

Absent Owner application form

AO / /

Notice of application to the Lands Chamber for the determination of the value of compulsorily acquired land under:
(tick one box only)

- The Compulsory Purchase Act 1965, sections 5 and 21
- or**
- The Land Causes Consolidation Act 1845, sections 58 and 106

Note: The absent owner procedure is not available where there was a general vesting declaration. Instead the reference procedure applies and you should file a Notice of Reference (Form Ref (Authority)).

We (name of
Acquiring Authority)

of
(address)

(postcode)

being an Authority to whom the Land Compensation Act 1961 applies and which is or may be liable for the payment of compensation hereby apply for a member of the Tribunal to determine the amount of compensation payable on the compulsory acquisition of the land specified below.

Description of land/property
(e.g. house, vacant plot)

**Location or address of land/
property** (postal address
or map reference)

**Nature of interest to be
compensated**
(e.g. freehold, leasehold)

**Nature of any known charge
over the land**
(if none state 'none')

Date of entry on the land

**Statutory provision under
which the compulsory
purchase order was made**
(e.g. Highways Act, Housing Act)

Steps taken to locate the owner/owners

(attach a detailed list of steps taken, when they were taken and their outcome)

Name of Acquiring Authority's solicitor or other representative

Address

Postcode

Telephone number(s)

Fax number

Email address

I am: (tick one box only)

- the solicitor for the Acquiring Authority
- the authorised officer of the Acquiring Authority
- the agent for the Acquiring Authority

and I accept responsibility for the conduct of the case and the payment of fees.

I have paid the determination fee of £550 plus the valuation expenses of:

- £720.00 (Greater London area)

or

- £600.00 (outside Greater London area)

Cheques should be made payable to 'HM Courts & Tribunals Service' (not the Lands Chamber).

Paying by Bank transfer - When you submit your application, please let the Tribunal know this is your preferred method of payment and details will be provided.

Signed Dated

Name

Enclosures:

- Fee

and two copies each of the:

- Application
- Notice to Treat
- Notice of Entry
- Notice of Claim, if any (and any amendments)
- Plans
- Detailed list of all steps taken to trace the owner/owners

After you have completed this form:

You can submit documents and track your case digitally online with the E-Filing service

<https://www.gov.uk/guidance/hmcts-e-filing-service-for-citizens-and-professionals>

If a party has appointed a professional representative, all forms and documents must be submitted to the tribunal using the E-filing service.

If you are not a professional representative you can send your documents to:

The Registrar
Upper Tribunal (Lands Chamber)
5th Floor, Rolls Building
7 Rolls Building, Fetter Lane
London EC4A 1NL
DX: 160042 Strand 4

Tel: 020 7612 9710

Fax: 0870 761 7751

Email: lands@justice.gov.uk

Questionnaire

Information required by a Surveyor Member of the Lands Chamber selected by the President to determine an application under the Lands Tribunal Act 1949 and section 5 of the Compulsory Purchase Act 1965 or section 58 of the Land Clauses Consolidation Act 1845.

Question	Answer
Give details of any nearby land being compulsorily acquired for which compensation has not yet been settled between the Claimant and Acquiring Authority. It may be necessary to delay determination of this application until the settlement terms for such land are available for use as a comparable transaction.	
Has the Authority entered upon the land? If so, upon what date?	
What was the land being used for (e.g. housing, agricultural, industrial) at the date of entry (or is now being used if not yet entered)?	
Give details of (a) any quantifiable liability for road charges and/or (b) any charge registered in the Local Land Charges Register against the land	(a) (b)
Is this a case of compensation for house(s) found unfit for habitation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What are the extant planning proposals for this land?	
Give details of any planning permission that has been granted or refused in respect of this land.	

Signed

Dated

on behalf of (Acquiring Authority)