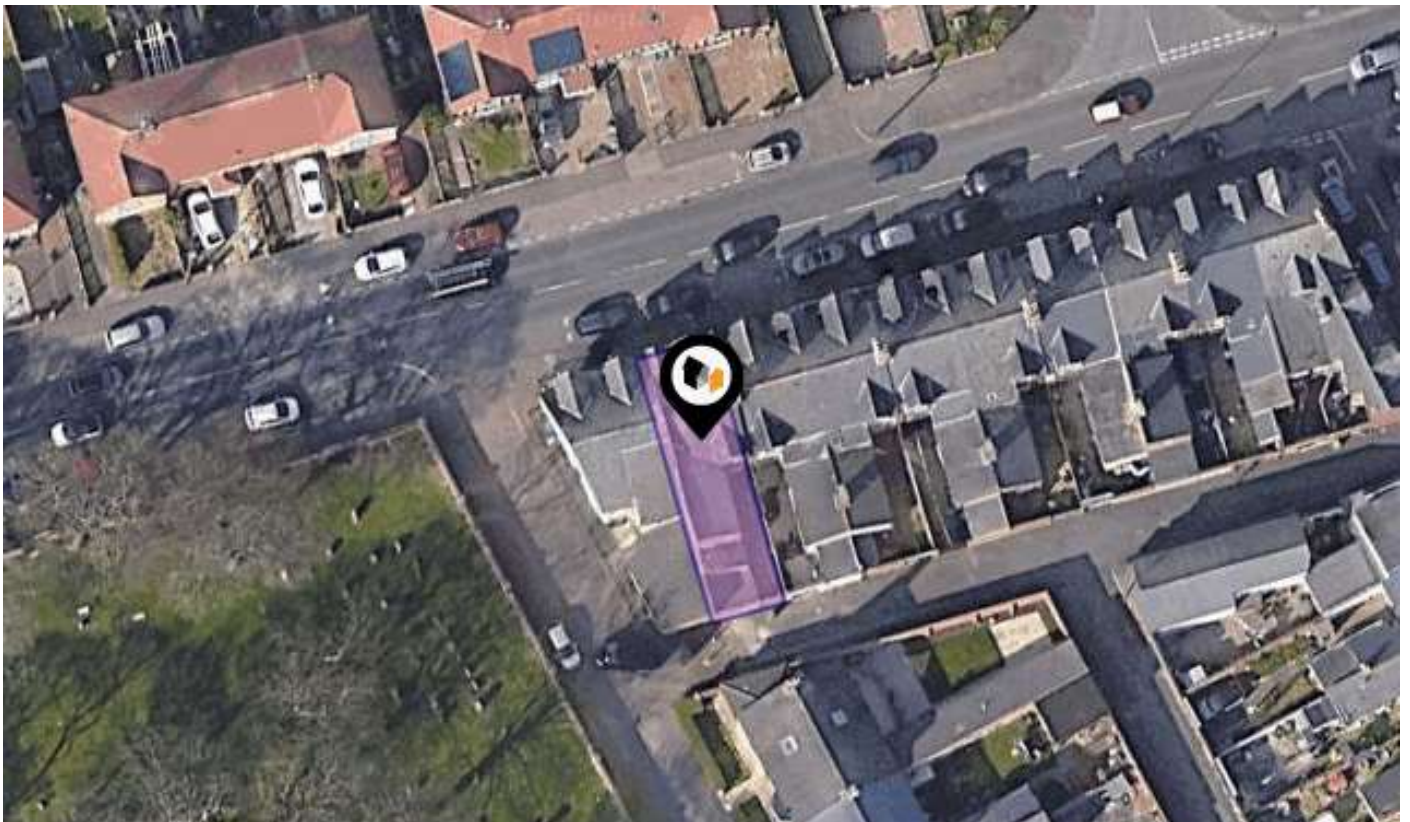




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05<sup>th</sup> September 2024



**28A, WHITEHALL TERRACE, SUNDERLAND, SR4 7SR**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	15/01/2008
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£52,500
<b>Floor Area:</b>	387 ft <sup>2</sup> / 36 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£70
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	1930-1949	<b>Start Date:</b>	14/01/2008
<b>Council Tax :</b>	Band A	<b>End Date:</b>	15/01/2107
<b>Annual Estimate:</b>	£1,331	<b>Lease Term:</b>	99 years from 15 January 2008
<b>Title Number:</b>	TY472263	<b>Term Remaining:</b>	82 years
<b>UPRN:</b>	45069198		

## Local Area

<b>Local Authority:</b>	Sunderland
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>159</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



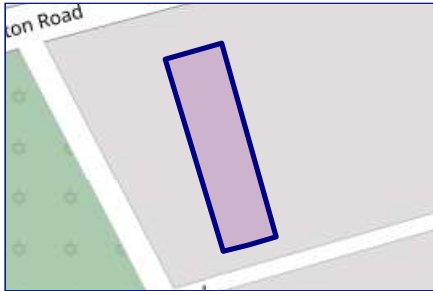
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

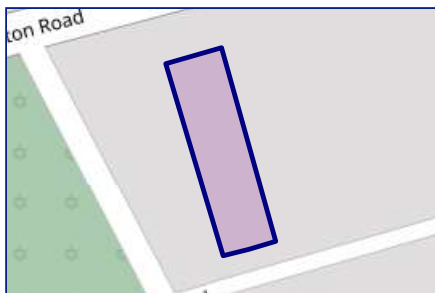
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## Freehold Title Plan



**TY472205**

## Leasehold Title Plan



**TY472263**

Start Date: 14/01/2008  
End Date: 15/01/2107  
Lease Term: 99 years from 15 January 2008  
Term Remaining: 82 years

# Property EPC - Certificate

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28a Whitehall Terrace, SUNDERLAND, SR4 7SR

Energy rating

C

Valid until 27.03.2034

Certificate number  
1034-3427-8300-0913-6222

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Ground-floor maisonette
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	36 m <sup>2</sup>

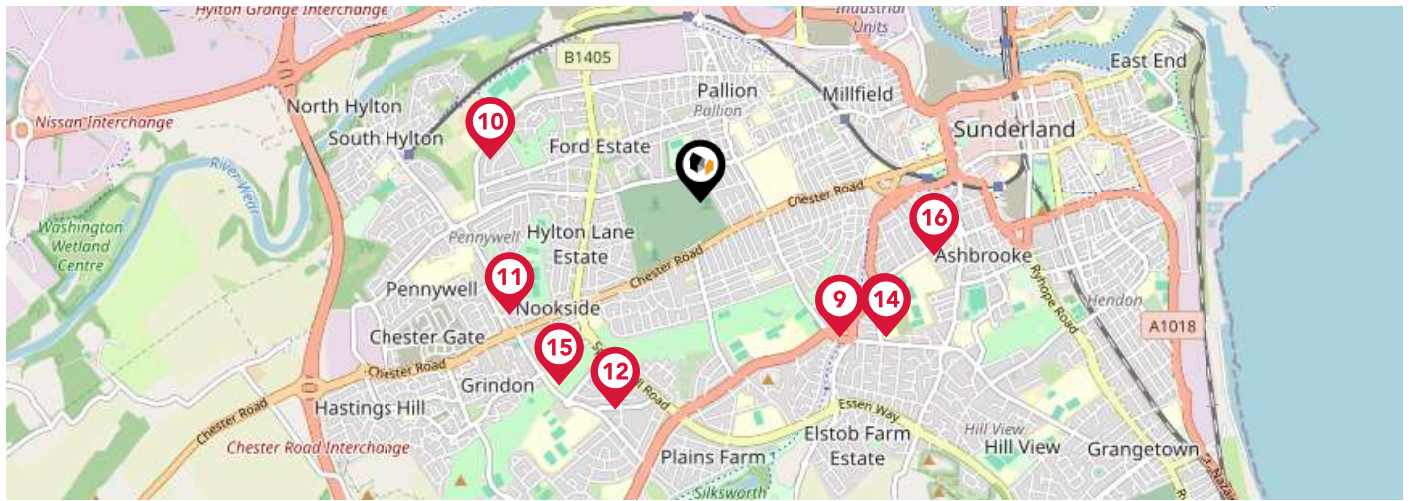
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Diamond Hall Infant Academy</b> Ofsted Rating: Good   Pupils: 375   Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Diamond Hall Junior Academy</b> Ofsted Rating: Good   Pupils: 336   Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Joseph's Catholic Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 244   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Highfield Academy</b> Ofsted Rating: Good   Pupils: 428   Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Barnes Junior School</b> Ofsted Rating: Good   Pupils: 349   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Barnes Infant Academy</b> Ofsted Rating: Good   Pupils: 340   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Broadway Junior School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>City of Sunderland College</b> Ofsted Rating: Good   Pupils:0   Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

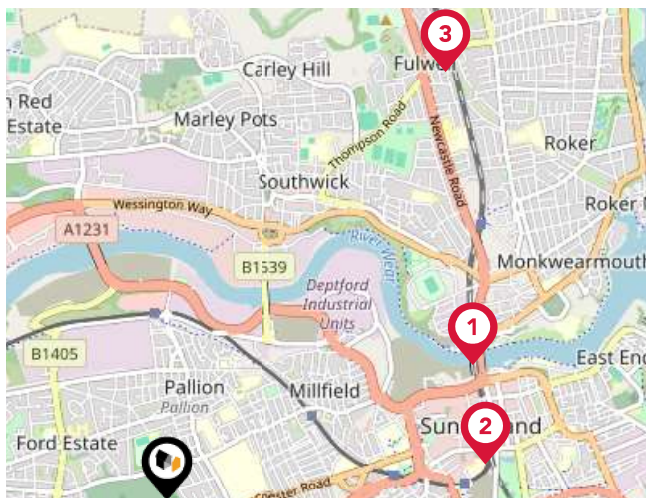
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	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Richard Avenue Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>North View Academy</b> Ofsted Rating: Good   Pupils: 84   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Christ's College</b> Ofsted Rating: Good   Pupils: 761   Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Link School</b> Ofsted Rating: Good   Pupils: 125   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Barbara Priestman Academy</b> Ofsted Rating: Good   Pupils: 172   Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Mary's Catholic Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 468   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Cuthbert's Catholic Primary School, Sunderland</b> Ofsted Rating: Outstanding   Pupils: 236   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Anthony's Girls' Catholic Academy</b> Ofsted Rating: Good   Pupils: 1321   Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

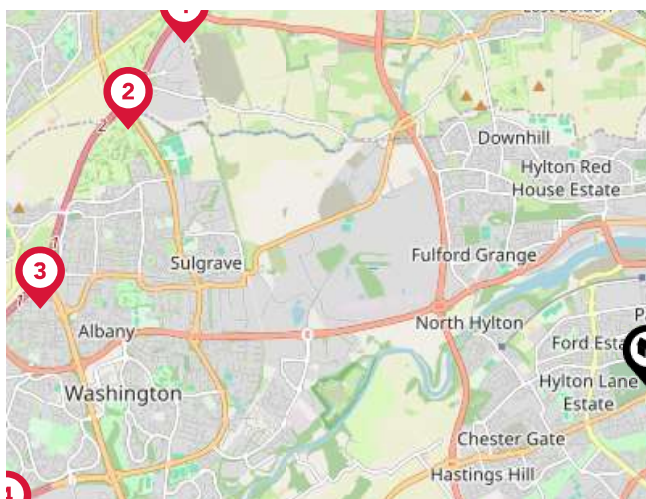
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	St Peters Rail Station	1.42 miles
2	Sunderland Rail Station	1.37 miles
3	Seaburn Rail Station	2.18 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	4.91 miles
2	A194(M) J2	4.94 miles
3	A194(M) J1	5.22 miles
4	A1(M) J64	5.61 miles
5	A1(M) J65	5.69 miles



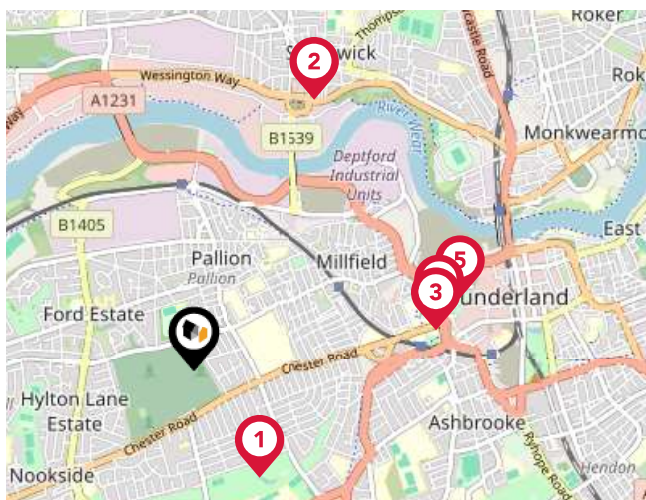
### Airports/HELIPADS

Pin	Name	Distance
1	Airport	14.88 miles
2	Teesside Airport	27.06 miles
3	Leeds Bradford Airport	72.22 miles
4	Irthington	55.22 miles



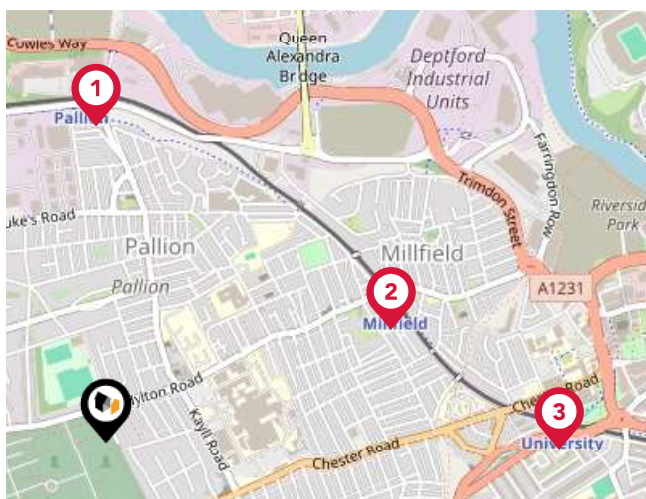
# Area

## Transport (Local)



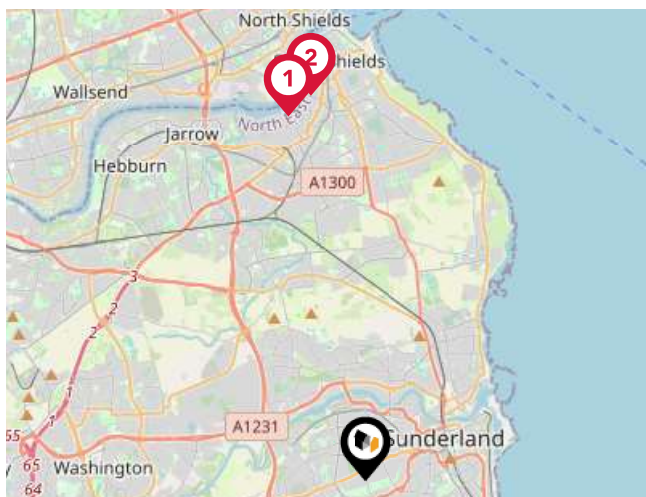
### Bus Stops/Stations

Pin	Name	Distance
1	Mount Road	0.54 miles
2	Sunderland Road - Stoney Lane	1.26 miles
3	Hind Street	1.05 miles
4	St Michaels Way	1.07 miles
5	St Mary's Boulevard	1.18 miles



### Local Connections

Pin	Name	Distance
1	Pallion (Tyne and Wear Metro Station)	0.67 miles
2	Millfield (Tyne and Wear Metro Station)	0.65 miles
3	University (Tyne and Wear Metro Station)	0.97 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.33 miles
2	South Shields Ferry Terminal	6.6 miles

# Landwood Group

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