



## Expert Land Referencing: Navigating Compulsory Purchase with Precision and Insight

Telent provides land referencing services and can support a range of compulsory purchase frameworks, including Compulsory Purchase Orders (CPOs), Development Consent Orders (DCOs), and Transport and Works Act Orders (TWAOs). Our expertise allows our clients to de-risk their acquisition via a more thorough understanding of the present interests in land and better engagement with affected parties, whilst our diligent research caters to the various statutory demands of compulsory purchase. Additionally, land referencing can also support acquisition of land outside of compulsory purchase or can give clients a better understanding of a wide area prior to consolidating specific options to pursue.

### Land Referencing

- Researching all parties with interests in land (e.g. Owners, tenants, occupiers, licensees, mortgagees, beneficiaries of rights and restrictions, and more)
- Produce land plans and referencing schedule

### Diligent Research

- Initial basic research using title information
- Ensure we leave no stone unturned - speak to all parties
- Verification of party information using online resources (e.g. Companies House)

### Quality-Focused

- A 'right first time' approach – improving our ability to deliver a quality product on time and on budget
- Detailed quality checks and quality assurance
- Ensuring no gaps in research – both metaphorically and geographically

### Compulsory Purchase Support

- Information informs our client's acquisition strategy
- We are best-placed to support service of official correspondence and/or legal notices associated with your scheme
- Provide support in public examination/inquiry

## Our Team

Amongst our team, we have extensive experience working on (and delivering) land referencing services for Nationally Significant Infrastructure Projects via hybrid bills (such as HS2) and DCOs (such as the M25 junction 10 improvements), along with many CPOs (such as the Gedling Access Road in Nottinghamshire and Meridian Water in the London Borough of Enfield). This includes not only the provision of detailed Books of Reference and land plans, but also the service of relevant legal notices to a varied and complex range of affected parties.

## Our Professional Services

- Land Rights Strategies
- Claims Management
- Valuation
- Landowner/Stakeholder Engagement and Management
- Ecology
- Environmental Impact Assessment
- GPS Surveys
- Ownership Queries
- SSSI Assent
- Topographical Surveys
- Land Referencing
- CPO/DCO Specialists
- Project Management
- Claims and Negotiations
- Access and Rights
- Planning