



Environmental

## Commercial Property Search

# Argyll

## Energy And Infrastructure Report



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Land and property information



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Authority



Flood



Planning



Chancel



Mining



Subsidence



### **Why you need an Argyll Energy and Infrastructure report:**

Will the property be affected by the High Speed 2 Rail Network?

Is the property in an area identified for future energy exploration or close to a renewable power plant?

The Energy and Infrastructure Report is a risk screening report designed to assess the impact of new infrastructure projects on a property. It provides a risk assessment for a number of different energy and infrastructure aspects in a single product. These include screening information on drilling locations and land blocks which are licensed for oil and gas exploration (including fracking), as well as wind generation sites (either proposed or under construction) and land impacted by the planned HS2 rail link.

The report:

- Indicates if a site is likely to be impacted by the High Speed 2 (HS2) rail network (including the South Yorkshire preferred route). The Government has increased commitment to HS2, giving cause for concern regarding the impact on property prices and noise pollution. This highly cost effective report clearly identifies and legitimate issues.
- Shows the nearest point of the proposed HS2 route, within 4km of rural areas and 2km of urban areas. Also establishes whether the route is in a tunnel, in a cutting, at ground level or on a viaduct and includes maximum speed of a train as it passes the property
- Shows areas of land within 4km of the property using clear mapping that are licenced for onshore energy exploration and production with details of the associated licence. Given the potential high impact of energy exploration and production, including hydraulic fracturing (fracking), the report enables you to meet your client care requirement and is a valuable addition to your due diligence obligations
- Identifies whether the property is near to any recently constructed wind farms and turbines, wind farms that are still under construction and those that have consent to be constructed. Property owners may be concerned with the presence of a wind farm close to their home or business. Some common concerns relate to their effect on the landscape, potential impacts to property price and noise pollution
- Highlights if a site is within 2km of a renewable power plant including Anaerobic Digestion; Biomass; Co-firing (biomass with fossil fuels); Heat pumps; Hot Dry Rocks; Landfill Gas; Municipal Solid Waste Combustion; Sewage Sludge Digestion.

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