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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 28th December 2025



**ABBAY LANE, SLADE HOOTON, LAUGHTON, SHEFFIELD,
S25**

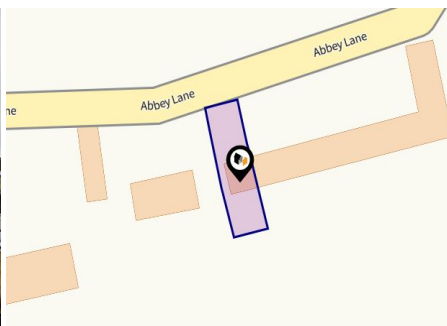
Linda Stringer Individual Estate Agency

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,776
Title Number:	SYK158283

Tenure: Freehold

Local Area

Local Authority:	Rotherham
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very low</p> <p>Very low</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

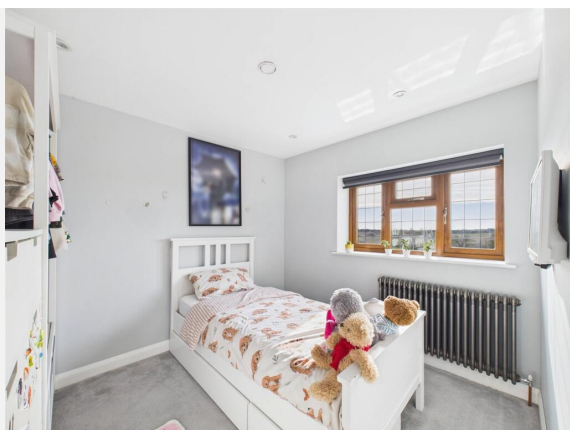
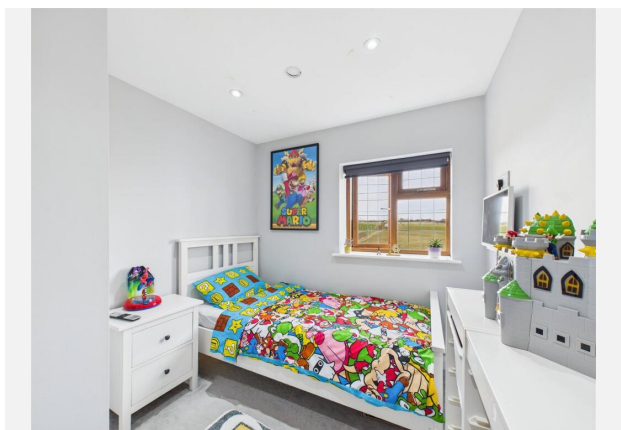
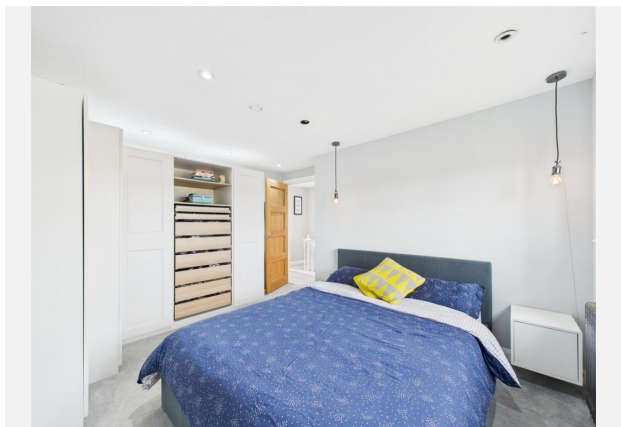
3 mb/s	80 mb/s	- mb/s

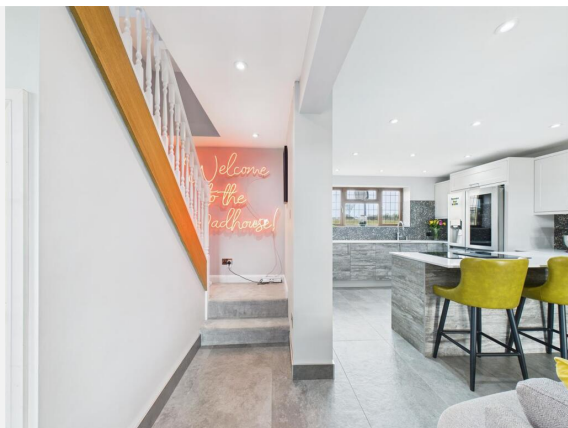
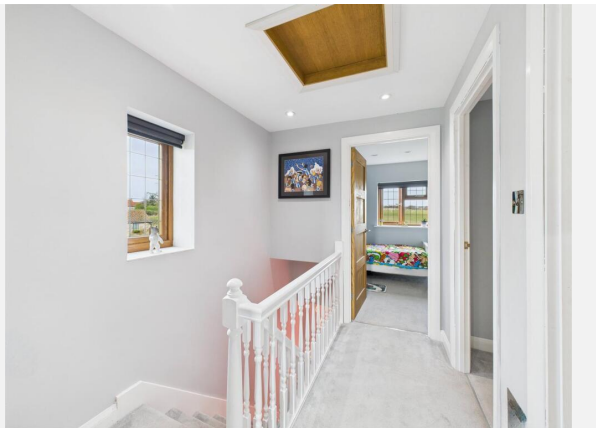
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









ABBEY LANE, SLADE HOOTON, LAUGHTON, SHEFFIELD,
S25



Property

EPC - Certificate

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Slade Hooton, Laughton, S25

Energy rating

D

Valid until 19.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

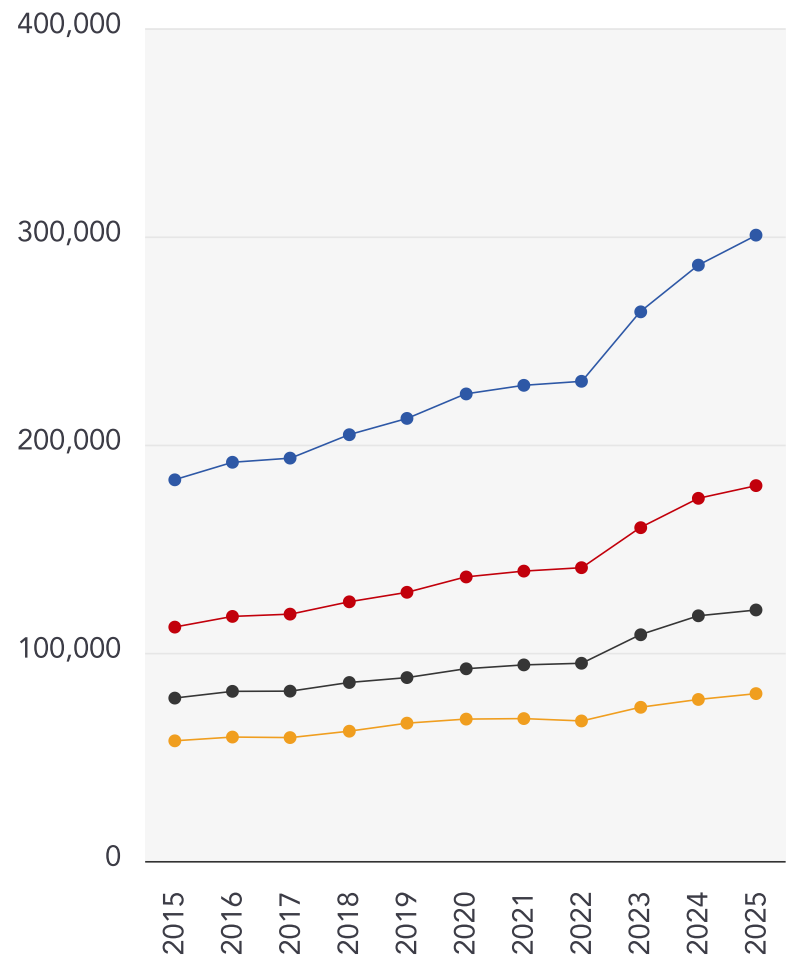
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and underfloor heating, electric, Boiler and radiators, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in S25



Detached

+64.19%

Semi-Detached

+60.5%

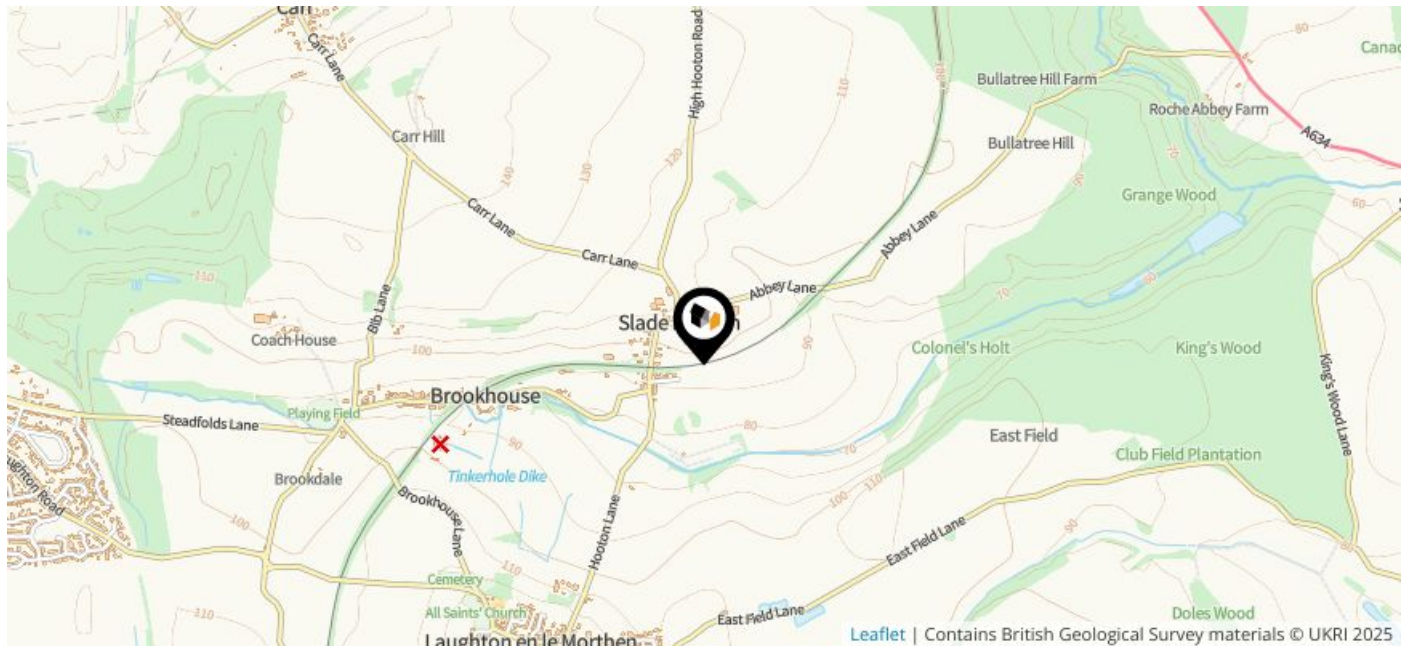
Terraced

+54.1%

Flat

+39.3%

This map displays nearby coal mine entrances and their classifications.



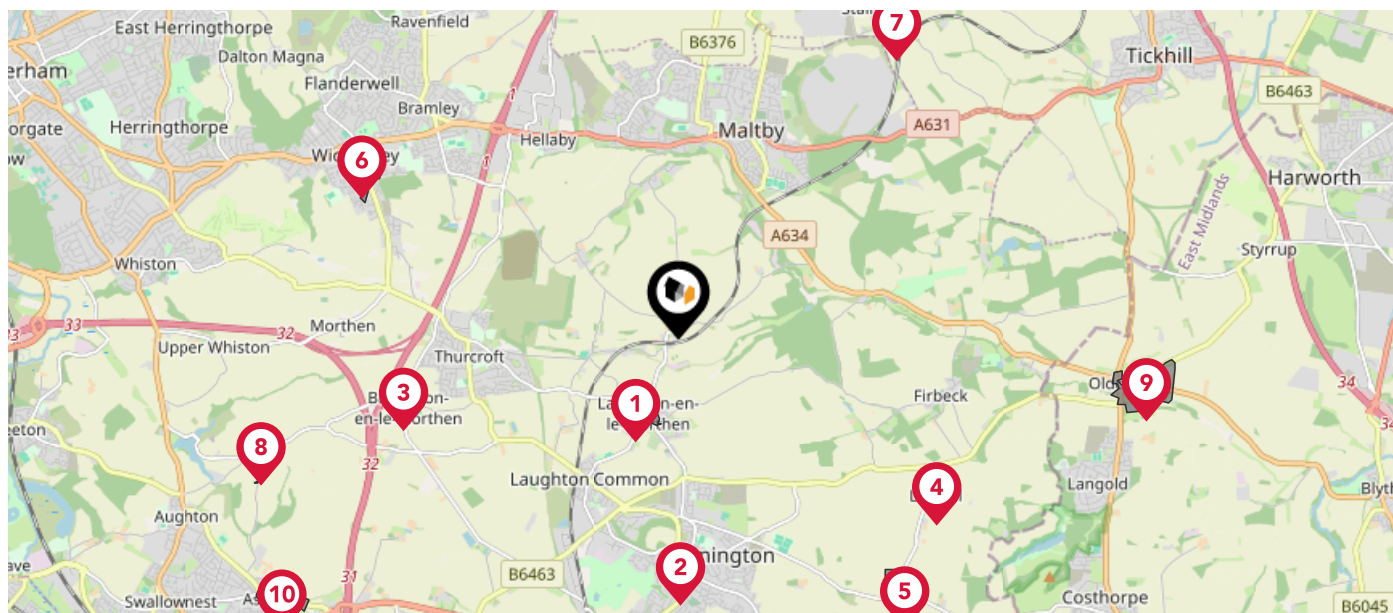
Mine Entry

- ✕ 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



Laughton-en-le-Morthen



Dinnington



Brampton-en-le-Morthen



Letwell



Gildingwells



Wickersley



Stainton



Ulley

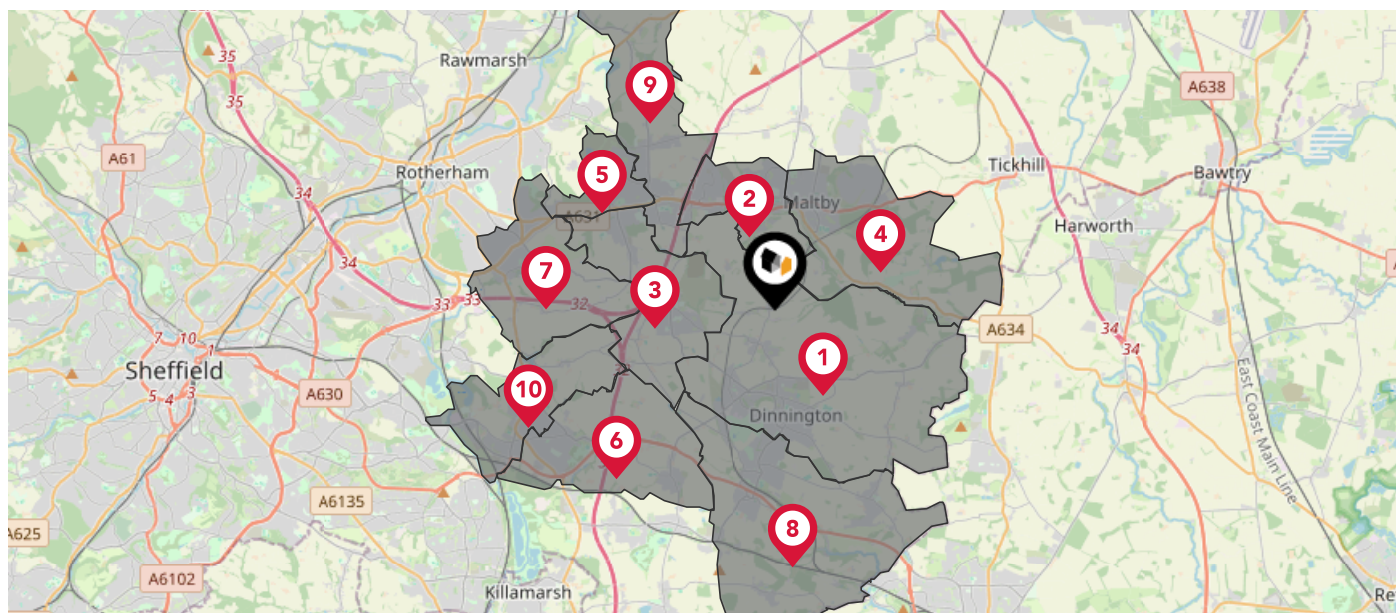


Oldcotes



Aston

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



Dinnington Ward



Hellaby & Maltby West Ward



Thurcroft & Wickersley South Ward



Maltby East Ward



Wickersley North Ward



Aston & Todwick Ward



Sitwell Ward



Anston & Woodsetts Ward

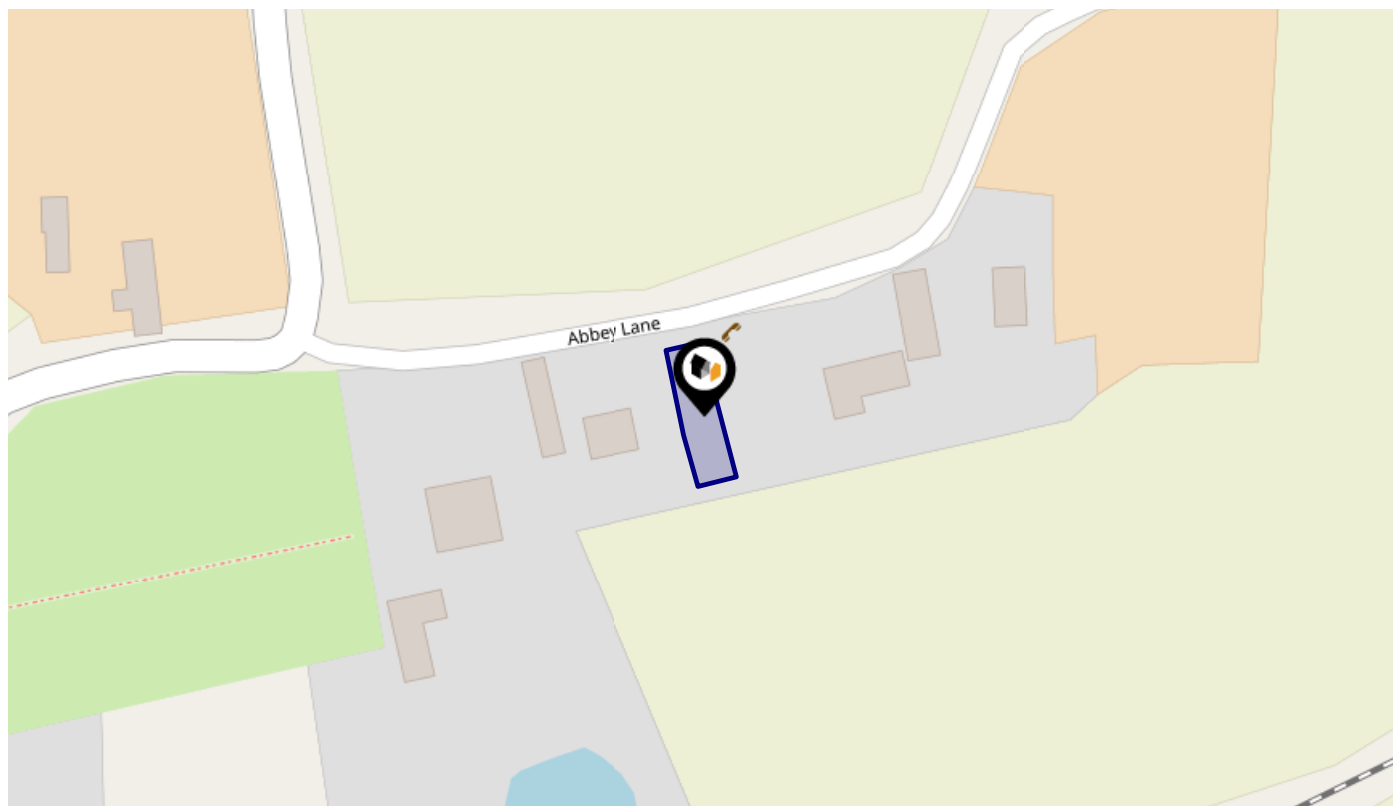


Bramley & Ravenfield Ward



Aughton & Swallownest Ward

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








Rail Noise Data

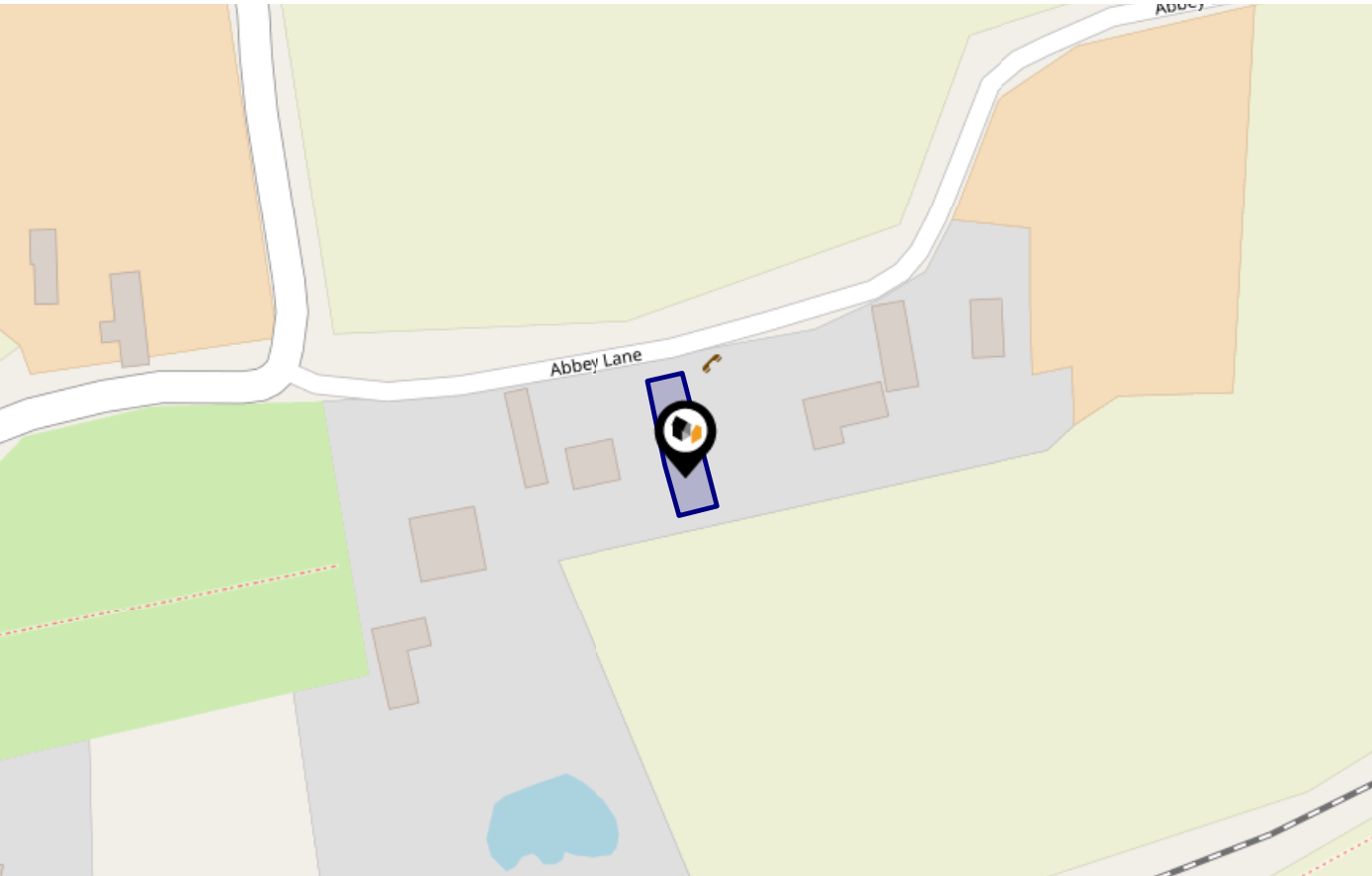
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

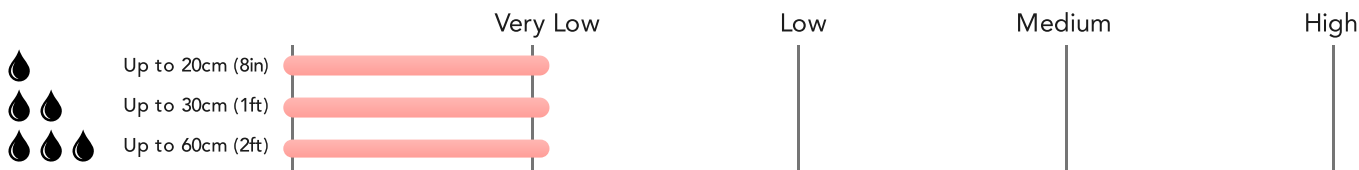


Risk Rating: Very low

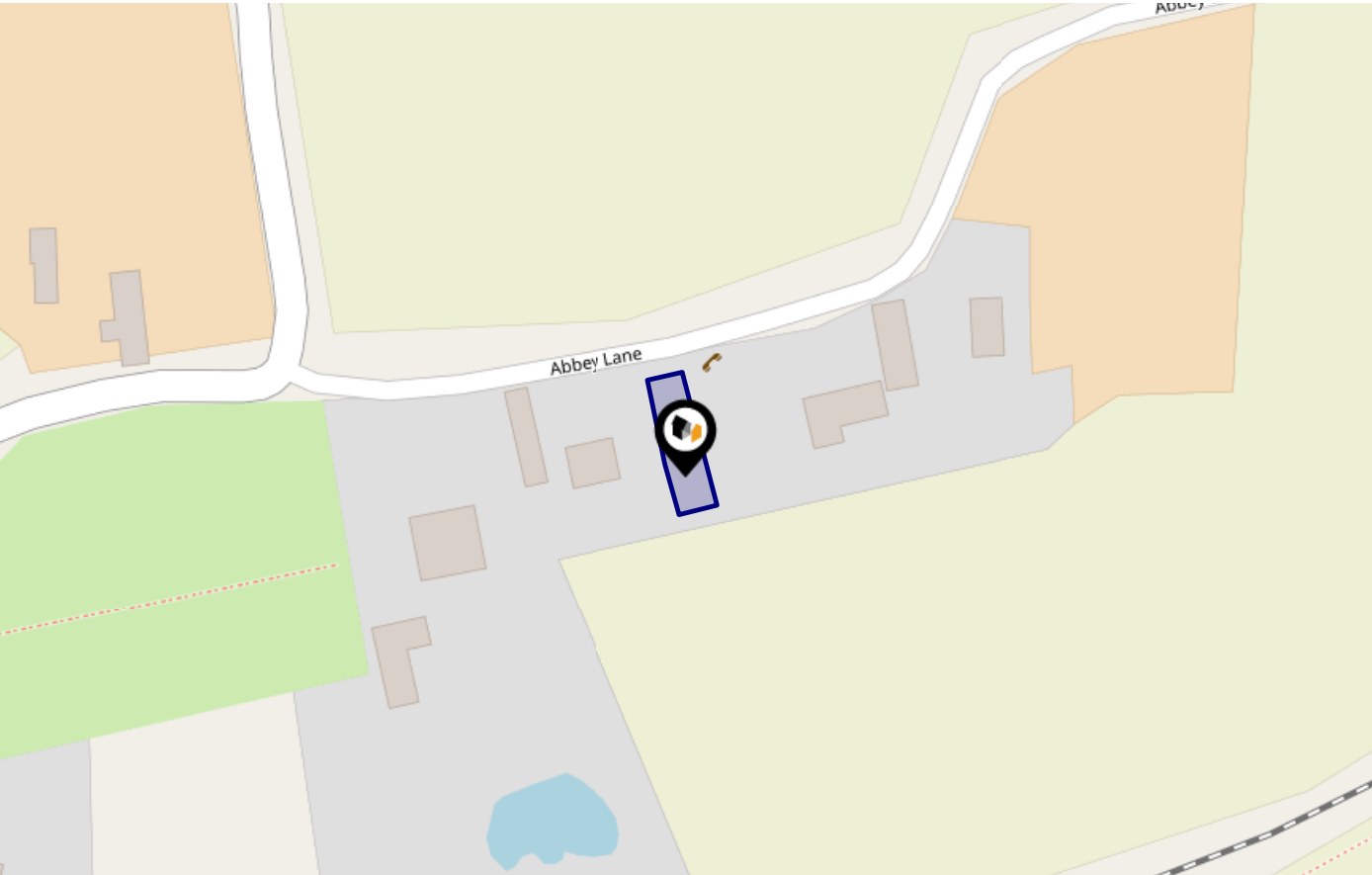
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

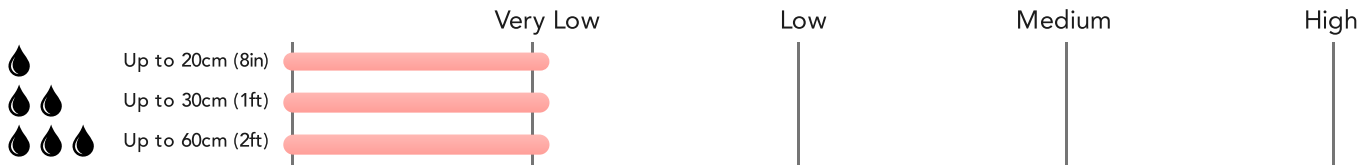


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Chance of flooding to the following depths at this property:

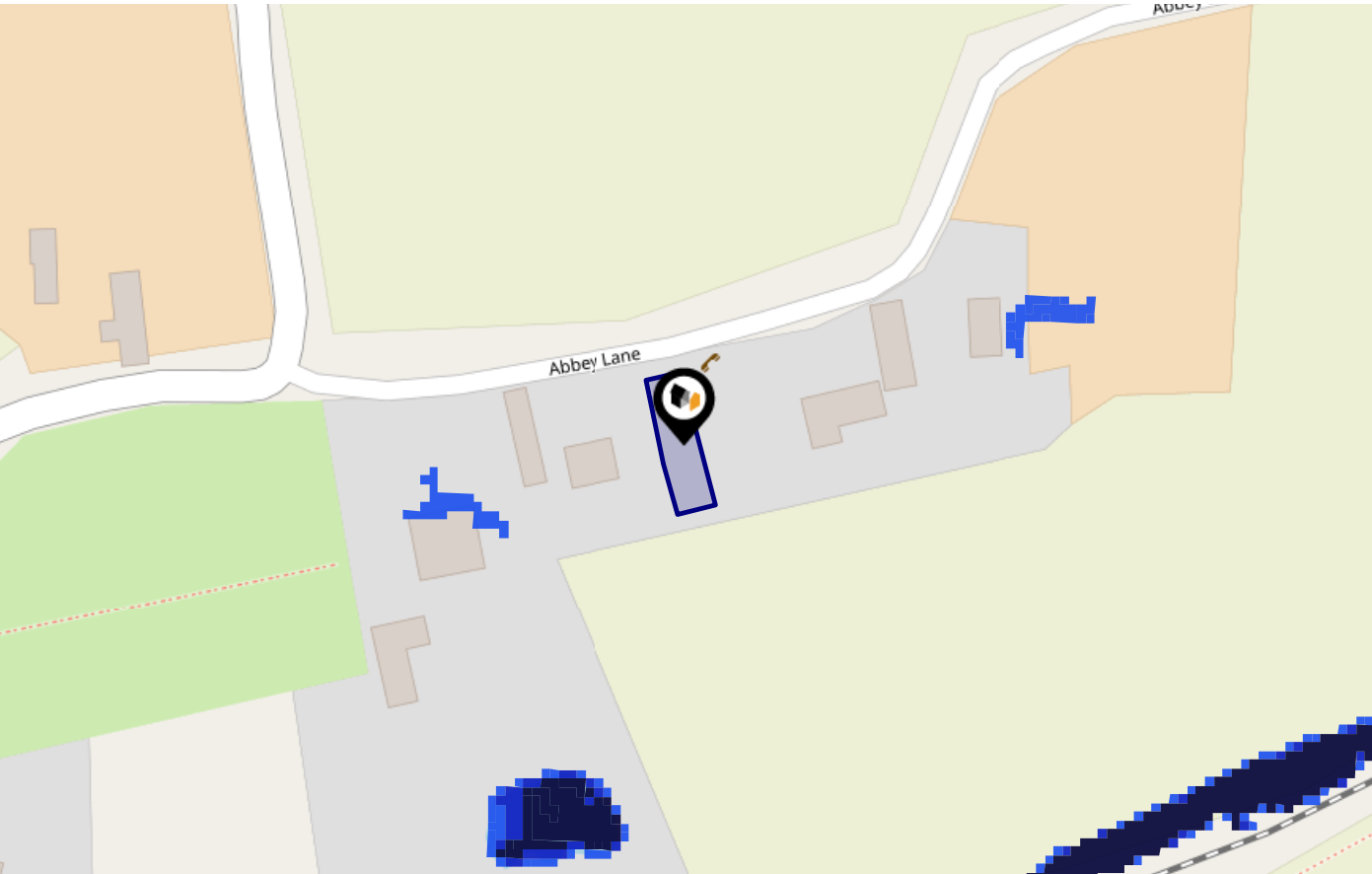


Flood Risk

Surface Water - Flood Risk

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

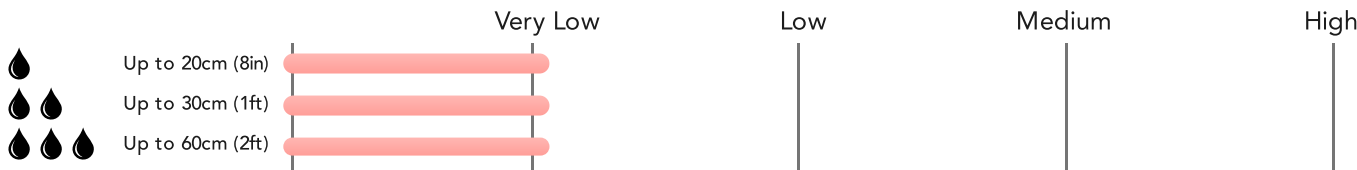


Risk Rating: Very low

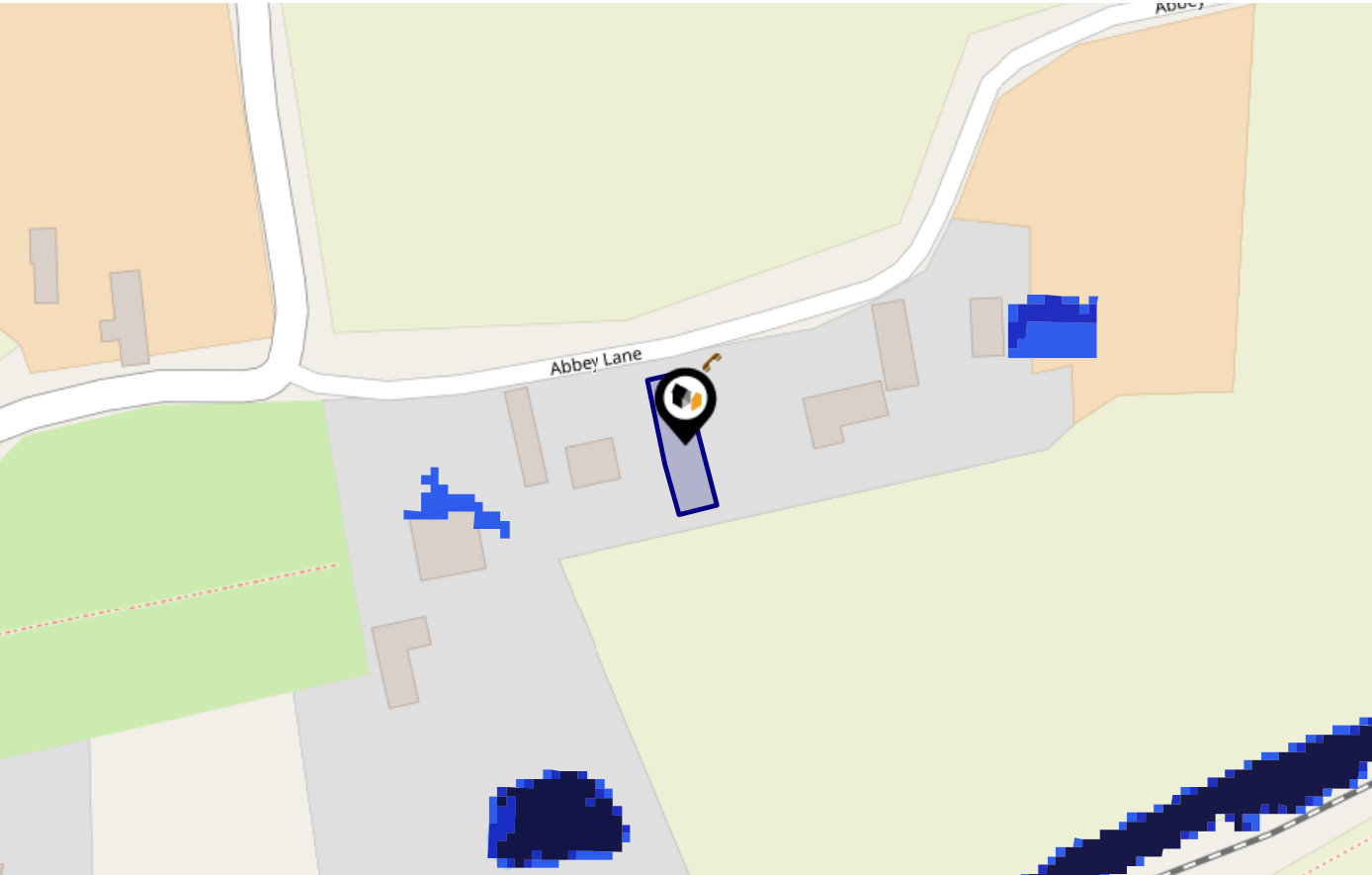
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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.

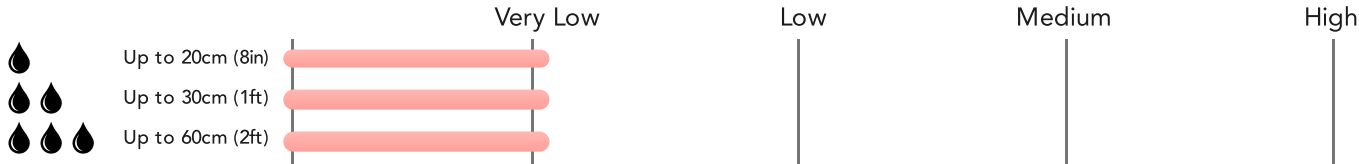


Risk Rating: Very low

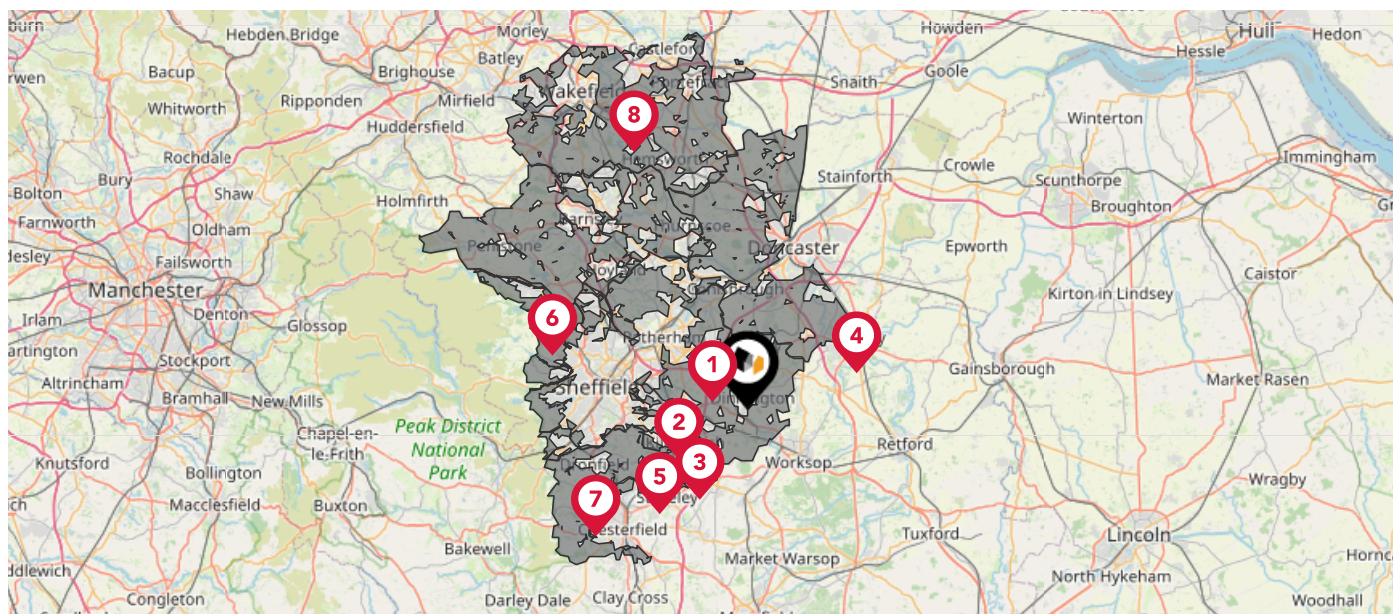
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



South and West Yorkshire Green Belt - Rotherham



South and West Yorkshire Green Belt - Sheffield



South and West Yorkshire Green Belt - Bolsover



South and West Yorkshire Green Belt - Doncaster



South and West Yorkshire Green Belt - Chesterfield



South and West Yorkshire Green Belt - Barnsley



South and West Yorkshire Green Belt - North East Derbyshire



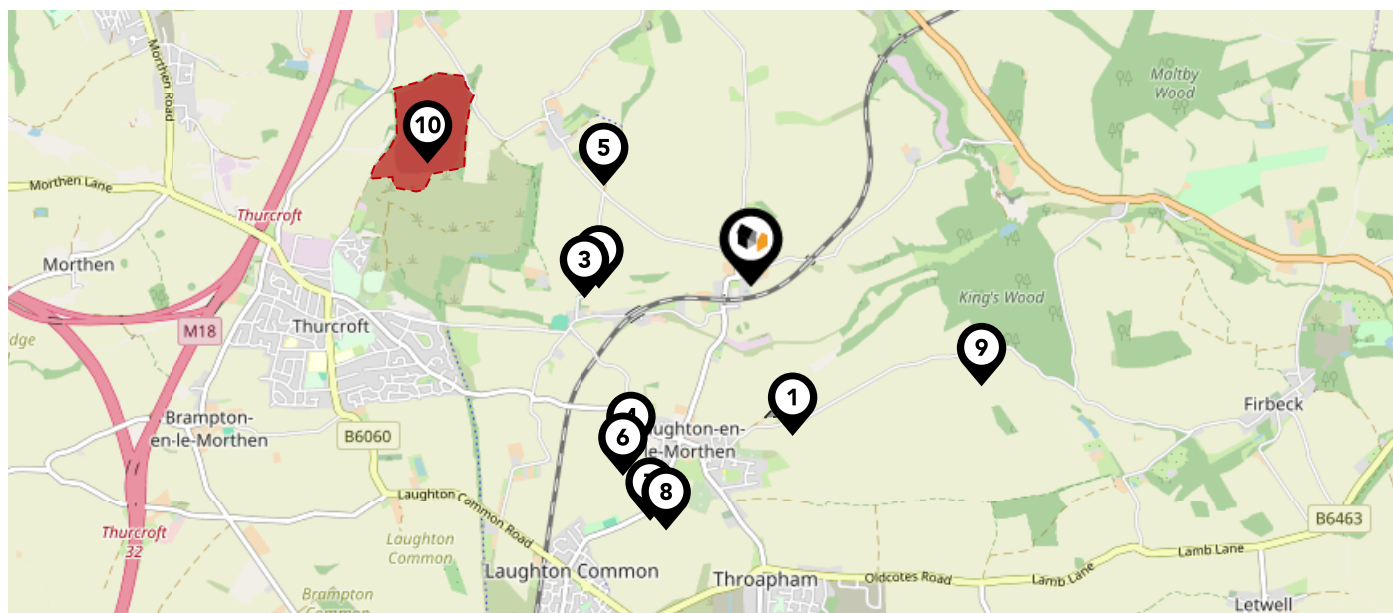
South and West Yorkshire Green Belt - Wakefield

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

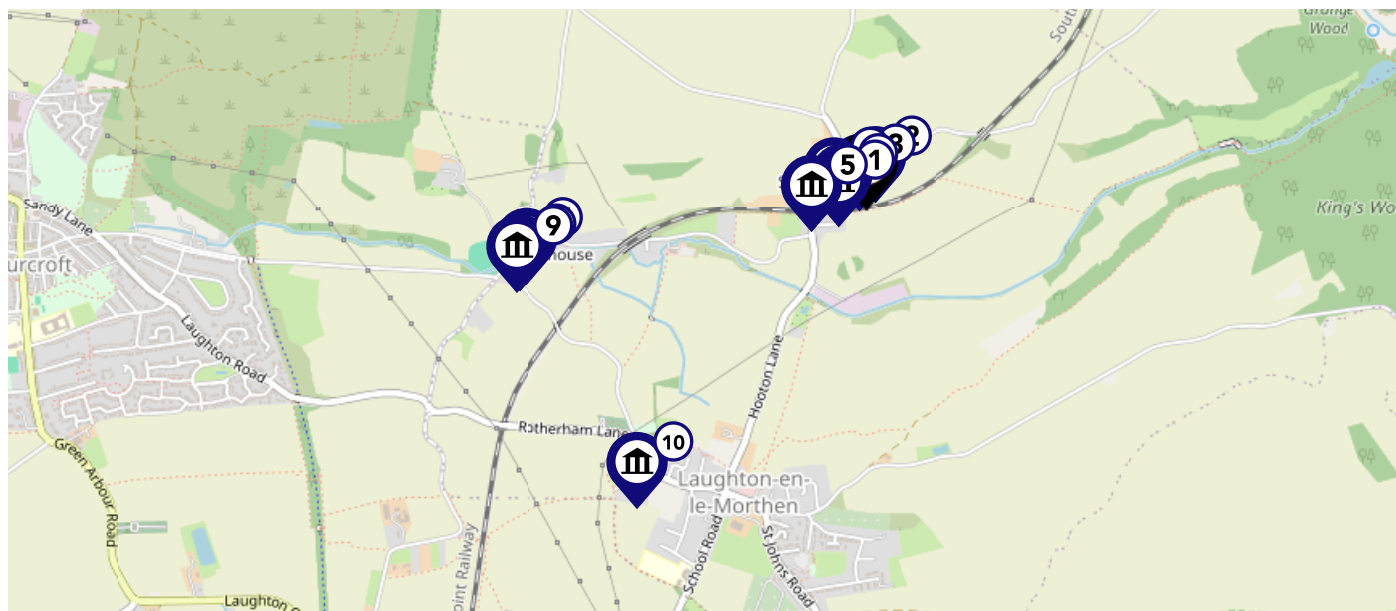
1	Eastfield Lane Sand Quarry-Eastfield Lane, Laughton-En-Le-Mothen, Rotherham	Historic Landfill	
2	Towns Quarry-Bib Lane, Laughton, Sheffield, South Yorkshire	Historic Landfill	
3	Doodiddles Quarry-Bib Lane, Laughton, Sheffield, West Midlands	Historic Landfill	
4	Tip off Rotherham Lane-Laughton, Sheffield, South Yorkshire	Historic Landfill	
5	Carr Hill Quarry-Green Lane, Maltby, Rotherham, South Yorkshire	Historic Landfill	
6	Old Quarry-Old Quarry, Castle Hill, Laughton en le Mothen	Historic Landfill	
7	School Road-Laughton, Near Sheffield, South Yorkshire	Historic Landfill	
8	Hangsman Lane-Hangsman Lane, Laughton	Historic Landfill	
9	Kingswood Quarry-Kingswood Lane, Laughton-En-Le-Mothen	Historic Landfill	
10	No name provided by source	Active Landfill	

Maps

Listed Buildings

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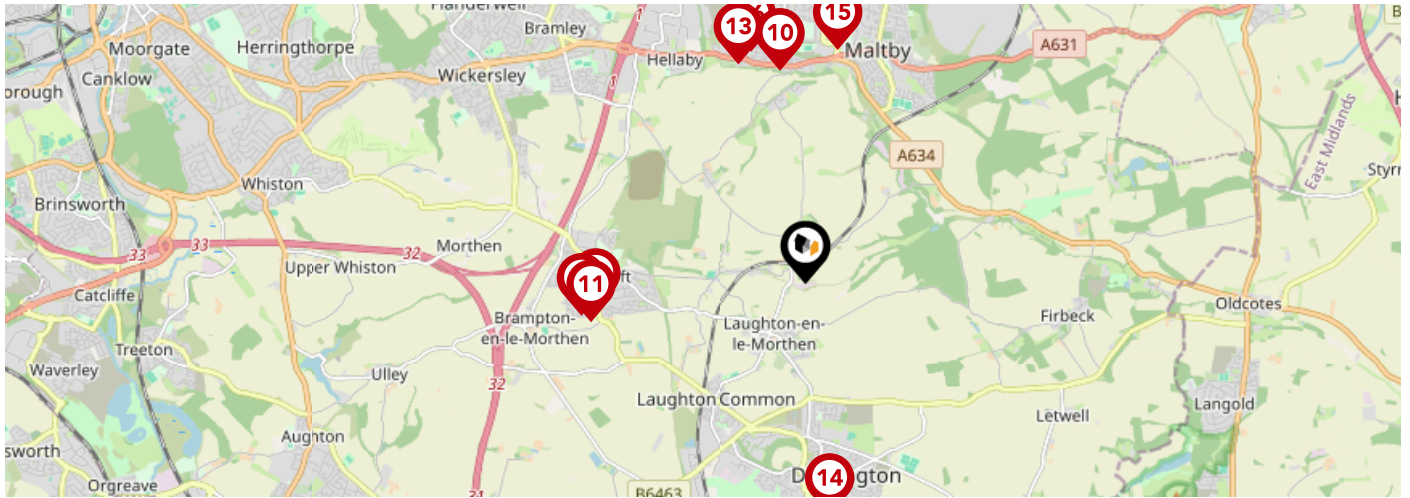
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











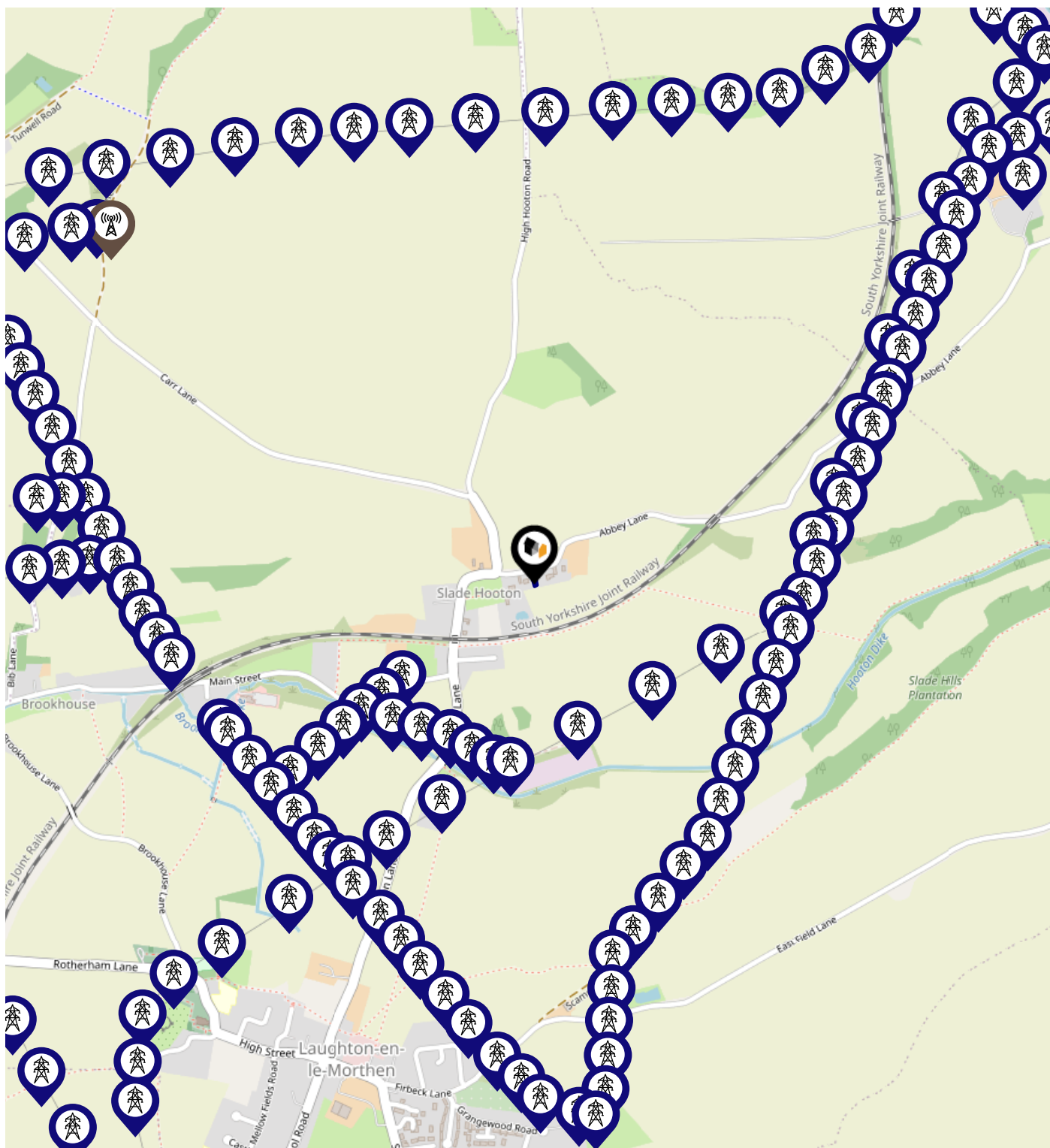
Listed Buildings in the local district		Grade	Distance
	1193434 - Stable And Remains Of Attached Barn Immediately To South West Of Slade Hooton Hall	Grade II	0.0 miles
	1193446 - Slade Hooton Hall Farmhouse	Grade II	0.0 miles
	1390946 - K6 Telephone Kiosk	Grade II	0.0 miles
	1151845 - Slade Hooton Hall	Grade II	0.0 miles
	1151847 - Orchard Enclosure Wall With Attached Steps And Gatepiers To South West Of Slade Hooton Hall	Grade II	0.1 miles
	1151846 - Wall Enclosing Front Garden To Slade Hooton Hall Including Attached Gatepiers And Gateway	Grade II	0.1 miles
	1193217 - Brookhouse Farmhouse	Grade II	0.7 miles
	1314693 - Lea Cottage, The Cottage, Cobweb Cottage	Grade II	0.8 miles
	1193211 - Pear Tree Farmhouse	Grade II	0.8 miles
	1193267 - Church Of All Saints	Grade I	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Laughton All Saints' CofE Primary School Ofsted Rating: Requires improvement Pupils: 120 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Laughton Junior and Infant School Ofsted Rating: Good Pupils: 219 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Elements Academy Ofsted Rating: Not Rated Pupils: 170 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Primary School (Maltby) Ofsted Rating: Good Pupils: 145 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Dinnington High School Ofsted Rating: Requires improvement Pupils: 990 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dinnington Community Primary School Ofsted Rating: Requires improvement Pupils: 181 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Maltby Academy Ofsted Rating: Good Pupils: 1115 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Crags Community School Ofsted Rating: Requires improvement Pupils: 439 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Thurcroft Junior Academy Ofsted Rating: Good Pupils: 274 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maltby Lilly Hall Academy Ofsted Rating: Good Pupils: 418 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Willows School Ofsted Rating: Good Pupils: 185 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thurcroft Infant School Ofsted Rating: Outstanding Pupils: 257 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maltby Redwood Academy Ofsted Rating: Good Pupils: 208 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 148 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maltby Manor Academy Ofsted Rating: Good Pupils: 397 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hilltop School Ofsted Rating: Good Pupils: 147 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Key:



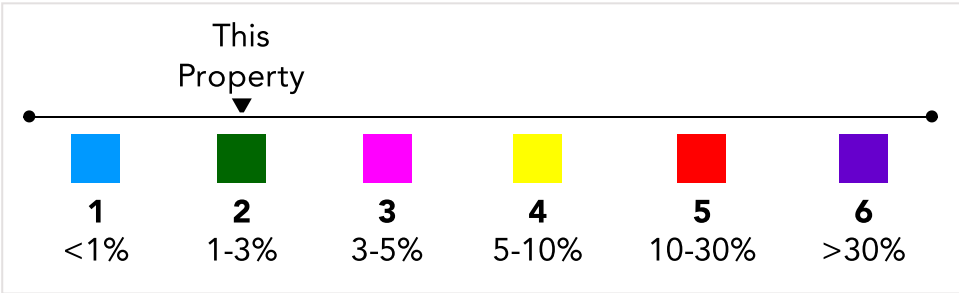
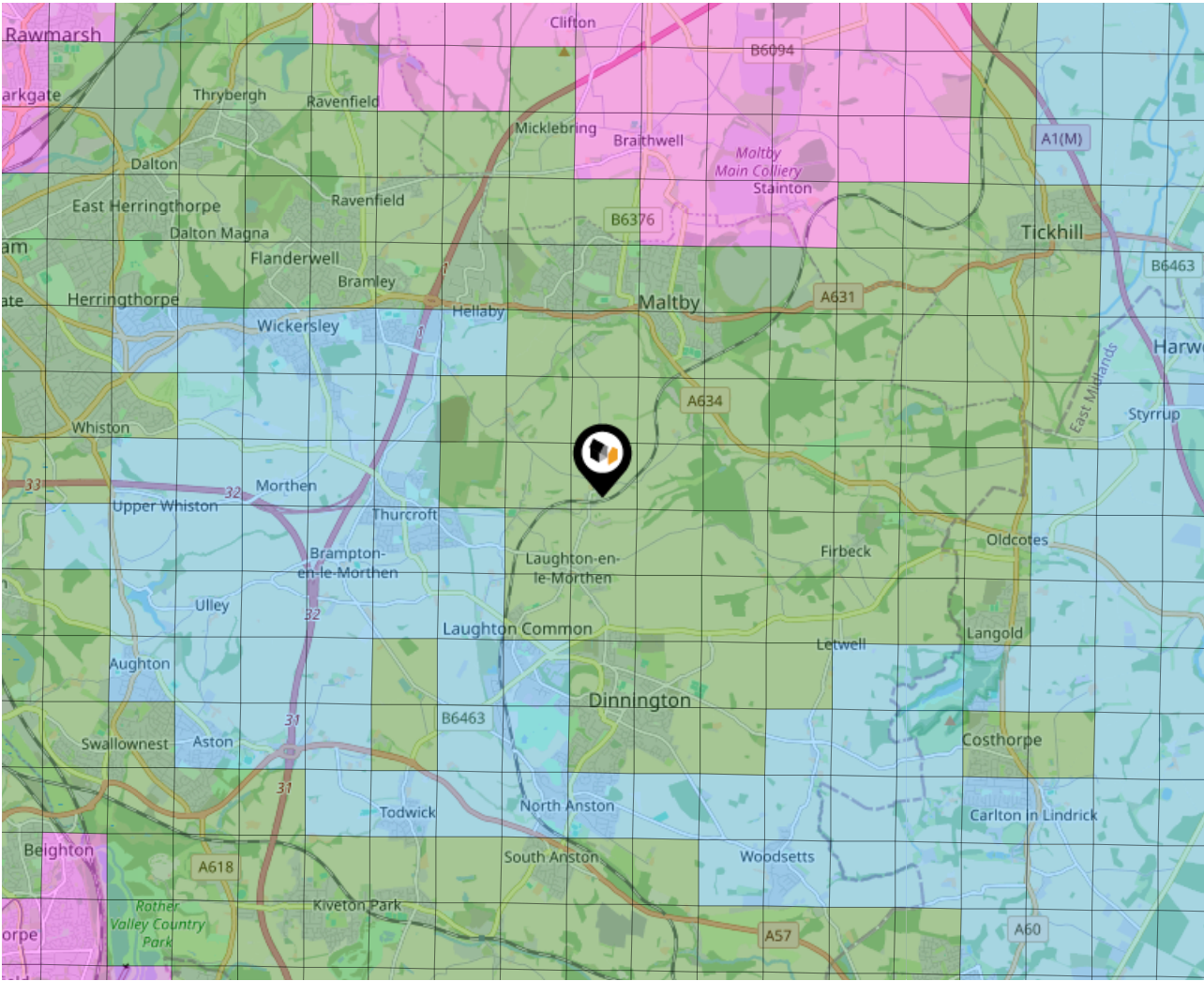
Power Pylons

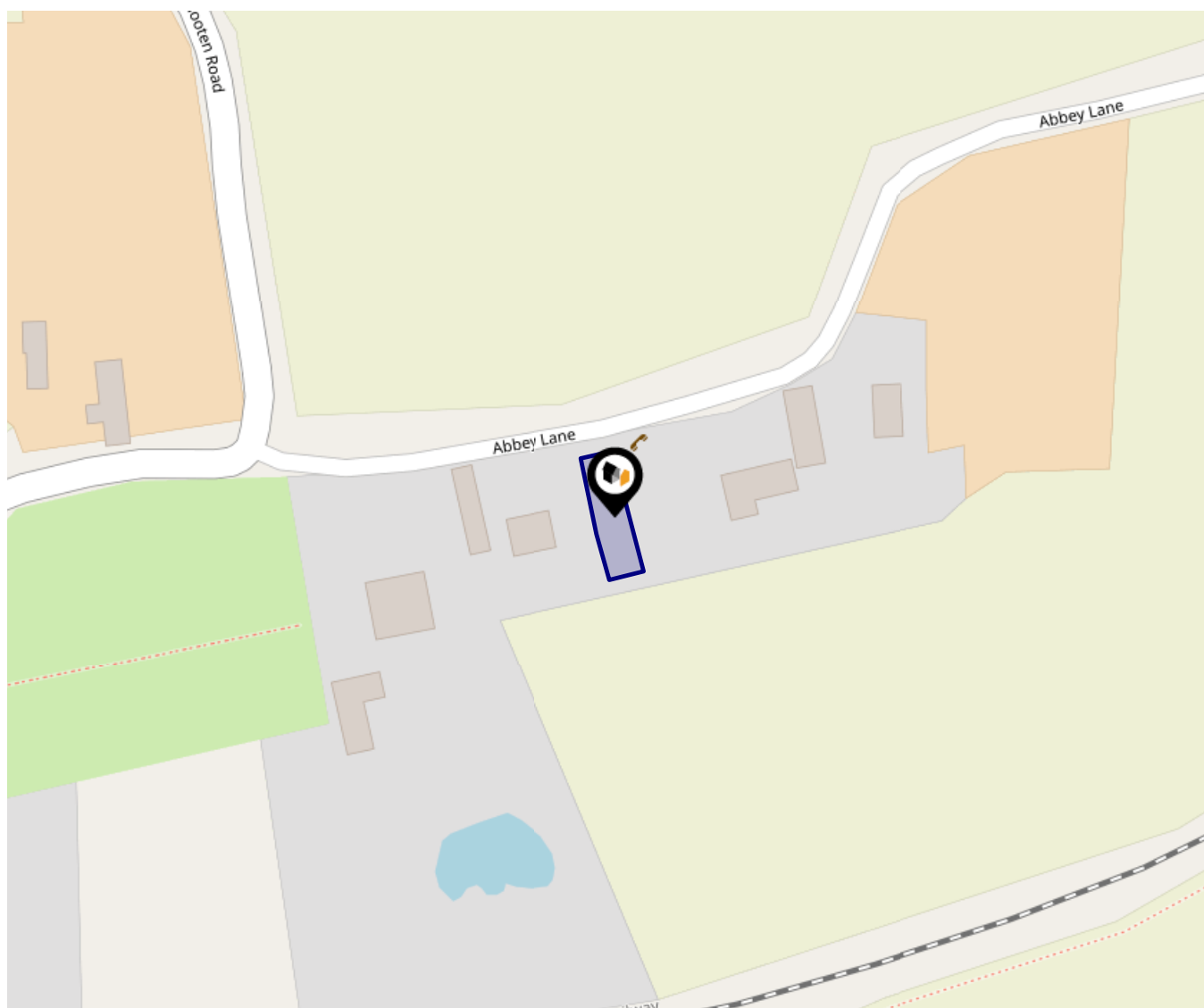


Communication Masts

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).





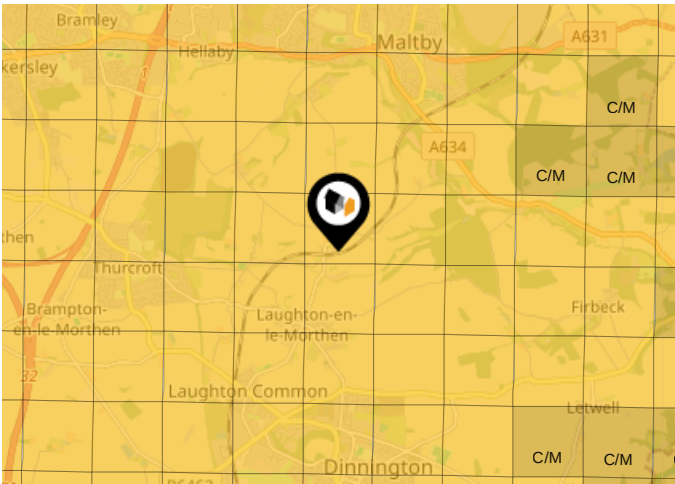
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

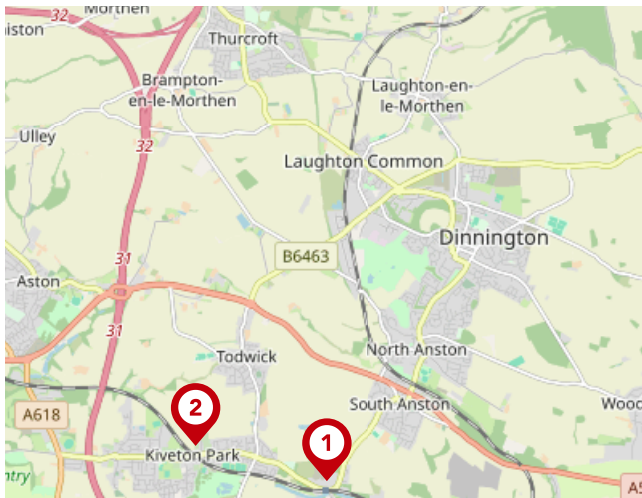
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		






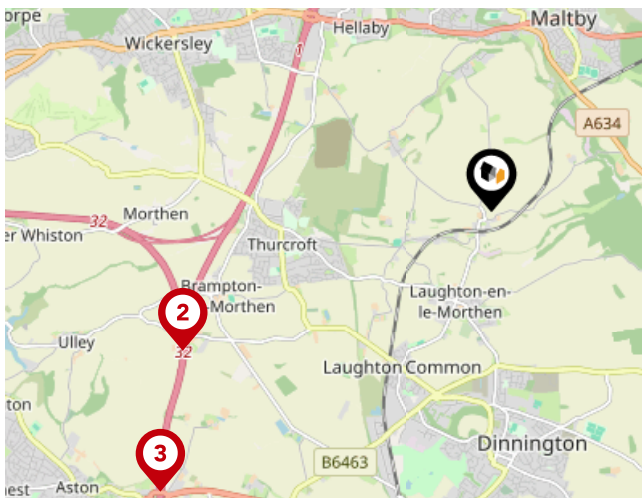
Primary Classifications (Most Common Clay Types)

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
	Kiveton Park Rail Station	4.35 miles
	Kiveton Bridge Rail Station	4.51 miles
	Shireoaks Rail Station	5.36 miles







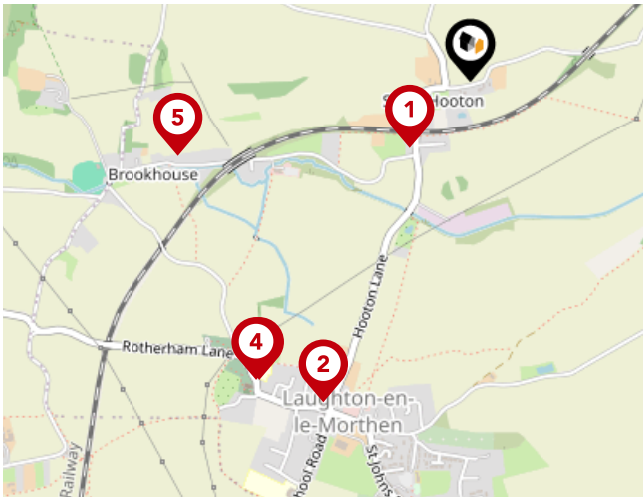
Trunk Roads/Motorways

Pin	Name	Distance
	M18 J1	2.45 miles
	M1 J32	2.99 miles
	M1 J31	3.84 miles
	A1(M) J35	6.25 miles
	M18 J2	6.26 miles



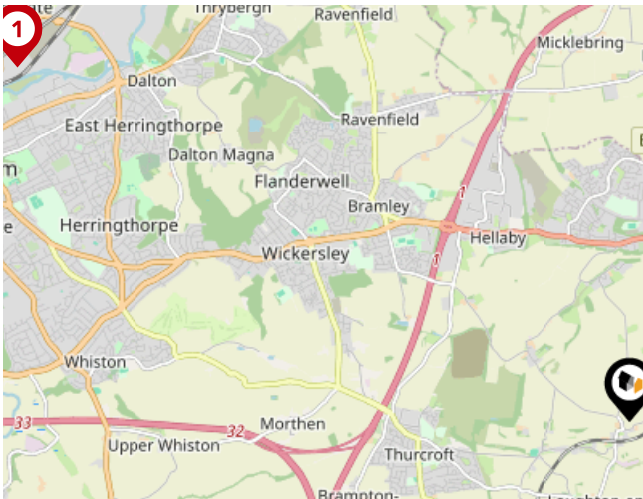
Airports/Helipads

Pin	Name	Distance
	Finningley	10.1 miles
	East Mids Airport	39.81 miles
	Leeds Bradford Airport	37.41 miles
	Humberside Airport	37.8 miles



Bus Stops/Stations

Pin	Name	Distance
1	Main Street/Hooton Lane	0.19 miles
2	High Street/School Road	0.78 miles
3	High Street/Church Corner	0.8 miles
4	High Street/Church Corner	0.81 miles
5	Main Street/Bib Lane	0.67 miles



Local Connections

Pin	Name	Distance
1	Parkgate	6.25 miles
2	Parkgate Platform to Sheffield	6.25 miles
3	Rotherham Platform Both Directions	6.56 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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