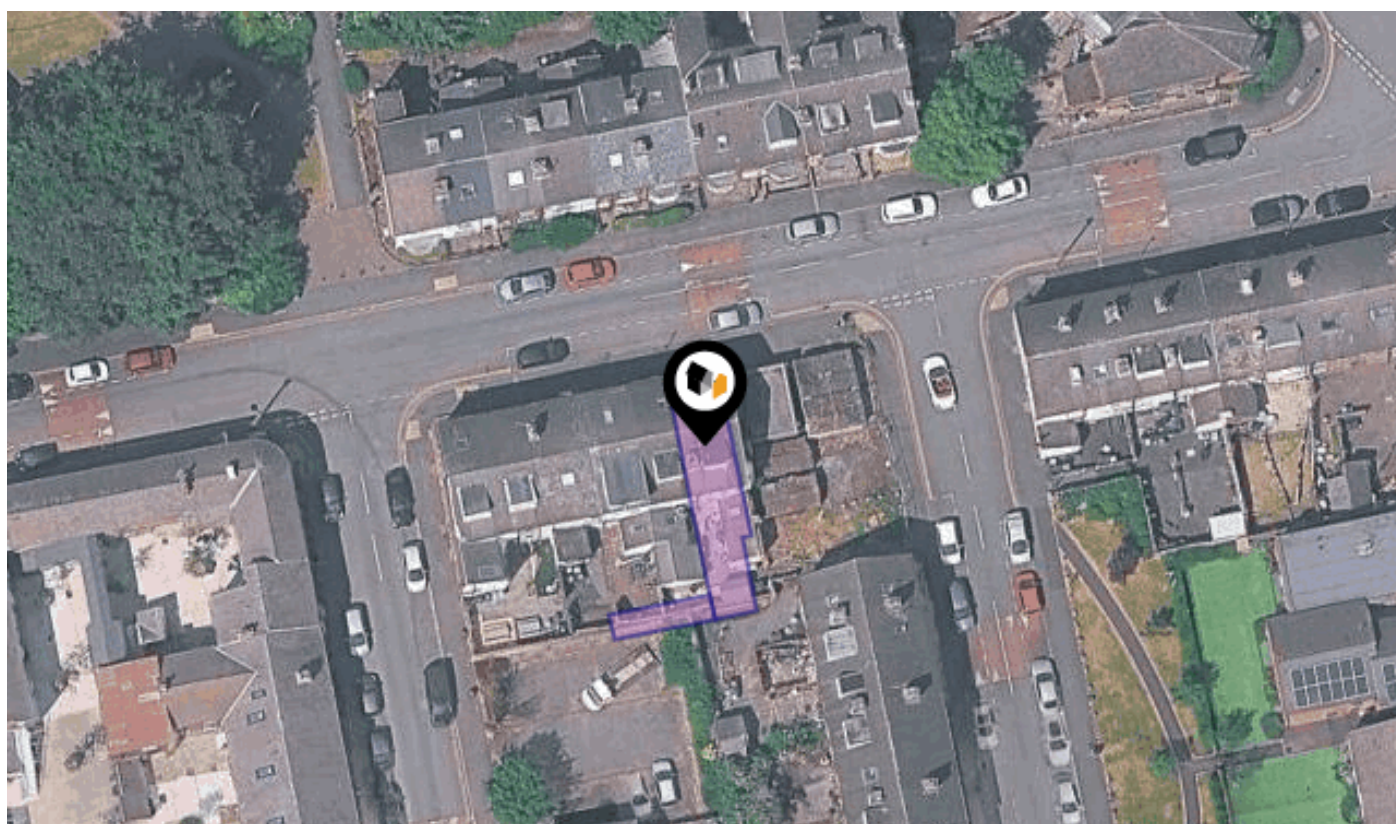




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 12th June 2025



64, CLOUGH ROAD, SHEFFIELD, S1 4TB

Landwood Group

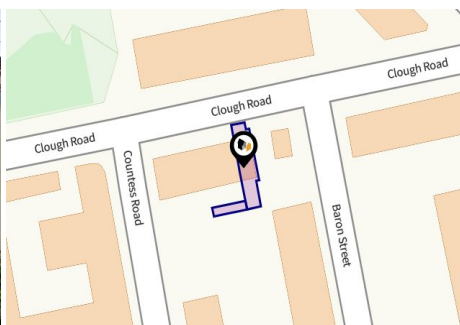
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	12/01/2007
Bedrooms:	3	Last Sold Price:	£115,250
Floor Area:	1,087 ft ² / 101 m ²	Last Sold £/ft²:	£106
Plot Area:	0.02 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	20/05/1954
Annual Estimate:	£1,593	End Date:	25/03/2154
Title Number:	SYK351868	Lease Term:	200 years from 25 March 1954
UPRN:	100050943063	Term Remaining:	128 years

Local Area

Local Authority:	Sheffield
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	251 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



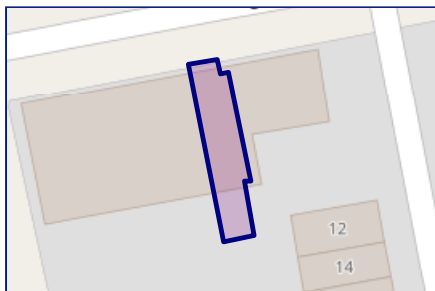
Satellite/Fibre TV Availability:



Property Multiple Title Plans

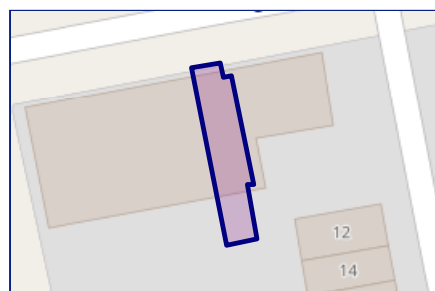
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Freehold Title Plan



SYK216004

Leasehold Title Plan



SYK351868

Start Date: 20/05/1954
End Date: 25/03/2154
Lease Term: 200 years from 25 March 1954
Term Remaining: 128 years

Property
EPC - Certificate

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64 Clough Road, SHEFFIELD, S1 4TB		Energy rating	
		G	
Valid until 28.11.2034		Certificate number 9380-2201-1490-2524-6465	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

Property

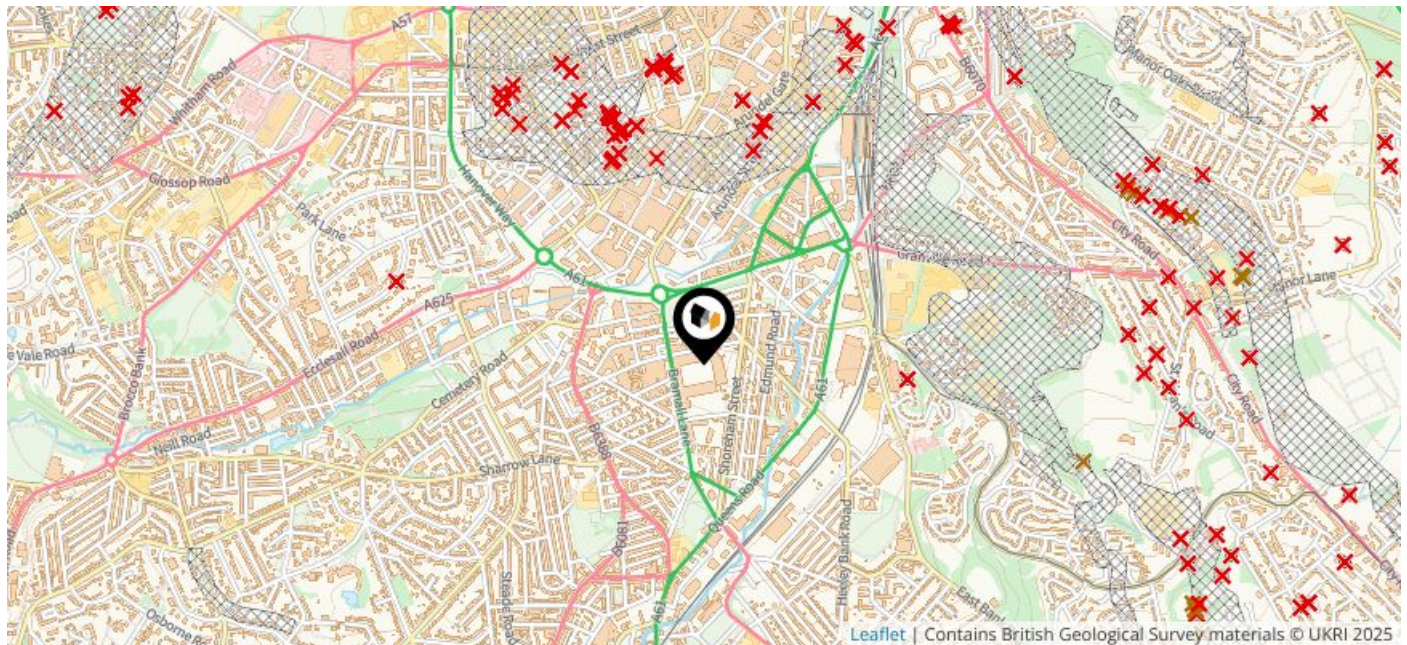
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	End-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	No system present: electric heaters assumed
Main Heating Energy:	Very poor
Main Heating Controls:	None
Main Heating Controls Energy:	Very poor
Hot Water System:	No system present: electric immersion assumed
Hot Water Energy Efficiency:	Very poor
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	To unheated space, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	101 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

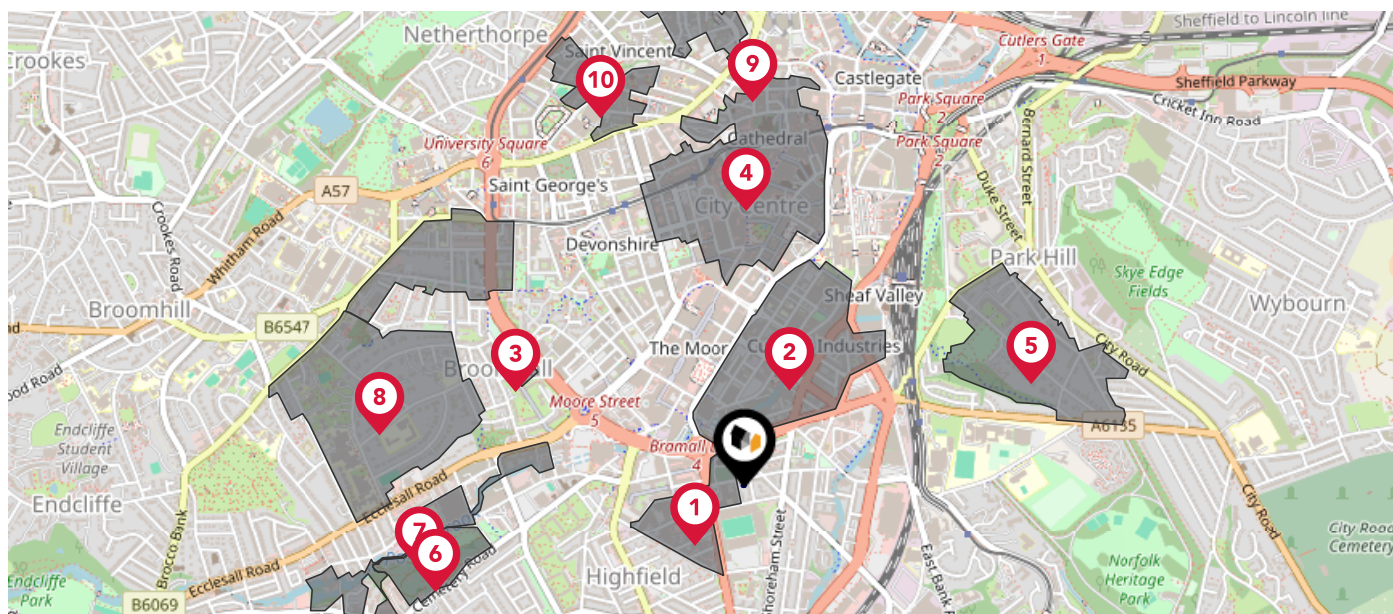
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

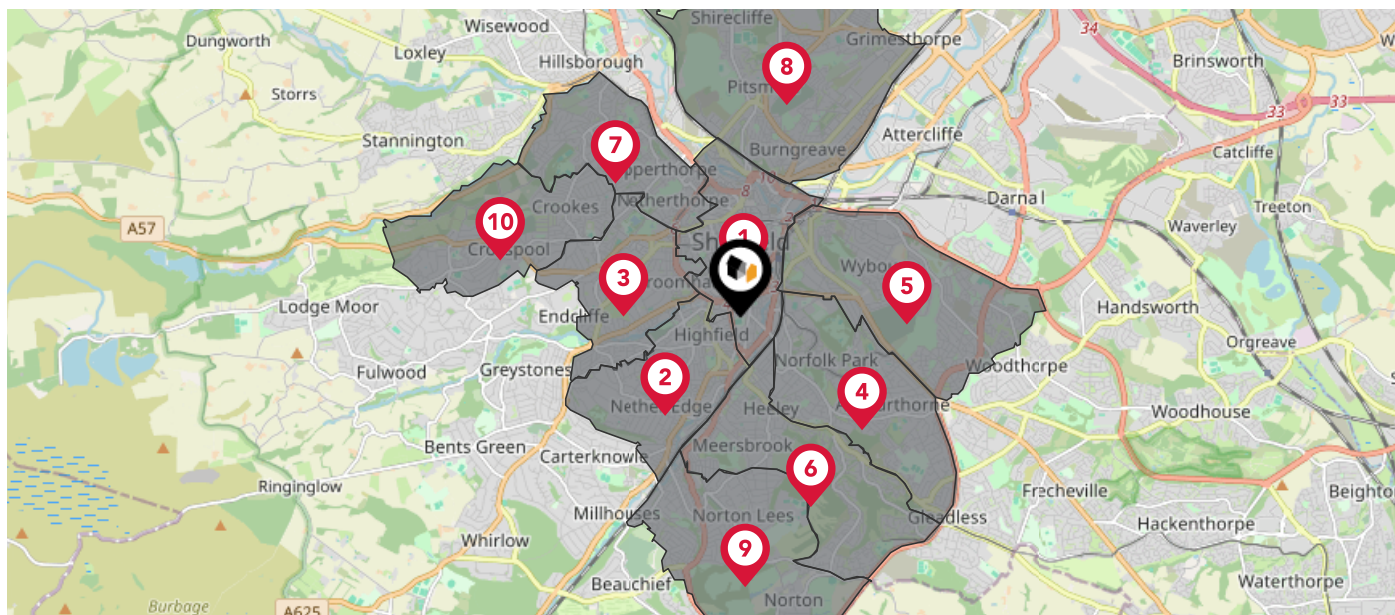
- 1 John Street
- 2 Cultural Industries Quarter
- 3 Hanover
- 4 City Centre
- 5 Norfolk Road
- 6 General Cemetery
- 7 Porter Brook
- 8 Broomhall
- 9 Furnace Hill
- 10 Well Meadow

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

City Ward

2

Nether Edge & Sharrow Ward

3

Broomhill & Sharrow Vale Ward

4

Park & Arbourthorne Ward

5

Manor Castle Ward

6

Gleadless Valley Ward

7

Walkley Ward

8

Burngreave Ward

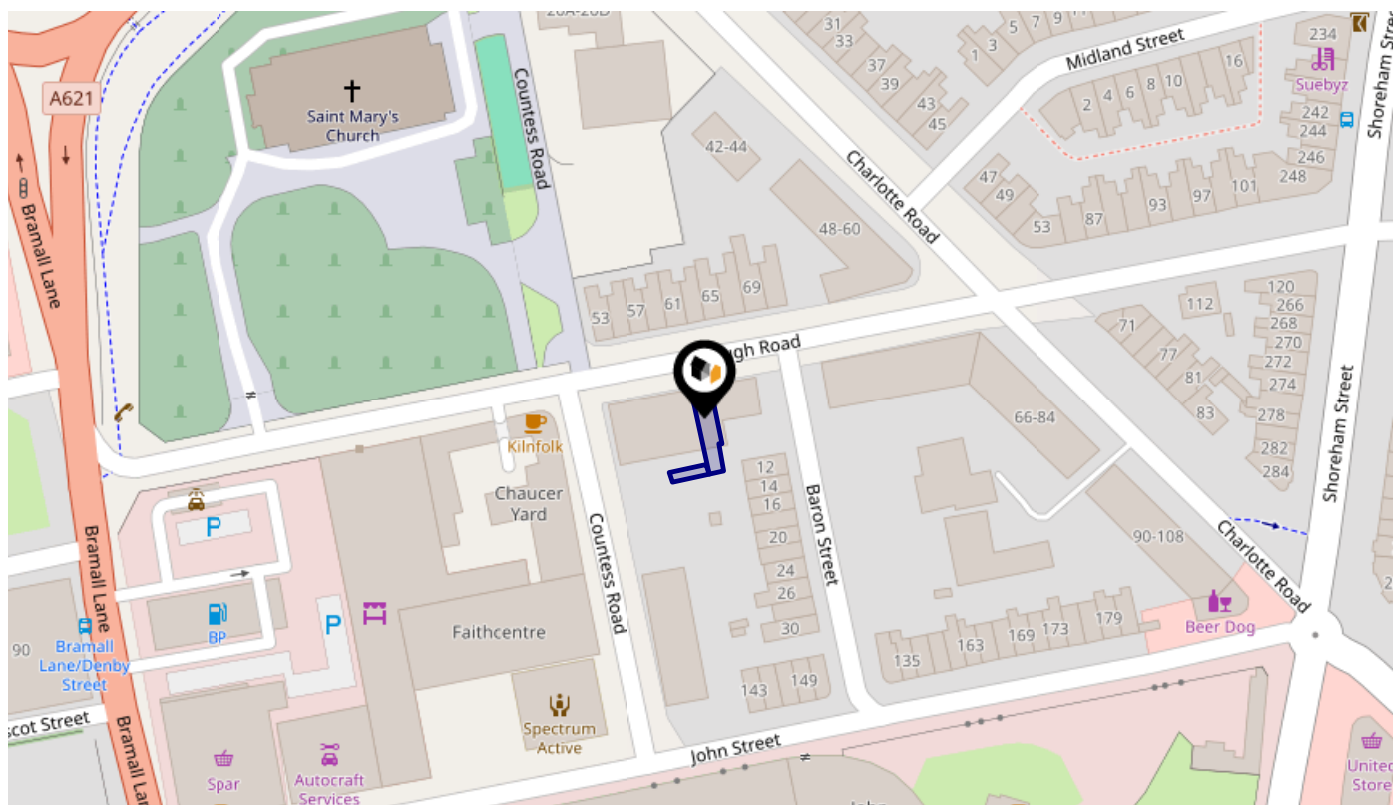
9

Graves Park Ward

10

Crookes & Crosspool Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

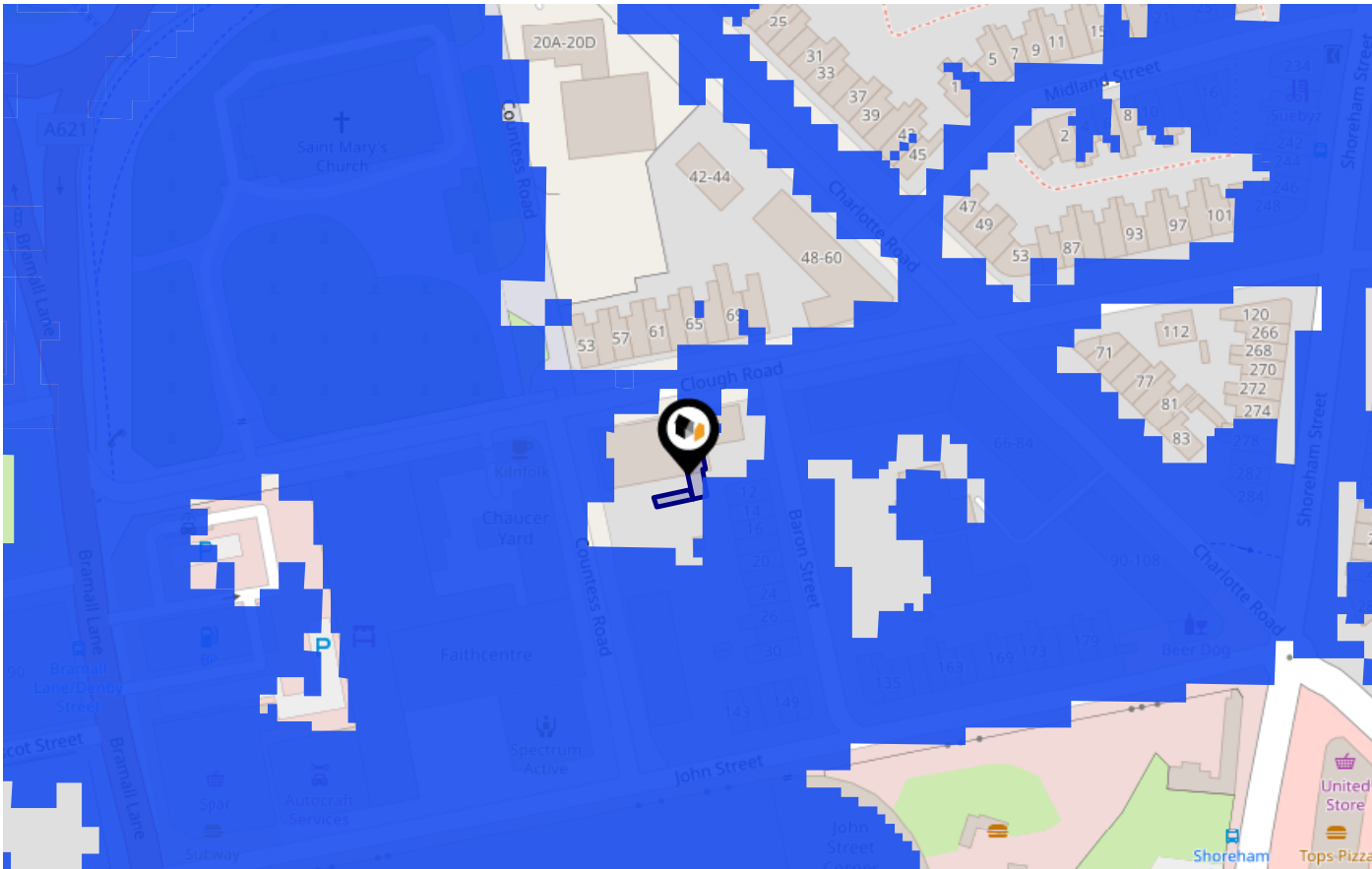
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

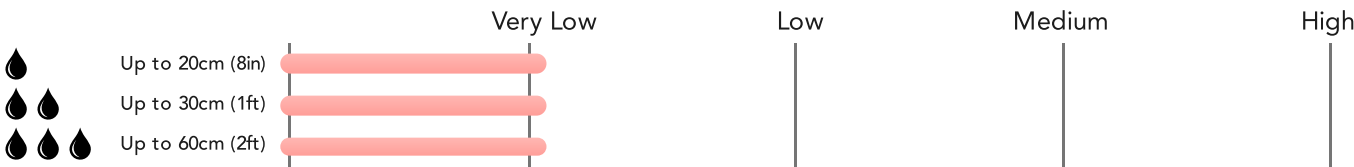


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

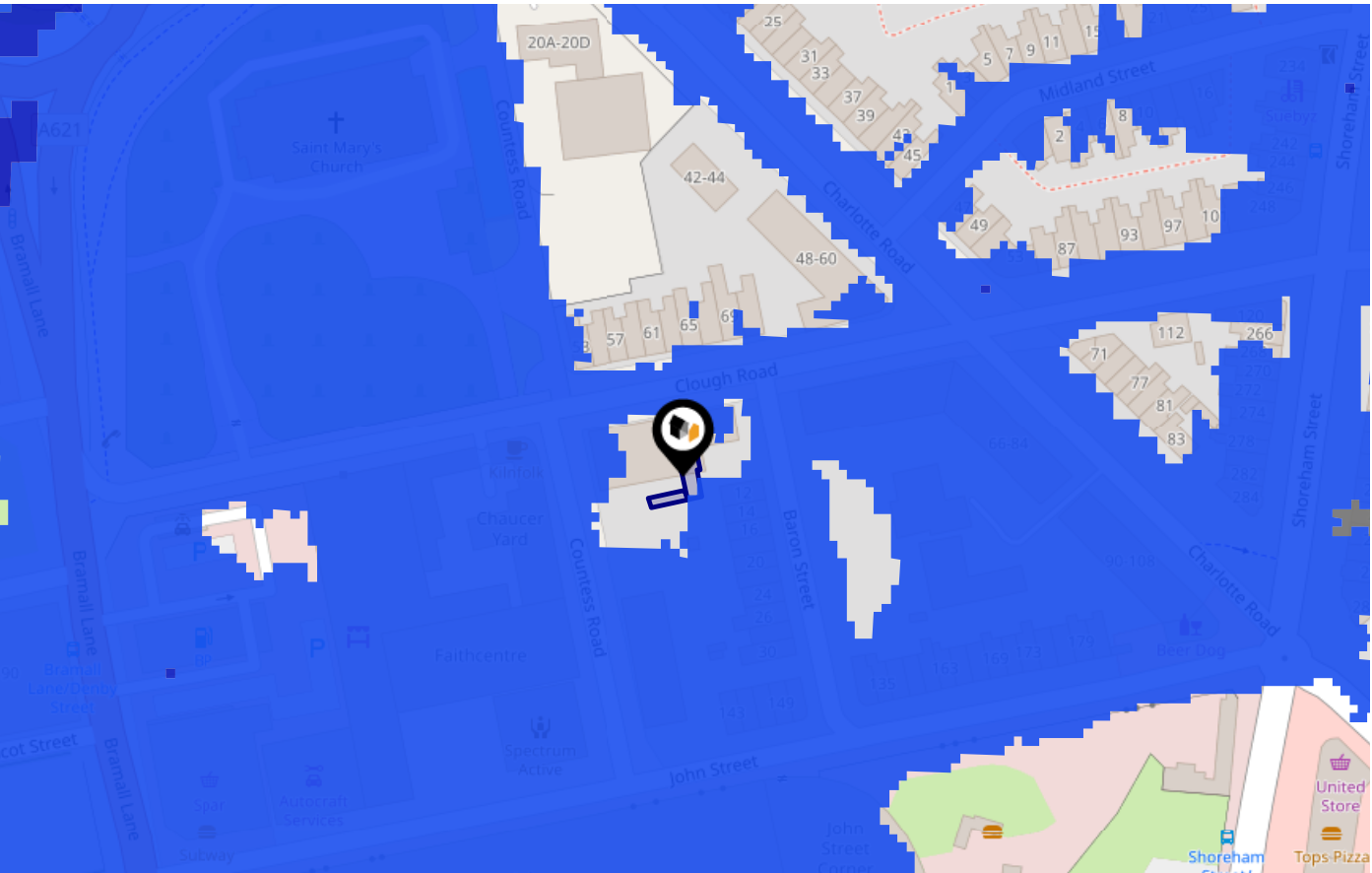


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

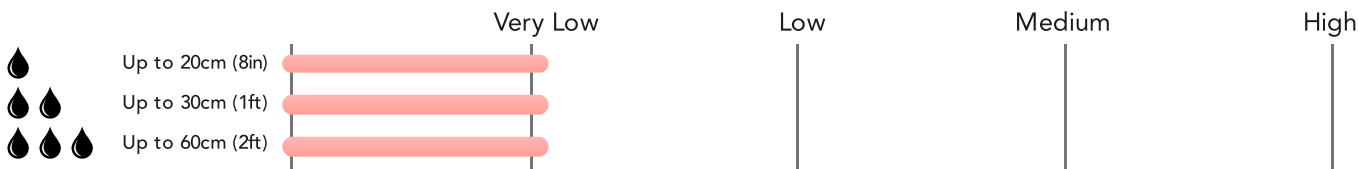


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



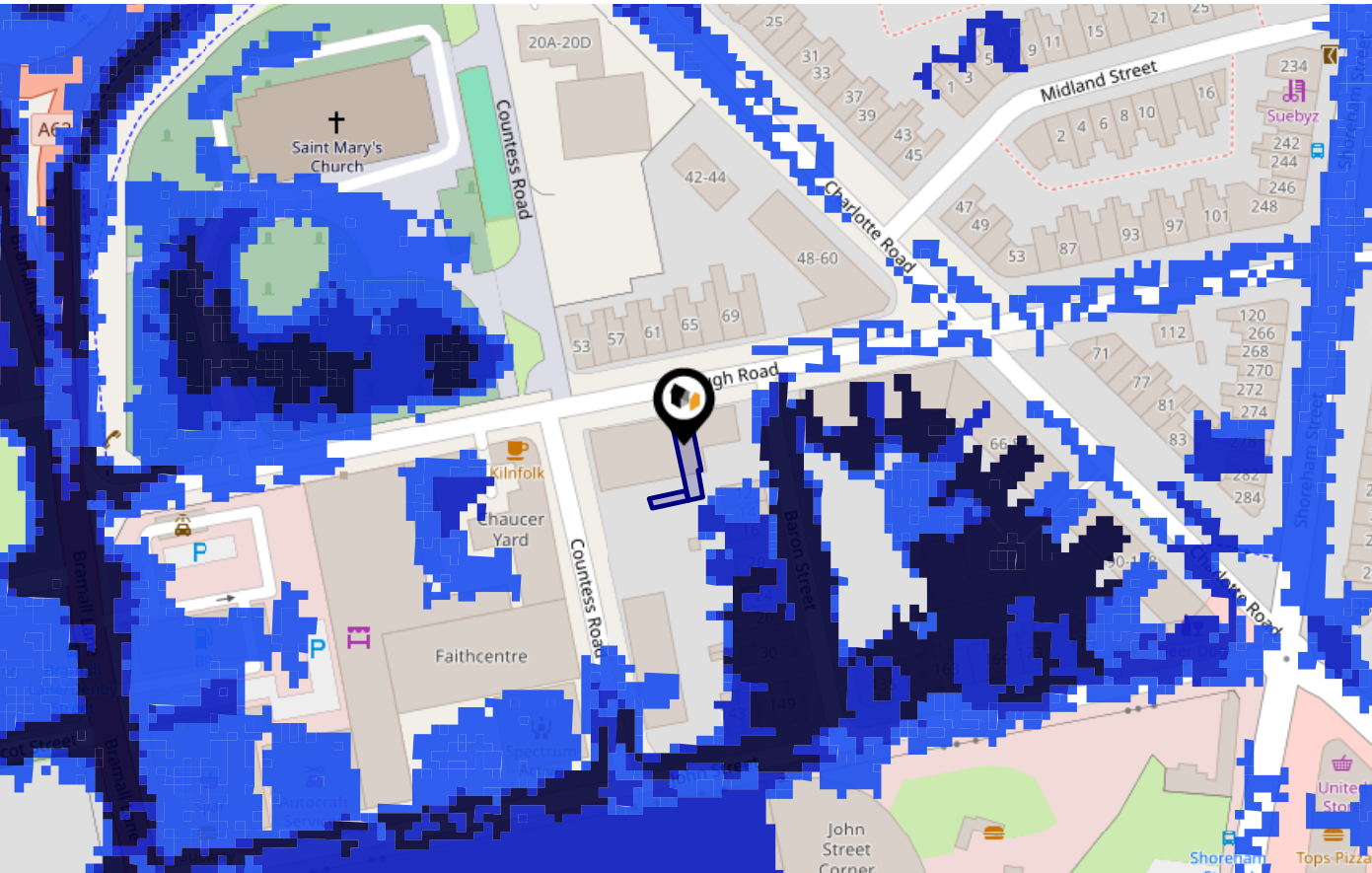
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

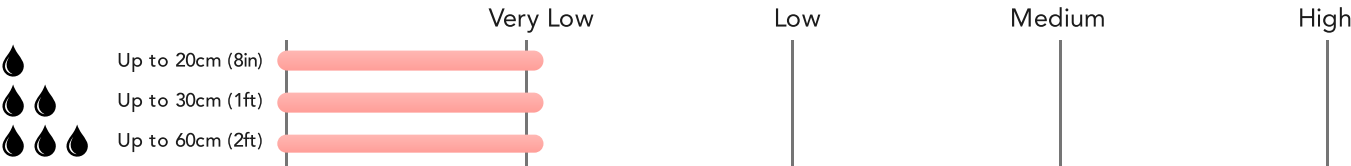


Risk Rating: Very low

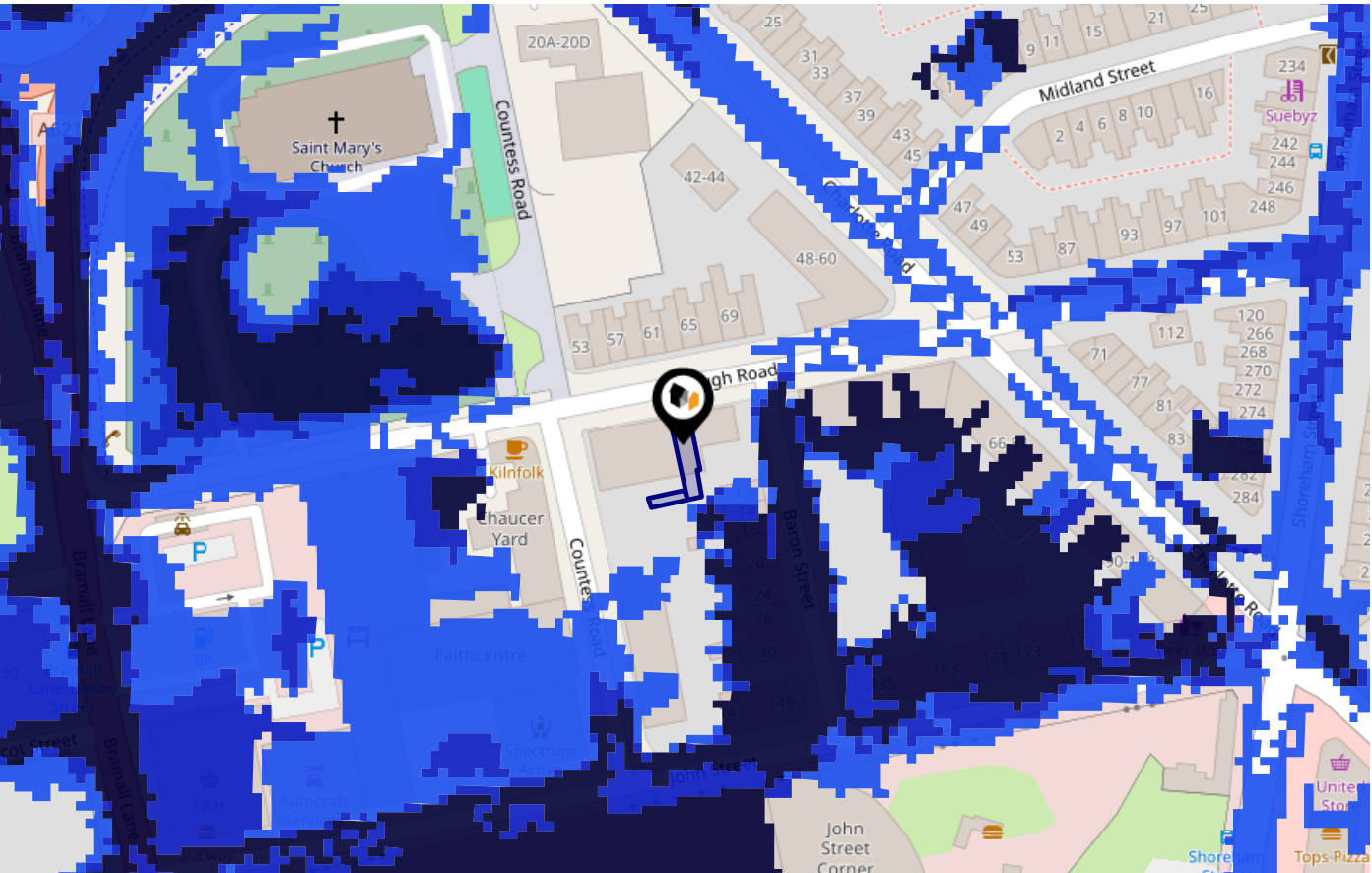
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

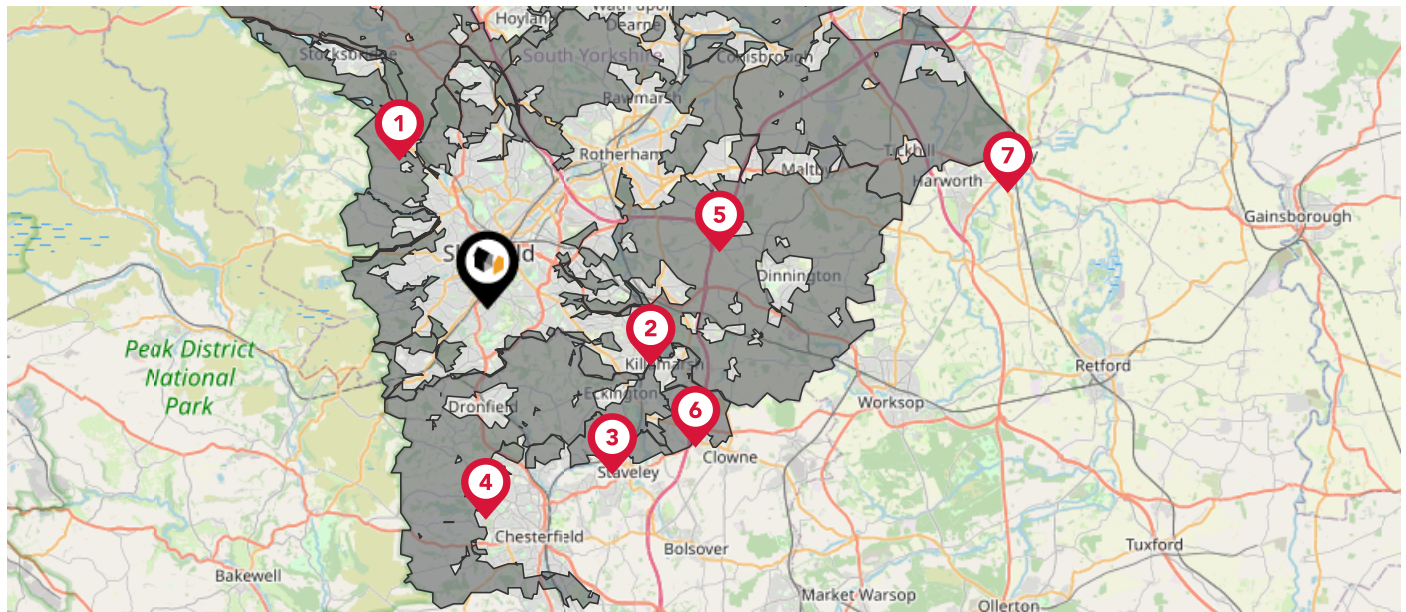
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.








Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

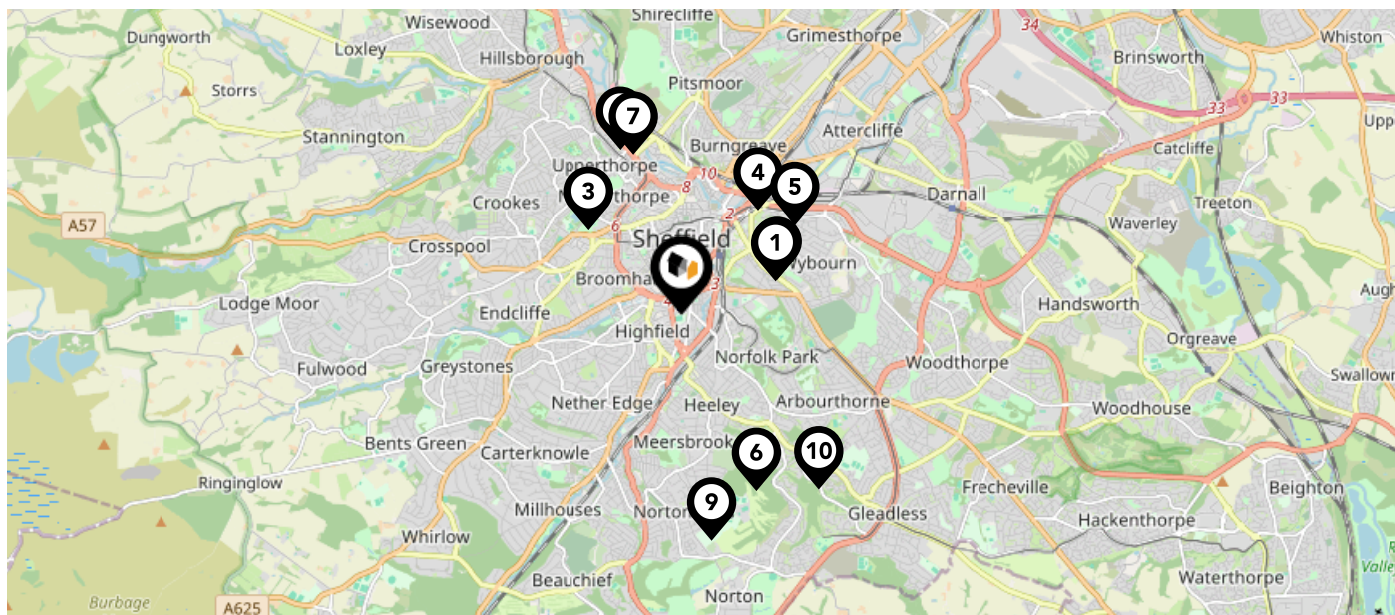
-  South and West Yorkshire Green Belt - Barnsley
-  South and West Yorkshire Green Belt - Sheffield
-  South and West Yorkshire Green Belt - Chesterfield
-  South and West Yorkshire Green Belt - North East Derbyshire
-  South and West Yorkshire Green Belt - Rotherham
-  South and West Yorkshire Green Belt - Bolsover
-  South and West Yorkshire Green Belt - Doncaster

Maps

Landfill Sites

LANDWOOD
GROUP

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

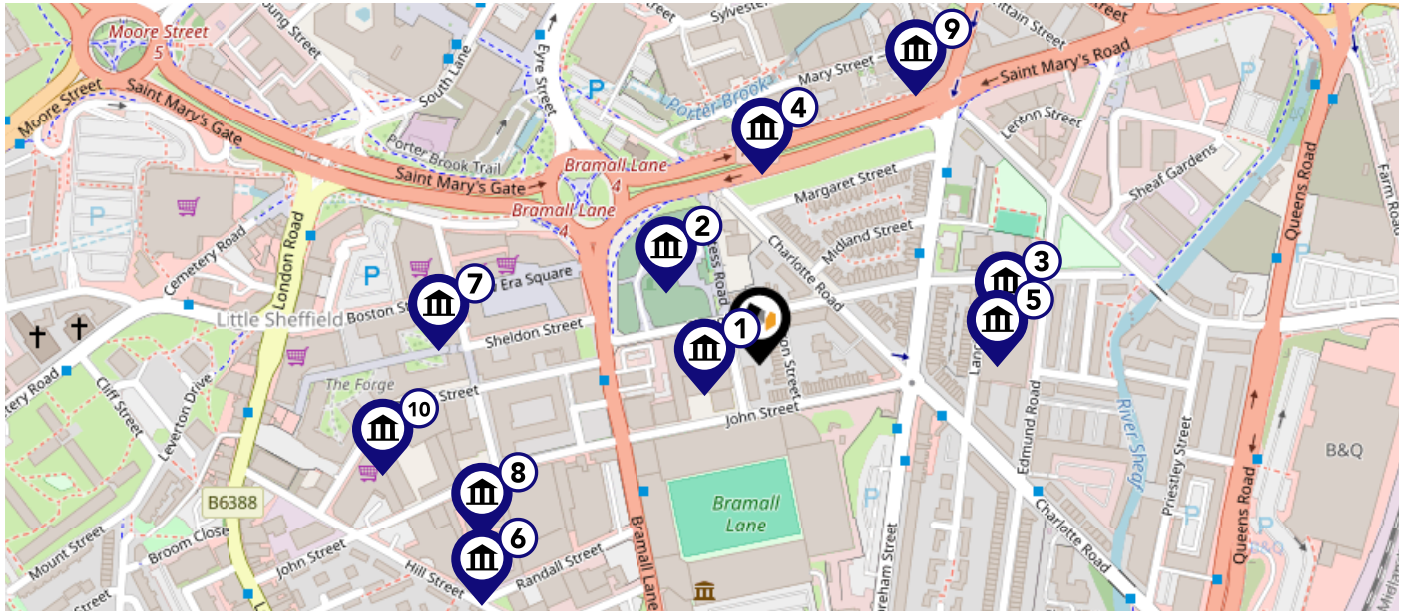
1	Hyde Park Tip-Manor Oaks, Sheffield, South Yorkshire	Historic Landfill
2	Skye Edge Playing Fields-Park Hill, Sheffield	Historic Landfill
3	Crookes Valley Open Space-Oxford Street, Sheffield	Historic Landfill
4	East Midlands Gas Board Works-Effingham Street, Sheffield	Historic Landfill
5	Lumley Street-Lumley Street, Sheffield	Historic Landfill
6	Lees Hall Woods Playing Fields between-Cat Lane and Blackstock Road, Sheffield	Historic Landfill
7	No 1 Gas Holder Base-Neepsend Lane, Sheffield	Historic Landfill
8	Neepsend Lane Gas Holder-Neepsend Lane	Historic Landfill
9	Woodland Road North-Woodland Road	Historic Landfill
10	Hurlfield Quarry-Common Side, Sheffield	Historic Landfill











Maps

Listed Buildings

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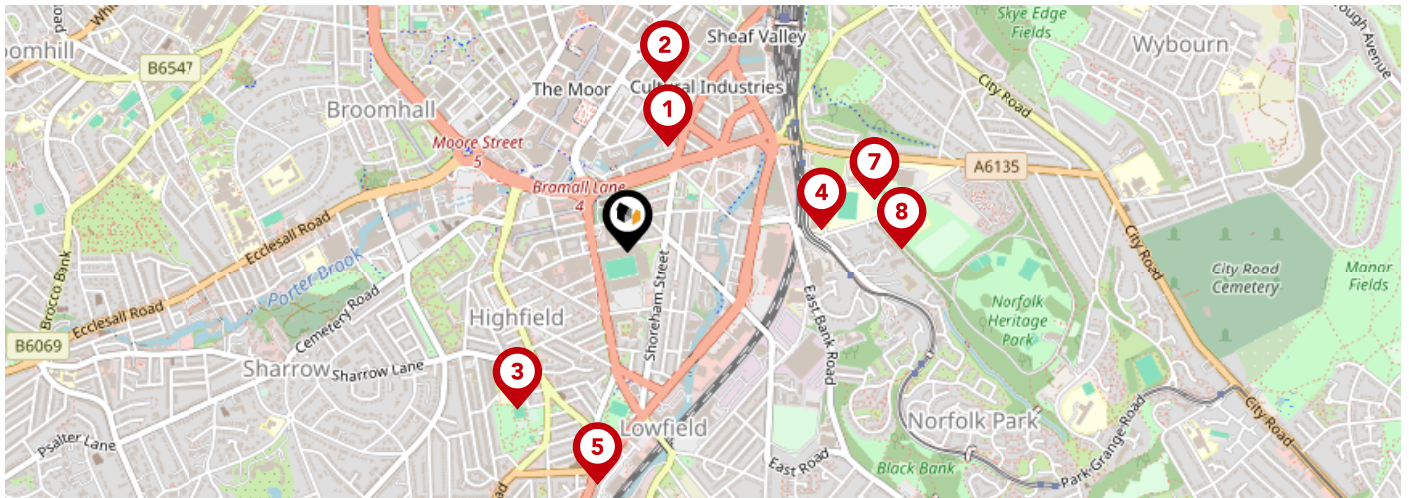
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



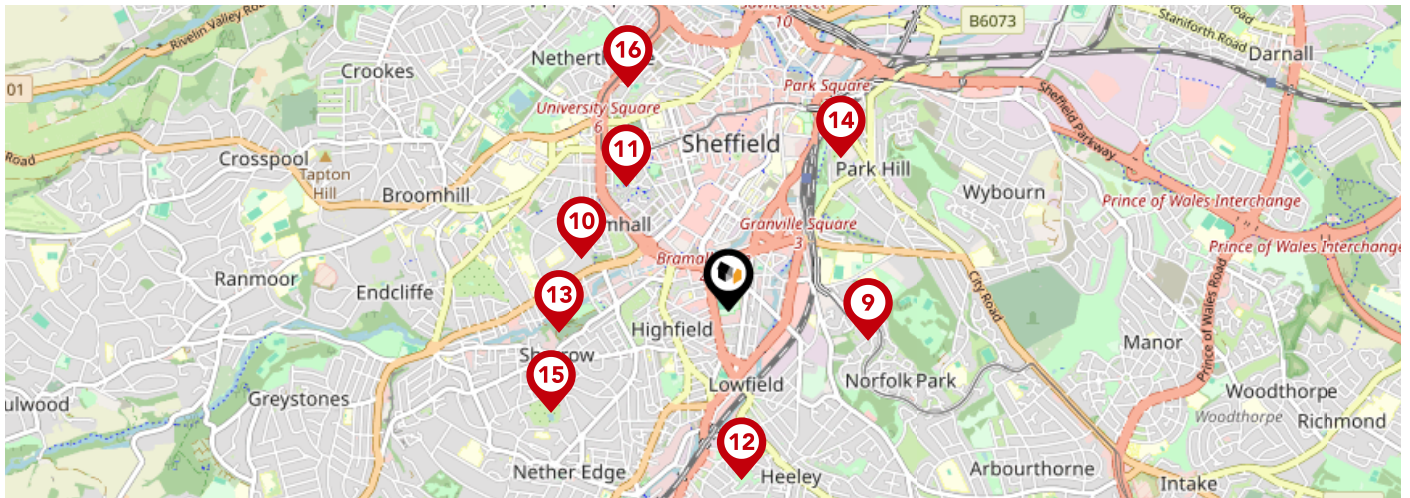
Listed Buildings in the local district	Grade	Distance
 1391230 - Wardonia Works	Grade II	0.0 miles
 1246817 - Church Of St Mary	Grade II	0.1 miles
 1058973 - Bollards And Kerb Outside Entrance To Former Drill Hall	Grade II	0.1 miles
 1390917 - Gibson Works	Grade II	0.1 miles
 1270723 - Edmund Road Drill Hall	Grade II	0.1 miles
 1271036 - Portland Works	Grade II	0.2 miles
 1096055 - Murray Building	Grade II	0.2 miles
 1246498 - Stag Works	Grade II	0.2 miles
 1391177 - 106-110, Mary Street	Grade II	0.2 miles
 1392699 - Kenilworth Works	Grade II	0.2 miles

Area Schools

LANDWOOD
GROUP



		Nursery	Primary	Secondary	College	Private
1	UTC Sheffield City Centre Ofsted Rating: Good Pupils: 492 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Freeman College Ofsted Rating: Good Pupils:0 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sharrow Nursery, Infant and Junior School Ofsted Rating: Good Pupils: 527 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Sheffield College Ofsted Rating: Good Pupils:0 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lowfield Community Primary School Ofsted Rating: Good Pupils: 406 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Seven Hills School Ofsted Rating: Outstanding Pupils: 224 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Saints' Catholic High School Ofsted Rating: Good Pupils: 1387 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Heritage Park School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

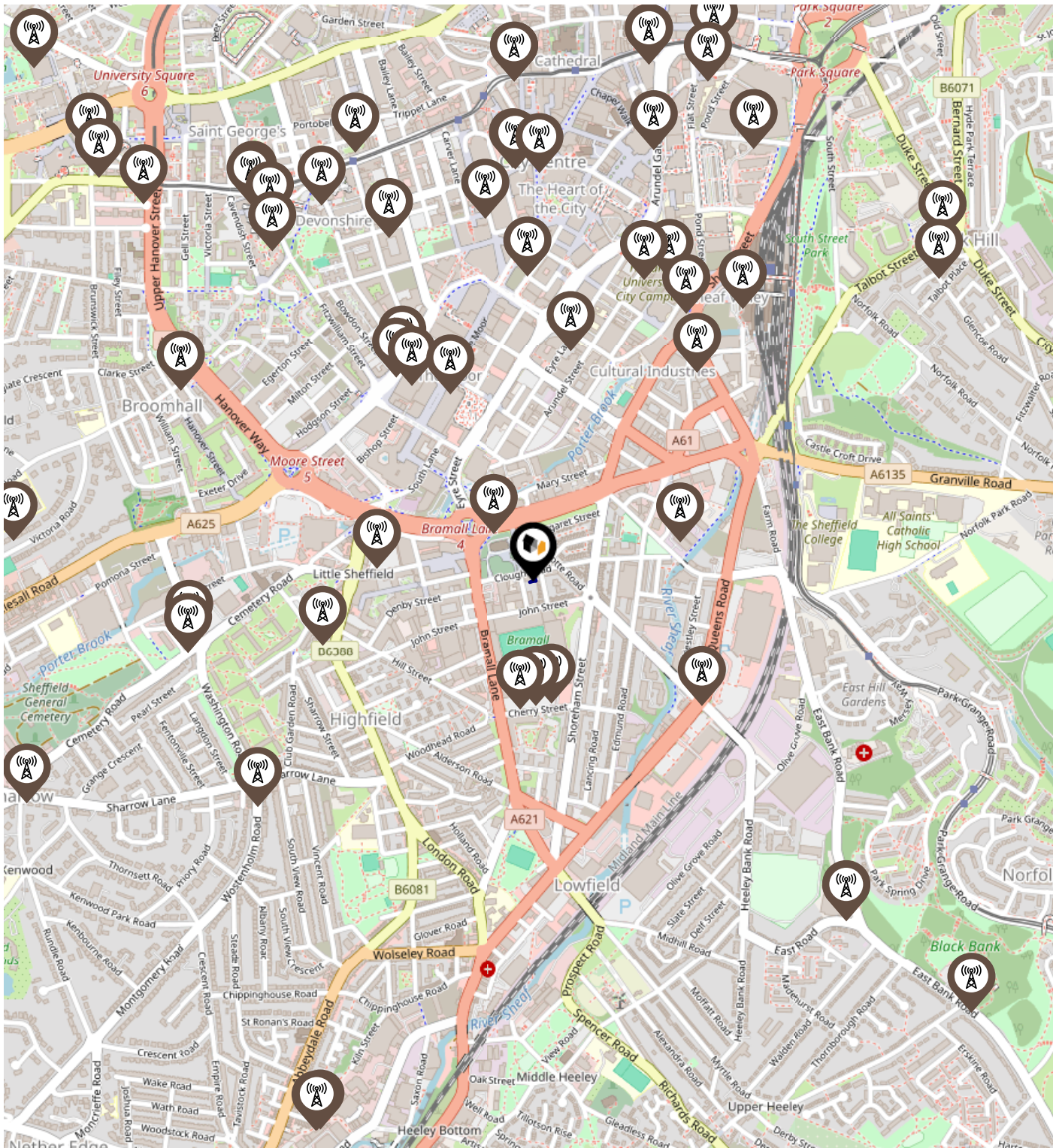


		Nursery	Primary	Secondary	College	Private
9	Discovery Academy Ofsted Rating: Not Rated Pupils: 97 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Broomhall Nursery School Ofsted Rating: Outstanding Pupils: 96 Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Springfield Primary School Ofsted Rating: Good Pupils: 202 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Anns Grove Primary School Ofsted Rating: Good Pupils: 390 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Porter Croft Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 212 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Grace Owen Nursery School Ofsted Rating: Good Pupils: 100 Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Brantwood Specialist School Ofsted Rating: Good Pupils: 53 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Netherthorpe Primary School Ofsted Rating: Good Pupils: 258 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

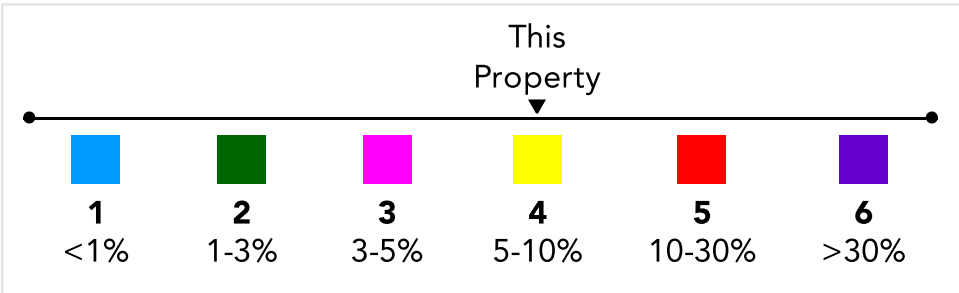
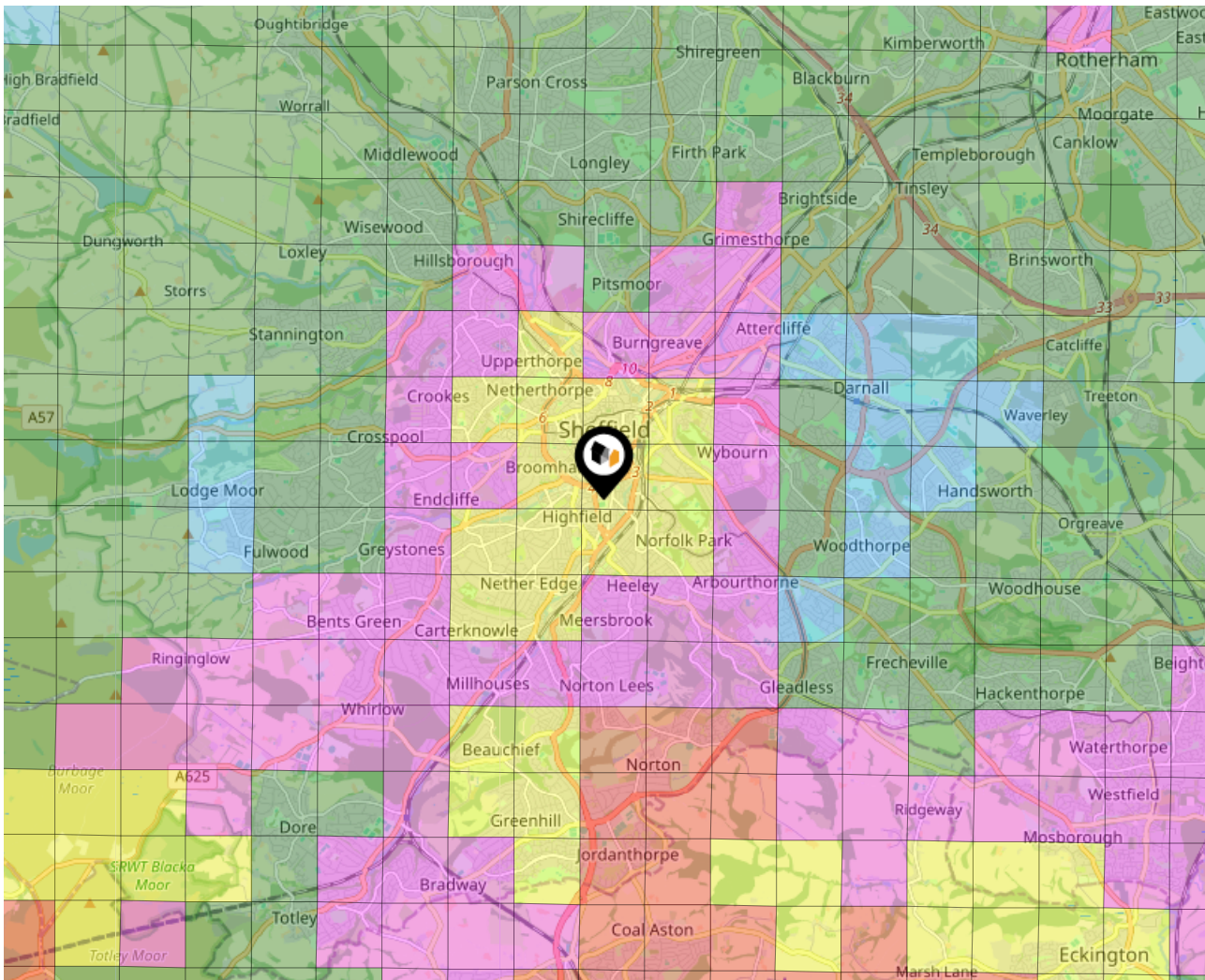


Key:

-  Power Pylons
-  Communication Masts

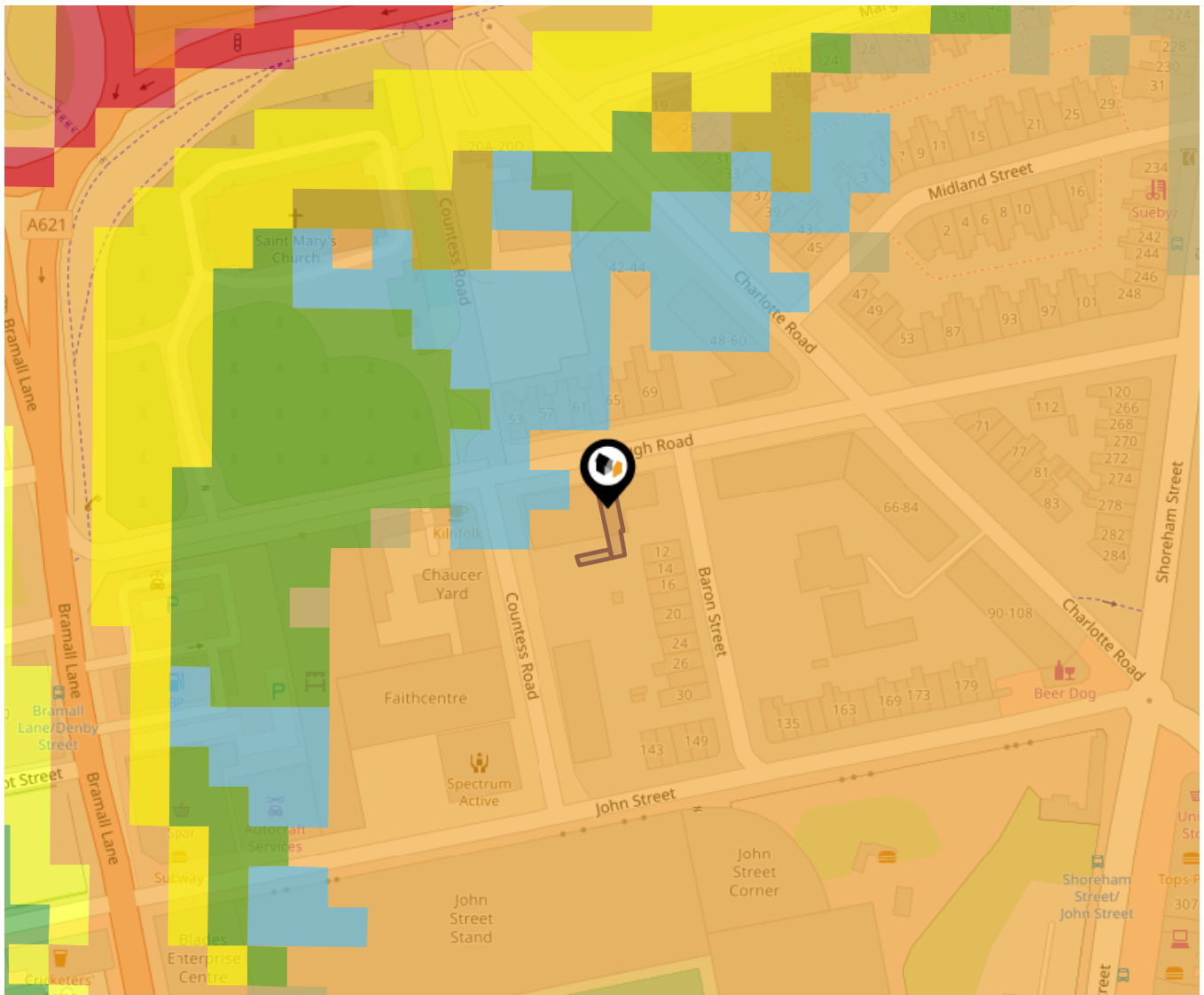
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

LANDWOOD
GROUP



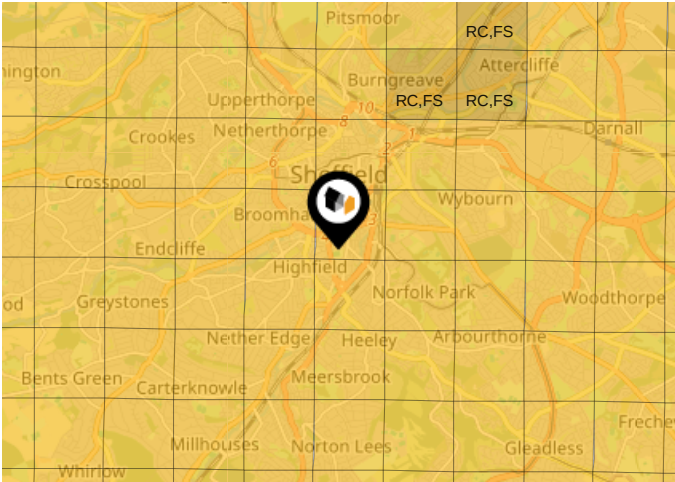
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		



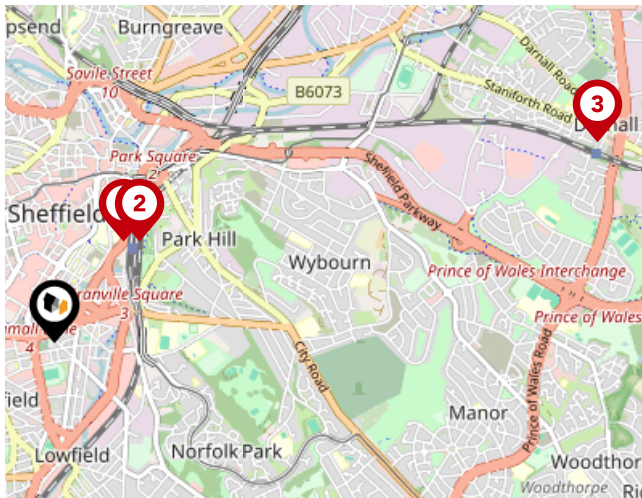
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

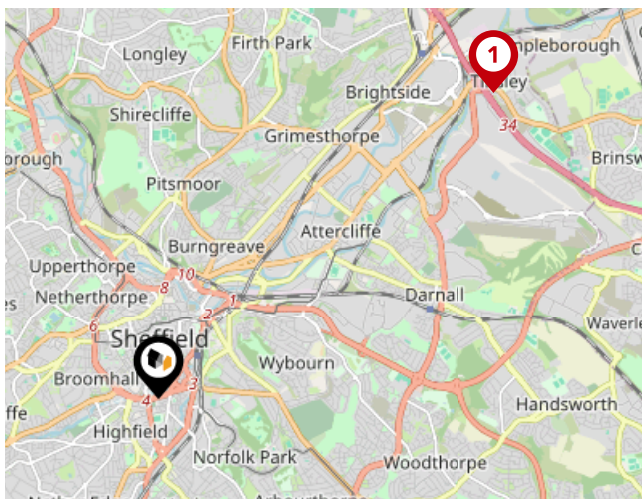
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Sheffield Rail Station	0.54 miles
2	Sheffield Rail Station	0.58 miles
3	Darnall Rail Station	2.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J34	4.01 miles
2	M1 J35	5.88 miles
3	M1 J35A	7.31 miles
4	M1 J36	8.6 miles
5	M1 J33	5.35 miles



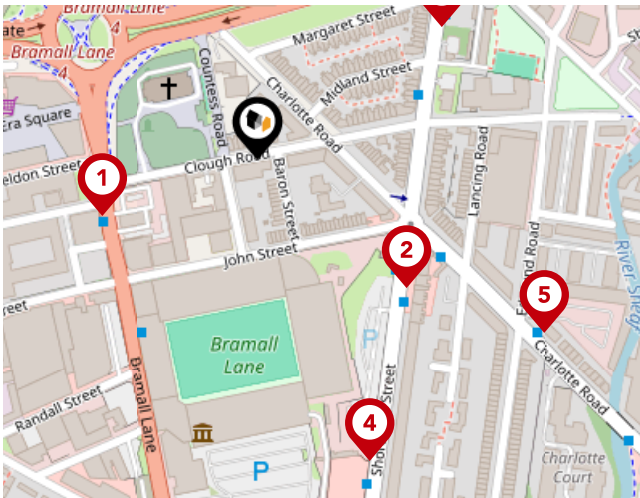
Airports/Helipads

Pin	Name	Distance
1	Finningley	20.39 miles
2	Leeds Bradford Airport	35.24 miles
3	East Mids Airport	38.18 miles
4	Manchester Airport	33.38 miles

Area

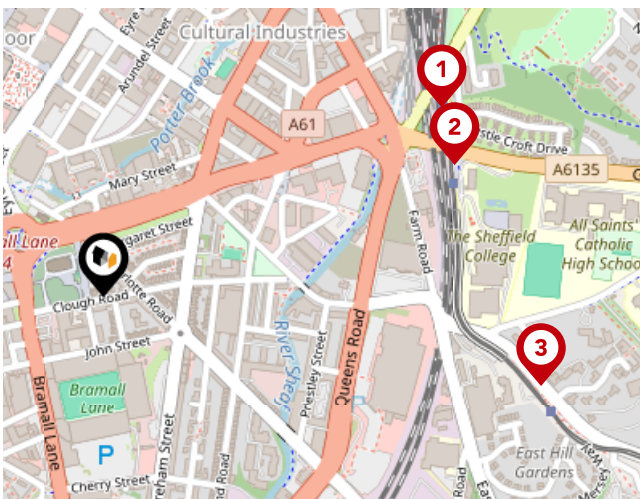
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Bramall Lane/Denby Street	0.09 miles
2	Shoreham Street/Charlotte Road	0.11 miles
3	Shoreham Street/Margaret Street	0.13 miles
4	Shoreham Street/Cherry Street	0.18 miles
5	Charlotte Road/Edmund Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Granville Rd-Sheff Coll to City	0.43 miles
2	Granville Rd-Sheff Coll to Halfway	0.41 miles
3	Park Grange Croft to Halfway-Herdings	0.49 miles

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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