

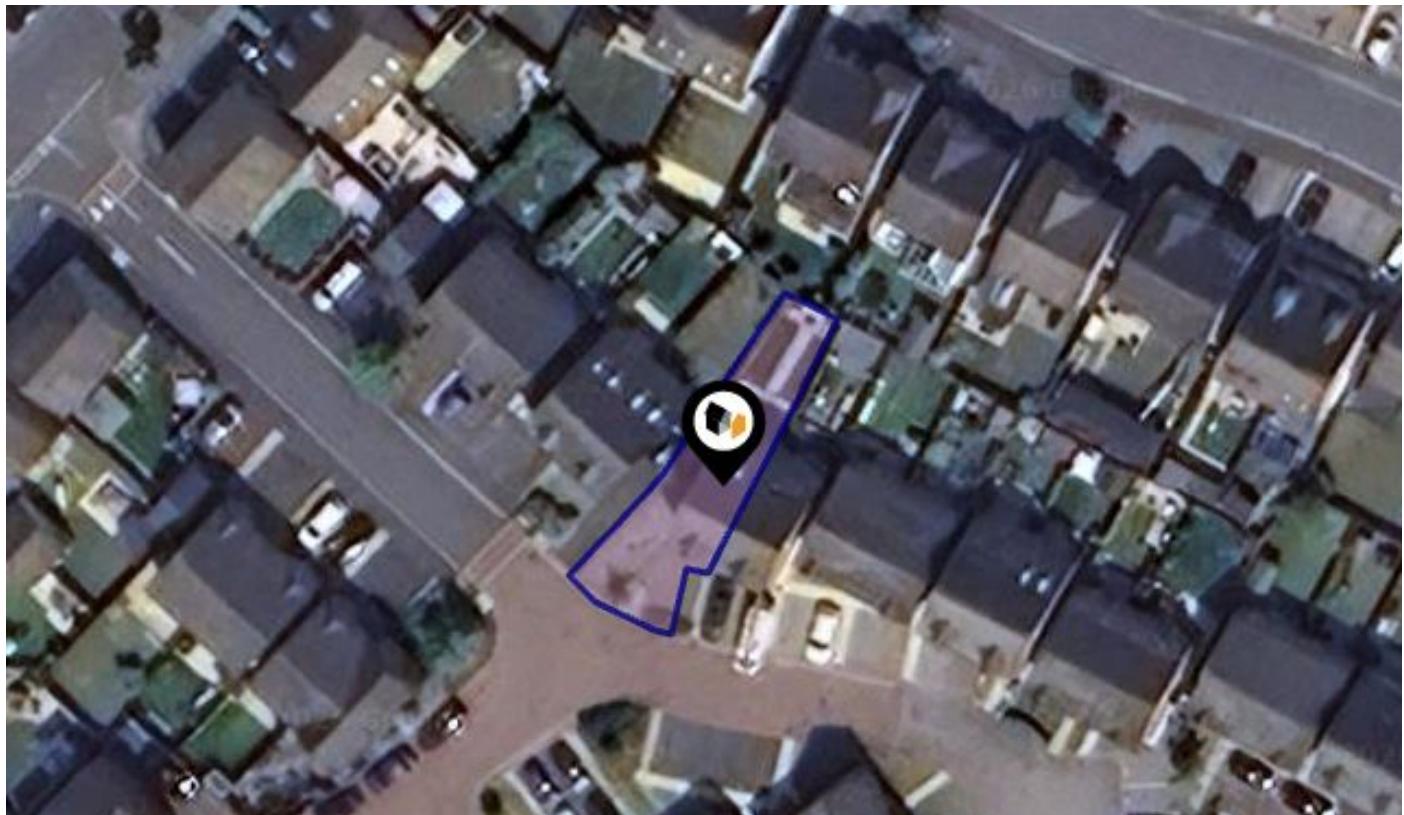


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16th January 2026



FAIRLANDS GROVE, AUCKLEY, DONCASTER, DN9

Elite Property

Elite Property 9 Hall Gate Doncaster DN1 3LU

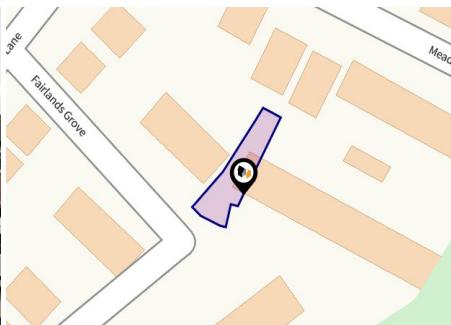
01302981149

chris@elitepg.co.uk

elitepg.co.uk

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Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.05 acres
Year Built : 2016
Council Tax : Band C
Annual Estimate: £1,876
Title Number: SYK638324

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

4
 mb/s **1800**
 mb/s



Mobile Coverage:
 (based on calls indoors)



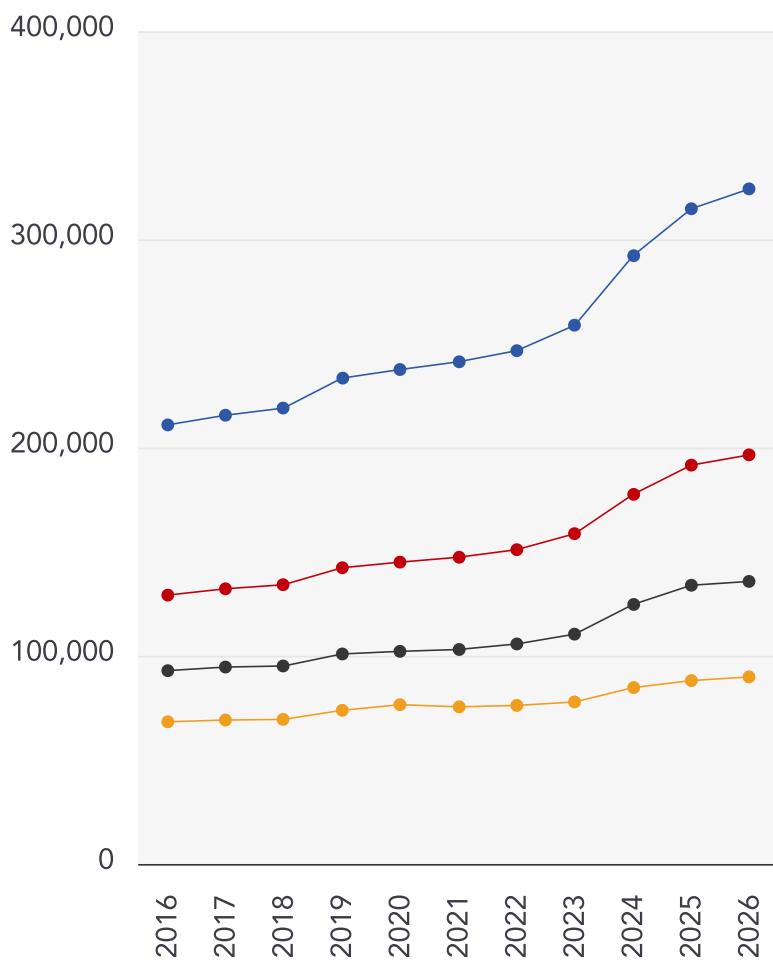
Satellite/Fibre TV Availability:



Market House Price Statistics



10 Year History of Average House Prices by Property Type in DN9



Detached

+53.77%

Semi-Detached

+52.17%

Terraced

+46.16%

Flat

+31.56%

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- X Adit
- X Gutter Pit
- X 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.

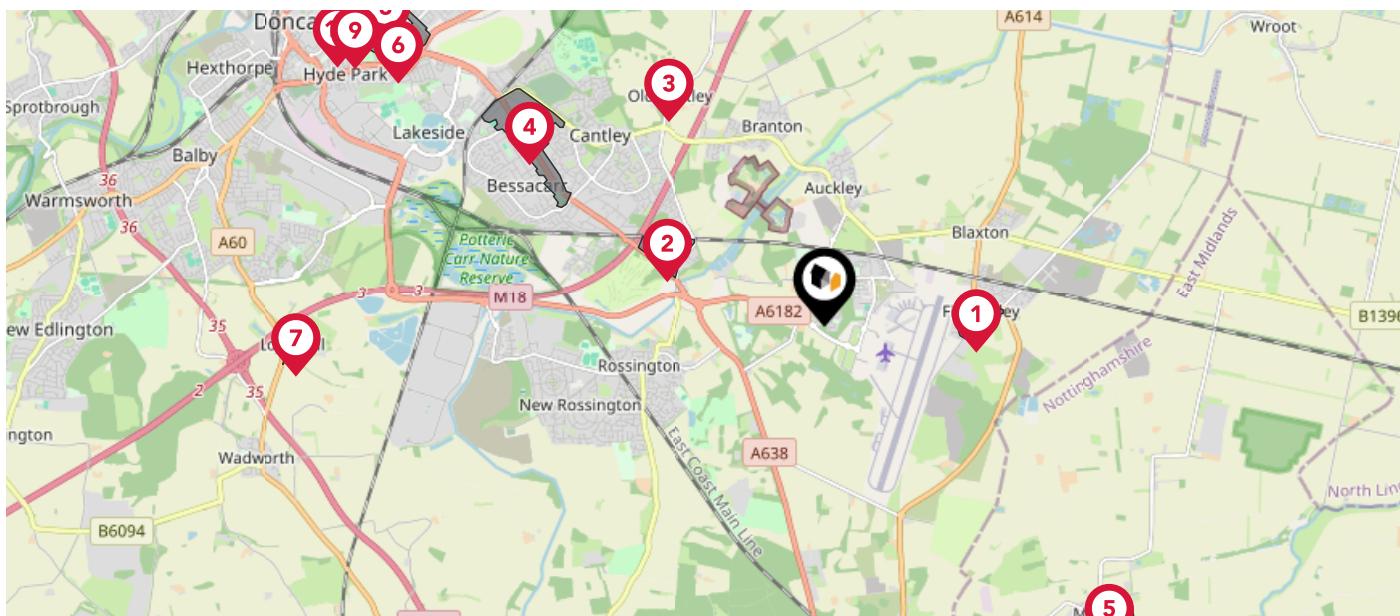
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



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

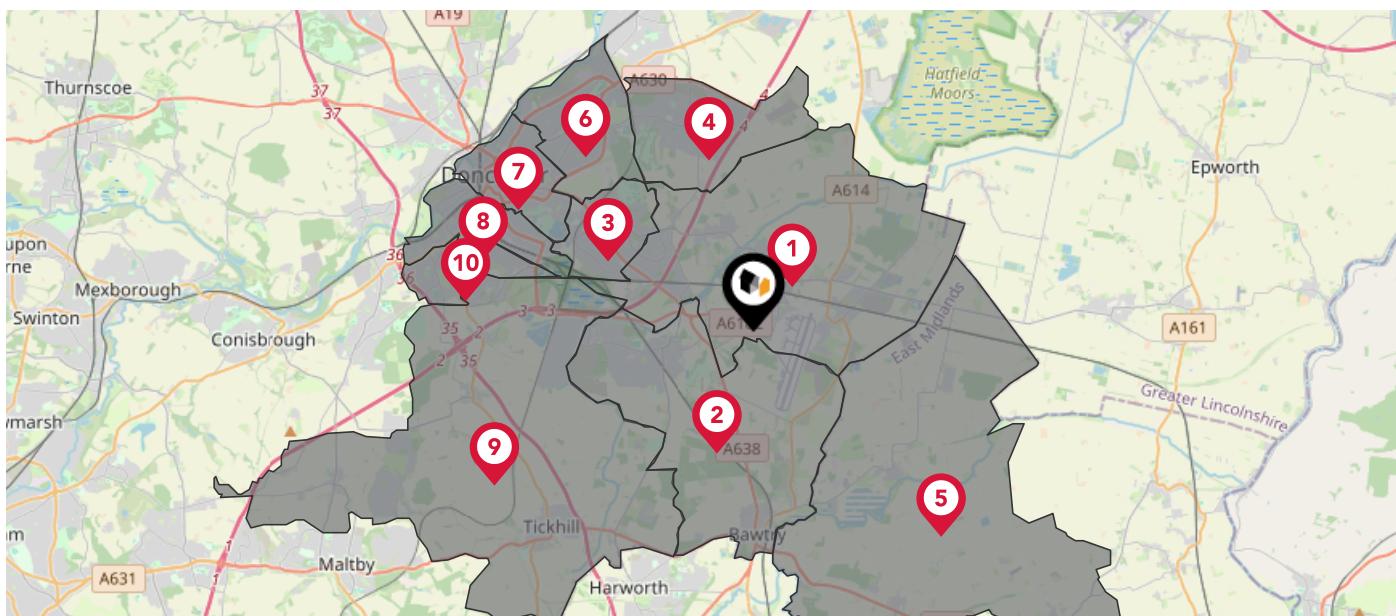
- 1 Finningley
- 2 South Bessacarr
- 3 Old Cantley
- 4 Bessacarr
- 5 Misson
- 6 Doncaster - William Nuttall Cottage Homes
- 7 Loversall
- 8 Doncaster - Town Field
- 9 Doncaster - Bennetthorpe
- 10 Doncaster - South Parade

Maps

Council Wards



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



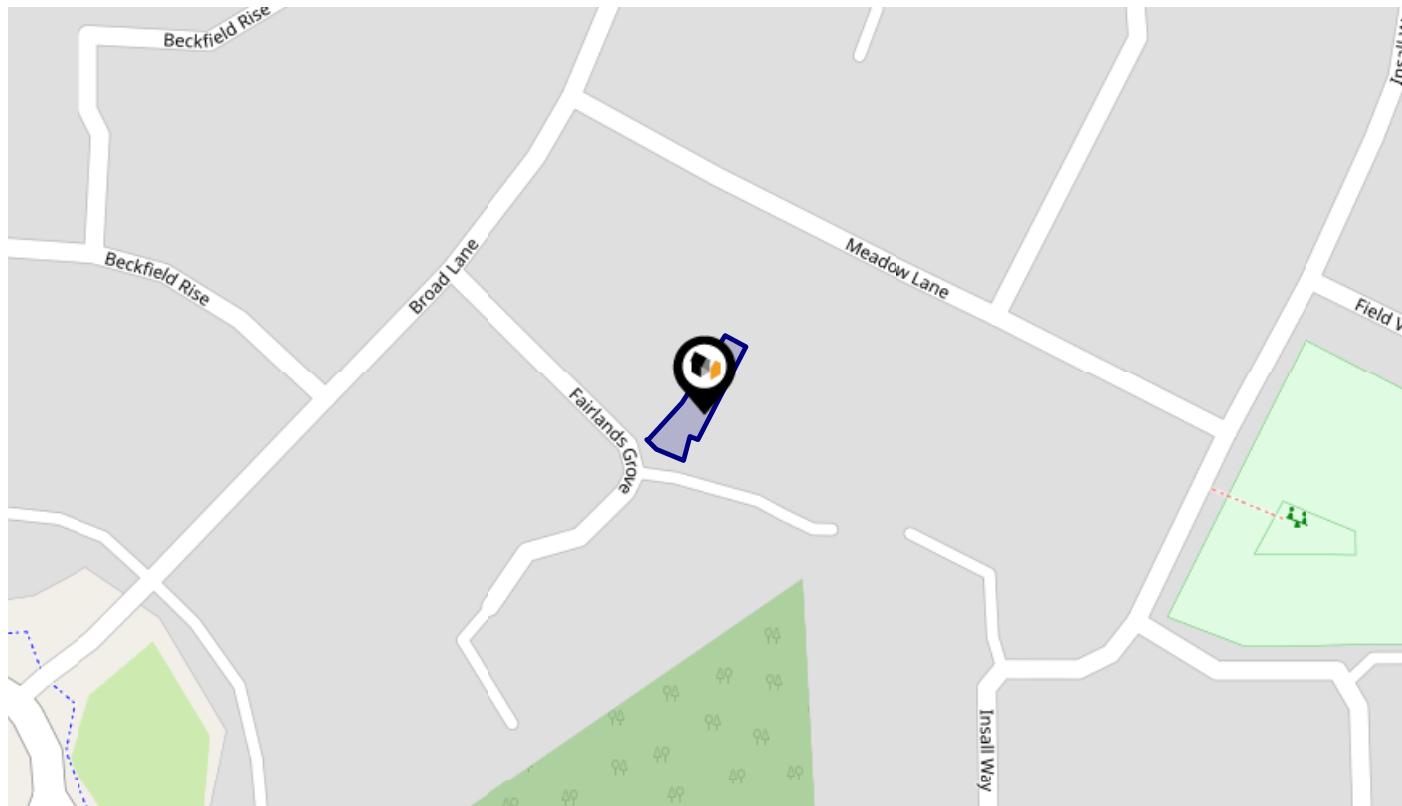
Nearby Council Wards

- 1 Finningley Ward
- 2 Rossington & Bawtry Ward
- 3 Bessacarr Ward
- 4 Armthorpe Ward
- 5 Everton Ward
- 6 Wheatley Hills & Intake Ward
- 7 Town Ward
- 8 Hexthorpe & Balby North Ward
- 9 Tickhill & Wadsworth Ward
- 10 Balby South Ward

Maps

Rail Noise

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:

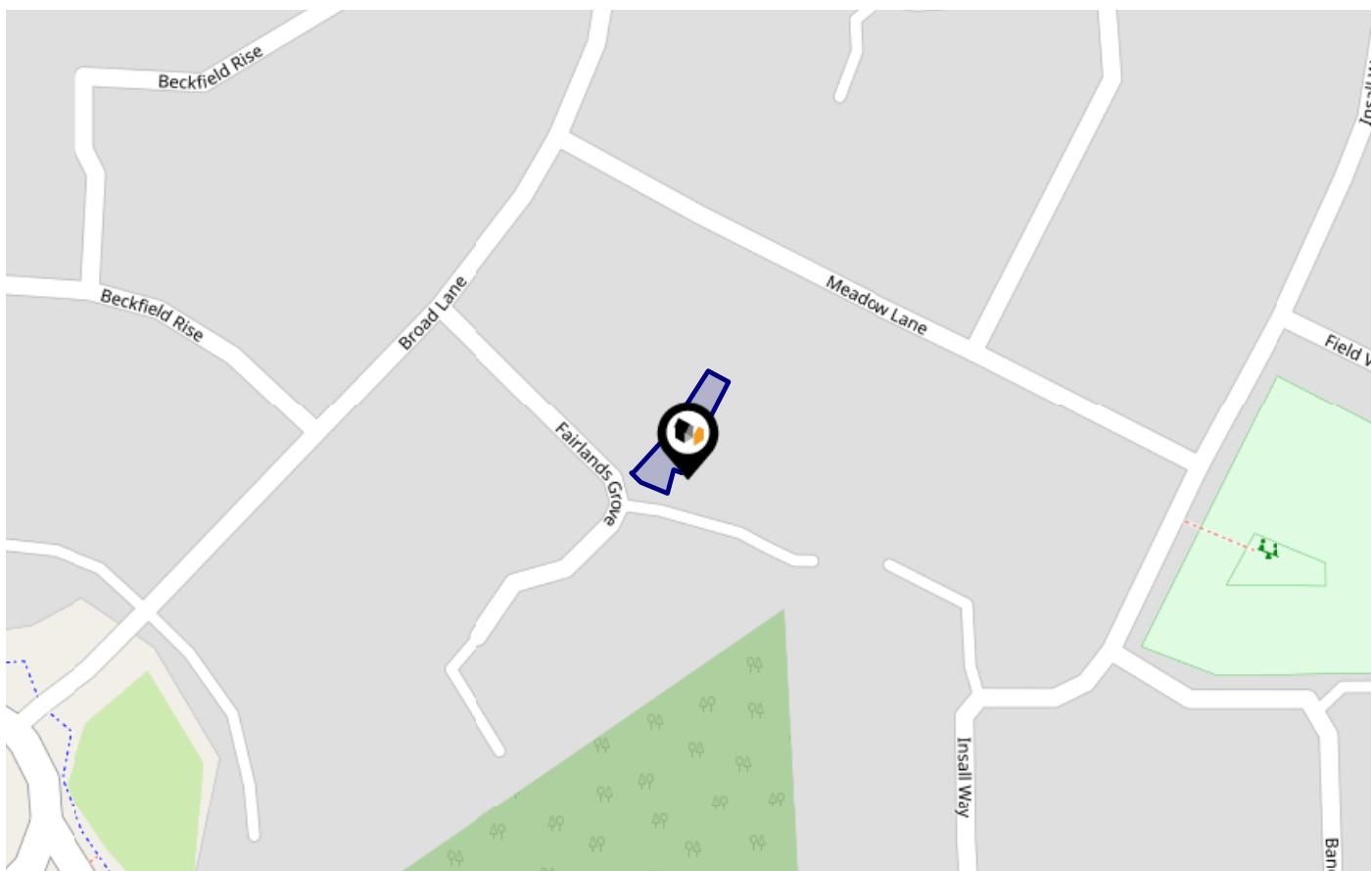


Flood Risk

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.

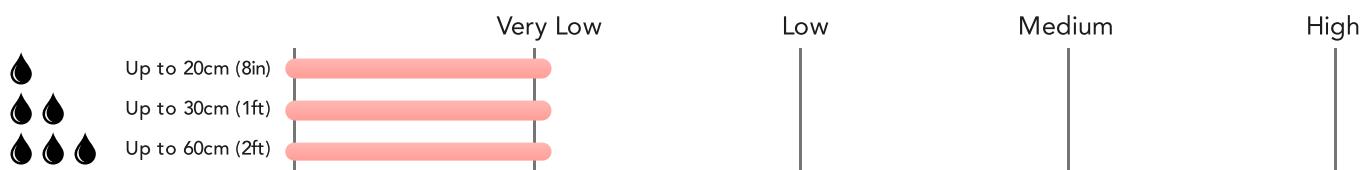


Risk Rating: Very low

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.
- 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:

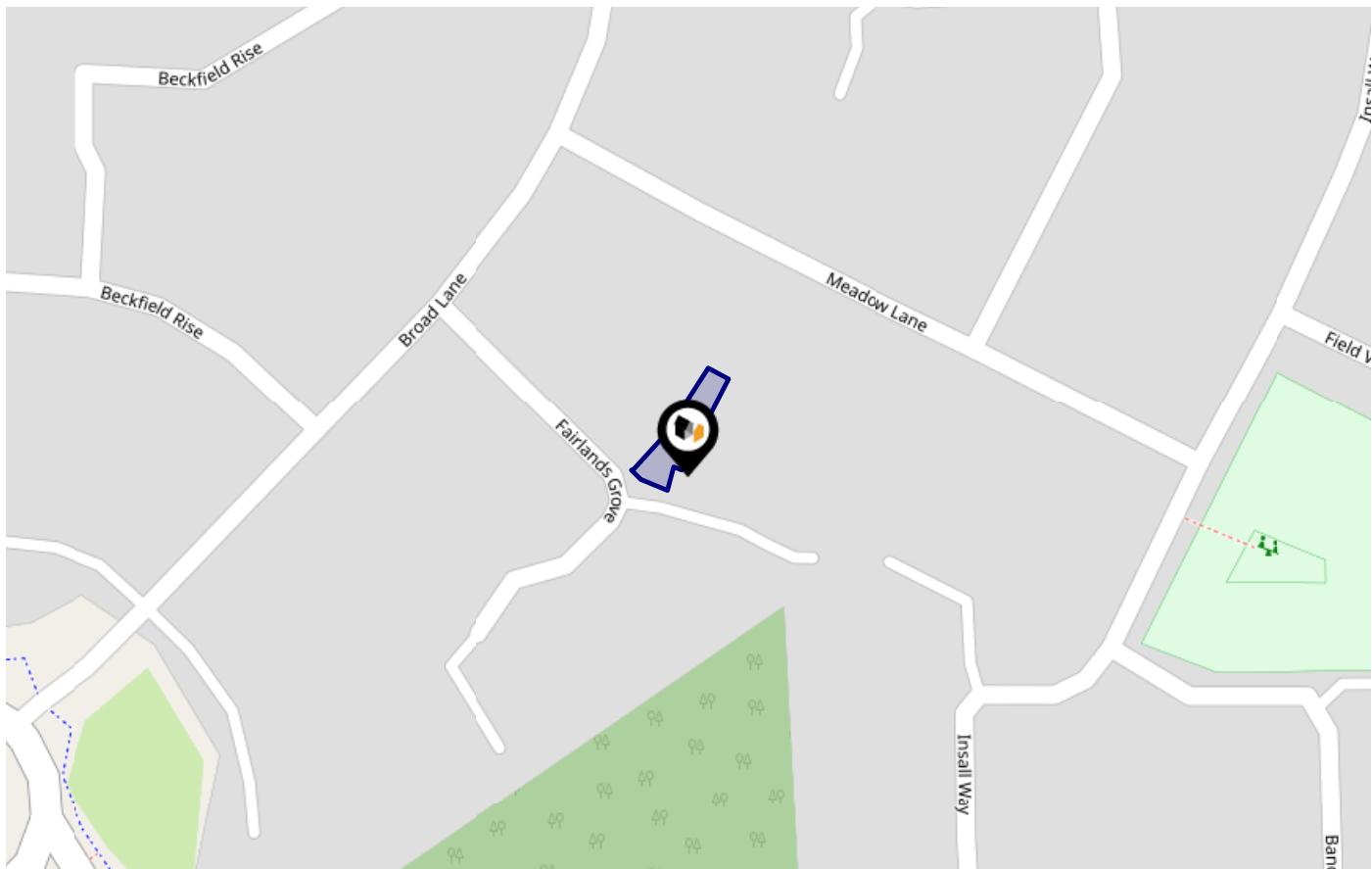


Flood Risk

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: Very low

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Chance of flooding to the following depths at this property:

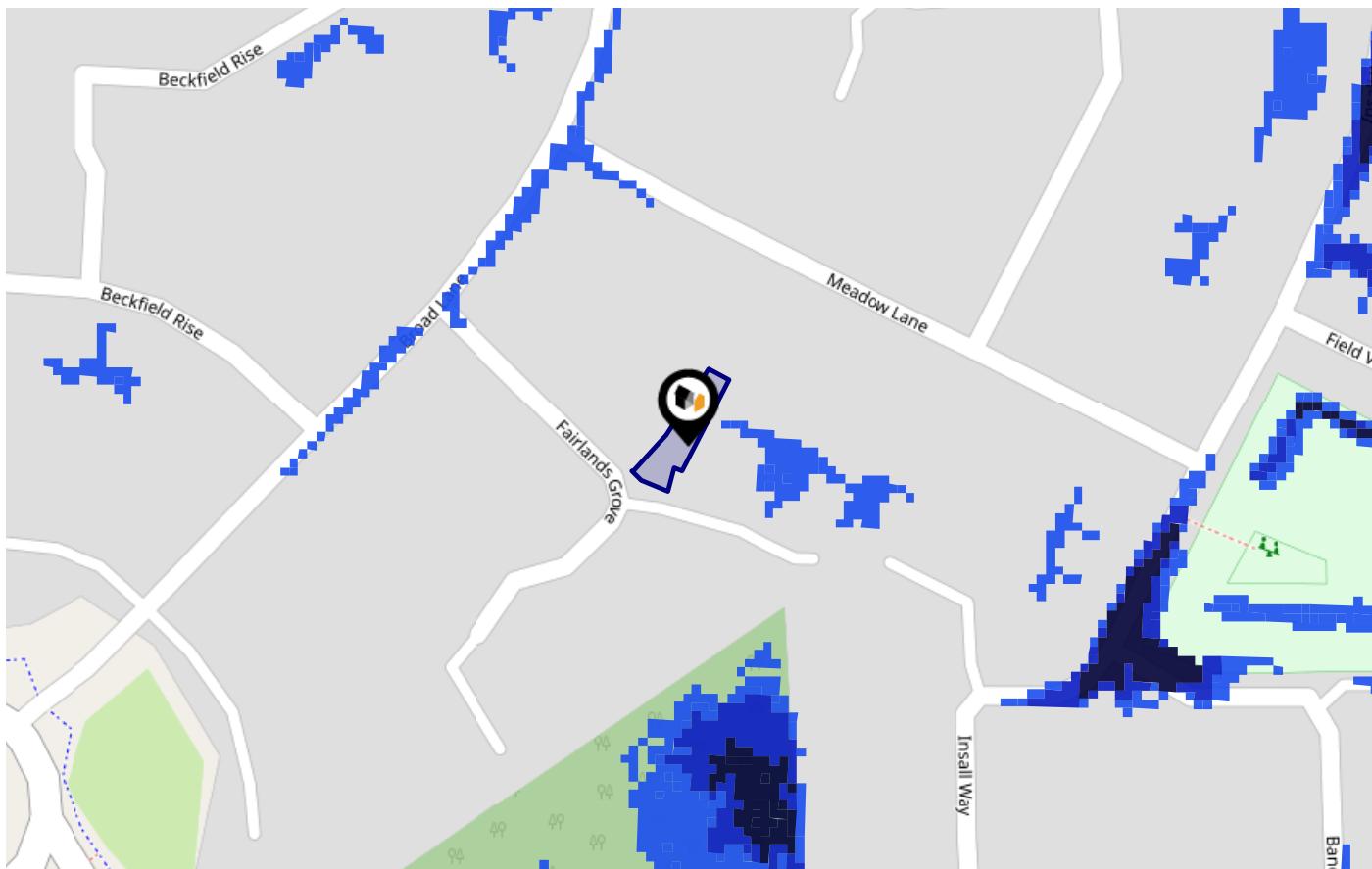


Flood Risk

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.

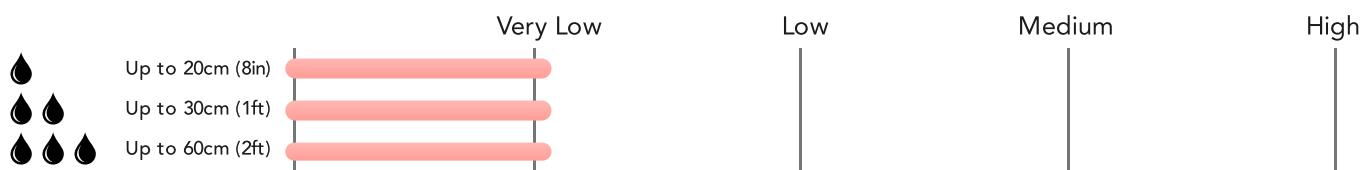


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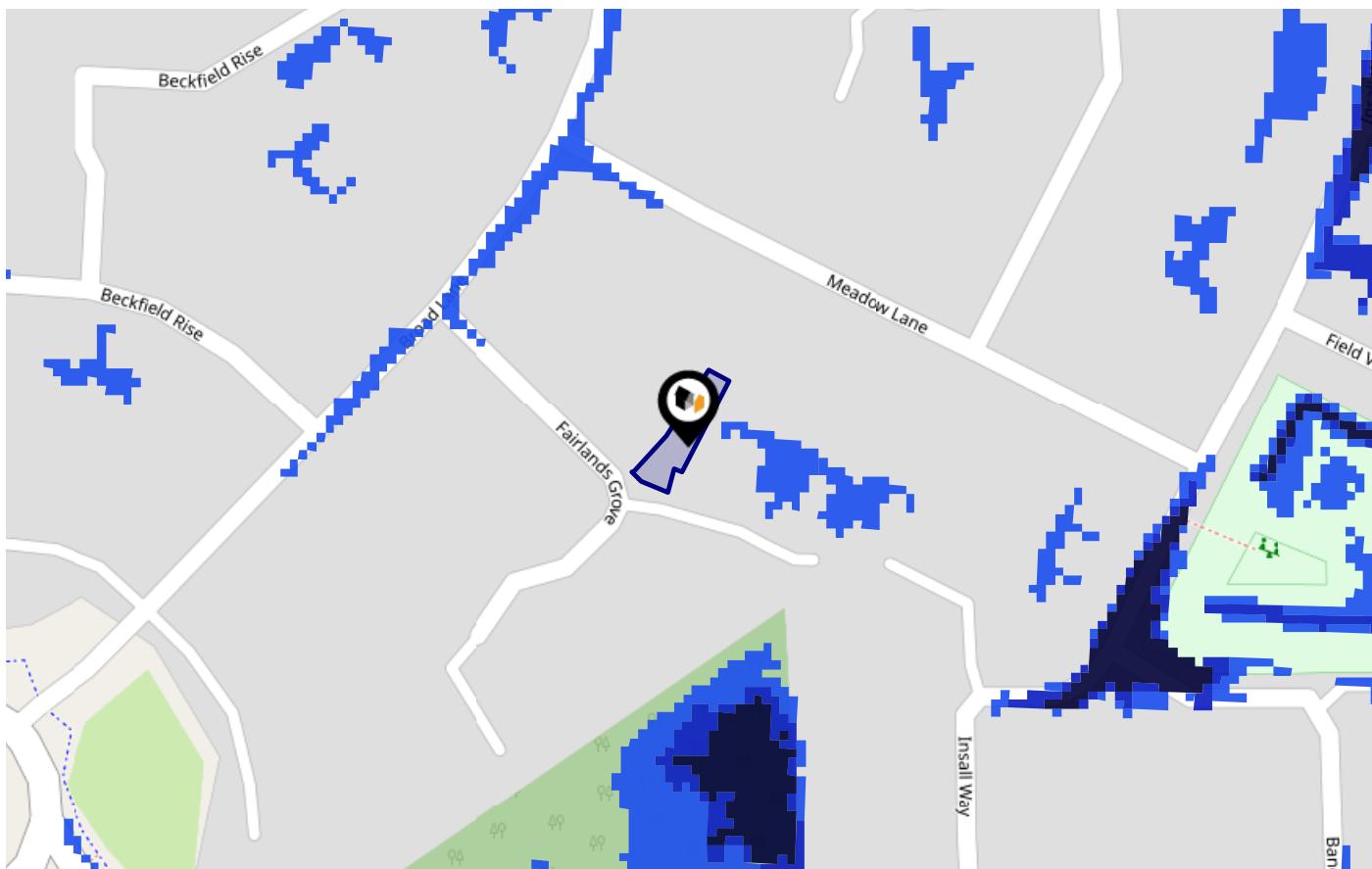
Chance of flooding to the following depths at this property:



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.

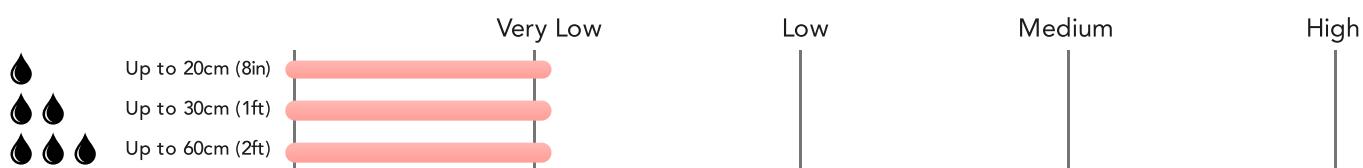


Risk Rating: Very low

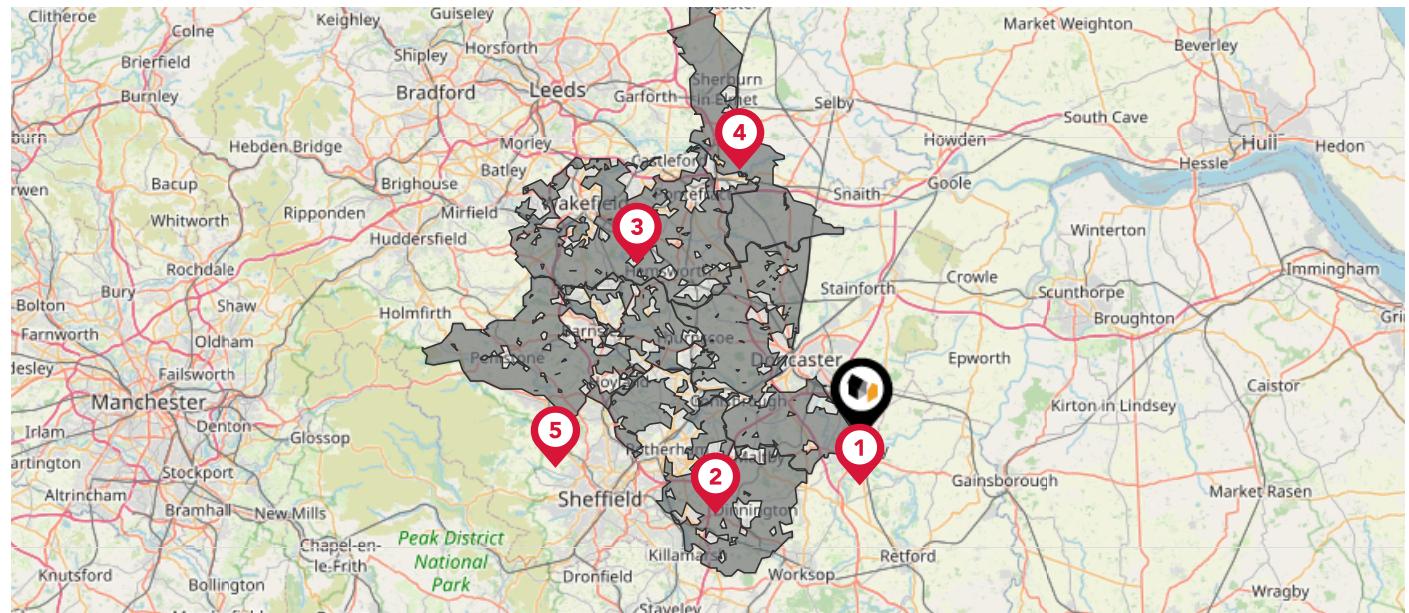
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

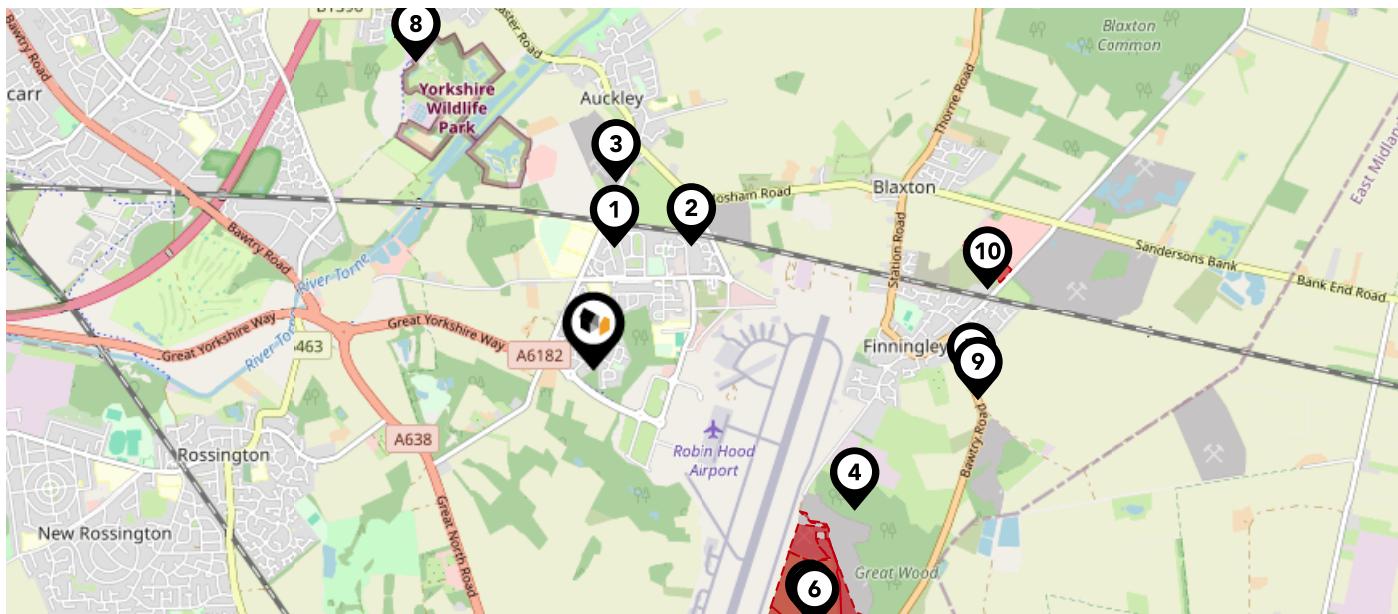
-  1 South and West Yorkshire Green Belt - Doncaster
-  2 South and West Yorkshire Green Belt - Rotherham
-  3 South and West Yorkshire Green Belt - Wakefield
-  4 South and West Yorkshire Green Belt - Selby
-  5 South and West Yorkshire Green Belt - Barnsley

Maps

Landfill Sites



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

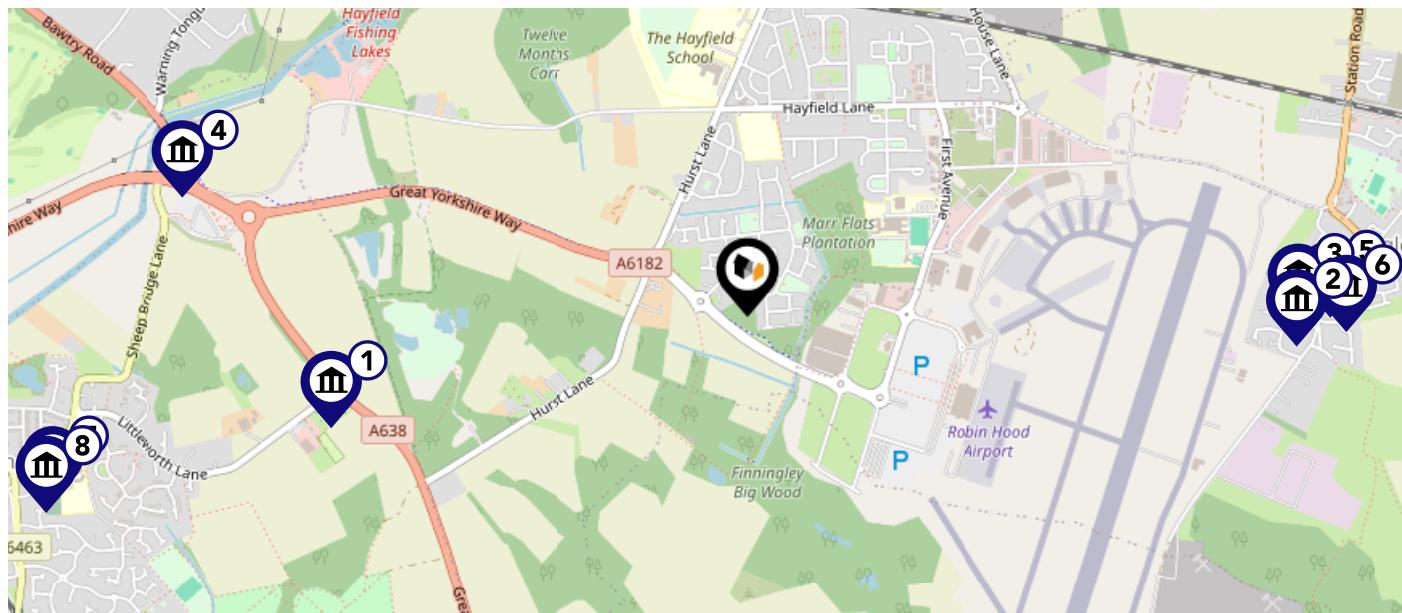
1	Hurst Lane-Ackley	Historic Landfill	<input type="checkbox"/>
2	Rear of Nurseries/Shakespeare's Nurseries-Gatehouse Lane, Ackley, Doncaster	Historic Landfill	<input type="checkbox"/>
3	Sand and Gravel Pit/Ackley Quarry-Hurst Lane, Ackley, Doncaster	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/AP3797FQ/V002	Active Landfill	<input checked="" type="checkbox"/>
5	EA/EPR/VP3497FN/T004	Active Landfill	<input checked="" type="checkbox"/>
6	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
7	Bawtry Road-Bawtry Road, Finningley, Doncaster	Historic Landfill	<input type="checkbox"/>
8	Brooklands Lane-Brooklands Lane, Branton	Historic Landfill	<input type="checkbox"/>
9	Refuse Tip off Bawtry Road-Bawtry Road, Finningley, South Yorkshire	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/VP3897FJ/A001	Active Landfill	<input checked="" type="checkbox"/>

Maps

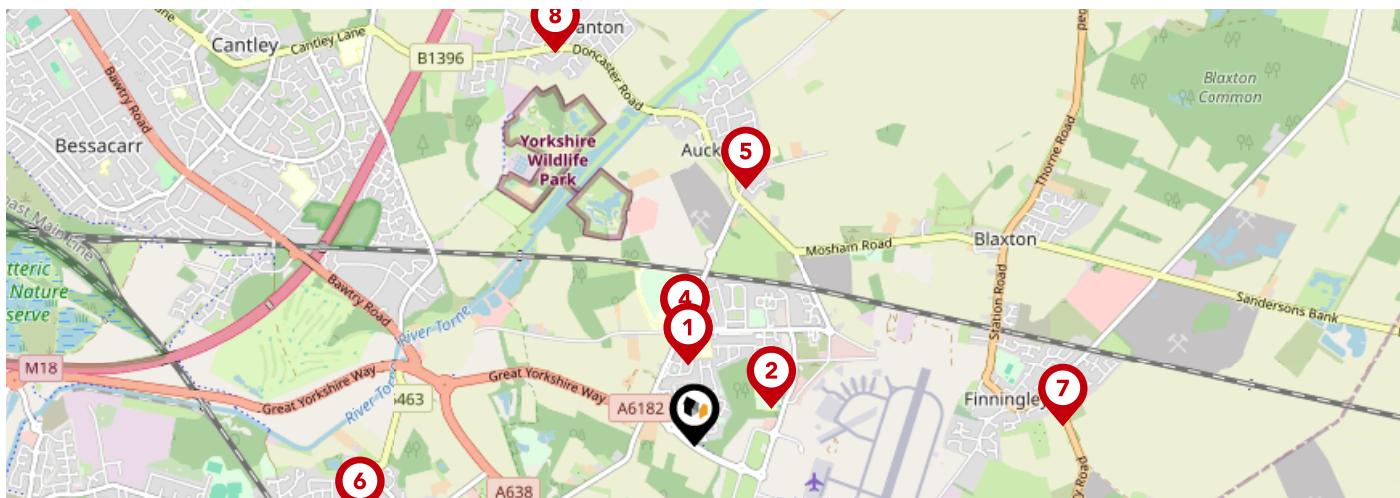
Listed Buildings



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

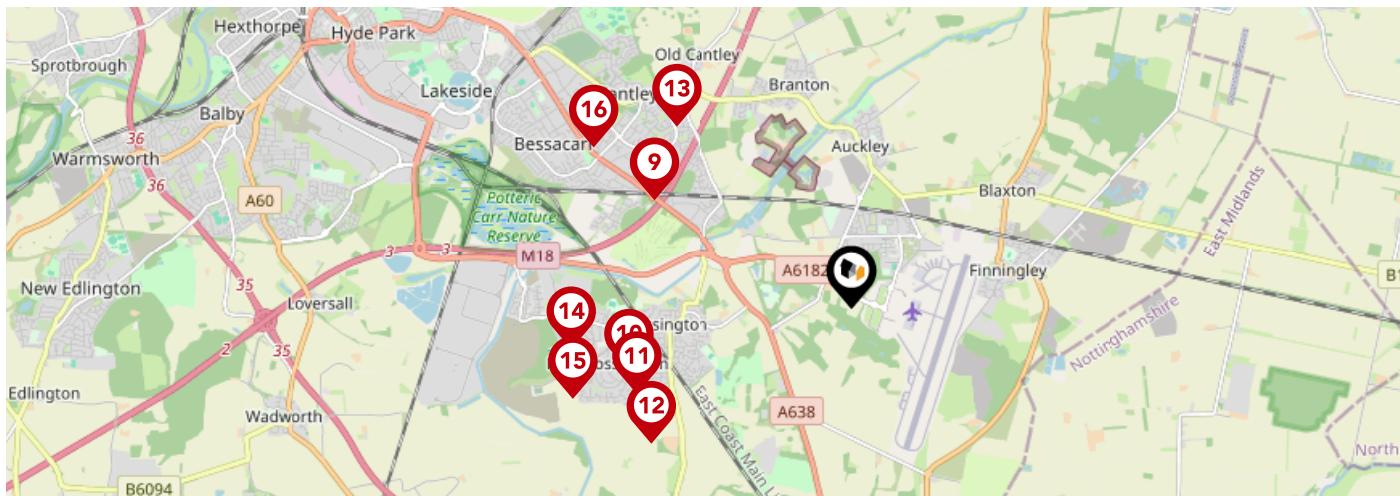


Listed Buildings in the local district	Grade	Distance
1151559 - Milepost Opposite Junction With Littleworth Lane	Grade II	0.9 miles
1314817 - The Old Rectory	Grade II	1.2 miles
1286821 - Church Of Holy Trinity And St Oswald	Grade I	1.2 miles
1192023 - Rossington Bridge House And Attached Wall With Railings	Grade II	1.3 miles
1151558 - The Village Hall	Grade II	1.3 miles
1191976 - Holly House	Grade II	1.3 miles
1466538 - Rossington War Memorial	Grade II	1.6 miles
1151519 - Church Of St Michael	Grade II	1.6 miles



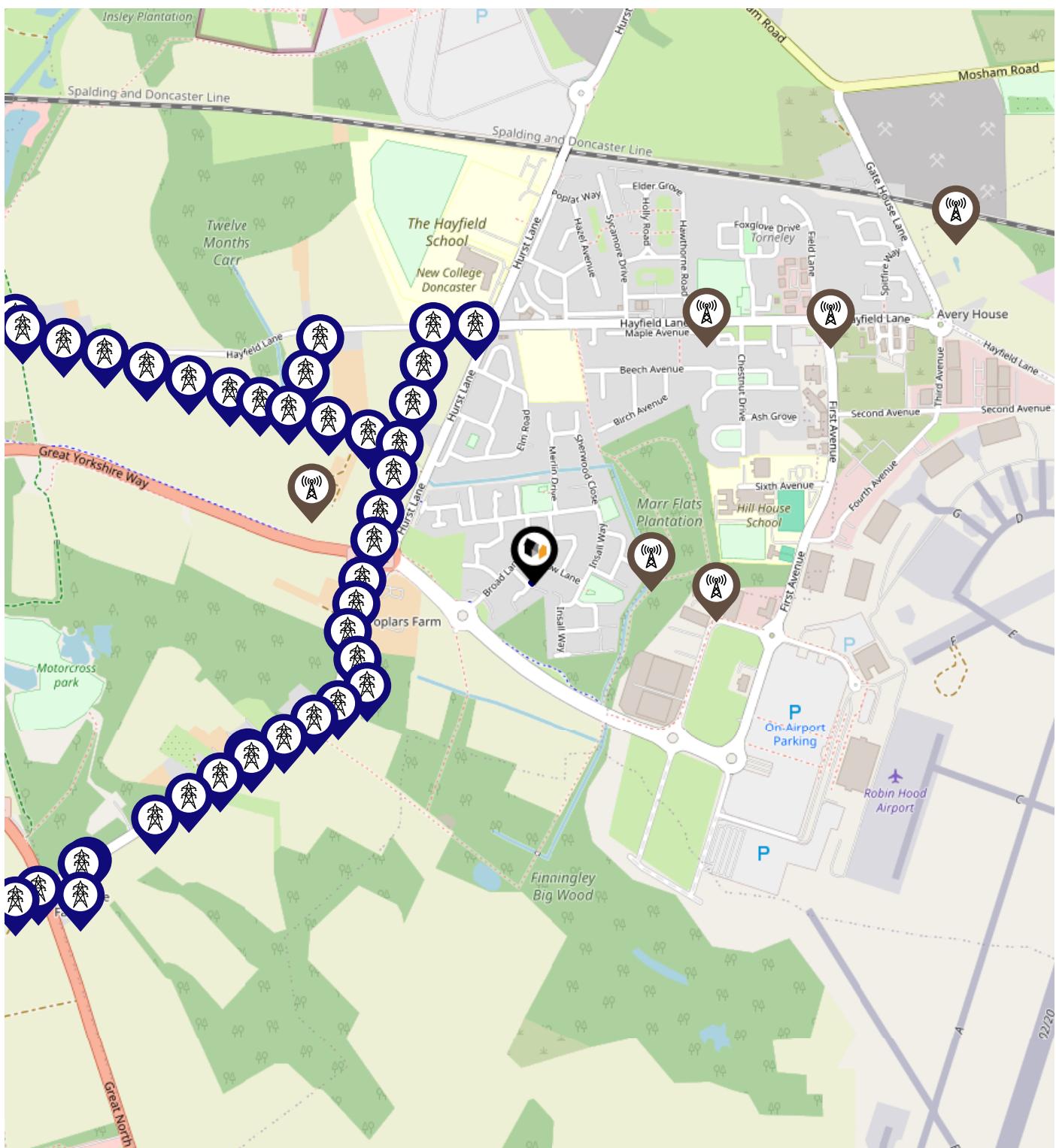
Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Hayfield Lane Primary School	Good	438	0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hill House School	Not Rated	860	0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Hayfield School	Good	1061	0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	New College Doncaster	Outstanding	0	0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Auckley School	Good	236	1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Rossington St Michael's CofE Primary School	Good	352	1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Oswald's CofE Academy	Outstanding	229	1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Branton St Wilfrid's Church of England Primary School	Good	194	1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Hatchell Wood Primary Academy Ofsted Rating: Good Pupils: 406 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Joseph's School, a Catholic Voluntary Academy Ofsted Rating: Good Pupils: 243 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Rossington Tornedale Infant School Ofsted Rating: Good Pupils: 162 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Rossington All Saints Academy Ofsted Rating: Good Pupils: 879 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The McAuley Catholic High School Ofsted Rating: Good Pupils: 1433 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Pheasant Bank Academy Ofsted Rating: Good Pupils: 366 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Grange Lane Infant Academy Ofsted Rating: Outstanding Pupils: 249 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Wilfrid's Academy, Doncaster Ofsted Rating: Good Pupils: 5 Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

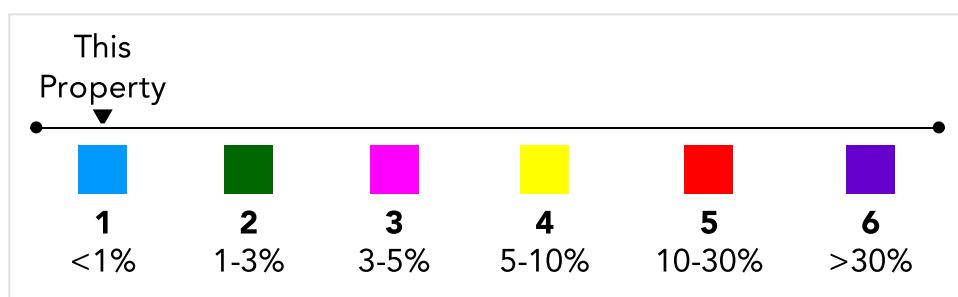


Key:

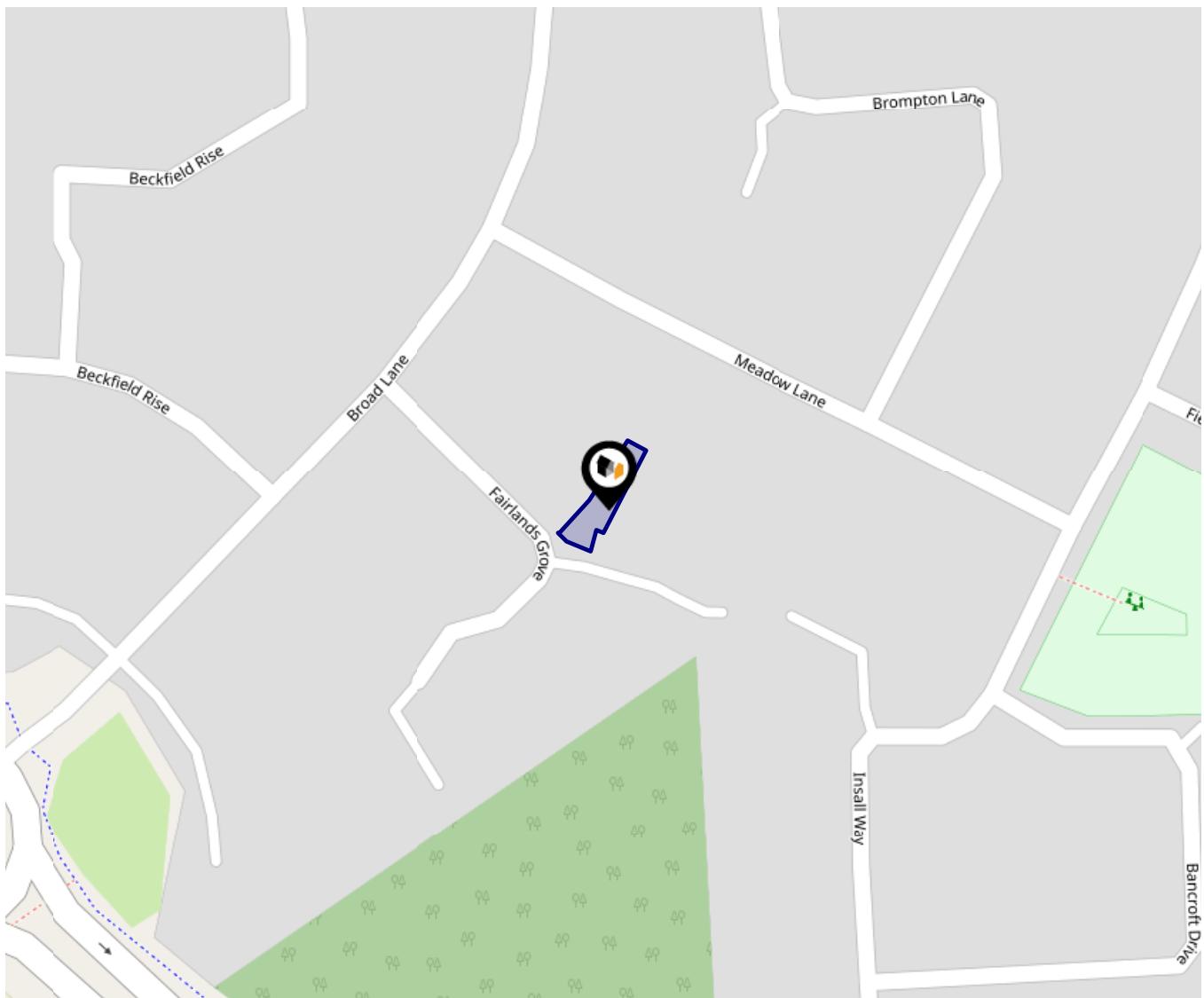
- Power Pylons
- Communication Masts

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



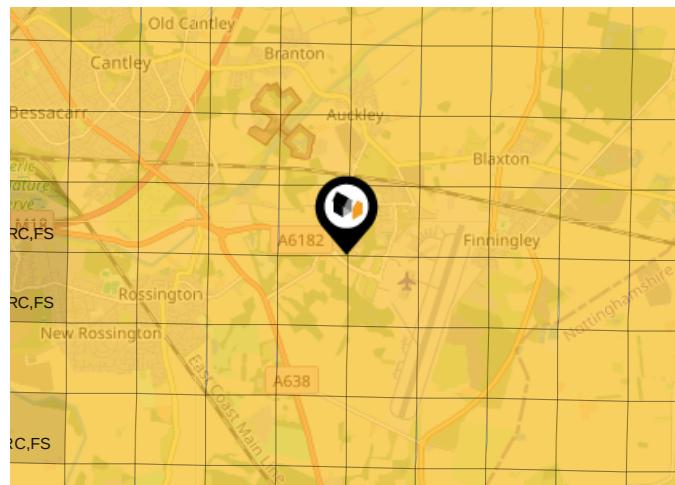
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



Primary Classifications (Most Common Clay Types)

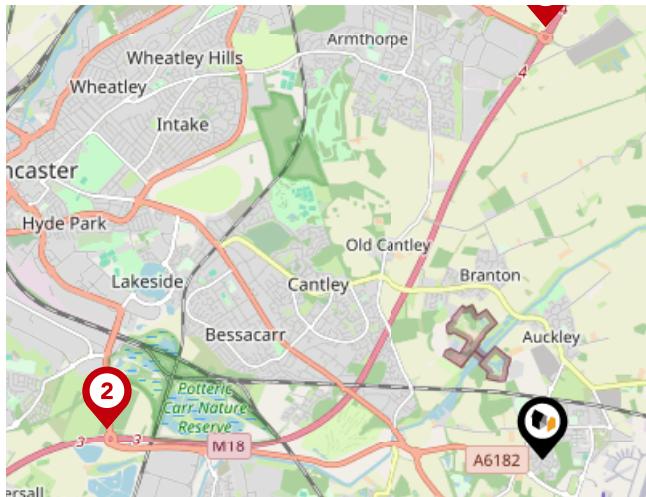
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



National Rail Stations

Pin	Name	Distance
1	Kirk Sandall Rail Station	5.87 miles
2	Doncaster Rail Station	5.46 miles
3	Doncaster Rail Station	5.48 miles



Trunk Roads/Motorways

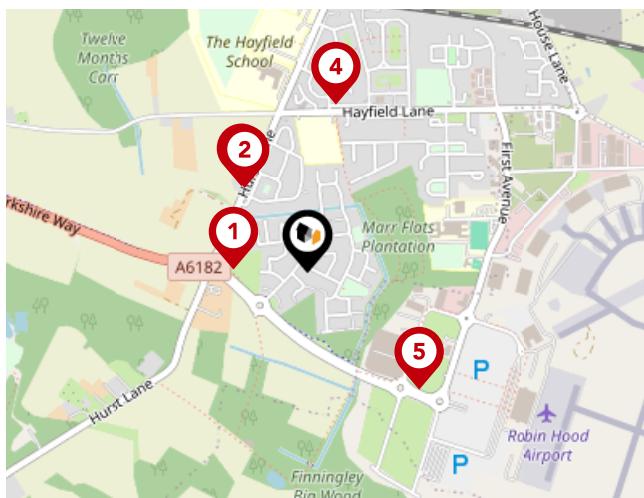
Pin	Name	Distance
1	M18 J4	3.82 miles
2	M18 J3	3.85 miles
3	A1(M) J34	6.79 miles
4	M18 J5	7.52 miles
5	M180 J1	7.71 miles



Airports/Helpads

Pin	Name	Distance
1	Finningley	0.55 miles
2	Humberside Airport	28.53 miles
3	East Mids Airport	47.28 miles
4	Leeds Bradford Airport	37.26 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Airport Access Road/Broad Lane	0.16 miles
2	Hurst Lane/Larch Avenue	0.24 miles
3	Hurst Lane/Larch Avenue	0.24 miles
4	Hayfield Lane/Fir Tree Avenue	0.38 miles
5	Doncaster Sheffield Airport/Aviator Court	0.35 miles



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 look to Chris and the company for their future success. Thank you again!



/elitedoncaster



/elitepropertydoncaster



/elitepropertydoncaster

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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