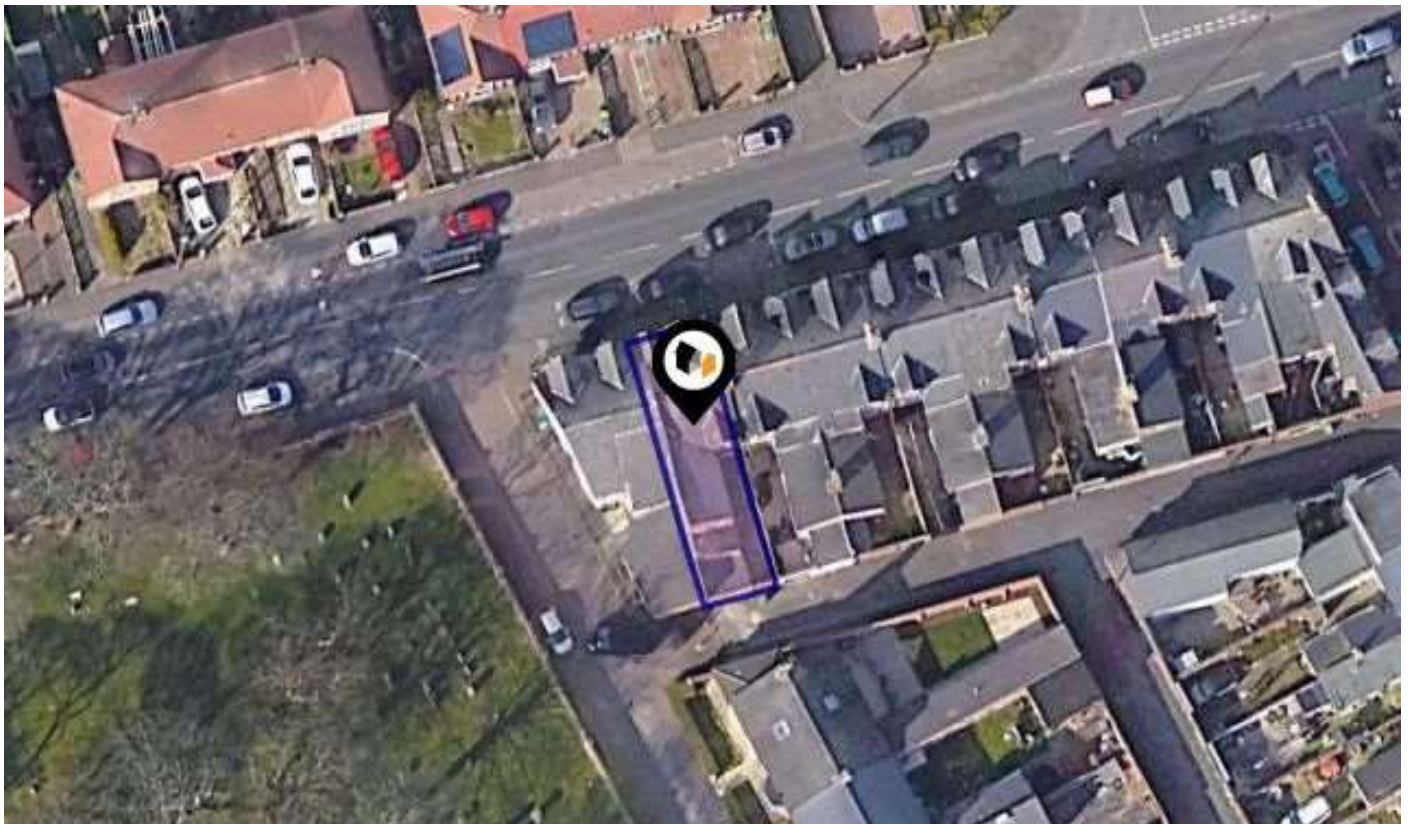




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th September 2024



28B, WHITEHALL TERRACE, SUNDERLAND, SR4 7SR

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

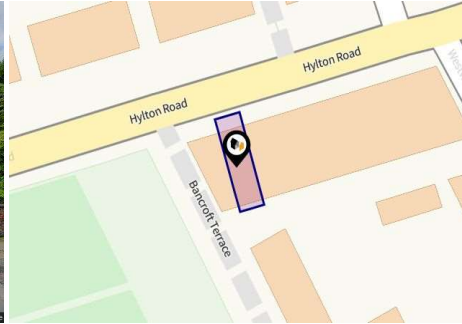
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	15/01/2008
Bedrooms:	2	Last Sold Price:	£52,500
Floor Area:	764 ft ² / 71 m ²	Last Sold £/ft²:	£68
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	1900-1929	Start Date:	15/01/2008
Council Tax :	Band A	End Date:	15/01/2107
Annual Estimate:	£1,331	Lease Term:	99 years from 15 January 2008
Title Number:	TY472204	Term Remaining:	82 years
UPRN:	45069199		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	159 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



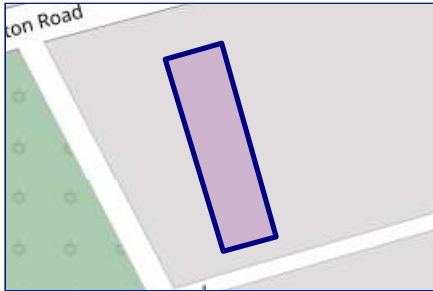
Satellite/Fibre TV Availability:



Property Multiple Title Plans

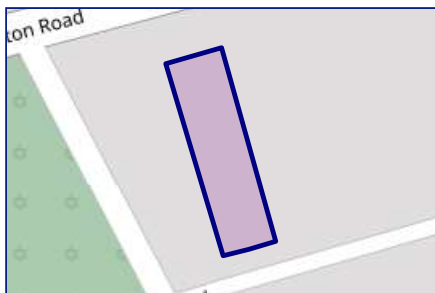
LANDWOOD
GROUP

Freehold Title Plan



TY472271

Leasehold Title Plan



TY472204

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

Property EPC - Certificate

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GROUP

28b, Whitehall Terrace, SR4 7SR

Energy rating

D

Valid until 04.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no 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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	71 m ²

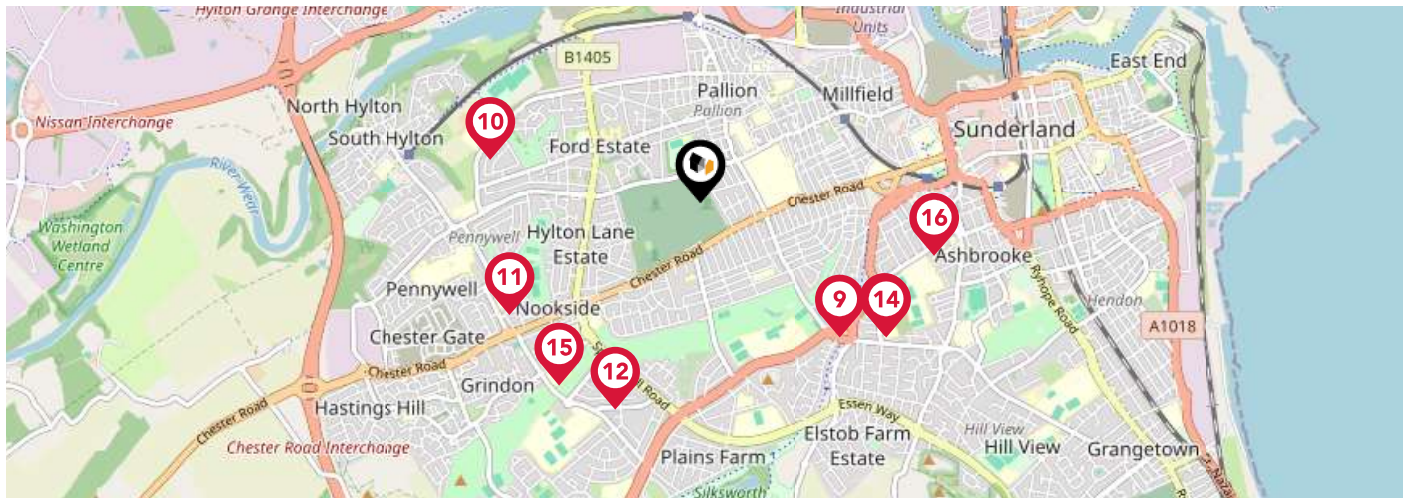
Area Schools

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	Nursery	Primary	Secondary	College	Private
<p>1 Diamond Hall Infant Academy 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>2 Diamond Hall Junior Academy 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>3 St Joseph's Catholic Primary School, Sunderland 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>4 Highfield Academy 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>5 Barnes Junior School 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>6 Barnes Infant Academy 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>7 Broadway Junior School 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>8 City of Sunderland College 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"/>

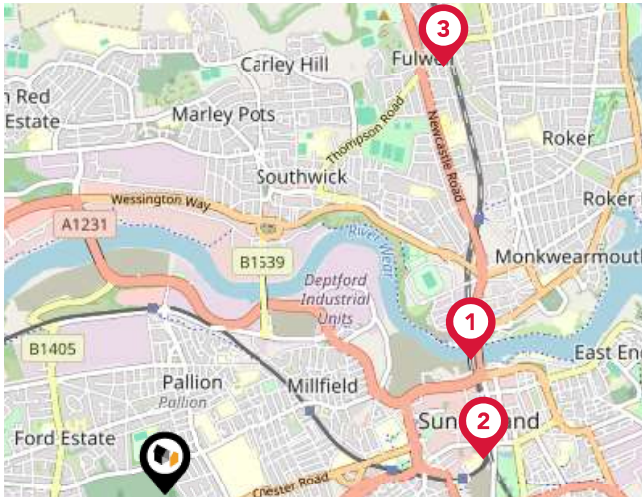
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Richard Avenue Primary School 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>10 North View Academy 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>11 Christ's College 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>12 The Link School 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>13 Barbara Priestman Academy 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>14 St Mary's Catholic Primary School, Sunderland 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>15 St Cuthbert's Catholic Primary School, Sunderland 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>16 St Anthony's Girls' Catholic Academy 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"/>

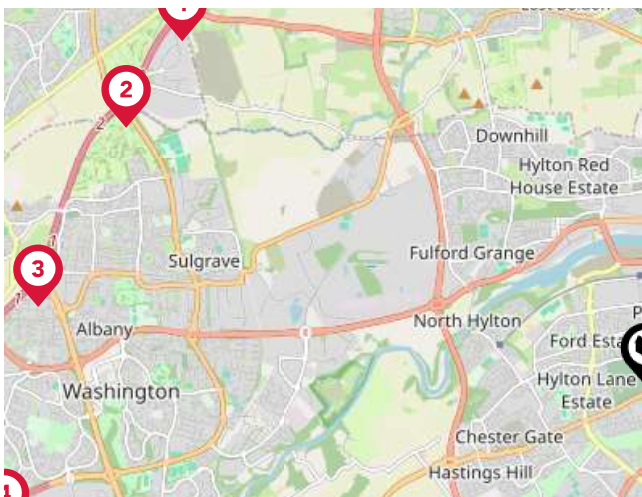
Area

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



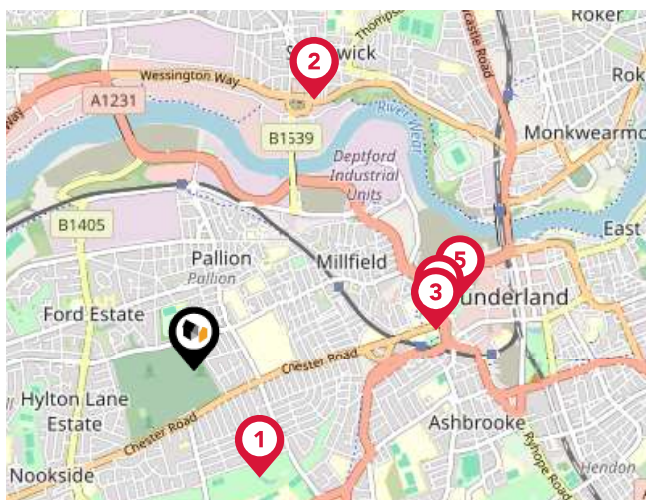
Airports/HELIPADS

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

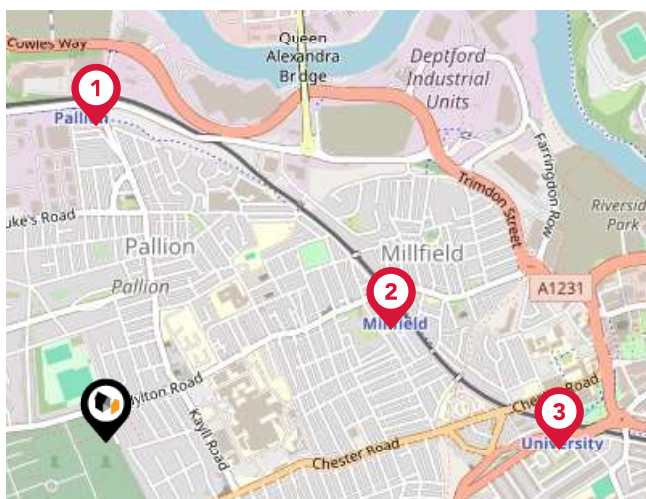
Transport (Local)

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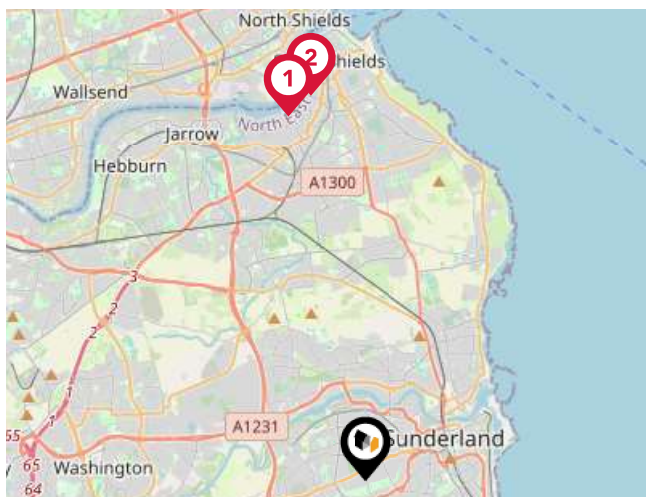
Bus Stops/Stations

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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