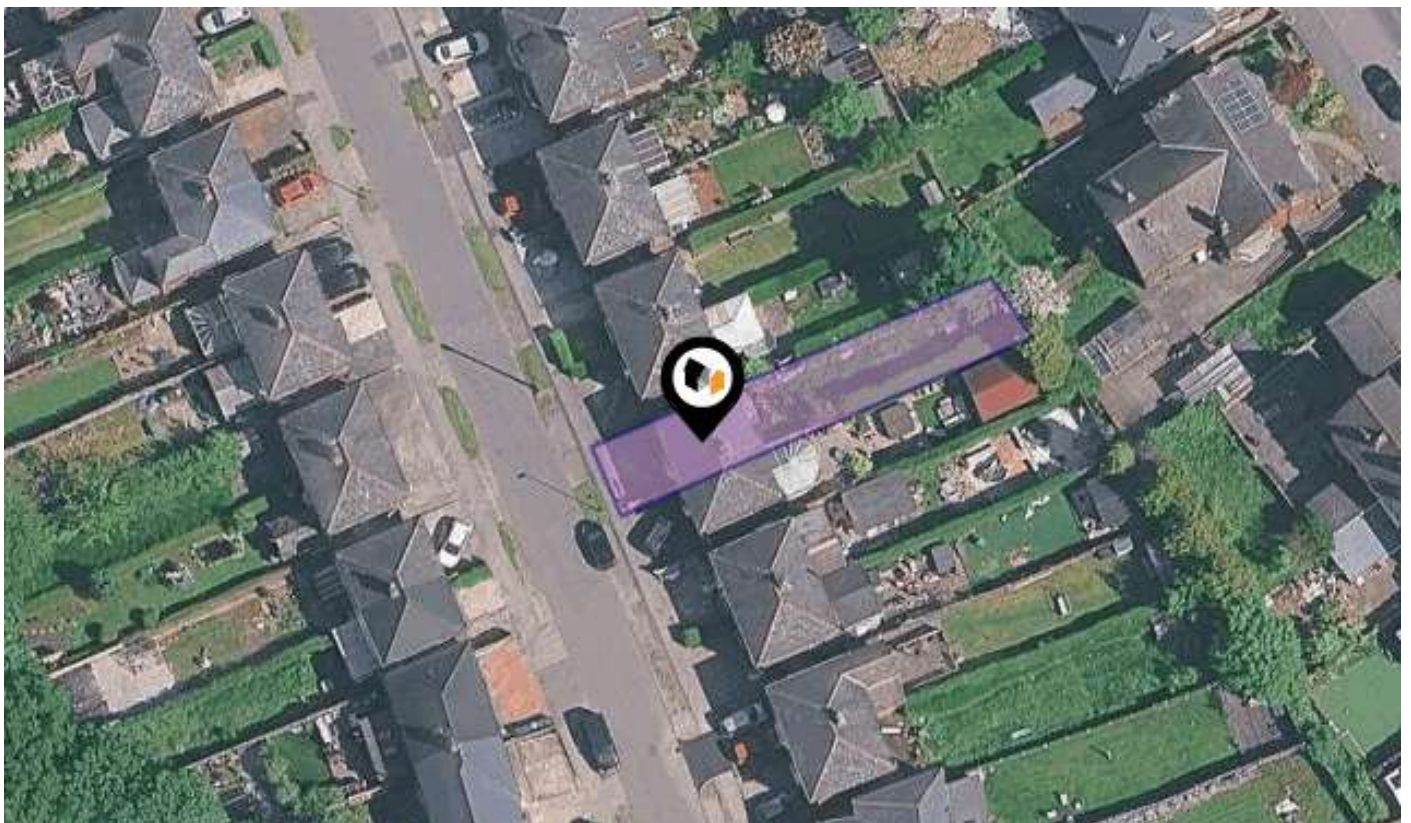




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 13th May 2026



95, LOUND ROAD, SHEFFIELD, S9 4BH

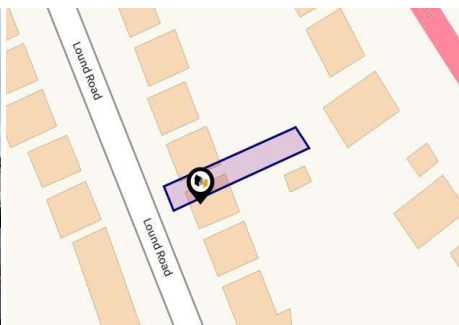
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Title Number:	SYK129466
UPRN:	100051018360
Restrictive Covenants:	No

Last Sold Date:	15/08/2007
Last Sold Price:	£108,000
Last Sold £/ft ² :	£156
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	1800
mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

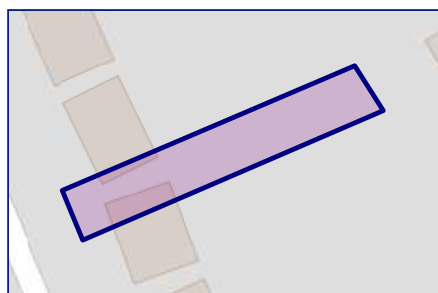
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Freehold Title Plan



SYK637371

Leasehold Title Plan

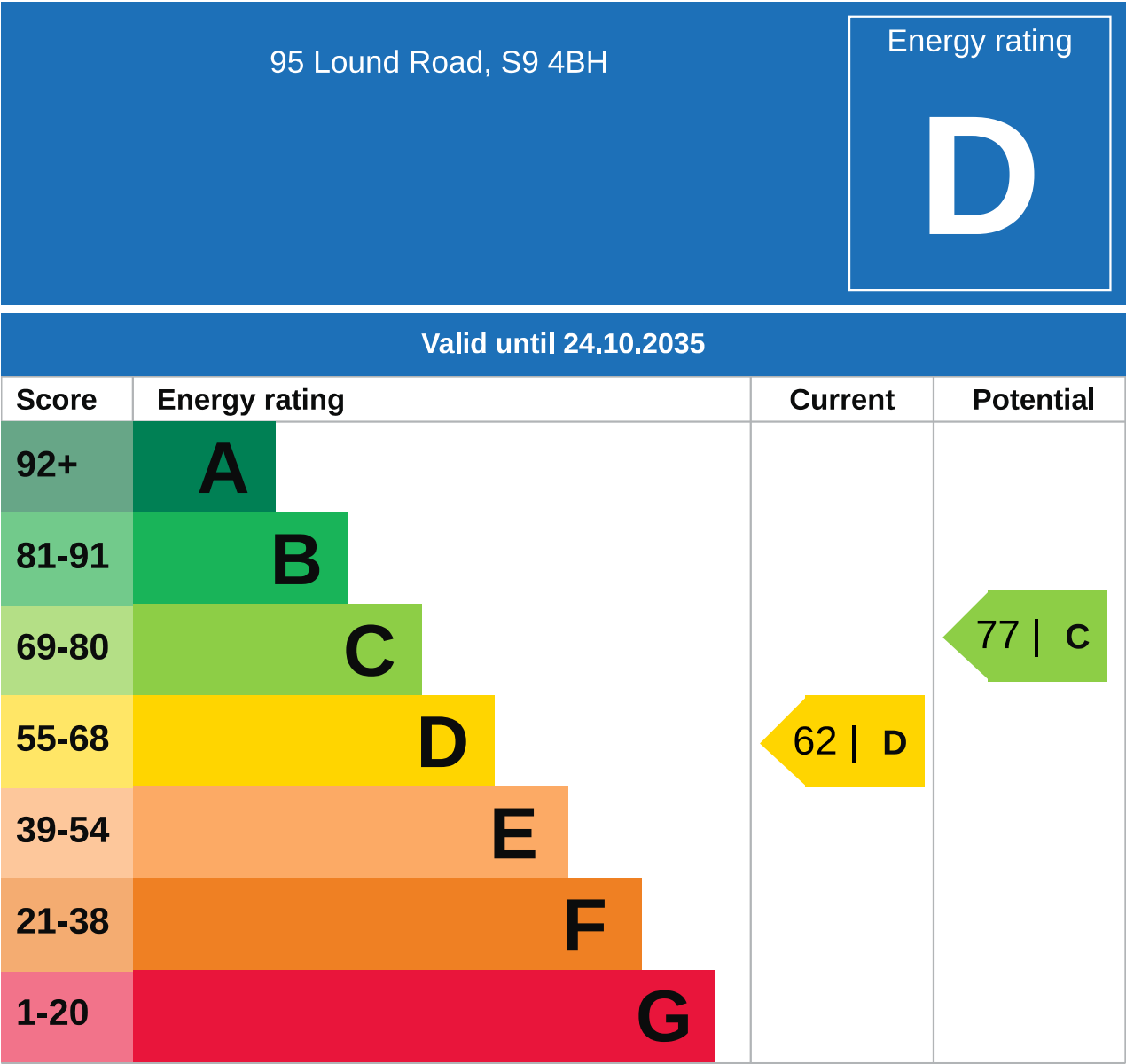


SYK129466

Start Date: 06/06/1937
End Date: 25/03/2736
Lease Term: 800 years from 25 March 1936
Term Remaining: 710 years

Property
EPC - Certificate

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Property

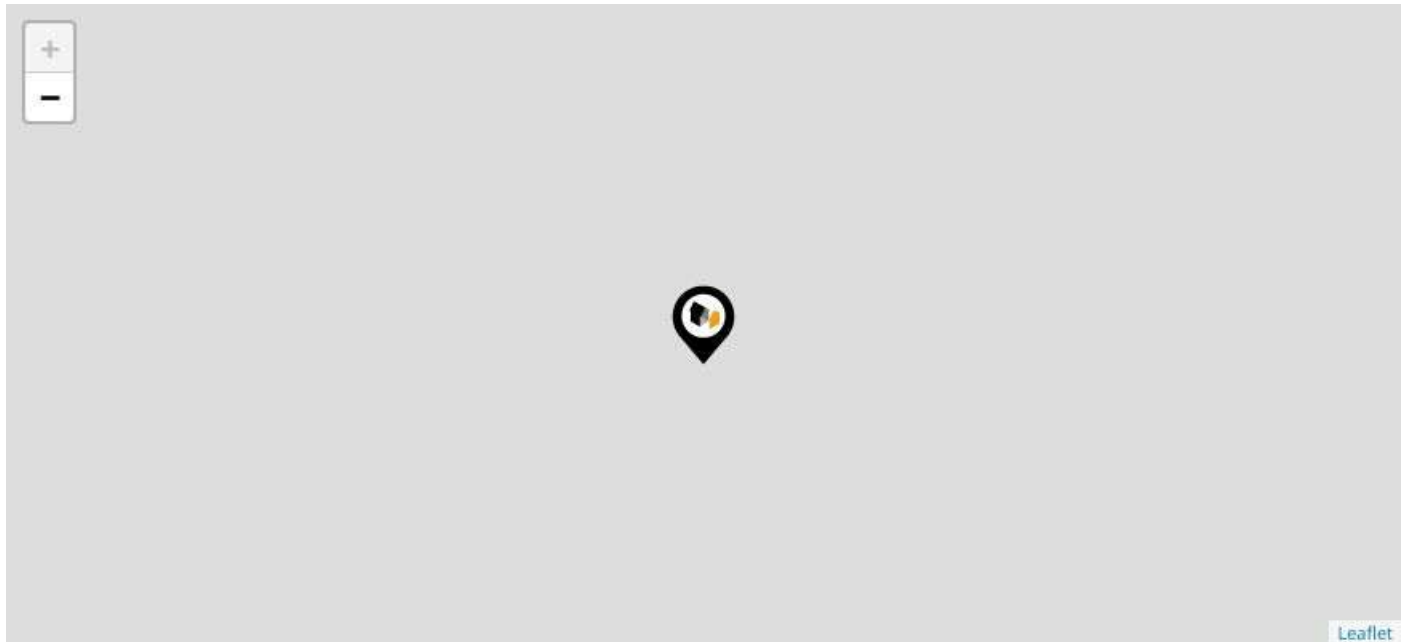
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 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, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	64 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.

A map of Leeds, UK, showing the locations of 10 best pubs. The map is centered on Leeds, with various suburbs labeled. The 10 best pubs are marked with red circular icons containing numbers 1 through 10. A black circular icon with a white bird is also present. The map shows major roads and green spaces.



4

5

6

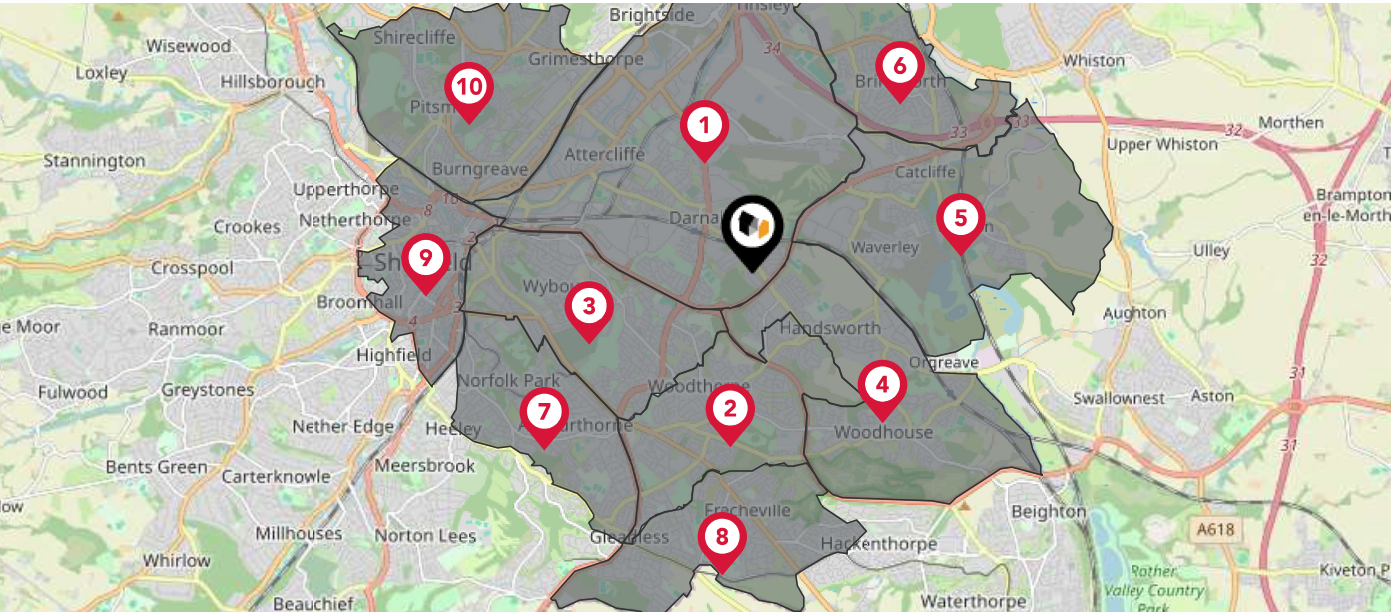
7

8



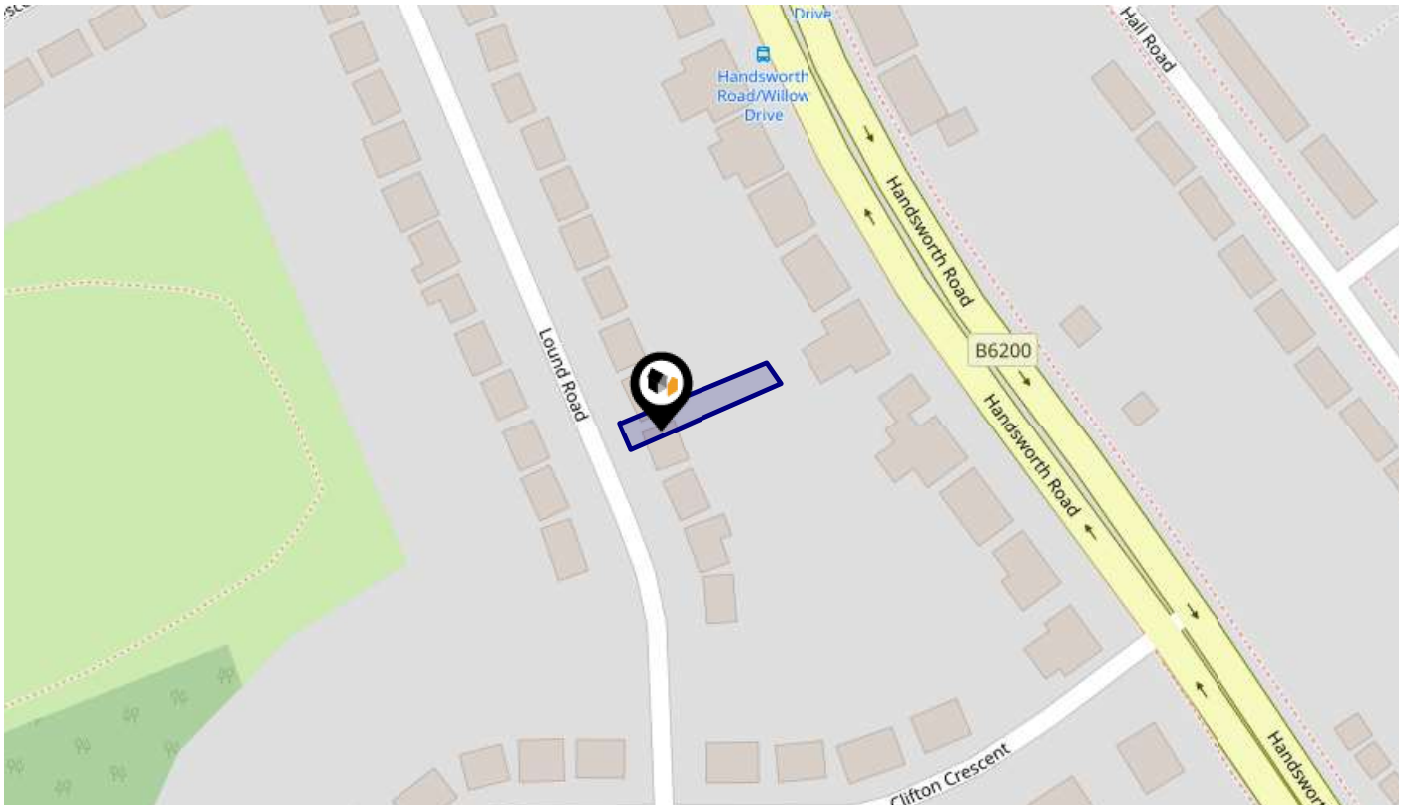
Powered by **aprift** 

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	Darnall Ward
2	Richmond Ward
3	Manor Castle Ward
4	Woodhouse Ward
5	Rother Vale Ward
6	Brinsworth Ward
7	Park & Arbourthorne Ward
8	Birley Ward
9	City Ward
10	Burngreave 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:

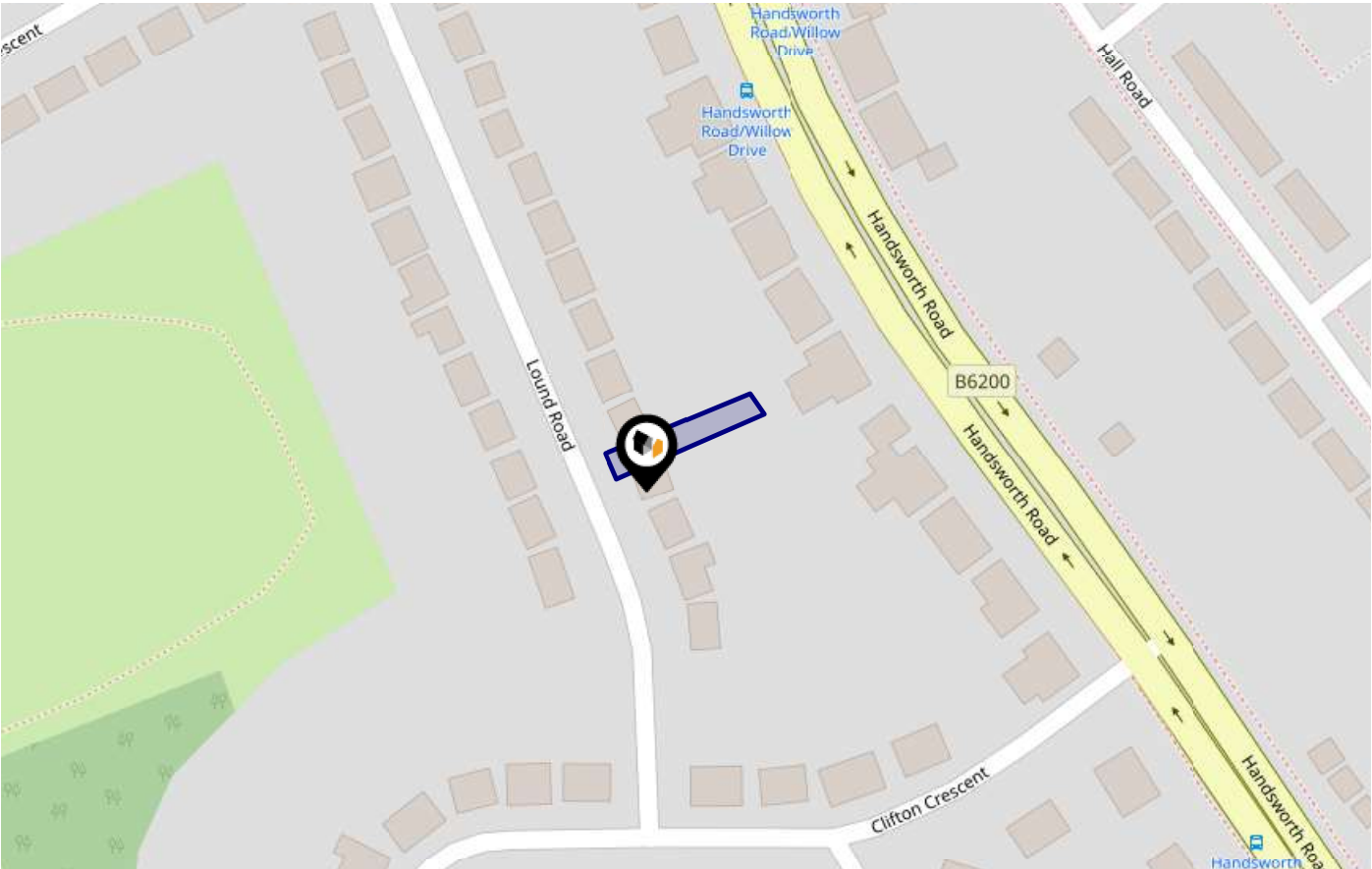
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

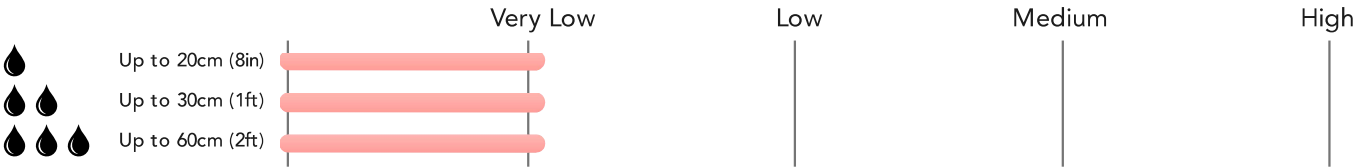


Risk Rating: Very low

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.

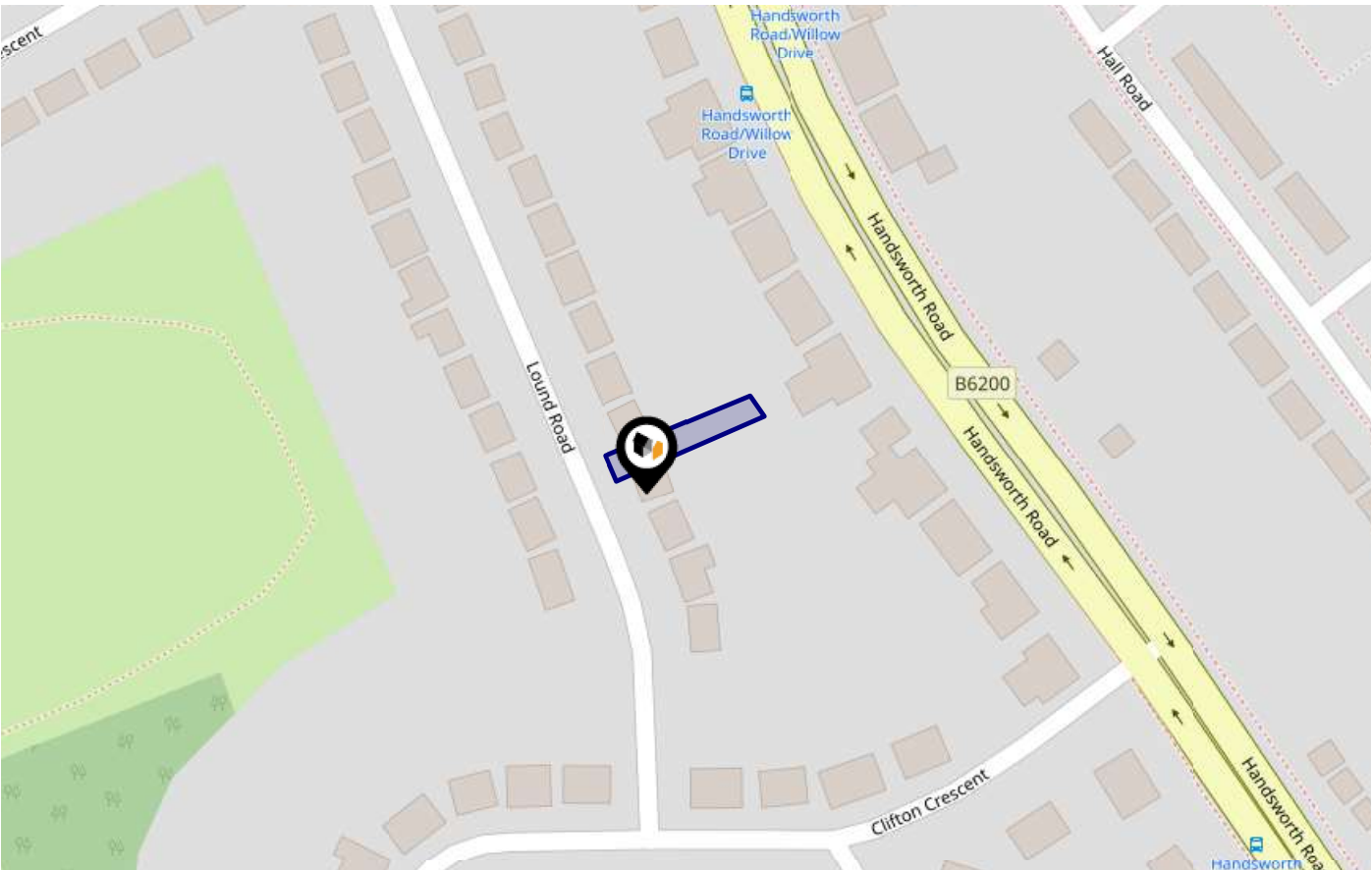
Chance of flooding to the following depths at this property:



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.

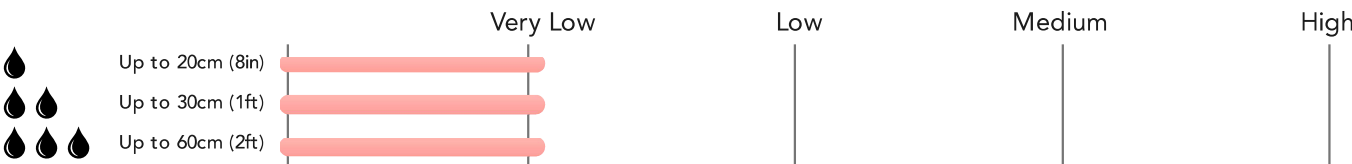


Risk Rating: Very low

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:

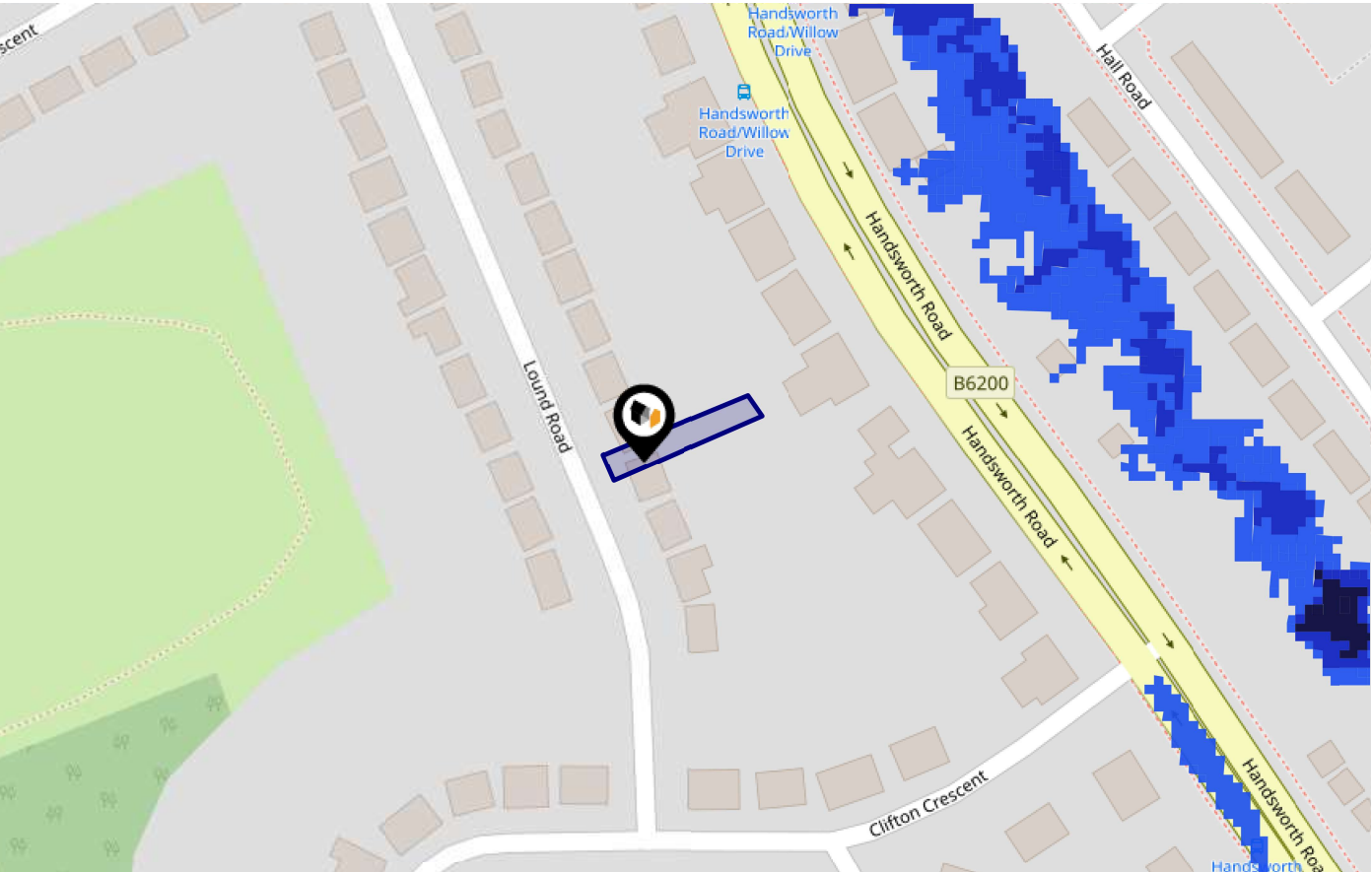


Flood Risk

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.

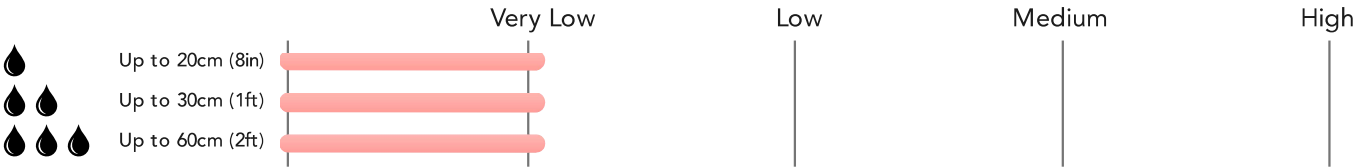


Risk Rating: Very low

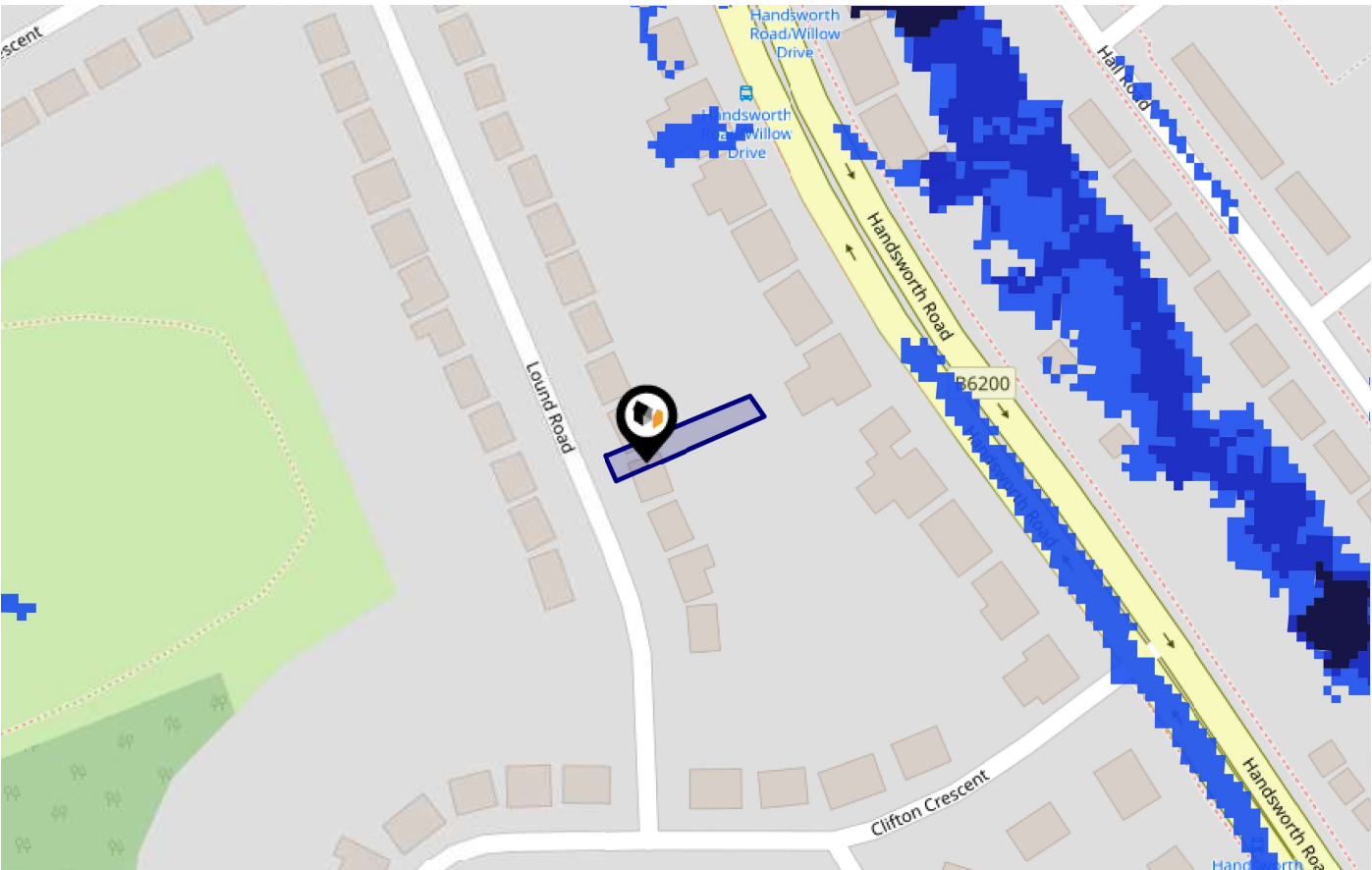
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

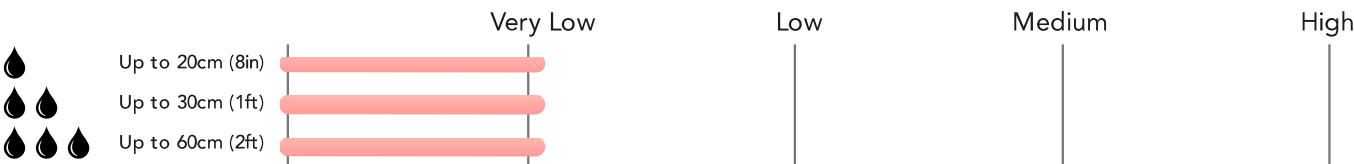


Risk Rating: Very low

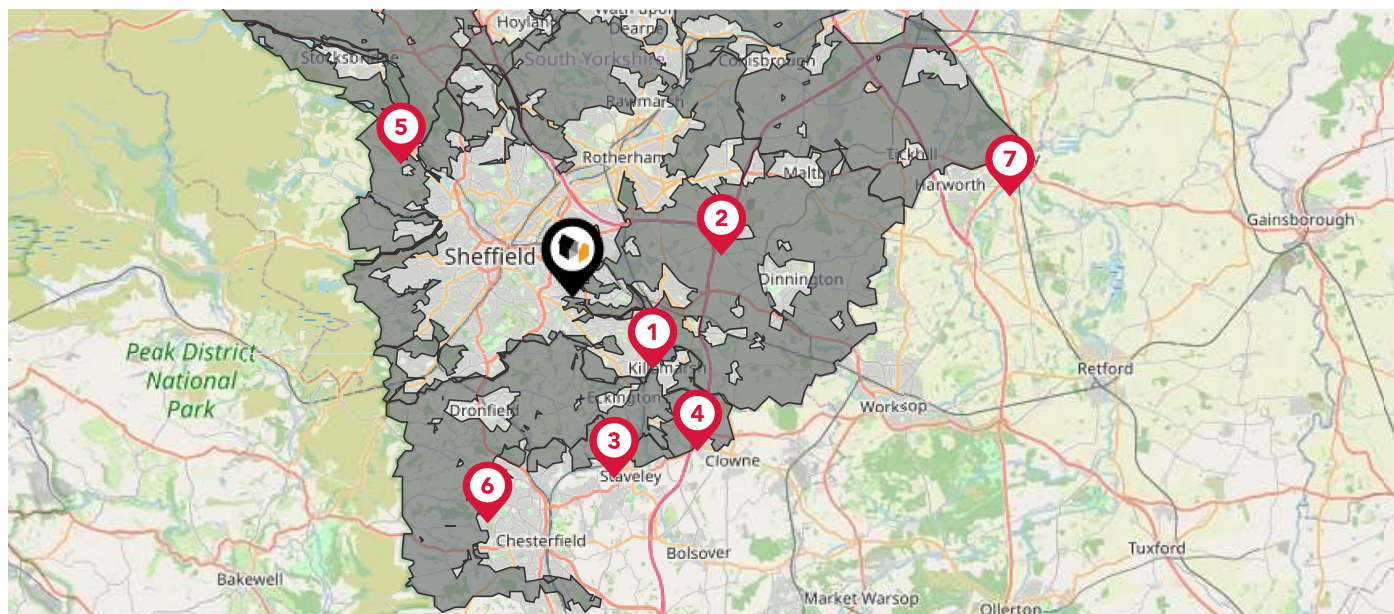
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

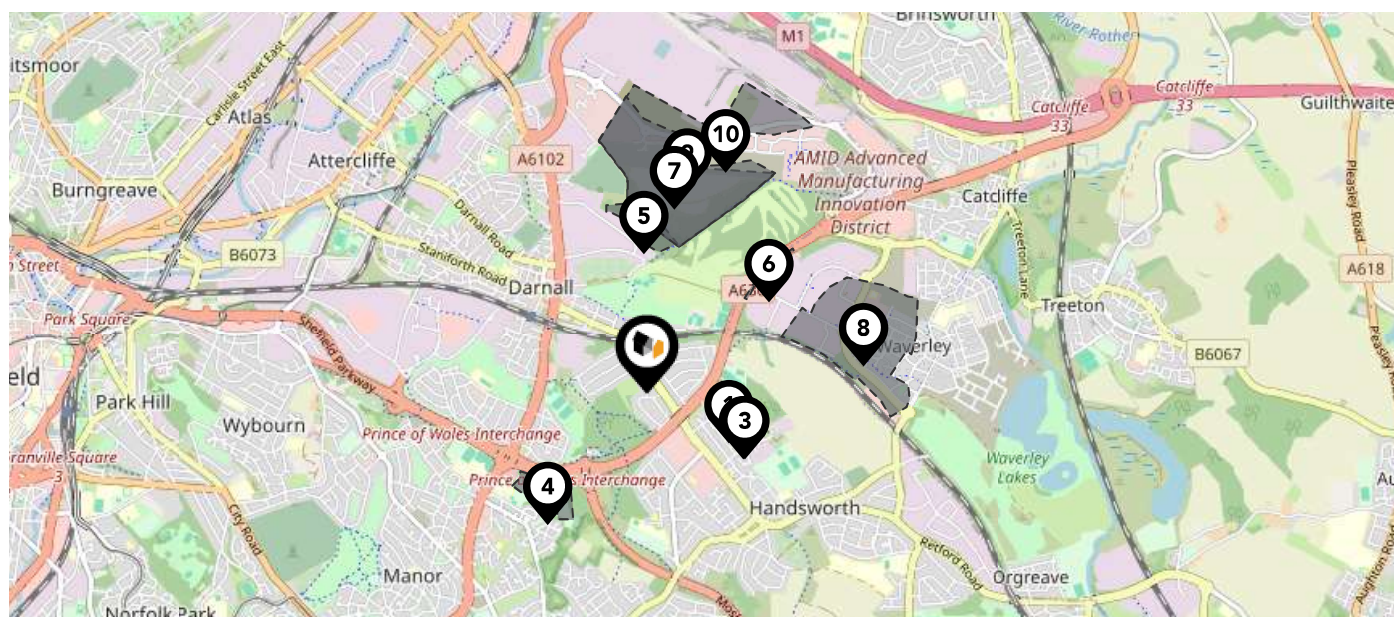
-  South and West Yorkshire Green Belt - Sheffield
-  South and West Yorkshire Green Belt - Rotherham
-  South and West Yorkshire Green Belt - Chesterfield
-  South and West Yorkshire Green Belt - Bolsover
-  South and West Yorkshire Green Belt - Barnsley
-  South and West Yorkshire Green Belt - North East Derbyshire
-  South and West Yorkshire Green Belt - Doncaster

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	Quarry Road Tip-Quarry Road, Sheffield, South Yorkshire	Historic Landfill ☐
2	Quarry Road-Handsworth, Sheffield	Historic Landfill ☐
3	W H Nuttall & Sons Limited-Quarry Road, Sheffield, Handsworth, South Yorkshire	Historic Landfill ☐
4	Pipworth Road, Parkway-Manor Park, Sheffield	Historic Landfill ☐
5	Land off Infield Lane-Tinsley, Sheffield	Historic Landfill ☐
6	Land to the South of Sheffield Parkway-Catcliffe, Rotherham	Historic Landfill ☐
7	British Steel Corporation-Tinsley Park Works, Shepcote Lane, Sheffield	Historic Landfill ☐
8	Waverley East Opencast Coal Site-Land Off Highfield Lane, Orgreave, Rotherham	Historic Landfill ☐
9	Avesta Tinsley Park Works-Shepcote Lane	Historic Landfill ☐
10	Avesta Tinsley Park Works-Shepcote Lane	Historic Landfill ☐

Maps

Listed Buildings

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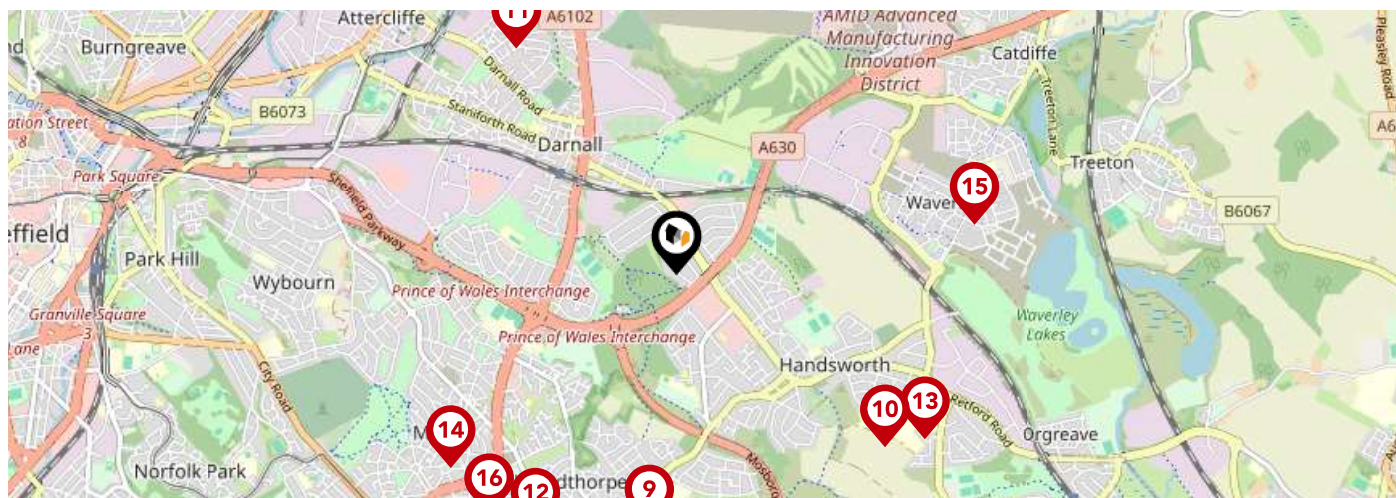
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1255115 - High Hazels House Tinsley Park Golf Club	Grade II	0.4 miles
	1247188 - Church Of St Joseph And Adjoining Presbytery	Grade II	0.8 miles
	1271006 - Water Pump And Trough 12 Metres South Of Presbytery	Grade II	0.8 miles
	1255066 - Jeffcock Memorial Water Trough And Drinking Fountain	Grade II	0.8 miles
	1247189 - St Josephs Roman Catholic Primary School And Boundary Wall	Grade II	0.8 miles
	1255062 - Church Of St Mary And Attached Chest Tombs	Grade II	0.9 miles
	1255220 - Churchyard Walls Piers And War Memorial At Church Of St Mary	Grade II	0.9 miles
	1270425 - Handsworth Parish Centre And Adjoining Stable Range Pigeoncote And Wall	Grade II	0.9 miles
	1270939 - Darnall School (now Playgroup) Rear Range	Grade II	1.0 miles
	1246805 - Kettlebridge Nursery First School	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
1	Athelstan Primary School Ofsted Rating: Good Pupils: 626 Distance:0.51	☐	☒	☐	☐	☐
2	Acres Hill Community Primary School Ofsted Rating: Good Pupils: 228 Distance:0.75	☐	☒	☐	☐	☐
3	High Hazels Nursery Infant Academy Ofsted Rating: Good Pupils: 326 Distance:0.79	☐	☒	☐	☐	☐
4	High Hazels Junior School Ofsted Rating: Good Pupils: 355 Distance:0.79	☐	☒	☐	☐	☐
5	St Joseph's Primary School Ofsted Rating: Good Pupils: 208 Distance:0.81	☐	☒	☐	☐	☐
6	Sheffield Park Academy Ofsted Rating: Good Pupils: 1198 Distance:0.84	☐	☐	☒	☐	☐
7	Pipworth Community Primary School Ofsted Rating: Good Pupils: 406 Distance:0.85	☐	☒	☐	☐	☐
8	Al-Mahad Al-Islami Ofsted Rating: Requires improvement Pupils: 75 Distance:0.95	☐	☐	☒	☐	☐

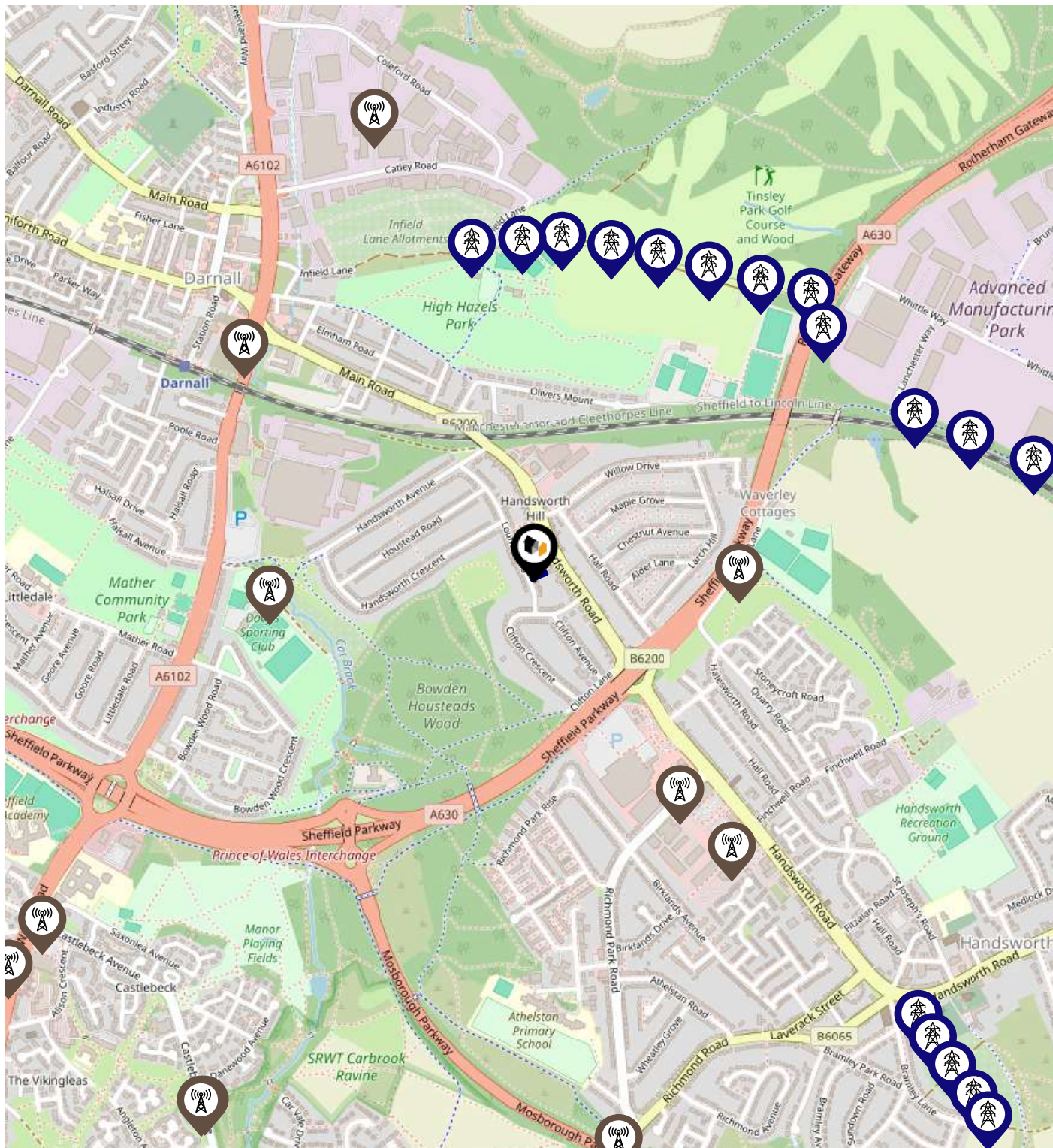


		Nursery	Primary	Secondary	College	Private
9	Stradbroke Primary School Ofsted Rating: Good Pupils: 483 Distance:1.13	☐	☒	☐	☐	☐
10	Ballifield Primary School Ofsted Rating: Good Pupils: 457 Distance:1.2	☐	☒	☐	☐	☐
11	Phillimore Community Primary School Ofsted Rating: Good Pupils: 443 Distance:1.23	☐	☒	☐	☐	☐
12	Woodthorpe Primary School Ofsted Rating: Good Pupils: 439 Distance:1.29	☐	☒	☐	☐	☐
13	Handsworth Grange Community Sports College Ofsted Rating: Requires improvement Pupils: 1000 Distance:1.31	☐	☐	☒	☐	☐
14	Archdale School Ofsted Rating: Good Pupils: 95 Distance:1.32	☐	☒	☐	☐	☐
15	Waverley Junior Academy Ofsted Rating: Good Pupils: 537 Distance:1.34	☐	☒	☐	☐	☐
16	St Theresa's Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.35	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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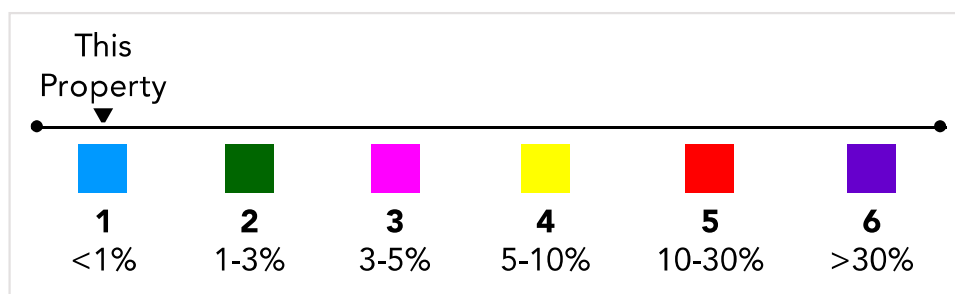
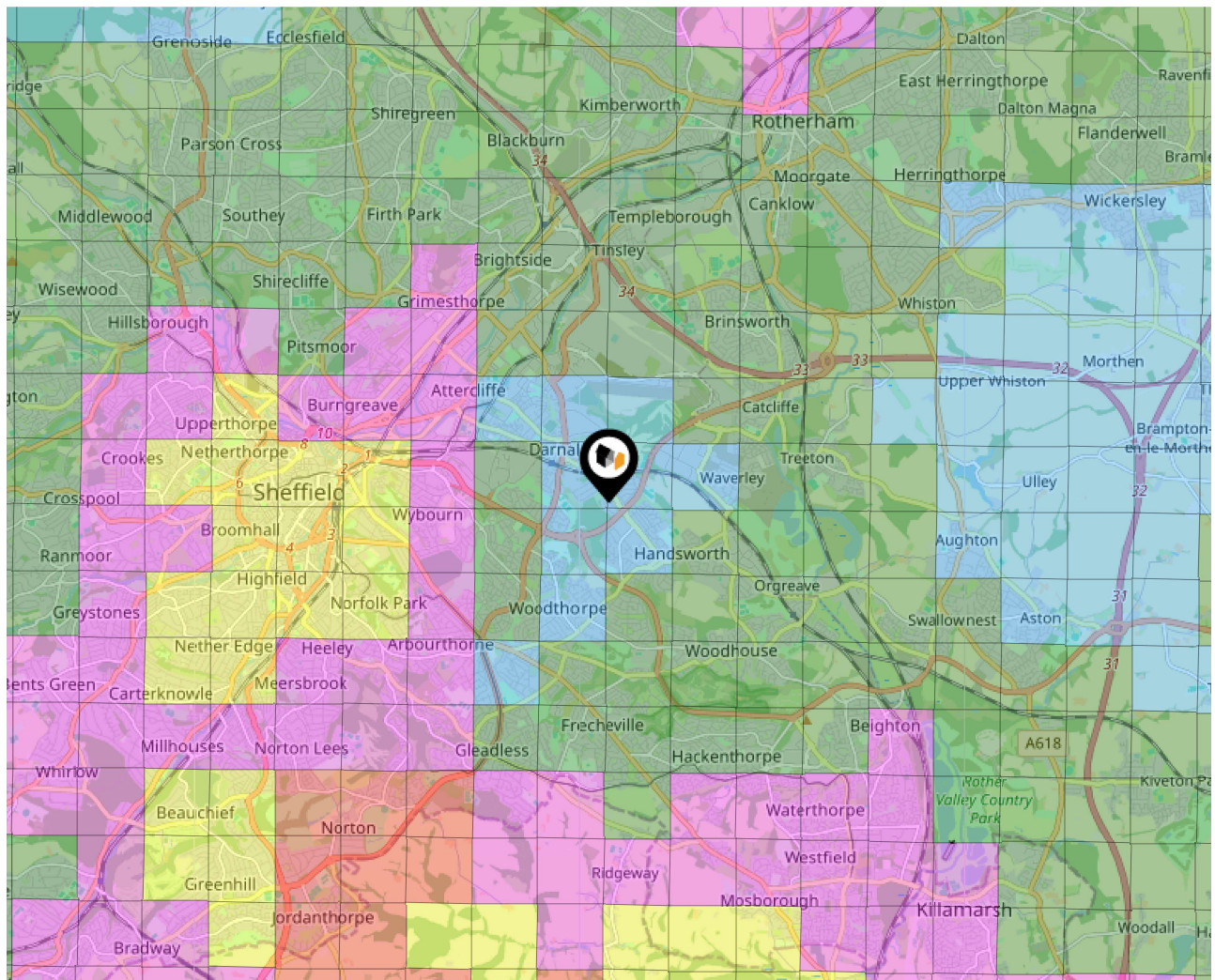


Key:

-  Power Pylons
-  Communication Masts

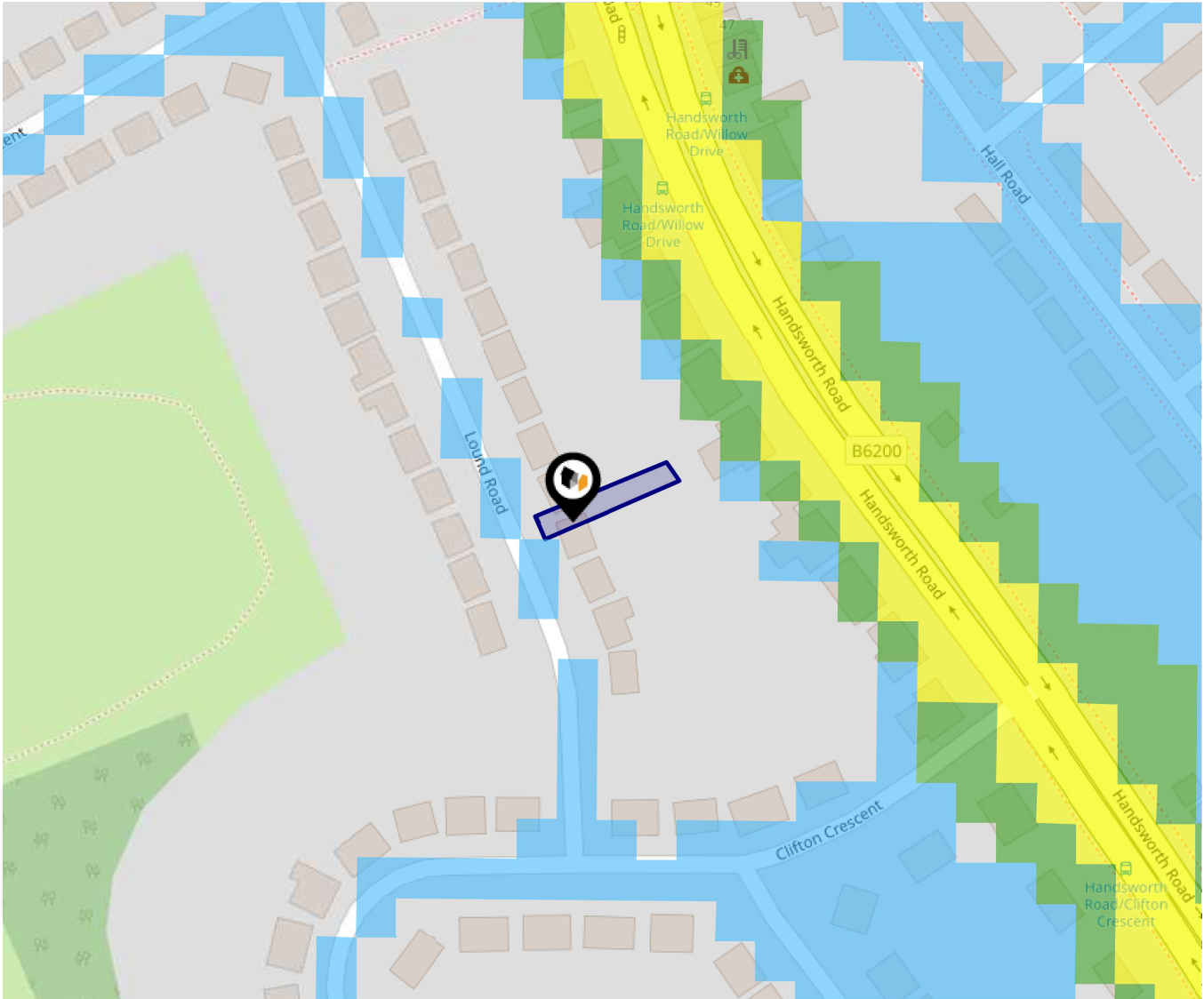
What is Radon?

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

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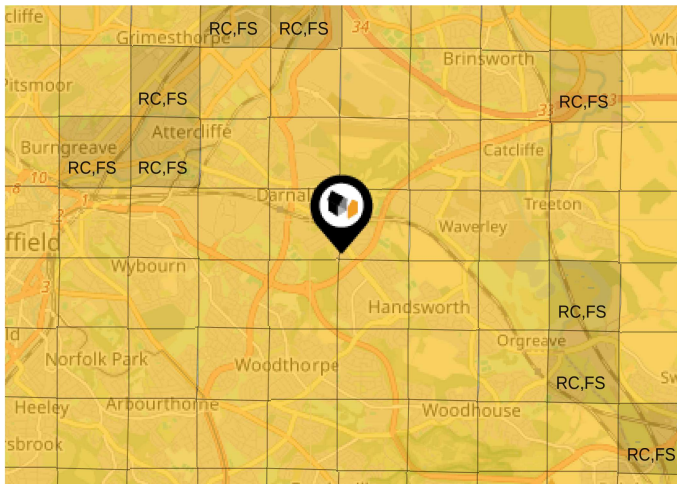


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



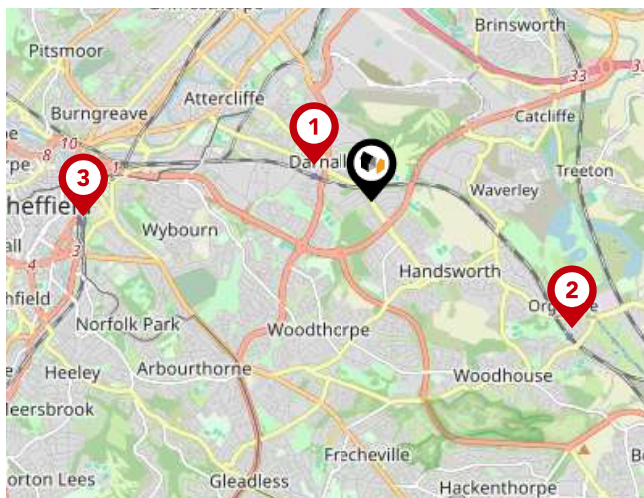
Primary Classifications (Most Common Clay Types)

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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National Rail Stations

Pin	Name	Distance
1	Darnall Rail Station	0.6 miles
2	Woodhouse Rail Station	2.1 miles
3	Sheffield Rail Station	2.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J34	2.13 miles
2	M1 J33	2.47 miles
3	M1 J35	5.54 miles
4	M1 J35A	7.19 miles
5	M1 J31	4.97 miles



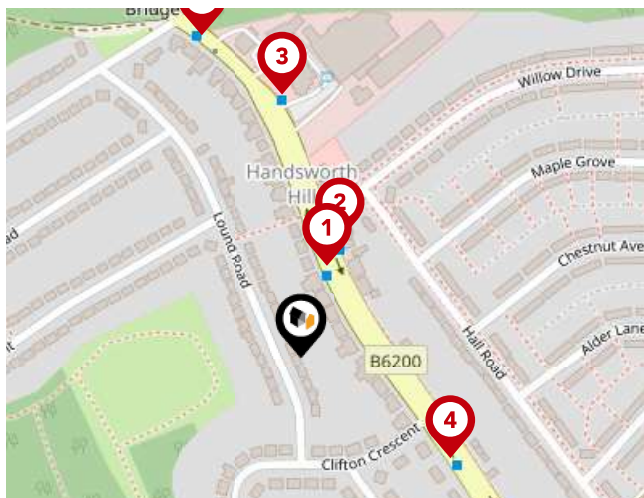
Airports/Helipads

Pin	Name	Distance
1	Finningley	17.48 miles
2	Leeds Bradford Airport	35.45 miles
3	East Mids Airport	38.41 miles
4	Manchester Airport	36.3 miles

Area

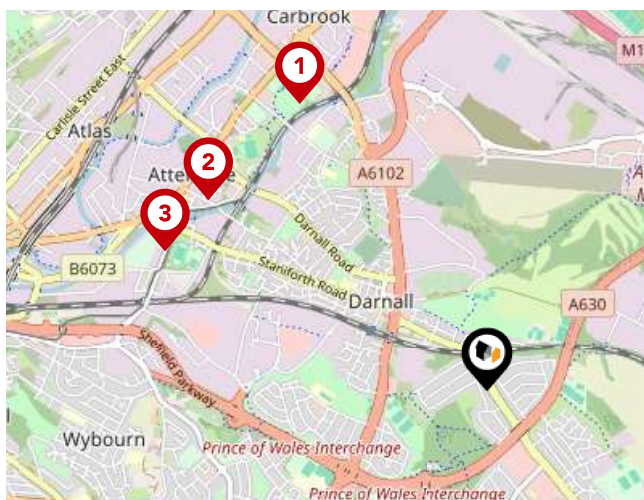
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Handsworth Road/Willow Drive	0.05 miles
2	Handsworth Road/Willow Drive	0.07 miles
3	Handsworth Road/Handsworth Avenue	0.15 miles
4	Handsworth Road/Clifton Crescent	0.1 miles
5	Handsworth Road/Handsworth Avenue	0.19 miles



Local Connections

Pin	Name	Distance
1	Arena/Olympic Legacy Park to City	1.51 miles
2	Attercliffe Platform to City	1.49 miles
3	Woodbourn Road to City Centre	1.55 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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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.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

