

## CASE STUDY

Landlord & Tenant



**Hartnell Taylor Cook LLP is retained by Bristol City Council to advise it in connection with land acquisition and compensation relating to a £20 million development at Symes Avenue, Hartcliffe, which has provided a new supermarket and retail centre.**

The scheme opened in November 2007 and is anchored by a new 83,000 sq ft Morrisons supermarket, with a further 12,300 sq ft of retail accommodation, a new Library, Creche and Office training facility. The scheme was made possible by the City Council making a Compulsory Purchase Order and entering into a Development Agreement with Morrisons. Grant funding was also provided by the South West Regional Development Agency. Various interests were acquired by agreement, whilst others were acquired under Compulsory Purchase powers. The process of settling compensation following the acquisition of interests under compulsory powers can be complicated as there may well be various matters to take into account under different heads of claim.

This particular scheme involved the use of two different procedures under which land can be acquired compulsorily, the first being a notice to treat and the second a general vesting declaration. Throughout the process leading up to and following the completion of the development, Hartnell Taylor Cook LLP has been closely involved by liaising with Bristol City Council, the various claimants whose land has been affected, the developer and other professional advisors.

**Client: Bristol City Council**

## CONTACT

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