FREE PRINTABLE · BOOK SECTION 1.1 · Q1

House shortlist scorecard

Before you view: ten minutes at a desk. From *Buying & Renovating an Old House: The Honest Guide* by Rory J Dench. The seven free checks for up to three houses, side by side, with a light for each result.

Checked October 2026

All seven checks are free, online and take about ten minutes. They tell you what to ask, not what's wrong. Ring a light for each result (the key is on page 2) and write what you found. Current links for each country are on buyinganoldhouse.co.uk/q1.

Check, and where to look	**House A** · address:	**House B** · address:	**House C** · address:
1. Listed? Scotland: trove.scot (HES listing records). England: National Heritage List for England. Wales: Cof Cymru (Cadw).	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED
2. Conservation area? Your council's website or planning map. (Scotland: the council designates them, so check with the council.)	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED
3. Flood risk Scotland: SEPA flood maps. England: GOV.UK, check your long term flood risk. Wales: Natural Resources Wales flood map.	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED
4. Radon UKradon indicative map (UK Health Security Agency).	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED
5. Coal mining Mining Remediation Authority check on GOV.UK (Scotland, England and Wales).	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED
6. Energy certificate Scotland: Scottish EPC Register. England and Wales: GOV.UK, find an energy certificate. Rating, date, recommendations, older certificates.	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED
7. Planning history Your council's planning portal: search the address and the neighbours. Extensions, refusals, enforcement, listed building consents, big plans next door.	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED	☐ GREEN ☐ AMBER ☐ RED

Before you view	House A	House B	House C
Scotland: Home Report asked for The seller or agent must give it to you within nine days of asking.	Asked: _____ Received: _____	Asked: _____ Received: _____	Asked: _____ Received: _____
England and Wales: material information Council tax band, tenure and, where they apply, listing, conservation area, flood risk, coal mining and restrictions. Anything missing?			
Overall, and why			
View it?	☐ Yes ☐ Not yet ☐ No	☐ Yes ☐ Not yet ☐ No	☐ Yes ☐ Not yet ☐ No

Key: what you might find

What you find	Light	What it usually means
Not listed, not in a conservation area, low flood risk, not in a coal mining reporting area	**GREEN**	Fewer restrictions and fewer extra reports. Still get a survey.
House is **listed** (Scotland: Category A, B or C; England and Wales: Grade I, II* or II)	**AMBER**	Consent will be needed for many changes, inside and out. Not a reason to walk away, but it shapes what you can do and how (see 1.6).
House is in a **conservation area**	**AMBER**	Some changes to windows, doors, roofs, walls and stone cleaning may need permission (see 1.6 and 3.5).
Medium or high **flood risk** on the official map	**AMBER**	Ask the seller about past flooding. Get an insurance quote before you offer.
In a **radon** Affected Area	**AMBER**	Ask whether it has been tested. Testing is simple, and there are established fixes if levels are high.
In a **coal mining** reporting area	**AMBER**	Your solicitor will order a mining report. Usually routine; occasionally important.
Planning history shows **enforcement action**, a refusal or a large development next door	**AMBER**	Ask the seller and your solicitor what happened.
House has flooded more than once, or the flood map shows it in a high-risk area and you can't get insurance	**RED**	Stop until you know you can insure it and borrow against it.

Please read: this site is general guidance. It isn't a survey, a diagnosis, financial advice or legal advice, and it can't tell you whether a particular house is right for you. Always get independent professional advice about a specific house before you commit to buying it or to any work. Position as understood in September 2026. Current links and updates: buyinganoldhouse.co.uk/q1.

Interest disclosure: Natural Stone Craft, the publisher, provides heritage stone restoration services, including stone cleaning; this book recommends no firms, and its advice on stone repair and cleaning is the same whether or not you ever use us.