

Key Property Information

The information provided is given to the best of the seller's knowledge at the time of publication. It is for general informational purposes only and does not constitute legal or professional advice. Prospective buyers should not rely solely on this information and are advised to obtain independent legal advice before making any purchase decisions.

Property Address	2 Netherby Manor 27 Dore Road SHEFFIELD South Yorkshire S17 3NA
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Date	02 July 2026
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Connection to Services

Mains Electricity:	Yes
Provider:	Octopus
Mains Gas:	Yes
Provider:	Octopus
Mains Water:	Yes
Provider:	Yorkshire Water
Mains Sewerage	Yes
Provider:	

Heating Systems

How is the property heated?

Mains gas	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>
Heat pumps	<input type="checkbox"/>
Liquid Gas	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Underfloor	<input type="checkbox"/>
Woodburning / multi-fuel stove	<input type="checkbox"/>
Other	<input type="checkbox"/>

Other Details (if applicable)

Services

Which of the following services are available at the property?

Broadband	Yes
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Mobile Signal	Yes
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Flood Risk

Has the property flooded in the last 5 years?	No
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If yes, what was the source of the flood

Ground water	
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Sewer flooding	
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Surface water	
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Coastal flooding	
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River flooding	
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Other	
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Are there any flood defences installed at the property?	No
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Structural and environmental defects

Does the property have any of the following issues?

Damp	No
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Subsidence	No
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Asbestos	No
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Japanese knotweed	No
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Structural hazards (e.g. damaged roof)	No
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Other	No
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Does the property show any signs of, or sit on land affected by, past or present mining activity?	No
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Accessibility

Which of the following applies to this property?

Step-free access from the street (including ramps/lifts)	Yes
Wet room	No
Lateral living (essential living accommodation on the entrance level)	Yes
Not suitable for wheelchair users	Yes
Level access	Yes
Lift access	No
Ramped access	No
Wide doorways	No
Level access shower	Yes

Rights and informal arrangements

Which of the following applies to this property?

Private rights of way	No
Public rights of way	No
Listed property	No
Conservation Area	NotKnown
Other restrictions	No

Planning permission

Does the property have the necessary planning and building regulation approvals for all alterations and extensions?

Leasehold Properties

Years remaining	950
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Ground Rent (per annum)	£0
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Service Charge (per annum)	£2400
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Ground rent date of following review	7/2/2026 12:00:00 AM +01:00
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