

How to Sell Your Property through Statutory Blight

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Step 1: Submitting a Blight Claim

The process to acquire your property is triggered by you or your Professional Advisor submitting a Blight Claim. Your Blight Claim should be sent by registered post to BLIGHT TEAM, EWR Co, The Quadrant, Elder Gate, Milton Keynes, MK9 1EN. You need to submit your claim and sell your property to us within three years and two months of you submitting your blight notice.

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Step 2: Professional Advisors are instructed

We will instruct our Professional Advisor to act on our behalf in connection with the process to acquire the property and pay compensation.

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Step 3: Valuation and Building Survey

Our advisor will arrange to visit your property, ideally within two weeks of receiving your claim, to inspect it for valuation purposes and to carry out a building survey. We must do this to help assess the property's market value, considering anything that may affect it, such as the property's general state of repair.

The first three steps from submitting your Blight Claim, to our advisors completing a valuation and building survey, to making you an offer to purchase your property can typically take up to three months.

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Step 4: Negotiation process

Once the valuation has been completed our Professional Advisors will engage in discussions with your Professional Advisor to negotiate and agree on the overall Blight Claim. The claim will comprise of the Unblighted Market Value of the property assuming that the EWR Project had not been proposed, Statutory Loss Payments, Professional Fees and other related costs involved in your move, for example removal expenses known as disturbance costs. This process may take a number of months depending on the complexity of the discussion.

The negotiation process can typically take between three and six months.



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Step 5: Acquisition Approval

Once the negotiations in respect to the Blight Claim have been completed a recommendation will be put forward to be formally approved by EWR Co or in some cases, the Department for Transport. Until formally approved, the amounts remain 'Subject to Contract' and may be rejected. In the event that approval is not granted, negotiations will need to continue or further information provided to support the claim. Once an overall Blight Claim is approved, you will be provided with a firm offer.

The review and approval stage can typically take up to three months.

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Step 6: Legal conveyancing process and completion

Once you have accepted our firm offer we both instruct solicitors to begin the conveyancing and acquisition process.

The timescales for this process will proceed as per a normal property sale with an exchange and completion date agreed between both parties. Depending on the circumstances, we will aim to be ready to exchange contracts within three months of our offer being accepted. For further information, see the flowchart in section 5.5 on our Guide to Serving a Blight Notice and Selling your Blighted Property.

You can find further information, including the documents referenced in this factsheet, at eastwestrail.co.uk/land-and-property and eastwestrail.co.uk/safeguarding