

Rural Property Services

Case Study



Compulsory Purchase & Compensation

We were instructed by clients to advise on a proposed sale of part of their property to a national transport infrastructure operator. If our client did not agree to the sale at a price they were being offered, agents acting on behalf of the operator threatened the use of their client's powers of compulsory acquisition to secure the land, which was required for their operational purposes. With our involvement and negotiating skills, we were able to secure a sale price of approximately five times the amount originally offered, plus accommodation works and reimbursement of solicitors and our costs.

They key to our success is having a thorough understanding of compulsory purchase law, the powers given to acquiring authorities and knowing the true value of property. We also have the ability to recognise at what point the best settlement for our clients has been obtained without compelling the acquiring authority to resort to compulsory purchase powers, the exercise of which would have resulted in a lower payment being achieved.



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