

Property Management and Disposals
Team,
Ash House
Falcon Road, Sowton Ind. Estate
Exeter EX2 7LB
Direct Line: [REDACTED]

24 April 2014

Dear [REDACTED]

Thank you for your letter of 14 April 2014, requesting information under the Freedom of Information Act about properties that have been acquired by the Highways Agency in connection with the A21 Flimwell to Robertsbridge Improvement Scheme.

I have outlined below, in the first column, the name of the properties acquired for the scheme after 2007. The second column shows the date of the acquisition of the property and the third column shows the purchase price paid by the Highways Agency. It is important to note that the acquisition price is an "un-blighted" price that ignores the impact of the scheme and may also include elements of compensation that are not directly associated with the asset value, for example loss of business or removal costs. The fourth column shows the maintenance costs since the acquisition. This figure includes all repairs, security, capital improvements and repair expenditure made on the property from the acquisition to date. In the final column two columns I have indicated whether each property has been sold, the selling price and the resultant loss.

Property Purchased	Acquisition Date	Acquisition Price	Maintenance Costs	Disposal Price	Resultant gain/loss
Iridge Place, Land & Outbuildings, Farm Cottage at Iridge Place	30/03/07	£6,100,000	£516,592.38	£3,335,000	£2,765,000
Weald Smokery, Mount Farm & Land adjacent to Mount Farm	08/05/07	£1,335,657	£63,738.39	£515,000	£82,0657
1 Swiftsden Cottages	18/06/07	£125,000	£40,119.56	£105,000	£20,000
2 Swiftsden Cottages	17/10/07	£142,500	£33,144.51	£95,000	£47,500
Mill Barn & Land adjacent to Mill Barn	02/10/08	£1,650,000	£47,296.36	Not sold	n/a
Swanfield Farm & Land	14/01/09	£1,100,000	£100,315.03	Not sold	n/a
The Lodge & Land	17/04/09	£1,750,000	£247,370.75	£780,000	£970,000
Woodland Edge	09/08/11	£370,000	£72,965.41	Not sold	n/a

In keeping with the spirit and effect of the Freedom of Information Act, all information is assumed to be releasable to the public unless exempt. We will, therefore, be simultaneously releasing to the public the information you requested, together with any related information that will provide a key to its wider context via our website:

<http://www.highways.gov.uk/>

If you have any further enquiries about the properties on this scheme, please contact [REDACTED] of our Property Management Department [REDACTED]

Yours sincerely,

[REDACTED]

Property Management and Disposals Team Leader