

Dated..... - 13<sup>th</sup> April - .....2017

**The City of Bradford Metropolitan District Council  
(A650 Hard Ings Road Improvement Scheme, Keighley)  
Compulsory Purchase Order 2017**

**Parveen Akhtar  
City Solicitor  
The City of Bradford Metropolitan District Council  
City Hall, Bradford  
West Yorkshire BD1 1HY**

**THE CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL  
(A650 HARD INGS ROAD IMPROVEMENT SCHEME, KEIGHLEY)  
COMPULSORY PURCHASE ORDER 2017**

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

The City of Bradford Metropolitan District 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, 240, 246, 250 and 260 of the Highways Act 1980 and under section 2 of the Acquisition of Land Act 1981 hereby authorised to purchase compulsorily for the purposes of –
  - (a) the improvement of the A650 Hard Ings Road from its junction with the A629 Beechcliffe Roundabout, generally eastwards to a point 75 metres west of its junction with the Bradford Road Roundabout;
  - (b) the improvement of a highway and the provision of new means of access to premises in pursuance of The City of Bradford Metropolitan District Council (A650 Hard Ings Road Improvement) (Side Roads) Order 2017;
  - (c) the improvement or development of frontages to the above mentioned highways or of the land adjoining or adjacent thereto;
  - (d) use by the acquiring authority in connection with the improvement of highways and the provision of new means of access to premises mentioned above;
  - (e) mitigating the adverse effect which the existence or use of the highways proposed to be constructed or improved will have on the surroundings thereof and

the land which is described in the Schedule hereto and is delineated and shown coloured pink on the map hereinafter mentioned and the rights which are specified in the said Schedule over the land which is described therein and is delineated and shown coloured blue on the said map. The map aforesaid is a map prepared in duplicate, sealed with the Common Seal of the acquiring authority and marked "Map referred to in The City of Bradford Metropolitan District Council (A650 Hard Ings Road Improvement Scheme, Keighley) Compulsory Purchase Order 2017". One duplicate of the map is deposited in the offices of the acquiring authority and the other is deposited in the offices of the Secretary of State for Transport.

2. In relation to the purchase authorised by this order, Parts II and III of Schedule 2 to the Acquisition of Land Act 1981 are incorporated with this order subject to the modifications that –

- (a) references in those Parts to the undertaking shall be construed as references to the land authorised to be purchased and to any buildings or works constructed or to be constructed on it; and
- (b) the prescribed distance in relation to any seam of minerals lying under land adjoining the works to be constructed upon the land described in the Schedule to this order, shall be such a lateral distance from every side of those works, as is equal at every point along those works to one half of the depth of the seam below the natural surface of the ground at that point, or forty yards, whichever is the greater.

The City of Bradford Metropolitan District Council (A650 Hard Ings Road Improvement Scheme, Keighley) Compulsory Purchase Order 2017

THE 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 in 4092 square metres of grass verge of the A629, lying to the east of its carriageway and to the north of the Beechcliffe Roundabout and an adjacent half width of Royd Ings Avenue, Keighley except interests already owned by the acquiring authority	The Secretary of State for Transport c/o The Secretary, Highways England Company Limited Bridge House, No 1 Walnut Tree Close, Guildford, Surrey. GU1 4LZ  The Chief Executive City of Bradford Metropolitan District Council 4th Floor, Britannia House, Broadway, Bradford, BD1 1HX (and as highway authority)	-	-	The Chief Executive City of Bradford Metropolitan District Council 4th Floor, Britannia House, Broadway, Bradford. BD1 1HX (as highway authority)
2	All interests in 647 square metres of part of the footway and carriageway of and located at the junction of, the A650 Hard Ings Road and Royd Way, Keighley except interests already owned by the acquiring authority	The Secretary of State for Transport (address as at Plot 1) (in respect of subsoil)  The Chief Executive City of Bradford Metropolitan District Council (address as at Plot 1) (and as highway authority)	-	-	The Chief Executive City of Bradford Metropolitan District Council (address as at Plot 1) (as highway authority)

The City of Bradford Metropolitan District Council (A650 Hard Ings Road Improvement Scheme, Keighley) Compulsory Purchase Order 2017

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
3	All interests in 339 square metres of part of the northern grass verge, footway and part carriageway of the A650 Hard Ings Road, lying to the south west of the Keighley Cricket Club, Keighley except interests already owned by the acquiring authority	The Secretary of State for Transport (address as at Plot 1)  The Chief Executive City of Bradford Metropolitan District Council (address as at Plot 1) (and as highway authority)	-	-	The Chief Executive City of Bradford Metropolitan District Council (address as at Plot 1) (as highway authority)
4	All interests in 1111 square metres of the northern grass verge, traffic monitoring camera, footway and part carriageway of the A650 Hard Ings Road, lying to the south of the Keighley Cricket Club, Keighley except interest already owned by the acquiring authority	The Secretary of State for Transport (address as at Plot 1)  The Chief Executive City of Bradford Metropolitan District Council (address as at Plot 1) (and as highway authority)	-	-	The Chief Executive City of Bradford Metropolitan District Council (address as at Plot 1) (as highway authority)  The Secretary Trafficmaster Traffic Services Limited First Floor, Building K1 Timbold Drive, Kents Hill Business Park, Kents Hill, Milton Keynes. MK7 6BZ (in respect of traffic monitoring camera)

The City of Bradford Metropolitan District Council (A650 Hard Ings Road Improvement Scheme, Keighley) Compulsory Purchase Order 2017

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
5	150 square metres of car park and boundary wall of the Keighley Cricket Club, lying to the north of the A650 Hard Ings Road, Keighley	The Secretary Keighley Cricket Club Limited Russell Chambers No 61A North Street, Keighley. BD21 3DS	-	-	The Secretary Keighley Cricket Club Limited Russell Chambers No 61A North Street, Keighley. BD21 3DS
6	291 square metres of car park and boundary wall of the Cougars Rugby Ground, lying to the north of the A650 Hard Ings Road, Keighley	The Secretary Co-operative Group Estates Services Limited No1 Angel Square, Manchester. M60 0AG	The Secretary The Rugby League Facilities Trust Limited Red Hall, Red Hall Lane, Leeds. LS17 8NB  The Secretary Keighley Cougars (2010) Limited Cougars Park, Royd Ings Road, Keighley. BD21 3RF	-	The Secretary Keighley Cricket Club Limited (address as at Plot 5)
7	505 square metres of part of the filling station forecourt, totem signage and entry and exit accesses of the Texaco filling station, lying to the north of the A650 Hard Ings Road, Keighley	The Secretary The Kay Group (UK) Limited 1st Floor, Grimshaw Park Service Station, Grimshaw Park, Blackburn. BB2 3AG	The Secretary Keighley Cougars (2010) Limited (address as at Plot 6)	The Secretary SPAR (UK) Limited Mezzanine Floor, Hygeia Building No's 66-68 College Road, Harrow. HA1 1BE	The Secretary The Kay Group (UK) Limited 1st Floor, Grimshaw Park Service Station, Grimshaw Park Blackburn. BB2 3AG  The Secretary SPAR (UK) Limited Mezzanine Floor, Hygeia Building, No's 66-68 College Road, Harrow. HA1 1BE

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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
8	80 square metres of private access to the Cougars Rugby Ground, lying to the north of the A650 Hard Ings Road, Keighley	The Secretary Co-operative Group Estates Services Limited (address as at Plot 6)	The Secretary The Rugby League Facilities Trust Limited (address as at Plot 6)  The Secretary Keighley Cougars (2010) Limited (address as at Plot 6)	-	The Secretary The Rugby League Facilities Trust Limited (address as at Plot 6)
9	602 square metres of car sales forecourt and of private accesses of the Hard Ings Motor Company, lying to the north of the A650 Hard Ings Road, Keighley	Tariq Ghafoor No10 Compton Street, Keighley. BD21 3HH	-	-	Tariq Ghafoor No 10 Compton Street, Keighley. BD21 3HH (trading as "Hard Ings Motor Co")

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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
10	The right to enter and remain on land for the purpose connected with the highway widening of the A650 Hard Ings Road and reconfiguration of private access/egress, the re-grading of a car park and the relocation of an advertising hoarding in and over 26 square metres of car park and private access, lying to west of United Carpets and to the north of the A650 Hard Ings Road, Keighley	Stephen Matthew Duxbury "Redwoods", No 72 Morton Lane, East Morton, Keighley. BD20 5RP. p	The Secretary United Carpets Property Limited Moorhead House, Moorhead Way, Bramley, Rotherham. S66 1YY	Ian McCulloch No1 Winckley Court Chapel Street, Preston. PR1 8BU (as Liquidator of UNCN Realisations 2012 Limited)  Dean Watson No1 Winckley Court Chapel Street, Preston. PR1 8BU (as Liquidator of UNCN Realisations 2012 Limited)	The Secretary United Carpets Property Limited Moorhead House, Moorhead Way Bramley, Rotherham. S66 1YY
11	315 square metres of car park and forecourt of United Carpets and of private access lying to the west thereof, lying to the north of the A650 Hard Ings Road, Keighley	Stephen Matthew Duxbury (address as at Plot 10)	The Secretary United Carpets Property Limited (address as at Plot 10)	Ian McCulloch (address as at Plot 10) (as Liquidator of UNCN Realisations 2012 Limited)  Dean Watson (address as at Plot 10) (as Liquidator of UNCN Realisations 2012 Limited)	The Secretary United Carpets Property Limited (address as at Plot 10)  The Secretary Primesight Limited Met Building, No 22 Percy Street London. W1T 2BU (in respect of advertising hoarding (474301))



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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
12	941 square metres of private accesses and frontage grass verge of Fibrelime Limited, Victoria Park Mills, lying to the north of the A650 Hard Ings Road, Keighley	The Secretary FLD Limited Hard Ings Road, Keighley. BD21 3ND	-	-	The Secretary FLD Limited Hard Ings Road, Keighley. BD21 3ND
13	21 square metres of roadway forming part of an accessway to Keighley Ambulance Station, lying to the north of the A650 Hard Ings Road, Keighley	Unknown	-	-	The Chief Executive Yorkshire Ambulance Service NHS Trust Trust Headquarters Springhill 2, Brindley Way, Wakefield 41 Industrial Estate Wakefield. WF2 0XQ
14	810 square metres of private access to the Keighley Ambulance Station and of grassed curtilage of the Ambulance Station fronting and lying to the north of the A650 Hard Ings Road, Keighley	The Chief Executive Yorkshire Ambulance Service NHS Trust (address as at Plot 13)	-	-	The Chief Executive Yorkshire Ambulance Service NHS Trust (address as at Plot 13)

The City of Bradford Metropolitan District Council (A650 Hard Ings Road Improvement Scheme, Keighley) Compulsory Purchase Order 2017

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	<p>The Secretary Harrison &amp; Clough Limited PO Box 9, Harcio Road, off Aireworth Road, Keighley. BD21 4EG</p> <p>The Secretary Keighley Storage Solutions Limited, Hallas House, Royd Way, Keighley. BD21 3LG (trading as "Will Store")</p> <p>Isobel Joan Wilson No 57 Cullingworth Road, Cullingworth, Bradford. BD13 5BG (trading as "Hallas Properties")</p> <p>The Secretary DM Print Limited Digital House, Royd Way, Keighley BD21 3LG</p> <p>The Secretary Scottish Widows Trustees Limited, No 15 Dalkeith Road, Edinburgh EH16 5BU</p> <p>The Secretary Raiseprint Limited Unit 1, Carleton Business Park, Carleton New Road, Skipton BD23 2DE</p> <p>The Secretary Northern Powergrid (Yorkshire) Plc, No 78 Grey Street, Newcastle upon Tyne. NE1 6AF</p>	<p>Rights of access</p> <p>Rights of access</p> <p>Rights of access</p> <p>Rights of access</p> <p>Rights of access</p> <p>Rights of access</p> <p>Rights of access</p> <p>Rights of access</p>	<p>Unknown</p> <p>Unknown</p> <p>Covenant relating to boundary fencing as contained in a Transfer dated 9th April 1991 for the benefit of adjoining land</p> <p>Rights to use the underpass as contained in a Transfer dated 9th April 1991 for the benefit of adjoining land</p>

The City of Bradford Metropolitan District Council (A650 Hard Ings Road Improvement Scheme, Keighley) Compulsory Purchase Order 2017

Table 2

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Description of the land for which the person in adjoining column is likely to make a claim (6)
	Name and Address	Description of Interest to be acquired	
2	-	-	-
3	-	-	Rights of access appurtenant to Keighley Service Station, Hard Ings Road, Keighley
4	-	-	Rights of access appurtenant to Keighley Service Station, Hard Ings Road, Keighley
5	-	-	-
6	The Secretary Keighley Cricket Club Limited Russell Chambers No 61A North Street, Keighley. BD21 3DS	Rights of access	Rights to services and the right to park cars and retrieve rugby balls as contained in a Conveyance dated 24th January 1986 for the benefit of adjoining land and Rights to enter to retrieve rugby balls as contained in a Transfer dated 14th October 1988 for the benefit of adjoining land  Rights to park cars and retrieve cricket balls as contained in a Conveyance dated 24th January 1986 for the benefit of adjoining land

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	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	The Secretary Costa Limited Whitbread Court Porz Avenue, Houghton Hall Park, Houghton Regis Dunstable. LU5 5XE (in respect of vending machine)	Right to operate a vending machine	The Secretary Co-operative Group Estates Services Limited No 1 Angel Square, Manchester. M60 0AG	Rights to services as contained in a Transfer dated 31st May 2013 for the benefit of adjoining land
	The Secretary Cardtronics UK Limited Building Four 1st Floor, Trident House Mosquito Way, Hatfield. AL10 9UL (in respect of cash machine)	Right to operate a cash machine	The Secretary Keighley Cougars (2010) Limited (address as at Plot 6)	Rights to enter to retrieve rugby balls and use services as contained in a Conveyance dated 24th January 1986 for the benefit of adjoining land
			The Secretary Yorkshire Co-operative Properties Limited No 65 Sunbridge Road, Bradford. BD1 2NJ	Rights to repairs and maintenance as contained in a Transfer dated 20th July 1992 for the benefit of adjoining land

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	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
8	The Secretary Keighley Cougars (2010) Limited (address as at Plot 6)	Rights of access	The Secretary Yorkshire Co-operative Properties Limited (address as at Plot 7)  The Secretary Keighley Cougars (2010) Limited (address as at Plot 6)  The Secretary Keighley Cougars (2010) Limited (address as at Plot 6)  The Secretary Keighley Cricket Club Limited (address as at Plot 6)	Rights to repairs and maintenance as contained in a Transfer dated 20th July 1992 for the benefit of adjoining land  Rights to enter to retrieve rugby balls as contained in a Transfer dated 14th October 1988 for the benefit of adjoining land  Rights to services and the right to park cars and retrieve rugby balls as contained in a Conveyance dated 24th January 1986 for the benefit of adjoining land  Rights to park cars and retrieve cricket balls as contained in a Conveyance dated 24th January 1986 for the benefit of adjoining land
9	-	-	-	-
10	The Manager Nationwide Building Society Nationwide House Pipers Way, Swindon. SN38 1NW	As mortgagee to Stephen Matthew Duxbury in respect of a legal charge dated 17th January 1997 registered under title WYK602108	-	-

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	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
10 (cont'd)	The Secretary Aire Valley Decorating Centre Limited Unit 2, Coronation Business Centre, Hard Ings Road, Keighley. BD21 3ND	Rights of access		
	The Manager "Bargain Tyres" Coronation Business Centre, Hard Ings Road Keighley. BD21 3ND	Rights of access		
	The Secretary City Plumbing Supplies Holdings Limited Lodge Way House, Lodge Way, Lodge Farm Industrial Estate, Northampton. NN5 7UG	Rights of access		
	Simon Robert Duxbury Highfield House Street Lane, East Morton, Keighley. BD20 5SE	Rights of access		

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	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
10 (cont'd)	Katherine Mary Duxbury Highfield House Street Lane, East Morton Keighley. BD20 5SE	Rights of access		
	Paul Thomas Duxbury Highfield House Street Lane, East Morton Keighley. BD20 5SE	Rights of access		
	The Manager "Elite Customs" Unit 5, Coronation Business Centre, Hard Ings Road Keighley. BD21 3ND	Rights of access		
	The Secretary Viking Industrial Products Limited Unit 1, Coronation Business Centre, Hard Ings Road, Keighley. BD21 3ND	Rights of access		
	The Secretary Keighley Cougars (2010) Limited (address as at Plot 6)	Rights of access		

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	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
10 (cont'd)	Sophie Davies c/o Corinne Metcalfe Maritime House No 2 Waddington Street, Keighley. BD21 5LP (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		
	Julie Fox c/o Corinne Metcalfe Maritime House No 2 Waddington Street, Keighley. BD21 5LP (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		
	Shirley Haigh c/o Corinne Metcalfe Maritime House No 2 Waddington Street, Keighley. BD21 5LP (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		



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	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
10 (cont'd)	Kelly Keane c/o Corinne Metcalfe Maritime House No 2 Waddington Street, Keighley, BD21 5LP (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		
	Keighley Unit 386 of The Sea Cadet Corps c/o Corinne Metcalfe Maritime House No 2 Waddington Street, Keighley, BD21 5LP	Rights of access		
	Louise McGregor c/o Corinne Metcalfe Maritime House No 2 Waddington Street, Keighley, BD21 5LP (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		
	Corinne Metcalfe Maritime House No 2 Waddington Street, Keighley, BD21 5LP (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		

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	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
10 (cont'd)	Treasure Scotton c/o Corinne Metcalfe Maritime House No 2 Waddington Street, Keighley. BD21 5LP (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		
11	The Manager Nationwide Building Society (address as at Plot 10)  The Secretary Aire Valley Decorating Centre Limited (address as at Plot 10)  The Secretary "Bargain Tyres" (address as at Plot 10)  The Secretary City Plumbing Supplies Holdings Limited (address as at Plot 10)  Simon Robert Duxbury (address as at Plot 10)  Katherine Mary Duxbury (address as at Plot 10)	As mortgagee to Stephen Matthew Duxbury in respect of a legal charge dated 17th January 1997 registered under title WYK602108  Rights of access  Rights of access  Rights of access  Rights of access  Rights of access  Rights of access	The Secretary The Chatsworth Estates Company Limited No 33 Queen Anne Street, London. W1G 9HY  Unknown	Right of way as contained in a Conveyance dated 22nd August 1936 for the benefit of adjoining land  Right of way as contained in a Conveyance dated 20th March 1985 for the benefit of adjoining land

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	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
11 (cont'd)	Paul Thomas Duxbury (address as at Plot 10)	Rights of access		
	The Secretary "Elite Customs" (address as at Plot 10)	Rights of access		
	The Secretary Viking Industrial Products Limited (address as at Plot 10)	Rights of access		
	The Secretary Keighley Cougars (2010) Limited (address as at Plot 6)	Rights of access		
	Sophie Davies (address as at Plot 10) (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		
	Julie Fox (address as at Plot 10) (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		
	Shirley Haigh (address as at Plot 10) (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	Rights of access		

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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 interest to be acquired	Description of the land for which the person in adjoining column is likely to make a claim
11 (cont'd)	Kelly Keane (address as at Plot 10) (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	
	Keighley Unit 386 of The Sea Cadet Corps (address as at Plot 10)	
	Louise McGregor (address as at Plot 10) (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	
	Corinne Metcalfe (address as at Plot 10) (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	
	Treasure Scotton (address as at Plot 10) (as Trustee of Keighley Unit 386 of the Sea Cadet Corps)	

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	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
12	<p>The Secretary Barclays Bank Plc No 1 Churchill Place, London. E14 5HP</p> <p>The Secretary Northern Powergrid (Yorkshire) Plc (address as at Plot 1)</p>	<p>As mortgagee to FLD Limited in respect of a legal charge dated 9th March 2005 registered under title WYK683524</p> <p>Rights of access</p>		
13	<p>The Chief Executive Yorkshire Ambulance Service NHS Trust Trust Headquarters Springhill 2, Brindley Way, Wakefield 41 Industrial Estate, Wakefield WF2 0XQ</p>	<p>Rights of access</p>		
14				

