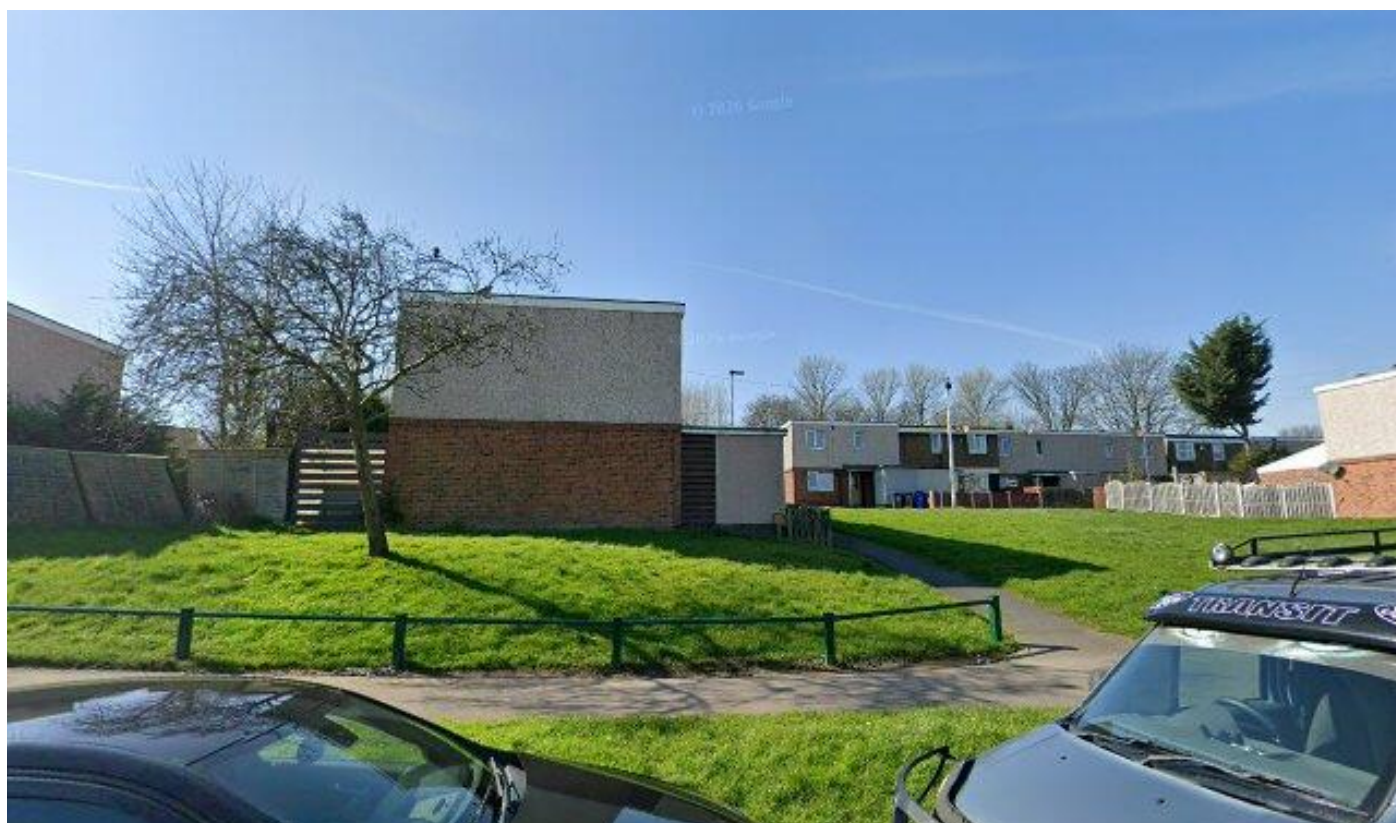




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 17th September 2026



60, WEAKLAND DRIVE, SHEFFIELD, S12 4PG

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

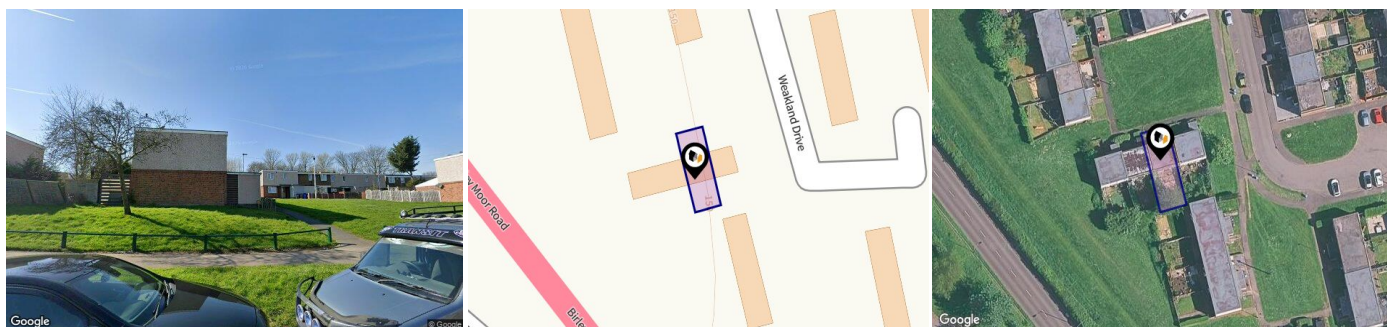
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.03 acres
Council Tax :	Band A
Title Number:	SYK353609
UPRN:	100051105781
Restrictive Covenants:	Yes

Last Sold Date:	28/03/2003
Last Sold Price:	£37,000
Last Sold £/ft ² :	£44
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	43	5500
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LANDWOOD
GROUP

60 Weakland Drive, S12 4PG

Energy rating

D

Valid until 18.07.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Flat, no insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

Market Sold in Street

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38, Weakland Drive, Sheffield, S12 4PG				Terraced House
Last Sold Date:	06/02/2023	31/07/2012		
Last Sold Price:	£100,000	£45,000		
52, Weakland Drive, Sheffield, S12 4PG				Terraced House
Last Sold Date:	01/07/2022	02/03/2007	26/05/2006	
Last Sold Price:	£100,000	£79,000	£79,995	
44, Weakland Drive, Sheffield, S12 4PG				Semi-detached House
Last Sold Date:	05/11/2021			
Last Sold Price:	£108,000			
18, Weakland Drive, Sheffield, S12 4PG				Terraced House
Last Sold Date:	25/10/2019	18/11/2011		
Last Sold Price:	£74,000	£54,000		
4, Weakland Drive, Sheffield, S12 4PG				Terraced House
Last Sold Date:	11/07/2008	27/06/2003		
Last Sold Price:	£76,000	£46,050		
48, Weakland Drive, Sheffield, S12 4PG				Terraced House
Last Sold Date:	22/06/2007			
Last Sold Price:	£80,000			
60, Weakland Drive, Sheffield, S12 4PG				
Last Sold Date:	28/03/2003			
Last Sold Price:	£37,000			
58, Weakland Drive, Sheffield, S12 4PG				Terraced House
Last Sold Date:	18/05/2001			
Last Sold Price:	£26,000			

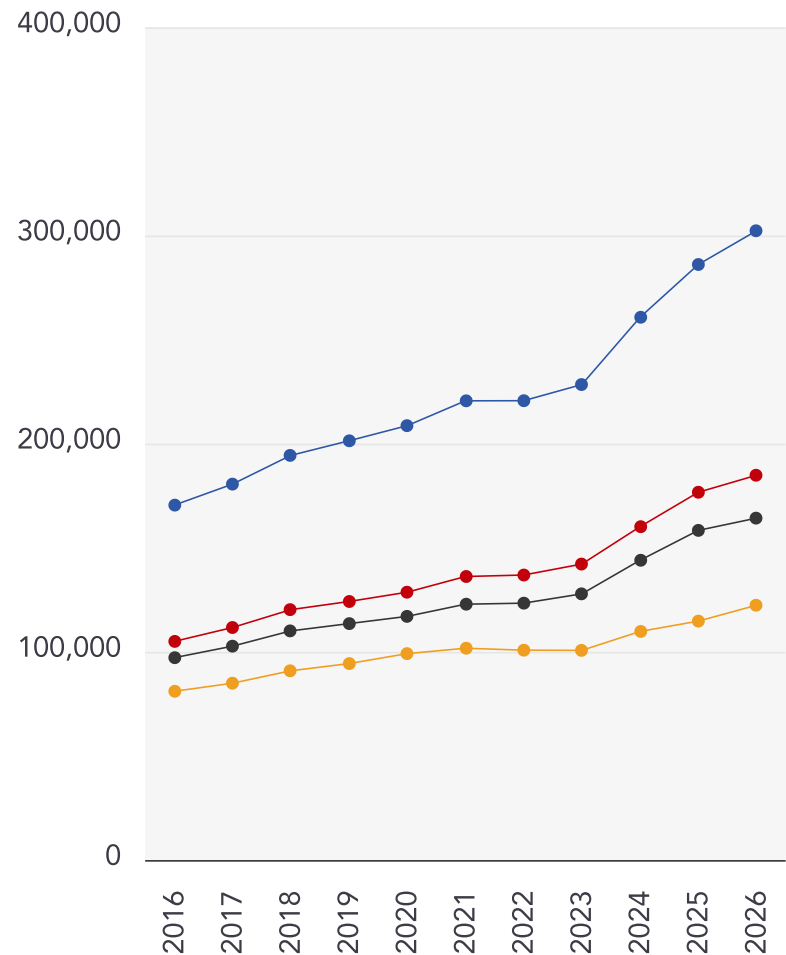
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
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10 Year History of Average House Prices by Property Type in S12



Detached

+77.3%

Semi-Detached

+75.98%

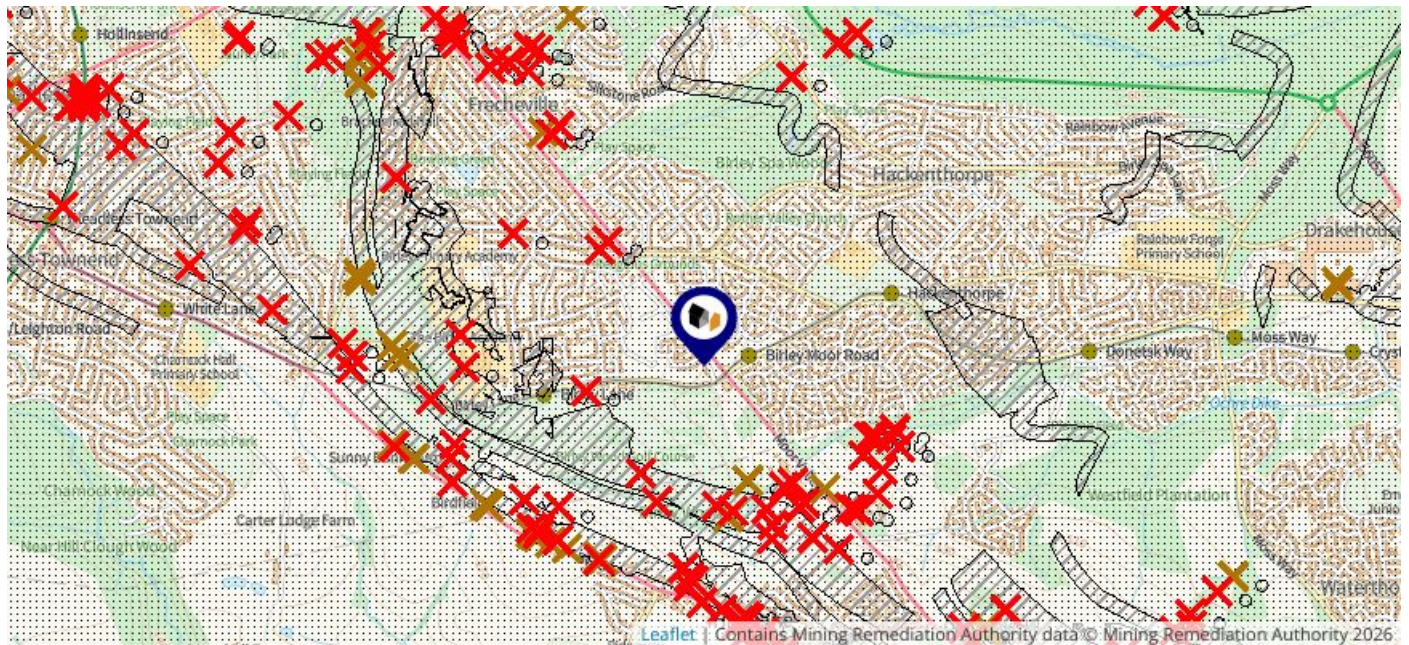
Terraced

+68.96%

Flat

+50.98%

This map displays nearby coal mine entrances and their classifications.



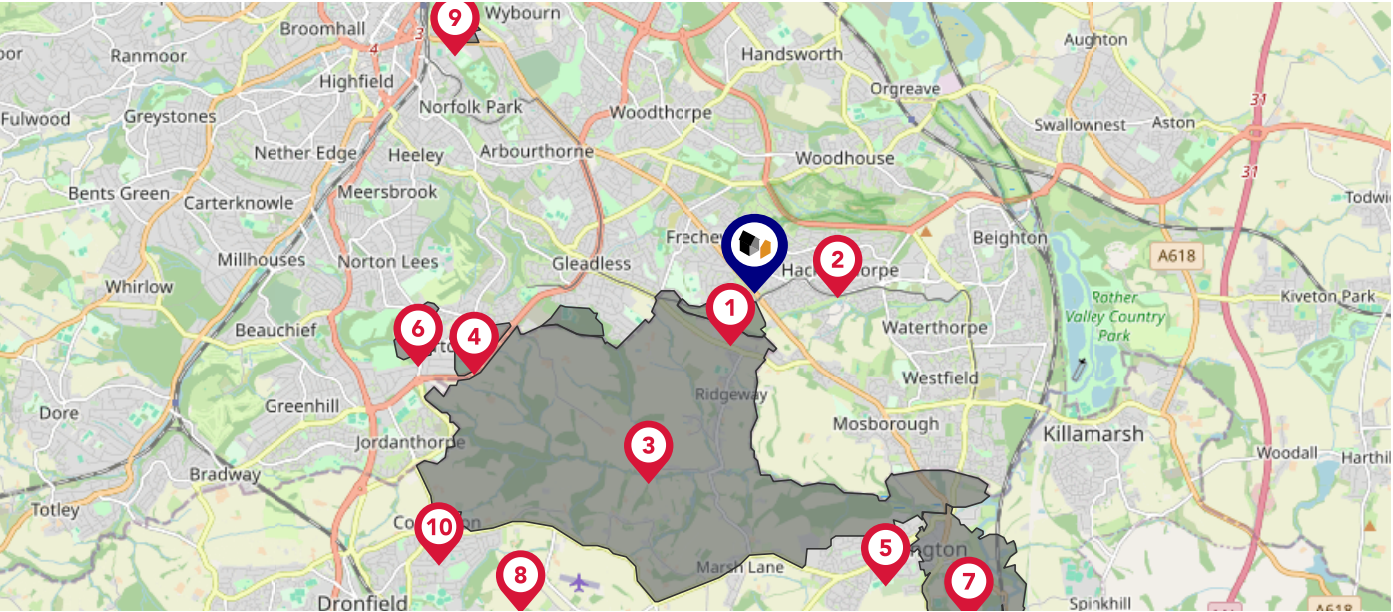
Mine Entry

- ✕ 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.

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.



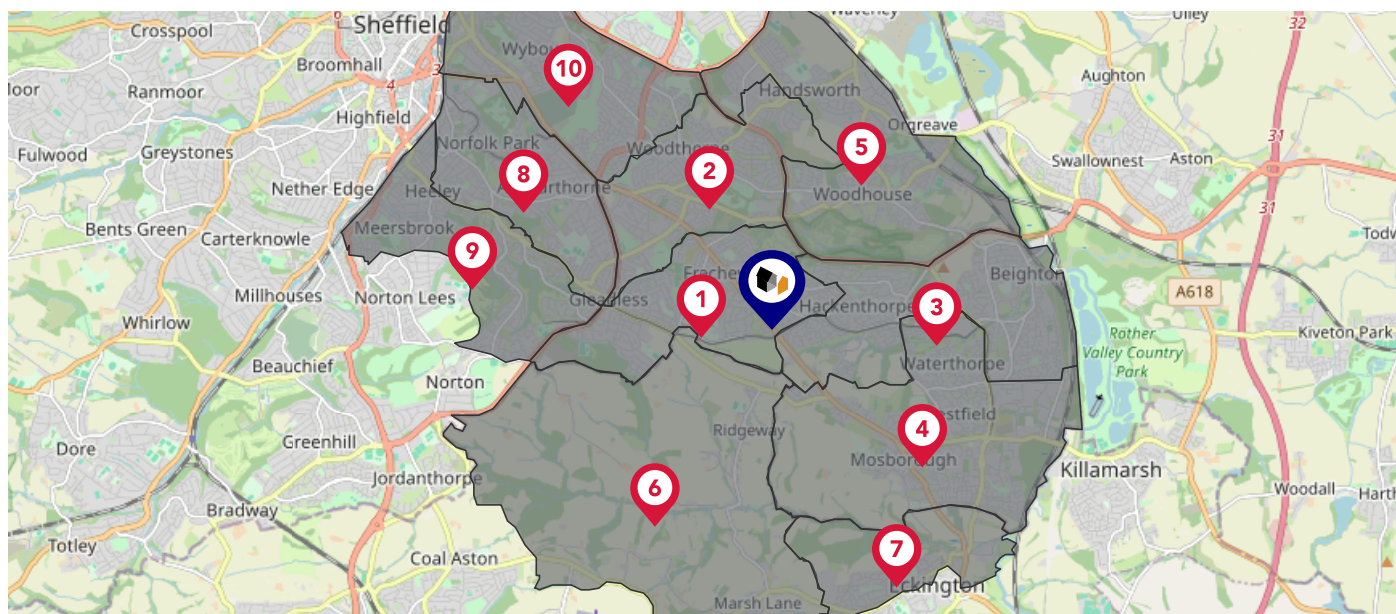
Nearby Conservation Areas	
1	Moss Valley
2	Hackenthorpe
3	Moss Valley
4	Oakes Park
5	Eckington High Street
6	Norton
7	Eckington and Renishaw Park
8	Summerley
9	Norfolk Road
10	Coal Aston

Maps

Council Wards

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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



Birley Ward



Richmond Ward



Beighton Ward



Mosborough Ward



Woodhouse Ward



Ridgeway & Marsh Lane Ward



Eckington North Ward



Park & Arbourthorne Ward

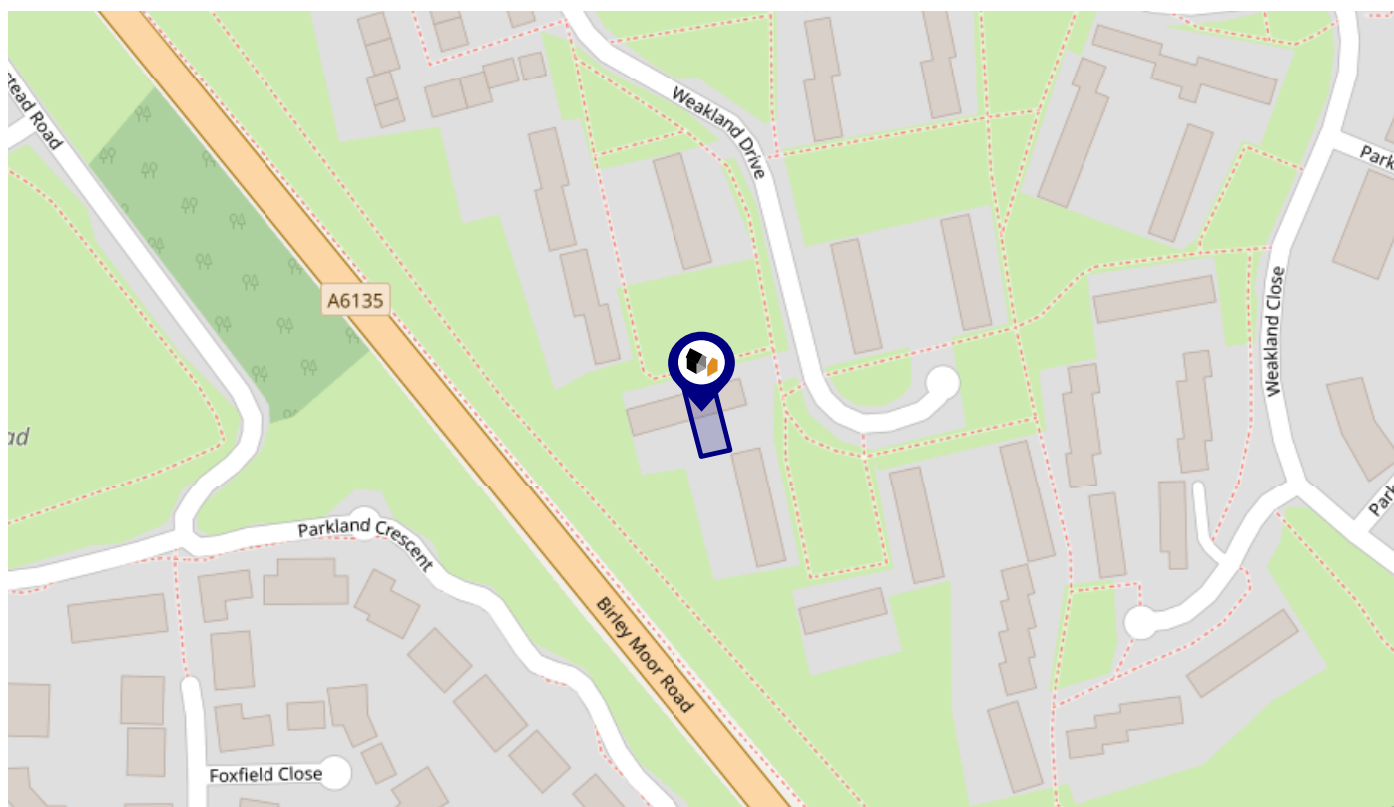


Gleadless Valley Ward



Manor Castle 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:

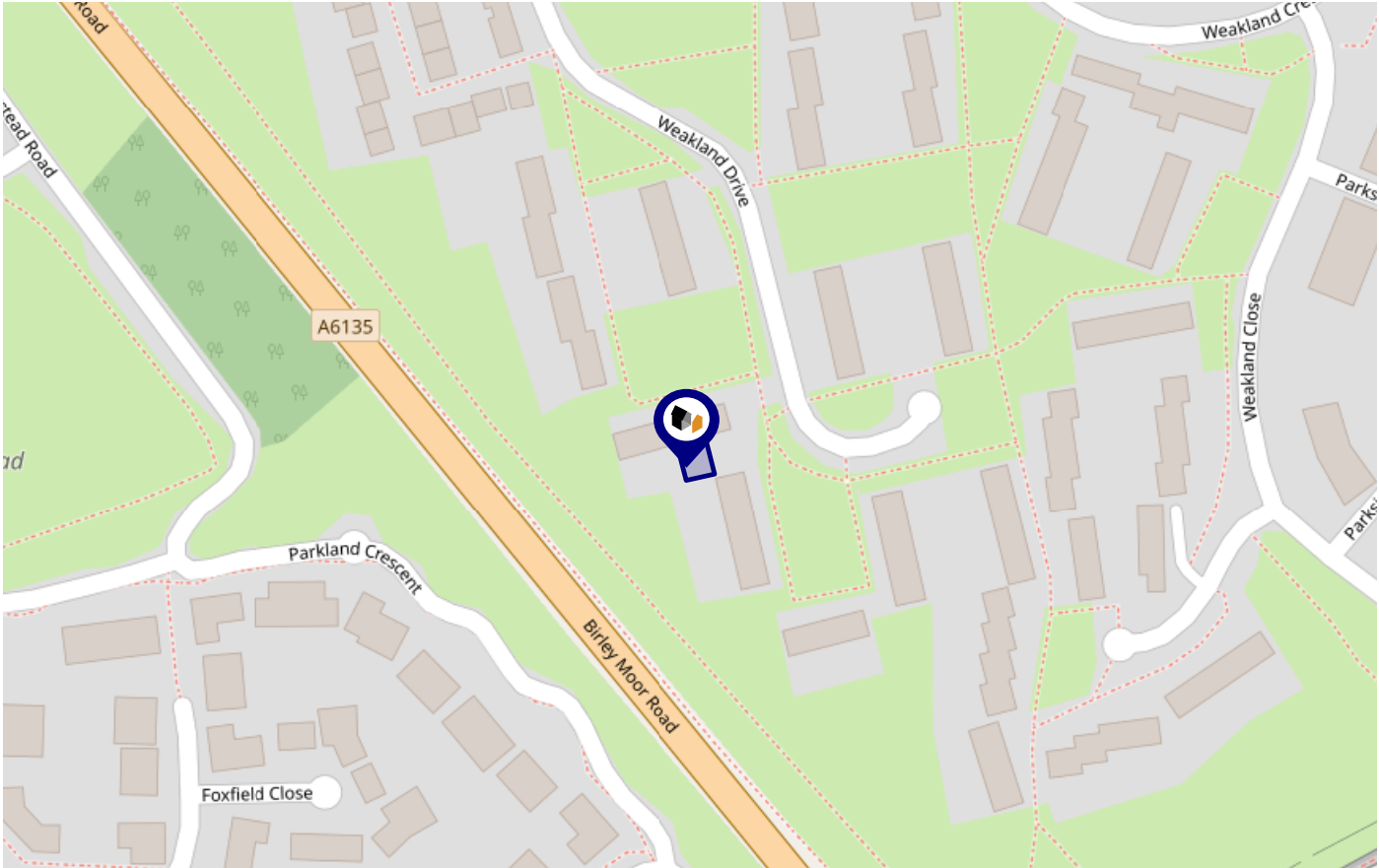
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

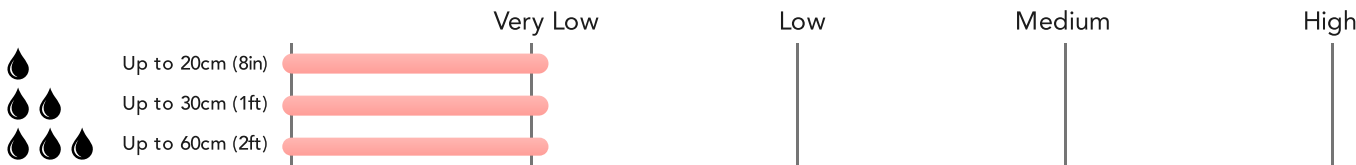


Risk Rating: Very low

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:

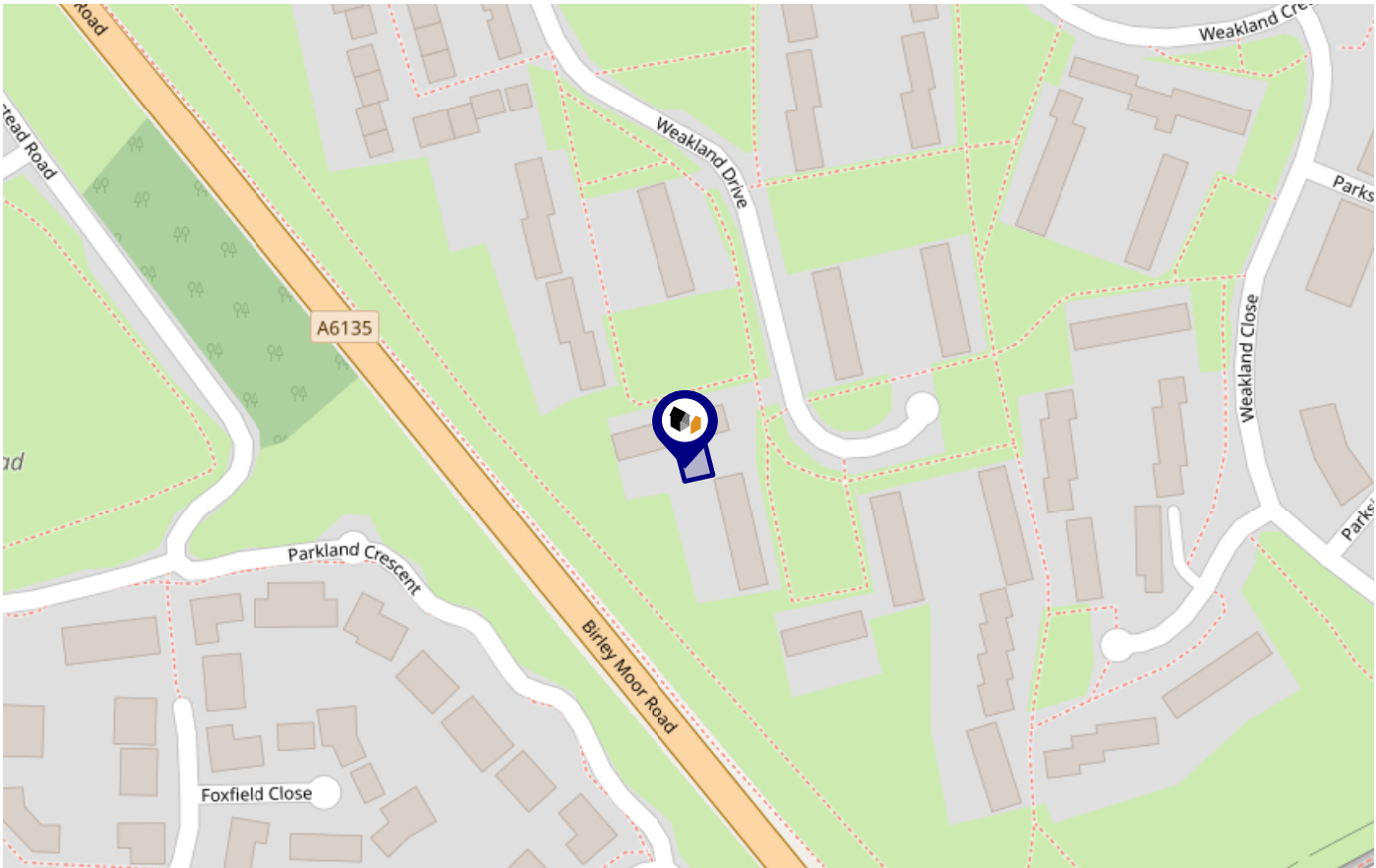


Flood Risk

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.

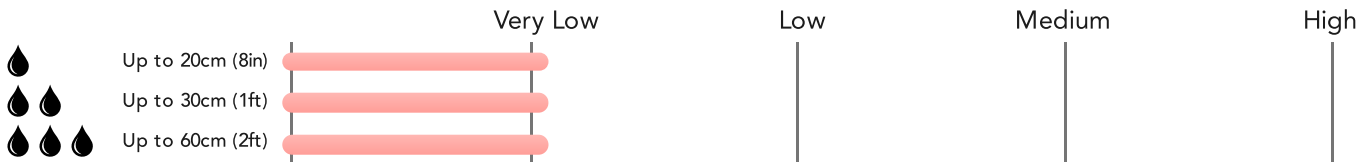


Risk Rating: Very low

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:



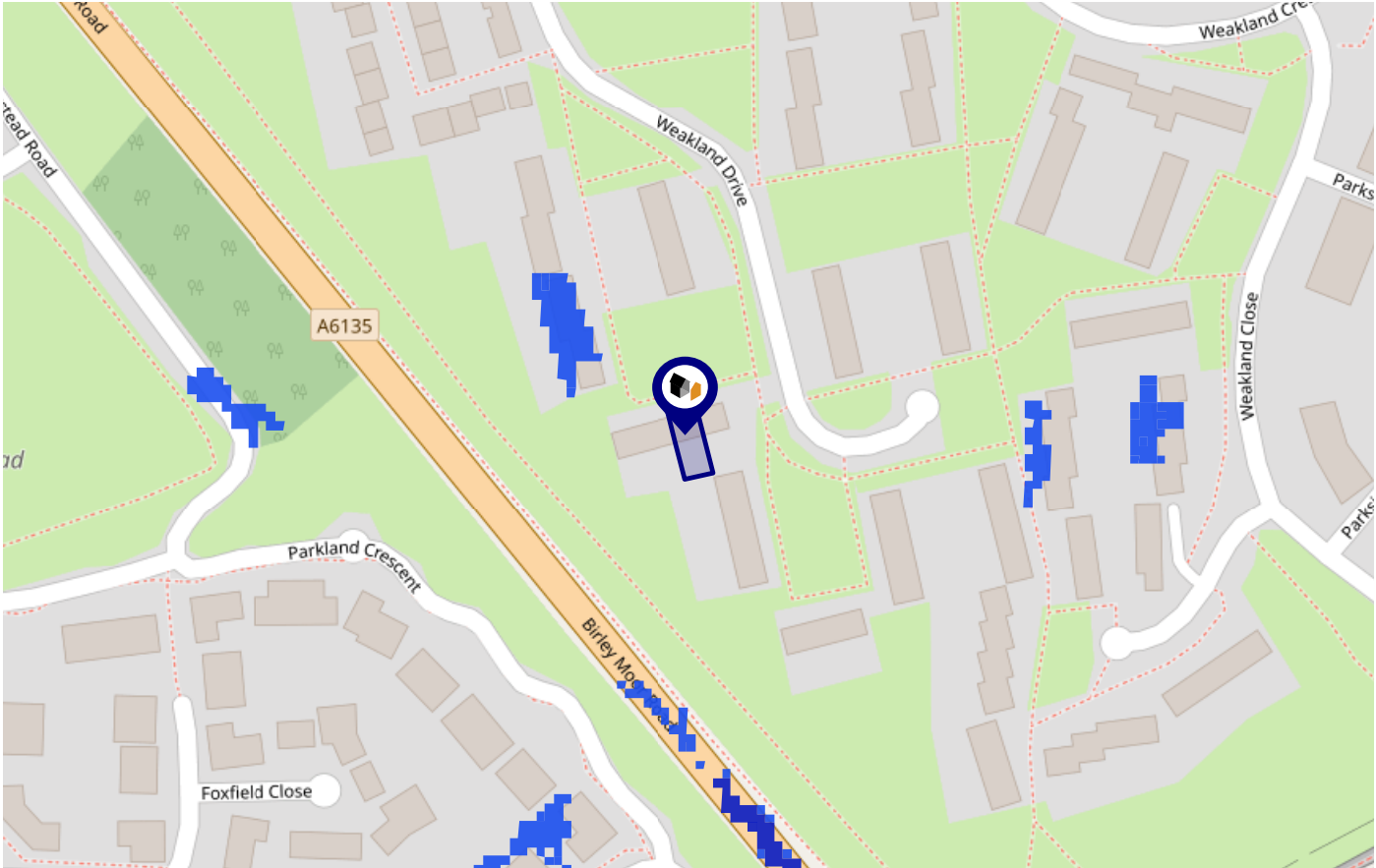
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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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.

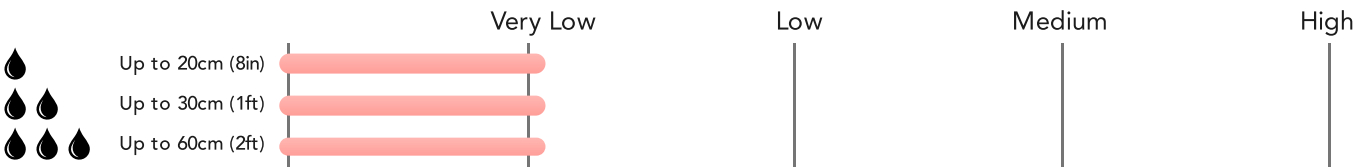


Risk Rating: Very low

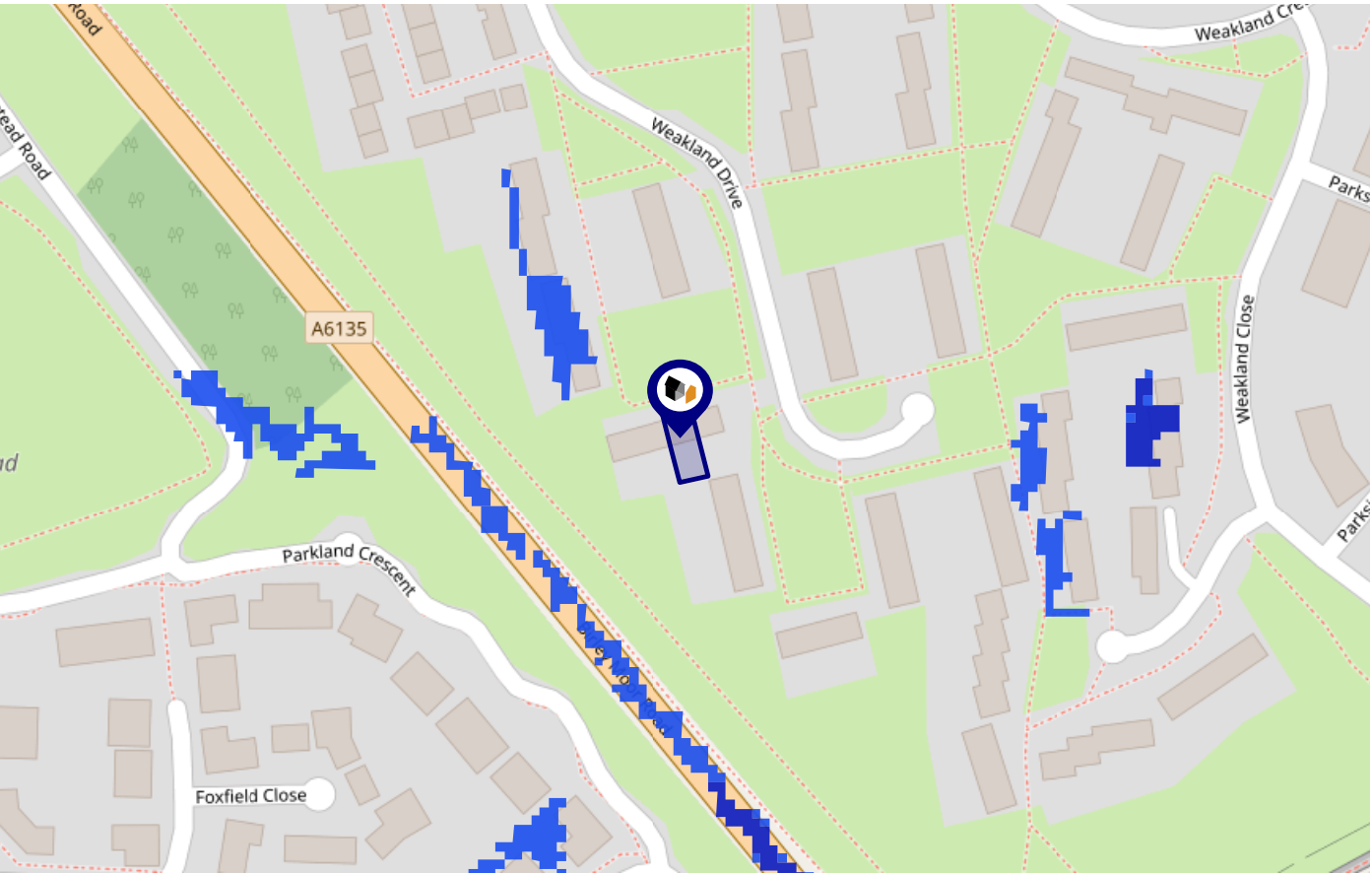
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

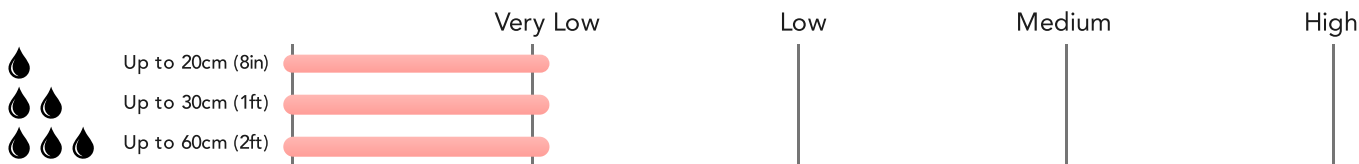


Risk Rating: Very low

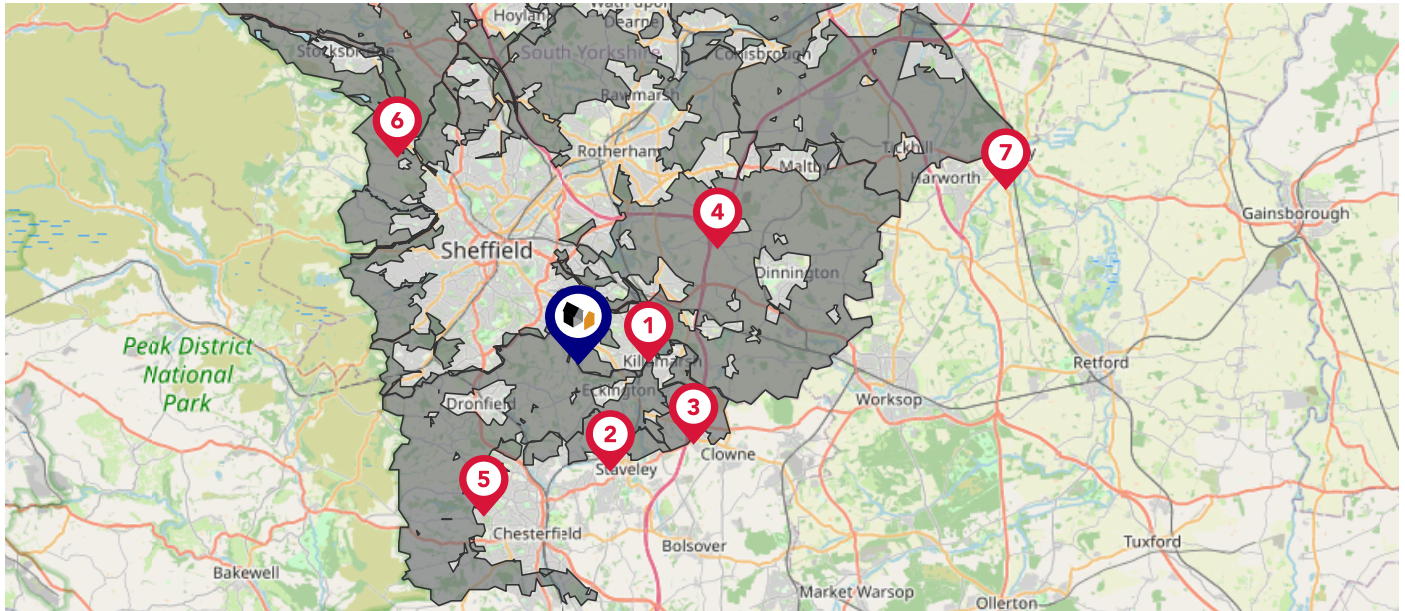
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

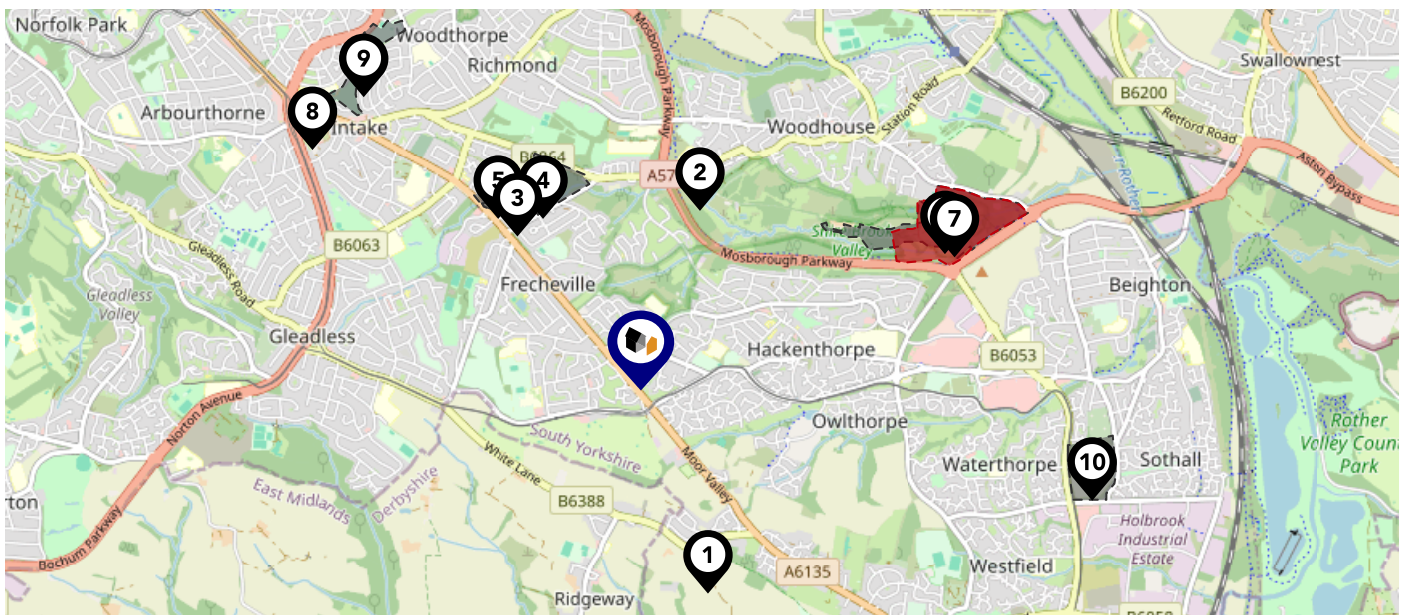
- 1 South and West Yorkshire Green Belt - Sheffield
- 2 South and West Yorkshire Green Belt - Chesterfield
- 3 South and West Yorkshire Green Belt - Bolsover
- 4 South and West Yorkshire Green Belt - Rotherham
- 5 South and West Yorkshire Green Belt - North East Derbyshire
- 6 South and West Yorkshire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

Maps

Landfill Sites

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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

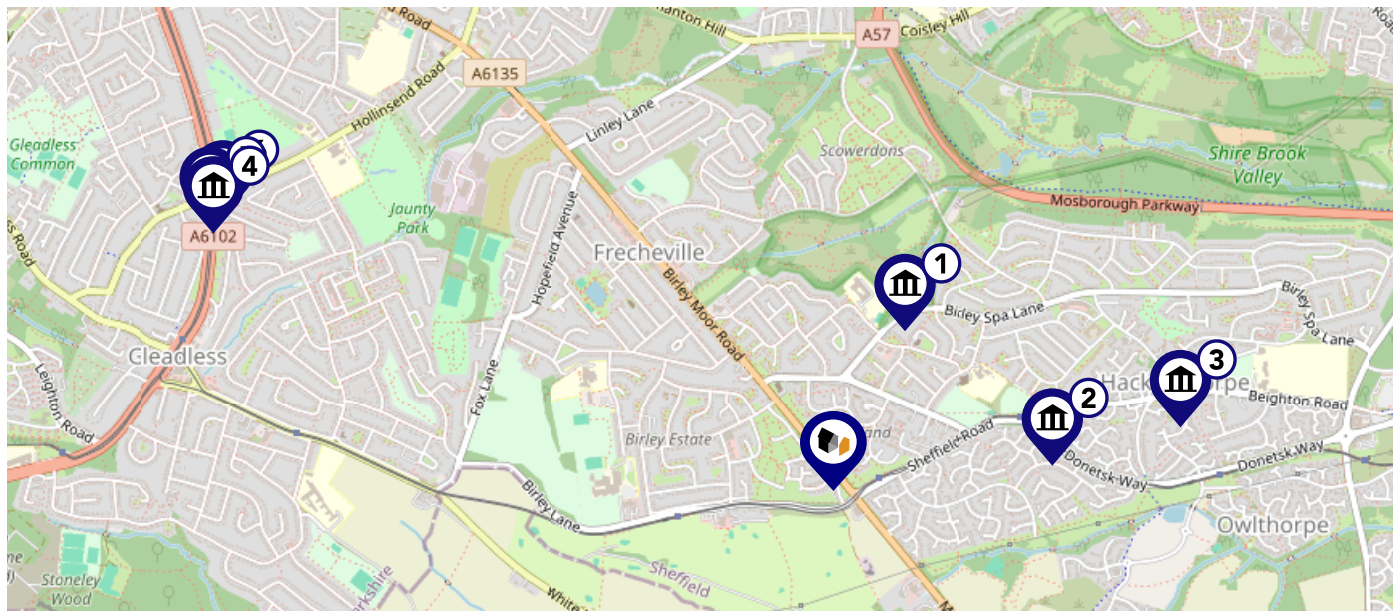
1	Haven Farm No 2-Ridgeway, Sheffield	Historic Landfill	
2	Railway Cutting between Stone Lane and Coisley Road-Woodhouse, Sheffield	Historic Landfill	
3	Land off Linley Lane-Normanton Springs, Sheffield	Historic Landfill	
4	Normanton Springs-Linley Lane, Sheffield	Historic Landfill	
5	Hodges Tip-Birley Moor Road, Sheffield, South Yorkshire	Historic Landfill	
6	Beighton Road Tip-Woodhouse, Sheffield, South Yorkshire	Historic Landfill	
7	EA/EPR/PP3998ZV/V002	Active Landfill	
8	T.A.V.R Centre-Manor Top, Sheffield	Historic Landfill	
9	Dysons Mooredge-Totley	Historic Landfill	
10	Site between Eckington Road-Owlthorpe Greenway and Eckington Way, Sheffield	Historic Landfill	

Maps

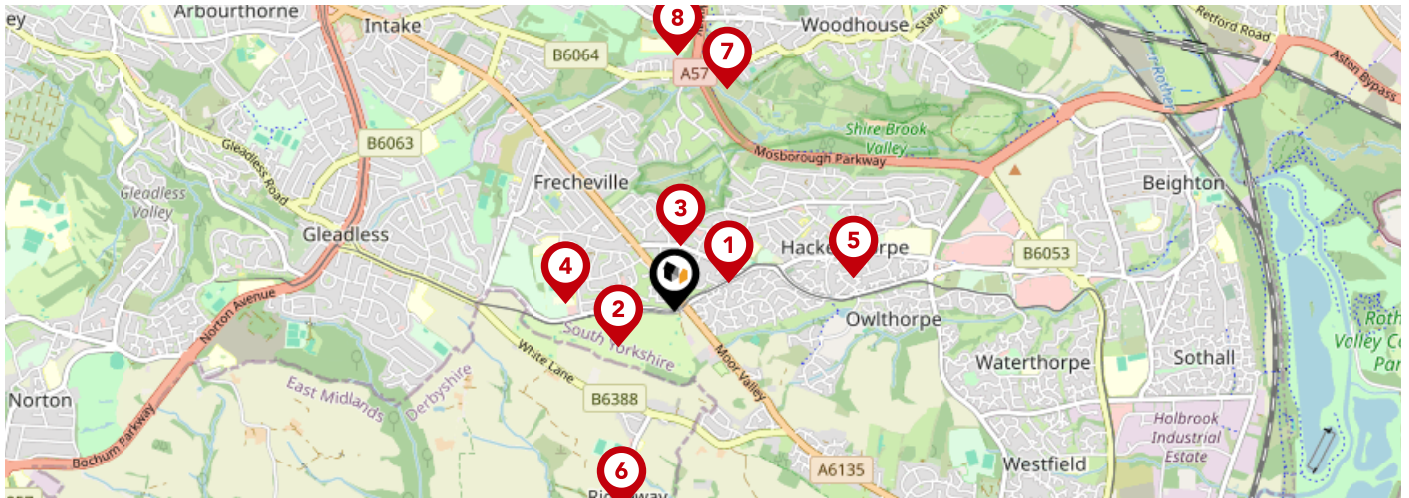
Listed Buildings

LANDWOOD
GROUP

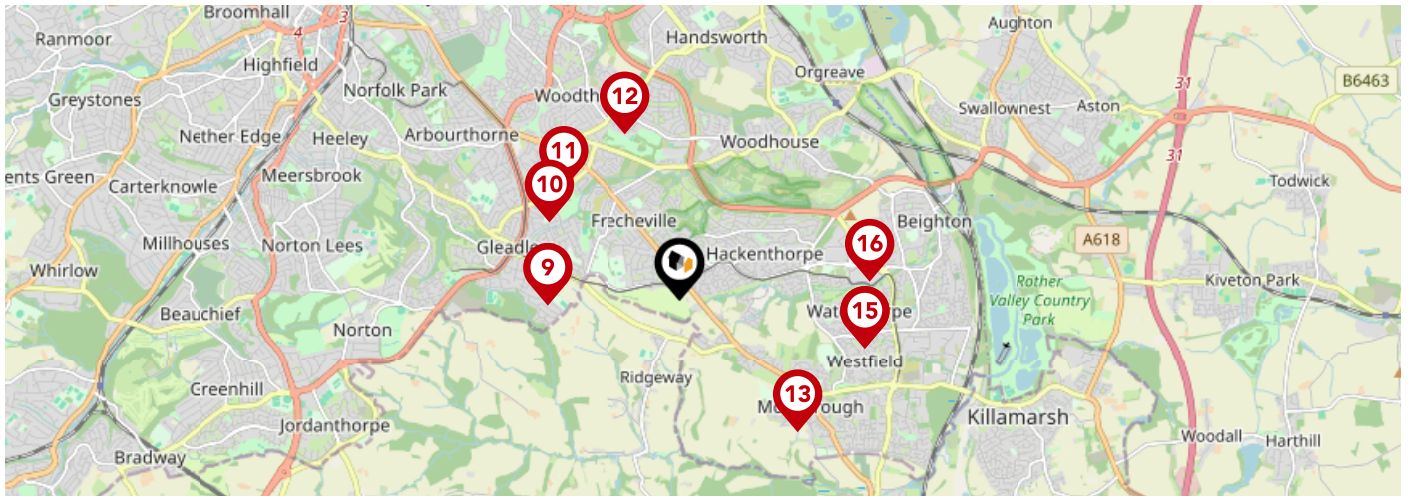
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1246768 - Birley Spa	Grade II	0.4 miles
 1462469 - Hackenthorpe War Memorial	Grade II	0.5 miles
 1271223 - Greenside And Adjoining Garden Wall	Grade II	0.8 miles
 1255148 - War Memorial And Enclosing Wall 100 Metres West Of Christ Church	Grade II	1.5 miles
 1270445 - Boundary Wall And Gates To Christ Church	Grade II	1.5 miles
 1255147 - Christ Church	Grade II	1.5 miles



		Nursery	Primary	Secondary	College	Private
1	St John Fisher Primary, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 212 Distance:0.28	☐	☒	☐	☐	☐
2	The Birley Academy Ofsted Rating: Requires improvement Pupils: 1091 Distance:0.29	☐	☐	☒	☐	☐
3	Birley Spa Primary Academy Ofsted Rating: Requires improvement Pupils: 352 Distance:0.29	☐	☒	☐	☐	☐
4	Birley Primary Academy Ofsted Rating: Good Pupils: 569 Distance:0.48	☐	☒	☐	☐	☐
5	Rainbow Forge Primary Academy Ofsted Rating: Good Pupils: 344 Distance:0.81	☐	☒	☐	☐	☐
6	Ridgeway Primary School Ofsted Rating: Good Pupils: 175 Distance:0.9	☐	☒	☐	☐	☐
7	Woodhouse West Primary School Ofsted Rating: Good Pupils: 406 Distance:1.02	☐	☒	☐	☐	☐
8	Outwood Academy City Ofsted Rating: Good Pupils: 1186 Distance:1.14	☐	☐	☒	☐	☐

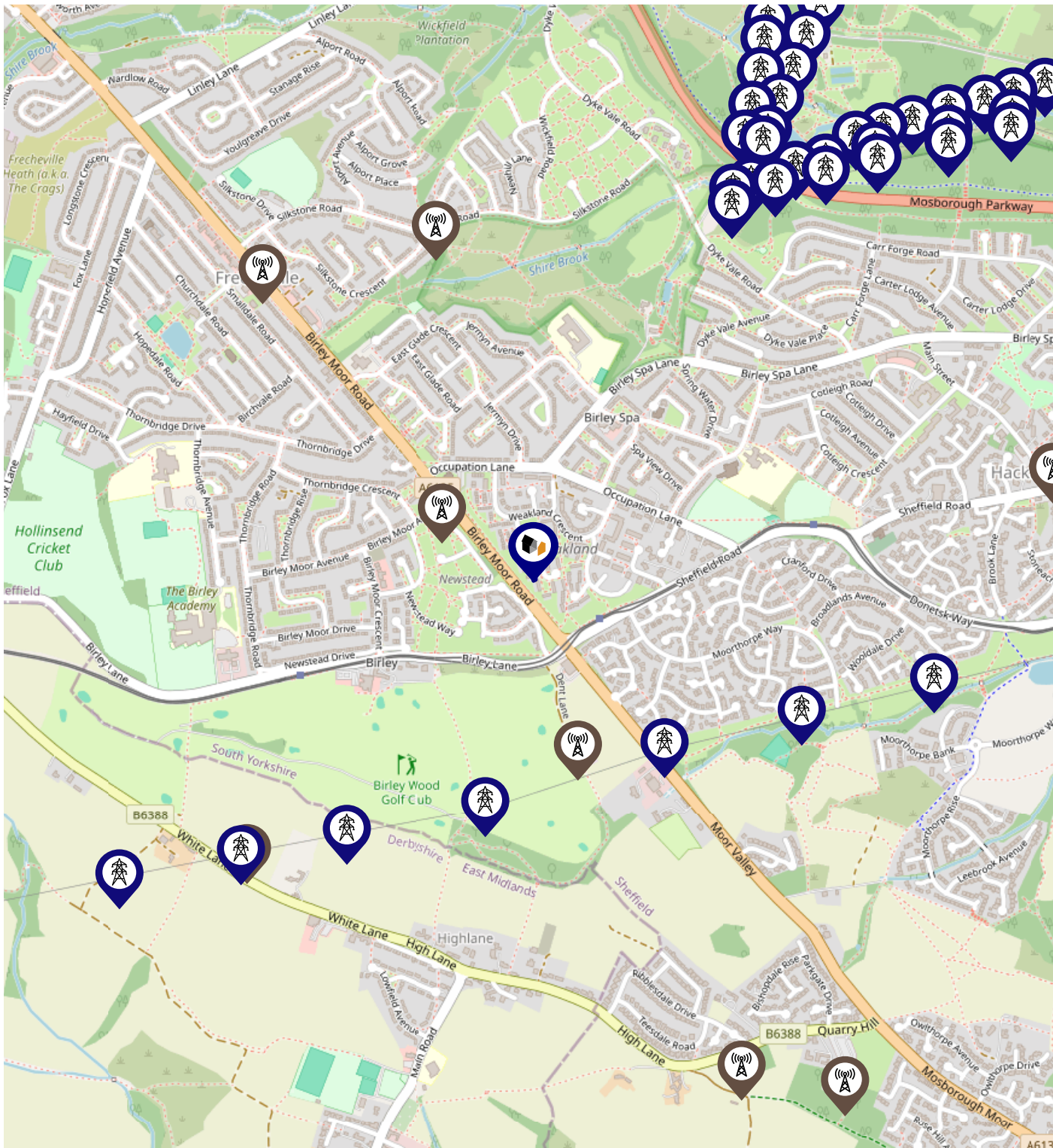


		Nursery	Primary	Secondary	College	Private
9	Charnock Hall Primary Academy Ofsted Rating: Good Pupils: 399 Distance: 1.16	☐	☒	☐	☐	☐
10	Gleadless Primary School Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.34	☐	☒	☐	☐	☐
11	Intake Primary School Ofsted Rating: Good Pupils: 416 Distance: 1.43	☐	☒	☐	☐	☐
12	Stradbroke Primary School Ofsted Rating: Good Pupils: 483 Distance: 1.56	☐	☒	☐	☐	☐
13	Mosborough Primary School Ofsted Rating: Outstanding Pupils: 417 Distance: 1.56	☐	☒	☐	☐	☐
14	Emmanuel Anglican/Methodist Junior School Ofsted Rating: Good Pupils: 162 Distance: 1.69	☐	☒	☐	☐	☐
15	Waterthorpe Infant School Ofsted Rating: Good Pupils: 154 Distance: 1.69	☐	☒	☐	☐	☐
16	Becton School Ofsted Rating: Good Pupils: 6 Distance: 1.69	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

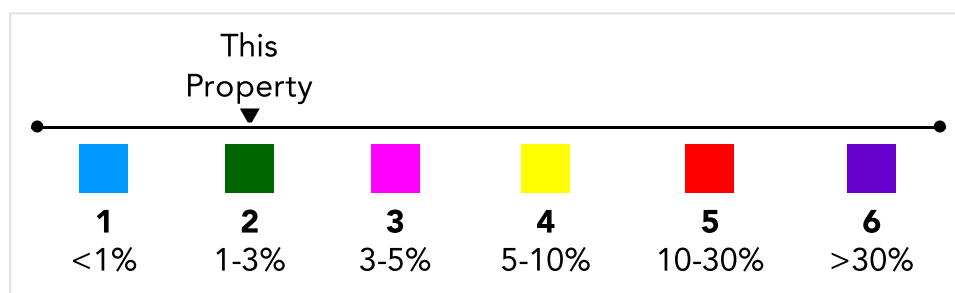
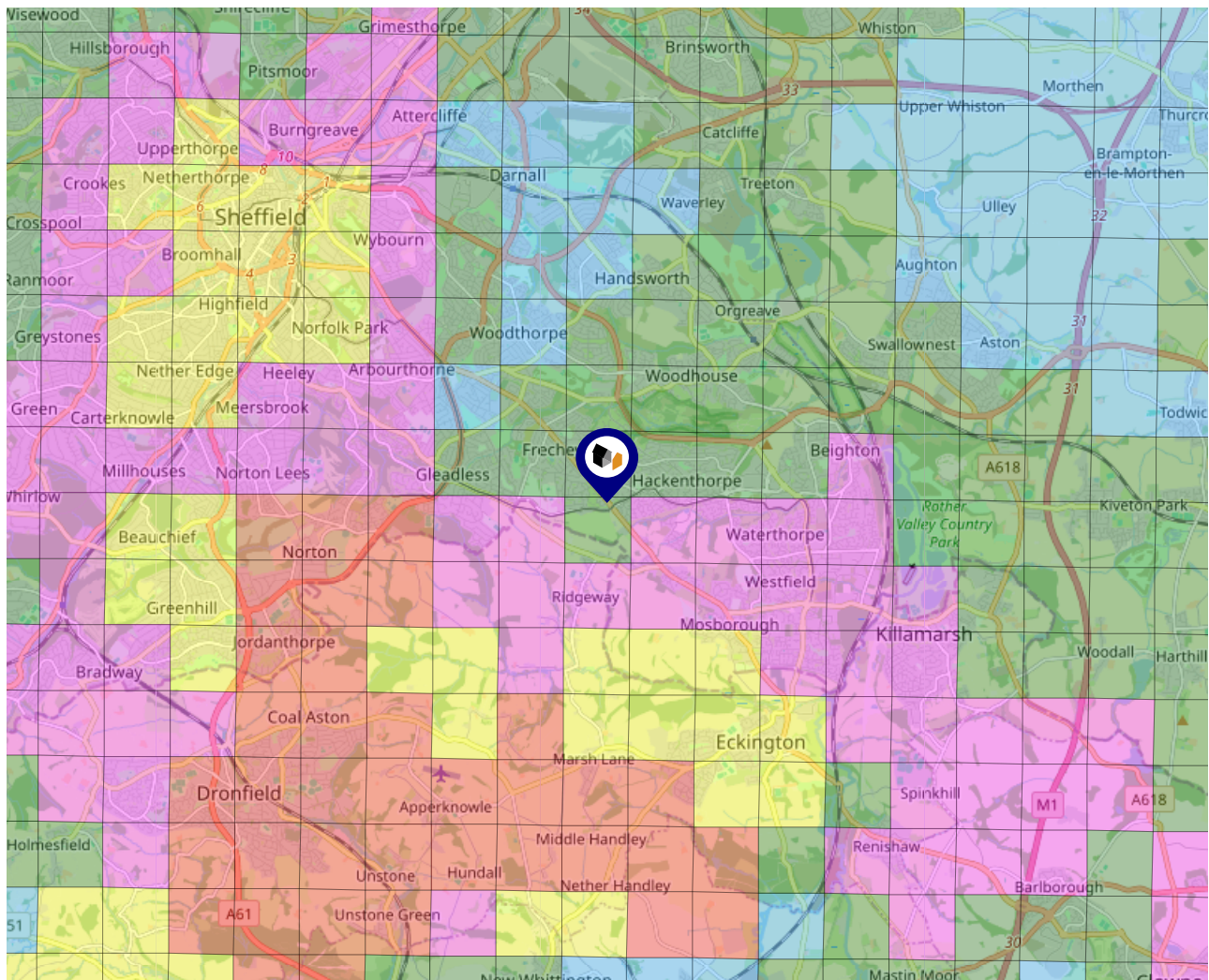


Key:

-  Power Pylons
-  Communication Masts

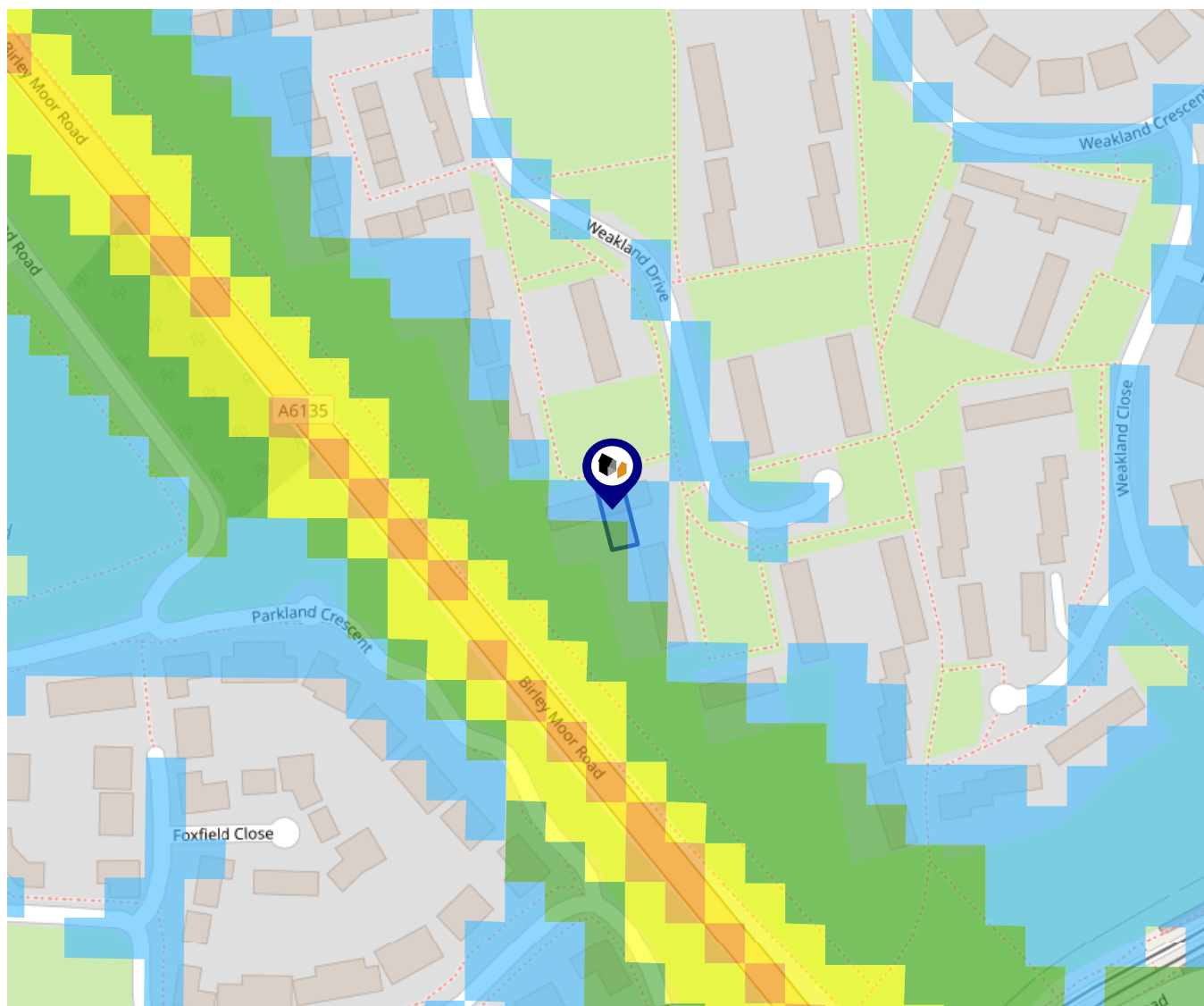
What is Radon?

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

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GROUP

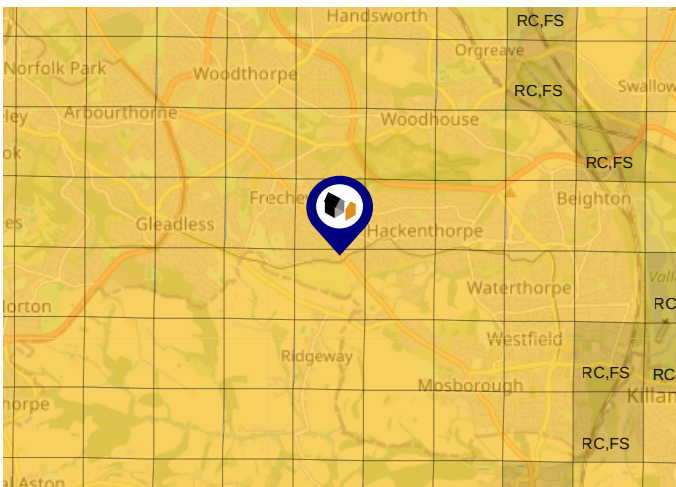


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



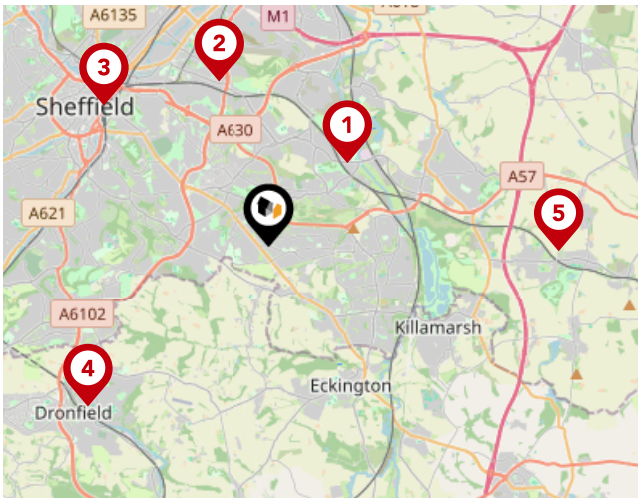
Primary Classifications (Most Common Clay Types)

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

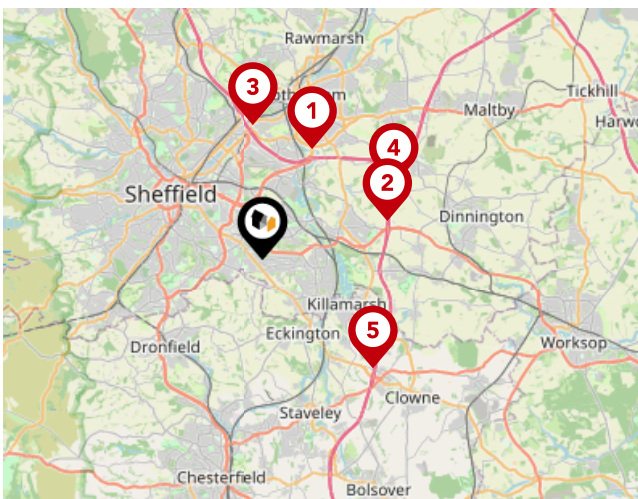
Transport (National)

LANDWOOD
GROUP



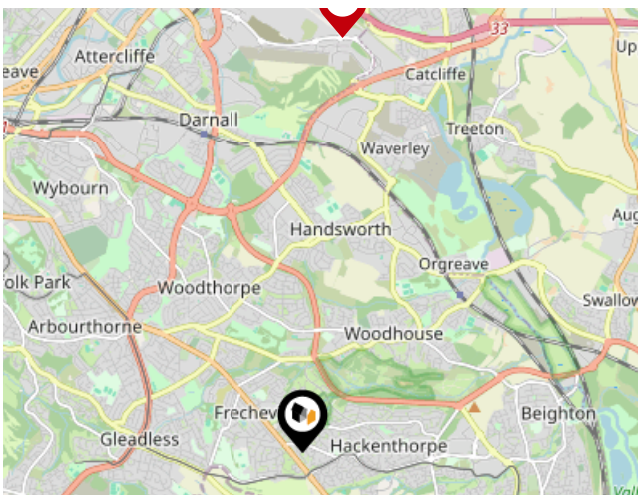
National Rail Stations

Pin	Name	Distance
1	Woodhouse Rail Station	2.01 miles
2	Darnall Rail Station	3.03 miles
3	Sheffield Rail Station	3.83 miles
4	Dronfield Rail Station	4.28 miles
5	Kiveton Bridge Rail Station	5.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J33	4.24 miles
2	M1 J31	4.63 miles
3	M1 J34	4.73 miles
4	M1 J32	5.31 miles
5	M1 J30	5.52 miles



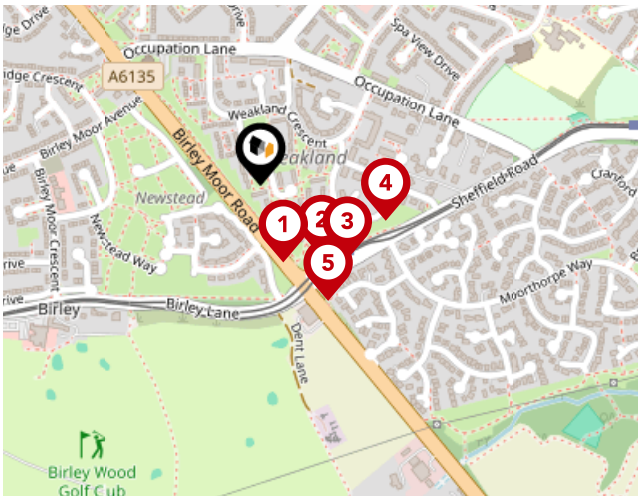
Airports/Helipads

Pin	Name	Distance
1	Sheffield City Airport	3.68 miles

Area

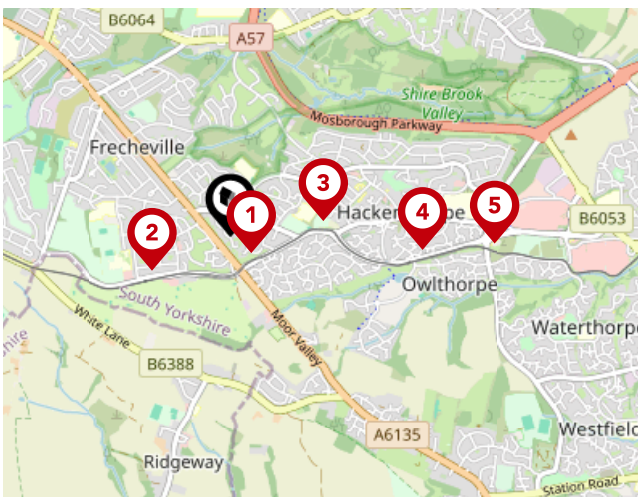
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Birley Moor Road/Birley Lane	0.08 miles
2	Birley Moor Road	0.1 miles
3	Sheffield Road/Moorthorpe Way	0.12 miles
4	Sheffield Road/Moorthorpe Way	0.14 miles
5	Moor Valley/Sheffield Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Birley Moor Road (South Yorkshire Supertram)	0.11 miles
2	Birley Lane (South Yorkshire Supertram)	0.37 miles
3	Hackenthorpe (South Yorkshire Supertram)	0.41 miles
4	Donetsk Way (South Yorkshire Supertram)	0.85 miles
5	Moss Way (South Yorkshire Supertram)	1.17 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background 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.



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