

THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 2019

GENERAL VESTING DECLARATION NO. 4

This GENERAL VESTING DECLARATION is executed on the day of 7 March 2022 by SEGRO (Junction 15) Limited (Company Registration Number 08763104) formerly named Roxhill (Junction 15) Limited ("the Authority").

WHEREAS:

(1) On 9th October 2019 an order entitled The Northampton Gateway Rail Freight Interchange Order 2019 ("**the Order**") was made by the Secretary of State for Transport under the powers conferred on him by sections 114 and 120 of the Planning Act 2008 ("**the 2008 Act**") authorising the Authority to acquire the land specified in Part 1 of the Second Schedule hereto and to acquire the rights specified in column 4 of Part 2 of the Second Schedule, over the Plots of land respectively specified and described in column 3 of that Part of that Schedule.

(2) Notice of authorisation of compulsory acquisition was first published in accordance with section 134 of the 2008 Act on 24 October 2019.

(3) That notice included a statement of the effect of Parts 2 and 3 of the Compulsory Purchase (Vesting Declarations) Act 1981 as prescribed by section 134 of the 2008 Act.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("**the 1981 Act**"), as applied by article 31 of the Order, the Authority hereby declares-

1. Save any interests of Excluded Persons the land described in Part 1 of the Second Schedule hereto (being part of the land authorised to be acquired by the Order) and more particularly shaded pink on the plans annexed hereto, together with the right to enter and take possession of the land shall vest in the Authority as from the Vesting Date.

2. Save insofar that they comprise or affect interests of Excluded Persons the rights specified in column 4 of Part 2 of the Second Schedule hereto (being rights authorised to be acquired over land by the Order) together with the right to exercise such rights shall, in relation to the Plots of land specified in column 1 of Part 2 of the Second Schedule and more particularly shaded green and shaded blue on the plans annexed hereto, vest in the Authority from the Vesting Date.

3. Each right shall so vest in and be exercisable by the Authority for the benefit of each and every part of the Project and the corporeal and incorporeal property comprised in the business undertaking of the Authority to the intent that the rights may be exercised by both the Authority and by its successors in title and assigns of the whole or any part of such property whether it is comprised in the business undertaking of the Authority or the business undertaking of any successor in title or assign and for the purposes of the construction, installation, operation, maintenance and/or decommissioning thereof.

4. 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. In this Declaration wherever the context permits:

- a. the headings are for convenience only and do not affect the interpretation of this Declaration;
- b. the capitalised terms appearing in this Declaration (including the Schedules) have the respective meanings assigned to them in the First Schedule;
- c. reference to any statute or section of any statute includes a reference to any statutory amendments, modification or re-enactment thereof for the time being in force and to every instrument, order, direction, regulation, bye-law, commission, licence, consent, condition, scheme or other such matter made under or pursuant to statute;

- d. words importing the singular include the plural and vice-versa and wording importing gender includes any other gender;
- e. references to persons includes persons, firms and companies;
- f. the word 'including' means including but without limitation;
- g. the words 'in particular' means in particular but without prejudice to the generality of the preceding wording;
- h. references to a particular Schedule are to the relevant Schedule of this Declaration.

6. The Authority hereby requests the Chief Land Registrar to note the benefit of the rights specified in column 4 of Part 2 of the Second Schedule hereto acquired by the Authority on the registers of the Owner's Title relating to that Plot as soon as possible following the Vesting Date and where the Plot is unregistered land to note a caution against first registration in respect of such Plot.

FIRST SCHEDULE

Term	Meaning
Excluded Persons	all and any of the persons listed in column 5 of Part 1 of the Second Schedule and column 6 of Part 2 of the Second Schedule and shall include the Authority in respect of all Plots
Owner	an owner and/or lessee of an interest in a Plot other than an Excluded Person
Owner's Title	a registered title of which an Owner is the registered proprietor and which is listed in column 5 of Part 2 of the Second Schedule
Plot	a plot of land as specified with a number in column 1 of Part 1 of the Second Schedule or column 1 of Part 2 of the Second Schedule and delineated on the plans annexed hereto
Project	the Northampton Gateway Rail Freight Interchange intended to be constructed by the Authority or its successors in title for which the Order has already been granted including associated development as described in the Order
Vesting Date	the date which is at the end of the period of 3 months from the date on which the service of notices required by section 6 of the 1981 Act is completed

SECOND SCHEDULE

Part 1 – Land to be Acquired

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Land to be Acquired	Column 4 Title Number	Column 5 Excluded Persons
4/10 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 2 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0101 REV 01	8,239 square metres, or thereabouts, of agricultural land to the east of Blisworth Road and to the west of the West Coast Main Line Northampton Loop	Unregistered	Stuart Geoffrey William Dunkley SEGRO (Junction 15) Limited (Company No. 08763104)
4/12 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 2 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0101 REV 01	1,248 square metres, or thereabouts, of agricultural land immediately to the north east of Blisworth Road and to the west of the West Coast Main Line Northampton Loop	Unregistered	Stuart Geoffrey William Dunkley SEGRO (Junction 15) Limited (Company No. 08763104)

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Land to be Acquired	Column 4 Title Number	Column 5 Excluded Persons
4/13	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 2 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0101 REV 01	6,149 square metres, or thereabouts, of public road (Blisworth Road)	Unregistered	Cadent Gas Limited (Company No. 10080864) National Grid Gas plc (Company No. 02006000) West Northamptonshire Council (as highway authority)
4/17 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 2 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0101 REV 01	40,523 square metres, or thereabouts, of agricultural land and hedgerow at Hyde Farm, Roade	NN214334	Stuart Geoffrey William Dunkley SEGRO (Junction 15) Limited (Company No. 08763104)
4/19 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 2 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0101 REV 01	361 square metres, or thereabouts, of land to the south west of Blisworth Road and immediately north of existing public bridleway KZ10	Unregistered	West Northamptonshire Council (as highway authority)

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Land to be Acquired	Column 4 Title Number	Column 5 Excluded Persons
4/24 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 3 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0102 REV 01	The mines and minerals in 2759.39 square metres, or thereabouts, of land, hedgerow, woodland and disused railway to the west of the A508 Stratford Road and existing public footpath RZ3	The mines and minerals are unregistered	British Telecommunications plc (Company No. 01800000) West Northamptonshire Council (as highway authority)

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Land to be Acquired	Column 4 Title Number	Column 5 Excluded Persons
5/1	<p>GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 3 of 6)</p> <p>Drawing reference NA-WSP-VES- XX-DR-GI-0102 REV 01</p>	7,998 square metres, or thereabouts, of public road and verges (A508 Stratford Road)	Unregistered	<p>British Telecommunications plc (Company No. 01800000)</p> <p>Cadent Gas Limited (Company No. 10080864)</p> <p>Virgin Media Limited (company No. 02591237)</p> <p>Western Power Distribution (East Midlands) plc (Company No. 02366923)</p> <p>Zayo Group UK Limited (Company No. 03726666)</p> <p>West Northamptonshire Council (as highway authority)</p>

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Land to be Acquired	Column 4 Title Number	Column 5 Excluded Persons
5/1a part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 3 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0102 REV 01	4,128 square metres, or thereabouts, of land to the west of the A508 Stratford Road	Unregistered	British Telecommunications plc (Company No. 01800000) Virgin Media Limited (company No. 02591237)

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Land to be Acquired	Column 4 Title Number	Column 5 Excluded Persons
5/8a	<p>GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 4 of 6)</p> <p>Drawing reference NA-WSP-VES- XX-DR-GI-0103 REV 01</p>	9,530 square metres, or thereabouts, of public road and verges (A508 Northampton Road)	Unregistered	<p>Anglian Water Services Limited (Company No. 02366656)</p> <p>British Telecommunications plc (Company No. 01800000)</p> <p>National Grid Gas plc (Company No. 02006000)</p> <p>Virgin Media Limited (company No. 02591237)</p> <p>West Northamptonshire Council (as highway authority)</p>

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Land to be Acquired	Column 4 Title Number	Column 5 Excluded Persons
5/11a	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 4 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0103 REV 01	927 square metres, or thereabouts, of public road and verges (Rookery Lane)	Unregistered	Anglian Water Services Limited (Company No. 02366656) British Telecommunications plc (Company No. 01800000) West Northamptonshire Council (as highway authority)
5/12a	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 4 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0103 REV 01	587 square metres, or thereabouts, of public road and verges (Ashton Road)	Unregistered	British Telecommunications plc (Company No. 01800000) National Grid Gas plc (Company No. 02006000) West Northamptonshire Council (as highway authority)

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Land to be Acquired	Column 4 Title Number	Column 5 Excluded Persons
5/13	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 4 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0103 REV 01	123 square metres, or thereabouts, of verge (Ashton Road)	Unregistered	West Northamptonshire Council (as highway authority)
6/2	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 5 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0104 REV 01	223 square metres, or thereabouts, of agricultural land to the east of Stoke Road and to the south of Stoke Road	NN162127	
1/7 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 6 of 6) Drawing reference NA-WSP-VES- XX-DR-GI-0105 REV 01	175 square metres, or thereabouts of agricultural land to the east of public road (Barn Lane)	NN93462	Network Rail Infrastructure Limited (Company No. 02904587)

Part 2 – Rights to be Acquired

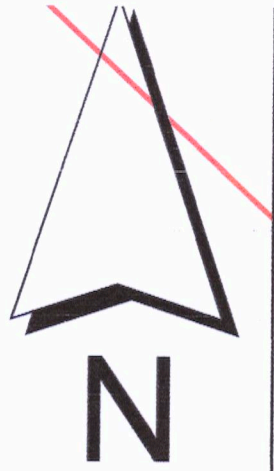
Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Plot	Column 4 Description of Right to be Acquired	Column 5 Owner's Title	Column 6 Excluded Persons
4/3	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 1 of 6) Drawing reference NA- WSP-VES-XX-DR-GI- 0100 REV 01	12 square metres, or thereabouts, of garden land at 28 Bailey Brooks Lane	Rights: (i) to access the land and adjoining land at all times for the purposes of installing, carrying out improvements to, retaining, maintaining, repairing and/or altering drainage with or without machinery, apparatus, equipment, materials and personnel; and (ii) to remove any trees or scrub growth or vegetation on the land for the purpose of carrying out or maintaining such works.	NN156080	
4/4	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 1 of 6)	4 square metres, or thereabouts, of land to the north of public road (Bailey Brooks Lane)	Rights: (i) to access the land and adjoining land at all times for the purposes of installing, carrying out improvements to, retaining, maintaining, repairing and/or altering drainage with or without machinery, apparatus,	NN364360	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Plot (as shown on the plans annexed hereto)	Applicable Plans	Description of Plot	Description of Right to be Acquired	Owner's Title	Excluded Persons
	Drawing reference NA-WSP-VES-XX-DR-GI-0100 REV 01		equipment, materials and personnel; and (ii) to remove any trees or scrub growth or vegetation on the land for the purpose of carrying out or maintaining such works.		
4/5	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 1 of 6) Drawing reference NA-WSP-VES-XX-DR-GI-0100 REV 01	306 square metres, or thereabouts, of private access track off Bailey Brooks Lane and existing public footpath KZ2a	Rights: (i) to access the land and adjoining land at all times for the purposes of carrying out improvements to, retaining, maintaining, repairing and/or altering the path with or without machinery, apparatus, equipment, materials and personnel; and (ii) to remove any trees or scrub growth or vegetation on the land for the purpose of carrying out or maintaining such works.	Unregistered	West Northamptonshire Council (as highway authority)
4/5b	GVD No. 4 West Northamptonshire Council Area	92 square metres, or thereabouts, of agricultural land immediately to the west	Rights: (i) to access the land and adjoining land at all times for	Unregistered	West Northamptonshire Council (as highway authority)

Column 1 Plot (as shown on the plans annexed hereto)	Column 2 Applicable Plans	Column 3 Description of Plot	Column 4 Description of Right to be Acquired	Column 5 Owner's Title	Column 6 Excluded Persons
	Compulsory Acquisition Plan (Map 1 of 6) Drawing reference NA-WSP-VES-XX-DR-GI-0100 REV 01	of the West Coast Main Line Northampton Loop railway forming part of existing public footpath KZ2a	the purposes of carrying out improvements to, retaining, maintaining, repairing and/or altering the path with or without machinery, apparatus, equipment, materials and personnel; and (ii) to remove any trees or scrub growth or vegetation on the land for the purpose of carrying out or maintaining such works.		
4/11 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 2 of 6) Drawing reference NA-WSP-VES-XX-DR-GI-0101 REV 01	27,041 square metres, or thereabouts, of agricultural land to the east of Blisworth Road	(i) Unknown restrictive covenants that may have been imposed before 18 November 1983 (ii) Rights relating to a water pipe granted by deed dated 16 August 1972	NN71436	Western Power Distribution (East Midlands) plc (Company No. 02366923) SEGRO (Junction 15) Limited (Company No. 08763104)
5/6 part	GVD No. 4 West Northamptonshire	460 square metres, or thereabouts, of	(i) Rights and restrictive covenants reserved by a	HN16954	Western Power Distribution (East Midlands) plc (Company

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Plot (as shown on the plans annexed hereto)	Applicable Plans	Description of Plot	Description of Right to be Acquired	Owner's Title	Excluded Persons
	Council Area Compulsory Acquisition Plan (Map 4 of 6) Drawing reference NA- WSP-VES-XX-DR-GI- 0103 REV 01	agricultural land at Netherwood, Roade	transfer dated 15 August 2001 (ii) Rights reserved by a transfer dated 16 November 1992		Registration No. 02366923) SEGRO (Junction 15) Limited (Company No. 08763104)
5/9 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 4 of 6) Drawing reference NA- WSP-VES-XX-DR-GI- 0103 REV 01	6,571 square metres, or thereabouts, of agricultural land at Rookery Farm, Roade	(i) Rights contained in a transfer dated 15 August 2001 (ii) Rights reserved by a transfer dated 16 November 1992	NN155604	British Telecommunications plc (Company Registration No. 01800000) SEGRO (Junction 15) Limited (Company No. 08763104)
5/14 part	GVD No. 4 West Northamptonshire Council Area Compulsory Acquisition Plan (Map 4 of 6)	11,254 square metres, or thereabouts, of agricultural land to the west of the A508 Northampton Road	Rights reserved by a conveyance dated 29 October 1941	NN158604	British Telecommunications plc (Company Registration No. 01800000) SEGRO (Junction 15) Limited (Company No. 08763104)

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Plot (as shown on the plans annexed hereto)	Applicable Plans	Description of Plot	Description of Right to be Acquired	Owner's Title	Excluded Persons
	Drawing reference NA-WSP-VES-XX-DR-GI-0103 REV 01				



Legend

Order Limits

New Rights to be created pursuant to article 25 of the DCO

5/2

Parcel Number

Mapping reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and Database right 2016. All rights reserved.
Ordnance Survey licence number 100020449

01	22/11/2021	First Issue.		GC	SA
Rev	Date	Details of issue / revision		Drw	Rev

ISSUES & REVISIONS

NORTHAMPTON GATEWAY
STRATEGIC RAIL FREIGHT INTERCHANGE

THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 2019

Drawing Title

GVD No. 4
West Northamptonshire Council
Area Compulsory Acquisition Plan
(Map 1 of 6)

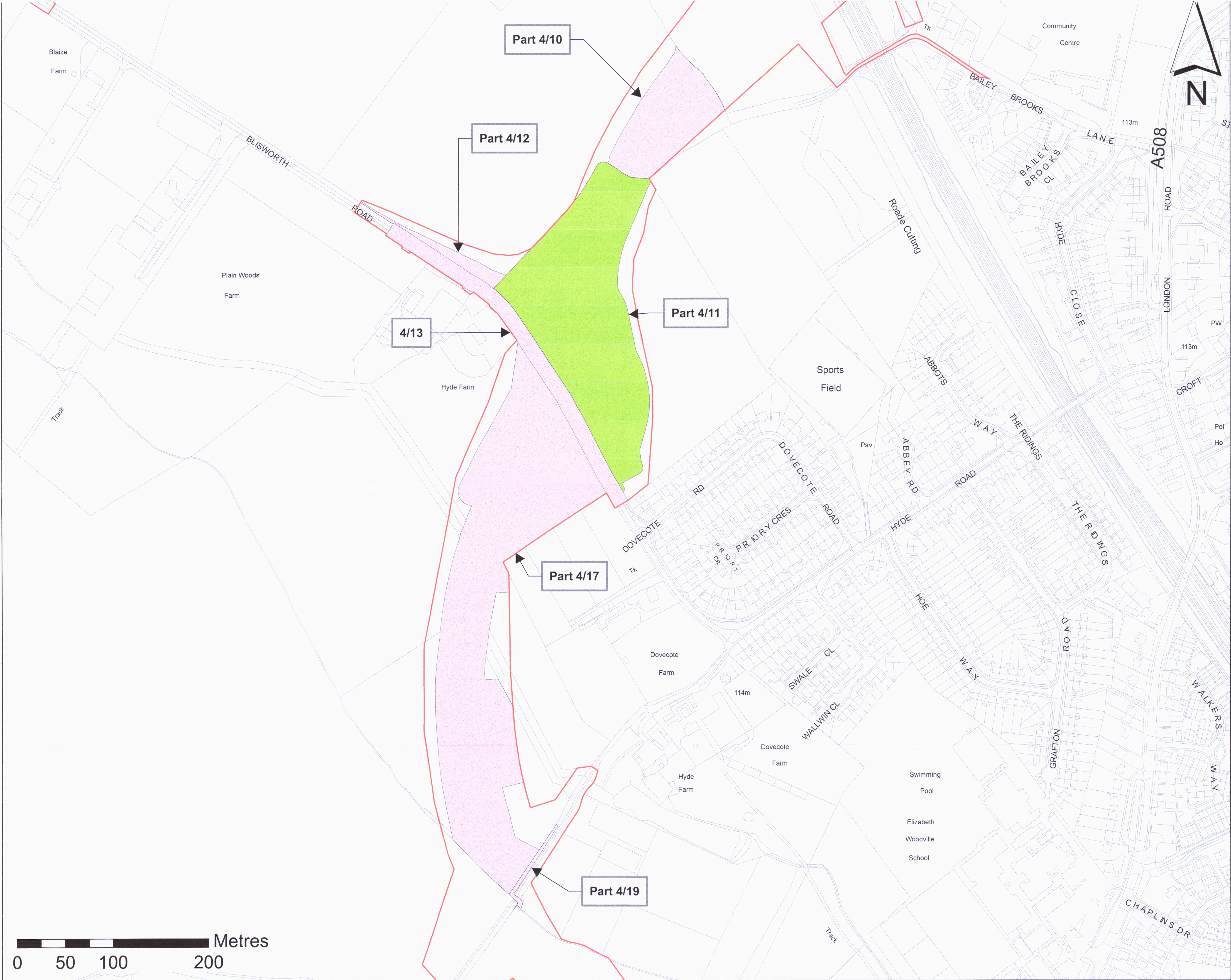
Scale	1:750	Drawn	GC
Size	A1	Reviewed	SA

Printed at A1 the scale is 1:750
Printed at A3 the scale is 1:1,500

Drawing Status

FINAL

WSP reference	Revision
NA-WSP-VES-XX-DR-GI-0100	01



Legend

Order Limits

Land and rights to be acquired pursuant to articles 24 and/or 25 of the DCO

Rights to be acquired pursuant to article 25 of the DCO

5/2

Parcel Number

Mapping reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and Database right 2016. All rights reserved.
Ordnance Survey licence number 100020449

01	22/11/2021	First Issue:		GC	SA
Rev	Date	Details of issue / revision		Dwn	Rev

SEGRO

NORTHAMPTON

GATEWAY

STRATEGIC RAIL FREIGHT INTERCHANGE

THE NORTHAMPTON

GATEWAY RAIL

FREIGHT INTERCHANGE

ORDER 2019

Drawing Title

GVD No. 4
West Northamptonshire Council
Area Compulsory Acquisition Plan
(Map 2 of 6)

Scale	1:1,750	Drawn	GC
Size	A1	Reviewed	SA

Printed at A1 the scale is 1:1,750
Printed at A3 the scale is 1:3,500

Drawing Status

FINAL

WSP reference	Revision
NA-WSP-VES-XX-DR-GI-0101	01



Legend



Order Limits



Land and rights to be acquired pursuant to articles 24 and/or 25 of the DCO

5/2

Parcel Number

Mapping reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and Database right 2016. All rights reserved.
Ordnance Survey licence number 100020449

01	22/11/2021	First Issue:		GC	SA
Rev	Date	Details of issue / revision		Dnw	Rev

ISSUES & REVISIONS



THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 2019

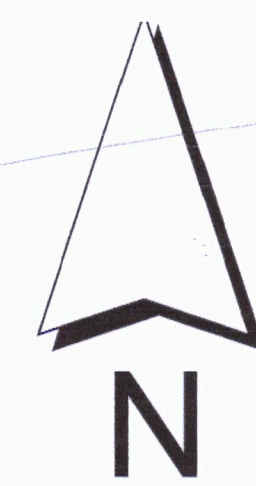
Drawing Title
GVD No. 4
West Northamptonshire Council
Area Compulsory Acquisition Plan
(Map 3 of 6)

Scale	1:1,250	Drawn	GC
Size	A1	Reviewed	SA

Printed at A1 the scale is 1:1,250
Printed at A3 the scale is 1:2,500

Drawing Status
FINAL

WSP reference	Revision
NA-WSP-VES-XX-DR-GI-0102	01



Legend



Order Limits



Land and rights to be acquired pursuant to articles 24 and/or 25 of the DCO



Rights to be acquired pursuant to article 25 of the DCO

5/2

Parcel Number

Mapping reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and Database right 2016. All rights reserved.
Ordnance Survey licence number 100020449

01	22/11/2021	First Issue:	GC	SA	
Rev	Date	Details of issue / revision	Dnw	Rev	

ISSUES & REVISIONS



THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 2019

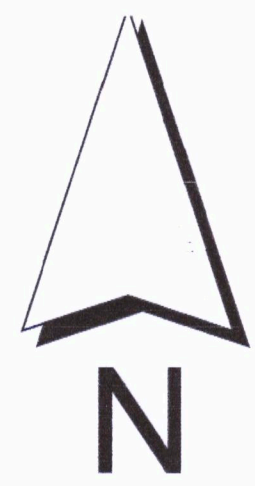
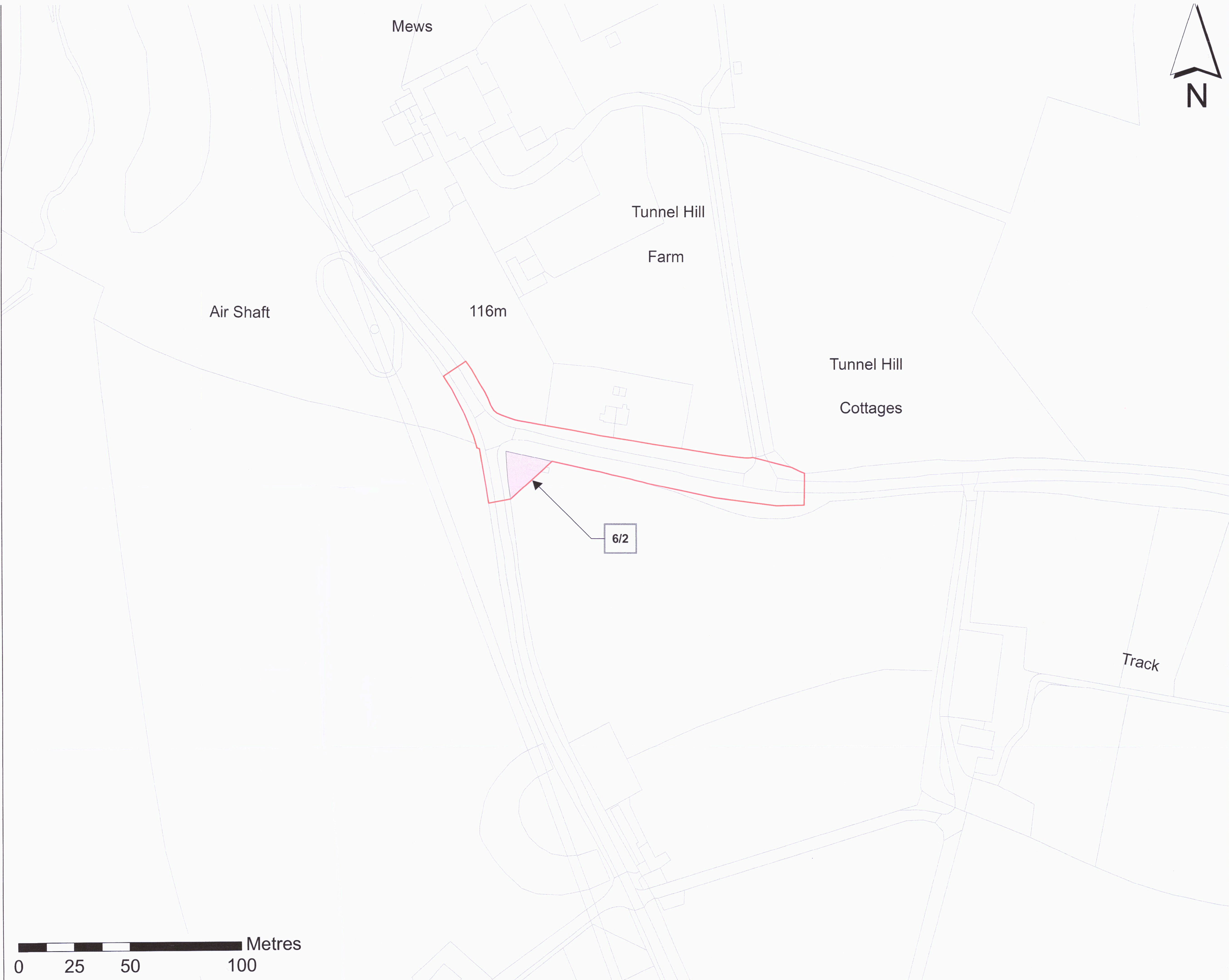
Drawing Title
GVD No. 4
West Northamptonshire Council
Area Compulsory Acquisition Plan
(Map 4 of 6)

Scale	1:1,250	Drawn	GC
Size	A1	Reviewed	SA

Printed at A1 the scale is 1:1,250
Printed at A3 the scale is 1:2,500

Drawing Status
FINAL

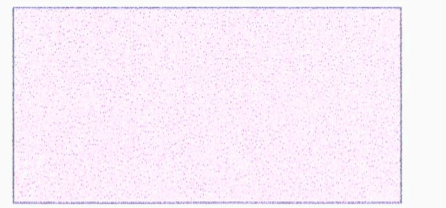
WSP reference	Revision
NA-WSP-VES-XX-DR-GI-0103	01



Legend



Order Limits



Land and rights to be acquired pursuant to articles 24 and/or 25 of the DCO

5/2

Parcel Number

Mapping reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and Database right 2016. All rights reserved.
Ordnance Survey licence number 100020449

01	22/11/2021	First Issue:		GC	SA
Rev	Date	Details of issue / revision		Drw	Rev

ISSUES & REVISIONS



THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 2019

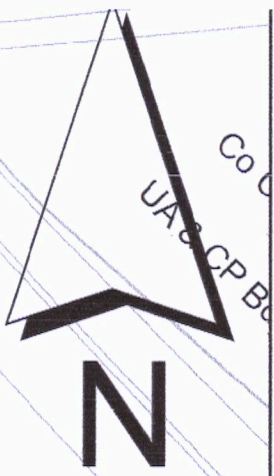
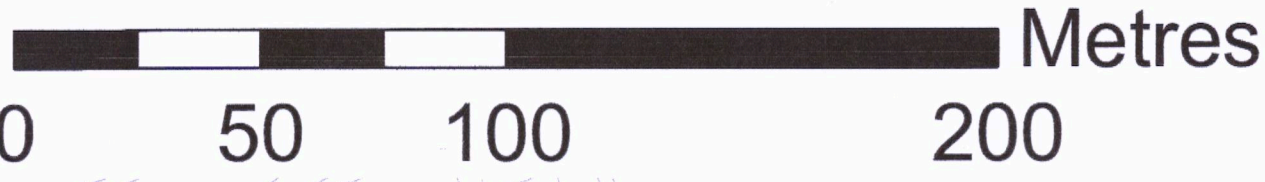
Drawing Title
GVD No. 4
West Northamptonshire Council
Area Compulsory Acquisition Plan
(Map 5 of 6)

Scale	1:750	Drawn	GC
Size	A1	Reviewed	SA

Printed at A1 the scale is 1:750
Printed at A3 the scale is 1:1,500

Drawing Status
FINAL

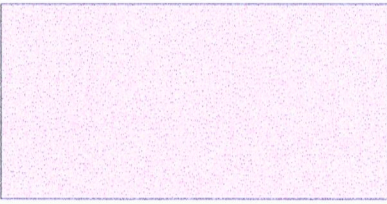
WSP reference	Revision
NA-WSP-VES-XX-DR-GI-0104	01



Legend



Order Limits



Land and rights to be acquired pursuant to articles 24 and/or 25 of the DCO

5/2

Parcel Number

Mapping reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and Database right 2016. All rights reserved.
Ordnance Survey licence number 100020449

01	22/11/2021	First Issue:		GC	SA
Rev	Date	Details of issue / revision		Drw	Rev

ISSUES & REVISIONS



THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 2019

Drawing Title
GVD No. 4
West Northamptonshire Council
Area Compulsory Acquisition Plan
(Map 6 of 6)

Scale	1:1,500	Drawn	GC
Size	A1	Reviewed	SA

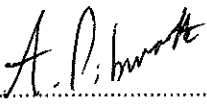
Printed at A1 the scale is 1:1,500
Printed at A3 the scale is 1:3,000

Drawing Status
FINAL


WSP reference	Revision
NA-WSP-VES-XX-DR-GI-0105	01

Signed as a DEED by **SEGRO (Junction 15) Limited**

acting by one Director in the presence of a witness

Director Signature 
ANDREW DILSWORTH

in the presence of:

Witness Signature: 

Witness Name:
Dawn Judge
6 Brindley Road
Witness Address: Hillmorton.....
Rugby
CV21 4BH
.....

.....
Witness Occupation: 