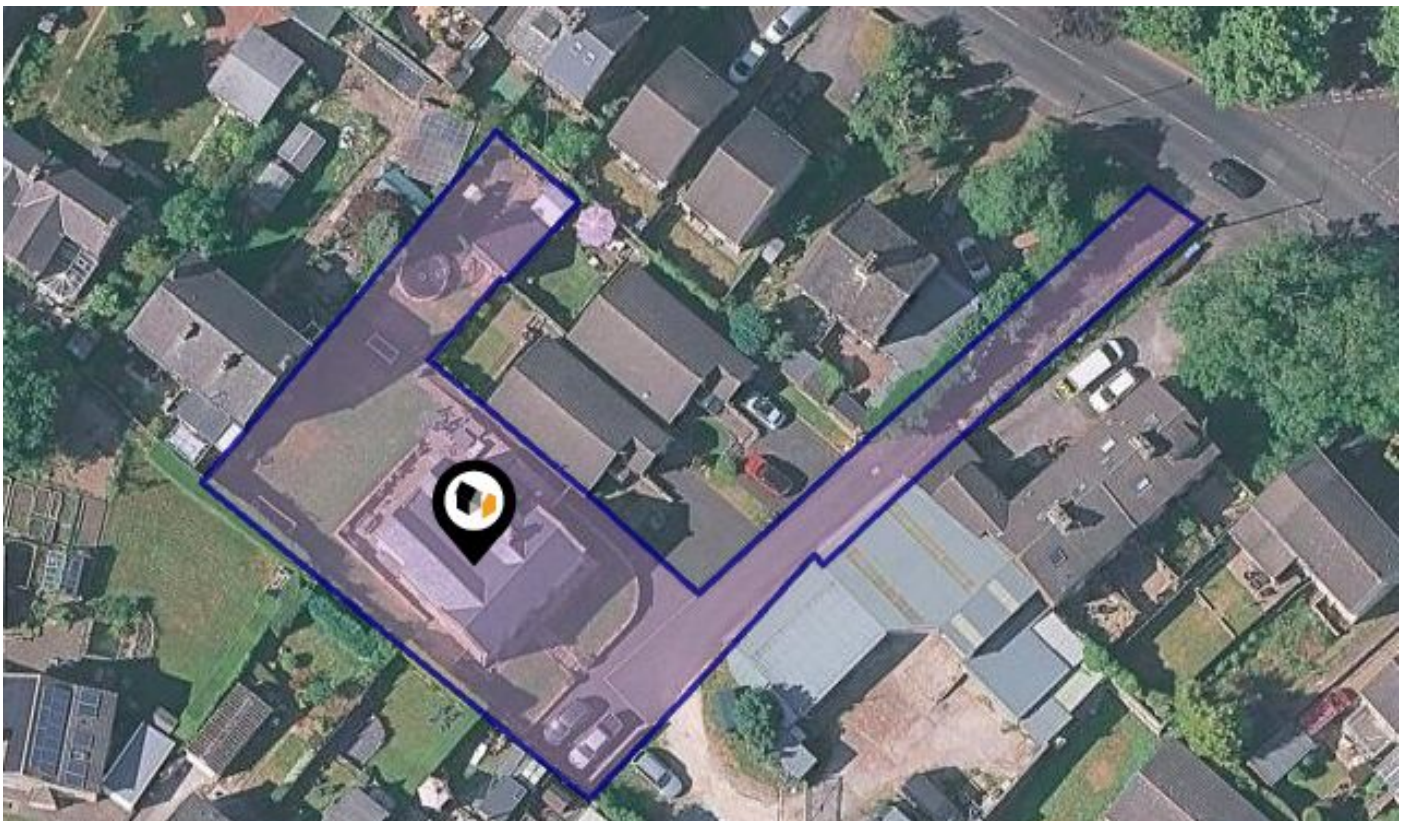




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 22nd June 2026



FOX HILL ROAD, SHEFFIELD, S6

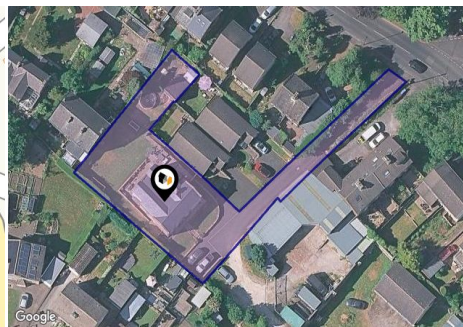
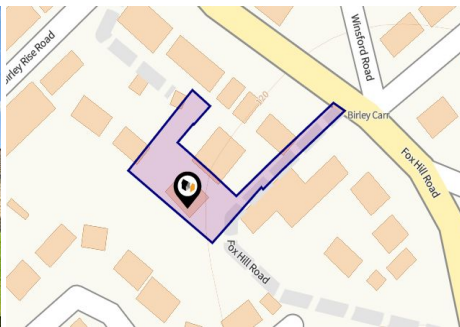
Linda Stringer Individual Estate Agency

07920097175

linda@lindastringer.co.uk

www.lindastringer.co.uk





Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,077 ft ² / 193 m ²
Plot Area:	0.29 acres
Year Built :	1900-1929
Council Tax :	Band D
Title Number:	SYK629986

Tenure: Freehold

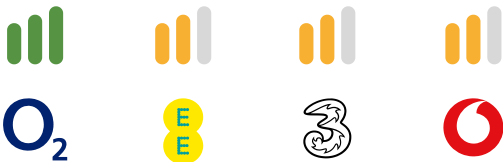
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	80	1800
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: ***Fox Hill Road, Sheffield, S6***

Reference - 17/00421/OUT	
Decision:	Decided
Date:	07th February 2017
Description:	Erection of two dwellinghouses

Property EPC - Certificate

LINDA STRINGER exp UK

Fox Hill Road, S6

Energy rating

C

Valid until 16.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

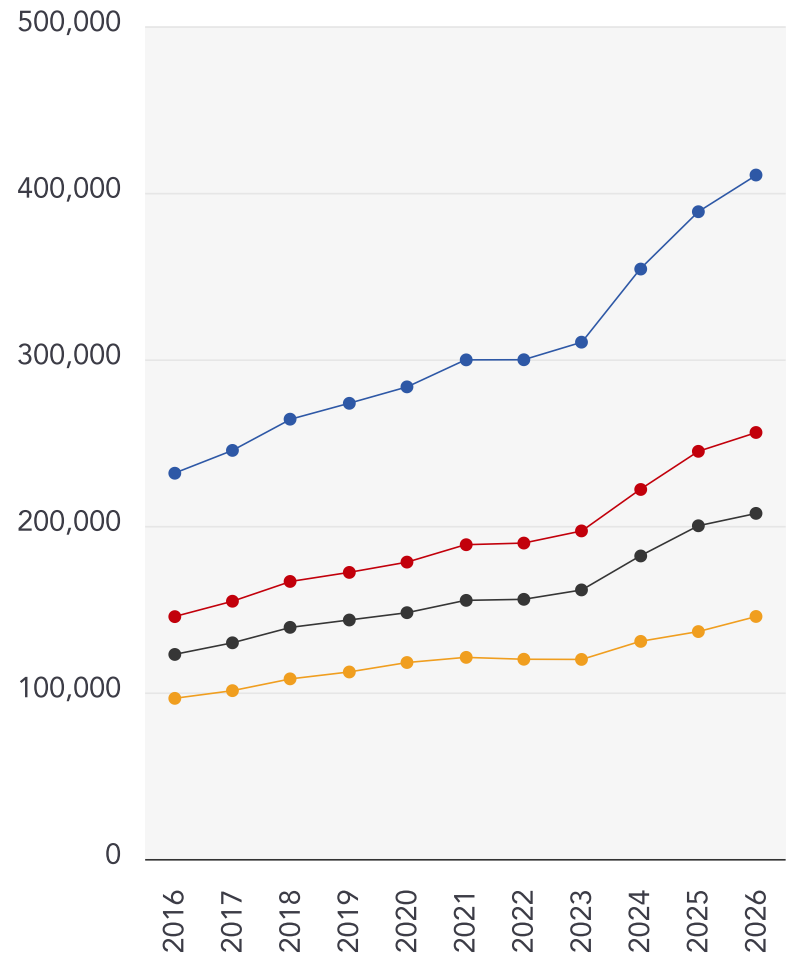
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	To unheated space, insulated
Total Floor Area:	193 m ²

Market

House Price Statistics

LINDA STRINGER exp UK

10 Year History of Average House Prices by Property Type in S6



Detached

+77.3%

Semi-Detached

+75.98%

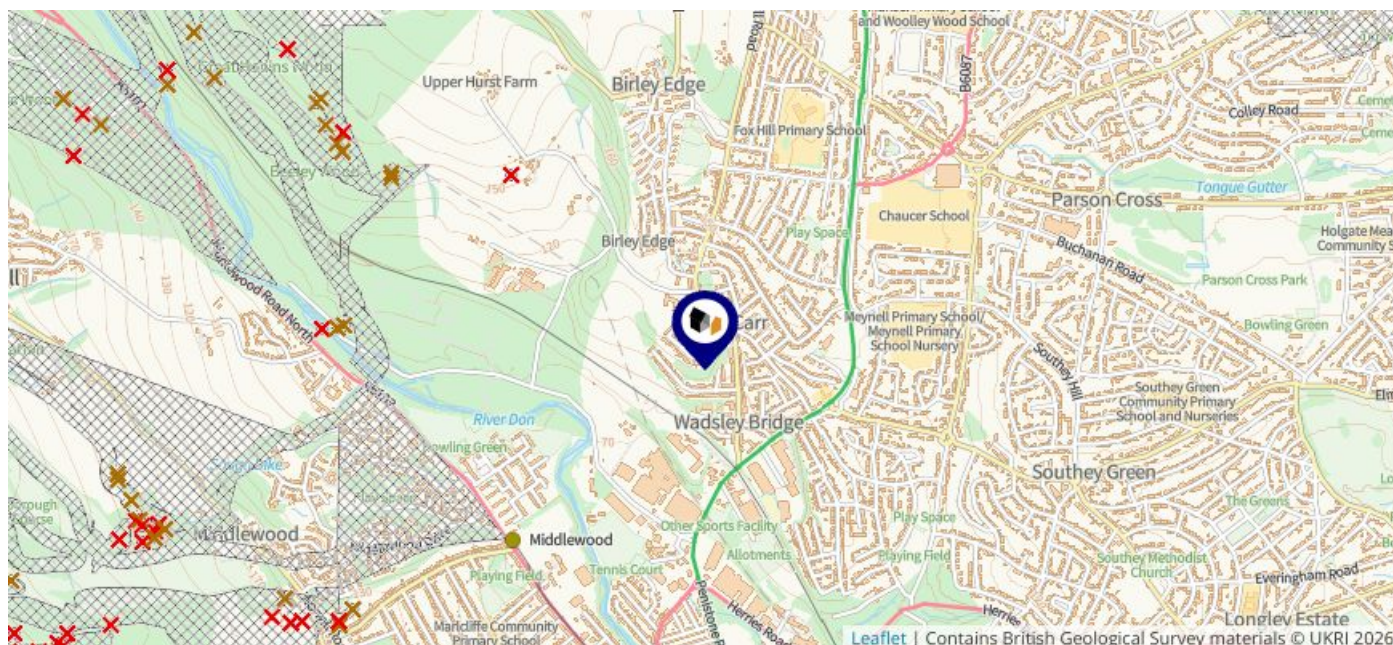
Terraced

+68.96%

Flat

+50.98%

This map displays nearby coal mine entrances and their classifications.



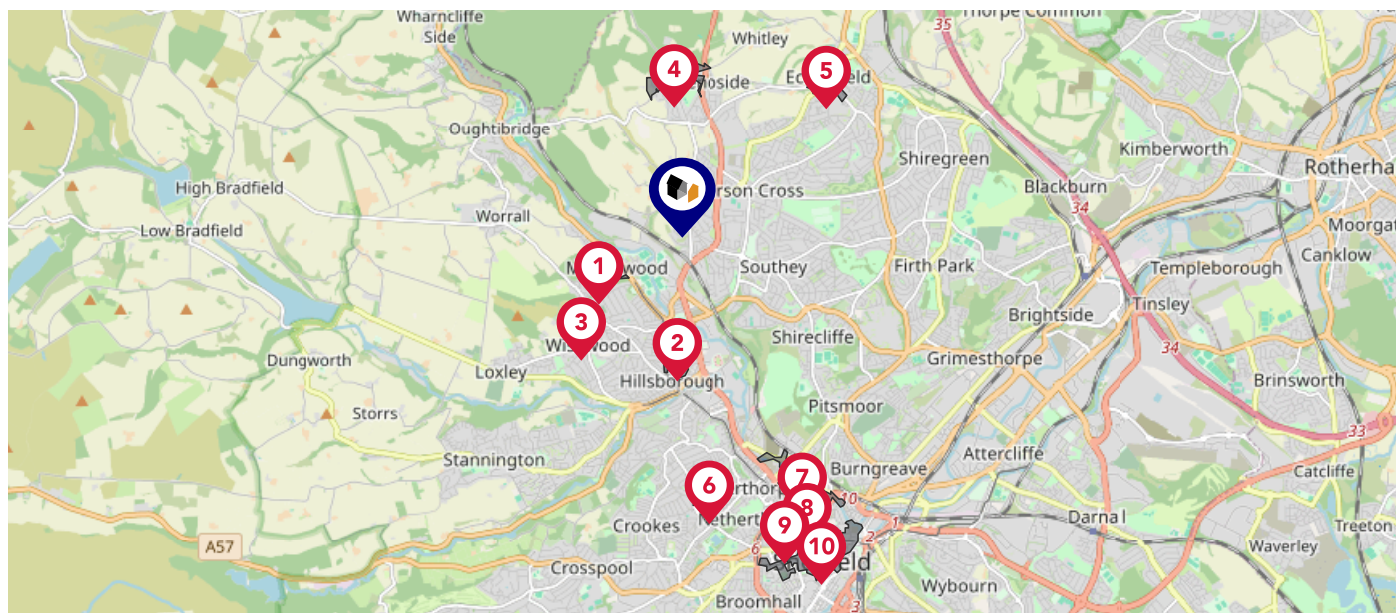
Mine Entry

- ✕ 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



Middlewood Park



Hillsborough Park



Wadsley



Grenoside



Ecclesfield



Birkendale



Kelham Island and Neepsend



Furnace Hill

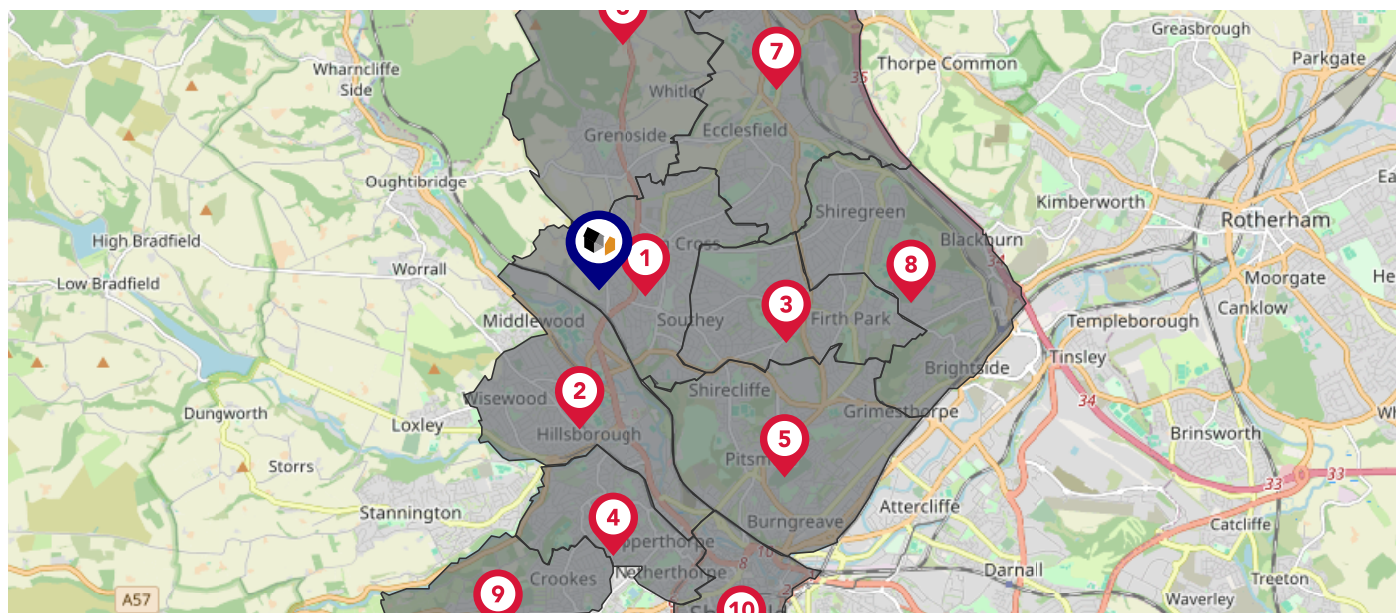


Well Meadow



City Centre

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



Southey Ward



Hillsborough Ward



Firth Park Ward



Walkley Ward



Burngreave Ward



West Ecclesfield Ward



East Ecclesfield Ward



Shiregreen & Brightside Ward

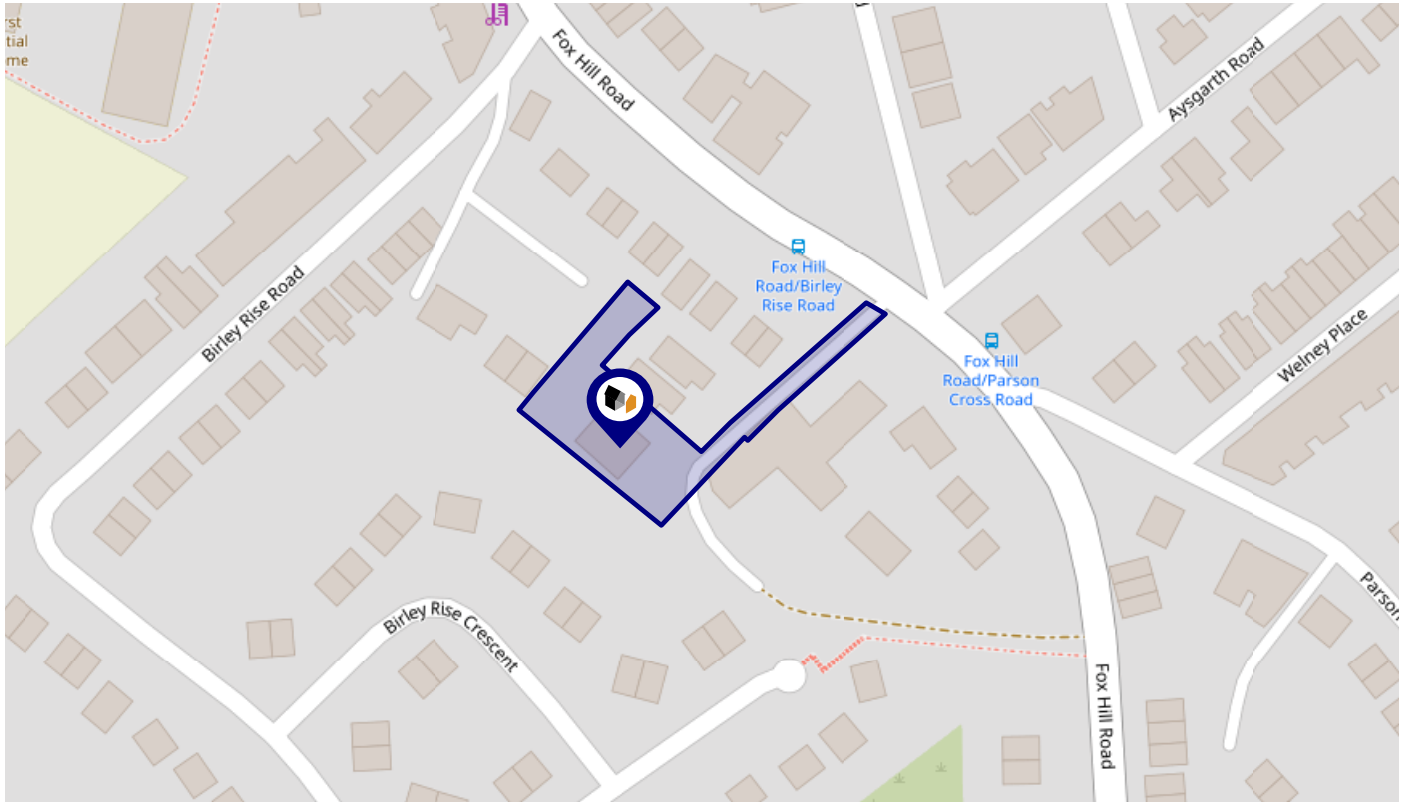


Crookes & Crosspool Ward



City 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:

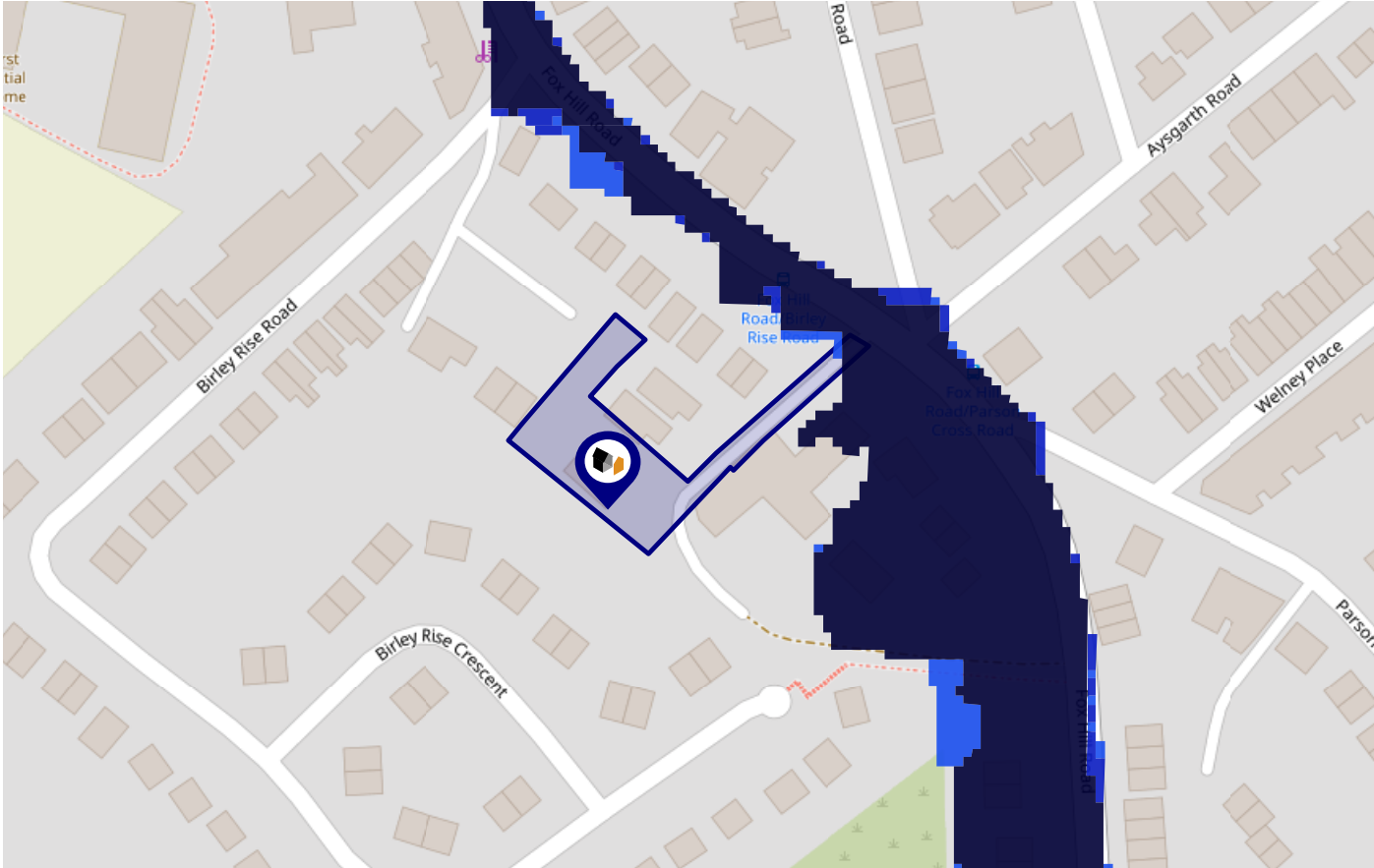
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

LINDA STRINGER exp UK

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

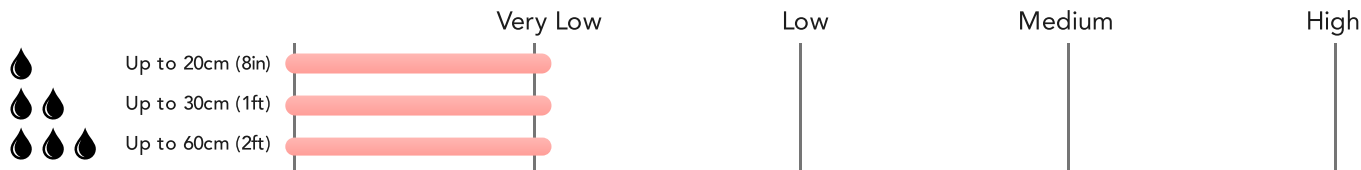


Risk Rating: Very low

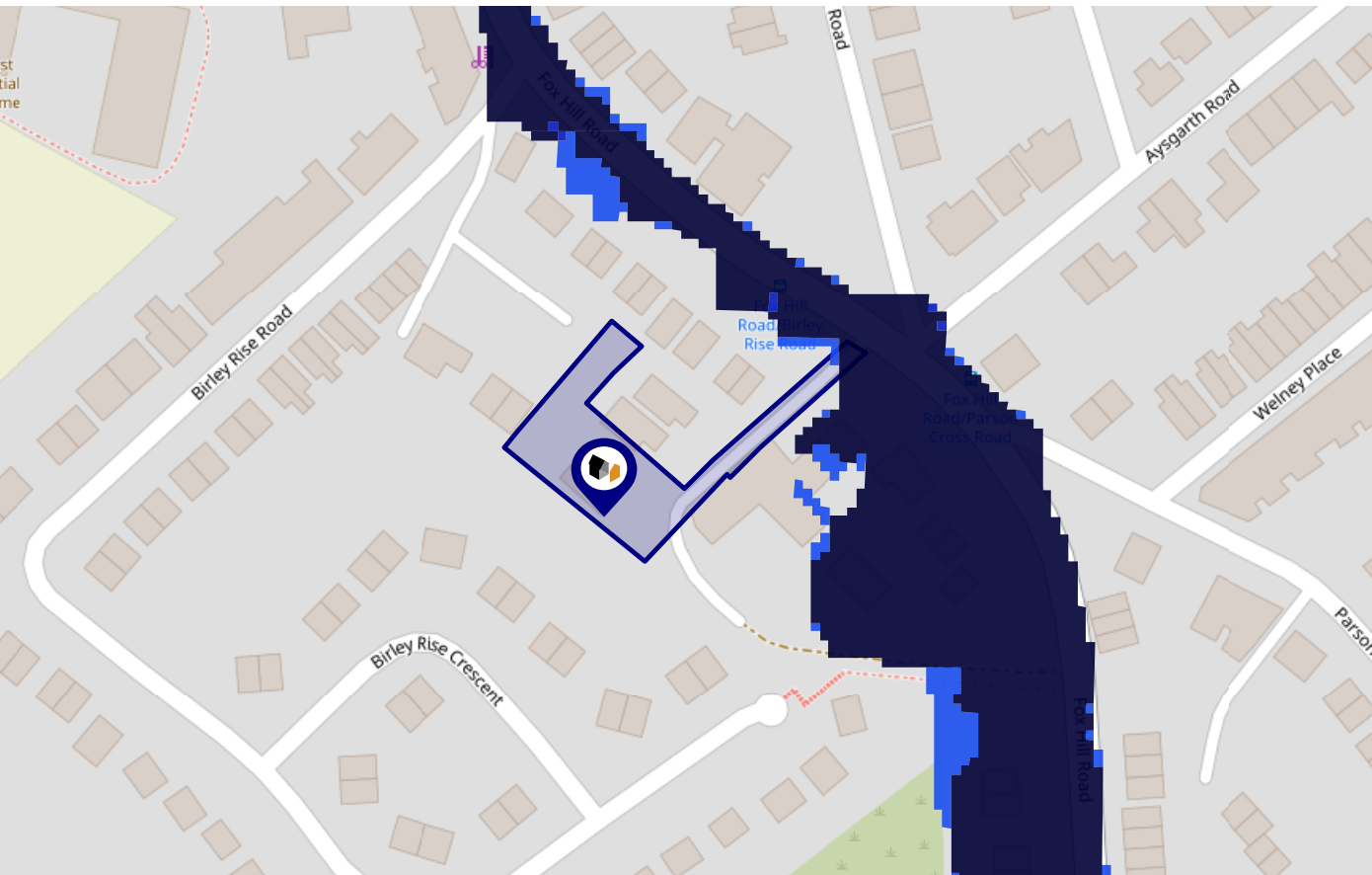
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

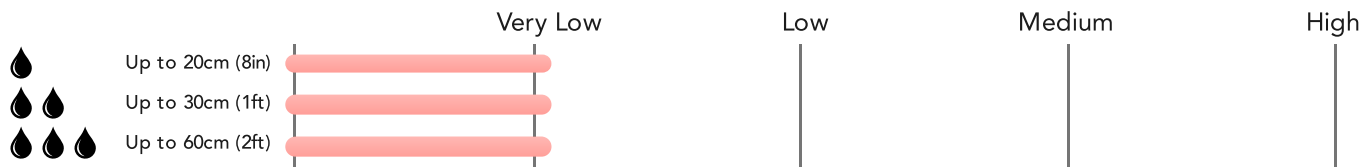


Risk Rating: Very low

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.
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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:

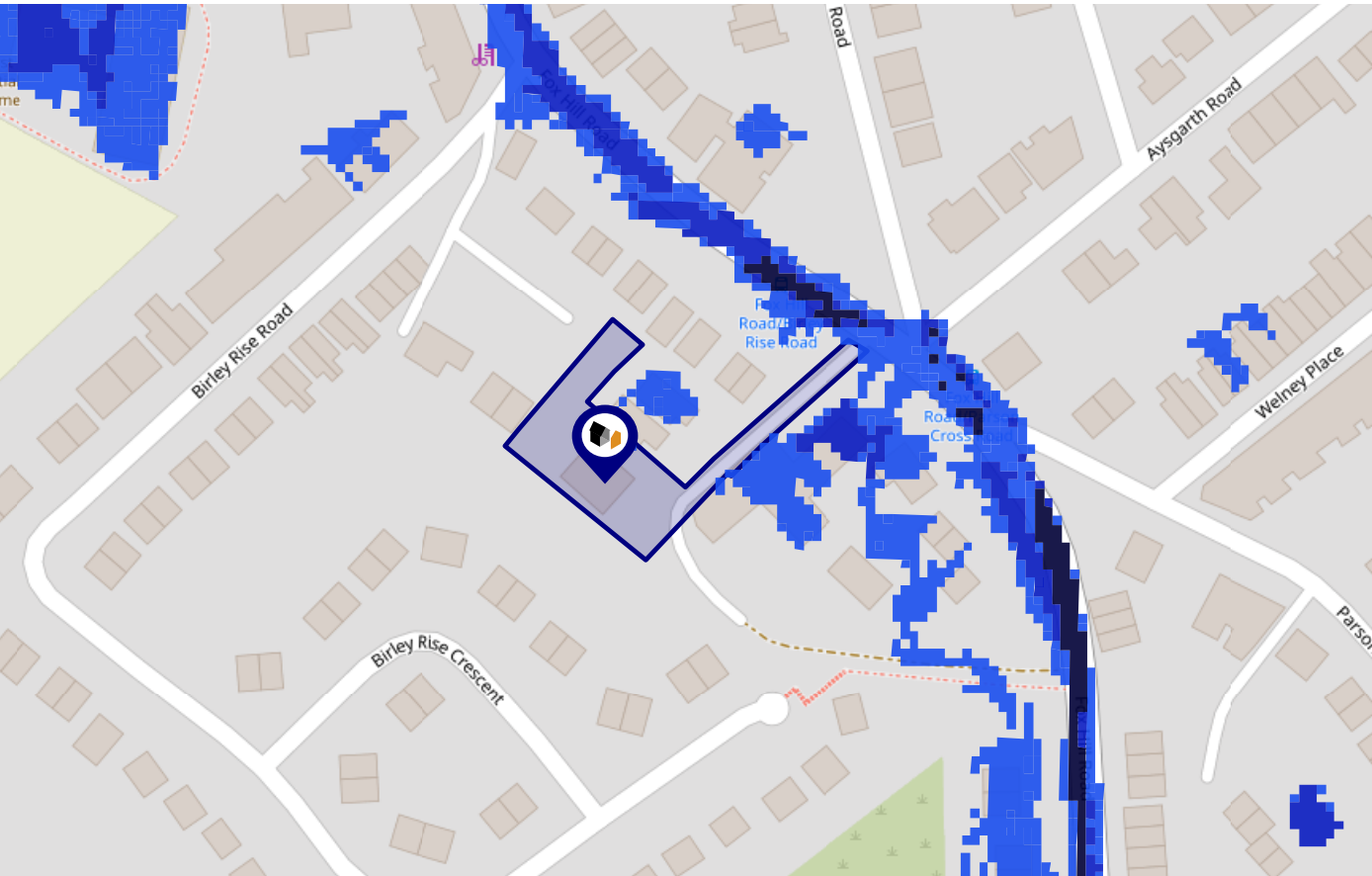


Flood Risk

Surface Water - Flood Risk

LINDA STRINGER exp UK

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

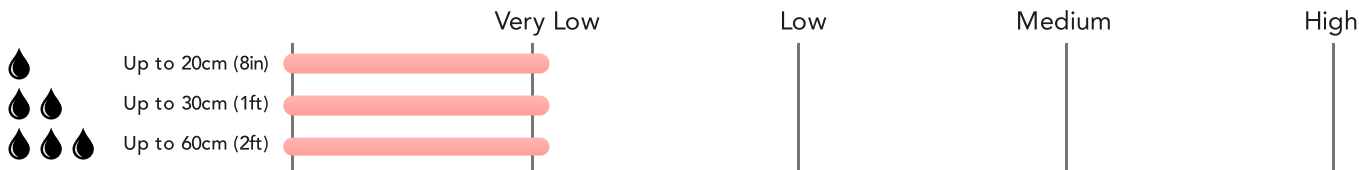


Risk Rating: Very low

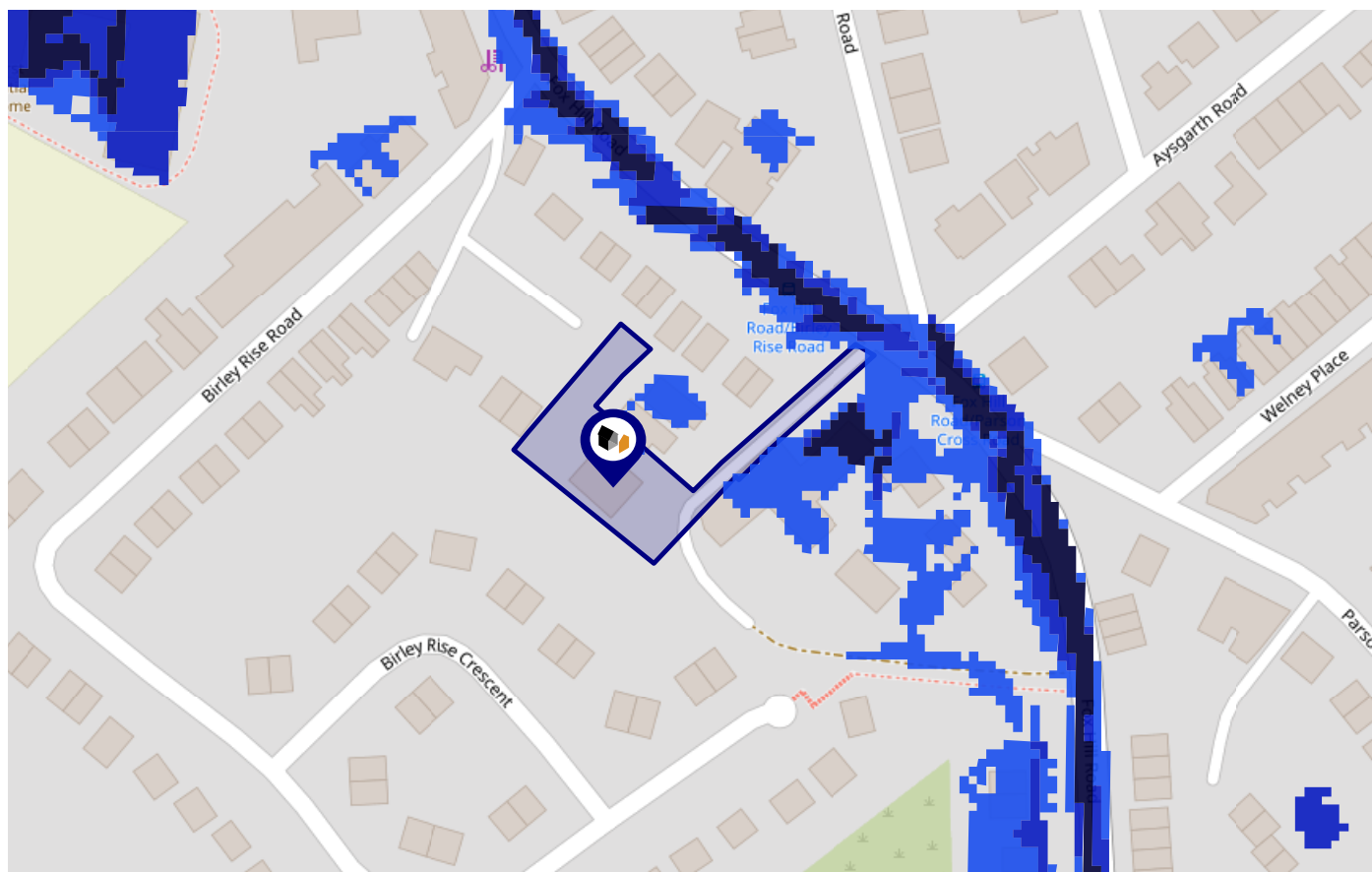
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

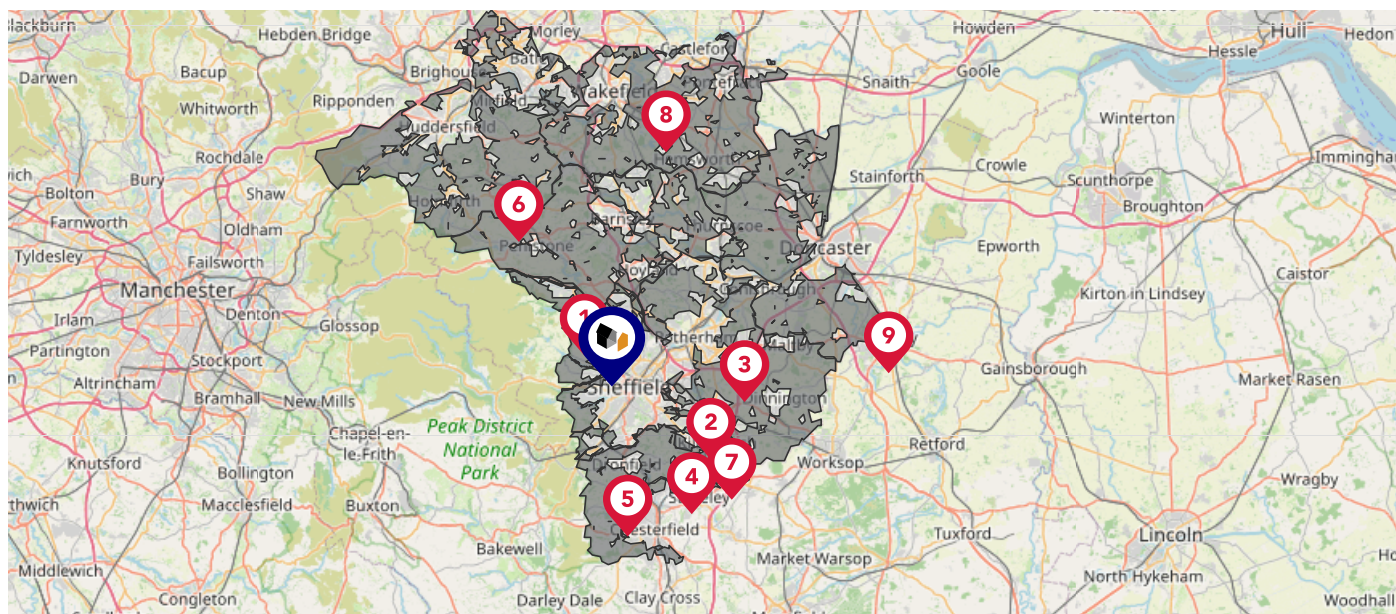
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



South and West Yorkshire Green Belt - Barnsley



South and West Yorkshire Green Belt - Sheffield



South and West Yorkshire Green Belt - Rotherham



South and West Yorkshire Green Belt - Chesterfield



South and West Yorkshire Green Belt - North East Derbyshire



South and West Yorkshire Green Belt - Kirklees



South and West Yorkshire Green Belt - Bolsover



South and West Yorkshire Green Belt - Wakefield



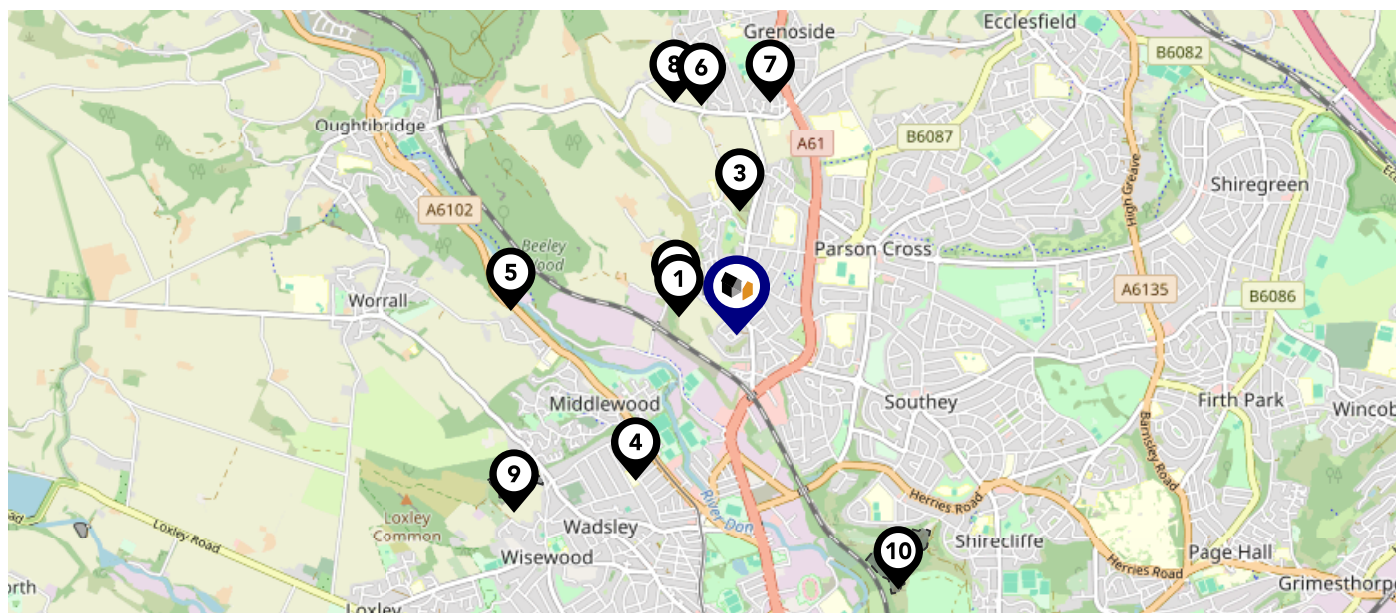
South and West Yorkshire Green Belt - Doncaster

Maps

Landfill Sites

LINDA STRINGER exp UK

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

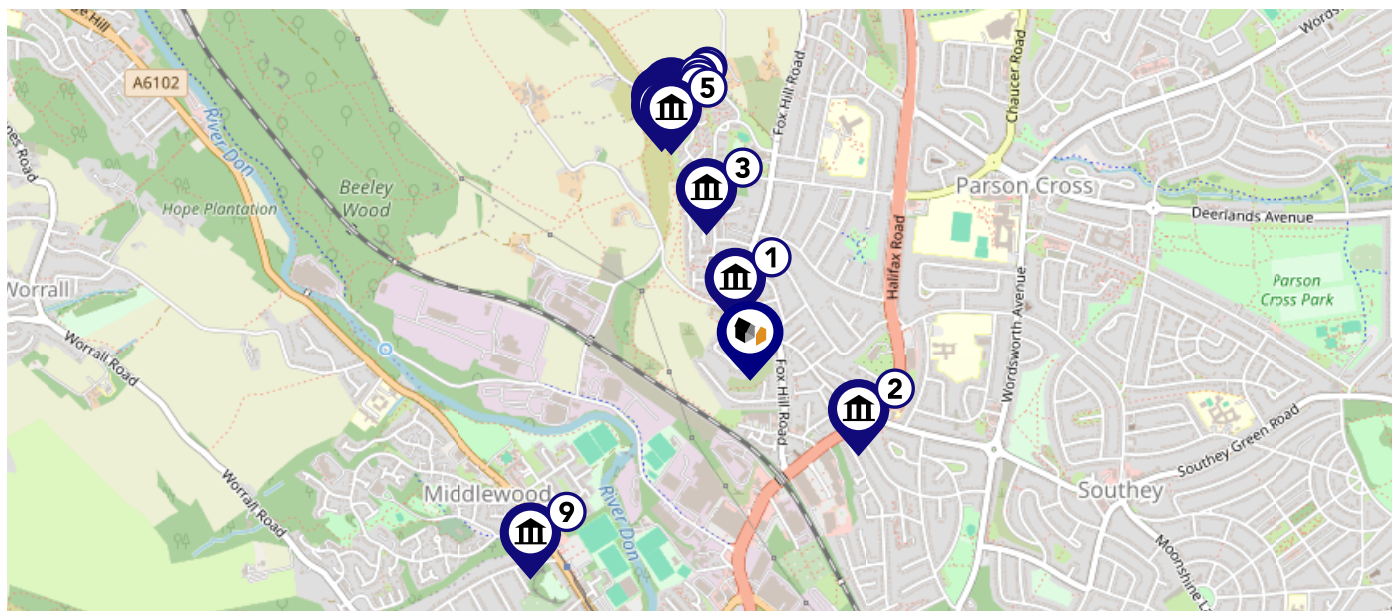
1	Lapwater Farm-Midhurst Road, Sheffield	Historic Landfill	☐
2	Lapwater Farm-Midhurst Road, Sheffield	Historic Landfill	☐
3	Foxhill Quarry-Foxhill Road	Historic Landfill	☐
4	Langsett Avenue - Middlewood Road-Sheffield	Historic Landfill	☐
5	Beeley Wood-Forge	Historic Landfill	☐
6	Cross House Quarry-Grenoside, Near Leeds	Historic Landfill	☐
7	Greno Crescent-Grenoside, Near Leeds	Historic Landfill	☐
8	Skew Hill Quarry-Grenoside, Sheffield, South Yorkshire	Historic Landfill	☐
9	Rural Lane-Wadsley	Historic Landfill	☐
10	Douglas Road Tip-Longley Avenue West, Sheffield, South Yorkshire	Historic Landfill	☐

Maps

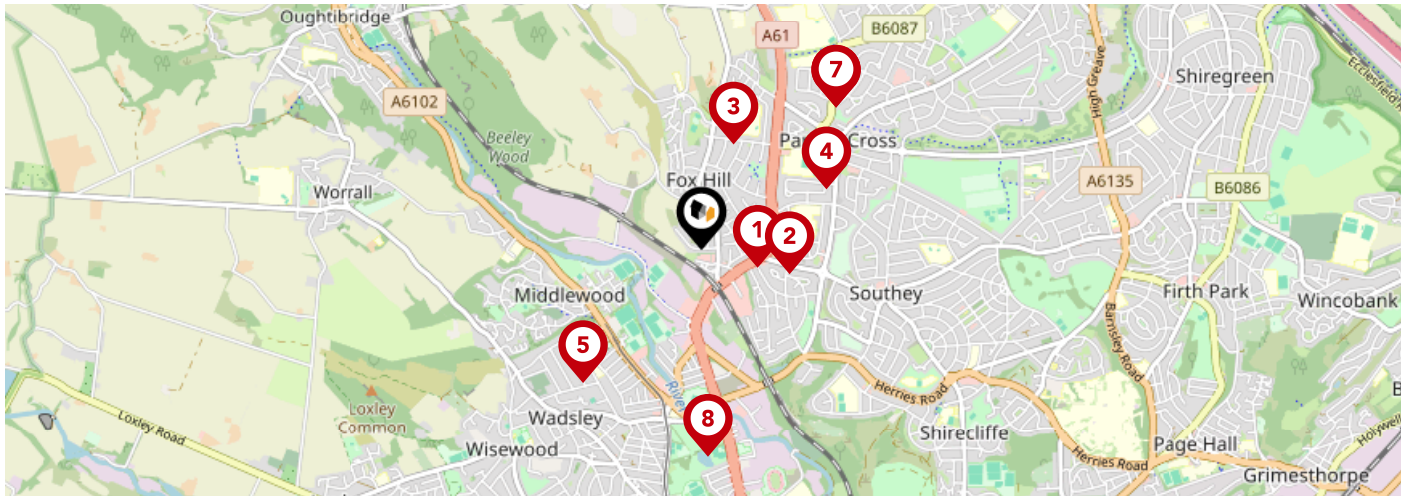
Listed Buildings

LINDA STRINGER exp UK

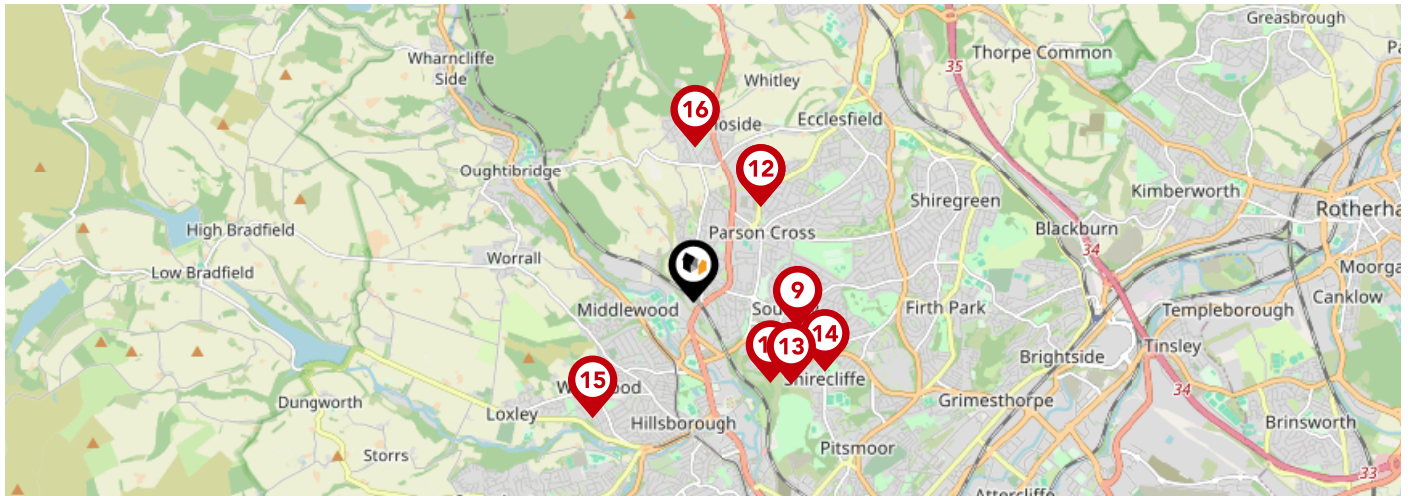
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1254874 - Sewer Gas Lamp At Junction With Camborne Road	Grade II	0.1 miles
	1255050 - Hannah Rawson School	Grade II	0.3 miles
	1254818 - The Orchard And Adjoining Stable	Grade II	0.3 miles
	1254591 - Birley Old Hall	Grade II	0.5 miles
	1344977 - The Falconry At Birley Old Hall	Grade II	0.5 miles
	1132835 - Gate Piers, Gates And Link Wall Approximately 10 Metres To West Of Front Porch Of Birley House	Grade II	0.6 miles
	1192825 - Birley House	Grade II	0.6 miles
	1314562 - Coach House Approximately 5 Metres To North Of Birley Hall Farmhouse	Grade II	0.6 miles
	1268263 - Lodge With Attached Railings And Gateway At Middlewood Hospital	Grade II	0.6 miles
	1192801 - Birley Hall Farmhouse	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Parson Cross Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.26	☐	☒	☐	☐	☐
2	Meynell Community Primary School Ofsted Rating: Good Pupils: 477 Distance:0.41	☐	☒	☐	☐	☐
3	Fox Hill Primary Ofsted Rating: Good Pupils: 315 Distance:0.49	☐	☒	☐	☐	☐
4	Chaucer School Ofsted Rating: Special Measures Pupils: 822 Distance:0.62	☐	☐	☒	☐	☐
5	Marlcliffe Community Primary School Ofsted Rating: Good Pupils: 476 Distance:0.78	☐	☒	☐	☐	☐
6	Mansel Primary Ofsted Rating: Good Pupils: 440 Distance:0.86	☐	☒	☐	☐	☐
7	Woolley Wood School Ofsted Rating: Good Pupils: 107 Distance:0.86	☐	☒	☐	☐	☐
8	Hillsborough Primary School Ofsted Rating: Good Pupils: 369 Distance:0.92	☐	☒	☐	☐	☐

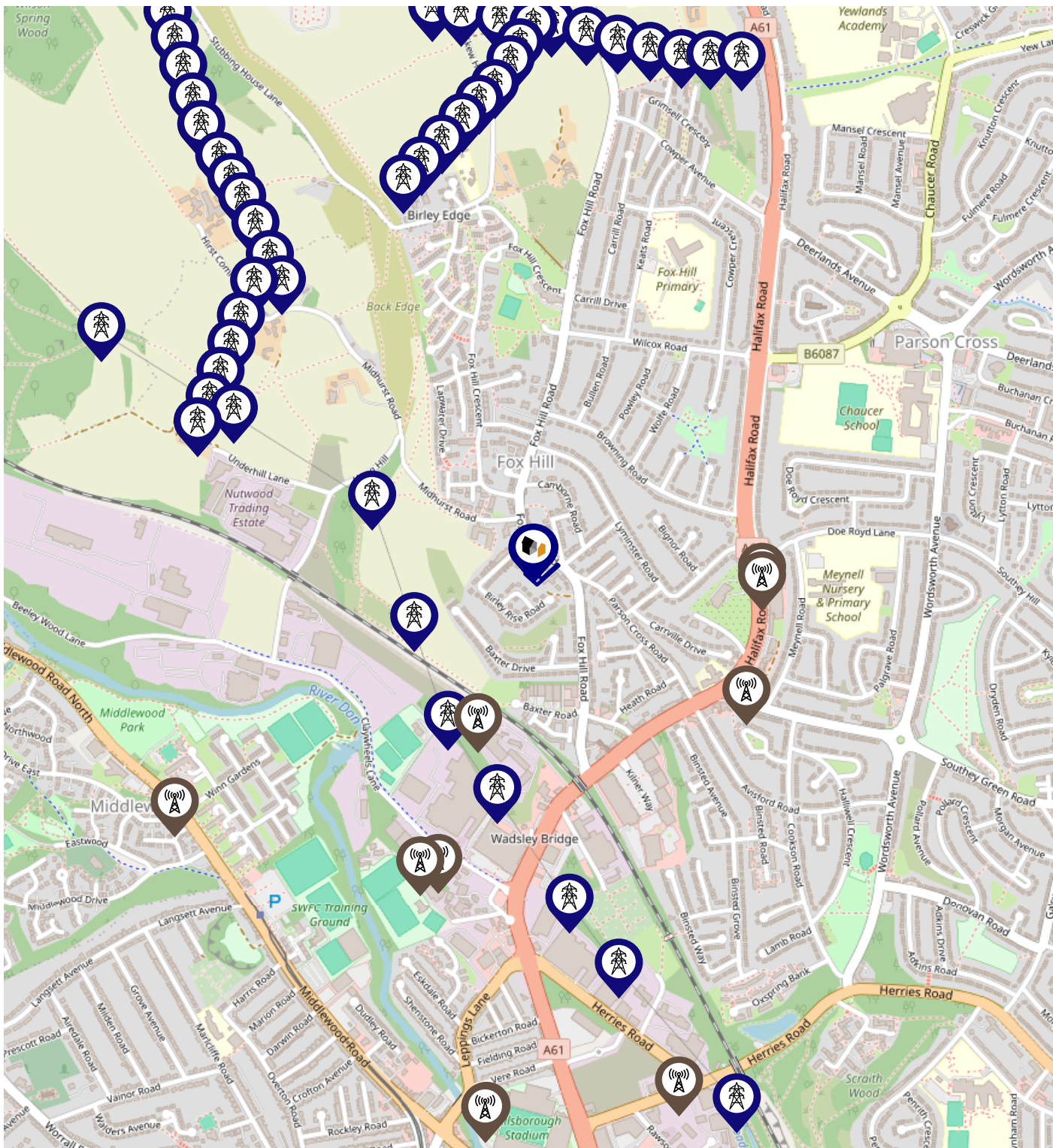


		Nursery	Primary	Secondary	College	Private
	Southey Green Primary School and Nurseries Ofsted Rating: Good Pupils: 739 Distance:0.96	☐	☒	☐	☐	☐
	Parkwood E-ACT Academy Ofsted Rating: Good Pupils: 819 Distance:0.98	☐	☐	☒	☐	☐
	St Thomas More Catholic Primary, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:1.04	☐	☒	☐	☐	☐
	Yewlands Academy Ofsted Rating: Requires improvement Pupils: 932 Distance:1.04	☐	☐	☒	☐	☐
	Oasis Academy Watermead Ofsted Rating: Outstanding Pupils: 429 Distance:1.13	☐	☒	☐	☐	☐
	E-ACT Pathways Academy Ofsted Rating: Good Pupils: 392 Distance:1.32	☐	☒	☐	☐	☐
	Wisewood Community Primary School Ofsted Rating: Good Pupils: 184 Distance:1.35	☐	☒	☐	☐	☐
	Grenoside Community Primary School Ofsted Rating: Good Pupils: 324 Distance:1.38	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LINDA STRINGER exp UK

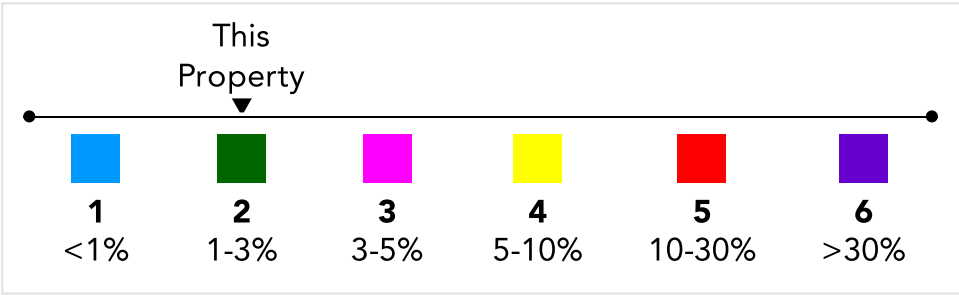
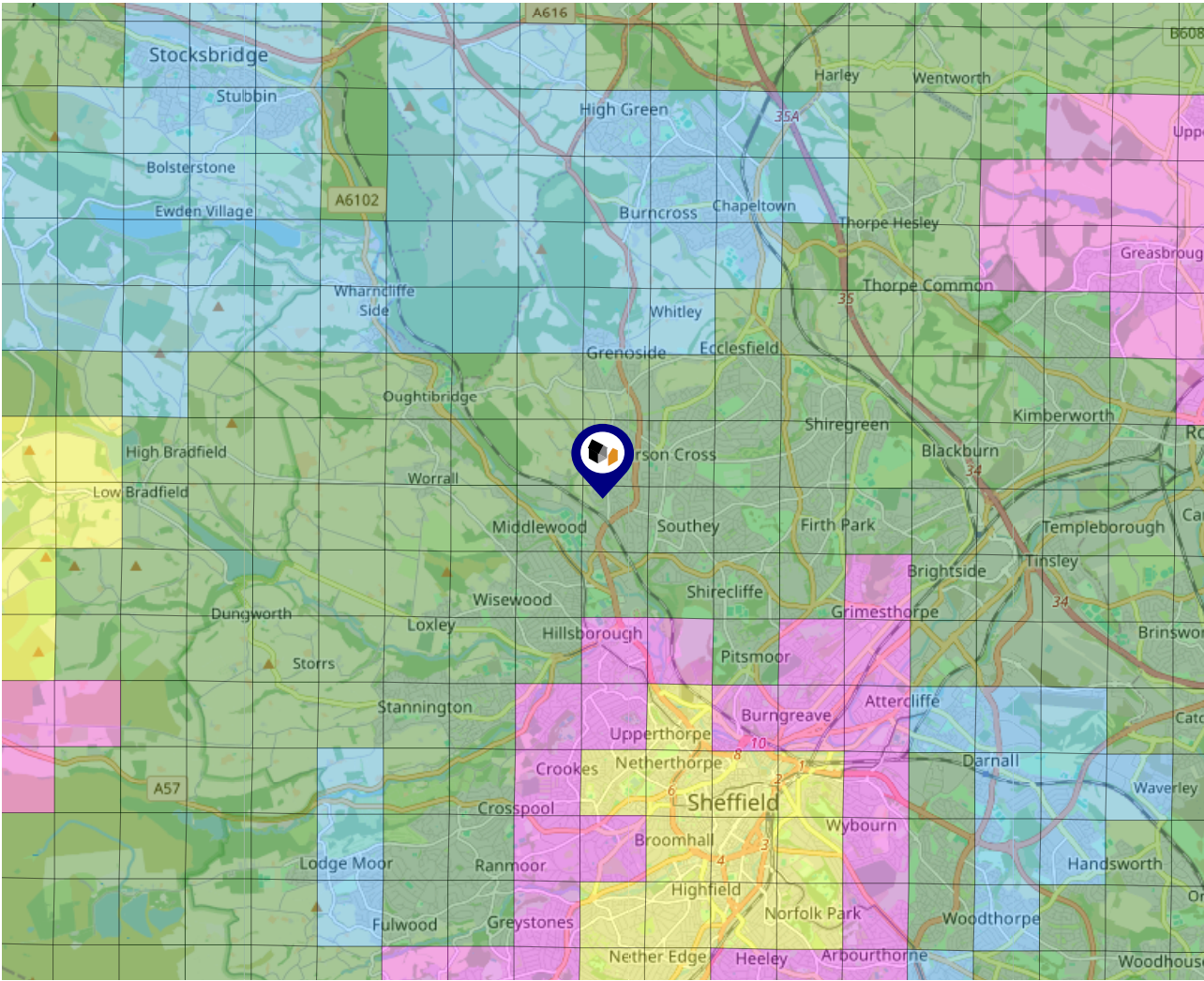


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

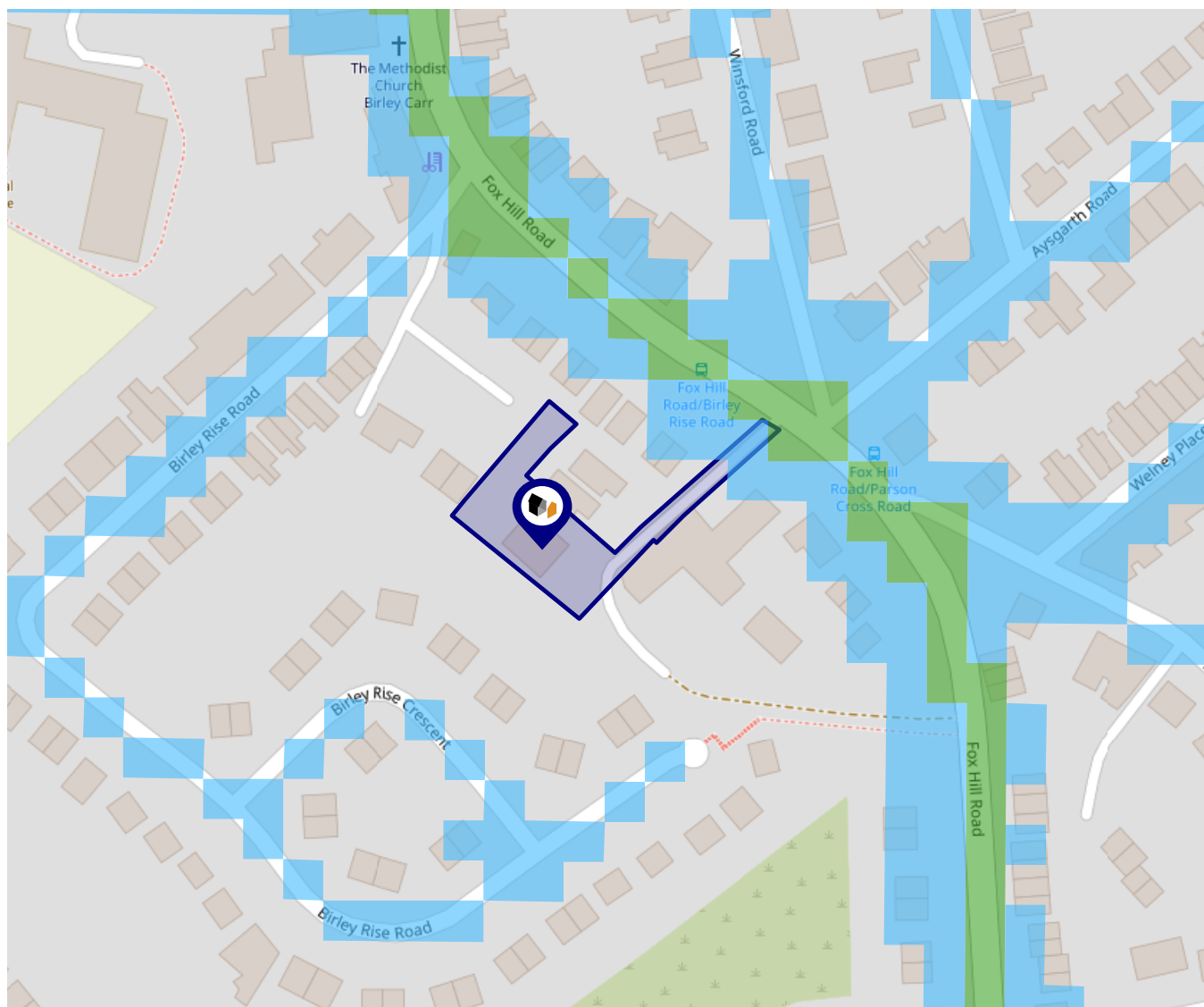
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area

Road Noise

LINDA STRINGER exp UK

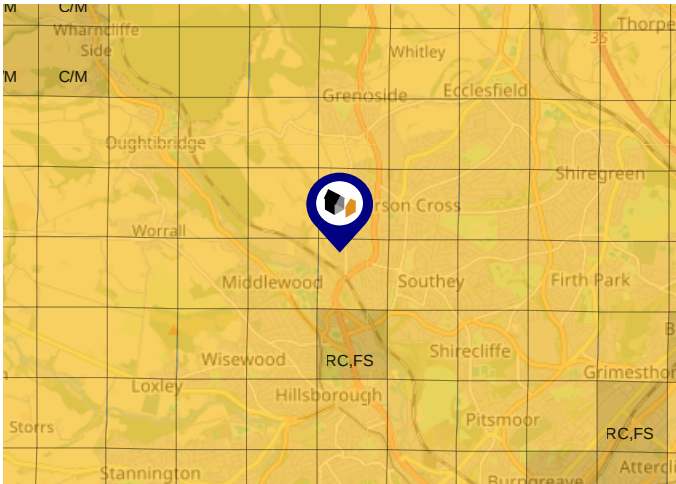


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

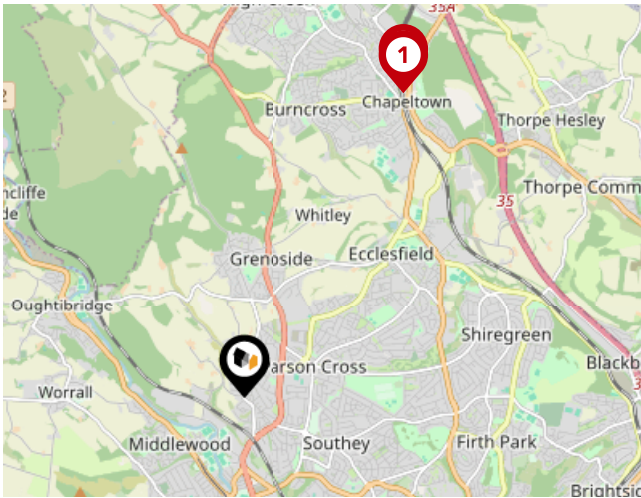
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



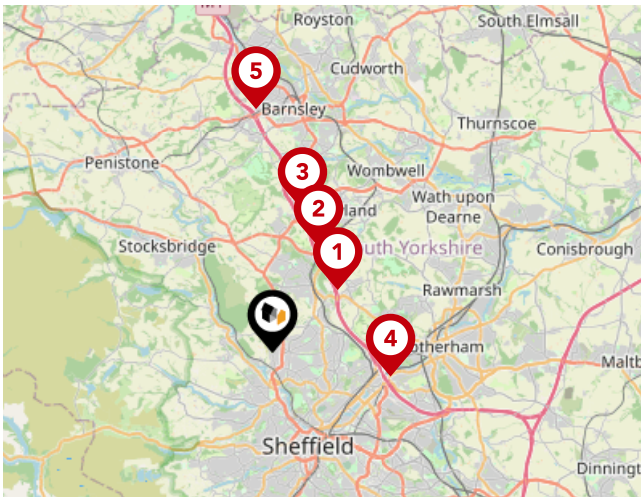
Primary Classifications (Most Common Clay Types)

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	3.03 miles
2	Chapeltown Rail Station	3.08 miles
3	Sheffield Rail Station	3.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J35	3.19 miles
2	M1 J35A	4.09 miles
3	M1 J36	5.16 miles
4	M1 J34	4.27 miles
5	M1 J37	8.62 miles



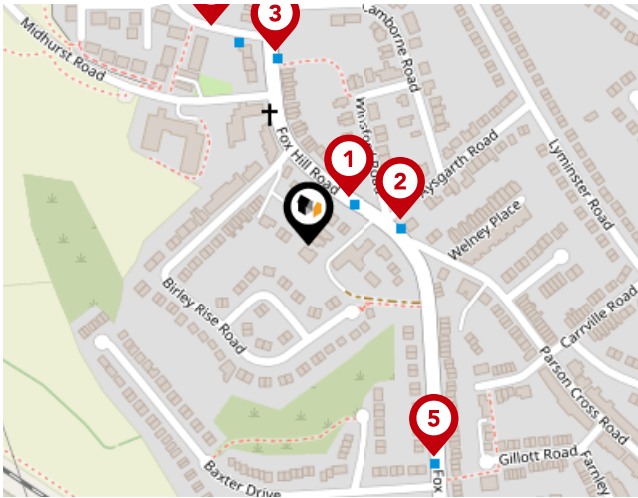
Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	31.52 miles
2	Finningley	20.56 miles
3	East Mids Airport	41.88 miles
4	Manchester Airport	32.36 miles

Area

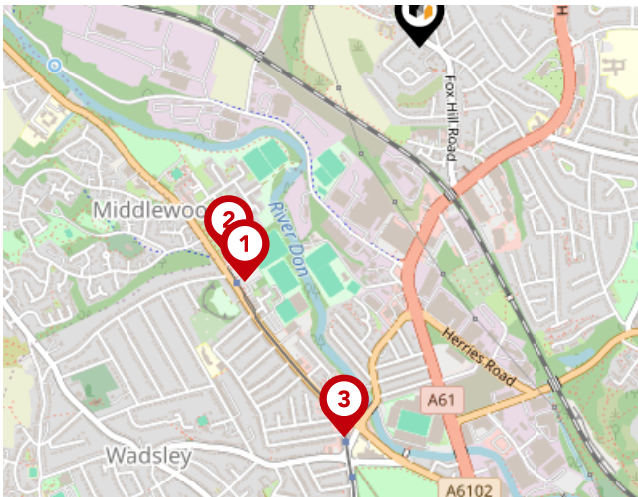
Transport (Local)

LINDA STRINGER exp UK



Bus Stops/Stations

Pin	Name	Distance
1	Fox Hill Road/Birley Rise Road	0.03 miles
2	Fox Hill Road/Parson Cross Road	0.05 miles
3	Fox Hill Road/Fox Hill Crescent	0.11 miles
4	Fox Hill Crescent/Fox Hill Road	0.13 miles
5	Fox Hill Road/Baxter Drive	0.14 miles



Local Connections

Pin	Name	Distance
1	Middlewood Supertram Platform	0.65 miles
2	Middlewood Supertram Platform	0.63 miles
3	Leppings Lane to Middlewood	0.87 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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LINDA STRINGER exp^{UK}

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