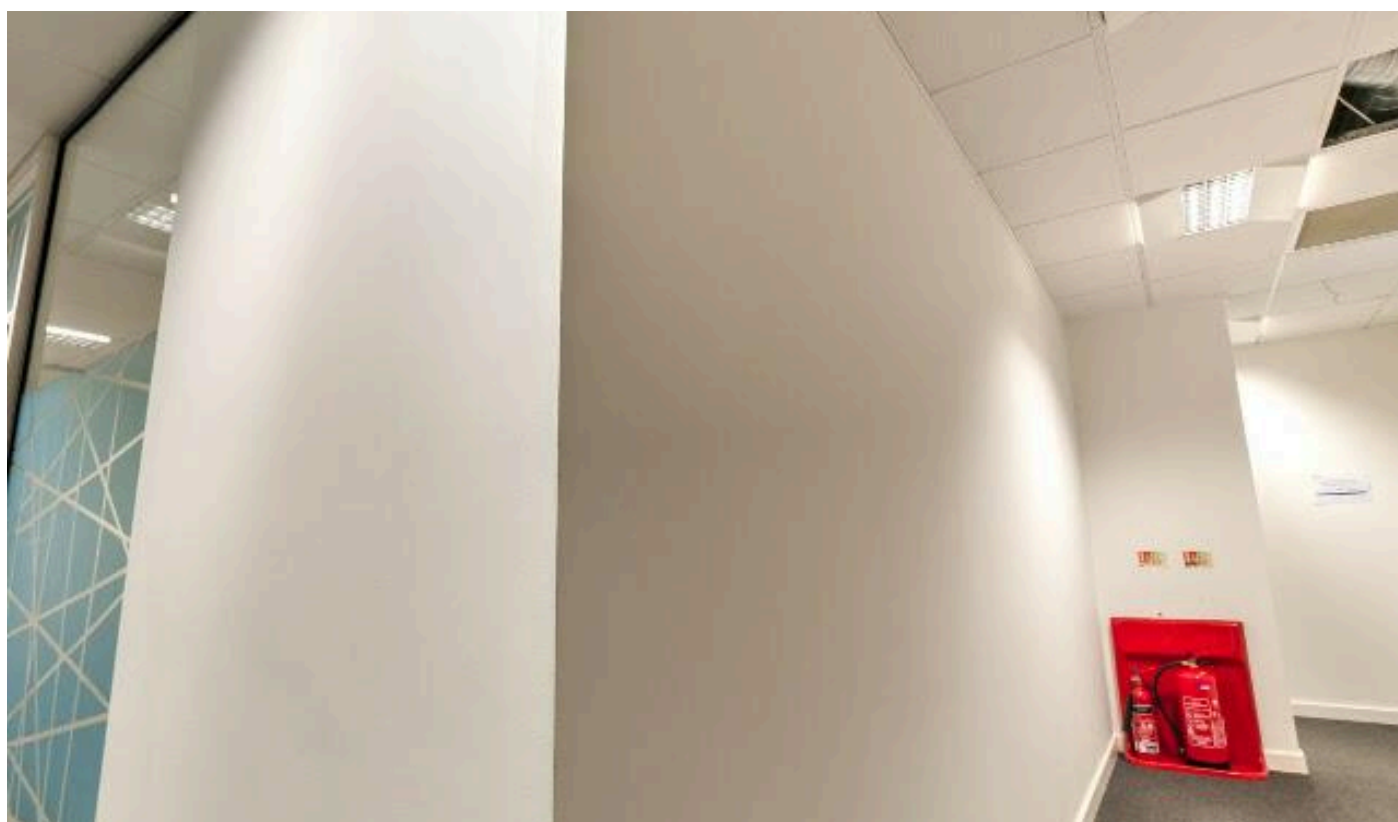




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 13th October 2026



**APARTMENT 80, CITY POINT, 1, SOLLY STREET, SHEFFIELD,
S1 4BX**

Landwood Group

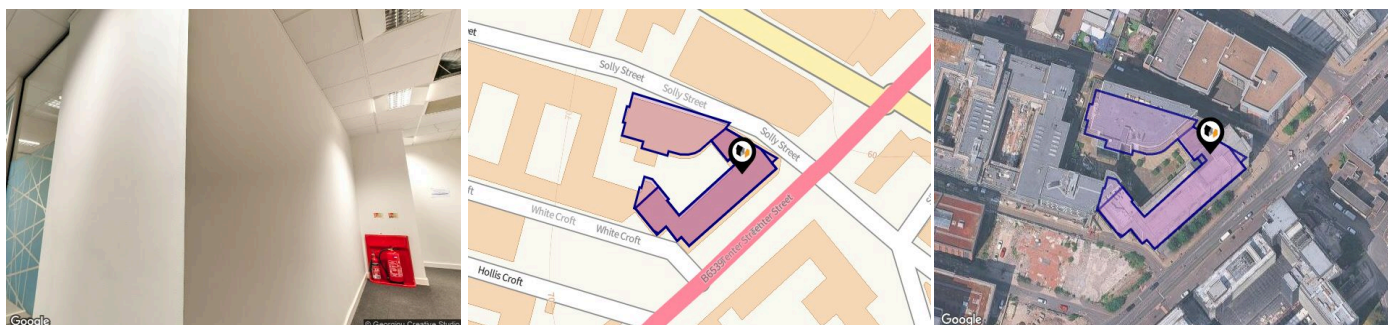
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	419 ft ² / 39 m ²
Plot Area:	0.94 acres
Year Built :	2008
Council Tax :	Band B
Title Number:	SYK678982
UPRN:	10013163218
Restrictive Covenants:	Yes

Last Sold Date:	19/05/2008
Last Sold Price:	£125,000
Last Sold £/ft ² :	£284
Tenure:	Leasehold

Local Area

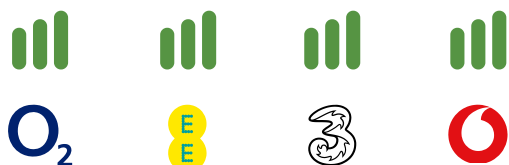
Local Authority:	Sheffield
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 **1000**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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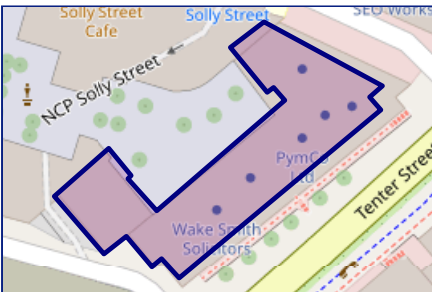
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



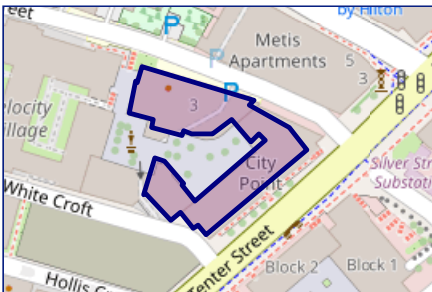
SYK486181

Leasehold Title Plans



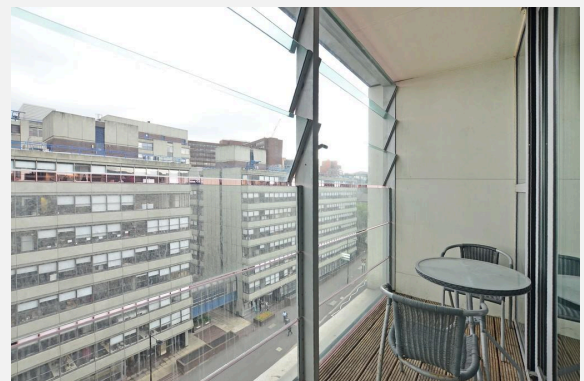
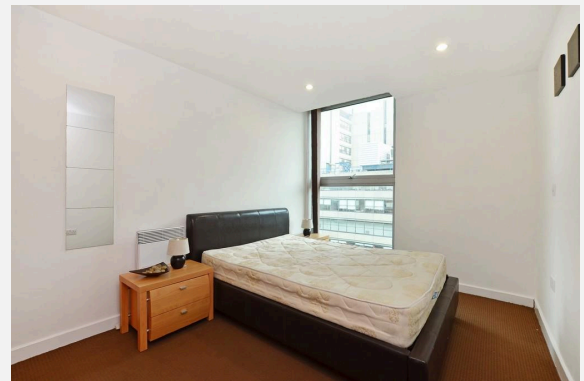
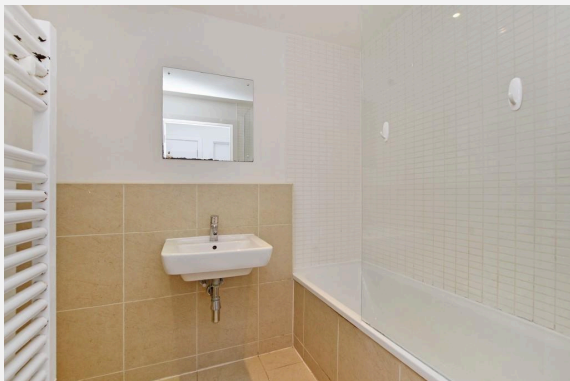
SYK678982

Start Date: 18/05/2008
End Date: 19/05/2208
Lease Term: 200 years from 19 May 2008
Term Remaining: 181 years



SYK552606

Start Date: 10/12/2019
End Date: 10/12/3018
Lease Term: 999 years commencing on 11 December 2019 and ending on 10 December 3018
Term Remaining: 992 years



**APARTMENT 80, CITY POINT, 1, SOLLY STREET, SHEFFIELD,
S1 4BX**

80 CITY POINT

APPROXIMATE GROSS INTERNAL AREA = 41 SQ M / 441 SQ FT

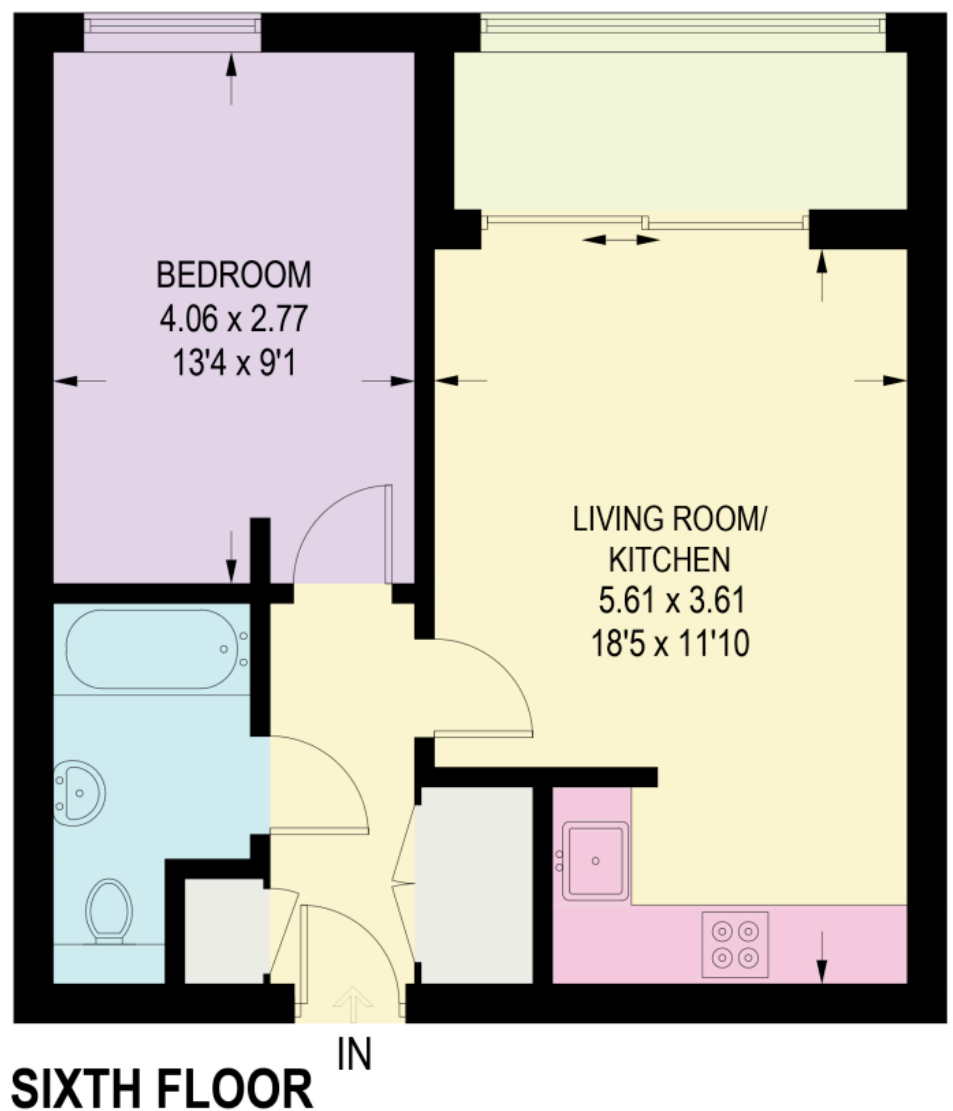


Illustration for identification purposes only, measurements are approximate, not to scale.

Property
EPC - Certificate

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Apartment 80, City Point, 1 Solly Street, S1 4BX

Energy rating

B

Valid until 02.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	39 m ²

Market Sold in Street

LANDWOOD
GROUP

Apartment 127, City Point, 1, Solly Street, Sheffield, S1 4BX			
Last Sold Date:	28/07/2026	28/07/2017	
Last Sold Price:	£90,000	£98,000	
Apartment 128, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	17/02/2026	06/02/2008	
Last Sold Price:	£62,000	£160,000	
Apartment 98, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	19/12/2025	28/03/2017	
Last Sold Price:	£57,500	£94,000	
Apartment 133, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	11/12/2023	14/02/2018	
Last Sold Price:	£190,000	£163,000	
Apartment 74, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	02/08/2023	12/04/2018	
Last Sold Price:	£126,000	£104,000	
Apartment 122, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	12/05/2023	03/07/2017	
Last Sold Price:	£120,000	£98,000	
Apartment 84, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	26/04/2023	20/08/2007	
Last Sold Price:	£115,000	£129,000	
Apartment 120, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	01/03/2023	19/01/2018	
Last Sold Price:	£125,000	£106,000	
Apartment 111, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	30/09/2022	16/05/2008	
Last Sold Price:	£175,000	£160,000	
Apartment 114, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	26/09/2022	16/05/2008	
Last Sold Price:	£135,000	£154,000	
Apartment 103, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	05/09/2022	04/04/2018	
Last Sold Price:	£145,000	£135,000	
Apartment 112, City Point, 1, Solly Street, Sheffield, S1 4BX			Flat-maisonette House
Last Sold Date:	29/04/2022	15/05/2008	
Last Sold Price:	£125,000	£154,000	

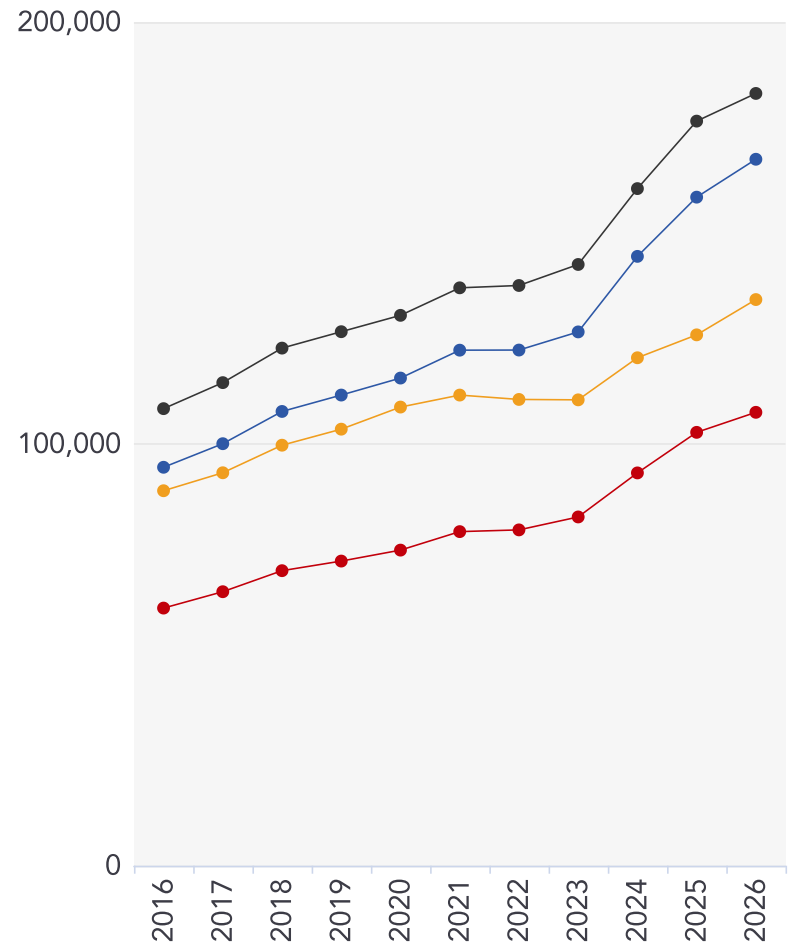
NOTE: In this list we display up to 6 most recent sales records per property, since 1995
KPF - Key Property Facts

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in S1



Terraced

+68.96%

Detached

+77.3%

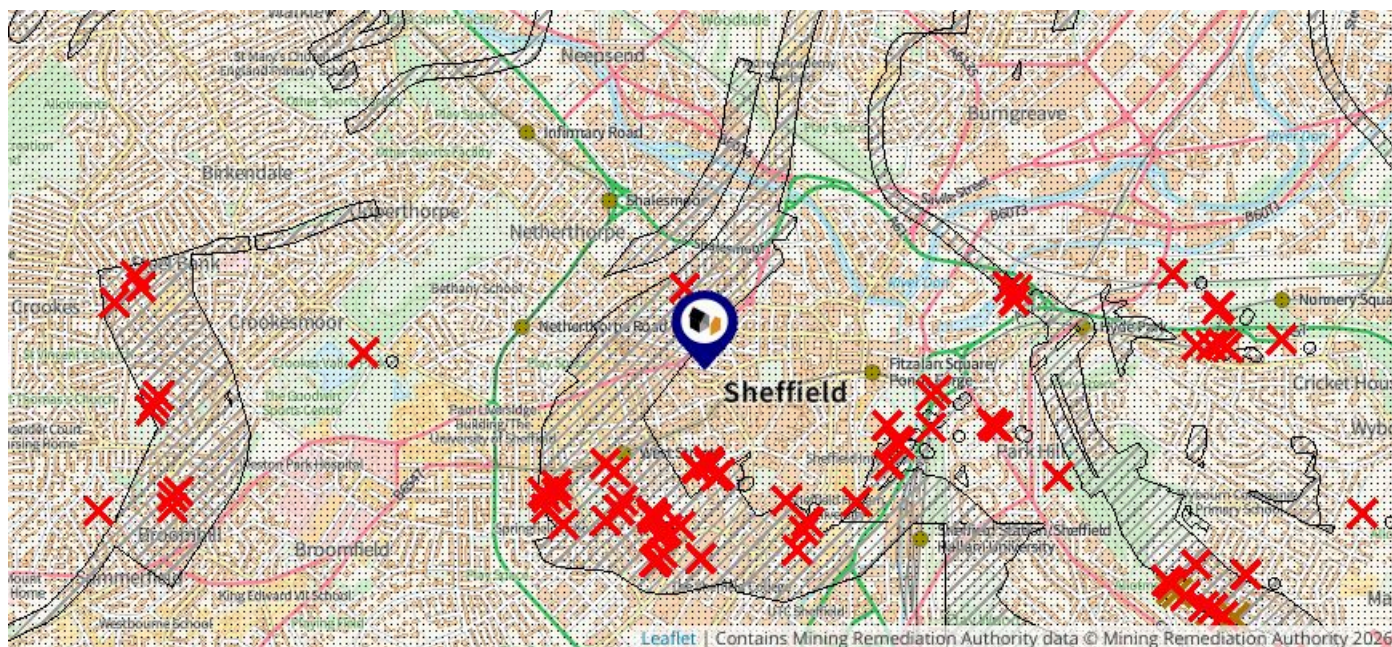
Flat

+50.98%

Semi-Detached

+75.98%

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.

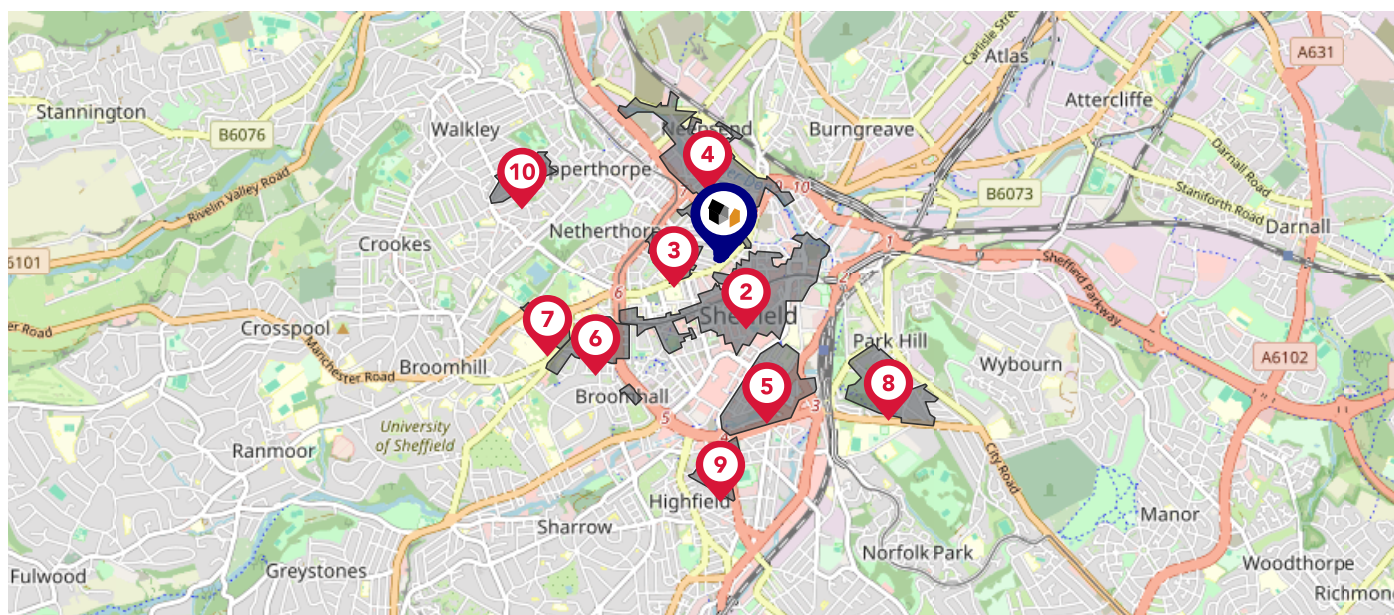
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

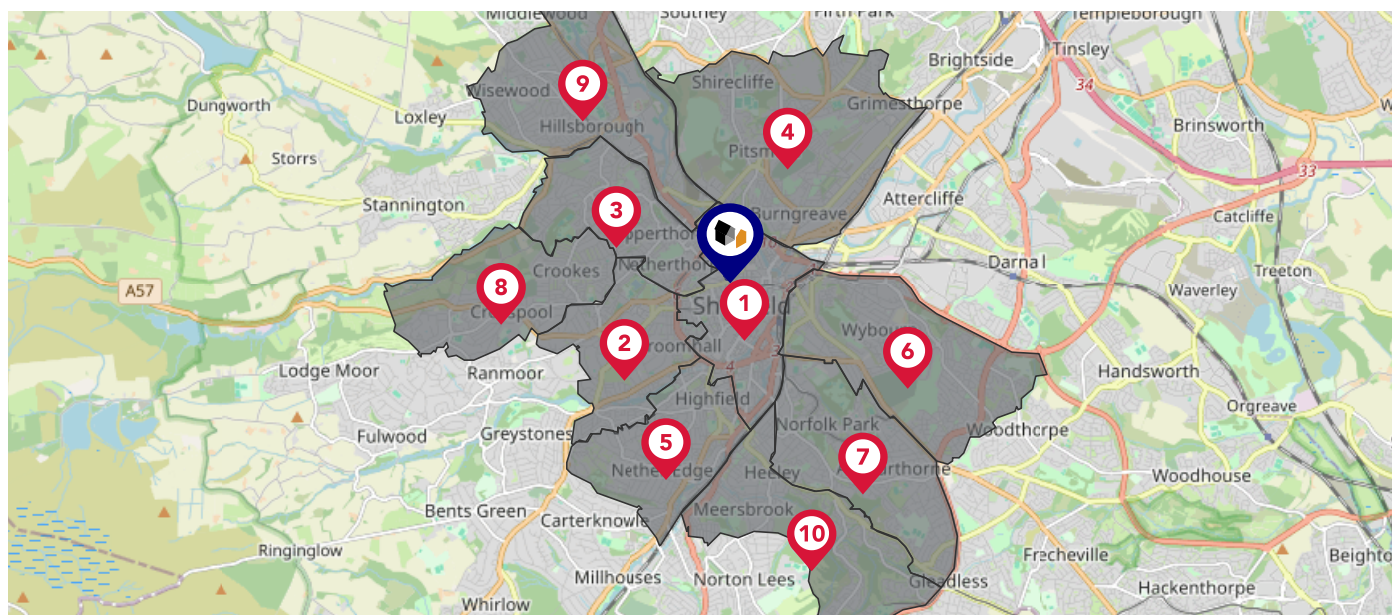
- 1 Furnace Hill
- 2 City Centre
- 3 Well Meadow
- 4 Kelham Island and Neepsend
- 5 Cultural Industries Quarter
- 6 Hanover
- 7 Northumberland Road
- 8 Norfolk Road
- 9 John Street
- 10 Birkendale

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

City Ward

2

Broomhill & Sharrow Vale Ward

3

Walkley Ward

4

Burngreave Ward

5

Nether Edge & Sharrow Ward

6

Manor Castle Ward

7

Park & Arbourthorne Ward

8

Crookes & Crosspool Ward

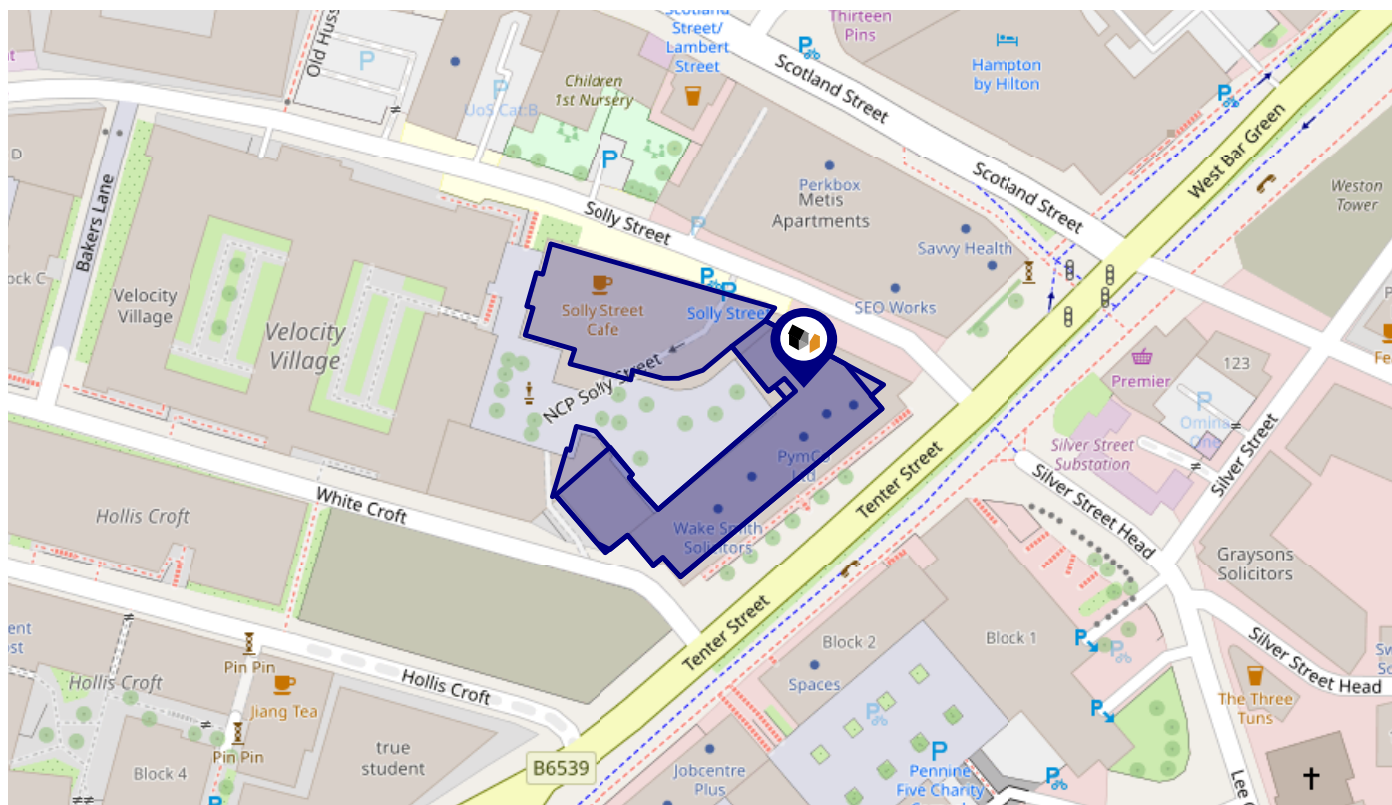
9

Hillsborough Ward

10

Gleadless Valley 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:

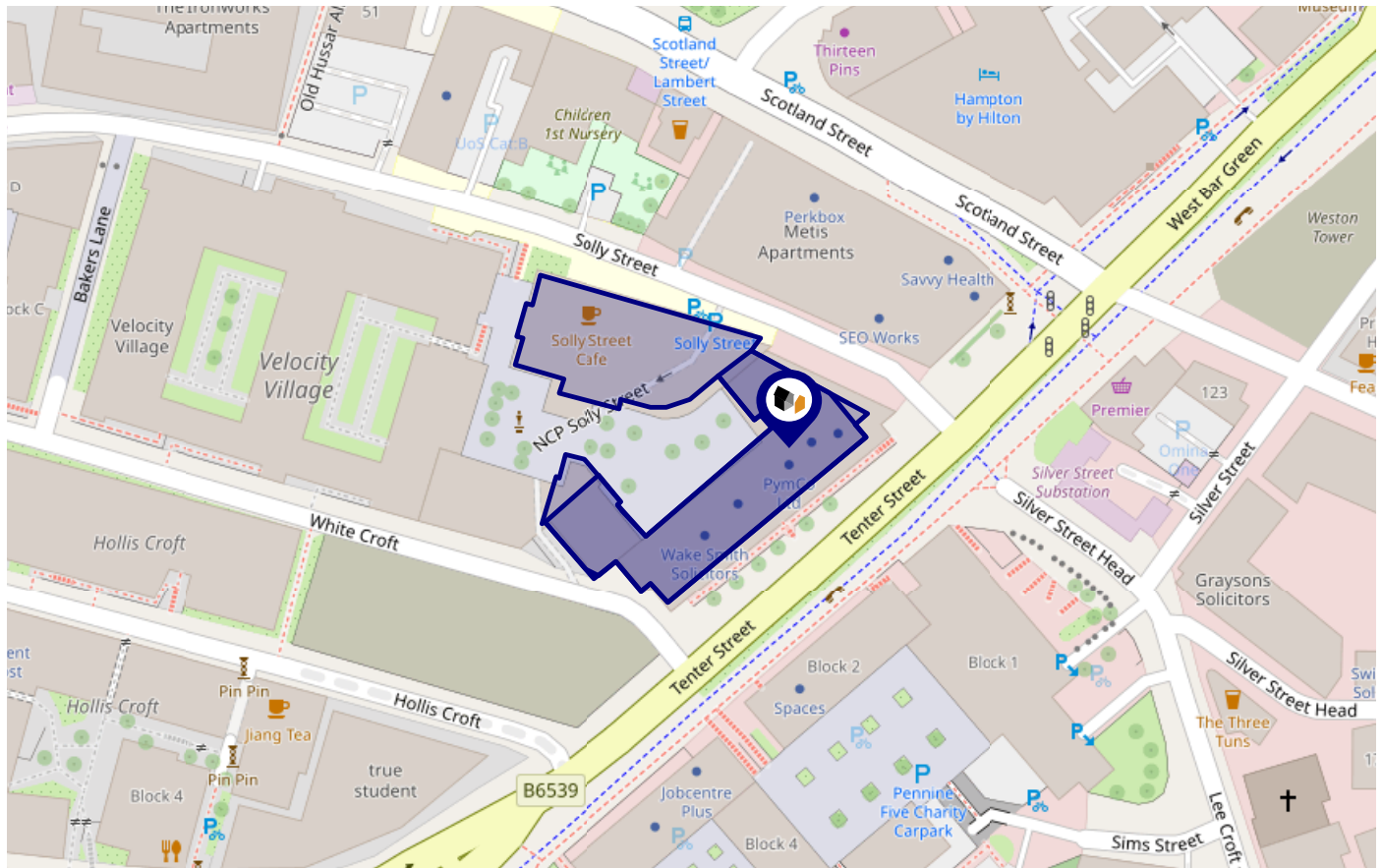
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

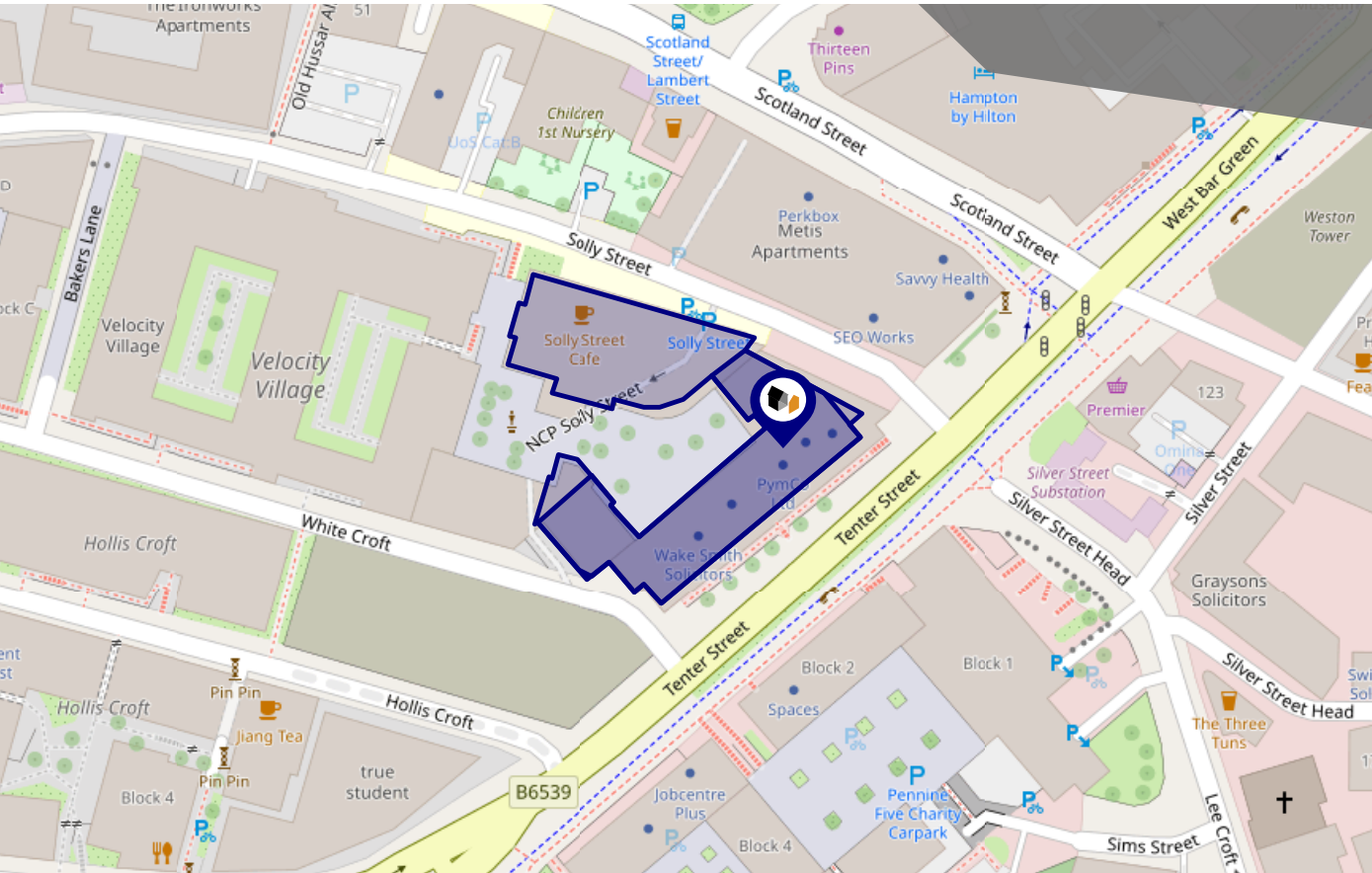
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

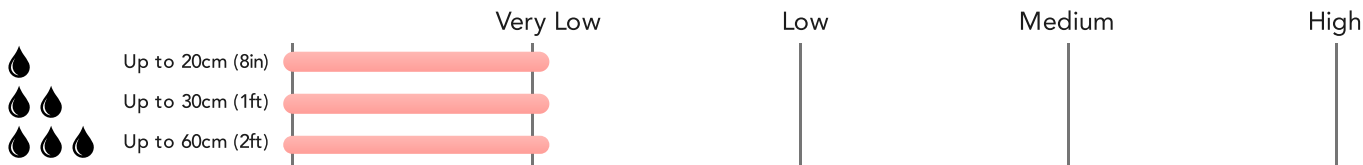


Risk Rating: Very low

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:

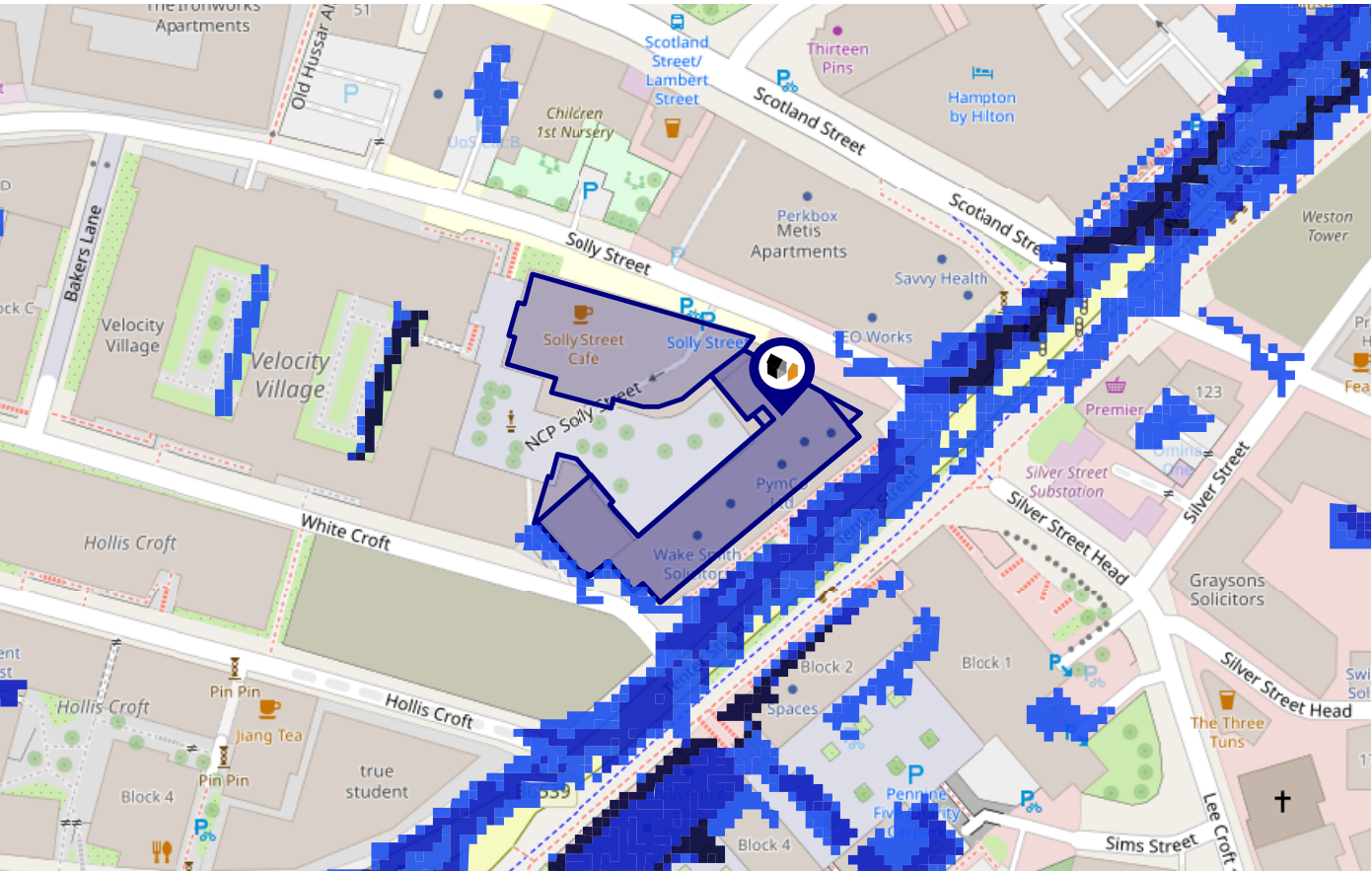


Flood Risk

Surface Water - Flood Risk

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

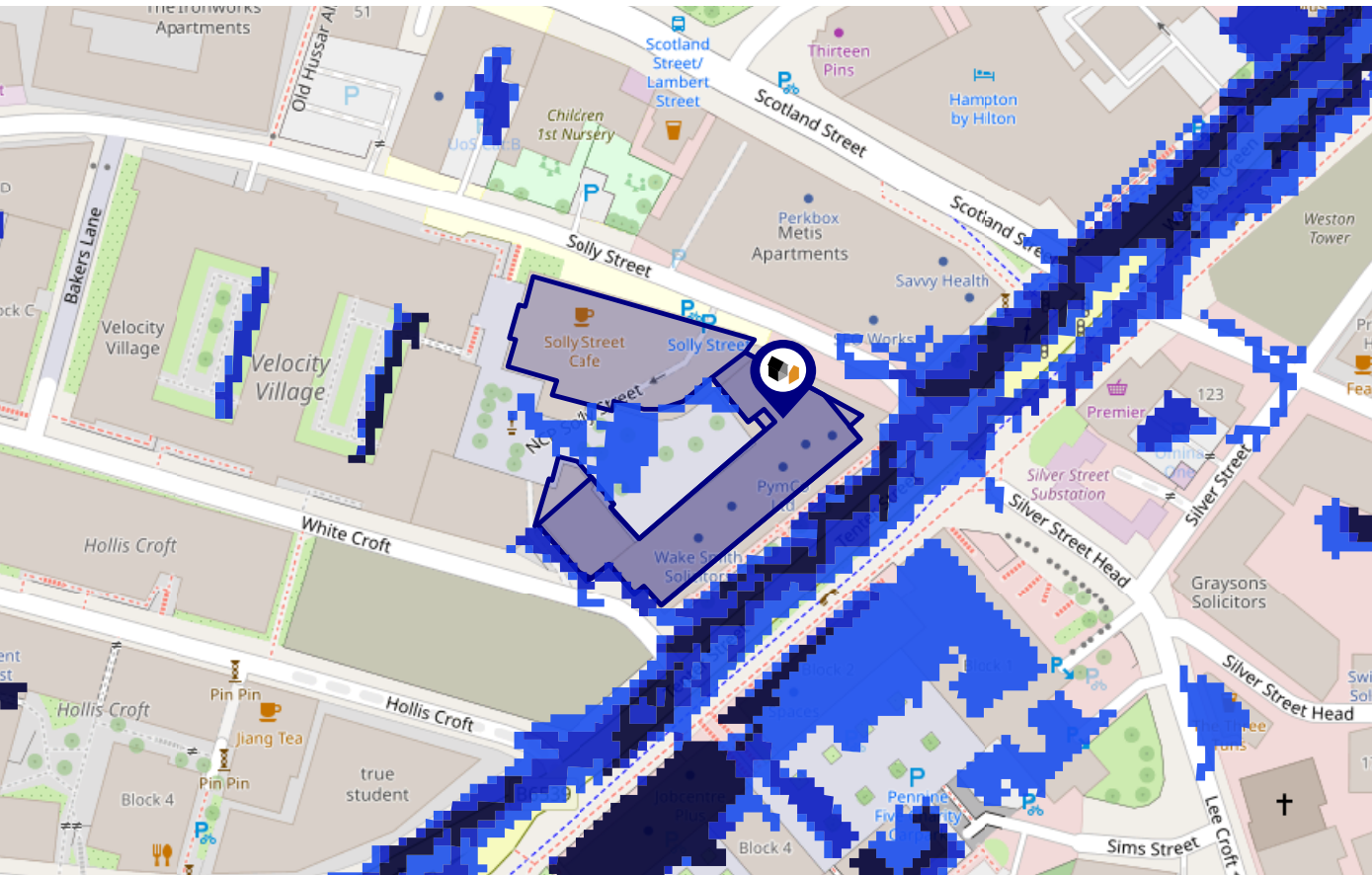
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

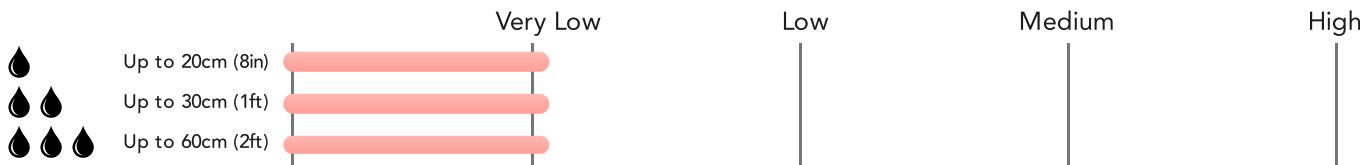


Risk Rating: Very low

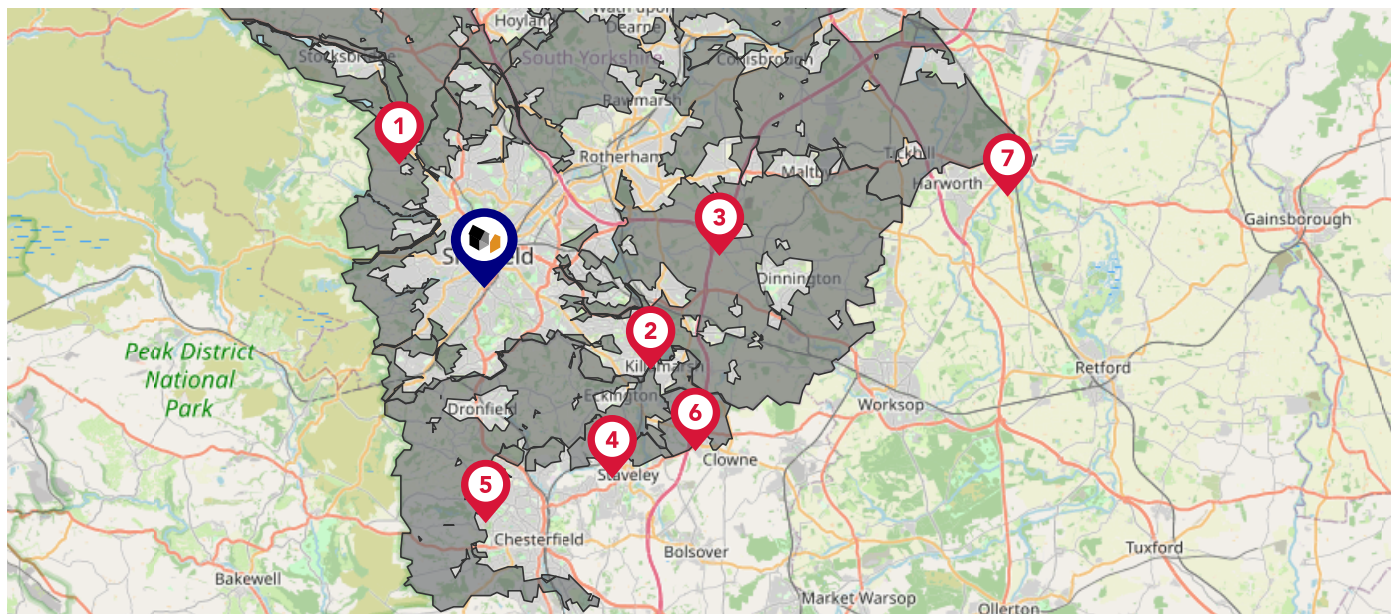
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - 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

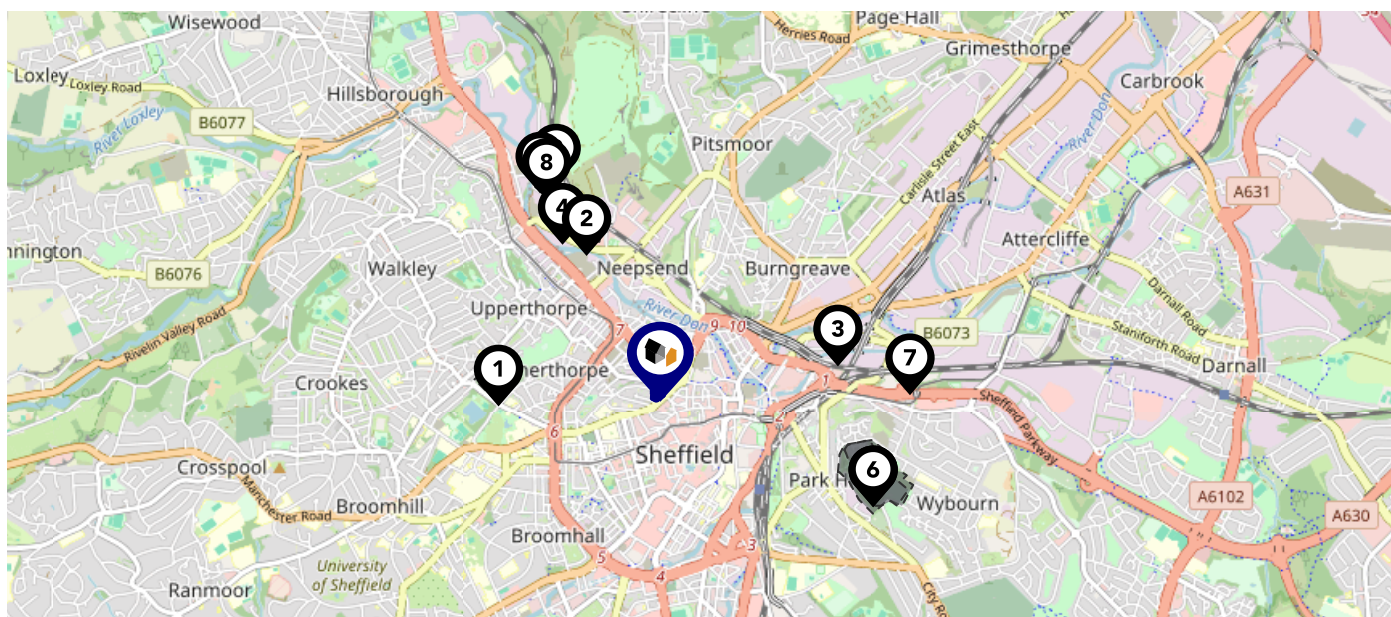
South and West Yorkshire Green Belt - Doncaster

Maps

Landfill Sites

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

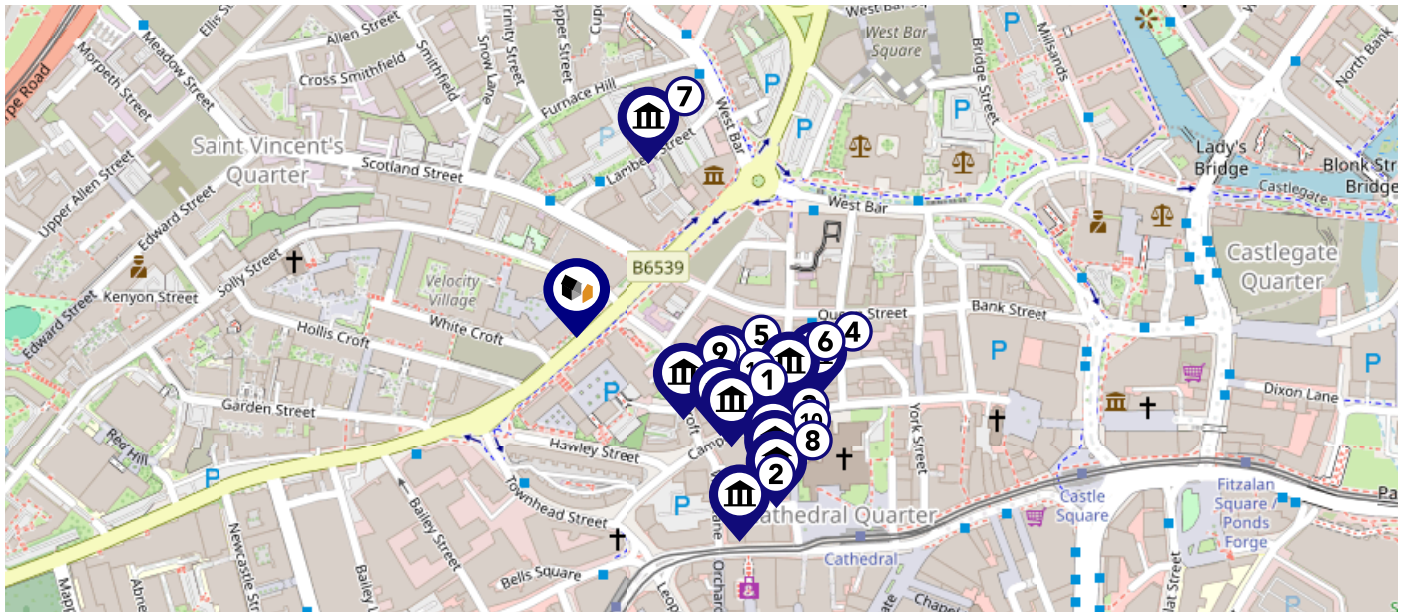
1	Crookes Valley Open Space-Oxford Street, Sheffield	Historic Landfill
2	No 1 Gas Holder Base-Neepsend Lane, Sheffield	Historic Landfill
3	East Midlands Gas Board Works-Effingham Street, Sheffield	Historic Landfill
4	Neepsend Lane Gas Holder-Neepsend Lane	Historic Landfill
5	Hyde Park Tip-Manor Oaks,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

Maps

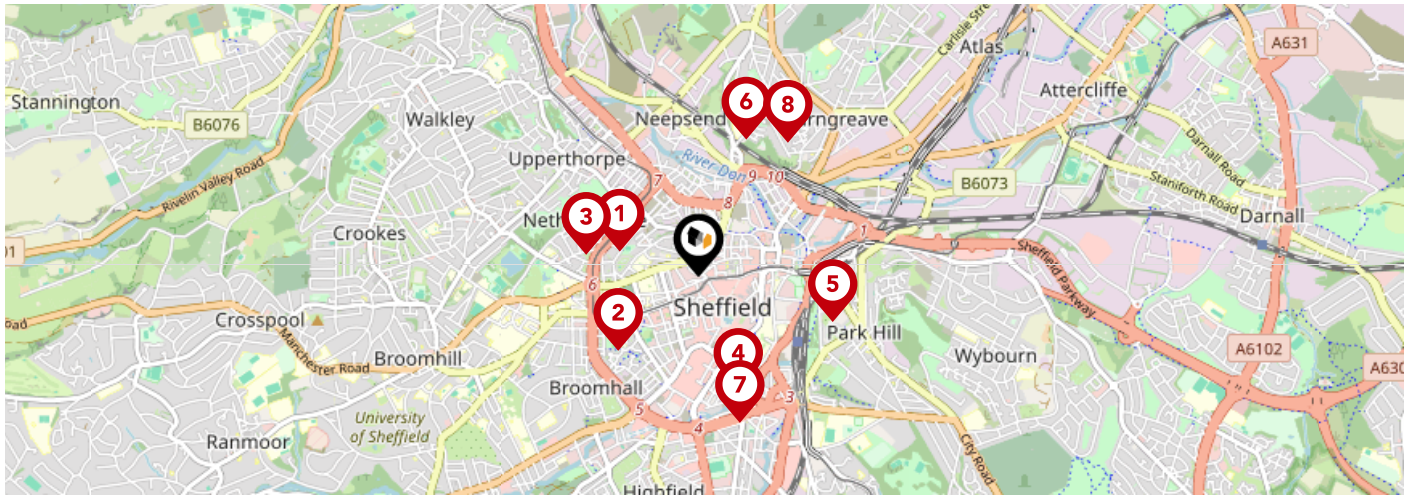
Listed Buildings

LANDWOOD
GROUP

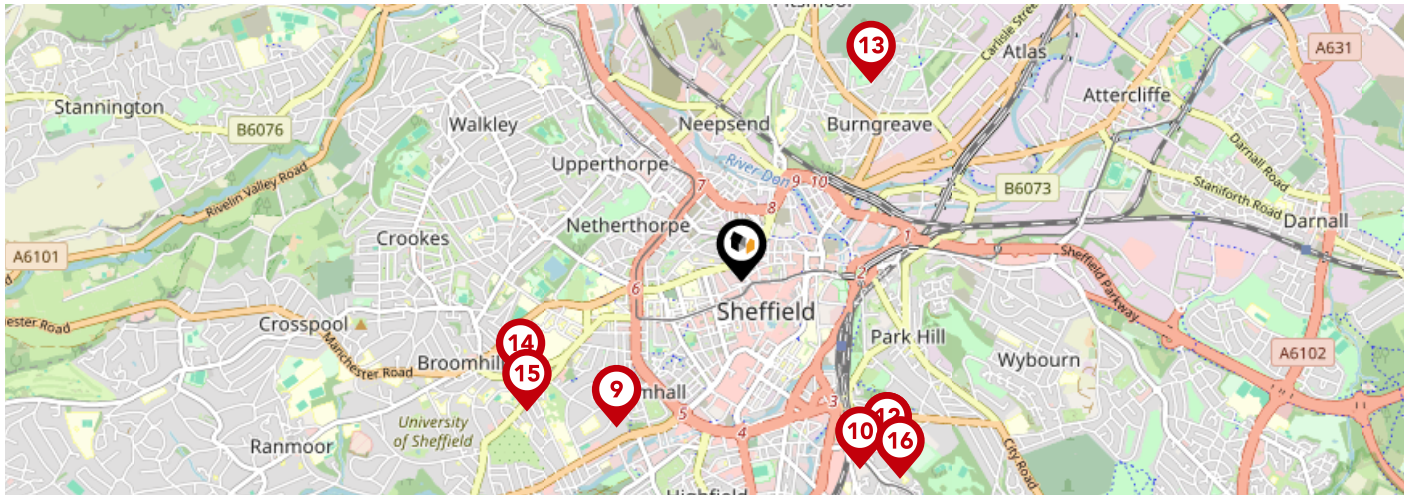
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1246807 - 1-15, Paradise Square	Grade II	0.1 miles
 1247187 - Duke Of Norfolks Estate Office	Grade II	0.1 miles
 1247185 - 16, St James' Row	Grade II	0.1 miles
 1246748 - Number 19 And Attached Railings	Grade II	0.1 miles
 1246809 - 24, Paradise Square	Grade II	0.1 miles
 1271131 - 4-12 Paradise Square And Attached Railings	Grade II	0.1 miles
 1390052 - John Watts Cutlery Works	Grade II	0.1 miles
 1247183 - 9-14, St James' Row	Grade II	0.1 miles
 1247378 - Three Tuns Public House	Grade II	0.1 miles
 1247184 - 15, St James' Row	Grade II	0.1 miles
 1271132 - 17 And 19, Paradise Square	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Netherthorpe Primary School Ofsted Rating: Good Pupils: 258 Distance:0.36	☐	☒	☐	☐	☐
2	Springfield Primary School Ofsted Rating: Good Pupils: 202 Distance:0.48	☐	☒	☐	☐	☐
3	Bethany School Ofsted Rating: Good Pupils: 92 Distance:0.51	☐	☐	☒	☐	☐
4	Freeman College Ofsted Rating: Good Pupils:0 Distance:0.53	☐	☐	☒	☐	☐
5	Grace Owen Nursery School Ofsted Rating: Good Pupils: 100 Distance:0.63	☒	☐	☐	☐	☐
6	Astrea Academy Sheffield Ofsted Rating: Good Pupils: 1025 Distance:0.64	☐	☒	☒	☐	☐
7	UTC Sheffield City Centre Ofsted Rating: Good Pupils: 492 Distance:0.67	☐	☐	☒	☐	☐
8	Pye Bank CofE Primary School Ofsted Rating: Good Pupils: 472 Distance:0.72	☐	☒	☐	☐	☐

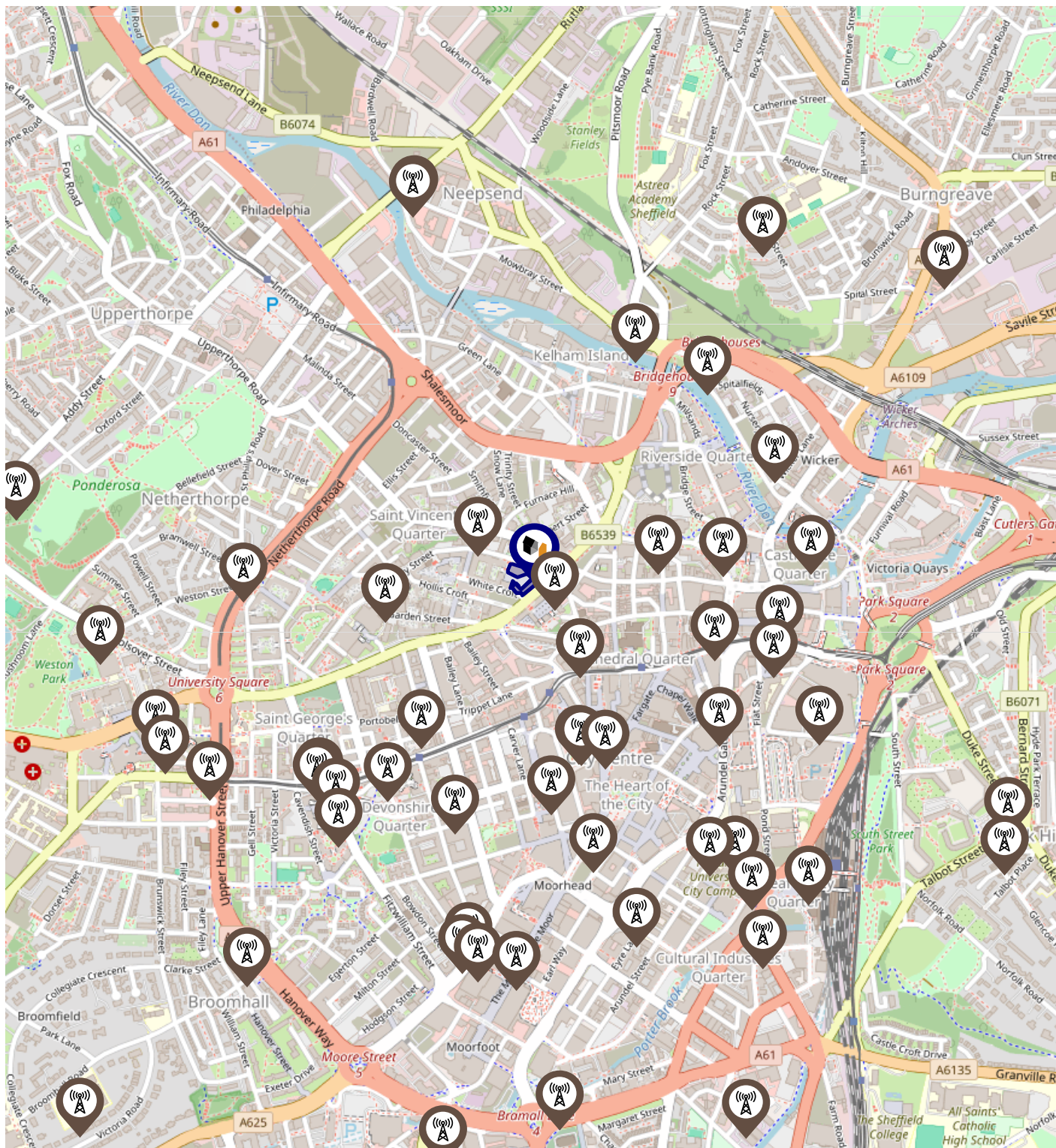


		Nursery	Primary	Secondary	College	Private
	Broomhall Nursery School Ofsted Rating: Outstanding Pupils: 96 Distance:0.85	☒	☐	☐	☐	☐
	The Sheffield College Ofsted Rating: Good Pupils:0 Distance:0.98	☐	☐	☒	☐	☐
	Seven Hills School Ofsted Rating: Outstanding Pupils: 224 Distance:0.99	☐	☐	☒	☐	☐
	All Saints' Catholic High School Ofsted Rating: Good Pupils: 1387 Distance:0.99	☐	☐	☒	☐	☐
	Byron Wood Primary Academy Ofsted Rating: Good Pupils: 445 Distance:1.05	☐	☒	☐	☐	☐
	Broomhill Infant School Ofsted Rating: Good Pupils: 114 Distance:1.07	☐	☒	☐	☐	☐
	King Edward VII School Ofsted Rating: Good Pupils: 1733 Distance:1.11	☐	☐	☒	☐	☐
	Heritage Park School Ofsted Rating: Requires improvement Pupils: 92 Distance:1.12	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

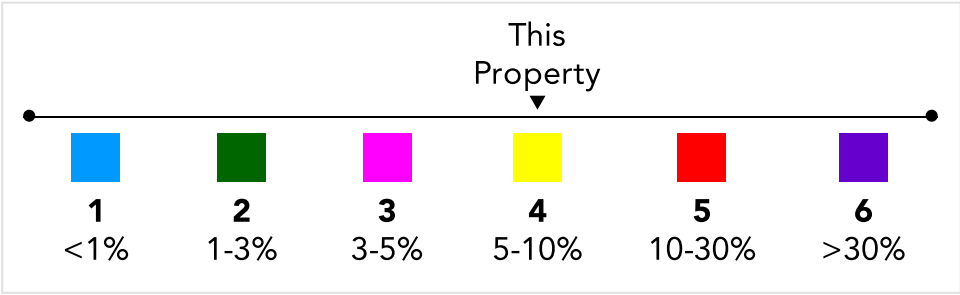
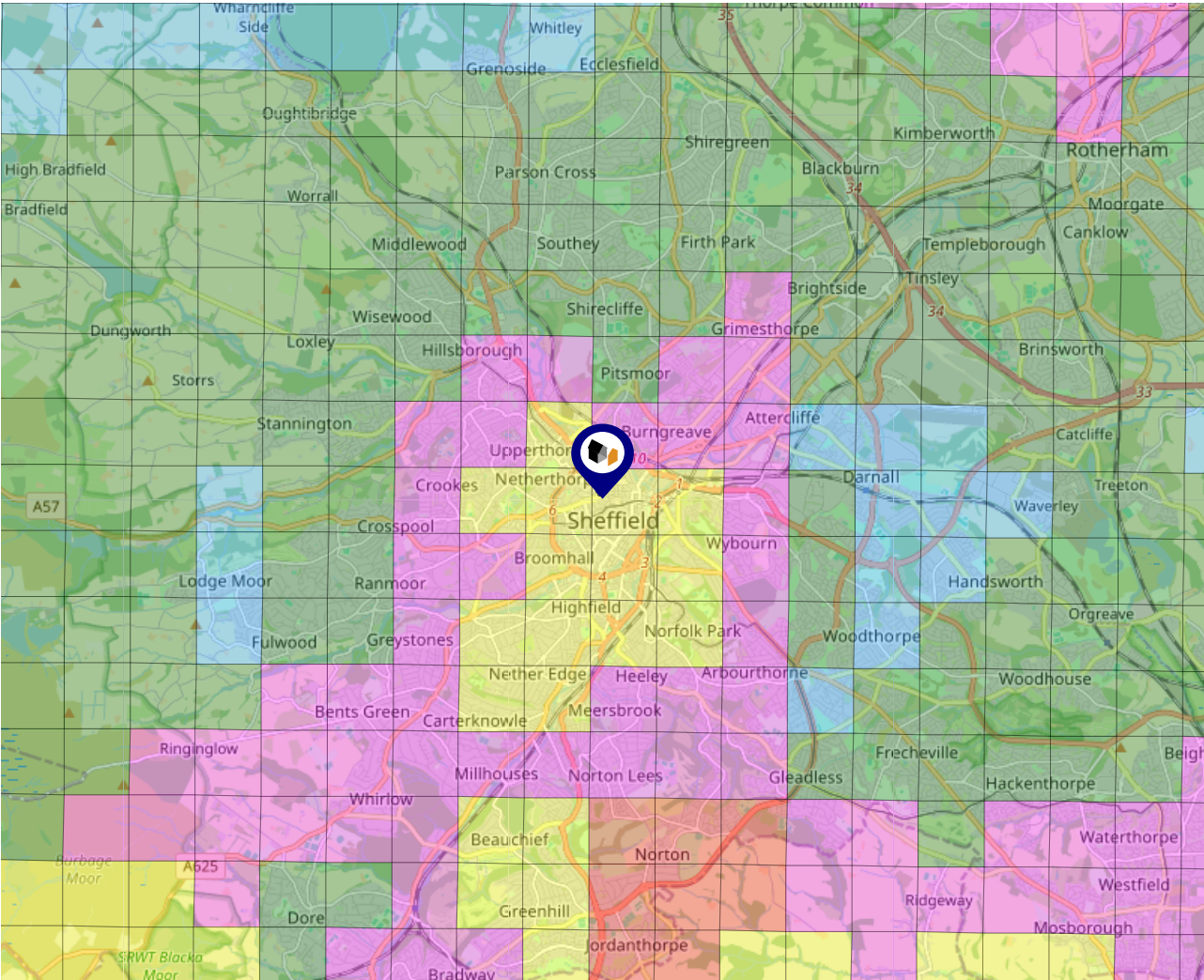


Key:

-  Power Pylons
-  Communication Masts

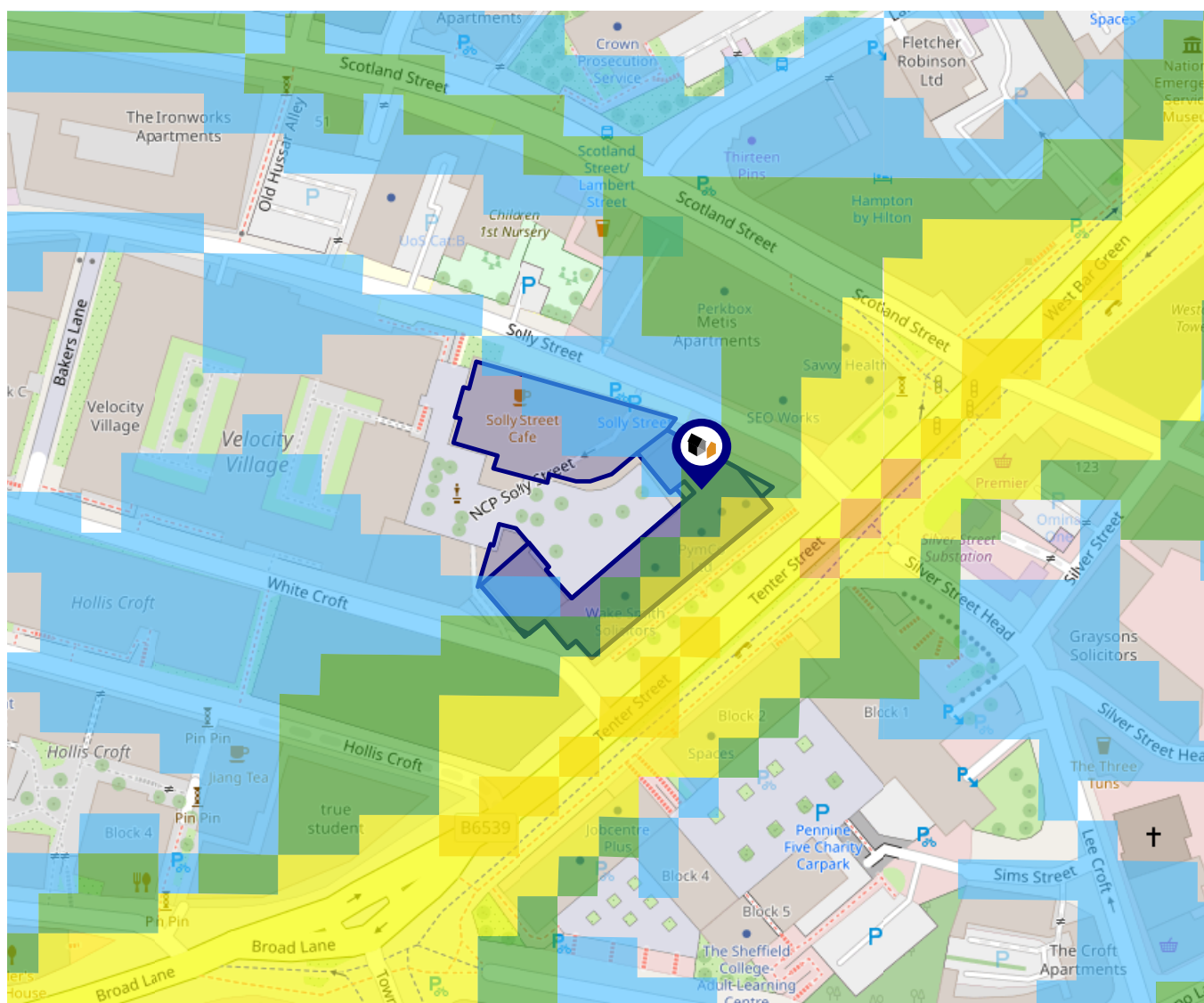
What is Radon?

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

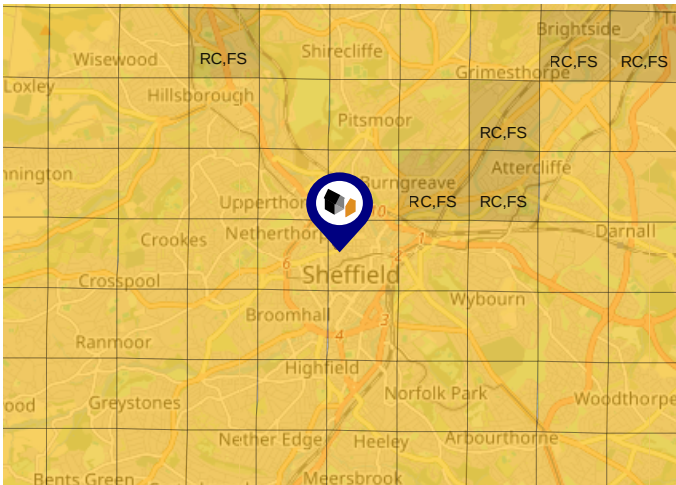


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



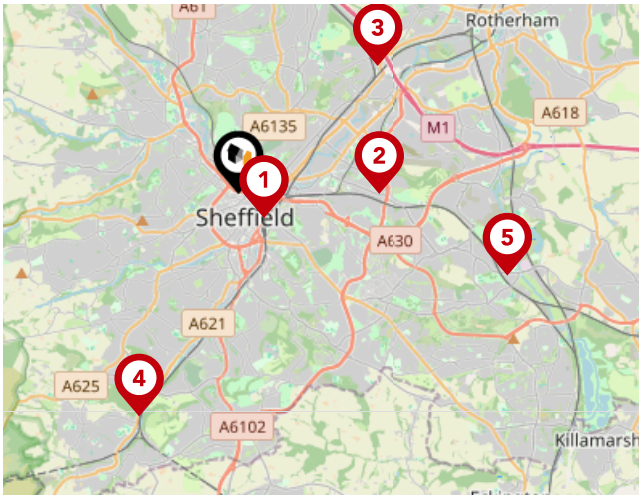
Primary Classifications (Most Common Clay Types)

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

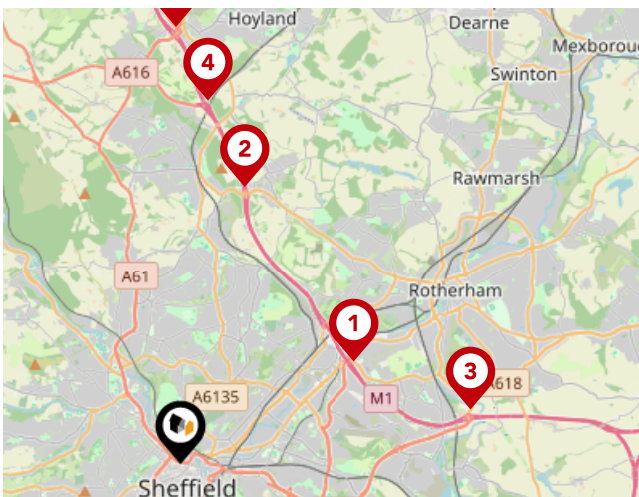
Transport (National)

LANDWOOD
GROUP



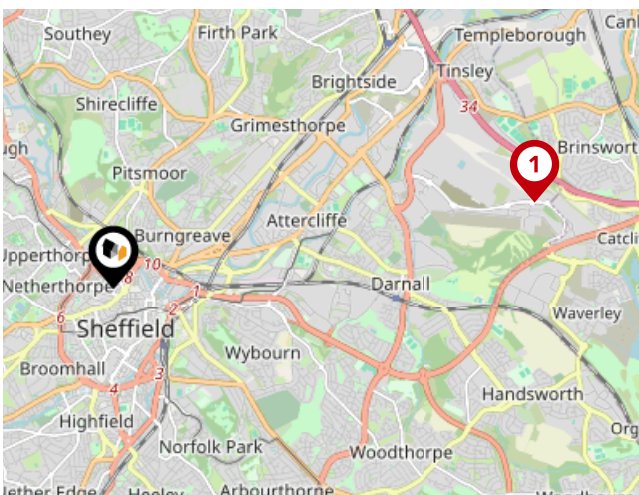
National Rail Stations

Pin	Name	Distance
1	Sheffield Rail Station	0.62 miles
2	Darnall Rail Station	2.48 miles
3	Meadowhall Rail Station	3.36 miles
4	Dore & Totley Rail Station	4.3 miles
5	Woodhouse Rail Station	4.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J34	3.55 miles
2	M1 J35	5.03 miles
3	M1 J33	5.2 miles
4	M1 J35A	6.43 miles
5	M1 J36	7.71 miles



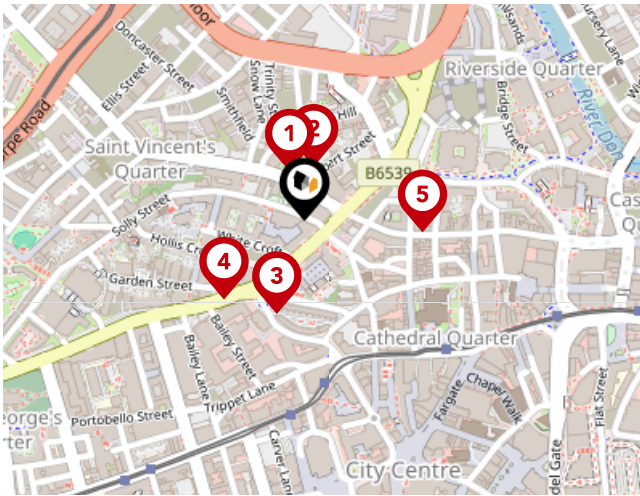
Airports/Helipads

Pin	Name	Distance
1	Sheffield City Airport	3.79 miles

Area

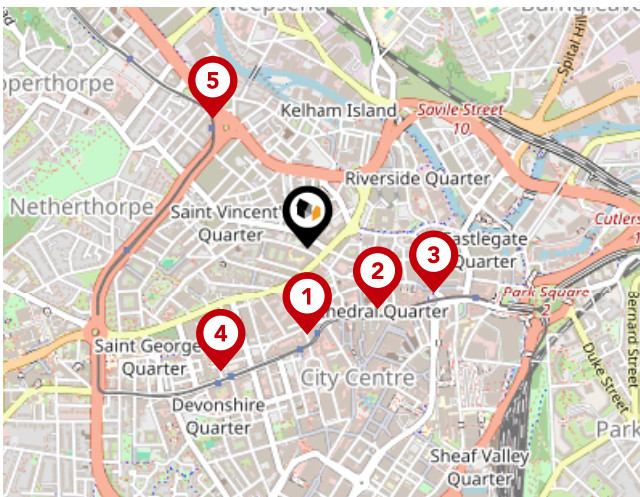
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Scotland Street/Lambert Street	0.05 miles
2	Lambert Street/Scotland Street	0.05 miles
3	Townhead Street/Tenter Street	0.1 miles
4	Broad Lane/Bailey Street	0.12 miles
5	Queen Street/Paradise Street	0.13 miles



Local Connections

Pin	Name	Distance
1	City Hall (South Yorkshire Supertram)	0.19 miles
2	Cathedral (South Yorkshire Supertram)	0.2 miles
3	Castle Square (South Yorkshire Supertram)	0.29 miles
4	West Street (South Yorkshire Supertram)	0.33 miles
5	Shalesmoor (South Yorkshire Supertram)	0.35 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, featuring the text "LANDWOOD GROUP" in white, uppercase letters on an orange square background.

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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.

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