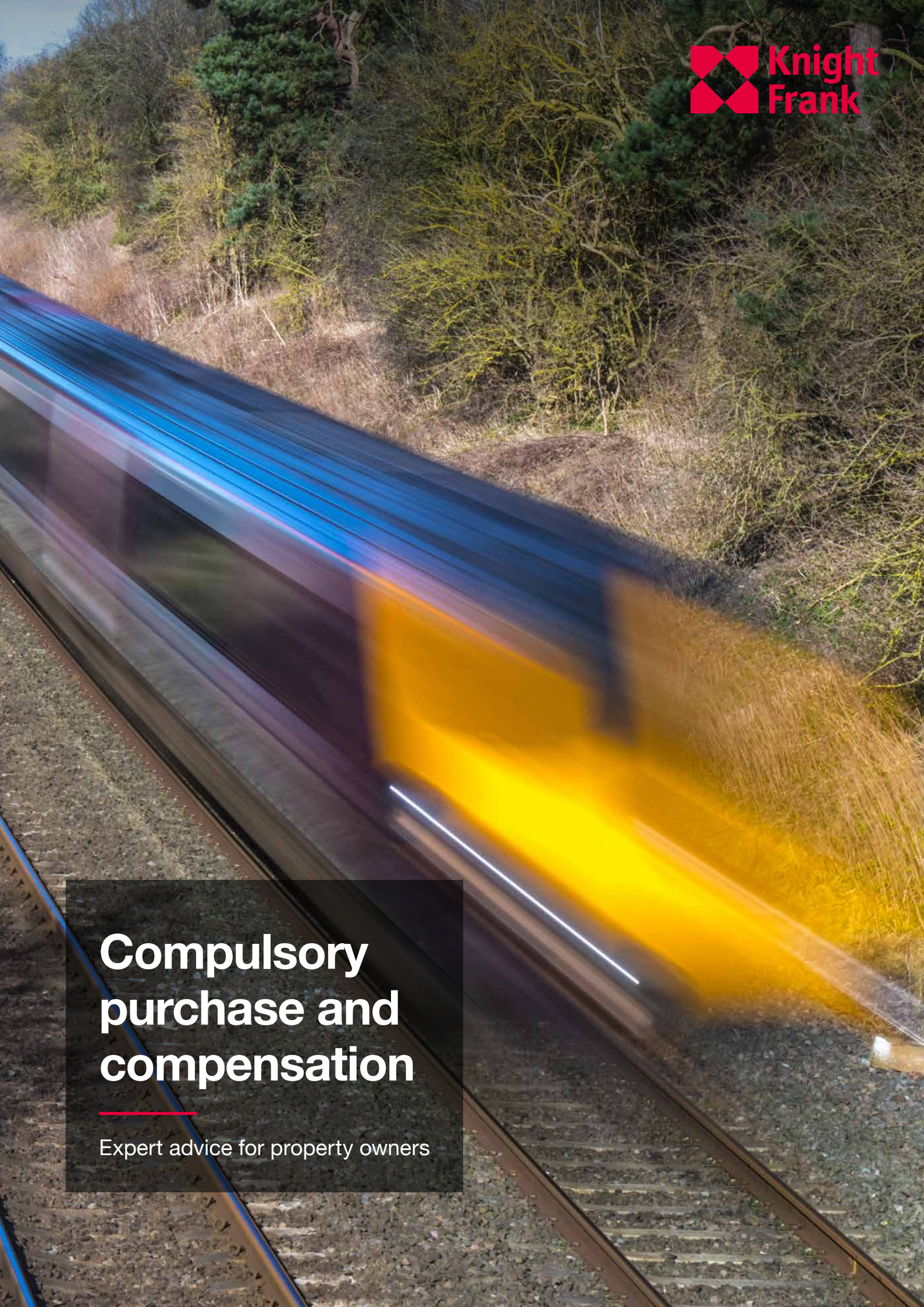

Compulsory purchase and compensation

Expert advice for property owners

Knight Frank's team has over 100 years' combined experience advising land and property owners who are affected by Compulsory Purchase Orders or entitled to compensation.

"Your combination of skills and humour has secured an optimum result for us at minimal personal stress."

Lucy and James Hay

Why take professional advice?

Compulsory purchase and compensation legislation, including Statutory Blight, is notoriously complex. Different rules apply depending on the purchasing authority, while individual discretionary compensation schemes can also apply to specific projects.
It is therefore well worth taking professional advice to ensure fair compensation. However, this need not be expensive as professional fees are usually indemnified and paid by the purchasing authority.

Who we help

Our clients include all types of property owners who are affected by a Compulsory Purchase Order (CPO) or who need to make a compensation claim. However, we specialise in farms, estates, rural businesses and high-value homes. Our close relationship with Knight Frank's commercial property, residential development and London residential teams means our clients also have access to specialist advice in these areas.

Why Knight Frank?

Experience

The team has in-depth experience of national infrastructure schemes, including:

- The Channel Tunnel Rail Link (HS1)
- The High Speed 2 rail link (HS2)
- Crossrail
- Stansted Airport
- Heathrow Airport
- The M25 and A43

We also deal with local schemes across the UK including water and gas pipelines, electrical cables and pylons and road widening projects.

Wide-ranging expertise

As part of the world's leading independent property firm, we have access to expertise in virtually every property sector including dedicated in-house valuations and mapping teams.

How we can help

We assist affected property owners from the moment infrastructure schemes are announced, throughout the planning and construction process and post-completion.

Strategic advice

We assess the potential impact of infrastructure schemes and provide advice on what strategic measures, including assessing ownership structures, clients should take.

Compensation scheme claims

We advise which compensation schemes are available at any stage of a scheme and submit applications backed up by comprehensive valuation and supporting evidence.

Compulsory Purchase Order negotiations

We negotiate with the purchasing authority to ensure that our clients are fairly compensated for the value of their property and, where relevant, any income foregone and diminution in the value of property not required for the scheme.

Post-scheme advice

Infrastructure projects such as roads can sometimes create opportunities for commercial and residential development. We can advise on how to take advantage of these.

For further information please contact:

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