

## LINKS TO INFORMATION ON EFFECTS OF WIND TURBINES ON PROPERTY VALUES AND TOURISM

### The effect of wind farms on house prices (March 2014) - Centre for Economic and Business Research and RenewableUK

(Available at:

<https://cdn.ymaws.com/www.renewableuk.com/resource/resmgr/publications/reports/ruk-cebr-study.pdf>)

- Study found that the presence of wind farms has no significant effect on average local property prices within 5km of the site. Data covered more than 82,000 property transactions, all within a 5 kilometre radius of 7 wind farms.
- The study found that local house prices in areas where there are wind farms continued to perform as would have been expected in the absence of wind farms
  - There was no evidence that prices had been affected by either the announcement, construction or completion of the wind farms for six out of seven sites.
  - The analysis shows that on average, house prices near wind farm sites grew faster for the periods between the start of construction and mid-2013 (0.8% annual growth) than at the wider county-level (0.5% annual growth).
- This remains true not only when looking at the raw house price data, but also when allowing for rise and fall in prices associated with the economic cycle and county-level trends
  - no negative impact on house price growth within 5km of a wind farm installation caused by the wind farm installation was found to exist

### Impact of wind turbines on house prices in Scotland (October 2016) – ClimateXChange

(Available at:

[https://www.climatexchange.org.uk/media/1359/cxc\\_wind\\_farms\\_impact\\_on\\_house\\_prices\\_final\\_17\\_oct\\_2016.pdf](https://www.climatexchange.org.uk/media/1359/cxc_wind_farms_impact_on_house_prices_final_17_oct_2016.pdf))

- A research project by ClimateXChange (funded by the Scottish Government) estimated the impact on house prices from wind farm developments across Scotland. It is based on analysis of over 500,000 property sales in Scotland between 1990 and 2014.
- No evidence of a consistent negative effect of wind turbines or wind farms on house prices. Most results either show no significant effect on the change in price of properties or find the effect to be positive at certain distance bands (2-3km).
  - there are no consistent signs of negative impacts on house price growth in the first three distance bands ((i) 0-2km, (ii) 2-3km, (iii) 3-4km).
  - In particular, there are no consistent negative effects on house price growth from being situated near to a wind farm.

### Onshore Wind and Tourism in Scotland – a study by BiGGAR Economics November 2021

This study was undertaken to find empirical evidence of a relationship between the development of onshore wind farms and the tourism sector in Scotland. This research has analysed trends in tourism employment in the localities of 44 wind farms, providing a substantial evidence base. The study found no relationship between tourism employment and wind farm development, at the level of the Scottish economy, across local authority areas nor in the locality of wind farm sites.

The report can be downloaded here: <https://biggareconomics.co.uk/wp-content/uploads/2021/11/BiGGAR-Economics-Wind-Farms-and-Tourism-2021.pdf>