

19th September 2024

Dear

I received your request for information on 2 September.

Your Request 20897

You asked for the following information:

Please could you kindly provide the following details for all claims settled under Part 1 of the Land Compensation Act 1973 in respect of the A487 Caernarfon and Bontnewydd Bypass (which opened on 19th February 2022):-

- 1. The distance to the new or altered road from the property**
- 2. The switched off valuation of the property**
- 3. The diminution factor percentage**
- 4. The compensation (excluding fees)**
- 5. The fees**

Our Response

I can confirm that the Welsh Government holds some of the information you have requested.

I can confirm that as of 16th September 2024, we have received 24 claims. Ten have been agreed and have been paid so far.

Please note that whilst only having 24 claims and ten which have been agreed so far, claimants have until 18 February 2029 to submit a claim.

Further to your previous request in January ATISN 20016 Property 1 & 2 have been updated with the distance of the new or altered road. Properties 3-10 are claims which have been settled since your request in January. Please find the information you have requested below:

Property 1

The distance to the new or altered road from the property – 200m

The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £550,000.

The diminution factor percentage 5.5%

The compensation (excluding fees) £30,250.

The fees – £703.75. + VAT

Property 2

The distance to the new or altered road from the property – 200m
The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £525,000.

The diminution factor percentage 6.5%
The compensation (excluding fees) £34,125.
The fees – £761.87. + VAT

Property 3

The distance to the new or altered road from the property – 250m
The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £565,000.
The diminution factor percentage 4.5%
The compensation (excluding fees) £25,425
The fees – £711.37 + VAT

Property 4

The distance to the new or altered road from the property – 250m
The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £575,000.
The diminution factor percentage 4.5%
The compensation (excluding fees) £25,875
The fees – £718.12 + VAT

Property 5

The distance to the new or altered road from the property – 200m
The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £830,000.
The diminution factor percentage 7.83%
The compensation (excluding fees) £65,000.
The fees – £1,150. + VAT

Property 6

The distance to the new or altered road from the property – 150m
The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £550,000.
The diminution factor percentage 7%
The compensation (excluding fees) £38,500.
The fees – £907.50. + VAT

Property 7

The distance to the new or altered road from the property – 250m
The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £565,000.
The diminution factor percentage 4%
The compensation (excluding fees) £22,600.
The fees – £669. + VAT

Property 8

The distance to the new or altered road from the property – 150m
The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £350,000.
The diminution factor percentage 7%
The compensation (excluding fees) £24,500.
The fees – £697.50 + VAT

Property 9

The distance to the new or altered road from the property – 250m

The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £375,000.

The diminution factor percentage 3%

The compensation (excluding fees) £11,250.

The fees – £496.87 + VAT

Property 10

The distance to the new or altered road from the property – 190m

The switched off valuation of the property - we have interpreted this as the agreed value of the property which is £465,000.

The diminution factor percentage 7.4%

The compensation (excluding fees) £34,410.

The fees – £846.15 + VAT

Next steps

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,
Welsh Government,
Cathays Park,
Cardiff,
CF10 3NQ

or Email: Freedomofinformation@gov.wales

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at:

Information Commissioner's Office,
Wycliffe House,
Water Lane,
Wilmslow,
Cheshire,
SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely