



Step by Step Guide to Claiming Your Compensation ...

Claiming compensation for the impact of power lines and pylons on your property value isn't something most people do every day – so here's a brief guide to the process and what you can do to ensure you maximise the compensation you receive.



Mark Walton - Director



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Written by Fenton Property Consultants.

Introduction

Pylons and lines are either operated on a national basis on the National Grid for the higher voltage equipment, or on a regional basis by the various regional electricity companies, who operate the other pylons and lines.

National Grid Network alone, consists of over 7,000 kilometres of high voltage pylon line.

In order to operate effectively, their lines need to run across private property. The right to do this is usually through negotiation with a property owner through either a periodic wayleave or a permanent easement.

The powers and duties of companies supplying electricity in the UK are set out in the Electricity Act 1989 together with their responsibilities. The regional and national power companies that operate this apparatus have £millions budgeted to settle these claims as they are acknowledged liabilities.

Compensation for the impact of Overhead Power Lines and Pylon Towers on the value of your property can only be obtained once.

Eligibility for Compensation.....

If you do not claim your right to compensation, the next owner of your property probably will do.

Selling your property may be difficult and have to accept a substantial discount because of the depreciation caused by the

power line. Any new owner, even after having paid a discount for your property, can then go ahead and claim a lump sum from the electricity company.

In order to receive compensation the following factors must be satisfied:

- Part of the power lines and/or pylons have to be on or partly crossing over your land or property
- The right to compensation must not have been exercised in the past. If you do not know this, Fenton Property Consultants can find out for you
- The electricity lines and/or pylons must have an affect on your property's value. This can be assessed over the telephone

Provided the above criteria are met it does not matter if:

- The power line was constructed several decades ago and there has been no claim
- You bought your property after the power line was constructed
- You bought your property at a discount because of the power line and were fully aware of it at the time
- Your property was built after the power line was constructed

- You do not have any intention of selling your property now or in the future

The legislation still permits you to make a full claim for the loss in value.

Development Land

Underground or overhead electricity apparatus crossing development land can also have a significant impact on development gains.

In some circumstances it is possible to have lines removed, diverted, overhead lines undergrounded, or at least receive a substantial compensation payment.

If you have development land affected by the presence of power lines, Fenton Property Consultants can help you.

What Effects Do Pylons And Lines Have On The Value Of Property?

Pylons and lines cause visual intrusion, concerns over possible health risks, noise, and even electric shocks. All of these factors contribute to a significant loss in value of properties of all types.

Fenton Property Consultants can advise you of the true level in loss in value caused to various property types by the presence of different sizes of pylons and their distance from property.

Our knowledge enables us to negotiate settlements with electricity companies that reflect the full loss in value of property caused by the presence of their apparatus.

These settlements can run well into hundreds of thousands of pounds.

What to Avoid

As a Property owner you should be aware that:

- Sometimes electricity companies write to property owners with pylons and lines on their land asking them to capitalise their wayleave in return for a one-off payment of a multiple of the annual wayleave payments plus a small incentive payment.

What this offer often fails to point out is that many property owners are entitled to claim for the loss in value of their property due to the lines. By capitalising the wayleave, the right to make this a claim for loss in value is lost.

- Without well researched comparable transactional evidence of how pylons and lines truly affect property values it is impossible to reach a correct settlement.

Electricity companies know this and will use settlements made with other property owners as the basis to settle other claims. This can lead to considerable underpayment. Fenton Property Consultants can avoid this

through our knowledge of actual transactions of properties that are affected by pylons and lines.

- Assessing loss in value of property due to power lines is an area of specialist property expertise. The professional you use must be an expert in this field of work and have a detailed understanding of the process and legislation. Fenton Property Consultants have the expertise to ensure their clients maximise the settlement for the loss in value of property.

- The electricity lines and/or pylons are close enough to your property to affect its value. We will assess the impact of this. If you don't make your rightful claim for compensation, the next owner of your property most likely will.

You can call Mark Walton direct on 01825 712777 or Freephone 0800 0323370 or email mark@fentonpropertyconsultants.com with your enquiry.

What To Do Next

Complete the **Authority to Act** and return it to Fenton Property Consultants; remember we operate on a **NO WIN NO FEE** basis so there is nothing for you to pay unless an agreed compensation is paid to you.

Once we receive your authority to act we will assess whether you have a right to make a claim.

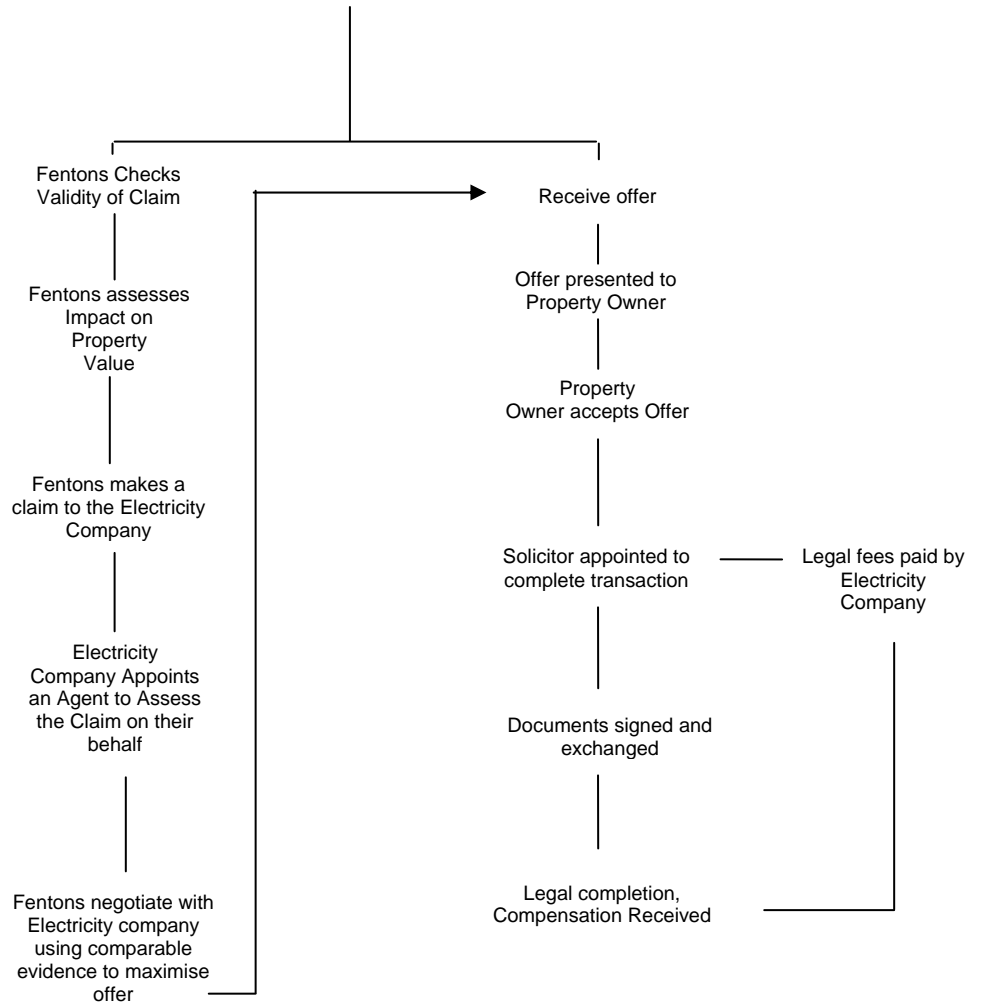
To be eligible for this compensation, the following must apply:

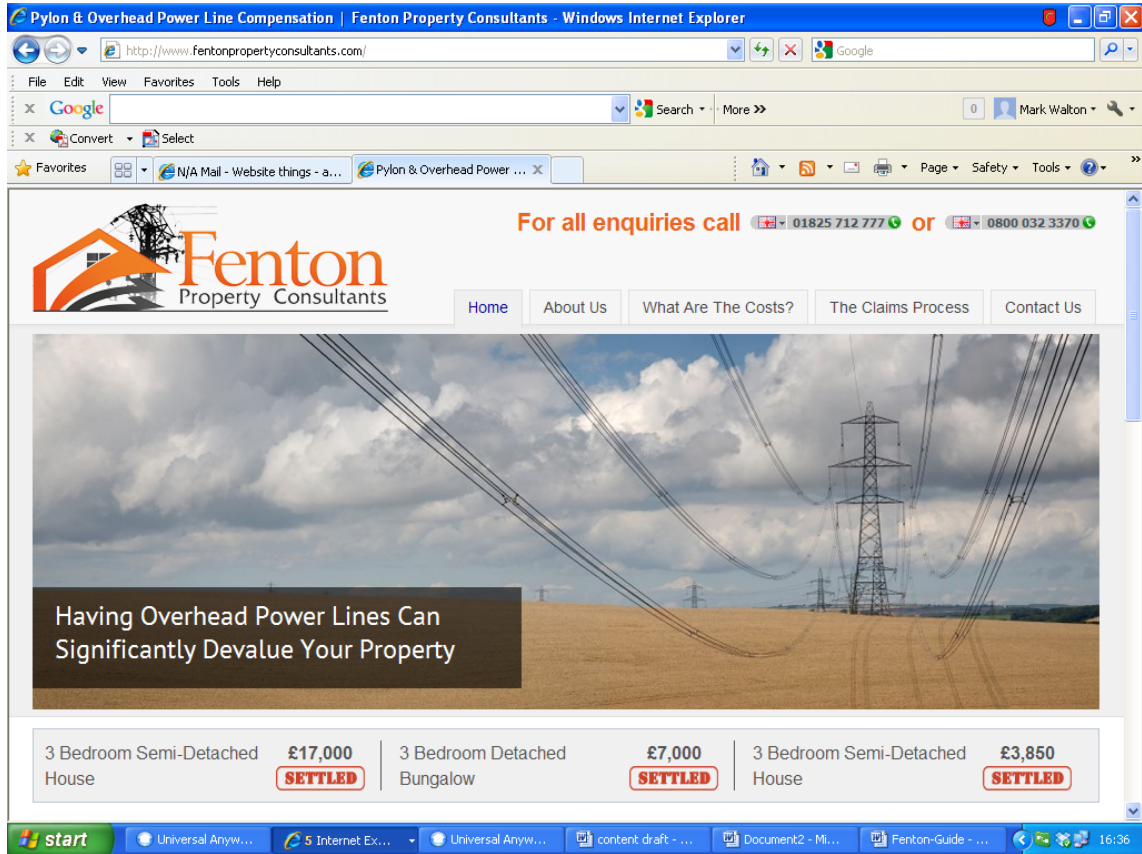
- The electricity lines and/or pylons have to be on or over your land.
- The line must be held under a wayleave agreement with the electricity company. You may not be aware of any existing agreement however, we will determine this for you.



Compensation – The Process

Return Authority To Act To Fentons





For more information and to get in touch, please visit our website at

www.fentonpropertyconsultants.com.