

HomeCheck™



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PROPERTY DOCUMENTS

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Most homes are sold on hope.
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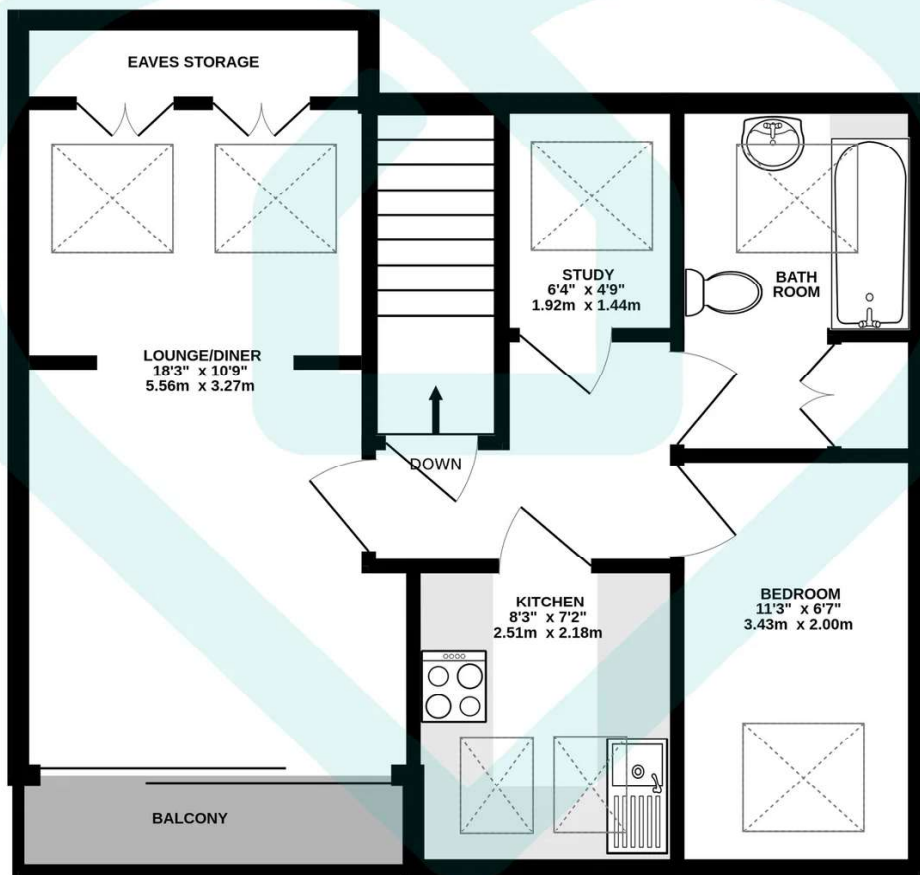
184 Rural Lane, Sheffield, S6 4BL

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FLOORPLAN

184 Rural Lane, Sheffield, S6 4BL

FIRST FLOOR 501 sq.ft. (46.5 sq.m.) approx.



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





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Energy performance certificate (EPC)

184 Rural Lane
SHEFFIELD
S6 4BL

Energy rating

C

Valid until:

2 July 2036

Certificate number:

0722-3064-7203-8866-1204

Property type

Top-floor flat

Total floor area

44 square metres

Rules on letting this property

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

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

Energy rating and score

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0722-3064-7203-8866-1204?print=true>

1/5

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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Room heaters, electric	Poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Good lighting efficiency	Good
Floor	(another dwelling below)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 155 kilowatt hours per square metre (kWh/m²).

Smart meters

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

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

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

How this affects your energy bills

An average household would need to spend **£1,121 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 £284 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 2,567 kWh per year for heating
 - 1,765 kWh per year for hot water
-

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 0.7 tonnes of CO₂

This property's potential production 0.6 tonnes of CO₂

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

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

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£900 - £1,200	£46
2. High heat retention storage heaters	£1,200 - £2,400	£238

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

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

Assessor's name	Benjamin Newman
Telephone	07908513842
Email	benfnewman@live.co.uk

Contacting the accreditation scheme

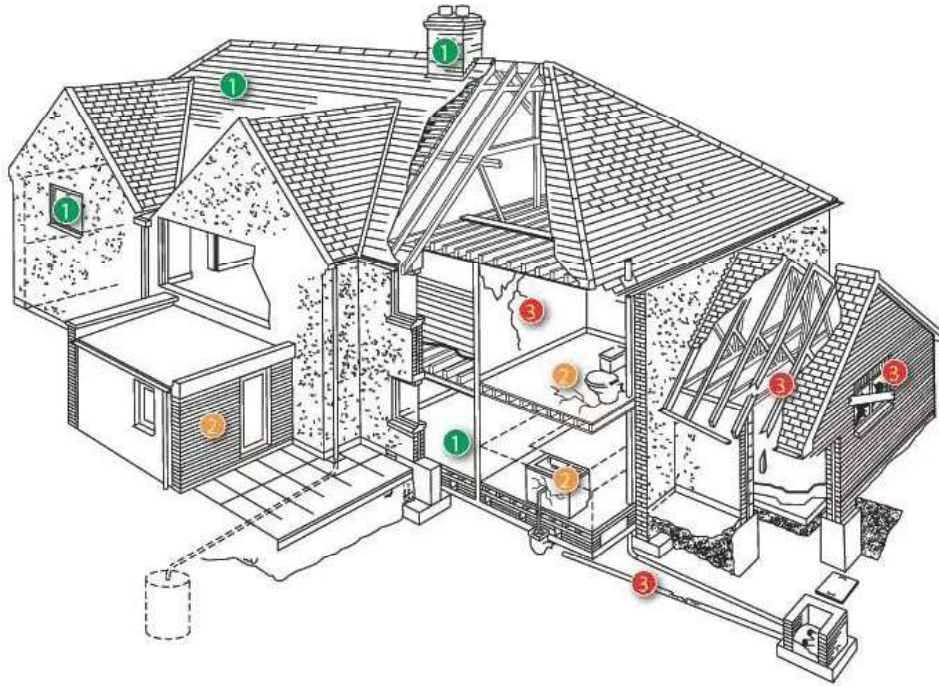
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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

About this assessment

Assessor's declaration	No related party
Date of assessment	2 July 2026
Date of certificate	3 July 2026
Type of assessment	RdSAP

HomeCheckTM



HomeCheck Property Review

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

Property address: 184 Rural Lane, S6 4BL

Date: 3 July 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 second-floor apartment is in good condition for its age.

The issues identified are minor and localised. The clearest practical points are a loose heating thermostat cover with live wiring behind it, which should be made safe, and a localised area of damp in the bedroom that appears to relate to the external flashing and is best addressed at source. The remaining items are cosmetic or optional.

Overall, the apartment appears to require only a small amount of sensible upkeep and one safety fix, rather than any significant repair.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. Minor hairline cracking at wall-to-ceiling and plasterboard junctions is typical for a room within a roof space and is not indicative of movement.

● Priority Repair

- A heating thermostat cover in the entrance hallway is loose and came away in hand, exposing wiring that is presumed live.
- Localised damp is present to a corner of the bedroom, which appears to be water ingress rather than condensation and likely relates to the external roof flashing.

● Routine Repair

- Mould is present to sealant and grout in the bath/shower enclosure and to the sealant between the basin and tiling.

● Ongoing Maintenance / Improvement

- Minor water staining and discolouration are visible to ceiling and wall corner junctions in the living/dining area, most likely condensation-related.
- Paint flaking is visible to the internal frame of the bedroom Velux window.
- A broken tile is present behind the bathroom basin, which is an aesthetic matter only.
- The bath panel is not fitted and is currently standing in place, leaving access beneath the bath open.
- No extractor is present in the bathroom, though no signs of condensation problems were noted.
- A section of floor-level boxing in the box room is untidy, with a piece missing.
- A quadrant trim between the kitchen worktop and tiling behind the sink is loose.

Typical Cost Guidance

- **Priority Repair:** £450 – £1,100
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £200 – £600
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £500 – £1,200
(optional upgrades and general improvements depending on preference)

What This Means

In practical terms, this apartment appears to require normal ongoing maintenance, one safety fix and a single localised repair.

The apartment does not present as a project. It is in good decorative condition throughout and most of the items noted are minor, localised and typical for a property of this type.

The loose thermostat cover is the one item to address promptly, simply because live wiring is exposed. The bedroom damp is the main repair, and it is best approached by locating and dealing with the external source, most likely the flashing, before any internal redecoration. Everything else is cosmetic or optional and can be handled at leisure.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The roof appears in good condition from ground level and from the balcony, with the Velux roof lights appearing sound. The apartment sits within the roof space of the building, so the roof structure and covering are communal rather than private.

The flashing between the roof slope and the raised side walls has been repaired previously; this is referenced further under the bedroom damp in Internal Condition.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner for the roof structure and covering

Typical cost guidance: No cost allowance included within this report.

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters and downpipes are black UPVC and appear sound where visible from ground level and the balcony.

These are communal rather than private elements and fall under building management.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner

Typical cost guidance: No cost allowance included within this report.

External Walls

● Ongoing Maintenance / Improvement

The brickwork, pointing, soffits and barge boards appear sound where visible from ground level.

These are communal rather than private elements and fall under building management.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner

Typical cost guidance: No cost allowance included within this report.

Windows & External Joinery

● Ongoing Maintenance / Improvement

The windows, front door, sliding balcony doors, soffits and barge boards are white UPVC and all appear sound.

The Velux roof lights appear sound, though the internal frame of the bedroom Velux has some paint flaking.

What's likely required:

- Refinish the flaking paintwork to the bedroom Velux frame if desired
- Ongoing maintenance only

Typical cost guidance: £150 – £300

Internal Condition

● Priority Repair

The entrance, staircase and apartment are all in good decorative condition throughout.

In the entrance hallway, a heating thermostat cover is proud and loose and came away in hand, exposing wiring that is presumed live. This is a straightforward safety item to make safe.

In the bedroom there is localised damp to a corner where the pitched ceiling, an end wall and a wall into the eaves meet. This appears to be water ingress rather than condensation and would benefit from locating and addressing externally, most likely at the roof flashing, which has been repaired previously.

What's likely required:

- Reattach and secure the loose thermostat cover so the live wiring is no longer exposed
- Locate and address the external source of the bedroom damp, most likely the flashing, before any internal repair

Typical cost guidance: Make safe loose thermostat cover: £150 – £300

Locate and repair bedroom damp source: £300 – £800

● Ongoing Maintenance / Improvement

In the living/dining area there is minor hairline cracking at wall-to-ceiling junctions and very minor water staining to a couple of ceiling and wall corner junctions, along with a small area of discolouration above the rear sliding doors. These appear most likely condensation-related and very minor.

Minor hairline cracking is also present to the box room and kitchen ceilings at plasterboard junctions, which is typical for a room within a roof space and not a sign of movement. Once the bedroom damp source is dealt with, the affected internal finishes can be made good.

What's likely required:

- Redecorate and monitor the minor condensation-related staining in the living/dining area over time
- Minor filling and paint touch-ups to hairline cracks where desired
- Localised making good to the bedroom corner after the external source is addressed

Typical cost guidance: £200 – £500

Kitchen & Bathroom

● Routine Repair

In the bathroom the bath, electric shower, basin, toilet, towel radiator and airing-cupboard cylinder all appear sound. There is black mould to the sealant and grout in the bath/shower enclosure and to the sealant between the basin and tiling.

What's likely required:

- Remove and renew the mouldy sealant to the bath/shower enclosure and basin

Typical cost guidance: £200 – £600

● Ongoing Maintenance / Improvement

The kitchen is a fairly modern fitted kitchen in good condition, with appliances, flooring, tiling and decoration all appearing sound. A quadrant trim between the worktop and the tiling behind the sink is loose; the sealant behind it appears in place, so this is an aesthetic replacement of the trim.

In the bathroom a tile behind the basin is broken, which is aesthetic only and in an area not prone to water ingress. The bath panel is not fitted and is standing in place ready to install. There is no extractor present, though no condensation problems were noted; an extractor is a building-control requirement for new bathrooms and is noted as a consideration only.

What's likely required:

- Replace the loose kitchen worktop trim if desired
- Refit the bath panel
- Replace the broken basin tile if desired

Typical cost guidance: Cosmetic making good (trim, tile, bath panel): £150 – £400

Fit a bathroom extractor (optional): £150 – £350

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

Heating is provided by electric vertical radiators in the entrance hallway and living area, plus an electric towel radiator in the bathroom, all appearing sound. There are two consumer units and the main heating controller located in the box room, along with an immersion cylinder in the bathroom airing cupboard, all appearing visually sound.

Aside from the loose thermostat cover noted under Internal Condition, no service issues were apparent on a visual basis.

What's likely required:

- Carry out standard electrical checks as part of the normal purchase process
- Confirm servicing history for the electric heating and immersion system

Typical cost guidance: £200 – £400

Grounds & External Areas

● Ongoing Maintenance / Improvement

The balcony to the apartment appears sound with no visible issues. A garage sits beneath the property to the rear and is private to the apartment; it was not accessible at the time of inspection and appears sound externally only. A closer look inside is worthwhile as part of the purchase.

The front garden, paths, communal garden area and access staircase all appear sound where visible, but are communal rather than private and fall under building management.

What's likely required:

- Inspect the private garage internally when access is available
- Communal grounds, paths and staircase fall under building management

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Reattach and secure the loose thermostat cover so the live wiring is no longer exposed.
- Locate and address the external source of the bedroom damp, most likely the roof flashing, before any internal redecoration.
- Renew the mouldy sealant in the bathroom.
- Redecorate and monitor the minor condensation-related staining in the living/dining area.
- Refit the bath panel and replace the loose kitchen worktop trim and broken basin tile as desired.
- Consider fitting a bathroom extractor.
- Inspect the private garage internally when access is available.
- Carry out standard electrical due diligence as part of the normal purchase process.

Practical Context

This is a second-floor apartment within the roof space of the building. The private areas assessed are the apartment interior, its balcony and the garage beneath the property, which is private to the apartment.

The roof, gutters, external walls, entrance, staircase, communal gardens and paths are communal and fall under building management, so no cost for those elements falls to the apartment owner. A buyer should confirm the leasehold arrangements, service charge and responsibility for the communal fabric and the roof, since the apartment sits within it.

The condensation-related marks in the living area and the localised bedroom damp are the kind of items commonly seen in roof-space apartments and can usually be managed through source repair, ventilation and routine maintenance. Overall the apartment needs a modest amount of upkeep and one safety fix rather than significant work.

Important Note

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

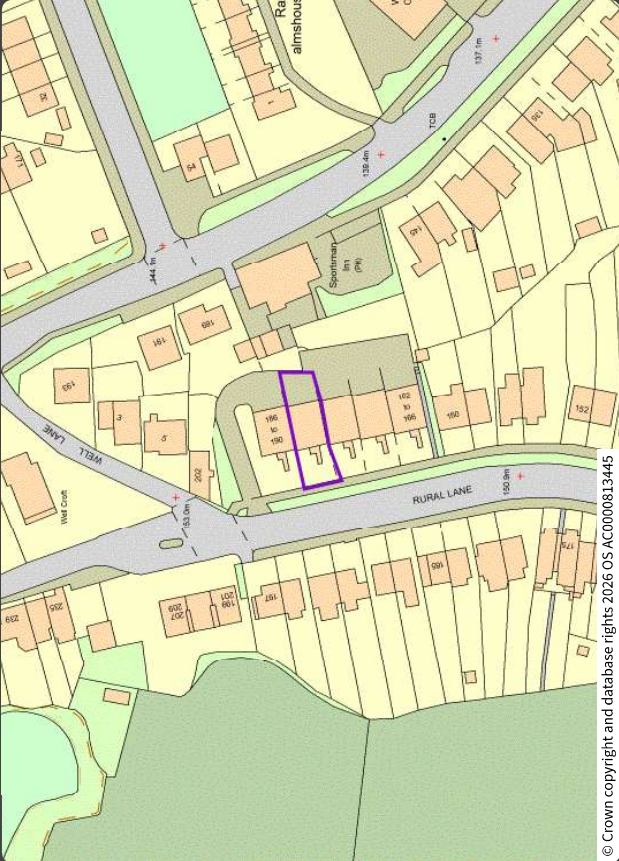
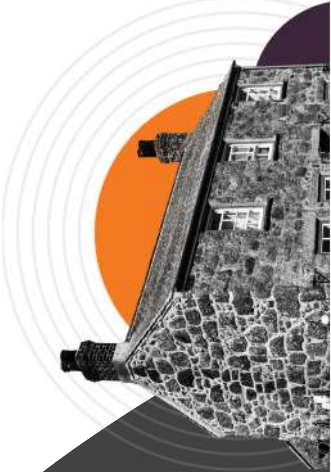
It is not a formal survey, structural engineer's report, or contractor quotation.

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

Francis Mickelborough

HomeCheck™

www.myhomecheck.co.uk



Homebuyer advice

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

Professional opinion

	Contaminated Land	Page 2	Passed 
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Full assessment

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

Alert Assessment

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



Contaminated Land

PROFESSIONAL OPINION

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.

Passed





Ground stability

FULL ASSESSMENT

Summary

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

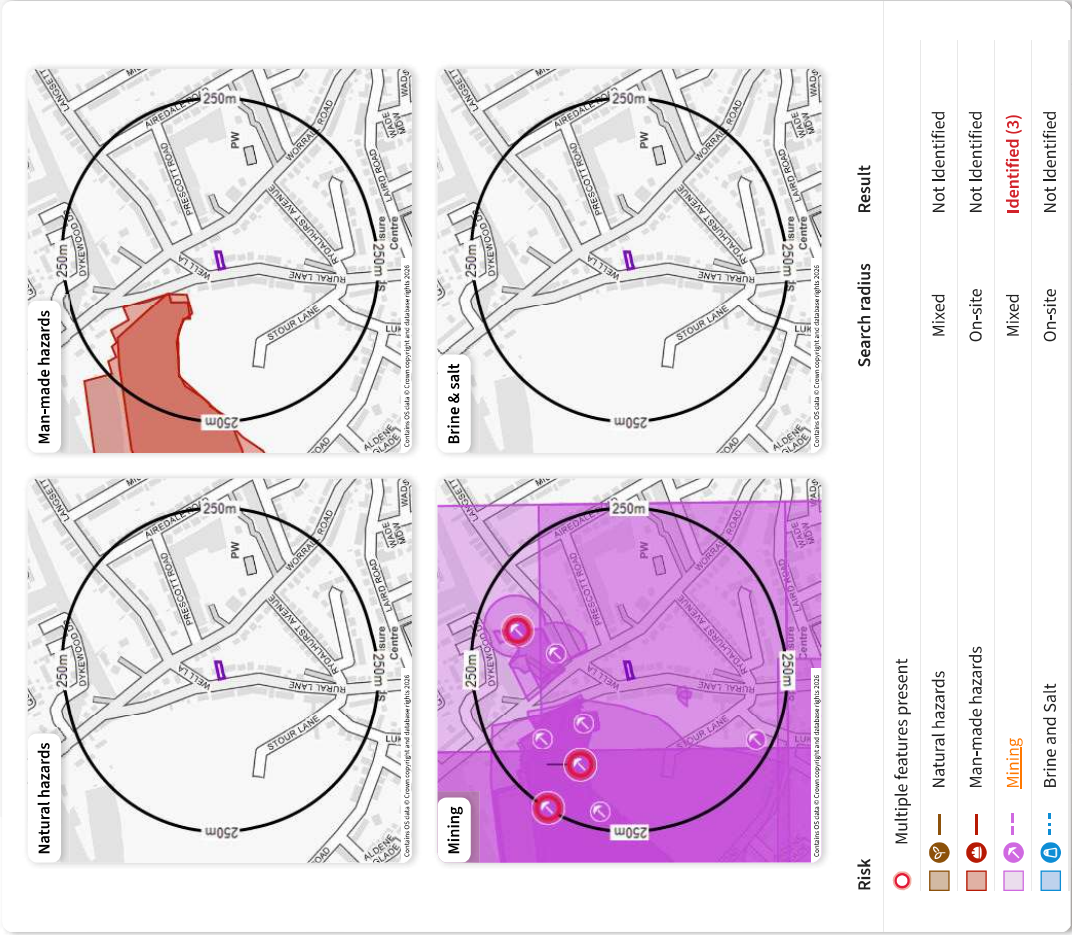
Recommendations

- 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.

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

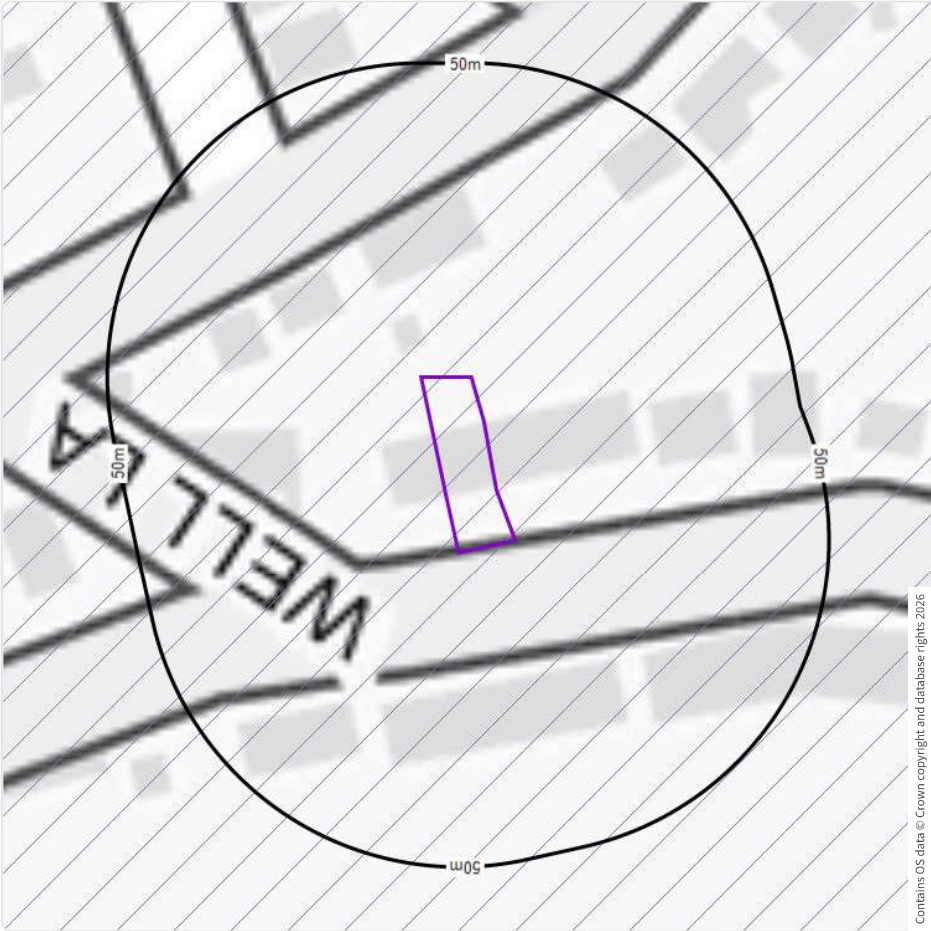
This result does not necessarily mean there are high radon levels in the property. The only way to find out the radon level is to carry out a radon measurement. UKHSA provides a radon testing service which can be accessed at www.ukradon.org.
- 2

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.



Risk	Search radius	Result
☒ Radon risk	On-site	Identified



Planning constraints

FULL ASSESSMENT

Identified

Summary

We have identified records of environmental designations at the property. We have not identified any records of pylons or masts within 250m of the property.

Recommendations

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

Important note

Not all of the available datasets will be represented as polygons on the map. For full details of any identified features, please consult the data appendix.

Why we search this

Some additional factors could have an influence over the property or surrounding area. This includes nearby pylons or masts, or environmental designations such as areas of outstanding natural beauty. Whilst environmental designations can be considered a positive, they can affect the ability to carry out any development at the property.



Risk	Search radius	Result
Multiple features present	250m	Identified (9)
Environmental Designations	250m	Not Identified
Pylons and Masts		



Flood

ALERT ASSESSMENT

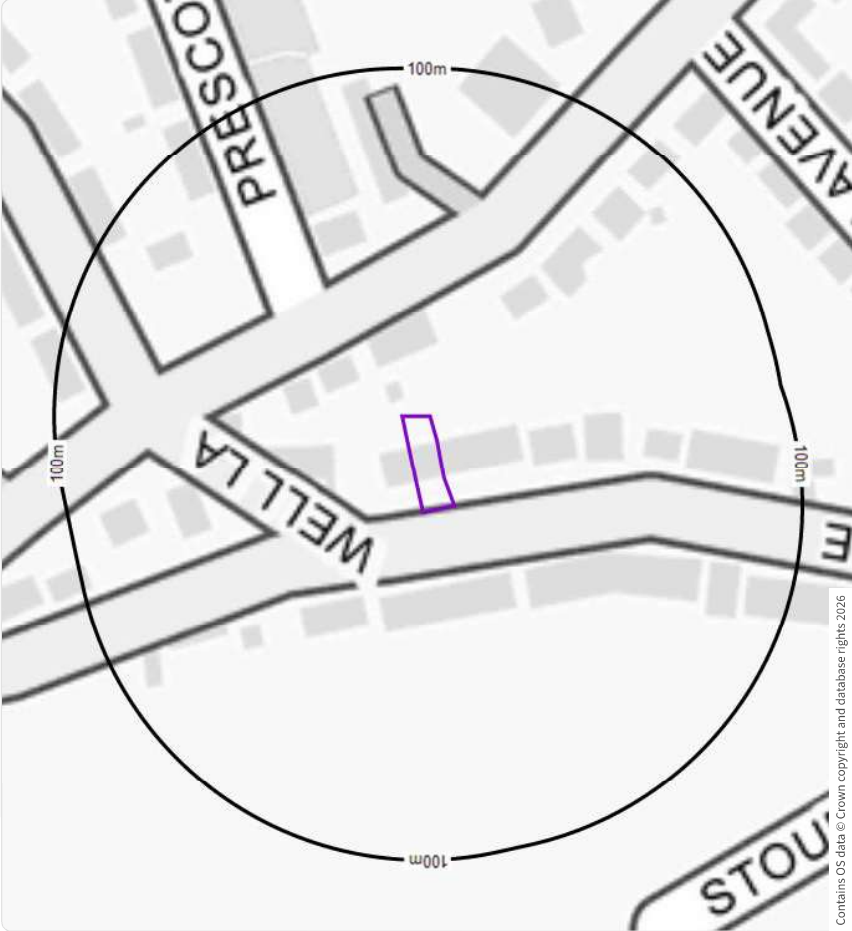
Not Identified

Summary

We have identified the property to be within an area that is at minimal or no risk of flooding.

Why we search this

1 in 6 properties in the UK are at risk of flooding, and this risk varies in severity. Flood risk can impact your ability to get home insurance at standard terms, and can also impact property value if flooding were to occur. We are alerting you to the presence of flood risk at the property location, and will recommend when we consider further investigations to be prudent.



Risk	Search radius	Result
River	On-site	Not Identified
Coastal	On-site	Not Identified
Surface Water	On-site	Not Identified
Groundwater	On-site	Not Identified
Other	50m	Not Identified

 Coal mining

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ALERT ASSESSMENT

Summary

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

Recommendations

- 1

We recommend you order a Landmark Coal report through your usual report provider.
- 2

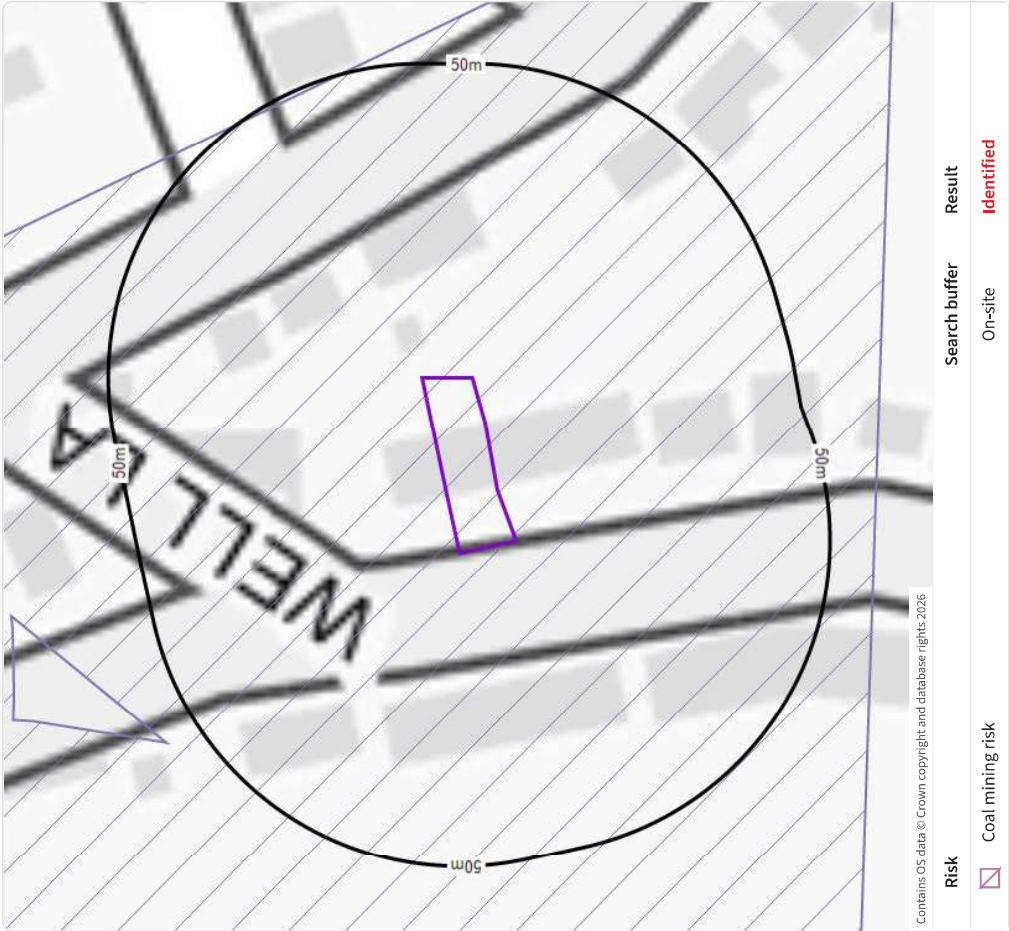
Ask the seller whether the property has been impacted by coal mining in the past.
- 3

Establish the availability of buildings and contents insurance before exchanging contracts.

Why we search this

Coal mining and associated ground stability risks are present in certain locations across the UK as a result of past mining activities conducted to satisfy demand for coal as it increased throughout the Industrial Revolution. These mining activities have left a legacy of ground stability and/or subsidence risks.

Coal report required ⚠️





Planning Applications

ALERT ASSESSMENT

Planning applications

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

Recommendation

- 1

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

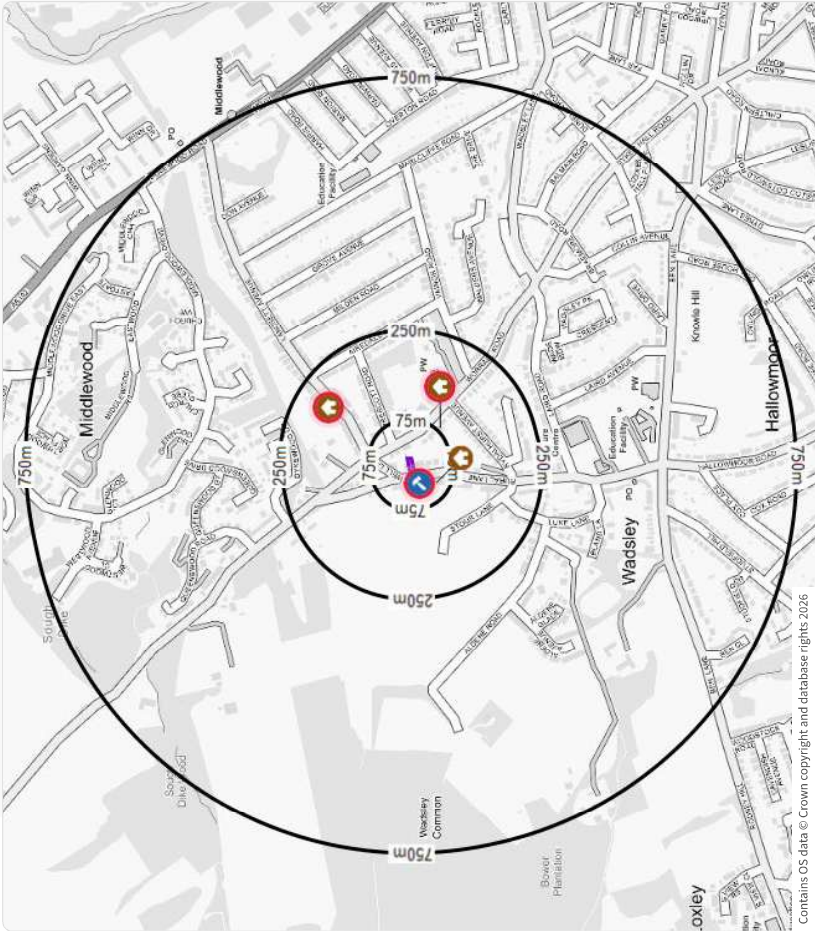
Important note

This report is an overview of the area, and you should further investigate any applications that could affect you or your enjoyment of the property. We do not guarantee that all applications will be shown in this report.

Why we search this

The potential impact of planning applications is subjective. The aim of this report is to flag what types of applications are present in the surrounding area so you can decide whether you need to follow up on the detail and its potential effect on your property.

Identified



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

ALERT ASSESSMENT

We have identified features in proximity to the property.

1

Energy and infrastructure projects have the potential to affect nearby property values. They may result in visual impact or noise to the neighbourhood, or equally may have a positive impact on property value. This report highlights the projects in your local area so you can make an informed decision. For more information and advice see our guidance article www.landmark.co.uk/Energy&Infrastructure



Risk	Search radius	Result
 Multiple features present		
 Non-Renewable Energy	4km	Identified
 Renewable Energy	4km	Identified
 Above & Below Ground Railways	250m	Not Identified
 HS2 & Crossrail 2	2km	Not Identified

Data appendix

The rest of the report outlines the data used to inform the previous sections. There's no need to read on unless you're after the detail of a particular dataset used to inform our opinion.

We will only show maps and detail where a risk has been identified.

How to use this report	11
Understanding the data	12
Datasets searched	14
Contaminated Land	
Authorised industrial processes	Not identified
Landfill and waste	Not identified
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	Not identified
Ground stability	
Man-made hazards	Not identified
Natural factors	Not identified
Mining	16
Brine and Salt	Not identified
Planning constraints	20



How to use your report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage or seek further mortgage advice. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

How do we examine the risk?

This report is generated based on the boundary selected at the point of order to represent the property. Where the location was provided to us as a point only, the report is based on a 25m radius around this point; any features which are present within this boundary are considered to be 'on-site'.

In this report there are two different ways we can examine each risk. These are indicated on the cover page, and we also highlight the assessment type on each risk summary page.

Professional opinion

This is the highest level of risk assessment. A full assessment is run on the data. If the outcome is above the threshold for that risk, one of our in-house consultants will personally review the outcome. This may lead to the risk outcome being downgraded to a lower level based on our expertise and methodology.

Full assessment

Based on the data that is relevant to your property, we have created an automated opinion and recommendations using our expertise and risk models.

Alert assessment

We identify data within the search area, which may be relevant to the property. If features or potential hazards are found, we would recommend additional reports are obtained to clarify these further.

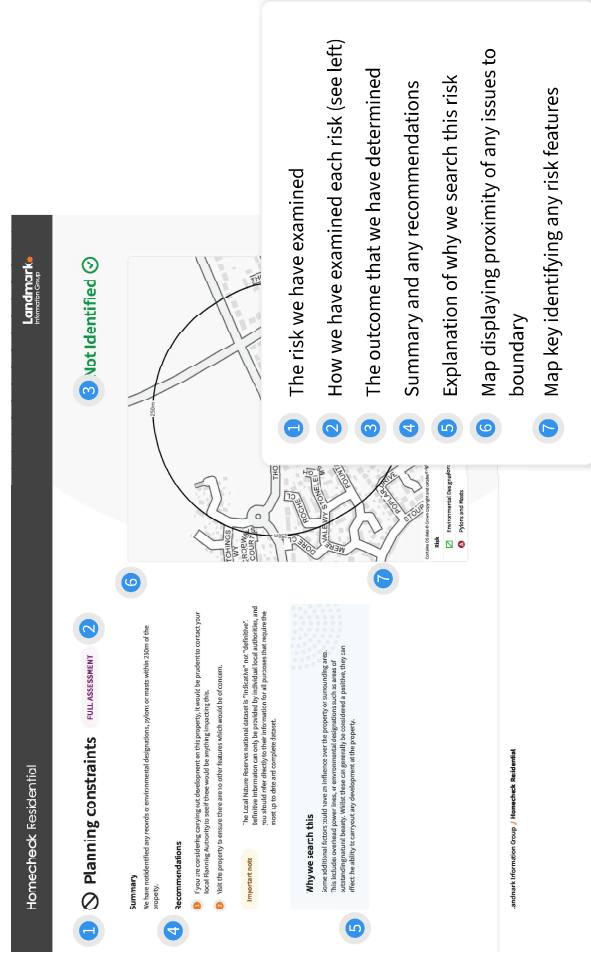
The front page of this report advises the outcome for each section based on one of these categories:

- **Passed:** We do not consider this to be a risk
- **Passed with guidance:** We have identified a risk but do not consider it to be significant. Please review the guidance.
- **Further Action:** We have identified a risk which we recommend you investigate further.
- **Not Identified:** We have identified a potential hazard risk in this section
- **Not Identified:** We have not identified any potential hazards in this section.

Guide to the risk summary pages

Each risk has a dedicated summary page, outlining the risks on a map, with a key. More details of any identified features can then be seen in the Data Appendix of this report.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.



Understanding the data

Contaminated land

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided. In many cases the report will be passed without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is referred free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be passed or suggestions made of some further action that could be taken, usually in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Planning: Applications

This report includes an alert for nearby planning applications. To do this, we check each project or development against your property boundary. If we find something on-site or nearby, we will display 'Identified' on the front page. If we don't find anything, we will display 'Not identified'. We will only describe issues relevant to the property in this report.

Where possible, we will represent larger planning applications as a polygon. Our ability to do this is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time

to capture the record. Small applications will be represented by a point, although a limited number may be presented as a polygon.

We have considered planning applications captured by Barbour ABI Ltd within the last 7 years to inform you of current or future developments that could influence your enjoyment and use of the property. We use different search buffers based on the size of the potential development project.

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. Once a planning application request has been submitted and published, it can take up to 6 weeks for us to receive and use in our reports.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property, we would recommend you use this report as a starting point for more extensive investigations.

This report does not include a data section for Planning applications. Should any applications have been identified, please purchase the Landmark Planning report through your usual reseller.

Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity. Ground stability is important, as subsidence, landslide and sink holes can all cause damage to properties.

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings. We also identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

We use historical mapping to identify areas formerly used for landfill and areas of other infilling such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

Coal mining

Understanding the data

We use data from PinPoint to assess if you are in an area affected by Coal Mining activity. If you are assessed as being at risk, we include full details regarding that risk. Conversely, if you are assessed as not being at risk, you are provided with certification informing you of that outcome.

Energy and Infrastructure

This report includes an alert for nearby Energy and Infrastructure projects. To do this, we check each project or development against your property boundary. If we find something on-site or nearby, we will display 'Identified' on the front page. If we don't find anything, we will display 'Not identified'. We will only describe issues relevant to the property in this report.

This report does not include a data section for Energy and Infrastructure. Should any features have been identified, please purchase the Sitesolutions Energy and Infrastructure report through your usual reseller

Above and below ground railways

The above and below ground railways section provides details on existing railways. This includes data supplied by Crossrail for the route and stations and safeguarding areas; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops (including Metro, Tram, Underground, Preserved and Inactive stations sourced from Department of 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**
 - 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

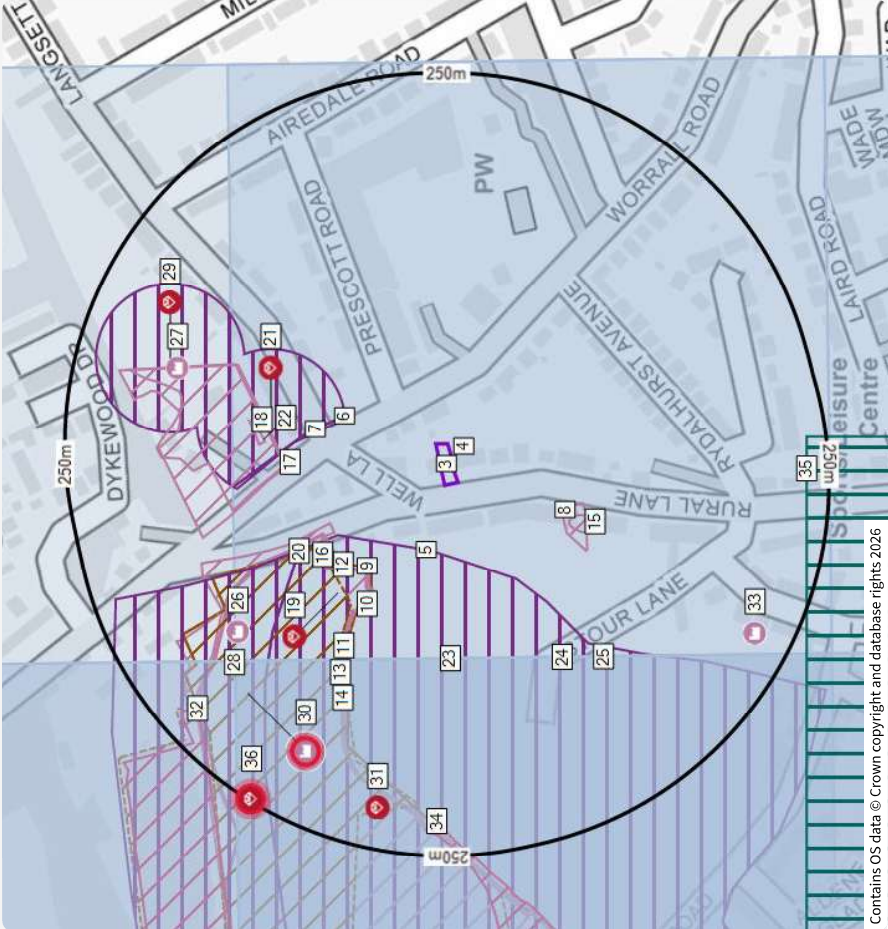
Pylon or Mast
Areas of Outstanding Natural Beauty
National Nature Reserves
Local Nature Reserves
Marine Nature Reserves

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	Contact
Non coal mining areas of Great Britain			
5		Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Ganister	46m W 5
6		Name: Wadsle Park Classification: Likely: Underground mining is known or considered likely to have occurred within or close to the area Commodity: Ganister/Vein Mineral	64m NE 5
7		Name: Wadsle Park Classification: Likely: Underground mining is known or considered likely to have occurred within or close to the area Commodity: Ganister	65m NE 5
20		Name: Not available Classification: Highly likely: Underground mining is known to have occurred within or very close to the area Commodity: Ganister/Vein Mineral	107m NW 5
Mining instability			
35		Classification: Conclusive Rock Mining Commodity: Rock Boundary Quality: As Supplied	235m S 4
Potential mining areas			
3		Reference: 7678 Name: Wadsley Common Commodity: Coal and Ganister; Halifax Hard Last Worked: 1923 Boundary Quality: Derived	0m N 4

Ground stability: Mining

[↩ Back to summary.](#)

Mining			
Id		Details	Contact
Potential mining areas			
4	Reference:	723	0m N 4
	Name:	Wadsley	
	Commodity:	Coal; Ganister	
	Last Worked:	1876	
	Boundary Quality:	Derived	
23	Reference:	Not Supplied	117m W 4
	Name:	Worrall	
	Commodity:	Coal and Ganister; Halifax Hard	
	Last Worked:	Not Supplied	
	Boundary Quality:	Derived	
24	Reference:	Not Supplied	117m W 4
	Name:	Sheffield	
	Commodity:	Coal	
	Last Worked:	Not Supplied	
	Boundary Quality:	Derived	
25	Reference:	Not Supplied	117m W 4
	Name:	Wisewood	
	Commodity:	Coal; Halifax Hard	
	Last Worked:	Not Supplied	
	Boundary Quality:	Derived	
28	Reference:	Not Supplied	185m NW 4
	Name:	Ecclesfield	
	Commodity:	Coal; Ironstone	
	Last Worked:	Not Supplied	
	Boundary Quality:	Derived	

Mining			
Id		Details	Contact
BGS recorded mineral sites			
19	Reference:	38465	103m NW 5
	Name:	Wadsley Quarries	
	Site Type:	Opencast	
	Operator:	Unknown Operator	
	Status:	Ceased	
	Location:	Wadsley, Sheffield, South Yorkshire	
	Positional Accuracy:	Located by supplier to within 10m	
21	Reference:	38477	112m N 5
	Name:	Wadsley Park Mine	
	Site Type:	Underground	
	Operator:	Oughtibridge Silica Firebrick Co.	
	Status:	Ceased	
	Location:	Wadsley, Sheffield, South Yorkshire	
	Positional Accuracy:	Located by supplier to within 10m	
29	Reference:	38478	189m N 5
	Name:	Wadsley Park Mine	
	Site Type:	Underground	
	Operator:	Oughtibridge Silica Firebrick Co.	
	Status:	Ceased	
	Location:	Wadsley, Sheffield, South Yorkshire	
	Positional Accuracy:	Located by supplier to within 10m	
31	Reference:	38466	222m W 5
	Name:	Wadsley Quarries	
	Site Type:	Opencast	
	Operator:	Unknown Operator	
	Status:	Ceased	
	Location:	Wadsley, Sheffield, South Yorkshire	
	Positional Accuracy:	Located by supplier to within 10m	

Ground stability: Mining

[↩ Back to summary.](#)

Mining				
Id		Details	Distance	Contact
BGS recorded mineral sites				
36	Reference:	38475	248m NW	5
	Name:	Town Head Coal Pit		
	Site Type:	Underground		
	Operator:	Unknown Operator		
	Status:	Ceased		
	Location:	Wadsley, Sheffield, South Yorkshire		
Positional Accuracy: Located by supplier to within 10m				
36	Reference:	38475	248m NW	5
	Name:	Town Head Coal Pit		
	Site Type:	Underground		
	Operator:	Unknown Operator		
	Status:	Ceased		
	Location:	Wadsley, Sheffield, South Yorkshire		
Positional Accuracy: Located by supplier to within 10m				
Potentially contaminative industrial uses (past land use) - mining				
9	Description:	General quarrying	75m NW	4
	Map:	1906		
10	Description:	General quarrying	75m NW	4
	Map:	1894		
16	Description:	General quarrying	95m NW	4
	Map:	1855		
Mining from historical maps				
34	Classification:	Unspecified Pit	226m W	4
	Industry Type:	Extraction		
	Latest Map Date: 1953			

Mining			
Id		Details	Contact
Mining from historical maps			
14	Classification:	Quarry	79m NW 4
	Industry Type:	Extraction	
	Latest Map Date:	Not Applicable	
15	Classification:	Quarry	80m SW 4
	Industry Type:	Extraction	
	Latest Map Date:	Not Applicable	
26	Classification:	Shaft	171m NW 4
	Industry Type:	Extraction	
	Latest Map Date:	Not Applicable	
30	Classification:	Shaft	194m NW 4
	Industry Type:	Extraction	
	Latest Map Date:	Not Applicable	
33	Classification:	Shaft	225m SW 4
	Industry Type:	Extraction	
	Latest Map Date:	Not Applicable	
8	Classification:	Unspecified Quarry	75m S 4
	Industry Type:	Extraction	
	Latest Map Date:	Not Applicable	
13	Classification:	Quarry	79m NW 4
	Industry Type:	Extraction	
	Latest Map Date:	Not Applicable	
18	Classification:	Pit	101m N 4
	Industry Type:	Extraction	
	Latest Map Date:	Not Applicable	

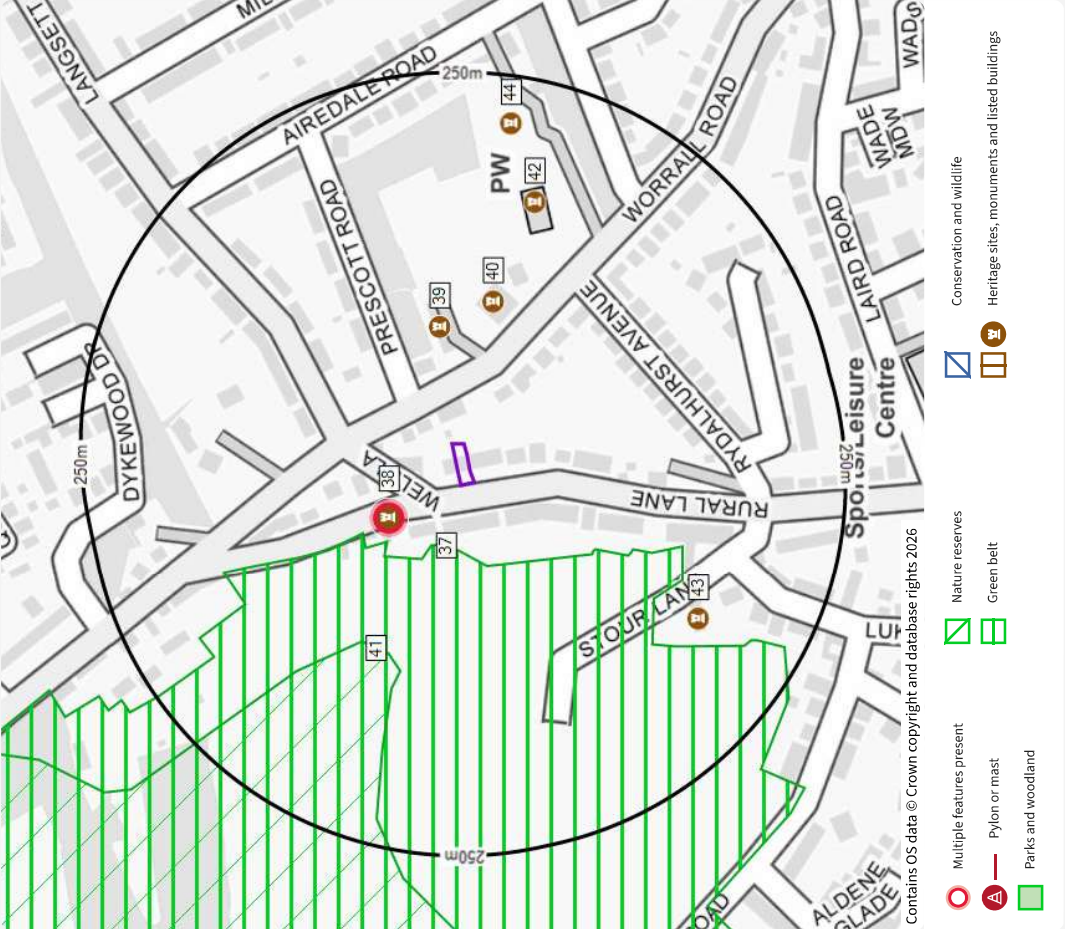
Ground stability: Mining

[↩ Back to summary.](#)

Mining			
Id		Details	Contact
Mining from historical maps			
30	Classification: Shaft Industry Type: Extraction Latest Map Date: Not Applicable	195m NW	4
12	Classification: Quarry Industry Type: Extraction Latest Map Date: Not Applicable	79m NW	4
17	Classification: Pit Industry Type: Extraction Latest Map Date: Not Applicable	98m N	4
22	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	116m N	4
27	Classification: Mining Industry Type: Extraction Latest Map Date: Not Applicable	182m N	4
32	Classification: Pit Industry Type: Extraction Latest Map Date: Not Applicable	224m NW	4
11	Classification: Unspecified Quarry Industry Type: Extraction Latest Map Date: Not Applicable	78m NW	4

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.

Nature reserves			
Details		Distance	Contact
Local nature reserve			
41	Site type: Local Nature Reserves Name: Loxley & Wadsley Corn Reference: 1009577 Site Area: 527713.83	124m NW	2

Green belt			
Details		Distance	Contact
Area of adopted green belt			
37	Site type: Area of adopted green belt Name: Sheffield Unitary Development Plan	41m W	3

Heritage sites, monuments and listed buildings			
Details		Distance	Contact
Listed building			
38	Site type: Listed Buildings Name: Sewer Gas Lamp 15 Metres South Of No. 235, Rural Lane Reference: 1271017 Location: Not Supplied Location Accuracy: Positioned by the supplier	53m NW	4

Planning constraints

 [Back to summary](#).

Heritage sites, monuments and listed buildings				
Id		Details	Distance	Contact
Listed building				
38	Site type: Listed Buildings			
	Name: Number 239 And Attached Boundary Wall			
	Reference: 1247144			
	Location: Not Supplied			
	Location Accuracy: Positioned by the supplier			
39	Site type: Listed Buildings			
	Name: Wadsley Almshouses			
	Reference: 1254579			
	Location: Not Supplied			
40	Site type: Listed Buildings			
	Name: Former Wadsley School Clubhouse			
	Reference: 1254582			
	Location: Not Supplied			
42	Site type: Listed Buildings			
	Name: Wadsley Parish Church			
	Reference: 1254580			
	Location: Not Supplied			
43	Site type: Listed Buildings			
	Name: Rose And Crown Public House And Attached Wall			
	Reference: 1247414			
	Location: Not Supplied			

Heritage sites, monuments and listed buildings				
Id		Details	Distance	Contact
Listed building				
44	Site type: Listed Buildings			
	Name: Wadsley Vicarage			
	Reference: 1254581			
	Location: Not Supplied			
	Location Accuracy: Positioned by the supplier			

Appendices

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Useful information	24
Useful contacts	28
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Terms and conditions and copyright statement	31



Report limitations

This report has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction, or if development is planned at the property. The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers.

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of any information or data. We do not accept responsibility for inaccurate data provided by external data providers.



Useful information

Contaminated land

Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre 'buffer' around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The 'buffer' is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The British Geological Survey (BGS) hold records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring. Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes

Identified discharge consents could be for storm water discharges, soakaways or septic tanks. If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licenced sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc. Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licenced under the Open Government Licence.

Historical Land Uses

This data relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major

library.

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Flood

River

River flooding, also known as 'fluvial flooding', occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. It can cause widespread and extensive damage because of the sheer volume of water.

Coastal

Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. It can cause widespread and extensive damage because of the sheer volume of water.

Surface

Surface water flooding, also known as 'pluvial' flooding, is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.

Groundwater

Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.

Useful information

Other

We analyse proximity to and elevation above historical flood records to better understand the risk of flooding. The flood risk from smaller watercourses is not always modelled, so we include proximity to nearby watercourses in our overall analysis.

It is important to understand that flooding can happen anywhere, even if you don't live near to a watercourse or the sea. Insurance may be expensive or difficult to obtain if your home is at risk, so it is vital to understand the risk of flooding of your home before purchasing a property. Understanding flood risk is based on the likelihood of a flood event and the potential impact.

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Radon

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the 'Action Level' for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more). This information satisfies CON29 Standard Enquiry of Local Authority, 3.13 Radon Gas: Location of the Property in a Radon Affected Area and can also be used to advise house buyers and sellers in Scotland. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Sciwyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Public Health England advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m⁻³) should be remediated, and when achievable to below the Target Level of 100 Bq m⁻³. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. Public Health England provides a radon testing service which can be accessed at www.ukradon.org.

Indoor radon levels can usually be substantially reduced at a low cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website: <http://www.bre.co.uk/radon>.

Flood protection measures

Flooding can usually be managed by the installation of flood protection measures, either on or within the building or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures: physical barriers designed to keep water out of your house, such as flood doors, air brick covers and non-return valves. Temporary flood resistance products are those that need deploying (fitting or activating) prior to flooding arriving, whereas permanent flood resistance products do not need activating.

Flood Resilience measures: these reduce flood damage in situations where water is allowed to enter, such as raising electrical sockets, the use of resilient plaster.

The flood source, likely depths and property design and age will inform the best choice of permanent resistance, temporary resistance or resilience. Other factors will play a part in the decision making process, such as cost, visual impact, ease of deployment and product performance. The best answer for your home will most likely involve a combination of products.

Please refer to the Know Your Flood Risk website for further information and suppliers of protection and resilience measures: www.knowyourfloodrisk.co.uk/flood-advice-guidance

Preparation for a flood event

Flood Action Plan

Preparing a Flood Action Plan will help ensure the safety of everyone, minimise the disruption that you may suffer and reduce damage to important items. The flood plan should comprise of a simple check list for you to follow should a flood event be expected. You can create your own personal Flood Action Plan by visiting the Environment Agency website at www.gov.uk/prepare-for-flooding/future-flooding. Alternatively, visit your Local Authority's website.

A Flood Action Plan should include:

- Contact numbers for utility providers (gas, electricity, water), insurance providers, local authority, and other important contacts (family, friends, etc.)
- A list of important items that you can move upstairs or to a safe place before an event (pets, cars, electrical equipment, heirlooms, furniture)
- Where the utility shut-off points are and how to operate them
- What Property Level Protection measures to install and where
- Where the emergency flood kit is and what it should comprise of
- Practical advice on appropriate actions to take during a flood (store as much drinkable water as possible, block sinks and toilets, tune into your local radio station for updates)

Useful information

- Practical advice on appropriate actions to take after a flood has occurred (take photos and videos of damage, contact insurance providers, contact utilities to check that central heating, water, and electrics are working properly)

Flood Action Groups

As well as protecting your property and preparing yourself for a flood, as a local community you can set up a flood action group. Flood action groups across England and Wales are proving to be very successful ways in raising awareness and engaging communities in responding to flood risk. This is done through engagement, increasing resource, applying for grant schemes and working in partnership with relevant Agencies and Authorities. The advice, support and assistance provided by Agencies and Authorities can be helped by local knowledge to better help reduce or mitigate flood risk. For guidance on how to create a flood action group in your community please visit the National Flood Forum's website at www.nationalfloodforum.org.uk/flood-risk-community-groups/how-to-form-a-flood-action-group.

Flood Re

At the start of April 2016 the flood insurance market changed. Flood RE opened for business, allowing many flood risk prone residential properties access to affordable flood insurance. All other properties (including most leasehold homes and all commercial property) are exposed to a fully risk-based flood insurance market, perhaps for the first time.

It is therefore important to understand in advance of exchanging contracts whether that property has a flood risk, which is likely to make insurance more expensive, or even impossible to obtain.

Such insurance implications may make getting a mortgage more difficult, which may jeopardise the proposed transaction. Alternatively, the cost implications of dealing with the potential flooding may lead to the property price being discounted.

So what is Flood RE?

Flood RE is a scheme developed by the insurance industry with the approval of Government. It is an independent organisation and is neither run by nor funded by Government (though it does report to Parliament on the way the scheme is working). The Flood RE scheme is designed to ensure that affordable flood cover remains available to most residential homes for a 25 year period and to soften the transition to fully risk-reflective pricing.

Flood RE also hopes to encourage competition between insurers to offer better terms for flood insurance. Insurers who write flood risk business in the UK must be members of Flood RE. They can then choose whether or not to cede to Flood RE the flood part of home insurance policies (buildings or contents) bought by their customers. Each insurer is free to set the benchmarks at which it will offer flood insurance itself, or

cede the business to Flood RE, or perhaps refuse to offer flood cover at all. So there will be variations in the level of flood risk to the property which will result in Flood RE's involvement. Flood RE offers the insurer who cedes the business both capped premiums (set by reference to the property Council Tax band) and capped excess for the cover. Both will rise over the lifetime of the scheme, with the capped premiums rising in line with CPI. Flood RE will deal only with the insurer, not with the insured. See www.floodre.co.uk

Energy & Infrastructure

Non-renewable energy

Onshore oil and gas exploration and production licences relate to areas of land (blocks). The Oil and Gas Authority (OGA) grants the licences to operators. They must show technical and environmental competence and have access to funding. The government does not directly grant access rights. Planning permission must be sought from the Local Authority. Environmental permits must also be sought from the Environment Agency, Scottish Environment Protection Agency, or Natural Resources Wales.

As well as the areas currently licenced for oil and gas exploration, we will also show the 159 new licences that were offered under the 14th Onshore Oil and Gas Licensing Round to successful applicants.

Before any drilling activities can begin, the operator must first get planning permission. Contact your Local Planning Authority to get details of any current planning applications near to your property.

Fracking (Hydraulic Fracturing)

Fracking is just one technical part of the process needed for the development and operation of a shale gas facility. This includes exploration, production and abandonment. Each stage of the shale gas development process presents a distinct set of risks. These include contamination risk to groundwater and surface water, seismic risks, and amenity risks (for example, from increased traffic movements). The nature of risk depends upon both the impact should an event occur and the likelihood of it occurring. Some guidance has been produced in relation to shale gas by UK Government and environmental regulators. It is likely that significantly more will follow before commercial shale gas operations begin at any significant scale.

The fracking process involves injecting water and various other additives into the ground. Some negative media coverage of the process has occurred in the UK and USA. The differences in regulatory regime and geological conditions mean that direct comparison of the UK with the USA is not strictly applicable. A number of reports have been produced by proponents and opponents of the technology in the UK and Europe, with a small number of expert technical reports leading government and regulatory policy towards shale gas development in the UK. However, regulatory advice is currently limited.

There is general consensus that risks to property from fracking are low. The exact nature of risk depends upon site specific considerations.

Useful information

Renewable energy

Planning has a key role in providing renewable and low carbon energy facilities, where the local environmental impact is acceptable. Protection of local amenity is an important consideration which planning authorities consider when making their decisions.

No formal government compensation schemes currently exist for property owners located close to wind or solar farms.

The wind and solar energy industries are increasingly trying to work more closely with the government, councils, local communities and wider interest groups, to ensure that benefits associated with wind energy developments are felt by those who live locally. RenewableUK developed the Community Benefits Protocol in 2011 to ensure that the wind power industry delivers on these benefits. As part of the Protocol, developers commit to provide a minimum of £1000 per MW of installed capacity, or equivalent benefits, directly to host communities. Further information can be obtained from RenewableUK (<https://www.renewableuk.com/>).

Wind energy

Wind farms do not usually pose a risk to the surrounding environment. But due to the large areas they cover and the height of the turbines they can cause problems. These include visual impacts and those from noise/vibrations produced by the turbines. Ecological impacts can also be present although these tend not to be so relevant to property.

The biggest issue relates to the visual impact of a wind farm. The resulting changes of the visual landscape can be significant. This is particularly a problem in protected rural areas.

The wind is the UK's largest source of renewable energy generation. There are over 400 wind farms and around 4000 wind turbines in the UK. With many projects due to be developed these figures will continue to grow.

RenewableUK (<https://www.renewableuk.com/>) holds records of wind projects in the UK Wind Energy Database.

Solar energy

The main environmental impact of a solar farm is visual impact. Solar farms can cover large areas of land, but the structures within them are rarely higher than 2m above ground level. Visual impact can be reduced if planned and screened sensitively. A solar farm does not generate noise and is quick to construct (often only 1-2 months). There is very little maintenance traffic once construction completes.

Panels may be freestanding or attached to a building with a large surface area such as a warehouse roof. They are a form of renewable and low carbon energy production. They could help provide the UK with a secure energy supply and reduce greenhouse gas emissions.

Other renewable energy

As well as wind and solar power there are a variety of other renewable power sources in the UK. Details of the other types of renewable energy are:

- **Small / Large Hydroelectric-** Power stations that produce electricity using the gravitational force of falling or flowing water. Small hydro projects are those that produce 10 megawatts or less.
- **Shoreline Wave-** Electricity generation using sea surface waves
- **Tidal Barrage / Stream-** this is a form of hydroelectric power station that converts the energy of tides into electricity
- **Biomass -** Energy is created by burning biological material such as wood and certain types of Plants.
- **Co-firing-** A co-firing power plant burns biomass together with fossil fuels.
- **Anaerobic / Sewage Digestion-** The process produces a biogas, consisting partly of methane. This biogas can be used directly as fuel to generate electricity.
- **Hot Dry Rocks-** This is a type of geothermal power plant which uses heat produced naturally in the ground to create electricity.
- **Landfill Gas-** Burning of landfill gases to produce power
- **Energy From Waste (EfW) Incineration-** EfW is a form of energy recovery. Most EfW processes produce electricity and/or heat directly through burning.
- **Advanced Conversion Technology-** A process that produces gas by burning waste at extremely high temperatures. This achieves 100% degradation of the waste to "white ash". The gas produced is burnt for electricity generation and thermal energy distribution and utilisation.

Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS



www.ordnancesurvey.co.uk
customerservices@ordnancesurvey.co.uk
03456 05 05 05

2

Natural England

County Hall
Spetchley Road
Worcester
WR5 2NP



www.naturalengland.org.uk
enquiries@naturalengland.org.uk
0300 060 3900

3

Sheffield City Council

Howden House
1 Union Street
Sheffield
S1 2SH



www.sheffield.gov.uk
0114 273 4215

4

Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD



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

5

British Geological Survey, Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG



www.bgs.ac.uk
enquiries@bgs.ac.uk
0115 936 3143

6

PinPoint Information Ltd

Riverbank House
1 Putney Bridge Approach
London
SW6 3JD



www.pinpointinformation.co.uk

7

Yorkshire and the Humber Regional Assembly, Planning

18 King St
Wakefield
WF1 2SQ



www.yhassembly.gov.uk
mail@yhassembly.gov.uk
01924 331555

Useful contacts

8

Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY



enquiries@environment-agency.gov.uk



03708 506 506

Important consumer protection information



This search has been produced by:

Landmark Information Group Limited

Imperium
Imperial Way
Berkshire
RG2 0TD



helpdesk@landmark.co.uk



0330 036 6619

Conveyancing Information Executive (CIE) standards

Landmark adheres to the Conveyancing Information Executive (CIE) standards

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

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/ or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards. Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP



www.tpos.co.uk



admin@tpos.co.uk



01722 333306

Complaints procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Customer Services Manager

Landmark Information

Imperium

Imperial Way

Reading

RG2 0TD



helpdesk@landmark.co.uk



0330 036 6619

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

The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number SYK258198

Edition date 13.03.2025

- This official copy shows the entries on the register of title on 22 JUN 2026 at 16:31:20.
- 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 22 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : SHEFFIELD

- 1 (17.08.1988) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 184 Rural Lane, Sheffield (S6 4BL).

NOTE 1: As to the part tinted blue on the filed plan only the second floor flat is included in the title.

NOTE 2: As to the part tinted yellow on the filed plan only the second floor flat and ground floor garage is included in the title.

NOTE 3: As to the part tinted pink on the filed plan only the ground floor garage is included in the title.

- 2 (17.08.1988) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 1 August 1988
 Term : 125 years from 1 August 1988
 Rent : £8.00 and service charge
 Parties : (1) Yorkshire Metropolitan Housing Association Limited
 (2) Shirley Fletcher
- 3 The above mentioned Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 5 The landlord's title is registered.

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 (13.03.2025) PROPRIETOR: DANIEL GEORGE FELGATE of 184 Rural Lane, Sheffield, S6 4BL.
- 2 (13.03.2025) The price stated to have been paid on 27 February 2025 was £132,500.
- 3 (13.03.2025) A Transfer dated 27 February 2025 contains positive and/or indemnity covenants.

NOTE: Copy filed.

C: Charges Register

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

- 1 A Conveyance of the freehold estate in the land in this title and other land dated 13 July 1973 made between (1) John Smith's Tadcaster Brewery Company Limited (Vendors) and (2) New Colebrooke (Wadsley) Housing Society Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Conveyance dated 13 July 1973 referred to above:-

"THERE is excepted and reserved in fee simple to the Vendor and its successors in title the owners and occupiers for the time being of all or any part of the Vendors' adjoining property known as the Sportsman Inn Wadsley aforesaid and its respective servants and licensees (i) the free passage and running of water soil and other services to and from such adjoining property through the property hereby conveyed with powers at any time to make maintain repair renew cleanse any pipes sewers drains or cables so that the person entering shall make good all damage to the surface occasioned thereby and (ii) all such easements rights and privileges and advantages over or under the property hereby conveyed as would by virtue of section 62 of the Law of Property Act 1925 have passed on a Conveyance to a third part of the Vendors' adjoining property if the same had been executed one day prior to the date of this Conveyance including a right for the Vendor to enter on to the property hereby conveyed with or without workmen and material for the purpose of repairing maintaining and renewing the Vendors adjoining property"

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 13 July 1973 referred to in the Charges Register:-

"THE Purchaser so as to bind so far as may be the plot of land hereby conveyed into whosoever hands the same may come and so that the covenant shall be for the benefit and protection of the Vendors adjoining property known as the Sportsman Inn or any part or parts thereof hereby covenants with the Vendor that the Purchaser and those deriving title under it will at all times hereafter observe and perform the restrictions and stipulations following so that neither the Purchaser nor those deriving title under it shall be personally liable for a breach of such of the said stipulations and obligations as are restrictive which may occur on or in respect of the plot of ground hereby conveyed or any part or parts thereof after it or they shall have parted with all interest therein (i) Forthwith at its own expense and in a proper and workmanlike manner and to the satisfaction in all respects of the Surveyor for the time being of the Vendor to erect and make and forever thereafter maintain and keep in good repair a substantial boundary fence of a height and type to be approved by the Vendor or its said Surveyor along the entire Easterly boundary of the property hereby conveyed where it adjoins the retained property of the

Schedule of restrictive covenants continued

Vendor (ii) not to erect on any part of the property hereby conveyed any building except private dwellinghouses and necessary outbuildings and to use the same except for that purpose (iii) not to develop the property hereby conveyed except in accordance with a layout plan (which shall show the number and position of the dwellings proposed to be erected thereon) previously submitted to and approved in writing by the Vendor or its said Surveyor (iv) that no dwellinghouse shall be erected on the said land otherwise in accordance with plans sections and elevations and of materials previously approved by the Vendor or its said Surveyor and no such dwellinghouse shall be commenced until the Vendor or its said Surveyor shall have given a certificate in writing of such approval (v) that no additional building whatever shall be put or built upon the property hereby conveyed nor shall any alteration to any of the dwellinghouses erected on the said property be made without the consent in writing of the Vendor or its said Surveyor"

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.

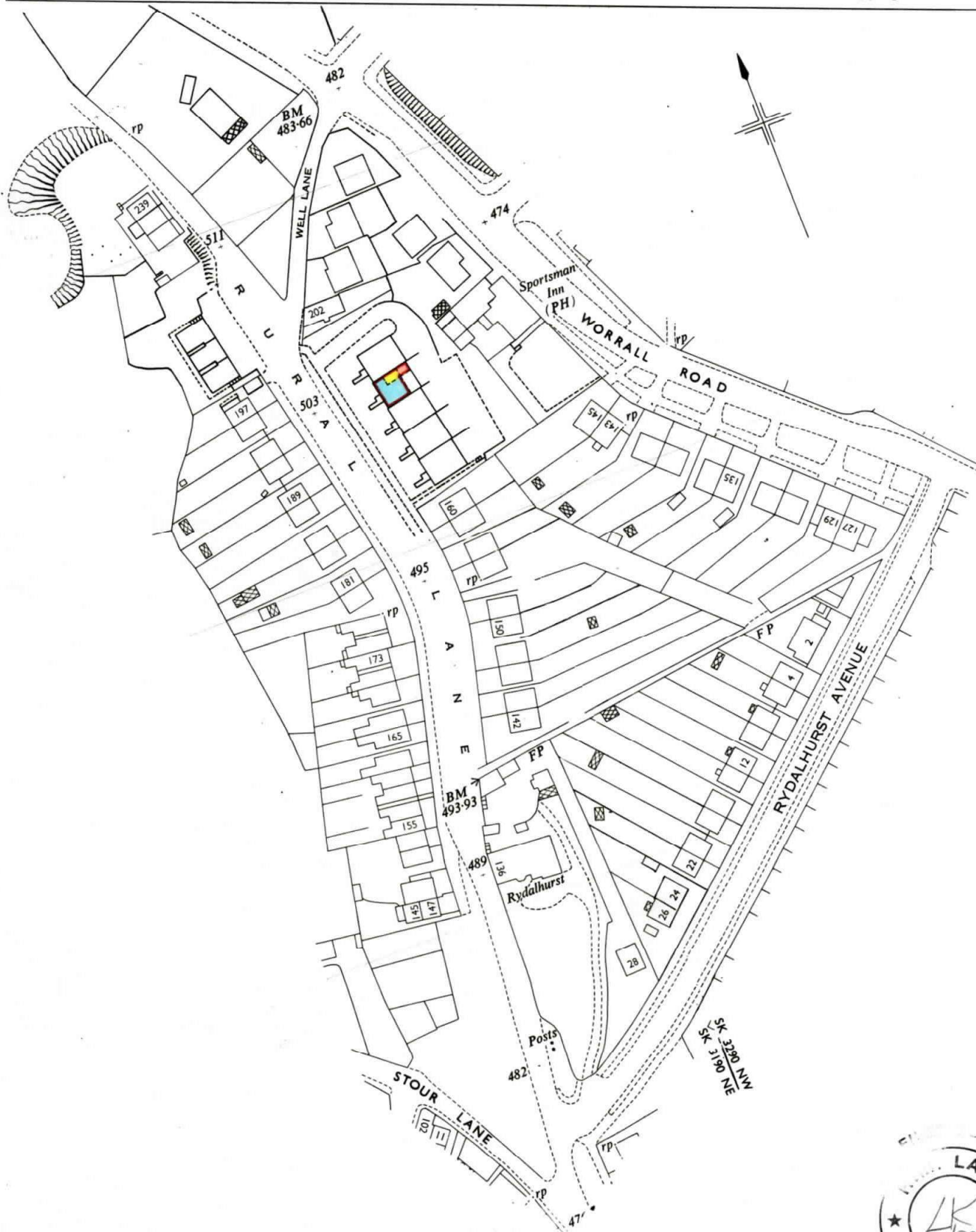
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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 22 June 2026 shows the state of this title plan on 22 June 2026 at 16:31:24. 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 .

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H.M. LAND REGISTRY		TITLE NUMBER	
		SYK 258198	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	SOUTH YORKSHIRE		SK 3190
Scale: 1/1250		SHEFFIELD DISTRICT	SECTION A
© Crown copyright 1983			



Property Address

184, Rural Lane, Sheffield, S6 4BL.

Records searched indicate

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

Legend

Typical response	
Caution - please refer to relevant question	
Needs attention	

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

Prepared by:

Stella Linnen

Drainage & Water Team

Your reference:
20260623105725

Client reference:
**184, RURAL LANE,
SHEFFIELD, S6 4BL**

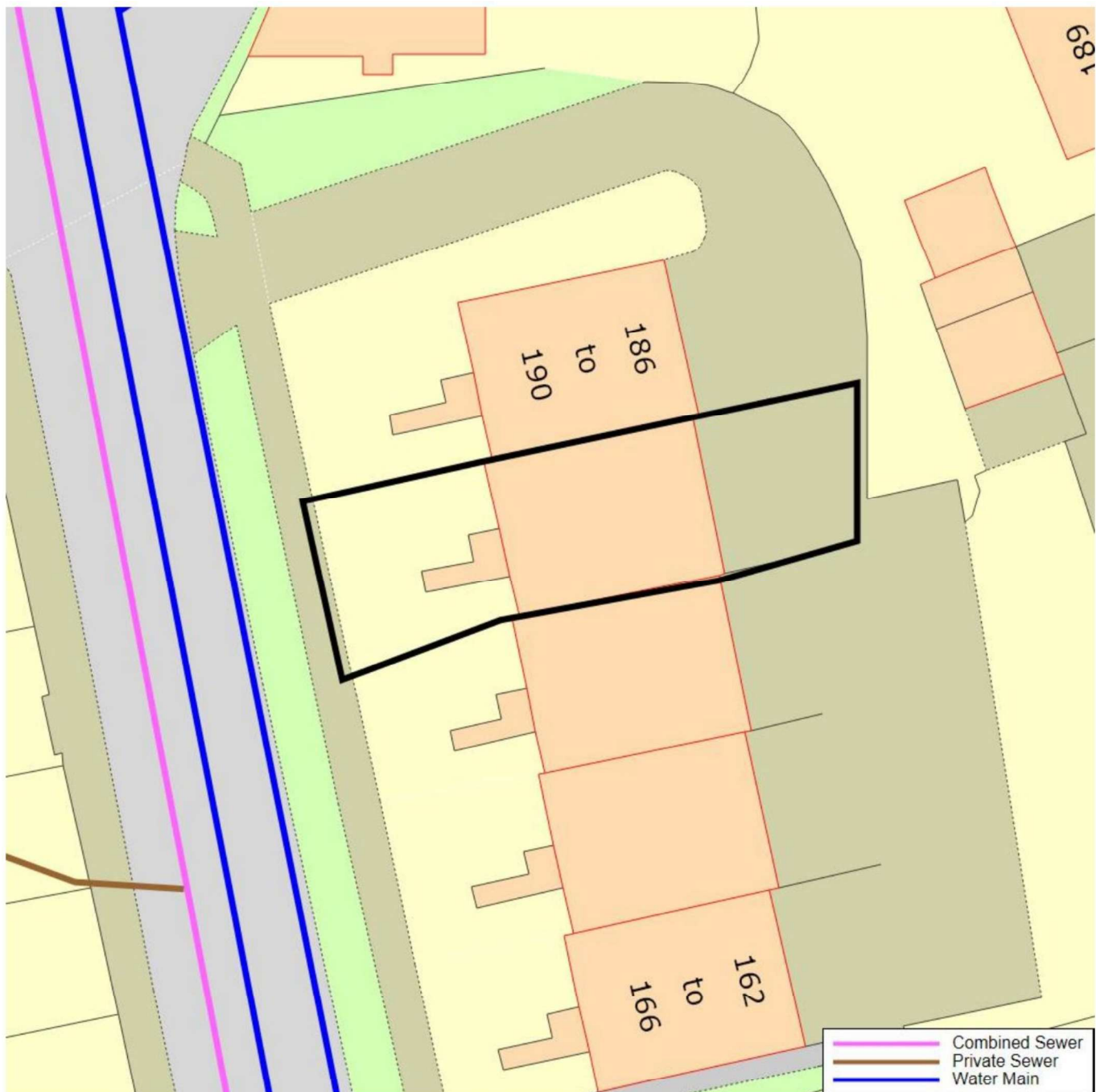
Our reference:
D03630061

Date prepared:
30-06-2026



Summary

1.1	Drainage map	Enclosed
1.2	Water map	Enclosed
2.1	Foul water connected to public sewer	Connected
2.2	Surface water connected to public sewer	Connected
2.3	Surface water charges payable	Refer to vendor
2.4	Drainage assets within boundary	Not identified
2.4.1	Surface water assets within boundary	Insured
2.5	Public sewer within 100ft	Found
2.5.1	Public sewer apparatus within 50m	Insured
2.6	Adoption agreements	None found
2.7	Building over agreements	See details
2.8	Internal flooding risk	Insured
2.9	Distance to treatment works	Insured
3.1	Mains water connection	Connected
3.2	Water assets within boundary	Not identified
3.3	Water adoption agreements	See details
3.4	Water pressure	Insured
3.5	Water supply classification	See details
3.6	Water meter location	See details
4.1.1	Sewerage undertaker	See Answer
4.1.2	Water Undertaker	See Answer
4.2	Sewerage service billing	Refer to vendor
4.3	Water service billing	Refer to vendor
4.4	Charging basis	Refer to vendor
4.5	Charging basis change expected	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 6th 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.

[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.

[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.

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

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