

Example report. Not a live site and not an offer.

This is how a PowerFirst site report reads. It covers a real area of about 5 km<sup>2</sup>, read on 5 Oct 2026. It is not anyone's plot, and no owner is named. A real report covers your plot, and a person checks every figure before it reaches you.

EXAMPLE REPORT · NOT A LIVE SITE

Near Keighley, West Yorkshire

Yorkshire network area · read 5 Oct 2026 · point 53.860, -1.896

GRID VERDICT

Promising for power



Ranked 26th of the screened cells in the Yorkshire network area. No flags raised.

NEAREST PRIMARY

0.9 km

PUBLISHED HEADROOM

20.2 MVA

TIME TO POWER, 5 MW

17 to 28 months

ROUTE TO 10 MW+

Yes



Substation proximity and headroom

Nearest primary

Keighley Direct, 11 kV, 0.9 km away

PowerFirst grid analysis, 5 Oct 2026

Ground demand capacity

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Already accepted there

## 1.8 MVA of large demand

PowerFirst grid analysis, 5 Oct 2026

Higher - voltage sites

Keighley 132 kV substation 0.9 km; South Street 33 kV 1.1 km; a transmission line 0.1 km

PowerFirst grid analysis, 5 Oct 2026



### Voltage level and the route to 10 MW+

First phase

5 MW of IT needs about 6.8 MVA, so a 33 kV connection is assumed

PowerFirst time-to-power model, 5 Oct 2026

Route to 10 MW+

Yes. 20.2 MVA covers 10 MW of IT (about 13.7 MVA)

PowerFirst time-to-power model, 5 Oct 2026

Time to power, 5 MW

17 to 28 months (P10 to P90), middle 22.5. Confidence high

Application about 3 months, study 1 to 9, works 7 to 19, energise 1 to 2.

PowerFirst time-to-power model, 5 Oct 2026

Quote standard

50 to 65 working days for an EHV demand quote

PowerFirst grid analysis, Mar 2026

Bridge power

A mapped gas pipeline 2.8 km away. Engine fuel costs about half the grid price, fuel only

PowerFirst market analysis, Jun 2026



### Fibre and latency

Nearest mapped data centre

16.8 km

fibre. The full report confirms routes and latency with carriers.

PowerFirst grid analysis, 5 Oct 2026

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## Tenant demand nearby

Mapped data centres

**7 within 25 km, 17 within 50 km, 36 within 100 km**

PowerFirst market analysis, 5 Oct 2026



## Investor and capital activity nearby

Data centre lending

**2 new registered charges in the last 12 months over data centre operators with sites within 100 km**

Operators with sites 37 km and 86 km away; charges dated 17 Mar 2026 and 30 Dec 2025.

PowerFirst market analysis, 5 Oct 2026



## Planning and policy signals

Designations

**Outside green belt and SSSI**

PowerFirst planning and policy analysis, 5 Oct 2026

Air quality

**Outside any Air Quality Management Area**

PowerFirst planning and policy analysis, 5 Oct 2026

Local opposition or moratoria

**None found**

PowerFirst news watch, 5 Oct 2026

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## Flood and water

### Flood

**Point check passed: outside mapped flood zones**

PowerFirst planning and policy analysis, 5 Oct 2026

### Water

**Not screened here. The full report asks the water company**

PowerFirst site screen, 5 Oct 2026



## Indicative land value or lease range

### Range

**Given for your plot only**

A real report gives a range for your plot, built from cited sales and lease evidence near you. This example covers an area, not a plot, so it shows no figure.

PowerFirst site screen, 5 Oct 2026



## Next steps

1

**Confirm the plot boundary and title**

PowerFirst site screen, 5 Oct 2026

2

**Ask the network operator for a budget estimate at 33 kV**

PowerFirst grid analysis, Mar 2026

3

**Visit the site; then heads of terms if it fits**

PowerFirst site screen, 5 Oct 2026

## How this was read

Site screen: every H3 cell in the network area is scored for power, speed to power and permitting.

late.

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Time to power: a range for 5 MW of IT, from published quote standards, network data and stated assumptions. P10 to P90.

Capital activity: filings and deals within a set distance, from the last 12 months.

Distances and counts are derived values only. Grid cell 871942525ffffff.

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Indicative. Not an offer, a valuation or advice. PowerFirst confirms capacity with the network operator and visits the site before anything is agreed. Contains public sector information licensed under the Open Government Licence v3.0. Supported by Northern Powergrid Open Data. © OpenStreetMap contributors.

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From power to compute.

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