



infrastructure and regeneration



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Claiming under Compulsory Purchase

Ardent is the market leader in Land Assembly and Compulsory Purchase operating throughout the UK. Our claimants team advises landowners and occupiers affected by Compulsory Purchase, ensuring that they are protected and fully compensated.

At Ardent, we focus on compulsory purchase. It is what we do. And we are good at it. We also understand that whether you are losing your business, home or investment, or even if you are only having part of your property acquired, living through compulsory purchase is not easy. It can be stressful, time-consuming and frustrating. However, help is at hand. Our team of RICS qualified claimant surveyors can call upon their considerable experience of dealing with Compulsory Purchase Orders (CPOs) to help and guide affected parties, providing support and advice at all stages of the process. Ardent's unique integrated service and project promotion experience means our team is not only experienced in dealing with the complexities of the entire compulsory purchase process, but we also understand the thought processes of promoters and authorities looking to acquire your property. This enables us to provide industry-leading advice and whatever your business or property, we have the necessary expertise to guide you.

Our services include:

- Valuation
- Formulation of compensation claims
- Assistance with promoter engagement
- Submitting and managing representations and objections
- CPO impact advice, including advice on blight
- Advice on how to minimise the impacts of compulsory acquisition
- Relocation assistance
- Compensation claim negotiation
- Expert witness services at both Public Inquiry and the Upper Tribunal
- Securing fee undertakings for our costs



LARGEST
UK
BASED
CPO TEAM

INTEGRATED
SERVICE

COMMERCIAL
AND RURAL
SURVEYORS

OVER
25
YEARS
EXPERIENCE

INDUSTRY LEADING
LANDS CHAMBERS
EXPERIENCE



Our surveyors, led by Colin Cottage (a former Chairman of the Compulsory Purchase Association (CPA)), have an enviable track record of helping land owners to secure fair compensation and ensure that the negative impacts of a CPO are mitigated as far as possible. This can often involve reaching favourable purchase or option agreements with acquiring authorities before compulsory acquisition ever takes place. In some circumstances we have even been able to take early action to prevent the acquisition of our clients' property altogether. In the majority of cases, the agreements we reach will also involve the acquiring authority meeting the full cost of our fees.



EXPERT WITNESS AND DISPUTE RESOLUTION

In the event that compensation disputes cannot be settled, a case may be referred to the Upper Tribunal (Lands Chamber) – formerly known as the Lands Tribunal. Although we have an excellent record of resolving compensation settlements, in the event that

compensation disputes cannot be settled, a case may be referred to the Upper Tribunal (Lands Chamber) – formerly known as the Lands Tribunal. Our RICS qualified compensation specialists have extensive experience of preparing Lands Chamber evidence and acting as expert witnesses in compensation hearings. We also have wide-ranging experience in managing and providing evidence for a range of alternative dispute resolution procedures, including mediation, early neutral evaluation and arbitration.

