



Planning

Residential Property Search

GroundSure

HS2 and Crossrail 1



CON29DW



Official Local Authority



Environmental



Flood



Chancel



Mining



Subsidence



Why you need a Groundsure HS2 and Crossrail1 report:

Could the property be impacted by the HS2 or Crossrail project?

Is the property in a compensation zone?

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.

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 report:

- Identifies whether the property is within a 5000m radius of the proposed route of phase 1 or phase 2 of the HS2 project
- Includes overall proposed construction timetable and identifies all Crossrail 1 stations within a 5000m radius
- Provides information on construction sites and all worksites within 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 – this could highly impact the value and saleability of the property or site
- Comes with £10million professional indemnity insurance
- Can be trusted by all professional parties within the transaction.

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