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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	28 Newlands Road Sheffield South Yorkshire S12 2FZ
Date	13 November 2026

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Connection to Services

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

Heating Systems

How is the property heated?

Mains gas	☒
Oil	☐
Heat pumps	☐
Liquid Gas	☐
Electricity	☐
Underfloor	☐
Woodburning / multi-fuel stove	☐
Other	☐

Other Details (if applicable)

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Services

Which of the following services are available at the property?	
Broadband	No
Mobile Signal	Yes

Flood Risk

Has the property flooded in the last 5 years?	No
If yes, what was the source of the flood	
Ground water	
Sewer flooding	
Surface water	
Coastal flooding	
River flooding	
Other	
Are there any flood defences installed at the property?	No

Structural and environmental defects

Does the property have any of the following issues?	
Damp	No
Subsidence	No
Asbestos	No
Japanese knotweed	No
Structural hazards (e.g. damaged roof)	No
Other	No
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)	No
Wet room	No
Lateral living (essential living accommodation on the entrance level)	No
Not suitable for wheelchair users	No
Level access	No
Lift access	No
Ramped access	No
Wide doorways	No
Level access shower	No

Rights and informal arrangements

Which of the following applies to this property?

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

Planning permission

Does the property have the necessary planning and building regulation approvals for all alterations and extensions?	No

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