

NOTICE OF CONFIRMATION OF A COMPULSORY PURCHASE ORDER

THE BRIDGEND COUNTY BOROUGH COUNCIL (ACQUISITION OF 44 NEATH ROAD, MAESTEG) COMPULSORY PURCHASE ORDER 2025

The Housing Act 1985 and the Acquisition of Land Act 1981

1. Notice is hereby given that the Welsh Ministers, in exercise of their powers under the above Acts, on 8th April 2026 confirmed The Bridgend County Borough Council (Acquisition of 44 Neath Road, Maesteg) Compulsory Purchase Order 2025 submitted by the Bridgend County Borough Council ("the Order").
2. The Order provides for the purchase of the land described in Schedule 1 below for the purpose of disposing of the land to a person who intends to bring the land, including the house located thereon, back into use for housing accommodation.
3. A copy of the Order and the Map referred to in the Order have been deposited at Maesteg Town Hall, Talbot Street, Maesteg CF34 9DA and may be seen at all reasonable hours, or may be viewed online at <https://www.bridgend.gov.uk/council/legal-notices-and-orders/compulsory-purchase-order-long-term-empty-property>
4. The Order 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 are 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 Bridgend County Borough 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 the Compulsory Purchase (Vesting Declarations) Act 1981 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 Georgina Wayman at Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend CF31 4WB or by email to gwayman@valeofglamorgan.gov.uk as to the person's name and address and the land in question, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

SCHEDULE 1

LAND COMPRISED IN THE ORDER AS CONFIRMED

274 square metres of the entire land and buildings at 44 Neath Road, Maesteg CF34 9EE.

SCHEDULE 2

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 Bridgend County Borough Council (Acquisition of 44 Neath Road, Maesteg) Compulsory Purchase Order 2025 has become operative, the Bridgend County Borough Council ("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 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 following 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 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 (which must not be 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 FOR GIVING INFORMATION

**The Bridgend County Borough Council (Acquisition of 44 Neath Road, Maesteg)
Compulsory Purchase Order 2025**

To: Bridgend County Borough Council

[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)
2. Land in which an interest is held by informant(s).....
3. Nature of interest.....

Signed.....

[on behalf of].....

Date.....

i. In the case of a joint interest insert the names and address 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.

Dated: **5th May 2026**


Kelly Watson
Chief Officer Legal and Regulatory Services, HR and Electoral
Bridgend County Borough Council
Civic Offices
Angel Street
Bridgend
CF31 4WB