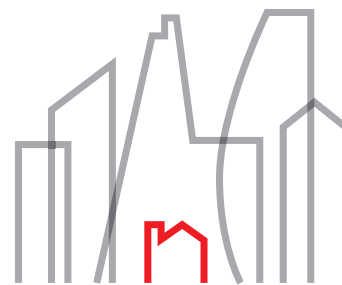
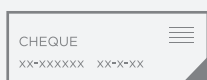


ENTITLEMENTS EXPLAINED RESIDENTIAL OWNER OCCUPIERS

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



SAWYER FIELDING
Compulsory Purchase Surveyors



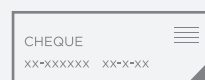
HOME LOSS COMPENSATION

An additional 10% of Market Value subject to a cap which alters once a year. The vast majority of properties are underneath the cap.



MARKET VALUE

The amount your home 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 which are not covered in your purchase price or 10%. Examples include Stamp Duty for your new home, removal costs, carpets and curtains that cannot be reused and both disconnection and reconnection charges.

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.

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



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

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