

Information about selling your property

Selling your property to us

If you wish to sell your property to us, there are two scheme options you can choose from: the **Streamlined Residential Blight (SRB) scheme** and the **Statutory Blight and Express Purchase process**.



SRB scheme (for residential homeowners only)

If you wish to choose the SRB scheme, you will require:

- the SRB scheme terms and conditions;
- instructions on how to get valuations;
- a Fittings and Contents form; and
- a septic tank information sheet.

We will send the above documents to your agent. Your agent can claim a fixed fee of £250 for professional advice when you are deciding whether the SRB scheme would be right for you. You can find out more information in our [SRB scheme guidance](#).

Statutory Blight and Express Purchase process

If you opt for the Statutory Blight and Express Purchase process, you will require:

- a Form of Claim; and
- a Form TA6 Law Society Property Information Form.

We will send the above documents to your agent. Your agent will be able to continue to assist you with your claim if you choose this route.

You can find out more information on the [Statutory Blight and Express Purchase scheme process online](#).

If you sell your home using the SRB scheme, you will need two valuations to establish its unblighted market value (that is, its value on the open market if there were no plans for HS2). These must be carried out by two independent valuers registered with the Royal Institution of Chartered Surveyors. Our offer for your home will be the average of the two valuations. If the two valuations are more than 10% apart, a third valuation will be needed. Please note that HS2 select valuers, not applicants.

The fixed sum disturbance payment is £7,000. As no negotiations are required when selling under the SRB scheme, we expect timescales to be reduced and disruption to be minimised.

If you were to sell your home under the Statutory Blight and Express Purchase scheme, both you and we would need to get initial valuations. Following the valuations, we would negotiate with your professional advisor to agree on the unblighted market value of your home. Your disturbance costs would also be agreed through negotiation.