



EMPLOYER RECOGNITION SCHEME

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Royal Borough  
of Windsor &  
Maidenhead

The Company Secretary  
Aegon UK Property Fund Limited  
Level 26  
The Leadenhall Building  
122 Leadenhall Street  
London  
EC3V 4AB

18<sup>th</sup> January 2024

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

To whom it may concern,

**Section 226(1)(a) Town and Country Planning Act 1990, The Acquisition of Land Act 1981 and Section 13 Local Government (Miscellaneous Provisions) Act 1976  
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**

**Plot(s): B/1, 101, 102, 173, 1/51, 2/3, GE**

**Re: electricity sub station known as Nicholsons House & Nicholsons House, High Street Mall, Nicholsons Shopping Centre, Maidenhead, SL6 1LD and car parking spaces Private car park, Nicholsons Shopping Centre, Maidenhead, SL6 1LB**

We are writing to advise you that on 2<sup>nd</sup> November 2023 the Inspector appointed by the Secretary of State for Levelling Up, Housing and Communities decided to confirm 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**”) for the purposes of facilitating the development, redevelopment and improvement of the land referenced in the Order.

As the Order includes your property or land in which you may have an interest, we are writing to provide this update. We herein enclose the following:

- the formal statutory notice of Confirmation of the Order (including a statement concerning General Vesting Declarations),
- A copy of the Order;
- A copy of the Order Map.

The Order as confirmed becomes operative on the date on which the enclosed Notice is first published which will be 19<sup>th</sup> January 2024. From this date the Council is authorised to exercise compulsory purchase powers to acquire interests in land within the Order Land.

Town Hall, St. Ives Road, Maidenhead, SL6 1RF

[www.rbwm.gov.uk](http://www.rbwm.gov.uk) [customer.service@rbwm.gov.uk](mailto:customer.service@rbwm.gov.uk) 01628 683800

@rbwm search: rbwm

## **Background**

The Order is being promoted to facilitate the mixed use redevelopment of the existing Nicholsons Shopping Centre including retail, office, residential, leisure, community and elderly care accommodation. Planning permission was granted for the redevelopment of the shopping centre on 21<sup>st</sup> October 2022 under reference 20/01251.

We wrote to you on the 3<sup>rd</sup> March 2022 to advise that the Order had been submitted to the Secretary of State for their consideration. Following a public inquiry held 26<sup>th</sup> – 28<sup>th</sup> October 2022, on the 3<sup>rd</sup> January 2023 the Inspector decided to not confirm the Order. This decision was challenged by the Council and was subsequently quashed by the High Court on the basis the decision failed to give adequate reasons. The matter was therefore sent back to the Inspector for consideration and following further review, the Inspector decided that the Order should be confirmed.

## **Affected Rights and Interests**

Please note that inclusion in the Order does not mean that your property is going to be acquired outright. The enclosed plan shows the proposed CPO Land boundary and the land to be acquired permanently is shown pink. The land to be acquired primarily relates to the parts of the Nicholsons Shopping Centre which are in the ownership of the shopping centre's owner, Denhead, subject to various tenancies. The Order will, among other things, allow those tenancies to be brought to an end when required for the redevelopment.

The area of land being redeveloped is located in the town centre and is neighboured by existing properties to the north, east and west. The Order seeks temporary rights over adjacent properties to allow the shopping centre to be demolished and the new development to be constructed. These rights generally relate to crane oversailing but also include other rights (for example, access for construction works and the right to erect scaffolding) where necessary. The maximum extent of these rights is shown blue on the enclosed CPO plan. Some parties are also being notified of the Order as the development may impact on existing rights that neighbouring properties enjoy over the Land. This includes properties within and outside the Order Land with rights to use the shopping centre's service deck, access rights through the shopping centre's malls, servicing/utility route, etc.. With the redevelopment completely removing the service deck and the majority of the existing shopping malls, existing rights relating to these areas will be affected although alternative provisions are being put in place.

As the Order includes property in which you have an interest we are required to serve on you the enclosed Notice as you are a qualifying person in respect of land comprised in the Order.

## **CPO Documents**

You were sent full details of the Order and the reasons for making it on 3<sup>rd</sup> March 2022. This information is also available at <https://www.rbwm.gov.uk/home/business-and-economy/regeneration/nicholsons-quarter-regeneration-compulsory-purchase-order> or for inspection at Maidenhead Library (Front Desk), St Ives Road, Maidenhead SL6 1QU during the library's opening hours: Mon (9:30 – 17:30), Tues (9:30 – 17:30), Weds (12:30 – 17:30), Thu (11:00 – 19:00), Fri (9:30 – 17:30), Sat (10:00 – 16:00), Sun (11:00 – 14:00)

## **Programme**

The Council has a three year period in which it can implement the Order. The Developer is presently reviewing its development programme but it is presently anticipated the redevelopment will commence in June 2025.

## **Contacts**

If you have any questions relating to this matter, please contact one of the following individuals based on the location of your property.

<b>Tenant of Shopping Centre</b>	<b>Owner or Occupier of Property outside of Shopping Centre</b>	<b>Council contact</b>
David Conboy Director, Newsteer	Tom Forrester, Development Manager, Areli Real Estate	Chris Pearse, Head of Capital Projects and Asset Management
david.conboy@newsteer.co.uk	tforrester@areli.co.uk	chris.pearse@rbwm.gov.uk
07827 944 655	07701 022 569	07825 430969

Yours faithfully



Andrew Durrant  
Executive Director of Place  
Royal Borough of Windsor and Maidenhead Council

**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**

**SECTION 226(1)(a) OF THE TOWN AND COUNTRY PLANNING ACT 1990  
SECTION 13 OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976  
AND THE ACQUISITION OF LAND ACT 1981**

- 
- 1 Notice is hereby given that the Secretary of State for Levelling Up, Housing and Communities in exercise of his powers under the above Acts, on 2 November 2023 confirmed The Royal Borough of Windsor & Maidenhead (Nicholsons Shopping Centre and Surrounding Area at High Street, Queen Street and King Street, Maidenhead) Compulsory Purchase Order 2022 (the **Order**) submitted by the Royal Borough of Windsor & Maidenhead.
  - 2 The Order as confirmed provides for the acquisition of the land and the new rights described in the Schedule hereto for the purposes of facilitating the carrying out of development, redevelopment or improvement on or in relation to the land namely a mixed-use development comprising a mixture of employment, residential, retail, leisure, community and elderly care homes in the heart of Maidenhead town centre, together with improvements to the public realm and open space of the land and the new rights described in the Schedule hereto.
  - 3 A copy of the Order as confirmed by the Secretary of State for Levelling Up, Housing and Communities and of the map referred to therein may be viewed on the Council's website: <https://www.rbwm.gov.uk/home/business-and-economy/regeneration/nicholsons-quarter-regeneration-compulsory-purchase-order> and have been deposited at:  
  
Maidenhead Library  
Front Desk  
St Ives Road  
Maidenhead  
SL6 1QU  
  
Opening Times: Mon (9:30 – 17:30), Tues (9:30 – 17:30), Weds (12:30 – 17:30), Thu (11:00 – 19:00), Fri (9:30 – 17:30), Sat (10:00 – 16:00), Sun (11:00 – 14:00).
  - 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 Royal Borough of Windsor & Maidenhead may acquire any of the land described in Schedule 1 below by exercising a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effects 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 Royal Borough of Windsor & Maidenhead about the person's name,

address, and interest in land, using a prescribed form to: 'care of Newsteer' at 20 Farringdon Street, London, EC4A 4AB. The relevant prescribed form is set out in Schedule 3 below.

## **SCHEDULE 1**

### **LAND AND THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED**

The land particularised in the Order and in the accompanying map, to be acquired, includes the following:

- leasehold interests in retail units within the existing Nicholsons Shopping Centre; and
- leasehold interests in the existing Nicholsons Multi-Storey Car Park and adjoining retail units (39 – 51 King Street).

The new rights particularised in the Order and in the accompanying map, to be acquired, includes rights over:

- properties in area surrounding the Nicholsons Shopping Centre on the High Street, King Street, Nicholson Lane, Queen Street and Queen Lane;
- Nicholson Tower;
- Brock Lane; and
- Bankside (access path extending along the rear of the shopping centre and 10-12 Queen Street).

The rights being sought include (but not necessarily for each property) the following:

- throughout the construction period, to enter the land at all times (with or without vehicles, machinery, equipment, plant and materials) for all purposes necessary in connection with the surveying, demolition, construction, maintenance, use, renewal, repair, reinstatement, cleaning, decoration, connection, removal and replacement of land, property, structures and buildings adjacent to or abutting the land and the right to manage access to such parts of the land to accord with safe working practices (but without requiring exclusive possession of such land) including entering onto land, property, structures and buildings to make good and carry out protective works, boundary treatment works, to re-grade, resurface and landscape land, carry out support works from properties adjoining the land and to carry out accommodation and reconfiguration works to properties where buildings will in whole or in part be demolished or accesses reconfigured in order to modify the retained properties so that they can be maintained in beneficial use;
- to oversail and/or sail a crane or cranes (including but not limited to jibs and booms and all associated equipment), loaded or unloaded through the airspace over the land during the course of the construction period;
- to erect, secure, use, decorate, clean, maintain, repair, renew, replace and take support for scaffolding and/or hoardings (including signage) on the land during the course of the construction period;

- to disconnect, install, lay, strengthen, connect to, divert, alter, use, maintain, repair, replace, renew, inspect, remove and replace the service media in, over or under the land as necessary and to make good any damage caused in connection with the exercise of these rights during the course of the construction period;
- during the construction period, to disconnect, remove, install, lay, strengthen, maintain, inspect and replace plant equipment on, in, under or over the land (as necessary) and to make good any damage caused in the exercise of these rights;
- to alter, divert, replace and/or remove fire escapes (either on a temporary or permanent basis) forming part of or used by the land whilst always providing an alternative means of escape from the land whilst carrying out such works and to grant rights for owners and occupiers of land to use fire escapes;
- to access the land at all times (with or without vehicles, machinery, equipment, plant and materials) for the purposes of delivering, removing and sorting materials, plant and machinery, and the right (from time to time) to create, divert and/or otherwise manage pedestrian and vehicular access to, on and across the land to accord with safe working practices;
- to access the land at all times (with or without vehicles, machinery, equipment, plant and materials) for the purposes of Constructing a temporary means of access and egress to adjoining properties;
- the right for the Council, its nominees and contractors, together with members of the public, to access the land at all times, and for the Council and its nominees and contractors to access the land so to maintain, clean and repair the surface of the land; and
- to demolish adjacent properties including where a party wall exists, provide temporary and permanent support to party wall if required, make good any damage which occurs and reinstate to an acceptable standard and provide protection, including roof protection where appropriate, for the period of the works.

## **SCHEDULE 2**

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

#### **Power to execute a general vesting declaration**

- 1 Once the Order has become operative, the Royal Borough of Windsor & Maidenhead may acquire any of the land described in Schedule 1 above (subject to any restrictions in the Order) 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 Royal Borough of Windsor & Maidenhead at the end of the period mentioned in paragraph 2 below.

### **Notices concerning general vesting declaration**

- 2 As soon as may be after the Royal Borough of Windsor & Maidenhead execute a general vesting declaration, they 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 them 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 Royal Borough of Windsor & Maidenhead together with the right to enter on the land and take possession of it. Every person on whom the Royal Borough of Windsor & Maidenhead could have served a notice to treat in respect of his 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 his interest in the land, 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 above, unless a counter-notice is served under Schedule A1 to the Act (as modified by the Order) within that period. In such circumstances, 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”. The latter expression 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 shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.
- 5 The modifications are that the Royal Borough of Windsor & Maidenhead 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 they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (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.

**SCHEDULE 3**

**FORM OF GIVING INFORMATION**

**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**

[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 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)

.....

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

.....

3 Nature of interest (iii)

.....

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.

Date: 11<sup>th</sup> January 2023

Signed:



Andrew Durrant  
Executive Director of Place  
Royal Borough of Windsor and Maidenhead Council

COPY

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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 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**  
**Section 226(1)(a) of the Town and Country Planning Act 1990 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981**

The Royal Borough of Windsor and Maidenhead (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) of the Town and Country Planning Act 1990 (as amended), the Acquisition of Land Act 1981 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 hereby authorised to purchase compulsorily the land and new rights at Maidenhead described in paragraphs 2 and 3 below for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the land namely a mixed-use development comprising a mixture of employment, residential, retail, leisure, community and elderly care homes in the heart of Maidenhead town centre, together with improvements to the public realm and open space.
- 2.(1) The land authorised to be purchased compulsorily under this order is the land described in Part 2 of the Schedule and delineated and shown coloured pink on the map prepared in duplicate, sealed with the common seal of the Acquiring Authority and marked "Map referred to in 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 Map**")
- 2.(2) The new rights to be purchased compulsorily over land under this order are described in Part 1 of the Schedule and the land is shown coloured blue on the **Order Map**.

As from the date on which this order becomes operative or the date on which any new right is vested in the Acquiring Authority, whichever is the later, the land over which the new right is acquired shall be discharged from all rights, trusts and incidents to which it was previously subject so far as their continuance would be inconsistent with the exercise of that new right.

**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**

**Schedule  
Part 1**

**Definitions of New Rights referred to in Table 1 of Part 2 of the Schedule**

The descriptions of New Rights set out in the Table of New Rights below, shall apply to the New Rights scheduled to be acquired in the column headed "Extent, Description and Situation of the Land" in Table 1 of Part 2 of the Schedule. This is by reference to the number in column 1 of Table of New Rights indicating the New Right(s) described in column 2 of the Table of New Rights that are sought over the relevant plot:

**Table of New Rights**

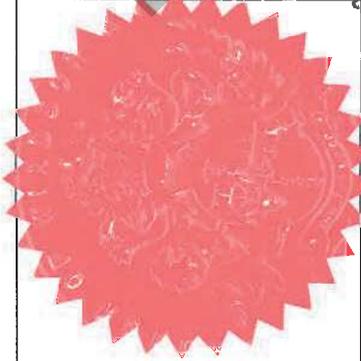
The right for the acquiring authority, its lessees, licensees, all successors in title and assigns, their respective lessees and licensees (and all such persons they may authorise):

Column (1) Right	Column (2) Nature of New Right sought
<b>1</b>	<p><b>ACCESS AND GENERAL CONSTRUCTION</b> Throughout the construction period, to enter the land at all times (with or without vehicles, machinery, equipment, plant and materials) for all purposes necessary in connection with the surveying, demolition, construction, maintenance, use, renewal, repair, reinstatement, cleaning, decoration, connection, removal and replacement of land, property, structures and buildings adjacent to or abutting the land and the right to manage access to such parts of the land to accord with safe working practices (but without requiring exclusive possession of such land) including entering onto land, property, structures and buildings to make good and carry out protective works, boundary treatment works, to re-grade, resurface and landscape land, carry out support works from properties adjoining the land and to carry out accommodation and reconfiguration works to properties where buildings will in whole or in part be demolished or accesses reconfigured in order to modify the retained properties so that they can be maintained in beneficial use.</p>
<b>2</b>	<p><b>OVERSAIL</b> To oversail and/or sail a crane or cranes (including but not limited to jibs and booms and all associated equipment), loaded or unloaded through the airspace over the land during the course of the construction period</p>

3	<p><b>SCAFFOLDING/HOARDING</b> To erect, secure, use, decorate, clean, maintain, repair, renew, replace and take support for scaffolding and/or hoardings (including signage) on the land during the course of the construction period</p>
4	<p><b>SERVICE MEDIA</b> To disconnect, install, lay, strengthen, connect to, divert, alter, use, maintain, repair, replace, renew, inspect, remove and replace the service media in, over or under the land as necessary and to make good any damage caused in connection with the exercise of these rights during the course of the construction period</p>
5	<p><b>PLANT</b> During the construction period, to disconnect, remove, install, lay, strengthen, maintain, inspect and replace plant equipment on, in, under or over the land (as necessary) and to make good any damage caused in the exercise of these rights</p>
6	<p><b>FIRE ESCAPES</b> To alter, divert, replace and/or remove fire escapes (either on a temporary or permanent basis) forming part of or used by the land whilst always providing an alternative means of escape from the land whilst carrying out such works and to grant rights for owners and occupiers of land to use fire escapes</p>
7	<p><b>DELIVERIES</b> To access the land at all times (with or without vehicles, machinery, equipment, plant and materials) for the purposes of delivering, removing and sorting materials, plant and machinery, and the right (from time to time) to create, divert and/or otherwise manage pedestrian and vehicular access to, on and across the land to accord with safe working practices</p>
8	<p><b>ACCESS</b> To access the land at all times (with or without vehicles, machinery, equipment, plant and materials) for the purposes of Constructing a temporary means of access and egress to adjoining properties</p>
9	<p><b>FUTURE ACCESS AND MAINTENANCE</b> The right for the Council, its nominees and contractors, together with members of the public, to access the land at all times, and for the Council and its nominees and contractors to access the land so to maintain, clean and repair the surface of the land.</p>
10	<p><b>PARTY WALL</b> To demolish adjacent properties including where a party wall exists. Provide temporary and permanent support to party wall if required. Make good any damage which occurs and reinstate to an acceptable standard. Provide protection, including roof protection where appropriate, for the period of the works.</p>

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 shown in Tables 1 & 2 (6)
Name and address	Description of Interest to be acquired	Description of the land for which the person in adjoining column is likely to make a claim
All Plots	-	Thomas McBride Murphy Flat 2, Whitchurch House 2-4 Albert Street Maidenhead SL6 1PR
All Plots	-	Mansour Tavasoli Rutherford Place Know Hill Common Knowl Hill Reading RG10 9YE

THE COMMON SEAL OF THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
 was hereunto affixed this 22 day of FEBRUARY 2022  
 in the presence of  
  
 A duly authorised Officer



28139

The Secretary of State for Levelling Up, Housing and Communities confirms the above Order.

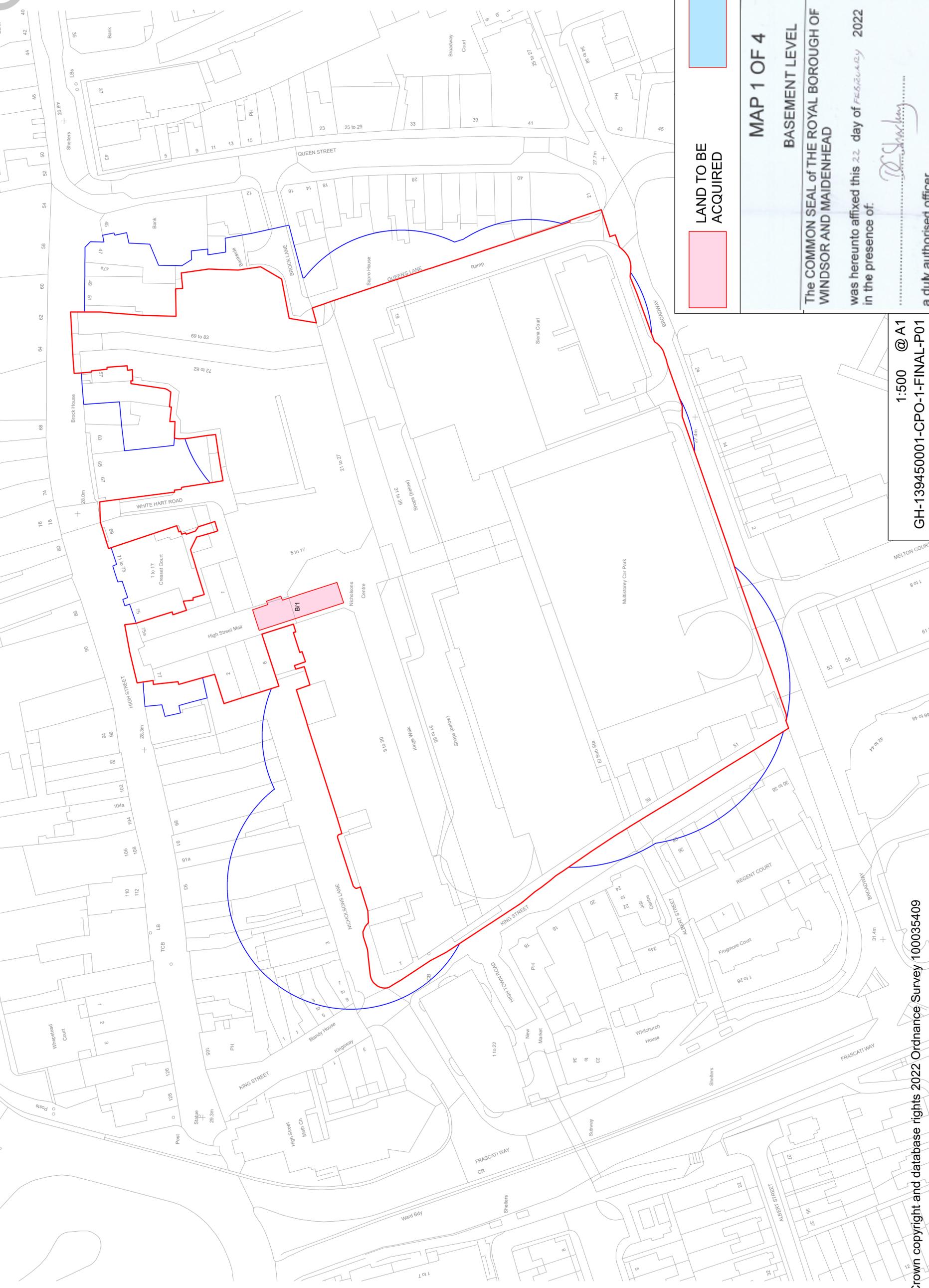
Signed by authority of the Secretary of State

John Felgate BA(Hons) MA MRTPI  
Inspector

Date 2 November 2023

COPY

# 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



**LAND TO BE ACQUIRED**

**NEW RIGHTS TO BE ACQUIRED**

**MAP 1 OF 4**

**BASEMENT LEVEL**

The COMMON SEAL of THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

was hereunto affixed this 22 day of FEBRUARY 2022 in the presence of:

*[Signature]*

a duly authorised officer

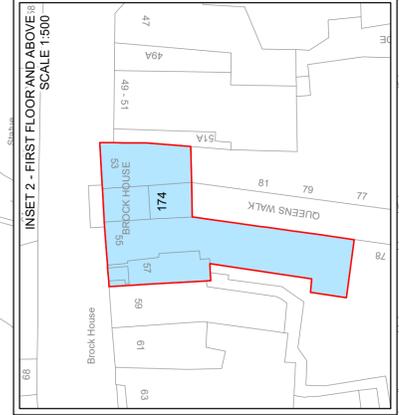
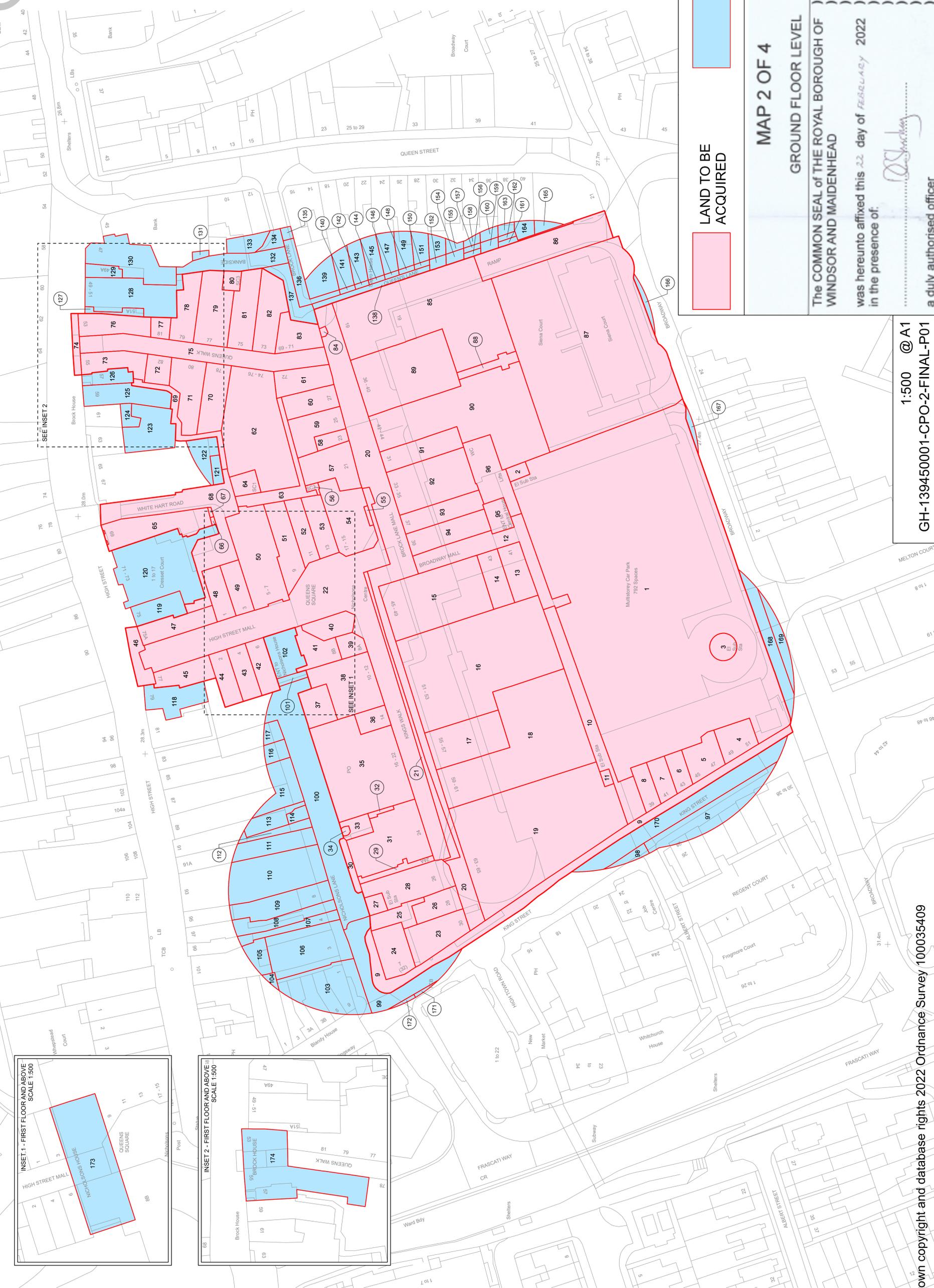


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COPY

# 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



**LAND TO BE ACQUIRED**

**NEW RIGHTS TO BE ACQUIRED**

**MAP 2 OF 4**

**GROUND FLOOR LEVEL**

The COMMON SEAL of THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD was hereunto affixed this 22 day of FEBRUARY 2022 in the presence of

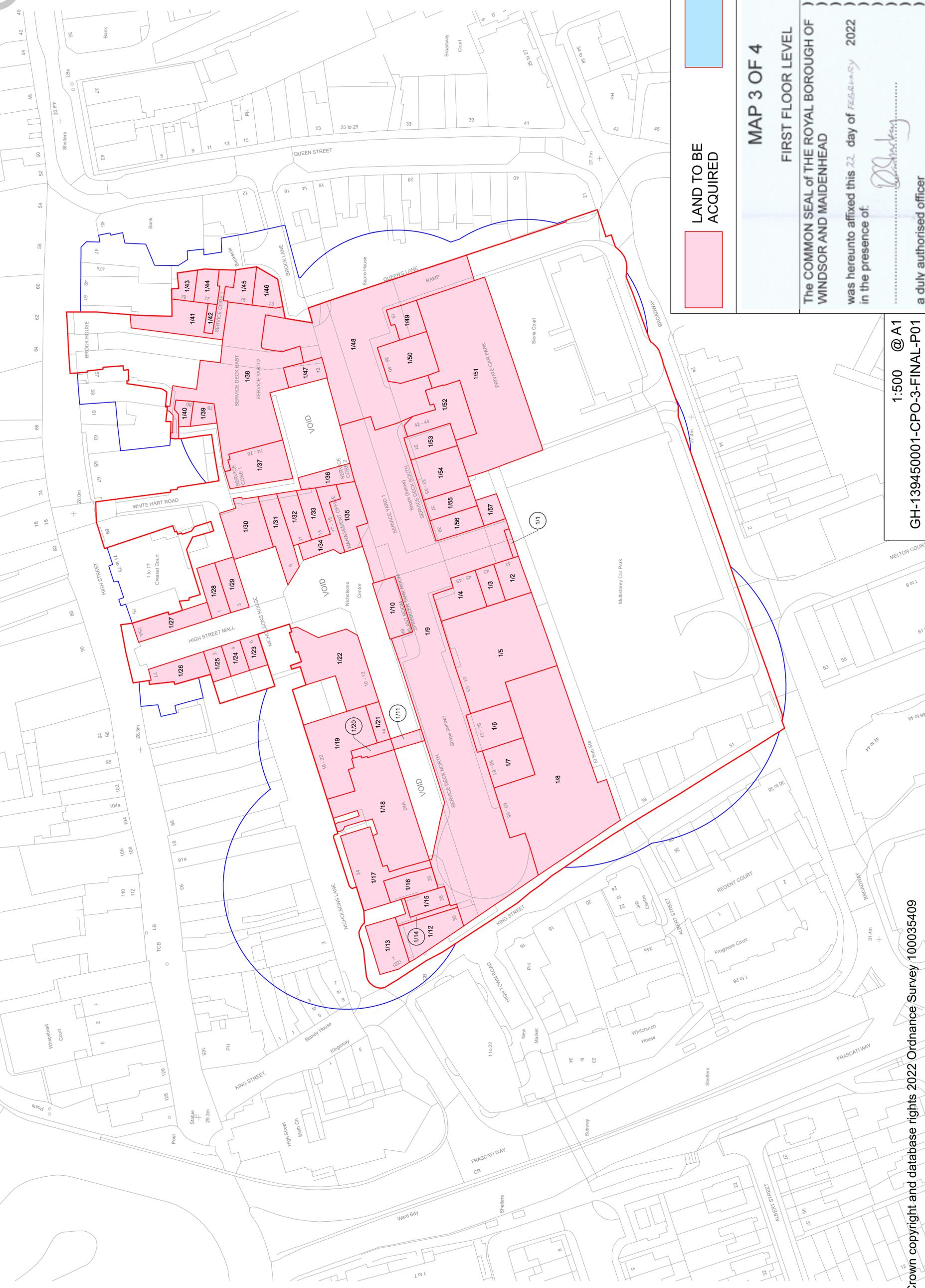


.....  
a duly authorised officer

1:500 @ A1  
GH-139450001-CPO-2-FINAL-P01

COPY

# 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



LAND TO BE ACQUIRED

NEW RIGHTS TO BE ACQUIRED

**MAP 3 OF 4**

FIRST FLOOR LEVEL

The COMMON SEAL of THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

was hereunto affixed this 22 day of FEBRUARY 2022

in the presence of

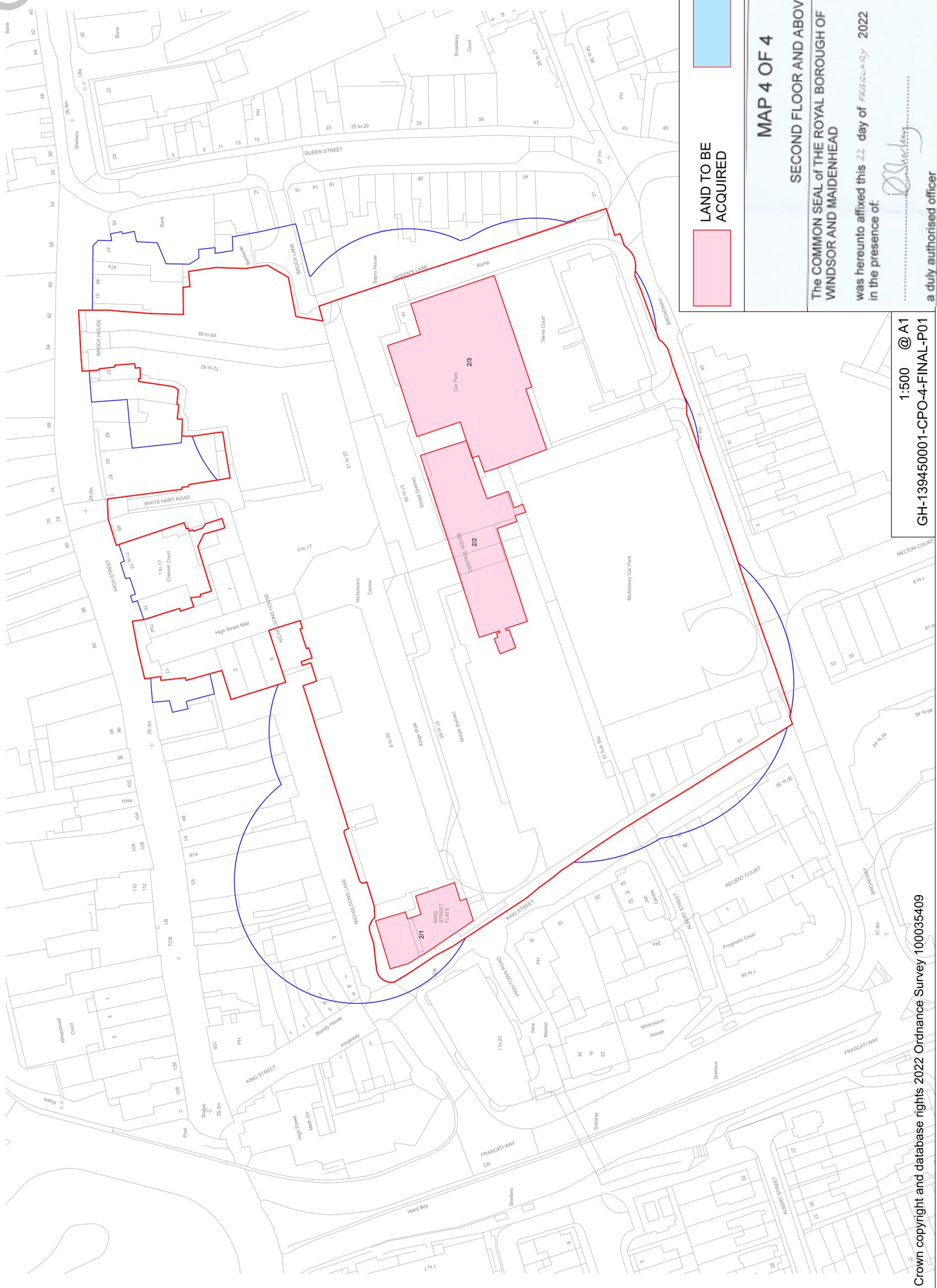
  
 .....  
 a duly authorised officer



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GH-139450001-CPO-3-FINAL-P01

COPY

# 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



LAND TO BE ACQUIRED

NEW RIGHTS TO BE ACQUIRED

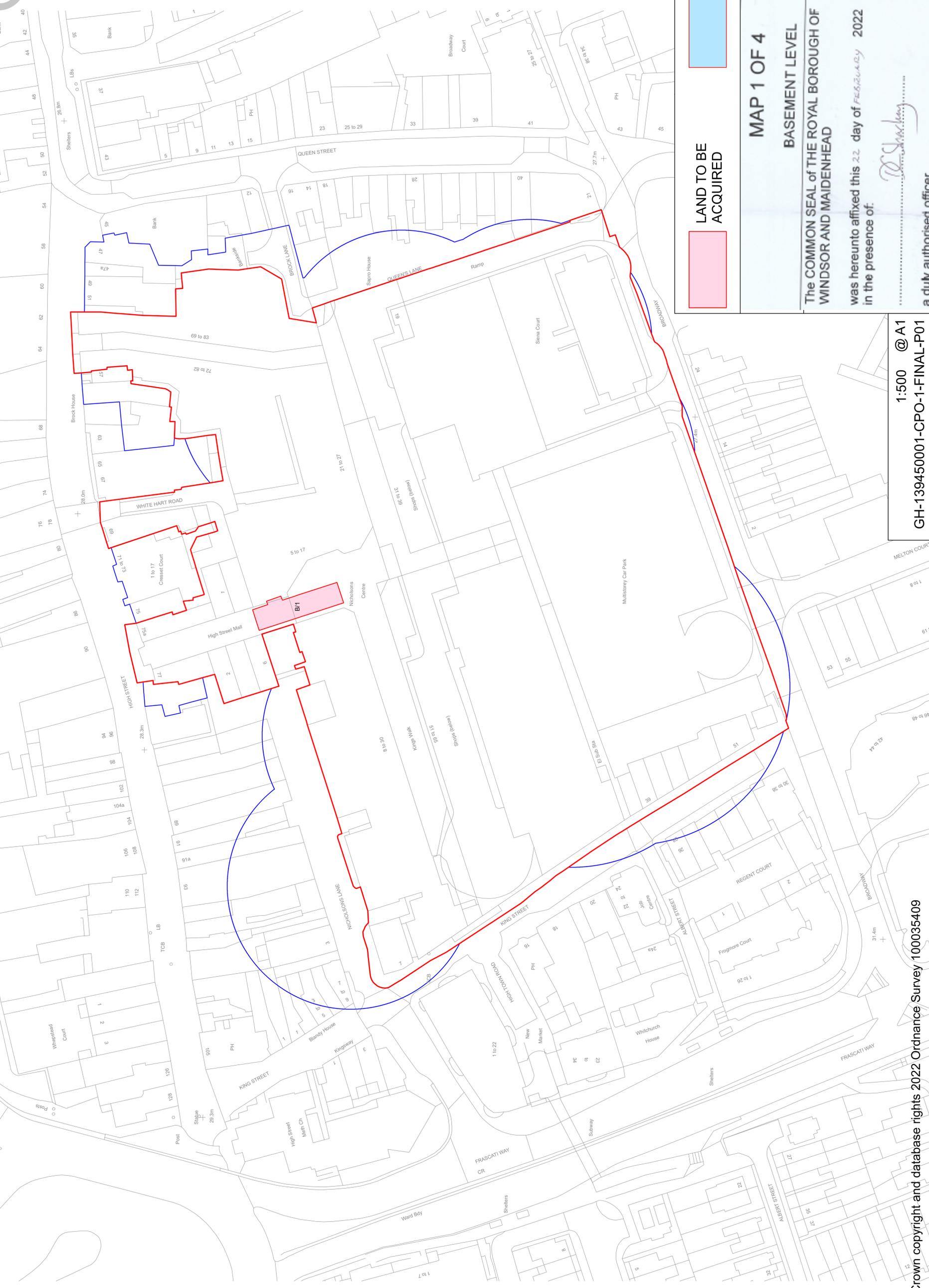
**MAP 4 OF 4**  
SECOND FLOOR AND ABOVE  
The COMMON SEAL of THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
was hereunto affixed this 22 day of FEBRUARY 2022  
in the presence of  
*[Signature]*  
a duly authorised officer



1:500 @ A1  
GH-139450001-CPO-4-FINAL-P01

COPY

# 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



**LAND TO BE ACQUIRED**

**NEW RIGHTS TO BE ACQUIRED**

**MAP 1 OF 4**

**BASEMENT LEVEL**

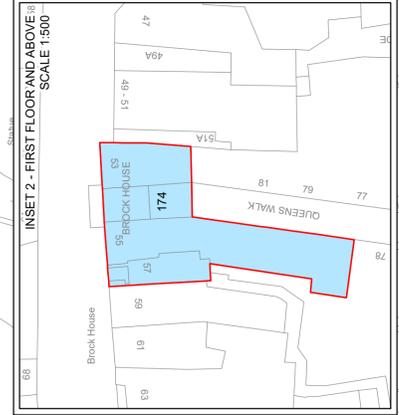
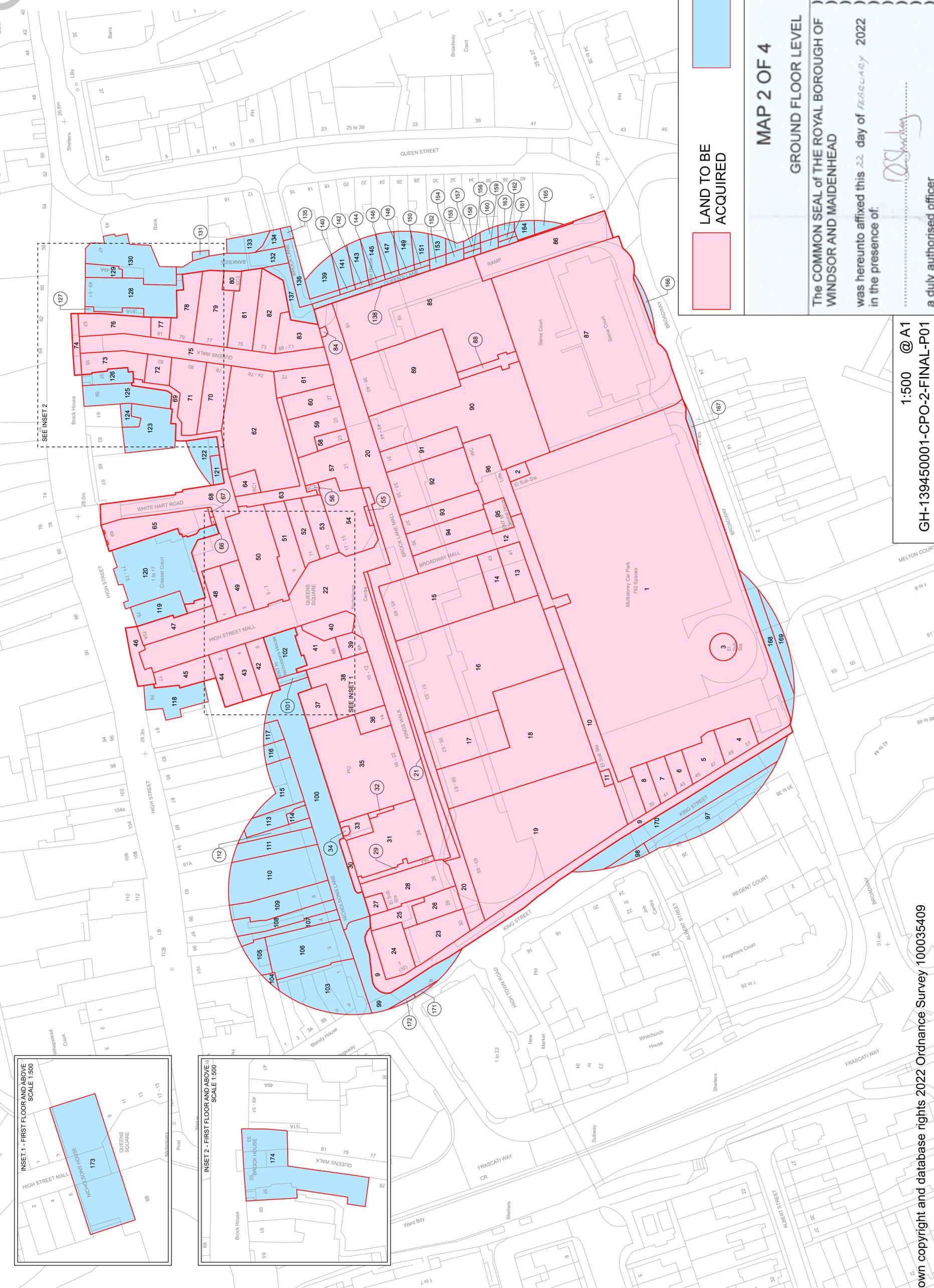
**The COMMON SEAL of THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD**  
 was hereunto affixed this 22 day of *FEBRUARY* 2022  
 in the presence of:  
  
 a duly authorised officer



1:500 @ A1  
 GH-139450001-CPO-1-FINAL-P01

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# 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



LAND TO BE ACQUIRED

NEW RIGHTS TO BE ACQUIRED

MAP 2 OF 4

GROUND FLOOR LEVEL

The COMMON SEAL of THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

was hereunto affixed this 22 day of FEBRUARY 2022  
in the presence of

*[Signature]*  
a duly authorised officer



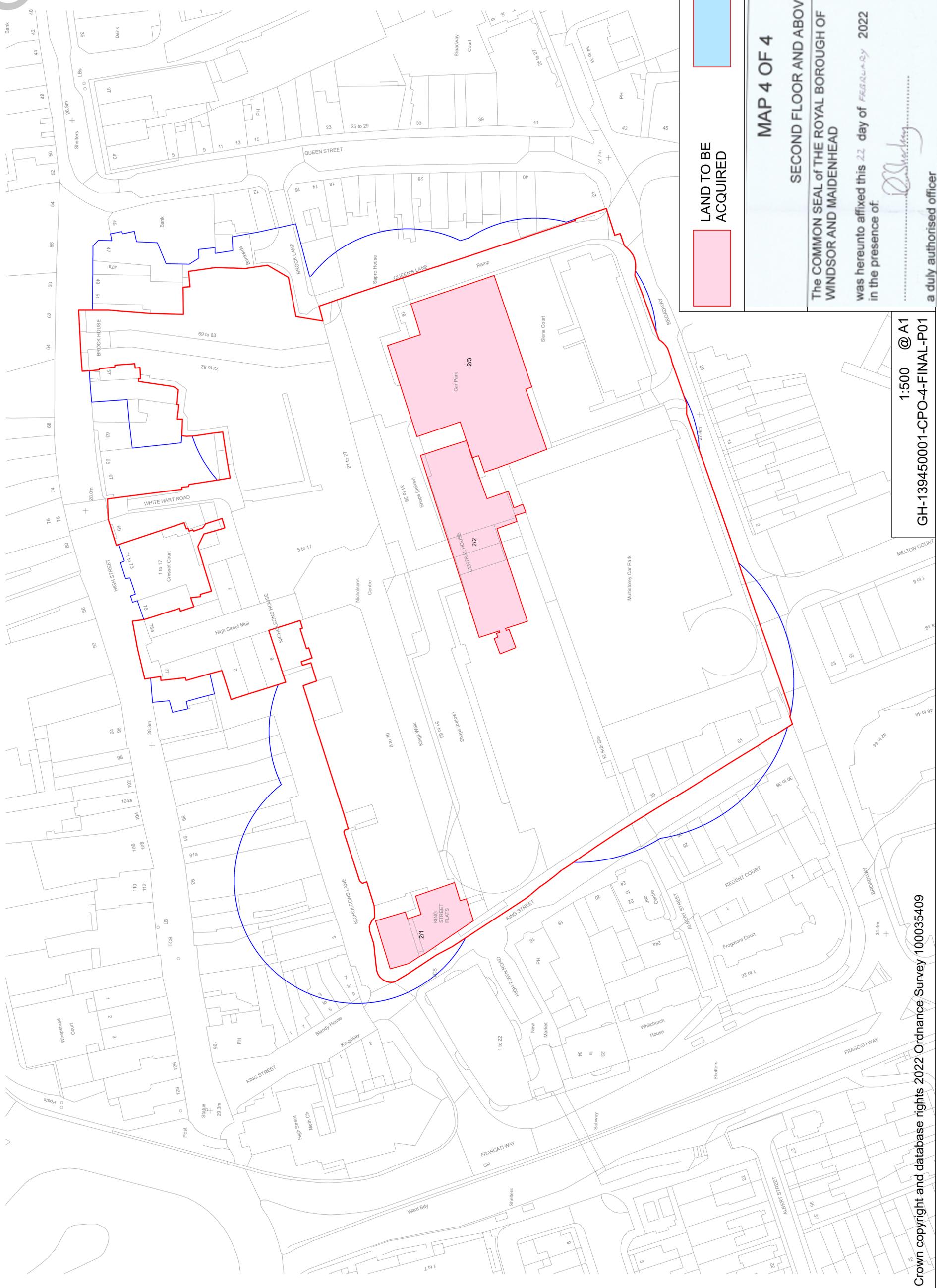
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# THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD (NICHOLSONS SHOPPING CENTRE AND SURROUNDING AREA AT HIGH STREET, QUEEN STREET AND KING STREET, MAIDENHEAD) COMPULSORY PURCHASE ORDER 2022



LAND TO BE ACQUIRED

NEW RIGHTS TO BE ACQUIRED

**MAP 4 OF 4**  
**SECOND FLOOR AND ABOVE**  
**THE COMMON SEAL OF THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD**  
 was hereunto affixed this 22 day of FEBRUARY 2022  
 in the presence of



*[Signature]*  
 a duly authorised officer

1:500 @ A1  
 GH-139450001-CPO-4-FINAL-P01

COPY