

**THE BRIDGEND COUNTY BOROUGH COUNCIL
(PORTHCAWL WATERFRONT REGENERATION)
COMPULSORY PURCHASE ORDER 2021
GENERAL VESTING DECLARATION 2025**

COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

**COMPULSORY PURCHASE OF LAND (VESTING DECLARATIONS)
(WALES) REGULATIONS 2017**

This GENERAL VESTING DECLARATION is made the day of 2025
by Bridgend County Borough Council ("the Authority").

WHEREAS:

- (1) On 19 December 2023 an order entitled The Bridgend County Borough Council (Porthcawl Waterfront Regeneration) Compulsory Purchase Order 2021 was confirmed by the Welsh Ministers under the powers conferred on them by the Town and Country Planning Act 1990 authorising the Authority to acquire the land specified in the Schedule hereto.
- (2) Notice of the confirmation of the order was first published in accordance with section 15 of the Acquisition of Land Act 1981 on 18 January 2024.
- (3) That notice included the statement and form prescribed under section 15(4)(e) and (f) of the Acquisition of Land Act 1981.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"), the Authority hereby declare –

- (1) The land described in the Schedule hereto (being [part] of the land authorised to be acquired by the order) and more particularly delineated on the plan annexed hereto, together with the right to enter and take possession of the land shall vest in the Authority as from the end of the period of three months from the date on which the service of notices required by section 6 of the Act is completed.
- (2) [For the purposes of section 2(2) of the Act, the specified period [in relation to the land comprised in this declaration is..... years and months] [in relation to each area of land specified in column 1 of Part 2 of the Schedule hereto is that stated with respect to that area in column 2].

Schedule

Number on map	Extent, description and situation of the land
1	All interests other than those interests (whether legal or equitable) of the Welsh Ministers and Bridgend County Borough Council in 37,116.56 square metres of the former Coney Beach Amusement Park located east of Eastern Promenade and west of Mackworth Road (Part of Freehold Title Number WA166414).
1A	All interests other than those interests (whether legal or equitable) of the Welsh Ministers and Bridgend County Borough Council in 2,177.74 square metres of part of Sandy Bay Beach located east of Eastern Promenade and south of the former Coney Beach Amusement Park (Part of Freehold Title Number WA166414).
1B	All interests other than those interests (whether legal or equitable) of the Welsh Ministers and Bridgend County Borough Council in 58.34 square metres of land comprising a gated vehicular access, part of a wall and stepped revetment located between the southern end of Mackworth Road and the foreshore of Sandy Bay Beach.
2	11.35 square metres of land forming the site of an electricity substation located east of Eastern Promenade and Griffin Park Tennis Courts and west of the former Coney Beach Amusement Park (Freehold Title Number WA414880).
3	All interests other than those of Bridgend County Borough Council in 1,964.95 square metres of part of Mackworth Road road and footway located south of the property at 48 Mackworth Road and north of the gated vehicular access from Mackworth Road to the foreshore of Sandy Bay Beach.
4	78.28 square metres of part of Sandy Bay Beach located south-east of Mackworth Road and south-west of the premises known as the Hi Tide Inn.
5	All interests other than those interests (whether legal or equitable) of the Welsh Ministers and Bridgend County Borough Council in 10,648.73 square metres of land known as the former Model Village Leisure Park located east of Mackworth Road and west of Sandy Lane (Freehold Title Number CYM363522).
6	140.65 square metres of part of the western verge of Sandy Lane and rear access to the property at 2 Mackworth Road located south-west of the junction between Mackworth Road and Sandy Lane.
7	421.33 square metres of part of Sandy Lane road and footway located south of its junction with Mackworth Road and south-west of Newton Primary School.
8	39.03 square metres of part of the western verge of Sandy Lane and driveway fronting the property at 1 Sandy Lane located south of the junction between Mackworth Road and Sandy Lane and south-west of Newton Primary School.
9	37.72 square metres of part of the western verge of Sandy Lane and driveway fronting the property at 2 Sandy Lane located south of the junction between Mackworth Road and Sandy Lane and south-west of Newton Primary School.
10	All interests other than those of Bridgend County Borough Council in 129.86 square metres of land on the eastern side of Sandy Lane forming a car parking area used in connection with Newton Primary School located south-east of the junction between Mackworth Road and Sandy Lane.
10A	All interests other than those of Bridgend County Borough Council in 23.4 square metres of land on the eastern side of Sandy Lane forming a vehicular access to the rear of Newton Primary School located south-east of the junction between Mackworth Road and Sandy Lane.
11	3,504.37 square metres of Rhych Avenue road, verge and turning areas and part of the lane from Rhych Avenue to the premises known as the Hi Tide Inn located south of the property named Hayward House on Rhych Avenue and the rear of 216 New Road and west of Trecco Bay Holiday Park (Part of Freehold Title Number CYM374885).
11A	61.01 square metres of the western footway of Rhych Avenue located south-west of its junction with New Road, east of the property at 214 New Road and north-west of Trecco Bay Holiday Park.
11B	432.39 square metres of Rhych Avenue road and eastern footway located south of its junction with New Road between the properties at 214 and 216 New Road and north-west of Trecco Bay Holiday Park (Part of Freehold Title Number CYM374885).

Dated the _____ day of _____ 2025

THE COMMON SEAL OF

BRIDGEND COUNTY BOROUGH COUNCIL

Was affixed in the presence of:

.....
Authorised Officer