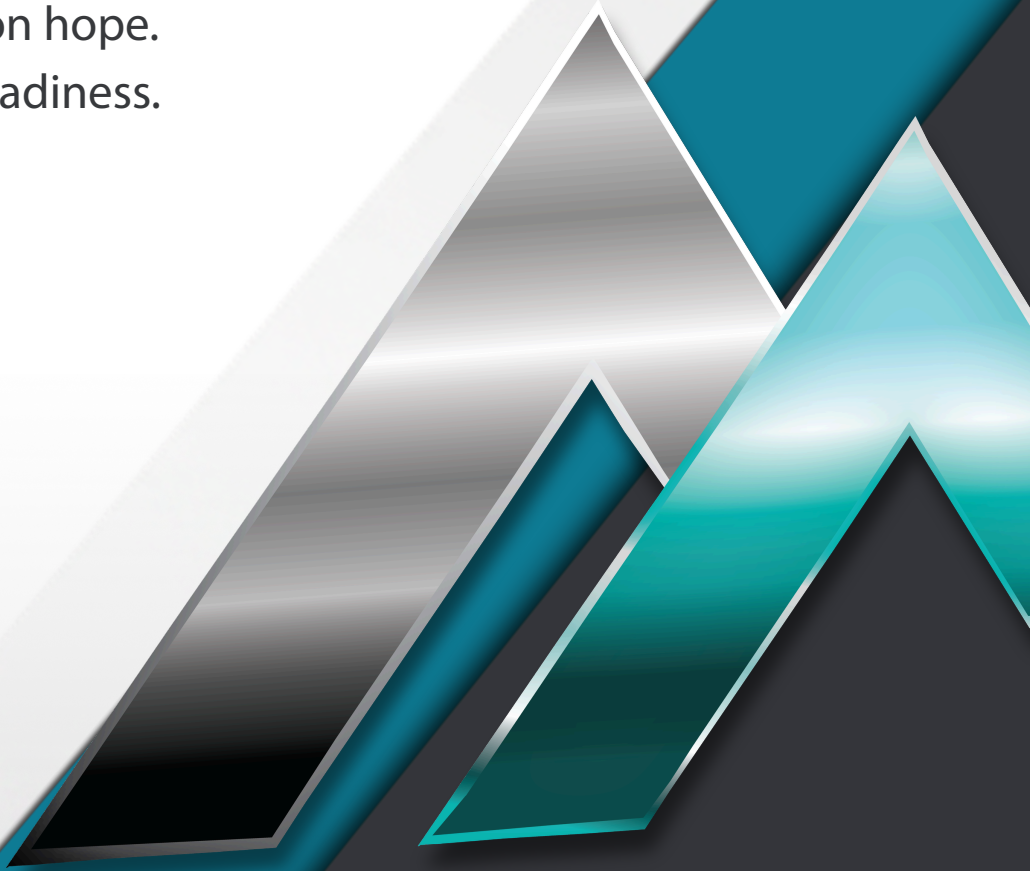


HomeCheck™



PROPERTY DOCUMENTS

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



CONTENTS

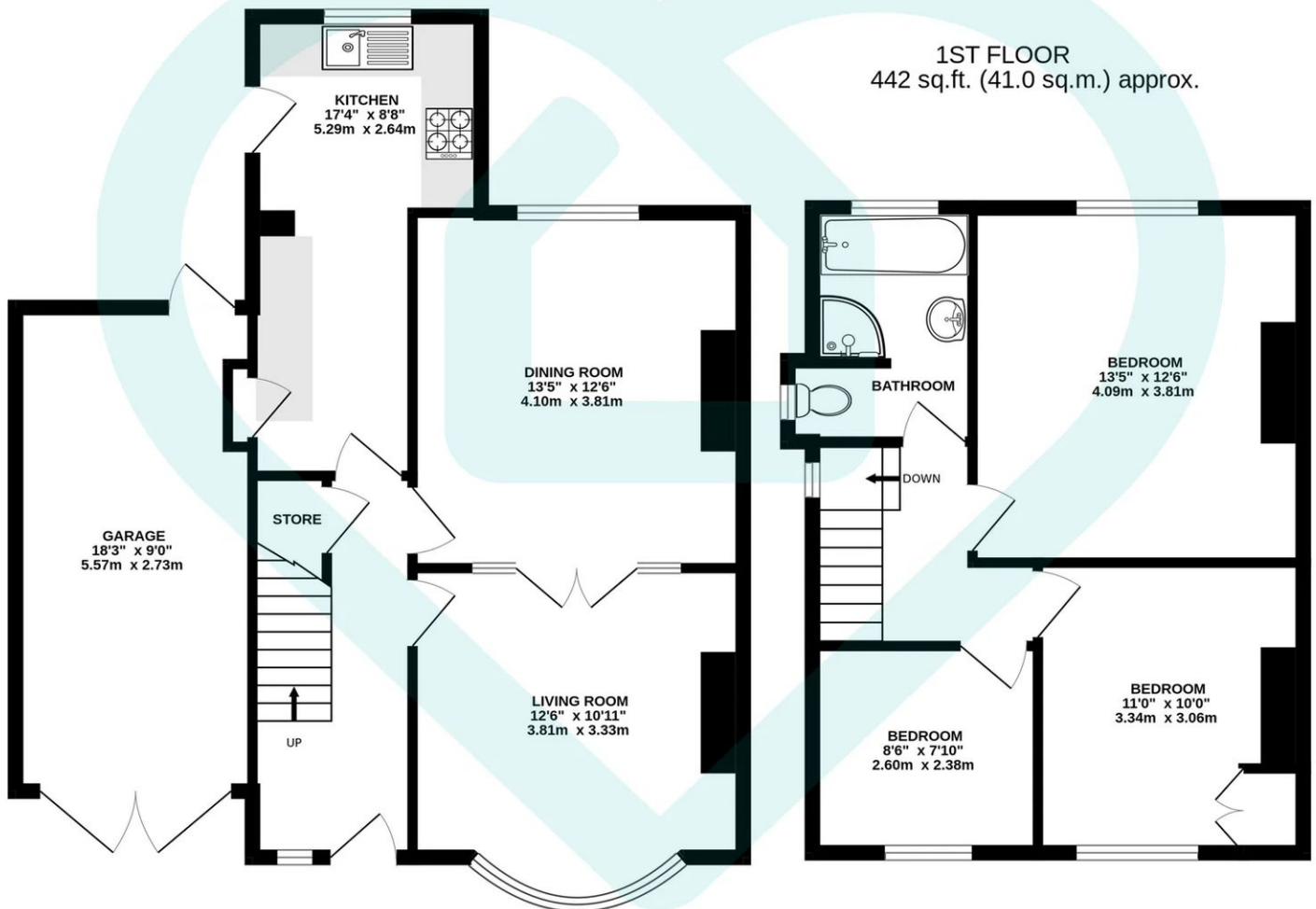
60 Langsett Avenue, Sheffield, S6 4AA

Prepared upfront under Momentum, so buyers and their solicitors have the facts from day one.

01	Floorplan	3
02	Mortgage Advice – JMH Financial	4
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08	Drainage & Water Search	<i>To follow</i>

The title register has been redacted to remove the current owners' personal details. All other entries are shown as held by HM Land Registry. Documents are reproduced for information and do not replace your solicitor's own enquiries. Floorplan measurements are approximate.

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

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





@jmhfinancial
info@jmhfinancial.co.uk
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Official copy of register of title

Title number SYK314259

Edition date 07.11.1995

- This official copy shows the entries on the register of title on 12 OCT 2026 at 15:30:37.
- 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 12 Oct 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

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

SOUTH YORKSHIRE : SHEFFIELD

- 1 (23.01.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 60 Langsett Avenue, Wadsley.
- 2 The land has the benefit of the following rights granted by a Conveyance dated 26 November 1947 made between (1) Arthur Taylor (Vendor) and (2) Stanley Frederick Merry (Purchaser):-

"TOGETHER with the full and free right of using all sewers and drains now or hereafter to be made in or over the adjoining property numbered 58 Langsett Avenue aforesaid or any part thereof AND ALSO the free passage and running of water and soil from the hereditaments hereby conveyed with full power at any time upon giving previous reasonable notice to enter upon number 58 Langsett Avenue aforesaid to make lay repair cleanse and maintain any pipes or drains so that the person or persons entering shall make good all damage to the surface or otherwise occasioned thereby."

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 (23.01.1992) Proprietor: [REDACTED]

C: Charges Register

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

- 1 A Deed Poll dated 6 July 1900 by The Sheffield Estates Limited (Company) contains covenants details of which are set out in the Schedule hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 6 July 1900 referred to in the Charges Register:-

Know all men by these presents that The Sheffield Estates Limited (hereinafter called "the Company") whose registered Office is at 30 Bank Street in the City of Sheffield hereby declares that All the land of the Company situate on the West side of Langsett Road and having frontages to that Road Wadsley Lane and Church Lane at Wadsley in the Township and Parish of Ecclesfield in the County of York and described and coloured pink, green and yellow on the plan drawn hereon and which land is intended to be laid out as a building estate shall henceforth be subject to the regulations specified in the Schedule hereto so far as the same regulations affect each part of the said Estate to the intent that the same regulations shall bind the land restricted by such Regulations in the hands of the Company and all parties claiming under it in witness whereof the Company has hereunto affixed its Common Seal this sixth day of July One thousand and nine hundred.

THE SCHEDULE above referred to

Regulations

As to the land coloured pink on the said plan. On this portion of the Estate every detached house shall be of the value of Three hundred pounds at the least and if not detached each house shall be of the value of two hundred and fifty pounds at the least.

As to the land coloured green on the said plan. Every house erected on this portion of the Estate shall have one front room of the minimum width of twelve feet and six inches and a separate entrance passage and shall contain at least on the ground floor two rooms and a kitchen and above three bedrooms and one Attic.

As to the land coloured yellow on the said plan. Every house erected on this portion of the said Estate shall have one front room of the minimum width of twelve feet six inches and shall contain at least on the ground floor two rooms and a kitchen and above two bedrooms and one attic.

Every house fronting Argyle Road or Langsett Avenue shall have one or more bay or venetian windows.

As to all the said land. The boundary walls fronting to each road shown on the said plan shall be dwarf walls with stone copings surmounted with ornamental iron palisading.

Each house on any portion of the estate shall have a front of rock faced or dressed stone or of pressed brick with stone facings according to the character of the house but this shall not prevent ornamental tiles or ornamental timber or plaster work or any other ornamental or decorated front.

Every house having a stone front shall have stone main walls at each side where not jointed to other buildings.

The trees on the Estate shall be preserved so far as practicable and none shall be cut down without the sanction of Messrs Holmes & Watson of Sheffield aforesaid Surveyors hereinafter called the said Surveyors.

The Building line on each side of every road shall be fixed by the said Surveyors but in no case shall any building line be nearer to its road than six feet except with regard to saleshops erected on portions of the estate to be approved by the said Surveyors on which portions saleshops may be erected nearer to the road than six feet.

No workshop shall be erected on any part of the Estate East of Argyle Road nearer than sixty feet to any road shewn on the said plan.

The land striped with red lines on the said plan may be used for the purpose of making bricks tiles earthenware pipes and other earthenware articles and all such machinery kilns and other buildings may be erected thereon as shall be necessary for the carrying on of such business But all machinery fixed plant kilns and other buildings shall be erected within the space marked A B C D on the said plan and no

Schedule of restrictive covenants continued

bricks or other materials shall be burned on the said land except in a Hoffman Osman or other kiln of similar construction.

Except as provided by the last foregoing clause no noxious or offensive trade or business shall be carried on upon any part of the Estate but land may be used as a Burial Ground or for a Chapel School Museum Art Gallery Gymnasium Public Assembly Room Concert Room Public Baths Club Hotel Library Reading Room Parochial Offices or Institute Refreshment Room Hospital or any other building for similar purposes each case to be approved by the said Surveyors.

If the said Surveyors shall fail to act in the matters referred to them then some Surveyor practising in Sheffield aforesaid shall be appointed by the Lord Mayor for the time being of Sheffield aforesaid to act as a substitute for the said Surveyors.

NOTE:-The land in this title falls wholly within that coloured yellow on the said plan.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		SYK314259	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	SOUTH YORKSHIRE		SK 3291
	SHEFFIELD DISTRICT		SECTION
			A
Scale: 1/1250		© Crown copyright 1971	

BRADFIELD PARISH



Energy performance certificate (EPC)

60 Langsett Avenue
SHEFFIELD
S6 4AA

Energy rating

C

Valid until:

13 October 2036

Certificate number:

7636-8320-0609-0807-7296

Property type

Semi-detached house

Total floor area

91 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	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/7636-8320-0609-0807-7296?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	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, limited insulation	Very poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 202 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended

When considering the PV installation consider installing PV battery and a PV diverter for water heating.

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 **£1,221 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 £82 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:

- 11,420 kWh per year for heating
 - 2,447 kWh per year for hot water
-

Impact on the environment

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

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

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.3 tonnes of CO₂

This property's potential production 3.0 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. Floor insulation (suspended floor)	£5,000 - £10,000	£82
2. Solar photovoltaic panels	£8,000 - £10,000	£195

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

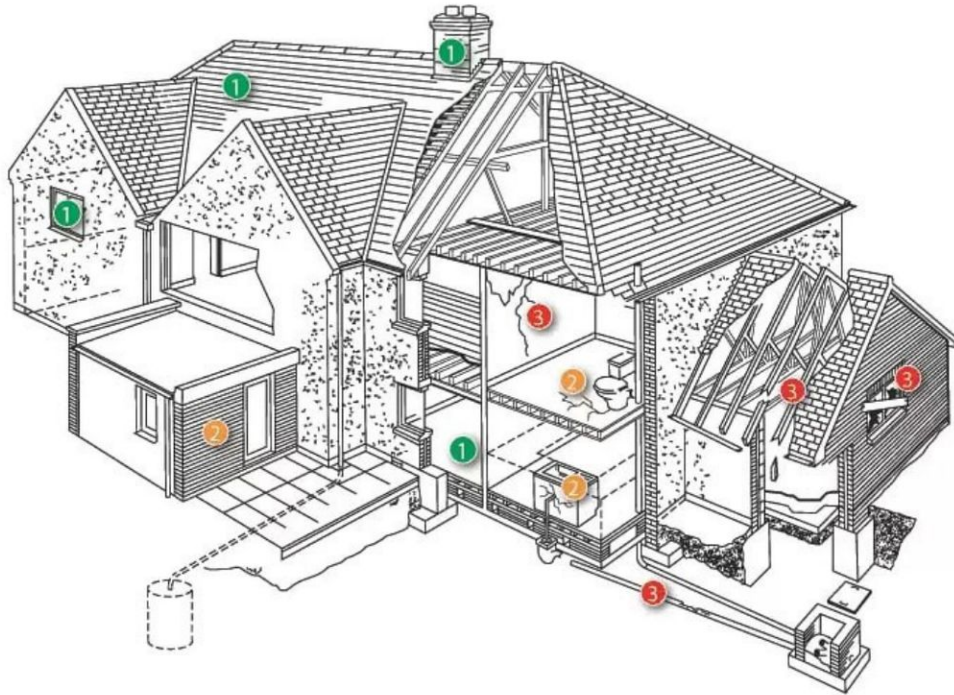
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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	13 October 2026
Date of certificate	14 October 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: 60 Langsett Avenue, S6 4AA

Date: 14 October 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 semi-detached house is in good condition for its age, and presents as a tidy, well-decorated home inside and out.

The items noted are minor and localised. They are mainly condensation-related marking and everyday cosmetic wear, with nothing structural and nothing that needs addressing urgently.

The property needs sensible routine upkeep rather than repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. Hairline cracks to the dining room ceiling and coving have been decorated over and appear historic, which is typical for a property of this age.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Condensation-related mould marking to the external walls of bedroom one, with smaller areas at the dining room window reveal and a bedroom three window frame.
- A small area of black mould above the bathroom window, with cracking to a previously repaired section of bathroom ceiling.
- One misted double-glazed unit to the bedroom one top light, reported by the vendor as due for replacement.

● Ongoing Maintenance / Improvement

- Minor scuffs and lifting wallpaper edges in several rooms, typical of everyday wear, and a small plaster hole above the skirting in bedroom three.
- No mechanical extraction to the bathroom.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £600 – £1,200
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £350 – £700
(optional upgrades and general improvements depending on preference)

What This Means

The roof, walls, windows and rainwater goods are all in sound order, which is where the costly problems usually sit in a house of this age. The items noted inside are small, localised and typical for a lived-in family home.

The one theme worth understanding is condensation. The mould marking in bedroom one, the dining room, bedroom three and the bathroom points to everyday moisture settling on cooler external walls rather than water getting in. Treating and redecorating the affected areas, together with good heating and ventilation habits, should keep it under control.

Property Condition Overview

What was observed during inspection

Roof & Chimney

● Ongoing Maintenance / Improvement

The roof coverings, ridge and hip appear sound to the front and rear, with a few tiles replaced previously. The chimney stack brickwork and pointing also appear sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

The gutters and downpipes appear sound to all elevations, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

External Walls

● Ongoing Maintenance / Improvement

The render to the first floor and gable, and the brickwork and pointing below, appear sound to all elevations, including the side garage and rear kitchen extension.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Routine Repair

The UPVC windows and front door appear sound, with one exception: the top light to the bedroom one window has a misted double-glazed unit.

The vendor reports that the misted unit is due to be replaced within days of the inspection.

What's likely required:

- Confirm at the final visit that the misted unit has been replaced

Typical cost guidance: No cost anticipated — replacement reported as arranged by the vendor

Internal Condition

● Routine Repair

Both external walls of bedroom one show mottled mould marking, likely condensation-related. It appears to have been cleaned off but remains visible on the wallpaper.

Smaller areas are present at the dining room window reveal, where the wallpaper is lifting and the plaster behind feels slightly soft, and at the base of one window frame in bedroom three.

What's likely required:

- Treat the affected areas with a mould wash, make good the soft plaster at the dining room reveal, and redecorate locally
- Keep rooms adequately heated and ventilated, particularly bedroom one, to limit recurrence

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

Decoration is in good condition throughout, with minor scuffs and lifting wallpaper edges in places, mainly in the hall, living room bay, stairs and bedrooms one and two.

In bedroom three there is a small hole in the plaster above the skirting near the door, and the plaster behind the wallpaper sounds slightly loose. It is not causing any issues. The original plaster in the understairs cupboard has small cracks and cable holes, which are appearance only.

What's likely required:

- Stick back lifting wallpaper and touch up scuffed areas as desired
- Fill and refinish the small plaster hole in bedroom three, and the dining room ceiling cracks at next redecoration

Typical cost guidance: £200 – £400

Kitchen & Bathroom

● Routine Repair

The kitchen is relatively modern and in good condition. The bathroom is in good decorative condition overall.

In the bathroom there is a small area of black mould near the ceiling above the window on the rear external wall, and some cracking to the ceiling plaster where it has been repaired previously. There is no mechanical extraction, so ventilation relies on the window.

What's likely required:

- Treat the mould, fill the ceiling cracks and redecorate the affected areas

Typical cost guidance: £200 – £400

Mechanical extractor fan (optional): £200 – £350

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The boiler and gas meter in the garage, and the electricity meter and consumer unit under the stairs, all appear visually sound.

What's likely required:

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

Typical cost guidance: £150 – £300

Grounds & Outbuildings

● Ongoing Maintenance / Improvement

The front beds, tarmac driveway and boundary walls appear sound. The rear garden is a good size and well maintained, with sound paths and boundaries. The side garage is a simple storage space and appears dry and sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Confirm at the final visit that the misted double-glazed unit in bedroom one has been replaced.
- Treat the condensation mould in bedroom one, at the dining room reveal and in bedroom three, making good the soft plaster at the reveal and redecorating locally.
- Treat the mould above the bathroom window and fill and redecorate the cracked bathroom ceiling.
- Consider fitting a mechanical extractor fan to the bathroom.
- Keep rooms adequately heated and ventilated, particularly bedroom one, to limit condensation.
- Stick back lifting wallpaper, fill the small plaster hole in bedroom three and touch up scuffs as desired.
- Confirm boiler servicing history, and carry out standard gas and electrical checks as part of the normal purchase process.

Practical Context

This is a brick-built semi-detached house with a side garage and a small rear kitchen extension. Externally it is sound throughout, the kitchen is relatively modern, and the decoration is in good condition.

Condensation is the one recurring theme. It is common in houses of this type, particularly on external bedroom and bathroom walls, and is usually managed through heating, ventilation and routine redecoration rather than building work.

Overall, the property should need only modest, sensible upkeep.

Important Note

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

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

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

Francis Mickelborough

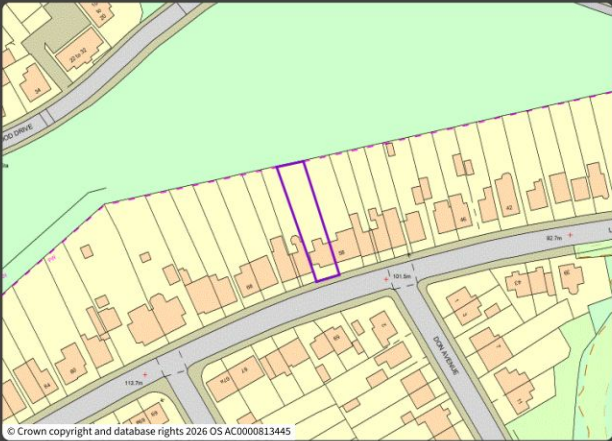
HomeCheck™

www.myhomecheck.co.uk

Homecheck Residential

Property address

60 Langsett Avenue, SHEFFIELD, S6 4AA, England



Homebuyer advice

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

Report date
14 October 2026

Order ID
XOA-9275-7558-0372

Your reference
OSDD03704716



Professional opinion

	Contaminated Land	Page 2	Passed
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Full assessment

	Ground stability	Page 3	Not Identified
	Radon	Page 4	Identified
	Planning constraints	Page 5	Identified

Alert Assessment

	Flood	Page 6	Not Identified
	Coal mining	Page 7	No coal report required
	Planning applications	Page 8	Identified
	Energy & Infrastructure	Page 9	Identified

 Contaminated Land

PROFESSIONAL OPINION

Passed 

Passed Certificate

No liability identified

The property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

Approved by:

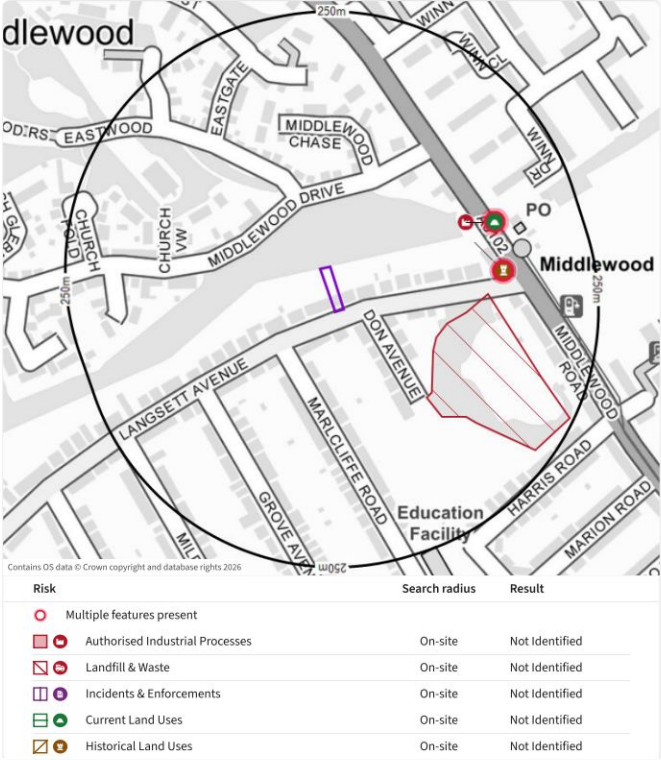


Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of up to £100,000 if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.

Why we search this

Local Authorities have a duty to investigate potential land contamination. Where they identify a significant hazard, the owner of the land may find themselves liable to remediate. The aim of this assessment is to flag whether there is a risk of liability at your property, so it can be addressed as part of your due diligence process.



 Ground stability FULL ASSESSMENT

Not Identified 

Summary

We have not identified a risk of ground stability hazards at the property.

Recommendation

-  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.

Why we search this

Subsidence is caused by movement in the ground beneath a property, impacting the security of the foundations. This can cause the walls and floors to shift, leading to cracks and potentially destabilising the construction of the property.



Radon

FULL ASSESSMENT

Identified

Summary

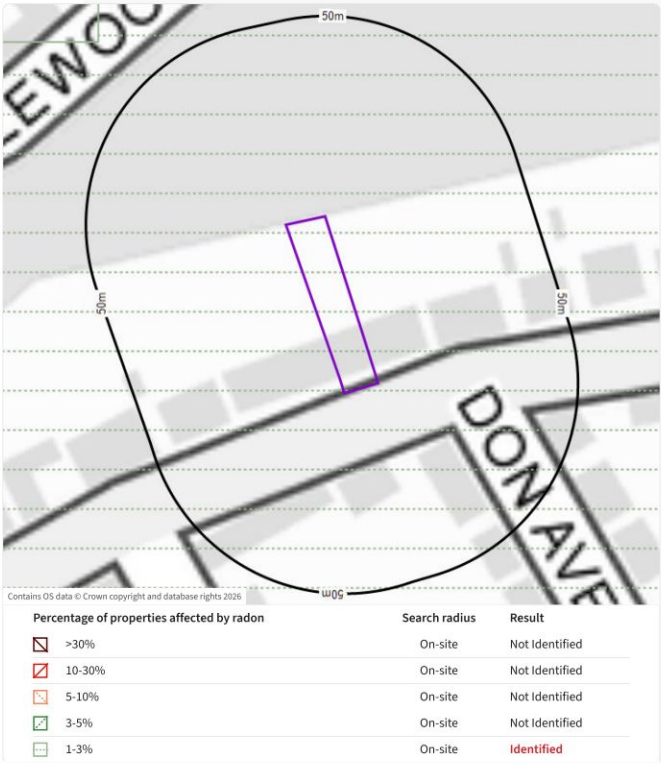
The property is in a radon affected area where between 1 and 3% of homes are estimated to be at or above the action level.

Recommendations

- 1
- This result does not necessarily mean there are high radon levels in the property. The only way to find out the radon level is to carry out a radon measurement. UKHSA provides a radon testing service which can be accessed at www.ukradon.org.
- 2
- The result is only valid for properties above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the property should be tested regardless of the radon affected area status.
- 3
- No protective measures are considered necessary in the construction of new buildings or extensions.

Why we search this

Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Radon is known to be carcinogenic, and exposure to particularly high levels of radon may increase the risk of developing lung cancer. It is easily identified, and measures can be put in place to disperse the gas, either at the time of building a property or retrospectively.



⊘ Planning constraints

FULL ASSESSMENT

Identified 

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

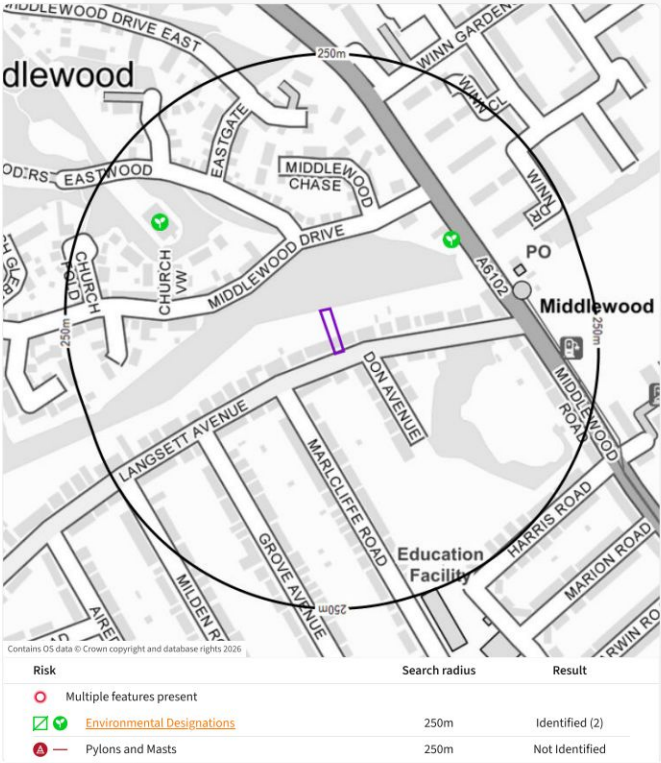
- Recommendations**
- 1 If you are considering carrying out development on this property, you will need to contact your Local Planning Authority to see if there would be any implications.
 - 2 Visit the property to ensure there are no other features which would be of concern.

Important note

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

Why we search this

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



 Flood

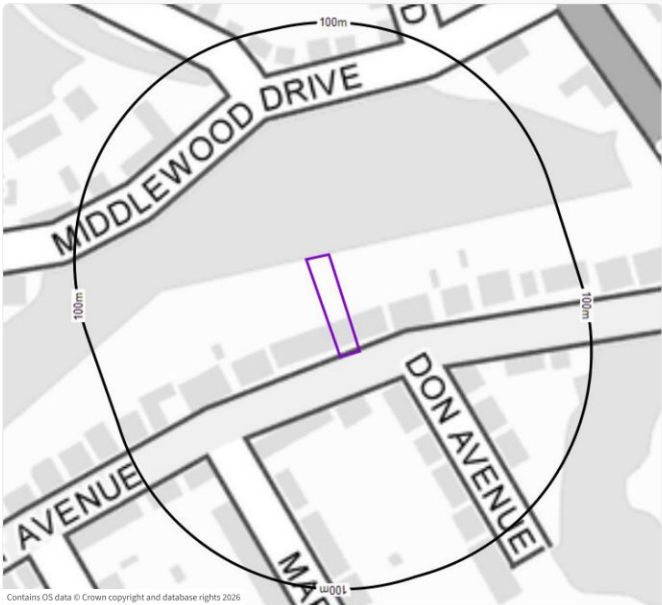
ALERT ASSESSMENT

Not Identified 

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

Why we search this

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



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

Coal mining

POWERED BY
PINPOINTCOAL

ALERT ASSESSMENT

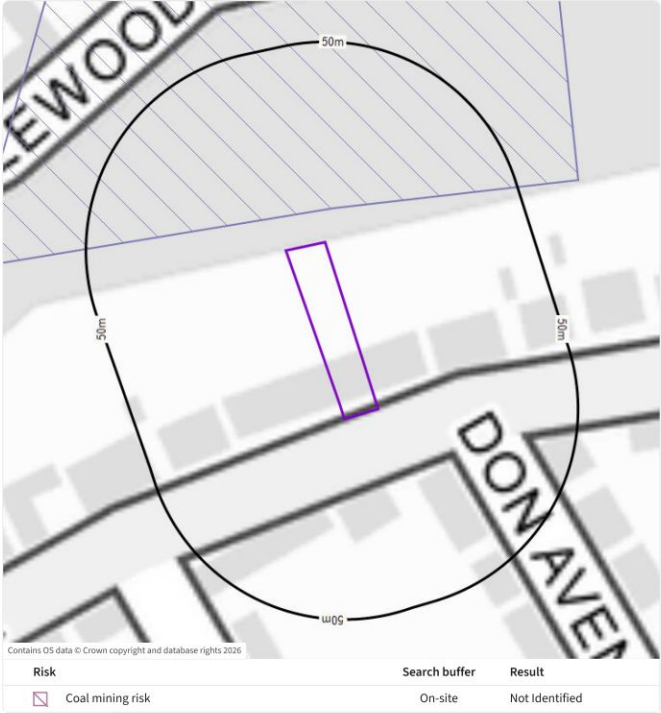
No coal report required ✓

PINPOINT Certification

The property is not in an area subject to material risks from coal mining. No further action is required.

Why we search this

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



🏠

Planning Applications

ALERT ASSESSMENT

Identified ⚠️

Planning applications

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

Recommendation

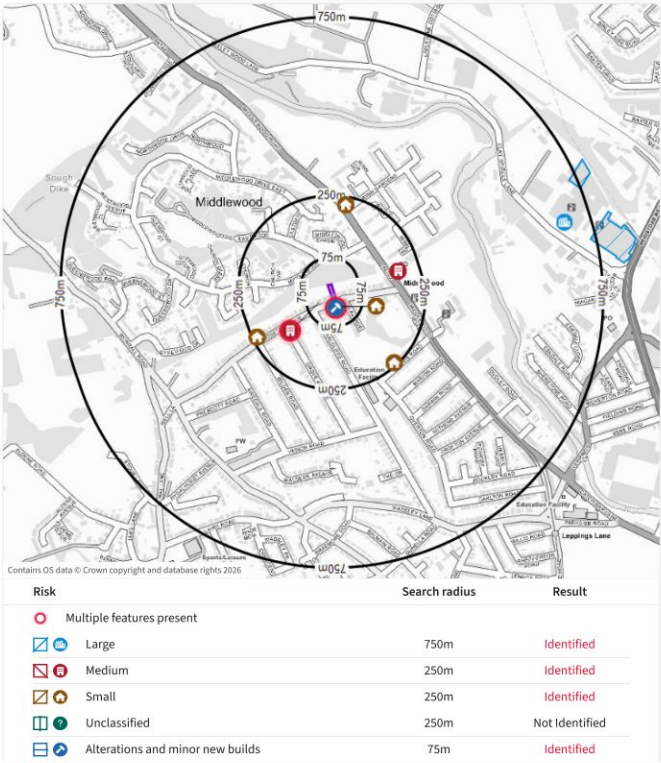
- 1
- For information about each identified planning application, along with a link to the full application on the Local Authority website, please purchase a Landmark Planning report through your usual report provider.

Important note

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

Why we search this

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



✈ Energy & Infrastructure ALERT ASSESSMENT

Identified ⚠

Summary

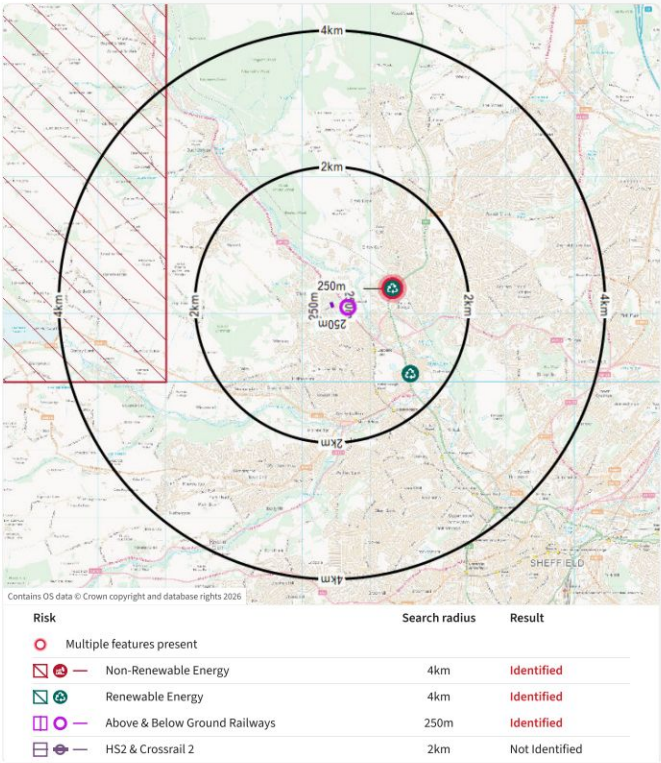
We have identified features in proximity to the property.

Recommendation

- 1 For information about each identified project, please purchase a Landmark Energy & Infrastructure report through your usual report provider.

Why we search this

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



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.

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Authorised industrial processes	Not identified
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Incidents & Enforcements	Not identified
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Historical land uses	Not identified
Ground stability	
Man-made hazards	Not identified
Natural factors	Not identified
Mining	Not identified
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How to use your report

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

How do we examine the risk?

This report is generated based on the boundary selected at the point of order to represent the property. Where the location was provided to us as a point only, the report is based on a 25m radius around this point; any features which are present within this boundary are considered to be 'on-site'. In this report there are two different ways we can examine each risk. These are indicated on the cover page, and we also highlight the assessment type on each risk summary page.

Professional opinion

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

Full assessment

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

Alert assessment

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

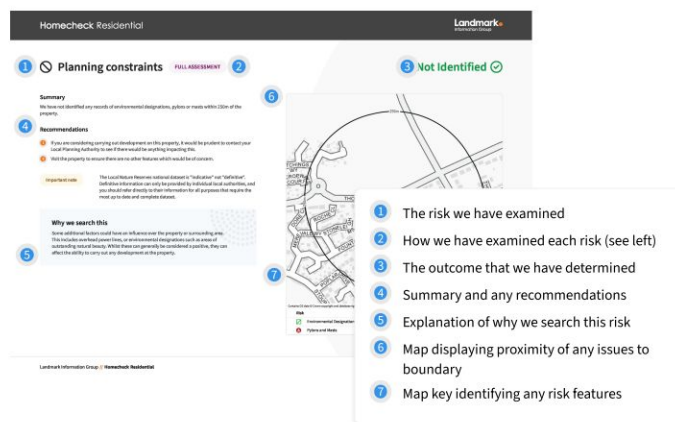
The front page of this report advises the outcome for each section based on one of these categories:

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

Guide to the risk summary pages

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

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



The screenshot shows the 'Homecheck Residential' report interface. It includes a 'Summary' section with a 'Planning constraints' card (FULL ASSESSMENT) and a 'Not Identified' status. A map on the right shows the property boundary and surrounding features. A legend on the right explains the numbered callouts: 1. The risk we have examined; 2. How we have examined each risk (see left); 3. The outcome that we have determined; 4. Summary and any recommendations; 5. Explanation of why we search this risk; 6. Map displaying proximity of any issues to boundary; 7. Map key identifying any risk features.

Understanding the data

Contaminated land

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

Radon

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

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

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

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

Planning: Applications

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

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

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

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

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

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

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

Ground stability

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

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

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

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

Coal mining

Understanding the data

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

Energy and Infrastructure

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

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

Above and below ground railways

The above and below ground railways section provides details on existing railways. This includes data supplied by Crossrail for the route and stations and safeguarding areas; Railway lines (including underground, overground, national rail and tram lines) sourced from OpenStreetMap; and Stations and stops (including Metro, Tram, Underground, Preserved and Inactive stations sourced from Department of Transport's NaPTAN API and Ordnance Survey OpenMap Local product for the United Kingdom.

This data includes records of historic railways. As such, it is possible that the railways identified are no longer present.

HS2 and Crossrail 2

The High Speed 2 (HS2) and Crossrail2 section of the report provides details on the proposed route, stations and safeguarding areas for each of the projects, based on Consultation documents and data provided by the Department for Transport.

In October 2023, the HS2 project was scaled back by the Government; discussions continue the appropriate next steps, and as such the data provided may not reflect the most recent changes. Full details about the Phase 2 cancellation can be found here: <https://www.hs2.org.uk/>

Planning constraints

Overhead Transmission Lines are extracted from Ordnance Survey Landline data in MasterMap and only show significant lines; if the pylons and lines are not shown on the mapping then they will not be reported.

We also show the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990.

Datasets searched

Contaminated land

Authorised Industrial Processes

Local Authority Pollution Prevention and Controls
Planning Hazardous Substance Consents
Control of Major Accident Hazards Sites (COMAH)
Notification of Installations Handling Hazardous Substances (NIHHS)
Explosive Sites

Landfill and Waste Sites

Registered Waste Treatment or Disposal Sites
Registered Waste Transfer Sites
Recorded Historical Waste Disposal Sites (1973 Survey)
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

EA Flood Zones 3 (NaFRA2)
EA Flood Zones 2 (NaFRA2)
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
EA Flood Zones 3 (NaFRA2)

Other

Flood Water Storage Areas
Historic Flood Events
VMD Water Features
OS NGD Water Link
OS Terrain 5 DTM

Radon

Radon

Radon Potential

Planning Applications

Planning Applications

Post 1997 Planning Applications

Ground stability

Natural hazards

Potential for Landslide Ground Stability Hazards
Potential for Ground Dissolution Stability Hazards
Potential for Compressible Ground Stability Hazards
Potential for Shrinking or Swelling Clay Ground Stability Hazards
Potential for Running Sand Ground Stability Hazards
Potential for Collapsible Ground Stability Hazards
Natural Cavities

Man-made hazards

BGS Recorded Landfill Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Former Marshes
Potentially Infilled Land (Non-Water)

Datasets searched

Potentially Infilled Land (Water)

Registered Landfill Sites

Licensed Waste Management Facilities (Landfill Boundaries)

Local Authority Recorded Landfill Sites

Historical Landfill Sites

Brine and salt

CBSCB Compensation District

Brine Pumping Related Features

Salt Mining Related Features

Brine Subsidence Solution Area

Mining

BGS Recorded Mineral Sites

Potentially Contaminative Industrial Uses (Past Land Use)

Non-Coal Mining Areas of Great Britain

Mining Instability

Potentially Contaminative Land Uses from large scale historical mapping

Potential Mining Areas

Man-Made Mining Cavities

Coal mining

Pinpoint Coal Screening

Energy & infrastructure

Renewable energy

Wind Farms

Wind Turbines

Renewable Energy Planning Database

Non-renewable energy

Licensed Areas for Onshore Energy Exploration and Production

Licensed Wells for Energy Exploration

Offered Blocks for Onshore Energy Exploration and Production

Southampton to London Pipeline Development

Above and below ground railways

Crossrail - Safeguarding Limits

Crossrail - Stations

Crossrail - Track

Railed Transport - Tracks

Railed Transport - Stations and Stops

HS2 and Crossrail2

HS2 - Track

HS2 - Stations

HS2 - Safeguarding Limits

HS2 - Payment Zones

Crossrail 2 - Track

Crossrail 2 - Stations

Crossrail 2 - Safeguarding Limits

Miscellaneous

Local Authority Boundaries

Planning Constraints

Planning Constraints

Pylon or Mast

Areas of Outstanding Natural Beauty

National Nature Reserves

Local Nature Reserves

Marine Nature Reserves

Sites of Special Scientific Interest

Forest Parks

National Parks

Areas of Unadopted Green Belt

Ramsar Sites

Special Areas of Conservation

Special Protection Areas

Areas of Adopted Green Belt

Environmentally Sensitive Areas

Listed Buildings

World Heritage Sites

Scheduled Monuments

Ancient Woodland

Country Parks

Nature Improvement Areas

Planning constraints

[← Back to summary](#)



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

Heritage sites, monuments and listed buildings			
Id	Details	Distance	Contact
Listed building			
18	Site type: Listed Buildings Name: Lodge With Attached Railings And Gateway At Middlewood Hospital Reference: 1268263 Location: Not Supplied Location Accuracy: Positioned by the supplier	138m NE	3
19	Site type: Listed Buildings Name: Church At Middlewood Hospital Reference: 1268262 Location: Not Supplied Location Accuracy: Positioned by the supplier	180m NW	3

Appendices

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Terms and conditions and copyright statement	25



Report limitations

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

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

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

Useful information

Contaminated land

Landfill and Waste

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

The British Geological Survey (BGS) hold records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes

Identified discharge consents could be for storm water discharges, soakaways or septic tanks. If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licenced sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licenced under the Open Government Licence.

Historical Land Uses

This data relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given.

Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major

library.

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

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

Flood

River

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

Coastal

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

Surface

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

Groundwater

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

Useful information

Other

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

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

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

Radon

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

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

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

Flood protection measures

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

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

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

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

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

Preparation for a flood event

Flood Action Plan

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

A Flood Action Plan should include:

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

Useful information

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

Flood Action Groups

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

Flood Re

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

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

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

So what is Flood RE?

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

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

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

Energy & Infrastructure

Non-renewable energy

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

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

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

Fracking (Hydraulic Fracturing)

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

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

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

Useful information

Renewable energy

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

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

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

Wind energy

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

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

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

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

Solar energy

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

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

Other renewable energy

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

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

Useful contacts

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

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

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2 Environment Agency, National Customer Contact Centre (NCCC)

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

3 Landmark Information Group Limited

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0330 036 6619

4 British Geological Survey, Enquiry Service

British Geological Survey
Environmental Science Centre
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5 PinPoint Information Ltd

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6 Sheffield City Council, Environmental Protection Service

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www.sheffield.gov.uk
0114 272 6444

7 Sheffield City Council

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TPOs

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

🌐 www.tpos.co.uk
✉ admin@tpos.co.uk
☎ 01722 333306

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Landmark Information
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Imperial Way
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✉ helpdesk@landmark.co.uk
☎ 0330 036 6619

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