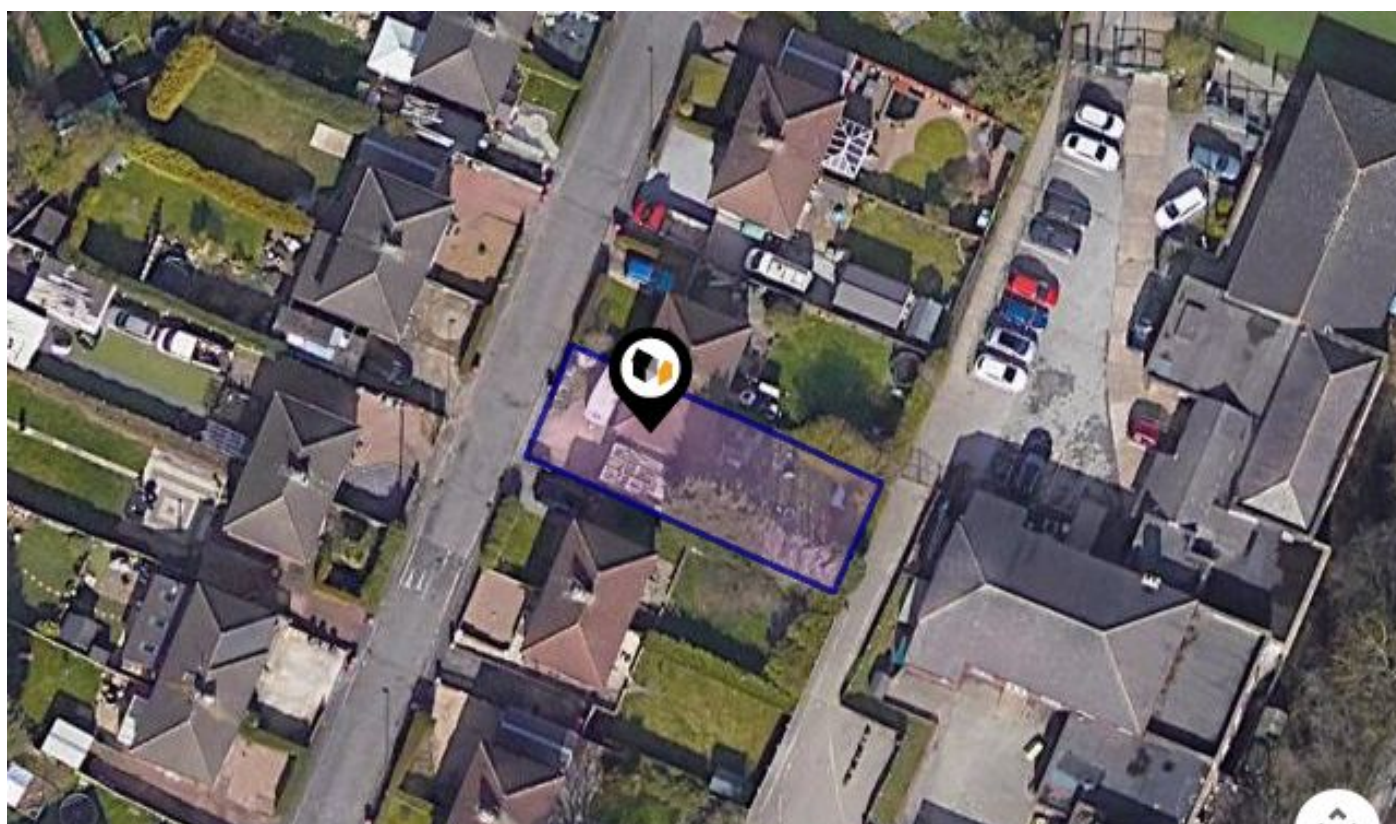




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 16<sup>th</sup> July 2025



**9, SHELLEY DRIVE, ROTHERHAM, S65 2NE**

## Landwood Group

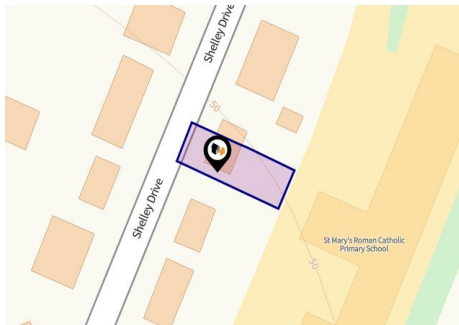
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	645 ft <sup>2</sup> / 60 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,522
Title Number:	SYK447695
UPRN:	100050868039

Tenure: Freehold

## Local Area

Local Authority:	Rotherham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

18  
mb/s



1800  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



Property  
EPC - Certificate

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9, Shelley Drive, S65 2NE

Energy rating

D

Valid until 30.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

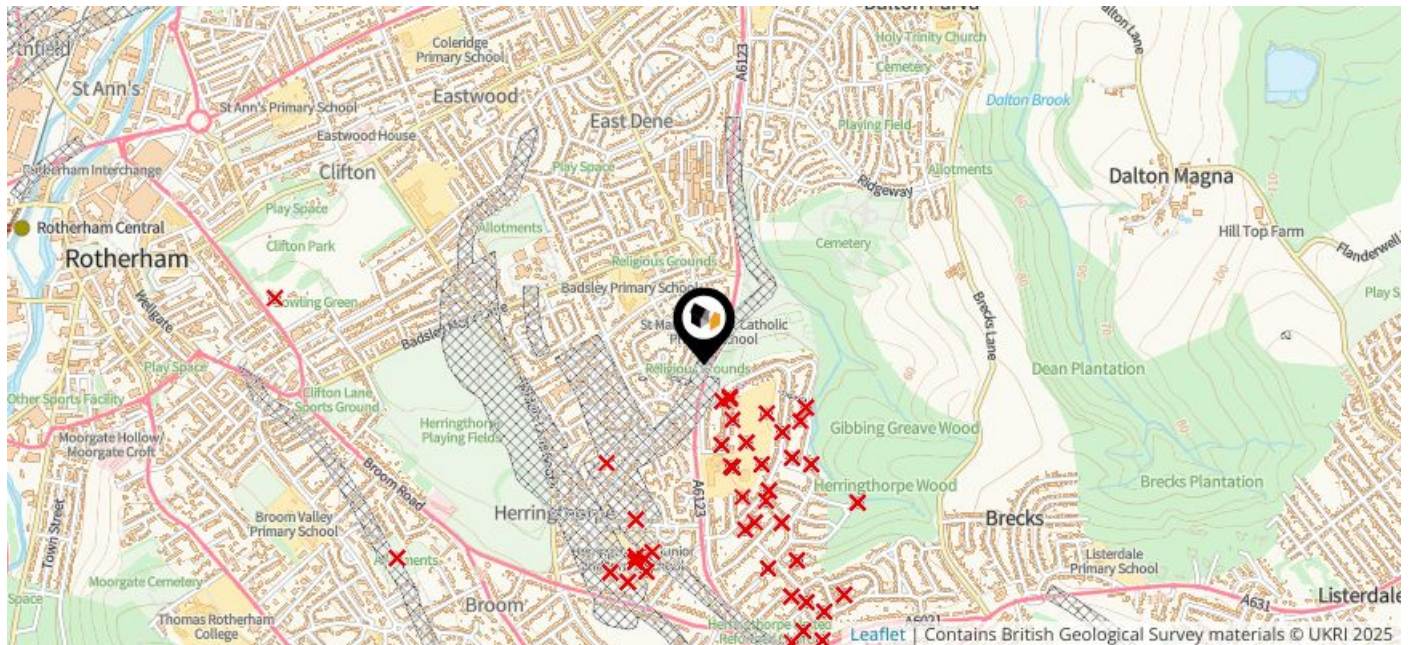
LANDWOOD  
GROUP

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	60 m <sup>2</sup>



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.

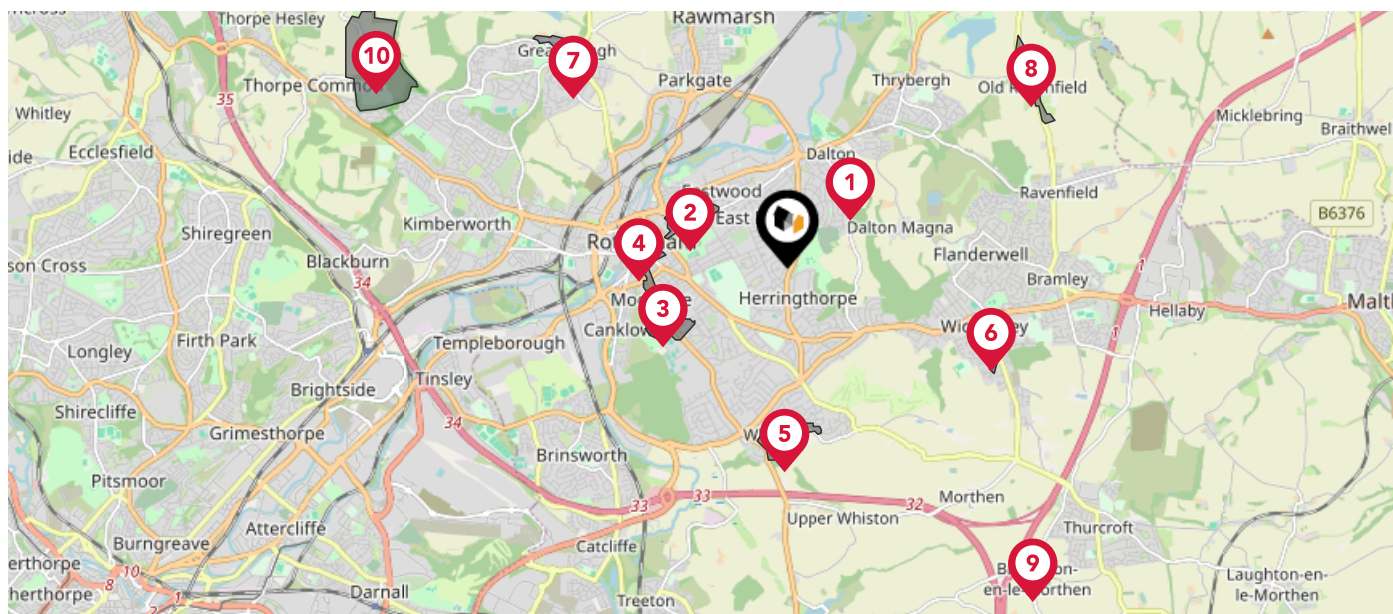
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

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GROUP

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

Dalton Parva

2

Doncaster Road, Eastwood

3

Moorgate

4

Rotherham Town Centre

5

Whiston

6

Wickersley

7

Greasbrough

8

Ravenfield

9

Brampton-en-le-Morthen

10

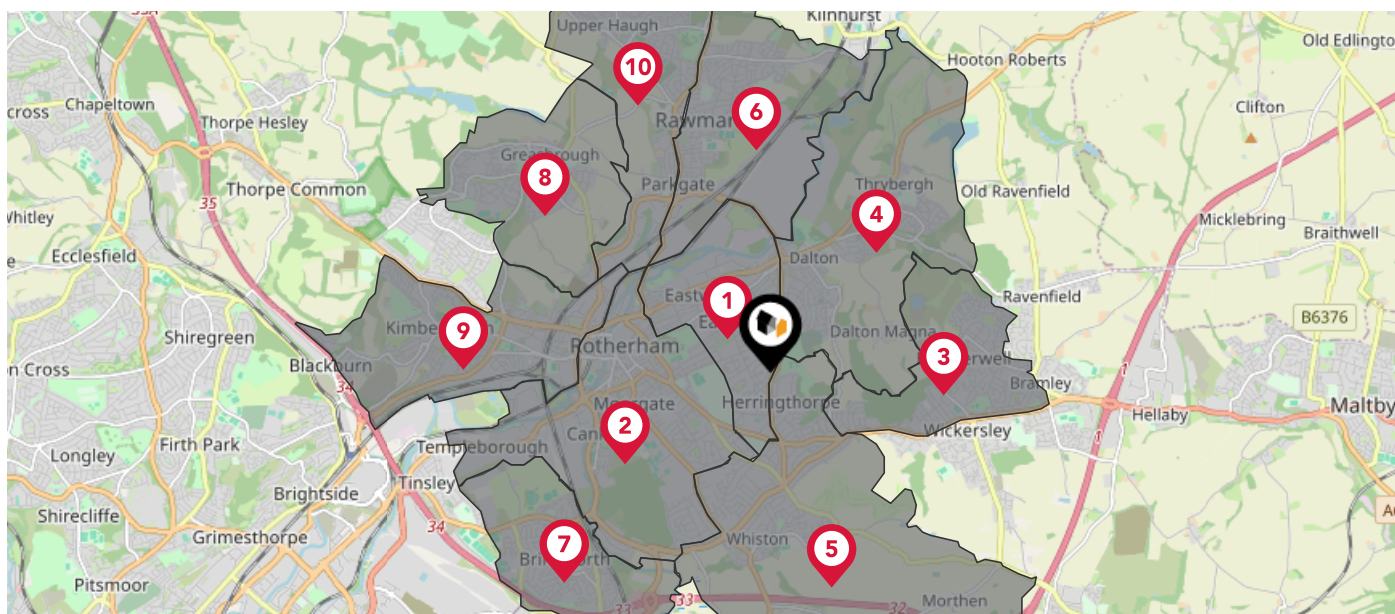
Scholes

# Maps

## Council Wards

LANDWOOD  
GROUP

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



Rotherham East Ward



Boston Castle Ward



Wickersley North Ward



Dalton & Thrybergh Ward



Sitwell Ward



Rawmarsh East Ward



Brinsworth Ward



Greasbrough Ward



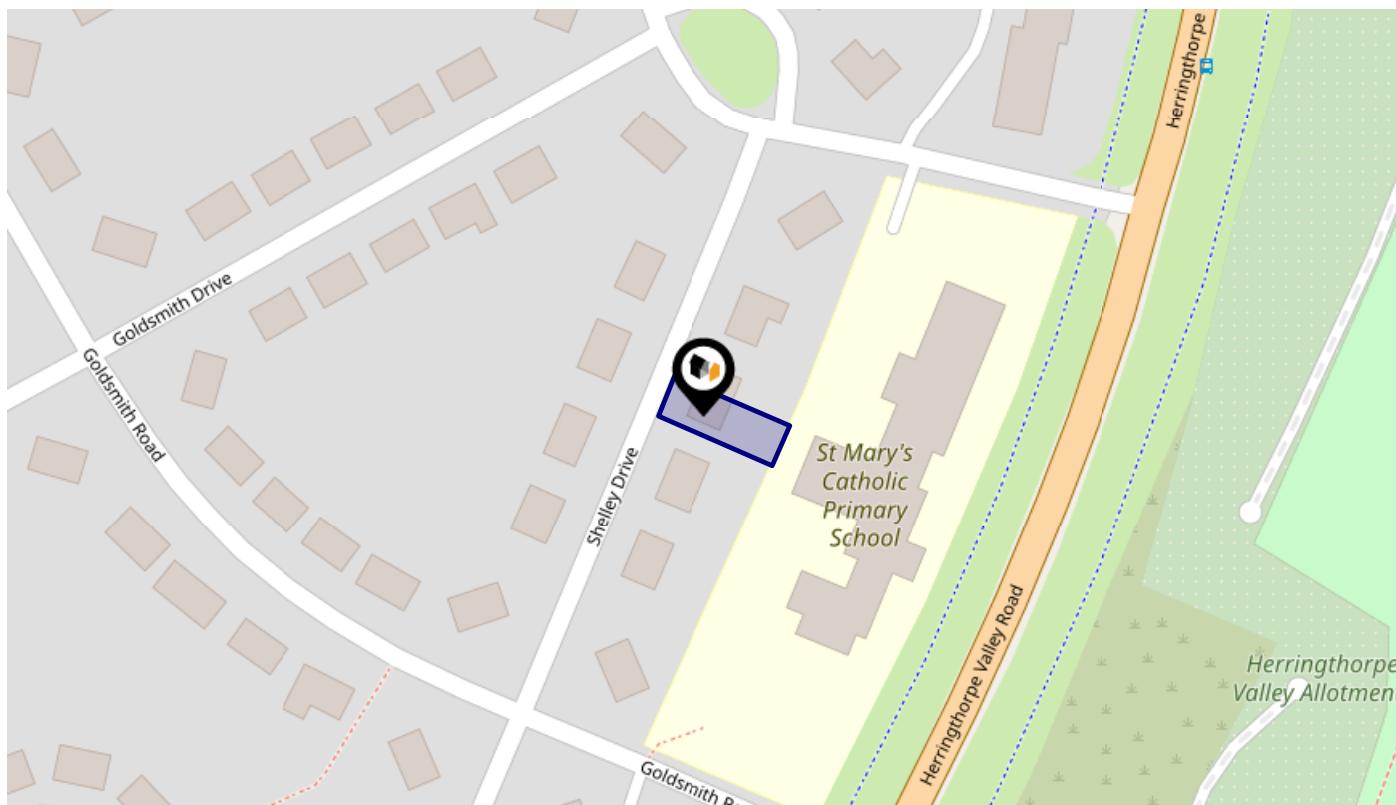
Rotherham West Ward



Rawmarsh West 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	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

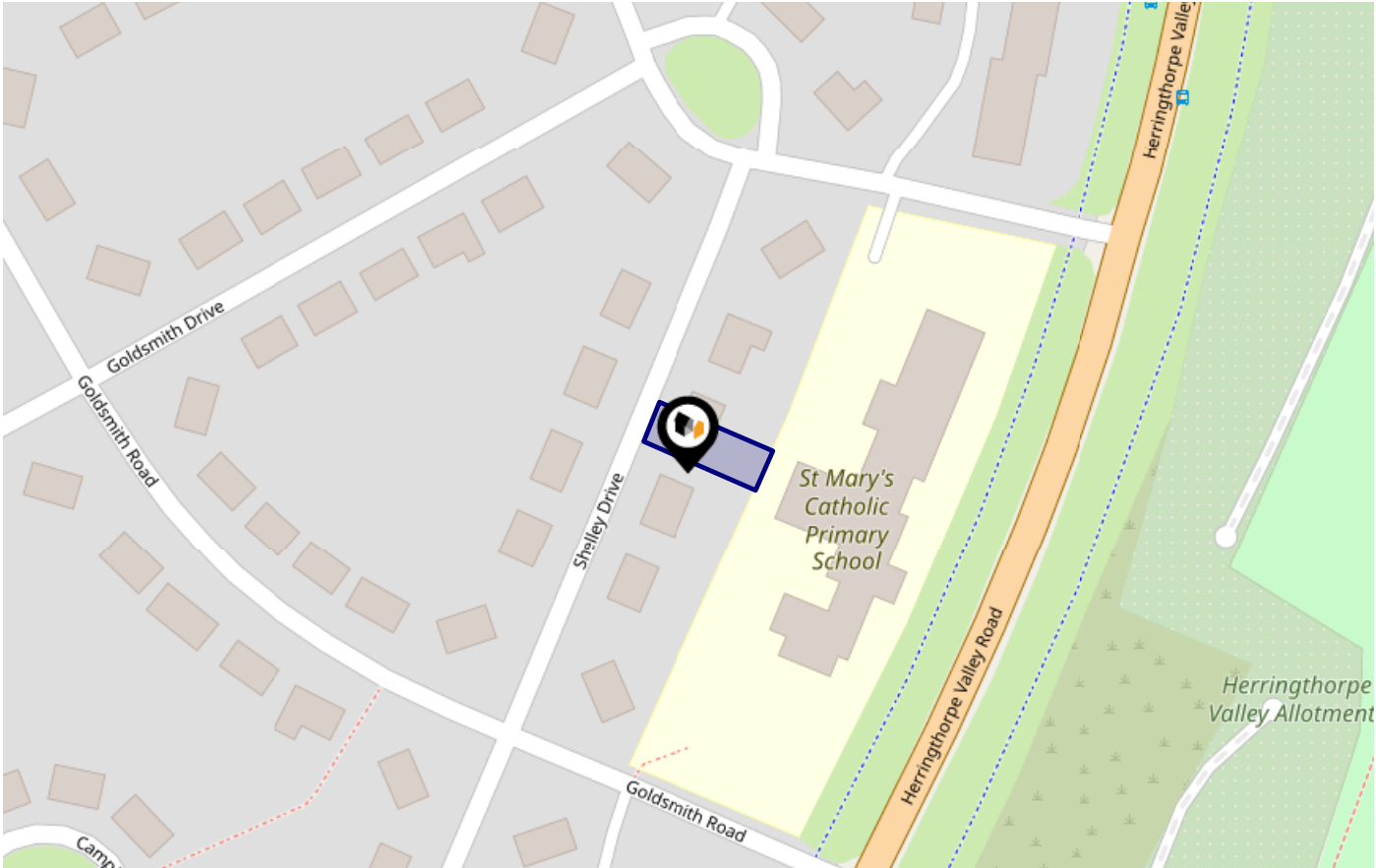


# Flood Risk

## Rivers & Seas - Flood Risk

LANDWOOD  
GROUP

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

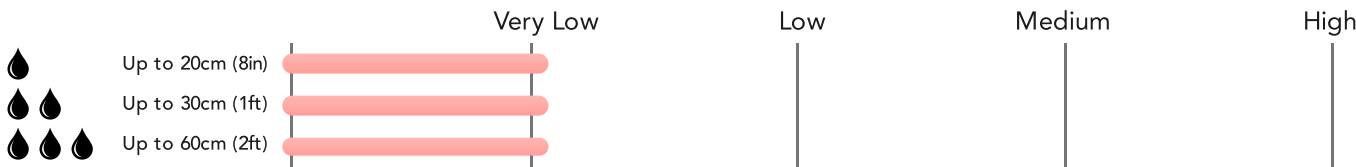


**Risk Rating: Very low**

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 (0.1%) 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:

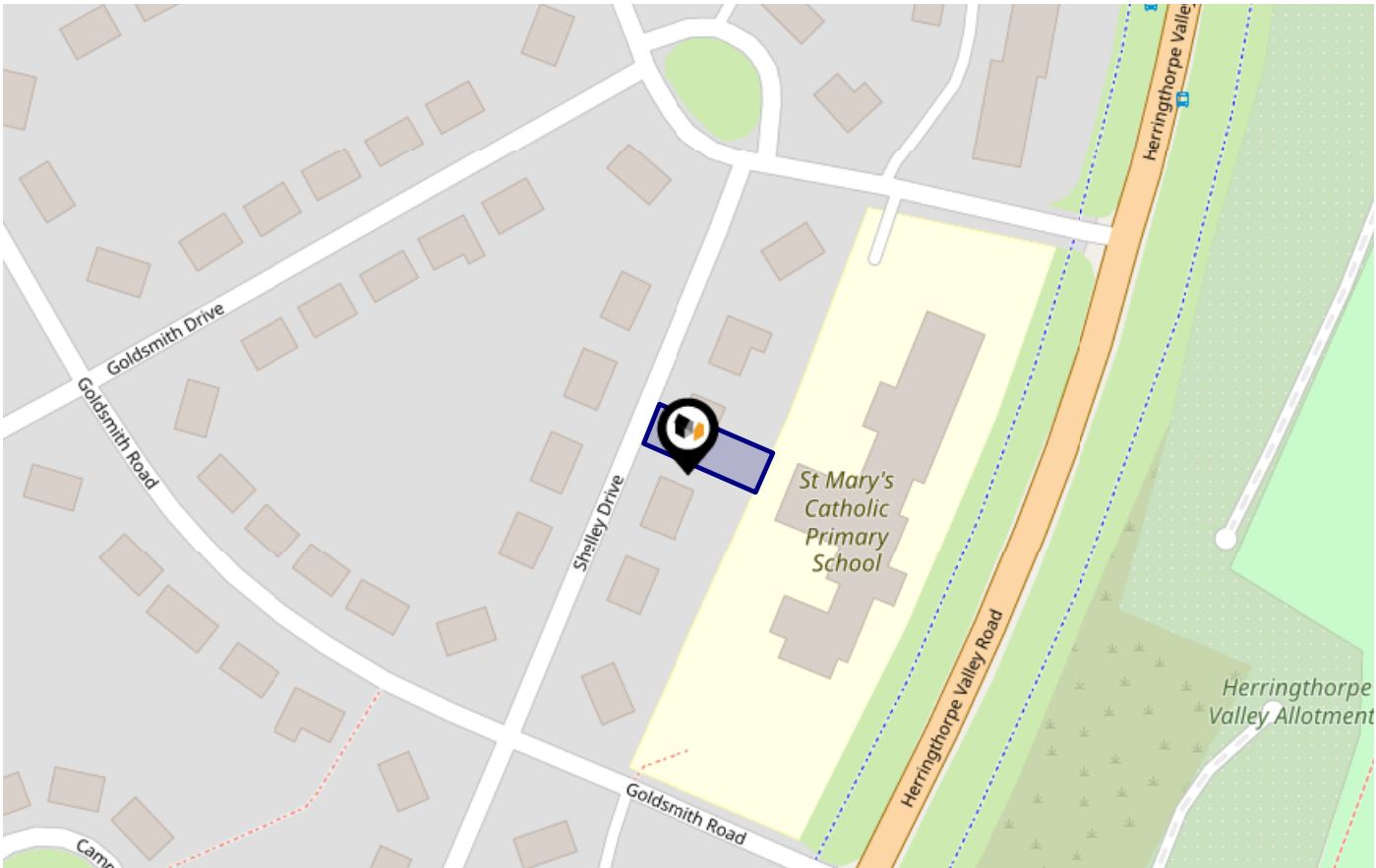


# Flood Risk

## Rivers & Seas - Climate Change

LANDWOOD  
GROUP

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.

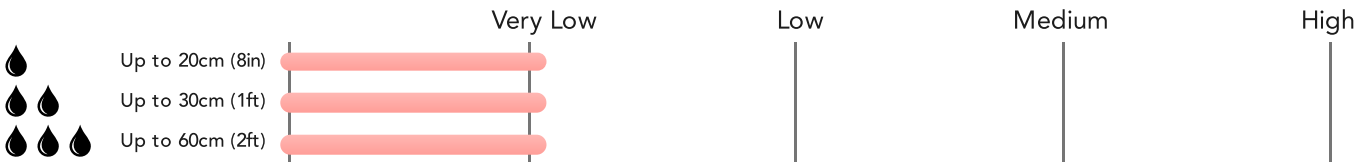


Risk Rating: Very low

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:



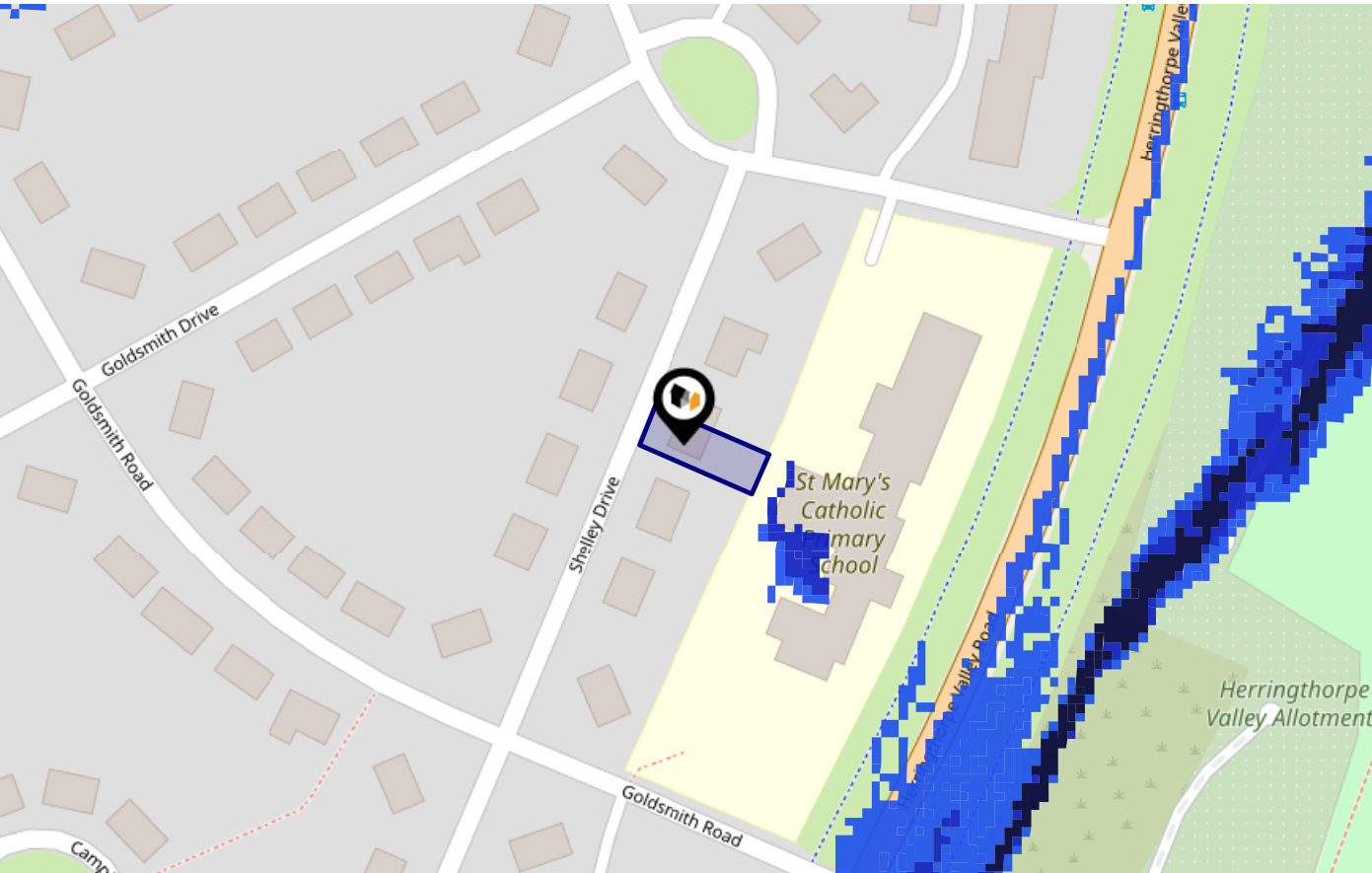
KPF - Key Property Facts

# Flood Risk

## Surface Water - Flood Risk

LANDWOOD  
GROUP

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 (0.1%) 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:

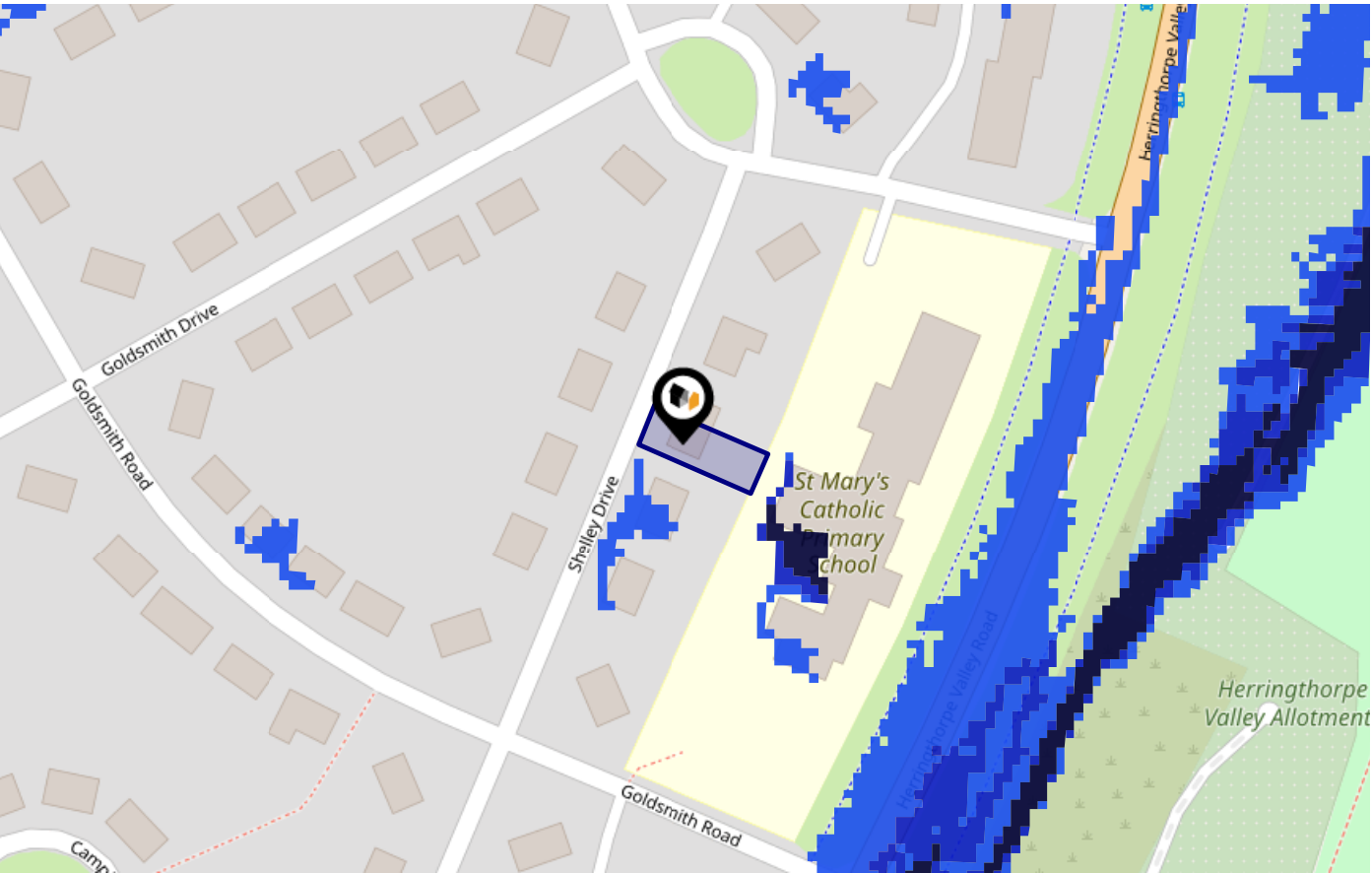


# Flood Risk

## Surface Water - Climate Change

LANDWOOD  
GROUP

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:

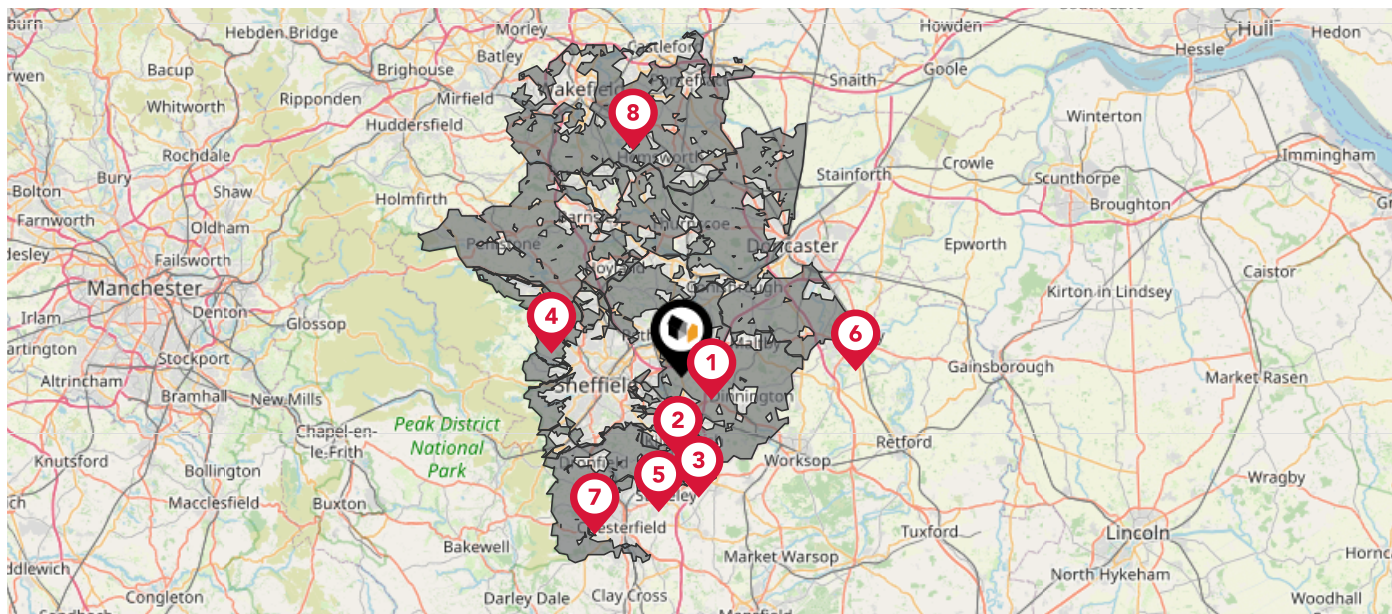


KPF - Key Property Facts

Powered by  
**aprift**  
Know any property instantly



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



### Nearby Green Belt Land

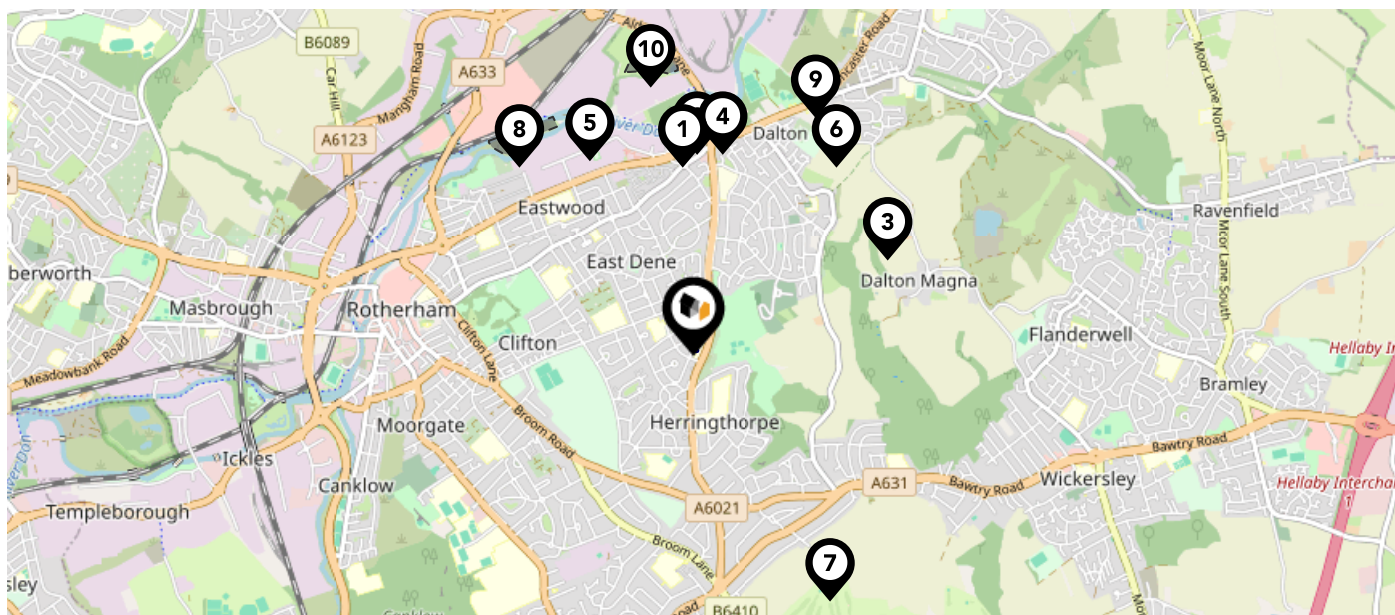
- 1 South and West Yorkshire Green Belt - Rotherham
- 2 South and West Yorkshire Green Belt - Sheffield
- 3 South and West Yorkshire Green Belt - Bolsover
- 4 South and West Yorkshire Green Belt - Barnsley
- 5 South and West Yorkshire Green Belt - Chesterfield
- 6 South and West Yorkshire Green Belt - Doncaster
- 7 South and West Yorkshire Green Belt - North East Derbyshire
- 8 South and West Yorkshire Green Belt - Wakefield

# 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

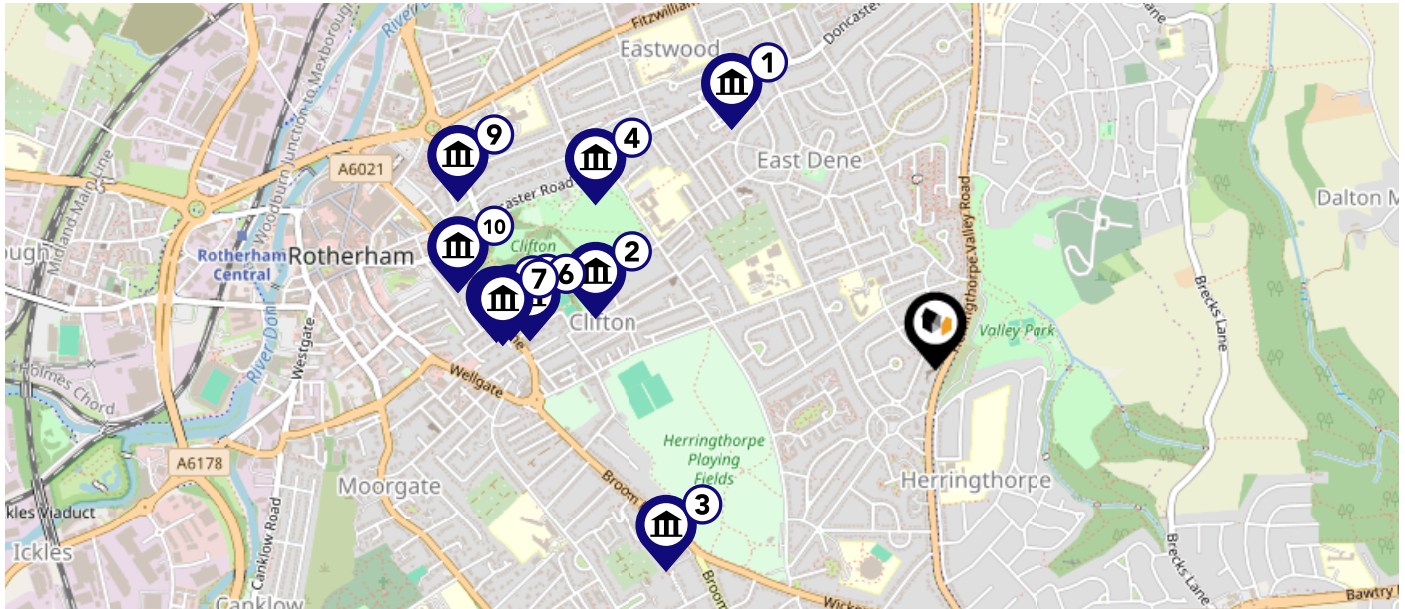
	Doncaster Road-Rotherham	Historic Landfill
	Wash Lane-Rotherham, South Yorkshire	Historic Landfill
	Chesterhill Quarry-Far Dalton Lane	Historic Landfill
	North of Doncaster Road-At Junction With Aldwarke Lane, Rotherham	Historic Landfill
	Land off Chesterton Road-Eastwood Trading Estate, Rotherham	Historic Landfill
	Magna Lane-Dalton	Historic Landfill
	Shrogswood, Sitwell Park Golf Club-Sitwell Park, Rotherham	Historic Landfill
	Eastwood Dredgings-Eastwood, Rotherham	Historic Landfill
	Rotherham Engineering Steels-Thrybergh Entrance Road off Doncaster Road, Rotherham	Historic Landfill
	Eastwood Site-Aldwarke	Historic Landfill











# Maps

## Listed Buildings

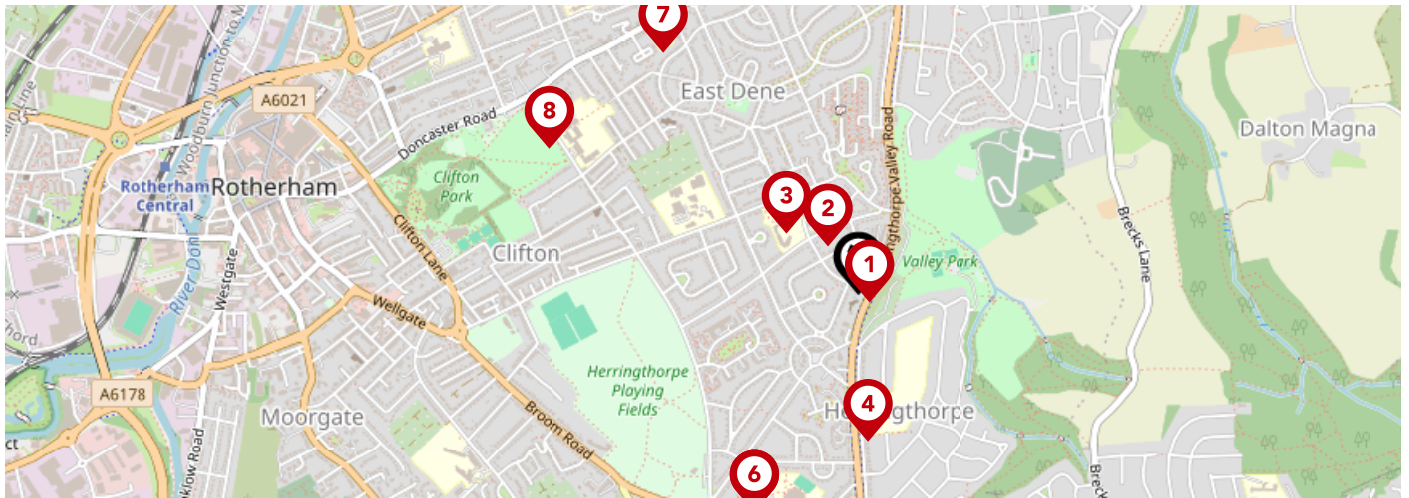
LANDWOOD  
GROUP

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



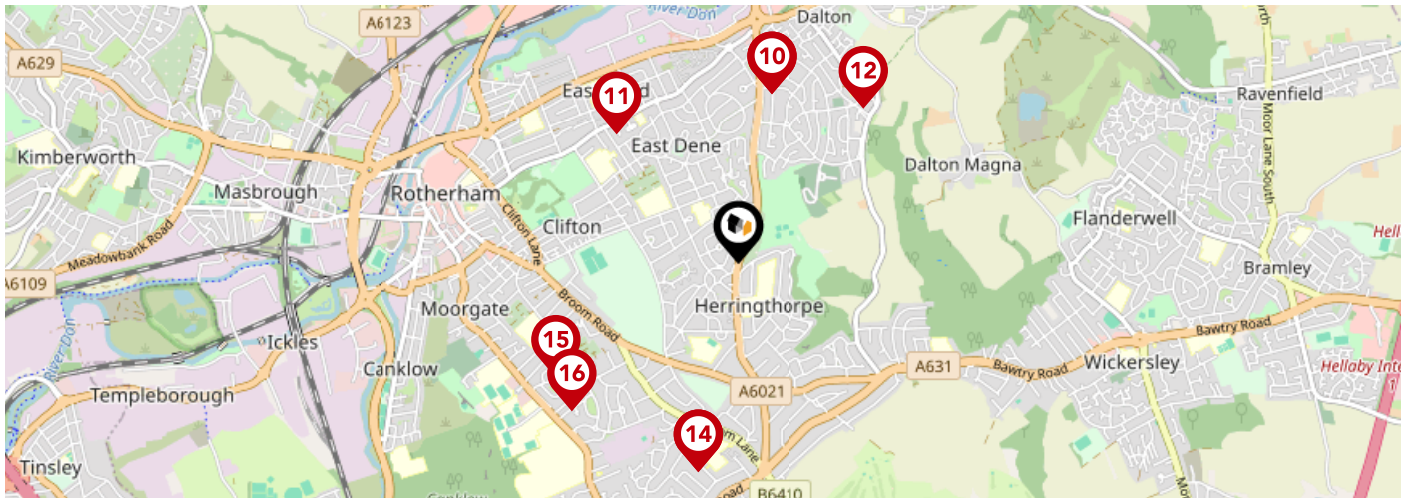
Listed Buildings in the local district	Grade	Distance
 1132748 - Milepost In Front Of No 193	Grade II	0.7 miles
 1132746 - Gate Piers At Entrance To Park From Clifton Grove	Grade II	0.7 miles
 1132739 - Milepost Opposite No 144	Grade II	0.7 miles
 1192202 - Gatepiers And Linking Walls Opposite Junction With Middle Lane	Grade II	0.8 miles
 1192081 - Roman Remains Resited To Rear Of Clifton House	Grade II	0.9 miles
 1314596 - Sundial At Centre Of Rose Garden Approximately 90 Metres To North East Of Clifton House	Grade II	0.9 miles
 1132745 - Stable-block With Attached Wing Walls, Immediately To East Of Clifton House	Grade II	0.9 miles
 1286766 - Clifton House	Grade II	1.0 miles
 1192639 - St. Anthony Coptic Orthodox Church	Grade II	1.1 miles
 1286762 - War Memorial Near Junction Of Doncaster Road And Clifton Lane	Grade II	1.1 miles













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Arnold Nursery School and Children's Centre</b> Ofsted Rating: Outstanding   Pupils: 181   Distance:0.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Badsley Primary School</b> Ofsted Rating: Good   Pupils: 577   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Bernard's Catholic High School</b> Ofsted Rating: Good   Pupils: 810   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Herringthorpe Junior School</b> Ofsted Rating: Outstanding   Pupils: 360   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Herringthorpe Infant School</b> Ofsted Rating: Outstanding   Pupils: 289   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>East Dene Primary</b> Ofsted Rating: Good   Pupils: 341   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Clifton Community School</b> Ofsted Rating: Good   Pupils: 1084   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



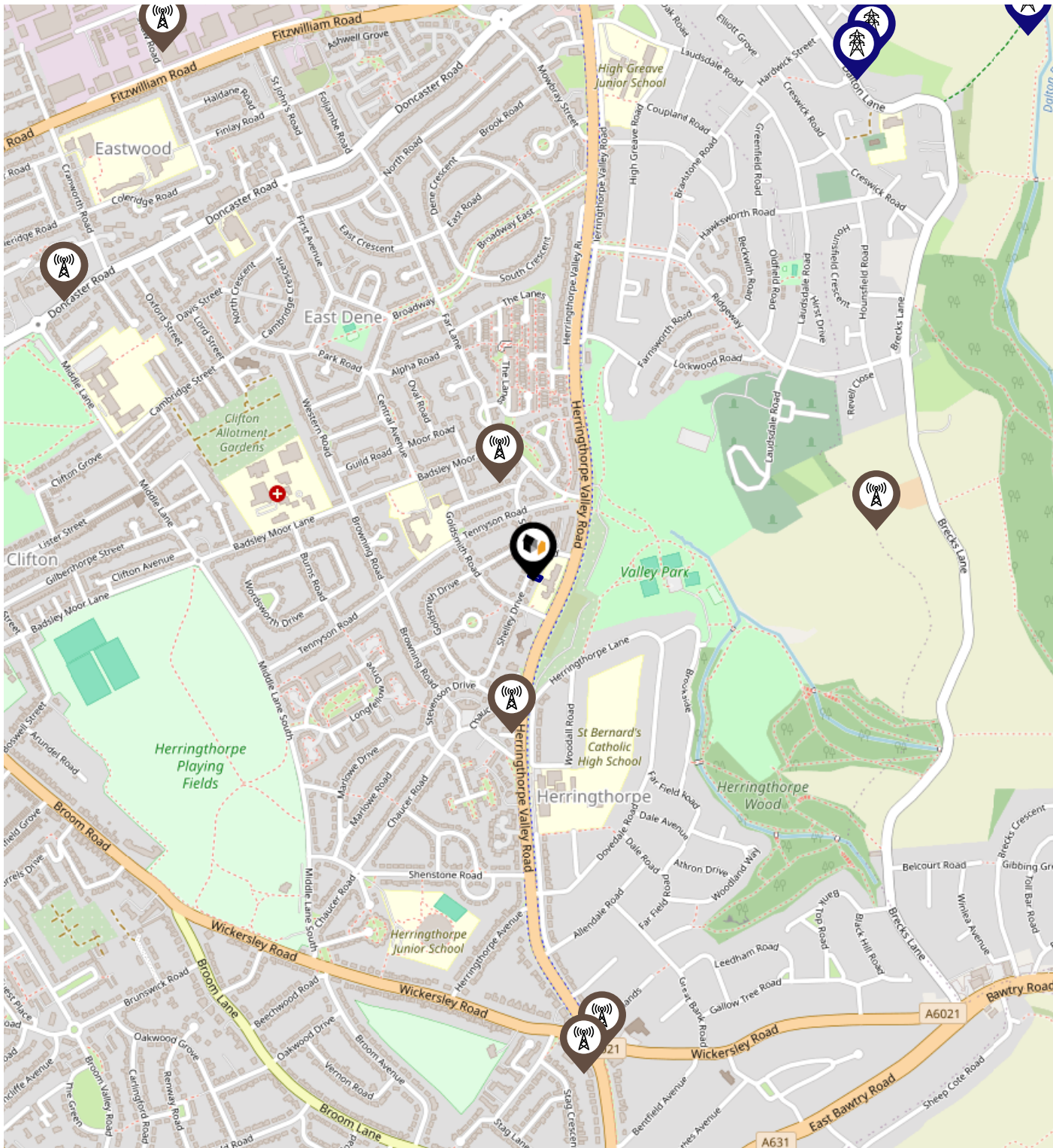


		Nursery	Primary	Secondary	College	Private
	<b>High Greave Junior School</b> Ofsted Rating: Good   Pupils: 174   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High Greave Infant School</b> Ofsted Rating: Requires improvement   Pupils: 119   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Primary</b> Ofsted Rating: Outstanding   Pupils: 229   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity Croft CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sitwell Infant School</b> Ofsted Rating: Outstanding   Pupils: 218   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sitwell Junior School</b> Ofsted Rating: Good   Pupils: 300   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broom Valley Community School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>ROTHERHAM OPPORTUNITIES COLLEGE</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

LANDWOOD  
GROUP



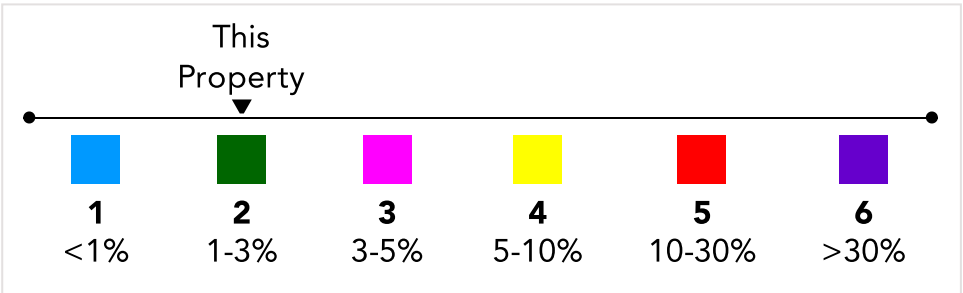
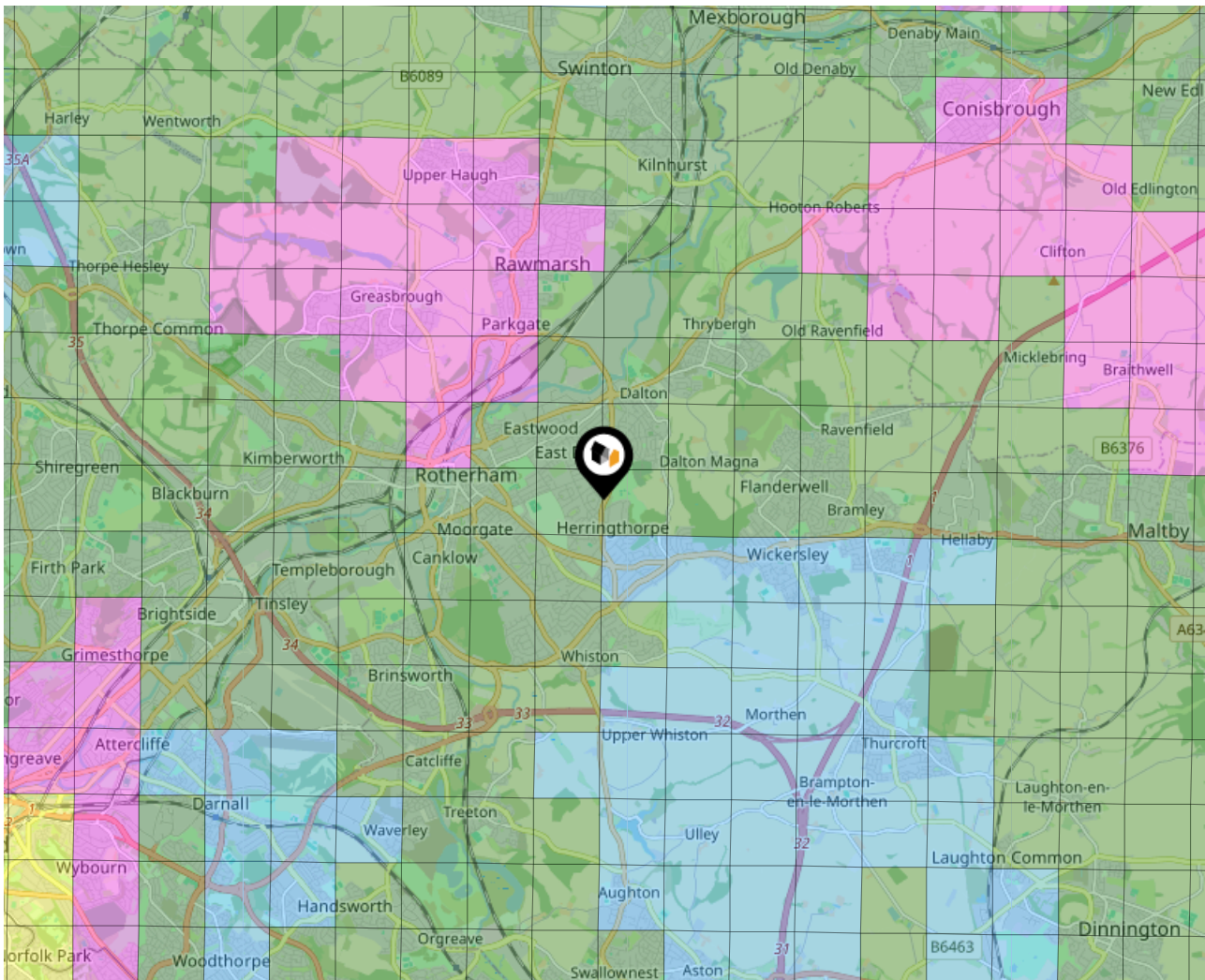
### Key:

-  Power Pylons
-  Communication Masts



### What is Radon?

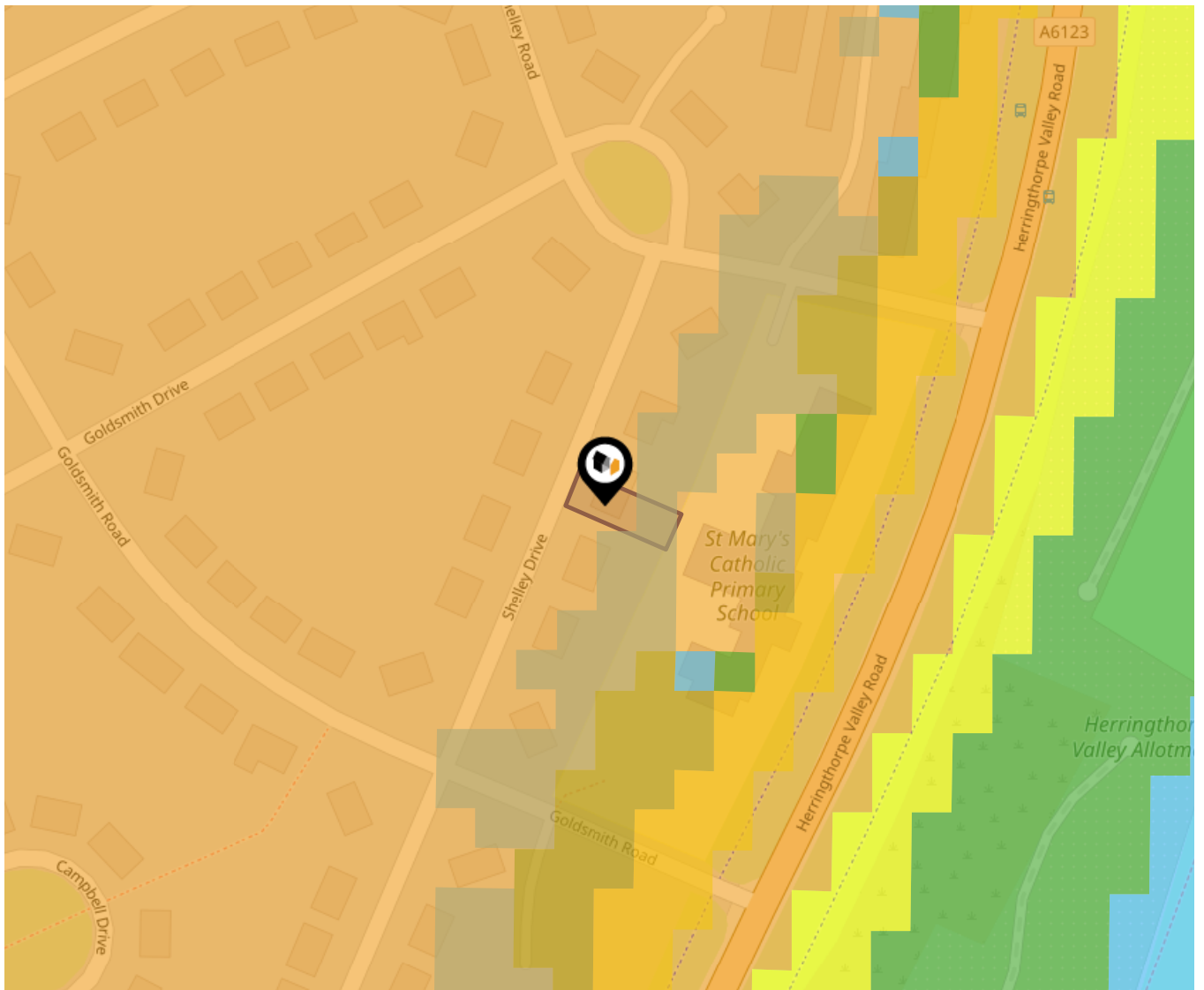
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# 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.

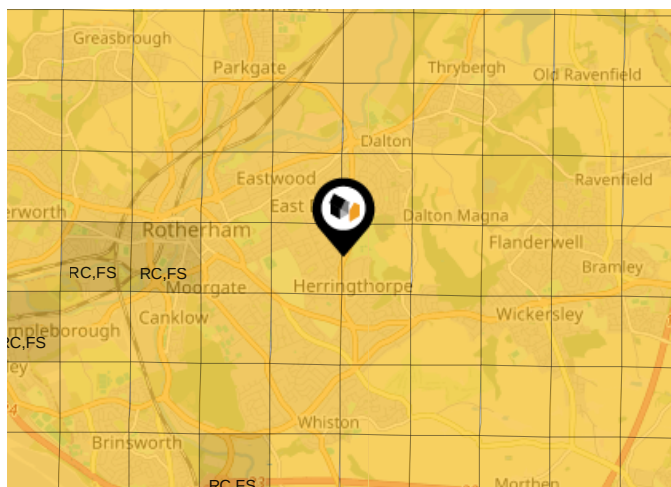
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



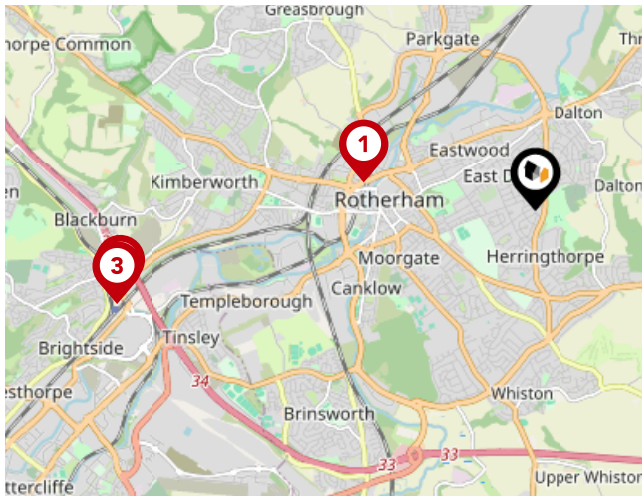
### Primary Classifications (Most Common Clay Types)

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

# Area

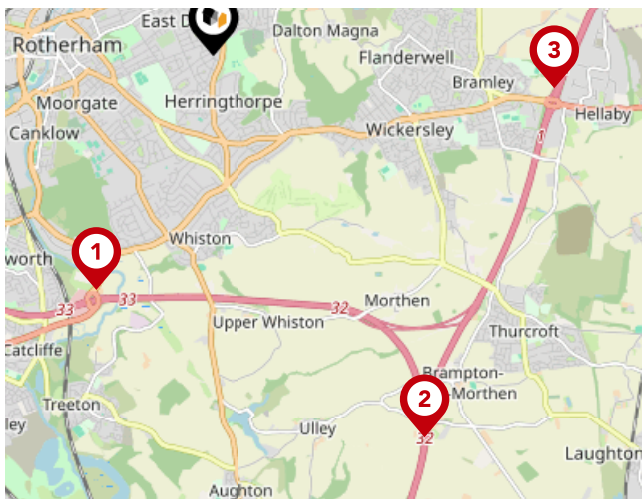
## Transport (National)

LANDWOOD  
GROUP



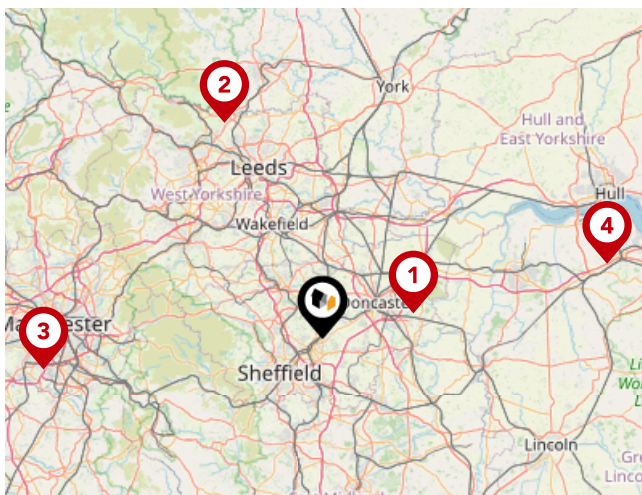
### National Rail Stations

Pin	Name	Distance
1	Rotherham Central Rail Station	1.53 miles
2	Meadowhall Rail Station	3.75 miles
3	Meadowhall Rail Station	3.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J33	2.32 miles
2	M1 J32	3.85 miles
3	M18 J1	3.02 miles
4	M1 J34	3.32 miles
5	M1 J31	4.91 miles



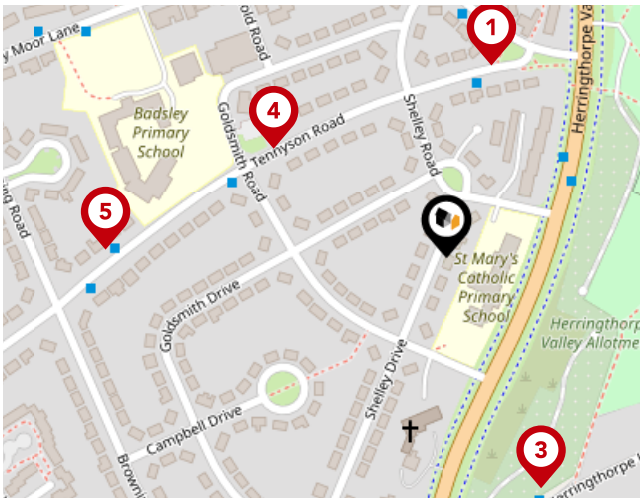
### Airports/Helipads

Pin	Name	Distance
1	Finningley	13.39 miles
2	Leeds Bradford Airport	33.42 miles
3	Manchester Airport	39.64 miles
4	Humberside Airport	41.52 miles

# Area

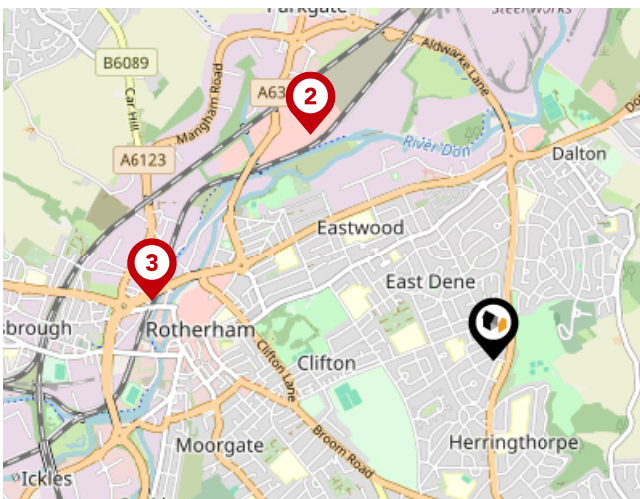
## Transport (Local)

LANDWOOD  
GROUP



### Bus Stops/Stations

Pin	Name	Distance
1	Tennyson Road/Far Lane	0.11 miles
2	Far Lane/Sheridan Drive	0.14 miles
3	Herringthorpe Lane/Woodall Road	0.14 miles
4	Tennyson Road/Goldsmith Road	0.11 miles
5	Tennyson Road/Browning Road	0.19 miles



### Local Connections

Pin	Name	Distance
1	Parkgate	1.28 miles
2	Parkgate Platform to Sheffield	1.28 miles
3	Rotherham Platform Both Directions	1.53 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.



### Contains public sector information licensed under the Open Government License v3.0

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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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0161 710 2010

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