

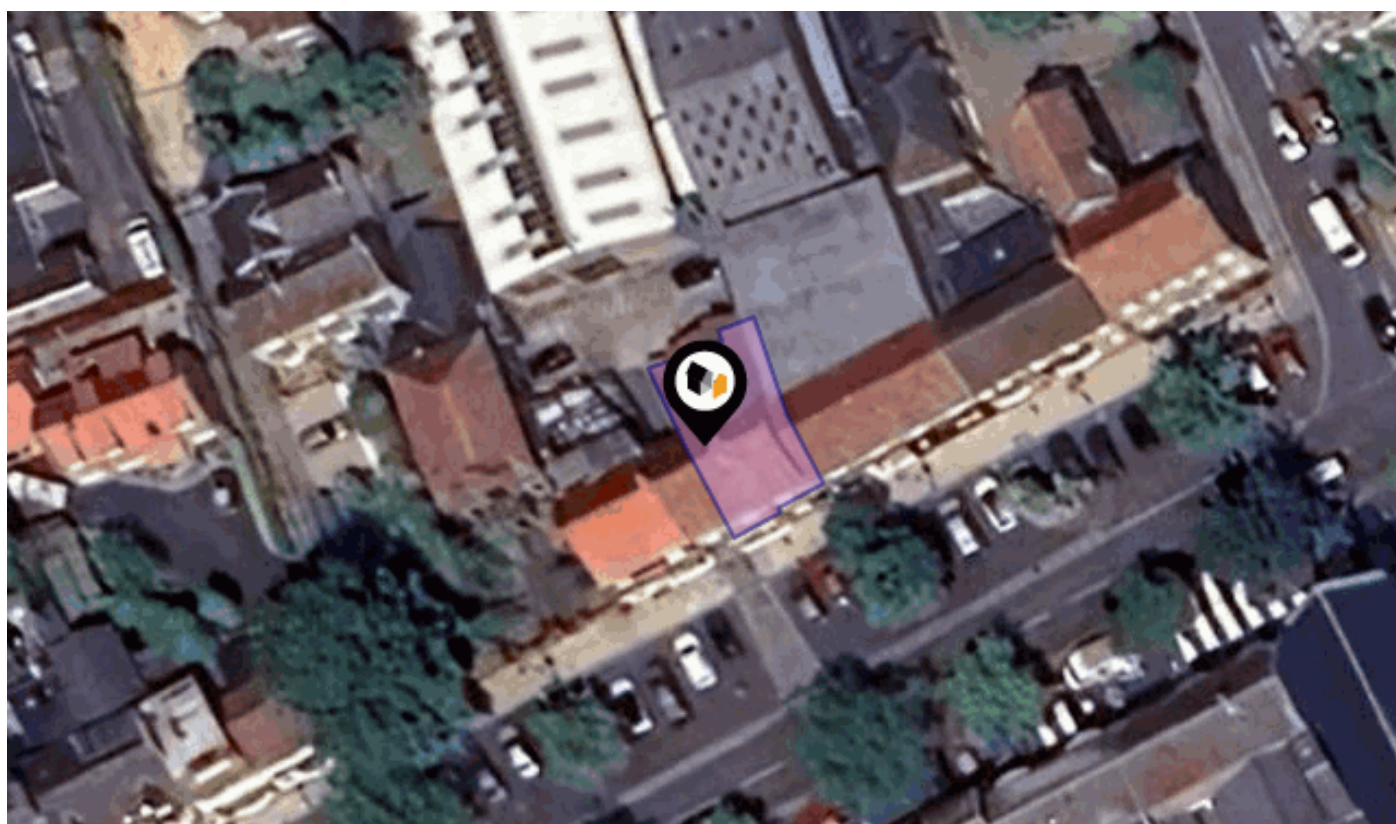


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 16th May 2025



48, WESTGATE, GUISBOROUGH, TS14

Martin & Co Guisborough

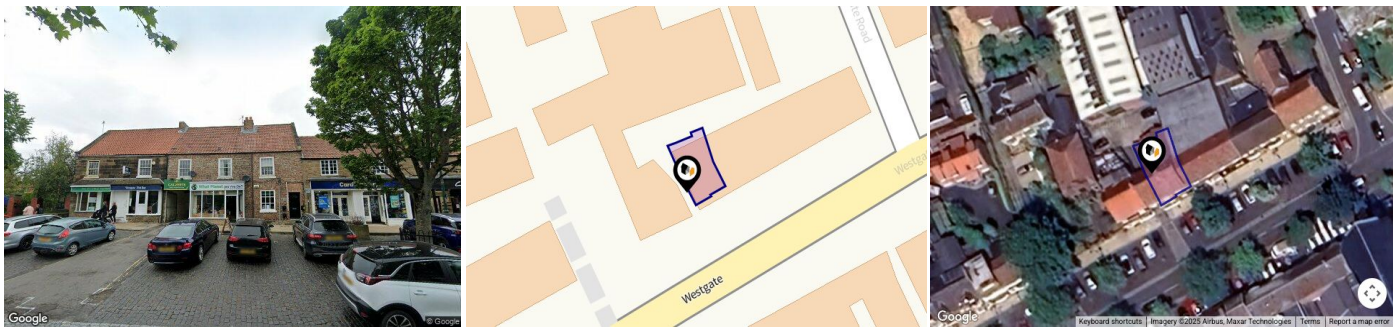
83 Westgate Guisborough North Yorkshire TS14 6AF

01287 631254

guisborough@martinco.com

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






















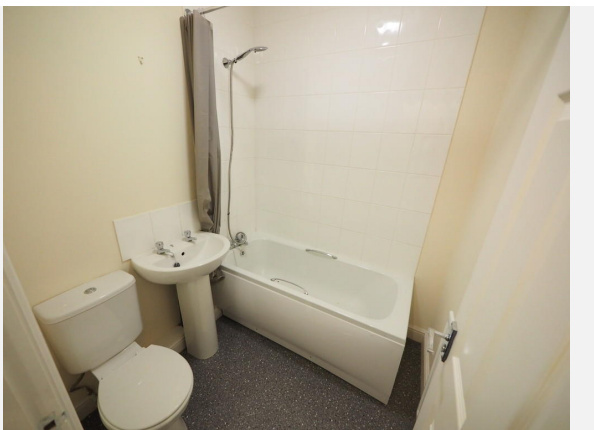
Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,616		
Title Number:	CE11451		

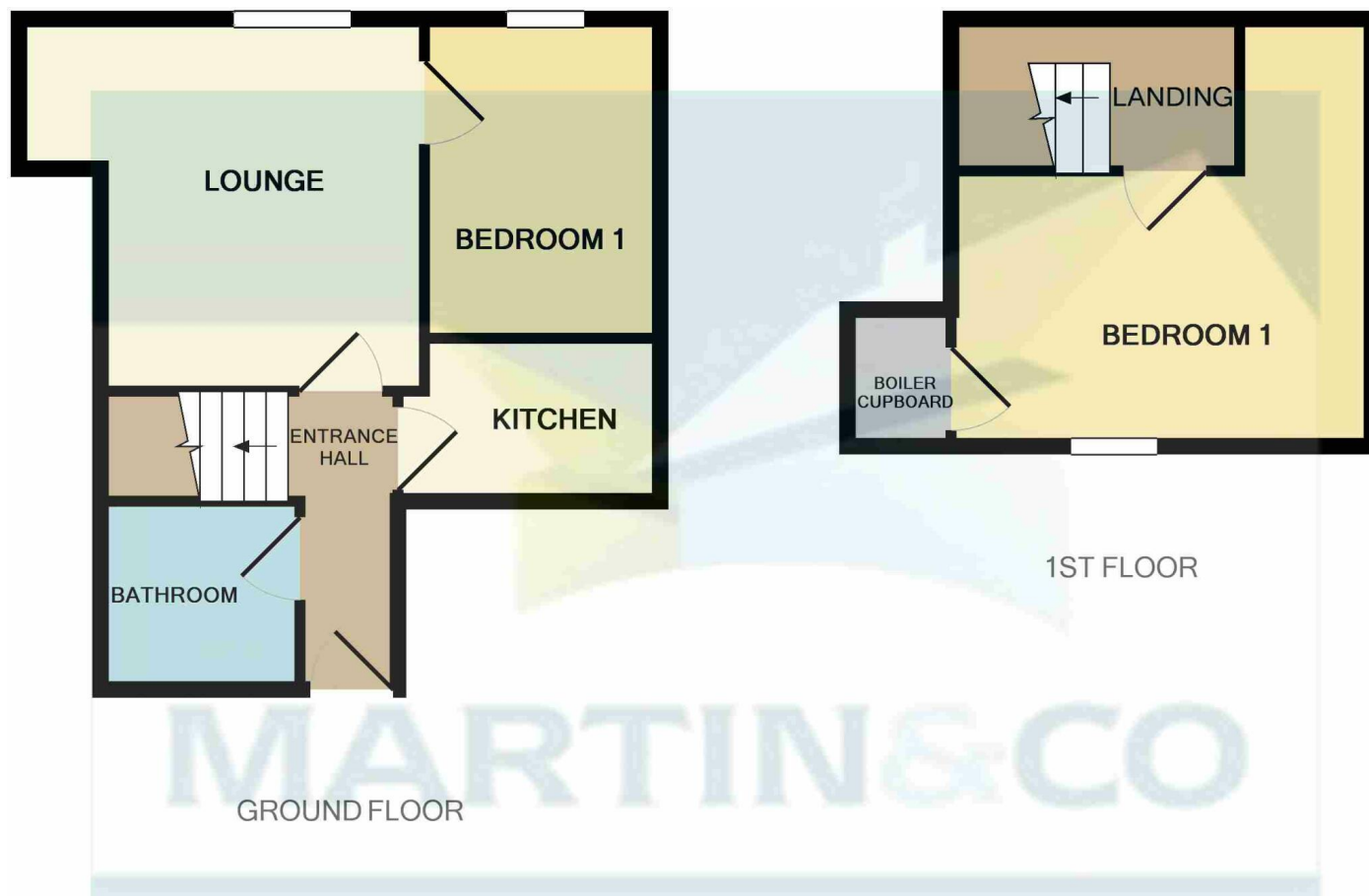
Local Area

Local Authority:	Redcar and Cleveland	Estimated Broadband Speeds		
Conservation Area:	Guisborough	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				

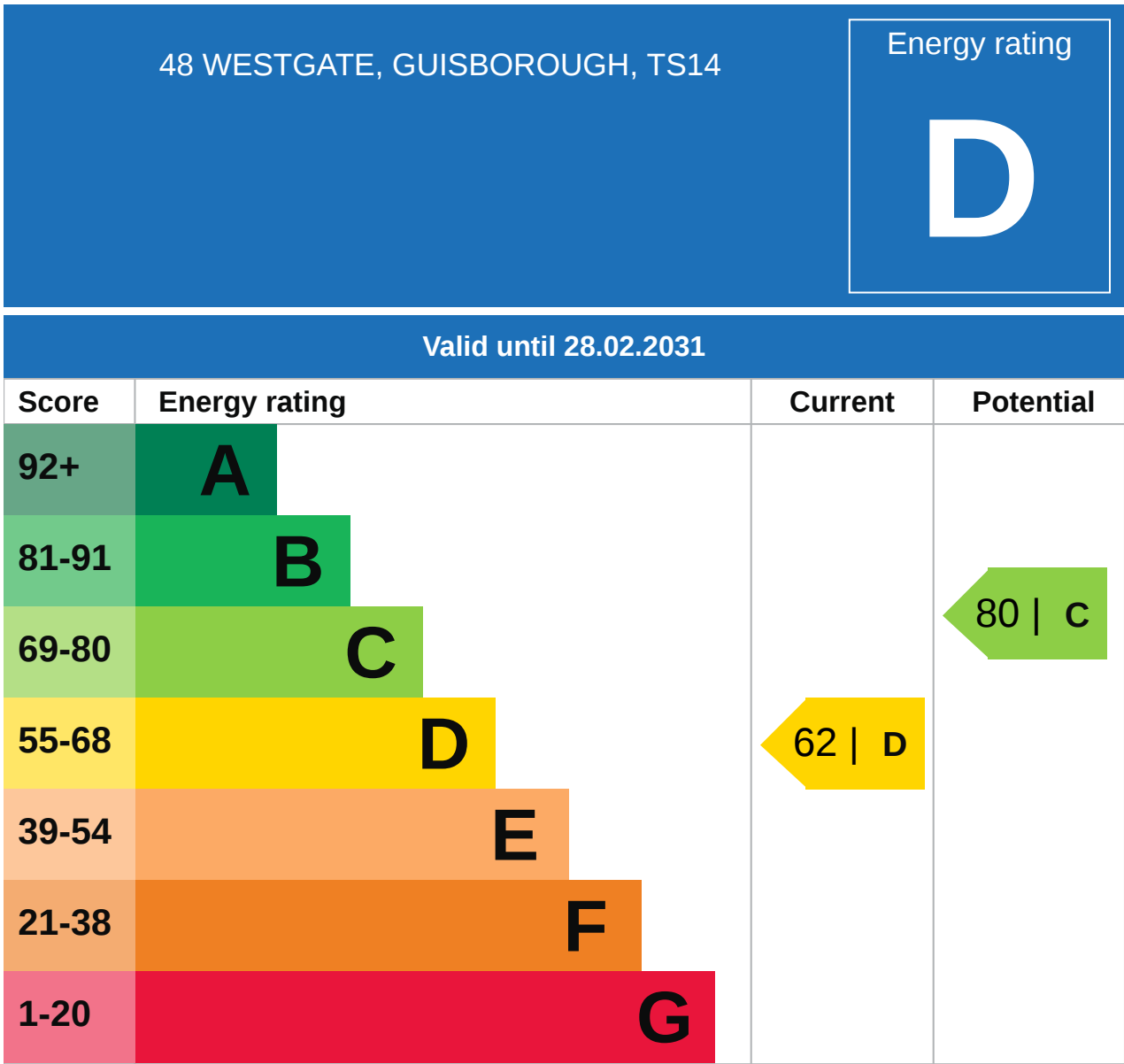
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						



48, WESTGATE, GUISBOROUGH, TS14



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), no insulation (assumed)
Roof Energy:	Very poor
Window:	Partial double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	56 m ²

This map displays nearby coal mine entrances and their classifications.



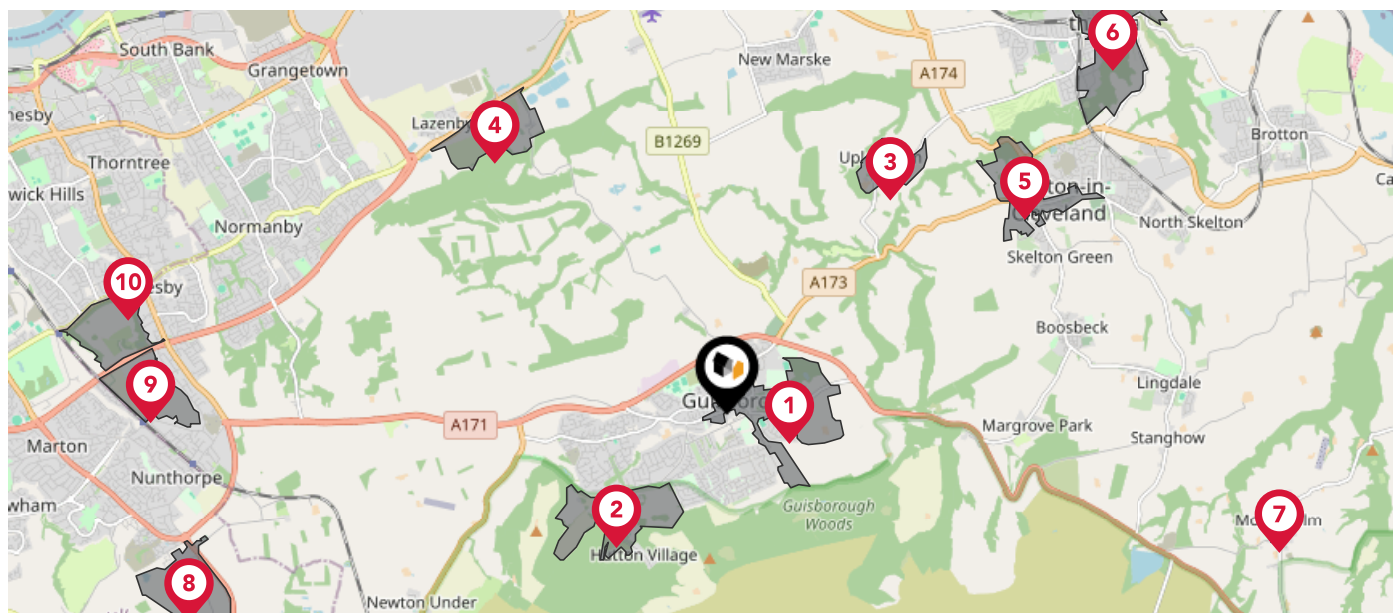
Mine Entry

- ✗ 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



Guisborough



Hutton Lowcross



Upleatham



Wilton



Skelton



Saltburn-by-the-Sea



Moorsholm



Nunthorpe and Poole

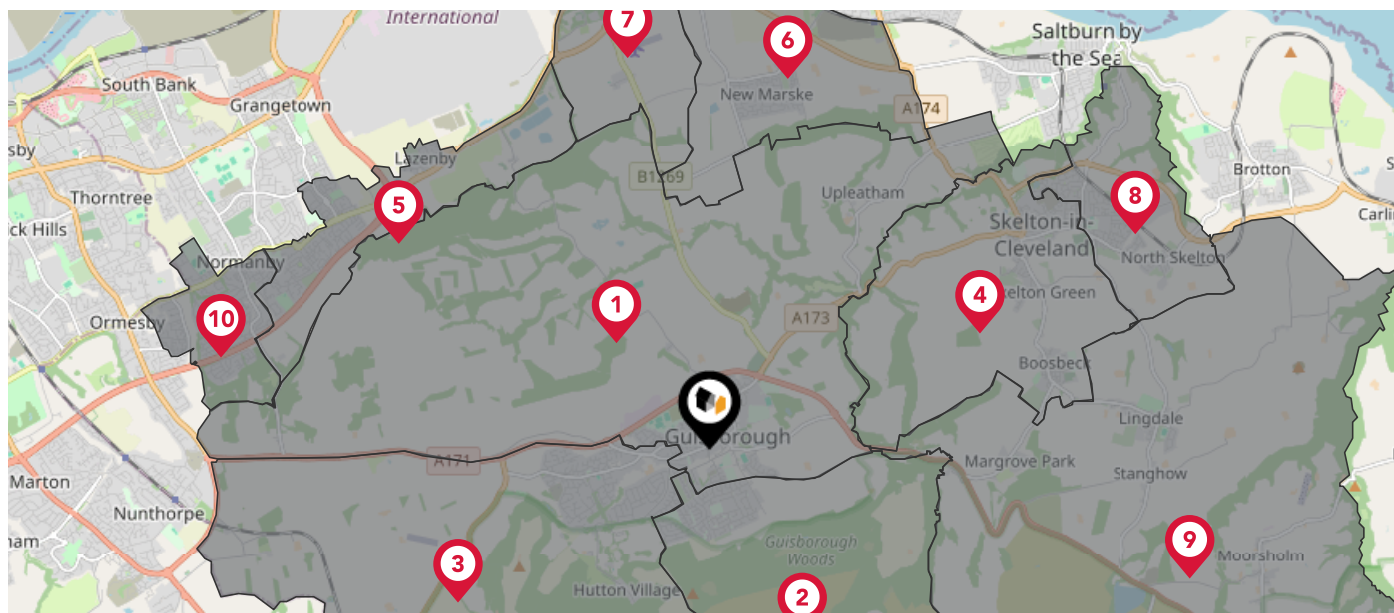


Ormesby Hall



Ormesby Hall

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 Guisborough Ward

2 Belmont Ward

3 Hutton Ward

4 Skelton West Ward

5 Eston Ward

6 Longbeck Ward

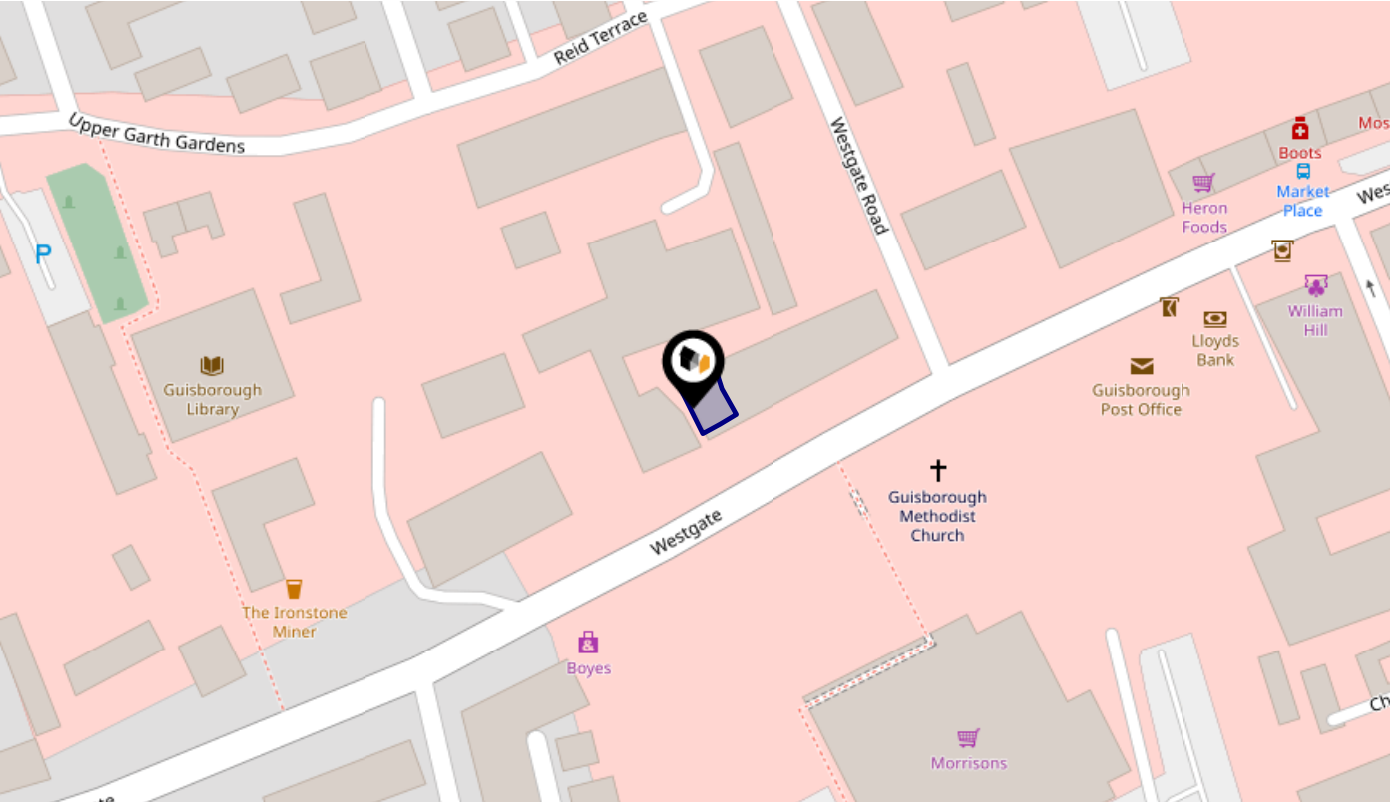
7 Kirkleatham Ward

8 Skelton East Ward

9 Lockwood Ward

10 Normanby 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.

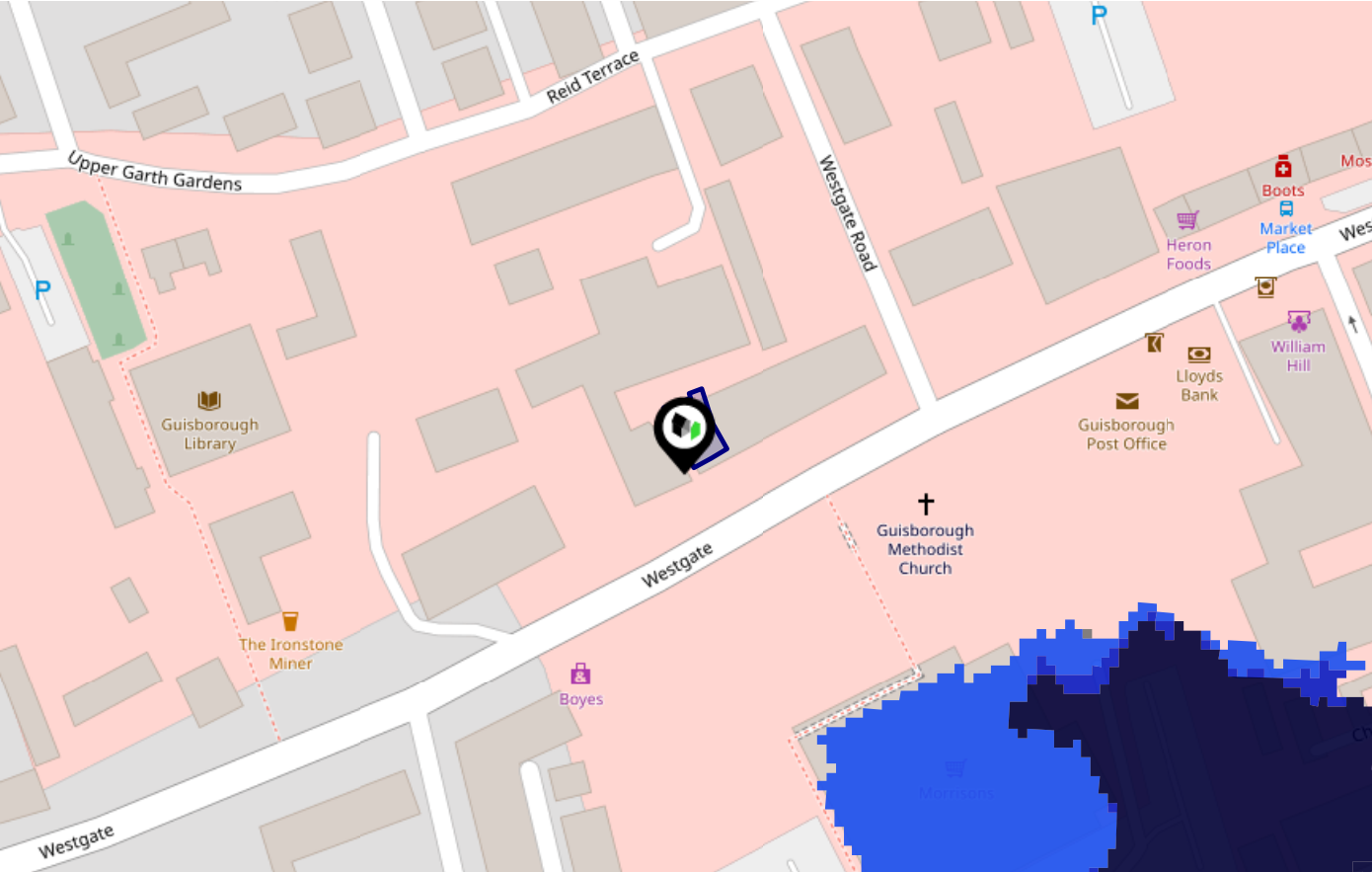
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

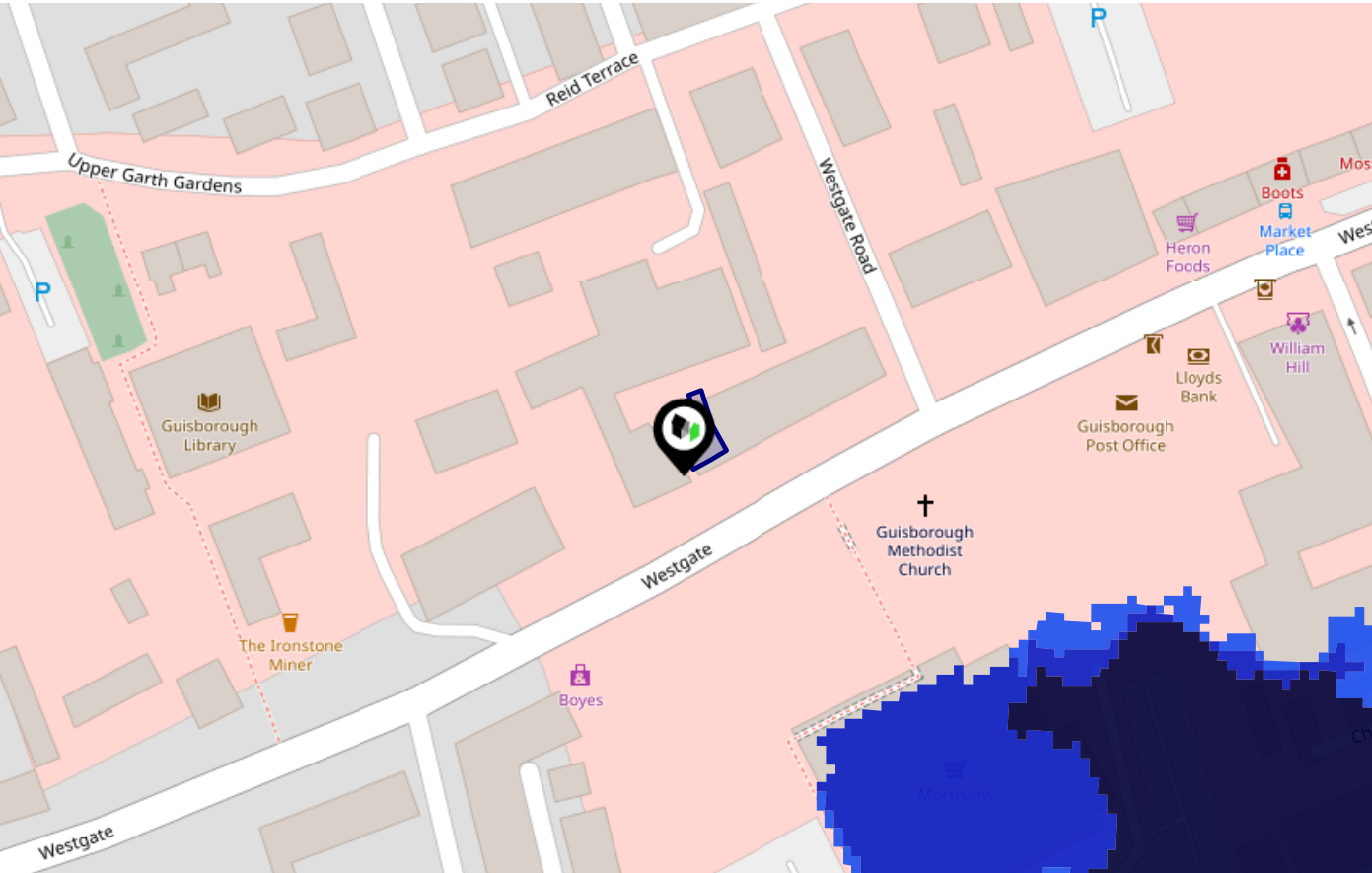
Chance of flooding to the following depths at this property:



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.

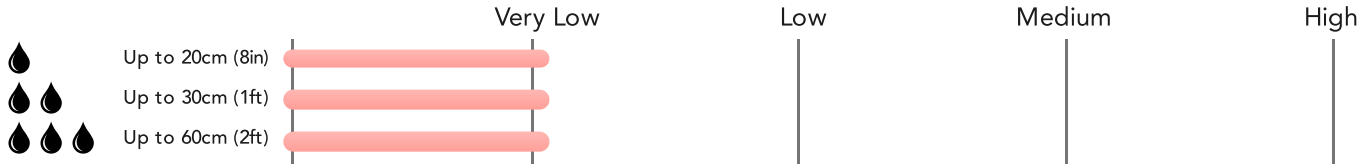


Risk Rating: Very low

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

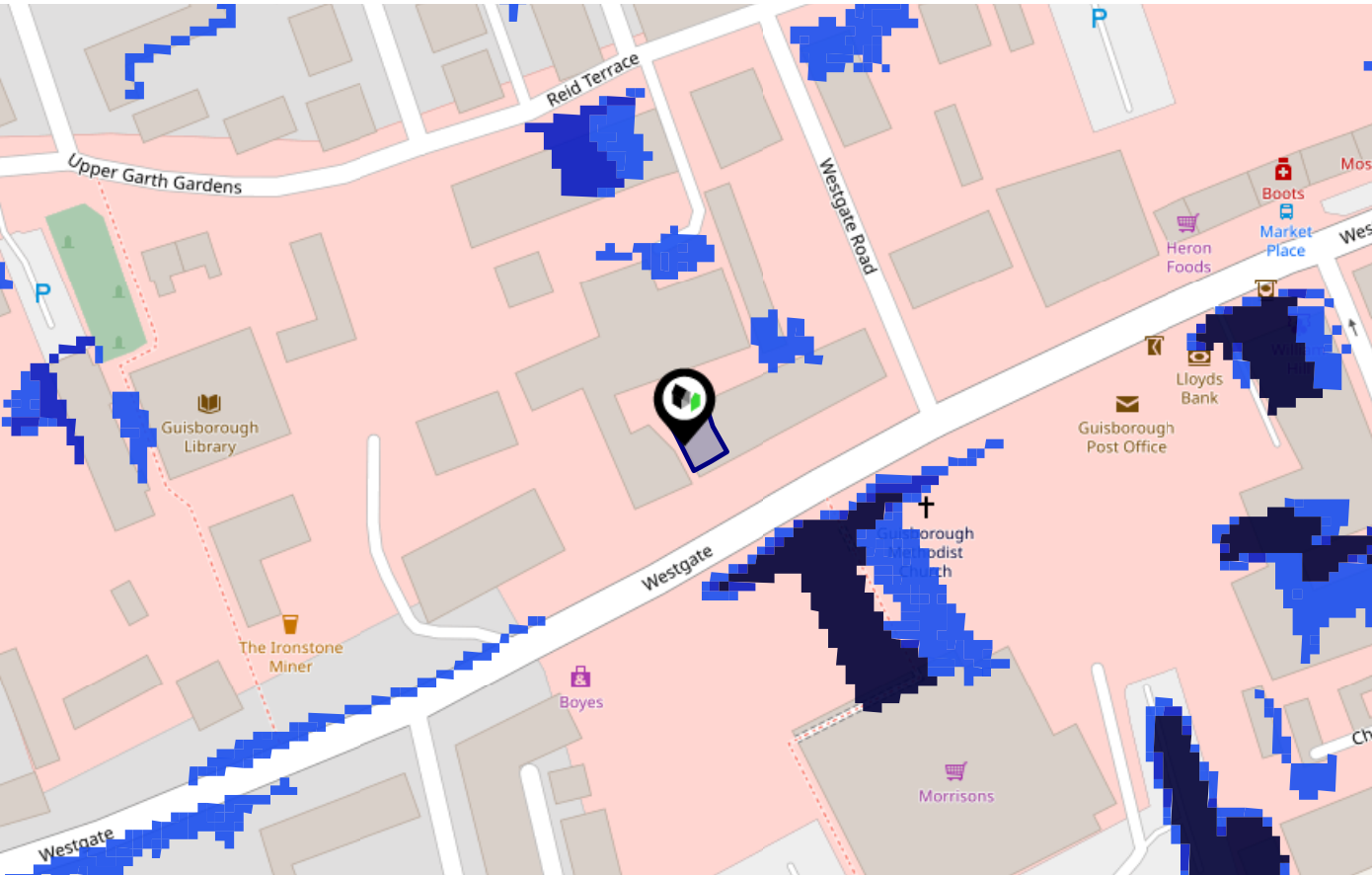
Chance of flooding to the following depths at this property:



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.

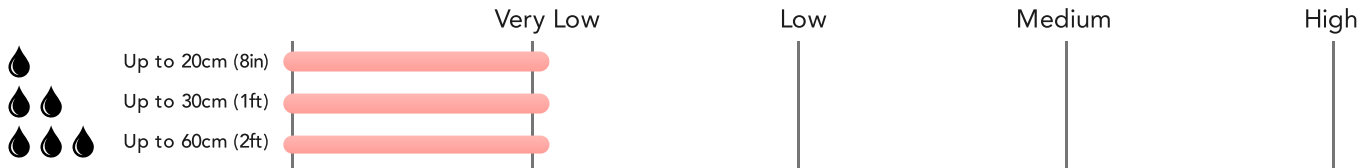


Risk Rating: Very low

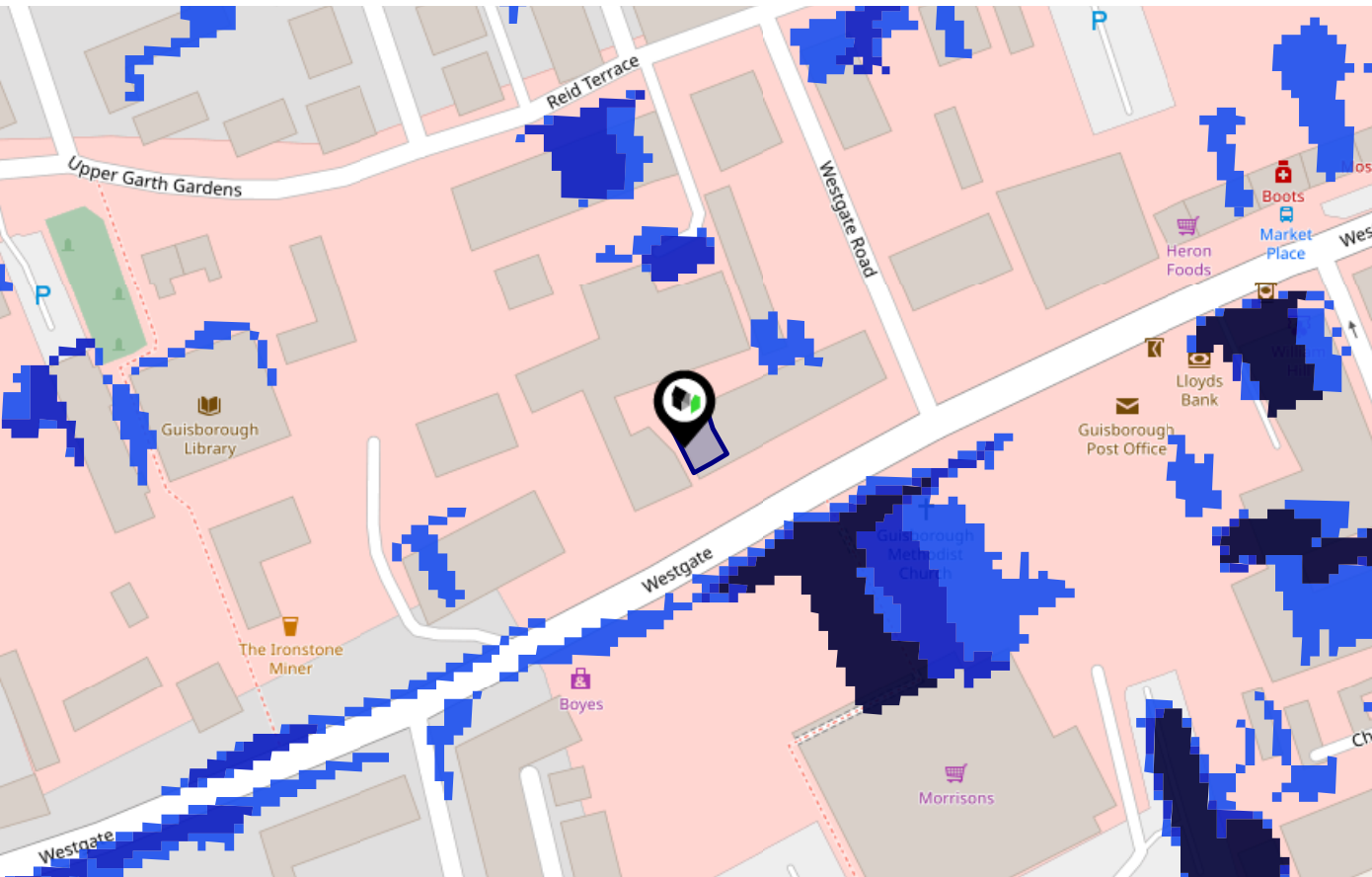
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

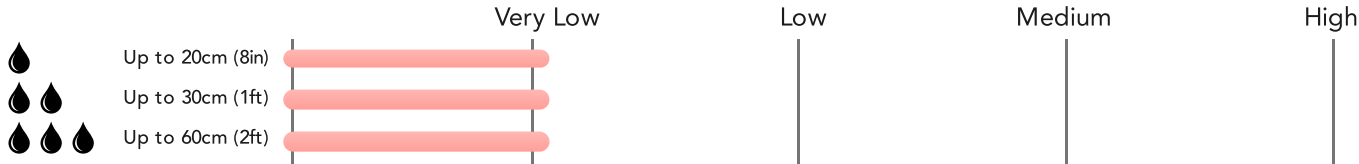


Risk Rating: Very low

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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:



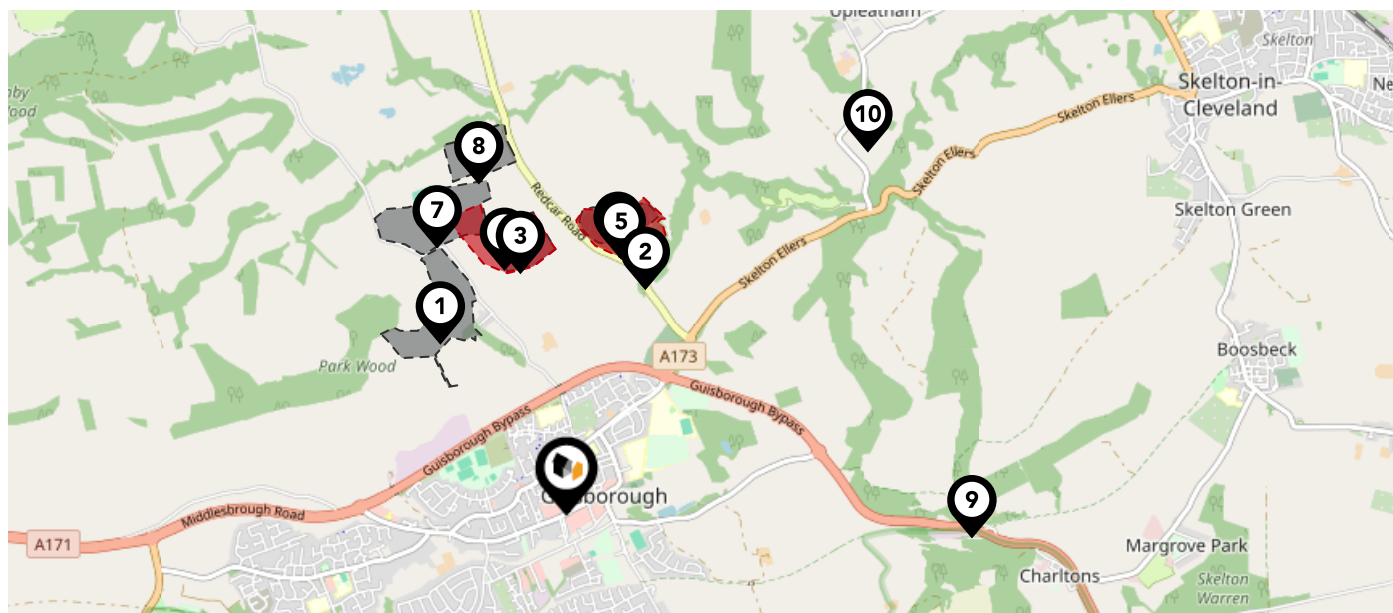
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

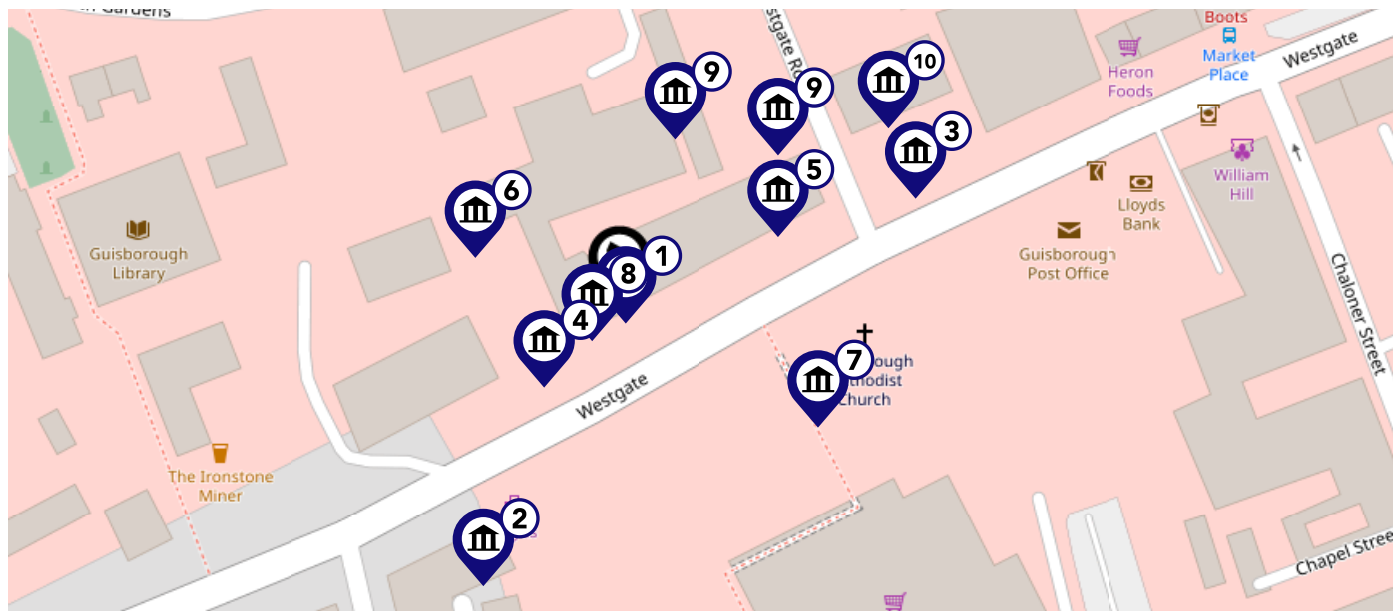
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.








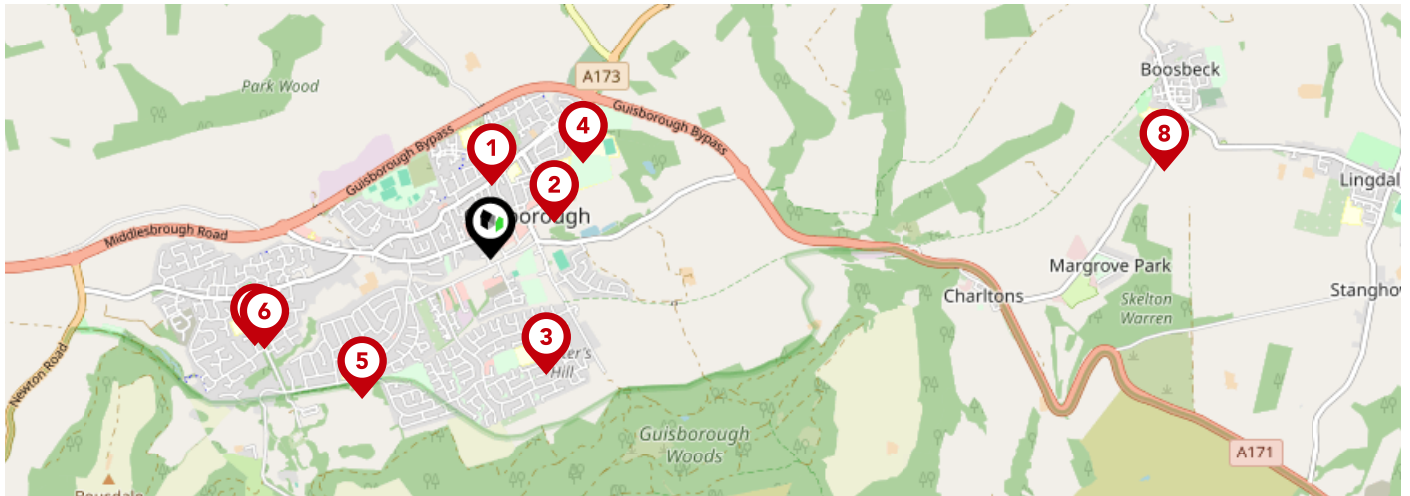
Nearby Landfill Sites

1	Dunsdale Extension / Land North of Mount Pleasant Cottages and West of Wilton Lane-Near Dunsdale, Guisborough, Cleveland	Historic Landfill	
2	Tocketts Bridge Farm-Tocketts, Guisborough, Cleveland	Historic Landfill	
3	Carlin Howe Landfill Site-Redcar Road, Redcar, Dunsdale, Cleveland	Historic Landfill	
4	EA/EPR/JB3300UC/T001	Active Landfill	
5	EA/EPR/UP3490ZR/V002	Active Landfill	
6	Thornton Fields Farm Landfill-Tocketts Bridge, Guisborough	Historic Landfill	
7	Land to the West of the Guisborough to Dunsdale Road B1269-Dunsdale, Guisborough, Cleveland	Historic Landfill	
8	Dunsdale Tip-Dunsdale, Northumbria	Historic Landfill	
9	Rock Hole Quarry-Slapewath, Guisborough, Cleveland	Historic Landfill	
10	Capon Hall Farm-Upleatham, Redcar, Cleveland	Historic Landfill	

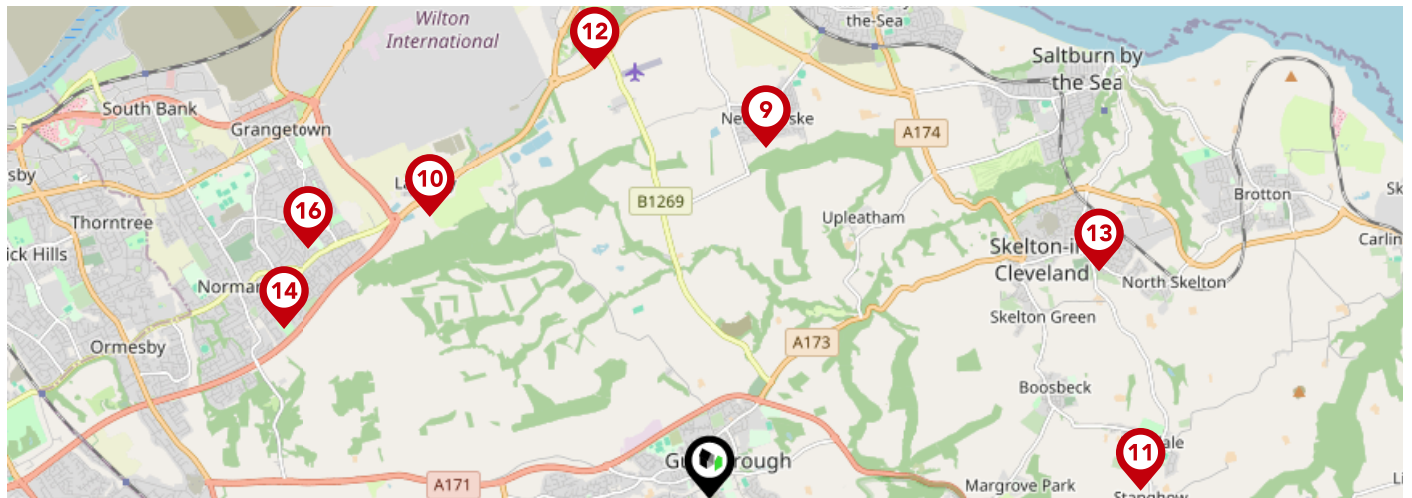
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1310835 - 48 And 50, Westgate	Grade II	0.0 miles
	1139734 - 95, 97 And 99, Westgate	Grade II	0.0 miles
	1139725 - Boundary Wall And Gatepiers Adjoining And To South Of Number 36	Grade II	0.0 miles
	1139729 - Boundary Wall And Gatepiers 30 Metres To South Of Numbers 60 And 62	Grade II	0.0 miles
	1329564 - Number 38, Front Railings And North Extension	Grade II	0.0 miles
	1310837 - Holly Garth Holly House	Grade II	0.0 miles
	1310815 - 71 And 73, Westgate	Grade II	0.0 miles
	1329566 - 52 And 54, Westgate	Grade II	0.0 miles
	1139726 - Coach House, Stables And Outbuilding To North Of Number 38	Grade II	0.0 miles
	1329563 - Sunnyfield House And East Extension	Grade II	0.0 miles
	1139727 - Boundary Wall And Gatepier, Adjoining And To North Of Number 38	Grade II	0.0 miles



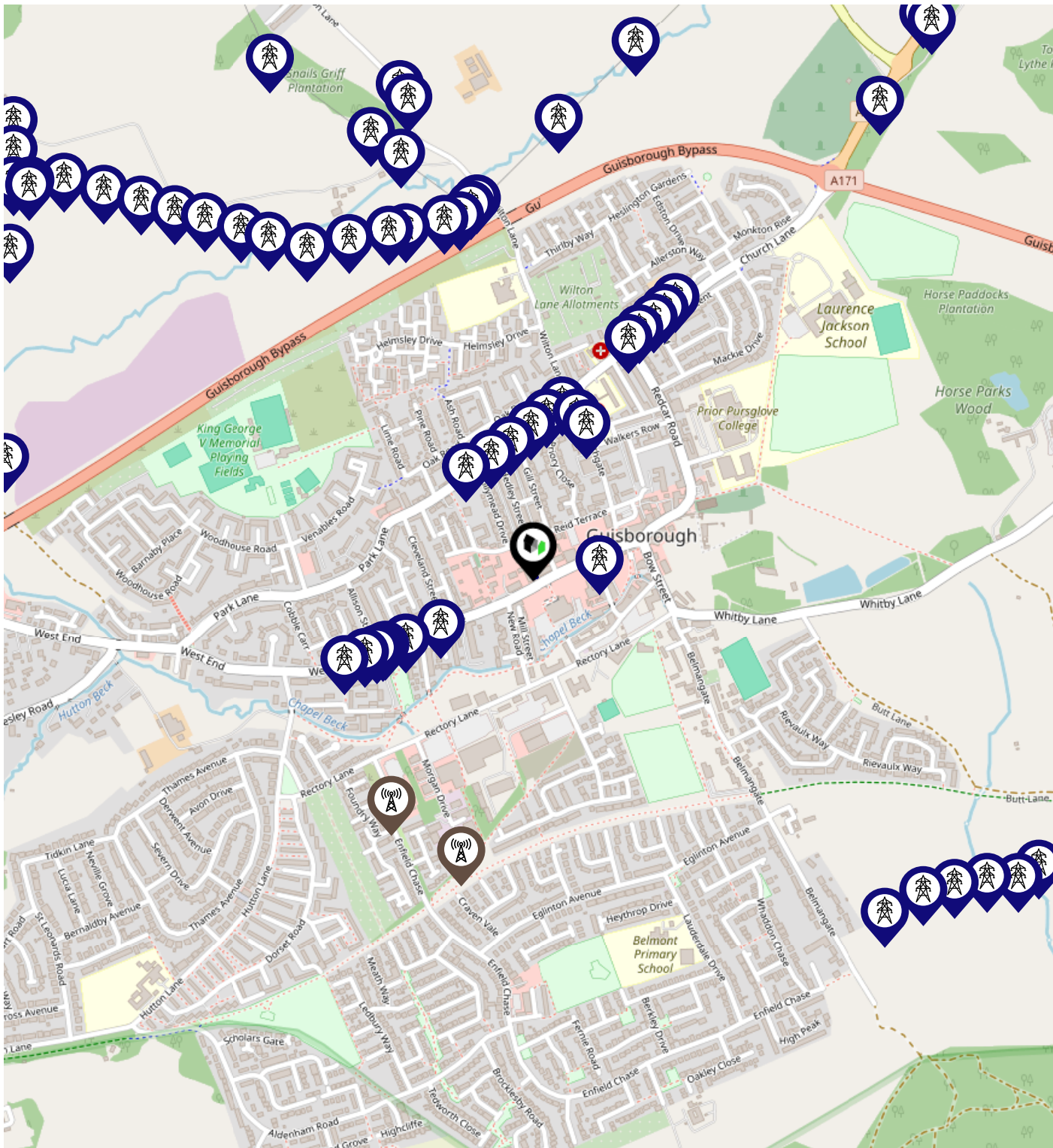
		Nursery	Primary	Secondary	College	Private
1	Chaloner Primary School Ofsted Rating: Good Pupils: 235 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Belmont Primary School Ofsted Rating: Good Pupils: 397 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Laurence Jackson School Ofsted Rating: Not Rated Pupils: 1239 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Highcliffe Primary School Ofsted Rating: Good Pupils: 292 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Galley Hill Primary School Ofsted Rating: Good Pupils: 282 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 207 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lockwood Primary School Ofsted Rating: Good Pupils: 169 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	New Marske Primary School Ofsted Rating: Good Pupils: 207 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilton Primary Academy Ofsted Rating: Good Pupils: 74 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lingdale Primary School Ofsted Rating: Requires improvement Pupils: 101 Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkleatham Hall School Ofsted Rating: Good Pupils: 185 Distance:3.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skelton Primary School Ofsted Rating: Good Pupils: 496 Distance:3.87	<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:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roseberry Academy Ofsted Rating: Good Pupils: 227 Distance:4.06	<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:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

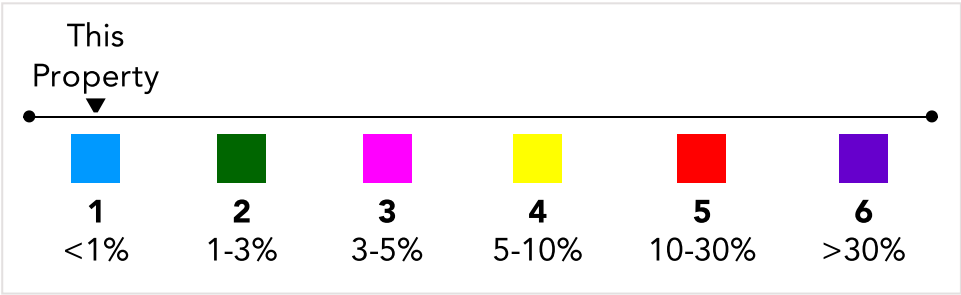
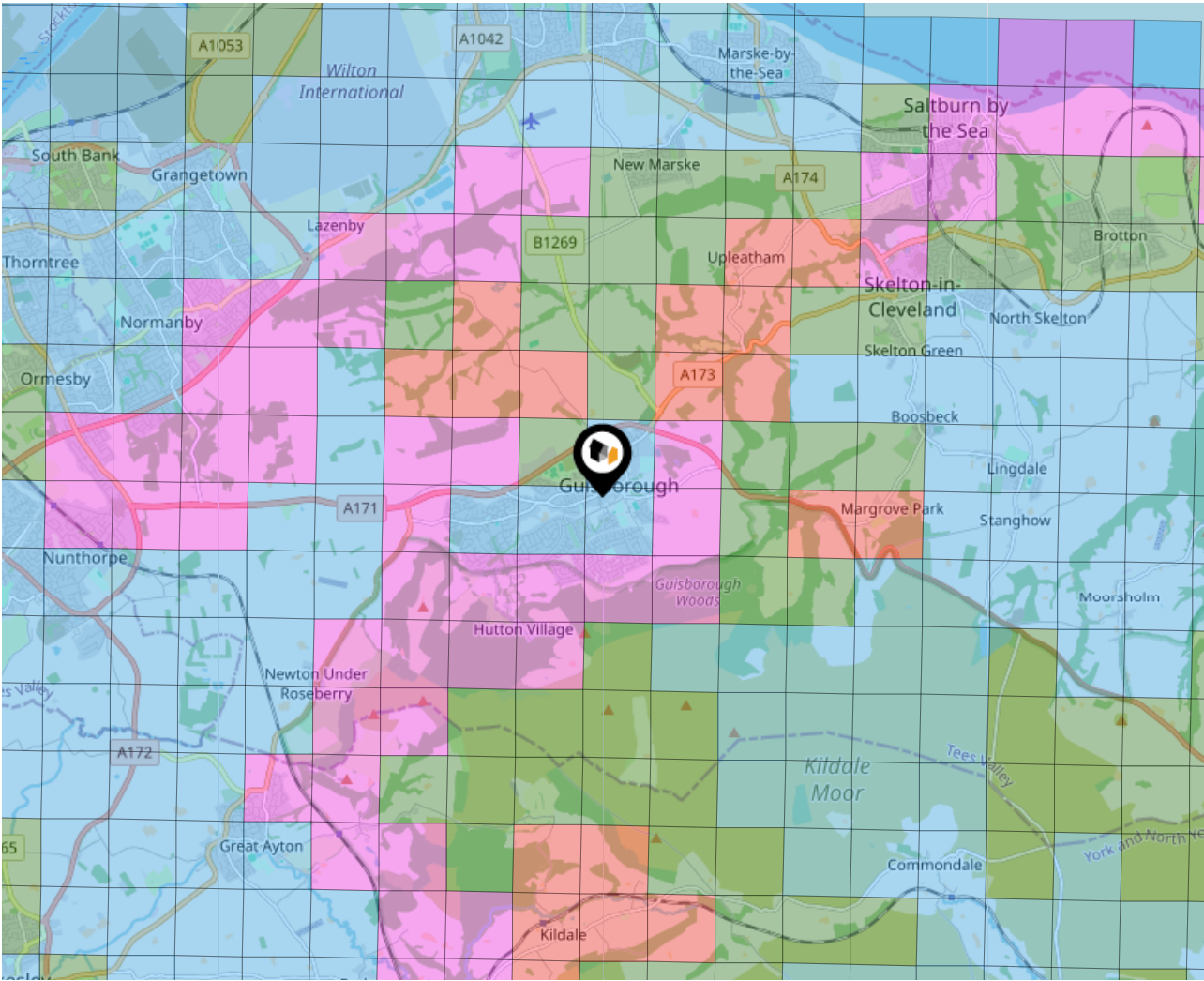


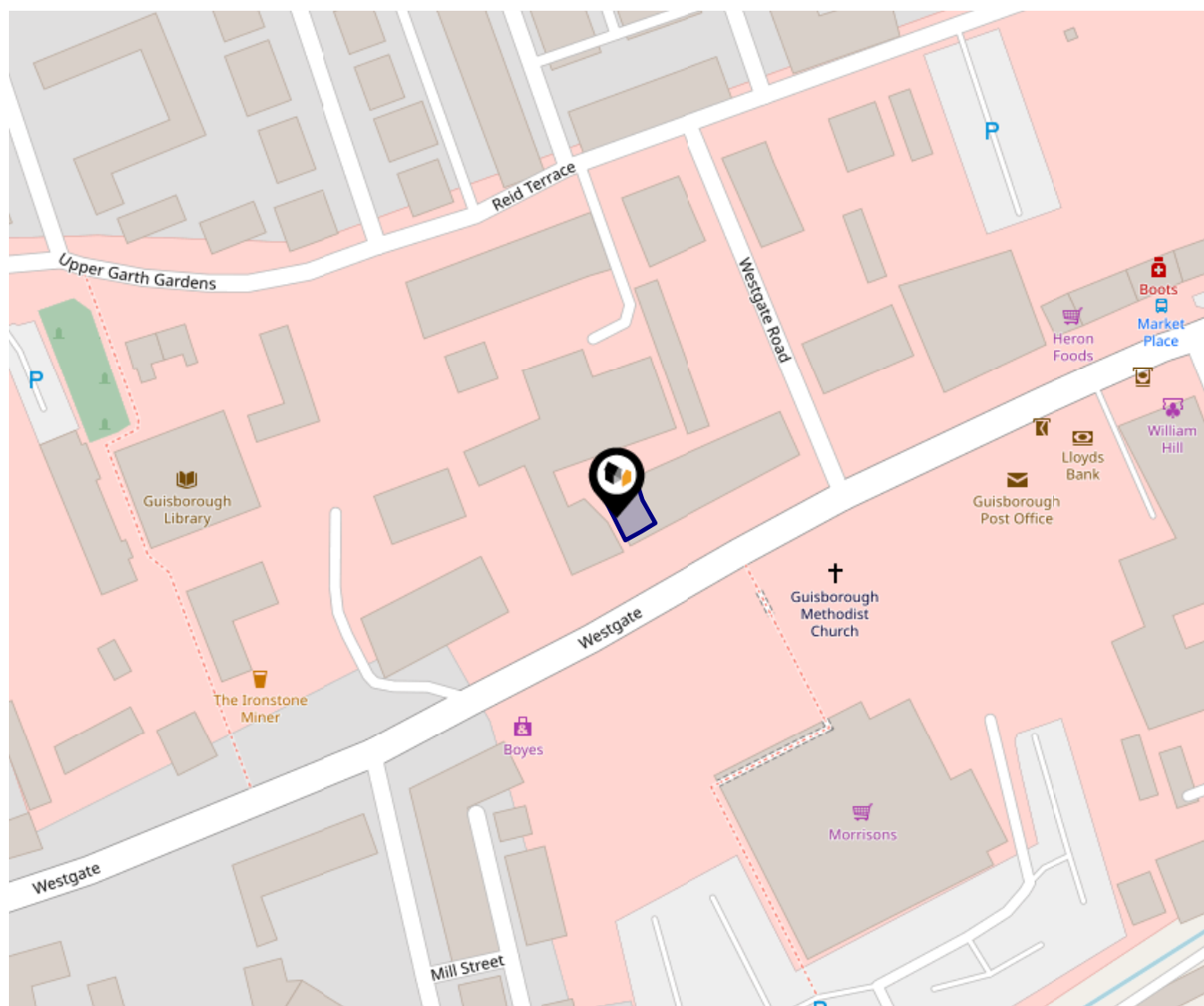
Key:

-  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).





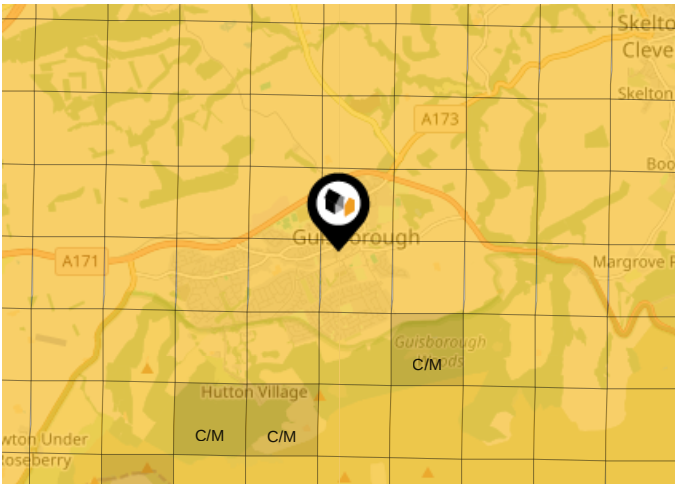
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

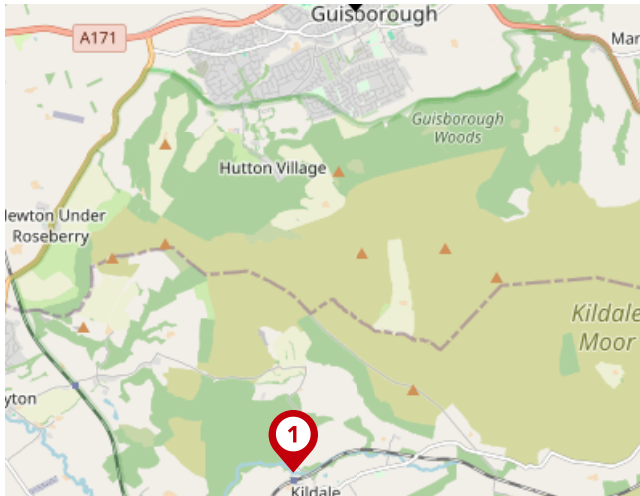


Primary Classifications (Most Common Clay Types)

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

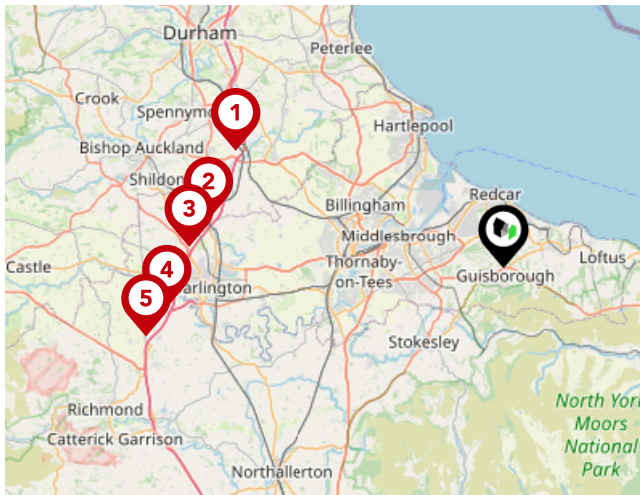
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Kildale Rail Station	4.01 miles
2	Longbeck Rail Station	3.87 miles
3	Marske Rail Station	3.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	20.03 miles
2	A1(M) J59	20.58 miles
3	A1(M) J58	21.69 miles
4	A1(M) J57	23.26 miles
5	A1(M) J56	25.02 miles

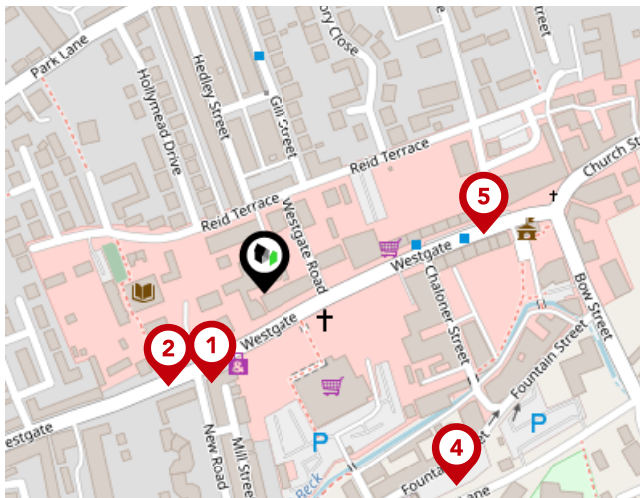


Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	15.3 miles
2	Airport	43.45 miles
3	Leeds Bradford Airport	52.19 miles
4	Humberside Airport	71.81 miles

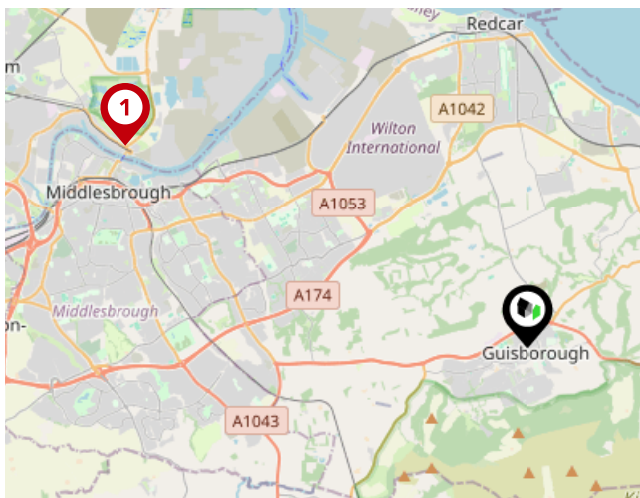
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kemplah House	0.06 miles
2	The Ship	0.07 miles
3	Gill Street	0.16 miles
4	Belmont View	0.15 miles
5	Market Place	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge North Side	7.73 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.

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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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TS14 6AF

01287 631254

guisborough@martinco.com

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



Valuation Office
Agency

