

HomeCheck™



PROPERTY DOCUMENTS

Morfittsmiths Complete Sale Readiness Service.
Most homes are sold on hope.
Yours will be sold in readiness.



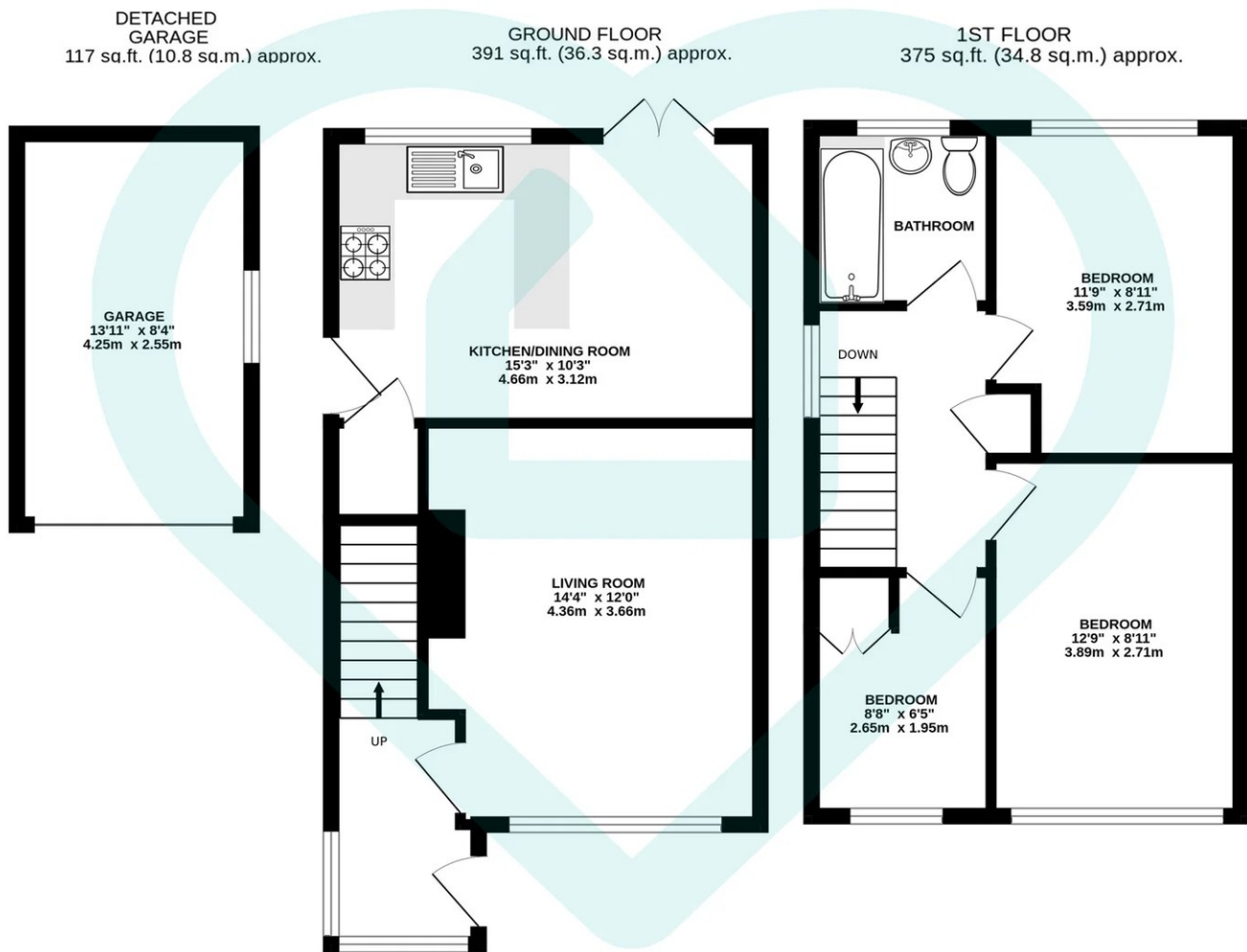
Contents

9 Riber Close, Stannington, Sheffield S6 6FS

01	Floorplan	3
	Room dimensions and total floor area, including detached garage	
02	Mortgage advice – JMH Financial	4
	Independent mortgage and protection advice	
03	Title register	5
	HM Land Registry official copy • Title SYK139141 • Leasehold	
04	Title plan	7
	HM Land Registry title plan showing the extent of the title	
05	Energy Performance Certificate	8
	Current rating C (70), potential B (87) • valid until February 2031	
06	HomeCheck property review	14
	Pre-sale review of visible condition with cost guidance	
07	Environmental search	TO FOLLOW
	Contaminated land, flood and ground stability risk	
08	Drainage & water search	22
	Yorkshire Water • foul, surface water and mains water all connected	

Personal details of the current owner have been redacted from the title register. All other entries are shown as issued by HM Land Registry, including prices paid, lender details and historic parties, which form part of the public record.

Documents marked 'to follow' will be added to this book as soon as they are received.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.





@jmhfinancial
info@jmhfinancial.co.uk
07538286914



JMH FINANCIAL

Mortgage & Protection Experts



CLEAR, HONEST MORTGAGE ADVICE.

Buying your first home? Moving? Looking to remortgage or invest? We search a comprehensive panel of lenders and guide you from application to completion, with tailored protection advice for added peace of mind.

GET IN TOUCH TODAY FOR FRIENDLY ADVICE AND EXPERT GUIDANCE.



Official copy of register of title

Title number SYK139141

Edition date 17.06.2021

- This official copy shows the entries on the register of title on 22 OCT 2026 at 16:08:23.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Oct 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : SHEFFIELD

- 1 (30.12.1981) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 9 Riber Close, Stannington, Sheffield (S6 6FS).
- 2 (30.12.1981) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 8 October 1981
 Term : 300 years from 25 March 1980
 Rent : £25
 Parties : (1) D North & Co Limited
 (2) Dennis Megson and Carol Anne Megson
- 3 The landlord's title is registered.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (17.06.2021) PROPRIETOR: REDACTED · PERSONAL DATA
- 2 (17.06.2021) The price stated to have been paid on 14 May 2021 was £232,500.
- 3 (17.06.2021) The covenant implied under section 4(1)(b) of the Law of

B: Proprietorship Register continued

Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

- 4 (17.06.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 14 May 2021 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the freehold estate in the land in this title and other land dated 24 July 1931 made between (1) Charles Helliwell (Vendor) and (2) George Charles Siddons (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (17.06.2021) REGISTERED CHARGE dated 14 May 2021.
- 3 (17.06.2021) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

Schedule of restrictive covenants

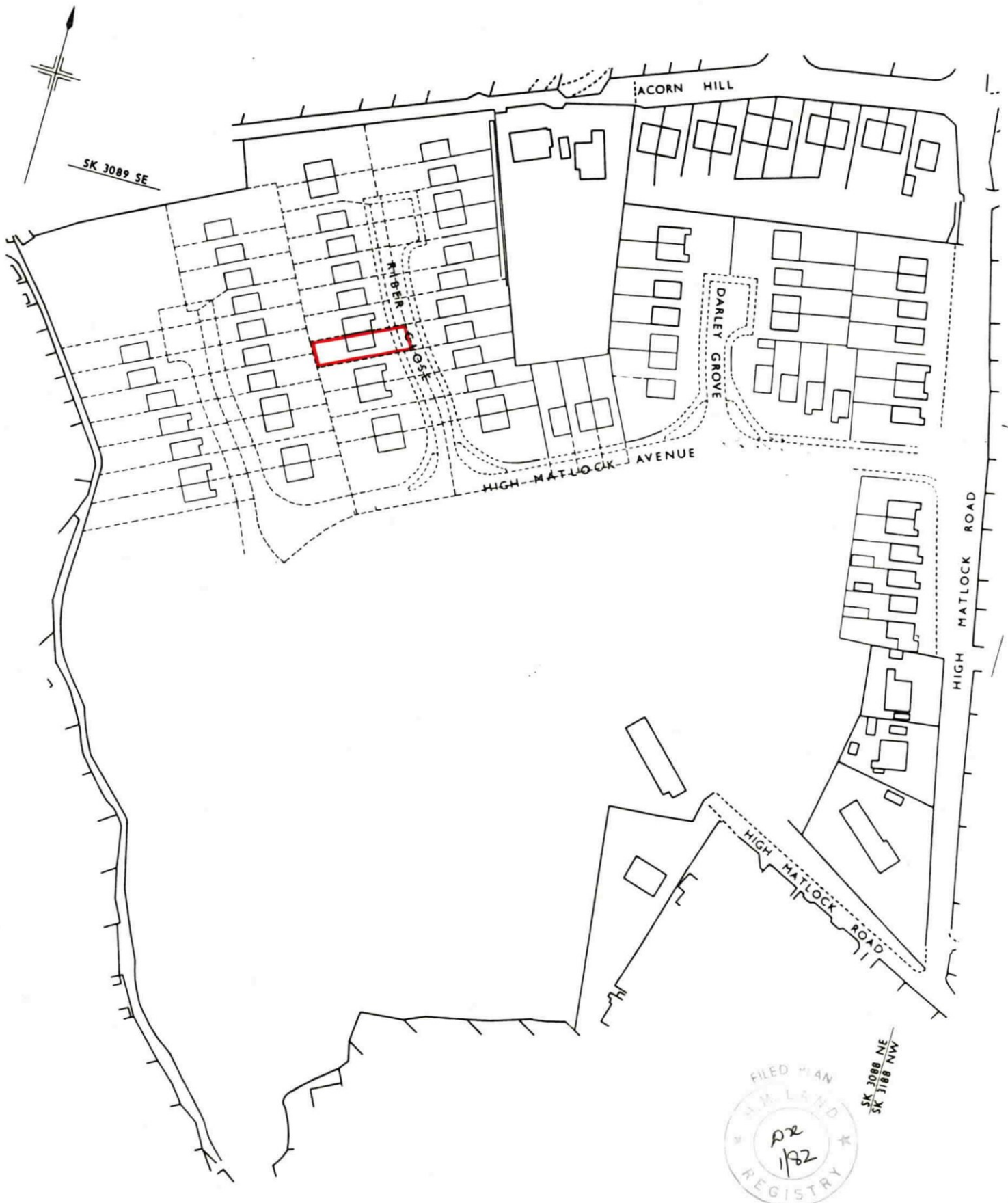
- 1 The following are details of the covenants contained in the Conveyance dated 24 July 1931 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor as follows namely:-

(a) No noisome noxious or offensive trade or business shall be carried on or permitted to be carried on by the Purchaser on the land hereby conveyed or in any building erected or in any building erected or to be erected thereon nor shall any smoke be emitted from any chimney or furnace erected or to be erected thereon which shall or may be or become a nuisance damage or annoyance to the Vendor or to the owners of adjoining or adjacent land formerly belonging to him but the winning working and getting of the Gannister Clay and other minerals (hereinafter called "the said minerals") lying within the property hereby conveyed in the accepted manner of winning working and getting the said minerals including the employment of machinery for that purpose and for dealing therewith according to the customs of the Industries governing the said minerals shall not be considered a breach of this covenant Except as to the emission of smoke from any chimney or furnace and the obligations under it shall become void and of non effect when the extracting of Minerals from the property hereby conveyed or any part thereof shall cease."

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		SYK 139141	
ORDNANCE SURVEY PLAN REFERENCE	SK 3088	SECTION U	Scale 1/1250
COUNTY SOUTH YORKSHIRE		DISTRICT SHEFFIELD	© Crown copyright 1981



Energy performance certificate (EPC)

9 RIBER CLOSE
SHEFFIELD
S6 6FS

Energy rating

C

Valid until:
10 February 2031

Certificate number: 4500-4196-0022-5090-1293

Property type

Semi-detached house

Total floor area

70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	76	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 25 mm loft insulation	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 226 kilowatt hours per square metre (kWh/m²).

About primary energy use

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

How this affects your energy bills

An average household would need to spend **£637 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £127 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2021 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,753 kWh per year for heating
- 1,998 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

2.8 tonnes of CO2

This property’s potential production

1.2 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Do I need to follow these steps in order?

Yes. Each step builds on the one before it so you can save the most energy.

For example, it's more energy efficient to insulate your home before you buy a new boiler. A well insulated home will lose less heat so you do not have to run your boiler as often.

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£61

Potential rating after completing step 1



Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£36

Potential rating after completing steps 1 and 2



Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£30

Potential rating after completing steps 1 to 3



Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£310

Potential rating after completing steps 1 to 4



Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Mark Dunleavy

Telephone

07478707903

Email

mark.d29@live.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STR0026928

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

11 February 2021

Date of certificate

11 February 2021

Type of assessment

RdSAP

RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance.

This type of assessment can be carried out on properties built before 1 April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer properties, as long as they have a previous SAP assessment, which uses detailed information about the property's construction to calculate energy performance.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

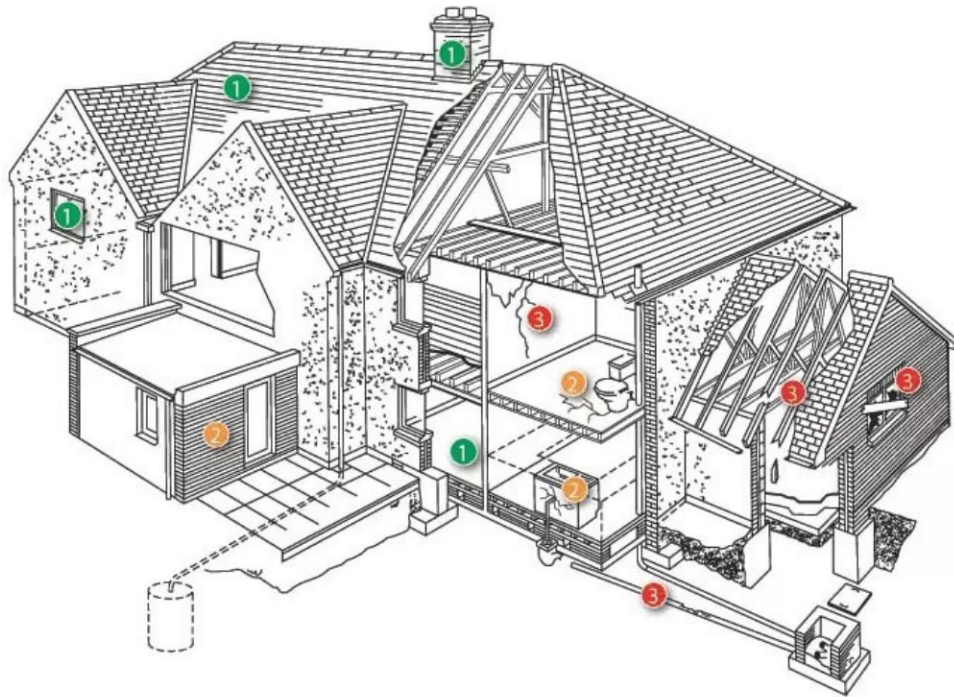
Certificate number

[7708-1022-7216-4656-7914 \(/energy-certificate/7708-1022-7216-4656-7914\)](#)

Expired on

29 June 2026

HomeCheckTM



HomeCheck Property Review

A practical pre-sale review of the property's visible condition,
with cost guidance for likely repairs and maintenance

Property address: 9 Riber Close, S6 6FS

Date: 23 October 2026

This review is based on a visual inspection of accessible areas and reflects over 20 years of hands-on experience working on residential properties similar to this one.

Property Review Summary

This semi-detached house is in good condition for its age, and presents as a tidy, well-kept home inside and out.

The items identified are minor and localised, and none are structural. They are a mix of small repairs that can be planned and cosmetic touch-ups, with the largest single item relating to the garage rather than the house itself.

Overall, the property needs routine upkeep and a handful of small repairs rather than any significant works.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The hairline ceiling and wall-junction cracks are typical plasterboard joint movement.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- The rear concrete garage has rotten timber to the door lintel, door posts and side window frame, with the lintel slightly sagged.
- Damp staining, efflorescence and peeling paint are present to window reveals in two front bedrooms and the landing, likely condensation-related.
- The intruder alarm sensors are loose, the wiring box is unsecured and the control panel shows a battery fault.
- A floorboard in front of the bathroom WC moves underfoot.
- The electricity meter box door is damaged, and pointing is missing locally below the side entrance door.

● Ongoing Maintenance / Improvement

- Minor scuffs, plaster marks, rough filling and hairline plasterboard-joint cracks in several rooms; decoration stops short behind two radiators.
- Minor wallpaper lifting and a water-marked basin unit drawer in the bathroom.
- Moss to the top corner of the rear roof slope, and cracked concrete to the rear half of the side driveway.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £1,600 – £2,800
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £650 – £1,200
(optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this is a house a buyer could move into and live in as it stands. Nothing found needs urgent attention, and the house itself needs only small repairs and cosmetic touch-ups, which is typical for a property of this age.

The garage timber is the largest item and is best done as one joinery job before it deteriorates further. The bedroom window reveal staining is most likely condensation, so improving airflow should come before redecorating. The alarm, bathroom floorboard and side wall items are small jobs that can be planned alongside.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The concrete tiled roof, ridge and verge appear sound. Moss growth is limited to the top corner of the rear slope near the gable and is not causing any issue at present.

What's likely required:

- Monitor the moss over time
- Clean it off only if it spreads, mainly to stop it clogging the gutters

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The UPVC gutters and downpipes appear sound to all elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Routine Repair

The brickwork and pointing appear sound overall. Below the side entrance door, pointing is missing in a few places within one small area.

The electricity meter box nearest the side door is damaged at the bottom left corner and one hinge has failed, so the box may not stay weathertight.

What's likely required:

- Repoint the small area below the side entrance door
- Replace the meter box door, or the whole box if the damage extends to it

Typical cost guidance: £150 – £300

Full meter box replacement (if required): add £100 – £200

Windows & External Joinery

● Ongoing Maintenance / Improvement

The UPVC windows, doors and rear French doors appear sound throughout.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

The window reveals in the front master bedroom and bedroom three show damp staining, efflorescence and peeling paint, with minor efflorescence to the top of the landing window reveal. The moisture appears current. As it affects both sides of the windows rather than one point, it is most likely condensation rather than water ingress.

What's likely required:

- Improve airflow to these rooms, for example through regular window opening
- Once dry, brush off the salts, stain-block and redecorate the affected reveals

Typical cost guidance: £250 – £400

● Ongoing Maintenance / Improvement

Decoration is in good condition overall, with minor scuffs and marks in several rooms and small areas of plaster damage below the living room window and in the hallway.

Hairline cracks are present at plasterboard joints to the kitchen/dining, landing, rear bedroom and bedroom three ceilings, and where a stud wall meets a structural wall between the hallway and living room. These are typical and not indicative of structural movement.

Previous filling is rough in places (landing curtain-pole holes, rear bedroom), and decoration does not continue behind the radiators in the rear bedroom and bedroom three. The airing cupboard has redundant pipework from a former hot water cylinder and minor plaster damage.

What's likely required:

- Fill and refinish the hairline cracks and rough-filled areas
- Touch up scuffs and plaster damage, and complete decoration behind the two radiators if desired
- Redecorate the airing cupboard if desired

Typical cost guidance: £400 – £700

Kitchen & Bathroom

● Routine Repair

The kitchen is modern and in good condition.

In the bathroom, a floorboard in front of the WC moves underfoot. It sits beneath lino, so it cannot be seen without lifting the floor covering.

What's likely required:

- Lift the lino, refix or replace the loose board and relay or renew the floor covering, ideally when the floor covering is next replaced

Typical cost guidance: £300 – £600

● Ongoing Maintenance / Improvement

There is minor wallpaper lifting near the ceiling by the bathroom light switch, and water damage to the bottom edge of the basin unit drawer, which is cosmetic.

What's likely required:

- Re-stick the lifting wallpaper and refinish or replace the drawer front

Typical cost guidance: £100 – £200

Services

● Routine Repair

The intruder alarm's motion sensors are hanging from their cables rather than fixed to the walls, so may not be positioned to detect effectively. The alarm wiring box in the under-stairs pantry is not secured to the wall, and the control panel shows a battery fault.

What's likely required:

- Have an alarm engineer refix the sensors, secure the wiring box, clear the battery fault and test the system

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

The gas boiler appears visually sound.

What's likely required:

- Confirm routine servicing history for the boiler
- Carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Routine Repair

The concrete garage at the top of the driveway has tired timber. The side window frame, particularly the sill, is rotten through and likely letting water in. The bottom 150mm or so of the timber posts either side of the garage door is rotten, though the rest of each post appears solid and the garage still appears secure.

The timber lintel over the garage door is soft at the centre and has sagged slightly, so it now touches the top of the door, while each end sits around a centimetre above it.

What's likely required:

- Replace the garage door lintel and window frame, and splice new timber into the base of both door posts, in one joinery visit

Typical cost guidance: £700 – £1,200

● Ongoing Maintenance / Improvement

The rear half of the side driveway has some cracked and slightly sunken concrete, likely where the slab is thin. This is mainly an appearance matter.

What's likely required:

- Repair or relay the affected concrete if desired, mainly for appearance

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Arrange one joinery visit to replace the garage door lintel and window frame and repair the base of the door posts.
- Improve airflow in the front bedrooms and landing, then make good and redecorate the affected window reveals.
- Have an alarm engineer refix the sensors, secure the wiring box and clear the battery fault.
- Refix the loose bathroom floorboard, ideally when the floor covering is next replaced.
- Replace the damaged electricity meter box door (or box) and repoint the small area below the side entrance door.
- Complete cosmetic filling and touch-ups, including the bathroom wallpaper and drawer, as desired.
- Keep an eye on the moss to the rear roof slope.
- Confirm boiler servicing and carry out standard gas and electrical checks as part of normal purchase checks.

Practical Context

This is a typical brick-built semi-detached house, and it presents in good order. The roof, walls, windows and rainwater goods are all sound, which is where the larger costs usually sit on a house of this type.

Window reveal staining from condensation is common in houses of this age and is usually managed through better airflow and simple redecoration. The garage is the main area of wear, but it is separate from the house and the work is straightforward joinery.

Overall, the property needs a modest amount of planned upkeep rather than significant repair.

Important Note

This is a practical building review based on a visual inspection of accessible areas.

It is not a formal survey, structural engineer's report, or contractor quotation.

Cost guidance is indicative only and will vary depending on specification, contractor and access requirements.

Francis Mickelborough

HomeCheck™

www.myhomecheck.co.uk

Property Address

9, Riber Close, Stannington, Sheffield, S6 6FS.

Records searched indicate

Water undertaker:	Yorkshire Water	
Water connection:	Connected	
Water within boundary:	Not identified	
Sewer undertaker:	Yorkshire Water	
Sewer connection:	Connected	
Surface connection:	Connected	
Sewers within boundary:	Not identified	

Legend

Typical response	
Caution - please refer to relevant question	
Needs attention	

Got questions?

If you have any questions about the contents of this Drainage and Water Search, please contact our Customer Service team on [0800 052 0117](tel:0800 052 0117) or email cs@onesearchdirect.co.uk

Prepared by:

Ewan Lyons

Drainage & Water Team

Your reference:
20261022108677

Client reference:
**9, RIBER CLOSE,
STANNINGTON,
SHEFFIELD,**

Our reference:
D03711980

Date prepared:
26-10-2026



Summary

1.1	Drainage map	Enclosed
1.2	Water map	Enclosed
2.1	Foul water connected to public sewer	Connected
2.2	Surface water connected to public sewer	Connected
2.3	Surface water charges payable	Refer to vendor
2.4	Drainage assets within boundary	Not identified
2.4.1	Surface water assets within boundary	Insured
2.5	Public sewer within 100ft	Found
2.5.1	Public sewer apparatus within 50m	Insured
2.6	Adoption agreements	None found
2.7	Building over agreements	See details
2.8	Internal flooding risk	Insured
2.9	Distance to treatment works	Insured
3.1	Mains water connection	Connected
3.2	Water assets within boundary	Not identified
3.3	Water adoption agreements	See details
3.4	Water pressure	Insured
3.5	Water supply classification	See details
3.6	Water meter location	See details
4.1.1	Sewerage undertaker	See Answer
4.1.2	Water Undertaker	See Answer
4.2	Sewerage service billing	Refer to vendor
4.3	Water service billing	Refer to vendor
4.4	Charging basis	Refer to vendor
4.5	Charging basis change expected	Insured



THIS MAP IS PROVIDED FOR INDICATIVE PURPOSES ONLY

Land Registry Plans are Crown Copyright, reproduced with the permission of Land Registry under delegated authority from the Controller of HMSO.
© Crown Copyright and Database Rights Ordnance Survey 100043397.

Notes

1. The position of any apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability is accepted by OneSearch Direct for any error or omission. Assets are indicated for reference purposes only.

2. Private drains and sewers connecting the property to the public system may not be shown as water companies have not historically held these details. Only those assets indicated on the publicly available statutory maps are reproduced on this plan.

3. Section 104 sewers may not be shown on this plan.

4. On 1st October 2011 some private assets transferred to water company ownership, including private sewers and lateral drains. These assets will be indicated where they have been added to the statutory sewer maps, but may not be shown due to the historical nature of private sewers (See note 2).

5. The presence of service pipes should be anticipated and the actual position of mains should be verified and established on site prior to commencing any work

1. Maps

Enclosed



1.1 Sewer map

Where relevant, please include a copy of an extract from the public sewer map.

Answer

Please refer to the map provided within this report. Where relevant, assets have been transcribed onto this map.

Important notes

The pipes identified on the public sewer map as sewers are classified as assets for which the relevant Sewerage Undertaker holds statutory responsibility, in accordance with the Water Industry Act 1991.

Please note that Sewerage Undertakers do not maintain responsibility for features such as rivers, watercourses, ponds, culverts, or highway drains. Where these are shown on the map extract, they are included for informational purposes only and do not imply statutory responsibility.

Where private sewers or lateral drains are shown as being adoptable subject to a Section 104 agreement under the Water Industry Act 1991, these representations are not 'as constructed' records. We recommend that such details be verified directly with the developer or responsible party, where applicable.

In some cases, additional assets beyond public sewers, disposal mains, or lateral drains may appear on the map extract. These are also provided for information only and should not be interpreted as assets under the undertaker's statutory remit.

Enclosed



1.2 Water map

Where relevant, please include a copy of an extract from the map of waterworks.

Answer

Please refer to the map provided within this report. Where relevant, assets have been transcribed onto this map.

Important notes

The pipes identified on the public water map as water mains are classified as assets for which the relevant Water Undertaker holds statutory responsibility, in accordance with the Water Industry Act 1991.

Please note that Water Undertakers do not maintain responsibility for private water mains or private service pipes connecting the property to the public water main and do not hold details for these. Where these are shown on the map extract, they are included for informational purposes only and do not imply statutory responsibility.

Responsibility for these private connections lies with the property owner, and where shared arrangements exist, responsibility may be joint with neighbouring properties. These private assets may cross land not owned by the seller, and prospective buyers may wish to investigate whether legal easements or access rights are in place for inspection, maintenance, or renewal.

2. Drainage

Connected



2.1 Foul water

Does foul water from the property drain to a public sewer?

Answer

Records indicate that foul water from the property drains to a public sewer.

Important notes

The response above is based on the location of any public sewers as shown on the enclosed extract from the sewer records. This report should be read in conjunction with the property's water and sewerage bills, the vendor's property information questionnaire and any independent survey you may have commissioned.

Please note that Sewerage Undertakers do not maintain records of private drains or sewers that connect individual properties to the public network. Responsibility for these private connections typically lies with the property owner, and where shared arrangements exist, responsibility may be joint with neighbouring properties. These private assets may cross land not owned by the seller, and prospective buyers may wish to investigate whether legal easements or access rights are in place for inspection, maintenance, or renewal.

The enclosed sewer map highlights known public sewers near the property. From this, it may be possible to estimate the likely route and extent of any private drainage infrastructure serving the property.

If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a septic tank, cesspit or other types of treatment plant.



2.2 Surface water

Does surface water from the property drain to a public sewer?

Answer

Records indicate that surface water from the property drains to a public sewer.

Important notes

The response above is based on the location of a public sewer as shown on the enclosed extract from the sewer records. This report should be read in conjunction with the property's water and sewerage bills, the vendor's property information questionnaire and any independent survey you may have commissioned.

Please note that Sewerage Undertakers do not maintain records of private drains or sewers that connect individual properties to the public network. Responsibility for these private connections typically lies with the property owner, and where shared arrangements exist, responsibility may be joint with neighbouring properties. These private assets may cross land not owned by the seller, and prospective buyers may wish to investigate whether legal easements or access rights are in place for inspection, maintenance, or renewal.

In certain instances, the records maintained by the Sewerage Undertaker may not clearly differentiate between foul water and surface water connections to the public sewerage network. If on inspection the buyer finds that the property does not discharge surface water to the public sewer, the property may be entitled to a reduction in the surface water drainage charges. Further information regarding eligibility and application procedures can be obtained directly from the relevant Water Company.

Where surface water from the property does not discharge into the public sewerage system, it is likely that alternative drainage arrangements are in place. These may include a soakaway system, a private outfall to a nearby watercourse, or integration with a Sustainable Urban Drainage System (SuDS). SuDS are designed to manage rainfall in a way that mimics natural processes, helping to reduce flood risk, improve water quality, and support biodiversity. They form part of a broader green infrastructure approach to urban water management.

The enclosed sewer map highlights known public sewers near the property. From this, it may be possible to estimate the likely route and extent of any private drainage infrastructure serving the property.

[Refer to vendor](#)


2.3 Surface water charges

Is a surface water drainage charge payable?

Answer

Please refer to the vendor or pre-contract documents. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Important notes

If surface water from a property enters the public sewer, a surface water drainage charge is usually included in the water and sewerage bill.

If a surface water drainage charge is applied, but the purchaser ascertains on inspection or an independent survey that surface water from the property does not discharge into a public sewer (for instance, if it drains to a soakaway or private system), the property may qualify for a rebate from the relevant Water Company.

For properties built after 6th of April 2015, the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the developer.



2.4 Drainage assets within boundary

Does the public sewer map indicate any public sewer, disposal main, or lateral drain within the boundaries of the property?

Answer

The map does not indicate an asset within the boundaries of the property.

Important notes

This report should be read in conjunction with the property's sewerage and water billing records, any relevant survey documentation, and the vendor's property questionnaire. Since 1st October 2011, most private sewers subject to adoption agreements have been transferred into public ownership.

As a result, additional assets may exist within or near the property boundary that are not shown on the attached plan. The presence of a sewer is identified based on its proximity as indicated. Public assets shown as sewers are those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

For new or recently developed sites, purchasers must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.



2.4.1 Surface water assets within boundary

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

Answer

Insurance has been implemented to indemnify against any Adverse Entries to this question which may affect this property.

Important notes

Where applicable, insurance indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

This report should be read in conjunction with the property's water and sewerage billing records, the vendor's property information questionnaire, any independent surveys, and professional legal advice.

For new or recently developed sites, the recipient must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.



2.5 Public sewer within 100 feet

Does the public sewer map indicate any public sewer, disposal main, or lateral drain within 30.48 metres (100 feet) of the boundary of the property?

Answer

The public sewer map shows that there is a public sewer within 30.48 metres (100 feet) of the property boundary. It is possible for private sewers to exist within the radius which would not be shown on the public map.

Important notes

This report should be read in conjunction with the property's sewerage and water billing records, any relevant survey documentation, and the vendor's property questionnaire.

Since 1st October 2011, most private sewers subject to adoption agreements have been transferred into public ownership. As a result, additional public assets may exist within or near the property boundary that are not shown on the attached plan. The presence of a public sewer is identified based on its proximity as indicated.

Public assets shown as sewers are those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

For new or recently developed sites, the recipient must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.



2.5.1 Public sewer within 50m

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50m of the property boundary?

Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

Important notes

Where applicable, insurance indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

This report should be read in conjunction with the property's water and sewerage billing records, the vendor's property information questionnaire, any independent surveys, and professional legal advice.

For new or recently developed sites, the recipient must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.



2.6 Adoption

Are any sewer or lateral drains serving, or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

Answer

Records indicate that the sewers serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Important notes

On 1 October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations, all adoptable foul sewers subject to Section 104 agreements and laid prior to 1 July 2011 were transferred into public ownership, provided they were connected to the public sewerage system by that date. This transfer excluded any sewers that discharge to privately owned sewerage treatment or collection facilities.

Additionally, adoptable surface water sewers under Section 104 agreements were transferred where they discharge to the public sewerage system. However, those discharging to private watercourses, soakaways, or other non-public systems were not included in the transfer.

It should be noted that water company asset records are currently undergoing review and updates. As a result, some transferred assets may not yet be reflected on the public sewer map. Consequently, there may be sewers that are either not recorded or still shown as adoptable assets pending mapping updates.

[See details](#)


2.7 Building over agreements

Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer

There is no statutory access to records confirming whether the sewerage undertaker has approved or been consulted about plans to erect a building or extension on the property or in the vicinity of a public sewer. Where a public asset is shown within the property boundary, further enquiries should be made with the relevant sewerage undertaker.

Important notes

Buildings or extensions constructed over a public sewer without the required consent may not comply with Part H4 of the Building Regulations, and alterations or removal could be necessary.

From 1 October 2011, many private sewers were transferred into public ownership. The sewerage undertaker may not have been consulted about developments over or near these assets.

Not all transferred assets are currently shown on public sewer maps. Therefore, additional sewers may exist that are not recorded, and caution is advised.



2.8 Internal flooding

Is the building which is, or forms, part of the property at risk of internal flooding due to overloaded public sewers?

Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

Important notes

Where applicable, insurance indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

This report should be read in conjunction with the property's water and sewerage billing records, the vendor's property information questionnaire, any independent surveys, and professional legal advice.

For new or recently developed sites, the recipient must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.



2.9 Sewage treatment works

Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

Important notes

Where applicable, insurance indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

This report should be read in conjunction with the property's water and sewerage billing records, the vendor's property information questionnaire, any independent surveys, and professional legal advice.

For new or recently developed sites, the recipient must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.

3. Water

Connected



3.1 Mains water

Is the property connected to mains water supply?

Answer

Records indicate that the property is connected to the mains water supply.

Important notes

The response above is based on the location of any public water pipes as shown on the enclosed extract from the water records.

This report should be read in conjunction with the property's water and sewerage bills, the vendor's property information questionnaire and any independent survey you may have commissioned.

Not identified



3.2 Water assets within boundary

Are there any water mains within the boundaries of the property?

Answer

The map indicates there are no water mains within the boundaries of the property.

Important notes

Where a public water main is located within the boundary of a property, it may impose restrictions on future development or construction activities. This is due to statutory rights held by the relevant Water Undertaker, which include legal access to maintain, repair, or upgrade their infrastructure.

In such cases, representatives or contractors acting on behalf of the Water Undertaker may require entry to the property to carry out necessary works. These rights are exercised under statutory provisions and typically require advance notice.

See details



3.3 Water adoption

Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer

Records indicate that water supply serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Important notes

For recent or ongoing developments where no agreement is in place and no public water mains are visible within the development, purchasers are advised to consult with the developer to determine the extent of any private water infrastructure for which they may assume responsibility.

Purchasers should also confirm whether the developer has approached the relevant Water Undertaker to arrange for water services to be supplied.



3.4 Water pressure

Is the property at risk of receiving low water pressure or flow?

Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

Important notes

Where applicable, insurance indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

This report should be read in conjunction with the property's water and sewerage billing records, the vendor's property information questionnaire, any independent surveys, and professional legal advice.

For new or recently developed sites, the recipient must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.

[See details](#)

3.5 Water supply classification

What is the classification of the water supply for the property?

Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the classification for the property.

[See details](#)

3.6 Water meter

Please include details of the location of any water meter serving the property.

Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

4. Undertakers

[See Answer](#)

4.1.1 Sewerage undertaker

Who is responsible for providing the sewerage services for the property?

Answer

Yorkshire Water

Yorkshire Water Services Ltd, Western House, Halifax Road,, Bradford, BD6 2SZ.

Telephone: 0845 1 24 24 24

[See Answer](#)

4.1.2 Water undertaker

Who is responsible for providing the water services for the property?

Answer

Yorkshire Water

Yorkshire Water Services Ltd, Western House, Halifax Road,, Bradford, BD6 2SZ.

Telephone: 0845 1 24 24 24

[Refer to vendor](#)

4.2 Sewerage service billing

Who bills the property for sewerage services?

Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

[Refer to vendor](#)

4.3 Water service billing

Who bills the property for water services?

Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

[Refer to vendor](#)

4.4 Charging basis

What is the current basis for charging for sewerage and water services at the property?

Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.



4.5 Charging basis change

Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

Important notes

Where applicable, insurance indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

This report should be read in conjunction with the property's water and sewerage billing records, the vendor's property information questionnaire, any independent surveys, and professional legal advice.

For new or recently developed sites, the recipient must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.

Report Limitations

This report has been prepared specifically for use in connection with an individual residential property transaction. It is not intended to support or inform decisions related to property development.

The findings presented are based on information provided by the client and data sourced from selected private and public databases. No physical site investigation has been conducted. As such, while every effort has been made to ensure accuracy, OSD cannot guarantee that all potential issues have been identified, nor can we verify the completeness or accuracy of third-party data sources. OSD accepts no liability for any inaccuracies arising from third-party data.

We recommend that this report be considered alongside the property's water and sewerage bill, the vendor's property information questionnaire, any independent surveys, and professional legal advice.

Terms and Conditions

The Search Company

1. This Search Report was prepared by:
OneSearch Direct Limited
2nd Floor
Skypark 1
8 Elliot Place
Glasgow
G3 8EP
Tel: [0800 062 0117](tel:08000620117)
Email: cs@onesearchdirect.co.uk
2. OneSearch Direct is a Limited Company registered in Scotland, Company Number SC230285.
3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship it has with individuals involved in the sale of the property as identified when the Search Report is prepared. OneSearch cannot accept liability for failing to disclose a relationship when a person's involvement in the transaction is not disclosed at the outset.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to check these matters in accordance with their instructions.
5. OneSearch undertakes to prepare the Search Report based on the date of the request and cannot accept liability for any changes after that date unless otherwise agreed by the firm's own terms.

Legal Issues

6. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.
7. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.
8. These terms are enforceable against OneSearch not only by the seller of the property but also by the purchaser of, or mortgage lender in respect of, the property, in their own right.
9. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in line with the Customer Services as set out in paragraph 1. Claims may also be made under the relevant Insurance. (See also under Liability and Insurance below.)

Liability

10. This search is protected by Professional Indemnity Insurance arranged through Tokio Marine HCC, providing cover up to £10,000,000 and including six years of run-off protection. In addition, the search is supported by a separate indemnity insurance policy of £2,000,000, which covers liabilities arising from unanswered questions or incorrect information resulting from negligence or error by the organisation. Full policy details are available upon request.
11. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The FSCS is the UK's statutory fund of last resort for customers of authorised financial services firms, providing insurance compensation.

Complaints Procedure

12. OneSearch is registered with the Property Codes Compliance Board as a subscriber to the Search Code. The Ombudsman can award up to £500 in compensation if the Ombudsman finds that you have suffered actual financial loss and/or aggravation as a result of your search provider failing to keep to the Code.

If you make a complaint, we will:

- Acknowledge your complaint within 5 working days of receipt.
- Normally deal with it fully and provide a final response in writing within 20 working days of receipt.
- Keep you informed by letter, telephone or email as you prefer if there needs to be more time.
- Provide a final response, in writing, within 40 working days of receipt.

Complaints should be addressed to Customer Services as set out in paragraph 1, either by letter, email, or telephone.

If you are not satisfied with our final response, you may refer your complaint to:

The Property Ombudsman

Tel: 01722 333306

Email: admin@tpos.co.uk

We will cooperate fully with the Ombudsman and comply with his decision.