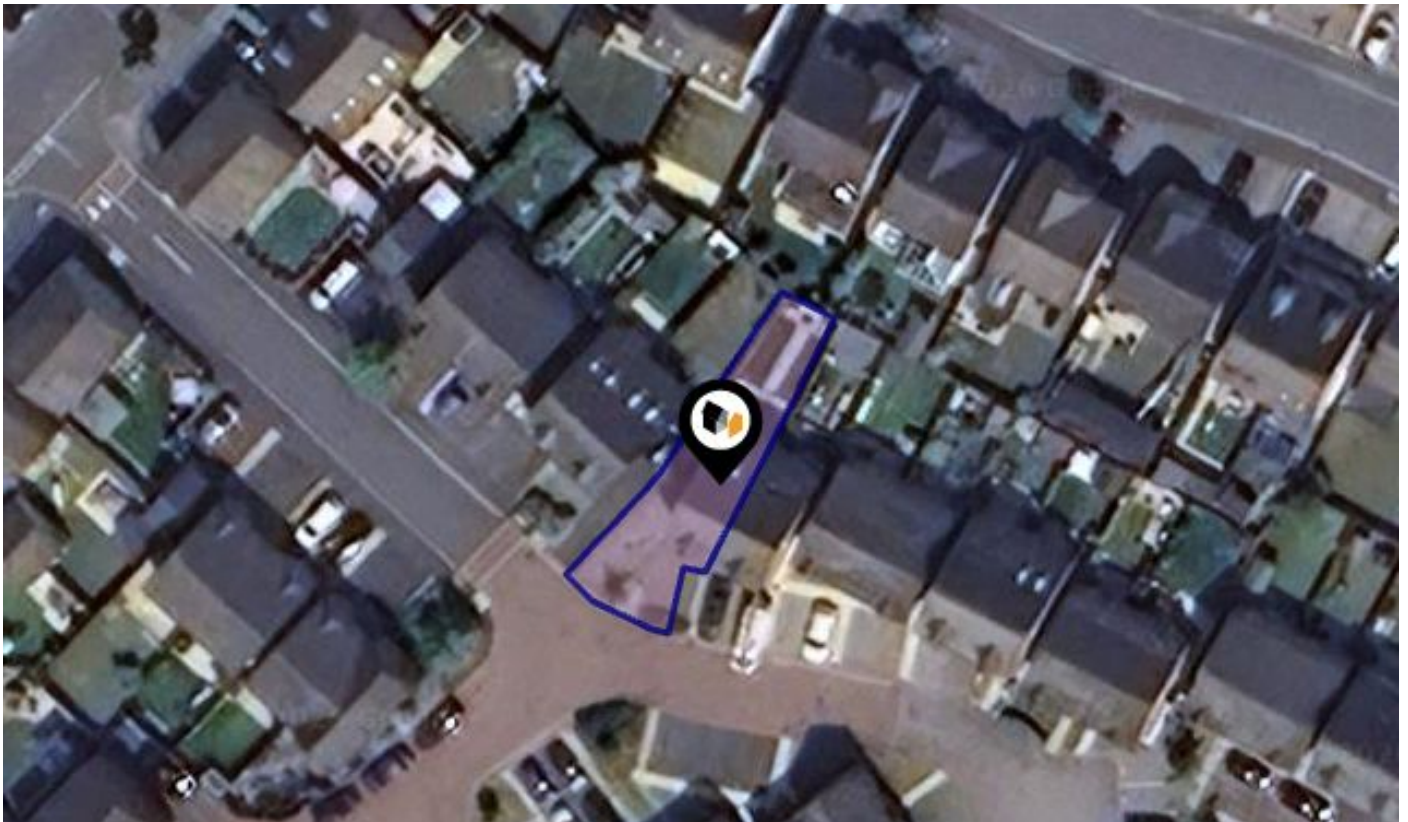


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16th January 2026



FAIRLANDS GROVE, AUCKLEY, DONCASTER, DN9

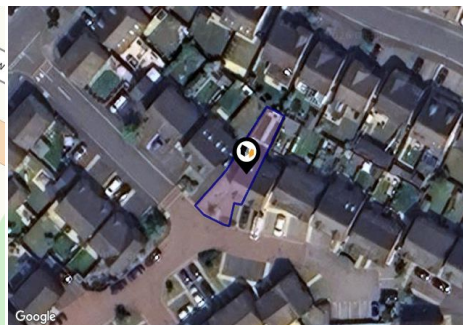
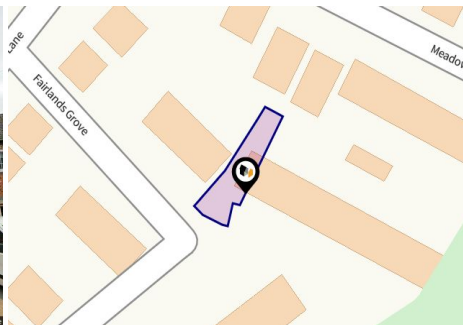
Elite Property

Elite Property 9 Hall Gate Doncaster DN1 3LU

01302981149

chris@elitepg.co.uk

elitepg.co.uk



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	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4
mb/s



1800
mb/s



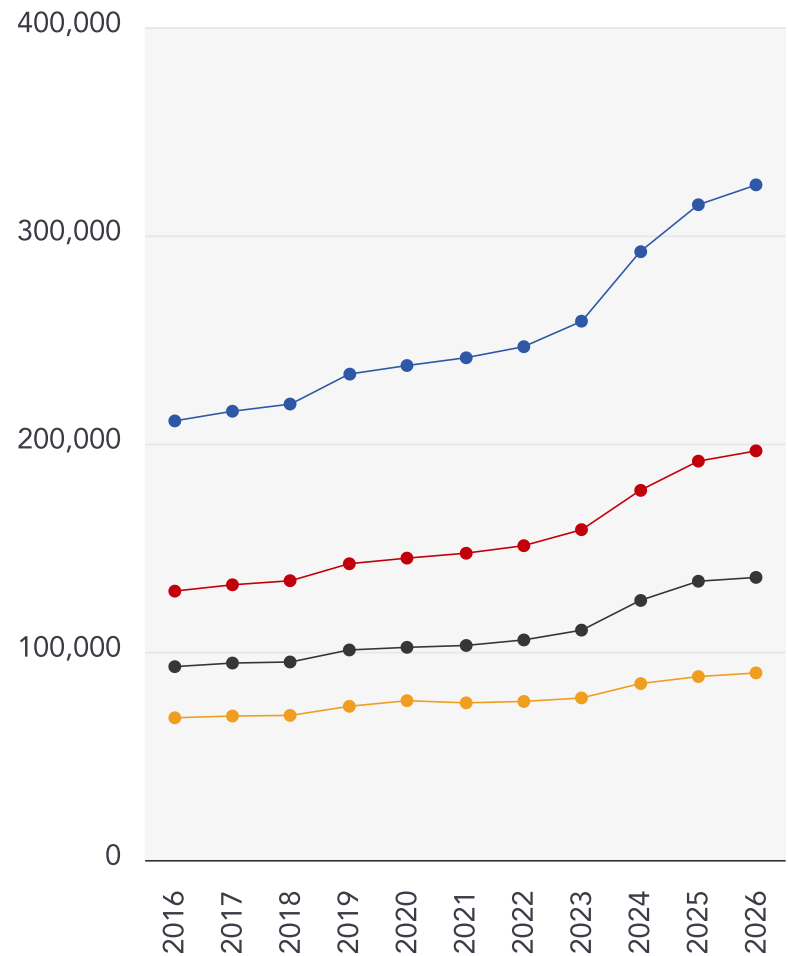
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

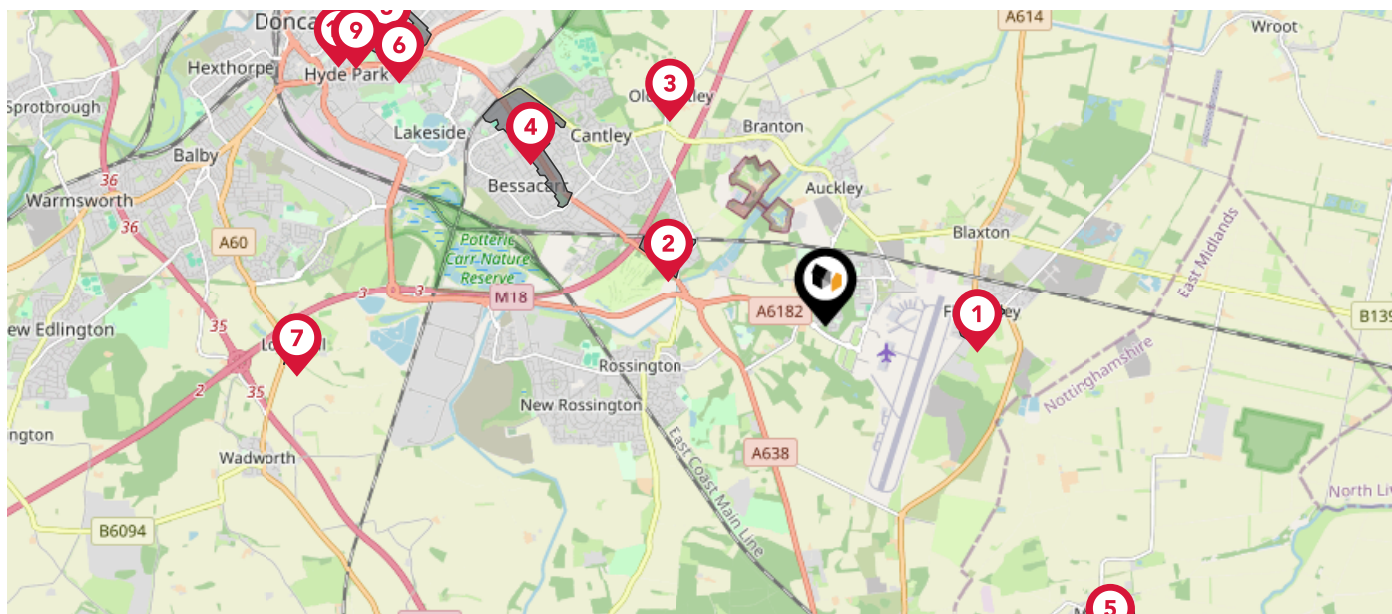
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

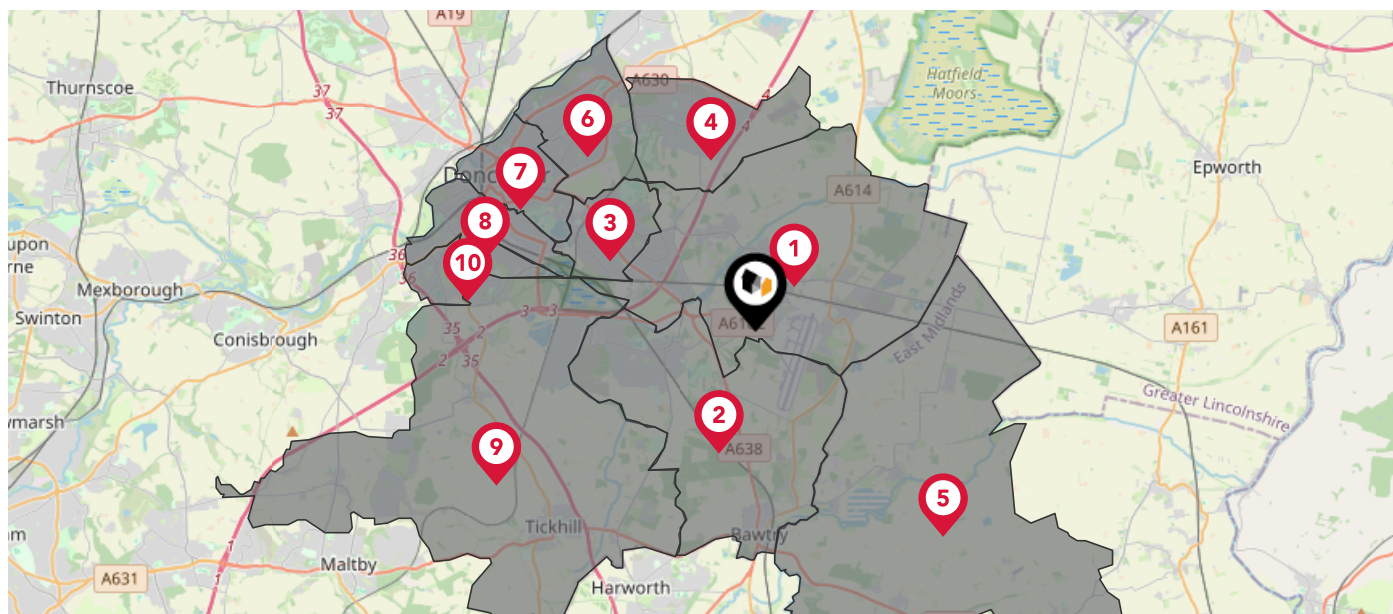
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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 - Bennethorpe
- 10 Doncaster - South Parade

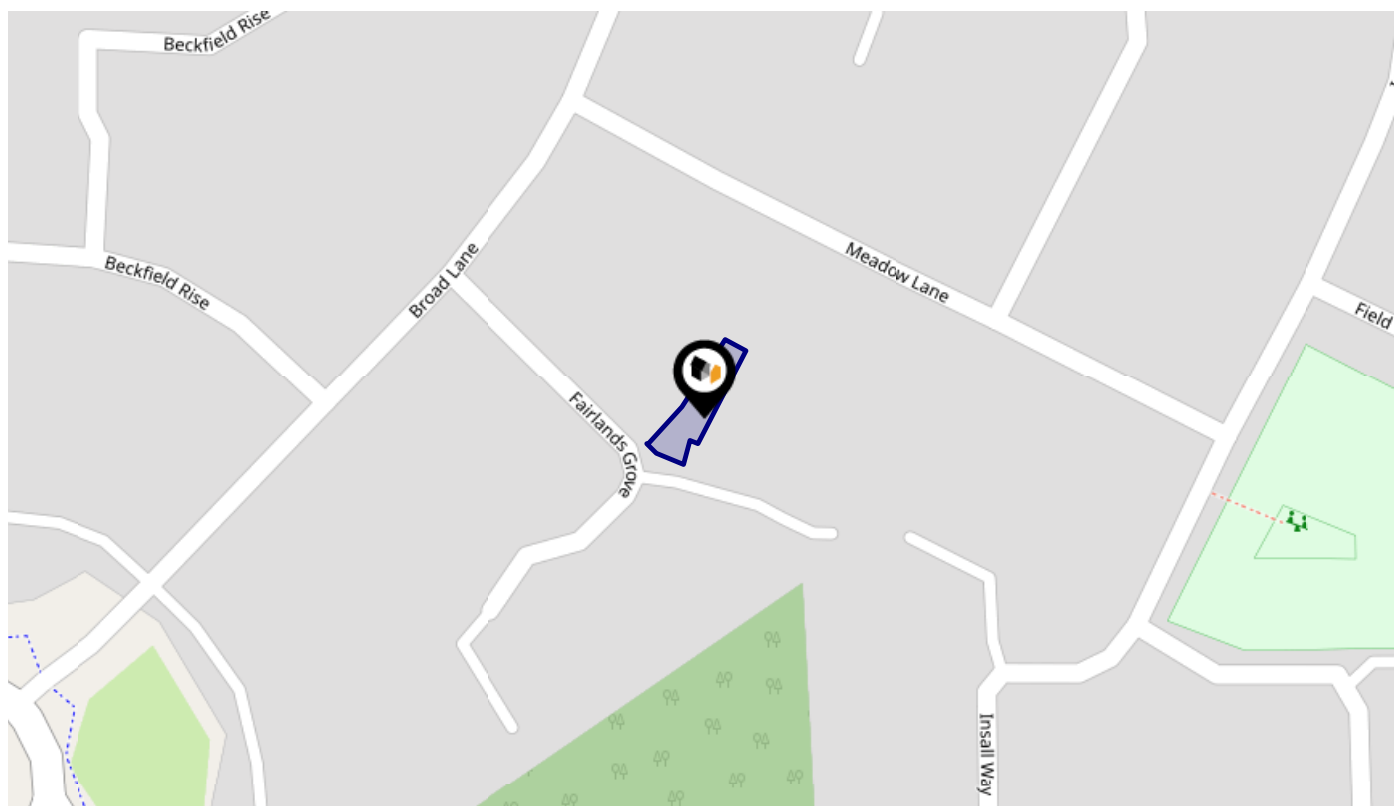
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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 |

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:

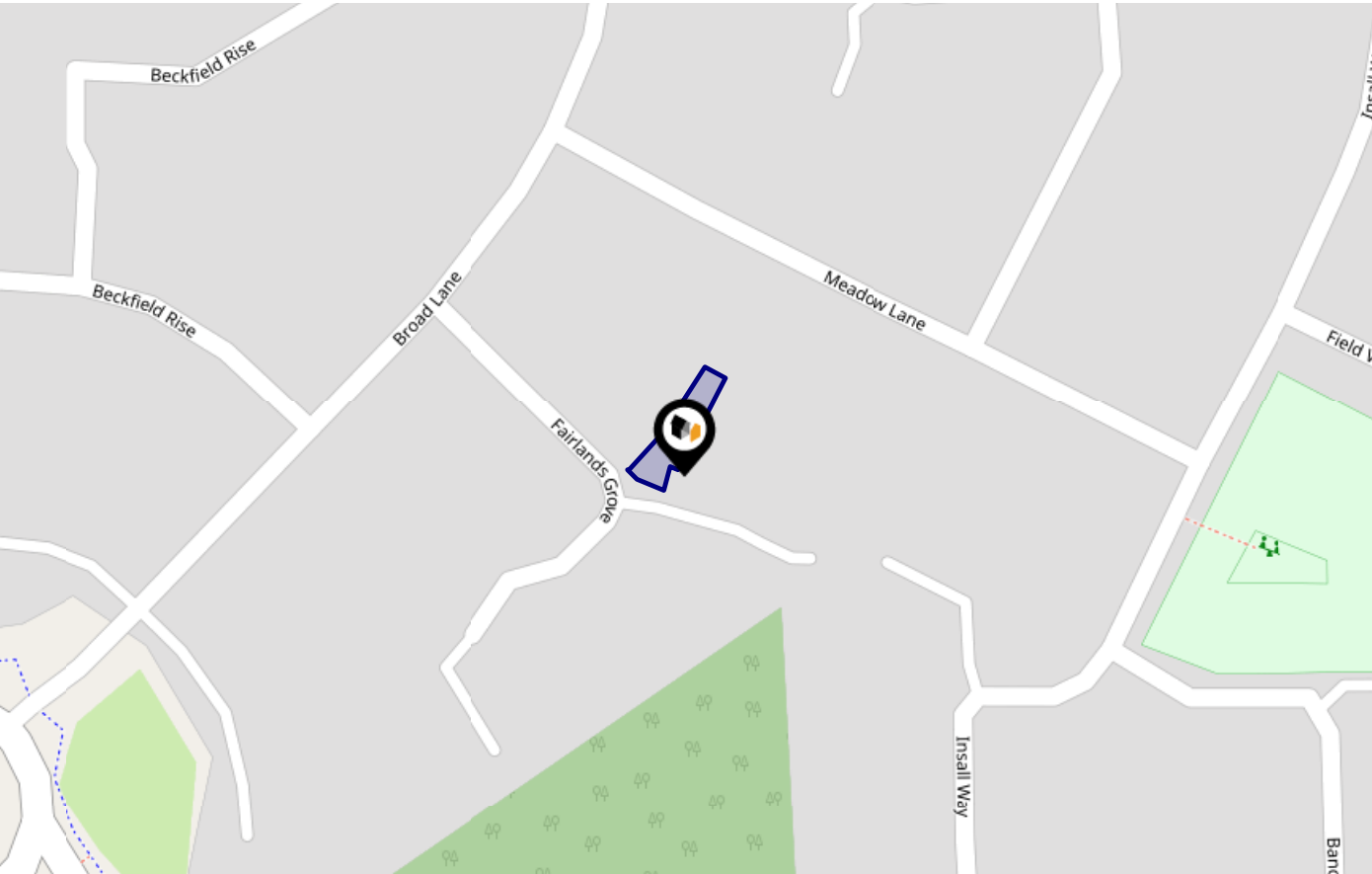
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



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

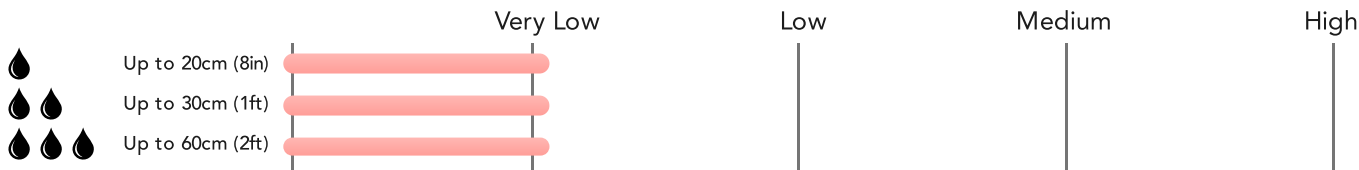


Risk Rating: Very low

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:

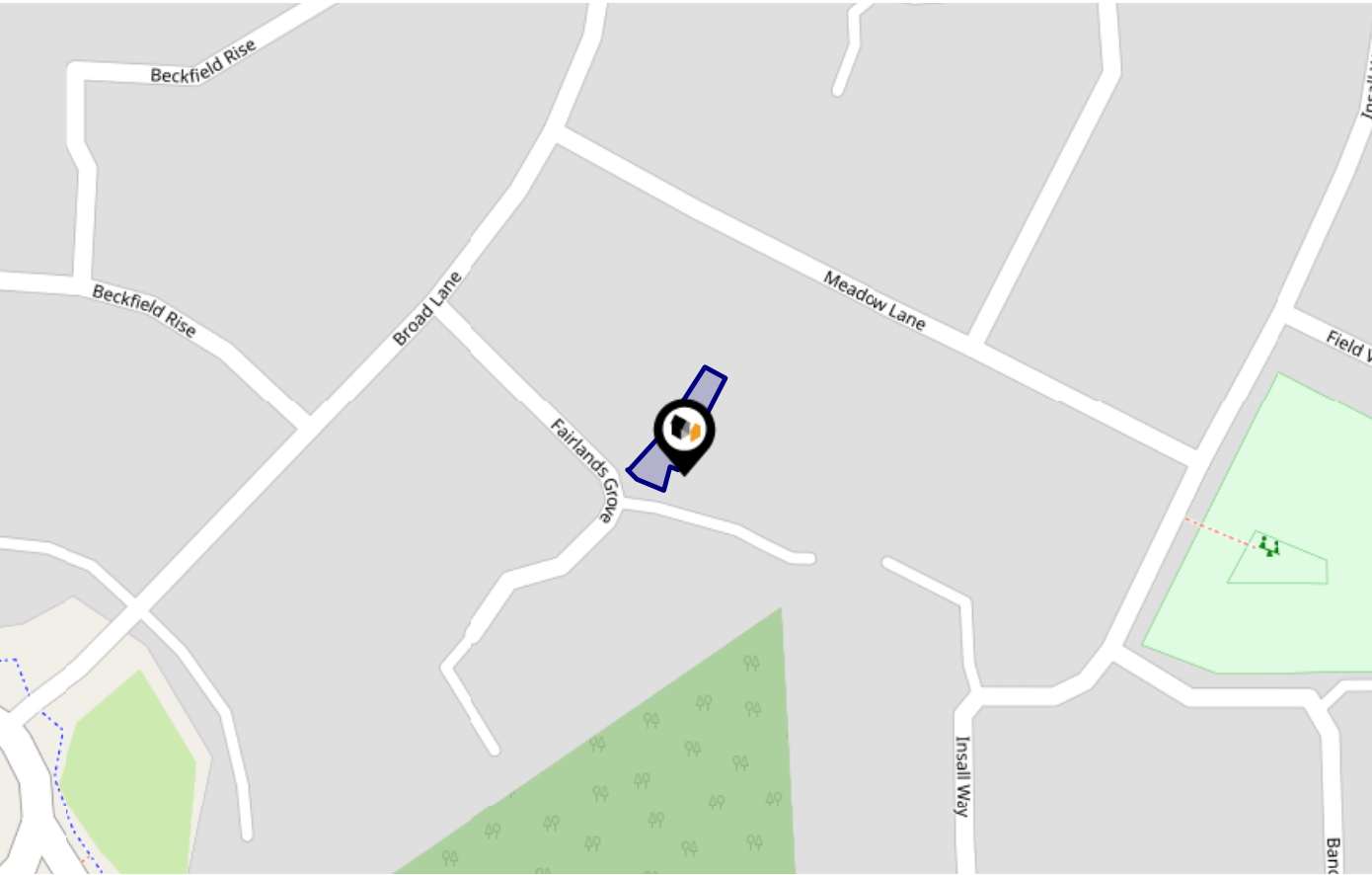


Flood Risk

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.

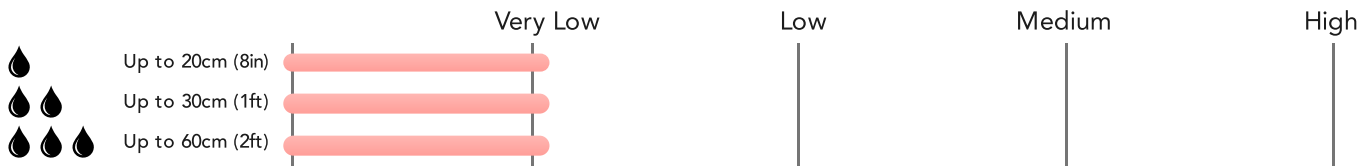


Risk Rating: Very low

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:

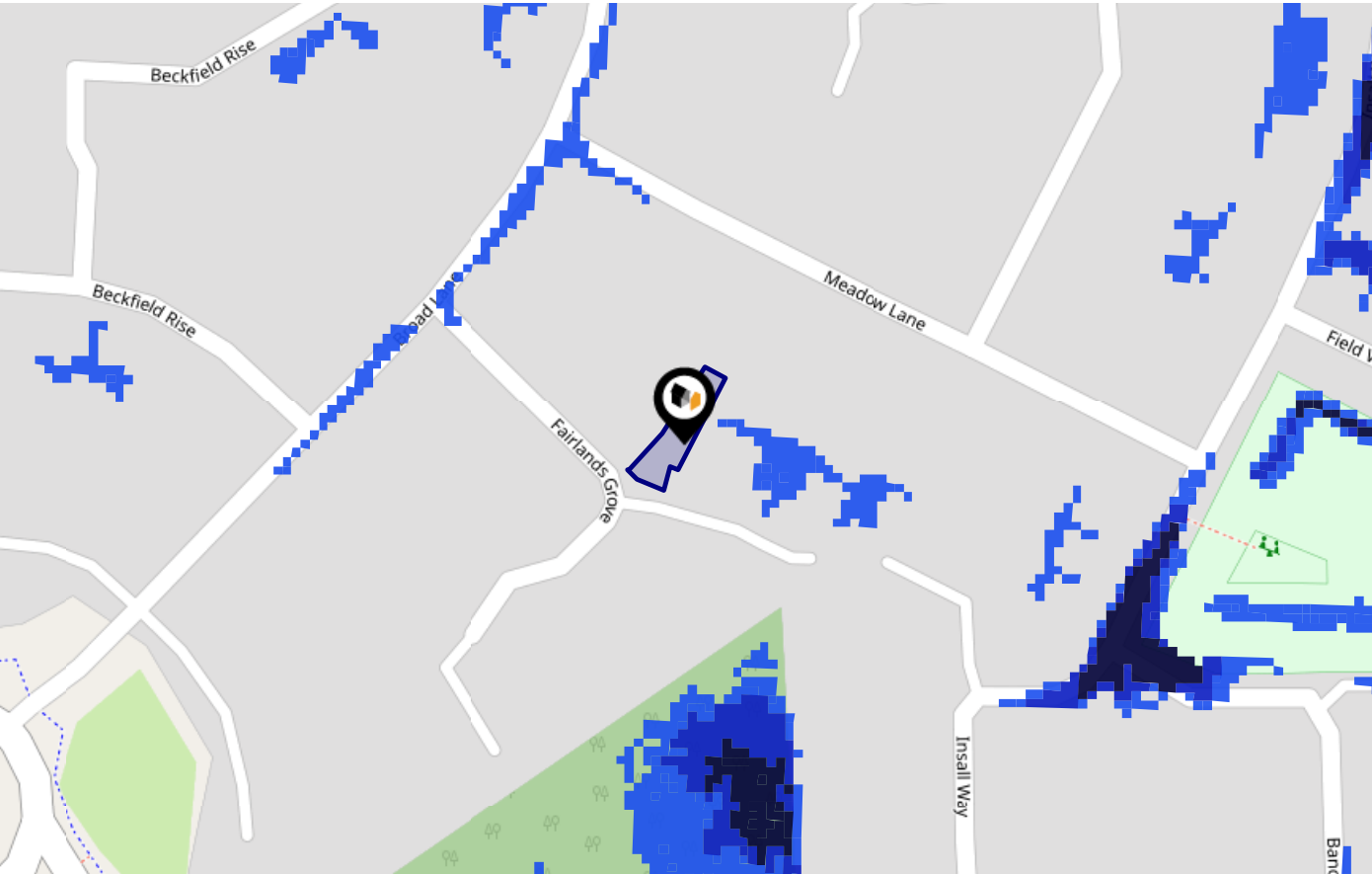


Flood Risk

Surface Water - Flood Risk



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

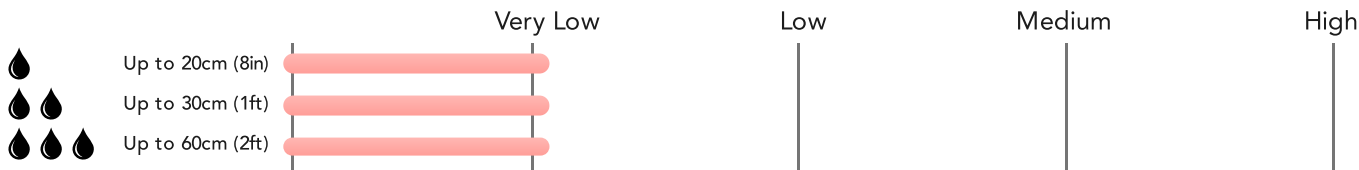


Risk Rating: Very low

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:

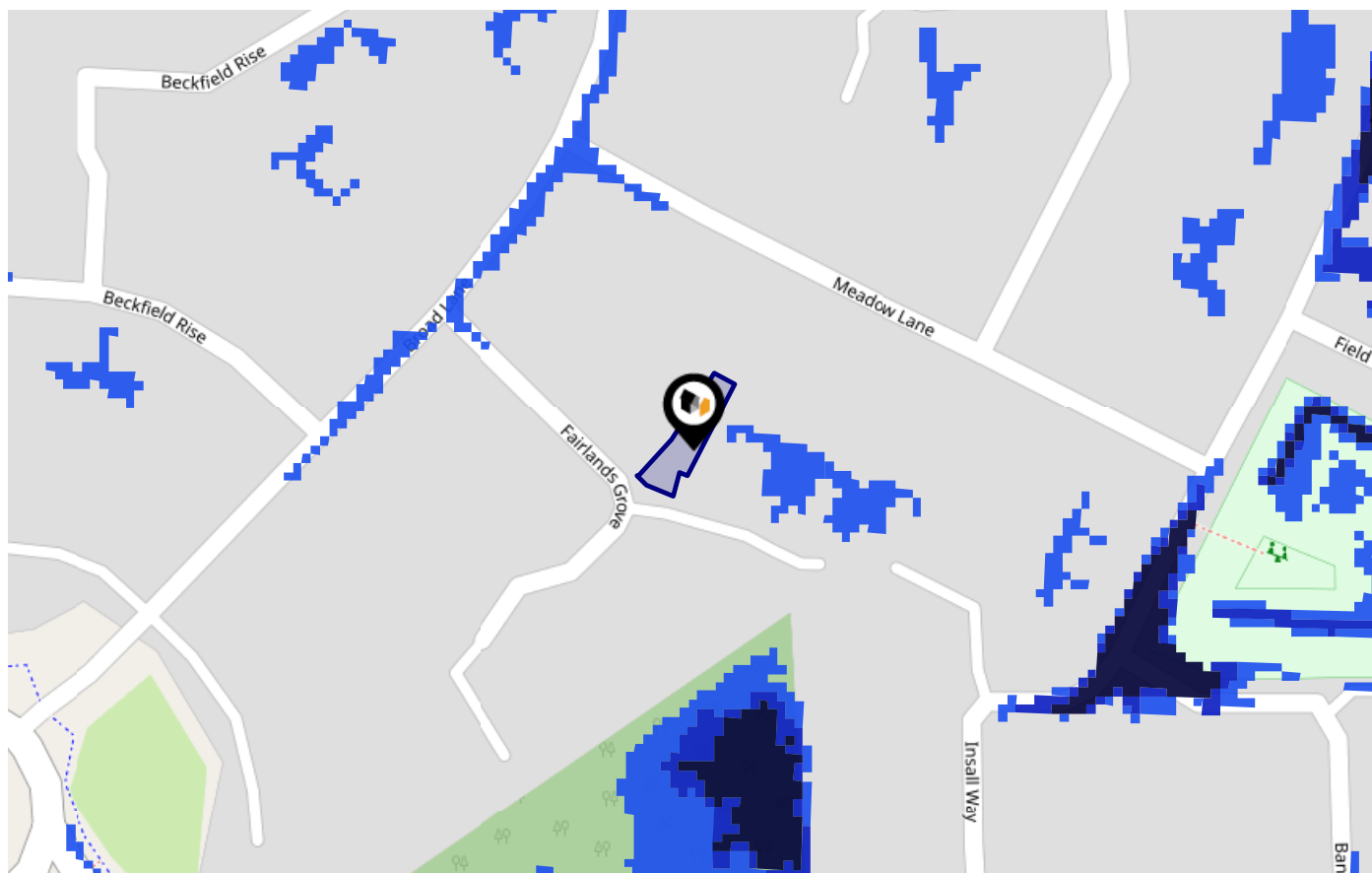


Flood Risk

Surface Water - Climate Change



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.

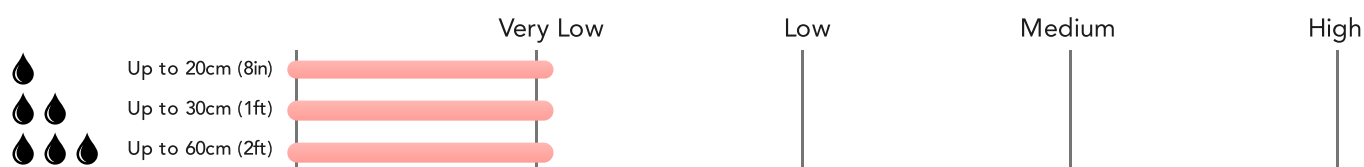


Risk Rating: Very low

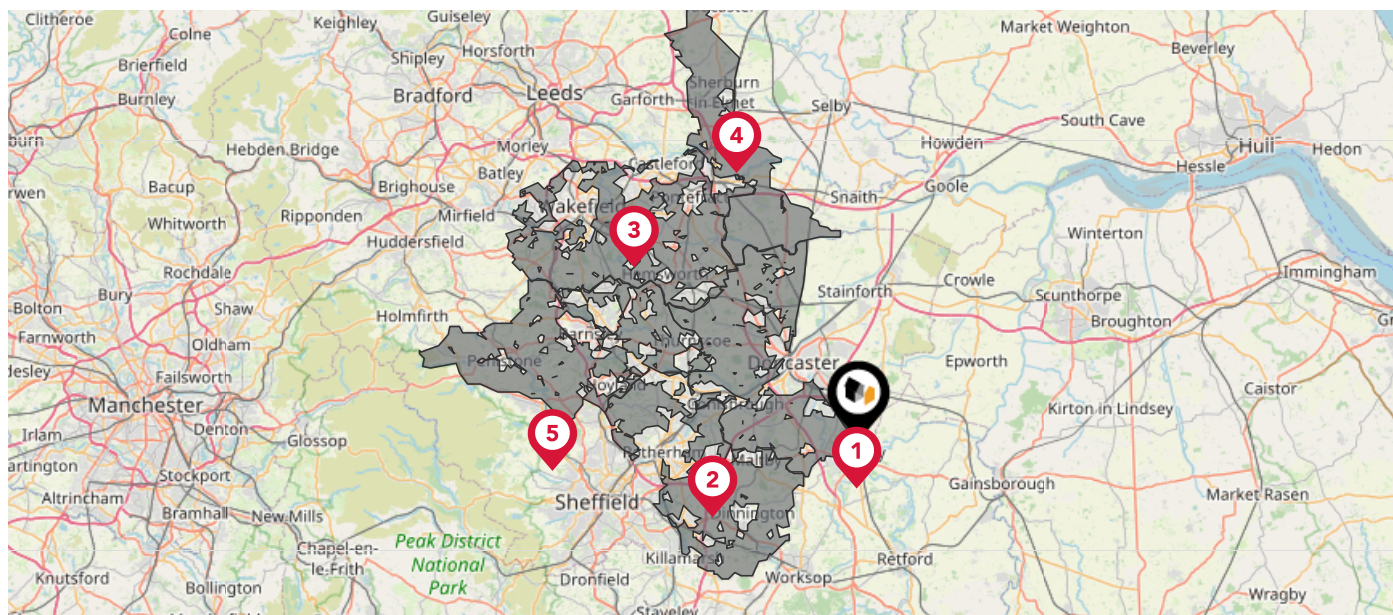
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Doncaster



South and West Yorkshire Green Belt - Rotherham



South and West Yorkshire Green Belt - Wakefield

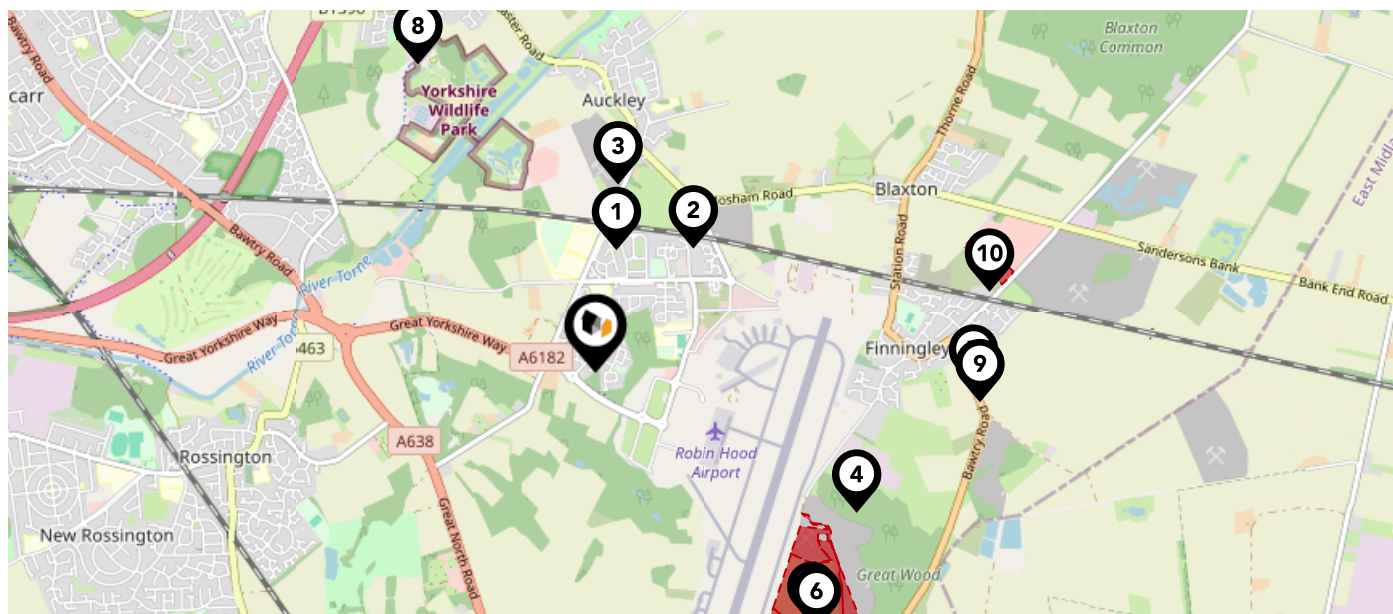


South and West Yorkshire Green Belt - Selby












South and West Yorkshire Green Belt - Barnsley

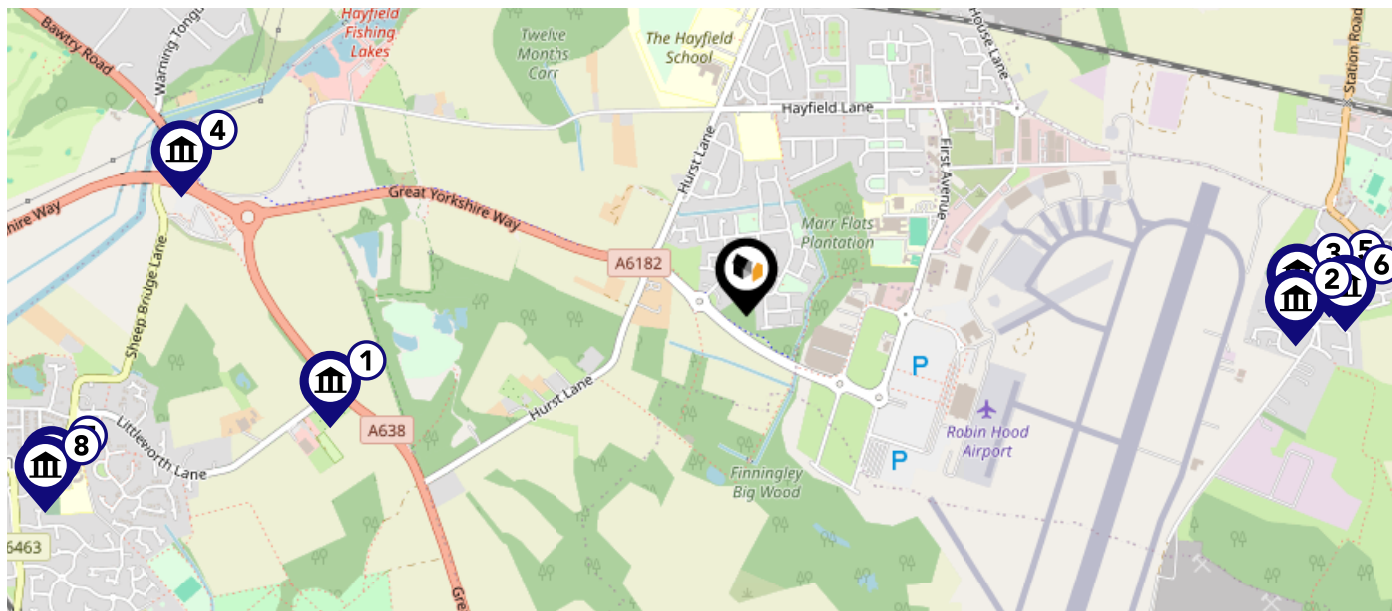
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.











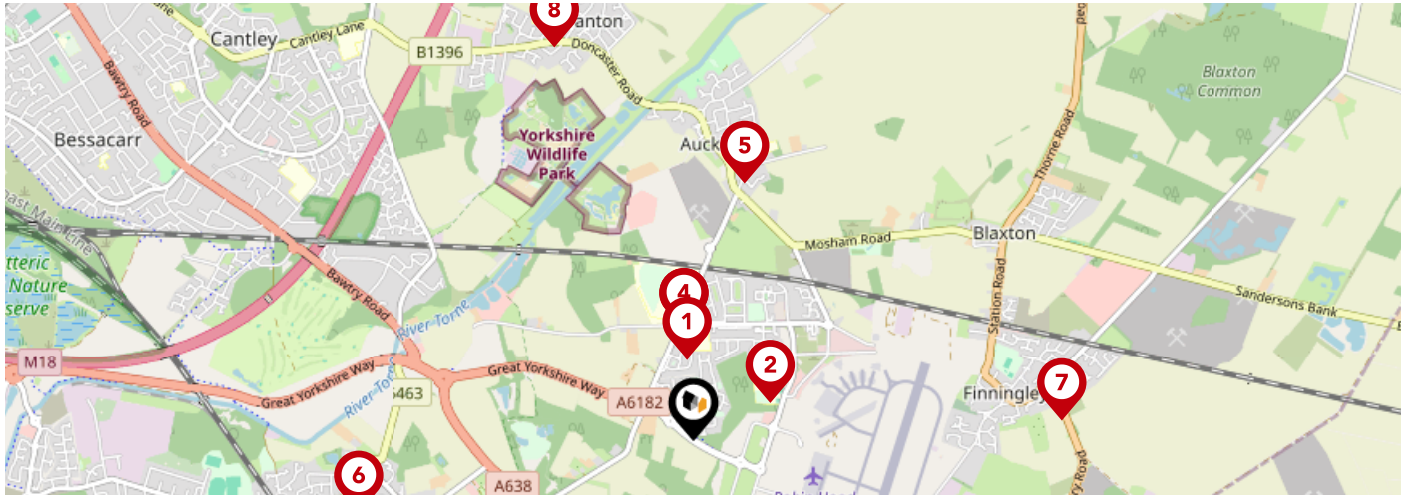
Nearby Landfill Sites

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

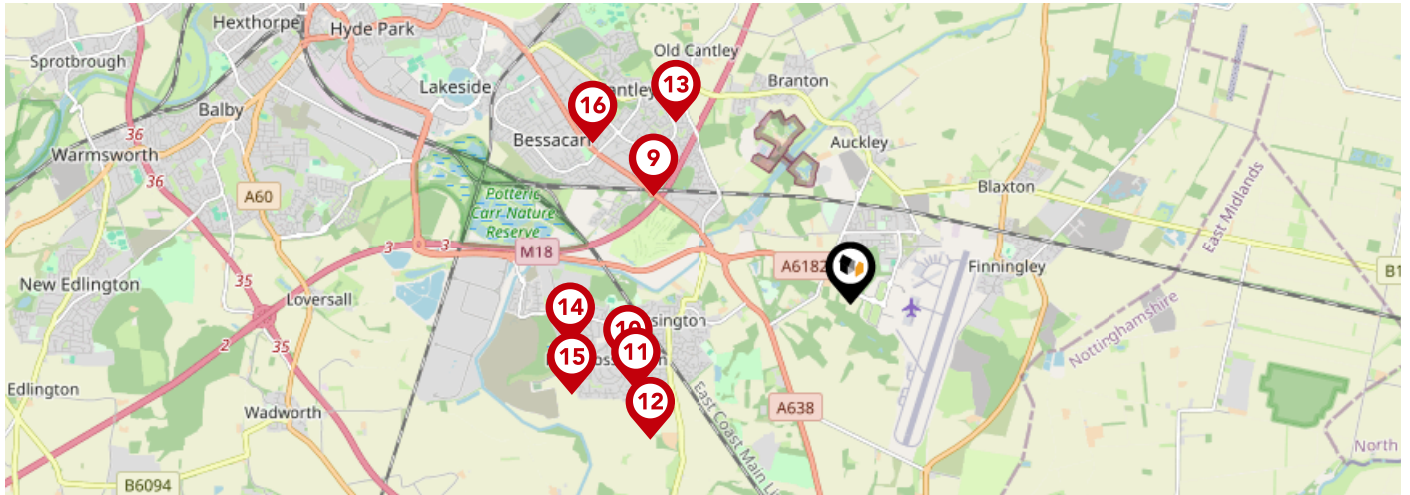
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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



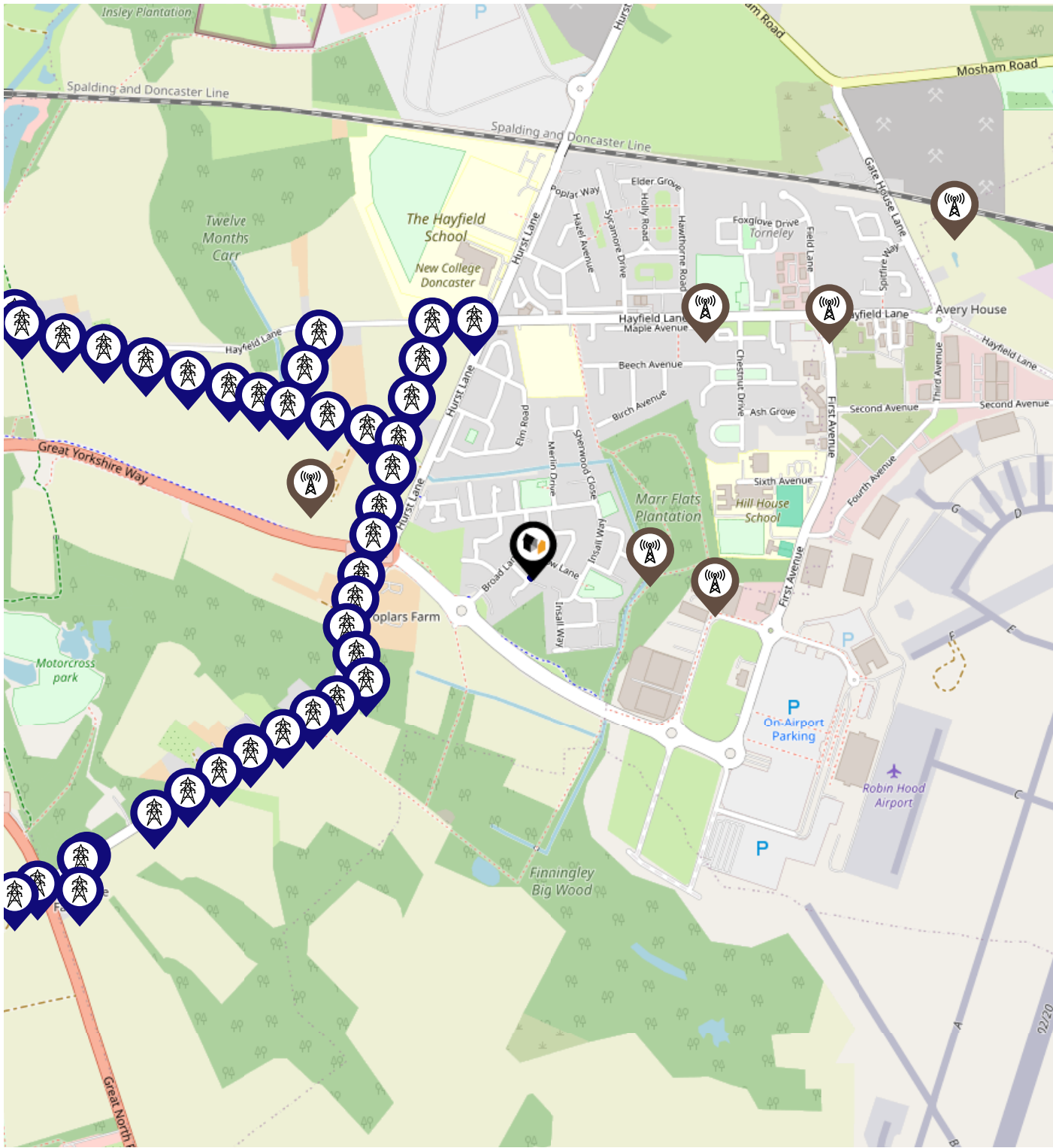
		Nursery	Primary	Secondary	College	Private
1	Hayfield Lane Primary School Ofsted Rating: Good Pupils: 438 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hill House School Ofsted Rating: Not Rated Pupils: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





		Nursery	Primary	Secondary	College	Private
	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"/>
	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"/>
	Rossington Toredale 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"/>
	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"/>
	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"/>
	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"/>
	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"/>
	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

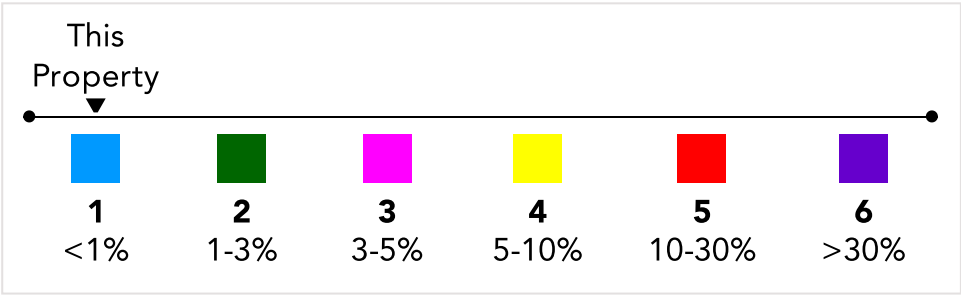
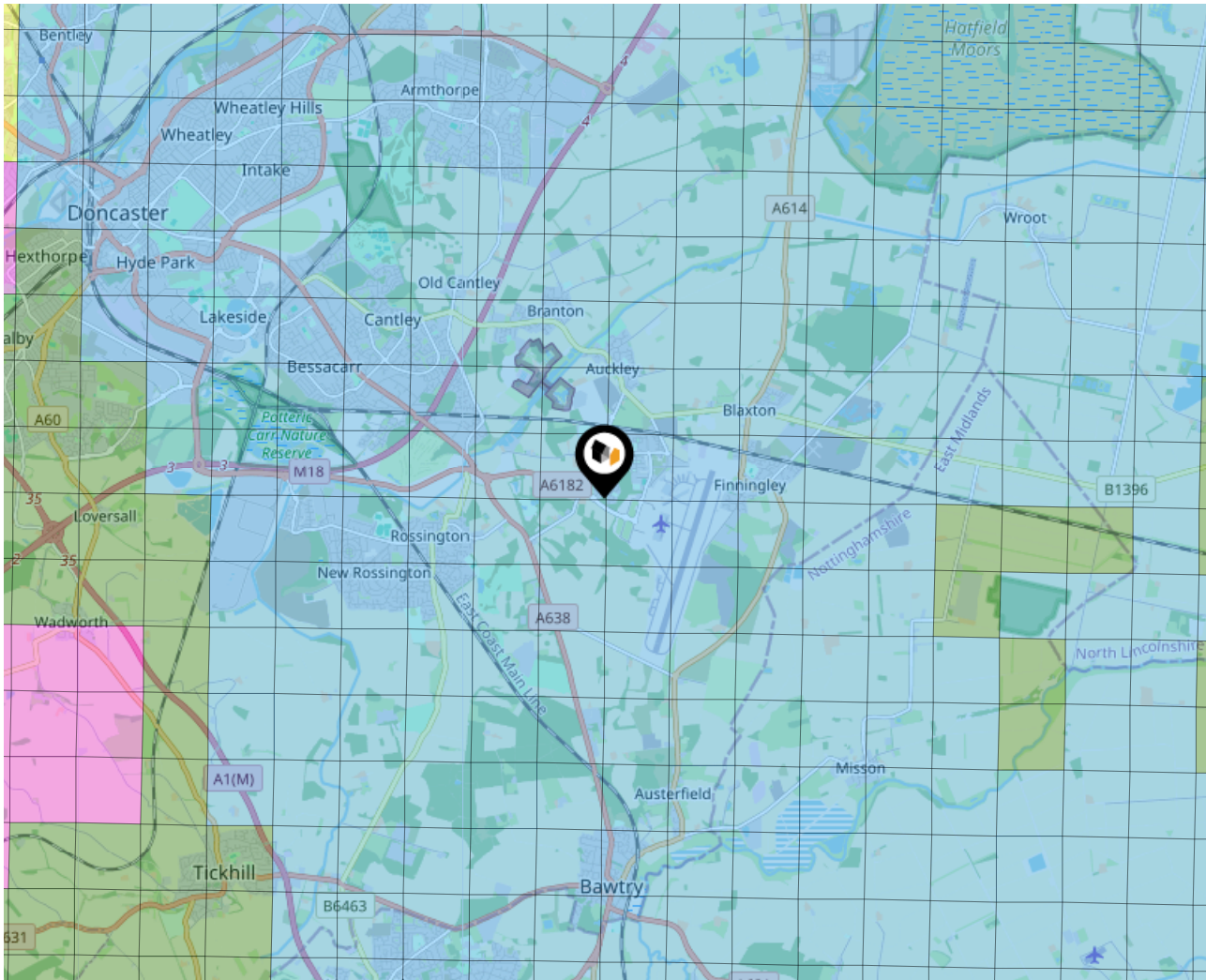


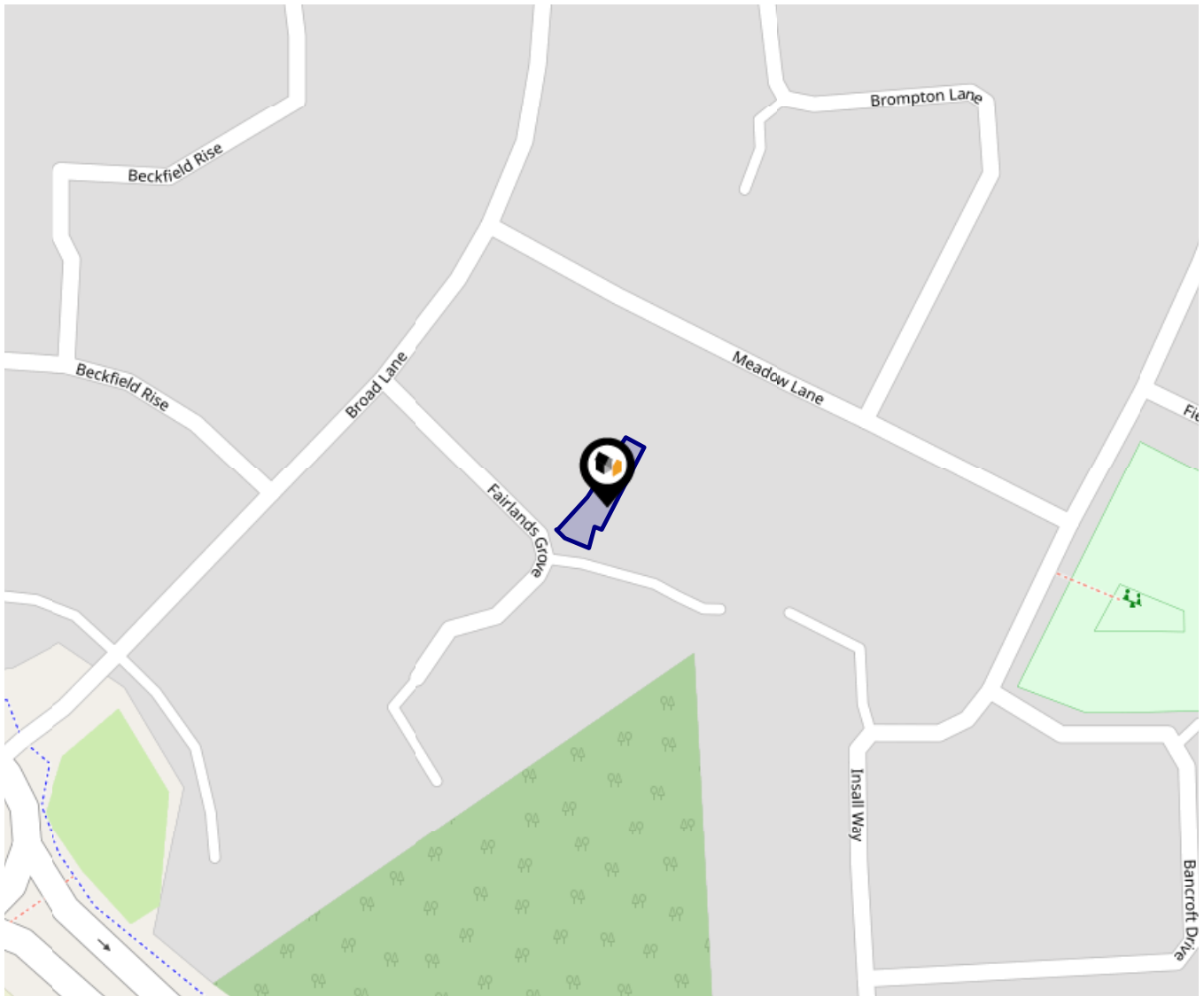
Key:

-  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).





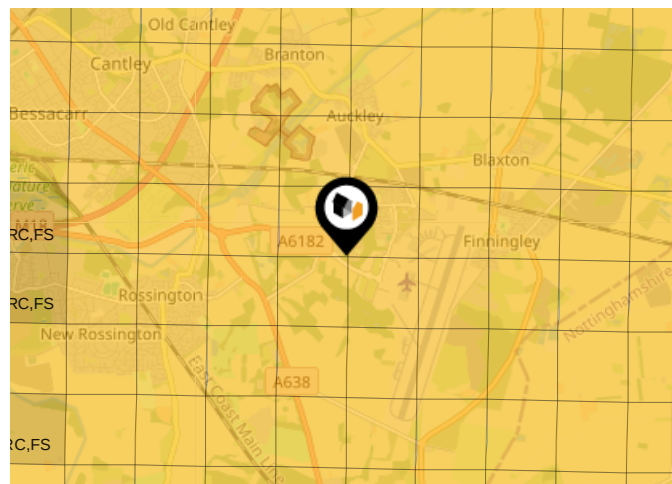
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

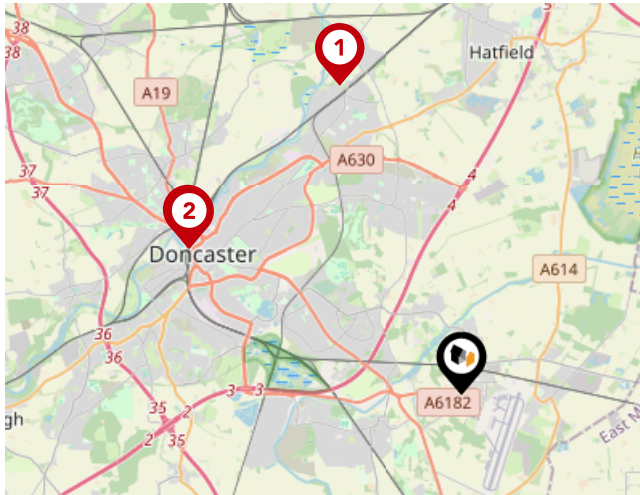
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



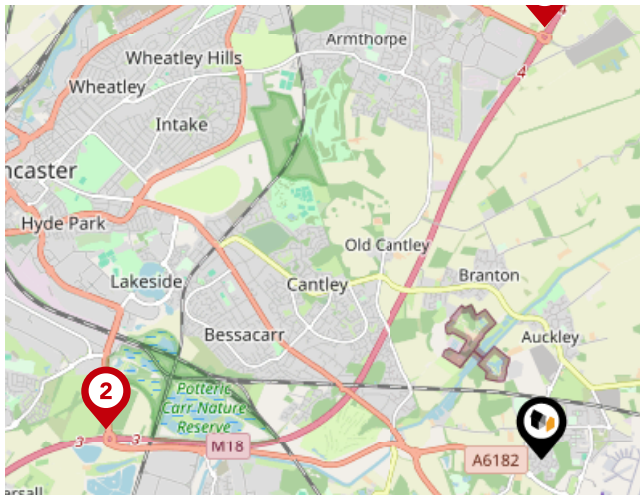
Primary Classifications (Most Common Clay Types)

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



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



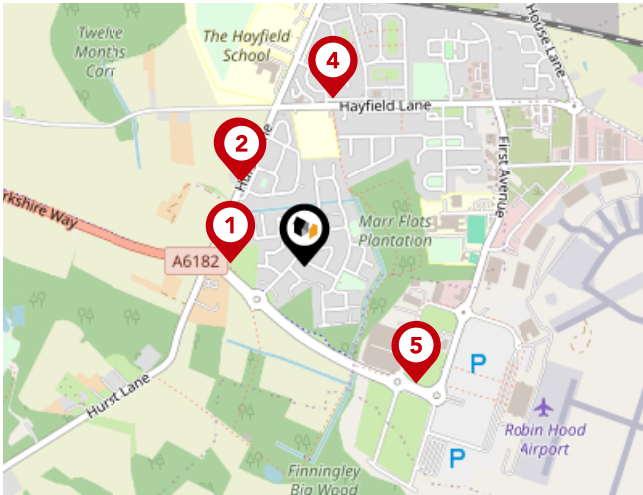
Trunk Roads/Motorways

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/Helipads

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



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 luck 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.



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

The information contained within this report is for general information purposes only.

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

