

Our Ref: IGC/AKW
Date: 18th August 2023
Direct No: 01943 885392

The Secretary of State for Transport
c/o Transport Infrastructure Planning Unit
Department for Transport
Great Minster House
33 Horseferry Road
LONDON
SW1P 4DR

Dear Sir/Madam

Re: The Network Rail (Leeds to Micklefield Enhancement) Order 2023
Our Client: Ashdale Land & Property Co Ltd

We act on behalf of Ashdale Land & Property Co Ltd of The Zurich Centre, 3000 Parkway, Whitely, Fareham, PO15 7JY from whom we have received correspondence from Network Rail giving notice of an application to acquire land/rights from our clients.

Our clients are the owners of land at Micklefield, Nr. Leeds and such ownership includes Plot Numbers 12-001 and 12-002 shown on the plans forming part of the aforementioned application. For the purposes of clarity we have enclosed a plan showing our client's land coloured pink, upon which we have indicated the locations of Plot Numbers 12-001 and 12-002.

We understand that Network Rail wish to create two passing places to the edge of the roadway to which the plot numbers relate and it is our contention that the proposed acquisition of land significantly exceeds the requirements of Network Rail. Accordingly, we wish to object to the proposed acquisition.

Strictly without prejudice, our clients would not necessarily object to the construction of passing places as required by Network Rail but they do object to the acquisition of the entire land area covered by the aforementioned plot numbers.

Our clients have proposals to develop their land to the north and south of the private roadway which Network Rail propose to acquire and it is of the utmost importance to our clients to retain both vehicle and pedestrian access between their parcels of land, together with the ability to install services and utilities between the two parcels of land. The plot numbers referred to in the proposed acquisition by Network Rail are likely to be required to create an enhanced means of access into our client's land to the north and south and hence our clients will wish to retain the freehold ownership but are



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Chairman (Non Executive) V Phillips BA FCA

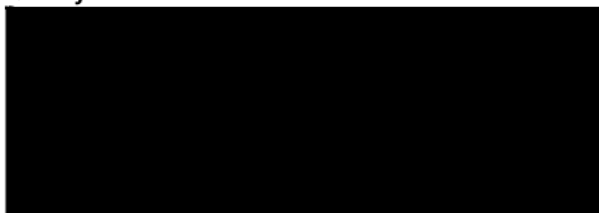
Associates: I.M. Briggs FRICS, N.M. Alcock BSc (Hons) FNAEA, M.I. Kane, E. Winterhalder, T. Galloway MNAEA, D. L. Searle, D. Elven

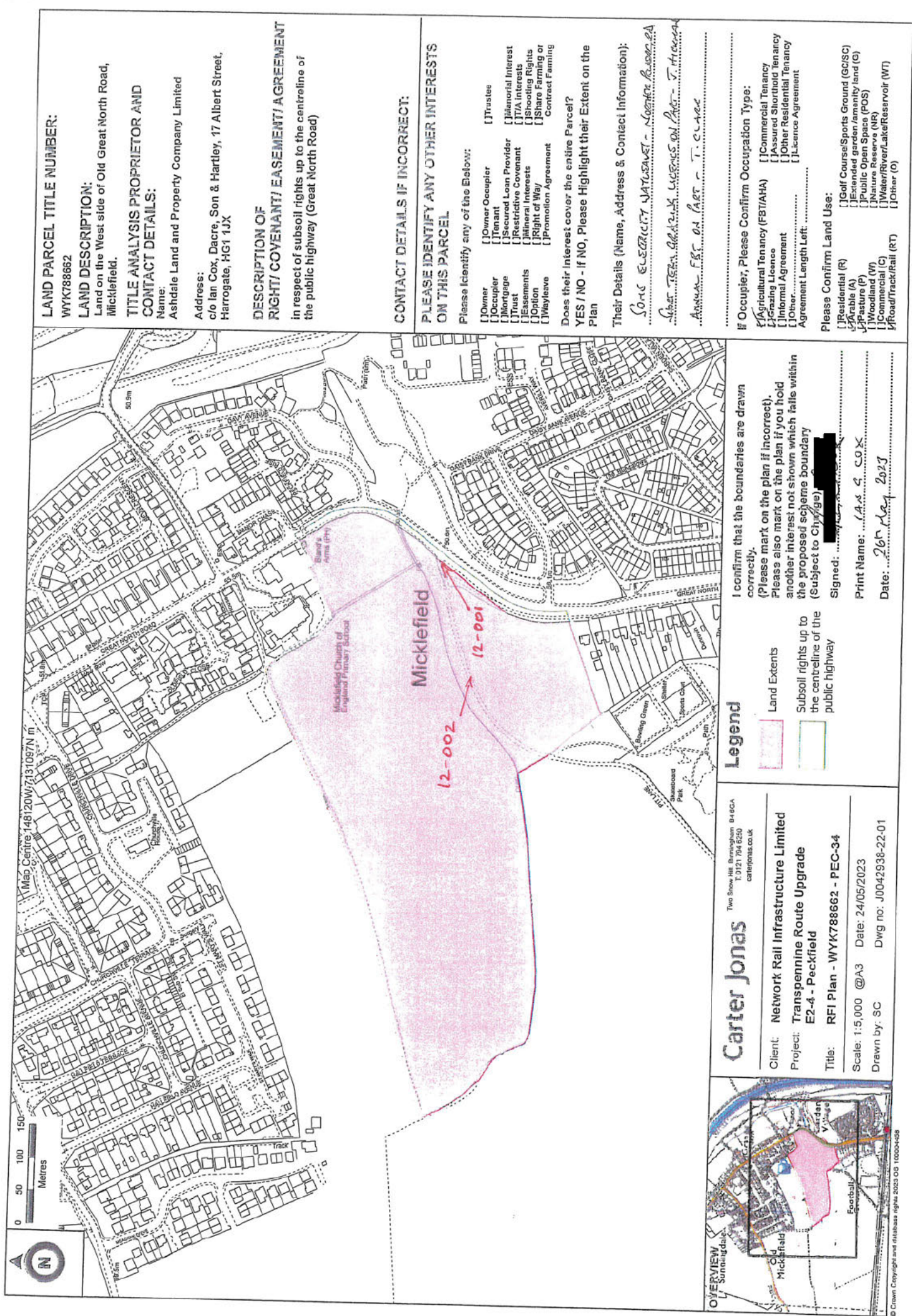
willing to discuss the granting of rights to construct passing places.

Essentially, our clients only concern is to ensure that development of their adjacent land holding is not frustrated by the proposals of Network Rail and whilst, therefore, this is a formal objection to the proposed acquisition of our client's land, we are happy to enter into negotiations with a view to ensuring that both our client's interests are protected and Network Rails Scheme can proceed.

Unless our clients concerns are adequately addressed we request that The Secretary of State holds a Public Inquiry to allow our clients to be heard.

Yours faithfully





LAND PARCEL TITLE NUMBER:
WYK788662

LAND DESCRIPTION:
Land on the West side of Old Great North Road,
Micklefield.

TITLE ANALYSIS PROPRIETOR AND
CONTACT DETAILS:
Name:
Ashdale Land and Property Company Limited

Address:
c/o Ian Cox, Dacre, Son & Hartley, 17 Albert Street,
Harrogate, HG1 1JX

DESCRIPTION OF
RIGHT/ COVENANT/ EASEMENT/ AGREEMENT
in respect of subsoil rights up to the centreline of
the public highway (Great North Road)

CONTACT DETAILS IF INCORRECT:

PLEASE IDENTIFY ANY OTHER INTERESTS
ON THIS PARCEL

Please identify any of the Below:

- ☐ Owner
- ☐ Occupier
- ☐ Tenant
- ☐ Mortgage
- ☐ Trust
- ☐ Restrictive Covenant
- ☐ Easements
- ☐ Option
- ☐ Right of Way
- ☐ Wayleave
- ☐ Promotion Agreement
- ☐ Contract Farming
- ☐ Trustee
- ☐ Minor Interest
- ☐ ITA Interests
- ☐ ITA Interests
- ☐ Share Farming or
- ☐ Contract Farming

Does their interest cover the entire Parcel?

YES / NO - If NO, Please Highlight their Extent on the
Plan

Their Details (Name, Address & Contact Information):

SOME ELECTRICITY MASTERS - NORTON ROAD, EA
GOLF TERRACE, GOLFERS LICENSE ON PLOT - J. HARRISON
ANNUAL FEE OF 1000 - J. HARRISON

I confirm that the boundaries are drawn
correctly.

(Please mark on the plan if incorrect).
Please also mark on the plan if you hold
another interest not shown which falls within
the proposed scheme boundary
(Subject to Change)

Signed: [Signature]

Print Name: A.S. & CO. X

Date: 26th May 2023

Legend

- ☐ Land Extents
- ☐ Subsoil rights up to
the centreline of the
public highway

Carter Jonas

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Client: Network Rail Infrastructure Limited

Project: Transpennine Route Upgrade
E2-4 - Peckfield

Title: RFI Plan - WYK788662 - PEC-34

Scale: 1:5,000 @A3 Date: 24/05/2023

Drawn by: SC Dwg no: J0042936-22-01

