

The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023

Note on land to the rear of 7 White Hart Lane, potentially Crown land

1. The Inspector requested an update regarding the land at High Road West in Tottenham, referred to as 'land to the rear of 7 White Hart Lane' (**the Land**) and also referenced in the Acquiring Authority's statements and evidence as potentially Crown land (for instance see paragraphs 8.16-8.17 of Peter O'Brien's proof [CD9.01]). The Land encompasses plots 124 and 125 of the Order Land.
2. Burges Salmon LLP acts for the Crown Estate and the Acquiring Authority has been in contact with Burges Salmon LLP in relation to the Land. Burges Salmon LLP has confirmed the following in relation to the status of the Land and the latest position:
 - 2.1 The land is not Bona Vacantia as the land was disclaimed by the Treasury Solicitor when Elveshire Ltd went into liquidation, the land has therefore become Escheat to the Crown estate. The Crown refer to this as 'ownerless land' if they have no interest and do not want to suggest or incur any management obligations. Notwithstanding this, a sale of such interest as the Crown Estate may have the power to sell in the Property to an appropriate person or body is not out of the question.
 - 2.2 The Crown Estate has a policy of consultation before agreeing any disposal, to uncover any objections and whether any neighbouring landowners may wish to participate in the purchase. The Acquiring Authority undertook this consultation, from 20th June to 26th July 2023.
 - 2.3 No responses to this consultation were received.
 - 2.4 The next step is to value the land. The Crown Estate and the Acquiring Authority are currently agreeing a list of assumptions and undertaking a red book valuation of the land in question. The Acquiring Authority issued its draft valuation report to the Crown Estate on 17th November 2023.
 - 2.5 If a valuation can be agreed, then an acquisition may then potentially proceed.
3. The Acquiring Authority has continued to make progress, and the position remains as per the final sentence of paragraph 8.17 of Peter O'Brien's proof [CD9.01]: "The Council is satisfied that meaningful attempts at negotiation have been pursued, or at least genuinely attempted with all identified third party interests within the Order Land, and that the Crown Estate is likely to be willing to sell the property to the Council, if required."

Pinsent Masons LLP, 21 November 2023