

SP Transmission PLC (“SPT”), a wholly owned subsidiary of SP Energy Networks, is responsible for the transmission of electricity in Central and Southern Scotland. If you own or have purchased land within this region, please ensure we have the most current contact information for you so that we can ensure you are fully aware of the Land Rights we hold for any assets on your land and so that we can keep you up to date with any future works.

For more information or to see our Land Code of Conduct, please visit: www.spenergynetworks.co.uk/pages/land_rights_consent
Or scan the QR code below.

We value open communication and welcome any inquiries or concerns regarding the contents of this leaflet, or updates regarding your existing Land Rights. Please reach out to us:

Tel: 0845 301 0014

Email: land.north@spenergynetworks.co.uk

Write to us: Land and Planning
SP Energy Networks, 55 Fullarton Drive,
Cambuslang, Glasgow G32 8FA



Land Rights Information Leaflet for Transmission Projects



Net Zero

Scotland has an ambitious target of achieving Net Zero carbon emissions by 2045, with the UK aiming for Net Zero by 2050. To help meet those targets, SP Energy Networks needs to strengthen Scotland's electricity transmission network so we can transport increasing volumes of clean, green energy from where it's produced to where it's needed, both in the north and south.

Why Do We Seek Land Rights?

To facilitate this transformation, SPT requires land consents from Landowners and land occupiers (where applicable) for the installation, inspection, maintenance and upgrade of assets, over or under their land, together with associated rights of access to facilitate these operations.

Voluntary Land Rights and Statutory Powers

In many cases, SPT will promote the use of its statutory powers as an electricity licence holder, alongside voluntary discussions aimed at securing the Land Rights. The process would be discussed in detail with you.

This leaflet introduces you to the process SPT follows in securing Land Rights, where to find more information, and how you can get in touch with us.

To ensure SPT can meet project delivery deadlines a simultaneous, twin-track approach is followed, commencing both a statutory consents process while endeavouring to obtain voluntary consents from Landowners. Where a voluntary agreement cannot be reached, SPT will rely on its statutory powers to secure the Land Rights. The diagram overleaf highlights the approach.



Voluntary Negotiations

Wayleave: A personal agreement between SPT and the legal entity/ owner/occupier of the title, to gain consent for overhead line and/or underground cable apparatus in exchange for an annual payment. A Wayleave is not registered against the title; therefore, if the land is later sold, the Land Right should be updated with SPT. If not updated, the licence holder (SPT) retains temporary continuance rights under the Electricity Act 1989, keeping the consent valid and enforceable.

Servitude: A permanent Land Right granted to SPT by the legal entity/ owner of the title. Terms include access for inspection, maintenance, and future operations in exchange for a capitalised payment, and are permanently registered against the property title. A Servitude forms an enduring contract between SPT and current/future Landowners.

Statutory Processes

Necessary Wayleave: Where a voluntary Land Right cannot be secured, SPT can apply for a Necessary Wayleave for overhead line and underground cable apparatus under Schedule 4 of the Electricity Act 1989 (as amended). A Necessary Wayleave binds the land covered by the terms granted by the Scottish Ministers, often with a fixed duration and no need for updates following land transfer.

Compulsory Purchase Order (CPO): SPT can apply to the Scottish Ministers to acquire ownership of OR servitude rights over land on a permanent basis, by way of the compulsory purchase process under Schedule 3 of the Electricity Act 1989 (as amended).

