



Land Compensation Act 1973

1973 CHAPTER 26

PART IV

COMPULSORY PURCHASE

Severance of land

53 Notice to treat in respect of part of agricultural land.

- (1) Where an acquiring authority serve notice to treat in respect of any agricultural land on a person (whether in occupation or not) having a greater interest in the land than as tenant for a year or from year to year, and that person has such an interest in other agricultural land comprised in the same agricultural unit as that to which the notice relates, the person on whom the notice is served (hereafter referred to as “the claimant”) may, within the period of two months beginning with the date of service of the notice to treat, serve on the acquiring authority a counter-notice—
 - (a) claiming that the other land is not reasonably capable of being farmed, either by itself or in conjunction with other relevant land, as a separate agricultural unit; and
 - (b) requiring the acquiring authority to purchase his interest in the whole of the other land.
- (2) Where a counter-notice is served under subsection (1) above the claimant shall also, within the period mentioned in that subsection, serve a copy thereof on any other person who has an interest in the land to which the requirement in the counter-notice relates, but failure to comply with this subsection shall not invalidate the counter-notice.
- (3) Subject to subsection (4) below, “other relevant land” in subsection (1) above means—
 - (a) land comprised in the same agricultural unit as the land to which the notice to treat relates, being land in which the claimant does not have such an interest as is mentioned in that subsection; and

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- (b) land comprised in any other agricultural unit occupied by him on the date of service of the notice to treat, being land in respect of which he is then entitled to a greater interest than as tenant for a year or from year to year.
- (4) Where an acquiring authority have served a notice to treat in respect of any of the other agricultural land mentioned in subsection (1) above or in respect of other relevant land as defined in subsection (3) above [^{F1}or such a notice is deemed to have been served by virtue of sections 137 to 144 of the Town and Country Planning Act 1990], then, unless and until that notice to treat is withdrawn, this section and section 54 below shall have effect as if that land did not form part of that other agricultural land or did not constitute other relevant land, as the case may be.
- (5) This section shall have effect in relation to a case where a notice to treat is deemed to have been served by virtue of any of the provisions of ^{F2}[^{F3}Part III of the Compulsory Purchase (Vesting Declarations) Act 1981] (general vesting declarations) as it has effect in relation to a case where a notice to treat is actually served, and section 54 below shall have effect accordingly.
- (6) This section is without prejudice to the rights conferred by sections 93 and 94 of the ^{M1}Lands Clauses Consolidation Act 1845, ^{F4} or section 8(2) and (3) of the ^{M2}Compulsory Purchase Act 1965 (provisions as to divided land).

Textual Amendments

- F1** Words inserted by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\), s. 4, **Sch. 2 para. 29\(9\)\(a\)**](#)
- F2** Words repealed by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\), ss. 3, 4, **Sch. 1 Pt. I, Sch. 2 para. 29\(9\)\(b\)**](#)
- F3** Words substituted by [Compulsory Purchase \(Vesting Declarations\) Act 1981 \(c. 66, SIF 28:1\), s. 16\(1\), **Sch. 3 para. 1**](#)
- F4** Words repealed by [Land Compensation \(Scotland\) Act 1973 \(c. 56\), **Sch. 2 Pt. I**](#)

Modifications etc. (not altering text)

- C1** [Ss. 53-56](#) excluded (16.3.1992) by [Aire and Calder Navigation Act 1992 \(c. iv\), **s. 25\(1\)**](#).

Marginal Citations

- M1** [1845 c. 18.](#)
- M2** [1965 c. 56.](#)

54 Effect of counter-notice under section 53.

- (1) If the acquiring authority do not within the period of two months beginning with the date of service of a counter-notice under section 53 above agree in writing to accept the counter-notice as valid, the claimant or the authority may, within two months after the end of that period, refer it to the [^{F5}Upper Tribunal]; and on any such reference the Tribunal shall determine whether the claim in the counter-notice is justified and declare the counter-notice valid or invalid in accordance with its determination of that question.
- (2) Where a counter-notice is accepted as, or declared to be, valid under subsection (1) above the acquiring authority shall be deemed—
- (a) to be authorised to acquire compulsorily, under the enactment by virtue of which they are empowered to acquire the land in respect of which the notice to

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- treat was served, the claimant's interest in the land to which the requirement in the counter-notice relates; and
- (b) to have served a notice to treat in respect of that land on the date on which the first-mentioned notice to treat was served.
- (3) A claimant may withdraw a counter-notice at any time before the compensation payable in respect of a compulsory acquisition in pursuance of the counter-notice has been determined by the [^{F6}Upper Tribunal] or at any time before the end of six weeks beginning with the date on which the compensation is so determined; and where a counter-notice is withdrawn by virtue of this subsection any notice to treat deemed to have been served in consequence thereof shall be deemed to have been withdrawn.
- (4) Without prejudice to subsection (3) above, the power conferred by section 31 of the ^{M3}Land Compensation Act 1961 to withdraw a notice to treat shall not be exercisable in the case of a notice to treat which is deemed to have been served by virtue of this section.
- (5) The compensation payable in respect of the acquisition of an interest in land in pursuance of a notice to treat deemed to have been served by virtue of this section shall be assessed on the assumptions mentioned in section 5(2), (3) and (4) above.
- (6) Where by virtue of this section the acquiring authority become, or will become, entitled to a lease of any land but not to the interest of the lessor—
- (a) the authority shall offer to surrender the lease to the lessor on such terms as the authority consider reasonable;
- (b) the question of what terms are reasonable may be referred to the [^{F7}Upper Tribunal] by the authority or the lessor and, if at the expiration of three months after the date of the offer mentioned in paragraph (a) above, the authority and the lessor have not agreed on that question and that question has not been referred to the Tribunal by the lessor, it shall be so referred by the authority;
- (c) if that question is referred to the Tribunal, the lessor shall be deemed to have accepted the surrender of the lease at the expiration of one month after the date of the determination of the Tribunal or on such other date as the Tribunal may direct and to have agreed with the authority on the terms of surrender which the Tribunal has held to be reasonable.

For the purposes of this subsection any terms as to surrender contained in the lease shall be disregarded.

- (7) Where the lessor refuses to accept any sum payable to him by virtue of subsection (6) above, or refuses or fails to make out his title to the satisfaction of the acquiring authority, they may pay into court any sum payable to the lessor by virtue of that subsection; and subsections (2) and (5) of section 9 of the ^{M4}Compulsory Purchase Act 1965 (deposit of compensation in cases of refusal to convey etc.) shall apply to that sum with the necessary modifications.
- (8) Where an acquiring authority who become entitled to the lease of any land as mentioned in subsection (6) above are a body incorporated by or under any enactment the corporate powers of the authority shall, if they would not otherwise do so, include power to farm that land.
- (9) ^{F8}

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Textual Amendments

- F5** Words in s. 54(1) substituted (1.6.2009) by [The Transfer of Tribunal Functions \(Lands Tribunal and Miscellaneous Amendments\) Order 2009 \(S.I. 2009/1307\)](#), art. 1, **Sch. 1 para. 109** (with Sch. 5)
- F6** Words in s. 54(3) substituted (1.6.2009) by [The Transfer of Tribunal Functions \(Lands Tribunal and Miscellaneous Amendments\) Order 2009 \(S.I. 2009/1307\)](#), art. 1, **Sch. 1 para. 109** (with Sch. 5)
- F7** Words in s. 54(6)(b) substituted (1.6.2009) by [The Transfer of Tribunal Functions \(Lands Tribunal and Miscellaneous Amendments\) Order 2009 \(S.I. 2009/1307\)](#), art. 1, **Sch. 1 para. 109** (with Sch. 5)
- F8** Ss. 48(7), 49, 51(7), 52(13), 54(9), 55(5), 56(5), 57(4)–(6), 58(3), 59(8), 60, 61(6), 62, 63(2), 65–67 repealed by [Land Compensation \(Scotland\) Act 1973 \(c. 56\)](#), **Sch. 2 Pt. I**

Modifications etc. (not altering text)

- C2** Ss. 53–56 excluded (16.3.1992) by [Aire and Calder Navigation Act 1992 \(c. iv\)](#), **s. 25(1)**.

Marginal Citations

- M3** [1961 c. 33](#).
- M4** [1965 c. 56](#).

55 Notice of entry in respect of part of agricultural holding.

- (1) Where an acquiring authority serve notice of entry under section 11(1) of the ^{M5}Compulsory Purchase Act 1965 on the person in occupation of an agricultural holding, being a person having no greater interest therein than as tenant for a year or from year to year, and the notice relates to part only of that holding, the person on whom the notice is served (hereafter referred to as “the claimant”) may, within the period of two months beginning with the date of service of the notice of entry, serve on the acquiring authority a counter-notice—
- claiming that the remainder of the holding is not reasonably capable of being farmed, either by itself or in conjunction with other relevant land, as a separate agricultural unit; and
 - electing to treat the notice of entry as a notice relating to the entire holding.
- (2) Where a counter-notice is served under subsection (1) above the claimant shall also, within the period mentioned in that subsection, serve a copy thereof on the landlord of the holding, but failure to comply with this subsection shall not invalidate the counter-notice.
- (3) Subject to subsection (4) below, “other relevant land” in subsection (1) above means—
- land comprised in the same agricultural unit as the agricultural holding; and
 - land comprised in any other agricultural unit occupied by the claimant on the date of service of the notice of entry, being land in respect of which he is then entitled to a greater interest than as tenant for a year or from year to year.
- (4) Where an acquiring authority have served a notice to treat in respect of land in the agricultural holding other than that to which the notice to entry relates or in respect of other relevant land as defined in subsection (3) above, then, unless and until that notice to treat is withdrawn, this section and section 56 below shall have effect as if that land did not form part of the holding or did not constitute other relevant land, as the case may be.

- (5) ^{F9}

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Textual Amendments

- F9** Ss. 48(7), 49, 51(7), 52(13), 54(9), 55(5), 56(5), 57(4)–(6), 58(3), 59(8), 60, 61(6), 62, 63(2), 65–67 repealed by [Land Compensation \(Scotland\) Act 1973 \(c. 56\)](#), **Sch. 2 Pt. I**

Modifications etc. (not altering text)

- C3** Ss. 53–56 excluded (16.3.1992) by [Aire and Calder Navigation Act 1992 \(c. iv\)](#), **s. 25(1)**.

Marginal Citations

- M5** [1965 c. 56](#).

56 Effect of counter-notice under section 55.

- (1) If the acquiring authority do not within the period of two months beginning with the date of service of a counter-notice under section 55 above agree in writing to accept the counter-notice as valid, the claimant or the authority may, within two months after the end of that period, refer it to the [^{F10}Upper Tribunal]; and on any such reference the Tribunal shall determine whether the claim in the counter-notice is justified and declare the counter-notice valid or invalid in accordance with its determination of that question.
- (2) Where a counter-notice is accepted as, or declared to be, valid under subsection (1) above then, if before the end of twelve months after it has been so accepted or declared the claimant has given up possession of every part of the agricultural holding to the acquiring authority—
 - (a) the notice of entry shall be deemed to have extended to the part of the holding to which it did not relate; and
 - (b) the acquiring authority shall be deemed to have taken possession of that part in pursuance of that notice on the day before the expiration of the year of the tenancy which is current when the counter-notice is so accepted or declared.
- (3) Where the claimant gives up possession of an agricultural holding to the acquiring authority as aforesaid but the authority have not been authorised to acquire the landlord's interest in, or in any of, the part of the holding to which the notice of entry did not relate (“the land not subject to compulsory purchase”)—
 - (a) neither the claimant nor the authority shall be under any liability to the landlord by reason of the claimant giving up possession of the land not subject to compulsory purchase or the authority taking or being in possession of it;
 - (b) immediately after the date on which the authority take possession of the land not subject to compulsory purchase they shall give up to the landlord, and he shall take, possession of that land;
 - (c) the tenancy shall be treated as terminated on the date on which the claimant gives up possession of the holding to the acquiring authority or (if he gives up possession of different parts at different times) gives up possession as aforesaid of the last part, but without prejudice to any rights or liabilities of the landlord or the claimant which have accrued before that date;
 - (d) any rights of the claimant against, or liabilities of the claimant to, the landlord which arise on or out of the termination of the tenancy by virtue of paragraph (c) above (whether under the contract of tenancy, under the [^{F11}Agricultural Holdings Act 1986] or otherwise) shall be rights and liabilities of the authority, and any question as to the payment to be made in respect of

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any such right or liability shall be referred to and determined by the [^{F12}Upper Tribunal];

- (e) any increase in the value of the land not subject to compulsory purchase which is attributable to the landlord's taking possession of it under paragraph (b) above shall be deducted from the compensation payable in respect of the acquisition of his interest in the remainder of the holding.

- (4) Where a tenancy is terminated by virtue of subsection (3)(c) above, [^{F13}section 72 of the Agricultural Holdings Act 1986] (landlord's right to compensation for deterioration of holding) shall have effect as if [^{F13}subsection (4) of that section] required the landlord's notice of intention to claim compensation to be served on the acquiring authority and to be so served within three months after the termination of the tenancy.

- (5) ^{F14}

Textual Amendments

- F10** Words in s. 56(1) substituted (1.6.2009) by [The Transfer of Tribunal Functions \(Lands Tribunal and Miscellaneous Amendments\) Order 2009 \(S.I. 2009/1307\)](#), art. 1, **Sch. 1 para. 110** (with Sch. 5)
- F11** Words substituted by [Agricultural Holdings Act 1986 \(c. 5, SIF 2:3\)](#), s. 100, **Sch. 14 para. 54(2)**
- F12** Words in s. 56(3)(d) substituted (1.6.2009) by [The Transfer of Tribunal Functions \(Lands Tribunal and Miscellaneous Amendments\) Order 2009 \(S.I. 2009/1307\)](#), art. 1, **Sch. 1 para. 110** (with Sch. 5)
- F13** Words substituted by [Agricultural Holdings Act 1986 \(c. 5, SIF 2:3\)](#), s. 100, **Sch. 14 para. 54(3)**
- F14** Ss. 48(7), 49, 51(7), 52(13), 54(9), 55(5), 56(5), 57(4)–(6), 58(3), 59(8), 60, 61(6), 62, 63(2), 65–67 repealed by [Land Compensation \(Scotland\) Act 1973 \(c. 56\)](#), **Sch. 2 Pt. I**

Modifications etc. (not altering text)

- C4** Ss. 53–56 excluded (16.3.1992) by [Aire and Calder Navigation Act 1992 \(c. iv\)](#), **s. 25(1)**.

57 Other procedures for taking possession of part of agricultural holding.

- (1) Before taking possession of part only of an agricultural holding under section 85 of the ^{M6}Lands Clauses Consolidation Act 1845 ^{F15}... or under [^{F16}Part III of the Compulsory Purchase (Vesting Declarations) Act 1981] (alternative procedures for taking possession of land) the acquiring authority shall serve notice of their intention to do so on the person in occupation of the holding, and sections 55 and 56 above shall have effect, subject to any necessary modifications, as if possession were being obtained pursuant to a notice of entry under section 11(1) of the said Act of 1965.
- (2) Sections 55 and 56 above shall have effect, subject to any necessary modifications, in relation to a notice of entry under paragraph 4 of Schedule 6 to the [^{F17}New Towns Act 1981] (provisions applicable to compulsory acquisitions under that Act) as they have effect in relation to a notice of entry under section 11(1) of the said Act of 1965.
- (3) Sections 55 and 56(1) and (2) above shall have effect, subject to any necessary modifications, in relation to a notice under [^{F18}section 584 of the Housing Act 1985 (power to enter and determine short tenancies of land acquired or appropriated for certain purposes of that Act)] as they have effect in relation to a notice of entry under section 11(1) of the said Act of 1965.

- (4) ^{F19}

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Textual Amendments

- F15** Words in s. 57(1) omitted (13.7.2016) by virtue of [Housing and Planning Act 2016](#) (c. 22), s. 216(3), [Sch. 16 para. 13](#); S.I. 2016/733, reg. 3(j)
- F16** Words substituted by [Compulsory Purchase \(Vesting Declarations\) Act 1981](#) (c. 66, SIF 28:1), s. 16(1), [Sch. 3 para. 1](#)
- F17** Words substituted by [New Towns Act 1981](#) (c. 64, SIF 123:3), [s. 81\(a\)](#), Sch. 12 para. 10
- F18** Words substituted by [Housing \(Consequential Provisions\) Act 1985](#) (c. 71, SIF 61), s. 4, [Sch. 2 para. 24\(7\)](#)
- F19** Ss. 48(7), 49, 51(7), 52(13), 54(9), 55(5), 56(5), 57(4)–(6), 58(3), 59(8), 60, 61(6), 62, 63(2), 65–67 repealed by [Land Compensation \(Scotland\) Act 1973](#) (c. 56), [Sch. 2 Pt. I](#)

Marginal Citations

- M6** 1845 c. 18.

58 Determination of material detriment where part of house etc. proposed for compulsory acquisition.

- (1) In determining under ^{F20} ... ^{F21} ... [^{F22}section 166(2) of the Town and Country Planning Act 1990] whether—

- (a) part of a house, building or manufactory can be taken without material detriment or damage to the house, building or manufactory; or
- (b) part of a park or garden belonging to a house can be taken without seriously affecting the amenity or convenience of the house,

the [^{F23}Upper Tribunal] shall take into account not only the effect of the severance but also the use to be made of the part proposed to be acquired and, in a case where the part is proposed to be acquired for works or other purposes extending to other land, the effect of the whole of the works and the use to be made of the other land.

^{F24}(2)

^{F25}(3)

Textual Amendments

- F20** Words in s. 58(1) omitted (3.2.2017) by virtue of [Housing and Planning Act 2016](#) (c. 22), s. 216(3), [Sch. 17 para. 5\(a\)](#); S.I. 2017/75, reg. 3(g) (with reg. 5)
- F21** Words repealed by [Compulsory Purchase \(Vesting Declarations\) Act 1981](#) (c. 66, SIF 28:1), s. 16(3), [Sch. 5](#)
- F22** Words substituted by [Planning \(Consequential Provisions\) Act 1990](#) (c. 11, SIF 123:1, 2), s. 4, [Sch. 2 para. 29\(10\)](#)
- F23** Words in s. 58(1) substituted (1.6.2009) by [The Transfer of Tribunal Functions \(Lands Tribunal and Miscellaneous Amendments\) Order 2009](#) (S.I. 2009/1307), art. 1, [Sch. 1 para. 111](#) (with Sch. 5)
- F24** S. 58(2) omitted (3.2.2017) by virtue of [Housing and Planning Act 2016](#) (c. 22), s. 216(3), [Sch. 17 para. 5\(b\)](#); S.I. 2017/75, reg. 3(g) (with reg. 5)
- F25** Ss. 48(7), 49, 51(7), 52(13), 54(9), 55(5), 56(5), 57(4)–(6), 58(3), 59(8), 60, 61(6), 62, 63(2), 65–67 repealed by [Land Compensation \(Scotland\) Act 1973](#) (c. 56), [Sch. 2 Pt. I](#)

Modifications etc. (not altering text)

- C5** S. 58(1) modified (18.6.1992) by [Compulsory Purchase Act 1965](#) (c. 56), as applied (with modifications) by [British Railways \(No. 2\) Act 1992](#) (c. xi), s. 27, [Sch. 3 para. 2](#).

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- S. 58 modified (10.11.1993) by 1965 c. 56, **s. 8(4)** (as substituted by 1993 c. 28, s. 169, **Sch. 20 para.22**; S.I. 1993/2762, **art.3**).
- S. 58(1) modified (27.8.1998) by S.I. 1998/1936, art. 29(3), **Sch. 7 para. 2(1)(3)** (with art. 45)
- S. 58 applied (with modifications) (19.2.1999) by S.I. 1999/537, art. 7(2), **Sch. 2 para. 10**
- S. 58 applied (with modifications) (21.7.1999) by S.I. 1999/2129, art. 15(3), **Sch. 5 para. 2**
- S. 58 applied (with modifications) (23.8.1999) by S.I. 1999/2981, art. 17(3), **Sch. 7 paras. 1, 2**
- C6** S. 58(1) modified (12.1.2004) by [The Alconbury Airfield \(Rail Facilities and Connection to East Coast Main Line\) Order 2003](#) (S.I. 2003/3364), art. 1, **Sch. 4 para. 2(3)**
- C7** S. 58(1) applied (with modifications) (8.10.2005) by [Leicestershire County Council \(Ashby de la Zouch Canal Extension\) Order 2005](#) (S.I. 2005/2786), art. 1, **Sch. 7 para. 2(3)**
- C8** S. 58(1) applied (with modifications) (9.4.2013) by [The Lancashire County Council \(Torrisholme to the M6 Link \(A683 Completion of Heysham to M6 Link Road\)\) Order 2013](#) (S.I. 2013/675), art. 1, **Sch. 10 para. 2(3)**
- C9** S. 58(1) applied (with modifications) (2.10.2014) by [The Clocaenog Forest Wind Farm Order 2014](#) (S.I. 2014/2441), art. 1, **Sch. 7 paras. 1, 2(3)** (with art. 33)
- C10** S. 58(1) modified (2.10.2014) by [The Clocaenog Forest Wind Farm Order 2014](#) (S.I. 2014/2441), art. 1, **Sch. 7 para. 2(3)** (with art. 33)
- C11** S. 58(1) modified (21.10.2014) by [The Central Bedfordshire Council \(Woodside Link Houghton Regis\) Development Consent Order 2014](#) (S.I. 2014/2637), art. 1, **Sch. 8 para. 2(3)**

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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. 2024/174 Sch. 8 para. 12](#)
- Act applied (with modifications) by [S.I. 2024/230 Sch. 9 para. 12](#)
- Act applied (with modifications) by [S.I. 2024/360 Sch. 5 para. 13](#)
- Act applied (with modifications) by [S.I. 2024/393 Sch. 10 para. 12](#)
- Act modified by [S.I. 2020/1297 Sch. 5 para. 3](#) (This amendment not applied to legislation.gov.uk. S.I. 2020/1297 was withdrawn following a request from the Department of Transport dated 9th August 2021 which followed the decision of the High Court of Justice to quash this Order in the judgement dated 2nd August 2021 (High Court of Justice — Planning Court — The Queen (on the application of Save Stonehenge World Heritage Site) v. Secretary of State for Transport — Case No. CO/4844/2020))
- Act modified by [S.I. 2021/51 Sch. 6 para. 3](#) (This amendment not applied to legislation.gov.uk. S.I. 2021/51 removed from the website by request from the Department of Transport dated 12th July 2021 which followed the decision of the High Court of Justice to quash these Regulations in the judgement dated 8th July 2021 (High Court of Justice — Planning Court — The Queen (on the application of Mair Bain) v. Secretary of State for Transport — Case No. CO/642/2021).)

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 12A(9)(b)(c) substituted for s. 12A(9)(b) by [2002 c. 15 Sch. 8 para. 1\(4\)](#)
- s. 52A(2B) inserted by [2016 c. 22 s. 196\(2\)\(b\)](#)
- s. 52A(2B) words substituted by [2017 c. 20 s. 39](#)