HomeCheck™ | conveyo | momentum

PROPERTY DOCUMENTS

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

32 Luke Lane, Wadsley, Sheffield S6 4BP

Pack prepared: 28 October 2026 / Version 1

MOMENTUM · PROPERTY DOCUMENTS

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About this pack

These documents were gathered before marketing so that buyers, lenders and conveyancers can see the legal and environmental position from day one. Page numbers refer to this book. Items marked "to follow" will be added in a later version. The current proprietors' names and address have been redacted from the title register.

MOMENTUM · PROPERTY DOCUMENTS

At a Glance

A plain-English summary of what the documents in this pack say. Factual only, not advice: buyers should rely on their own conveyancer, lender and surveyor.

TITLE & LEGAL

Tenure	NOTE	Freehold (title SYK541926), subject to an 800-year lease from 25 March 1940 noted on the register (title YWE46103); the 2015 purchase price covered both titles.	p.6
Title class	CLEAR	Title absolute, the highest class of registered title.	p.6
Register entries	NOTE	Benefits from a drainage right through the neighbouring premises to the south to the sewer in Luke Lane; the wall with No. 34 is a declared party wall. No restrictive covenants or mortgage charges are shown.	p.5
Council tax band	TO FOLLOW	To be confirmed from the Valuation Office Agency listing.	

ENERGY & CONDITION

EPC	NOTE	Rated D (65), potential C (73), valid to 5 December 2029. Recorded in 2019 with gas boiler heating; the 2026 HomeCheck notes an air source heat pump, so the EPC may not reflect the current system.	p.8
Construction	NOTE	The EPC records part of the walls as system built (assumed) alongside cavity walls; construction type to be confirmed by the seller.	p.9
HomeCheck review	CLEAR	No structural or priority repairs noted. Routine repairs are estimated at £600 to £1,200 and optional upkeep at £400 to £700.	p.16

ENVIRONMENTAL

Flood	CLEAR	Minimal or no risk identified from rivers, sea, surface water or groundwater.	p.27
Contaminated land	CLEAR	Passed. The property is unlikely to be designated contaminated land.	p.23
Ground stability	NOTE	Historic coal and ganister mining is recorded in the area, including at the property; no natural or man-made ground hazards were identified.	p.24
Coal mining report	TO FOLLOW	The environmental search recommends a coal mining report (CON29M).	p.28
Radon	NOTE	Radon affected area where 1 to 3% of homes are estimated to be at or above the action level. Only a test can confirm the level in this home.	p.25
Nearby designations	NOTE	Green belt 104m north; listed structures nearby, the closest being Wadsley Stocks 46m south-east. The property is not listed and not in a conservation area.	p.40

DRAINAGE, WATER & LOCAL SEARCH

Sewer & water	CLEAR	Foul water, surface water and mains water are all connected to Yorkshire Water's public network.	p.51
Build-over	CLEAR	No public sewer or water main is shown within the boundary.	p.56
Planning & building regs	NOTE	Extensions approved in 1983 and 2008; the 2008 works and 2020 re-roof have completion certificates. Replacement raised decking (2021) is shown as pending, with no completion certificate.	p.68
Road & local notices	NOTE	Luke Lane is adopted. A smoke control order and citywide air quality area apply; waiting restrictions on Luke Lane are approved but not yet in place. No enforcement notices.	p.67

Outstanding items TO FOLLOW

Expected dates: to be confirmed

- Floorplan
- Coal mining report (CON29M)
- Decking building regulations sign-off
- Broadband and mobile coverage
- Council tax band
- Leasehold title register YWE46103
- Heat pump, solar PV and car charger documents

MOMENTUM · PROPERTY DOCUMENTS

Material Information

Where each item of material information (National Trading Standards Parts A, B and C) sits in this book, and anything not yet available.

PART A

Council tax	TO FOLLOW	Band to be confirmed	–
Price	NOTE	Asking price shown on the property listing	–
Tenure	NOTE	Freehold, with 800-year lease from 1940 noted (YWE46103)	p.6

PART B

Property type & construction	NOTE	Semi-detached house; part system built per EPC, to be confirmed	p.9
Rooms & floor area	TO FOLLOW	Floorplan to follow; EPC floor area 101 sq m	p.8
Electricity	CLEAR	Mains supply with solar PV (installed 2015)	p.69
Water & sewerage	CLEAR	Mains water and public sewer, Yorkshire Water	p.50
Heating	NOTE	Air source heat pump and cylinder noted by HomeCheck	p.20
Broadband & mobile	TO FOLLOW	Ofcom coverage check to follow	–
Parking	NOTE	Garage and car charging unit noted by HomeCheck	p.20

PART C

Building safety	CLEAR	No safety issues noted beyond a missing hallway smoke alarm	p.20
Restrictions	CLEAR	Not listed, not in a conservation area, no tree preservation order	p.77
Rights & easements	NOTE	Drainage right over neighbouring land; party wall with No. 34	p.5
Public rights of way	CLEAR	None shown abutting or crossing the property	p.71
Flood risk	CLEAR	Not identified; seller to confirm any flooding history	p.27
Coalfield & mining	TO FOLLOW	Mining identified; coal mining report to follow	p.28
Planning & development	NOTE	Property history and nearby applications	p.67
Accessibility & adaptations	TO FOLLOW	Seller to confirm	–
Lease details	TO FOLLOW	Copy of leasehold title YWE46103 to follow	–

HM Land Registry

Official copy of register of title

Title number SYK541926 | Edition date 13.02.2015

- This official copy shows the entries on the register of title on 25 SEP 2026 at 14:36:47.
- 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 25 Sep 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.

SOUTH YORKSHIRE : SHEFFIELD

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 32 Luke Lane, Sheffield (S6 4BP).

2 (09.03.1999) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of 34 Luke Lane dated 21 April 1944 made between (1) William Butcher (Vendor) and (2) William Edward Eggleston:-

"Together with ..... the right for the Purchaser his executors administrators and assigns and all other persons authorised by him or them of free passage and drainage for water and soil coming from or off the premises hereby conveyed through the neighbouring premises on the South side in and through the drains sewers and inspection chambers shown by blue lines on the said plan into the main sewer in Luke Lane aforesaid or any other drains sewers or inspection chambers which may be substituted therefor and the right for such purpose of making and from time to time renewing repairing and maintaining all such connections with such drains sewers and inspection chambers as may be reasonable and proper in that behalf Except and Reserving unto the Vendor his executors administrators and assigns the free passage and drainage for water and soil coming from or off any adjoining or neighbouring land of the Vendor in and through the drains and watercourses made or to be made upon or under the premises hereby conveyed Except and Reserving any right of access of light and air to buildings erected or to be erected on the land hereby conveyed which would restrict or interfere with the free user of any adjoining or neighbouring land of the Vendor for building or any other purpose".

NOTE: Copy plan filed under SYK405141.

3 (09.03.1999) The Conveyance dated 21 April 1944 referred to above contains the following provision:-

"It is hereby declared and agreed that the Wall marked "Party Wall" on the said plan dividing the dwellinghouse Numbered 34 Luke Lane from the adjoining dwellinghouse Numbered 32 Luke Lane shall henceforth be a party wall and maintained and repaired accordingly"

Title number SYK541926

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 (13.02.2015) PROPRIETOR: *[current proprietor name(s) and address redacted]*

2 (13.02.2015) The price stated to have been paid on 15 January 2015 for the land in this title and in YWE46103 was £238,000.

C: Charges Register

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

1 (16.11.2007) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

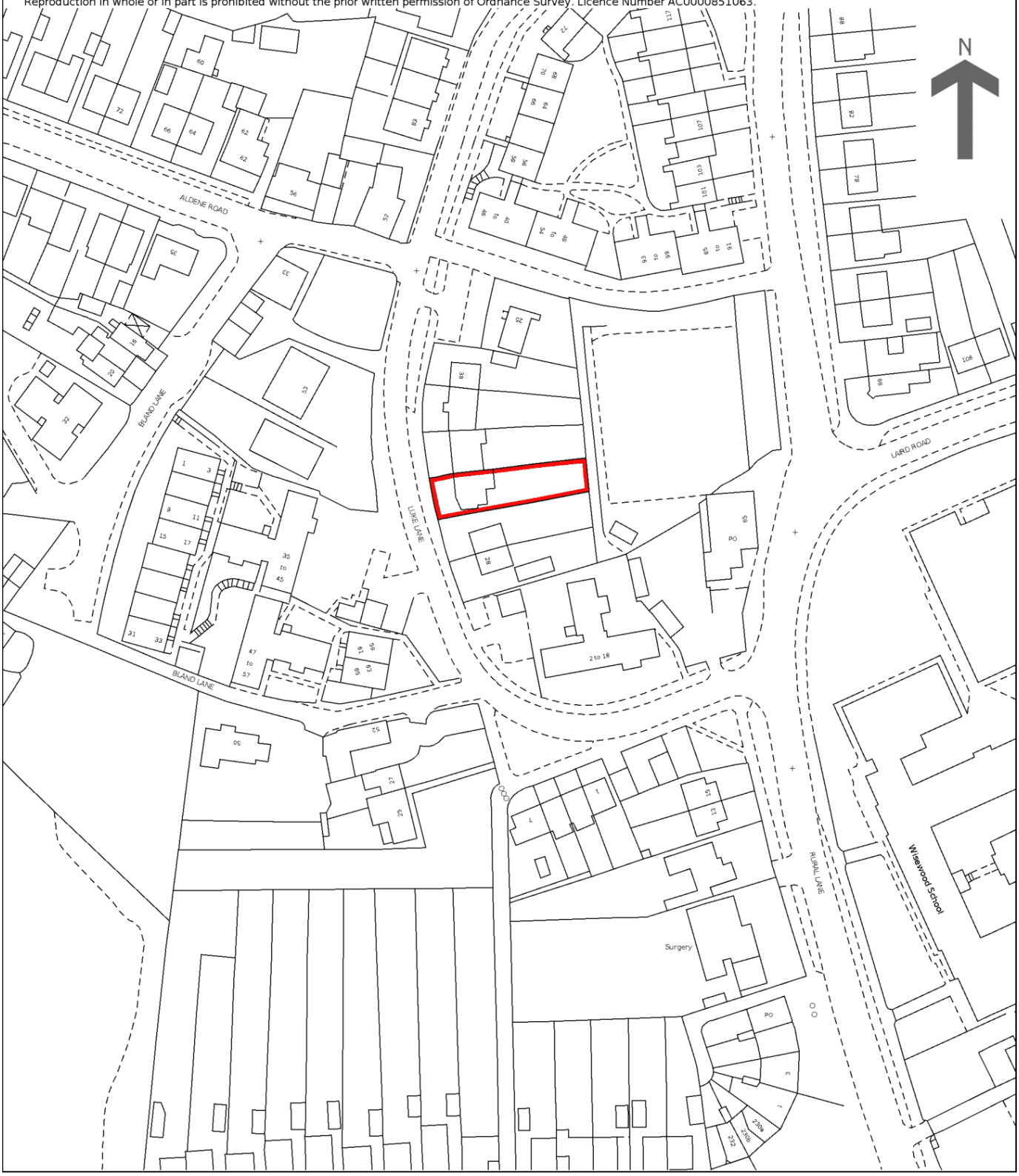
	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	09.03.1999	32 Luke Lane	13.03.1940 800 years from 25/3/1940	YWE46103

End of register

HM Land Registry
Official copy of title plan

Title number **SYK541926**
Ordnance Survey map reference **SK3190SE**
Scale **1:1250**
Administrative area **South Yorkshire : Sheffield**

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This official copy is incomplete without the preceding notes page.

Property type

Semi-detached house

Total floor area

101 square metres

Rules on letting this property

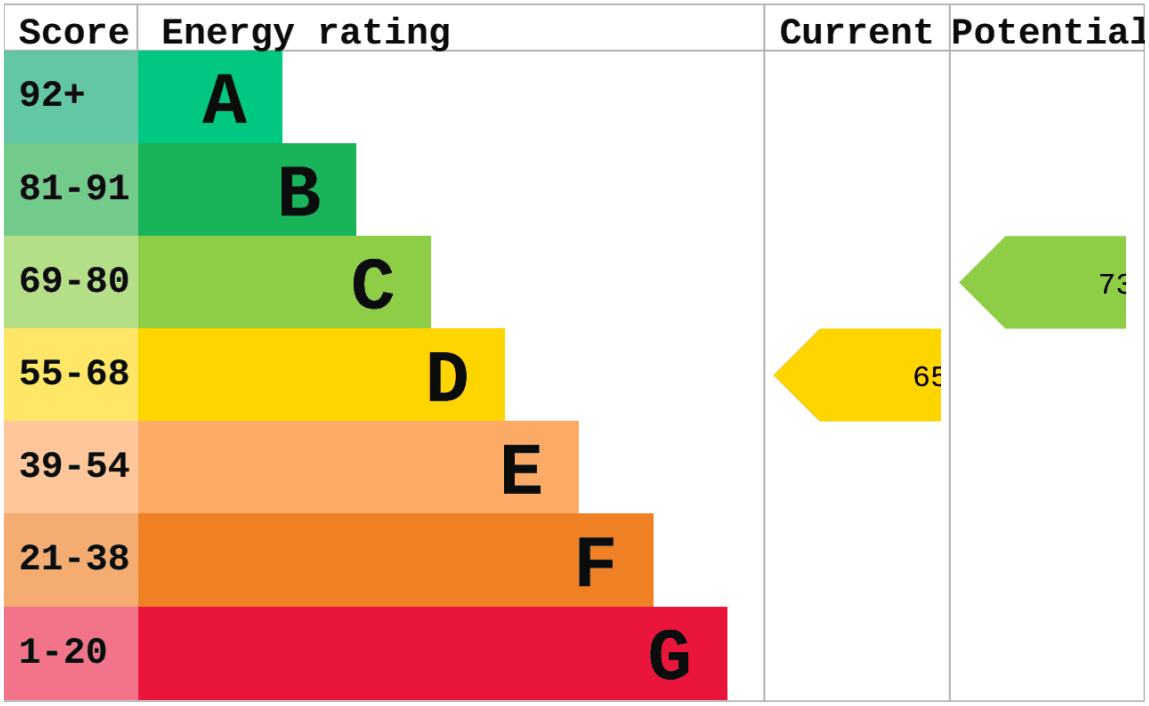
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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	System built, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 82% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 269 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

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
  The assessment does not include any feed-in tariffs that may be applicable to this property.
- System build present

How this affects your energy bills

An average household would need to spend **£1,143 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 £211 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2019** 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:

- 18,096 kWh per year for heating
- 2,242 kWh per year for hot water

Impact on the environment

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

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

4.8 tonnes of CO2

This property’s potential production

3.7 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: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£33

Potential rating after completing step 1



Step 2: Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£148

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



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:

- Free energy saving improvements: Warm Homes Local Grant (WHLG)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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

Gavin Thornton

Telephone

07412217459

Email

gep.sales.uk@gmail.com

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

STRO034104

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

11 November 2019

Date of certificate

6 December 2019

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

0020-2867-7877-9205-3931 (/energy-certificate/0020-2867-7877-9205-3931)

Expired on

2 March 2025

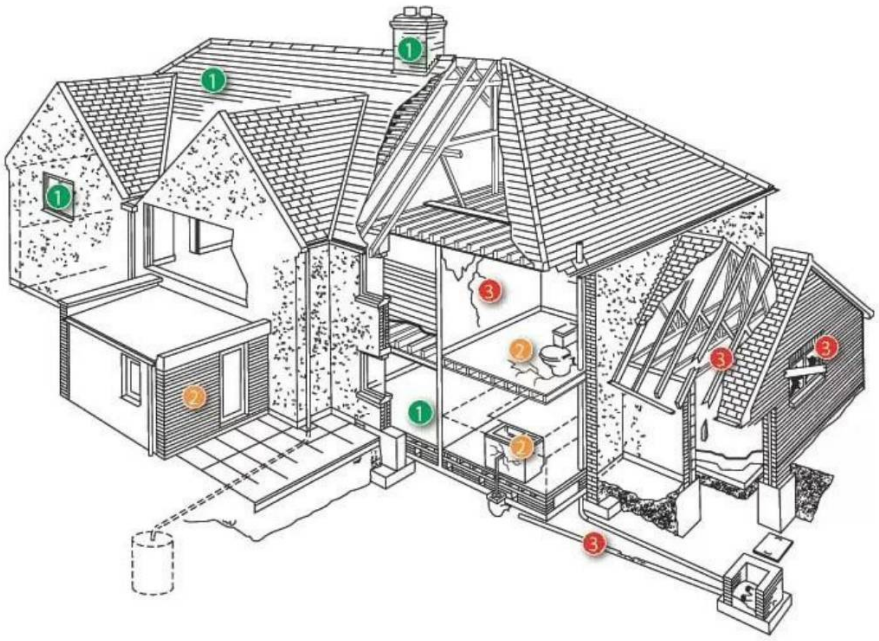
Certificate number

0020-2869-7837-9274-8911 (/energy-certificate/0020-2869-7837-9274-8911)

Expired on

30 July 2024

HomeCheck™



HomeCheck Property Review

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

Property address: 32 Luke Lane, S6 4BP
Date: 1 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.

© HomeCheck 2026

Property Review Summary

This extended semi-detached house is in good condition for its age, and presents as a modern, well-kept home throughout.

The items noted are few, minor and localised. None are structural or urgent, and most are small repairs or cosmetic touch-ups that can be planned at the buyer's convenience.

Overall, the property needs only light routine upkeep, with no repair or refurbishment work of any significance.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted to the main house, the extensions or the brick structure beneath the rear deck.

- **Priority Repair**
  - No priority repairs were noted

- **Routine Repair**
  - The weatherproof cover to a cable entry on the side elevation has come away, leaving a small open hole through the brickwork.
  - Mould is visible to the sealant behind the bathroom basin and around the shower tray, and the bathroom cistern lid is cracked and taped.
  - The hallway smoke alarm base has no alarm fitted.
  - The top-light window to the store beneath the rear deck is missing its double-glazed unit.

- **Ongoing Maintenance / Improvement**
  - Minor scuffs and marks to paintwork in most rooms, including a marked wall in the dining area.
  - Decoration has not been continued behind the bedroom four radiator.

© HomeCheck 2026

Typical Cost Guidance

- **Priority Repair:** None noted
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £600 – £1,200
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £400 – £700
  (optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this is a property a buyer could move straight into. The issues identified are minor, and are the kind of small items found in any lived-in home rather than signs of wear or neglect.

The routine repairs are small, inexpensive jobs that could sensibly be grouped into a single handyman visit, and the decorative touch-ups can be done at the buyer's own pace. The modern services, including the air source heat pump, solar panels and car charger, are a positive; the main due diligence is simply to gather their servicing records and documentation.

Property Condition Overview

What was observed during inspection

Roof

● **Ongoing Maintenance / Improvement**

The roof coverings to the main house and both extensions appear relatively new and sound, as do the solar panels to all three roof pitches.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● **Ongoing Maintenance / Improvement**

The gutters, downpipes, soil pipes and visible drainage 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 painted render to the front and the brickwork and pointing elsewhere appear sound.

On the side elevation, the weatherproof cover where a cable enters the house has come away, leaving a small open hole through the brickwork into the property.

What's likely required:

- Fit a new weatherproof cable cover, or make good the opening with mortar

Typical cost guidance: £20 – £50

Windows & External Joinery

● Ongoing Maintenance / Improvement

The UPVC windows and doors to the house appear sound throughout.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Ongoing Maintenance / Improvement

The interior is in good decorative condition. There are minor scuffs and marks to paintwork in most rooms, including marking to a wall in the dining area that looks to have been painted on by a child, and minor damage beside the bathroom light switch.

In bedroom four, the decoration has not been continued behind the radiator.

What's likely required:

- Minor paint touch-ups throughout, including refinishing the marked dining area wall
- Complete the decoration behind the bedroom four radiator

Typical cost guidance: £400 – £700

Kitchen, Bathrooms & WC

● Routine Repair

The kitchen is modern and in good condition, and the ground-floor WC appears sound. The bathroom and shower room both have working extractors.

In the bathroom, the WC cistern lid is cracked and held together with tape, and there is black mould to the sealant behind the basin. In the shower room, there is mould to the sealant around the shower tray and some discolouration to the grout within the enclosure.

What's likely required:

- Renew the sealant to the bathroom basin and shower tray, and clean or refresh the shower enclosure grout
- Replace the cracked cistern lid

Typical cost guidance: £200 – £400

Services (General Due Diligence)

● Routine Repair

The air source heat pump, hot water cylinder, heating controls, solar installation, electrics, alarm and car charging unit all appear visually sound.

A smoke alarm base plate in the hallway has no alarm fitted.

What's likely required:

- Fit a battery smoke alarm to the empty hallway base and check all alarms are working
- Obtain servicing records for the heat pump and documentation for the solar panels and car charger, with standard electrical checks as part of the normal purchase process

Typical cost guidance: £200 – £400
(smoke alarm £50 – £100; servicing and electrical checks £150 – £300)

Grounds & Outbuildings

● Routine Repair

The front and rear gardens, boundaries, raised rear deck, garage and garden studio all appear sound.

The store beneath the rear deck is sound, but its small top-light window is missing its double-glazed unit entirely, leaving an opening, and the frame has slight movement. This may be intentional, though there is no obvious reason for it.

What's likely required:

- Fit a new double-glazed unit and secure the frame, to keep out weather, insects and animals

Typical cost guidance: £200 – £350

Practical Next Steps

- Fit a new weatherproof cover to the side elevation cable entry, or make good the opening.
- Renew the sealant to the bathroom basin and shower tray, refresh the shower grout and replace the cracked cistern lid.
- Fit a smoke alarm to the empty hallway base and check all alarms are working.
- Fit a new double-glazed unit to the under-deck store top light and secure the frame.
- Obtain servicing records for the heat pump and documentation for the solar panels and car charger, and carry out standard electrical checks as part of the normal purchase process.
- Complete minor decorative touch-ups as desired, including behind the bedroom four radiator.

Practical Context

This is a well-presented, modernised and extended semi-detached house, and its visible condition reflects a property that has been looked after.

The mould to sealant in the bathroom and shower room is typical of well-used wet rooms and, with working extractors already in place, is a matter of routine upkeep.

Overall, the property appears to need only small-scale upkeep, with no significant repair or refurbishment anticipated.

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

Homecheck Residential

Landmark Information Group

Property address

32 Luke Lane, SHEFFIELD, S6 4BP, England





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Homebuyer advice

This report is designed to help you understand environmental factors that might be relevant to your property. As this report includes a range of risk factors, we recommend reading each section to find out more and check our guidance. For more information, please see our FAQs: https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/

Professional opinion

Contaminated Land	Page 2	Passed

Full assessment

Ground stability	Page 3	Identified
Radon	Page 4	Identified
Planning constraints	Page 5	Identified

Alert Assessment

Flood	Page 6	Not Identified
Coal mining	Page 7	Coal report required
Planning applications	Page 8	Identified
Energy & Infrastructure	Page 9	Identified

Report date	Order ID	Your reference
28 September 2026	XOA-9261-8759-5413	OSDD03692901

CiE

The Property Ombudsman

Contaminated Land

PROFESSIONAL OPINION

Passed

Passed Certificate

No liability identified

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Approved by:

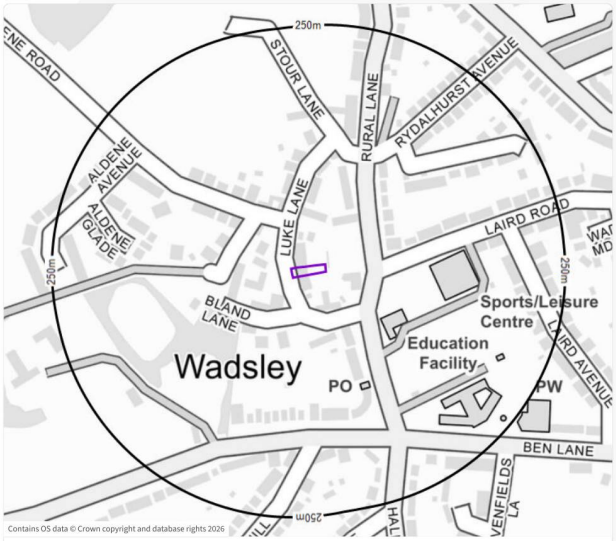
Argyll Environmental

Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of up to £100,000 if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

Why we search this

Local Authorities have a duty to investigate potential land contamination. Where they identify a significant hazard, the owner of the land may find themselves liable to remediate. The aim of this assessment is to flag whether there is a risk of liability at your property, so it can be addressed as part of your due diligence process.



Risk	Search radius	Result
Multiple features present		
Authorised Industrial Processes	On-site	Not Identified
Landfill & Waste	On-site	Not Identified
Incidents & Enforcements	On-site	Not Identified
Current Land Uses	On-site	Not Identified
Historical Land Uses	On-site	Not Identified

Ground stability

FULL ASSESSMENT

Identified

Summary

We have identified a risk of ground stability hazards at the property.

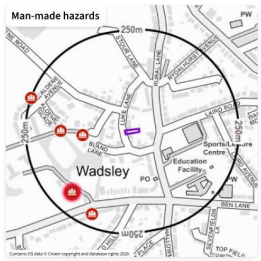
Recommendations

1. We recommend that you consult a local RICS accredited surveyor to arrange a survey for the property. The survey should assess whether the property is affected by ground stability issues.
2. If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.
3. Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
4. If any active ground instability appears to be affecting your property, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing property.

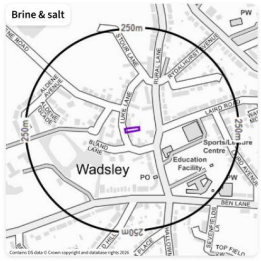
Why we search this

Subsidence is caused by movement in the ground beneath a property, impacting the security of the foundations. This can cause the walls and floors to shift, leading to cracks and potentially destabilising the construction of the property.









Risk	Search radius	Result
Multiple features present		
Natural hazards	Mixed	Not Identified
Man-made hazards	On-site	Not Identified
Mining	Mixed	Identified (4)
Brine and Salt	On-site	Not Identified

Radon

FULL ASSESSMENT

Identified

Summary

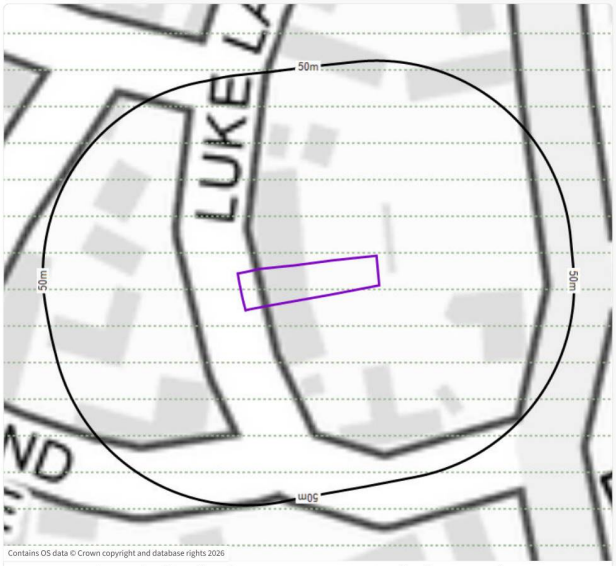
The property is in a radon affected area where between 1 and 3% of homes are estimated to be at or above the action level.

Recommendations

1. This result does not necessarily mean there are high radon levels in the property. The only way to find out the radon level is to carry out a radon measurement. UKHSA provides a radon testing service which can be accessed at www.ukradon.org.
2. The result is only valid for properties above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the property should be tested regardless of the radon affected area status.
3. No protective measures are considered necessary in the construction of new buildings or extensions.

Why we search this

Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Radon is known to be carcinogenic, and exposure to particularly high levels of radon may increase the risk of developing lung cancer. It is easily identified, and measures can be put in place to disperse the gas, either at the time of building a property or retrospectively.



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Percentage of properties affected by radon	Search radius	Result
>30%	On-site	Not Identified
10-30%	On-site	Not Identified
5-10%	On-site	Not Identified
3-5%	On-site	Not Identified
1-3%	On-site	Identified

Planning constraints

FULL ASSESSMENT

Identified

Summary

We have identified records of environmental designations at the property. We have not identified any records of pylons or masts within 250m of the property.

Recommendations

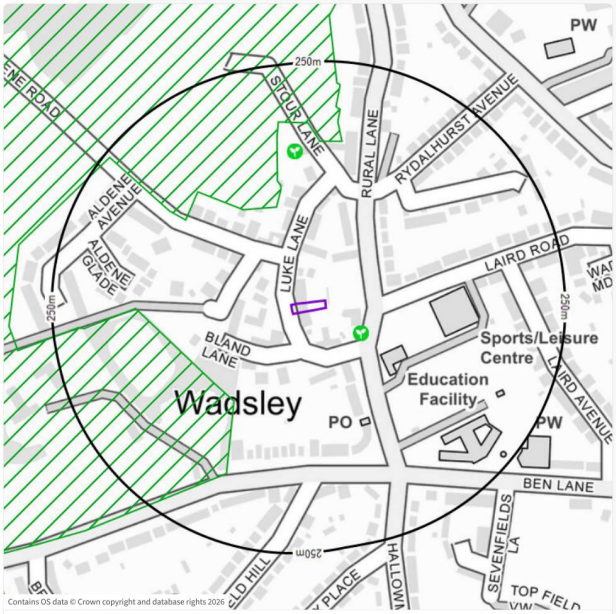
1. If you are considering carrying out development on this property, you will need to contact your Local Planning Authority to see if there would be any implications.
2. Visit the property to ensure there are no other features which would be of concern.

Important note

Not all of the available datasets will be represented as polygons on the map. For full details of any identified features, please consult the data appendix.

Why we search this

Some additional factors could have an influence over the property or surrounding area. This includes nearby pylons or masts, or environmental designations such as areas of outstanding natural beauty. Whilst environmental designations can be considered a positive, they can affect the ability to carry out any development at the property.



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Risk	Search radius	Result
Multiple features present		
Environmental Designations	250m	Identified (3)
Pylons and Masts	250m	Not Identified

Flood

ALERT ASSESSMENT

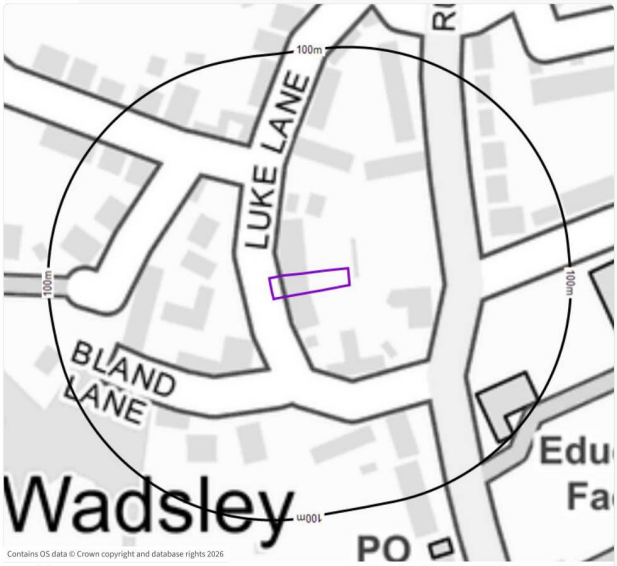
Not Identified

Summary

We have identified the property to be within an area that is at minimal or no risk of flooding.

Why we search this

1 in 6 properties in the UK are at risk of flooding, and this risk varies in severity. Flood risk can impact your ability to get home insurance at standard terms, and can also impact property value if flooding were to occur. We are alerting you to the presence of flood risk at the property location, and will recommend when we consider further investigations to be prudent.



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Risk	Search radius	Result
River	On-site	Not Identified
Coastal	On-site	Not Identified
Surface Water	On-site	Not Identified
Groundwater	On-site	Not Identified
Other	50m	Not Identified

Coal mining

POWERED BY PINPOINTCOAL

ALERT ASSESSMENT

Coal report required

Summary

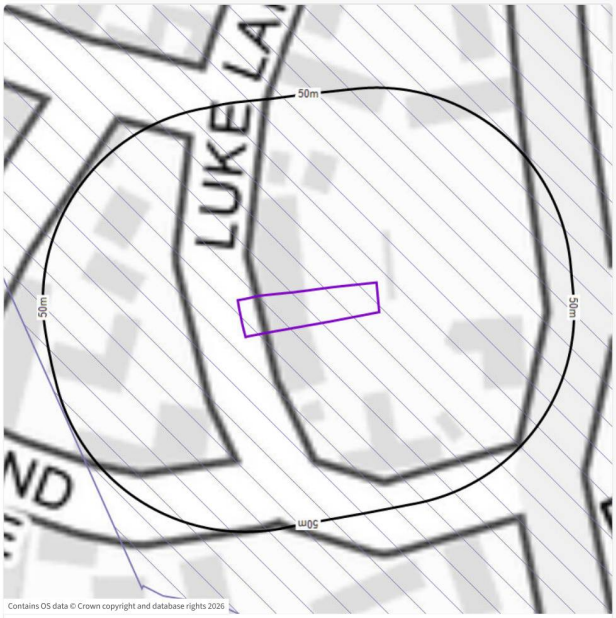
We have identified a potential risk from coal mining at the property.

Recommendations

1. We recommend you order a Landmark Coal report through your usual report provider.
2. Ask the seller whether the property has been impacted by coal mining in the past.
3. Establish the availability of buildings and contents insurance before exchanging contracts.

Why we search this

Coal mining and associated ground stability risks are present in certain locations across the UK as a result of past mining activities conducted to satisfy demand for coal as it increased throughout the Industrial Revolution. These mining activities have left a legacy of ground stability and/or subsidence risks.



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Risk	Search buffer	Result
Coal mining risk	On-site	Identified

Planning Applications

ALERT ASSESSMENT

Identified

Planning applications

We have identified planning application records at or near the property.

Recommendation

1. For information about each identified planning application, along with a link to the full application on the Local Authority website, please purchase a Landmark Planning report through your usual report provider.

Important note

This report is an overview of the area, and you should further investigate any applications that could affect you or your enjoyment of the property. We do not guarantee that all applications will be shown in this report.

Why we search this

The potential impact of planning applications is subjective. The aim of this report is to flag what types of applications are present in the surrounding area so you can decide whether you need to follow up on the detail and its potential effect on your property.



Risk	Search radius	Result
Multiple features present		
Large	750m	Not Identified
Medium	250m	Identified
Small	250m	Identified
Unclassified	250m	Not Identified
Alterations and minor new builds	75m	Identified

Energy & Infrastructure

ALERT ASSESSMENT

Identified

Summary

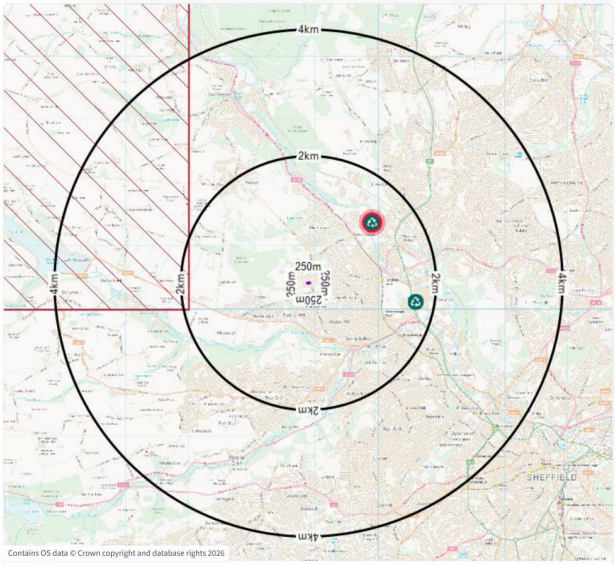
We have identified features in proximity to the property.

Recommendation

1. For information about each identified project, please purchase a Landmark Energy & Infrastructure report through your usual report provider.

Why we search this

Energy and infrastructure projects have the potential to affect nearby property values. They may result in visual impact or noise to the neighbourhood, or equally may have a positive impact on property value. This report highlights the projects in your local area so you can make an informed decision. For more information and advice see our guidance article www.landmark.co.uk/Energy&Infrastructure



Risk	Search radius	Result
Multiple features present		
Non-Renewable Energy	4km	Identified
Renewable Energy	4km	Identified
Above & Below Ground Railways	250m	Not Identified
HS2 & Crossrail 2	2km	Not Identified

Data appendix

The rest of the report outlines the data used to inform the previous sections. There's no need to read on unless you're after the detail of a particular dataset used to inform our opinion.

We will only show maps and detail where a risk has been identified.



How to use this report	11
Understanding the data	12
Datasets searched	14
Contaminated Land	
Authorised industrial processes	Not identified
Landfill and waste	Not identified
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	Not identified
Ground stability	
Man-made hazards	Not identified
Natural factors	Not identified
Mining	16
Brine and Salt	Not identified
Planning constraints	19

How to use your report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage or seek further mortgage advice. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

How do we examine the risk?

This report is generated based on the boundary selected at the point of order to represent the property. Where the location was provided to us as a point only, the report is based on a 25m radius around this point; any features which are present within this boundary are considered to be 'on-site'.

In this report there are two different ways we can examine each risk. These are indicated on the cover page, and we also highlight the assessment type on each risk summary page.

Professional opinion	This is the highest level of risk assessment. A full assessment is run on the data. If the outcome is above the threshold for that risk, one of our in-house consultants will personally review the outcome. This may lead to the risk outcome being downgraded to a lower level based on our expertise and methodology.
Full assessment	Based on the data that is relevant to your property, we have created an automated opinion and recommendations using our expertise and risk models.
Alert assessment	We identify data within the search area, which may be relevant to the property. If features or potential hazards are found, we would recommend additional reports are obtained to clarify these further.

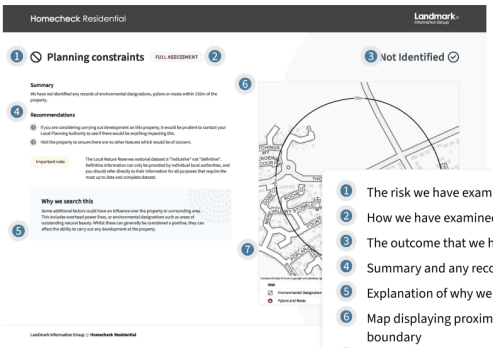
The front page of this report advises the outcome for each section based on one of these categories:

- **Passed:** We do not consider this to be a risk
- **Passed with guidance:** We have identified a risk but do not consider it to be significant. Please review the guidance.
- **Further Action:** We have identified a risk which we recommend you investigate further.
- **Identified:** We have identified a potential hazard risk in this section
- **Not identified:** We have not identified any potential hazards in this section.

Guide to the risk summary pages

Each risk has a dedicated summary page, outlining the risks on a map, with a key. More details of any identified features can then be seen in the Data Appendix of this report.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.



1. The risk we have examined
2. How we have examined each risk (see left)
3. The outcome that we have determined
4. Summary and any recommendations
5. Explanation of why we search this risk
6. Map displaying proximity of any issues to boundary
7. Map key identifying any risk features

Understanding the data

Contaminated land

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided. In many cases the report will be passed without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is referred free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be passed or suggestions made of some further action that could be taken, usually in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Planning: Applications

This report includes an alert for nearby planning applications. To do this, we check each project or development against your property boundary. If we find something on-site or nearby, we will display 'Identified' on the front page. If we don't find anything, we will display 'Not identified'. We will only describe issues relevant to the property in this report.

Where possible, we will represent larger planning applications as a polygon. Our ability to do this is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time to capture the record. Small applications will be represented by a point, although a limited number may be presented as a polygon.

We have considered planning applications captured by Barbour ABI Ltd within the last 7 years to inform you of current or future developments that could influence your enjoyment and use of the property. We use different search buffers based on the size of the potential development project.

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. Once a planning application request has been submitted and published, it can take up to 6 weeks for us to receive and use in our reports.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property, we would recommend you use this report as a starting point for more extensive investigations.

This report does not include a data section for Planning applications. Should any applications have been identified, please purchase the Landmark Planning report through your usual reseller.

Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity. Ground stability is important, as subsidence, landslide and sink holes can all cause damage to properties.

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings. We also identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

We use historical mapping to identify areas formerly used for landfill and areas of other infilling such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

Coal mining

Understanding the data

We use data from PinPoint to assess if you are in an area affected by Coal Mining activity. If you are assessed as being at risk, we include full details regarding that risk. Conversely, if you are assessed as not being at risk, you are provided with certification informing you of that outcome.

Energy and Infrastructure

This report includes an alert for nearby Energy and Infrastructure projects. To do this, we check each project or development against your property boundary. If we find something on-site or nearby, we will display 'Identified' on the front page. If we don't find anything, we will display 'Not identified'. We will only describe issues relevant to the property in this report.

This report does not include a data section for Energy and Infrastructure. Should any features have been identified, please purchase the Sitesolutions Energy and Infrastructure report through your usual reseller

Above and below ground railways

The above and below ground railways section provides details on existing railways. This includes data supplied by Crossrail for the route and stations and safeguarding areas; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops (including Metro, Tram, Underground, Preserved and Inactive stations sourced from Department of Transports NaPTAN API and Ordnance Survey OpenMap Local product for the United Kingdom.

This data includes records of historic railways. As such, it is possible that the railways identified are no longer present.

HS2 and Crossrail 2

The High Speed 2 (HS2) and Crossrail2 section of the report provides details on the proposed route, stations and safeguarding areas for each of the projects, based on Consultation documents and data provided by the Department for Transport.

In October 2023, the HS2 project was scaled back by the Government; discussions continue the appropriate next steps, and as such the data provided may not reflect the most recent changes. Full details about the Phase 2 cancellation can be found here: https://www.hs2.org.uk/

Planning constraints

Overhead Transmission Lines are extracted from Ordnance Survey Landline data in MasterMap and only show significant lines; if the pylons and lines are not shown on the mapping then they will not be reported.

We also show the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990.

Datasets searched

Contaminated land

Authorised Industrial Processes
Local Authority Pollution Prevention and Controls
Planning Hazardous Substance Consents
Control of Major Accident Hazards Sites (COMAH)
Notification of Installations Handling Hazardous Substances (NIHHS)
Explosive Sites

Landfill and Waste Sites
Registered Waste Treatment or Disposal Sites
Registered Waste Transfer Sites
Recorded Historical Waste Disposal Sites (1973 Survey)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites
Licensed Waste Management Facilities (Locations)

Incidents and Enforcements
Enforcement and Prohibition Notices
Prosecutions Relating to Authorised Processes
Planning Hazardous Substance Enforcements
Prosecutions Relating to Controlled Waters
Local Authority Pollution Prevention and Control Enforcements
Prosecutions (Post 2000)
Contaminated Land Register Entries and Notices
Substantiated Pollution Incident Register

Historical Land Use
Potentially Contaminative Industrial Uses (Past Land Use)
Potentially Infilled Land (Non-Water)
Potentially Infilled Land (Water)
Historical Tanks And Energy Facilities

Current Land Use
Contemporary Trade Directory Entries
Fuel Station Entries

Miscellaneous
Landmark Risk Assessed Land Register
Water Abstractions
Source Protection Zones Locations
BGS Bedrock Aquifer Designations
BGS Superficial Aquifer Designations
VMD Water Features
OS NGD Water Link

Flood

River and Coastal Flooding
EA Flood Zones 3 (NaFRA2)
EA Flood Zones 2 (NaFRA2)
Risk of Flooding from Rivers or Sea (RoFRS)

Surface Water Flooding
JBA Pluvial 75 Depths
JBA Pluvial 200 Depths
JBA Pluvial 1000 Depths

Groundwater Flooding
Groundwater Flood Risk 5m
JBA Pluvial 75 Depths
EA Flood Zones 3 (NaFRA2)

Other
Flood Water Storage Areas
Historic Flood Events
VMD Water Features
OS NGD Water Link
OS Terrain 5 DTM

Radon

Radon
Radon Potential

Planning Applications

Planning Applications
Post 1997 Planning Applications

Ground stability

Natural hazards
Potential for Landslide Ground Stability Hazards
Potential for Ground Dissolution Stability Hazards
Potential for Compressible Ground Stability Hazards
Potential for Shrinking or Swelling Clay Ground Stability Hazards
Potential for Running Sand Ground Stability Hazards
Potential for Collapsible Ground Stability Hazards
Natural Cavities

Man-made hazards
BGS Recorded Landfill Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Former Marshes
Potentially Infilled Land (Non-Water)

Datasets searched

Potentially Infilled Land (Water)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites

Brine and salt
CBSCB Compensation District
Brine Pumping Related Features
Salt Mining Related Features
Brine Subsidence Solution Area

Mining
BGS Recorded Mineral Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Non-Coal Mining Areas of Great Britain
Mining Instability
Potentially Contaminative Land Uses from large scale historical mapping
Potential Mining Areas
Man-Made Mining Cavities

Coal mining

Pinpoint Coal Screening

Energy & infrastructure

Renewable energy
Wind Farms
Wind Turbines
Renewable Energy Planning Database

Non-renewable energy
Licensed Areas for Onshore Energy Exploration and Production
Licensed Wells for Energy Exploration
Offered Blocks for Onshore Energy Exploration and Production
Southampton to London Pipeline Development

Above and below ground railways
Crossrail - Safeguarding Limits
Crossrail - Stations
Crossrail - Track
Railed Transport - Tracks
Railed Transport - Stations and Stops

HS2 and Crossrail2
HS2 - Track
HS2 - Stations
HS2 - Safeguarding Limits
HS2 - Payment Zones
Crossrail 2 - Track
Crossrail 2 - Stations
Crossrail 2 - Safeguarding Limits

Miscellaneous
Local Authority Boundaries

Planning Constraints

Planning Constraints
Pylon or Mast
Areas of Outstanding Natural Beauty
National Nature Reserves
Local Nature Reserves
Marine Nature Reserves
Sites of Special Scientific Interest
Forest Parks
National Parks
Areas of Unadopted Green Belt
Ramsar Sites
Special Areas of Conservation
Special Protection Areas
Areas of Adopted Green Belt
Environmentally Sensitive Areas
Listed Buildings
World Heritage Sites
Scheduled Monuments
Ancient Woodland
Country Parks
Nature Improvement Areas

Ground stability: Mining

Back to summary



Mining

Id	Details	Distance	Contact
Non coal mining areas of Great Britain			
12	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Ganister	78m NW	4
Mining instability			
6	Classification: Conclusive Rock Mining Commodity: Rock Boundary Quality: As Supplied	0m N	3
Potential mining areas			
7	Reference: Not Supplied Name: Wisewood Commodity: Coal; Halifax Hard Last Worked: Not Supplied Boundary Quality: Derived	0m N	3
8	Reference: 723 Name: Wadsley Commodity: Coal; Ganister Last Worked: 1876 Boundary Quality: Derived	0m N	3
9	Reference: Not Supplied Name: Crook's Commodity: Coal; Halifax Hard Last Worked: 1865 Boundary Quality: Derived	0m N	3

Ground stability: Mining

Back to summary

Mining

Id	Details	Distance	Contact
Potential mining areas			
10	Reference: Not Supplied Name: Worrall Commodity: Coal and Ganister; Halifax Hard Last Worked: Not Supplied Boundary Quality: Derived	19m W	3
10	Reference: Not Supplied Name: Sheffield Commodity: Coal Last Worked: Not Supplied Boundary Quality: Derived	19m W	3
11	Reference: 7678 Name: Wadsley Common Commodity: Coal and Ganister; Halifax Hard Last Worked: 1923 Boundary Quality: Derived	56m N	3
BGS recorded mineral sites			
14	Reference: 108353 Name: Wadsley Coal Pits Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Wadsley, Sheffield, South Yorkshire Positional Accuracy: Located by supplier to within 10m	109m SW	4

Mining

Id	Details	Distance	Contact
BGS recorded mineral sites			
17	Reference: 108352 Name: Wadsley Coal Pits Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Wadsley, Sheffield, South Yorkshire Positional Accuracy: Located by supplier to within 10m	167m W	4
Potentially contaminative industrial uses (past land use) - mining			
13	Description: Mining of coal & lignite Map: 1855	107m W	3
16	Description: Mining of coal & lignite Map: 1855	162m W	3
19	Description: Mining of coal & lignite Map: 1855	219m SW	3
21	Description: Mining of coal & lignite Map: 1855	250m W	3
Mining from historical maps			
15	Classification: Shaft Industry Type: Extraction Latest Map Date: Not Applicable	111m N	3
18	Classification: Quarry Industry Type: Extraction Latest Map Date: Not Applicable	216m N	3

Ground stability: Mining

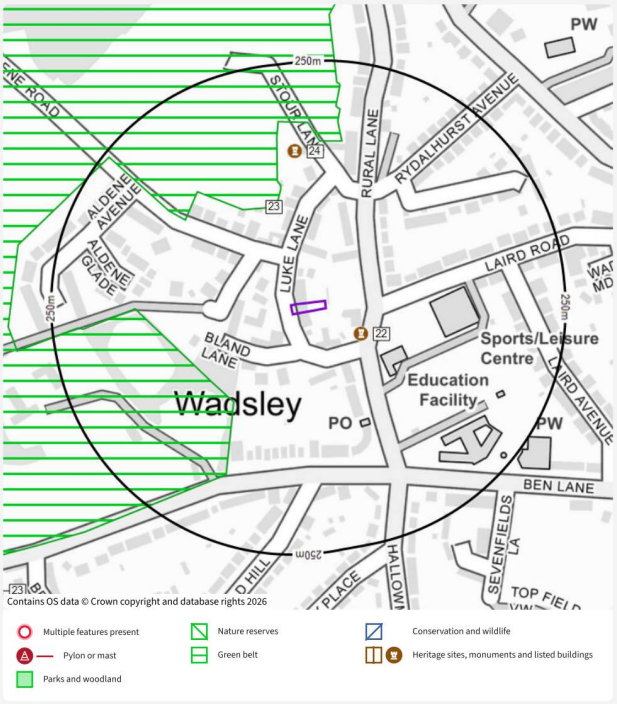
Back to summary

Mining

Id	Details	Distance	Contact
Mining from historical maps			
20	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: Not Applicable	221m N	3

Planning constraints

Back to summary



We have identified records of environmental designations at the property. We have not identified any records of pylons or masts within 250m of the property.

Green belt

Id	Details	Distance	Contact
Area of adopted green belt			
23	Site type: Area of adopted green belt Name: Sheffield Unitary Development Plan	104m N	2

Heritage sites, monuments and listed buildings

Id	Details	Distance	Contact
Listed building			
22	Site type: Listed Buildings Name: Wadsley Stocks 5 Metres South East Of The Wadsley Jack Public House (Public House Not Included) Reference: 1247145 Location: Not Supplied Location Accuracy: Positioned by the supplier	46m SE	3
24	Site type: Listed Buildings Name: Rose And Crown Public House And Attached Wall Reference: 1247414 Location: Not Supplied Location Accuracy: Positioned by the supplier	159m N	3

Appendices

Report limitations	21
Useful information	22
Useful contacts	26
Important consumer protection information	27
Terms and conditions and copyright statement	28



Report limitations

This report has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction, or if development is planned at the property. The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers.

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of any information or data. We do not accept responsibility for inaccurate data provided by external data providers.

Useful information

Contaminated land

Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre 'buffer' around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The 'buffer' is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The British Geological Survey (BGS) hold records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes

Identified discharge consents could be for storm water discharges, soakaways or septic tanks. If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licenced sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licenced under the Open Government Licence.

Historical Land Uses

This data relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given.

Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library.

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Flood

River

River flooding, also known as 'fluvial flooding', occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. It can cause widespread and extensive damage because of the sheer volume of water.

Coastal

Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. It can cause widespread and extensive damage because of the sheer volume of water.

Surface

Surface water flooding, also known as 'pluvial' flooding, is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.

Groundwater

Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.

Useful information

Other

We analyse proximity to and elevation above historical flood records to better understand the risk of flooding. The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis.

It is important to understand that flooding can happen anywhere, even if you don't live near to a watercourse or the sea. Insurance may be expensive or difficult to obtain if your home is at risk, so it is vital to understand the risk of flooding of your home before purchasing a property. Understanding flood risk is based on the likelihood of a flood event and the potential impact.

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Radon

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the 'Action Level' for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Public Health England advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m-3) should be remediated, and when achievable to below the Target Level of 100 Bq m-3. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. Public Health England provides a radon testing service which can be accessed at www.ukradon.org.

Indoor radon levels can usually be substantially reduced at a low cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. http://www.bre.co.uk/radon.

Flood protection measures

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures: physical barriers designed to keep water out of your house, such as flood doors, air brick covers and non-return valves. Temporary flood resistance products are those that need deploying (fitting or activating) prior to flooding arriving, whereas permanent flood resistance products do not need activating.

Flood Resilience measures: these reduce flood damage in situations where water is allowed to enter, such as raising electrical sockets, the use of resilient plaster.

The flood source, likely depths and property design and age will inform the best choice of permanent resistance, temporary resistance or resilience. Other factors will play a part in the decision making process, such as cost, visual impact, ease of deployment and product performance. The best answer for your home will most likely involve a combination of products.

Please refer to the Know Your Flood Risk website for further information and suppliers of protection and resilience measures: www.knowyourfloodrisk.co.uk/flood-advice-guidance

Preparation for a flood event

Flood Action Plan

Preparing a Flood Action Plan will help ensure the safety of everyone, minimise the disruption that you may suffer and reduce damage to important items. The flood plan should comprise of a simple check list for you to follow should a flood event be expected. You can create your own personal Flood Action Plan by visiting the Environment Agency website at www.gov.uk/prepare-for-flooding/future-flooding. Alternatively, visit your Local Authority's website.

A Flood Action Plan should include:

- Contact numbers for utility providers (gas, electricity, water), insurance providers, local authority, and other important contacts (family, friends, etc.)
- A list of important items that you can move upstairs or to a safe place before an event (pets, cars, electrical equipment, heirlooms, furniture)
- Where the utility shut-off points are and how to operate them
- What Property Level Protection measures to install and where
- Where the emergency flood kit is and what it should comprise of
- Practical advice on appropriate actions to take during a flood (store as much drinkable water as possible, block sinks and toilets, tune into your local radio station for updates)

Useful information

- Practical advice on appropriate actions to take after a flood has occurred (take photos and videos of damage, contact insurance providers, contact utilities to check that central heating, water, and electrics are working properly)

Flood Action Groups

As well as protecting your property and preparing yourself for a flood, as a local community you can set up a flood action group. Flood action groups across England and Wales are proving to be very successful ways in raising awareness and engaging communities in responding to flood risk. This is done through engagement, increasing resource, applying for grant schemes and working in partnership with relevant Agencies and Authorities. The advice, support and assistance provided by Agencies and Authorities can be helped by local knowledge to better help reduce or mitigate flood risk. For guidance on how to create a flood action group in your community please visit the National Flood Forum's website at www.nationalfloodforum.org.uk/flood-risk-community-groups/how-to-form-a-flood-action-group.

Flood Re

At the start of April 2016 the flood insurance market changed. Flood RE opened for business, allowing many flood risk prone residential properties access to affordable flood insurance. All other properties (including most leasehold homes and all commercial property) are exposed to a fully risk-based flood insurance market, perhaps for the first time.

It is therefore important to understand in advance of exchanging contracts whether that property has a flood risk, which is likely to make insurance more expensive, or even impossible to obtain.

Such insurance implications may make getting a mortgage more difficult, which may jeopardise the proposed transaction. Alternatively, the cost implications of dealing with the potential flooding may lead to the property price being discounted.

So what is Flood RE?

Flood RE is a scheme developed by the insurance industry with the approval of Government. It is an independent organisation and is neither run by nor funded by Government (though it does report to Parliament on the way the scheme is working). The Flood RE scheme is designed to ensure that affordable flood cover remains available to most residential homes for a 25 year period and to soften the transition to fully risk-reflective pricing.

Flood RE also hopes to encourage competition between insurers to offer better terms for flood insurance. Insurers who write flood risk business in the UK must be members of Flood RE. They can then choose whether or not to cede to Flood RE the flood part of home insurance policies (buildings or contents) bought by their customers. Each insurer is free to set the benchmarks at which it will offer flood insurance itself, or cede the business to Flood RE, or perhaps refuse to offer flood cover at all. So there will be variations in the level of flood risk to the property which will result in Flood RE's involvement. Flood RE offers the insurer who cedes the business both capped premiums (set by reference to the property Council Tax band) and capped excess for the cover. Both will rise over the lifetime of the scheme, with the capped premiums rising in line with CPI. Flood RE will deal only with the insurer, not with the insured. See www.floodre.co.uk

Energy & Infrastructure

Non-renewable energy

Onshore oil and gas exploration and production licences relate to areas of land (blocks). The Oil and Gas Authority (OGA) grants the licences to operators. They must show technical and environmental competence and have access to funding. The government does not directly grant access rights. Planning permission must be sought from the Local Authority. Environmental permits must also be sought from the Environment Agency, Scottish Environment Protection Agency, or Natural Resources Wales.

As well as the areas currently licenced for oil and gas exploration, we will also show the 159 new licences that were offered under the 14th Onshore Oil and Gas Licensing Round to successful applicants.

Before any drilling activities can begin, the operator must first get planning permission. Contact your Local Planning Authority to get details of any current planning applications near to your property.

Fracking (Hydraulic Fracturing)

Fracking is just one technical part of the process needed for the development and operation of a shale gas facility. This includes exploration, production and abandonment. Each stage of the shale gas development process presents a distinct set of risks. These include contamination risk to groundwater and surface water, seismic risks, and amenity risks (for example, from increased traffic movements). The nature of risk depends upon both the impact should an event occur and the likelihood of it occurring. Some guidance has been produced in relation to shale gas by UK Government and environmental regulators. It is likely that significantly more will follow before commercial shale gas operations begin at any significant scale.

The fracking process involves injecting water and various other additives into the ground. Some negative media coverage of the process has occurred in the UK and USA. The differences in regulatory regime and geological conditions mean that direct comparison of the UK with the USA is not strictly applicable. A number of reports have been produced by proponents and opponents of the technology in the UK and Europe, with a small number of expert technical reports leading government and regulatory policy towards shale gas development in the UK. However, regulatory advice is currently limited.

There is general consensus that risks to property from fracking are low. The exact nature of risk depends upon site specific considerations.

Useful information

Renewable energy

Planning has a key role in providing renewable and low carbon energy facilities, where the local environmental impact is acceptable. Protection of local amenity is an important consideration which planning authorities consider when making their decisions.

No formal government compensation schemes currently exist for property owners located close to wind or solar farms.

The wind and solar energy industries are increasingly trying to work more closely with the government, councils, local communities and wider interest groups, to ensure that benefits associated with wind energy developments are felt by those who live locally. RenewableUK developed the Community Benefits Protocol in 2011 to ensure that the wind power industry delivers on these benefits. As part of the Protocol, developers commit to provide a minimum of £1000 per MW of installed capacity, or equivalent benefits, directly to host communities. Further information can be obtained from RenewableUK (https://www.renewableuk.com/).

Wind energy

Wind farms do not usually pose a risk to the surrounding environment. But due to the large areas they cover and the height of the turbines they can cause problems. These include visual impacts and those from noise/vibrations produced by the turbines. Ecological impacts can also be present although these tend not to be so relevant to property.

The biggest issue relates to the visual impact of a wind farm. The resulting changes of the visual landscape can be significant. This is particularly a problem in protected rural areas.

The wind is the UK's largest source of renewable energy generation. There are over 400 wind farms and around 4000 wind turbines in the UK. With many projects due to be developed these figures will continue to grow.

RenewableUK (https://www.renewableuk.com/) holds records of wind projects in the UK Wind Energy Database.

Solar energy

The main environmental impact of a solar farm is visual impact. Solar farms can cover large areas of land, but the structures within them are rarely higher than 2m above ground level. Visual impact can be reduced if planned and screened sensitively. A solar farm does not generate noise and is quick to construct (often only 1-2 months). There is very little maintenance traffic once construction completes.

Panels may be freestanding or attached to a building with a large surface area such as a warehouse roof. They are a form of renewable and low carbon energy production. They could help provide the UK with a secure energy supply and reduce greenhouse gas emissions.

Other renewable energy

As well as wind and solar power there are a variety of other renewable power sources in the UK. Details of the other types of renewable energy are:

- **Small / Large Hydroelectric**- Power stations that produce electricity using the gravitational force of falling or flowing water. Small hydro projects are those that produce 10 megawatts or less.
- **Shoreline Wave**- Electricity generation using sea surface waves
- **Tidal Barrage / Stream**- this is a form of hydroelectric power station that converts the energy of tides into electricity
- **Biomass** - Energy is created by burning biological material such as wood and certain types of Plants.
- **Co-firing**- A co-firing power plant burns biomass together with fossil fuels.
- **Anaerobic / Sewage Digestion**- The process produces a biogas, consisting partly of methane. This biogas can be used directly as fuel to generate electricity.
- **Hot Dry Rocks**- This is a type of geothermal power plant which uses heat produced naturally in the ground to create electricity.
- **Landfill Gas**- Burning of landfill gases to produce power
- **Energy From Waste (EfW) Incineration**- EfW is a form of energy recovery. Most EfW processes produce electricity and/or heat directly through burning.
- **Advanced Conversion Technology**- A process that produces gas by burning waste at extremely high temperatures. This achieves 100% degradation of the waste to "white ash". The gas produced is burnt for electricity generation and thermal energy distribution and utilisation.

Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS

www.ordnancesurvey.co.uk
customerservices@ordnancesurvey.co.uk
03456 05 05 05

2 Sheffield City Council

Howden House
1 Union Street
Sheffield
S1 2SH

www.sheffield.gov.uk
0114 273 4215

3 Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

www.landmark.co.uk
helpdesk@landmark.co.uk
0330 036 6619

4 British Geological Survey, Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG

www.bgs.ac.uk
enquiries@bgs.ac.uk
0115 936 3143

5 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

enquiries@environment-agency.gov.uk
03708 506 506

6 PinPoint Information Ltd

Riverbank House
1 Putney Bridge Approach
London
SW6 3JD

www.pinpointinformation.co.uk

Important consumer protection information

Landmark Information Group

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Landmark Information Group Limited

Imperium
Imperial Way
Berkshire
RG2 0TD

helpdesk@landmark.co.uk
0330 036 6619

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TPOs

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

www.tpos.co.uk
admin@tpos.co.uk
01722 333306

Complaints procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it 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 e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

helpdesk@landmark.co.uk
0330 036 6619

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision

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Drainage and Water Search

OneSearch

Property Address

32, Luke Lane, Sheffield, S6 4BP.

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 or email cs@onesearchdirect.co.uk

Prepared by:
Brian McGhee
Drainage & Water Team

Your reference:	Client reference:	Our reference:	Date prepared:
20260928108016	**32, LUKE LANE, SHEFFIELD, S6 4BP**	**D03692900**	**05-10-2026**

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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	None 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



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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.

Connected

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.

Not identified

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.

Insured

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.

None found

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 does not show 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.

Insured

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.

None found

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.

Insured

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.

Insured

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.

Insured

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.

Insured

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.

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The Search Company

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    - Normally deal with it fully and provide a final response in writing within 20 working days of receipt.
    - Keep you infomsrmed 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.

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    The Property Ombudsman
    Tel: 01722 333306
    Email: admin@tpos.co.uk
    We will cooperate fully with the Ombudsman and comply with his decision.

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Regulated Local Authority Search

Land Charges Summary

This search reveals 3 registration(s) as described in the schedule hereto.

Planning Permissions Sections 1.1a-1.1i		No
Building Regulations Approval Sections 1.1j-1.1l		Yes
Planning Designations and Proposals Section 1.2		Identified
Roads Roads, Footways, and Footpaths Maintained at Public Expense Section 2.1		Public
Other Matters		
Nearby Road Schemes Section 3.4		No
Nearby Railway Schemes Section 3.5		Identified
Traffic Schemes Section 3.6		Identified

About Your Search

Search Type:

Land Charges Register and Local Search Enquiries

Property:

32
Luke Lane
Sheffield
S6 4BP

Local Authority:

Sheffield City Council
Howden House, Union Street, Sheffield, South Yorkshire, S1 2SH.

Our Reference:
XX/5366494

Your Reference:
20260928108016

Prepared by:
jbishop

Invoice Number:
E26630698

Date:
15/10/2026

If you require any further information, or if you would like to order any additional recommended searches or insurances, please do not hesitate to contact our Customer Service Team on:

0800 052 0117
cs@onesearchdirect.co.uk

OneSearch

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CIPSO ASSOCIATE MEMBER
The Property Ombudsman Consumer Redress

Certificate Number: 07207201

Certificate Number: 07207201

Contents

This report is divided into the following colour codes for ease of interpretation:-

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Local Search Enquiries

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1.2 Planning Designations and Proposals

2.1 Roads, Footways and Footpaths

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3.1 - 3.2 Land Required for Public Purposes

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3.10 Community Infrastructure Levy (CIL)

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3.13 Contaminated Land

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3.15 Assets of Community Value

If you require assistance in interpreting this report, call our customer services desk on 0800 052 0117 or email cs@onesearchdirect.co.uk.

The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch Direct Ltd.

Certificate Number: 07207201

Search of Local Land Charges Register

Subjects: **32, Luke Lane, Sheffield, S6 4BP.**
Date of Search Report: **15/10/2026**
Search Report No: **07207201**
Search Report Prepared By: **jbishop**

Charges on Register

03 - Planning Charges

Description Of Charge (including reference to appropriate statutory provision)	Originating Authority	Place Where Relevant Documents May Be Inspected	Date Of Registration
32 Luke Lane, Sheffield, S6 4BP Full Planning Application Conditional Planning Permission dated 25/05/1983 Extension to form utility room. Application Number: 83/00263/FUL designated by virtue of Town and Country Planning Act 1990	Sheffield City Council	Howden House, Union Street, Sheffield, South Yorkshire, S1 2SH.	25/5/1983
32 Luke Lane Full Planning Application Conditional Planning Permission dated 15/01/2008 Single storey rear extension to dwellinghouse Application Number: 07/04510/FUL Issued to: Mrs C Stocks designated by virtue of Town and Country Planning Act 1990	Sheffield City Council	Howden House, Union Street, Sheffield, South Yorkshire, S1 2SH.	15/1/2008

04 - Miscellaneous Charges

Description Of Charge (including reference to appropriate statutory provision)	Originating Authority	Place Where Relevant Documents May Be Inspected	Date Of Registration
Sheffield Smoke Control Order No 19 made under the Clean Air Act 1956. Section 11 (5).	Sheffield City Council	Howden House Union Street Sheffield South Yorkshire S1 2SH.	1/7/1978

Certificate Number: 07207201

Local Search Enquiries

Subjects: **32, Luke Lane, Sheffield, S6 4BP.**
Date of Search Report: **15/10/2026**
Search Report No: **07207201**
Search Report Prepared By: **jbishop**

Local Search Enquiries deal with entries which affect the subjects of search but which have not been registered as a Land Charge by the Local Authority.

Information relating to applications, consents, designations, notices, orders and other items which are disclosed in the search of the Land Charges register will not be duplicated below.

Planning and Building Regulation Decisions and Pending Applications

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:- **1.1**

Section 1.1 (a)	**Planning Permissions**	**None**
Section 1.1 (b)	**Listed Building Consents**	**None**
Section 1.1 (c)	**Conservation Area Consents**	**None**
Section 1.1 (d)	**Certificate of Lawfulness of Existing Use or Development**	**None**
Section 1.1 (e)	**Certificate of Lawfulness of Proposed Use or Development**	**None**
Section 1.1 (f)	**A Certificate of Lawfulness of Proposed Works for Listed Buildings**	**None**
Section 1.1 (g)	**A Heritage Partnership Agreement**	**None**
Section 1.1 (h)	**A Listed Building Consent Order**	**None**
Section 1.1 (i)	**A Local Listed Building Consent Order**	**None**
Section 1.1 (j)	**Building Regulations Approvals**	**Yes**

	Decision	Date	Application Type
08/01037/MULBN	Granted	19-May-2008	Building Regulation Approval
Proposal			
Extension to existing single storey kitchen at rear of dwelling and first floor en-suite alterations			
20/00596/DALBN	Granted	3-Mar-2020	Building Regulation Approval
Proposal			
Provision of consequential insulation associated with a like for like replacement roof covering			
21/01562/DALBN	Pending	4-May-2021	Building Regulation Approval
Proposal			
Erection of replacement of raised decking to rear of dwelling			

Section 1.1 (k)	**Building Regulations Completion Certificate**	**Yes**

	Decision	Date	Application Type
08/01037/MULBN	Issued	12-Apr-2010	Building Regulation Completion Certificate
Proposal			
Extension to existing single storey kitchen at rear of dwelling and first floor en-suite alterations			
20/00596/DALBN	Issued	4-Sep-2020	Building Regulation Completion Certificate
Proposal			
Provision of consequential insulation associated with a like for like replacement roof covering			

Section 1.1 (l)	**Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?**	**Yes**

	Decision	Date	Application Type
FENSA	Registered	19-Feb-2008	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification

Proposal
Doors: 1
Windows: 1
Certificate Issued: 31/03/2008
Work Completed: 19/02/2008
32 Luke Lane SHEFFIELD S6 4BP

FENSA	Registered	29-Apr-2010	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification

Proposal
Windows: 2
Certificate Issued: 30/08/2010
Work Completed: 29/04/2010
32 Luke Lane SHEFFIELD S6 4BP

15/205862/BMCL	Registered	6-Mar-2015	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification

Proposal
Install a photovoltaic system

15/207927/FENSA	Registered	20-Mar-2015	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification

Proposal
Install replacement windows in a dwelling
Install replacement doors in a dwelling

24/213071/CERTAS	Registered	25-Jan-2023	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification

Proposal
None of work subject to a Green Deal Plan

23/204609/CERTAS	Registered	25-Jan-2023	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification

Proposal
Install replacement door(s) in a dwelling

24/215240/NICEIC	Registered	1-Apr-2024	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification

Proposal
Install one or more new circuits

26/202416/NAPIT	Registered	26-May-2025	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification

Proposal
Install a replacement consumer unit

Informative
The seller or developer should be asked to provide evidence of compliance with building regulations. This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.

Informative
The Local Authority's computerised records of planning and building control documents do not extend back before planning - 01/01/1970 - and building control - 01/01/1990 - and replies will only cover the period since that date. If earlier history is required, please contact the Planning & Building Control Department - refer to search information sheet for contact details

Informative
With regards to 1.1(k&l) please note the Local Authority may not always be aware of such works or may not reveal this information and enquiries should also be made of the seller.

Planning Designations and Proposals

1.2. What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan? — **See details below** — **1.2**

Borough Boundary		-	-
Local Plans	Borough Boundary		
Core Strategy		Adopted	04/03/2009
Local Plans	Urban Area		
Sheffield Unitary Development Plan Adopted		Adopted	31/03/1998
Local Plan Policy	Borough Boundary		

Informative
This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents. Further enquiries should be made to the Local Authority (ref to Search Information Sheet).

Roads

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:- **2.1**

(a) Highway Maintainable at Public Expense	Public
Name	**Status**
Luke Lane - (Sheffield)	Public

(b) Subject to adoption and supported by a bond or bond waiver	No

(c) To be made up by a local authority who will reclaim the cost from the frontagers; or	No

(d) To be adopted by a local authority without reclaiming the cost from the frontagers?	No

Informative
Any further enquiries should be made to the Local Authority's Highways Department (refer to Search Information Sheet).

2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map? **No** **2.2**

Informative
Please note additional public rights of way may exist other than those shown on the definitive map.

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register? **No** **2.3**

Informative
Please note additional public rights of way may exist other than those shown on the definitive map.

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map? **No** **2.4**

Informative
Please note additional public rights of way may exist other than those shown on the definitive map.

2.5 If so, please attach a plan showing the approximate route	No	2.5

Other Matters

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so please refer to Search Information Sheet for contact details. Note: Matters entered onto the Local Land Charges Register, or visibly by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15 below

Land Required for Public Purposes

3.1. Is the property included in land required for Public Purposes?	No	3.1

Land to be Acquired for Road Works

3.2. Is the property included in land to be acquired for road works?	No	3.2

Drainage Matters

3.3. Is the property:-		3.3
(a)Served by a sustainable urban drainage system (SuDS)?	**Not Available**	
(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	**Not Available**	
(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?	**Not Available**	
Informative *Many Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System.*		

Nearby Road Schemes

3.4. Is the property (or will it be) within 200 metres of any of the following? **No** **3.4**

(a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;
(b) The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
(c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving-
  i) Construction of a roundabout (other than a mini-roundabout); or
  ii) Widening by construction of one or more additional traffic lanes;
(d) The outer limits of-
  i) Construction of a new road to be built by a local authority
  ii) An approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or
  iii) Construction of a roundabout (other than a mini-roundabout) or widening by construction of one or more additional traffic lanes
(e) The centre line of the proposed route of a new road under proposals published for public consultation; or
(f) The outer limits of-
  i) Construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
  ii) Construction of a roundabout (other than a mini-roundabout); or
  iii) Widening by construction of one or more additional traffic lanes, under proposals published for public consultation?

Informative
A mini roundabout is a roundabout having a one way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

Nearby Railway Schemes

3.5 (a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? **No** **3.5**

Informative
Please refer to search information sheet for contact details relating to relevant rail schemes.

3.5 (b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary? **Yes** **3.5**

Scheme Type	Proposal
The Network Rail (Hope Valley Capacity) Order 2018	The Network Rail (Hope Valley Capacity) Order 2018 - route line showing affected area
Barrow Hill Line Reopening	Barrow Hill Line Reopening

Informative
Please refer to search information sheet for contact details relating to relevant rail schemes.

Traffic Schemes

3.6 Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property: **Yes** **3.6**

(a) Permanent stopping up or diversion;
(b) Waiting or loading restrictions
(c) One way driving
(d) Prohibition of driving
(e) Pedestrianisation
(f) Vehicle width or weight restrictions
(g) Traffic calming works including road humps
(h) Residents parking controls
(i) Minor road widening or improvement
(j) Pedestrian crossings
(k) Cycle tracks; or
(l) Bridge building?

Scheme Type	**Proposal**	**Subject**
Waiting or Loading restrictions	Sheffield City Council (Stopping Restrictions, Waiting Restrictions, Loading Restrictions & Parking Places) (Map Schedule) Order 2024 (Amendment No.15) Order 2025	Luke Lane, Sheffield
Waiting or Loading restrictions	Sheffield City Council (Stopping Restrictions, Waiting Restrictions, Loading Restrictions & Parking Places) (Map Schedule) (Consolidation No.2) Order 2026 (Amendment No.*) Order 202*	Luke Lane, Sheffield

Informative
In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transportwithout involving the local authority.

Informative
Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Informative
This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

Outstanding Notices

3.7. Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this schedule:- **Yes** **3.7**

(a) Building Works;
(b) Environment;
(c) Health and Safety;
(d) Housing;
(e) Highways; or
(f) Public health?
(g) Flood and coastal erosion risk management

Act	Section	Council Ref	Details	Status	Date Served
Environment Act 1995	Designation of Air Quality Management Areas	Sheffield City Wide AQMA.	Sheffield City Council - Sheffield Citywide AQMA An area covering entire eastern part of the City containing the major built up areas (now declared for annual and 1-hour nitrogen dioxide objectives, and the 24-hour PM10 objective).	Information	

Informative
Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Contravention of Building Regulations

3.8. Has a local authority authorised in relation to the property any proceedings for the contravention of any provisions contained in building regulations **No** **3.8**

Notices, Orders, Directions and Proceedings under Planning Acts

3.9. Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:- **3.9**

(a) Enforcement Notice	**No**
(b) Stop Notice	**No**
(c) Listed Building Enforcement Notice	**No**
(d) Breach of Condition Notice	**No**
(e) Planning Contravention Notice	**No**
(f) Other Notice Relating to Breach of Planning Control	**No**
(g) Listed Buildings Repair Notice	**No**
(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	**No**
(i) A Building Preservation Notice	**No**
(j) A Direction Restricting Permitted Development	**No**
(k) An Order Revoking or Modifying Permission	**No**
(l) An Order Requiring Discontinuance of Use or Alteration or Removal of Buildings or Works	**No**
(m) Tree Preservation Order	**No**

(n) Proceedings to Enforce a Planning Agreement or Planning Contribution	No

Informative
Matters already entered on the Local Land Charges Register will not be revealed in answer to enquiries 3 (a), (c), and (f-n).

Informative
National Park Authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them

Community Infrastructure Levy (CIL)

3.10 (a) Is there a CIL charging schedule?	Yes

3.10

CIL Rates 2015 and 2025
Type of Development CIL Rate 2015 (R)(/sq.m.) Index 2015 (IC) Index 2021 (IY) Index 2022 (IY) Index 2023 (IY) Index 2024 (IY) Index 2025 (IY) CIL Rate 2025* = R x IY/IC (/sq.m.)
RESIDENTIAL (Use Classes C3 and C4) 1
• Zone 1 - North East £0 254 333 332 355 381 391 £0
• Zone 2 - East £0 254 333 332 355 381 391 £0
• Zone 3 – Stocksbridge & Deepcar, North West, South East, City Centre West, Manor/Arbourthorne/Gleadless,Chapeltown/Ecclesfield, Rural Upper Don Valley £30 254 333 332 355 381 391 £46.18
• Zone 4 - City Centre, South £50 254 333 332 355 381 391 £76.97
• Zone 5 - South West £80 254 333 332 355 381 391 £123.15
RETAIL (Use Class A1) 8
• City Centre Prime Retail Area 2 £30 254 333 332 355 381 391 £46.18
• Meadowhall Prime Retail Area 3 £60 254 333 332 355 381 391 £92.36
• Major Retail Schemes4 (includes Superstores 5 and Retail Warehouses 6) 7 £60 254 333 332 355 381 391 £92.36
HOTELS (Use Class C1) 8 £40 254 333 332 355 381 391 £61.57
STUDENT ACCOMMODATION £30 254 333 332 355 381 391 £46.18
ALL OTHER USES (including offices and industry) £0 254 333 332 355 381 391 £0

(b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-	
(i) a liability notice?	No
(ii) a notice of chargeable development	No
(iii) a demand notice	No
(iv) a default liability notice?	No
(v) an assumption of liability notice?	No
(vi) a commencement notice?	No
(c) Has any demand notice been suspended?	No
(d) Has the Local Authority received full or part payment of any CIL liability?	No
(e) Has the Local Authority received any appeal against any of the above?	No
(f) Has a decision been taken to apply for a liability order?	No
(g) Has a liability order been granted?	No
(h) Have any other enforcement measures been taken?	No

Informative
Matters already entered on the Local Land Charges Register will not be revealed in answer to enquiries 3.10 (b)(i), (b)(iii), (d), and (f-h).

Conservation Areas

3.11. Do the following apply in relation to the property:-	No	3.11
a) The making of the area a Conservation Area before 31st August 1974; or b) An unimplemented resolution to designate the area a Conservation Area?		

Compulsory Purchase

3.12. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No	3.12
Informative *Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*		

Contaminated Land

3.13. Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property:-	No	3.13
a) A contaminated land notice; **b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990 -** **I) A decision to make an entry; or** **II) An entry; or** **c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990**		
Informative *A negative reply does not imply that the property is free from contamination or from risk to it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.* *The Environment Act 1995 introduced a contaminated land regime forming part IIA of the Environmental Protection Act 1990 which became effective in April 2000. This change saw owner/occupiers become potentially liable for clean up costs as a Class 'B' "Appropriate Person."* *Local Authorities are now responsible for preparation of reports on contamination in their respective areas and their subsequent local strategy. Local Authorities will intermittently inspect their areas in respect of contamination and take action against those seriously contaminated areas. Registers of remediation notices and contaminated land identified under Section 78R must also be kept. These registers do not form lists of contaminated sites; rather sites where Remediation Notices have been served. It is intended that information will also be included with regard to the condition of the land in question.* *As part of the OneSearch Local Search we will inspect the remediation register where available.*		

Radon Gas

3.14. Do records indicate that the property is in a "Radon Affected Area" as identified by the UK Health Security Agency? **Yes** **3.14**

Yes. If you have obtained an environmental report we would refer you to the relevant section which will provide you with the percentage of homes in your immediate area which are above the action level.

Informative

"Radon Affected Area" means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the UK Health Security Agency which also advises Government on the numerical value of the "Radon Action Level" (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

The areas are identified from radiological evidence and are periodically reviewed by the UK Health Security Agency. Existing homes in Affected Areas should have radon measurements. The present owner should say whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property.

Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available from UK Health Security Agency Radiation Protection Services website (https://www.ukhsa-protectionservices.org.uk/radon/). Alternatively information can be requested from UKHSA on 01235 825313 or by writing to UK Health Security Agency, Chilton, Didcot, Oxon, OX11 0RQ.

Assets of Community Value

3.15. (a) Has the property been nominated as an asset of community value? If so:-	No	3.15
(i) Is it listed as an asset of community value?	No	
(ii) Was it excluded and placed on the "nominated but not listed" list?	No	
(iii) Has the listing expired?	No	
(iv) Is the Local Authority reviewing or proposing to renew the listing?	No	
(v) Are there any subsisting appeals against the listing?	No	
(b) If the property is listed: (i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?	No	
(ii) Has the Local Authority received a notice of disposal?	No	
(iii) Has any community interest group requested to be treated as a bidder?	No	
Informative *Matters already entered on the Local Land Charges Register will not be revealed in answer to enquiry 3.15 (a)(i).*		

Certificate Number: 07207201

Search Information Sheet

Service Contact Details

Sheffield City Council

Howden House
Union Street
Sheffield
S1 2SH

Sheffield City Council

Sheffield City Council
Planning Department Howden House
1 Union Street
Sheffield
S1 2SH
0114 273 4215

UK Health Security Agency

UK Health Security Agency
10 South Colonnade
London
E14 4PU

020 7654 8000

enquiries@ukhsa.gov.uk

Crossrail

8 Cavell Mews
Flitwick
Bedford
MK45 1GT

0345 602 3813

helpdesk@crossrail.co.uk

HS2

28 Larch Road
Dartford
DA1 2LF

020 7944 4908

HS2enquiries@hs2.org.u

Terms and Conditions

The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 2nd Floor, Skypark SP1, 8 Elliot Place, Glasgow G3 8EP (referred to in these Notes as "OneSearch").
2. ONESEARCH Direct Limited is a limited company registed in Scotland.
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 which it has with any person involved in the sale of the property who is identified at the point of ordering the search. OneSearch cannot accept any liability for failing to disclose a relationship where the involvement of a person in the transaction was not made known to it at the time of ordering the search.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.
5. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. The address of OneSearch is set out in paragraph 1 above in this Notes section. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting us on 0800 052 0117 or by e-mailing cs@onesearchdirect.co.uk. The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the property of the search are disclosed.
7. Planning applications and building regulations on the property only have been searched. The minimum search period is 10 years.

Definition of Search Terms

8. Definition of Search Terms - Roads
   - Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.
   - Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.
10. 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.
11. These terms are enforceable against OneSearch not only by the seller of the property but also by the actual or potential purchaser of, or mortgage lender in respect of, the property, in their own right.

Cancellations

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred. Any such costs will be applied in line with the following timescales:

    - Any personal search cancelled up to one working day after the order is placed can be cancelled without charge
    - Any personal search cancelled on the expected return date, or one working day before, will attract a 100% charge
    - Any personal search cancellation request made between these times will attract a 50% charge.
    - Any ancillary report cancellation request received where no work has been carried out can be cancelled without charge. Any direct costs incurred will be passed on and charged in full.

    Should you have any questions regarding the cancellation policy please contact the Customer Services Department on 0800 052 0117.

Queries

13. 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 the first instance to the Customer Services Department by telephone on 0800 052 0117 or by emailing cs@onesearchdirect.co.uk. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability and Insurance

14. This search is protected by Professional Indemnity Insurance arranged by Tokio Marine HCC, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/records which are used to compile our search reports. The search further benefits from 6 years run-off.

15. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

Complaints Procedure

16. OneSearch Direct is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

    If you want to 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 e-mail, as you prefer, if we need more time
    - Provide a final response, in writing, at the latest within 40 working days of receipt
    - Liaise, at your request, with anyone acting formally on your behalf

    If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs); Tel: 01722 333306, website: www.tpos.co.uk, email: admin@tpos.co.uk.

    We will co-operate fully with the Ombudsman during an investigation and comply with his decision.

    Complaints should be sent to: cs@onesearchdirect.co.uk

    or

    Customer Services Manager
    OneSearch Direct
    Skypark SP1
    8 Elliot Place
    Glasgow
    G3 8EP

    Tel: 0800 052 0117

The Search Company, OneSearch Direct have a contractual relationship with the following parties to the compilation of your search

HA1 Limited (INTEGRATION TESTING ONLY)

Fact Sheet for Homebuyers



Why do I need this search?

Your conveyancer has requested this search to make sure there are no nasty surprises lurking within your property. It is usually a lender requirement that you obtain a local search before they will agree to release the finance you need to complete your property transaction. But what does it all mean?

08 - Civil Aviation Charges	
Description Of Charge (including reference to appropriate statutory provision)	**Originating Authority**
Reference ABCXX. Aerodrome safeguard zones. Within the boundary of the Aerodrome Safeguarding Area there may be restrictions on all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet) - DfT circular 2003.	North Somerset Council

Local Land Charges

The Land Charges Register will highlight any restrictions on use, or financial obligations placed on the property. These are generally binding on successive owners, so it's very important that your conveyancer explains this part thoroughly to you.

Planning Decisions

Have previous owners been rejected for that extension you had your eye on?Has permission been granted for those double glazed windows on your property that is within a Conservation Area ? You can find out in this section of the report.

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:-		
Section 1.1 (a)	Planning Permissions	None
Section 1.1 (b)	Listed Building Consents	None
Section 1.1 (c)	Conservation Area Consents	None
Section 1.1 (d)	Certificate of Lawfulness of Existing Use or Development	None
Section 1.1 (e)	Certificate of Lawfulness of Proposed Use or Development	None

Section 1.1 (f)	Building Regulations Approvals
Section 1.1 (g)	Building Regulations Completion Certificate
Section 1.1 (h)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

Building Regulations

Have any works that have been carried out on property been done with appropriate consent? This section will reveal any applications made to Building Control for changes to the property. This is important as any works without appropriate consent may result in the council taking action and as the new homeowner you would be liable for remediation work.

Planning Designations and Proposals

Local Plans are vital for setting out what types of development can be permitted within a local development framework. This includes housing, business, and essential infrastructure.

1.2. What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?	
North Somerset Council Local Development Framework	
Clevedon, Nailsea, and Portishead	Adopted
North Somerset Replacement Local Plan Adopted#1390	Adopted
Local Plan Policy	Conservation Area
Local Plan Policy	Borough Boundary
Local Plan Policy	Forest of Avon
Local Plan Policy	Settlement Boundary

2 Which of the roads, footways and footpaths named in the application for this search are :				
(a) Highway Maintainable at Public Expense				
Name	**Carriageway**	**Footway**	**Footpath**	**Verge**
Sample Hill, Portishead	Public	Public	None	None
Footpath to side	None	None	Private	None

Roads

If your road is not maintainable at public expense, you could be liable for its maintenance and repairs. Your conveyancer will clarify ownership and liability should the search return a "private" result.

Fact Sheet for Homebuyers



Important! Please note...

Your conveyancer will discuss with you any issues that have been flagged up in this report. If there's a section you would like more information on, please get in touch with them directly and they can advise you further.

3.6 Has a local authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property:
(a) Permanent stopping up or diversion;
(b) Waiting or loading restrictions
(c) One way driving
(d) Prohibition of driving
(e) Pedestrianisation
(f) Vehicle width or weight restrictions
(g) Traffic calming works including road humps
(h) Residents parking controls
(i) Minor road widening or improvement
(j) Pedestrian crossings
(k) Cycle tracks; or
(l) Bridge building?

Roads, Railway and Traffic Schemes

Are there any proposals to construct a new road or railway nearby? What about proposed speed bumps outside your front door? This report will search within 200m for road and railway schemes, and will detect any relevant traffic schemes.

Notices and Orders

This section of the search will report on any enforcement action connected to the property, whether that be proposed, served, appealed, or withdrawn. This includes Breach of Condition Notices and Listed Building Notices.

3.9. Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-	
(a) Enforcement Notice	No
(b) Stop Notice	No
(c) Listed Building Enforcement Notice	No
(d) Breach of Condition Notice	No
(e) Planning Contravention Notice	No

3.12. Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property:-	No
a) A contaminated land notice;	
b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990 -	
I) A decision to make an entry; or	
II) An entry; or	
c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990	

Contaminated Land

If there is contaminated land at the site of your property, and if the original polluter cannot be traced, there are instances when the new owner of the land may become liable for remediation (including compensating others who are affected by it!). Your conveyancer will be able to advise you of any liability risks.

What does this search **NOT** include?

Matters that are not specific to your property will not be included within this search, unless stated otherwise. Your conveyancer should also obtain other searches as required, which may include Drainage & Water, Environmental Searches and Mining Searches.

Please ensure you are comfortable with the content of this search before you fully commit to purchasing the property.

Important Consumer Protection Information



This search has been produced by Onesearch Direct (Address: Skypark SP1, 8 Elliot Place, Glasgow G3 8EP Telephone: 0800 052 0117 Fax: 0141 572 2033 or E-mail: cs@onesearchdirect.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles
Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:
The Property Ombudsman scheme
Milford House,
43-55 Milford Street,
Salisbury,
Wiltshire
SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: **admin@tpos.co.uk**

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Next Steps

This home has been prepared for sale in advance. Here is how to move forward.

1 Making an offer

Speak to the MorfittSmith team at 67 Middlewood Road, Hillsborough. To put your offer forward with confidence we will ask for proof of deposit, a mortgage agreement in principle where relevant, your position (chain or chain-free) and your conveyancer's details. There is no buyer reservation fee.

2 Your conveyancer

Because the title, searches and HomeCheck are already in this pack, your conveyancer can start reviewing the legal position as soon as your offer is agreed, rather than waiting weeks for searches to come back. Searches are typically accepted by lenders for up to six months from their date. If you do not yet have a conveyancer, we can introduce you to one.

3 Likely timescales

Preparing the sale upfront removes the usual wait for searches and title documents. The overall timescale will still depend on your mortgage offer, any chain and both conveyancers. We will agree a target exchange and completion date with all parties at the point of sale and keep everyone working to it.

4 Mortgage advice

If you are arranging finance, it pays to speak to an adviser early, so your mortgage offer is ready when the legal work is. JMH Financial search a broad panel of lenders and can advise on protection too. Their details are on the next page.

Referral arrangements
MorfittSmith may receive a referral fee or other benefit if you choose to use a mortgage adviser or conveyancer we introduce, including JMH Financial. This does not affect what you pay them, and you are free to use any adviser or conveyancer you prefer. Details of any fee are available on request.

@jmhfinancial
info@jmhfinancial.co.uk
07538286914

JMH FINANCIAL

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