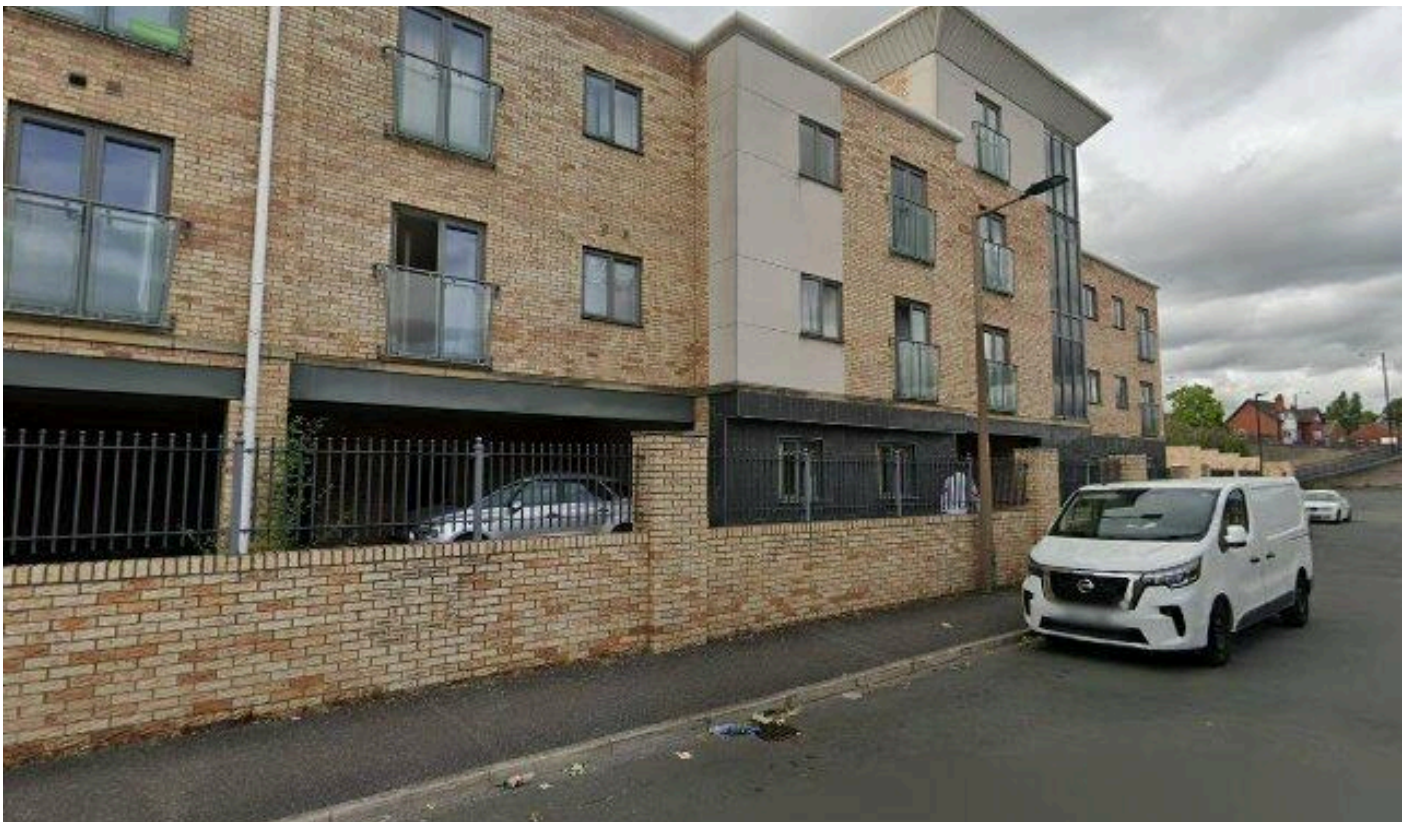




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 15th October 2026



**9 LUXAA APARTMENTS, LOW ROAD, BALBY, DONCASTER,
DN4 8DL**

Landwood Group

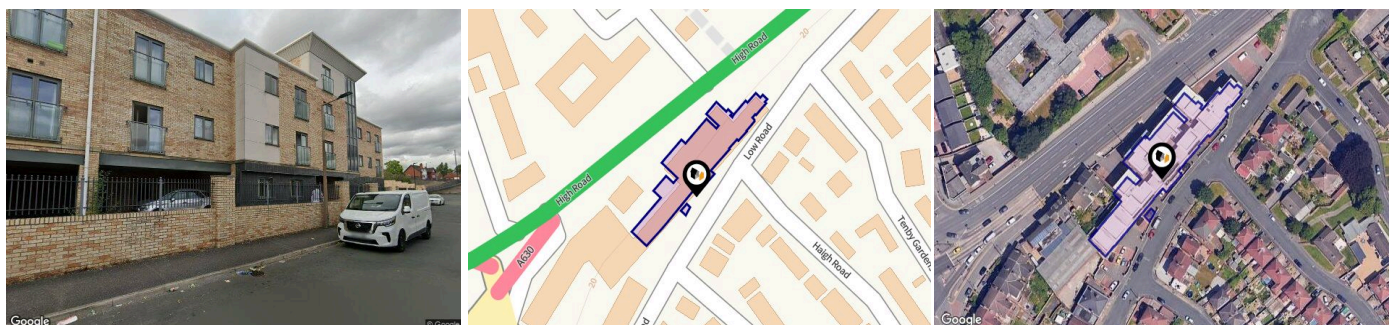
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	505 ft ² / 47 m ²
Plot Area:	0.41 acres
Year Built :	2008
Council Tax :	Band A
Annual Estimate:	£1,445
Title Number:	SYK551098
UPRN:	10006624374
Restrictive Covenants:	No

Last Sold Date:	28/03/2008
Last Sold Price:	£126,995
Last Sold £/ft ² :	£251
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

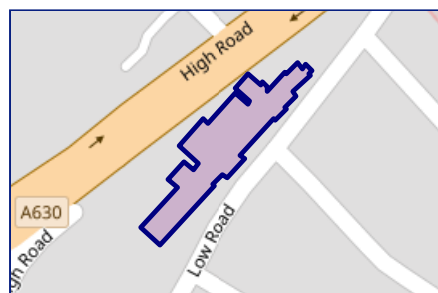
LANDWOOD
GROUP

Freehold Title Plan



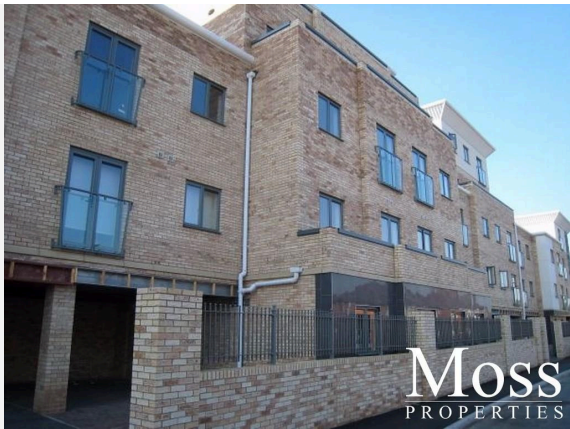
SYK421882

Leasehold Title Plan



SYK551098

Start Date: 27/03/2008
End Date: 01/12/2132
Lease Term: 125 years 1 December 2007
Term Remaining: 106 years



Property
EPC - Certificate

LANDWOOD
GROUP

9 LUXAA APARTMENTS, LOW ROAD, BALBY, DN4 8DL

Energy rating

C

Valid until 23.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	47 m ²

Market Sold in Street

LANDWOOD
GROUP

61, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	28/03/2025	12/05/2008		
Last Sold Price:	£76,500	£149,950		
48, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				
Last Sold Date:	31/05/2024			
Last Sold Price:	£4,500,000			
7, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	31/08/2021	29/03/2016	07/12/2007	
Last Sold Price:	£65,000	£75,000	£149,950	
5, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	13/05/2019	09/01/2008		
Last Sold Price:	£74,000	£115,600		
3, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	12/08/2016	22/02/2008		
Last Sold Price:	£65,000	£119,750		
6, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	22/03/2013	14/01/2008		
Last Sold Price:	£64,000	£115,000		
29, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				
Last Sold Date:	05/05/2009			
Last Sold Price:	£123,830			
26, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	01/05/2009			
Last Sold Price:	£141,995			
27, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				
Last Sold Date:	01/05/2009			
Last Sold Price:	£132,500			
33, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	31/03/2009			
Last Sold Price:	£129,195			
65, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	31/03/2009			
Last Sold Price:	£148,500			
56, Luxaa Apartments, Low Road, Doncaster, DN4 8DL				Flat-maisonette House
Last Sold Date:	28/08/2008			
Last Sold Price:	£163,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995
KPF - Key Property Facts

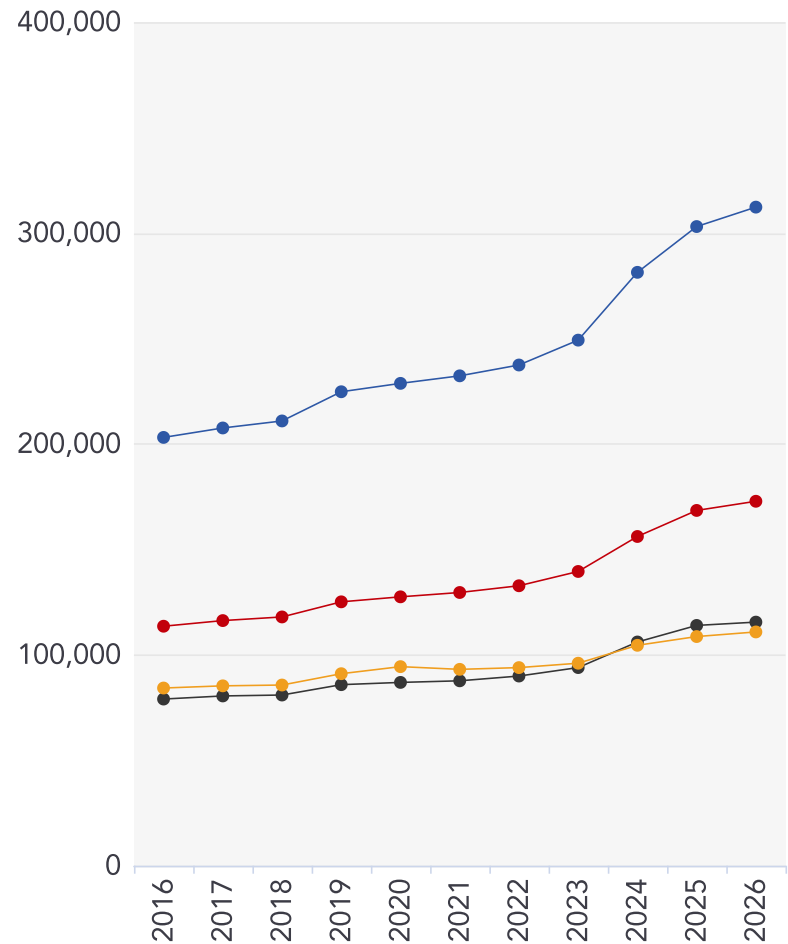


Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in DN4



Detached

+53.77%

Semi-Detached

+52.17%

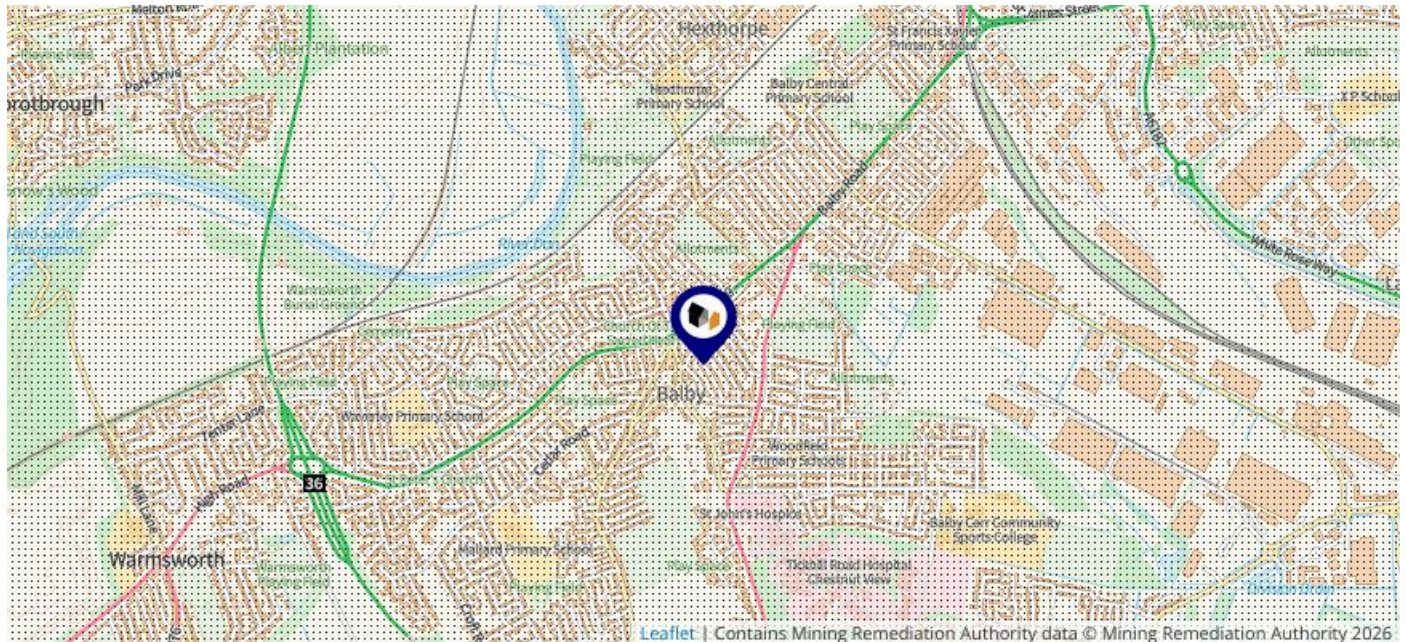
Flat

+31.56%

Terraced

+46.16%

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.

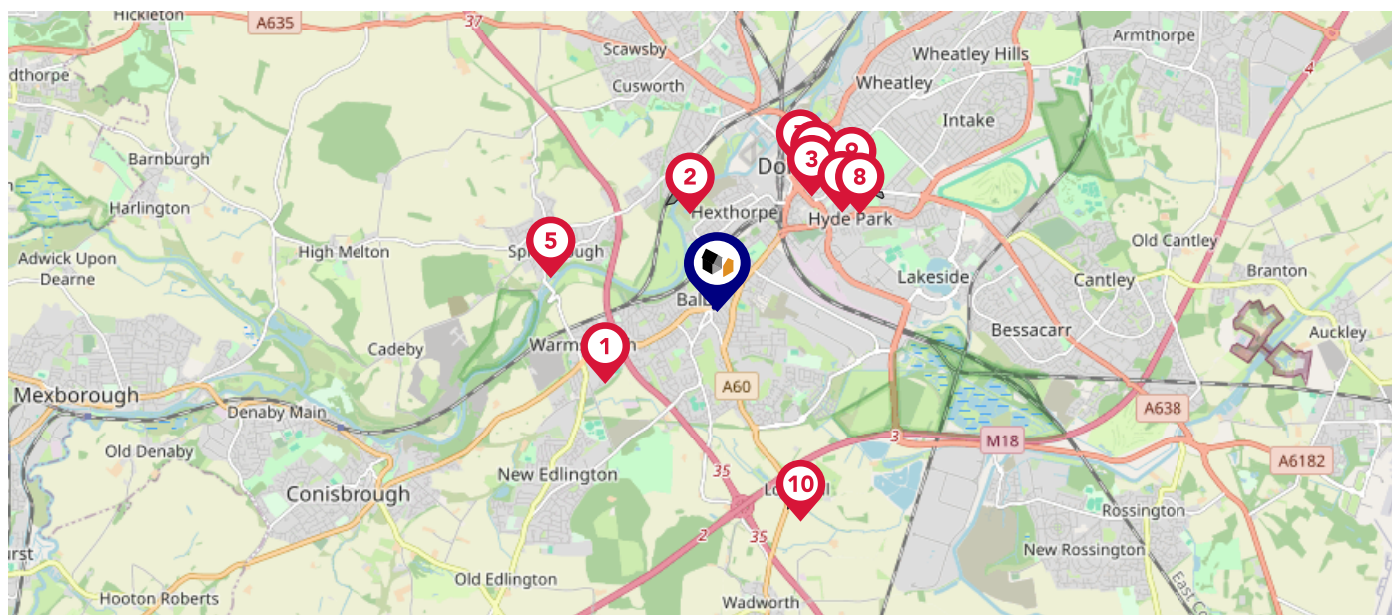
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

LANDWOOD
GROUP

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

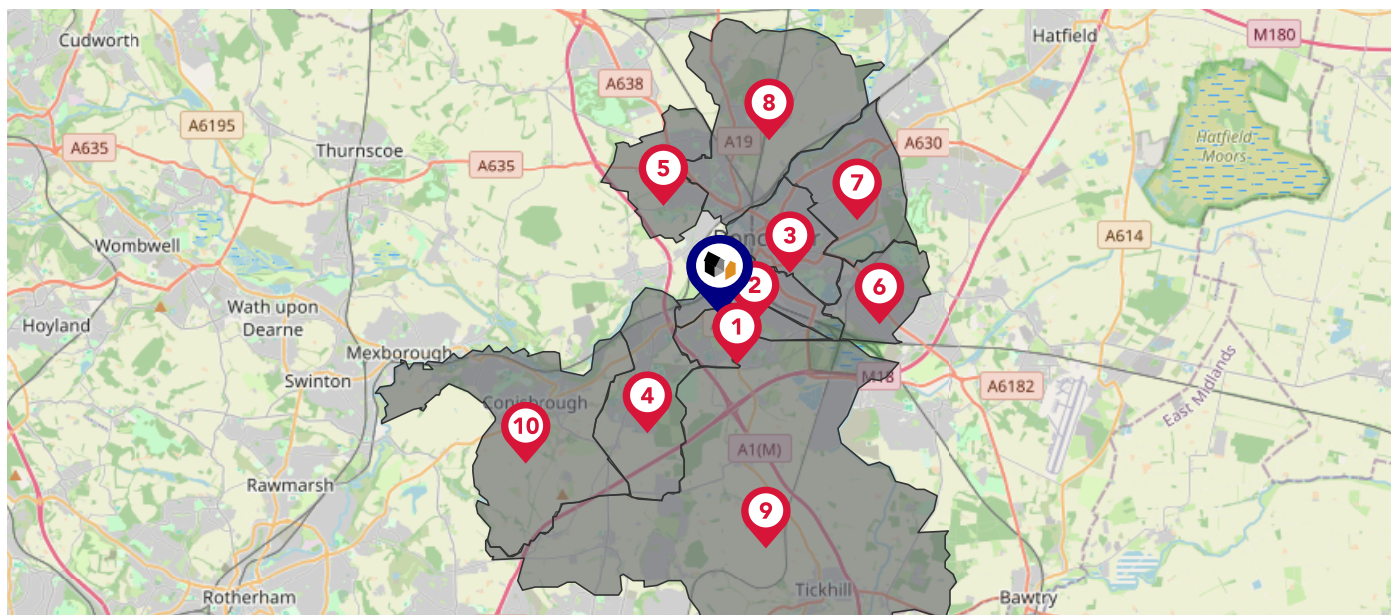
- 1 Warmsworth
- 2 Newton
- 3 Doncaster - High Street
- 4 Doncaster - South Parade
- 5 Sprotbrough
- 6 Doncaster - Market Place
- 7 Doncaster - St George's
- 8 Doncaster - Bennethorpe
- 9 Doncaster - Christ Church
- 10 Loversall

Maps

Council Wards

LANDWOOD
GROUP

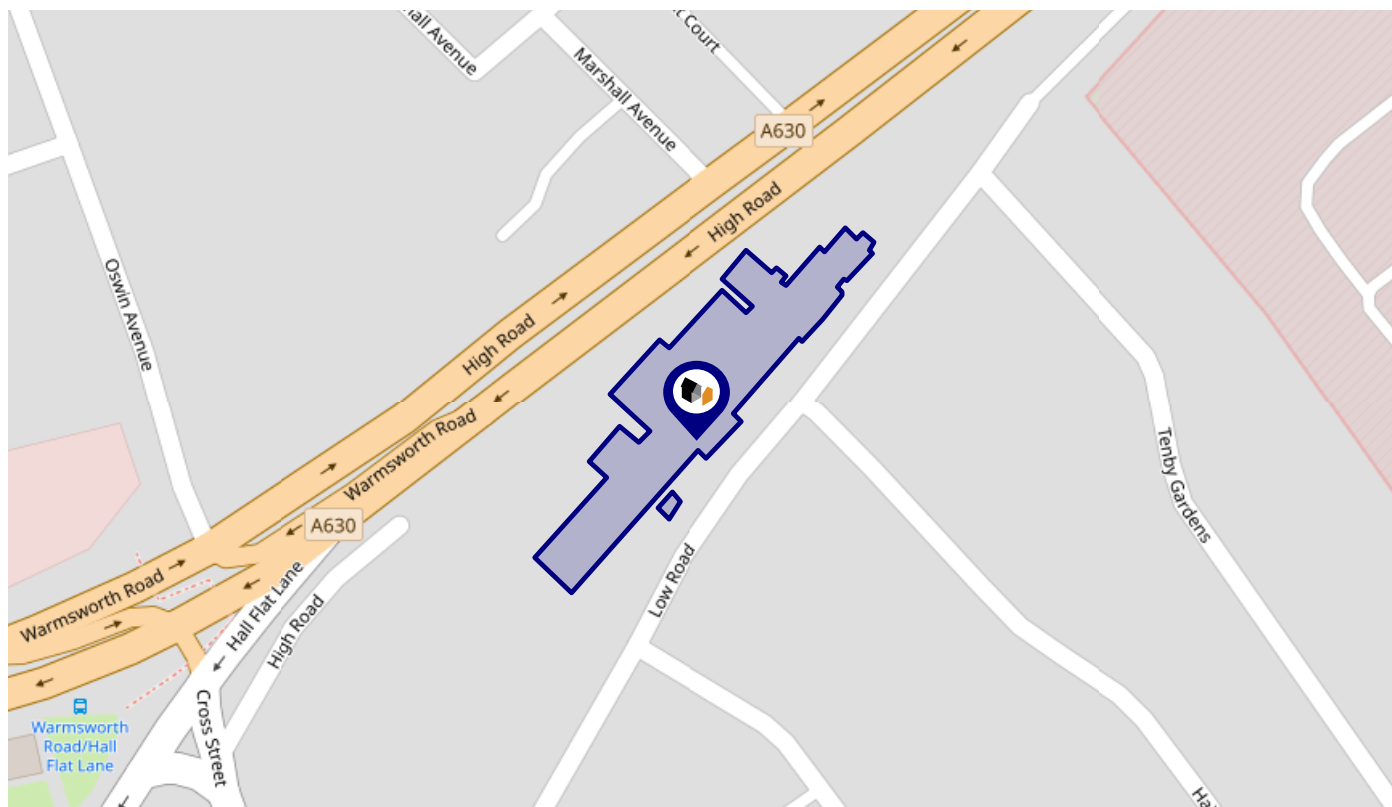
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Balby South Ward
- 2 Hexthorpe & Balby North Ward
- 3 Town Ward
- 4 Edlington & Warmsworth Ward
- 5 Roman Ridge Ward
- 6 Bessacarr Ward
- 7 Wheatley Hills & Intake Ward
- 8 Bentley Ward
- 9 Tickhill & Wadsworth Ward
- 10 Conisbrough 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:

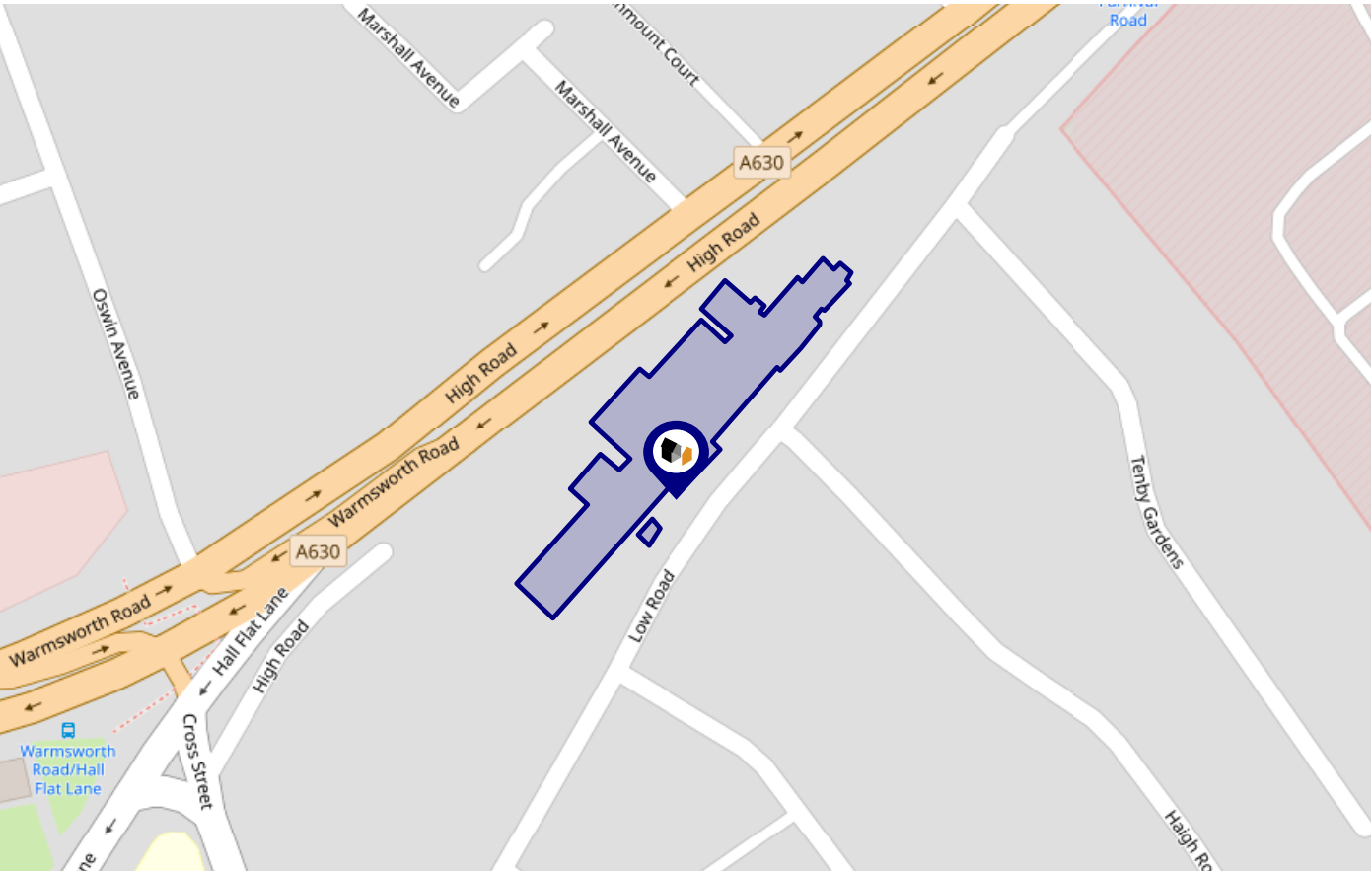
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

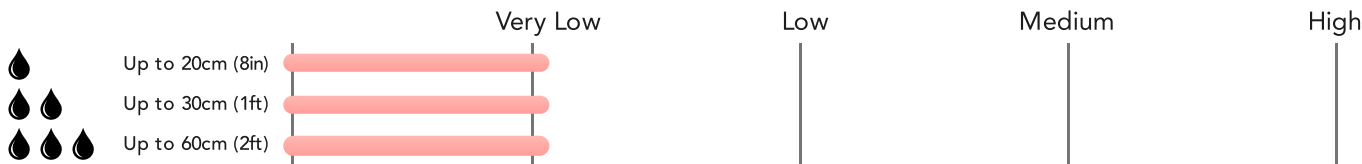


Risk Rating: Very low

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:

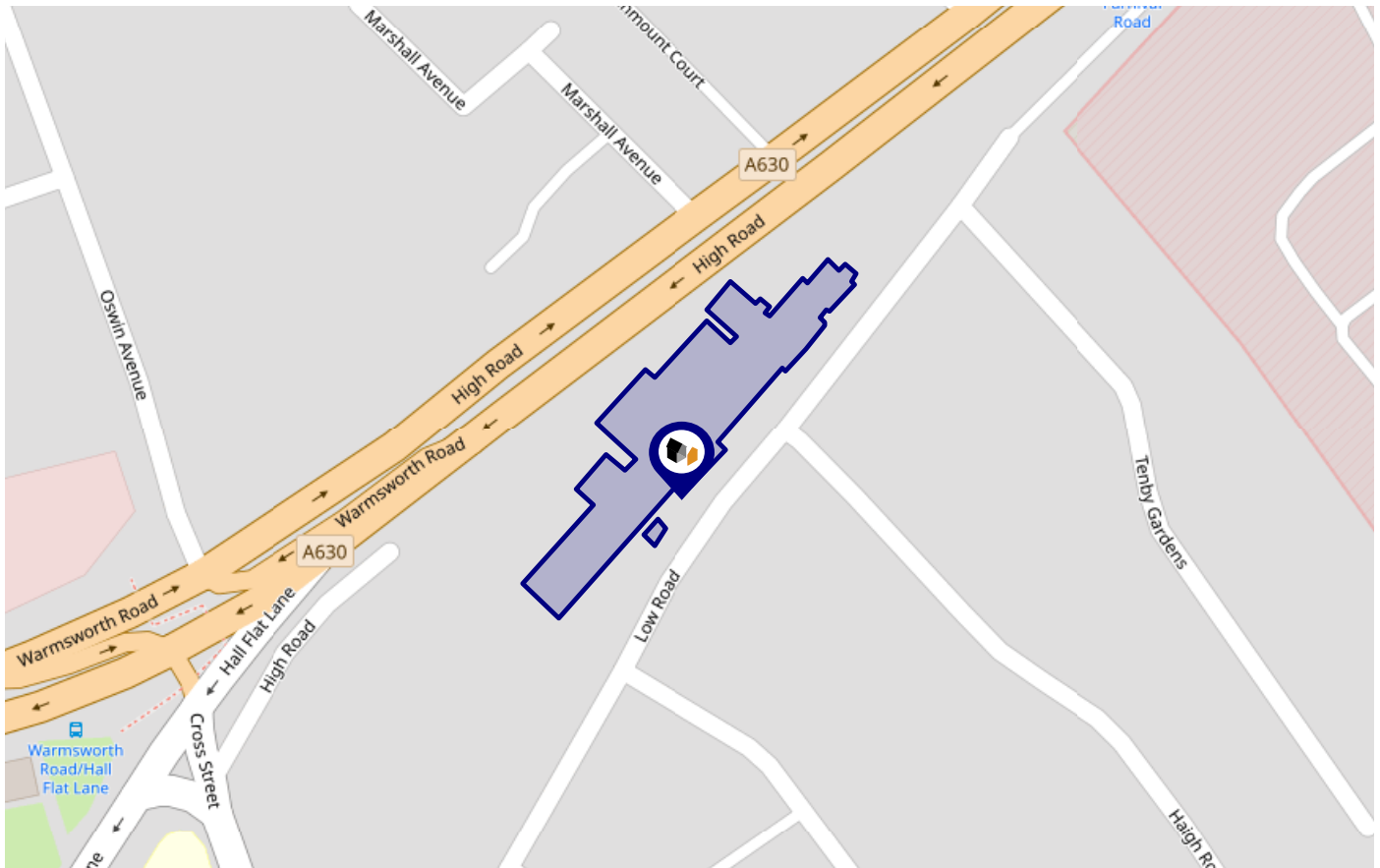


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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:



KPF - Key Property Facts

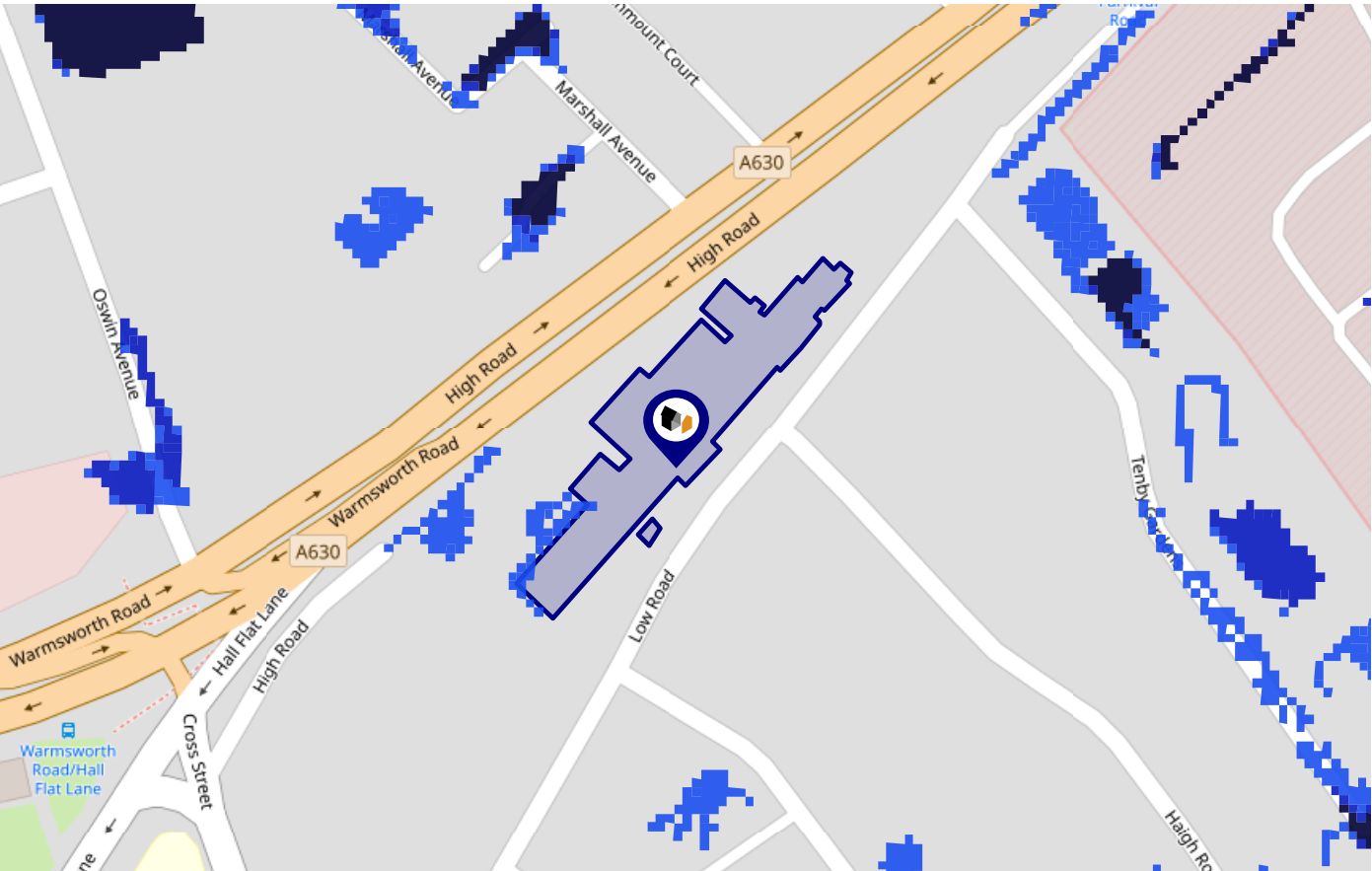
Powered by
aprift
Know any property instantly

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

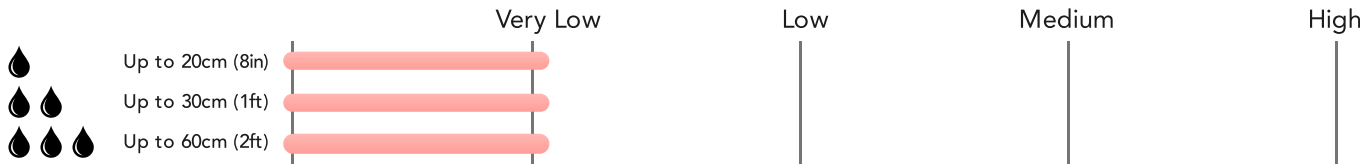


Risk Rating: Very low

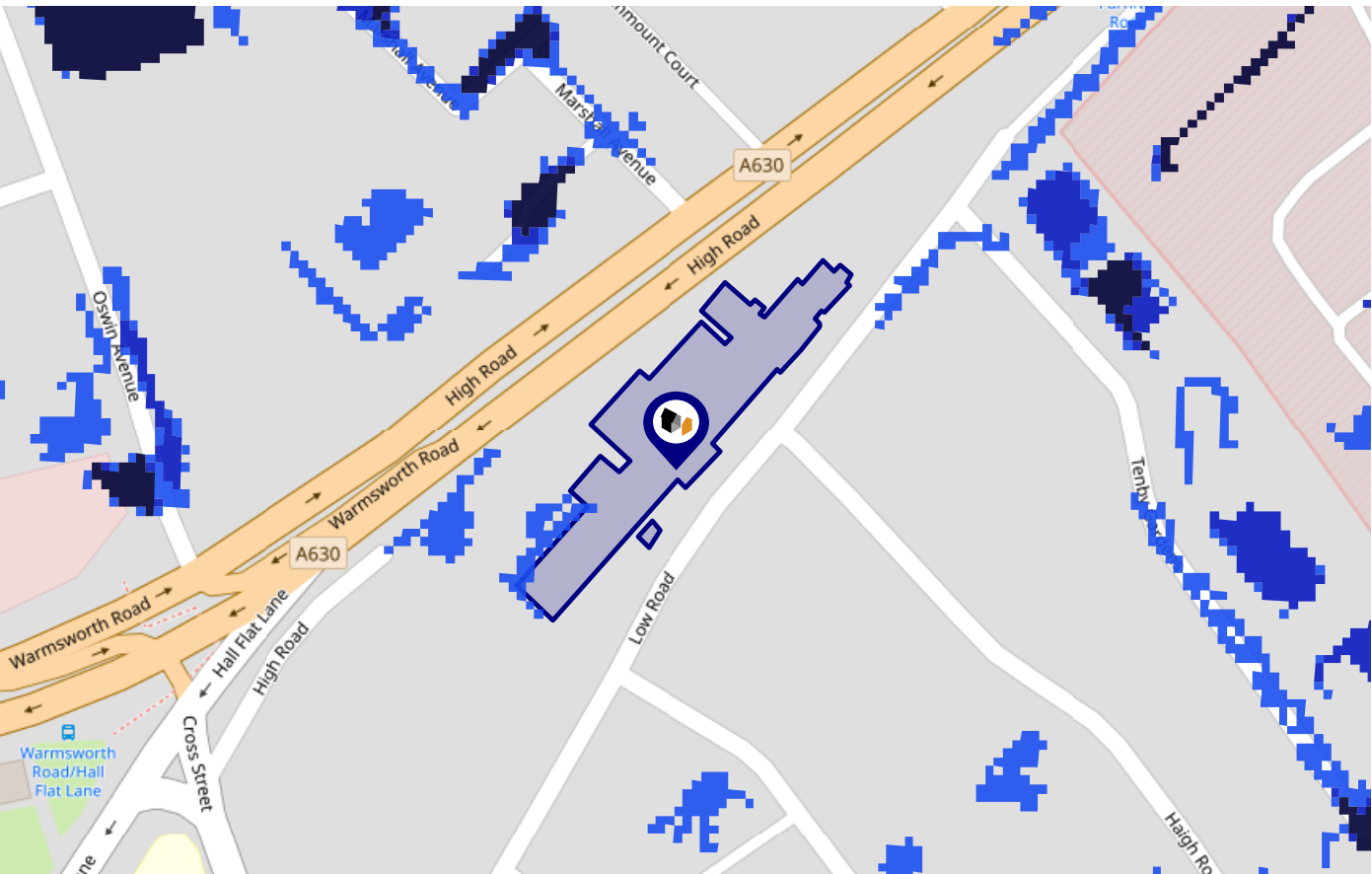
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

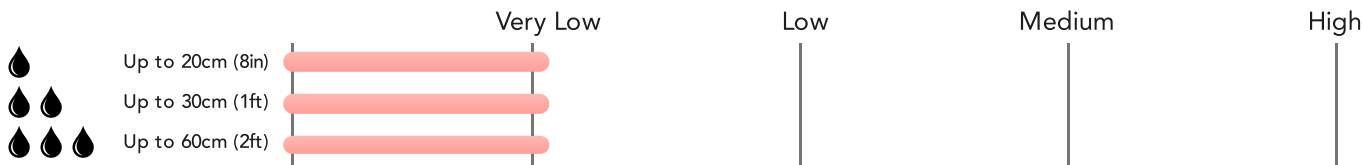


Risk Rating: Very low

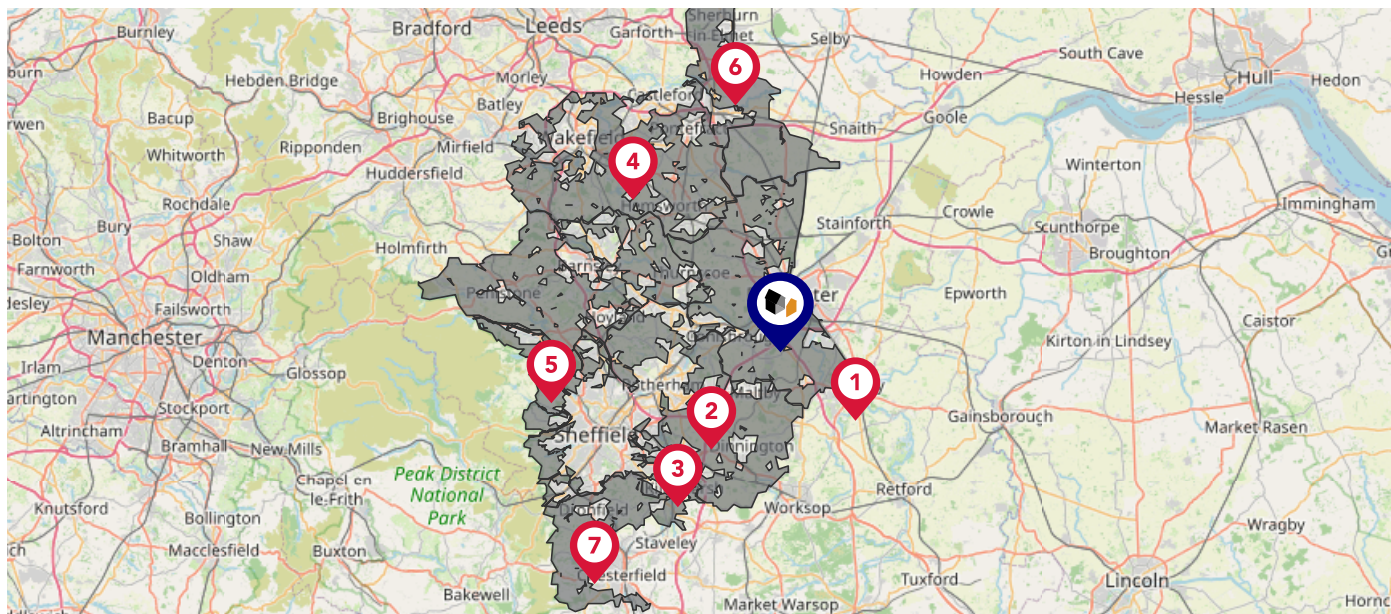
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

1

South and West Yorkshire Green Belt - Doncaster

2

South and West Yorkshire Green Belt - Rotherham

3

South and West Yorkshire Green Belt - Sheffield

4

South and West Yorkshire Green Belt - Wakefield

5

South and West Yorkshire Green Belt - Barnsley

6

South and West Yorkshire Green Belt - Selby

7

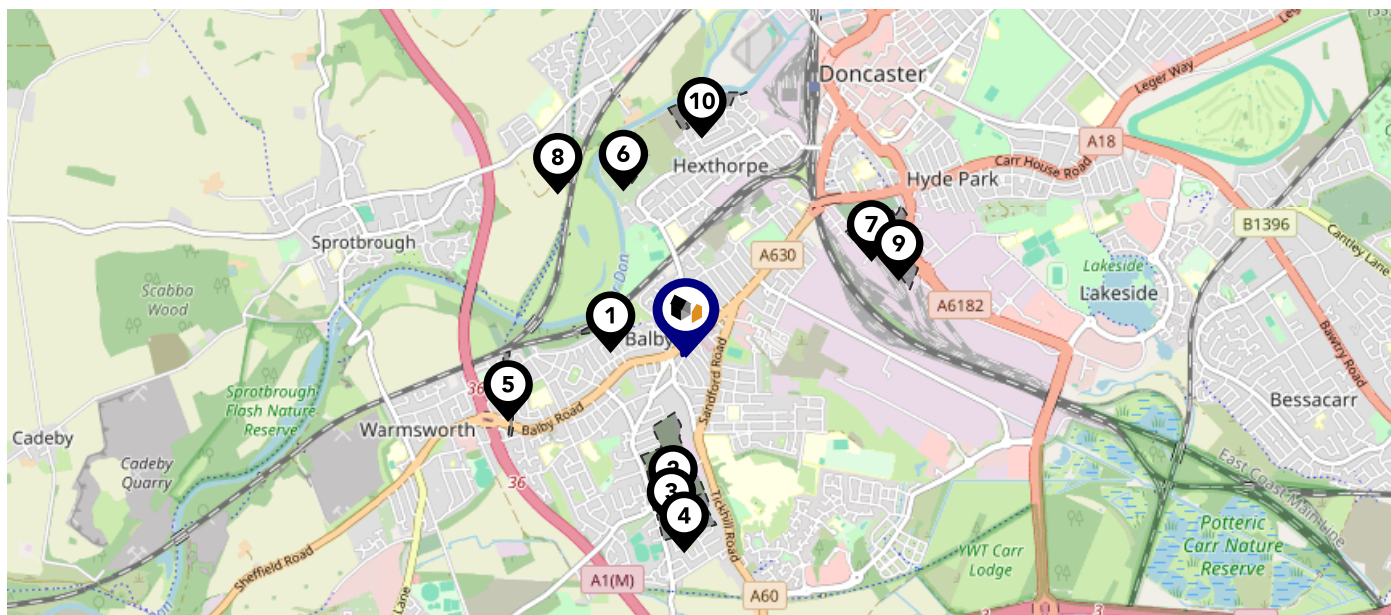
South and West Yorkshire Green Belt - North East Derbyshire

Maps

Landfill Sites

LANDWOOD
GROUP

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

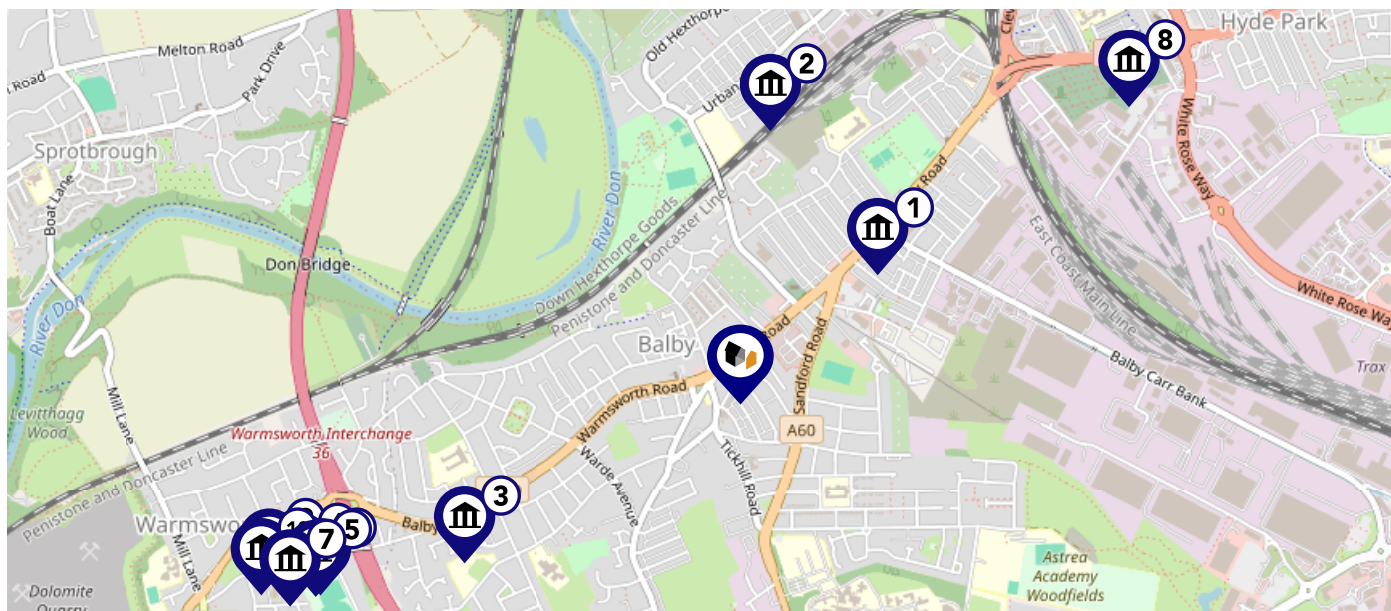
1	Disused Railway Sidings-East End of St Peters Road, Balby, Doncaster	Historic Landfill	☐
2	Clayfield Estates-Tickhill Road, Doncaster Road, Doncaster	Historic Landfill	☐
3	Tickhill Road-Springwell Lane, Doncaster, South Yorkshire	Historic Landfill	☐
4	SYCC, Springwell Lane-Springwell Lane, Balby	Historic Landfill	☐
5	Railway Cutting-Between High Road and Barrel Lane, Hexthorpe Junction, Warmsworth, Doncaster	Historic Landfill	☐
6	Hexthorpe Allotments-Hexthorpe, Doncaster	Historic Landfill	☐
7	Former Allotment Gardens, Ten Pound Walk-Doncaster Carr, Hyde Park, Doncaster	Historic Landfill	☐
8	EA/EPR/WP3699ZR/A001	Active Landfill	☒
9	Ten Pound Walk-Hyde Park, Balby, Doncaster	Historic Landfill	☐
10	Old Works-Hexthorpe Ings	Historic Landfill	☐

Maps

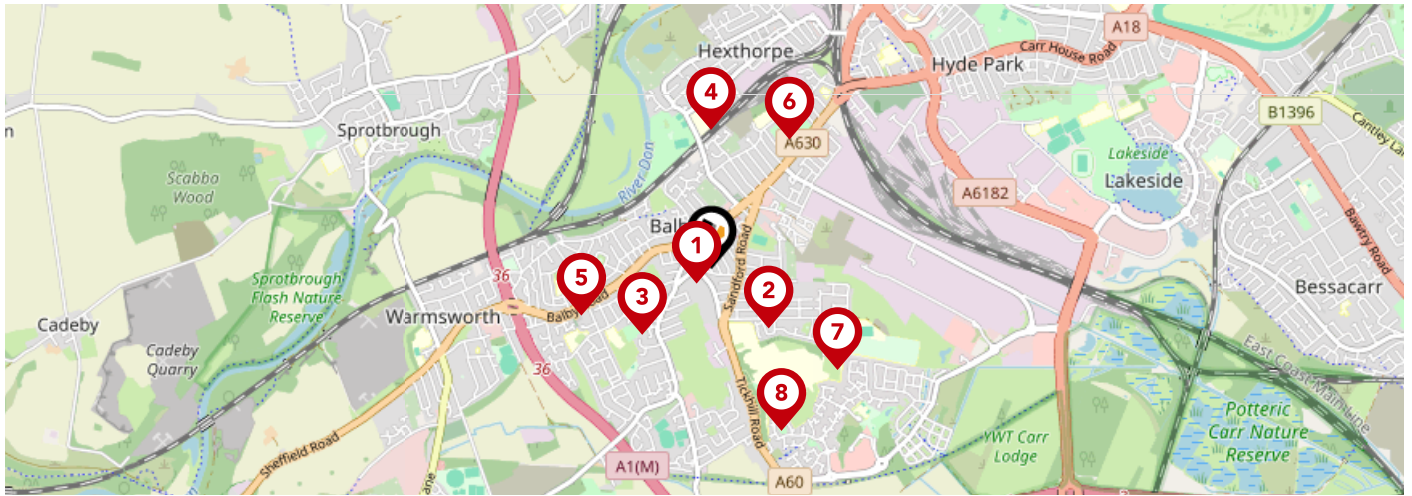
Listed Buildings

LANDWOOD
GROUP

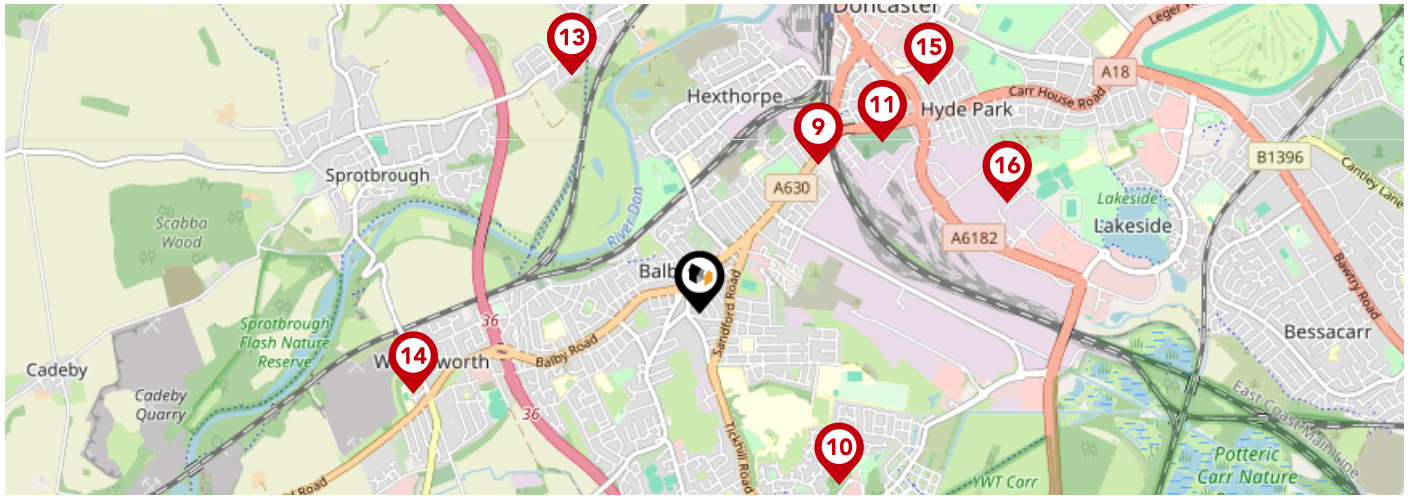
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1470713 - Former Primitive Methodist Chapel, Balby	Grade II	0.4 miles
 1193010 - Patrick Stirling Memorial Lamp And Drinking Fountain	Grade II	0.6 miles
 1096038 - Church Of St Peter	Grade II	0.7 miles
 1193489 - Warmsworth Hall	Grade II	1.0 miles
 1286114 - Eastern Gate Piers To Warmsworth Hall	Grade II	1.0 miles
 1151510 - Bell Tower At Junction With Glebe Street	Grade II	1.0 miles
 1314831 - Western Gate Piers To Warmsworth Hall	Grade II	1.1 miles
 1314876 - Carr Grange Cemetery Chapel	Grade II	1.1 miles
 1286119 - Over 60's Club	Grade II	1.1 miles
 1151511 - Warmsworth House Including No 1 (the Annexe), Quaker Lane	Grade II	1.1 miles



		Nursery	Primary	Secondary	College	Private
1	Sycamore Hall Preparatory School Ofsted Rating: Inadequate Pupils: 16 Distance:0.1	☐	☒	☐	☐	☐
2	Woodfield Primary School Ofsted Rating: Good Pupils: 383 Distance:0.37	☐	☒	☐	☐	☐
3	Maple Medical PRU Ofsted Rating: Good Pupils: 27 Distance:0.42	☐	☐	☒	☐	☐
4	Hexthorpe Primary School Ofsted Rating: Good Pupils: 440 Distance:0.61	☐	☒	☐	☐	☐
5	Waverley Academy Ofsted Rating: Good Pupils: 200 Distance:0.61	☐	☒	☐	☐	☐
6	Balby Central Primary Academy Ofsted Rating: Good Pupils: 469 Distance:0.67	☐	☒	☐	☐	☐
7	Astrea Academy Woodfields Ofsted Rating: Serious Weaknesses Pupils: 746 Distance:0.71	☐	☐	☒	☐	☐
8	More Than Ed Independent School Ofsted Rating: Not Rated Pupils: 23 Distance:0.78	☐	☐	☒	☐	☐

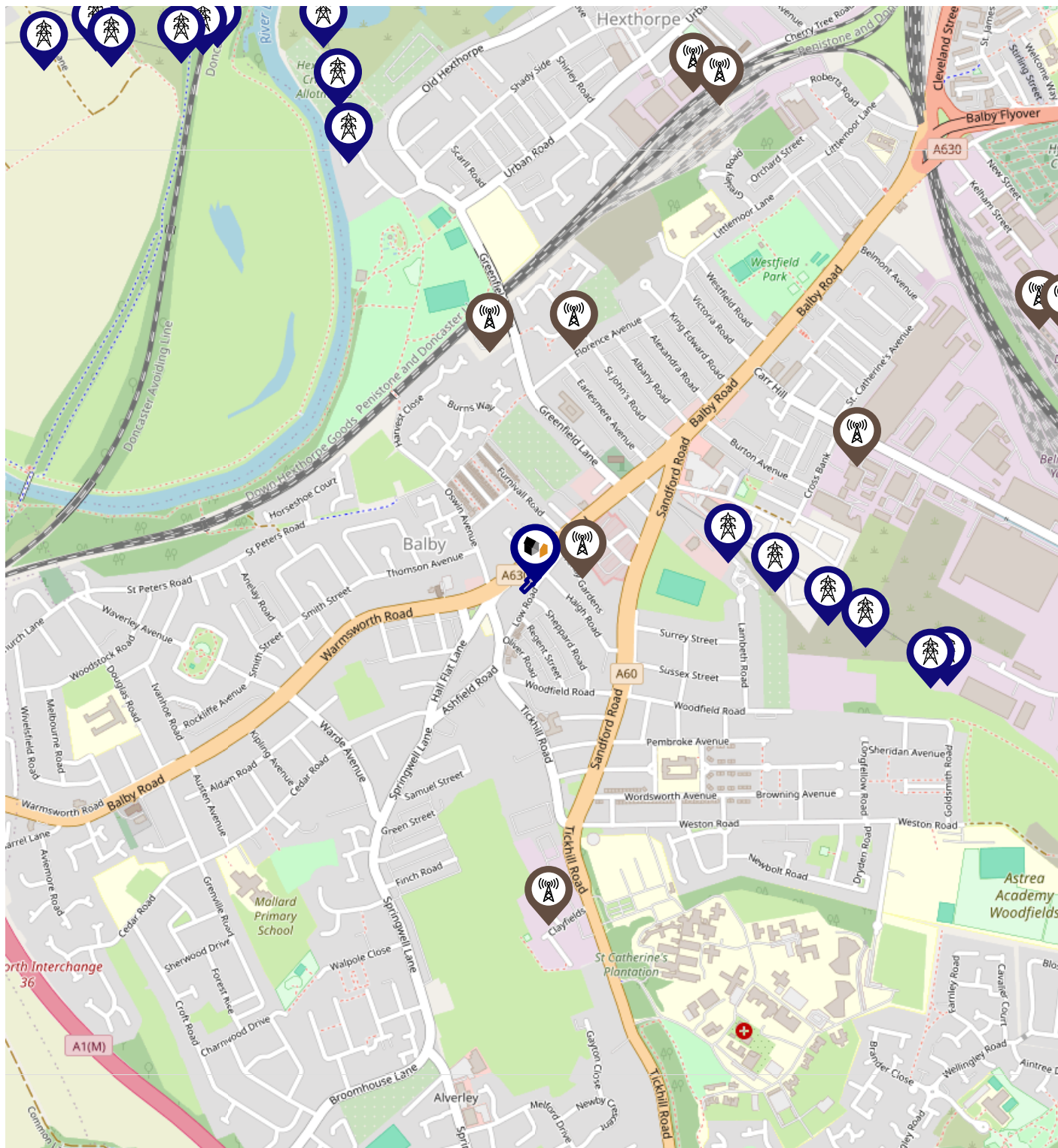


		Nursery	Primary	Secondary	College	Private
	St Francis Xavier Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.84	☐	☒	☐	☐	☐
	Carr Lodge Academy Ofsted Rating: Good Pupils: 462 Distance:0.98	☐	☒	☐	☐	☐
	Atlas Academy Ofsted Rating: Requires improvement Pupils: 440 Distance:1.1	☐	☒	☐	☐	☐
	Richmond Hill Primary Academy Ofsted Rating: Good Pupils: 431 Distance:1.19	☐	☒	☐	☐	☐
	The Levett School Ofsted Rating: Requires improvement Pupils: 13 Distance:1.19	☐	☐	☒	☐	☐
	Warmsworth Primary School Ofsted Rating: Outstanding Pupils: 460 Distance:1.32	☐	☒	☐	☐	☐
	Doncaster UTC Ofsted Rating: Good Pupils: 716 Distance:1.42	☐	☐	☒	☐	☐
	XP East Ofsted Rating: Requires improvement Pupils: 291 Distance:1.44	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

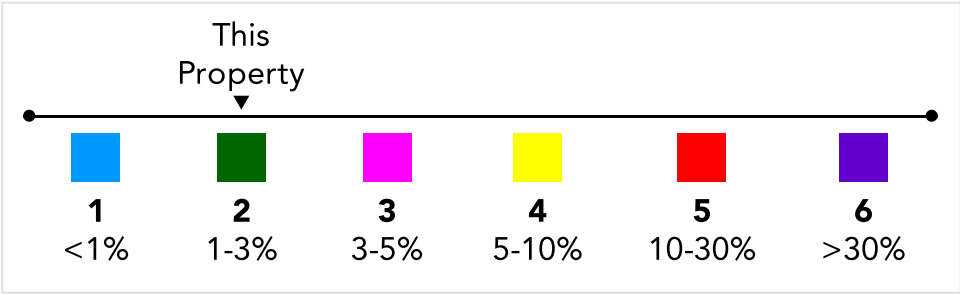
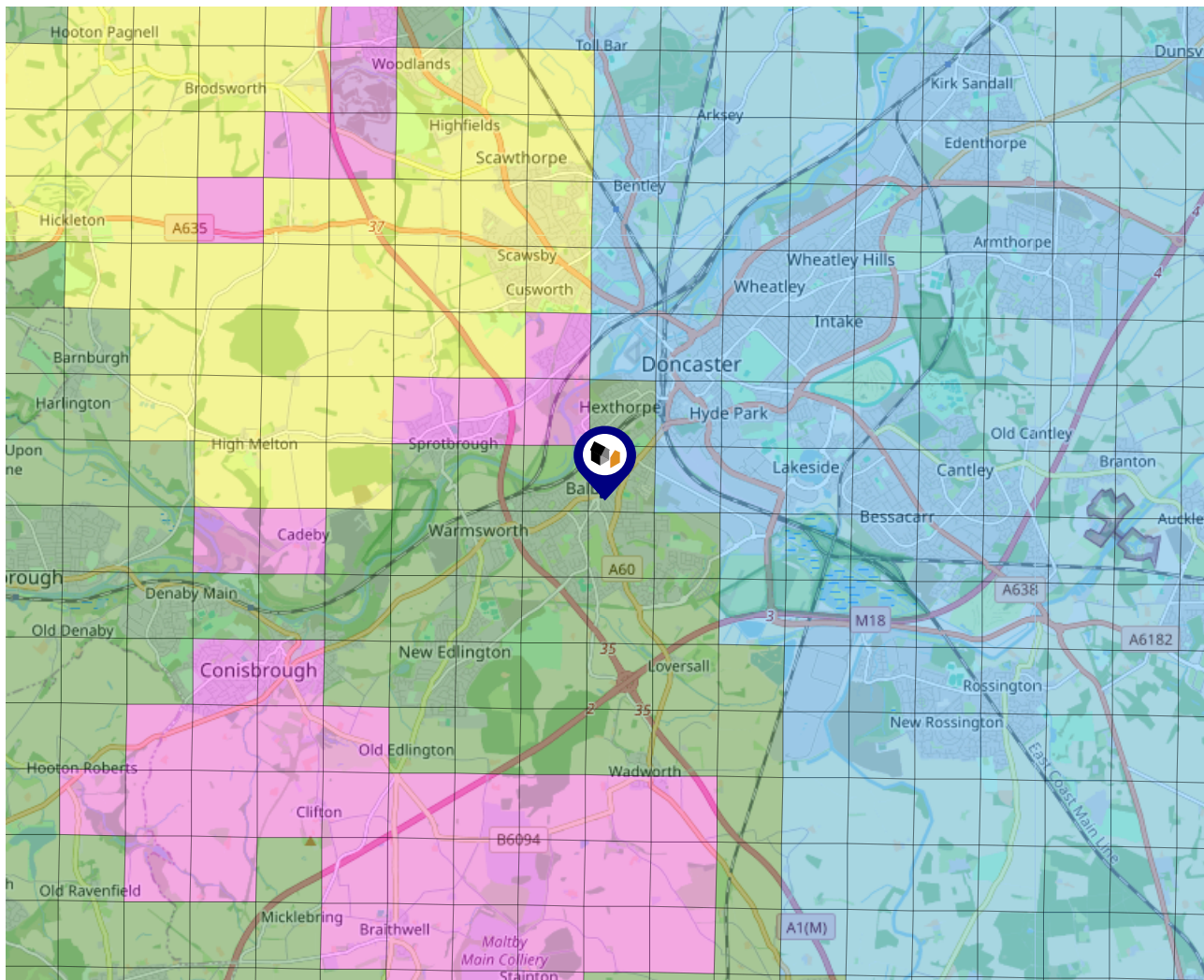


Key:

-  Power Pylons
-  Communication Masts

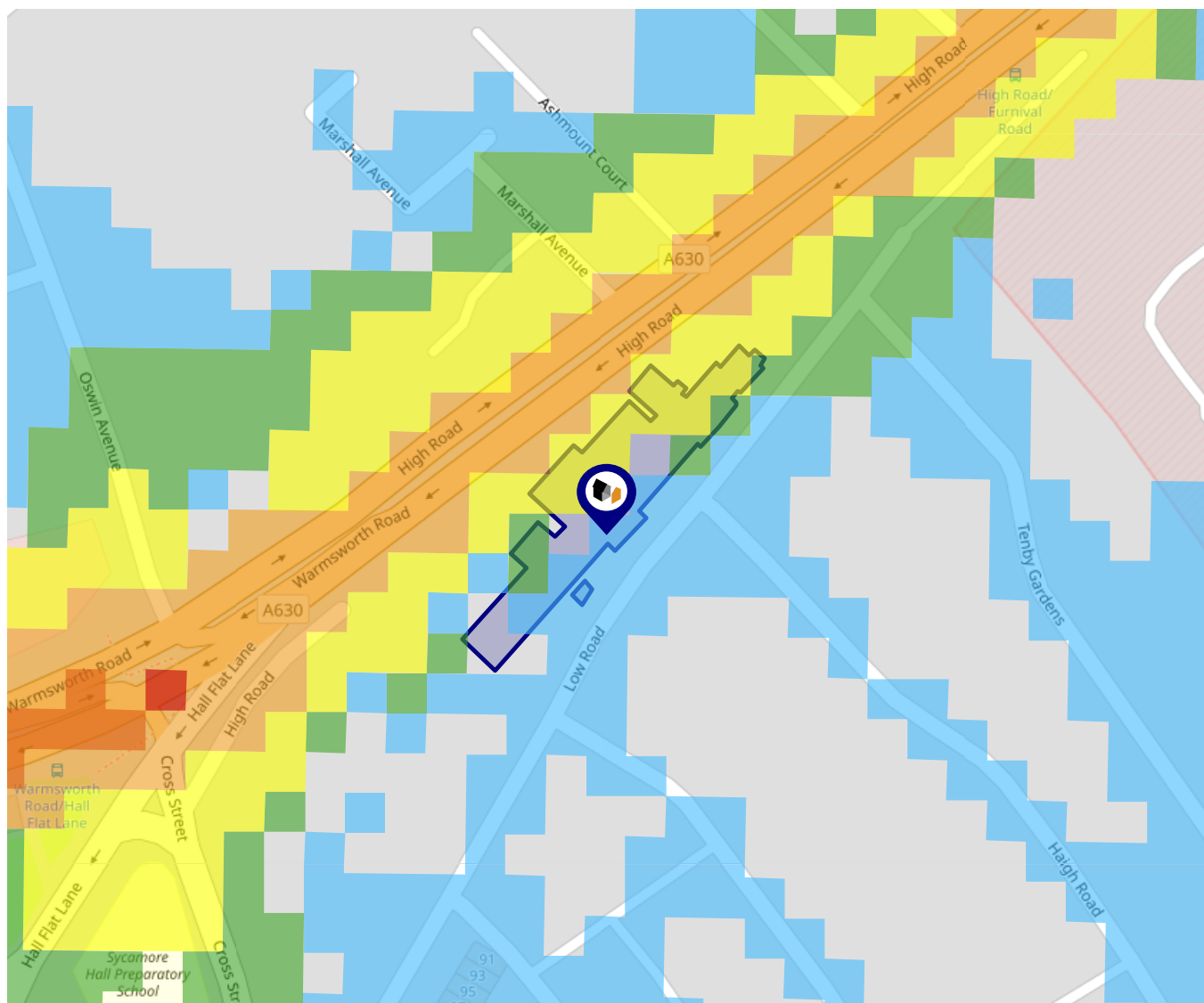
What is Radon?

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

LANDWOOD
GROUP

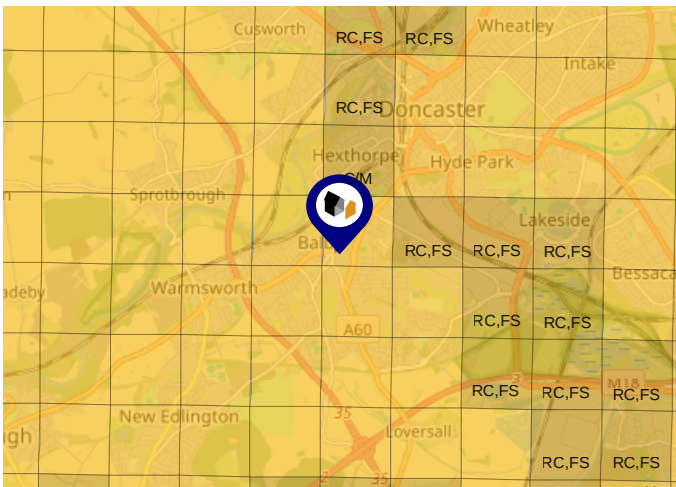


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



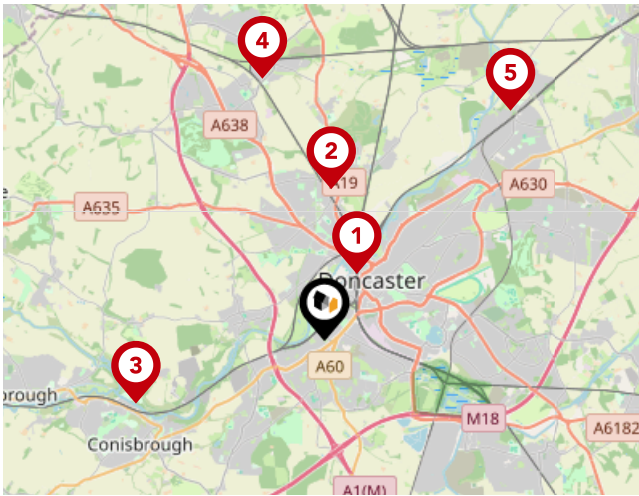
Primary Classifications (Most Common Clay Types)

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

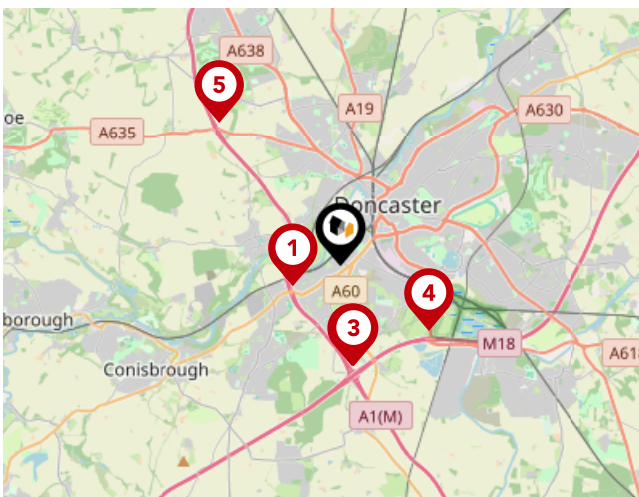
Transport (National)

LANDWOOD
GROUP



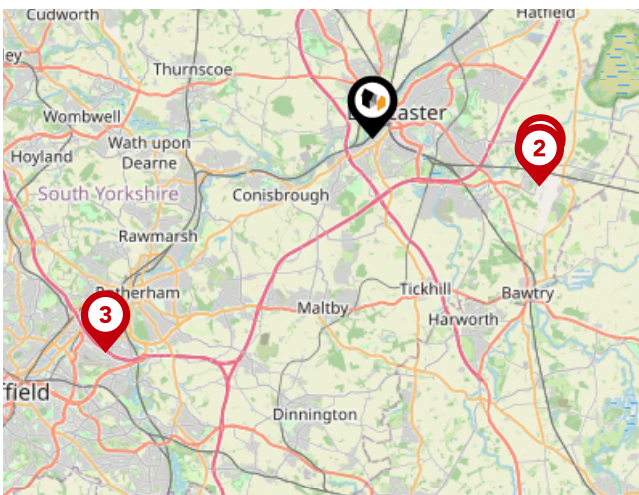
National Rail Stations

Pin	Name	Distance
1	Doncaster Rail Station	1.3 miles
2	Bentley (S Yorks) Rail Station	2.68 miles
3	Conisbrough Rail Station	3.49 miles
4	Adwick Rail Station	4.77 miles
5	Kirk Sandall Rail Station	5.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J36	0.92 miles
2	A1(M) J35	1.77 miles
3	M18 J2	1.78 miles
4	M18 J3	1.93 miles
5	A1(M) J37	3.3 miles



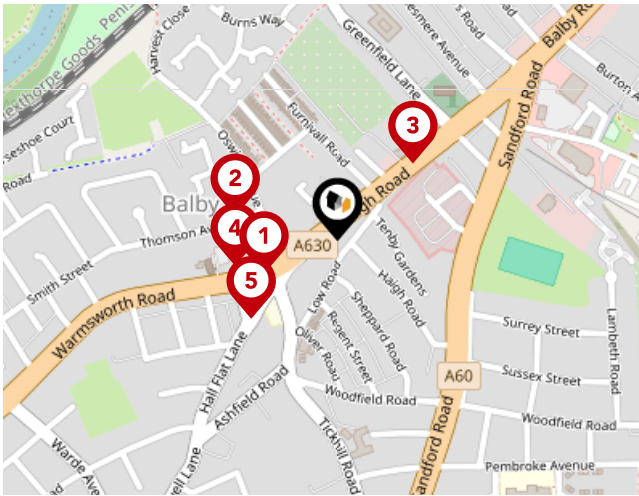
Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	6.08 miles
2	Robin Hood Doncaster Sheffield Airport	6.1 miles
3	Sheffield City Airport	12.08 miles

Area

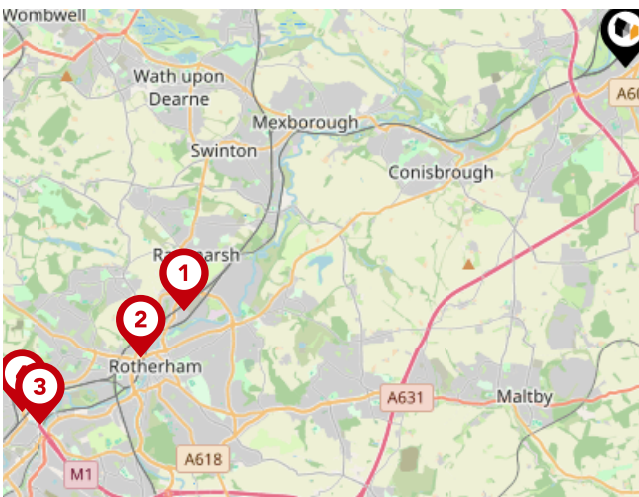
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Warmsworth Road/Hall Flat Lane	0.09 miles
2	Thomson Avenue/Oswin Avenue	0.11 miles
3	High Road/Furnival Road	0.11 miles
4	Warmsworth Road/Oswin Avenue	0.11 miles
5	Hall Flat Road/Laurel Terrace	0.13 miles



Local Connections

Pin	Name	Distance
1	Parkgate (South Yorkshire Supertram)	8.9 miles
2	Rotherham Station (South Yorkshire Supertram)	9.94 miles
3	Meadowhall South - Tinsley (S Yorks Supertram)	12.1 miles
4	Meadowhall Interchange (S Yorks Supertram)	12.26 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, consisting of the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

LANDWOOD GROUP

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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.

Powered by



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.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

