

## Energy & Infrastructure - Case Study

Wind Farms near to a property could materially affect its capital value. Aside from the visual impact, other concerns exist such as wind turbulence, low frequency pulsing sounds from the blades, high pitched sounds from the hub, and continual flickering shadows in strong sunlight.



In 2008 a Council Tax appeal ruled that the occupants of a farm and a house in Lincolnshire should get a discount on their Council Tax as a result of a wind farm. In May 2006, a wind farm at Vine House Farm, comprising eight turbines 100 metres tall, was built around 930 metres away. The resident's quiet enjoyment of their property was so disturbed that they were forced to vacate their house, for health reasons. In 2004, a resident sought damages from the previous owners of his house, who had not made him aware of the proposed wind farm when he was in the process of buying the property. The District Judge ultimately determined that the property value had fallen by 20% due to the wind farm.



These examples demonstrate that there can be a material impact on quiet enjoyment, values and health where an energy facility or major infrastructure is constructed nearby. In the case of an existing wind farm this might be readily visible and taken account of in the

property valuation, but the homebuyer may not be aware of all of the impacts of living next to it. To find out about wind farms and other major infrastructure activity such a fracking for shale gas or HS2, simply obtain a Future Climate Info Premium Report or stand-alone Energy & Infrastructure Report.