

Compulsory Purchase Compensation Services

The principle remains: good advice obtained early leads to maximum compensation and minimum disruption to your business. This applies to schemes of all sizes, from major infrastructure projects such as Crossrail to town centre regeneration schemes, highway improvements, pipelines and flood defences.

Fees are usually met by the acquiring authority and we can explain how as part of our free initial review.

Savills

With over 80 offices across the UK covering all asset classes Savills has an unrivalled knowledge of commercial, residential and rural properties. This, along with a complete service offering, allows the Savills Compulsory Purchase and Compensation team to ensure your interest is protected from the moment the scheme is mooted.

Savills Compulsory Purchase and Compensation Team

Our specialist Compulsory Purchase and Compensation team has a proven track record in providing comprehensive advice in this complex area of property. The team has acted for a wide variety of landowners and occupiers as well as acquiring authorities, which gives them a valuable insight into the issues arising during negotiations. This knowledge ensures you will receive the maximum compensation available.

Advice in advance of the CPO

- Responding to notices
- Protecting your interest in land
- Advice, drafting and submission of objections (challenging the CPO)
- Advice on Blight
- Advice on planning status
- Negotiating a sale by agreement
- Liaising with other specialist professionals
- Advice on undertaking agreements and Parliamentary Petitioning
- Expert witness representation at the CPO Inquiry

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Advice following acquisition

- Claim assessment, drafting and submission of the compensation claim
- Assistance with identification of suitable alternative accommodation
- Managing the relocation of your business
- Claiming compensation for loss of profits
- Negotiating maximum compensation
- Agreeing and supervising accommodation works
- Advising on potential development value
- Advice on the use of s.17 Certificates of Appropriate Alternative Development (CAADs)
- Expert witness representation
- Agreement in full and final settlement

Related Services

- Planning and regeneration
- Acquisition, leasing and disposal
- Development services
- Valuations
- Asset management
- Portfolio management
- Research and benchmarking
- Financial and debt advice
- Cost consultancy
- Investment advice
- Estate strategy



Case Studies



Scheme: Olympics CPO
Discovery House, Stratford

Client: Ranger Ltd

Summary: Savills advised on all aspects of the claim for compensation including assessment of development value of the site and the Certificate of Appropriate Alternative Development (CAAD).

- Advised on the claim strategy
- Advised on the development value of the site
- Advised on the section 17 Certificate of Appropriate Alternative Development (CAAD)
- Negotiated a settlement based on the full development value of the site



Scheme: HS2 Birmingham Curzon Station

Client: Quintain Estates & Development Plc

Summary: Savills are advising on this significant development site that is proposed to be acquired for the construction of the new central Birmingham HS2 station.

- Actively engaging with HS2 to promote clients objectives
- Making representations against the HS2 Environmental Statement
- Providing advice in connection with a parliamentary petition

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Scheme: Crossrail, 354 Oxford Street

Client: Aberdeen Asset Management

Summary: Savills advised on the compulsory acquisition of Prime Central London property. Crossrail acquired the property as part of the upgrade works to Bond Street Underground Station.

- Responsible for negotiating compensation on behalf of the owners
- Coordinated input from other specialist advisors
- Full and final settlement of compensation of approximately £50 million, including the costs of reinvesting in alternative premises and all professional fees



Scheme: Thames Tideway Tunnel DCO
Royal Hospital Gardens (Home of the Chelsea Flower Show)

Client: Royal Hospital, Chelsea

Summary: Savills helped influence the scheme to ensure that the historic gardens were not adversely affected by the proposed scheme.

- Represented the Royal Hospital at the DCO Inquiry
- Negotiated a successful settlement with Thames Water
- Influenced a major engineering scheme to minimise land take and operation impacts
- Ensured there was no scheme related impact on the annual RHS Chelsea Flower Show

Your Team



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