

# Compulsory Purchase & Compensation

practical property  
professionals

# PROPERTY

## Compulsory Purchase & Compensation

Our compensation team provide specialist advice on compensation and compulsory purchase to assist land and property owners affected by schemes such as new roads, pipelines and cables.

### When we can help?

- Oil, gas and water pipes, new roads and road improvements, flood alleviation schemes, electricity lines, cables and fibre optics.
- Whenever your land or property is to be affected by a third party.
- Ensuring you are properly compensated for both immediate and future losses.
- Early planning to minimise the impact of the scheme on your business.
- Negotiation of accommodation works.



### Why use JHWalter Compensation Service?

- We have the benefit of having worked for both landowners and utility companies, and understand the concerns of both parties to a claim.
- Our team brings together the necessary skills in all aspects of compulsory purchase and compensation to minimise the impact on your business.
- Valuation is fundamental to ensuring correct compensation is paid and we provide expert valuation advice.
- Professionals with experience of multiple schemes.
- Qualified members of Royal Institution of Chartered Surveyors (RICS) and fellows of the Central Association of Agricultural Valuers (CAAV).
- In most compulsory purchase cases the authority will pay our fees at no cost to you.





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## Current involvement

### Road Schemes

We have been involved in new road schemes and road improvement schemes and are able to advise at all stages of the process; from initial proposals through to Public Inquiry to actual land take.

We act for landowners and tenants of agricultural, commercial and residential property and undertake compensation claims for land taken, injurious affection and severance of retained land or property.

We also negotiate accommodation works to mitigate the impact of the scheme such as new access ways, gateways and drainage, as well as making claims for crop loss and other damage and disturbance.

### Electricity Lines and Pylons

Negotiating wayleave payments, compensation for damage caused and also compensation for loss of property value.

### Telecommunications Masts

Acting for property owners and landowners who are approached by mobile phone companies for sites. We negotiate terms of lease as well as rent and any site sharing terms. We can also advise on rent reviews and end of term negotiations.

### Water, Gas, Sewer and Oil Pipelines

Schemes for new pipes or refurbishment or replacement of all types of pipeline.

We negotiate routes, fencing and services arrangements, easement or recognition payments and compensation payments for loss of crop, disturbance to business activities, reinstatement and remedial works and inconvenience.

### Water Treatment works and Reservoirs

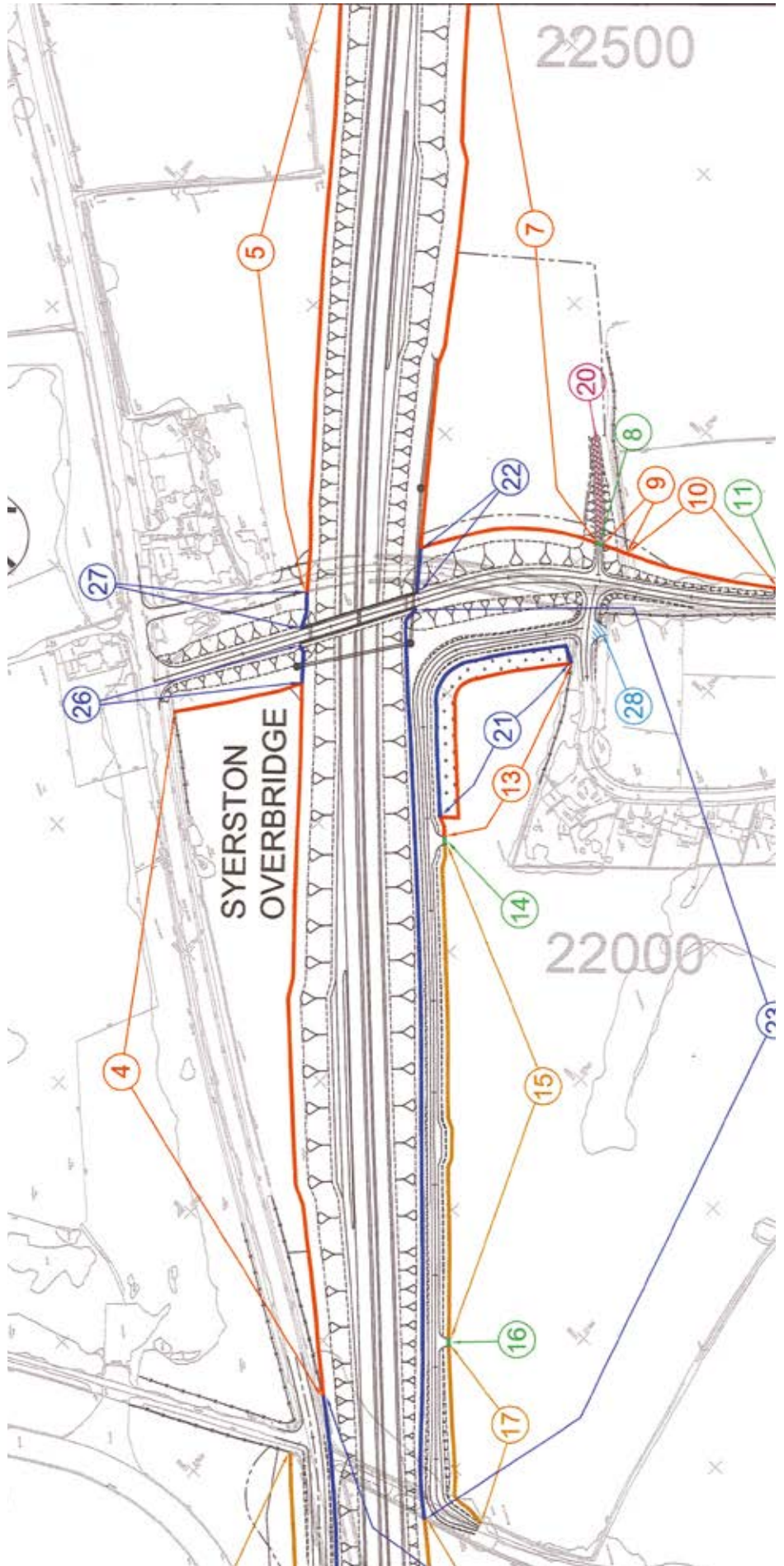
All associated water company works involving negotiating full value of land taken as well as associated claims.

### Telephone, Fibre-optic Cables & Installations

Schemes relating to the installation of underground or overhead electricity and fibre optic cables, sub-stations, poles and pylons. Advice includes negotiating routes, wayleaves and temporary or permanent easements including payments and compensation for damage to land, property and crops.

### Wind Farms

Act for landowners and tenants in negotiations with wind farm developers to agree all matters including payments to the landowners, rent adjustments, access arrangements compensation for impact on farming operations etc.



## Meet the JHWalter Compensation Team...



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### PROPERTY

Agency  
Residential Property  
Commercial Property  
Farms & Farmland  
The County Property Auction

Valuation  
RICS Home Survey  
Compulsory Purchase  
Compensation  
Expert Witness

Landlord & Tenant  
Rent Review & Lease Renewal

### BUSINESS

Rural Landlord and Tenant  
Tenancy Succession  
Surrender & Purchase  
Dispute Resolution

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Budgeting & Forecasting  
Feasibility Study  
Grant Funding  
CAP & Environmental Policy  
Business Succession Planning  
Farm Stock Valuation

Machinery Valuation & Auction

### PLANNING

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Environmental Impact Assessment  
Flood Risk & Drainage  
Archaeology / Heritage Service  
Architectural Design Service  
Low Carbon Building

### ENERGY

Wind Generation  
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Biomass  
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Heat Pump  
Solar Energy from PV  
Solar Thermal  
Hydro Electric  
Renewable Heat Incentive  
Energy Saving

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