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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 04th July 2026



ECCLESFIELD ROAD, CHAPELTOWN, SHEFFIELD, S35

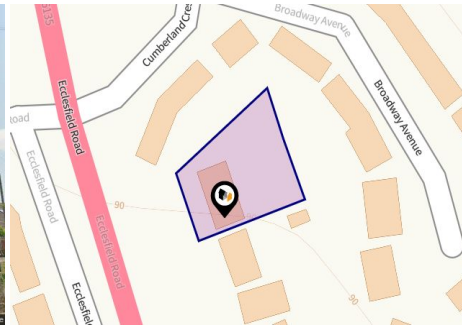
Linda Stringer Individual Estate Agency

07920097175

linda@lindastringer.co.uk

www.lindastringer.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	3,487 ft ² / 324 m ²		
Plot Area:	0.28 acres		
Year Built :	2003-2006		
Council Tax :	Band G		
Title Number:	SYK323529		

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	38	10000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

LINDA STRINGER exp UK

Planning records for: *Ecclesfield Road, Chapeltown, Sheffield, S35*

Reference - 03/00816/FUL	
Decision:	Decided
Date:	30th April 2003
Description:	Two-storey side extension with rear dormer roof extension and retention of single-storey extension with balcony
Reference - 21/05067/FUL	
Decision:	Decided
Date:	03rd December 2021
Description:	Demolition of conservatory and erection of single-storey rear extension with steps to garden and undercroft storage and to dwellinghouse
Reference - 02/02513/FUL	
Decision:	Decided
Date:	05th August 2002
Description:	Single-storey side extension to dwellinghouse and alterations and extensions to roof, including 4 dormer windows

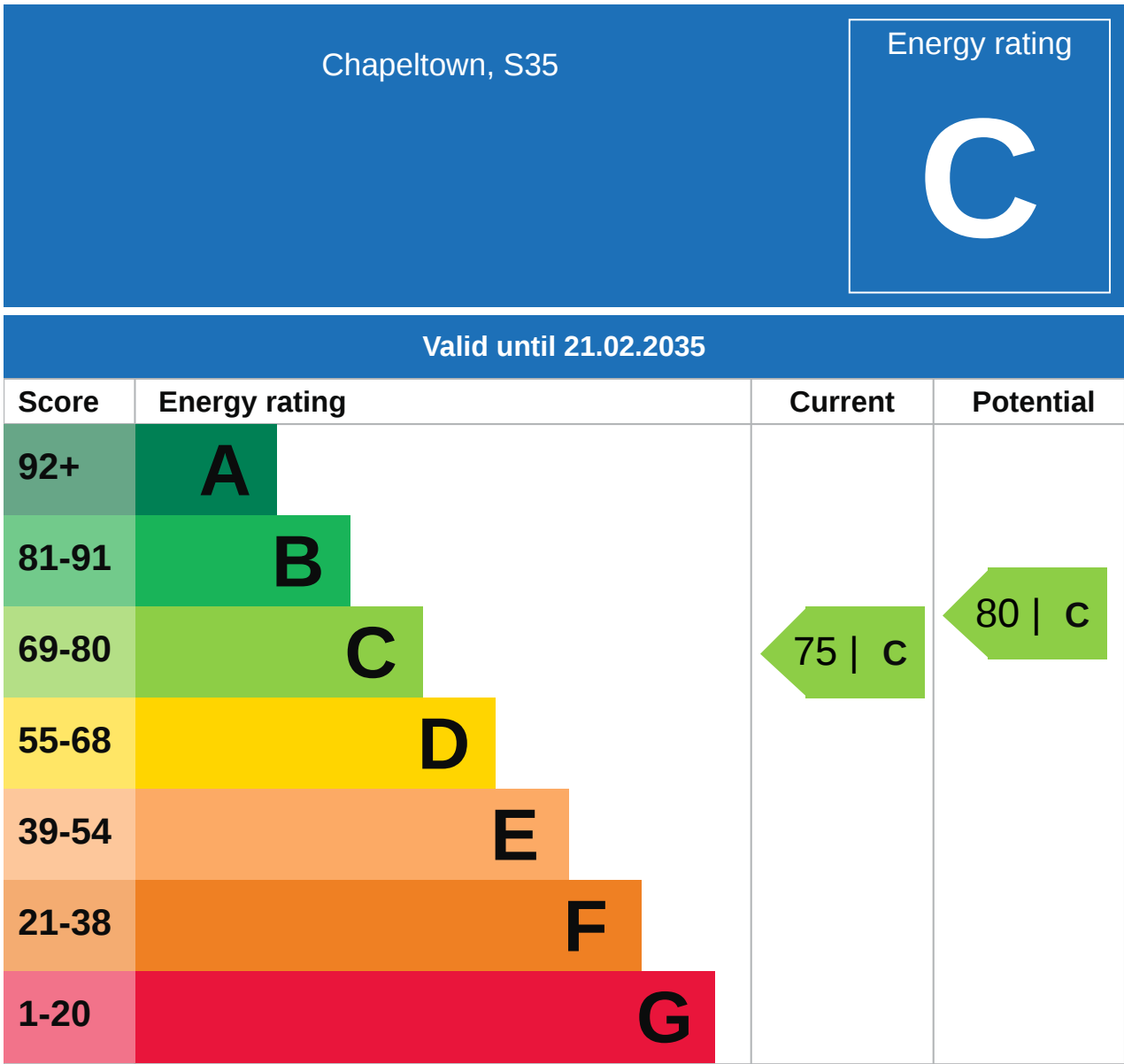
ECCLESFIELD ROAD, CHAPELTOWN, SHEFFIELD, S35



william h brown



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Additional EPC Data

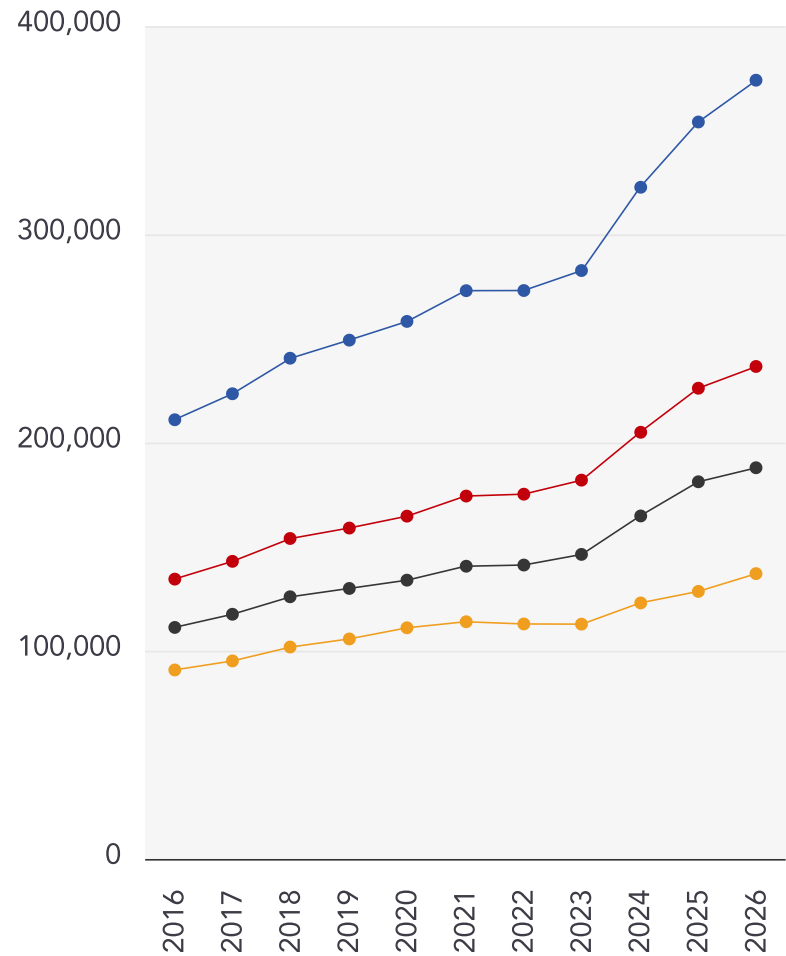
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	324 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in S35



Detached

+77.3%

Semi-Detached

+75.98%

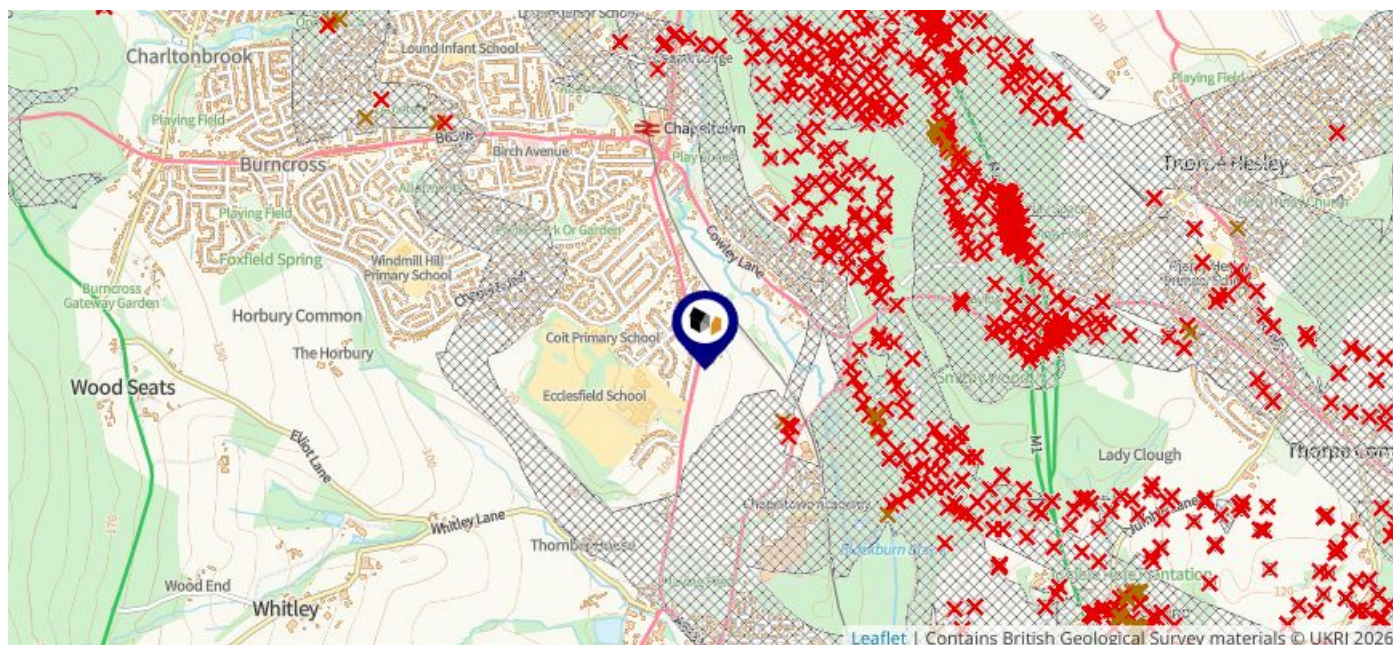
Terraced

+68.96%

Flat

+50.98%

This map displays nearby coal mine entrances and their classifications.



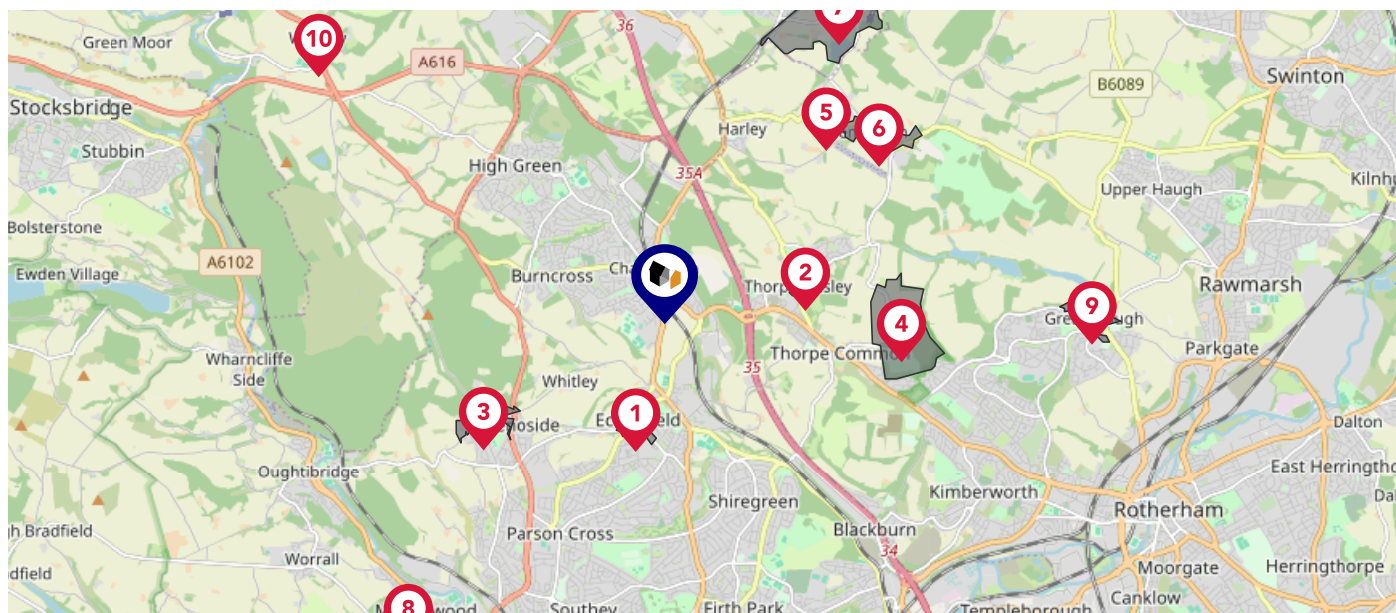
Mine Entry

- ✕ 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



Ecclesfield



Thorpe Hesley



Grenoside



Scholes



Barrow



Wentworth



Elsecar



Middlewood Park

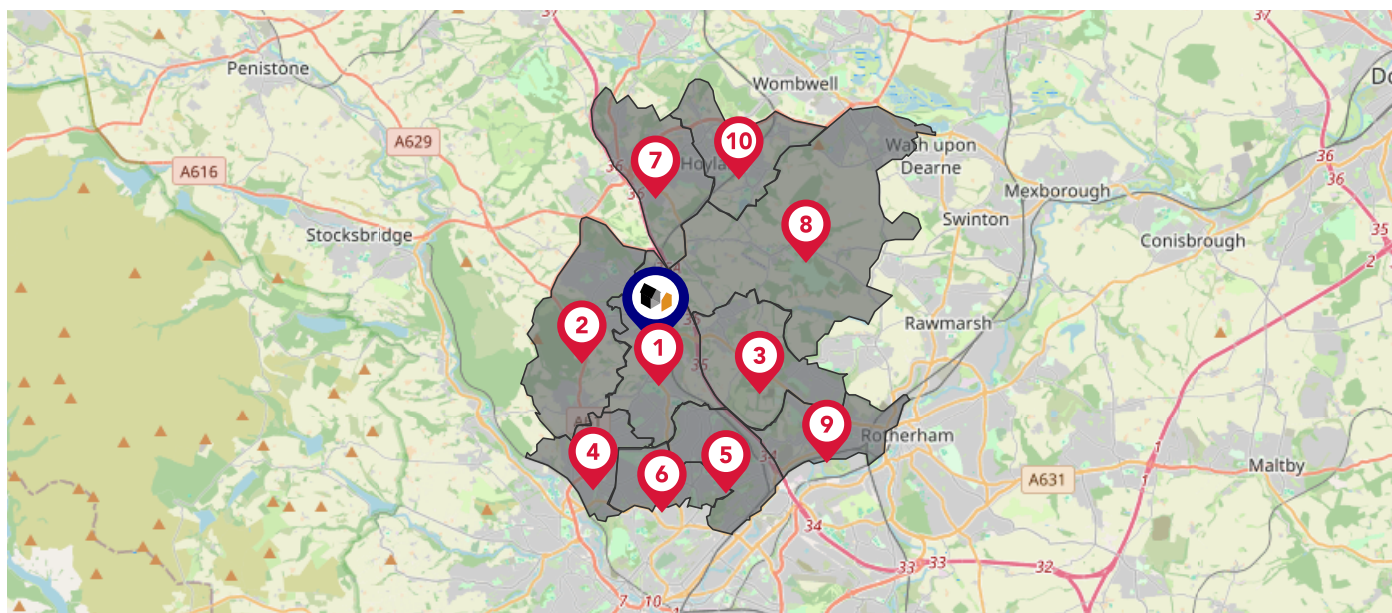


Greasbrough



Wortley

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



East Ecclesfield Ward



West Ecclesfield Ward



Keppel Ward



Southey Ward



Shiregreen & Brightside Ward



Firth Park Ward



Rockingham Ward



Hoober Ward

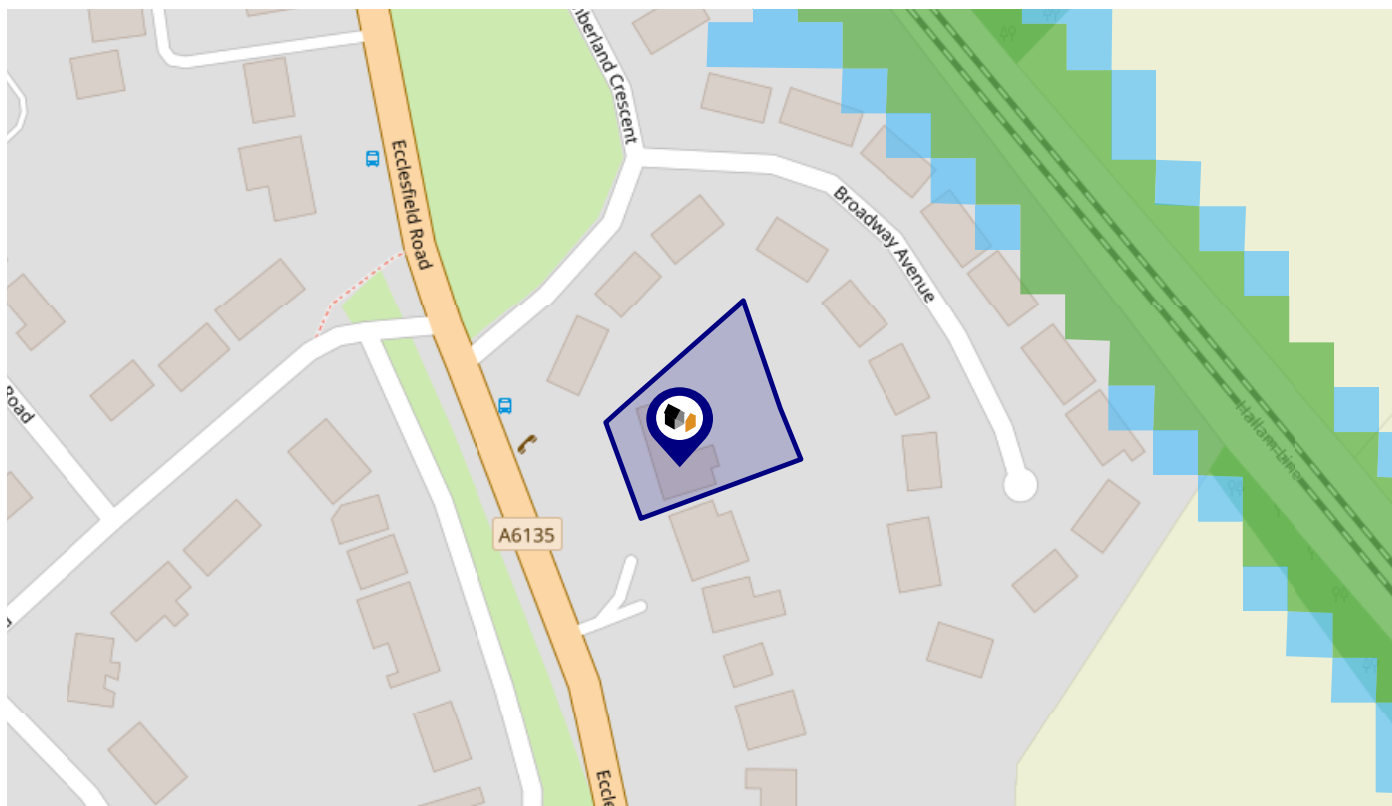


Rotherham West Ward



Hoyland Milton 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:

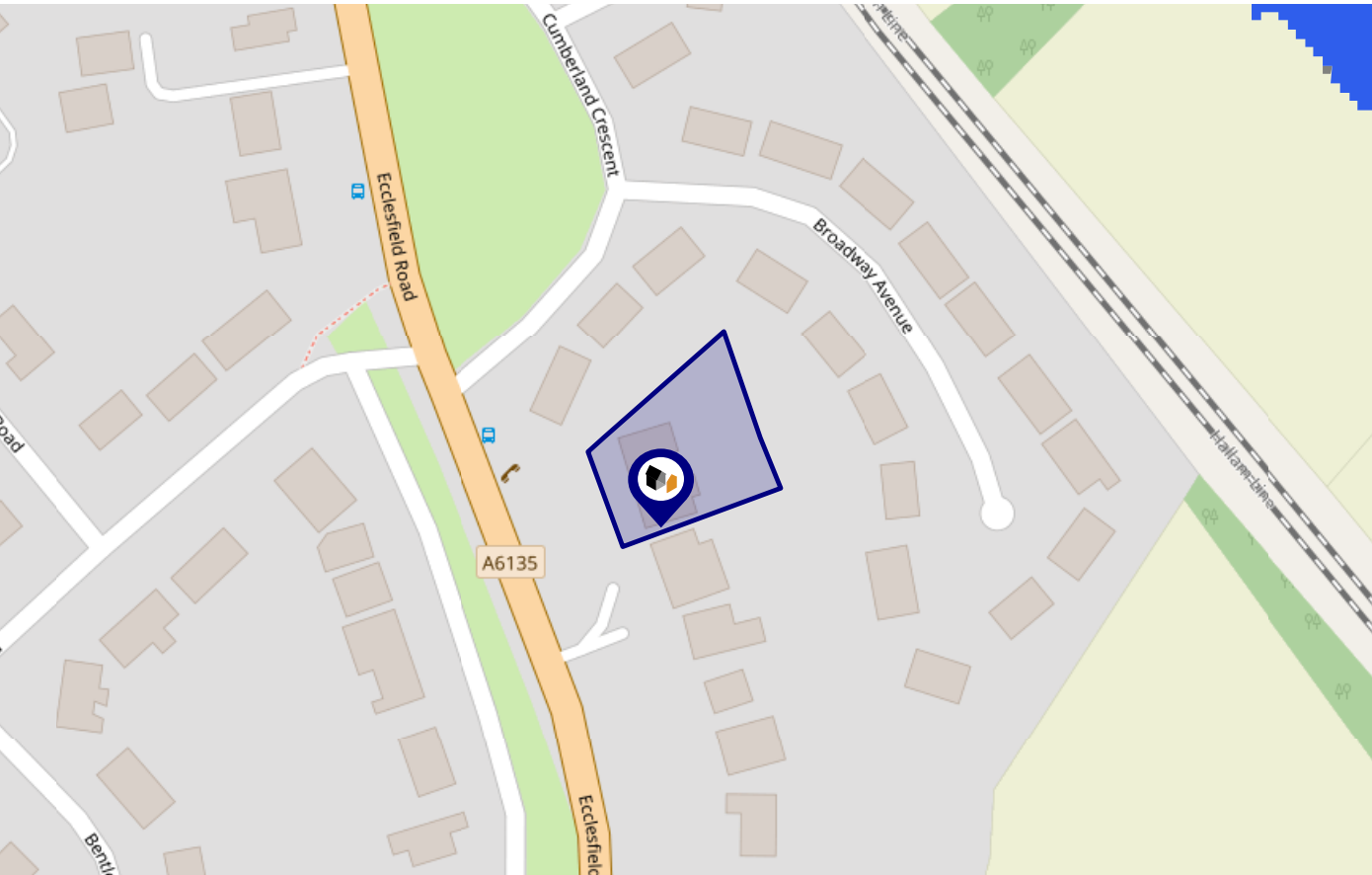
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

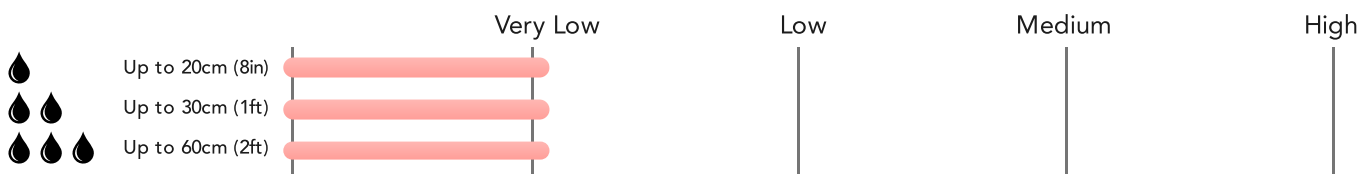


Risk Rating: Very low

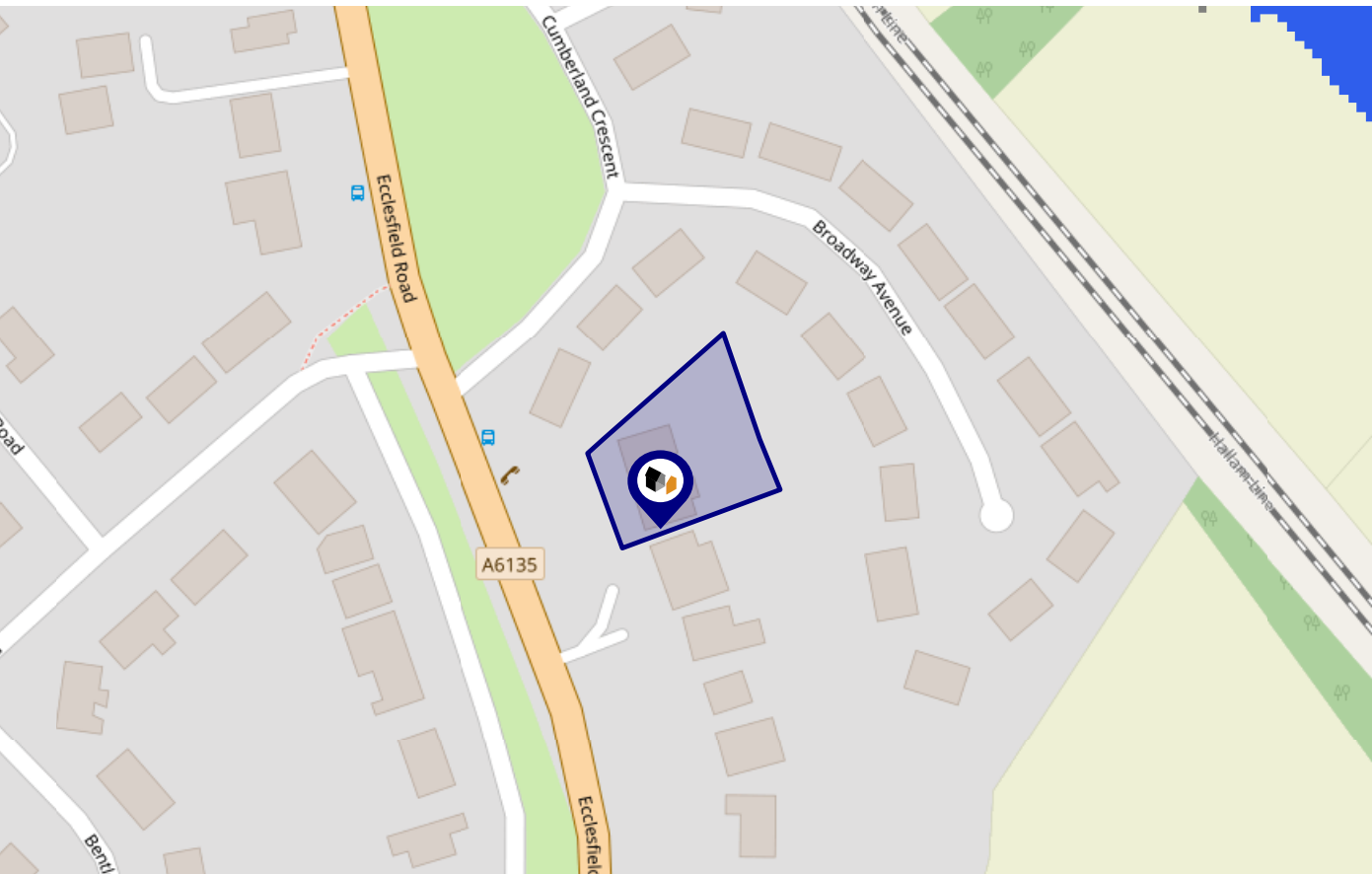
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

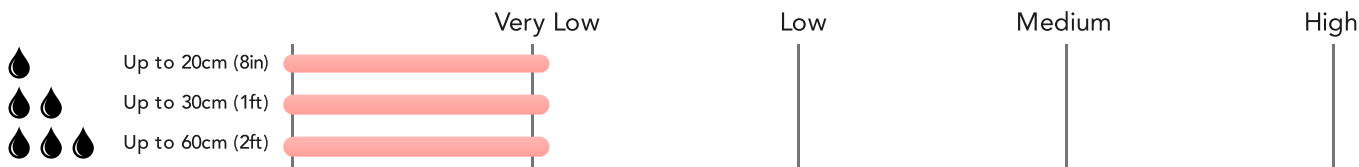


Risk Rating: Very low

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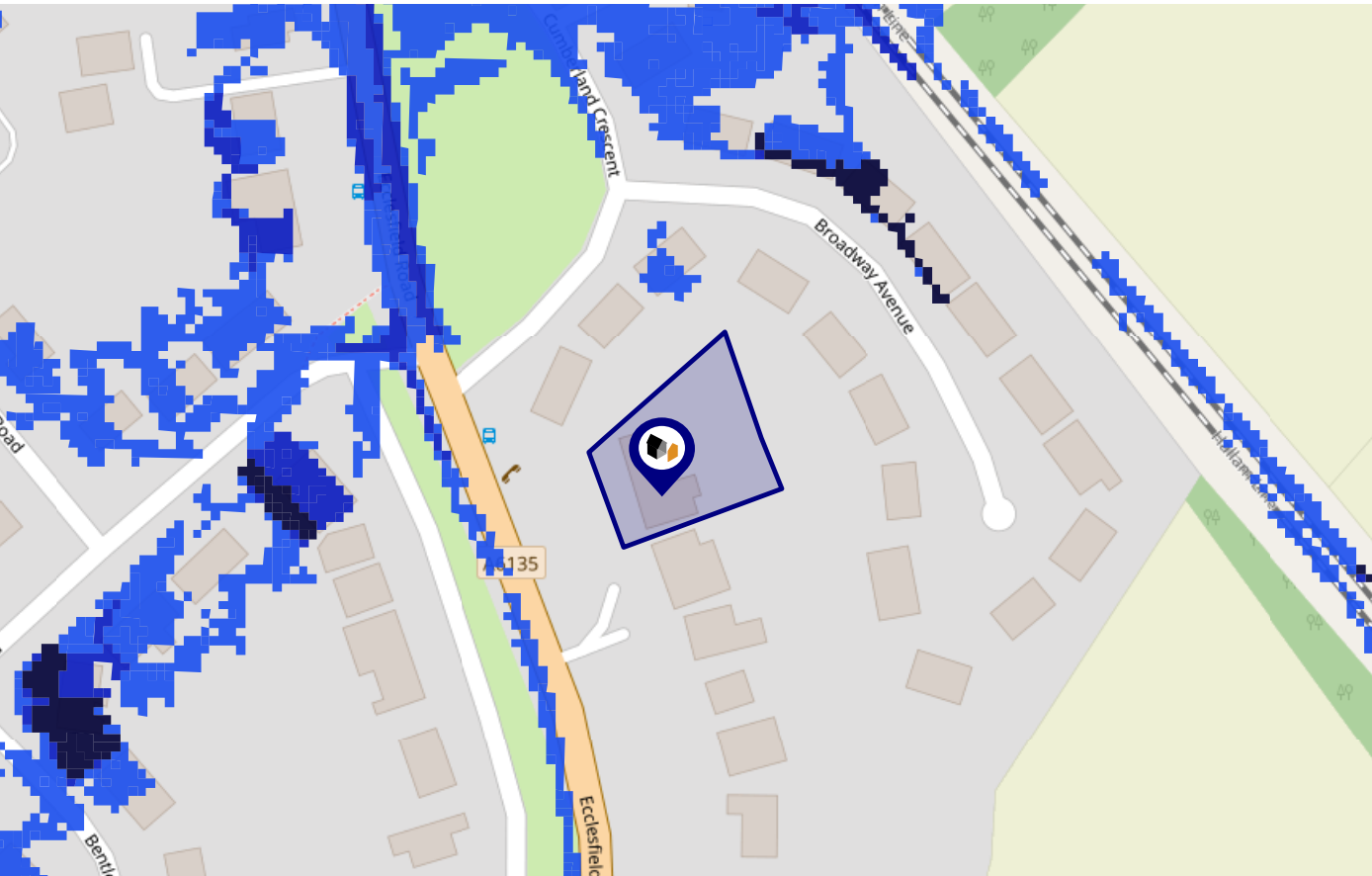
Chance of flooding to the following depths at this property:



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.

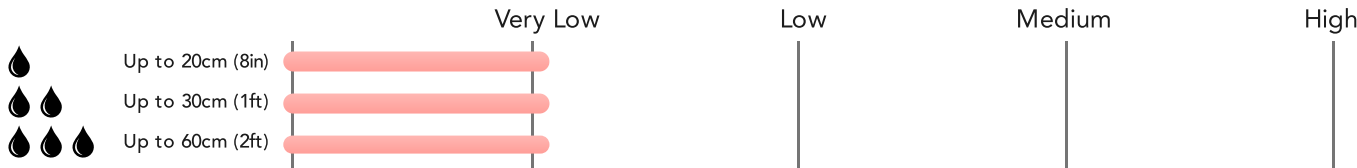


Risk Rating: Very low

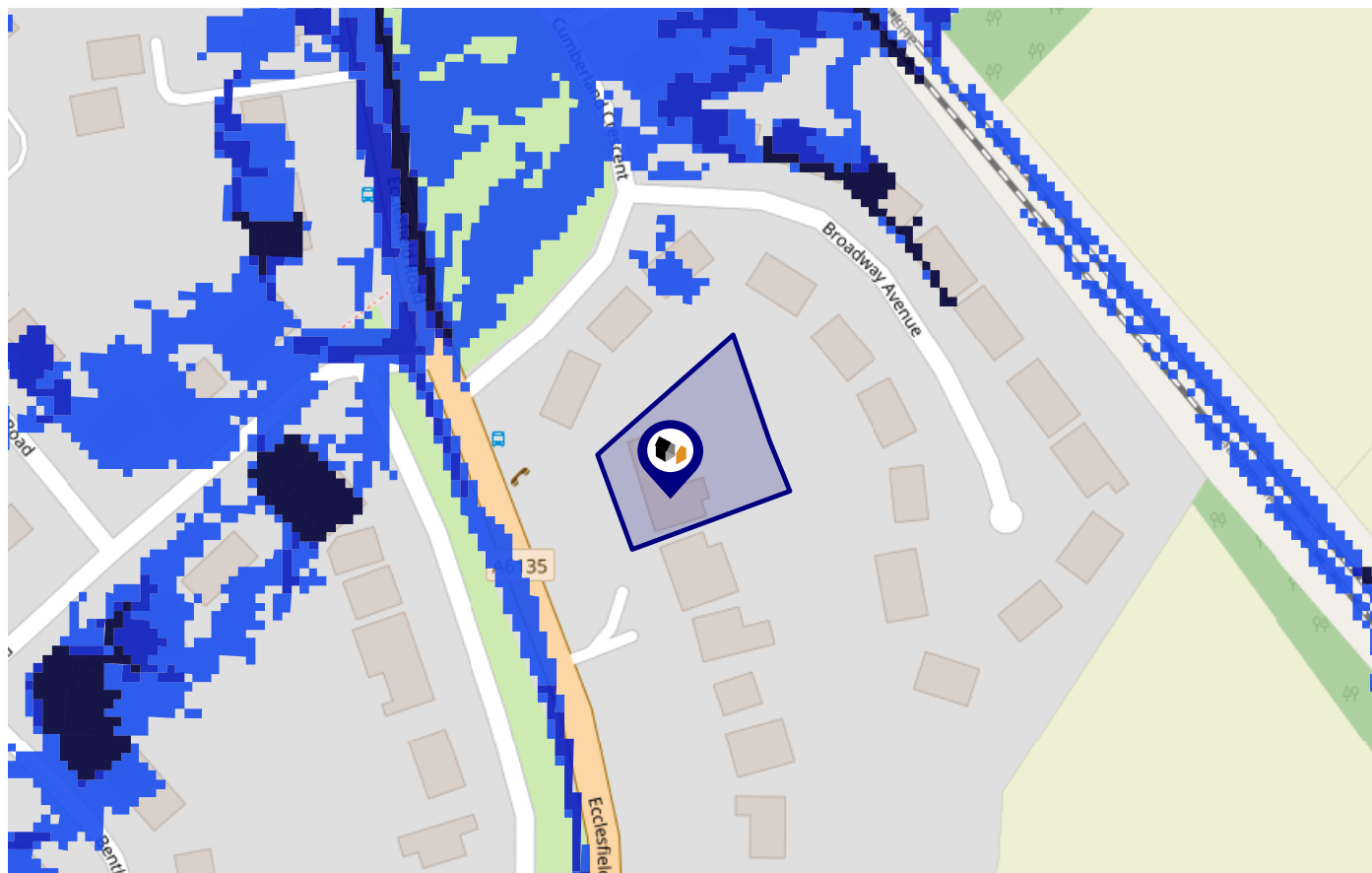
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

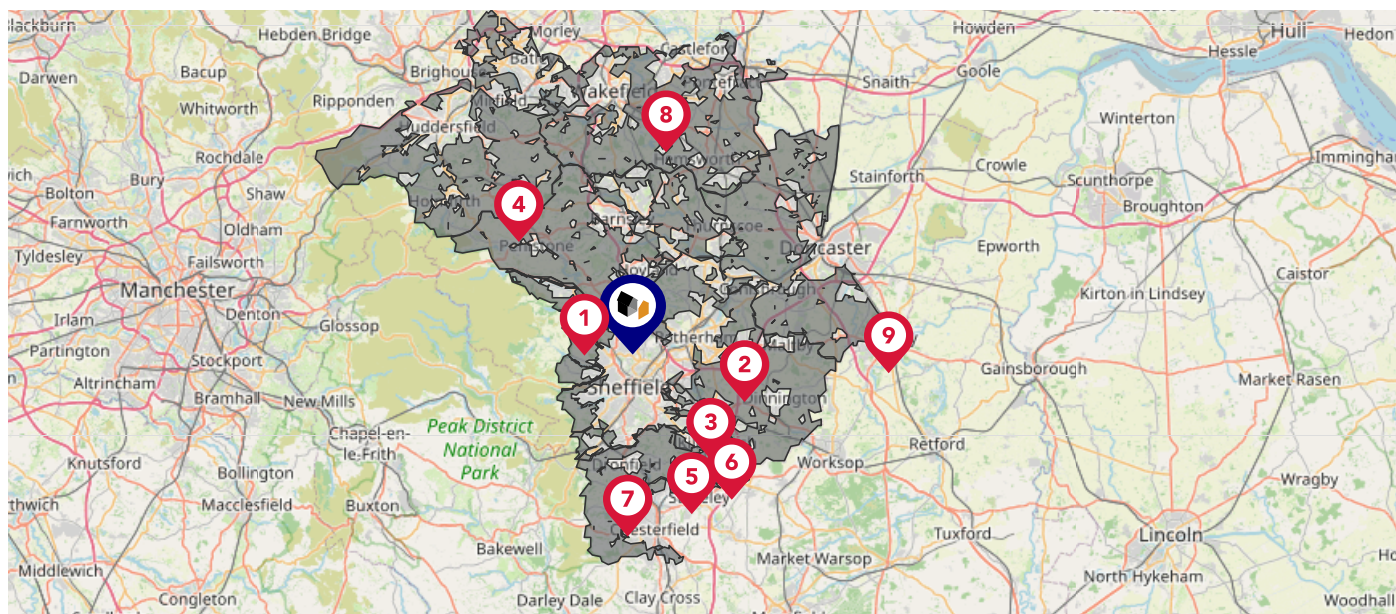
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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



South and West Yorkshire Green Belt - Barnsley



South and West Yorkshire Green Belt - Rotherham



South and West Yorkshire Green Belt - Sheffield



South and West Yorkshire Green Belt - Kirklees



South and West Yorkshire Green Belt - Chesterfield



South and West Yorkshire Green Belt - Bolsover



South and West Yorkshire Green Belt - North East Derbyshire



South and West Yorkshire Green Belt - Wakefield



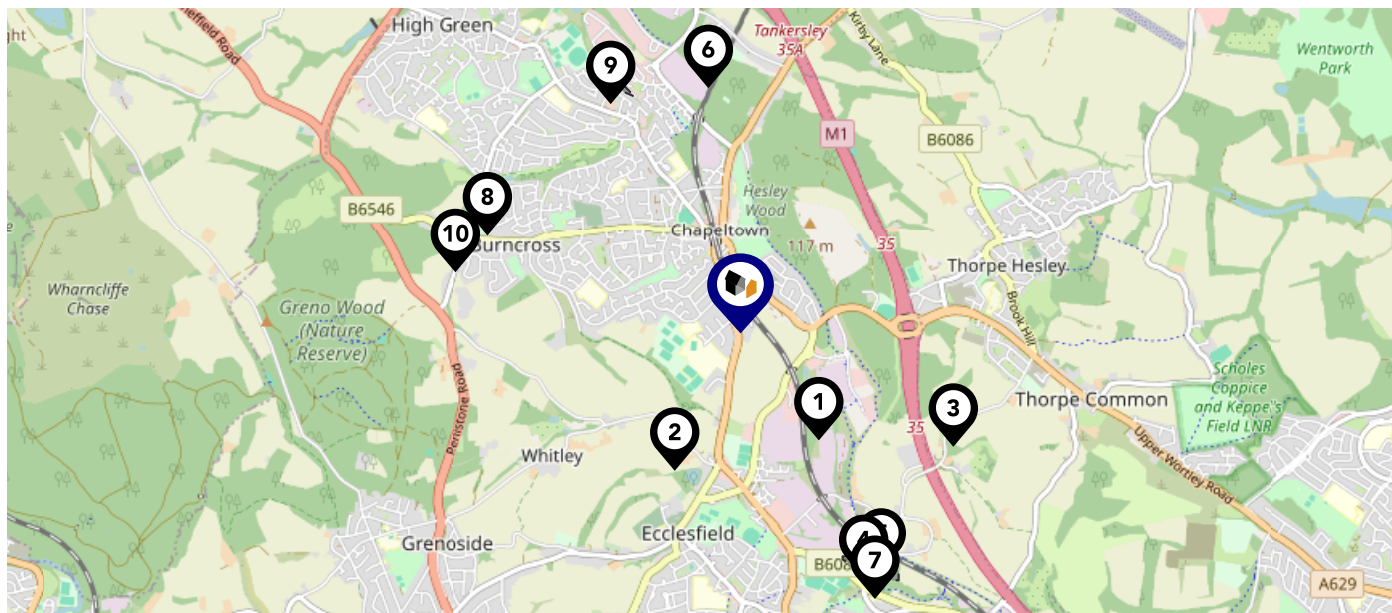
South and West Yorkshire Green Belt - Doncaster

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

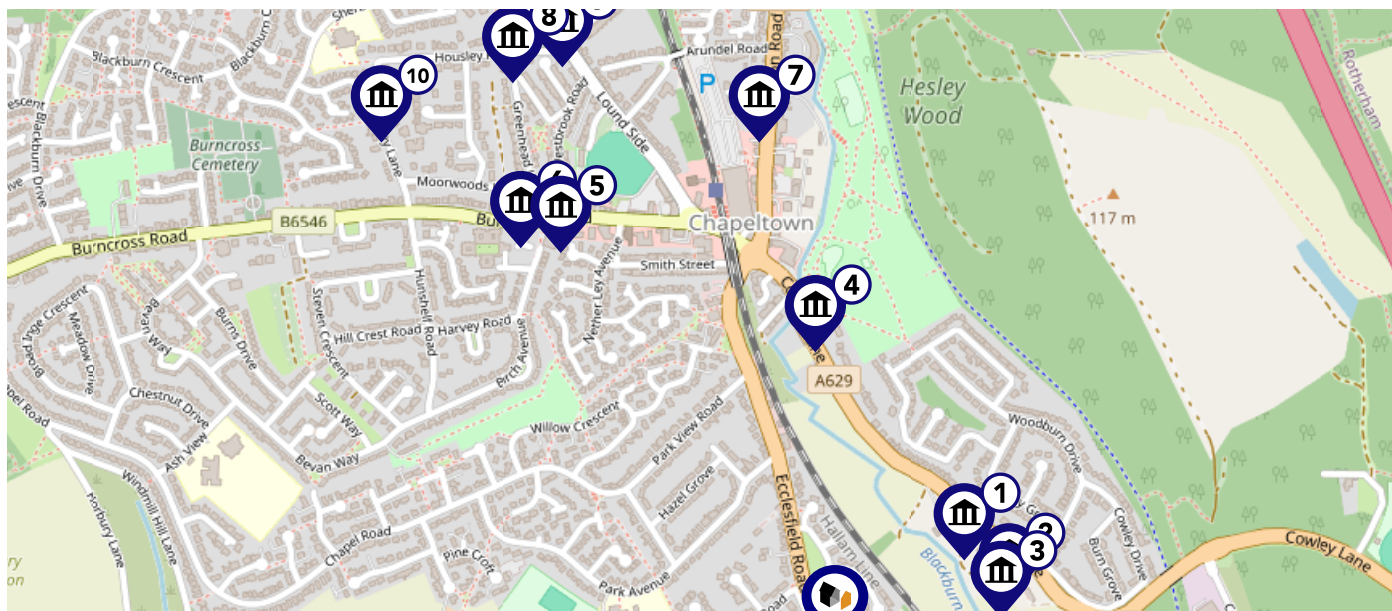
1	Aurora Works-Nether Lane, Ecclesfield	Historic Landfill	
2	Whitley Lane-Ecclesfield	Historic Landfill	
3	Hesley Lodge Farm-Jumble Lane, Thorpe Common	Historic Landfill	
4	Ecclesfield Refuse Disposal Site-Ecclesfield, Sheffield, South Yorkshire	Historic Landfill	
5	Loicher Lane-Ecclesfield	Historic Landfill	
6	Warren Lane-Chapeltown, Bradford, West Yorkshire	Historic Landfill	
7	Butterthwaite Lane-Ecclesfield	Historic Landfill	
8	Charlton Ironworks Limited-Charlton Brook, Chapeltown, Sheffield	Historic Landfill	
9	Thornccliffe Works-Thornccliffe Road, Bradford, West Yorkshire	Historic Landfill	
10	Land adjacent to 5A Hall Wood Road-Burncross, Sheffield	Historic Landfill	

Maps

Listed Buildings

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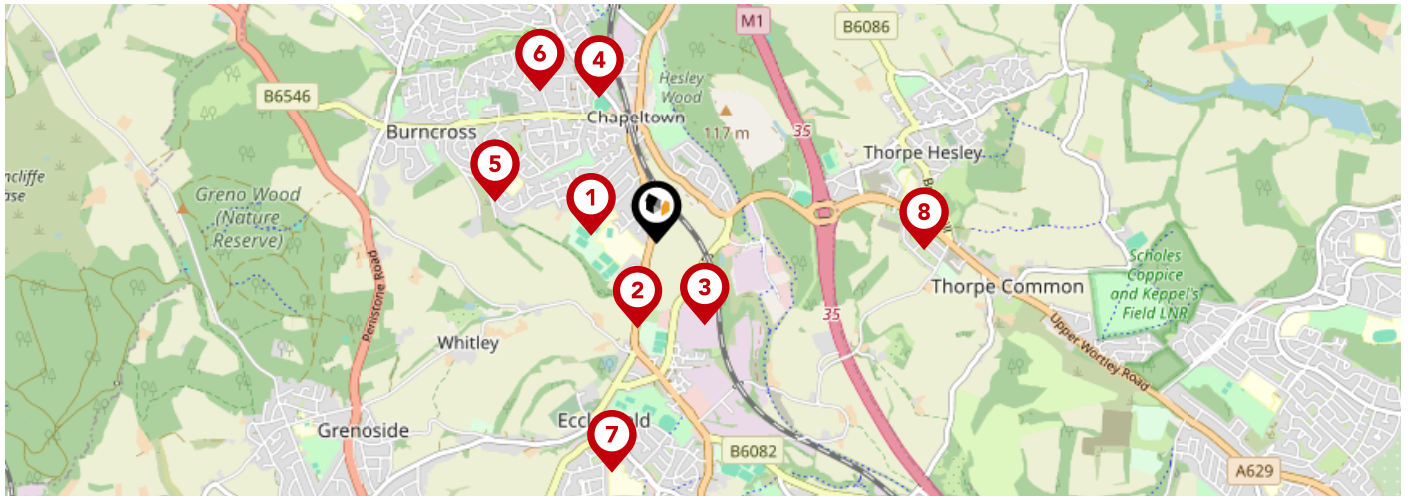
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



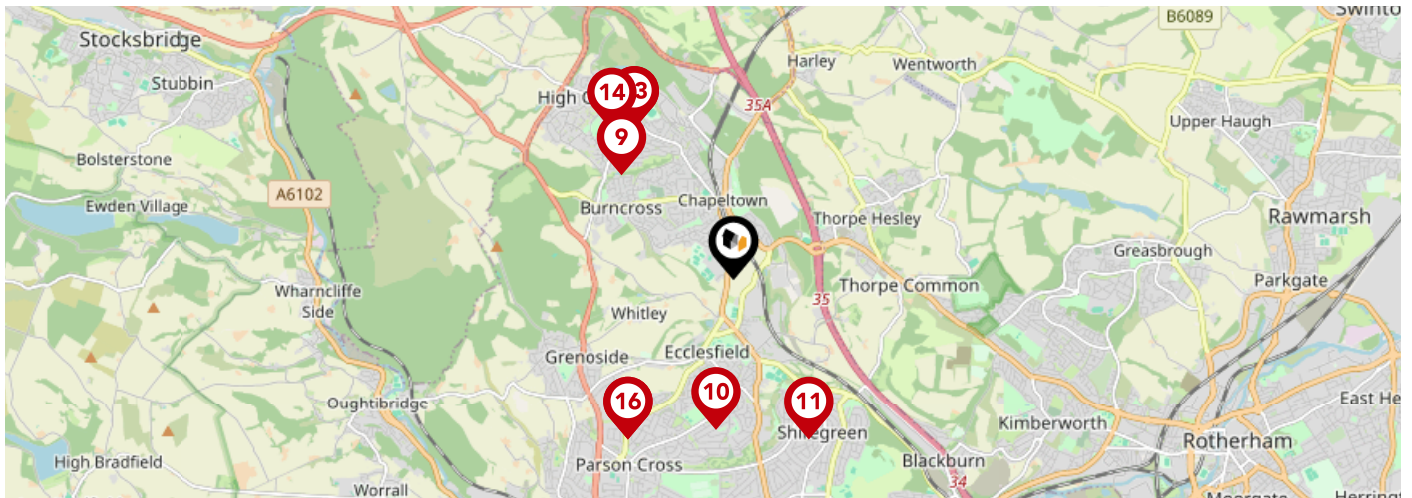
Listed Buildings in the local district		Grade	Distance
	1286495 - Milepost Opposite Number 182	Grade II	0.2 miles
	1192794 - Cowley Manor	Grade II	0.2 miles
	1132834 - Barn At Cowley Manor Farm On North West Side Of Farmyard	Grade II	0.2 miles
	1428254 - Chapeltown War Memorial	Grade II	0.3 miles
	1132833 - Greenhead House Restaurant	Grade II	0.5 miles
	1132832 - Freeman Hospital	Grade II	0.6 miles
	1286355 - Mile Post Approximately 7 Metres South Of Junction With Commerce Street	Grade II	0.6 miles
	1192920 - Former Church Of St John The Baptist	Grade II	0.7 miles
	1261038 - St Johns Church Hall/the Old School	Grade II	0.7 miles
	1132837 - Housley Hall	Grade II	0.7 miles

Area Schools

LINDA STRINGER exp UK



		Nursery	Primary	Secondary	College	Private
1	Coit Primary School Ofsted Rating: Good Pupils: 206 Distance:0.29	☐	☒	☐	☐	☐
2	Ecclesfield School Ofsted Rating: Good Pupils: 1730 Distance:0.38	☐	☐	☒	☐	☐
3	Chapeltown Academy Ofsted Rating: Good Pupils: 303 Distance:0.42	☐	☐	☒	☐	☐
4	Lound Junior School Ofsted Rating: Good Pupils: 215 Distance:0.69	☐	☒	☐	☐	☐
5	Windmill Hill Primary School Ofsted Rating: Good Pupils: 305 Distance:0.74	☐	☒	☐	☐	☐
6	Lound Infant School Ofsted Rating: Good Pupils: 149 Distance:0.85	☐	☒	☐	☐	☐
7	Ecclesfield Primary School Ofsted Rating: Good Pupils: 398 Distance:1.03	☐	☒	☐	☐	☐
8	Thorpe Hesley Primary School Ofsted Rating: Outstanding Pupils: 534 Distance:1.18	☐	☒	☐	☐	☐

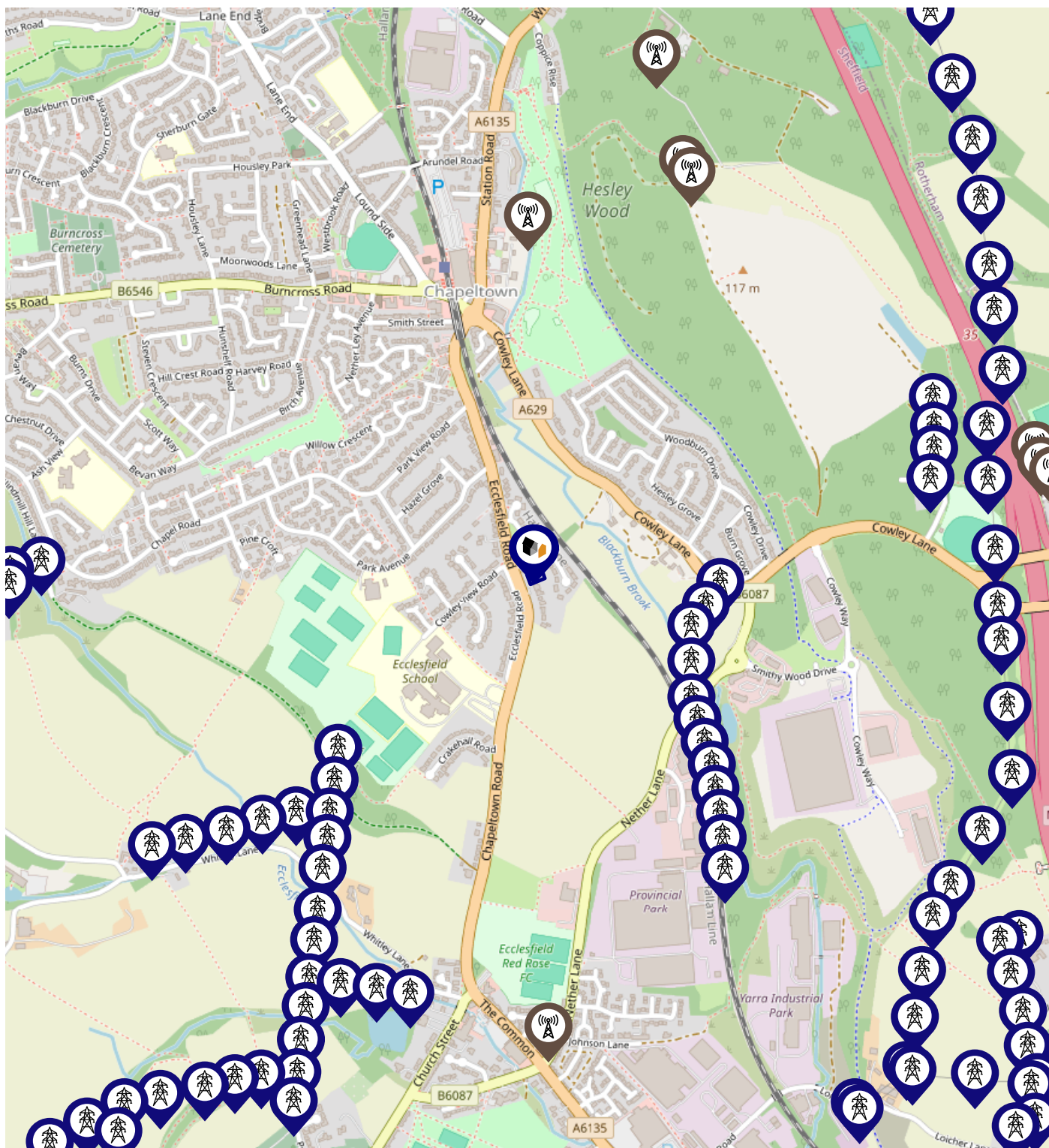


		Nursery	Primary	Secondary	College	Private
	Greengate Lane Academy Ofsted Rating: Good Pupils: 221 Distance: 1.34	☐	☒	☐	☐	☐
	Monteney Primary School Ofsted Rating: Good Pupils: 464 Distance: 1.35	☐	☒	☐	☐	☐
	Beck Primary School Ofsted Rating: Good Pupils: 730 Distance: 1.57	☐	☒	☐	☐	☐
	St Mary's Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 178 Distance: 1.59	☐	☒	☐	☐	☐
	Paces School for Conductive Education Ofsted Rating: Good Pupils: 54 Distance: 1.59	☐	☐	☒	☐	☐
	High Green Primary School Ofsted Rating: Good Pupils: 195 Distance: 1.69	☐	☒	☐	☐	☐
	St Thomas More Catholic Primary, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance: 1.7	☐	☒	☐	☐	☐
	Yewlands Academy Ofsted Rating: Requires improvement Pupils: 932 Distance: 1.7	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LINDA STRINGER exp UK

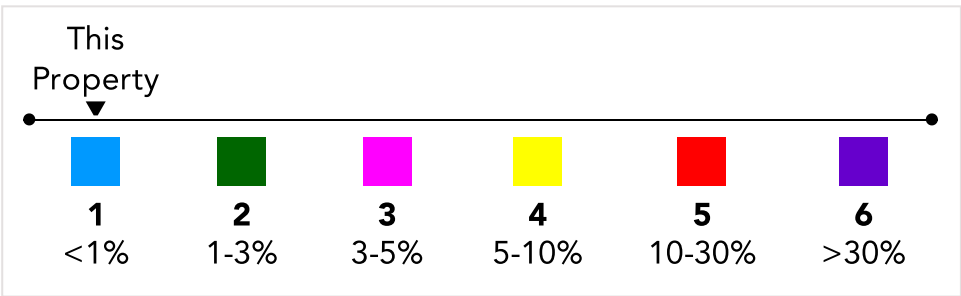
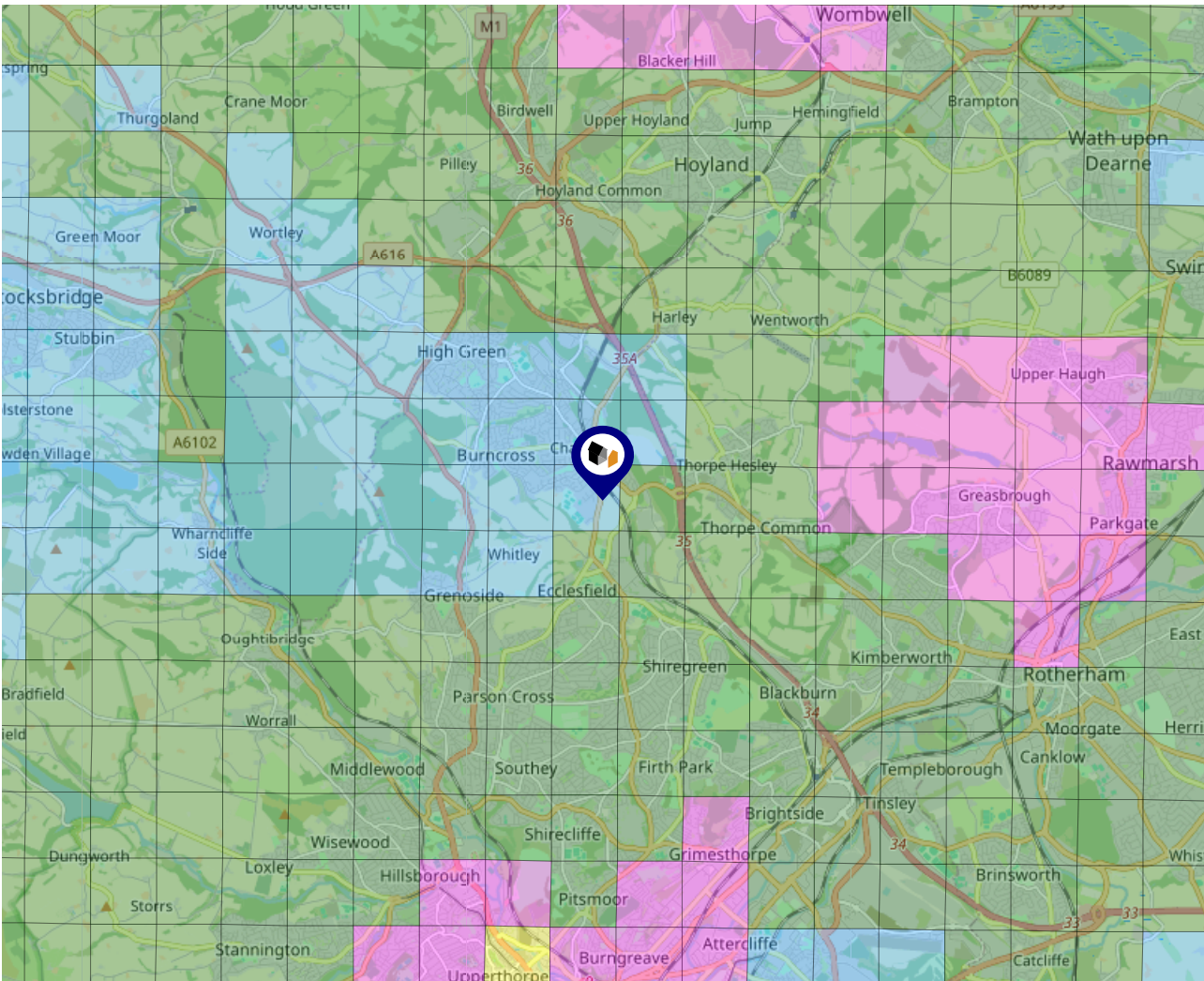


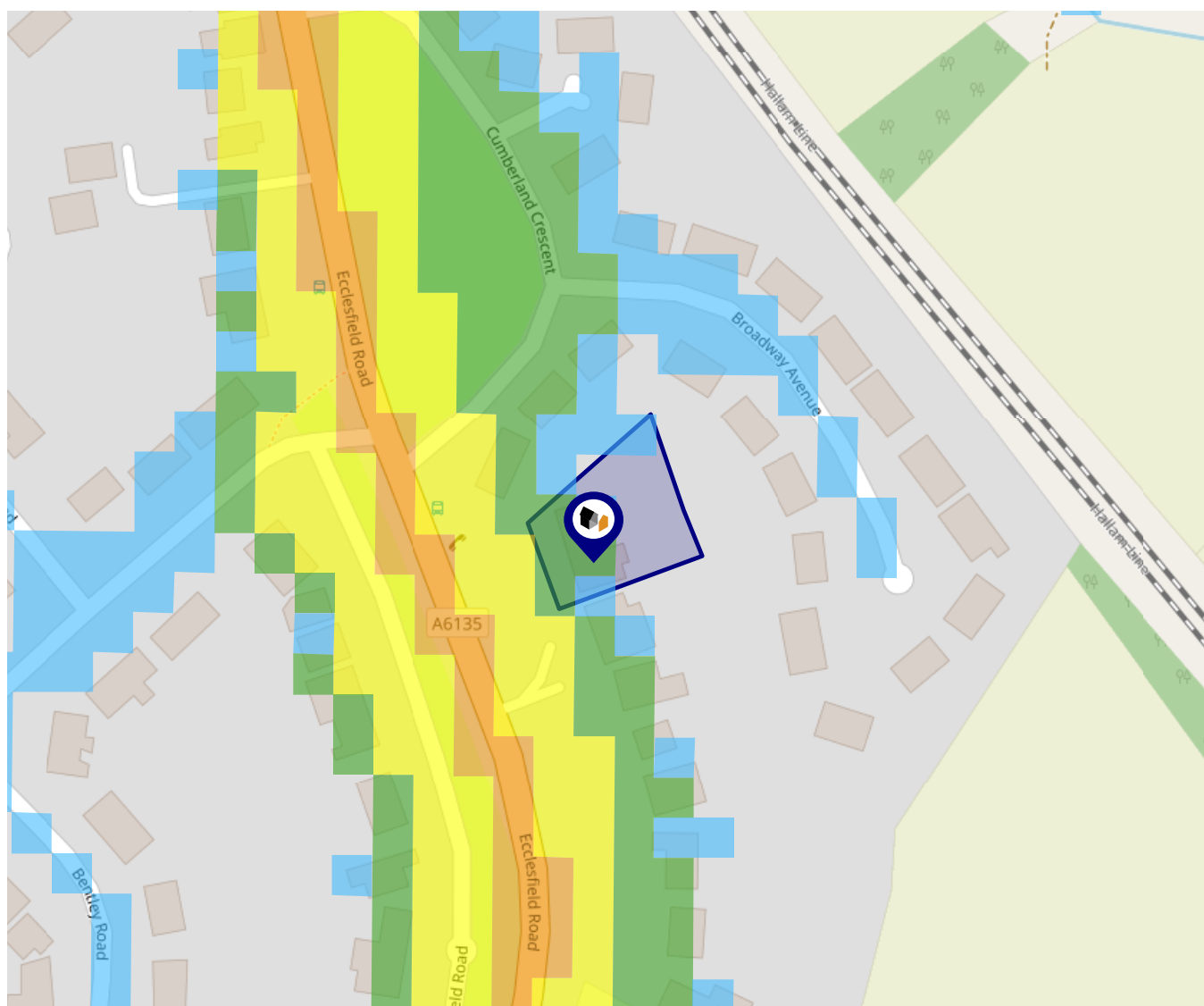
Key:

-  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).



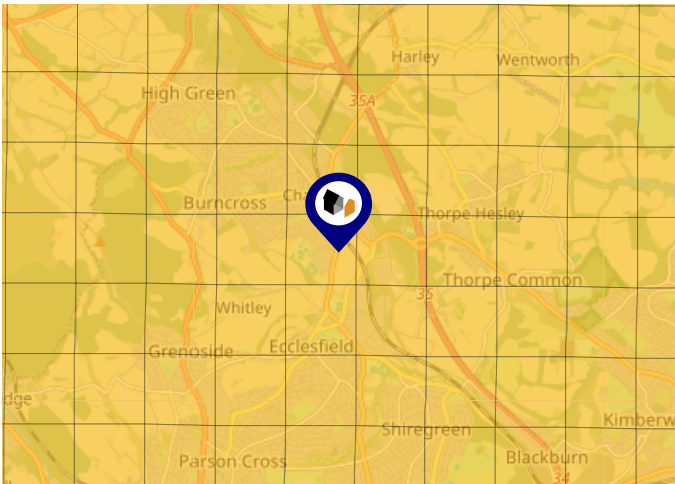


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

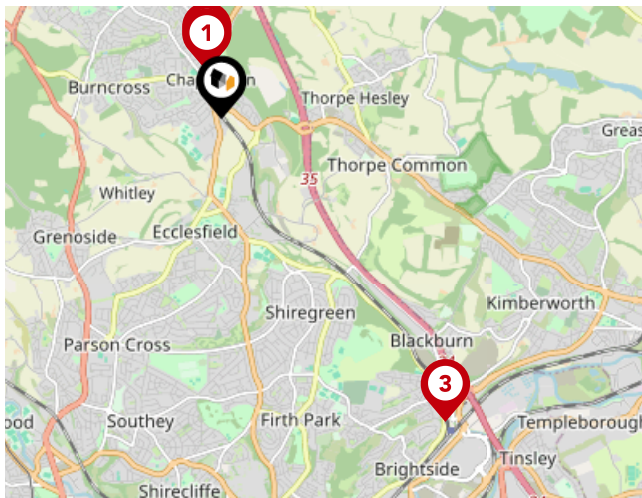
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



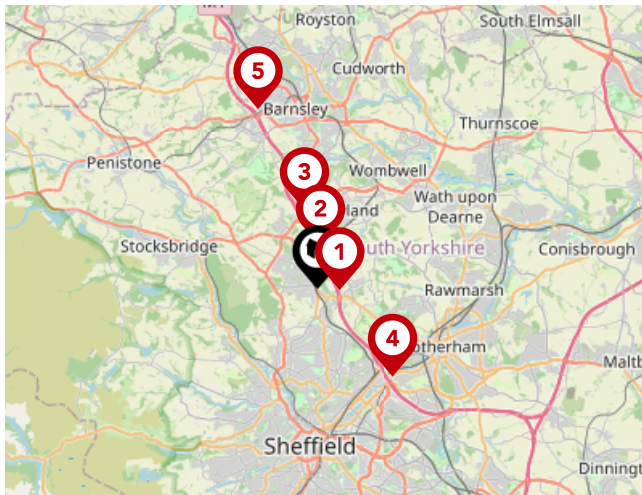
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Chapeltown Rail Station	0.44 miles
2	Chapeltown Rail Station	0.49 miles
3	Meadowhall Rail Station	3.34 miles



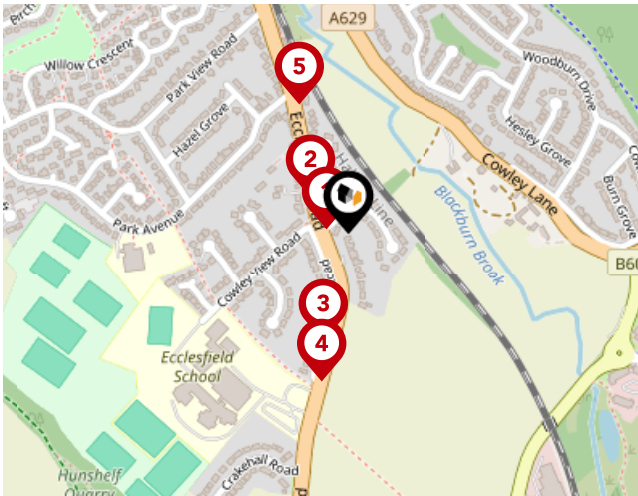
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J35	0.74 miles
2	M1 J35A	1.49 miles
3	M1 J36	2.83 miles
4	M1 J34	4.09 miles
5	M1 J37	6.68 miles



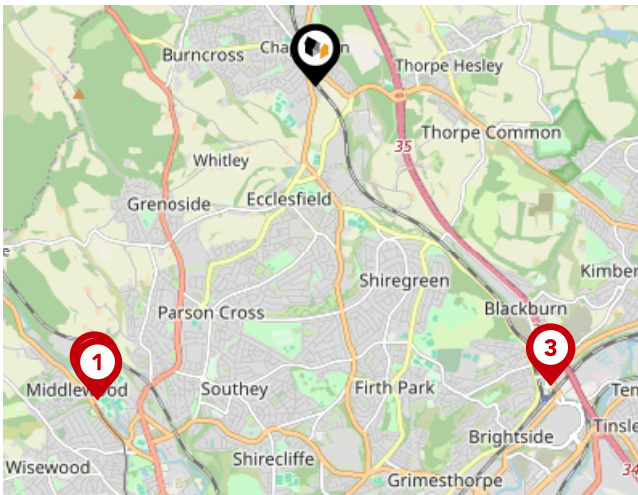
Airports/Helipads

Pin	Name	Distance
1	Finningley	18.71 miles
2	Leeds Bradford Airport	29.68 miles
3	East Mids Airport	43.89 miles
4	Manchester Airport	34.2 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ecclesfield Road/Cowley View Road	0.02 miles
2	Ecclesfield Road/Cowley View Road	0.06 miles
3	Chapelton Road/Crakehall Road	0.12 miles
4	Chapelton Road/Crakehall Road	0.17 miles
5	Ecclesfield Road/Park Avenue	0.15 miles



Local Connections

Pin	Name	Distance
1	Middlewood Supertram Platform	3.38 miles
2	Middlewood Supertram Platform	3.36 miles
3	Meadowhall Interchange	3.38 miles

Linda Stringer Individual Estate Agency

Originally from Holmfirth in Huddersfield, I have lived in Sheffield now for over ten years and pride myself on knowing as much as I can about Sheffield and surrounding areas with regards to the housing market.

I've been working closely with homeowners across Sheffield for over a decade, helping them to buy and sell property without the stress that usually comes with moving home. I strongly believe in bringing the personal touch to property, and that's exactly what to do. I act as a single point of contact, guiding you through every single step of the process. From the day that you get in touch until the day that you move into your new home, I'm there. I am down to earth and understand that every home move is different, and every customer has different needs. I am here to be a helping hand, someone to talk to and most of all provides a five-star service to make this

Testimonial 1



Linda was brilliant at selling our house. She took great photos to really show off our home and you could tell she put lots of effort into the description of each room too. Her efforts all paid off... she found us the perfect buyer (cash and no chain) in less than a week!

Testimonial 2



A professional estate agent with an excellent knowledge of the housing market is a rarity. We were lucky enough to have Linda handling the sale of our property. Not only did we get over asking price we had a qualified buyer before our property went on full sale. This was due to Linda's expertise, attention to detail and highly professional approach. Would we recommend Linda to others, absolutely. IN summary a very safe pair of hands.

Mike Hoyle

Testimonial 3



We had a well known large estate agents who was not very competent and didn't return phone calls. We were referred by a friend to Linda. Wow what a breath of fresh air to deal with someone so professional and friendly. We contacted Linda on a Saturday afternoon and she visited us on Monday morning and we had our house sold within one hour. She sorted us out with a solicitor and an energy report. Nothing is too much trouble.



/linda.stringer.agent



/linda.stringer.agent

Linda Stringer Individual Estate Agency

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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