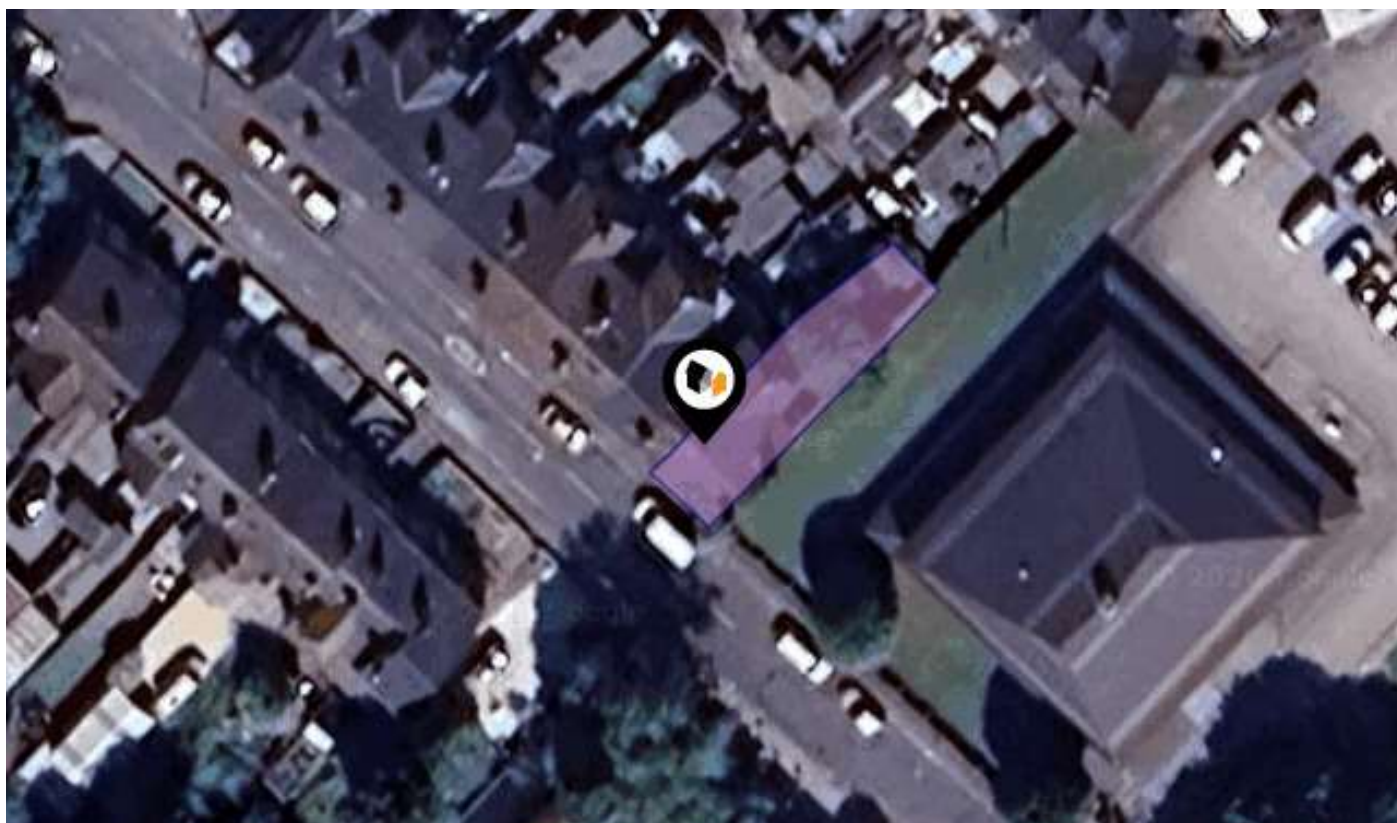




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 13th February 2026



**35, GARDENS LANE, CONISBROUGH, DONCASTER, DN12
3JX**

Landwood Group

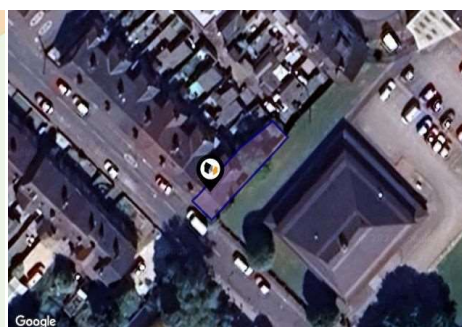
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	495 ft ² / 46 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,407
Title Number:	SYK523397
UPRN:	10006623266




Last Sold Date:	26/05/2006
Last Sold Price:	£71,000
Last Sold £/ft ² :	£143
Tenure:	Freehold

Local Area

Local Authority:	Doncaster
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very low</p> <p>Very low</p>

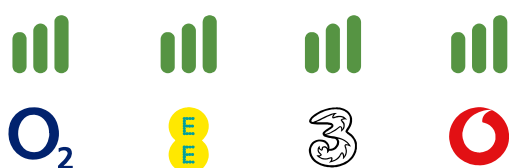
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18	80	2000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LANDWOOD
GROUP

35 Gardens Lane, Conisbrough, DN12 3JX

Energy rating

D

Valid until 29.10.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

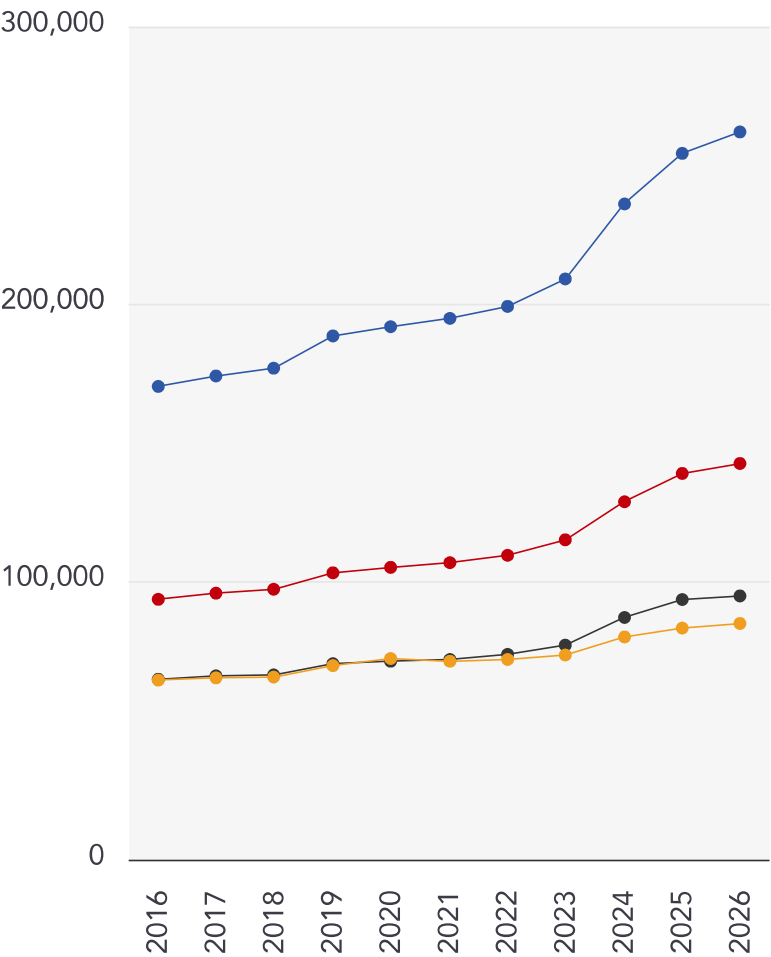
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	46 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DN12



Detached

+53.77%

Semi-Detached

+52.17%

Terraced

+46.16%

Flat

+31.56%

This map displays nearby coal mine entrances and their classifications.



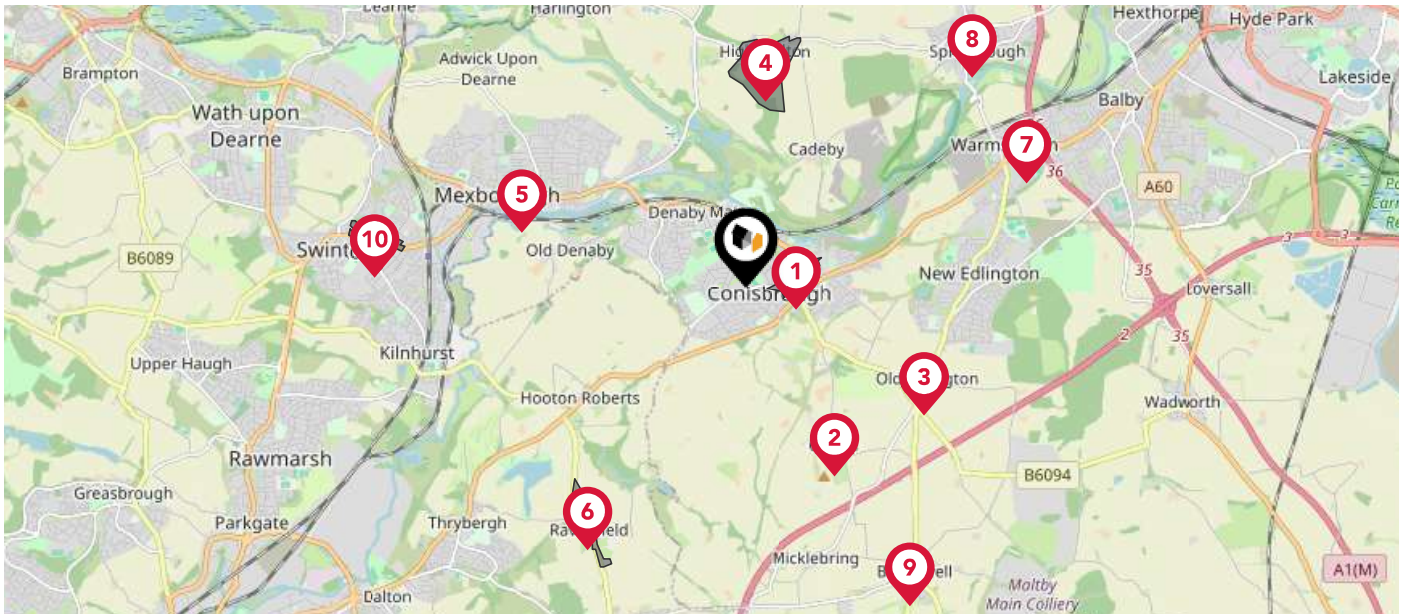
Mine Entry

- ✕ 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



Conisbrough



Clifton



Old Edlington



High Melton



Mexborough



Ravenfield



Warmsworth



Sprotbrough



Braithwell



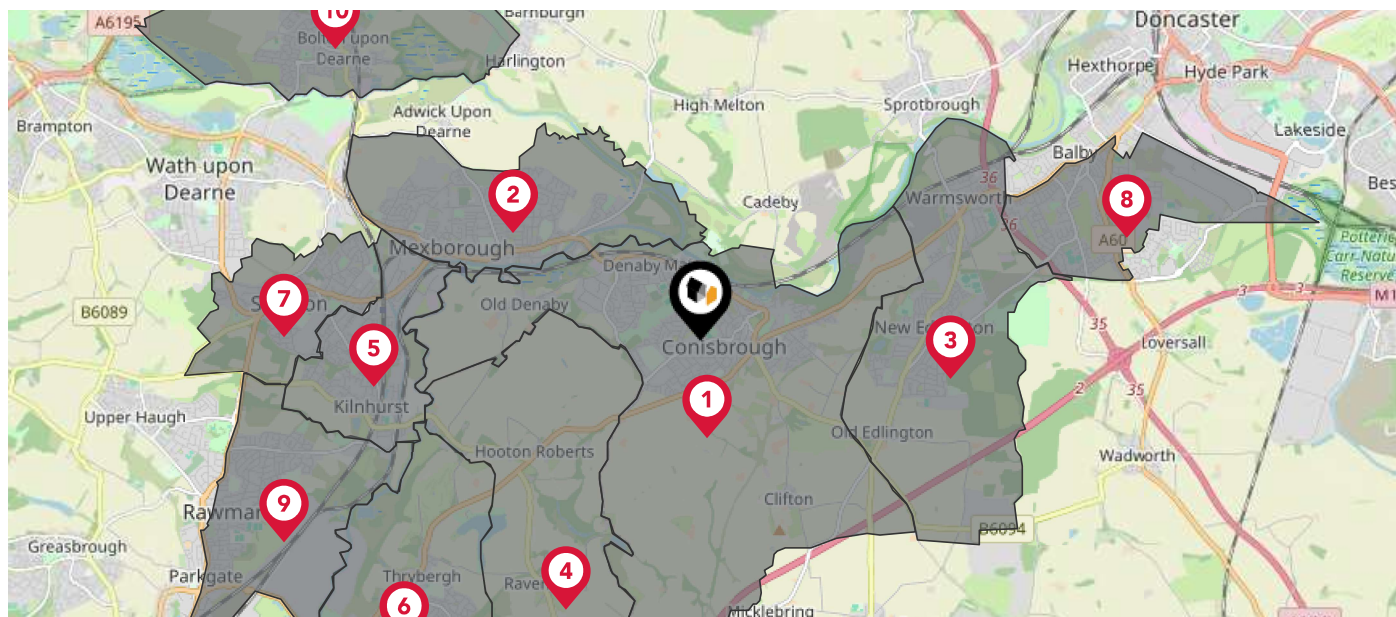
Swinton

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



Conisbrough Ward



Mexborough Ward



Edlington & Warmsworth Ward



Bramley & Ravenfield Ward



Kilnhurst & Swinton East Ward



Dalton & Thrybergh Ward



Swinton Rockingham Ward



Balby South Ward

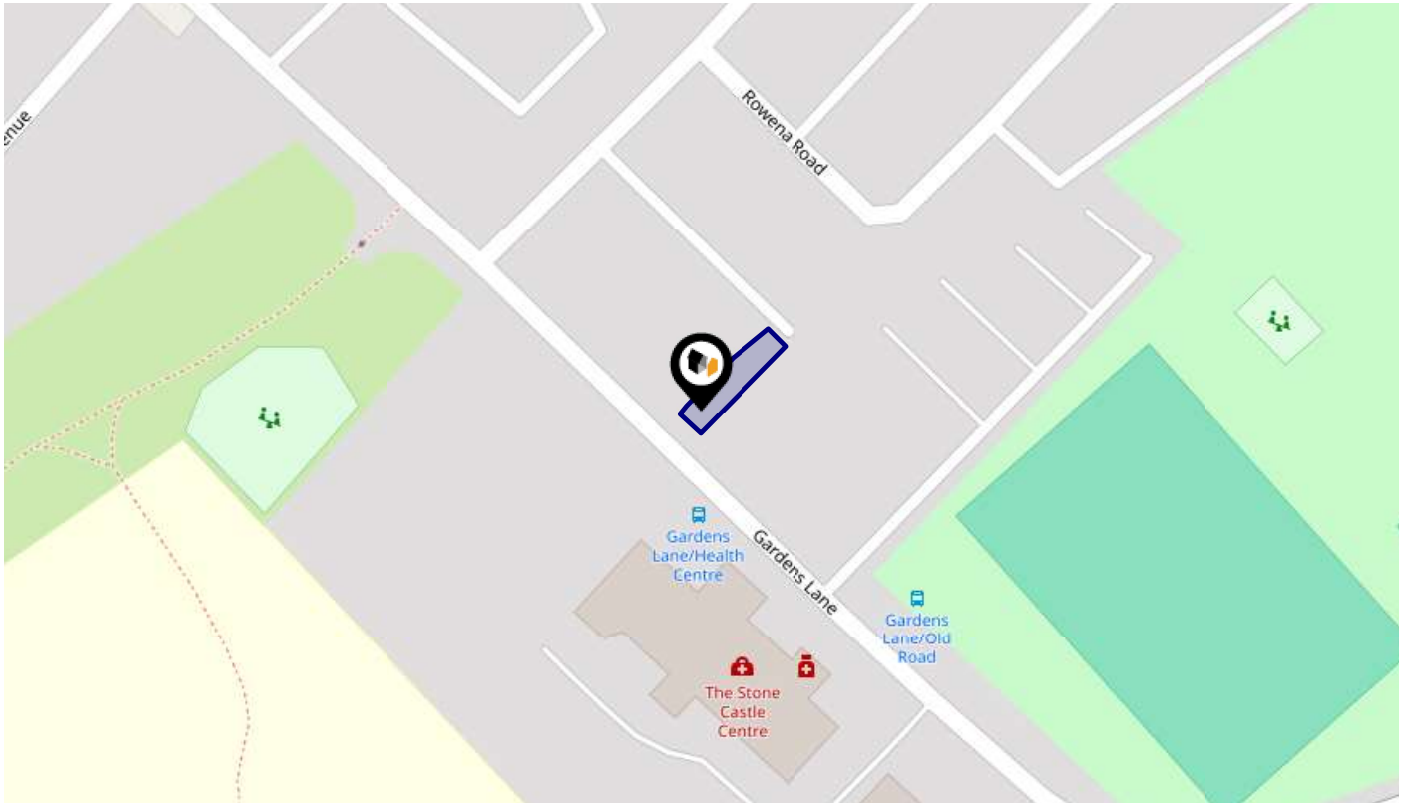


Rawmarsh East Ward



Dearne South 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:

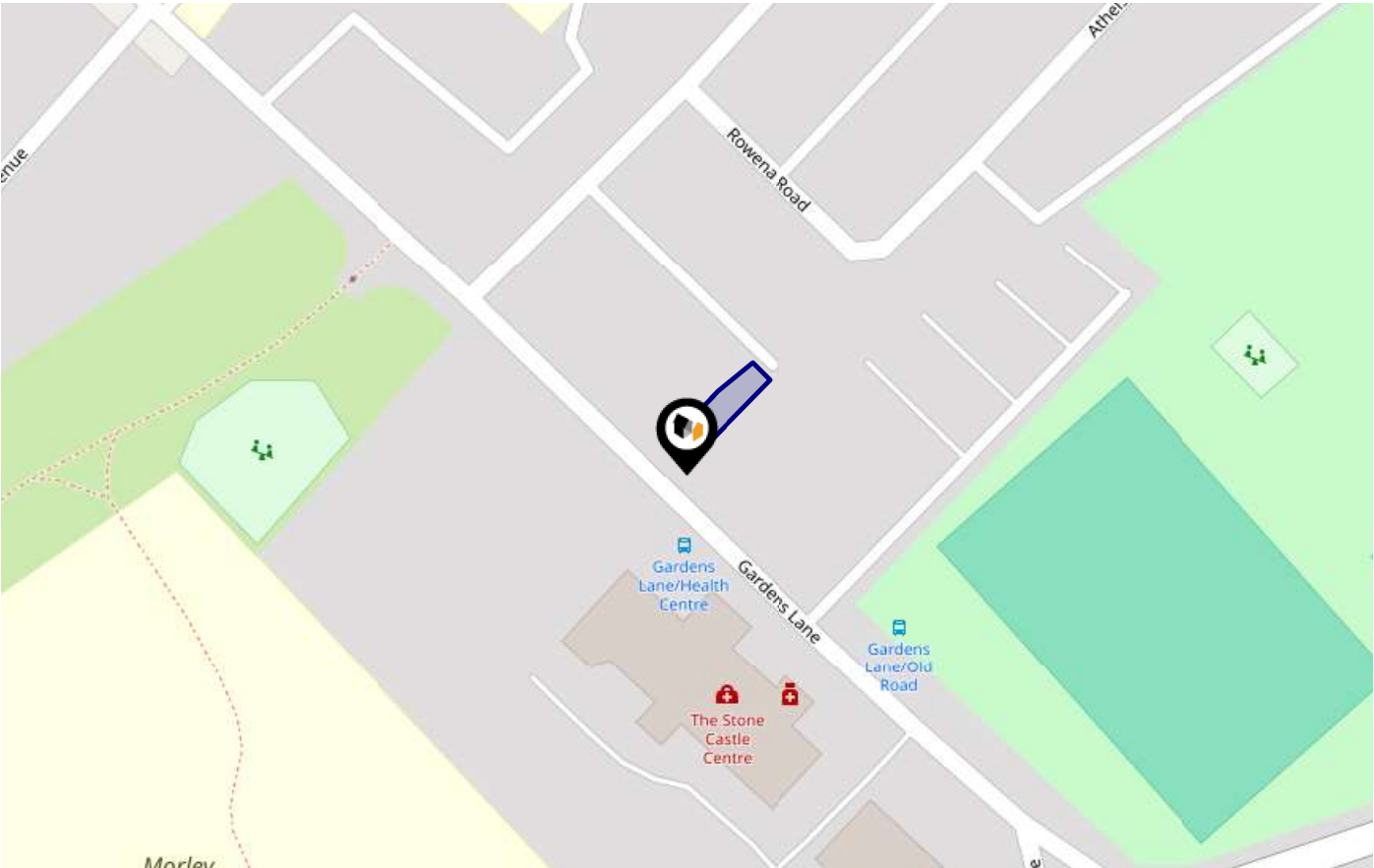
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

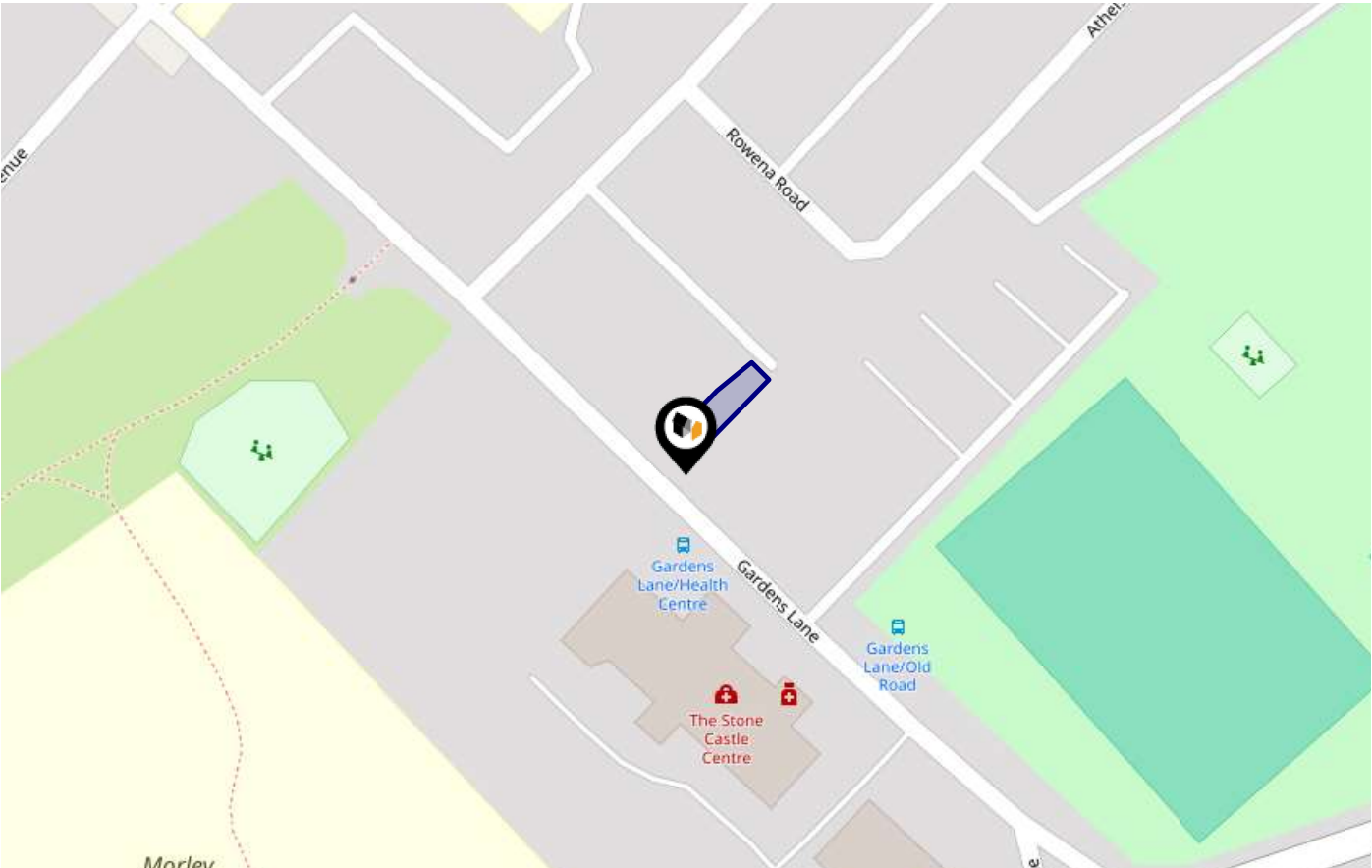
Chance of flooding to the following depths at this property:



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.

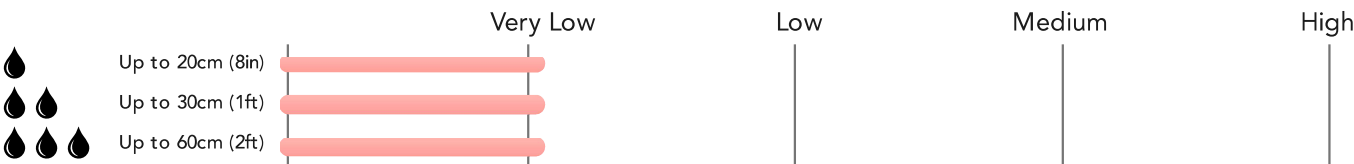


Risk Rating: Very low

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:

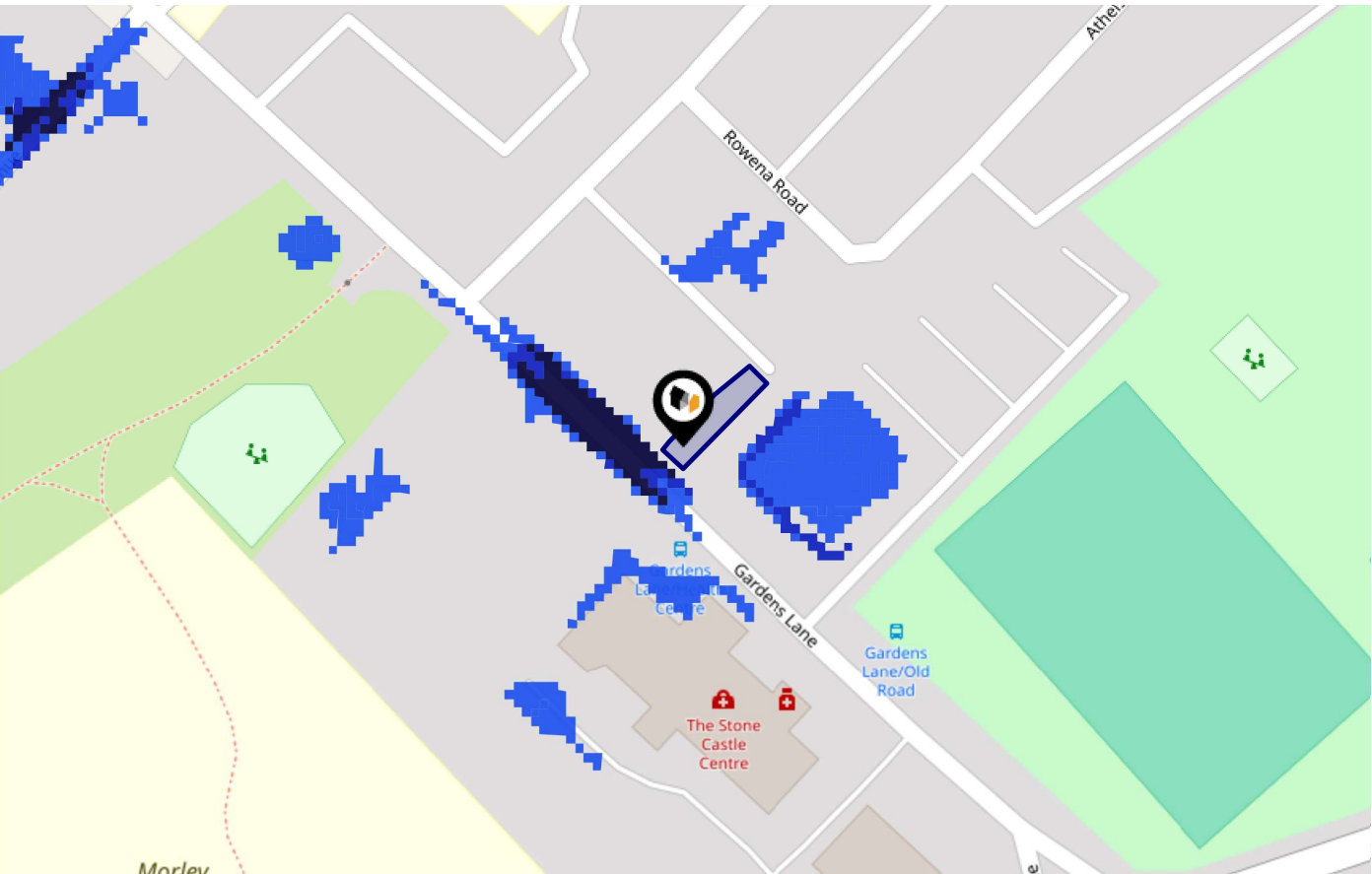


Flood Risk

Surface Water - Flood Risk



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

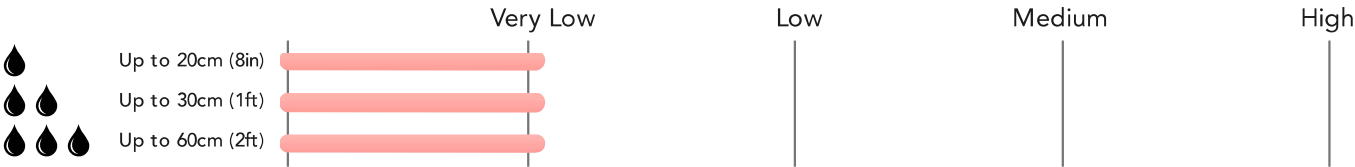


Risk Rating: Very low

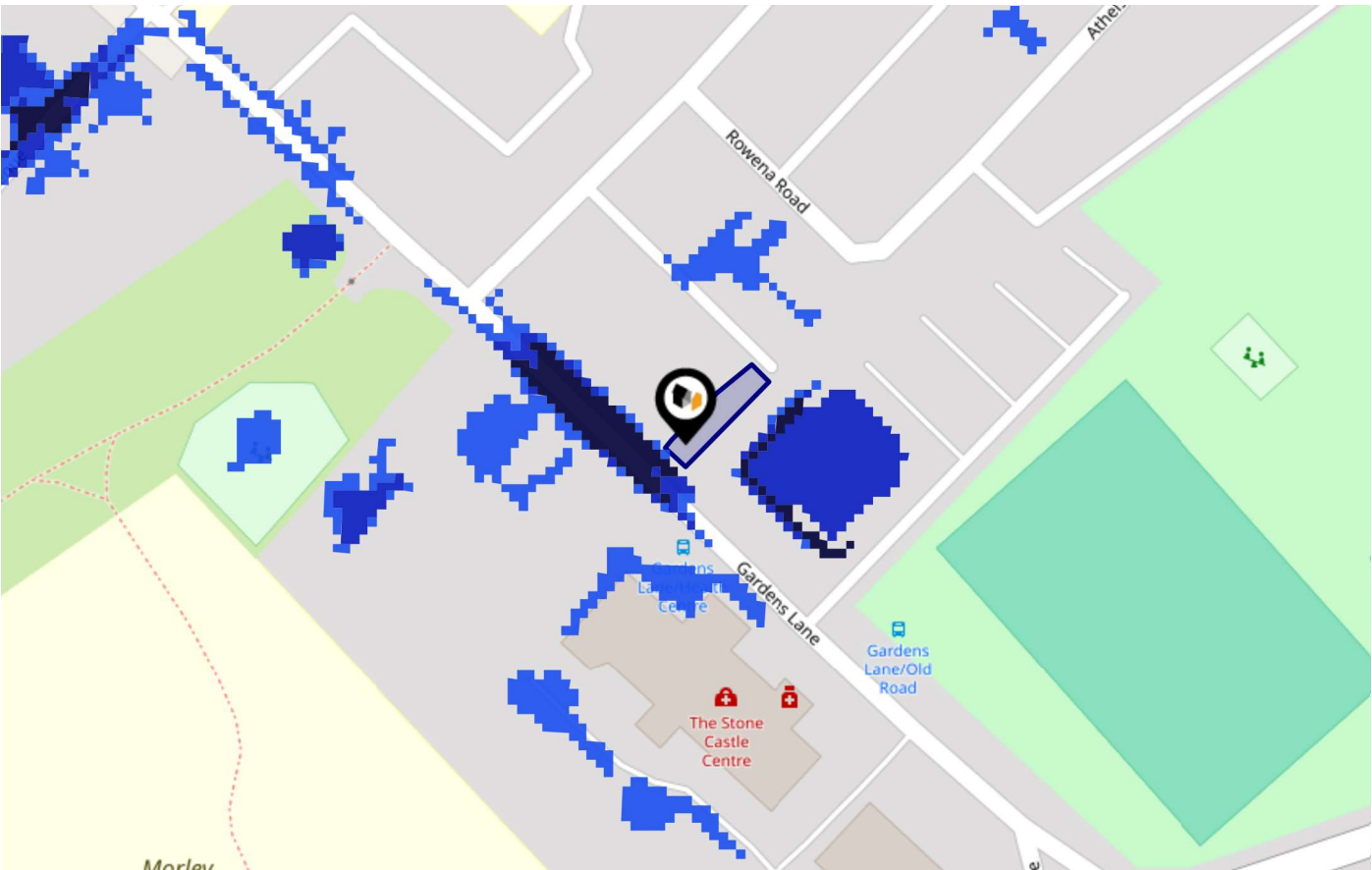
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

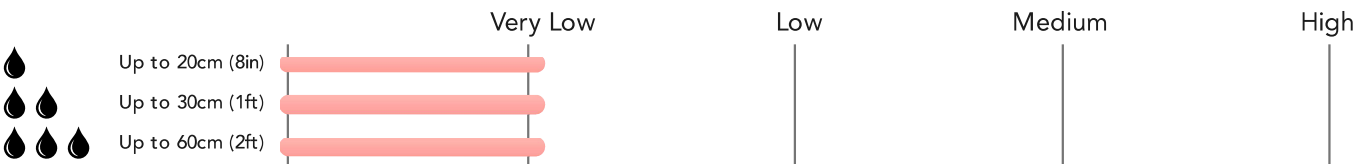


Risk Rating: Very low

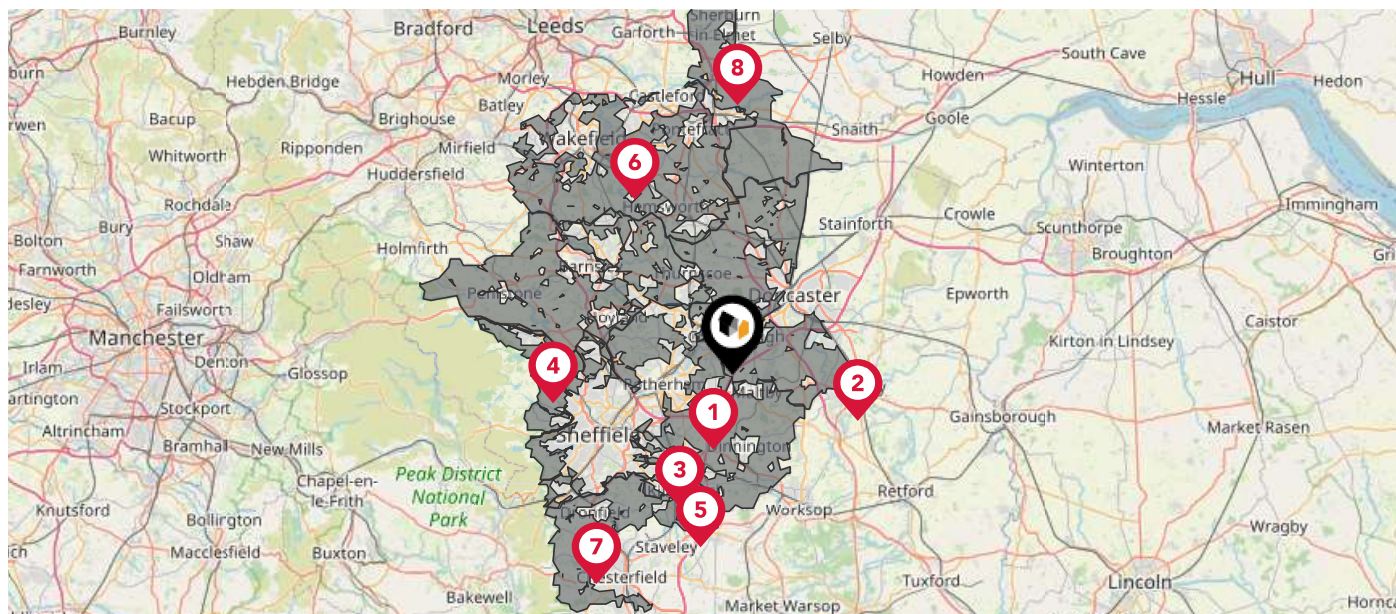
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Rotherham
- 2 South and West Yorkshire Green Belt - Doncaster
- 3 South and West Yorkshire Green Belt - Sheffield
- 4 South and West Yorkshire Green Belt - Barnsley
- 5 South and West Yorkshire Green Belt - Bolsover
- 6 South and West Yorkshire Green Belt - Wakefield
- 7 South and West Yorkshire Green Belt - North East Derbyshire
- 8 South and West Yorkshire Green Belt - Selby

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	Kearsley Lane-Conisbrough	Historic Landfill	<input type="checkbox"/>
2	River Don And Conisbrough Station-Cadeby, Doncaster	Historic Landfill	<input type="checkbox"/>
3	Brickworks Site-Clifton Hill, Conisbrough, South Yorkshire	Historic Landfill	<input type="checkbox"/>
4	Ashfield Quarry / Ashfield Brickworks (Brickpits) / Conisborough Tip Site-St Clifton Hill, Conisbrough, Doncaster	Historic Landfill	<input type="checkbox"/>
5	Railway Cutting-Crookhill Road, Conisbrough, South Yorkshire	Historic Landfill	<input type="checkbox"/>
6	Burcroft Sewage Works-Burcroft, Conisbrough, South Yorkshire	Historic Landfill	<input type="checkbox"/>
7	Landfill Site / Disused Railway Cutting-Off Common Lane, Conisbrough, Doncaster	Historic Landfill	<input type="checkbox"/>
8	Denaby Lane-Denaby	Historic Landfill	<input type="checkbox"/>
9	NCB Land south of Pastures Road-South Of Pastures Road, Mexborough, South Yorkshire	Historic Landfill	<input type="checkbox"/>
10	Part Field Nos. 5855 and 6968 North of Pastures Road-Mexborough, South Yorkshire	Historic Landfill	<input type="checkbox"/>









Maps

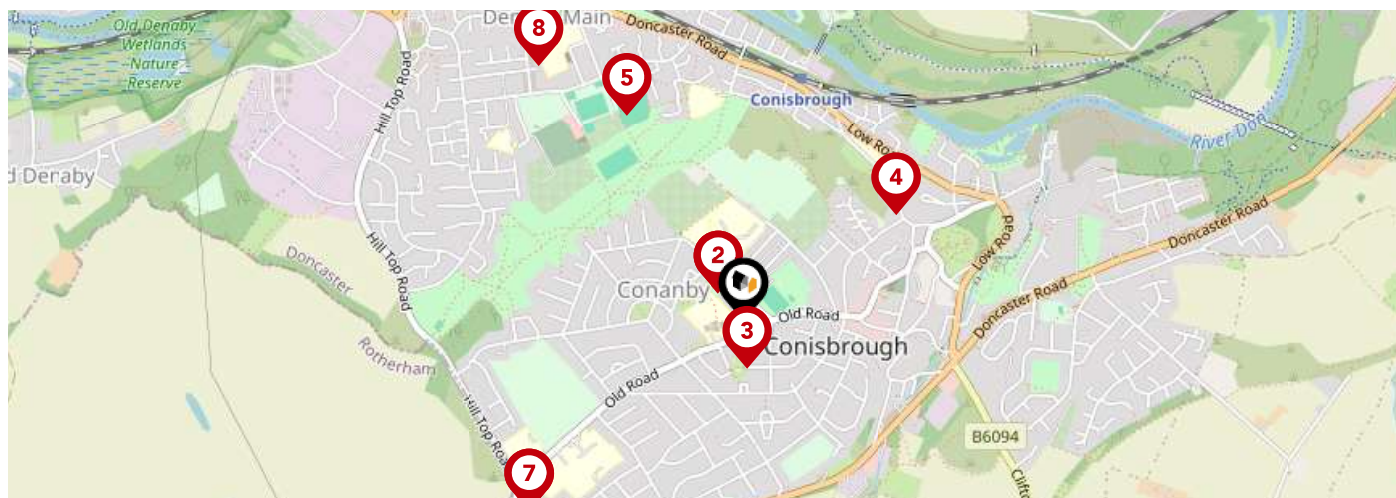
Listed Buildings

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
 1192787 - Church Of St Peter	Grade I	0.3 miles
 1314842 - Well Cover Approximately 50 Metres North West Of Junction With Church Street	Grade II	0.3 miles
 1314840 - 18 Church Street	Grade II	0.3 miles
 1151531 - The Old Priory Nursing Home And Attached Outbuilding	Grade II	0.4 miles
 1424608 - Conisbrough Wesleyan Methodist Chapel	Grade II	0.4 miles
 1192845 - The Priory (offices Of Local Authority Department)	Grade II	0.4 miles
 1151534 - The Red Lion Public House	Grade II	0.5 miles
 1192900 - Roman Catholic Church Of St Alban With Attached Presbytery	Grade II	0.5 miles
 1192747 - Conisbrough Castle	Grade I	0.5 miles
 1192827 - Milepost In Pavement To Front Of Number 10	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Rowena Academy Ofsted Rating: Outstanding Pupils: 284 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	De Warenne Academy Ofsted Rating: Good Pupils: 754 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Morley Place Academy Ofsted Rating: Good Pupils: 296 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Castle Academy Ofsted Rating: Good Pupils: 169 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alban's Catholic Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 227 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Conisbrough Ivanhoe Primary Academy Ofsted Rating: Good Pupils: 384 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pennine View School Ofsted Rating: Requires improvement Pupils: 137 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Denaby Main Primary Academy Ofsted Rating: Good Pupils: 163 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

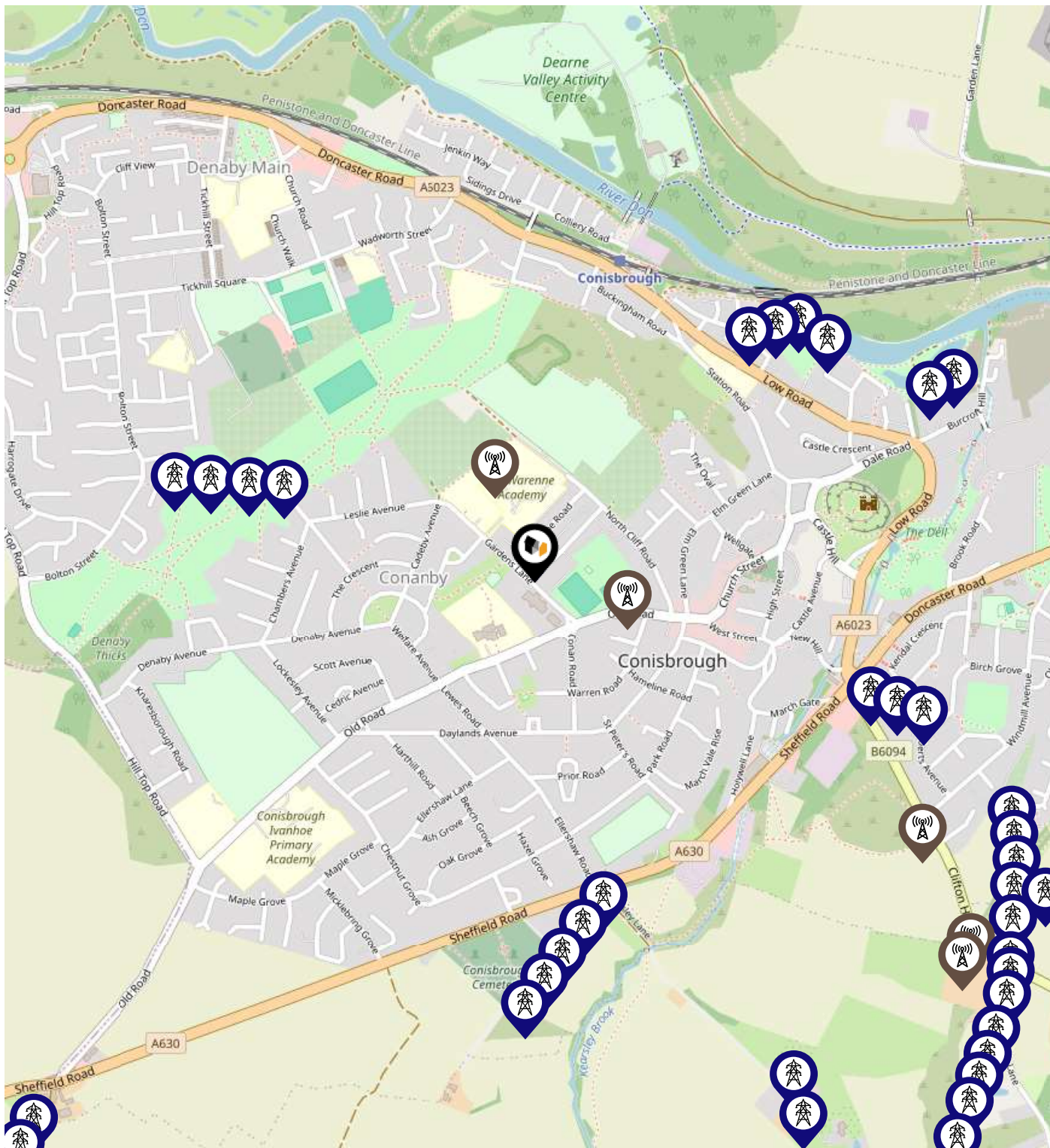


		Nursery	Primary	Secondary	College	Private
9	New Pastures Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hill Top Academy Ofsted Rating: Outstanding Pupils: 379 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Mary's Catholic Primary School, Edlington Ofsted Rating: Good Pupils: 195 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Windhill Primary School Ofsted Rating: Good Pupils: 313 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Edlington Victoria Academy Ofsted Rating: Good Pupils: 295 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Sir Thomas Wharton Academy Ofsted Rating: Good Pupils: 1101 Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Mexborough St John the Baptist CofE Primary School Ofsted Rating: Good Pupils: 237 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Montagu Academy Ofsted Rating: Good Pupils: 352 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

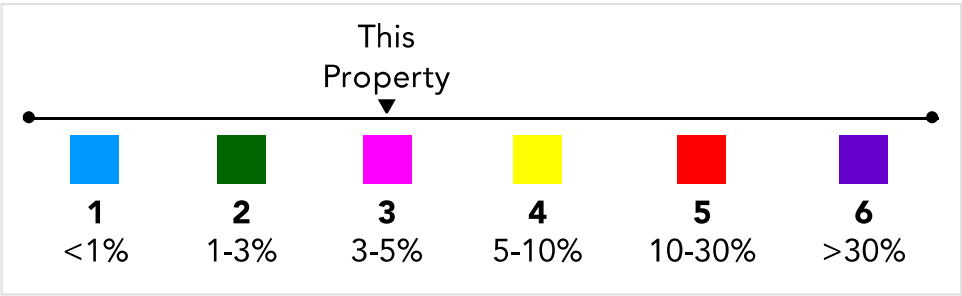
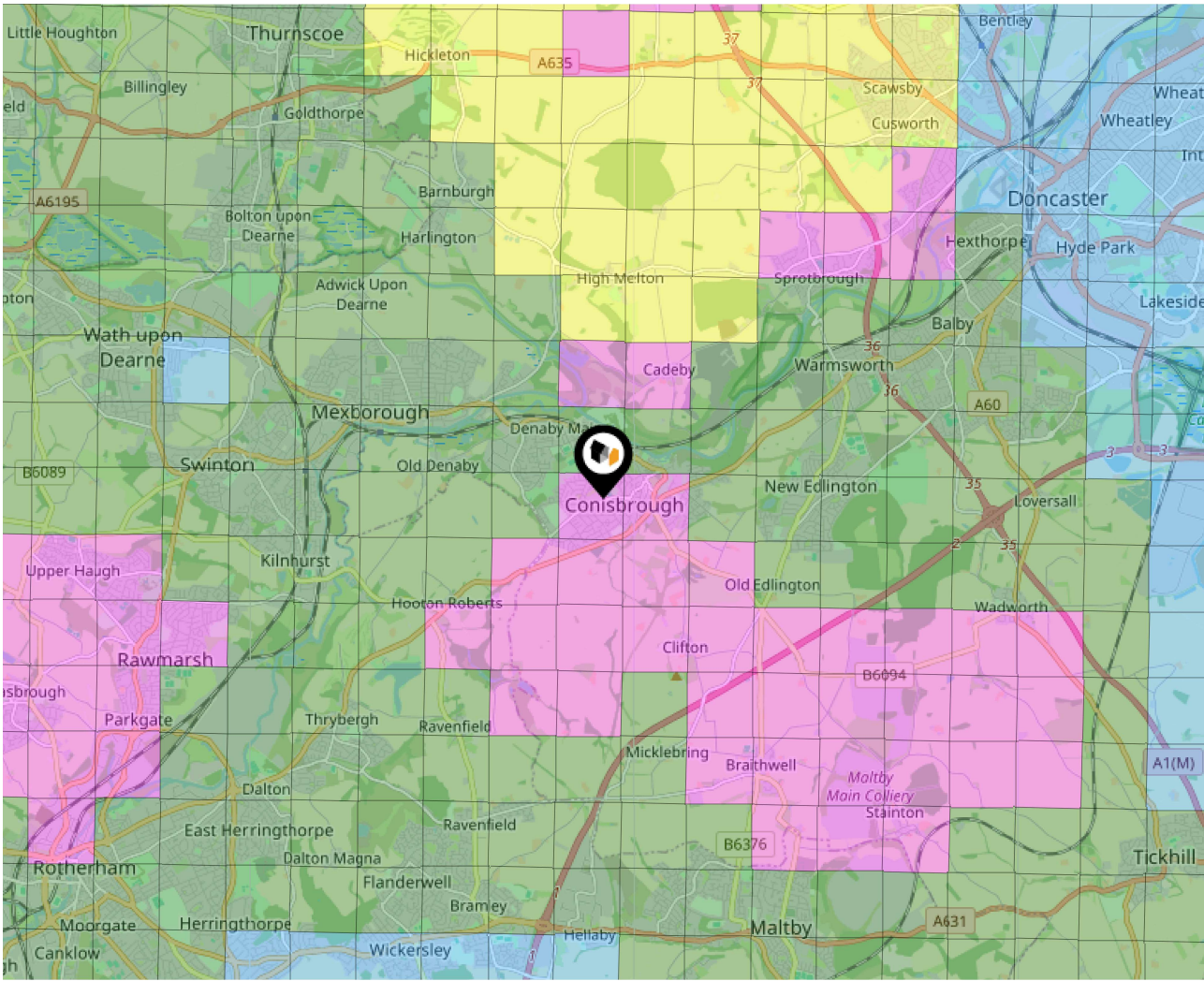


Key:

-  Power Pylons
-  Communication Masts

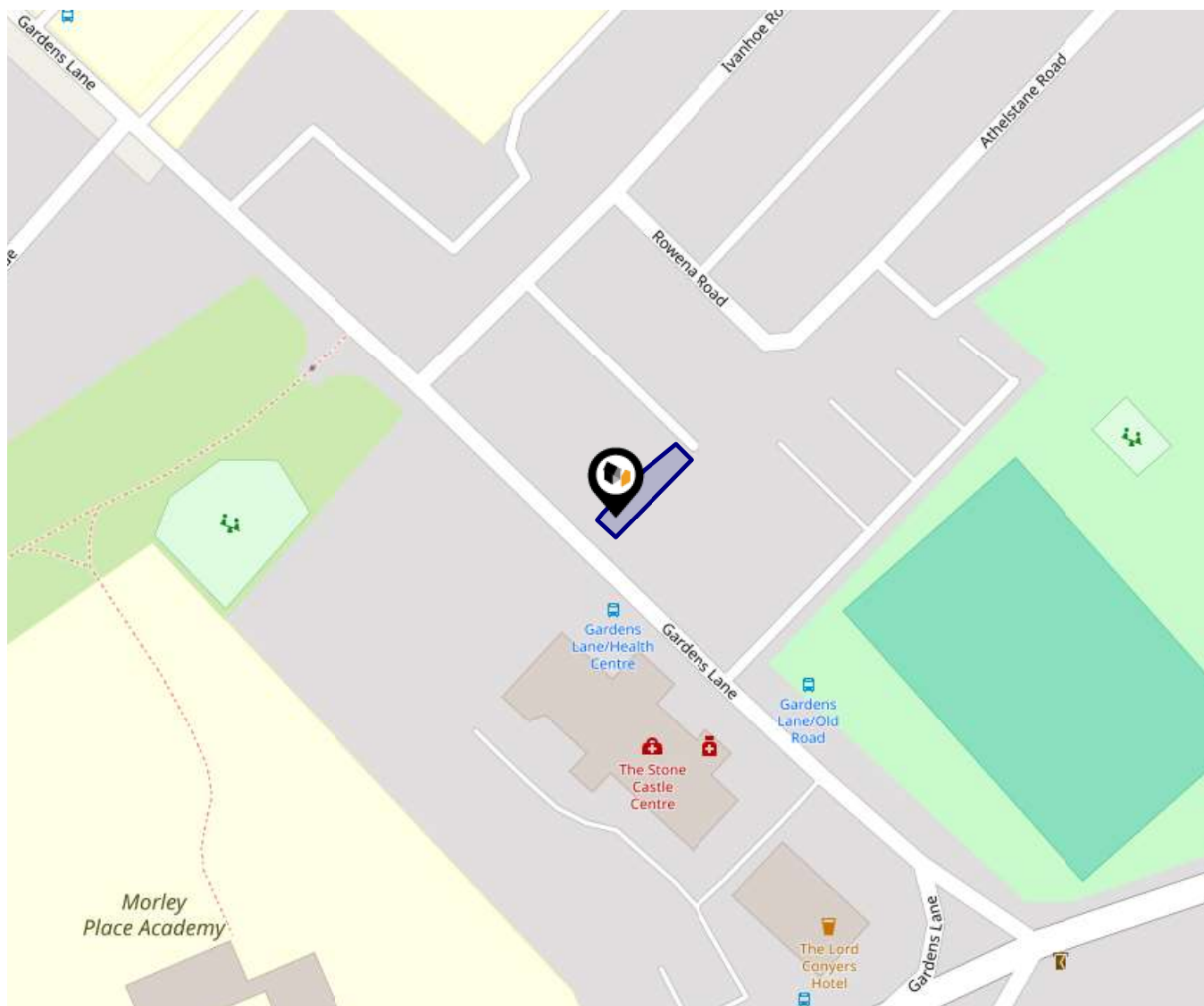
What is Radon?

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



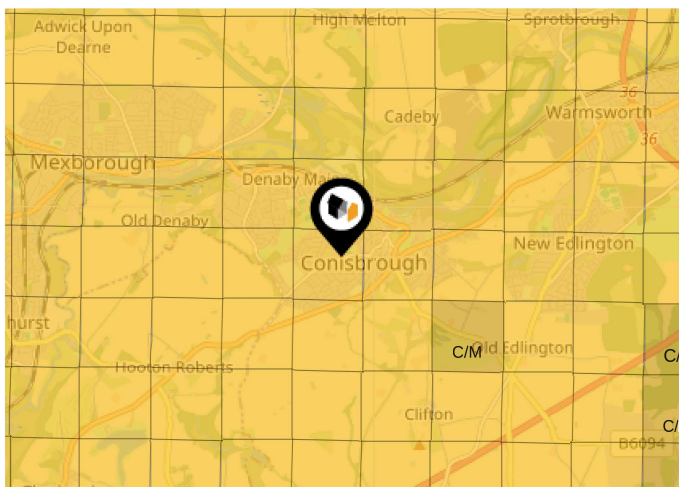
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



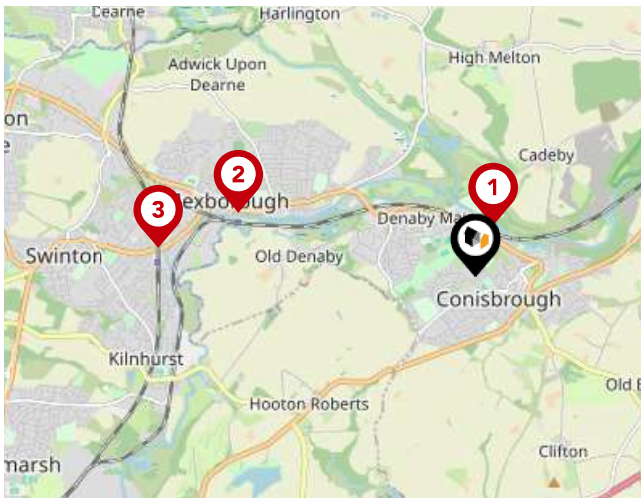
Primary Classifications (Most Common Clay Types)

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

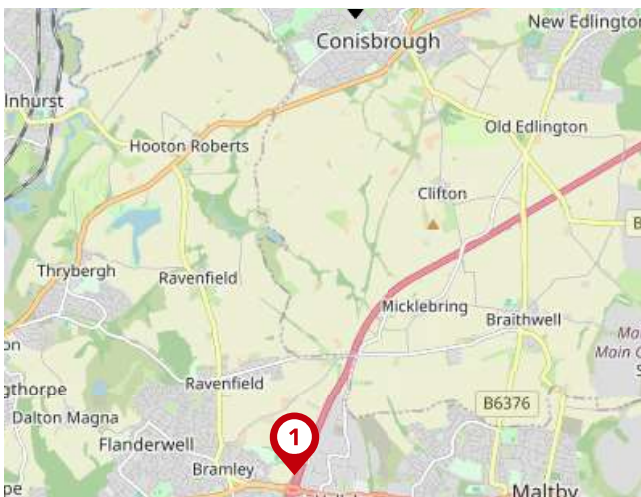
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Conisbrough Rail Station	0.47 miles
2	Mexborough Rail Station	2.17 miles
3	Swinton (South Yorks) Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M18 J1	4.07 miles
2	A1(M) J36	2.86 miles
3	A1(M) J37	4.25 miles
4	A1(M) J35	3.67 miles
5	M18 J2	3.7 miles



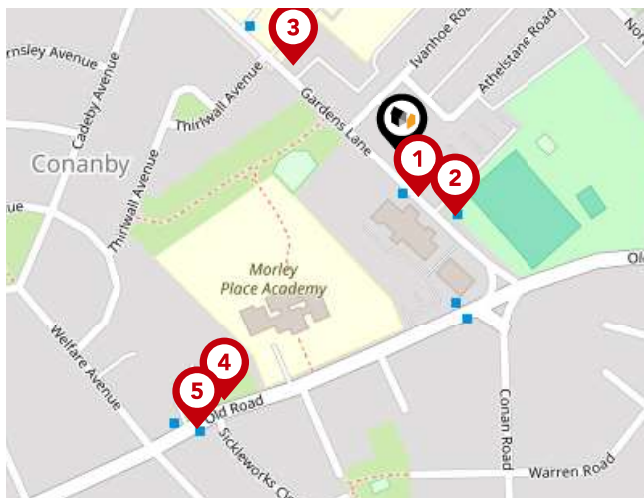
Airports/Helipads

Pin	Name	Distance
1	Finningley	9.34 miles
2	Leeds Bradford Airport	31.82 miles
3	Humberside Airport	37.21 miles
4	Manchester Airport	43.67 miles

Area

Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Gardens Lane/Thirlwall Avenue	0.02 miles
2	Gardens Lane/Old Road	0.04 miles
3	Gardens Lane/Thirlwall Avenue	0.08 miles
4	Old Road/Welfare Avenue	0.17 miles
5	Old Road/Lewes Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Parkgate	5.15 miles
2	Parkgate Platform to Sheffield	5.15 miles
3	Rotherham Platform Both Directions	6.14 miles

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

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/>

