

The lease process

NIE Networks provides a safe and reliable electricity supply to 860,000 homes, businesses and farms across Northern Ireland. We have a network of thousands of poles, substations, underground cables and overhead powerlines, crossing farm, public and private land. NIE Networks has agreements with these landowners to use land or buildings for a set period. These legal agreements are called leases, giving NIE Networks the right to use the land for a set period, typically 999 years.



Our lease is a standard document applied throughout Northern Ireland. In order to progress to formalising legalities, a project, either a new connection or the upgrading or development of new network, will have reached the point where the lease area required has been identified along with associated rights, for example, cable easements or Rights of Way. These will have been discussed and agreed through negotiation with the local NIE Networks Wayleave Officer. We will then instruct our legal representatives to complete the legalities.

GOT A QUERY? [HERE'S THE FAQs...](#)

"How can I speed up the process?"

- Provide your solicitors' details.
- Ensure all parties with a legal interest in the land are identified to the Wayleave Officer and are made aware of the lease proposals.
- Ensure title deeds are available to your solicitor, preferable a copy returned with the signed draft lease.
- If applicable, confirm if the developer is to be party to the lease.

"Can I amend the terms included in the lease?"

No, NIE Networks uses standard documents that are applied throughout Northern Ireland.

"What are engrossments?"

Engrossments are the final documents presented to all parties for signature to complete the lease. When returned, the lease is registered at Land Registry.

The lease legal process

- ➡ NIE Networks uses standard lease documents applied throughout Northern Ireland.
- ➡ NIE Networks' Planners produce lease maps to the Wayleave Department.
- ➡ Draft lease and other details are forwarded with individual details to the applicant or landowner.
- ➡ The applicant/landowner agrees the lease and maps. Queries may be raised at this stage.
- ➡ Agreement of the lease should be confirmed by the landowner to NIE Networks in order for us to subsequently instruct our external solicitors.
- ➡ It is preferable for the applicant/landowner to supply a copy of their title deeds along with their signed draft lease. When NIE Networks' external solicitors receive instruction, they will request the title if no copy title deeds have been supplied.
- ➡ If there is a query on the title, NIE Networks' external solicitors will write to the applicant/landowner solicitors detailing the query.
- ➡ When satisfied with title, NIE Networks' solicitors will issue engrossments (final documents) for signature and completion.
- ➡ Once engrossments are signed and completed, NIE Networks will be advised by its external solicitors and will proceed to arrange construction.
- ➡ Land Registry will remain outstanding and will complete through due process.



If you would like to know more visit our website nienetworks.co.uk