



**Phillip Arnold**  
**Auctions**

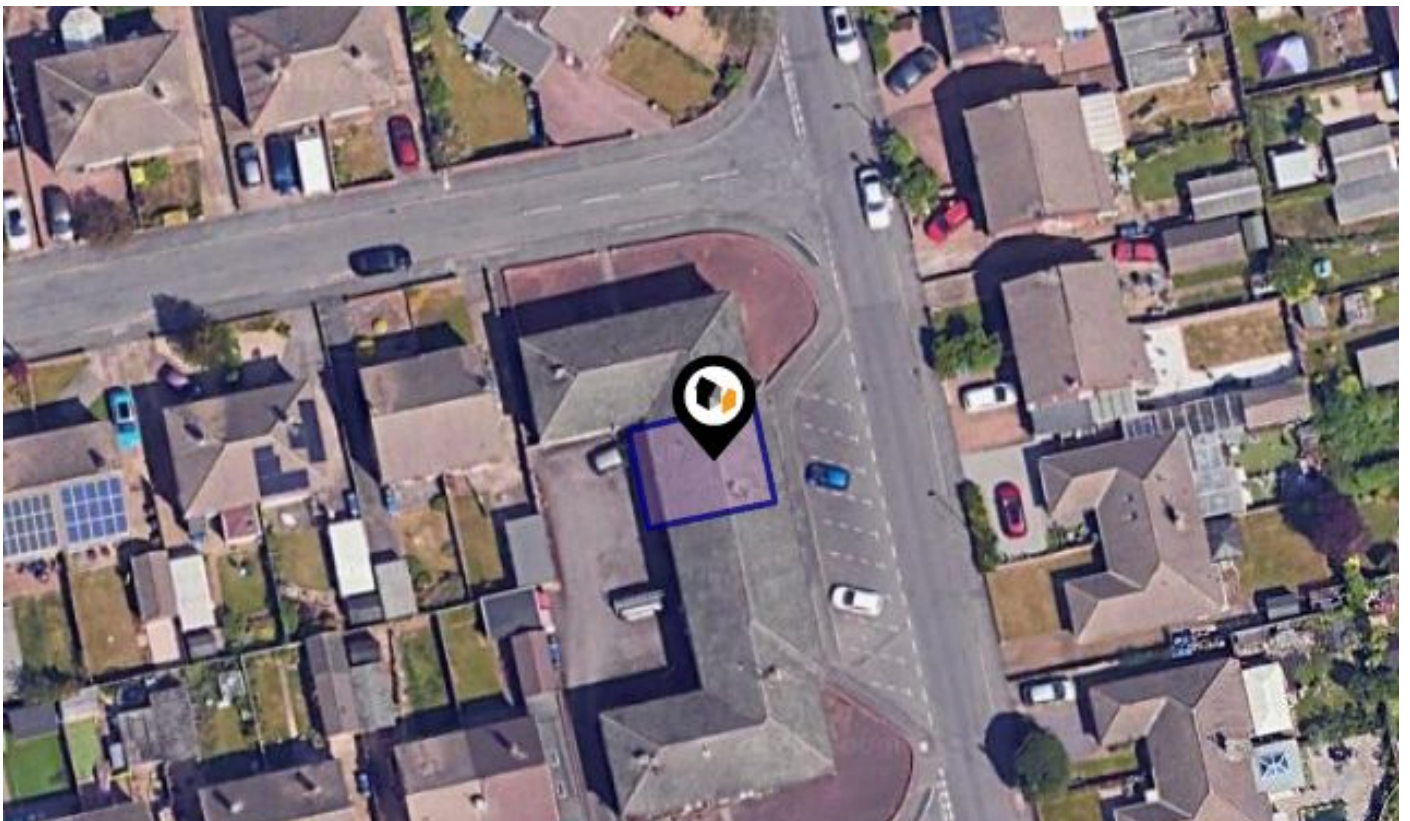
"Passionate about property since 1979"



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# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Sunday 24th May 2026**



**FLAT 5, WINCHESTER HOUSE, WINCHESTER WAY,  
SCAWSBY, DONCASTER, DN5 8LL**

## Phillip Arnold Auctions

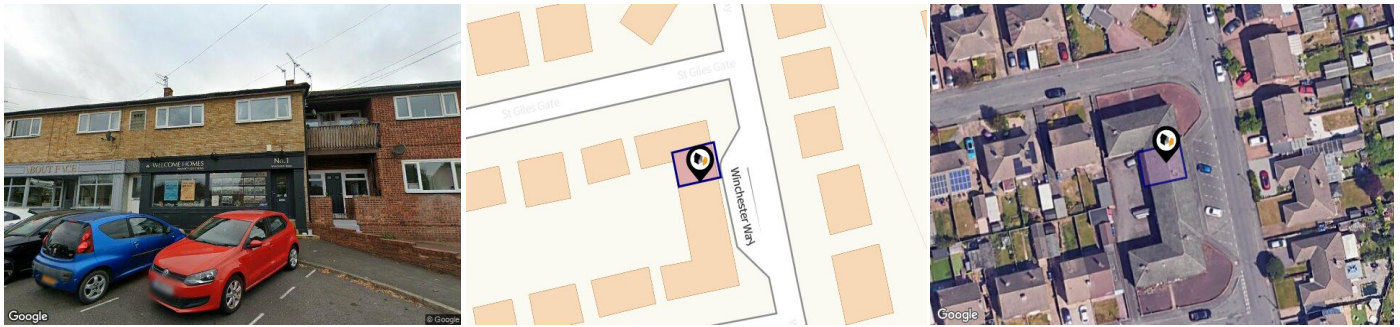
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	16/08/1996
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£24,500
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Leasehold
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,445		
<b>Title Number:</b>	SYK301554		
<b>UPRN:</b>	100050794815		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	Doncaster
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>50</b> mb/s	<b>1800</b> mb/s

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

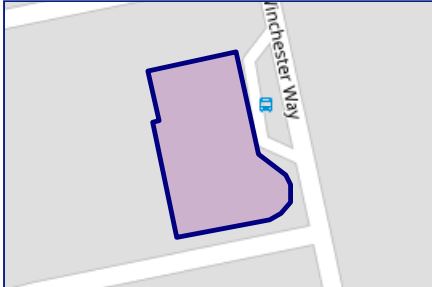


### Satellite/Fibre TV Availability:



## Freehold Title Plan

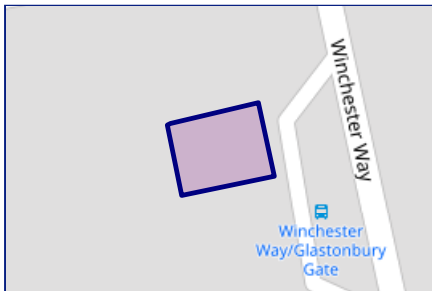
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**SYK305423**

## Leasehold Title Plan

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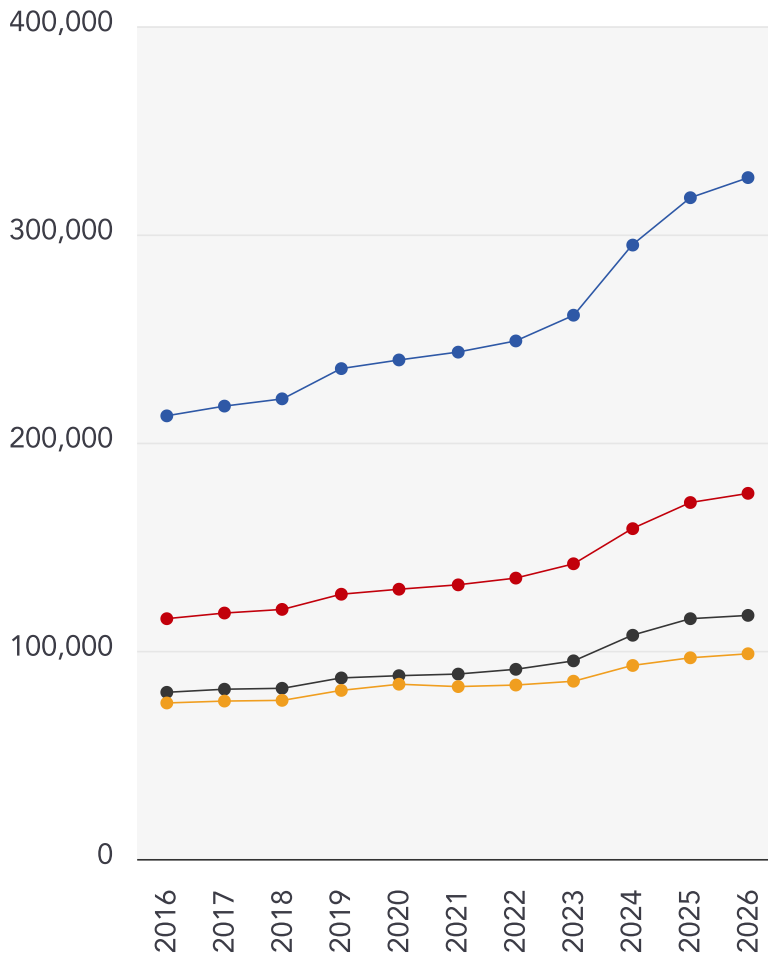
**SYK301554**

Start Date: 18/11/1990  
End Date: 24/06/2115  
Lease Term: 125 years from 24 June 1990  
Term Remaining: 89 years

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in DN5



Detached

**+53.77%**

Semi-Detached

**+52.17%**

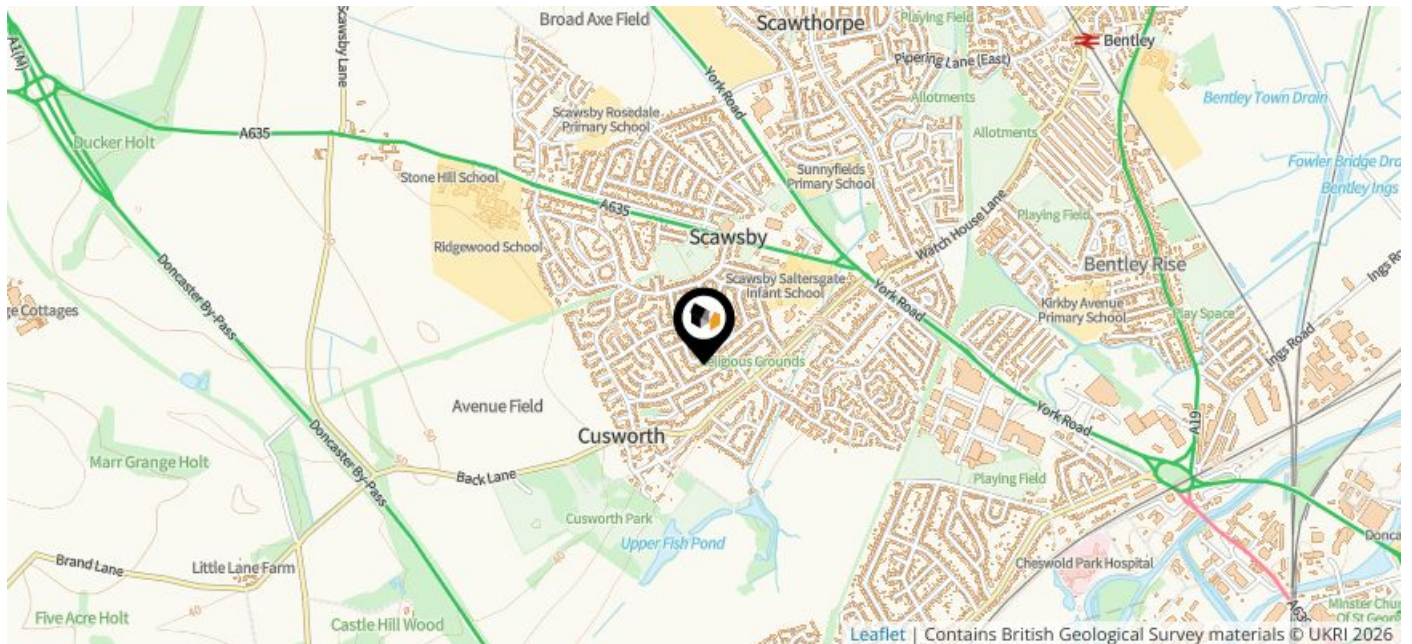
Terraced

**+46.16%**

Flat

**+31.56%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

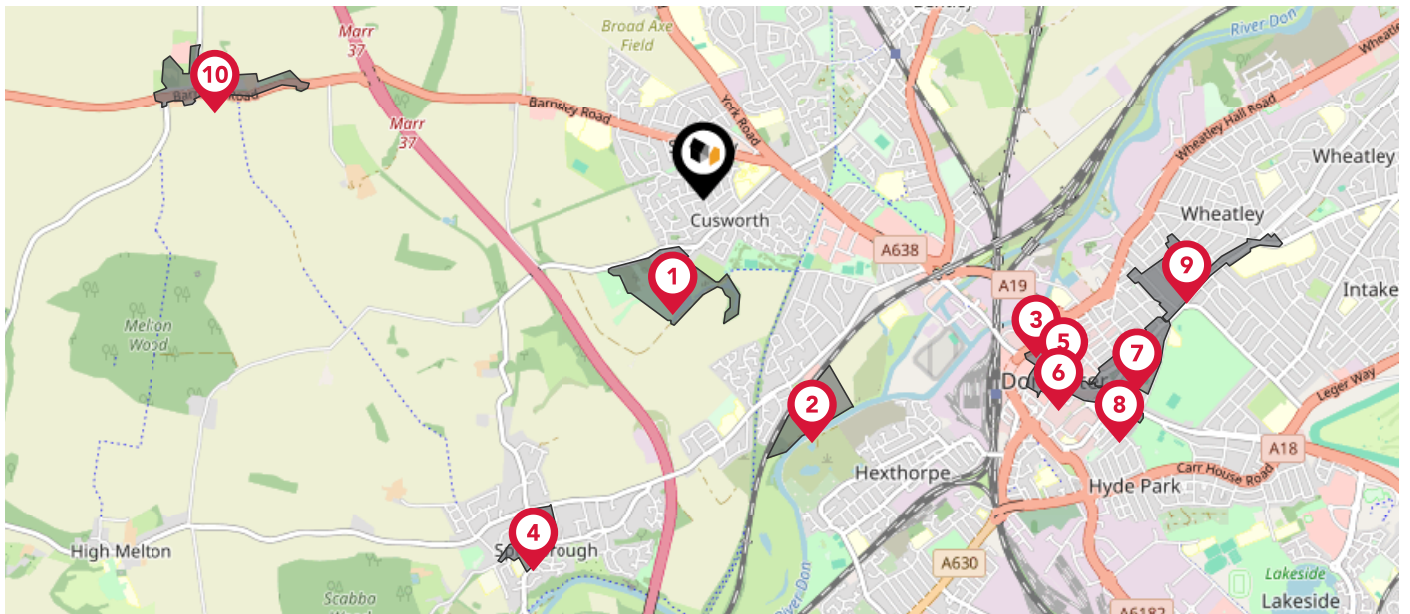
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.











# Maps

## Conservation Areas

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.



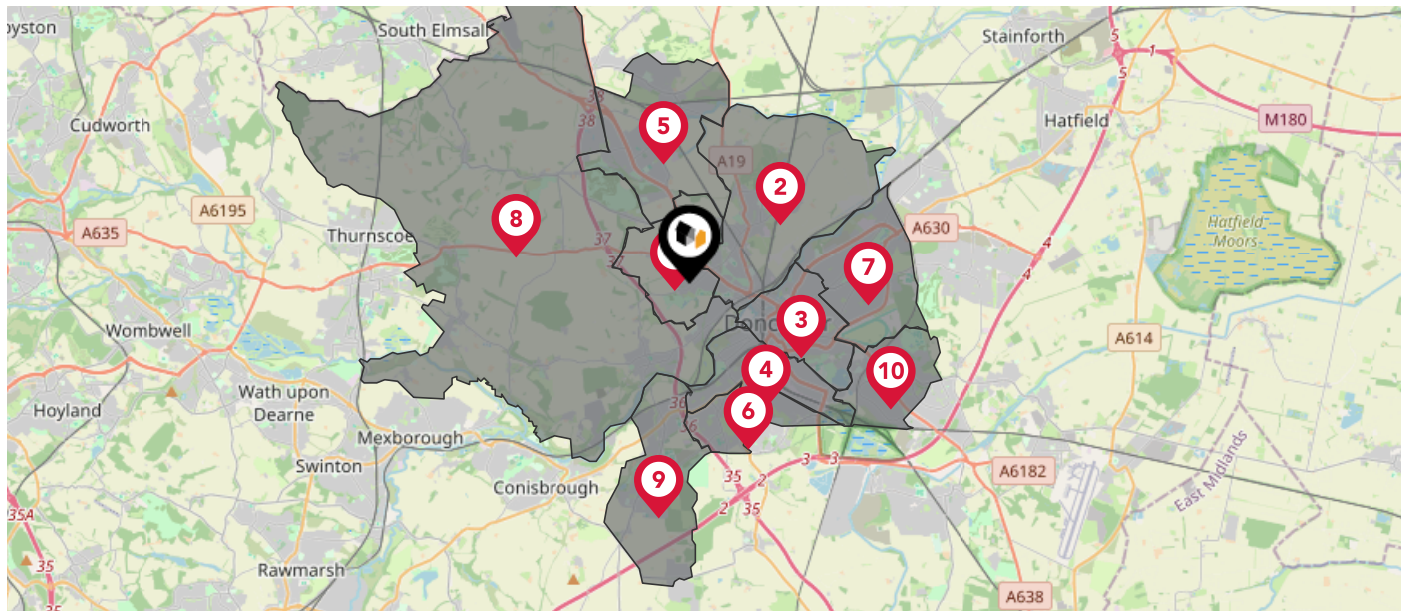
### Nearby Conservation Areas

-  1 Cusworth
-  2 Newton
-  3 Doncaster - St George's
-  4 Sprotbrough
-  5 Doncaster - Market Place
-  6 Doncaster - High Street
-  7 Doncaster - Christ Church
-  8 Doncaster - South Parade
-  9 Doncaster - Thorne Road
-  10 Marr











# Maps

## Council Wards

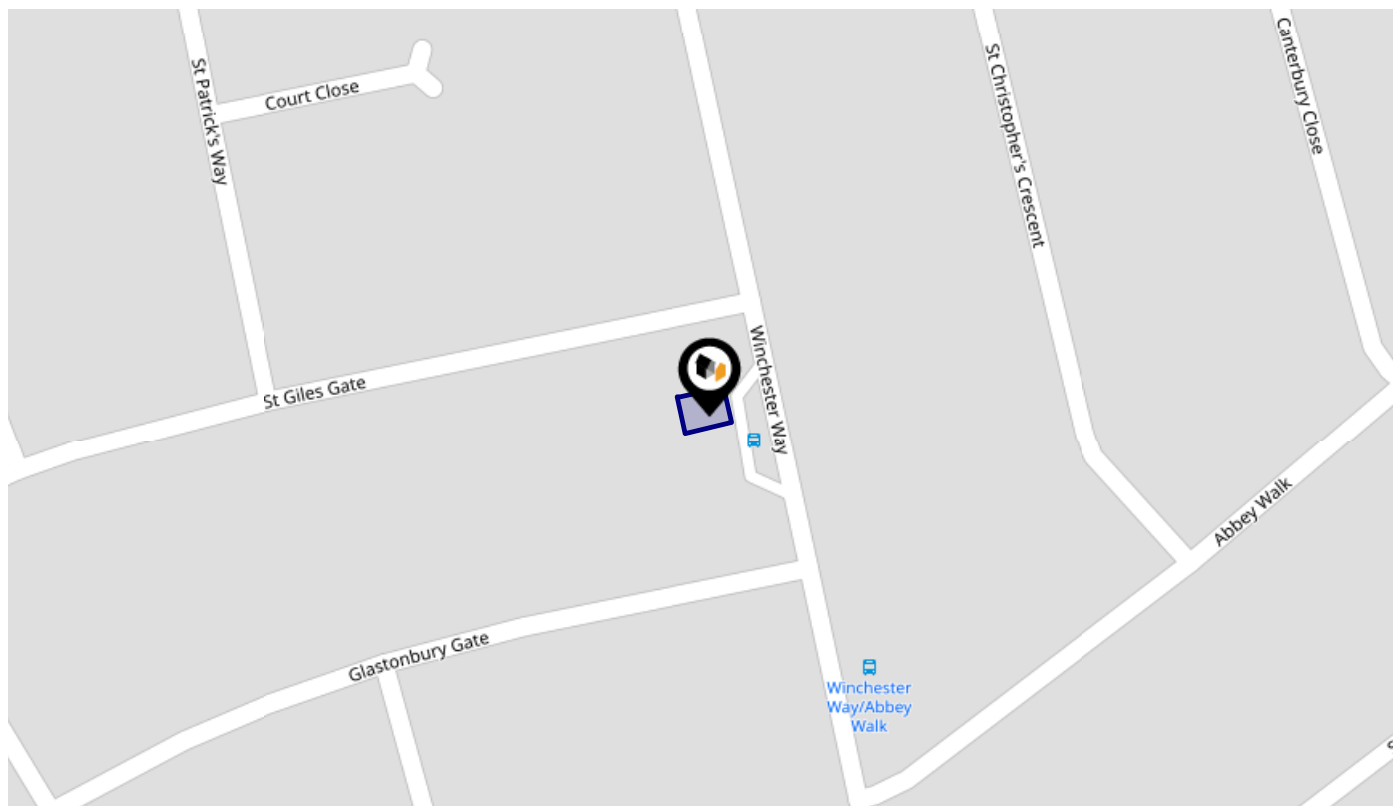
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Roman Ridge Ward
-  Bentley Ward
-  Town Ward
-  Hexthorpe & Balby North Ward
-  Adwick le Street & Carcroft Ward
-  Balby South Ward
-  Wheatley Hills & Intake Ward
-  Sprotbrough Ward
-  Edlington & Warmsworth Ward
-  Bessacarr 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.

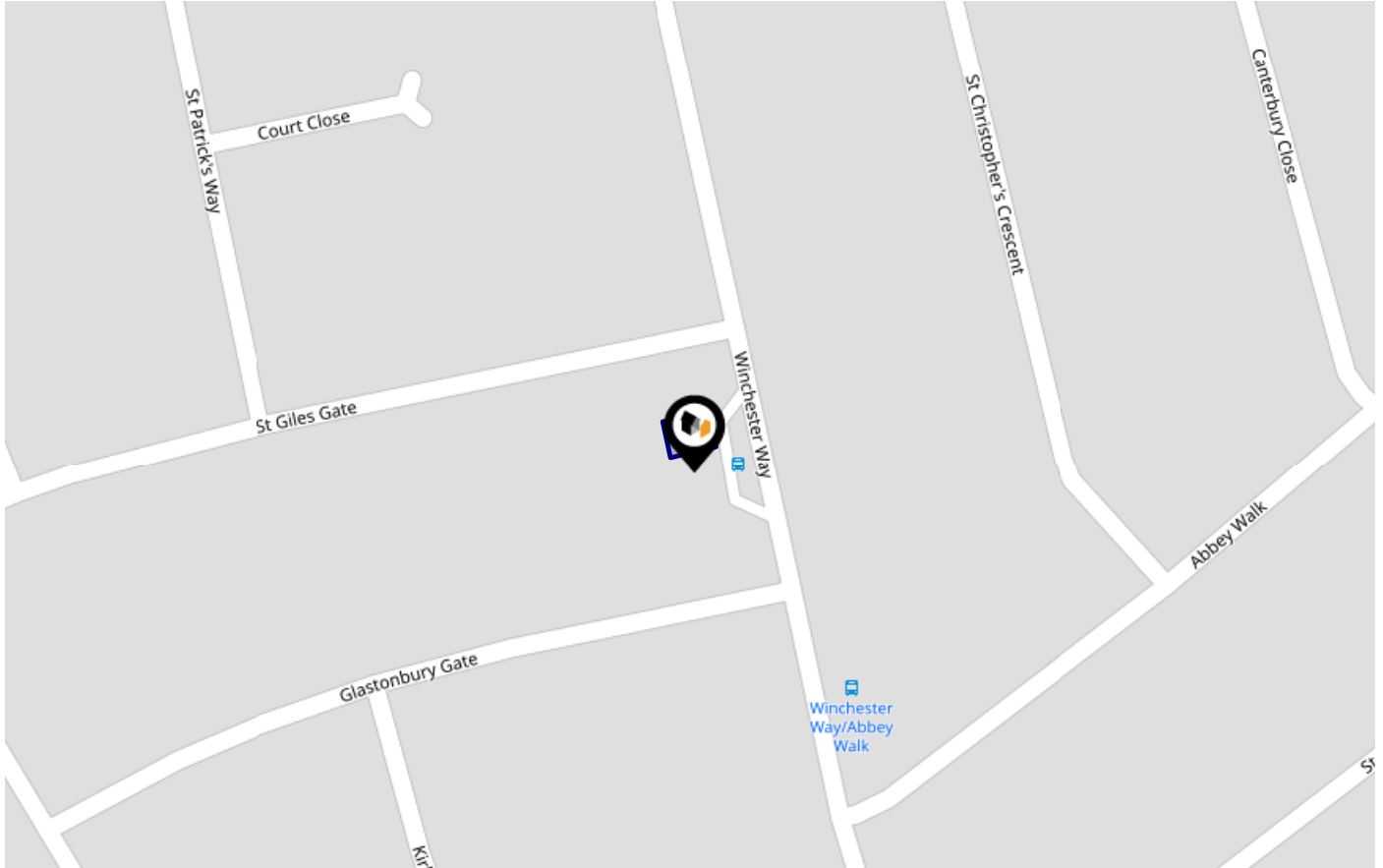
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

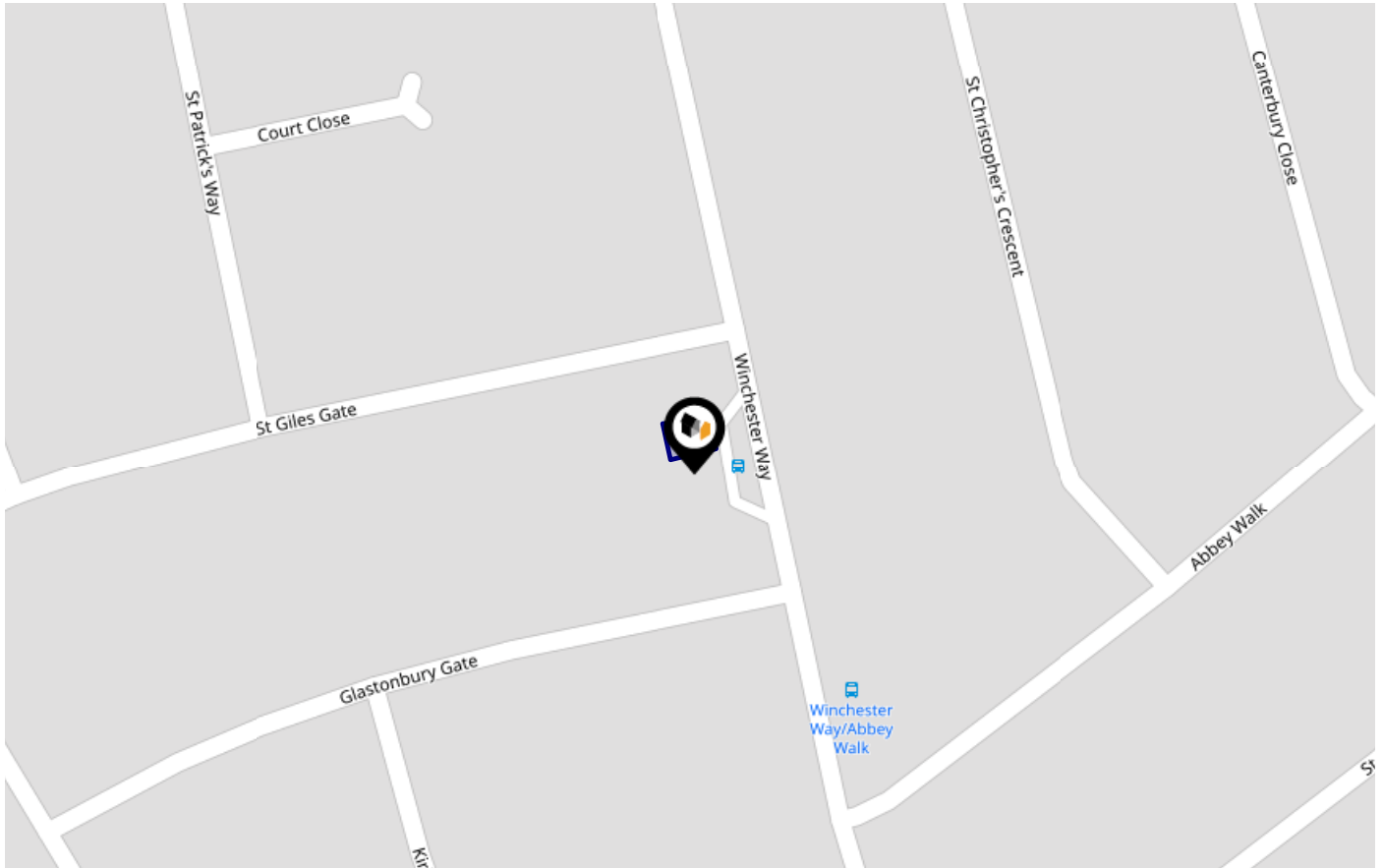
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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.

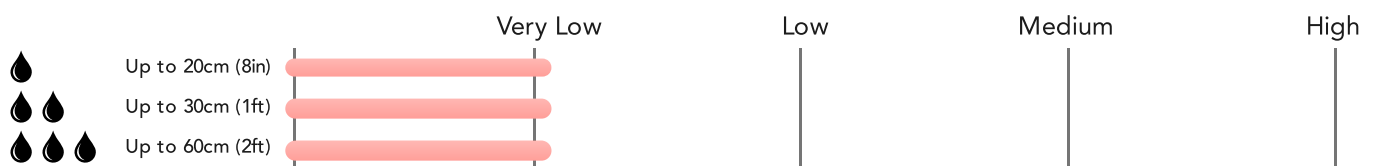


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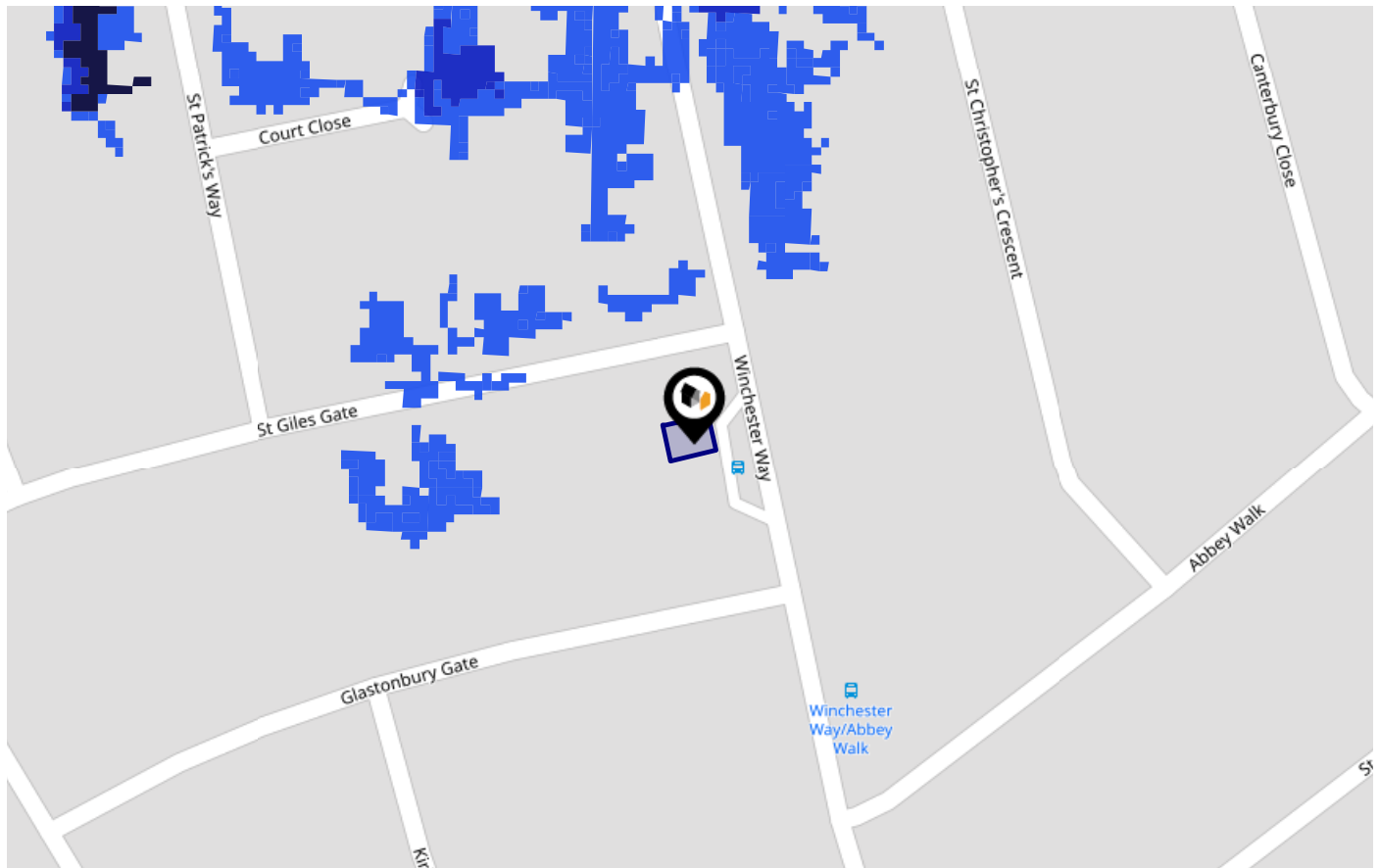
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

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

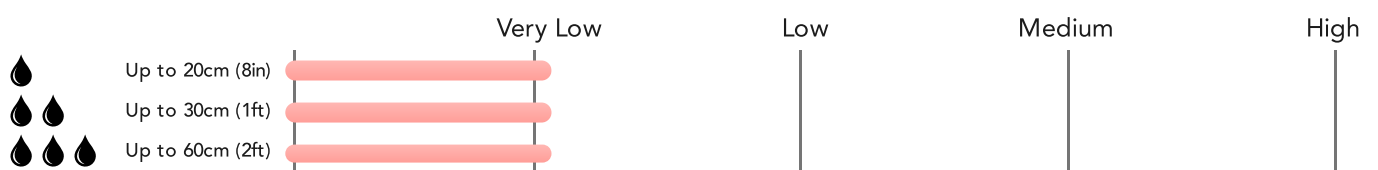


Risk Rating: Very low

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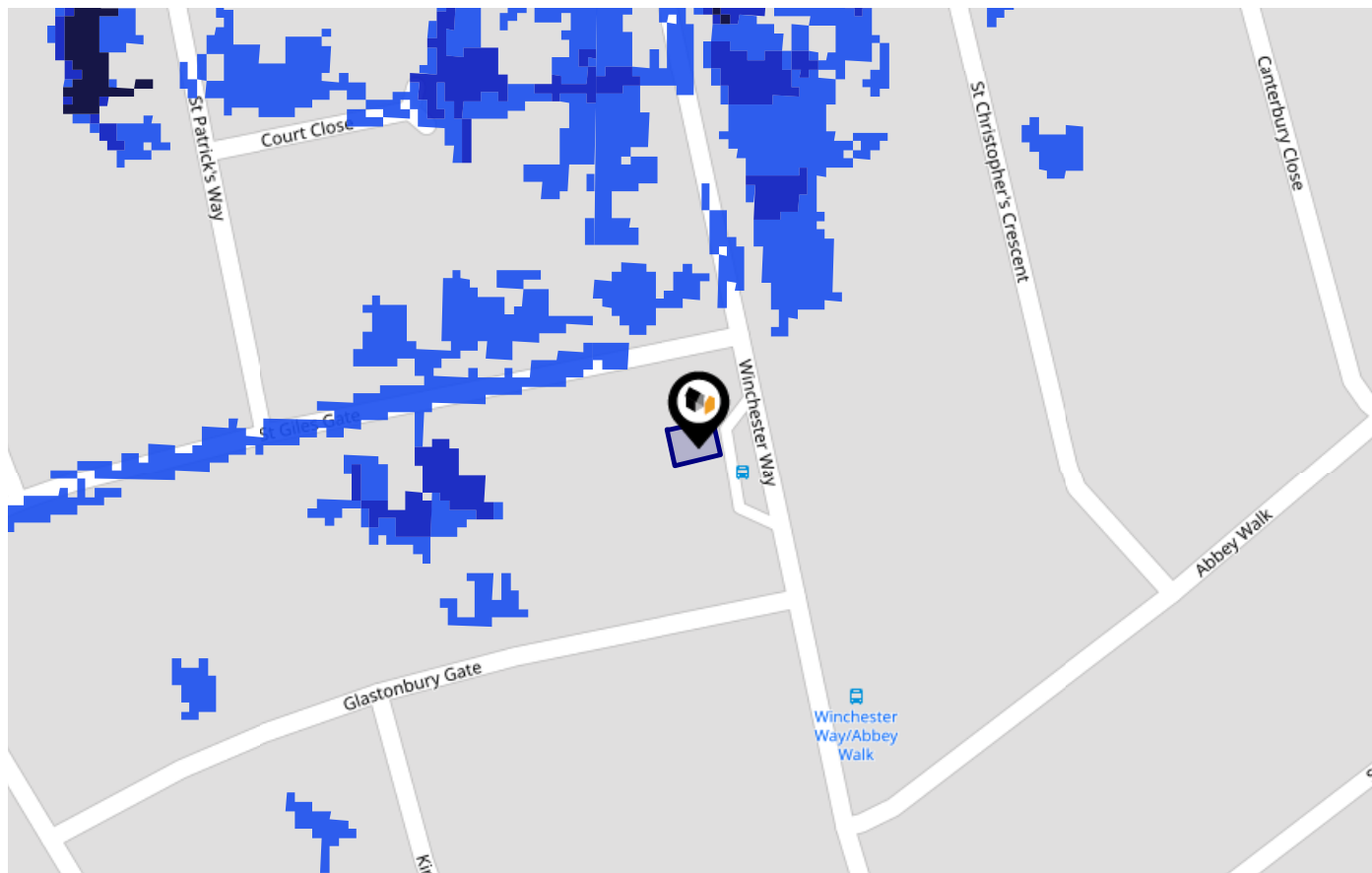
Chance of flooding to the following depths at this property:



# 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.

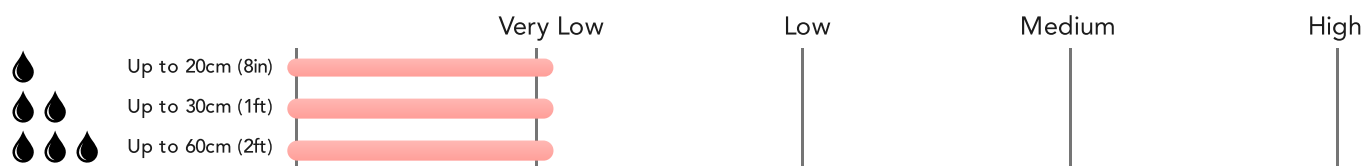


Risk Rating: Very low

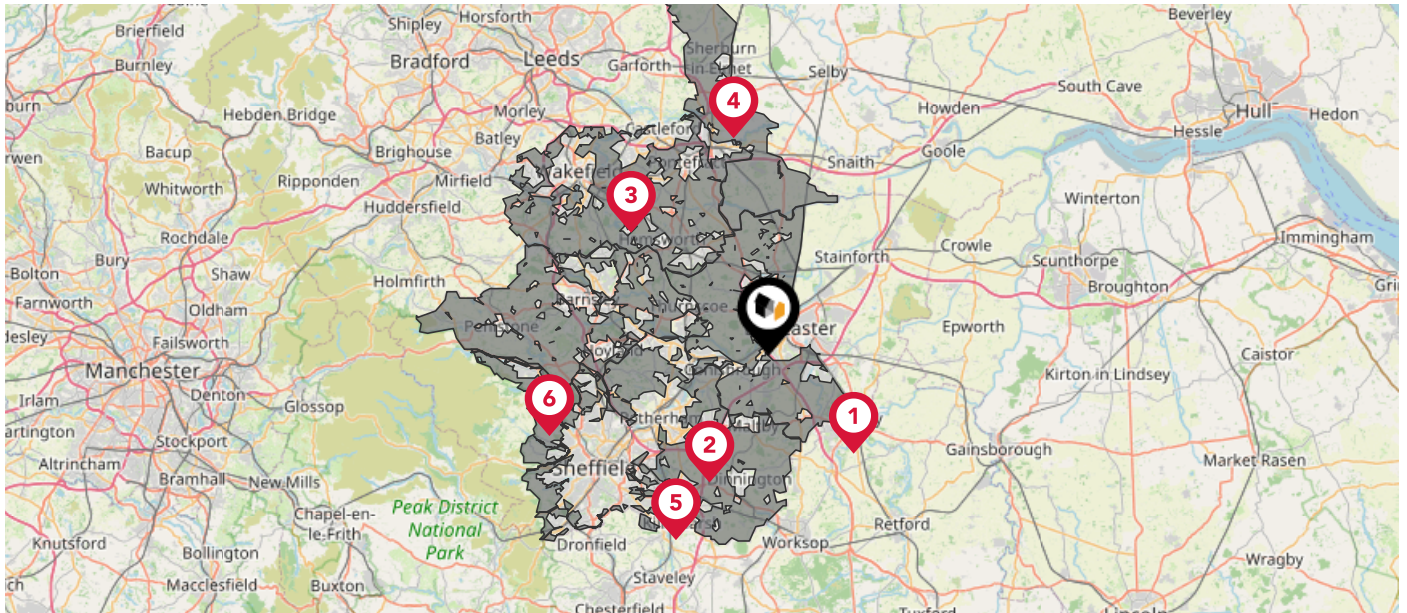
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Chance of flooding to the following depths at this property:



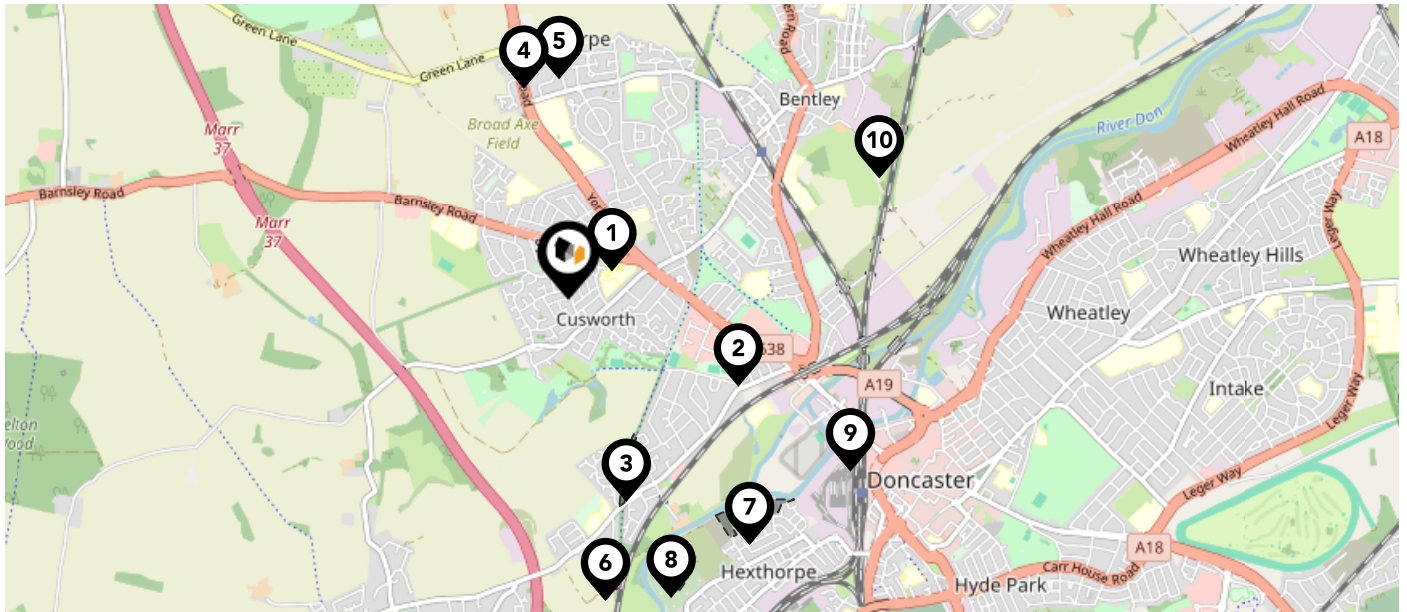
This map displays nearby areas that have been designated as Green Belt...























### Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - Doncaster
- 2 South and West Yorkshire Green Belt - Rotherham
- 3 South and West Yorkshire Green Belt - Wakefield
- 4 South and West Yorkshire Green Belt - Selby
- 5 South and West Yorkshire Green Belt - Sheffield
- 6 South and West Yorkshire Green Belt - Barnsley

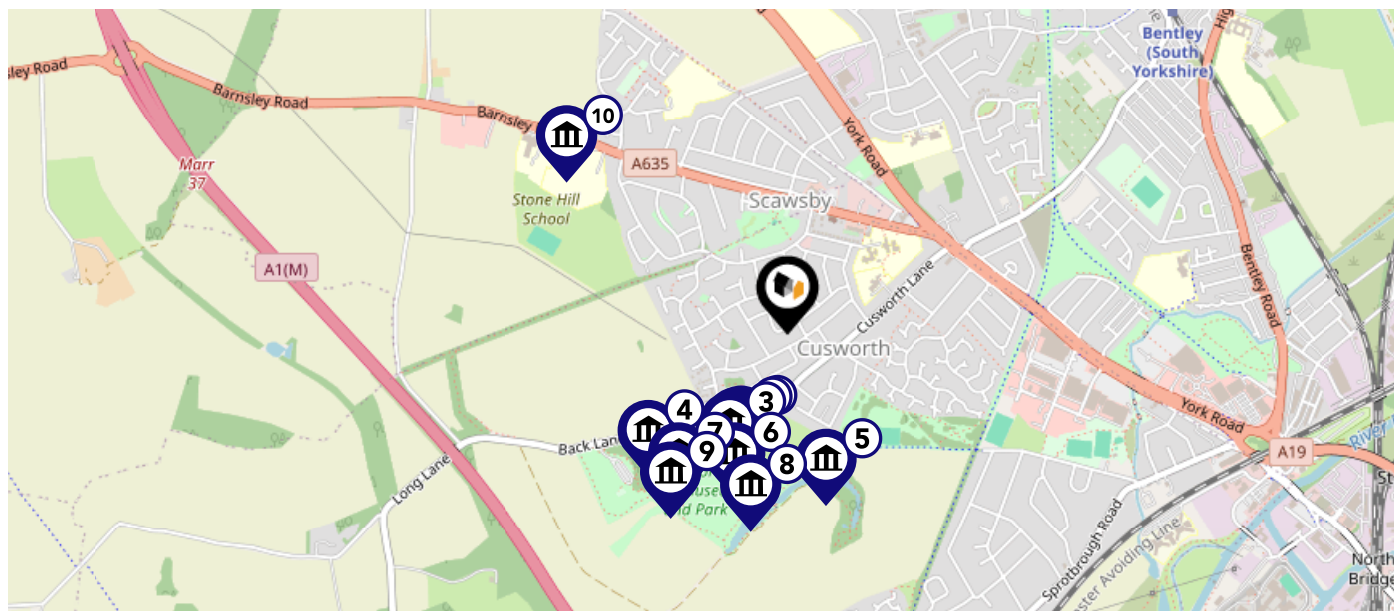
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













### Nearby Landfill Sites

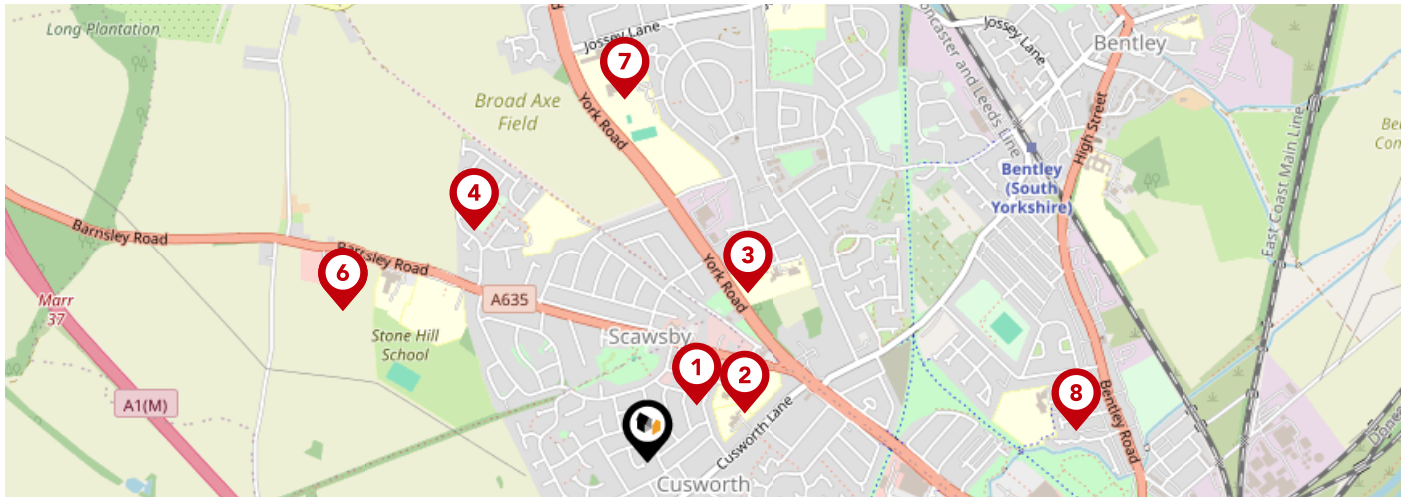
	Sunn Inn-York Road, Doncaster	Historic Landfill 
	Garage-York Road, Doncaster	Historic Landfill 
	Railway Cutting adjacent former Sprotbrough Foundry Site-Melton Road, Sprotbrough	Historic Landfill 
	Mayfeilds-Scawthorpe	Historic Landfill 
	Long Edge Quarry-Long Edge Lane, Scawthorpe, Doncaster	Historic Landfill 
	EA/EPR/WP3699ZR/A001	Active Landfill 
	Old Works-Hexthorpe Ings	Historic Landfill 
	Hexthorpe Allotments-Hexthorpe, Doncaster	Historic Landfill 
	National Supply Centre-PO Box 159, Hexthorpe, Doncaster	Historic Landfill 
	Fowler Bridge Road-Bentley	Historic Landfill 









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



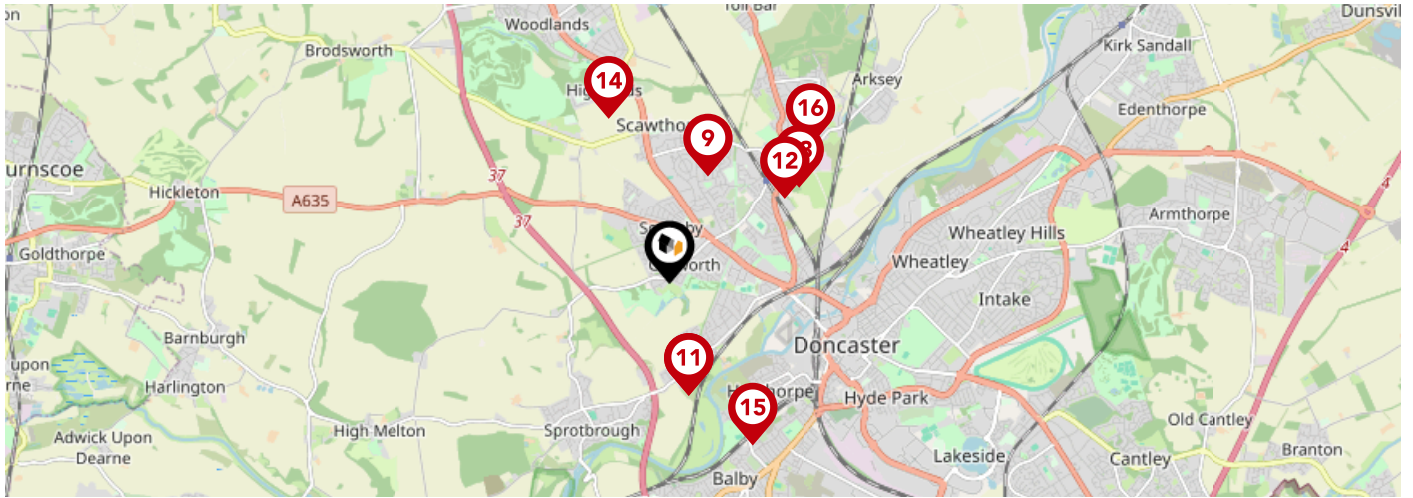
Listed Buildings in the local district	Grade	Distance
 1286477 - The Mistal	Grade II	0.3 miles
 1151602 - Manor Cottage	Grade II	0.3 miles
 1314798 - The Manor House	Grade II	0.3 miles
 1314779 - Entrance Lodge To Cusworth Hall Including Wing Walls And Gates	Grade II	0.4 miles
 1421398 - Keeper's Cottage And Associated Kennels, Orchard Lane, Cusworth	Grade II	0.4 miles
 1240554 - Bowling House And Attached Garden Walls To South East Of Church Cottage	Grade II	0.4 miles
 1314799 - Old Stable Block And Bothy To Cusworth Hall	Grade II	0.4 miles
 1192774 - Boathouse At North End Of Upper Fish Pond	Grade II	0.4 miles
 1192735 - Cusworth Hall	Grade I	0.5 miles
 1191542 - Milepost Approximately 50 Metres To West Of Pedestrian Entrance To Scawsby Ridgwood Comprehensive School	Grade II	0.6 miles









# Area Schools



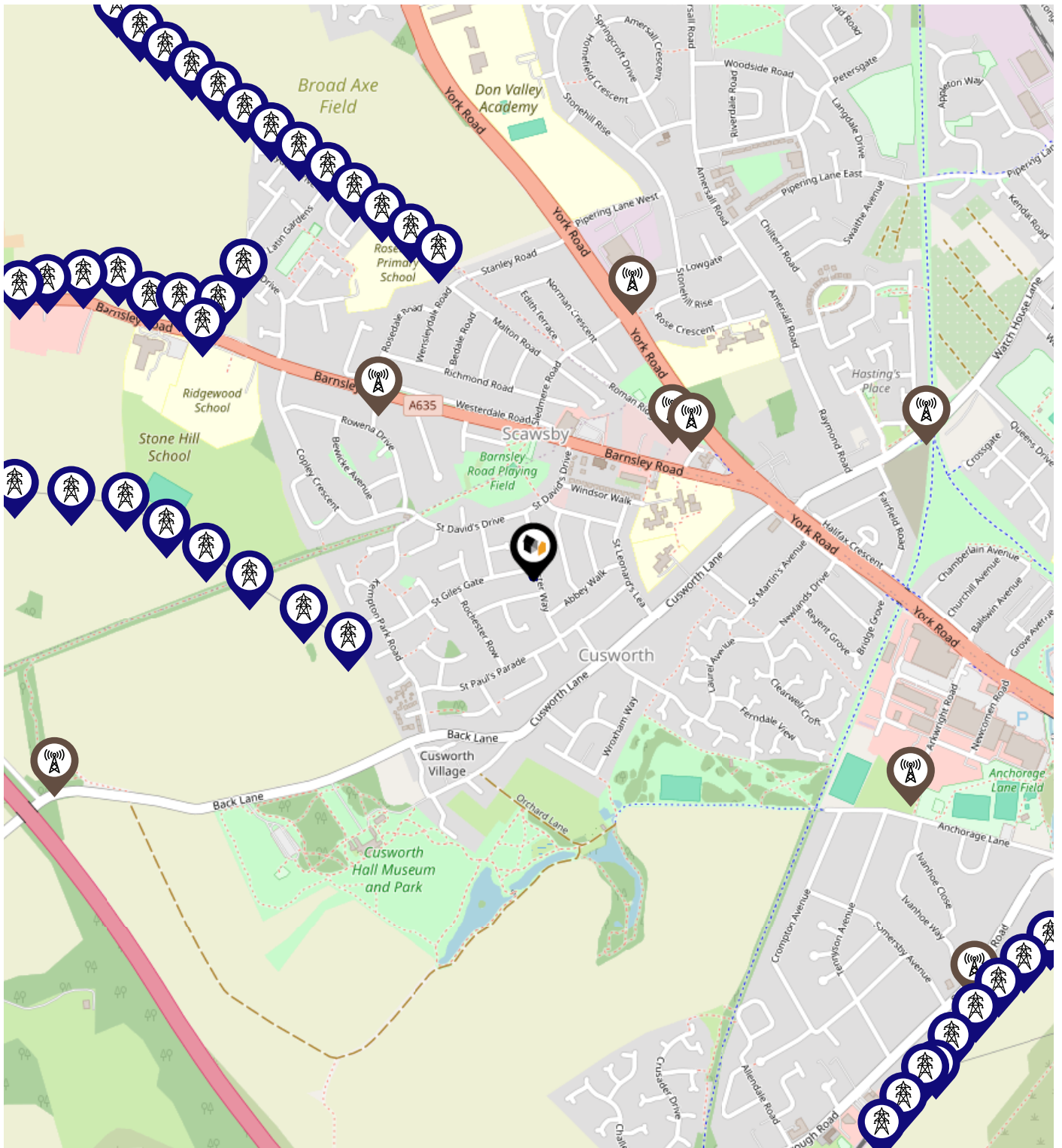
	Nursery	Primary	Secondary	College	Private
 <b>Scawsby Saltersgate Infant School</b> Ofsted Rating: Good   Pupils: 331   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Scawsby Junior Academy</b> Ofsted Rating: Outstanding   Pupils: 358   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Scawthorpe Sunnyfields Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rosedale Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ridgewood School</b> Ofsted Rating: Good   Pupils: 1457   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stone Hill School</b> Ofsted Rating: Outstanding   Pupils: 143   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Don Valley Academy</b> Ofsted Rating: Good   Pupils: 1099   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kirkby Avenue Primary School</b> Ofsted Rating: Outstanding   Pupils: 368   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Scawthorpe Castle Hills Primary Academy</b> Ofsted Rating: Good   Pupils: 274   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Richmond Hill Primary Academy</b> Ofsted Rating: Good   Pupils: 431   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Levett School</b> Ofsted Rating: Requires improvement   Pupils: 13   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bentley High Street Primary School</b> Ofsted Rating: Good   Pupils: 456   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of Perpetual Help Catholic Primary School</b> Ofsted Rating: Good   Pupils: 130   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highfields Primary Academy</b> Ofsted Rating: Good   Pupils: 111   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hexthorpe Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bentley New Village Primary School</b> Ofsted Rating: Good   Pupils: 279   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

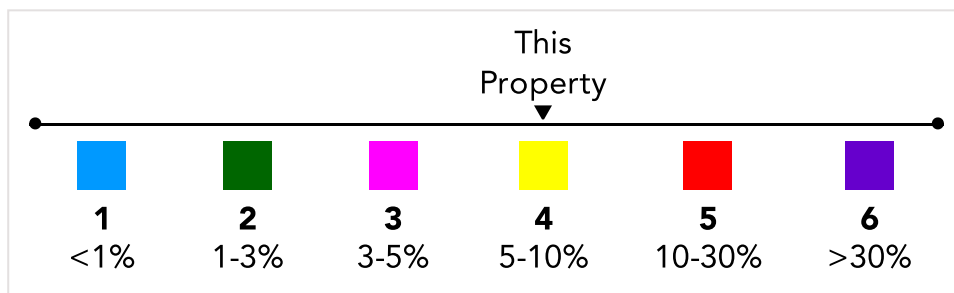
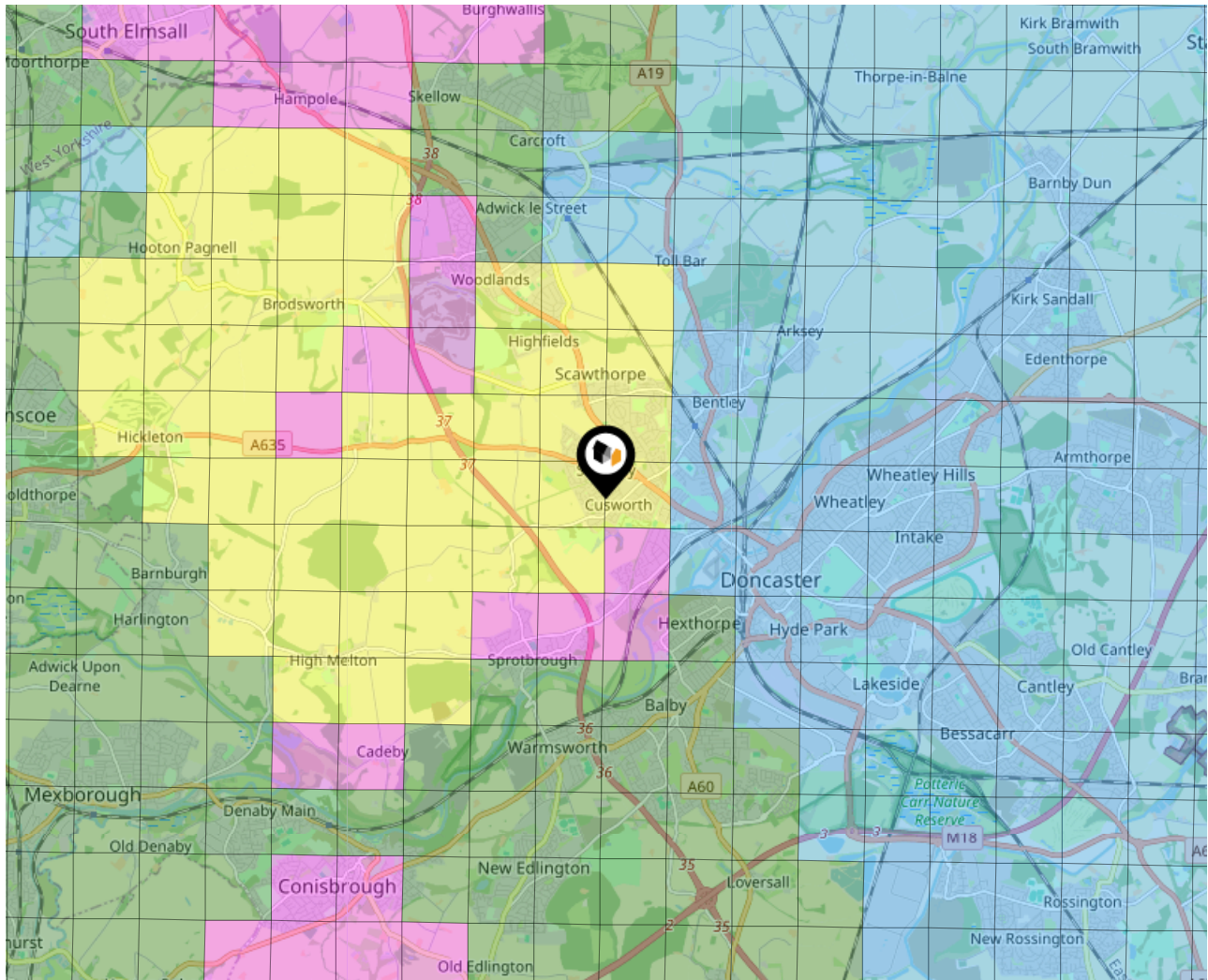


**Key:**

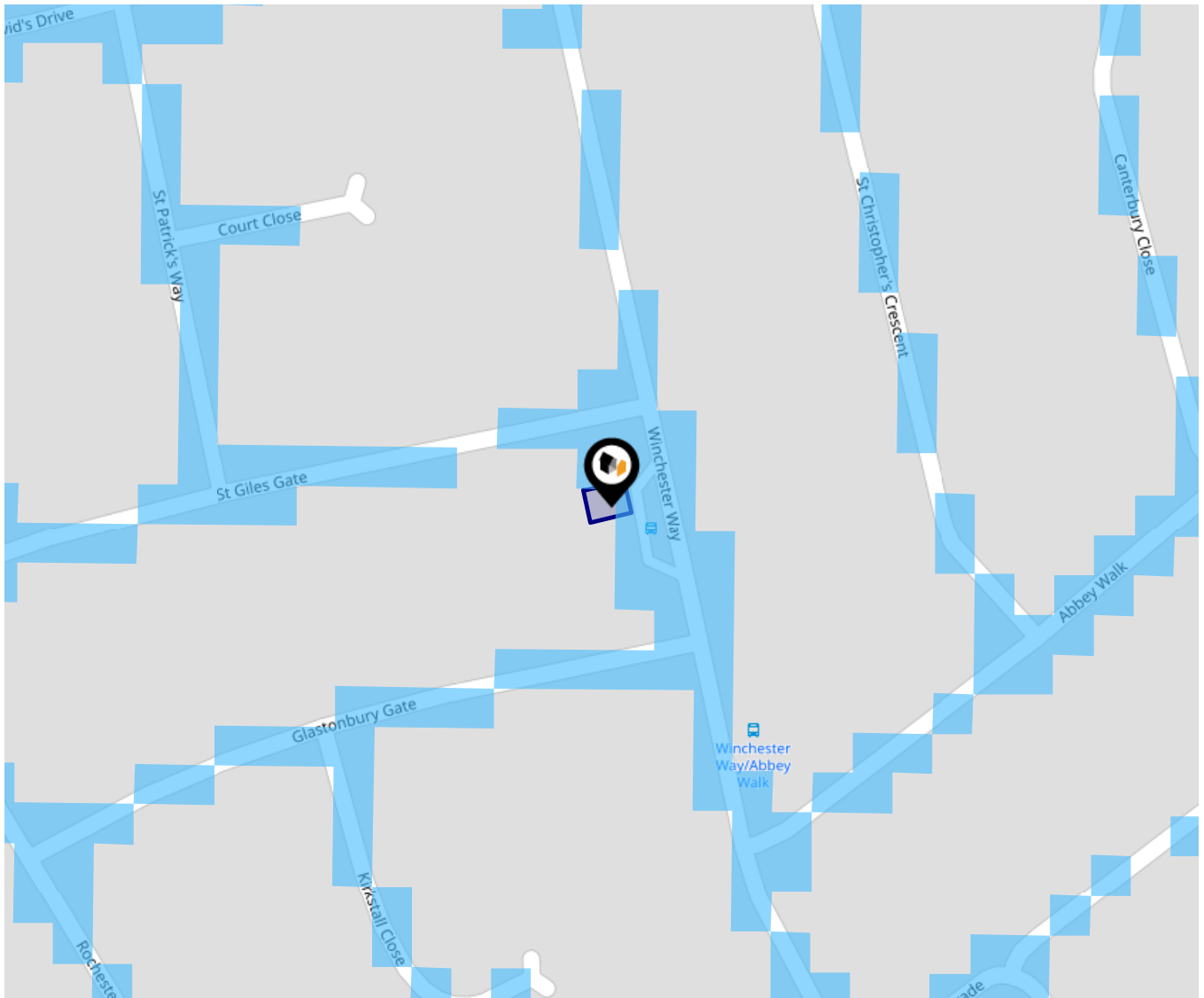
-  Power Pylons
-  Communication Masts

### 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>).



# Local Area Road Noise

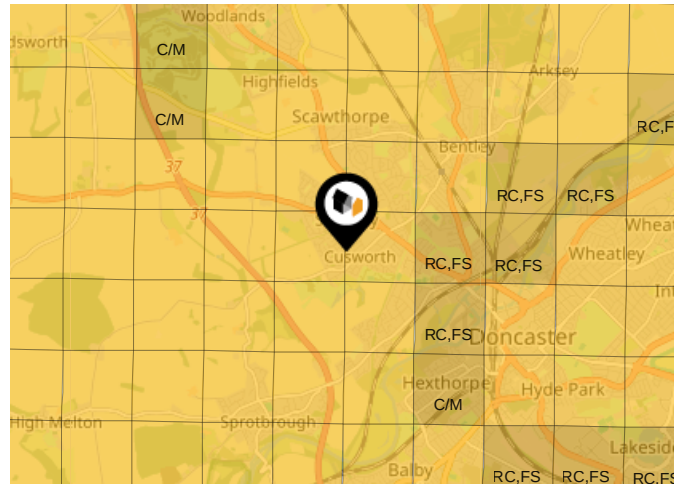


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

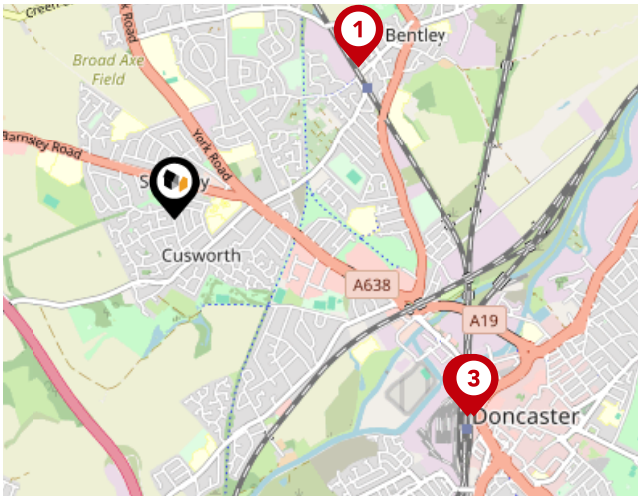
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



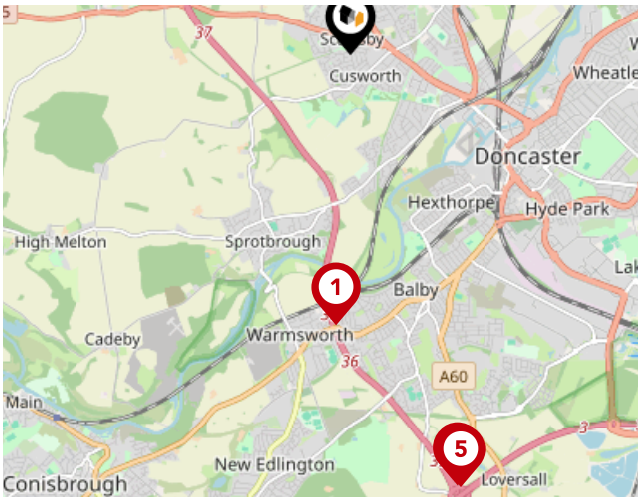
## Primary Classifications (Most Common Clay Types)

<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



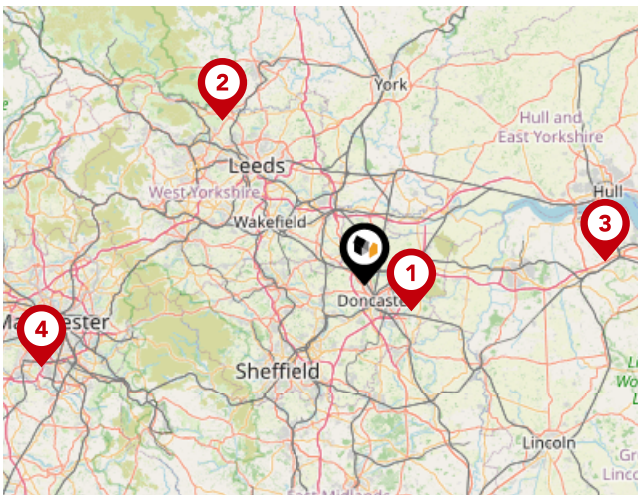
### National Rail Stations

Pin	Name	Distance
1	Bentley (S Yorks) Rail Station	1.06 miles
2	Doncaster Rail Station	1.56 miles
3	Doncaster Rail Station	1.58 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J36	2.39 miles
2	A1(M) J37	1.49 miles
3	A1(M) J35	3.92 miles
4	A1(M) J38	3.42 miles
5	M18 J2	3.94 miles

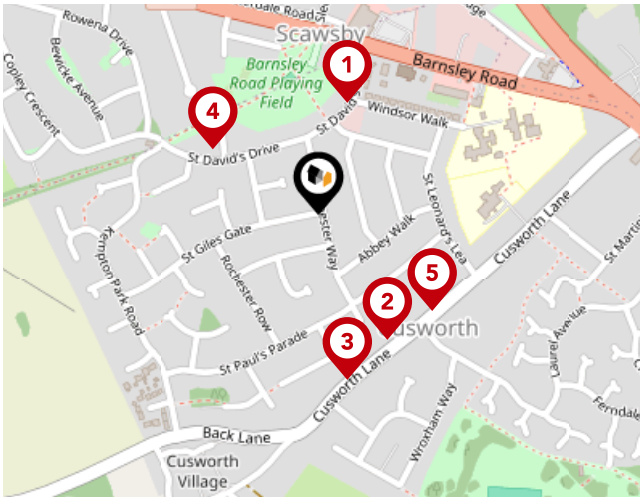


### Airports/Helipads

Pin	Name	Distance
1	Finningley	7.58 miles
2	Leeds Bradford Airport	30.57 miles
3	Humberside Airport	33.97 miles
4	Manchester Airport	47.08 miles

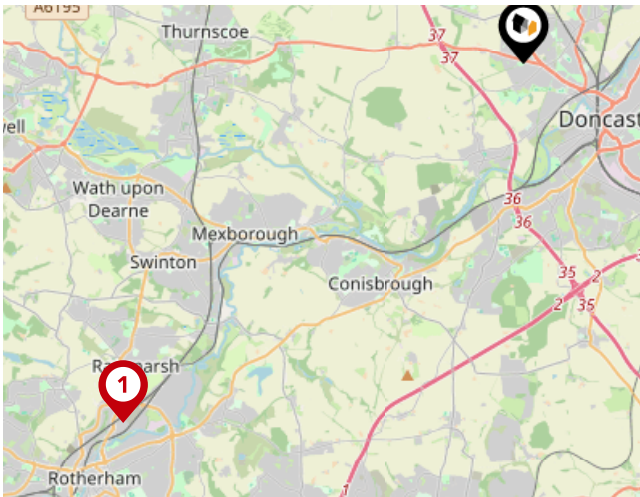
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St David's Drive/Colchester Court	0.13 miles
2	Cusworth Lane/St Stephens Walk	0.16 miles
3	Cusworth Lane/Filby Road	0.18 miles
4	St David's Drive/St Clement's Close	0.14 miles
5	Cusworth Lane/Breydon Avenue	0.16 miles



### Local Connections

Pin	Name	Distance
1	Parkgate Platform to Sheffield	9.5 miles

# Phillip Arnold Auctions

## 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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#### Phillip Arnold Auctions

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