



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 14th October 2026



705, ECCLESALL ROAD, SHEFFIELD, S11 8TG

Landwood Group

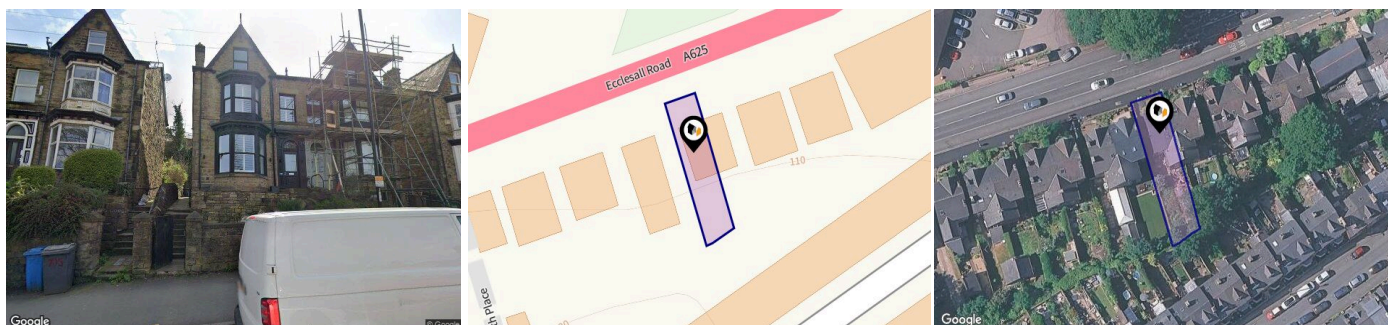
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached
Bedrooms:	6
Floor Area:	1,829 ft ² / 170 m ²
Plot Area:	0.07 acres
Year Built :	1900-1929
Council Tax :	Band D
Title Number:	SYK230497
UPRN:	100050961816
Restrictive Covenants:	No

Last Sold Date:	21/05/2007
Last Sold Price:	£285,000
Last Sold £/ft ² :	£155
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)

14 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



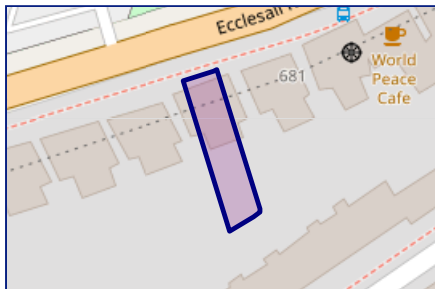
Satellite/Fibre TV Availability:



Property Multiple Title Plans

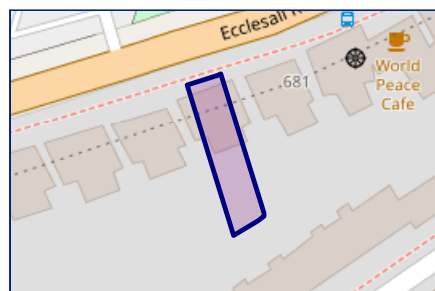
LANDWOOD
GROUP

Freehold Title Plan



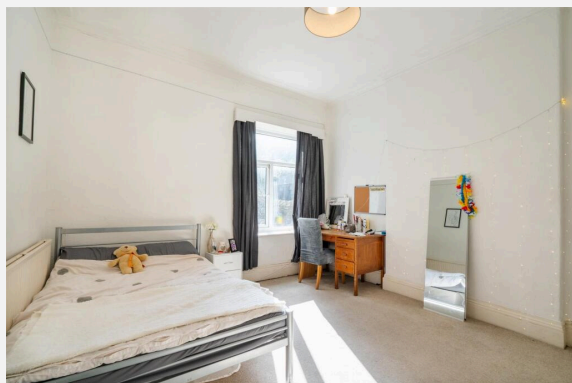
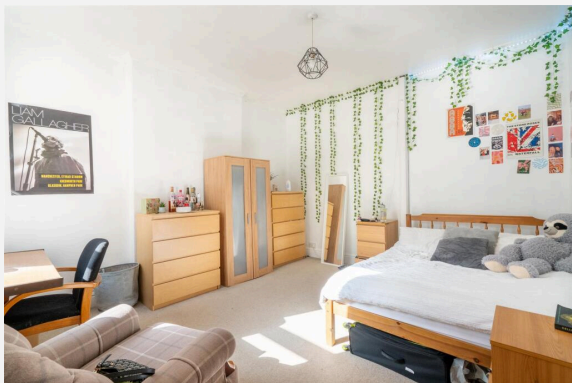
YWE26029

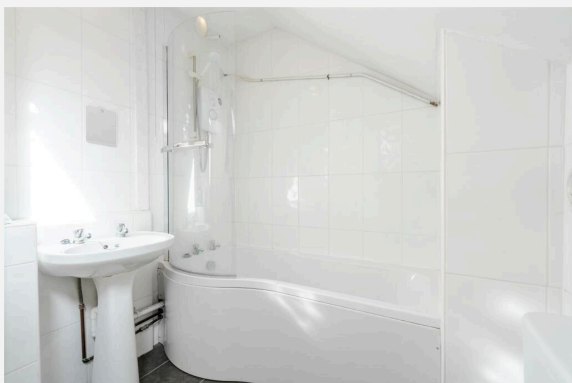
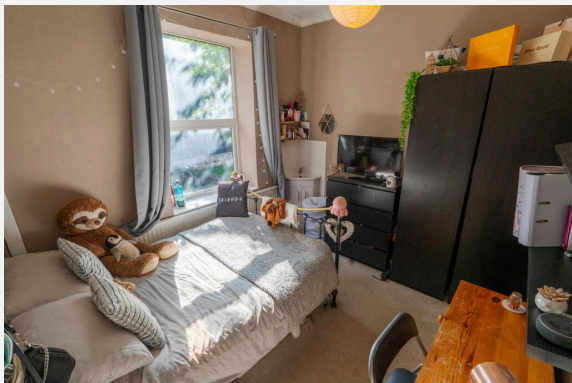
Leasehold Title Plan



SYK230497

Start Date: 01/10/1900
End Date: 25/03/2700
Lease Term: 800 years from 25 March 1900
Term Remaining: 673 years





705, ECCLESALL ROAD, SHEFFIELD, S11 8TG



Property
EPC - Certificate

LANDWOOD
GROUP

705, Ecclesall Road, S11 8TG

Energy rating

D

Valid until 27.03.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 81% of fixed outlets
Floors:	To unheated space, no insulation (assumed)
Total Floor Area:	170 m ²

Market Sold in Street

LANDWOOD
GROUP

697, Ecclesall Road, Sheffield, S11 8TG				other House
Last Sold Date:	23/10/2025	23/11/2001		
Last Sold Price:	£245,000	£166,000		
727, Ecclesall Road, Sheffield, S11 8TG				Terraced House
Last Sold Date:	29/09/2025	01/04/1996		
Last Sold Price:	£280,000	£46,000		
735, Ecclesall Road, Sheffield, S11 8TG				Terraced House
Last Sold Date:	09/05/2025	15/09/2017	18/03/2013	
Last Sold Price:	£452,400	£320,000	£175,000	
717, Ecclesall Road, Sheffield, S11 8TG				Semi-detached House
Last Sold Date:	31/10/2024	20/06/2019		
Last Sold Price:	£225,000	£225,000		
701, Ecclesall Road, Sheffield, S11 8TG				Terraced House
Last Sold Date:	25/10/2021	18/09/2002		
Last Sold Price:	£407,500	£205,000		
733, Ecclesall Road, Sheffield, S11 8TG				Semi-detached House
Last Sold Date:	12/04/2021	12/04/2013	31/08/2001	
Last Sold Price:	£427,000	£177,900	£220,000	
707, Ecclesall Road, Sheffield, S11 8TG				other House
Last Sold Date:	01/03/2021			
Last Sold Price:	£161,500			
745, Ecclesall Road, Sheffield, S11 8TG				other House
Last Sold Date:	19/08/2020	12/11/2012	25/09/2000	
Last Sold Price:	£155	£226,000	£95,000	
737, Ecclesall Road, Sheffield, S11 8TG				Terraced House
Last Sold Date:	10/07/2020	02/08/2013		
Last Sold Price:	£270,000	£183,500		
729, Ecclesall Road, Sheffield, S11 8TG				Semi-detached House
Last Sold Date:	03/07/2020	09/05/2019	12/10/2007	24/01/1997
Last Sold Price:	£385,000	£211,112	£249,000	£65,000
721, Ecclesall Road, Sheffield, S11 8TG				
Last Sold Date:	19/03/2020			
Last Sold Price:	£195,000			
703, Ecclesall Road, Sheffield, S11 8TG				Semi-detached House
Last Sold Date:	20/12/2019	24/05/2019	18/07/2005	
Last Sold Price:	£350,000	£212,000	£250,000	

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

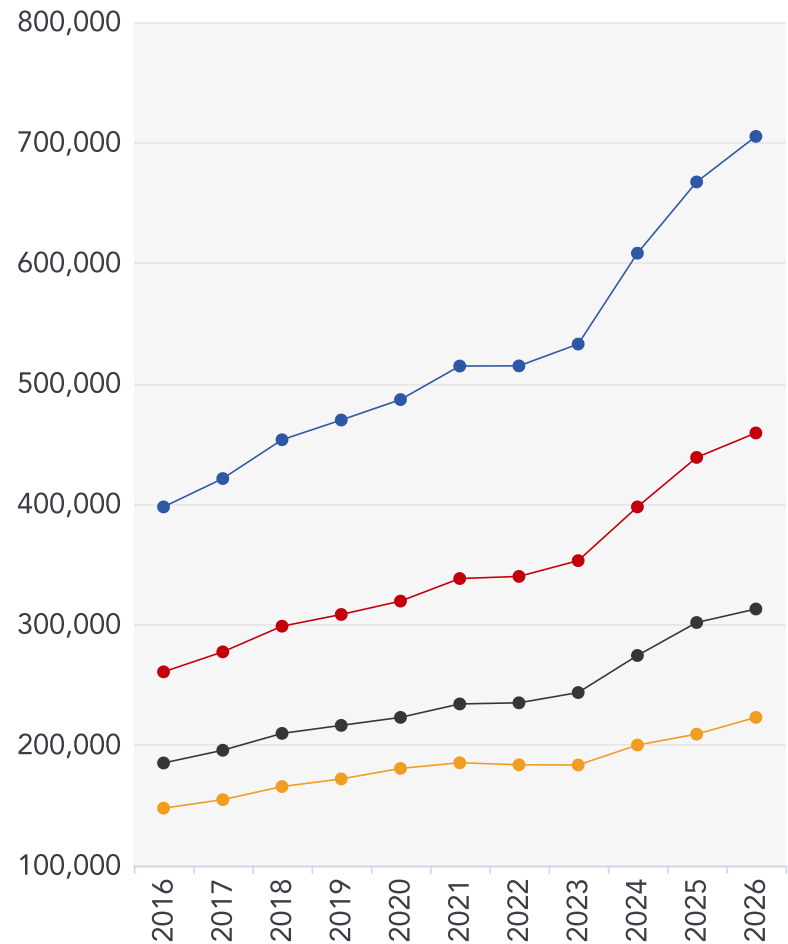


Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in S11



Detached

+77.3%

Semi-Detached

+75.98%

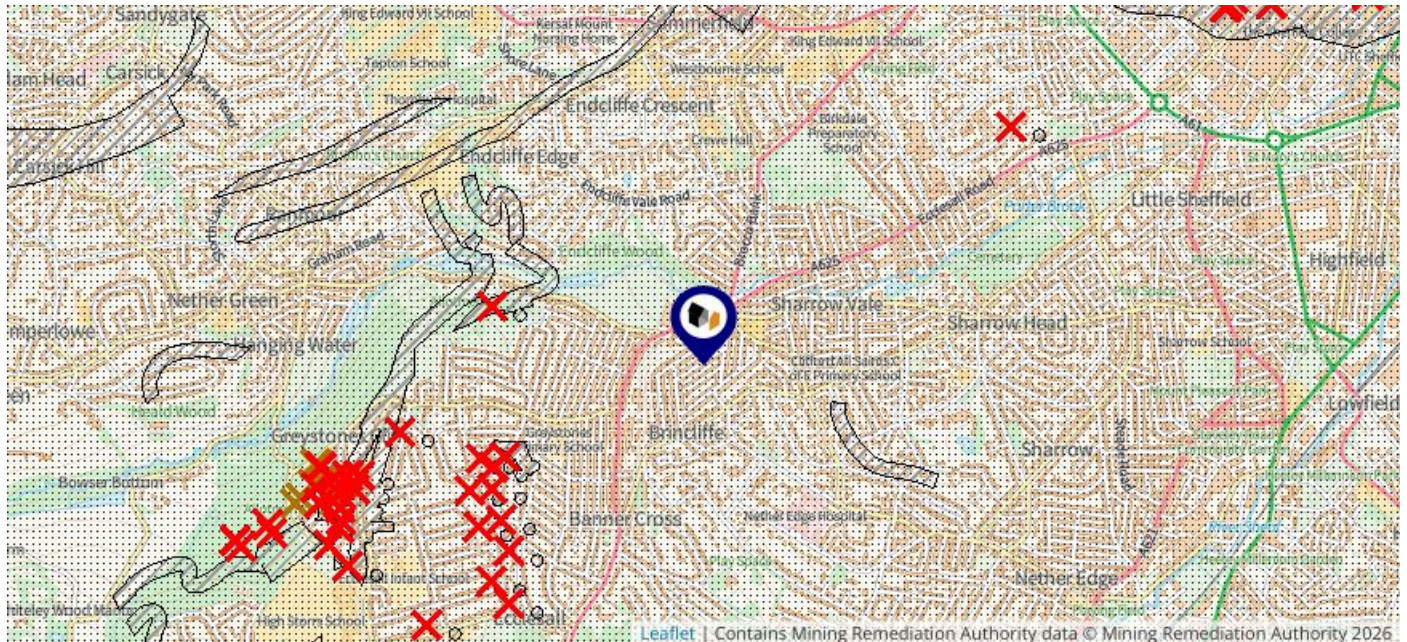
Terraced

+68.96%

Flat

+50.98%

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.

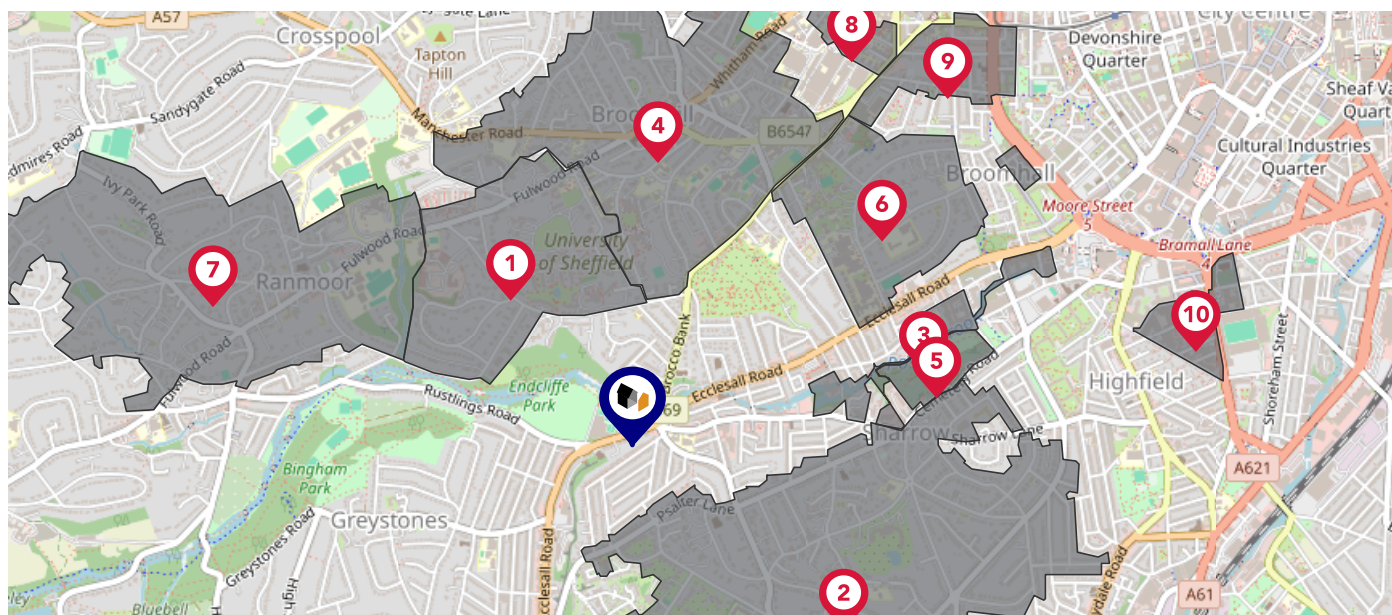
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

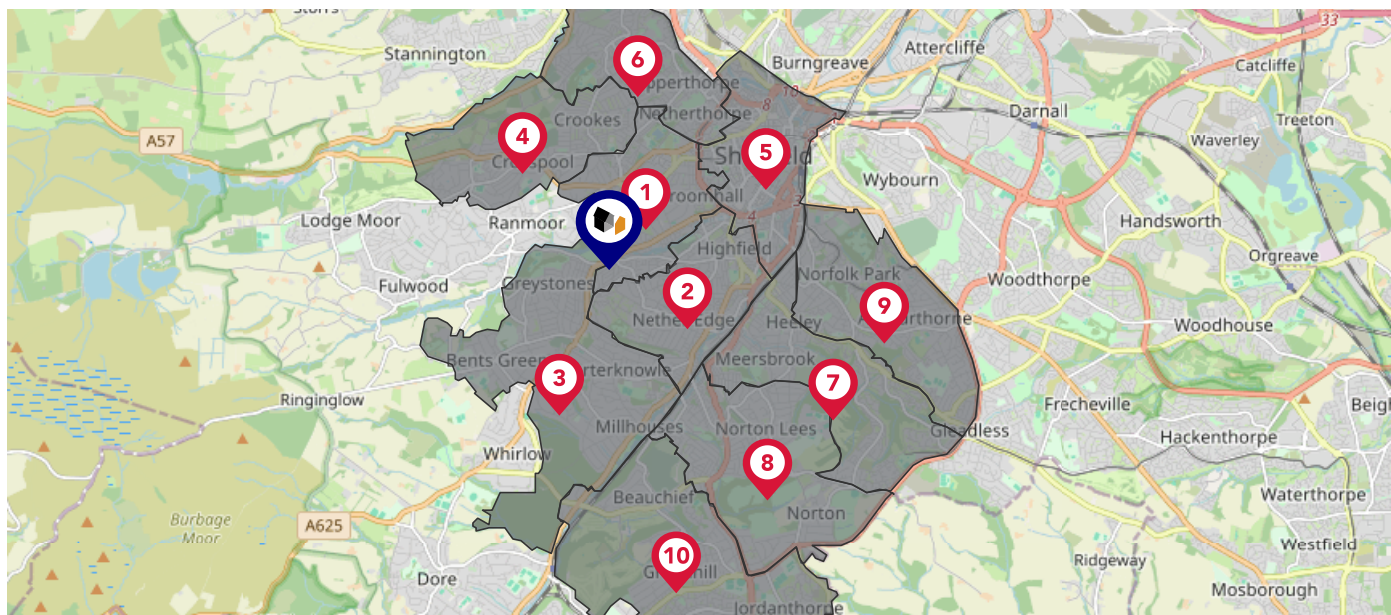
- 1 Endcliffe
- 2 Nether Edge
- 3 Porter Brook
- 4 Broomhill
- 5 General Cemetery
- 6 Broomhall
- 7 Ranmoor
- 8 Northumberland Road
- 9 Hanover
- 10 John Street

Maps

Council Wards

LANDWOOD
GROUP

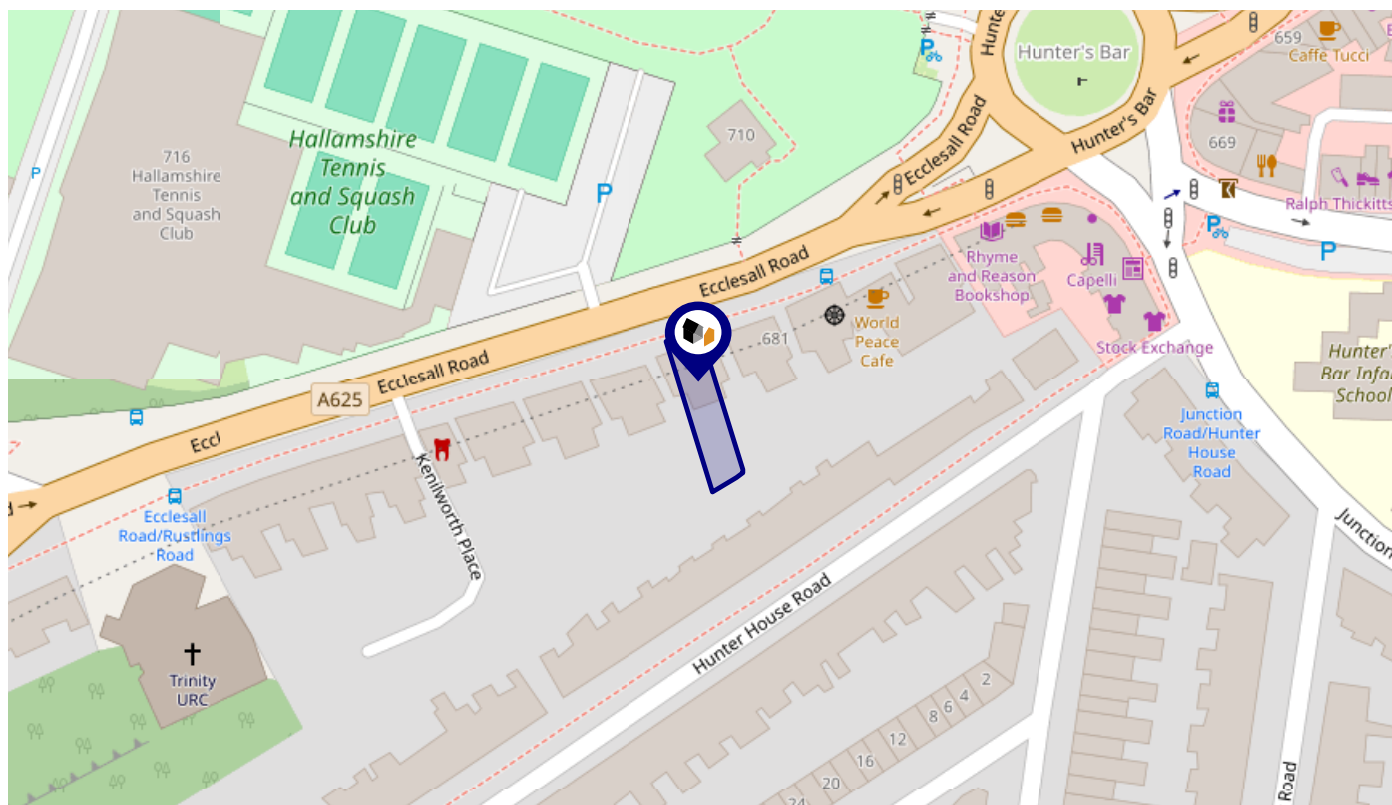
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Broomhill & Sharrow Vale Ward
-  Nether Edge & Sharrow Ward
-  Ecclesall Ward
-  Crookes & Crosspool Ward
-  City Ward
-  Walkley Ward
-  Gleadless Valley Ward
-  Graves Park Ward
-  Park & Arbourthorne Ward
-  Beauchief & Greenhill 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:

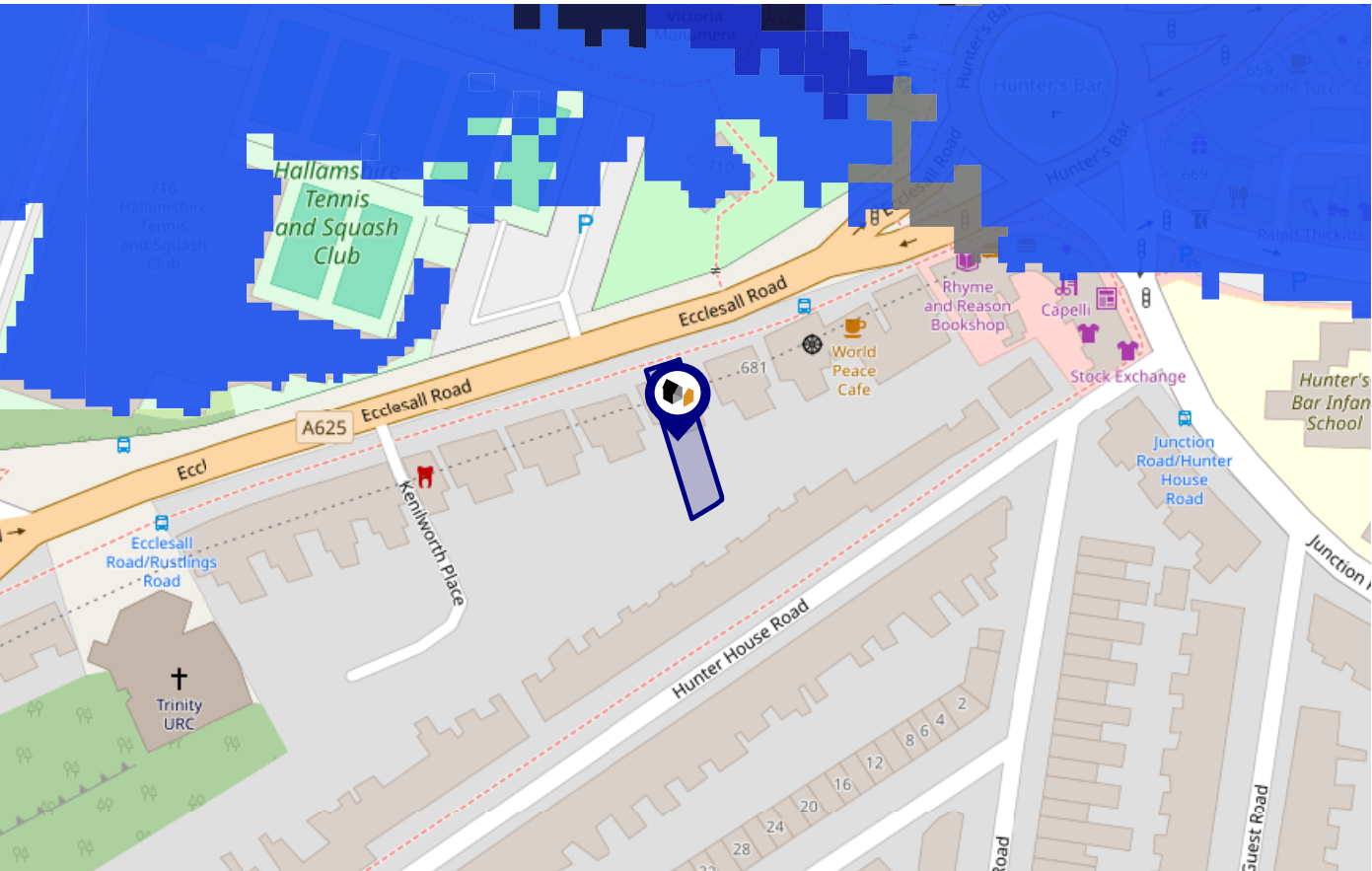
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



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:

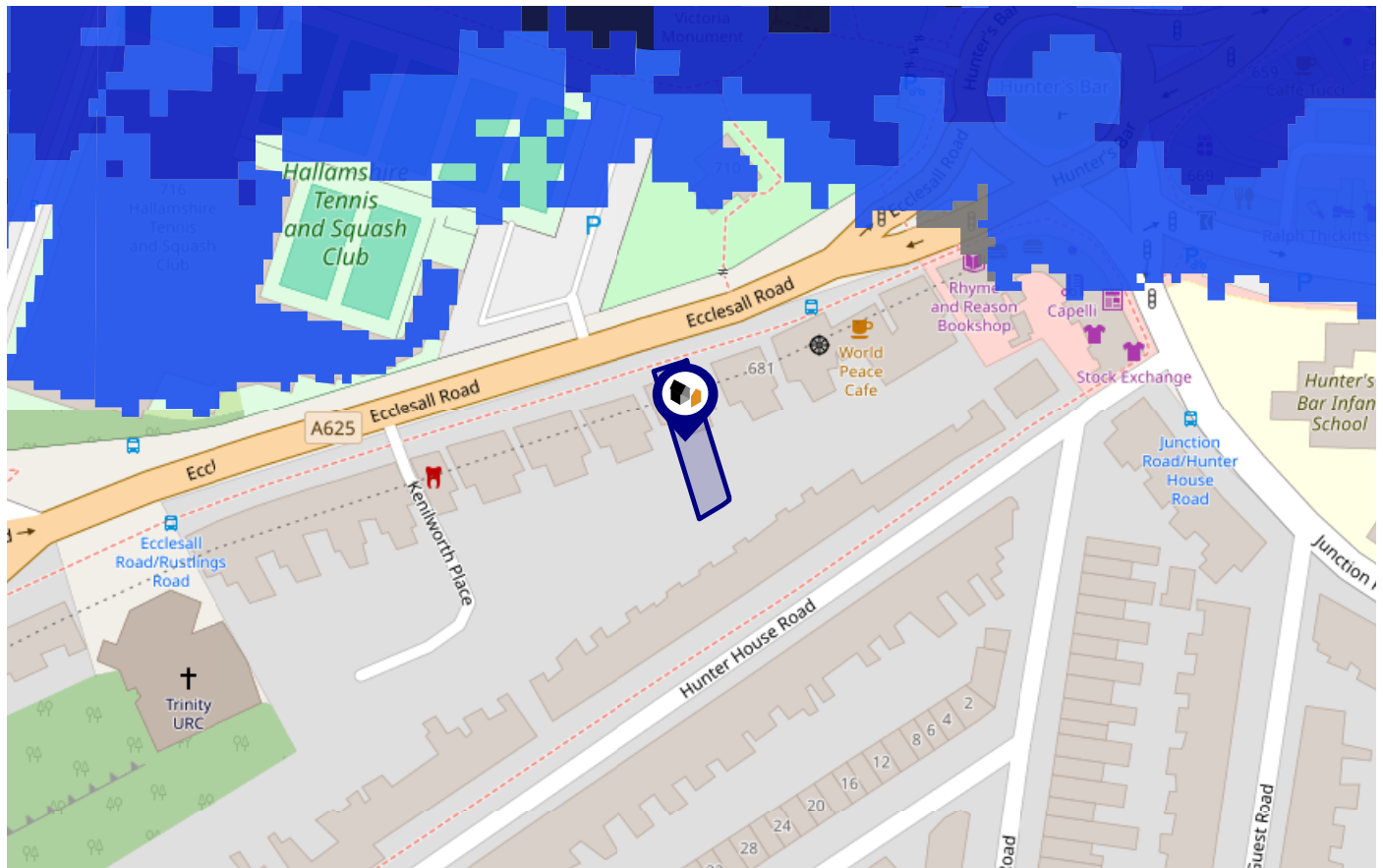


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD GROUP

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:



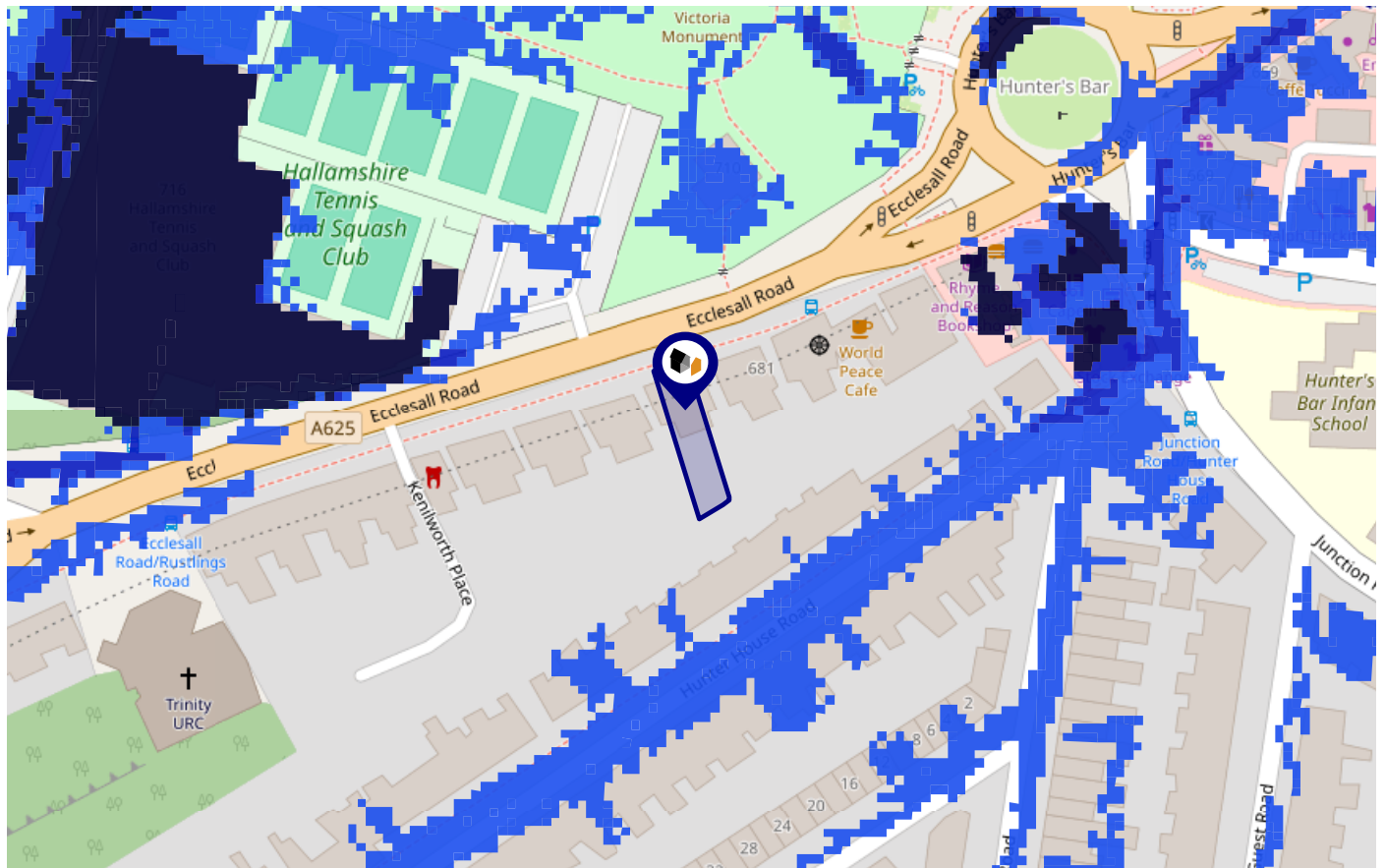
KPF - Key Property Facts

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

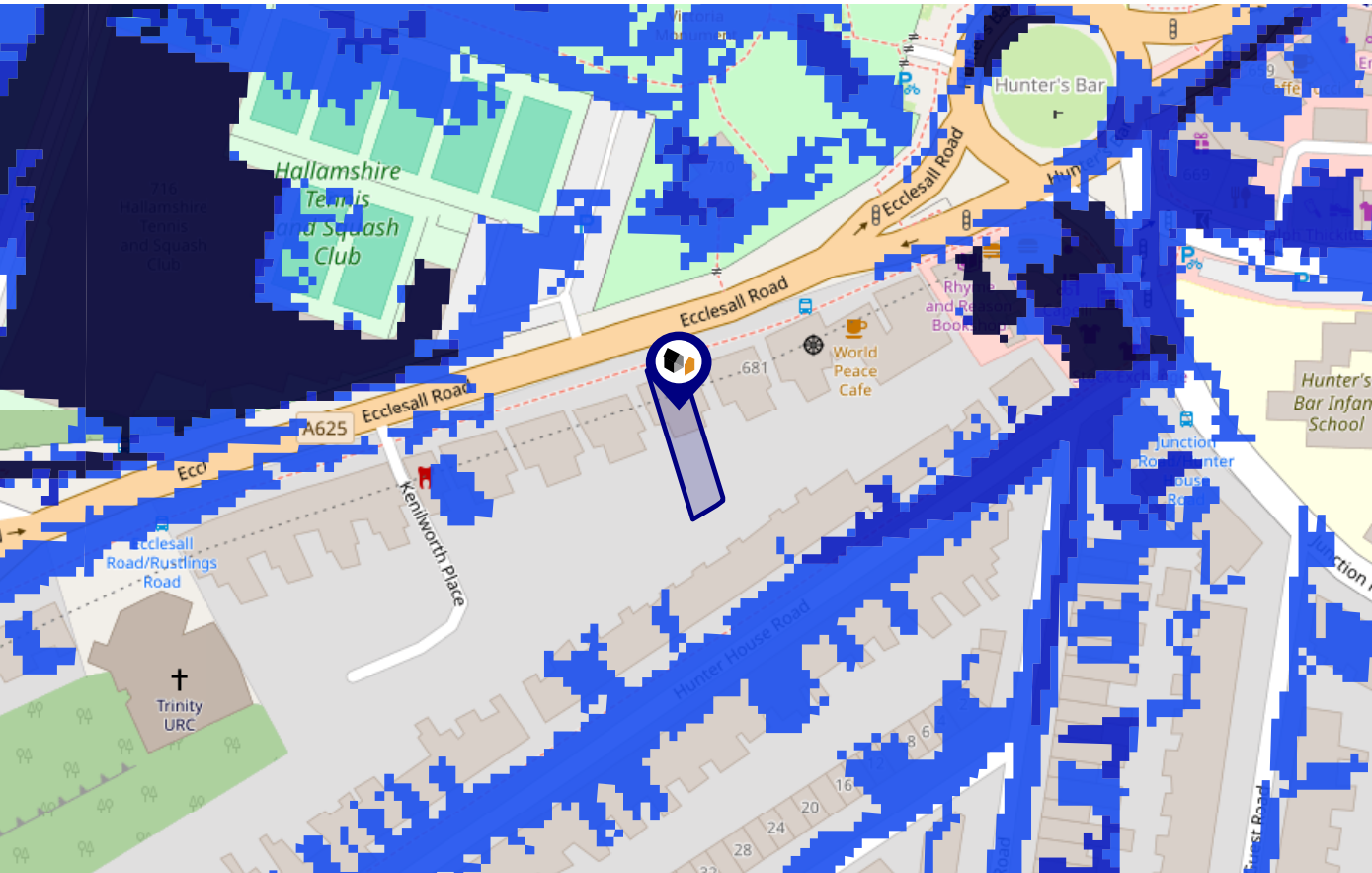
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

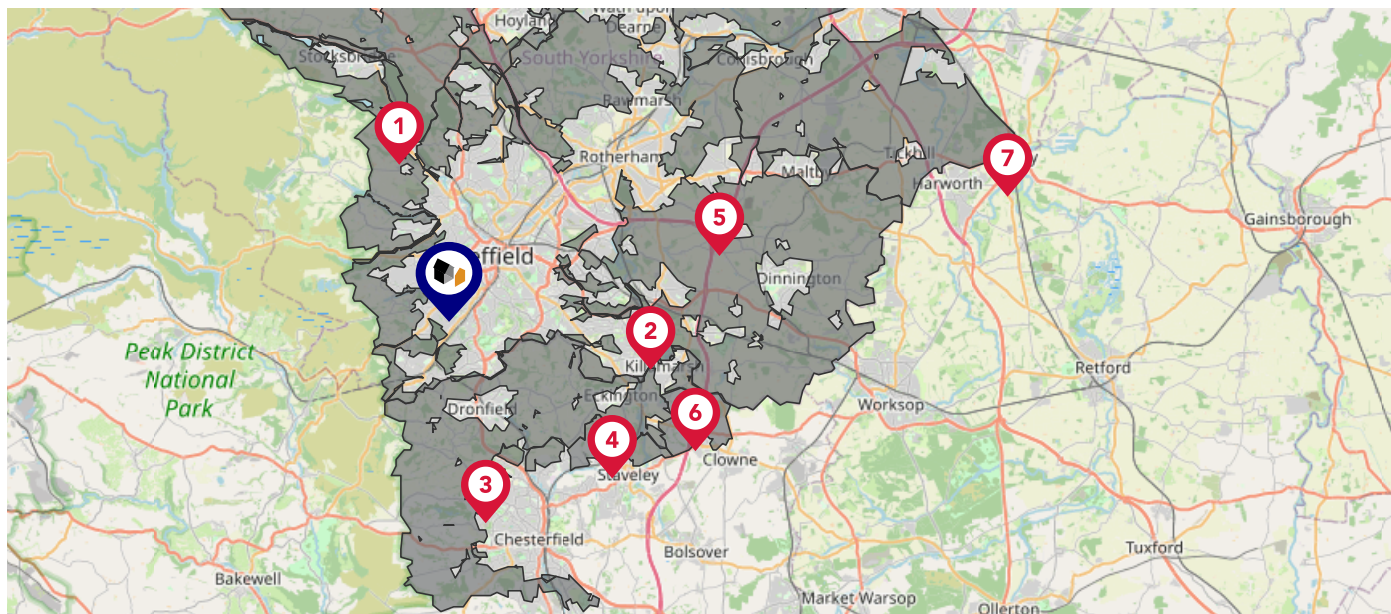
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - North East Derbyshire

4

South and West Yorkshire Green Belt - Chesterfield

5

South and West Yorkshire Green Belt - Rotherham

6

South and West Yorkshire Green Belt - Bolsover

7

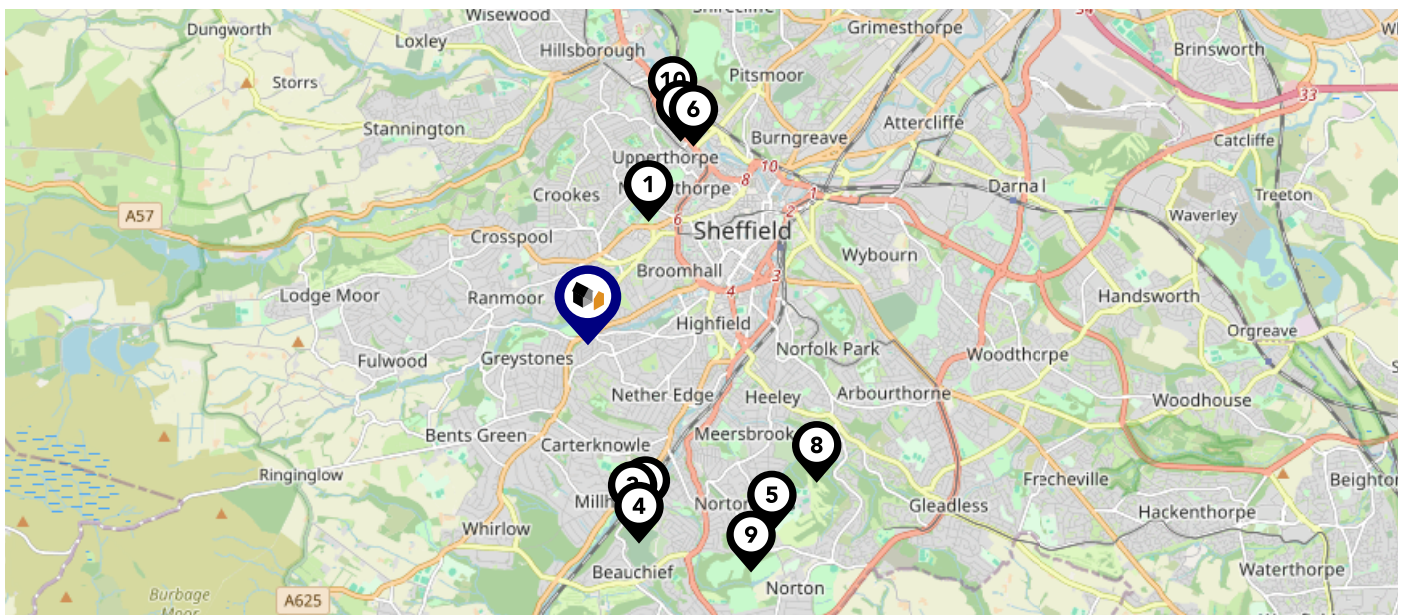
South and West Yorkshire Green Belt - Doncaster

Maps

Landfill Sites

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	Millhouses Goods Yard-Off Archer Road, Sheffield	Historic Landfill	
3	Yeb Tip-Millhouse Station, Sheffield	Historic Landfill	
4	Pickford Holland and Company Limited adjacent to Brickyard Premises-Archer Road, Hutcliffe Wood Road, Sheffield	Historic Landfill	
5	Woodland Road North-Woodland Road	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	University playing fields-Warminster Road, Sheffield	Historic Landfill	
10	Parkwood Road / Club Mill Road-Sheffield 3	Historic Landfill	

Maps

Listed Buildings

LANDWOOD
GROUP

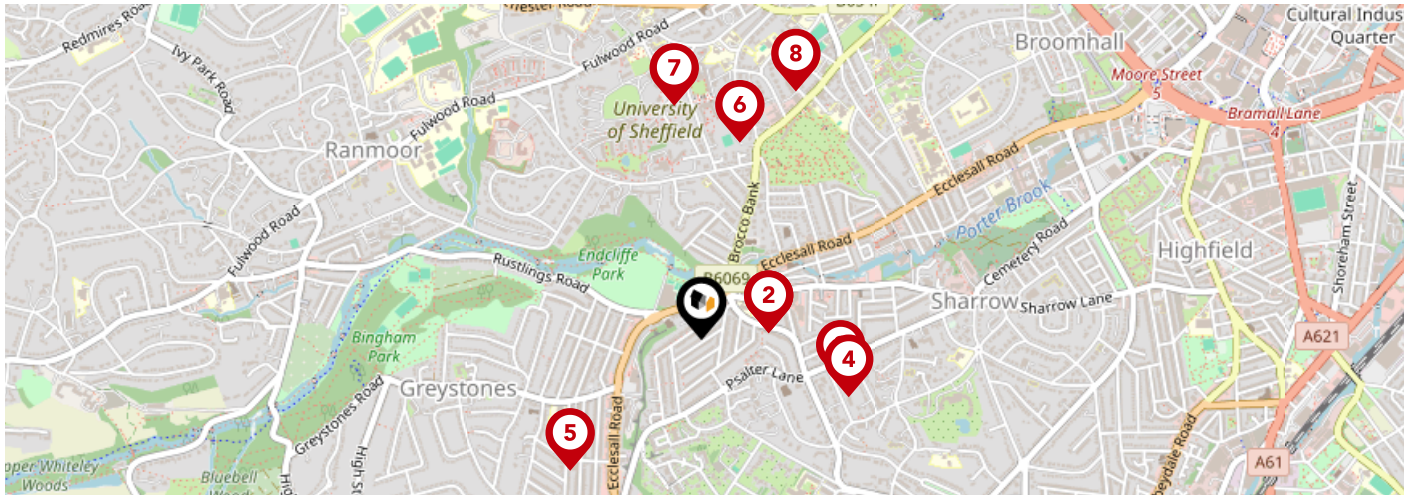
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1254803 - Pavilion And Lodge At East Entrance To Park	Grade II	0.0 miles
 1247588 - Bridge And Lamp 12 Metres South West Of George Woofindin Almshouses	Grade II	0.1 miles
 1058979 - Jubilee Monument And Railing In Centre Of Endcliffe Park	Grade II	0.1 miles
 1270820 - Hunters Bar Toll Gate	Grade II	0.1 miles
 1247586 - George Woofindin Almshouses	Grade II	0.1 miles
 1254804 - Statue Of Queen Victoria At South East End Of Park	Grade II	0.1 miles
 1247587 - Boundary Wall And Gates At George Woofindin Almshouses	Grade II	0.1 miles
 1270819 - George Woofindin Almshouses	Grade II	0.2 miles
 1254575 - Succah 2 Metres South West Of Synagogue	Grade II	0.2 miles
 1421420 - Sewer Gas Destructor Lamp	Grade II	0.2 miles

Area Schools

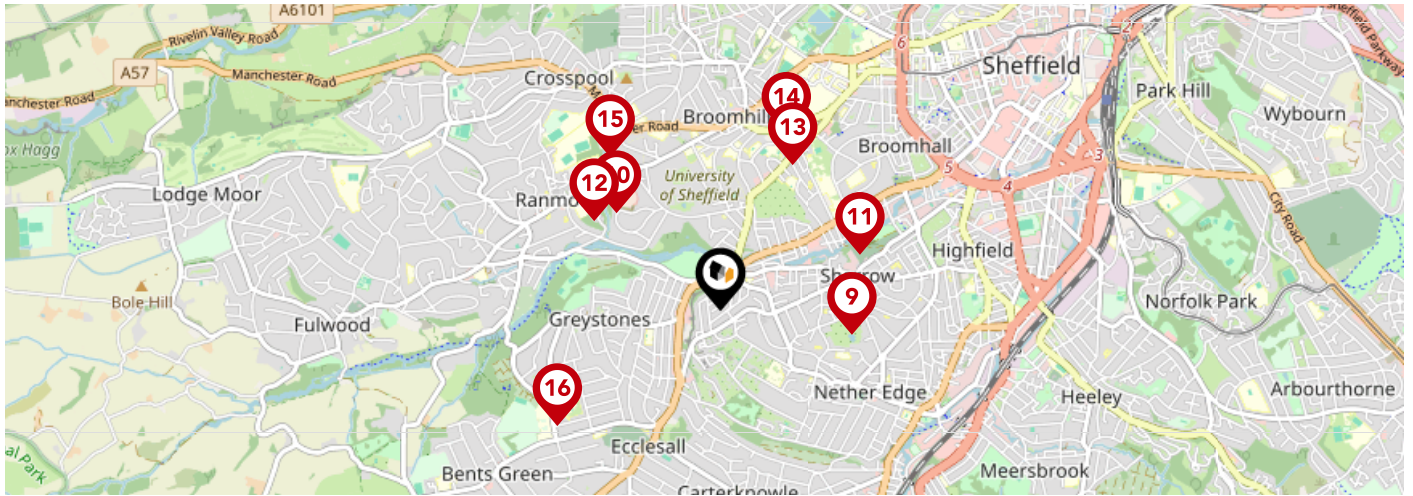
LANDWOOD
GROUP



		Nursery	Primary	Secondary	College	Private
1	Hunter's Bar Junior School Ofsted Rating: Outstanding Pupils: 359 Distance:0.15	☐	☒	☐	☐	☐
2	Hunter's Bar Infant School Ofsted Rating: Good Pupils: 267 Distance:0.15	☐	☒	☐	☐	☐
3	Clifford All Saints CofE Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:0.32	☐	☒	☐	☐	☐
4	Kenwood Academy Ofsted Rating: Not Rated Pupils: 176 Distance:0.35	☐	☐	☒	☐	☐
5	Greystones Primary School Ofsted Rating: Good Pupils: 636 Distance:0.41	☐	☒	☐	☐	☐
6	Westbourne School Ofsted Rating: Not Rated Pupils: 366 Distance:0.44	☐	☐	☒	☐	☐
7	Birkdale School Ofsted Rating: Not Rated Pupils: 746 Distance:0.52	☐	☐	☒	☐	☐
8	Sheffield High School Ofsted Rating: Not Rated Pupils: 741 Distance:0.59	☐	☐	☒	☐	☐

Area Schools

LANDWOOD
GROUP

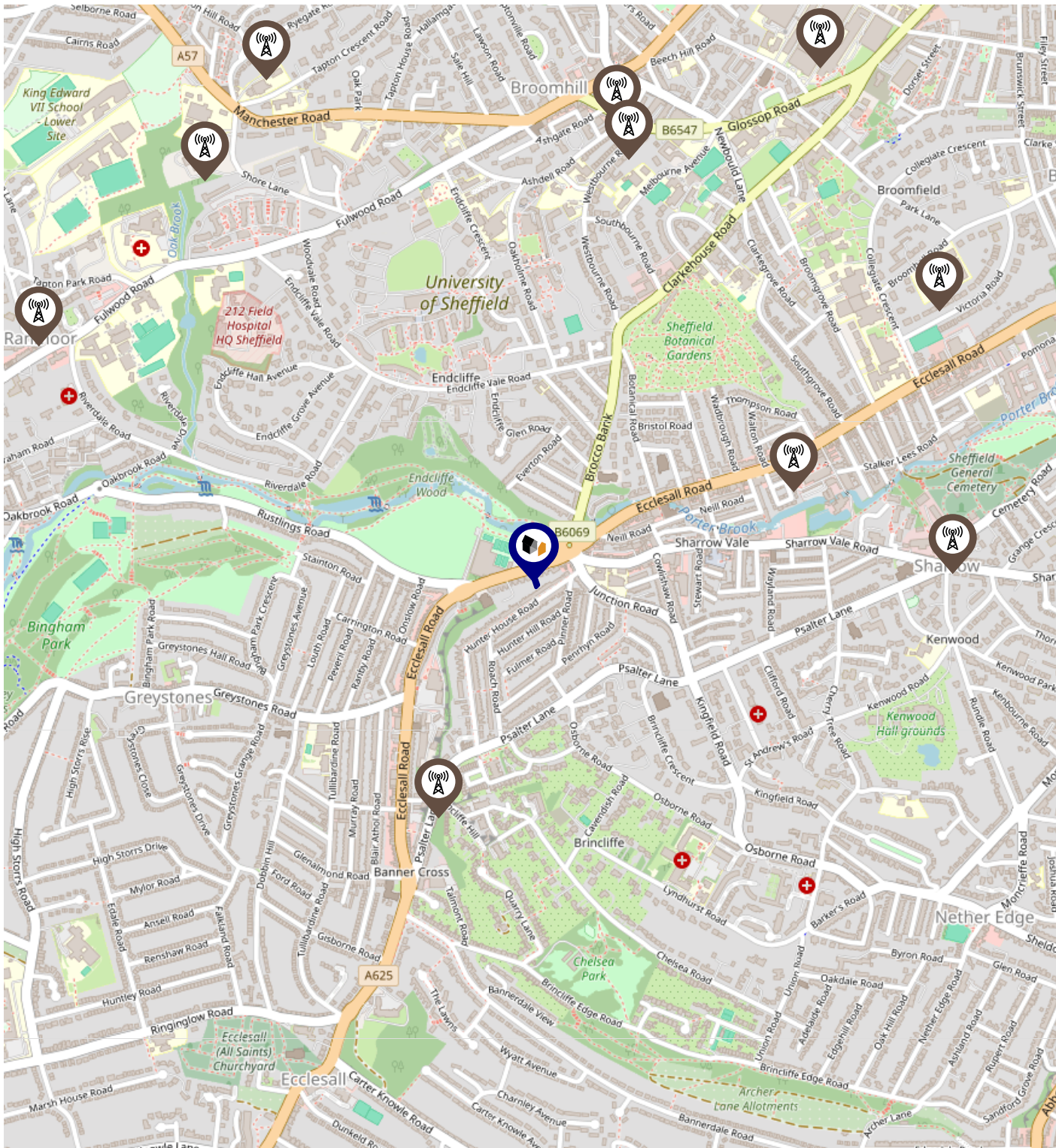


		Nursery	Primary	Secondary	College	Private
	Brantwood Specialist School Ofsted Rating: Good Pupils: 53 Distance:0.59	☐	☐	☒	☐	☐
	St Marie's School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 215 Distance:0.63	☐	☒	☐	☐	☐
	Porter Croft Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 212 Distance:0.66	☐	☒	☐	☐	☐
	Notre Dame High School Ofsted Rating: Good Pupils: 1487 Distance:0.69	☐	☐	☒	☐	☐
	King Edward VII School Ofsted Rating: Good Pupils: 1733 Distance:0.72	☐	☐	☒	☐	☐
	Broomhill Infant School Ofsted Rating: Good Pupils: 114 Distance:0.83	☐	☒	☐	☐	☐
	Lydgate Junior School Ofsted Rating: Good Pupils: 478 Distance:0.84	☐	☒	☐	☐	☐
	Ecclesall Primary School Ofsted Rating: Good Pupils: 620 Distance:0.89	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

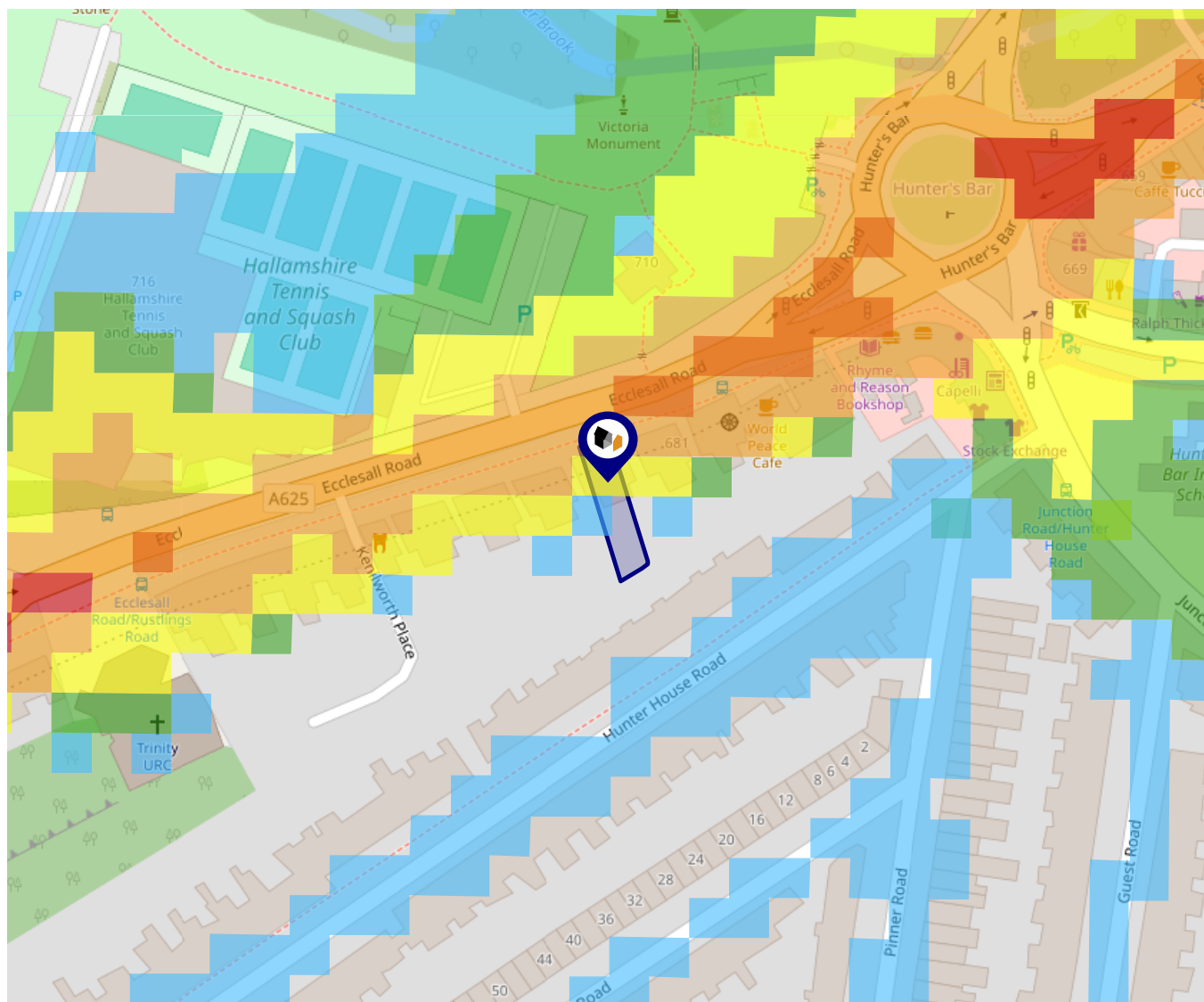


Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise

LANDWOOD
GROUP

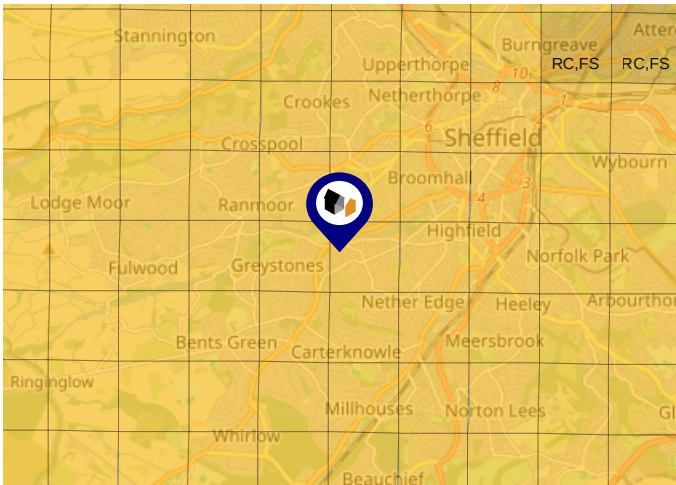


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



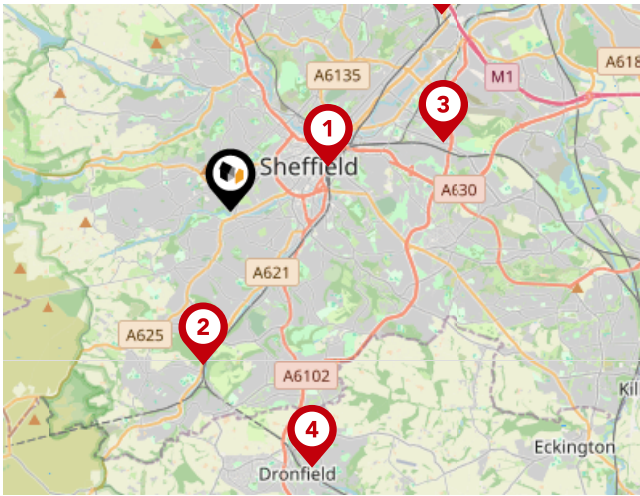
Primary Classifications (Most Common Clay Types)

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

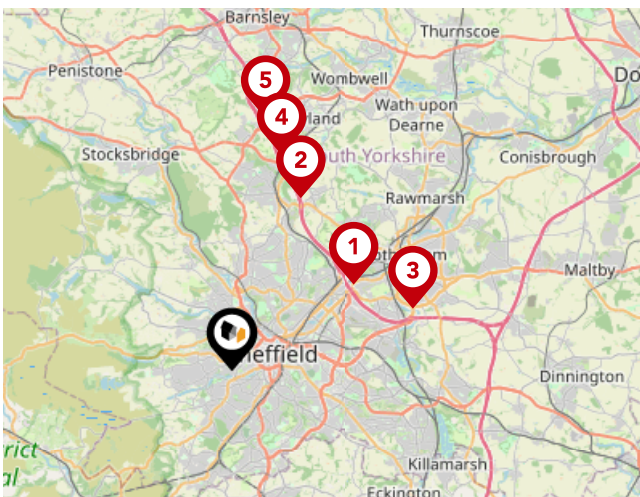
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Sheffield Rail Station	1.87 miles
2	Dore & Totley Rail Station	2.75 miles
3	Darnall Rail Station	3.94 miles
4	Dronfield Rail Station	4.75 miles
5	Meadowhall Rail Station	5.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J34	5.27 miles
2	M1 J35	6.56 miles
3	M1 J33	6.74 miles
4	M1 J35A	7.82 miles
5	M1 J36	9 miles



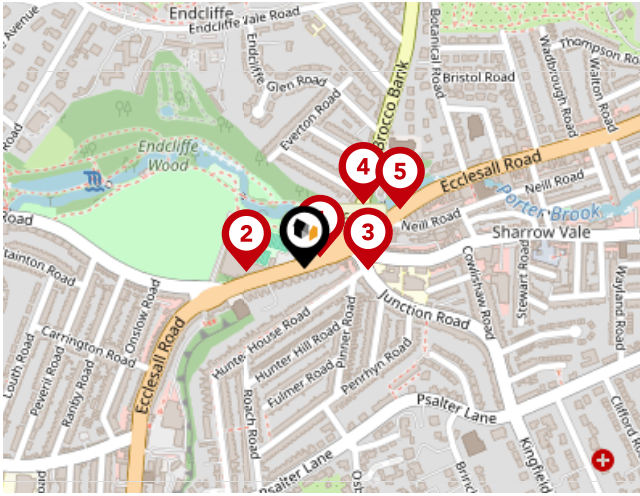
Airports/Helipads

Pin	Name	Distance
1	Sheffield City Airport	5.36 miles

Area

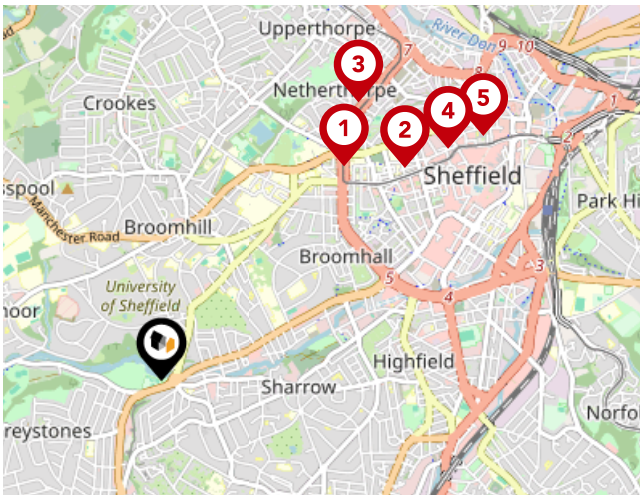
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Ecclesall Road/Junction Road	0.01 miles
2	Ecclesall Road/Rustlings Road	0.06 miles
3	Junction Road/Hunter House Road	0.07 miles
4	Brocco Bank/Ecclesall Road	0.09 miles
5	Ecclesall Road/Neill Road	0.12 miles



Local Connections

Pin	Name	Distance
1	University of Sheffield (S Yorks Supertram)	1.24 miles
2	West Street (South Yorkshire Supertram)	1.42 miles
3	Netherthorpe Road (South Yorkshire Supertram)	1.5 miles
4	City Hall (South Yorkshire Supertram)	1.62 miles
5	Cathedral (South Yorkshire Supertram)	1.78 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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

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.

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/>

