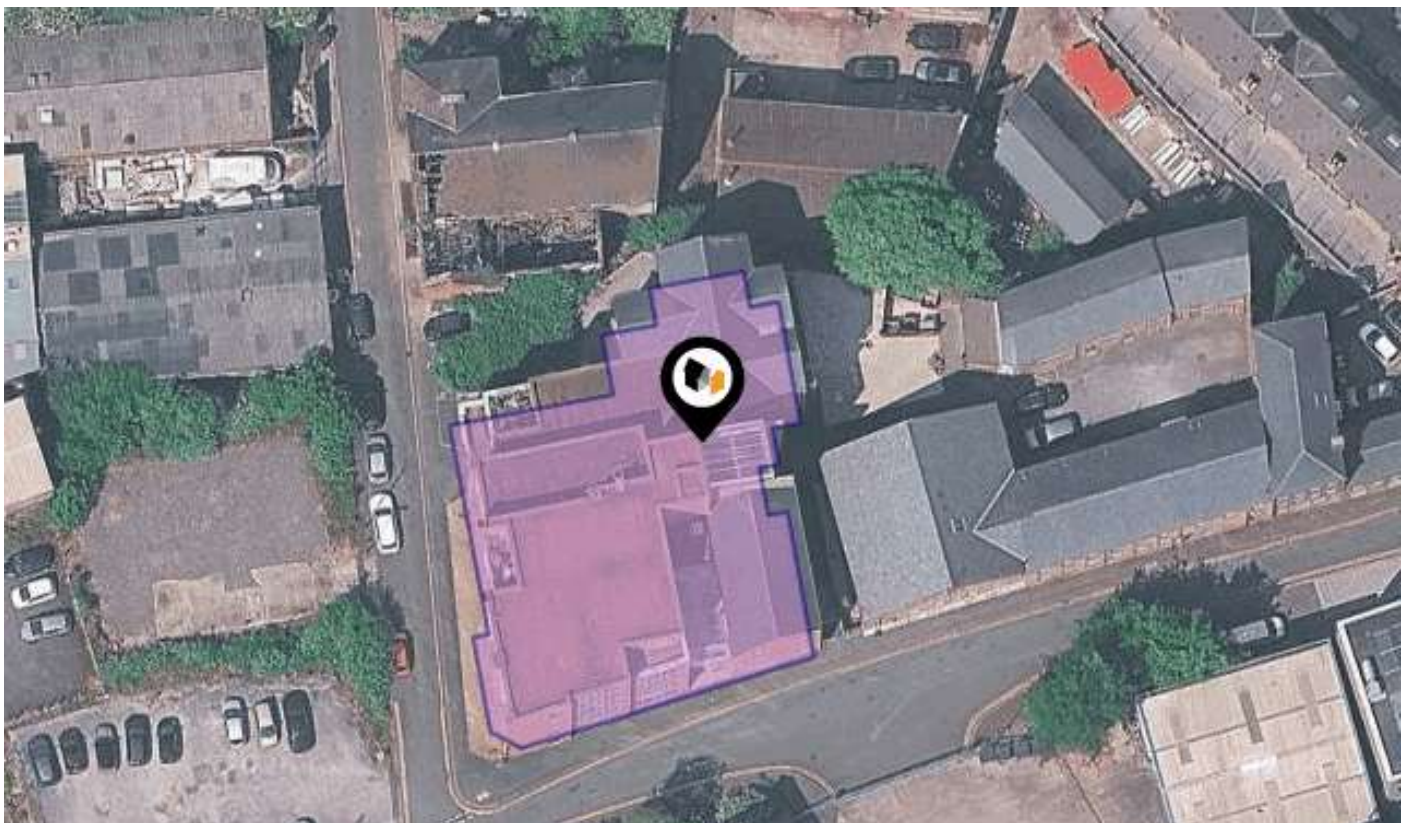




# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Wednesday 25th March 2026**



**APARTMENT 41, WHITE CROFT WORKS, 69, FURNACE  
HILL, SHEFFIELD, S3 7AH**

## Landwood Group

77 Deansgate Manchester M3 2BW  
0161 710 2010

Emma.judge@landwoodgroup.com  
<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	20/02/2008
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£89,000
<b>Floor Area:</b>	344 ft <sup>2</sup> / 32 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£250
<b>Plot Area:</b>	0.19 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2003-2006		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,593		
<b>Title Number:</b>	SYK548695		
<b>UPRN:</b>	10023151931		
<b>Restrictive Covenants:</b>	No		

## Local Area

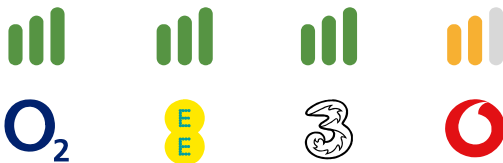
<b>Local Authority:</b>	Sheffield
<b>Conservation Area:</b>	Furnace Hill
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**12** mb/s      **1800** mb/s



### Mobile Coverage: (based on calls indoors)



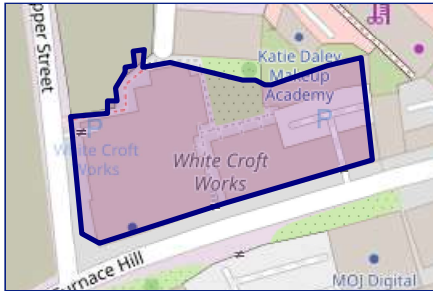
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

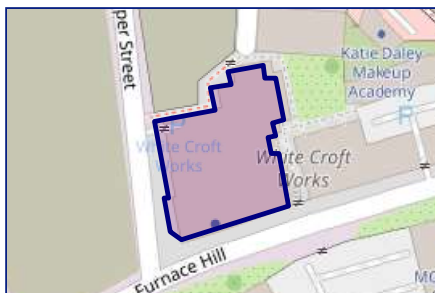
LANDWOOD  
GROUP

## Freehold Title Plan



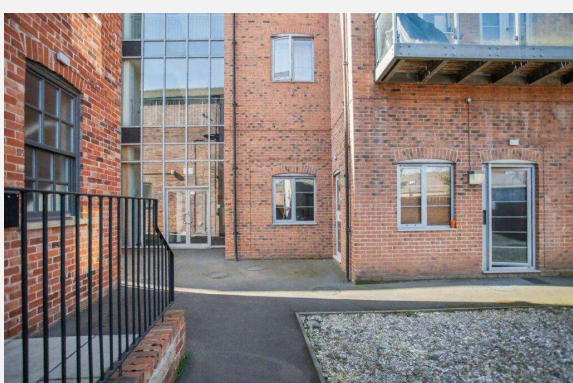
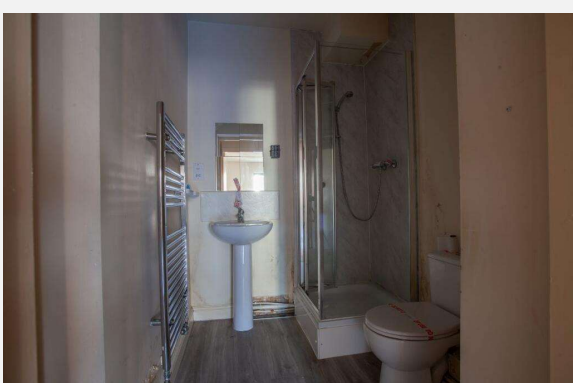
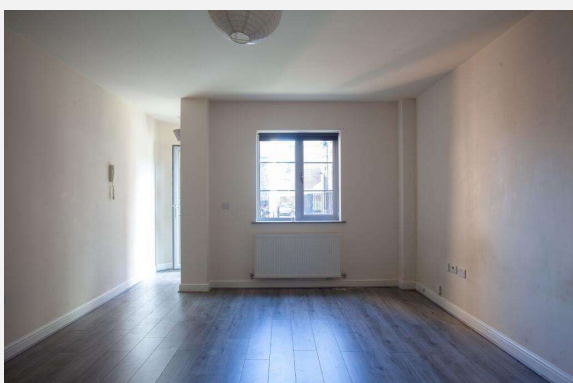
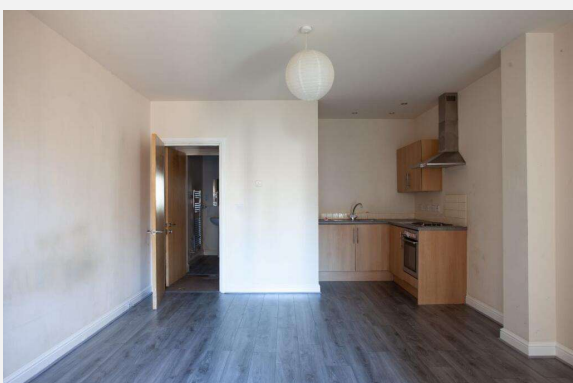
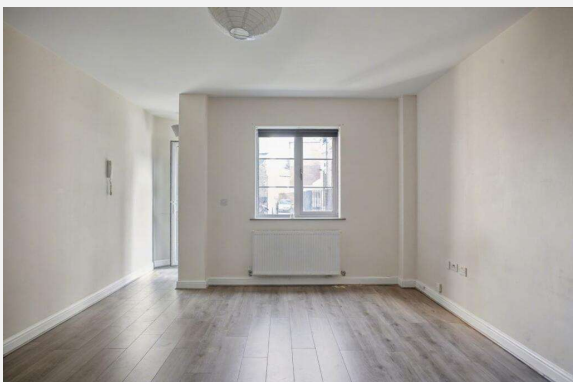
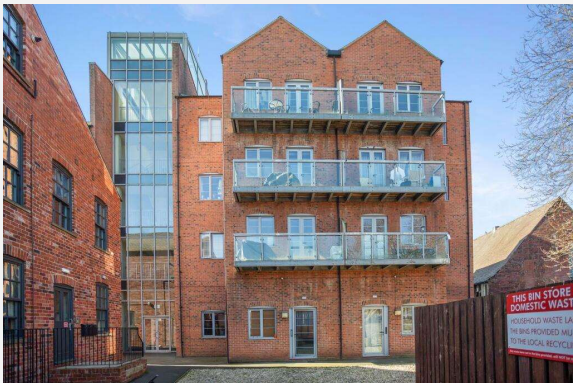
**SYK466349**

## Leasehold Title Plan



**SYK548695**

Start Date: 19/02/2008  
End Date: 01/01/2132  
Lease Term: 125 years from 1 January 2007  
Term Remaining: 105 years



**APARTMENT 41, WHITE CROFT WORKS, 69, FURNACE  
HILL, SHEFFIELD, S3 7AH**

Approx Gross Internal Area  
31 sq m / 332 sq ft



Studio

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

# Property EPC - Certificate

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Apartment 41, White Croft Works, 69 Furnace Hill, S3  
7AH

Energy rating

**C**

Valid until 25.09.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74   c	76   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

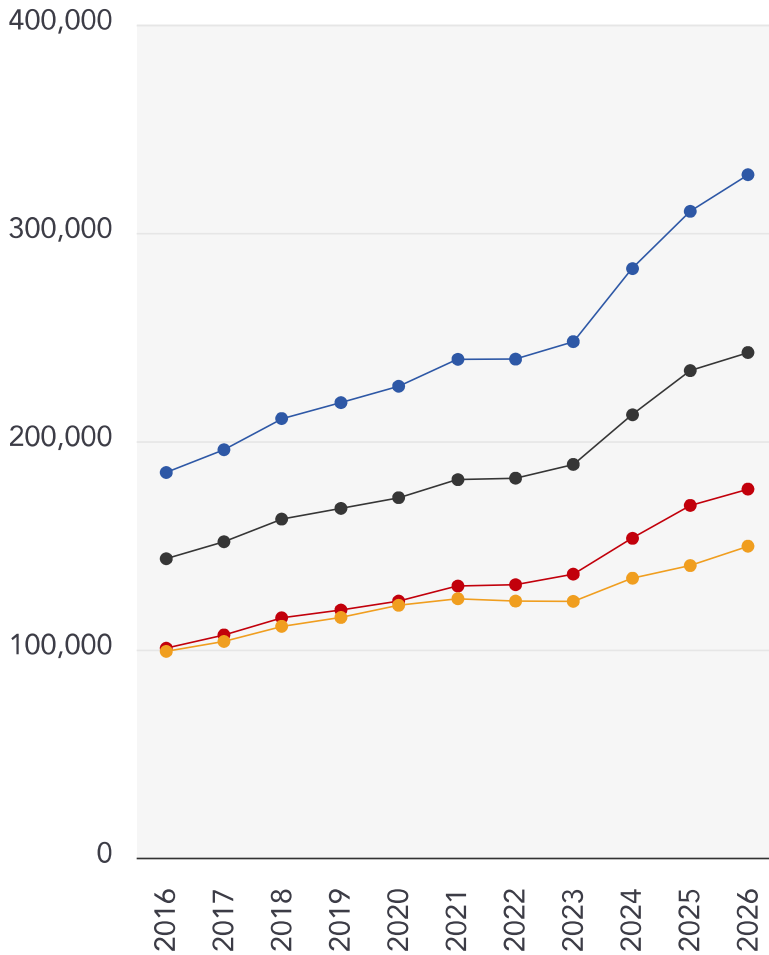
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, electric
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	32 m <sup>2</sup>

# Market

## House Price Statistics

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GROUP

10 Year History of Average House Prices by Property Type in S3



Detached

**+77.3%**

Terraced

**+68.96%**

Semi-Detached

**+75.98%**

Flat

**+50.98%**

This map displays nearby coal mine entrances and their classifications.



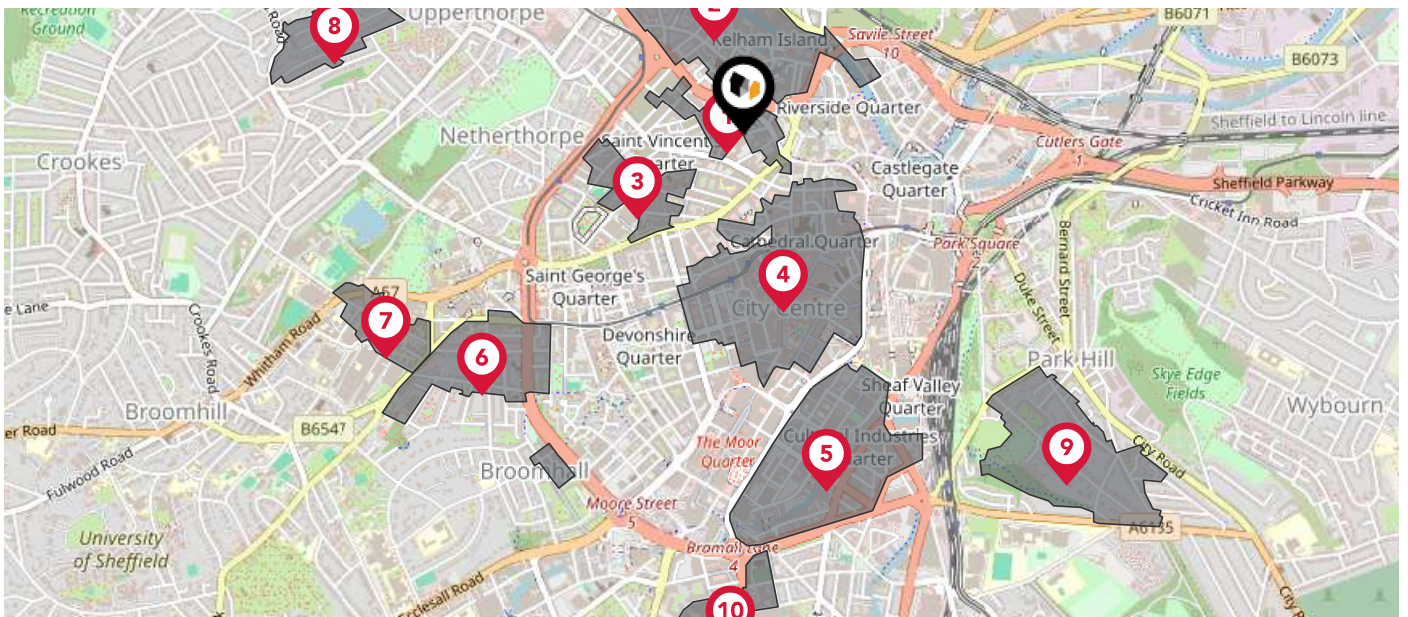
### Mine Entry

- ✕ 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.

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.



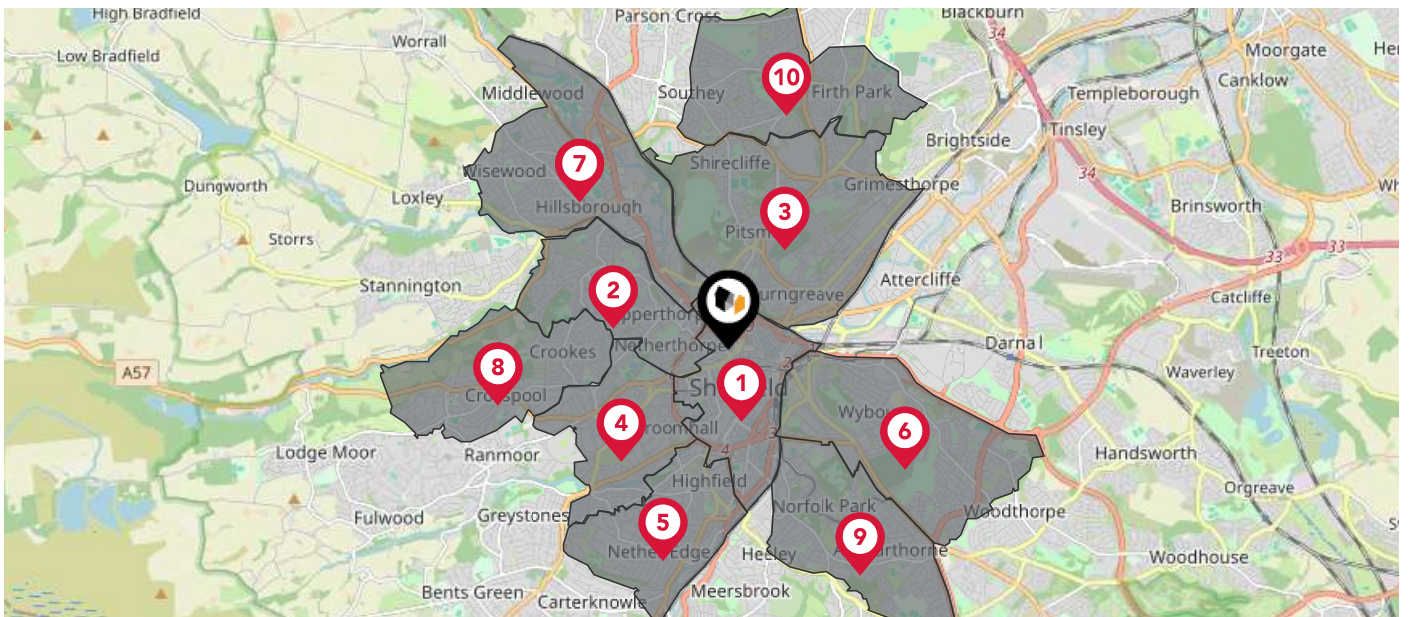
### Nearby Conservation Areas

- 1 Furnace Hill
- 2 Kelham Island
- 3 Well Meadow
- 4 City Centre
- 5 Cultural Industries Quarter
- 6 Hanover
- 7 Northumberland Road
- 8 Birkendale
- 9 Norfolk Road
- 10 John Street











# Maps

## Council Wards

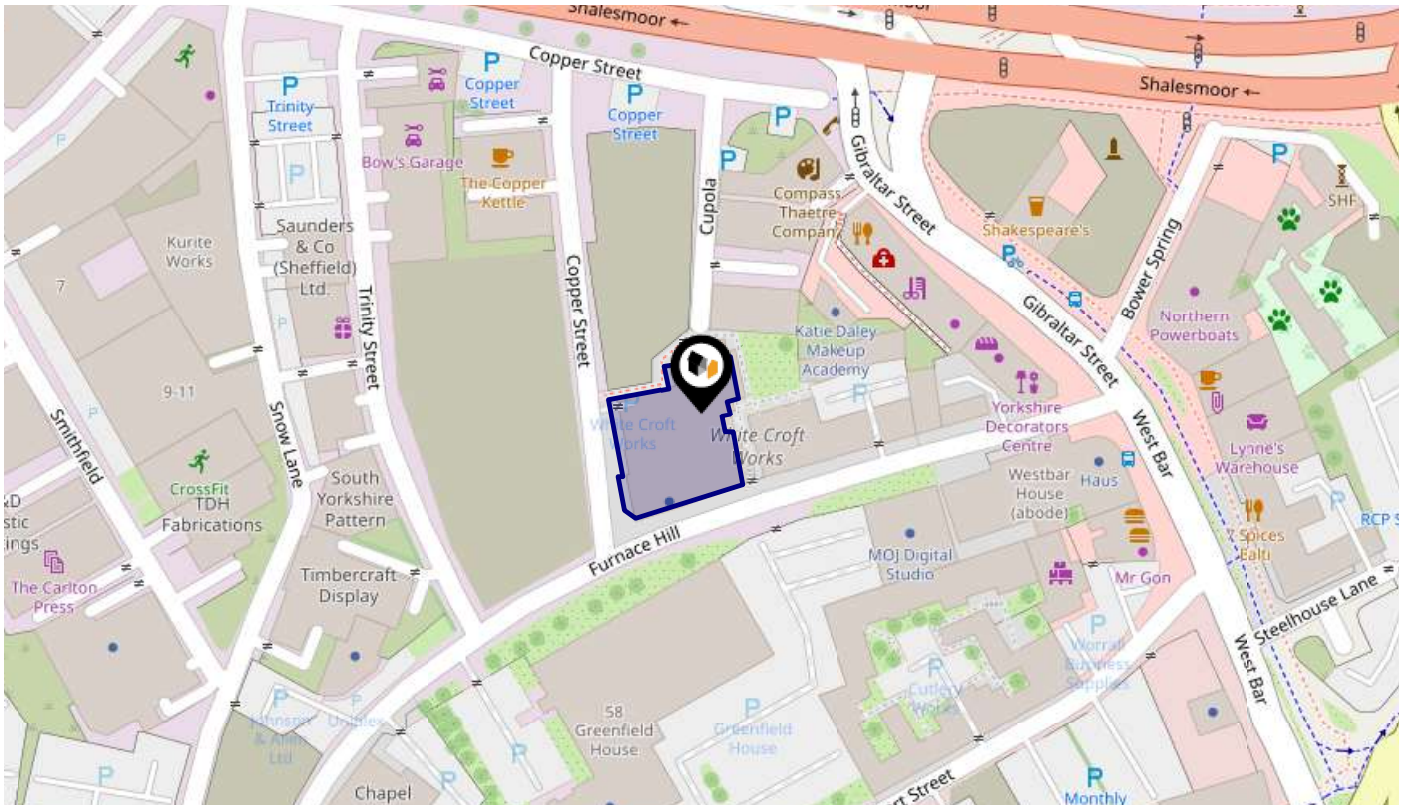
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 City Ward
-  2 Walkley Ward
-  3 Burngreave Ward
-  4 Broomhill & Sharrow Vale Ward
-  5 Nether Edge & Sharrow Ward
-  6 Manor Castle Ward
-  7 Hillsborough Ward
-  8 Crookes & Crosspool Ward
-  9 Park & Arbourthorne Ward
-  10 Firth Park 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.

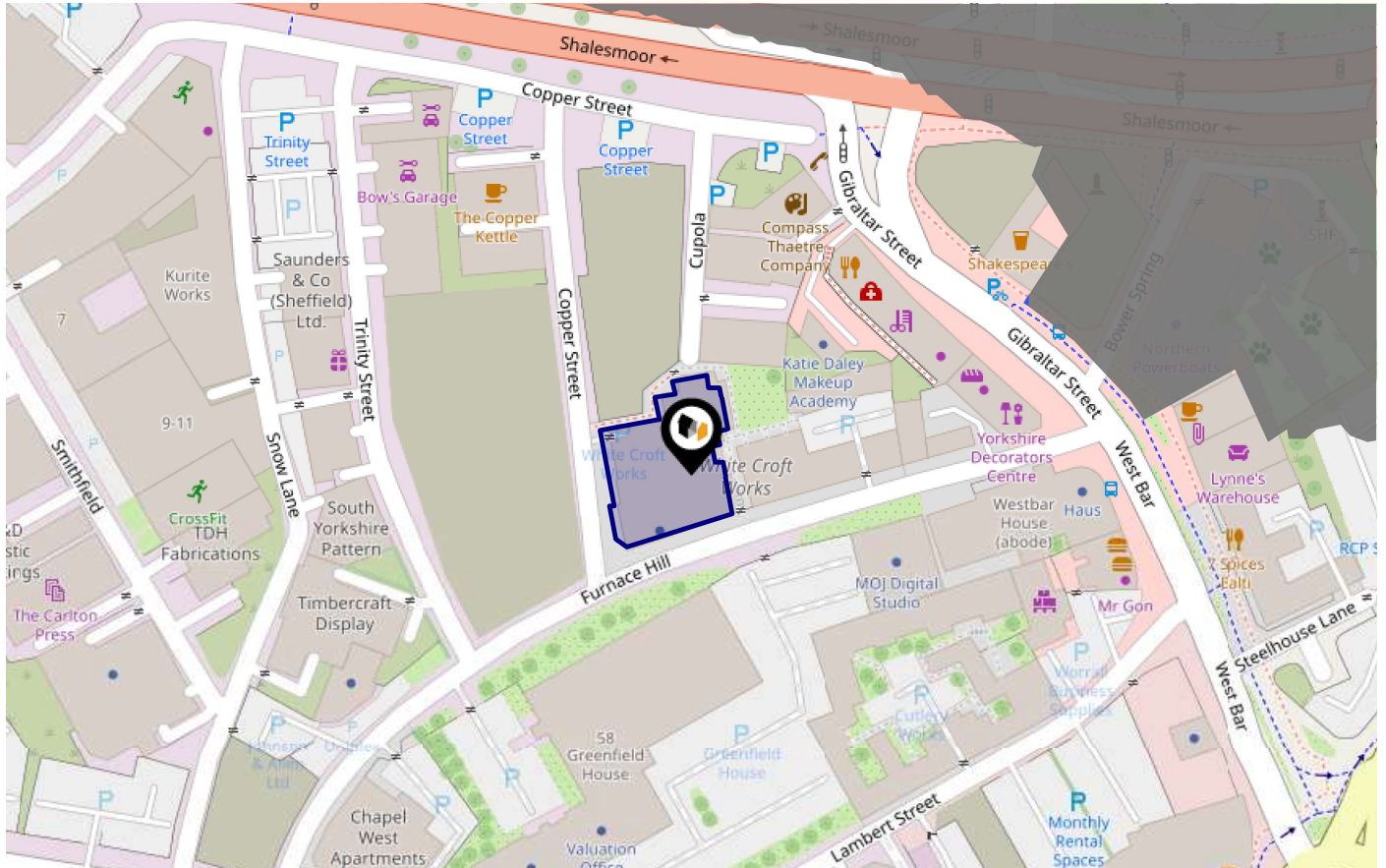
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

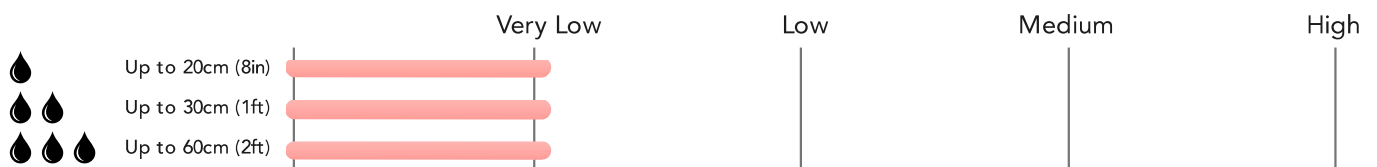


**Risk Rating: Very low**

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.

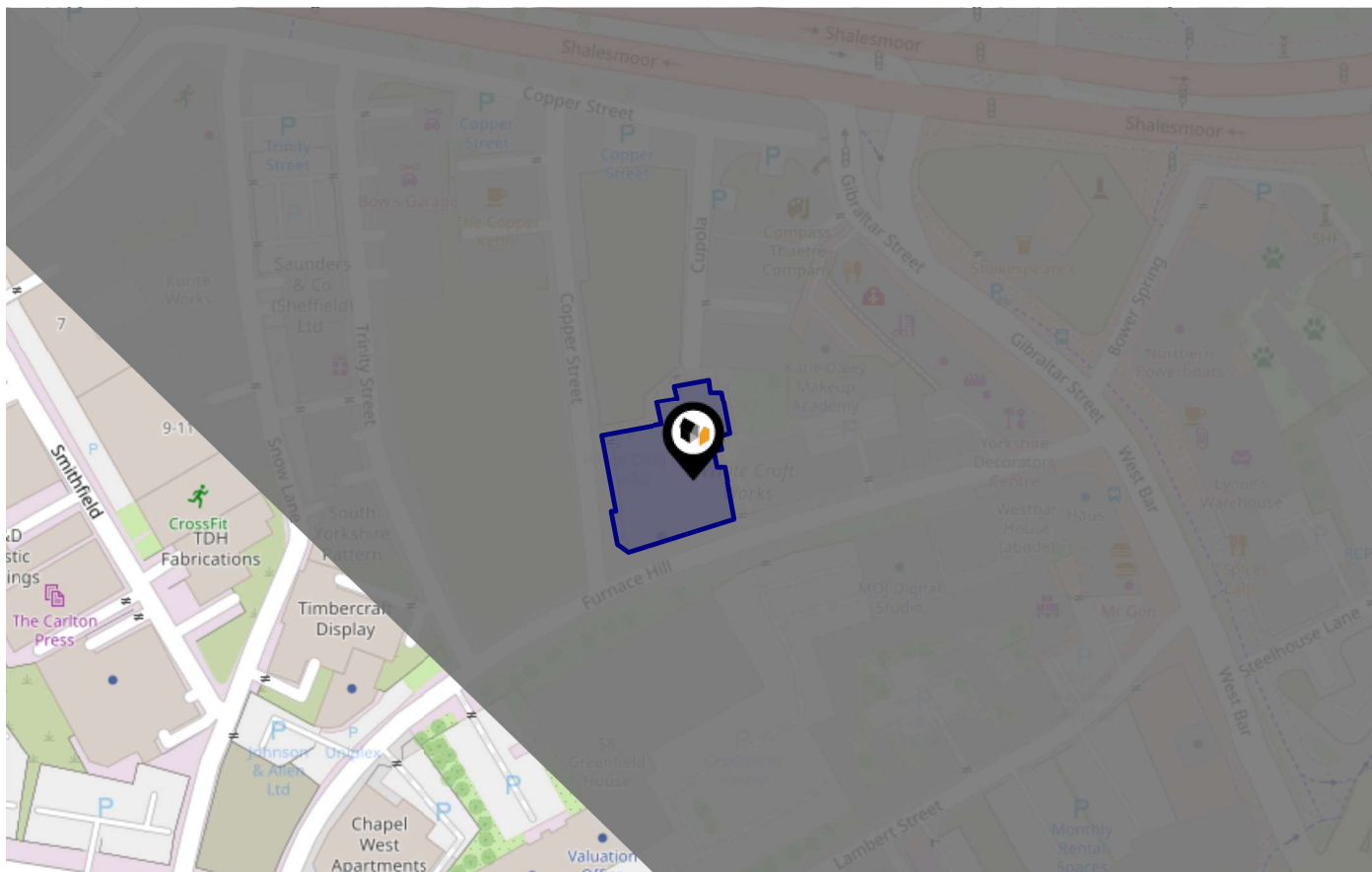
Chance of flooding to the following depths at this property:



# 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.

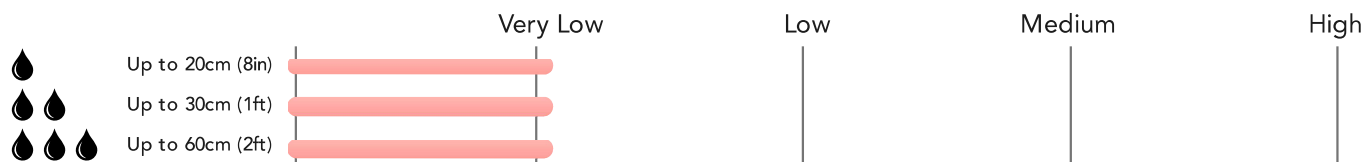


**Risk Rating: Very low**

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.

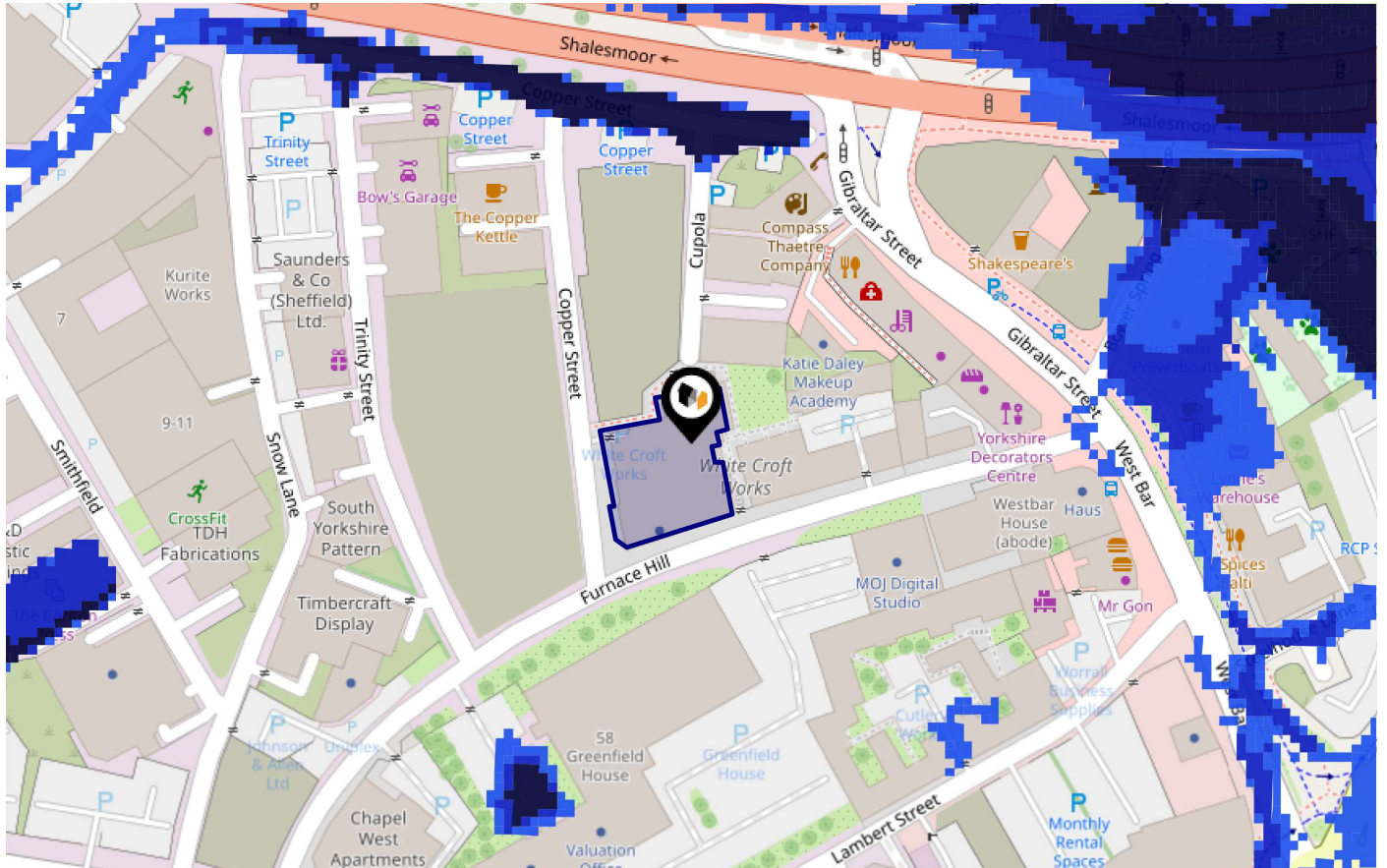
Chance of flooding to the following depths at this property:



# 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.

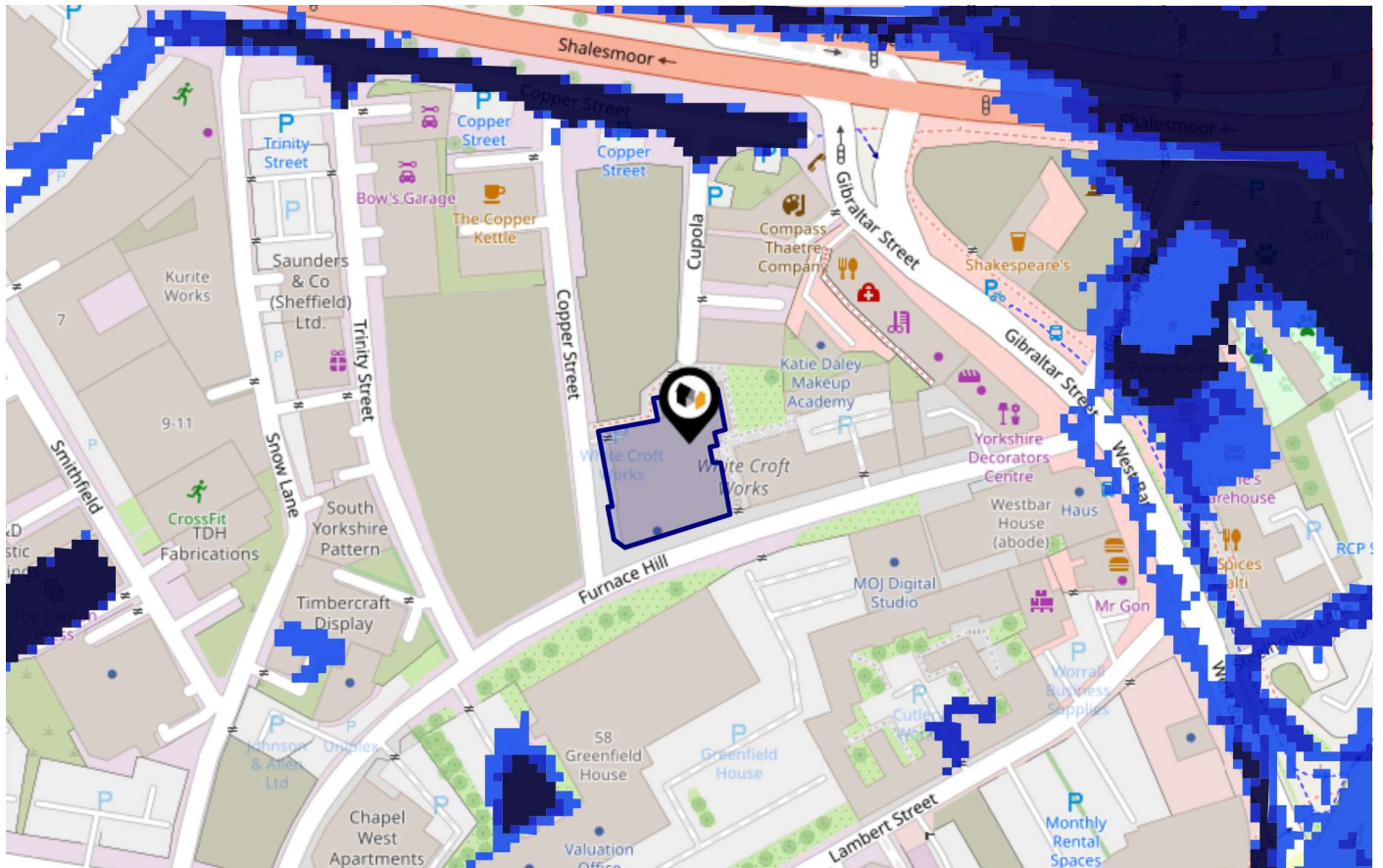
Chance of flooding to the following depths at this property:



# 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:

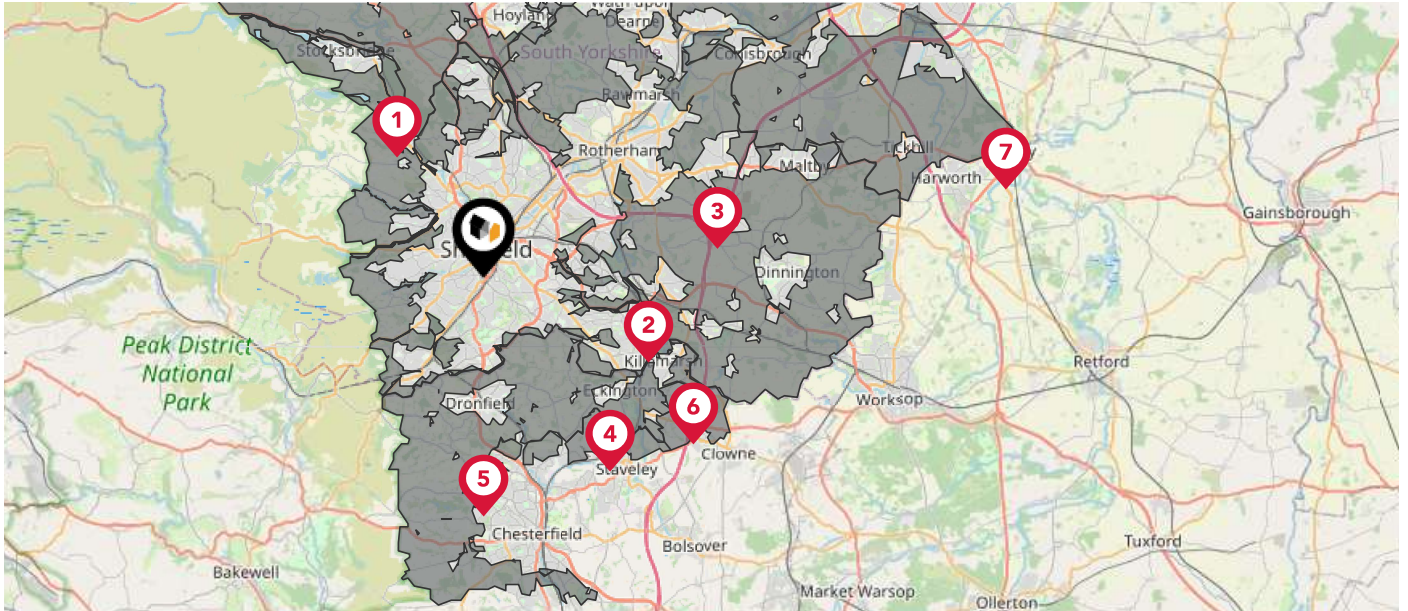


# Maps

## Green Belt

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



### Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - Barnsley
- 2 South and West Yorkshire Green Belt - Sheffield
- 3 South and West Yorkshire Green Belt - Rotherham
- 4 South and West Yorkshire Green Belt - Chesterfield
- 5 South and West Yorkshire Green Belt - North East Derbyshire
- 6 South and West Yorkshire Green Belt - Bolsover
- 7 South and West Yorkshire Green Belt - Doncaster

# 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.



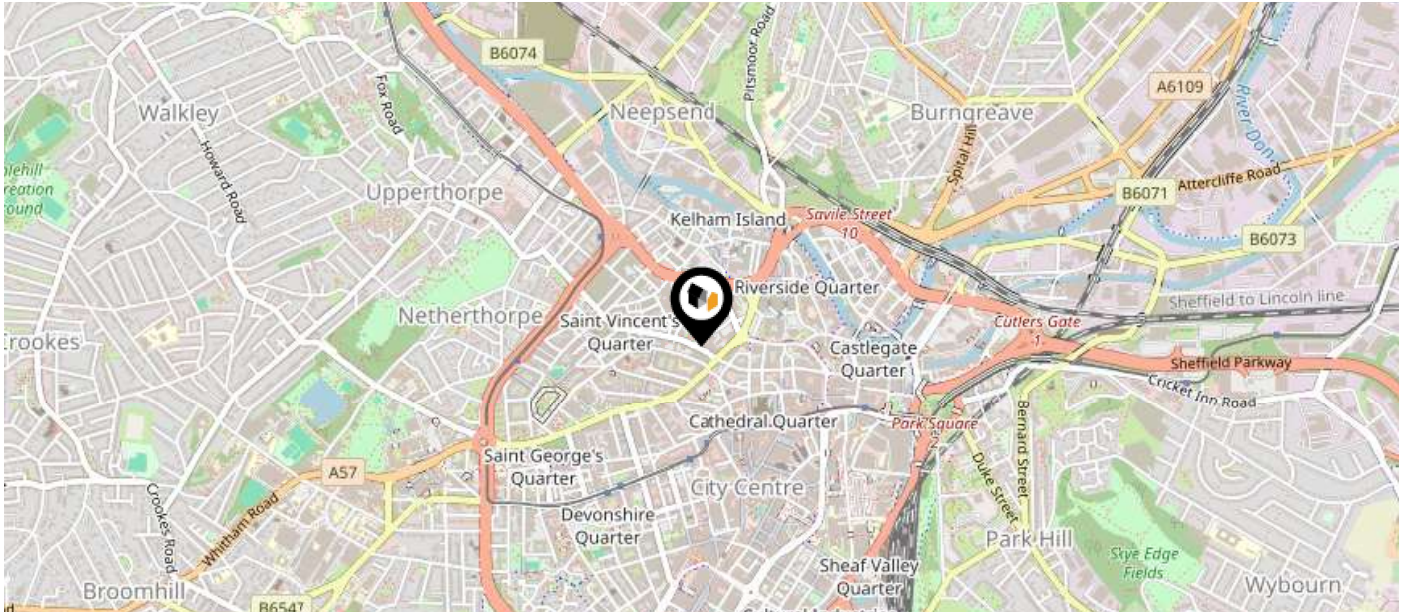
### Nearby Landfill Sites

<b>1</b>	No 1 Gas Holder Base-Neepsend Lane, Sheffield	Historic Landfill
<b>2</b>	Crookes Valley Open Space-Oxford Street, Sheffield	Historic Landfill
<b>3</b>	East Midlands Gas Board Works-Effingham Street, Sheffield	Historic Landfill
<b>4</b>	Neepsend Lane Gas Holder-Neepsend Lane	Historic Landfill
<b>5</b>	Parkwood Road / Club Mill Road-Sheffield 3	Historic Landfill
<b>6</b>	Parkwood Road-Sheffield	Historic Landfill
<b>7</b>	Club Mill Road-Sheffield 3	Historic Landfill
<b>8</b>	Hyde Park Tip-Manor Oaks, Sheffield, South Yorkshire	Historic Landfill
<b>9</b>	Skye Edge Playing Fields-Park Hill, Sheffield	Historic Landfill
<b>10</b>	Lumley Street-Lumley Street, Sheffield	Historic Landfill

# Maps

## Listed Buildings

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

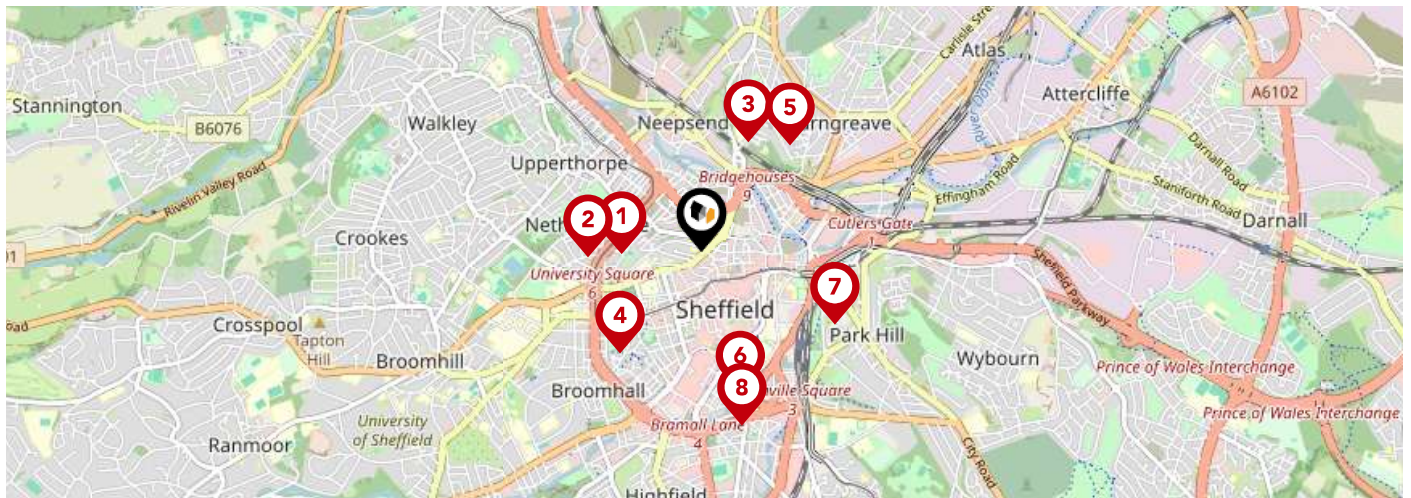


Listed Buildings in the local district

Grade

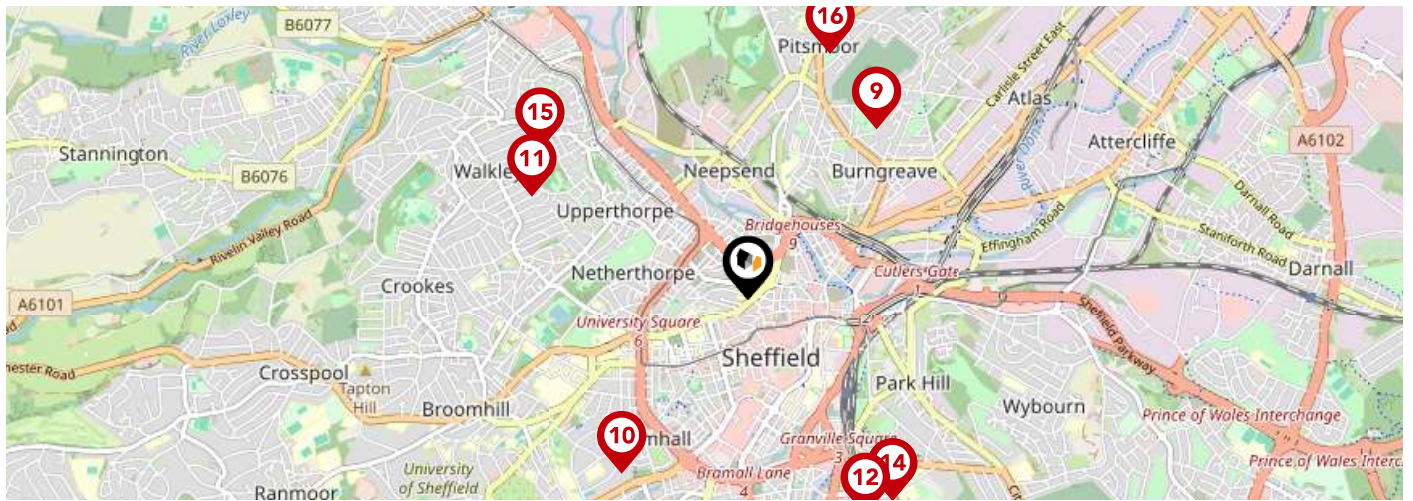
Distance

# Area Schools



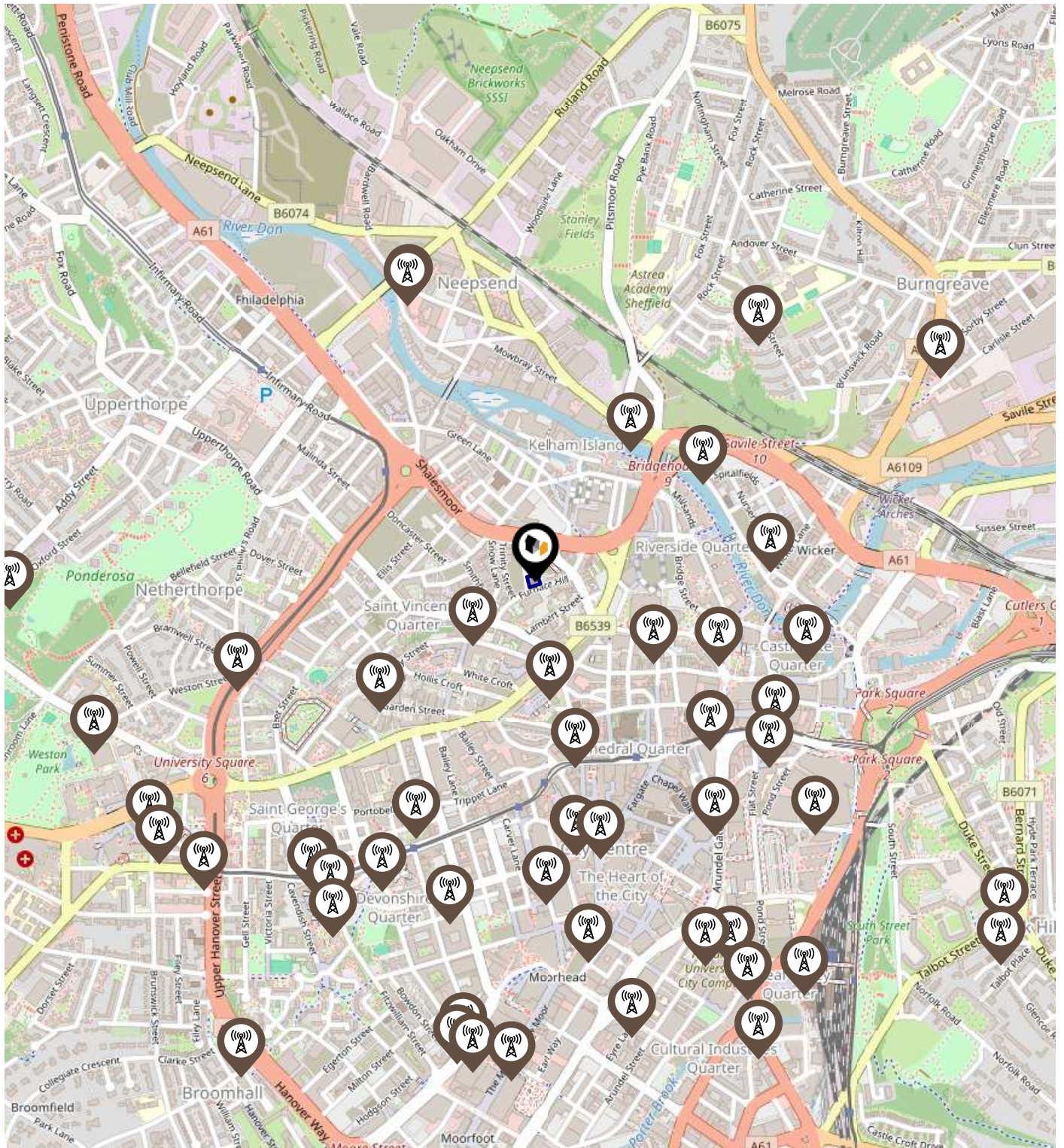
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Netherthorpe Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Bethany School</b> Ofsted Rating: Good   Pupils: 92   Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Astrea Academy Sheffield</b> Ofsted Rating: Good   Pupils: 1025   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Pye Bank CofE Primary School</b> Ofsted Rating: Good   Pupils: 472   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Freeman College</b> Ofsted Rating: Good   Pupils:0   Distance:0.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Grace Owen Nursery School</b> Ofsted Rating: Good   Pupils: 100   Distance:0.67</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>UTC Sheffield City Centre</b> Ofsted Rating: Good   Pupils: 492   Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Byron Wood Primary Academy</b> Ofsted Rating: Good   Pupils: 445   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Broomhall Nursery School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:0.96</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Sheffield College</b> Ofsted Rating: Good   Pupils:0   Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Seven Hills School</b> Ofsted Rating: Outstanding   Pupils: 224   Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>All Saints' Catholic High School</b> Ofsted Rating: Good   Pupils: 1387   Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Walkley Primary School</b> Ofsted Rating: Good   Pupils: 412   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Abbeyfield Primary Academy</b> Ofsted Rating: Good   Pupils: 438   Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

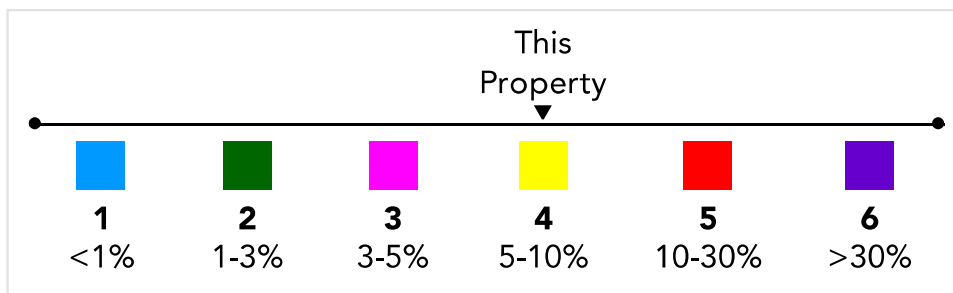
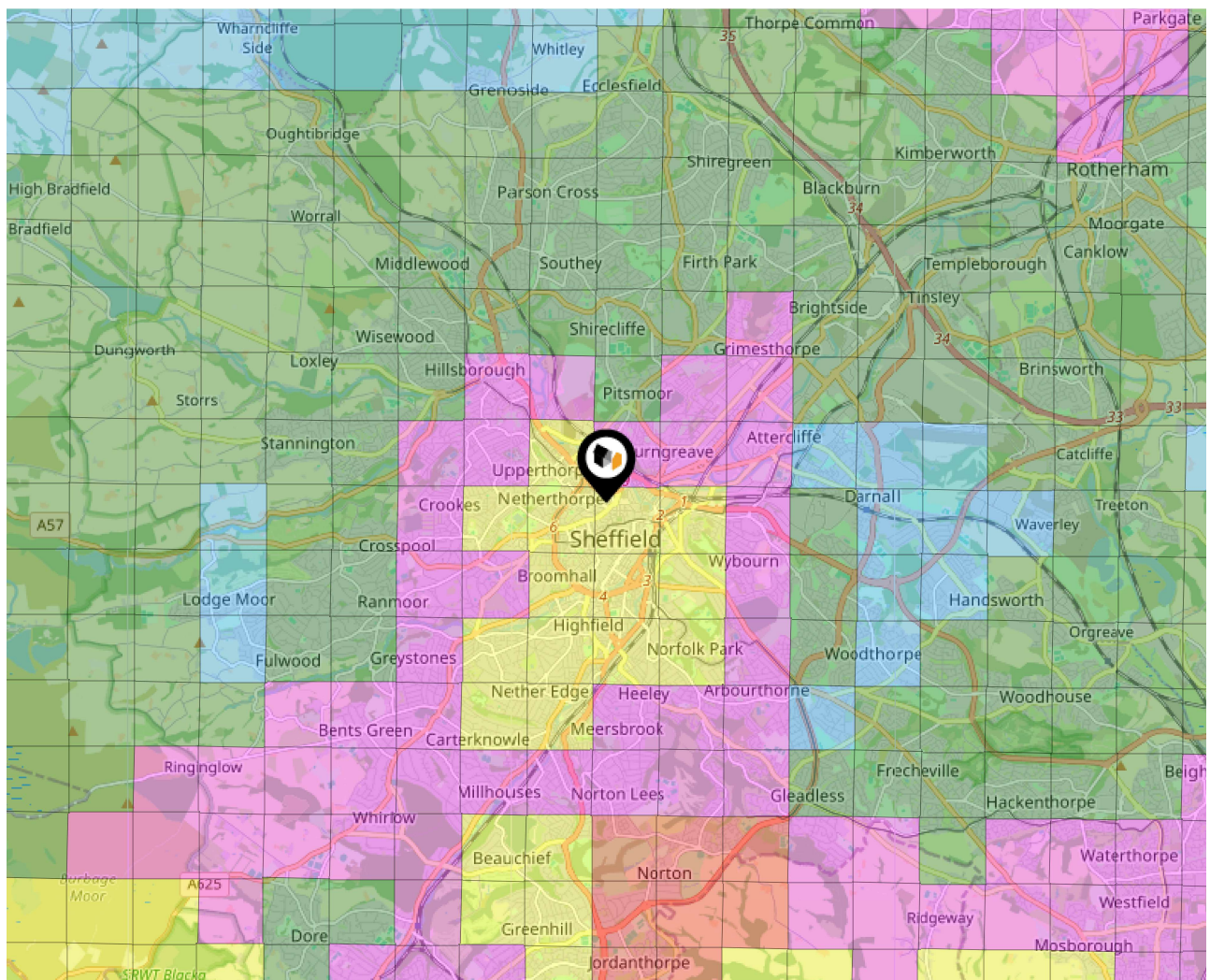
# Local Area Masts & Pylons



- Key:**
- Power Pylons
  - Communication Masts

### What is Radon?

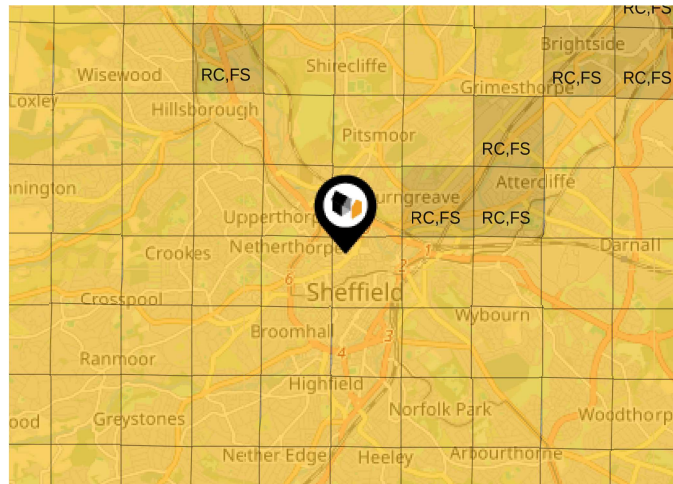
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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

**Carbon Content:** NONE                      **Soil Texture:** LOAM TO CLAY  
**Parent Material Grain:** ARGILLIC -                      **Soil Depth:** INTERMEDIATE-SHALLOW  
 ARENACEOUS  
**Soil Group:** MEDIUM TO HEAVY

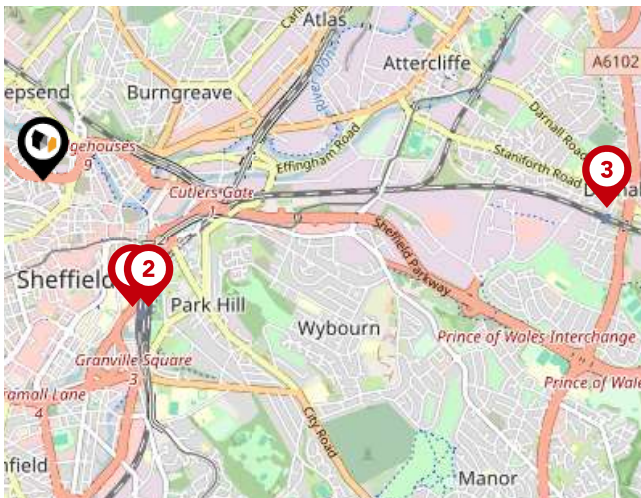


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

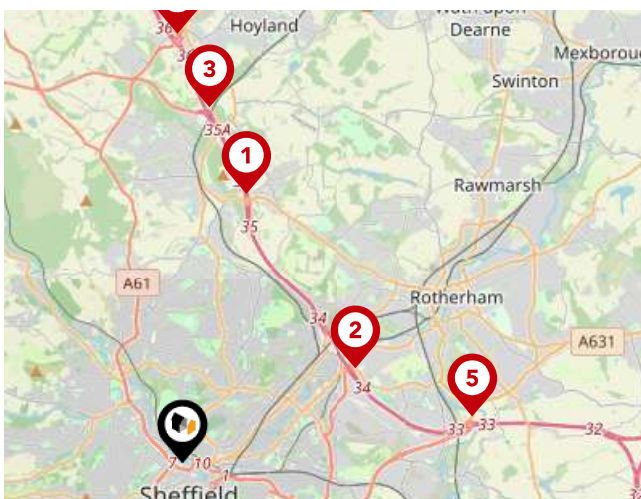
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Sheffield Rail Station	0.69 miles
2	Sheffield Rail Station	0.73 miles
3	Darnall Rail Station	2.5 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J35	4.91 miles
2	M1 J34	3.48 miles
3	M1 J35A	6.31 miles
4	M1 J36	7.59 miles
5	M1 J33	5.18 miles

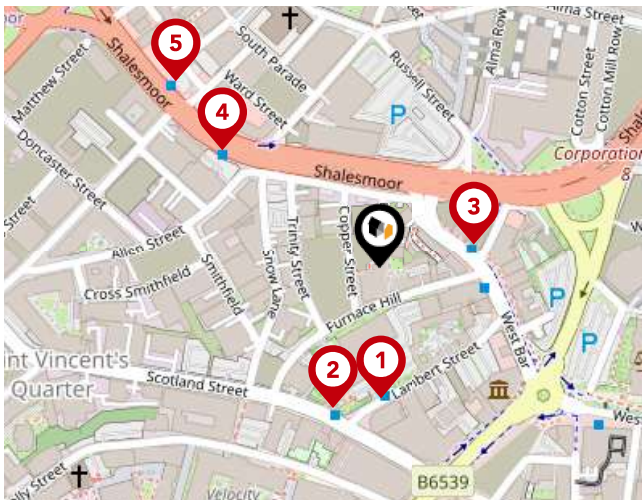


### Airports/HELIPADS

Pin	Name	Distance
1	Finningley	20.12 miles
2	Leeds Bradford Airport	34.24 miles
3	East Mids Airport	39.19 miles
4	Manchester Airport	33.32 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lambert Street/Scotland Street	0.07 miles
2	Scotland Street/Lambert Street	0.08 miles
3	Gibraltar Street/Bower Spring	0.05 miles
4	Moorfields/Allen Street	0.11 miles
5	Shalesmoor/Ebenezer Street	0.15 miles



### Local Connections

Pin	Name	Distance
1	Cathedral to Meadowhall/Halfway	0.3 miles
2	Cathedral to Middlewood/Malin Br	0.31 miles
3	Shalesmoor to Middlewood/Malin Br	0.27 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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