

Dated *9th May* 2023

**THE DONCASTER  
(CITY GATEWAY - RAILWAY SQUARE AND PHASE 1))  
COMPULSORY PURCHASE ORDER 2023**

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

relating to Land and buildings at Trafford Court and Trafford Way, Doncaster,  
South Yorkshire

**THE DONCASTER (CITY GATEWAY - RAILWAY SQUARE AND PHASE 1)  
COMPULSORY PURCHASE ORDER 2023 (“The Order”)**

The City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU (in this order called the “Acquiring Authority”) makes the following order:

1. Subject to the provisions of this order the Acquiring Authority is under section 226(1)(a) and 226(3)(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 development of a significant extension to the recently upgraded Railway Square to allow connection with the Station Gateway site, allowing greater walkability and space for enterprise, and the delivery of a 4-5 storey office/mixed-use building with wider public realm, connectivity, active travel and regeneration elements.
2. The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown edged red and coloured pink on a map prepared in duplicate, sealed with the common seal of the Acquiring Authority and marked “Map referred to in the Doncaster (City Gateway - Railway Square and Phase 1) Compulsory Purchase Order 2023”.

Schedule

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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
1.	All interests in 2421.92 square metres of land forming an office complex and associated access and parking at 1-8 Trafford Court, Doncaster, DN1 1PN as registered on title SYK21229 except those owned by the Acquiring Authority	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	British Transport Police Authority of Unit 7 and Unit 8 Trafford Court, Doncaster DN1 1PN	-	British Transport Police Authority of Unit 7 and Unit 8 Trafford Court, Doncaster DN1 1PN
			Taskmaster Resources Limited (company number 03289148) of 8		Taskmaster Resources Limited of 8 Leodis Court, David Street, Leeds, LS11 5JJ

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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
			Leodis Court, David Street, Leeds, LS11 5JJ		
			Central Men's Christian Association (company number 00119249) of 112 Great Russell St, London, WC1B 3NQ		Central Men's Christian Association (company number 00119249) of 112 Great Russell St, London, WC1B 3NQ
			Keltbray Rail Limited of Units 5 and 6 Trafford Court, Doncaster,		Keltbray Rail Limited of Units 5 and 6 Trafford Court, Doncaster, DN1 1PN

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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
			DN1 1PN  Legal Education Trust of Unit 3 Trafford Court, Doncaster, DN1 1PN		Legal Education Trust of Unit 3 Trafford Court, Doncaster, DN1 1PN  Virgin Media Limited (company number 2591237) of 500 Brook Drive Reading RG2 6UU

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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
					Vodafone Limited (company number 01471587) of Vodafone House, The Connection, Newbury, Berkshire, RG14 2FN
2.	All interests in 127.35 square meters of land forming a retail unit, access and associated parking being land at 118 and 120 St Sepulchre Gate, Doncaster, DN1 3AB as registered on title SYK255456	Rent Doncaster Ltd (company no. 09963388) of Stonebank Spinney Hill, Sprotbrough, Doncaster, DN5 7LY	-	-	Rent Doncaster Ltd (company no. 09963388) of Stonebank Spinney Hill, Sprotbrough, Doncaster, DN5 7LY

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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
3.	All interests in 1776.94 square metres of land forming a trade retail unit, access and associated parking being the Wolseley Plumb Centre on the North West side of West Street, Doncaster, DN1 1AA as registered on title SYK339072	Wolseley UK Limited (Company no. 00636445) of 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, Warwickshire, United Kingdom, CV34 6DY	-	-	Wolseley UK Limited (Company no. 00636445) of 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, Warwickshire, United Kingdom, CV34 6DY
4.	All interests in 117.60 square metres of highway land being land at West Street, Doncaster as registered on SYK507020 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-

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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
5.	All interests in 64.51 square metres of highway land being land at West Street, Doncaster as registered on SYK507140 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-
6.	All interest in 214.10 square metres of highway land and buildings being land at Trafford Way, Doncaster forming part of registered title SYK507239 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-
7.	All interest in 5.47 square metres of highway land being land at Trafford Way, Doncaster forming part of title SYK516090 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1	-	-	-



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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
		3BU			
8.	All interest in 142.80 square metres of highway land being land at West Street, Doncaster forming part of title SYK519605 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-
9.	All interest in 52.02 square metres of highway land being land on the south west side of Trafford Way, Doncaster as registered on title SYK558011 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-

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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
10.	All interest in 31.05 square metres of highway land being land on the east side of St Sepulchre Gate Way, Doncaster as registered on title SYK592393 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-
11.	All interest in 12.54 square metres of highway land being land lying to the West of Trafford Court, Doncaster as registered on SYK661263 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-
12.	All interest in 559.22 square metres of unregistered highway land being land lying between West Street and Trafford Way except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1	-	-	-

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)				Occupiers (6)
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)		
		3BU				
13.	All interest in 461.46 square metres of unregistered highway land being forming West Street except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-	
14.	All interest in 70.21 square metres of unregistered highway land being to the west of West Street except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-	

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)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
15.	All interest in 12.32 square metres of unregistered highway land being to the west of West Street except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-
16.	All interest in 136.33 square metres of highway land and buildings being land at Trafford Way, Doncaster forming part registered title SYK507239 except those owned by the Acquiring Authority.	City of Doncaster Council of Civic Office, Waterdale, Doncaster DN1 3BU	-	-	-

Table 2

Number on map (7)	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 (8)	Description of interest to be acquired (9)	Name and address (10)	Description of the land for which the person in adjoining column is likely to make a claim (11)
1.	<p>The Co-operative Bank PLC of PO BOX 101, 1 Balloon Street, Manchester, M60 4EP</p> <p>Keltbray Rail Limited (previously known as Keltbray Aspire Limited) of St Andrew's House, Portsmouth Road, Esher, Surrey, KT10 9TA</p>	<p>Registered Charge dated 2 February 2016</p> <p>Unilateral Notice (Agreement for Lease) dated 1 February 2019</p>	<p>Doncaster Assets Limited (company no. 09855491) and Doncaster Assets (No 2) Limited (company no. 09856210) both of 1st Floor Rico House George Street, Prestwich, Manchester, Lancashire, England, M25 9WS</p> <p>Unknown</p>	<p>Rights reserved by a Transfer dated 11 September 2008</p> <p>Rights reserved by a Transfer dated 11 September 2008</p>

			<p>Doncaster Assets Limited (company no. 09855491) and Doncaster Assets (No 2) Limited (company no. 09856210) both of 1st Floor Rico House George Street, Prestwich, Manchester, Lancashire, England, M25 9WS</p>	<p>Legal easements reserved by a Transfer dated 14 May 2018</p>
			<p>Unknown</p>	<p>Legal easements reserved by a Transfer dated 14 May 2018</p>
			<p>Unknown</p>	<p>Restrictive covenants as may have been imposed before 10 May 1849 and are still subsisting and capable of being enforced.</p>
			<p>Unknown</p>	<p>Restrictive covenants as may have been imposed before 28 October 1972 and</p>

				are still subsisting and capable of being enforced.
3.	...	...	Unknown	Restrictive covenants that exist and are referred to in the Deed of Exchange dated 3 August 1965
6.	...	...	Unknown	Rights reserved by the Deed of Exchange dated 3 August 1965
9.	...	...	Unknown	Rights contained in the Deed of Exchange dated 27 June 1966
			Doncaster Assets Limited (company no. 09855491) and Doncaster Assets (No 2) Limited (company no. 09856210) both of 1st Floor Rico House George Street, Prestwich, Manchester, Lancashire, England, M25 9WS	Restrictive covenants that exist and are referred to in the transfer dated 11 September 2008
			Unknown	Restrictive covenants that exist and are referred to in the transfer dated 11

		September 2008	
10.	...	Unknown	Restrictive covenants as may have been imposed before 30 November 2011 and are still subsisting and capable of being enforced.
11.	...	<p>Doncaster Assets Limited (company no. 09855491) and Doncaster Assets (No 2) Limited (company no. 09856210) both of 1st Floor Rico House George Street, Prestwich, Manchester, Lancashire, England, M25 9WS</p> <p>Unknown</p>	<p>Restrictive covenants that exist and are referred to in the transfer dated 14 May 2018</p> <p>Restrictive covenants that exist and are referred to in the transfer dated 14 May 2018</p>



Date 9th May 2023

Execution

Executed as a Deed by affixing  
THE COMMON SEAL of  
the City of Doncaster Council  
in the presence of:-

R Pritchard.

Print Name RACHEL PRITCHARD.

Authorised by Assistant Director  
Legal and Democratic Services

Seal No. 72335.



