



# HS2 & Energy

Going beyond the boundary,  
so you don't miss a thing

Ensure due diligence for your client's property transaction ahead of purchase with a Groundsure HS2 and Energy search. This combination report provides insight on the location of both planned and existing energy extraction and generation installations whilst also detailing the proximity of the property to the Crossrail network and proposed High Speed 2 route.

Comprehensive data covers London to Birmingham (Phase One) and Birmingham to Leeds and Manchester (Phase Two) rail networks, and highlights the risk of compulsory purchase for properties deemed too close. Additional features include compensation schemes and the top speed of trains to help assess potential noise pollution.

The report details areas identified for oil and gas extraction including fracking, wind and solar farms and installations, power stations and major energy infrastructure.

## KEY FACTS

RRP	£25 <sub>(ex. VAT)</sub>
Delivery Time	<24hrs
Reliance	£10m*

## Why do I need this report?

**With an estimated 14 trains an hour, (running up to 225mph) in both directions from London to Birmingham, and from Birmingham to Leeds and Manchester, HS2 is firmly on the agenda for anyone considering the purchase of residential and commercial property within the vicinity.**

Homeowners and residential property buyers are becoming increasingly concerned about possible planning impacts from the expansion of energy resources, especially relating to hydraulic fracturing.

This coupled with the threat of disruption, dip in values and compulsory purchase means that clients are looking for a definitive assessment ahead of purchase.

## What does it cover?

- Identifies whether the property is within 5km of Phase One or Phase Two of the proposed HS2 route and within any compensation areas
- Identifies if a property is within 500m of the Crossrail project
- Identifies if a property is within 25km of planned or existing oil, gas, coalbed methane and shale gas exploration and extraction sites
- Identifies if the property is within 15km of active or planned wind farms
- Identifies if the property is within 15km of active or planned solar farms
- Identifies if the property is within 25km of planned or existing power stations, including nuclear
- Identifies if the property is within 25km of planned or existing large scale energy infrastructure

## Jurisdictions affected by High Speed 2 include:

- Amber Valley District
- Ashfield District
- Aylesbury Vale District
- Barnet London Boro
- Barnsley District
- Birmingham District
- Bolsover District
- Bolton District
- Brent London Boro
- Broxtowe District
- Bury District
- Camden London Boro
- Cannock Chase District
- Charnwood District
- Cherwell District
- Cheshire East
- Cheshire West and Chester
- Chesterfield District
- Chiltern District
- City and County of the City of London
- City of Nottingham
- City of Stoke-on-Trent
- City of Westminster London Boro
- Coventry District
- Dacorum District
- Daventry District
- Ealing London Boro
- East Staffordshire District
- Erewash District
- Gedling District
- Hackney London Boro
- Hammersmith and Fulham London Boro
- Haringey London Boro
- Harrow London Boro
- Hillingdon London Boro
- Hinckley and Bosworth District
- Hounslow London Boro
- Islington London Boro
- Kensington and Chelsea London Boro
- Lambeth London Boro
- Leeds District
- Lichfield District
- Manchester District
- Mansfield District
- Newcastle-under-Lyme District
- North East Derbyshire District
- North Warwickshire District
- North West Leicestershire District
- Oldham District
- Richmond upon Thames London Boro
- Rotherham District
- Rugby District
- Rushcliffe District
- Salford District
- Sandwell District
- Selby District
- Sheffield District
- Shropshire
- Solihull District
- South Bucks District
- South Derbyshire District
- South Northamptonshire District
- South Staffordshire District
- Southwark London Boro
- St. Helens District
- Stafford District
- Stockport District
- Stratford-on-Avon District
- Tameside District
- Tamworth District
- Three Rivers District
- Tower Hamlets London Boro
- Trafford District
- Wakefield District
- Wandsworth London Boro
- Warrington
- Warwick District
- Wigan District
- Wycombe District

## Timely and professional

Our HS2 and Energy report provides your clients a comprehensive assessment ahead of purchase. It also reinforces your due diligence and duty-of-care credentials, enhancing your professional reputation.

\*Reliance: £10m Professional Indemnity Insurance (any one claim). Can be relied upon by all professional parties within a property transaction, first purchasers / tenants and their advisers. See section 4 and 7 of the Groundsure terms & conditions.