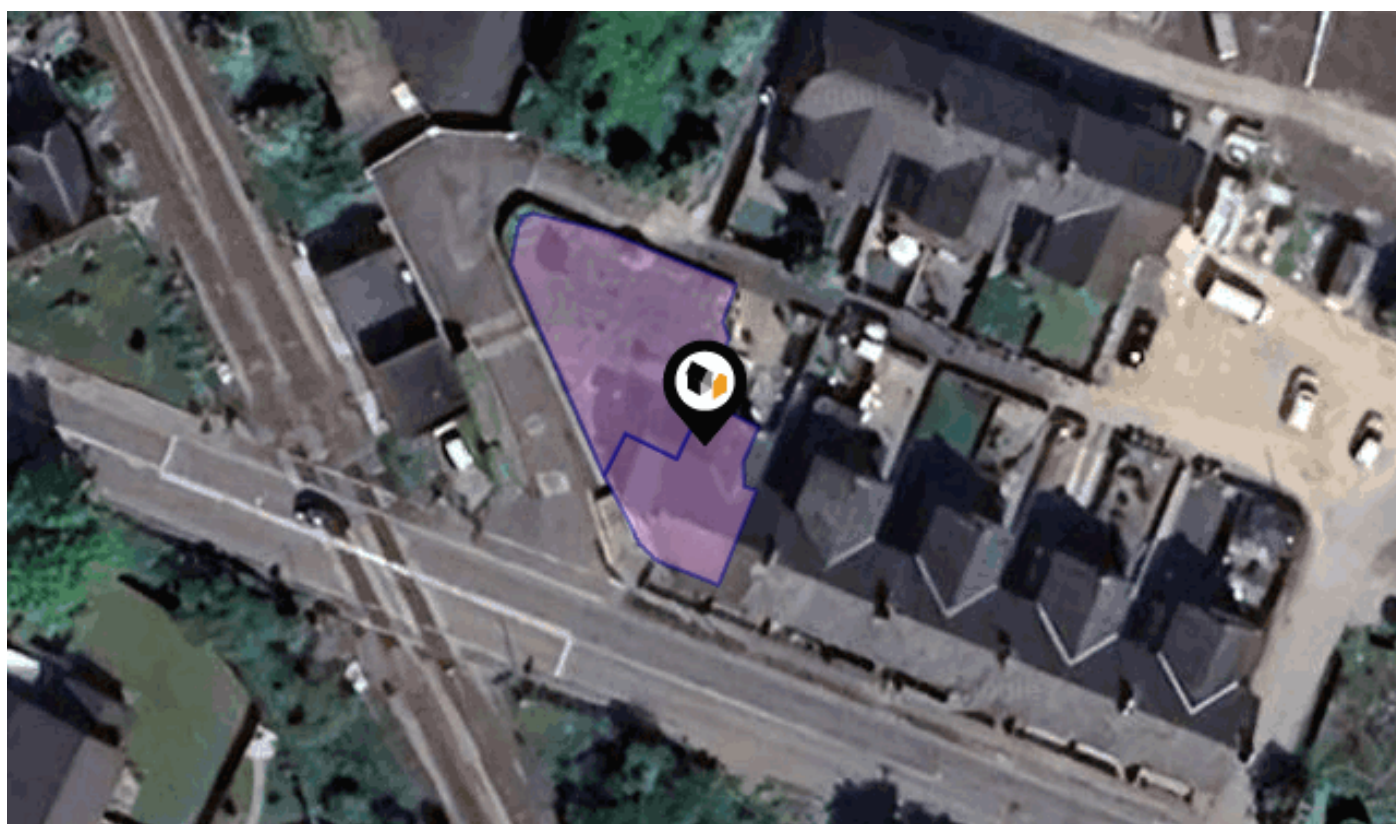




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 15th October 2025



**1, NORTON COMMON ROAD, NORTON, DONCASTER,
DN6 9HP**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	27/05/2021
Bedrooms:	3	Last Sold Price:	£45,000
Floor Area:	1,076 ft ² / 100 m ²	Last Sold £/ft ² :	£41
Plot Area:	0.09 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	16/10/1980
Annual Estimate:	£1,407	End Date:	29/09/2078
Title Number:	SYK120280	Lease Term:	99 years from 29 September 1979
UPRN:	10006575086	Term Remaining:	52 years

Local Area

Local Authority:	Doncaster
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

27
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

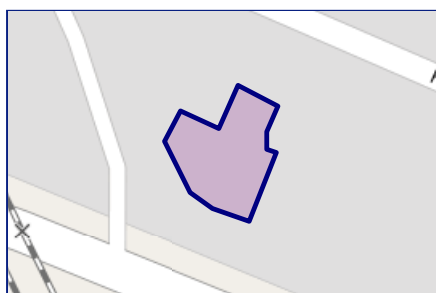
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Freehold Title Plan



SYK684796

Leasehold Title Plan



SYK120280

Start Date: 16/10/1980
End Date: 29/09/2078
Lease Term: 99 years from 29 September 1979
Term Remaining: 52 years

Property
EPC - Certificate

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1 Norton Common Road, Norton, DONCASTER, DN6
9HP

Energy rating

D

Valid until 07.10.2035

Certificate number
8135-5020-4509-0238-5206

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

Property

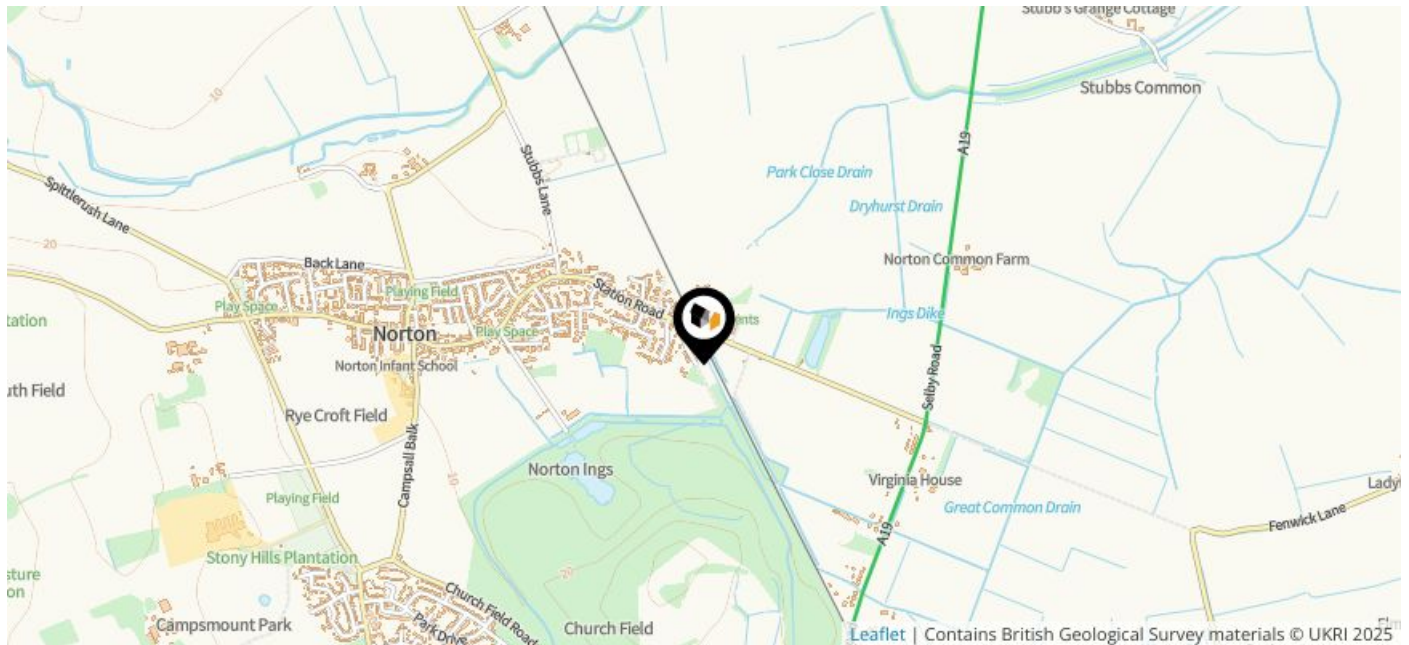
EPC - Additional Data

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Additional EPC Data

Property Type:	Top-floor maisonette
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	100 m ²

This map displays nearby coal mine entrances and their classifications.



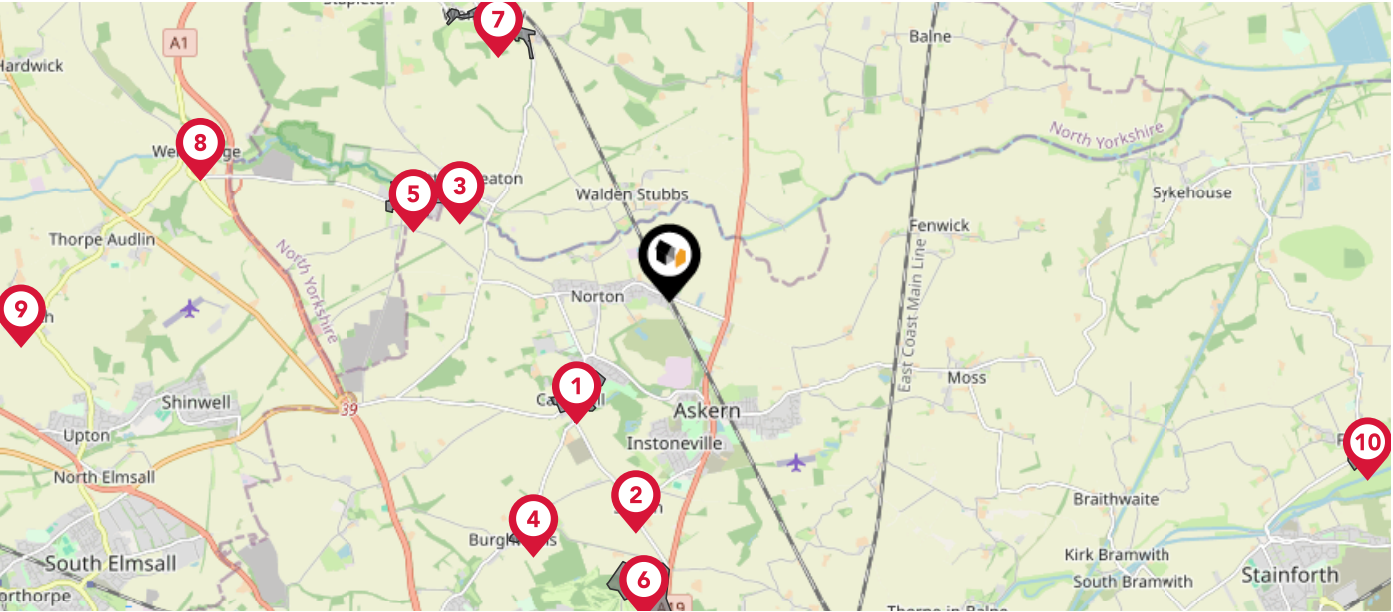
Mine Entry

- ✕ 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.

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

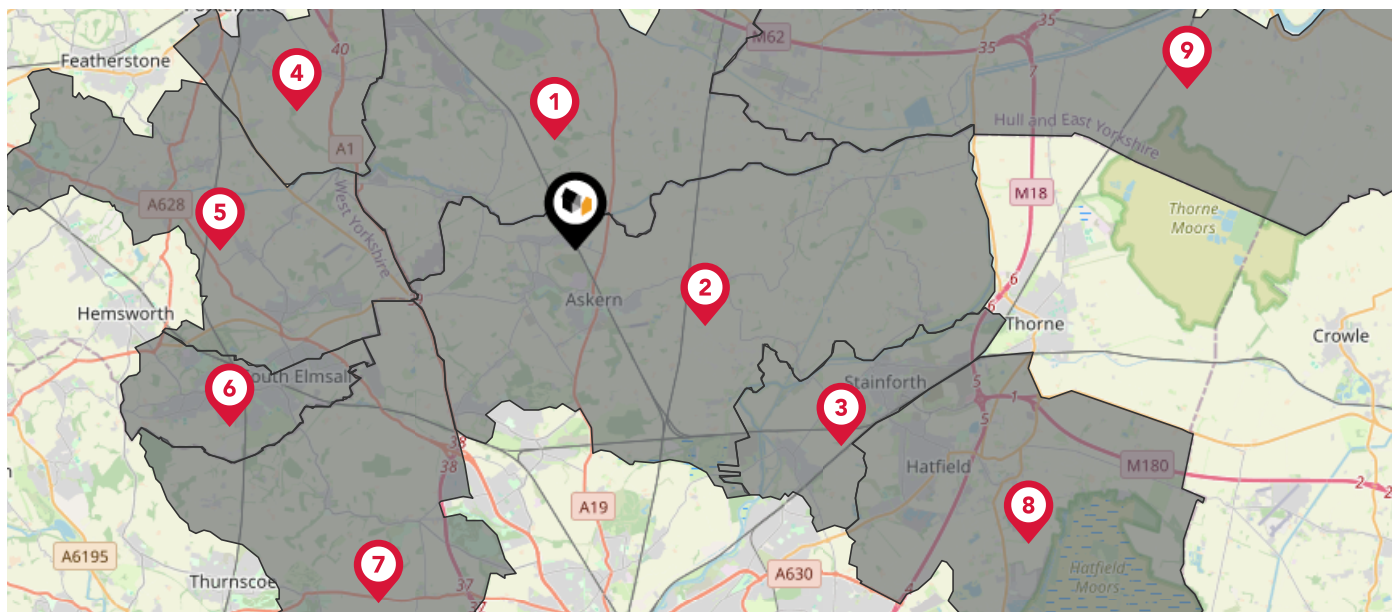
1	Campsall
2	Sutton
3	Little Smeaton
4	Burghwallis
5	Kirk Smeaton
6	Owston
7	Womersley
8	Wentbridge
9	Badsworth
10	Fishlake

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



Whitley Ward



Norton & Askern Ward



Stainforth & Barnby Dun Ward



Pontefract South Ward



Ackworth, North Elmsall and Upton Ward



South Elmsall and South Kirkby Ward



Sprotbrough Ward



Hatfield Ward



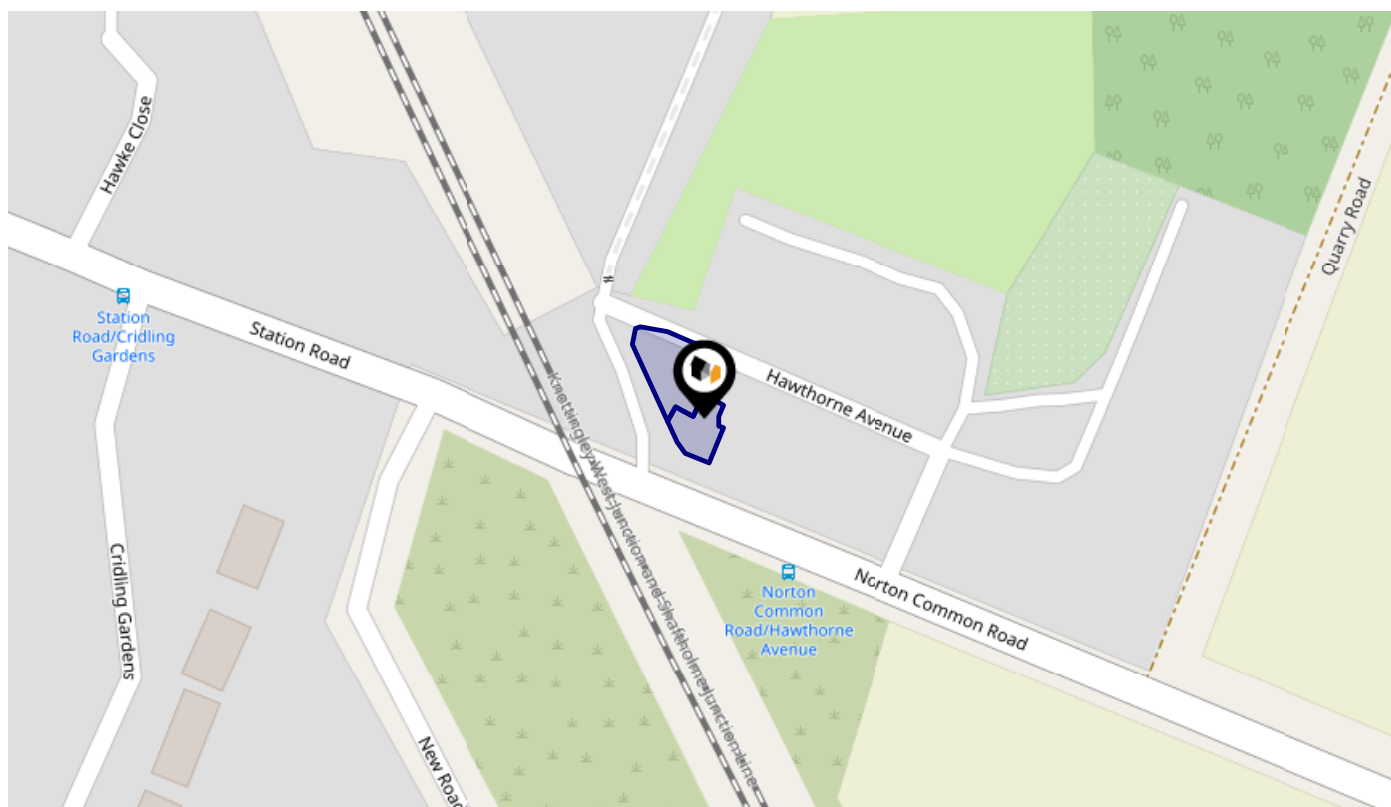
Snaith, Airmyn, Rawcliffe and Marshland Ward

Maps

Rail Noise

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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:

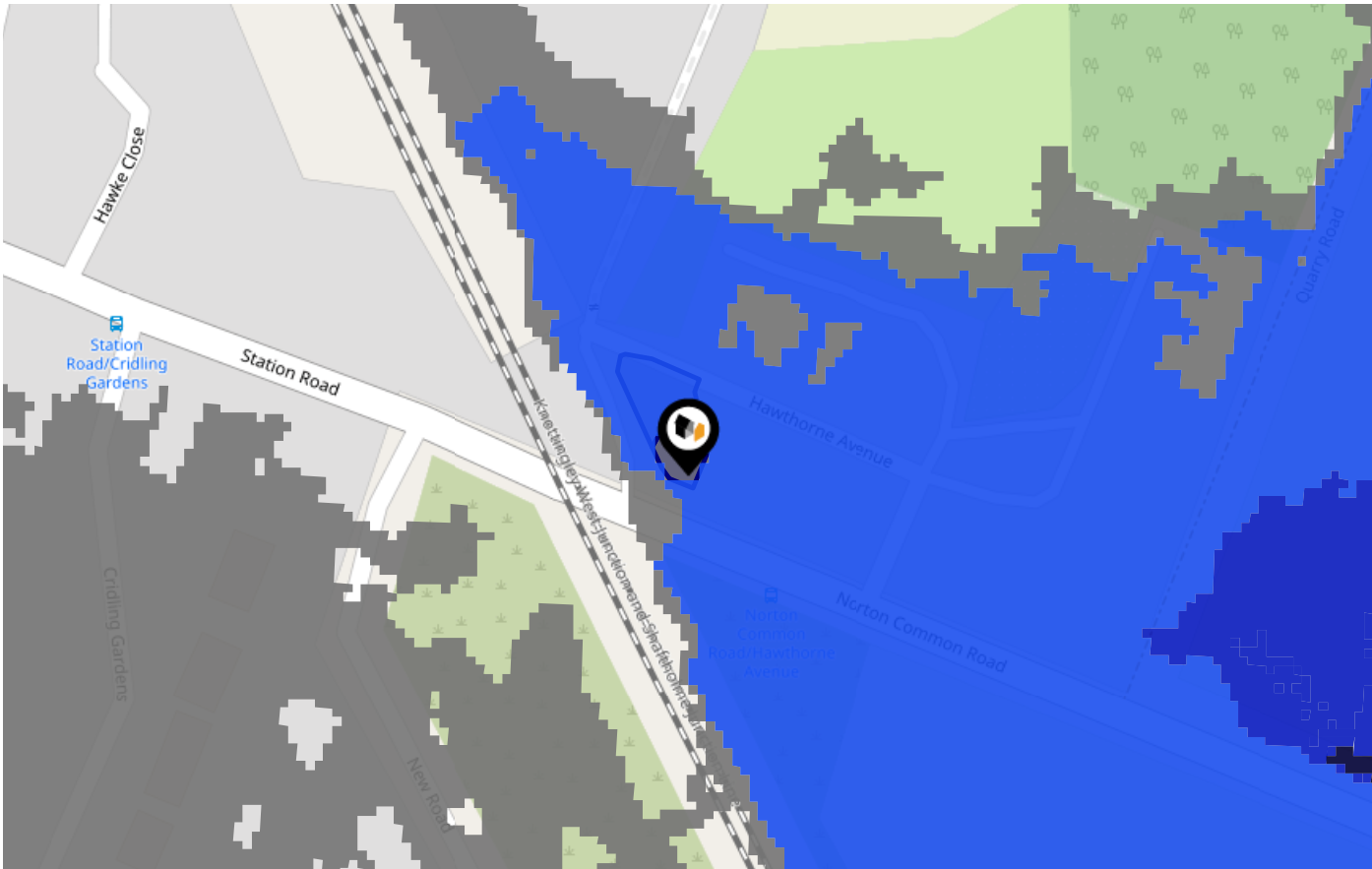
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

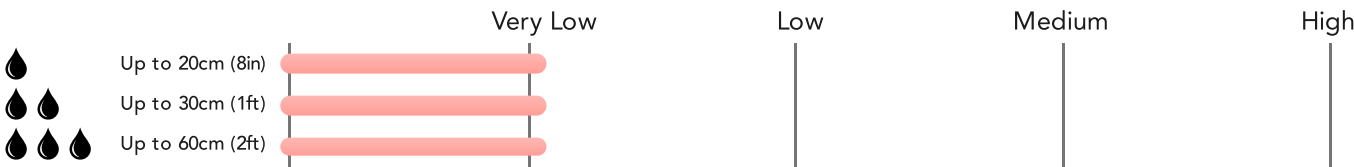


Risk Rating: Very Low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

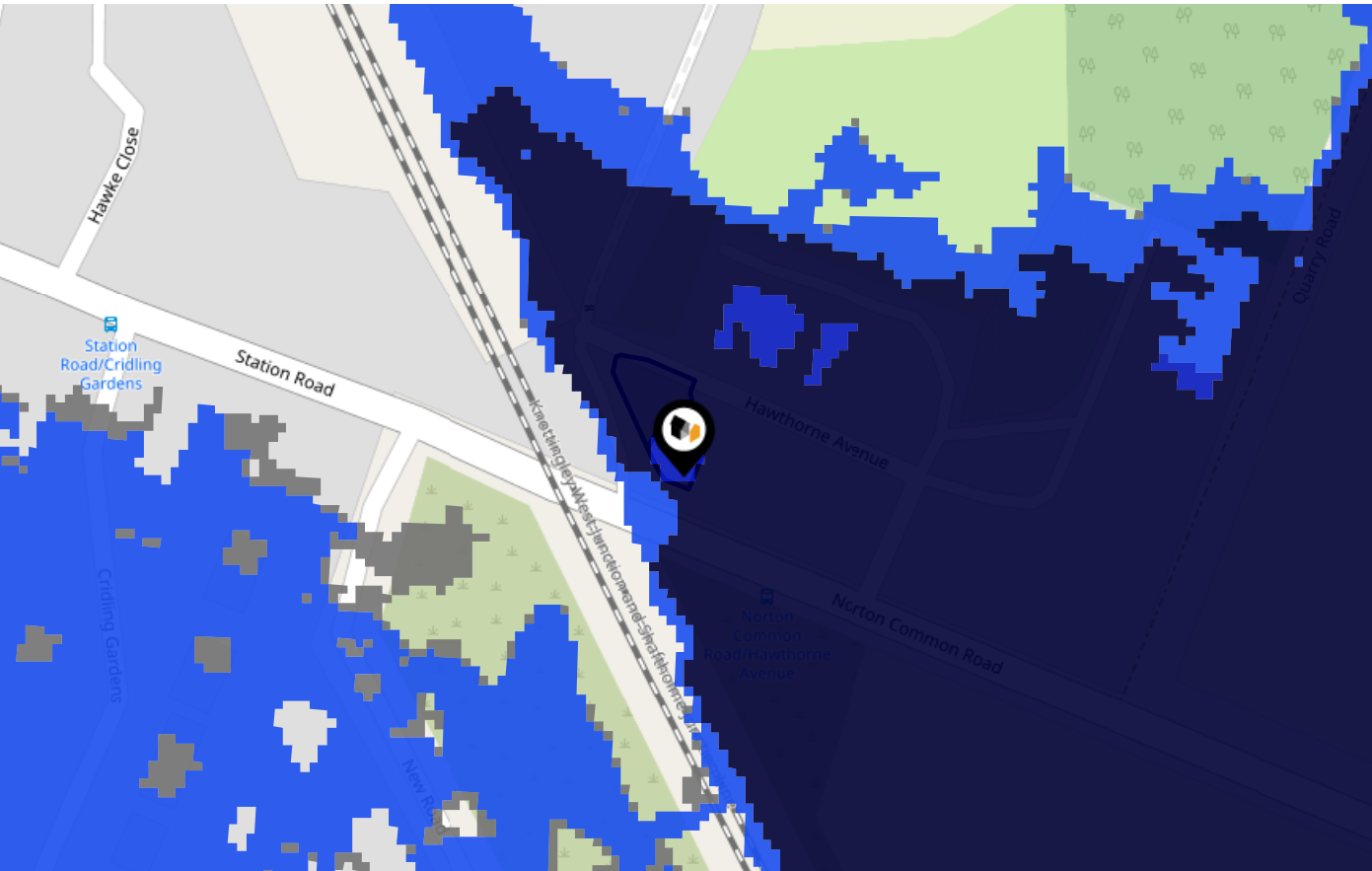
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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: Medium

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:

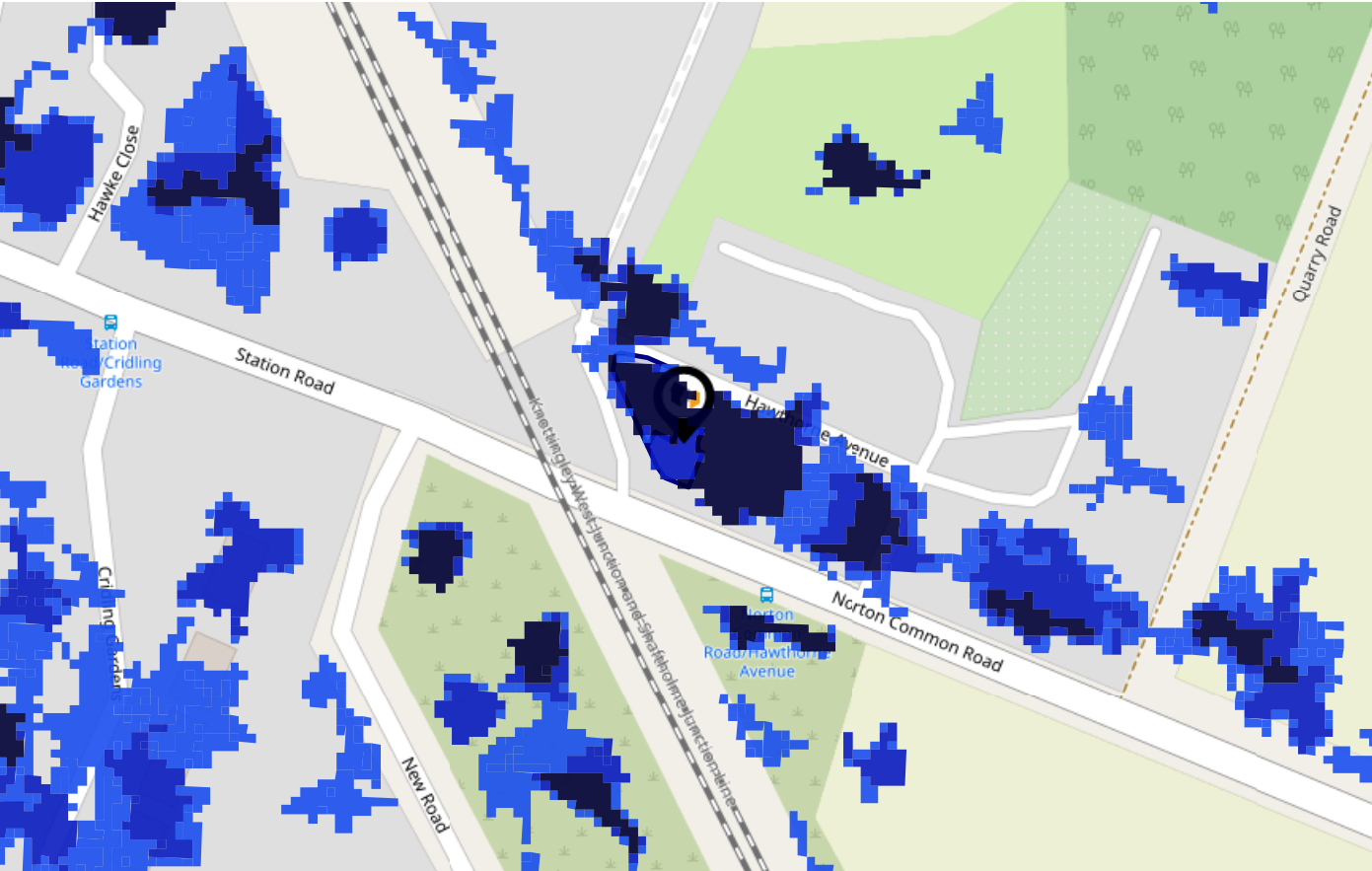


Flood Risk

Surface Water - 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.

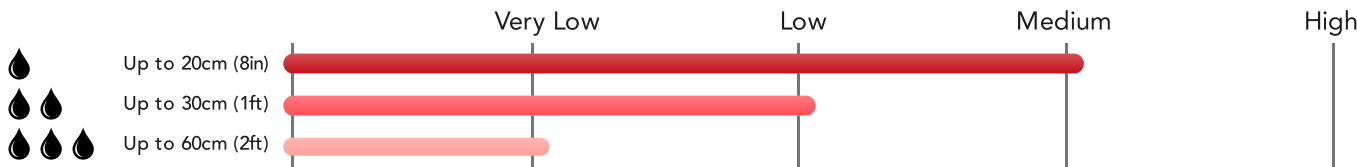


Risk Rating: Medium

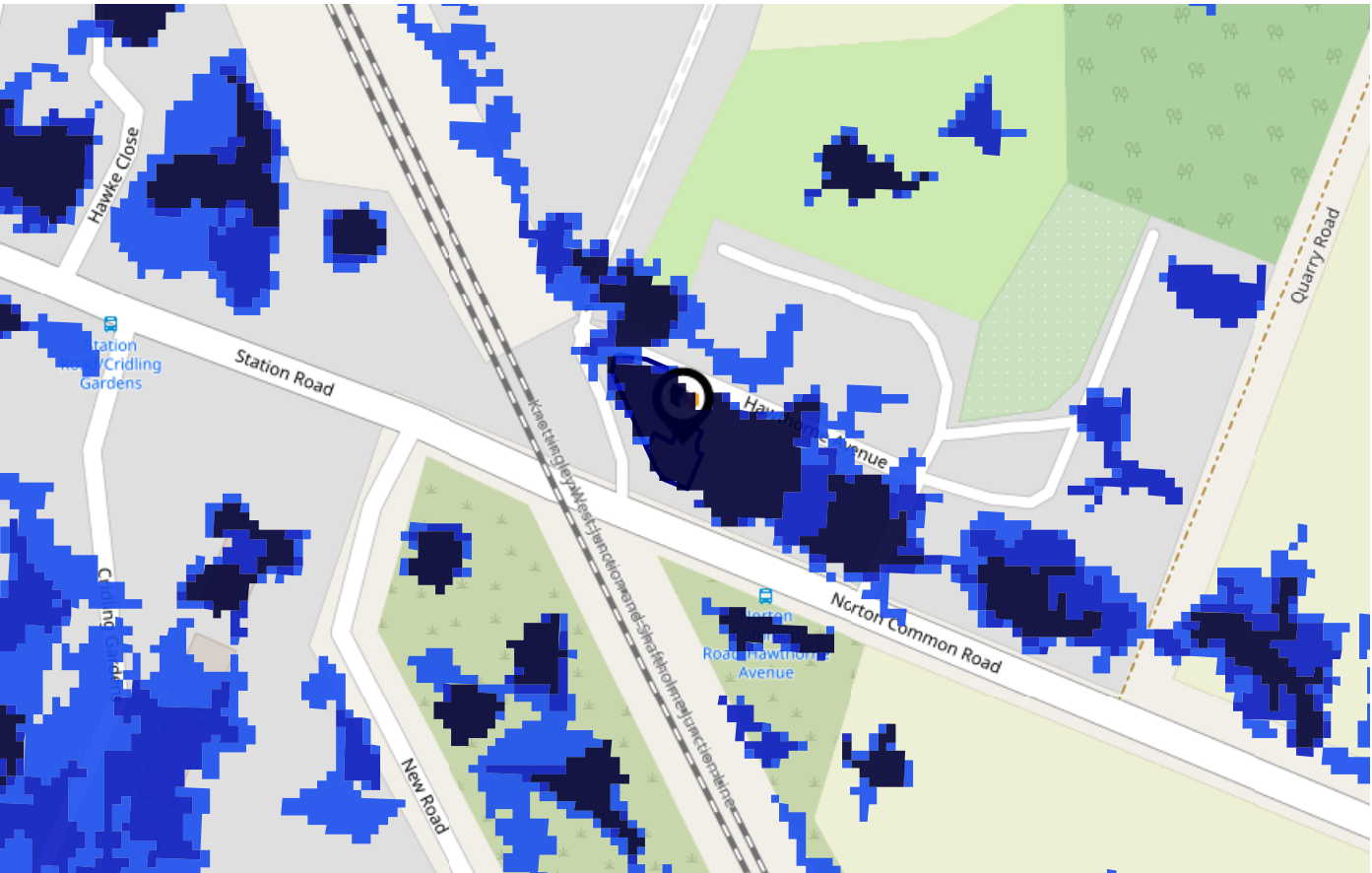
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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.

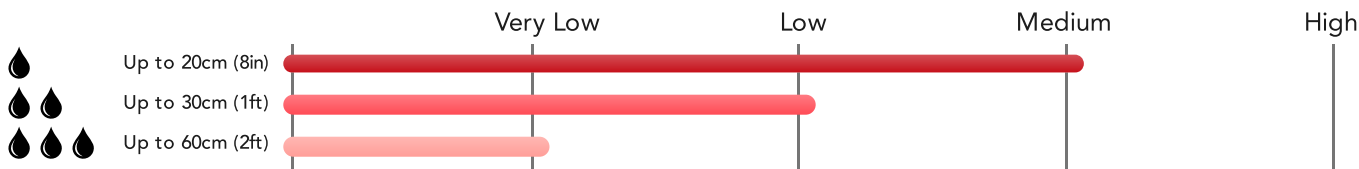


Risk Rating: High

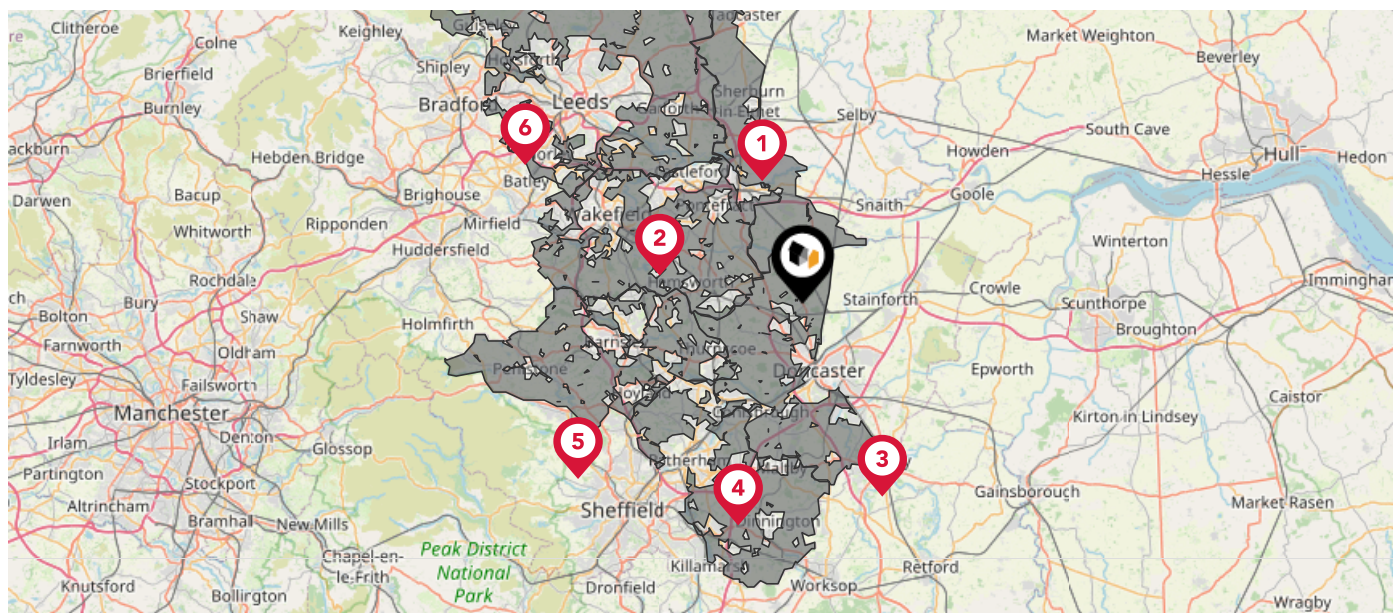
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Selby



South and West Yorkshire Green Belt - Wakefield



South and West Yorkshire Green Belt - Doncaster



South and West Yorkshire Green Belt - Rotherham



South and West Yorkshire Green Belt - Barnsley



South and West Yorkshire Green Belt - Leeds

Maps

Landfill Sites

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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

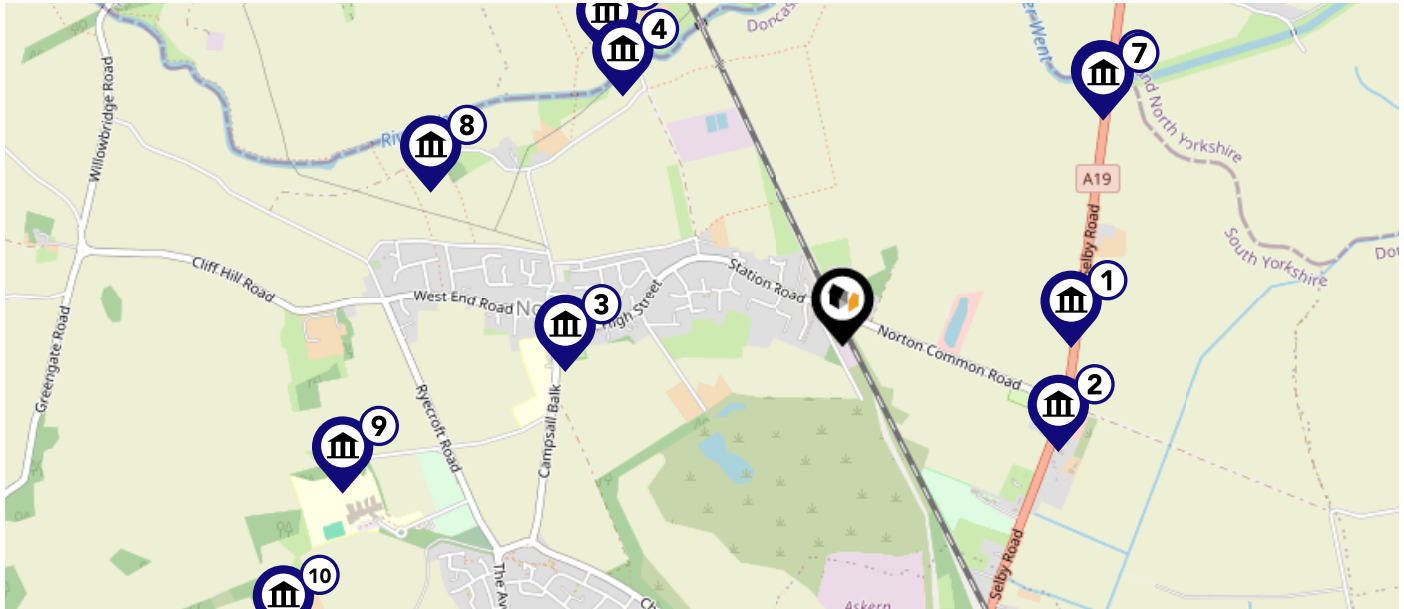
1	National Coal Board Tip-Norton Colliery, Norton, Doncaster	Historic Landfill	
2	Land off Norton Common Lane-Norton Common, Askern, Doncaster	Historic Landfill	
3	Askern Brickworks-Askern Brickworks, Askern	Historic Landfill	
4	EA/EPR/CP3591SJ/A001	Active Landfill	
5	Town Quarry-Town Quarry, Burghwallis Road, Campsall	Historic Landfill	
6	Sutton Quarry-Suttonfield Road, Sutton, Doncaster, South Yorkshire	Historic Landfill	
7	EA/EPR/AP3499ZW/A001	Active Landfill	
8	Churchfield Lane-Womersley, North Yorkshire	Historic Landfill	
9	Little Smeaton Quarry-Little Smeaton	Historic Landfill	
10	Barnsdale Bar Quarry-Kirk Smeaton, Pontefract, North Yorkshire	Historic Landfill	

Maps

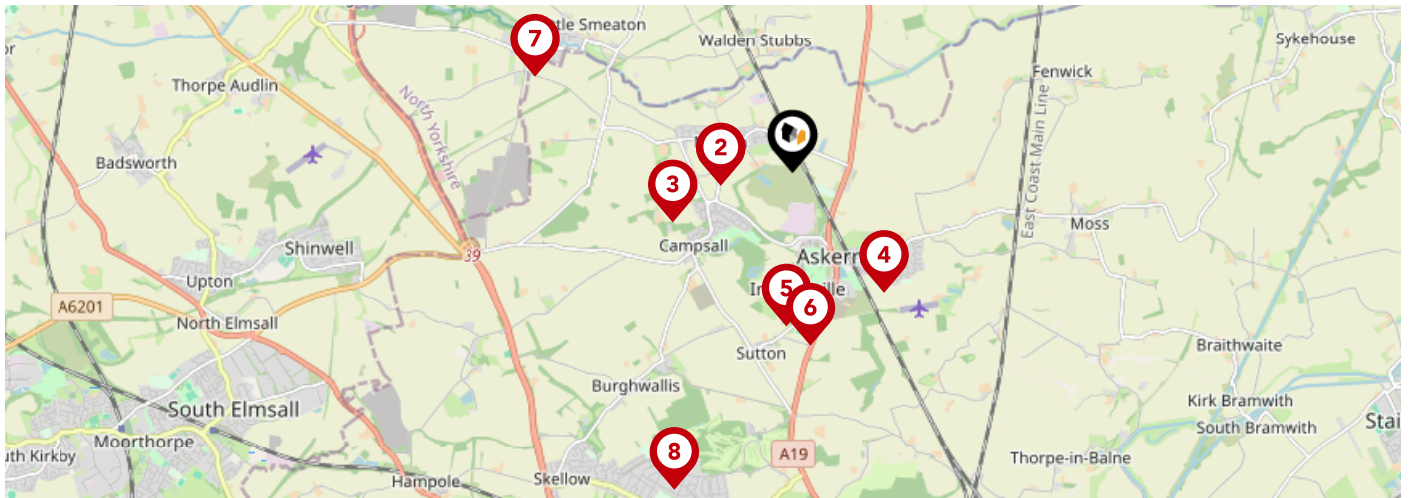
Listed Buildings

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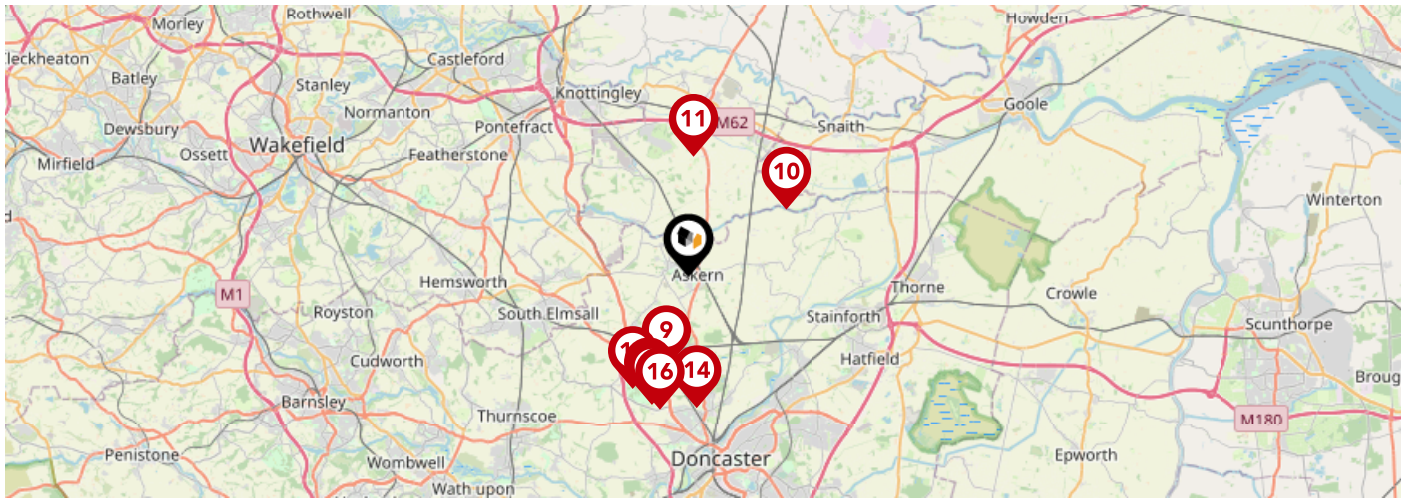
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1192231 - Bridge Across Ings Dike Approximately 200 Metres To South Of North Common Farm	Grade II	0.5 miles
 1151466 - Toll Bar Cottage At Garage Opposite Junction With Norton Common Road	Grade II	0.5 miles
 1314848 - Village Pump Immediately To East Of Number 3	Grade II	0.6 miles
 1148366 - Tanpit Bridge	Grade II	0.7 miles
 1148365 - Went Bridge	Grade II	0.8 miles
 1316342 - Village Cross	Grade II	0.8 miles
 1314849 - Milepost Adjacent To South East Corner Of Went Bridge	Grade II	0.8 miles
 1151465 - Mill Building At Priory Mill	Grade II	1.0 miles
 1151467 - The Windmill	Grade II	1.1 miles
 1314883 - Campsmount Home Farm Cottages	Grade II	1.4 miles



		Nursery	Primary	Secondary	College	Private
1	Norton Infant School Ofsted Rating: Good Pupils: 186 Distance:0.65	☐	☒	☐	☐	☐
2	Norton Junior School Ofsted Rating: Good Pupils: 233 Distance:0.65	☐	☒	☐	☐	☐
3	Campsmount Academy Ofsted Rating: Good Pupils: 777 Distance:1.15	☐	☐	☒	☐	☐
4	Askern Moss Road Infant Academy Ofsted Rating: Good Pupils: 114 Distance:1.31	☐	☒	☐	☐	☐
5	Askern Littlemoor Infant Academy Ofsted Rating: Good Pupils: 187 Distance:1.35	☐	☒	☐	☐	☐
6	Spa Academy Askern Ofsted Rating: Requires improvement Pupils: 246 Distance:1.52	☐	☒	☐	☐	☐
7	Kirk Smeaton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 125 Distance:2.42	☐	☒	☐	☐	☐
8	Owston Park Primary Academy Ofsted Rating: Good Pupils: 443 Distance:2.98	☐	☒	☐	☐	☐

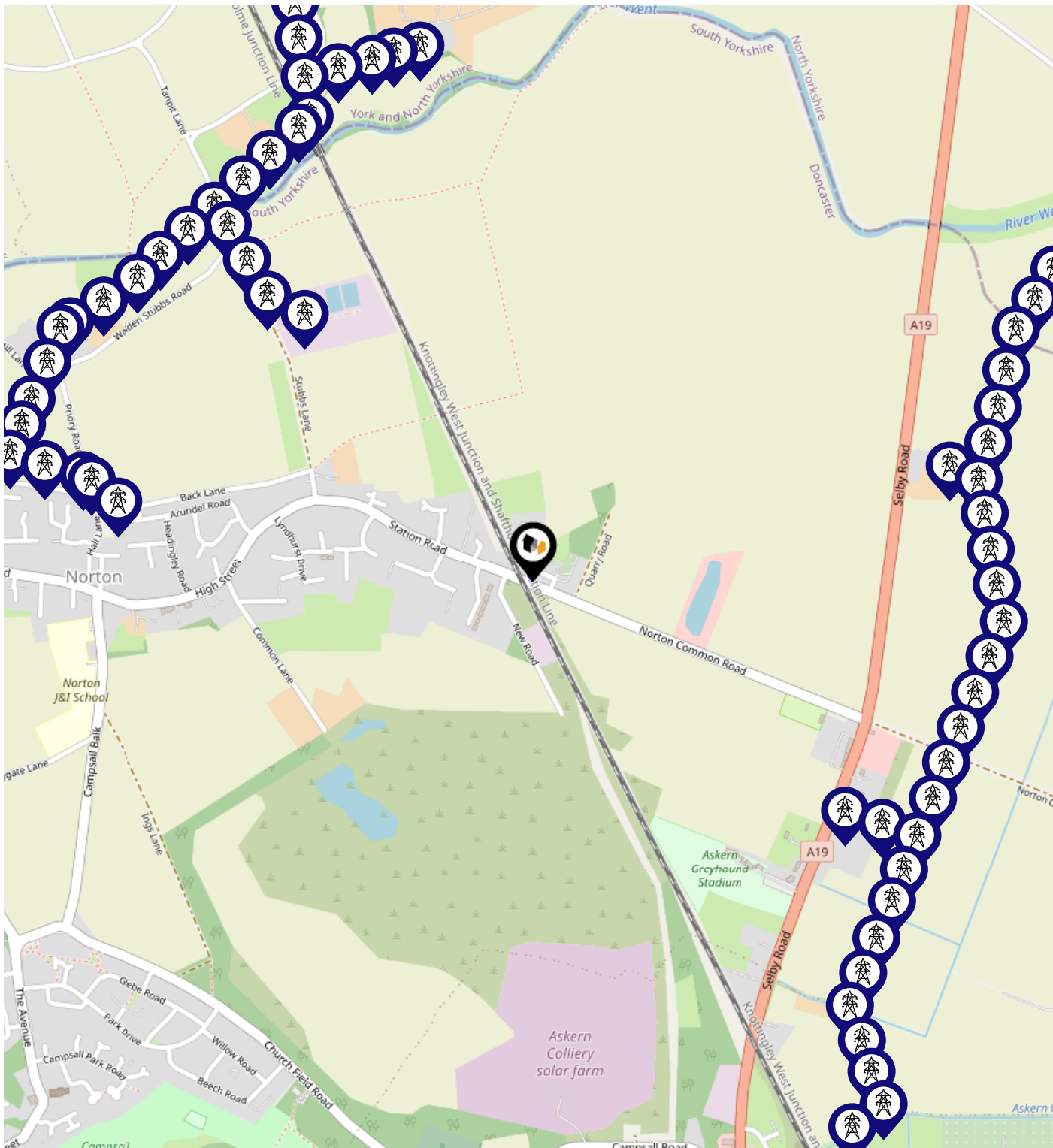


		Nursery	Primary	Secondary	College	Private
	Carcroft Primary School Ofsted Rating: Good Pupils: 243 Distance:3.3	☐	☒	☐	☐	☐
	Pollington-Balne Church of England Primary School Ofsted Rating: Requires improvement Pupils: 128 Distance:4.23	☐	☒	☐	☐	☐
	Whitley and Eggborough Community Primary School Ofsted Rating: Good Pupils: 218 Distance:4.24	☐	☒	☐	☐	☐
	The Ridge Employability College Ofsted Rating: Good Pupils:0 Distance:4.36	☐	☐	☒	☐	☐
	North Ridge Community School Ofsted Rating: Requires improvement Pupils: 149 Distance:4.55	☐	☐	☒	☐	☐
	Toll Bar Primary School Ofsted Rating: Requires improvement Pupils: 180 Distance:4.59	☐	☒	☐	☐	☐
	Outwood Academy Adwick Ofsted Rating: Good Pupils: 1108 Distance:4.66	☐	☐	☒	☐	☐
	Adwick Primary School Ofsted Rating: Good Pupils:0 Distance:4.78	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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Key:

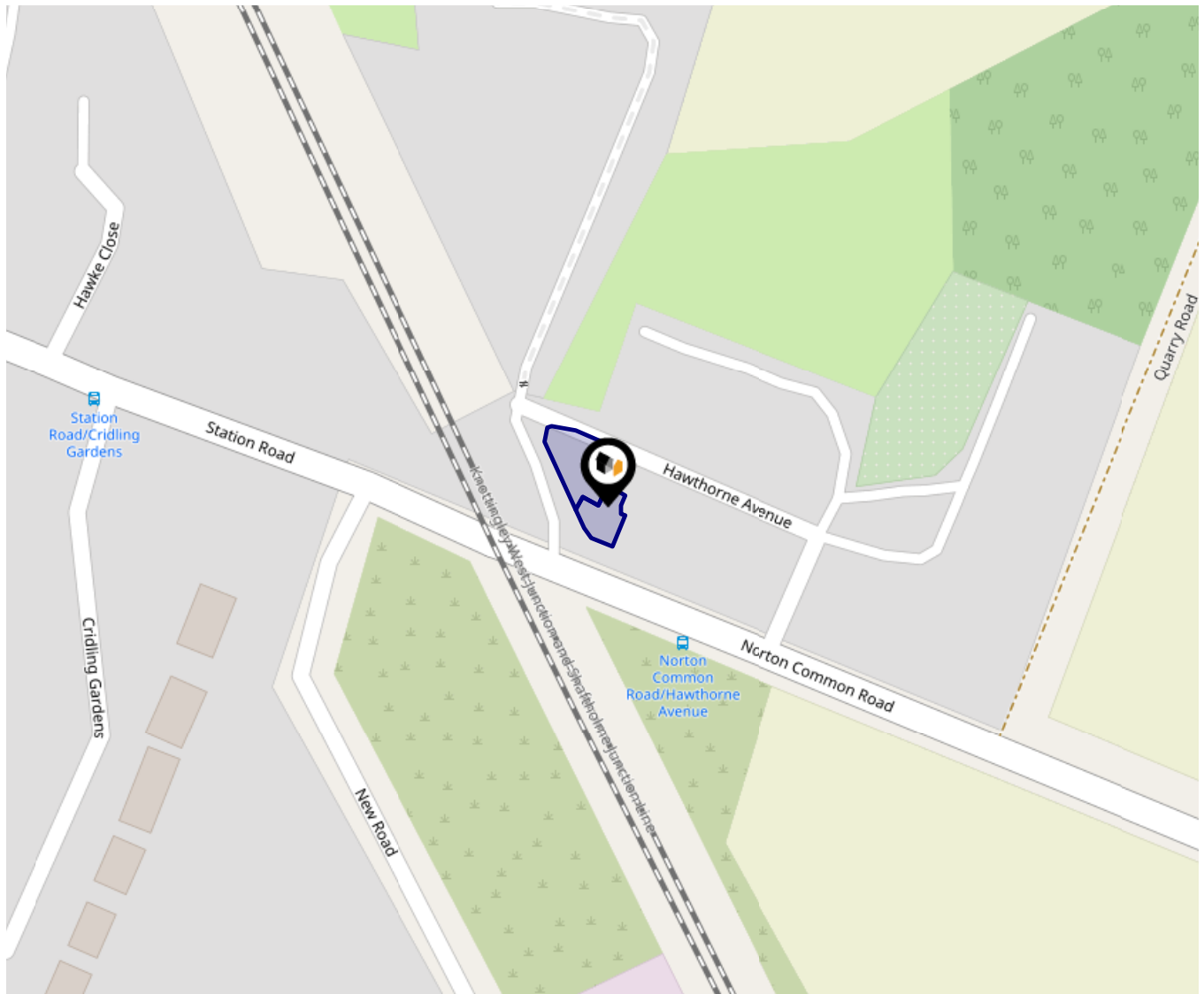
-  Power Pylons
-  Communication Masts



Local Area

Road Noise

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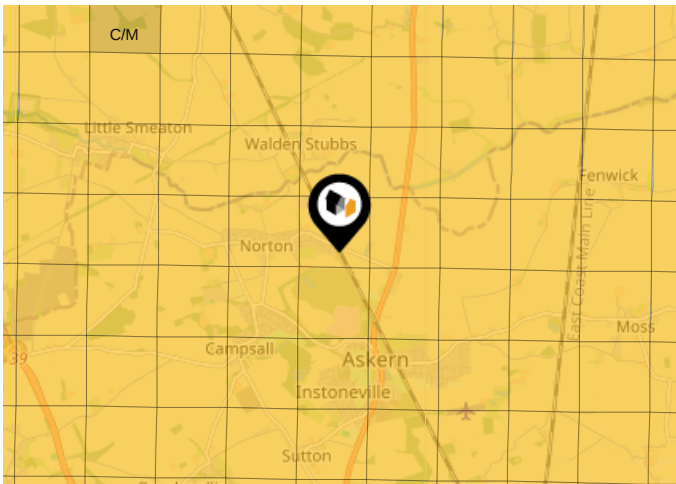
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



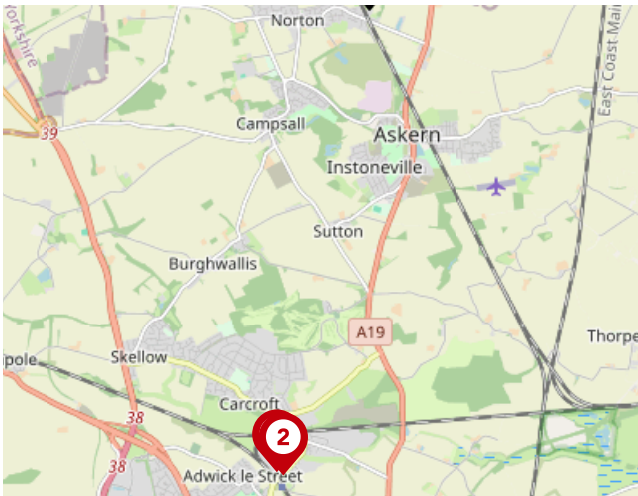
Primary Classifications (Most Common Clay Types)

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

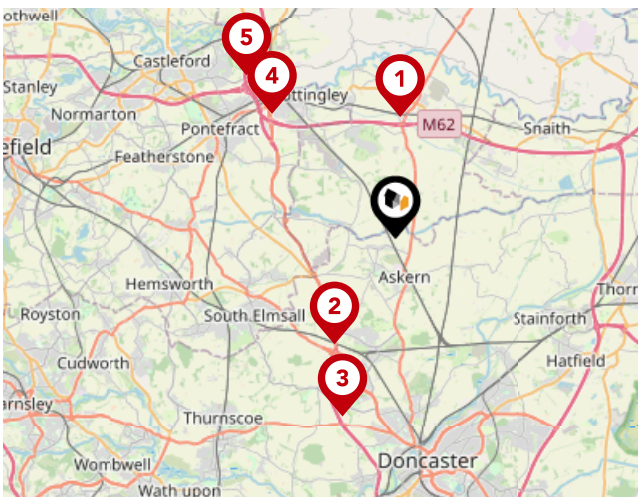
Transport (National)

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GROUP



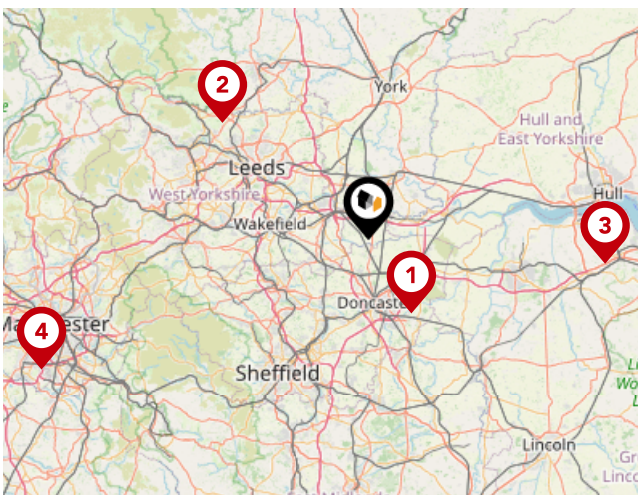
National Rail Stations

Pin	Name	Distance
	Adwick Rail Station	4.13 miles
	Adwick Rail Station	4.15 miles
	Whitley Bridge Rail Station	4.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M62 J34	4.32 miles
	A1(M) J38	4.29 miles
	A1(M) J37	6.5 miles
	M62 J33	6.19 miles
	A1(M) J41	7.75 miles



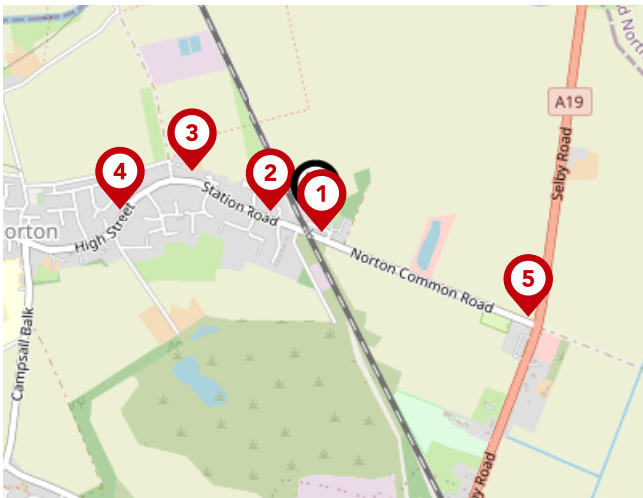
Airports/Helipads

Pin	Name	Distance
	Finningley	12.11 miles
	Leeds Bradford Airport	26.2 miles
	Humberside Airport	33.51 miles
	Manchester Airport	49.5 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Norton Common Road/Hawthorne Avenue	0.03 miles
2	Station Road/Cridling Gardens	0.1 miles
3	Station Road/Ashburnham Close	0.29 miles
4	High Street/Arundel Road	0.43 miles
5	Norton Common Road/Selby Road	0.51 miles

Landwood Group

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

