



# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Tuesday 09th June 2026**



**18, FARNABY DRIVE, HIGH GREEN, SHEFFIELD, S35 4NY**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

LANDWOOD GROUP



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1983-1990
<b>Council Tax :</b>	Band B
<b>Title Number:</b>	SYK190995
<b>UPRN:</b>	100050968334
<b>Restrictive Covenants:</b>	Yes

<b>Last Sold Date:</b>	28/10/2016
<b>Last Sold Price:</b>	£127,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£176
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Sheffield
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Low

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

<b>12</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

LANDWOOD  
GROUP

18, Farnaby Drive, High Green, S35 4NY

Energy rating

E

Valid until 17.12.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

# Property

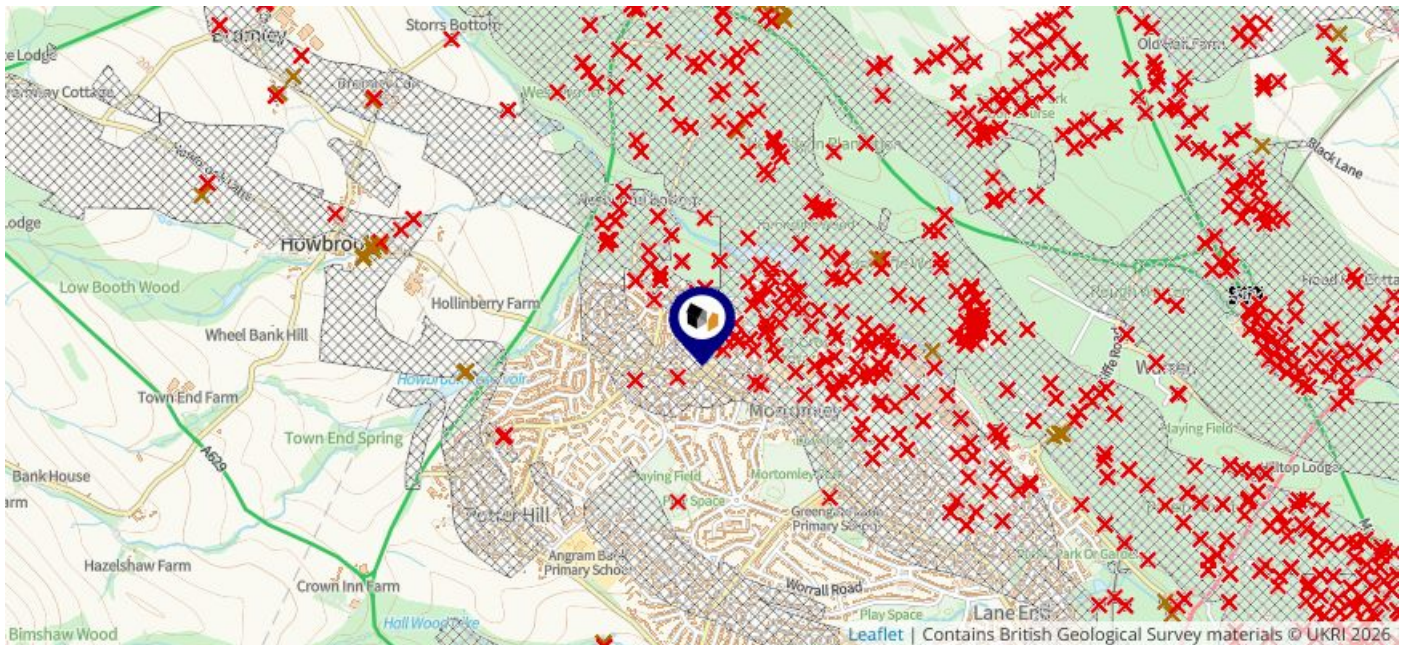
## EPC - Additional Data

LANDWOOD  
GROUP

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 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>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



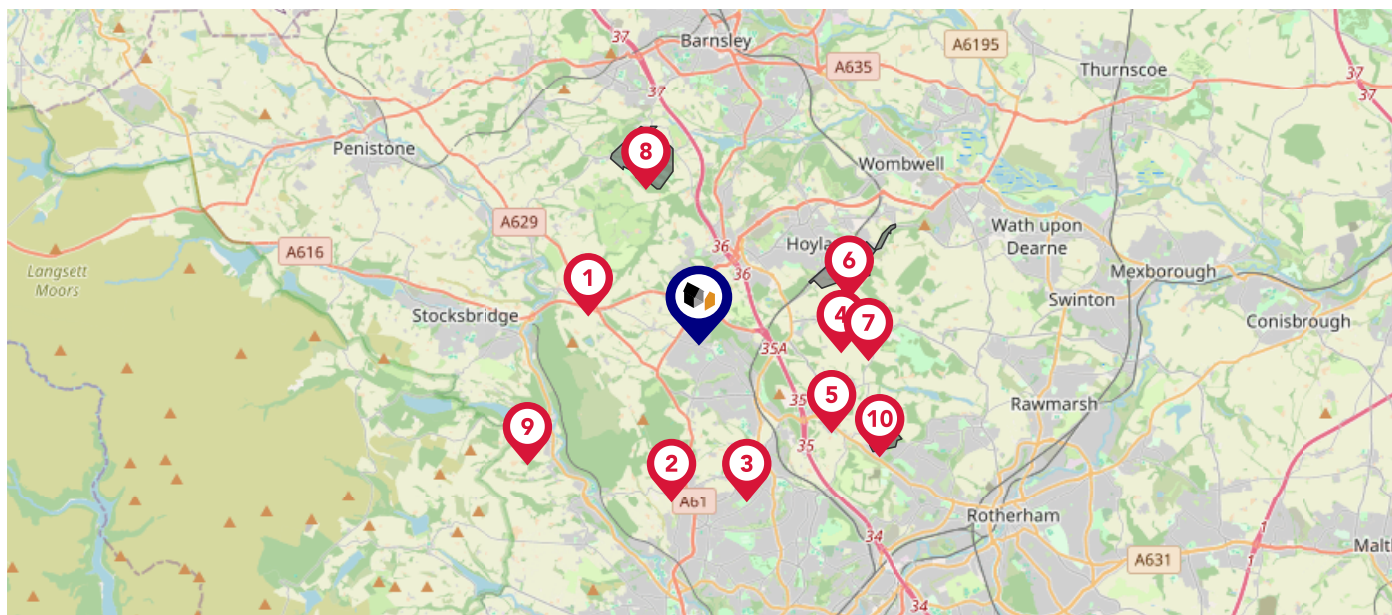
### Mine Entry

- ✕ 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.



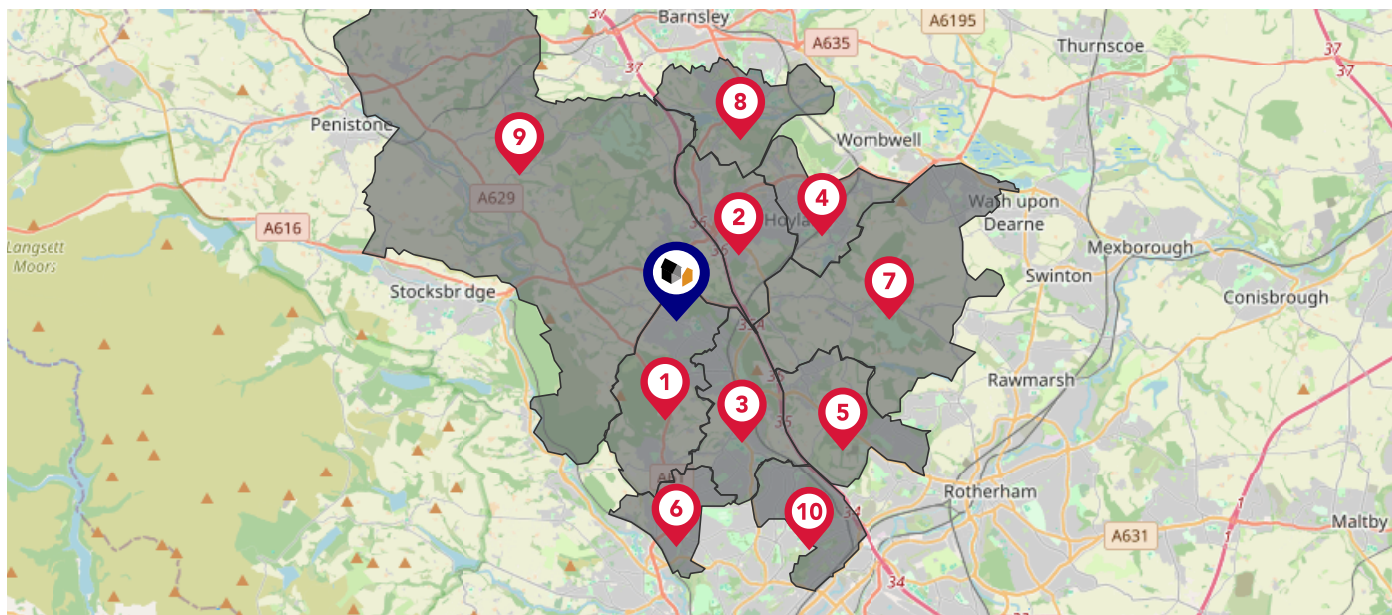
### Nearby Conservation Areas

- 1 Wortley
- 2 Grenoside
- 3 Ecclesfield
- 4 Barrow
- 5 Thorpe Hesley
- 6 Elsecar
- 7 Wentworth
- 8 Wentworth Castle and Stainborough Park
- 9 Brightholmlee
- 10 Scholes

# 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

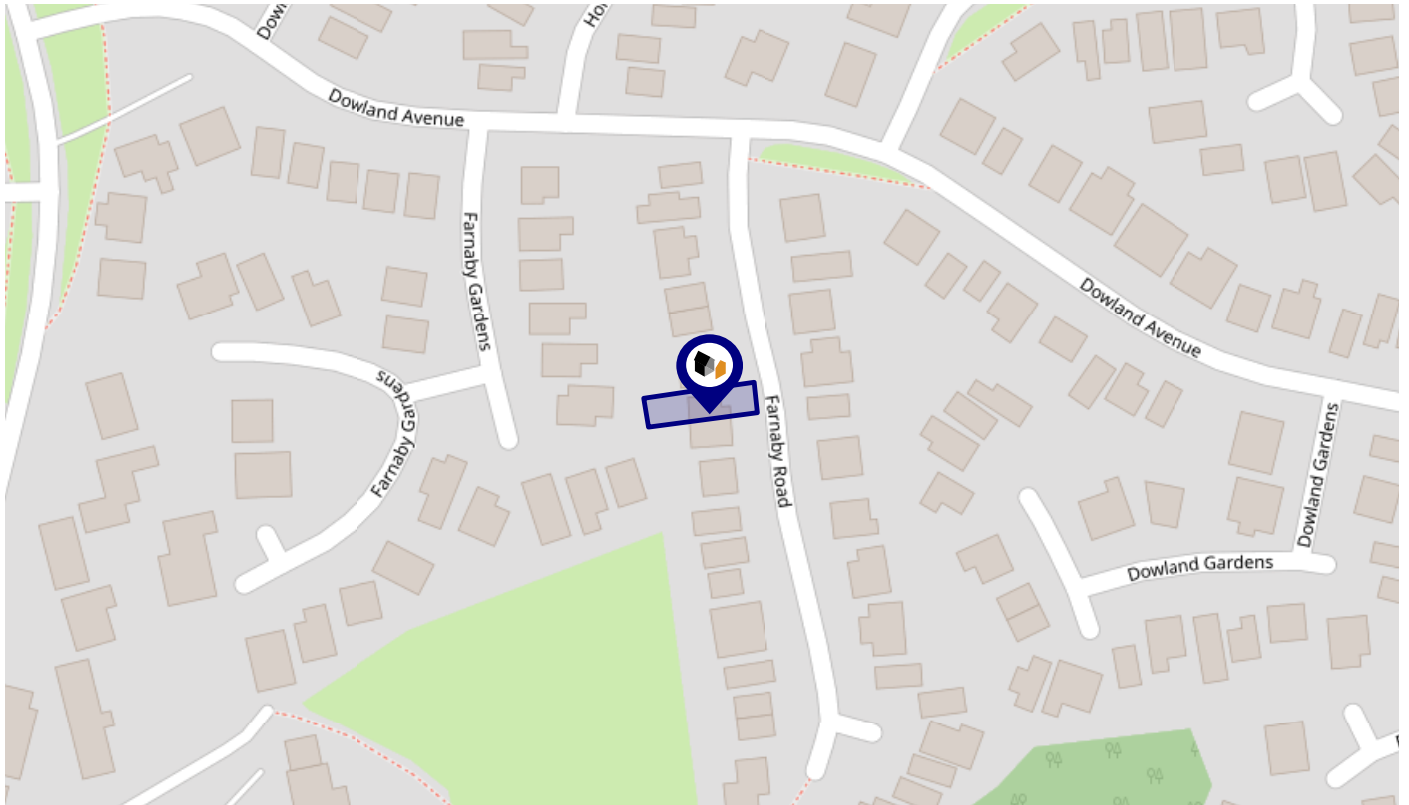
- 1 West Ecclesfield Ward
- 2 Rockingham Ward
- 3 East Ecclesfield Ward
- 4 Hoyland Milton Ward
- 5 Keppel Ward
- 6 Southey Ward
- 7 Hooper Ward
- 8 Worsbrough Ward
- 9 Penistone East Ward
- 10 Shiregreen & Brightside Ward

# Maps

## Rail Noise

LANDWOOD  
GROUP

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.

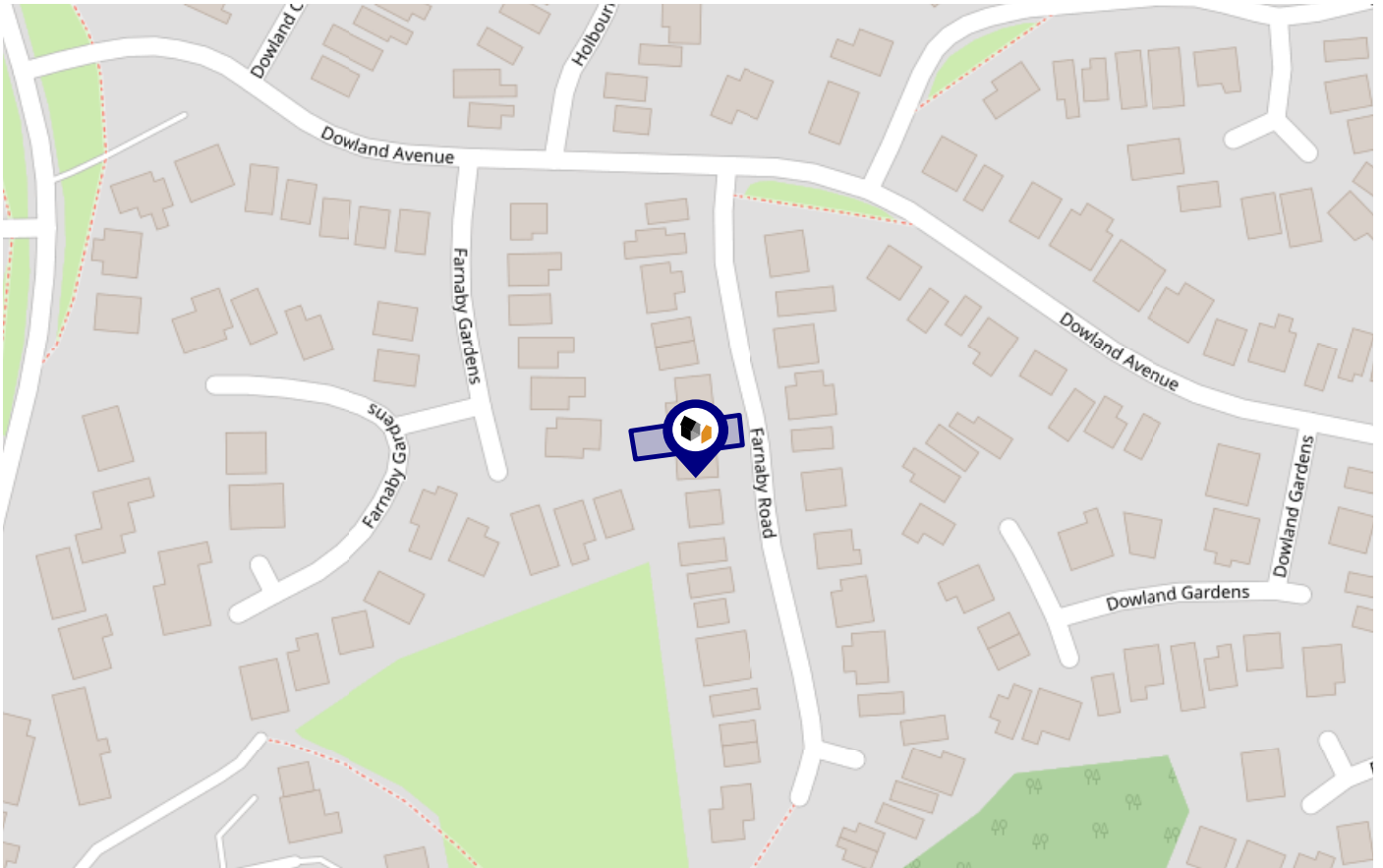
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

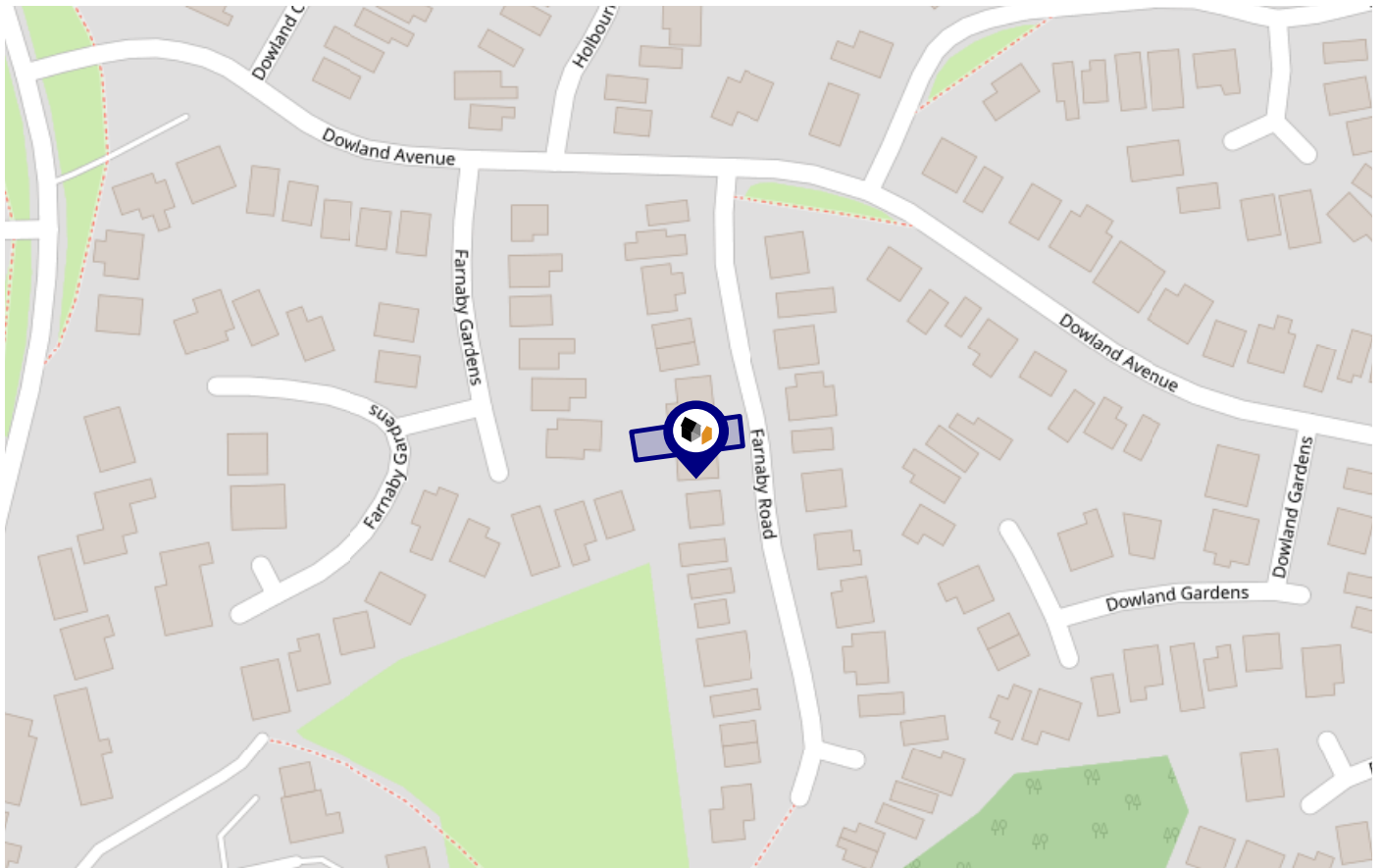
Chance of flooding to the following depths at this property:



# 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.

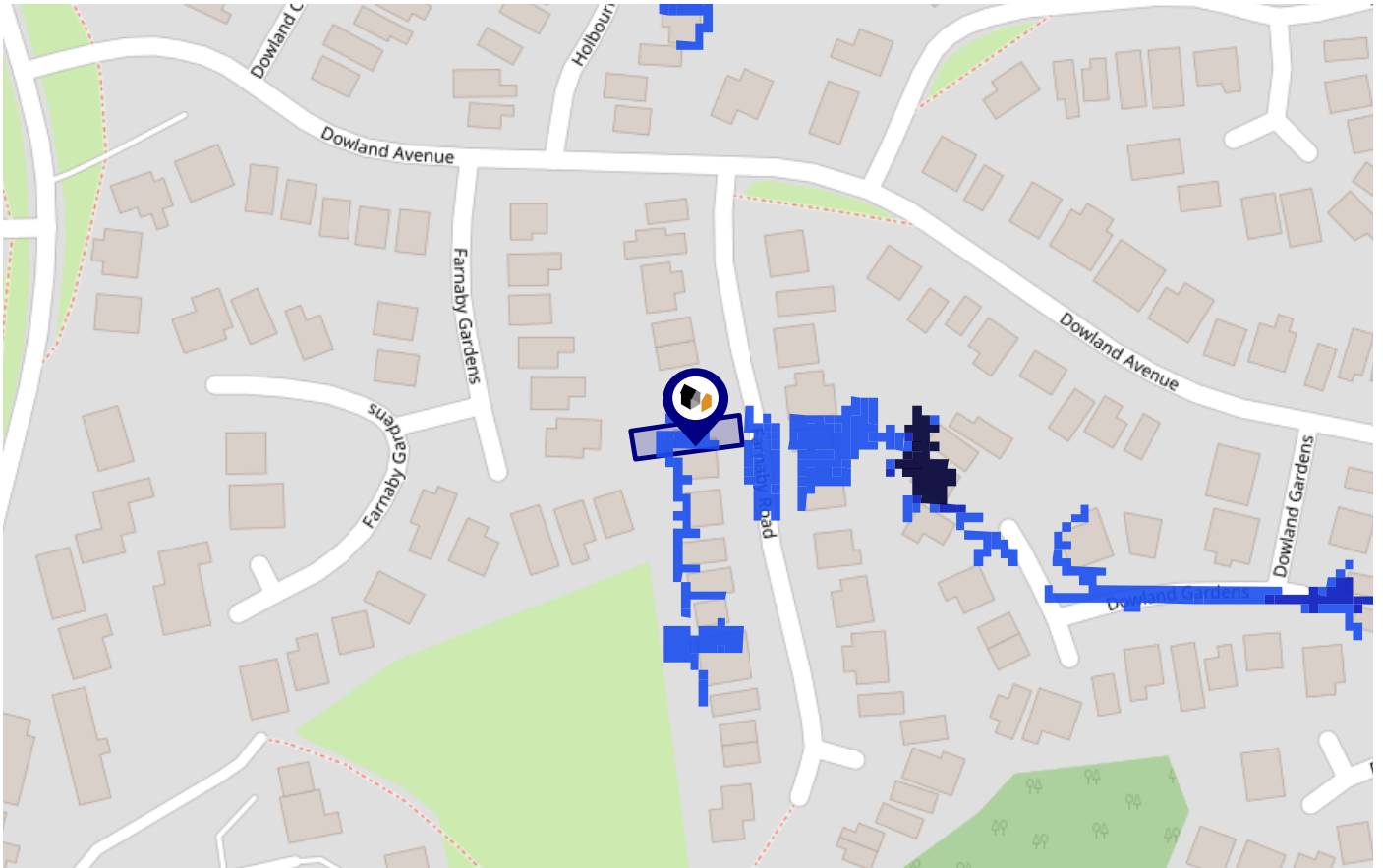
Chance of flooding to the following depths at this property:



# 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: 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.

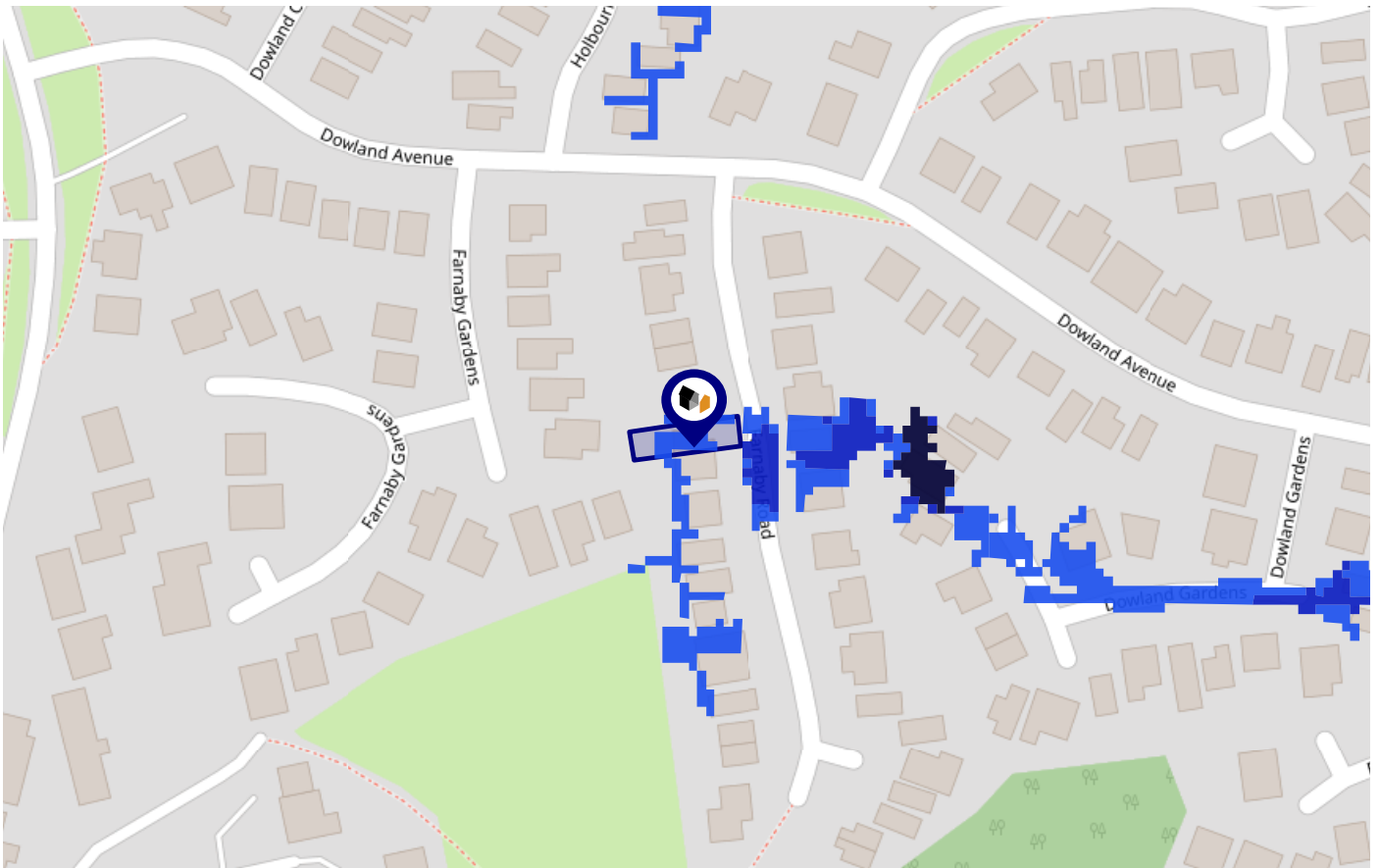
Chance of flooding to the following depths at this property:



# 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: Low

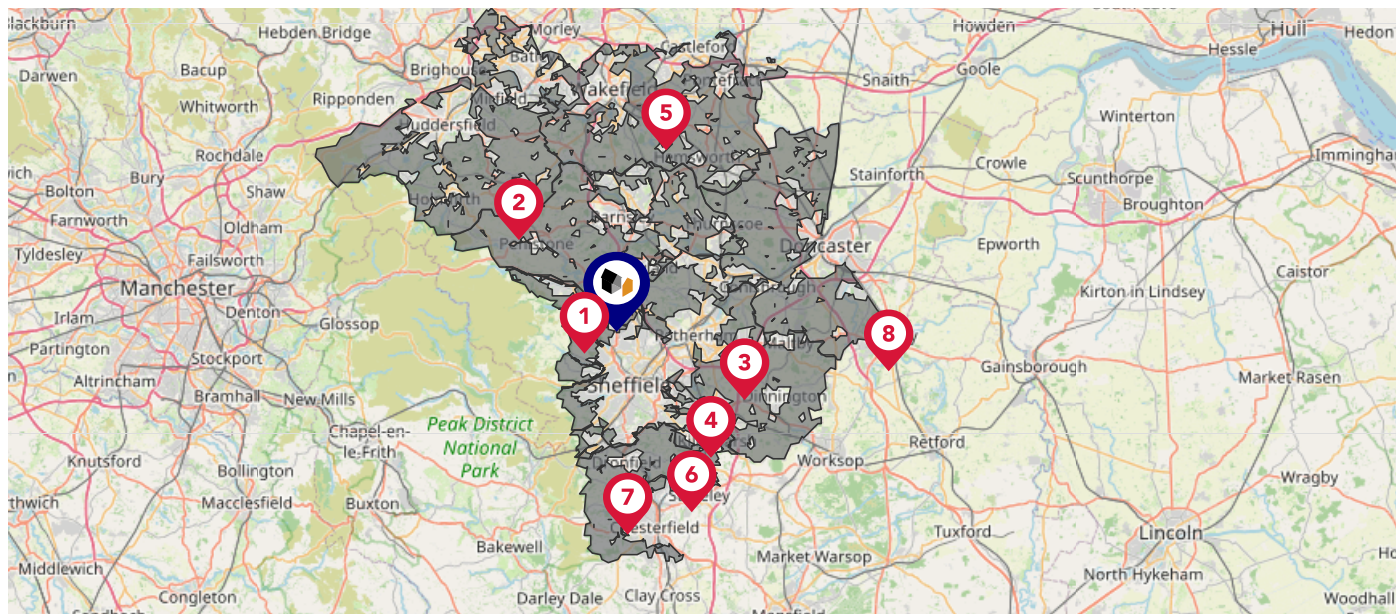
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



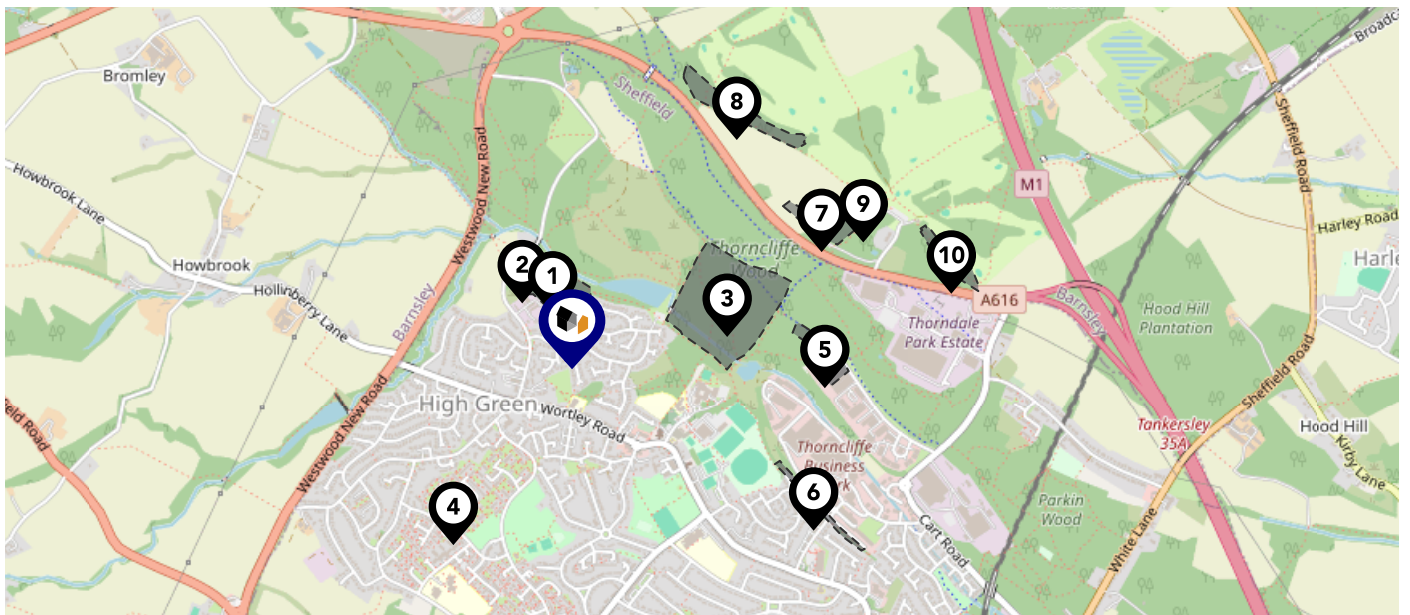
### Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - Barnsley
- 2 South and West Yorkshire Green Belt - Kirklees
- 3 South and West Yorkshire Green Belt - Rotherham
- 4 South and West Yorkshire Green Belt - Sheffield
- 5 South and West Yorkshire Green Belt - Wakefield
- 6 South and West Yorkshire Green Belt - Chesterfield
- 7 South and West Yorkshire Green Belt - North East Derbyshire
- 8 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.



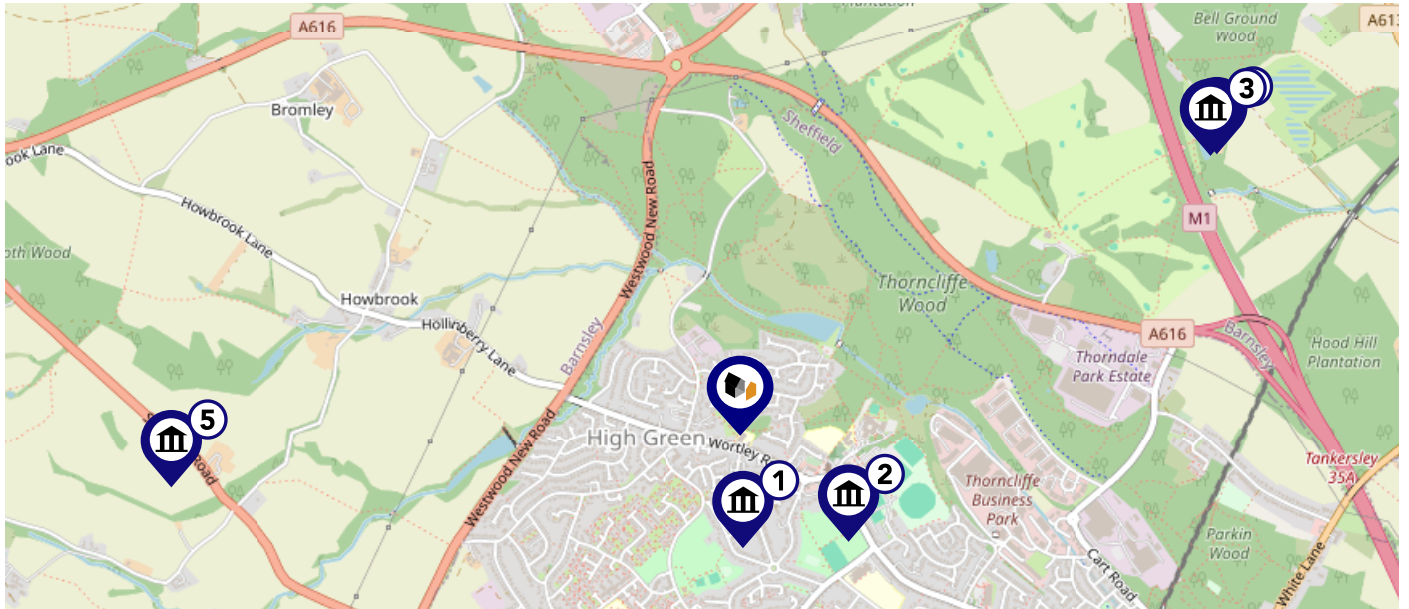
### Nearby Landfill Sites

<b>1</b>	Greaves Lane Tip-High Green, Sheffield, South Yorkshire	Historic Landfill
<b>2</b>	Land at Lowfields-High Green, Sheffield	Historic Landfill
<b>3</b>	Westwood Tip-High Green, Sheffield, South Yorkshire	Historic Landfill
<b>4</b>	Cottam Road-High Green, Sheffield	Historic Landfill
<b>5</b>	Newton Chambers and Company Limited-Thorncliffe Works, Chapeltown, Sheffield	Historic Landfill
<b>6</b>	Thorncliffe Works-Thorncliffe Road, Bradford, West Yorkshire	Historic Landfill
<b>7</b>	Golf Course-Warren Lane, Tankersley	Historic Landfill
<b>8</b>	Tankersley Park Golf Club-High Green, Sheffield	Historic Landfill
<b>9</b>	Tankersley Park Golf Club-High Green, Sheffield	Historic Landfill
<b>10</b>	Tankersley Park Golf Club-High Green, 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



1240589 - Miners Welfare Hall

Grade II

0.2 miles



1286375 - Church Of St Saviour

Grade II

0.3 miles



1191931 - Old Hall Farmhouse And The Cottage

Grade II

1.2 miles



1151073 - Tankersley Old Hall

Grade II

1.2 miles



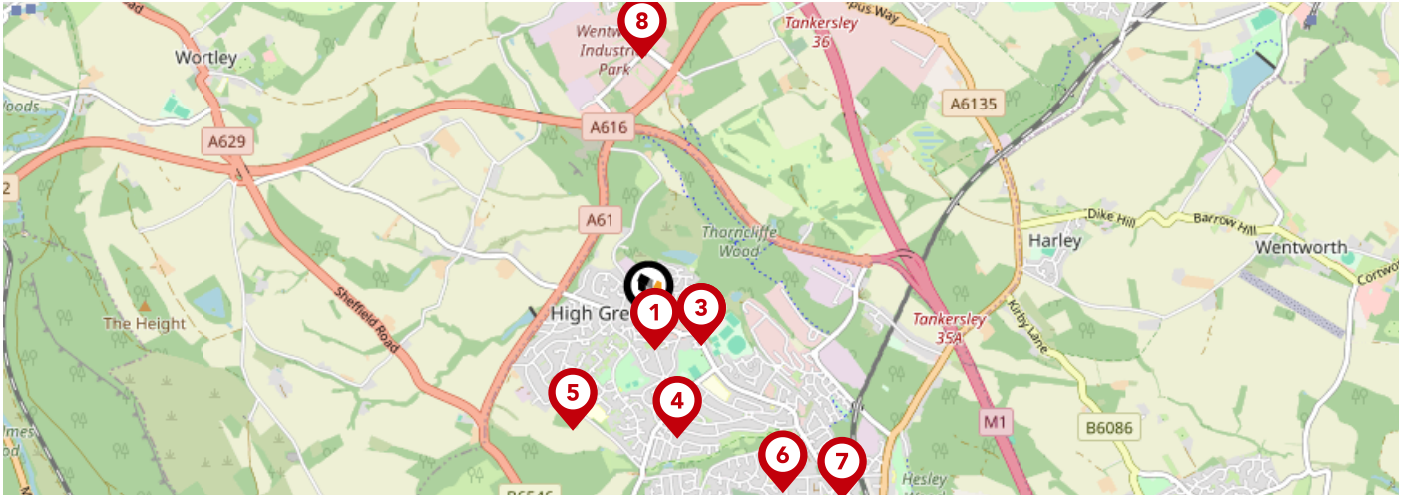
1192552 - Milepost Approximately 150 Metres North West Of Entrance To Town End Farm

Grade II

1.2 miles

# Area Schools

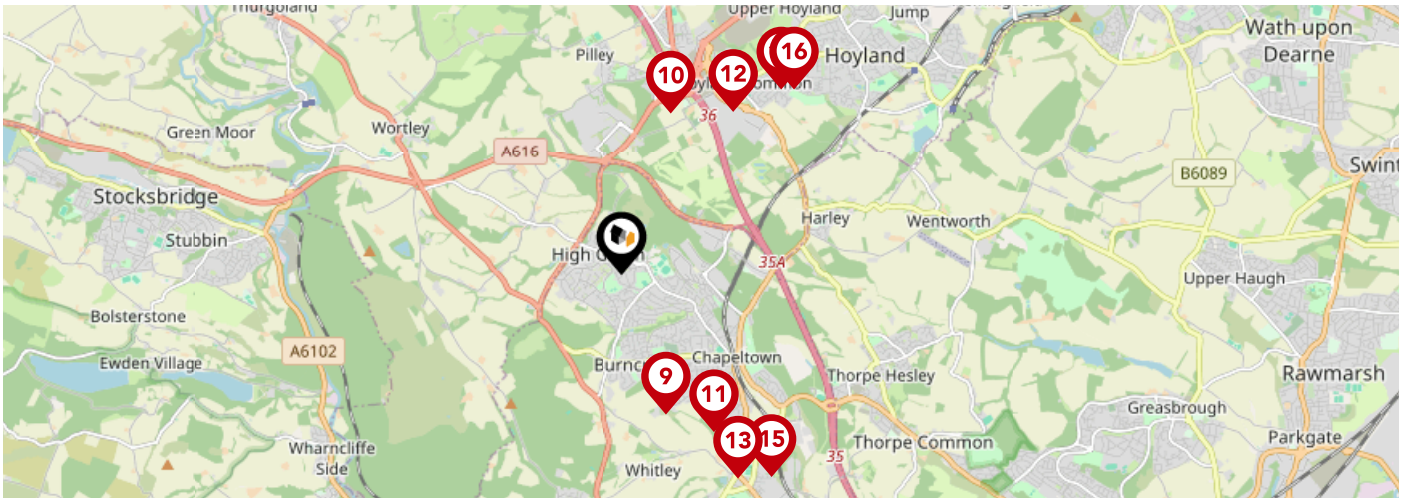
LANDWOOD GROUP











	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>High Green Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Mary's Primary School, A Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 178   Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Paces School for Conductive Education</b> Ofsted Rating: Good   Pupils: 54   Distance:0.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Greengate Lane Academy</b> Ofsted Rating: Good   Pupils: 221   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Angram Bank Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Lound Infant School</b> Ofsted Rating: Good   Pupils: 149   Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Lound Junior School</b> Ofsted Rating: Good   Pupils: 215   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Park House School</b> Ofsted Rating: Good   Pupils: 19   Distance:1.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

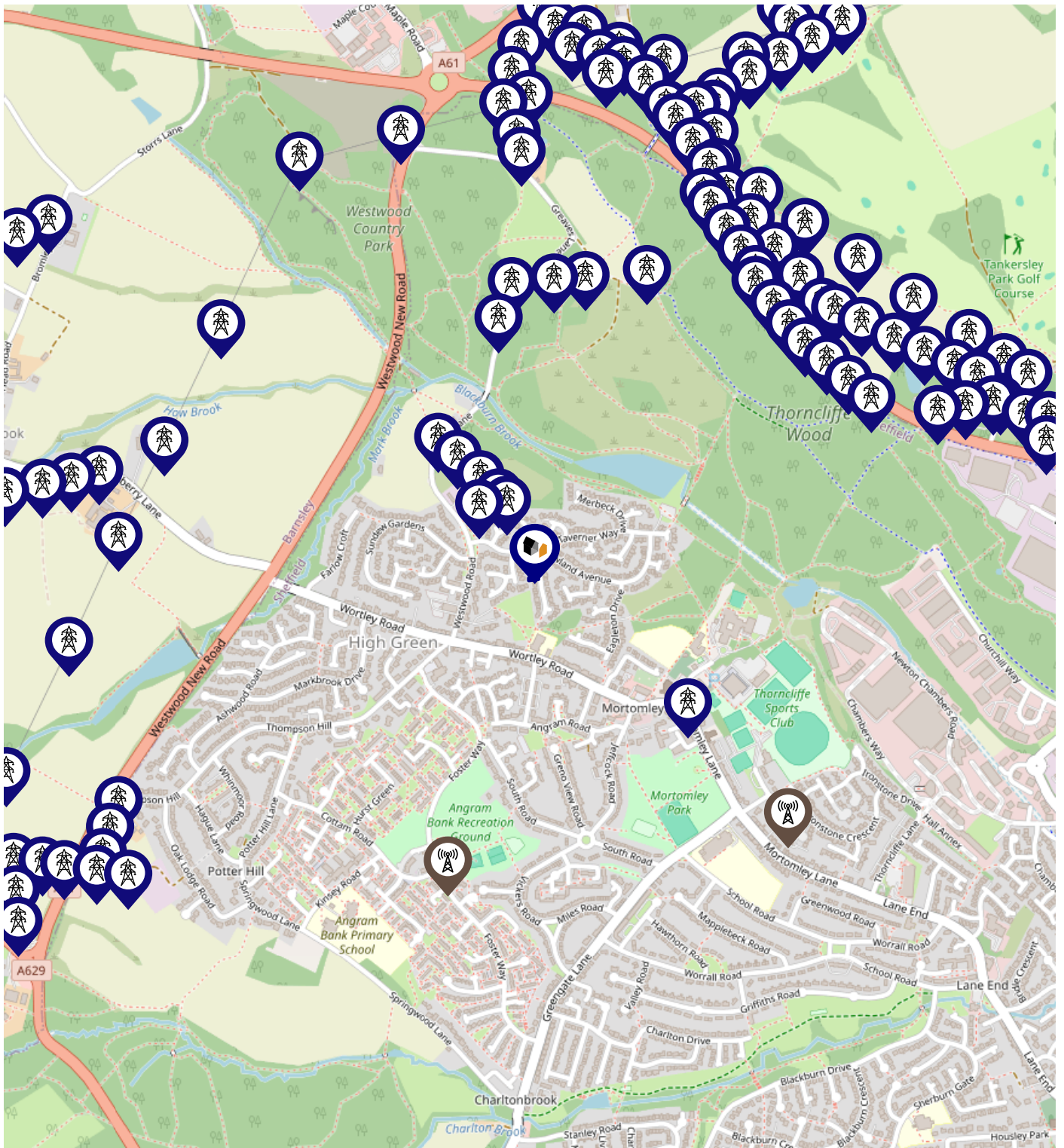
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
 <b>Windmill Hill Primary School</b> Ofsted Rating: Good   Pupils: 305   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Tankersley St Peter's CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 220   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coit Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hoyland Common Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ecclesfield School</b> Ofsted Rating: Good   Pupils: 1730   Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>West Meadows Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Chapeltown Academy</b> Ofsted Rating: Good   Pupils: 303   Distance:2.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kirk Balk Academy</b> Ofsted Rating: Good   Pupils: 1333   Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

LANDWOOD  
GROUP

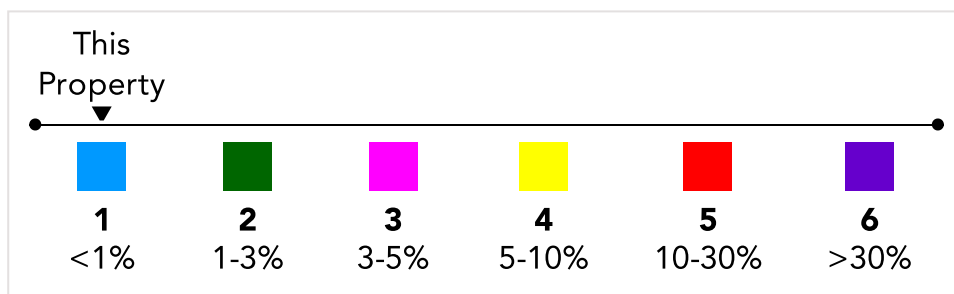
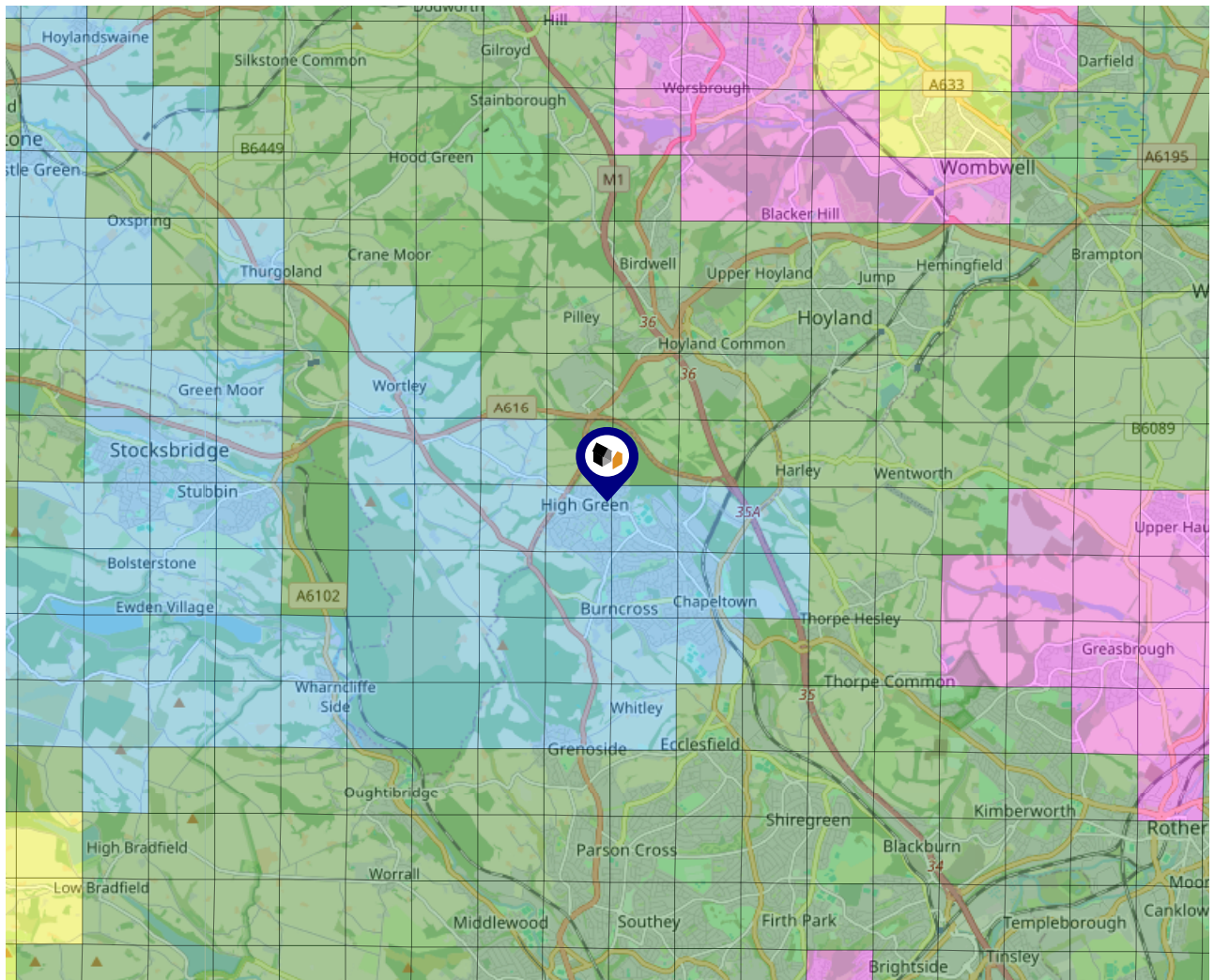


## Key:

-  Power Pylons
-  Communication Masts

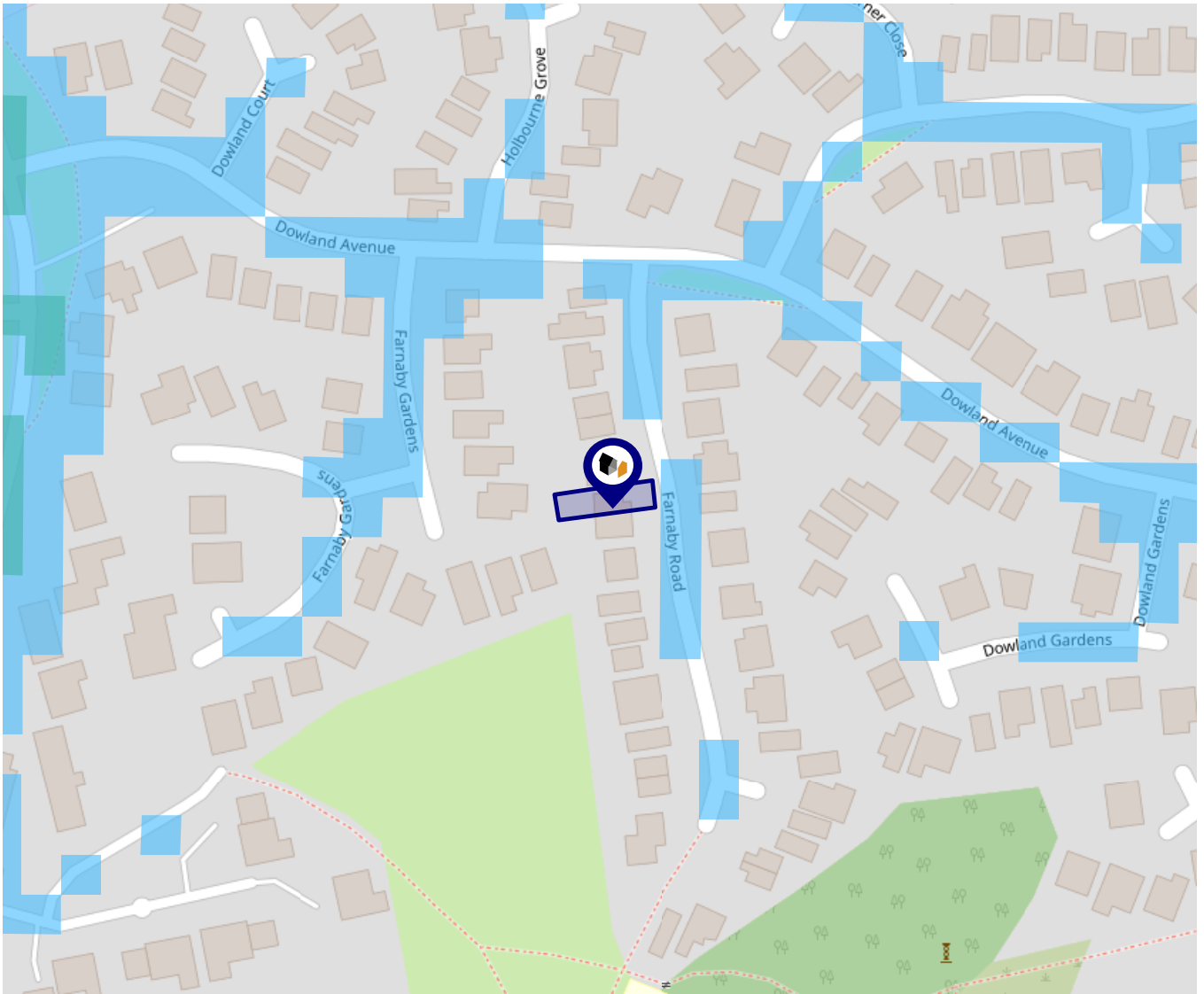
### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

LANDWOOD  
GROUP

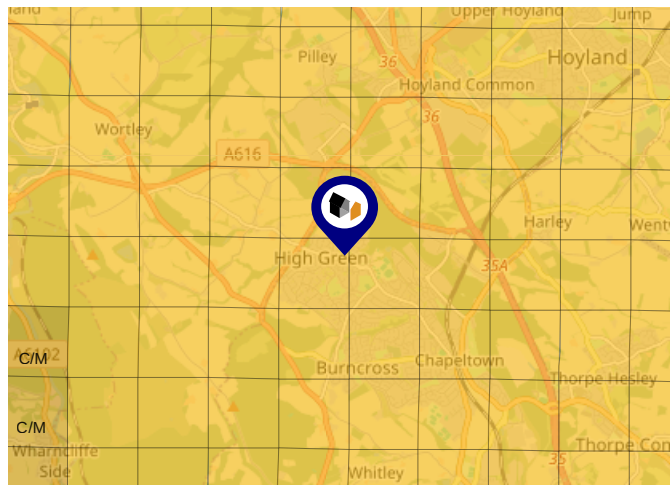


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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



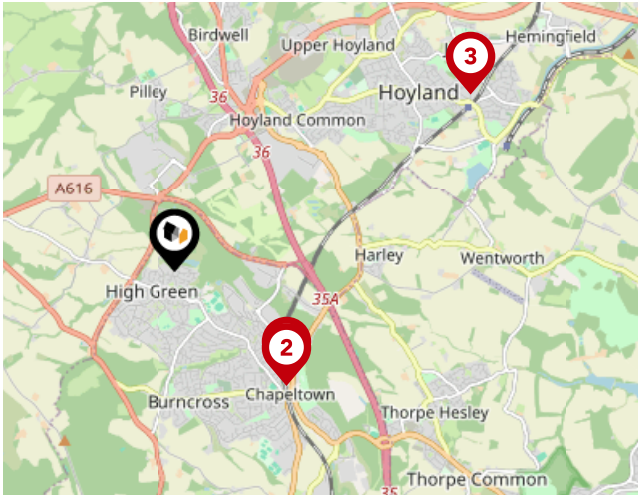
## Primary Classifications (Most Common Clay Types)

<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

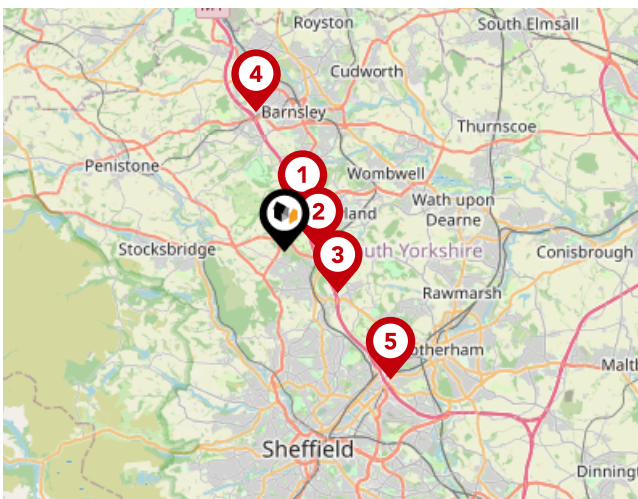
## Transport (National)

LANDWOOD GROUP



### National Rail Stations

Pin	Name	Distance
1	Chapeltown Rail Station	1.36 miles
2	Chapeltown Rail Station	1.41 miles
3	Elsecar Rail Station	3.04 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J36	1.5 miles
2	M1 J35A	1.2 miles
3	M1 J35	2.35 miles
4	M1 J37	5.02 miles
5	M1 J34	5.89 miles



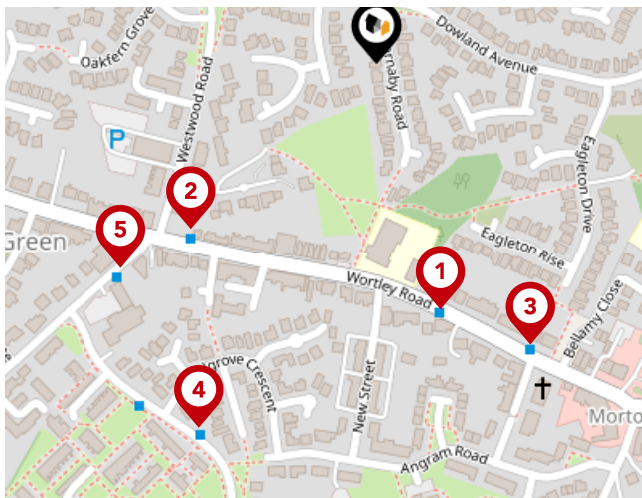
### Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	28.02 miles
2	Finningley	19.74 miles
3	East Mids Airport	45.46 miles
4	Manchester Airport	33.39 miles

# Area

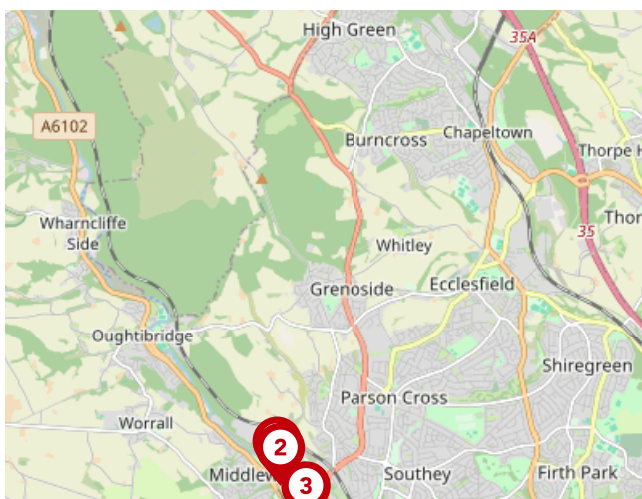
## Transport (Local)

LANDWOOD GROUP



### Bus Stops/Stations

Pin	Name	Distance
1	Wortley Road/Chapel Road	0.14 miles
2	Wortley Road/Westwood Road	0.14 miles
3	Wortley Road/New Street	0.18 miles
4	Foster Way/Milgrove Crescent	0.22 miles
5	Thompson Hill/Foster Way	0.18 miles



### Local Connections

Pin	Name	Distance
1	Middlewood Supertram Platform	4.24 miles
2	Middlewood Supertram Platform	4.28 miles
3	Leppings Lane to Middlewood	4.59 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.



### 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/>

