

**EASY
READ**



Need to Sell (NTS) Property Scheme Easy Read Guide

For full details and criteria of the Scheme,
please consult our NTS Property Scheme Guide.

July 2024

eastwestrail.co.uk

About us



We are the **East West Railway Company** (called **EWR Co** for short).



East West Rail (called EWR for short) is a project to deliver a new train line between Oxford, Milton Keynes, Bedford and Cambridge.

The NTS Property Scheme



We have set up the **NTS Property Scheme** to help you sell your property if you need to sell urgently but can't.



The NTS Property Scheme is a system for you to apply to sell your property to us for the price it should be.

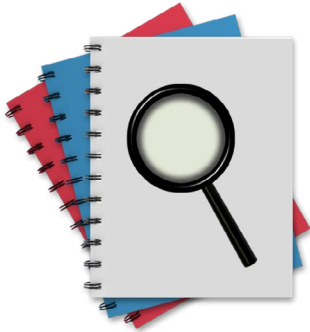


You can apply any time up to 1 year after the new EWR train line is finished.

Who can apply



There are 5 rules about who can apply. You will need to give us **evidence** that you meet these rules when you apply.



Evidence means documents that show something is true.



In special cases, you can apply if you don't meet all the rules, but you can show that you really need to sell your property.



The next pages tell you about the 5 rules. Please ask us if you have any questions.

Rule 1 is about who owns the property



You must own the property, have the **right** to sell it, or have a lease of it. **Right** means you are allowed to sell it by law. It should also be a property you live in or do business in.



You can apply if you have had to let out your property to escape certain challenges.



If your property has a lease, it must have at least 3 years left.

Rule 2 is about where the property is



You must show that the construction work or the new EWR train line will have a big impact on your property.



You can ask us to help you work out how far your property is from the train line.

Rule 3 is about how hard it is to sell



We need to be sure that EWR has made a difference to your property price.

You must:

- ask 3 or more estate agents about the normal price for your property.
- have had your property for sale for 3 months or more and keep it up for sale.
- show that your property has not sold because of EWR.



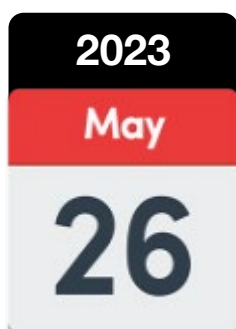
Rule 4 is about when you heard about EWR



We need to be sure that you didn't know about EWR when you bought your property.

You must:

- have bought your property before 26 May 2023.
- or be able to show that you didn't know about EWR when you bought your property.



Rule 5 is about why you need to sell



You must have a good and urgent reason why you need to sell your property so that we can help the people who need it most.



A good reason might be if

- you have a disability or health condition that will last for a long time.
- you have lost your job.
- your family has grown bigger.
- you have just retired or need lower costs so you can retire.
- you need to move nearer to someone you care for.
- you need to move nearer to a new job.
- a relationship has finished and you need to sell your property.
- the person who lived in the property has died.



How to apply



To get an application form or for further help

- go to this website

eastwestrail.co.uk/needtosell

- or call us on

0330 838 7583

- or email us at this address

needtosell@eastwestrail.co.uk

Fill in the application form and collect as much evidence as you can to show you meet the rules.

Send your application form and evidence, by registered mail, to this address

**Need to Sell
EWR Co
The Quadrant
Elder Gate
Milton Keynes
MK9 1EN**

How to get help



You can fill in the application form by yourself. You do not need to get help or pay for help from any experts if you don't want to.



You can get help from a friend or relative if you want or you can pay for help from an expert. We can't give you any money back for this.



If someone fills in some or all of the form for you,

- they must give their information and sign the form.
- you must sign the form to say you understand it.



You can contact us if you have any questions.

After you apply



1

We will send you an email or letter to tell you we have got your application form. We will tell you if we need more information.



2

We will give you the name of a person called an **NTS Manager** who you can contact if you have any questions.



3

An **independent panel** will look at your application, check you meet the rules and make a recommendation. An **independent panel** is a team of people not employed by EWR Co.



4

The **Secretary of State for Transport**, who works for the government, will think about what the independent panel said and make a decision to either buy or not buy your property.

The decision



We will write to you to tell you the decision.



If your application is **successful**,

- you meet the rules and we will buy your property.
- we will tell you what you need to do next.
- you will have up to 3 years to follow the steps for us to buy your property.



If your application is **unsuccessful**,

- you don't meet the rules and we won't buy your property.
- we will tell you why.
- you can apply again but your application must have different information or more evidence.

