



Japanese Knotweed Survey Report

Client: Home owner,

Property Address: 34 Bankside, Claton Le Woods, PR6 7PZ

Order No/Ref: 0417

Survey Date: 13/05/2026

Report Issued: 13/05/2026



PCA-Accredited Surveyor

www.japaneseknotweedplus.co.uk

Table of Contents

1. Specialist Details.
2. Introduction to Japanese Knotweed
3. Japanese Knotweed Legislation.
4. Your Help in Identifying Japanese Knotweed Is Valuable to Us.
5. Survey Results.
6. Plan View Map.
7. Visual Survey and Photo Evidence.
8. General Notes.
9. Treatment plan.
10. Important notes.
- 10a. How Herbicide Works on Japanese Knotweed Over Time
11. Treatment schedule.
12. Treatment Cost.
13. Ten-year insurance backed Guarantee

1, Specialist Details

Company: Japanese Knotweed Plus Ltd

Company Registration Number in England and Wales: 09777855 **Registered**

Address: 97 High Street, Lees, Oldham OL4 4LY

Director: Stephen Singleton.

Telephone: 0161 883 0666

Email: info@japaneseknotweedplus.co.uk

Website: www.japaneseknotweedplus.co.uk

Employers/Public Liability Insurance Policy No: CHBI4129933XB Simply Business

The Members of our Team:

Our team is fully certified by the City & Guilds Institute for pesticide application on land and in aquatic areas. This includes spraying and injection techniques, with qualifications such as PA1, PA6, PA6AW, and PA6INJ (City & Guilds Level 2).

We also hold **Surveyor in Japanese Knotweed** certifications issued by the Property Care Association (PCA), ensuring expertise in identifying and managing this invasive species.

Certificates verifying our qualifications and our comprehensive insurance policy are available upon request.

2. Introduction to Japanese Knotweed:

Japanese Knotweed (*Fallopia Japonica*) was introduced to the UK by Victorians in the mid-19th century as an ornamental plant. Its attractive appearance earned it a gold medal from the Society of Agriculture & Horticulture in 1847. The plant was also featured in Von Siebold & Company's catalogue, which imported plants from Asia.

In its native regions—Northern China, Japan, Korea, and Taiwan—Japanese Knotweed is controlled by natural predators like insects and fungi. However, it has no such predators in the UK. Since its introduction, it has spread rapidly, becoming an aggressive invader that disrupts habitats. Despite its bad reputation, media coverage often exaggerates the risks it poses.

If left uncontrolled, Japanese Knotweed can cause serious issues for both land and homeowners. It spreads in the UK through stem and rhizome fragments, as it does not produce viable seeds here. Even a piece as small as 0.8 grams can grow into a new plant. The rhizomes store nutrients and can survive for decades if untreated. The plant spreads via rivers, railway paths, animals, birds, and human activities, making control essential.

3. Key Legislation on Japanese Knotweed

The Wildlife and Countryside Act 1981

Japanese Knotweed is listed under Part II of Schedule 9.

Allowing it to grow in the wild is an offence under Section 14(2).

Penalties: Fines up to £5,000 or six months in prison; severe cases can lead to two years in prison and unlimited fines.

The Environmental Protection Act of 1990

Japanese Knotweed is classified as "controlled waste."

Disposal must occur at a licensed landfill, with contaminated soil buried at a depth of at least 5 meters.

Non-compliance can result in enforcement action and unlimited fines.

Control of Pesticides Regulations 1986

Governs the safe use of pesticides, including those for Knotweed treatment.

Permission from local authorities is required for the use of pesticides near water.

Hazardous Waste Regulations 2005

Untreated Japanese Knotweed is not hazardous, but treated materials may pose a hazard.

Special handling and documentation are required for the transfer of hazardous waste.

Plant Protection Products (Sustainable Use) Regulations 2012

Promotes sustainable pesticide use to minimise risks to health and the environment.

Anti-Social Behaviour, Crime, and Policing Act 2014

This law addresses behaviour affecting community quality of life.

Failure to control invasive plants, such as knotweed, may result in legal action.

Infrastructure Act 2015

Environmental authorities can issue Species Control Orders.

These orders mandate eradication efforts by landowners or allow authorities to act directly.

Failing to comply is a criminal offence, but appeals and compensation are possible.

'Grandfather Rules' Pesticide Certification

Since 2015, anyone using professional pesticides has been required to hold a valid certificate.

Buyers must ensure the end-user is certified.

Why Compliance Is Important

Failing to comply with laws related to Japanese Knotweed can lead to significant legal and financial penalties. Consulting experts ensures the plant is managed responsibly and mitigates risks effectively.

Japanese Knotweed Plus Ltd's Approach

Japanese Knotweed Plus Ltd strives to achieve full cooperation from landowners in their eradication projects. They understand that landowners are more likely to engage when:

- The purpose and benefits of the treatment are clearly explained.
- Minimal effort is required from landowners.
- There is trust in the professionalism of the team.
- Friends and neighbours are also participating in the project.

For more details about their services and terms, visit their website:

www.japaneseknotweedplus.co.uk.

The Potential Risk of Japanese Knotweed to Land/Property (Royal Institution of Chartered Surveyors - RICS)

Japanese Knotweed poses significant risks to property, which can concern lenders and insurance providers. Key points include:

- **Rhizome Spread:** The Environment Agency's Knotweed Code of Practice states that rhizomes can extend **3 to 7 meters horizontally** and **2 meters vertically** from visible surface growth. This is the standard minimum distance used in risk assessments.
- **Amenity Space:** Outdoor areas for recreation or relaxation, such as gardens, parks, patios, and playgrounds, fall under this category and may be affected.

Proper assessment and management are essential to safeguard property value and usability.

Japanese Knotweed Management categories (Table 1) are below.

A	Management Category Suppose knotweed is present on the property and has caused visible damage to a structure. In that case, it is recommended that a specialist report be obtained and a suitable remedial plan agreed upon before applying for a mortgage. However, if you are not seeking a mortgage, it is advisable to consult a specialist remediation contractor for advice on appropriate action.
B	Management Category Suppose knotweed is present on the property, and it is not causing material damage to a structure but is likely to prevent the use of or restrict access to amenity space. In that case, it is recommended that a specialist report be obtained and a suitable remedial plan agreed upon before applying for a mortgage. However, if you are not seeking a mortgage, it is advisable to consult a specialist remediation contractor for advice on appropriate action.
C	Management Category Suppose knotweed is present on the property, and it is not causing any material damage to a structure or affecting access to or use of amenity space. In that case, there is no need for mortgage retention. However, if you are not seeking a mortgage, it is advisable to consult a specialist remediation contractor for advice on appropriate management.
D	Management Category If knotweed is present off-site within 3m of the subject property boundary, it is recommended that there should be no mortgage retention except in exceptional circumstances. However, if you are not seeking a mortgage, it is advisable to consult a specialist remediation contractor to advise on possible encroachment and appropriate management.

5. Survey Results

A surveyor from Japanese Knotweed Plus Ltd conducted a comprehensive invasive plant survey at 34 Bankside, Clayton-le-Woods, PR6 7PZ. The property is a detached residential dwelling situated within its own grounds, as shown on the accompanying site plan. The legal boundary is marked in red, and the property is highlighted in yellow.

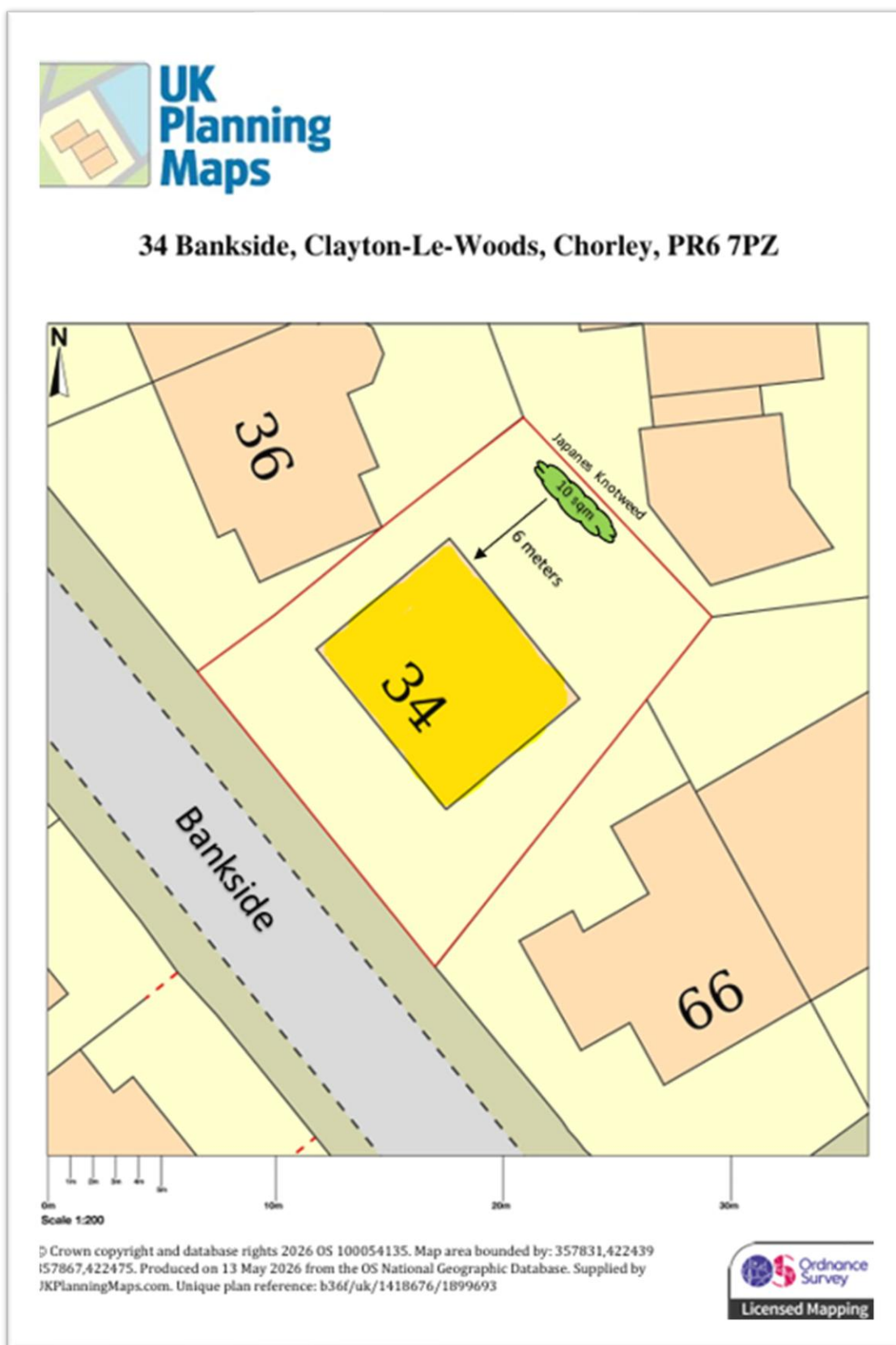
Japanese Knotweed plants were identified in the rear garden, against the rear fence on the left-hand side of the property. The affected area measures approximately 10 square metres. Based on site observations and cane thickness, it is estimated that the Japanese Knotweed is more than six years old.

At the time of the survey, the plants were not causing any structural damage and had not spread into the neighbouring garden.

According to the Property Care Association (PCA), a formal management plan is recommended to satisfy mortgage lender requirements. In accordance with the Japanese Knotweed Management Categories (Table 1), this infestation falls within Category B.

A formal Japanese Knotweed Management Plan is therefore recommended to prevent further spread throughout the garden and any potential encroachment onto neighbouring properties.

6. Plan View Maps



Japanese knotweed plus ltd
97 High St, Lees, Oldham OL4 4LY

Registered company number in England and Wales: 09777855 Tel: 0161 883 0666 Email: info@japaneseknotweedplus.co.uk

7. Visual Survey and Photo Evidence.

Photo 1. Shows the front aspect of the property.



Photo 2. Shows the gravel-paved driveway to the right side of the property.



Photo 3 is of the paved area and steps leading to the front door



Photo 4. Shows the left side of the front walled garden.



Photo 5. Shows the concrete driveway and pathway in front of the garage, located to the left of the property.



Photo 6. Is the passageway to the left of the property leading to the back garden area



Photo 7. Shows the area to the left side of the garden, it would appear that this area was once decked with timber.



Photo 8. Shows the old patio and lawned area directly behind the property.



Photo 9. Is of the area to the right side of the property.



Photo 10. Shows the Japanese Knotweed located at the end of the garden. Highlighted in Yellow



Photo 11. Shows a closer view of the Japanese Knotweed



Photo 12. Shows a close view of the Canes



Photo 13 shows a view over the back fence in the Neighbouring Garden. No Japanese Knotweed present

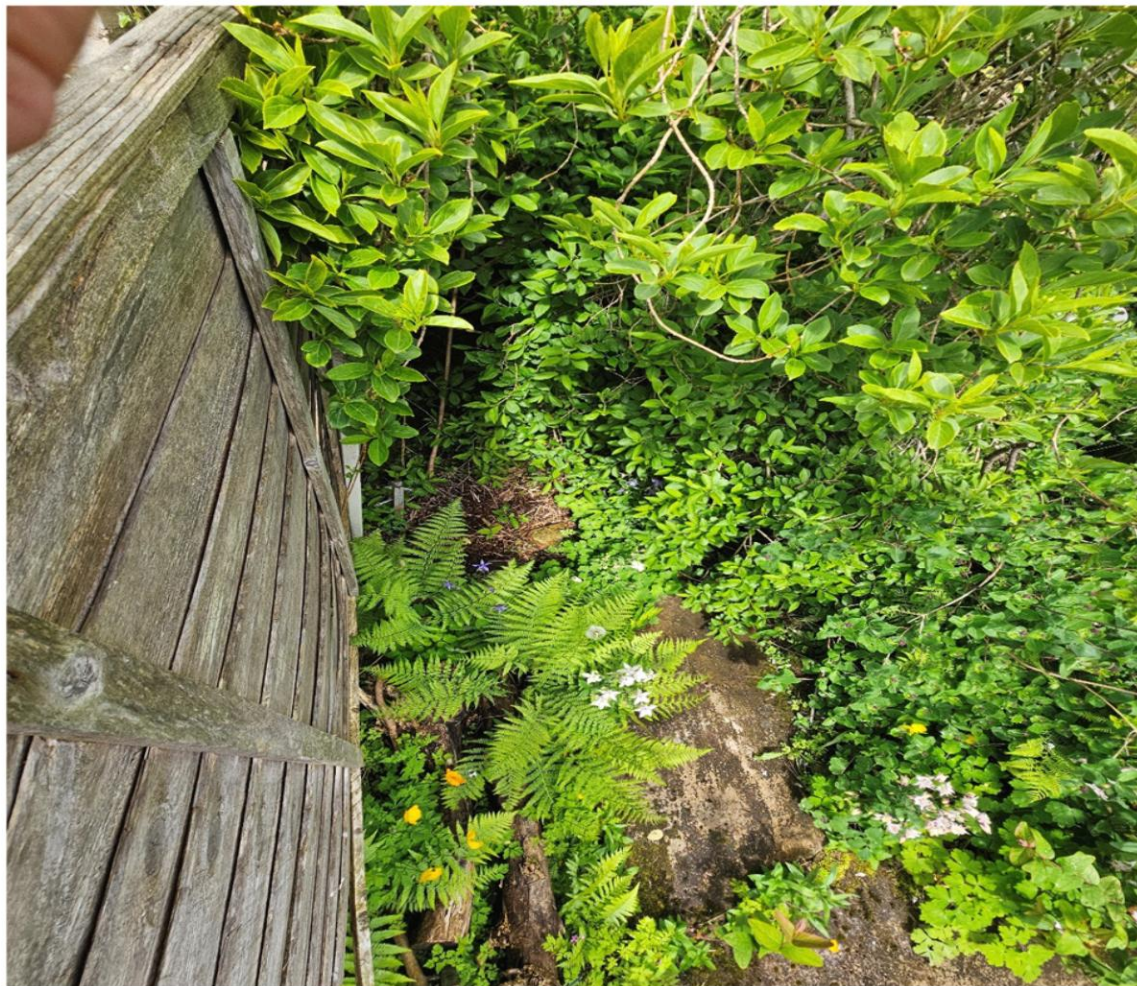
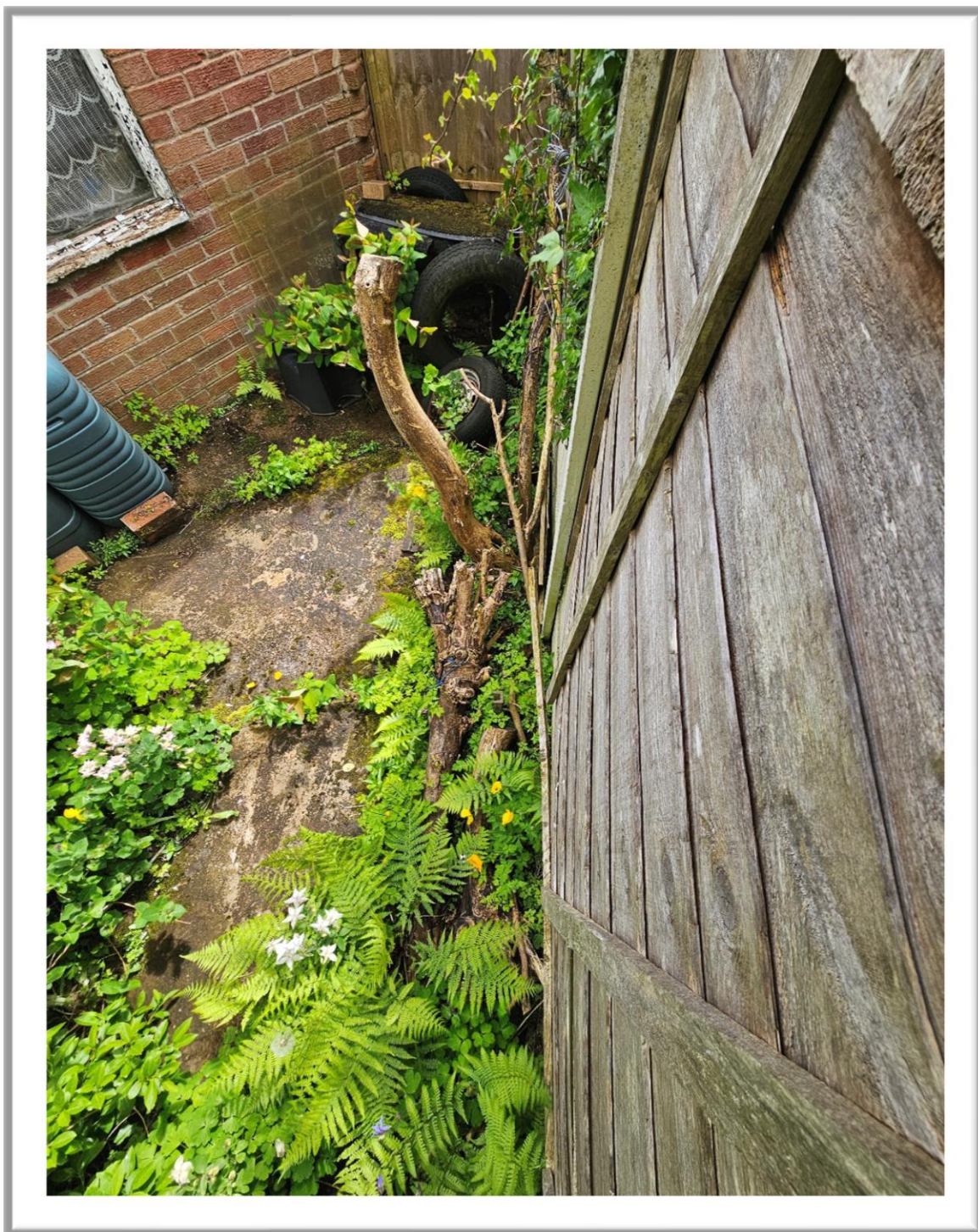


Photo 14 shows a view over the back fence in the Neighbouring Garden, no Japanese Knotweed present



Japanese knotweed plus ltd
97 High St, Lees, Oldham OL4 4LY

Registered company number in England and Wales: 09777855 Tel: 0161 883 0666 Email: info@japaneseknotweedplus.co.uk

Photo 15 shows a view over the back fence in the Neighbouring Garden, no Japanese Knotweed present.



8. General Notes

Japanese Knotweed was identified within the area surveyed. It is likely that the plant material was introduced historically, possibly through animal activity. At the time of inspection, the Japanese Knotweed was not observed to be causing any visible structural damage and is not considered hazardous to human or animal health under normal circumstances.

Important Guidance:

- **Do not** attempt to dig up Japanese Knotweed or cut the stems, as this can significantly increase stem density. A tiny fragment of rhizome as small as **0.8 grams** or a stem fragment with two nodes is capable of regeneration.
- **Cutting stems can cause dormancy.** Please read the terms and conditions attached.
- **Do not** spread soil contaminated with Japanese Knotweed fragments. Any soil taken from within **7 meters** of a Japanese Knotweed plant could contain rhizomes that could create new growth.
- **Do not** chip Japanese Knotweed. Chipping does not kill the plant, and spreading chipped material can cause regrowth.
- **Do not** dump Japanese Knotweed material or contaminated soil outside of your property. This offence under the Wildlife and Countryside Act 1981 can lead to legal action.
- **Do not** attempt to hide Japanese Knotweed.

Please Note:

Never place treated or untreated Japanese Knotweed in your household wheelie bins or skips.

Consider the following:

(a) According to the **Environmental Protection Act 1990**, Japanese Knotweed is classified as *controlled waste*. Plant material and contaminated soil must be disposed of safely at a licensed landfill.

(b) Once Japanese Knotweed has been treated with certain herbicides, it may be classified as *hazardous waste* under the **Hazardous Waste Regulations 2005**. Special procedures must be followed to transfer such material off-site.

9. The Five-Year Treatment Plan

A three-year herbicide treatment course should be applied to gradually kill the plant. Two years of monitoring will follow this to ensure the plant's death.

Herbicide is applied by spraying onto the leaves. It is then drawn into the plant's vascular system, which inhibits the production of amino acids essential for protein synthesis. Without these proteins, the plant cannot grow or survive and will starve to death.

10. Important Notes

Once the treatment plan is in place, it becomes the responsibility of the client, new owner, landlord, or tenant to ensure that the treated area remains undisturbed. This includes refraining from actions such as digging, cutting, trampling, poisoning, fly-tipping, construction, or any unauthorised treatment by third parties.

If any of these activities result in the disruption of treatment or the dormancy of the plant, the treatment and monitoring programme may be terminated without refund.

Unrestricted access to the treatment area must be maintained at all times to facilitate treatment application. Failure to allow access will result in the termination of the treatment and monitoring course without a refund.

If the property's ownership is transferred, the client must ensure that the new owner receives copies of all relevant documents, including this agreement and all related paperwork.

10a. How Herbicide Works on Japanese Knotweed Over Time

Herbicide treatments for Japanese Knotweed are designed to work gradually by targeting the plant's root system (rhizomes), which is the key to its survival and spread. The chemicals used are systemic herbicides—most commonly glyphosate-based products—that are absorbed through the leaves and transported throughout the plant, down into the rhizomes.

Year 1: Initial Suppression

In the first year, herbicide is applied to the foliage when the plant is in full leaf (usually from June to September). The active chemical is absorbed and begins to disrupt the plant's ability to produce essential proteins. This weakens the plant but doesn't immediately kill the underground rhizomes.

Years 2–3: Targeting Regrowth

Japanese Knotweed often regrows in the second and third years. Follow-up treatments are crucial during this period, as they target any regrowth and further weaken the

rhizome system. Each application sends more herbicide into the underground roots, slowly starving the plant by inhibiting the production of amino acids.

Years 4–5: Monitoring and Final Suppression

In the final two years of a typical 5-year treatment plan, the site is monitored closely for signs of regrowth. If any shoots appear, they are treated immediately. By this stage, the rhizome system should be severely depleted. A viability test will be carried out on rhizome samples to confirm that the plant is no longer viable.

11. treatment schedule

5-Year Japanese Knotweed Treatment & Management Plan

Year 1 – 2026

- Two visits (May and September)
- Application of a professional herbicide to the Japanese Knotweed

Year 2 – 2027

- Two visits (May and September)
- Application of a professional herbicide to the Japanese Knotweed

Year 3 – 2028

- Two visits (May and September)
- Application of a professional herbicide to the Japanese Knotweed

Please note that the treatment dates may change depending on the weather; visits could be in May or as late as October.

Monitoring Year 4 – 2029

- One visit in August)
- Application of a professional herbicide to the Japanese Knotweed if required.

Monitoring Year 5 – 2030

- One visit in August)
- Application of a professional herbicide to the Japanese Knotweed if required.

After each visit, the Management plan will be updated and forwarded to the client.

12. Treatment Cost and Special Notes

The standard cost for the five-year treatment and management plan is **£2,00.00** for areas up to **20 square meters**.

Subject to the survey and report fee of **£200.00** having already been paid, the total cost for the proposed treatment works will be **£1,800.00**.

Please note that I am not VAT registered; therefore, VAT has not been applied to the above quotation.

Please review my terms and conditions, particularly regarding the importance of not disturbing the treatment area once the plan has commenced.

After two consecutive growing seasons with no signs of regrowth, **Japanese Knotweed Plus Ltd** will issue a Completion Certificate confirming that all Japanese Knotweed has been successfully eradicated from all garden areas.

13. Ten-Year Insurance-Backed Guarantee

Once the treatment course has been agreed, it will be covered by an insurance-backed guarantee, commencing upon completion of the treatment and monitoring programme. A specialist insurance company will provide the insurance policy.

- The policy covers the full cost of the treatment and monitoring programme, valued at **£2000.00**.
- In the unlikely event that Japanese Knotweed Plus Ltd ceases trading after the treatment/monitoring period, the policy will cover the cost of any required future treatments.
- If further visits are required after the five-year treatment plan, the cost for a visit and treatment update in the Management plan in September will be £300.00 per visit.

This report has been produced by:

Stephen Singleton, PCA-Accredited Surveyor and Specialist in the Treatment of Japanese Knotweed.