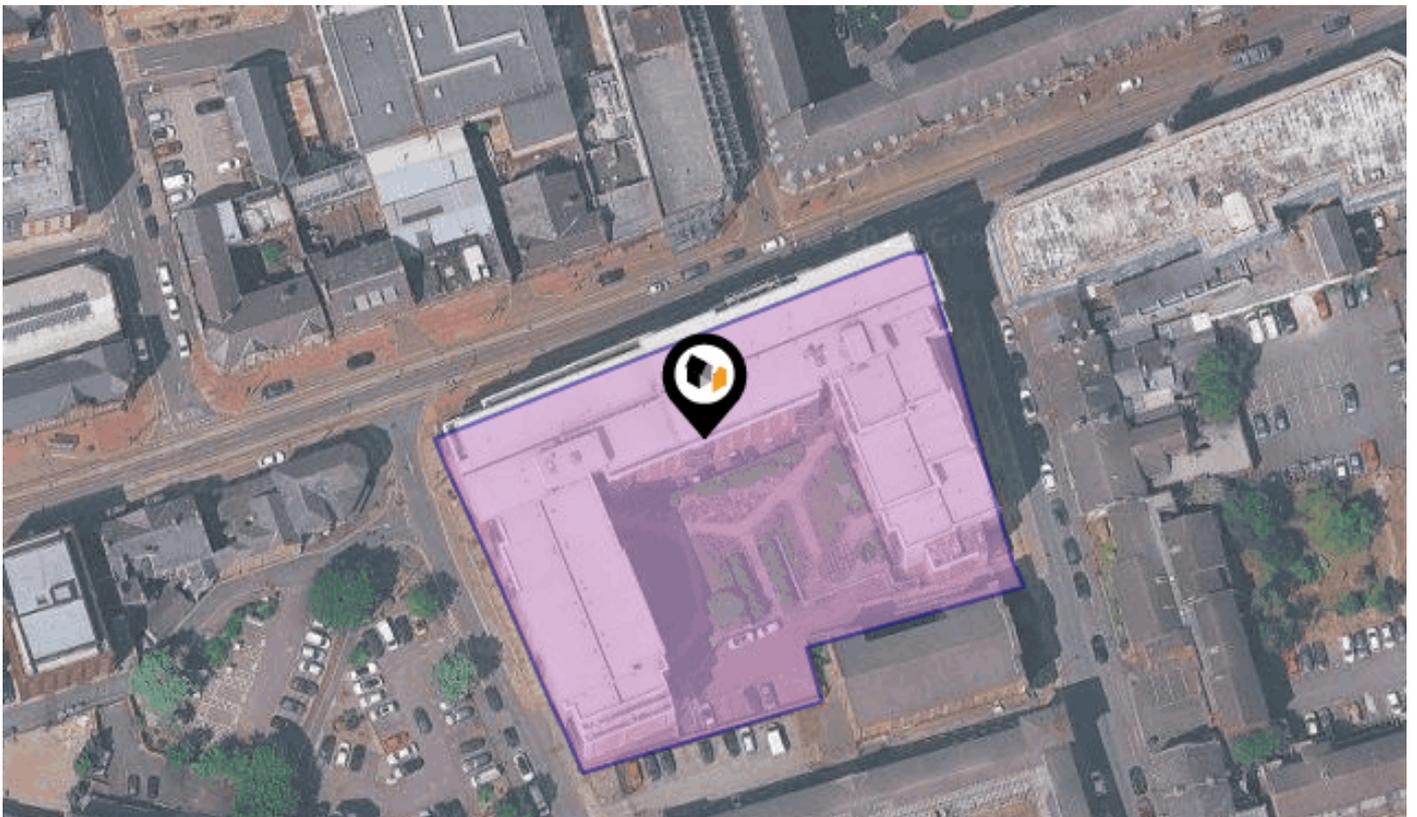




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 26th February 2025



**APARTMENT 208, ROYAL PLAZA, 2, WESTFIELD TERRACE,
SHEFFIELD, S1 4GD**

Landwood Group

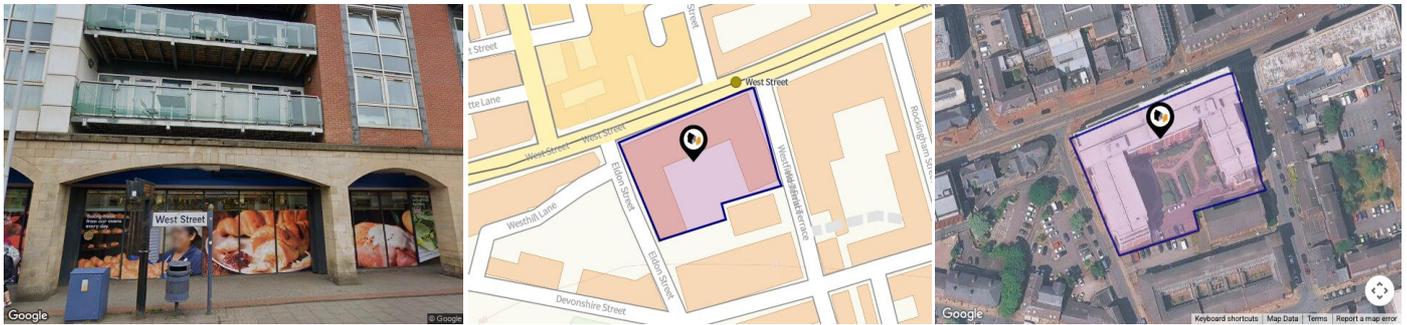
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	24/01/2003
Bedrooms:	3	Last Sold Price:	£164,500
Floor Area:	1,044 ft ² / 97 m ²	Last Sold £/ft²:	£157
Plot Area:	1.18 acres	Tenure:	Leasehold
Year Built :	2003	Start Date:	23/01/2003
Council Tax :	Band C	End Date:	01/01/3000
Annual Estimate:	£2,021	Lease Term:	999 years from 1 January 2001
Title Number:	SYK460846	Term Remaining:	975 years
UPRN:	10003575719		

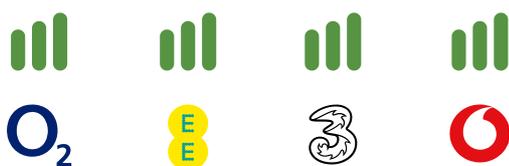
Local Area

Local Authority:	Sheffield
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

LANDWOOD
GROUP

Freehold Title Plan



SYK121408

Leasehold Title Plan



SYK460846

Start Date: 23/01/2003
End Date: 01/01/3000
Lease Term: 999 years from 1 January 2001
Term Remaining: 975 years

Property EPC - Certificate

LANDWOOD
GROUP

Apartment 208 Royal Plaza, 2, Westfield Terrace, S1
4GD

Energy rating

C

Valid until 07.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	97 m ²

Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
1 Springfield Primary School Ofsted Rating: Good Pupils: 202 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Freeman College Ofsted Rating: Good Pupils:0 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Netherthorpe Primary School Ofsted Rating: Good Pupils: 258 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Bethany School Ofsted Rating: Good Pupils: 92 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Broomhall Nursery School Ofsted Rating: Outstanding Pupils: 96 Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 UTC Sheffield City Centre Ofsted Rating: Good Pupils: 492 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Grace Owen Nursery School Ofsted Rating: Good Pupils: 100 Distance:0.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Broomhill Infant School Ofsted Rating: Good Pupils: 114 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD GROUP

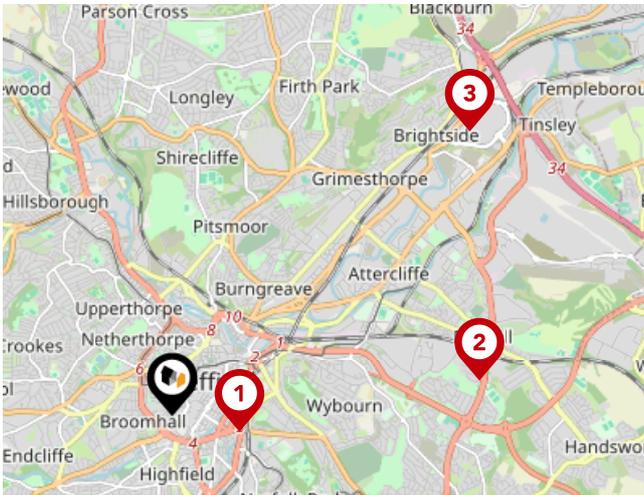


	Nursery	Primary	Secondary	College	Private
<p>9 King Edward VII School Ofsted Rating: Good Pupils: 1733 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Porter Croft Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 212 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Sheffield College Ofsted Rating: Good Pupils:0 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Sharrow Nursery, Infant and Junior School Ofsted Rating: Good Pupils: 527 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Sheffield High School Ofsted Rating: Not Rated Pupils: 741 Distance:0.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Seven Hills School Ofsted Rating: Outstanding Pupils: 224 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 All Saints' Catholic High School Ofsted Rating: Good Pupils: 1387 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Astrea Academy Sheffield Ofsted Rating: Good Pupils: 1025 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

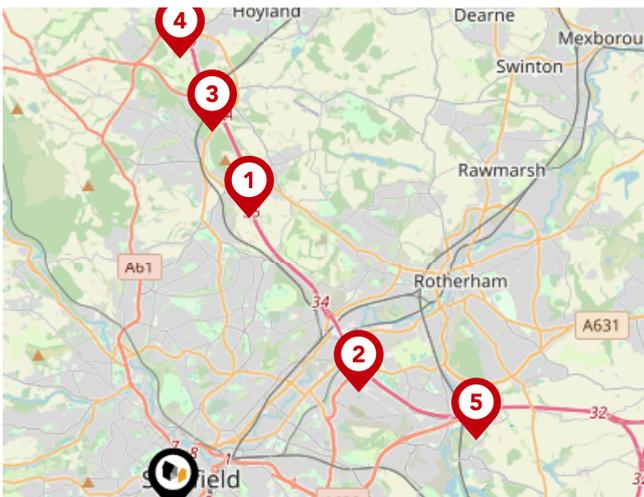
Transport (National)

LANDWOOD GROUP



National Rail Stations

Pin	Name	Distance
1	Sheffield Rail Station	0.61 miles
2	Darnall Rail Station	2.72 miles
3	Medowhall Rail Station	3.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J35	5.37 miles
2	M1 J34	3.88 miles
3	M1 J35A	6.75 miles
4	M1 J36	8.02 miles
5	M1 J33	5.46 miles



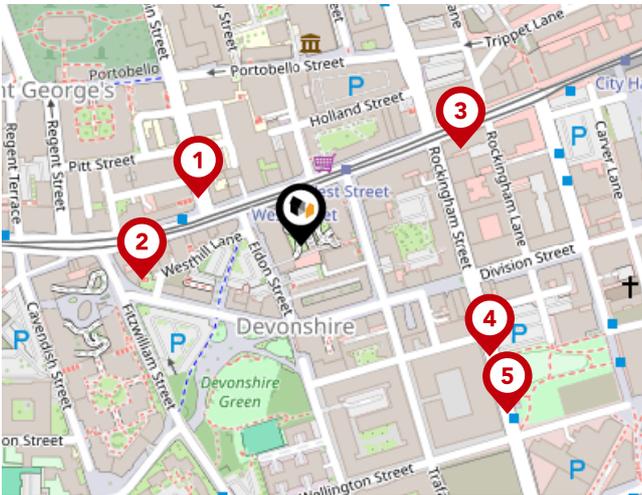
Airports/HELIPADS

Pin	Name	Distance
1	Finningley	20.45 miles
2	Leeds Bradford Airport	34.61 miles
3	East Mids Airport	38.81 miles
4	Manchester Airport	32.86 miles

Area

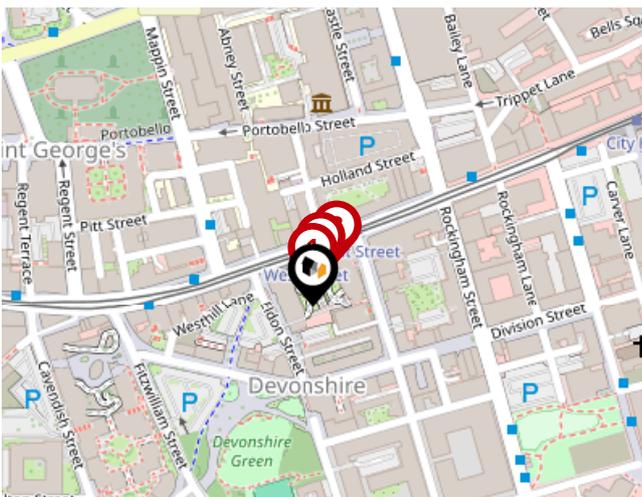
Transport (Local)

LANDWOOD GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Mappin Street/Portobello Lane	0.06 miles
2	West Street/Fitzwilliam Street	0.09 miles
3	West Street/Rockingham Street	0.1 miles
4	Rockingham Street/RS1	0.12 miles
5	Rockingham Street/RS3	0.15 miles



Local Connections

Pin	Name	Distance
1	West Street to Middlewood/Malin Br	0.01 miles
2	West Street (South Yorkshire Supertram)	0.02 miles
3	West Street Platform to City Centre	0.03 miles

Landwood Group

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 and to act as a guide to the best way to market your property for the asking price.

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.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

