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PROPERTY DOCUMENTS

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

14 Studfield Road

Sheffield S6 4SS

Pack prepared: 7 November 2026 / Version 1

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*** To follow.** The environmental and drainage & water searches have been ordered and are awaited. This book will be reissued as Version 2 once they are received, with the date of each search shown beside its entry.

At a Glance

A factual summary of what the documents in this book show, with the page to turn to for detail. It is not legal or survey advice; your conveyancer will review the full documents.

ITEM	STATUS	WHAT THE DOCUMENTS SHOW	PAGE
Tenure	Clear	Freehold, title absolute (the best class of registered title), title number SYK222701.	6
Property type and size	Note	End-terrace house with three bedrooms, 820 sq ft (76.2 sq m) approx. The HomeCheck review and HM Land Registry price-paid record describe it as terraced; the EPC records it as semi-detached, with 74 sq m.	5
Council tax band	To follow	Not yet confirmed in this pack. Sheffield City Council; the band can be checked on the VOA website.	–
EPC rating	Clear	C (69), with potential C (75). Assessed 7 October 2025; valid for ten years. Gas boiler and radiators, filled cavity walls, full double glazing.	9
Electrics	Clear	New consumer unit, seven new circuits and replacement accessories, certified to BS 7671 on 2 October 2026 by a NAPIT-registered contractor. Next inspection recommended within five years.	16
Building Regulations sign-off (electrics)	To follow	Consumer unit replacement is notifiable work. The Building Regulations compliance certificate is normally issued through NAPIT and will be added to this pack.	16
Condition (HomeCheck)	Note	No signs of structural movement and no priority repairs. One routine repair: rotten plywood at the front roof junction with no. 12, guided at £300–£600 and possibly shared. New roof covering and kitchen noted.	21
Restrictive covenants	Note	The 1986 Conveyance from Sheffield City Council contains restrictive covenants, and the March 2026 Transfer contains positive and/or indemnity covenants. Copies are held by HM Land Registry.	6
Rights and easements	Note	The property has the benefit of, and is subject to, the standard easements under the Housing Act 1985 (rights for services, support and similar). The 1986 Conveyance contains a provision about boundary structures.	6
Restrictions on the register	Note	A certificate from Sheffield City Council is needed before a transfer can be registered (a standard Right to Buy entry, obtained by the conveyancer). A further standard restriction applies to joint owners.	6
Charges (mortgages)	Clear	No charges are registered against the title as at 30 October 2026.	6
Environmental search	To follow	Flood risk, ground stability (including coal mining) and contamination verdicts will be added on receipt.	28
Drainage & water search	To follow	Confirmation of mains water and sewer connection, and whether any public sewer runs within the boundary (build-over), will be added on receipt.	28

Outstanding

Environmental search and drainage & water search: ordered, awaiting return. Council tax band and electrical Building Regulations certificate: being confirmed. Each will be added in the next version of this book.

Material Information index

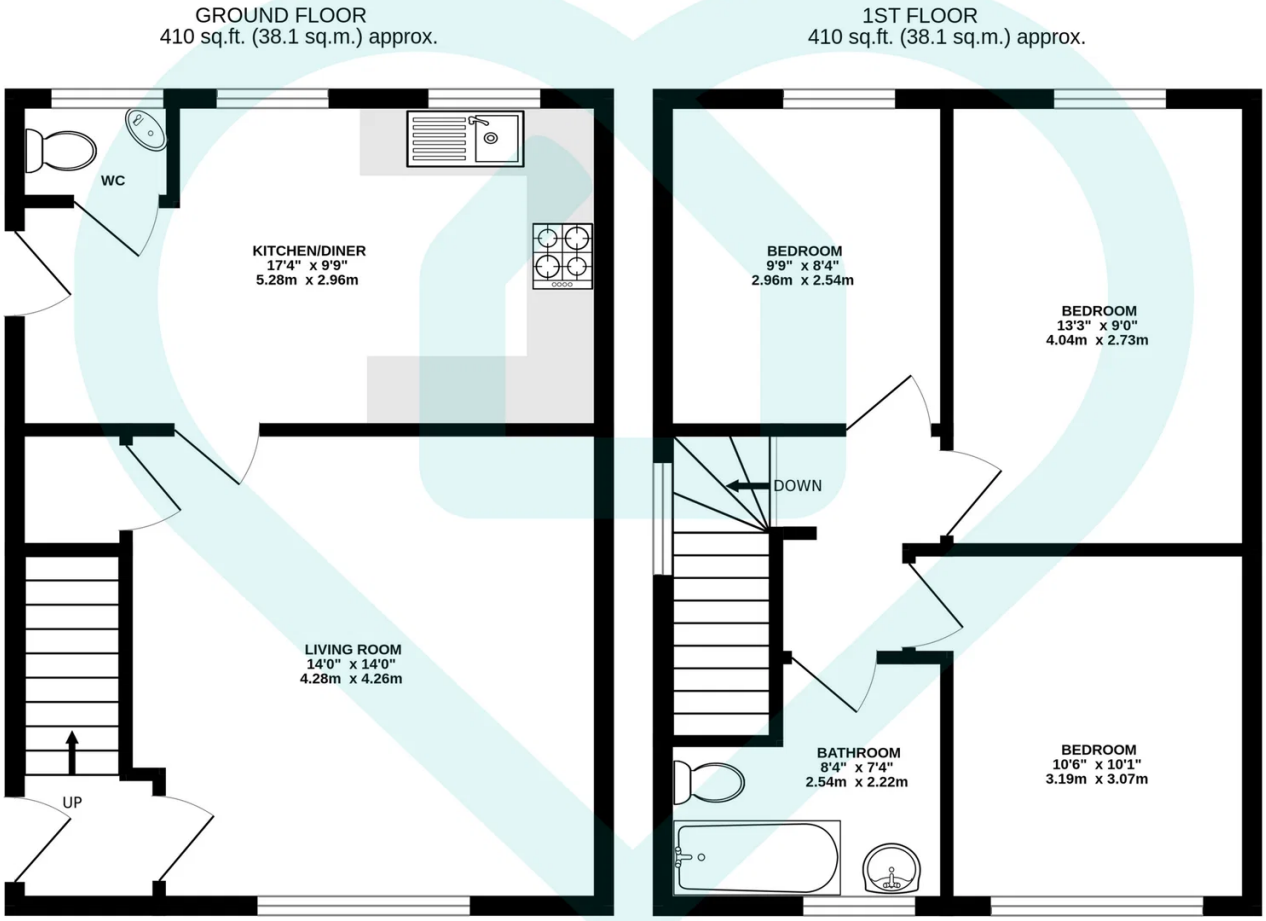
Where each item of material information required under National Trading Standards Estate and Letting Agency Team guidance sits in this book. Items not yet available are marked to follow.

Part A			
Council tax band	To follow	Being confirmed (Sheffield City Council)	–
Asking price	Clear	Shown on the property listing	–
Tenure	Clear	Freehold, title absolute	6

Part B			
Property type and construction	Clear	End-terrace house; cavity walls (filled), pitched roof, suspended timber floor	9
Number and size of rooms	Clear	Floorplan: three bedrooms, bathroom, kitchen/diner, living room, WC	5
Electricity	Clear	Mains supply; certificate dated 2 October 2026	16
Water and sewerage	To follow	Drainage & water search	28
Heating	Clear	Mains gas boiler and radiators	9
Broadband	To follow	Ofcom availability check to be added	–
Mobile signal	To follow	Ofcom coverage check to be added	–
Parking	Clear	Driveway (referenced in the HomeCheck review)	21

Part C			
Building safety	Clear	No safety issues noted in the HomeCheck review; electrics certified	21
Restrictions (covenants, register restrictions)	Note	Title register, Proprietorship and Charges sections	6
Rights and easements	Note	Title register, Property section	6
Flood risk	To follow	Environmental search	28
Coal mining and ground stability	To follow	Environmental search	28
Planning and development	To follow	Searches	28
Listed building / conservation area	To follow	Searches	28
Accessibility and adaptations	To follow	Seller to confirm	–
Energy performance	Clear	EPC rating C	9

Floorplan



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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.

we are morfittsmith

Ground floor: entrance hall, living room 14'0" x 14'0" (4.28m x 4.26m), kitchen/diner 17'4" x 9'9" (5.28m x 2.96m), WC. First floor: three bedrooms, 13'3" x 9'0", 10'6" x 10'1" and 9'9" x 8'4", and bathroom 8'4" x 7'4". Measurements are approximate.

Official copy of register of title

Title number SYK222701 | Edition date 28.04.2026

- This official copy shows the entries on the register of title on 30 OCT 2026 at 14:24:48.
- 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 30 Oct 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH YORKSHIRE : SHEFFIELD

1 (28.05.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 14 Studfield Road, Sheffield (S6 4SS).

2 The Conveyance dated 19 May 1986 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of such easements as are granted by (but where so stated in the Conveyance only so far as The Sheffield City Council could lawfully grant the same) and is subject to such easements as are reserved in the Conveyance and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

3 The Conveyance dated 19 May 1986 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 (28.04.2026) PROPRIETOR: [redacted]

2 (28.05.1986) RESTRICTION:-Except under an order of the registrar no transfer is to be registered unless a certificate is given by the Head of the Administration and Legal Department of The Sheffield City Council that the provisions of Clause 6 of the Conveyance dated 19 May 1986 referred to in the Charges Register have been complied with.

3 (28.04.2026) The price stated to have been paid on 31 March 2026 was £150,000.

4 (28.04.2026) RESTRICTION: No disposition by a sole proprietor of the

B: Proprietorship Register continued

registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

5 (28.04.2026) A Transfer dated 31 March 2026 contains positive and/or indemnity covenants.

NOTE: Copy filed.

C: Charges Register

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

1 A Conveyance of the land in this title dated 19 May 1986 made between (1) The Sheffield City Council and (2) John Roper and Enid Roper contains restrictive covenants.

NOTE: Original filed.

End of register

H.M. LAND REGISTRY

TITLE NUMBER			
SYK 222701			
ORDNANCE SURVEY PLAN REFERENCE	COUNTY ~~YORKSHIRE~~	SHEET	NATIONAL GRID SK 3289 / SECTION R

Scale: 1/1250

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COUNTY OF SOUTH YORKSHIRE
SHEFFIELD DISTRICT

~~CITY OF SHEFFIELD~~



FILED PLAN H.M. LAND REGISTRY

This official copy is incomplete without the preceding notes page.

Energy performance certificate (EPC)

Property type

Semi-detached house

Total floor area

74 square metres

Rules on letting this property

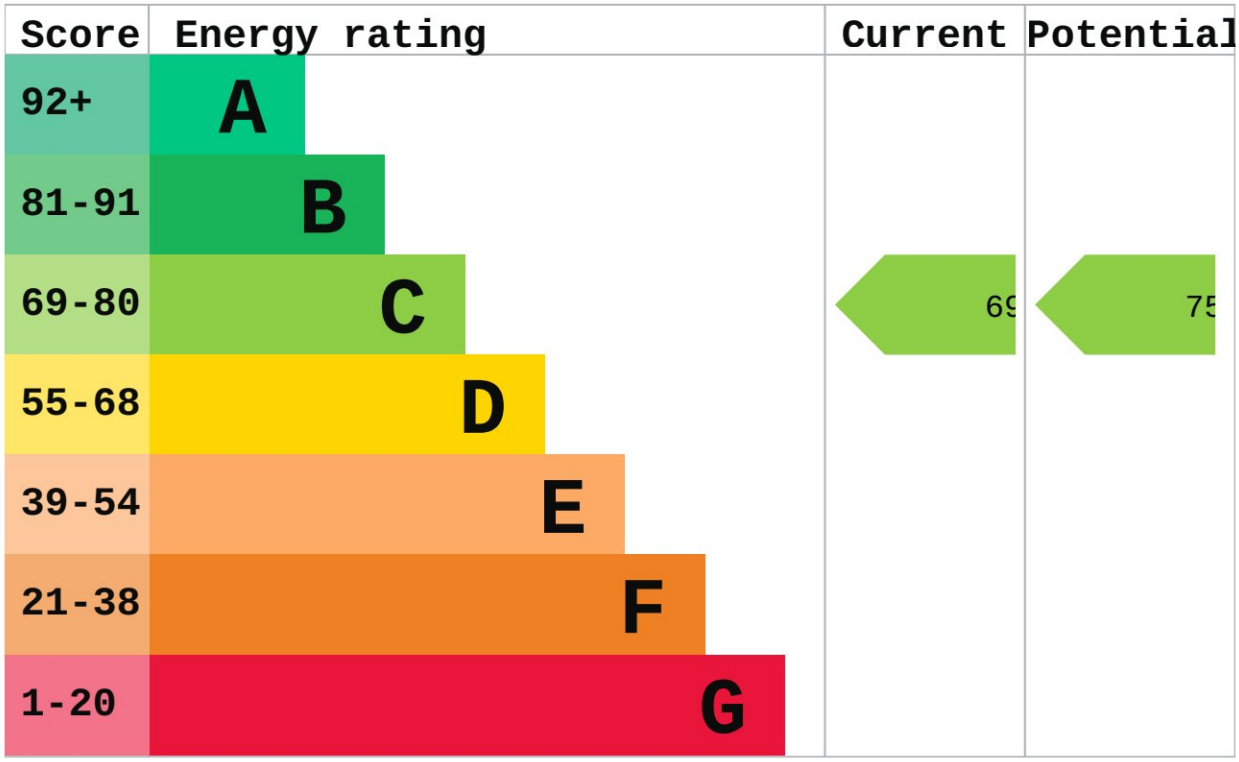
Properties can be let if they have an energy rating from A to E.

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 C. 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	Cavity wall, filled cavity	Good
Roof	Pitched, insulated at rafters	Poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and at least two room thermostats	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 210 kilowatt hours per square metre (kWh/m2).

About primary energy use

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

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

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 **£1,070 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 £66 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 9,028 kWh per year for heating
- 2,614 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	2.8 tonnes of CO2
This property's potential production	2.5 tonnes of CO2

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

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

Steps you could take to save energy

Do I need to follow these steps in order?

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

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

Step 1: Floor insulation (suspended floor)

Typical installation cost

£5,000 - £10,000

Typical yearly saving

£66

Potential rating after completing step 1



Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£200

Potential rating after completing steps 1 and 2



Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

Contacting the assessor

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

Assessor's name

David Butler

Telephone

07974001111

Email

dave@dabutler.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/004944

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

7 October 2025

Date of certificate

7 October 2025

Type of assessment

RdSAP

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

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

Other certificates for this property

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

There are no related certificates for this property.

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Date	02/10/2026	Certificate Serial No/Ref:	54194550-001

Sheffield Electricians Ltd

Domestic Electrical Installation Certificate

(Requirements for Electrical Installations – BS 7671 IET Wiring Regulations)

DETAILS OF THE CLIENT

Client and address: [redacted]

Postcode:

ADDRESS OF THE INSTALLATION

Installation address: 14 Studfield Road
Stannington

Postcode: S6

DETAILS OF THE INSTALLATION

Description of the installation: New consumer unit
7x new circuits
Replacement accessories on 2x existing circuits

Extent of the installation work covered by this certificate: As above

The Installation Is

New	✓
An addition	✓
An alteration	✓

DESIGN, CONSTRUCTION, INSPECTION AND TESTING

* BS 7671 amended to : BS 7671:2018+...

I/We being the person/s responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signature/s below) particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing hereby Certify that the design, construction, inspection and testing work for which I/we have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671: amended to* except for the departures, if any, detailed as follows:

Details of departures from BS 7671: as amended (Regulations 120.3, 133.1.2, 133.1.3 and 133.5)

N/A

The extent of liability of the signatory/signatories is limited to work described above as the subject of this certificate. For the DESIGN, CONSTRUCTION, INSPECTION & TESTING of the installation.

Signature		Name (Capitals)	CHRIS LEACH	Date	02/10/2026

The results of the inspection and testing reviewed by

Signature		Name (Capitals)		Date	

PARTICULARS OF THE CONTRACTOR

Trading title: **Sheffield Electricians Ltd**

2 Hollybank Avenue
Sheffield

Email

Web

Telephone No: **07922302928** Postcode: S12 2BL

Registration No: (if applicable) NAPIT 34092 **Branch No:** (if applicable) N/A

NEXT INSPECTION

* Interval in terms of years, months, or weeks, as appropriate

I RECOMMEND that this installation is further inspected and tested after an interval of not more than * 5

COMMENTS ON EXISTING INSTALLATION

Additional information and report notes

Cooker protected by 20A RCBO, can be upgraded to 32A if electric hob is required.

SCHEDULE OF ADDITIONAL RECORDS

See attached schedule

N/A

Risk assessment attached: N/A

This certificate is based on the model forms shown in Appendix 6 of BS 7671 (as amended)
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SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System

TN-S	✓
TN-C-S	N/A
TT	N/A
TN-C-S (PNB)	N/A
* Other	N/A

Number and Type of Live Conductors

1-phase (2 wire)	✓	1-phase (3 wire)	N/A
2-phase (3 wire)	N/A	3-phase (4 wire)	N/A
other	N/A		

Nature of Supply Parameters

(1) by enquiry
(2) by enquiry or by measurement
(3) where more than one supply, the higher or highest values

		Nominal Voltage U (1)	230/230 V	Nominal frequency f (1)	50 Hz
AC or DC	A/C	Uo (1)	230 V	External earth fault loop impedance Ze (2/3)	0.29 Ω

Single-phase	Prospective fault current (2/3)	1.39 kA	3-phase	Prospective fault current (2/3)	N/A kA

*Characteristics of Primary Supply

*Other sources of supply to be detailed on attached schedules

BS(EN)	BS 1361 Type 2b		
Type	Type 2		
Rated current	80 A	Short-circuit capacity	16.5 kA

PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing

Distributor's facility	✓
Installation earth electrode	N/A

Details of installation Earth Electrode (where applicable)

Type: (e.g rod(s), tape, etc)	N/A	Method of measurement:	N/A
Electrode resistance to Earth, RA	N/A	Location:	N/A

Measured Ze	0.29 Ω		
Maximum demand: (load)	50 Amps		
Number of smoke alarms	0		
Protective measures for fault protection	ADS		

Main Switch/Switch-Fuse/Circuit-Breaker/RCD

Type BS(EN)	N/A	Voltage rating	N/A V
No of poles	N/A	Rated Current	Lim A
Supply conductor material	Copper	*RCD operating current IΔn	N/A mA
Supply conductor csa	16 mm²	*RCD rated time delay	N/A ms
		*RCD operating time (at IΔn)	N/A ms

* If RCD main switch

Earthing conductor

Conductor material:	Copper				
Conductor csa:	16 mm²	Continuity check ✓	✓		

Main protective bonding conductors and bonding of extraneous conductive parts (√)

Conductor material	Copper	Conductor csa	10	Location: (where not obvious)	Water stop behind WC. Gas meter at high level in kitchen	Bonding continuity	✓		
Gas installation pipes	✓	Water installation pipes	✓	Oil installation pipes	N/A	Structural steel	N/A	To other Specifiy	N/A

SCHEDULE OF INSPECTIONS

✓ Indicates satisfactory inspection, N/A indicates the inspection is not applicable

Item No	DESCRIPTION	OUTCOME
1.0	Condition of consumer's intake equipment (Visual inspection only)	✓
2.0	Parallel or switched alternative sources of supply	N/A
3.0	Protective measure: Automatic Disconnection of Supply (ADS)	✓
4.0	Basic protection	✓
5.0	Protective measures other than ADS	✓
6.0	Additional protection	✓
7.0	Distribution equipment	✓
8.0	Circuits (Distribution and Final)	✓
9.0	Isolation and switching	✓
10.0	Current-using equipment (permanently connected)	✓
11.0	Identification and notices	✓
12.0	Location(s) containing a bath or shower	✓
13.0	Other special installations or locations	N/A
14.0	Prosumer's low voltage electrical installation(s)	N/A

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Sheffield Electricians Ltd

CODES FOR TYPES OF WIRING						
A	B	C	D	E	F	G
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic SWA cables	Thermosetting SWA cables

TEST INSTRUMENT(S) USED

Earth fault loop impedance	N/A	Insulation resistance	N/A
Continuity	N/A	RCD	N/A
MFT	Megger MFT1711	Other	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks:

N/A

DISTRIBUTION BOARD DETAILS FOR 14 Studfield Road Stannington S6

DB ref:	DB1	Zs at this board (Ω):	0.17	Ipf at this board (kA):	1.39	Main switch type BSEN	60947	Rating:	100	A	SPD Type(s) / Op status	T2 Op: Confirmed	Supply	25	mm²	Earth:	16	mm²
Distribution board location:	Under Stairs	Phase Sequence Confirmed (where appropriate)	N/A	Supplied from:	Mains	No. Of phases:	Single	Supply protective device type BSEN reference:	BS 1361 Type 2b							Rating:	80	Amps

CIRCUIT DETAILS — TEST RESULTS

Circuit reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors: Live (mm²)	Circuit conductors: cpc (mm²)	Max disconnection time	Overcurrent protective device: Type BS (EN)	Overcurrent protective device: Type	Overcurrent protective device: Rating	Overcurrent protective device: Breaking capacity (kA)	Overcurrent protective device: 100% Max permitted Zs (Ω)	RCD: Type BS (EN)	RCD: Type	RCD: IΔn (mA)	RCD: Rating (A)	Continuity Ω: Ring final circuits only (measured end to end): r1 (line)	Ring final circuits only: rn (neutral)	Ring final circuits only: r2 (cpc)	All circuits (At least 1 column to be completed): (R1 + R2)	All circuits: R2	Insulation resistance: Test voltage V	Insulation resistance: Live - Live (MΩ)	Insulation resistance: Live - Neutral (MΩ)	Insulation resistance: Live - Earth (MΩ)	Insulation resistance: Neutral - Earth (MΩ)	Polarity	Maximum measured Zs Ω	RCD: Disconnection time (ms)	RCD: Test button/fucntionality	AFDD: Manual test button/ functionality
1	Socket Stairs	A	Lim	1	2.5	1.5	0.4	61009	B	20	6	2.19	61009	A	30	N/A	N/A	N/A	N/A	0.24	N/A	500v	N/A	>999	>999	>999	✓	0.25	38.7	✓	✓
2	Lights Main Bed & Bathroom NEW	A	101	3	1.0	1.0	0.4	61009	B	6	6	7.28	61009	A	30	N/A	N/A	N/A	N/A	0.53	N/A	500v	N/A	>999	>999	>999	✓	0.98	38.6	✓	✓
3	Boiler NEW	A	C	1	1.0	1.0	0.4	61009	B	6	6	7.28	61009	A	30	N/A	N/A	N/A	N/A	0.42	N/A	500v	N/A	>999	>999	>999	✓	0.53	38.6	✓	✓
4																															
5	Cooker NEW	A	C	3	6.0	2.5	0.4	61009	B	20	6	2.19	61009	A	30	N/A	N/A	N/A	N/A	0.32	N/A	500v	N/A	>999	>999	>999	✓	0.26	38.7	✓	✓
6	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7	Ring Circuit Up NEW	A	C	30.32	2.5	1.5	0.4	61009	B	32	6	1.37	61009	A	30	N/A	0.44	0.44	0.68	N/A	N/A	500v	N/A	>999	>999	>999	✓	0.37	38.5	✓	✓
8	Ring Circuit Kitchen NEW	A	C	8	2.5	1.5	0.4	61009	B	32	6	1.37	61009	A	30	N/A	0.47	0.47	0.75	0.56	N/A	500v	N/A	>999	>999	>999	✓	0.63	38.5	✓	✓
9	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10	Sockets Lounge NEW	A	C	4	2.5	1.5	0.4	61009	B	20	6	2.19	61009	A	30	N/A	N/A	N/A	N/A	0.65	N/A	500v	N/A	>999	>999	>999	✓	0.71	38.6	✓	✓
11	Lights Kitchen NEW	A	C	8	1.0	1.0	0.4	61009	B	6	6	7.28	61009	A	30	N/A	N/A	N/A	N/A	1.52	N/A	500v	N/A	>999	>999	>999	✓	1.06	38.5	✓	✓
12	Lights	A	Lim	10	1.0	1.0	0.4	61009	B	6	6	7.28	61009	A	30	N/A	N/A	N/A	N/A	1.21	N/A	500v	N/A	744	401	499	✓	1.31	38.5	✓	✓
13	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Not all SPDs have visible functionality indication. RCD effectiveness is verified using an alternating current test at rated residual operating current (Ian). Not all AFDDs have a test button
Where this schedule forms part of an Electrical Installation Certificate, insulation resistance testing should be performed at the test voltage stated in Table 64. Where a T3 SPD is installed to protect sensitive equipment, enter details in the Remarks column of the Schedule of Test Results (see Section 534 of BS 7671:2018+A4:2026).

NOTES FOR RECIPIENT

THIS CERTIFICATE IS A VALUABLE DOCUMENT AND SHOULD BE RETAINED FOR FUTURE REFERENCE

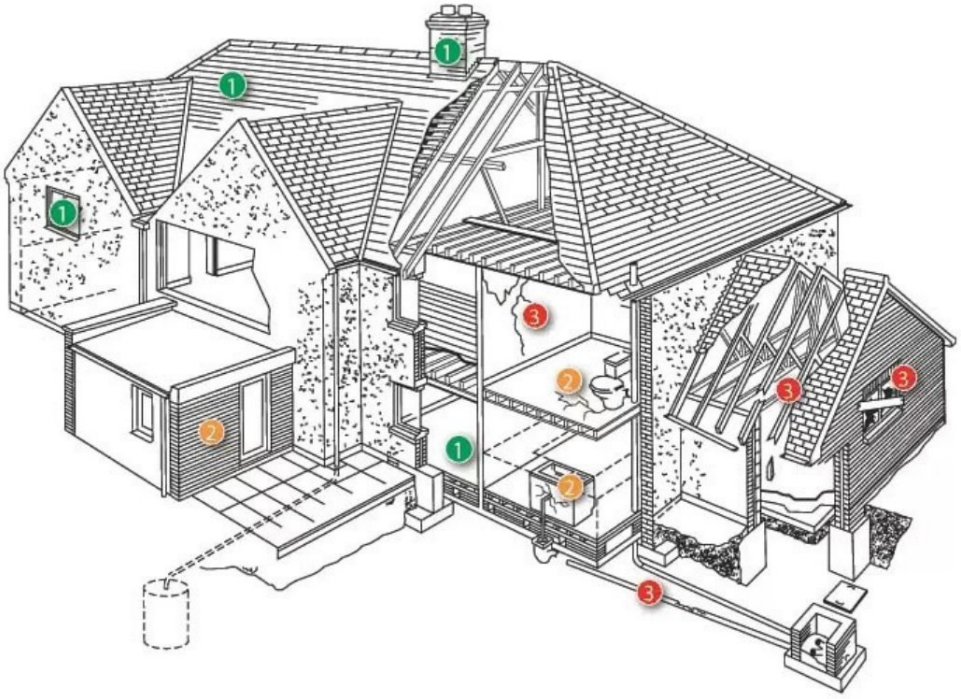
This safety Certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed, inspected and tested in accordance with BS 7671. If you were the person ordering the work, but not the owner of the installation, you should pass this Certificate, or a full copy of it including the schedules, immediately to the owner.

This Certificate should be retained in a safe place and be shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this Certificate will demonstrate to the new owner that the electrical installation complied with the requirements of BS 7671 at the time the Certificate was issued. The Construction (Design and Management) Regulations require that, for a project covered by those Regulations, a copy of this Certificate, together with schedules, is included in the project health and safety documentation. For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a skilled person or persons, competent in such work. The maximum time interval recommended before the next inspection is stated on Page 1 under 'NEXT INSPECTION'.

This Certificate is intended to be issued only for a new electrical installation or for new work associated with an addition or alteration to an existing installation. It should not have been issued for the inspection and testing of an existing electrical installation. An 'Electrical Installation Condition Report' should be issued for such an inspection.

This Certificate is only valid if the Schedule of Inspections has been completed to confirm that all relevant inspections have been carried out and where accompanied by Schedule(s) of Circuit Details and Test Results. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation. Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

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: 14 Studfield Road, S6 4SS

Date: 2 November 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 end-terrace house is in good condition for its age, and presents as a clean, freshly decorated home.

The few items noted are minor and localised. None are structural, and all can be planned rather than needing immediate attention.

Overall, the property needs light ongoing maintenance rather than repair or refurbishment.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted.
- **Priority Repair**
  - No priority repairs were noted
- **Routine Repair**
  - A weathered, rotten plywood structure sits at the front roof junction with number 12.
- **Ongoing Maintenance / Improvement**
  - A minor water mark, possibly historic, is visible low on the understairs store wall.
  - The rear garden is a little overgrown, and the greenhouse has several broken or missing panes.
  - The concrete at the kerb-to-driveway transition is slightly uneven.

Typical Cost Guidance

- **Priority Repair:** None noted
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £300 – £600
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £800 – £1,600
  (optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this is a house a buyer could move into without planned building work. The roof covering, kitchen and decoration are recent, and the main fabric appears sound.

The rotten plywood at the roof junction with number 12 is the one repair worth arranging, ideally after agreeing responsibility with the neighbour. The rest is garden tidying, a small understairs mark to check and monitor, and standard purchase checks.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The roof covering appears new and sound to all slopes, including the hipped end.

At the front, where the roof overlaps with number 12, an unfinished plywood structure sits beneath the overhanging roof edge. It is weathered, peeling and rotten. Its purpose is unclear, and it may belong to number 12.

What's likely required:

- Confirm with the owner of number 12 whether the structure is theirs or shared
- Replace the rotten plywood with a properly finished, weather-resistant detail

Typical cost guidance: £300 – £600
(cost may be shared with number 12)

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters, eaves and visible drainage appear sound to all elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The painted render appears sound to all elevations, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Ongoing Maintenance / Improvement

The UPVC windows and doors appear sound to all elevations.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Ongoing Maintenance / Improvement

The house has been recently decorated and is in good decorative condition, with no visible issues to the rooms, stairs or landing.

In the understairs store there is a minor water mark on the wall, about a foot above floor level. With no other water source in the space, it is likely to be penetrating damp from outside, and it may not be active.

What's likely required:

- Check the outside face of the wall at this point for a source
- Redecorate the mark locally and monitor over time

Typical cost guidance: £50 – £150

Kitchen, Bathroom & WC

● Ongoing Maintenance / Improvement

The new fitted kitchen, ground-floor WC and bathroom are in good condition, with no visible issues. The bathroom extractor is humidity-sensing, so it does not run with the light; this is normal for this type.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The gas boiler, consumer unit and electricity meter appear visually sound.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & External Areas

● Ongoing Maintenance / Improvement

At the front, the concrete where the kerb meets the driveway is slightly uneven where a section has been replaced. It is fine to drive over but is a minor trip point.

To the rear, the far end of the garden and the boundary trees and shrubs are a little overgrown, and there is an open green waste pile in the back corner. The greenhouse has several missing or broken glass panes.

What's likely required:

- Tidy the far end of the garden and cut back the boundary planting
- Reglaze or remove the greenhouse
- Level the driveway edge locally, if desired

Typical cost guidance: Garden tidy: £300 – £500

Greenhouse reglaze or removal: £150 – £300

Driveway edge levelling: £150 – £300

Practical Next Steps

- Agree responsibility with number 12, then replace the rotten plywood structure at the front roof junction.
- Check the outside wall by the understairs store for a water source, then redecorate the mark and monitor.
- Tidy the rear garden and cut back the boundary trees and shrubs.
- Reglaze or remove the greenhouse.
- Level the uneven concrete at the driveway entrance, if desired.
- Confirm boiler servicing history and complete standard gas and electrical checks as part of normal purchase checks.

Practical Context

This is a sound end terrace with a new roof covering, a new kitchen and fresh decoration, and it compares well with similar Sheffield terraces.

The understairs mark is small and may be historic. Checking the outside wall and watching the area after redecoration is a proportionate approach.

Overall, the property needs routine upkeep and a little garden work rather than repair.

Important Note

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

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

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

Francis Mickelborough
HomeCheck™
www.myhomecheck.co.uk

Searches

Environmental search

Status: ordered, awaiting return. Will cover flood risk, ground stability (including coal mining) and contaminated land.

Drainage & water search

Status: ordered, awaiting return. Will confirm the mains water and foul and surface water connections, and whether any public sewers or water mains run within the boundary.

Both searches will be inserted here, in that order, when this book is reissued as Version 2. The date of each search will be shown on the contents page.

Next Steps

Making an offer

Offers go through MorfittSmith, 67 Middlewood Road, Hillsborough. We will ask for your position (chain, mortgage in principle or proof of funds) so the seller can weigh every offer on the same footing. There is no buyer reservation fee.

Instructing a conveyancer

Because the title, property information and electrical certificate are already in this book, and the searches are on their way, your conveyancer can start reviewing on day one rather than waiting weeks for paperwork. You can use any conveyancer; we can introduce one that already works with Momentum packs if that helps.

Likely timescales

Every sale is different, but as a guide: mortgage application and valuation usually take one to two weeks, a formal mortgage offer two to four weeks, and with the legal pack prepared upfront, exchange of contracts can often follow within six to ten weeks of an agreed sale. Chains and lender timescales are the main variables.

Mortgage advice

If you have not yet spoken to a broker, JMH Financial (on the following page) can review your options across a panel of lenders and help you move quickly once your offer is accepted.

Referral disclosure. MorfittSmith may receive a referral fee if you choose to use JMH Financial or a conveyancer we introduce. The amount will be confirmed in writing before you instruct them. You are under no obligation to use any service we recommend.
This book has been prepared from documents supplied by the seller and third parties. It does not replace the advice of your conveyancer, surveyor or lender.

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