

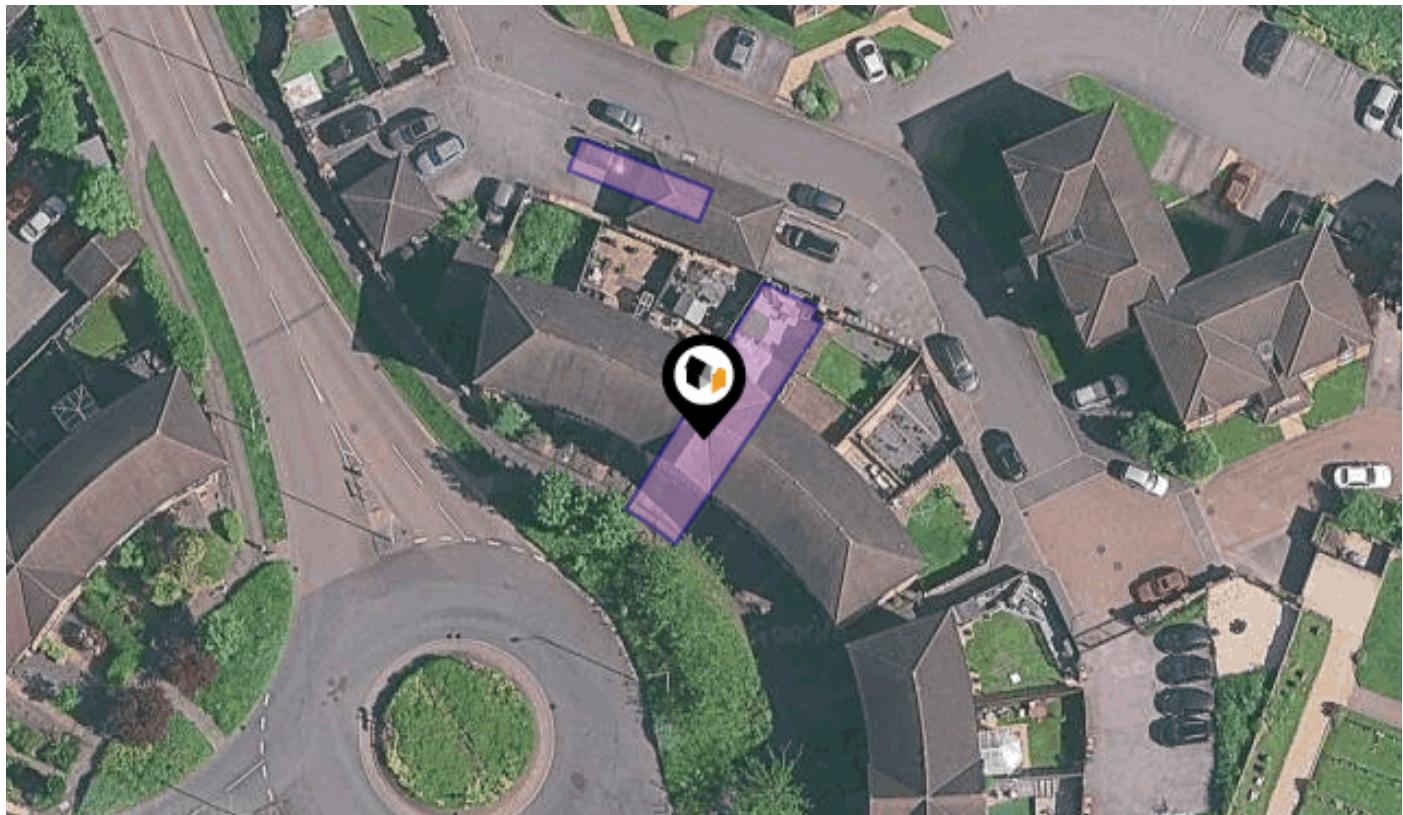


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th December 2025



WOOD LANE, TREETON, ROTHERHAM, S60

Linda Stringer Individual Estate Agency

07920097175

linda@lindastringer.co.uk

www.lindastringer.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,431 ft ² / 133 m ²		
Plot Area:	0.04 acres		
Year Built :	2005		
Council Tax :	Band C		
Annual Estimate:	£2,030		
Title Number:	SYK496940		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)

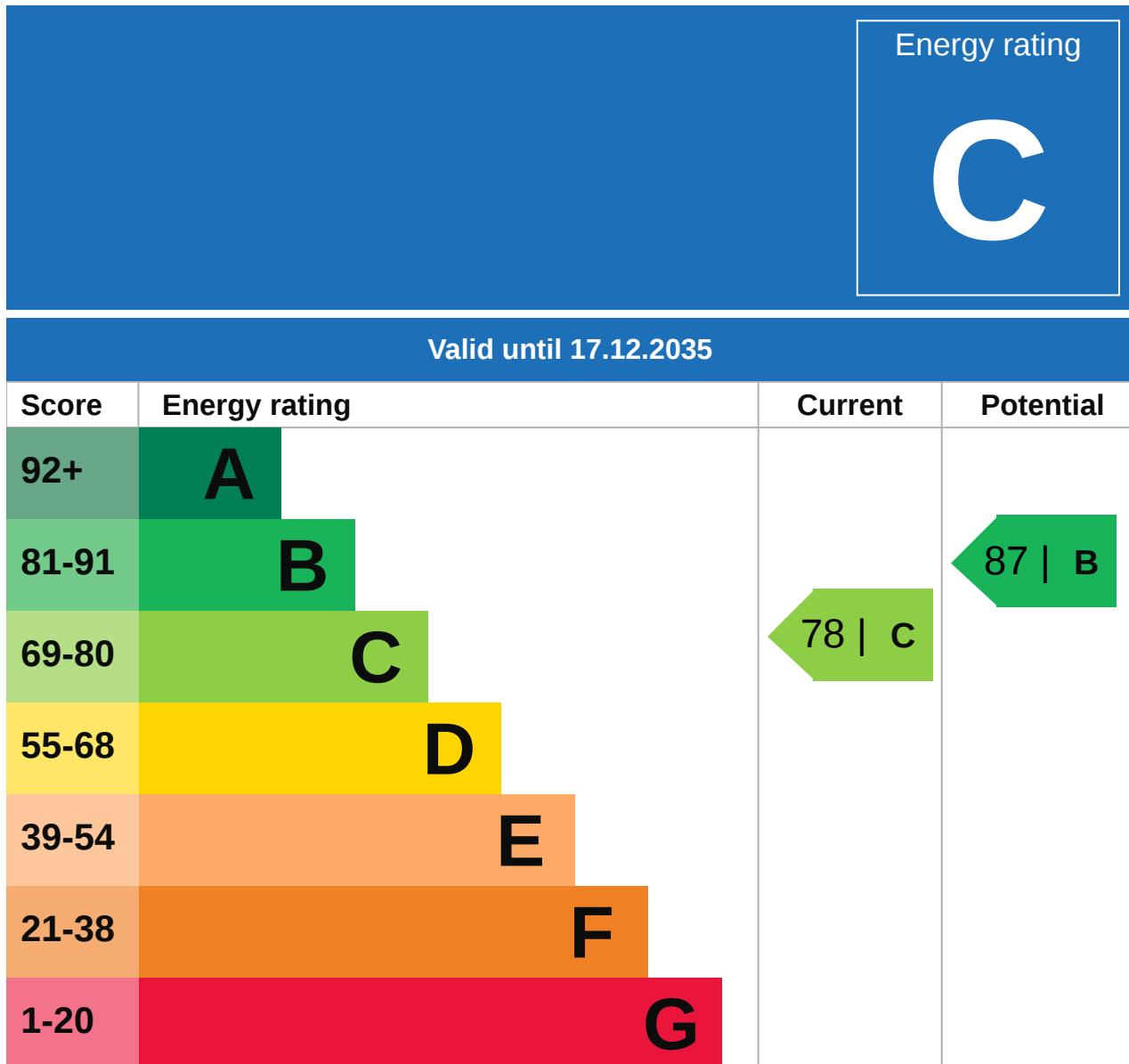


Satellite/Fibre TV Availability:



Property EPC - Certificate

LINDA STRINGER exp UK



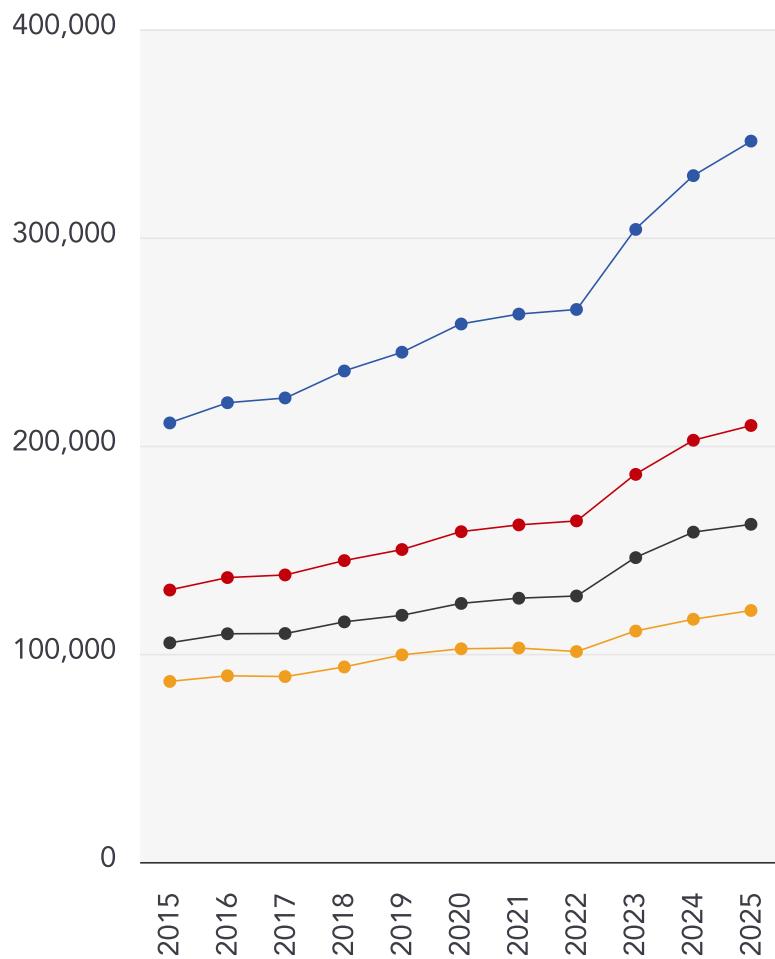
Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	133 m ²

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in S60



Detached

+64.19%

Semi-Detached

+60.5%

Terraced

+54.1%

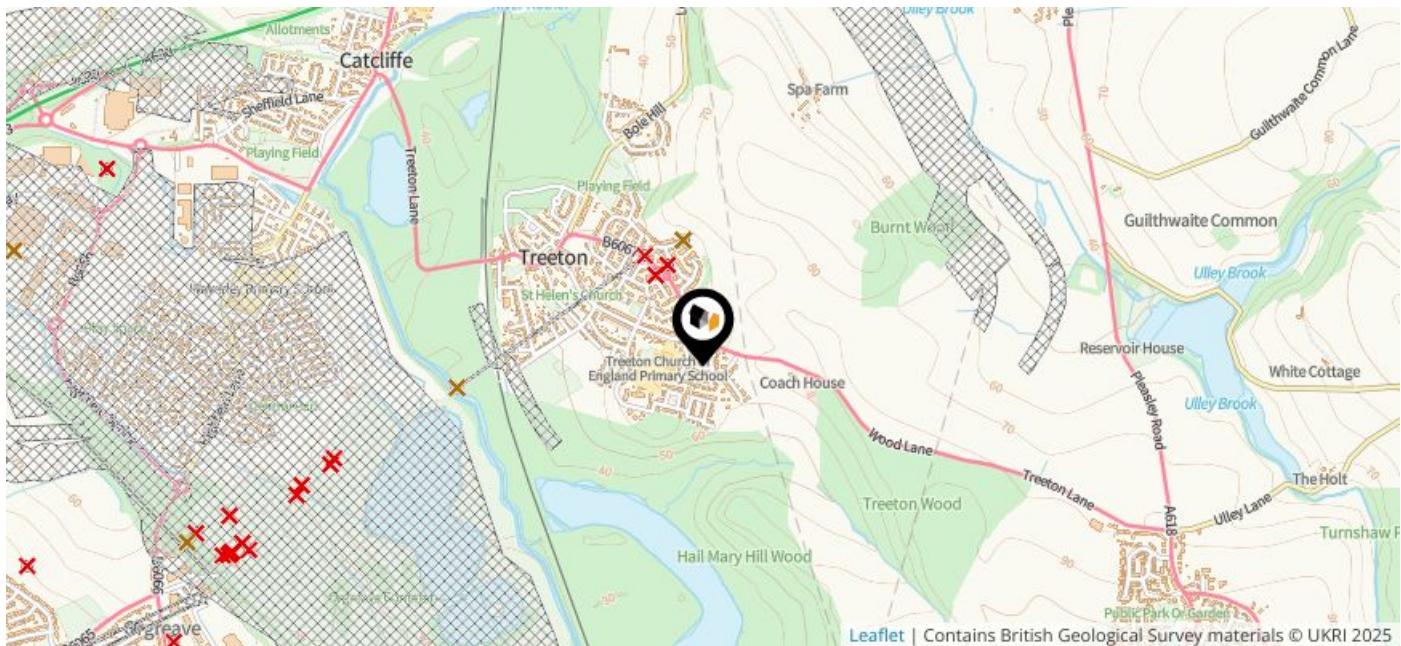
Flat

+39.3%

Maps Coal Mining

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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.

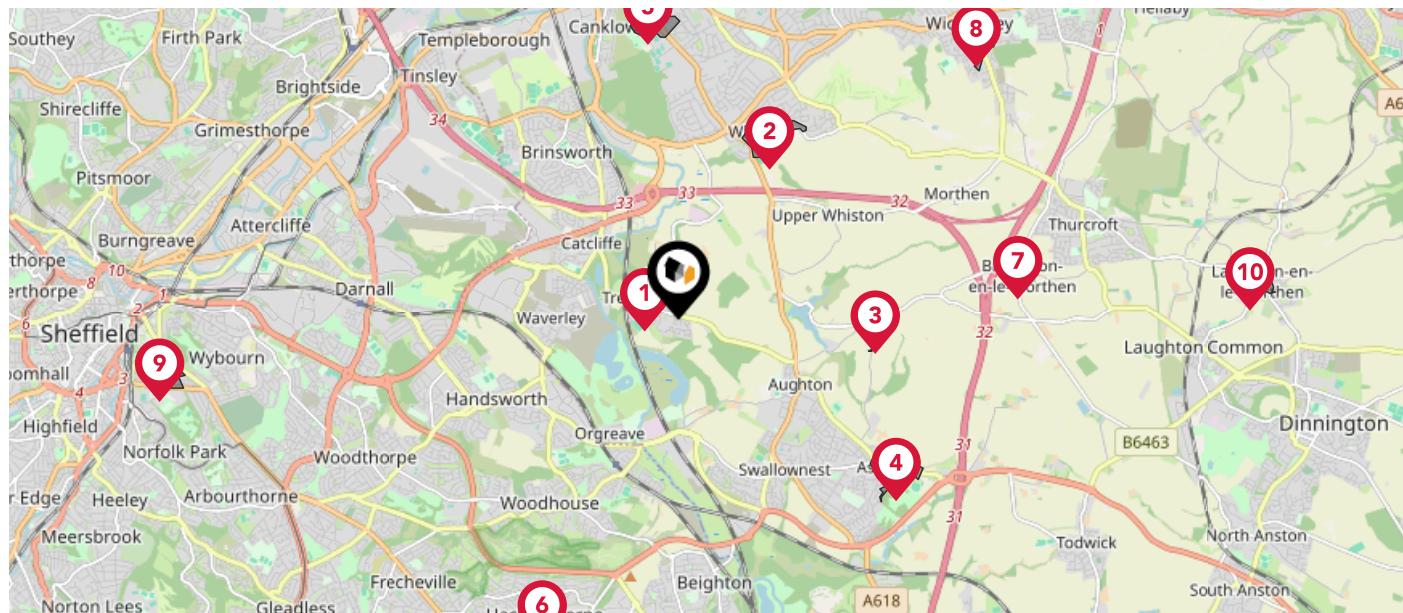
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

LINDA STRINGER exp UK

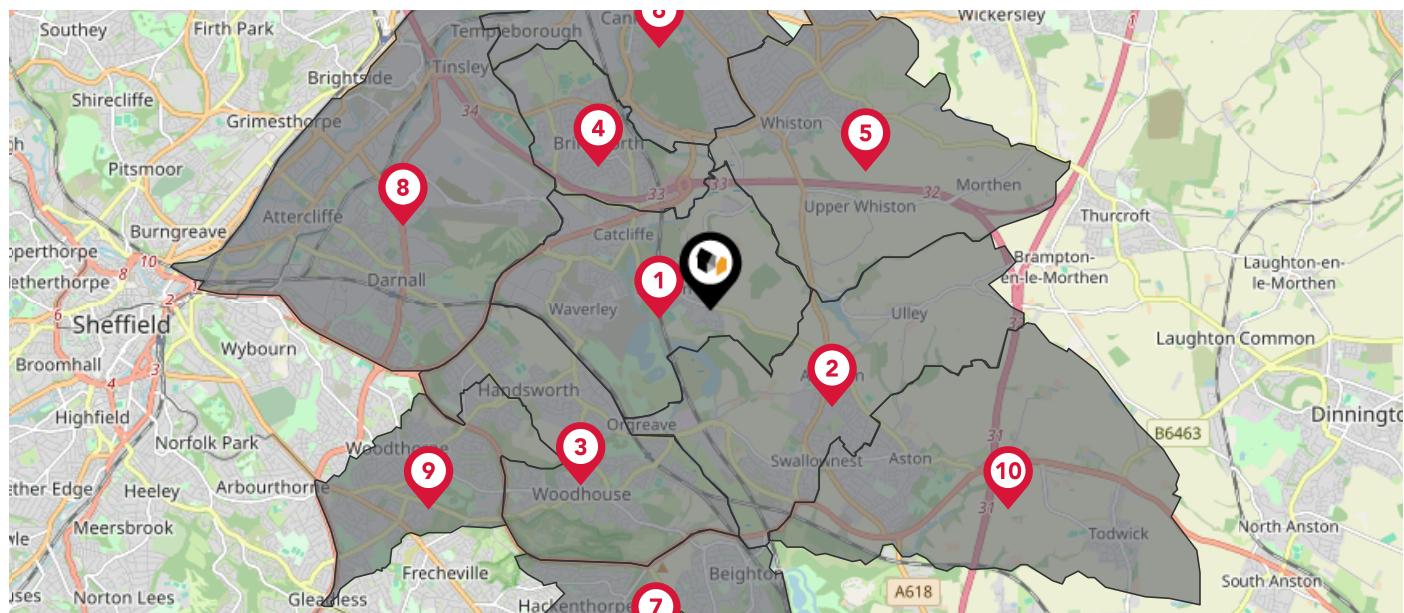
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1	Treeton
2	Whiston
3	Ulley
4	Aston
5	Moorgate
6	Hackenthorpe
7	Brampton-en-le-Morthen
8	Wickersley
9	Norfolk Road
10	Laughton-en-le-Morthen

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 Rother Vale Ward

2 Aughton & Swallownest Ward

3 Woodhouse Ward

4 Brinsworth Ward

5 Sitwell Ward

6 Boston Castle Ward

7 Beighton Ward

8 Darnall Ward

9 Richmond Ward

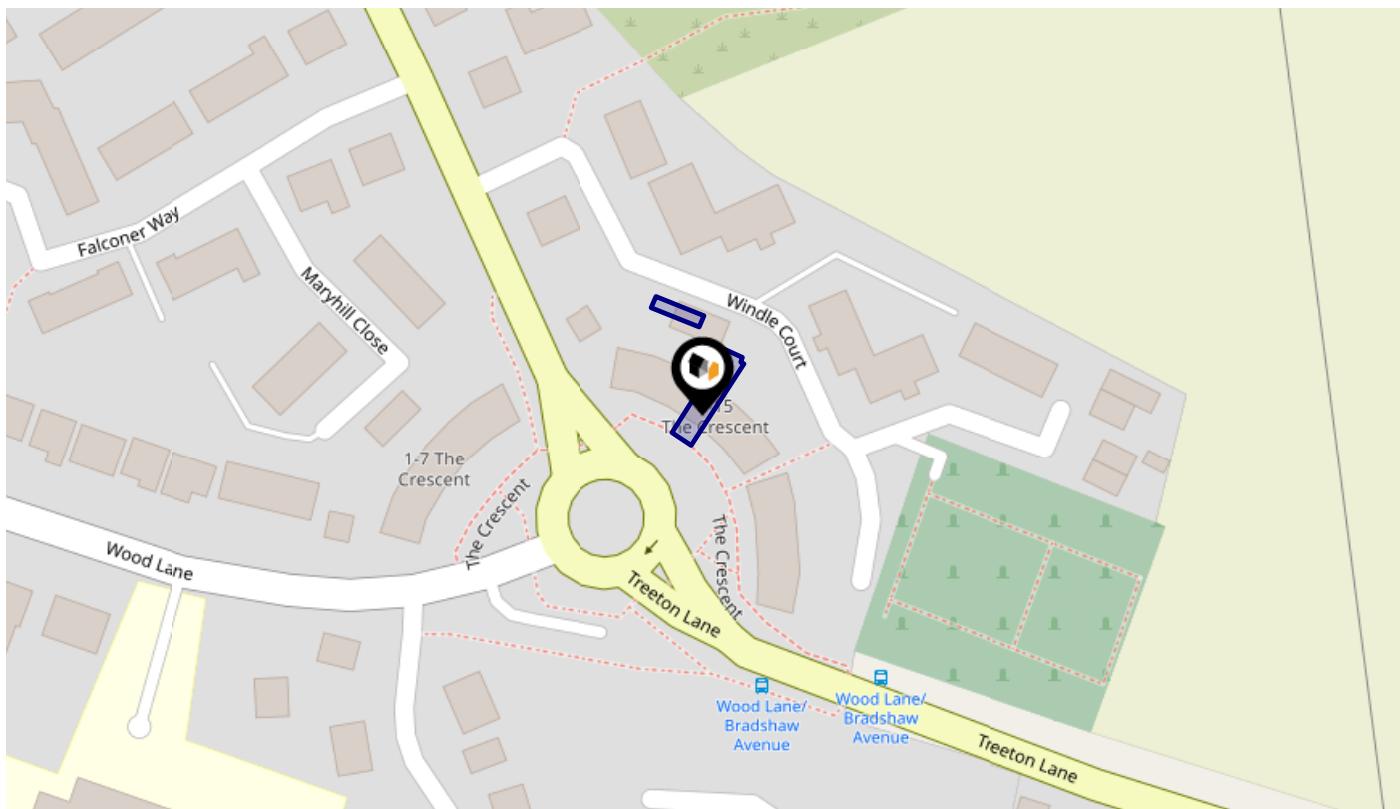
10 Aston & Todwick Ward

Maps

Rail Noise

LINDA STRINGER **exp** UK

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:

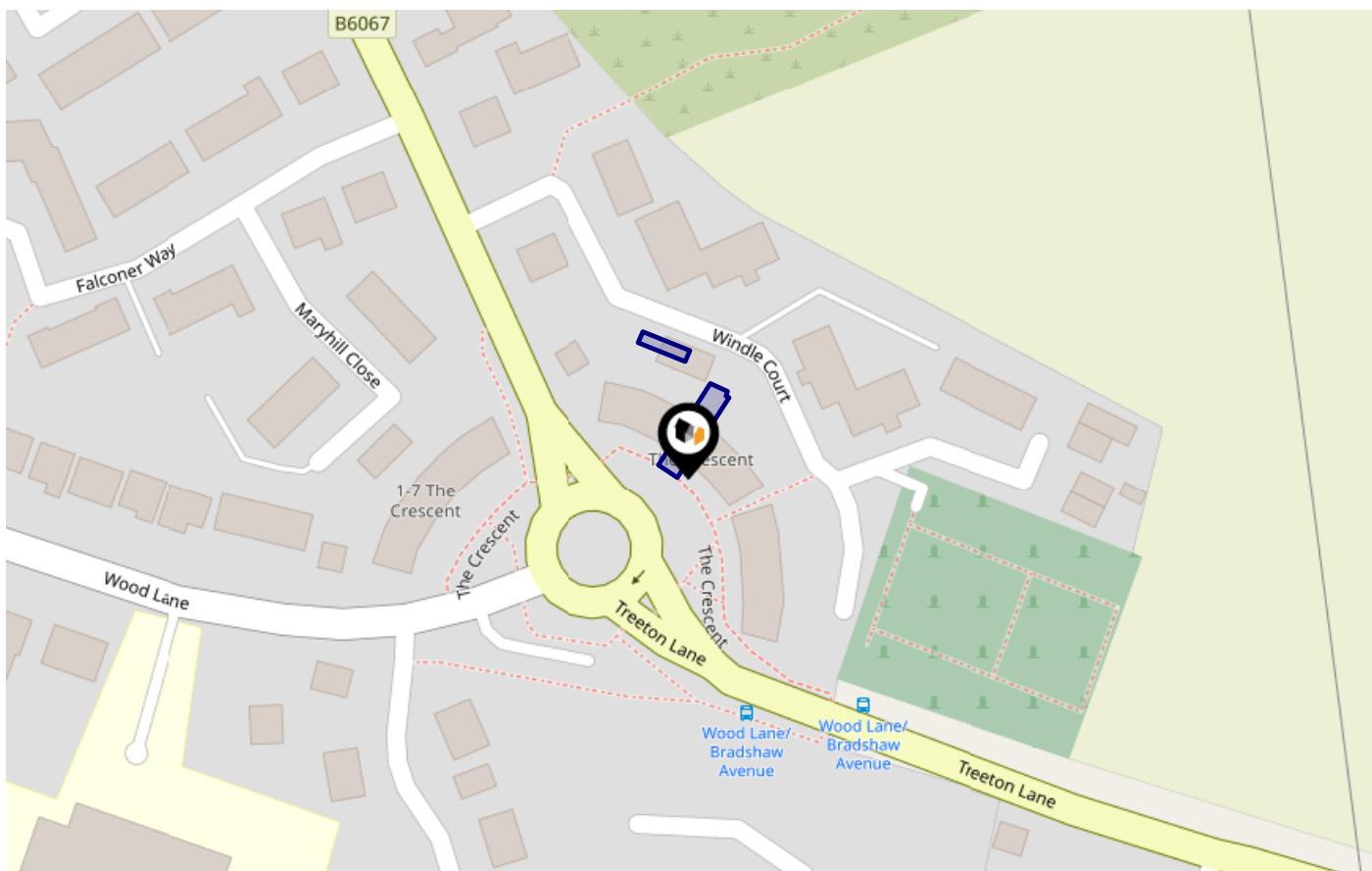


Flood Risk

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.

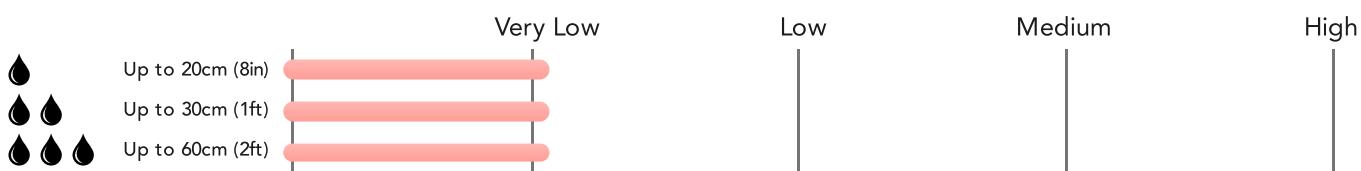


Risk Rating: Very low

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:

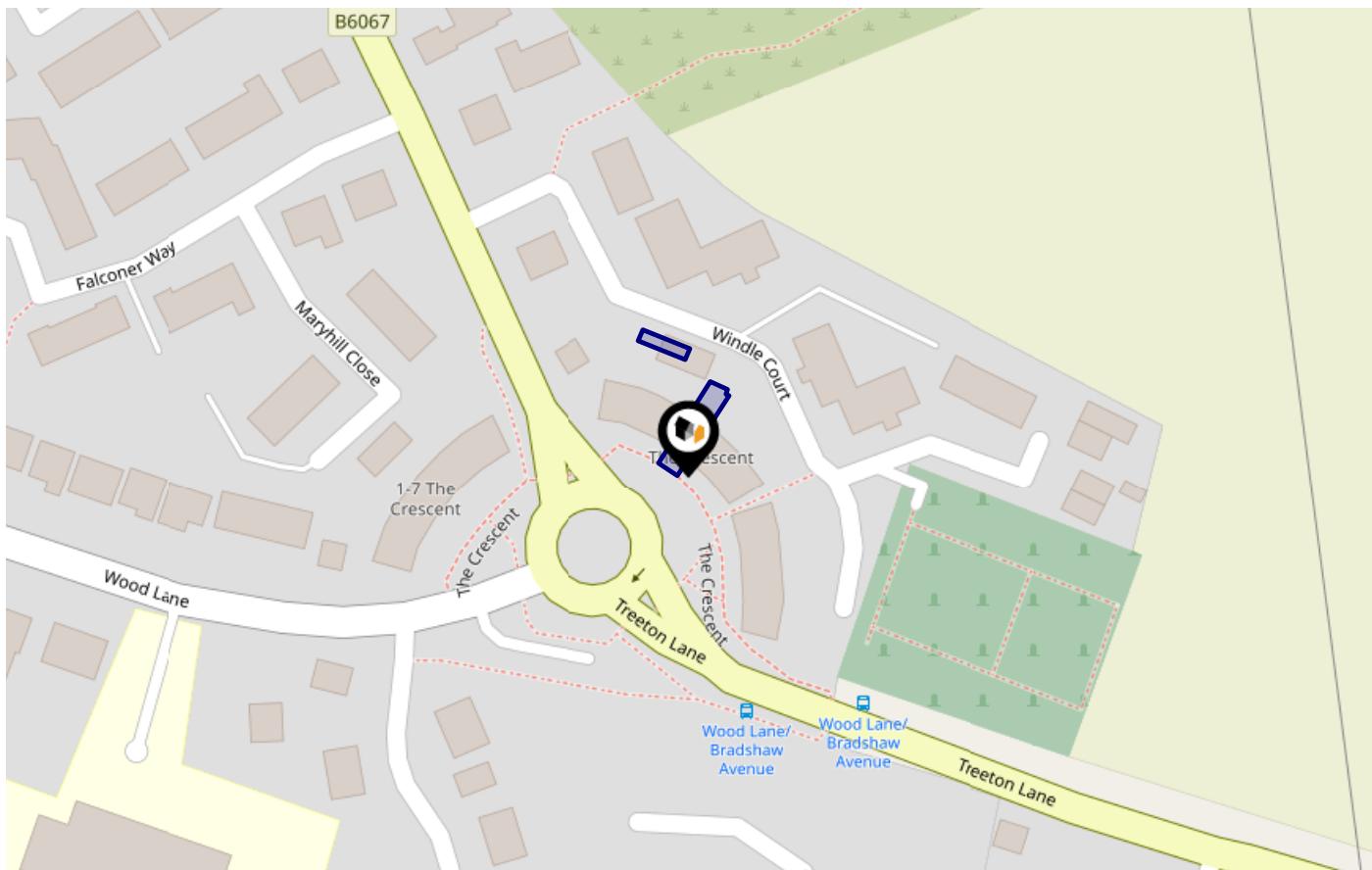


Flood Risk

Rivers & Seas - Climate Change

LINDA STRINGER exp UK

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.

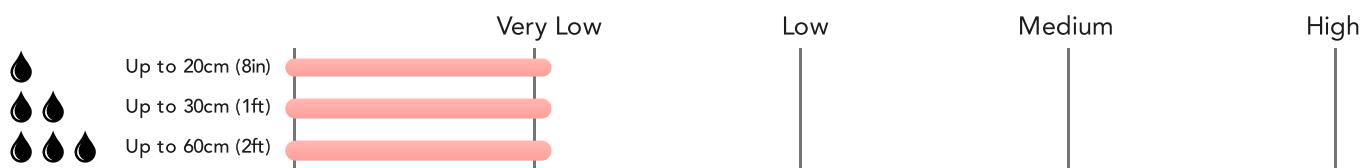


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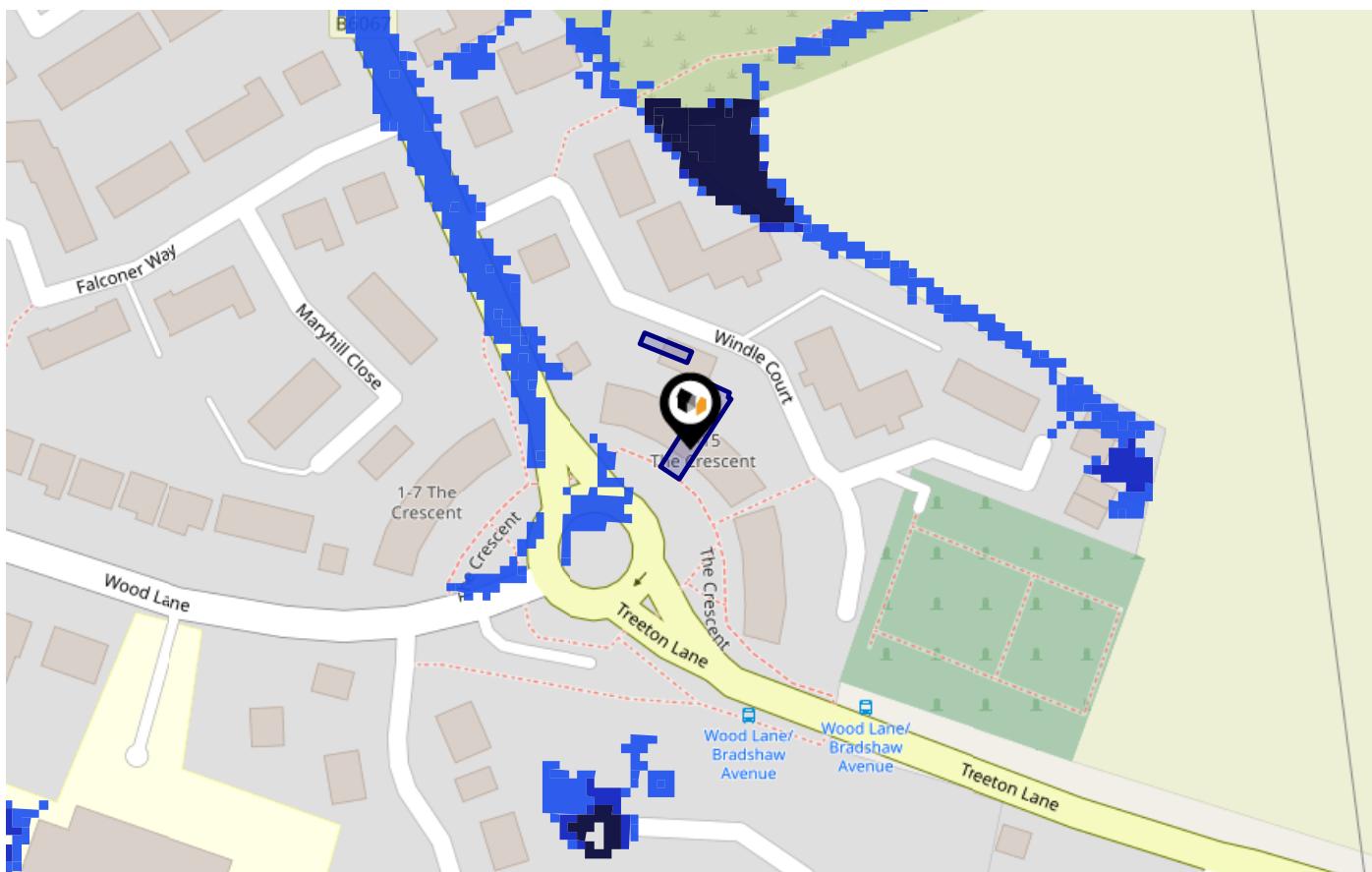


Flood Risk

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.

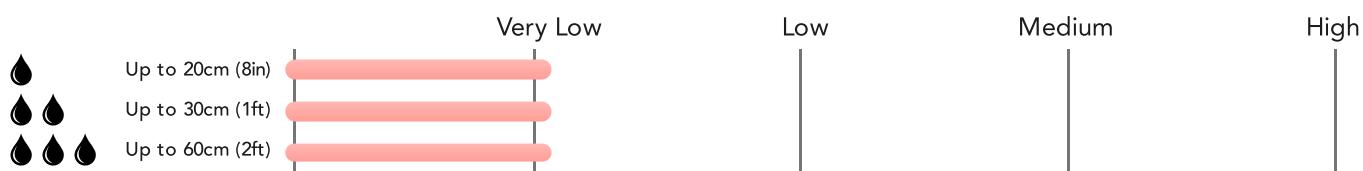


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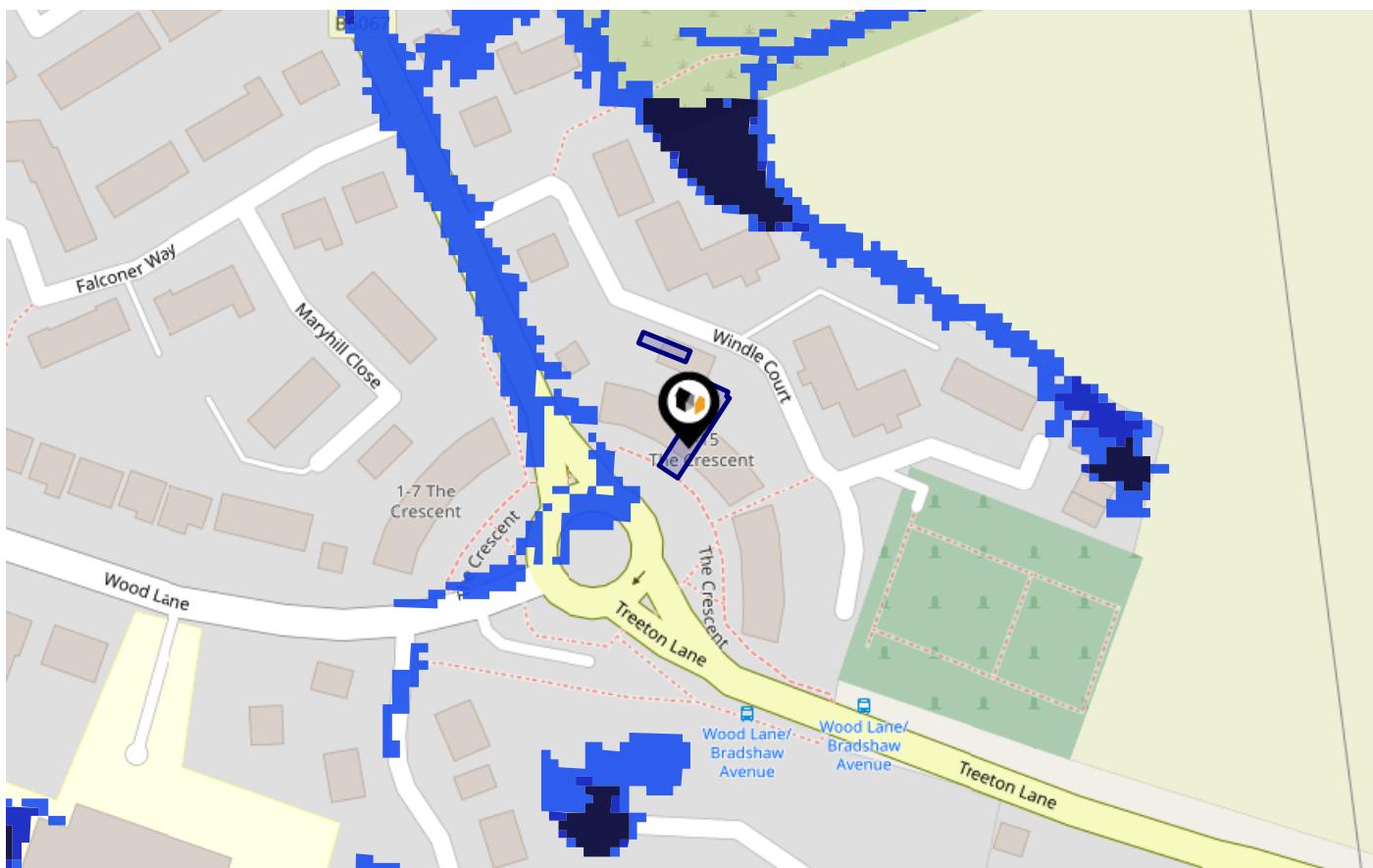


Flood Risk

Surface Water - Climate Change

LINDA STRINGER exp UK

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.

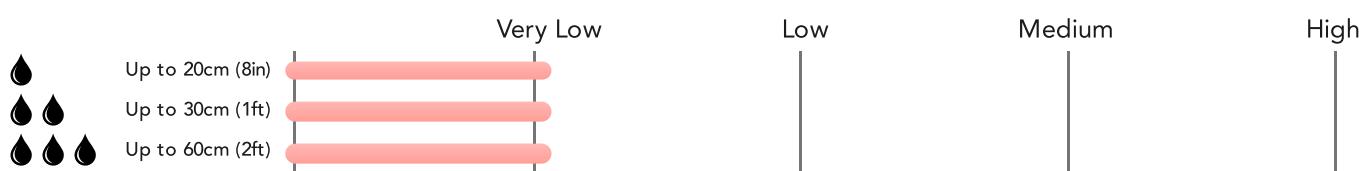


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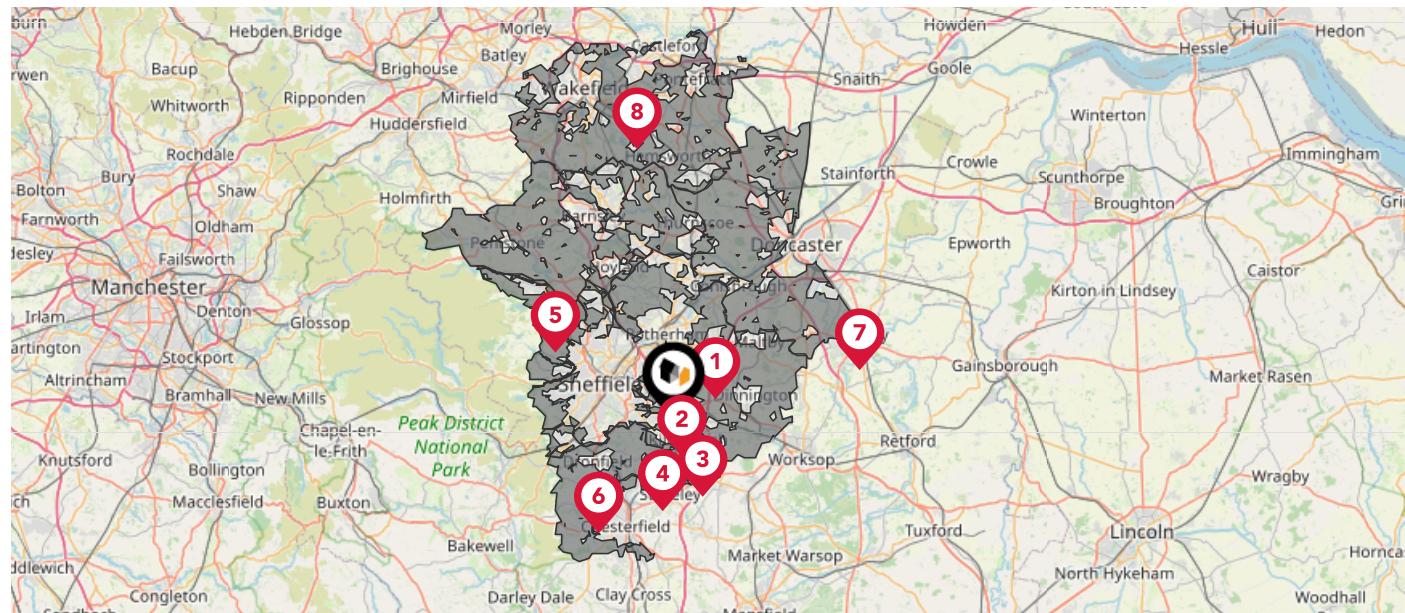


Maps

Green Belt

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



Nearby Green Belt Land

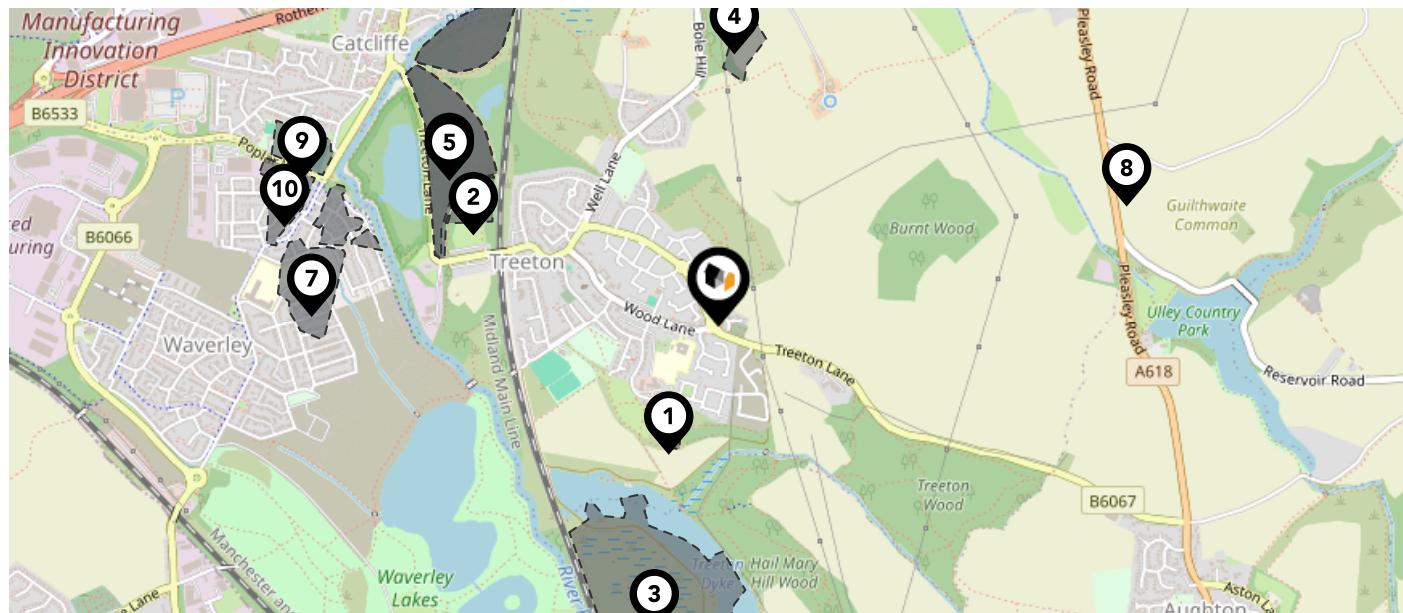
- 1 South and West Yorkshire Green Belt - Rotherham
- 2 South and West Yorkshire Green Belt - Sheffield
- 3 South and West Yorkshire Green Belt - Bolsover
- 4 South and West Yorkshire Green Belt - Chesterfield
- 5 South and West Yorkshire Green Belt - Barnsley
- 6 South and West Yorkshire Green Belt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

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

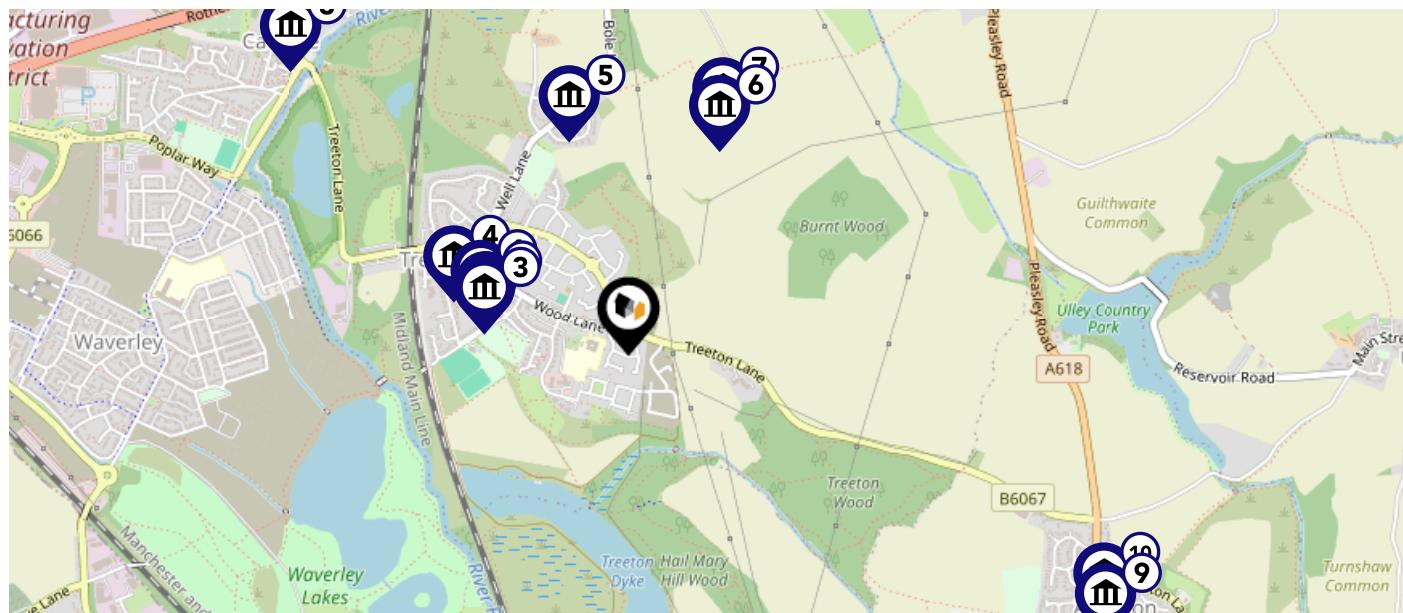
1	Rother Crescent-Treeton	Historic Landfill	<input type="checkbox"/>
2	Mill Lane-Treeton, Rotherham, Yorkshire	Historic Landfill	<input type="checkbox"/>
3	Woodhouse Mill Tip-Woodhouse Mill, Sheffield	Historic Landfill	<input type="checkbox"/>
4	Bole Hill-Treeton, Rotherham	Historic Landfill	<input type="checkbox"/>
5	Treeton Lane-Catcliffe, Rotherham	Historic Landfill	<input type="checkbox"/>
6	Treeton Lane-Catcliffe, Rotherham, South Yorkshire	Historic Landfill	<input type="checkbox"/>
7	British Steel Corporation-Orgreave Works, Shefford, South Yorkshire	Historic Landfill	<input type="checkbox"/>
8	Land off Pleasley Road-Guilthwaite Common, Sheffield	Historic Landfill	<input type="checkbox"/>
9	Orgreave Road-Catcliffe, Rotherham	Historic Landfill	<input type="checkbox"/>
10	Orgreave Road-Catcliffe, Rotherham	Historic Landfill	<input type="checkbox"/>

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
1314628 - The Georgian House	Grade II	0.3 miles
1132728 - Church Of St Helen	Grade I	0.3 miles
1192858 - Village Stocks Approximately 10 Metres To South To South Of Church Of St Helen	Grade II	0.3 miles
1132729 - 24, Station Road	Grade II	0.4 miles
1132727 - 25, Bole Hill	Grade II	0.5 miles
1314627 - Farmbuilding At Spa House Farm Approximately 12 Metres To South West Of Farmhouse	Grade II	0.5 miles
1192848 - Farmbuilding At Spa House Farm Approximately 35 Metres To North Of Farmhouse	Grade II	0.5 miles
1132732 - The Glassworks Cone	Grade I	1.0 miles
1286535 - Chapel House	Grade II	1.2 miles
1151922 - Aughton Hall	Grade II	1.2 miles

Area Schools

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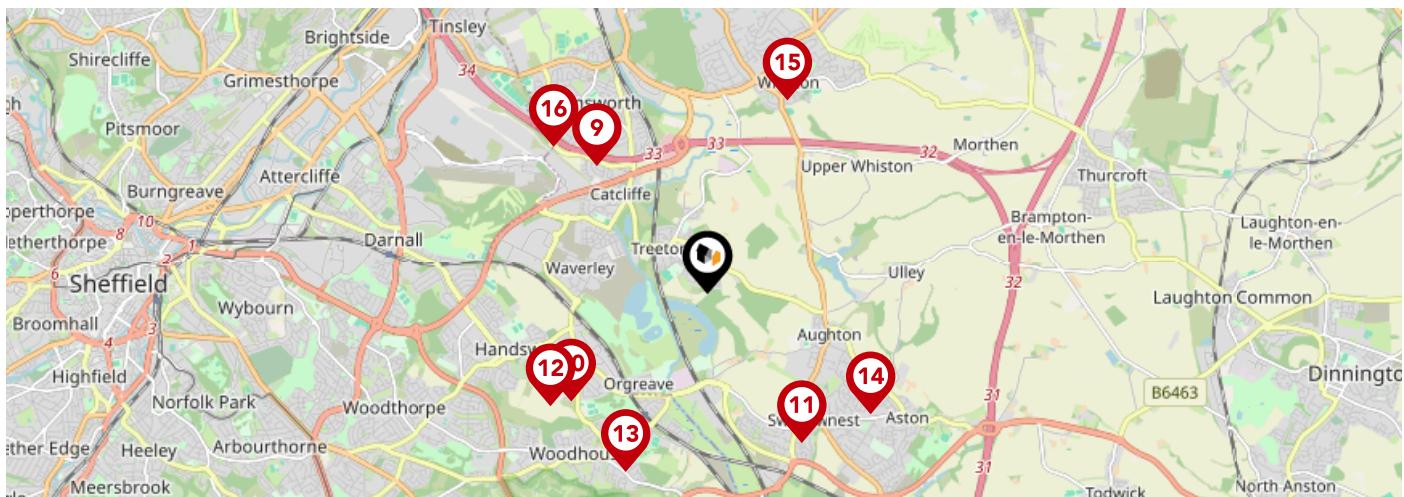


Nursery Primary Secondary College Private

	Treeton Church of England Primary School	Nursery	Primary	Secondary	College	Private
1	Treeton Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Waverley Junior Academy Ofsted Rating: Good Pupils: 537 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Catcliffe Primary School Ofsted Rating: Good Pupils: 155 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Aston Fence Junior and Infant School Ofsted Rating: Outstanding Pupils: 207 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Aughton Early Years Centre Ofsted Rating: Good Pupils: 132 Distance:1.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brinsworth Howarth Primary School Ofsted Rating: Good Pupils: 195 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aston Academy Ofsted Rating: Requires improvement Pupils: 1595 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Aughton Junior Academy Ofsted Rating: Good Pupils: 162 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LINDA STRINGER exp UK



Nursery Primary Secondary College Private



Brinsworth Whitehill Primary School

Ofsted Rating: Good | Pupils: 269 | Distance: 1.5



Handsworth Grange Community Sports College

Ofsted Rating: Requires improvement | Pupils: 1000 | Distance: 1.54



Swallownest Primary School

Ofsted Rating: Good | Pupils: 228 | Distance: 1.56



Ballfield Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 1.71



Brunswick Community Primary School

Ofsted Rating: Good | Pupils: 462 | Distance: 1.74



Springwood Junior Academy

Ofsted Rating: Outstanding | Pupils: 233 | Distance: 1.79



Whiston Junior and Infant School

Ofsted Rating: Good | Pupils: 198 | Distance: 1.84



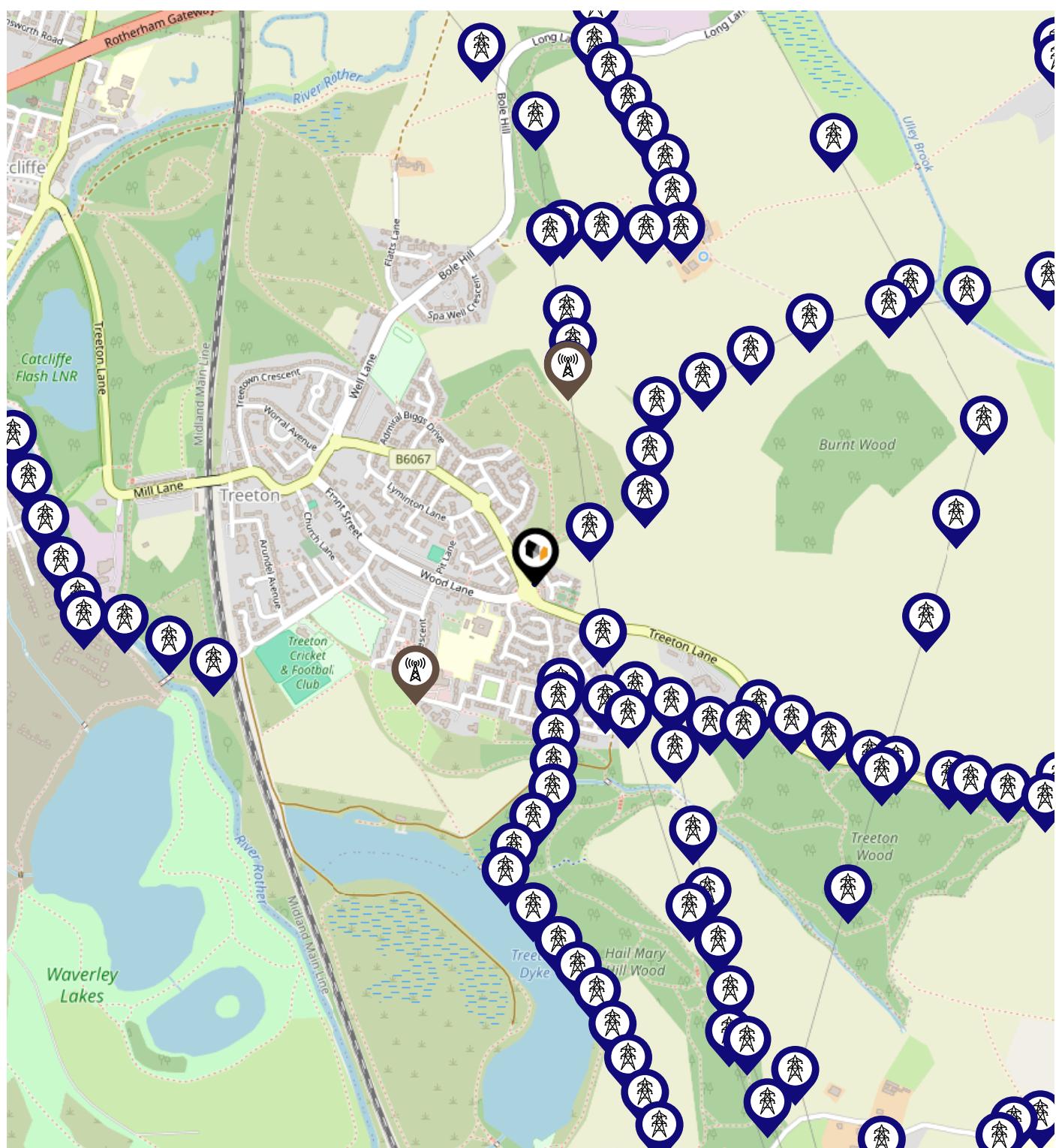
Brinsworth Academy

Ofsted Rating: Good | Pupils: 1429 | Distance: 1.87



Local Area Masts & Pylons

LINDA STRINGER exp UK

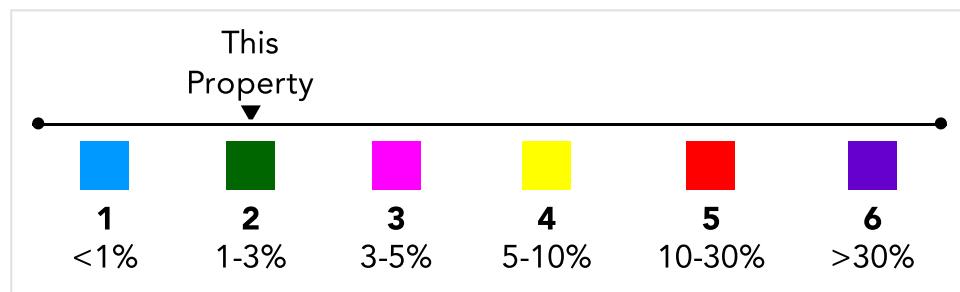
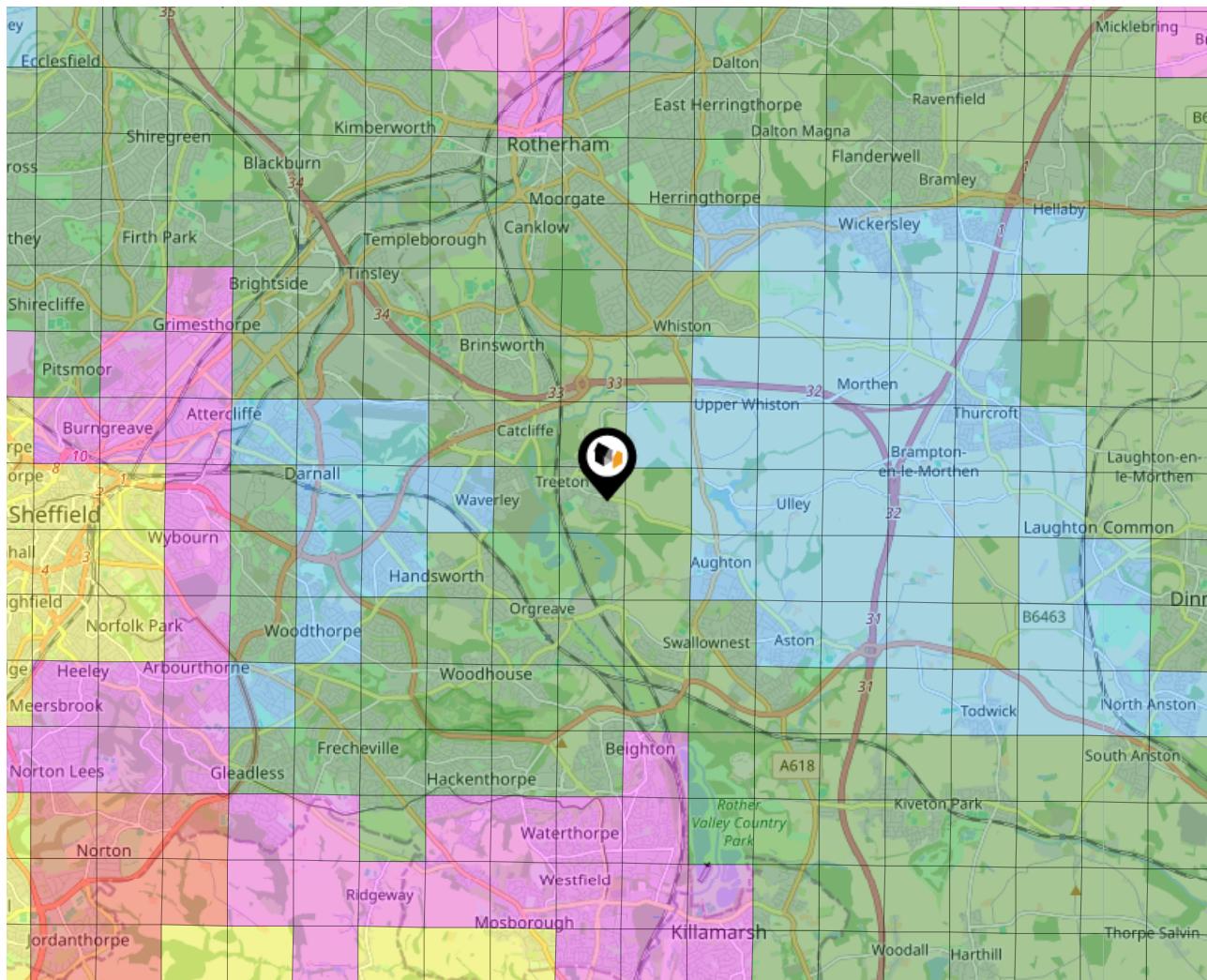


Key:

- Power Pylons
- Communication Masts

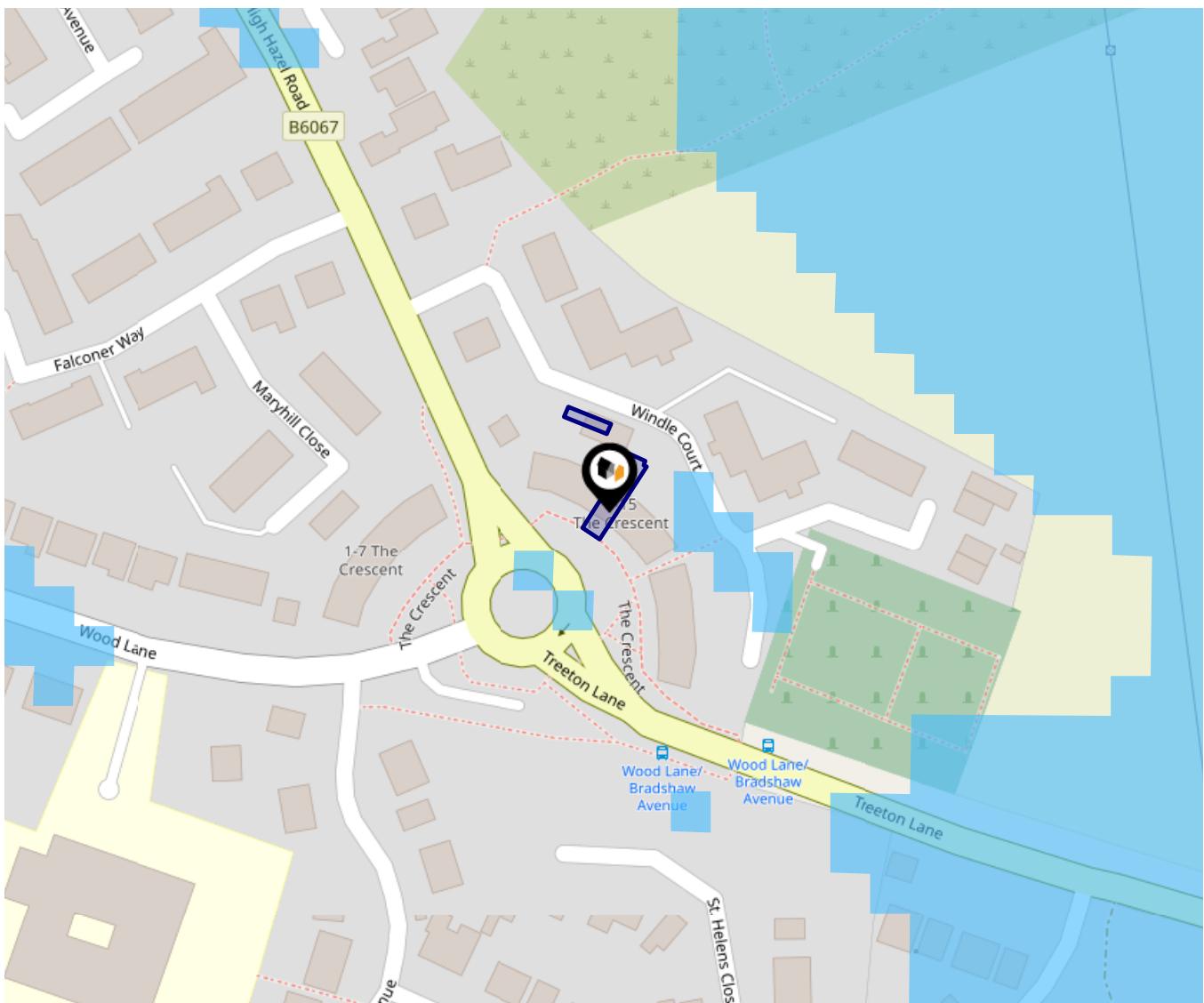
What is Radon?

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



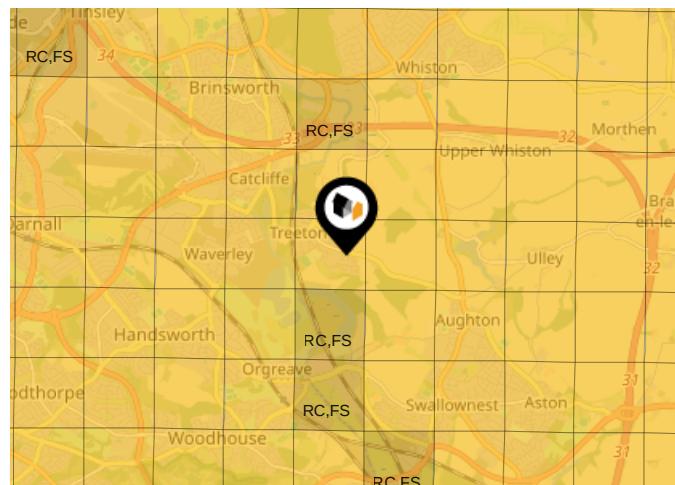
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

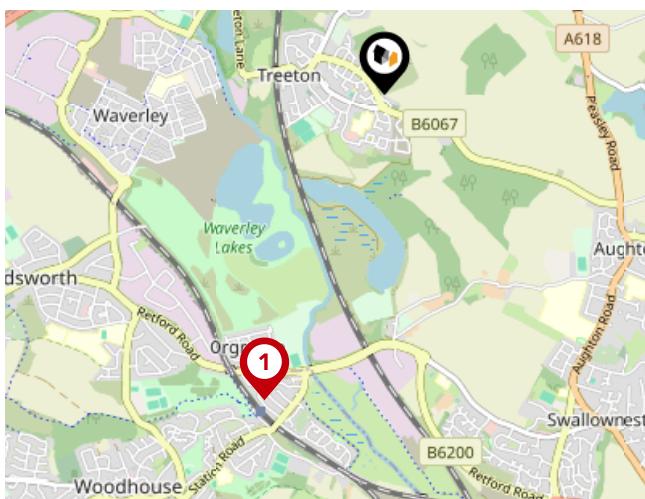
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



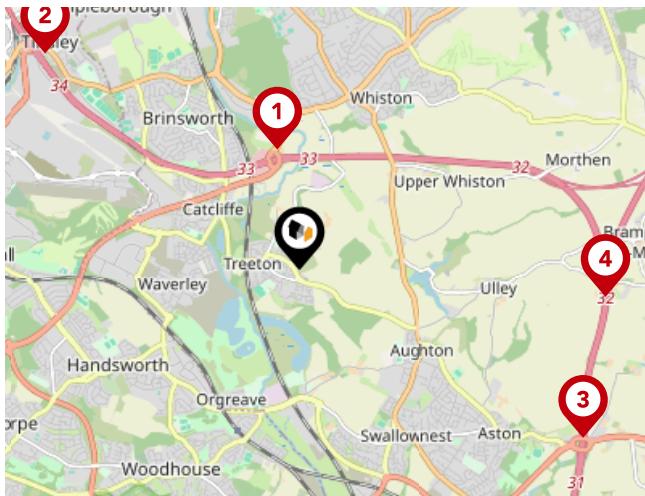
Primary Classifications (Most Common Clay Types)

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	Woodhouse Rail Station	1.45 miles
2	Rotherham Central Rail Station	3.44 miles
3	Darnall Rail Station	2.81 miles



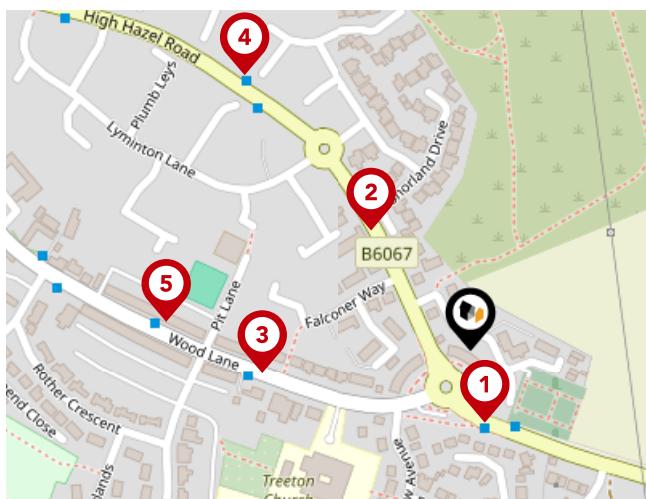
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J33	1.07 miles
2	M1 J34	2.95 miles
3	M1 J31	2.91 miles
4	M1 J32	2.71 miles
5	M18 J1	4.78 miles



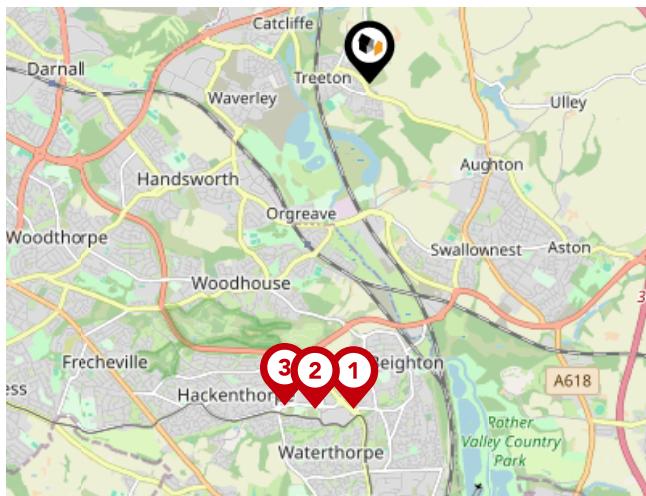
Airports/Helpads

Pin	Name	Distance
1	Finningley	15.29 miles
2	East Mids Airport	38.54 miles
3	Leeds Bradford Airport	35.99 miles
4	Manchester Airport	38.61 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wood Lane/Bradshaw Avenue	0.04 miles
2	High Hazel Road/Falconer Way	0.09 miles
3	Wood Lane/Pit Lane	0.12 miles
4	High Hazel Road/Shorland Drive	0.2 miles
5	Wood Lane/Pit Lane	0.17 miles



Local Connections

Pin	Name	Distance
1	Beighton-Drake Hse Ln Entrance	2.89 miles
2	Crystal Peaks Platform to City	2.93 miles
3	Moss Way Platform to City	2.96 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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LINDA STRINGER The logo for Linda Stringer UK, featuring the name 'LINDA STRINGER' in a white sans-serif font next to the 'exp' logo, which is 'exp' in a bold, lowercase, sans-serif font with 'UK' in smaller letters to its right.

Linda Stringer Individual Estate Agency

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Land Registry



Ofcom

