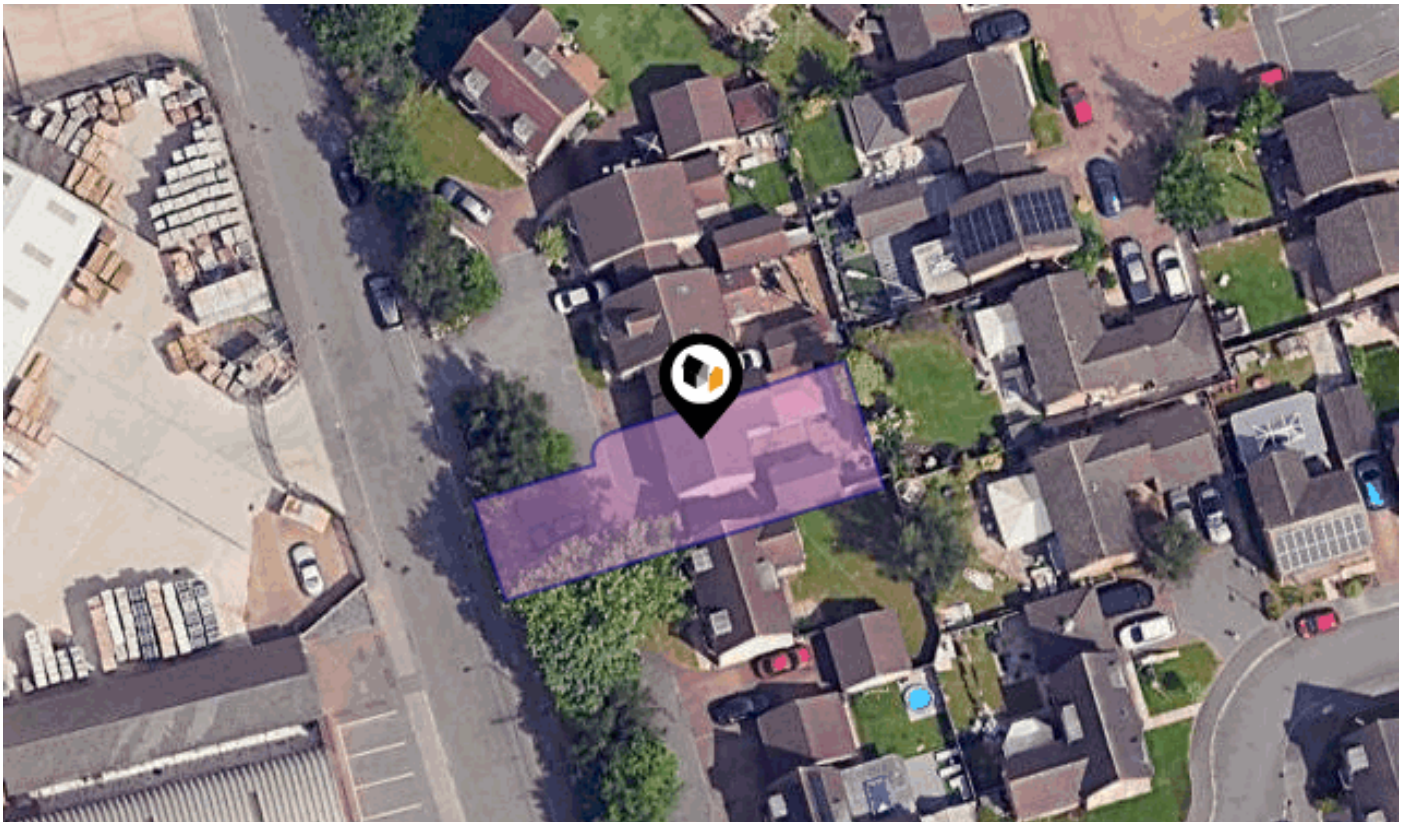


[See More Online](#)

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd April 2025



BRIMHAM CLOSE, KIRK SANDALL, DONCASTER, DN3

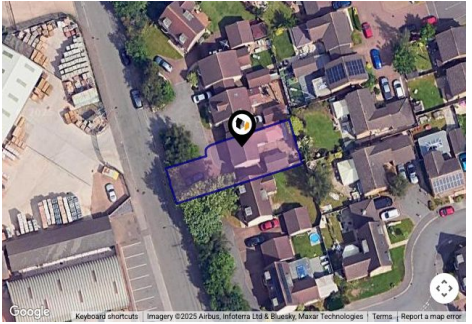
Elite Property

Elite Property 9 Hall Gate Doncaster DN1 3LU

01302981149

chris@elitepg.co.uk




elitepg.co.uk

















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.08 acres		
Year Built :	2004		
Council Tax :	Band D		
Annual Estimate:	£2,111		
Title Number:	SYK495640		

Local Area

Local Authority:	Doncaster	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very Low	7	80	10000
• Surface Water	Very low	mb/s	mb/s	mb/s
				

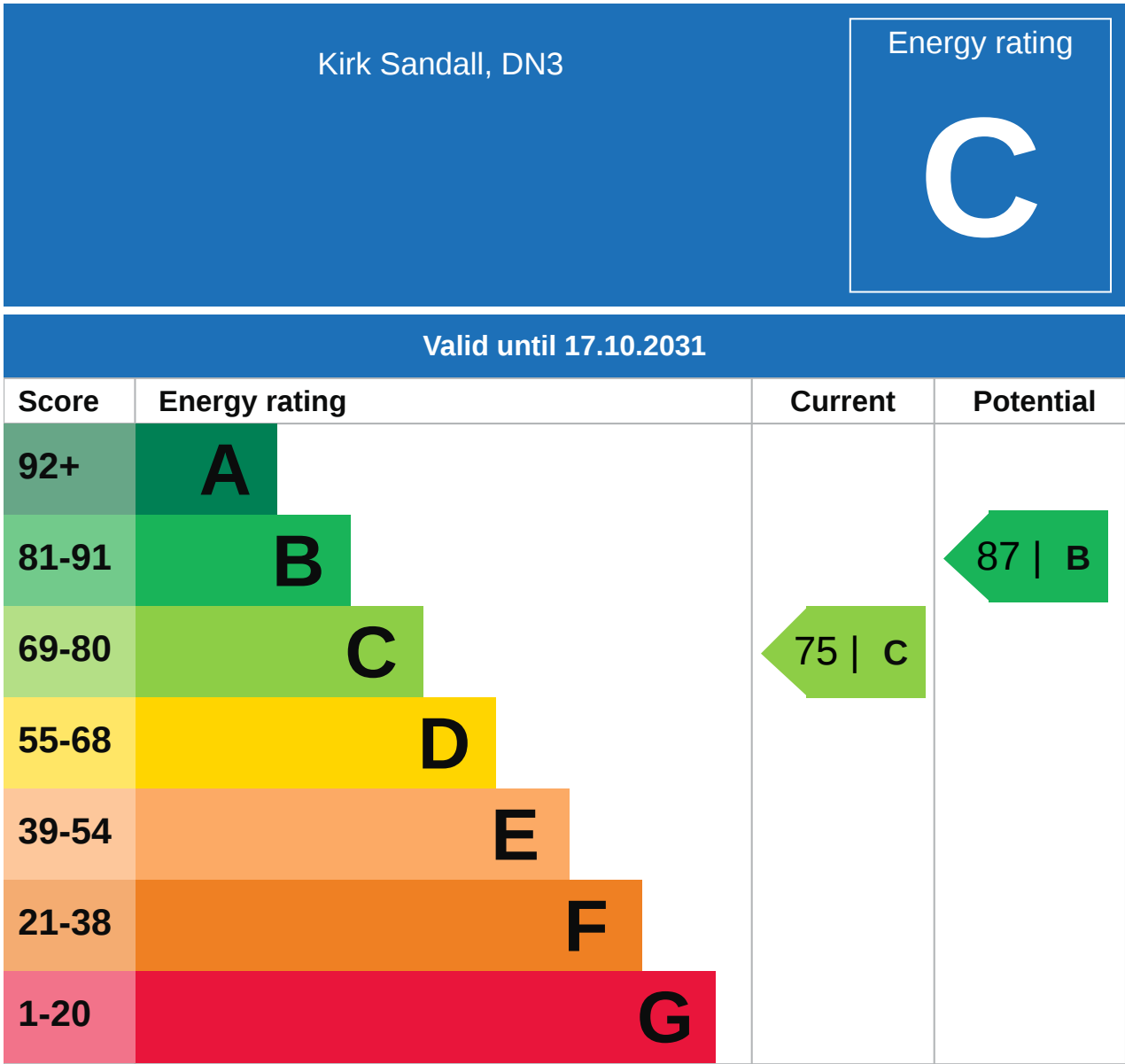
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Planning records for: ***Brimham Close, Kirk Sandall, Doncaster, DN3***

Reference - Doncaster/13/01699/PD	
Decision:	Decided
Date:	13th August 2013
Description:	Replace existing conservatory with a larger orangery

Planning records for: **3 Brimham Close Kirk Sandall Doncaster South Yorkshire DN3 1FB**

Reference - Doncaster/08/00444/FUL	
Decision:	Decided
Date:	13th February 2008
Description:	Conversion of loft to living accommodation and formation of dormer window to front of detached house



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	103 m ²

Building Safety

The current owner is not aware of any material information that should be declared. You are advised to satisfy this requirement with your own legal representative.

Accessibility / Adaptations

The current owner is not aware of any adaptations that have been made. You are advised to satisfy this requirement with your own legal representative.

Restrictive Covenants

The current owner is not aware of any material information that should be declared. You are advised to satisfy this requirement with your own legal representative.

Rights of Way (Public & Private)

The current owner is not aware of any rights of way that pass through the property. You are advised to satisfy this requirement with your own legal representative.

Construction Type

The current owner believes that the property is built using standard construction methods. You are advised to satisfy this requirement with your own legal representative.

Property Lease Information

The property is held on a freehold title.

Listed Building Information

The building does not appear to be affected by any listing status. You are advised to satisfy this requirement with your own legal representative.

Stamp Duty

Stamp Duty payments vary dependant on your individual circumstances. The Govenment calculator can be used to determine your invidual payments - <https://www.tax.service.gov.uk/calculate-stamp-dutyland-tax/#!/intro>

Electricity Supply

The property is connected to a mains electricity supply

Gas Supply

The property is connected to a mains gas supply

Central Heating

Central heating is provided by a gas powered boiler with seperate water cylinder

Water Supply

The property is connected to a mains water supply

Drainage

The property is connected to a mains drainage supply



Elite Property

Founded in 2022 by husband-and-wife team Chris and Emma Stone, Elite Property is an estate agency with a difference. Drawing on over 17 years of experience, Chris has held senior roles at some of the most prominent corporate and independent agencies in the UK. His vision for Elite Property was simple yet ambitious: to combine the best of his industry knowledge and experience with a personal touch, creating an estate agency experience unlike any other in Doncaster. Elite Property has earned a reputation for professionalism balanced with approachability. We leverage the latest technology to streamline our services but never lose sight of the fundamentals—taking the time to speak to our clients and understand their unique needs. With fixed fee packages starting from just £995 + VAT, we're able to offer outstanding value without cutting corners on the 5-star service our clients expect. At Elite Property, we're committed to providing a superior, personalised estate agency experience.

Testimonial 1



We had the most stress free experience of selling our house. Everything was handled efficiently and professionally. Amazing service!

Testimonial 2



1st class service, very professional, always answered emails , phone calls. I was unsure at first as I had always used big firms in the past, Chris Stone works relentlessly to get the work done in the quickest timescale. Highly recommended.

Testimonial 3



I would strongly recommend Elite Properties when you are looking to sell or purchase a property. I was extremely happy with the service that we received when we were dealing with Chris. From the initial conversation and throughout the whole process Chris was very professional. He always went above and beyond to make sure that what should be a stressful situation was a smooth and successful process. Chris was very knowledgeable about the local market.

Testimonial 4



We used Elite Property for the recent sale of our property, and what a fantastic service from start to finish. Chris at Elite had great communication throughout the process, not just between us, but the buyers/solicitors too, making the process much more efficient. Highly professional, yet a friendly approach, cannot recommend them enough. Good luck to Chris and the company for their future success. Thank you again!



/elitedoncaster



/elitepropertydoncaster



/elitepropertydoncaster

Important - Please read

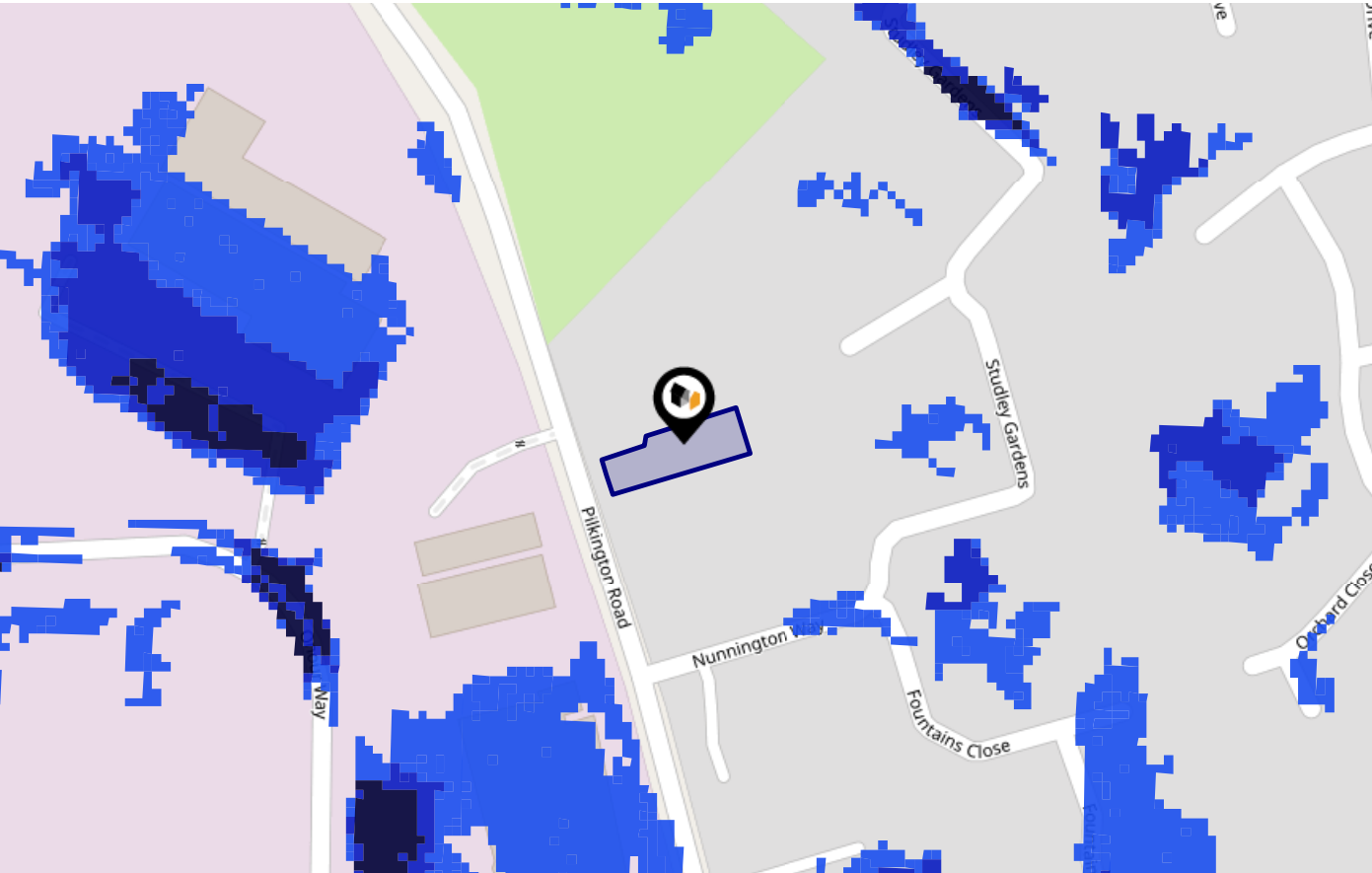
The information contained in this report has been provided to the best of our ability based on details supplied by the current property owner and the agent. While we strive for accuracy, we cannot guarantee that all information is complete or up to date. Prospective purchasers are strongly advised to conduct their own independent investigations to verify the accuracy of the details provided, including but not limited to property measurements, boundaries, planning permissions, services, and any other material considerations. Neither the agent nor the property owner accepts liability for any inaccuracies or omissions.

Flood Risk

Surface Water - Flood Risk



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

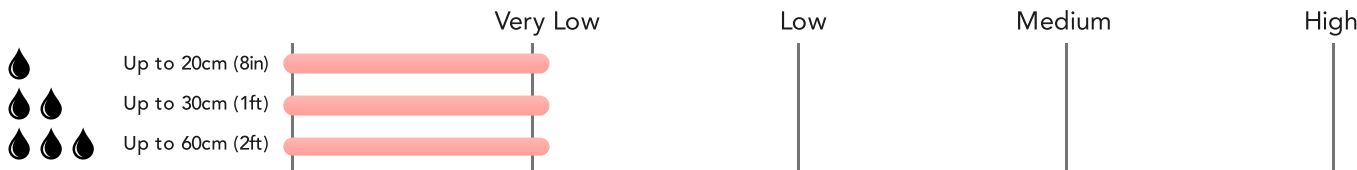


Risk Rating: Very low

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:

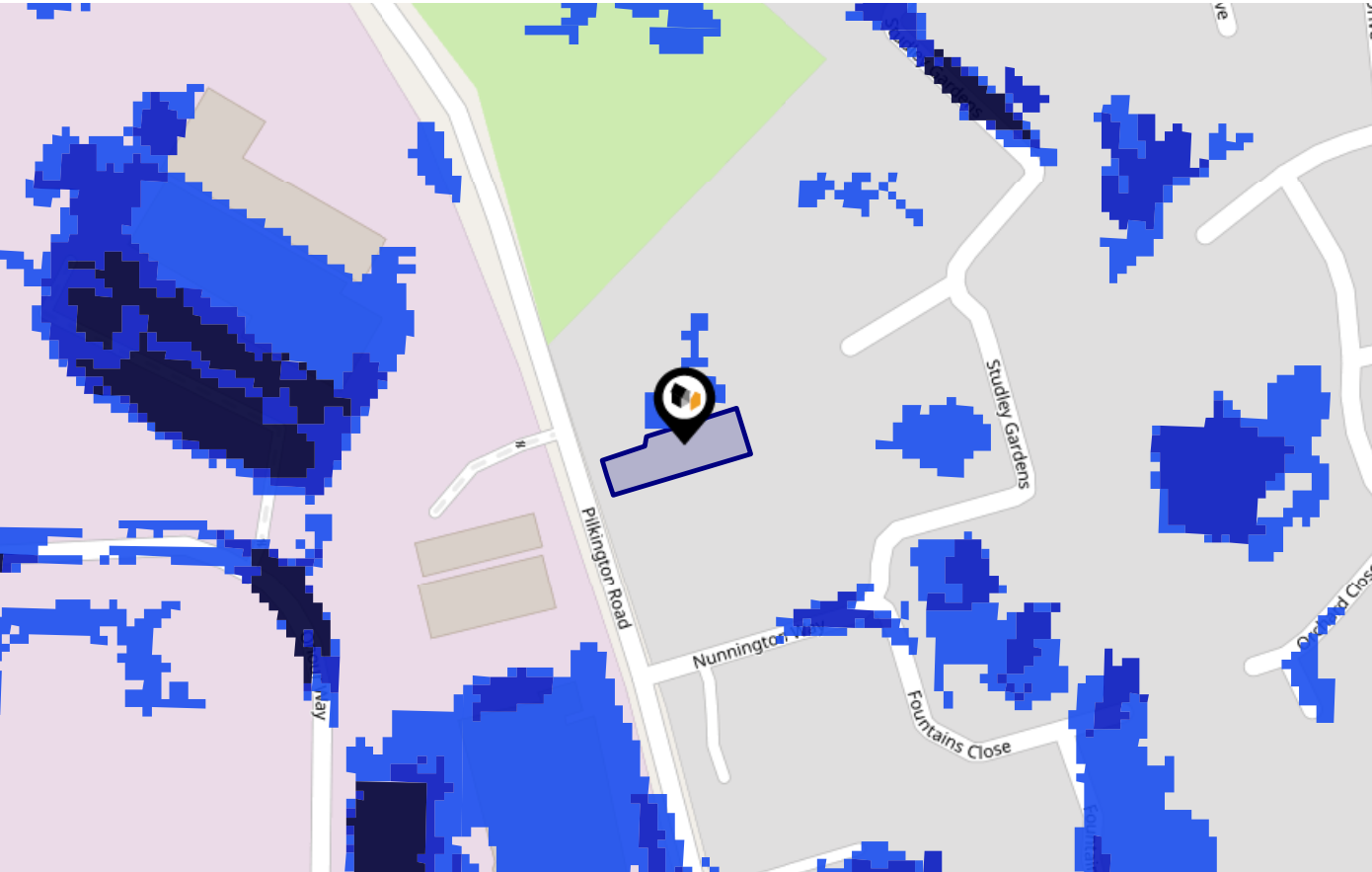


Flood Risk

Surface Water - Climate Change



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.

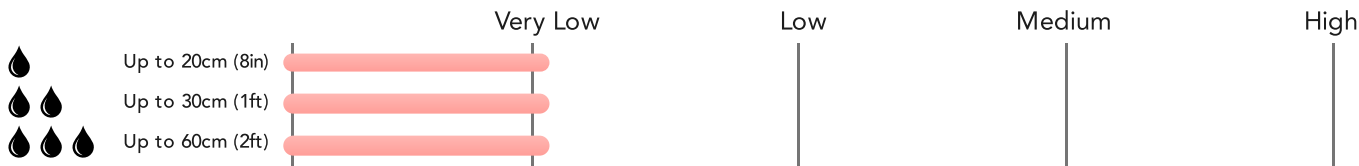


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

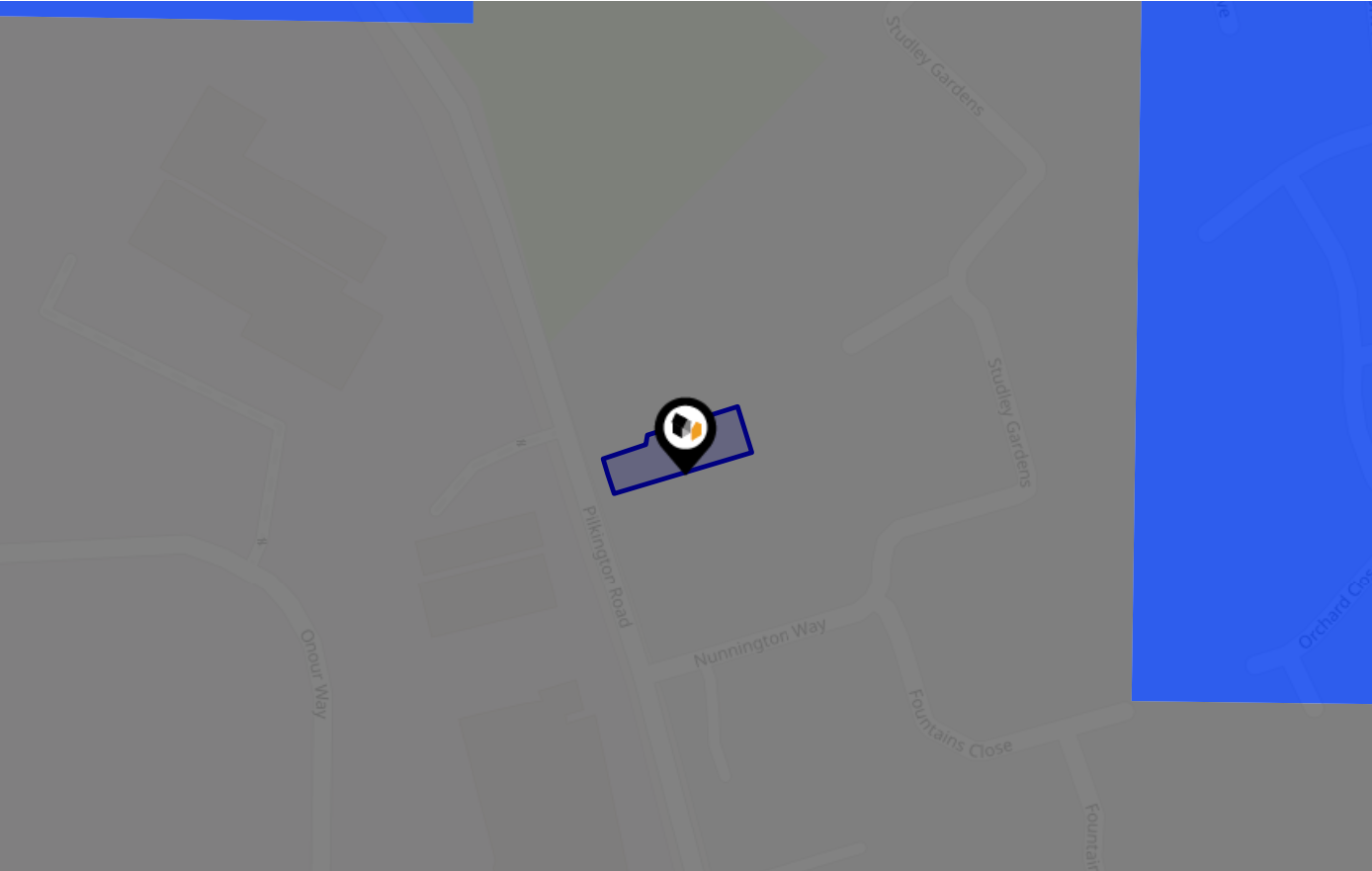


Flood Risk

Rivers & Seas - Flood Risk



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

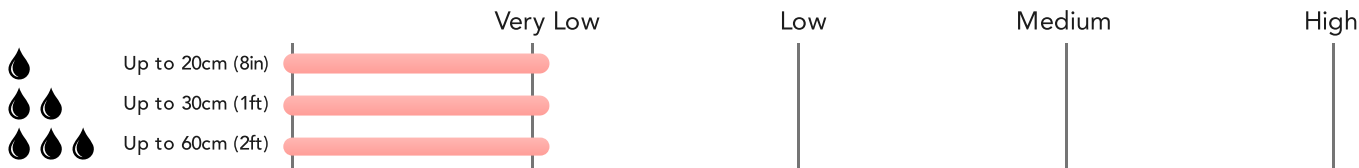


Risk Rating: Very Low

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.
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Chance of flooding to the following depths at this property:

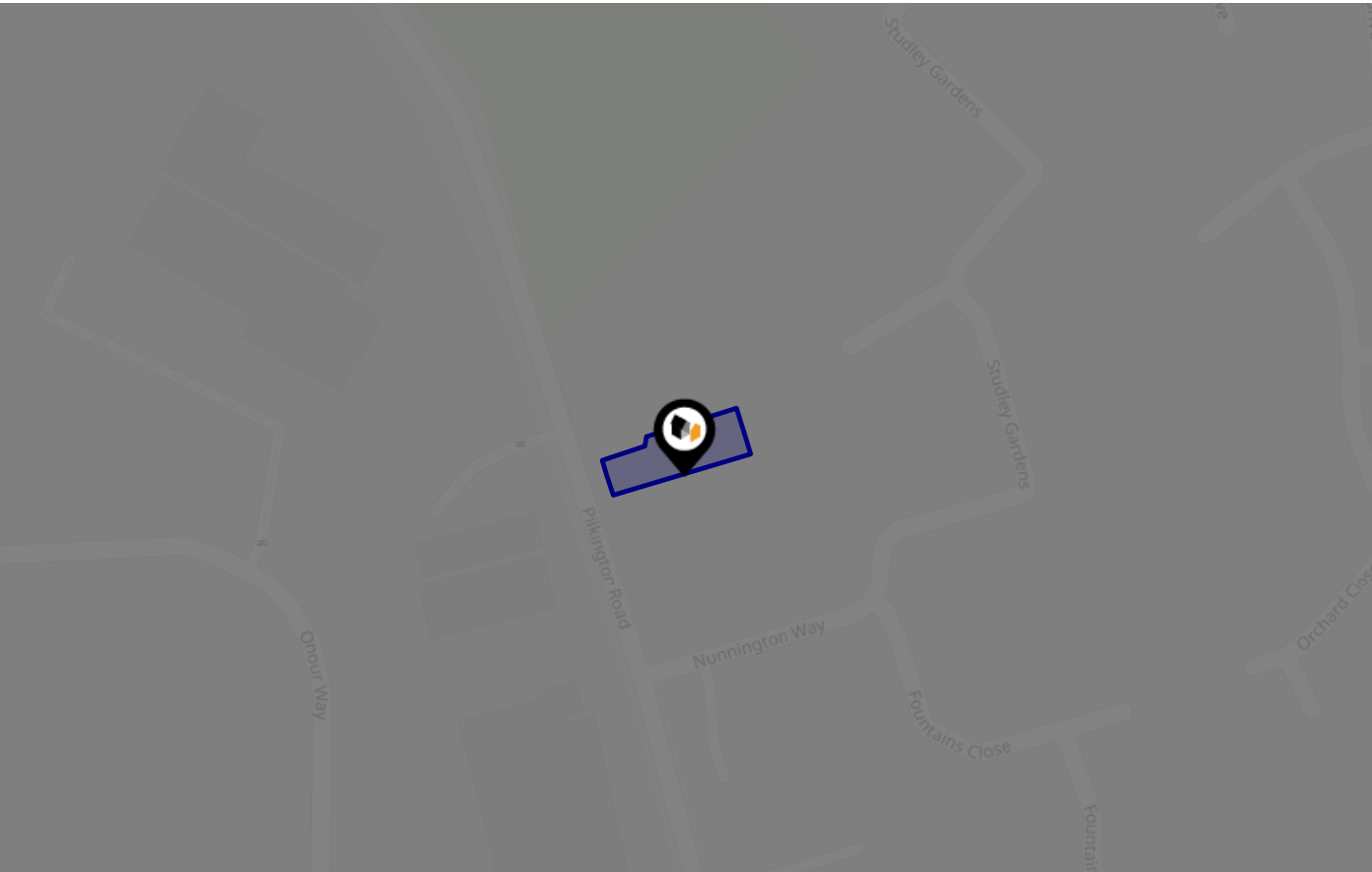


Flood Risk

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.

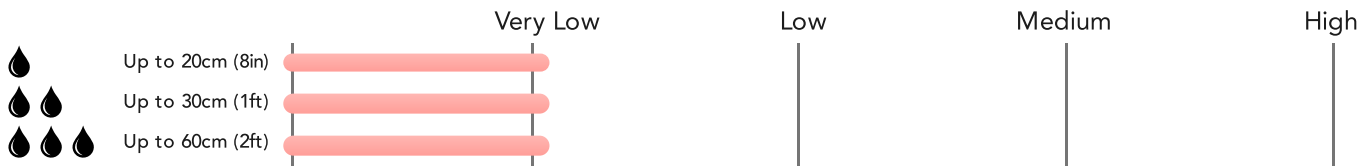


Risk Rating: **Very low**

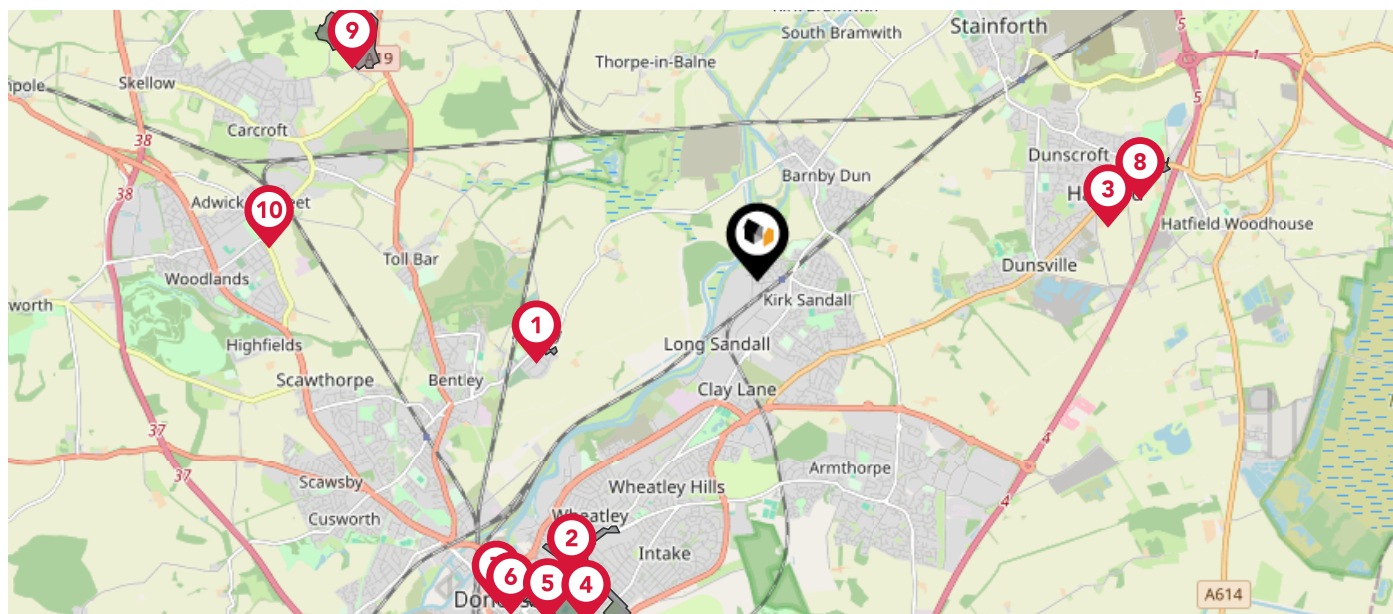
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



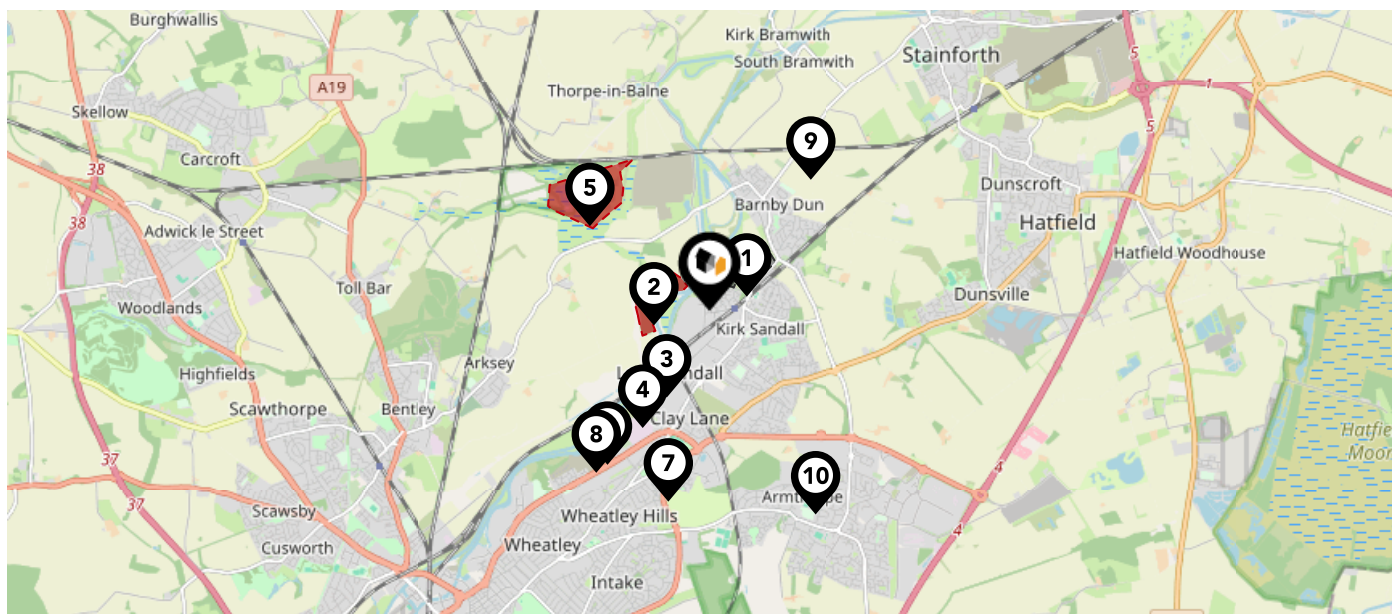
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.























Nearby Conservation Areas

-  Arksey
-  Doncaster - Thorne Road
-  Hatfield - Manor Road
-  Doncaster - Town Field
-  Doncaster - Christ Church
-  Doncaster - Market Place
-  Doncaster - St George's
-  Hatfield - High Street
-  Owston
-  Adwick-le-Street

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

	Pilkington (U K) Moor Lane Landfill Site-Moor Lane, Kirk Sandall, Doncaster, South Yorkshire	Historic Landfill 
	EA/EPR/VP3899ZJ/V001	Active Landfill 
	Clay Lane-Long Sandall	Historic Landfill 
	EA/EPR/EP3199ZE/V002	Active Landfill 
	EA/EPR/CP3091SC/T001	Active Landfill 
	Wheatley Hall Road-Doncaster	Historic Landfill 
	Leger Way / Thorne Road-Thorne Road, Doncaster	Historic Landfill 
	Wheatley Hall Road-Doncaster	Historic Landfill 
	Stainforth Road-Stainforth Road, Barnby Dun	Historic Landfill 
	Recreation Ground-Armthorpe	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



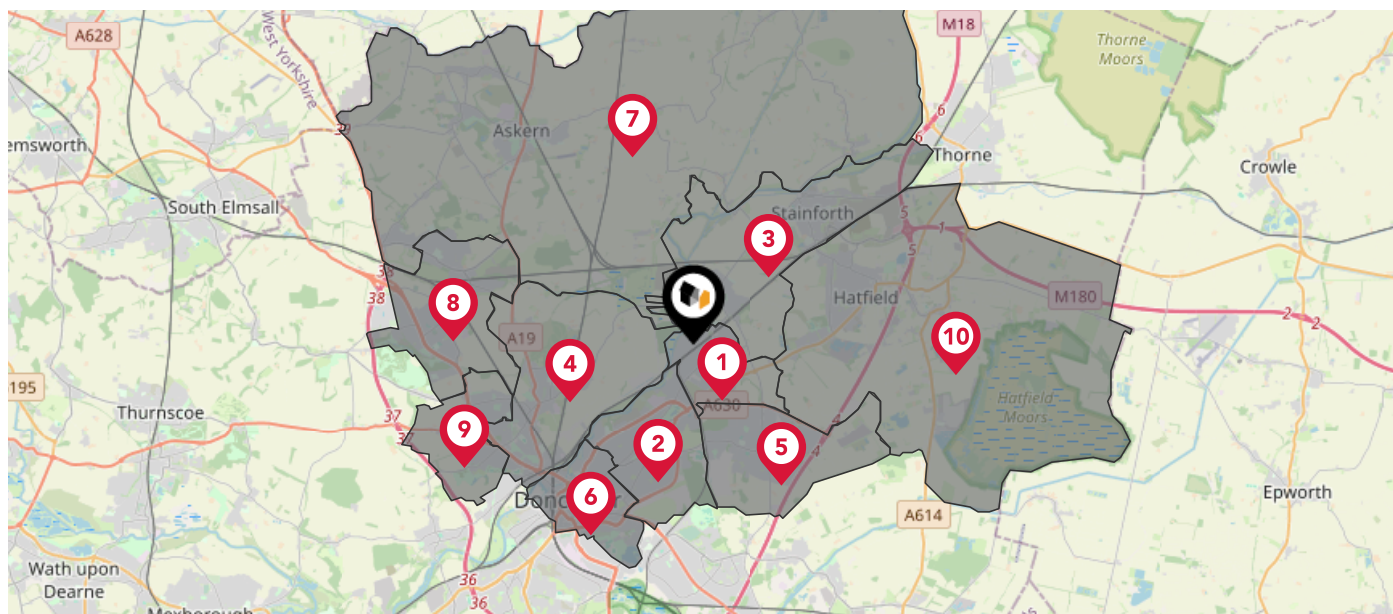
Mine Entry

- ✕ 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.

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

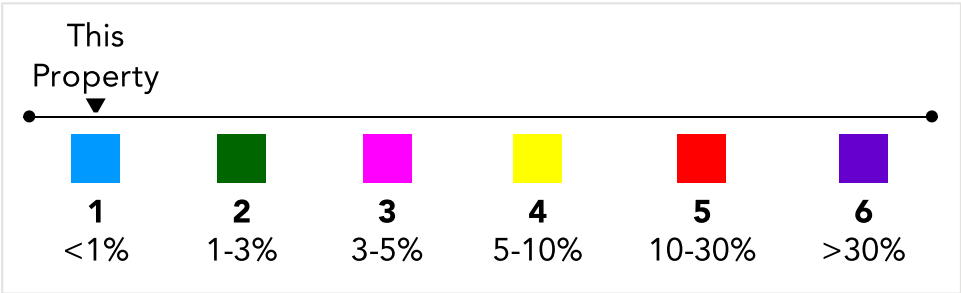
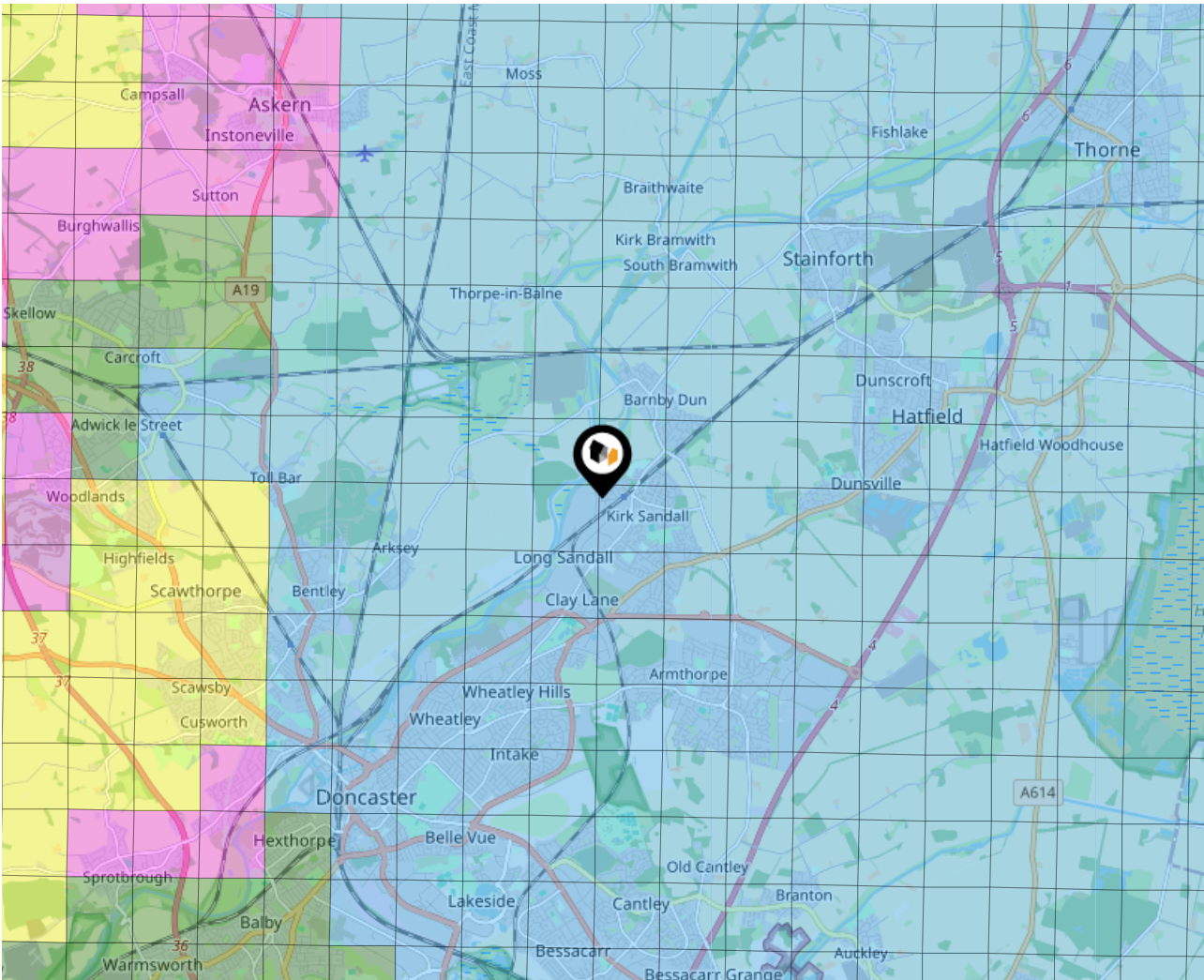


Nearby Council Wards

-  Edenthorpe & Kirk Sandall Ward
-  Wheatley Hills & Intake Ward
-  Stainforth & Barnby Dun Ward
-  Bentley Ward
-  Armthorpe Ward
-  Town Ward
-  Norton & Askern Ward
-  Adwick le Street & Carcroft Ward
-  Roman Ridge Ward
-  Hatfield Ward

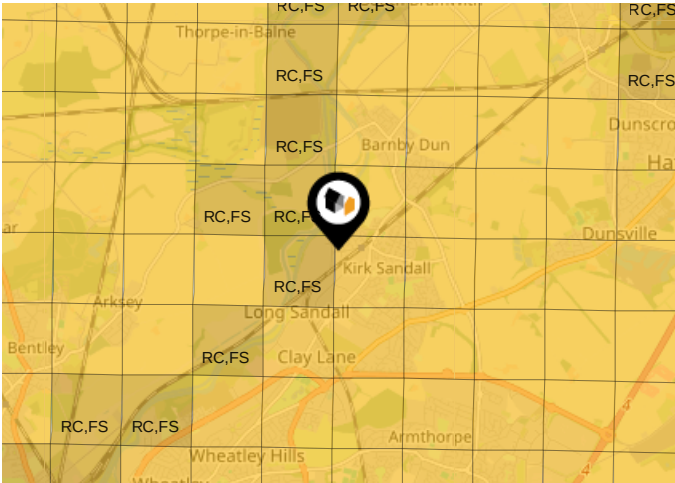
What is Radon?

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).



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

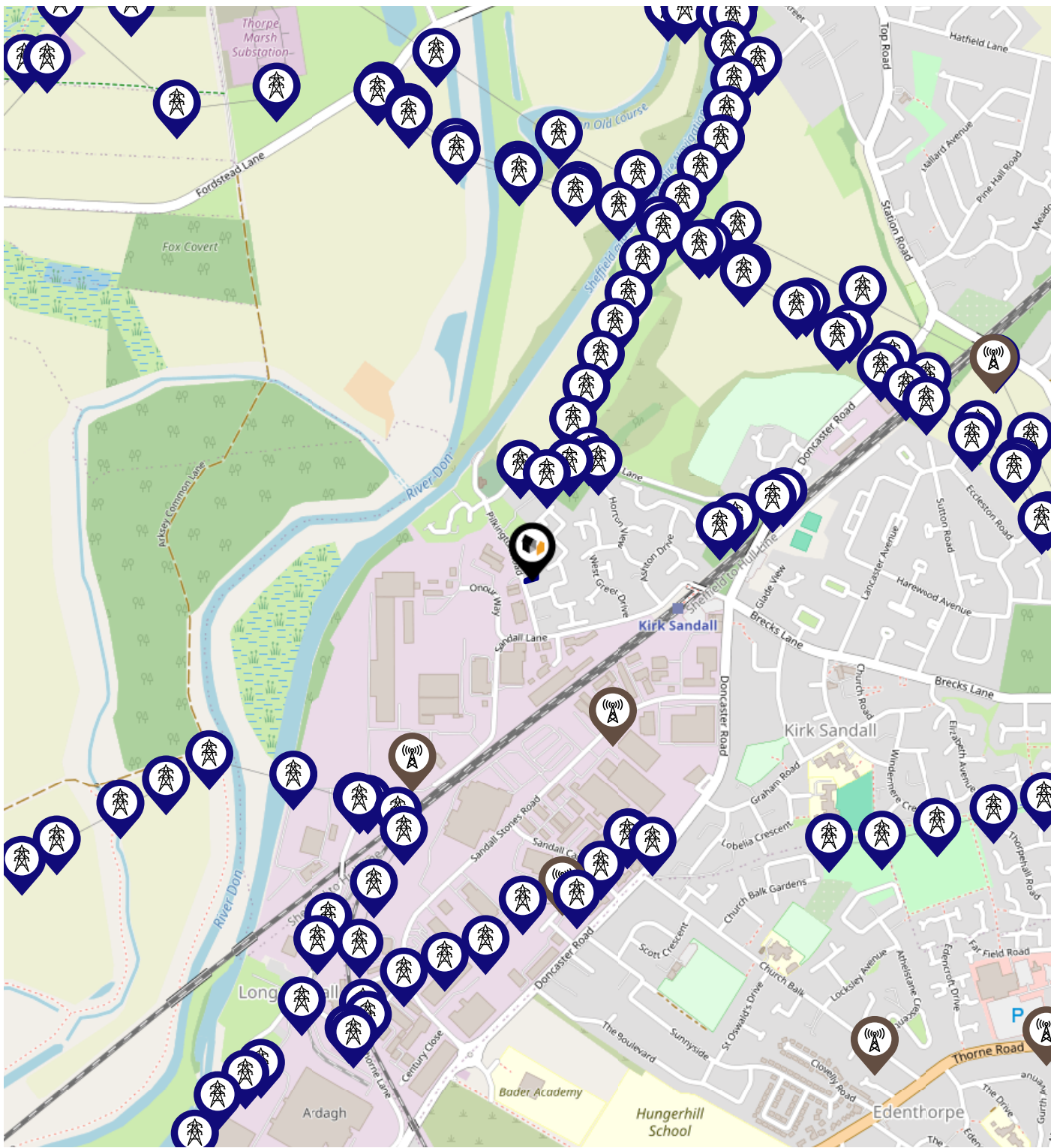
Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT TO MEDIUM		





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

Local Area Masts & Pylons

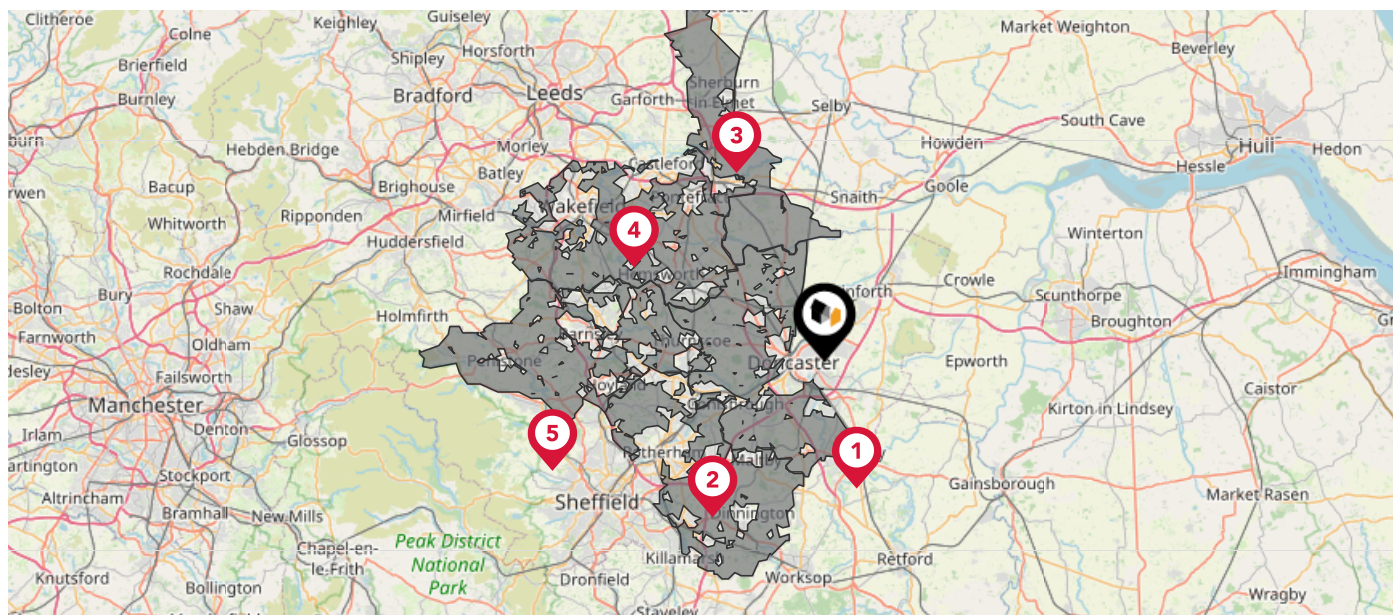


Key:

-  Power Pylons
-  Communication Masts

Listed Buildings in the local district	Grade	Distance
 1151489 - Remains Of Cross Approximately 8 Metres To South Of Porch To Church Of St Oswald	Grade II	0.1 miles
 1191819 - Barn And Attached Cartshed Approximately 50 Metres To South-east Of Church Of St Oswald	Grade II	0.1 miles
 1286919 - Church Of St Oswald	Grade II	0.2 miles
 1286876 - Low Farmhouse	Grade II	1.2 miles

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



Nearby Green Belt Land

1

South and West Yorkshire Green Belt - Doncaster

2

South and West Yorkshire Green Belt - Rotherham

3

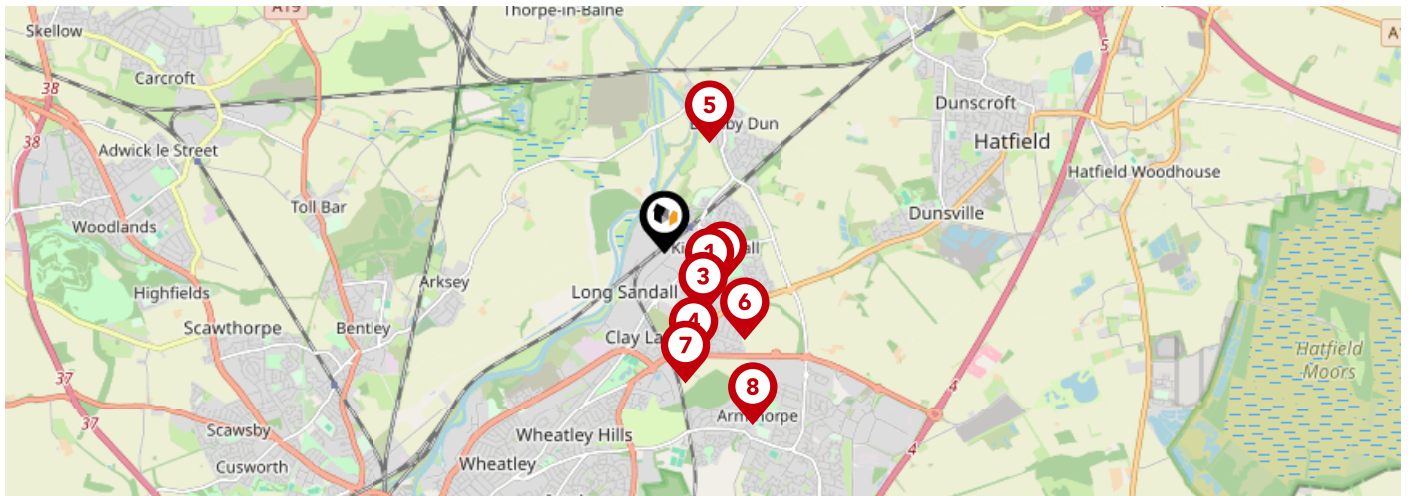
South and West Yorkshire Green Belt - Selby

4

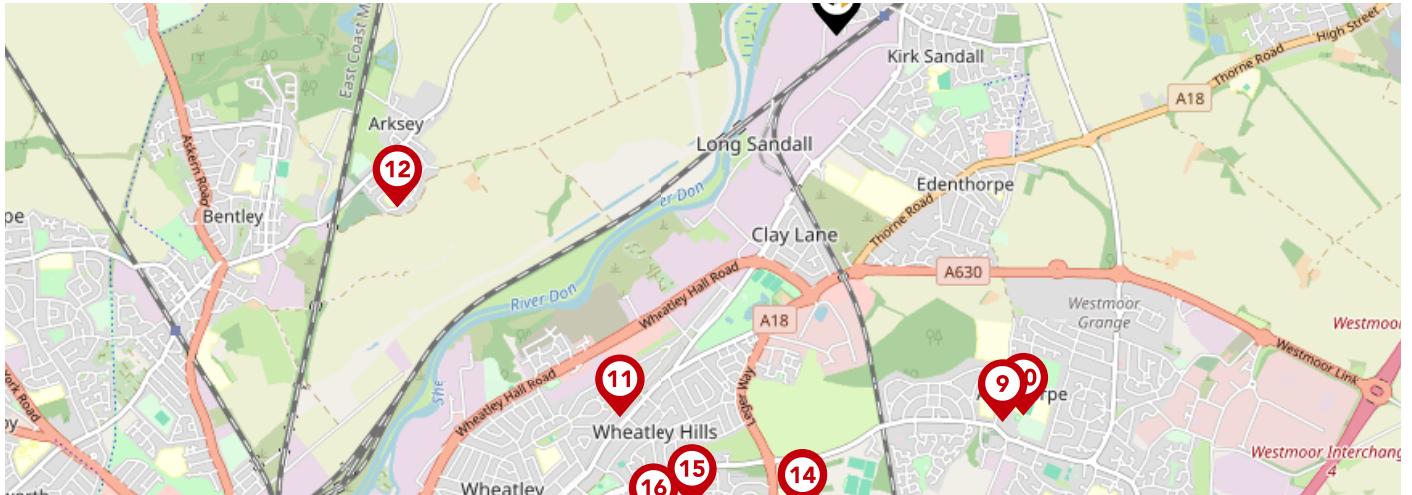
South and West Yorkshire Green Belt - Wakefield

5

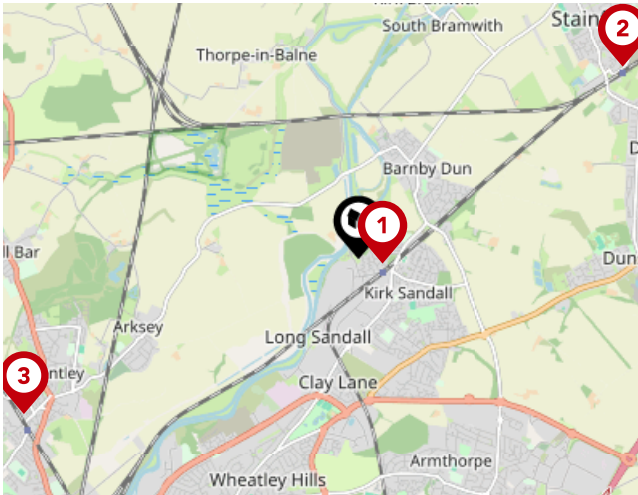
South and West Yorkshire Green Belt - Barnsley






		Nursery	Primary	Secondary	College	Private
1	Kirk Sandall Junior School Ofsted Rating: Good Pupils: 356 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kirk Sandall Infant School Ofsted Rating: Requires improvement Pupils: 245 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Canon Popham CofE Primary Academy Ofsted Rating: Good Pupils: 238 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hungerhill School Ofsted Rating: Outstanding Pupils: 1172 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barnby Dun Primary Academy Ofsted Rating: Good Pupils: 271 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Edenthorpe Hall Primary Academy Ofsted Rating: Good Pupils: 194 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bader Special Academy Ofsted Rating: Requires improvement Pupils: 106 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Armthorpe Shaw Wood Academy Ofsted Rating: Good Pupils: 419 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Our Lady of Sorrows Catholic Voluntary Academy Ofsted Rating: Good Pupils: 203 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Armthorpe Academy Ofsted Rating: Requires improvement Pupils: 646 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kingfisher Primary Academy Ofsted Rating: Good Pupils: 443 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Arksey Primary School Ofsted Rating: Good Pupils: 74 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Heatherwood School Ofsted Rating: Outstanding Pupils: 83 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Outwood Academy Danum Ofsted Rating: Good Pupils: 1167 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sandringham Primary School Ofsted Rating: Good Pupils: 420 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Our Lady of Mount Carmel Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








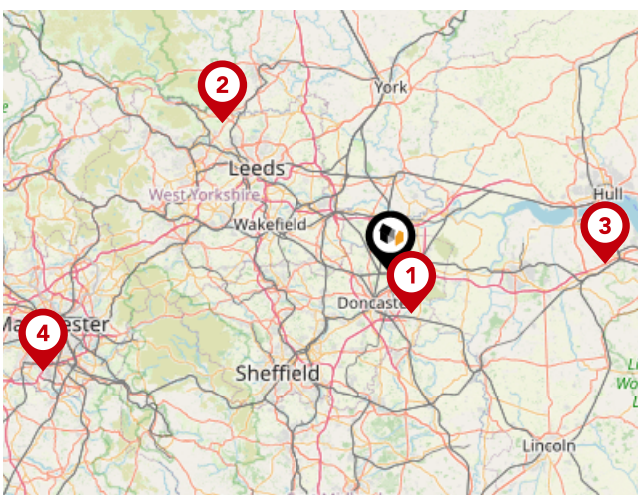
National Rail Stations

Pin	Name	Distance
	Kirk Sandall Rail Station	0.22 miles
	Hatfield & Stainforth Rail Station	2.87 miles
	Bentley (S Yorks) Rail Station	3.25 miles







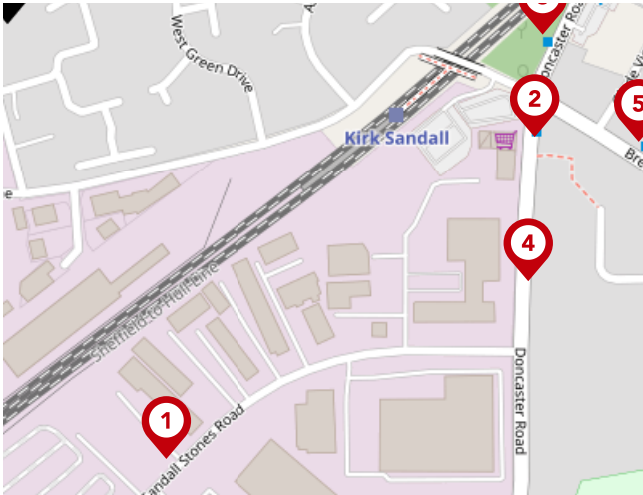
Trunk Roads/Motorways

Pin	Name	Distance
	M18 J4	2.92 miles
	M18 J3	5.44 miles
	M18 J5	4.24 miles
	M18 J2	6.5 miles
	A1(M) J35	6.5 miles



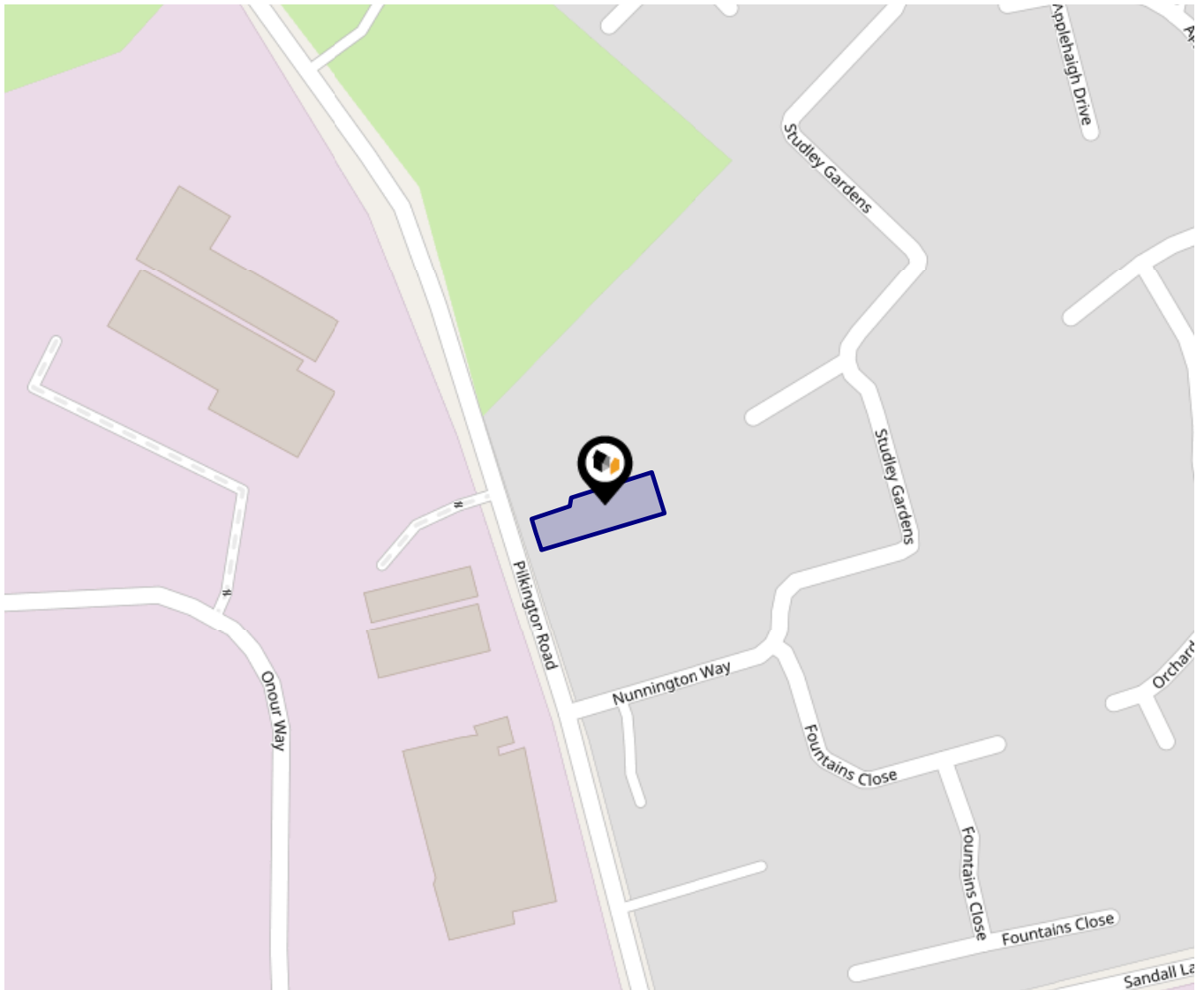
Airports/Helipads

Pin	Name	Distance
	Finningley	6.44 miles
	Leeds Bradford Airport	31.75 miles
	Humberside Airport	30.06 miles
	Manchester Airport	51.09 miles



Bus Stops/Stations

Pin	Name	Distance
1	Sandall Stones Road/Doncaster Road	0.26 miles
2	Doncaster Road/Brecks Lane	0.3 miles
3	Doncaster Road/Sandall Lane	0.29 miles
4	Doncaster Road/Sandall Stones Road	0.32 miles
5	Brecks Lane/Glade View	0.35 miles



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

Elite Property 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Elite Property

Elite Property 9 Hall Gate Doncaster DN1
3LU
01302981149
chris@elitepg.co.uk
elitepg.co.uk

