DATED 27th November **2026**

THE BOROUGH COUNCIL OF PENDLE

HOUSING ACT 1985

and

THE ACQUISITION OF LAND ACT 1981

THE BOROUGH OF PENDLE (23 EARL STREET, NELSON)

COMPULSORY PURCHASE ORDER 2026

HOWARD P CULSHAW
HEAD OF LEGAL & DEMOCRATIC SERVICES
THE BOROUGH COUNCIL OF PENDLE
TOWN HALL
MARKET STREET
NELSON BB9 7LG

The Borough of Pendle (23 Earl Street, Nelson)
Compulsory Purchase Order 2026

Housing Act 1985

and

The Acquisition of Land Act 1981

The Borough Council of Pendle (in this Order called 'the Acquiring Authority') hereby makes the following Order –

1. Subject to the provisions of this Order, the Acquiring Authority is under Section 17(1)(b) of the Housing Act 1985, hereby authorised to purchase compulsorily the land described in paragraph 2 for the purposes of housing accommodation. The intention is that the housing unit would be refurbished to a modern standard and returned to residential use (to be used as temporary council accommodation for homeless people), thereby delivering a clear housing gain both in quantitative and qualitative terms.

2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink and edged red on the map prepared in duplicate, sealed with the common seal of the Acquiring Authority and marked 'Map referred to in The Borough of Pendle (23 Earl Street, Nelson) Compulsory Purchase Order 2026.

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	The Leasehold Interest in approximately 70 square metres of dwelling house, yard and premises known as 23 Earl Street Nelson registered at Land Registry under Title Number LA772317	FREEHOLDER SHENSTONE PROPERTIES LIMITED of Osprey House 78-80 Wigmore Street London W1H 0AS (Interest registered at land Registry under Title Number LA667778 **not** being acquired)	MARC JON KEELEY Of FLAT 1, 22 GORDON ROAD, CLIFTONVILLE, MARGATE, KENT CT9 2DN (Interest to be acquired)	-	UNOCCUPIED

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	Company Secretary, CBRE LOAN SERVICICES LIMITED (Company Number 05469838) of Henrietta House 8 Henrietta Place London W1G 0NB	LA667778 None	THE BOROUGH COUNCIL OF PENDLE	23 EARL STREET NELSON LANCASHIRE BB9 9JA (THE ORDER LAND)
1	Company Secretary, CBRE LOAN SERVICES LIMITED (Company Number 05469838) of Henrietta House 8 Henrietta Place London W1G 0NB	LA667778 None	-	-

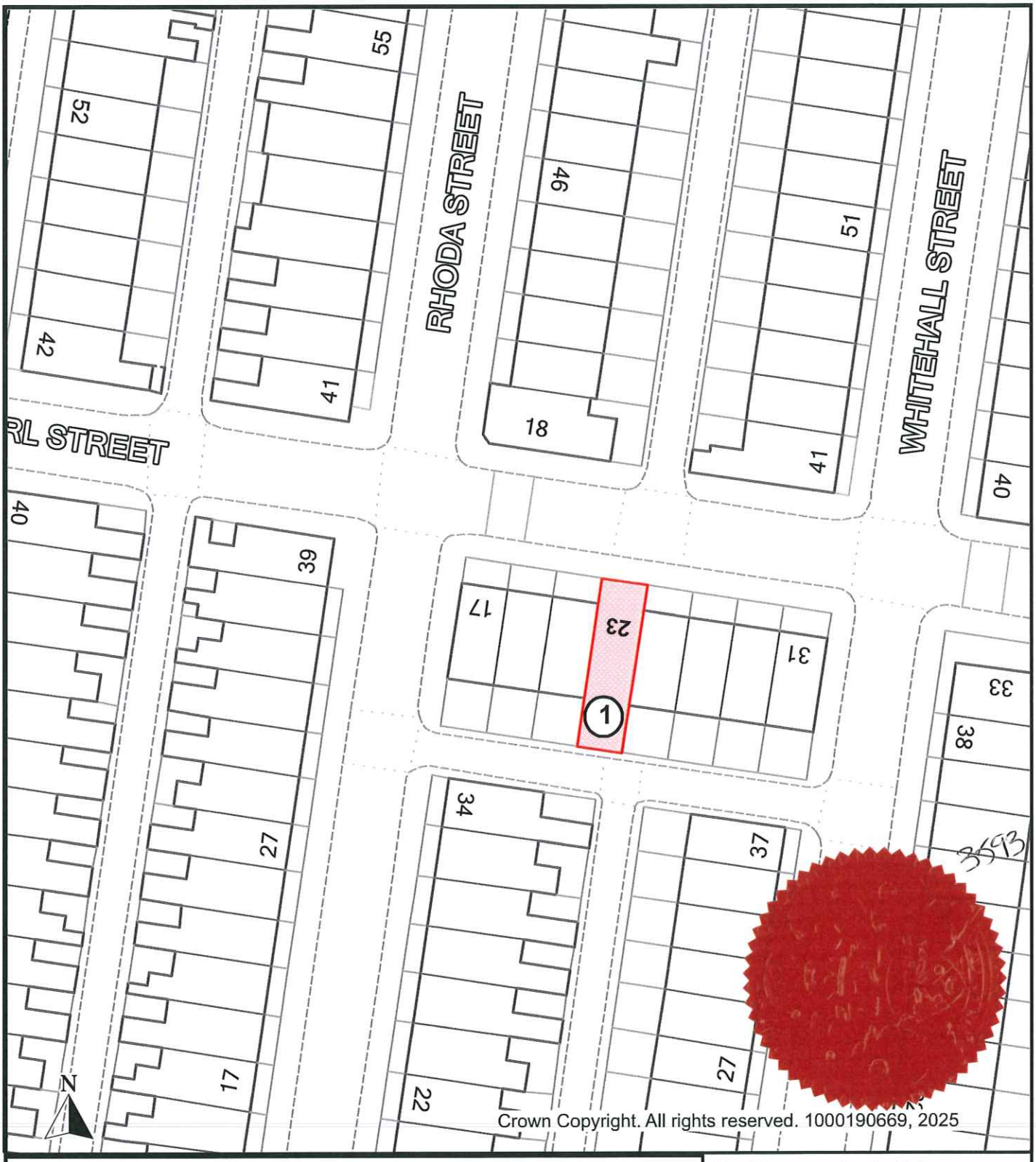
Dated the 27th day of Novembd 2026

THE COMMON SEAL of The)
BOROUGH COUNCIL OF PENDLE)
was hereunto affixed in the presence)
of:)

3593

Howard P Culshaw
Head of Legal & Democratic Services

Authorised Signatory



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Description

Map referred to in THE BOROUGH OF PENDLE (23 EARL STREET, NELSON) COMPULSORY PURCHASE ORDER 2026

AREA EDGED RED APPROX. 70m2

Scale	1:500	Pendle Borough Council
Drawn By: R.P-K	Date: SEPT 2026	Reference: **NE**

The Common Seal of The Borough Council of Pendle Was hereunto affixed on the 27th **day of** November **2026 In the presence of**

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Howard Culshaw
Head of Legal & Democratic Services
Authorised Signatory