



SAWYER FIELDING
Compulsory Purchase Surveyors

WHAT IS DISTURBANCE COMPENSATION?

When you sell on Compulsory Purchase terms, there may be costs and losses incurred for which you are due compensation.

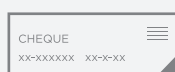
HOW TO CLAIM

EVIDENCED



By providing receipts and other evidence of losses after they have been incurred

LUMP SUM PAYMENT



Often we negotiate lump sum payments payable when you sell. If this is accepted, no further claim can be made

WHEN A CLAIM CAN BE MADE



If a lump sum isn't paid, the statutory entitlement kicks in. This provides that the claim must be settled within six years of the sale completing. Failing to do so loses the right for determination in the courts if agreement isn't reached

WHAT CAN YOU CLAIM FOR?

RESIDENT OWNERS

LOSSES RELATING TO OLD PROPERTY

- ✓ Floor covering
- ✓ Window dressing
- ✓ Furniture that cannot be re-used
- ✓ Disconnecting appliances
- ✓ Mail redirection
- ✓ Removal costs

COSTS OF BUYING ELSEWHERE

- ✓ Stamp Duty Land Tax
- ✓ Solicitor's fees
- ✓ Mortgage arrangement fee
- ✓ Survey fee
- ✓ Flooring fitting costs
- ✓ Reconnecting appliances

NON RESIDENT OWNERS

LOSSES RELATING TO OLD PROPERTY

- ✗ Floor covering
- ✗ Window dressing
- ✗ Furniture that cannot be re-used
- ✓ Disconnecting appliances
- ✗ Mail redirection
- ✗ Removal costs

COSTS OF BUYING ELSEWHERE

- ✓ Stamp Duty Land Tax
- ✓ Solicitor's fees
- ✓ Mortgage arrangement fee
- ✓ Survey fee
- ✗ Flooring fitting costs
- ✗ Reconnecting appliances

IS IT DIFFERENT FOR NON-RESIDENT OWNERS?

Non resident owners can only claim if they are buying an equivalent UK investment property within one year from the date of sale

Stamp Duty Land Tax is higher where a property is not the principal private residence. The amount paid is recoverable subject to equivalence



**CHARTERED
SURVEYORS**

FOR MORE
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