

The Royal Borough of Windsor and Maidenhead (Nicholsons Shopping Centre and Surrounding Area at High Street, Queen Street and King Street, Maidenhead) Compulsory Purchase Order 2022

General Vesting Declaration No. 2

This **GENERAL VESTING DECLARATION** is executed on the *27th* day of *April* 2026 by the Royal Borough of Windsor and Maidenhead ("the Authority").

WHEREAS:

- (1) On 2 November 2023 an order entitled the Royal Borough of Windsor and Maidenhead (Nicholsons Shopping Centre and Surrounding Area at High Street, Queen Street and King Street, Maidenhead) Compulsory Purchase Order 2022 ("the Order") was confirmed by the Secretary of State for Levelling Up, Housing and Communities under the powers conferred on him by the Town and Country Planning Act 1990, Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981 authorising the Authority to acquire the land specified in the Schedule hereto.
- (2) Notice of the confirmation of the Order was first published in accordance with section 15 of the Acquisition of Land Act 1981 on 19th January 2024.
- (3) The 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 declare—

1. The Vested Land described in the Schedule hereto (being part of the land authorised to be acquired by the Order) and more particularly delineated on the plan 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.
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.

SCHEDULE

Defined Term	Meaning of Defined Terms
"Excluded Interests"	<p>Within the Vested Land means the following interests are excluded from the acquisition pursuant to this declaration:</p> <ul style="list-style-type: none"> a) any interests or rights which are held by Denhead S.A R.L of 15 Boulevard F.W Raiffeisen L-2411 Luxembourg and c/o Tikehau Investment Management UK 30 St Mary Axe London EC3A 8BF; b) any interests or rights which are held by the Authority; c) any interests or rights or any apparatus or rights in respect of apparatus present in that land which are held by Southern Electric Power Distribution PLC No.1 Forbury Place 43 Forbury Road Reading RG1 3JH d) any interests or rights or any apparatus or rights in respect of apparatus present in that land which are held by Virgin Media Limited 500 Brook Drive Reading RG2 6UU e) any interests or rights or any apparatus or rights in respect of apparatus present in that land which are held by Scottish and Southern Energy Power Distribution Limited Inveralmond House 200 Dunkeld Road Perth PH1 3AQ f) any interests or rights or any apparatus or rights in respect of apparatus present in that land which are held by BT Limited of 1 Braham Street, London, United Kingdom, E1 8EE g) any interests or rights or any apparatus or rights in respect of apparatus present in that land which are held by Openreach Limited of 6 Gracechurch Street, London, United Kingdom, EC3V 0AT h) any interests or rights or any apparatus or rights in respect of apparatus present in that land which are held by Sandbei-UK Ltd i) any interests or rights or any apparatus or rights in respect of apparatus present in that land which are held by Feng Tech Limited of Kiosk A, L/C, The Peacocks Centre, Woking, Surrey, GU21 6GH j) any interests or rights which are held by JG Foods Limited of Bays 3&4, Building 2 Dandy Bank Road, Pensnett Trading Estate, Kingswinford, West Midlands, DY6 7TD k) any interests or rights which are held by Timpson Limited of Timpson House, Claverton Road, Wythenshawe, Manchester, M23 9TT l) any interests or rights which are held by The Green Skills Library CIC of Mead Cottage, Boulters Lane, Maidenhead, England, SL6 8TJ

Defined Term	Meaning of Defined Terms
	<p>m) any interests or rights which are held by One Planet Digital Limited of No 9, Montpelier House, 99 Montpelier Road, Brighton, England, BN1 3BE</p> <p>n) any interests or rights which are held by New York Deli (Maidenhead) Limited of Business Innovation Centre, Harry Weston Road, Coventry, CV3 2TX</p> <p>o) any interests or rights which are held by People to Places of C/O Craufurd Hale Group, The Ground Floor, Arena Court Crown Lane, Maidenhead, United Kingdom, SL6 8QZ</p> <p>p) any interests or rights which are held by Shopmobility UK c/o Driving Mobility of Vivian House, Newham Rd, Truro, Cornwall, United Kingdom, TR1 2DP</p>
"Vested Land"	All interests in the land identified on the annexed plan comprising the plots specified in this Schedule but which for the avoidance of doubt does not include any Excluded Interests

Plot number	Extent and Description of the Vested Land
Part of 1	All interests in 50 square metres, or thereabouts, of public car park, including disability car parking spaces, permit holder assigned Bays, Nicholson's Multi Storey Car Park, floors 1 to 8 (inclusive), Broadway, and part width of highway known as Broadway, Maidenhead, SL6 1LB
Part of 3	All interests in 3 square metres, or thereabouts, of electricity sub station known as Broadway numbered S/S1614783 ground floor of Nicholson's multi storey car park, Broadway, Maidenhead, SL6 1LB
Part of 9	All interests in 318 square metres, or thereabouts, of part width of highways known as King Street and Nicholson's Lane, Maidenhead
21	All interests in 104 square metres, or thereabouts, of Kings Walk, Nicholson's Shopping Centre, Maidenhead, SL6 1LB
Part of 46	All interests in 36 square metres, or thereabouts, of northern entrance to High Street Mall, canopy and part width of highway known as High Street, Nicholson's Shopping Centre, Maidenhead, SL6 1LB
Part of 57	All interests in 1 square metre, or thereabouts, of ground floor retail premises known as Unit 21, Brock Lane Mall, Nicholson's Shopping Centre, Maidenhead, SL6 1LB
Part of 58	All interests in 1 square metre, or thereabouts, of ground floor retail premises known as Unit 23, Brock Lane Mall, Nicholson's Shopping Centre, Maidenhead, SL6 1LB

Part of 59	All interests in 6 square metres, or thereabouts, of ground floor retail premises known as Unit 25, Brock Lane Mall, Nicholsons Shopping Centre, Maidenhead, SL6 1LB
Part of 60	All interests in 14 square metres, or thereabouts, of ground floor retail premises known as Unit 27, Brock Lane Mall, Nicholsons Shopping Centre, Maidenhead, SL6 1LB
Part of 61	All interests in 45 square metres, or thereabouts, of ground floor retail premises known as Unit 72, Queens Walk, Nicholsons Shopping Centre, Maidenhead, SL6 1LJ
66	All interests in 2 square metres, or thereabouts, of land to the rear of retail premises known as 69 High Street, Maidenhead, SL6 1JX
67	All interests in 3 square metres, or thereabouts, of land to the rear of retail premises known as 69 High Street, Maidenhead, SL6 1JX
74	All interests in 35 square metres, or thereabouts, of northern entrance to Queens Walk, canopy and part width of highway known as High Street, Nicholsons Shopping Centre, Maidenhead, SL6 1LB
Part of 75	All interests in 41 square metres, or thereabouts, of Queens Walk Nicholsons Shopping Centre, Maidenhead, SL6 1LJ
Part of 83	All interests in 58 square metres, or thereabouts, of retail premises known as Unit 69 and 71, Queens Walk, Nicholsons Shopping Centre, Maidenhead, SL6 1LJ

EXECUTED as a DEED by affixing the)
COMMON SEAL OF the **Royal Borough**)
of Windsor and Maidenhead)
in the presence of:



GEMMA GUTHRIE

LEGAL SUPPORT COORDINATOR
(Authorised Officer)



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Dated the *27th* day of *April* 2026