

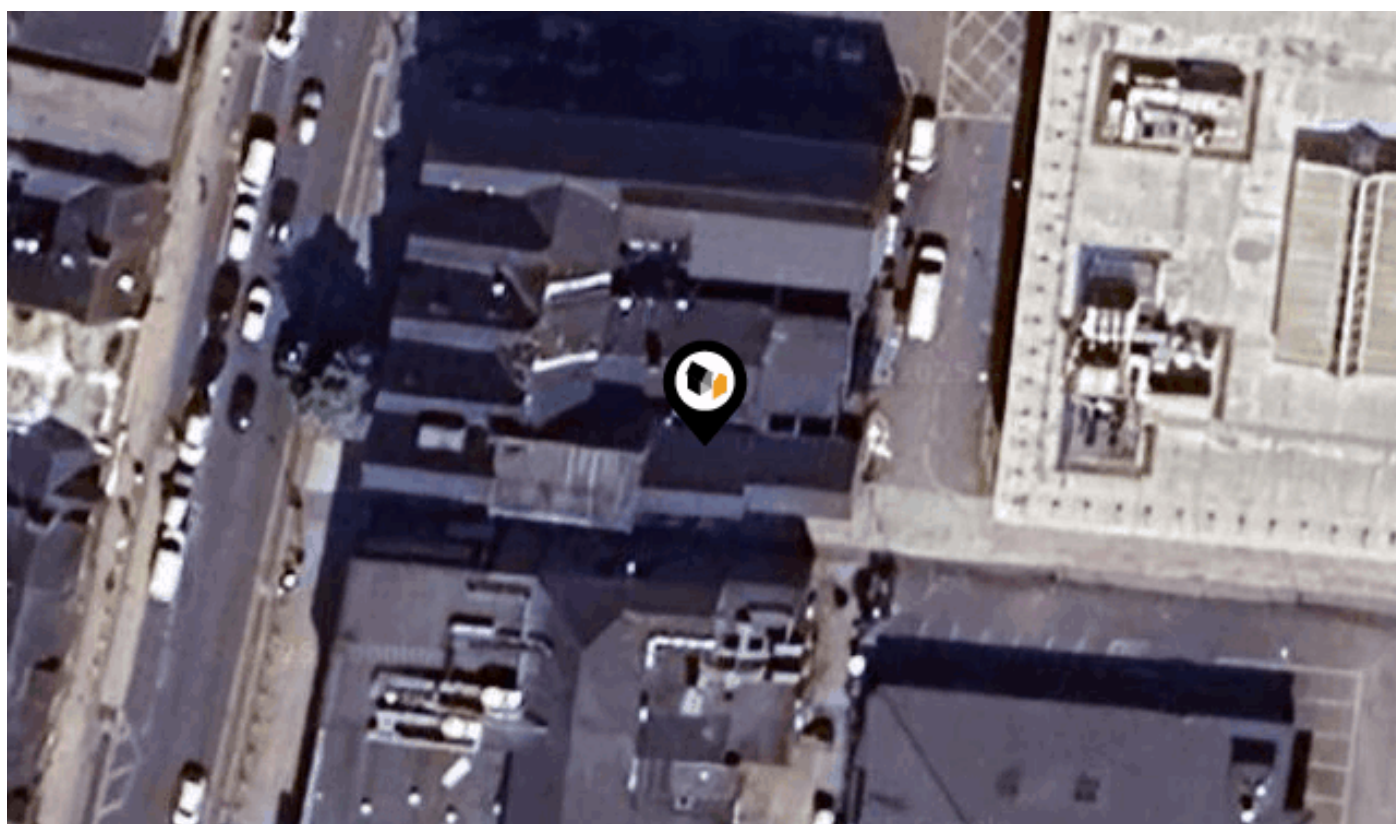


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 16th May 2025



SOUTHFIELD LANE LOFTS, SOUTHFIELD LANE, MIDDLESBROUGH, TS1

Martin & Co Guisborough

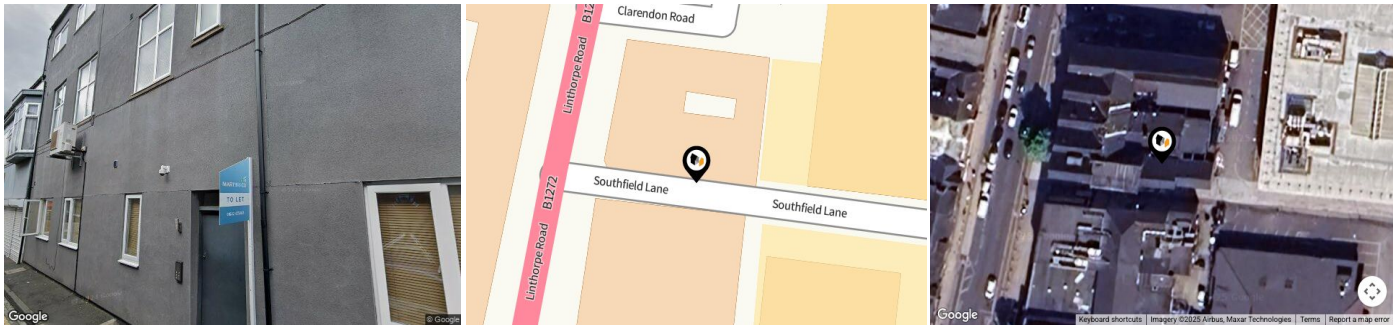
83 Westgate Guisborough North Yorkshire TS14 6AF

01287 631254

guisborough@martinco.com

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





Property

Type: Flat / Maisonette
Bedrooms: 2

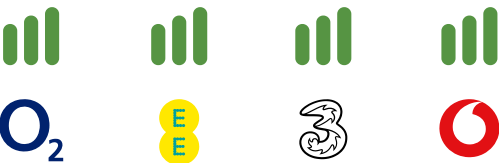
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

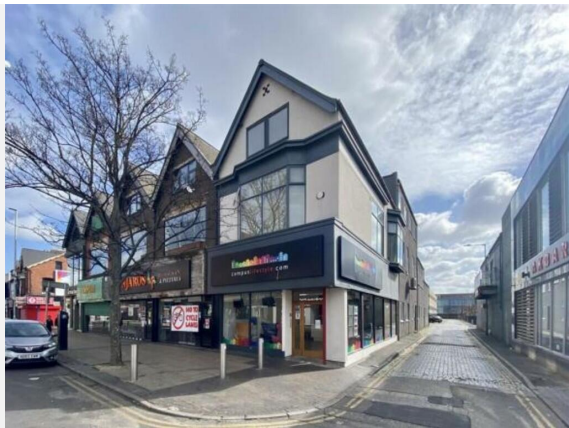
16 mb/s 80 mb/s - mb/s
  

Mobile Coverage:
(based on calls indoors)

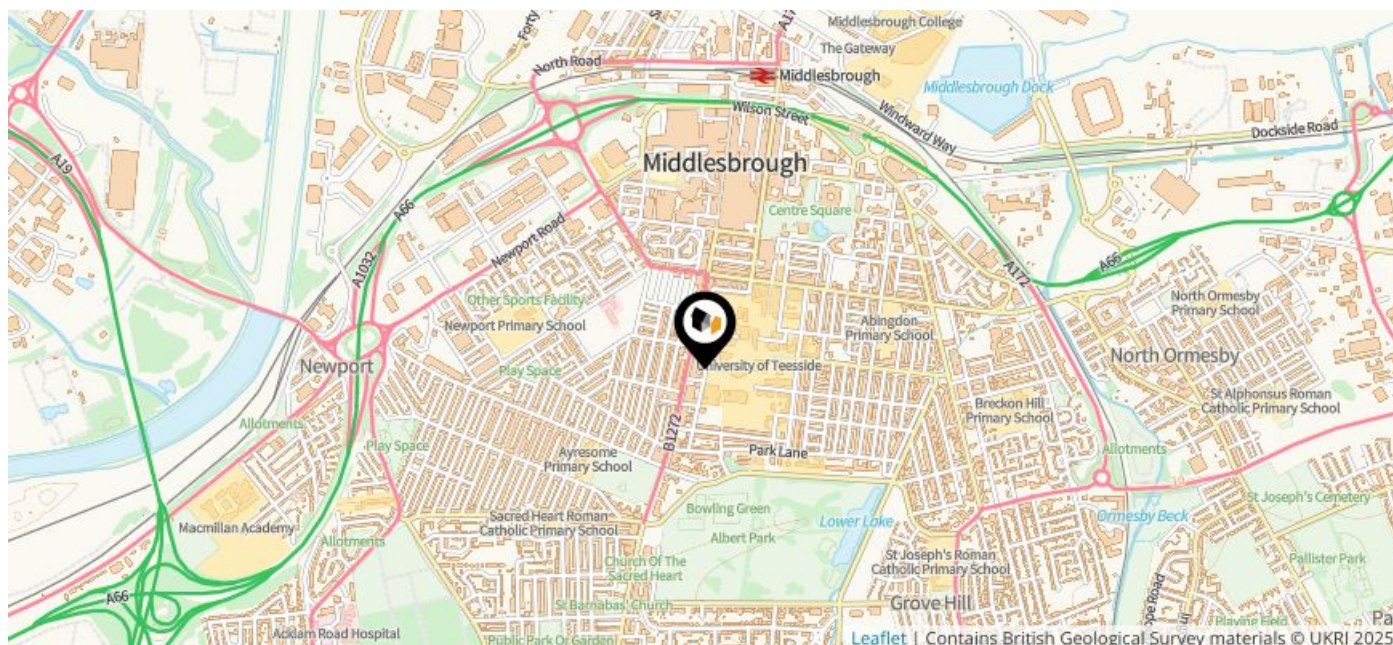


Satellite/Fibre TV Availability:





This map displays nearby coal mine entrances and their classifications.



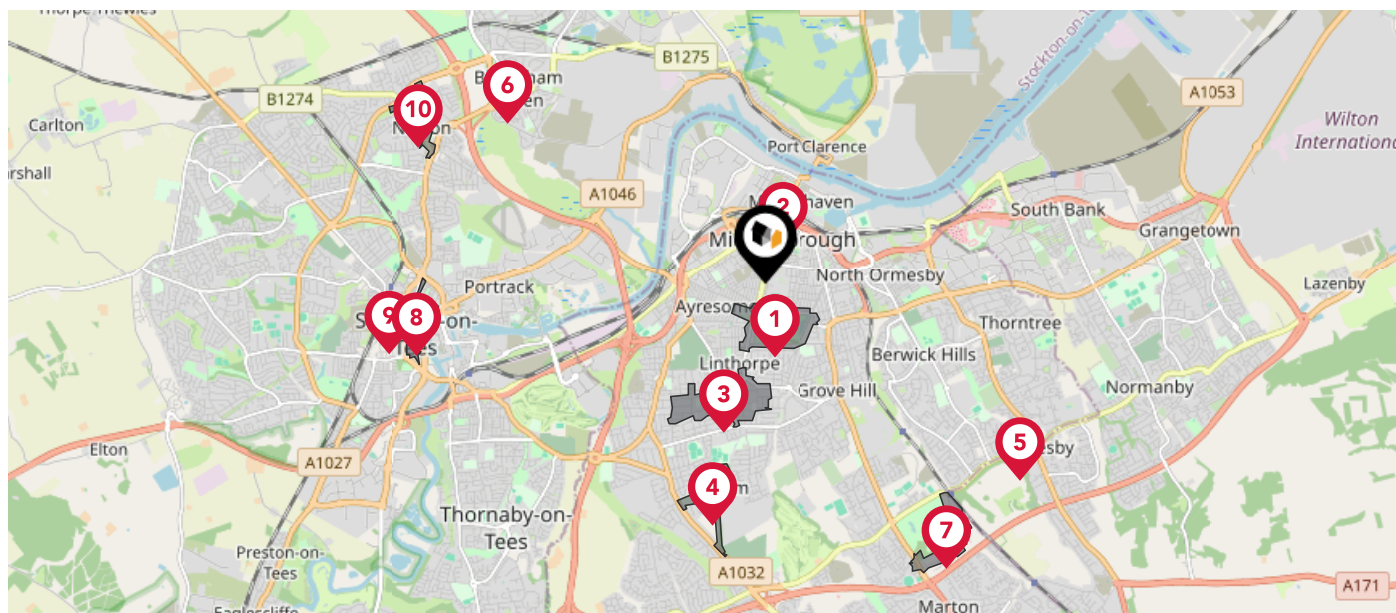
Mine Entry

- ✕ 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.

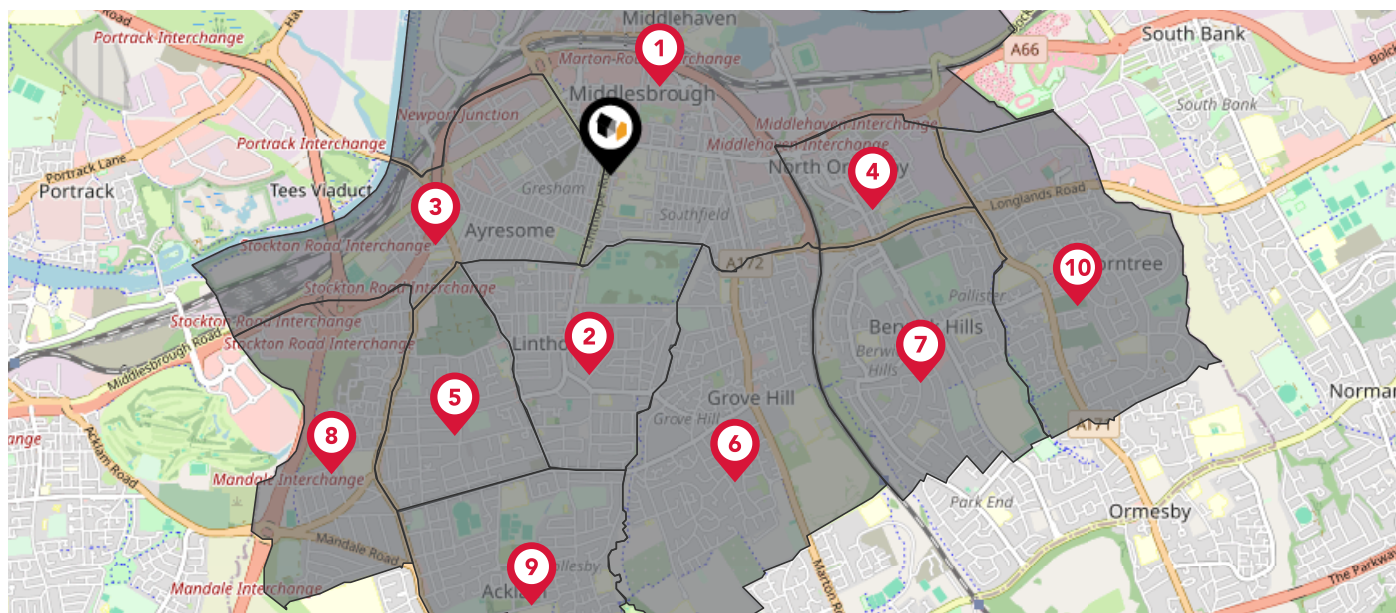
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Albert Park and Linthorpe Road
- 2 Middlesbrough Historic Quarter
- 3 Linthorpe
- 4 Acklam Hall
- 5 Ormesby Hall
- 6 Billingham Green
- 7 Marton Village and The Grove
- 8 Stockton Town Centre
- 9 Bute Street
- 10 Norton

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

Central Ward

2

Park Ward

3

Newport Ward

4

North Ormesby Ward

5

Linthorpe Ward

6

Longlands & Beechwood Ward

7

Berwick Hills & Pallister Ward

8

Ayresome Ward

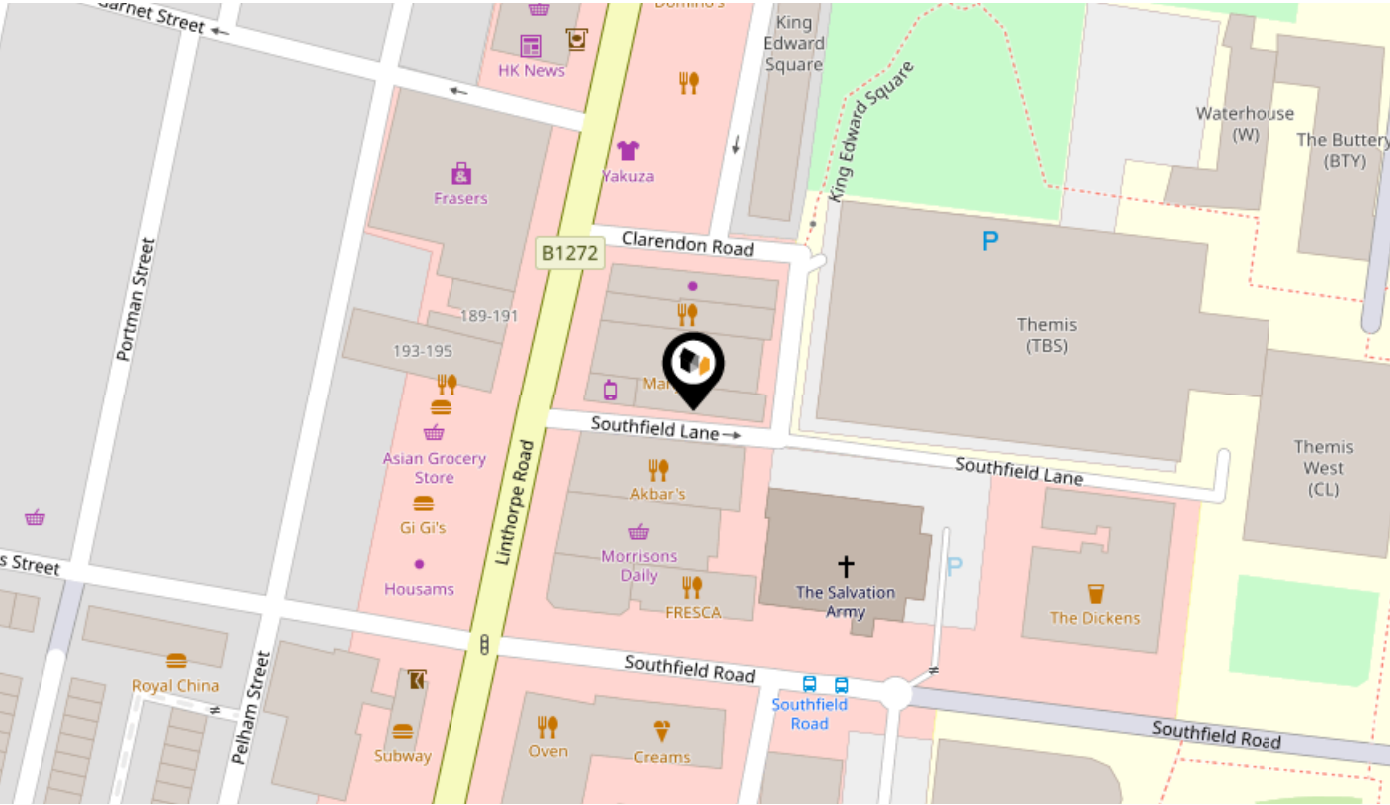
9

Acklam Ward

10

Brambles & Thorntree Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

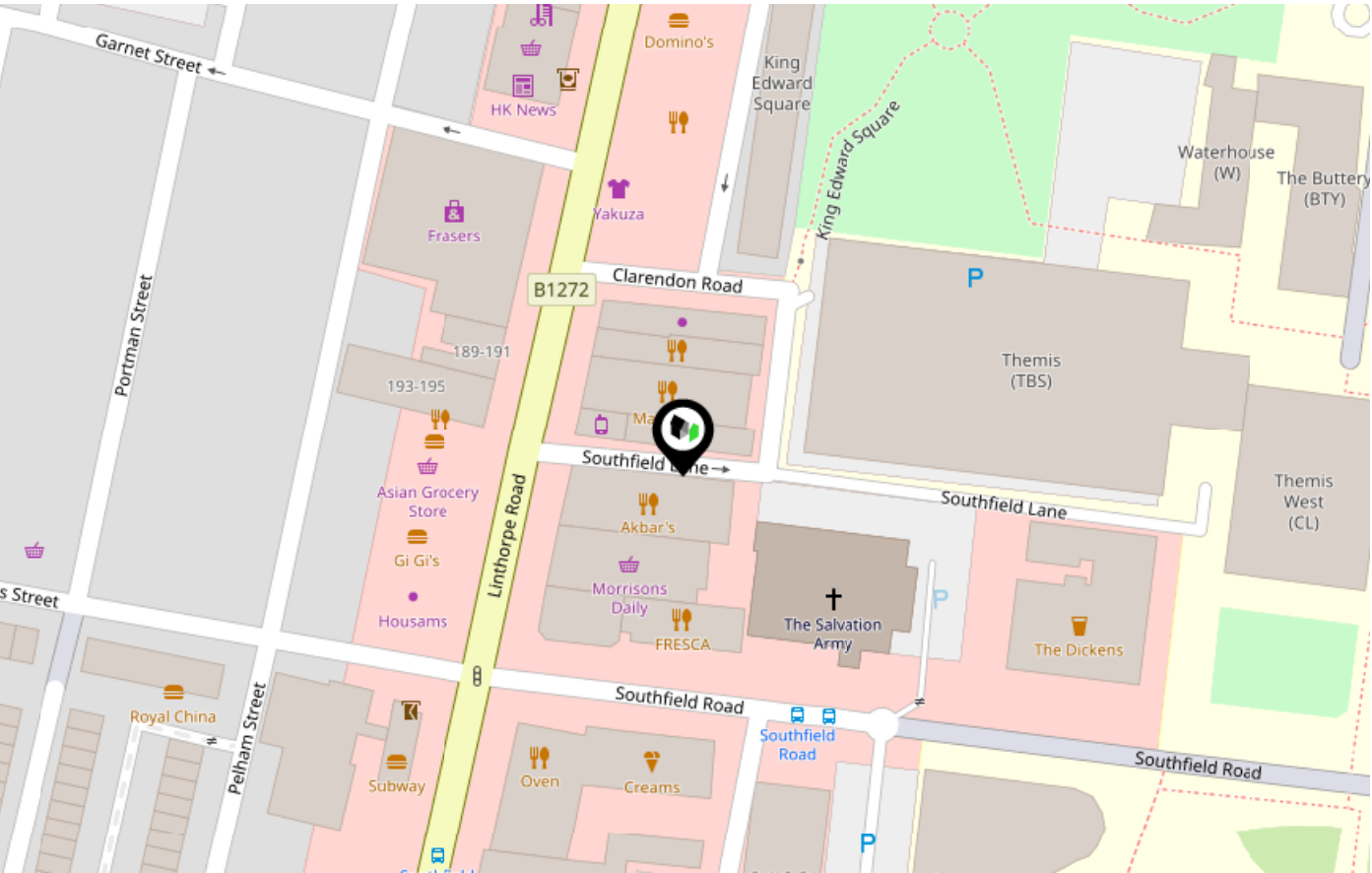
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

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.

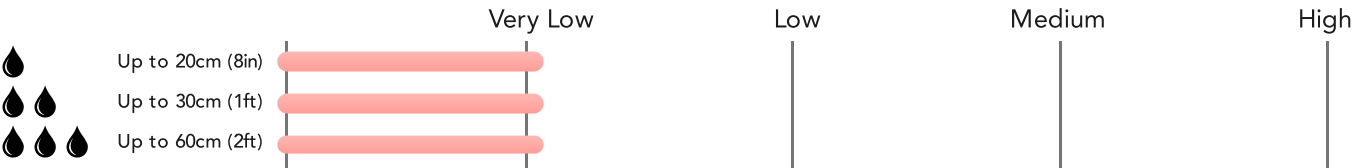


Risk Rating: Very low

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.

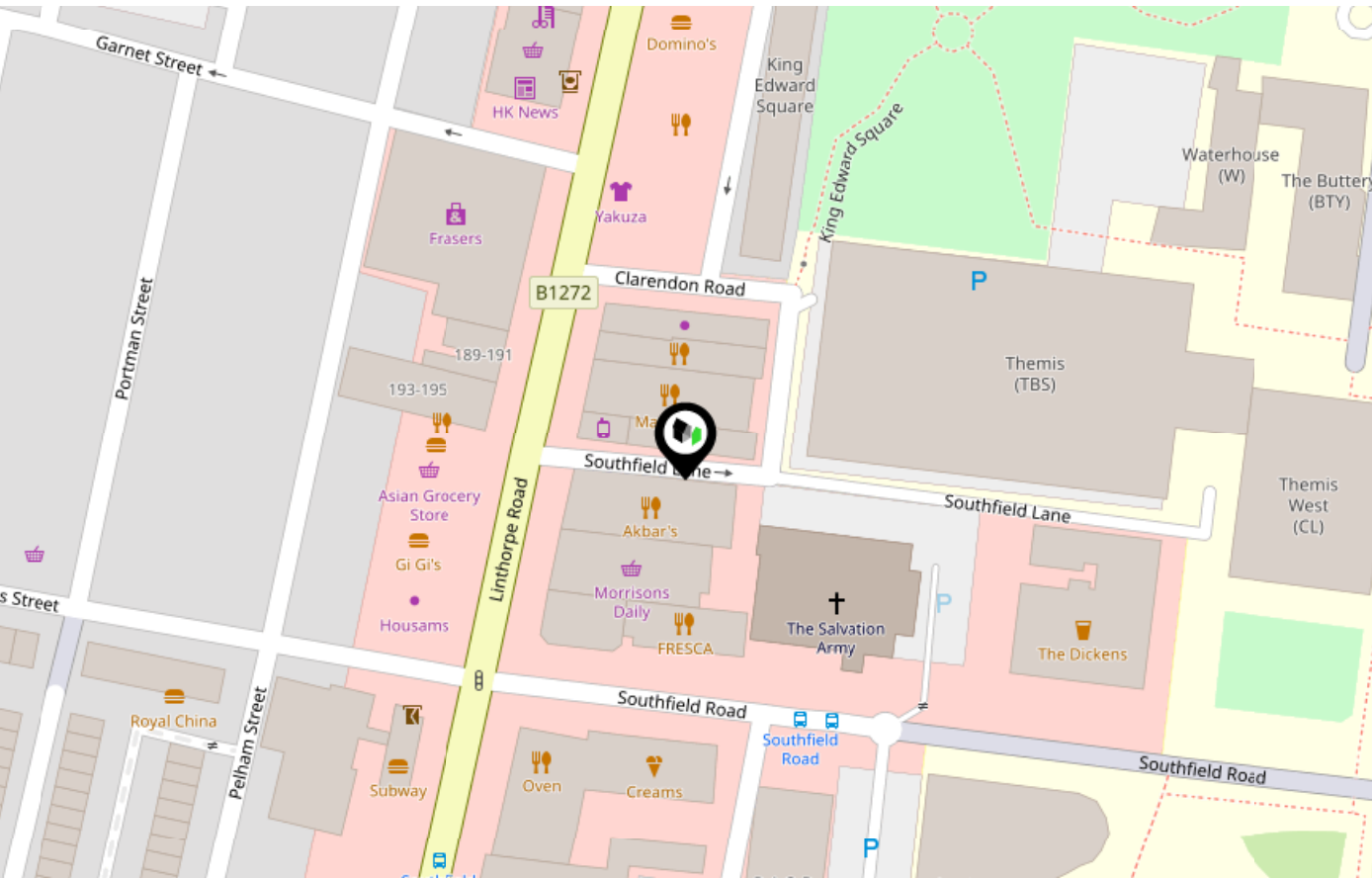
Chance of flooding to the following depths at this property:



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.

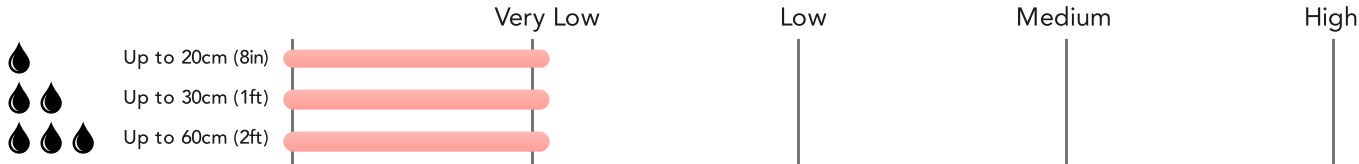


Risk Rating: Very low

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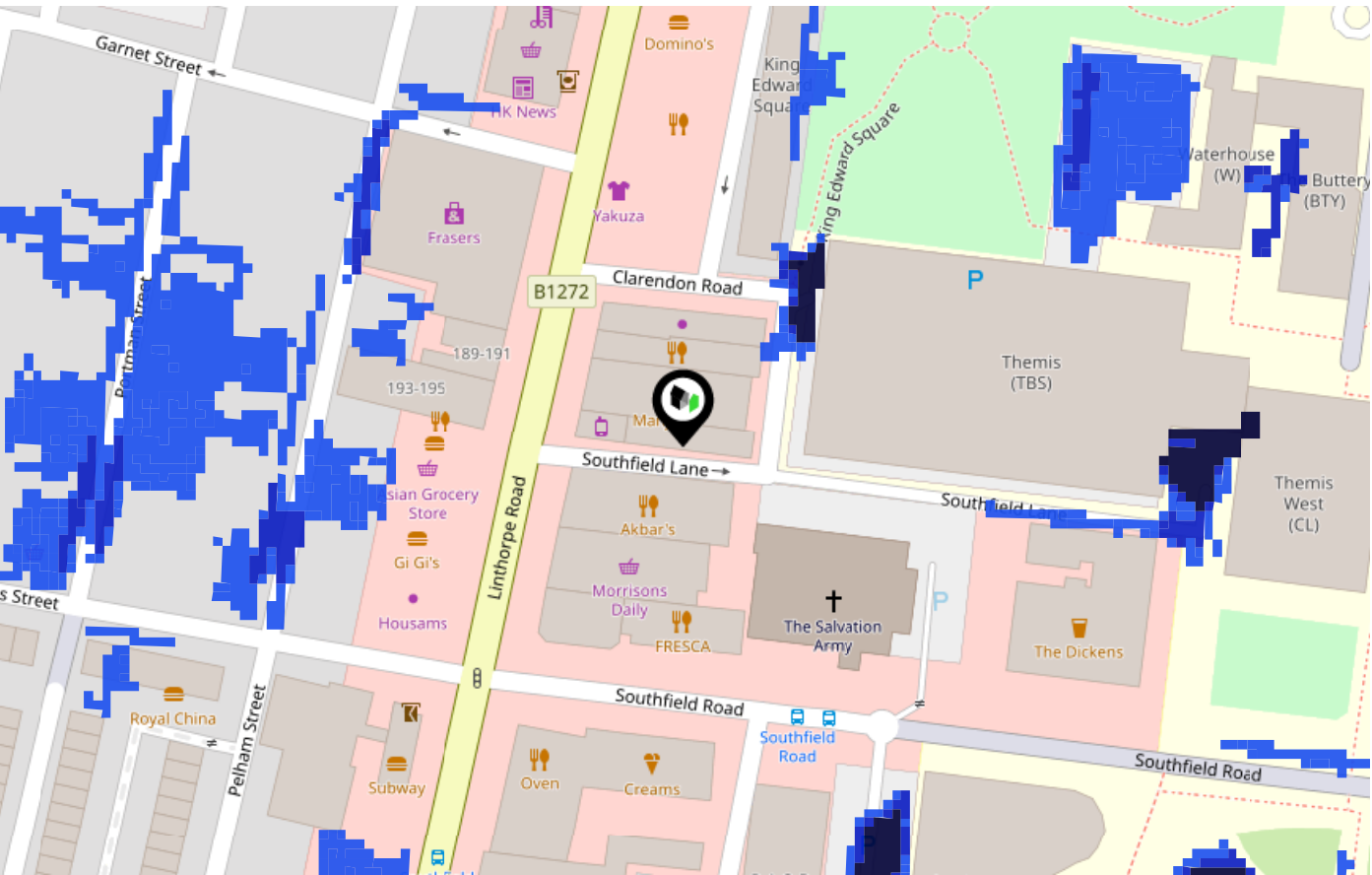
Chance of flooding to the following depths at this property:



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.
- 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

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.

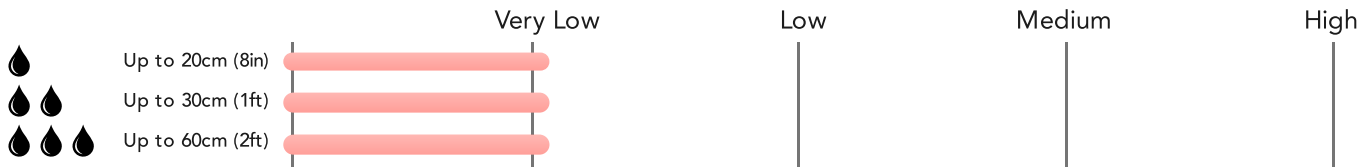


Risk Rating: Very low

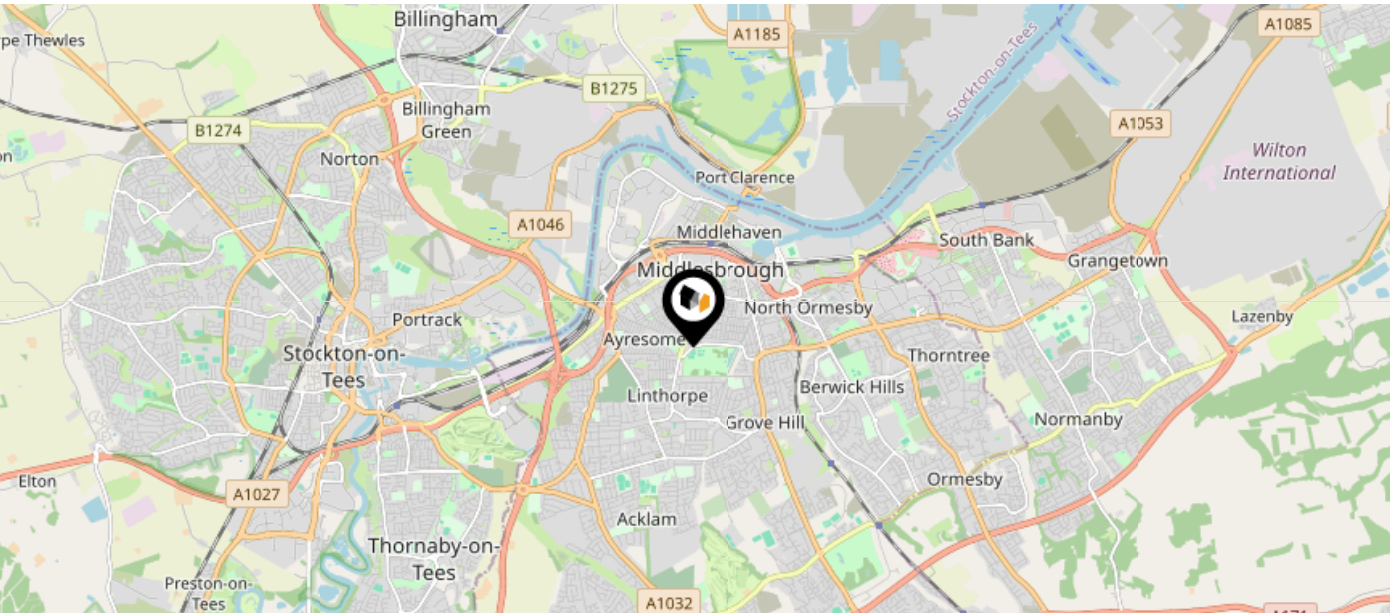
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



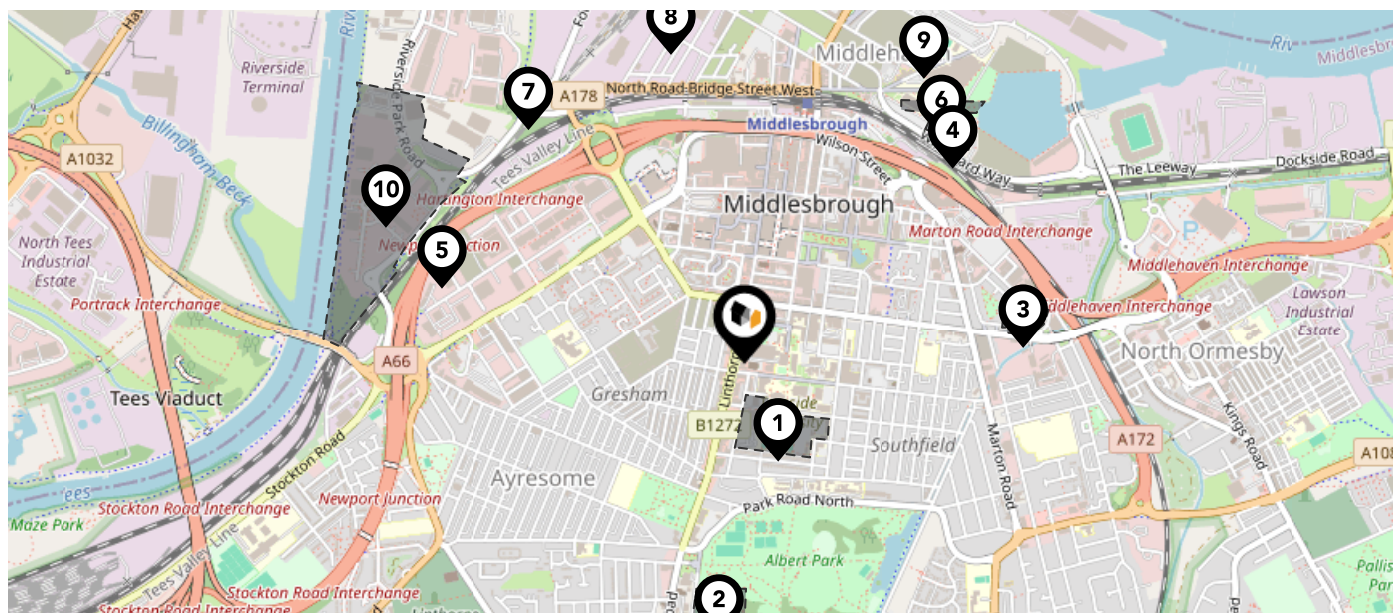
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

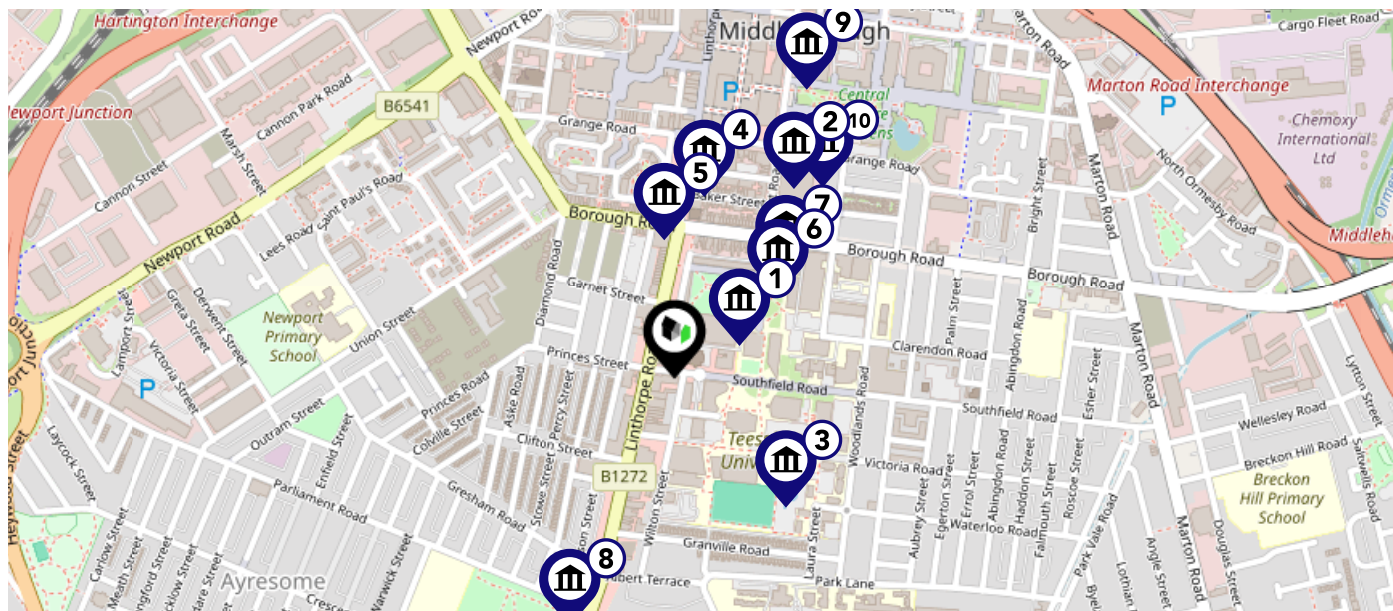
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













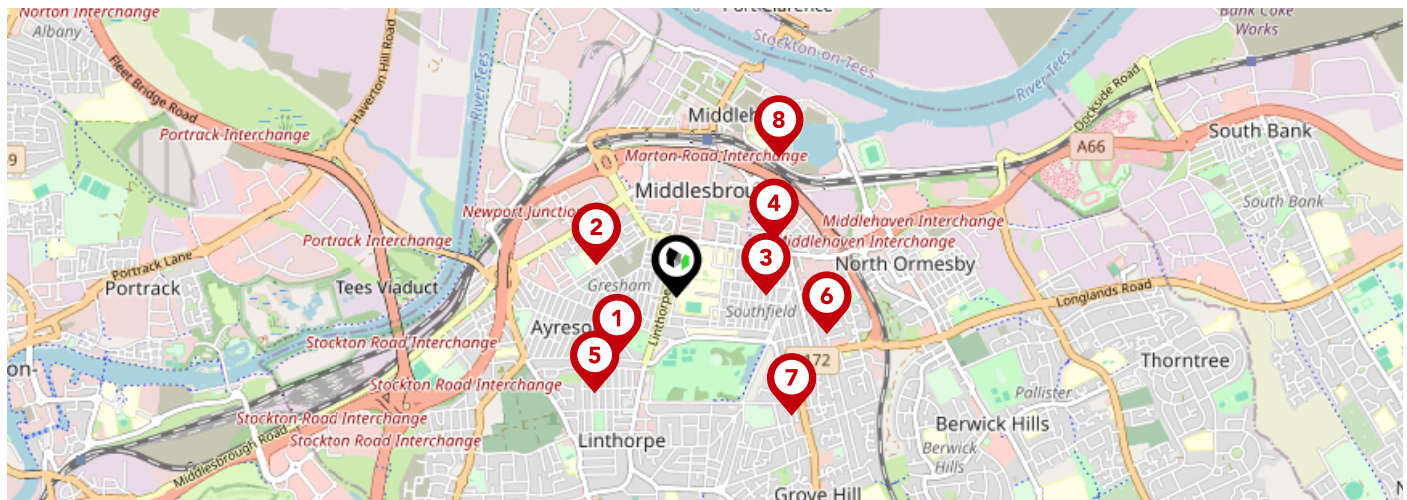
Nearby Landfill Sites









1	Teeside Polytechnic-Victoria Road, Middlesbrough	Historic Landfill	<input type="checkbox"/>
2	Albert Park Landscaping-Albert Park, Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
3	Ormesby Road-Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
4	Middlesbrough Dock-Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
5	Gasholder Station-Cannon Street, Middlesbrough	Historic Landfill	<input type="checkbox"/>
6	Middlesbrough Dock-Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
7	Land adjacent to the junction of Metz Bridge-Forty Foot Road, Middlesbrough	Historic Landfill	<input type="checkbox"/>
8	Disused Gasholder-Snowdon Road	Historic Landfill	<input type="checkbox"/>
9	Grey Street Works-Gray Street - Lower East Street, Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
10	Land at Marsh Street Bridge-Newport, Middlesbrough	Historic Landfill	<input type="checkbox"/>

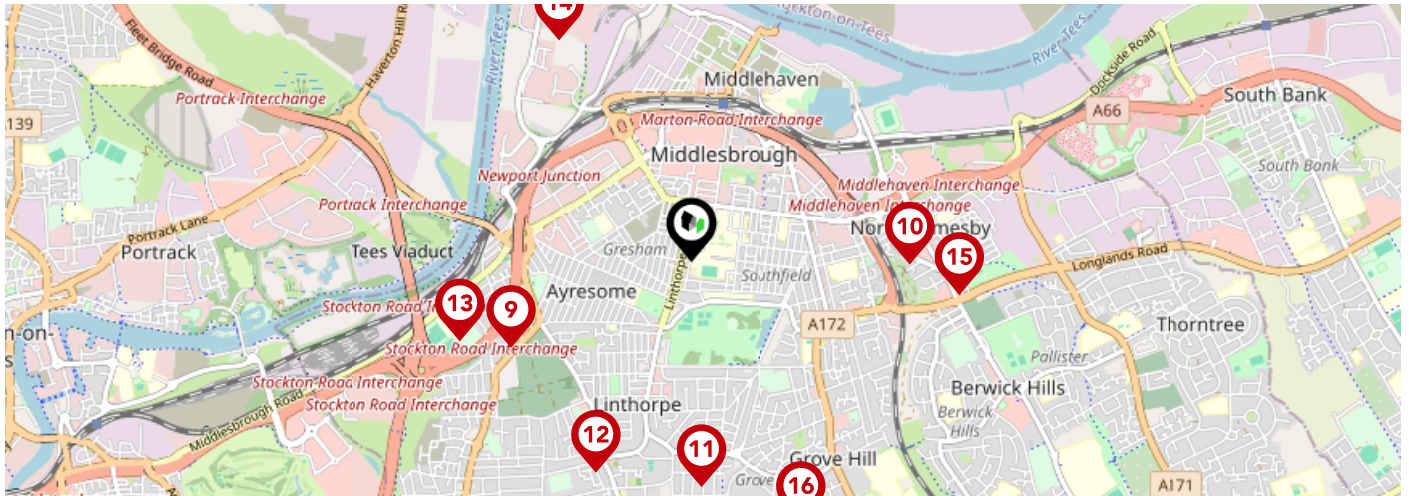
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1139863 - Old High School, University Of Teesside	Grade II	0.1 miles
	1329504 - Monument To John Vaughan	Grade II	0.2 miles
	1380273 - Former Primary Infant School	Grade II	0.2 miles
	1252480 - Church Of All Saints	Grade II	0.2 miles
	1139852 - Midland Bank	Grade II	0.2 miles
	1139864 - Constantine Building, University Of Teesside	Grade II	0.2 miles
	1329518 - York House	Grade II	0.2 miles
	1312528 - Forbes' Buildings	Grade II	0.3 miles
	1136659 - Town Hall And Municipal Buildings	Grade II	0.3 miles
	1139838 - Central Public Library	Grade II	0.3 miles



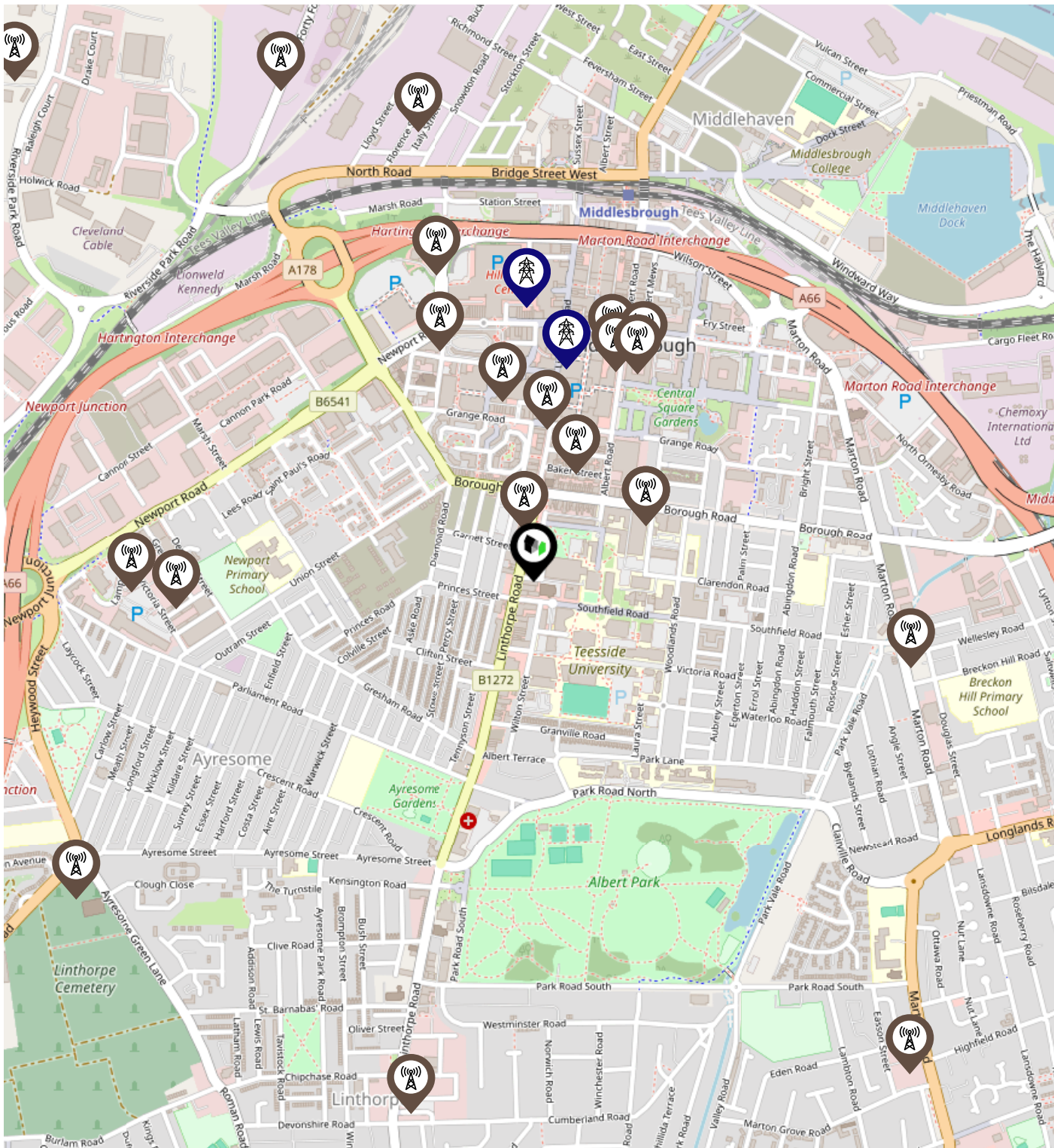
		Nursery	Primary	Secondary	College	Private
	Ayresome Primary School Ofsted Rating: Good Pupils: 711 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newport Primary School Ofsted Rating: Good Pupils: 368 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abingdon Primary School Ofsted Rating: Good Pupils: 605 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Academy Riverside Ofsted Rating: Good Pupils: 556 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Primary School Ofsted Rating: Good Pupils: 331 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breckon Hill Primary School Ofsted Rating: Good Pupils: 611 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 393 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Middlesbrough College Ofsted Rating: Good Pupils:0 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Archibald Primary School Ofsted Rating: Good Pupils: 502 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Ormesby Primary Academy Ofsted Rating: Outstanding Pupils: 262 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linthorpe Community Primary School Ofsted Rating: Outstanding Pupils: 725 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Macmillan Academy Ofsted Rating: Good Pupils: 1538 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hopefields Education CiC Ofsted Rating: Good Pupils: 36 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alphonsus' Catholic Primary School Ofsted Rating: Good Pupils: 244 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beech Grove Primary School Ofsted Rating: Good Pupils: 461 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

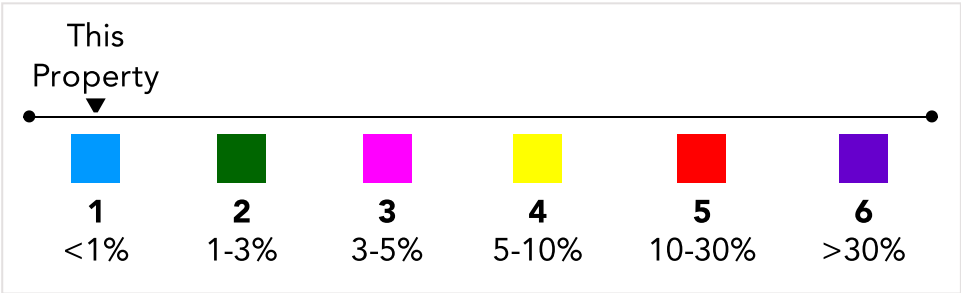
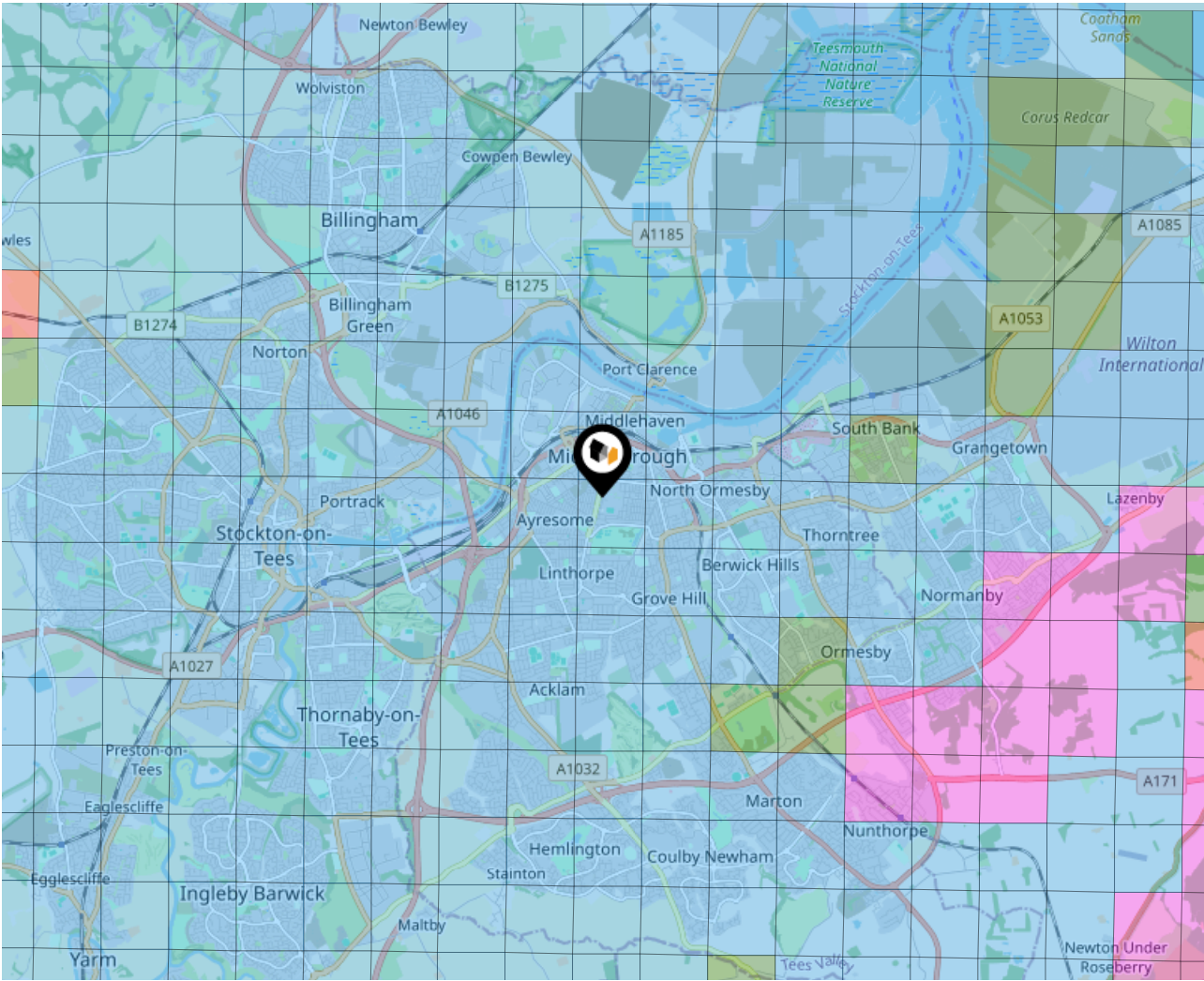
Masts & Pylons

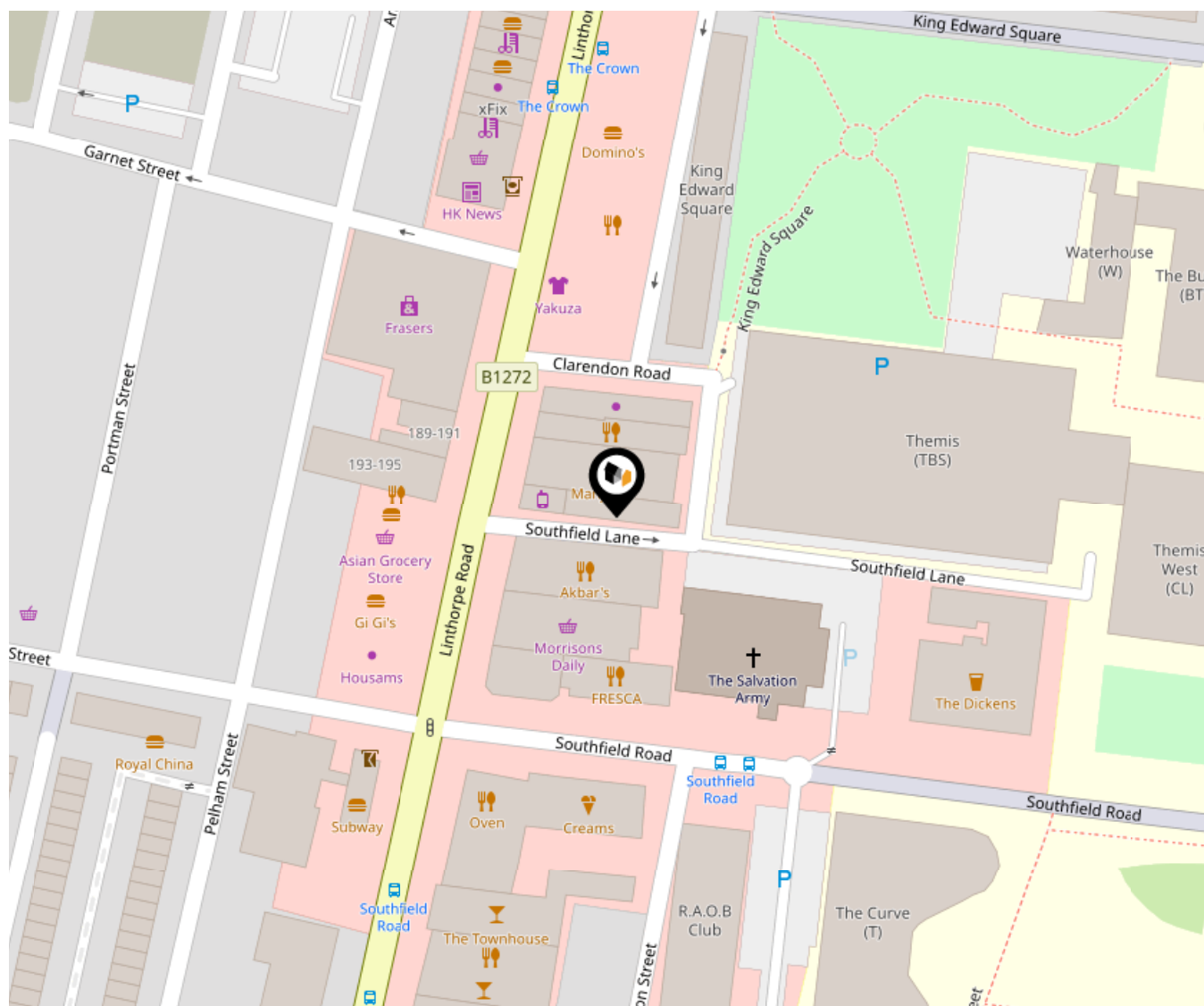


- Key:**
-  Power Pylons
 -  Communication Masts

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).





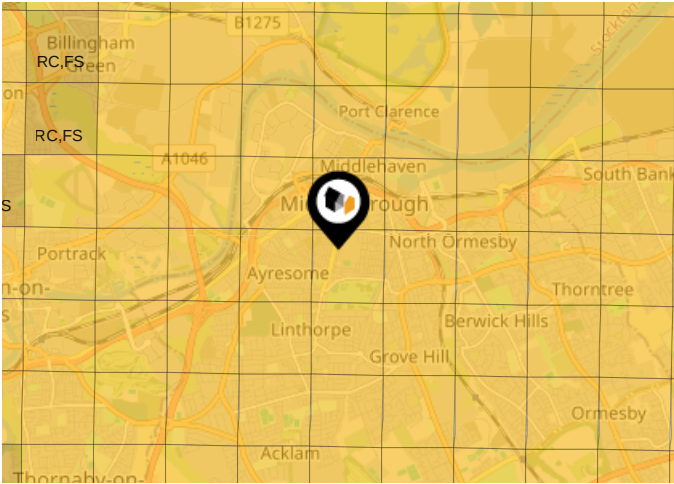
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

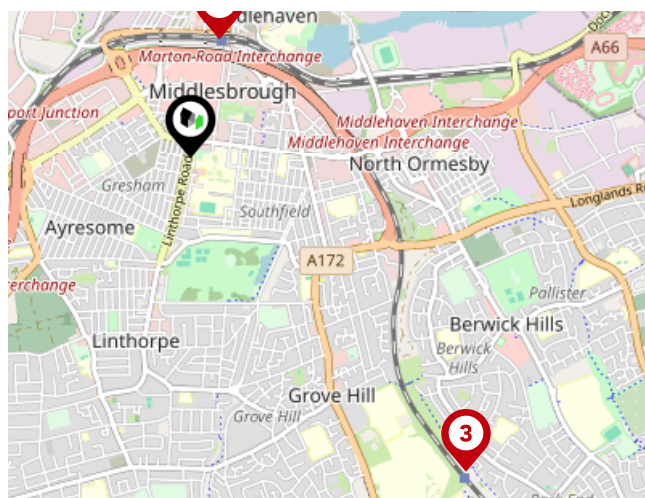
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY)		



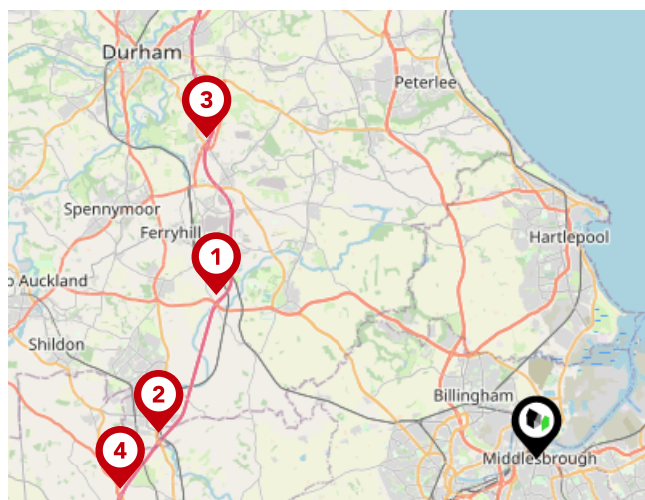
Primary Classifications (Most Common Clay Types)

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



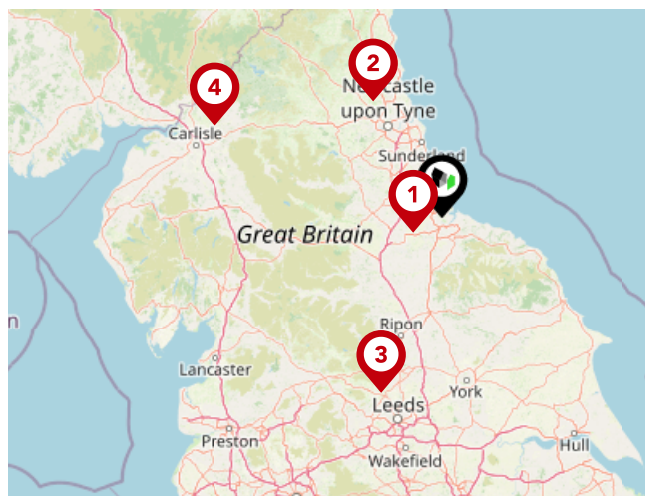
National Rail Stations

Pin	Name	Distance
1	Middlesbrough Rail Station - main entrance	0.53 miles
2	Middlesbrough Rail Station	0.59 miles
3	James Cook Rail Station	1.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	12.33 miles
2	A1(M) J59	12.99 miles
3	A1(M) J61	15.77 miles
4	A1(M) J58	14.33 miles
5	A1(M) J62	19.29 miles

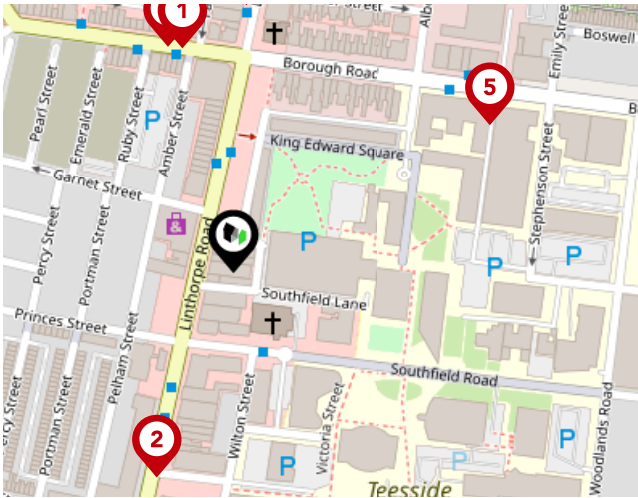


Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	8.87 miles
2	Airport	37.32 miles
3	Leeds Bradford Airport	51.5 miles
4	Irthlington	67.59 miles

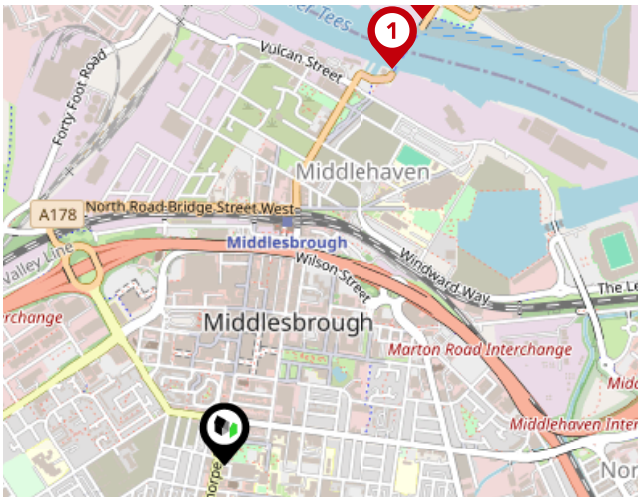
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Amber Street	0.12 miles
2	The Swatters Carr	0.12 miles
3	Amber Street	0.13 miles
4	Baker Street	0.14 miles
5	Teesside University Tower Car Park	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	0.93 miles
2	Transporter Bridge North Side	1.05 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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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.

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.



UK Government

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



Martin & Co Guisborough

83 Westgate Guisborough North Yorkshire

TS14 6AF

01287 631254

guisborough@martinco.com

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



Valuation Office
Agency

