



SearchesUK

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High Speed 2 (HS2) & Crossrail Search

The National High Speed Rail Strategy, which started with High Speed 1 (the route between London and the Channel Tunnel), is continuing with High Speed 2. The first phase of High Speed 2 is an initial London to Birmingham line, which could be operational by early 2026. A second phase from Birmingham to Manchester and Leeds is expected to open in 2032, with up to 14 trains running each hour at speeds up to 225 mph. Construction methods will vary and undoubtedly will result in disruption as well as potential liability, including compulsory purchases of properties along the proposed route. These issues alone present potentially significant risks to property purchases in the vicinity and homeowners are already concerned that it may affect property values as well as views.



The Crossrail construction project in London is a 73 mile route, due for completion in 2018, which will run from Paddington in the West across the city to East and South Eastern connections, creating 26 miles of new tunnels and 10 new stations and intersections.

Key Features

A local authority search should indicate if a property is or will be within 200 metres of the centre line of a proposed railway. It will not, however, tell you the exact distance or help you assess the likely impact on your client's property.

The **GroundSure HIGHSPEED 2 Search** includes clear mapping to the nearest point of Phase 1 or Phase 2 of HS2 (**within a 5,000 metre radius of the property**) and covers the following key features:

- Measures the distance to the nearest point of the proposed route
- Identifies and grades the maximum speed of the train at the nearest point
- Measures the distance to the nearest overland and below ground location and confirms if the route is in a tunnel, in a cutting, at ground level or on a viaduct
- Includes details on available property compensation schemes
- Includes overall proposed construction timetables
- The report is also backed by £10million professional indemnity insurance

Crossrail is an important transport search enquiry, given the significant local impacts to communities, homeowners and businesses during its construction phase, as well as important access rights.

The report will provide the following key features:

- The nearest point of the Crossrail route to land or property
- Whether this is tunnel or surface track
- Whether it is completed, under-construction or planned
- The position and details of nearby Crossrail worksites and Tunnel Boring Machines
- The distance to any Crossrail station



Conveyancing
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Ensure Your Clients Are Protected

Unrivalled in terms of detail and available data, the **HIGHSPEED 2 Search** has been designed by GroundSure to assist in making informed decisions during property transactions and to satisfy solicitor due-diligence and duty of care enquiries for residential and commercial properties/sites, giving clarity for decision making ahead of exchange.

Councils en-route:

Ashfield, Aylesbury Vale, Barnsley, Birmingham, Bolsover, Broxtowe, Camden, Cherwell, Cheshire East, Cheshire West & Chester, Chesterfield, Chiltern, City of Nottingham, Coventry, Erewash, Islington, Leeds, Lichfield, London Borough of Brent, London Borough of Ealing, London Borough of Hammersmith & Fulham, London Borough of Harrow, London Borough of Hillingdon, Manchester, Newcastle-under-Lyme, North East Derbyshire, North Warwickshire, North West Leicestershire, Rotherham, Royal Borough of Kensington & Chelsea, Rushcliffe, Selby, Sheffield, Solihull Metropolitan, South Buckinghamshire, South Northamptonshire, Stafford, Stratford on Avon, Tamworth, Three Rivers, Trafford, Wakefield, Warrington, Warwick, Westminster, Wigan, Wycombe.

Within 5 km:

Amber Valley, Birmingham, Bolton (not within 4km), Bury (not within 4km), Cannock Chase, Charnwood (not within 4km), City of Stoke-on-Trent, East Staffordshire, Gedling, Hinckley & Bosworth, Mansfield (not within 4km), Oldham (not within 4km), Salford, Shropshire, Solihull, South Derbyshire, South Staffordshire (not within 4km) St Helens, Stockport, Tameside.

For more information, including pricing, or to view specimen reports please call 0845 2411815 or email info@searchesuk.co.uk.



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