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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02<sup>nd</sup> August 2024



## **PASTURE CLOSE, MARSKE-BY-THE-SEA, REDCAR, TS11**

### **Martin & Co Guisborough**

83 Westgate Guisborough North Yorkshire TS14 6AF

01287 631254

guisborough@martinco.com

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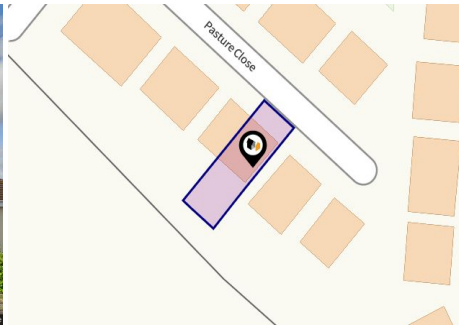
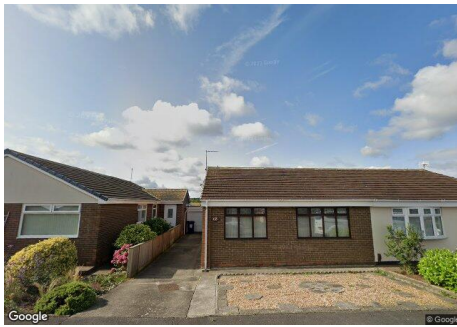


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

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

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,052		
<b>Title Number:</b>	CE90720		

## Local Area

<b>Local Authority:</b>	Redcar and Cleveland
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

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

<b>2</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

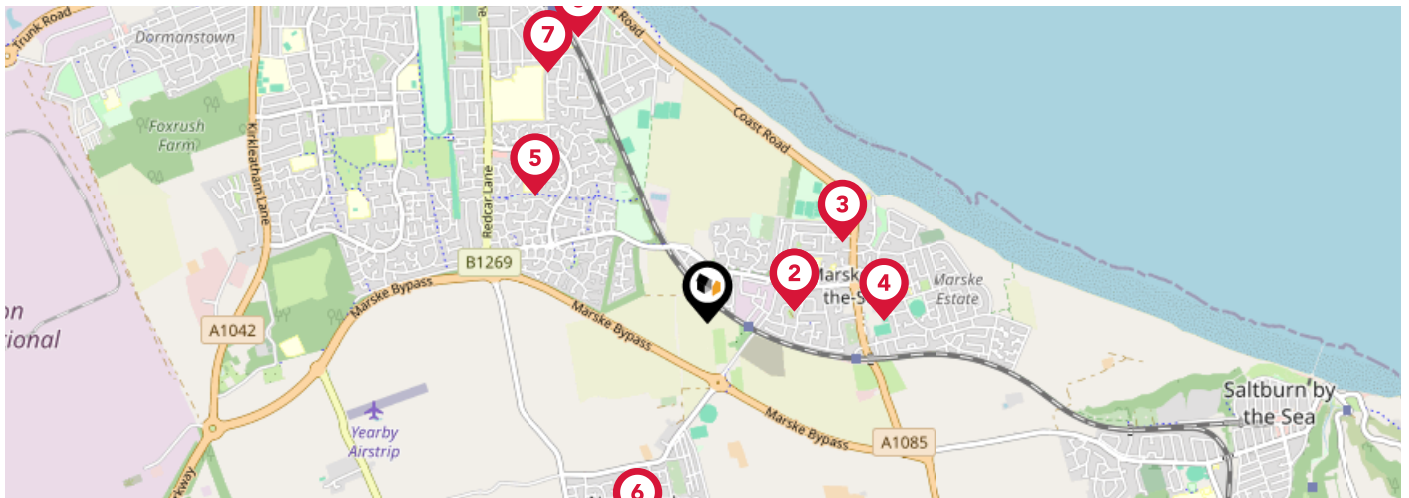






## PASTURE CLOSE, MARSKE-BY-THE-SEA, REDCAR, TS11





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Saint Bede's Catholic VA Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Westgarth Primary School</b> Ofsted Rating: Outstanding   Pupils: 353   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Outwood Academy Bydales</b> Ofsted Rating: Outstanding   Pupils: 824   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Errington Primary School</b> Ofsted Rating: Good   Pupils: 263   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wheatlands Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>New Marske Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ings Farm Primary School</b> Ofsted Rating: Outstanding   Pupils: 473   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>John Emmerson Batty Primary School</b> Ofsted Rating: Good   Pupils: 214   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

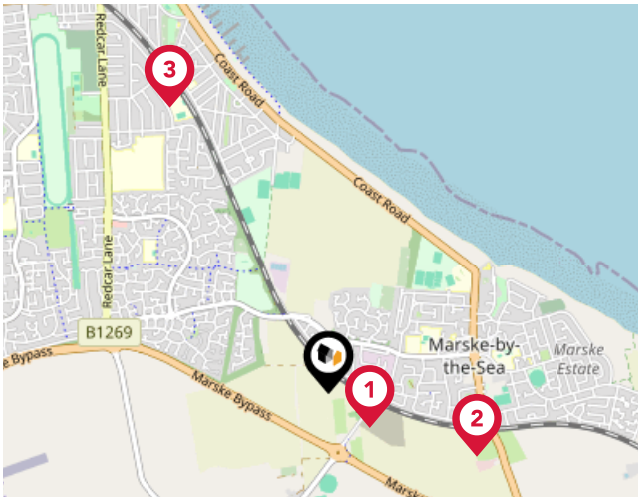


		Nursery	Primary	Secondary	College	Private
	<b>Lakes Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Green Gates Primary School</b> Ofsted Rating: Good   Pupils: 227   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kirkleatham Hall School</b> Ofsted Rating: Good   Pupils: 155   Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Riverdale Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Zetland Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Outwood Academy Redcar</b> Ofsted Rating: Good   Pupils: 492   Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Benedict's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newcomen Primary School</b> Ofsted Rating: Outstanding   Pupils: 387   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



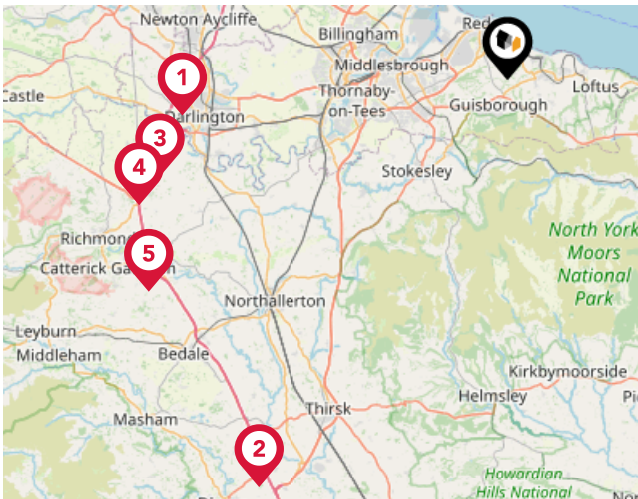
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Longbeck Rail Station	0.23 miles
2	Marske Rail Station	0.7 miles
3	Redcar East Rail Station	1.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J58	22.55 miles
2	A1(M) J50	32.92 miles
3	A1(M) J57	24.78 miles
4	A1(M) J56	26.76 miles
5	A1(M) J52	28.77 miles

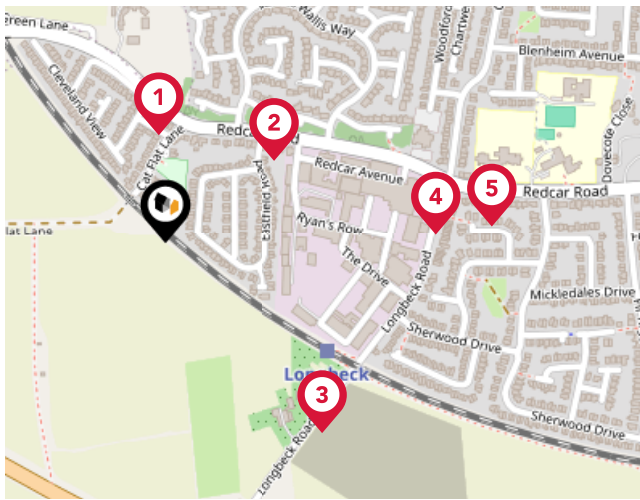


### Airports/HELIPADS

Pin	Name	Distance
1	Durham Tees Valley Airport	16.91 miles
2	Newcastle International Airport	40.9 miles
3	Leeds Bradford International Airport	56.01 miles
4	Humberside Airport	75.1 miles

# Area

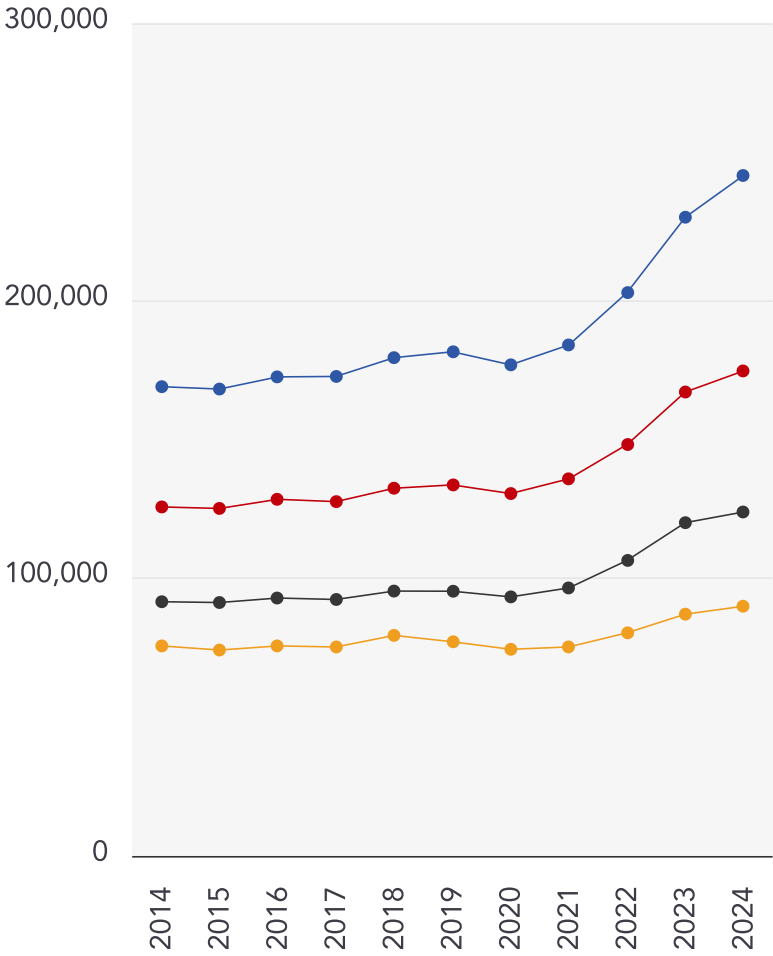
## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cleveland View	0.12 miles
2	Barnes Wallis Way	0.15 miles
3	Longbeck Rail Station	0.27 miles
4	Convenience Store	0.29 miles
5	St Bede's Primary Catholic Voluntary Academy	0.35 miles

### 10 Year History of Average House Prices by Property Type in TS11



Detached

**+45%**

Semi-Detached

**+38.97%**

Terraced

**+35.3%**

Flat

**+18.88%**



### Martin & Co Guisborough

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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

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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



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## Important - Please Read

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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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### Martin & Co Guisborough

83 Westgate Guisborough North Yorkshire

TS14 6AF

01287 631254

[guisborough@martinco.com](mailto:guisborough@martinco.com)

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