



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th April 2026



HOOBER FIELD ROAD, HOOBER, ROTHERHAM, S63

Linda Stringer Individual Estate Agency

07920097175

linda@lindastringer.co.uk

www.lindastringer.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,657 ft ² / 154 m ²		
Plot Area:	0.2 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,440		
Title Number:	SYK143582		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18
mb/s



-
mb/s

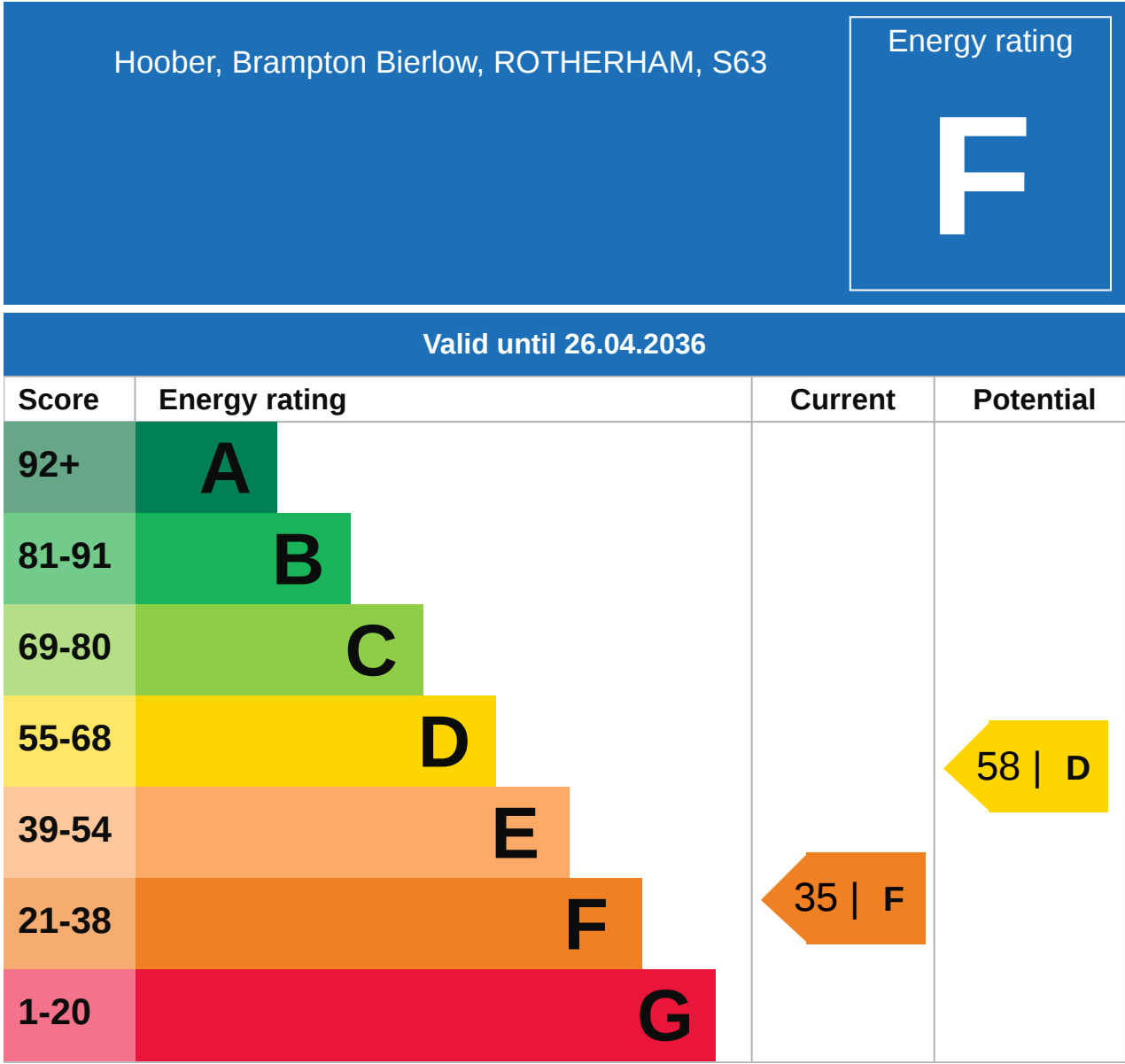


Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

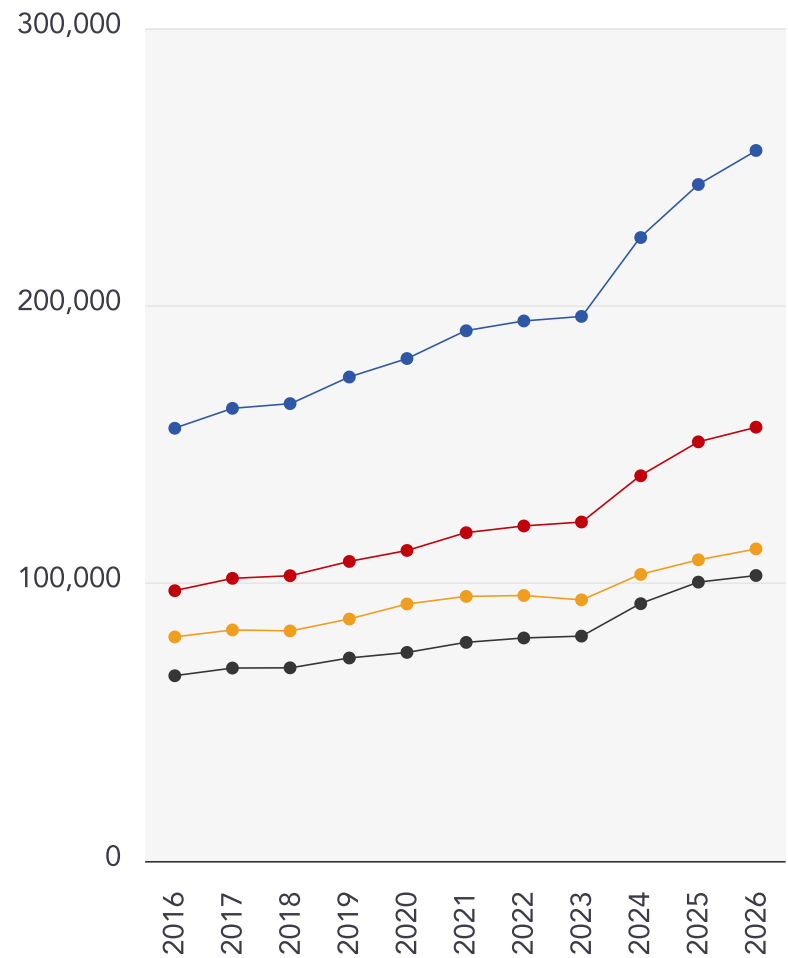
Property Type:	Detached house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, LPG
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Air Tightness:	(not tested)
Total Floor Area:	154 m ²

Market

House Price Statistics

LINDA STRINGER exp UK

10 Year History of Average House Prices by Property Type in S63



Detached

+64.19%

Semi-Detached

+60.5%

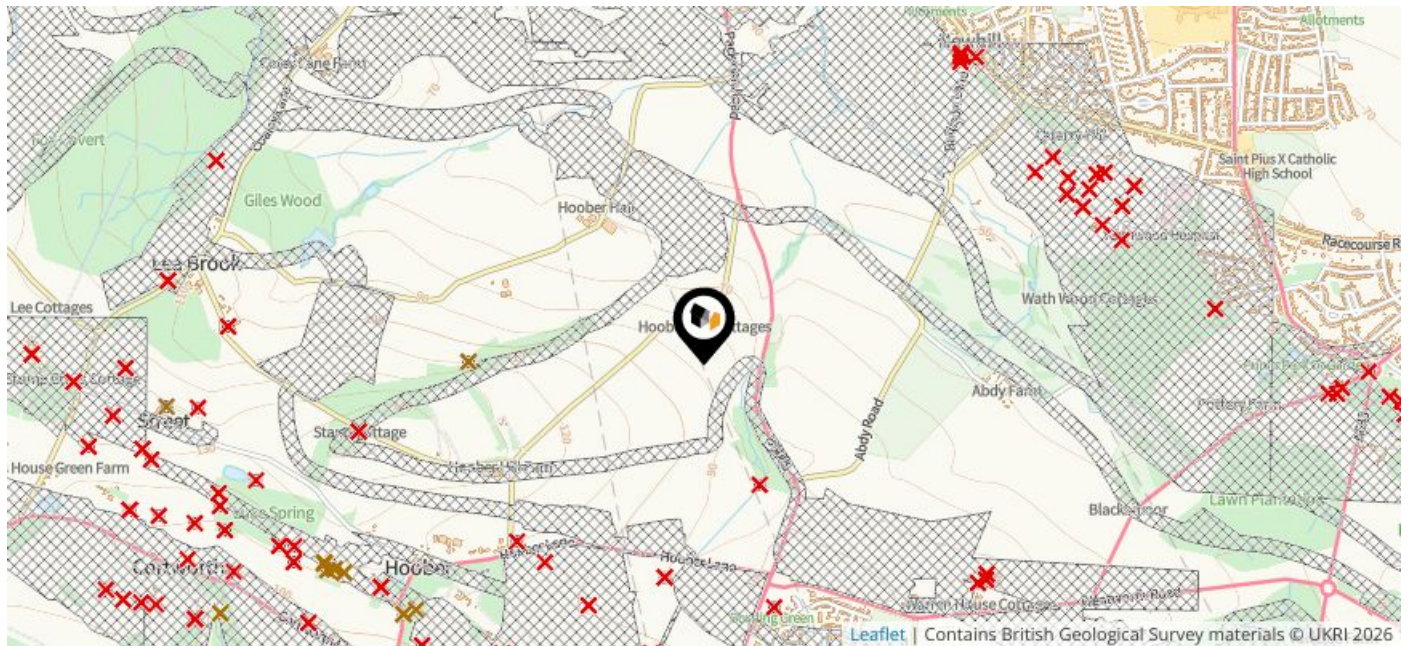
Flat

+39.3%

Terraced

+54.1%

This map displays nearby coal mine entrances and their classifications.



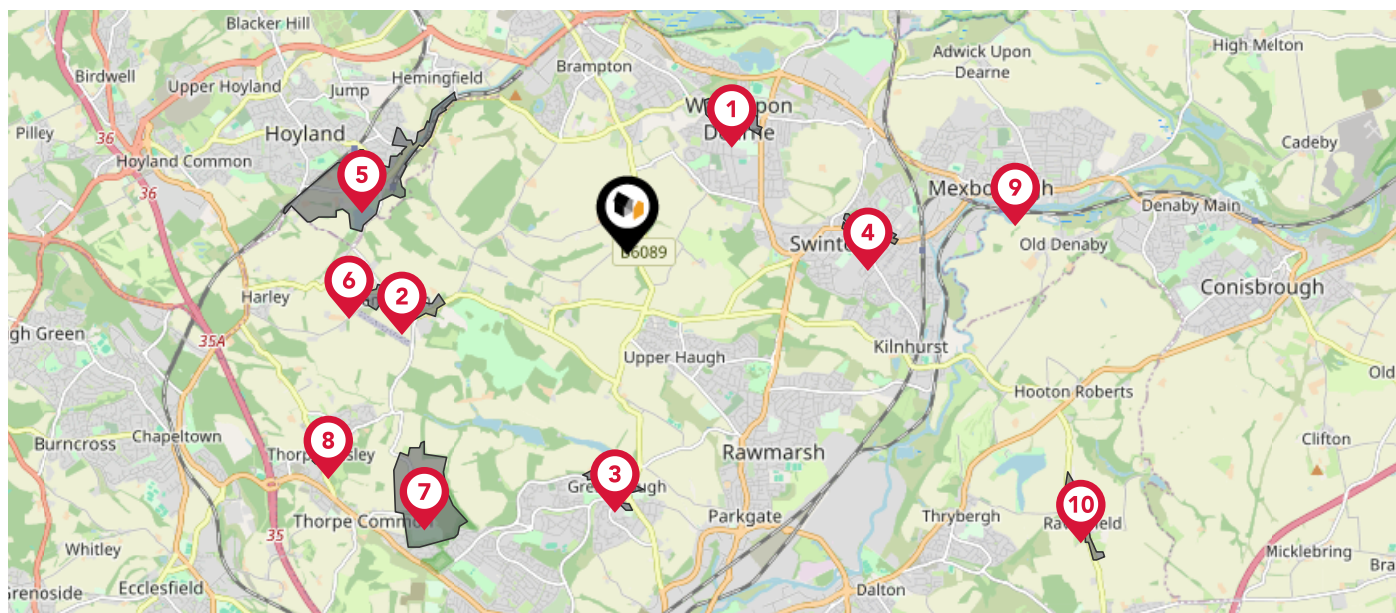
Mine Entry

- ✕ 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



Wath-upon-Deane



Wentworth



Greasbrough



Swinton



Elsecar



Barrow



Scholes



Thorpe Hesley



Mexborough



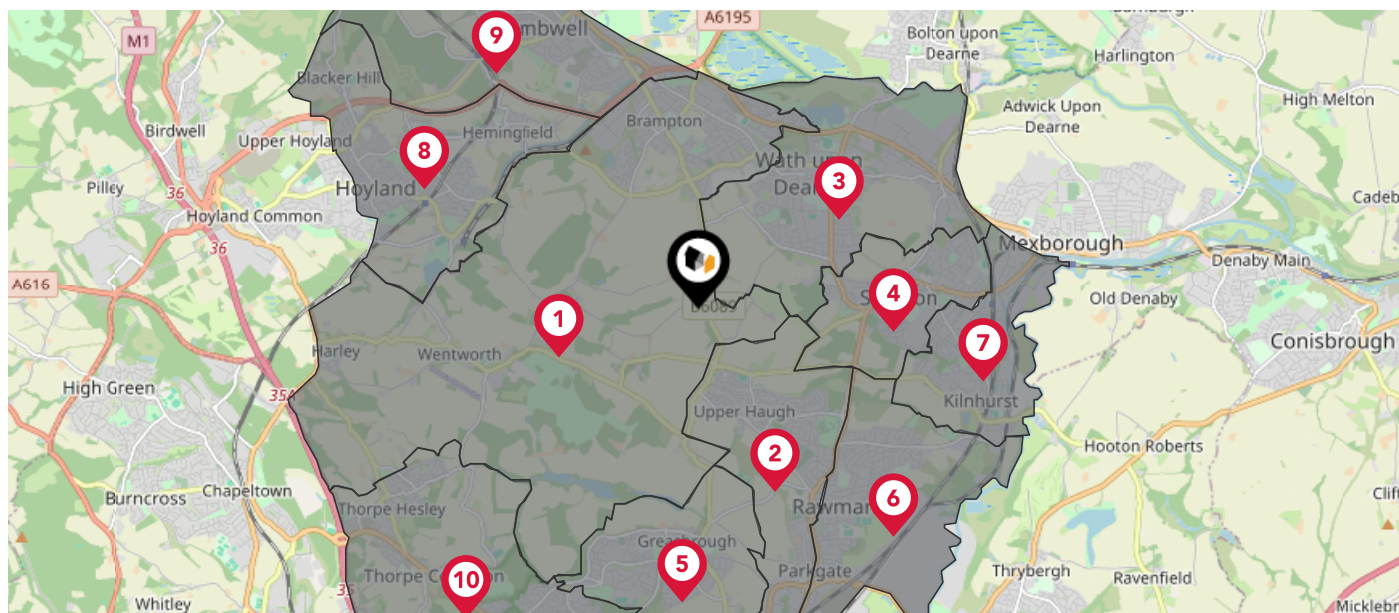
Ravenfield

Maps

Council Wards

LINDA STRINGER exp UK

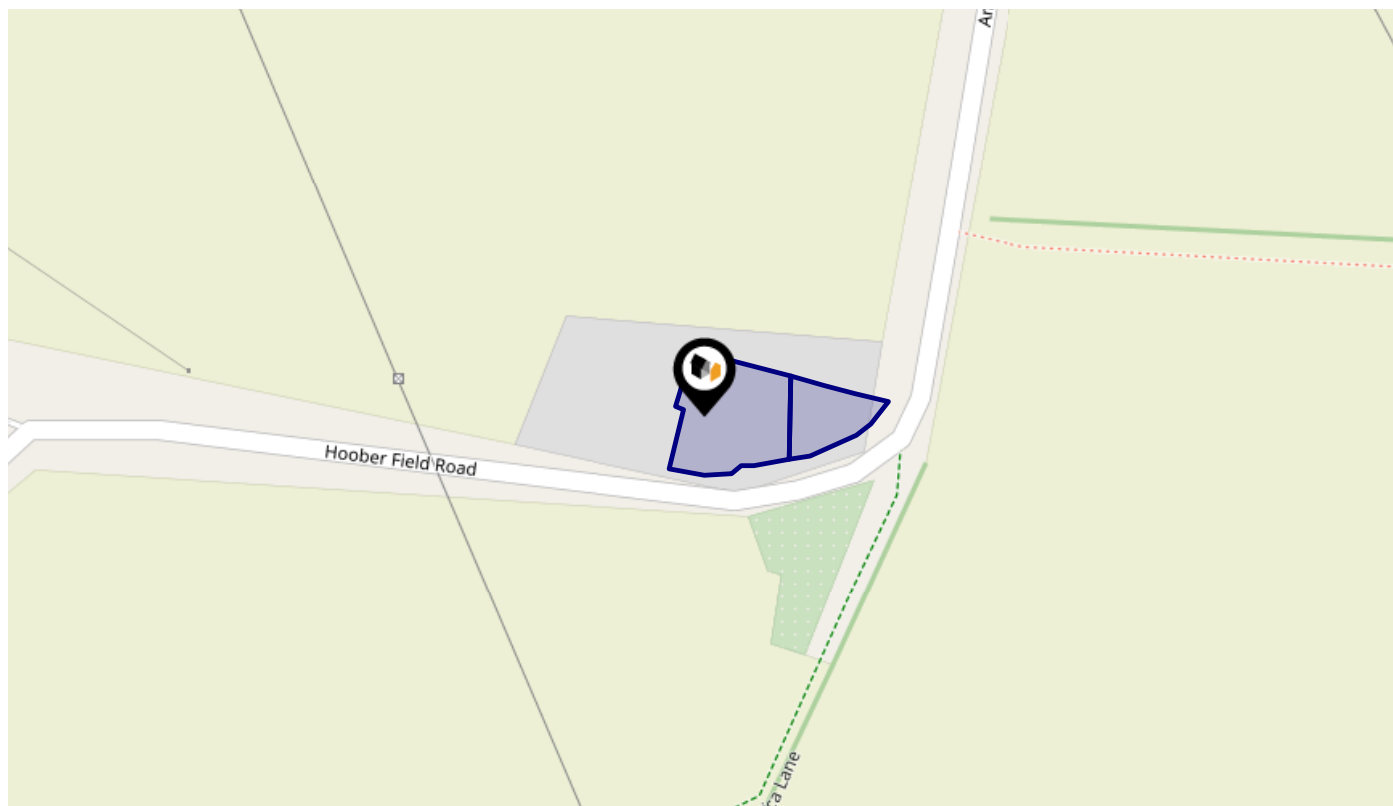
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Hoover Ward
-  Rawmarsh West Ward
-  Wath Ward
-  Swinton Rockingham Ward
-  Greasbrough Ward
-  Rawmarsh East Ward
-  Kilnhurst & Swinton East Ward
-  Hoyland Milton Ward
-  Wombwell Ward
-  Keppel 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:

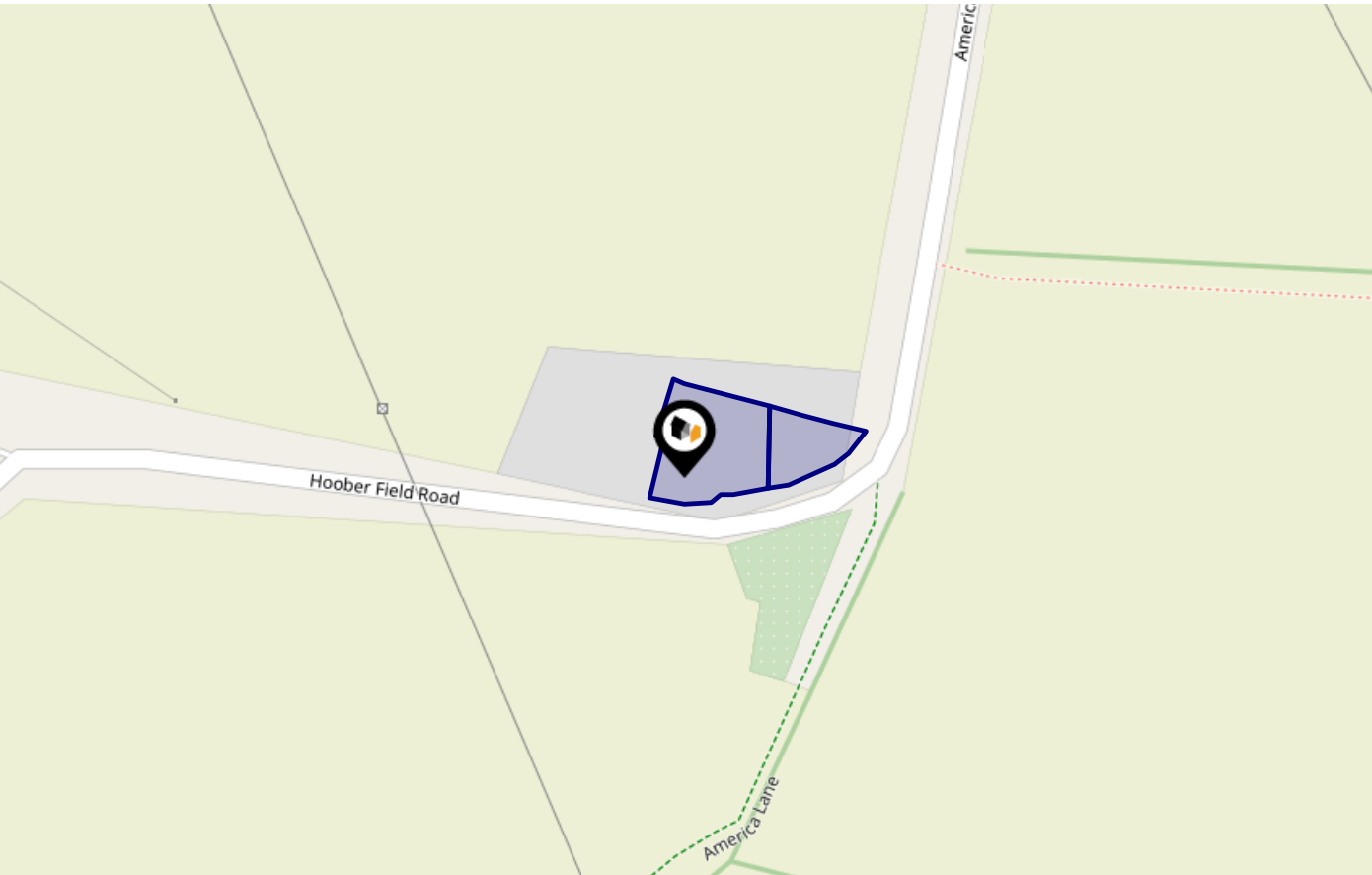
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

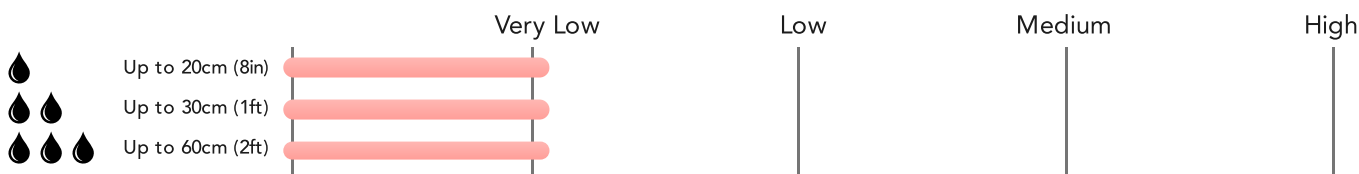


Risk Rating: Very low

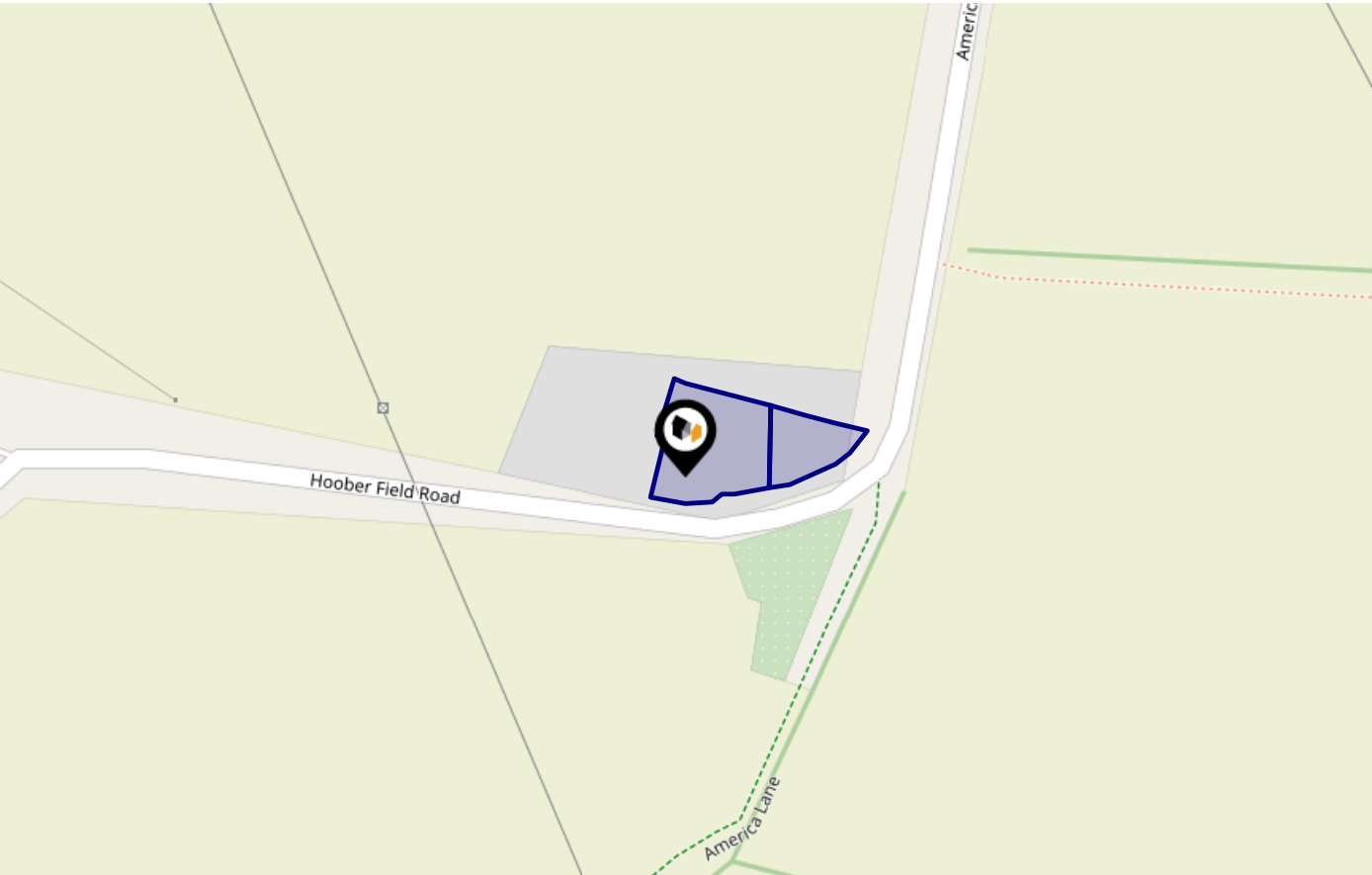
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

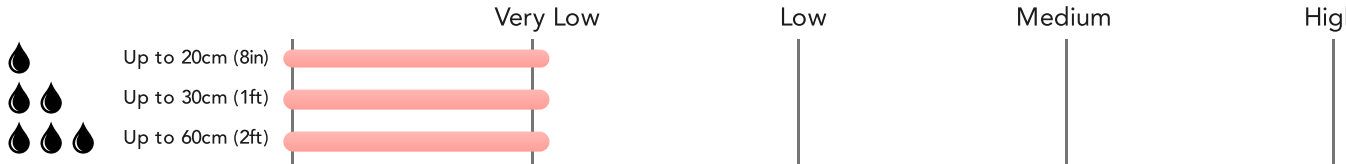


Risk Rating: Very low

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.

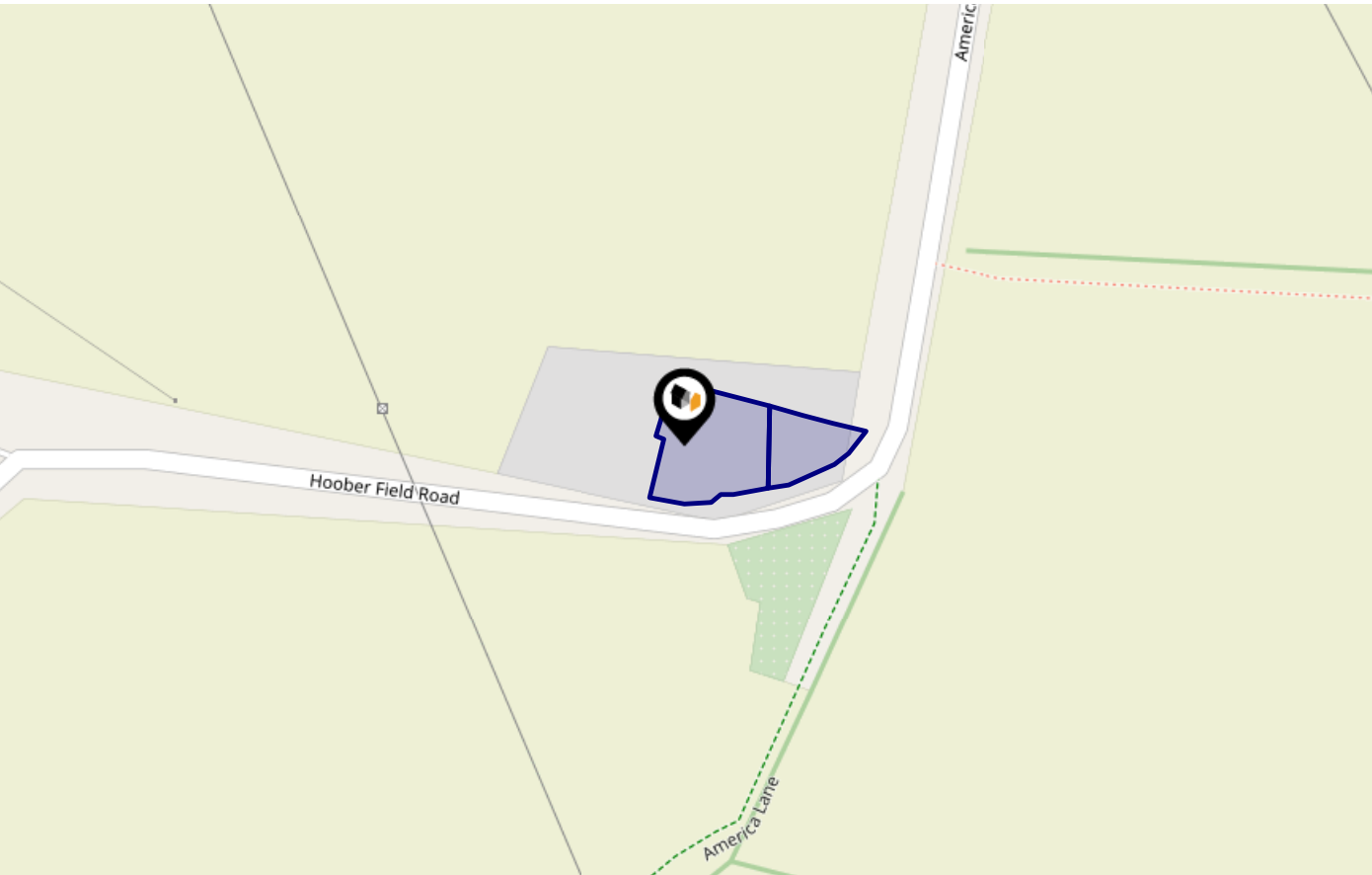
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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



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.

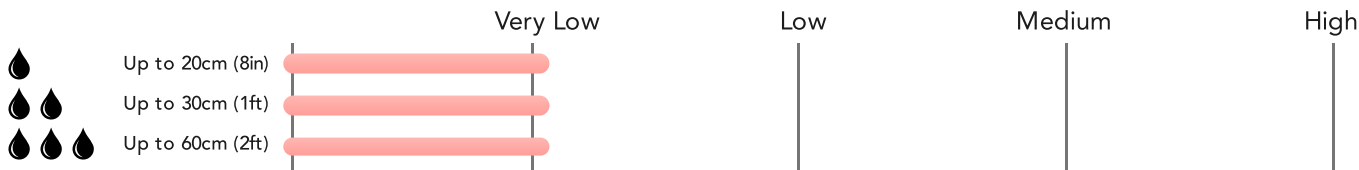


Risk Rating: Very low

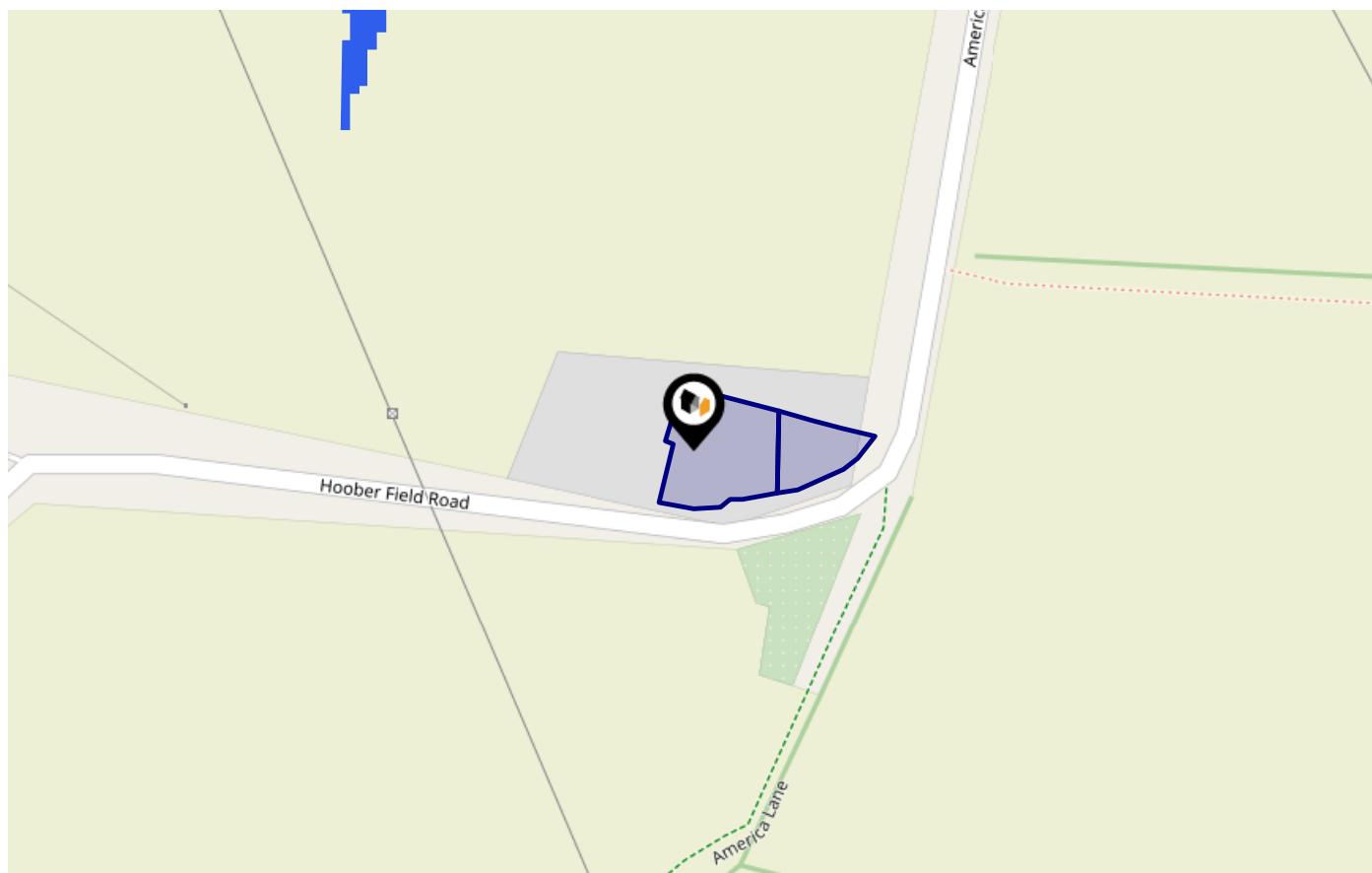
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

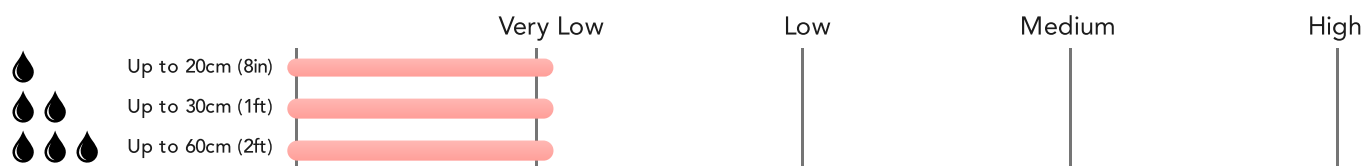


Risk Rating: Very low

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.

- **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:

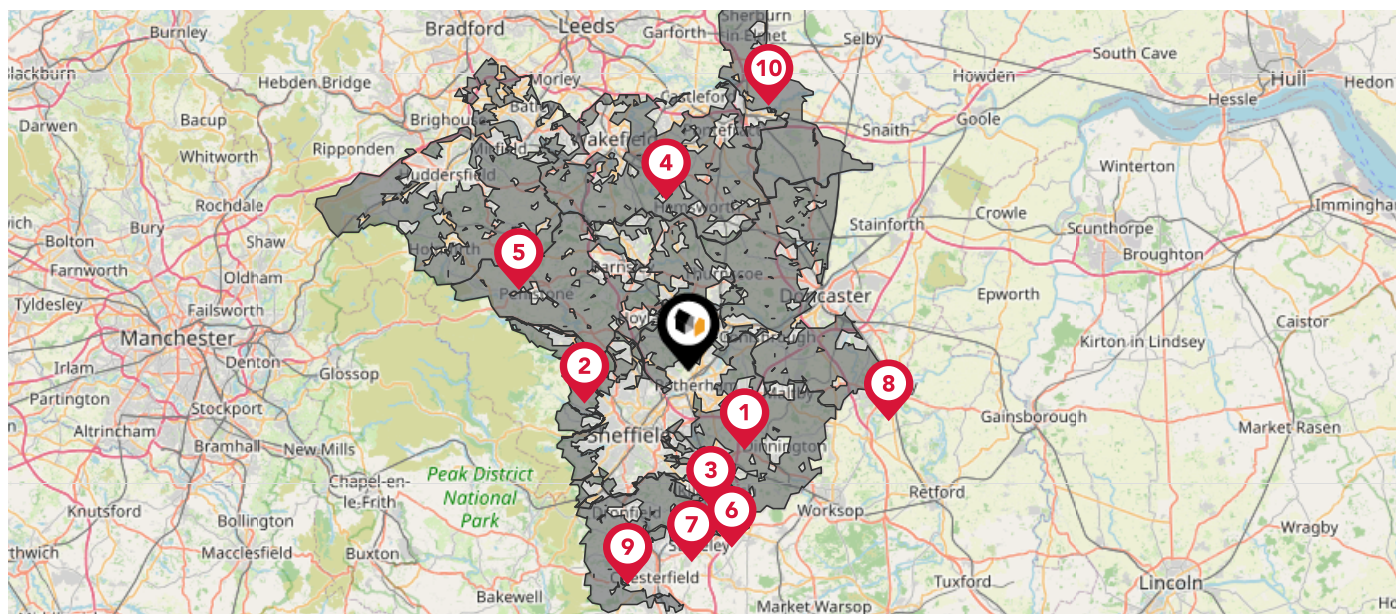


Maps

Green Belt

LINDA STRINGER exp UK

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



Nearby Green Belt Land

1

South and West Yorkshire Green Belt - Rotherham

2

South and West Yorkshire Green Belt - Barnsley

3

South and West Yorkshire Green Belt - Sheffield

4

South and West Yorkshire Green Belt - Wakefield

5

South and West Yorkshire Green Belt - Kirklees

6

South and West Yorkshire Green Belt - Bolsover

7

South and West Yorkshire Green Belt - Chesterfield

8

South and West Yorkshire Green Belt - Doncaster

9

South and West Yorkshire Green Belt - North East Derbyshire

10

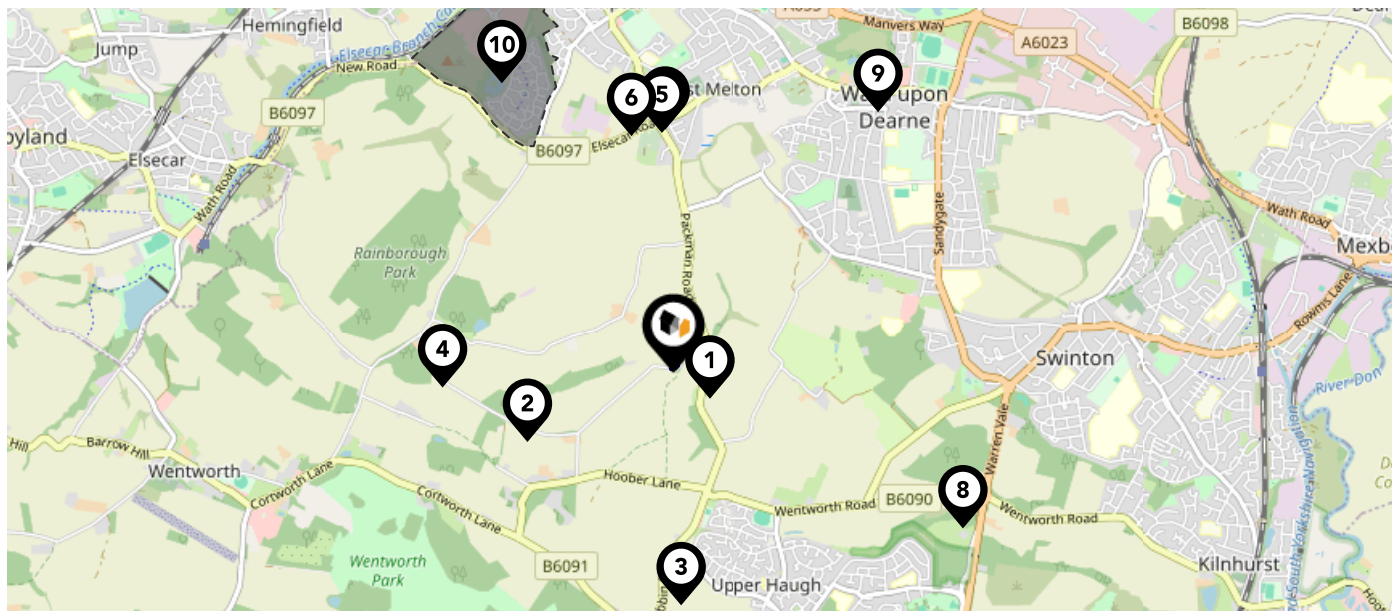
South and West Yorkshire Green Belt - Selby

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

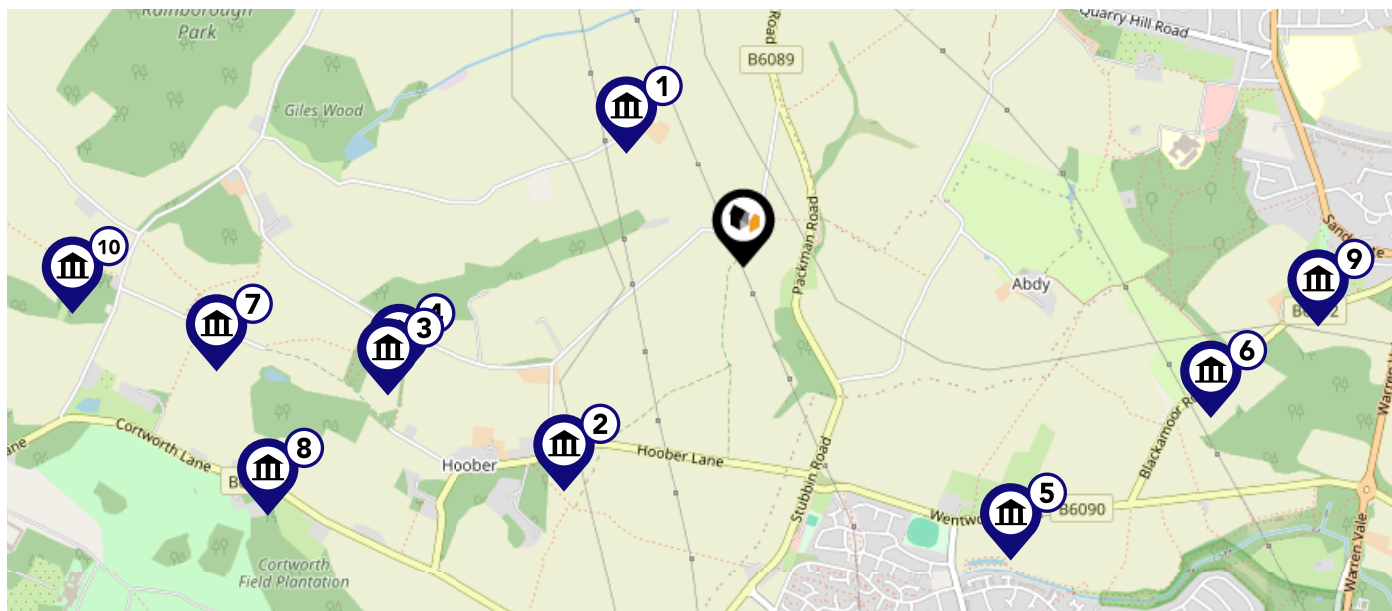
1	Brockley Bank-West Melton	Historic Landfill	
2	Hoober Quarry-Lea Brook Lane, Wentworth, Rotherham	Historic Landfill	
3	Former Railway Cutting and NCB Pond-Upper Haugh, Rawmarsh, Rotherham	Historic Landfill	
4	Lea Brook Quarry-Lea Brook, Wentworth	Historic Landfill	
5	Old West Melton Brickworks-Brick Quarry, Firth Road - Packman Road, West Melton, Brampton, Rotherham	Historic Landfill	
6	Packman Road-West Melton, Rotherham	Historic Landfill	
7	Pageth Road-Wath-upon-dearner, South Yorkshire	Historic Landfill	
8	3 Wentworth Road-Rawmarsh, Rotherham	Historic Landfill	
9	Highways Depot-Barnsley Road, Wath on Dearne	Historic Landfill	
10	V H E Construction Plc - Former Cortonwood Colliery-Cortonwood Reclamation Scheme, Knollbeck Lane, Brampton, Barnsley, South Yorkshire	Historic Landfill	

Maps

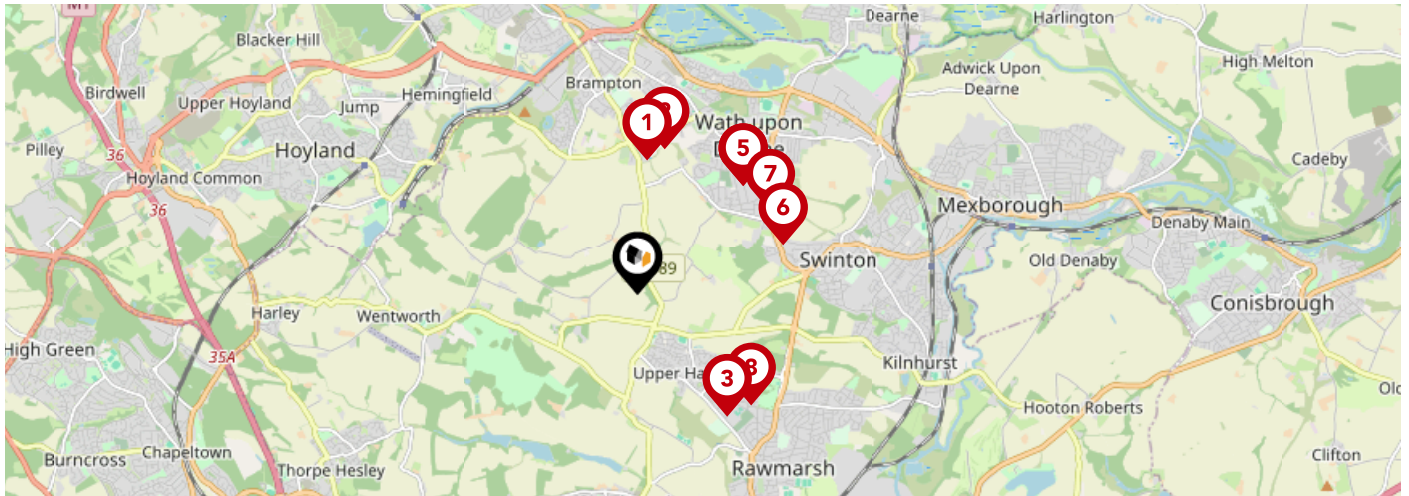
Listed Buildings

LINDA STRINGER exp UK

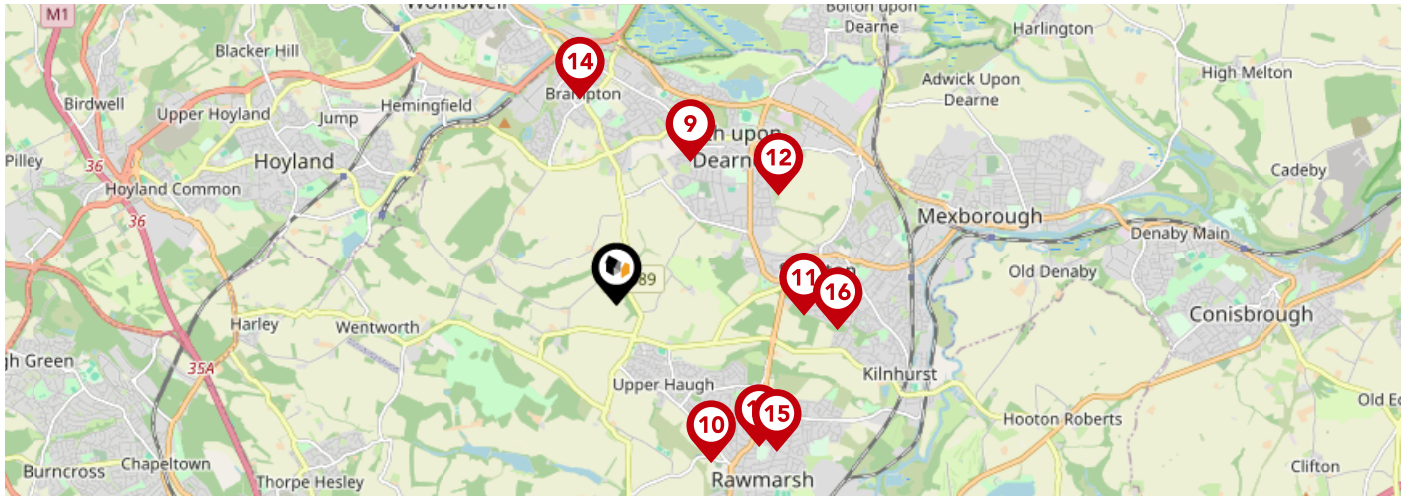
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



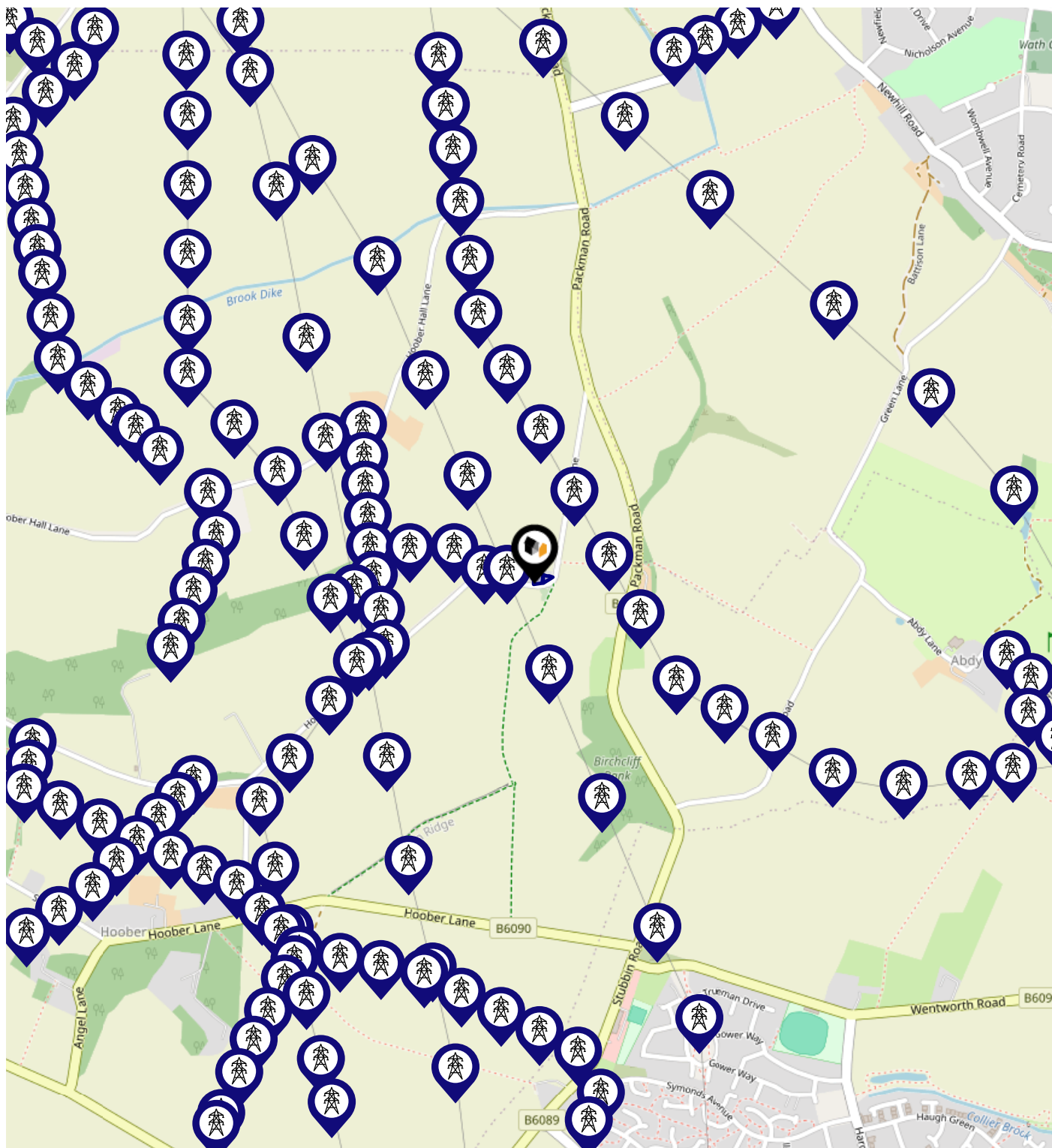
Listed Buildings in the local district		Grade	Distance
	1132811 - Hoover Hall	Grade II	0.4 miles
	1314589 - Milepost Approximately 70 Metres To East Of Junction With Hoover Field Road	Grade II	0.6 miles
	1132812 - Hoover Stand	Grade II	0.8 miles
	1314590 - Hoover Stand Cottage	Grade II	0.8 miles
	1132776 - Milepost Opposite Warren House Cottage	Grade II	0.9 miles
	1132778 - Milepost Approximately 45 Metres South West Of Junction With Abdy Lane	Grade II	1.1 miles
	1132814 - 18-22, Street Lane	Grade II	1.2 miles
	1132755 - Summerhouse At Cortworth Cottage Approximately 10 Metres To North East Of House	Grade II	1.2 miles
	1314614 - Rockingham Kiln	Grade II	1.3 miles
	1314588 - Needles Eye	Grade II	1.5 miles



		Nursery	Primary	Secondary	College	Private
1	Brampton Ellis CofE Primary School Ofsted Rating: Outstanding Pupils: 473 Distance:1.19	☐	☒	☐	☐	☐
2	Highfield Farm Primary School Ofsted Rating: Requires improvement Pupils: 82 Distance:1.31	☐	☒	☐	☐	☐
3	Monkwood Primary School Ofsted Rating: Good Pupils: 455 Distance:1.33	☐	☒	☐	☐	☐
4	Wath Central Primary School Ofsted Rating: Good Pupils: 404 Distance:1.34	☐	☒	☐	☐	☐
5	Our Lady and St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.34	☐	☒	☐	☐	☐
6	Saint Pius X Catholic High School A Specialist School in Humanities Ofsted Rating: Requires improvement Pupils: 693 Distance:1.36	☐	☐	☒	☐	☐
7	Wath Academy Ofsted Rating: Good Pupils: 1993 Distance:1.39	☐	☐	☒	☐	☐
8	Rawmarsh Thorogate Junior and Infant School Ofsted Rating: Good Pupils: 208 Distance:1.4	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Wath Church of England Primary School Ofsted Rating: Good Pupils: 429 Distance: 1.43	☐	☒	☐	☐	☐
	Rawmarsh Community School Ofsted Rating: Good Pupils: 1094 Distance: 1.62	☐	☐	☒	☐	☐
	Swinton Fitzwilliam Primary School Ofsted Rating: Good Pupils: 325 Distance: 1.65	☐	☒	☐	☐	☐
	Wath Victoria Primary School Ofsted Rating: Good Pupils: 307 Distance: 1.73	☐	☒	☐	☐	☐
	Rawmarsh Rosehill Junior School Ofsted Rating: Good Pupils: 227 Distance: 1.77	☐	☒	☐	☐	☐
	Brampton Cortonwood Infant School Ofsted Rating: Good Pupils: 151 Distance: 1.86	☐	☒	☐	☐	☐
	Rawmarsh Ryecroft Infant School Ofsted Rating: Good Pupils: 130 Distance: 1.91	☐	☒	☐	☐	☐
	Swinton Academy Ofsted Rating: Good Pupils: 995 Distance: 1.96	☐	☐	☒	☐	☐

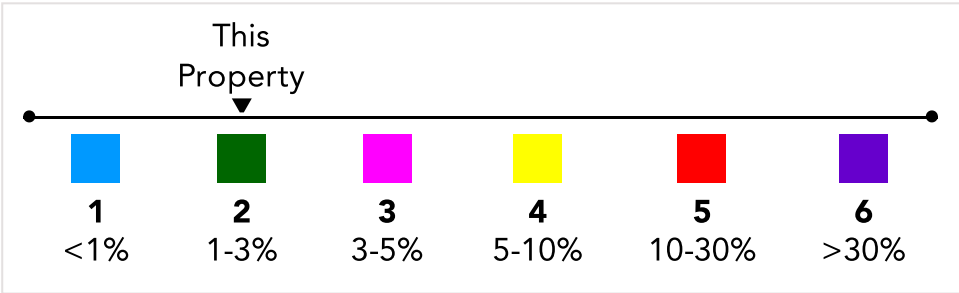
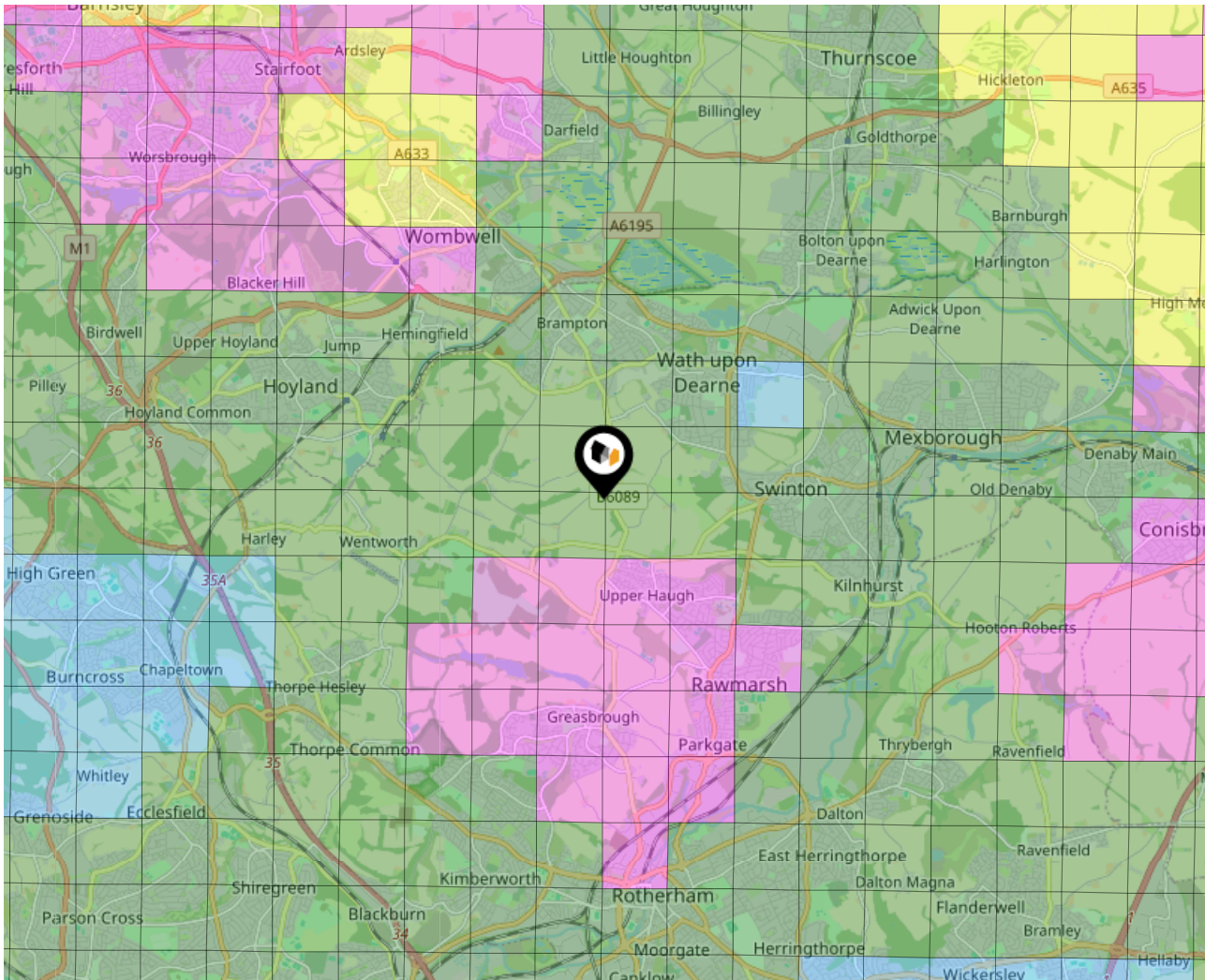


Key:

-  Power Pylons
-  Communication Masts

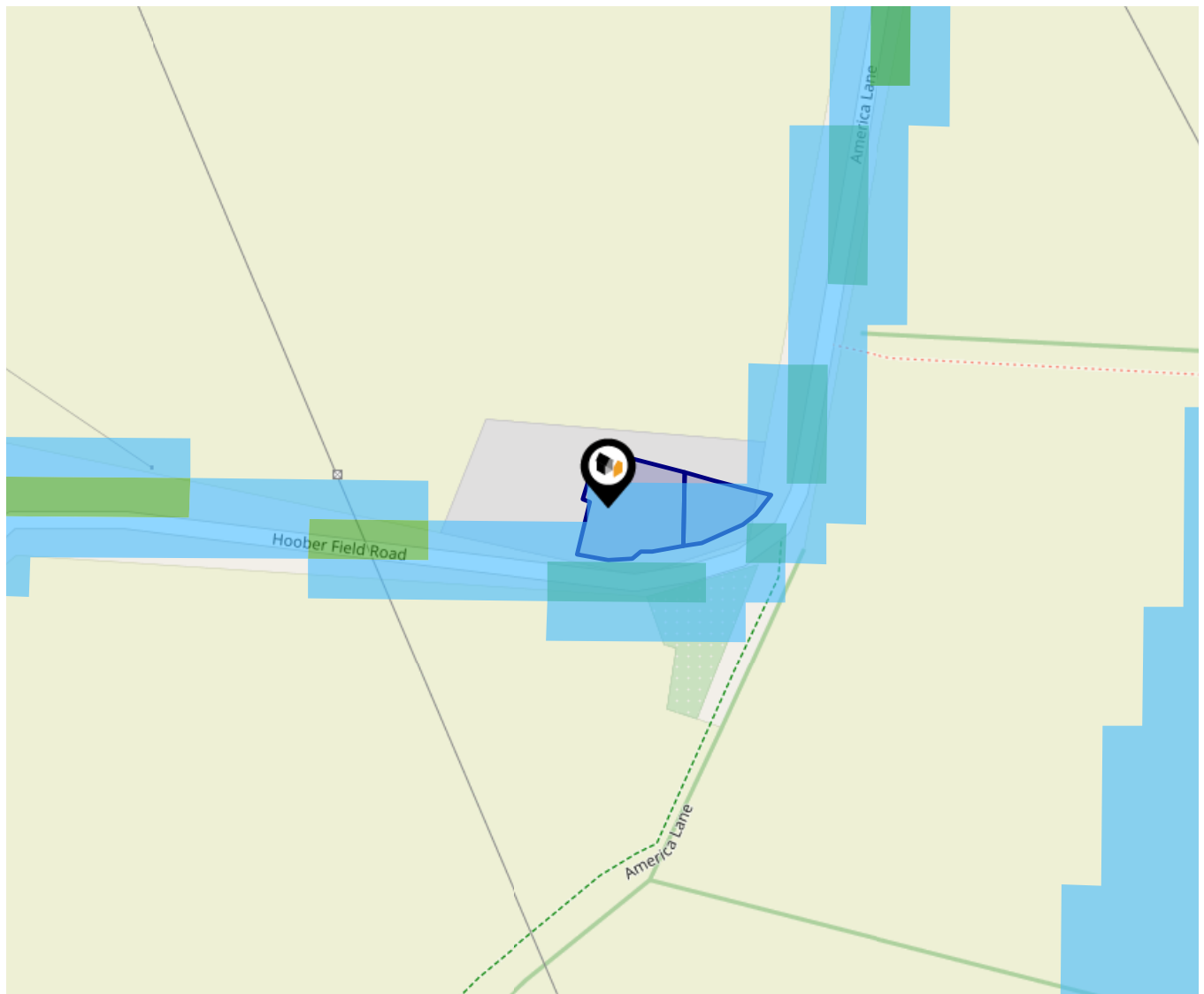
What is Radon?

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

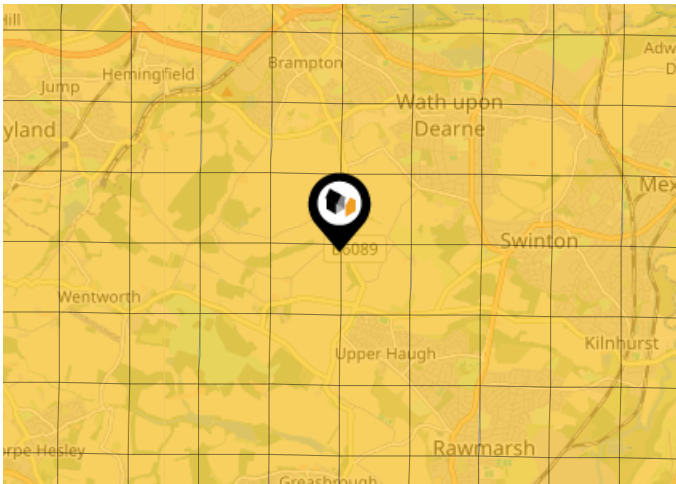


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC -		LOAM
	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



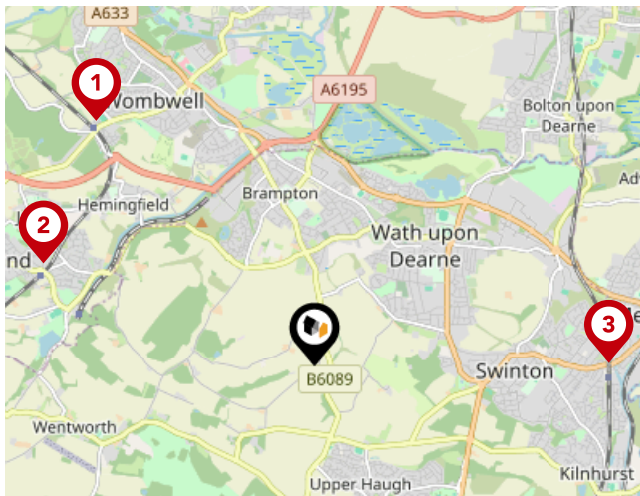
Primary Classifications (Most Common Clay Types)

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

Area

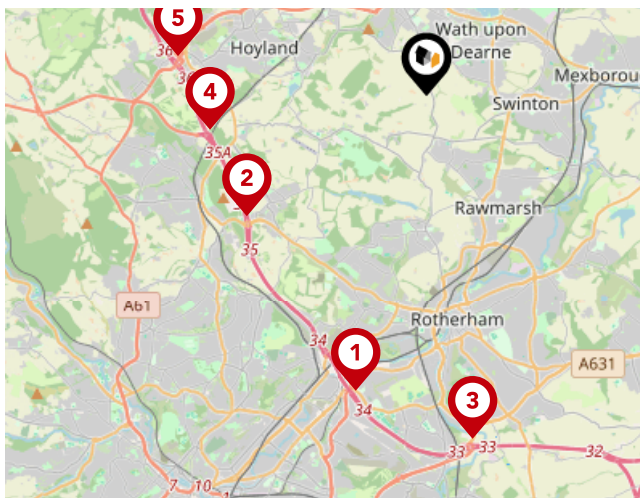
Transport (National)

LINDA STRINGER exp UK



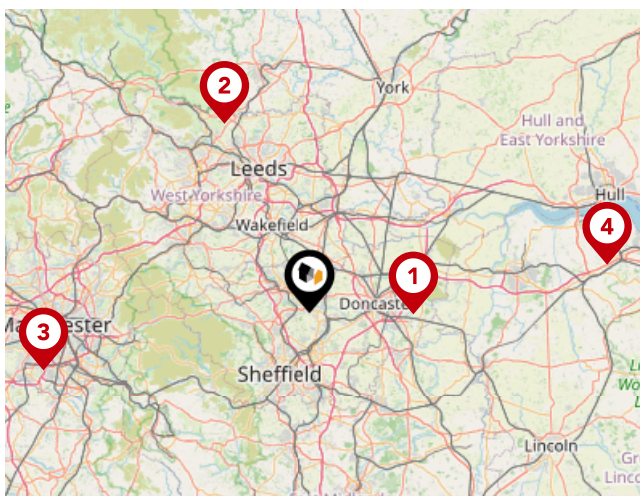
National Rail Stations

Pin	Name	Distance
1	Wombwell Rail Station	2.9 miles
2	Elsecar Rail Station	2.56 miles
3	Swinton (South Yorks) Rail Station	2.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J34	5.34 miles
2	M1 J35	3.79 miles
3	M1 J33	6.1 miles
4	M1 J35A	3.85 miles
5	M1 J36	4.44 miles



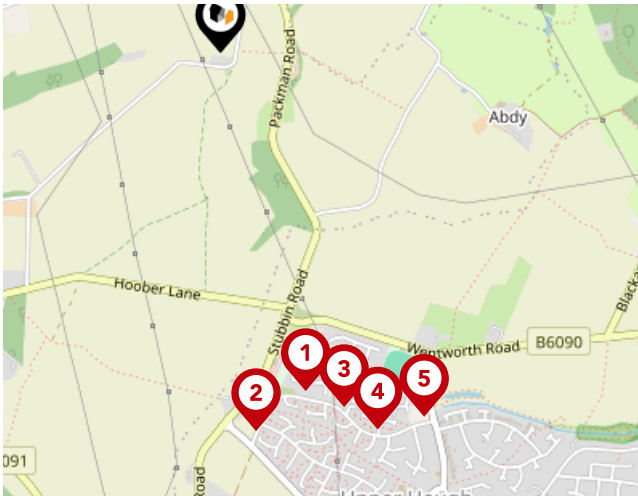
Airports/Helipads

Pin	Name	Distance
1	Finningley	14.74 miles
2	Leeds Bradford Airport	29.04 miles
3	Manchester Airport	38.41 miles
4	Humberside Airport	42.48 miles

Area

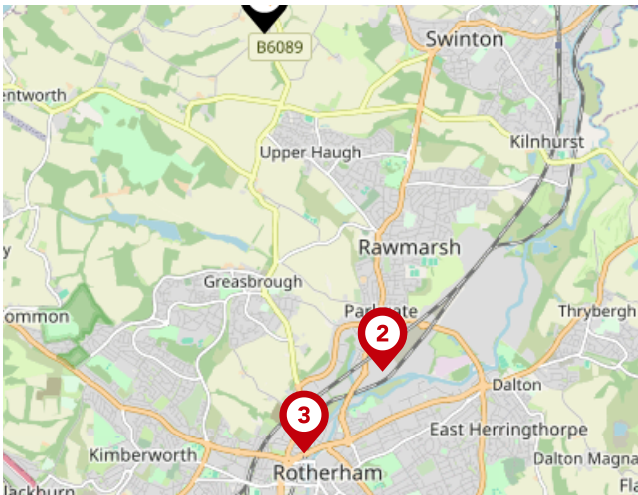
Transport (Local)

LINDA STRINGER exp UK



Bus Stops/Stations

Pin	Name	Distance
1	Symonds Avenue/Roden Way	0.77 miles
2	Symonds Avenue/Haugh Road	0.84 miles
3	Symonds Avenue/Boardman Avenue	0.83 miles
4	Symonds Avenue/Hollis Close	0.9 miles
5	Symonds Avenue/Harding Avenue	0.92 miles



Local Connections

Pin	Name	Distance
1	Parkgate Platform to Sheffield	3.15 miles
2	Parkgate	3.15 miles
3	Rotherham Platform Both Directions	3.72 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.



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[®] UK

Linda Stringer Individual Estate Agency

07920097175

linda@lindastringer.co.uk

www.lindastringer.co.uk

