

THE MAIDSTONE BOROUGH COUNCIL (First Floor Flat, 12 ROCHESTER HOUSE, MAIDSTONE) COMPULSORY PURCHASE ORDER 2025

The Housing Act 1985

and the Acquisition of Land Act 1981

Maidstone 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 hereby authorised to compulsorily purchase under section 17 of the Housing Act 1985 the land described in paragraph 2 for the purpose of the provision of new affordable homes.
- 2 The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown coloured pink on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked: "Map referred to in the Maidstone Borough Council (First Floor Flat, 12 Rochester House, Maidstone) Compulsory Purchase Order 2025".
- 3 The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

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.	All interests (excluding those of Golding Homes Limited) in 55 square metres or thereabouts of land and buildings being the first floor flat at 12 Rochester House, Cambridge Crescent, Maidstone ME15 7PA.	GOLDING HOMES LIMITED (Community Benefit Society No. 7628) of Whatman House, St.	JULIA JAYNE ROGERS of Flat 12, Rochester House, Cambridge	-	Lessee

		Leonards Road, Allington, Maidstone ME16 0LS	Crescent, Maidstone, Kent ME15 7PA.		
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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.	NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon SN38 1NW.	Registered charge over the leasehold interest dated 3 November 2005.	Unknown.	Restrictive covenants preventing use for the sale of alcohol and ancillary uses.
			GOLDING HOMES LIMITED Address as per Plot 1 of Table 1.	The right to access the property to install and maintain smoke and fire detection equipment and for any other purposes associated with the rights or obligations of the landlord under the lease.
			GOLDING HOMES LIMITED Address as per Plot 1 of Table 1.	Various rights granted when the freehold of the property was sold on 2 February 2004: <ul style="list-style-type: none"> • Rights to support. • Access to enable repair of the land shaded blue. • Access the Property to inspect, repair, maintain, lay, connect into and renew any service conduit. • Rights to the passage of services through such conduits.

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
				<ul style="list-style-type: none"> • Right to light and air. • All implied easements or quasi-easements used over the property as at the date of the transfer.
			GOLDING HOMES LIMITED Address as per Plot 1 of Table 1.	The freehold title is subject to covenants not to dispose of the land (save for certain transactions) without complying with Housing Act restrictions and obtaining Secretary of State consent.
			GOLDING HOMES LIMITED Address as per Plot 1 of Table 1.	A covenant to comply with the landlord's obligations in the leases affecting the freehold, including the lease of flat 12 (the property).

Table 3

Number on Map	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981 - name and address
1	-

21st May 2025

192805

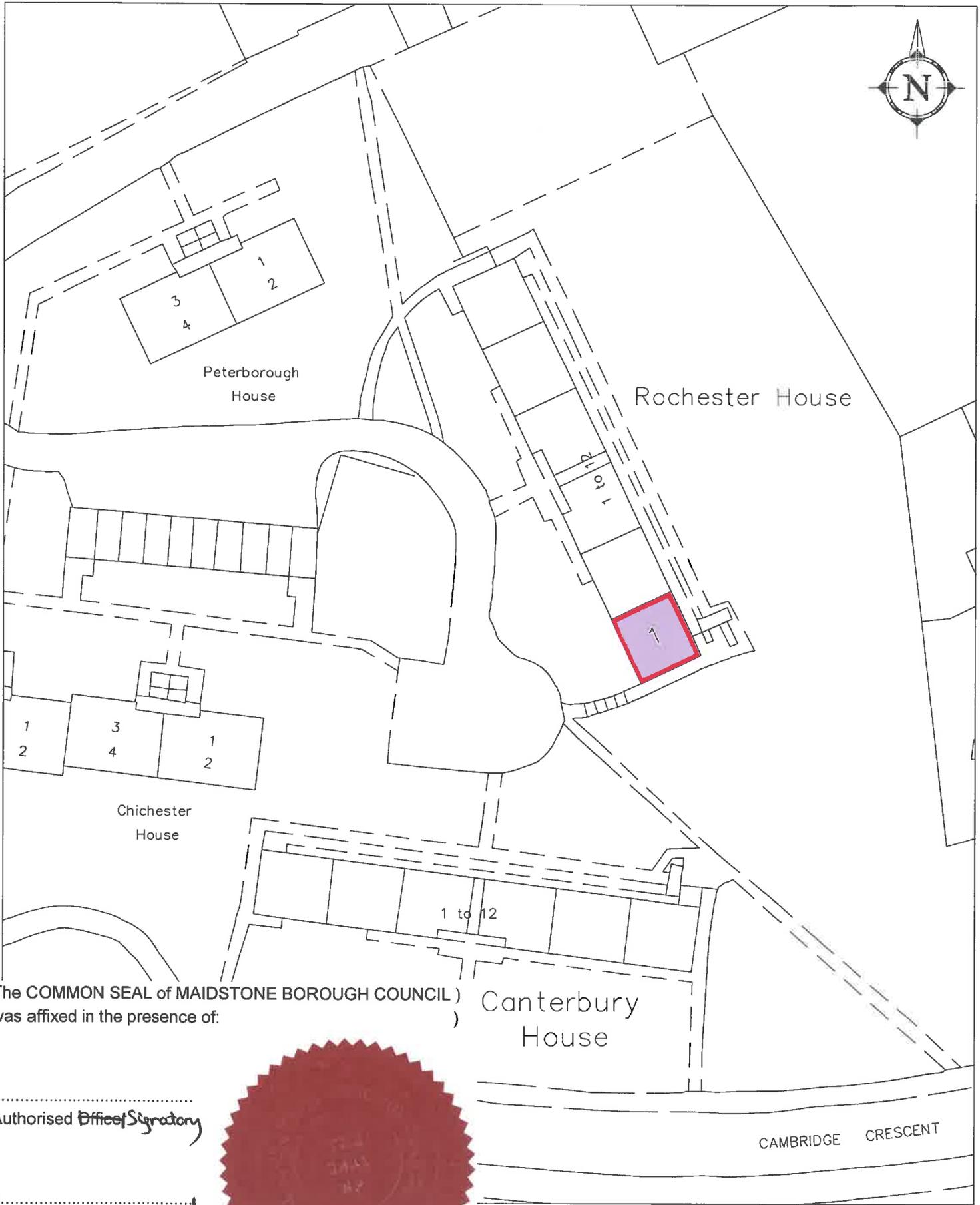
Date

THE COMMON SEAL of MAIDSTONE BOROUGH COUNCIL)
was affixed in the presence of:)



.....
Authorized Officer *AC Hele*
Signatory

.....
~~Name of Authorised Officer~~



The COMMON SEAL of MAIDSTONE BOROUGH COUNCIL)
was affixed in the presence of:)

Canterbury House

Authorised Officer / Signatory

Name of Authorised Officer

Date 21/05/25



K. King 192805

CAMBRIDGE CRESCENT

10 20 30 Metres

First Floor
12 Rochester House
Cambridge Crescent
Shepway
Maidstone, Kent, ME15 7PA

Scale 1:500 @A4
Drawing no.: 58324
Date drawn: 18-11-2024
Revision: 01