

**NOTICE OF CONFIRMATION**

**THE NORTH NORFOLK DISTRICT COUNCIL (NO 1, 1 HIGH STREET, SHERINGHAM, NR26 8JP)  
COMPULSORY PURCHASE ORDER 2020**

Town and Country Planning Act 1990  
and the Acquisition of Land Act 1981

Town and Country Planning Act 1990 section 226(1)(a)

1. Notice is hereby given that the Inspector, Joanna Gilbert MA (Hons) MTP MRTPI, acting on behalf of the Secretary of State for Housing, Communities and Local Government, in exercise of her powers under the above Acts, on 13 April 2021 confirmed the North Norfolk District Council (No 1, 1 High Street, Sheringham, NR26 8JP) Compulsory Purchase Order 2020, submitted by the North Norfolk District Council.
2. The order as confirmed provides for the purchase, for the purposes of facilitating the carrying out of development, redevelopment or improvement to contribute to the promotion or improvement of the economic, social and environmental well-being of the acquiring authority's area, of the land described in Schedule 1 hereto.
3. A copy of the order as confirmed by the Inspector and of the map referred to therein have deposited at the legal department, North Norfolk District Council, Holt Road, Cromer, NR27 9EN and may be seen at all reasonable hours. A copy of the order and of the map may be viewed online on the North Norfolk District Council website - [www.north-norfolk.gov.uk](http://www.north-norfolk.gov.uk).
4. The order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.
5. Once the order has become operative, the North Norfolk District Council may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2, below.
6. Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the North Norfolk District Council at: The Legal Department, Council Offices, North Norfolk District Council, Holt Road, Cromer, Norfolk NR27 9EN, about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

Date..... 18<sup>th</sup> April 2024 .....

Signature.....  .....

Steve Blatch  
Chief Executive and Head of Paid Service  
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN

**LAND COMPRISED IN THE ORDER AS CONFIRMED**

All interests in approximately 250m<sup>2</sup> of land known as No 1, 1 High Street, Sheringham, NR26 8JP and also known as the former Shannoeks Hotel, comprising of a three-story building of Victorian appearance with pedestrian access to the south.



**FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY  
PURCHASE (VESTING DECLARATIONS) ACT 1981**

**Power to make general vesting declaration**

1. Once the North Norfolk District Council (No 1, 1 High Street, Sheringham, NR26 8JP) Compulsory Purchase Order 2020 has become operative, the North Norfolk District Council (hereinafter called "the Council") may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2.

**Notices concerning general vesting declaration**

2. As soon as may be after the Council executes a general vesting declaration, it must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives it information relating to the land in pursuance of the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period, the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Council together with the right to enter on the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of their interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of their interest in the land, together with interest on the compensation from the vesting date.
3. The "vesting date" for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2, unless a counter-notice is served under Schedule A1 to the Act within that period. If a counter-notice is served, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

**Modifications with respect to certain tenancies**

4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". "A long tenancy which is about to expire" means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it is assumed that the landlord will take every opportunity to terminate the tenancy and the tenant will take every opportunity to retain or renew their interest.
5. The modifications are that the Council may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless it first serves notice to treat in respect of the tenancy and then serves every occupier of the land with a notice of its intention to enter and take possession after the period (which must be not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the

tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

FORM FOR GIVING INFORMATION

THE NORTH NORFOLK DISTRICT COUNCIL (NO 1, 1 HIGH STREET, SHERINGHAM, NR26 8JP) COMPULSORY PURCHASE ORDER 2020

To: North Norfolk District Council
Legal Department
Council Offices
Holt Road
Cromer
Norfolk
NR27 9EN

[I][We] being [a person][persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all][part of] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1 to the Acquisition of Land Act 1981:

1. Name and address of informant(s) (i):

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2. Land in which an interest is held by informant(s) (ii):

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3. Nature of interest(s) (iii):

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Signed: .....

[on behalf of].....

Date: .....

- (i) In the case of a joint interest insert the names and addresses of all the informants.
(ii) The land should be described concisely
(iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number.