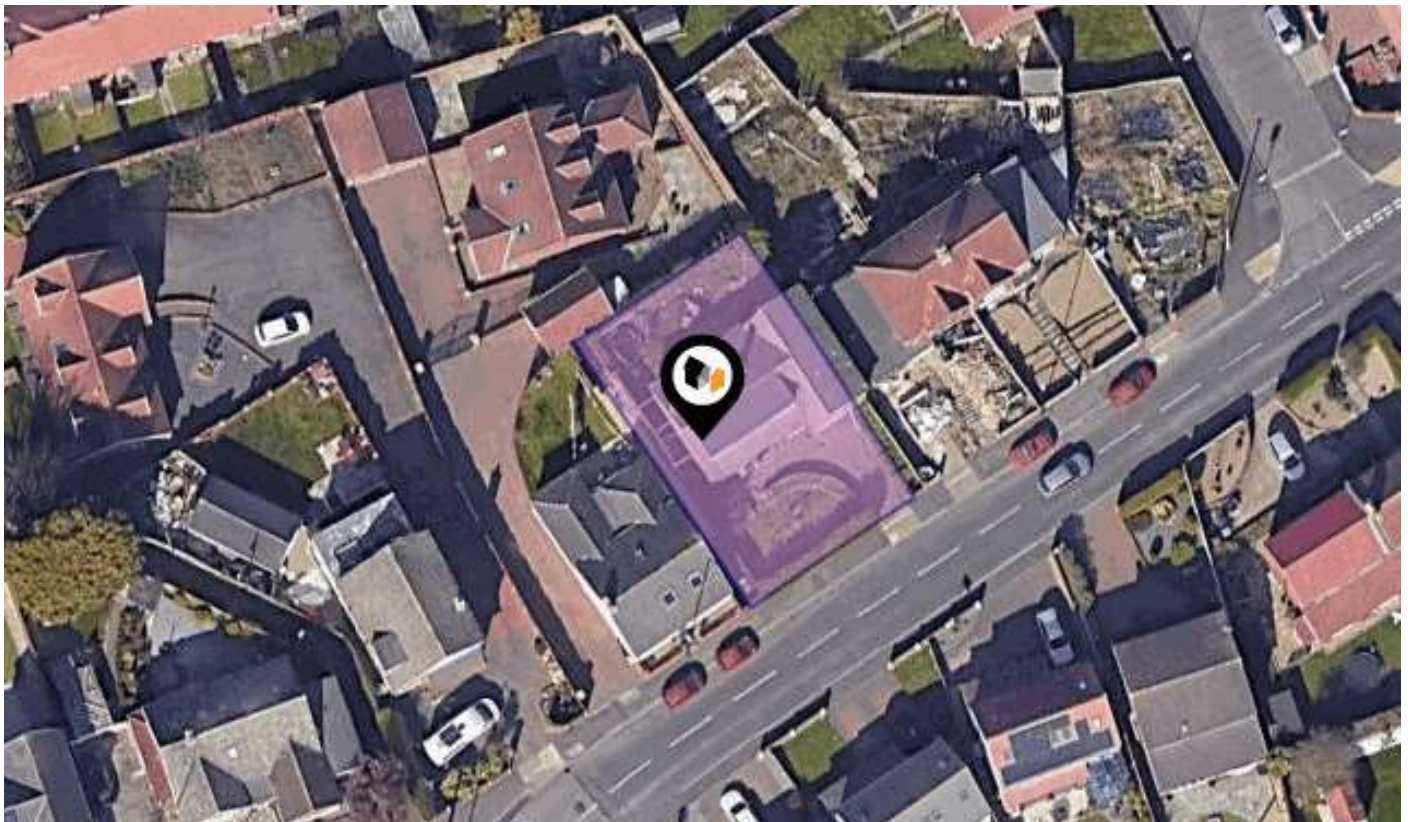




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 16th July 2024



3, PADDOCK LANE, SUNDERLAND, SR3 2BX

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Detached	Last Sold Date:	06/07/2007
Bedrooms:	4	Last Sold Price:	£260,000
Floor Area:	1,453 ft ² / 135 m ²	Last Sold £/ft²:	£178
Plot Area:	0.1 acres	Tenure:	Leasehold
Year Built :	1967-1975	Start Date:	16/09/1962
Council Tax :	Band E	End Date:	17/09/2961
Annual Estimate:	£2,440	Lease Term:	999 years from 17 September 1962
Title Number:	TY335467	Term Remaining:	937 years
UPRN:	45043860		

Local Area

Local Authority:	Sunderland
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	40 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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3, Paddock Lane, SR3 2BX

Energy rating

D

Valid until 19.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

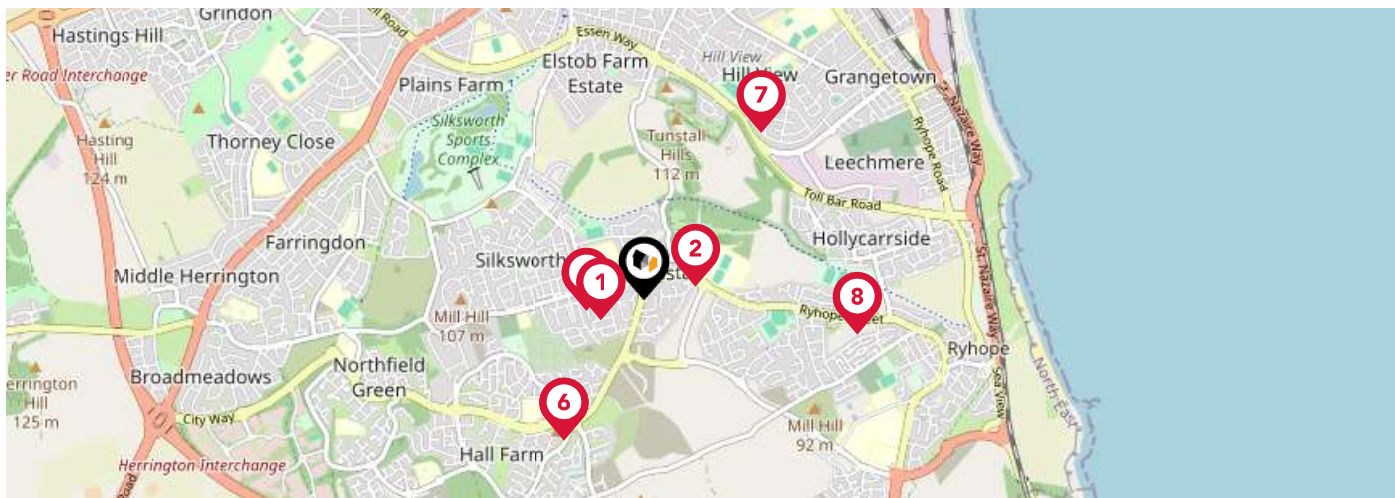
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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	135 m ²

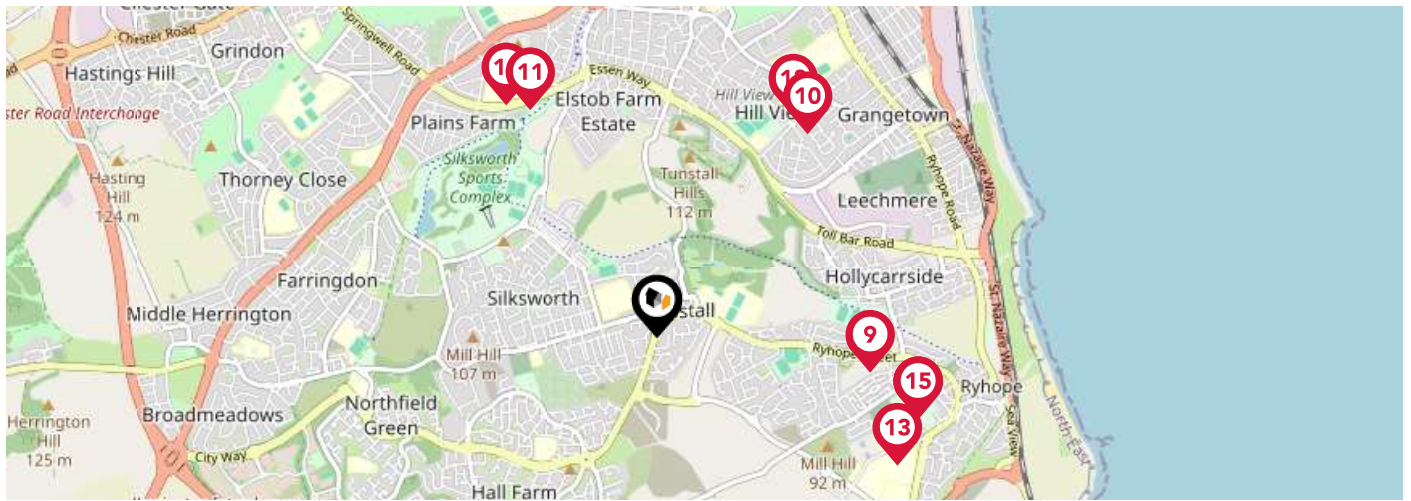
Area Schools

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	Nursery	Primary	Secondary	College	Private
<p>1 St Leonard's Catholic Primary School, Silksworth Ofsted Rating: Good Pupils: 0 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Venerable Bede Church of England Academy Ofsted Rating: Good Pupils: 911 Distance:0.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 New Silksworth Academy Junior Ofsted Rating: Good Pupils: 219 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 New Silksworth Academy Infant Ofsted Rating: Good Pupils: 218 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Mill Hill Nursery School Ofsted Rating: Good Pupils: 121 Distance:0.69</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Mill Hill Primary School Ofsted Rating: Good Pupils: 403 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Hill View Infant Academy Ofsted Rating: Outstanding Pupils: 436 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Ryhope Junior School Ofsted Rating: Good Pupils: 218 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

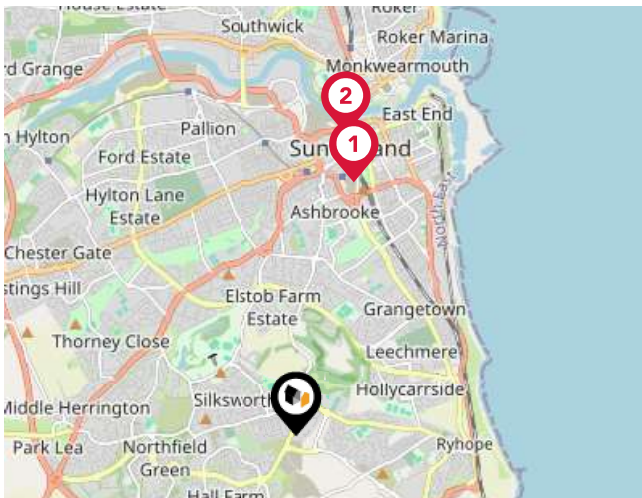
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Ryhope Infant School Academy Ofsted Rating: Good Pupils: 185 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hopespring Sunderland Ofsted Rating: Not Rated Pupils: 9 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Plains Farm Academy Ofsted Rating: Good Pupils: 195 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Hill View Junior Academy Ofsted Rating: Good Pupils: 465 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Paul's CofE Primary School Ofsted Rating: Outstanding Pupils: 250 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Patrick's Catholic Primary School, Ryhope Ofsted Rating: Good Pupils: 149 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Patrick's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 118 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Thornhill Park School Ofsted Rating: Good Pupils: 45 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



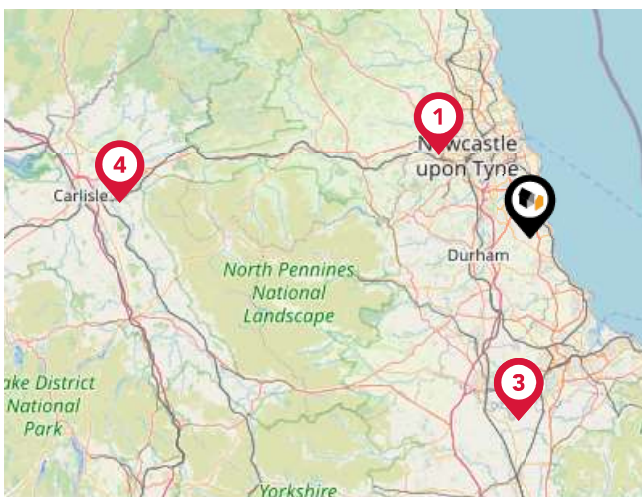
National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	2.2 miles
2	St Peter's Rail Station	2.61 miles
3	Seaham Rail Station	3.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.89 miles
2	A194(M) J2	6.76 miles
3	A1(M) J62	7.7 miles
4	A194(M) J1	6.61 miles
5	A1(M) J64	6.39 miles



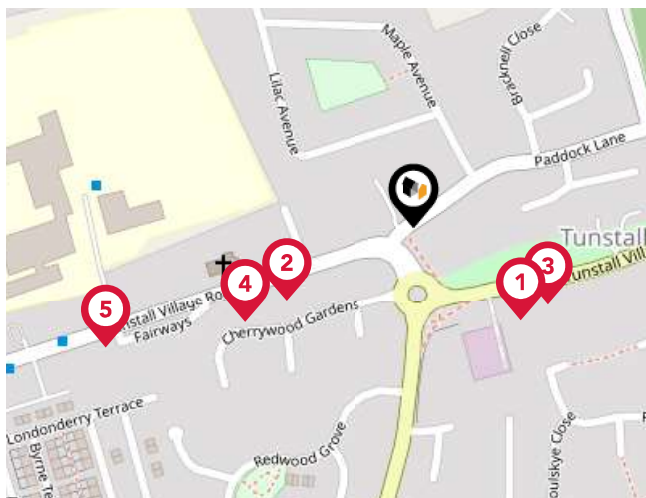
Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	16.85 miles
2	Durham Tees Valley Airport	25.1 miles
3	Durham Tees Valley Airport	25.18 miles
4	Airport	56.25 miles

Area

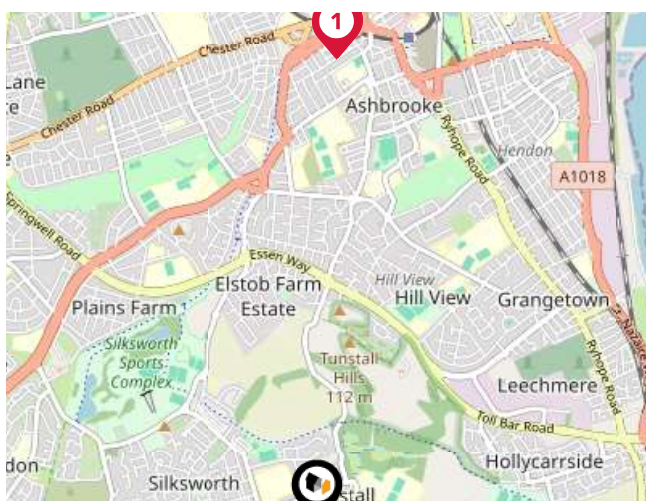
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Tunstall Village Green	0.08 miles
2	Tunstall Village Road	0.08 miles
3	Tunstall Village Green	0.08 miles
4	Tunstall Village Road	0.1 miles
5	St Leonard's Rc Primary School	0.18 miles



Local Connections

Pin	Name	Distance
1	University (Tyne and Wear Metro Station)	1.98 miles
2	University (Tyne and Wear Metro Station)	1.98 miles
3	University (Tyne and Wear Metro Station)	1.98 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	8.45 miles
2	Newcastle International Ferry Terminal	8.48 miles
3	South Shields Ferry Terminal	8.71 miles

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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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