

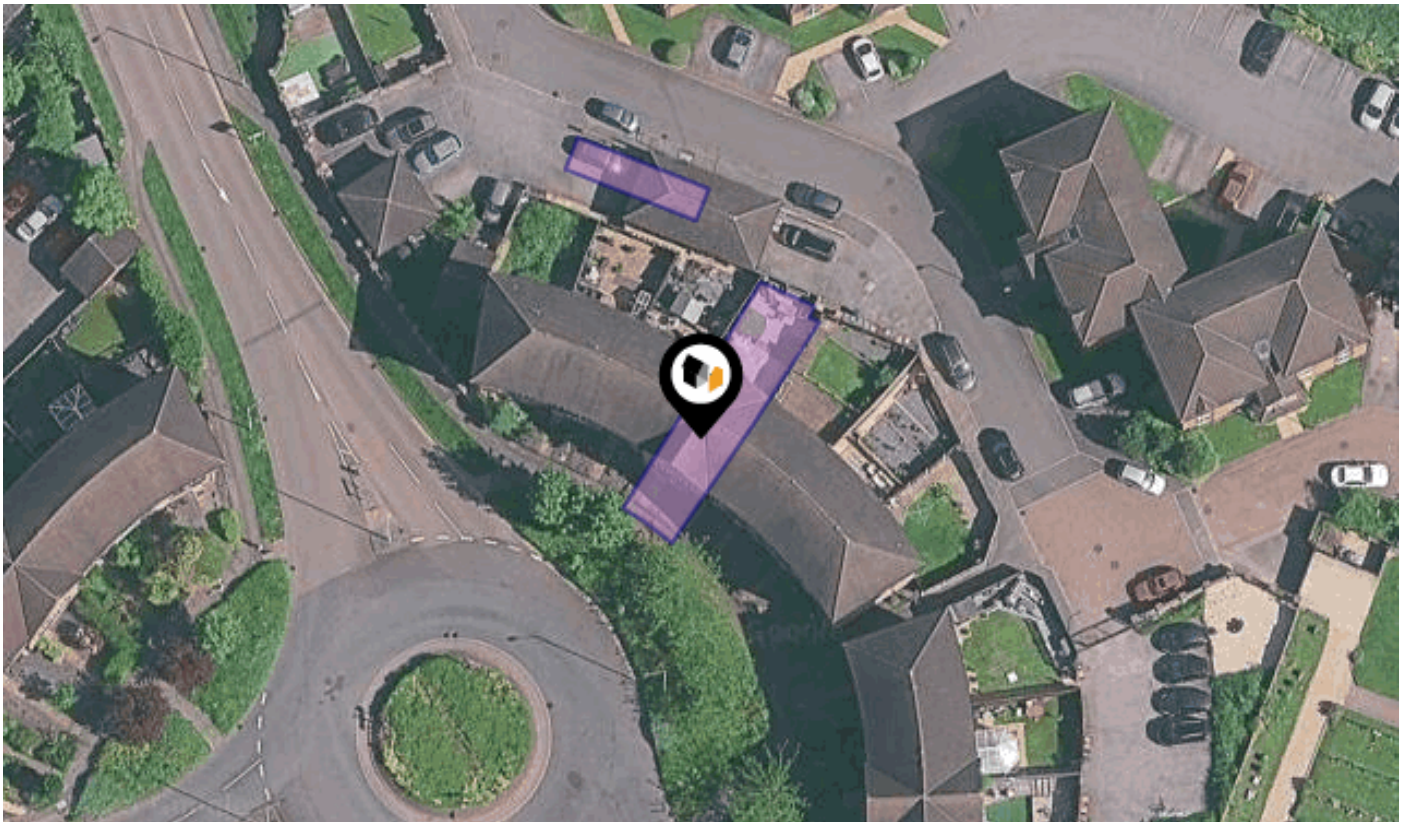


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 30<sup>th</sup> December 2025**



**WOOD LANE, TREETON, ROTHERHAM, S60**

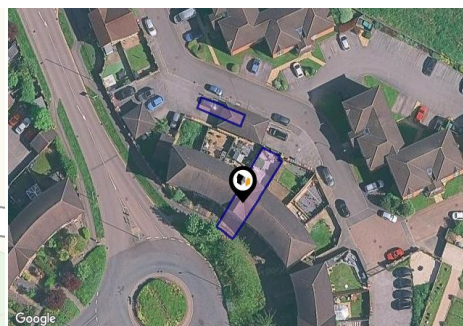
**Linda Stringer Individual Estate Agency**

07920097175

[linda@lindastringer.co.uk](mailto:linda@lindastringer.co.uk)

[www.lindastringer.co.uk](http://www.lindastringer.co.uk)





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,431 ft <sup>2</sup> / 133 m <sup>2</sup>		
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)

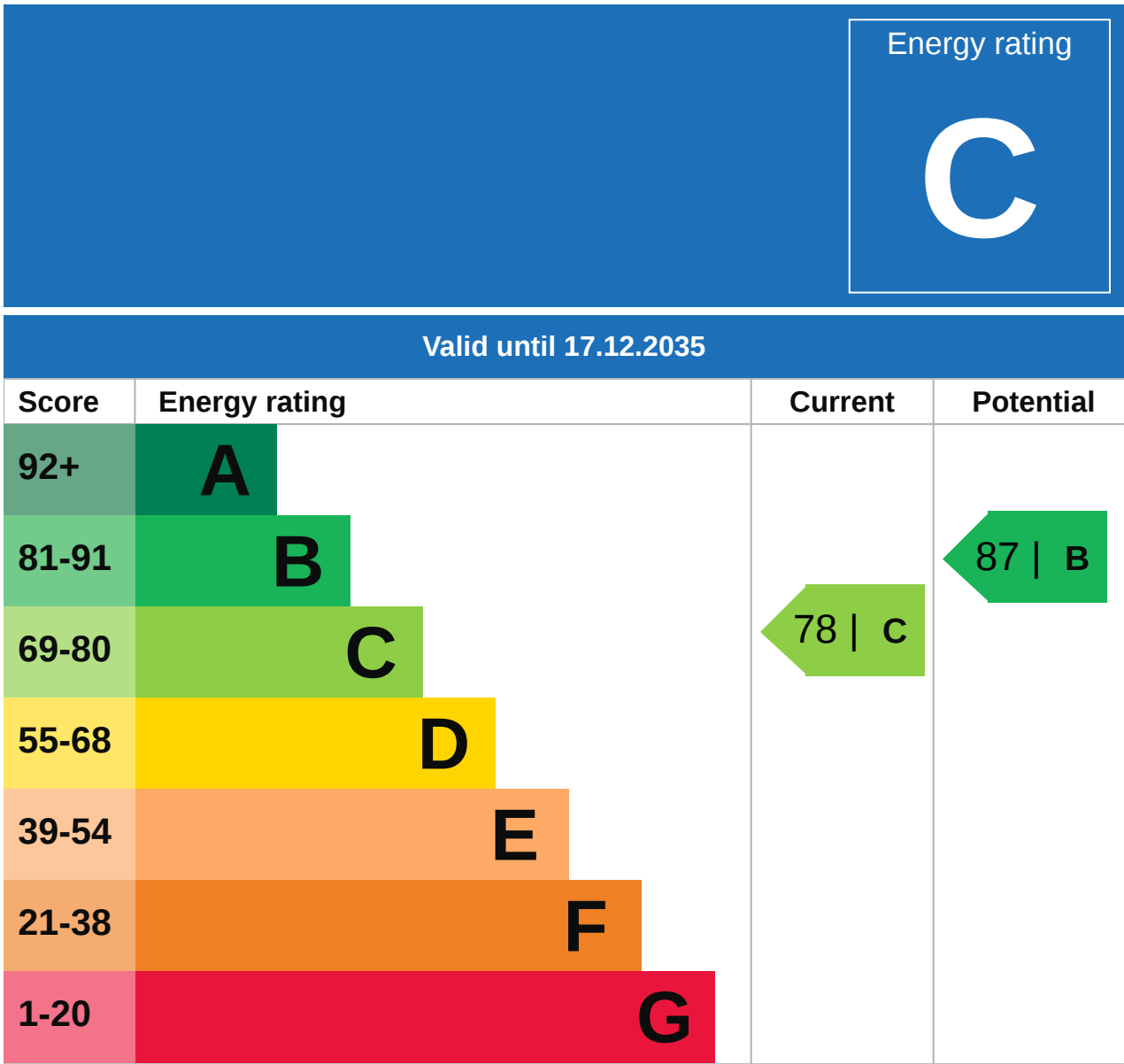
2	68	1800
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





## Additional EPC Data

---

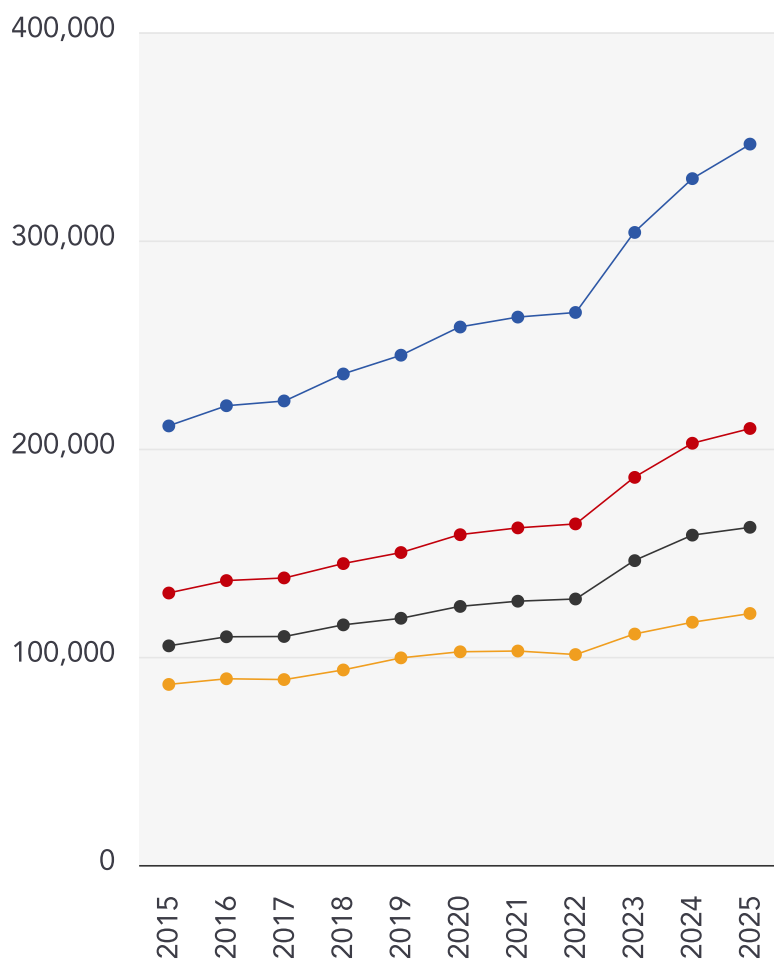
<b>Property Type:</b>	Mid-terrace house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	133 m <sup>2</sup>

# Market

## House Price Statistics

LINDA STRINGER exp UK

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



Detached

**+64.19%**

Semi-Detached

**+60.5%**

Terraced

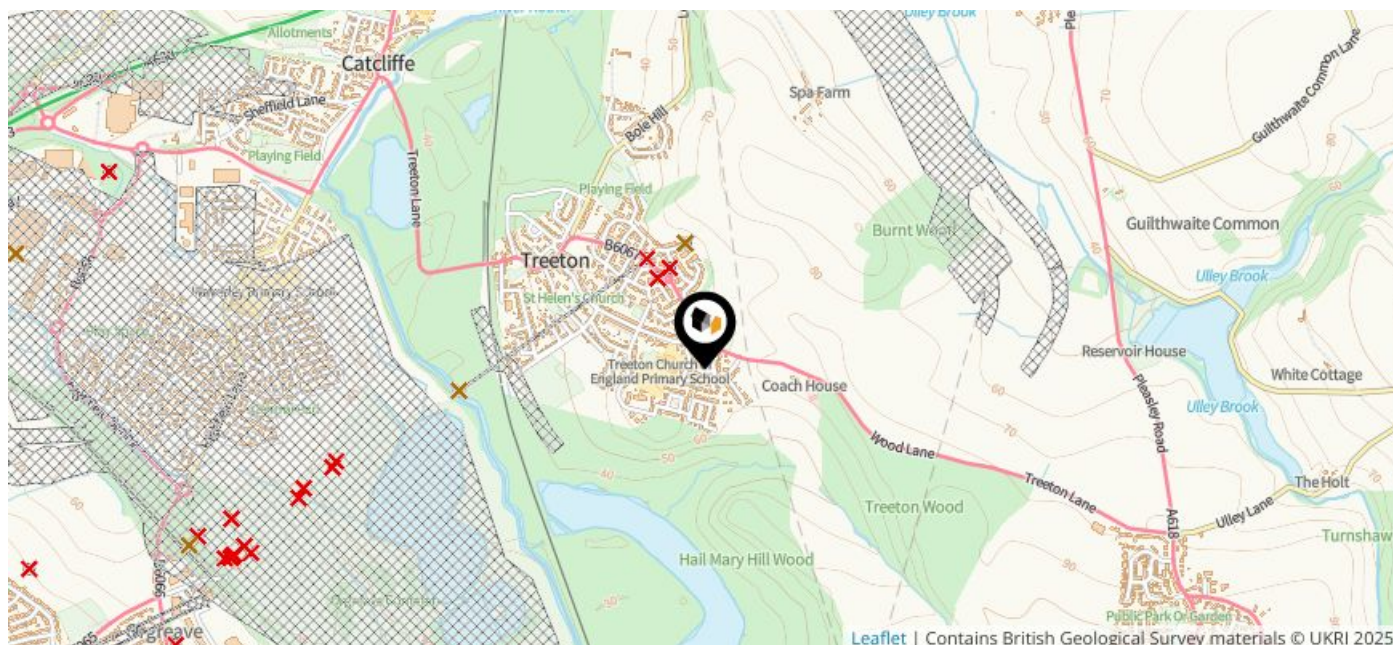
**+54.1%**

Flat

**+39.3%**



This map displays nearby coal mine entrances and their classifications.



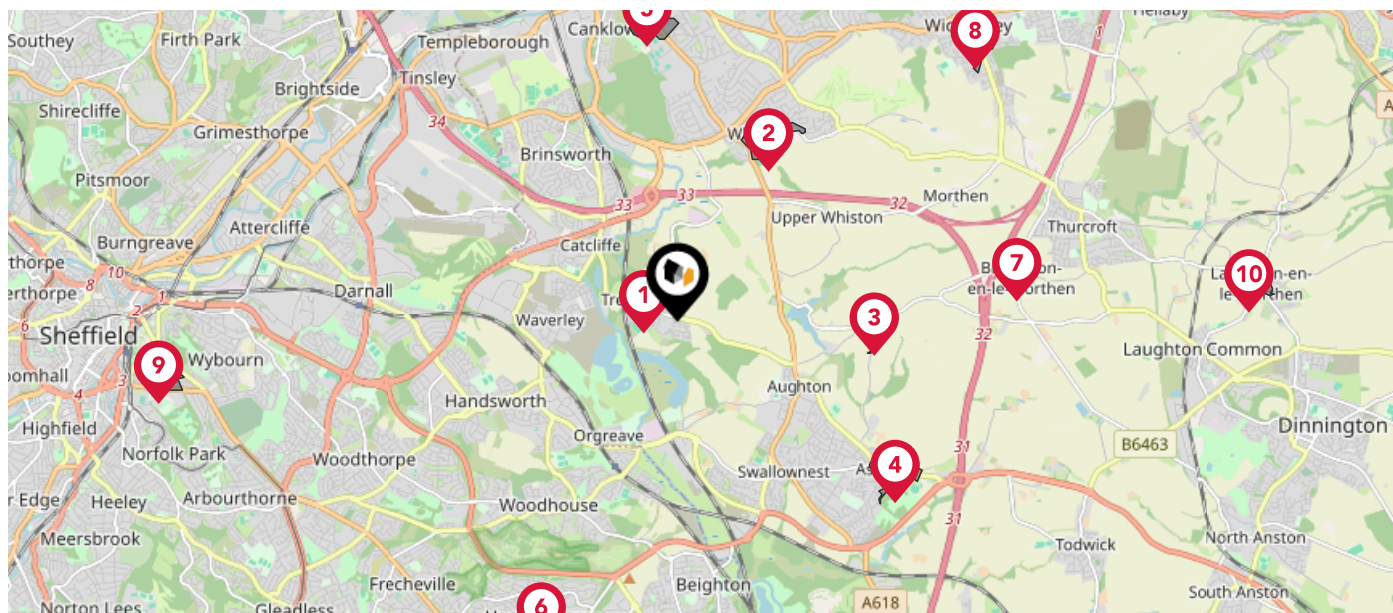
### Mine Entry

- ✕ 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

Treeton

2

Whiston

3

Ulley

4

Aston

5

Moorgate

6

Hackenthorpe

7

Brampton-en-le-Morthen

8

Wickersley

9

Norfolk Road

10

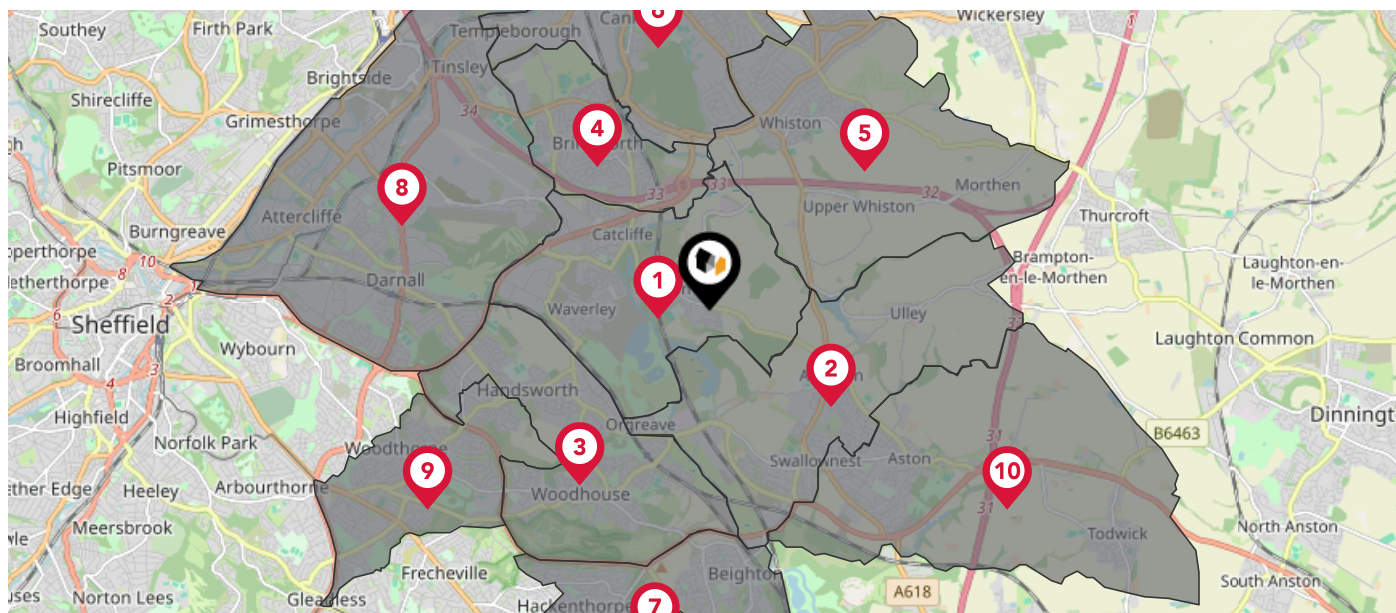
Laughton-en-le-Morthen

# Maps

## Council Wards

LINDA STRINGER exp UK

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

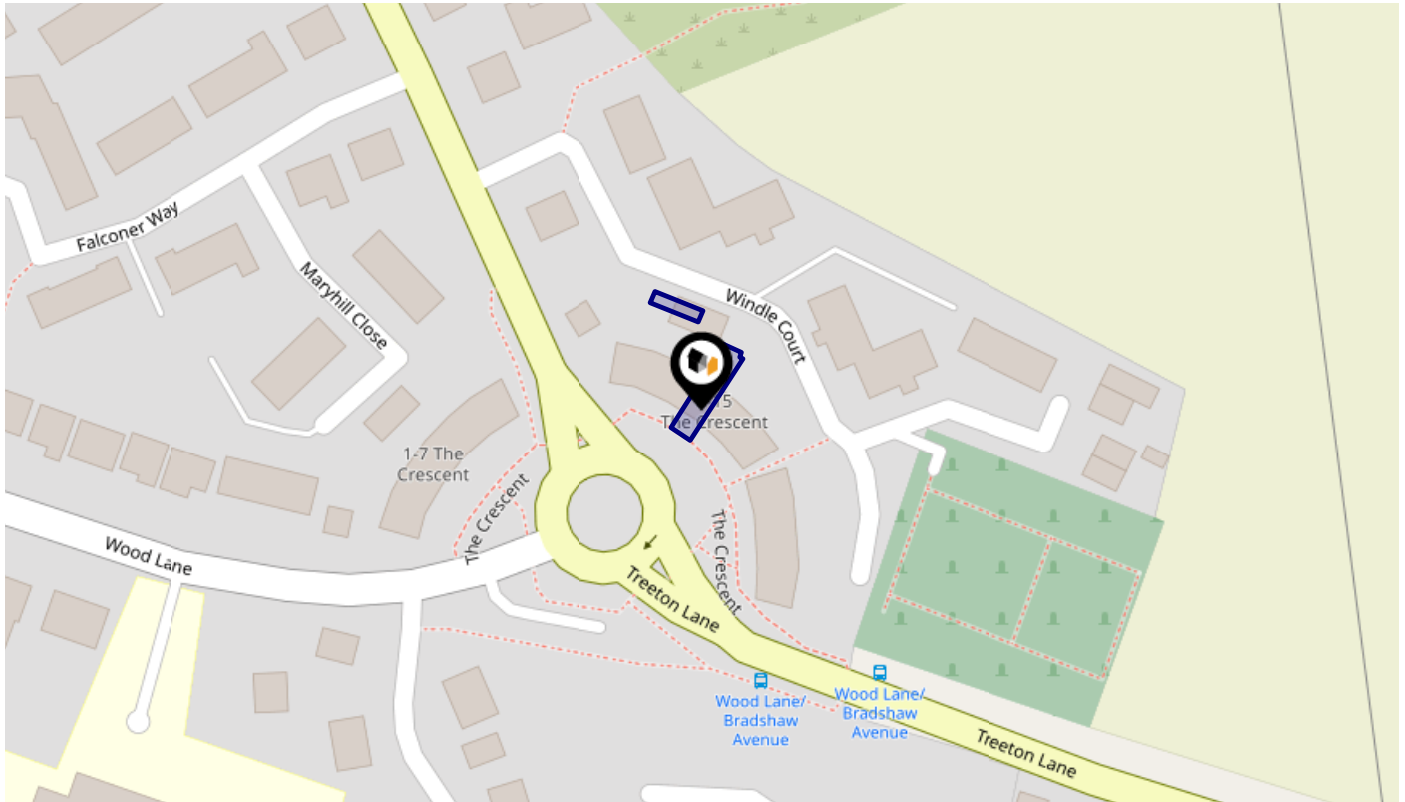
Richmond Ward

10

Aston & Todwick Ward



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:

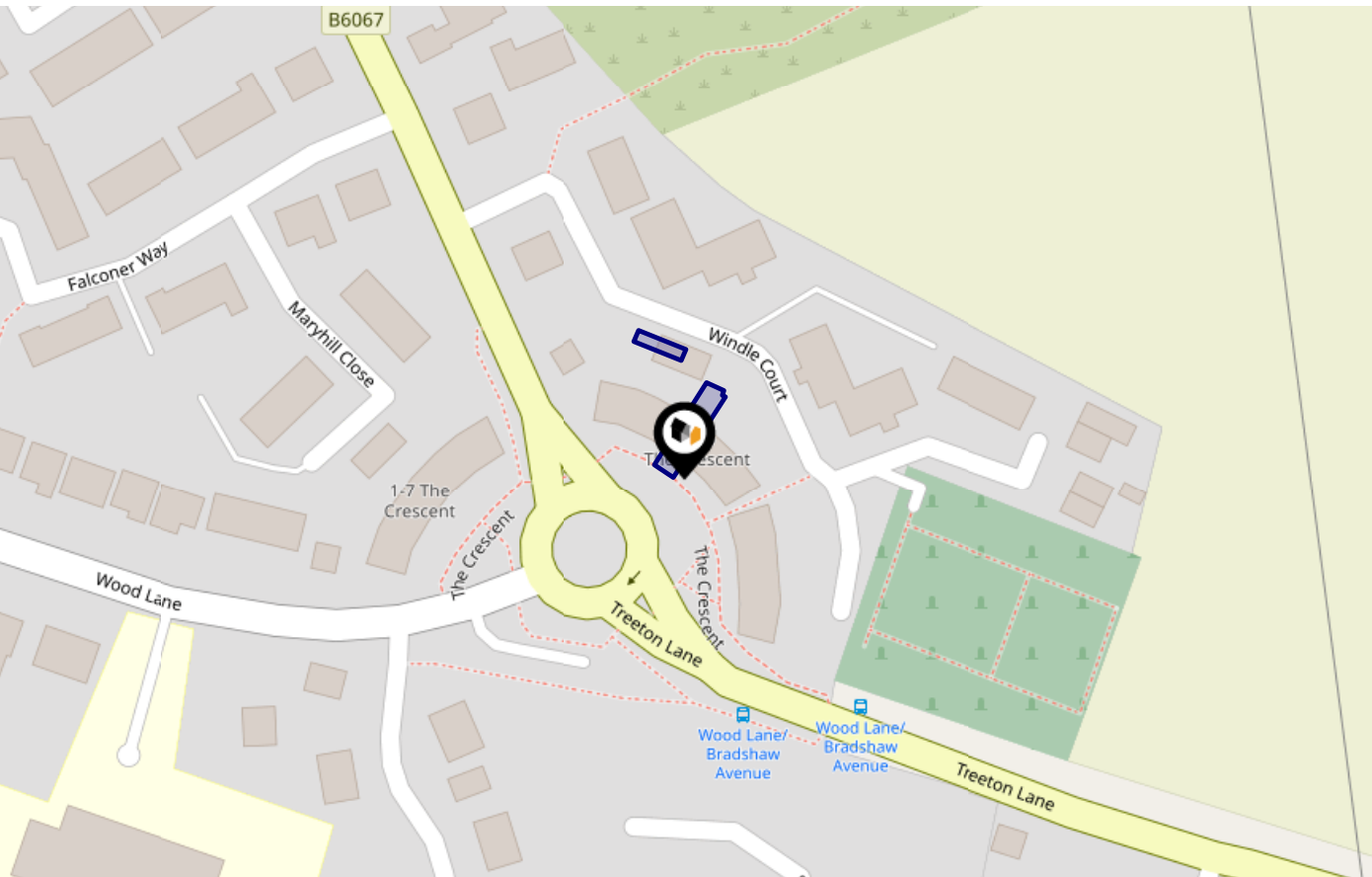
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

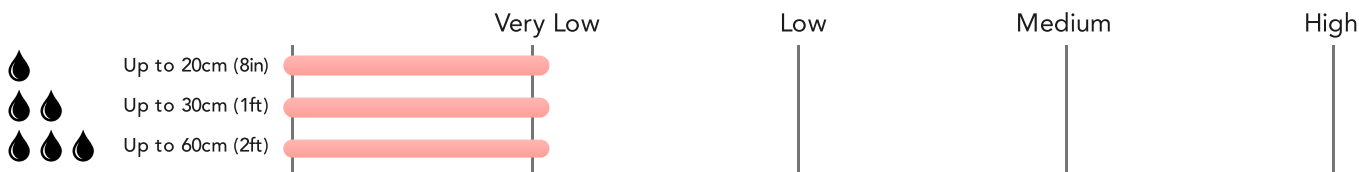


Risk Rating: Very low

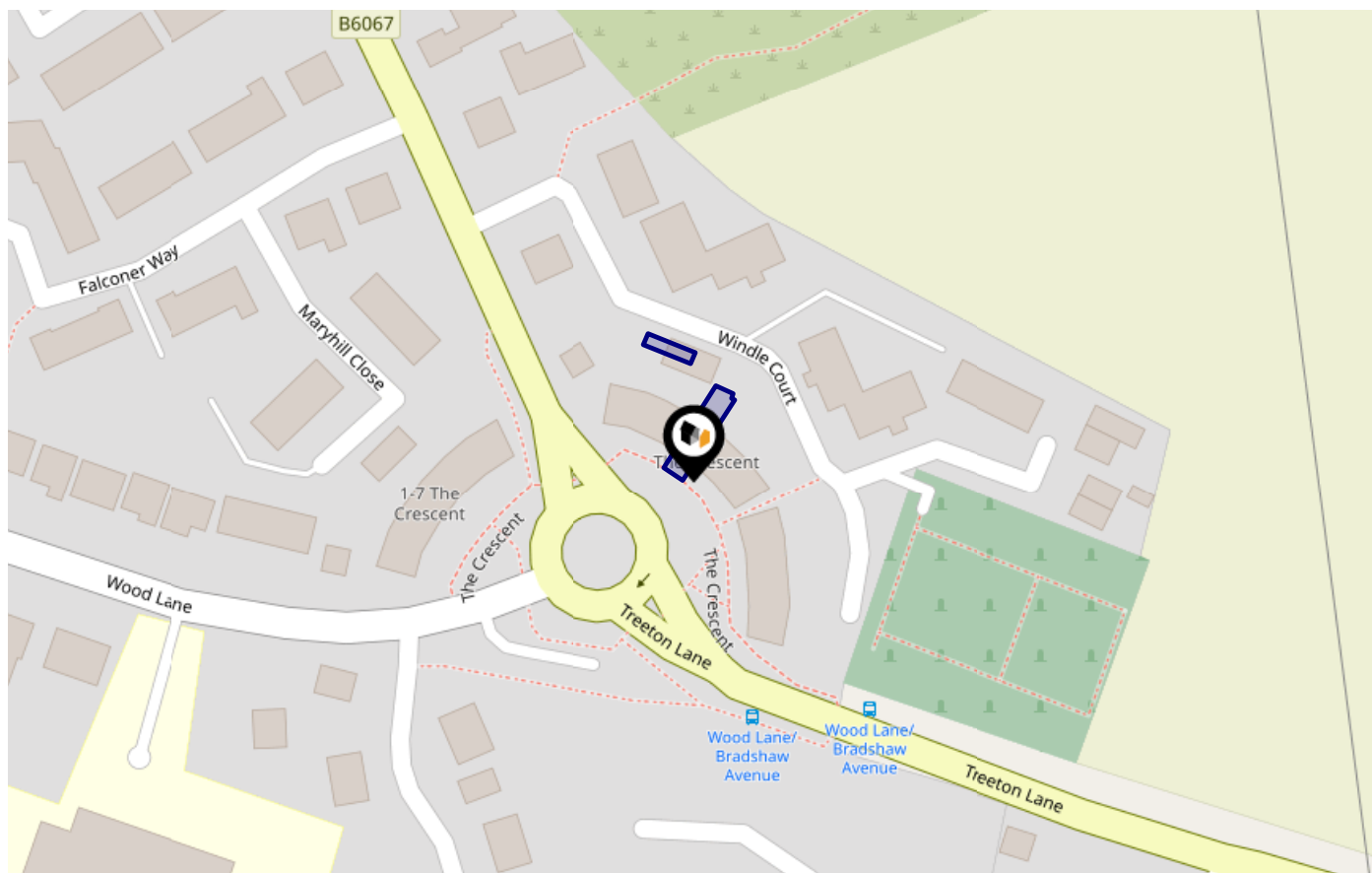
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

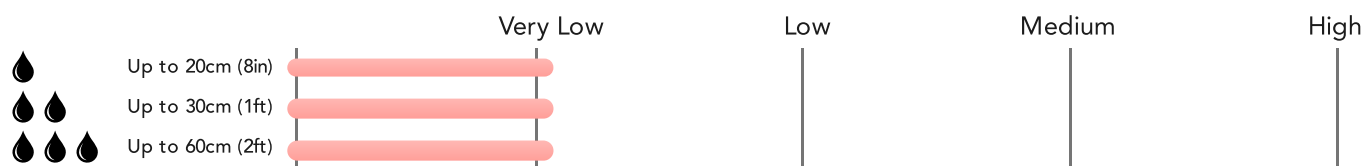


**Risk Rating:** Very low

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.
- **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:

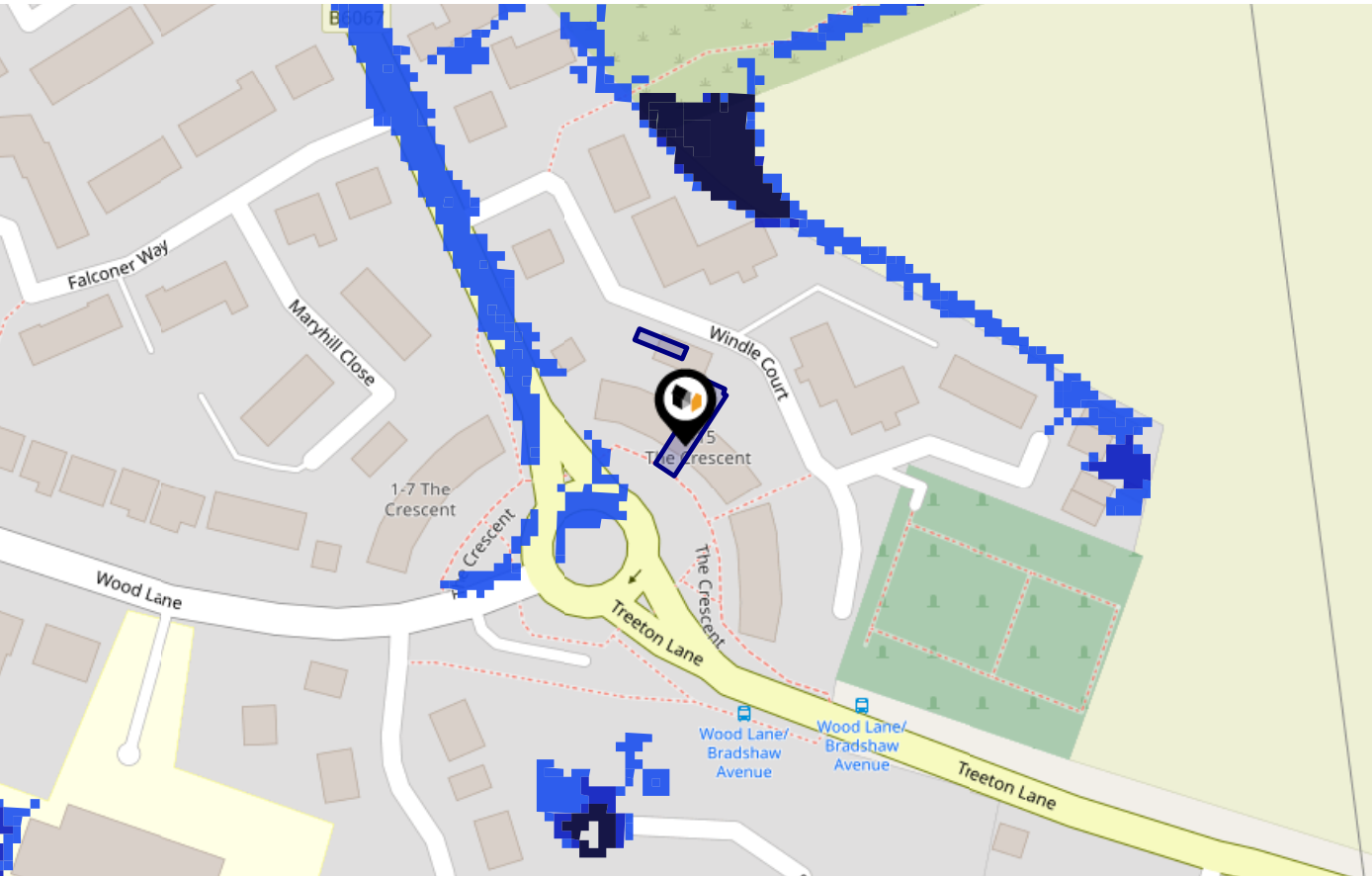


# Flood Risk

## 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.

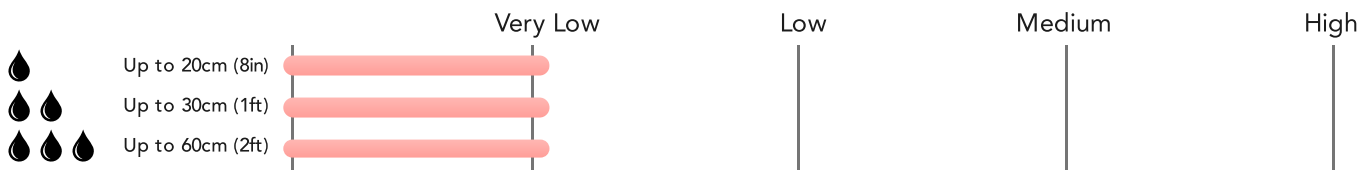


Risk Rating: Very low

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.

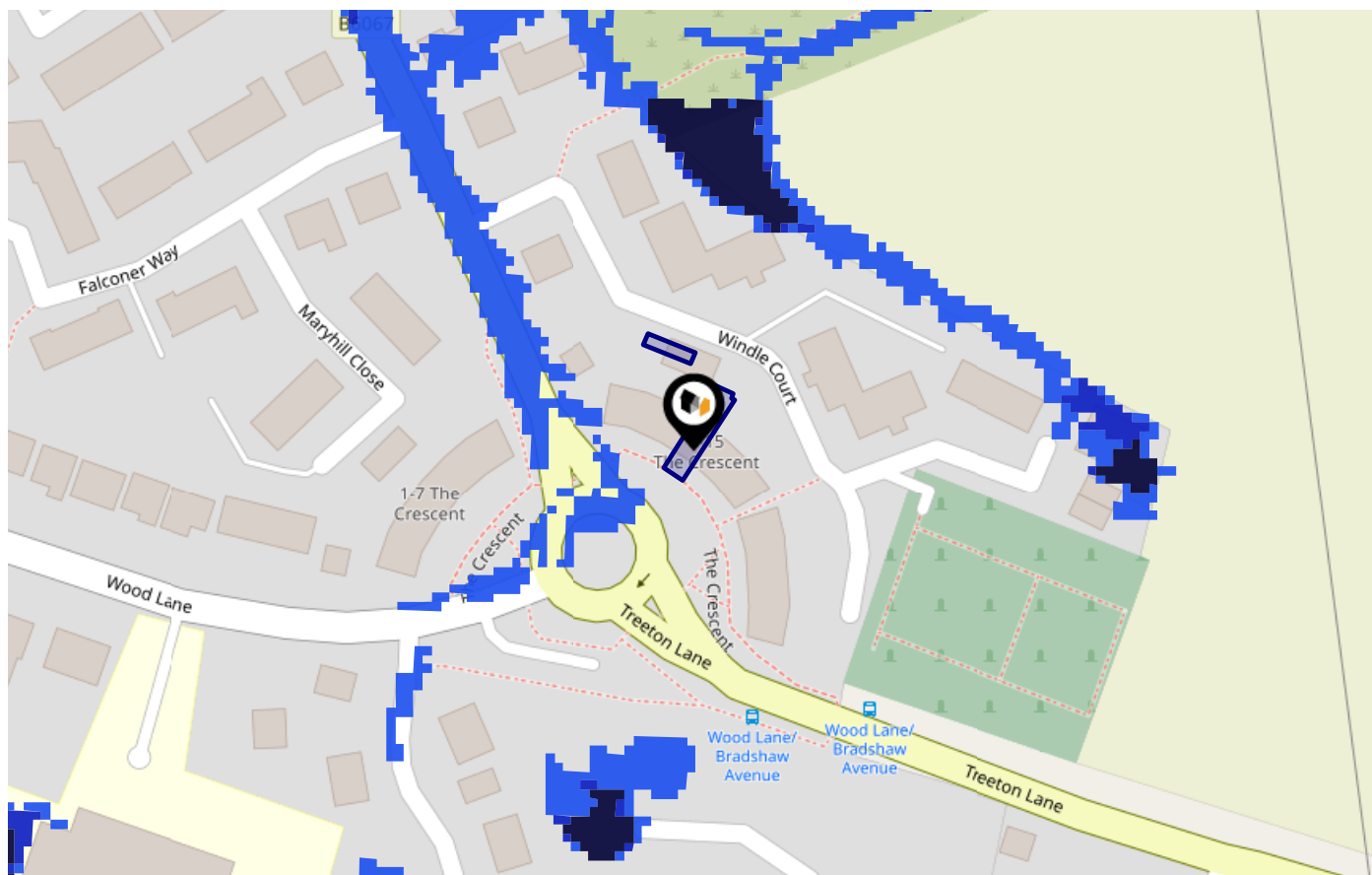
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

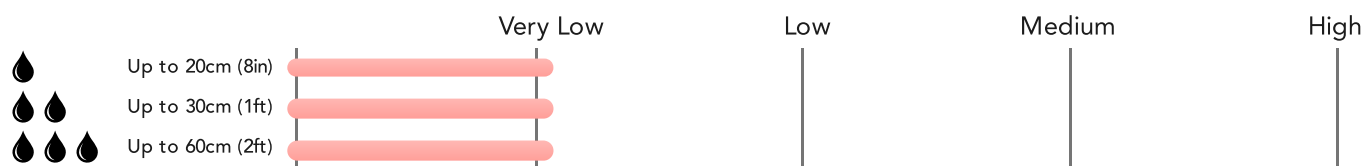


**Risk Rating:** Very low

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:

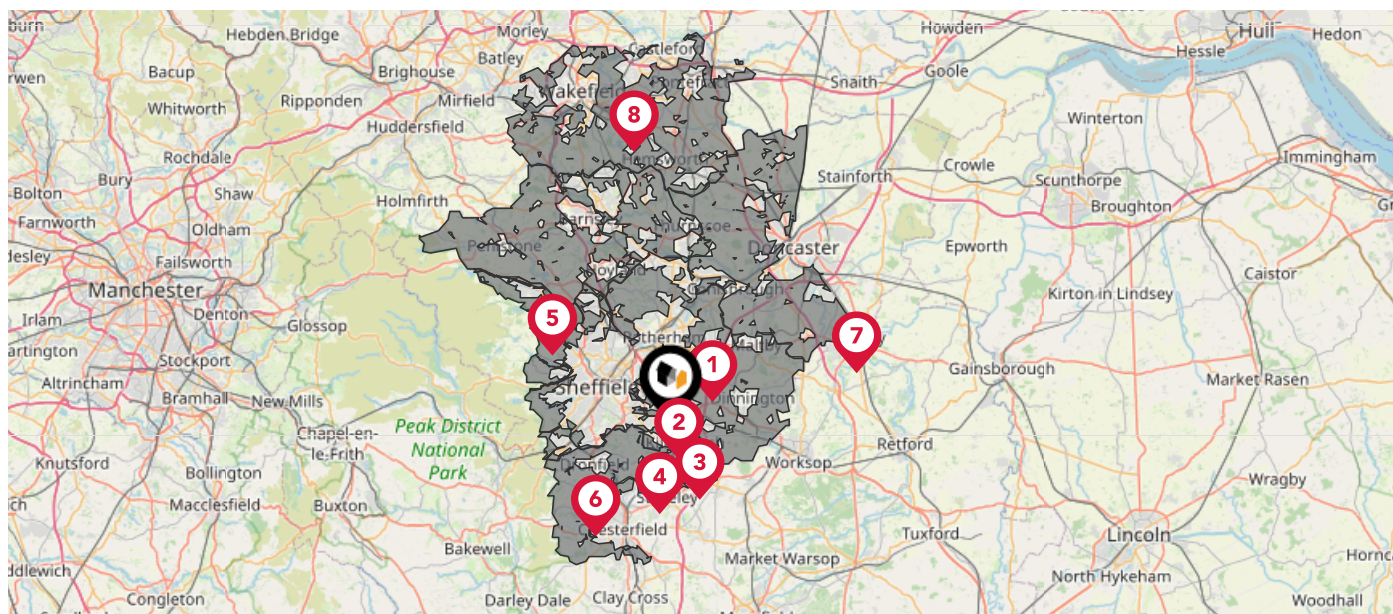


# Maps

## Green Belt

LINDA STRINGER exp UK

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



### Nearby Green Belt Land



South and West Yorkshire Green Belt - Rotherham



South and West Yorkshire Green Belt - Sheffield



South and West Yorkshire Green Belt - Bolsover



South and West Yorkshire Green Belt - Chesterfield



South and West Yorkshire Green Belt - Barnsley



South and West Yorkshire Green Belt - North East Derbyshire



South and West Yorkshire Green Belt - Doncaster



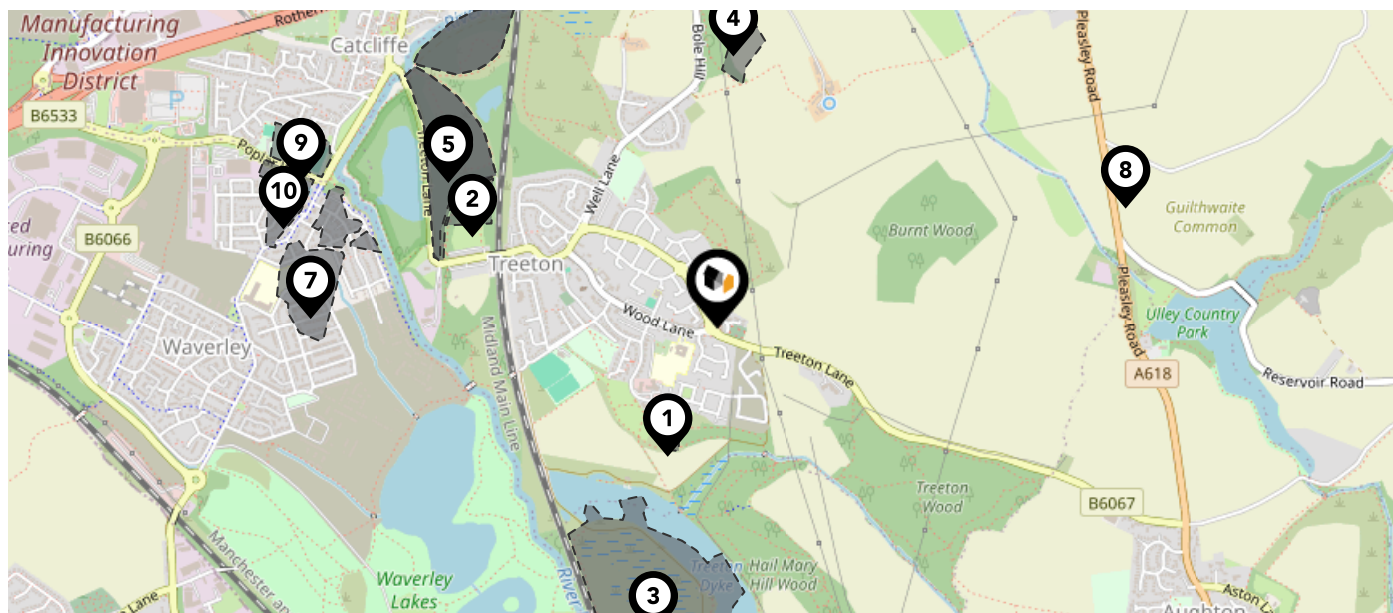
South and West Yorkshire Green Belt - Wakefield

# 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	Rother Crescent-Treeton	Historic Landfill	
2	Mill Lane-Treeton, Rotherham, Yorkshire	Historic Landfill	
3	Woodhouse Mill Tip-Woodhouse Mill, Sheffield	Historic Landfill	
4	Bole Hill-Treeton, Rotherham	Historic Landfill	
5	Treeton Lane-Catcliffe, Rotherham	Historic Landfill	
6	Treeton Lane-Catcliffe, Rotherham, South Yorkshire	Historic Landfill	
7	British Steel Corporation-Orgreave Works, Shefford, South Yorkshire	Historic Landfill	
8	Land off Pleasley Road-Guilthwaite Common, Sheffield	Historic Landfill	
9	Orgreave Road-Catcliffe, Rotherham	Historic Landfill	
10	Orgreave Road-Catcliffe, Rotherham	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...

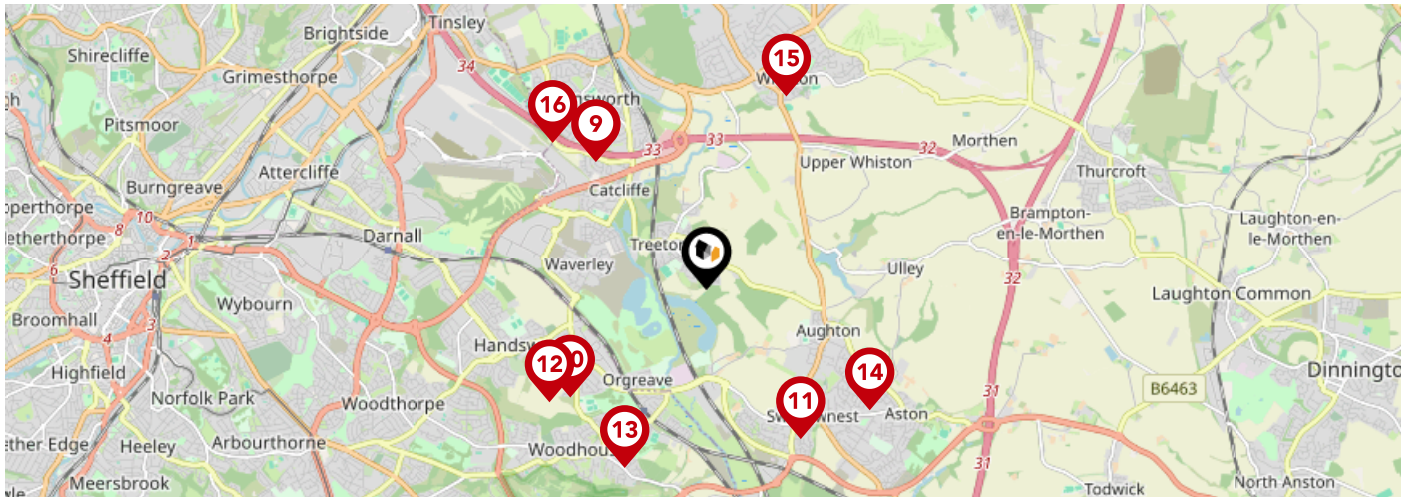










Listed Buildings in the local district		Grade	Distance
	1314628 - The Georgian House	Grade II	0.3 miles
	1132728 - Church Of St Helen	Grade I	0.3 miles
	1192858 - Village Stocks Approximately 10 Metres To South To South Of Church Of St Helen	Grade II	0.3 miles
	1132729 - 24, Station Road	Grade II	0.4 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





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

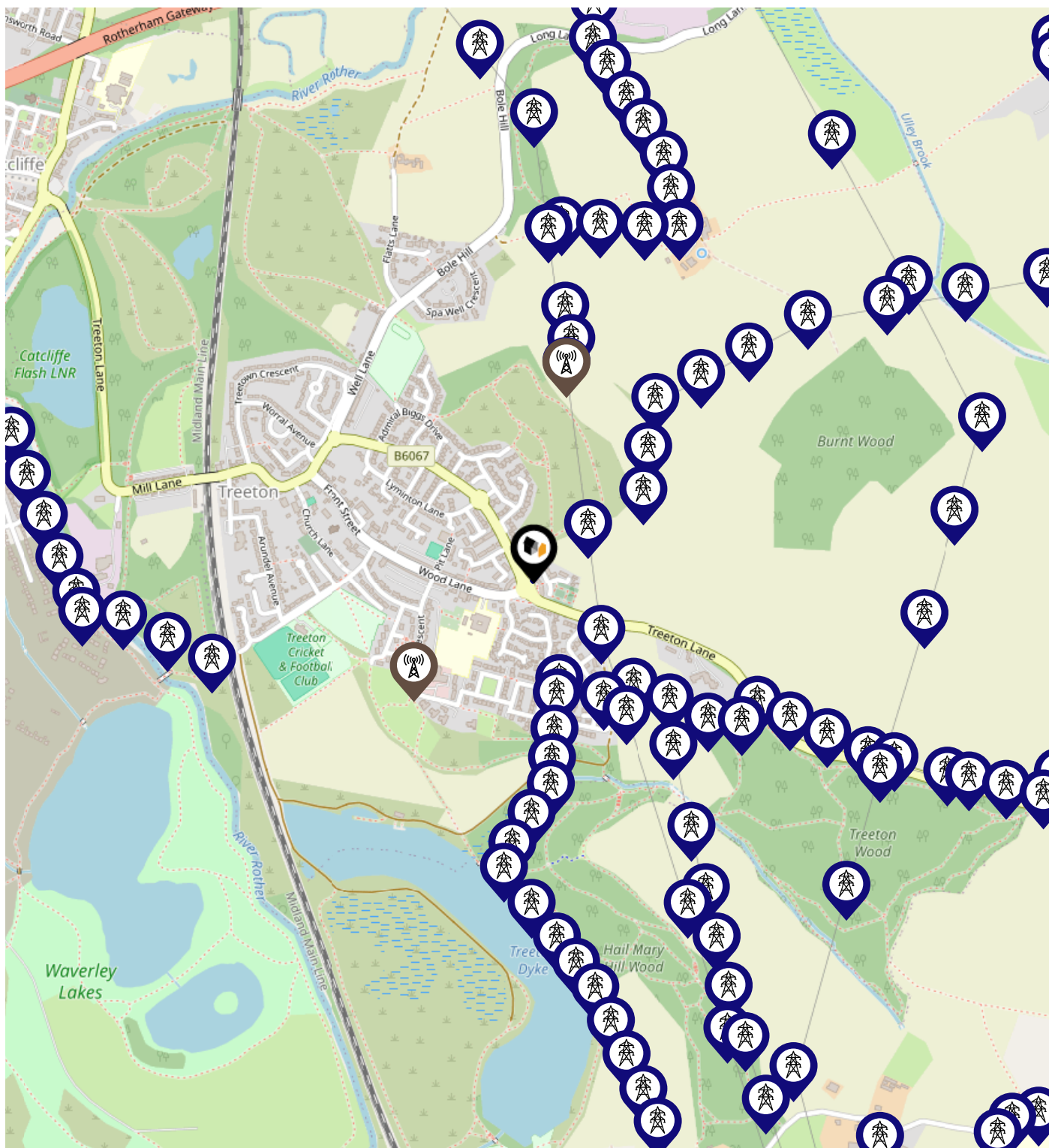


		Nursery	Primary	Secondary	College	Private
	<b>Brinsworth Whitehill Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Handsworth Grange Community Sports College</b> Ofsted Rating: Requires improvement   Pupils: 1000   Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swallownest Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ballifield Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brunswick Community Primary School</b> Ofsted Rating: Good   Pupils: 462   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springwood Junior Academy</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whiston Junior and Infant School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brinsworth Academy</b> Ofsted Rating: Good   Pupils: 1429   Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

LINDA STRINGER exp UK



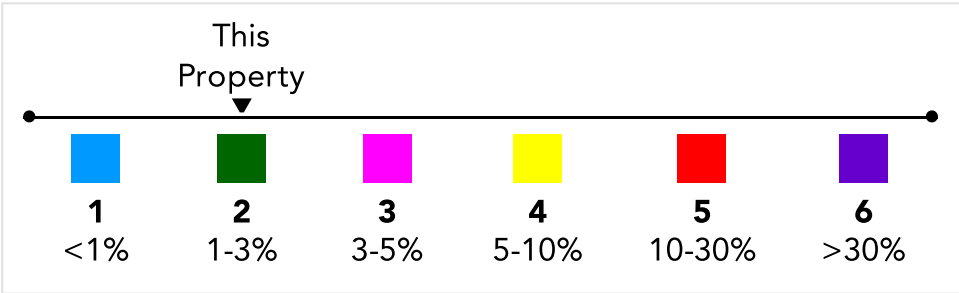
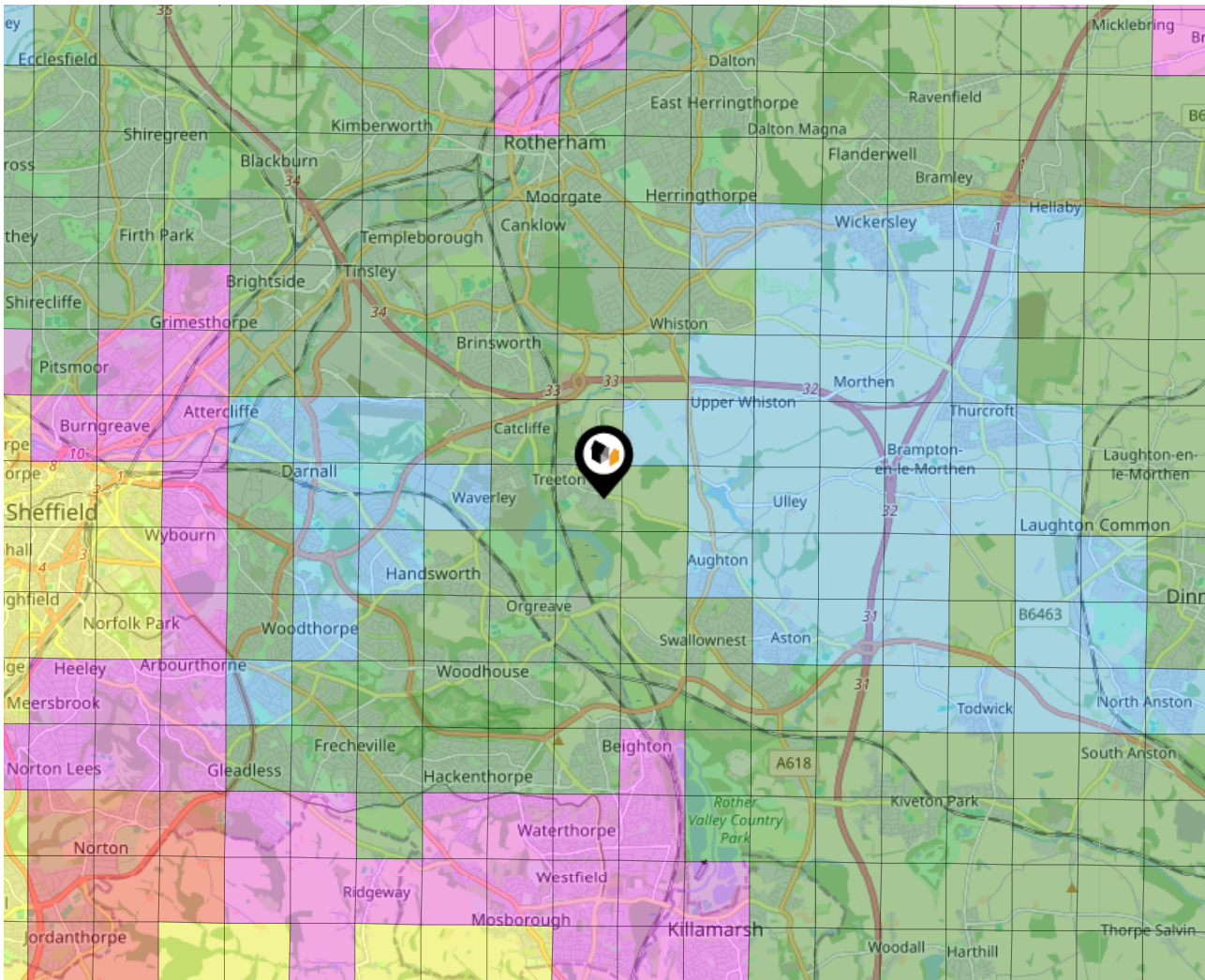
### Key:

-  Power Pylons
-  Communication Masts

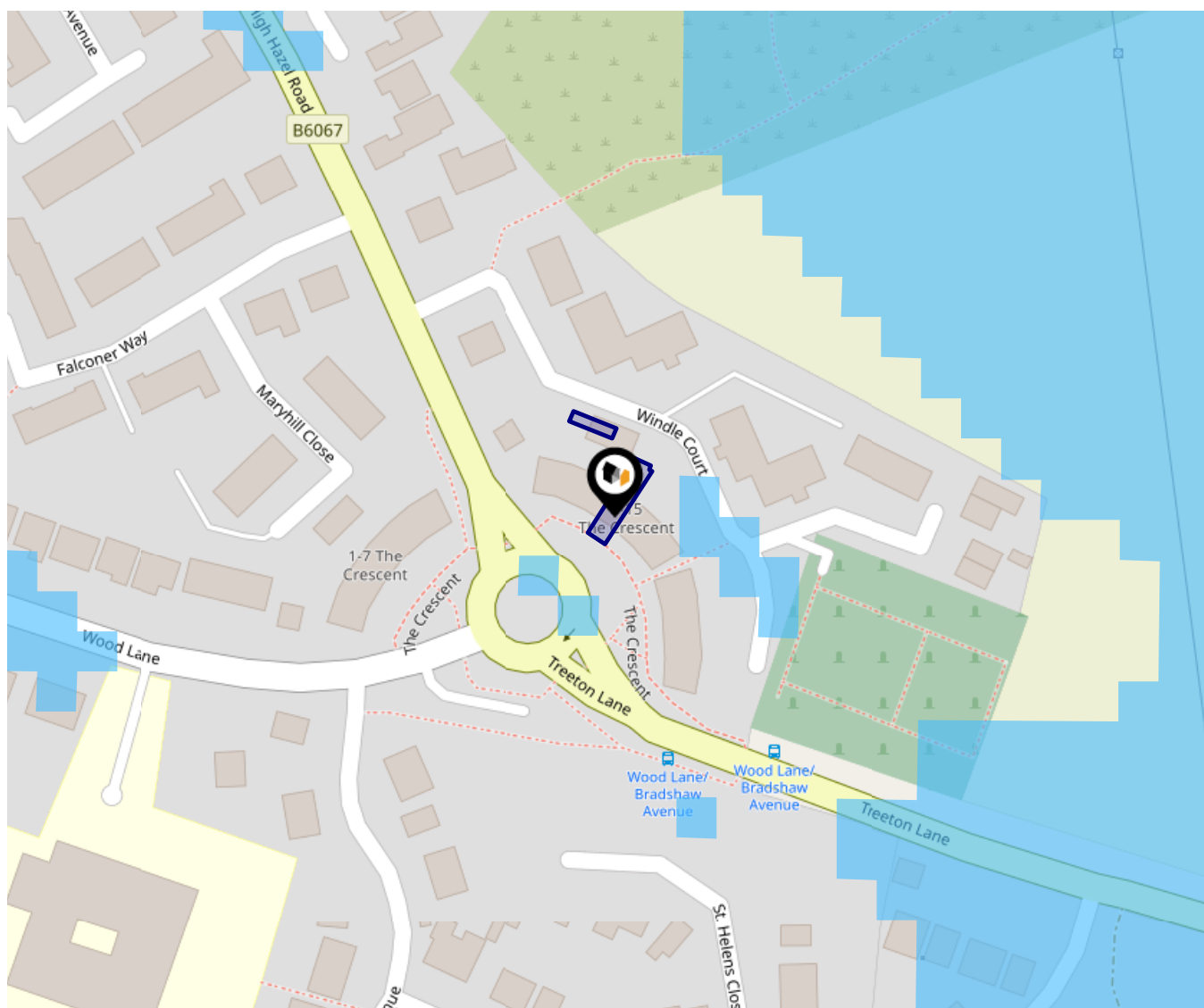


### What is Radon?

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/m<sup>3</sup>).







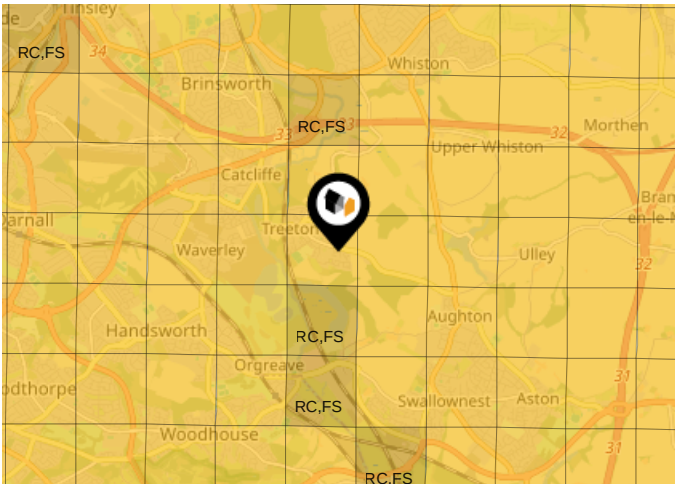
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

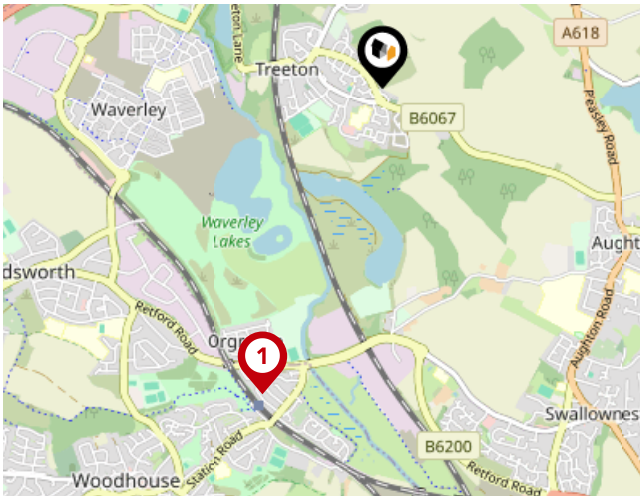
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



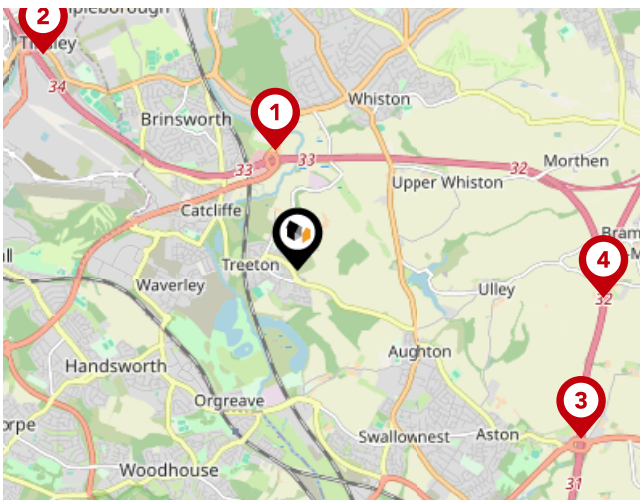
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	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



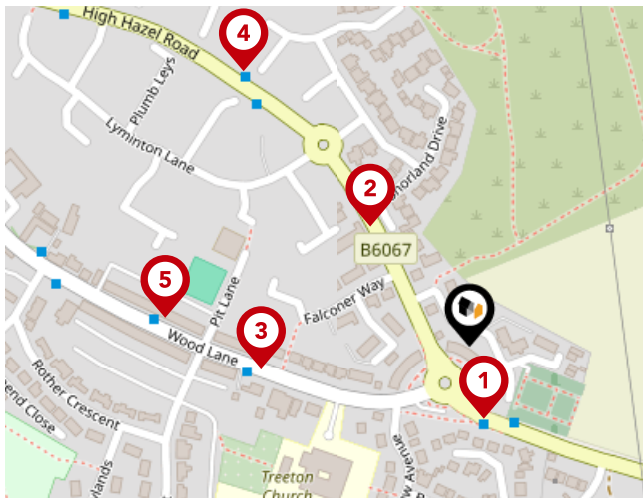
## Trunk Roads/Motorways

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



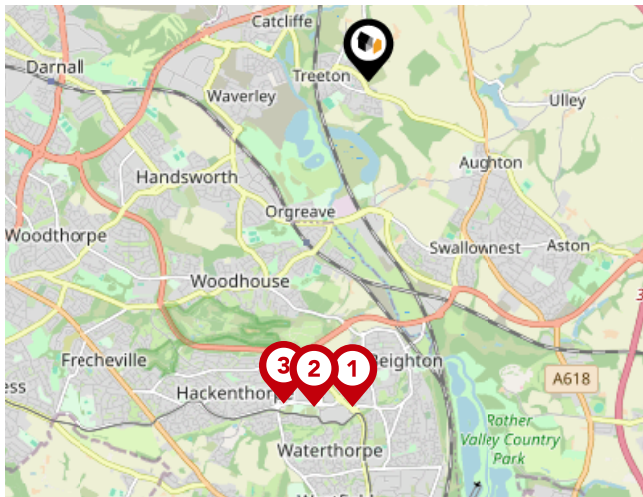
## Airports/Helipads

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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

LINDA STRINGER exp<sup>®</sup> UK

### Linda Stringer Individual Estate Agency

07920097175

[linda@lindastringer.co.uk](mailto:linda@lindastringer.co.uk)

[www.lindastringer.co.uk](http://www.lindastringer.co.uk)

