

Appendix 12 – Costs of acquiring 100 sq m

- 12.1 I have had some interesting information regarding the purchasing on land requirements for the single set of steps on the upper slopes of Ridgeway House:
- 12.2 *If Network Rail used the TWA to compulsory purchase the land, then the value is ascertained by a land surveyor usually instructed by the SoS.*
- 12.3 *Where this has been used in the past for domestic properties, it has usually been the market value plus a slight uplift (circa 10-25%).*
- 12.4 *Given Ridgewood House sold in 2019 for £713k and its current market value is circa £850k then the purchase of a slither of the garden would likely cost no more than **£100k under a compulsory purchase.***
- 12.5 *The strip of land needed would need to be inclusive of a 4.5m mandatory width from the nearest running rail and then the width of a 2m wide staircase, this would then negate the requirement of the costly robust kerb arrangement that sent the costs of the original scheme through the roof.*
- 12.6 Therefore this £100k donation to Richard and Helen Mottram of Ridgewood House should be enough not to provide any suitable screening from any footbridge. As it says above a land surveyor usually instructed by the **SoS**, should determine the land value where in the past there seemed to be a demand for a ransom payment by the owners, although I cannot give a figure, it was hearsay.
- 12.7 From this latest information I was able to complete my magic overall cost of my cheaper footbridge at around £1.6 million.