

HomeCheck™



PROPERTY DOCUMENTS

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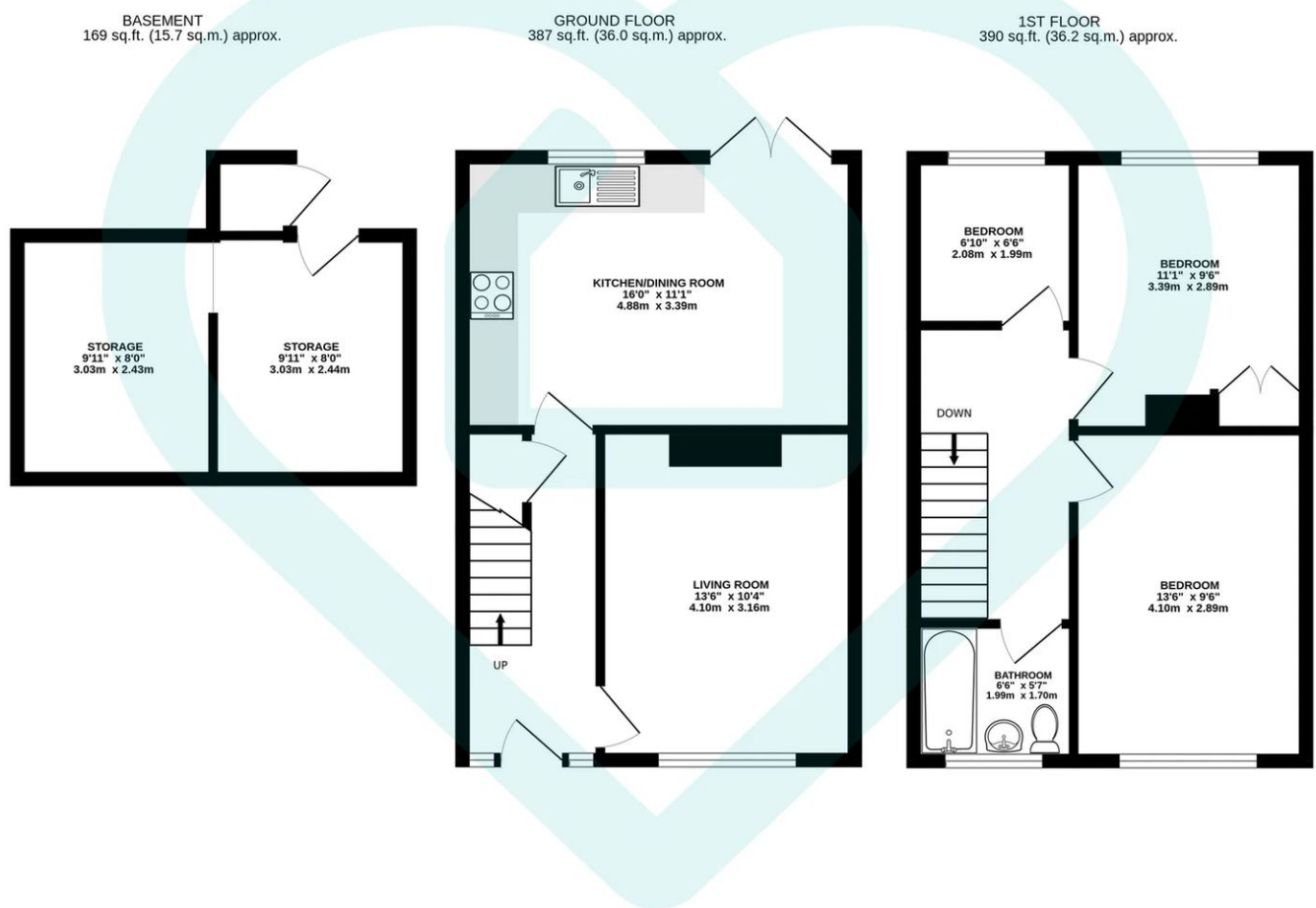


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58 Bell Hagg Road, Sheffield S6 5BS

Prepared upfront through Momentum, so buyers and their solicitors have what they need from day one.

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	Premium environmental, flood and ground stability report. Overall result: Pass (May 2022)	
10	Drainage & Water Search	<i>To follow</i>
	CON29DW: to follow	



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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.





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JMH FINANCIAL

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Official copy of register of title

Title number SYK453477

Edition date 08.02.2024

- This official copy shows the entries on the register of title on 14 AUG 2026 at 10:03:32.
- 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 14 Aug 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 (30.03.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 58 Bell Hagg Road, Sheffield (S6 5BS).
- 2 (30.08.2001) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of 60 Bellhagg Road dated 4 August 2001 made between (1) Caroline Imogen Hadley Hall and (2) Paul Stanley Smith and Angela Smith:-

"This Transfer is made subject to and with the benefit of the rights easements and the appurtenances thereto as at the date hereof (but without prejudice to the generality of the foregoing) in common with all other persons entitled thereto TOGETHER also with a right of drainage in and through all gutters pipes sewers drains and watercourses common or intended to be common to the property hereby transferred and the adjoining or neighbouring land and buildings EXCEPT RESERVED to the Seller and all persons authorised by the Seller

(a) a right of way at all times and for all lawful purposes connected with the user and enjoyment of the adjoining property known as 58 Bellhagg Road Sheffield but on foot only over the strip of land being part of the property hereby transferred which is shown coloured green on plan no 2 annexed hereto

(b) the rights (if any) restrictive of the free use of any adjoining land or the conversion or appropriation at any time hereafter of such land for building or other purposes obstructive or otherwise"

NOTE: Original Transfer filed under SYK437089.
- 3 (30.08.2001) The Transfer dated 4 August 2001 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the wall separating the dwelling house on the property hereby transferred from the adjoining dwelling house known as 58 Bellhagg Road, Sheffield shall be a party wall and repairable and maintainable accordingly"
- 4 (18.07.2002) The land has the benefit of the following rights reserved

A: Property Register continued

by but is subject to the following rights granted by a Transfer of 56 Bellhagg Road dated 4 August 2001 made between (1) Caroline Imogen Hadley Hall and (2) Paul Foster:-

"This Transfer is made subject to and with the benefit of the rights easements and the appurtenances thereto as at the date hereof AND (but without prejudice to the generality of the foregoing) in common with all other persons entitled thereto TOGETHER also with a right of drainage in and through all gutters pipes sewers drains and watercourses common or intended to be common to the property hereby transferred and the adjoining or neighbouring land and buildings EXCEPT RESERVED to the Seller and all persons authorised by the Seller

(a) a right of way at all times and for all lawful purposes connected with the user and enjoyment of the adjoining property known as 58 Bellhagg Road Sheffield but on foot only over the strip of land being part of the property hereby transferred which is shown coloured green on plan no 2 annexed hereto

(b) the rights (if any) restrictive of the free use of any adjoining land or the conversion or appropriation at any time hereafter of such land for building or other purposes obstructive or otherwise"

NOTE: Original Transfer filed under SYK450588.

- 5 (18.07.2002) The Transfer dated 4 August 2001 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the wall separating the dwelling house on the property hereby transferred from the adjoining dwelling house known as 58 Bellhagg Road, Sheffield shall be a party wall and repairable and maintainable accordingly"

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (08.02.2024) PROPRIETOR: [REDACTED] of 58 Bell Hagg Road, Sheffield S6 5BS.
- 2 (20.07.2022) The price stated to have been paid on 20 June 2022 was £260,000.
- 3 (08.02.2024) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 29 January 2024 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

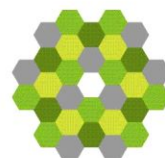
- 1 (08.02.2024) REGISTERED CHARGE dated 29 January 2024.
- 2 (08.02.2024) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

End of register

HM Land Registry

Official copy of title plan

Title number **SYK453477**
Ordnance Survey map reference **SK3288NE**
Scale **1:1250**
Administrative area **South Yorkshire :**
Sheffield



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Energy performance certificate (EPC)

58 Bell Hagg Road SHEFFIELD S6 5BS	Energy rating C	Valid until: 8 April 2035
		Certificate number: 2161-4410-5113-6111-1307

Property type	Mid-terrace house
Total floor area	115 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

For properties in England and Wales:

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

Breakdown of property's energy performance

Features in this property

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

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

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 172 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,098 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 £162 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,097 kWh per year for heating
 - 2,014 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. 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 3.5 tonnes of CO₂

This property's potential production 2.0 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. Cavity wall insulation	£500 - £1,500	£120
2. Solar water heating	£4,000 - £6,000	£42
3. Solar photovoltaic panels	£3,500 - £5,500	£397

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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 \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://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	Blaine Tolley
Telephone	07391063407
Email	btolley68@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK305757
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 April 2025
Date of certificate	9 April 2025
Type of assessment	RdSAP

Domestic Landlord / Homeowner Gas Safety Record



Date:	16th April 2026	Ref:	
Gas Safe Reg No:	948081	Serial no:	GAUK02015463

Details of Registered Business		Details of Landlord / Homeowner (or agent where appropriate)		Details of Site	
Name:	CGPHServices	Name:		Name:	
Address:	38 Cecil Road	Address:	58 Bell Hagg Road	Address:	58 Bell Hagg Road
	Dronfield		Sheffield		Sheffield
	Derbyshire		South Yorkshire		South Yorkshire
Postcode:	S18 2GU	Postcode:	s6 5bs	Postcode:	s6 5bs
Contact Number:	07496859275	Contact Number:		Contact Number:	(landlord)

Appliance Details							Final check results	
Location	Type	Manufacturer	Model	Owned by Landlord	Appliance Inspected?	Flue Type	Outcome of gas tightness test	Pass
1 Basement / Cellar	Combi	Alpha	Evoke 33	Yes	Yes	RS-FF	Is the main protective equipotential bonding satisfactory?	Yes
2 Living Room	LFE	Sirocco	ECO 2 NG Manual	No	No	Open Flue	Is the emergency control accessible?	Yes
Inspection Details							Satisfactory visual inspection of gas installation pipework?	Yes
Operating Pressure (mbars) or heat input (kW/h)	Safety devices operating correctly?	Satisfactory Ventilation?	Visual condition of flue & termination.	Flue operation checks.	Combustion analyser reading.	Was appliance serviced?	Is appliance safe to use?	Visual inspection only?
1 21.5 mbars	Yes	Yes	Pass	Pass	0.0004	Yes	Yes	No
2 20 mbars	Yes	Yes	Pass	N/A	0.0002	Yes	Yes	No
							CO alarm fitted and working?	Yes
							Smoke/fire alarm fitted and working?	Yes
							Notes	

Defects Identified		Remedial Work Details		Label & Warning Notice	Combustion Performance Readings					
					Low			High		
					CO	CO ²	Ratio	CO	CO ²	Ratio
1 None		None		No	32	8.7	0.0002	127	9.1	0.0005
2 None		None		No	4	5.7	0.0001	17	6.4	0.0002
Record Issued By:				Received By:						
Next Inspection Is Due Before: 16th April 2027				Signature:						
				Gas Engineer	Carl Gordon					
				Gas Safe Licence	948081	Date	16th April 2026	Name		
						Position	Tenant	Date	16th April 2026	

This record can be used to document the outcome of checks and tests required by The Gas Safety (Installation and Use) Regulations 1998 as amended by the Gas Safety (Installation and Use) (Amendment) Regulations 2018. Some of the outcomes are as a result of visual inspection only and are recorded where appropriate. Unless specifically recorded no detailed inspection of the flue lining, construction or integrity has been performed. Registered Business / engineer details can be checked at www.gassaferegister.co.uk or by calling 0800 408 5500.

Domestic Landlord / Homeowner Gas Safety Record

Date:	16th April 2026	Ref:	
Gas Safe Reg No:	948081	Serial no:	GAUK02015463



Accompanying images:





ELECTRICAL INSTALLATION CONDITION REPORT

REPORT No: EICR-20250501151925

This report documents an accurate assessment of the condition of the electrical installation and whether it is fit for continued service in accordance with BS7671:2018+A3:2024 (18th Edition)

58 Bell Hagg Road
Sheffield
South Yorkshire
S6 5BS
[REDACTED]

The following work was carried out at the address above

Fixed electrical installation only. Limitations to cables run in fabric of building and loft spaces

And was deemed to be:

SATISFACTORY

Company issuing this Report

Green Chapel Electrical Engineers
101 Warren Lane, Chapeltown
Sheffield
England
S35 2YD

greenchapel.electrical@gmail.com

CPS Enrolment No: TBC

Issued on

01/05/2025

Inspected by
Gareth Hammonds

Reviewed by
Gareth Hammonds

Recommended re-test

**5 years from
date of issue**

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REPORT NO: EICR-20250501151925

ELECTRICAL INSTALLATION CONDITION REPORT

Requirements for electrical installations (BS7671:2018+A3:2024 (18th Edition) IET Wiring Regulations)

DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Client name

Town

Sheffield

Postcode

S6 5BS

Telephone

Address

58 Bell Hagg Road

County

South Yorkshire

Mobile

Email

-

REASONS FOR PRODUCING THIS REPORT

Reasons for producing this report

Safety assessment requested by the client.

Date inspection carried out

01/05/2025

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier name

Address

58 Bell Hagg Road

Town

Sheffield

County

South Yorkshire

Postcode

S6 5BS

Telephone

Evidence of additions/alterations

☐ Yes ☒ No ☐ Not apparent

If yes, estimated age of alterations

- Years

Estimated age of the installation

- Years

Date of previous inspection

Unknown

Description of premises

☒ Residential ☐ Commercial ☐ Industrial☐ Other

-

Installation records available

☐ Yes ☒ No (Regulation 651.1)

Records held by

-

Previous report/certificate no

-

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

Fixed electrical installation only. Limitations to cables run in fabric of building and loft spaces

The inspection and testing in this report and accompanying schedules have been carried out in accordance with BS7671:2018+A3:2024 (18th Edition) It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have **not** been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

Agreed & Operational limitations including the reasons (See Regulation 653.2)

Agreed with

-

Number	Type	Limitation description
--------	------	------------------------

DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations as described above.

Overall assessment of the installation in terms of its suitability for continued use:

SATISFACTORY

Inspected and tested by

Name

Gareth Hammonds

Signature

Position

Electrician

Date

01/05/2025

Report authorised by

Name

Gareth Hammonds

Signature

Position

Electrician

Date

01/05/2025

NEXT INSPECTION

I, recommend that this installation is further inspected and tested in

5 years

SCHEDULE(S)

1 schedule(s) of inspection and 1 schedule(s) of test results are included in this report.

OBSERVATIONS AND RECOMMENDATIONS

One of the following codes, as appropriate, has been allocated to each of the observations made below to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

 C1	0 item(s)	 C2	0 item(s)	 C3	3 item(s)	 FI	0 item(s)	 N/A	0 item(s)	 N/V	0 item(s)	 X	0 item(s)
Danger present, risk of injury, immediate remedial action required		Potentially dangerous - urgent remedial action required		Improvement recommended		Further investigation required without delay		Not applicable		Not verified		See Notes for recipients	

☒ The following observations and recommendations have been made

Item no	Inspection schedule item no	Observations and recommendations	Location	DB-Circuit / reference	Code
1		No SPD fitted			 C3
2		No isolator for shower			 C3
3		No isolator for Hob			 C3

SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation(*in terms of electrical safety*)

Installation deemed fit for continued use at the time of inspection

Where the overall assessment of the suitability of the installation for continued use below is stated as **UNSATISFACTORY**, I/we recommend that any observations classified as '*Danger present*' (Code C1) or '*Potentially dangerous*' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as '*Further Investigation required*' (Code F1). Observations classified as '*Improvement Recommended*' (Code C3) should be given due consideration.

Overall assessment of its suitability for continued use

SATISFACTORY

DETAILS OF THE COMPANY

Trading title

Green Chapel Electrical Engineers

Postcode

S35 2YD

Company email

greenchapel.electrical@gmail.com

Address

101 Warren Lane, Chapeltown

Telephone no

-

Website

-

Town

Sheffield

Mobile number

07866977199

County

England

Enrolment no

TBC



SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and type of live conductors			Nature of supply parameters				Supply Protective Device	
TN-S ☒	a.c. ☒	d.c. ☐		Nominal voltage - U	230 V	Uo	230 V	BS(EN)	1361-II
TN-C-S ☐	1-phase (2 wire) ☒	1-phase (3 wire) ☐	2 pole ☐	Nominal frequency - f	50 Hz	No of supplies	1	Type	II
TN-C ☐	2-phase (3 wire) ☐		3 pole ☐	PFC - Ipf	1.23 kA	Supply polarity confirmed	☒	Short circuit capacity (kA)	33
TT ☐	3-phase (3 wire) ☐	3-phase (4 wire) ☐	Other ☐	Earth loop impedance - Ze	0.19 Ω			Rated current (A)	100
IT ☐									

PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing	Details of installation earth electrode (where applicable)			
Distributor's facility ☒	Type: eg rod, tape	N/A	Resistance to earth	N/A Ω
Earth electrode	Location	N/A	Method of measurement	N/A

Main switch / switch fuse /circuit breaker / RCD				Earthing conductor	Main protective bonding conductors	Bonding of extraneous conductive parts					
Type BS(EN)	60947-3	Voltage rating	230 V	Conductor material	Copper	Conductor material	Copper	Water	-	Gas	-
No of poles	2	Rated current - In	100 A	Conductor csa (mm ²)	16	Conductor csa (mm ²)	10	Oil	-	Structural steel	-
Conductor material	Copper	Fuse/device rating or setting	- A	Continuity check	☒			Lightning protection	-	Other services	-
Conductor csa (mm ²)	25	RCD operating current, In	- mA								
RCD time delay (ms)	- ms	RCD operating time at IΔn	- ms								

Bonding locations and measurements can be found on page
ADDITIONAL BONDING INFORMATION at the end of this certificate.

Location of main switch	
CU	

BONDING OUTCOMES	Pass ☒	Fail ☒	Non existent ☒	No access ☒	Not continuous ☒	Limitation LIM	Not applicable N/A

SCHEDULES OF INSPECTION

Acceptable condition	✓	Unacceptable condition	C1	C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Lim	LIM	Not applicable	N/A
Item No	DESCRIPTION													OUTCOME See codes above
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													
1.0	INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													
	An outcome against an item in this section, other than access to live parts, should NOT be used to determine the overall outcome.													
1.1	- Service cable - Service head - Earthing arrangement - Meter tails - Metering equipment - Isolator (where present) NOTE 1: Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and / or duty holder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. NOTE 2: For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and a comment made in the Observations and Recommendations section.													✓
	Person ordering work / duty holder notified (YES / NO / N/A)													YES
1.2	Consumer's isolator (where present)													✓
1.3	Consumer's meter tails													✓
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													
2.0	Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)													N/A
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)													
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1; 542.1.2.2)													✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)													N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)													✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)													✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)													✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)													✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)													✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)													✓
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													✓
4.2	Security of fixing (134.1.1)													✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)													✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)													✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													✓
4.6	Presence of main linked switched (as required by 462.1.201)													✓
4.7	Operation of main switch (functional check) (643.10)													✓
4.8	Manual operation of circuit breakers and RCD's to prove disconnection (643.10)													✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													✓
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)													✓
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)													N/A
4.12	Presence of other required labelling (please specify) (Section 514)													N/A

Item No	DESCRIPTION	OUTCOME See codes above
cont'd	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)	
4.13	Compatibility of protective devices, bases and other components, correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	✓
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	N/A
4.18	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	✓
4.19	Confirmation of indication that SPD is functional (651.4)	C3
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM
5.3	Condition of insulation of live parts (416.1)	LIM
5.4	Non sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) <i>* To include the integrity of conduit and trunking systems (metallic and plastic)</i>	N/A
5.4.1	To include the integrity of conduit and trunking systems (metal and plastic) <i>* To include the integrity of conduit and trunking systems (metallic and plastic)</i>	N/A
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓
5.10	Concealed cables installed in prescribed zones (see Extent and limitations) (522.6.202)	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and limitations) (522.6.204;)	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA	✓
	* for all socket outlets of rating 32A or less, unless an exception is permitted (411.3.3)	✓
	* for supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	✓
	* for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	✓
	* for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
	* for final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓

Item No	DESCRIPTION	OUTCOME See codes above
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	LIM
5.14	Band II cables segregated/separated from Band I cables (528.1)	LIM
5.15	Cables segregated/separated from communications cabling (528.2)	LIM
5.16	Cables segregated/separated from non-electrical services (528.3)	LIM
5.17	Termination of cables at enclosures - indicate extent of sampling in Extent of Limitations of the report (Section 526)	LIM
	* Connections soundly made and under no undue strain (526.6)	LIM
	* No basic insulation of a conductor visible outside enclosure (526.8)	LIM
	* Connections of live conductors adequately enclosed (526.5)	LIM
	* Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	LIM
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (v))	LIM
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (704.411.3.3)	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5m from zone (701.512.3)	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A
6.7	Suitability of accessories and control-gear etc. for a particular zone (701.512.3)	N/A
6.8	Suitability of current using equipment for particular position within the location (701.55)	N/A
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	

Inspected by

Name (Capitals)	Signature	Date
Gareth Hammonds		01/05/2025

Report produced by electraform based on the MODEL FORM from BS7671:2018+A3:2024 (18th Edition)

DB-1 - Cellar - () (9 ways)

Applies in every case				Characteristics at this board			
DB name	DB-1			Supplied from	Origin		Supply polarity confirmed ☒
Location	Cellar			No of circuits	9	No of phases	1
						Phase sequence confirmed	N/A
SPD Details		Type T1	N/A	Type T2	N/A	Type T3	N/A
Overcurrent protective device for the supply circuit				Measurements at this board			
BS(EN)	1361-II	Rating (A)	100	Voltage Rating (V)	230	Zs (Ω)	0.19
				Ipf (kA)	1.23	I Δ n (ms)	N/A

CIRCUIT DETAILS

Cct No	Designation	No of points	Wiring type	Ref method	Conductors			Overcurrent devices					RCD	
					Live (mm ²)	cpc (mm ²)	Dis time (s)	BS(EN)	Rating (A)	Short circuit (kA)	Voltage Rating (V)	Max Zs (Ω)	RCD type	I Δ n (mA)
1	Oven	-	A	C	6	2.5	0.4	61009-B	32	6	230	1.1	A	30
2	Hob	-	A	C	6	2.5	0.4	61009-B	32	6	230	1.1	A	30
3	Shower	-	A	C	6	2.5	0.4	61009-B	32	6	230	1.1	A	30
4	Sockets	-	A	C	2.5	1.5	0.4	61009-B	20	6	230	1.75	A	30
5	Sockets	-	A	C	2.5	1.5	0.4	61009-B	32	6	230	1.1	A	30
6	Boiler and sockets	-	A	C	2.5	1.5	0.4	61009-B	16	6	230	2.2	A	30
7	Extractor fan	-	A	C	2.5	1.5	0.4	61009-B	20	6	230	1.75	A	30
8	Lights	-	A	C	1	1	0.4	61009-B	6	6	230	5.87	A	30
9	Lights	-	A	C	1	1	0.4	61009-B	6	6	230	5.87	A	30

TEST RESULTS DB-1 - Cellar - (9 ways)

Cct No	Designation	Ring final circuits (measured end to end)			At least one column to be completed		Insulation resistance			Polarity	Meas Zs (Ω)	Meas kA	RCD		AFDD	Circuit vulnerable to test
		(r1) (Ω)	(rn) (Ω)	(r2) (Ω)	R1+R2 (Ω)	R2 (Ω)	IR Test voltage (V)	L-L (MΩ)	L-E (MΩ)				RCD at IΔn (ms)	RCD Test button	AFDD Test button	
1	Oven	-	-	-	0.11	-	500v	299+	299+	✓	0.29	-	29.6	✓	N/A	No
2	Hob	-	-	-	0.12	-	500v	299+	299+	✓	0.34	-	31	✓	N/A	No
3	Shower	-	-	-	0.31	-	500v	299+	299+	✓	0.51	-	31	✓	N/A	No
4	Sockets	-	-	-	0.74	-	500v	299+	299+	✓	0.94	-	42	✓	N/A	No
5	Sockets	0.21	0.21	0.52	0.34	-	500v	299+	299+	✓	0.49	-	27.7	✓	N/A	No
6	Boiler and sockets	-	-	-	0.46	-	500v	299+	299+	✓	0.64	-	42	✓	N/A	No
7	Extractor fan	-	-	-	0.82	-	500v	299+	299+	✓	1.02	-	42	✓	N/A	No
8	Lights	-	-	-	1.68	-	500v	299+	299+	✓	1.97	-	42	✓	N/A	No
9	Lights	-	-	-	0.69	-	500v	299+	299+	✓	0.88	-	42	✓	N/A	No

ENGINEER AND TEST INSTRUMENTS FOR DB-1 - Cellar

MFT	070507/0039	Continuity	-	Ins res	-	EFLI	-	RCD	-
Tested by	Gareth Hammonds					Date	01/05/2025		

ADDITIONAL BONDING INFORMATION

Water bond details

Water bond size

 - mm²

Water bond measurement

 - Ω

Water bond location

Additional notes

Gas bond details

Gas bond size

 - mm²

Gas bond measurement

 - Ω

Gas bond location

Additional notes

Oil bond details

Oil bond size

 - mm²

Oil bond measurement

 - Ω

Oil bond location

Additional notes

Structural steel bond details

Steel bond size

 - mm²

Steel bond measurement

 - Ω

Steel bond location

Additional notes

Lightning conductor bond details

Lightning conductor size

 - mm²

Lightning conductor measurement

 - Ω

Lightning conductor location(s)

Additional notes

Other bond details

Other bonding conductor size

 - mm²

Bonding conductor measurement

 - Ω

Other bonding conductor location(s)

Additional notes

CONDITION REPORT GUIDANCE FOR RECIPIENTS

This report is an important and valuable document which should be retained for future reference.

1. The purpose of this Report is to confirm, as far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (*see SUMMARY OF THE CONDITION OF THE INSTALLATION*). The Report should identify any damage, deterioration, defects, and / or conditions which may give rise to danger (*see OBSERVATIONS AND RECOMMENDATIONS*).
2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.
3. The person ordering the Report should have received this Report without watermarks and the inspector / company should have retained a duplicate.
4. This Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner / occupier with details of the condition of the electrical installation at the time the Report was issued.
5. The **EXTENT AND LIMITATIONS** section should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in the **EXTENT AND LIMITATIONS** section.
7. For items classified in the **OBSERVATIONS AND RECOMMENDATIONS** section as C1 ("Danger present"), **the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in the **OBSERVATIONS AND RECOMMENDATIONS** section as C2 ("Potentially dangerous"), **the safety of those using the installation may be at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in the **OBSERVATIONS AND RECOMMENDATIONS** section that an observation requires further investigation (Code FI) the inspection has revealed an apparent deficiency which may result in a Code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency, (*see SUMMARY OF THE CONDITION OF THE INSTALLATION*).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due can be found in the DECLARATION section of the Report.
11. **INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)**
EXPLANATION OF CLASSIFICATION CODE X
An outcome against an item in this section, other than access to live parts, should NOT be used to determine the overall outcome.

NOTE 1: Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and / or duty holder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority.

NOTE 2: For this section only, where inadequacies are found, an X should be put against the appropriate item and a comment made in the Observations and Recommendations section.

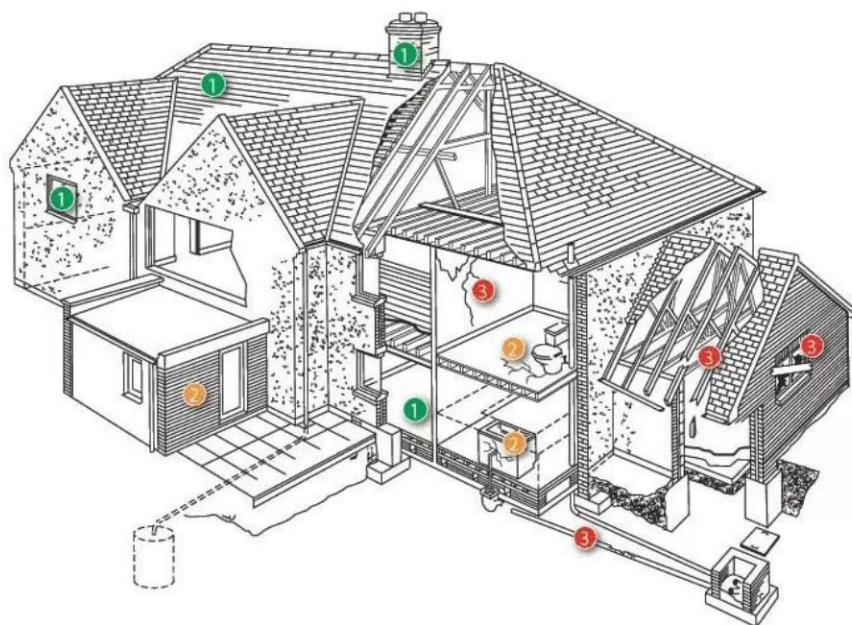
12. Where the installation includes a Residual Current Device (RCD) it should be tested 6 monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. **For safety reasons it is important that this instruction is followed.**
13. Where the installation includes an Arc Fault Detection Device (AFDD) having a manual test facility it should be tested 6 monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
14. Where the installation includes a Surge Protective Device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. **For safety reasons it is important this safety instruction is followed.**
15. Where the installation includes alternative or additional sources of supply warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

CODES FOR TYPE OF WIRING

A	B	C	D	E	F	G	H	O (Other)
Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic / SWA cables	Thermosetting / SWA cables	MICC cables	Other cable types not listed here
FP	TR	HT	SY	YY	CY	VIR		
FP 200 - standard fire resistant cable	Tri-rated - BS 6231 high temperature - flame retardant cable	Hi Tuff - waterproof with a tough PVC sheathing for outdoor use	SY cable - flexible instrumentation cable with a galvanised steel wire braid	YY cable - flexible instrumentation cable	CY cable - flexible instrumentation cable with a tinned copper wire braid and a PETP separator	VIR - Vulcanised Indian Rubber cable - no longer manufactured		

Report produced by electroform based on the MODEL FORM from BS7671:2018+A3:2024 (18th Edition)

HomeCheck™



HomeCheck Property Review

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

Property address: 58 Bell Hagg Road, S6 5BS

Date: 19 August 2026

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

Property Review Summary

This brick-built mid-terrace house is in good condition for its age, and presents as a sound, well-kept Sheffield terrace throughout.

The issues identified are minor and localised. A couple of gutter joints are leaking, with one currently dripping over the front door, and there are a small number of routine repairs to the kitchen and bathroom. Everything else is cosmetic or optional decorative work.

In practical terms the property needs a modest amount of sensible upkeep rather than any significant repair or refurbishment.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted. The hairline cracking seen at various wall, ceiling and plasterboard junctions is cosmetic and typical for a property of this age.

● Priority Repair

- Two gutter joints are leaking to the front, one of which is currently dripping onto the porch over the front door.

● Routine Repair

- Missing sealant behind the kitchen worktop to the rear wall, above the sink, with a plausible route for water ingress.
- Black mould to the wall behind the kitchen units, most likely condensation-related.
- Several minor bathroom items: split shower hose and rail fitting, a loose towel radiator fixing, and missing grout with one cracked floor tile.
- Flaking paint to the lintel above the front ground-floor window.

● Ongoing Maintenance / Improvement

- Ridge mortar appears open in places, though a dry-ridge system likely sits beneath; monitor only.
- Various minor decorative items throughout: lifting wallpaper edges, unfinished areas behind radiators, filled and undecorated patches, and staining to be stain-blocked and monitored.
- The kitchen floor Scotia sits proud of the new floor level and could be refitted.

Typical Cost Guidance

- **Priority Repair:** £150 – £300

(items best addressed early to prevent further deterioration)

- **Routine Repair:** £650 – £1,200

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

- **Ongoing Maintenance / Improvement:** £800 – £1,500+

(optional upgrades and general improvements depending on preference)

What This Means

The key point for a buyer is that this property does not present as a project. It is structurally sound and well kept, and the great majority of what was noted is cosmetic decorative work that can be done at leisure and to preference.

The items worth attending to fairly promptly are the leaking gutter joints and the missing kitchen worktop sealant, as both involve water. The remaining repairs to the kitchen and bathroom are small and routine. The various decorative points are typical of a lived-in terrace of this age and can be planned as ordinary upkeep.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The concrete tile roof appears sound to both front and rear slopes.

The ridge tiles do not appear to overlap, which suggests a dry-ridge system beneath the concrete ridge. If so, the mortar between and beneath the ridge is not essential to weathertightness. No signs of damp were noted internally at ridge level, though the roof space could not be accessed to confirm.

What's likely required:

- Monitor the ridge over time; no immediate action needed if a dry-ridge system is confirmed beneath

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Priority Repair

The black plastic guttering, downpipe and soil pipe generally appear sound.

Two joints are leaking to the front. At the junction between 58 and 60, where plastic meets cast iron, the bargeboard beneath is visibly wet and its paintwork is flaking. A second plastic joint over the front door is currently dripping onto the porch below.

The equivalent rear joint between 58 and 60 was not leaking at the time of inspection.

What's likely required:

- Reseal or repair the two leaking front gutter joints
- Allow the wetted bargeboard to dry, then make good the flaking paintwork

Typical cost guidance: £150 – £300

External Walls

● Ongoing Maintenance / Improvement

The brickwork and pointing appear sound to both front and rear elevations, with no visible issues.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Windows & External Joinery

● Routine Repair

The windows and external doors are white UPVC, double glazed, and appear sound throughout. Paint to the lintel above the front ground-floor window is peeling and flaking and would benefit from preparing and repainting.

What's likely required:

- Prepare and repaint the flaking front lintel

Typical cost guidance: £150 – £300

Internal Condition

● Ongoing Maintenance / Improvement

The hallway, living room, landing, stairway and bedrooms are all in good to reasonable decorative condition and are structurally sound. The recurring points are cosmetic: lifting wallpaper edges in several rooms, hairline cracking at wall, ceiling and plasterboard junctions (most likely lifted paper or filled joints rather than movement), and scuffed or filled patches needing redecoration.

Behind the radiators in the living room and bedroom three the wall has not been stripped and finished, leaving a visibly rough, unfinished area; these could be skimmed and decorated to match. The understairs cupboard has holes in plaster and undecorated sections needing decorative making good.

In bedroom one there is staining to the paint along wall and ceiling junctions, with no obvious cause; a stain block and redecoration is sensible, monitoring afterwards to confirm there is no water source. A window reveal in bedroom two has lifted wallpaper, likely condensation-related.

What's likely required:

- Redecorate and make good the various marked, filled and unfinished areas as desired
- Skim and decorate behind the living room and bedroom three radiators to match
- Stain-block and redecorate the bedroom one junctions, then monitor

Typical cost guidance: £800 – £1,500+

Kitchen & Bathroom

● Routine Repair

The kitchen is a modern fitted kitchen in good condition. There is no sealant or upstand behind the worktop where it meets the rear elevation wall, above the sink, giving a plausible route for water to run down behind the units. Black mould is visible to the wall behind the units at a former tumble-dryer outlet, most likely caused by lack of airflow and condensation. The recently replaced vinyl floor is sound, but the Scotia sits five to ten millimetres proud of the new floor level and could be refitted.

The bathroom is in good condition overall. The shower hose is kinked and split near the head, and a plastic fitting on the shower rail is split, which could eventually let the rail come away from the wall. One towel radiator top fixing is loose and needs tightening. There is missing grout and one cracked tile to the floor near the WC.

What's likely required:

- Apply sealant or an upstand behind the kitchen worktop to the rear wall
- Improve airflow to the former dryer outlet and treat the mould
- Replace the split shower hose and rail fitting, and tighten the towel radiator fixing
- Renew the missing floor grout and replace the cracked tile
- Refit the kitchen Scotia to the new floor level if desired

Typical cost guidance: £500 – £900

Services

● Ongoing Maintenance / Improvement

The gas boiler, gas meter, electricity meter, consumer unit, water meter and mains stopcock are all visible across the rear store and crawl space, and all appear visually sound.

What's likely required:

- 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 paving, steps, fencing and shrubs, and the rear garden, boundaries, steps, paving and beds, all appear sound with no visible issues.

Two garden stores are present, one beneath the rear staircase and one below the rear of the property. Both appear sound, and the lower store and connected crawl spaces are notably dry and clean for a Sheffield property of this type, though the crawl-space floor is unfinished.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Practical Next Steps

- Reseal or repair the two leaking front gutter joints and make good the wetted bargeboard once dry.
- Apply sealant or an upstand behind the kitchen worktop to the rear wall.
- Treat the mould behind the kitchen units and improve airflow at the former dryer outlet.
- Replace the split shower hose and rail fitting, tighten the towel radiator fixing, and renew the bathroom floor grout and cracked tile.
- Prepare and repaint the flaking front lintel.
- Stain-block and redecorate the bedroom one junctions, then monitor.
- Complete the various cosmetic touch-ups, wallpaper and behind-radiator finishing as desired.
- Confirm gas safety and electrical certification as part of normal purchase checks.

Practical Context

This is a typical Sheffield brick terrace, but it presents better than average in several respects, particularly the dry rear store and crawl spaces, which are notably clean and dry for a property of this type.

The leaking gutter joints and the missing kitchen worktop sealant are the two points involving water and are best dealt with fairly promptly, but neither is a large job. Everything else is either a small routine repair or optional decorative work.

Overall, the property needs a modest amount of sensible upkeep rather than significant repair. The loft could not be accessed on the day and is worth a look once a means of access is available.

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

Professional Opinion

Overall Result

Pass

There are no Key Risks further actions that should hinder the completion of this transaction



Key Risks



Environmental

Pass

Consideration(s):

1.21 Radon Test



Flood

Pass



Other Considerations



Ground Stability

Identified

Consideration(s):

3.09 Coal Mining Report



Energy & Infrastructure

Identified

Consideration(s):

4.18 Power Stations



Site Plan



Air Quality Index: Some Polluted Areas
(See 1.25)

Report Details

Address:
58, Bell Hagg Road,
Sheffield, S6 5BS

Requested by:
PSG Client Services Limited
(Spider)

Grid Reference:
E: 432864 | N: 388753

Date:
09/05/2022

Report Reference:
2970360-8019424

Report ID:
1126212

Assessed by:

www.futureclimateinfo.com/team



1. ENVIRONMENTAL (INC. CONTAMINATED LAND)

1.02 Remediation Warranty

YES

Unless Contaminated Land Insurance has been requested at the time of purchase, this report has the benefit of a warranty from FCI providing cover of up to £100,000 for 6 years from the date of purchase in the event that the Local Authority serves a Part 2A Remediation Notice and remediation costs have to be borne by the property owner. <https://futureclimateinfo.com/wp-content/uploads/2021/09/FCI-terms-and-conditions-v050821a.pdf>

If the client and/or the lender requires cover in the form of Contaminated Land Insurance, a successor policy offering enhanced protection of up to £1,000,000 for a term of 25 years is available for £50 inclusive of Insurance Premium Tax (for properties up to 0.4 ha). To purchase Contaminated Land Insurance, please visit CLS at www.cls.co.uk, call 01732 753 910 or purchase via your reseller. More details on this policy are available at <http://futureclimateinfo.com/how-we-can-help/residential/contaminated-land-insurances/>

1.03 Official Contaminated Land | Register Entries & Notices

PASS

Sheffield District (B) Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

1.18 Past Industrial Land Uses

PASS

In the Professional Opinion of the FCI Risk Team the property is not on or within 25 metres of any former industrial land uses depicted on historic Ordnance Survey maps from which the level of environmental risk is likely to result in the land beneath the property being determined Contaminated Land within the meaning of Part 2A of the Environmental Protection Act 1990.

1.21 Radon Gas

PASS (WITH CONSIDERATIONS)

Data provided by the British Geological Survey (BGS) indicates that the property is in a Radon Affected Area.

This is because the property is in an Intermediate probability radon area (5% to 10% of homes are estimated to be at or above the Action Level for homes of 200 Bq m⁻³).

Radon is a colourless, odourless radioactive gas formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Studies in many countries have shown that increased exposure to radon increases the risk of lung cancer.

Whether or not the property is actually above or below the Action Level can only be established by testing.

CONSIDERATIONS: Public Health England provides a radon testing service which can be accessed at www.ukradon.org. The radon level should be measured in the property and, if necessary, remediated to below a Target Level of 100 Bq/m³. Enquiries can also be made to the vendor as to whether radon levels have been measured in the property, whether remedial actions were taken and if re-testing confirmed the effectiveness of installed measures.

1.24 Air Quality Management Area

NOTE

Please note that information on Air Quality is not included in the Environmental risk assessment in this report.

Data provided by DEFRA indicates that the property is in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality. The pollutant(s) which the AQMA was declared for are listed in the table below.

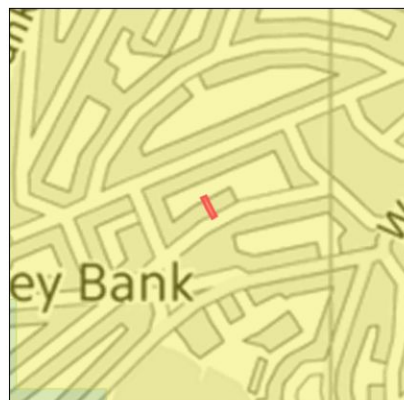
Local Authority	AQMA Name	Reference	Pollutant(s)
Sheffield City Council	Sheffield Citywide AQMA	51	Nitrogen dioxide NO ₂ , Particulate Matter PM ₁₀

Air pollution is seen as an ongoing concern as it can cause short and long term effects on health. Each council should have an AQAP outlining the measures being undertaken to reduce the level of air pollution to within the target limits. If you are concerned about air pollution and want to know more about the Council's Action Plan you may wish to contact Sheffield District (B) Council using the details given in Useful Contacts at the end of this report. More information on air pollution and daily forecasts are available at <https://uk-air.defra.gov.uk/air-pollution/>.

1.25 Air Quality Index

NOTE

The MappAir® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO2) and Particulate Matter (PM2.5) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.



- Some Polluted Area
- Generally Good

The data indicates that the property is in an area with a rating of 2 or Some Polluted Areas. A rating of 2 means there is a moderate chance of pollution levels exceeding healthy levels, particularly in poor weather conditions. There is a fair chance of higher pollutant concentrations around major roads.

For further information on air quality go to <https://uk-air.defra.gov.uk/>

1.27 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Remediation Warranty	Official Contaminated Land Register Entries & Notices
Artificial Ground	Potentially Contaminative Current Land Uses
Electricity Infrastructure Electricity Pylons	Electricity Infrastructure Overhead Power Lines
Electricity Infrastructure Power Cables and Lines	Electricity Infrastructure Substations
Environmental Permits Closed Mining Waste Facilities	Environmental Permits End of Life Vehicles
Environmental Permits Industrial Sites	Environmental Permits Waste Sites
Fuel / Petrol Stations	Landfill Current
Landfill Historic	OFCOM Mast Site Clearance Locations
Past Industrial Land Uses	Pollution Incidents
Potentially Infilled Land	Radon Gas
Surface Dangers or Hazards COMAH Sites	Surface Dangers or Hazards Hazardous Waste Registrations

2. FLOOD (INC. JBA FLOODABILITY RATING)

2.01 River and Sea Flood Risk

PASS

Data provided by the Environment Agency indicates that there is a Negligible risk of flooding from River or Sea within 25 metres of the property.

2.02 Surface Water Flood Risk

PASS

Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

Data provided by JBA Risk Management Ltd (JBA) indicates that there is a negligible risk of Surface Water flooding within 5 metres of the property.

The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities. To avoid contributing to an unforeseen flood event, any drainage on the property should be kept free of blockages to ensure they are functioning to their design capacity so that they do not become overwhelmed.

2.03 Groundwater Flooding

PASS

Data provided by JBA indicates that the property is located within 5 metres of an area that has a small (<1%) annual probability of being affected by groundwater flooding.

2.04 Surface Water Features

PASS

The Ordnance Survey Map indicates that the property is not located within 250 metres of a body of surface water, such as a stream, river, canal, reservoir, lake or pond.

2.05 JBA Floodability Rating

PASS

The JBA Floodability Rating at this location is Clear. Clear indicates that the likelihood of flooding is Very Low.

JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher rating is indicated further investigation into flood risk is usually advisable. For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between JBA Floodability and a residential property being included within Flood Re by a participating insurer. However, please note that not all residential properties are eligible to benefit from Flood Re, see <http://www.floodre.co.uk/industry/how-it-works/eligibility/>. Further information about Flood Re is given within "Notes and Guidance – Insurance" at the end of this report.

Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any mortgage (if required) may require all risks to be covered to meet the lender's requirements.

Future Climate Info has partnered with HomeProtect to deliver home insurance for residential properties in areas considered to be at risk of flooding. HomeProtect policies are underwritten by AXA Insurance plc. Get an immediate, online quote at www.homeprotect.co.uk/floodcover.

2.06 Historic Flooding

PASS

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

Please see the previous sections for the Flood Risk as of the date of this report.

2.07 Flood Storage

PASS

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

2.08 Dam Break

PASS

Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event, although not all dams were modelled.

This property is not located in an area modelled by JBA as being in the potential path of water if a reservoir dam or embankment was to fail.

2.09 Sewer Flooding

NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

2.10 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

River and Sea Flood Risk

Surface Water Flood Risk

Groundwater Flooding

Surface Water Features

JBA Floodability Rating

Historic Flooding

Flood Storage

Dam Break

3. GROUND STABILITY

3.01 Professional Advice

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor.

3.02 Property Subsidence Assessment - Clay Shrink-Swell

PASS

Shrink-swell refers to a change in soil volume as its moisture content changes. Clay-rich soils can absorb lots of water causing them to swell, the ground to rise and overlying structures to lift. This is known as heave. Heave can occur in wetter weather, or where excess water is introduced into the ground by damaged sewer or water pipes. In prolonged dryer weather, or where nearby trees and shrubs have high water demands, clay soils can become very dry. As a result, the ground shrinks, leading to subsidence. Shrink/swell-prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.

The British Geological Survey (BGS) Property Subsidence Assessment dataset is a national assessment of Shrink-Swell susceptibility. As well as soil-type, it factors key environmental drivers such as the proximity of trees and the resilience of the property itself to cope with any movement (e.g. age, foundation depth). This provides a more property-specific assessment of susceptibility to shrink-swell related subsidence than considering geology alone.

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **Non-Plastic** hazards score. This indicates the underlying geology is non-plastic and therefore cannot undergo any change in volume and therefore cannot have shrink-swell related subsidence.

3.09 Mining | Coal Mining

PASS (WITH CONSIDERATIONS)

The Coal Authority indicates that the property is located within 25 metres of an area that may be affected by Coal Mining.

CONSIDERATIONS: The Coal Authority recommends that a Coal Mining Report is obtained for this property.

3.15 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Property Subsidence Assessment - Clay Shrink-Swell

Geohazards | Compressible Ground

Mapped Landslides

Mining | Cheshire Brine Compensation Area

Mining | Mining Cavities (Non-Coal)

Modified Ground | Artificial Deposits

Natural Cavities & Soluble Rocks

Geohazards | Collapsible Deposits

Geohazards | Running Sand

Landslips/slides | Slope Instability

Mining | Coal Mining

Mining | Hazards (Non-Coal)

Modified Ground | Historical Analysis

4. ENERGY & INFRASTRUCTURE

4.15 Oil and Gas | Licensed Areas (inc. Shale Gas)

PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is in or within 100 metres of an area that is licensed for onshore Petroleum Exploration and Development (which includes shale gas extraction, or 'fracking').

However, a Petroleum Exploration and Development Licence (PEDL) area can be quite large and is only a preliminary step for an energy production company to establish an operational site. A PEDL alone does not imply that a site will become operational and drilling will actually occur. An operator wishing to drill an exploratory well under a PEDL must first negotiate access with landowners, and obtain numerous consents, including planning permission and environmental permits. The BEIS will only give consent to drill once the planning authority has granted permission, and the relevant planning conditions have been discharged. Subsequently, an operator wishing to progress from exploration to actually start production must start afresh with the consents/permissions process.

If there is any information relating to a site which has obtained the necessary consents/permissions and begun operating under a PEDL, it will appear under 'OIL AND GAS | CURRENT AND HISTORIC SITES' section further down.

Additionally, please note that although PEDLs included the potential for energy production by fracking, the English and Welsh governments currently prohibit this activity on the basis of Scientific evidence presented by the Oil and Gas Authority (OGA) on the potential seismic impacts or tremors it may cause.

Licence Reference	Organisation	Source	Distance
PEDL301	INEOS INDUSTRIES	BEIS	0 m

4.18 Power Stations

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is within 3000 metres of an active power station.

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Site Name	Company	Address	Technology	Distance	Source
Parkwood Landfill Scheme	Coal Products Ltd Energy	Parkwood Road (North) Neepsend Sheffield South Yorkshire	Landfill Gas	2110 m	Department for Business, Energy & Industrial Strategy

CONSIDERATIONS: Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). National Grid operate an EMF Unit for those concerned about nearby electricity equipment. They can provide relevant information, and if necessary will undertake field measurements. For further information, contact the EMF Unit on 0845 702 3270 or by email at emfhelp@nationalgrid.com. However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

4.23 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Carbon Capture & Storage	Electrical Infrastructure Electricity Pylons
Electrical Infrastructure Overhead Power Lines	Electrical Infrastructure Power Cables and Lines
Electrical Infrastructure Substations	Hydropower Existing
Hydropower Potential	Major Energy Infrastructure Gas Pipe

Major Energy Infrastructure | Gas Site

Major Infrastructure Projects | HS2

Oil and Gas | Licensed Areas (inc. Shale Gas)

Oil and Gas | Underground Coal Gasification

Power Stations | Nuclear Power

Solar Farms

Major Infrastructure Projects | Crossrail

Major Infrastructure Projects | Thames Tideway Tunnel

Oil and Gas | Current and Historic Sites

Power Stations

Railways

Wind Farms

5. NOTES & GUIDANCE

5.01 Report Notes

METHODOLOGY

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI who are regulated by RICS.

The cover page of this report should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to client and/or lender and/or insurer as appropriate.

A 'Pass' is given if no potential property specific risk has been identified.

A 'Pass with Considerations' is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.

A 'Further Action' is given if there is a potential property specific risk and a further action is advised.

In the event of a request to review the Professional Opinion based on additional information, or if there are any technical queries, the professional advisor who ordered the report should contact us at FCI-Admin@dyedurham.com, or call us on 01732 755 180.

5.02 Contaminated Land

METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

5.03 Flood Insurance

METHODOLOGY

The answers given on the availability of flood insurance reflect the flood re - insurance scheme, known as Flood Re, which was launched 1st April 2016. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see <http://www.floodre.co.uk/>.

An overall 'JBA Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between JBA Floodability and a residential property being included within Flood Re by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

5.04 Flood Risk and Impact on Value

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency and JBA. A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency and JBA data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

5.05 Flood Planning, Flood Warning and Reporting, and Flood

Resistance and Resilience Measures

METHODOLOGY

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

English Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Natural Resources Wales: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>

RICS: www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding

5.06 Standard

T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2021/09/FCI-terms-and-conditions-v050821a.pdf>. In the event of product and content queries please contact FCI-Admin@dyedurham.com. Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

5.07 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, Office 119, 26 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AE, Telephone 01732 755 180, Email: FCI-Admin@dyedurham.com, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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Firms which subscribe to the Search Code will:

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- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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 compensation of 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 Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP
Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, Web: <https://www.tpos.co.uk/>
You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

5.08 Report Licensing

METHODOLOGY

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6. USEFUL CONTACTS

Local Authority : Sheffield Council
Tel: 0114 27 34567
Visit: <http://www.sheffield.gov.uk>

Environment Agency | 1 North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX
Tel: 08708 506 506
Visit: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Natural Resources Wales
Tel: 0300 065 3000
Visit: <http://naturalresources.wales/>
Email: enquiries@naturalresourceswales.gov.uk

JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG
Tel: 020 7654 8000
Visit: <https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk

Public Health Wales | 2 Capital Quarter, Tyndall Street, Cardiff, CF10 4BZ
Tel: 029 2022 7744
Visit: <http://phw.nhs.wales/>

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG
Tel: 0845 762 6848
Visit: www.groundstability.com
Email: groundstability@coal.gov.uk

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG

Tel: 0115 936 3143
Visit: <http://www.bgs.ac.uk/>
Email: enquiries@bgs.ac.uk

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS

Tel: 08456 05 05 05
Visit: www.ordnancesurvey.co.uk/

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET

Tel: 020 7215 5000
Email: enquiries@beis.gov.uk

HomeProtect | HomeProtect, PO Box 1124, Kingston upon Thames, KT1 1XT

Tel: 0330 660 3600
Visit: www.homeprotect.co.uk/floodcover
Email: floodcover@homeprotect.co.uk