

## PROPERTY ADDRESS

**Address AB1 2CD**

### Professional Opinion

Risk of property being affected by  
Japanese knotweed\*

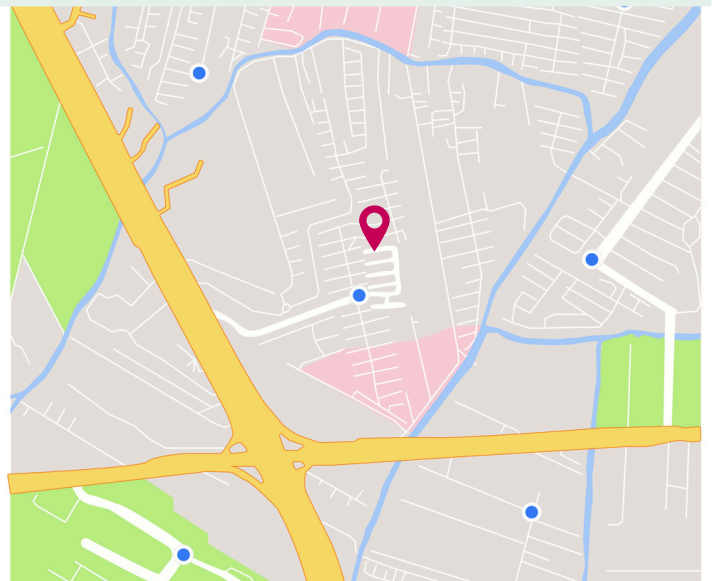


**MEDIUM**

Incidences reported within 2.5 miles

**59**

### Location Map



### Value Impact Assessment

**UNAFFECTED VALUE: £000,000**

Assuming up to 10m<sup>2</sup> is present on the  
property within 3 meters of the boundary,  
our **potential valuation impact\*\*** is

UNMANAGED: **£00,000** diminution

HERBICIDE TREATED: **£00,000** diminution

EXCAVATED: **£0,000** diminution

### Local Data

**AB1 2CD is located in A COUNTY**

This County is ranked **xth** out of 199  
Counties and Unitary Authorities in  
the country for reported incidences  
of Japanese knotweed.

**Worst affected locations in this County  
are**

1. Town X
2. Town Y
3. Town Z

## Recommended Actions

This postcode is located in a **medium-risk area**, where fewer than **59** incidences of knotweed are recorded within a 2.5 mile radius. While this does not preclude the presence of knotweed, an inspection by a buyer and their surveyor to satisfy themselves that the property is not affected, along with a "no" response on the TA6 form should provide enough information to proceed. Where a "Not known" response is returned, a buyer may wish to protect themselves by purchasing Japanese knotweed indemnity insurance.

### About Japanese knotweed

Japanese knotweed is a growing concern for homeowners and buyers across the UK, currently affecting approximately 5% of properties either directly or by proximity to an infested neighbouring property. This invasive plant not only poses risks to building structures but also typically reduces property values by around 5% to 10%, with average treatment costs estimated at £6,000.

Given its resilience, Japanese knotweed can remain dormant underground for over a decade, making it challenging to detect and adding a layer of risk for potential buyers. At the point of sale, sellers are legally required to disclose any presence of Japanese knotweed on the TA6 property information form; however, a "not known" response can shift the responsibility onto the buyer, potentially allowing the seller to avoid liability if left unchallenged. Although buyers may have legal recourse through negligence or misrepresentation claims, these processes are often lengthy and complex, making it preferable to understand potential liabilities in advance.

## JustCheck™ knotweed protection complete with warranty

**JustCheck™** is a bespoke Japanese knotweed survey, used in cases where a customer is unsure whether or not a property is affected by knotweed and wants greater certainty before completing the TA6 form, which, if answered incorrectly, could leave them exposed to a legal case in the future. **JustCheck™** also offers peace of mind to buyers who have received a 'Not known' response for Japanese knotweed on the TA6.

Our expert surveyors will check the property for any sign of knotweed, including within 3m of the boundary. As concealment or dormancy following herbicide treatment could result in our experts being unable to identify any Japanese knotweed on a property, our reports also come with a 5 year warranty to cover the cost of treatment in the unlikely event it should it appear.<sup>\*\*\*</sup>

**[Find out more and get a JustCheck™ survey](#)**

## Indemnity Insurance

A "No" or "Not Known" answer to the question relating to Japanese knotweed on the Law Society's TA6 form can leave a buyer vulnerable to future costs associated with Japanese knotweed. Thankfully the risk can now easily be alleviated with a low-cost knotweed insurance indemnity policy, providing cover for the new homeowner and their lender, addressing the uncertainty. Japanese Knotweed Indemnity Insurance is available for those properties not known to be affected, to provide protection against the future infestation of Japanese knotweed anywhere on the property.

### Policies generally cover:

- ✔ Cost of survey/report by a specialist company.
- ✔ Cost of all treatment of regrowth over the insured period.
- ✔ Cost of repairs to damage caused by knotweed on the insured property up to a limit of indemnity typically equal to the value of the property.
- ✔ Cost of legal defence from claims made by third parties.

For a one-off premium the policy covers you and your successors in title for 5 or 10 years, and the lender for the duration of the mortgage. If you are buying a property and are concerned about the risk of knotweed, it may be worth considering indemnity insurance. Any advice or insurance enquiries should be directed through your conveyancing solicitor.

## Important Notes

\* Due to varying factors and the evolving nature of this data, the risk rating provides an indication of risk only and does not replace the need for buyers to undertake their own checks prior to purchase. Nor should sellers use this information as anything other than a guide. Buyers are advised to seek additional protections where possible in the form of a survey, or indemnity insurance, particularly in locations with a medium-high risk. Environet UK accepts no liability in the event that Japanese knotweed is discovered on a property, unless a **JustCheck™** warranty is in place.

\*\* Our impact calculator gives indicative valuations only and is not intended as a substitute for taking professional advice from an RICS Registered Valuer with the relevant experience in assessing the diminution in value caused by infestations of Japanese knotweed. It is recommended that you obtain specific professional advice from an RICS Registered Valuer where you require a valuation upon which you can rely. RICS Valuers using this tool should note this is an indicative tool only and is not a substitute for exercising their own professional judgement in all cases.

\*\*\* Assuming no Japanese knotweed is found or suspected during the **JustCheck™** survey.