

DATED *21 September* **2022**

NATIONAL HIGHWAYS LIMITED

**THE M25 JUNCTION 10/A3 WISLEY INTERCHANGE DEVELOPMENT CONSENT
ORDER 2022**

GENERAL VESTING DECLARATION No. 12

**THE M25 JUNCTION 10/A3 WISLEY INTERCHANGE DEVELOPMENT CONSENT
ORDER 2022**

GENERAL VESTING DECLARATION No. 12

This **GENERAL VESTING DECLARATION** is executed on the 21st day of September 2022 by National Highways Limited (company number: 09346363) (the "Acquiring Authority").

WHEREAS:

- (1) On 12 May 2022 an order entitled the M25 Junction 10/A3 Wisley Interchange Development Consent Order 2022 ("the Order") was made by the Secretary of State for Transport under the powers conferred on him by sections 114(4), 115(5), 117(6), 120(7) and 122(8) of, and paragraphs 1 to 3, 10 to 15, 17, 19 to 23, 26, 33, 36 and 37 of Part 1 of Schedule 5(9) to the Planning Act 2008 ("the 2008 Act") authorising the Acquiring Authority to acquire the land and rights specified in the First Schedule hereto.
- (2) Notice of the authorisation of compulsory acquisition was first published in accordance with section 134 of the 2008 Act on 20 May 2022.
- (3) That notice included the statement and form prescribed under section 134(7)(cza) (i) and (iii) of the 2008 Act.
- (4) Article 29(1) of the Order provides that the Compulsory Purchase (Vesting Declarations) Act 1981 ("the 1981 Act") shall apply as if the Order were a compulsory purchase order and Article 29(2) provides that the 1981 Act shall have effect subject to modifications.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by section 4 of the 1981 Act, as applied by Article 29(1) and modified by Article 29(2) of the Order the Acquiring Authority hereby declare-

1. The land specified in column 1 of, and described in column 2 of, Part 1 of the First Schedule hereto (being part of the land authorised to be acquired by the Order) and more particularly delineated and shaded pink on the plans annexed hereto, together with the right to enter and take possession of the land, save for any interests in the land belonging to any Excluded Persons set out in the Second Schedule, shall vest in the Acquiring Authority on 3 January 2023 or such later date as is 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.
2. The rights specified in column 3 of Part 2 of the First Schedule hereto, over the land specified in column 1 of, and described in column 2 of, Part 2 of the First Schedule hereto (being part of the land authorised to be acquired by the Order) and more particularly delineated and shaded blue on the plans annexed hereto, together with the right to enter and take possession of the rights, save for any interests in the land belonging to any Excluded Persons set out in the Second Schedule, shall vest in the Acquiring Authority on 3 January 2023 or such later date as is 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.
3. 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.

4. In this Deed "statutory undertaker" has the same meaning as in the Order and includes utility undertakers and operators as defined in Schedule 9 of the Order.

FIRST SCHEDULE

Part 1 – Land to be vested

(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto	(2) Description of the Plot	(3) Title Number(s) (for the purposes of assisting with land registration only)
1/2	All interests and rights in 3135 square metres, or thereabouts, of public adopted highway (Ripley By-Pass (A3)) situated to the south west of Stratford Bridge and to the east of Nutberry Fruit Farm, in the Borough of Guildford	
1/3	All interests and rights in 7239 square metres, or thereabouts, of public adopted highway (Ripley By-Pass (A3)) situated to the south west of Stratford Bridge and to the east of Nutberry Fruit Farm, in the Borough of Guildford	SY296450 SY463502
1/5	All interests and rights in 5161 square metres, or thereabouts, of public adopted highway (Portsmouth Road (B2215)) and overhead telecommunication lines situated to the south west of Stratford Bridge and to the east of Nutberry Fruit Farm, in the Borough of Guildford	SY463502
1/8	All interests and rights in 462 square metres, or thereabouts, of roundabout under bridge carrying public adopted highway (Ripley By-Pass (A3)) situated to the south west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford	SY463502
1/9	All interests and rights in 6893 square metres, or thereabouts, of public adopted highway (Ripley By-Pass (A3)) situated to the south west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford	SY463502
1/10	All interests and rights in 2399 square metres, or thereabouts, of roundabout situated to the south west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford	SY296450 SY463502

(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto	(2) Description of the Plot	(3) Title Number(s) (for the purposes of assisting with land registration only)
1/23	All interests and rights in 438 square metres, or thereabouts, of roundabout under bridge carrying public adopted highway (Ripley By-Pass (A3)) situated to the west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford	SY463502
1/25	All interests and rights in 43664 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)), footbridges and public footpaths (FP 13 and FP 17) situated to the north east of Nutberry Fruit Farm and to the south west of Red Bottom Hill, in the Borough of Guildford	
1/26	All interests and rights in 7376 square metres, or thereabouts, of public adopted highway (Ripley By-Pass (A3)) and overhead telecommunication lines situated to the west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford	SY463502
1/32	All interests and rights in 1316 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the north west of Stratford Bridge and to the north east of Nutberry Fruit Farm, in the Borough of Guildford	
1/33	All interests and rights in 43204 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and footbridge situated to the north east of Stratford Bridge and to the south west of Battleston Hill, in the Borough of Guildford	SY492491 SY458562 SY470380
4/1a	All interests and rights in 14902 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)), wooded area and footbridge carrying public footpath (FP 17) situated to the east of Hut Hill and to the west of Currie's Clump, in the Borough of Guildford	SY492491 SY448887
4/29	All interests and rights in 12703 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and footbridge carrying public footpath (FP 17) situated to the south east of Cockcrow Hill and to the north of Currie's Clump, in the Borough of Guildford	SY492491
5/6	All interests and rights in 1933 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and public bridleway (BW 12) situated to the west of Redhill Bottom and to the north east of Cockcrow Hill, in the Borough of Guildford	

(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto	(2) Description of the Plot	(3) Title Number(s) (for the purposes of assisting with land registration only)
5/25	All interests and rights in 13293 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and public bridleway (BW 12) situated to the north east of Cockcrow Hill and to the south of Red Hill, in the Borough of Guildford, designated as a Site of Special Scientific Interest	
6/6	All interests and rights in 8347 square metres, or thereabouts, of former public adopted highway (Portsmouth Road (A3)), private road, paths, woodland and overhead electricity distribution lines situated to the east of Foxwarren Cottage and to the north of The Gothic Tower, in the Borough of Elmbridge	SY461315
8/3	All interests and rights in 1985 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and overhead electricity distribution lines situated to the east of Feltonfleet School and to the west of West Lodge, in the Borough of Elmbridge	SY779318
8/4	All interests and rights in 11831 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and overhead electricity distribution lines situated to the west of West Lodge and to the south of The Lodge, in the Borough of Elmbridge	SY407252
8/9	All interests and rights in 1017 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and overhead electricity distribution lines situated to the east of Feltonfleet School and to the north west of West Lodge, in the Borough of Elmbridge	SY795664
8/9a	All interests and rights in 2 square metres, or thereabouts, of roundabout (Portsmouth Road (A245)) situated to the east of Feltonfleet School and to the north of West Lodge, in the Borough of Elmbridge	SY795664
8/14	All interests and rights in 146 square metres, or thereabouts, of public adopted highway (Byfleet Road) situated to the north east of Feltonfleet School and to the north west of Stables Cottage, in the Borough of Elmbridge	SY213161 SY309378 SY476514

(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto	(2) Description of the Plot	(3) Title Number(s) (for the purposes of assisting with land registration only)
8/17	All interests and rights in 1653 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)), wooded area and overhead electricity distribution lines situated to the south east of Seven Hills Estate and to the north west of West Lodge, in the Borough of Elmbridge	SY518149 SY213161 SY227172 SY309378 SY476514
8/18	All interests and rights in 845 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and overhead electricity distribution lines situated to the north west of West Lodge and to the east of Feltonfleet School, in the Borough of Elmbridge	
8/20	All interests and rights in 348 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and overhead electricity distribution lines situated to the east of Feltonfleet School and to the north west of West Lodge, in the Borough of Elmbridge	
8/22	All interests and rights in 546 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and wooded area situated to the south west of Malandy and to the north west of West Lodge, in the Borough of Elmbridge	SY399035
8/26	All interests and rights in 171 square metres, or thereabouts, of roundabout (Portsmouth Road (A245)) situated to the east of Feltonfleet School and to the north west of East Lodge, in the Borough of Elmbridge	SY779318
8/31	All interests and rights in 14137 square metres, or thereabouts, of public adopted highway (Convent Lane) under bridge carrying public adopted highway (Esher Bypass (A3)) and overhead electricity distribution lines situated to the north of Malandy and to the south of Caigers Cottage, in the Borough of Elmbridge, excluding all interests and rights in respect of Convent Lane	SY462023 SY518149 SY202831
8/33	All interests and rights in 1218 square metres, or thereabouts, of public adopted highway (Esher Bypass (A3)) under bridge carrying roundabout situated to the north of Stables Cottage and to the south west of Malandy, in the Borough of Elmbridge	

(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto	(2) Description of the Plot	(3) Title Number(s) (for the purposes of assisting with land registration only)
8/35	All interests and rights in 13723 square metres, or thereabouts, of roundabout, public adopted highway (Esher Bypass (A3)) and overhead electricity distribution lines situated to the north of Stables Cottage and to the south west of Malandy, in the Borough of Elmbridge	SY462023 SY518149 SY309378
10/1a	All interests and rights in 72 square metres, or thereabouts, of private road (Muddy Lane) and public footpath (FP 3) under bridge carrying motorway (London Orbital Motorway (M25)) situated to the south west of Holly Bush Stables and to the north west of Common Meadows, in the Borough of Guildford	SY561356
10/8a	All interests and rights in 47203 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)), woodland, embankment and footbridge carrying public footpath (FP 7) situated to the south east of Holly Bush Stables and to the north west of Woolger's Wood, in the Borough of Guildford	SY773024
11/28a	All interests and rights in 9091 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) under bridge carrying track and public bridleway (BW 8) situated to the north of Birchmere Scout Campsite and to the south of Clearmount, in the Borough of Guildford	SY807770 SY170719 SY179705 SY290384

Part 2 – Rights to be vested

(1) Plot No. as shown edged red and shaded blue on the plan annexed hereto	(2) Description of the Plot	(3) Rights to be vested	(4) Title Number(s) (for the purposes of assisting with land registration only)
8/11	Acquisition of rights over and temporary possession and use of 22 square metres, or thereabouts, of public adopted highway (Byfleet Road) situated to the east of The Cottage and to the north west of Stables Cottage, in the Borough of Elmbridge	<p>Such rights for the Acquiring Authority, its lessees, licensees, successors in title, assigns and those authorised by any of these, and any statutory undertaker, as may be required in relation to the development authorised by the M25 Junction 10/A3 Wisley Interchange Development Consent Order 2022 (Work No. 16):</p> <p>(1) To access, inspect and maintain a retaining wall.</p>	SY795357

SECOND SCHEDULE

Excluded Persons of general application

Affinity Water Limited

National Grid Electricity Transmission PLC

National Highways Limited

Southern Gas Networks PLC

South Eastern Power Networks PLC

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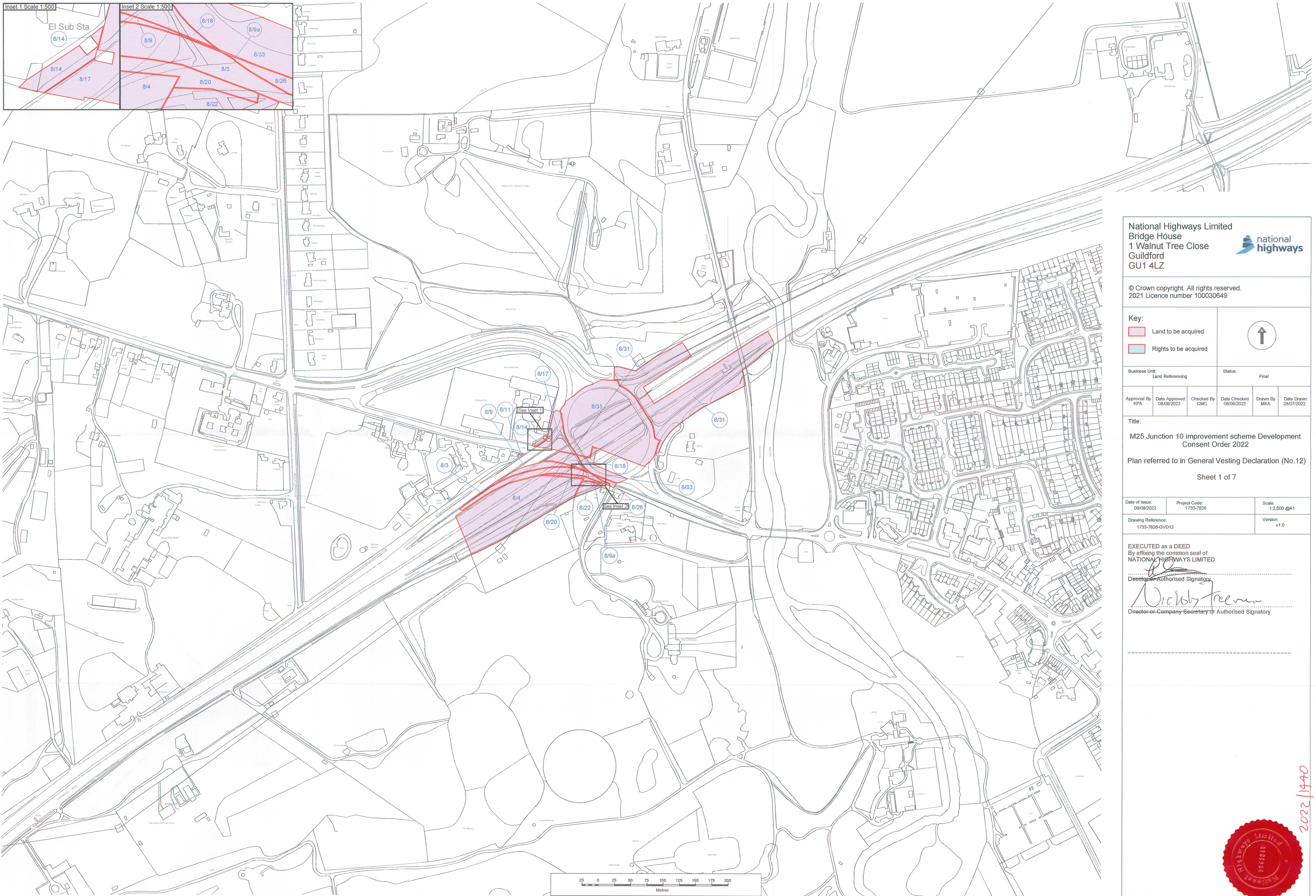
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0411/2022

N Freeman

M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.12)



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Bridge House
1 Walnut Tree Close
Guildford
GU1 4LZ



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Key:

- Land to be acquired
- Rights to be acquired



Business Unit:
Land Referencing

Status: Final

Approved
KPA

By Date Approved
08/08/2022

Checked By
CMC

Date Checked
08/08/2022

Drawn By MKA	Date Drawn 28/07/2022
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Title:

M25 Junction 10 improvement scheme Development
Consent Order 2022

Plan referred to in General Vesting Declaration (No.12)

Sheet 1 of 7

Date of Issue:
09/08/2022

Project Code:
1733-7826

Scale
1:2,500 @A1

Drawing Reference:
1733-7826-GVD12

Version
v1.0

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Nicholas Leung
Director or Company Secretary or Authorised Signatory

Director or Company Secretary or Authorised Signatory

2022/1440



M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.12)



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Business Unit: Land Referencing			Status: Final		
Approved By KPA	Date Approved 08/08/2022	Checked By CMC	Date Checked 08/08/2022	Drawn By MKA	Date Drawn 28/07/2022

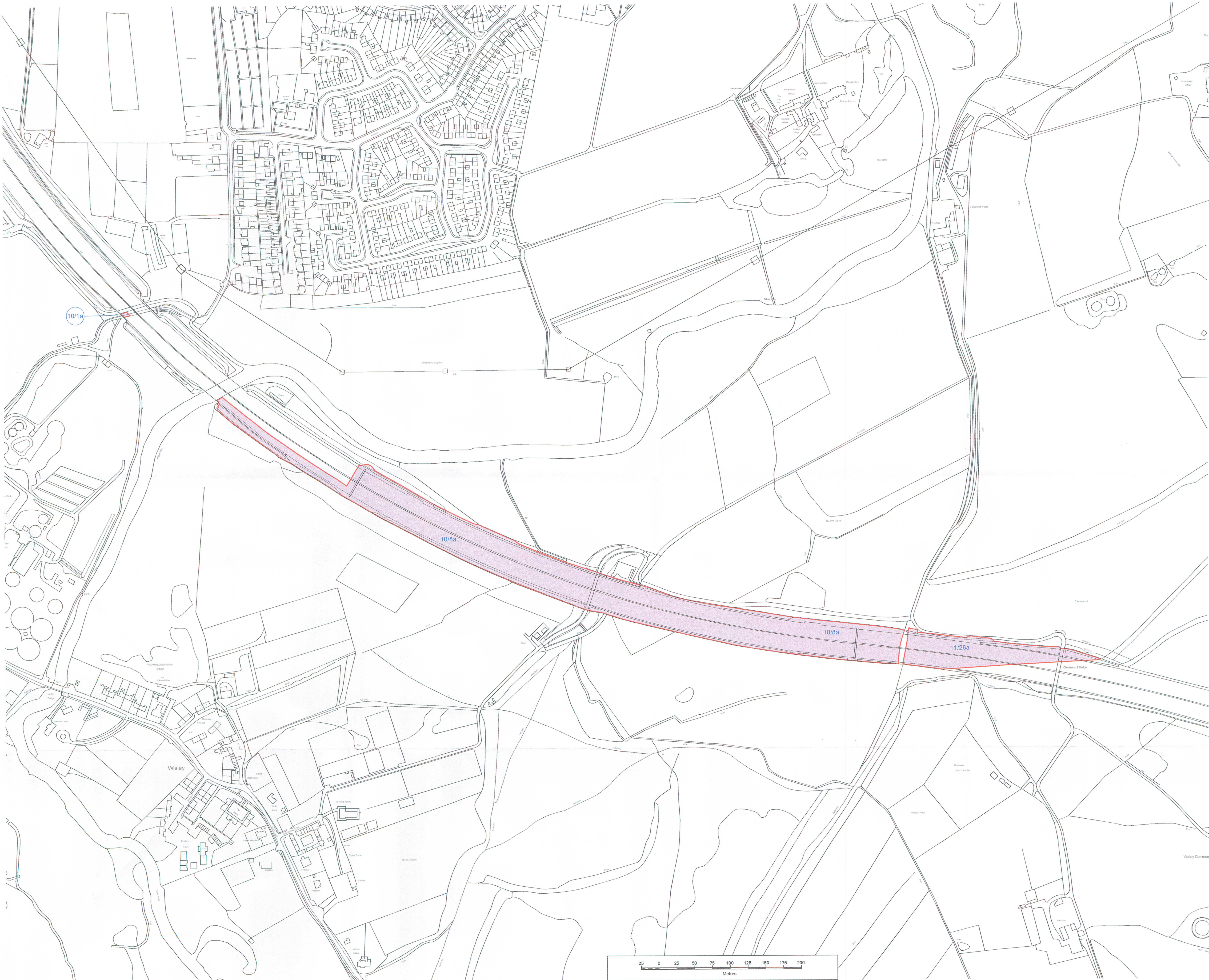
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M25 Junction 10 improvement scheme Development
Consent Order 2022
Plan referred to in General Vesting Declaration (No.12)
Sheet 2 of 7

Date of Issue: 08/08/2022	Project Code: 1733-7826	Scale: 1:2,500 @A1
Drawing Reference: 1733-7826-GVD12		Version v1.0

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Richard Town
Director or Company Secretary or Authorised Signatory



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Business Unit: Land Referencing Status: Final

Approved By	Date Approved	Checked By	Date Checked	Drawn By	Date Drawn
KPA	08/08/2022	CMC	08/08/2022	MKA	28/07/2022

Title:
M25 Junction 10 improvement scheme Development
Consent Order 2022
Plan referred to in General Vesting Declaration (No.12)
Sheet 3 of 7

Date of Issue:	Project Code:	Scale:
09/08/2022	1733-7826	1:2,500 @A1

Drawing Reference:	Version:
1733-7826-GVD12	v1.0

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Key:

- Land to be acquired
- Rights to be acquired

Business Unit: Land Referencing **Status:** Final

Approved By	Date Approved	Checked By	Date Checked	Drawn By	Date Drawn
KPA	08/08/2022	CMC	08/08/2022	MKA	28/07/2022

Title:
M25 Junction 10 improvement scheme Development
Consent Order 2022

Plan referred to in General Vesting Declaration (No.12)
Sheet 4 of 7

Date of Issue:	Project Code:	Scale
08/08/2022	1733-7826	1:2,500 @A1

Drawing Reference:	Version
1733-7826-GVD12	v1.0

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Director or Company Secretary / Authorised Signatory

2022/1440



Key:



Status: Final

Drawn By	1
MKA	2

Sheet 4 of 7

scale
1:2,500 @A1

version
v1.0

Director or Company Secretary or Authorised Signatory




2022/1440

The map illustrates a proposed road improvement project on the A25 near Chislehurst. The project area is highlighted in red, showing a new roundabout at the junction with the A25 and a new bridge over the River Chisle. The map includes labels for various locations such as Chislehurst, Chislehurst Heath, Chislehurst Common, and Chislehurst Heath. A scale bar at the bottom indicates distances in metres (0 to 200).



Key:

-  Land to be acquired
-  Rights to be acquired



Final

Drawn By
MKA

Sheet 5 of 7

	Scale 1:2,500 @A1
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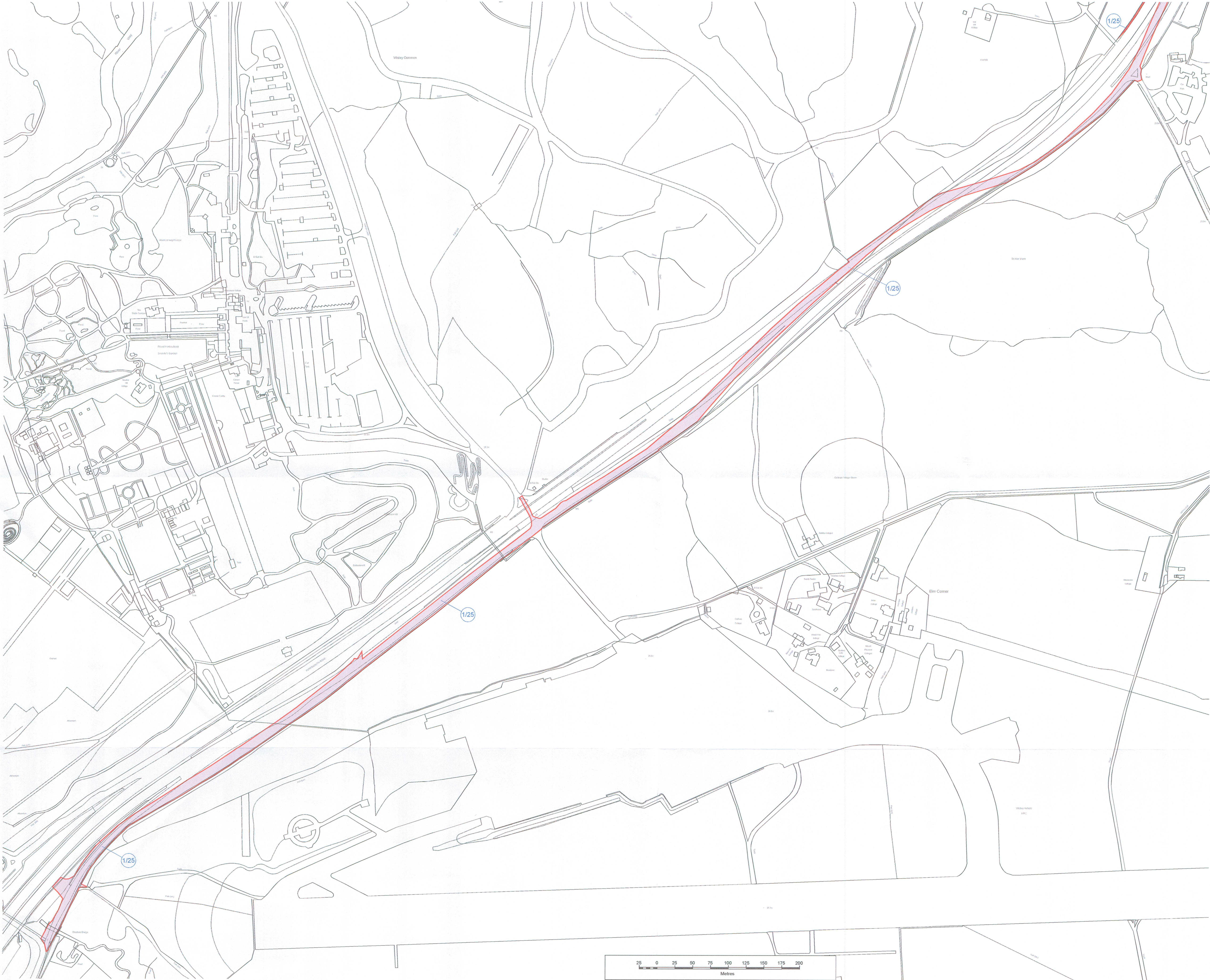
	Version v1.0
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2022/1440

M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.12)



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Business Unit: Land Referencing Status: Final

Approved By KPA	Date Approved 08/08/2022	Checked By CMC	Date Checked 08/08/2022	Drawn By MKA	Date Drawn 28/07/2022
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Title:
M25 Junction 10 improvement scheme Development
Consent Order 2022
Plan referred to in General Vesting Declaration (No.12)
Sheet 6 of 7

Date of Issue: 09/08/2022	Project Code: 1733-7826	Scale 1:2,500 @A1
Drawing Reference: 1733-7826-GVD12		Version v1.0

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Business Unit: Land Referencing		Status: Final
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Approved By KPA	Date Approved 08/08/2022	Checked By CMC	Date Checked 08/08/2022	Drawn By MKA	Date Drawn 28/07/2022
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Title:
M25 Junction 10 improvement scheme Development
Consent Order 2022
Plan referred to in General Vesting Declaration (No.12)
Sheet 7 of 7

Date of Issue: 09/08/2022	Project Code: 1733-7826	Scale: 1:2,500 @A1
Drawing Reference: 1733-7826-GVD12		Version v1.0

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04/1/2022