



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

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



**91, MORGAN STREET, SUNDERLAND, SR5 2HN**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

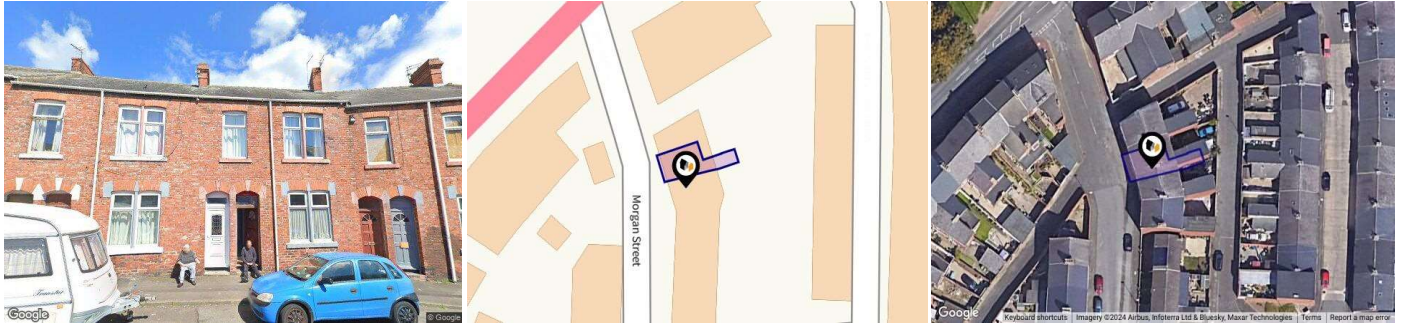
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<https://landwoodgroup.com/>



# Property Overview

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## Property

|                         |   |                                    |                                  |
|-------------------------|---|------------------------------------|----------------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Last Sold Date:</b>             | 25/10/2007                       |
| <b>Bedrooms:</b>        | 3                                       | <b>Last Sold Price:</b>            | £60,625                          |
| <b>Floor Area:</b>      | 645 ft <sup>2</sup> / 60 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £78                              |
| <b>Plot Area:</b>       | 0.02 acres                              | <b>Tenure:</b>                     | Leasehold                        |
| <b>Year Built :</b>     | 1900-1929                               | <b>Start Date:</b>                 | 24/10/2007                       |
| <b>Council Tax :</b>    | Band A                                  | <b>End Date:</b>                   | 29/09/2132                       |
| <b>Annual Estimate:</b> | £1,331                                  | <b>Lease Term:</b>                 | 125 years from 29 September 2007 |
| <b>Title Number:</b>    | TY472198                                | <b>Term Remaining:</b>             | 108 years                        |
| <b>UPRN:</b>            | 45082360                                |                                    |                                  |

## Local Area

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

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>17</b><br>mb/s | <b>73</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

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



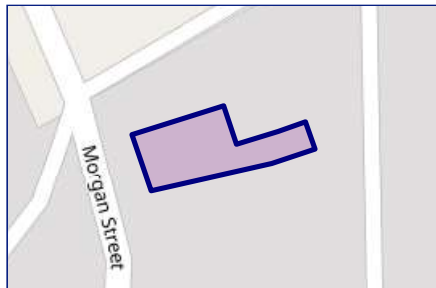
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

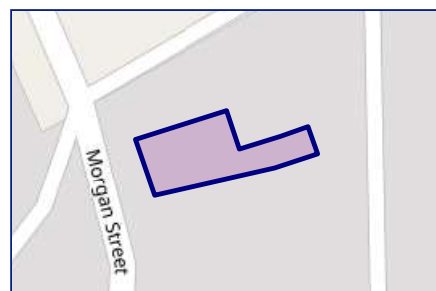
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## Freehold Title Plan



**TY476416**

## Leasehold Title Plan



**TY472198**

Start Date: 24/10/2007  
End Date: 29/09/2132  
Lease Term: 125 years from 29 September 2007  
Term Remaining: 108 years

# Property EPC - Certificate

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91 Morgan Street, SR5 2HN

Energy rating

**D**

Valid until 27.03.2034

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               |               |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      | 59   <b>D</b> | 64   <b>D</b> |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

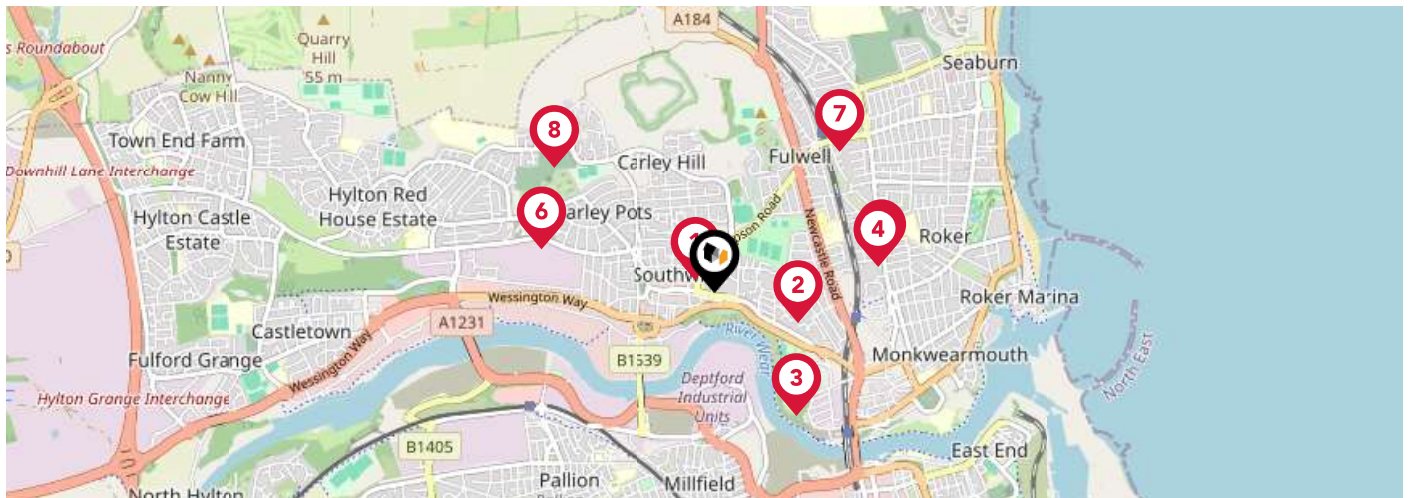
## EPC - Additional Data

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### Additional EPC Data

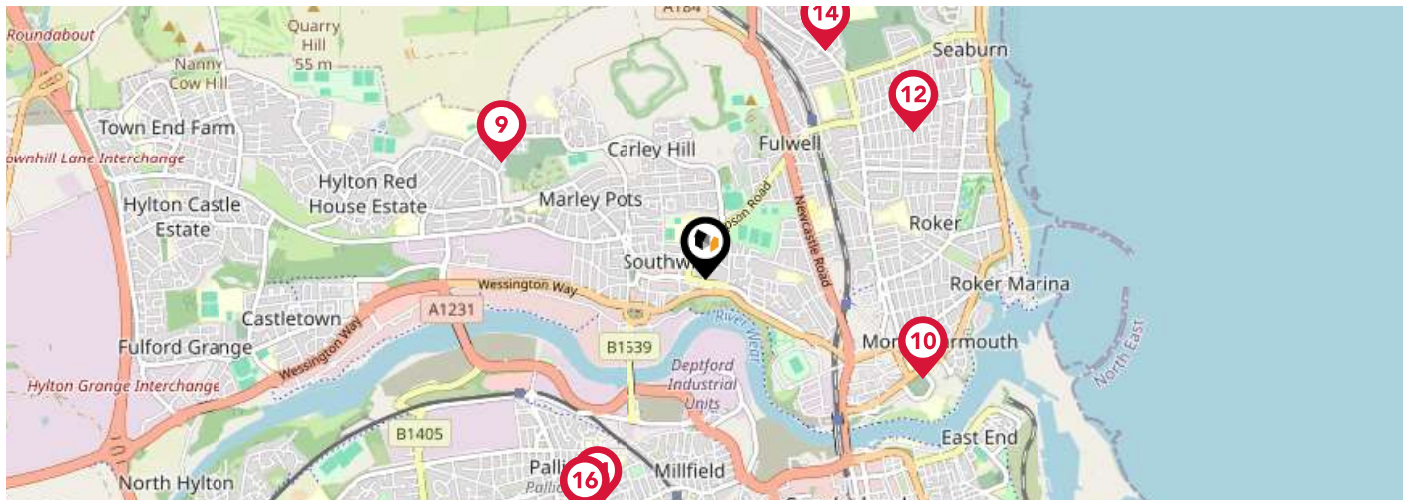
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Maisonette  |
| <b>Build Form:</b>                  | Mid-Terrace   |
| <b>Transaction Type:</b>            | Rental  |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                           |
| <b>Main Gas:</b>                    | Yes   |
| <b>Floor Level:</b>                 | 01  |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing, unknown install date                |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural   |
| <b>Walls:</b>                       | Cavity wall, filled cavity                          |
| <b>Walls Energy:</b>                | Average   |
| <b>Roof:</b>                        | Pitched, no insulation (assumed)                    |
| <b>Roof Energy:</b>                 | Very Poor   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                     |
| <b>Main Heating Controls:</b>       | No time or thermostatic control of room temperature |
| <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>Floors:</b>                      | (another dwelling below)                            |
| <b>Total Floor Area:</b>            | 60 m <sup>2</sup>                                   |

# Area Schools



|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> Southwick Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 371   Distance:0.1</p>                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> Grange Park Primary School</p> <p>Ofsted Rating: Good   Pupils: 242   Distance:0.37</p>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> Beacon of Light School</p> <p>Ofsted Rating: Good   Pupils:0   Distance:0.63</p>                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> Redby Academy</p> <p>Ofsted Rating: Good   Pupils: 281   Distance:0.7</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> St Benet's Roman Catholic Voluntary Aided Primary School</p> <p>Ofsted Rating: Good   Pupils: 338   Distance:0.72</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> English Martyrs' Catholic Primary School, Sunderland</p> <p>Ofsted Rating: Good   Pupils: 194   Distance:0.76</p>     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> Fulwell Infant School Academy</p> <p>Ofsted Rating: Outstanding   Pupils: 358   Distance:0.8</p>                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> Willow Wood Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 250   Distance:0.87</p>                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

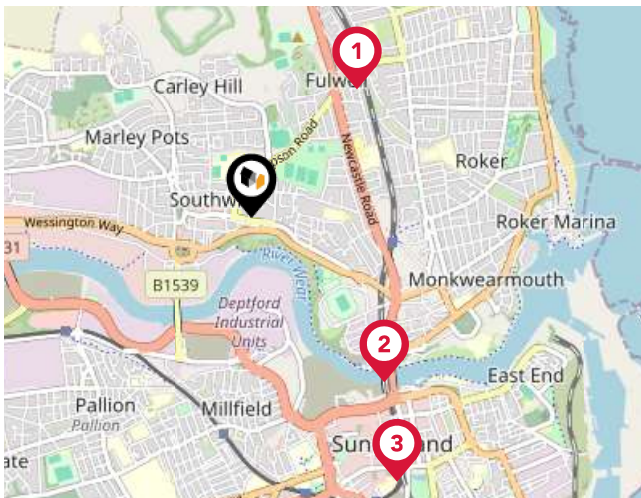
# Area Schools



|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Red House Academy</b><br/>Ofsted Rating: Good   Pupils: 464   Distance:1</p>                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Dame Dorothy Primary School</b><br/>Ofsted Rating: Good   Pupils: 216   Distance:1.02</p>                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>St Joseph's Catholic Primary School, Sunderland</b><br/>Ofsted Rating: Good   Pupils: 244   Distance:1.08</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>Fulwell Junior School</b><br/>Ofsted Rating: Outstanding   Pupils: 355   Distance:1.08</p>                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Seaburn Dene Primary School</b><br/>Ofsted Rating: Good   Pupils: 222   Distance:1.1</p>                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Monkwearmouth Academy</b><br/>Ofsted Rating: Good   Pupils: 846   Distance:1.1</p>                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Diamond Hall Infant Academy</b><br/>Ofsted Rating: Good   Pupils: 375   Distance:1.14</p>                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Diamond Hall Junior Academy</b><br/>Ofsted Rating: Good   Pupils: 336   Distance:1.14</p>                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

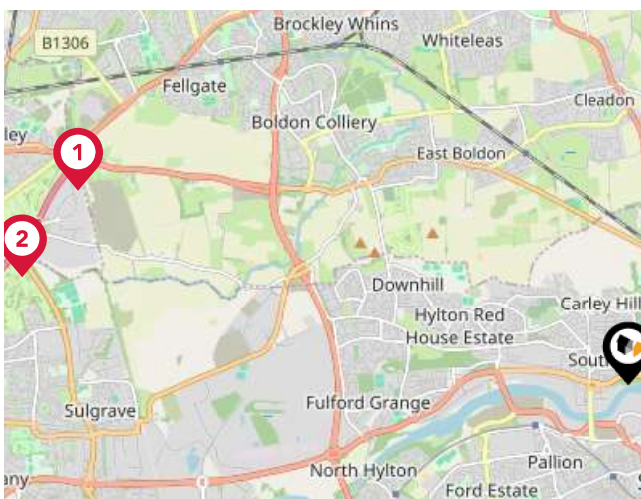
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Seaburn Rail Station    | 0.71 miles |
| 2   | St Peter's Rail Station | 0.9 miles  |
| 3   | Sunderland Rail Station | 1.29 miles |



### Trunk Roads/Motorways

| Pin | Name       | Distance   |
|-----|------------|------------|
| 1   | A194(M) J3 | 4.96 miles |
| 2   | A194(M) J2 | 5.24 miles |
| 3   | A194(M) J1 | 5.94 miles |
| 4   | A1(M) J64  | 6.7 miles  |
| 5   | A1(M) J65  | 6.57 miles |



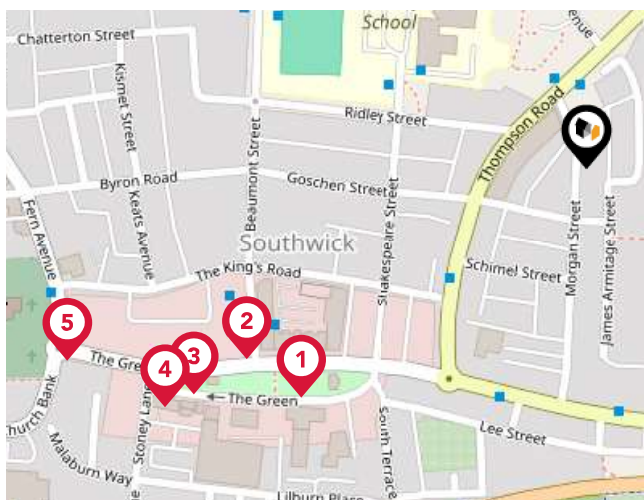
### Airports/HELIPADS

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Seaburn Airport        | 14.73 miles |
| 2   | Teesside Airport       | 28.36 miles |
| 3   | Leeds Bradford Airport | 73.59 miles |
| 4   | Irthlington            | 55.9 miles  |



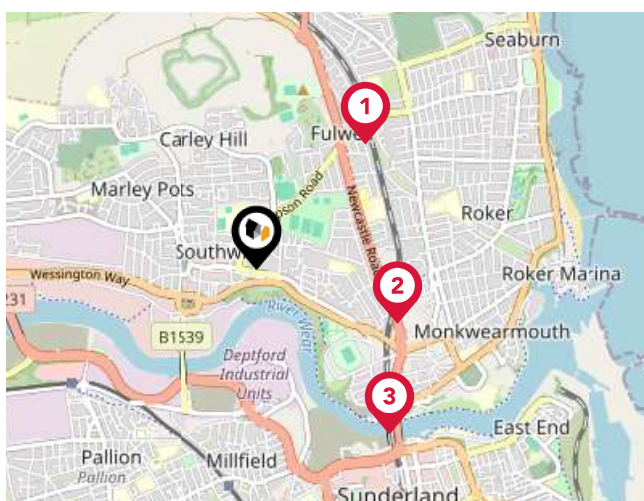
# Area

## Transport (Local)



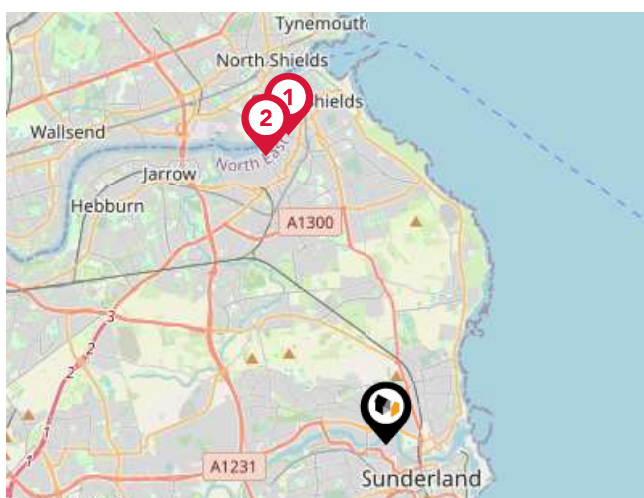
### Bus Stops/Stations

| Pin | Name                                 | Distance   |
|-----|--------------------------------------|------------|
| 1   | Sunderland Road -<br>Beaumont Street | 0.2 miles  |
| 2   | Beaumont Street -<br>Sunderland Road | 0.21 miles |
| 3   | Sunderland Road                      | 0.24 miles |
| 4   | Sunderland Road - Stoney<br>Lane     | 0.26 miles |
| 5   | Church Bank                          | 0.3 miles  |



### Local Connections

| Pin | Name  | Distance   |
|-----|---|------------|
| 1   | Seaburn (Tyne and Wear<br>Metro Station)          | 0.7 miles  |
| 2   | Stadium Of Light (Tyne<br>and Wear Metro Station) | 0.64 miles |
| 3   | St Peter's (Tyne and Wear<br>Metro Station)       | 0.9 miles  |



### Ferry Terminals

| Pin | Name                                      | Distance   |
|-----|---|------------|
| 1   | South Shields Ferry<br>Terminal           | 5.52 miles |
| 2   | Newcastle International<br>Ferry Terminal | 5.32 miles |

# Landwood Group

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