/>London<br/>EC3M 5AG</p> <p><b>The Wrekin Housing Trust Limited</b><br/>Colliers Way<br/>Old Park<br/>Telford<br/>TF3 4AW</p> | <p>As mortgagee to Michelle Kwarteng in respect of 29 St. John Street, Wellington, Telford, TF1 1LJ</p> <p>As mortgagee to The Wrekin Housing Group Limited in respect of 29 St. John Street, Wellington, Telford</p> <p>Restriction until 25 February 2023 in respect of 11 St. John Street, Wellington, Telford TF1 1LJ</p> | –  | –  |

THE SCHEDULE

**Table 2 (cont'd)**

| Number on map (4) | Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5) |  | Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6) |  |
|-------------------|--|--|--|--|
|                   | 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 |
| 3                 | <b>HSBC UK Bank plc</b><br>1 Centenary Square<br>Birmingham<br>B1 1HQ                    | As mortgagee to Patrick David Toe and Sara Annie Toe in respect of 5 Glebe Flats, Glebe Street, Wellington, Telford, TF1 1LH | -  | -  |
|                   |  | <b>The Wrekin Housing Trust Limited</b><br>Colliers Way<br>Old Park<br>Telford<br>TF3 4AW                                    |  |  |
| 4                 | <b>HSBC UK Bank plc</b><br>1 Centenary Square<br>Birmingham<br>B1 1HQ                    | As mortgagee to Patrick David Toe and Sara Annie Toe in respect of 5 Glebe Flats, Glebe Street, Wellington, Telford, TF1 1LH | -  | -  |
|                   |  | <b>The Wrekin Housing Trust Limited</b><br>Colliers Way<br>Old Park<br>Telford<br>TF3 4AW                                    |  |  |

THE SCHEDULE

GENERAL ENTRIES

**LIST OF STATUTORY UNDERTAKERS AND OTHER LIKE BODIES HAVING OR POSSIBLY HAVING A RIGHT TO KEEP EQUIPMENT OR HAVING THE BENEFIT OF EASEMENTS ON, IN OR OVER THE LAND WITHIN THE ORDER**

| Party Name                     | Address   |
|--------------------------------|---|
| Virgin Media Limited           | 500 Brook Drive, Reading, RG2 6UU                                   |
| Western Power Distribution PLC | Avonbank, Feeder Road, Bristol, Avon, BS2 0TB                       |
| Cadent Gas Limited             | Ashbrook Court, Prologis Park, Central Boulevard, Coventry, CV7 8PE |
| Severn Trent Water             | Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ          |
| Openreach Limited              | Kelvin House, 123 Judd Street, London, WC1H 9NP                     |



THE SCHEDULE

The Common Seal of BOROUGH OF TELFORD & WREKIN is herunto affixed in the presence of:-

IAN ROSS  
TEAM LEADER: PLACES

Authorised Signatory

Date: 3<sup>rd</sup> February 2022

)  
)  
)  
)  
)  
)  
)  
)  
)

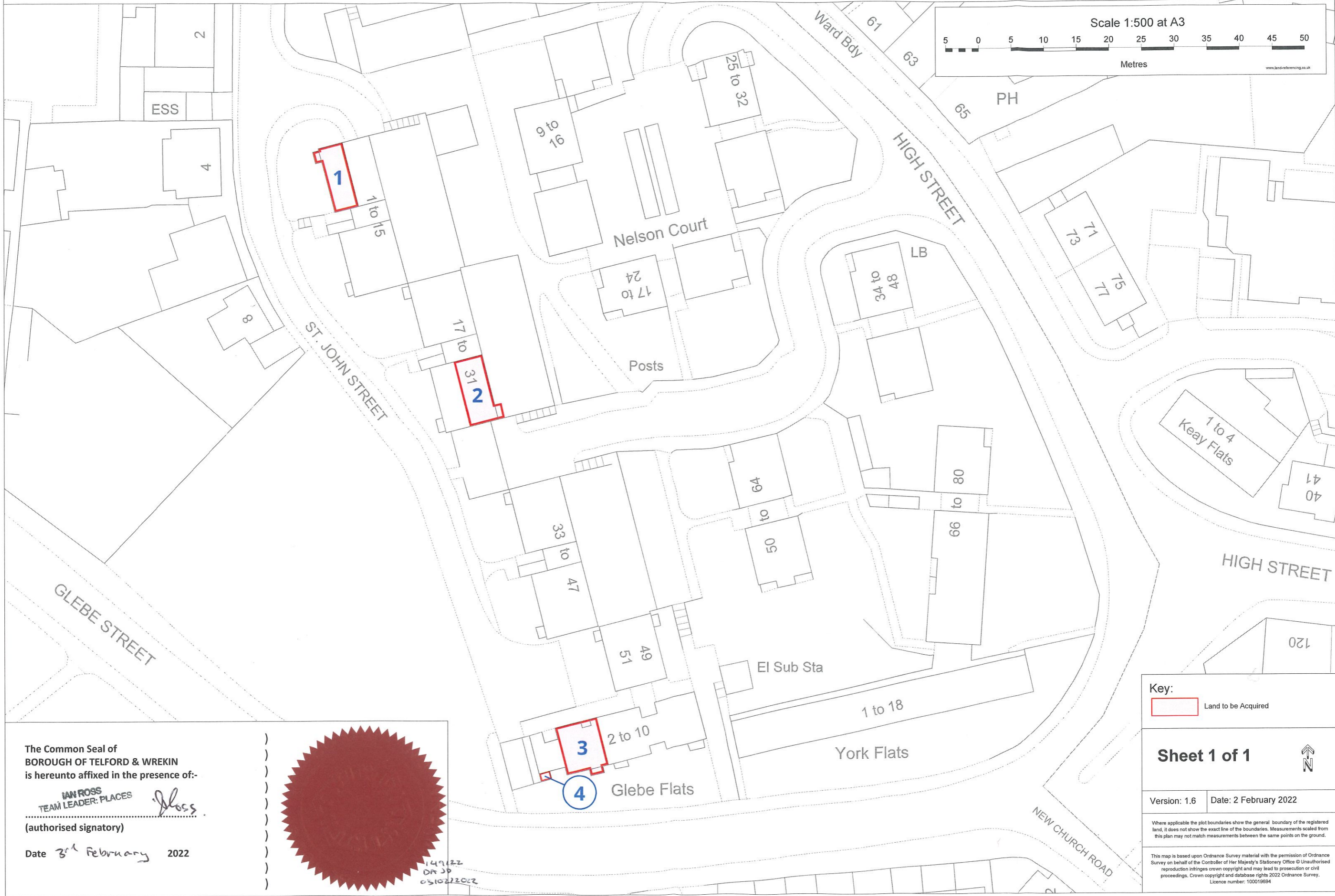
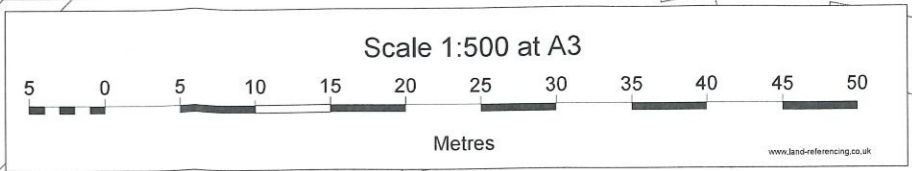
*Ian Ross*

IAN ROSS  
TEAM LEADER: PLACES



148122  
D4D  
05102/2022

# Map Referred to in Borough of Telford & Wrekin (Glebe Street Wellington) Compulsory Purchase Order 2022



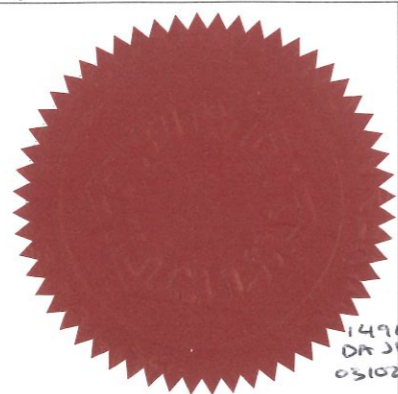
The Common Seal of  
BOROUGH OF TELFORD & WREKIN  
is hereunto affixed in the presence of:-

IAN ROSS  
TEAM LEADER: PLACES


*Ian Ross*

(authorised signatory)

Date 3<sup>rd</sup> February 2022



14922  
DR 20  
0310222022

Key:  
 Land to be Acquired

Sheet 1 of 1 

Version: 1.6 Date: 2 February 2022

Where applicable the plot boundaries show the general boundary of the registered land, it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Crown copyright and database rights 2022 Ordnance Survey. Licence number: 100019694

Dated 3<sup>rd</sup> February

20 22

**Anthea Lowe**  
**Associate Director: Policy & Governance**

Borough of Telford & Wrekin  
Darby House  
Lawn Central  
Telford  
TF3 4JA