

**THE WALSALL METROPOLITAN BOROUGH COUNCIL (PLECK, BLAKENALL,  
WILLENHALL SOUTH & DARLASTON SOUTH) COMPULSORY PURCHASE  
ORDER 2022**

The Housing Act 1985 and the Acquisition of Land Act 1981

The Walsall Metropolitan Borough 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 Section 17 of the Housing Act 1985 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of bringing <sup>five</sup> ~~six~~ residential dwellings (“the Order Properties”) back into housing use and providing housing accommodation.
  
2. The land authorised to be purchased compulsorily under this order is the land shown on the Location Plan and described in the Schedule and delineated and shown coloured pink on the maps prepared in duplicate, sealed with the common seal of the acquiring authority and marked:
  - ~~“178 Prince Street, Walsall, WS2 9JG  
Map referred to in The Walsall Metropolitan Borough Council (Pleck, Blakenall, Willenhall South & Darlaston South) Compulsory Purchase Order 2022  
Property No. 1”~~
  
  - “39 Scarborough Road, Walsall, WS2 9RF  
Map referred to in The Walsall Metropolitan Borough Council (Pleck, Blakenall, Willenhall South & Darlaston South) Compulsory Purchase Order 2022  
Property No. 2”
  
  - “3 Oakland Road, Bloxwich, Walsall, WS3 1BA

**Map referred to in The Walsall Metropolitan Borough Council (Pleck, Blakenall, Willenhall South & Darlaston South) Compulsory Purchase Order 2022**

**Property No. 3"**

- **"73 Essex Street, Walsall, WS2 7AR**

**Map referred to in The Walsall Metropolitan Borough Council (Pleck, Blakenall, Willenhall South & Darlaston South) Compulsory Purchase Order 2022**

**Property No. 4"**

- **"51 Birmingham Street, Willenhall, WV13 2HP**

**Map referred to in The Walsall Metropolitan Borough Council (Pleck, Blakenall, Willenhall South & Darlaston South) Compulsory Purchase Order 2022**

**Property No. 5"**

- **"25 Phoenix Rise, Wednesbury, WS10 7SL**

**Map referred to in The Walsall Metropolitan Borough Council (Pleck, Blakenall, Willenhall South & Darlaston South) Compulsory Purchase Order 2022**

**Property No. 6"**

**("the Order Maps").**

**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 (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	<p><del>All interests in the dwellinghouse and associated land known as 178 Prince Street, Walsall, WS2 9JG (approximately 75m<sup>2</sup>)</del></p>	<p><del>VENKATESIVARAO NANDIGRAM (deceased). No Grant of Probate/Letters of Administration has been obtained therefore the current owner is unknown</del></p>	<p><del>None</del></p>	<p><del>None</del></p>	<p><del>None</del></p>
2	<p>All interests in the dwellinghouse and associated land known as 39 Scarborough Road, Walsall, WS2 9RF (approximately 136m<sup>2</sup>)</p>	<p>CLAYTON BAGLEY Two possible addresses: (i) 2 Manor Farm Drive, Willenhall, WV12 4AD and (ii) 22 Cottesmore House, Browns Green, Handsworth Wood, Birmingham, B20 1DW</p>	<p>None</p>	<p>None</p>	<p>None</p>

**SCHEDULE**

3	All interests in the dwellinghouse and associated land known as 3 Oakland Road, Bloxwich, Walsall, WS3 1BA (approximately 140m <sup>2</sup> )	<p><b>SHAFIQ RAHIMI</b> Address given on proprietorship register on Land Registry is the Order Property address (3 Oakland Road, Walsall, WS3 1BA). No further address known</p>	None	None	None
4	All interests in the dwellinghouse and associated land known as 73 Essex Street, Walsall, WS2 7AR (approximately 95m <sup>2</sup> )	<p><b>GAUTAM SHARMA</b> Two possible addresses: (i) 142 Vicarage Road, Langley, Oldbury, B68 8HY and (ii) 35 Highbury Road, Smethwick, Birmingham, B66 1QX</p>	None	None	None
5	All interests in the dwellinghouse and associated land known as 51 Birmingham Street, Willenhall, WV13 2HP (approximately 60m <sup>2</sup> )	<p><b>JAGA SINGH SEHMBI and RANJIT KAUR of 52 Shepwell Green, Willenhall, WV13 2QJ</b></p>	None	None	None

**SCHEDULE**

6	All interests in the dwellinghouse and associated land known as 25 Phoenix Rise, Wednesbury, WS10 7SL (approximately 100m <sup>2</sup> )	Property unregistered but owner believed to be GARY KEY (deceased). No Grant of Probate/Letters of Administration has been obtained therefore current owner is unknown	None	None	None
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**Table 2**

Number on Map (4)	Other qualifying persons under paragraph- <i>Section 12(2A)(a)</i> <b>3(2A)(a) of Schedule 1 to the Acquisition of Land Act 1981</b> (5)		Other qualifying persons under paragraph <b>3(2A)(b)</b> of <i>Section 12(2A)(b)</i> of <b>Schedule 1 to the Acquisition of Land Act 1981</b> <i>- not otherwise shown in Tables 1 &amp; 2</i> (6)	
	Name	Description of interest to be acquired	Qualifying persons <del>not otherwise shown in Tables 1 &amp; 2</del> <i>Name and address</i>	Description of the land for which the person in adjoining column is likely to make a claim and the reasons for the likely claim.
5	LLOYDS BANK PLC (Co. Regn. No. 2065) of Registrations, Secured Assets,	As mortgagee to JAGA SINGH SEHMBI and RANJIT KAUR in respect of a	N/A	N/A

**SCHEDULE**

	Barnett Way, Gloucester GL4 3RL	legal charge dated 30 October 1989 registered under title number SF10888		
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Dated: .....14<sup>th</sup>.....September.....2027.....

THE COMMON SEAL of )  
WALSALL METROPOLITAN BOROUGH COUNCIL )  
Was hereunto affixed in the presence of )

Authorised Signatory



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The Secretary of State for Levelling Up, Housing and  
Communities, confirms the above order subject to the  
modifications shown on it in red ink.

*Edward Chapman* 21st December 2022  
Edward Chapman  
Planning Casework Manager  
Planning Casework Unit  
Signed by authority of the Secretary of State for Levelling Up,  
Housing and Communities