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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



GUISBOROUGH, TS14

Martin & Co Guisborough

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

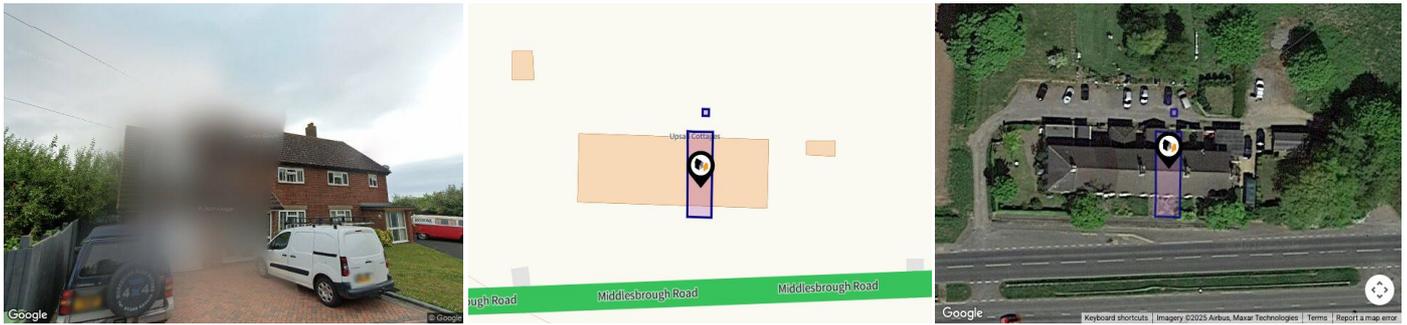


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

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:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band A		
Annual Estimate:	£1,616		
Title Number:	CE199799		

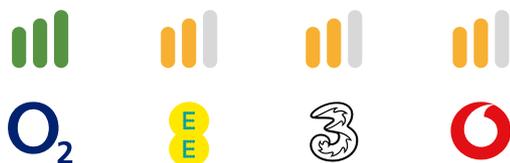
Local Area

Local Authority:	Redcar and Cleveland
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



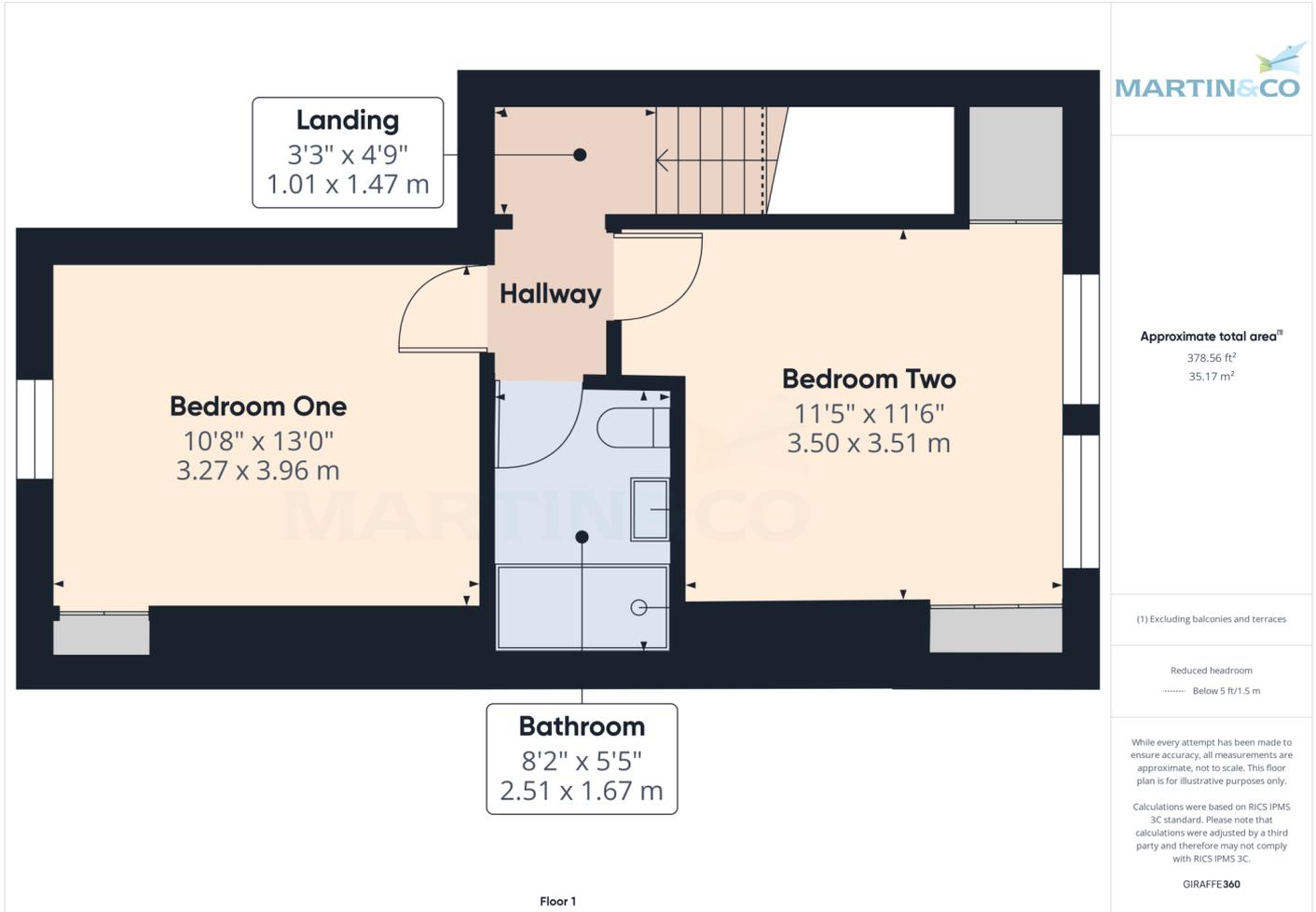
Satellite/Fibre TV Availability:







GUISBOROUGH, TS14



GUISBOROUGH, TS14



GUISBOROUGH, TS14



Energy rating

D

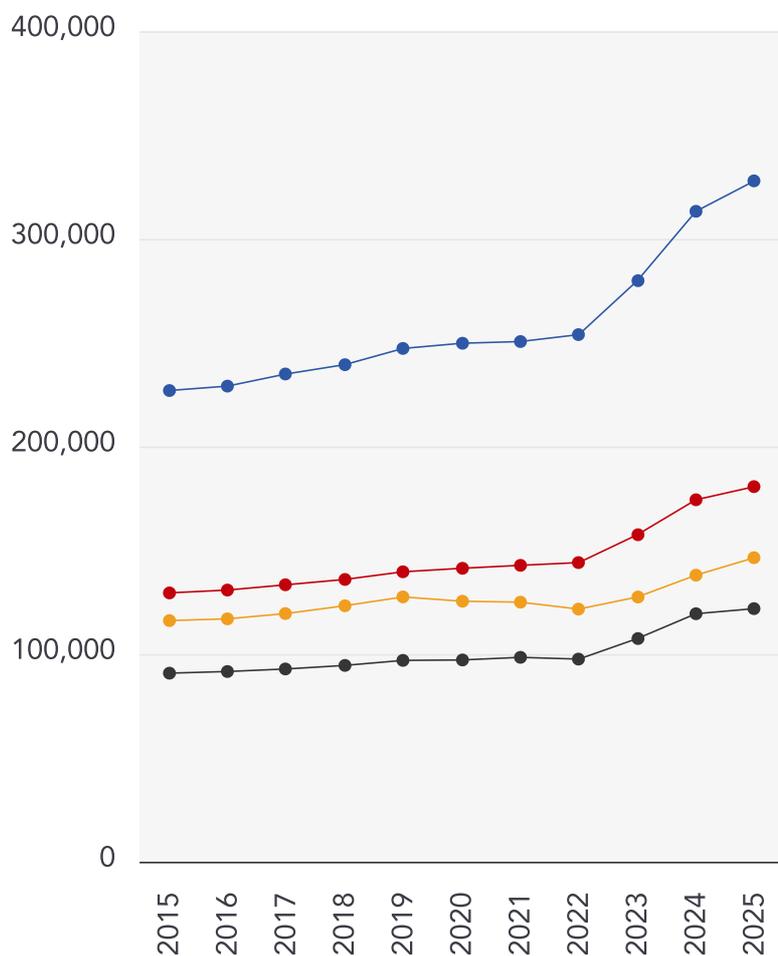
Valid until 12.03.2035

Score	Energy rating	Current	Potential
92+	A		<div style="background-color: #2e8b57; color: white; padding: 5px; display: inline-block;"> 98 A </div>
81-91	B		
69-80	C		
55-68	D	<div style="background-color: #f1c232; color: white; padding: 5px; display: inline-block;"> 66 D </div>	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, with internal insulation
Walls Energy:	Solid brick, with internal insulation
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	103 m ²

10 Year History of Average House Prices by Property Type in TS14



Detached

+44.5%

Semi-Detached

+39.54%

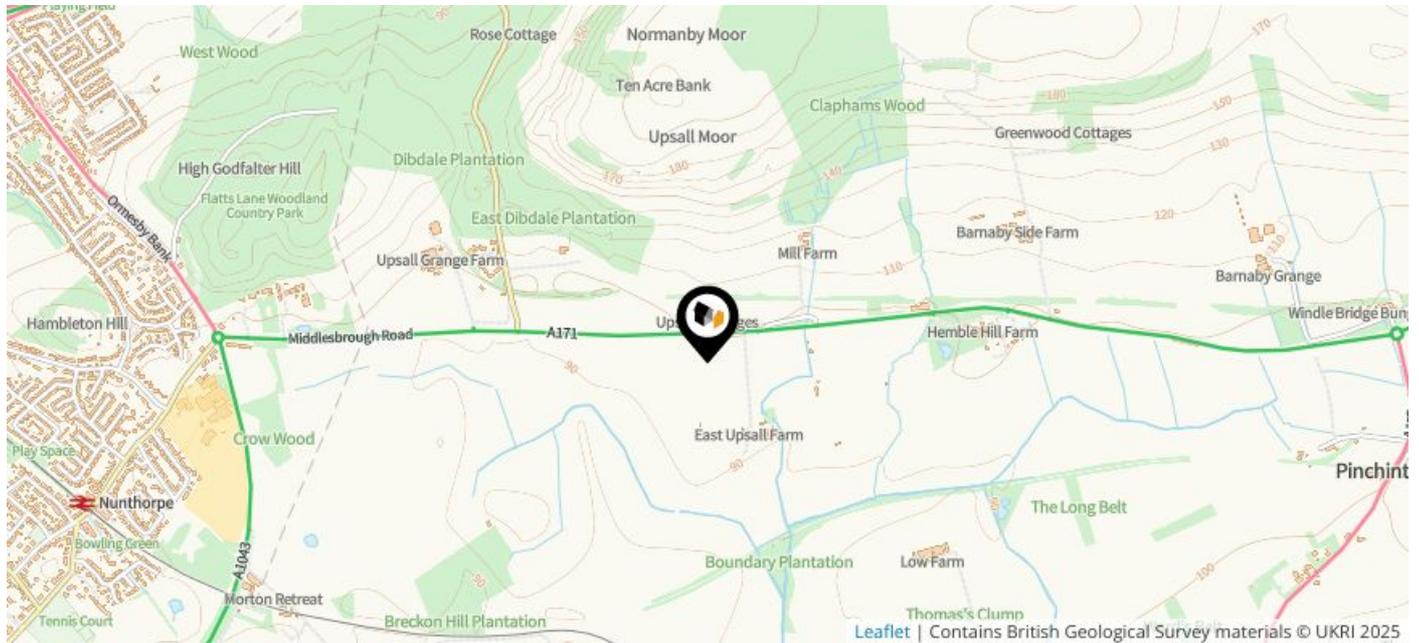
Flat

+26.09%

Terraced

+34.24%

This map displays nearby coal mine entrances and their classifications.



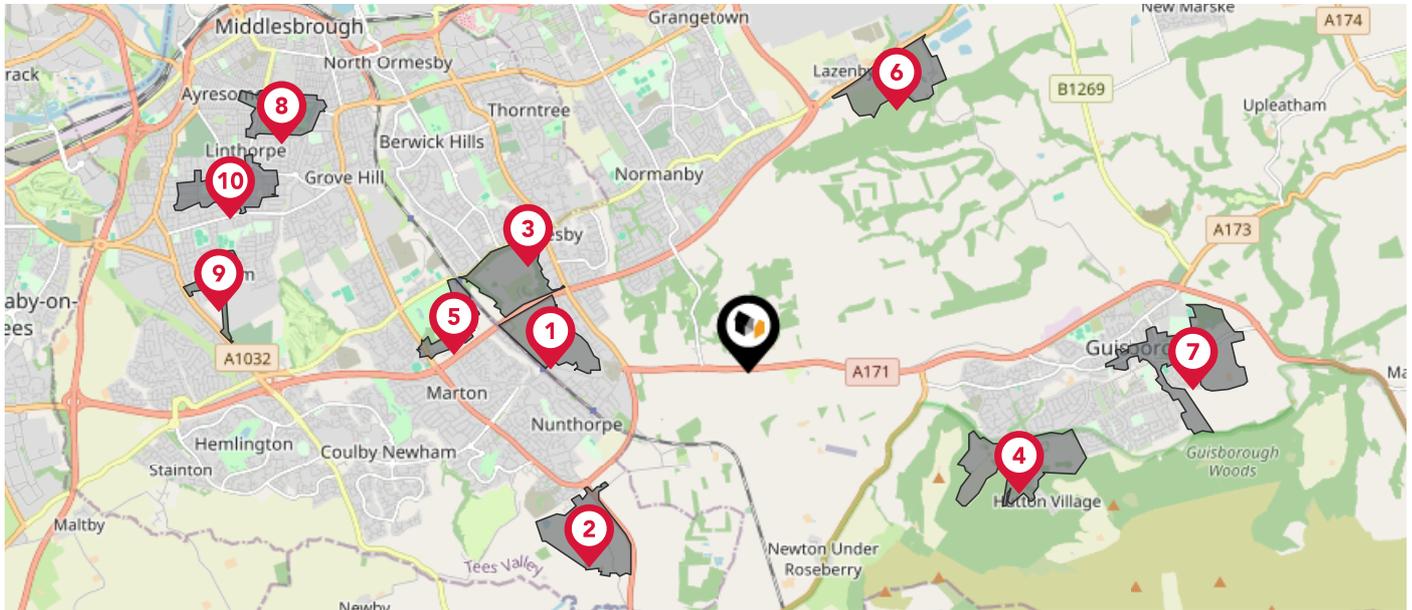
Mine Entry

- ✕ 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.

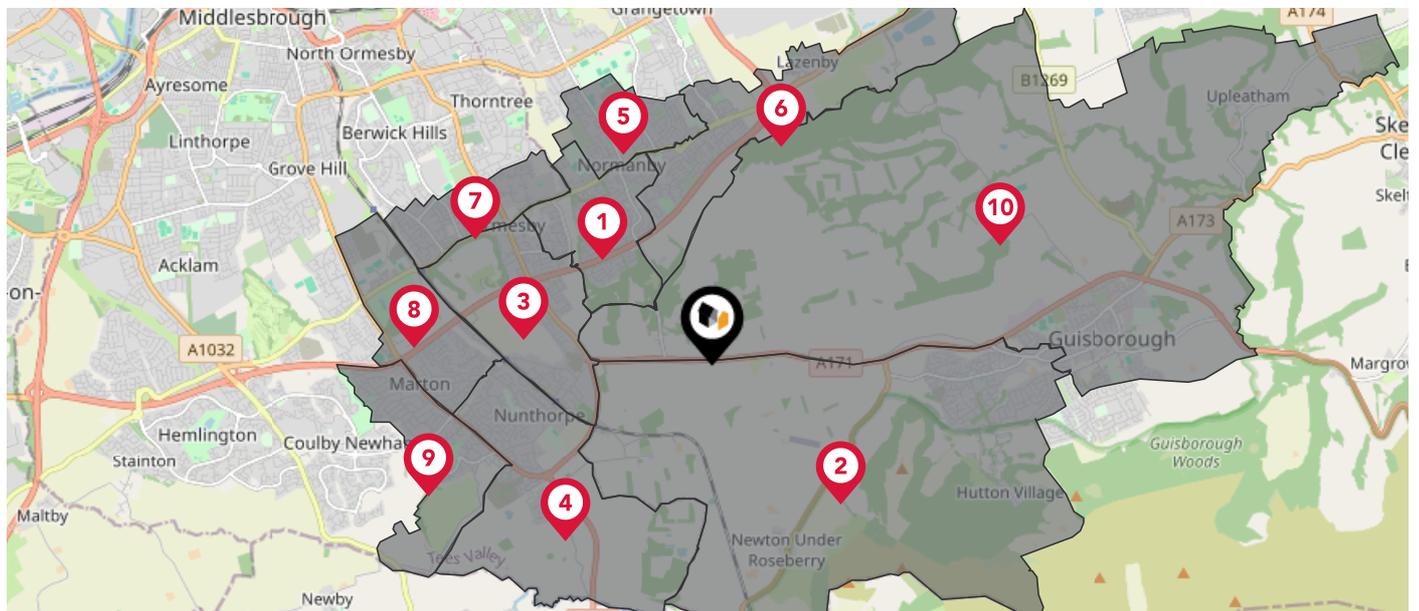
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Ormesby Hall
-  Nunthorpe and Poole
-  Ormesby Hall
-  Hutton Lowcross
-  Marton Village and The Grove
-  Wilton
-  Guisborough
-  Albert Park and Linthorpe Road
-  Acklam Hall
-  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



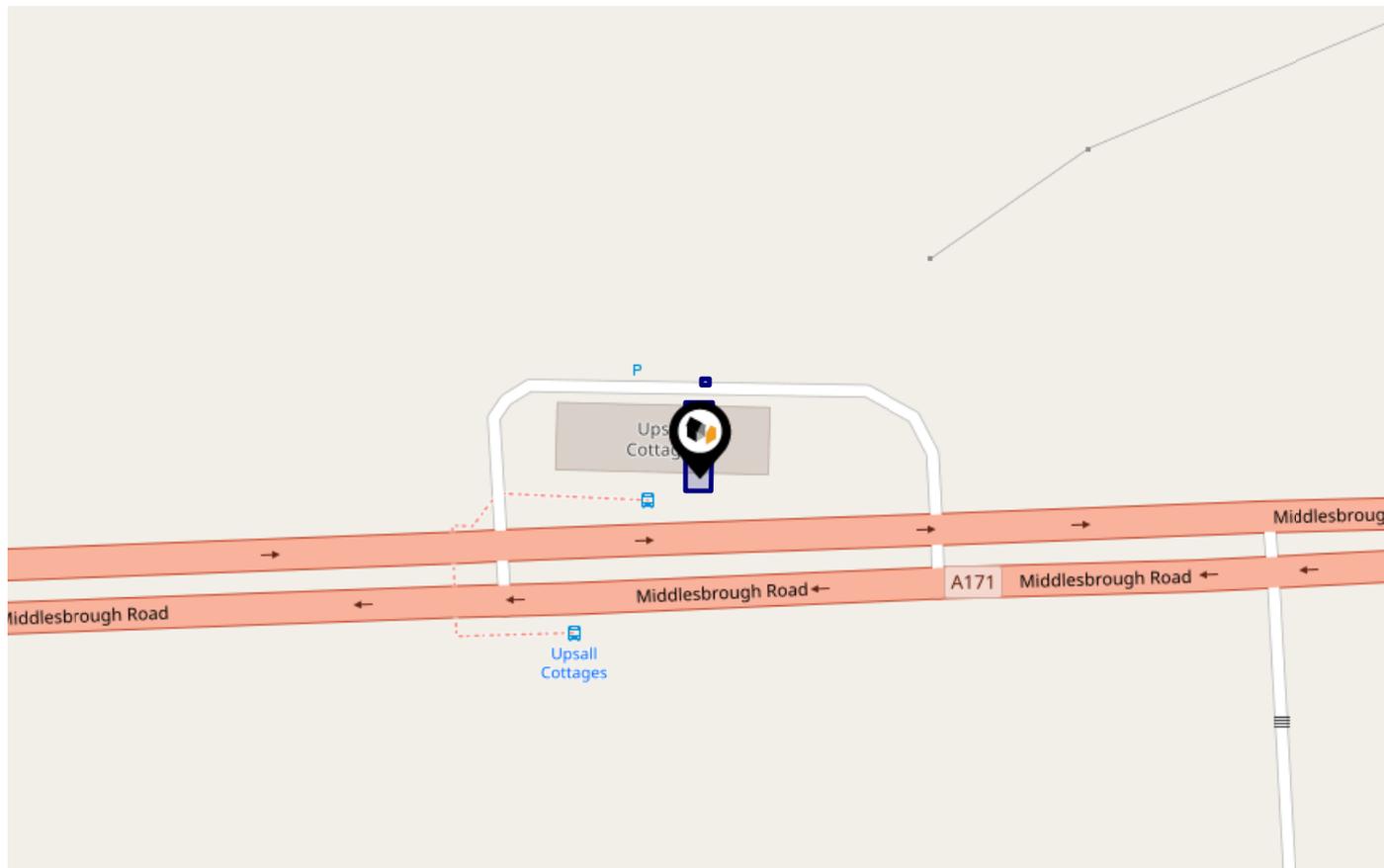
Nearby Council Wards

-  Normanby Ward
-  Hutton Ward
-  Ormesby Ward
-  Nunthorpe Ward
-  Teesville Ward
-  Eston Ward
-  Park End & Beckfield Ward
-  Marton East Ward
-  Marton West Ward
-  Guisborough 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.

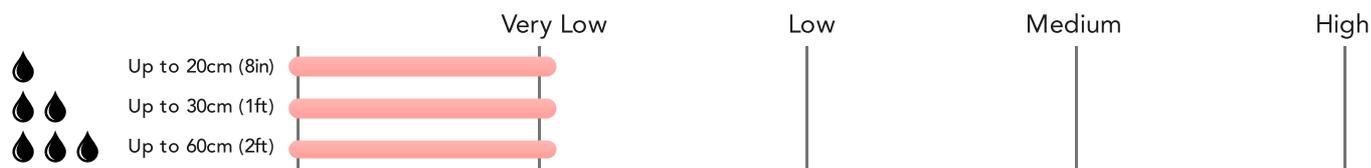


Risk Rating: Very low

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.

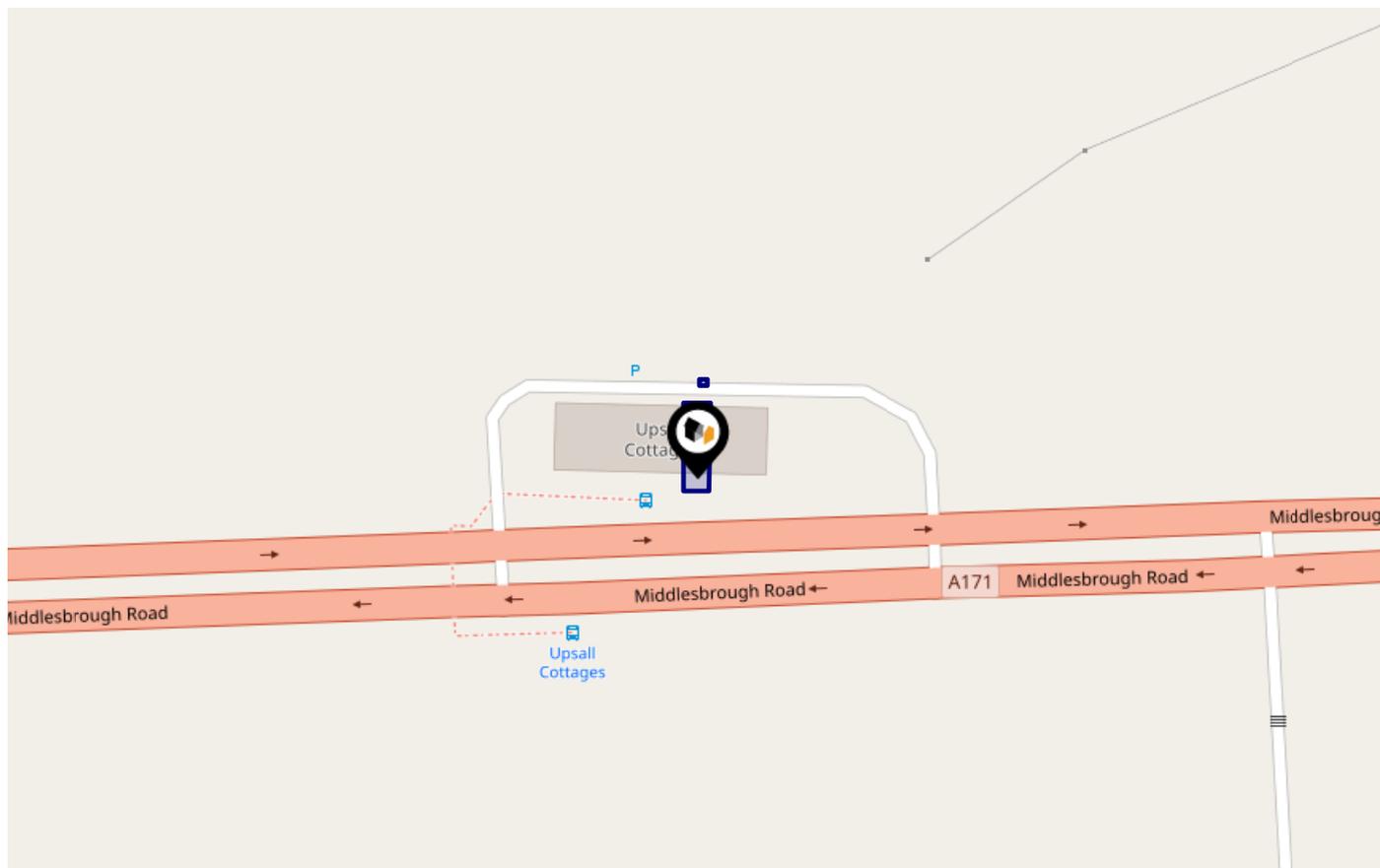
Chance of flooding to the following depths at this property:



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.

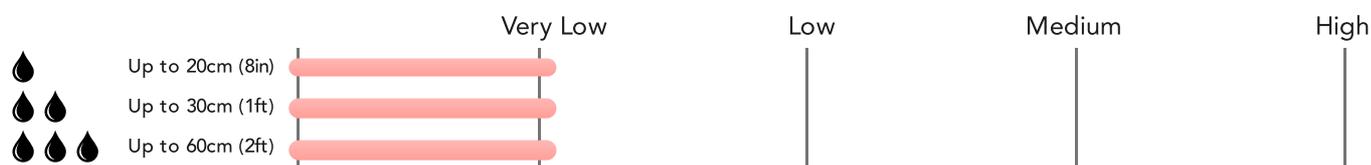


Risk Rating: **Very low**

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- **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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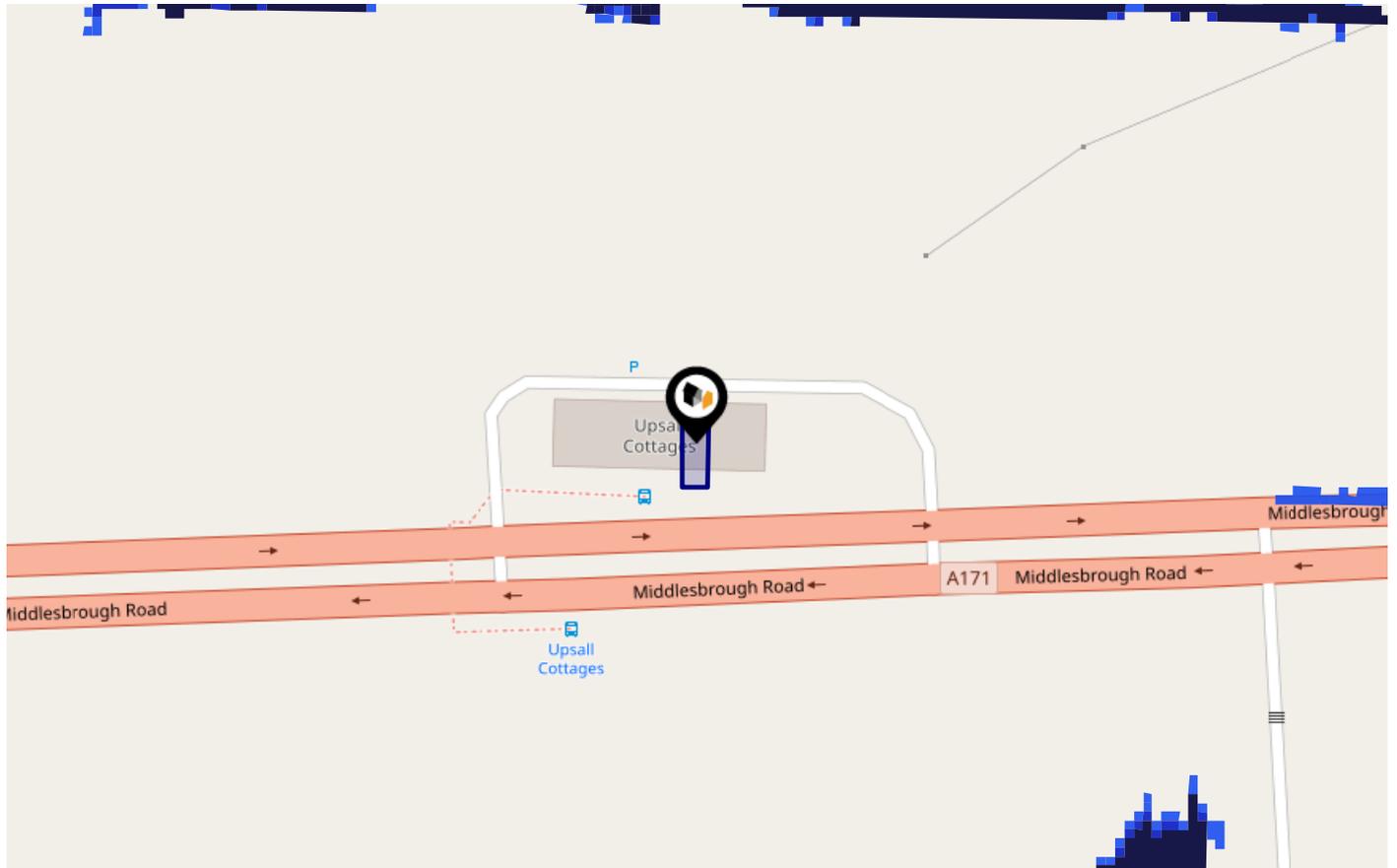
Chance of flooding to the following depths at this property:



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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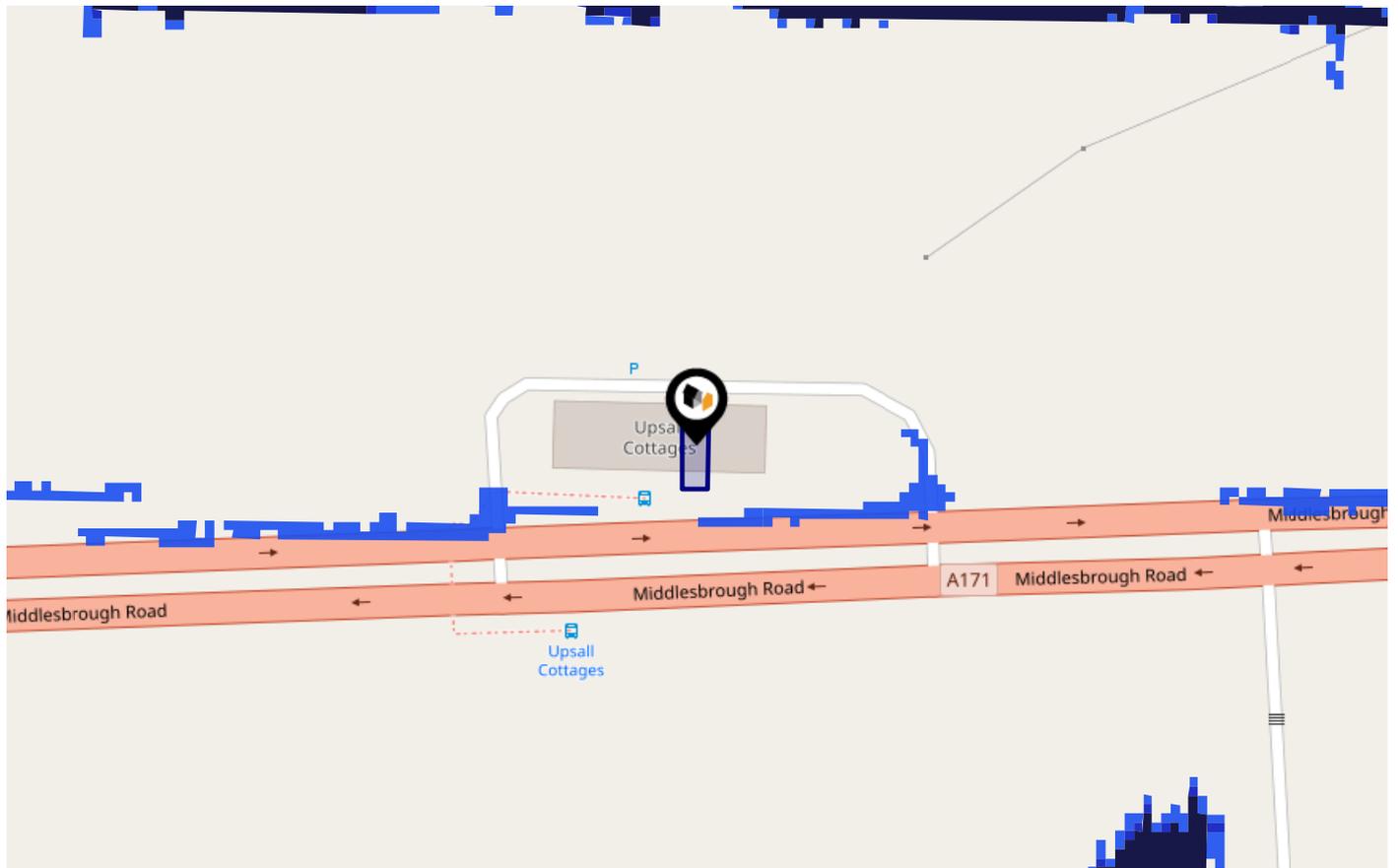
Chance of flooding to the following depths at this property:



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**

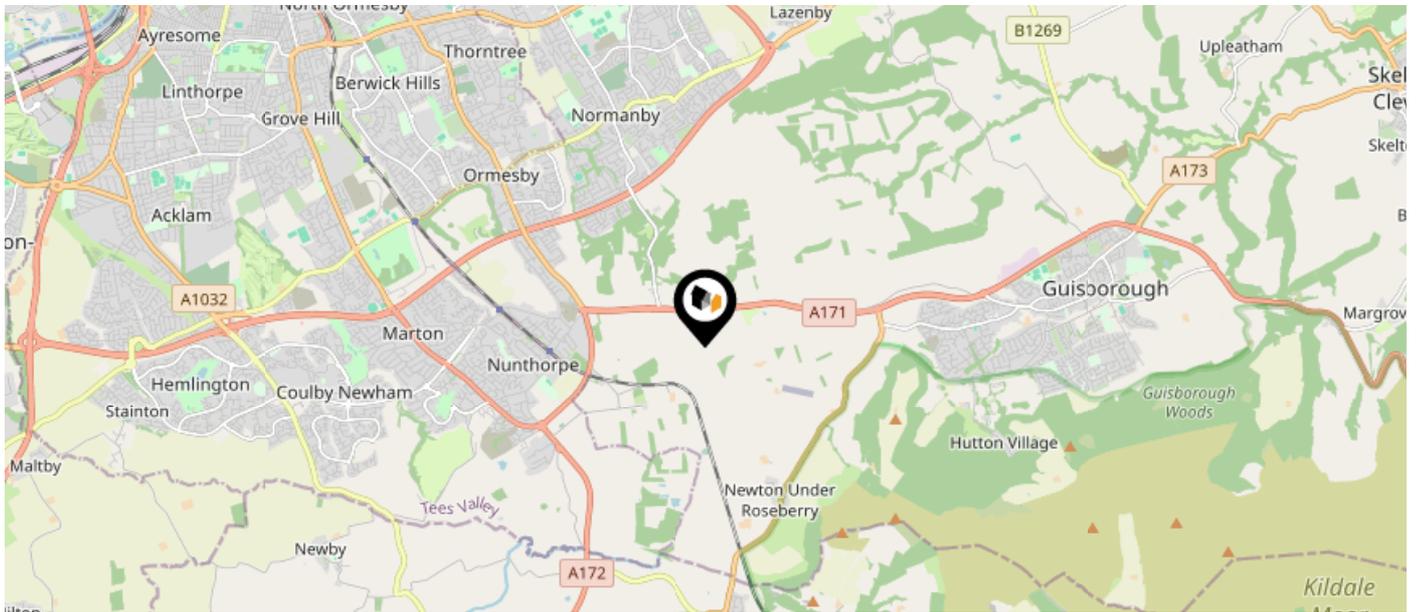
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



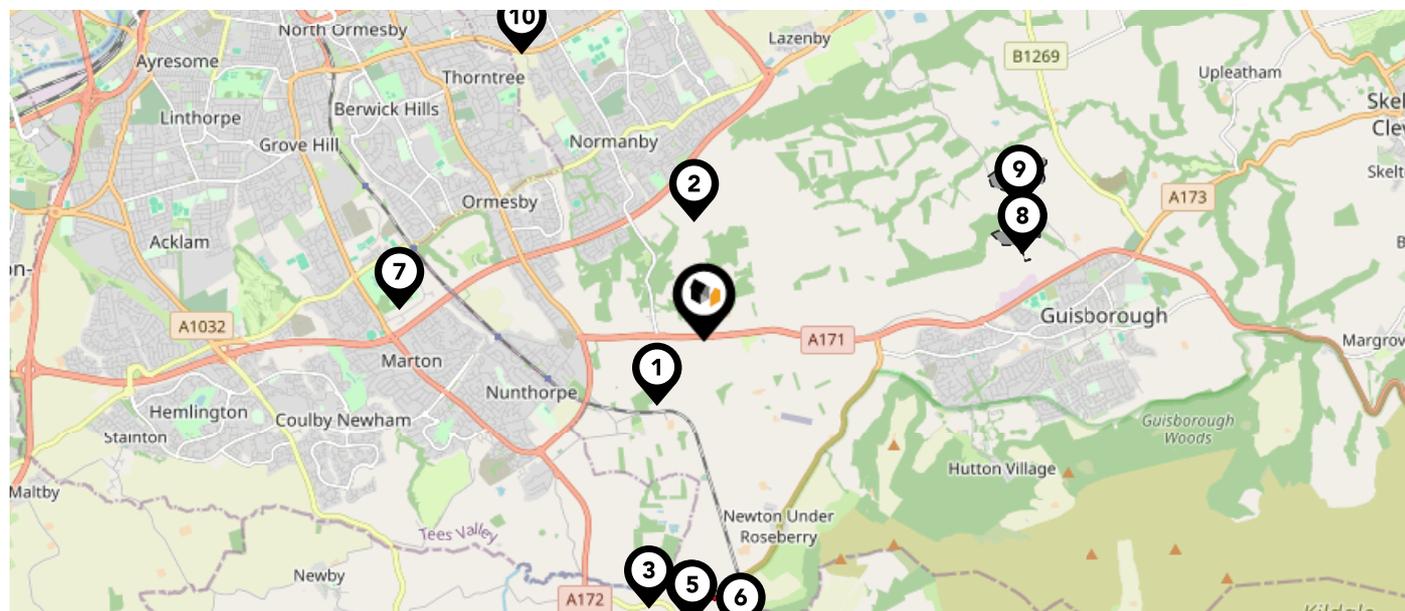
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

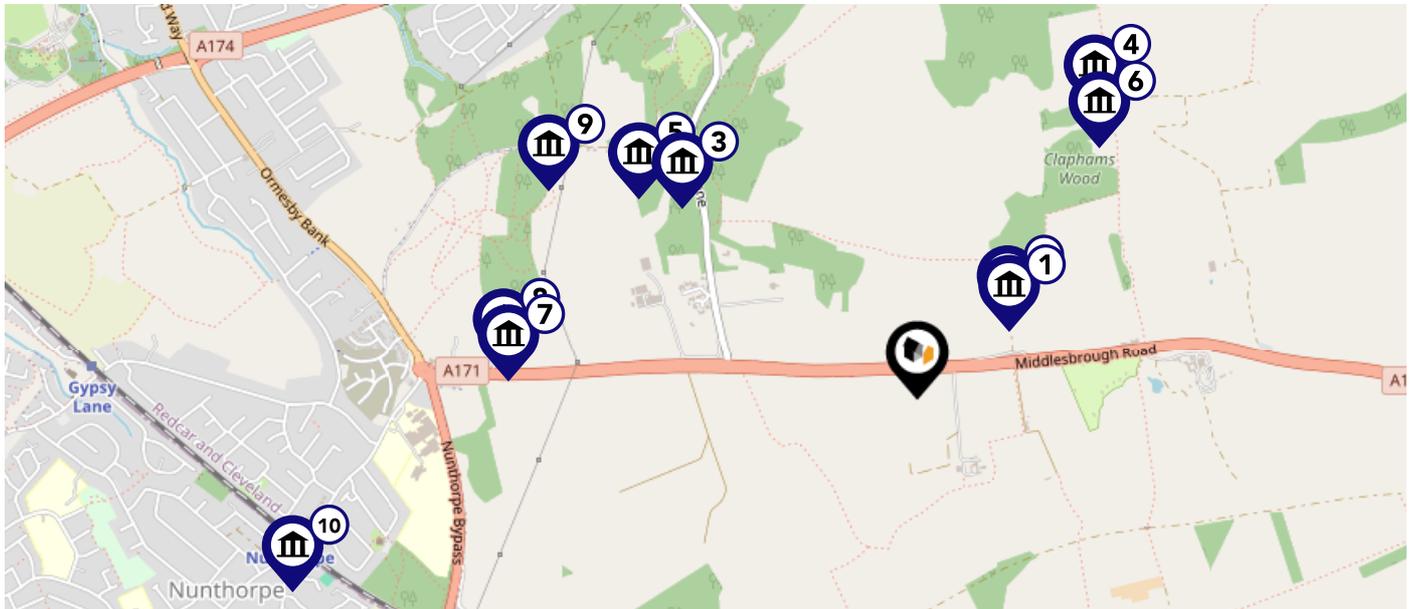
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



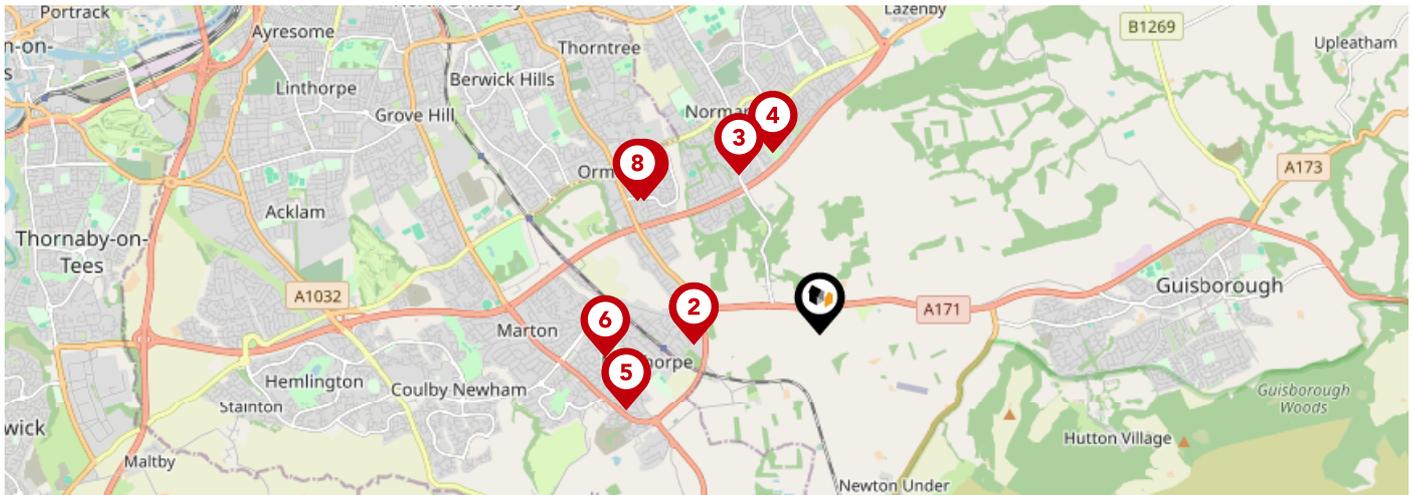
Nearby Landfill Sites

1	Upsall Grange Farm-Nunthorpe, Middlesbrough, Cleveland	Historic Landfill	
2	Eston Reservoir-Middlesbrough, Cleveland	Historic Landfill	
3	Disused Quarry at Round Hill-Nunthorpe, Middlesbrough	Historic Landfill	
4	EA/EPR/MP3690ZE/A001	Active Landfill	
5	Langbaugh Quarry Landfill and Civic Amenity Site-Great Ayton, North Yorkshire	Historic Landfill	
6	Land East of A173-Great Ayton, North Yorkshire	Historic Landfill	
7	Stewart Park-Marton in Cleveland, Middlesbrough, Cleveland	Historic Landfill	
8	Dunsdale Extension / Land North of Mount Pleasant Cottages and West of Wilton Lane-Near Dunsdale, Guisborough, Cleveland	Historic Landfill	
9	Land to the West of the Guisborough to Dunsdale Road B1269-Dunsdale, Guisborough, Cleveland	Historic Landfill	
10	Between Skippers Lane and Normanby Road-South Bank, Middlesbrough, Cleveland	Historic Landfill	

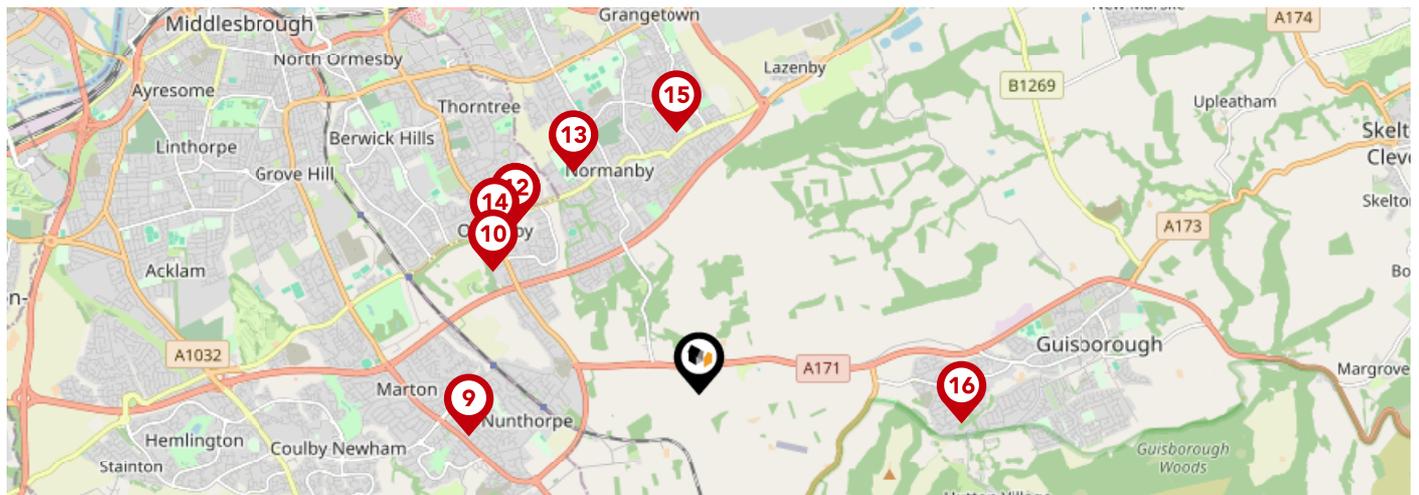
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1139748 - Mill Farmhouse	Grade II	0.3 miles
 1310924 - Stables, Barn, Loose Boxes And Byre, 20 Metres North Of Mill Farmhouse	Grade II	0.3 miles
 1159518 - Boundary Stone, Approximately 430 Metres To North Of Upsall Grange At Ngr Nz551 163	Grade II	0.6 miles
 1139793 - Boundary Stone 1010 Metres To North Of Cross Keys Inn, At Ngr Nz566167	Grade II	0.7 miles
 1329549 - Boundary Stone, Approximately 560 Metres To North Of Upsall Grange At Ngr Nz550 163	Grade II	0.7 miles
 1311097 - Boundary Stone, Approximately 870 Metres To North Of Cross Keys Inn, At Ngr Nz566165	Grade II	0.7 miles
 1139758 - Upsall Hall, Gatepiers, Service Wing And Laundry	Grade II	0.9 miles
 1159775 - Stable Block, Screen Walls And Lodge, 35 Metres North West Of Upsall Hall	Grade II	0.9 miles
 1159525 - Boundary Stone Approximately 680 Metres To North Of Upsall Hall At Ngr Nz547 164	Grade II	0.9 miles
 1412066 - Nunthorpe Signal Box	Grade II	1.4 miles

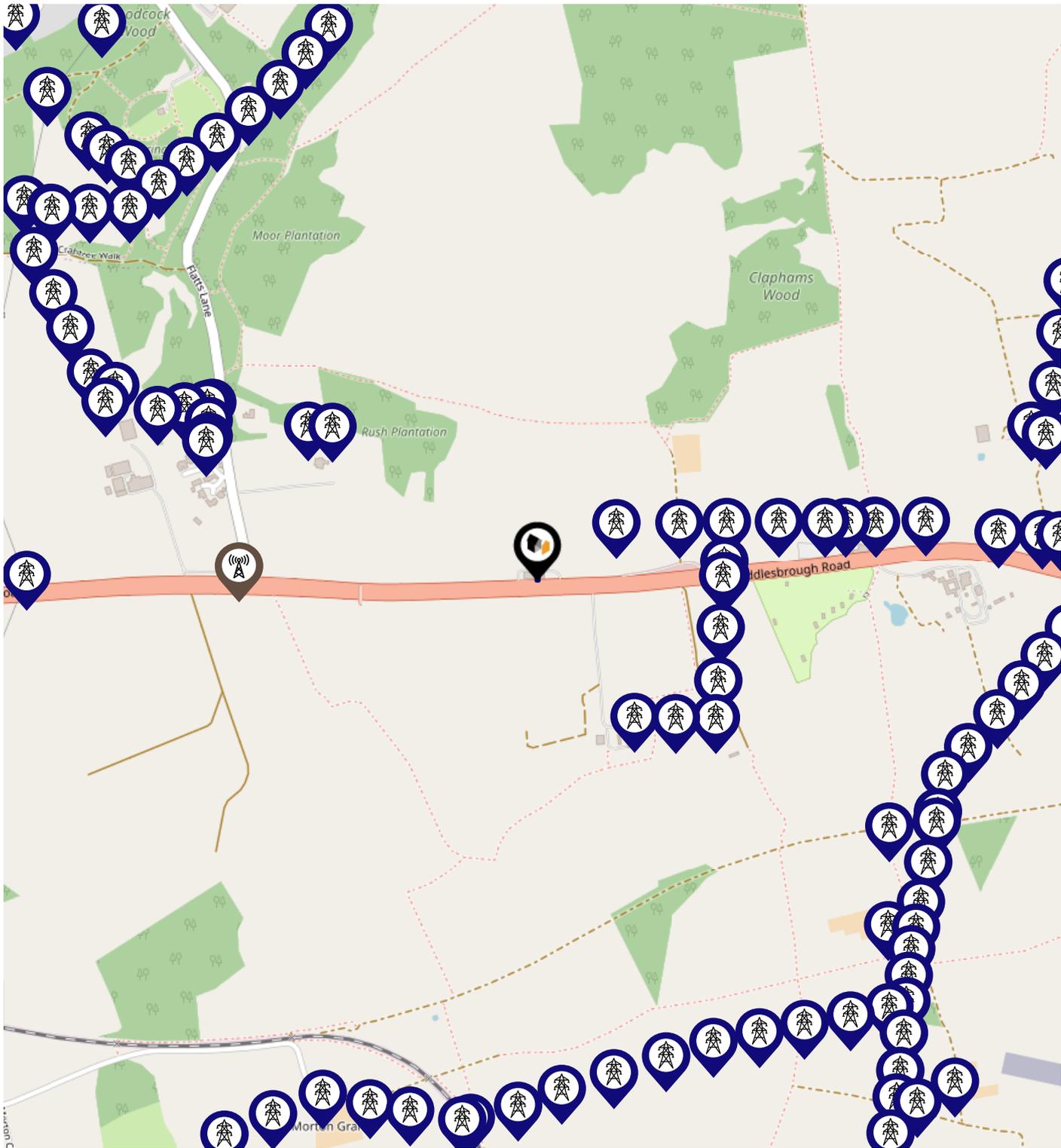


		Nursery	Primary	Secondary	College	Private
Nunthorpe Primary Academy Ofsted Rating: Outstanding Pupils: 246 Distance:1.08		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nunthorpe Academy Ofsted Rating: Good Pupils: 1477 Distance:1.08		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Normanby Primary School Ofsted Rating: Good Pupils: 510 Distance:1.53		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bankfields Primary School Ofsted Rating: Good Pupils: 289 Distance:1.61		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chandlers Ridge Academy Ofsted Rating: Good Pupils: 360 Distance:1.78		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Avenue Primary School Ofsted Rating: Good Pupils: 434 Distance:1.85		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overfields Primary School Ofsted Rating: Good Pupils: 207 Distance:1.89		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Saint Gabriel's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:1.94		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 227 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ormesby Primary School Ofsted Rating: Good Pupils: 253 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priory Woods School Ofsted Rating: Outstanding Pupils: 203 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Academy Ormesby Ofsted Rating: Serious Weaknesses Pupils: 859 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Teesville Academy Ofsted Rating: Good Pupils: 325 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pennyman Primary Academy Ofsted Rating: Good Pupils: 412 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whale Hill Primary School Ofsted Rating: Good Pupils: 482 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 207 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

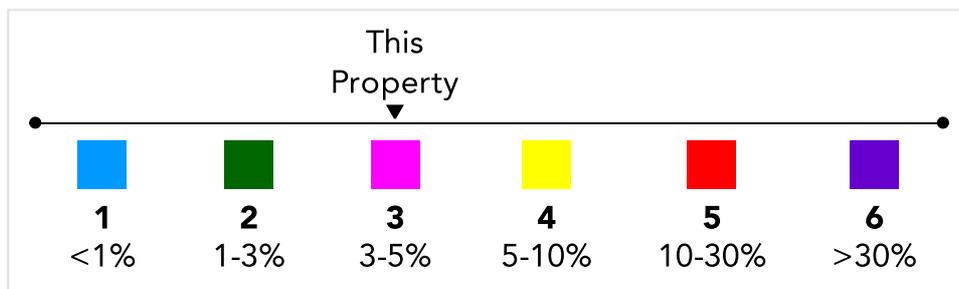
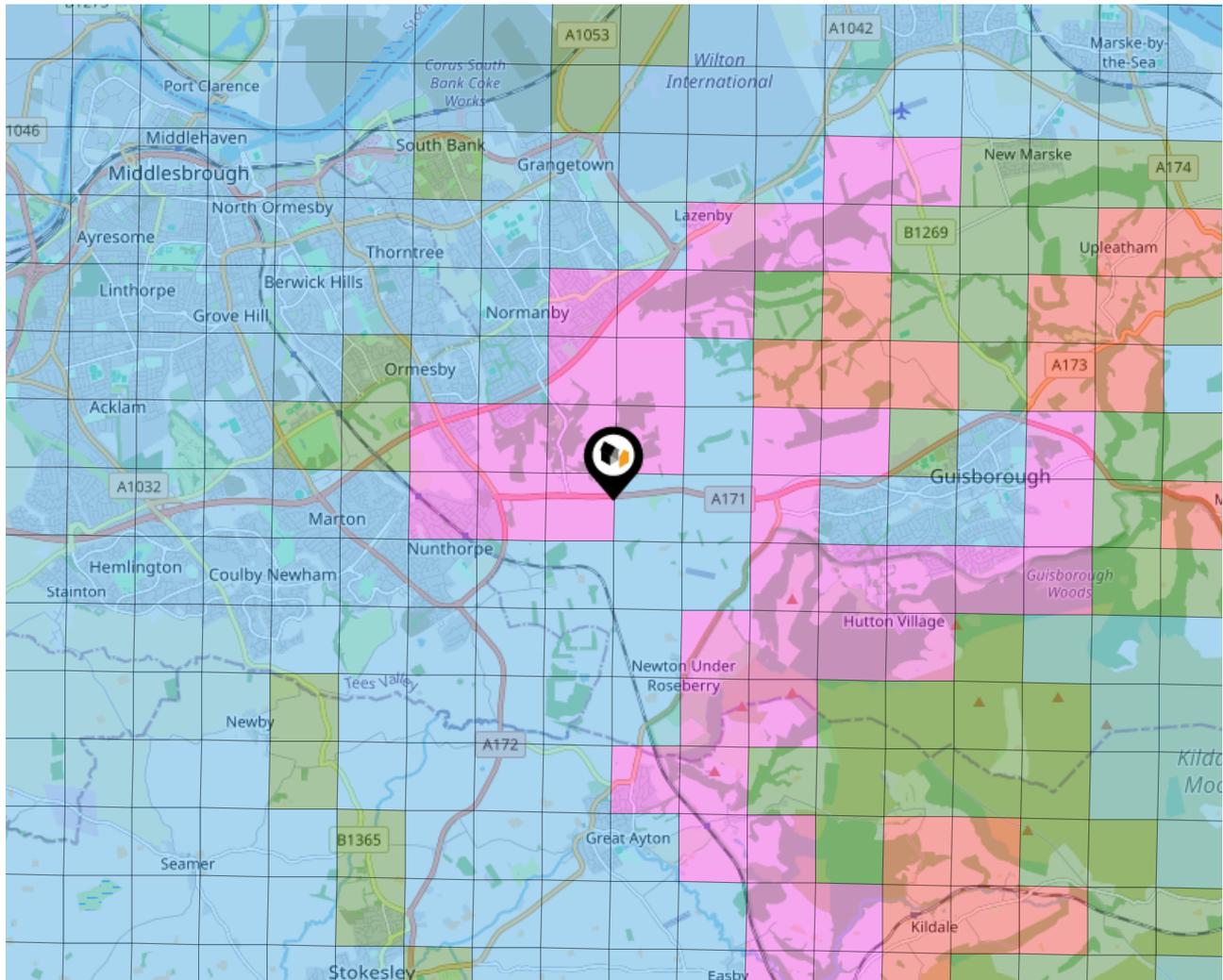
Local Area Masts & Pylons

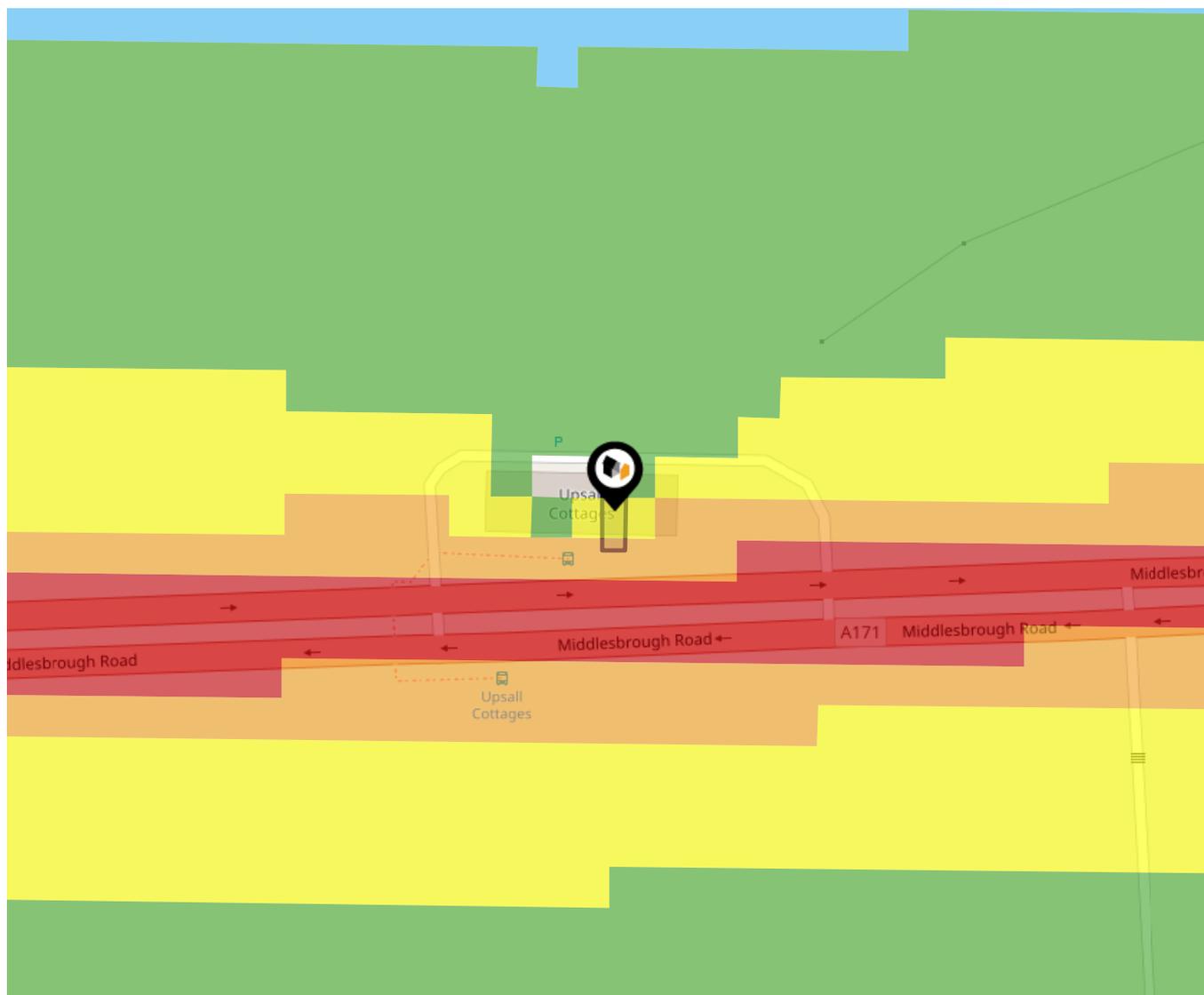


- Key:**
-  Power Pylons
 -  Communication Masts

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).





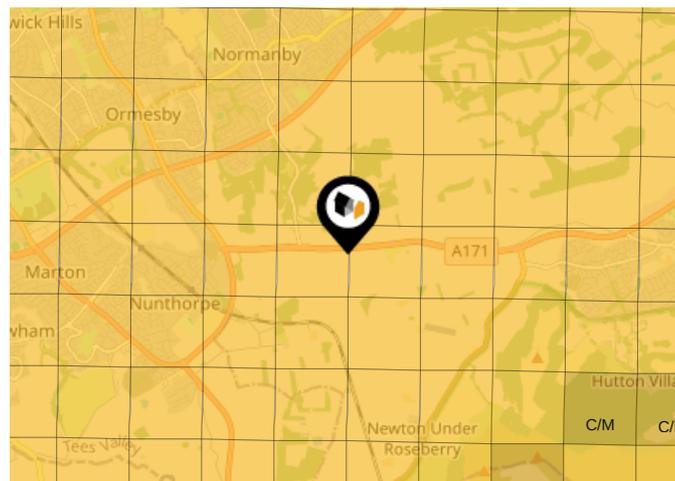
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		

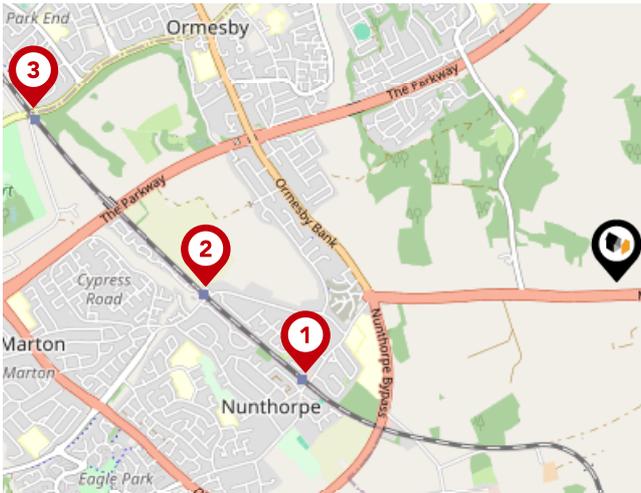


Primary Classifications (Most Common Clay Types)

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

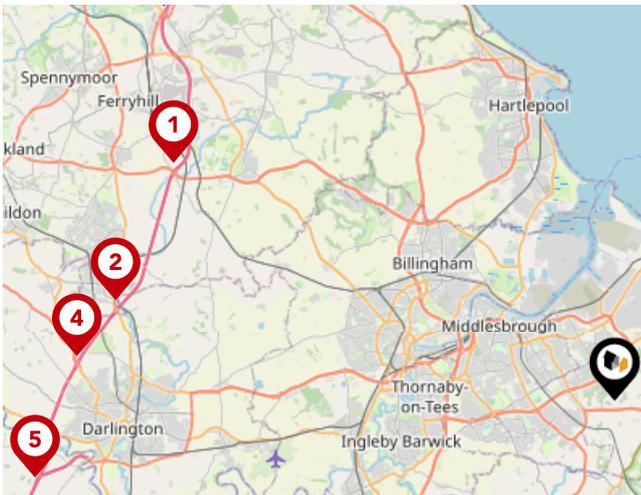
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Nunthorpe Rail Station	1.39 miles
2	Gypsy Lane Rail Station	1.76 miles
3	Marton Rail Station	2.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	17.15 miles
2	A1(M) J59	17.39 miles
3	A1(M) J61	20.53 miles
4	A1(M) J58	18.44 miles
5	A1(M) J57	20.01 miles

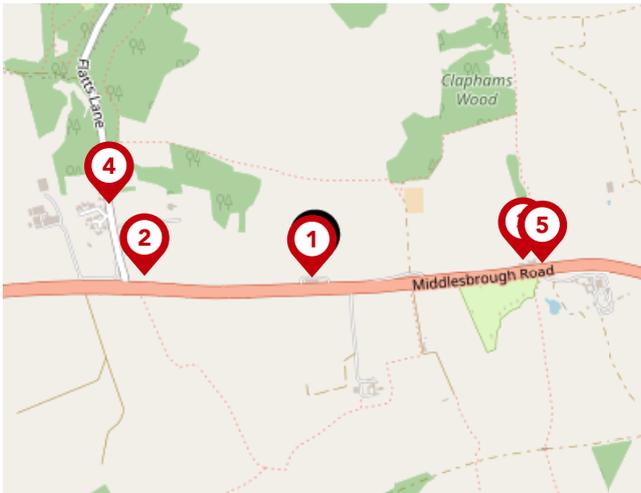


Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	12.04 miles
2	Airport	41.68 miles
3	Leeds Bradford Airport	50.63 miles
4	Irthington	72.36 miles

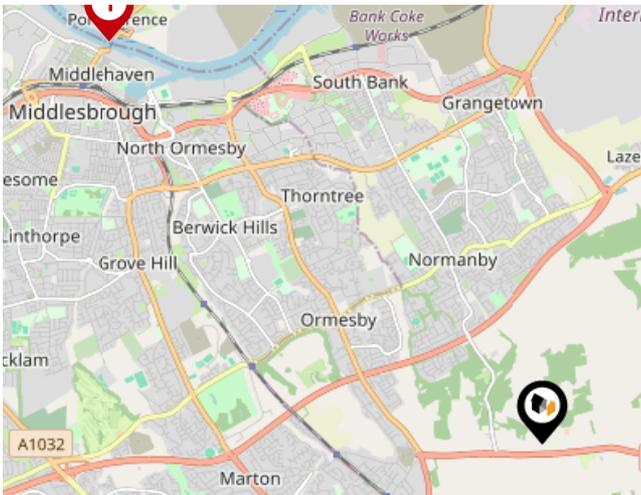
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Upsall Cottages	0.01 miles
2	Upsall Grange Farm	0.36 miles
3	Cross Keys Inn	0.44 miles
4	Upsall Grange	0.46 miles
5	Cross Keys Inn	0.49 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	5.08 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.

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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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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