



# Compulsory Purchase Act 1965

## 1965 CHAPTER 56

### PART I

#### COMPULSORY PURCHASE UNDER ACQUISITION OF LAND ACT OF 1946

##### *Entry on the land*

#### **12 Unauthorised entry.**

- (1) If the acquiring authority, or any of their contractors, wilfully enter on and take possession of any of the land subject to compulsory purchase in contravention of subsection (4) of the last foregoing section, the acquiring authority shall forfeit to the person in possession of that land the sum of ten pounds in addition to the amount of any damage done to the land by entering and taking possession.
- (2) The said sum of ten pounds, and the amount of any such damage, shall be recoverable summarily as a civil debt.
- (3) An appeal shall lie to a court of quarter sessions against an order of a magistrates' court adjudging a sum to be forfeited under the foregoing provisions of this section.
- (4) If, after a sum has been adjudged to be forfeited under this section, the acquiring authority, or their contractors, remain in unlawful possession of any of the land the acquiring authority shall be liable to forfeit the sum of twenty-five pounds for every day on which they so remain in possession.
- (5) A sum forfeited under the last foregoing subsection shall be recoverable by the person in possession of that land in the High Court, and in any such proceedings the decision of the magistrates' court shall not be conclusive as to the acquiring authority's right of entry.
- (6) This section shall not subject the acquiring authority to the payment of a penalty if they have in good faith and without collusion paid the compensation agreed or awarded in respect of the land to a person whom they reasonably believed to be entitled to the

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compensation, or have paid it into court for the benefit of the person entitled to the land <sup>F1</sup>... although such person may not have been legally entitled thereto.

#### Textual Amendments

- F1** Words in s. 12(6) omitted (13.7.2016) by virtue of [Housing and Planning Act 2016 \(c. 22\)](#), s. 216(3), [Sch. 16 para. 4](#); S.I. 2016/733, reg. 3(j)

#### Modifications etc. (not altering text)

- C1** Pt. 1 modified (8.8.2017) by [The Wrexham Gas Fired Generating Station Order 2017 \(S.I. 2017/766\)](#), arts. 1, [23\(2\)\(3\)](#)
- C2** Pt. 1 applied (with modifications) (24.8.2017) by [The National Grid \(Richborough Connection Project\) Development Consent Order 2017 \(S.I. 2017/817\)](#), art. 1, Sch. 10 paras. 3(2), [4-9](#) (with art. 22)
- C3** Pt. 1 applied (with modifications) (29.8.2017) by [The East Anglia THREE Offshore Wind Farm Order 2017 \(S.I. 2017/826\)](#), art. 1, [Sch. 6 para. 3\(2\)-9](#) (with arts. 36, 37, Sch. 8 para. 34)
- C4** Pt. 1 applied (with modifications) (5.9.2017) by [The London Overground \(Barking Riverside Extension\) Order 2017 \(S.I. 2017/830\)](#), arts. 1, [22](#) (with Sch. 8 para. 20)
- C5** Pt. 1 applied (with modifications) (8.12.2017) by [The Network Rail \(Closure of Abbots Ripton Level Crossing\) Order 2017 \(S.I. 2017/1074\)](#), art. 1, Sch. 1 paras. 2, [3](#)
- C6** Pt. 1 applied (8.12.2017) by [The Network Rail \(Closure of Abbots Ripton Level Crossing\) Order 2017 \(S.I. 2017/1074\)](#), arts. 1, [8\(2\)](#)
- C7** Pt. 1 applied (with modifications) (19.12.2017) by [The Network Rail \(Buxton Sidings Extension\) Order 2017 \(S.I. 2017/1150\)](#), arts. 1, 19, Sch. 7 paras. 4, [5](#) (with arts. 28(1)(a), 32(2))
- C8** Pt. 1 modified (22.12.2017) by [The M20 Junction 10a Development Consent Order 2017 \(S.I. 2017/1202\)](#), arts. 1, [27](#) (with arts. 4, 23, 37)
- C9** Pt. 1 applied (with modifications) (22.12.2017) by [The M20 Junction 10a Development Consent Order 2017 \(S.I. 2017/1202\)](#), art. 1, Sch. 6 paras. 4, [5](#) (with arts. 4, 37)
- C10** Pt. 1 applied (with modifications) (2.1.2018) by [The Boston Barrier Order 2017 \(S.I. 2017/1329\)](#), arts. 1, [32](#) (with arts. 43(1), 55-57, Sch. 8 para. 13)
- C11** Pt. 1 applied (with modifications) (2.1.2018) by [The Boston Barrier Order 2017 \(S.I. 2017/1329\)](#), art. 1, Sch. 3 paras. 1, [4-10](#) (with arts. 55-57, Sch. 8 para. 13)
- C12** Pt. 1 applied (with modifications) (4.1.2018) by [The Blackpool Tramway \(Blackpool North Extension\) Order 2017 \(S.I. 2017/1214\)](#), arts. 1, [27](#) (with arts. 58, 59)
- C13** Pt. 1 applied (with modifications) (4.1.2018) by [The Blackpool Tramway \(Blackpool North Extension\) Order 2017 \(S.I. 2017/1214\)](#), art. 1, Sch. 4 paras. 4, [5](#) (with arts. 58, 59)
- C14** Pt. 1 applied (with modifications) (18.4.2018) by [The Network Rail \(Hope Valley Capacity\) Order 2018 \(S.I. 2018/446\)](#), art. 1, Sch. 6 paras. 4, [5](#) (with arts. 24(8), 33(2))
- C15** Pt. 1 applied (with modifications) (18.4.2018) by [The Network Rail \(Hope Valley Capacity\) Order 2018 \(S.I. 2018/446\)](#), arts. 1, [18](#), [29](#) (with arts. 24(8), 33(2))
- C16** Pt. 1 applied (with modifications) (31.5.2018) by [The Silvertown Tunnel Order 2018 \(S.I. 2018/574\)](#), arts. 1(2), [25](#), Sch. 5 paras. 4, 5
- C17** Pt. 1 applied (with modifications) (31.5.2018) by [The Silvertown Tunnel Order 2018 \(S.I. 2018/574\)](#), art. 1(2), Sch. 5 paras. 4, [5](#)
- C18** Pt. 1 applied (with modifications) (4.6.2018) by [The Network Rail \(Kings Mill No. 1 Level Crossing\) \(Land Acquisition and Closure\) Order 2018 \(S.I. 2018/571\)](#), arts. 1, 6, 14, Sch. 2 paras. 4, [5](#)
- C19** Pt. 1 applied (with modifications) (24.8.2018) by [The Network Rail \(Werrington Grade Separation\) Order 2018 \(S.I. 2018/923\)](#), arts. 1, [19](#), 28(1)(a) (with art. 31(2))
- C20** Pt. 1 applied (with modifications) (24.8.2018) by [The Network Rail \(Werrington Grade Separation\) Order 2018 \(S.I. 2018/923\)](#), art. 1, Sch. 9 paras. 4, [5](#) (with art. 31(2))
- C21** Pt. 1 applied (with modifications) (26.9.2018) by [The Network Rail \(Felixstowe Branch Line Improvements Level Crossings Closure\) Order 2018 \(S.I. 2018/937\)](#), arts. 1, [11](#), 18(1)(a)

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- C22 Pt. 1 applied (with modifications) (26.9.2018) by The Network Rail (Felixstowe Branch Line Improvements Level Crossings Closure) Order 2018 (S.I. 2018/937), art. 1, Sch. 8 paras. 4, **5**
- C23 Pt. 1 modified (3.10.2018) by The A19/A184 Testo's Junction Alteration Development Consent Order 2018 (S.I. 2018/994), arts. 1, **25** (with arts. 3(3), 5, 22)
- C24 Pt. 1 applied (with modifications) (3.10.2018) by The A19/A184 Testo's Junction Alteration Development Consent Order 2018 (S.I. 2018/994), art. 1, Sch. 6 paras. 4, **5** (with arts. 3(3), 5)
- C25 Pt. 1 applied (with modifications) (13.3.2019) by The Port of Tilbury (Expansion) Order 2019 (S.I. 2019/359), art. 1, Sch. 5 paras. 4, **5** (with arts. 55, 56)
- C26 Pt. 1 modified (13.3.2019) by The Port of Tilbury (Expansion) Order 2019 (S.I. 2019/359), arts. 1, **30** (with arts. 55, 56)
- C27 Pt. 1 applied (with modifications) (3.4.2019) by The Millbrook Gas Fired Generating Station Order 2019 (S.I. 2019/578), arts. 1, **25**
- C28 Pt. 1 excluded (3.4.2019) by The Millbrook Gas Fired Generating Station Order 2019 (S.I. 2019/578), arts. 1, **20(1)(a)**
- C29 Pt. 1 applied (with modifications) (3.4.2019) by The Millbrook Gas Fired Generating Station Order 2019 (S.I. 2019/578), art. 1, Sch. 8 paras. 4, **5**
- C30 Pt. 1 applied (with modifications) (7.5.2019) by The Midland Metro (Birmingham City Centre Extension, etc.) (Edgbaston Extension Land Acquisition) Order 2019 (S.I. 2019/882), arts. 1, **5** (with arts. 12(1), 18)
- C31 Pt. 1 applied (with modifications) (7.5.2019) by The Midland Metro (Birmingham City Centre Extension, etc.) (Edgbaston Extension Land Acquisition) Order 2019 (S.I. 2019/882), arts. 1, 7, Sch. 2 paras. 4, **5** (with arts. 12, 18)
- C32 Pt. 1 applied (with modifications) (10.10.2019) by The Abergelli Power Gas Fired Generating Station Order 2019 (S.I. 2019/1268), art. 1, **Sch. 8 paras. 4-10**
- C33 Pt. 1 applied (with modifications) (10.10.2019) by The Abergelli Power Gas Fired Generating Station Order 2019 (S.I. 2019/1268), arts. 1, **26**
- C34 Pt. 1 applied (with modifications) (25.10.2019) by The Drax Power (Generating Stations) Order 2019 (S.I. 2019/1315), **arts. 1, 26**
- C35 Pt. 1 applied (with modifications) (25.10.2019) by The Drax Power (Generating Stations) Order 2019 (S.I. 2019/1315), art. 1, Sch. 9 paras. 4, **5**
- C36 Pt. 1 applied (with modifications) (30.10.2019) by The Northampton Gateway Rail Freight Interchange Order 2019 (S.I. 2019/1358), arts. 1, **30** (with Sch. 13 Pt. 1 para. 19)
- C37 Pt. 1 modified (30.10.2019) by The Northampton Gateway Rail Freight Interchange Order 2019 (S.I. 2019/1358), art. 1, Sch. 12 paras. 4, **5** (with Sch. 13 Pt. 1 para. 19)
- C38 Pt. 1 applied (with modifications) (27.2.2020) by The A30 Chiverton to Carland Cross Development Consent Order 2020 (S.I. 2020/121), art. 1, Sch. 6 paras. 4, **5** (with art. 3(1))
- C39 Pt. 1 modified (27.2.2020) by The A30 Chiverton to Carland Cross Development Consent Order 2020 (S.I. 2020/121), arts. 1, **29** (with art. 3(1))
- C40 Pt. 1 applied (with modifications) (4.3.2020) by The Midland Metro (Birmingham Eastside Extension) Order 2020 (S.I. 2020/141), arts. 1, **29** (with arts. 47, 48, Sch. 10 para. 19)
- C41 Pt. 1 applied (with modifications) (4.3.2020) by The Midland Metro (Birmingham Eastside Extension) Order 2020 (S.I. 2020/141), art. 1, Sch. 5 paras. 4, **5** (with arts. 47, 48, Sch. 10 para. 19)
- C42 Pt. 1 applied (with modifications) (14.4.2020) by The Reinforcement to the North Shropshire Electricity Distribution Network Order 2020 (S.I. 2020/325), art. 1, Sch. 4 paras. 4, **5** (with art. 7)
- C43 Pt. 1 modified (14.4.2020) by The Reinforcement to the North Shropshire Electricity Distribution Network Order 2020 (S.I. 2020/325), arts. 1, **24** (with art. 7)
- C44 Pt. 1 applied (with modifications) (30.4.2020) by The A585 Windy Harbour to Skippool Highway Development Consent Order 2020 (S.I. 2020/402), art. 1, Sch. 6 paras. 4, **5** (with arts. 5, 44)
- C45 Pt. 1 applied (with modifications) (1.5.2020) by The Riverside Energy Park Order 2020 (S.I. 2020/419), arts. 1, **29** (with art. 7)
- C46 Pt. 1 applied (with modifications) (1.5.2020) by The Riverside Energy Park Order 2020 (S.I. 2020/419), art. 1, Sch. 8 paras. 4, **5** (with art. 7)

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- C47 Pt. 1 applied (with modifications) (21.5.2020) by The Lake Lothing (Lowestoft) Third Crossing Order 2020 (S.I. 2020/474), art. 1, Sch. 7 paras. 4, 5 (with arts. 51, 57)
- C48 Pt. 1 excluded (21.5.2020) by The Lake Lothing (Lowestoft) Third Crossing Order 2020 (S.I. 2020/474), arts. 1, **25(1)(a)** (with arts. 51, 57)
- C49 Pt. 1 applied (with modifications) (21.5.2020) by The Lake Lothing (Lowestoft) Third Crossing Order 2020 (S.I. 2020/474), arts. 1, **32** (with arts. 51, 57)
- C50 Pt. 1 applied (with modifications) (25.5.2020) by The West Midlands Rail Freight Interchange Order 2020 (S.I. 2020/511), art. 1, Sch. 12 paras. 4, 5
- C51 Pt. 1 applied (with modifications) (25.5.2020) by The West Midlands Rail Freight Interchange Order 2020 (S.I. 2020/511), arts. 1, **30**
- C52 Pt. 1 excluded (11.6.2020) by The M42 Junction 6 Development Consent Order 2020 (S.I. 2020/528), arts. 1, **26(a)** (with art. 37)
- C53 Pt. 1 applied (with modifications) (11.6.2020) by The M42 Junction 6 Development Consent Order 2020 (S.I. 2020/528), art. 1, Sch. 9 paras. 4, 5 (with art. 37)
- C54 Pt. 1 applied (with modifications) (11.6.2020) by The M42 Junction 6 Development Consent Order 2020 (S.I. 2020/528), arts. 1, **29** (with art. 37)
- C55 Pt. 1 modified (18.6.2020) by The A63 (Castle Street Improvement, Hull) Development Consent Order 2020 (S.I. 2020/556), arts. 1, **25** (with arts. 5, 44)
- C56 Pt. 1 applied (with modifications) (18.6.2020) by The A63 (Castle Street Improvement, Hull) Development Consent Order 2020 (S.I. 2020/556), art. 1, Sch. 6 paras. 4, 5 (with arts. 5, 44)
- C57 Pt. 1 excluded (18.6.2020) by The A63 (Castle Street Improvement, Hull) Development Consent Order 2020 (S.I. 2020/556), arts. 1, **22(1)(a)** (with arts. 5, 44)
- C58 Pt. 1 applied (with modifications) (19.6.2020) by The Cleve Hill Solar Park Order 2020 (S.I. 2020/547), art. 1, **Sch. 6 para. 4** (with art. 37)
- C59 Pt. 1 applied (with modifications) (19.6.2020) by The Cleve Hill Solar Park Order 2020 (S.I. 2020/547), arts. 1, **22** (with art. 37)
- C60 Pt. 1 modified (22.7.2020) by The Norfolk Vanguard Offshore Wind Farm Order 2020 (S.I. 2020/706), arts. 1, **23** (with arts. 41, 42, Sch. 16 para. 66)
- C61 Pt. 1 applied (with modifications) (6.8.2020) by The A19 Downhill Lane Junction Development Consent Order 2020 (S.I. 2020/746), art. 1, Sch. 5 paras. 4, 5 (with art. 5)
- C62 Pt. 1 modified (6.8.2020) by The A19 Downhill Lane Junction Development Consent Order 2020 (S.I. 2020/746), arts. 1, **25** (with art. 5)
- C63 Pt. 1 applied (1.9.2020) by The Immingham Open Cycle Gas Turbine Order 2020 (S.I. 2020/847), art. 1, Sch. 7 paras. 4, 5 (with Sch. 9 para. 144)
- C64 Pt. 1 applied (with modifications) (1.9.2020) by The Immingham Open Cycle Gas Turbine Order 2020 (S.I. 2020/847), arts. 1, **25** (with Sch. 9 para. 144)
- C65 Pt. 1 applied (with modifications) (23.9.2020) by The Midland Metro (Wednesbury to Brierley Hill Land Acquisition) Order 2020 (S.I. 2020/1067), Sch. 2 paras. 4, 5
- C66 Pt. 1 applied (with modifications) (23.9.2020) by The Midland Metro (Wednesbury to Brierley Hill Land Acquisition) Order 2020 (S.I. 2020/1067), **art. 4** (with art. 11(1)(a))
- C67 Pt. 1 applied (15.10.2020) by The Great Yarmouth Third River Crossing Development Consent Order 2020 (S.I. 2020/1075), art. 1, Sch. 7 paras. 4, 5
- C68 Pt. 1 modified (15.10.2020) by The Great Yarmouth Third River Crossing Development Consent Order 2020 (S.I. 2020/1075), arts. 1, **31**
- C69 Pt. 1 modified (29.10.2020) by The Southampton to London Pipeline Development Consent Order 2020 (S.I. 2020/1099), arts. 1, **26** (with art. 32, Sch. 9 para. 36)
- C70 Pt. 1 applied (with modifications) (29.10.2020) by The Southampton to London Pipeline Development Consent Order 2020 (S.I. 2020/1099), art. 1, Sch. 6 paras. 4, 5 (with art. 32, Sch. 9 para. 36)
- C71 Pt. 1 applied (with modifications) (2.12.2020) by The Network Rail (London to Corby) (Land Acquisition) Order 2020 (S.I. 2020/1259), arts. 1(1), **5** (with art. 16(1))
- C72 Pt. 1 applied (with modifications) (31.12.2020) by The Network Rail (Cambridgeshire Level Crossing Reduction) Order 2020 (S.I. 2020/1485), arts. 1, 20, 29, Sch. 14 paras. 4, 5

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- C73** Pt. 1 applied (with modifications) (11.1.2023) by The Network Rail (Cambridge South Infrastructure Enhancements) Order 2022 (S.I. 2022/1406), arts. 1, 20, Sch. 10 paras. 4, **5** (with arts. 23, 30, 34(2), Sch. 12 paras. 5, 47, 79)
- C74** Pt. 1 applied (with modifications) (18.7.2023) by The Longfield Solar Farm Order 2023 (S.I. 2023/734), arts. 1, 25, Sch. 10 paras. 4, **5** (with art. 19) (as amended (21.11.23) by The Longfield Solar Farm (Correction) Order 2023 (S.I. 2023/1241), art. 1(2), **Sch.**)
- C75** Pt. 1 applied (with modifications) (18.7.2023) by The Longfield Solar Farm Order 2023 (S.I. 2023/734), arts. 1, **25** (with art. 19) (as amended (21.11.23) by The Longfield Solar Farm (Correction) Order 2023 (S.I. 2023/1241), **Sch.**)
- C76** Pt. 1 applied (with modifications) (27.7.2023) by The Boston Alternative Energy Facility Order 2023 (S.I. 2023/778), arts. 1, **31** (with arts. 5, 27, 53, Sch. 8 paras. 6, 64)
- C77** Pt. 1 applied (with modifications) (2.8.2023) by The Rother Valley Railway (Bodiam to Robertsbridge Junction) Order 2023 (S.I. 2023/815), arts. 1, **19** (with art. 42)
- C78** Pt. 1 applied (with modifications) (3.8.2023) by The Hornsea Four Offshore Wind Farm Order 2023 (S.I. 2023/800), arts. 1, 26, **Sch. 7 para. 4(2)-5** (with arts. 20, 42, 43, Sch. 9 Pt. 1 para. 4, Sch. 9 Pt. 3 para. 6(1), Sch. 9 Pt. 4 para. 20, Sch. 9 Pt. 9 para. 4) (as amended (31.1.2024) by The Hornsea Four Offshore Wind Farm (Correction) Order 2024 (S.I. 2024/117), art. 1(2), **Sch.**)
- C79** Pt. 1 applied (with modifications) (3.8.2023) by The Hornsea Four Offshore Wind Farm Order 2023 (S.I. 2023/800), art. 1, **Sch. 7 para. 4(2)-5** (with arts. 42, 43, Pt. 3 para. 6(1), 4para. 20, 9para. 4, Sch. 9 Pt. 1 para. 4) (as amended (31.1.2024) by The Hornsea Four Offshore Wind Farm (Correction) Order 2024 (S.I. 2024/117), **Sch.**)
- C80** Pt. 1 applied (with modifications) (4.8.2023) by The A303 (Amesbury to Berwick Down) Development Consent Order 2023 (S.I. 2023/834), arts. 1, 25, Sch. 5 paras. 4, **5** (with arts. 6(2), 18, 21, Sch. 11 paras. 5, 30)
- C81** Pt. 1 applied (with modifications) (4.8.2023) by The A303 (Amesbury to Berwick Down) Development Consent Order 2023 (S.I. 2023/834), art. 1, Sch. 5 paras. 4, **5** (with arts. 6(2), 18, Sch. 11 paras. 5, 30)
- C82** Pt. 1 applied (with modifications) (7.9.2023) by The A38 Derby Junctions Development Consent Order 2023 (S.I. 2023/923), arts. 1, **29**, Sch. 6 paras. 4, **5** (with arts. 4, 25(1)(a), 45, Sch. 9 paras. 6, 46, 54(1))
- C83** Pt. 1 applied (with modifications) (7.9.2023) by The A38 Derby Junctions Development Consent Order 2023 (S.I. 2023/923), art. 1, Sch. 6 paras. 4, **5** (with arts. 4, 45, Sch. 9 paras. 6, 46, 54(1))
- C84** Pt. 1 applied (with modifications) (11.10.2023) by The Awel y Môr Offshore Wind Farm Order 2023 (S.I. 2023/1033), arts. 1, 25, **Sch. 8 paras. 4-11** (with arts. 36, 37, Sch. 9 paras. 14, 44(1), 76, 103)
- C85** Pt. 1 applied (with modifications) (11.10.2023) by The Awel y Môr Offshore Wind Farm Order 2023 (S.I. 2023/1033), art. 1, **Sch. 8 paras. 4-11**
- C86** Pt. 1 applied (with modifications) (7.2.2024) by The Drax Power Station Bioenergy with Carbon Capture and Storage Extension Order 2024 (S.I. 2024/70), arts. 1, **23** (with arts. 18(1)(a), 43, Sch. 12 paras. 5, 24)
- C87** Pt. 1 applied (with modifications) (7.2.2024) by The Drax Power Station Bioenergy with Carbon Capture and Storage Extension Order 2024 (S.I. 2024/70), art. 1, Sch. 9 paras. 4, **5** (with art. 43, Sch. 12 paras. 5, 24)
- C88** Pt. 1 applied (with modifications) (9.2.2024) by The A12 Chelmsford to A120 Widening Development Consent Order 2024 (S.I. 2024/60), art. 1, Sch. 6 paras. 4, **5** (with arts. 4, 52, Sch. 11 paras. 6, 24, 39(1), 55(1), 84)
- C89** Pt. 1 applied (with modifications) (9.2.2024) by The A12 Chelmsford to A120 Widening Development Consent Order 2024 (S.I. 2024/60), arts. 1, **36** (with arts. 4, 29, 52, Sch. 11 paras. 6, 24, 39(1), 55(1), 84)
- C90** S. 12 modified by Agriculture (Miscellaneous Provisions) Act 1968 (c. 34), s. 13(3), Sch. 3 paras. 4, **5**  
S. 12 applied (with modifications) (22.10.1991) by Greater Manchester (Light Rapid Transit System) Act 1991 (c. xvi), **ss.3(1)(2)**, 13, Sch. (with s. 14(3)(e))  
S. 12 modified (24.12.1999) by S.I. 2000/428, art. 13, **Sch. 3 para. 7**

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- C91** S. 12 modified (8.8.2017) by [The Wrexham Gas Fired Generating Station Order 2017 \(S.I. 2017/766\)](#), art. 1, **Sch. 7 para. 6**
- C92** S. 12(3) amended with the substitution of a reference to the Crown Court for the reference to a Court of quarter sessions by [Courts Act 1971 \(c. 23\)](#), s. 56(2), **Sch. 9 Pt. 1**

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**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

- Act applied (with modifications) by [S.I. 2024/393 Sch. 10 para. 13-9](#)