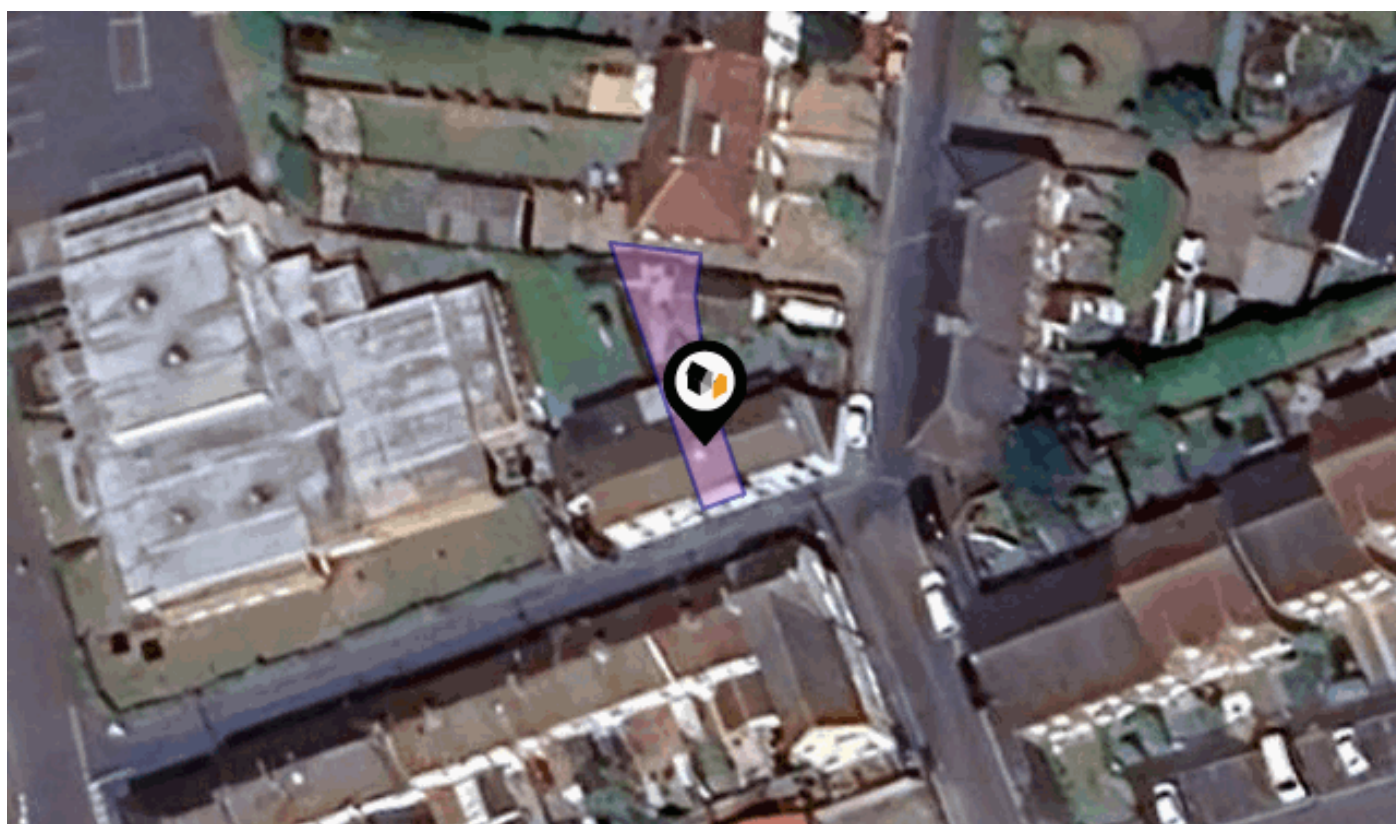# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th May 2025

CLEVELAND STREET, GREAT AYTON, MIDDLESBROUGH, TS9

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/

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 contract 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:	678 ft^2 / 63 m^2		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,881		
Title Number:	NYK68709		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s   **80** mb/s   **8000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

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CLEVELAND STREET, GREAT AYTON, MIDDLESBROUGH, TS9

MARTIN&CO

Hallway
2'8" x 2'8"
0.82 x 0.82 m

Entrance
3'4" x 3'7"
1.03 x 1.10 m

Living Room
12'0" x 13'2"
3.66 x 4.03 m

Kitchen
12'0" x 12'0"
3.68 x 3.66 m

Ground Floor

Approximate total area[1]
642.62 ft²
59.7 m²

Bedroom One
12'2" x 13'3"
3.72 x 4.05 m

Bedroom Two
6'6" x 12'0"
2.00 x 3.66 m

Landing
4'4" x 6'9"
1.33 x 2.07 m

Bathroom
5'3" x 8'2"
1.62 x 2.50 m

Floor 1

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS
3C standard. Please note that
calculations were adjusted by a third
party and therefore may not comply
with RICS IPMS 3C.

GIRAFFE360

CLEVELAND STREET, GREAT AYTON, MIDDLESBROUGH, TS9

MARTIN&CO

Hallway
2'8" x 2'8"
0.82 x 0.82 m

Entrance
3'4" x 3'7"
1.03 x 1.10 m

Living Room
12'0" x 13'2"
3.66 x 4.03 m

Kitchen
12'0" x 12'0"
3.68 x 3.66 m

Approximate total area[1]
331.43 ft²
30.79 m²

(1) Excluding balconies and terraces

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

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GIRAFFE360

Ground Floor

CLEVELAND STREET, GREAT AYTON, MIDDLESBROUGH, TS9

MARTIN&CO

Bedroom One
12'2" x 13'3"
3.72 x 4.05 m

Bedroom Two
6'6" x 12'0"
2.00 x 3.66 m

Landing
4'4" x 6'9"
1.33 x 2.07 m

Bathroom
5'3" x 8'2"
1.62 x 2.50 m

Approximate total area[1]
311.19 ft²
28.91 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS
3C standard. Please note that
calculations were adjusted by a third
party and therefore may not comply
with RICS IPMS 3C.

GIRAFFE360

Floor 1

GREAT AYTON, TS9

Energy rating

C

Valid until 10.05.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 | B
69-80	C		
55-68	D	70 | C	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	63 m^2

10 Year History of Average House Prices by Property Type in TS9
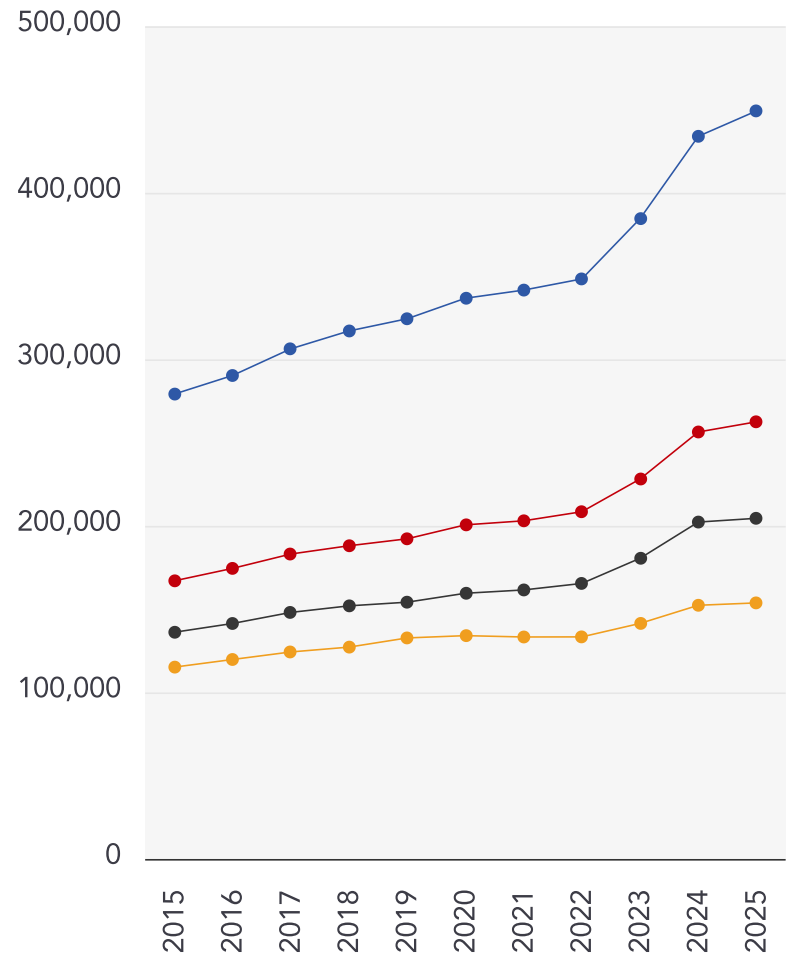
Detached

+60.91%

Semi-Detached

+57.17%

Terraced

+50.26%

Flat

+33.48%

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.

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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.
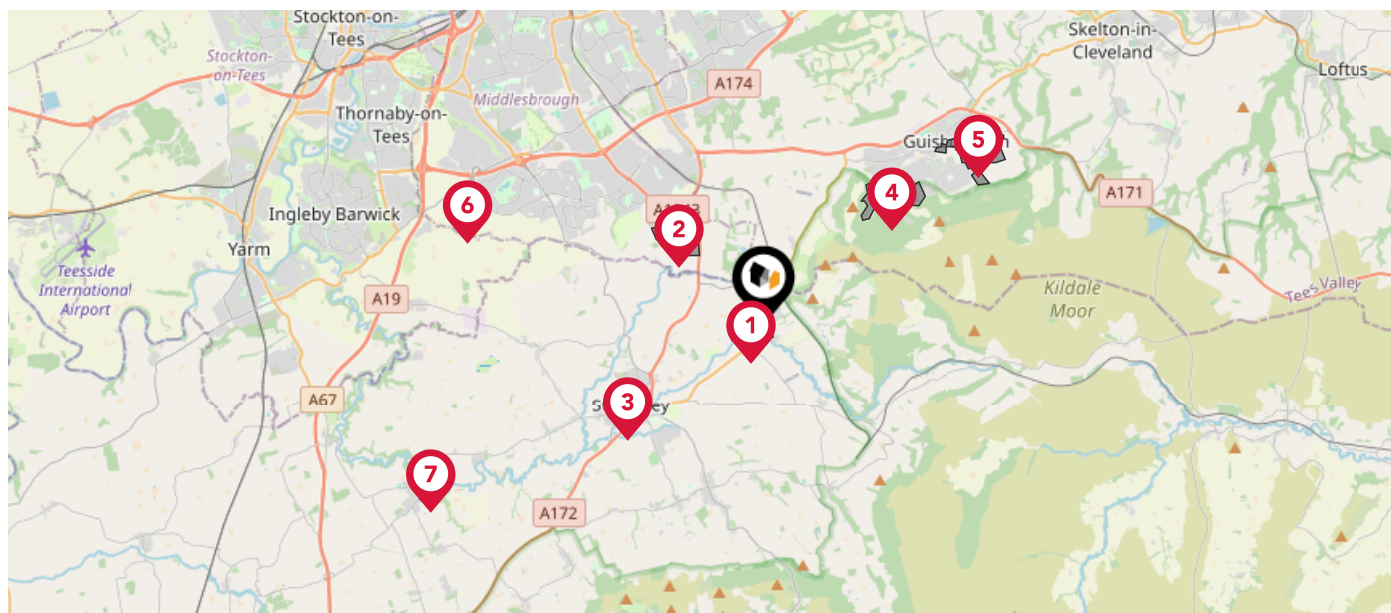
Nearby Conservation Areas

1	Great Ayton
2	Nunthorpe and Poole
3	Stokesley
4	Hutton Lowcross
5	Guisborough
6	Stainton and Thornton
7	Hutton Rudby

Maps
Council Wards

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
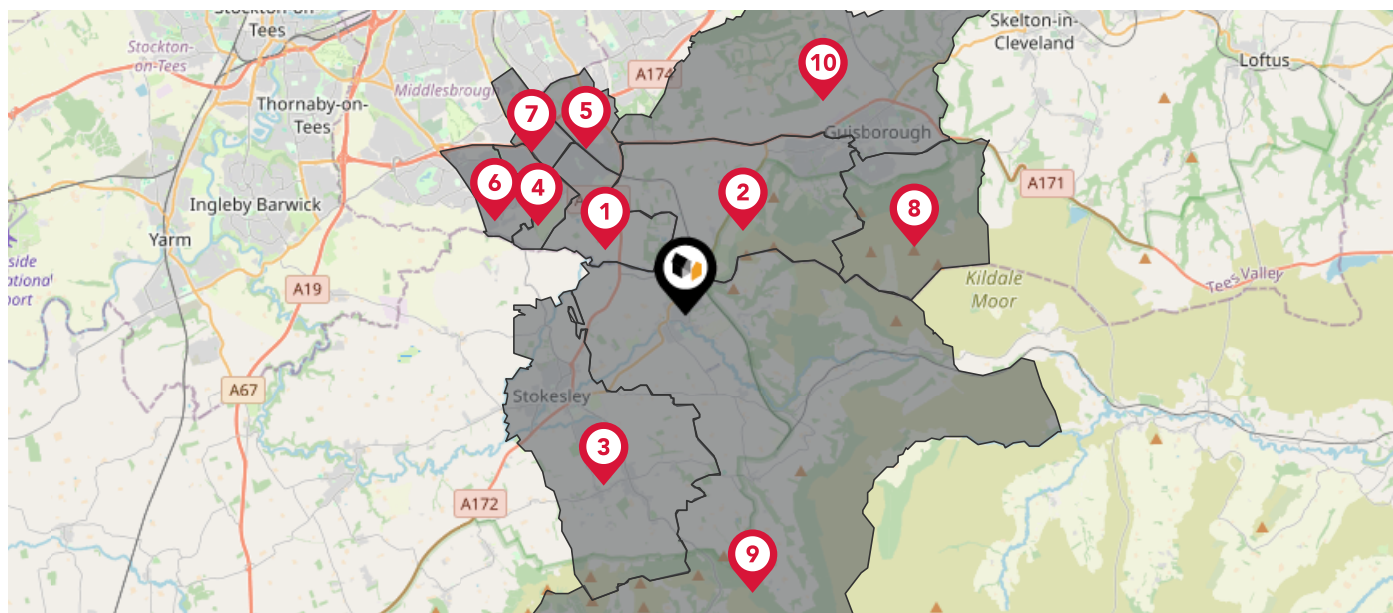
Nearby Council Wards	
1	Nunthorpe Ward
2	Hutton Ward
3	Stokesley Ward
4	Marton West Ward
5	Ormesby Ward
6	Coulby Newham Ward
7	Marton East Ward
8	Belmont Ward
9	Great Ayton Ward
10	Guisborough Ward

MARTIN&CO

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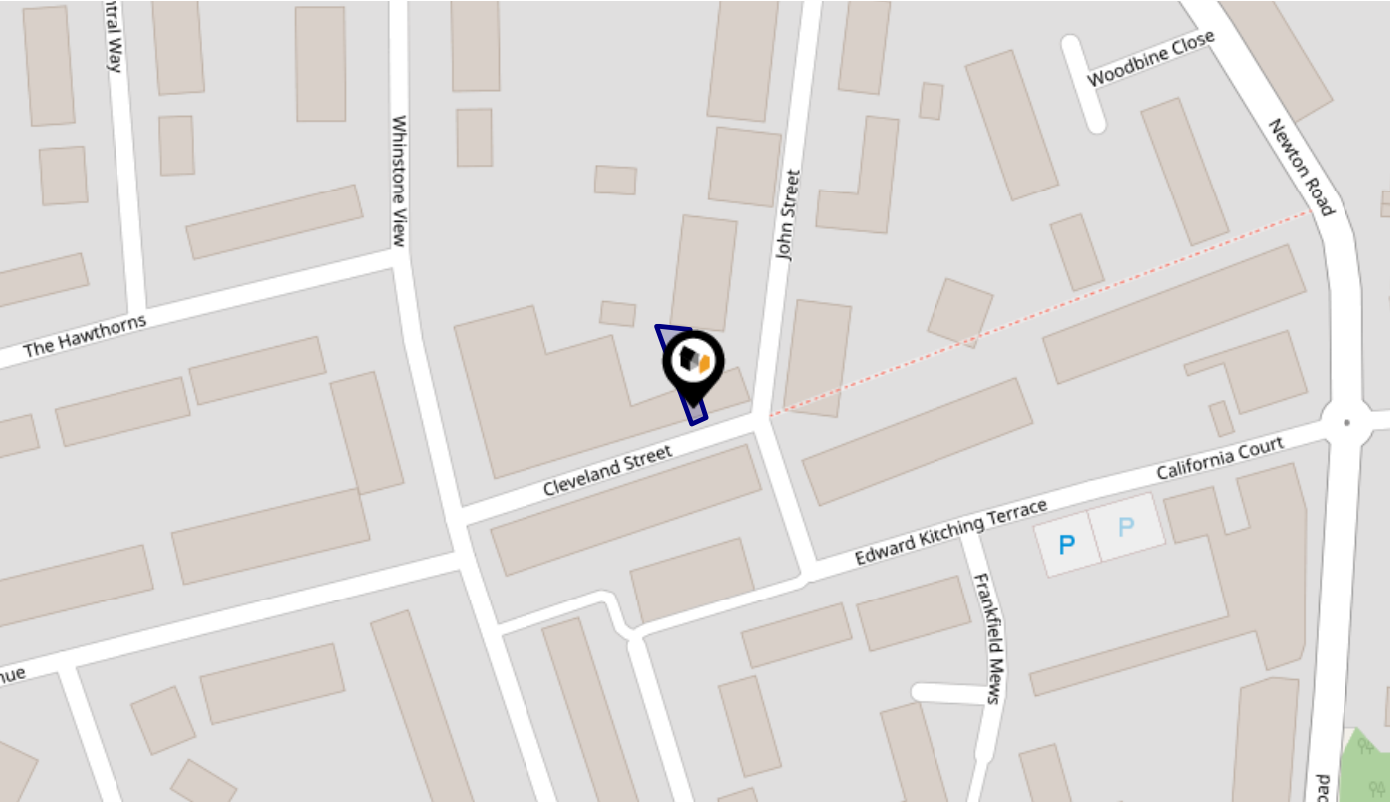
Rail Noise Data

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	🟦

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
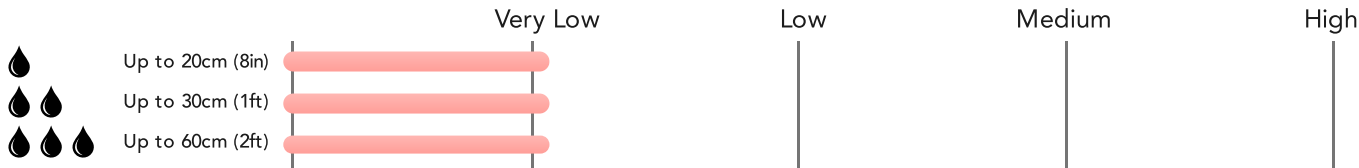

Risk Rating: Very low

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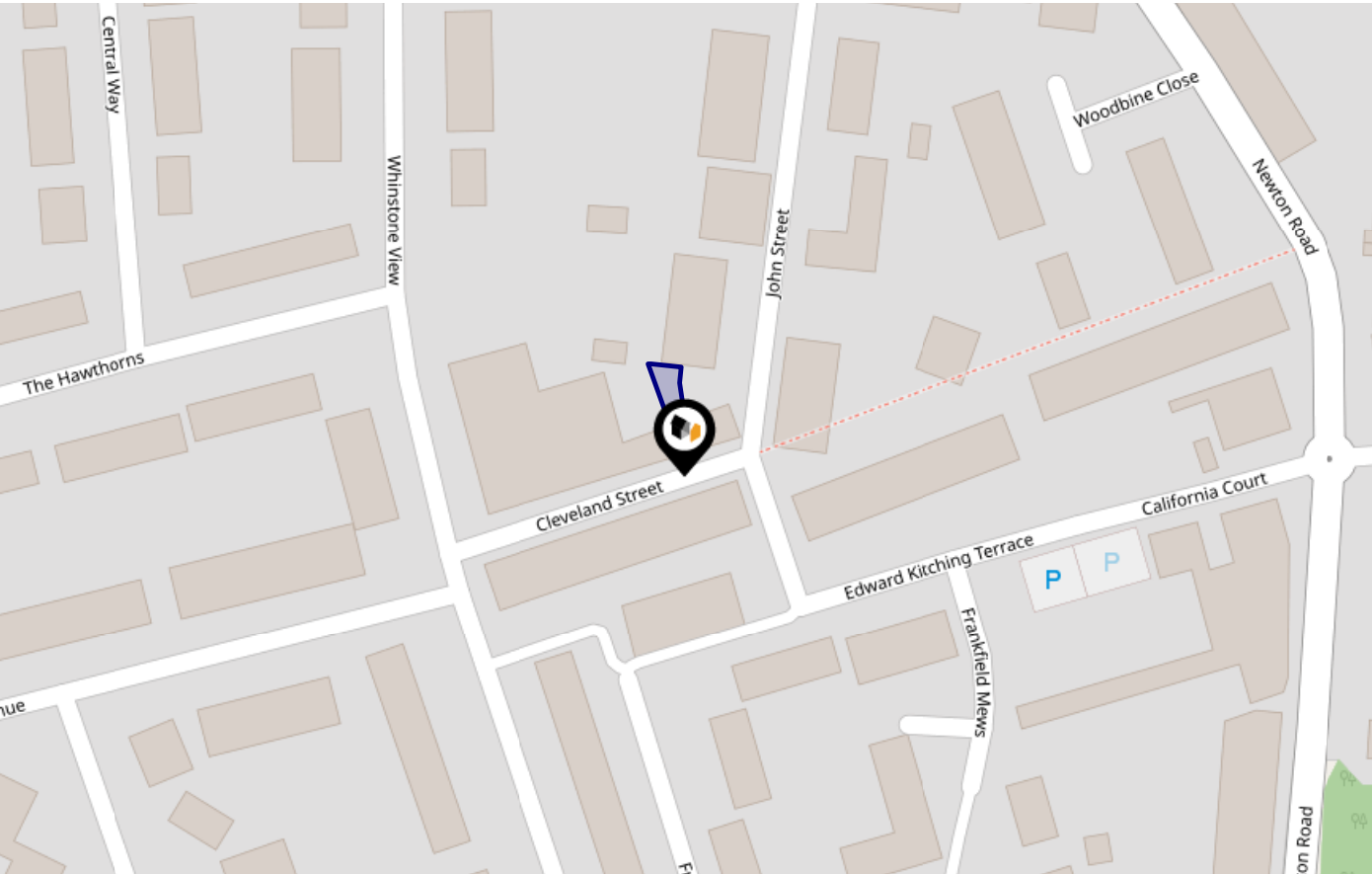
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
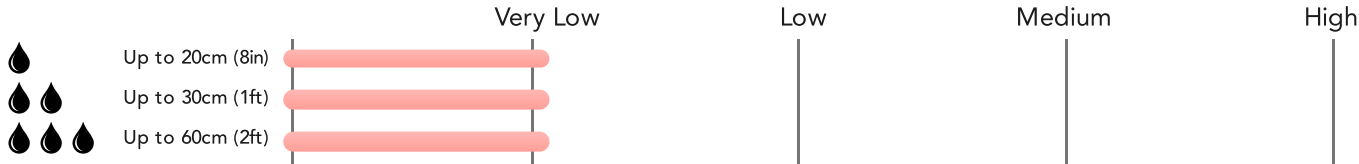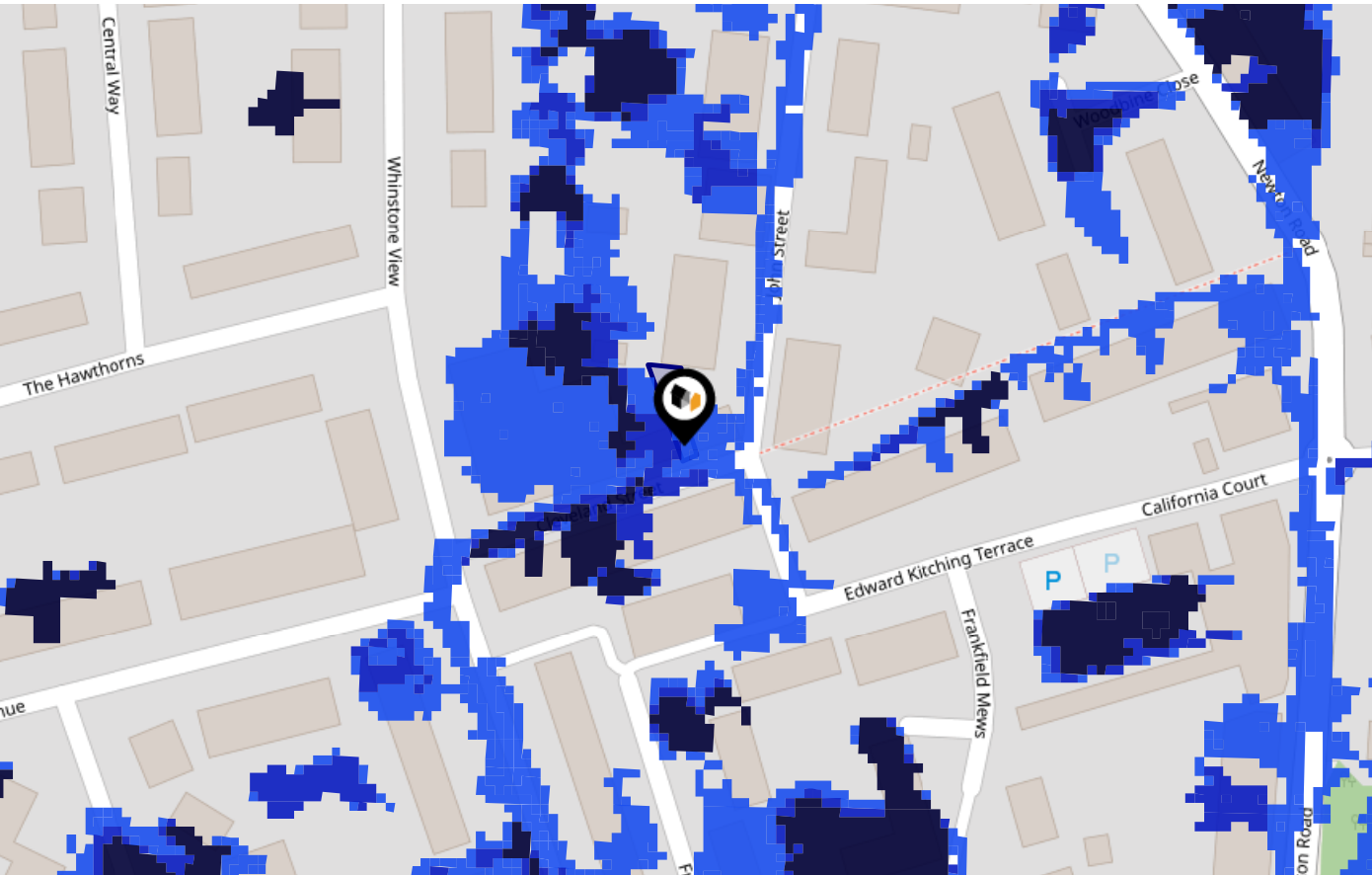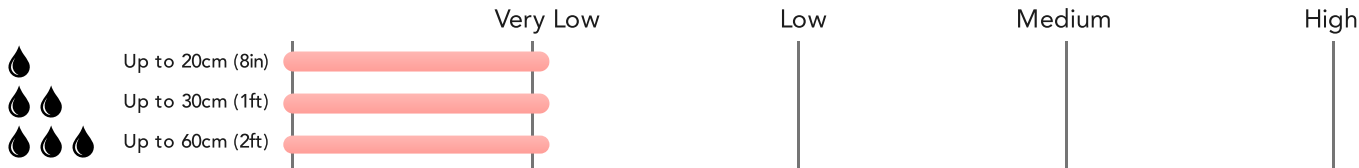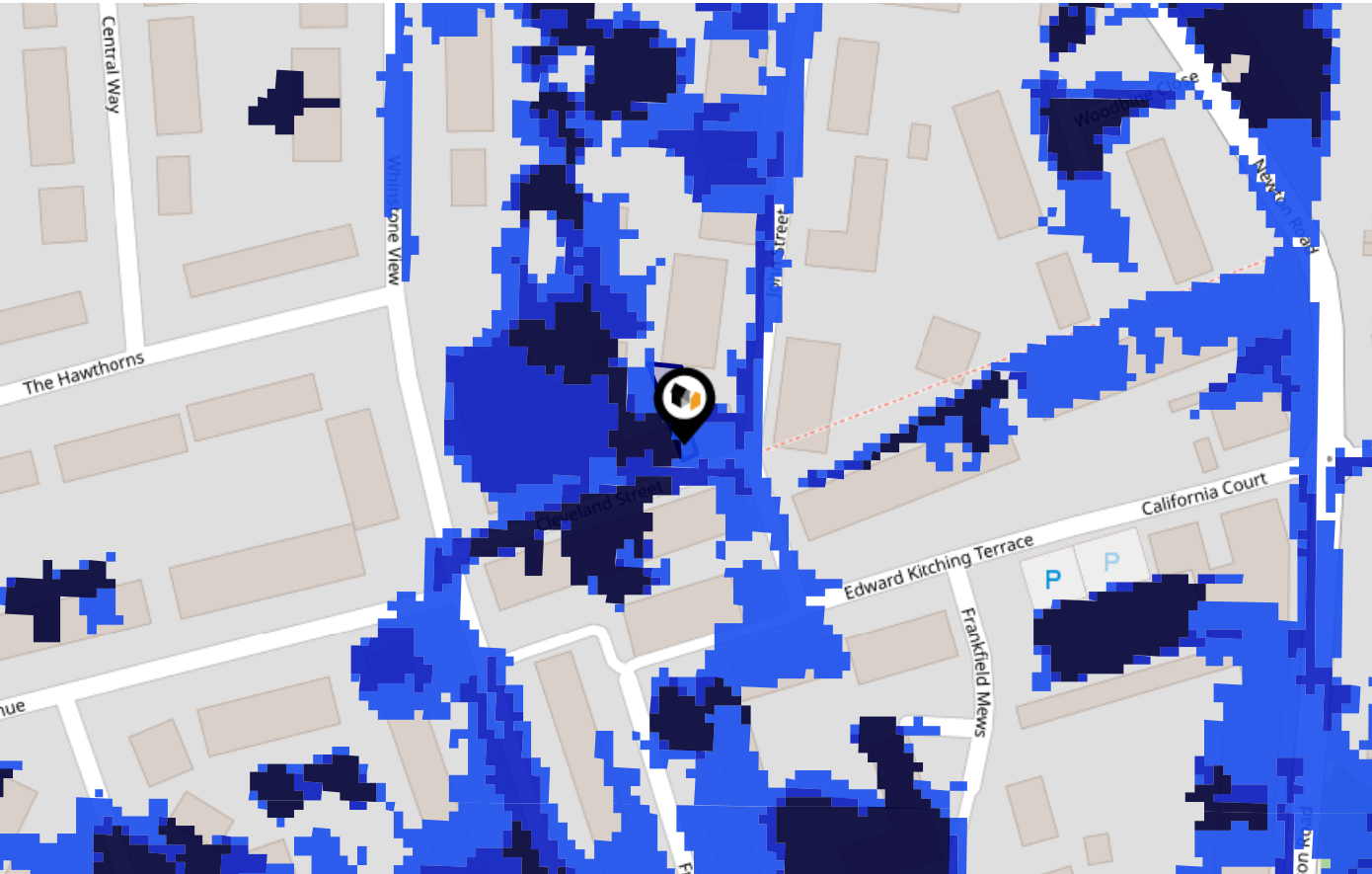

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Flood Risk
Surface Water - Flood Risk

MARTIN&CO

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: 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:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

Flood Risk
Surface Water - Climate Change

MARTIN&CO

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.
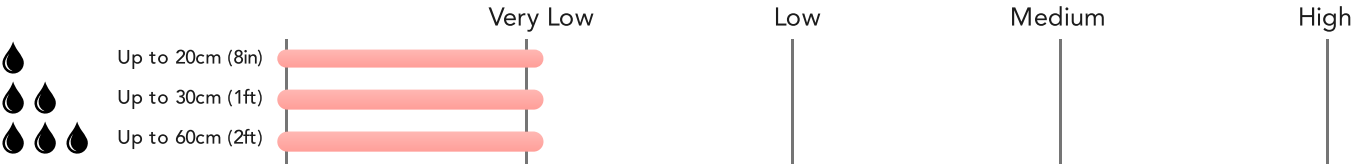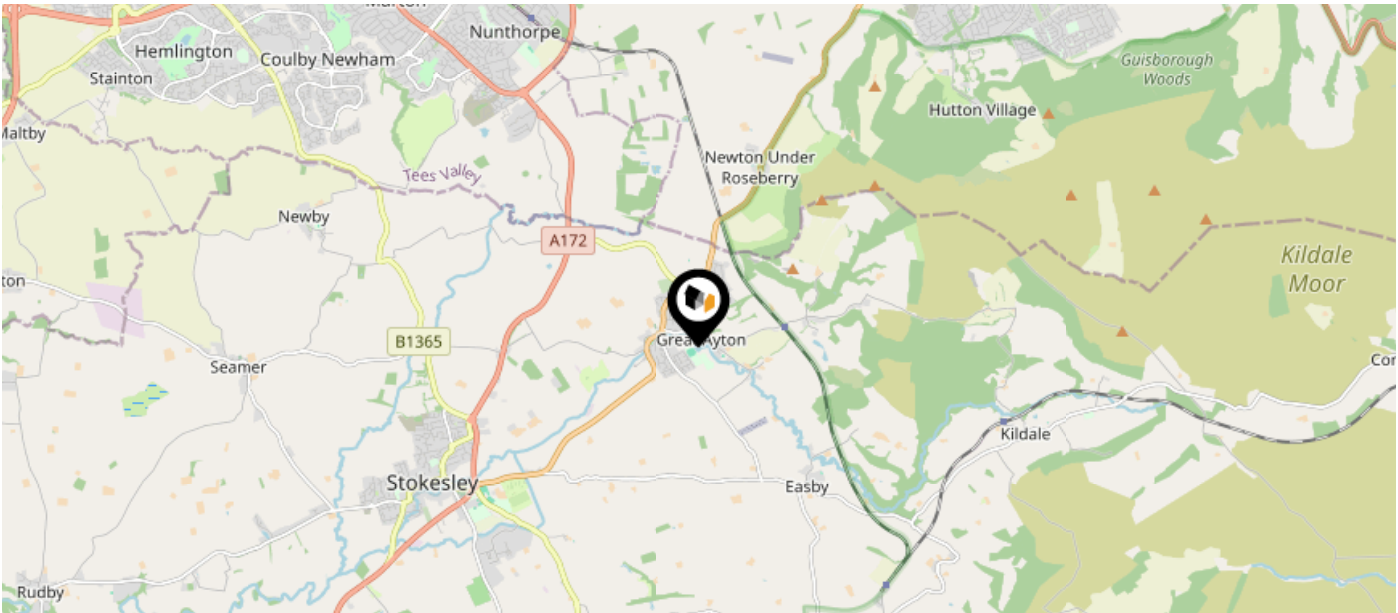

Risk Rating: Low

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

Maps
Green Belt

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.
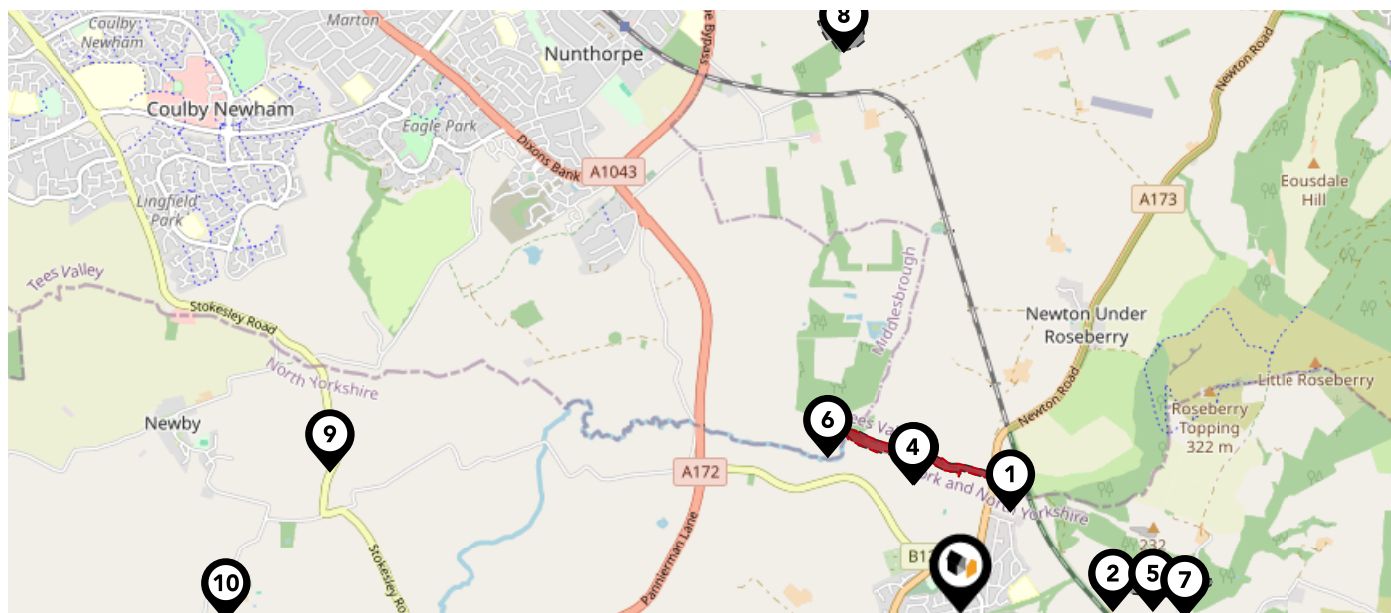
Nearby Landfill Sites

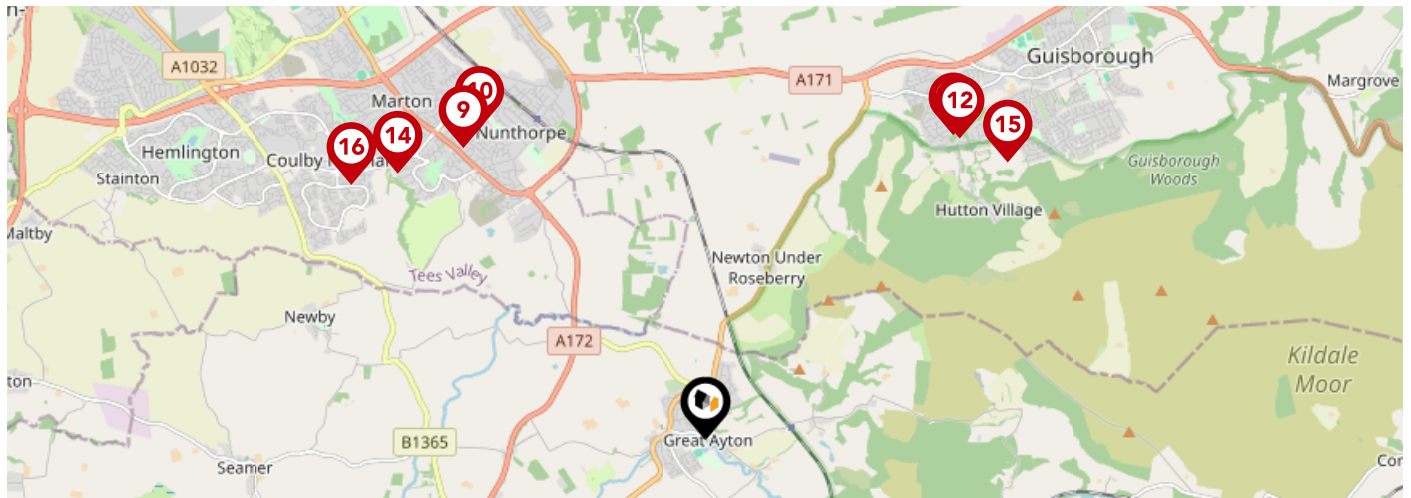|		
1	Land East of A173-Great Ayton, North Yorkshire	Historic Landfill
2	Rye Hill-Great Ayton, North Yorkshire	Historic Landfill
3	Langbaurgh Quarry Landfill and Civic Amenity Site-Great Ayton, North Yorkshire	Historic Landfill
4	EA/EPR/MP3690ZE/A001	Active Landfill
5	Airy Holme Lane-Great Ayton, Middlesbrough, North Yorkshire	Historic Landfill
6	Disused Quarry at Round Hill-Nunthorpe, Middlesbrough	Historic Landfill
7	Airyholme Lane-Great Ayton	Historic Landfill
8	Upsall Grange Farm-Nunthorpe, Middlesbrough, Cleveland	Historic Landfill
9	Stokesley Road Landfill-Stokesley Road, Newby, Near Stokesle	Historic Landfill
10	Howe Hill Farm-Howe Hill Bank, Newby	Historic Landfill

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
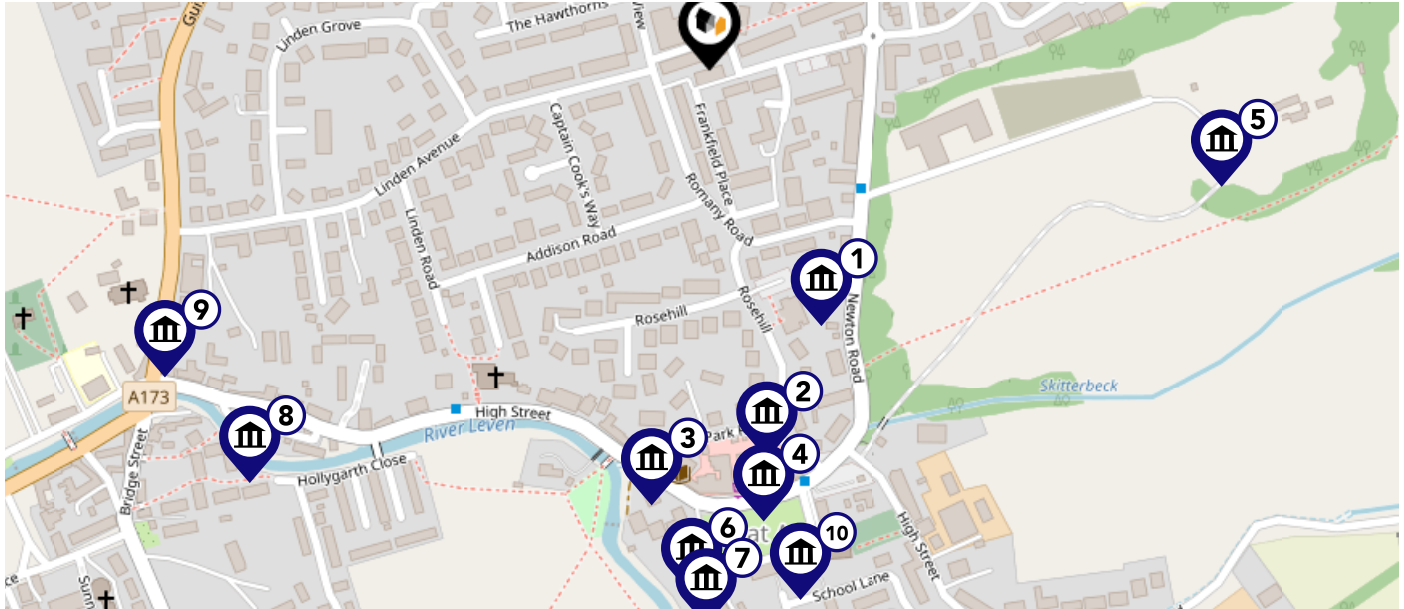
Listed Buildings in the local district	Grade	Distance
1294354 - Rosehill Rosehill Lodge	Grade II	0.1 miles
1150656 - 10, Park Square (see Details For Further Address Information)	Grade II	0.2 miles
1294452 - Captain Cook's Schoolroom	Grade II	0.2 miles
1315249 - The Royal Oak Hotel	Grade II	0.2 miles
1189216 - Cleveland Lodge	Grade II	0.3 miles
1150644 - 14-16, High Green	Grade II	0.3 miles
1315247 - Orchard House	Grade II	0.3 miles
1294460 - Former Chapel In Grounds Of Number 4 (brookside)	Grade II	0.3 miles
1294475 - Police Station	Grade II	0.3 miles
1150642 - Friends' School East Central Building	Grade II	0.3 miles

Area
Schools

|		Nursery	Primary	Secondary	College	Private
1	**Roseberry Academy** Ofsted Rating: Good | Pupils: 227 | Distance: 0.3	☐	☑	☐	☐	☐
2	**Marwood Church of England Voluntary Controlled Infant School, Great Ayton** Ofsted Rating: Good | Pupils: 54 | Distance: 0.41	☐	☑	☐	☐	☐
3	**Stokesley School** Ofsted Rating: Good | Pupils: 1072 | Distance: 2.6	☐	☐	☑	☐	☐
4	**Stokesley Primary Academy** Ofsted Rating: Good | Pupils: 258 | Distance: 2.63	☐	☑	☐	☐	☐
5	**Chandlers Ridge Academy** Ofsted Rating: Good | Pupils: 360 | Distance: 2.83	☐	☑	☐	☐	☐
6	**Nunthorpe Primary Academy** Ofsted Rating: Outstanding | Pupils: 246 | Distance: 3.03	☐	☑	☐	☐	☐
7	**Nunthorpe Academy** Ofsted Rating: Good | Pupils: 1477 | Distance: 3.03	☐	☐	☑	☐	☐
8	**Ingleby Greenhow Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 29 | Distance: 3.14	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**St Bernadette's Catholic Primary School** Ofsted Rating: Good | Pupils: 227 | Distance:3.26	☐	☑	☐	☐	☐
10	**The Avenue Primary School** Ofsted Rating: Good | Pupils: 434 | Distance:3.31	☐	☑	☐	☐	☐
11	**Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy** Ofsted Rating: Good | Pupils: 207 | Distance:3.39	☐	☑	☐	☐	☐
12	**Galley Hill Primary School** Ofsted Rating: Good | Pupils: 282 | Distance:3.4	☐	☑	☐	☐	☐
13	**Kirkby and Great Broughton Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 133 | Distance:3.44	☐	☑	☐	☐	☐
14	**Lingfield Primary School** Ofsted Rating: Good | Pupils: 233 | Distance:3.51	☐	☑	☐	☐	☐
15	**Highcliffe Primary School** Ofsted Rating: Good | Pupils: 292 | Distance:3.53	☐	☑	☐	☐	☐
16	**St Augustine's Catholic Primary School** Ofsted Rating: Good | Pupils: 215 | Distance:3.75	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

MARTIN&CO
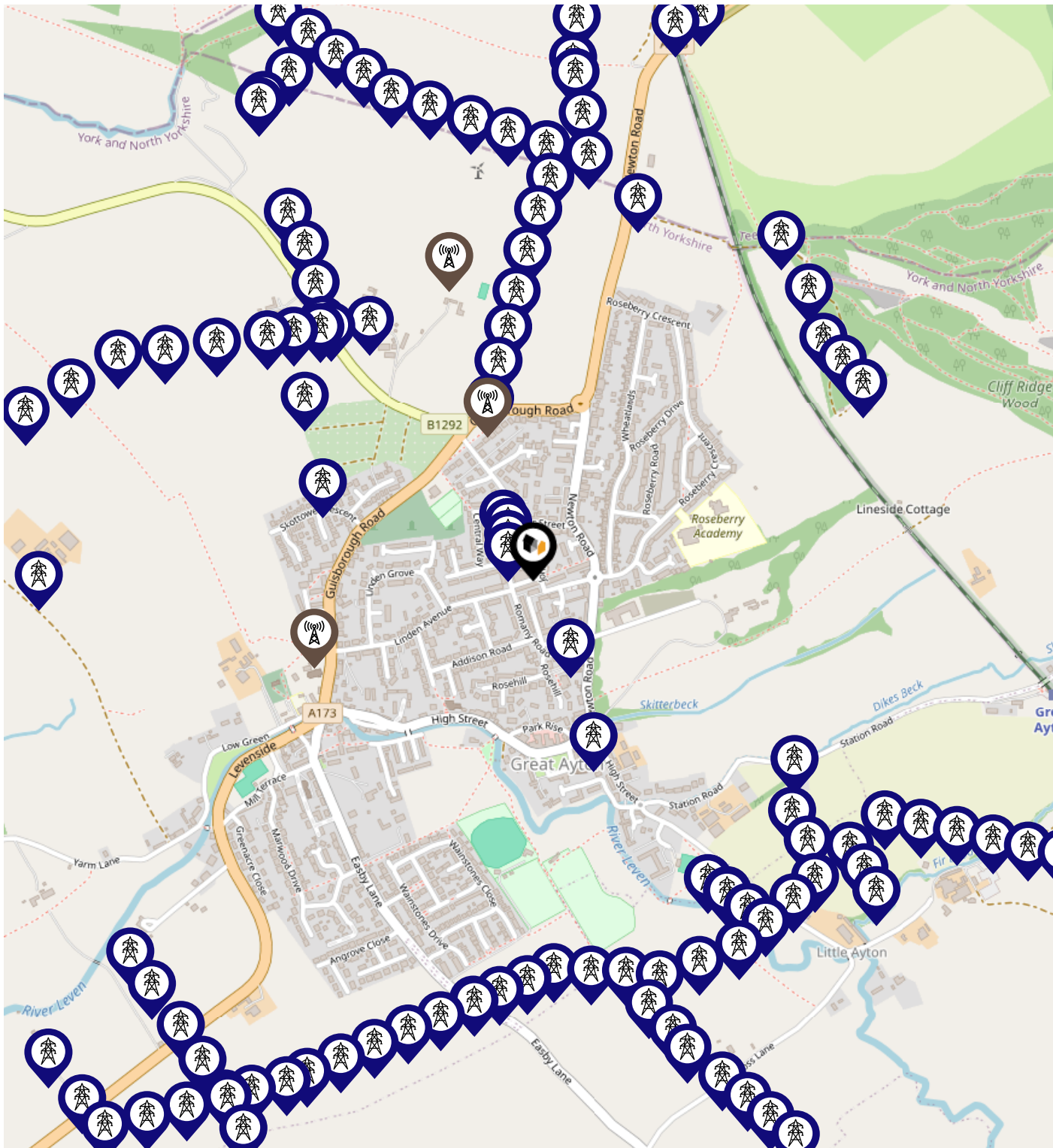
Key:

Power Pylons

Communication Masts

Environment
Radon Gas

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).

1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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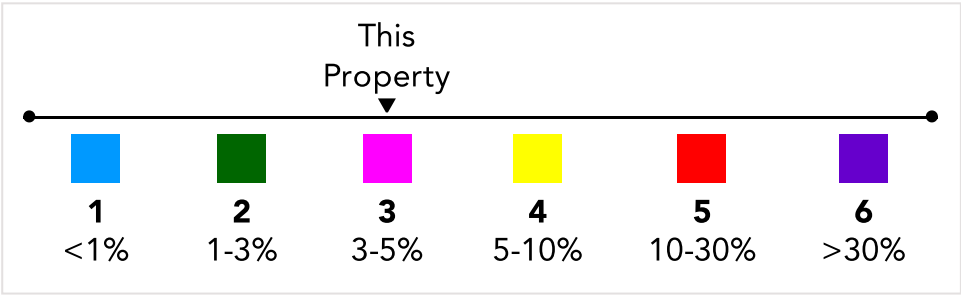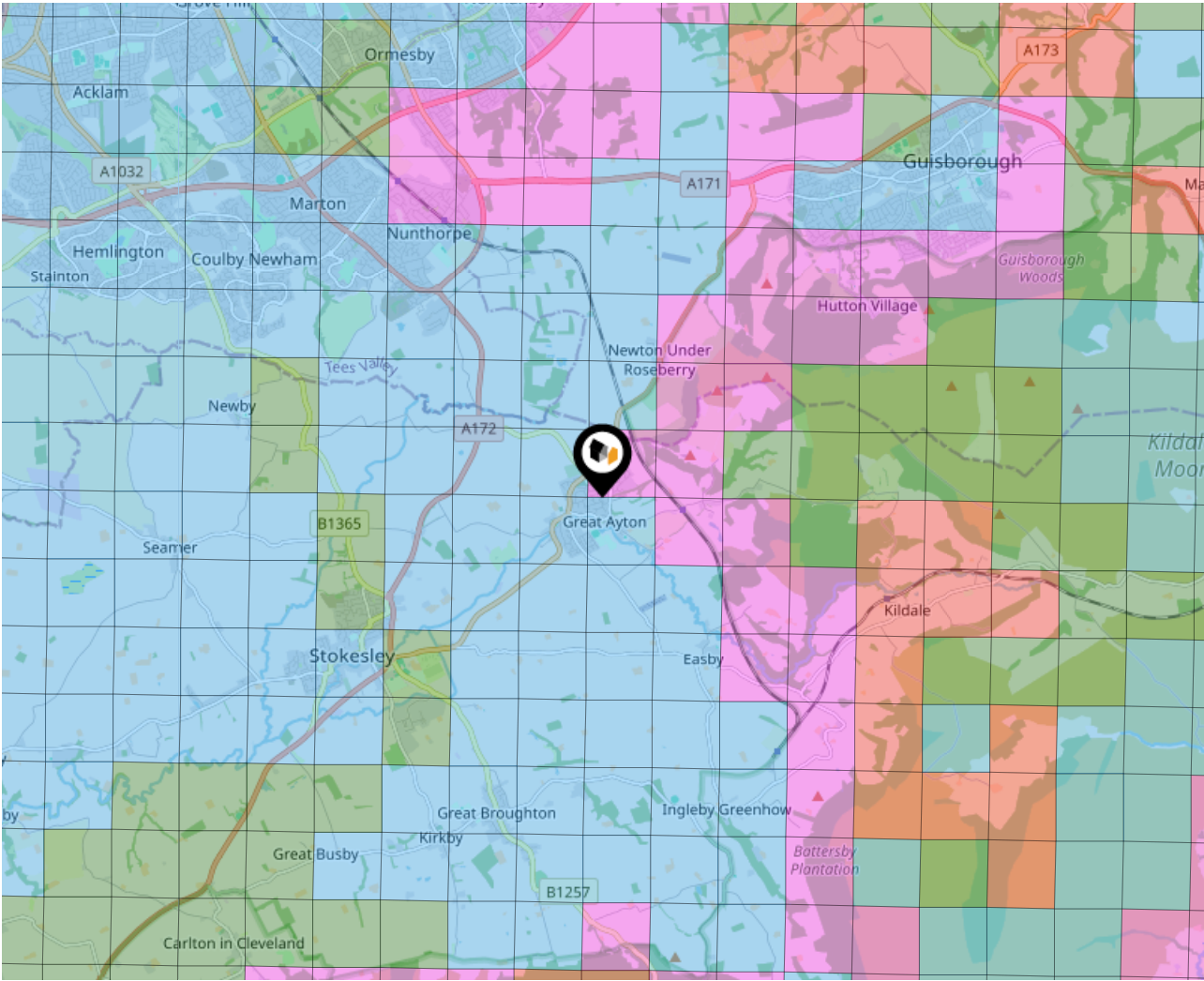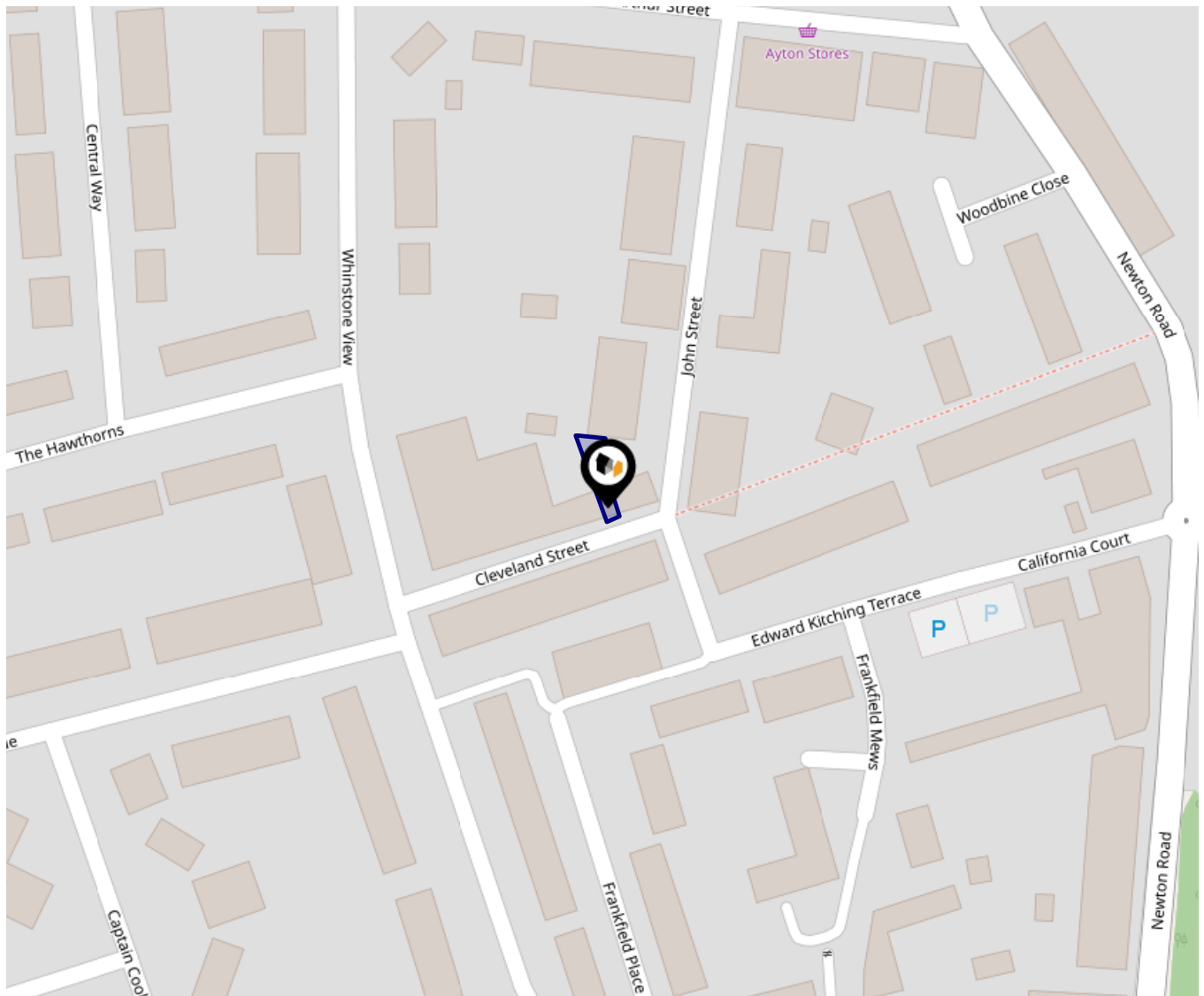
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAYEY LOAM TO SILTY LOAM

Soil Depth: DEEP
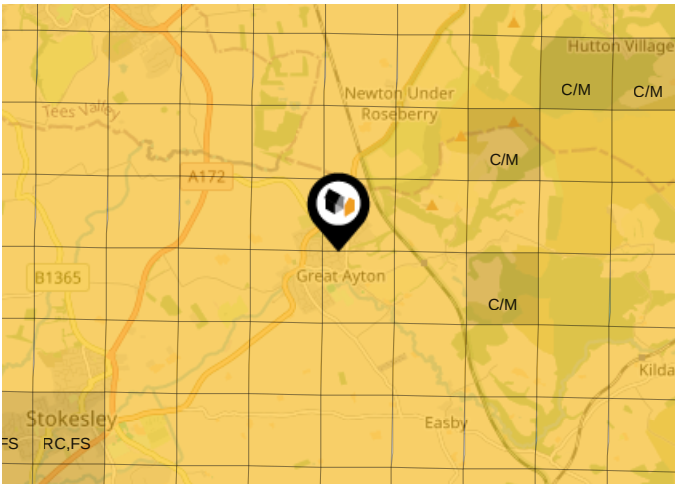
Primary Classifications (Most Common Clay Types)

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
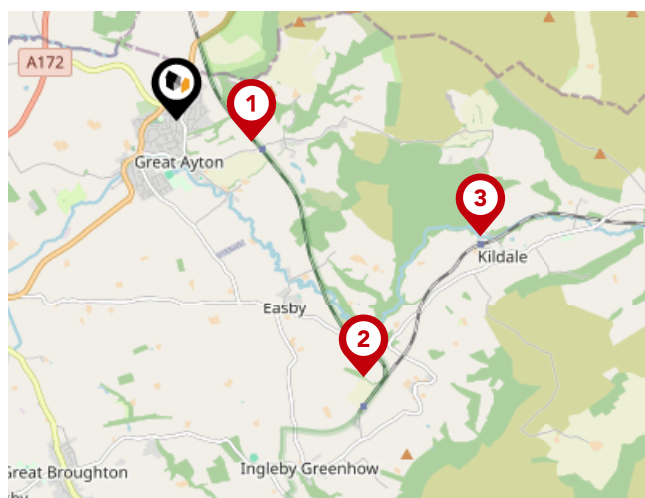
National Rail Stations

Pin	Name	Distance
1	Great Ayton Rail Station	0.68 miles
2	Battersby Rail Station	2.74 miles
3	Kildale Rail Station	2.81 miles
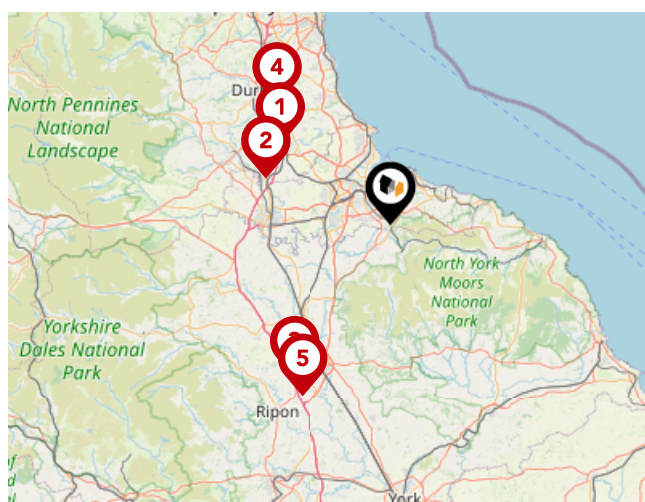
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	18.79 miles
2	A1(M) J59	18.29 miles
3	A1(M) J50	24.99 miles
4	A1(M) J61	22.61 miles
5	A1(M) J49	26.62 miles

Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	12.14 miles
2	Airport	44.17 miles
3	Leeds Bradford Airport	48.08 miles
4	Finningley	70.13 miles
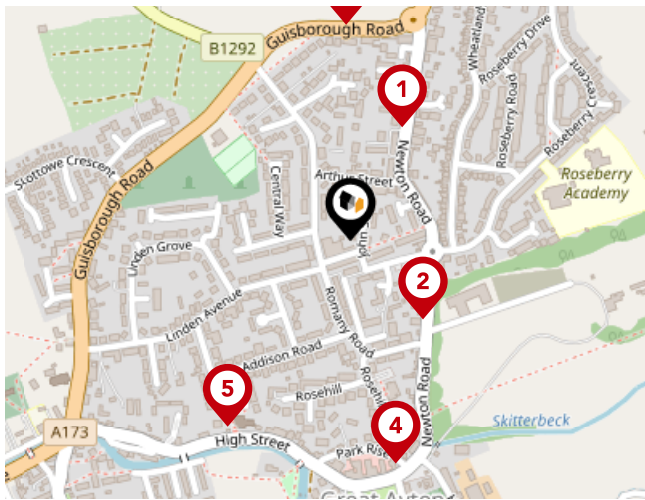
Bus Stops/Stations

Pin	Name	Distance
1	Stephens Garage	0.13 miles
2	Romany Road	0.11 miles
3	Guisborough Road	0.23 miles
4	Great Ayton Green	0.25 miles
5	Methodist Church	0.24 miles
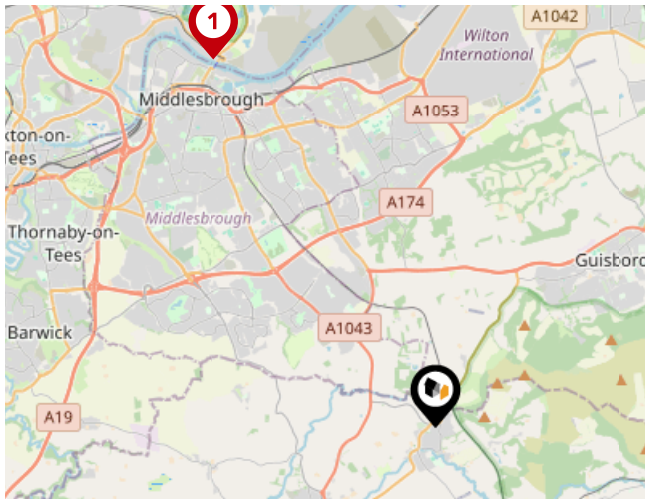
Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	7.4 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.

Martin & Co Guisborough
Testimonials

MARTIN&CO

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!!!

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Instagram /martinco_uk   **in** /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.

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.

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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

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