



Compulsory Purchase Act 1965

CHAPTER 56

COMPULSORY PURCHASE ACT 1965

PART I

COMPULSORY PURCHASE UNDER ACQUISITION OF LAND ACT OF 1946

Preliminary

- 1 Application of Part I and interpretation
- 2 Persons without power to sell their interests.
- 3 Acquisition by agreement in pursuance of compulsory purchase order.

Compulsory Purchase

- 4 Time limit for giving notice to treat.
- 4A Extension of time limit during challenge
- 5 Notice to treat, and untraced owners.
- 6 Reference to Upper Tribunal.
- 7 Measure of compensation in case of severance.
- 8 Other provisions as to divided land.

Deposit of compensation and execution of deed poll

- 9 Refusal to convey, failure to make title, etc.

Further provision as to compensation for injurious affection

- 10 Further provision as to compensation for injurious affection.

Entry on the land

- 11 Powers of entry.
- 11A Powers of entry: further notices of entry

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- 11B Counter-notice requiring possession to be taken on specified date
- 12 Unauthorised entry.
- 13 Refusal to give possession to acquiring authority.

Acquisition of special interests

- 14 Mortgages.
- 15 Mortgage debt exceeding value of mortgaged land.
- 16 Acquisition of part of land subject to mortgage.
- 17 Compensation where mortgage paid off before stipulated time.
- 18 Rentcharges.
- 19 Apportionment of rent under leases.
- 20 Tenants at will, etc.
- 21 Common land.

Supplemental

- 22 Interests omitted from purchase.
- 23 Costs of conveyances etc.
- 24 Power to sell in consideration of a rentcharge.
- 25 Payment into court.
- 26 Costs in respect of money paid into court.
- 27
- 28 General provisions as to deeds poll.
- 29 Irregularities in proceedings under the Act.
- 30 Service of notices.
- 31 Ecclesiastical property.
- 32 Commencement of Part I.

PART II

APPLICATION OF PART I IN OTHER CASES AND SUPPLEMENTAL PROVISIONS

- 33 Compulsory purchase orders under Water Acts 1945 and 1948.
- 34 Compulsory purchase orders under Part III of Housing Act 1957.
- 35
- 36 Orders relating to acquisition of land under s. 67 of Water Resources Act 1963.
- 37 Compulsory purchase orders under s. 11 of Pipe-lines Act 1962.
- 38 Application to enactments authorising acquisition of land by agreement.
- 39 Consequential amendments and repeals.
- 40 Short title, commencement and extent.

SCHEDULES

SCHEDULE 1 — Persons without Power to sell their Interests

Preliminary

- 1 (1) The provisions of this Schedule have effect subject to...

Power to sell and convey to the acquiring authority

- 2 (1) It shall be lawful for all persons who are...

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Additional powers of entering into transactions with acquiring authority

3 The following powers, that is— (a) any power conferred on...

Valuation on purchase by agreement

4 (1) Subject to this paragraph, the compensation to be paid...

Sale in consideration of rentcharge

5 (1) On a sale under section 24(1)(b) of this Act...

Application of compensation payable in respect of interest of person under disability

6 (1) This paragraph applies to the compensation in respect of...

Alternative method of disposing of compensation between £200 and £20

7 (1) If the amount of the compensation exceeds twenty pounds...

Compensation not exceeding £20

8 If the compensation does not exceed twenty pounds, it shall...

Sums payable under contract with persons not absolutely entitled

9 (1) All sums of money exceeding twenty pounds payable by...

Conveyance of the land or interest

10 (1) When the compensation agreed or awarded in respect of...

SCHEDULE 2 — Absent and Untraced Owners

1 (1) The compensation to be paid for any land subject...

2 (1) The acquiring authority may pay into court the compensation...

3 (1) On the application of any person claiming any part...

4 (1) If the person mentioned in paragraph 1(1) of this...

SCHEDULE 2A — Counter-notice requiring purchase of land not in notice to treat

PART 1 — COUNTER-NOTICE WHERE ACQUIRING AUTHORITY HAS NOT
TAKEN POSSESSION

Introduction

1 (1) This Part applies where an acquiring authority—

2 This Part does not apply by virtue of a notice...

3 In this Part— “ additional land ” means the part...

Counter-notice requiring authority to purchase whole of land

4 A person who is able to sell the whole of...

5 A counter-notice under this Part must be served within—

Effect of counter-notice on notice of entry

6 If the owner serves a counter-notice— (a) any notice of...

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Acquiring authority must respond to counter-notice within three months

- 7 On receiving a counter-notice the acquiring authority must decide whether...
- 8 The authority must serve notice of their decision on the...
- 9 If the authority decide to refer the counter-notice to the...
- 10 If the authority do not serve notice of a decision...

Effects of accepting counter-notice or referring it to the Upper Tribunal

- 11 If the acquiring authority serve notice of a decision to...
- 12 If the acquiring authority serve notice of a decision to...
- 13 If the authority have already served one or more notices...

PART 2 — COUNTER-NOTICE WHERE AUTHORITY HAS TAKEN POSSESSION

Introduction

- 14 (1) This Part applies where an acquiring authority—
- 15 This Part does not apply if the acquiring authority are...
- 16 In this Part— “ additional land ” means the part...

Counter-notice requiring authority to purchase additional land

- 17 A person who is able to sell the whole of...
- 18 A counter-notice under this Part must be served within the...

Acquiring authority must respond to counter-notice within 3 months

- 19 On receiving a counter-notice the acquiring authority must decide whether...
- 20 The authority must serve notice of their decision on the...
- 21 If the authority decide to refer the counter-notice to the...
- 22 If the authority do not serve notice of a decision...

Effects of accepting counter-notice

- 23 (1) This paragraph applies where the acquiring authority serve notice...

PART 3 — DETERMINATION BY THE UPPER TRIBUNAL

Introduction

- 24 This Part applies where, in accordance with paragraph 9 or...
- 25 In this Part “land proposed to be acquired” and “additional...

Role of the Upper Tribunal

- 26 (1) The Upper Tribunal must determine whether the severance of...
- 27 If the Upper Tribunal determines that the severance of the...

Effect of determination that more land should be acquired

- 28 (1) This paragraph applies where the Upper Tribunal determines that...

Withdrawal of notice to treat following determination

- 29 (1) This paragraph applies where— (a) the acquiring authority have...

SCHEDULE 3. — Alternative Procedure for obtaining Right of Entry

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SCHEDULE 4 — Common Land

General

- 1 (1) The compensation in respect of the right in the...

Duty of owner of right in the soil to convey on payment of compensation

- 2 (1) On payment or tender to the lord of the...

Compensation for common land not held of a manor

- 3 The compensation in respect of any of the land subject...

Appointment of committee of commoners

- 4 (1) The acquiring authority may convene a meeting of the...

Negotiations with committee

- 5 (1) The committee may agree on behalf of themselves and...

Settlement of compensation where no committee is appointed

- 6 If there is a failure to hold an effective meeting...

Execution of deed poll

- 7 (1) On payment or tender to the committee, or any...

SCHEDULE 5 — Forms of Conveyance

General

I, of , in consideration of the sum of...

Conveyance on rentcharge

I, of , in consideration of the rentcharge to...

SCHEDULE 6 — POWERS OF PURCHASING LAND BY AGREEMENT

— THE SMALL HOLDINGS AND ALLOTMENTS ACT 1908

In section 38 for the words from “the Land Clauses...

— THE SALMON AND FRESHWATER FISHERIES ACT 1923

.....

— THE LOCAL GOVERNMENT ACT 1933

.....

— THE WATER ACT 1945

.....

— THE CIVIL AVIATION ACT 1949

.....

— THE MINERAL WORKINGS ACT 1951

.....

— THE PRISON ACT 1952

In section 36(3) for the words from “the Lands Clauses...

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— THE HIGHWAYS ACT 1959

.....

— THE TOWN AND COUNTRY PLANNING ACT 1962

.....

— THE AIRPORTS AUTHORITY ACT 1965

In section 17(2) for the words from “the Lands Clauses Acts”...

SCHEDULE 7 — Consequential Amendments of References to Enactments Re-enacted in this Act

— THE RAILWAYS CLAUSES CONSOLIDATION ACT 1845

In section 6 as incorporated in any Act, or in...

— THE COMMONS ACT 1899

.....

— THE AGRICULTURE ACT 1947

.....

— THE LANDLORD AND TENANT ACT 1954

.....

— THE HOUSING ACT 1957

.....

— THE LAND COMPENSATION ACT 1961

In section 19(1) the reference to section 58 of the...

— THE TOWN AND COUNTRY PLANNING ACT 1962

.....

— REFERENCES TO SECTIONS 63 AND 68 OF LANDS CLAUSES CONSOLIDATION ACT 1845

References to section 63 or section 68 of the Lands...

SCHEDULE 8 — Repeals

Part I — ENACTMENTS CONSOLIDATED

The repeals in this Part of this Schedule do not...

Part II — SPENT PROVISIONS IN LANDS CLAUSES CONSOLIDATION ACT 1845

The repeals in this Part of this Schedule take effect...

Part III — PROVISIONS SUPERSEDED BY LANDS TRIBUNAL ACT 1949 AND LAND COMPENSATION ACT 1961

The repeals in this Part of this Schedule take effect...

Changes to legislation:

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Changes and effects yet to be applied to :

- Pt. 1 applied by [S.I. 2021/51 Sch. 6 para. 45](#) (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).)
- Pt. 1 applied (with modifications) by [S.I. 2020/1297 Sch. 5 para. 45](#) (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))
- Pt. 1 applied (with modifications) by [S.I. 2024/174 art. 29](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/174 Sch. 8 para. 45](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/230 art. 30](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/230 Sch. 9 para. 45](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/360 art. 25](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/360 Sch. 5 para. 45](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/393 art. 32](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/436 art. 32](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/436 Sch. 9 para. 45](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/526 art. 19](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/526 Sch. 10 para. 45](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/564 art. 23](#)
- Pt. 1 applied (with modifications) by [S.I. 2024/564 Sch. 8 para. 45](#)
- Pt. 1 applied in part by [2023 asc 3 s. 44\(4\)](#)
- Pt. 1 applied in part by [2023 asc 3 s. 50\(14\)](#)
- Pt. 1 applied in part (with modifications) by [2023 asc 3 s. 136\(3\)\(4\)](#)
- Pt. 1 modified by [S.I. 2020/1297 art. 25](#) (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))
- Pt. 1 modified by [S.I. 2021/51 art. 29](#) (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).)
- s. 1 applied by [S.I. 2024/436 art. 23\(11\)](#)
- s. 1(4) words inserted by [2023 asc 3 Sch. 13 para. 10\(b\)](#)
- s. 1(4) words substituted by [2023 asc 3 Sch. 13 para. 10\(a\)](#)
- s. 7 applied by [S.I. 2024/230 art. 28\(4\)](#)
- s. 7 applied by [S.I. 2024/360 art. 24\(3\)](#)
- s. 10 applied by [S.I. 2024/230 art. 28\(4\)](#)
- s. 10 applied by [S.I. 2024/360 art. 24\(3\)](#)
- s. 10(2) applied by [S.I. 2024/174 art. 23\(4\)](#)

- s. 10(2) applied (with modifications) by [S.I. 2024/436 art. 27\(4\)\(5\)](#)
- s. 11(3) excluded by [S.I. 2021/51 Sch. 9 para. 32\(1\)](#) (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).)
- s. 11(3) restricted by [S.I. 2024/230 Sch. 9 para. 95\(1\)](#)
- s. 11(3) restricted by [S.I. 2024/360 Sch. 9 para. 66\(1\)](#)
- s. 11(3) restricted by [S.I. 2024/436 Sch. 10 para. 85\(3\)](#)
- s. 11(3) restricted by [S.I. 2024/564 Sch. 14 Pt. 3 para. 4\(1\)](#)
- s. 13 applied by [S.I. 2020/1297 art. 14\(10\)](#) (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))
- s. 13 applied by [S.I. 2020/1297 art. 15\(7\)](#) (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))
- s. 13 applied by [S.I. 2020/1297 art. 29\(10\)](#) (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))
- s. 13 applied by [S.I. 2020/1297 art. 30\(10\)](#) (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))
- s. 13 applied by [S.I. 2021/51 art. 33\(11\)](#) (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).)
- s. 13 applied by [S.I. 2021/51 art. 34\(11\)](#) (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).)
- s. 13 applied by [S.I. 2024/174 art. 20\(6\)31\(12\)32\(11\)](#)
- s. 13 applied by [S.I. 2024/230 art. 19\(7\)20\(11\)32\(10\)](#)
- s. 13 applied by [S.I. 2024/360 art. 14\(10\)15\(7\)29\(10\)30\(10\)](#)
- s. 13 applied by [S.I. 2024/393 art. 20\(11\)21\(9\)36\(11\)37\(11\)38\(11\)39\(10\)](#)
- s. 13 applied by [S.I. 2024/436 art. 22\(9\)34\(10\)35\(10\)](#)
- s. 13 applied by [S.I. 2024/526 art. 23\(9\)24\(10\)](#)
- s. 13 applied by [S.I. 2024/564 art. 15\(11\)16\(9\)25\(10\)26\(10\)](#)

- s. 13 applied (with modifications) by [2017 c. 20 s. 22](#)
- Sch. 2A excluded by [S.I. 2020/1297 art. 27\(4\)\(a\)](#) (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))
- Sch. 2A excluded by [S.I. 2021/51 art. 31\(3\)\(a\)](#) (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).)
- Sch. 2A excluded by [S.I. 2024/174 art. 28\(3\)](#)
- Sch. 2A excluded by [S.I. 2024/230 art. 26\(3\)](#)
- Sch. 2A excluded by [S.I. 2024/360 art. 27\(3\)](#)
- Sch. 2A excluded by [S.I. 2024/393 art. 34\(3\)](#)
- Sch. 2A excluded by [S.I. 2024/436 art. 31\(4\)](#)
- Sch. 2A excluded by [S.I. 2024/564 art. 22\(4\)](#)

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](#)