

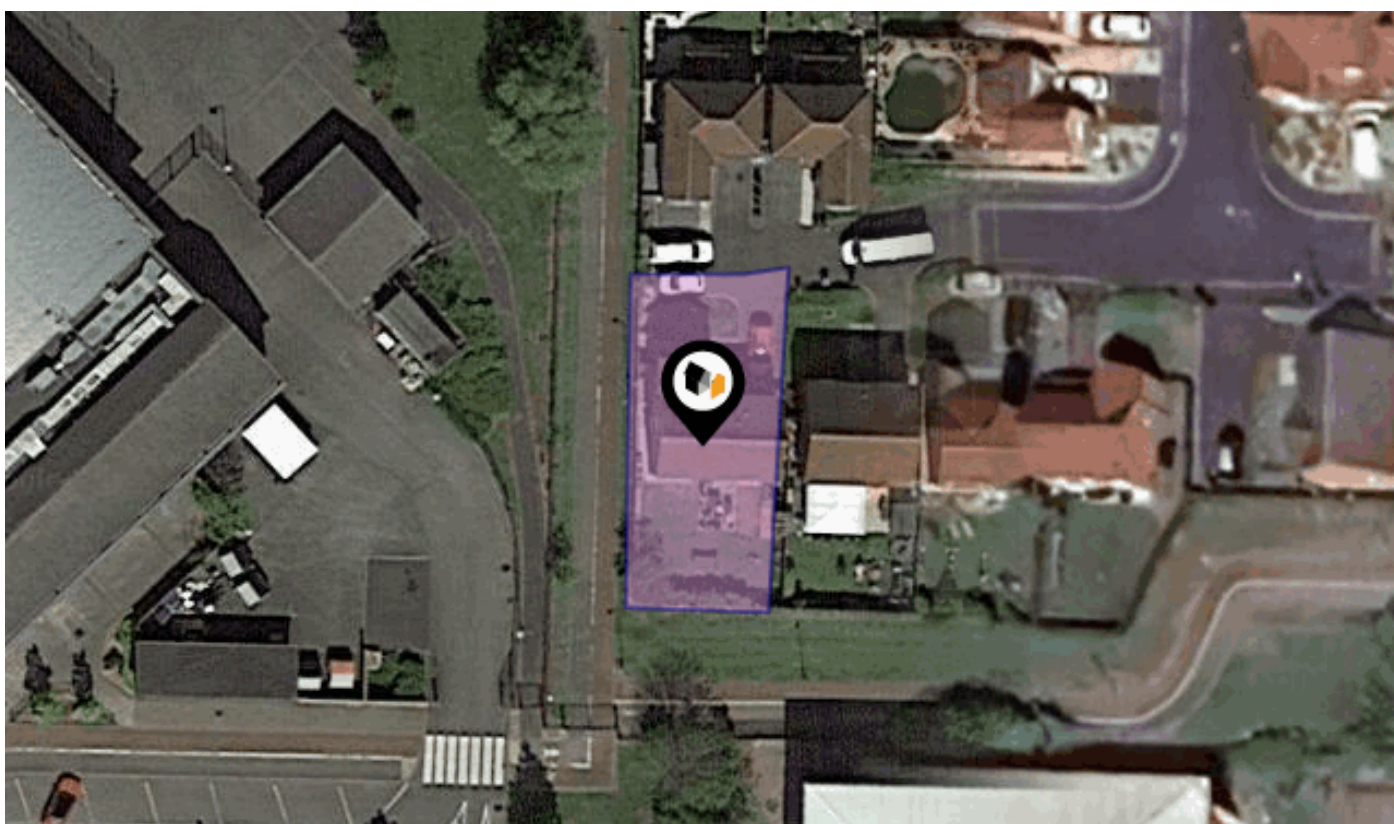


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th June 2024



HARVINGTON CHASE, COULBY NEWHAM, MIDDLESBROUGH, TS8

Martin & Co Guisborough

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www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/



Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

Should you have any questions or would like to arrange a viewing please contact our office on 01287 631254. We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten minute (no obligation) telephone consultation (at a time to suit you). One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Detached	Last Sold £/ft²:	£200
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,897		
Title Number:	CE198844		
UPRN:	10023172984		

Local Area

Local Authority:	Middlesbrough
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

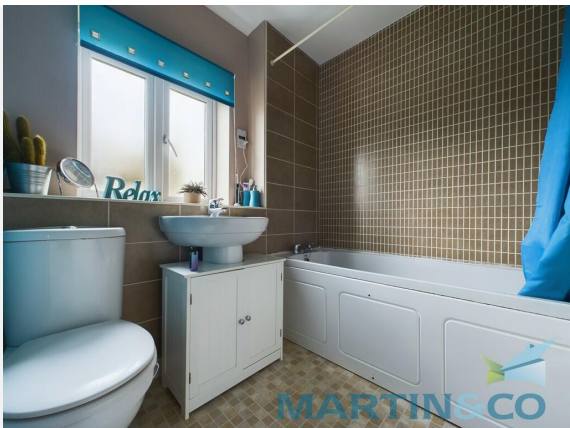
6 mb/s	47 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







HARVINGTON CHASE, COULBY NEWHAM, MIDDLESBROUGH, TS8

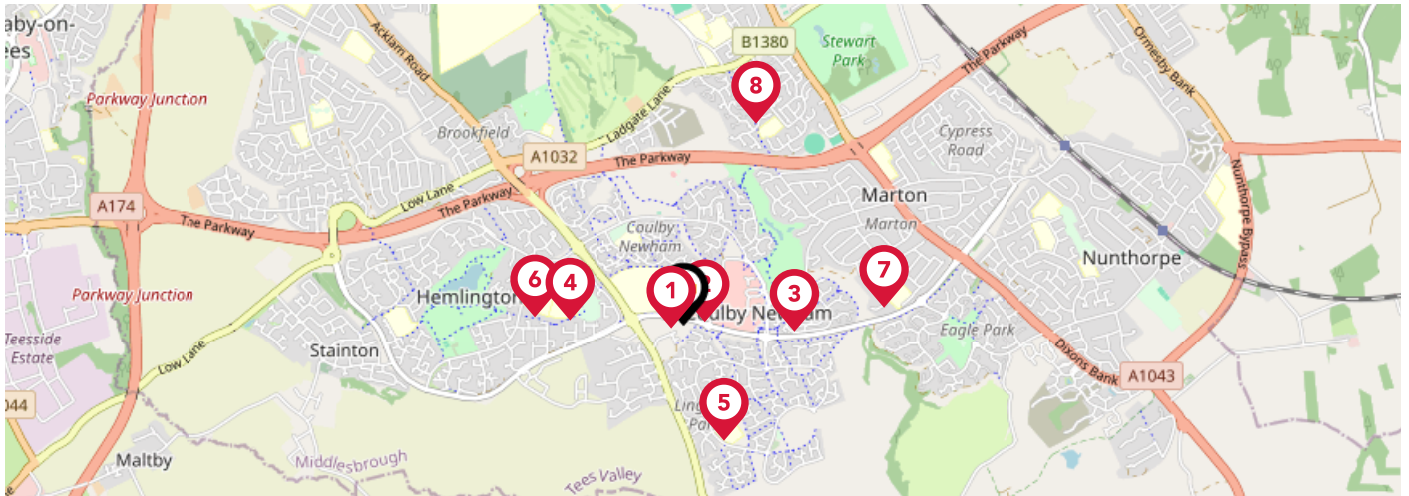


Energy rating

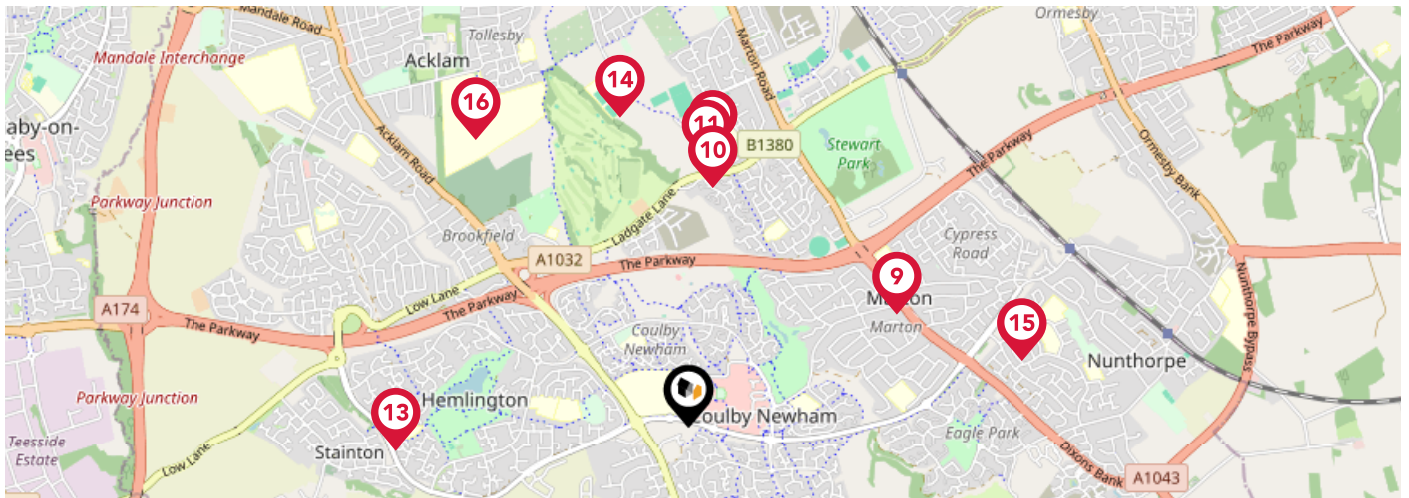
C

Valid until 19.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



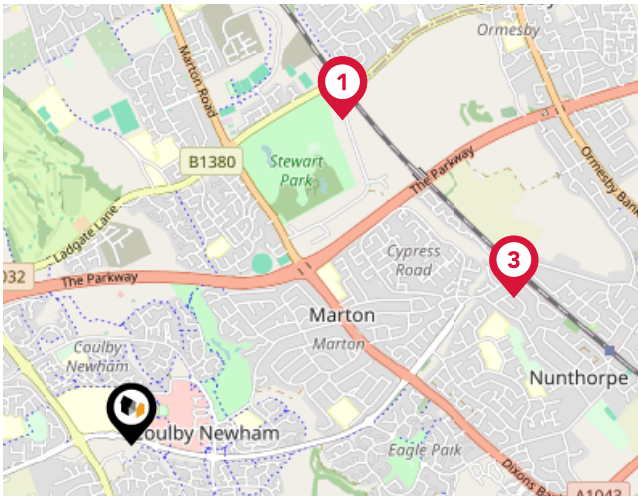
		Nursery	Primary	Secondary	College	Private
1	The King's Academy Ofsted Rating: Good Pupils: 1270 Distance:0.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sunnyside Academy Ofsted Rating: Requires Improvement Pupils: 344 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Gerard's RC Primary School Ofsted Rating: Good Pupils: 181 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rose Wood Academy Ofsted Rating: Good Pupils: 358 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Viewley Hill Academy Ofsted Rating: Good Pupils: 291 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lingfield Primary School Ofsted Rating: Good Pupils: 239 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Marton Manor Primary School Ofsted Rating: Good Pupils: 243 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Captain Cook Primary School Ofsted Rating: Good Pupils: 440 Distance: 1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holmwood School Ofsted Rating: Good Pupils: 86 Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More RC Primary School Ofsted Rating: Good Pupils: 212 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Easterside Academy Ofsted Rating: Good Pupils: 347 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hemlington Hall Academy Ofsted Rating: Good Pupils: 324 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Catholic College Ofsted Rating: Requires Improvement Pupils: 1313 Distance: 1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 233 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Academy Acklam Ofsted Rating: Good Pupils: 1251 Distance: 1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

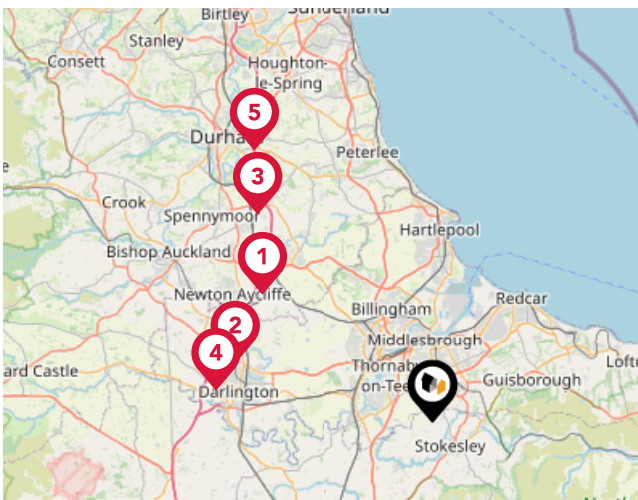
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Marton Station	1.66 miles
2	Marton Rail Station	1.67 miles
3	Gypsy Lane Rail Station	1.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	14.65 miles
2	A1(M) J59	14.25 miles
3	A1(M) J61	18.62 miles
4	A1(M) J58	15.14 miles
5	A1(M) J62	22.34 miles

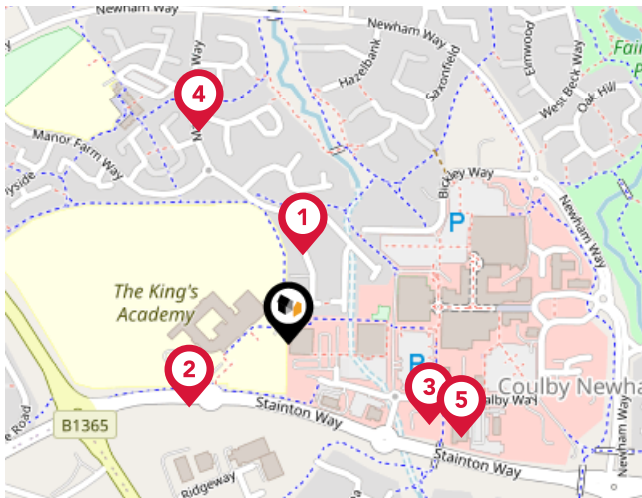


Airports/Helipads

Pin	Name	Distance
1	Durham Tees Valley Airport	8.56 miles
2	Durham Tees Valley Airport	8.59 miles
3	Newcastle International Airport	40.49 miles
4	Leeds Bradford International Airport	48.69 miles

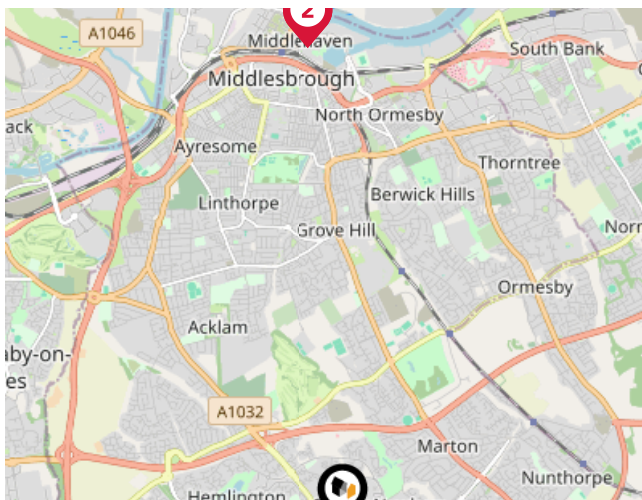
Area

Transport (Local)



Bus Stops/Stations

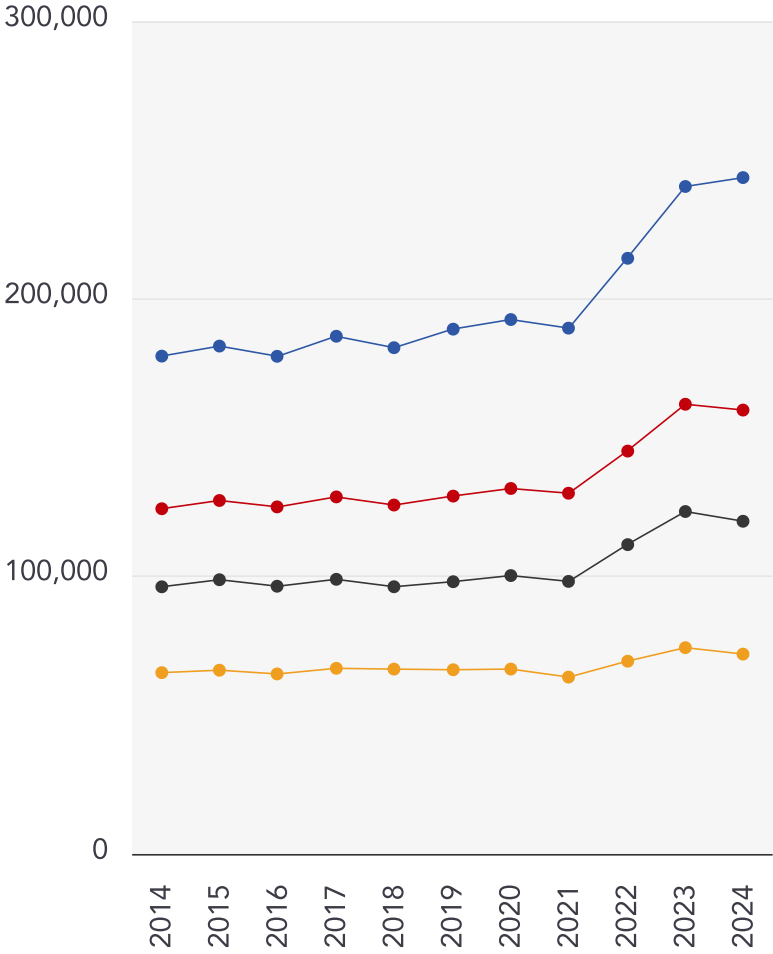
Pin	Name	Distance
1	Secondary School	0.1 miles
2	The King's Academy	0.13 miles
3	Aldi	0.18 miles
4	Hollowfield	0.25 miles
5	Aldi	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	4.13 miles
2	Transporter Bridge South Side	4.13 miles

10 Year History of Average House Prices by Property Type in TS8



Detached

+35.86%

Semi-Detached

+28.58%

Terraced

+24.53%

Flat

+10.23%



Martin & Co Guisborough

Martin & Co Guisborough is perfectly located, with a prime high street shop front. We have a large network of offices throughout the UK. We believe in delivering a high quality service to all our clients and continually invest in the latest technology, ideas and people to ensure we deliver the best possible outcome for our clients.

We believe that a reputation is maintained by hard work and honesty. A substantial amount of our business is generated from personal recommendations; we recognise how imperative it is to uphold our high standards in order to meet our clients' satisfaction. We would be delighted to provide you with free sales or lettings advice, without obligation, and welcome your call.

Financial Services

Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Testimonial 1



Super service from start to finish. Martins offered us a personalized service which provided valuable practical advice, coupled with prompt responses and regular updates on progress. All staff ensured we got an efficient, polite, and helpful experience to guide us through the marketing and sale of the property. This resulted in a sale being agreed within 7 days. Highly professional.

Testimonial 2



Very professional team. Moving into our new home was amazing thanks to them.

Testimonial 3



Excellent! Coleen is soo enthusiastic & Lucy, these two girls are great, no problems, sold my property in 4 day's!!!



/martincouk



/MartinCoUK



/martinco_uk



/company/martin-&-co

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Guisborough or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co Guisborough and therefore no warranties can be given as to their good working order.

Martin & Co Guisborough

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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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.



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