



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 16th March 2026



**APARTMENT 4, CITY WALK, 1, SYLVESTER STREET,
SHEFFIELD, S1 4RN**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type: Flat / Maisonette
Bedrooms: 2
Plot Area: 0.09 acres
Year Built : 2007
Council Tax : Band B
Annual Estimate: £1,858
Title Number: SYK538536
UPRN: 10022925401


Last Sold Date: 24/07/2007
Last Sold Price: £124,000
Last Sold £/ft²: £245
Tenure: Leasehold


Local Area

Local Authority: Sheffield
Conservation Area: Cultural Industries Quarter

Flood Risk:
 ● Rivers & Seas: Low
 ● Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s


1800 mb/s


Mobile Coverage:
 (based on calls indoors)



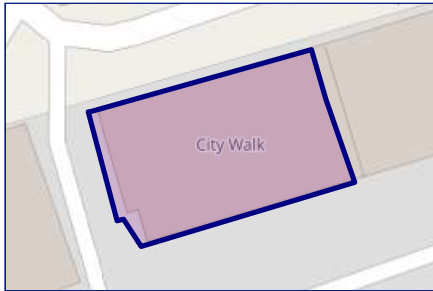
Satellite/Fibre TV Availability:



Property Multiple Title Plans

LANDWOOD
GROUP

Freehold Title Plan



SYK464989

Leasehold Title Plan



SYK538536

Start Date: 23/07/2007
End Date: 10/07/2157
Lease Term: 150 years from 10 July 2007
Term Remaining: 131 years

Maps

Coal Mining

LANDWOOD
GROUP

This map displays nearby coal mine entrances and their classifications.



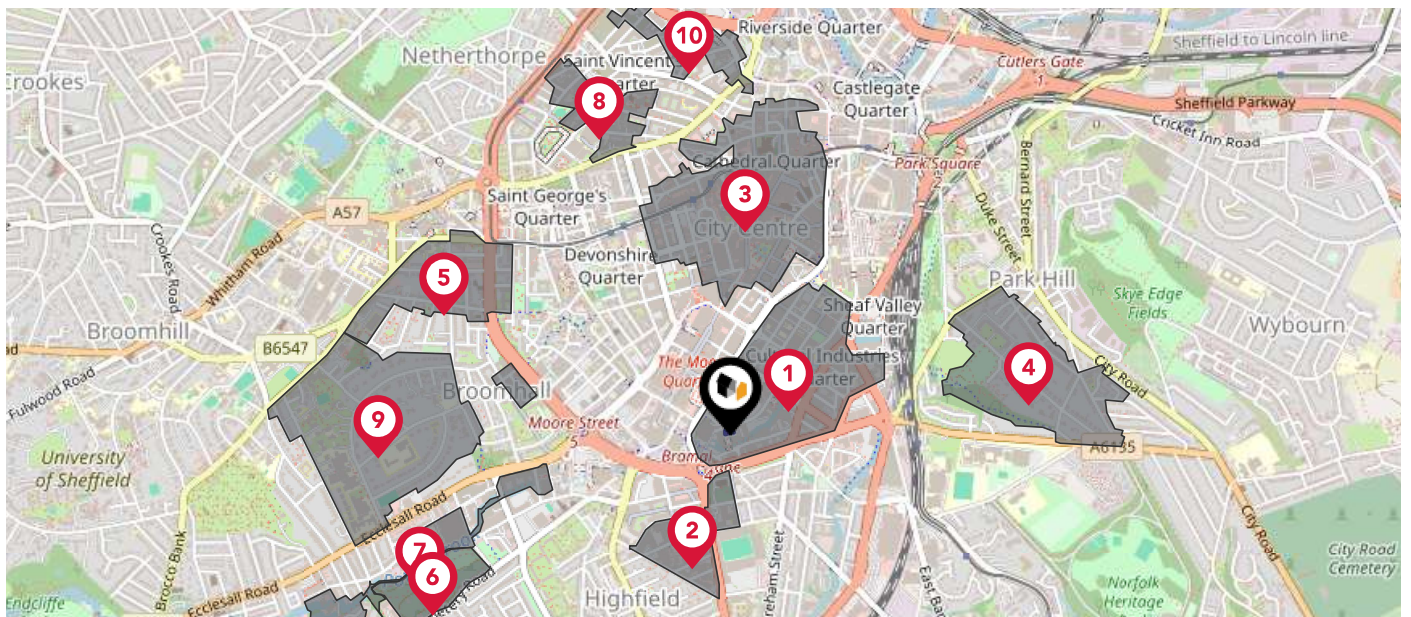
Mine Entry

- ✕ 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.



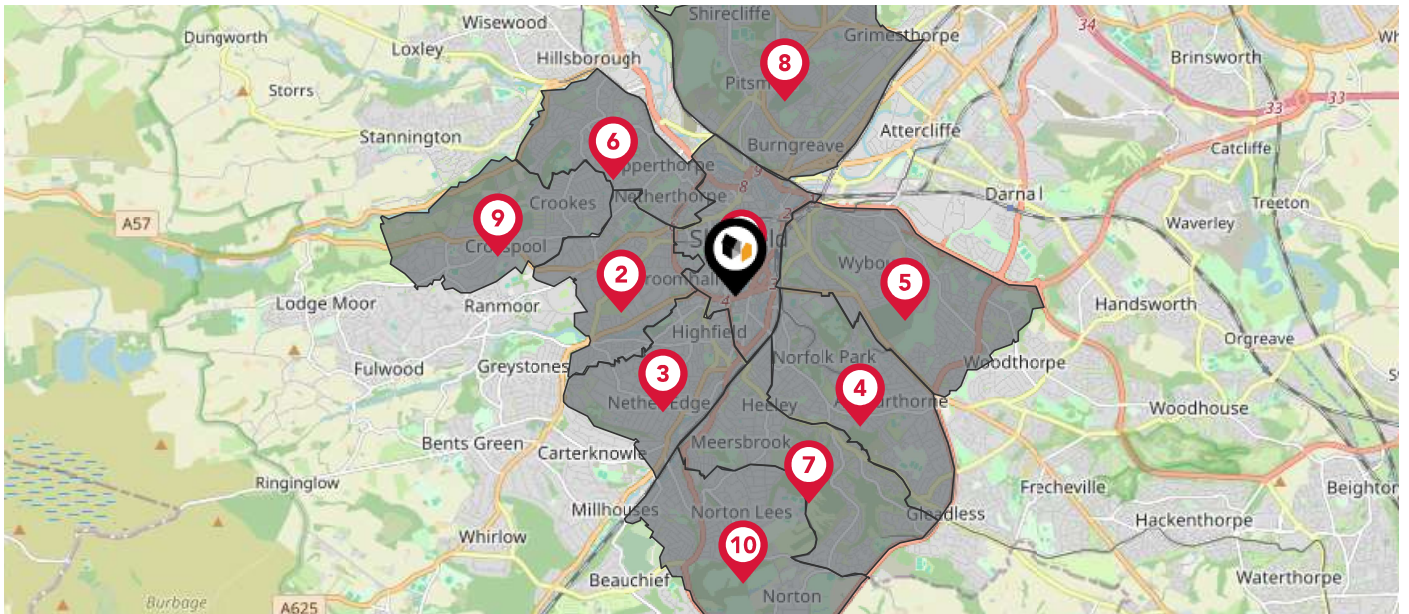
Nearby Conservation Areas

-  Cultural Industries Quarter
-  John Street
-  City Centre
-  Norfolk Road
-  Hanover
-  General Cemetery
-  Porter Brook
-  Well Meadow
-  Broomhall
-  Furnace Hill











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



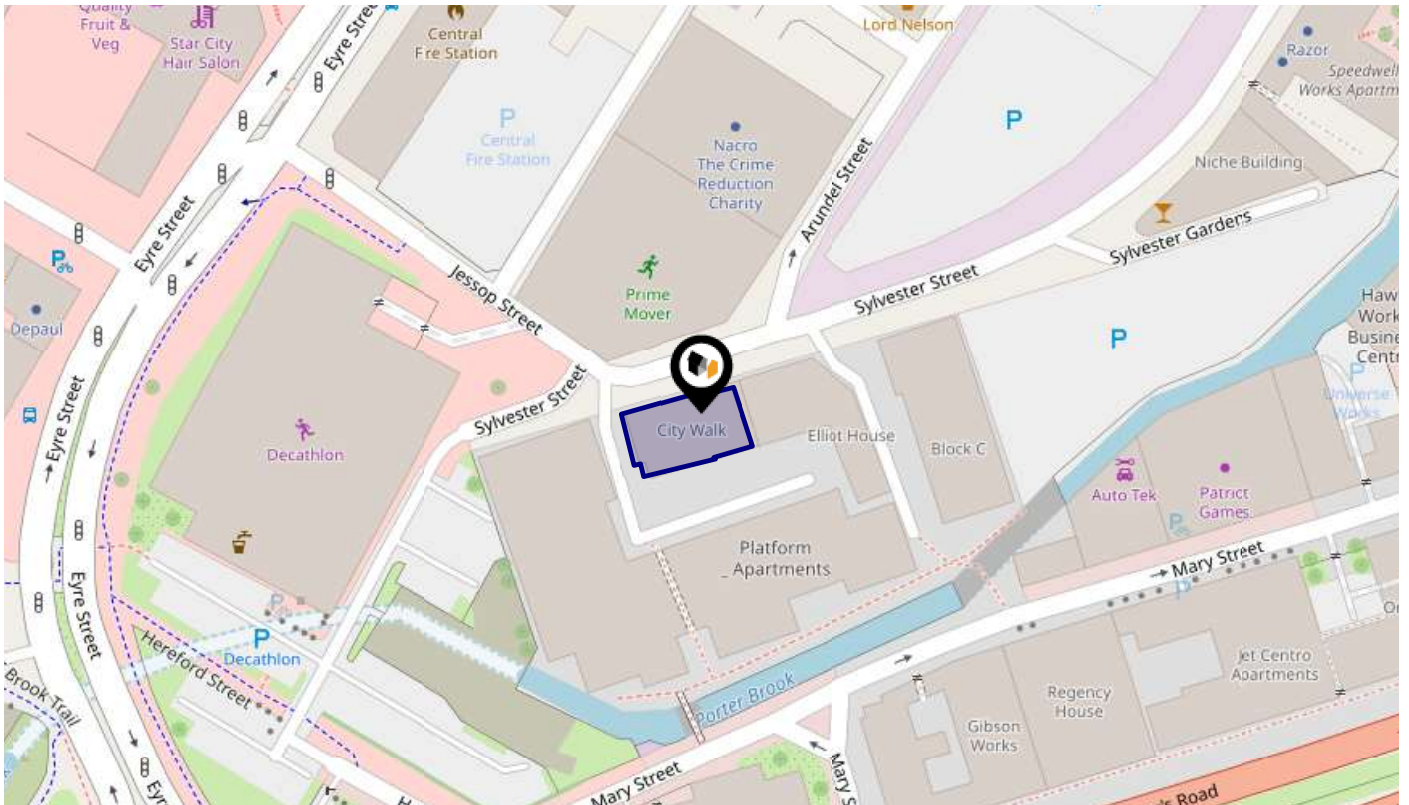
Nearby Council Wards

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

Maps

Rail Noise

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.

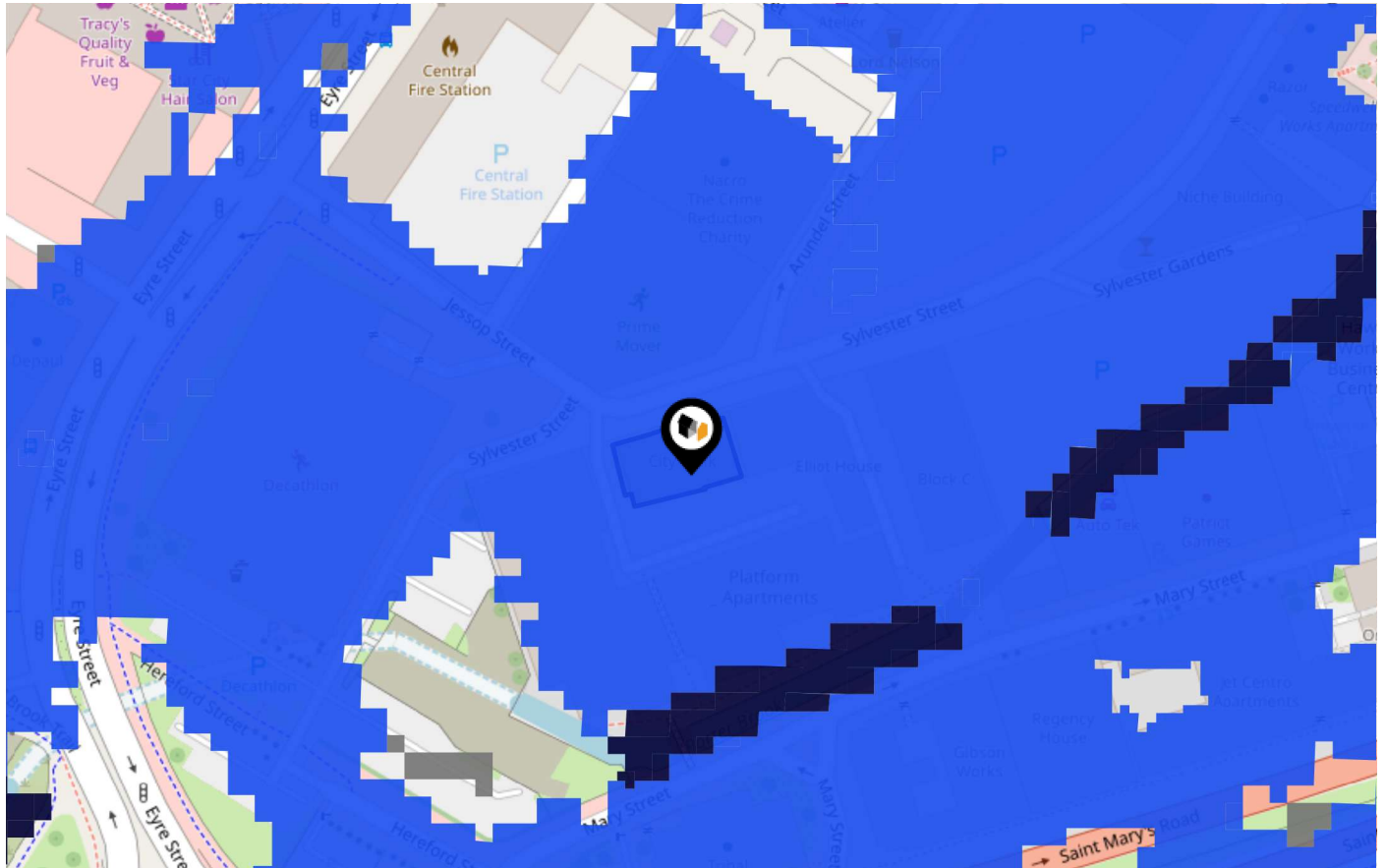
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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



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.

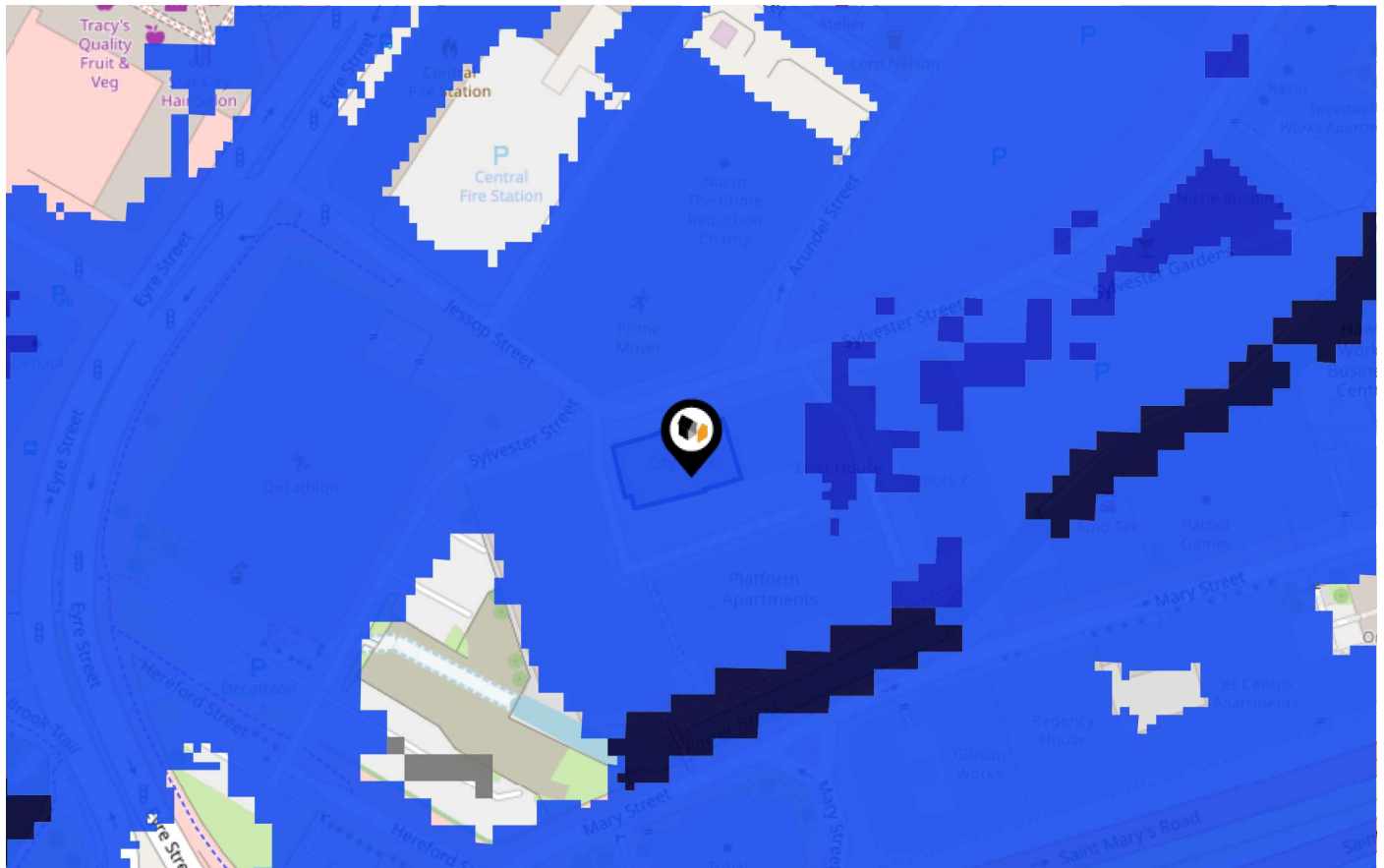
Chance of flooding to the following depths at this property:



Flood Risk

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: 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.

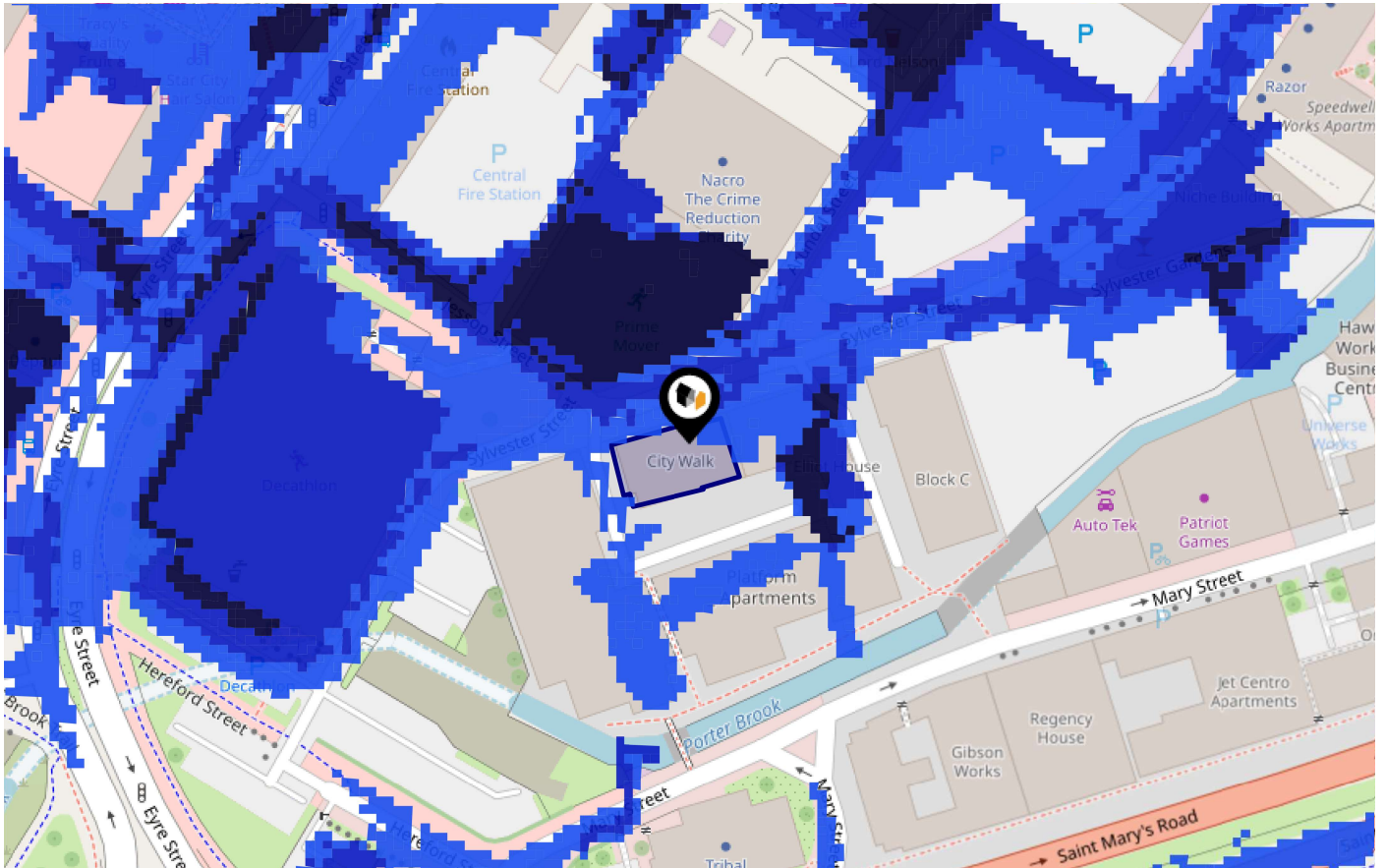
Chance of flooding to the following depths at this property:



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.

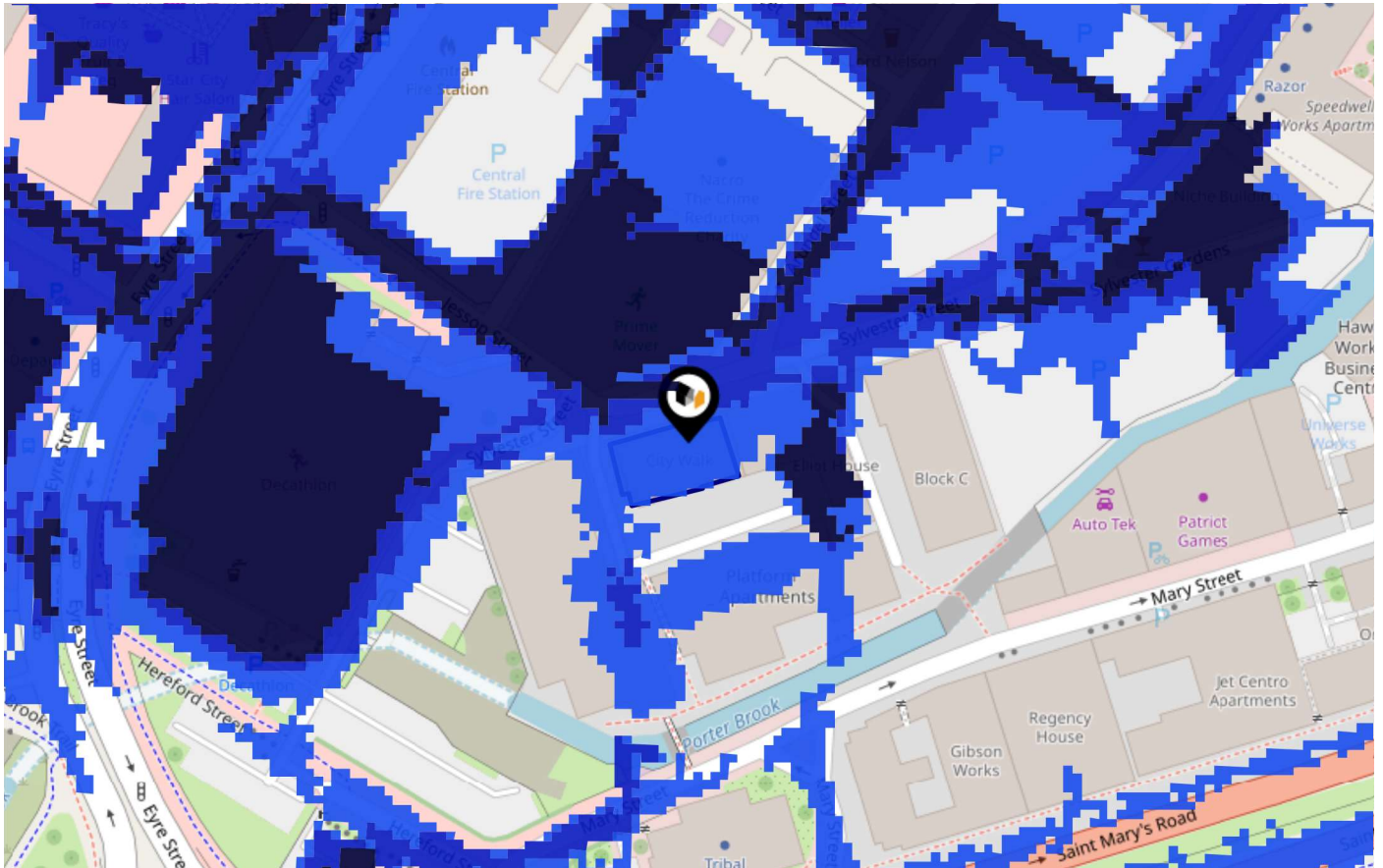
Chance of flooding to the following depths at this property:



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: 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:

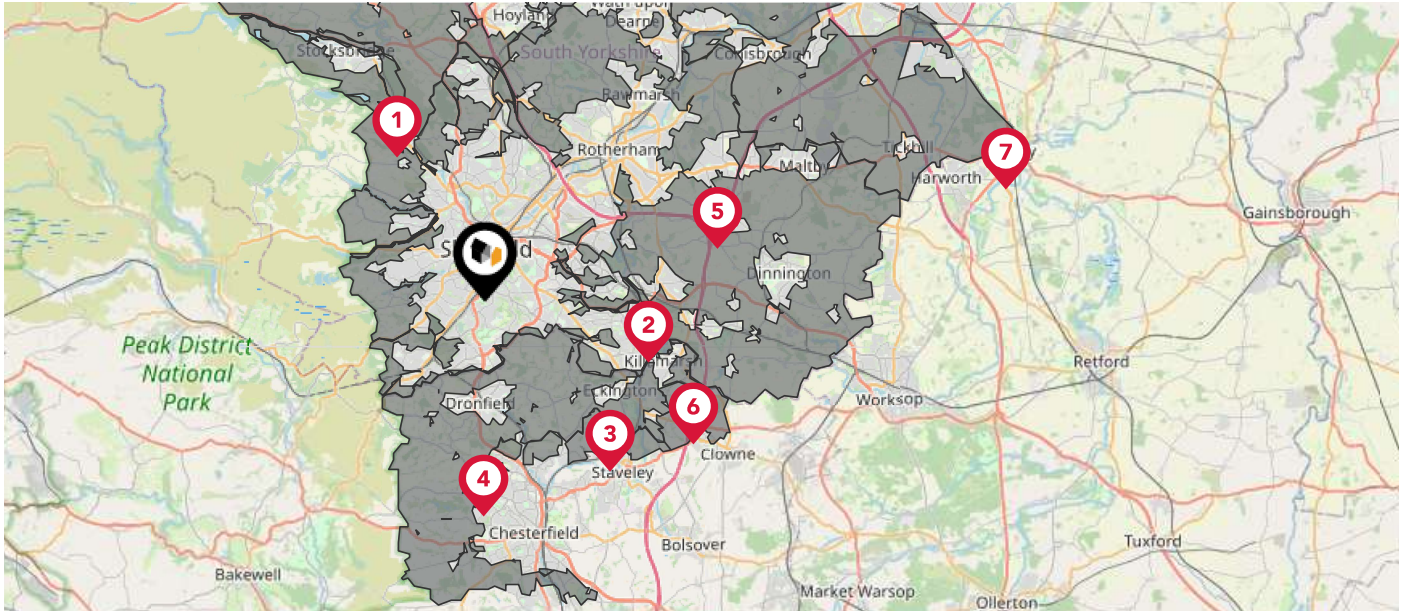


Maps

Green Belt

LANDWOOD
GROUP

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 - Chesterfield
- 4 South and West Yorkshire Green Belt - North East Derbyshire
- 5 South and West Yorkshire Green Belt - Rotherham
- 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

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



1247433 - Sylvester Works

Grade II

0.0 miles



1247425 - Workshop Range To South East Of Sylvester Works

Grade II

0.0 miles



1246817 - Church Of St Mary

Grade II

0.1 miles



1391177 - 106-110, Mary Street

Grade II

0.1 miles



1390917 - Gibson Works

Grade II

0.1 miles



1391176 - 104, Mary Street

Grade II

0.1 miles



1096055 - Murray Building

Grade II

0.2 miles



1058973 - Bollards And Kerb Outside Entrance To Former Drill Hall

Grade II

0.2 miles



1391174 - Sterling Works

Grade II

0.2 miles



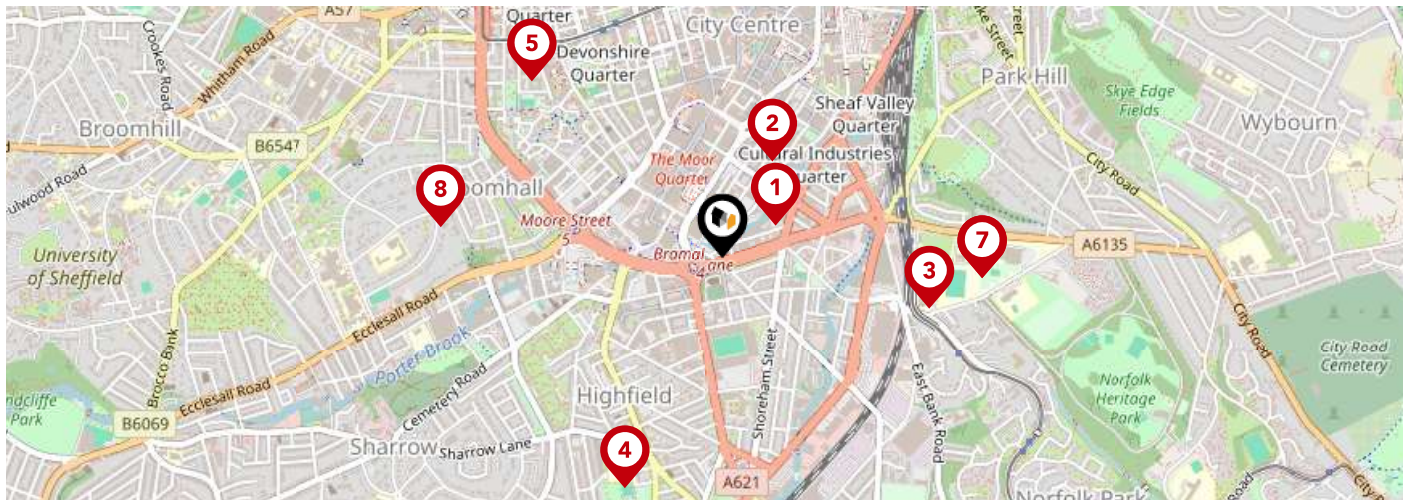
1246672 - Truro Works

Grade II

0.2 miles

Area Schools

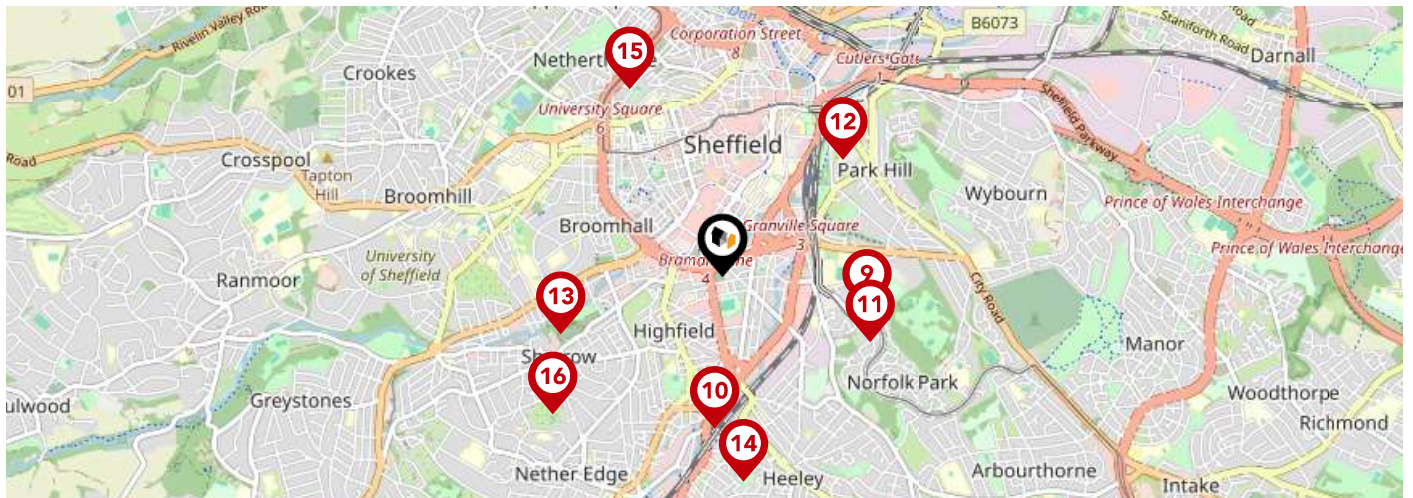
LANDWOOD GROUP











		Nursery	Primary	Secondary	College	Private
1	UTC Sheffield City Centre Ofsted Rating: Good Pupils: 492 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Freeman College Ofsted Rating: Good Pupils:0 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Sheffield College Ofsted Rating: Good Pupils:0 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sharrow Nursery, Infant and Junior School Ofsted Rating: Good Pupils: 527 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Springfield Primary School Ofsted Rating: Good Pupils: 202 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Seven Hills School Ofsted Rating: Outstanding Pupils: 224 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Saints' Catholic High School Ofsted Rating: Good Pupils: 1387 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Broomhall Nursery School Ofsted Rating: Outstanding Pupils: 96 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

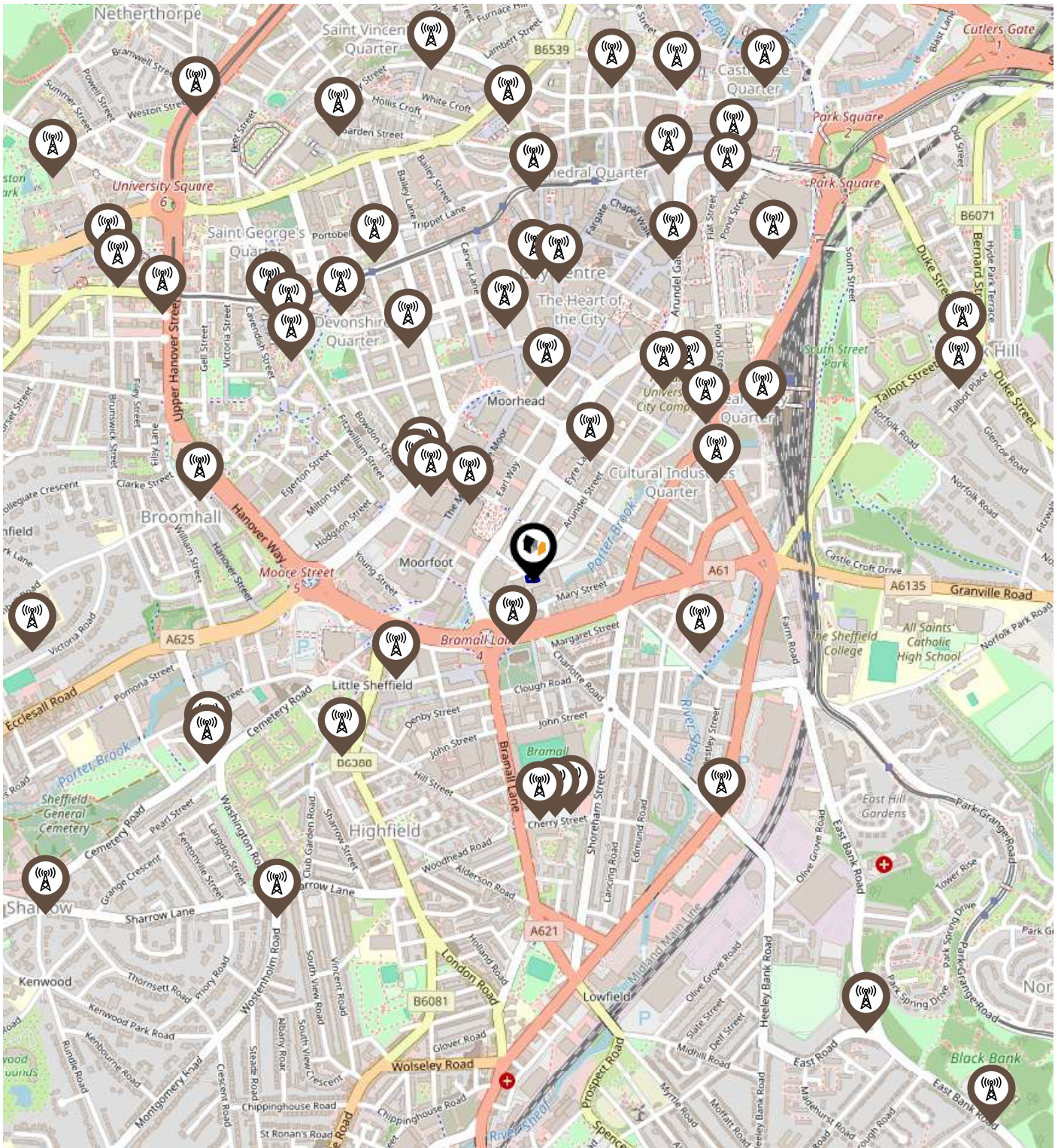
LANDWOOD GROUP





		Nursery	Primary	Secondary	College	Private
	Heritage Park School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lowfield Community Primary School Ofsted Rating: Good Pupils: 406 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Discovery Academy Ofsted Rating: Not Rated Pupils: 97 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grace Owen Nursery School Ofsted Rating: Good Pupils: 100 Distance:0.74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Porter Croft Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 212 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Anns Grove Primary School Ofsted Rating: Good Pupils: 390 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Netherthorpe Primary School Ofsted Rating: Good Pupils: 258 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brantwood Specialist School Ofsted Rating: Good Pupils: 53 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

LANDWOOD
GROUP

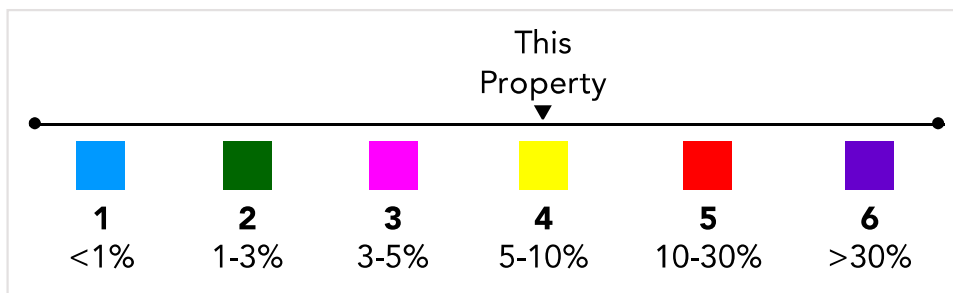
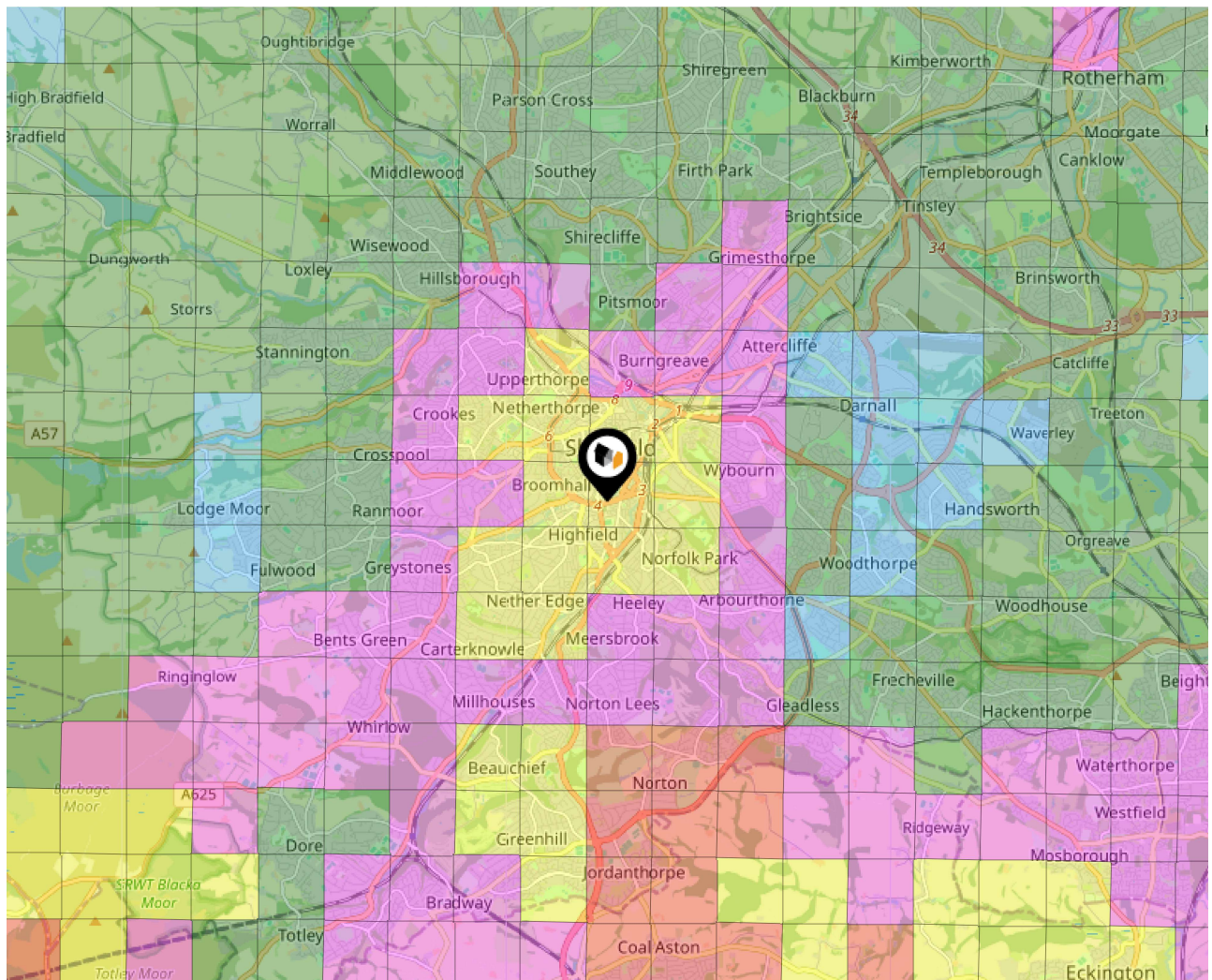


Key:

-  Power Pylons
-  Communication Masts

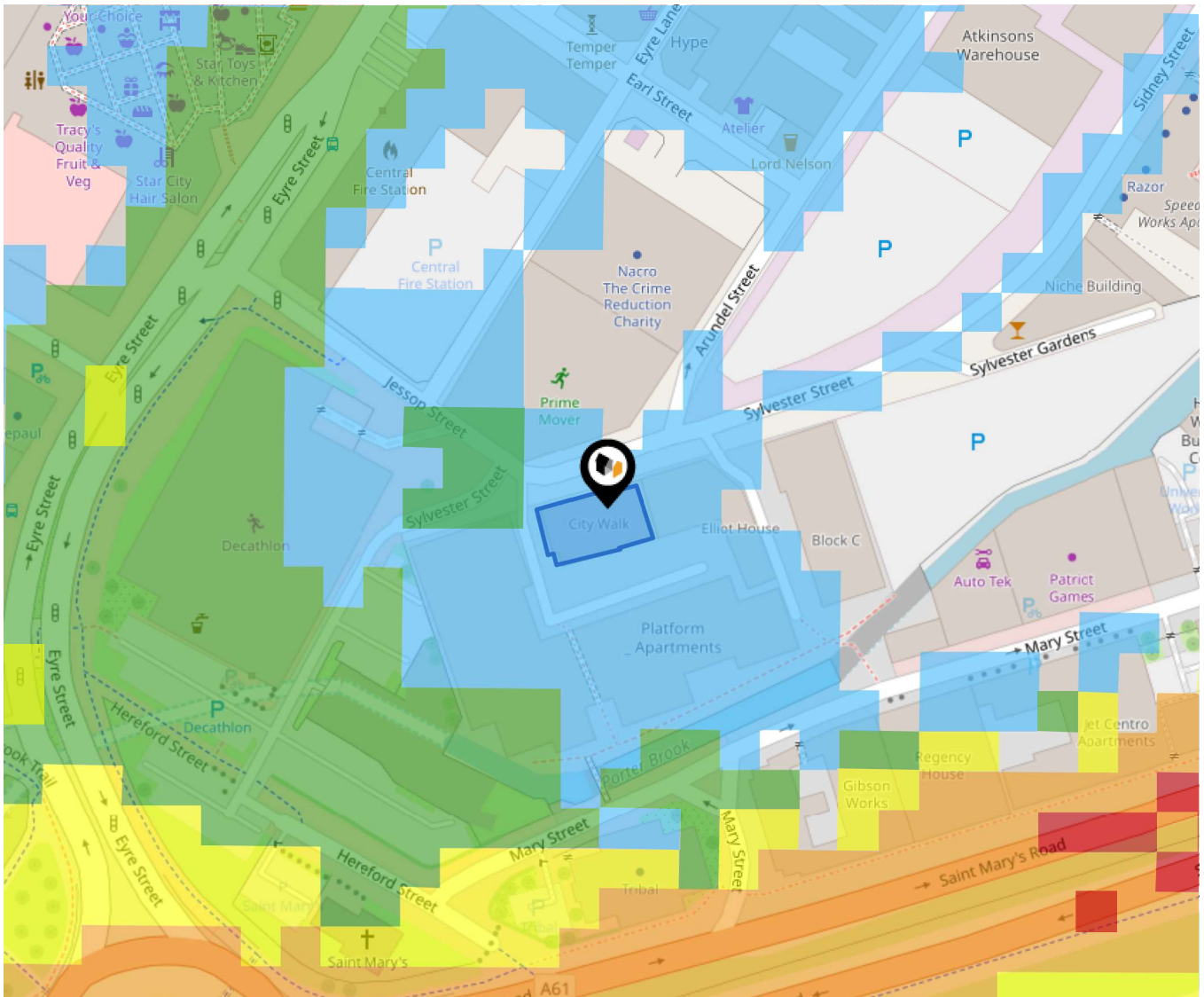
What is Radon?

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/m³).



Local Area Road Noise

LANDWOOD
GROUP

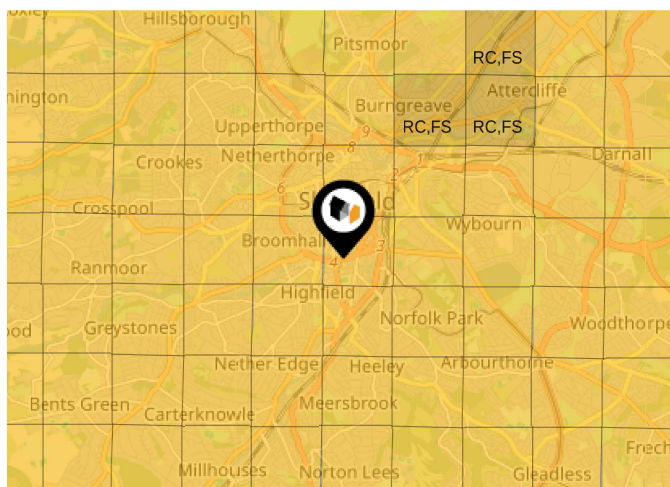


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

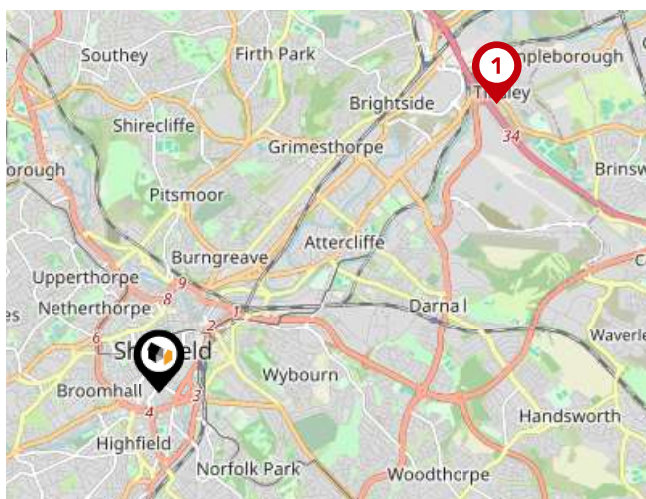
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Sheffield Rail Station	0.44 miles
2	Sheffield Rail Station	0.49 miles
3	Darnall Rail Station	2.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J34	3.92 miles
2	M1 J35	5.72 miles
3	M1 J35A	7.15 miles
4	M1 J36	8.44 miles
5	M1 J33	5.33 miles

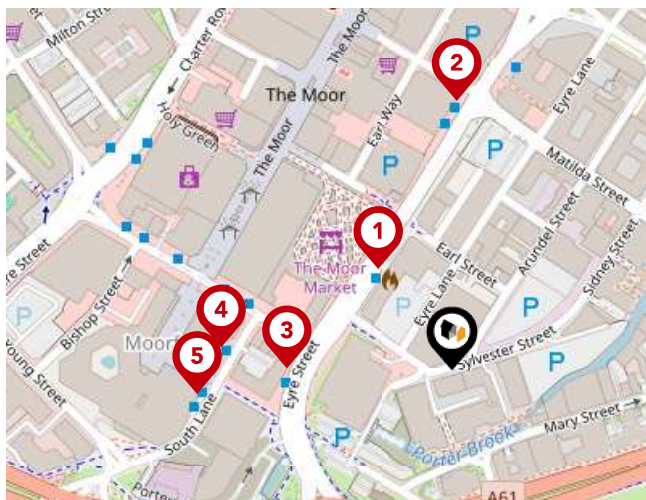


Airports/HELIPADS

Pin	Name	Distance
1	Finningley	20.36 miles
2	Leeds Bradford Airport	35.08 miles
3	East Mids Airport	38.35 miles
4	Manchester Airport	33.36 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eyre Street/Moorfoot	0.07 miles
2	Eyre Street/Matilda Street	0.15 miles
3	Eyre Street/Cumberland Street	0.09 miles
4	South Lane/Cumberland Street	0.13 miles
5	South Lane/Cumberland Street	0.14 miles



Local Connections

Pin	Name	Distance
1	Granville Rd-Sheff Coll to City	0.4 miles
2	Granville Rd-Sheff Coll to Halfway	0.42 miles
3	Sheffield Stn/Hallam Uni to Halfway	0.5 miles

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.

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/>

