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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 28th December 2025

THE GREEN, SUNNYSIDE, ROTHERHAM, S66
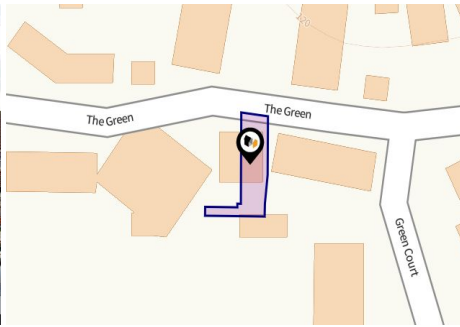
Linda Stringer Individual Estate Agency

07920097175

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The Property Ombudsman

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	818 ft^2 / 76 m^2		
Plot Area:	0.04 acres		
Year Built :	2002		
Council Tax :	Band C		
Annual Estimate:	£2,030		
Title Number:	SYK459911		

Local Area

Local Authority:	Rotherham
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	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Energy rating

Sunnyside, ROTHERHAM, S66

C

Valid until 28.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 | C
55-68	D	72 | C	
39-54	E		
21-38	F		
1-20	G		
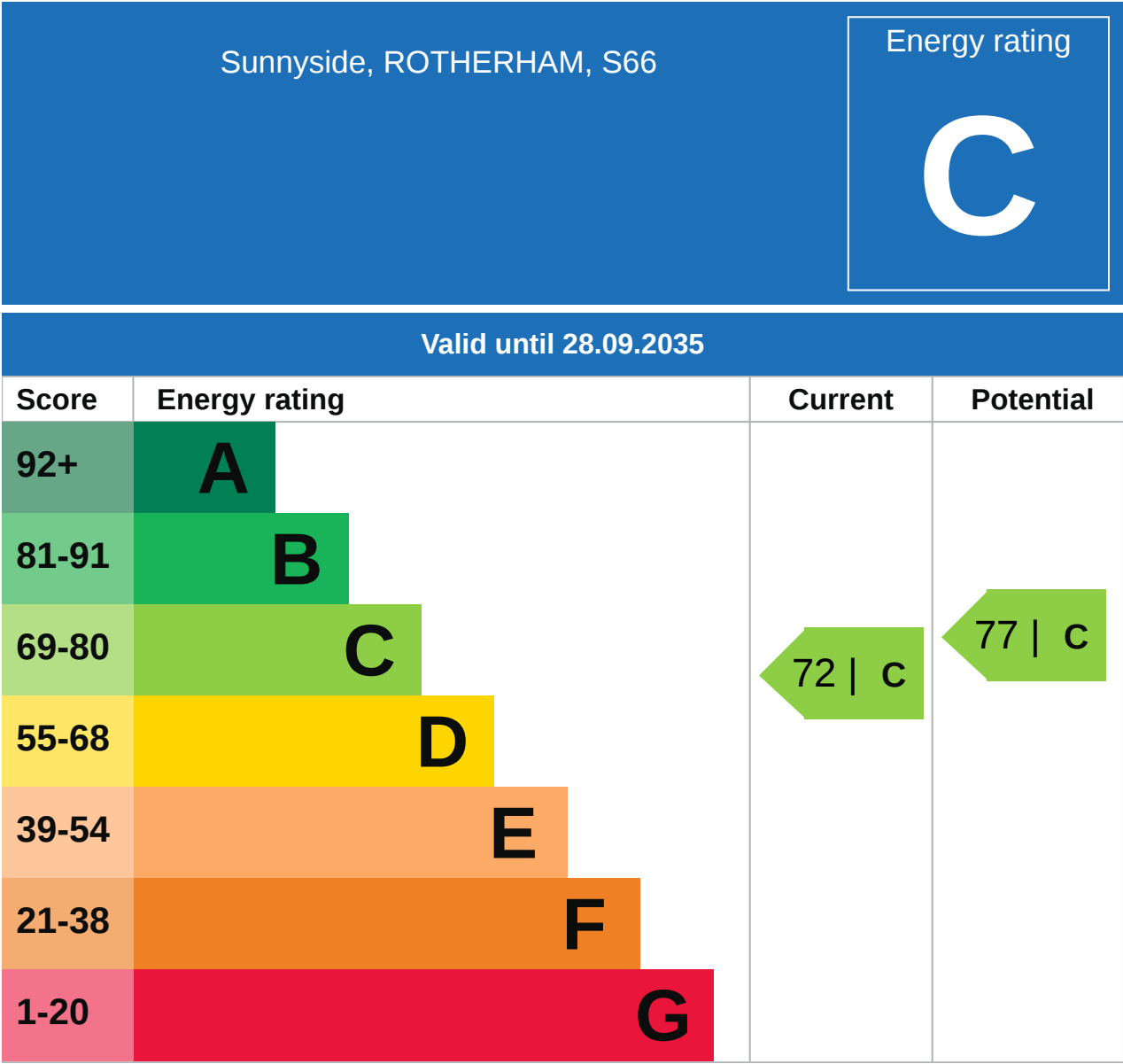
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	High performance glazing
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	76 m^2

Coal Mining

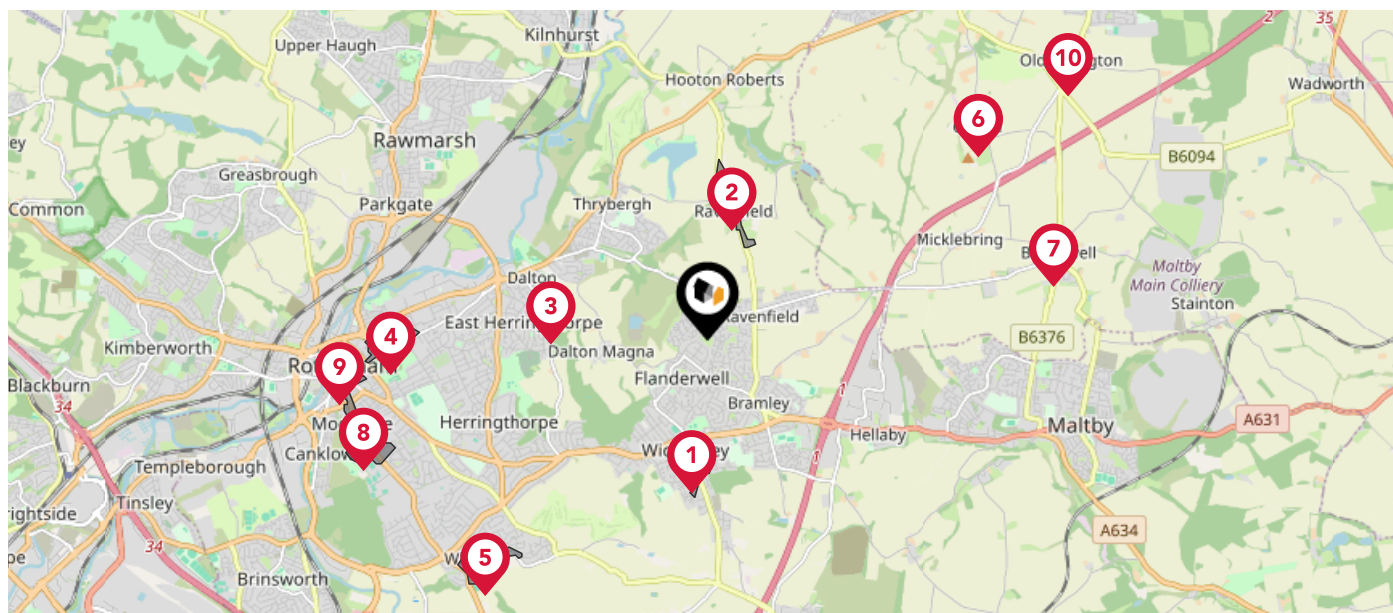This map displays nearby coal mine entrances and their classifications.
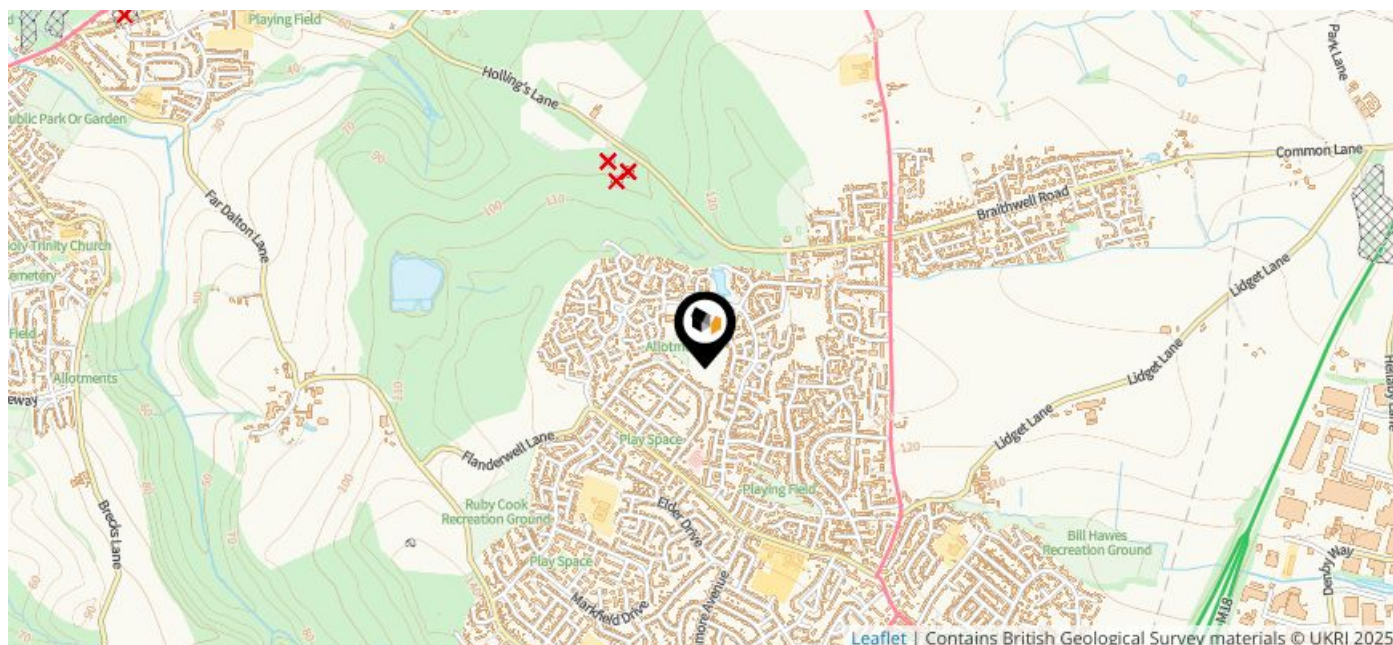
Mine Entry

✕   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.

Conservation Areas

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	Wickersley
2	Ravenfield
3	Dalton Parva
4	Doncaster Road, Eastwood
5	Whiston
6	Clifton
7	Braithwell
8	Moorgate
9	Rotherham Town Centre
10	Old Edlington

Council Wards

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
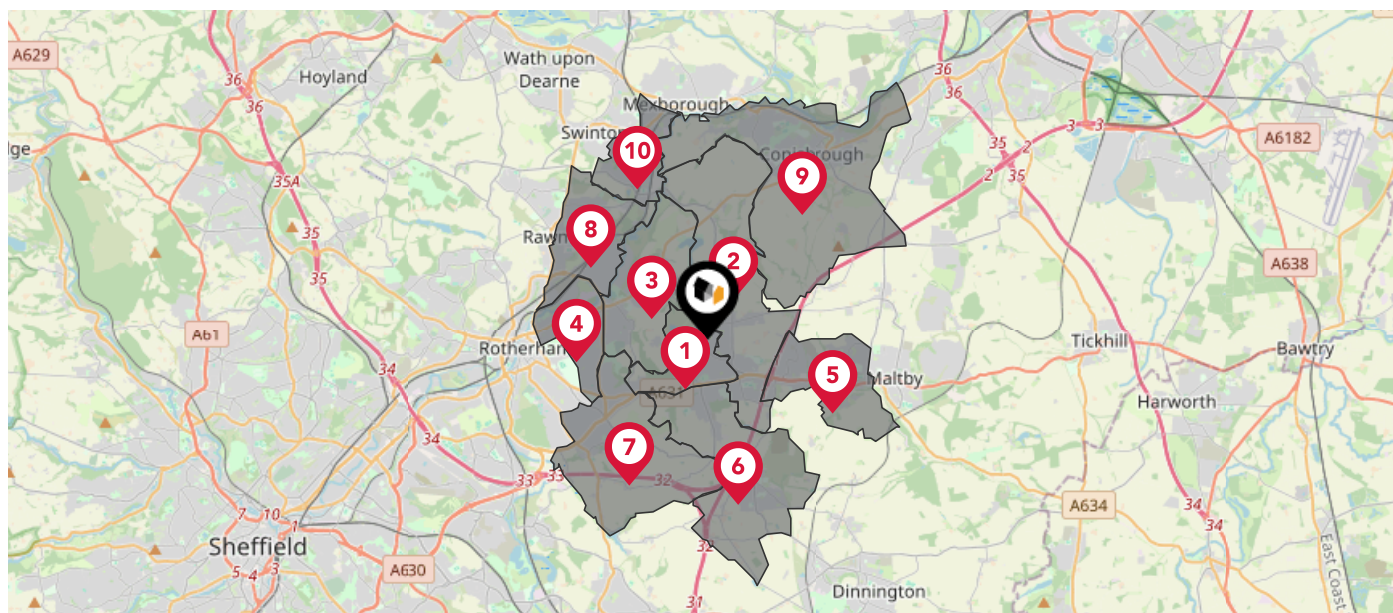
Nearby Council Wards	
1	Wickersley North Ward
2	Bramley & Ravenfield Ward
3	Dalton & Thrybergh Ward
4	Rotherham East Ward
5	Hellaby & Maltby West Ward
6	Thurcroft & Wickersley South Ward
7	Sitwell Ward
8	Rawmarsh East Ward
9	Conisbrough Ward
10	Kilnhurst & Swinton East Ward

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
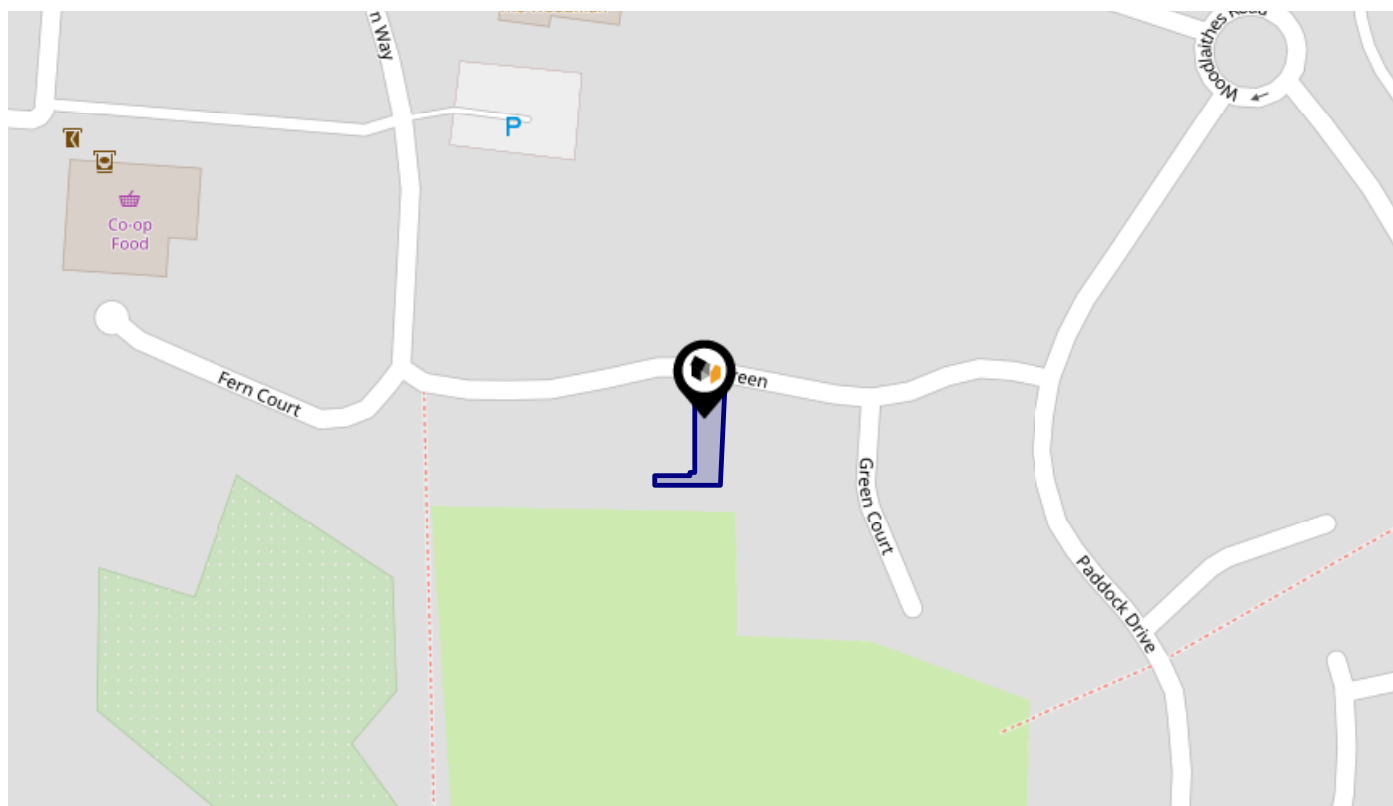
Rail Noise Data

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	🟦

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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.
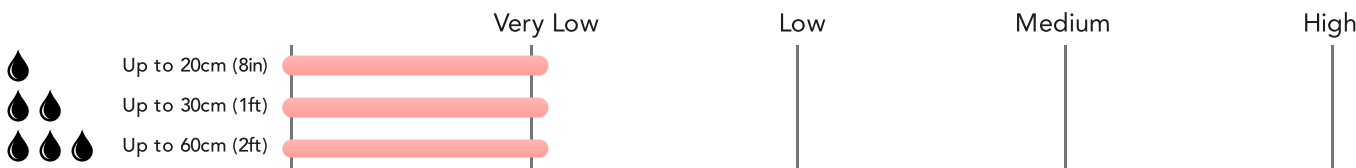

Risk Rating: Very low

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.

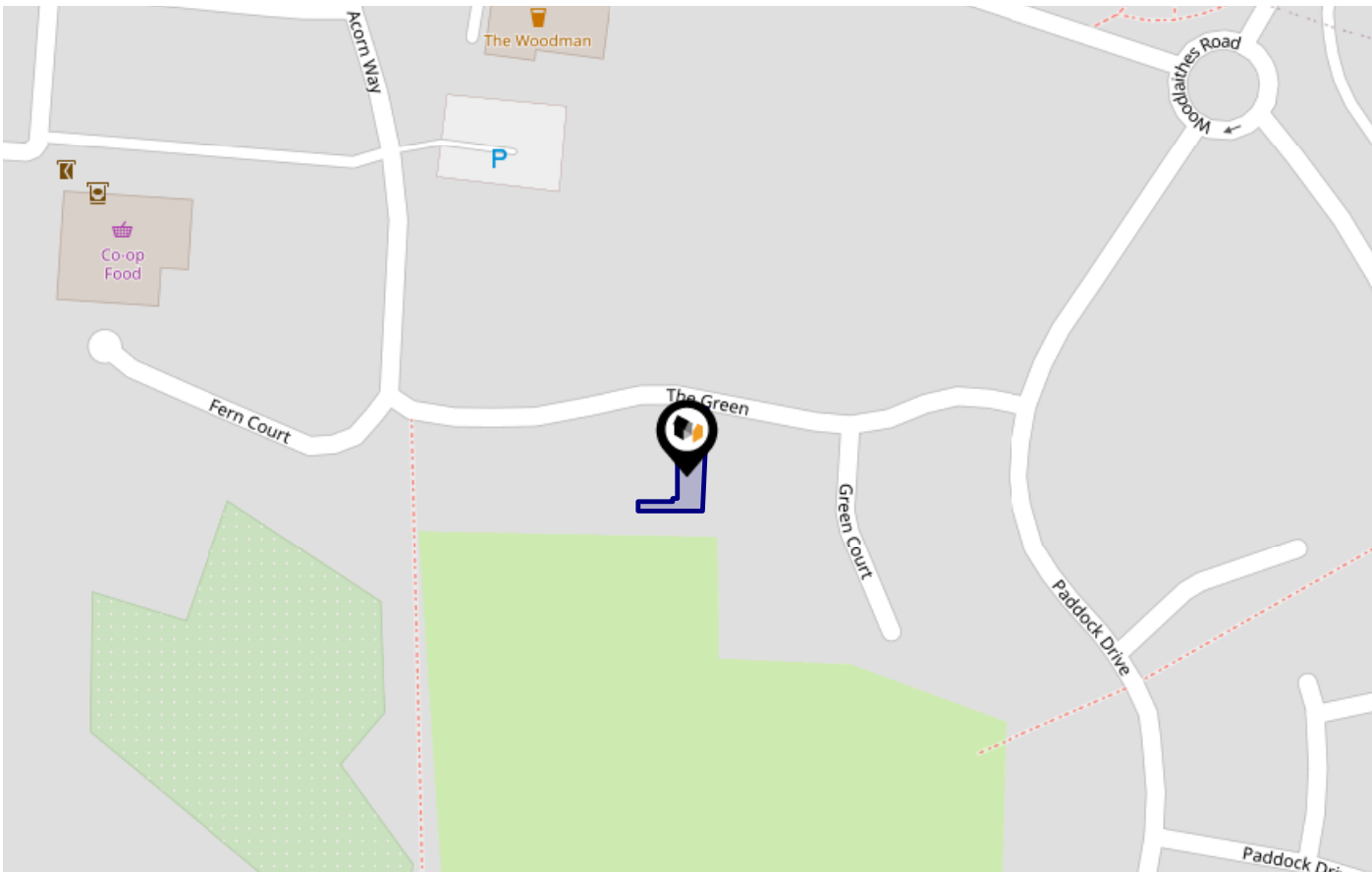Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.
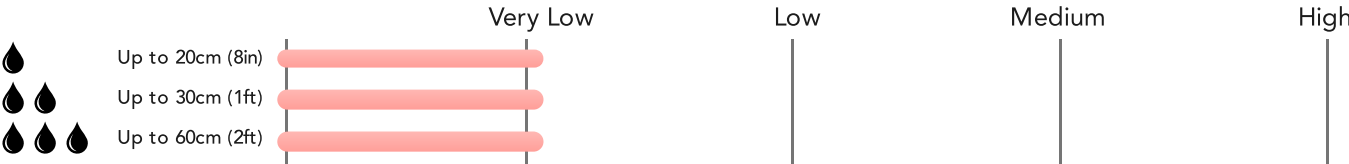

Risk Rating: Very low

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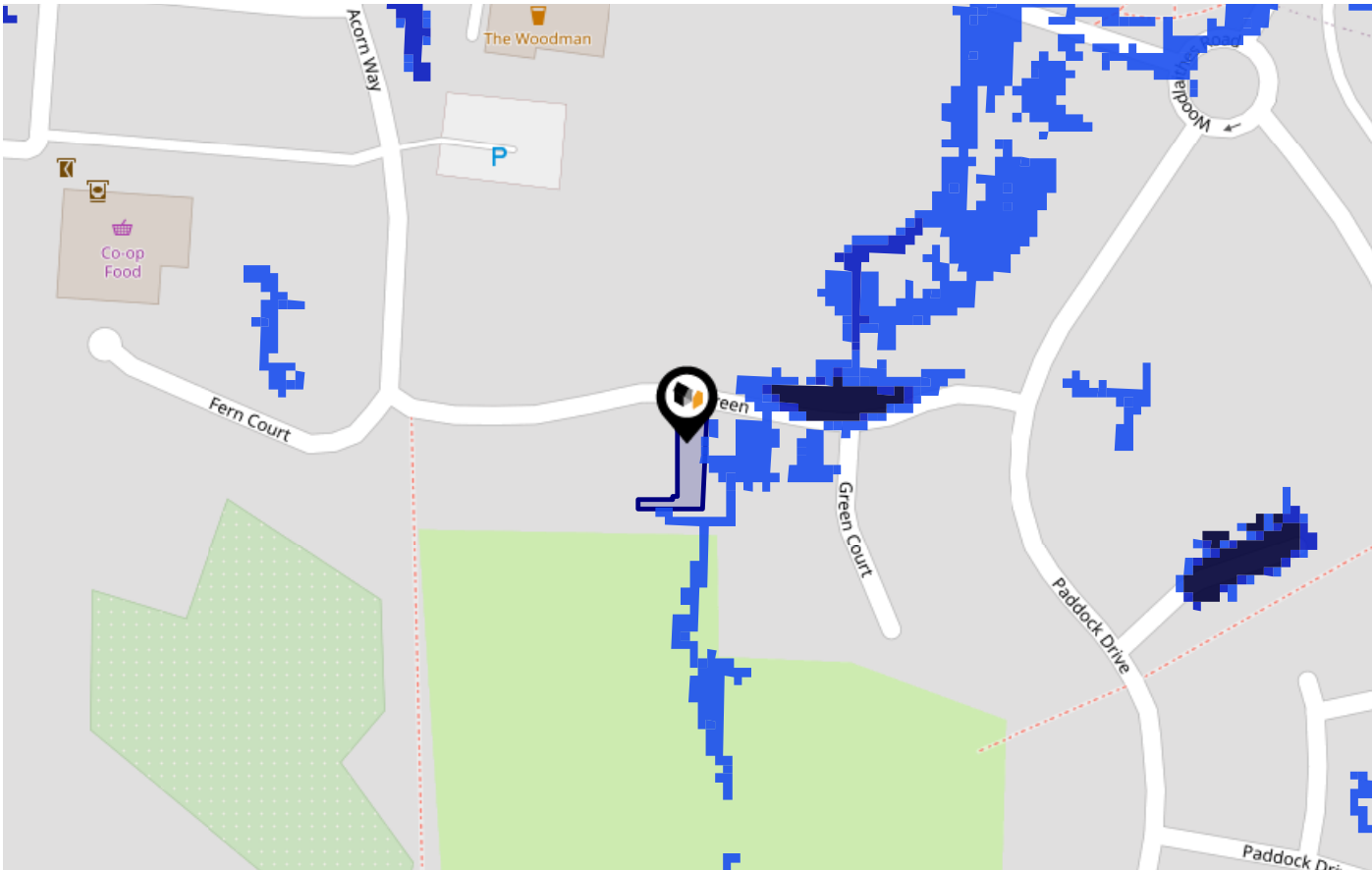Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧 Up to 20cm (8in)					
💧💧 Up to 30cm (1ft)					
💧💧💧 Up to 60cm (2ft)					

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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.
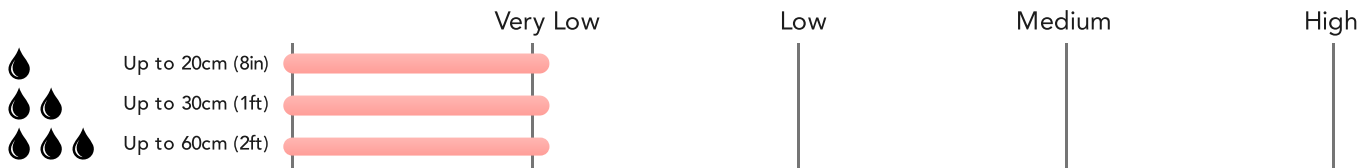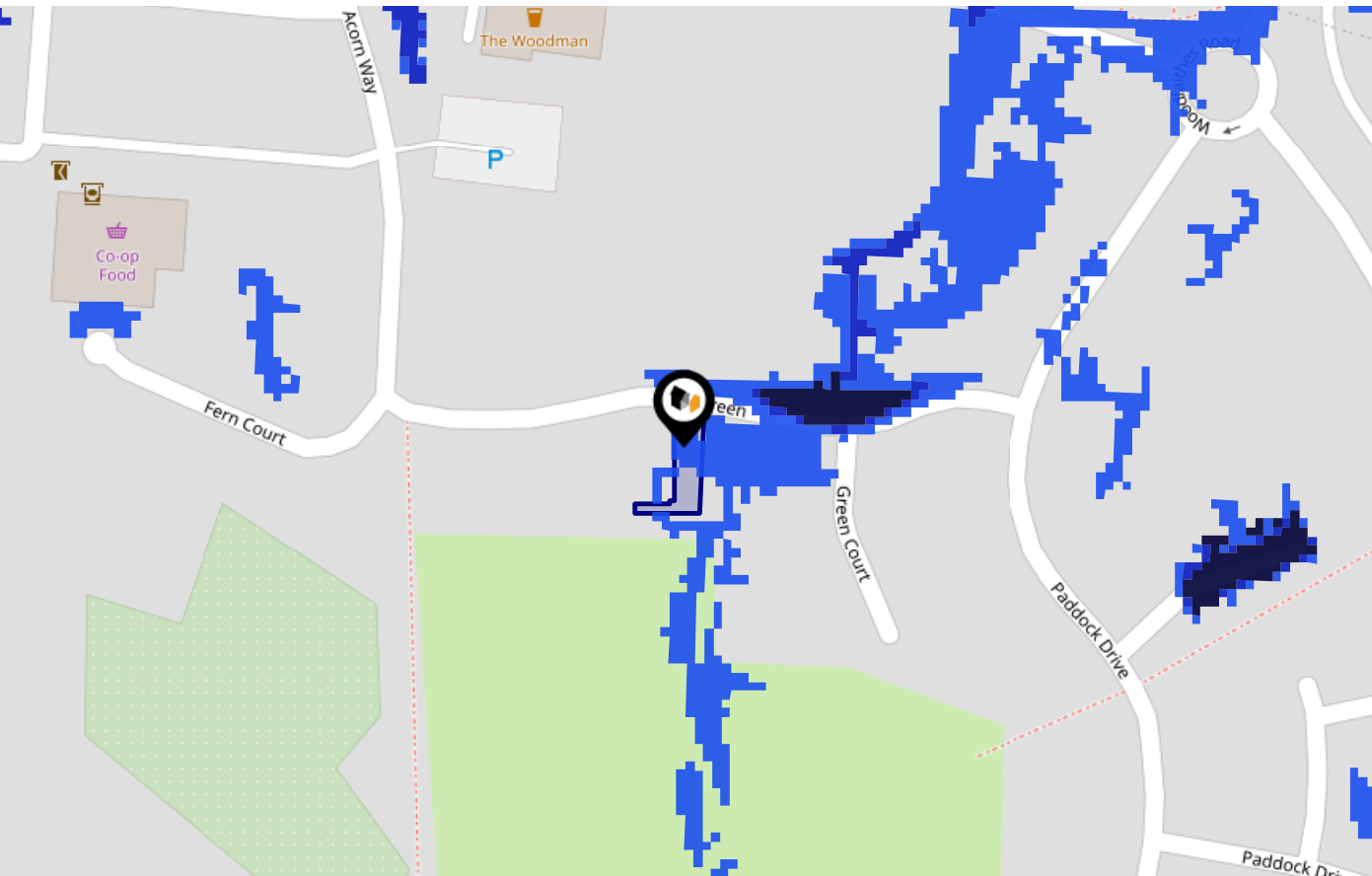

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	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Surface Water - Climate Change

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.
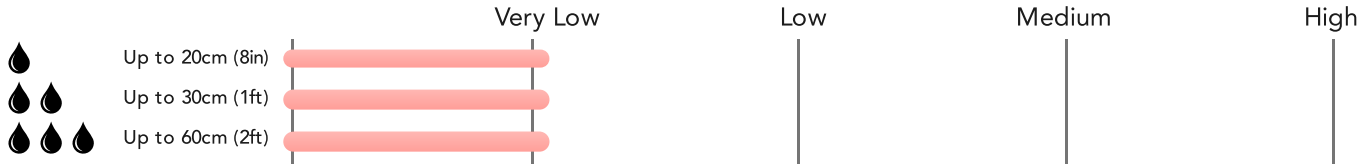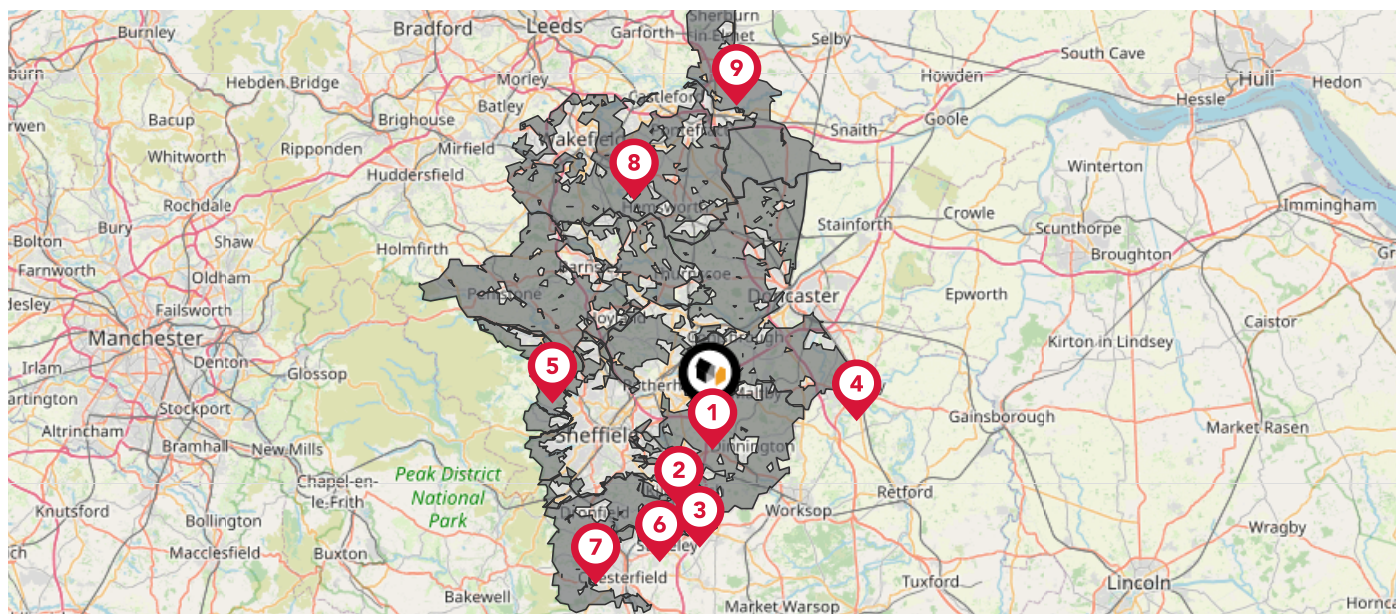

Risk Rating: Low

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

Green Belt

This map displays nearby areas that have been designated as Green Belt...

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

Landfill Sites

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.
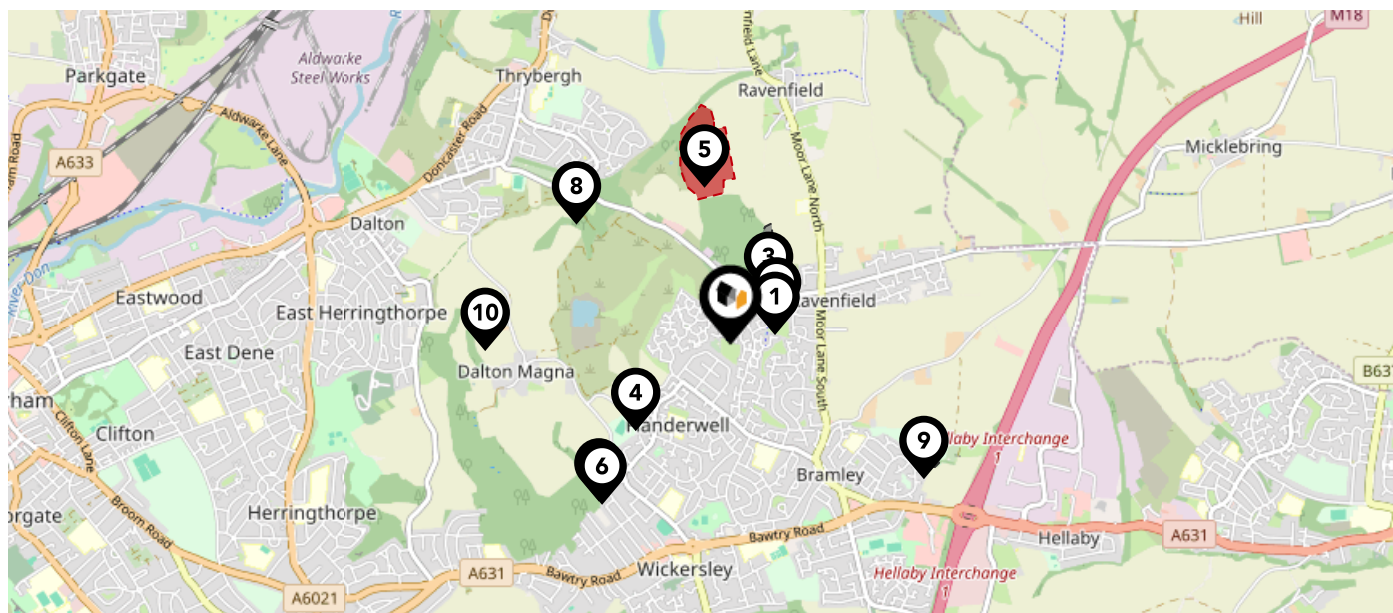
| Nearby Landfill Sites	
1 Ravenfield Tip-Hollings Lane	Historic Landfill
2 Hollings Lane-Ravenfield, Rotherham, South Yorkshire	Historic Landfill
3 Hollings Lane-Rotherham, South Yorkshire	Historic Landfill
4 Flanderwell Lane-Bramley	Historic Landfill
5 EA/EPR/FB3008HU/T001	Active Landfill
6 Northfield Lane-Wickersley	Historic Landfill
7 Northfield Lane-Wickersley, Rotherham, South Yorkshire	Historic Landfill
8 Ravine at Rear of Milburn House-Hollings Lane, Thrybergh, Rotherham	Historic Landfill
9 Bantry Road-Bramley, Rotherham, South Yorkshire	Historic Landfill
10 Chesterhill Quarry-Far Dalton Lane	Historic Landfill

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
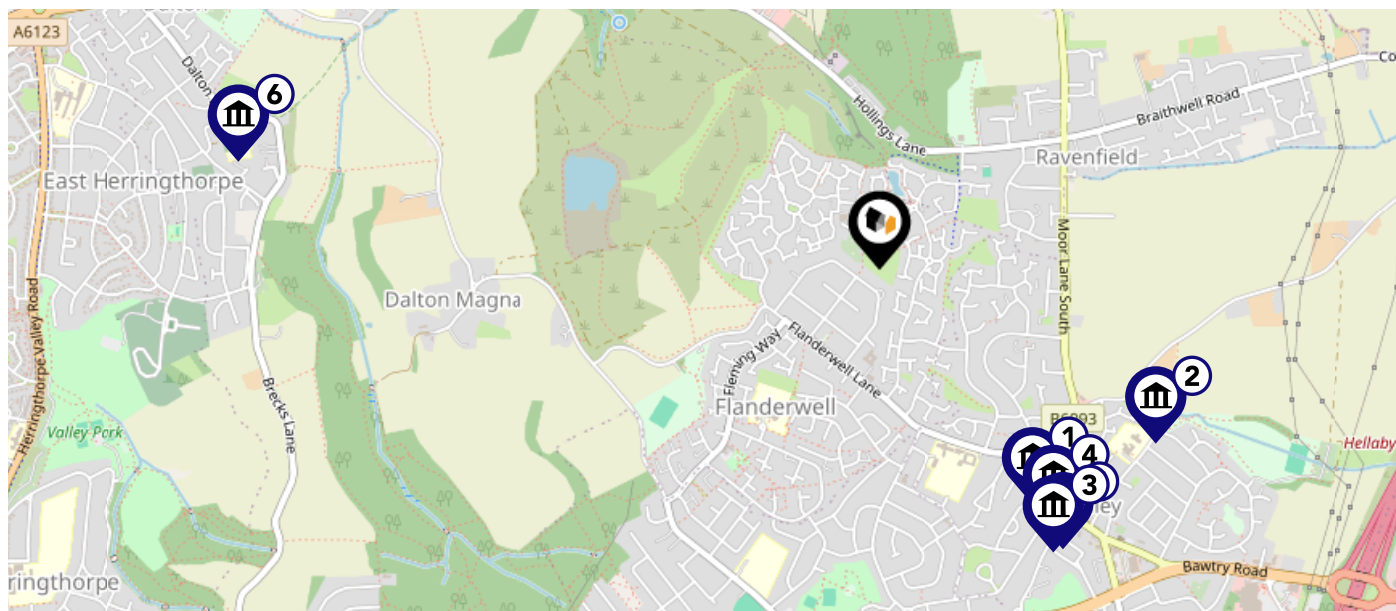
Listed Buildings in the local district	Grade	Distance
1151887 - 12, Flanderwell Lane	Grade II	0.6 miles
1192659 - Bramley Grange Bramley Grange Farmhouse	Grade II	0.7 miles
1151890 - The Warren	Grade II	0.7 miles
1192672 - Stonecroft	Grade II	0.7 miles
1151889 - Warren House	Grade II	0.7 miles
1151891 - East Farmhouse And Attached Outbuilding	Grade II	1.4 miles
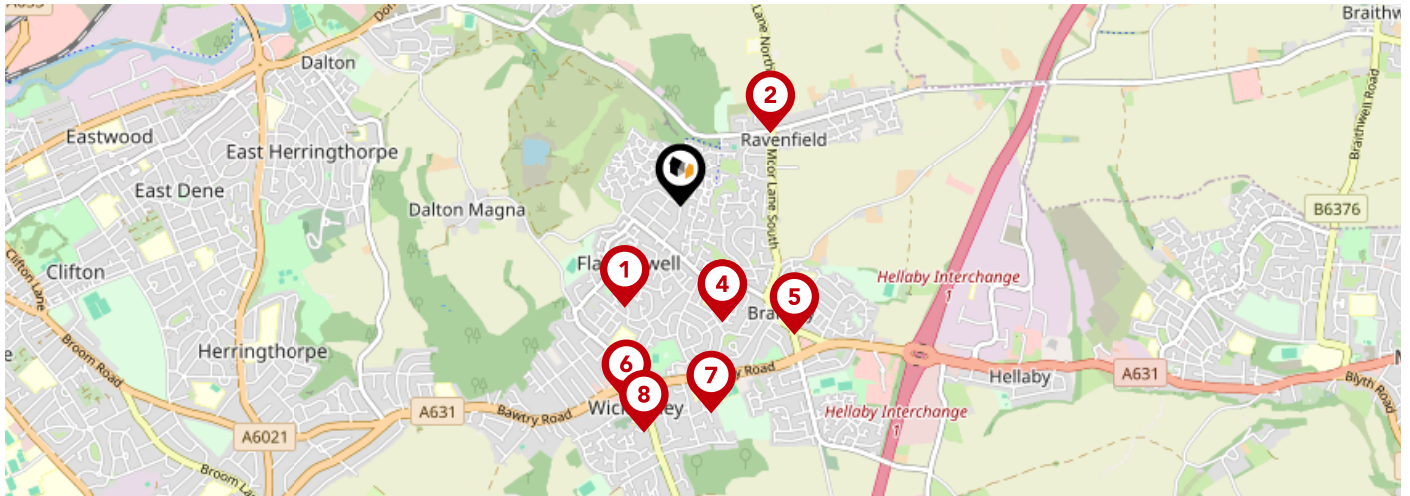
		Nursery	Primary	Secondary	College	Private
1	**Flanderwell Primary School** Ofsted Rating: Outstanding | Pupils: 380 | Distance:0.51	☐	☑	☐	☐	☐
2	**Ravenfield Primary Academy** Ofsted Rating: Good | Pupils: 196 | Distance:0.51	☐	☑	☐	☐	☐
3	**Bramley Sunnyside Infant School** Ofsted Rating: Good | Pupils: 276 | Distance:0.55	☐	☑	☐	☐	☐
4	**Bramley Sunnyside Junior School** Ofsted Rating: Good | Pupils: 325 | Distance:0.55	☐	☑	☐	☐	☐
5	**Bramley Grange Primary School** Ofsted Rating: Requires improvement | Pupils: 225 | Distance:0.76	☐	☑	☐	☐	☐
6	**Wickersley Northfield Primary School** Ofsted Rating: Good | Pupils: 443 | Distance:0.89	☐	☑	☐	☐	☐
7	**Wickersley School and Sports College** Ofsted Rating: Good | Pupils: 2050 | Distance:0.92	☐	☐	☑	☐	☐
8	**St Alban's CofE (Aided) Primary School** Ofsted Rating: Good | Pupils: 249 | Distance:1.01	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Thrybergh Primary School** Ofsted Rating: Good | Pupils: 166 | Distance:1.23	☐	☑	☐	☐	☐
10	**Foljambe Primary School** Ofsted Rating: Not Rated | Pupils: 107 | Distance:1.33	☐	☑	☐	☐	☐
11	**Thrybergh Academy** Ofsted Rating: Requires improvement | Pupils: 534 | Distance:1.37	☐	☐	☑	☐	☐
12	**Trinity Croft CofE Primary Academy** Ofsted Rating: Good | Pupils: 195 | Distance:1.4	☐	☑	☐	☐	☐
13	**Abbeywood School** Ofsted Rating: Good | Pupils: 81 | Distance:1.45	☐	☐	☑	☐	☐
14	**Thrybergh Fullerton Church of England Primary Academy** Ofsted Rating: Good | Pupils: 206 | Distance:1.46	☐	☑	☐	☐	☐
15	**Listerdale Junior Academy** Ofsted Rating: Good | Pupils: 360 | Distance:1.5	☐	☑	☐	☐	☐
16	**St Gerard's Catholic Primary School** Ofsted Rating: Good | Pupils: 144 | Distance:1.53	☐	☑	☐	☐	☐
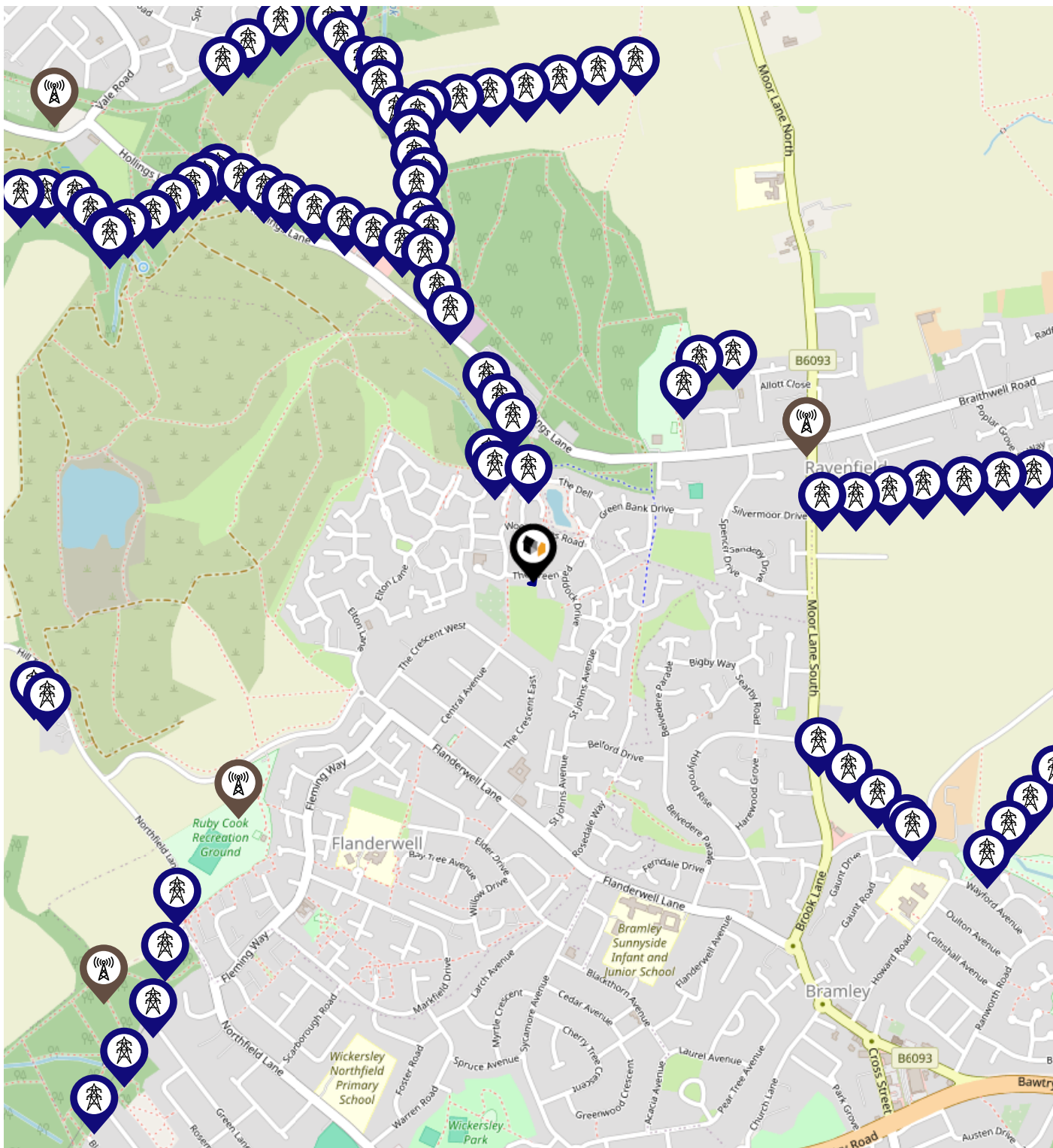
Masts & Pylons

Key:

 Power Pylons

 Communication Masts

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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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

Carbon Content: NONE

Parent Material Grain: ARENACEOUS

Soil Group: LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY

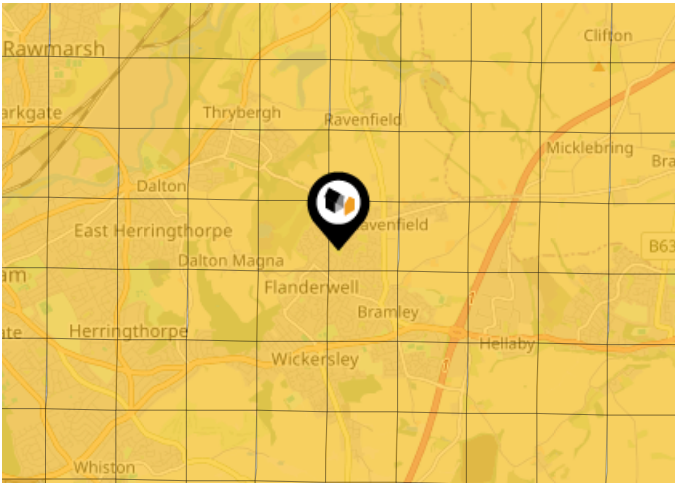**Soil Texture:** LOAM TO SANDY LOAM

Soil Depth: INTERMEDIATE-SHALLOW

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

Transport (National)
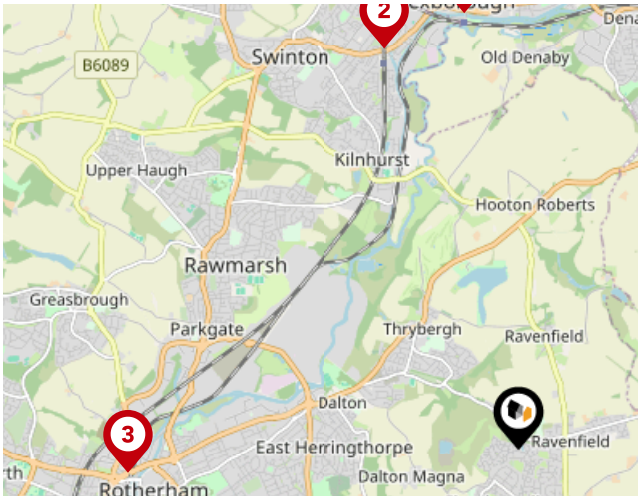
National Rail Stations

Pin	Name	Distance
1	Mexborough Rail Station	3.89 miles
2	Swinton (South Yorks) Rail Station	3.74 miles
3	Rotherham Central Rail Station	3.45 miles
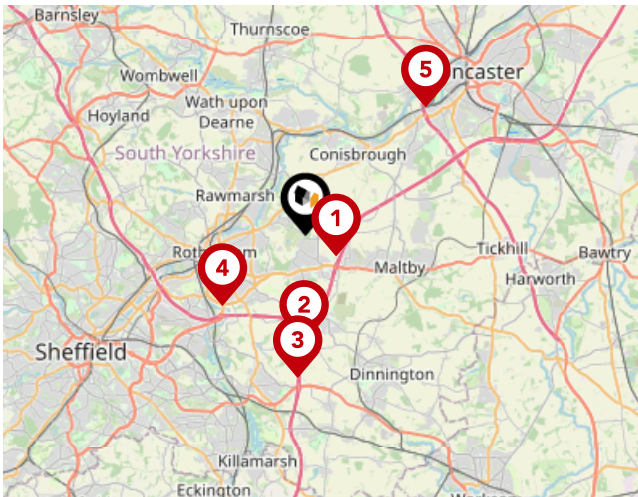
Trunk Roads/Motorways

Pin	Name	Distance
1	M18 J1	1.3 miles
2	M1 J32	3.82 miles
3	M1 J31	5.08 miles
4	M1 J33	3.89 miles
5	A1(M) J36	6.17 miles
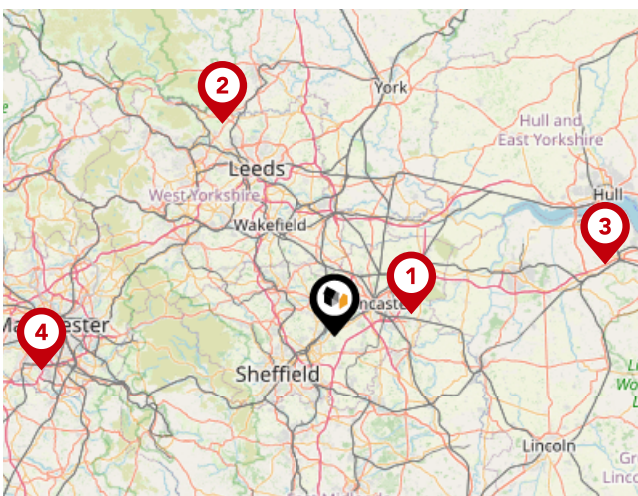
Airports/Helipads

Pin	Name	Distance
1	Finningley	11.41 miles
2	Leeds Bradford Airport	33.86 miles
3	Humberside Airport	39.54 miles
4	Manchester Airport	41.61 miles

Transport (Local)
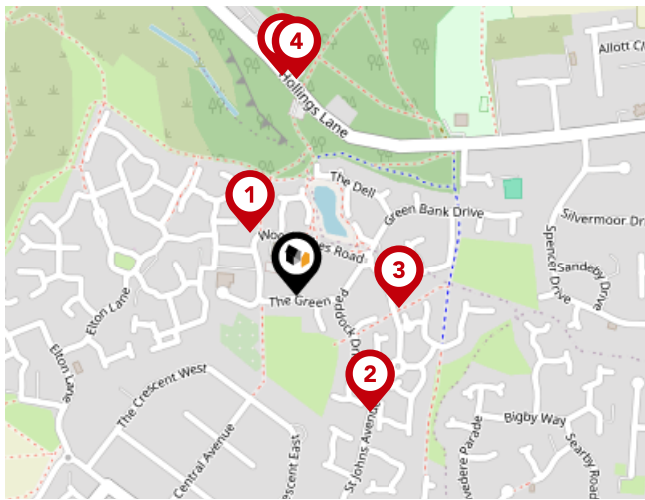
Bus Stops/Stations

Pin	Name	Distance
1	Woodlaithes Road/Acorn Way	0.09 miles
2	St Johns Avenue/St Francis Close	0.15 miles
3	Woodlaithes Road/Hollingswood Way	0.11 miles
4	Hollings Lane/Birchwood Drive	0.24 miles
5	Hollings Lane/Silverwood Cottages	0.24 miles
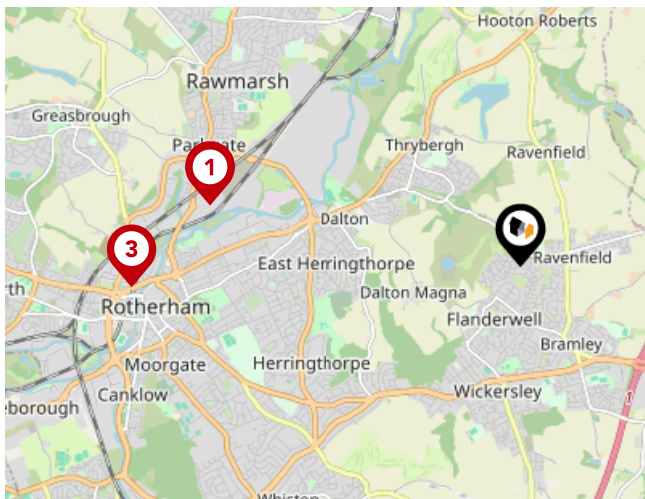
Local Connections

Pin	Name	Distance
1	Parkgate	2.79 miles
2	Parkgate Platform to Sheffield	2.79 miles
3	Rotherham Platform Both Directions	3.45 miles

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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail