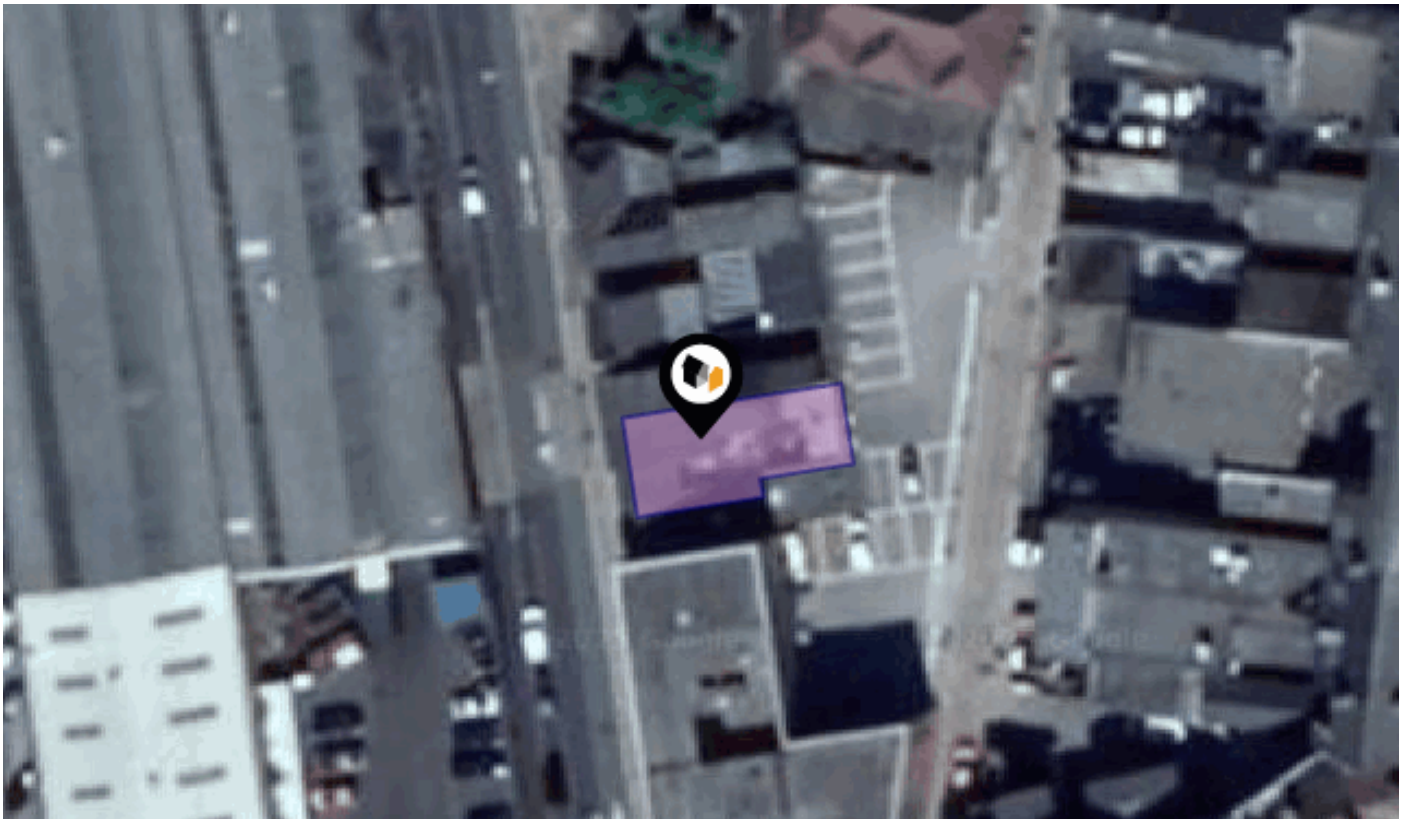




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 12th March 2025



2, HARDY STREET, WORKSOP, S80 1EH

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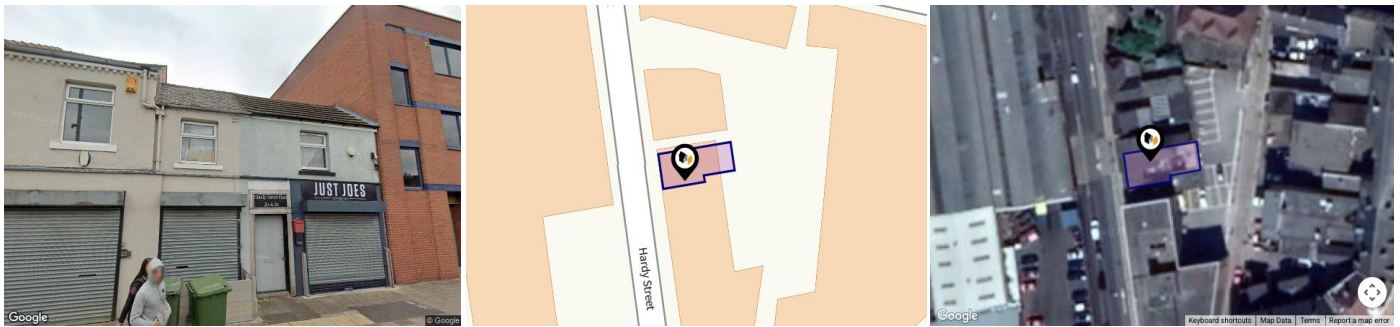
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Office / Work Studio	Last Sold Date:	29/11/2016
Floor Area:	538 ft ² / 50 m ²	Last Sold Price:	£350,000
Plot Area:	0.03 acres	Last Sold £/ft²:	£650
Year Built :	1900-1929	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,616		
Title Number:	NT262228		
UPRN:	100032186357		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	High
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Flat 2, 2 Hardy Street, S80 1EH

Energy rating

D

Valid until 01.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	62 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	50 m ²

This map displays nearby coal mine entrances and their classifications.



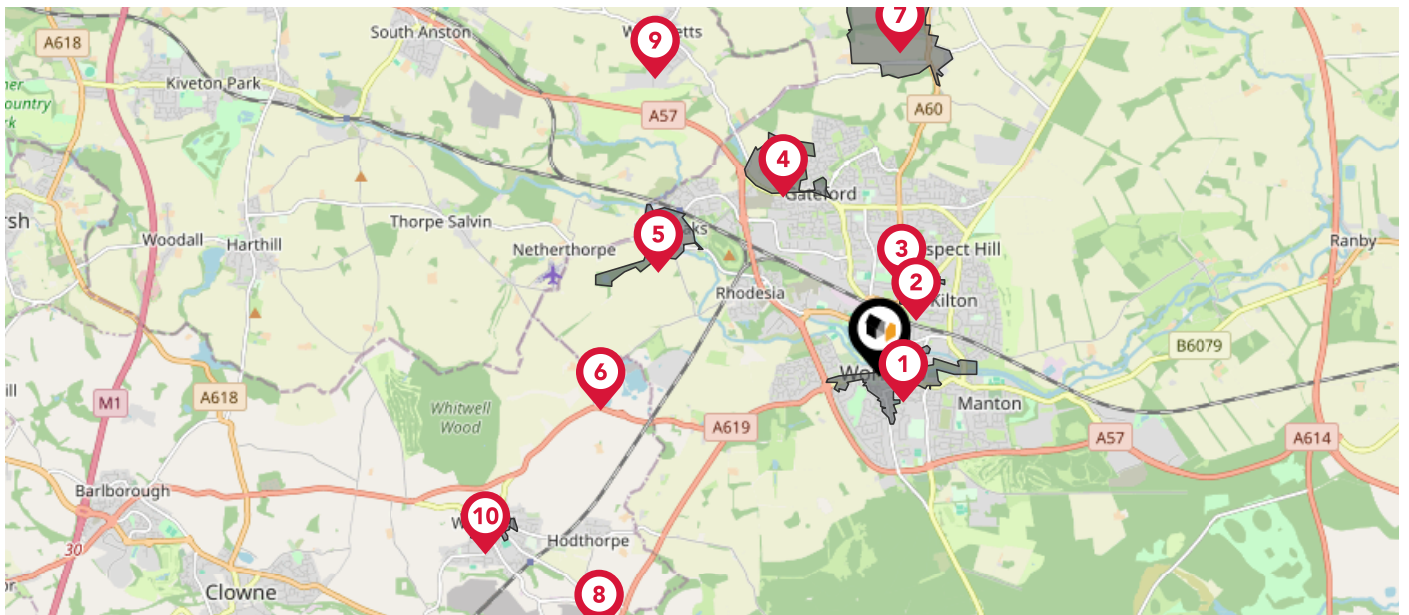
Mine Entry

- ✕ 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

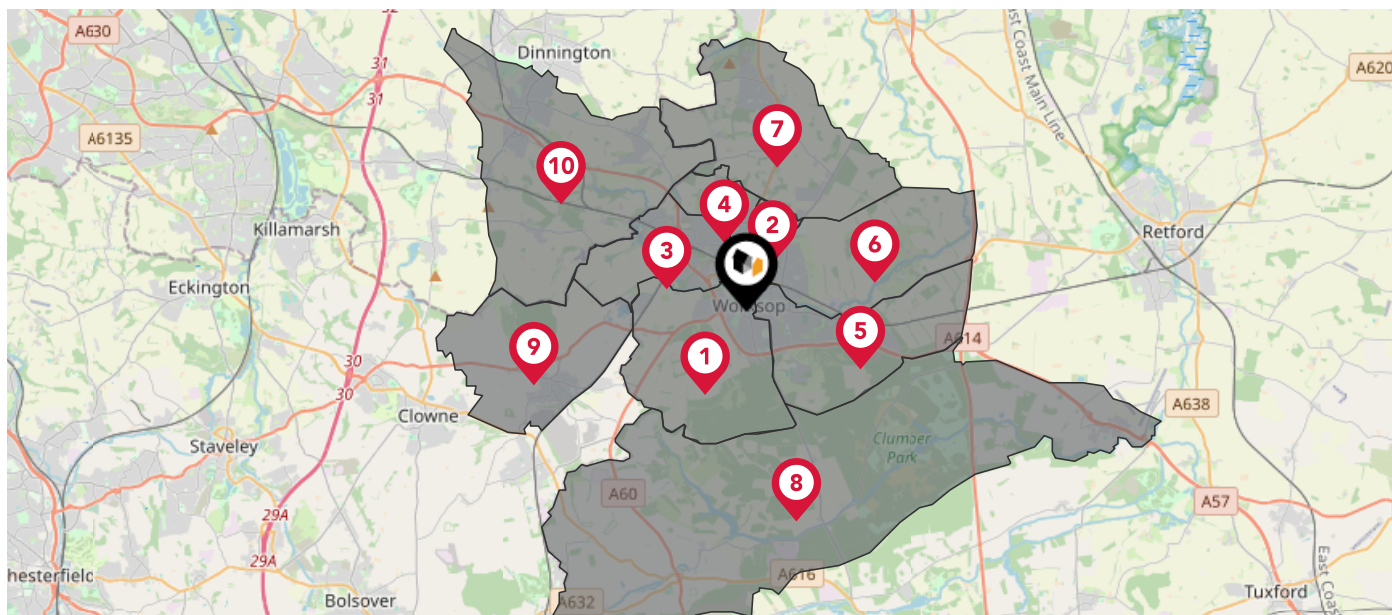
- 1** Worksop
- 2** Mr Straw, Worksop
- 3** Sunnyside, Worksop
- 4** Gateford Worksop
- 5** Shireoaks
- 6** Steetley
- 7** Carlton in Lindrick
- 8** Belp
- 9** Woodsetts
- 10** Whitwell

Maps

Council Wards

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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



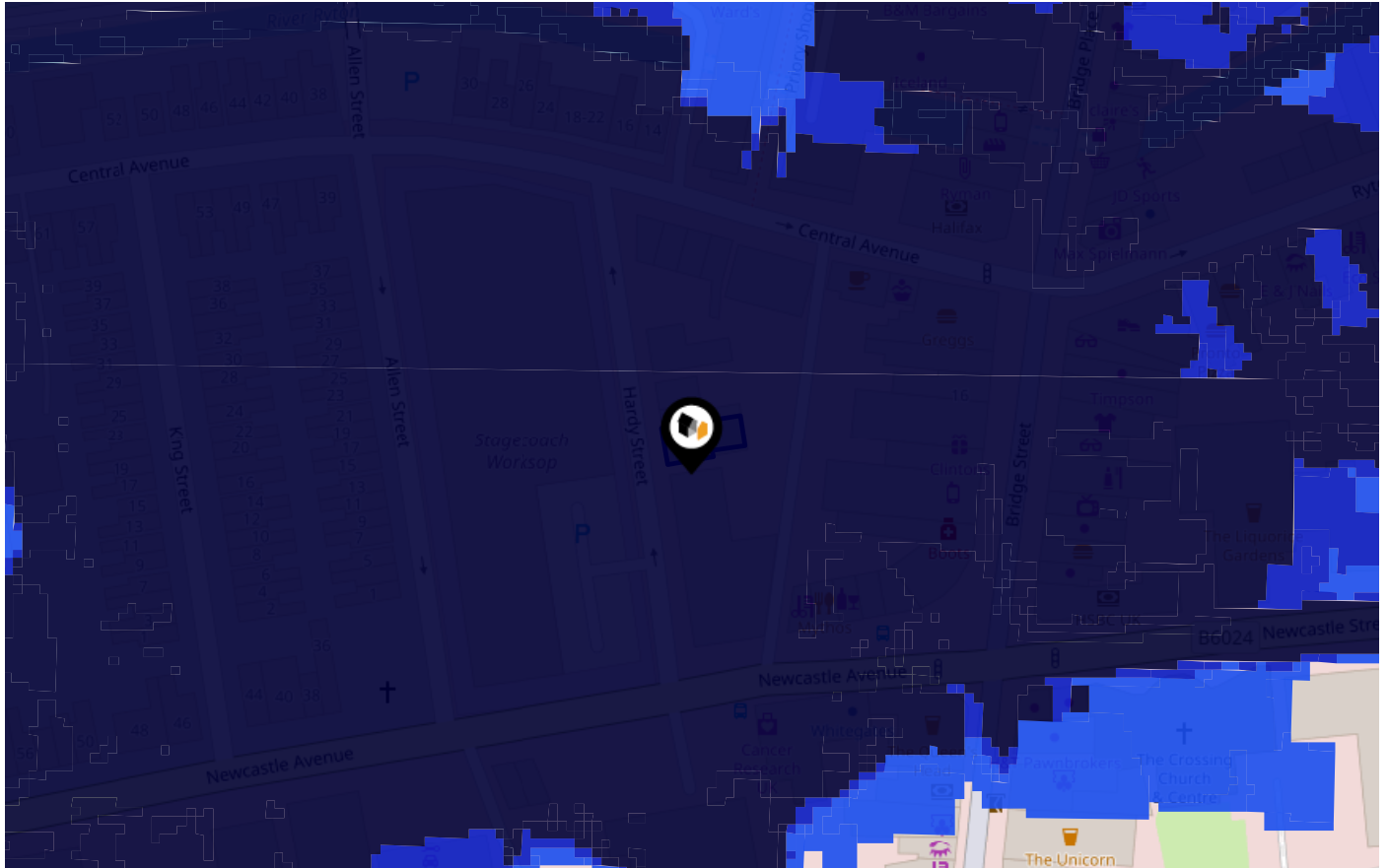
Nearby Council Wards

- 1 Worksop South Ward
- 2 Worksop North East Ward
- 3 Worksop North West Ward
- 4 Worksop North Ward
- 5 Worksop South East Ward
- 6 Worksop East Ward
- 7 Carlton Ward
- 8 Welbeck Ward
- 9 Whitwell Ward
- 10 Anston & Woodsetts Ward

Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: High

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

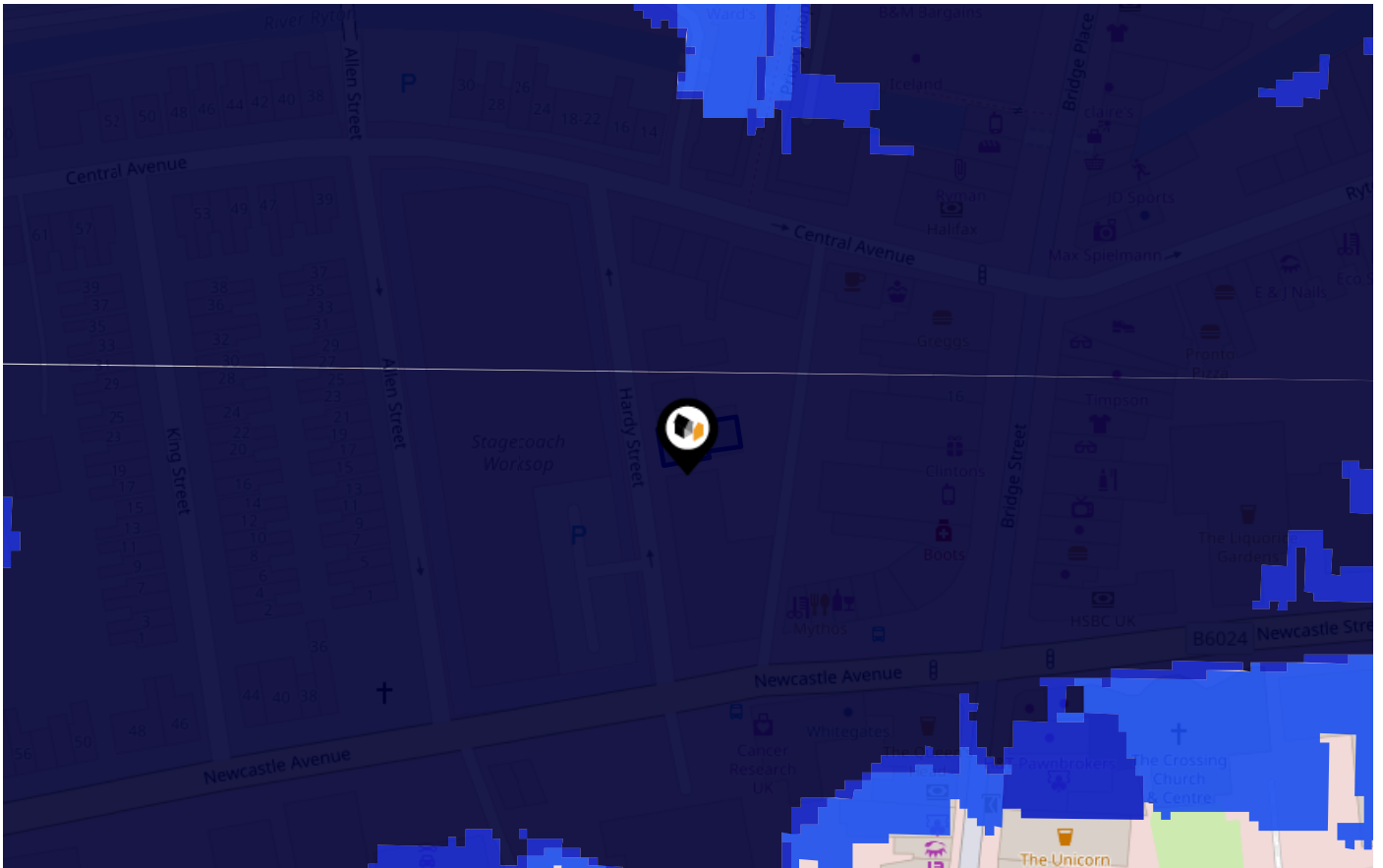


Flood Risk

Rivers & Seas - Climate Change

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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: High

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:



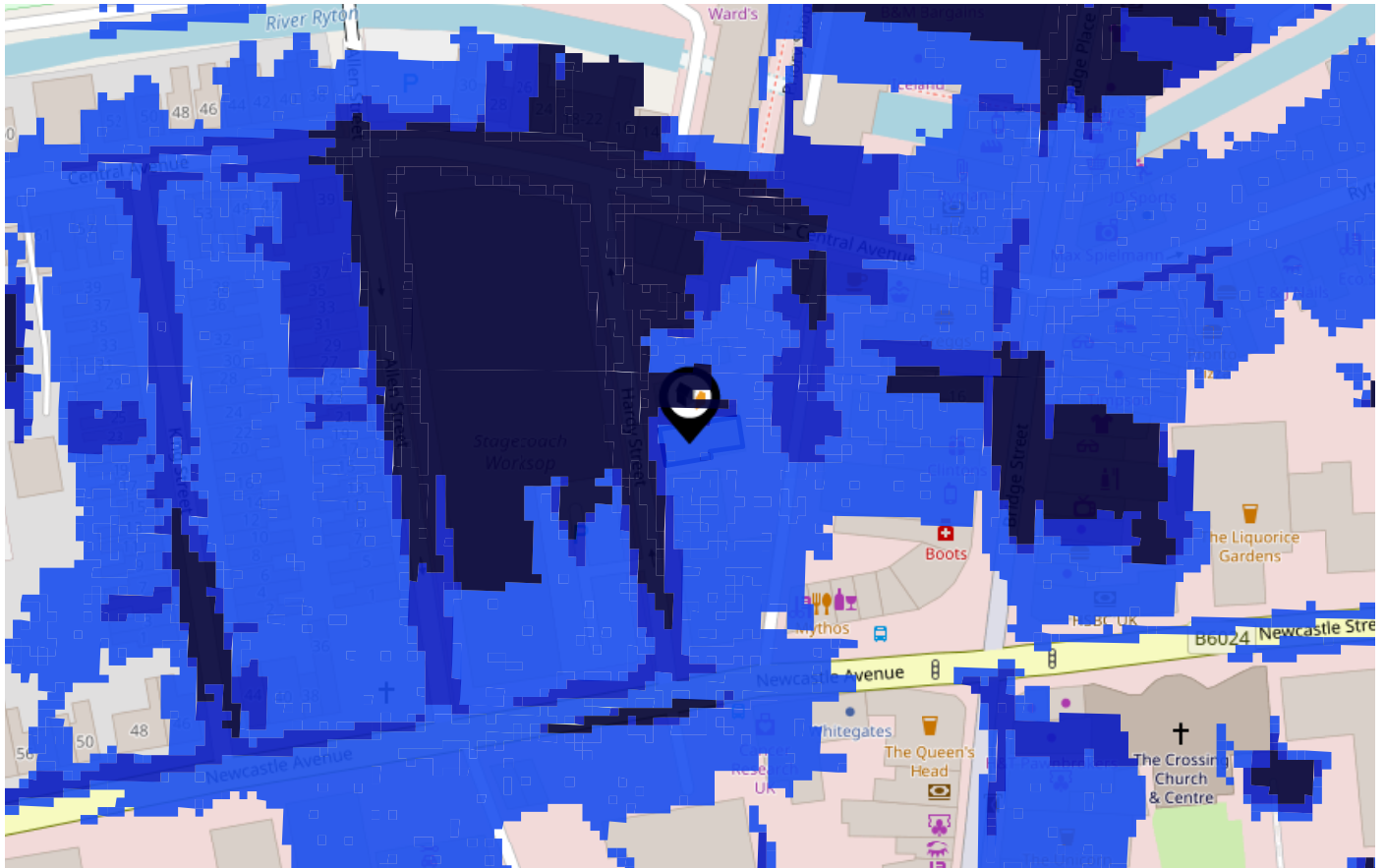
KPF - Key Property Facts

Powered by
aprift
Know any property instantly

Flood Risk

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: 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

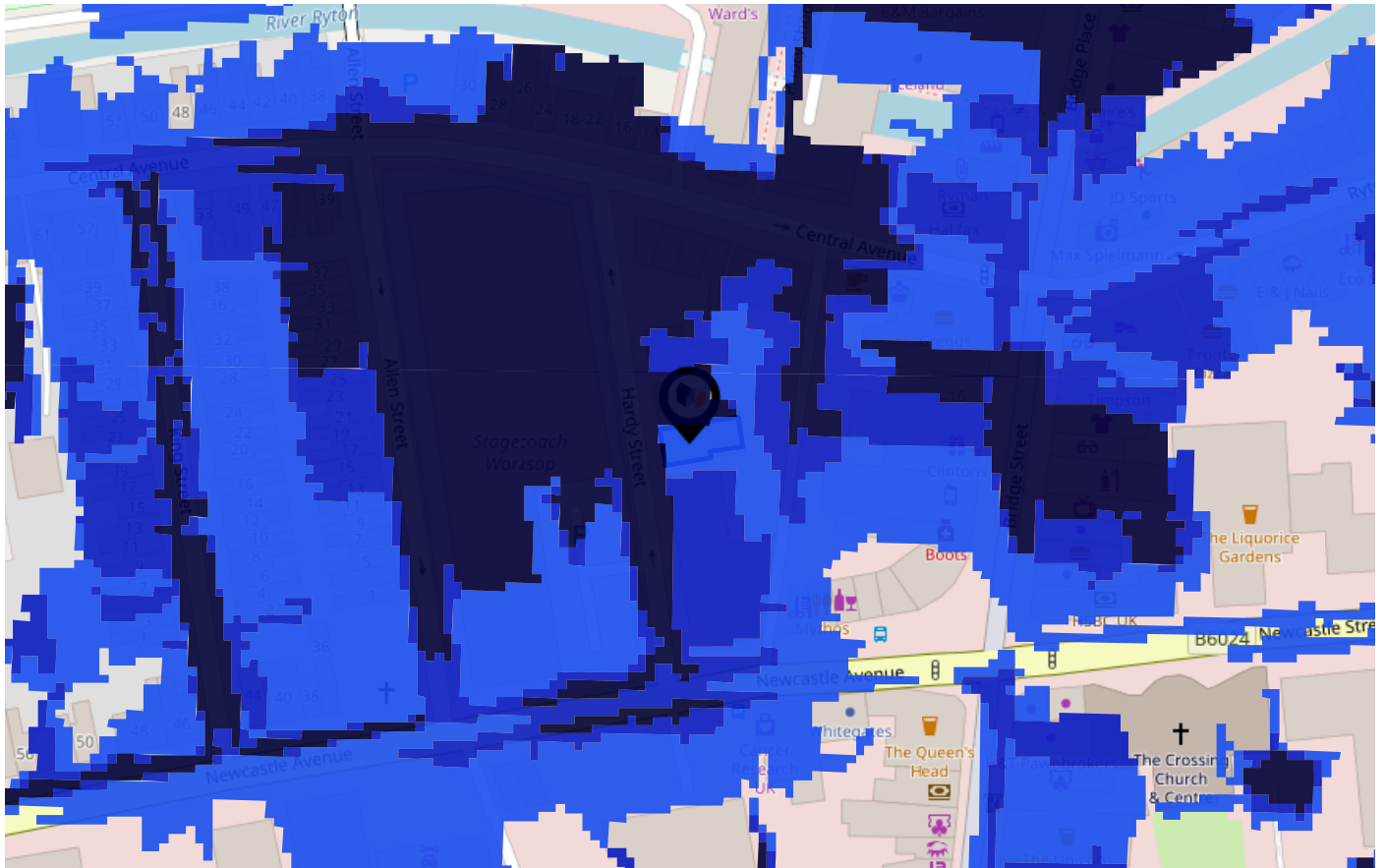
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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: 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.

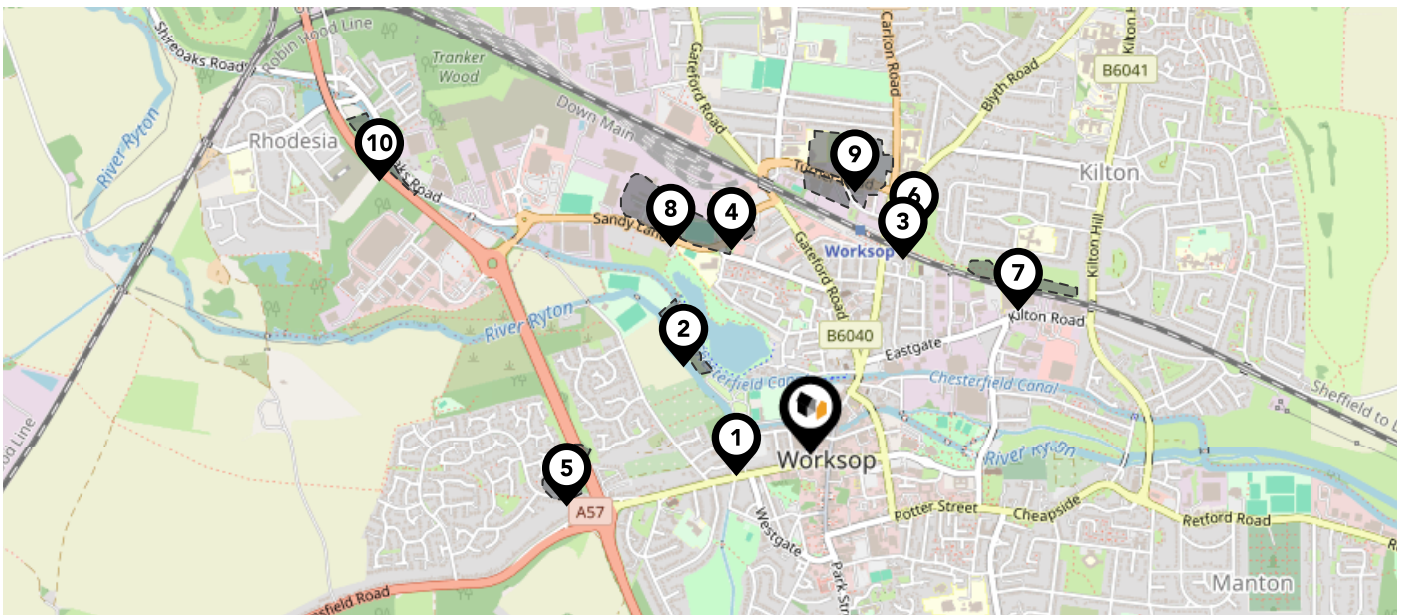
Chance of flooding to the following depths at this property:



Maps

Landfill Sites

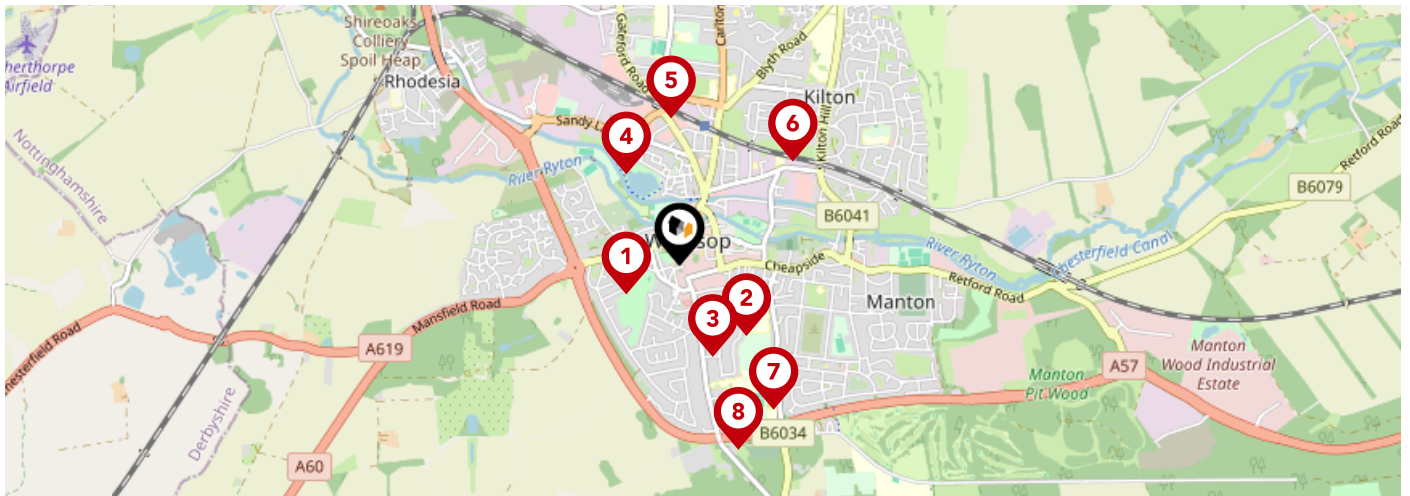
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Central Avenue-Worksop, Opposite Central Avenue Motors, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	British Waterways, Worksop-Worksop	Historic Landfill	<input type="checkbox"/>
3	Clinton Maltkins-Off Carlton Road, Worksop	Historic Landfill	<input type="checkbox"/>
4	Sawmill-Worksop, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
5	Beards Mill-Newcastle Avenue, Worksop, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	Clinton Maltkins-Off Carlton Road, Worksop	Historic Landfill	<input type="checkbox"/>
7	Off South Parade to Railway-Worksop, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
8	North of Sandy Lane-Worksop, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
9	Turner Road-Worksop, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	Highgrounds Dredging Transfer Facility-Worksop, Highgrounds, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

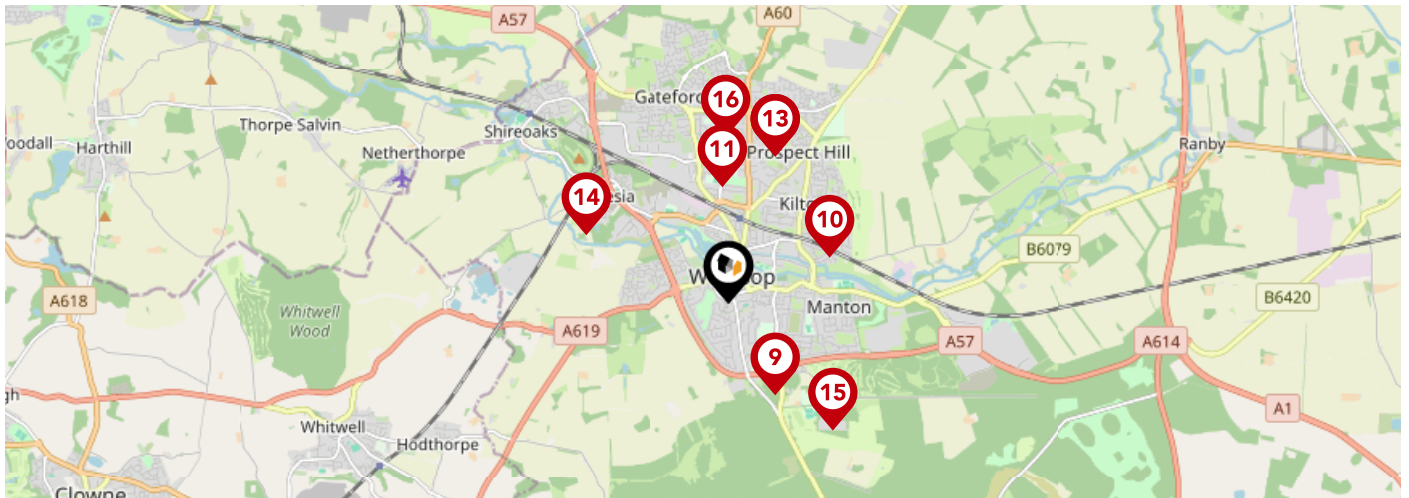
Area Schools











		Nursery	Primary	Secondary	College	Private
1	St Anne's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 201 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Workshop Priory Church of England Primary Academy Ofsted Rating: Good Pupils: 241 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Whitegates College Ofsted Rating: Not Rated Pupils:0 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Redlands Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 437 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Norbridge Academy Ofsted Rating: Outstanding Pupils: 493 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sir Edmund Hillary Academy Ofsted Rating: Requires improvement Pupils: 415 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Outwood Academy Portland Ofsted Rating: Outstanding Pupils: 1717 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sparken Hill Academy Ofsted Rating: Good Pupils: 558 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

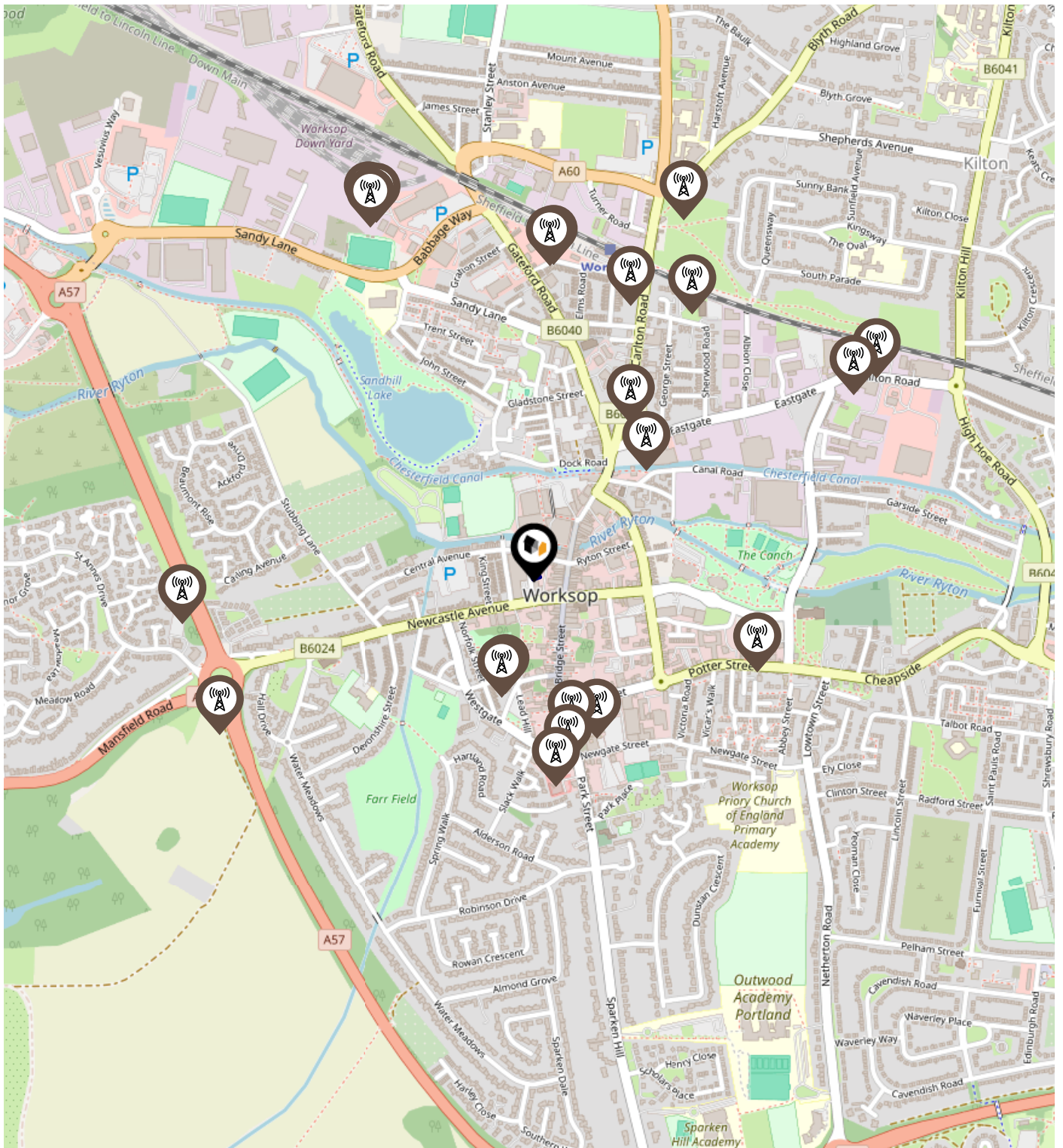
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		Nursery	Primary	Secondary	College	Private
	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Augustine's Academy Ofsted Rating: Good Pupils: 442 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Academy Valley Ofsted Rating: Good Pupils: 1722 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prospect Hill Junior School Ofsted Rating: Good Pupils: 223 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prospect Hill Infant and Nursery School Ofsted Rating: Good Pupils: 217 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haggonfields Primary and Nursery School Ofsted Rating: Not Rated Pupils: 97 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Worksop College Ofsted Rating: Not Rated Pupils: 730 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's CofE Academy Ofsted Rating: Good Pupils: 456 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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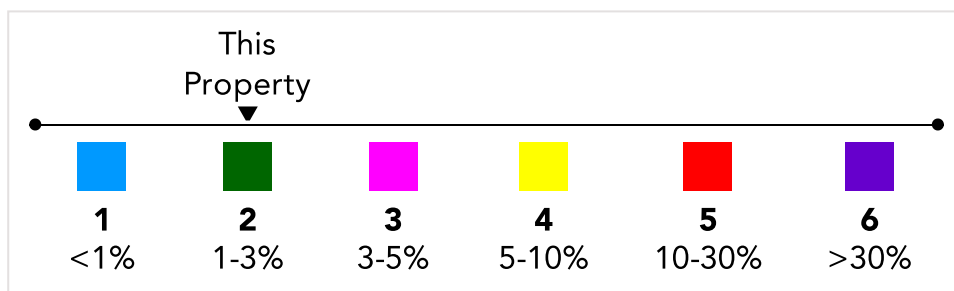
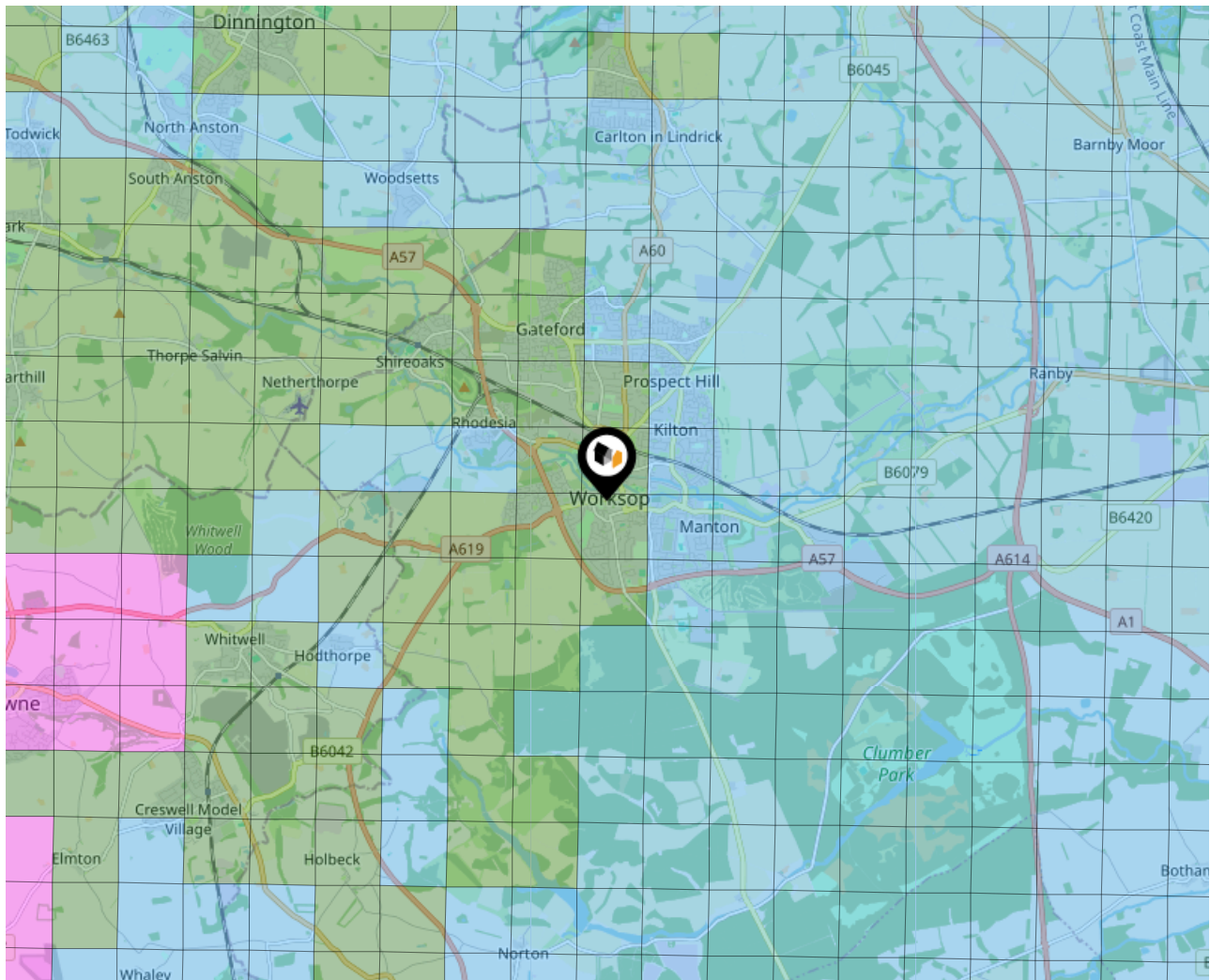


Key:

-  Power Pylons
-  Communication Masts

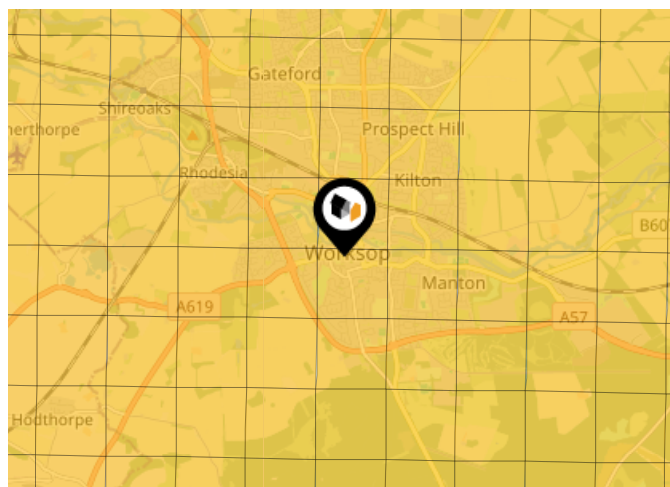
What is Radon?

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).



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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



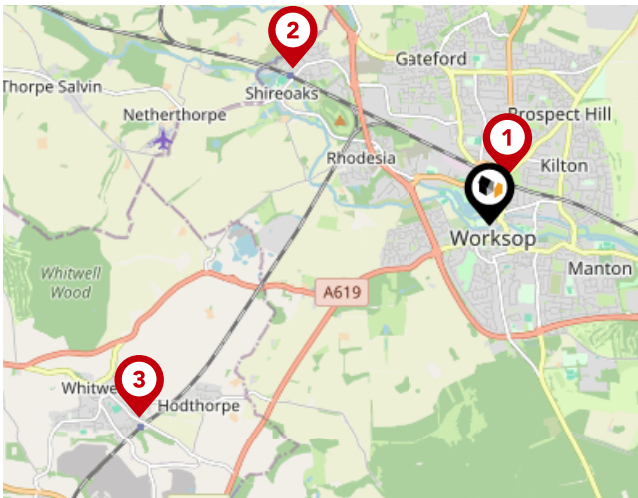
Primary Classifications (Most Common Clay Types)

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

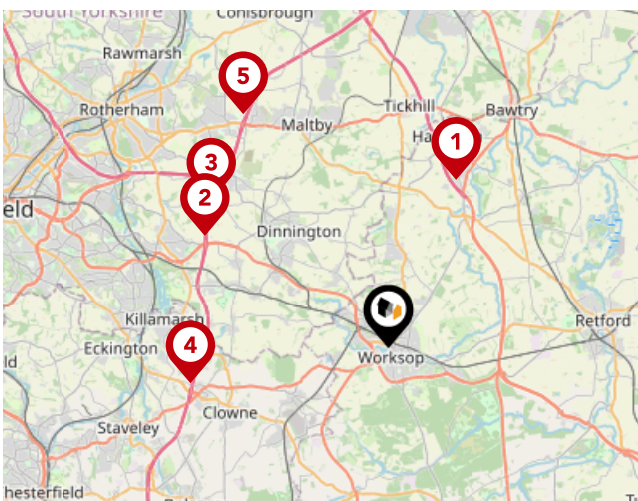
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Worksop Rail Station	0.47 miles
2	Shireoaks Rail Station	2.23 miles
3	Whitwell (Derbys) Rail Station	3.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	6.39 miles
2	M1 J31	7.63 miles
3	M1 J32	8.19 miles
4	M1 J30	7.17 miles
5	M18 J1	9.77 miles

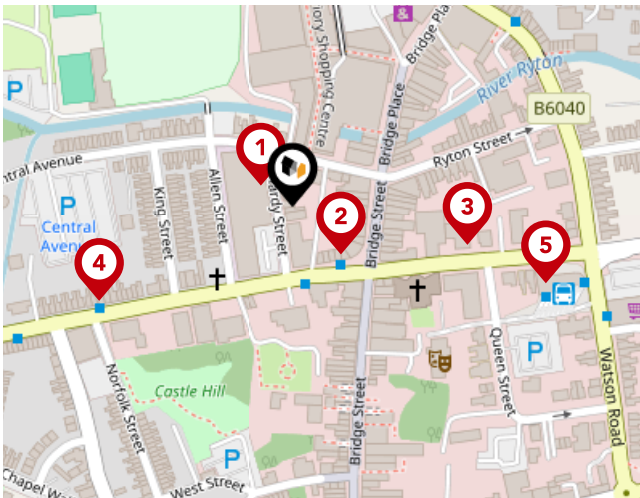


Airports/HELIPADS

Pin	Name	Distance
1	Finningley	13.07 miles
2	East Mids Airport	34.15 miles
3	Leeds Bradford Airport	44.77 miles
4	Humberside Airport	37.37 miles

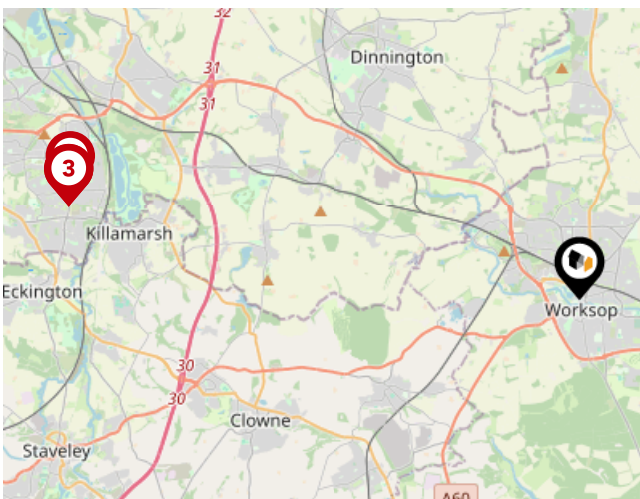
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stagecoach Depot	0.02 miles
2	Newcastle Avenue	0.04 miles
3	Queen Street	0.1 miles
4	Norfolk Street	0.12 miles
5	Worksop Bus Station	0.15 miles



Local Connections

Pin	Name	Distance
1	Westfield Platform to Halfway	9.21 miles
2	Halfway (South Yorkshire Supertram)	9.19 miles
3	Halfway Platform	9.19 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.



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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

