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.

<table>
<thead>
<tr>
<th>KEY FACTS</th>
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<tbody>
<tr>
<td>RRP</td>
<td>£15 (ex. VAT)</td>
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<tr>
<td>Delivery Time</td>
<td>&lt;24hrs</td>
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<td>Reliance</td>
<td>£10m*</td>
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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.

Benefits include:

- 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.

Jurisdictions affected by High Speed 2 include:

- Amber Valley District
- Ashfield District
- Aylesbury Vale District
- Barnsley District
- Birmingham District
- Bolsover District
- Bury District
- Camden London Boro
- Cannock Chase District
- Carshalton
- Charnwood District
- Cheshire East
- Cheshire West and Chester
- Chichester District
- Chiltern District
- City and County of the City of London
- City of Bedford
- City of Derby
- City of Manchester
- City of Nottingham
- City of Westminster
- Darwen
- Daventry District
- Dover
- Dudley
- Dudley
- Ealing District
- Ealing London Boro
- East Yorks
- Eastleigh
- Erewash District
- Evesham
- Exeter
- Fareham
- Fenland
- Forest of Dean
- Forestry Commission
- Frimley
- Fylde
- Gillingham
- Gower
- Guildford
- Great Yarmouth
- Great Yarmouth
- Greenock
- Greenwich
- Grimsby
- Halesowen
- Hammersmith and Fulham
- Harlow
- Harrow
- Hastings
- Hertford
- Hereford
- Hillingdon
- Horsham
- Humberside
- Hungerford
- Hull
- Ilfracombe
- Ilfracombe
- Inverness
- Ipswich
- Islington
- Islington
- Isle of Wight
- Irthlingborough
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- Hitchin
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