

PYLON AND ELECTRICITY LINE COMPENSATION - FREQUENTLY ASKED QUESTIONS

The electricity line is very old and I bought the property after it was constructed. How can I be eligible for a compensation claim?

Like new roads and railways, high voltage lines are public works. However, unlike the process for roads and railways, your property is unlikely to have been compensated when the works were constructed and there is an outstanding claim that you are entitled to.

The background to this is that the electricity line was originally installed on a temporary 'wayleave' consent with a previous owner which has expired. If there is a current wayleave agreement in place this can also be terminated on 6 or 12 months' notice. This was a low cost way for the original Electricity Boards to install the line and electrify the country. In summary, the electricity company have no permanent legal right to occupy your property but enjoy it for their profit making business.

The legislation therefore allows you to seek compensation for the loss in value suffered by your property. The electricity companies benefit from statutory protection which makes it very difficult to seek removal of the line. The electricity line is therefore effectively permanent but you can at least obtain the compensation you are rightfully entitled to.

My property was built recently or after the lines. Why am I still eligible to claim?

As long as there has been no previous claim at your property the electricity company have no effective legal right to occupy it and so you are entitled to compensation at the full value of your property as at today and taking into account any improvements or recent development works. It is also possible to claim for loss caused to development land. When making a claim, any previous price or sale of your property is not relevant.

Will claiming give the electricity company rights to upgrade the line?

No, the current equipment would be documented and the process specifically does not grant any rights to the electricity company to increase the number of cables, pylons or voltages.

Will the process involve a sale of the land to the electricity company?

You are the owner of the land and property under the line now and will always continue to be so. No sale of any land or property takes place.

Do the lines have to cross my property to make a claim?

Yes, they must cross over the boundaries of your land or property or be close enough for the cables to temporarily swing over in windy weather conditions. If the lines and pylons are in view but part of them do not cross over then you will be unable to claim. If you are unsure of the position we can assess this for you free of charge.

Are compensation claims contentious with electricity companies?

Generally no. The electricity companies wish to avoid incurring significant legal costs or going to court and have settled many thousands of compensation claims over the past 10 years by negotiation with property owners.

How long does the process take?

Settling a claim by negotiation can take less than six months in special circumstances. However, more usually it will take 12 to 18 months or possibly longer depending on which electricity company we are dealing with.

Will it cost me anything to employ Cambridge Land Consultants to assess my claim?

No, we will assess your case for free and visit you without obligation should you wish us to.

Is it important for the firm I appoint to come and visit me?

Yes, this is important and will allow your property and the impact of the line to be fully assessed.

How much will I be eligible for?

The claim sizes undertaken by this firm have ranged between £5,000 and well into six figures. If the electricity lines or pylons are within view of the property it is usually worth undertaking.

What if I move house during the negotiations?

The claim will be put on hold and the new owner has the option of undertaking the claim if they would like to. There is no obligation for you to conclude a claim in such circumstances and, if you do not, you will not have to pay any fees or costs of any kind to this firm.

I already receive an annual payment for the lines. Does this mean I cannot claim?

No, you are still eligible for a compensation payment.

What if I already have an agreement with the electricity company or one was agreed in the past?

This will depend on the type of agreement. Provided it is a wayleave agreement you will still be able to claim. However, if it is an easement you will not be able to. This is because the electricity company will have reserved rights to keep the electricity line in place and a compensation payment will have been made in the past. This firm can easily assess the situation for you free of charge if you do not know.

Why use Cambridge Land Consultants?

The firm is regulated by the Royal Institution of Chartered Surveyors (RICS) and has significant experience of representing parties in the negotiation process, both on behalf of electricity companies in former positions and now on behalf of property owners. It therefore knows the internal detail of the process and can ensure your right to claim is looked after. The firm acts only for property owners and does not represent electricity companies in any matters. This allows the firm to act in the best interests of its clients.

Is your fee basis entirely NO WIN, NO FEE?

Yes, we charge you no up front fees of any kind or any fees if you are unable to complete the process. We only charge commission if your claim completes and the compensation money has been paid by the electricity company. No expenses or any other costs are charged to you.



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