

**Illustrative sample: all figures and the address are fictional.**

This uses the current report-print template. It is not a report about a real home, a customer report or a live government-data lookup. Populated fields demonstrate the layout; missing fields demonstrate how gaps appear. Source names elsewhere describe the sources used in real reports, not the origin of these fictional figures.

HOUSECHECKUP · PROPERTY REPORT

# 1 Example Lane, Sampleton, ZZ1 1ZZ

Sampleton Central, Illustrative district, Illustrative region · ZZ1 1ZZ

68

IQ Score · Good

2

things to check

3

looking good

## Report summary

Overall this home scores 68 out of 100 ("good"), from 6 of the 6 headline checks. We found 2 things worth checking and 3 clear positives. Here is the whole report at a glance; each item is explained in plain English on the pages that follow.

### TOP THINGS TO CHECK

- ! 1 flood-warning area sit within about 2 km of this postcode: catchment context to check at the property, not a building-risk finding.
- ! This is a Radon Affected Area (band 3/6): budget for a radon test.

### SECTION BY SECTION

|                                |                                      |                                |                                        |
|--------------------------------|--------------------------------------|--------------------------------|----------------------------------------|
| ● Overall IQ Score             | 68/100 · Good                        | ● Flood risk                   | Surface water Low at postcode location |
| ● Ground & subsidence          | Radon Affected Area                  | ● Ground hazards (BGS GeoSure) | 6 hazards rated across a 65...         |
| ● Contaminated land & landfill | 1 former landfill site ≤1 km · ne... | ● Price history                | Postcode sample median £280,000        |
| ● Council tax                  | Most homes Band C                    | ● Tenure & leasehold           | Freehold at last sale                  |
| ● Energy (EPC)                 | Band D                               | ● Broadband & mobile           | Not checked: see section               |
| ● Heritage & planning          | No major constraints                 | ● Crime                        | 939 in 24 months ≤1 mile               |
| ● Transport                    | Sampleton (fictional station) 650 m  | ● Deprivation                  | Decile 6/10                            |

Colour key: ● good · ● typical · ● worth a look · ● needs attention. Generated 10 October 2026 · housecheckup.co.uk

PART 1

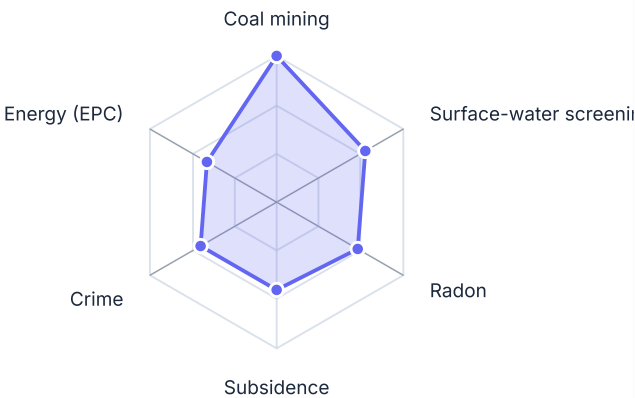
# The verdict

Your headline score and the things that matter most about this home.

## 1. HouseCheckup IQ Score

• FAIR

**In plain terms:** This home scores 68 out of 100, and we'd call that "good". The score blends the core safety and energy checks (flood, ground stability, radon, coal, crime and energy rating) into one number, so a higher score means fewer of those things to worry about. The other sections add detail but aren't part of this headline number.



Each spoke is a scored factor (higher is better)

Coal mining: 100

Surface-water screening: 70

Radon: 64

Subsidence: 60 (shrink-swell (clay subsidence) rated Moderate)

Crime: 60

Energy (EPC): 55



## 2. What stands out

! WATCH

**In plain terms:** We found 0 things that need attention, 2 worth a look, and 3 clear positives for this address. Here they are in plain English.

- ! 1 flood-warning area sit within about 2 km of this postcode: catchment context to check at the property, not a building-risk finding.
- ! This is a Radon Affected Area (band 3/6): budget for a radon test.
- ✓ Illustrative district prices are rising fast (5.4% in a year).
- ✓ This home is 210 m from the nearest Conservation Area boundary (Sampleton Old Town). It is outside that area, so its controls do not apply to this building; your conveyancer's local search will confirm.
- ✓ Sampleton (fictional station) is only 650 m away, handy for commuting.

## PART 2



# Safety & environment

Will it flood, will the ground stay stable, and is the air and land around it clean?



## 3. Flood risk

! WATCH

**In plain terms:** The map indicates flood exposure at the postcode location that needs checking against the building's exact position. 1 EA flood-warning area sit within about 2 km. That is the surrounding catchment, not a reading at this address.

### ● Flood-warning areas ≤2km

Unknown

1 designated in the  
surrounding catchment

### ● Flood-warning areas ≤5km

Unknown

2 designated in the  
surrounding catchment

### ● Live alerts ≤10km

Unknown

None right now

### ● Flood zone at postcode point

**Negligible**  
Zone 1: outside both  
mapped flood zones, but  
Zone 2 starts about 650 m  
away, Zone 3 about 900 m

### ● Surface water: now

**Low**  
Low (rainfall flooding at  
postcode point)

### ● Surface water: 2050s

**Medium**  
Medium (climate projection  
at postcode point)

**What this flood check covers.** At the postcode location, the available source results cover flooding from rivers and the sea (the Environment Agency's statutory Flood Zone) and flooding from surface water (rainfall running off the ground), now and on the 2050s climate projection. We do not assess groundwater flooding (a rising water table), reservoir flooding or sewer flooding, because those come from datasets we do not hold. Groundwater is reported by a commercial flood search, the kind a conveyancer commissions from a commercial search provider; sewer flooding by your water company's drainage and water search (CON29DW); reservoir flooding free from the Environment Agency at [check-long-term-flood-risk.service.gov.uk](https://check-long-term-flood-risk.service.gov.uk). Mapped levels above describe the postcode location for the mechanisms named; they do not establish this building's flood probability or history.

## THE DETAIL

Historic  
extent at  
postcode  
point

No published extent matched  
the postcode point; not a  
complete flood history

River-flow rise by  
2050s

+14% (climate  
allowance)

## WHICH FLOOD-WARNING AREAS THESE ARE

These are the Environment Agency's designated flood-warning areas around the postcode: the catchments where the EA issues warnings. A home can sit beside one without being in it; they name the rivers and coast that matter locally.

**WITHIN ABOUT 2 KM (1)**

Example Brook at Sampleton (fictional warning area)  
· Illustrative county

**FURTHER OUT, WITHIN ABOUT 5 KM (1 MORE)**

Lower Example valley (fictional warning area) ·  
Illustrative county

**RECORDED FLOODING, CLIMATE ALLOWANCE AND INSURANCE**

**Has it flooded here before?**

No recorded flood outline or historic extent lies within about 250 m of the postcode point. The EA's record is not a complete history of every flood, so this is reassuring rather than conclusive. Historic flood map: no historic extent within 250 m.

**How much more river flow to plan for**

The Environment Agency's climate-change allowances for the **Example Brook (fictional catchment)** catchment (Illustrative river basin): the percentage increase in peak river flow, against a 1961–1990 baseline, that new development must be designed for. Bigger numbers mean the rivers here are expected to carry noticeably more water in a bad year.

| EPOCH | CENTRAL (50TH PCT) | HIGHER CENTRAL (70TH) | UPPER END (95TH) |
|-------|--------------------|-----------------------|------------------|
| 2020s | +8%                | +12%                  | +20%             |
| 2050s | +14%               | +20%                  | +35%             |
| 2080s | +21%               | +30%                  | +55%             |

**Flood Re: could a flood policy be backed by the scheme?**

On the facts we hold this home looks **ELIGIBLE** for Flood Re, the government-backed scheme that caps the flood part of a home-insurance premium by council-tax band.

- Built before 1 January 2009 (certificate age band 1930–1949).
- A single residential dwelling, not a block of flats.

No premium ceiling is shown because the property's council-tax band is not published per address in open data; look it up on the VOA site and read it against floodre.co.uk's band table.

Eligibility is decided by the insurer against the scheme rules, not by this report.

Fictional sample figure. No source was queried.

**What to do:** Ask the seller (on the TA6 form) whether the property has ever flooded, and get a flood-specific insurance quote before you commit.



## 4. Ground & subsidence

! WATCH

**In plain terms:** The ground under a home decides whether it stays stable over time. Here is what the geology says about subsidence, mining and natural radon gas.



### Coal mining

Negligible

Outside Coalfield



### Clay shrink-swell

Unknown

Possible



### Recorded landslides

Negligible

0 within ~1400 m



### Radon gas

Medium

Band 3/6, Affected Area



### BGS GeoSure area rating (highest layer)

Medium

Shrink-swell (clay subsidence): the 5 km area around this address is rated Moderate. The nearest area rated Significant begins about 3.2 km to the NE. Area rating for the cell, not this plot. See the GeoSure table below for all layers and the BGS notice.

## THE DETAIL

Clay shrink-swell (2030)

Possible

Clay shrink-swell (2070)

Probable

Radon  
band

3/6 (3–5% of homes estimated  
above the Action Level)

Radon protective  
measures

Likely required in a new  
build

### Radon at this address

This address sits in a radon Affected Area, at band 3 of 6, the lower end of that range.

Band 3 means 3–5% of homes estimated above the Action Level. That is the bottom of the Affected Area range, which starts at band 2. So this is a "worth testing" finding rather than an alarming one: most homes in this square are expected to be below the Action Level, and radon is both cheap to measure and usually straightforward to reduce where it is found.

Before you commit: ask the seller whether the property has ever been tested for radon and what the result was, and whether any protective or remedial measures are fitted (a membrane, a sub-floor sump, or positive ventilation). If it has not been tested, a UKHSA test kit costs around £50 and sits in the house for three months, so if you want the answer before exchange, order it now rather than later. Where levels do come back high, remediation is typically a few hundred to a couple of thousand pounds, not a structural problem.

Source: the UKHSA/BGS Indicative Atlas of Radon, which gives the maximum radon potential for the 1 km grid square containing this address. It is an estimate of the PROPORTION OF HOMES in that square at or above the Action Level. It describes the area, not this building. A house in a low-class area can still test high, and a house in a high-class area can test low. Only a measurement in the property itself tells you the level here. Radon protective measures are likely to be required for new build in this area under the building regulations.

### Recorded landslides

0 within ~1400 m

The postcode point is outside every mapped coalfield area in this fictional sample, and no Development High Risk Area lies within 1 km of it.

### WHAT EACH GROUND LAYER ACTUALLY SAYS

#### Clay shrink-swell under climate change (BGS)

In this fictional sample the clay-related ground-movement projection rises from Possible in the 2030s to Probable in the 2070s.

2030: Possible

2070: Probable

"Improbable / Possible / Probable" is BGS's likelihood that clay-related ground movement becomes a problem in an average year of that decade. It is a climate-change statement about an area, not a present-day reading of this plot.

#### Recorded landslides (BGS National Landslide Database)

No recorded landslide event within about 1400 m. This is a record of known events, not a susceptibility rating. The GeoSure landslide band in the next section covers that.

#### Coal mining (Mining Remediation Authority)

The postcode point is outside every mapped coalfield area in this fictional sample, and no Development High Risk Area lies within 1 km of it. Nearest Development High Risk Area: none within 1 km.

#### Radon (UKHSA / BGS Indicative Atlas)

Maximum radon potential class 3 of 6 in 1 km grid square ZZ0000 (3–5% of homes estimated above the Action Level). This is a radon Affected Area (class 2 or above). Protective measures are likely to be required for new building work here.

More: <https://www.ukradon.org/>

Indicative, area-level ground-stability screening, not a site investigation. Ratings are generalised for national overview uses and do not replace a Coal Mining Risk Assessment or site-specific geotechnical survey.

**What to do:** Budget about £50 for a radon test kit, and ask whether the home has ever had subsidence or underpinning.



## 5. Ground hazards across this area (BGS GeoSure)

• FAIR

**In plain terms:** The British Geological Survey rates six natural ground hazards across Great Britain. These ratings describe a broad AREA, not a building (each 5 km cell covers about 65 km<sup>2</sup>), so we print the rating for the area together with how far away the nearest higher-rated area begins. That second half is the part that matters: a home can sit in a Low-rated cell a few hundred metres from a Significant one.

### Shrink–swell (clay subsidence)

Shrink–swell (clay subsidence): the 5 km area around this address is rated Moderate. The nearest area rated Significant begins about 3.2 km to the NE.

### Compressible ground

Compressible ground: the 5 km area around this address is rated Low. The nearest area rated Moderate begins about 1.8 km to the S.

### Collapsible deposits

Collapsible deposits: the 5 km area around this address is rated Low. No area in Great Britain is rated higher for this hazard.

### Landslide (slope instability)

Landslide (slope instability): the 5 km area around this address is rated Low. The nearest area rated Moderate begins about 6.5 km to the W.

### Running sand

Running sand: the 5 km area around this address is rated Low. The nearest area rated Moderate begins about 2.4 km to the E.

### Soluble rocks (dissolution / sinkholes)

Soluble rocks (dissolution / sinkholes): the 5 km area around this address is rated Low. No area in Great Britain is rated higher for this hazard.

## MINING HAZARD OTHER THAN COAL

Mining other than coal: no record for the 1 km cell around this address in the fictional sample.

This is the mining hazard dataset that EXCLUDES coal. A rating of NA means no record of NON-COAL mining (tin, lead, salt, limestone, chalk and similar); it says nothing about coal. Coal risk is screened separately above.

BGS notice: "Not suitable for local or site specific analysis, data is generalised for national overview uses only"

These ratings describe an area, not a building. The GeoSure cell above covers about 65 km<sup>2</sup>, and the mining cell about 2.6 km<sup>2</sup>. Which side of a cell edge a house falls on is arbitrary, so read the distances above as carefully as the ratings. Only a site investigation speaks to this plot.

*Contains British Geological Survey materials © UKRI 2026. Contains Ordnance Survey data © Crown copyright and database right 2026. Open Government Licence v3.0. Fictional hex bands shaped like the GeoSure 5 km and mining-hazard 1 km grids, product version fixture.*

**What to do:** Treat this as a screening layer, not an answer about the plot. If any hazard here rates Moderate or Significant, or a higher-rated area starts close by, ask your surveyor to look for it specifically, and ask the seller whether the property has ever had movement, cracking or underpinning.



**In plain terms:** 1 former landfill site is recorded within 1 km of this address. The nearest, Example Lane tip (fictional) (EAHLD-FIXTURE-1, 1962–1978), about 640 m away. None lies under or within 250 m of the property. Tips at this distance rarely affect a home directly, but they are the classic conveyancing "landfill nearby" flag, so it is worth knowing which sites a search will name before your solicitor does. The Environment Agency's incident record holds no substantiated pollution incident within 1 km in the last 5 years, though 1 older one since 2001 is listed below.

### What this section covers, and what it cannot

Four Environment Agency records are read for England: former (historic) landfill footprints within 1 km, with the distance from this address to the edge of each footprint; current or recently permitted landfill boundaries within 2 km; substantiated Category 1 and 2 pollution incidents within 1 km; and the public registers of environmental permits and discharges within 1 km. None of them is the council's statutory Part 2A contaminated-land register, which this report does not read (see "What we could not check" below).

#### FORMER LANDFILL ≤1 KM

**1**

nearest 640 m · 0 within 250 m  
· 0 within 500 m

#### PERMITTED LANDFILL ≤2 KM

**0**

none recorded within 2 km

#### POLLUTION INCIDENTS ≤1 KM

**0**

last 5 years · 1 since 2001

#### FORMER LANDFILL SITES WITHIN 1 KM

| FORMER LANDFILL SITE                                                                      | DISTANCE | IN USE    | WASTE TYPES         | GAS / LEACHATE CONTROL                      |
|-------------------------------------------------------------------------------------------|----------|-----------|---------------------|---------------------------------------------|
| <b>Example Lane tip (fictional) ·</b><br>EAHLD-FIXTURE-1<br>Land off Mill Road, Sampleton | 640 m    | 1962–1978 | household,<br>inert | gas not recorded · leachate<br>not recorded |

**Reading the table.** "In use" is the Agency's first and last recorded input of waste; a blank means the date was never recorded, not that the tip was short-lived. "Not recorded" against gas or leachate control means the Agency holds no entry; it is not a statement that no controls existed. Many of these records come from a 1990s survey of council and Agency files and can be incomplete. Licence-holder and operator names are held in the record but deliberately not printed here.

### What a former landfill nearby means for a buyer

Three things follow. **Ground gas:** decomposing household and commercial waste produces methane and carbon dioxide for decades, and those gases can migrate sideways through permeable ground; homes built on or close to old tips are often required to have a gas membrane and a ventilated floor void, and the question to ask is whether this one has them. **Settlement:** landfilled ground compacts unevenly for a long time after tipping stops, so a building on or at the edge of a footprint can show

differential movement, and a surveyor who knows the tip is there will look for it. **Insurance and lending:** desktop environmental searches, which most lenders expect a conveyancer to commission, flag landfill within about 250 m and can return a "further action" result; that does not stop a purchase, but it usually means a second-stage report and more questions from the insurer. A site 500 m or more away rarely affects a home directly, but a search will still name it.

**Ask the seller's solicitor:** "Has an environmental search been carried out, what did it return, and has the council ever served or considered a contaminated-land notice for this property or the land adjoining it?" **Ask the seller:** whether the house has ground-gas protection, and whether it has ever had movement, cracking or underpinning.

#### PERMITTED LANDFILL BOUNDARIES WITHIN 2 KM

No currently or recently permitted landfill boundary is recorded within 2 km of this address.

#### SUBSTANTIATED POLLUTION INCIDENTS WITHIN 1 KM

The Environment Agency records every substantiated incident with a Category 1 (major) or Category 2 (significant) impact on water, land or air. None within 1 km in the last 5 years.

#### Older incidents within 1 km (2001 to 5 years ago)

3 May 2016 · Category 2 (significant) to water

820 m

Sewage Materials: Storm Sewage · air 4 / land 4 / water 2 · EA ref 1

**Environment Agency information warning:** Incident locations are confirmed to the nearest practical point and may not be the source of the pollution. Incidents are plotted at the location the Agency confirmed, which may be the watercourse or road affected rather than the source. Snapshot of the Agency's quarterly file taken 30 Jun 2026, covering 1 Jan 2001 to 31 Mar 2026; recent incidents can take months to appear.

#### Environmental permits: not checked

The Environment Agency public-register queries were not run for this address (no British National Grid coordinates), so no permit or discharge is listed.

#### What we could not check

##### The statutory contaminated-land register (Part 2A): held by the local council, not read

Each council keeps its own Part 2A register and there is no national dataset of it, so this report does not read it.

**How to get it:** Ask your conveyancer to raise CON29 (2016) enquiry 3.13 "Contaminated land", which returns any notice or register entry for the property and adjoining land.

*Historic landfill layer (fictional sample): Fictional sample figure. No source was queried. Used under the Open Government Licence v3.0 (<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>).*

*Permitted waste sites layer (fictional sample): Fictional sample figure. No source was queried. Used under the Open Government Licence v3.0 (<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>).*

*Pollution incidents file (fictional sample): Fictional sample figure. No source was queried. Used under the Open Government Licence v3.0 (<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>).*

**What to do:** Ask your conveyancer to raise the CON29 3.13 contaminated-land enquiry with the council and to tell you which of the sites listed here the environmental search names. If the home has had extensions or a conversion, ask whether any ground-gas measures were specified at the time.

\$ Value & market

What homes here sell for, how prices are moving, and what it costs to run.

\$ 7. Price history

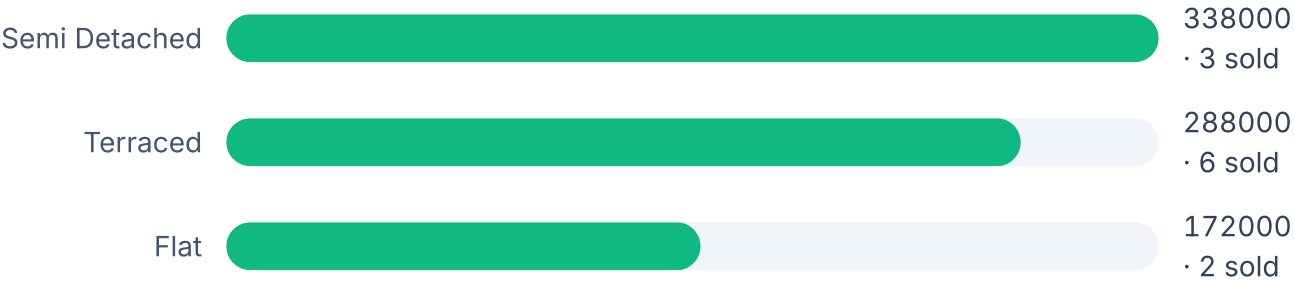
• FAIR

**In plain terms:** The available postcode sale records have a median of about £280,000. The table shows a street-matched sample; these are transactions for different homes, not a valuation or a same-property price trend.

| DATE         | ADDRESS         | TYPE          | TENURE   | PRICE    | NOTES |
|--------------|-----------------|---------------|----------|----------|-------|
| 20 Jan 2026  | 7 Example Lane  | Terraced      | Freehold | £295,000 |       |
| 10 Sept 2025 | 5 Example Lane  | Terraced      | Freehold | £310,000 |       |
| 30 Jul 2025  | 14 Example Lane | Semi Detached | Freehold | £338,000 |       |
| 14 Feb 2025  | 3 Example Lane  | Terraced      | Freehold | £280,000 |       |
| 16 Jun 2023  | 1 Example Lane  | Terraced      | Freehold | £265,000 |       |
| 3 May 2019   | 12 Example Lane | Semi Detached | Freehold | £305,000 |       |
| 24 Aug 2018  | 4 Example Lane  | Terraced      | Freehold | £232,000 |       |
| 11 Mar 2016  | 9 Example Lane  | Terraced      | Freehold | £198,000 |       |

All 8 sales HM Land Registry holds for this street (2016–2026), newest first: 8 freehold, 0 leasehold. None is a Category B (non-market) transfer. Prices are what was paid at the time, not adjusted for inflation; the same house number can appear more than once as it changes hands. Price Paid Data © Crown copyright, HM Land Registry, OGL v3.

Typical price by property type (postcode)



How the wider area compares (average price)



Illustrative district prices changed +5.4% over the last year.

AVERAGE PRICE BY PROPERTY TYPE (UK HOUSE PRICE INDEX, 2026-05)

What each type of home averages in Illustrative district, the region and the UK, from HM Land Registry's index: the number to read a sold price in the table above against, because a terraced price and a detached price are not the same market.

| AREA                  | DETACHED | SEMI     | TERRACED | FLAT     | SALES/MONTH | 1-YR CHANGE |
|-----------------------|----------|----------|----------|----------|-------------|-------------|
| Illustrative district | £455,000 | £320,000 | £262,000 | £168,000 | 85          | +5.4%       |
| Illustrative region   | £512,000 | £345,000 | £281,000 | £189,000 | 4,120       | +2.4%       |
| United Kingdom        | £450,000 | £285,000 | £240,000 | £230,000 | 61,000      | +2.8%       |

UK House Price Index, HM Land Registry, OGL v3. Sales volumes lag by a few months and the latest month is provisional.

OTHER SALES IN THIS POSTCODE (3)

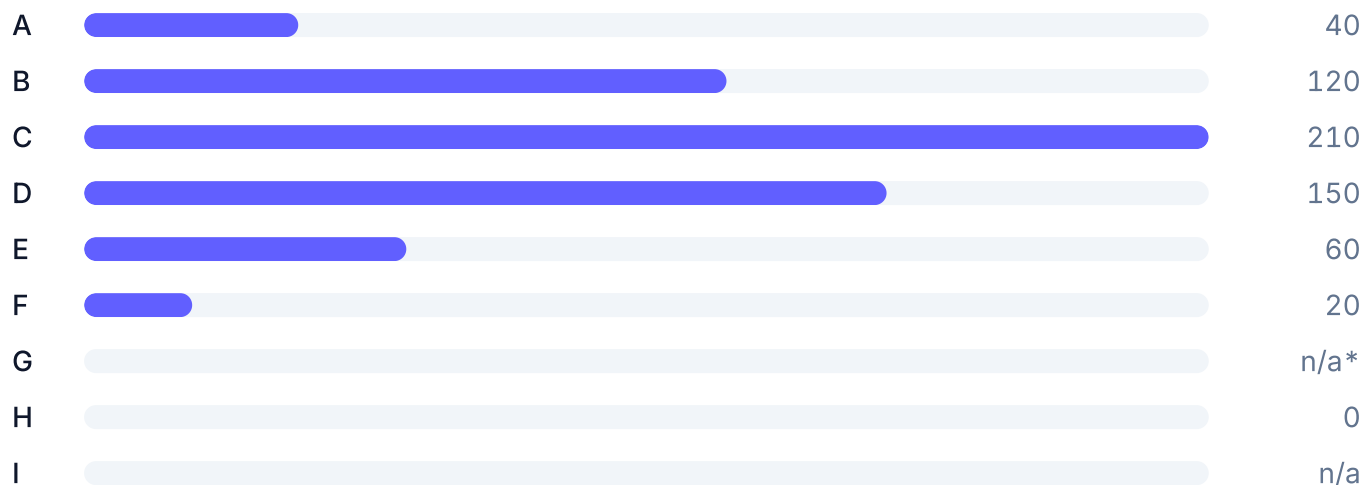
Sales HM Land Registry records at this postcode on streets other than the one in the address, useful for a sense of the immediate neighbourhood's prices, newest first.

| DATE        | ADDRESS                        | TYPE          | TENURE    | PRICE    |
|-------------|--------------------------------|---------------|-----------|----------|
| 2 Oct 2025  | FLAT 5 EXAMPLE COURT Mill Road | Flat          | Leasehold | £184,000 |
| 8 Nov 2024  | FLAT 2 EXAMPLE COURT Mill Road | Flat          | Leasehold | £160,000 |
| 19 Apr 2024 | 22 Mill Road                   | Semi Detached | Freehold  | £360,000 |

## \$ 8. Council tax

• FAIR

**In plain terms:** Most homes in this small area sit in Council Tax Band C, which gives you a feel for the likely annual bill.



About 602 homes in this small area. \*hidden for privacy.

## \$ 9. Tenure & leasehold

✓ GOOD

**In plain terms:** HM Land Registry recorded the last sale here as freehold (sale of 1 Example Lane on 16 Jun 2023), so you'd normally own the building and the land outright, with no lease, ground rent or lease-based service charge. Your conveyancer will confirm the current title.

|                                    |                                           |                      |                                                    |
|------------------------------------|-------------------------------------------|----------------------|----------------------------------------------------|
| Tenure at last recorded sale       | Freehold (16 Jun 2023)                    | Sale matched         | 1 Example Lane · £265,000                          |
| Every recorded sale on this street | Freehold (8 sales with a recorded tenure) | Occupancy on the EPC | owner-occupied (declared at the energy assessment) |

*Tenure as recorded on the last sale at this address (HM Land Registry Price Paid Data). Tenure can change between sales; the title register is definitive. The EPC does not state legal tenure, and no source here shows lease length, and we never infer either.*



# The home & energy

The bricks and bills: what the property is made of, how efficient it is, and what you can and can't change.



## 10. Property facts

• FAIR

**In plain terms:** Available location and property-record fields. A location field does not establish the condition of the building.

|                             |                                |                             |                              |
|-----------------------------|--------------------------------|-----------------------------|------------------------------|
| Local authority             | Illustrative district          | Ward                        | Sampleton Central            |
| Region                      | Illustrative region            | Dwelling type               | Mid-terrace house            |
| Built form                  | Mid-Terrace                    | Construction age band       | England and Wales: 1930-1949 |
| Floor area                  | 86 m <sup>2</sup> (~926 sq ft) | Tenure (last recorded sale) | Freehold                     |
| Occupancy at EPC assessment | owner-occupied                 |                             |                              |

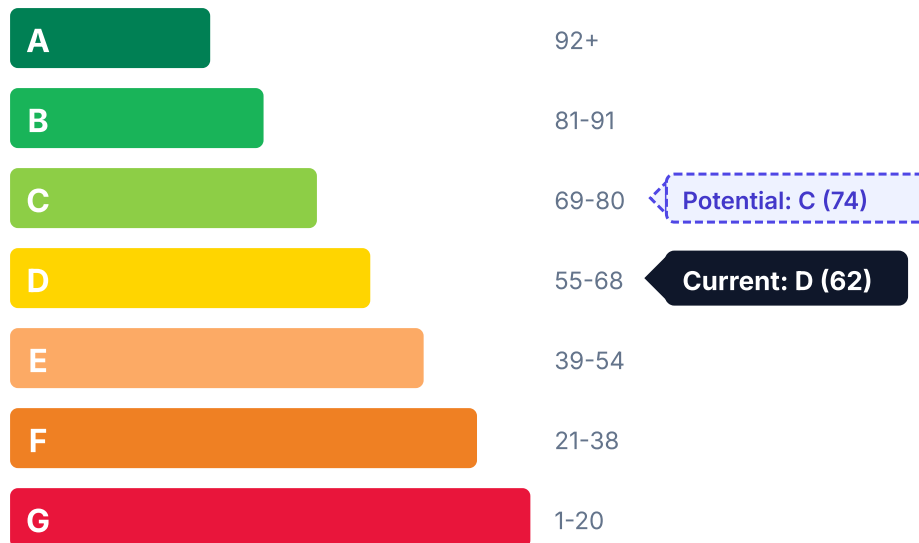


## 11. Energy & running costs (EPC)

• FAIR

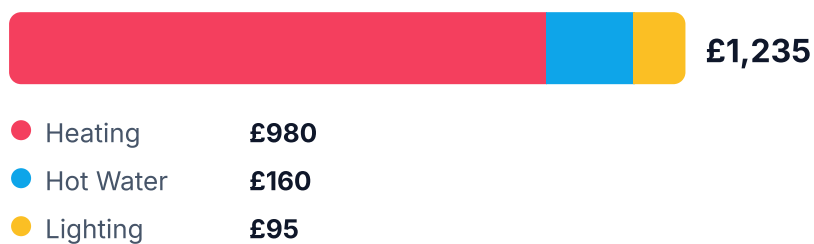
**In plain terms:** This home's energy rating is band D, which is about average for the UK. Sensible upgrades could lift it to band C.

### ENERGY PERFORMANCE CERTIFICATE



### Estimated annual running costs (from the certificate)

#### ANNUAL ENERGY COSTS



The certificate lists improvements that could save roughly £540 a year and lift the rating to band C.

#### THE WHOLE CERTIFICATE

|                    |                          |                                       |             |
|--------------------|--------------------------|---------------------------------------|-------------|
| Certificate number | 0000-0000-0000-0000-0000 | Lodged on the register                | 12 Apr 2023 |
| Assessment visit   | 10 Apr 2023              | Valid until (10 years from lodgement) | 12 Apr 2033 |

|                           |                                                     |                                                |                              |
|---------------------------|-----------------------------------------------------|------------------------------------------------|------------------------------|
| Dwelling                  | Mid-terrace house · House · Mid-Terrace             | Construction age band                          | England and Wales: 1930-1949 |
| Total floor area          | 86 m <sup>2</sup> (~926 sq ft)                      | Habitable rooms                                | 5 (5 heated)                 |
| Open fireplaces           | 1                                                   | Main fuel                                      | mains gas (not community)    |
| Hot-water cylinder        | No (combi or instantaneous)                         | Low-energy lighting                            | 80% of fixed outlets         |
| Multiple glazing          | 100% of windows                                     | Draught-proofing                               | 100%                         |
| Energy use                | 245 kWh/m <sup>2</sup> /yr → 190 after improvements | Environmental impact (CO <sub>2</sub> ) rating | 58/100 → 72 potential        |
| CO <sub>2</sub> emissions | 3.4 t/yr → 2.1 potential · 40 kg/m <sup>2</sup>     | Occupancy at assessment                        | owner-occupied               |

### Every element the assessor rated

The certificate's own one-to-five-star scale for each part of the building. The stars are where the heating bills come from: a "Very poor" wall or roof is the single thing most worth pricing into an offer.

| ELEMENT               | WHAT THE ASSESSOR RECORDED                     | ENERGY EFFICIENCY | ENVIRONMENTAL   |
|-----------------------|------------------------------------------------|-------------------|-----------------|
| Walls                 | Solid brick, as built, no insulation (assumed) | ★☆☆☆☆ Very poor   | ★☆☆☆☆ Very poor |
| Roof                  | Pitched, 150 mm loft insulation                | ★★★★☆ Average     | ★★★★☆ Average   |
| Floor                 | Suspended, no insulation (assumed)             | not rated         | not rated       |
| Windows               | Fully double glazed                            | ★★★★☆ Average     | ★★★★☆ Average   |
| Main heating          | Boiler and radiators, mains gas                | ★★★★☆ Good        | ★★★★☆ Good      |
| Main heating controls | Programmer, room thermostat and TRVs           | ★★★★☆ Good        | ★★★★☆ Good      |
| Hot water             | From main system                               | ★★★★☆ Good        | ★★★★☆ Good      |
| Lighting              | Low energy lighting in 80% of fixed outlets    | ★★★★☆ Good        | ★★★★☆ Good      |

"(assumed)" in a description means the assessor could not see the element and used the default for the building's age. It is the register's word, not ours.

### Estimated running costs: now, and after the recommended works

| PER YEAR     | NOW           | AFTER IMPROVEMENTS |
|--------------|---------------|--------------------|
| Heating      | £980          | £720               |
| Hot water    | £160          | £140               |
| Lighting     | £95           | £70                |
| <b>Total</b> | <b>£1,235</b> | <b>£930</b>        |

The assessor's standardised estimates at the fuel prices in force when the certificate was lodged. They compare homes; they do not predict a household's actual bill.

The assessor's recommended improvements (2)

In the order the certificate lists them, with the register's indicative installation cost and the typical yearly saving. Together they are estimated to save about £540 a year and lift the rating to band C.

| # MEASURE                              | INDICATIVE COST  | TYPICAL SAVING / YR | RATING AFTER    |
|----------------------------------------|------------------|---------------------|-----------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £210                | 70 SAP · band C |
| 2 Solar photovoltaic panels, 2.5 kWp   | £3,500 - £5,500  | £330                | 74 SAP · band C |

Costs are the register's national indicative ranges, not quotes. "Rating after" is cumulative: it assumes every earlier measure in the list has been done.

The full certificate is public at [find-energy-certificate.service.gov.uk/energy-certificate/0000-0000-0000-0000-0000](https://find-energy-certificate.service.gov.uk/energy-certificate/0000-0000-0000-0000-0000).

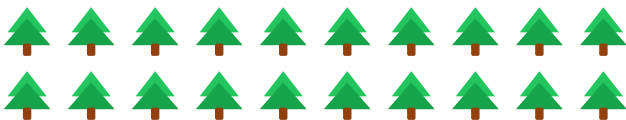
Carbon footprint

CARBON FOOTPRINT

3.4

tonnes CO<sub>2</sub>/year

Trees needed to offset annually:



+135 more

A rented home must reach band E or better to be let lawfully (Minimum Energy Efficiency Standards). Bands F–G need works or an exemption.

**What to do:** Factor likely heating costs into your offer, and check which improvements give the best payback.



**In plain terms:** Broadband speed and mobile signal were not checked for this address. Ofcom publishes both per postcode, free, and the two-minute check below is the one to do before you commit if you work from home.

### Not checked, and why

Ofcom's Connected Nations data is the source this section uses, and it is read through Ofcom's API, which needs a registered key that is not configured on our side. Rather than print a guess, we have left the figures out. What Ofcom will tell you for this postcode: the fastest download and upload speed each type of connection can deliver (standard, superfast 30 Mbps+, ultrafast 300 Mbps+, gigabit); whether full fibre has reached the address; and, for EE, O2, Three and Vodafone, predicted voice and data signal indoors and outdoors.

**What to do:** Enter the postcode at [checker.ofcom.org.uk](https://checker.ofcom.org.uk) for predicted broadband speeds by provider and indoor/outdoor mobile signal on all four networks, then ask the seller which provider they use and what speed they actually get.



### 13. Heritage & what you can change

• NO DATA

**In plain terms:** Good news: we found no major heritage or planning protections that would restrict changes to this home.



Listed building ≤700 m

✓ NO



Conservation area

Outside: 210 m from the nearest Conservation Area boundary (Sampleton Old Town)

✓ NO



Article 4 direction

✓ NO



Scheduled monument ≤1km

✓ NO



AONB / National Park

✓ NO



World Heritage Site ≤1km

✓ NO



Green Belt

✓ NO

#### CONSERVATION AREAS WITHIN 700 M

| NAME               | STATUS                                | DISTANCE |
|--------------------|---------------------------------------|----------|
| Sampleton Old Town | Outside (distance is to its boundary) | 210 m    |

Area & lifestyle

What it's actually like to live here: the neighbourhood, getting around, and what's on your doorstep.

14. Crime

FAIR

**In plain terms:** The returned records contain 939 incidents across 24 months within about a mile of the postcode location. These counts are not adjusted for population or visitors and do not establish how safe this building is.

LAST 6 MONTHS

233

incidents ≤1 mile

24-MONTH TOTAL

939

incidents ≤1 mile

MONTHS TRACKED

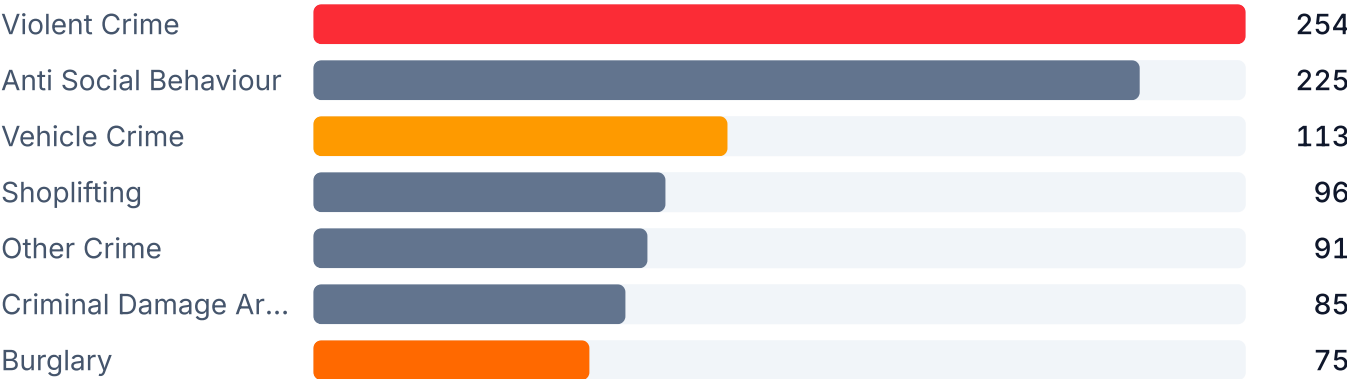
24

police.uk · 24 of 24

These are raw counts of incidents reported to police within about a mile. A busy high street naturally shows more than a quiet lane, so read it alongside the area type rather than as a danger score.



WHAT KIND OF CRIME



EVERY CATEGORY, 24 MONTHS

| CATEGORY              | TOTAL | SHARE | PER MONTH | LAST 6 MONTHS | PREVIOUS 6 | CHANGE |
|-----------------------|-------|-------|-----------|---------------|------------|--------|
| Violent Crime         | 254   | 27%   | 10.6      | 63            | 65         | -2     |
| Anti Social Behaviour | 225   | 24%   | 9.4       | 56            | 57         | -1     |
| Vehicle Crime         | 113   | 12%   | 4.7       | 28            | 29         | -1     |
| Shoplifting           | 96    | 10%   | 4.0       | 24            | 24         | 0      |

| CATEGORY              | TOTAL | SHARE | PER MONTH | LAST 6 MONTHS | PREVIOUS 6 | CHANGE |
|-----------------------|-------|-------|-----------|---------------|------------|--------|
| Other Crime           | 91    | 10%   | 3.8       | 22            | 22         | 0      |
| Criminal Damage Arson | 85    | 9%    | 3.5       | 21            | 22         | -1     |
| Burglary              | 75    | 8%    | 3.1       | 19            | 19         | 0      |
| All categories        | 939   | 100%  | 39.1      | 233           | 238        | -5     |

Street-level crime reported to the police within about a mile of the postcode point (data.police.uk), by the police's own categories. The change column compares the last six calendar months with the six before them. "Anti-social behaviour" is recorded differently from crimes and is not a count of offences.

 15. Getting around

✓ GOOD

**In plain terms:** The nearest station, Sampleton (fictional station), is about 650 m away.

Rail / metro stations

| STATION                       | MODE | LINES               | DISTANCE |
|-------------------------------|------|---------------------|----------|
| Sampleton (fictional station) | Rail | Example Valley line | 650 m    |



## 16. Neighbourhood deprivation

• FAIR

**In plain terms:** This neighbourhood sits in decile 6 of 10 on the official deprivation index, meaning it's less deprived than about 60% of England. Higher is better-off.

England deprivation decile 6/10 (2025)

60th percentile



More deprived

Less deprived

Rank 18,400 of 33,755 (1 = most deprived) Index Fictional deprivation index shaped like the English Indices of Deprivation · 2025

Small area

Sampleton 001A

### HOW THE INDEX BREAKS DOWN

Sampleton 001A is ranked 18,400 of 33,755 on the Fictional deprivation index shaped like the English Indices of Deprivation, where 1 is the most deprived (decile 6 of 10). The overall figure is built from the domains below. The same area can be well-off on income and poorly served for access to services, and the parts tell you more than the whole.

| DOMAIN             | RANK (OF 33,755) | DECILE | READS AS                                           |
|--------------------|------------------|--------|----------------------------------------------------|
| Income             | 17,200           | 6/10   | around the middle (51% from the most-deprived end) |
| Employment         | 19,800           | 6/10   | around the middle (59% from the most-deprived end) |
| Living environment | 9,100            | 3/10   | around the middle (27% from the most-deprived end) |

Deciles and ranks are only comparable within England, because each UK nation builds its index differently. The index describes a neighbourhood of a few hundred households, not any one home.



## 17. Who lives here

• NO DATA

**In plain terms:** The ONS Census 2021 tables did not answer for this neighbourhood, so no community profile is shown. That is a failed lookup, not an empty area.

Census 2021 area profiles are free at [ons.gov.uk/census/maps](https://ons.gov.uk/census/maps): search the postcode there.

## 18. How we scored it

• FAIR

**In plain terms:** For transparency, here's each factor behind the IQ Score. A higher bar is better.

### Surface-water screening

70/100

The mapped surface-water band at the postcode location is Low (Environment Agency NaFRA2). This component covers surface water only; it does not establish this building's flood probability, river/sea risk or flood history. Nearby warning areas do not change this band-based score.

### Coal mining

100/100

The queried point is outside the returned Development High and Low Risk Areas. This does not rule out all mining hazards.

### Subsidence

60/100

Shrink-swell (clay subsidence): the 5 km area around this address is rated Moderate. The nearest area rated Significant begins about 3.2 km to the NE. This layer, not the clay projection, sets the score. Clay-shrinkage subsidence by 2030: Possible (BGS UKCP18 Average scenario).

### Radon

64/100

Radon Affected Area (band 3/6): the report covers testing and remediation guidance.

### Crime

60/100

38 street-level crimes reported in June 2026 near this postcode.

### Energy (EPC)

55/100

EPC band D on the MHCLG register. Full energy breakdown and improvement costs in the report.

## 19. Questions for your surveyor

• FAIR

**In plain terms:** Share these questions with the surveyor inspecting this building. They follow the report's available findings and gaps; they do not select a survey level or confirm the building's condition.

### Condition that public records cannot show

Report context: This report has not physically inspected the building.

Ask: What should you inspect for damp, roof condition, cracking, drainage and past alterations, and what will remain outside your inspection?

### Surface-water screening

Report context: The mapped surface-water band at the postcode location is Low (Environment Agency NaFRA2). This component covers surface water only; it does not establish this building's flood probability, river/sea risk or flood history. Nearby warning areas do not change this band-based score.

Ask: Do you see signs of past water entry or drainage problems, and what further checks would help explain the mapped flood finding?

### Subsidence

Report context: Shrink-swell (clay subsidence): the 5 km area around this address is rated Moderate. The nearest area rated Significant begins about 3.2 km to the NE. This layer, not the clay projection, sets the score. Clay-shrinkage subsidence by 2030: Possible (BGS UKCP18 Average scenario).

Ask: Do the building, drains or nearby trees show anything that warrants further investigation for movement, given the area ground-hazard finding?

### Radon

Report context: Radon Affected Area (band 3/6): the report covers testing and remediation guidance.

Ask: What information about radon testing or existing protective measures should I request for this building? The map cannot establish an indoor measurement.

### Energy (EPC)

Report context: EPC band D on the MHCLG register. Full energy breakdown and improvement costs in the report.

Ask: Are the EPC improvement suggestions suitable for this building's construction and condition, and which need closer inspection before budgeting work?

## 20. Before you offer: your checklist

• FAIR

**In plain terms:** Here are the practical next steps this report points to for this specific home. Tick them off before you commit.

- 1 Ask the seller on the TA6 form whether the property has ever flooded, and get a flood-specific insurance quote before you commit.
- 2 This is a Radon Affected Area: buy a radon test kit (about £50) and budget for mitigation if levels come back high.
- 3 The energy rating is band D. Factor likely heating costs into your offer and check which improvements give the best payback.
- 4 Discuss the building and these findings with a surveyor, and agree an appropriate inspection scope before committing to the purchase.
- 5 Use this report to brief your conveyancer: it flags what their official searches should confirm.

This report is preliminary due-diligence built from official public data to help you decide and negotiate before you offer. It is not a survey, a formal valuation or legal advice.

HouseCheckup · ZZ1 1ZZ · Generated 10 October 2026 · [housecheckup.co.uk](https://housecheckup.co.uk)

Found something unclear, incorrect or useful? You can reply to the email that included this report. Feedback is optional.