



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 21<sup>st</sup> August 2024



**18, CHADWICK CLOSE, USHAW MOOR, DURHAM, DH7 7RH**

## Landwood Group

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<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	10/03/2017
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£129,995
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£163
<b>Plot Area:</b>	0.04 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	2017		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,891		
<b>Title Number:</b>	DU362277		
<b>UPRN:</b>	10093040981		

## Local Area

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

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

**13** mb/s      **9000** mb/s



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



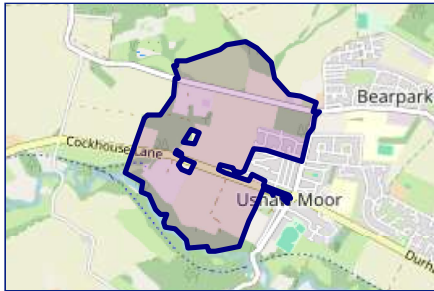
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

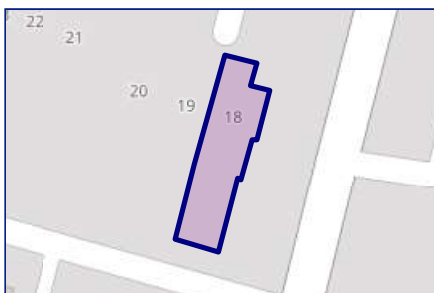
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## Multiple Freehold Title Plans Detected



**DU337659**

## Multiple Freehold Title Plans Detected



**DU362277**

# Property EPC - Certificate

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18 CHADWICK CLOSE, USHAW MOOR, DH7 7RH

Energy rating

C

Valid until 01.02.2034

Certificate number  
1134-0422-6300-0522-4206

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

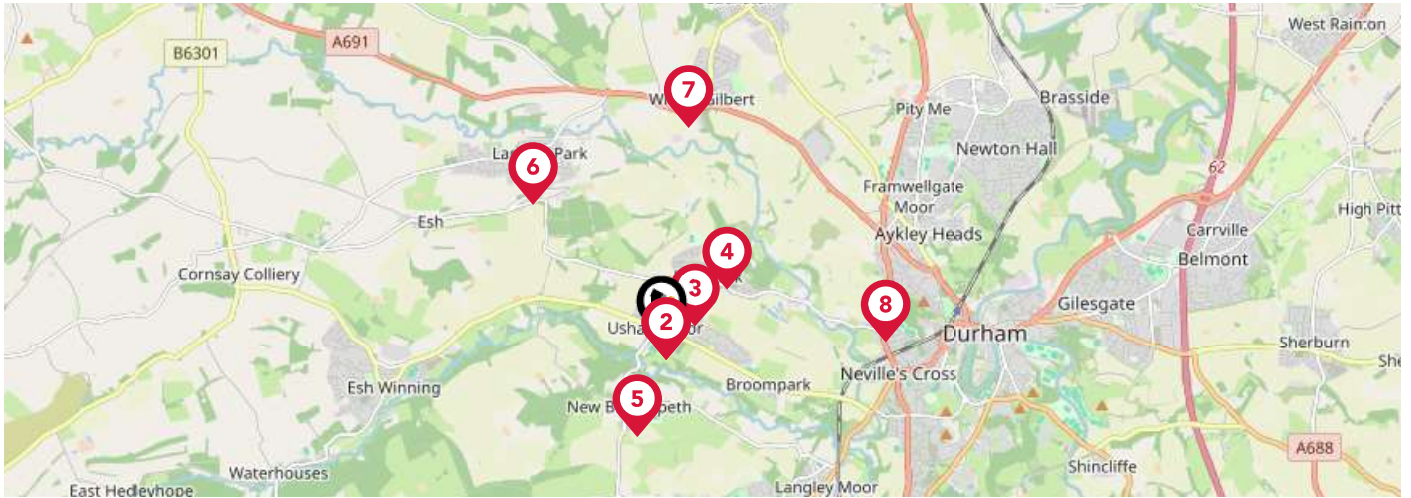
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### Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<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 64% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	75 m <sup>2</sup>

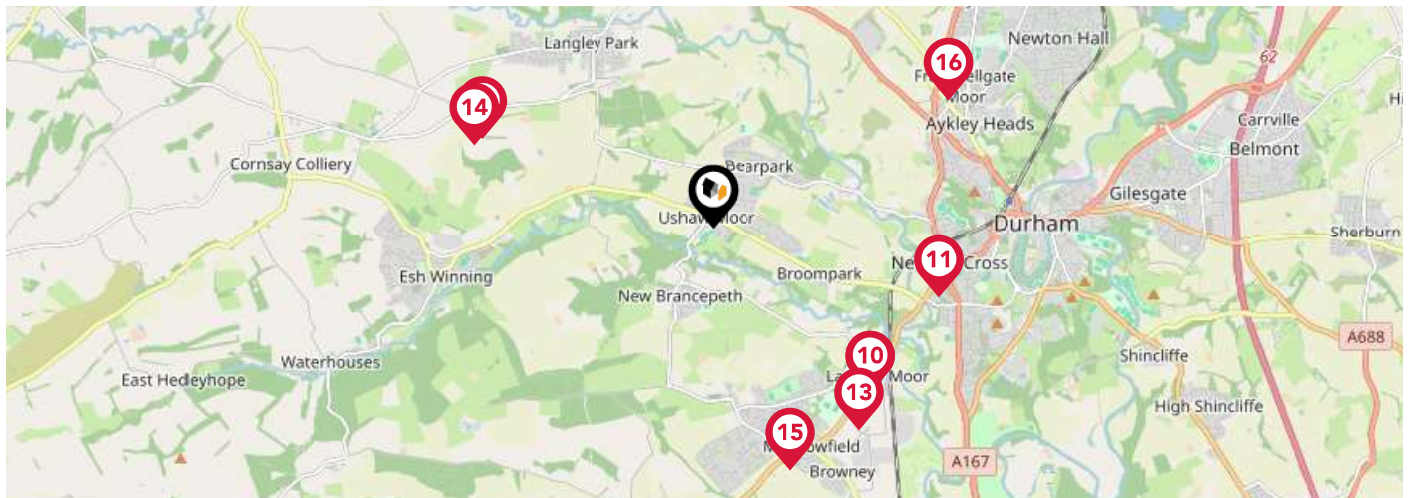


# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Joseph's Catholic Primary School, Ushaw Moor</b> Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Silver Tree Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 193   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Durham Academy</b> Ofsted Rating: Requires improvement   Pupils: 372   Distance:0.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Bearpark Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>New Brancepeth Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 131   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Langley Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 195   Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Witton Gilbert Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Durham Johnston Comprehensive School</b> Ofsted Rating: Outstanding   Pupils: 1689   Distance:1.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

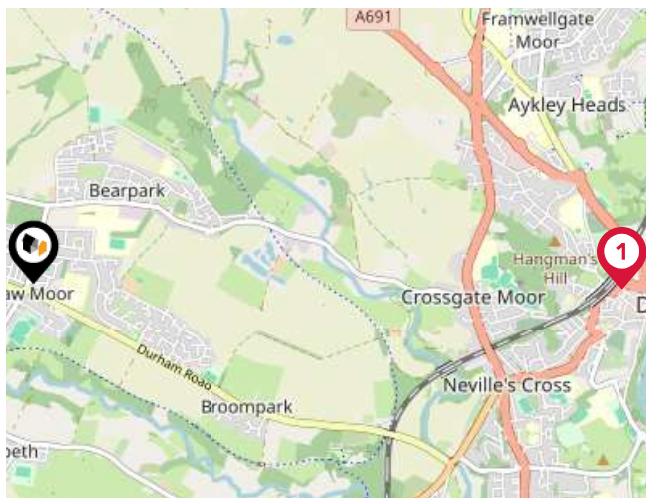
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Langley Moor Nursery School</b> Ofsted Rating: Outstanding   Pupils: 47   Distance:1.95</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Langley Moor Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:1.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Neville's Cross Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 292   Distance:2.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Esh CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 85   Distance:2.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St Patrick's Catholic Primary School, Langley Moor</b> Ofsted Rating: Good   Pupils: 70   Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Michael's Catholic Primary School, Esh Village</b> Ofsted Rating: Good   Pupils: 152   Distance:2.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Brandon Primary Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>New College Durham</b> Ofsted Rating: Good   Pupils:0   Distance:2.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

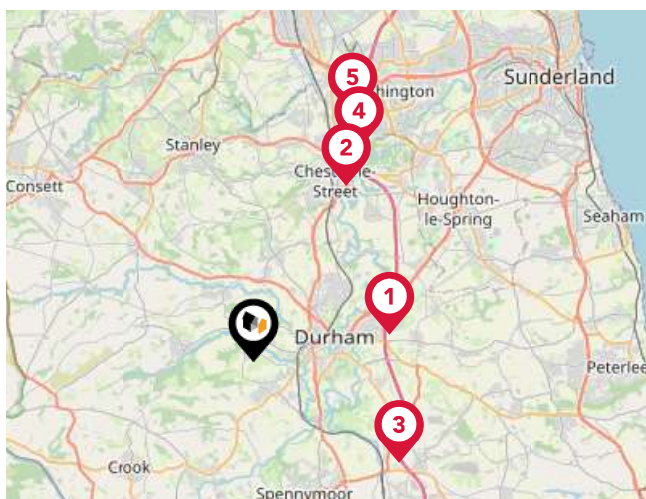
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Durham Rail Station	2.51 miles
2	Bullion Lane	5.77 miles
3	Chester-le-Street Rail Station	5.8 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J62	4.75 miles
2	A1(M) J63	6.79 miles
3	A1(M) J61	6.05 miles
4	A1(M) J64	8.11 miles
5	A1(M) J65	9.08 miles



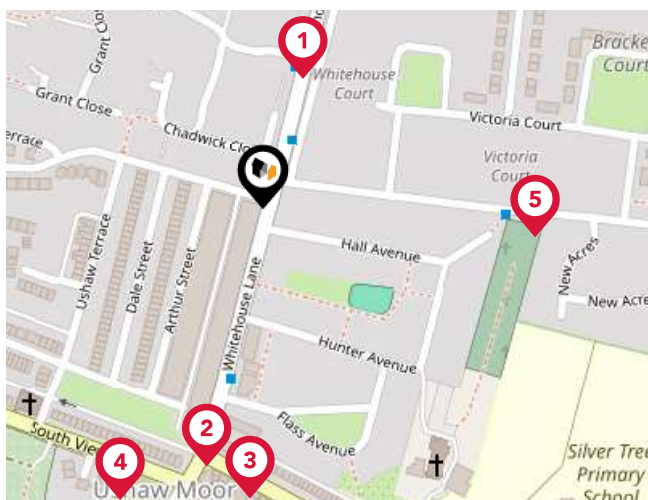
### Airports/HELIPADS

Pin	Name	Distance
1	Newcastle International Airport	17.97 miles
2	Durham Tees Valley Airport	20.37 miles
3	Leeds Bradford International Airport	63.04 miles
4	Airport	47.5 miles



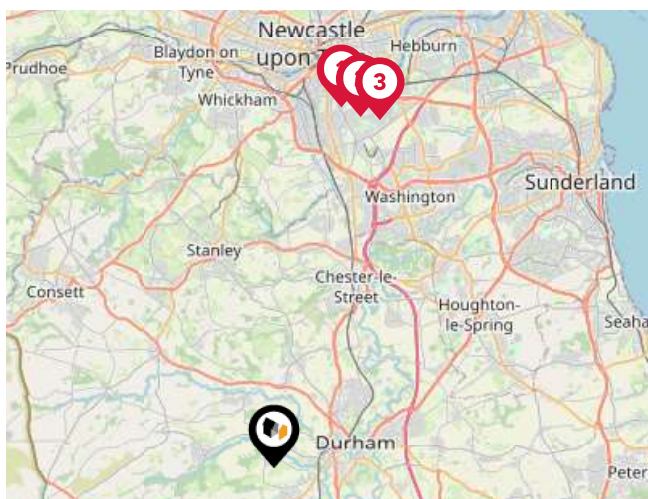
# Area

## Transport (Local)



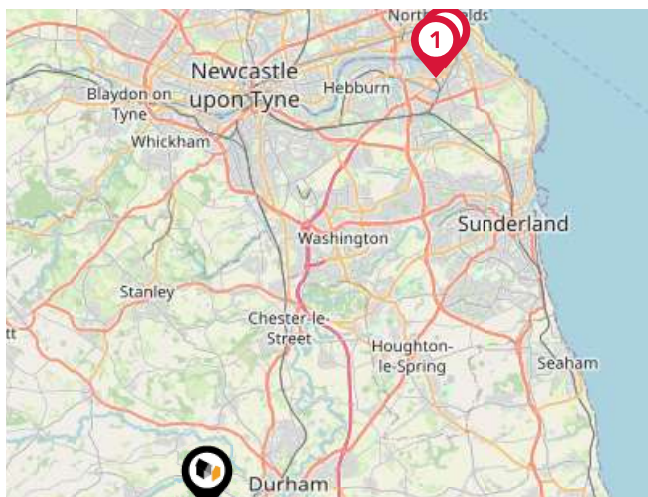
### Bus Stops/Stations

Pin	Name	Distance
1	Whitehouse Lane	0.07 miles
2	Flass Inn	0.14 miles
3	Methodist Church	0.16 miles
4	Temperance Terrace	0.17 miles
5	Victoria Court	0.15 miles



### Local Connections

Pin	Name	Distance
1	Gateshead Stadium (Tyne and Wear Metro Station)	12.5 miles
2	Felling (Tyne and Wear Metro Station)	12.31 miles
3	Heworth (Tyne and Wear Metro Station)	12.39 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	16.63 miles
2	South Shields Ferry Terminal	17.11 miles

# Landwood Group

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