

HomeCheck™



conveyo



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# PROPERTY DOCUMENTS

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

# Contents

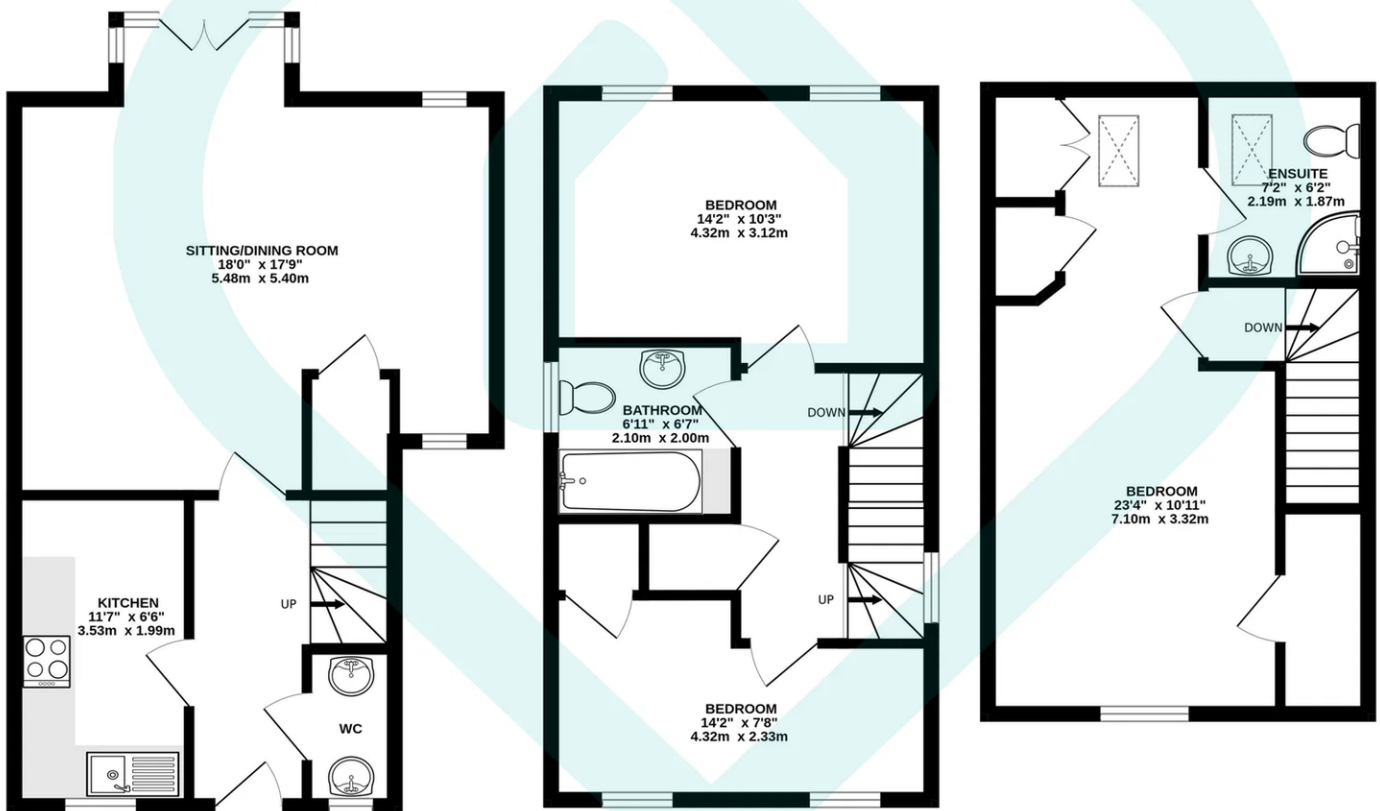
1 Meetinghouse Lane, Sheffield, S13 7PJ

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GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

2ND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

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





# Official copy of register of title

Title number SYK54494

Edition date 29.10.2008

- This official copy shows the entries on the register of title on 29 MAY 2026 at 16:24:28.
- 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 29 May 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 (06.02.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Meetinghouse Lane, Woodhouse (S13 7PJ).
- 2 The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 26 June 1878 made between (1) John Wright Potter and (2) William James Greenwood:-  
  
"TOGETHER with all rights liberties privileges easements advantages and appurtenances whatsoever to the said close piece or parcel of land and hereditaments or any part thereof appertaining or with the same or any part thereof now or heretofore demised occupied or enjoyed or reputed or known as part or parcel of them or any part thereof or appurtenant thereto."
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 16 July 1981 referred to in the Charges Register.
- 4 The Transfer dated 16 July 1981 referred to above contains provisions as to light or air and boundary structures.
- 5 (15.07.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (15.07.2008) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 7 (15.07.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered SYK554585 in green on the title plan dated 2 May 2008 made between (1) Jabai Estates Limited and (2)  
  
*NOTE: Copy filed under SYK554585.*
- 8 (15.07.2008) The Transfer dated 2 May 2008 referred to above contains provisions as to light or air and boundary structures.

Title number SYK54494

## 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 (29.10.2008) PROPRIETOR: of 1 Meetinghouse Lane, Woodhouse, Sheffield, South Yorkshire S13 7PJ.
- 2 (29.10.2008) The price stated to have been paid on 10 October 2008 was £225,000.

## C: Charges Register

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

- 1 A Transfer of the ground and first floors of 5 Meetinghouse Lane and other land dated 16 July 1981 made between (1) Linda Chapman (2) Frank Raymond Chapman (3) Terence Maris and Dorothy Christine Maris (4) Halifax Building Society and (5) Midland Bank Limited as rectified by a Deed dated 16 March 1982 made between the same parties contains covenants by the Vendor.

*NOTE: Originals filed under SYK133070.*

- 2 The land is subject to the following rights granted by a Transfer of 3a Meetinghouse Lane dated 23 December 1981 made between (1) Frank Raymond Chapman and Linda Chapman and (2) Dorothy Eileen Chapman:-

"Together with a right for the Transferee and the person deriving title under her owner or owners and occupiers for the time being of the land hereby transferred (in common with the Transferors and the persons deriving title under them owners or owner and occupiers for the time being of the property known as Number 3 Meetinghouse Lane Woodhouse aforesaid) to go pass and repass with or without vehicles and animals over and across that portion of Number 3 Meetinghouse Lane aforesaid as is coloured green on the plan bound up herein the Transferee or other the owner or owners for the time being of the land hereby transferred nevertheless paying with the Transferors or other the owners or owner of Number 3 Meetinghouse Lane aforesaid one half of the cost of maintaining repairing and renewing the surface of the said land coloured green for use as a right of way and the gates and gateposts on the boundary fronting Meetinghouse Lane aforesaid PROVIDED ALWAYS and it is hereby agreed and declared by and between the parties hereto that in the event of the land to the South of the land hereby transferred and now in the ownership of the Transferors (being the remainder of the land comprised in the Title Number SYK54496 above mentioned) being developed then the right of way to the land hereby transferred shall be from such point on the development of the said land to the South of the land hereby transferred as shall be mutually agreed between the Transferee or her successors in title and the Transferors or their successors in title and upon such substituted right of way being agreed and constructed to the satisfaction of the Transferee or her successors in title then the right of way hereinbefore granted over the said land coloured green on the said plan bound up herein shall forthwith cease and the land of the Transferors or their successors in title over which the said right of way is hereby granted and the said gates and gateposts fronting Meetinghouse Lane hereinbefore referred to shall thenceforth be freed from such right of way."

*NOTE: Copy plan filed under SYK140715.*

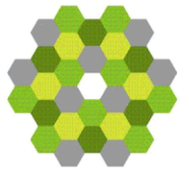
- 3 (29.10.2008) REGISTERED CHARGE dated 10 October 2008.
- 4 (29.10.2008) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

End of register

# HM Land Registry

## Official copy of title plan

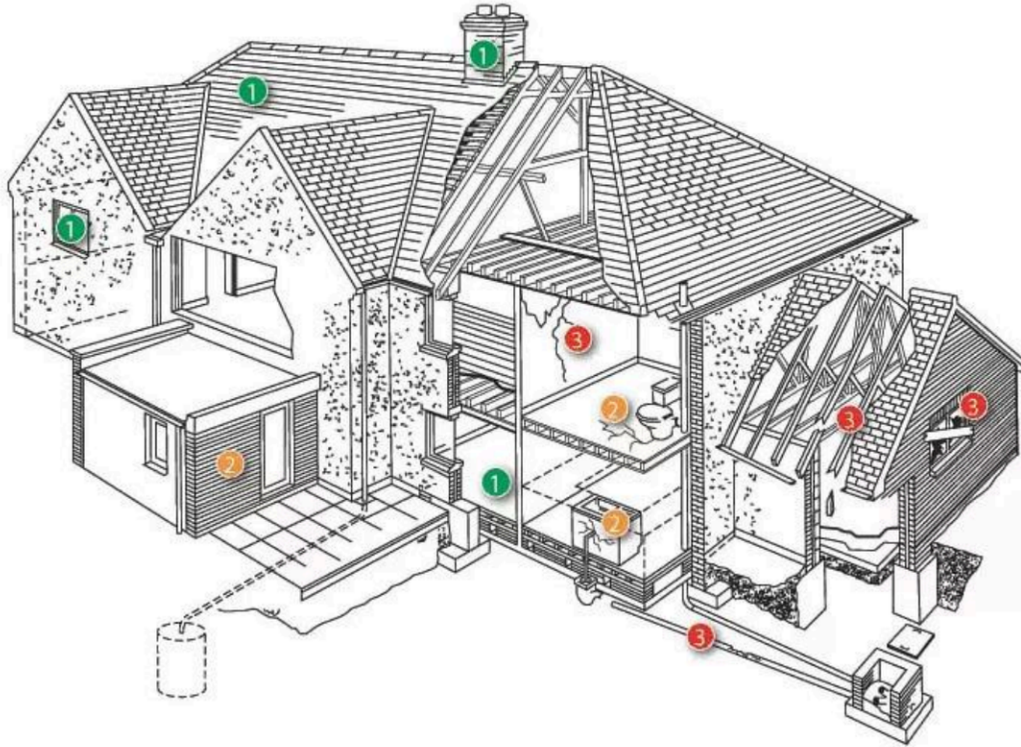
Title number **SYK54494**  
Ordnance Survey map reference **SK4284NW**  
Scale **1:1250**  
Administrative area **South Yorkshire :**  
**Sheffield**



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# 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:** 1 Meeting House Lane, S13 7PJ

**Date:** 29 May 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 property appears to be in **good condition** overall. It is a relatively modern detached three-storey home that presents as clean, well kept, and generally well maintained, with most elements appearing sound.

The issues identified are mainly minor and localised, relating to a small number of routine repairs, isolated finishing items, and some general upkeep externally rather than any broader refurbishment requirement.

## Summary of condition

### ● Structure

- No obvious signs of structural movement were noted.
- The main structure appears sound overall from the areas inspected.

### ● Priority Repair

- A small number of roof slates are missing to lower and rear roof slopes.
- The wall tiles behind the second-floor ensuite basin are loose.

### ● Routine Repair

- One double-glazed unit to the rear French doors has internal condensation.
- One double-glazed unit to a first-floor front bedroom window has internal condensation.
- Extractor vent covers/louvres are missing externally at side elevations.
- The ground-floor WC light and extractor do not appear to be working.
- One bedroom door catches and does not close properly.
- One or two other internal doors are catching on new carpeting.
- The lower section of handrail between ground and first floors is loose.

### ● Ongoing Maintenance / Improvement

- Hairline cracking is visible in sections of render.
- The rear garden is overgrown, with bramble and nettle growth present.
- The bath-end panel to the first-floor bathroom is water damaged.
- Some yellow show-through is visible to paintwork above the stair enclosure to the second floor.
- Minor plaster disturbance is visible where a former handrail section has been removed.
- Minor plaster pops are visible to parts of the second-floor sloping ceiling.

## Typical Cost Guidance

● **Priority Repair: £400 – £1,000**

(items best addressed early to prevent further deterioration)

● **Routine Repair: £700 – £1,300**

(typical maintenance and repairs that can be planned over time)

● **Ongoing Maintenance / Improvement: £350 – £950+**

(optional upgrades and general improvements depending on preference)

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## What this means

This appears to be a house that needs **mainly normal ongoing maintenance with a modest amount of planned repair**. The overall impression is of a property that has been kept in good order, with only a limited number of localised items requiring attention.

In practical terms, this property requires a few isolated repairs early, particularly where minor roof covering defects or moisture-prone bathroom finishes could worsen over time, and then working through the smaller joinery and cosmetic items as convenient.

# Property Condition Overview

What was observed during inspection

## Roof

### ● Priority Repair

There are a small number of missing slates noted to a lower roof section on the north elevation and to the rear roof slope, including one partial slate. Although no active water ingress was noted internally, open areas in a slate covering are best addressed early.

What's likely required:

- Replace missing and slipped/broken slates
- Check adjacent slates while access is in place
- Make good local roof covering as needed

Typical cost guidance: **£300 – £800**

## Rainwater Goods (Gutters & Drainage)

### ● Ongoing Maintenance / Improvement

The black plastic rainwater goods, soil pipes and visible waste pipes 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 property is mostly rendered and painted externally, and this generally appears sound. There are some localised hairline cracks visible to parts of the rendering, but these appear minor, typical, and not unusual. No action appears necessary beyond normal maintenance.

What's likely required:

- General monitoring only
- Localised decoration in future as required

Typical cost guidance: **£0 - £250**

### ● Routine Repair

External louvre covers are missing from what appear to be the kitchen extractor vent and the bathroom extractor vent.

What's likely required:

- Replace missing external vent covers/louvres
- Check extractor terminations are weathering properly

Typical cost guidance: **£50 - £100**

## Windows & External Joinery

### ● Routine Repair

The UPVC windows and doors appear to be in good general condition externally.

One double-glazed unit to the rear French doors and one double-glazed unit to a first-floor bedroom window have failed, with condensation visible between the panes.

What's likely required:

- Replace the two failed double-glazed units

Typical cost guidance: **£250 - £400**

## Internal Condition

### ● Routine Repair

Internally, the property is generally in clean and good decorative condition.

One bedroom door is catching and does not close properly, and one or two other doors are catching on the new carpeting and would benefit from trimming.

The lower section of the handrail between the ground and first floors is also loose and requires refixing.

There are two small areas of plaster damage where former handrail sections have been removed.

What's likely required:

- Trim affected doors
- Re-secure loose handrail fixings
- Carry out small localised making good to wall finish

Typical cost guidance: **£150 – £300**

### ● Ongoing Maintenance / Improvement

The hallway, stairs, landings and main rooms generally appear to be in sound decorative condition, with evidence of recent carpeting and redecoration.

Above the stairs to the second floor, some yellow marking is visible at wall and ceiling junctions. This appears most likely to be incomplete coverage of an earlier paint colour.

There are some minor plaster pops to parts of the second-floor ceiling and sloping ceiling line.

These are all small cosmetic points only.

What's likely required:

- Local filling where desired
- Touch-up painting to affected areas
- Cosmetic improvement only

Typical cost guidance: **£100 – £200**

## Services (General Due Diligence)

### ● Routine Repair

The ground-floor WC light and extractor fan do not appear to be working.

As part of the normal purchase process, it would also be sensible to carry out the usual gas and electrical safety checks.

What's likely required:

- Check electrical supply, switches and fittings to the WC light and extractor
- Repair or replace faulty light or extractor components as needed
- Standard testing of gas system as part of purchase process
- Confirm that appropriate electrical certification is available

Typical cost guidance: **£250 – £500**

## Kitchen & Bathroom

### ● Priority Repair

In the second-floor ensuite, the section of tiles behind the basin is loose, and the sealant between the basin and tiling is missing, with some local black mould visible.

What's likely required:

- Remove and replace or refix loose tiles
- Prepare the wall background properly
- Renew sealant at the basin/tile junction

Typical cost guidance: **£100 – £200**

### ● Ongoing Maintenance / Improvement

The kitchen appears modern and in good condition, with no visible issues noted.

The MDF bath-end panel in the first-floor bathroom is water-damaged, which appears to be a cosmetic item rather than a functional concern.

A replacement shower curtain is present but not yet fitted.

What's likely required:

- Replace or make good bath-end panel if desired
- Fit shower curtain as intended

Typical cost guidance: **£100 – £200**

## Grounds & External Areas

### ● Ongoing Maintenance / Improvement

The front grounds are mainly paved and laid out as driveway space, with a bed along one side. Boundary fencing appears sound.

To the rear, the garden is overgrown and somewhat unkempt, with bramble and nettle growth within the lawn and beds.

This appears to be a straightforward maintenance issue rather than anything more significant.

What's likely required:

- Cut back overgrowth
- Mow and tidy rear lawn and planted areas
- General garden maintenance

Typical cost guidance: **£150 - £300**

## Practical Next Steps

- Replace the missing and damaged roof slates.
- Repair the loose tiled section and renew sealant in the ensuite.
- Replace the two failed double-glazed units.
- Replace the missing external vent covers.
- Check the ground-floor WC light and extractor fan.
- Trim and adjust internal doors where they are catching.
- Re-secure the loose handrail.
- Tidy the rear garden and carry out minor cosmetic making good as desired.

These items are relatively modest in scale and can be approached in a practical order, with the roof and ensuite moisture-prone area dealt with first.

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## Practical Context

This appears to be a **well-kept modern property** with a limited number of fairly typical maintenance and repair items. The issues noted are localised rather than widespread, and most are straightforward to resolve.

A buyer should think of this as a house needing sensible upkeep and a few planned repairs, rather than one requiring significant renovation or major disruption.

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## 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

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