

HomeCheck™



PROPERTY DOCUMENTS

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



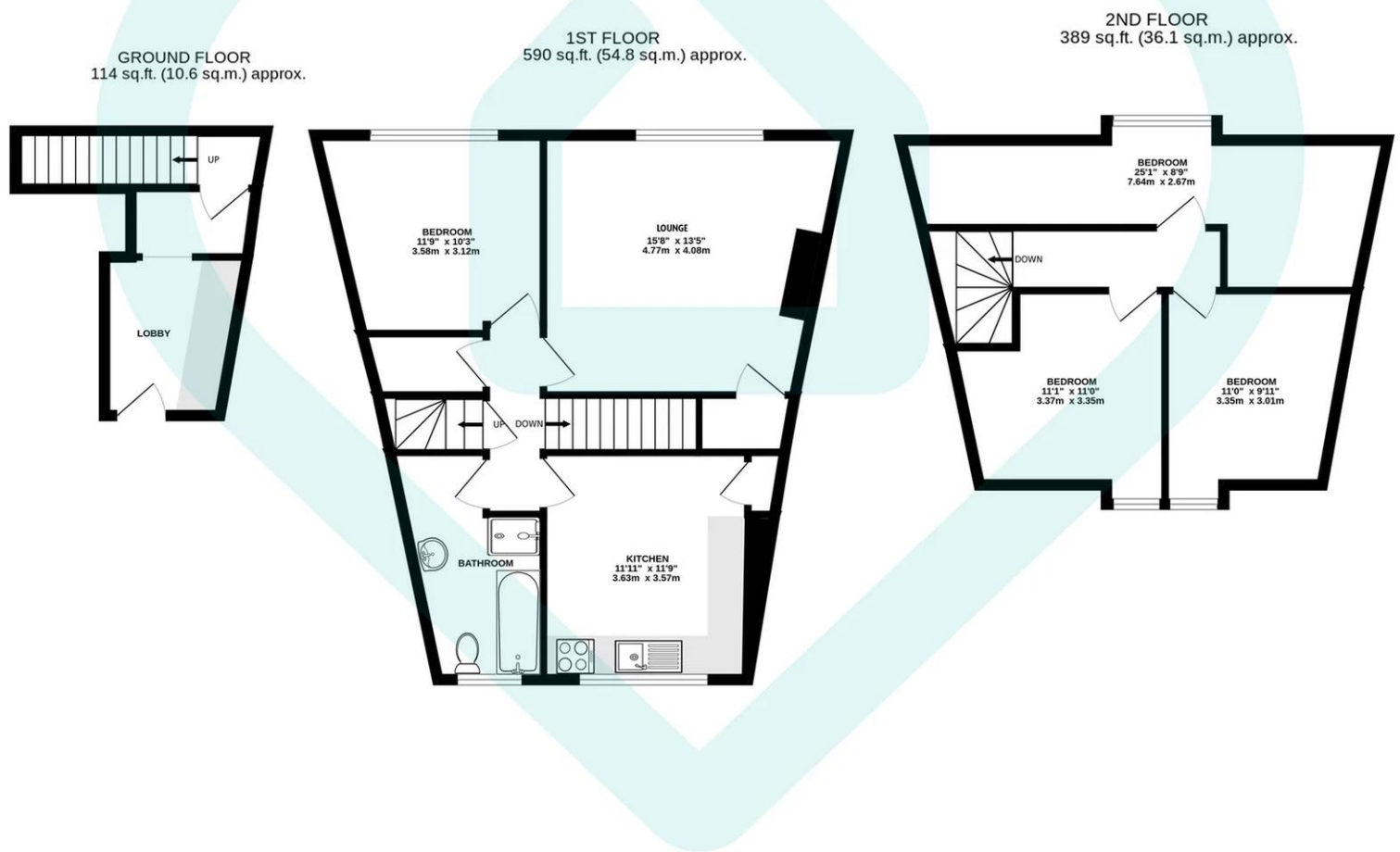
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3A Rural Lane, Sheffield, S6 4BH

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Prepared by MorfittSmith as part of Momentum, our complete sale readiness service.

Proprietor names on the official copy of the register have been redacted.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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.





@jmhfinancial
info@jmhfinancial.co.uk
07538286914



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Official copy of register of title

Title number SYK29539

Edition date 25.04.2019

- This official copy shows the entries on the register of title on 27 JUL 2026 at 12:58:12.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 Jul 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 3 and, 5A Rural Lane, Sheffield (S6 4BH).
- 2 The land tinted pink on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 2 April 1968 referred to in the Charges Register:-

"TOGETHER WITH but EXCEPT AND RESERVING such rights of way drainage user of fall pipes and other rights easements and matters as are more particularly mentioned in the said Lease of the Twenty third day of September One thousand nine hundred and thirty one".

The following are details of the grants and reservations contained in the Lease referred to which is dated 23 September 1931 made between (1) Nellie Jennett (Lessor) and (2) Cyril Sidney Charles Smith (Lessee) and which lease is now determined:-

"TOGETHER with full and free right and liberty for the Lessee his executors administrators and assigns the owners and occupiers for the time being of the said premises and their undertenants and servants (in common with the Lessor and her lessees and all other persons who have or may hereafter have the like right) at all times to use so much of the fall pipes marked "F.P" on the said plan with the drains connecting them as are upon the adjoining premises on the Northerly and South Easterly and South Westerly boundaries and the inspection chambers marked "I.C" and the drains shewn by blue lines on the said plan being in under or upon the adjoining and adjacent premises on the Northerly and South Easterly and South Westerly boundaries necessary for carrying away the water sewage and drainage from the premises hereby demised into Ben Lane with the right to enter into and upon the said adjoining and adjacent premises at all reasonable times for the purpose of inspecting cleansing and repairing the said fall pipes inspection chambers and drains And also full right and liberty (in common as aforesaid) at all times with or without horses carts carriages motor vehicles or wagons to go pass and repass along over and upon the strip of land forming a back road and coloured brown on the said plan for the purpose of obtaining access to and from Rural Lane aforesaid RESERVING to the Lessor and her lessees and all other persons authorised by her

A: Property Register continued

or them full and free right and liberty (in common with the Lessee his undertenants and assigns and all other persons authorised by him or them) to use so much of the said fall pipes and the drains connecting them as are upon the premises hereby demised and the drains shown by blue lines on the said plan being in under or upon the premises hereby demised necessary for carrying away the water sewage and drainage from the adjoining and adjacent premises on the Northerly and South Easterly and South Westerly boundaries into Ben Lane aforesaid with the right to enter into and upon the premises hereby demised at all reasonable times for the purpose of inspecting repairing and cleansing the said fall pipes and drains".

NOTE: Copy plan filed.

- 3 The Conveyance dated 2 April 1968 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the fall pipes inspection chambers and drains and occupation road used jointly by the property hereby conveyed and the adjoining property of the Vendor shall be respectively common and the internal walls dividing the dwellinghouse and shop hereby conveyed from the adjoining and adjacent dwellinghouses and shops on the north and south-easterly and south-westerly boundaries shall be party walls and maintainable and repairable by the persons using the same respectively in equal shares"

- 4 (18.01.2013) A new title plan based on the latest revision of the Ordnance Survey Map showing the land added to the title by blue tinting has been prepared.

- 5 The land tinted blue on the title plan has the benefit of the following rights reserved by a Transfer of 7 Rural Lane dated 29 February 2000 made between (1) Alma Helen Bailey (Transferor) and (2) David Frank Harrison and Lynne Harrison (Transferees):

"Rights reserved for the benefit of other land

A right of way for the Transferor her successors in title owners and occupiers of the neighbouring properties at all times and for all purposes with or without vehicles over and along the back road coloured brown on the plan"

NOTE: Copy plan filed under SYK498765.

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 (17.06.2014) PROPRIETOR: [REDACTED] and [REDACTED] care of 55 Bridge Lane, London NW11 0ED the trustees of The 2014 Family Trust and [REDACTED] of 55 Bridge Lane, London NW11 0ED.
- 2 (17.06.2014) The price stated to have been paid on 2 June 2014 was £185,000.
- 3 (17.06.2014) 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.
- 4 (17.06.2014) A Transfer of the land in this title dated 2 June 2014 made between (1) Northern & Midland Holdings Limited and (2) [REDACTED] and others contains purchaser's personal 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 tinted pink on the title plan dated 2 April 1968 made between (1) Nellie Jennett (Vendor) (2) Edith Hodgkinson and (3) Joseph Cannon and Vera Cannon (Purchasers) contains the following covenants:-

"FOR the benefit and protection of the adjoining or neighbouring property of the Vendor and so as to bind so far as may be the property hereby conveyed into whosoever hands the same may come the Purchasers hereby jointly and severally covenant with the Vendor that they the Purchasers and those deriving title under them will at all times hereafter observe and perform the restrictions and stipulations specified in the Second Schedule hereto

THE SECOND SCHEDULE hereinbefore referred to

1. Not to erect any building or part of a building (except bay windows and porches of ordinary size) nearer to Rural Lane aforesaid than the building line shown on the said plan and forthwith to asphalt or flag and for ever keep such portion of the said plot of land as lies between the said building line and Rural Lane aforesaid unenclosed and unobstructed

2. Not to erect any other building on the said plot of land without first submitting plans and specifications thereon to the Surveyors of the Vendor and obtaining their consent thereto

3. Not to put out any window light or other opening in any building or wall on the north and south east and south west boundaries of the said plot of land and the Vendor hereby reserves full and free right and liberty to build up to such boundaries so as to obstruct the access and use of light to any window or other opening

4. To keep all buildings drains walls fences and watercourses for the time being on the said plot of land in good repair and condition

5. Not to use or permit to be used on in or upon the property hereby conveyed or any part thereof the business of a chip potato or fried fish dealer or any trade business occupation or purpose which shall be noxious noisy dangerous or offensive to the neighbourhood or erect any steam engine thereon".

NOTE: The plan referred to is that plan to the Lease dated 23 September 1931 referred to in the property register.

- 2 The land tinted pink on the title plan is subject to the rights reserved by a Transfer thereof dated 19 November 2012 made between (1) M.K.D Properties Limited and (2) Martin Mccoll Limited.

NOTE: Copy filed.

- 3 (27.12.2012) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	27.12.2012 edged and numbered 1 and 3 in blue (part of)	ground floor shop 3 and 5 Rural Lane	19.11.2012 20 years from 19/11/2012	SYK602933
2	27.12.2012 edged and numbered	3 Rural Lane (first and second floor flat) yard, lobby and staircase leading	19.11.2012 999 years from and including	SYK602936

Schedule of notices of leases continued

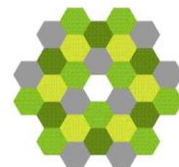
	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	1(part of) and 2 in blue	thereto	19/11/2012	
3	21.11.1995 edged and numbered 3 (part of) and 4 in blue	5 Rural Lane (first floor flat) and yard at the back	07.11.1996 200 years from 07.11.1996	SYK376434

End of register

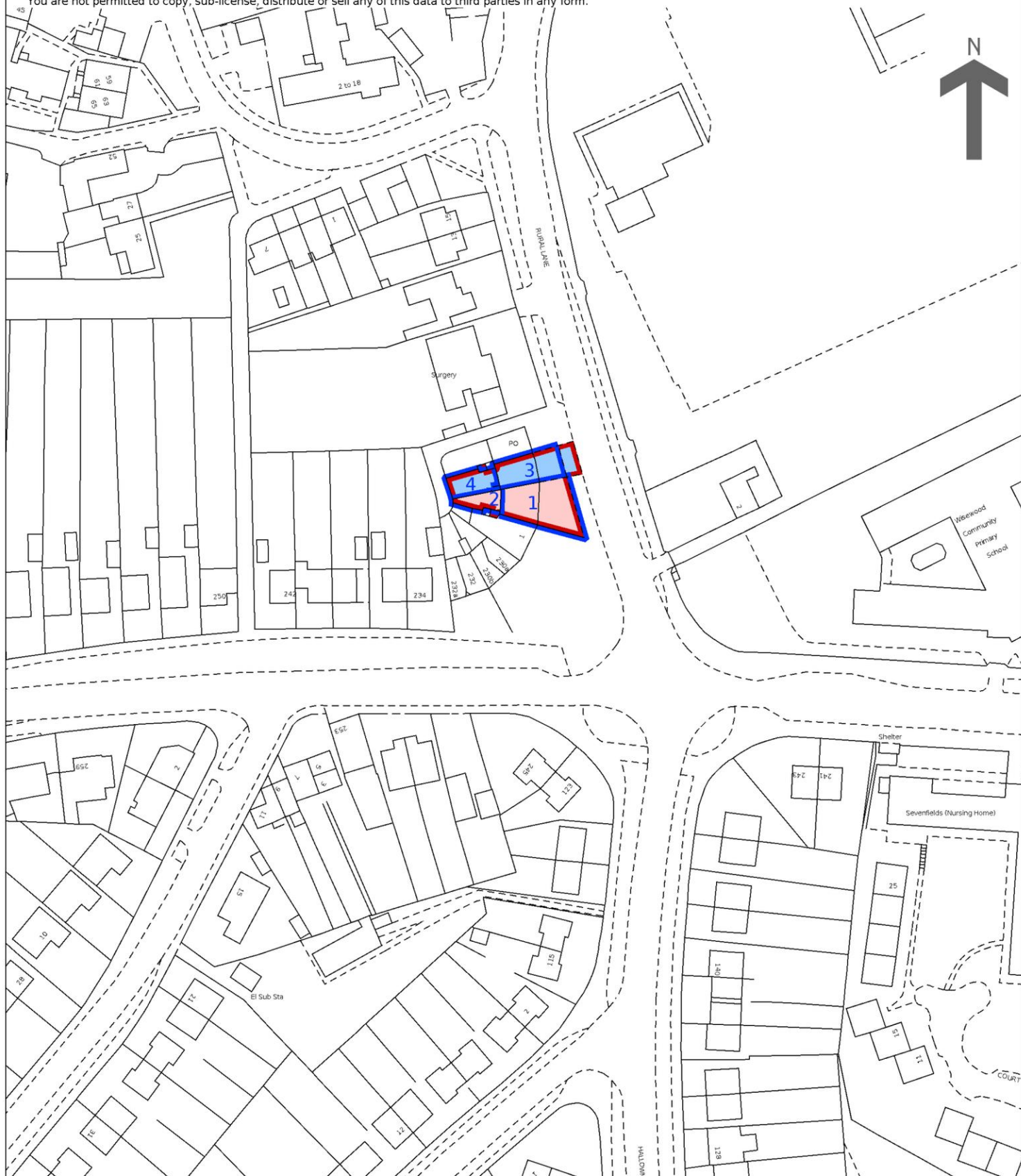
HM Land Registry

Official copy of title plan

Title number **SYK29539**
Ordnance Survey map reference **SK3190SE**
Scale **1:1250**
Administrative area **South Yorkshire :**
Sheffield



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Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

Property type

Top-floor flat

Total floor area

108 square metres

Rules on letting this property

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

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

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	72
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

For properties in England and Wales:

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

Breakdown of property's energy performance

Features in this property

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

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

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), limited insulation (assumed)	Poor
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	Excellent lighting efficiency	Very good
Floor	(other premises below)	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 192 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 a **smart meter for gas** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,396 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 £130 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:

- 13,128 kWh per year for heating
- 2,688 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

3.8 tonnes of CO2

This property's potential production

3.4 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: Internal wall insulation

Typical installation cost

£7,500 - £11,000

Typical yearly saving

£129

Potential rating after completing step 1



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

Daniel Betts

Telephone

07515065775

Email

Contacting the accreditation scheme

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

Accreditation scheme

Quidos Limited

Assessor's ID

QUID205857

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

18 November 2025

Date of certificate

18 November 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).

Certificate number

[8720-6120-8869-7158-4922 \(/energy-certificate/8720-6120-8869-7158-4922\)](#)

Expired on

27 October 2020

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

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

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

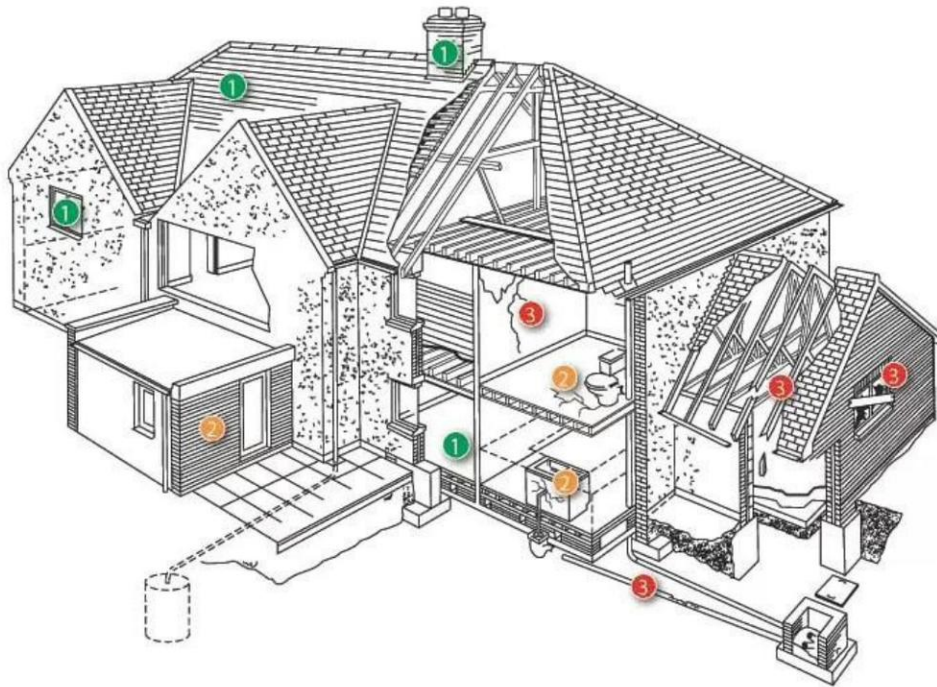
[Service performance \(/service-performance\)](#)

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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: 3A Rural Lane, S6 4BH

Date: 3 August 2026

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

Property Review Summary

This first-floor apartment is in average condition for its age, and presents as a sound, well-built property throughout.

The findings are minor and consistent rather than serious. Most relate to general decorative wear and aged wall finishes across the apartment, together with a small cluster of damp, condensation and sealant items that are typical of a property of this age and can be addressed as planned maintenance.

In practical terms this is a property needing sensible upkeep and redecoration rather than any significant repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The consistent hairline cracking to wall and ceiling junctions throughout is typical of aged plaster and wall coverings rather than movement.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Detached worktop sealant behind the kitchen sink is letting water past.
- Sealant and localised making good are needed around the bathroom shower, with rot to the adjoining skirting and evidence of a past leak affecting the kitchen wall behind.
- Damp-damaged wall finish in the utility room, from a resolved washing-machine leak, needs making good and monitoring.
- Mouldy sealant to the first-floor bedroom window, and worn/punctured kitchen floor covering.

● Ongoing Maintenance / Improvement

- General decorative wear throughout – marks, scuffs and tired paintwork to walls, skirtings and doors.
- Consistent cosmetic hairline cracking and some loose plaster/lifting wallpaper, particularly in the roof-space bedrooms.
- Condensation-related mould in several corners, at the loft hatch and to window reveals, to clean and monitor.
- Historic damp staining to one first-floor bedroom ceiling, not currently damp, to monitor.
- Undecorated patch behind the relocated utility boiler, and worn stair carpet.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £700 – £1,300
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £1,500 – £3,000
(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that there is no single major defect here, and nothing that points to structural or building-fabric failure. The apartment is sound; what it needs is a coordinated programme of redecoration and a handful of localised repairs.

The damp, condensation and sealant items are the ones worth attending to, mainly to keep small issues from developing. They are common in a property of this age and, alongside better ventilation habits, are readily managed. The remainder is cosmetic and can be planned at the buyer's own pace.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The clay tile roof, which appears original, looks sound from the visible external inspection, with no obvious defects noted.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters, downpipes, visible drainage from the first-floor bathroom and the boiler flue to the rear all appear sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing to the main walls and the chimney appear sound to the visible rear elevation, 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

● Routine Repair

The property is fitted with uPVC double-glazed windows throughout, which all appear sound.

Black mould is present to the sealant around the first-floor bedroom window, most likely relating to condensation and limited ventilation in that room. Paintwork to some of the roof-space windowsills is cracked and peeling, which is cosmetic.

What's likely required:

- Clean and renew the mouldy sealant to the bedroom window
- Improve ventilation to the room to reduce recurrence

Typical cost guidance: £100 – £200

Internal Condition

● Ongoing Maintenance / Improvement

The apartment is in reasonable but tired decorative condition throughout. There are marks, scuffs and worn paintwork to walls, skirtings and doors across the utility room, staircases, living room and bedrooms, and the stair carpet is marked and worn.

Consistent hairline cracking is present to wall and wall/ceiling junctions, above openings and to the sloping roof-space ceilings, with some loose plaster and lifting or peeling wallpaper in the roof-space bedrooms. This reflects aged plaster and wall coverings rather than structural movement.

Condensation-related black mould is present in a few contained spots – two front ceiling corners and a wall corner in the roof-space bedrooms, and the loft hatch – best cleaned, redecorated and monitored. One first-floor bedroom ceiling shows historic damp staining with associated cracking; it is not currently damp and most likely relates to an old roof leak, so is worth monitoring over time.

Behind the utility boiler, an area of wall is undecorated with some plaster missing where the previous, larger boiler sat; this is a decorative matter only. The living room fireplace fire and the consumer unit in the built-in closet appear sound but were not tested.

What's likely required:

- Redecorate throughout as preferred, making good hairline cracks, loose plaster, lifting wallpaper and the patch behind the boiler as part of the same works
- Renew worn stair carpet if desired
- Clean, redecorate and monitor the condensation-related mould spots and the historic bedroom ceiling stain

Typical cost guidance: £1,500 – £3,000

Kitchen & Bathroom

● Routine Repair

The kitchen is a relatively modern fitted kitchen in reasonable condition. The sealant between the worktop and the tiles and upstand, particularly behind the sink, has detached from the worktop and is letting water past. The lino floor covering is punctured in places and not lying flat. Behind the kitchen radiator – which backs directly onto the bathroom shower – paintwork has bubbled and the plaster is damaged, indicating a past or possibly ongoing leak from the shower.

In the bathroom, the shower cubicle itself appears in reasonable condition internally, but externally there is black mould to the sealant, mouldy sealant where the tray meets the floor, and some rot to the adjoining skirting board, indicating water damage that now appears dry. Paintwork is peeling around the top of the walls and ceiling; the extractor is present and working, so this points to condensation to manage through ventilation.

Off the kitchen, a false wall built around a foot in front of the original wall creates an unfinished triangular void and prevents the original pantry doors from opening fully. This is noted for awareness; no works are advocated.

A small, contained patch of condensation-related mould is present to one kitchen wall/ceiling corner on the external wall, to clean, redecorate and monitor.

What's likely required:

- Renew the worktop sealant behind the sink and around the upstand
- Renew the shower sealant, replace the rotted skirting and make good the kitchen wall behind the radiator, monitoring the shower for any continued leak
- Renew the kitchen floor covering
- Improve bathroom ventilation and redecorate the peeling areas

Typical cost guidance: £700 – £1,300

Services

● Ongoing Maintenance / Improvement

The gas boiler in the utility room, the water meter, the gas meter and the consumer unit all appear visually sound.

What's likely required:

- Carry out standard gas and electrical safety checks as part of the normal purchase process

Typical cost guidance: £150 – £300

Grounds & External Areas

● Ongoing Maintenance / Improvement

Access is from the rear via a gated courtyard belonging to the property. The gate, boundary fencing, steps and courtyard all appear sound, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Renew the detached worktop sealant behind the kitchen sink.
- Renew the shower sealant, replace the rotted bathroom skirting and make good the kitchen wall behind the radiator, keeping an eye on the shower for any continued leak.
- Make good the damp-damaged utility wall and monitor for any further damp.
- Clean and renew the mouldy bedroom window sealant, and improve ventilation there and in the bathroom.
- Renew the kitchen floor covering.
- Clean, redecorate and monitor the condensation mould spots, loft hatch and the historic bedroom ceiling stain.
- Plan redecoration throughout, making good cracks, loose plaster and the boiler patch as part of the same works.
- Carry out standard gas and electrical safety checks as part of normal purchase due diligence.

Practical Context

This is a sound, well-built apartment that presents better than its tired decoration first suggests. The consistent hairline cracking is a feature of aged plaster and wall coverings and is not a structural concern.

The damp and condensation items sit in two groups: genuine but localised past leaks around the utility room and the bathroom/kitchen wall, now largely resolved and needing making good and monitoring; and condensation-related mould in corners and reveals, which is common in older properties and best managed through ventilation and routine cleaning and redecoration.

As a flat, the buyer should also confirm the leasehold terms, service charge and the arrangements for the building's roof and structure as part of the legal process.

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

Homecheck Residential

Property address

3a Rural Lane, SHEFFIELD, S6 4BH, England



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
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Full assessment

	Ground stability	Page 3	Identified
	Radon	Page 4	Identified
	Planning constraints	Page 5	Identified

Alert Assessment

	Flood	Page 6	Not Identified
	Coal mining	Page 7	Coal report required
	Planning applications	Page 8	Identified
	Energy & Infrastructure	Page 9	Identified

Report date
31 July 2026

Order ID
XOA-9210-9247-2624

Your reference
OSDD03654116



 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:

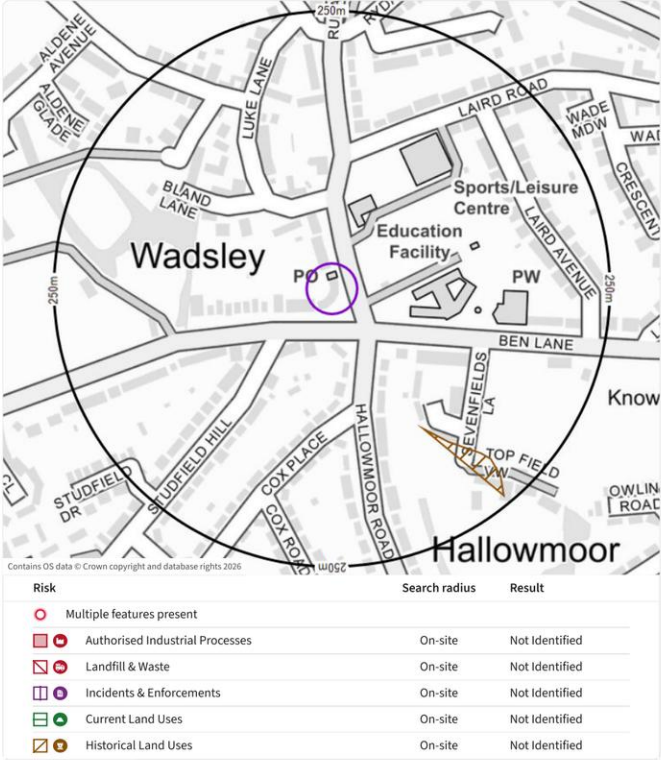


Landmark Contribution

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.



Ground stability **FULL ASSESSMENT**

Identified 

Summary

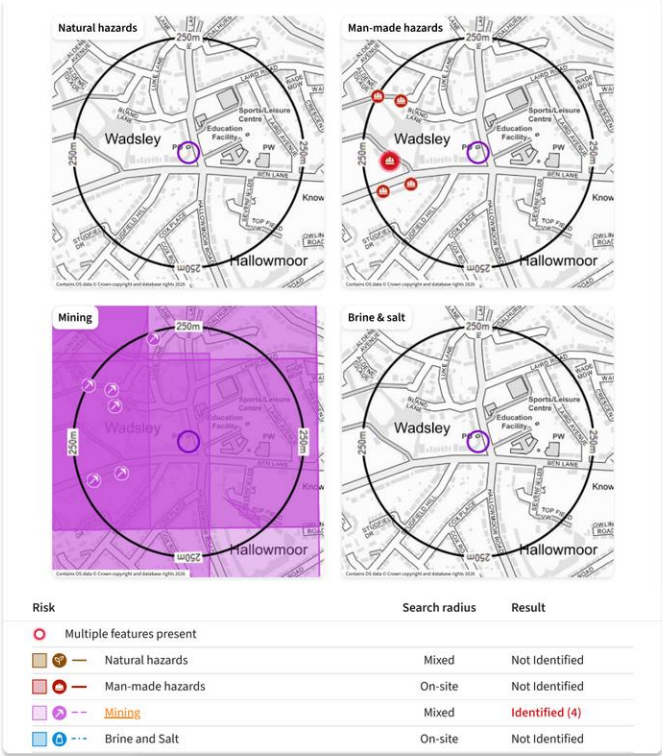
We have identified a risk of ground stability hazards at the property.

Recommendations

- 1 We recommend that you consult a local RICS accredited surveyor to arrange a survey for the property. The survey should assess whether the property is affected by ground stability issues.
- 2 If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.
- 3 Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
- 4 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. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing property.

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.



Radon

FULL ASSESSMENT

Identified !

Summary

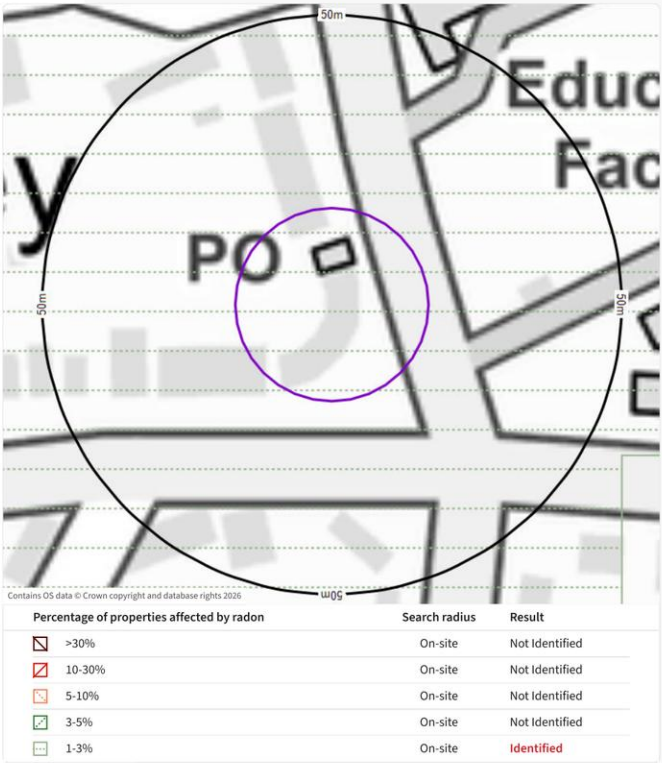
The property is in a radon affected area where between 1 and 3% of homes are estimated to be at or above the action level.

Recommendations

- 1
- This result does not necessarily mean there are high radon levels in the property. The only way to find out the radon level is to carry out a radon measurement. UKHSA provides a radon testing service which can be accessed at www.ukradon.org.
- 2
- 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.
- 3
- 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.



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

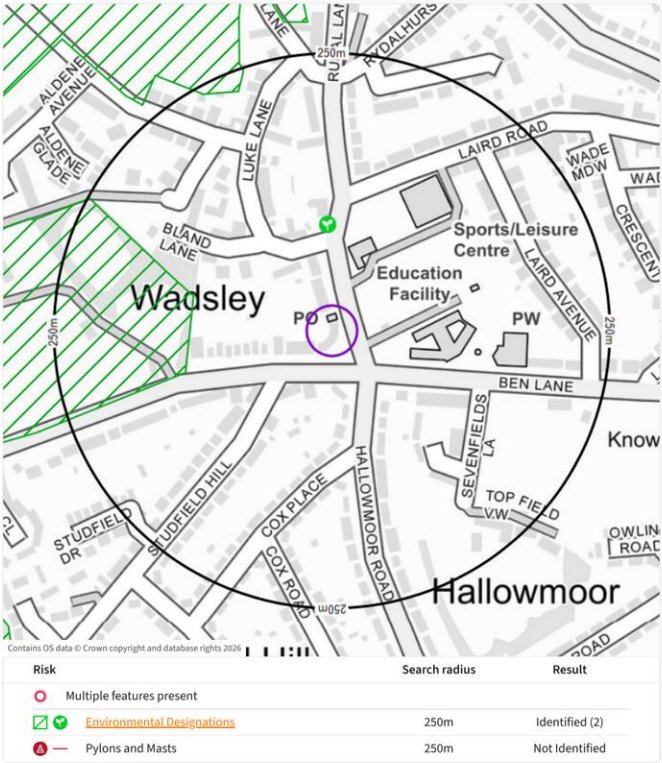
- 1 If you are considering carrying out development on this property, you will need to contact your Local Planning Authority to see if there would be any implications.
- 2 Visit the property to ensure there are no other features which would be of concern.

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.



 Flood

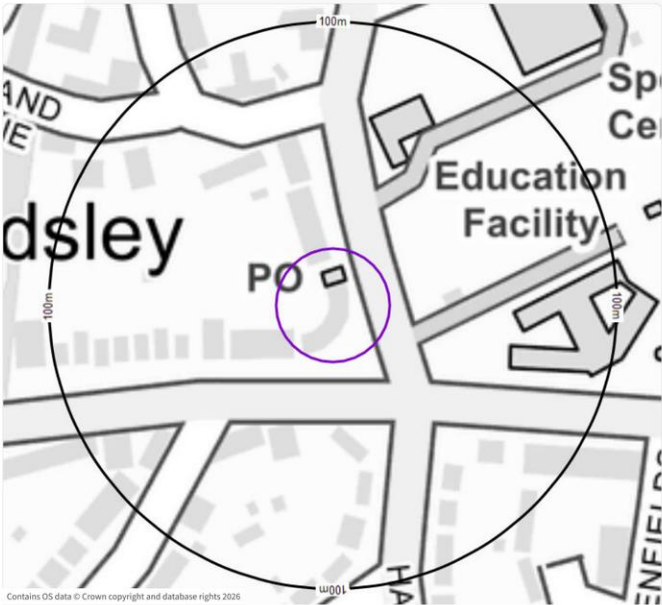
ALERT ASSESSMENT

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
PINPOINT COAL

ALERT ASSESSMENT

Coal report required ⚠️

Summary

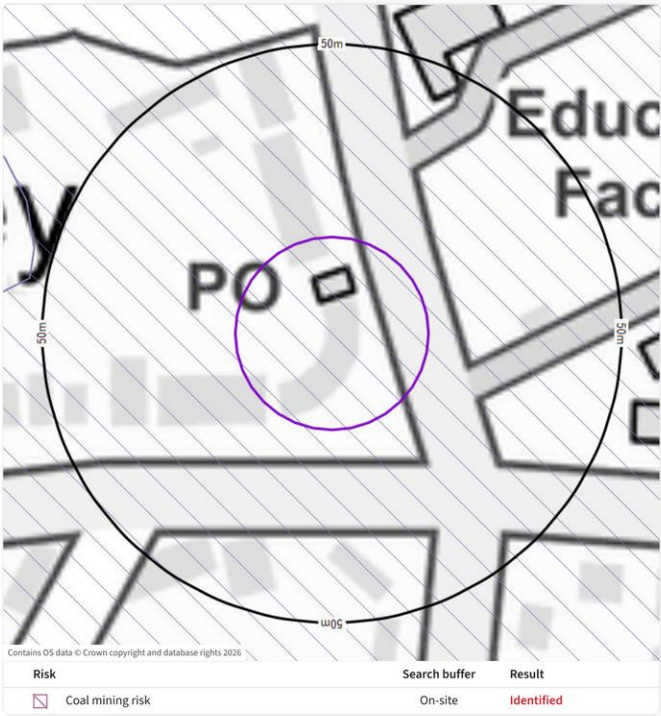
We have identified a potential risk from coal mining at the property.

Recommendations

- 1 We recommend you order a Landmark Coal report through your usual report provider.
- 2 Ask the seller whether the property has been impacted by coal mining in the past.
- 3 Establish the availability of buildings and contents insurance before exchanging contracts.

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.



🏠

Planning Applications

ALERT ASSESSMENT

Identified ⚠️

Planning applications

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

Recommendation

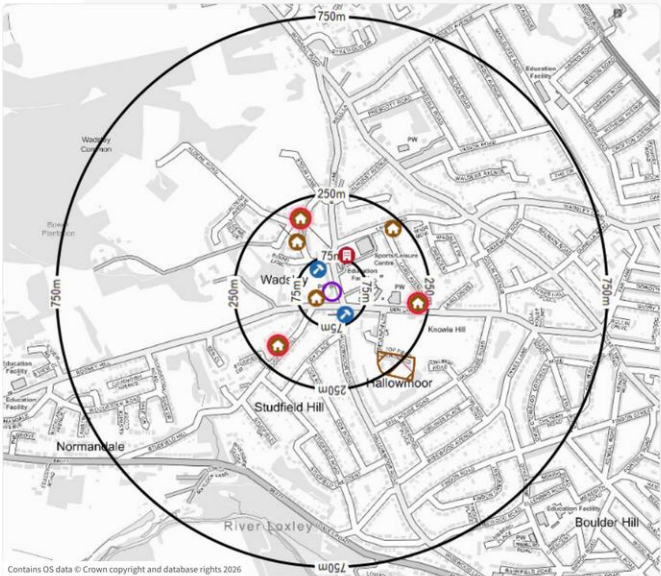
- 1
- For information about each identified planning application, along with a link to the full application on the Local Authority website, please purchase a Landmark Planning report through your usual report provider.

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.



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

✈ Energy & Infrastructure ALERT ASSESSMENT

Identified ⚠

Summary

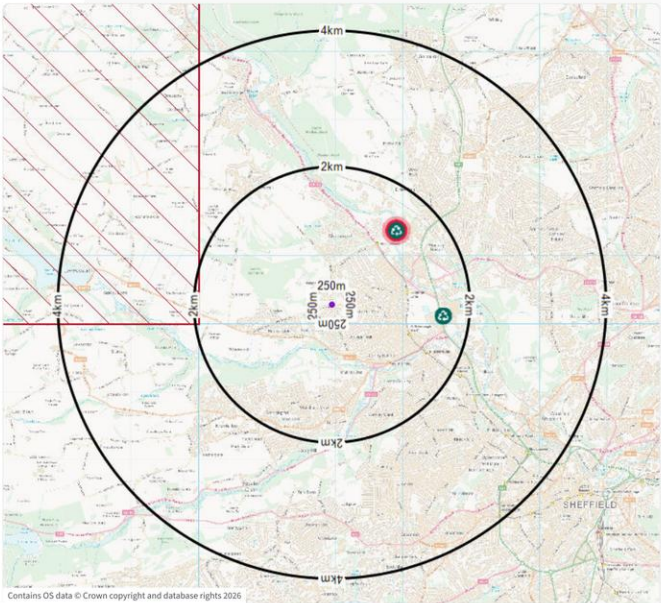
We have identified features in proximity to the property.

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	Not 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	16
Brine and Salt	Not identified
Planning constraints	18

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.

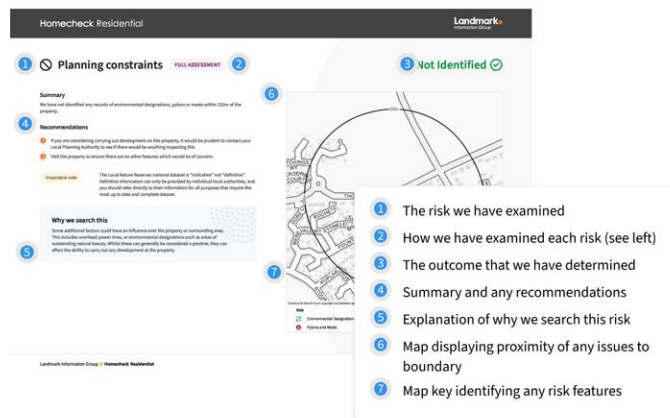
The front page of this report advises the outcome for each section based on one of these categories:

- **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.



The screenshot displays the 'Homecheck Residential' report interface. The top navigation bar shows 'Homecheck Residential' and the 'Landmark Information Group' logo. The main content area is titled 'Planning constraints' and is marked as 'FULL ASSESSMENT'. It includes a 'Summary' section stating 'We have not identified any records of environmental designations, policies or maps within 100m of the property.' Below this is a 'Recommendations' section with two points: '1. Consider any planning and development on this property. It would be prudent to consult your Local Planning Authority to see if there would be anything impacting this.' and '2. Has the property been subject to any other features which would affect its quality?'. A 'Map' section shows a map of the property area with a 100m radius circle. A legend indicates 'Environmental Designations' and 'Physical Hazards'. A callout box on the right provides a guide to the risk summary pages, listing seven numbered items: 1. The risk we have examined, 2. How we have examined each risk (see left), 3. The outcome that we have determined, 4. Summary and any recommendations, 5. Explanation of why we search this risk, 6. Map displaying proximity of any issues to boundary, and 7. Map key identifying any risk features.

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 Transport's 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
BGS Recorded Landfill Sites
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

Flooding from Rivers or Sea without Defences
Extreme Flooding from Rivers or Sea without Defences
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
Flooding from Rivers or Sea without Defences

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

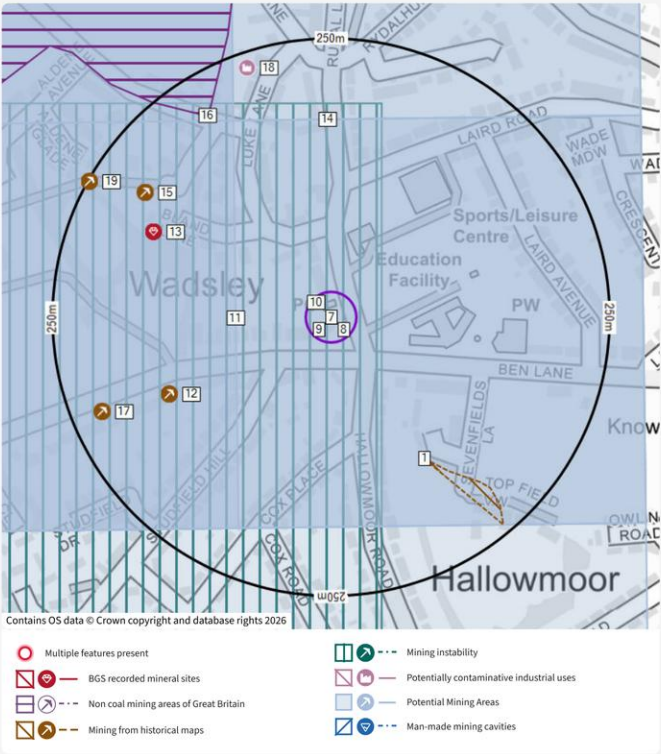
Ancient Woodland

Country Parks

Nature Improvement Areas

Ground stability: Mining

[← Back to summary.](#)



Mining			
Id	Details	Distance	Contact
Non coal mining areas of Great Britain			
16	Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Ganister	208m NW	4
Mining instability			
7	Classification: Conclusive Rock Mining Commodity: Rock Boundary Quality: As Supplied	0m N	2
Potential mining areas			
8	Reference: Not Supplied Name: Wisewood Commodity: Coal; Halifax Hard Last Worked: Not Supplied Boundary Quality: Derived	0m N	2
9	Reference: 723 Name: Wadsley Commodity: Coal; Ganister Last Worked: 1876 Boundary Quality: Derived	0m N	2
10	Reference: Not Supplied Name: Crook's Commodity: Coal; Halifax Hard Last Worked: 1865 Boundary Quality: Derived	0m N	2

Ground stability: Mining

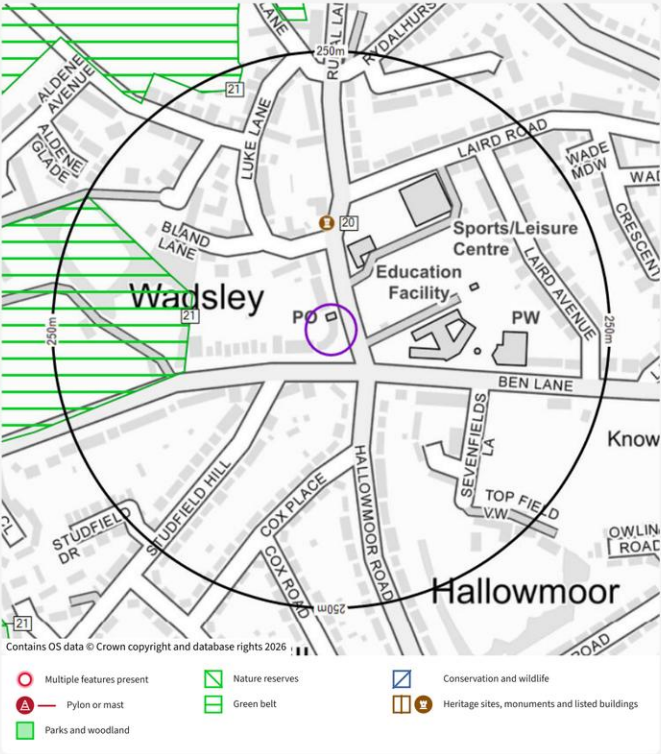
[← Back to summary.](#)

Mining			
Id	Details	Distance	Contact
Potential mining areas			
11	Reference: Not Supplied Name: Worrall Commodity: Coal and Ganister; Halifax Hard Last Worked: Not Supplied Boundary Quality: Derived	69m W	2
11	Reference: Not Supplied Name: Sheffield Commodity: Coal Last Worked: Not Supplied Boundary Quality: Derived	69m W	2
14	Reference: 7678 Name: Wadsley Common Commodity: Coal and Ganister; Halifax Hard Last Worked: 1923 Boundary Quality: Derived	171m N	2
BGS recorded mineral sites			
13	Reference: 108353 Name: Wadsley Coal Pits Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Wadsley, Sheffield, South Yorkshire Positional Accuracy: Located by supplier to within 10m	170m NW	4
Potentially contaminative industrial uses (past land use) - mining			
1	Description: Heap, unknown constituents Map: 1906	141m SE	2

Mining			
Id	Details	Distance	Contact
Potentially contaminative industrial uses (past land use) - mining			
12	Description: Mining of coal & lignite Map: 1855	152m SW	2
15	Description: Mining of coal & lignite Map: 1855	196m NW	2
17	Description: Mining of coal & lignite Map: 1855	220m W	2
19	Description: Mining of coal & lignite Map: 1855	249m NW	2
Mining from historical maps			
18	Classification: Shaft Industry Type: Extraction Latest Map Date: Not Applicable	235m N	2

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.

Green belt			
Id	Details	Distance	Contact
Area of adopted green belt			
21	Site type: Area of adopted green belt Name: Sheffield Unitary Development Plan	115m W	5

Heritage sites, monuments and listed buildings			
Id	Details	Distance	Contact
Listed building			
20	Site type: Listed Buildings Name: Wadsley Stocks 5 Metres South East Of The Wadsley Jack Public House (Public House Not Included) Reference: 1247145 Location: Not Supplied Location Accuracy: Positioned by the supplier	81m N	2

Appendices

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Useful information	21
Useful contacts	25
Important consumer protection information	26
Terms and conditions and copyright statement	27



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 PinPoint Information Ltd

Riverbank House
1 Putney Bridge Approach
London
SW6 3JD

 www.pinpointinformation.co.uk

4 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

5 Sheffield City Council

Howden House
1 Union Street
Sheffield
S1 2SH

 www.sheffield.gov.uk
 0114 273 4215

6 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

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

Important consumer protection information



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Landmark Information Group Limited

Imperium
Imperial Way
Berkshire
RG2 0TD

 helpdesk@landmark.co.uk
 0330 036 6619

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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

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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.

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