

COMMERCIAL
RESIDENTIAL

HS2 & CROSSRAIL 1

Search Report

Groundsure's HS2 and Crossrail 1 report provides a simple, accurate assessment of your client's property.

OVERVIEW

Residential and commercial property owners are becoming more concerned with the potential impacts that HS2 and the Crossrail 1 project could have on their properties, and with good reason.

By early 2026, HS2 could be running 14 trains an hour in each direction from London to Birmingham, and from Birmingham to Leeds and Manchester, at up to 225 mph. Disruption, decreased values and the threat of compulsory purchase all pose significant threats to properties along the proposed route.

Crossrail 1 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.

The Groundsure HS2 and Crossrail 1 report identifies the proximity of any site to the new High Speed 2 London to Birmingham and Birmingham to Leeds and Manchester rail networks, as well as defining the top speed

of trains at any given point, helping people assess factors like possible noise pollution. The report also contains data on the proposed Crossrail 1 route, including stations, worksites and the line itself.

A Groundsure HS2 and Crossrail 1 report provides you with the information your clients need and the reassurance they want.

WHAT DOES IT COVER?

- Identifies whether a property is near the proposed route of Phase 1 or Phase 2 of HS2 within a 5000m radius
- Includes overall proposed construction timetable and identifies all Crossrail 1 stations within a 5000m radius
- Provides information on construction sites and all worksites within a 1000m radius
- Measures the distance to the nearest point of the proposed route
- Identifies the track grade and 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 1

KEY FACTS

COST **£15^{RRP} EX VAT**

RELIANCE* **£10m**

DELIVERY **1 day**

WHY THIS REPORT?

- ✓ Insight into two major rail projects
- ✓ Identifies compensation schemes for property purchasers

*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. Please refer to Groundsure terms & conditions.

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