

**THE NORFOLK COUNTY COUNCIL
(4Y10 Mayfly Way Scheme)
COMPULSORY PURCHASE ORDER 2024**

**The Highways Act 1980
and the Acquisition of Land Act 1981**

THE NORFOLK COUNTY COUNCIL (in this order called "the acquiring authority") makes the following order:-

1. Subject to the provisions of this order, the acquiring authority is under sections 239 and 250 of the Highways Act 1980 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of improving 4Y10 Mayfly Way.

2. (1) The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown shaded pink and edged red on a map prepared in duplicate, sealed with the Common Seal of the acquiring authority and marked "Map referred to in The Norfolk County Council (4Y10 Mayfly Way Scheme) Compulsory Purchase Order 2024".

(2) The new rights to be purchased over land under this order are described in the Schedule and the land is shown coloured purple on the said map and shown coloured purple and edged blue in the indent on the said map.

SCHEDULE

Table 1

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in the unregistered land west of and adjacent to Mayfly Way, Norwich (having an area of 196m ²)	Unknown owner	-	-	-
2	All interests in land east of and adjacent to Mayfly Way, Norwich (having an area of	Stenprop Industrials 6 Limited (incorporated in Guernsey) of Kingsway	-	-	-

2 <i>continued</i>	468m ²) and being registered at HM Land Registry with title number NK154528	House, Havilland Street, St. Peter Port, Guernsey, GY1 2QE c/o Stenprop Management Limited, 180 Great Portland Street, London W1W 5QZ and c/o Industrials REIT, 3 rd Floor, 180 Great Portland Street, London, W1W 5QZ			
3	The right to enter land adjacent to Mayfly Way, Norwich (having an area of 41m ²) and being registered at HM Land Registry with title number NK154528 for all purposes with or without vehicles and machinery in connection with the construction, maintenance and repair of any boundary feature which may be but is not limited to a gabion wall	Stenprop Industrials 6 Limited (incorporated in Guernsey) of Kingsway House, Havilland Street, St. Peter Port, Guernsey, GY1 2QE c/o Stenprop Management Limited, 180 Great Portland Street, London W1W 5QZ and c/o Industrials REIT, 3 rd Floor, 180 Great Portland Street, London, W1W 5QZ	-	-	-
4	All interests in the unregistered land east of and adjacent to Mayfly Way, Norwich (having an area of 3m ²)	Unknown Owner	-	-	-

Table 2

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under Section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2	
	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	-	-	UK Power Networks Holdings Limited of Newington House, 237 Southwark Bridge Road, London, SE1 6NP	In respect of apparatus
	-	-	Anglian Water Services Limited, Lancaster House Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, United Kingdom, PE29 6XU	In respect of apparatus
2	CBRE Loan Services Limited of Henrietta House, Henrietta Place, London, W1G 0NB	Charge	Sultan's Turkish Delight Limited of Units 7-10 Francis Way, Bowthorpe Employment Area, Norwich NR5 9JA and c/o Sultans Ltd, Stephenson Way, Thetford, Norfolk, IP24 3RH	In respect of rights granted in a Lease dated 31.05.1989 to use common parts of the land being registered at HM Land Registry with title NK154528
	Lloyds Bank Plc (Co. Regn. No. 0002065) of 25 Gresham Street, London, EC2V 7HN	Charge	Sultan's Turkish Delight Limited of Units 7-10 Francis Way, Bowthorpe Employment Area, Norwich NR5 9JA and c/o Sultans Ltd, Stephenson Way, Thetford, Norfolk, IP24 3RH	In respect of rights granted in a Lease dated 12.11.1991 to use common parts of the land being registered at HM Land

2 continued				Registry with title NK154528
	-	-	N G Bell Contractors Limited of 93 Grove Avenue, New Costessey, Norwich, NR5 0HZ and Units 12 and 13 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of rights granted in a Lease dated 23.06.2017 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Diaverum Facilities Management Limited of 22-24 Upper Malborough Road, St. Albans, AL1 3AL	In respect of rights granted in a Lease dated 15.05.2018 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Dynamic Digital Imaging Limited of Unit 9 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of rights granted in a Lease dated 14.12.2015 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Norfolk and Norwich University Hospital NHS Trust of Colney Lane, Norwich, NR4 7UY	In respect of rights granted in a Lease dated 24.11.2006 to use common parts of the land being registered at HM Land Registry with title NK154528
2 continued				

2 continued	-	-	Under Wraps Limited of Unit 9 Francis Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JA trading as Totally Dynamic and Unit 18 Francis Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JA	In respect of rights granted in a Lease dated 08.11.2011 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Highway Workforce Limited of 20-22 Broomfield House, Broomfield Road, Elmstead, Colchester, CO7 7FD and Chalice House, Bromley Road, Elmstead, Colchester, CO7 7BY	In respect of rights granted in a Lease dated 14.01.2022 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Storm Ventilation Supplies Limited of Unit 8 Francis Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	CrossFit of Unit 10 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
2 continued	-	-	Novo Farina Ltd of Unit 11 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any rights to use common parts in the Lease dated

2 continued				03.02.2022 of the land being registered at HM Land Registry with title NK154528
	-	-	The Occupier of Unit 7 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	The Occupier of Unit 17 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Tructyre Fleet Management Limited of Unit 19 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any rights to use common parts in the Lease dated 11.07.2019 of the land being registered at HM Land Registry with title NK154528
	-	-	The Occupier of Unit 33 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
2 continued	-	-	TVS Courier Services of Unit 34	In respect of any unknown

2 continued			Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Advanced Metalcraft of Units 14 -15 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Exploring Science Amusement Lab of Units 5 - 6 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	The Occupier of Unit 28 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Flower Vision of Units 29 – 32 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Cadent Gas Limited, Pilot Way, Ansty,	In respect of apparatus

2 continued			Coventry, England, CV7 9JU	
	-	-	British Telecommunications Plc, 81 Newgate Street, London, EC1A 7AJ and Russell House, St Andrews Street, Norwich, NR2 4AE	In respect of apparatus
natural	-	-	Virgin Media Limited, 500 Brook Drive, Reading, United Kingdom, RG2 6UU	In respect of apparatus
	-	-	UK Power Networks Holdings Limited, Newington House, 237 Southwark Bridge Road, London, SE1 6NP	In respect of apparatus
3	CBRE Loan Services Limited of Henrietta House, Henrietta Place, London, W1G 0NB	Charge	Sultan's Turkish Delight Limited of Units 7-10 Francis Way, Bowthorpe Employment Area, Norwich NR5 9JA and c/o Sultans Ltd, Stephenson Way, Thetford, Norfolk, IP24 3RH	In respect of rights granted in a Lease dated 31.05.1989 to use common parts of the land being registered at HM Land Registry with title NK154528
	Lloyds Bank Plc (Co. Regn. No. 0002065) of 25 Gresham Street, London, EC2V 7HN	Charge	Sultan's Turkish Delight Limited of Units 7-10 Francis Way, Bowthorpe Employment Area, Norwich NR5 9JA and c/o Sultans Ltd, Stephenson Way, Thetford, Norfolk, IP24 3RH	In respect of rights granted in a Lease dated 12.11.1991 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	N G Bell Contractors Limited of 93 Grove Avenue, New Costessey, Norwich, NR5 0HZ and Units 12 and 13 Francis Way, Bowthorpe	In respect of rights granted in a Lease dated 23.06.2017 to use common parts of the

3 continued			Employment Area, Norwich, NR5 9JA	land being registered at HM Land Registry with title NK154528
	-	-	Diaverum Facilities Management Limited of 22-24 Upper Malborough Road, St. Albans, AL1 3AL	In respect of rights granted in a Lease dated 15.05.2018 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Dynamic Digital Imaging Limited of Unit 9 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of rights granted in a Lease dated 14.12.2015 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Norfolk and Norwich University Hospital NHS Trust of Colney Lane, Norwich, NR4 7UY	In respect of rights granted in a Lease dated 24.11.2006 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Under Wraps Limited of Unit 9 Francis Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JA trading as Totally Dynamic and Unit 18 Francis Way, Bowthorpe	In respect of rights granted in a Lease dated 08.11.2011 to use common parts of the land being registered at HM Land

3 continued			Employment Area, Norwich, Norfolk, NR5 9JA	Registry with title NK154528
	-	-	Highway Workforce Limited of 20-22 Broomfield House, Broomfield Road, Elmstead, Colchester, CO7 7FD and Chalice House, Bromley Road, Elmstead, Colchester, CO7 7BY	In respect of rights granted in a Lease dated 14.01.2022 to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Storm Ventilation Supplies Limited of Unit 8 Francis Way, Bowthorpe Employment Area, Norwich, Norfolk, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	CrossFit of Unit 10 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Novo Farina Ltd of Unit 11 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any rights to use common parts in the Lease dated 03.02.2022 of the land being registered at HM Land Registry with title NK154528
	-	-	The Occupier of Unit 7 Francis Way, Bowthorpe	In respect of any unknown rights to use common parts
	-	-		

3 continued			Employment Area, Norwich, NR5 9JA	of the land being registered at HM Land Registry with title NK154528
	-	-	The Occupier of Unit 17 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Tructyre Fleet Management Limited of Unit 19 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any rights to use common parts in the Lease dated 11.07.2019 of the land being registered at HM Land Registry with title NK154528
	-	-	The Occupier of Unit 33 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	TVS Courier Services of Unit 34 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Advanced Metalcraft of Units 14 -15	In respect of any unknown

2 continued			Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Exploring Science Amusement Lab of Units 5 - 6 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	The Occupier of Unit 28 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528
	-	-	Flower Vision of Units 29 – 32 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA	In respect of any unknown rights to use common parts of the land being registered at HM Land Registry with title NK154528

Dated this 6th day of March 2024

THE COMMON SEAL OF
NORFOLK COUNTY COUNCIL
was affixed hereto in the presence of:



[Signature]

9981

Authorised for and on behalf of the Director of Legal Services (nplaw) and Monitoring Officer and this deed has been duly and properly executed in accordance with the constitution of Norfolk County Council

**THE NORFOLK COUNTY COUNCIL (4Y10 MAYFLY WAY SCHEME)
COMPULSORY PURCHASE ORDER 2024**

The Secretary of State for Transport hereby confirms the foregoing Order with modifications shown by red ink alterations.





This document has been signed by way of an electronic signature.

A handwritten signature in black ink that reads "Mjgilmour". The signature is written in a cursive, flowing style.

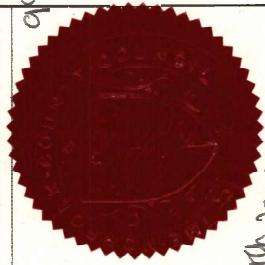
Signed by authority
of the Secretary of State
20 May 2024

MARTIN GILMOUR
A Senior Civil Servant in the
Department for Transport

Land to be acquired by compulsory purchase

-  Plot 1 - Land to be acquired - 196m²
-  Plot 2 - Land to be acquired - 468m²
-  Plot 3 - Rights to be acquired over land - 41m²
-  Plot 4 - Land to be acquired 3m²

09/21



The Common Seal of
The Norfolk County Council
 was affixed hereto
 in the presence of:

A. Baker
 Dated this 6th Day of March 2024

Authorised for and on behalf of the Director Legal Services
 (nplaw) and Monitoring Officer and this deed has been duly
 and properly executed in accordance with the constitution
 of The Norfolk County Council

	Initial	Date
Surveyed by	OS	2023
Drawn by	CQ	10/2023
Checked by	CQ	10/2023

The land to be acquired, which is coloured PINK on this plan,
 represents the net amount of land required for the purposes of the
 scheme, and any new fence, wall, bank or hedge is to be erected on
 the vendors remaining property.

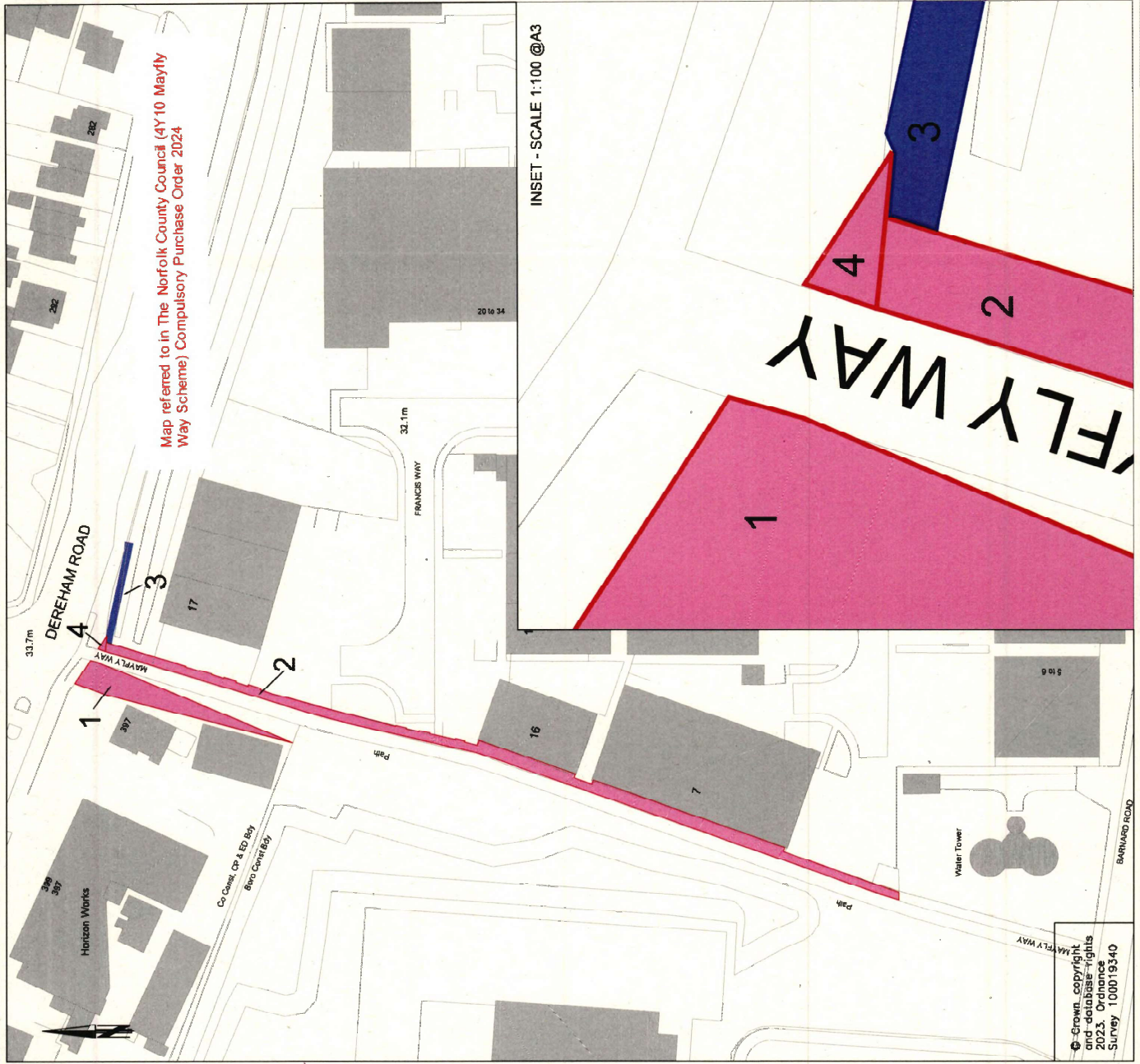
Scale: 1:1000 @ A3

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