
**THE CAMBRIDGE CITY COUNCIL (HANOVER COURT AND PRINCESS COURT)
COMPULSORY PURCHASE ORDER 2026**

THE SCHEDULE

THE CAMBRIDGE CITY COUNCIL (HANOVER COURT AND PRINCESS COURT) COMPULSORY PURCHASE ORDER 2026

SECTION 17 HOUSING ACT 1985

AND THE ACQUISITION OF LAND ACT 1981

Cambridge City Council (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 of the Housing Act 1985 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of facilitating the demolition of Hanover Court and Princess Court and facilitating a redevelopment providing a qualitative and quantitative housing gain in the same location.
- 2 The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown coloured pink on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026", comprising nine sheets numbered Sheet 1 of 9, Sheet 2 of 9; Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
- 3 The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

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LAND TO BE PURCHASED

Table 1

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (4)					
Number on map (1)	Extent, description and situation of the land (2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in approximately 45 square metres of residential property (ground floor flat) at 5 Princess Court, Cambridge, CB2 1JJ, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB451445.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Shamsa Kanwal Khairani 5 Princess Court Cambridge CB2 1JJ	-	-
2	All interests in approximately 48 square metres of residential property (ground floor flat) at 16 Princess Court, Cambridge, CB2 1JJ, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB165738.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Samia Baig 185 The Sycamores Milton Cambridge CB24 6ZH	Shuang Wu 16 Princess Court Cambridge CB2 1JJ	-
3	All interests in approximately 51 square metres of residential property (first floor flat) at 7 Princess Court, Cambridge, CB2 1JJ, except those	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Claudio Marzullo 7 Princess Court Cambridge CB2 1JJ	-	-

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	<p>owned by the acquiring authority. Registered with the Land Registry with the title number CB281017.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Yaoyu Chi 32 Hanover Court Cambridge CB2 1JH</p>	-	-
<p>4</p>	<p>All interests in approximately 54 square metres of residential property (second floor flat) at 32 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB365747.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Joya Johnson 93 Birkdale Lane Camden Wyoming DE 19934 USA</p>	<p>Mohammed Ahmed Zabara 33 Princess Court Cambridge CB2 1JJ</p> <p>Rogiah Mohammed Hamid Alddin 33 Princess Court Cambridge CB2 1JJ</p>	-
<p>5</p>	<p>All interests in approximately 51 square metres of residential property (second floor flat) at 33 Princess Court, Cambridge, CB2 1JJ, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB96749.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Yaoyu Chi 32 Hanover Court Cambridge CB2 1JH</p>	-	-
<p>6</p>	<p>All interests in approximately 4 square metres of residential property (third floor store) at 32 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB365747.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Yaoyu Chi 32 Hanover Court Cambridge CB2 1JH</p>	-	-

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7	All interests in approximately 4 square metres of residential property (third floor store) at 24 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB300084.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Hernan Dario Ferraro Cordoba 24 Hanover Court Cambridge CB2 1JH		
8	All interests in approximately 4 square metres of residential property (third floor store) at 33 Princess Court, Cambridge, CB2 1JJ, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB96749.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Joya Johnson 93 Birkdale Lane Camden Wyoming DE 19934 USA	Mohammed Ahmed Zabara 33 Princess Court Cambridge CB2 1JJ Roqiah Mohammed Hamid Aldin 33 Princess Court Cambridge CB2 1JJ	
9	All interests in approximately 54 square metres of residential property (fourth floor flat) at 24 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB300084.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Hernan Dario Ferraro Cordoba 24 Hanover Court Cambridge CB2 1JH		
10	All interests in approximately 56 square metres of residential property (fifth floor flat) at 73 Hanover Court, Cambridge, CB2 1JH, except those owned by the	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Barry George Pilsworth 73 Hanover Court Cambridge CB2 1JH		

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	<p>acquiring authority. Registered with the Land Registry with the title number CB203613.</p>	<p>All interests in approximately 55 square metres of residential property (fifth floor flat) at 49 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB261674.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Anthony Barrie Smedley 49 Hanover Court Cambridge CB2 1JH</p> <p>Zuhail Memis Smedley 49 Hanover Court Cambridge CB2 1JH</p>					
<p>11</p>	<p>acquiring authority. Registered with the Land Registry with the title number CB203613.</p>	<p>All interests in approximately 4 square metres of residential property (sixth floor store) at 73 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB203613.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Barry George Pilsworth 73 Hanover Court Cambridge CB2 1JH</p>					
<p>13</p>	<p>acquiring authority. Registered with the Land Registry with the title number CB261674.</p>	<p>All interests in approximately 4 square metres of residential property (sixth floor store) at 49 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB261674.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Anthony Barrie Smedley 49 Hanover Court Cambridge CB2 1JH</p> <p>Zuhail Memis Smedley 49 Hanover Court Cambridge CB2 1JH</p>					

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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	Bank of Scotland Plc The Mound Edinburgh EH1 1YZ	As mortgagee of 5 Princess Court, Cambridge, CB2 1JJ (registered leasehold title numbered CB451445).	-	-
2	The Mortgage Works (UK) Plc Nationwide House Pipers Way Swindon SN38 1NW	As mortgagee of 16 Princess Court, Cambridge, CB2 1JJ (registered leasehold title numbered CB165738).	-	-
3	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	As chargee of 7 Princess Court, Cambridge, CB2 1JJ (registered leasehold title numbered CB281017).	-	-
3	Morag Finance Limited 5 Churchill Place 10th Floor London United Kingdom E14 5HU	As chargee of 7 Princess Court, Cambridge, CB2 1JJ (registered leasehold title numbered CB281017).	-	-
7, 9	The Mortgage Business Public Limited Company Trinity Road Halifax HX1 2RG	As mortgagee of 24 Hanover Court, Cambridge, CB2 1JH (registered leasehold title numbered CB300084).	-	-
7, 9	Lloyds Bank Plc 25 Gresham Street London EC2V 7HN	As chargee of 24 Hanover Court, Cambridge, CB2 1JH (registered leasehold title numbered CB300084).	-	-

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7, 9	<p>Hillesden Securities Limited 1 Kings Hill Avenue Kings Hill West Malling England ME19 4UA</p>	<p>As chargee of 24 Hanover Court, Cambridge, CB2 1JH (registered leasehold title numbered CB300084).</p>	-	-
11, 13	<p>Alan Christopher Galton 63 Shaftesbury Avenue Blackpool FY2 9TR and c/o Hope Green Care Home London Road Adlington Macclesfield, Cheshire SK10 4NJ</p> <p>Dorothy Galton and The Personal Representatives, Executors or Administration of the Estate of Dorothy Galton 63 Shaftesbury Avenue Blackpool FY2 9TR</p>	<p>As chargee of 49 Hanover Court, Cambridge, CB2 1JH (registered leasehold title numbered CB261674).</p>	-	-

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Table 3



Number on map (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981 (8)
	Name and address
	None

General Entries

List of statutory undertakers and other like bodies having or possibly having a right to keep equipment or having the benefit of easements in or over the land within the Order

Party Name	Address
AWG Group Limited	Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU
Cadent Gas Limited	Cadent, Pilot Way, Ansty, Coventry, CV7 9JU
South Staffordshire Water PLC (trading as Cambridge Water)	Green Lane, Walsall, West Midlands, WS2 7PD
Cambridgeshire County Council	New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE
CityFibre Limited	15 Bedford Street, London, WC2E 9HE
Openreach Limited	6 Gracechurch Street, London, EC3V 0AT
UK Power Networks (Operations) Limited	Newington House, 237 Southwark Bridge Road, London, SE1 6NP
Virgin Media Limited	500 Brook Drive, Reading, United Kingdom, RG2 6UU
Eastern Power Networks PLC	Newington House, 237 Southwark Bridge Road, London, SE1 6NP

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<p>THE COMMON SEAL of Cambridge City Council was affixed in the presence of</p> <p></p> <p>..... Authorised Signatory</p> <p>Date:..... <i>19/03/2026</i></p>		 <p>19/03/2026 ①</p>
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