

What is the Need to Sell Scheme?

We understand that our proposals could affect people needing to sell their property, and we've consulted on proposals for a discretionary purchase scheme – **the Need to Sell Scheme.**

The proposed scheme will help owner occupiers of a home, small business or farmhouse with a pressing need to sell but unable to do so, except at a substantially lower price, as a result of the EWR proposals.

We propose that the Need to Sell Scheme would apply to those areas of the project included in an announcement of the preferred route alignment for the railway, but this is subject to further consideration, including of any responses to consultation.

Consultation proposal: Who could apply?

A freeholder or leaseholder with at least three years remaining on the lease, and:



OR



OR



A residential owner occupier of a private dwelling

An owner occupier of business premises with an annual rateable value of not more than £36,000

An owner occupier of an agricultural unit which must include a property that acts as a main home.

Consultation proposal: Efforts to sell the property?

- Reasonable efforts must have been made to sell the property at an unaffected market value, and unsuccessful due to the EWR project.
- Generally, the value of the property would need to have been reduced by at least 15% as a result of the EWR project.
- Evidence would need to be provided that the property had been marketed for at least the last three months.

Next steps



We are continuing to work with the Department for Transport to finalise the scheme and propose to introduce it when the Preferred Route Alignment (PRA) for the railway is announced.



We expect to publish our response to consultation on the Need to Sell scheme when we publish our response to the non-statutory consultation



In the meantime, owner occupiers of a home, small business or farmhouse who are concerned about their circumstances and selling their property ahead of the Need to Sell Scheme coming into effect, should contact us and tell us about their situation

Get in touch

If you'd like to talk to a member of our specialist land team, we'd be very happy to talk to you:

- Email us at: land@eastwestrail.co.uk
- Call us on: 03308387583
- Write to us at: Freepost EAST WEST RAIL LAND

For more information about the Need to Sell scheme visit the Land and Property section visit our website: <https://eastwestrail.co.uk/the-project/land-and-property>