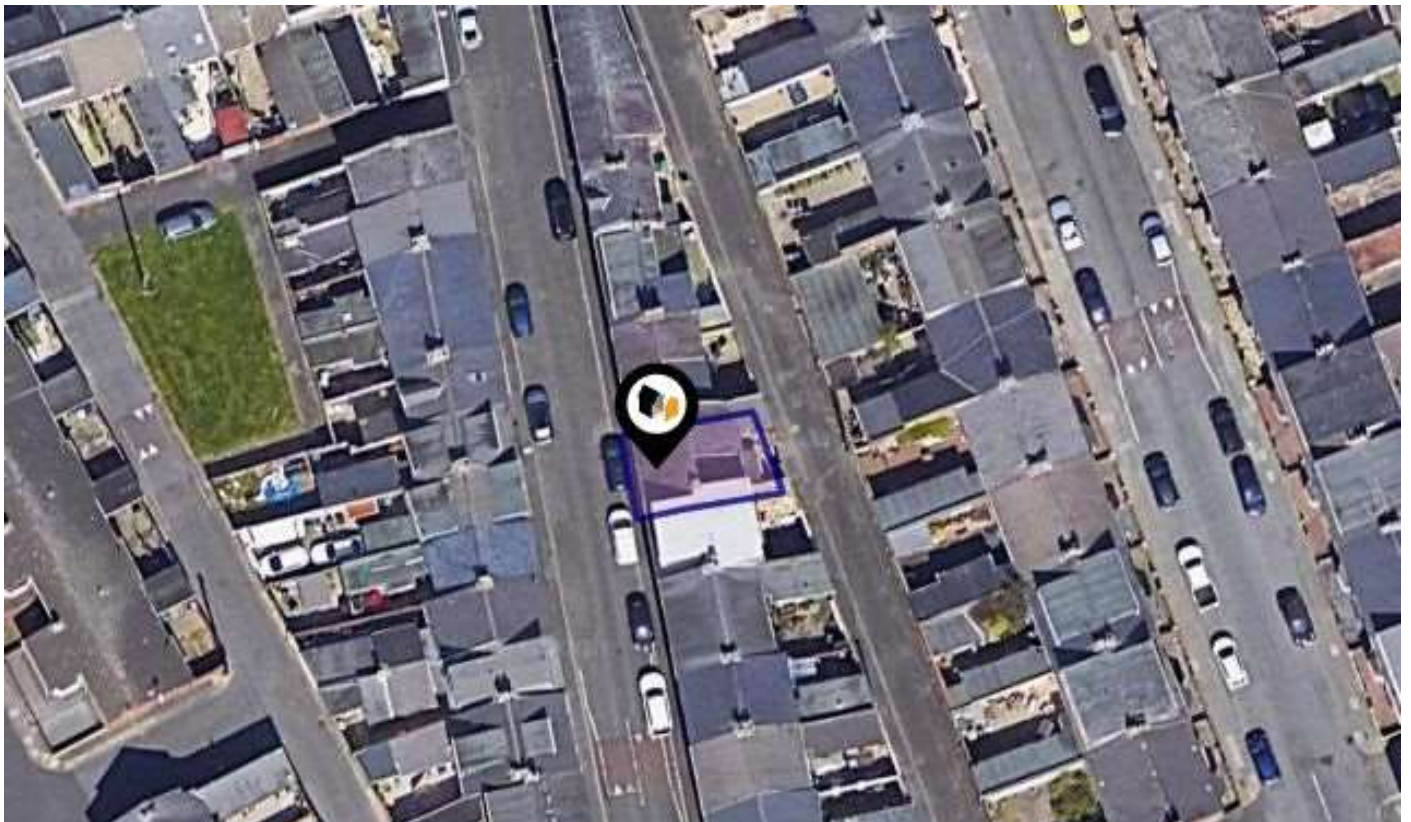




DRR: Desktop Research Report

The key facts about this property & the local market

Thursday 05th September 2024 - 09:30



16, PICKARD STREET, SUNDERLAND, SR4 6HE

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	28/02/2008
Bedrooms:	2	Last Sold Price:	£61,000
TUFA(GIA):	495 ft ² / 46 m ²	Last Sold £/ft²:	£118
Plot Area:	0.02 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,331		
Title Number:	TY91459		
UPRN:	45000222		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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16 Pickard Street, SR4 6HE

Energy rating

C

Valid until 01.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

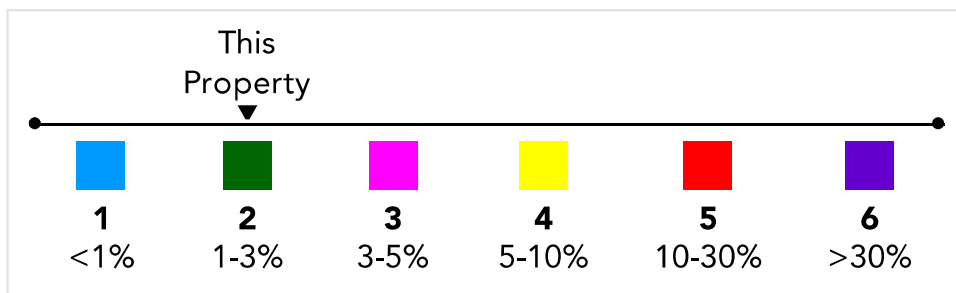
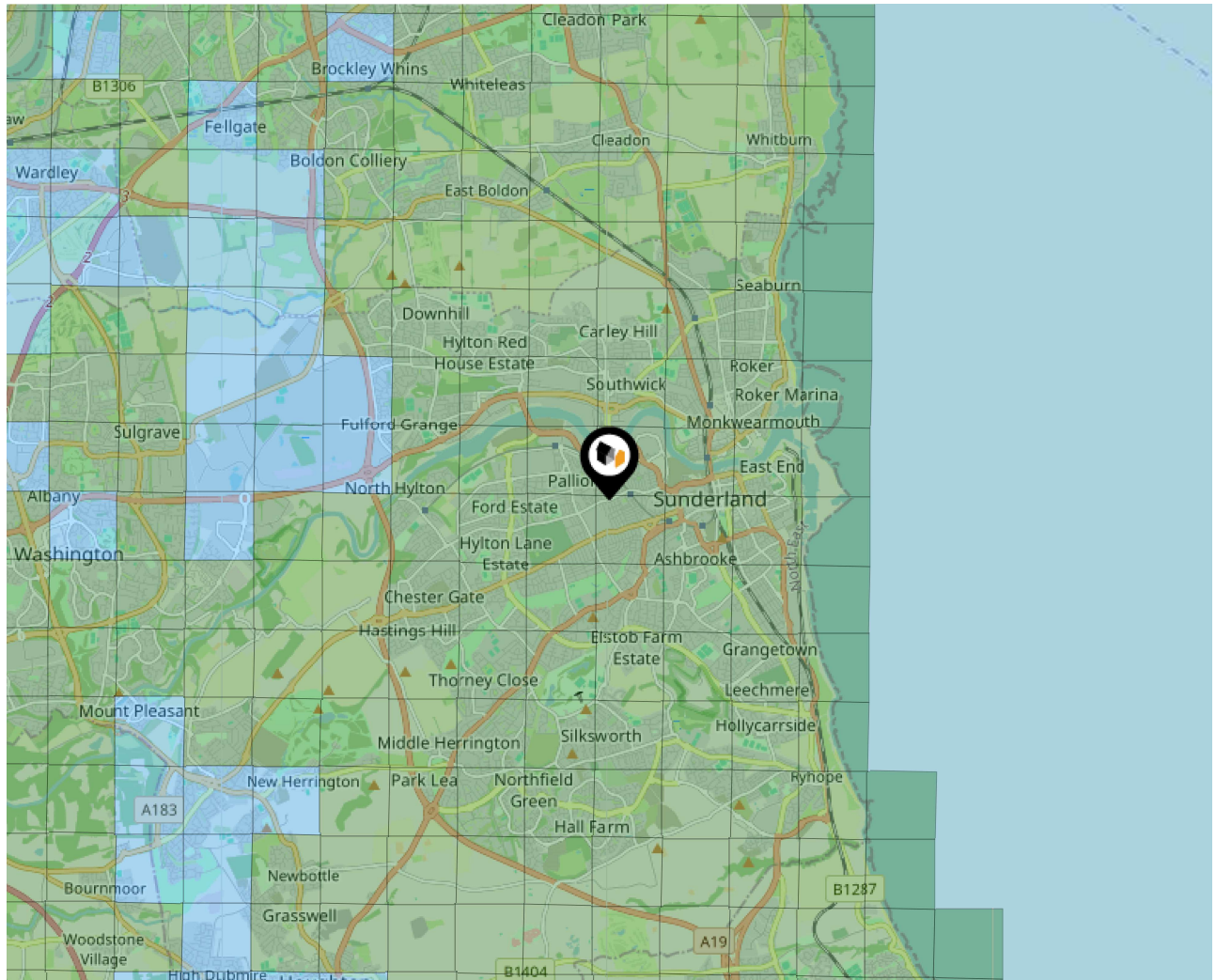
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Additional EPC Data

Property Type:	Bungalow
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	46 m ²

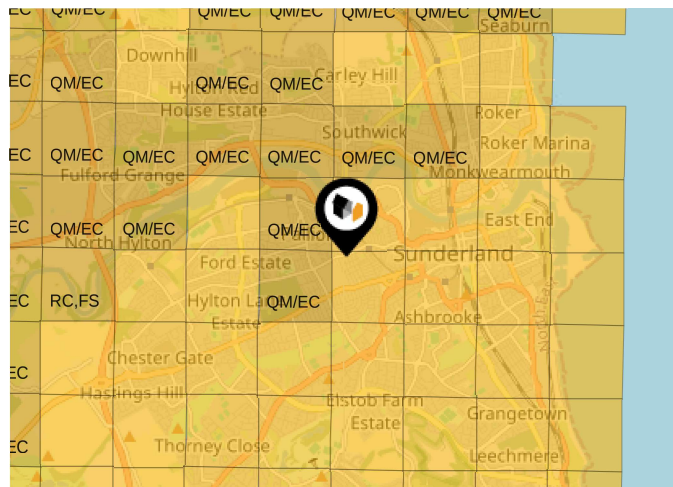
What is Radon?

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).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		

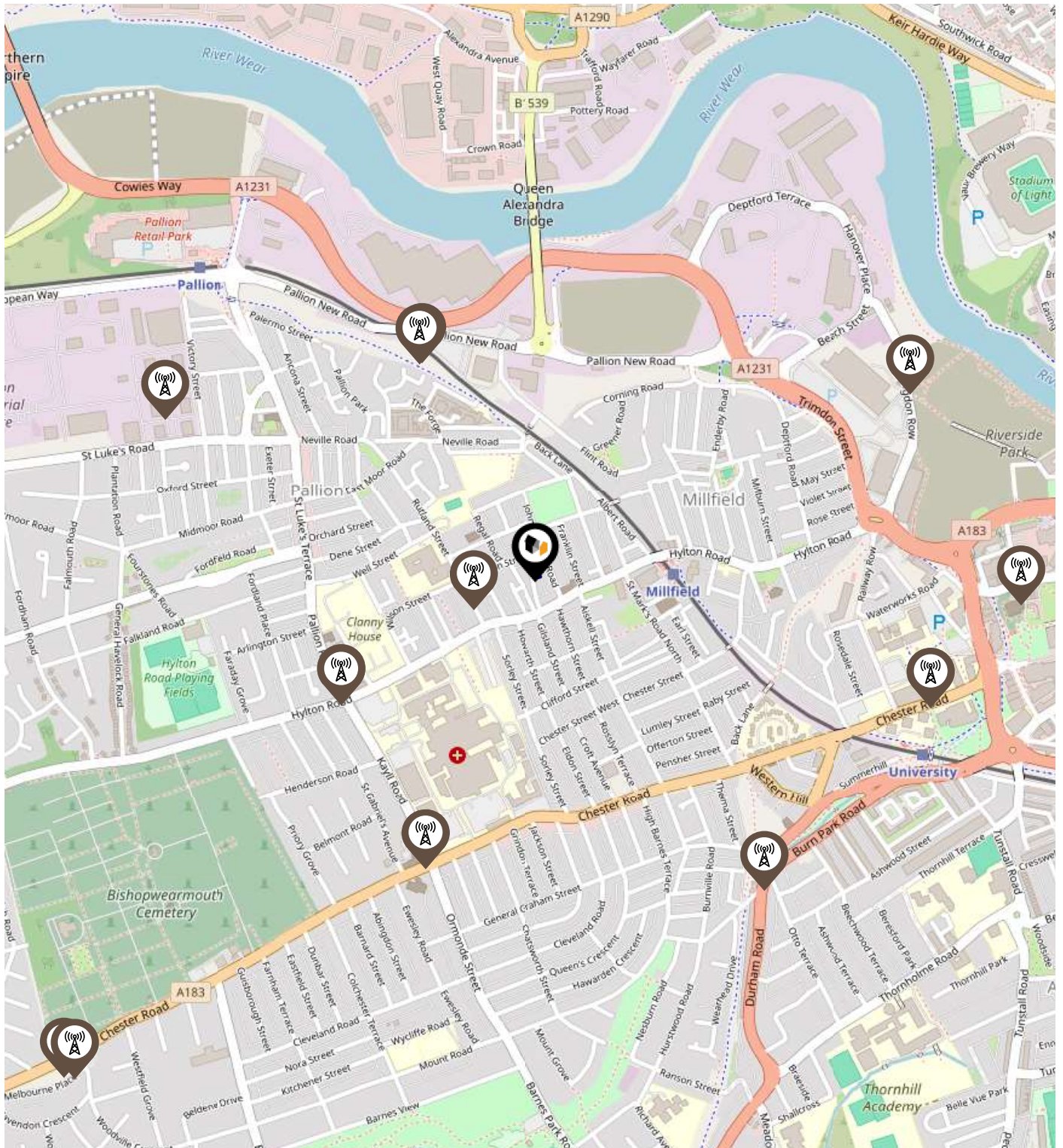


Primary Classifications (Most Common Clay Types)



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

Local Area Masts & Pylons

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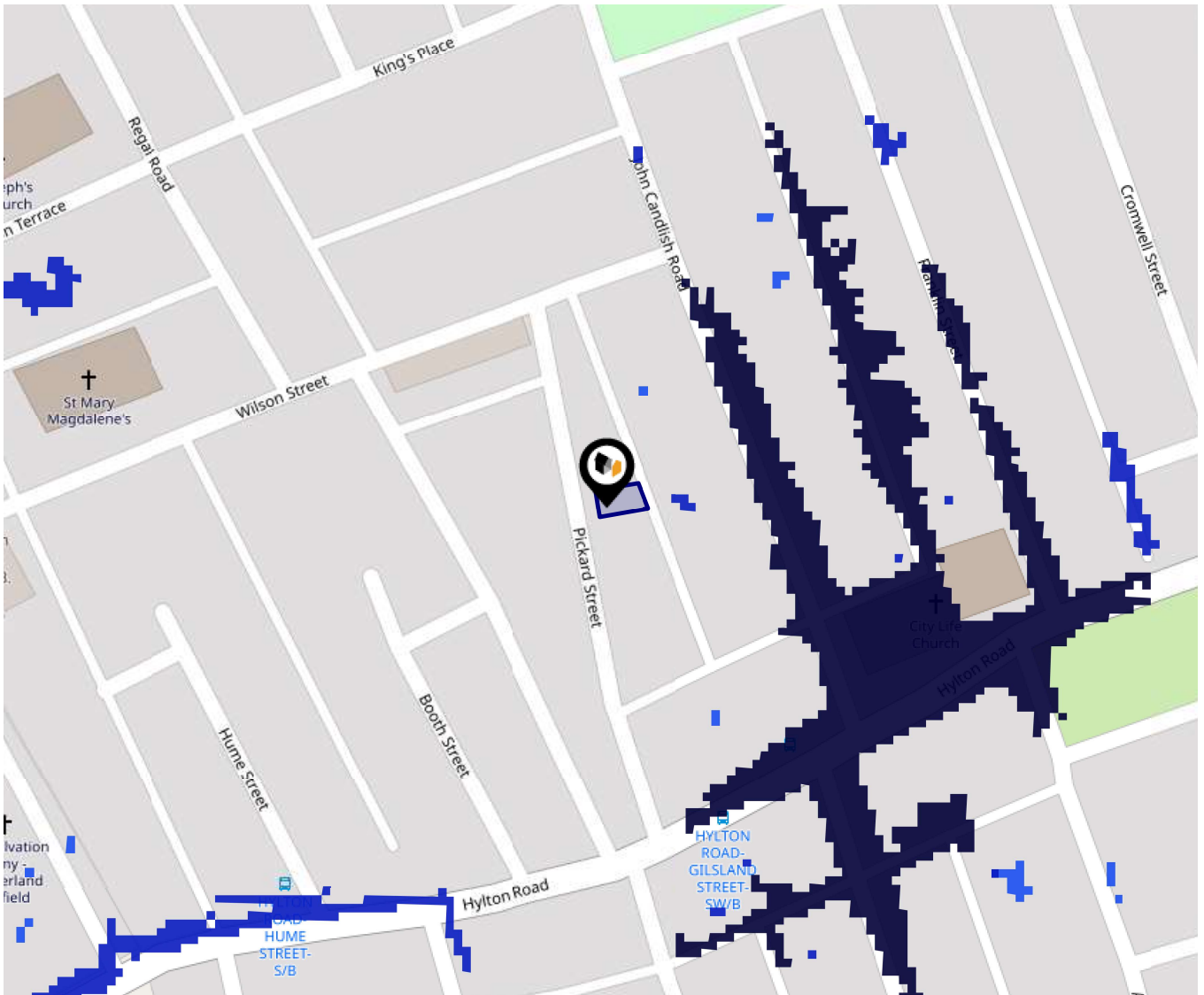
Key:

-  Power Pylons
-  Communication Masts

Local Area

Surface Water Risk

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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.

Risk Rating For This Property:

Medium

High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.

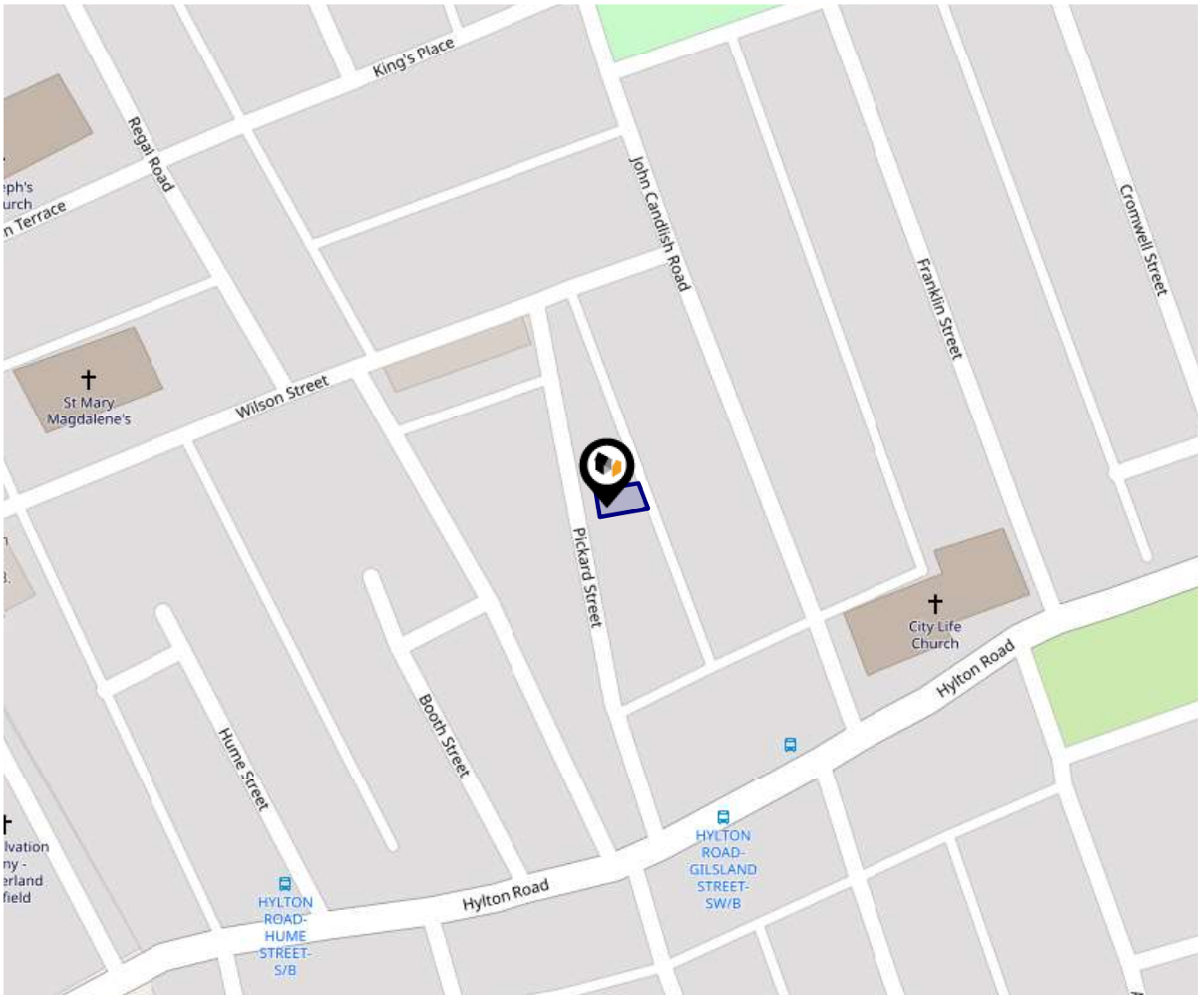
Low Risk - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.

Medium Risk - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.

Very Low Risk - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Local Area Road Noise

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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

Market Sold in Street

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22, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	10/05/2023					
Last Sold Price:	£125,000					
3, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	07/11/2022	29/10/2021	26/09/2003	10/09/2002	21/06/1996	
Last Sold Price:	£60,000	£57,000	£39,000	£29,000	£27,500	
12, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	17/10/2022	02/07/2004				
Last Sold Price:	£72,000	£65,000				
1, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	07/10/2022	12/12/2008	21/01/2005			
Last Sold Price:	£95,000	£88,000	£38,000			
14, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	08/02/2022	28/03/1996				
Last Sold Price:	£65,000	£34,000				
33, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	02/10/2020	01/04/1999				
Last Sold Price:	£79,950	£37,500				
13, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	15/07/2016	19/09/2013	20/08/2004	14/08/1998		
Last Sold Price:	£56,000	£63,000	£88,000	£33,000		
21, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	15/05/2015					
Last Sold Price:	£43,750					
15, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	09/12/2014	11/05/2001				
Last Sold Price:	£56,000	£32,500				
5, Pickard Street, Sunderland, SR4 6HE						Semi-detached House
Last Sold Date:	01/05/2008	04/04/1997				
Last Sold Price:	£82,000	£24,950				
20, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	21/04/2008	31/01/2003	28/02/1997			
Last Sold Price:	£88,000	£55,000	£33,950			
16, Pickard Street, Sunderland, SR4 6HE						Terraced House
Last Sold Date:	28/02/2008					
Last Sold Price:	£61,000					

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

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18, Pickard Street, Sunderland, SR4 6HE	Terraced House
Last Sold Date: 23/02/2007	
Last Sold Price: £67,000	
31, Pickard Street, Sunderland, SR4 6HE	Terraced House
Last Sold Date: 04/10/2005 04/06/1999	
Last Sold Price: £62,500 £18,500	
10, Pickard Street, Sunderland, SR4 6HE	Terraced House
Last Sold Date: 18/11/2004 03/04/1998	
Last Sold Price: £66,200 £17,000	
22a, Pickard Street, Sunderland, SR4 6HE	Terraced House
Last Sold Date: 15/12/2003 28/06/1996	
Last Sold Price: £100,000 £28,000	
23, Pickard Street, Sunderland, SR4 6HE	Terraced House
Last Sold Date: 29/08/1997	
Last Sold Price: £21,500	
2, Pickard Street, Sunderland, SR4 6HE	Terraced House
Last Sold Date: 25/08/1995	
Last Sold Price: £22,500	

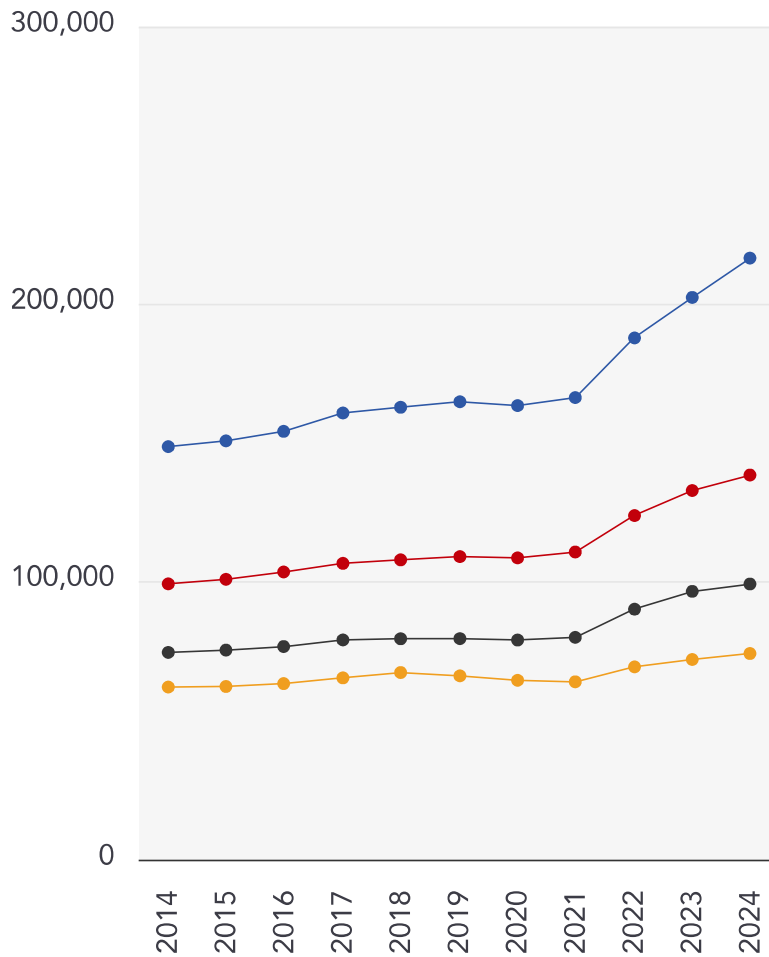
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SR4



Detached

+45.65%

Semi-Detached

+39.46%

Terraced

+32.99%

Flat

+19.41%

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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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