

THE COUNCIL OF THE CITY OF SUNDERLAND
(SUNDERLAND RETAIL PARK)
COMPULSORY PURCHASE ORDER 2011

The Town and Country Planning Act 1990 and the Acquisition of Land Act 1981

The Council of the City of Sunderland (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, re-development or improvement of land at Sunderland Retail Park for the purposes of providing a new retail food store and additional retail units and making improvements to existing retail units, associated public realm and highway infrastructure thereby achieving the promotion and/or improvement of the economic, social and environmental well-being of the area.
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink and edged red on a map prepared in duplicate, sealed with the seal of the Acquiring Authority and marked "Map referred to in The Council of the City of Sunderland (Sunderland Retail Park) Compulsory Purchase Order 2011."
3. In this order, all measurements of area stated in any description of the land shall be construed as if the words "or thereabouts" were inserted after each such measurement of area.

SCHEDULE

Table 1

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (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
1	All interests, other than (a) mines and minerals (b) those of Tesco Stores Limited and (c) rent charges, in 2213 square metres of retail premises, landscaped areas and parking known as McDonalds, Sunderland Retail Park, Roker Avenue	Tesco Stores Limited Tesco House Delamare Road Cheshunt EN8 9SL	McDonald's Restaurants Limited 11/59 High Road East Finchley London N2 8AW	-	J M Partners Limited Nucleus House 3 Brookside Terrace Sunderland SR2 7RN <i>(trading as McDonalds)</i>
2	All interests, other than (a) mines and minerals and (b) those of Tesco Stores Limited, in 595 square metres of retail premises known as Units 10 and 10A Sunderland Retail Park, Roker Avenue	Tesco Stores Limited Tesco House Delamare Road Cheshunt EN8 9SL	J M Partners Limited Nucleus House 3 Brookside Terrace Sunderland SR2 7RN <i>(trading as McDonalds)</i>	-	Blockbuster Entertainment Limited Harefield Place The Drive Uxbridge UB10 8AQ <i>(in respect of Unit 10)</i>

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (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
2 cont			Farmfoods Limited 7 Greens Road Blairfinn Cumbernauld G67 2TU <i>(in respect of Unit 10A)</i>		Farmfoods Limited 7 Greens Road Blairfinn Cumbernauld G67 2TU <i>(in respect of Unit 10A)</i>
3	All interests, other than (a) mines and minerals and (b) those of Tesco Stores Limited, in 979 square metres of retail premises known as Unit 11 Sunderland Retail Park, Roker Avenue	Tesco Stores Limited Tesco House Delamare Road Cheshunt EN8 9SL	Netto Foodstores Limited Elmsall Way South Elmsall Near Pontefract WF9 2XX	-	Netto Foodstores Limited Elmsall Way South Elmsall Near Pontefract WF9 2XX Station Taxis (Sunderland) Limited Taxi Kiosk Central Station Sunderland SR1 3HR <i>(in respect of taxi freephone facility)</i>

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	The Royal Bank of Scotland plc 36 St Andrew Square Edinburgh EH2 2YB <i>(mortgagee of a charge in respect of McDonalds, Sunderland Retail Park) (mortgagor J M Partners Limited)</i>	Mortgage	-
2	-	-	-
3	-	-	-

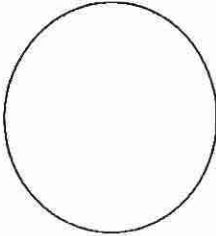
THE SEAL OF THE COUNCIL OF THE CITY OF SUNDERLAND

was hereunto affixed this 24th day of February 2011

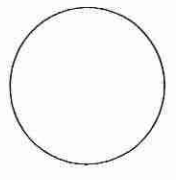
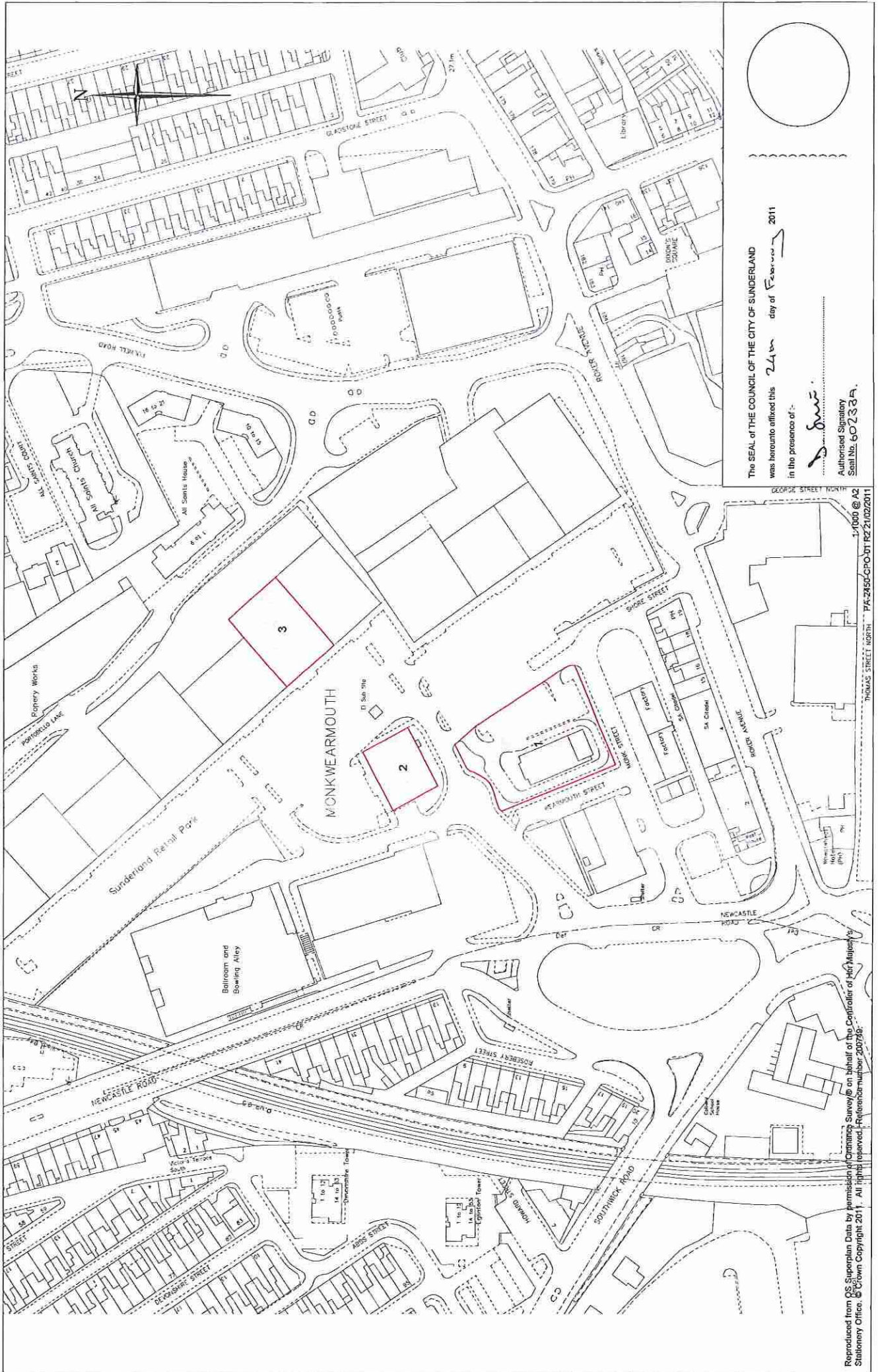
in the presence of :-

D. G. ...

Authorised Signatory
Seal No. 60233A



MAP REFERRED TO IN THE COUNCIL OF THE CITY OF SUNDERLAND (SUNDERLAND RETAIL PARK) COMPULSORY PURCHASE ORDER 2011



The SEAL of THE COUNCIL OF THE CITY OF SUNDERLAND
was hereunto affixed this 24th day of February 2011
in the presence of:-
[Signature]
Authorised Signatory
Seal No. 60233A.

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THOMAS STREET NORTH

