



SLC Property

Rail Development Advisory

Your property developments or everyday property operations can become complex and much harder to deliver when they are adjacent to or close to the railway. Why is it different to any other project? Because the rail industry has its own unique set of regulations, policies, and directives which if not addressed correctly, will add delay, and significantly threaten the profitability of your scheme, even if it's only a small piece of land required.

Why you need us

SLC Property can help you facilitate proper engagement with the rail industry (Network Rail, Train Operators, DfT and ORR). We have a collaborative team who link property valuation with planning advice, rail regulatory processes and engineering to provide an all-round service to clients when they are impacted by rail industry regulations helping to ensure your project stays on the right track.





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We can help you with:



Shared Value and Easement Rights – Network Rail operate under different powers to other landowners, and we will help you navigate their processes.



Station Change – With our unique rail industry experience of this topic you will be equipped to negotiate with Network Rail in this specialised industry area of Rail Regulatory Processes.



Scheme Planning – Our surveyors have property development appraisal experience and can advise of the financial impacts of additional charges and timescales to be factored into an appraisal.



Compulsory Purchase Powers – Advise on the best course of action if your land or rights are affected by an infrastructure project, including how you can maximise compensation due.



Property Valuation – From acquisition to sale to an acquiring body, our valuation advice will form the foundation of all your property decision making.

Our experience

1. **Northumberland Line** – Advising Northumberland County Council on reopening of Northumberland Line providing assistance with Planning, Development Advisory (regarding land acquisition within Compulsory Purchase framework) and Rail Regulatory Processes.
2. **Jewellery Quarter Station** – We worked with our engineering team to advise regarding Station Change and engineering impacts upon the scheme development appraisal.
3. **Worcestershire County Council** – Providing valuation advice for acquisition of additional car parking as result of strategy advice.
4. **E-Rail** – Provided valuation modelling advice to associated company relating to land value capture.

Get in touch

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