EASEMENTS AND WAYLEAVES
SPECIALIST UTILITY INFRASTRUCTURE NEGOTIATIONS

Pipes, cables and commercial service media are integral to maintaining domestic and commercial supplies of energy, drainage, water and communications. The distribution of liquid and gaseous products including fuels, fibre optics, minerals and liquid foodstuffs also require rights over individual land ownerships, securing routes and crossings to enable services to be connected from supply source to customer / consumer. The negotiation of easements and wayleaves to document these arrangements is a specialist skill requiring sector knowledge and expertise.

**CHALLENGES**

Negotiations between a landowner and a utility provider or commercial operator require specialist valuation and negotiation skills to secure optimum consideration and reduction of the blight effect on the affected property.

- How can potential income or capital compensation payments be maximised?
- Can an approach to accommodate such services be converted into a new source of revenue?
- How should an arrangement be documented to protect your interests and maximise income and potential growth?
- Do we have to accept the terms and conditions offered as standard by the utility / service provider?

**OUR SERVICES**

We provide a comprehensive menu of services for our clients as follows:

- Review and audit of portfolios of easements and wayleaves. We have been involved in major portfolio reviews for national clients providing sound commercial advice and securing considerable increases in income streams.
- Valuation and compensation advice. We deliver specialist valuation and compensation advice across many specialist industries including rail, oil, energy, water and minerals.
- Rent review and arbitration including Expert Witness advice. We provide a complete service from initial heads of terms to the review and renewal of leases of easement including negotiating compensation settlements and bespoke documentation for either the landowner or the applicant.
- Specialist advice on ransom and access claims. Our team comprises specialist surveyors with extensive experience in dealing with private and public sector utilities backed by an exclusive database of comparable evidence and previous settlements to draw from.

**THE BENEFITS TO YOU**

- Unrivalled specialist surveyors
- Exclusive range of comparables and settlements to draw from
- Negotiation to Documentation managed on your behalf