

HomeCheck™



conveyo



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# PROPERTY DOCUMENTS

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

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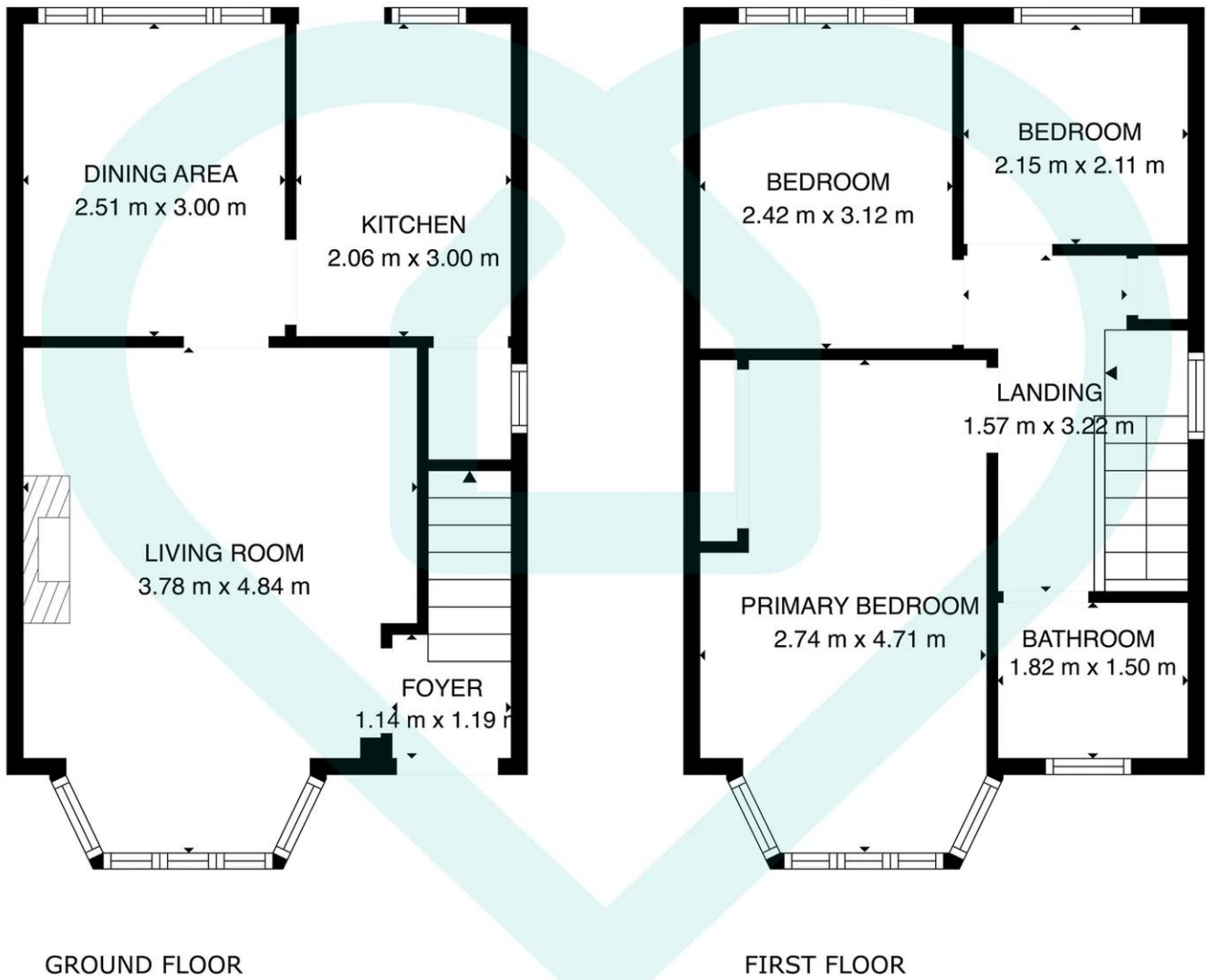
116 Whiteways Road, Sheffield, S4 8EU

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*Most homes are sold on hope. Yours will be sold in readiness.*

MorfittSmith | Momentum — Complete Sale Readiness Service



**TOTAL: 70 m<sup>2</sup>**  
 GROUND FLOOR: 35 m<sup>2</sup>, FIRST FLOOR: 35 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 6 m<sup>2</sup>

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





# Official copy of register of title

Title number SYK519001

Edition date 03.06.2010

- This official copy shows the entries on the register of title on 15 JUN 2026 at 13:44:28.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 15 Jun 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 (08.05.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 116 Whiteways Road, Sheffield (S4 8EU).
- 2 (08.05.2006) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 18 March 1968 referred to below.
- 3 (08.05.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 18 March 1968 referred to in the Charges Register.

## 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 (08.05.2006) PROPRIETOR: [REDACTED] of 116 Whiteways Road, Sheffield, South Yorkshire S4 8EU.
- 2 (08.05.2006) The value stated as at 8 May 2006 was £115,000.

## C: Charges Register

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

- 1 (08.05.2006) A Conveyance which included the land in this title dated 18 March 1968 made between (1) The Most Noble Bernard Marmaduke Duke Of Norfolk (2) The Public Trustee and (3) [REDACTED] contains restrictive covenants.

*NOTE:-Copy filed.*

Title number SYK519001

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

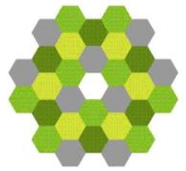
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 15 June 2026 shows the state of this title plan on 15 June 2026 at 13:44:31. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .

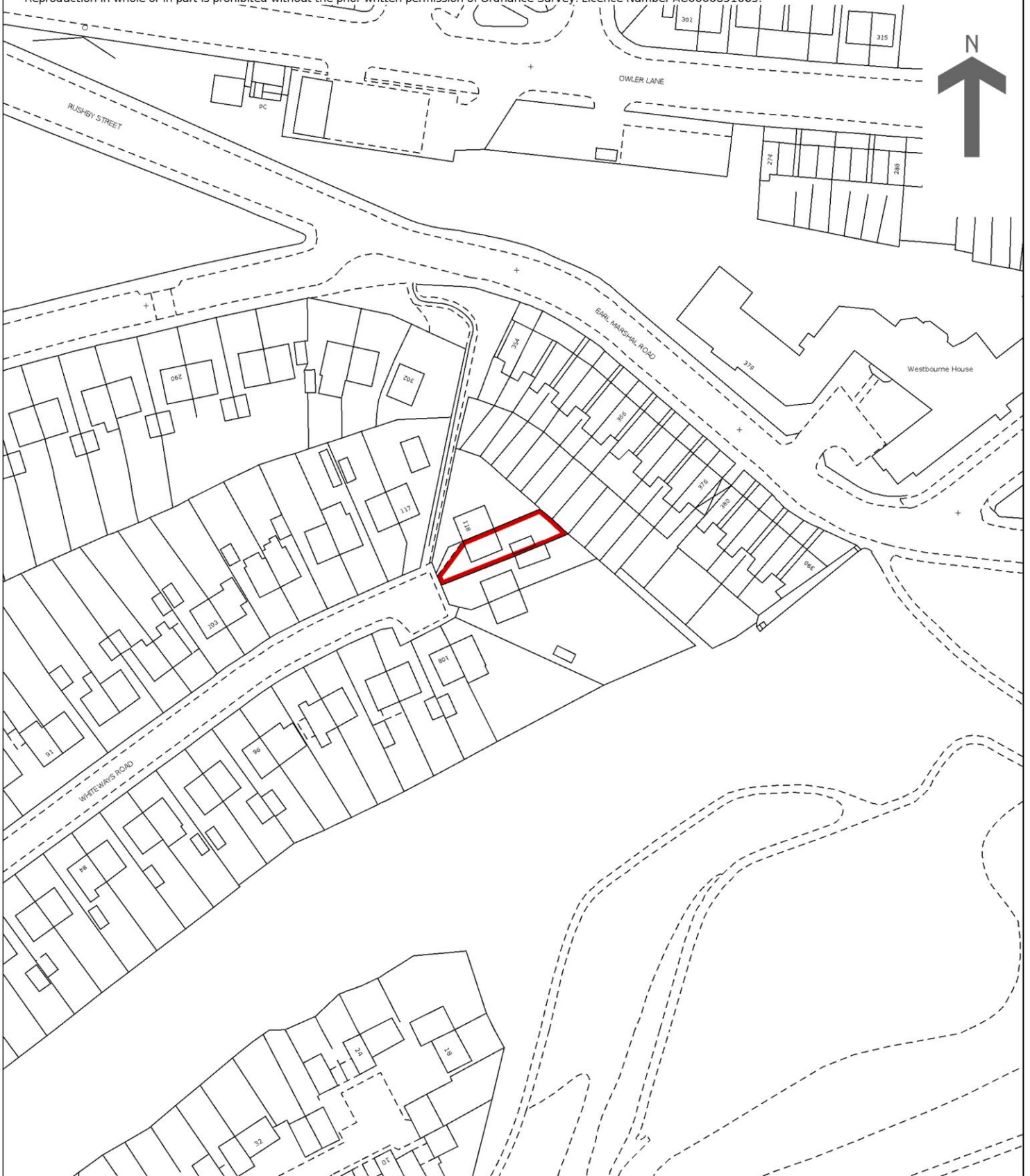
# HM Land Registry

## Official copy of title plan

Title number **SYK519001**  
Ordnance Survey map reference **SK3790SW**  
Scale **1:1250**  
Administrative area **South Yorkshire :**  
**Sheffield**



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## Property type

Semi-detached house

## Total floor area

67 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 E. 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		77
55-68	D		
39-54	E	47	
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	Cavity wall, filled cavity	Average
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Room heaters, mains gas	Good
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Primary energy use

The primary energy use for this property per year is 388 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### 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

## How this affects your energy bills

An average household would need to spend **£1,638 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 £630 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.

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## Heating this property

Estimated energy needed in this property is:

- 7,776 kWh per year for heating
- 2,701 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces

6 tonnes of CO<sub>2</sub>

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This property produces

4.5 tonnes of CO<sub>2</sub>

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This property's potential production

2.3 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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.

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## Step 1: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£66

Potential rating after completing step 1



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## Step 2: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£146

Potential rating after completing steps 1 and 2



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## Step 3: Change room heaters to condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£365

Potential rating after completing steps 1 to 3



## Step 4: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£53

Potential rating after completing steps 1 to 4



## Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£397

Potential rating after completing steps 1 to 5



## 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:

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

## Who to contact about this certificate

### Contacting the assessor

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

#### Assessor's name

Graeme Nicholl

#### Telephone

01613 020 151

#### Email

## Contacting the accreditation scheme

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

### Accreditation scheme

Elmhurst Energy Systems Ltd

### Assessor's ID

EES/021719

### Telephone

01455 883 250

### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## About this assessment

### Assessor's declaration

No related party

### Date of assessment

25 March 2025

### Date of certificate

25 March 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.

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# 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

## Certificate number

[0498-2876-6742-9492-5925 \(/energy-certificate/0498-2876-6742-9492-5925\)](#)

## Expired on

15 April 2022

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

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

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

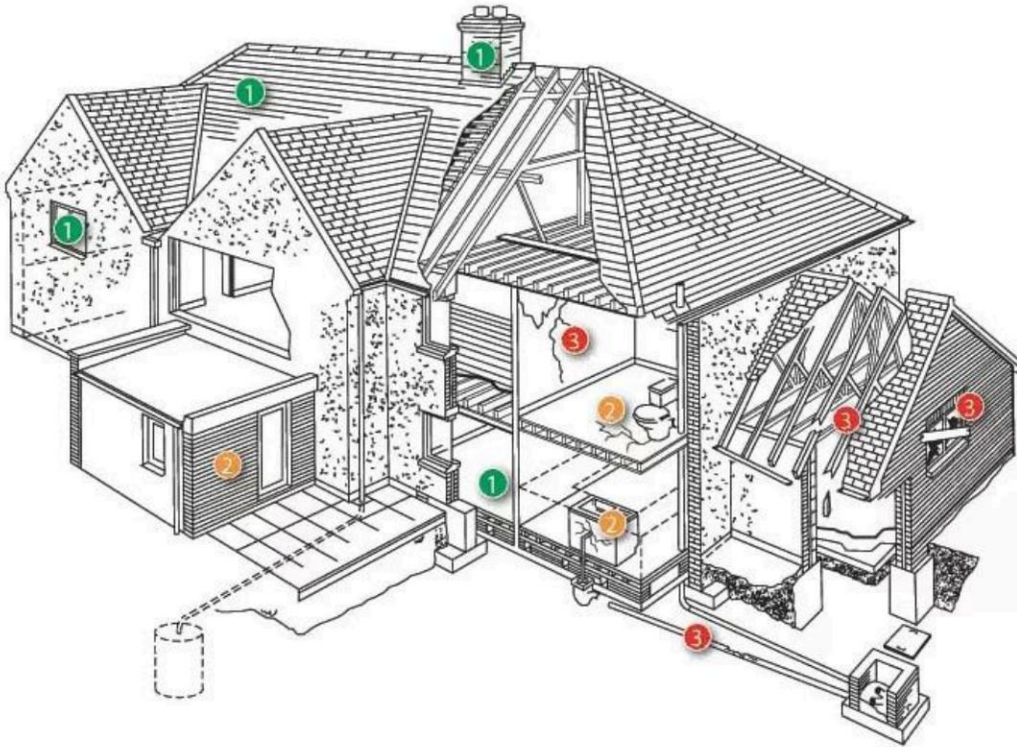
[Service performance \(/service-performance\)](#)

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# HomeCheck<sup>TM</sup>



## HomeCheck Property Review

**A practical pre-sale review of the property's visible condition,  
with cost guidance for likely repairs and maintenance**

**Property address:** 116 Whiteways Road, S4 8EU

**Date:** 18 June 2026

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

# Property Review Summary

This property appears to be in **below-average condition** overall, mainly due to its dated interior, limited kitchen provision, localised external repair items, and a number of smaller maintenance issues throughout.

The house appears basically serviceable, with no obvious signs of major structural failure noted from the inspection, but it would benefit from a modest programme of repairs, maintenance, and general updating. The issues identified are mostly localised and manageable rather than suggesting broad rebuilding work.

## Summary of condition

### ● Structure

- No obvious signs of structural movement were noted.
- A vertical crack is visible internally above and to the right of the bay window in the front bedroom; this appears aged rather than recent.

### ● Priority Repair

- No priority repairs were noted

### ● Routine Repair

- The side downpipe connection is visibly leaking near the waste pipe junction, with moss growth and signs of ongoing water exposure.
- Mortar is missing from sections of ridge tile pointing.
- A localised vertical gap in mortar is visible to the front brickwork.
- A gap is visible around the waste pipe opening through the side wall brickwork.
- Two concrete lintels to the side elevation are cracked.
- One first-floor front window unit has internal condensation.
- Minor black mould and condensation-related discolouration are visible in several areas, particularly to the bathroom and around some window frames.

### ● Ongoing Maintenance / Improvement

- The property is dated in several rooms, particularly the dining room, kitchen, front bedroom, and box room.
- Decorative finishes are tired in places, with worn carpets, older wall finishes, dust build-up, and minor cosmetic wear.
- The rear garden area includes a former garage base with a partially filled opening.
- Minor weed growth is present to front and rear paved areas.

## Typical Cost Guidance

**● Priority Repair: None noted**

(items best addressed early to prevent further deterioration)

**● Routine Repair: £1,400 – £2,500**

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

**● Ongoing Maintenance / Improvement: £7,500 – £15,000+**

(optional upgrades and general improvements depending on preference)

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## What this means

In practical terms, this appears to be a basically usable house that would benefit from sensible repair and updating rather than from any major works.

A sensible first step is to deal with a handful of external maintenance items. Beyond that, most of the remaining items are typical of a property that has been lived in for a long period without full modernisation. A buyer should think of this as a home needing planned upkeep and gradual improvement, rather than a full strip-out unless a higher-spec refurbishment is preferred.

# Property Condition Overview

What was observed during inspection

## Roof

### ● Routine Repair

The main roof and side hip roof appear original and in reasonable condition for their age. There is some moss growth, but nothing noted to suggest this is currently causing a particular issue.

Mortar is missing from sections of the ridge tile pointing, more noticeably to parts of the side/rear ridge junction.

What's likely required:

- Localised repointing to ridge tiles
- General roof maintenance as part of routine upkeep
- Ongoing observation of moss growth and weathering

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

## Rainwater Goods (Gutters & Drainage)

### ● Routine Repair

The guttering appears functional, although it is weathered and discoloured.

The side/rear downpipe, where the waste connection joins shows visible leakage and moss/algae growth.

What's likely required:

- Replace the leaking section of downpipe and waste connection

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

## External Walls

### ● Routine Repair

The brickwork and pointing appear sound overall.

A localised vertical open joint is visible to the front wall where mortar is missing, and there is a further small opening around pipework to the side elevation.

Two concrete lintels to the side elevation are cracked, likely due to moisture reaching the reinforcement.

What's likely required:

- Localised repointing to the front wall
- Small-scale making good around openings through brickwork
- Local repair of cracked concrete lintels

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

## Windows & External Joinery

### ● Routine Repair

The UPVC windows and doors appear generally sound.

One first-floor front window unit is blown, with condensation visible within the sealed unit.

The paint finish to the wooden storage doorway is weathered.

What's likely required:

- Replace failed double-glazed unit
- Prepare and repaint side external door

Typical cost guidance: **£300 – £500**

## Internal Condition

### ● Ongoing Maintenance / Improvement

Internal finishes are generally dated, particularly to the dining room, front bedroom, and box room, and the property would benefit from general redecoration.

There is some localised moulding around a number of window areas, a small area of bubbled wallpaper beneath the stairs, and worn floor covering to the front bedroom.

A vertical crack near the bay window in the front bedroom appears aged rather than recent and is best monitored over time.

What's likely required:

- General redecoration to the more dated rooms
- Localised cleaning and treatment to mould-affected areas
- Renewal of worn floor coverings where needed
- Minor decorative making good
- Monitor the localised crack near the bay window

Typical cost guidance: **£1,500 - £4,000**

## Kitchen & Bathroom

### ● Routine Repair

The kitchen and bathroom are both functional but show some localised repair items.

In the kitchen there is a small area of missing plaster, and some minor discolouration to sealant near the back door.

In the bathroom, there is moulding to sealants, tiles, grout, and around the window area, likely linked to condensation and the absence of extractor ventilation.

What's likely required:

- Carry out local plaster repair in the kitchen
- Renew affected sealants where needed
- Clean and treat mould-affected bathroom surfaces
- Fit a bathroom extractor fan

Typical cost guidance: **£400 - £600**

### ● Ongoing Maintenance / Improvement

The kitchen is dated by modern standards and may be updated or replaced as part of a wider programme of improvement.

What's likely required:

- Optional kitchen replacement
- Associated renewal of flooring and finishes as preferred

Typical cost guidance: **£6,000 - £11,000+**

## Services (General Due Diligence)

### ● Ongoing Maintenance / Improvement

Various wall-mounted heaters appear to be present, along with a hot water boiler over the kitchen sink, and an immersion/header tank arrangement in the landing cupboard.

The property does not have a central heating system.

What's likely required:

- Standard gas and electrical checks as part of purchase process

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

## Grounds & Outbuildings

### ● Ongoing Maintenance / Improvement

The front garden is in generally good condition with minor weed growth present between paving and along driveway edges.

To the rear one boundary wall section appears partly missing. The former garage base includes a partially filled opening that would benefit from filling and refinishing.

What's likely required:

- General weeding and tidying
- Optional refinishing of the former garage base area
- Minor boundary wall improvement if required

Typical cost guidance: **£200 - £500+**

## Practical Next Steps

- Replace the leaking section of downpipe and seal the opening around the waste pipe
- Carry out localised ridge tile repointing
- Replace the blown front window unit
- Repair the two cracked concrete lintels
- Improve bathroom ventilation and deal with mould-affected sealants/surfaces
- Budget for general redecoration and updating in the more dated areas

Prioritising the routine external repairs first should help keep the remaining work within the scope of planned maintenance and improvement.

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## Practical Context

This appears to be a fairly typical house of its type where the main issues relate to age, dated finishes, and a number of smaller repair items rather than major structural concerns.

Most of the work identified is routine and can be approached in a planned way, with further updating carried out gradually to suit budget and preference.

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## Important Note

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

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

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

Francis Mickelborough

HomeCheck™

[www.myhomecheck.co.uk](http://www.myhomecheck.co.uk)

# Homecheck Residential

Property address

**116 Whiteways Road, SHEFFIELD, S4 8EU,  
England**



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## Homebuyer advice

This report is designed to help you understand environmental factors that might be relevant to your property. As this report includes a range of risk factors, we recommend reading each section to find out more and check our guidance. For more information, please see our FAQs: <https://www.landmark.co.uk/legal-conveyancing/legal-reports-support/>



### Professional opinion

Contaminated Land [Page 2](#) **Passed**

### Full assessment

Ground stability [Page 3](#) **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  
**16 June 2026**

Order ID  
**XOA-9171-9834-5933**

Your reference  
**OSDD03620484**



**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.

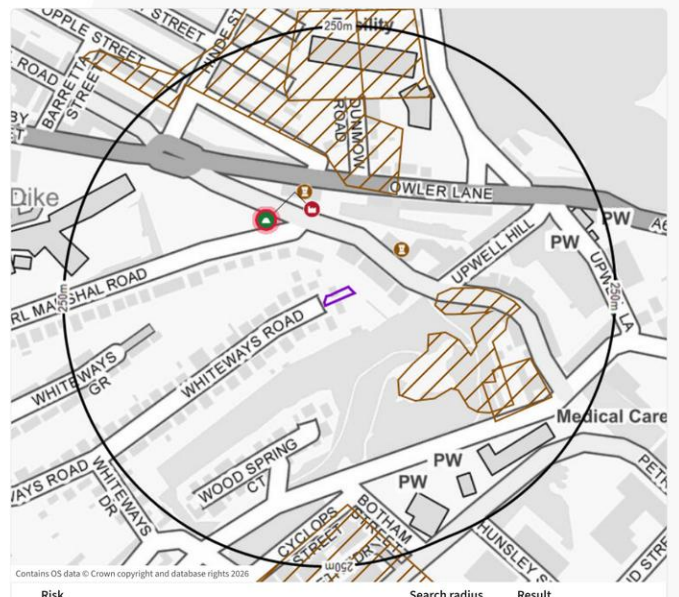
Approved by:

**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.



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Risk	Search radius	Result
Multiple features present		
Authorised Industrial Processes	On-site	Not Identified
Landfill & Waste	On-site	Not Identified
Incidents & Enforcements	On-site	Not Identified
Current Land Uses	On-site	Not Identified
Historical Land Uses	On-site	Not Identified

**Ground stability** FULL ASSESSMENT

Identified 

**Summary**

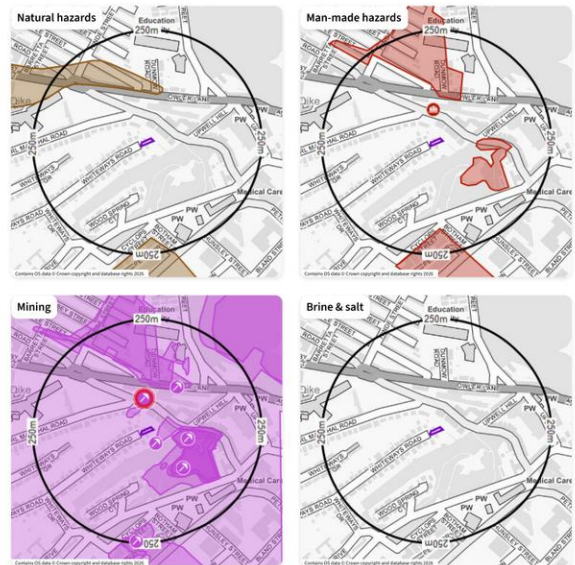
We have identified a risk of ground stability hazards at the property.

**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.



Risk	Search radius	Result
Multiple features present		
Natural hazards	Mixed	Not Identified
Man-made hazards	On-site	Not Identified
Mining	Mixed	Identified (2)
Brine and Salt	On-site	Not Identified

**Radon** FULL ASSESSMENT

Identified 

**Summary**

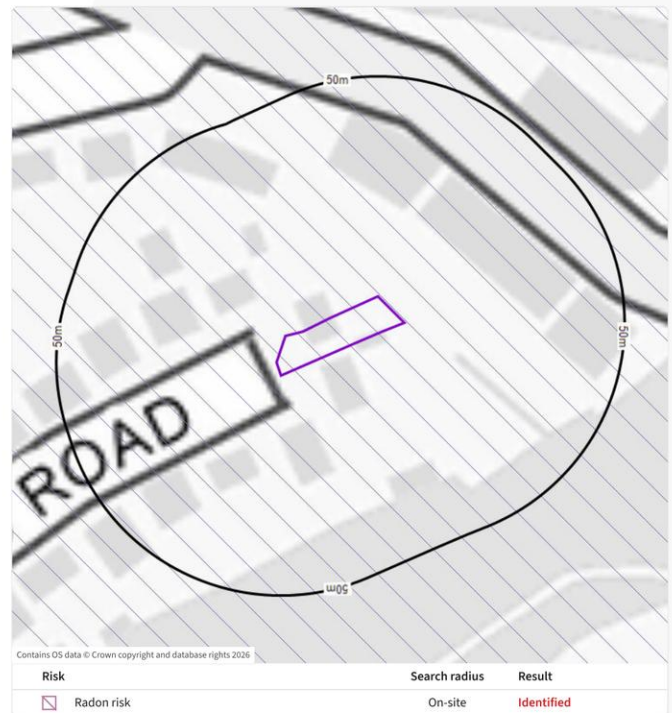
The property is in a radon affected area where between 1 and 3% of homes are estimated to be at or above the action level.

**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](http://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

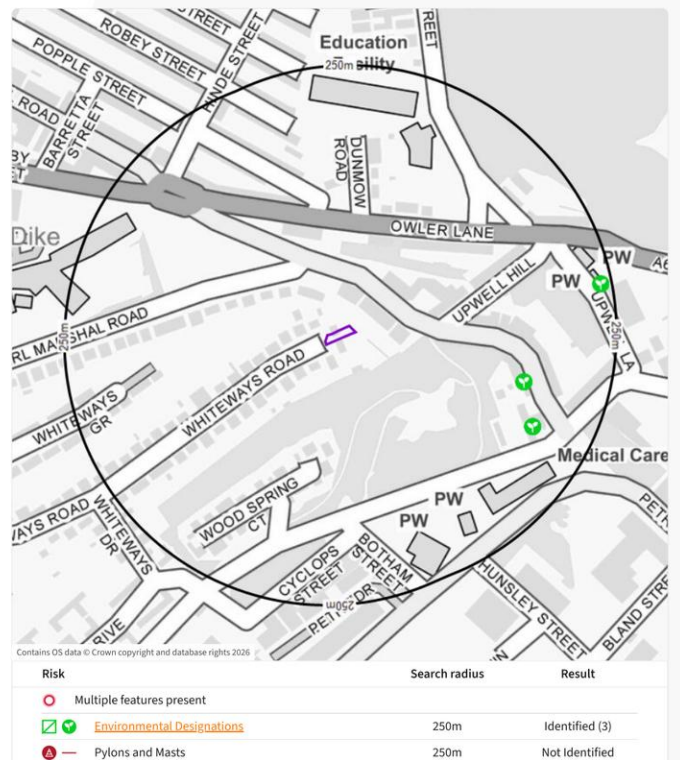
- 1 If you are considering carrying out development on this property, you will need to contact your Local Planning Authority to see if there would be any implications.
- 2 Visit the property to ensure there are no other features which would be of concern.


#### 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

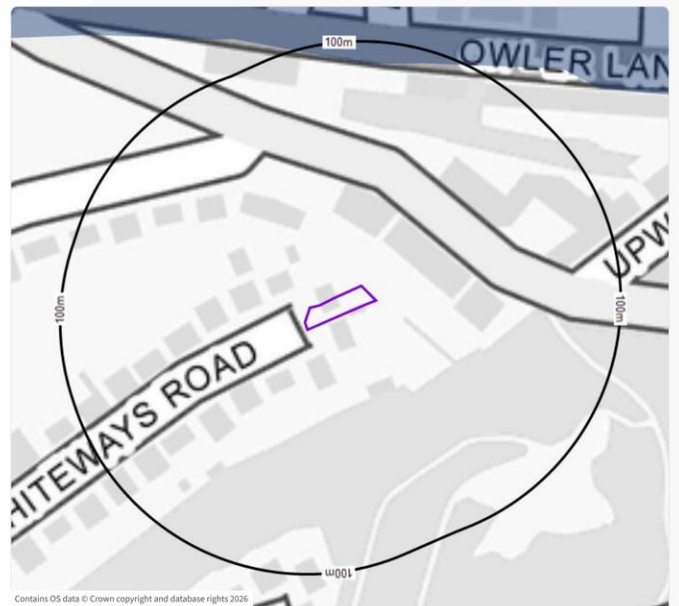
Not Identified 

**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.



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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**

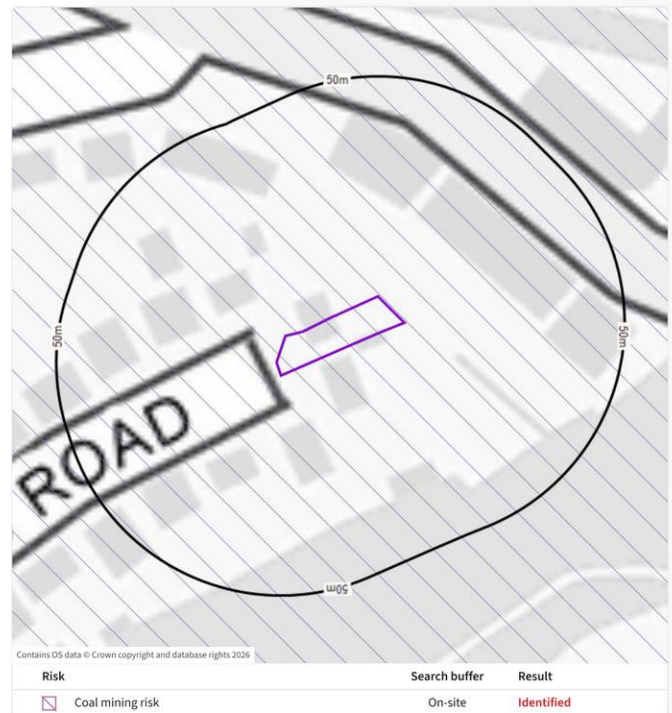
We have identified a potential risk from coal mining at the property.

**Recommendations**

-  We recommend you order a Landmark Coal report through your usual report provider.
-  Ask the seller whether the property has been impacted by coal mining in the past.
-  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.



Risk	Search buffer	Result
<input checked="" type="checkbox"/> Coal mining risk	On-site	Identified

# Planning Applications

ALERT ASSESSMENT

Identified 

## Planning applications

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

## Recommendation

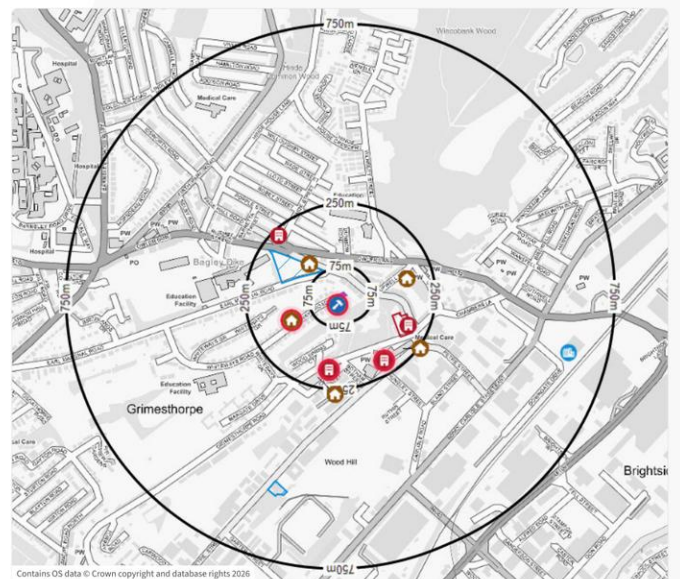
- For information about each identified planning application, along with a link to the full application on the Local Authority website, please purchase a Landmark Planning report through your usual report provider.

**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	Identified
Medium	250m	Identified
Small	250m	Identified
Unclassified	250m	Not Identified
Alterations and minor new builds	75m	Identified

**Energy & Infrastructure** ALERT ASSESSMENT

Identified 

**Summary**

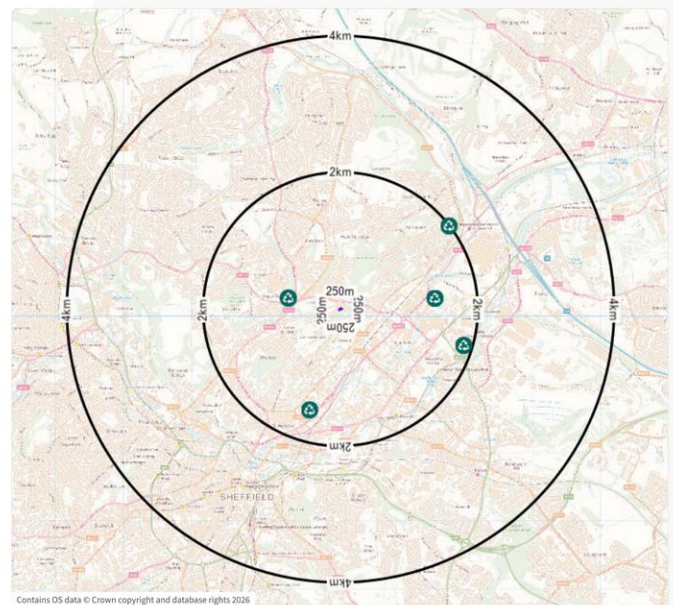
We have identified features in proximity to the property.

**Recommendation**

-  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](http://www.landmark.co.uk/Energy&Infrastructure)



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Risk	Search radius	Result
 Multiple features present		
 Non-Renewable Energy	4km	Not 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
<b>Contaminated Land</b>	
Authorised industrial processes	Not identified
Landfill and waste	Not identified
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	Not identified
<b>Ground stability</b>	
Man-made hazards	Not identified
Natural factors	Not identified
Mining	16
Brine and Salt	Not identified
Planning constraints	19

## **i** 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.

<b>Professional opinion</b>	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.
<b>Full assessment</b>	Based on the data that is relevant to your property, we have created an automated opinion and recommendations using our expertise and risk models.
<b>Alert assessment</b>	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 shows the 'Homecheck Residential' report interface. It features a summary page with several sections: 'Planning constraints' (marked 'FULL ASSESSMENT'), 'Recommendations', 'Why we search this', and a map. A legend on the right side of the map identifies 'Homecheck Registered' and 'Physical Risk'. A callout box on the right provides a key for the numbered callouts: 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; 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

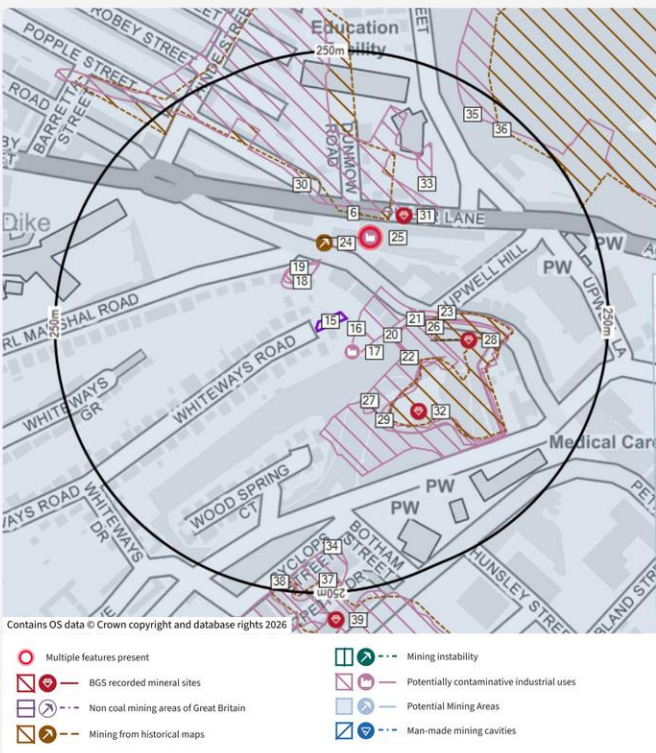
Pylon or Mast  
Areas of Outstanding Natural Beauty  
National Nature Reserves  
Local Nature Reserves  
Marine Nature Reserves

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
<b>Potential mining areas</b>			
15	Reference: 3918 Name: Grimesthorpe Commodity: Coal; Parkgate; Silkstone Last Worked: 1899 Boundary Quality: Derived	0m N	2
<b>BGS recorded mineral sites</b>			
28	Reference: 97550 Name: Grimesthorpe Quarries Site Type: Opencast Operator: Unknown Operator Status: Ceased Location: Grimesthorpe, Sheffield, South Yorkshire Positional Accuracy: Located by supplier to within 10m	83m E	3
31	Reference: 38595 Name: Owler Lane Drift Site Type: Underground Operator: Unknown Operator Status: Ceased Location: Grimesthorpe, Sheffield, South Yorkshire Positional Accuracy: Located by supplier to within 10m	111m NE	3
32	Reference: 97551 Name: Grimesthorpe Quarries Site Type: Opencast Operator: Unknown Operator Status: Ceased Location: Grimesthorpe, Sheffield, South Yorkshire Positional Accuracy: Located by supplier to within 10m	113m SE	3

## Ground stability: Mining

[← Back to summary.](#)

Mining			
Id	Details	Distance	Contact
<b>BGS recorded mineral sites</b>			
39	Reference: 97549 Name: Grimesthorpe Brick Works Site Type: Opencast Operator: Unknown Operator Status: Ceased Location: Grimesthorpe, Sheffield, South Yorkshire Positional Accuracy: Located by supplier to within 10m	248m S	3
<b>Potentially contaminative industrial uses (past land use) - mining</b>			
24	Description: Air Shafts Map: 1906	68m N	2
26	Description: General quarrying Map: 1894	79m E	2
6	Description: Mining of coal & lignite Map: 1893	96m N	2
36	Description: General quarrying Map: 1956	233m NE	2
37	Description: Quarrying of sand & clay, operation of sand & gravel pits Map: 1894	238m S	2
<b>Mining from historical maps</b>			
16	Classification: Colliery Industry Type: Extraction Latest Map Date: Not Applicable	12m E	2

Mining			
Id	Details	Distance	Contact
<b>Mining from historical maps</b>			
17	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	32m SE	2
19	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: 1893	43m NW	2
23	Classification: Quarry Industry Type: Extraction Latest Map Date: Not Applicable	60m E	2
25	Classification: Shaft Industry Type: Extraction Latest Map Date: Not Applicable	74m N	2
27	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: Not Applicable	81m SE	2
30	Classification: Colliery Industry Type: Extraction Latest Map Date: Not Applicable	102m N	2
38	Classification: Clay Pit Industry Type: Extraction Latest Map Date: Not Applicable	243m S	2
18	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: 1905	39m NW	2

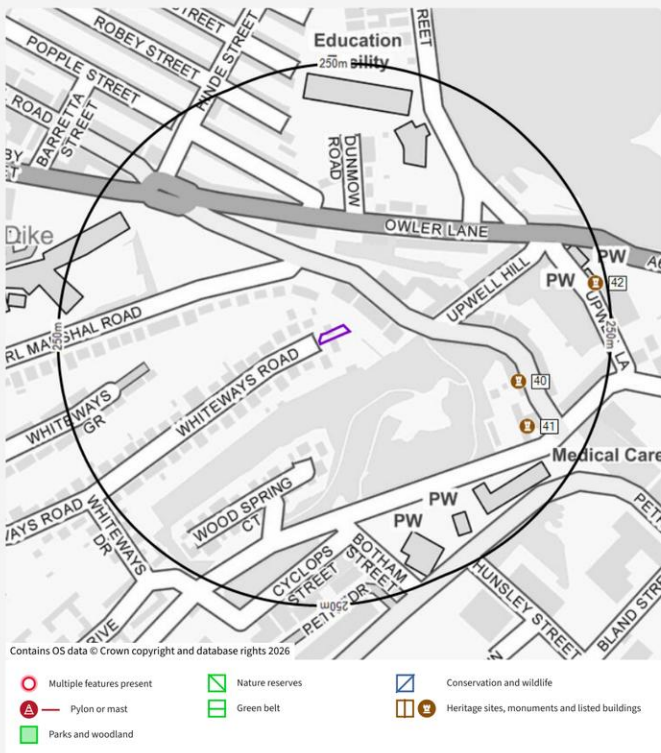
## Ground stability: Mining

[← Back to summary.](#)

Mining			
Id	Details	Distance	Contact
<b>Mining from historical maps</b>			
20	Classification: Quarry Industry Type: Extraction Latest Map Date: Not Applicable	46m E	2
25	Classification: Shaft Industry Type: Extraction Latest Map Date: Not Applicable	75m N	2
29	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: Not Applicable	84m SE	2
34	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: Not Applicable	207m S	2
22	Classification: Quarry Industry Type: Extraction Latest Map Date: Not Applicable	47m E	2
33	Classification: Unspecified Pit Industry Type: Extraction Latest Map Date: Not Applicable	148m NE	2
21	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: Not Applicable	47m E	2
35	Classification: Quarry Industry Type: Extraction Latest Map Date: 1934	228m NE	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.

Heritage sites, monuments and listed buildings			
Id	Details	Distance	Contact
<b>Listed building</b>			
40	Site type: Listed Buildings Name: Caretakers House To Earl Marshal Training Centre Reference: 1247528 Location: Not Supplied Location Accuracy: Positioned by the supplier	169m E	2
41	Site type: Listed Buildings Name: Earl Marshal Training Centre And Attached Boundary Walls Reference: 1247527 Location: Not Supplied Location Accuracy: Positioned by the supplier	193m SE	2
42	Site type: Listed Buildings Name: Grimesthorpe Pump Reference: 1247490 Location: Not Supplied Location Accuracy: Positioned by the supplier	240m E	2

# Appendices

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## 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<sup>-3</sup> 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<sup>-3</sup>) should be remediated, and when achievable to below the Target Level of 100 Bq m<sup>-3</sup>. Household 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](http://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](http://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](http://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](http://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](http://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](http://www.ordnancesurvey.co.uk)  
[customerservices@ordnancesurvey.co.uk](mailto: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](http://www.landmark.co.uk)  
[customerservice@promap.co.uk](mailto:customerservice@promap.co.uk)  
 0330 036 6627

### 3 British Geological Survey, Enquiry Service

British Geological Survey  
Environmental Science Centre  
Keyworth  
Nottingham  
NG12 5GG

[www.bgs.ac.uk](http://www.bgs.ac.uk)  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
 0115 936 3143

### 4 Sheffield City Council, Environmental Protection Service

2-10 Carbrook Hall Road  
Sheffield  
S9 2DB

[www.sheffield.gov.uk](http://www.sheffield.gov.uk)  
 0114 272 6444

### 5 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544  
Templeborough  
Rotherham  
S60 1BY

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
 03708 506 506

### 6 PinPoint Information Ltd

Riverbank House  
1 Putney Bridge Approach  
London  
SW6 3JD

[www.pinpointinformation.co.uk](http://www.pinpointinformation.co.uk)

### 7 Sheffield City Council

Howden House  
1 Union Street  
Sheffield  
S1 2SH

[www.sheffield.gov.uk](http://www.sheffield.gov.uk)  
 0114 273 4215

## Useful contacts

 **Yorkshire and the Humber Regional Assembly, Planning**  
18 King St  
Wakefield  
WF1 2SQ

 [www.yhassembly.gov.uk](http://www.yhassembly.gov.uk)  
 [mail@yhassembly.gov.uk](mailto:mail@yhassembly.gov.uk)  
 01924 331555

## Important consumer protection information



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**Landmark Information Group Limited**

Imperium  
Imperial Way  
Berkshire  
RG2 0TD

✉ [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)  
☎ 0330 036 6619

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- The standards can be seen here: <http://www.conveyinfoexec.com>

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### TPOs

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP

🌐 [www.tpos.co.uk](http://www.tpos.co.uk)  
✉ [admin@tpos.co.uk](mailto: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](mailto:helpdesk@landmark.co.uk)  
☎ 0330 036 6619

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision

## Terms and conditions and copyright statement

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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](mailto: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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Property Address

**116, Whiteways Road, Sheffield, S4 8EU.**

## Records searched indicate

Water undertaker:	Yorkshire Water	Green
Water connection:	Connected	Green
Water within boundary:	Not identified	Green
Sewer undertaker:	Yorkshire Water	Green
Sewer connection:	Connected	Green
Surface connection:	Connected	Green
Sewers within boundary:	Not identified	Green

## Legend

Typical response	Green
Caution - please refer to relevant question	Orange
Needs attention	Red

## Got questions?

If you have any questions about the contents of this Drainage and Water Search, please contact our Customer Service team on [0800 052 0117](tel:0800 052 0117) or email [cs@onesearchdirect.co.uk](mailto:cs@onesearchdirect.co.uk)

Prepared by:

**Alexander McGuire**

Drainage & Water Team

Your reference:  
**20260615105537**

Client reference:  
**116, WHITEWAYS  
ROAD, SHEFFIELD, S4  
8EU**

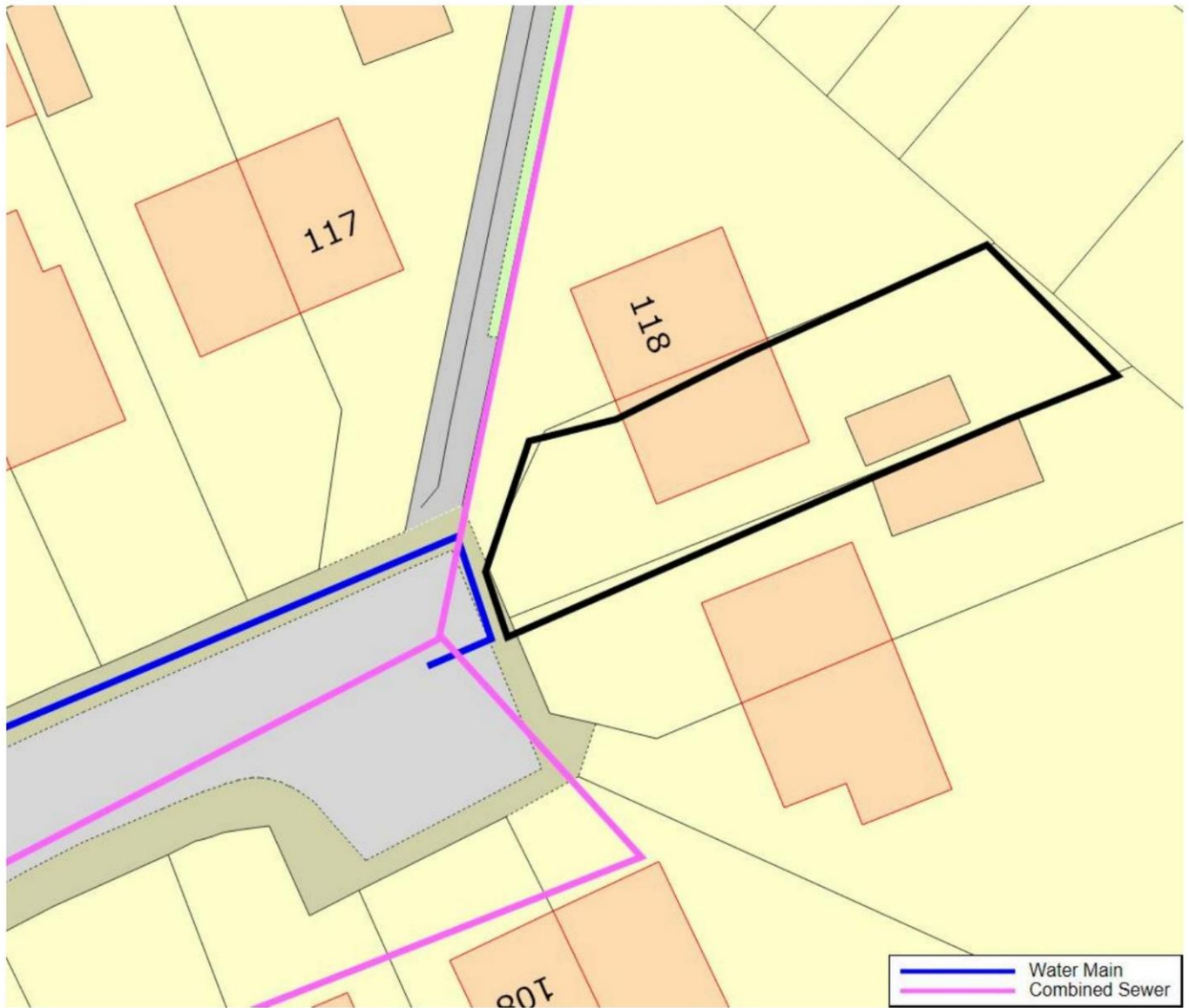
Our reference:  
**D03620483**

Date prepared:  
**22-06-2026**



# Summary

1.1	<a href="#">Drainage map</a>	Enclosed
1.2	<a href="#">Water map</a>	Enclosed
2.1	<a href="#">Foul water connected to public sewer</a>	Connected
2.2	<a href="#">Surface water connected to public sewer</a>	Connected
2.3	<a href="#">Surface water charges payable</a>	Refer to vendor
2.4	<a href="#">Drainage assets within boundary</a>	Not identified
2.4.1	<a href="#">Surface water assets within boundary</a>	Insured
2.5	<a href="#">Public sewer within 100ft</a>	Found
2.5.1	<a href="#">Public sewer apparatus within 50m</a>	Insured
2.6	<a href="#">Adoption agreements</a>	None found
2.7	<a href="#">Building over agreements</a>	See details
2.8	<a href="#">Internal flooding risk</a>	Insured
2.9	<a href="#">Distance to treatment works</a>	Insured
3.1	<a href="#">Mains water connection</a>	Connected
3.2	<a href="#">Water assets within boundary</a>	Not identified
3.3	<a href="#">Water adoption agreements</a>	See details
3.4	<a href="#">Water pressure</a>	Insured
3.5	<a href="#">Water supply classification</a>	See details
3.6	<a href="#">Water meter location</a>	See details
4.1.1	<a href="#">Sewerage undertaker</a>	See Answer
4.1.2	<a href="#">Water Undertaker</a>	See Answer
4.2	<a href="#">Sewerage service billing</a>	Refer to vendor
4.3	<a href="#">Water service billing</a>	Refer to vendor
4.4	<a href="#">Charging basis</a>	Refer to vendor
4.5	<a href="#">Charging basis change expected</a>	Insured



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### Notes

1. The position of any apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability is accepted by OneSearch Direct for any error or omission. Assets are indicated for reference purposes only.
2. Private drains and sewers connecting the property to the public system may not be shown as water companies have not historically held these details. Only those assets indicated on the publicly available statutory maps are reproduced on this plan.
3. Section 104 sewers may not be shown on this plan.
4. On 1st October 2011 some private assets transferred to water company ownership, including private sewers and lateral drains. These assets will be indicated where they have been added to the statutory sewer maps, but may not be shown due to the historical nature of private sewers (See note 2).
5. The presence of service pipes should be anticipated and the actual position of mains should be verified and established on site prior to commencing any work

# 1. Maps

Enclosed



## 1.1 Sewer map

Where relevant, please include a copy of an extract from the public sewer map.

### Answer

Please refer to the map provided within this report. Where relevant, assets have been transcribed onto this map.

### Important notes

The pipes identified on the public sewer map as sewers are classified as assets for which the relevant Sewerage Undertaker holds statutory responsibility, in accordance with the Water Industry Act 1991.

Please note that Sewerage Undertakers do not maintain responsibility for features such as rivers, watercourses, ponds, culverts, or highway drains. Where these are shown on the map extract, they are included for informational purposes only and do not imply statutory responsibility.

Where private sewers or lateral drains are shown as being adoptable subject to a Section 104 agreement under the Water Industry Act 1991, these representations are not 'as constructed' records. We recommend that such details be verified directly with the developer or responsible party, where applicable.

In some cases, additional assets beyond public sewers, disposal mains, or lateral drains may appear on the map extract. These are also provided for information only and should not be interpreted as assets under the undertaker's statutory remit.

Enclosed



## 1.2 Water map

Where relevant, please include a copy of an extract from the map of waterworks.

### Answer

Please refer to the map provided within this report. Where relevant, assets have been transcribed onto this map.

### Important notes

The pipes identified on the public water map as water mains are classified as assets for which the relevant Water Undertaker holds statutory responsibility, in accordance with the Water Industry Act 1991.

Please note that Water Undertakers do not maintain responsibility for private water mains or private service pipes connecting the property to the public water main and do not hold details for these. Where these are shown on the map extract, they are included for informational purposes only and do not imply statutory responsibility.

Responsibility for these private connections lies with the property owner, and where shared arrangements exist, responsibility may be joint with neighbouring properties. These private assets may cross land not owned by the seller, and prospective buyers may wish to investigate whether legal easements or access rights are in place for inspection, maintenance, or renewal.

## 2. Drainage

Connected



### 2.1 Foul water

Does foul water from the property drain to a public sewer?

#### Answer

Records indicate that foul water from the property drains to a public sewer.

#### Important notes

The response above is based on the location of any public sewers as shown on the enclosed extract from the sewer records. This report should be read in conjunction with the property's water and sewerage bills, the vendor's property information questionnaire and any independent survey you may have commissioned.

Please note that Sewerage Undertakers do not maintain records of private drains or sewers that connect individual properties to the public network. Responsibility for these private connections typically lies with the property owner, and where shared arrangements exist, responsibility may be joint with neighbouring properties. These private assets may cross land not owned by the seller, and prospective buyers may wish to investigate whether legal easements or access rights are in place for inspection, maintenance, or renewal.

The enclosed sewer map highlights known public sewers near the property. From this, it may be possible to estimate the likely route and extent of any private drainage infrastructure serving the property.

If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a septic tank, cesspit or other types of treatment plant.



## 2.2 Surface water

Does surface water from the property drain to a public sewer?

### Answer

Records indicate that surface water from the property drains to a public sewer.

### Important notes

The response above is based on the location of a public sewer as shown on the enclosed extract from the sewer records. This report should be read in conjunction with the property's water and sewerage bills, the vendor's property information questionnaire and any independent survey you may have commissioned.

Please note that Sewerage Undertakers do not maintain records of private drains or sewers that connect individual properties to the public network. Responsibility for these private connections typically lies with the property owner, and where shared arrangements exist, responsibility may be joint with neighbouring properties. These private assets may cross land not owned by the seller, and prospective buyers may wish to investigate whether legal easements or access rights are in place for inspection, maintenance, or renewal.

In certain instances, the records maintained by the Sewerage Undertaker may not clearly differentiate between foul water and surface water connections to the public sewerage network. If on inspection the buyer finds that the property does not discharge surface water to the public sewer, the property may be entitled to a reduction in the surface water drainage charges. Further information regarding eligibility and application procedures can be obtained directly from the relevant Water Company.

Where surface water from the property does not discharge into the public sewerage system, it is likely that alternative drainage arrangements are in place. These may include a soakaway system, a private outfall to a nearby watercourse, or integration with a Sustainable Urban Drainage System (SuDS). SuDS are designed to manage rainfall in a way that mimics natural processes, helping to reduce flood risk, improve water quality, and support biodiversity. They form part of a broader green infrastructure approach to urban water management.

The enclosed sewer map highlights known public sewers near the property. From this, it may be possible to estimate the likely route and extent of any private drainage infrastructure serving the property.

Refer to vendor



## 2.3 Surface water charges

Is a surface water drainage charge payable?

### Answer

Please refer to the vendor or pre-contract documents. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

### Important notes

If surface water from a property enters the public sewer, a surface water drainage charge is usually included in the water and sewerage bill.

If a surface water drainage charge is applied, but the purchaser ascertains on inspection or an independent survey that surface water from the property does not discharge into a public sewer (for instance, if it drains to a soakaway or private system), the property may qualify for a rebate from the relevant Water Company.

For properties built after 6<sup>th</sup> of April 2015, the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the developer.



## 2.4 Drainage assets within boundary

Does the public sewer map indicate any public sewer, disposal main, or lateral drain within the boundaries of the property?

### Answer

The map does not indicate an asset within the boundaries of the property.

### Important notes

This report should be read in conjunction with the property's sewerage and water billing records, any relevant survey documentation, and the vendor's property questionnaire. Since 1st October 2011, most private sewers subject to adoption agreements have been transferred into public ownership.

As a result, additional assets may exist within or near the property boundary that are not shown on the attached plan. The presence of a sewer is identified based on its proximity as indicated. Public assets shown as sewers are those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

For new or recently developed sites, purchasers must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.



### 2.4.1 Surface water assets within boundary

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

### Answer

Insurance has been implemented to indemnify against any Adverse Entries to this question which may affect this property.

### Important notes

This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.



## 2.5 Public sewer within 100 feet

Does the public sewer map indicate any public sewer, disposal main, or lateral drain within 30.48 metres (100 feet) of the boundary of the property?

### Answer

The public sewer map shows that there is a public sewer within 30.48 metres (100 feet) of the property boundary. It is possible for private sewers to exist within the radius which would not be shown on the public map.

### Important notes

This report should be read in conjunction with the property's sewerage and water billing records, any relevant survey documentation, and the vendor's property questionnaire.

Since 1st October 2011, most private sewers subject to adoption agreements have been transferred into public ownership. As a result, additional public assets may exist within or near the property boundary that are not shown on the attached plan. The presence of a public sewer is identified based on its proximity as indicated.

Public assets shown as sewers are those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

For new or recently developed sites, the recipient must confirm asset records directly with the developer, as such details may not yet be reflected on the public sewer map.



## 2.5.1 Public sewer within 50m

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50m of the property boundary?

### Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

### Important notes

This indemnifies the Buyer, Seller and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.



## 2.6 Adoption

Are any sewer or lateral drains serving, or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

### Answer

Records indicate that the sewers serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

### Important notes

On 1 October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations, all adoptable foul sewers subject to Section 104 agreements and laid prior to 1 July 2011 were transferred into public ownership, provided they were connected to the public sewerage system by that date. This transfer excluded any sewers that discharge to privately owned sewerage treatment or collection facilities.

Additionally, adoptable surface water sewers under Section 104 agreements were transferred where they discharge to the public sewerage system. However, those discharging to private watercourses, soakaways, or other non-public systems were not included in the transfer.

It should be noted that water company asset records are currently undergoing review and updates. As a result, some transferred assets may not yet be reflected on the public sewer map. Consequently, there may be sewers that are either not recorded or still shown as adoptable assets pending mapping updates.

[See details](#)


## 2.7 Building over agreements

Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

### Answer

There is no statutory access to records confirming whether the sewerage undertaker has approved or been consulted about plans to erect a building or extension on the property or in the vicinity of a public sewer. Where a public asset is shown within the property boundary, further enquiries should be made with the relevant sewerage undertaker.

### Important notes

Buildings or extensions constructed over a public sewer without the required consent may not comply with Part H4 of the Building Regulations, and alterations or removal could be necessary.

From 1 October 2011, many private sewers were transferred into public ownership. The sewerage undertaker may not have been consulted about developments over or near these assets.

Not all transferred assets are currently shown on public sewer maps. Therefore, additional sewers may exist that are not recorded, and caution is advised.



## 2.8 Internal flooding

Is the building which is, or forms, part of the property at risk of internal flooding due to overloaded public sewers?

### Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

### Important notes

This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.



## 2.9 Sewage treatment works

Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

### Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

### Important notes

This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

## 3. Water

Connected



### 3.1 Mains water

Is the property connected to mains water supply?

#### Answer

Records indicate that the property is connected to the mains water supply.

#### Important notes

The response above is based on the location of any public water pipes as shown on the enclosed extract from the water records.

This report should be read in conjunction with the property's water and sewerage bills, the vendor's property information questionnaire and any independent survey you may have commissioned.

Not identified



### 3.2 Water assets within boundary

Are there any water mains within the boundaries of the property?

#### Answer

The map indicates there are no water mains within the boundaries of the property.

#### Important notes

Where a public water main is located within the boundary of a property, it may impose restrictions on future development or construction activities. This is due to statutory rights held by the relevant Water Undertaker, which include legal access to maintain, repair, or upgrade their infrastructure.

In such cases, representatives or contractors acting on behalf of the Water Undertaker may require entry to the property to carry out necessary works. These rights are exercised under statutory provisions and typically require advance notice.

See details



### 3.3 Water adoption

Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

#### Answer

Records indicate that water supply serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

#### Important notes

For recent or ongoing developments where no agreement is in place and no public water mains are visible within the development, purchasers are advised to consult with the developer to determine the extent of any private water infrastructure for which they may assume responsibility.

Purchasers should also confirm whether the developer has approached the relevant Water Undertaker to arrange for water services to be supplied.



### 3.4 Water pressure

Is the property at risk of receiving low water pressure or flow?

#### Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

#### Important notes

This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

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[See details](#)

### 3.5 Water supply classification

What is the classification of the water supply for the property?

#### Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the classification for the property.

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[See details](#)

### 3.6 Water meter

Please include details of the location of any water meter serving the property.

#### Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

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## 4. Undertakers

See Answer



### 4.1.1 Sewerage undertaker

Who is responsible for providing the sewerage services for the property?

#### Answer

Yorkshire Water

Yorkshire Water Services Ltd, Western House, Halifax Road,, Bradford, BD6 2SZ.

Telephone: 0845 1 24 24 24

See Answer



### 4.1.2 Water undertaker

Who is responsible for providing the water services for the property?

#### Answer

Yorkshire Water

Yorkshire Water Services Ltd, Western House, Halifax Road,, Bradford, BD6 2SZ.

Telephone: 0845 1 24 24 24

Refer to vendor



### 4.2 Sewerage service billing

Who bills the property for sewerage services?

#### Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Refer to vendor



### 4.3 Water service billing

Who bills the property for water services?

#### Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.

Refer to vendor



### 4.4 Charging basis

What is the current basis for charging for sewerage and water services at the property?

#### Answer

Please refer to the vendor. Obtaining a copy of a recent water bill will confirm the charging basis for the property.



## 4.5 Charging basis change

Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

### Answer

Insurance has been implemented to indemnify against any Adverse Entries in response to this question which may affect this property.

### Important notes

This indemnifies the Buyer, Seller, and Lender against the lesser of the deficit or that part of the deficit which results directly from the difference between the Market Value of the property without the Adverse Entry and the Market Value with the Adverse Entry.

# Report Limitations

This report has been prepared specifically for use in connection with an individual residential property transaction. It is not intended to support or inform decisions related to property development.

The findings presented are based on information provided by the client and data sourced from selected private and public databases. No physical site investigation has been conducted. As such, while every effort has been made to ensure accuracy, OSD cannot guarantee that all potential issues have been identified, nor can we verify the completeness or accuracy of third-party data sources. OSD accepts no liability for any inaccuracies arising from third-party data.

We recommend that this report be considered alongside the property's water and sewerage bill, the vendor's property information questionnaire, any independent surveys, and professional legal advice.

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If you make a complaint, we will:

- Acknowledge your complaint 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 email as you prefer if there needs to be more time.
- Provide a final response, in writing, within 40 working days of receipt.

Complaints should be addressed to Customer Services as set out in paragraph 1, either by letter, email, or telephone.

If you are not satisfied with our final response, you may refer your complaint to:

### The Property Ombudsman

Tel: 01722 333306

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will cooperate fully with the Ombudsman and comply with his decision.