



HS2 & Crossrail

The fast track to clarity and surety around the HS2 Rail Link and the Crossrail network

By early 2026, High Speed 2 (HS2) could be running 14 trains an hour in each direction at up to 225 mph between London and Birmingham, and from Birmingham to Leeds and Manchester by 2032.

The disruption and potential liability caused through the construction contract, including compulsory purchase of property along the route, presents potentially significant risks to property purchases in the vicinity. The Government recently announced initial plans for Phase 2 of the line, detailing a proposed route from Birmingham to Leeds and Manchester. Details of Phase 2 of the project have now been incorporated into the Groundsure HS2 and Crossrail report.

Crossrail is Europe's largest infrastructure project, comprising of over 100km of new railway including 21km of new twin-bore rail

tunnels and 10 new stations. The line will stretch from Reading to Heathrow in the west, across Shenfield and Abbey Wood in the east. The route will provide a 10% increase to London's rail capacity once opened in 2018.

KEY FACTS

| | |
|---------------|--------------------------|
| RRP | £15 _(ex. VAT) |
| Delivery Time | <24hrs |
| Reliance | £10m* |

Key features:

- Identifies whether a property is near the proposed route of Phase 1 or Phase 2 of HS2 within a 5000m radius.
- Measures the distance to the nearest point of the proposed route
- Identifies and grades maximum speed of the train at the nearest point
- Measures distance to nearest overland and below ground line location
- Includes details on property compensation schemes for HS2 and Crossrail

- Includes overall proposed construction timetables
- Identifies all Crossrail stations within a 5000m radius
- Provides information on construction sites and all worksites within a 1000m radius

Advantages:

- Simple, easy to interpret proximity measure to understand impact on boundaries
- Identifying overland and below ground sections helps to assess valuation impacts

Benefits:

- Clarity for decision making ahead of exchange
- Context on distance and topography of line helps visualise impacts
- Avoids the heartache of potential blight and reinforces solicitor due diligence and duty of care

* **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. **Terms:** Issued under Groundsure single set of terms & conditions.

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