

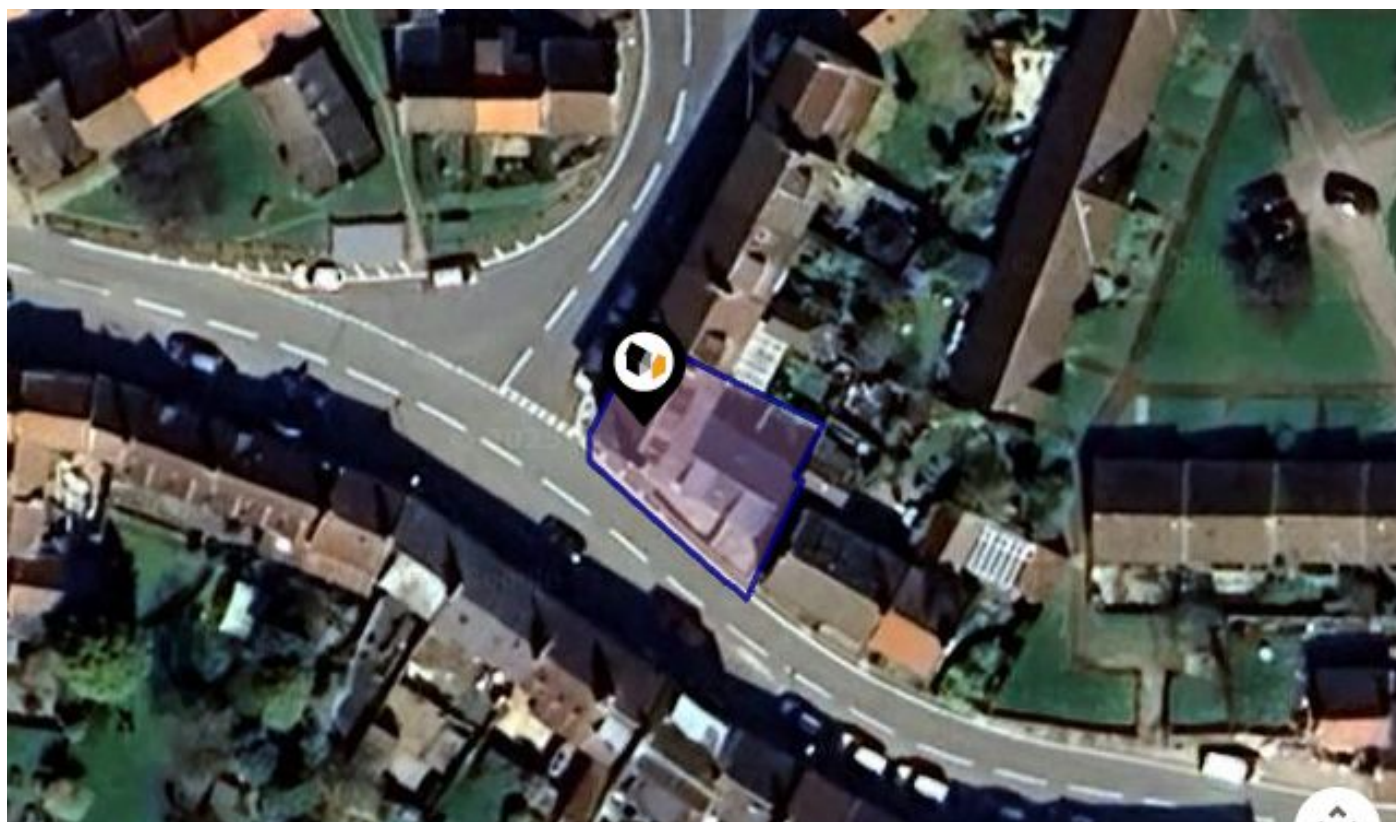


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Wednesday 09<sup>th</sup> April 2025**



**STATION ROAD, CASTLETON, WHITBY, YO21**

## Martin & Co Guisborough

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## Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	925 ft <sup>2</sup> / 86 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,150		
Title Number:	NYK222986		

## Local Area

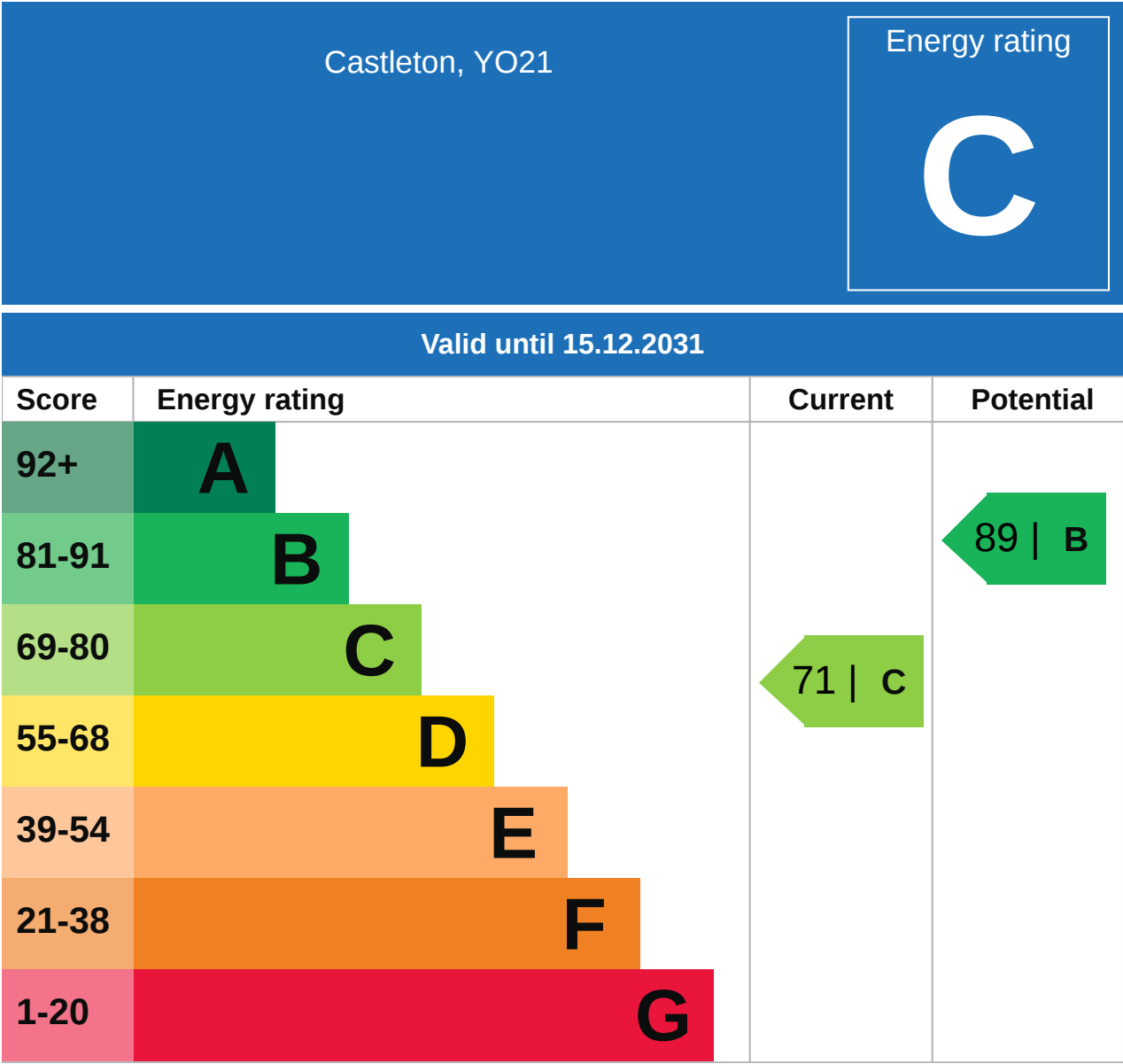
Local Authority:	North yorkshire	Estimated Broadband Speeds		
Conservation Area:	Castleton	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	80	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						









### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Not sale or rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Roof room(s), insulated (assumed)
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>



This map displays nearby coal mine entrances and their classifications.



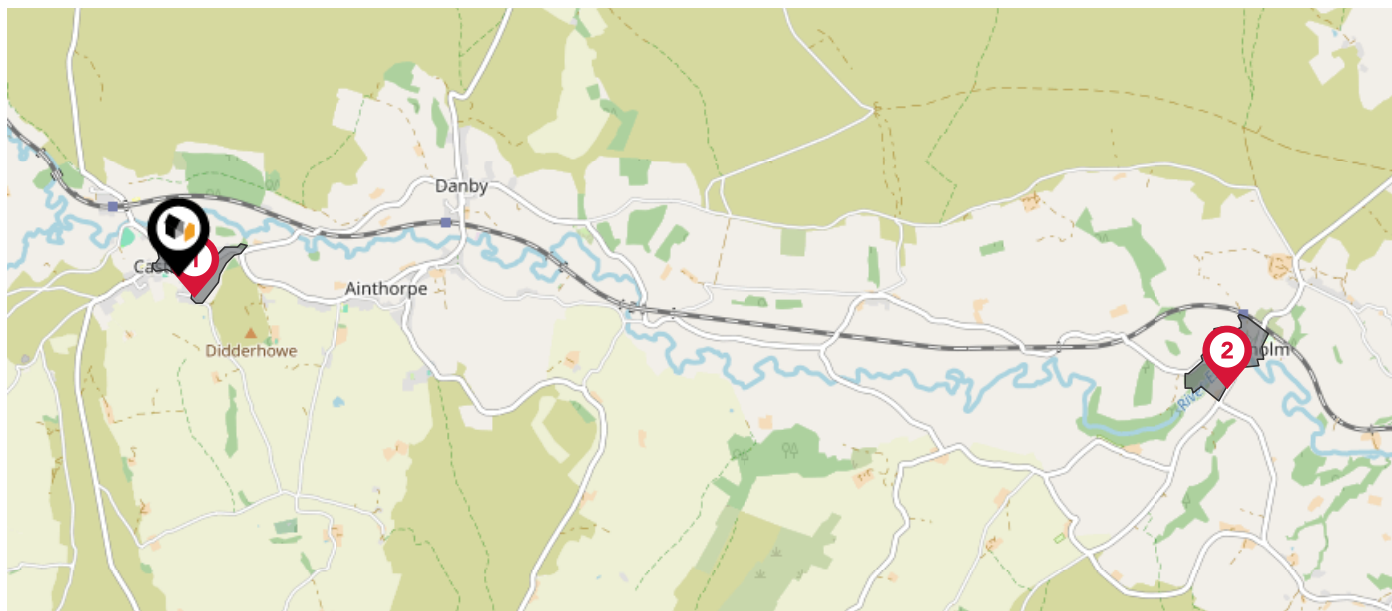
### Mine Entry

- ✕ 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



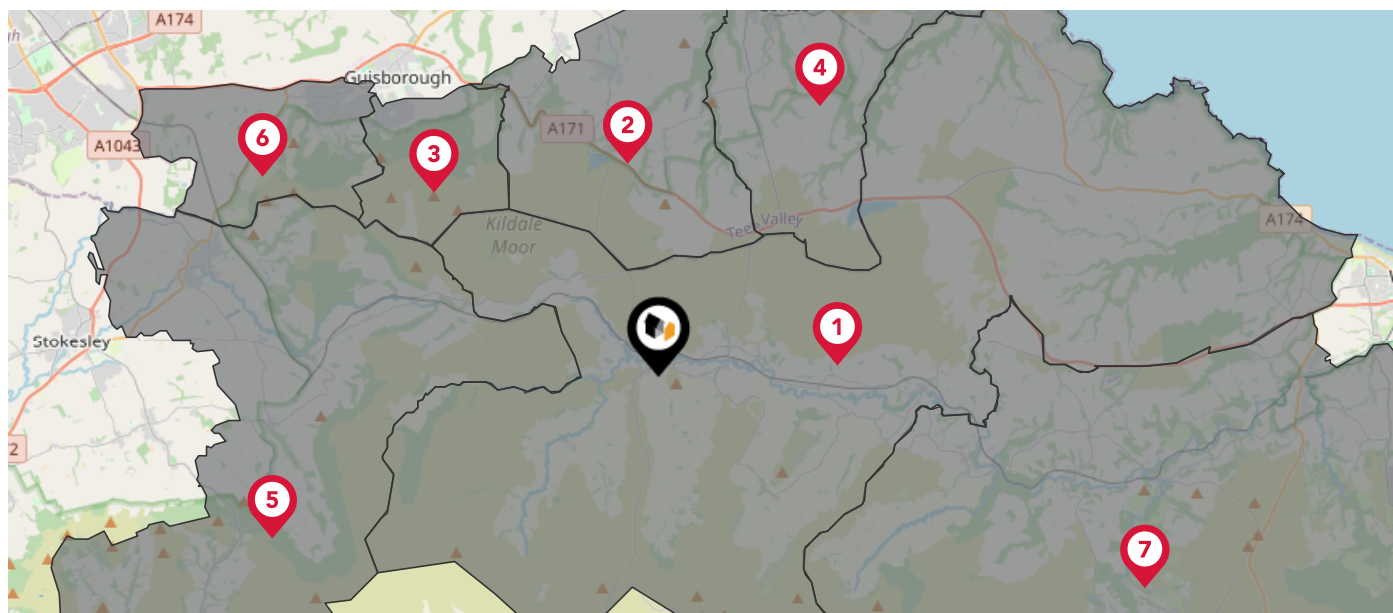
Castleton



Lealholm



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

Danby & Mulgrave Ward

2

Lockwood Ward

3

Belmont Ward

4

Loftus Ward

5

Great Ayton Ward

6

Hutton Ward

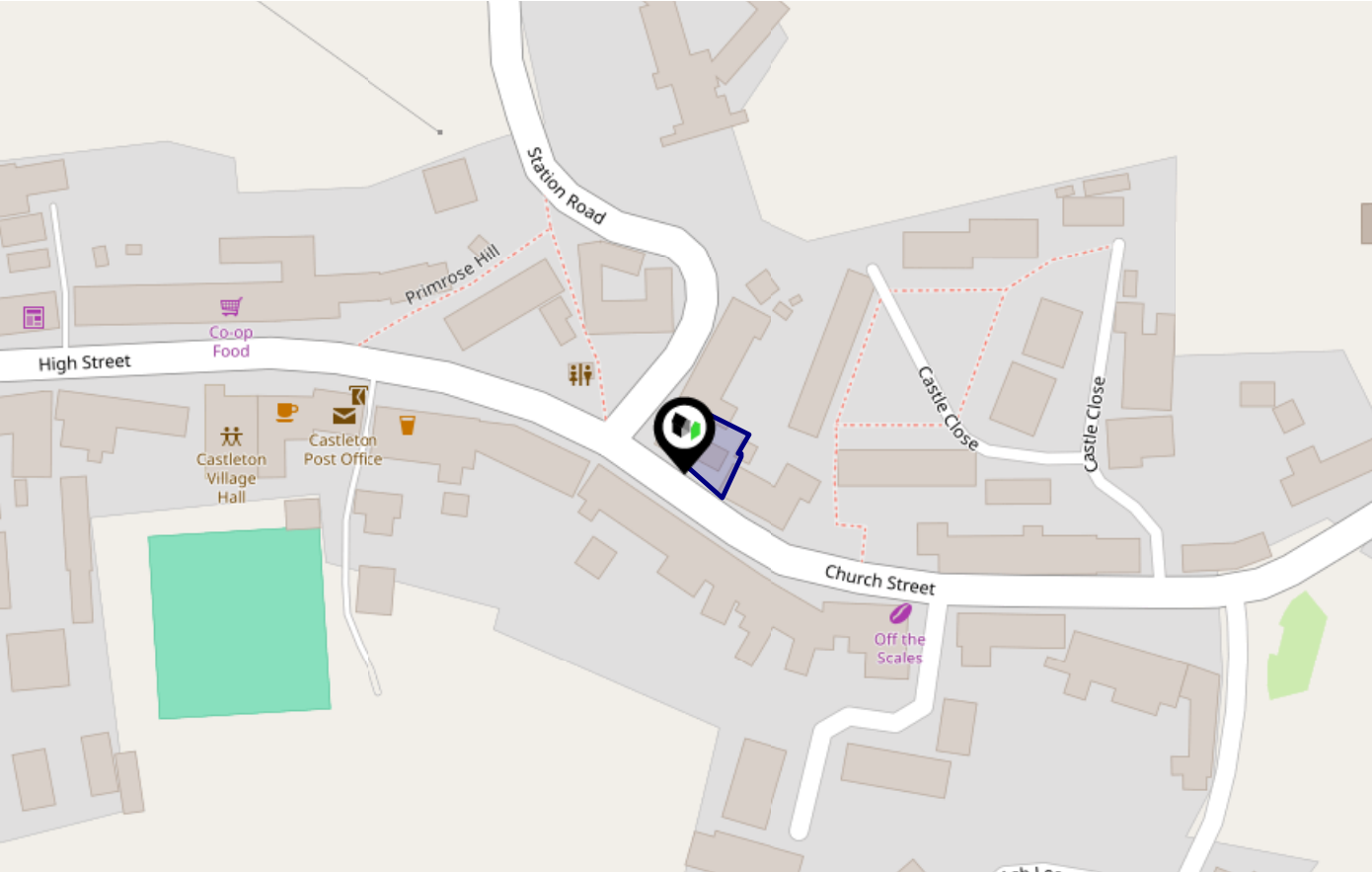
7

Esk Valley 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.

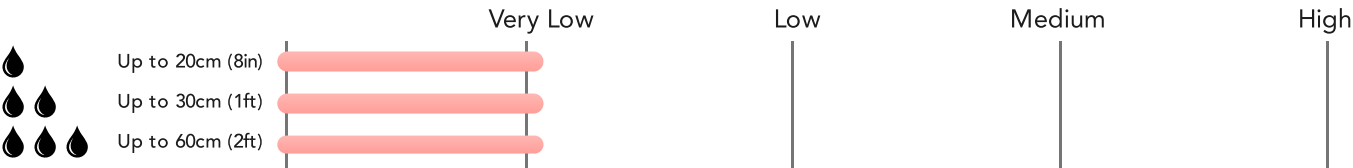


**Risk Rating: Very low**

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.

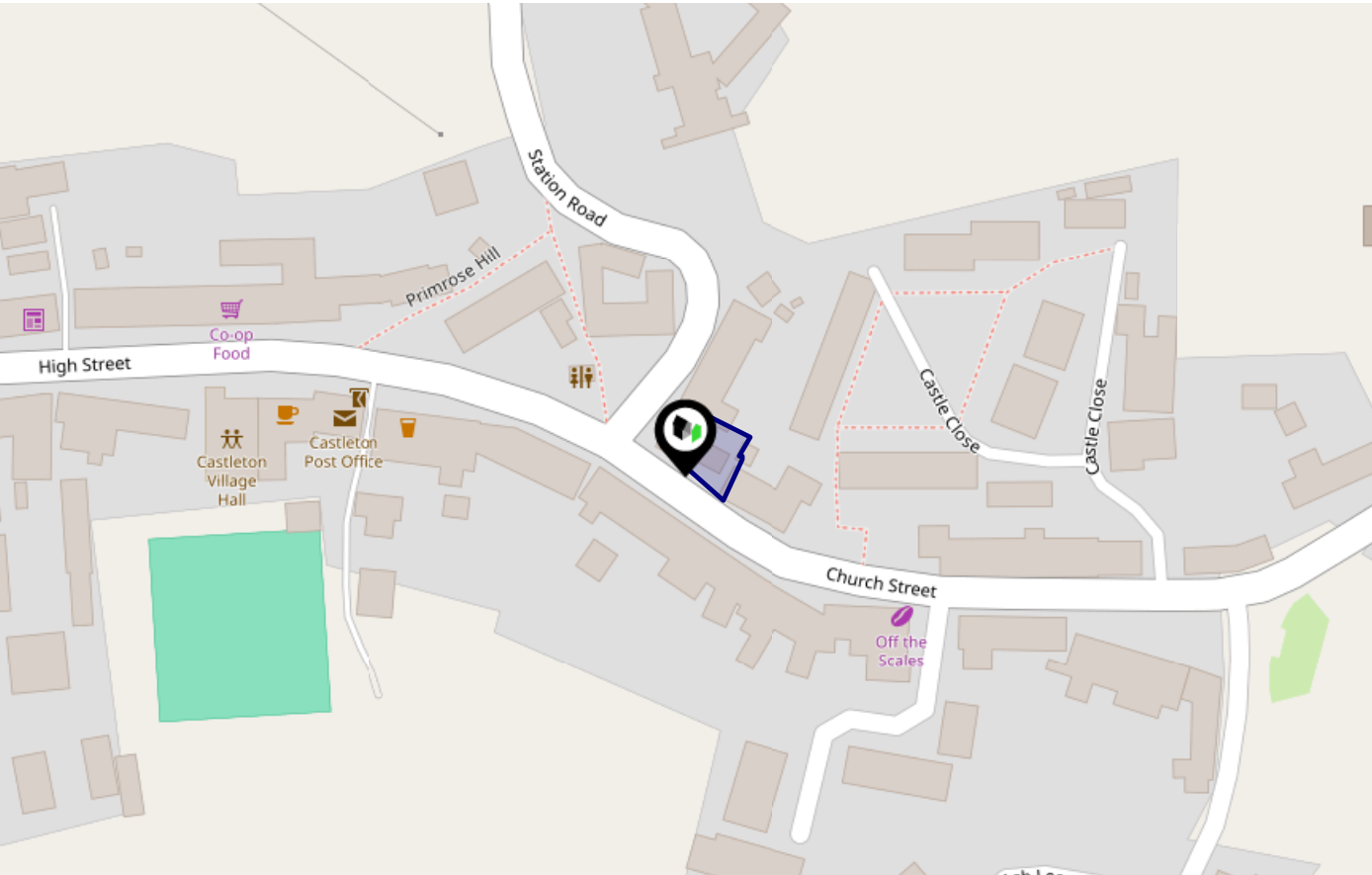
Chance of flooding to the following depths at this property:



# 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.

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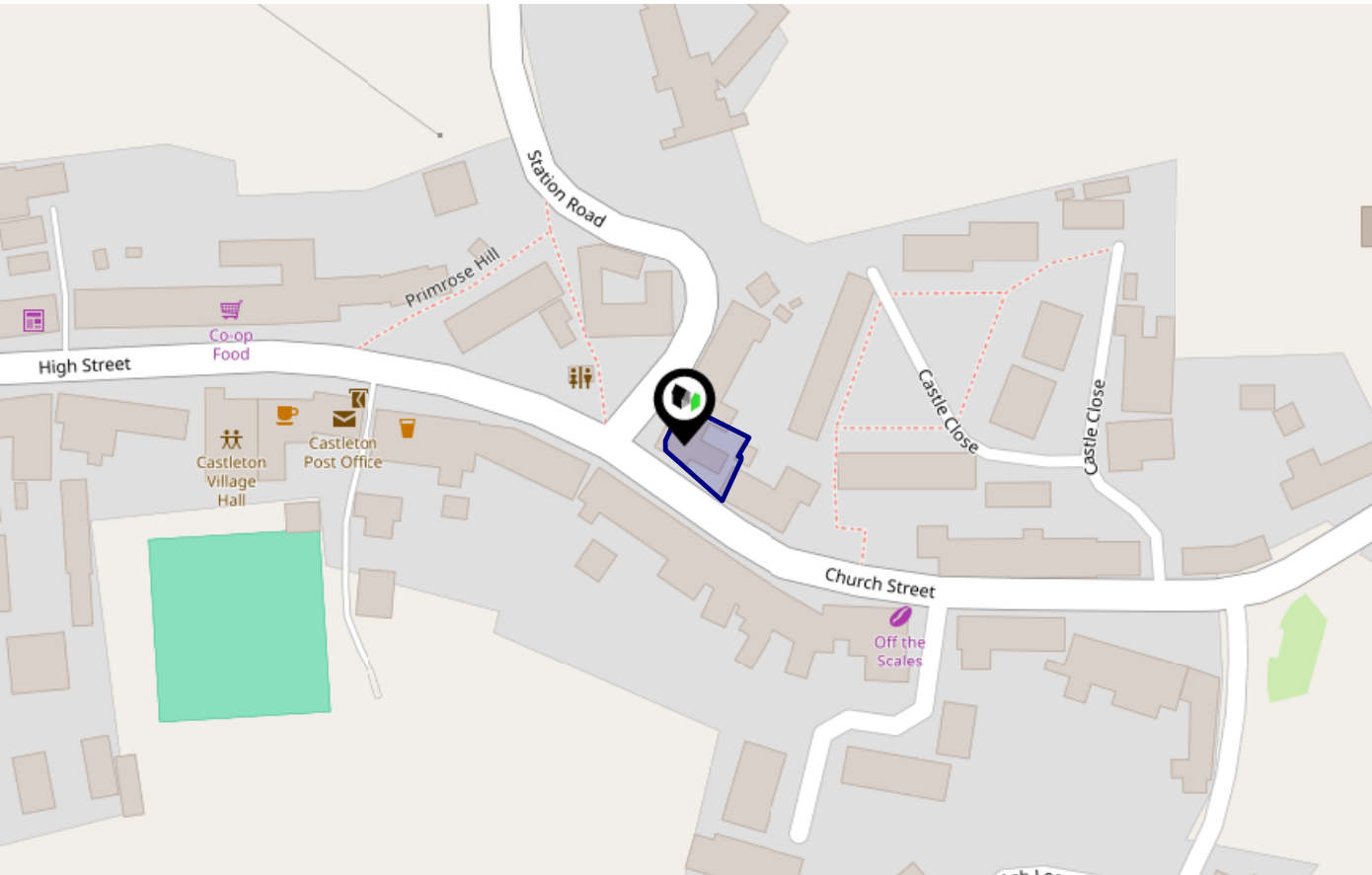
Chance of flooding to the following depths at this property:



# 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

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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:

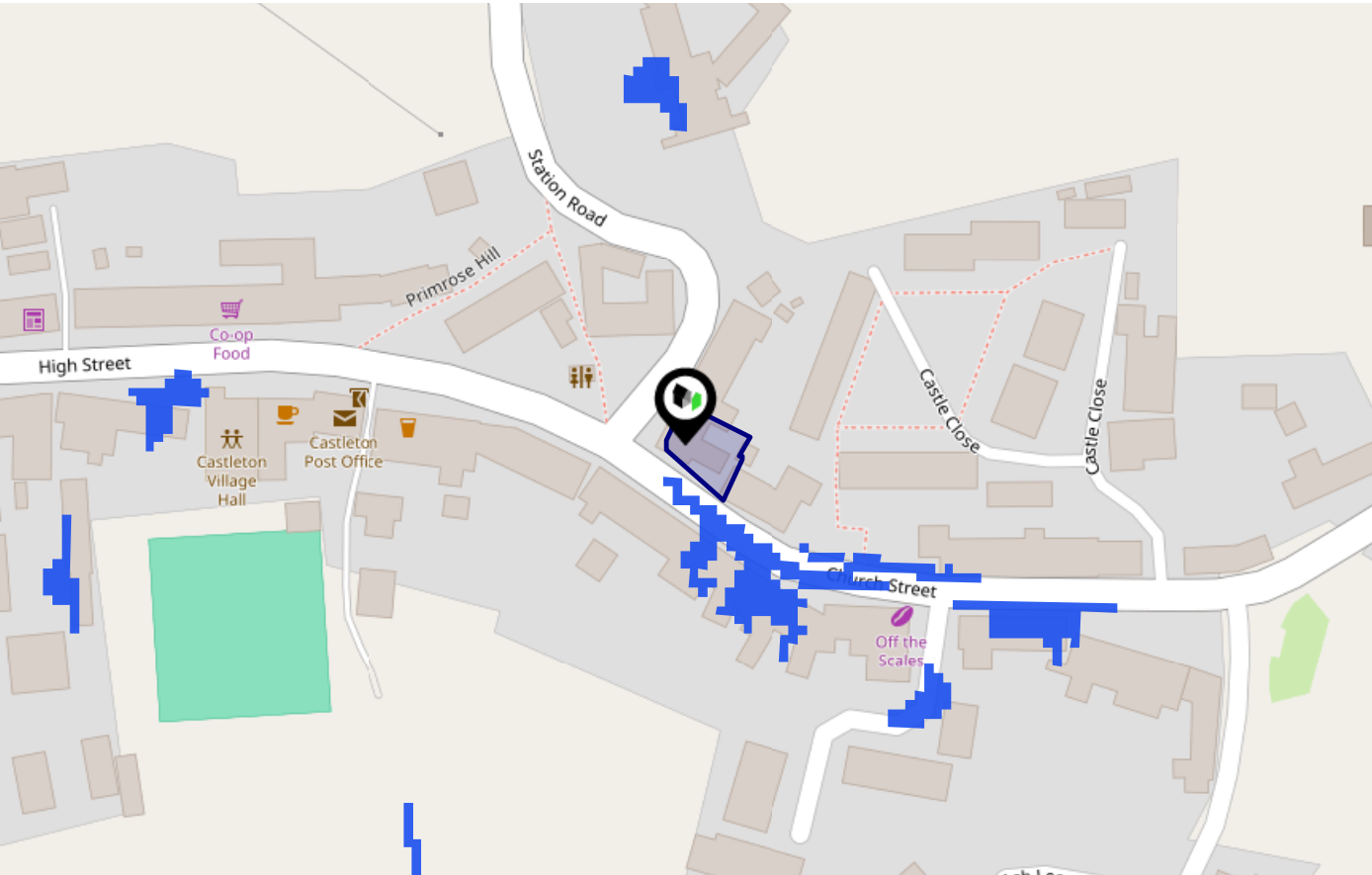




# Flood Risk

## Surface Water - 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.

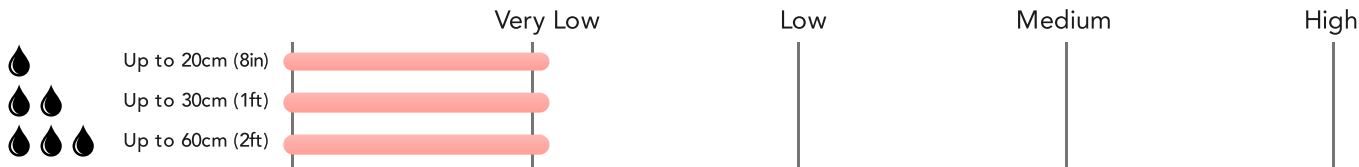


Risk Rating: Very low

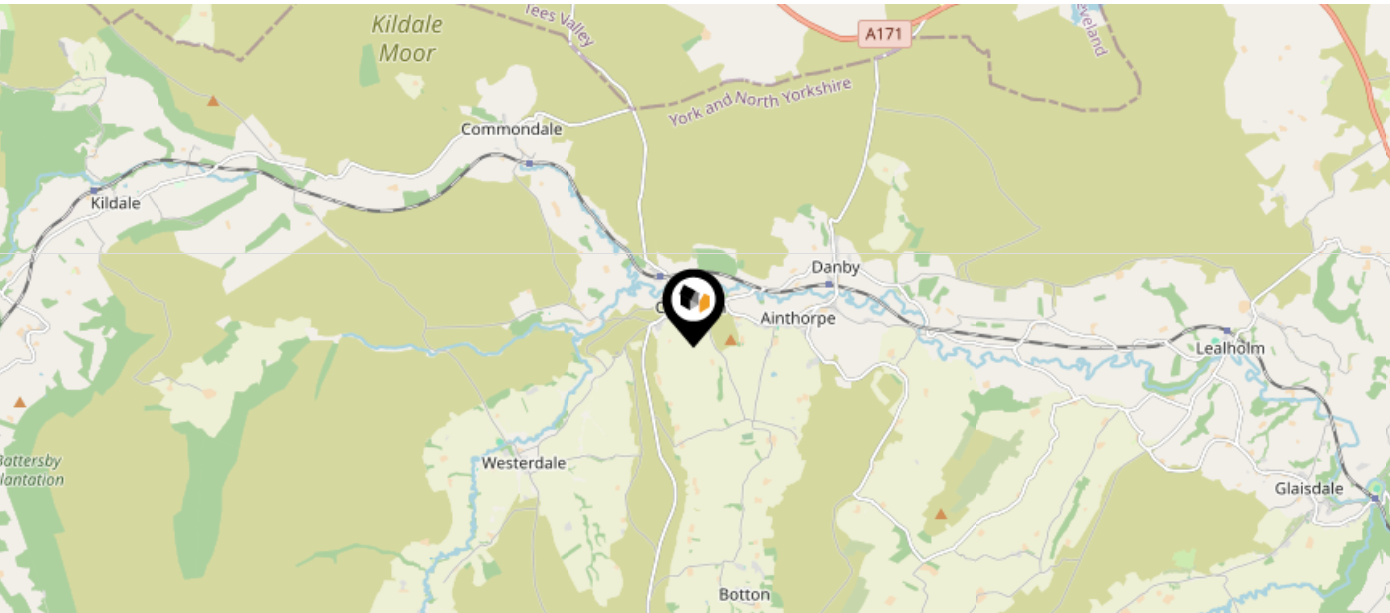
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Chance of flooding to the following depths at this property:



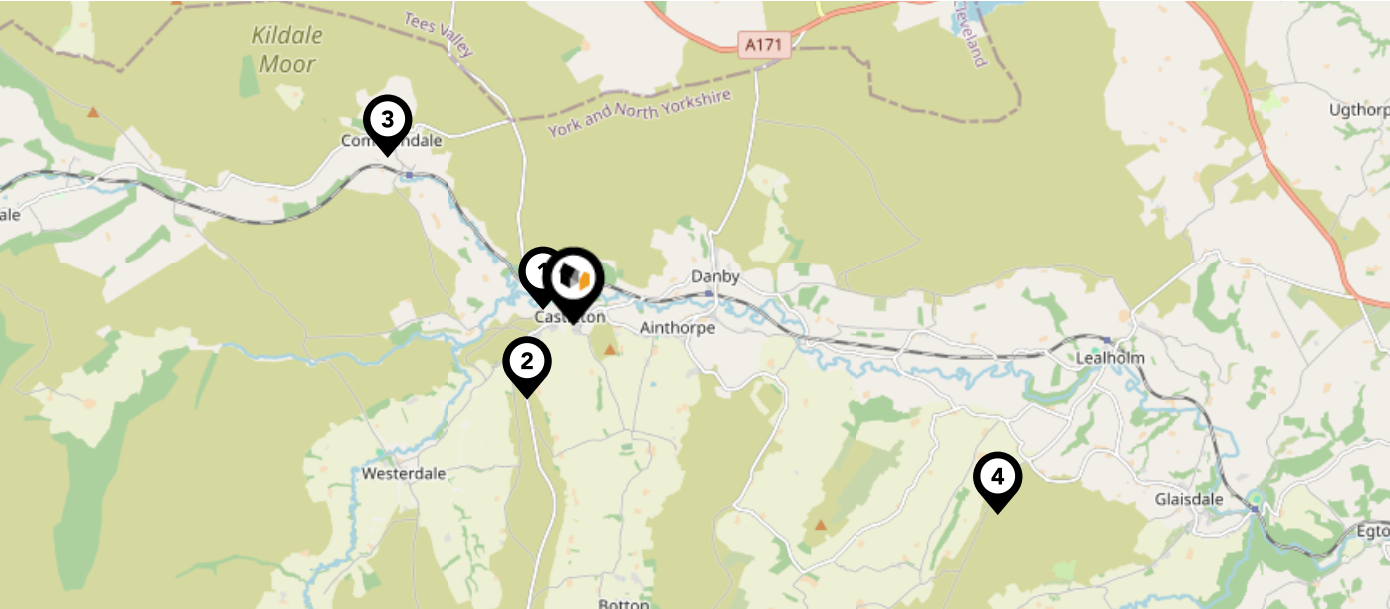
This map displays nearby areas that have been designated as Green Belt...





Nearby Green Belt Land

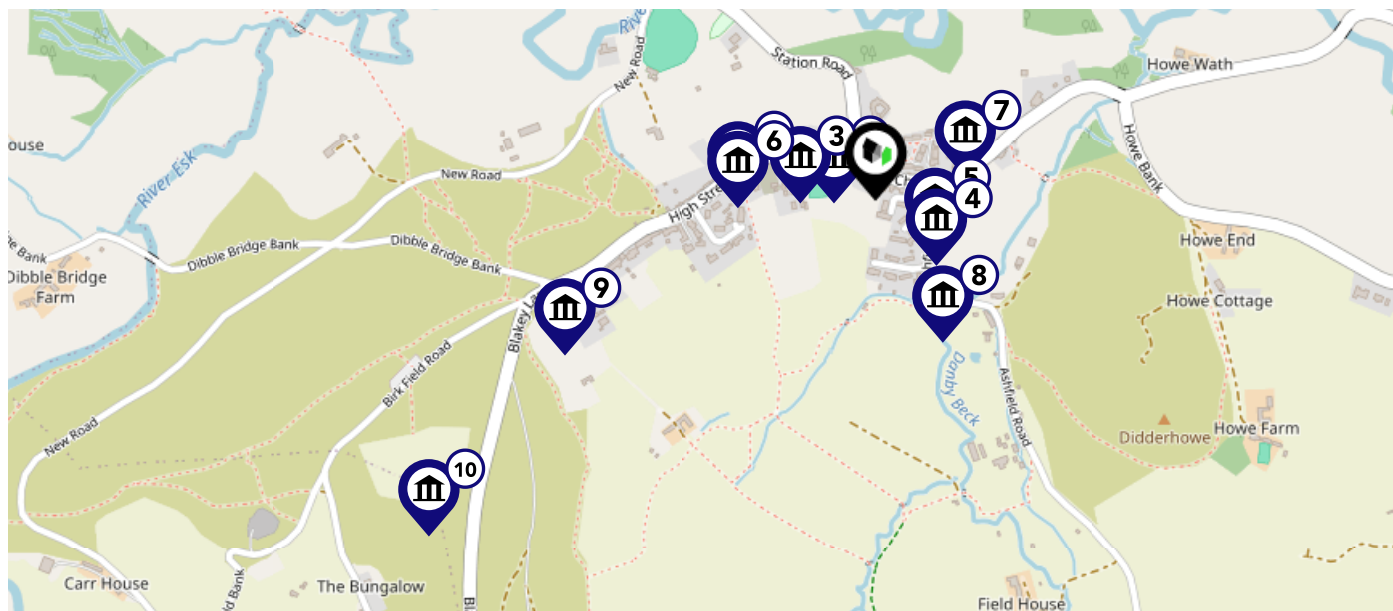
No data available.











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.



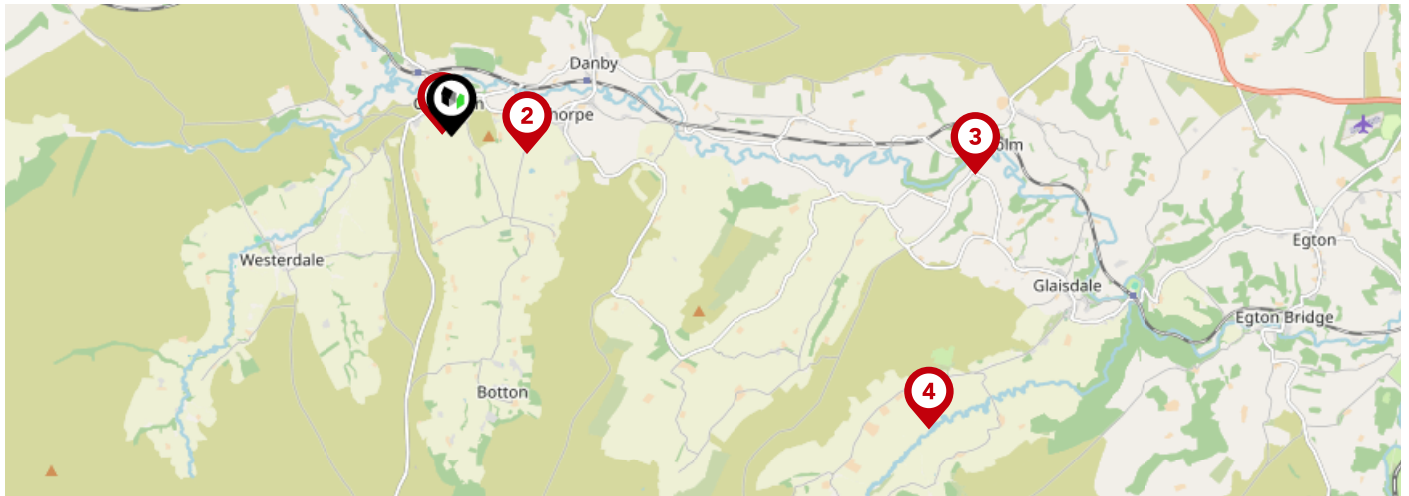
Nearby Landfill Sites		
1	Castleton Station Tipping Site-Castleton, Whitby	Historic Landfill 
2	Castleton Rigg-Castleton, Whitby, North Yorkshire	Historic Landfill 
3	Raven Gill Scout Camp Tipping Site-Comondale, Whitby	Historic Landfill 
4	Shaw End Quarries-Shaw End-Lealholm, Whitby, North Yorkshire	Historic Landfill 

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

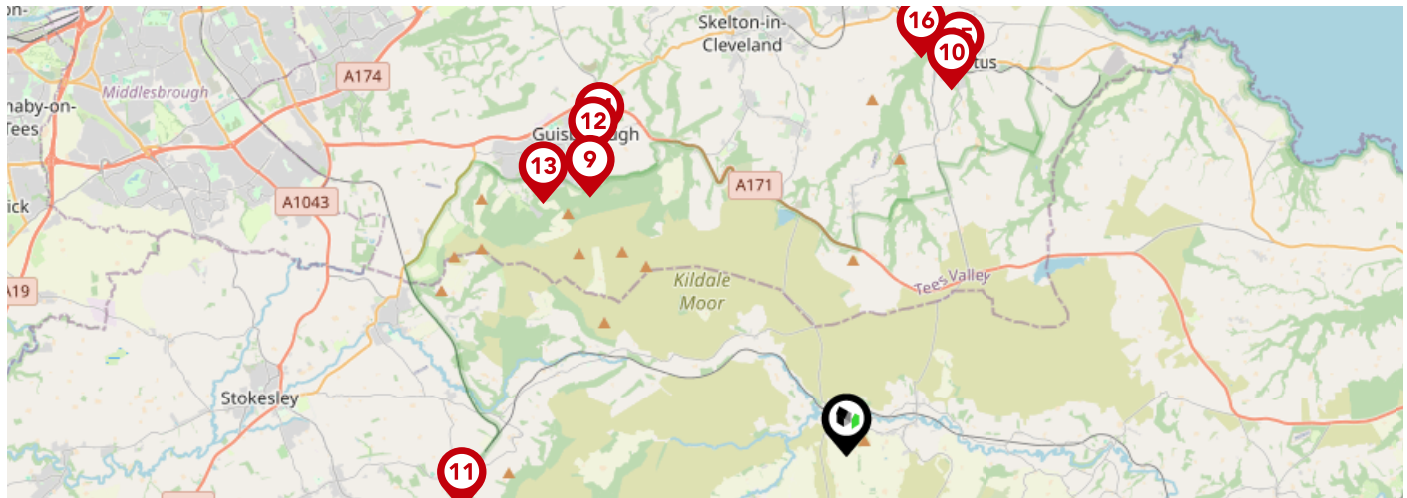










Listed Buildings in the local district		Grade	Distance
	1148609 - Downe Arms Hotel	Grade II	0.0 miles
	1178728 - County Primary School	Grade II	0.1 miles
	1178717 - 11 (penzola) And 15 High Street	Grade II	0.1 miles
	1031875 - Ivy House And Ivy Cottage	Grade II	0.1 miles
	1316233 - Nos 2-6 Even, Wall And Outbuildings	Grade II	0.1 miles
	1148610 - Forecourt Walls, Gate Piers And Railings To School	Grade II	0.1 miles
	1148591 - Church Of St Michael And St George	Grade II	0.1 miles
	1433734 - Clapper Bridge Carrying Ashfield Road/wandels Lane Across Danby Beck	Grade II	0.2 miles
	1178740 - Highgarth	Grade II	0.4 miles
	1178692 - Boundary Stone At Corner Of Boundary With Westerdale County Parish	Grade II	0.6 miles





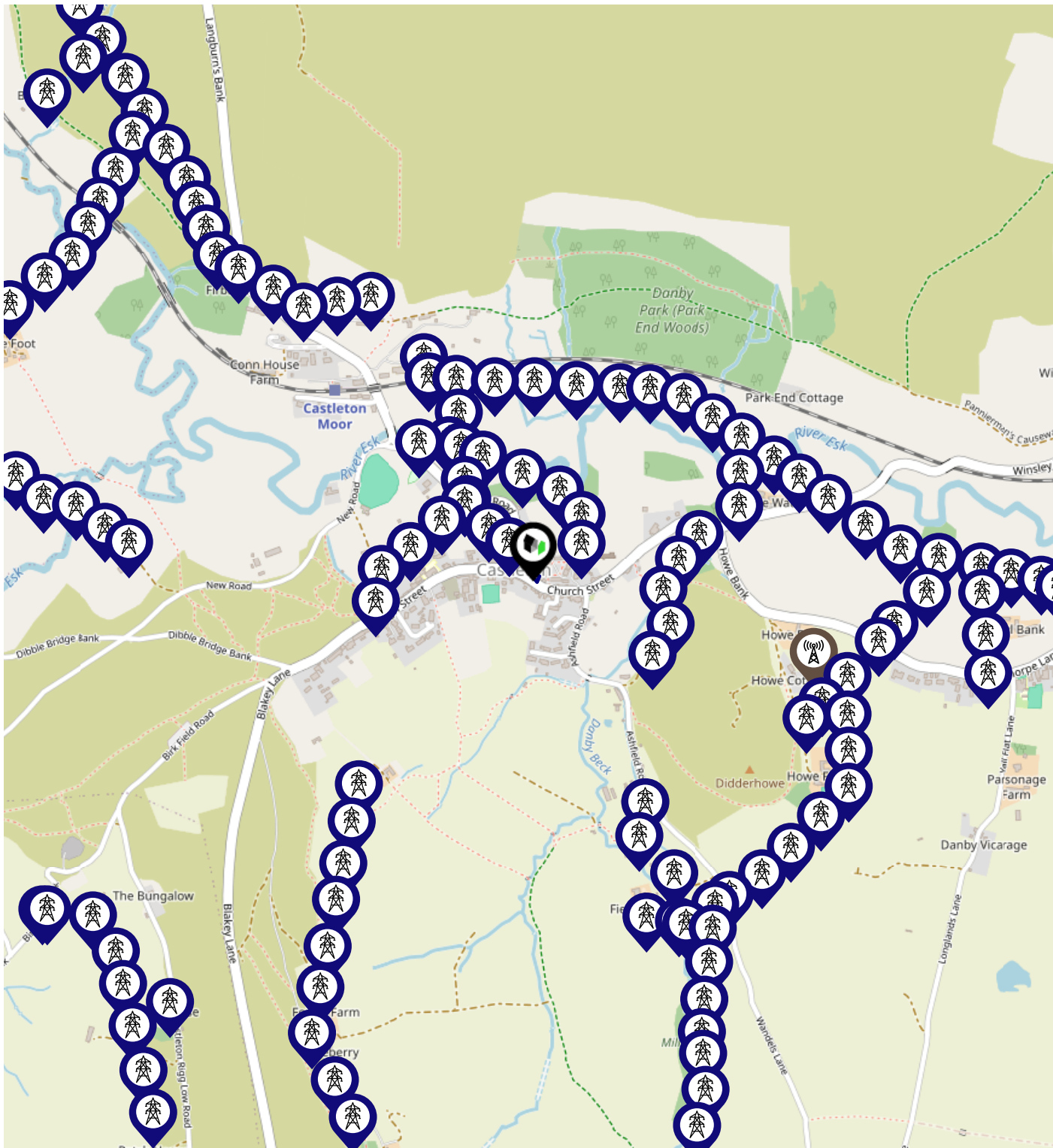
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Castleton Primary School</b> Ofsted Rating: Outstanding   Pupils: 52   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Danby Church of England Voluntary Aided School</b> Ofsted Rating: Good   Pupils: 46   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lealholm Primary School</b> Ofsted Rating: Good   Pupils: 33   Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Glaisdale Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lingdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 101   Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lockwood Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Old Farm School</b> Ofsted Rating: Good   Pupils: 36   Distance:5.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Saint Joseph's Catholic Primary School, A Catholic Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 180   Distance:6.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Belmont Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:6.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Handale Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:6.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ingleby Greenhow Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 29   Distance:6.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prior Pursglove and Stockton Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:6.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highcliffe Primary School</b> Ofsted Rating: Good   Pupils: 292   Distance:6.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laurence Jackson School</b> Ofsted Rating: Not Rated   Pupils: 1239   Distance:6.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hummersea Primary School</b> Ofsted Rating: Outstanding   Pupils: 306   Distance:6.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitecliffe Academy</b> Ofsted Rating: Good   Pupils: 96   Distance:6.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

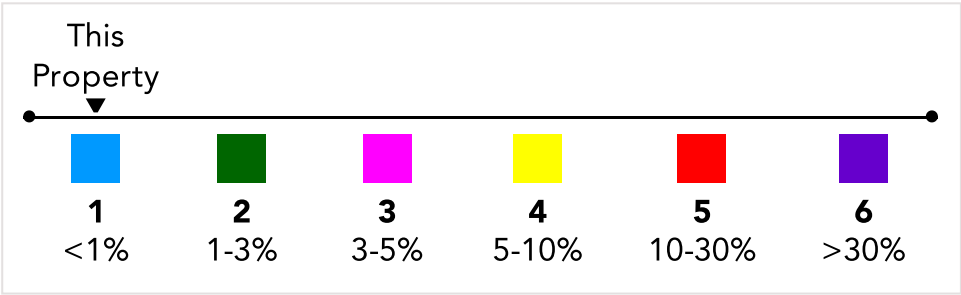
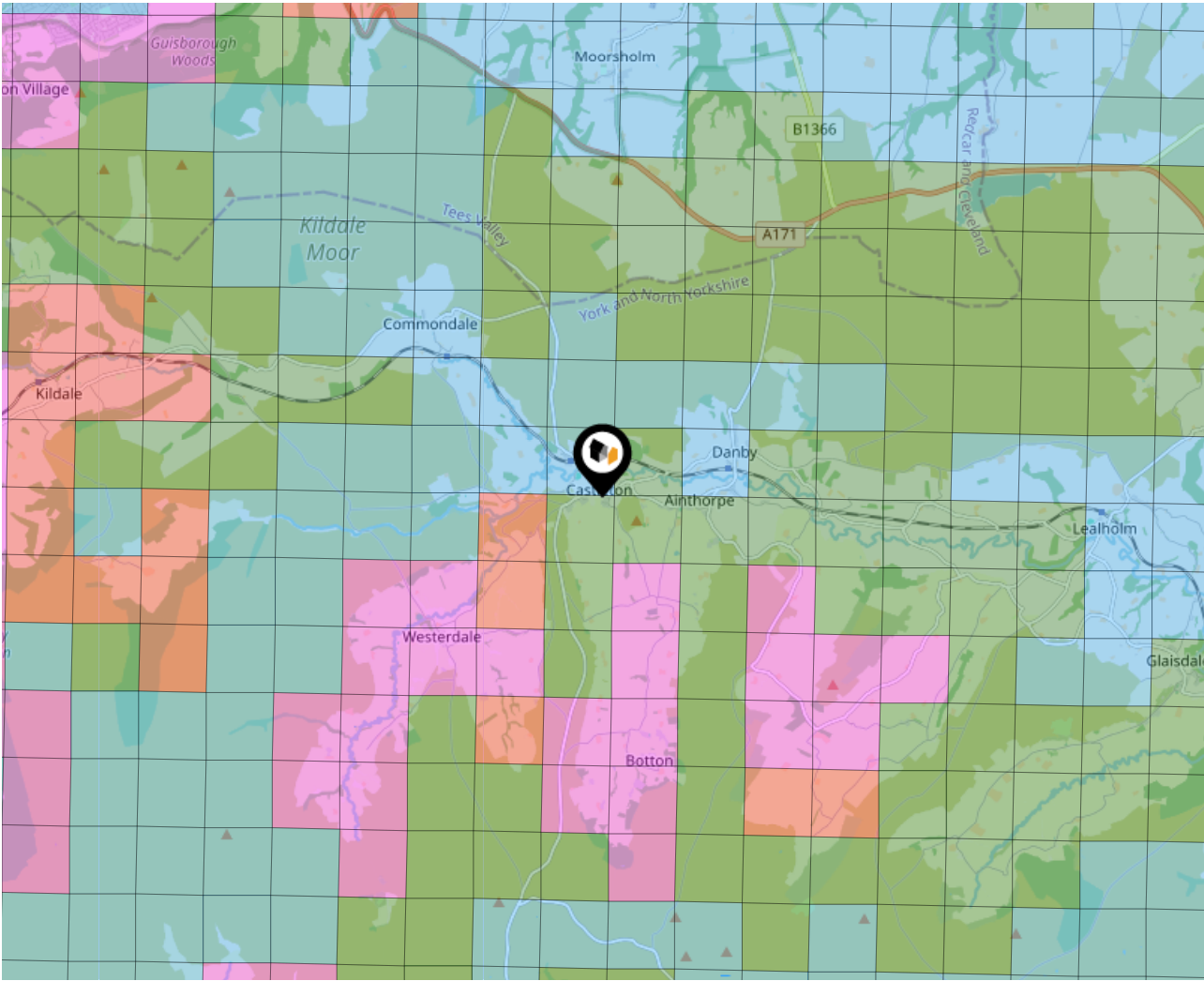


**Key:**

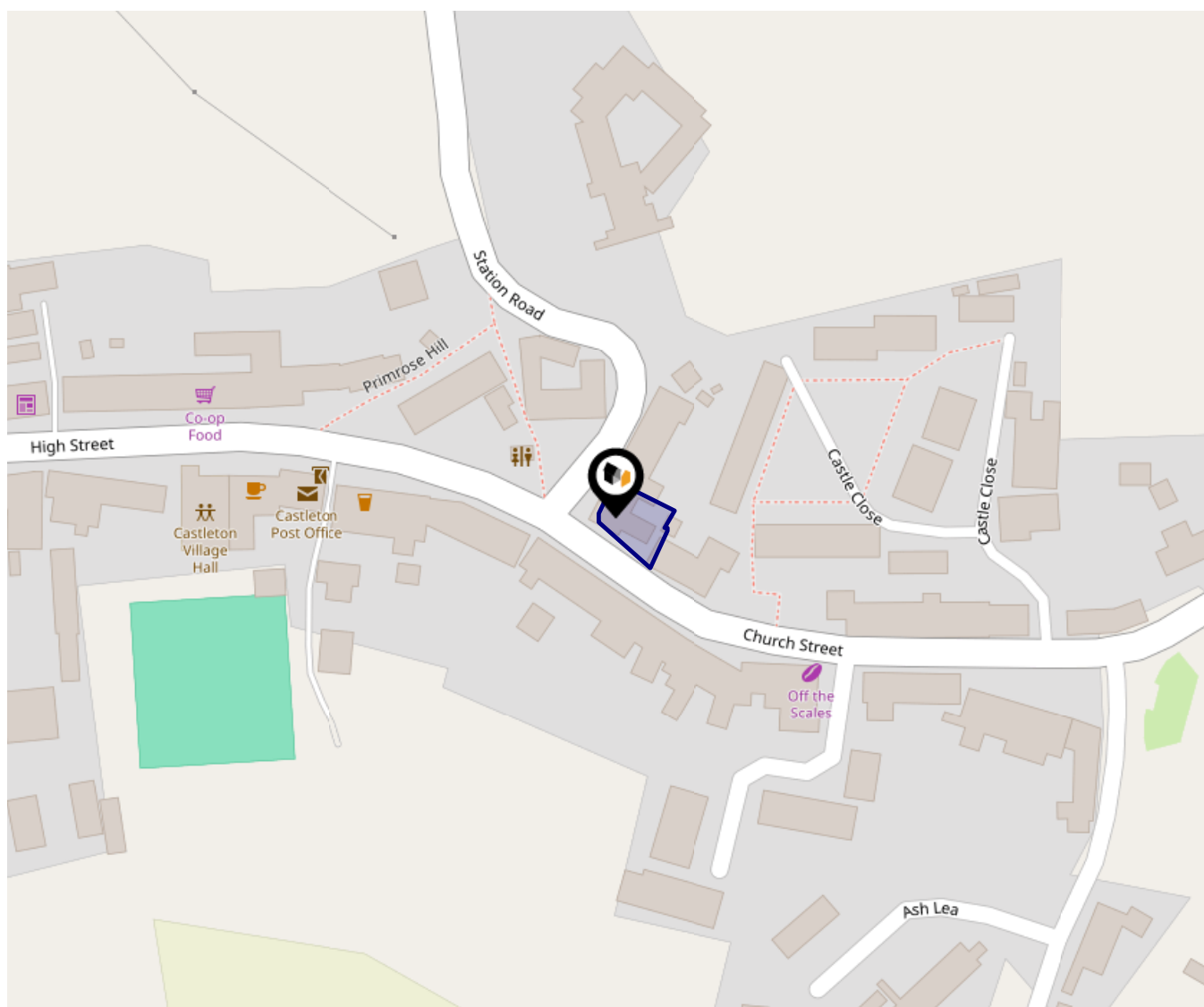
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).







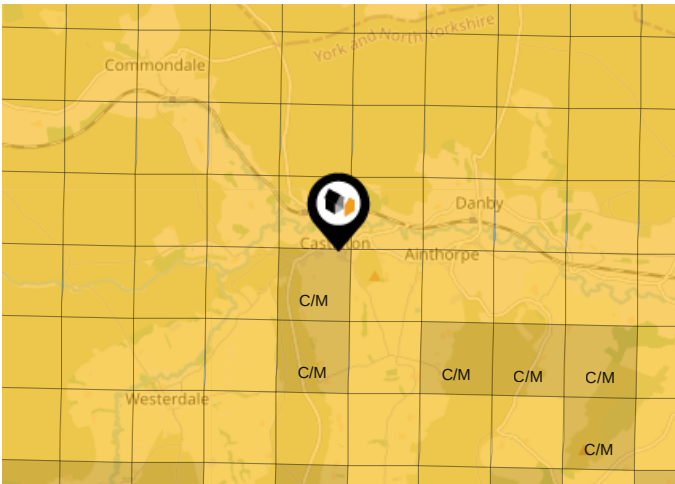
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	VARIABLE(HIGH)	<b>Soil Texture:</b>	CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM		

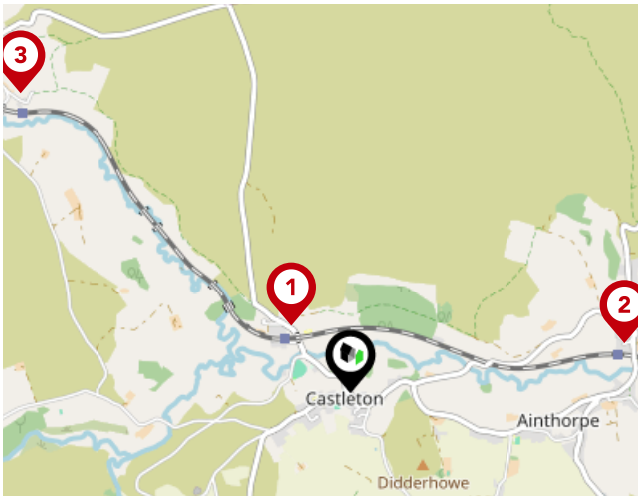


Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Castleton Moor Rail Station	0.39 miles
2	Danby Rail Station	1.2 miles
3	Comondale Rail Station	1.92 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J49	29.5 miles
2	A1(M) J50	28.49 miles
3	A1(M) J60	26.42 miles
4	A1(M) J59	26.31 miles
5	A1(M) J58	27.06 miles

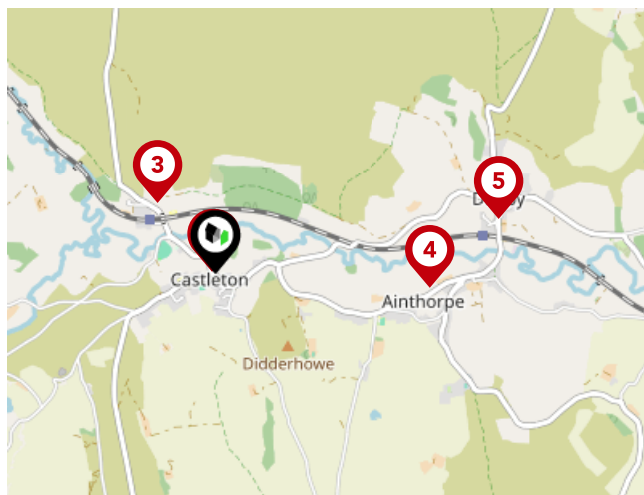


### Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	20.15 miles
2	Leeds Bradford Airport	50.42 miles
3	Airport	50.21 miles
4	Humberside Airport	65.43 miles

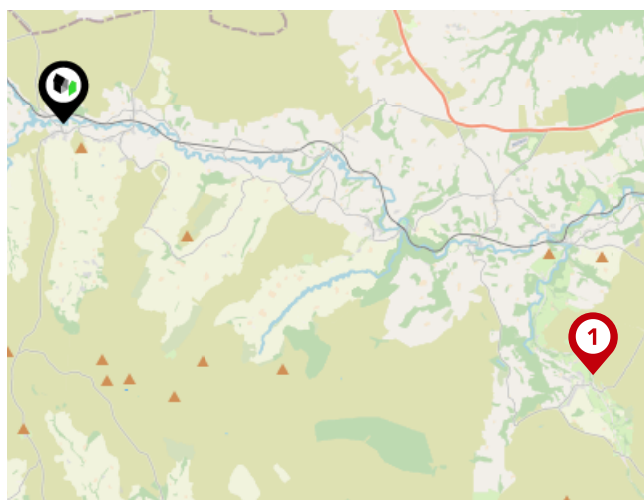
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Tea Rooms	0 miles
2	Downe Arms PH	0.02 miles
3	Rail Station	0.39 miles
4	Ainthorpe Lane	0.93 miles
5	Danby Railway Station	1.24 miles



### Local Connections

Pin	Name	Distance
1	Goathland (North Yorkshire Moors Railway)	10.13 miles



### Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	14.29 miles





### 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.

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

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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.



### Contains public sector information licensed under the Open Government License v3.0

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.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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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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Valuation Office  
Agency

