

**THE ST HELENS BOROUGH COUNCIL (ST HELENS TOWN CENTRE) COMPULSORY  
PURCHASE ORDER 2022**

**GENERAL VESTING DECLARATION No.8**

This **GENERAL VESTING DECLARATION** is executed on  
Borough Council ("the Authority").

2024 by St Helens

**WHEREAS:**

- (A) On the 23<sup>rd</sup> of August 2023 an order entitled The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 was confirmed by the Secretary of State for Levelling Up, Housing and Communities under the powers conferred on him by section 226 (1) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981 authorising the Authority to acquire the land specified in the Schedule hereto.
- (B) Notice of the confirmation of the Order was first published in accordance with section 15 of the Acquisition of Land Act 1981 on the 21<sup>st</sup> September 2023.
- (C) That notice included the statement and form prescribed under section 15(4)(e) and (f) of the Acquisition of Land Act 1981.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"), the Authority hereby declares-

1. The land described in the Schedule hereto (being part of the land authorised to be acquired by the order) and more particularly delineated red and coloured pink on the Plan(s) annexed hereto, together with the right to enter and take possession of the land, shall vest in the Authority as from the end of the period of 3 months from the date on which the service of notices required by section 6 of the Act is completed ("Vesting Date").
2. For the purposes of section 2(2) of the Act, the specified period in relation to the land comprised in this declaration is one year and one day.

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**GENERAL VESTING DECLARATION No.8**

**SCHEDULE**

**LAND TO BE ACQUIRED**

<b>(1) Plot No.</b>	<b>(2) Description</b>
18	All interests in 5217 square metres, or thereabouts, of hard standing, premises (The Hardshaw Centre), public adopted highway (Church Street and Hall Street) situated to the north of 54 Church Street, St Helens, excluding the leasehold interests held by LHR Holding Limited in the lease dated 15 <sup>th</sup> July 2016 between L.C.P Investments Limited and Lewis's Home Retail Limited, the leasehold interest held Cafe Zinho Limited in the lease dated 4 <sup>th</sup> May 2023 between St Helens Borough Council and Café Zinho Limited, the leasehold interest held by Cardtronics (UK) Limited in the lease dated 23 <sup>rd</sup> August 2023 between St Helens Borough Council and Cardtronics (UK) Limited, the interest held by Jagdeep Singh in the licence dated 24 April 2023 between St Helens Borough Council and Jagdeep Singh and excluding all interests held by the Acquiring Authority
19	All interests in 470 square metres, or thereabouts, of building and premises (11 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
20	All interests in 317 square metres, or thereabouts, of building and premises (10 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
21	All interests in 222 square metres, or thereabouts, of building and premises (9a Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
22	All interests in 355 square metres, or thereabouts, of building and premises (9 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding the interest held by Michal Mullen and Jacqueline Yates in the licence dated 24 <sup>th</sup> April 2023 between St Helens Borough Council and Mrs J Yates and Mr M Mullen and excluding all interests held by the Acquiring Authority
23	All interests in 72 square metres, or thereabouts, of building and premises (8a Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding the leasehold interest held by Cafe Zinho in the lease dated 4 <sup>th</sup> May 2023 between St Helens Borough Council and Café Zinho Limited, the leasehold interest held by Alpha-Infinite News Limited in the lease dated 10 <sup>th</sup> August 2023 between St Helens Borough Council and Alpha-Infinite News Limited and excluding all interests held by the Acquiring Authority
24	All interests in 139 square metres, or thereabouts, of building and premises (8 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding the leasehold interest held by Cafe Zinho in the lease dated 4 <sup>th</sup> May 2023 between St Helens Borough Council and Café Zinho Limited, the interest held by Michal

	Mullen and Jacqueline Yates in the licence dated 24 <sup>th</sup> April 2023 between St Helens Borough Council and Mrs J Yates and Mr M Mullen and excluding all interests held by the Acquiring Authority
25	All interests in 81 square metres, or thereabouts, of building and premises (55 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
26	All interests in 65 square metres, or thereabouts, of building and premises (57 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens excluding the leasehold interests held by Carol Alexandra Ogden in the lease dated 7 <sup>th</sup> March 2023 between St Helens Borough Council and Carol Alexandra Ogden and excluding all interests held by the Acquiring Authority
27	All interests in 29 square metres, or thereabouts, of building and premises (59 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
28	All interests in 30 square metres, or thereabouts, of building and premises (61 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
29	All interests in 128 square metres, or thereabouts, of building and premises (12 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
30	All interests in 137 square metres, or thereabouts, of building and premises (12 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
31	All interests in 134 square metres, or thereabouts, of building and premises (12 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
32	All interests in 136 square metres, or thereabouts, of building and premises (14 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
33	All interests in 130 square metres, or thereabouts, of building and premises (14 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
34	All interests in 132 square metres, or thereabouts, of building and premises (16 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
35	All interests in 144 square metres, or thereabouts, of building and premises (16 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding the leasehold interests held by Waterfields (Leigh) Limited in the lease dated 20 <sup>th</sup> July 2023 between St Helens Borough Council and Waterfields (Leigh) Limited and excluding all interests held by the Acquiring Authority

36	All interests in 258 square metres, or thereabouts, of building and premises (18 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
37	All interests in 2855 square metres, or thereabouts, of building and premises (19 Hardshaw Centre) and car park situated to the south west of St Helens Bus Station, St Helens, excluding the leasehold interests held by LHR Holding Limited in the lease dated 15 <sup>th</sup> July 2016 between L.C.P Investments Limited and Lewis's Home Retail Limited, and excluding all interests held by the Acquiring Authority
38	All interests in 449 square metres, or thereabouts, of building and premises (20 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
39	All interests in 382 square metres, or thereabouts, of building and premises (21 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
40	All interests in 1241 square metres, or thereabouts, of building and premises (22 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
41	All interests in 506 square metres, or thereabouts, of shop and premises (71 Church Street and 2 Hardshaw Centre), St Helens excluding all interests held by the Acquiring Authority
42	All interests in 56 square metres, or thereabouts, of building and premises (3a Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority
43	All interests in 101 square metres, or thereabouts, of building and premises (3 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding the leasehold interests held by LHR Holding Limited in the lease dated 15 <sup>th</sup> July 2016 between L.C.P Investments Limited and Lewis's Home Retail Limited, the interest held by V Marrs in the licence dated 24 <sup>th</sup> April 2023 between St Helens Borough Council and Mr V Marrs and excluding all interests held by the Acquiring Authority
44	All interests in 178 square metres, or thereabouts, of building and premises (4 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding the interests held by J Wright in the licence dated 24 <sup>th</sup> April 2023 between St Helens Borough Council and Mr J Wright and excluding all interests held by the Acquiring Authority
45	All interests in 670 square metres, or thereabouts, of building and premises (5 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens excluding all interests held by the Acquiring Authority



The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 – Plan referred to in General Vesting Declaration No. 8 – Plot(s) 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45

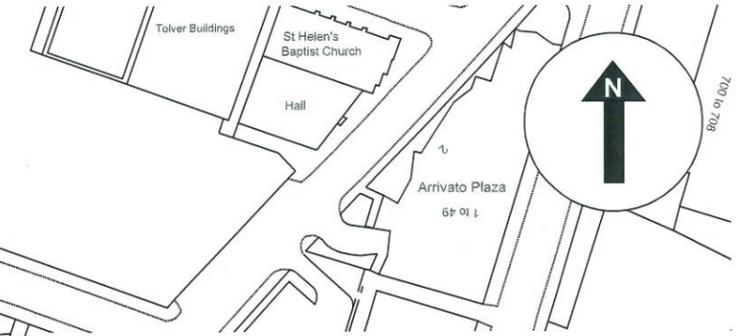
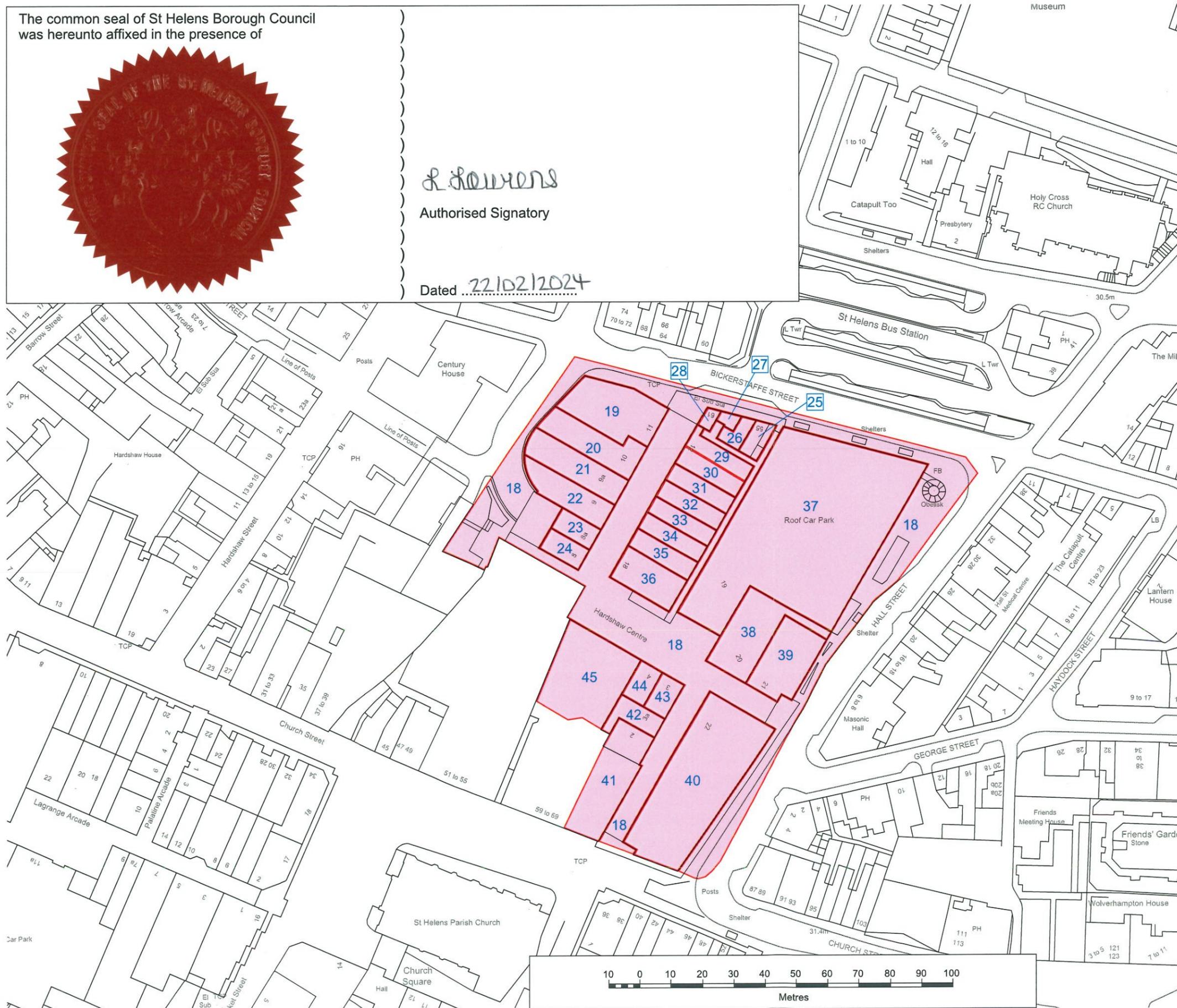
The common seal of St Helens Borough Council was hereunto affixed in the presence of



*R. Howers*

Authorised Signatory

Dated 22/02/2024



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Key:  
 Land to be acquired

Business Unit: Land Referencing		Status: Final			
Approved By SAN	Date Approved 13/02/2024	Checked By RSU	Date Checked 13/02/2024	Drawn By BMC	Date Drawn 13/02/2024
Title: The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 – Plan referred to in General Vesting Declaration No. 8 – Plot(s) 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45					
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