

# crossrail

GL HEARN   
Property Consultants

## IMPORTANT INFORMATION FOR PROPERTY MANAGERS, OWNERS AND OCCUPIERS

Crossrail has been threatening parts of London for many years. Now the scheme has received the approval it needs from Parliament to proceed. **If your property is in or near the Crossrail affected area, you should be thinking about taking professional advice to protect your interests.**

Whether Crossrail is proposing to demolish your property, tunnel beneath it or carry out disruptive works nearby, we can provide you with the professional advice you require, please see overleaf for more details.

GL Hearn are specialists in compulsory purchase, as well as building consultancy; planning; rating; property valuation including leisure and licensed premises; retail rent review; and mixed use development. Our national head office is at 20 Soho Square - in the thick of the proposed Crossrail works.



## Compulsory Purchase

If your property is to be acquired and demolished we can provide you with expert, practical advice on **minimising your losses and maximising compensation**. We have dealt with many acquisitions and relocations both for acquiring authorities and for affected owners and occupiers. You could receive as little as three months notice to relocate your business, if you can. Contacting us early allows you to face the situation armed with the relevant information and advice you can rely on.

## Nearby Works

If your property is not acquired, the business effects of the proposed works can be significant. In some circumstances compensation can be payable even where your land is not acquired. **We can advise on where and when compensation claims could be made.**



If compensation is not payable directly, our **Rating experts** can make sure that any works are properly reflected in your Rating assessment and **secure the appropriate discounts** to match the duration and severity of the works in your area.

## Tunnelling

Crossrail have issued a long and complex document describing how they will monitor and protect buildings from the effects of tunnelling. Our Building Consultancy experts can provide checks on surveys and **protect your interests through the monitoring period and afterwards.**

### TO FIND OUT MORE ABOUT HOW WE CAN HELP, CONTACT:

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**Don't forget to visit the Crossrail Information Round for information about the proposals affecting you. See [www.crossrail.co.uk/consultation](http://www.crossrail.co.uk/consultation) for details of events.**

