

HomeCheck™



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PROPERTY DOCUMENTS

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PROPERTY DOCUMENTS

18 Don Avenue, Sheffield, S6 4AE

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Prepared by MorfittSmith as part of Momentum — our complete sale readiness service.
Documents are provided for information. Buyers should rely on their own legal advice.



TOTAL: 164 m²

Basement: 8 m², Ground floor: 77 m², 1st floor: 63 m², 2nd floor: 24 m²
 EXCLUDED AREAS: BASEMENT: 8 m², GARAGE: 12 m², HALL: 2 m²,

LOW CEILING: 3 m², WALLS: 18 m²

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





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Official copy of register of title

Title number SYK308019

Edition date 02.03.2026

- This official copy shows the entries on the register of title on 27 AUG 2026 at 09:13:52.
- 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 27 Aug 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 (06.08.1991) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 18 Don Avenue, Wadsley, (S6 4AE).

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 (15.11.2023) PROPRIETOR: [REDACTED] of 18 Don Avenue, Sheffield, S6 4AE.
- 2 (15.11.2023) The price stated to have been paid on 8 November 2023 was £411,000.
- 3 (02.03.2026) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 26 February 2026 in favour of Bluestone Mortgages Limited referred to in the Charges Register.

C: Charges Register

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

- 1 A Deed Poll dated 6 July 1900 by The Sheffield Estates Limited (Company) contains covenants details of which are set out in the Schedule hereto.
- 2 (02.03.2026) REGISTERED CHARGE dated 26 February 2026.
- 3 (02.03.2026) Proprietor: BLUESTONE MORTGAGES LIMITED (Co. Regn. No. 2305213) of Floor 10, 40 Leadenhall Street, London EC3A 2BJ.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 6 July 1900 referred to in the Charges Register:-

Know all men by these presents that The Sheffield Estates Limited (hereinafter called "the Company") whose registered office is at 30 Bank Street in the City of Sheffield hereby declares that All the land of the Company situate on the West side of Langsett Road and having frontages to that Road Wadsley Lane and Church Lane at Wadsley in the Township and Parish of Ecclesfield in the County of York and described and coloured pink, green and yellow on the plan drawn hereon and which land is intended to be laid out as a building estate shall henceforth be subject to the regulations specified in the Schedule hereto so far as the same regulations affect each part of the said Estate to the intent that the same regulations shall bind the land restricted by such Regulations in the hands of the Company and all parties claiming under it in witness whereof the Company has hereunto affixed its Common Seal this sixth day of July One thousand and nine hundred.

THE SCHEDULE above referred to

Regulations

As to the land coloured pink on the said plan. On this portion of the Estate every detached house shall be of the value of Three hundred pounds at the least and if not detached each house shall be of the value of two hundred and fifty pounds at the least.

As to the land coloured green on the said plan. Every house erected on this portion of the Estate every detached house shall be of the value of Three hundred pounds at the least and if not detached each house shall be of the value of two hundred and fifty pounds at the least.

As to the land coloured green on the said plan. Every house erected on this portion of the Estate shall have one front room of the minimum width of twelve feet and six inches and a separate entrance passage and shall contain at least on the ground floor two rooms and a kitchen and above three bedrooms and one Attic.

As to the land coloured yellow on the said plan. Every house erected on this portion of the said Estate shall have one front room of the minimum width of twelve feet and six inches and a separate entrance passage and shall contain at least on the ground floor two rooms and a kitchen and above three bedrooms and one Attic.

As to the land coloured yellow on the said plan. Every house erected on this portion of the said Estate shall have one front room of the minimum width of twelve feet and six inches and shall contain at least on the ground floor two rooms and a kitchen and above two bedrooms and one attic. Every house fronting Argyle Road or Langsett Avenue shall have one or more bay or venetian windows.

As to all the said land The boundary walls fronting to each road shown on the said plan shall be dwarf walls with stone copings surmounted with ornamental iron palisading.

Each house on any portion of the estate shall have a front of rock faced or dressed stone or of pressed brick with stone facings according to the character of the house but this shall not prevent ornamental tiles or ornamental timber or plaster work or any other ornamental or decorated front.

Every house having a stone front shall have stone main walls at each side where not joined to other buildings.

The trees on the Estate shall be preserved so far as practicable and none shall be cut down without the sanction of Messrs. Holmes & Watson of Sheffield aforesaid Surveyors hereinafter called the said Surveyors.

The building line on each side of every road shall be fixed by the said Suveyors but in no case shall any building line be nearer its road then six feet except with regard to saleshops erected on portions of the estate to be approved by the said Surveyors on which portions saleshops may be erected nearer to the road than six feet.

Schedule of restrictive covenants continued

No workshop shall be erected on any part of the Estate East of Argyle Road nearer than sixty feet to any road shewn on the said plan.

The land striped with red lines on the said plan may be used for the purpose of making bricks tiles earthenware pipes and other earthenware articles and all such machinery kilns and other building shall be erected within the space marked A.B.C.D. on the said plan and no bricks or other materials shall be burned on the said land except in a Hoffman Osman or other kiln of similar construction.

Except as provided by the last foregoing clause no noxious or offensive trade or business shall be carried on upon any part of the Estate but land may be used as a Burial Ground or for a Chapel School Museum Art Gallery Gymnasium Public Assembly Room Concert Room Public Baths Club Hotel Library Reading Room parochial Offices or Institute Refreshment Room Hospital or any other building for similar purposes each case to be approved by the said Surveyors.

If the said Surveyors shall fail to act in the matters referred to them then some Surveyor practising in Sheffield aforesaid shall be appointed by the Lord Mayor for the time being of Sheffield aforesaid to act as a substitute for the said Surveyors.

NOTE: The land in this title falls wholly within the land coloured yellow on the Deed plan.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		SYK308019	
ORDNANCE SURVEY PLAN REFERENCE ^①	COUNTY	SHEET	NATIONAL GRID
	SOUTH YORKSHIRE		SK 3291
Scale: 1/1250		SHEFFIELD DISTRICT	SECTION A
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BRADFELD PARISH



Energy performance certificate (EPC)

Property type

Semi-detached house

Total floor area

156 square metres

Rules on letting this property

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

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

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

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

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

For properties in England and Wales:

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

Breakdown of property's energy performance

Features in this property

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

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

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), insulated	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 215 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:

- Cavity fill is recommended
- Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend **£3,000 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 £429 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 17,926 kWh per year for heating
- 2,323 kWh per year for hot water

Impact on the environment

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

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

5.9 tonnes of CO2

This property's potential production

4.2 tonnes of CO2

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

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

Steps you could take to save energy

Do I need to follow these steps in order?

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

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

Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£233

Potential rating after completing step 1



Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£142

Potential rating after completing steps 1 and 2



Step 3: Low energy lighting

Typical installation cost

£30

Typical yearly saving

£54

Potential rating after completing steps 1 to 3



Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£602

Potential rating after completing steps 1 to 4



Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

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

- 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

Peter Wainwright

Telephone

07950652861

Email

epc.energy@talktalk.net

Contacting the accreditation scheme

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

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor's ID

EES/008463

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

19 July 2023

Date of certificate

19 July 2023

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).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#)

[Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

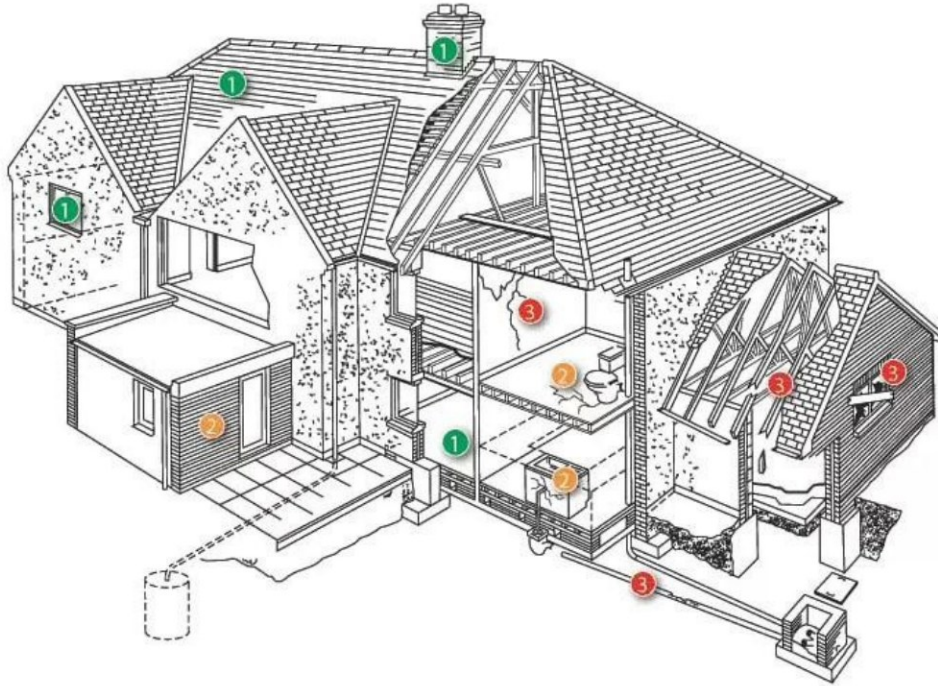
[Service performance \(/service-performance\)](#)

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HomeCheckTM



HomeCheck Property Review

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

Property address: 18 Don Avenue, S6 4AE

Date: 28 August 2026

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

Property Review Summary

This semi-detached house is in good condition for its age, and presents as a well-maintained and well-decorated family home throughout.

The issues identified are minor and localised. They relate mainly to a few condensation-blown double-glazed units in the rear extension, some minor mould to bathroom and window sealants, a small area of damp to one chimney breast, and a handful of small maintenance items such as a loose window sill and a few screw pops through ceiling plaster.

In practical terms the property needs only a small amount of sensible upkeep rather than any significant repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Two or three condensation-blown double-glazed top lights are present in the rear extension and require replacement.

● Ongoing Maintenance / Improvement

- Minor black mould is present to sealant at the bay window, bath, shower and en suite enclosures.
- Minor damp and wallpaper discolouration are visible to the chimney breast in bedroom two, and to external brickwork below the damp-proof course.
- A loose UPVC window sill in the second-floor dormer and a loose en suite toilet-roll holder require refixing.
- A few screw or nail heads have popped through ceiling and wall plaster in several areas.
- Minor cosmetic scuffs, marks and localised redecoration throughout from everyday use.
- Minor impact damage to the second-floor bedroom ceiling where the door catches the pitched slope.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £250 – £500
(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

The key point for a buyer is that this property does not present as a project of any kind. It is well maintained and well decorated throughout, and the items noted are minor, localised and typical for a house of this age and type.

The blown extension units are the one item worth planning to replace; everything else is routine upkeep — sealant refreshes, a few small refixings, minor making good and general redecoration as preferred. None of it points to underlying structural or damp problems requiring major work.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The main roof, the garage extension roof and the rear kitchen and conservatory extension roofs all appear sound. There is moss growth between the slates, which is indicative of age rather than a defect.

The ridge has been repaired, with about half the ridge tiles covered over with lead flashing. This relates to a rear dormer that has been fitted and appears sound. Both are noted as observations rather than issues.

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 guttering, downpipes and visible drainage to the house and garage all appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The first-floor render, the ground-floor and garage brickwork, and the pointing all appear sound. The chimney breast brickwork and pointing above roof level are also sound.

Below the damp-proof course there are signs of damp to the brickwork with some pointing dropped out. This sits below an injected damp-proof course and is not a major issue.

What's likely required:

- Repoint the small area of dropped pointing below the damp-proof course if desired

Typical cost guidance: £100 – £200

Windows & External Joinery

● Routine Repair

The windows and external doors are UPVC and generally appear sound.

In the rear extension, two or three of the double-glazed top lights show internal condensation, indicating the sealed units have blown and need replacing. The UPVC sill to the second-floor dormer window is loose and requires refixing.

What's likely required:

- Replace the two or three blown double-glazed units in the rear extension
- Refix the loose second-floor dormer window sill

Typical cost guidance: £300 – £600

Internal Condition

● Ongoing Maintenance / Improvement

The property is in good decorative condition throughout, with only minor scuffs, marks and paint discolouration in several areas from everyday use, including from a dog in the house.

In bedroom two there is minor wallpaper edge lifting and discolouration to the chimney breast at ceiling level, consistent with limited damp. In the second-floor bedroom the door catches the pitched ceiling and has caused minor impact damage, and there is minor wallpaper damage. Several screw or nail heads have popped through ceiling and wall plaster, mainly in the second-floor stairway and en suite.

The cellar is small and, by Sheffield standards, much drier than average. The walls are damp as expected for an untanked below-ground space, with no other visible issues. The gas and electricity meters and consumer units are present and appear sound.

What's likely required:

- Localised making good and redecoration to marked and damaged areas as preferred
- Refit or adjust the second-floor bedroom door to stop it catching the ceiling
- Reset the popped screw and nail heads and make good

Typical cost guidance: £400 – £700

Kitchen & Bathrooms

● Ongoing Maintenance / Improvement

The kitchen, utility and ground-floor WC are modern and in good decorative condition, with mechanical extraction present and working. The first-floor bathroom and both en suites are also in good condition with working extraction.

There is very minor black mould to the sealant around the bath, shower and en suite enclosures, and to the bay window sealant in the lounge. The en suite toilet-roll holder is loose and requires refixing.

What's likely required:

- Renew the minor areas of mouldy sealant to the enclosures and bay window
- Refix the loose en suite toilet-roll holder

Typical cost guidance: £150 – £300

Services

● Ongoing Maintenance / Improvement

The gas boiler in the garage, and the meters and consumer units in the cellar, all appear visually sound.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front driveway, beds, boundary walls and fence all appear sound.

To the rear, the patio, steps, garden, lawn, beds, boundary fencing and hedges appear sound. The rear shed is extensive, relatively modern, with UPVC windows and doors, and both it and the greenhouse appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Replace the two or three blown double-glazed units in the rear extension.
- Refix the loose second-floor dormer window sill and the en suite toilet-roll holder.
- Renew the minor mouldy sealant to the bathroom enclosures and bay window.
- Reset the popped screw and nail heads and adjust the second-floor bedroom door.
- Repoint the small area below the damp-proof course if desired.
- Complete minor cosmetic touch-ups and redecoration throughout as preferred.
- Confirm boiler servicing, gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a well-presented semi-detached house that has been extended and maintained to a good standard. It reads as a family home in current use rather than a property with any underlying problems.

The condensation-blown extension units are the only item worth planning for; the remainder are the sort of small maintenance and cosmetic jobs any occupied home accumulates. The damp to one chimney breast and below the damp-proof course is limited and consistent with normal conditions for a property of this age, not a sign of major work.

Overall, the property needs only a modest amount of sensible upkeep rather than any significant repair or refurbishment.

Important Note

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

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

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

Francis Mickelborough

HomeCheck™

www.myhomecheck.co.uk

Property Address

18, Don Avenue, Sheffield, S6 4AE.

Records searched indicate

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

Legend

Typical response

Caution - please refer to
relevant question

Needs attention

Got questions?

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

Prepared by:

Mark Dalrymple

Drainage & Water Team

Your reference:
20260827107325

Client reference:
**18, DON AVENUE,
SHEFFIELD, S6 4AE**

Our reference:
D03672764

Date prepared:
27-08-2026



Summary

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



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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.



2.2 Surface water

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

Answer

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

Important notes

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

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

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

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

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

[Refer to vendor](#)


2.3 Surface water charges

Is a surface water drainage charge payable?

Answer

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

Important notes

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

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

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



2.4 Drainage assets within boundary

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

Answer

The map indicates an asset within the boundaries of the property. A full site inspection should be conducted prior to any works commencing to accurately locate any assets.

Important notes

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

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

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



2.4.1 Surface water assets within boundary

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

Answer

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

Important notes

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

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

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



2.5 Public sewer within 100 feet

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

Answer

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

Important notes

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

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

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

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



2.5.1 Public sewer within 50m

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

Answer

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

Important notes

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

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

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



2.6 Adoption

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

Answer

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

Important notes

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

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

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

[See details](#)


2.7 Building over agreements

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

Answer

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

Important notes

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

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

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



2.8 Internal flooding

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

Answer

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

Important notes

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

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

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



2.9 Sewage treatment works

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

Answer

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

Important notes

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

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

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

3. Water

Connected



3.1 Mains water

Is the property connected to mains water supply?

Answer

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

Important notes

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

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

Not identified



3.2 Water assets within boundary

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

Answer

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

Important notes

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

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

See details



3.3 Water adoption

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

Answer

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

Important notes

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

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



3.4 Water pressure

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

Answer

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

Important notes

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

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

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

[See details](#)

3.5 Water supply classification

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

Answer

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

[See details](#)

3.6 Water meter

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

Answer

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

4. Undertakers

[See Answer](#)

4.1.1 Sewerage undertaker

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

Answer

Yorkshire Water

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

Telephone: 0845 1 24 24 24

[See Answer](#)

4.1.2 Water undertaker

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

Answer

Yorkshire Water

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

Telephone: 0845 1 24 24 24

[Refer to vendor](#)

4.2 Sewerage service billing

Who bills the property for sewerage services?

Answer

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

[Refer to vendor](#)

4.3 Water service billing

Who bills the property for water services?

Answer

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

[Refer to vendor](#)

4.4 Charging basis

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

Answer

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



4.5 Charging basis change

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

Answer

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

Important notes

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

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

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

Report Limitations

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

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

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

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- Normally deal with it fully and provide a final response in writing within 20 working days of receipt.
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Tel: 01722 333306

Email: admin@tpos.co.uk

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