

**DATED 2022**

**NATIONAL HIGHWAYS LIMITED**

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

---

---

**GENERAL VESTING DECLARATION No. 13**

---

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

**GENERAL VESTING DECLARATION No. 13**

This **GENERAL VESTING DECLARATION** is executed on the       day of       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 specified in column 1 of, and described in column 2 of, the 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, 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. 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.

### FIRST SCHEDULE

<b>(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto</b>	<b>(2) Description of the Land</b>	<b>(3) Title Number(s) (for the purposes of assisting with land registration only)</b>
1/1	All interests and rights in 7449 square metres, or thereabouts, of public adopted highway situated to the south west of Stratford Bridge (Ripley By-Pass (A3)) and to the south east of Nutberry Fruit Farm, in the Borough of Guildford	SY484429
1/24	All interests and rights in 66 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	SY788901
1/43	All interest and rights in 469 square metres, or thereabouts, of scrubland situated to the north of Stratford Bridge and to the south west of Battleston Hill, in the Borough of Guildford, designated as Open Space	
2/35	All interest and rights in 4614 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)), telecommunications mast, electricity substation, public footpath (FP 9) and shelter situated to the north of Orchard Cottage and to the east of Battleston Hill, in the Borough of Guildford, designated as a Site of Special Scientific Interest and Common Land	SY492492
2/38	All interests and rights in 15122 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)), public footpath (FP 9) and drain situated to the east of Battleston Hill and to the north west of Ockham Village Green, in the Borough of Guildford	SY492492
3/10	All interests and rights in 13447 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) and woodland situated to the north of Ockham Village Green and to the west of Bolder Mere, in the Borough of Guildford	SY492491 SY365371 SY448563
3/15	All interests and rights in 122 square metres, or thereabouts, of woodland situated to the north of Ockham Village Green and to the south west of Bolder Mere, in the Borough of Guildford	SY492491

<b>(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto</b>	<b>(2) Description of the Land</b>	<b>(3) Title Number(s) (for the purposes of assisting with land registration only)</b>
3/28	All interest and rights in 19 square metres, or thereabouts, of woodland and drain situated to the west of Bolder Mere and to the north of Ockham Village Green, in the Borough of Guildford, designated as a Site of Special Scientific Interest and Common Land	SY785860
3/29	All interests and rights in 18 square metres, or thereabouts, of woodland situated to the west of Bolder Mere and to the north of Ockham Village Green, in the Borough of Guildford, designated as a Site of Special Scientific Interest	
3/30	All interest and rights in 733 square metres, or thereabouts, of woodland situated to the north west of Bolder Mere and to the north of Ockham Village Green, in the Borough of Guildford, designated as a Site of Special Scientific Interest and Common Land	SY785860
5/3	All interests and rights in 27170 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) situated to the south of Redhill Bottom and to the north east of Cockcrow Hill, in the Borough of Guildford	
5/4	All interests and rights in 7181 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and roundabout under bridge carrying public adopted highway (Portsmouth Road (A3)) situated to the south west of Redhill Bottom and to the north of Sandpit Hill, in the Borough of Guildford	
5/15	All interests and rights in 5968 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and roundabout under bridge carrying public adopted highway (Portsmouth Road (A3)) situated to the south west of Redhill Bottom and to the north of Sandpit Hill, in the Borough of Guildford	SY492491
5/16	All interests and rights in 11294 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and roundabout under bridge carrying public adopted highway (Portsmouth Road (A3)) situated to the south west of Redhill Bottom and to the north of Sandpit Hill, in the Borough of Guildford	

<b>(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto</b>	<b>(2) Description of the Land</b>	<b>(3) Title Number(s) (for the purposes of assisting with land registration only)</b>
5/17	All interests and rights in 3249 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) situated to the north west of Cockcrow Hill and to the west of Redhill Bottom, in the Borough of Guildford	
5/26a	All interest and rights in 33 square metres, or thereabouts, of woodland and drain situated to the north east of Cockcrow Hill and to the north west of Redhill Bottom, in the Borough of Guildford, designated as a Site of Special Scientific Interest and Open Space	SY492491
5/29	All interests and rights in 1767 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the east of Clearmount and to the north west of Chatley Wood, in the Borough of Guildford, designated as a Site of Special Scientific Interest	
6/1	All interest and rights in 1060 square metres, or thereabouts, of woodland situated to the south of Foxwarren Cottage and to the west of Red Hill, in the Borough of Guildford, designated as Common Land	SY581602 SY435045
6/1a	All interest and rights in 9 square metres, or thereabouts, of woodland situated to the south east of Foxwarren Cottage and to the south west of The Gothic Tower, in the Borough of Guildford, designated as Open Space	SY435045
6/15	All interests and rights in 19 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the south east of Foxwarren Cottage and to the west of The Gothic Tower, in the Borough of Elmbridge	
6/22	All interests and rights in 34888 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)), wooded area and overhead electricity distribution lines situated to the north of Court Close Farm and to the south of Seven Hills Hotel, in the Borough of Elmbridge	
6/22a	All interests and rights in 10948 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)), private accessway and wooded area situated to the east of Silvermere Lodge and to the west of Tower Hill, in the Borough of Elmbridge	SY137906 SY491966

<b>(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto</b>	<b>(2) Description of the Land</b>	<b>(3) Title Number(s) (for the purposes of assisting with land registration only)</b>
7/3	All interests and rights in 7578 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the north of Heyswood Girl Guide Camp and to the south east of Long Orchard Farm, in the Borough of Elmbridge	SY442630
7/20	All interests and rights in 58 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the south of Wood Court Lodge and to the north west of New Farm House, in the Borough of Elmbridge	SY778975
7/24	All interests and rights in 14074 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the south of Wood Court Lodge and to the north of New Farm House, in the Borough of Elmbridge	SY777118 SY523812
7/26	All interests and rights in 167 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the south east of Wood Court Lodge and to the north of New Farm House, in the Borough of Elmbridge	SY778975
8/1	All interests and rights in 398 square metres, or thereabouts, of wooded area situated to the south west of Seven Hills Hotel and to the south west of Feltonfleet School, in the Borough of Elmbridge	SY231459
8/2	All interests and rights in 61 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the south east of Feltonfleet School and to the west of Stables Cottage, in the Borough of Elmbridge	SY502474
8/16	All interests and rights in 17 square metres, or thereabouts, of public adopted highway (Portsmouth Road (A3)) situated to the south east of Seven Hills Estate and to the north west of West Lodge, in the Borough of Elmbridge	
8/31a	All interests and rights in 4 square metres, or thereabouts, of public adopted highway (Esher Bypass (A3)) situated to the north east of Stables Cottage and to the south east of Caigers Cottage, in the Borough of Elmbridge	P141013

<b>(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto</b>	<b>(2) Description of the Land</b>	<b>(3) Title Number(s) (for the purposes of assisting with land registration only)</b>
8/32	All interests and rights in 144 square metres, or thereabouts, of wooded area and overhead electricity distribution lines situated to the north east of Stables Cottage and to the south west of Caigers Cottage, in the Borough of Elmbridge	
10/1	All interests and rights in 2202 square metres, or thereabouts, of 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
10/1b	All interests and rights in 2029 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and wooded area situated to the south of Holly Bush Stables and to the west of Common Meadows, in the Borough of Guildford	SY561356 SY734086
10/1c	All interests and rights in 48 square metres, or thereabouts, of drain 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
10/3	All interests and rights in 216 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and wooded area situated to the south west of Holly Bush Stables and to the west of Common Meadows, in the Borough of Guildford	
10/4	All interests and rights in 182 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and wooded area situated to the south of Holly Bush Stables and to the west of Common Meadows, in the Borough of Guildford	14456
10/5	All interests and rights in 386 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and wooded area situated to the south east of Holly Bush Stables and to the west of Common Meadows, in the Borough of Guildford	
10/5a	All interests and rights in 75 square metres, or thereabouts, of river, bed and bank (River Way) under bridge carrying motorway (London Orbital Motorway (M25)) situated to the south east of Holly Bush Stables and to the west of Common Meadows, in the Borough of Guildford	

<b>(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto</b>	<b>(2) Description of the Land</b>	<b>(3) Title Number(s) (for the purposes of assisting with land registration only)</b>
10/6	All interests and rights in 64 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) situated to the south east of Holly Bush Stables and to the west of Common Meadows, in the Borough of Guildford	SY696574
10/8	All interests and rights in 62 square metres, or thereabouts, of river, bed and bank (River Wey) under bridge carrying motorway (London Orbital Motorway (M25)) situated to the south east of Holly Bush Stables and to the west of Common Meadows, in the Borough of Guildford	SY773024
11/7	All interests and rights in 301 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) situated to the south east of Buxton Wood and to the north of Woolger's Wood, in the Borough of Guildford	SY178627
11/31	All interest and rights in 370 square metres, or thereabouts, of woodland situated to the south east of Buxton Wood and to the north of Woolger's Wood, in the Borough of Guildford, designated as Open Space	SY170719 SY290384 SY290384 SY393890
11/31a	All interest and rights in 1 square metre, or thereabouts, of woodland situated to the south east of Buxton Wood and to the north of Woolger's Wood, in the Borough of Guildford, designated as Common Land	SY170719 SY290384 SY393890
11/32	All interest and rights in 37 square metres, or thereabouts, of woodland situated to the south east of Buxton Wood and to the north of Woolger's Wood, in the Borough of Guildford, designated as Common Land	SY290384 SY290384 SY393890
12/2	All interest and rights in 425 square metres, or thereabouts, of woodland and public bridleway (BW 8) situated to the south west of Clearmount and to the north of Birchmere Scout Camp Site, in the Borough of Guildford, designated as a Site of Special Scientific Interest and Common Land	SY807770 SY807771



<b>(1) Plot No. as shown edged red and shaded pink on the plan annexed hereto</b>	<b>(2) Description of the Land</b>	<b>(3) Title Number(s) (for the purposes of assisting with land registration only)</b>
13/3	All interests and rights in 73926 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and woodland situated to the south of Breach Hill Wood and to the north of Telegraph Hill, in the Borough of Elmbridge	SY807770 SY807771 SY538420
13/3a	All interest and rights in 167 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and woodland situated to the south of Breach Hill Wood and to the north west of Telegraph Hill, in the Borough of Elmbridge, designated as a Site of Special Scientific Interest and Common Land	SY807770 SY807771
13/4b	All interests and rights in 384 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) situated to the south west of Breach Hill Wood and to the north east of Sandpit Hill, in the Borough of Elmbridge	
15/7	All interests and rights in 252 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) and path situated to the south east of Poynters Farm and to the north east of Little Brickfield Copse, in the Borough of Elmbridge	SY673878
16/2	All interests and rights in 31 square metres, or thereabouts, of woodland situated to the south west of Pondtail Farm and to the north east of Norton Lane, in the Borough of Elmbridge	
16/4	All interests and rights in 27 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) situated to the south of Pondtail Farm and to the east of Norton Lane, in the Borough of Elmbridge	SY523943
17/2	All interests and rights in 62728 square metres, or thereabouts, of motorway (London Orbital Motorway (M25)) situated to the south west of New Barn Farm and to the south east of Hunters Lodge, in the Borough of Elmbridge	SY794971 SY632929

## **SECOND SCHEDULE**

### **Excluded Persons of general application**

Affinity Water Limited

National Grid Electricity Transmission PLC

National Highways Limited

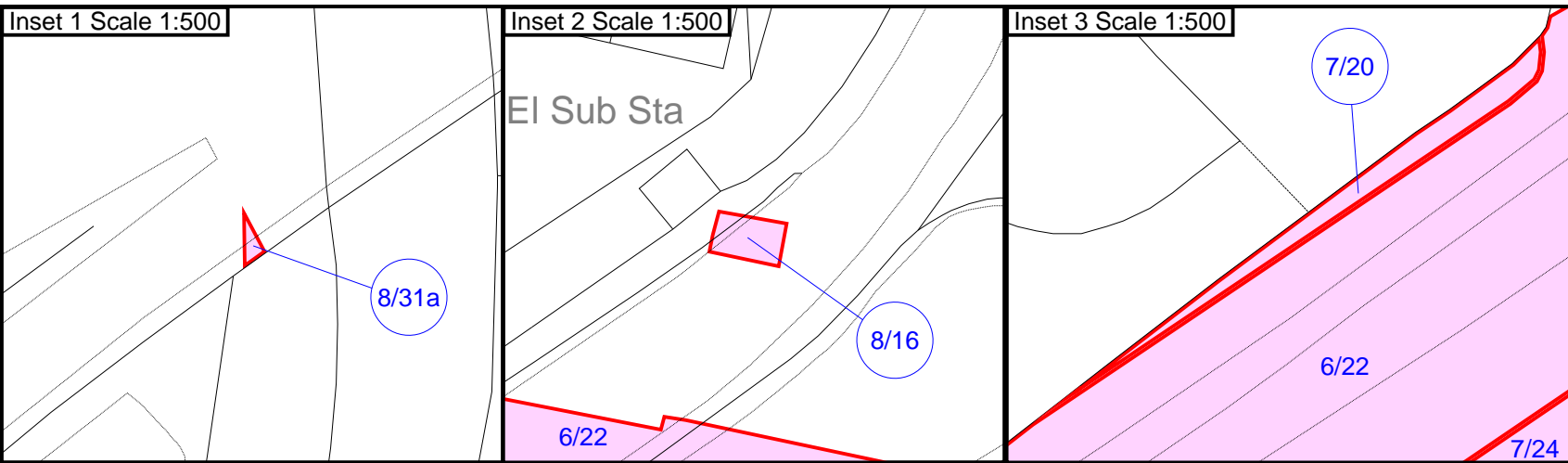
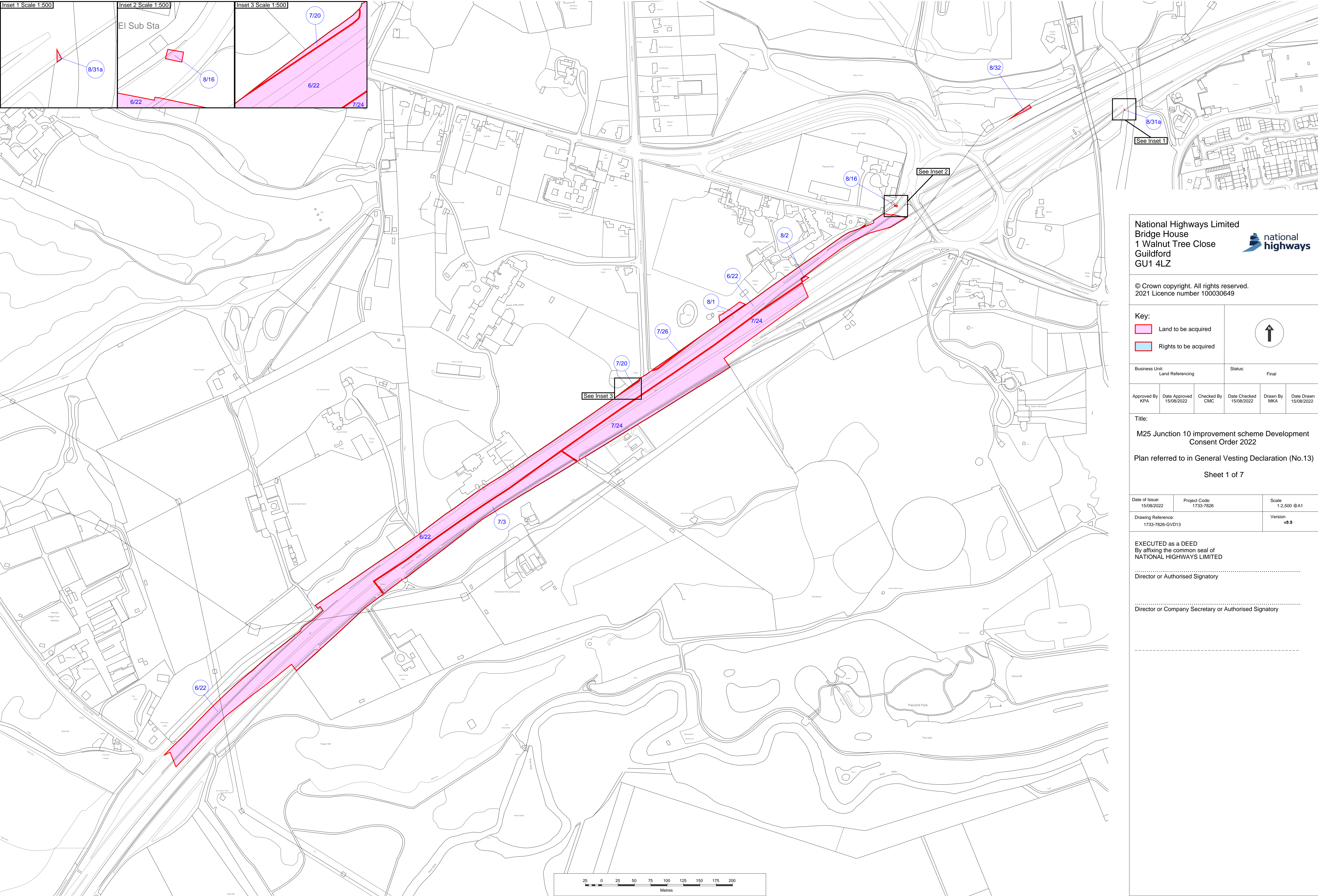
Southern Gas Networks PLC

South Eastern Power Networks PLC

**EXECUTED** as a **DEED** )  
By affixing the common seal of )  
**NATIONAL HIGHWAYS LIMITED** )  
 )  
..... )  
Director or Authorised Signatory )  
 )  
 )  
 )  
..... )  
Director or Company Secretary or Authorised )  
Signatory )



M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.13)

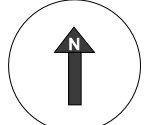


National Highways Limited  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4LZ



© Crown copyright. All rights reserved.  
2021 Licence number 100030649

Key:  
Land to be acquired  
Rights to be acquired



Business Unit: Land Referencing  
Status: Final

Approved By KPA  
Date Approved 15/08/2022  
Checked By CMC  
Date Checked 15/08/2022  
Drawn By MKA  
Date Drawn 15/08/2022

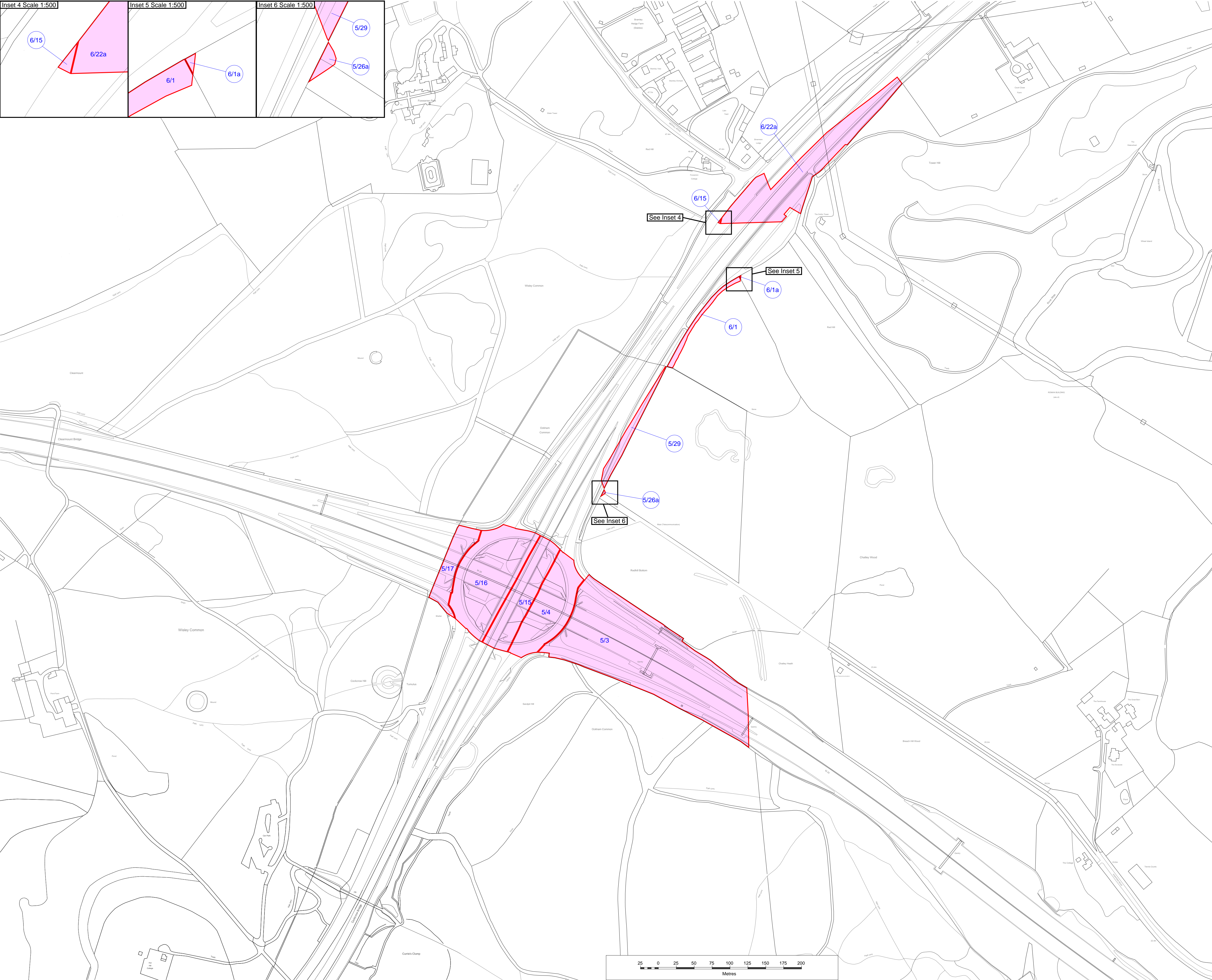
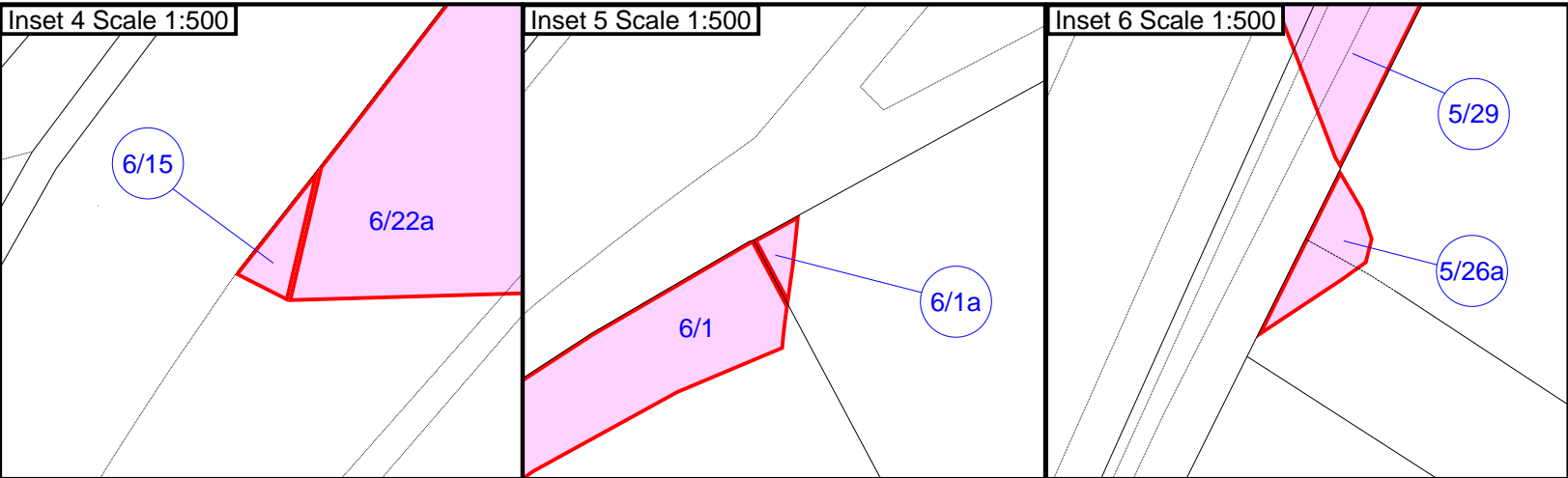
Title:  
M25 Junction 10 improvement scheme Development  
Consent Order 2022  
Plan referred to in General Vesting Declaration (No.13)  
Sheet 1 of 7

Date of Issue: 15/08/2022  
Project Code: 1733-7826  
Scale: 1:2,500 @A1  
Drawing Reference: 1733-7826-GVD13  
Version: v0.0

EXECUTED as a DEED  
By affixing the common seal of  
NATIONAL HIGHWAYS LIMITED  
Director or Authorised Signatory  
Director or Company Secretary or Authorised Signatory



M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.13)



National Highways Limited  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4LZ

© Crown copyright. All rights reserved.  
2021 Licence number 100030649

Key:  

Land to be acquired  
 Rights to be acquired

Business Unit: Land Referencing

Status: Final

Approved By KPA

Date Approved 15/08/2022

Checked By CMC

Date Checked 15/08/2022

Drawn By MKA

Date Drawn 15/08/2022

Title:  
M25 Junction 10 improvement scheme Development  
Consent Order 2022  
Plan referred to in General Vesting Declaration (No.13)  
Sheet 2 of 7

Date of Issue: 15/08/2022

Project Code: 1733-7826

Scale: 1:2,500 @A1

Drawing Reference: 1733-7826-GVD13

Version: v1.0

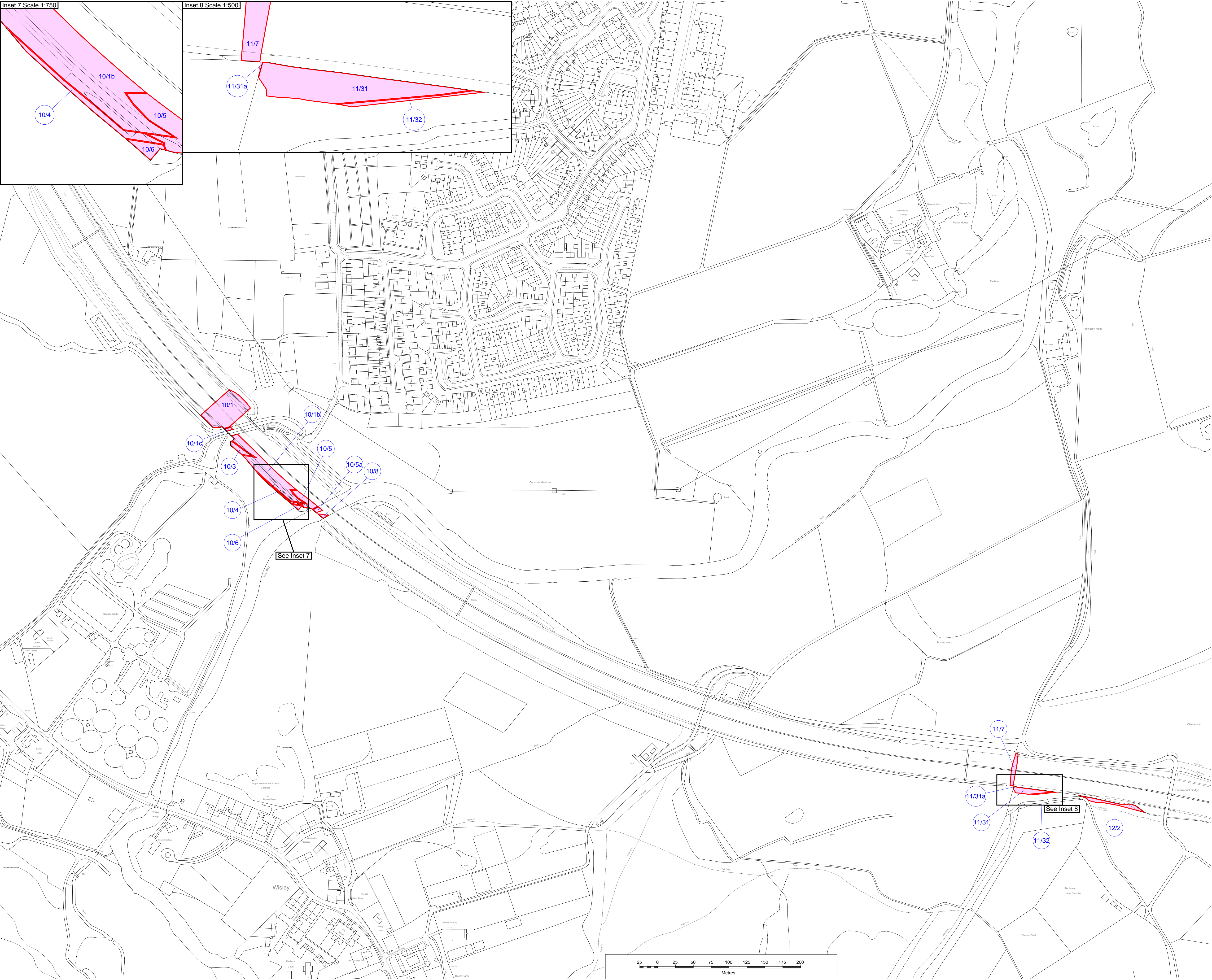
EXECUTED as a DEED  
By affixing the common seal of  
NATIONAL HIGHWAYS LIMITED

Director or Authorised Signatory

Director or Company Secretary or Authorised Signatory



M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.13)



National Highways Limited  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4LZ

© Crown copyright. All rights reserved.  
2021 Licence number 100030649

Key:

Land to be acquired

Rights to be acquired

Business Unit: Land Referencing

Status: Final

Approved By KPA

Date Approved 15/08/2022

Checked By CMC

Date Checked 15/08/2022

Drawn By MKA

Date Drawn 15/08/2022

Title:

M25 Junction 10 improvement scheme Development Consent Order 2022

Plan referred to in General Vesting Declaration (No.13)

Sheet 3 of 7

Date of Issue: 15/08/2022

Project Code: 1733-7826

Scale: 1:2,500 @A1

Drawing Reference: 1733-7826-GVD13

Version: v1.0

EXECUTED as a DEED  
By affixing the common seal of  
NATIONAL HIGHWAYS LIMITED

Director or Authorised Signatory

Director or Company Secretary or Authorised Signatory



**National Highways Limited**  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4LZ

© Crown copyright. All rights reserved.  
2021 Licence number 100030649

**Key:**

- Land to be acquired
- Rights to be acquired

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

**Approved By:** KPA    **Date Approved:** 15/08/2022    **Checked By:** CMC    **Date Checked:** 15/08/2022    **Drawn By:** MKA    **Date Drawn:** 15/08/2022

**Title:**

M25 Junction 10 improvement scheme Development Consent Order 2022

Plan referred to in General Vesting Declaration (No.13)

Sheet 4 of 7

**Date of Issue:** 15/08/2022    **Project Code:** 1733-7826    **Scale:** 1:2,500 @ A1

**Drawing Reference:** 1733-7826-GVD13    **Version:** v1.0

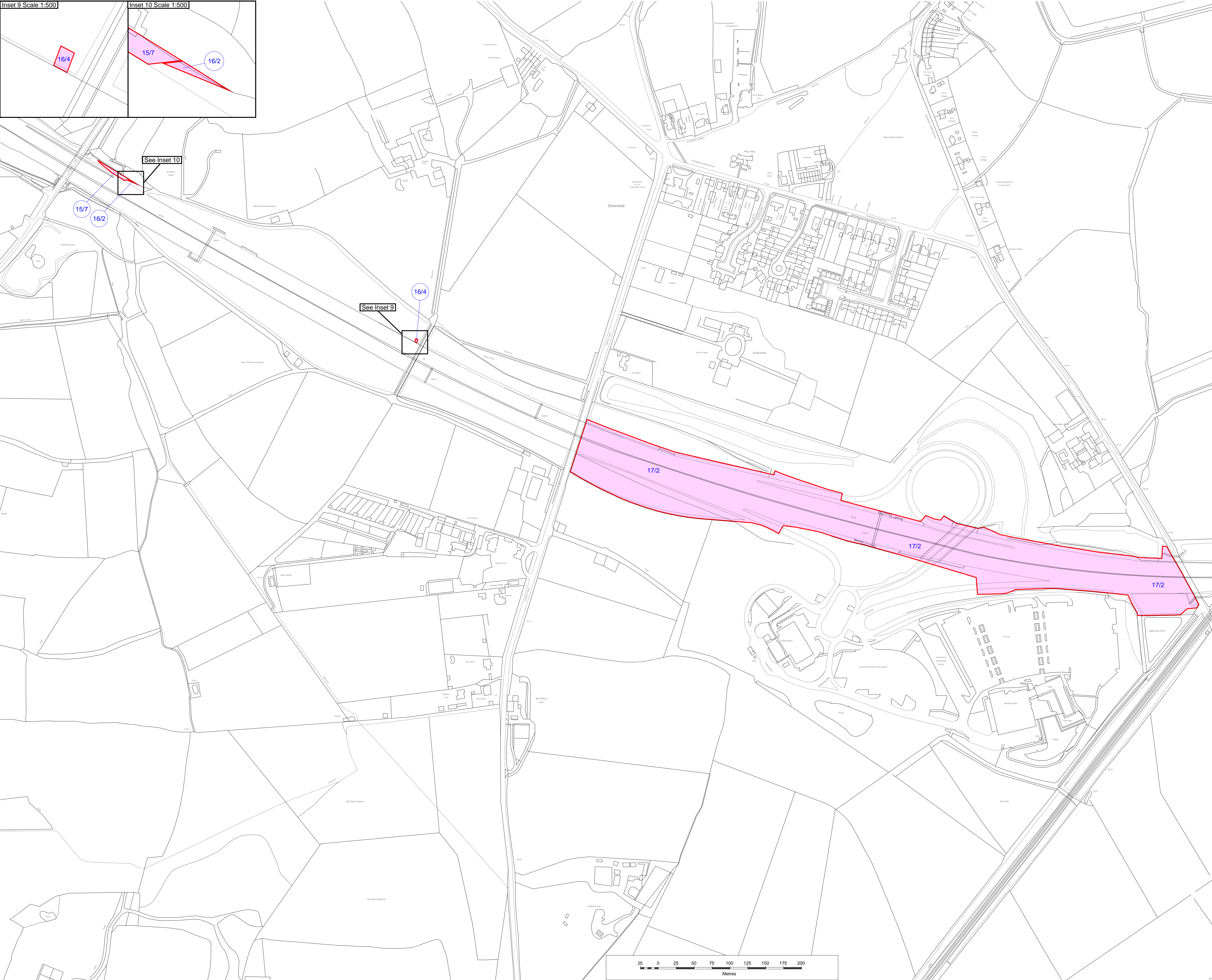
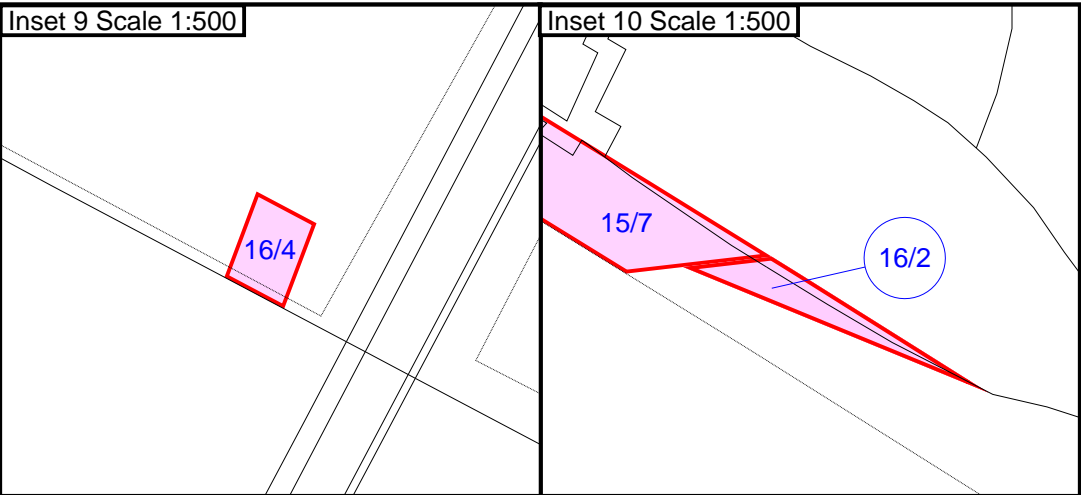
EXECUTED as a DEED  
By affixing the common seal of  
**NATIONAL HIGHWAYS LIMITED**

Director or Authorised Signatory

Director or Company Secretary or Authorised Signatory



M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.13)



National Highways Limited  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4LZ

© Crown copyright. All rights reserved.  
2021 Licence number 100030649

Key:

Land to be acquired

Rights to be acquired

Business Unit: Land Referencing

Status: Final

Approved By KPA

Date Approved 15/08/2022

Checked By CMC

Date Checked 15/08/2022

Drawn By MKA

Date Drawn 15/08/2022

Title:

M25 Junction 10 improvement scheme Development Consent Order 2022

Plan referred to in General Vesting Declaration (No.13)

Sheet 5 of 7

Date of Issue: 15/08/2022

Project Code: 1733-7826

Scale 1:2,500 @A1

Drawing Reference: 1733-7826-GVD13

Version v1.0

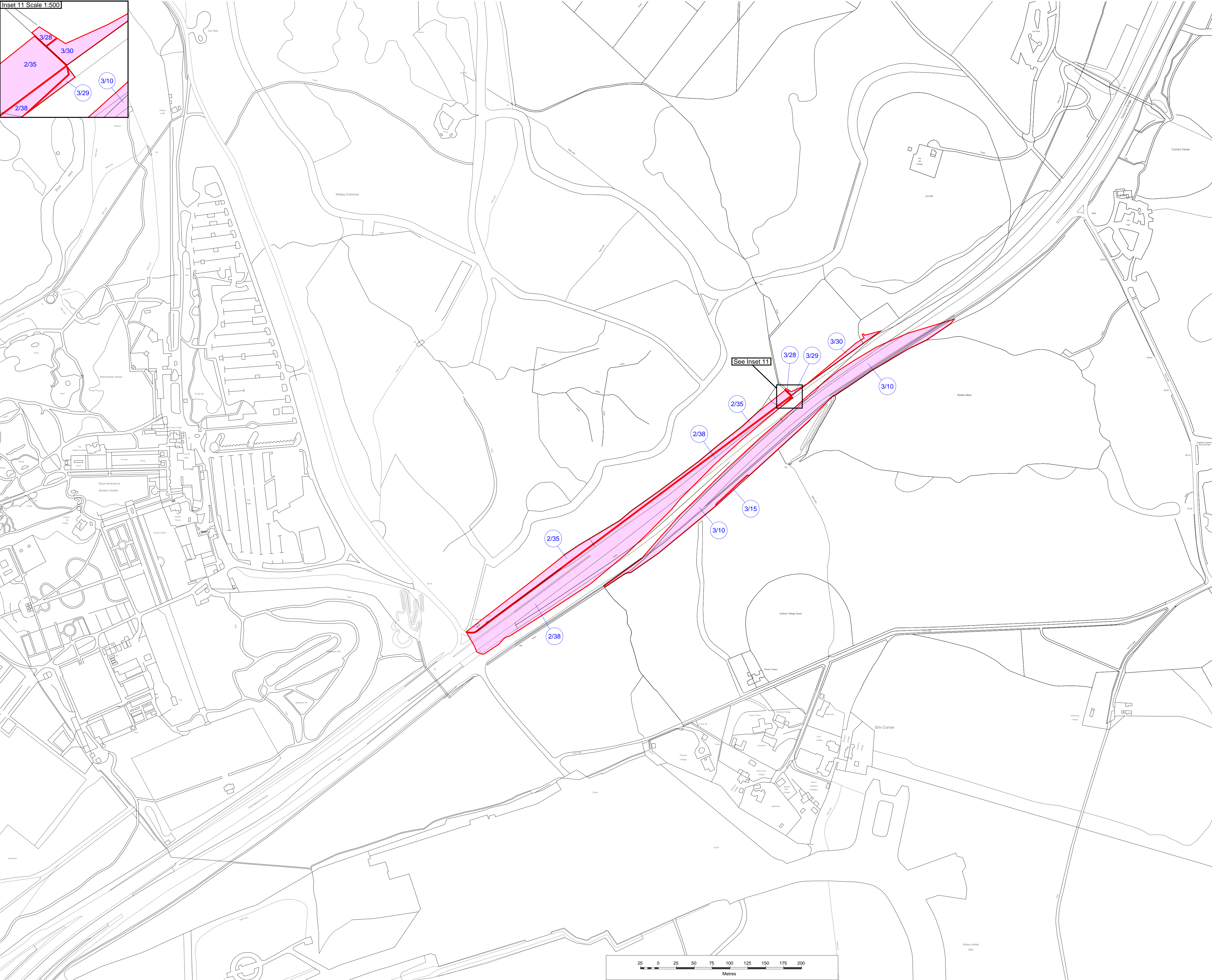
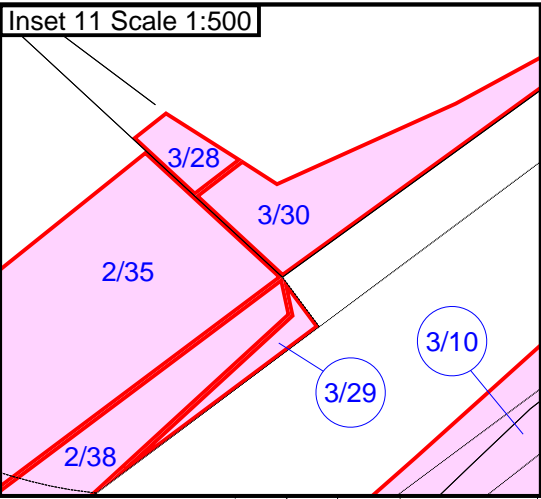
EXECUTED as a DEED  
By affixing the common seal of  
NATIONAL HIGHWAYS LIMITED

Director or Authorised Signatory

Director or Company Secretary or Authorised Signatory



M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.13)



National Highways Limited  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4LZ

© Crown copyright. All rights reserved.  
2021 Licence number 100030649

Key:

Land to be acquired

Rights to be acquired

↑

Business Unit: Land Referencing

Status: Final

Approved By KPA

Date Approved 15/08/2022

Checked By CMC

Date Checked 15/08/2022

Drawn By MKA

Date Drawn 15/08/2022

Title:

M25 Junction 10 improvement scheme Development Consent Order 2022

Plan referred to in General Vesting Declaration (No.13)

Sheet 6 of 10

Date of Issue: 15/08/2022

Project Code: 1733-7826

Scale 1:2,500 @A1

Drawing Reference: 1733-7826-GVD13

Version v1.0

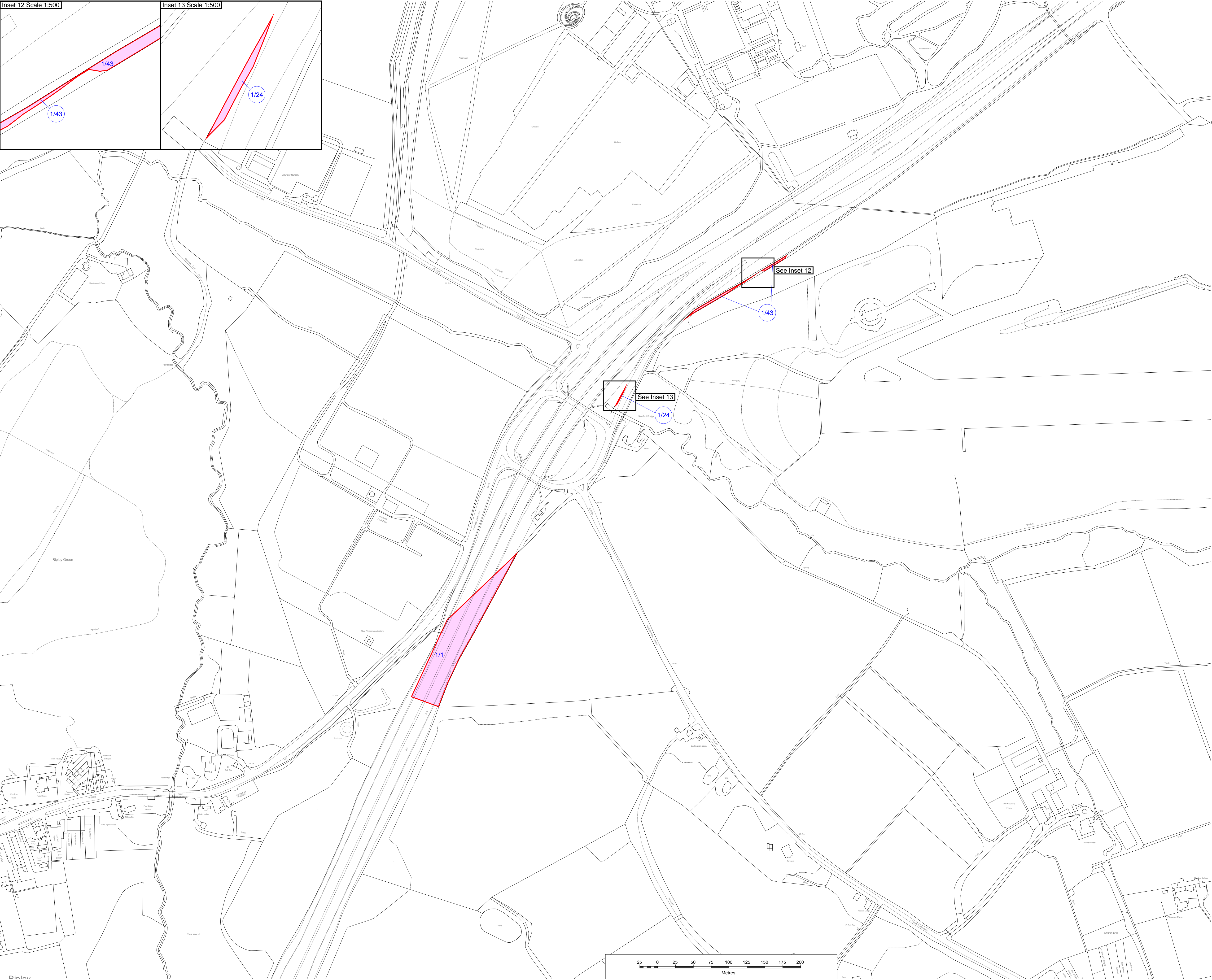
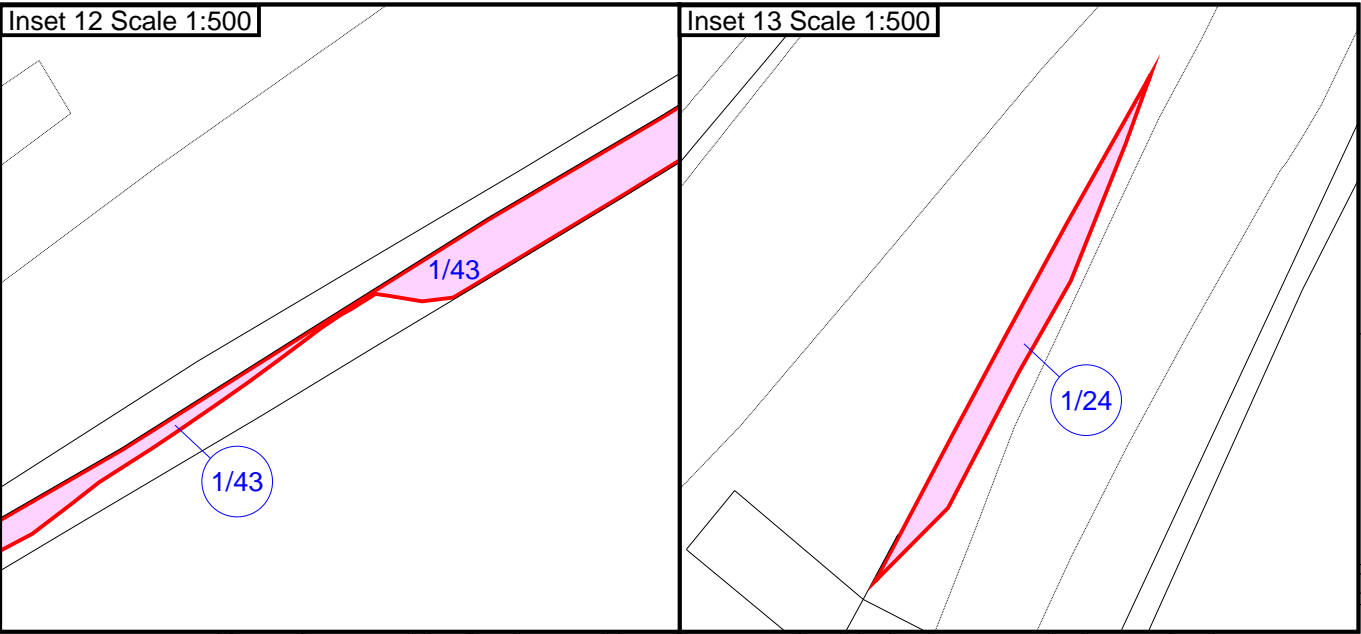
EXECUTED as a DEED  
By affixing the common seal of  
NATIONAL HIGHWAYS LIMITED

Director or Authorised Signatory

Director or Company Secretary or Authorised Signatory



M25 Junction 10 improvement scheme Development Consent Order 2022 Plan referred to in General Vesting Declaration (No.13)



National Highways Limited  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4LZ

© Crown copyright. All rights reserved.  
2021 Licence number 100030649

Key:

Land to be acquired

Rights to be acquired

Business Unit: Land Referencing

Status: Final

Approved By KPA

Date Approved 15/08/2022

Checked By CMC

Date Checked 15/08/2022

Drawn By MKA

Date Drawn 15/08/2022

Title:

M25 Junction 10 improvement scheme Development Consent Order 2022

Plan referred to in General Vesting Declaration (No.13)

Sheet 7 of 7

Date of Issue: 15/08/2022

Project Code: 1733-7826

Scale 1:2,500 @A1

Drawing Reference: 1733-7826-GVD13

Version v1.0

EXECUTED as a DEED  
By affixing the common seal of  
NATIONAL HIGHWAYS LIMITED

Director or Authorised Signatory

Director or Company Secretary or Authorised Signatory