

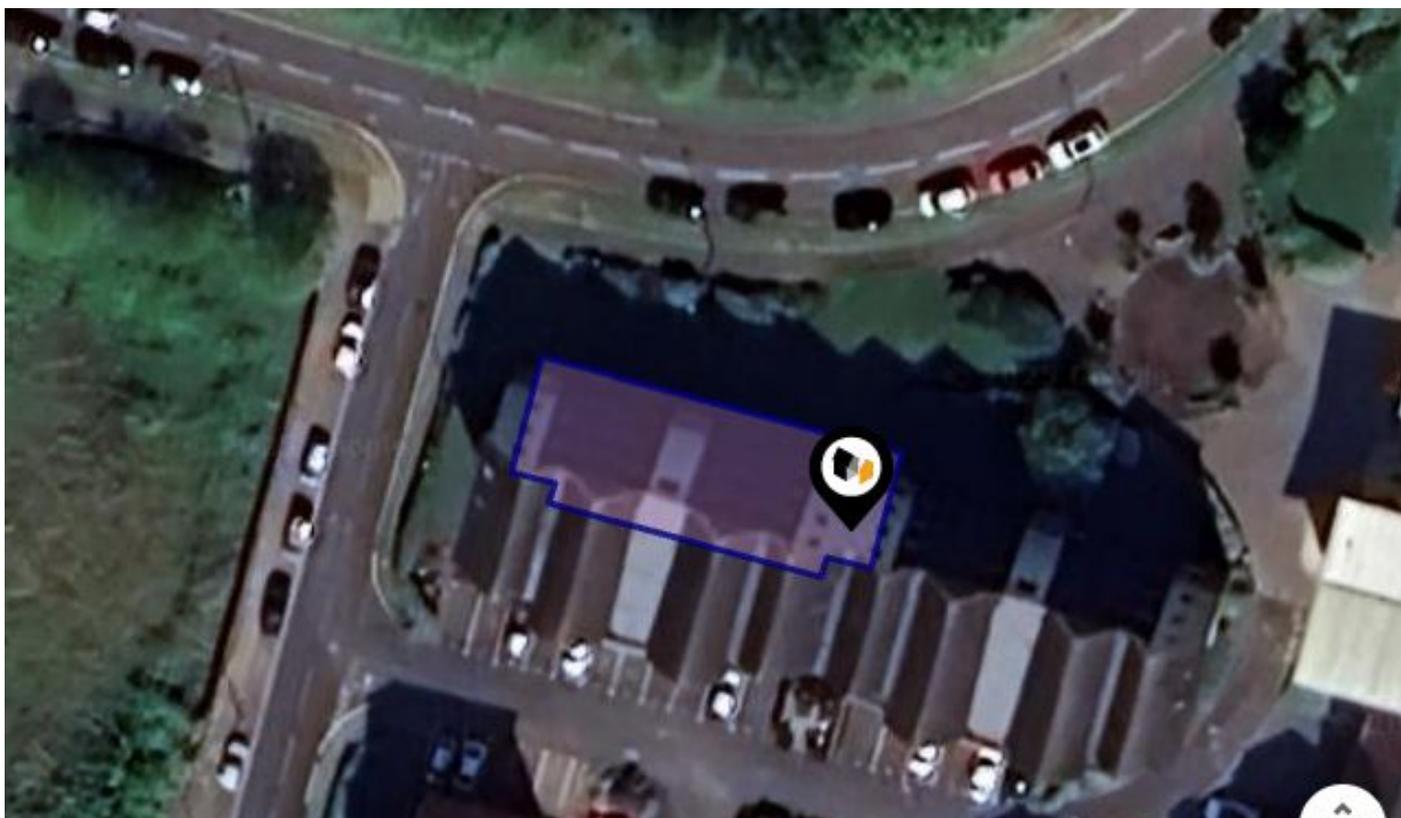


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 14th March 2025



WILLOW SAGE COURT, STOCKTON-ON-TEES, TS18

Martin & Co Guisborough

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	22/08/2007
Floor Area:	613 ft ² / 57 m ²	End Date:	01/01/3006
Plot Area:	0.08 acres	Lease Term:	1000 years from 1 January 2006
Year Built :	2007	Term Remaining:	981 years
Council Tax :	Band B		
Annual Estimate:	£1,830		
Title Number:	CE197742		

Local Area

Local Authority:	Stockton-on-tees
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	76 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

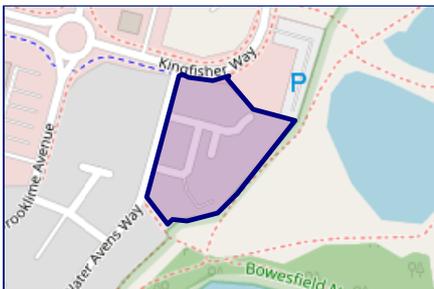


Multiple Freehold Title Plans Detected



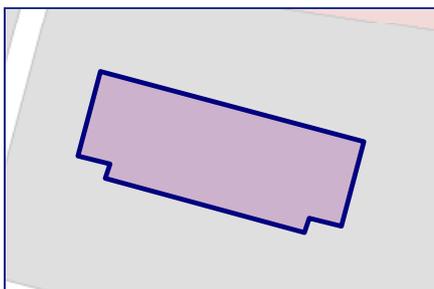
CE187558

Multiple Freehold Title Plans Detected



CE187557

Leasehold Title Plan



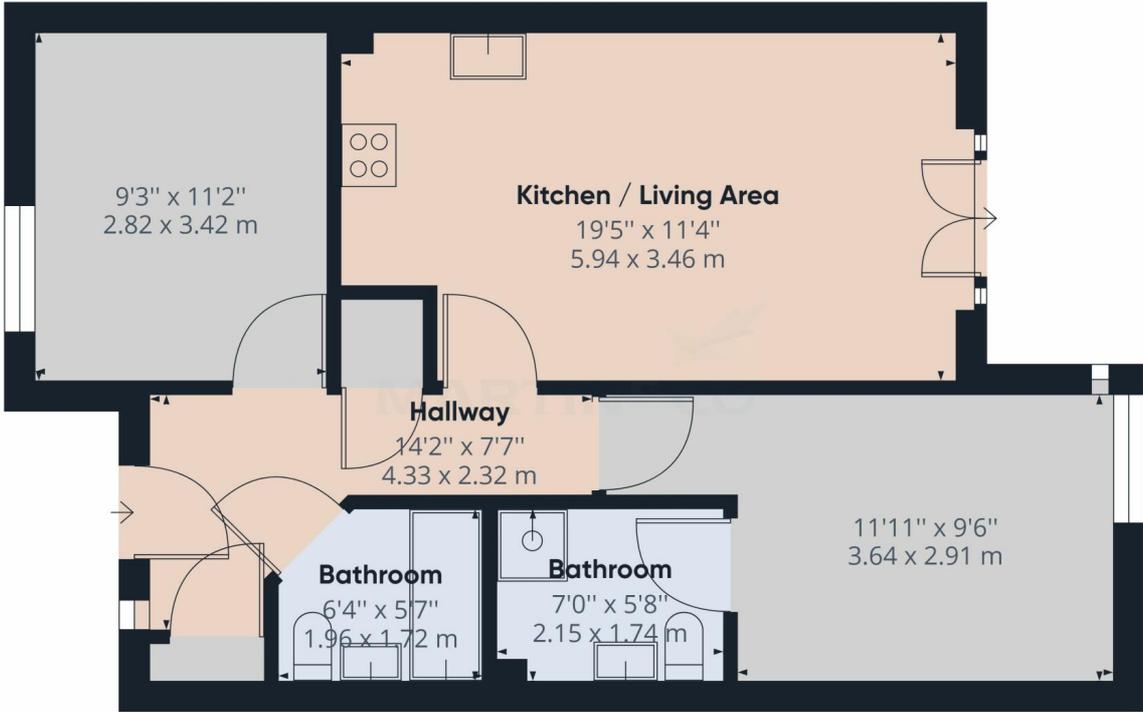
CE197742

Start Date: 22/08/2007
End Date: 01/01/3006
Lease Term: 1000 years from 1 January 2006
Term Remaining: 981 years





WILLOW SAGE COURT, STOCKTON-ON-TEES, TS18



Approximate total area⁽¹⁾
608.72 ft²
56.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Willow Sage Court, TS18

Energy rating

D

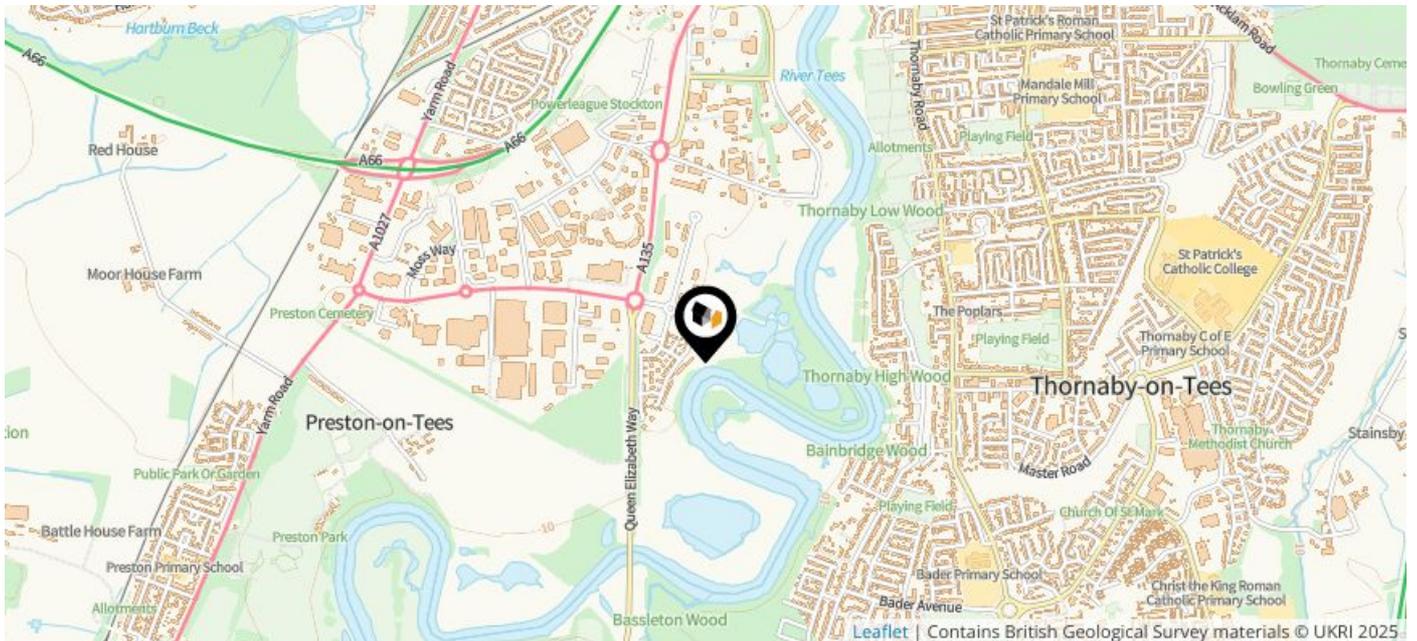
Valid until 17.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	57 m ²

This map displays nearby coal mine entrances and their classifications.



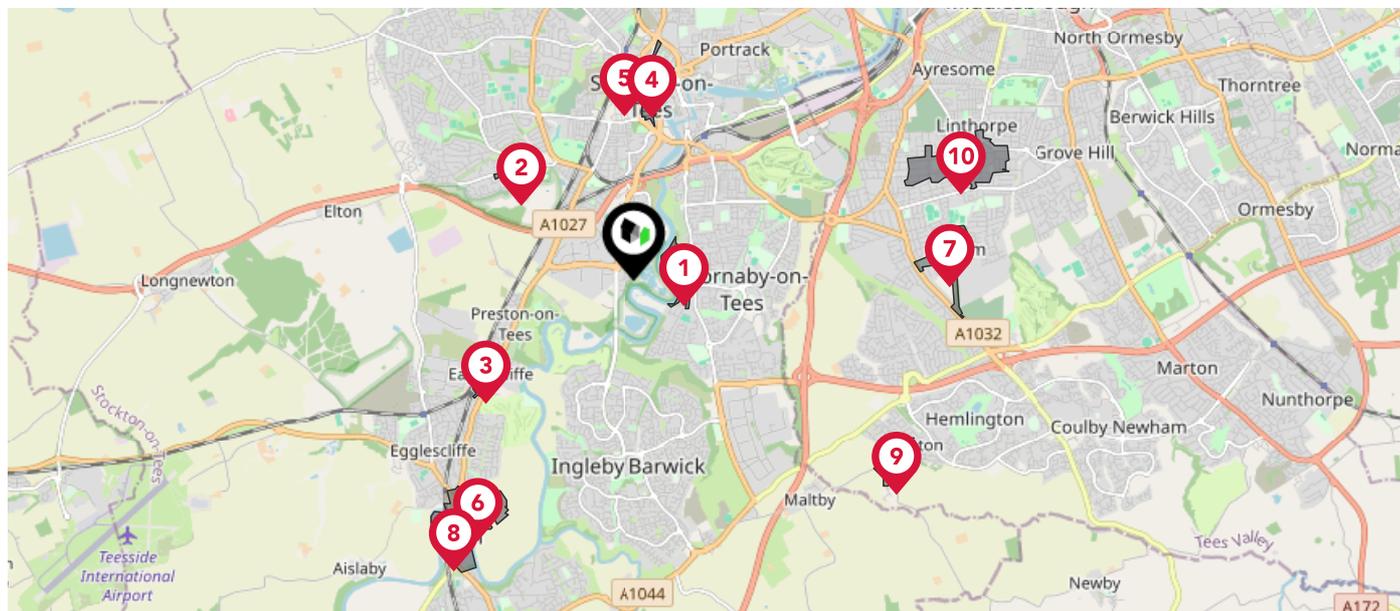
Mine Entry

- ✕ 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.

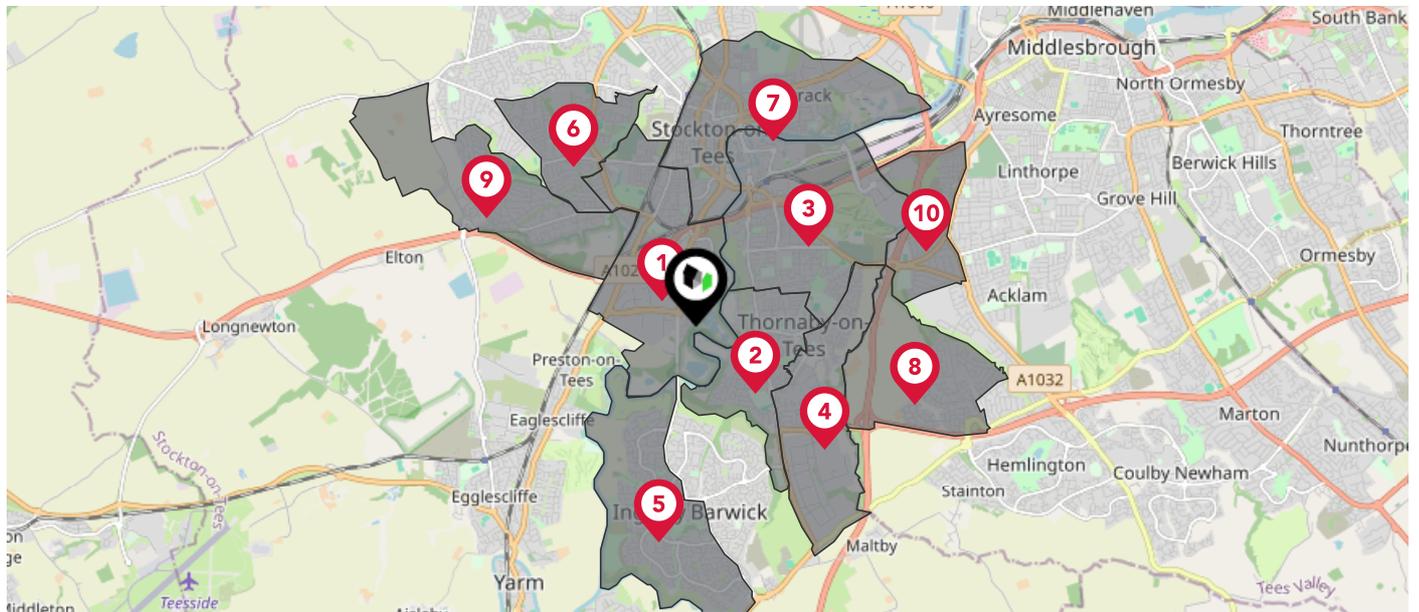
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Thornaby Green
- 2 Hartburn
- 3 Eaglescliffe with Preston
- 4 Stockton Town Centre
- 5 Bute Street
- 6 Eaglescliffe
- 7 Acklam Hall
- 8 Yarm
- 9 Stainton and Thornton
- 10 Linthorpe

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 Parkfield and Oxbridge Ward
-  2 Village Ward
-  3 Mandale and Victoria Ward
-  4 Stainsby Hill Ward
-  5 Ingleby Barwick West Ward
-  6 Grangefield Ward
-  7 Stockton Town Centre Ward
-  8 Trimdon Ward
-  9 Hartburn Ward
-  10 Ayresome 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: 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

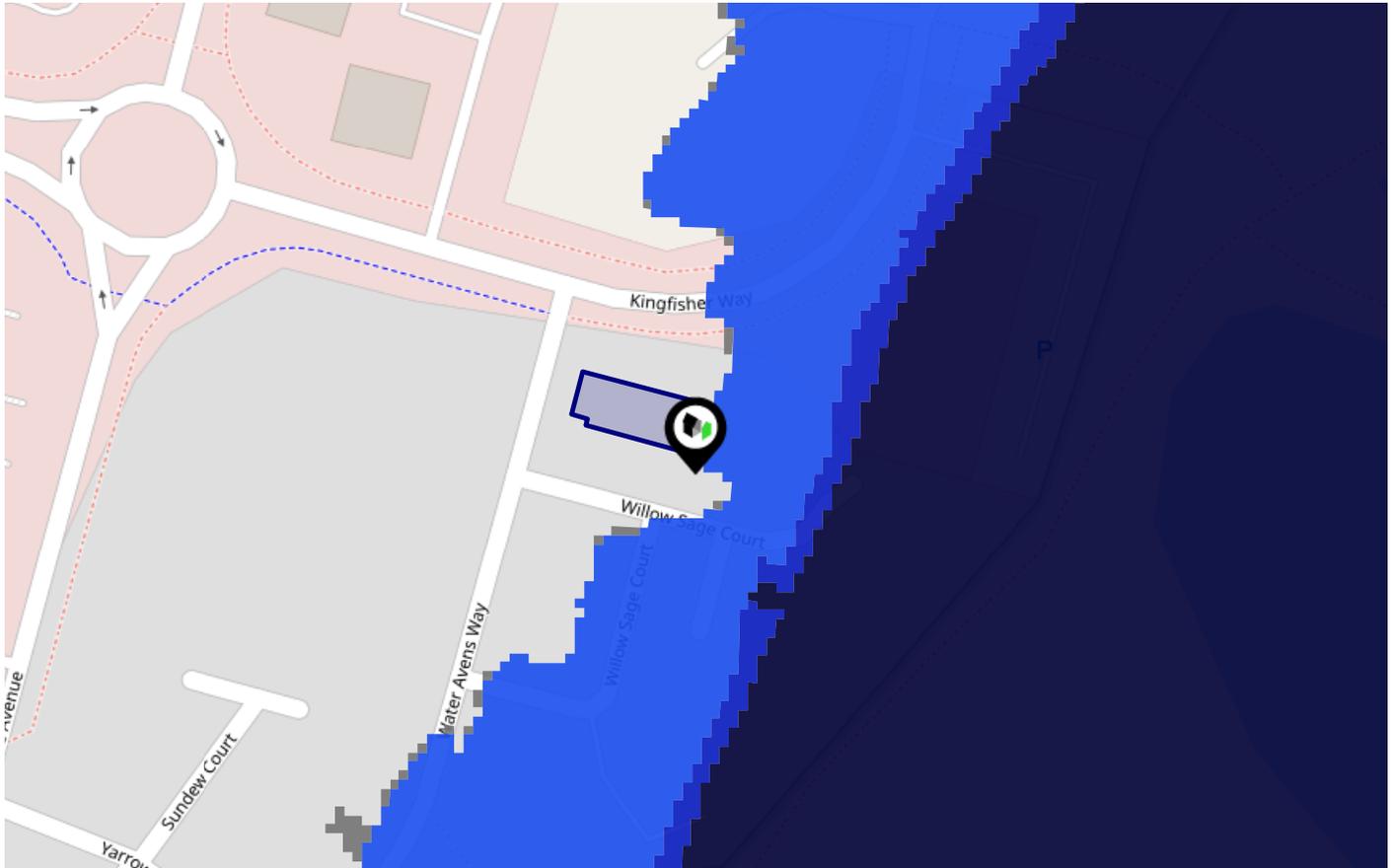
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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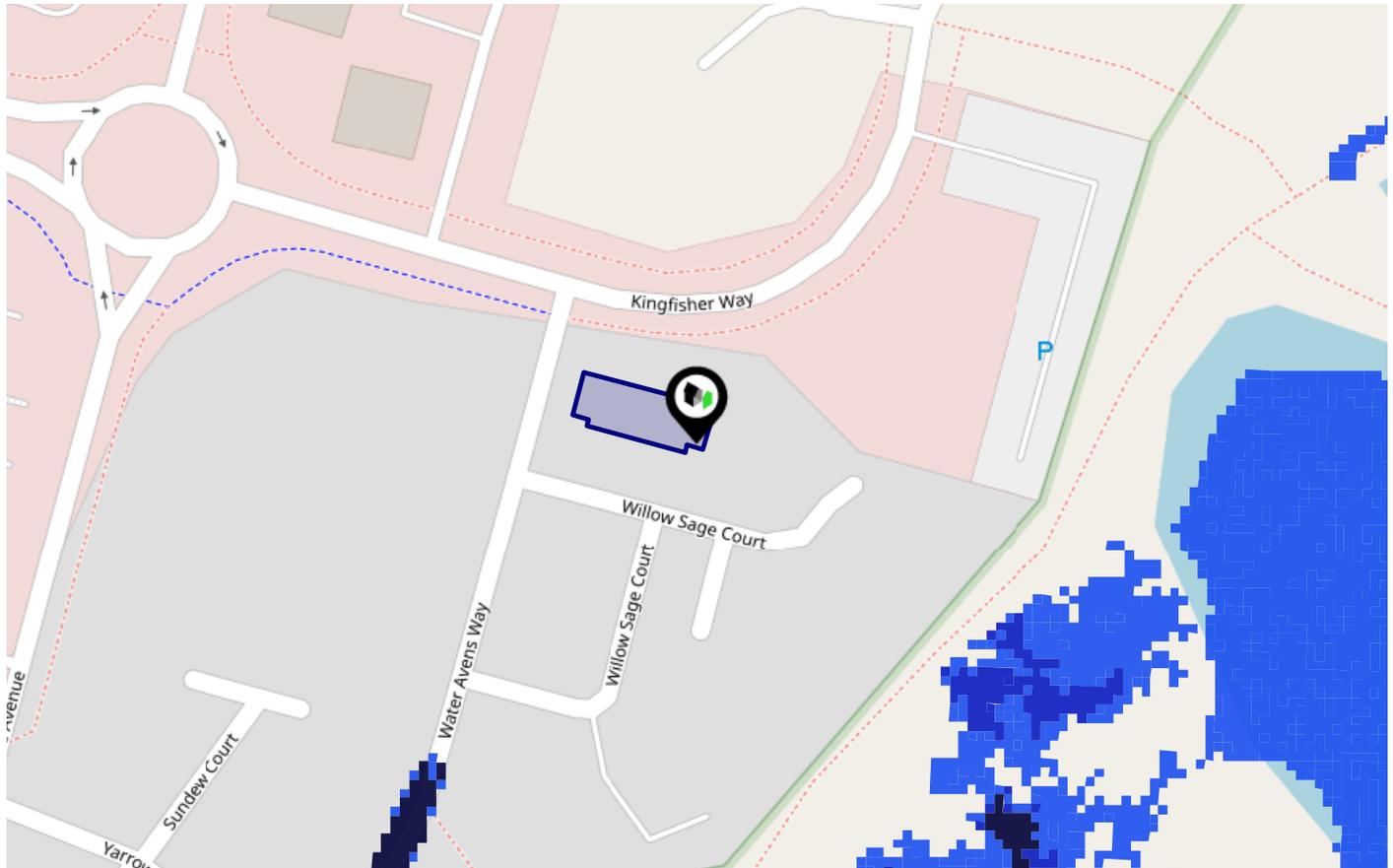
Chance of flooding to the following depths at this property:



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

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.
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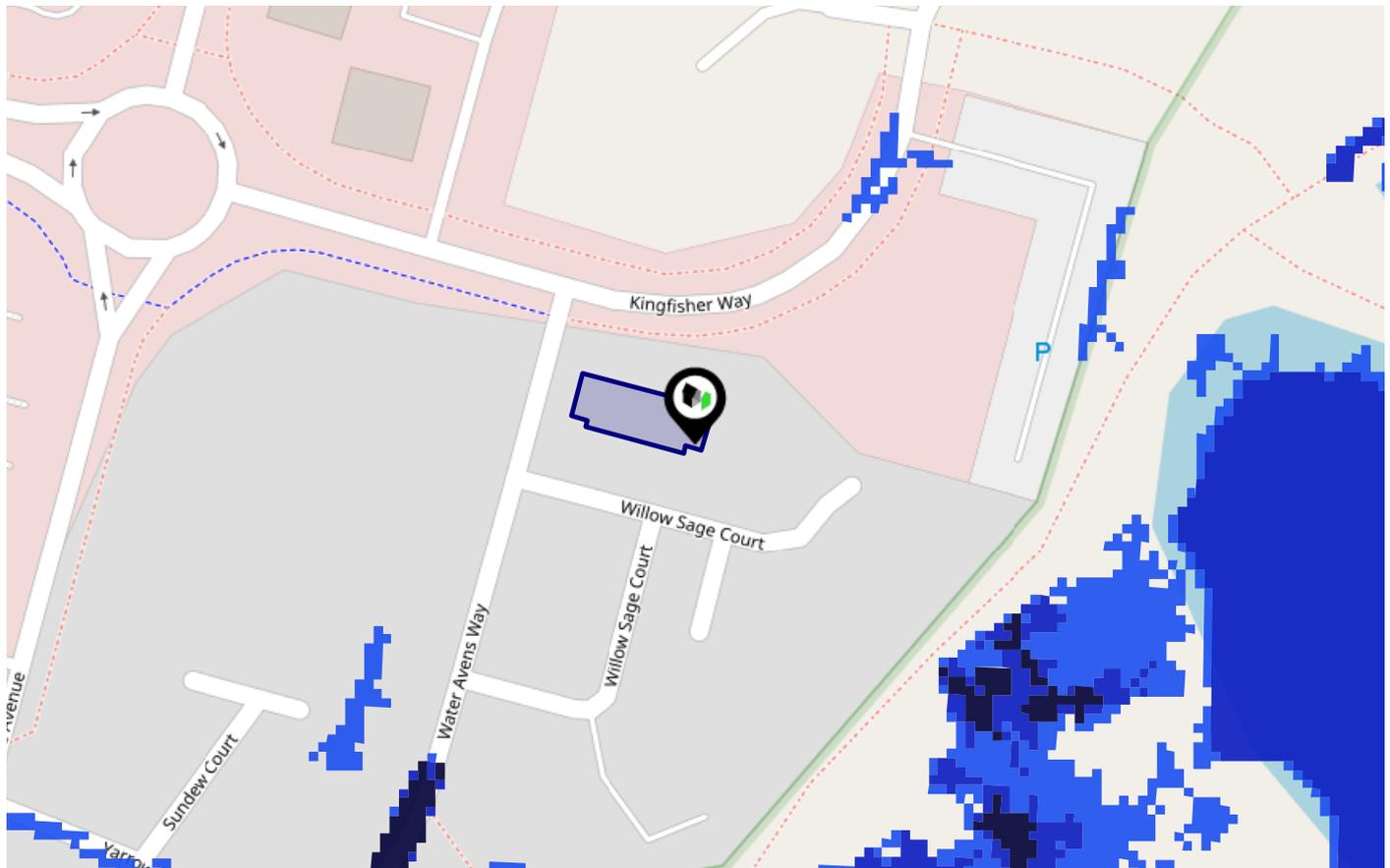
Chance of flooding to the following depths at this property:



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**

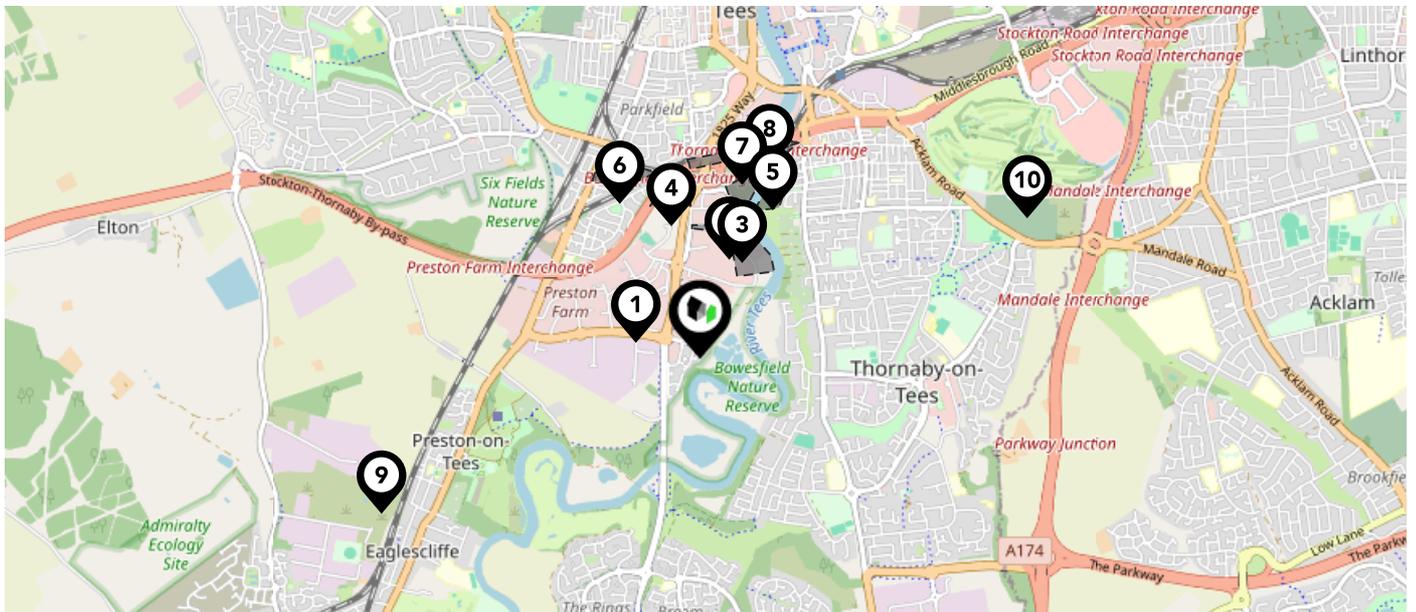
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

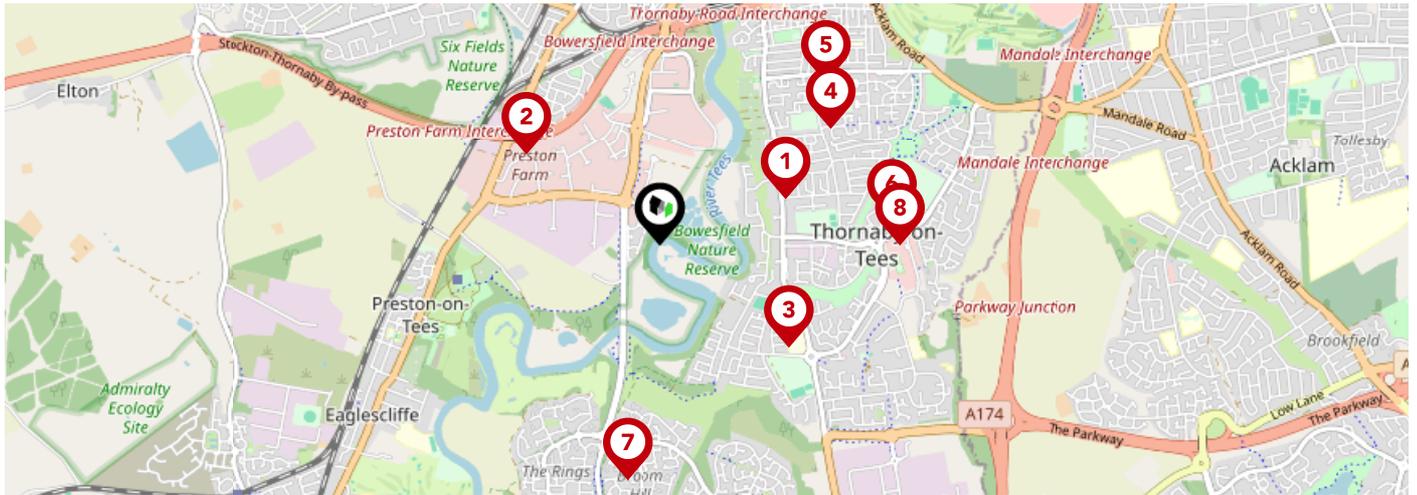


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

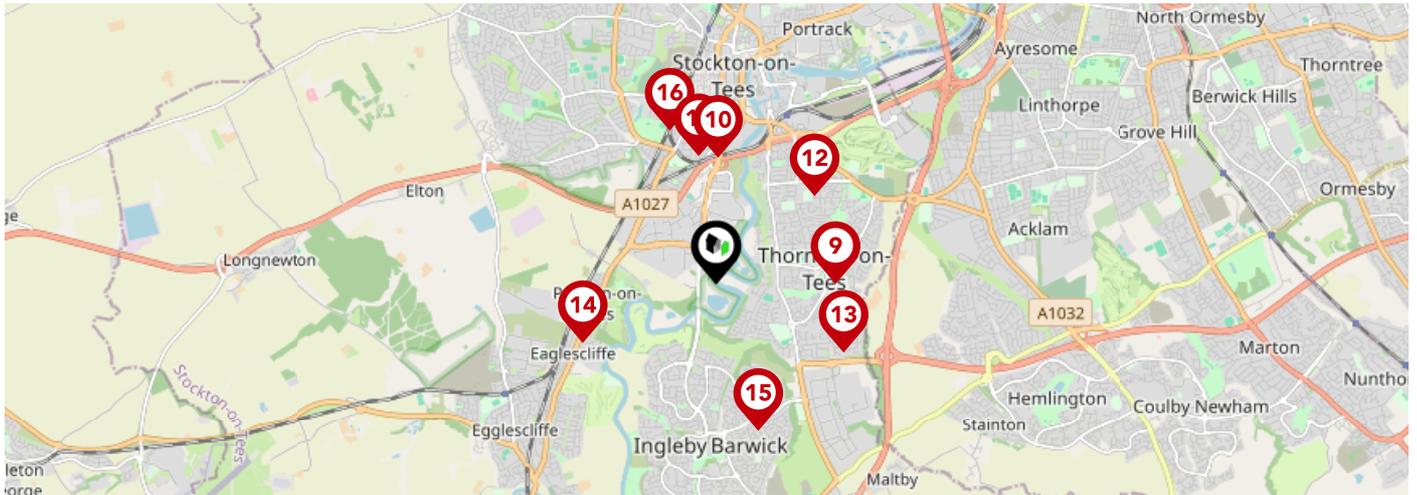


Nearby Landfill Sites

1	Preston Farm Industrial Estate-Vickers Close, Stockton on Tees, Cleveland	Historic Landfill	<input type="checkbox"/>
2	Bowesfield Lane-Bowesfield, Stockton on Tees	Historic Landfill	<input type="checkbox"/>
3	Bowesfield Riverside-Bowesfield Lane, Bowesfield, Stockton on Tees	Historic Landfill	<input type="checkbox"/>
4	Mount Pleasant Grange Farm-Bowesfield, Stockton on Tees	Historic Landfill	<input type="checkbox"/>
5	Thornaby Riverside-Land Adjacent, Cornfield Road, Thornaby, Cleveland	Historic Landfill	<input type="checkbox"/>
6	Yarm Road-Stockton	Historic Landfill	<input type="checkbox"/>
7	Area of Land between A66 Stockton Thornaby Diversion and Railway East of River Tees-Tees Bridge Development, Thornaby, Stockton-on-Tees, Cleveland	Historic Landfill	<input type="checkbox"/>
8	Vulcan Works Landfill Site-Thornaby Place, Thornaby, Stockton	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/EP3590ZU/A001	Active Landfill	<input checked="" type="checkbox"/>
10	Stockton Football Club-Acklan Road, Teesdale Park, Thornaby, Stockton-on-Tees, Cleveland	Historic Landfill	<input type="checkbox"/>

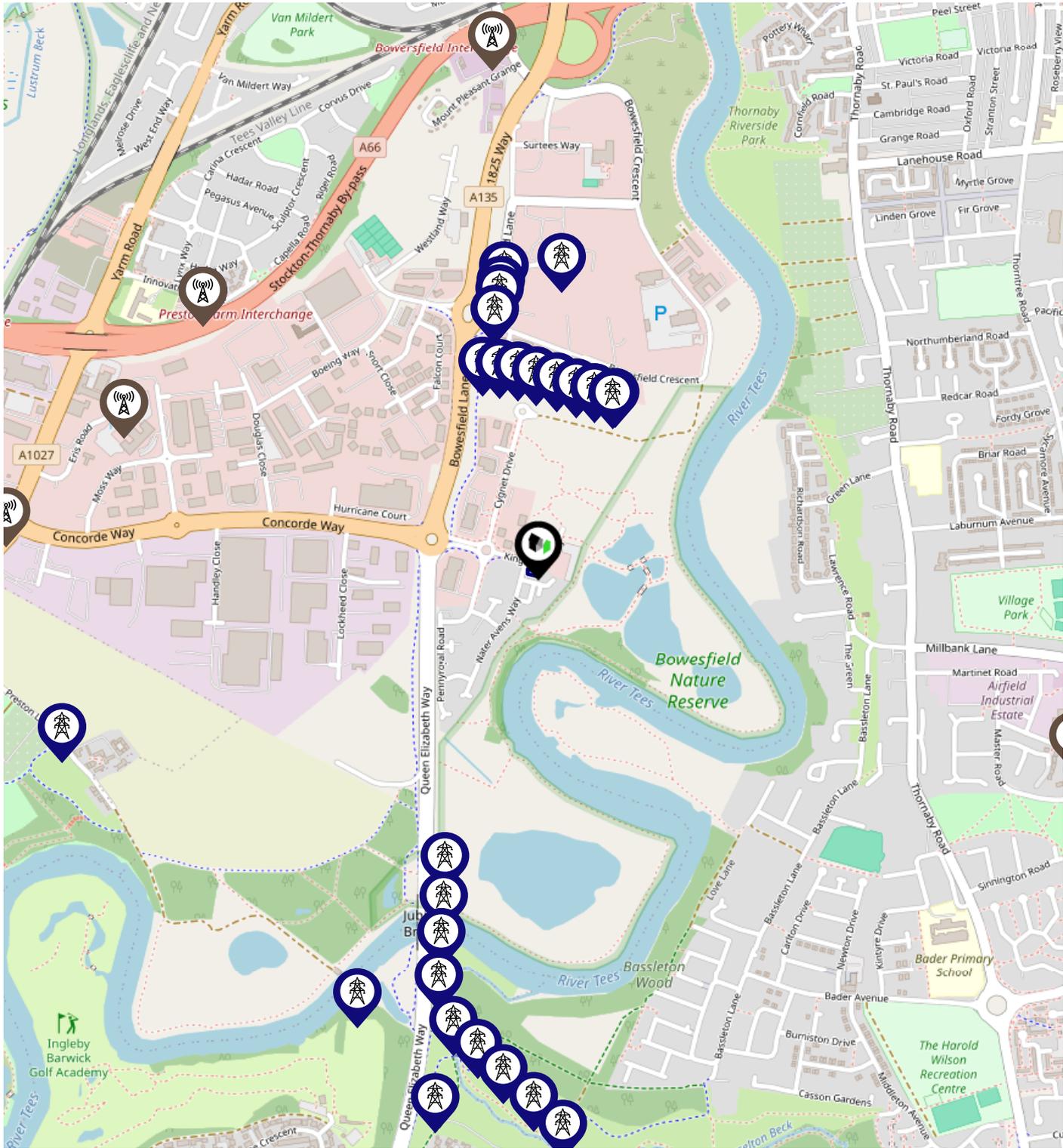


		Nursery	Primary	Secondary	College	Private
1	Village Primary School Ofsted Rating: Good Pupils: 245 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hartwell School Ofsted Rating: Good Pupils: 90 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bader Primary School Ofsted Rating: Good Pupils: 309 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mandale Mill Primary School Ofsted Rating: Good Pupils: 361 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St. Patrick's Roman Catholic Primary School, A Voluntary Catholic Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Patrick's Catholic College, A Voluntary Catholic Academy Ofsted Rating: Good Pupils: 554 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Francis of Assisi Church of England Primary School Ofsted Rating: Good Pupils: 460 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thornaby Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Thornaby Academy Ofsted Rating: Requires improvement Pupils: 492 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Cuthbert's Catholic Primary School, Stockton Ofsted Rating: Good Pupils: 228 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowesfield Primary School Ofsted Rating: Good Pupils: 304 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harewood Primary School Ofsted Rating: Outstanding Pupils: 441 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Roman Catholic Primary School, A Voluntary Catholic Academy Ofsted Rating: Good Pupils: 384 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Primary School Ofsted Rating: Good Pupils: 209 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whinstone Primary School Ofsted Rating: Good Pupils: 488 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oxbridge Lane Primary School Ofsted Rating: Good Pupils: 330 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

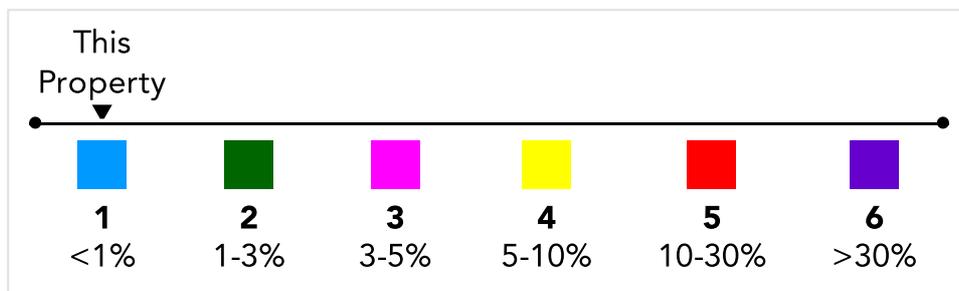
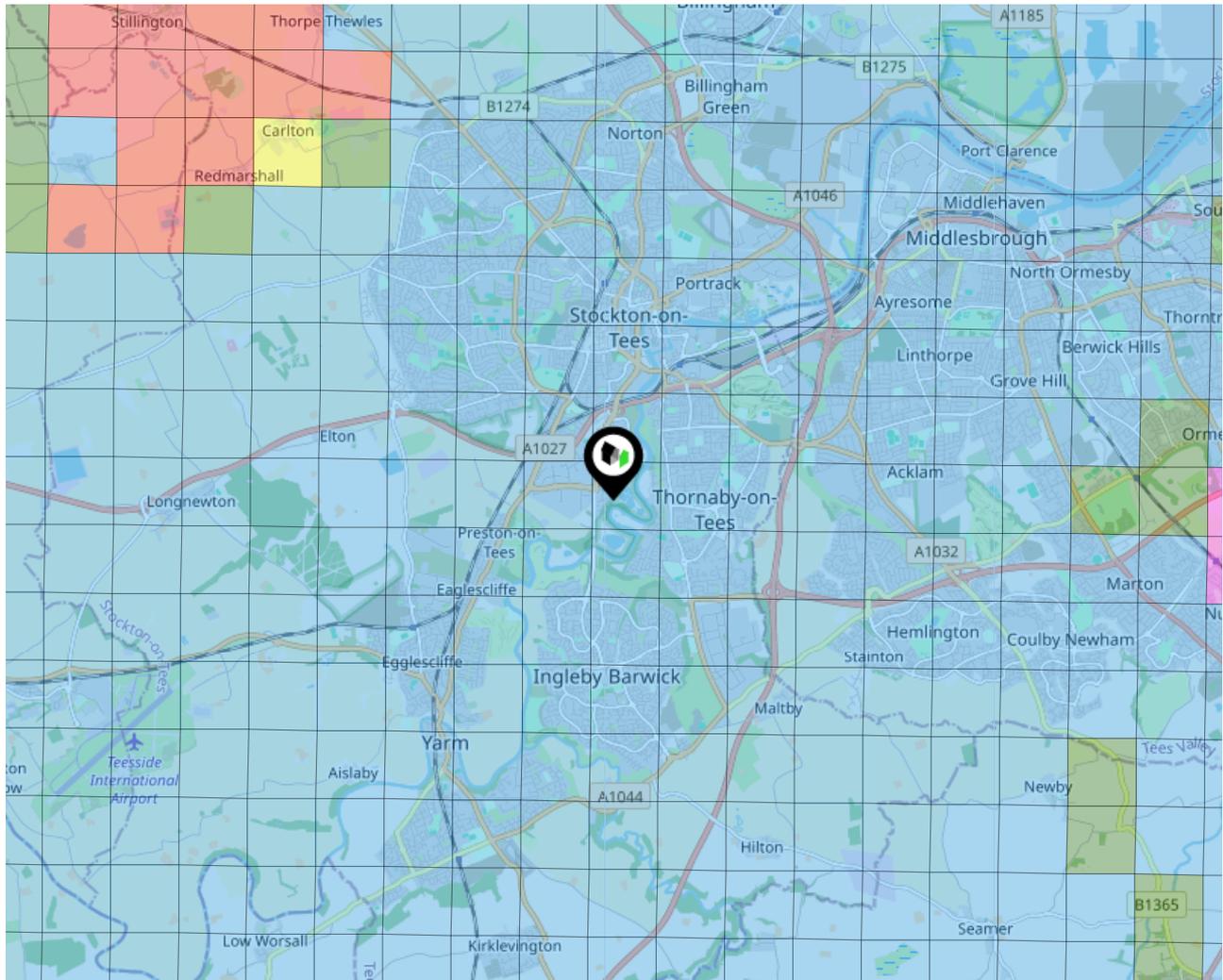
Local Area Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

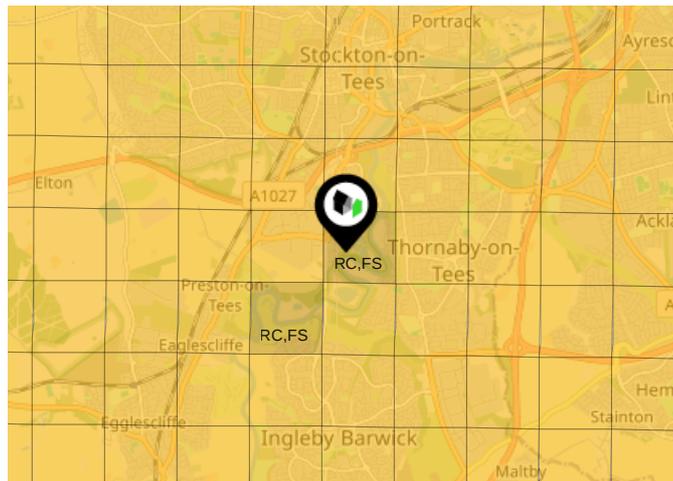
What is Radon?

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/m³).



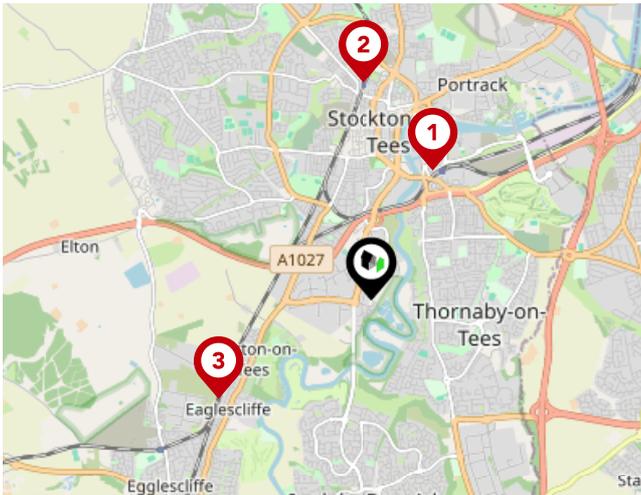
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		



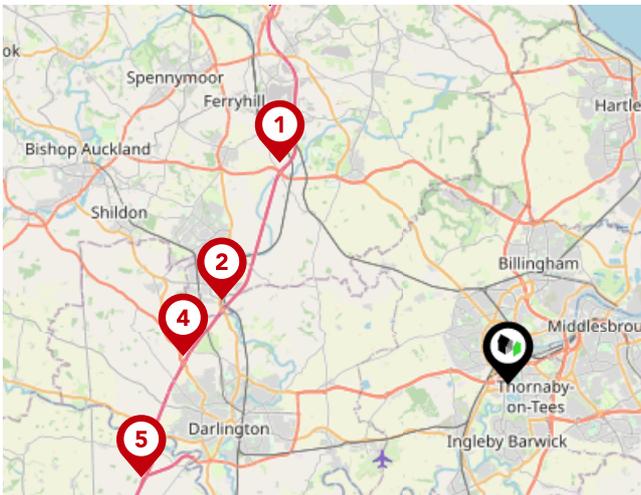
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Thornaby Rail Station	1.23 miles
2	Stockton Rail Station	1.87 miles
3	Eaglescliffe Rail Station	1.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	10.93 miles
2	A1(M) J59	10.22 miles
3	A1(M) J61	15.36 miles
4	A1(M) J58	11.18 miles
5	A1(M) J57	12.99 miles



Airports/HELIPADS

Pin	Name	Distance
1	Teesside Airport	5.14 miles
2	Airport	37.67 miles
3	Leeds Bradford Airport	48.6 miles
4	Irthington	65.54 miles

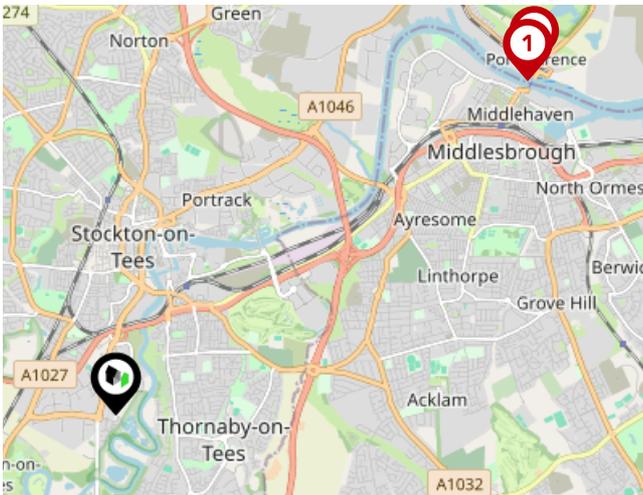
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kingfisher Way	0.15 miles
2	Kingfisher Way	0.17 miles
3	Falcon Court	0.3 miles
4	Jubilee Bridge	0.28 miles
5	Lockheed Close	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	4.55 miles
2	Transporter Bridge North Side	4.67 miles



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.

Whether you chose to sell or rent your home our experience and dedication means your home is in safe hands. Our no sale, no fee pricing structure means that you have nothing to pay until our job is complete. We are one of the largest agency brands in the UK, with award winning offices nationwide, having helped thousands of satisfied homeowners successfully sell and rent.



Our team

Owner Susan Goodison has a wealth of experience within the property industry is a qualified member of the association of residential letting agents (ARLA), a member of the national association of estate agents (NAEA) and, along with her team at Martin & Co Guisborough, has exceptional knowledge of the area and collectively have over 76 years' experience selling homes. We have the knowledge to make home buying and selling, a smooth and simple process. Our friendly staff are on hand to offer one to one advice and provide step by step guidance along with offering a range of complimentary services to make every transaction seamless and stress free.

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

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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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