SITE survey. APP

SITE SURVEY REPORT

Japanese Knotweed Survey

Prepared for	M. and J. Cooper
Date	4 Oct 2026
Site	Orchard Barn
Prepared by	E. Green

FORM

Japanese Knotweed Survey

1. Survey

Project	Orchard Barn: Japanese knotweed survey for sale (completed example)
Client	M. and J. Cooper
Site	Orchard Barn
Site address	Orchard Lane, Tenbury Wells
Survey date	4 Oct 2026
Surveyor	E. Green, Green Invasive Weed Control
Season	Autumn

GOV.UK (England): you do not legally have to remove knotweed from your land unless it is causing a nuisance, but you must stop it spreading off your property, and you can be prosecuted for causing it to spread into the wild (section 14 of the Wildlife and Countryside Act 1981). Contaminated soil or plant material may be classified as controlled waste.

2. Stands

Was knotweed found?	Yes

Stands 1: Rear boundary by the stream

Location	Rear boundary by the stream
Stand outline	52.311520, -2.594410; 52.311490, -2.594330; 52.311460, -2.594360; 52.311480, -2.594460
Length of the stand (m)	6.50
Width of the stand (m)	3.00
Area from the length and width (m^2)	19.5
Distance to the nearest building (m)	22.00
Crosses or near a boundary?	Yes
Growth	Flowering
Damage seen (paving, walls, drains)	None seen

Photos (with a scale)



Stands 2: Behind the garage

Location	Behind the garage
Stand outline	52.311810, -2.594020; 52.311790, -2.593960; 52.311770, -2.593980
Length of the stand (m)	2.69

Length of the stand (m): measuring photo



Width of the stand (m)	1.20
Area from the length and width (m^2)	3.2
Distance to the nearest building (m)	2.37

Distance to the nearest building (m): measuring photo



Crosses or near a boundary?	No
Growth	Full canes
Damage seen (paving, walls, drains)	Shoots coming through cracks in the garage apron slab and the patio beside it

Photos (with a scale)







Stands found	2
Total area (m²)	22.7
Nearest stand to a building (m)	2.4
Stands at or near a boundary	1

> The RICS professional standard Japanese knotweed and residential property (2022) gives valuers a decision tree, based on risk level, to decide the management approach needed.

3. Management

Management proposed	Herbicide treatment programme
Is any stand near a river, stream or pond?	Yes

> GOV.UK: get agreement from the Environment Agency before using herbicide on knotweed near water.

Will contaminated soil or plant material leave the site?	No
Notes and guarantee terms	Three-year treatment plan with an insurance-backed guarantee. Environment Agency agreement to be obtained before spraying the stand by the stream. Neighbour on the boundary to be told.
Client name	J. Cooper
Client signature	
Completed by	E. Green, Green Invasive Weed Control
Surveyor signature	