

THE COUNCIL OF THE CITY OF COVENTRY (SPON END)  
COMPULSORY PURCHASE ORDER 2022

THE TOWN AND COUNTRY PLANNING ACT 1990 AND  
THE ACQUISITION OF LAND ACT 1981

The Council of the City of Coventry (in this order called "the acquiring authority") hereby make 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, redevelopment or improvement of the land by the implementation highway works at Spon End as part of the implementation of the Coventry Local Air Quality Action Plan for the improvement of air quality in the City of Coventry.
2. The land authorised to be purchased compulsorily under this order is for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to that land, described in the Schedule hereto and which is delineated and shown coloured pink on the map hereinafter mentioned. The map aforesaid is a map, consisting of two sheets prepared in duplicate, sealed with the Common Seal of the acquiring authority and marked "Map referred to in The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022".

Dated 1 3rd February 2022 1

THE COMMON SEAL of  
THE COUNCIL OF THE CITY OF COVENTRY  
was hereunto affixed  
in the in the presence of:-

*[Handwritten signature]*



The Council of the City of  
Coventry hereby confirms  
this order

X *[Handwritten signature]* X

Date: 29th July 2022

# The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

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	6 square metres, or thereabouts, of hardstanding situated to the north of 55 Spon End, Coventry	Revie Property Limited 40 Auchingramont Road Hamilton ML3 6JT	National Tyre Service Limited Icknield Street Drive Washford West Redditch B98 0DE

# The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

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2	653 square metres, or thereabouts, of hardstanding and flats (73 Spon End, formerly The Black Horse Public House), Coventry	Louis Lectician Amalendran 46 Hook Rise North Surbiton KT6 7JZ	-	<p>Mark Sheedy Room 1 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 1)</i></p> <p>Sarah Coursault Room 2 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 2)</i></p> <p>James Aliu Room 3 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 3)</i></p> <p>Kieran Fu Room 4 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 4)</i></p>	<p>Mark Sheedy Room 1 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 1)</i></p> <p>Sarah Coursault Room 2 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 2)</i></p> <p>James Aliu Room 3 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 3)</i></p> <p>Kieran Fu Room 4 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 4)</i></p>	

# The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

**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
<p>2 (cont'd)</p>				<p>Kansas Mathews-Read Room 5 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 5)</i></p> <p>Myles Deacon Room 6 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 6)</i></p> <p>Vithusha Thiyagarjha Room 7 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 7)</i></p> <p>Jordan Roberts Room 8 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 8)</i></p>	<p>Kansas Mathews-Read Room 5 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 5)</i></p> <p>Myles Deacon Room 6 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 6)</i></p> <p>Vithusha Thiyagarjha Room 7 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 7)</i></p> <p>Jordan Roberts Room 8 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 8)</i></p>

# The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

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		
2 (cont'd)				<p>Emily Allsop Room 9 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 9)</i></p> <p>Joao Leitao Room 10 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 10)</i></p> <p>Sulamith Frei Room 11 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 11)</i></p> <p>Diana Sebastian Room 12 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 12)</i></p>	<p>Emily Allsop Room 9 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 9)</i></p> <p>Joao Leitao Room 10 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 10)</i></p> <p>Sulamith Frei Room 11 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 11)</i></p> <p>Diana Sebastian Room 12 73 Spon Road Coventry CV1 3HE <i>(in respect of Room 12)</i></p>

# The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

**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)	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
3	55 square metres, or thereabouts, of hardstanding and car park situated to the east of The Black Horse Public House, Coventry	Nissan Motor (GB) Limited Rivers Office Park Denham Way Rickmansworth WD3 9YS	-	Aprite (GB) Limited Rivers Office Park Denham Way Rickmansworth WD3 9YS	Aprite (GB) Limited Rivers Office Park Denham Way Rickmansworth WD3 9YS <i>(trading as West Way Nissan)</i>
4	All interests in 80 square metres, or thereabouts, of hardstanding situated to the north west of 39 Spon End, Coventry excluding all interests held by Network Rail Infrastructure Limited	The Council of the City of Coventry Council House Earl Street Coventry CV1 5RR	-	-	The Council of the City of Coventry Council House Earl Street Coventry CV1 5RR
5	NUMBER NOT USED	NUMBER NOT USED	NUMBER NOT USED	NUMBER NOT USED	NUMBER NOT USED
6	NUMBER NOT USED	NUMBER NOT USED	NUMBER NOT USED	NUMBER NOT USED	NUMBER NOT USED
7	152 square metres, or thereabouts, of hardstanding and service station forecourt (Butts Service Station, Coventry) situated to the west of The Hamptons Public House, Coventry	The Council of the City of Coventry (Address as at parcel 4)	Motor Fuel Limited Gladstone Place 36-38 Upper Marlborough Road St. Albans AL1 3UU	-	Esso UK Limited Ermyn House Ermyn Way Leatherhead KT22 8UX

# The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

Table 1

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
8	31 square metres, or thereabouts, of hardstanding situated to the east of Butts Service Station, Coventry	Butts Developments Limited 159 Warwick Road Coventry CV3 6AU	-	-	Butts Developments Limited 159 Warwick Road Coventry CV3 6AU

## The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

**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)	Description of the land for which the person in adjoining column is likely to make a claim
Name and Address	Description of interest to be acquired	Name and Address	
1	-	Unknown Revie Property Limited 40 Auchingramont Road Hamilton ML3 6JT	Restrictive covenants as contained in a Conveyance dated 24 December 1945 for the benefit of unknown land  Rights to free passage of service media, entry, support and rights relating to repairs as contained in a Lease dated 10 April 2008 for the benefit of WM763536
2	Interbay Funding, Limited Reliance House Sun Pier Medway Street Chatham ME4 3ET	As mortgagee to Louis Letician Amalendran in respect of a legal charge dated 14 September 2018 registered under title MM75857  The Arches (Midlands) Limited 24 Fore Street Ipswich IP4 1JU  The Arches (Midlands) Limited 24 Fore Street Ipswich IP4 1JU	Restrictive covenants not to cause annoyance or inconvenience as contained in a Transfer dated 9 August 2016 for the benefit of adjoining land  Rights relating to passage of and connection to service media, entry, and relating to construction of new buildings as contained in a Transfer dated 9 August 2016 for the benefit of adjoining land
3	-	Unknown  Unknown	Easements and quasi easements as contained in a Conveyance dated 9 May 1969 for the benefit of unknown land  Easements and quasi easements as contained in a Conveyance dated 9 May 1928 for the benefit of unknown land



## The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

**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	Name and Address	Description of the land for which the person in adjoining column is likely to make a claim
4	-	Collette Louise Pithie 6 Knoll Croft Coventry CV3 5BZ  Kathleen Pithie 6 Knoll Croft Coventry CV3 5BZ  Network Rail Limited 1 Eversholt Street London NW1 2DN	Restrictive covenants as contained in a Transfer dated 3 December 2021 for the benefit of adjoining land  Restrictive covenants as contained in a Transfer dated 3 December 2021 for the benefit of adjoining land  Easements, quasi easements, rights, exceptions, wayleaves or other similar matters relating to adjoining railway land and bridge
5	NUMBER NOT USED	NUMBER NOT USED	NUMBER NOT USED
6	NUMBER NOT USED	NUMBER NOT USED	NUMBER NOT USED

# The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

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)	Description of the land for which the person in adjoining column is likely to make a claim
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
7 BNP Paribas 10 Harewood Avenue London NW1 6AA	As mortgagee to Motor Fuel Limited in respect of a legal charge dated 6 September 2018 registered under title WM218779	Booker Retail Partners (GB) Limited Equity House Ithlingborough Road Wellingborough NN8 1LT (trading as Londis)  Cardtronics UK Limited Building 4 Trident Place Mosquito Way Hatfield AL10 9UL (trading as Cashzone)  Costa Limited Houghton Hall Business Park Porz Avenue Dunstable LU5 5YG (trading as Costa Coffee)	Rights of access appurtenant to Butts Service Station  Rights of access appurtenant to Butts Service Station  Rights of access appurtenant to Butts Service Station
8	-	-	-

The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

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## The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

### General Entries

Name and Address	Capacity	Description
British Telecommunications plc 81 Newgate Street London EC1A 7AJ	As statutory telecommunications undertaker	In respect of telecommunications facilities
Cadent Gas Limited Ashbrook Court Prologis Park Central Boulevard Keresley End Coventry CV7 8PE	As statutory gas undertaker (Transporter)	In respect of gas mains, pipes and other apparatus
Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP	As statutory telecommunications undertaker	In respect of telecommunications facilities
Severn Trent Water Limited Severn Trent Centre 2 St. Johns Street Coventry CV1 2LZ	As statutory water mains undertaker	In respect of water mains, foul sewer, surface water sewer and other apparatus
Transport for West Midlands 16 Summer Lane Birmingham B19 3SD	As public transport body	N/A

## The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

### General Entries

Name and Address	Capacity	Description
Western Power Distribution (East Midlands) plc Avonbank Feeder Road Bristol BS2 0TB	As statutory electricity distribution undertaker	in respect of electricity distribution lines, cables, conduits and other apparatus

# Map referred to in The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

The common seal of  
 THE COUNCIL OF THE CITY OF COVENTRY  
 Was hereunto affixed on the 3<sup>rd</sup> day of  
 February 2022 in the presence of:-

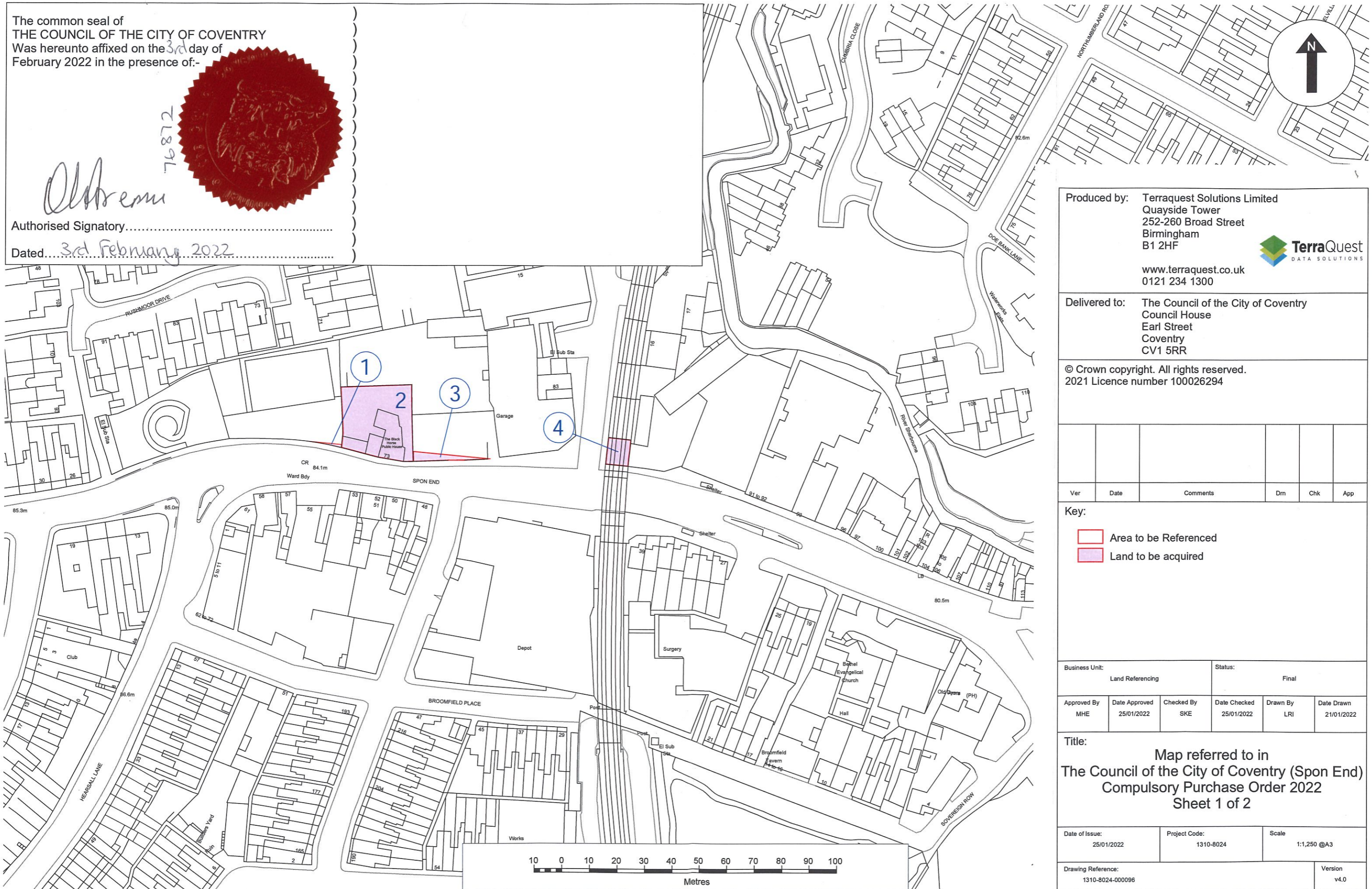


*Olderemi*

76872

Authorised Signatory.....

Dated... 3<sup>rd</sup> February 2022 .....





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 Coventry  
 CV1 5RR

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Ver	Date	Comments	Dm	Chk	App
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Key:  
 Area to be Referenced  
 Land to be acquired

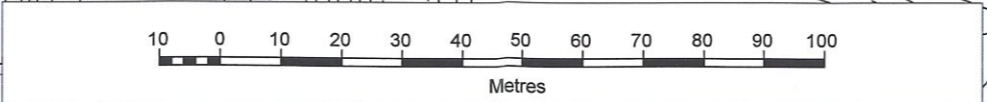
Business Unit: Land Referencing      Status: Final

Approved By	Date Approved	Checked By	Date Checked	Drawn By	Date Drawn
MHE	25/01/2022	SKE	25/01/2022	LRI	21/01/2022

Title:  
 Map referred to in  
 The Council of the City of Coventry (Spon End)  
 Compulsory Purchase Order 2022  
 Sheet 1 of 2

Date of Issue:	Project Code:	Scale
25/01/2022	1310-8024	1:1,250 @A3

Drawing Reference:	Version
1310-8024-000096	v4.0



# Map referred to in The Council of the City of Coventry (Spon End) Compulsory Purchase Order 2022

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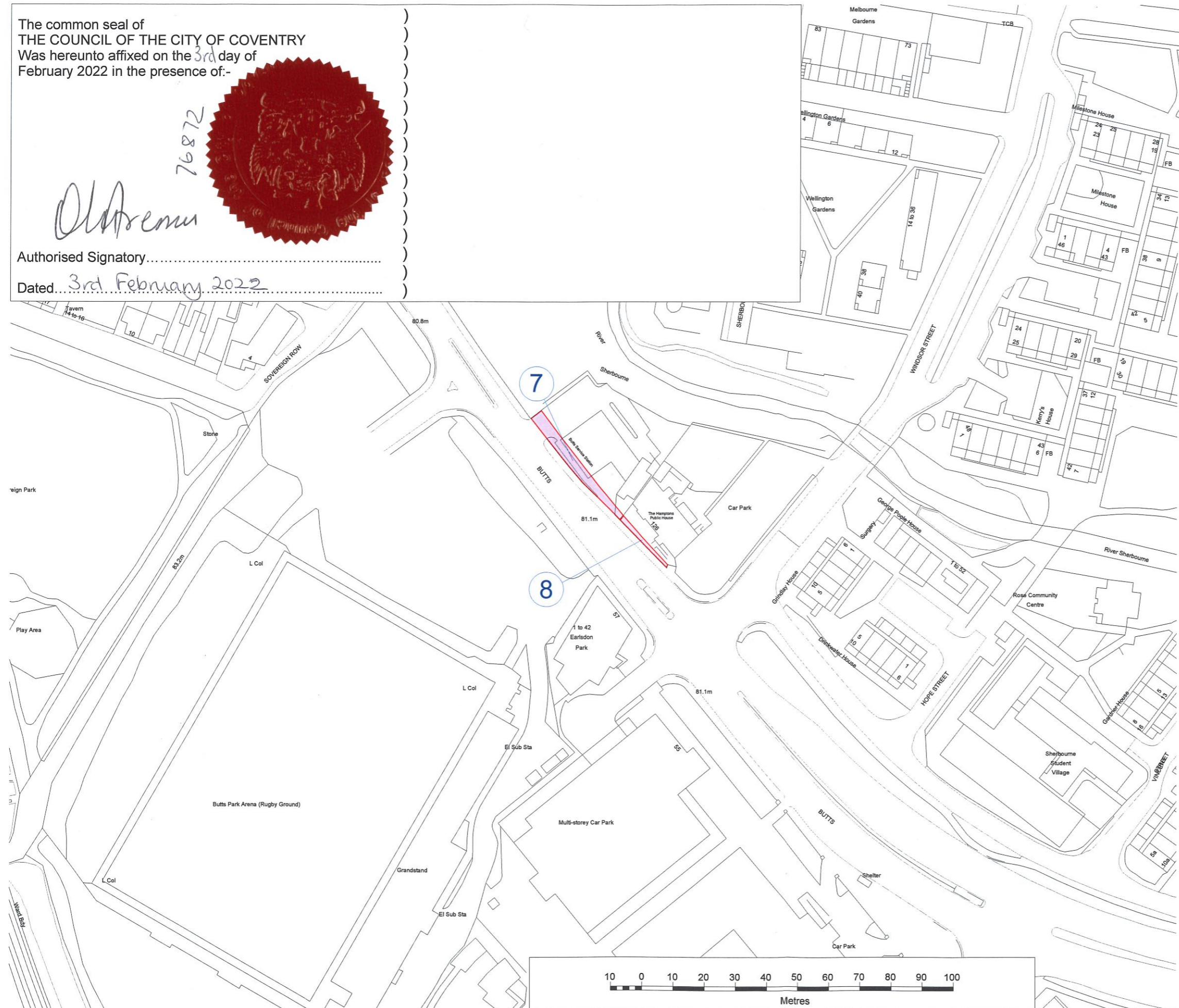
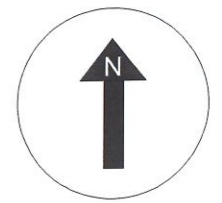
76872

*Old Aramu*



Authorised Signatory.....

Dated 3rd February 2022



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Ver	Date	Comments	Drn	Chk	App

Key:  
 Area to be Referenced  
 Land to be acquired

Business Unit: Land Referencing		Status: Final			
Approved By MHE	Date Approved 25/01/2022	Checked By SKE	Date Checked 25/01/2022	Drawn By LRI	Date Drawn 25/01/2022

Title:  
**Map referred to in  
The Council of the City of Coventry (Spon End)  
Compulsory Purchase Order 2022  
Sheet 2 of 2**

Date of Issue: 25/01/2022	Project Code: 1310-8024	Scale: 1:1,250 @A3
Drawing Reference: 1310-8024-000096		Version v4.0