

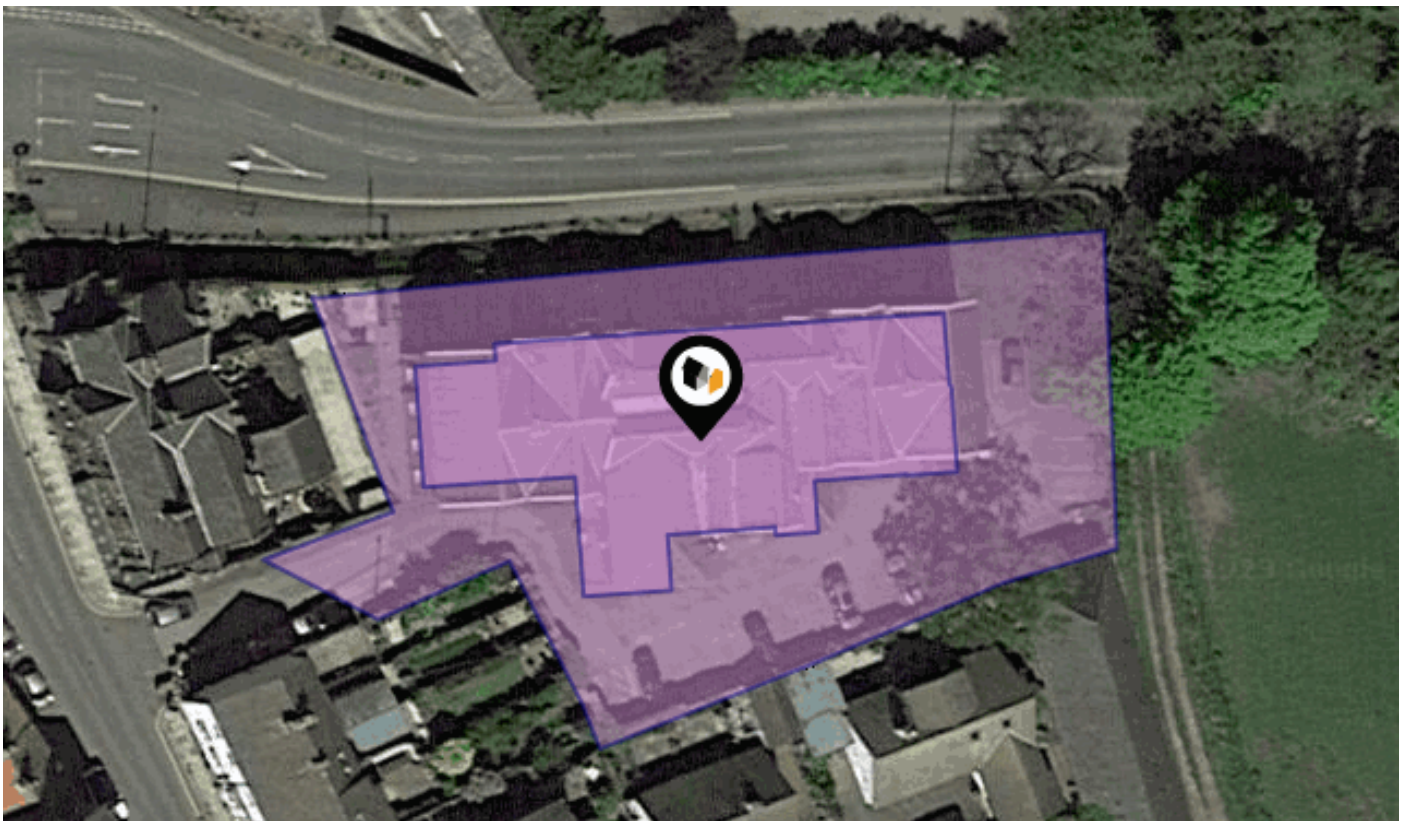


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th November 2023



WHITBY LANE, GUISBOROUGH, TS14

Martin & Co Guisborough

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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 contact our office on 01287 631254. We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten minute (no obligation) telephone consultation (at a time to suit you). One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Flat / Maisonette	Last Sold	£420
Bedrooms:	2	£/ft²:	
Floor Area:	452 ft ² / 42 m ²	Tenure:	Leasehold
Plot Area:	0.6 acres	Start Date:	21/11/2006
Year Built :	2005	End Date:	25/10/2130
Council Tax :	Band D	Lease Term:	125 years (less 10 days) from 25 October 2005
Annual Estimate:	£2,112	Term	107 years
Title Number:	CE194024	Remaining:	
UPRN:	10013580361		

Local Area

Local Authority:	Redcar And Cleveland
Conservation Area:	Guisborough, Redcar and Cleveland
Flood Risk:	
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	<p>Very Low</p> <p>High</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)

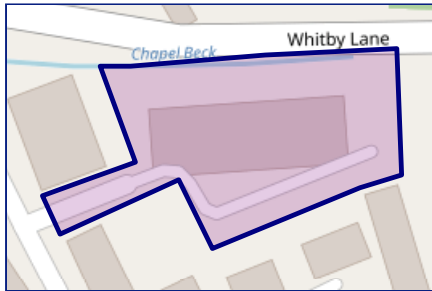


Satellite/Fibre TV Availability:



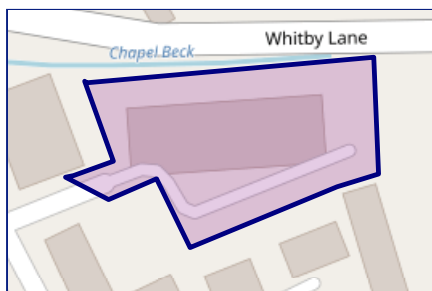
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



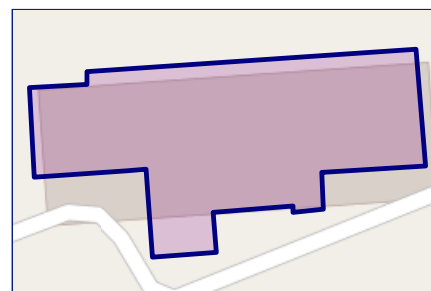
CE72089

Leasehold Title Plans



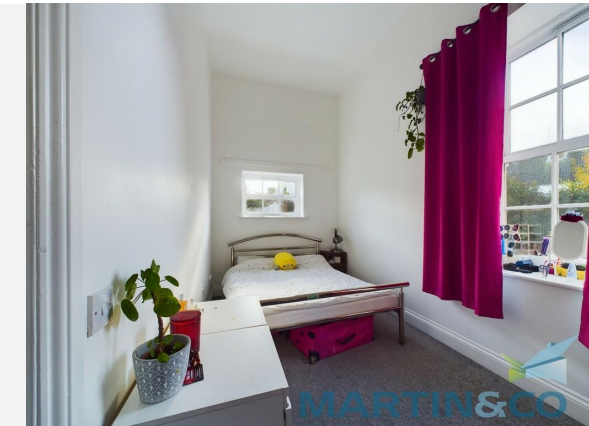
CE194024

Start Date: 08/12/2005
End Date: 09/12/2130
Lease Term: 125 years from and including 9 December 2005
Term Remaining: 107 years



CE188797

Start Date: 21/11/2006
End Date: 25/10/2130
Lease Term: 125 years (less 10 days) from 25 October 2005
Term Remaining: 107 years





WHITBY LANE, GUISBOROUGH, TS14



Whitby Lane, TS14

Energy rating

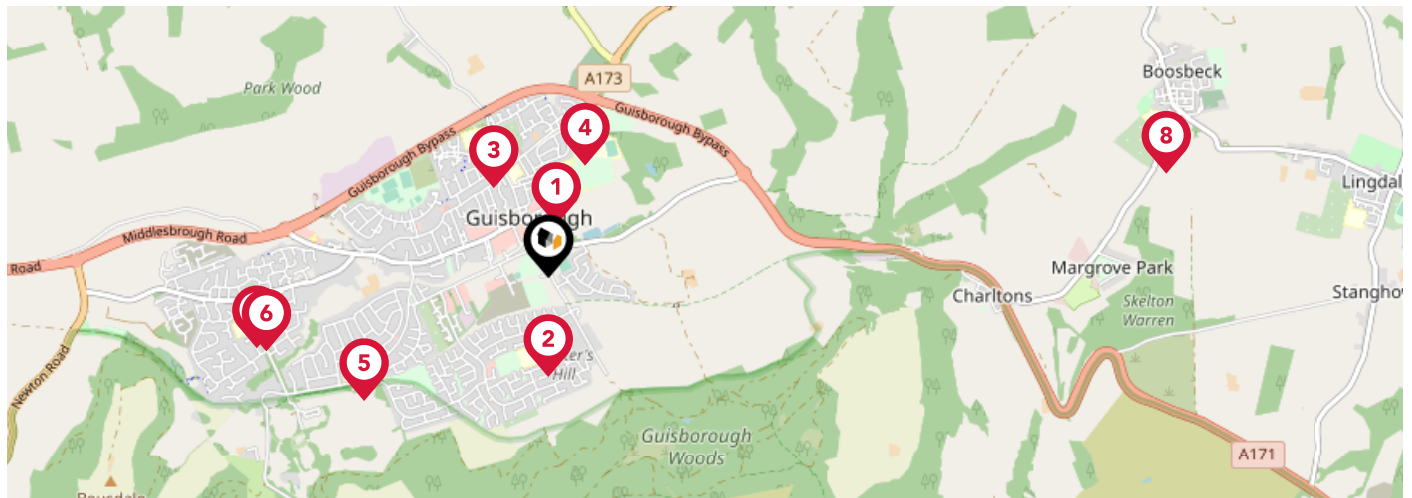
E

Valid until 19.02.2029

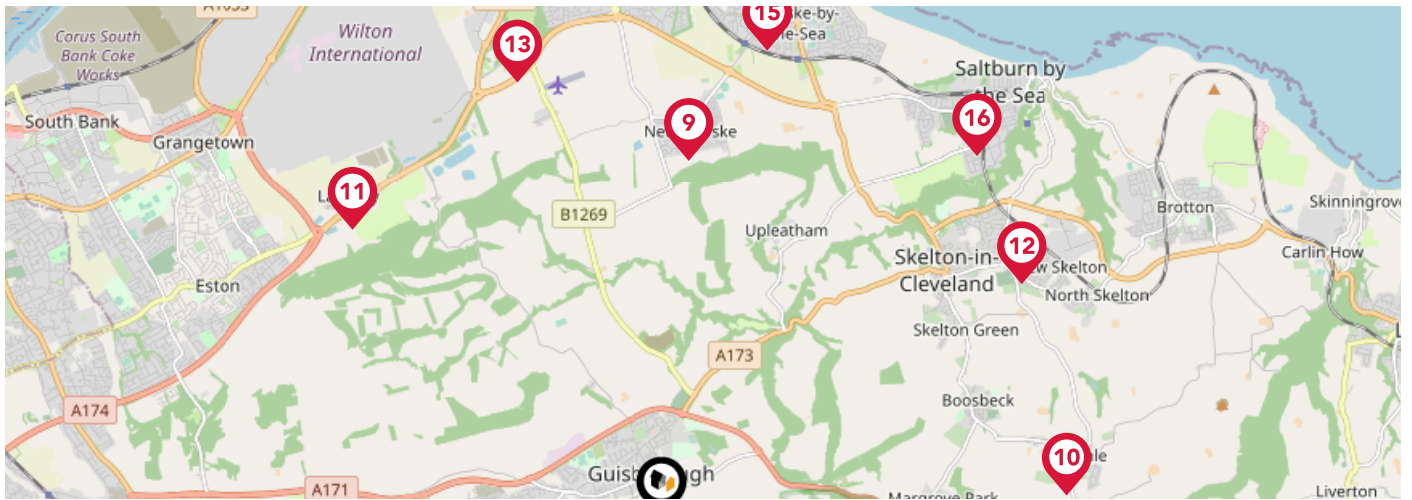
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Additional EPC Data

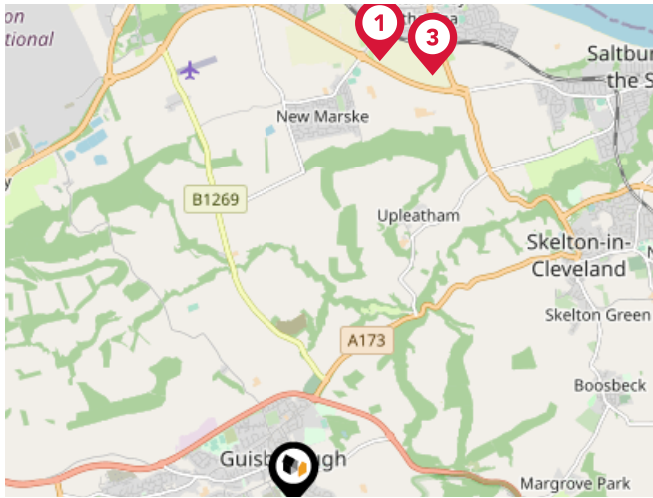
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	42 m ²



		Nursery	Primary	Secondary	College	Private
Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Belmont Primary School Ofsted Rating: Good Pupils: 389 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chaloner Primary School Ofsted Rating: Good Pupils: 244 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Laurence Jackson School Ofsted Rating: Inadequate Pupils:0 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Highcliffe Primary School Ofsted Rating: Good Pupils: 395 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Galley Hill Primary School Ofsted Rating: Good Pupils: 265 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 231 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lockwood Primary School Ofsted Rating: Good Pupils: 203 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

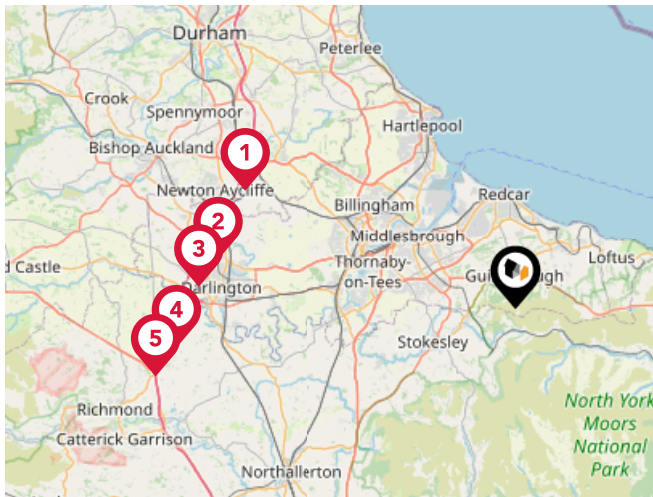


		Nursery	Primary	Secondary	College	Private
	New Marske Primary School Ofsted Rating: Good Pupils: 261 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lingdale Primary School Ofsted Rating: Requires Improvement Pupils: 101 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilton Primary Academy Ofsted Rating: Good Pupils: 58 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skelton Primary School Ofsted Rating: Good Pupils: 559 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkleatham Hall School Ofsted Rating: Good Pupils: 155 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westgarth Primary School Ofsted Rating: Outstanding Pupils: 353 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Bede's Catholic VA Primary School Ofsted Rating: Requires Improvement Pupils: 215 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saltburn Primary School Ofsted Rating: Good Pupils:0 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
	Longbeck Rail Station	3.88 miles
	Kildale Rail Station	3.97 miles
	Marske Rail Station	3.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J60	20.28 miles
	A1(M) J59	20.83 miles
	A1(M) J58	21.93 miles
	A1(M) J57	23.49 miles
	A1(M) J56	25.24 miles

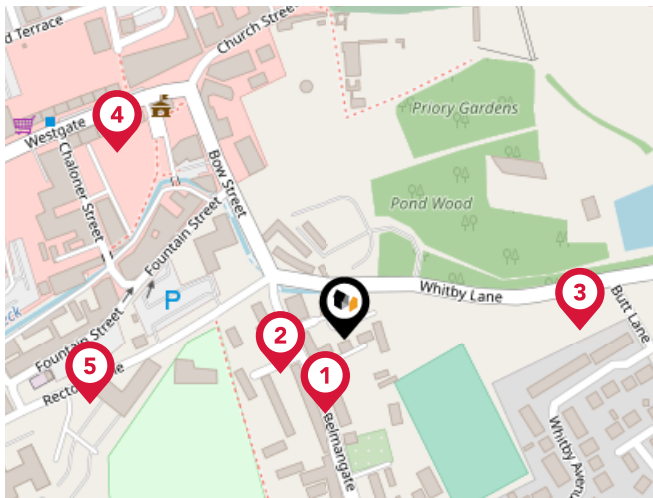


Airports/Helipads

Pin	Name	Distance
	Durham Tees Valley Airport	15.51 miles
	Newcastle International Airport	43.65 miles
	Leeds Bradford International Airport	52.24 miles
	Humberside Airport	71.66 miles

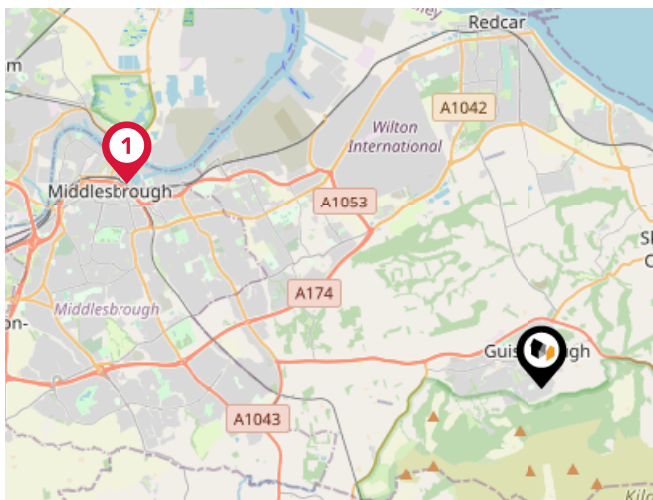
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountains Close	0.04 miles
2	Fountains Close	0.04 miles
3	Butt Lane	0.13 miles
4	Market Place	0.16 miles
5	Belmont View	0.14 miles



Ferry Terminals

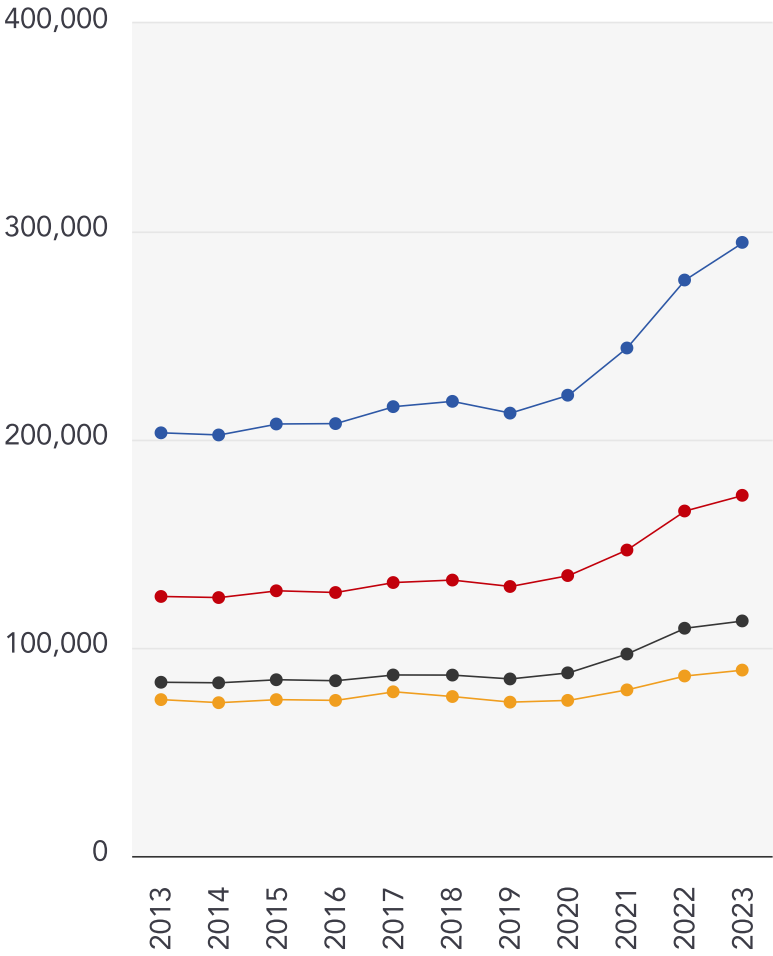
Pin	Name	Distance
1	Transporter Bridge North Side	7.97 miles

Market

House Price Statistics



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



Detached

+45%

Semi-Detached

+38.97%

Terraced

+35.3%

Flat

+18.88%



Martin & Co Guisborough

Martin & Co Guisborough is perfectly located, with a prime high street shop front. We have a large network of offices throughout the UK. We believe in delivering a high quality service to all our clients and continually invest in the latest technology, ideas and people to ensure we deliver the best possible outcome for our clients.

We believe that a reputation is maintained by hard work and honesty. A substantial amount of our business is generated from personal recommendations; we recognise how imperative it is to uphold our high standards in order to meet our clients' satisfaction. We would be delighted to provide you with free sales or lettings advice, without obligation, and welcome your call.

Financial Services

Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Testimonial 1



Super service from start to finish. Martins offered us a personalized service which provided valuable practical advice, coupled with prompt responses and regular updates on progress. All staff ensured we got an efficient, polite, and helpful experience to guide us through the marketing and sale of the property. This resulted in a sale being agreed within 7 days. Highly professional.

Testimonial 2



Very professional team. Moving into our new home was amazing thanks to them.

Testimonial 3



Excellent! Coleen is soo enthusiastic & Lucy, these two girls are great, no problems, sold my property in 4 day's!!!



/martincouk



/MartinCoUK



/martinco_uk



/company/martin-&-co

Important - Please Read

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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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