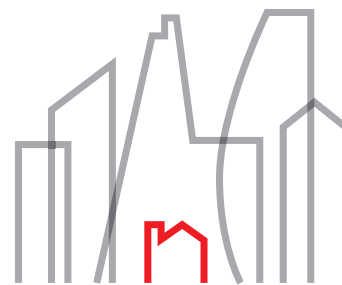
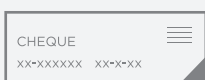


ENTITLEMENTS EXPLAINED LANDLORDS OF RESIDENTIAL PROPERTY

If you are selling on Compulsory Purchase terms, you are entitled to:



SAWYER FIELDING
Compulsory Purchase Surveyors



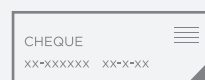
BASIC LOSS PAYMENT

An additional 7.5% of Market Value subject to a cap of £75,000.



MARKET VALUE

The amount your property would sell for if there was no threat of Compulsory Purchase and no regeneration scheme. This disregards both the positive and negative effects of the scheme so is different to an estate agents appraisal.



DISTURBANCE COMPENSATION

Costs and losses associated with acquiring an equivalent investment property within one year of selling.

Nearly all sales have to be with vacant possession. A surprisingly high number of Landlords incorrectly believe their tenants will move out when required. Councils normally offer little support to private tenants and will not pay costs for them to be evicted. You may therefore need to secure possession through a court process.

Where you have adjacent land which is not being acquired under the Compulsory Purchase, additional entitlements may apply.

These entitlements assume you have owned the property for at least one year at the time agreement is reached and that the property is not being acquired because it has remained empty for an extended period of time. Exact entitlements may vary.



SOLICITORS' FEES

A solicitor will be required to transfer ownership to the buyer. They shouldn't be instructed until agreement has been reached. We can recommend firms with relevant experience at the time.



SURVEYORS' FEES

Our fees for negotiating the sale terms for you will be paid by the buyer. Nothing is paid up front by our clients.



**CHARTERED
SURVEYORS**

FOR MORE
INFORMATION:

0203 011 5300
sawyerfielding.co.uk

9 Galley House, Moon Lane, Barnet, EN5 5YL