HomeCheck™ | conveyo | momentum

PROPERTY DOCUMENTS

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

7 Hawksley Avenue

Hillsborough, Sheffield S6 2BD

Pack prepared: 18 November 2026 / Version 1

MOMENTUM BOOK

Contents

7 Hawksley Avenue, Sheffield S6 2BD

Pack prepared: 18 November 2026 / Version 1

At a Glance 3

Material Information index 4

Floorplan 5

Title register (SYK274783) Official copy 10 Nov 2026 6

Title plan Official copy 10 Nov 2026 8

Transfer dated 12 June 1989 Referred to in the register 9

Energy Performance Certificate Rating D · 12 Nov 2026 13

Windows guarantee Just Trade Windows · 24 Mar 2016 18

HomeCheck report To follow ..... –

Environmental search Landmark Homecheck · 18 Nov 2026 19

Drainage & water search To follow ..... –

Next steps 45

Mortgage advice – JMH Financial 46

Items marked "to follow" have been ordered and will be added as they arrive. Each update is reissued as a new version, so please check the version number above matches the latest copy you have been sent.

Prepared by MorfittSmith as part of Momentum, our complete sale readiness service.
Personal details of the current owners have been redacted. All other entries are reproduced as issued.

SUMMARY

At a Glance

7 Hawksley Avenue, Sheffield S6 2BD

A plain-English summary of what the documents in this book show. Each line points to the page where the detail sits. This is a factual summary, not legal advice; your conveyancer will review the full documents.

OWNERSHIP

Tenure	Freehold	CLEAR	The house and its land are owned outright with no lease.	p.6
Title class	Title absolute	CLEAR	The highest class of title HM Land Registry grants.	p.6
Registered charges	None shown	CLEAR	No mortgage or other charge is registered against the title on the 10 Nov 2026 copy.	p.7
Restriction	Joint-owner restriction	NOTE	A standard entry where a home is held by joint owners. It is satisfied when both registered owners sign the transfer.	p.6
Covenants	1905 Conveyance	NOTE	Houses only, no more than two storeys (attics not counted), a building line, and no windows overlooking certain adjoining land.	p.7
Rights of way	Shared rear passage	NOTE	1989 Transfer: right of way along the passage shared with no. 9; nos. 5, 9 and 11 have rights over defined strips. Drains and dividing walls are shared.	p.9

THE PROPERTY

Council tax	Band to be confirmed	TO FOLLOW	Being confirmed against the Valuation Office Agency register.	–
EPC	D (58) · potential C (74)	CLEAR	Certificate dated 12 Nov 2026, valid until 11 Nov 2036.	p.13
Windows	Guarantee from 2016	NOTE	Ten-year guarantee from Just Trade Windows Ltd ran from 24 Mar 2016 and has now expired. FENSA certificate to follow.	p.18
Broadband	Fibre widely available in S6	NOTE	Ofcom: superfast 97.4% and gigabit-capable 88.1% across S6. Address-level speeds to be checked with providers.	–

ENVIRONMENTAL SEARCH · 18 NOV 2026

Flood	Not identified	CLEAR	Minimal or no risk from river, coastal, surface water or groundwater flooding.	p.24
Ground stability	Not identified	CLEAR	No natural or man-made hazards found. No coal mining report required.	p.21
Contamination	Passed	CLEAR	Unlikely to be designated contaminated land under Part 2A of the Environmental Protection Act 1990.	p.20
Radon	Not identified	CLEAR	Not in a radon affected area (under 1% of homes at or above the action level).	p.22
Nearby features	Identified	NOTE	Listed buildings within 250m (nearest 177m), planning applications within 750m, and energy and rail infrastructure within the search radii.	p.23

OUTSTANDING

Drainage & water	Search ordered	TO FOLLOW	Will confirm the mains sewer and water connections and whether any public sewer runs under the building.	–
HomeCheck report	To follow	TO FOLLOW	The independent property review will be added on receipt.	–

Sources: HM Land Registry official copies (10 Nov 2026), EPC (12 Nov 2026), Landmark Homecheck Residential (18 Nov 2026), Ofcom Connected Nations.

NTSELAT GUIDANCE

Material Information index

7 Hawksley Avenue, Sheffield S6 2BD

Where each item of material information set out in National Trading Standards Estate and Letting Agency Team guidance (Parts A, B and C) can be found in this book. Items not yet available are marked to follow.

PART A

Council tax band	To follow – being confirmed with the VOA	–
Asking price	See the property listing	–
Tenure	Freehold, title absolute (SYK274783)	p.6

PART B

Property type & construction	Mid-terrace house; solid brick and sandstone walls, pitched roof (EPC)	p.14
Number and type of rooms	Three bedrooms, two reception rooms, kitchen, bathroom and cellar (floorplan)	p.5
Floor area	99.7 sq m including cellar (floorplan); 87 sq m (EPC)	p.5
Heating	Mains gas boiler and radiators; programmer, room thermostat and TRVs	p.14
Electricity supply	To follow – seller's property information form	–
Water and sewerage	To follow – drainage & water search	–
Broadband	S6: superfast 97.4%, gigabit-capable 88.1% (Ofcom). Address-level check with providers	–
Mobile signal	To follow – Ofcom coverage checker	–
Parking	To follow – seller's property information form	–

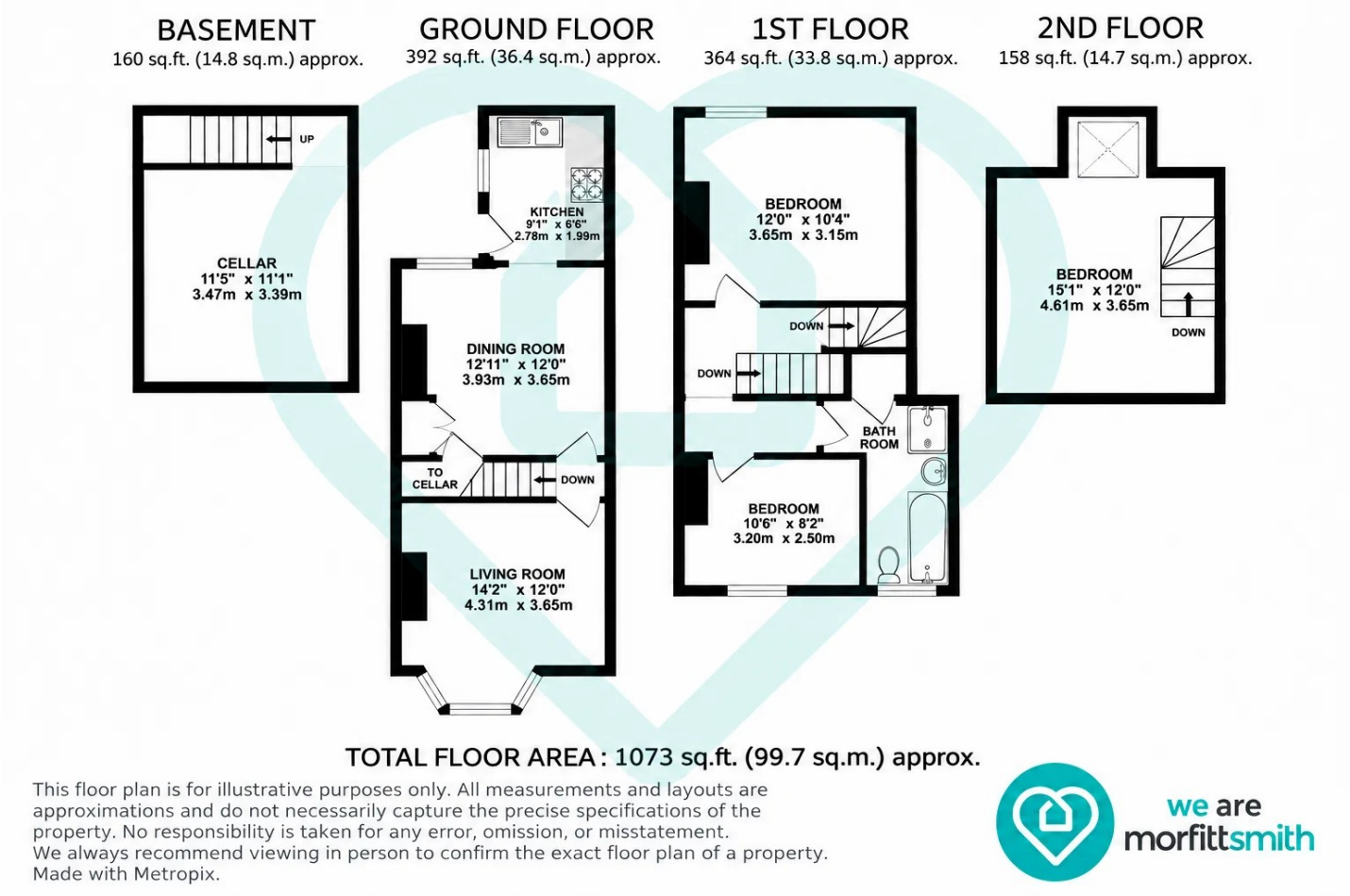
PART C

Building safety	To follow – seller's property information form	–
Restrictions and covenants	1905 Conveyance covenants; joint-owner restriction	p.7
Rights and easements	Shared rear passage, drains and dividing walls (1989 Transfer)	p.9
Flood risk	Not identified (environmental search)	p.24
Coal mining and ground stability	Not identified; no coal mining report required	p.21
Listed building / conservation area	Listed buildings within 250m; status of the house itself to be confirmed by the local authority	p.34
Planning and development nearby	Planning applications identified within 750m	p.26
Building works and guarantees	Replacement windows 2016 (guarantee); other works to follow from the seller	p.18
Energy performance	EPC rating D, valid to 11 Nov 2036	p.13
Accessibility and adaptations	To follow – seller's property information form	–

LAYOUT

Floorplan

7 Hawksley Avenue, Sheffield S6 2BD



Total floor area approximately 1,073 sq ft (99.7 sq m) across basement, ground, first and second floors. The floorplan is for guidance only; measurements are approximate.

HM Land Registry

Official copy of register of title

Title number SYK274783 | Edition date 03.10.2024

- This official copy shows the entries on the register of title on 10 NOV 2026 at 09:57:27.
- 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 10 Nov 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 (26.06.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 Hawksley Avenue, Sheffield (S6 2BD).

2 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 12 June 1989 made between (1) Derek Albert Lonsdale and (2) Derek McQueen.

NOTE: Original filed.

3 The Transfer dated 12 June 1989 referred to above contains a provision as to boundary structures.

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 (04.04.2016) PROPRIETOR: [redacted] and of 7 Hawksley Avenue, Sheffield S6 2BD.

2 (04.04.2016) The price stated to have been paid on 31 March 2016 was £125,000.

3 (04.04.2016) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

4 (03.10.2024) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

Title number SYK274783

C: Charges Register

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

1 A Conveyance of the land in this title and other land dated 11 January 1905 made between (1) George Peter Webster and (2) Peter Marshall (2) William Dust (3) Esther Ann Hawksley and (4) Albert Lonsdale contains the following covenants:-

"The said Albert Lonsdale doth hereby for himself his heirs and assigns covenant with the said Esther Ann Hawksley Taylor and also as a separate covenant with the said George Peter Webster and Peter Marshall and the said William Dust that no buildings other than dwellinghouses shall be erected fronting to Hawksley Avenue aforesaid and that all such dwellinghouses shall be built of bricks or stone in a good substantial and workmanlike manner and of the value of One hundred and fifty pounds each at the least and of not more than two storeys high (attics in the roof not being counted as a storey) such dwellinghouses to have pressed brick or rock-faced stone fronts and to front to Hawksley Avenue aforesaid and to have proper outbuildings drains and conveniences and to be built up to the line marked "Building Line" on the said plan and no part thereof except bay-windows or porches of ordinary size to be erected between the said building line and the said Avenue.....AND ALSO will not put out any lights or openings in any dwellinghouse building or wall or any of the boundaries of the plots pieces or parcel of land so as to overlook the adjoining land of the said Esther Ann Hawksley Taylor and that the said Esther Ann Hawksley Taylor shall have full right of erecting buildings up to such boundaries on such adjoining land."

End of register

H.M. LAND REGISTRY

TITLE NUMBER			
SYK274783			
ORDNANCE SURVEY PLAN REFERENCE ©	COUNTY	SHEET	NATIONAL GRID	SECTION
	SOUTH YORKSHIRE		SK 3389	H

Scale: 1/1250 — SHEFFIELD DISTRICT — © Crown Copyright 1988

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



FILED PLAN H.M. LAND REGISTRY HC 190

This official copy is incomplete without the preceding notes page.

26 JUN 1989
RECEIVED

JG/01/CB/1

H. M. LAND REGISTRY LAND REGISTRATION ACTS 1925-71

TRANSFER OF LAND ON FIRST REGISTRATION

(Rule 72, Land Registration Rules 1925)

TITLE NUMBER:
(To be officially entered on First Registration by H.M. Land Registry)

COUNTY AND DISTRICT: South Yorkshire Sheffield

PROPERTY: 7 Hawksley Avenue Hillsborough

DATE: 12th June 1989

THE TRANSFEROR: DEREK ALBERT LONSDALE of 24 Longford Crescent Bradway Sheffield

THE TRANSFEREE: DEREK McQUEEN of 12 Birchitt Road Bradway Sheffield

IN CONSIDERATION of TWENTY TWO THOUSAND POUNDS (£22,000) (the receipt whereof is hereby acknowledged) as Beneficial Owner the Transferor hereby TRANSFERS to the Transferee ALL THAT freehold land and premises situate at and known as 7 Hawksley Avenue Hillsborough Sheffield and more particularly delineated and shown edged red on the plan attached hereto TOGETHER WITH : (i) a right of way at all times and for all purposes over and along the land shown coloured brown on the plan; (ii) a right to the free passage and running of water and soil by through and along the drains and sewers shown by blue lines on the said plan; and (iii) all other rights easements quasi-easements liberties and privileges now or heretofore occupied or enjoyed by the property over or in relation to any adjoining property of the Transferor or which would be implied against the Transferor upon the severance hereby effected EXCEPT AND RESERVING unto the Transferor or other the owners and occupiers for the time being of the appropriate properties: (i) in favour of the owner or

SEQ65
SYK274783

This official copy is incomplete without the preceding notes page.

occupier for the time being of no. 5 Hawksley Avenue a right of way at all times and for all purposes over and along the area of land shown coloured blue on the plan; and in favour of the owners or occupiers for the time being of the adjoining properties nod. 5, 9 and 11 Hawksley Avenue; and (ii) a right of way at all times and for all purposes over and along the areas of land shown coloured yellow on the plan; (iii) a right to the free passage and running by through and along the drains and sewers shown by blue lines on the plan; and (iv) all rights easements quasi-easements liberties and privileges now or heretofore occupied or enjoyed by the said adjoining properties nod. 5, 9 and 11 Hawksley Avenue over or in relation to the Property or which would have been implied against the Transferor by reason of severance if the Property had been retained and the said adjoining properties transferred hereby for an estate in fee simple SUBJECT TO the covenants contained mentioned or referred to in a Conveyance dated 11th January 1905 and made between George Peter Webster and Peter Marshall (1) William Dust (2) Esther Ann Hawksley-Taylor (3) and Albert Lonsdale (4) so far as the same relate to the Property and are still subsisting and capable of being enforced

With the object of affording to the Transferor a full and sufficient indemnity but not further or otherwise the Transferee hereby covenants with the Transferor that the Transferee and the persons deriving title under him will at all times hereafter observe and perform the restrictive and other covenants and conditions aforesaid and will keep the Transferor and his estate and effects indemnified against all actions claims demands and liability in respect thereof so far as the same affect the property hereby transferred and are still subsisting and capable of being enforced

It is hereby agreed and declared that henceforth the walls separating the dwellinghouse and other buildings erected on the Property from the dwellinghouse and other buildings erected upon the said retained premises shall henceforth be

This official copy is incomplete without the preceding notes page.

party walls and maintained and repaired accordingly and that the said pipes drains and sewers indicated by blue lines on the said plan and the areas of land shown coloured yellow brown and blue on the said plan and all other matters or things used in common between the property hereby transferred and the said retained premises shall henceforth be party pipes drains sewers areas matters and things and be maintained and repaired accordingly

It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Thirty thousand pounds

SIGNED SEALED AND DELIVERED by the)
said Derek Albert Lonsdale)
in the presence of)

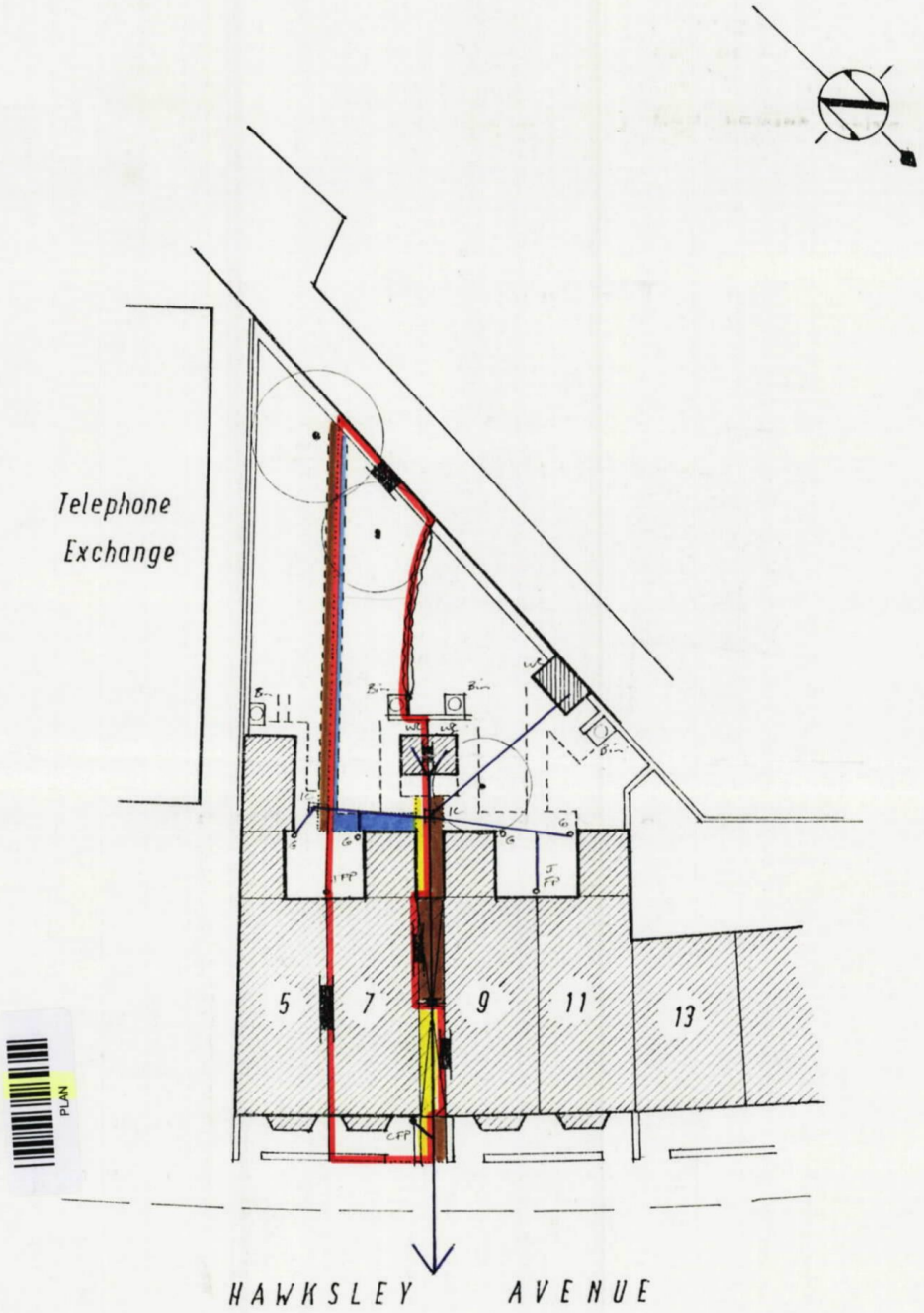
Marjorie Michael
22, Longford Cresc. Sheffield
Retired Teacher.

SIGNED SEALED AND DELIVERED by the)
said Derek McQueen) x DMcQ
in the presence of)

WITNESS x NAME M. Norris
x ADDRESS 38 Everard Ave. Sheffield S17 4LZ.

This official copy is incomplete without the preceding notes page.

plan referred to:



Area Edged RED ~ 150 Sq.Yds.
or thereabouts

SCALE ~ 20 Feet to One Inch

alan rowley frics
chartered surveyor
13 figtree lane
hartshead
sheffield S1 2DJ
ph. 731488

APRIL 1987

This official copy is incomplete without the preceding notes page.

Energy performance certificate (EPC)

7 Hawksley Avenue SHEFFIELD S6 2BD	Energy rating **D**	Valid until:	**11 November 2036**
		Certificate number:	**9304-3968-5209-0356-3200**

Property type	Mid-terrace house
Total floor area	87 square metres

Rules on letting this property

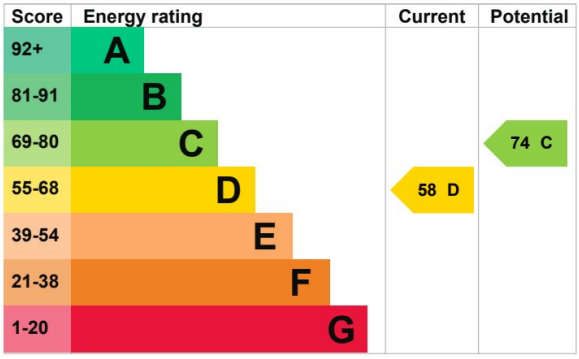
Properties can be let if they have an energy rating from A to E.

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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Sandstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 273 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- PV recommended
  When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Stone walls present, not insulated

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,636 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 £464 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 14,852 kWh per year for heating
- 2,335 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	4.3 tonnes of CO2
This property's potential production	2.6 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

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£7,500 - £11,000	£384
2. Floor insulation (suspended floor)	£5,000 - £10,000	£80
3. Solar photovoltaic panels	£8,000 - £10,000	£207

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

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 (www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/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	Benjamin Newman
Telephone	07908513842
Email	benfnewman@live.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025804
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	10 November 2026
Date of certificate	12 November 2026
Type of assessment	RdSAP

JUST TRADE WINDOWS LTD

Specialists in made to measure
UPVC Windows, Doors & Conservatories

Factory: Unit 1 Aven Works, Capel Street, Sheffield S6 2HN
Tel: 0114 234 9424 Fax: 0114 251 7710 Email: info@justtradewindows.co.uk

Certificate of Guarantee

JUST TRADE WINDOWS LTD guarantees their products against faulty parts and workmanship for a period of 10 years in respect of UPVC products, hardware and glass and undertake to repair and/or replace as necessary.

This guarantee is offered by **JUST TRADE WINDOWS LTD** as added protection and in no way affects your statutory rights under the Sales of Goods Act.

This guarantee comes into effect from the date shown below but shall be deemed void if the account has not been settled in accordance with **JUST TRADE WINDOWS LTD**'s conditions of contract.

NOTE We cannot accept responsibility for normal maintenance and cleaning.

THIS GUARANTEE MUST BE PRODUCED WHEN REQUESTING WORK UNDER WARRANTY. PLEASE KEEP IT SAFE.

Name [redacted]

Address: 7 HAWKSLEY AVENUE S6-2BD

Date: 24TH MARCH 2016

FENSA
Registration No: 28287

Registered Office: Unit 1 Aven Works, Capel Street, Sheffield S6 2HN
Company Registration No: 4984456. VAT Registration No: 830 1623 68

Homecheck Residential

Landmark Information Group

Property address

7, Hawksley Avenue, SHEFFIELD, S6 2BD, England





© Crown copyright and database rights 2026 OS AC0000813445

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	Not Identified
Radon	Page 4	Not Identified
Planning constraints	Page 5	Identified

Alert Assessment

Flood	Page 6	Not Identified
Coal mining	Page 7	No coal report required
Planning applications	Page 8	Identified
Energy & Infrastructure	Page 9	Identified

Report date	Order ID	Your reference
18 November 2026	XOA-9306-0366-9353	OSDD03727456

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:

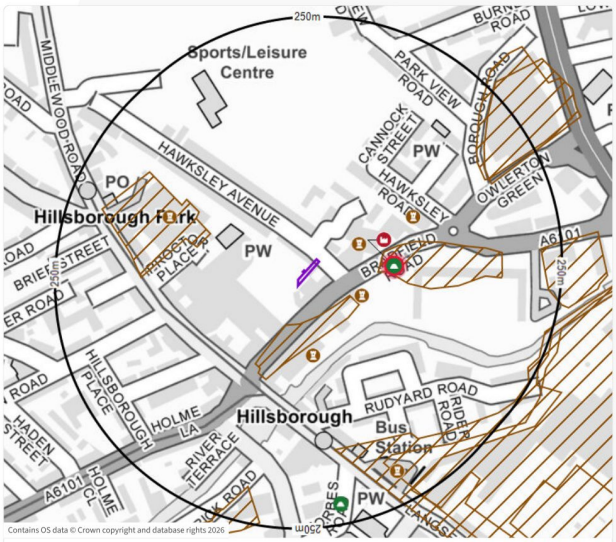
Argyll Environmental

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

Not Identified

Summary

We have not identified a risk of ground stability hazards at the property.

Recommendation

1. 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.

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	Not Identified
Brine and Salt	On-site	Not Identified

Radon

FULL ASSESSMENT

Not Identified

Summary

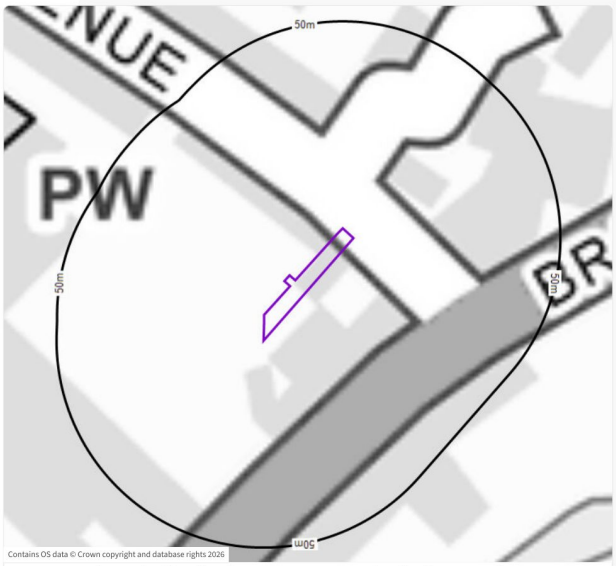
The property is not in a radon affected area. Less than 1% of homes are estimated to be at or above the action level.

Recommendations

1. 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.
2. 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.



Contains OS data © Crown copyright and database rights 2026

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	Not 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

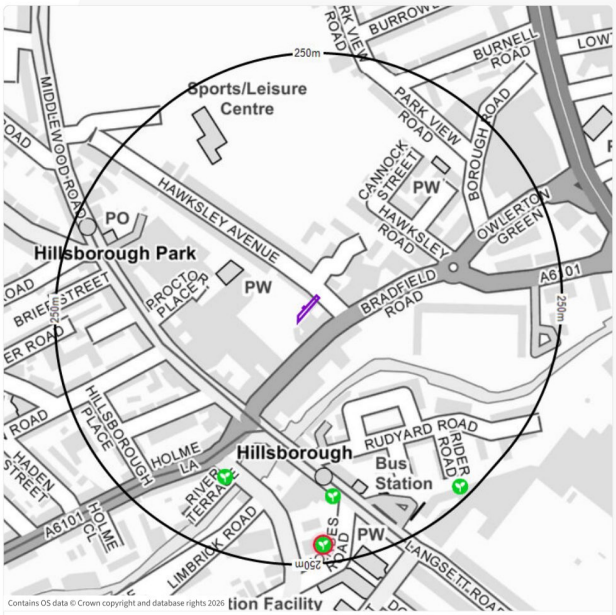
1. If you are considering carrying out development on this property, you will need to contact your Local Planning Authority to see if there would be any implications.
2. Visit the property to ensure there are no other features which would be of concern.

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.



Risk	Search radius	Result
Multiple features present		
Environmental Designations	250m	Identified (5)
Pylons and Masts	250m	Not Identified

Flood

ALERT ASSESSMENT

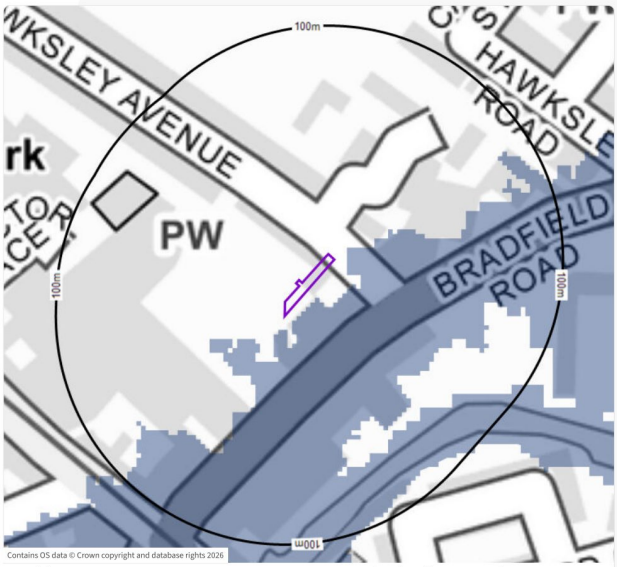
Not Identified

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.



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

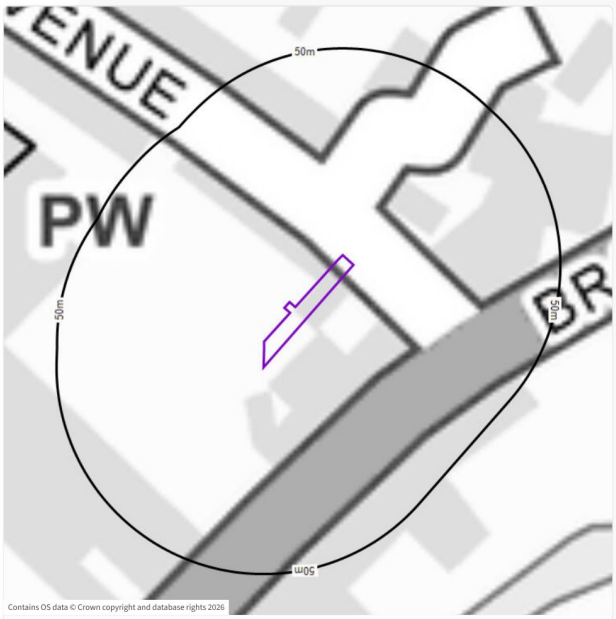
No coal report required

PINPOINT Certification

The property is not in an area subject to material risks from coal mining. No further action is required.

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.



Contains OS data © Crown copyright and database rights 2026

Risk	Search buffer	Result
Coal mining risk	On-site	Not Identified

Planning Applications

ALERT ASSESSMENT

Identified

Planning applications

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

Recommendation

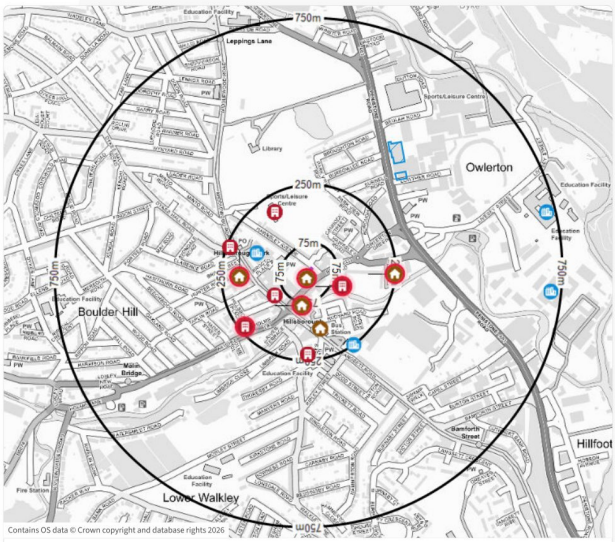
1. For information about each identified planning application, along with a link to the full application on the Local Authority website, please purchase a Landmark Planning report through your usual report provider.

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.



Contains OS data © Crown copyright and database rights 2026

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

Energy & Infrastructure

ALERT ASSESSMENT

Identified

Summary

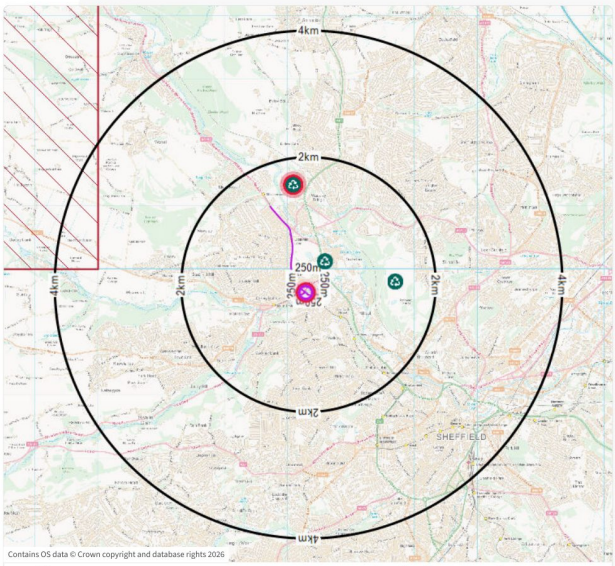
We have identified features in proximity to the property.

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	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	Not identified
Brine and Salt	Not identified
Planning constraints	16

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.

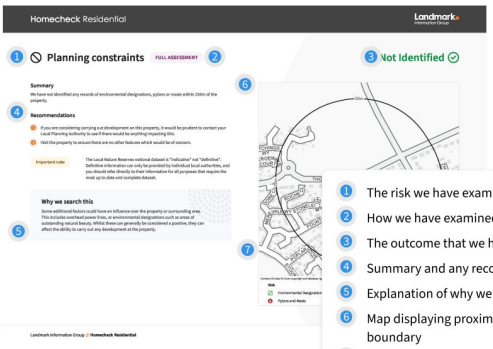
The front page of this report advises the outcome for each section based on one of these categories:

- **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.



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

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.

Heritage sites, monuments and listed buildings

Id	Details	Distance	Contact
Listed building			
25	Site type: Listed Buildings Name: 23, 25 And 27 Holme Lane And 389 And 391 Walkley Lane Reference: 1270448 Location: Not Supplied Location Accuracy: Positioned by the supplier	177m SW	2
26	Site type: Listed Buildings Name: K6 Telephone Kiosk 30 Metres Left Of Walkley And Hillsborough District Baths Reference: 1271312 Location: Not Supplied Location Accuracy: Positioned by the supplier	184m S	2
27	Site type: Listed Buildings Name: Owlerton War Memorial Hall Reference: 1254872 Location: Not Supplied Location Accuracy: Positioned by the supplier	232m S	2
28	Site type: Listed Buildings Name: Boundary Wall And Corner Towers North West Section To Former Hillsborough Barracks Reference: 1246503 Location: Not Supplied Location Accuracy: Positioned by the supplier	239m SE	2

Planning constraints

Back to summary

Heritage sites, monuments and listed buildings

Id	Details	Distance	Contact
Listed building			
27	Site type: Listed Buildings Name: Boundary Wall Railing And Gates To Owlerton War Memorial Hall Reference: 1270598 Location: Not Supplied Location Accuracy: Positioned by the supplier	240m S	2

Appendices

Report limitations	19
Useful information	20
Useful contacts	24
Important consumer protection information	25
Terms and conditions and copyright statement	26



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 **Landmark Information Group Limited**

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

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

3 **Sheffield City Council, Environmental Protection Service**

2-10 Carbrook Hall Road
Sheffield
S9 2DB

www.sheffield.gov.uk
0114 272 6444

4 **Environment Agency, National Customer Contact Centre (NCCC)**

PO Box 544
Templeborough
Rotherham
S60 1BY

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

5 **PinPoint Information Ltd**

Riverbank House
1 Putney Bridge Approach
London
SW6 3JD

www.pinpointinformation.co.uk

6 **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

7 **Sheffield City Council**

Howden House
1 Union Street
Sheffield
S1 2SH

www.sheffield.gov.uk
0114 273 4215

Important consumer protection information

This search has been produced by:

Landmark Information Group Limited

Imperium
Imperial Way
Berkshire
RG2 0TD

helpdesk@landmark.co.uk
0330 036 6619

Conveyancing Information Executive (CIE) standards

Landmark adheres to the Conveyancing Information Executive (CIE) standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: http://www.conveyinfoexec.com

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

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

Terms and conditions and copyright statement

Landmark Legal Reports Terms and Conditions

Landmark Legal Reports Terms and Conditions can be found here: https://www.landmark.co.uk/product-terms-conditions/. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

All rights reserved. You must not reproduce, store or transmit any part of this document unless you have our written permission. ©2026 Landmark Information Group Ltd.

Copyright statement

Copyright Statement The data supplied for this Homecheck Residential falls under the following copyrights:
© Crown copyright and database rights 2026 OS AC0000813445
Contains OS data © Crown copyright and database rights 2026
© Historic England 2026. Contains Ordnance Survey data © Crown copyright and database right 2026
© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2026.
©Landmark Information Group and/or its Data Suppliers 2026
© 2026 Green Street
© 2026 118 Information - All Rights Reserved.
© Crown Copyright and Landmark Information Group Limited 2026. All rights reserved.
Contains Data from British Geological Survey © UKRI. Derived in part from Environment Agency data. All rights reserved.
Contains public sector information licensed under the Open Government Licence v3.0
© Environment Agency and database right 2026
© Environment Agency copyright and/or database right 2026. All rights reserved. Contains information © Local Authorities
©PinPoint Coal Limited
Contains Data from British Geological Survey © UKRI. Derived in part from UK Health Security Agency data. All rights reserved.
© OpenStreetMap contributors
Contains public sector information licensed under the Open Government Licence v2.0, © Crown Copyright. All rights reserved 2026
© RenewableUK 2026
Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2026
© Environment Agency copyright and/or database right 2026. All rights reserved
© GeoSmart Information Ltd.
Contains Data from British Geological Survey © UKRI. All rights reserved.
The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.
© Stantec UK Limited 2026
© Cheshire Brine Subsidence Compensation Board 2026
The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.
© 2026 Barbour ABI. All rights reserved.

WHAT HAPPENS NOW

Next steps

7 Hawksley Avenue, Sheffield S6 2BD

1 · Making an offer

Speak to the MorfittSmith team at 67 Middlewood Road, Hillsborough. We will ask how you are buying – mortgage, cash or with a sale to complete – and pass your offer to the seller promptly. There is no buyer reservation fee.

2 · Instructing a conveyancer

Because the title, plan, EPC and searches are already gathered in this book, your conveyancer can begin reviewing the legal position from the day the sale is agreed rather than waiting weeks for documents. You are free to use any conveyancer you choose.

3 · Likely timescales

As a guide, a memorandum of sale is issued once an offer is accepted, a mortgage valuation usually follows within one to three weeks, and with the paperwork prepared upfront, exchange can often be reached sooner than the typical twelve to sixteen weeks. Every sale and every chain is different, and your conveyancer will confirm the timetable.

4 · Mortgage advice

If you need a mortgage, or want to check what you can borrow before offering, our mortgage partner JMH Financial can help. An agreement in principle strengthens your position with the seller. Their details are on the next page.

Referral arrangements. MorfittSmith may receive a referral fee if you choose to use JMH Financial or a conveyancer we introduce. You are under no obligation to use any service we recommend, and any fee will be disclosed to you before you proceed.

@jmhfinancial
info@jmhfinancial.co.uk
07538286914

JMH FINANCIAL

Mortgage & Protection Experts



CLEAR, HONEST MORTGAGE ADVICE.

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

GET IN TOUCH TODAY FOR FRIENDLY ADVICE AND EXPERT GUIDANCE.