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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



61, STATION ROAD, ARKSEY, DONCASTER, DN5 0TH

Phillip Arnold Auctions

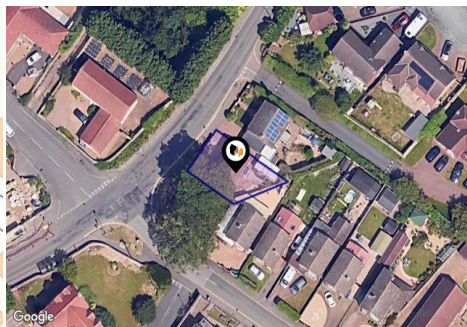
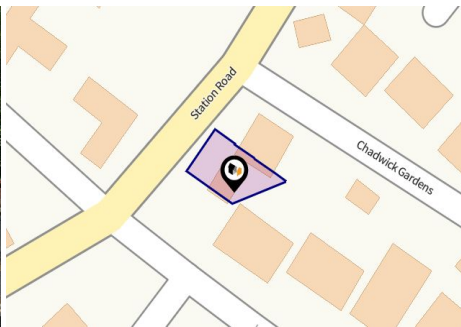
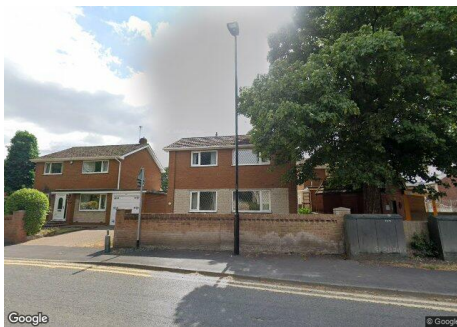
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3	Latest FENSA Work:	27/04/2025 - 1 door
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,927		
Title Number:	SYK522119		
UPRN:	100050778247		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Doncaster
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s
		

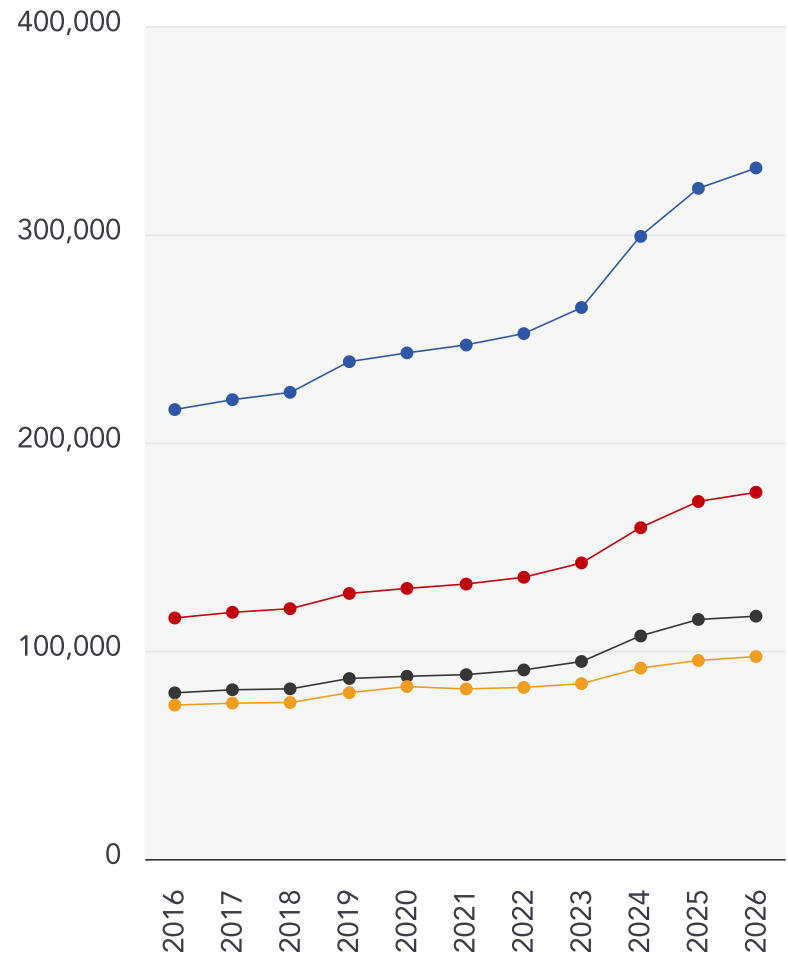
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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



Detached

+53.77%

Semi-Detached

+52.17%

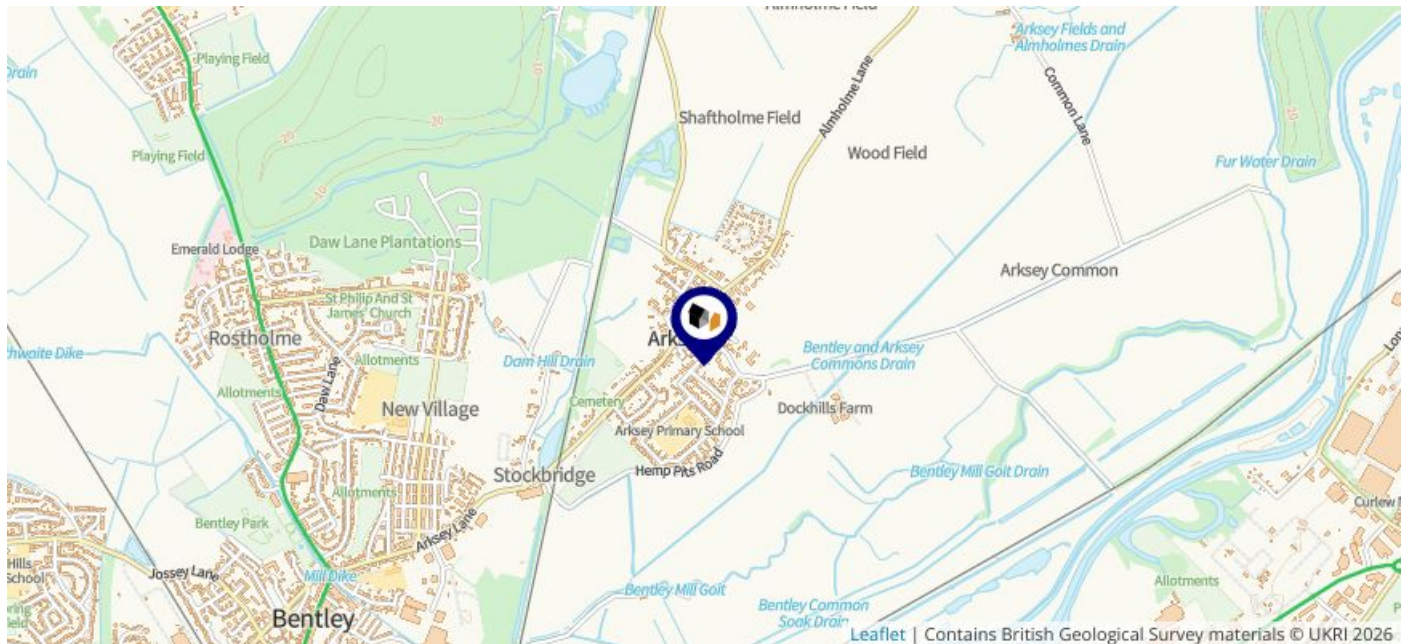
Terraced

+46.16%

Flat

+31.56%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

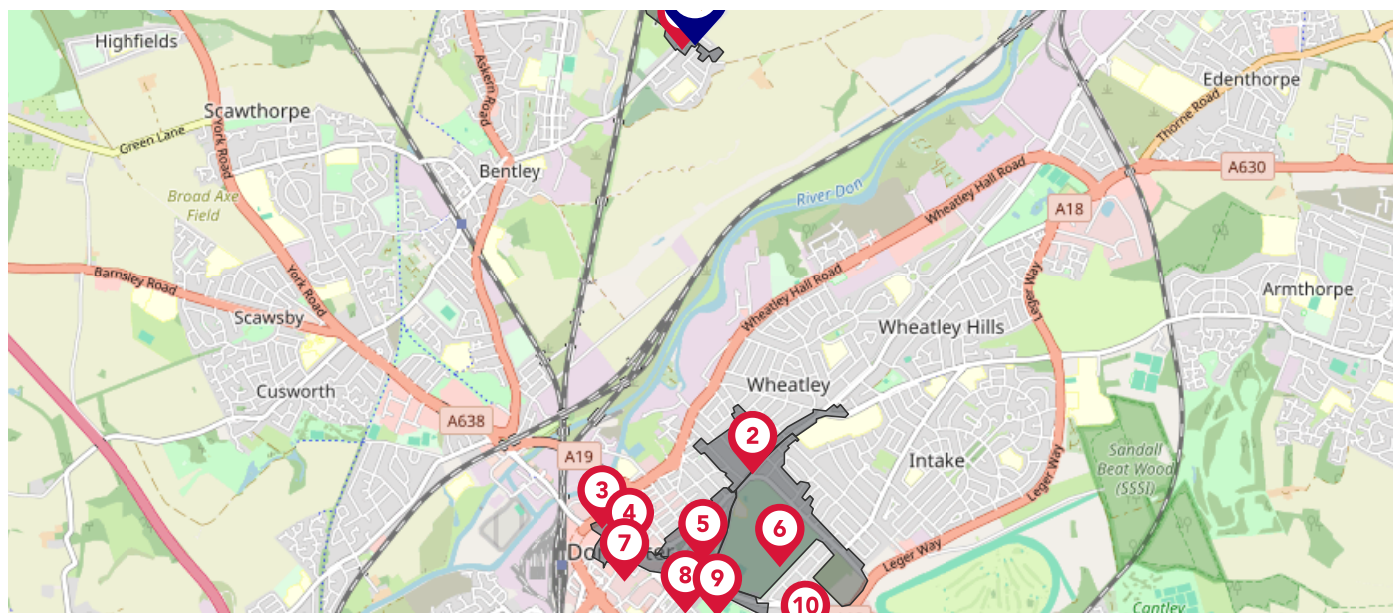
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

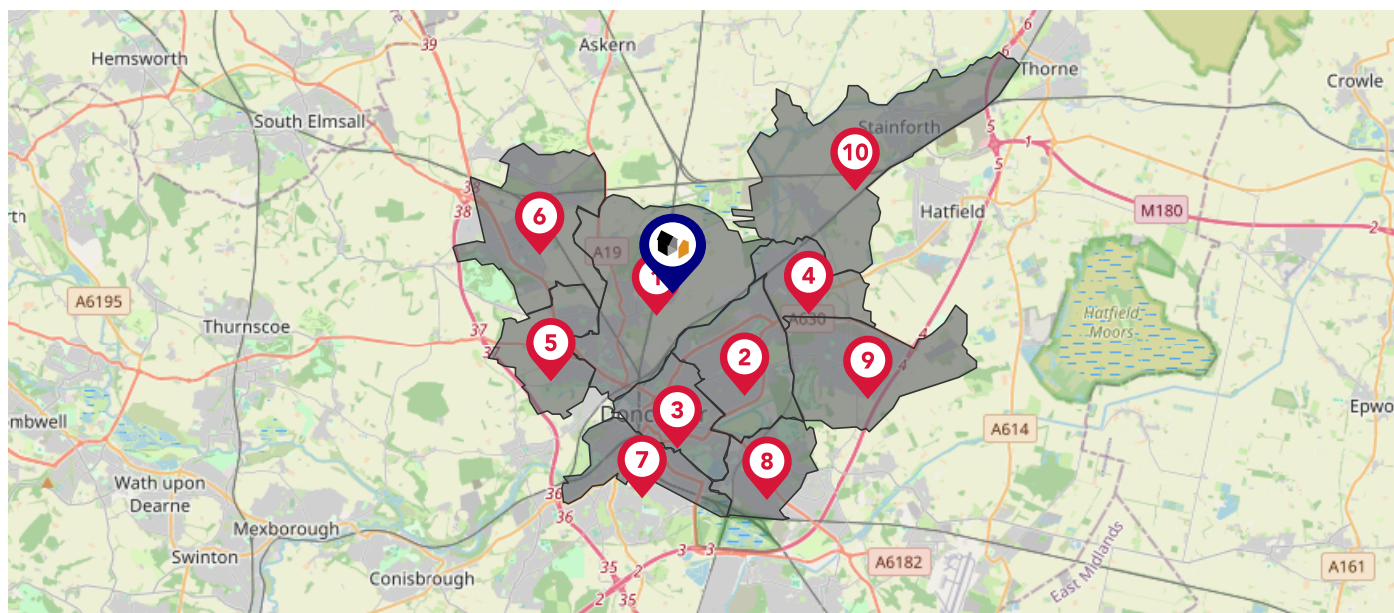
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Arksey
-  2 Doncaster - Thorne Road
-  3 Doncaster - St George's
-  4 Doncaster - Market Place
-  5 Doncaster - Christ Church
-  6 Doncaster - Town Field
-  7 Doncaster - High Street
-  8 Doncaster - South Parade
-  9 Doncaster - Bennetthorpe
-  10 Doncaster - William Nuttall Cottage Homes

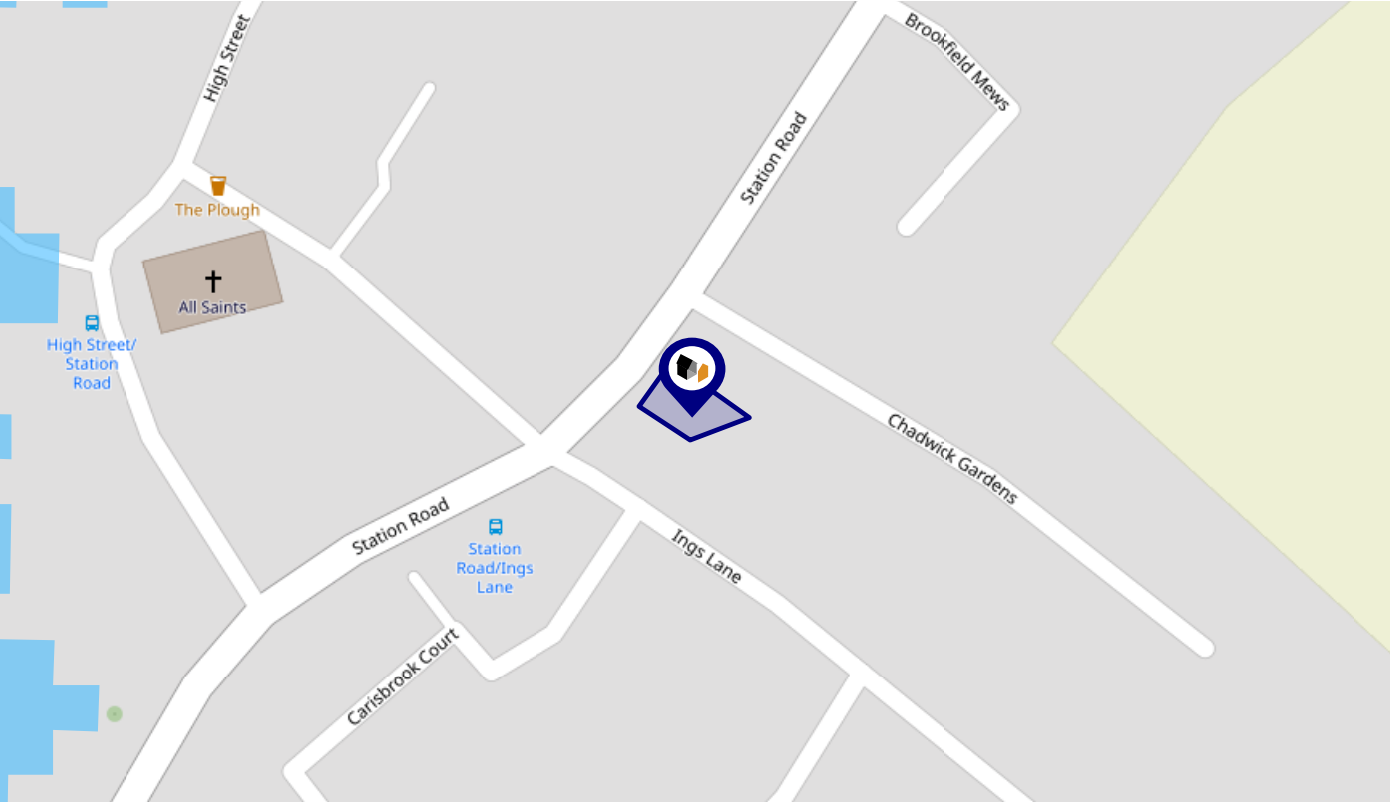
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|---|----------------------------------|
|  | Bentley Ward |
|  | Wheatley Hills & Intake Ward |
|  | Town Ward |
|  | Edenthorpe & Kirk Sandall Ward |
|  | Roman Ridge Ward |
|  | Adwick le Street & Carcroft Ward |
|  | Hexthorpe & Balby North Ward |
|  | Bessacarr Ward |
|  | Armthorpe Ward |
|  | Stainforth & Barnby Dun 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.

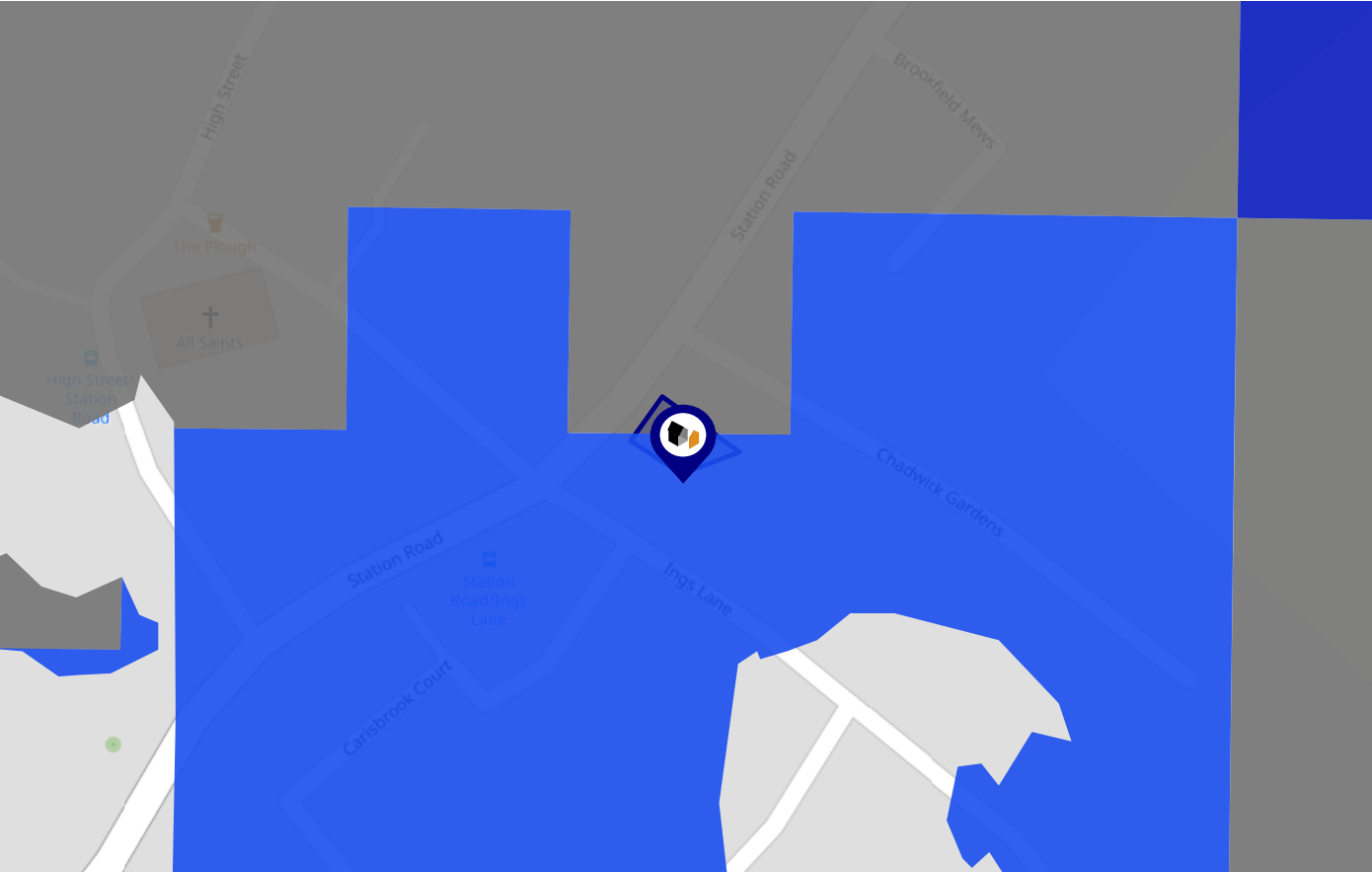
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

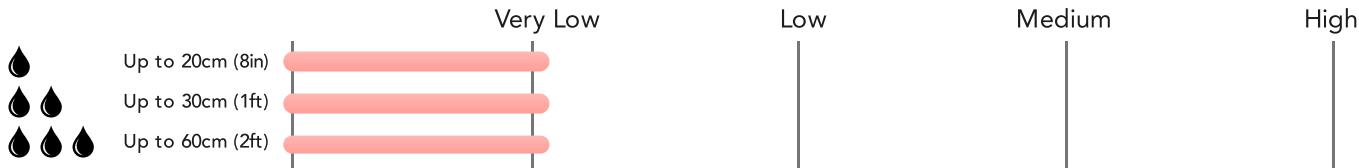


Risk Rating: Low

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.

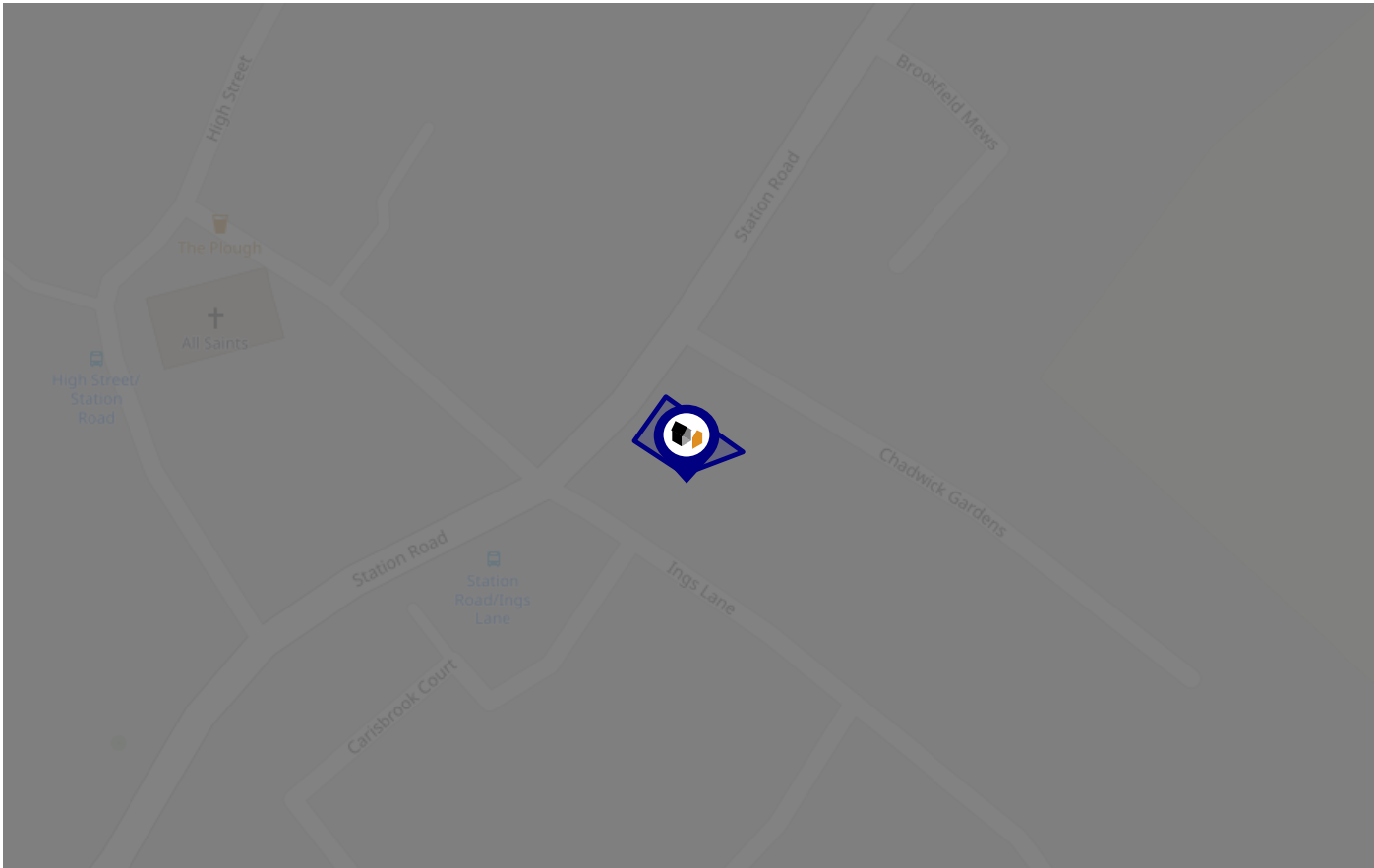
Chance of flooding to the following depths at this property:



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.

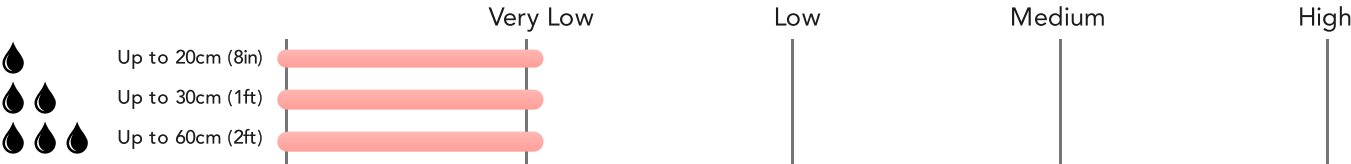


Risk Rating: Very low

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.

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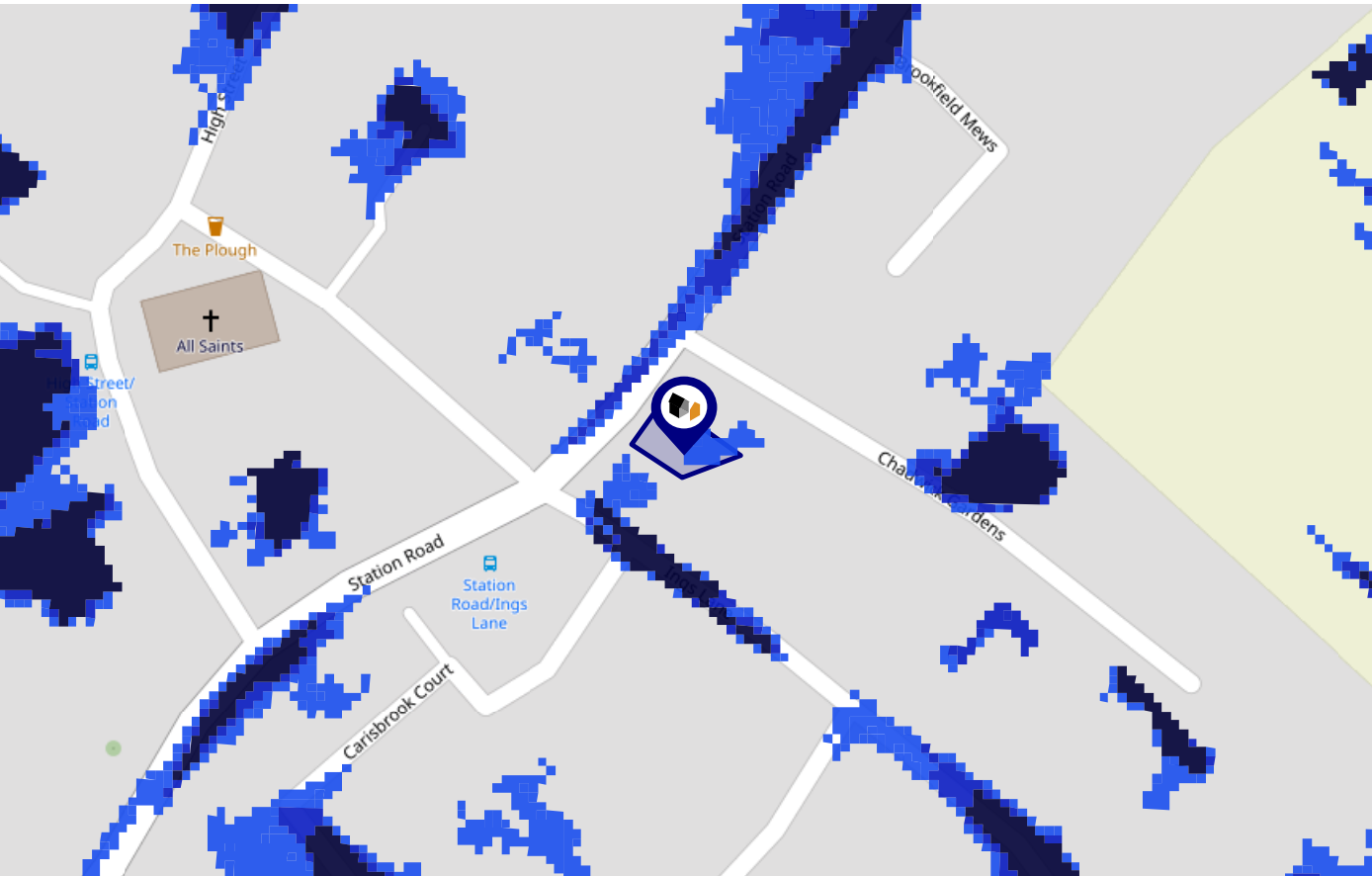
Chance of flooding to the following depths at this property:



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.

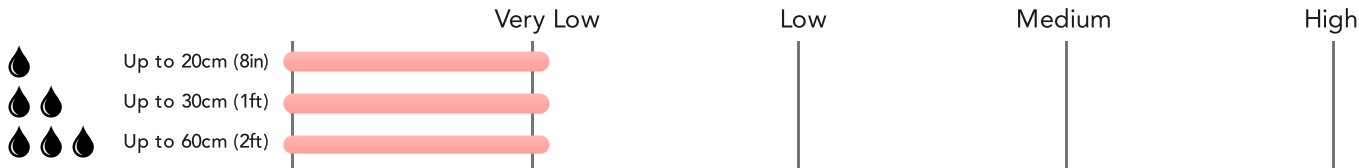


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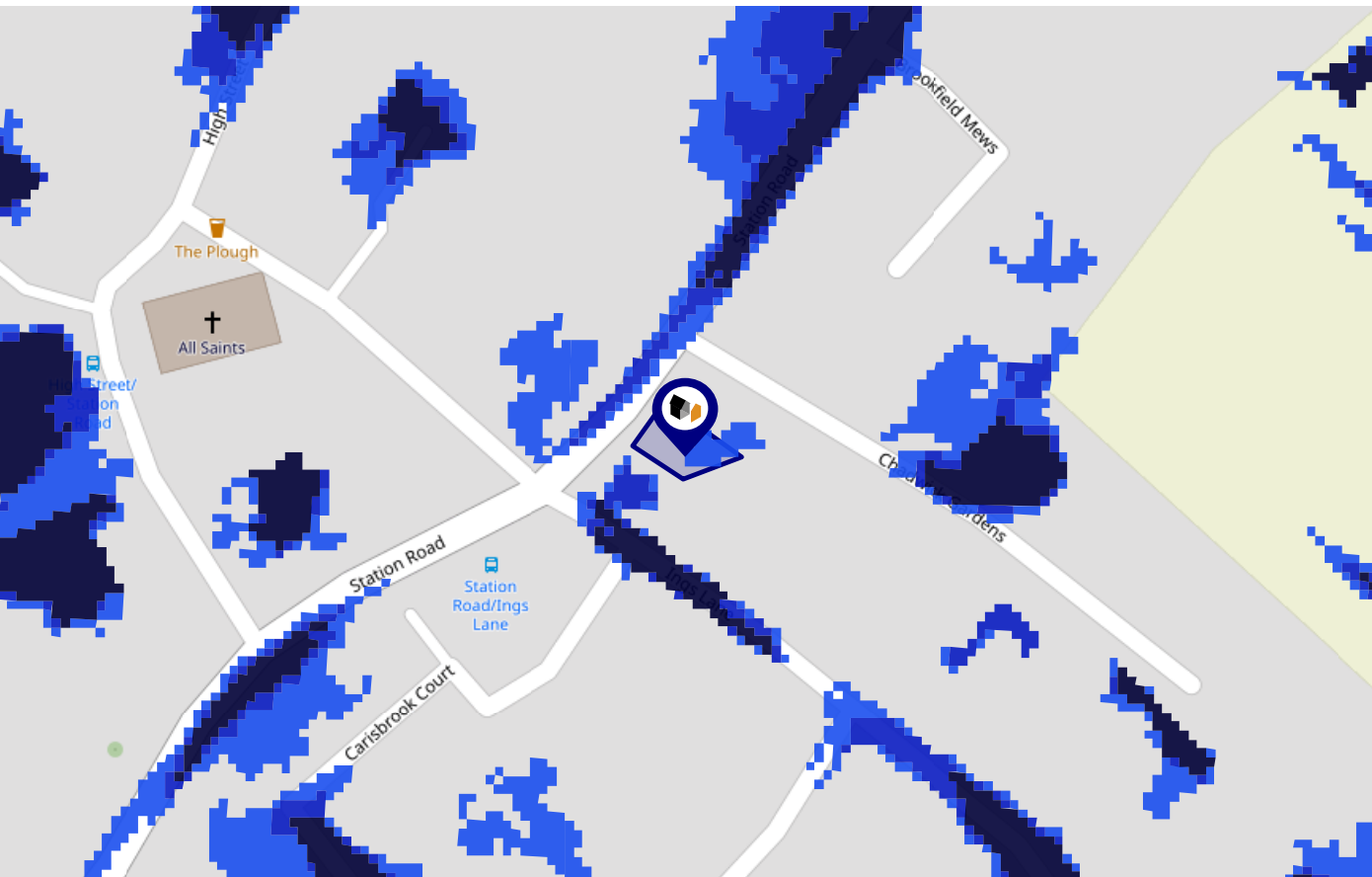
Chance of flooding to the following depths at this property:



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.

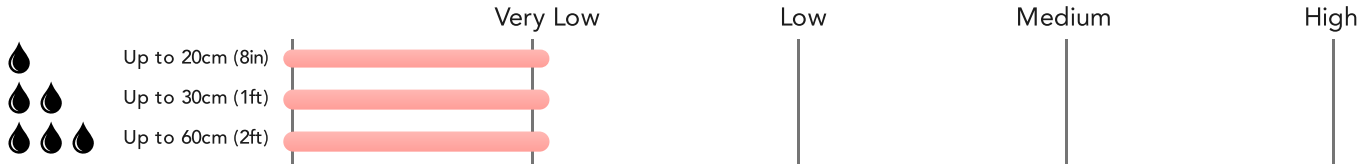


Risk Rating: Very low

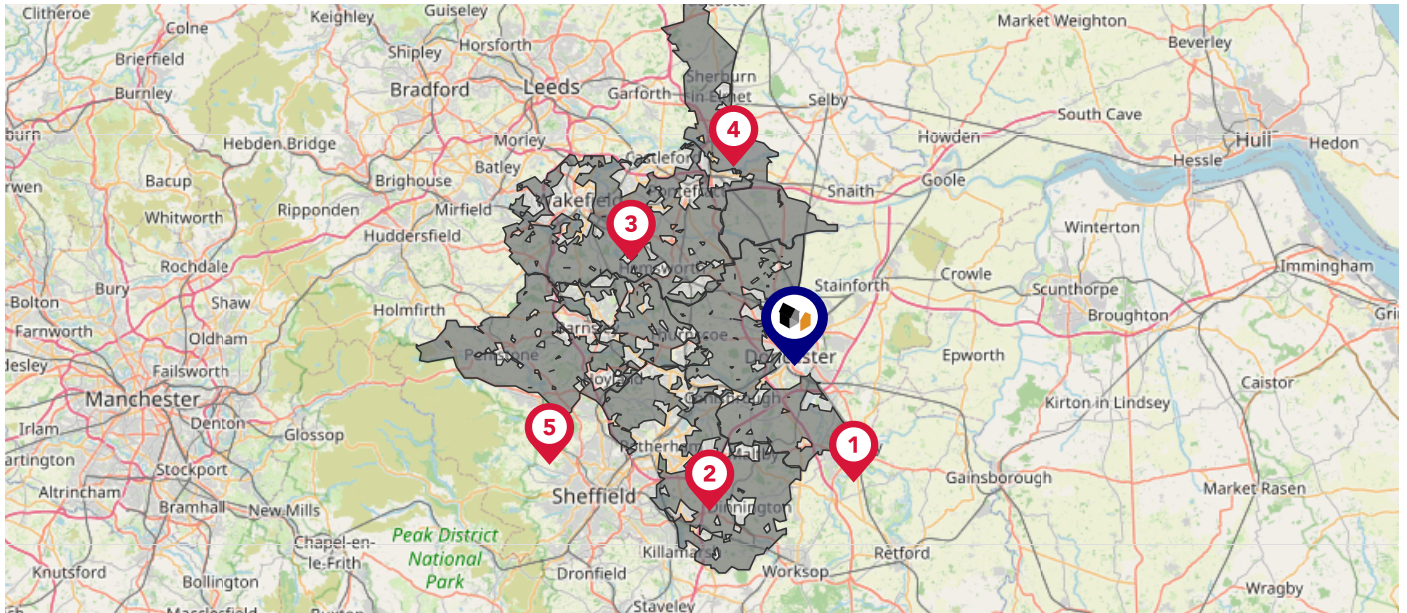
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Chance of flooding to the following depths at this property:



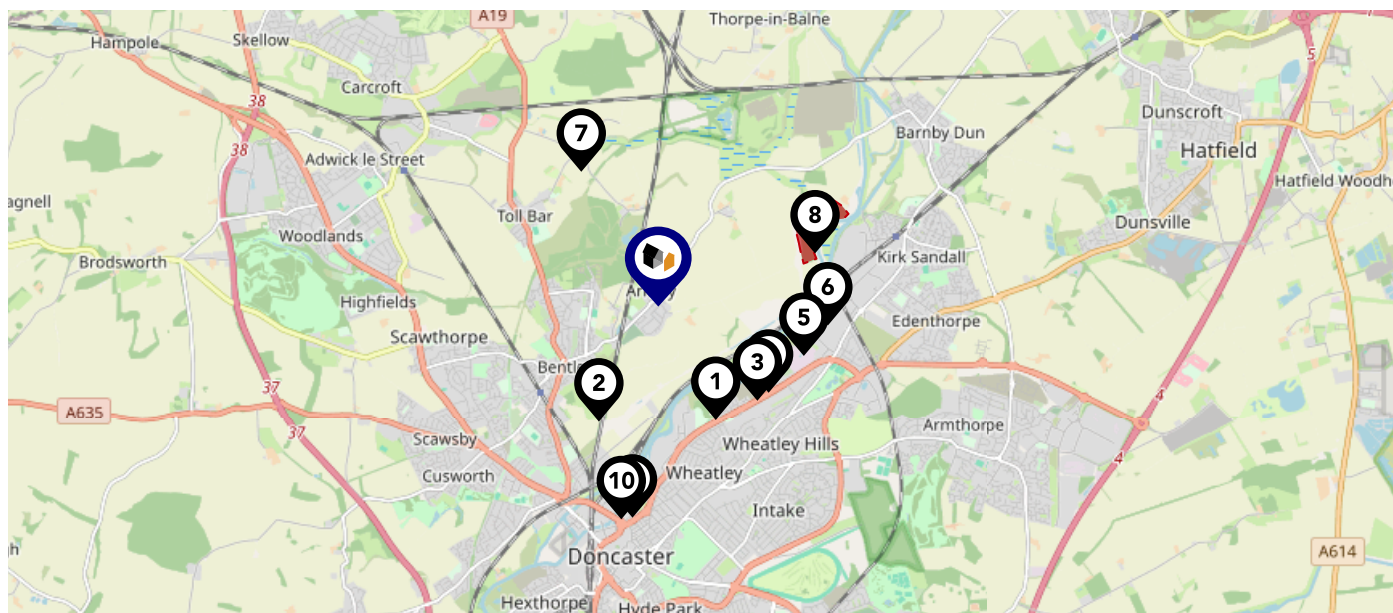
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  South and West Yorkshire Green Belt - Doncaster
-  South and West Yorkshire Green Belt - Rotherham
-  South and West Yorkshire Green Belt - Wakefield
-  South and West Yorkshire Green Belt - Selby
-  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.



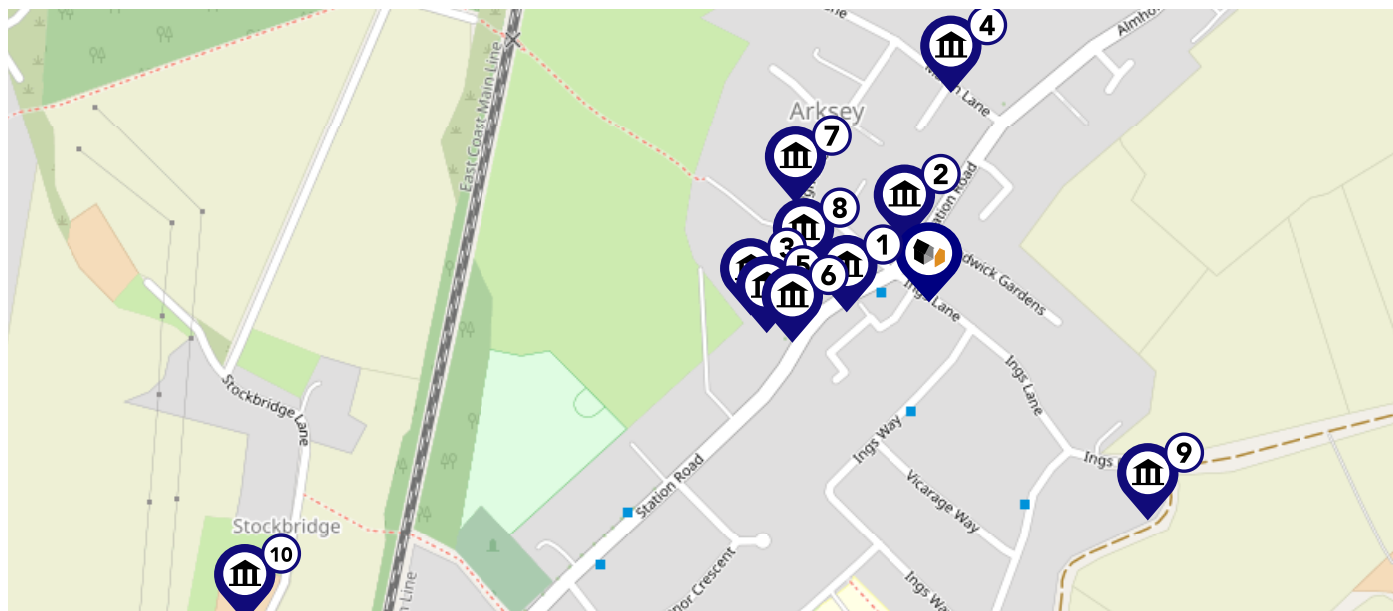
Nearby Landfill Sites

1	Wheatley Hall Road-Doncaster	Historic Landfill	
2	Fowler Bridge Road-Bentley	Historic Landfill	
3	Wheatley Hall Road-Doncaster	Historic Landfill	
4	Wheatley Hall Road-Doncaster	Historic Landfill	
5	EA/EPR/EP3199ZE/V002	Active Landfill	
6	Clay Lane-Long Sandall	Historic Landfill	
7	Tilts Lane-Toll Bar, Bentley, Near Doncaster	Historic Landfill	
8	EA/EPR/VP3899ZJ/V001	Active Landfill	
9	Gas House Bight-Wharf Road, Milethorn Lane, Doncaster, South Yorkshire	Historic Landfill	
10	Land to the rear of Railway Engineers' Department-Marshgate Depot, Friargate, Doncaster	Historic Landfill	

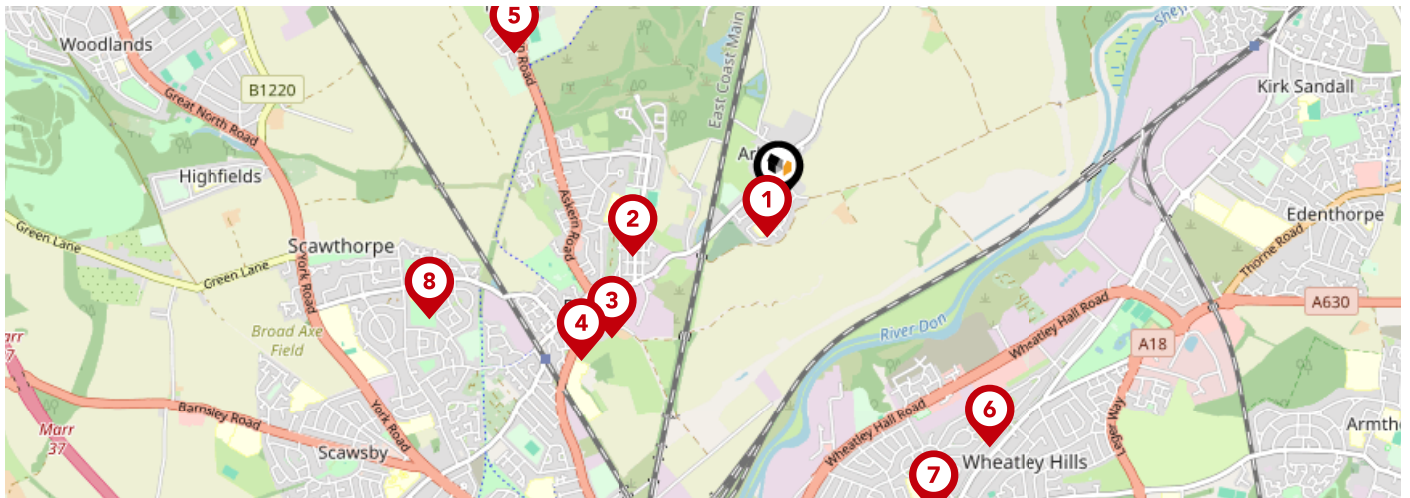
Maps

Listed Buildings

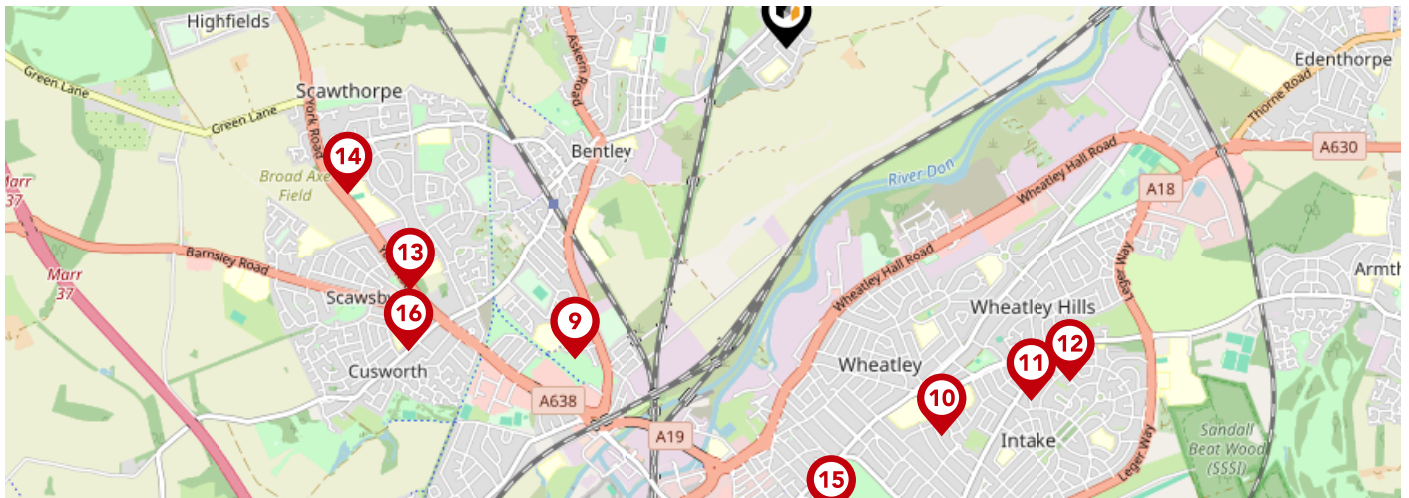
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1314858 - Arksey Vicarage	Grade II	0.0 miles
	1151452 - Brook House Farmhouse	Grade II	0.0 miles
	1286836 - Cooke's Almshouses	Grade II	0.1 miles
	1286811 - Arksey Hall Including West Wing	Grade II	0.1 miles
	1314859 - Old Village School House	Grade II	0.1 miles
	1151493 - Wall Enclosing Yard To Front Of Old Village School House	Grade II	0.1 miles
	1314860 - 29 And 35, High Street	Grade II	0.1 miles
	1191878 - Church Of All Saints	Grade I	0.1 miles
	1151494 - Pinfold At Junction With Heap Pits Road	Grade II	0.2 miles
	1151453 - Farmbuilding Range Approximately 15 Metres To North West Of Stockbridge Farmhouse	Grade II	0.4 miles



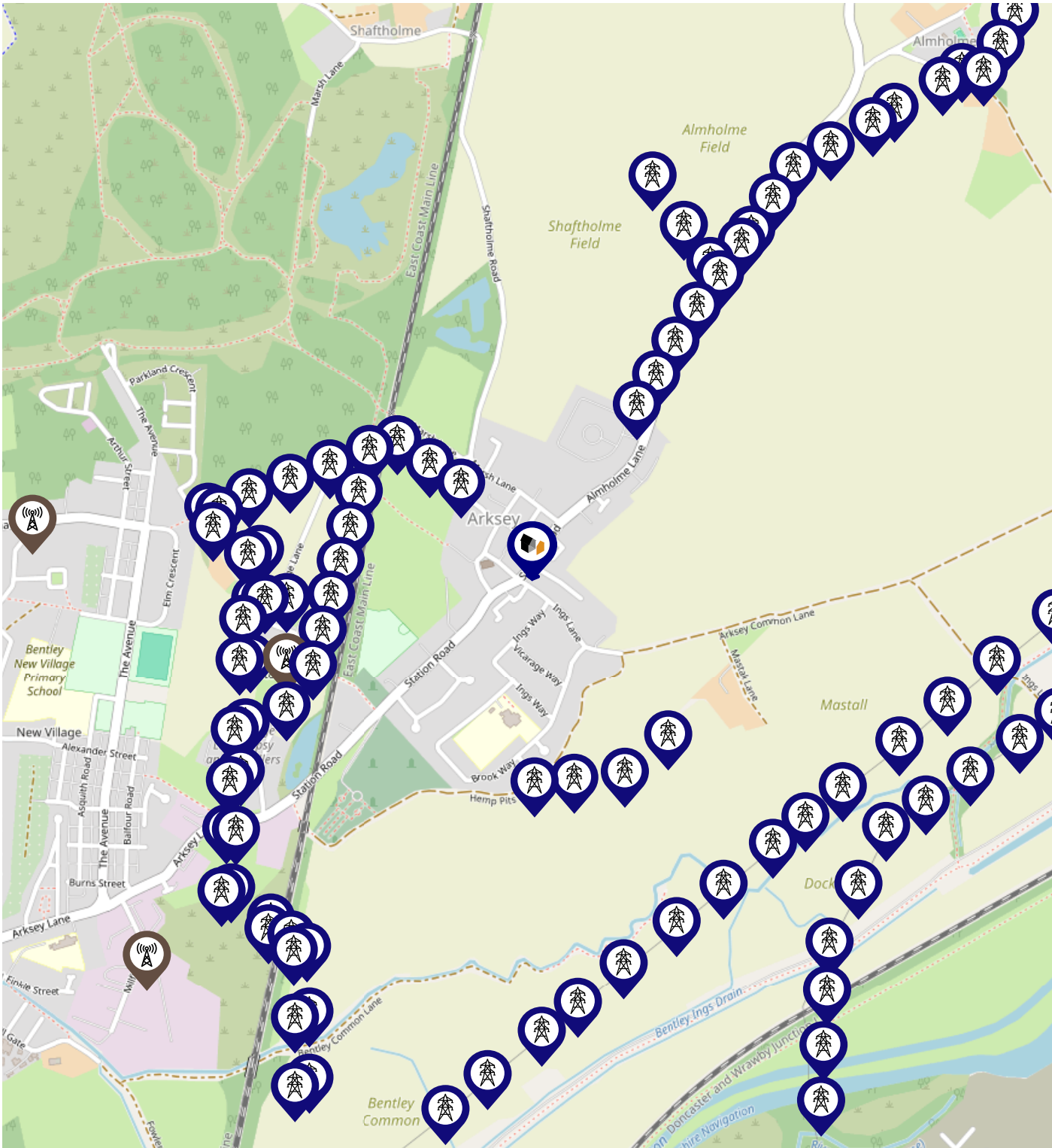
		Nursery	Primary	Secondary	College	Private
	Arksey Primary School Ofsted Rating: Good Pupils: 74 Distance:0.16	☐	☒	☐	☐	☐
	Bentley New Village Primary School Ofsted Rating: Good Pupils: 279 Distance:0.68	☐	☒	☐	☐	☐
	Our Lady of Perpetual Help Catholic Primary School Ofsted Rating: Good Pupils: 130 Distance:0.95	☐	☒	☐	☐	☐
	Bentley High Street Primary School Ofsted Rating: Good Pupils: 456 Distance:1.11	☐	☒	☐	☐	☐
	Toll Bar Primary School Ofsted Rating: Requires improvement Pupils: 180 Distance:1.34	☐	☒	☐	☐	☐
	Kingfisher Primary Academy Ofsted Rating: Good Pupils: 443 Distance:1.42	☐	☒	☐	☐	☐
	Park Primary School Ofsted Rating: Good Pupils: 440 Distance:1.52	☐	☒	☐	☐	☐
	Scawthorpe Castle Hills Primary Academy Ofsted Rating: Good Pupils: 274 Distance:1.62	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Kirkby Avenue Primary School Ofsted Rating: Outstanding Pupils: 368 Distance:1.66	☐	☒	☐	☐	☐
	Hospital Teaching Service Ofsted Rating: Not Rated Pupils:0 Distance:1.84	☐	☐	☒	☐	☐
	Our Lady of Mount Carmel Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:1.89	☐	☒	☐	☐	☐
	Sandringham Primary School Ofsted Rating: Good Pupils: 420 Distance:1.93	☐	☒	☐	☐	☐
	Scawthorpe Sunnyfields Primary School Ofsted Rating: Good Pupils: 313 Distance:1.97	☐	☒	☐	☐	☐
	Don Valley Academy Ofsted Rating: Good Pupils: 1099 Distance:2.04	☐	☐	☒	☐	☐
	Town Field Primary School Ofsted Rating: Good Pupils: 463 Distance:2.08	☐	☒	☐	☐	☐
	Scawsby Junior Academy Ofsted Rating: Outstanding Pupils: 358 Distance:2.13	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

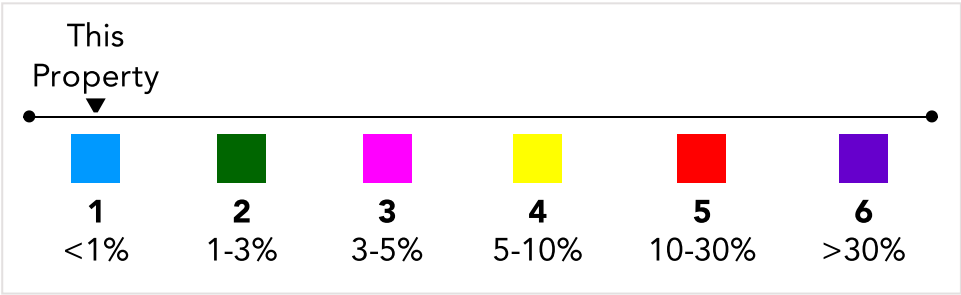
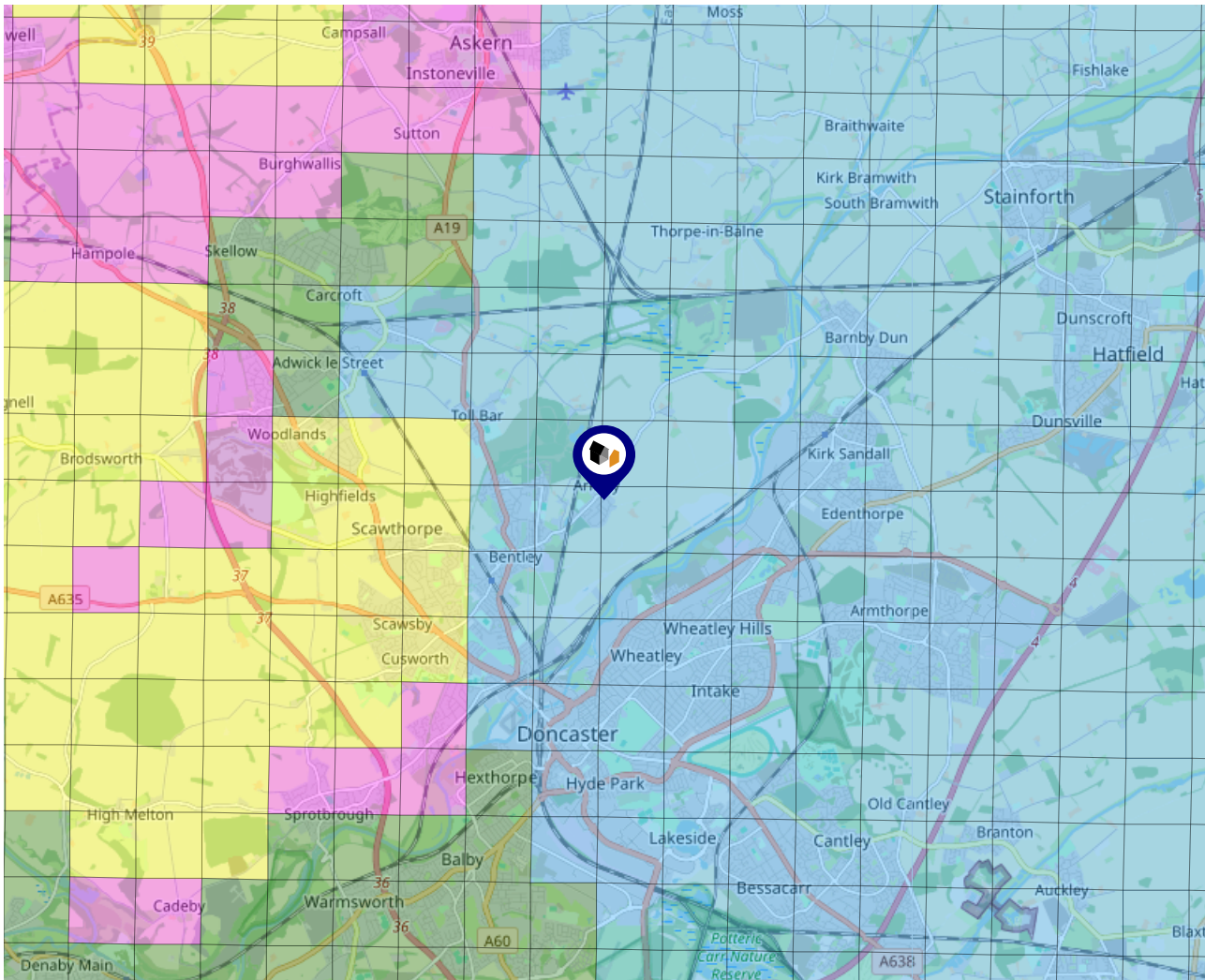


Key:

-  Power Pylons
-  Communication Masts

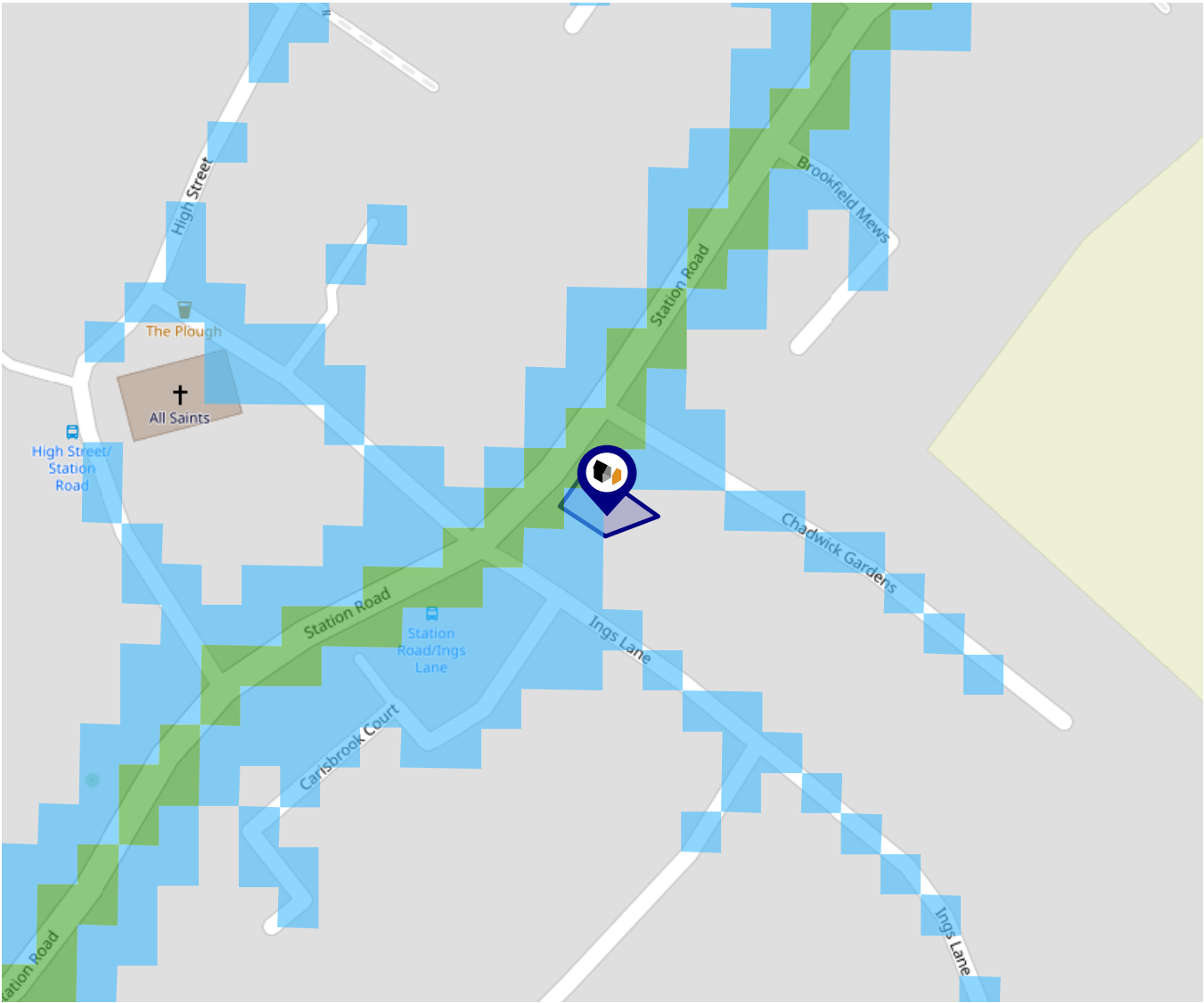
What is Radon?

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/m³).



Local Area

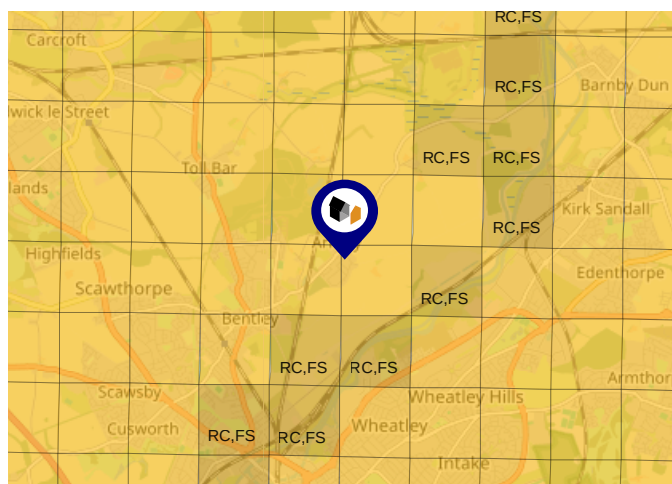
Road Noise



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

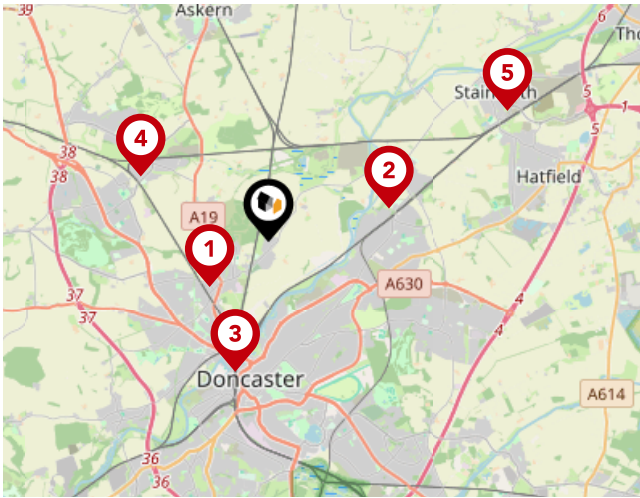
Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



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

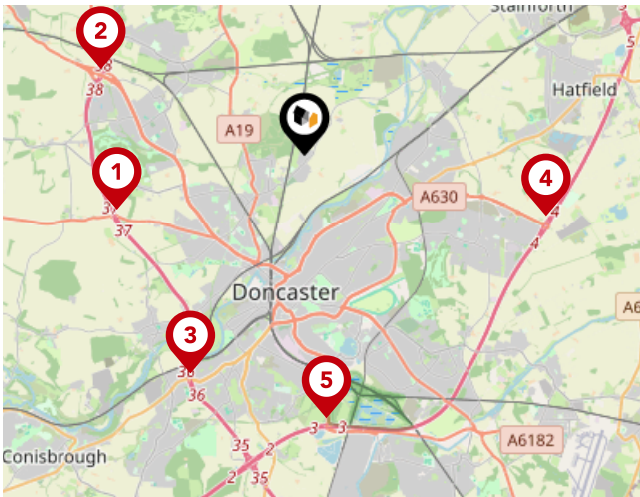
Area

Transport (National)



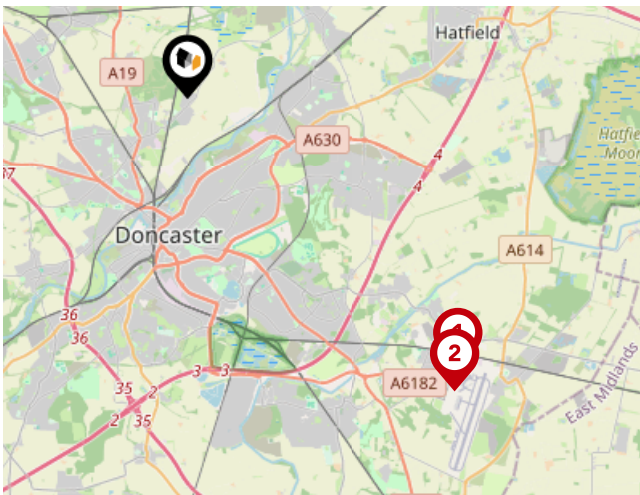
National Rail Stations

Pin	Name	Distance
1	Bentley (S Yorks) Rail Station	1.31 miles
2	Kirk Sandall Rail Station	2.19 miles
3	Doncaster Rail Station	2.37 miles
4	Adwick Rail Station	2.52 miles
5	Hatfield & Stainforth Rail Station	4.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J37	3.44 miles
2	A1(M) J38	3.89 miles
3	A1(M) J36	4.32 miles
4	M18 J4	4.4 miles
5	M18 J3	4.64 miles



Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	6.78 miles
2	Robin Hood Doncaster Sheffield Airport	6.99 miles

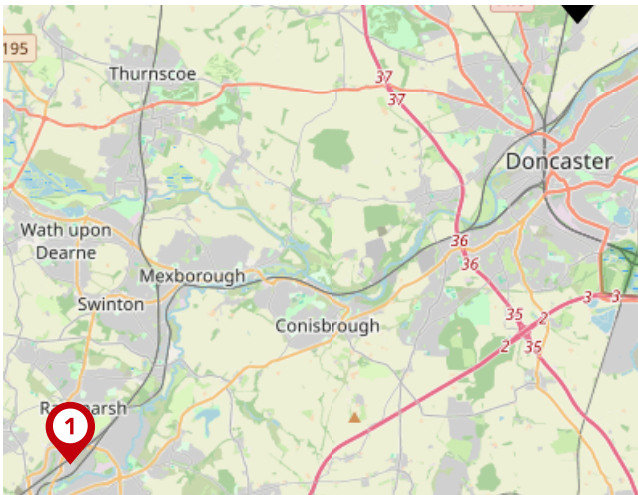
Area

Transport (Local)



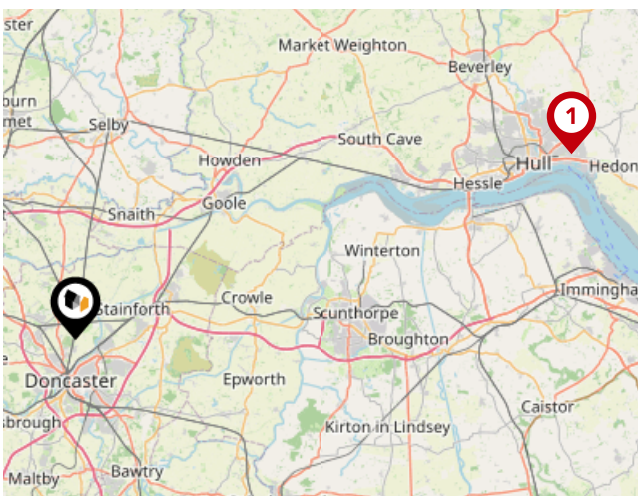
Bus Stops/Stations

Pin	Name	Distance
1	Station Road/Ings Lane	0.03 miles
2	High Street/Station Road	0.07 miles
3	Ings Way/Vicarage Way	0.08 miles
4	Marsh Lane/High Street	0.11 miles
5	Brook Way/Vicarage Way	0.13 miles



Local Connections

Pin	Name	Distance
1	Parkgate (South Yorkshire Supertram)	11.85 miles



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	37.22 miles



Phillip Arnold Auctions

Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

Testimonial 1



I was recommended to Philip Arnold by my solicitor for a probate valuation. Initial contact was good and a very swift reply secured a meeting. Philip was very amenable and spot on time, he carried out the valuation of the property in a very professional manner, explaining every point as he went round. The in depth report came within a few days. It was good to deal at all levels with an honest and professional team. I would have no problem in recommending.

Testimonial 2



A very professional and friendly service. Philip was recommended to us and the service provided was prompt and Philip friendly and courteous. We expected to wait several days to receive the info we required and to our surprise an email with the file was provided within a couple of days although during our appointment he had shared he was very busy. All in all a great service and would recommend Philip Arnold Auctions.

Testimonial 3



Philip Arnold was very helpful in providing a probate valuation for my mother's house. A prompt and efficient response in providing the report and very helpful when when HMRC wanted to verify the value. It all went smoothly.

Testimonial 4



Phillip is a professional person who has done several valuations for us over the years. He is a friendly and helpful gentleman. Julie is very efficient in sending us the invoice.



/philliparnoldauctions



/philliparnoldauctions/



/arnoldauctions



/company/brendons-auctioneers

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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