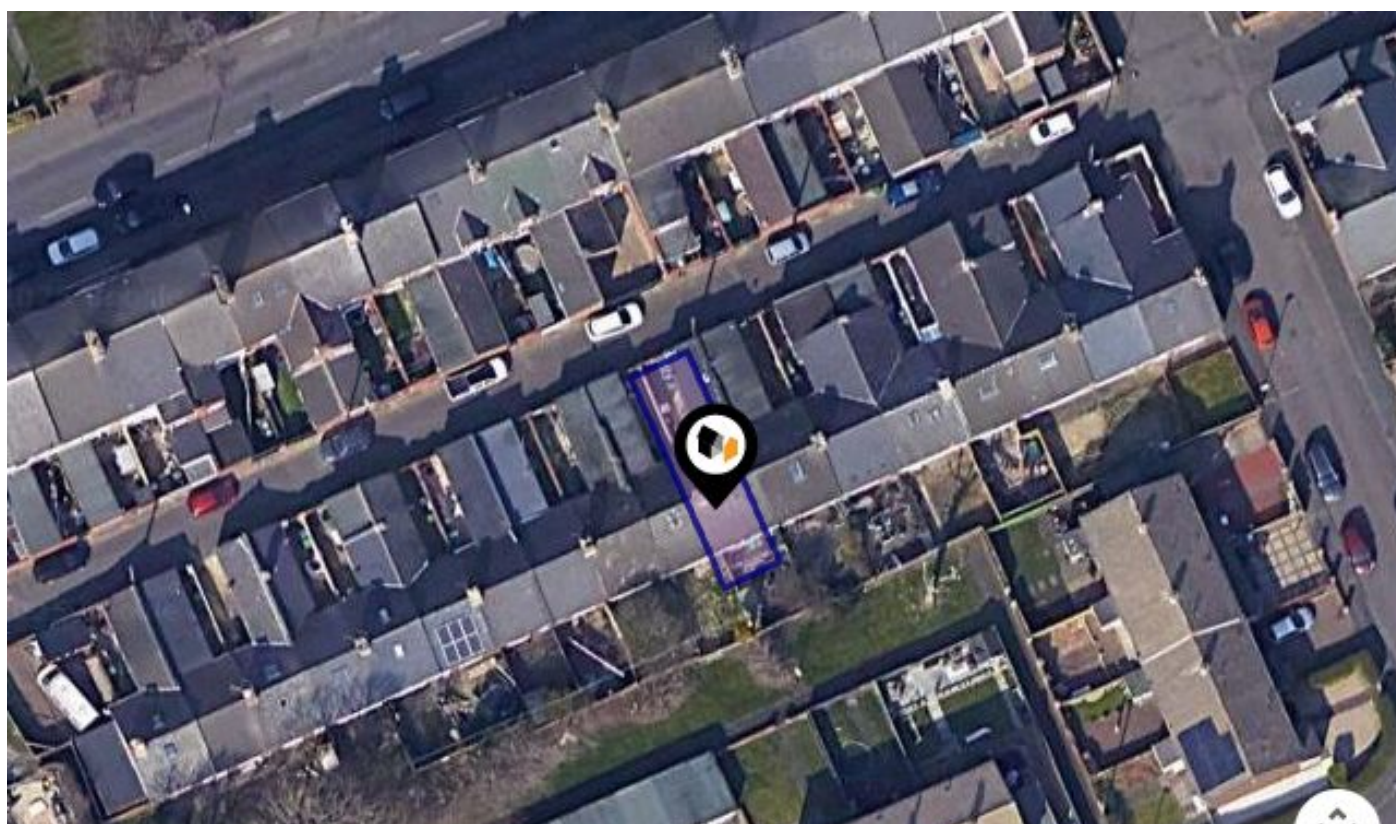




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th May 2025



24, SOUTH VIEW TERRACE, HOUGHTON LE SPRING, DH4 5NP

Landwood Group

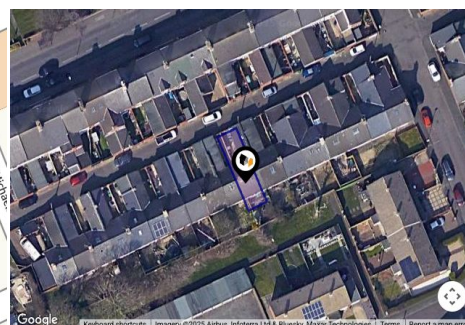
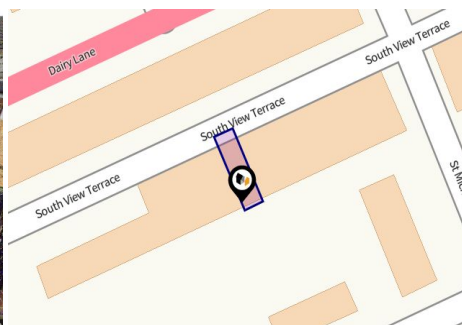
77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.02 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,395
Title Number:	TY76397
UPRN:	45075448

Last Sold Date:	19/06/2003
Last Sold Price:	£36,500
Last Sold £/ft ² :	£52
Tenure:	Freehold

Local Area

Local Authority:	Sunderland
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12
mb/s



75
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)

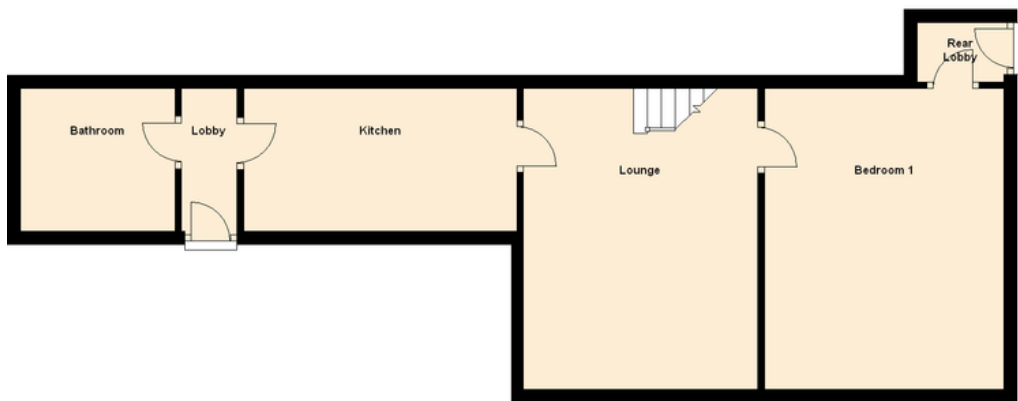


Satellite/Fibre TV Availability:

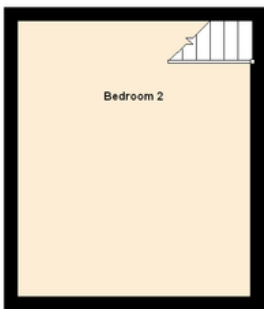


24, SOUTH VIEW TERRACE, HOUGHTON LE SPRING, DH4
5NP

Ground Floor
Approx. 50.0 sq. metres (547.3 sq. feet)



First Floor
Approx. 15.1 sq. metres (163.0 sq. feet)



Total area: approx. 66.0 sq. metres (710.3 sq. feet)

Property
EPC - Certificate

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24 South View Terrace, DH4 5NP

Energy rating

E

Valid until 02.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Property

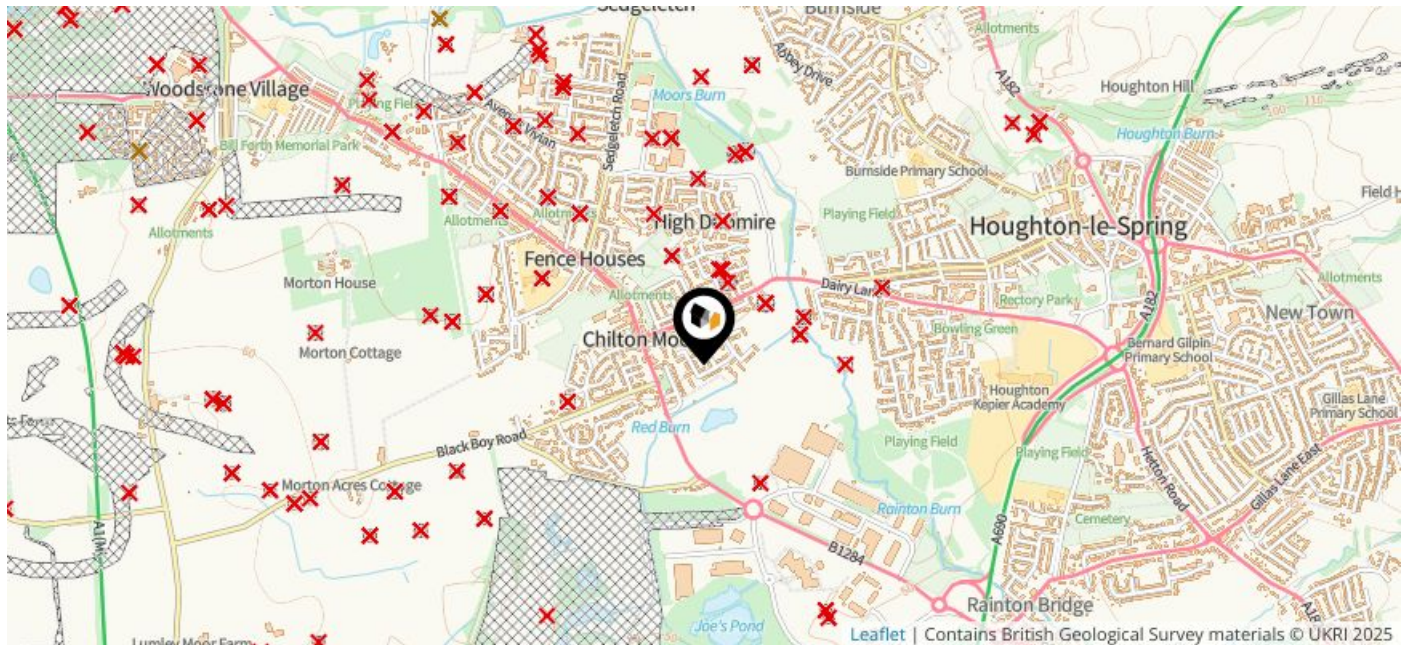
EPC - Additional Data

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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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

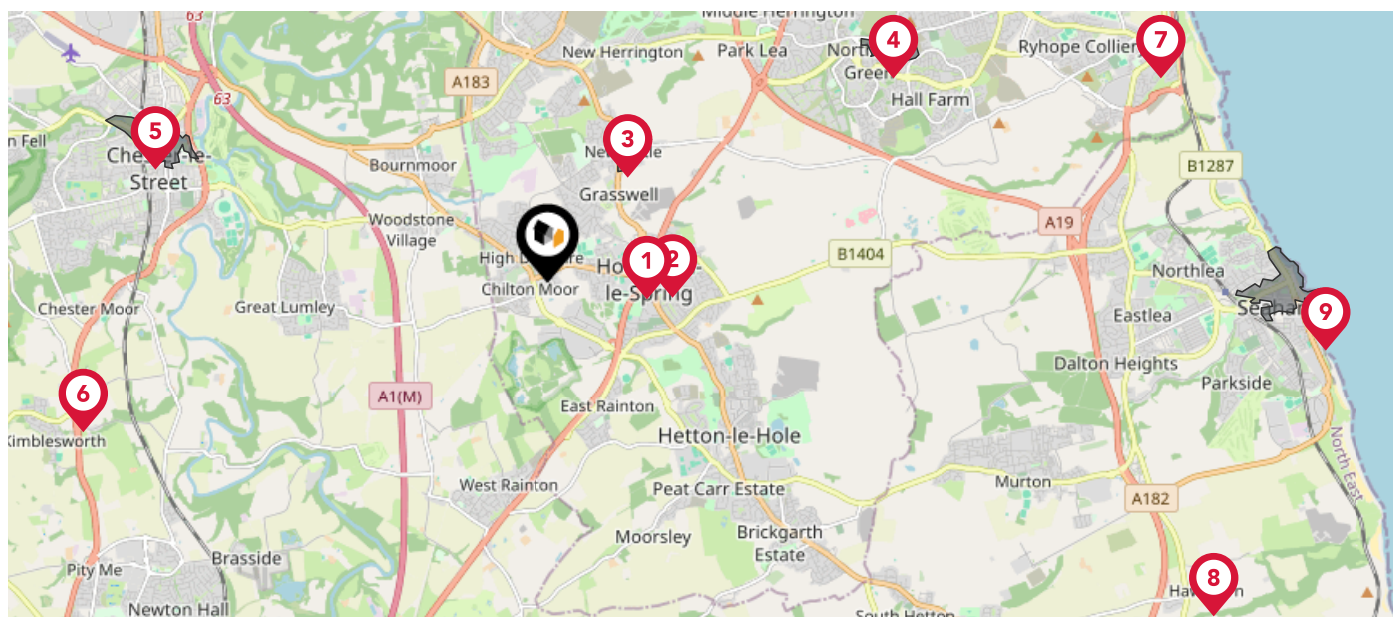
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



St Michael's



Nesham Place



Newbottle Village



Silksworth Hall



Chester-le-Street



Plawsworth



Ryhope Village



Hawthorn



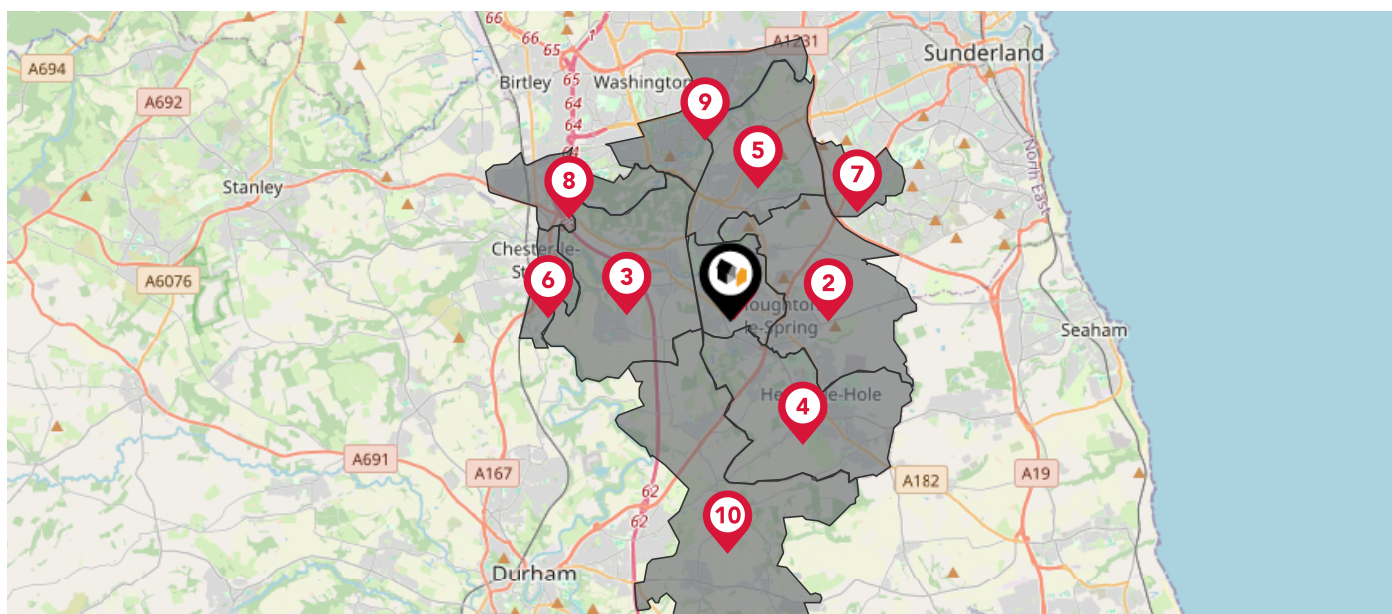
Seaham

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Houghton Ward



Copt Hill Ward



Lumley ED



Hetton Ward



Shiney Row Ward



Chester-le-Street East ED



St. Chad's Ward



North Lodge ED

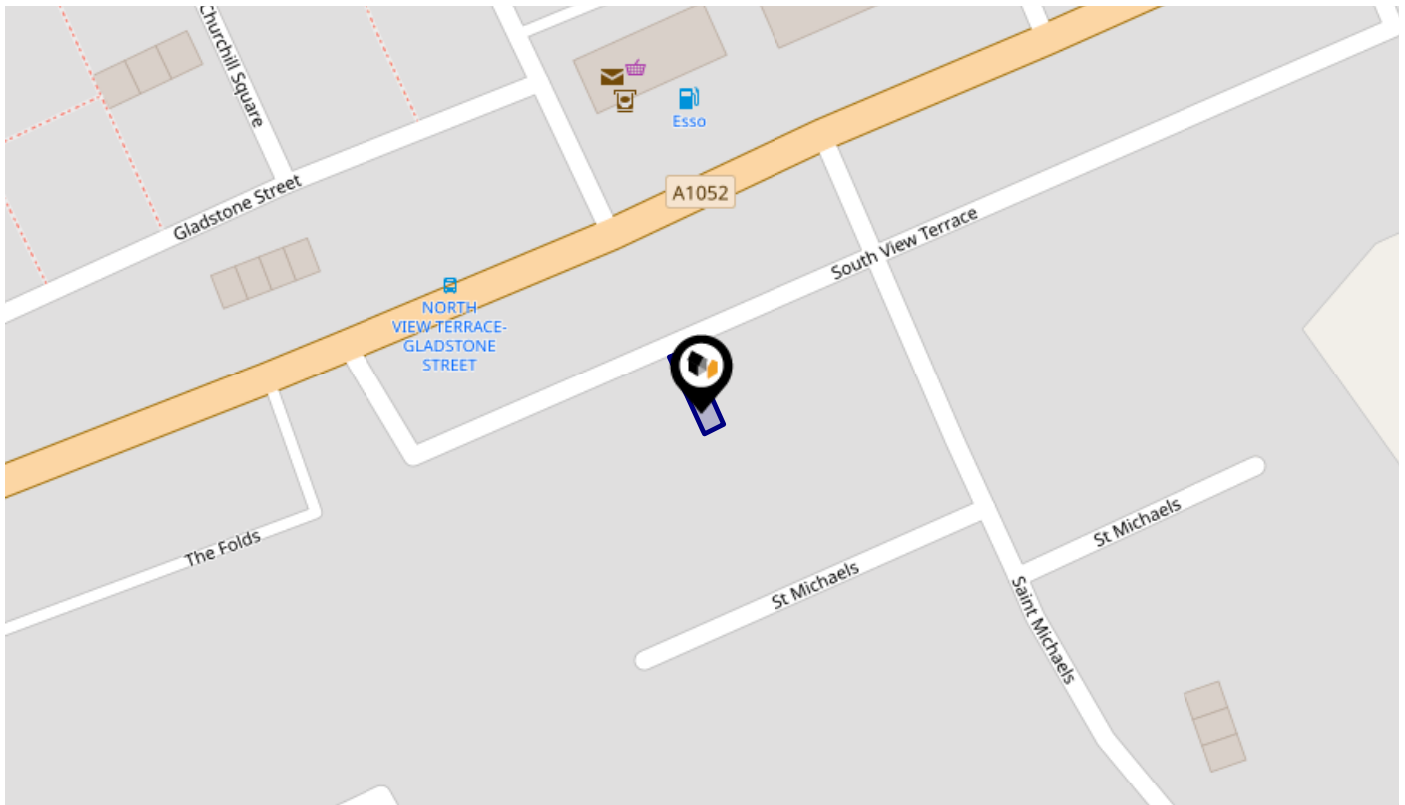


Washington East Ward



Sherburn ED

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

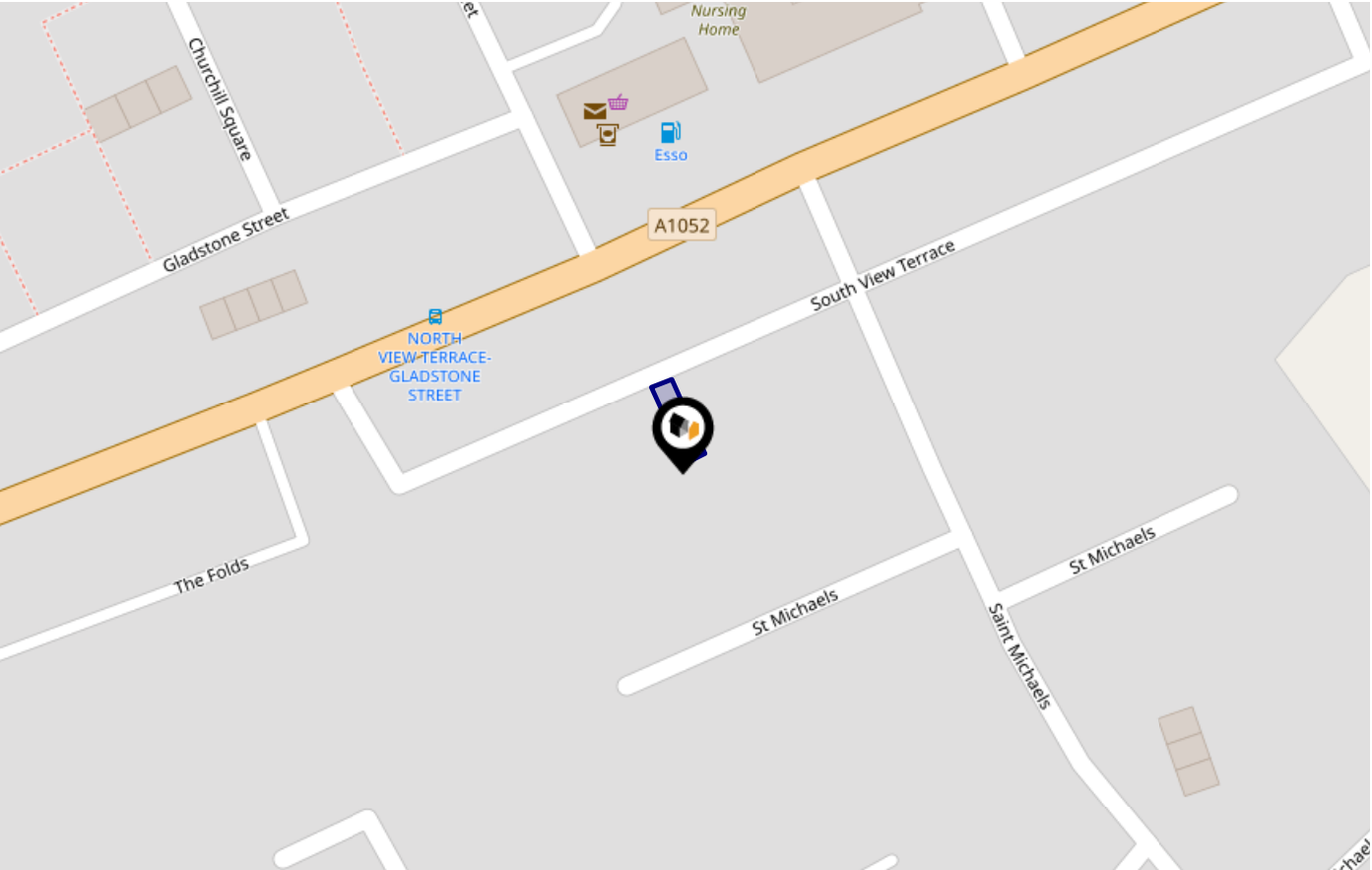
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

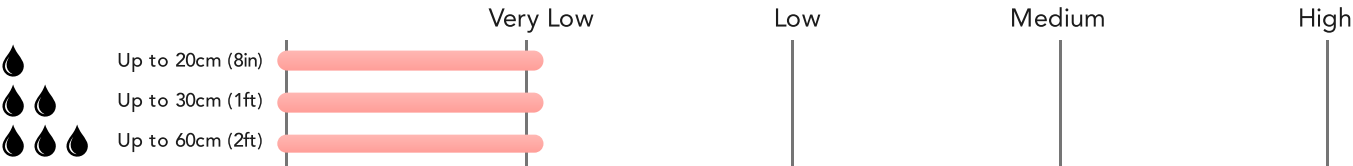


Risk Rating: Very low

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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) 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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

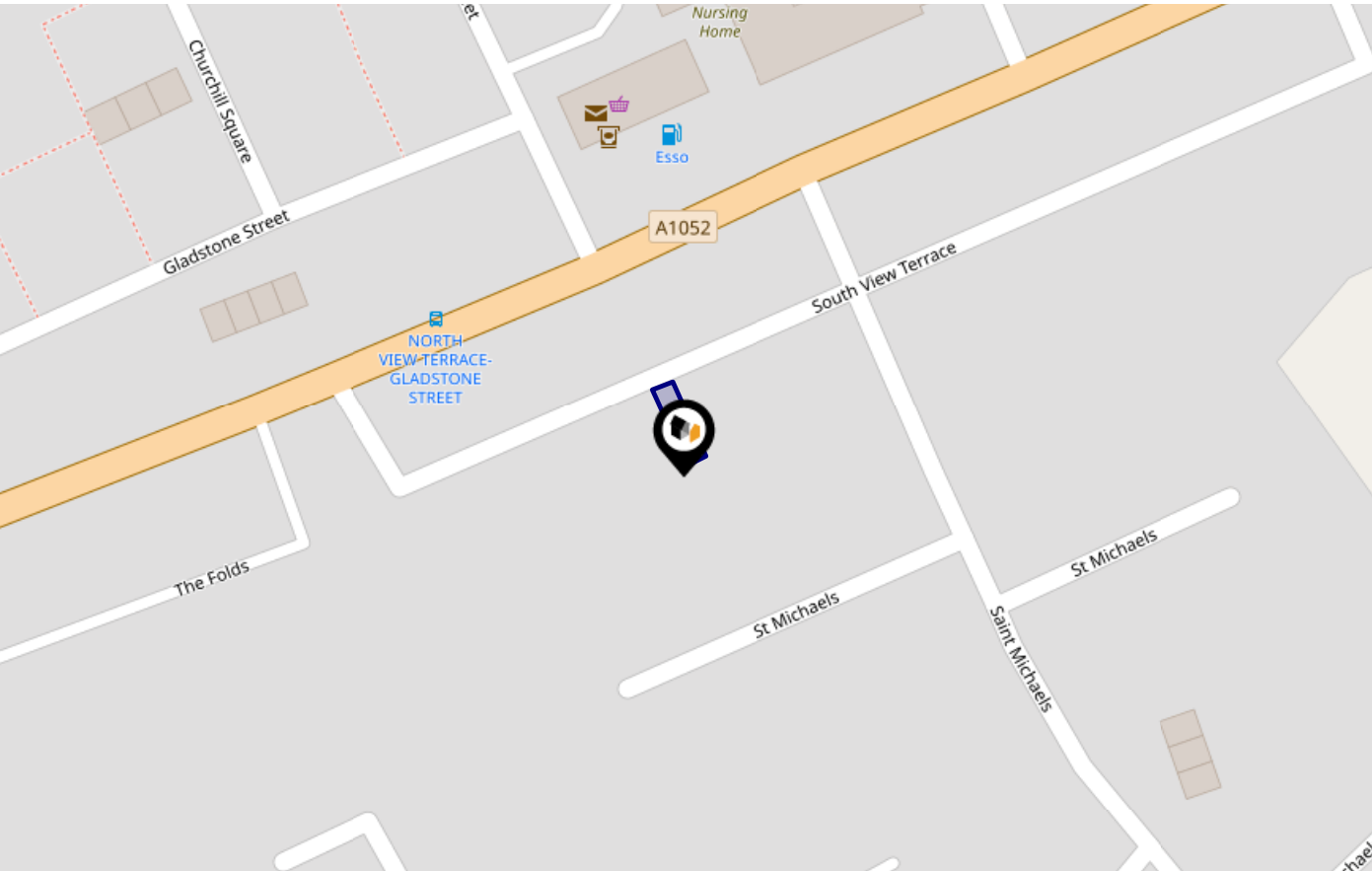


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

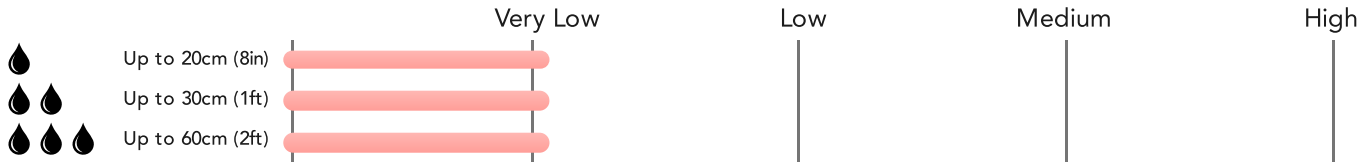


Risk Rating: Very low

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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

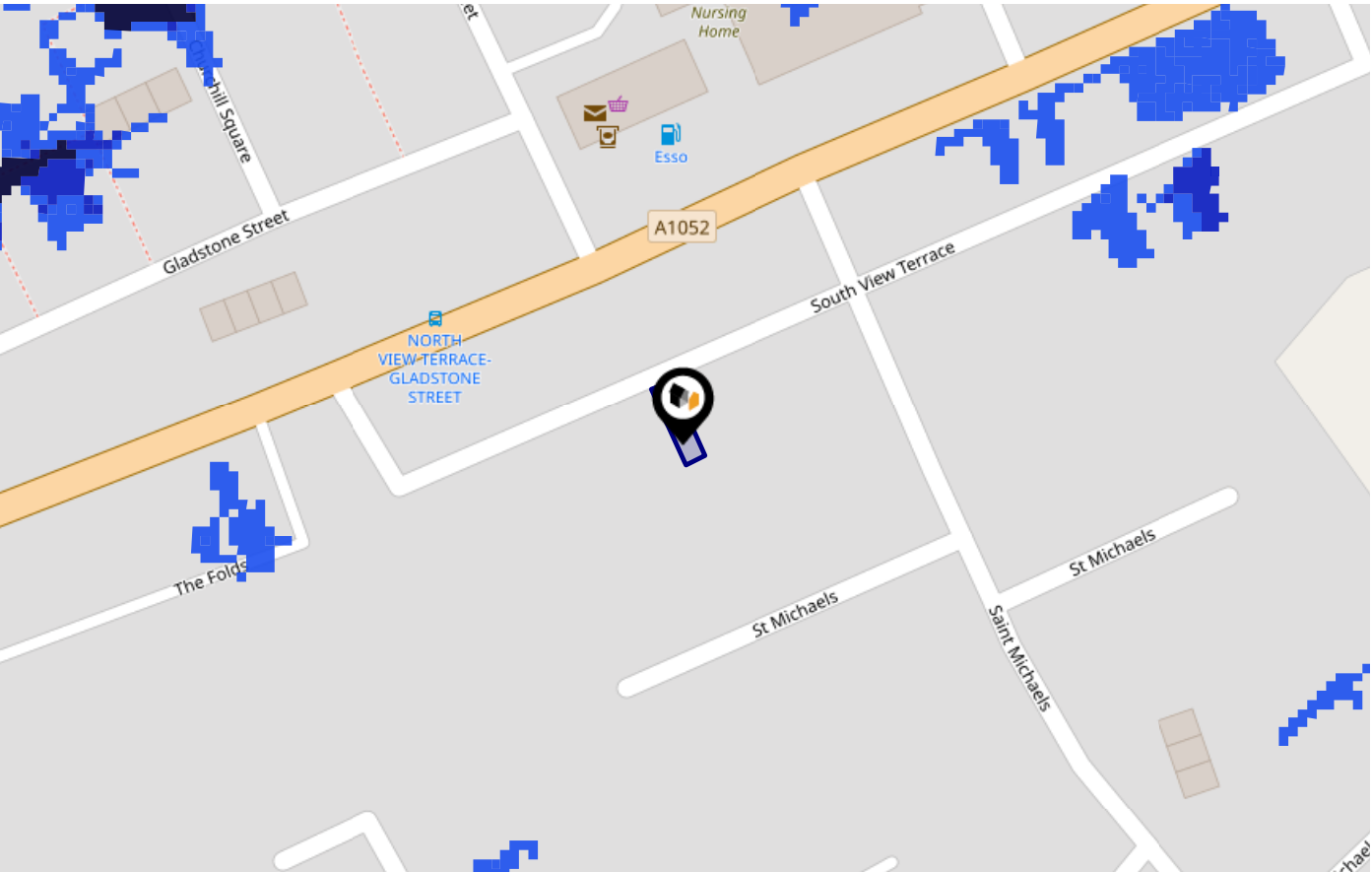


Flood Risk

Surface Water - Flood Risk

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GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

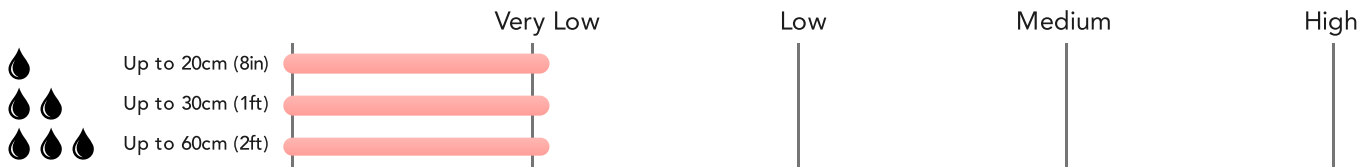


Risk Rating: Very low

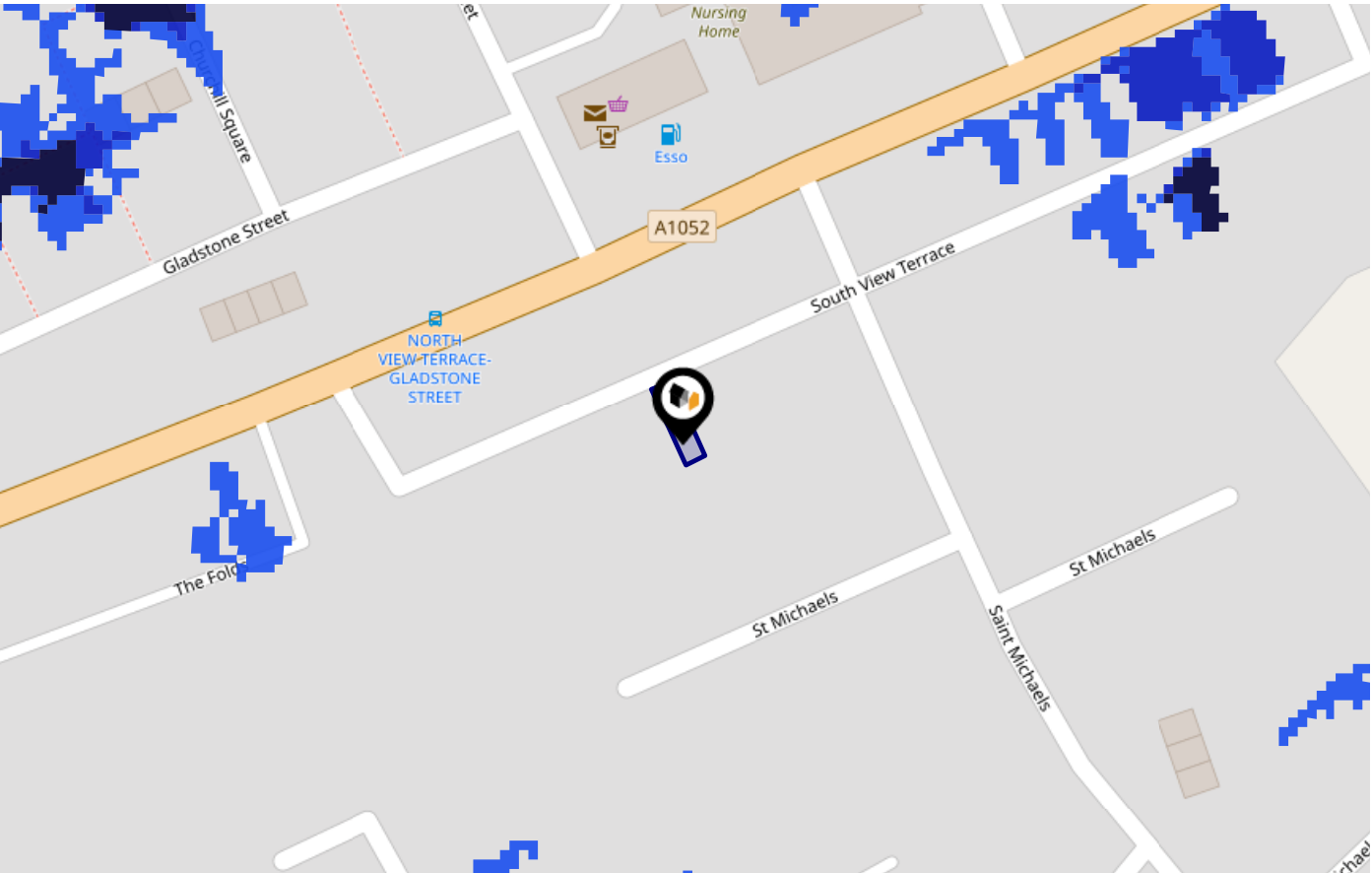
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) 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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

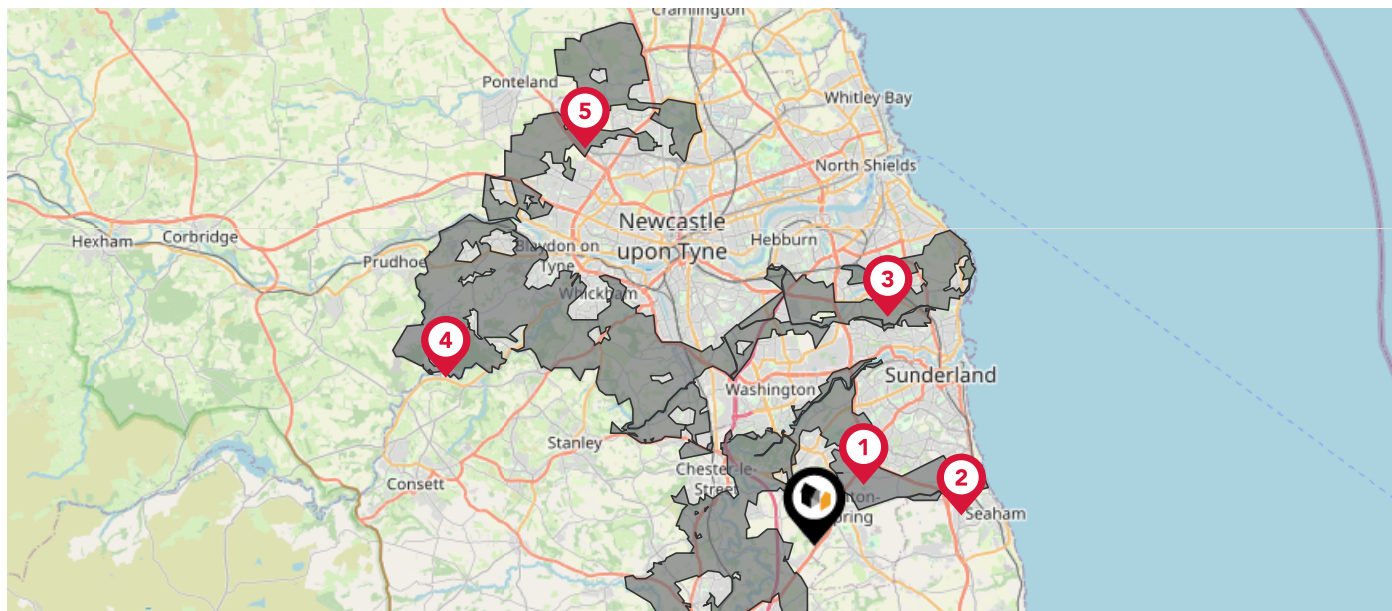
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) 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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.






Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

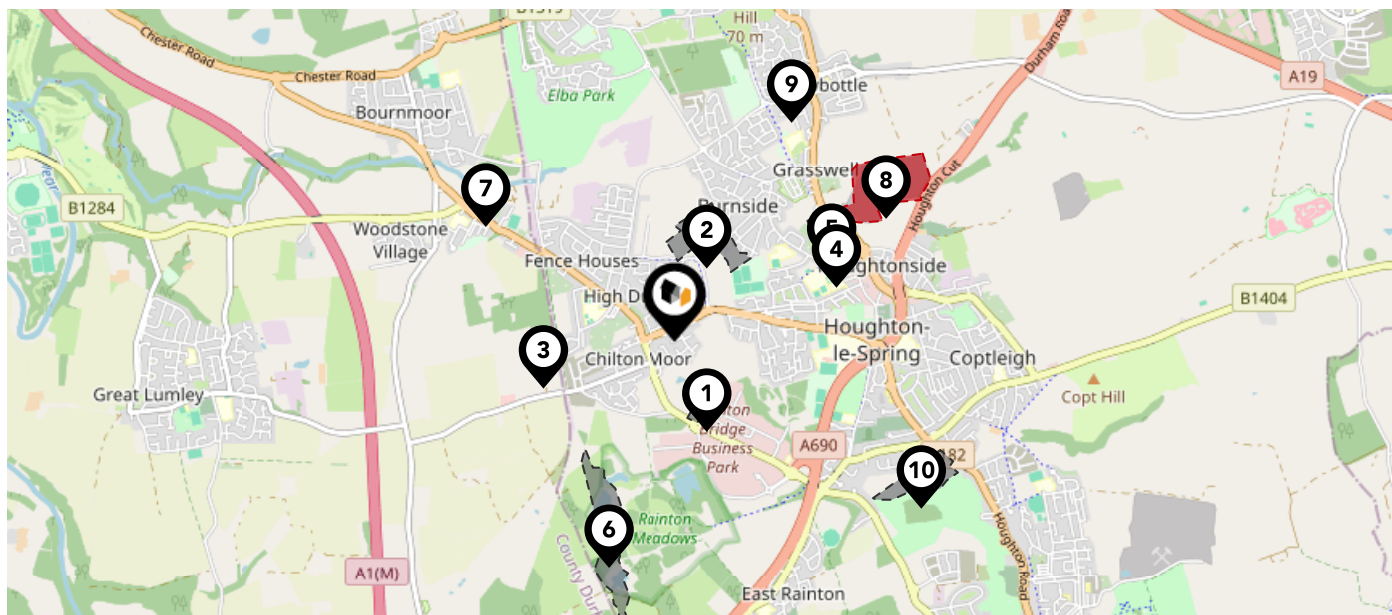
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - County Durham
-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - Newcastle upon Tyne

Maps

Landfill Sites

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GROUP

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

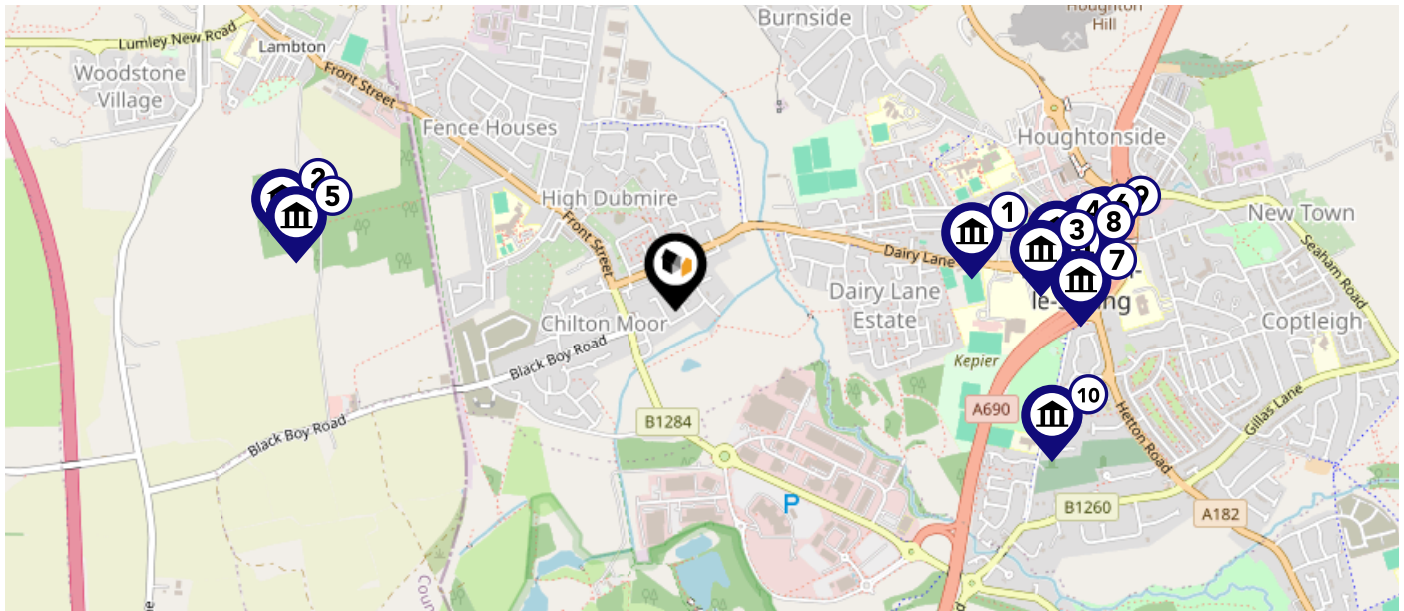
1	Rainton Bridge-Rainton Bridge Ind Estate, Houghton-le Spring, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
2	Flint Mill Sewerage Works-Sunnyside, Houghton-le-Spring, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
3	Newcastle Newbottle Lane-Chilton Moor, Houghton-le Spring, County Durham	Historic Landfill	<input type="checkbox"/>
4	British Gas Halliwell Street-Houghton le Spring, Sunderland	Historic Landfill	<input type="checkbox"/>
5	Houghton Colliery-Newbottle Street, Houghton Le Spring, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
6	Black Boy Road-Rainton Meadows, Chilton Moor, Houghton le Spring, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
7	South of New Lambton-Chester-le-Street, County Durham	Historic Landfill	<input type="checkbox"/>
8	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
9	Long Beach-Coaley Lane, Coaley, Part of Spring Twynings, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
10	Hetton Road West-Broom Hill, Sunderland	Historic Landfill	<input type="checkbox"/>










Maps

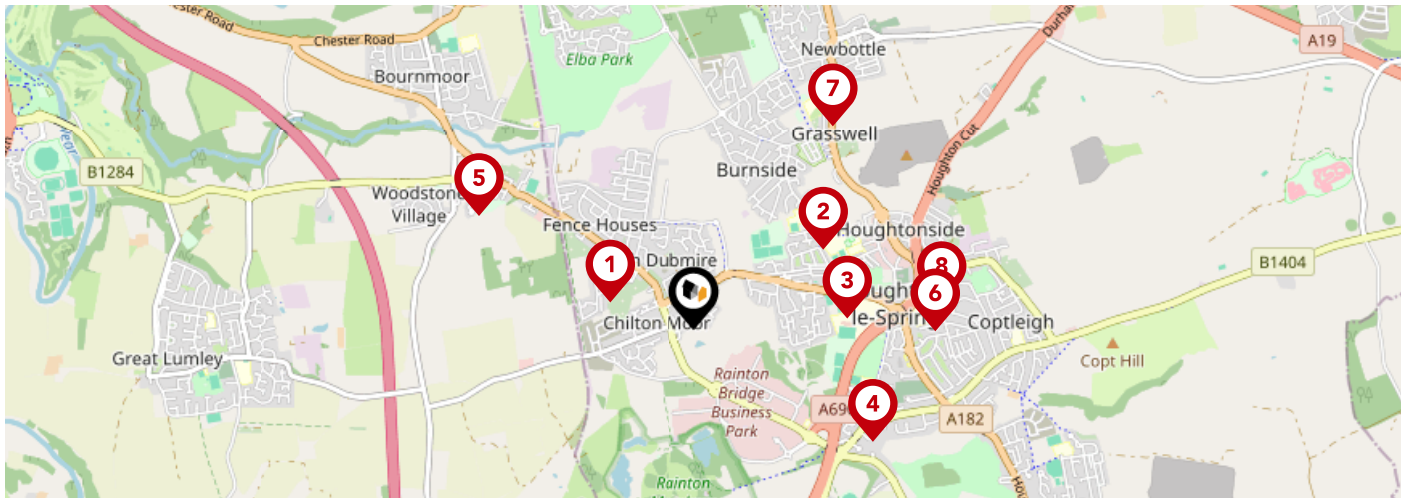
Listed Buildings

LANDWOOD
GROUP

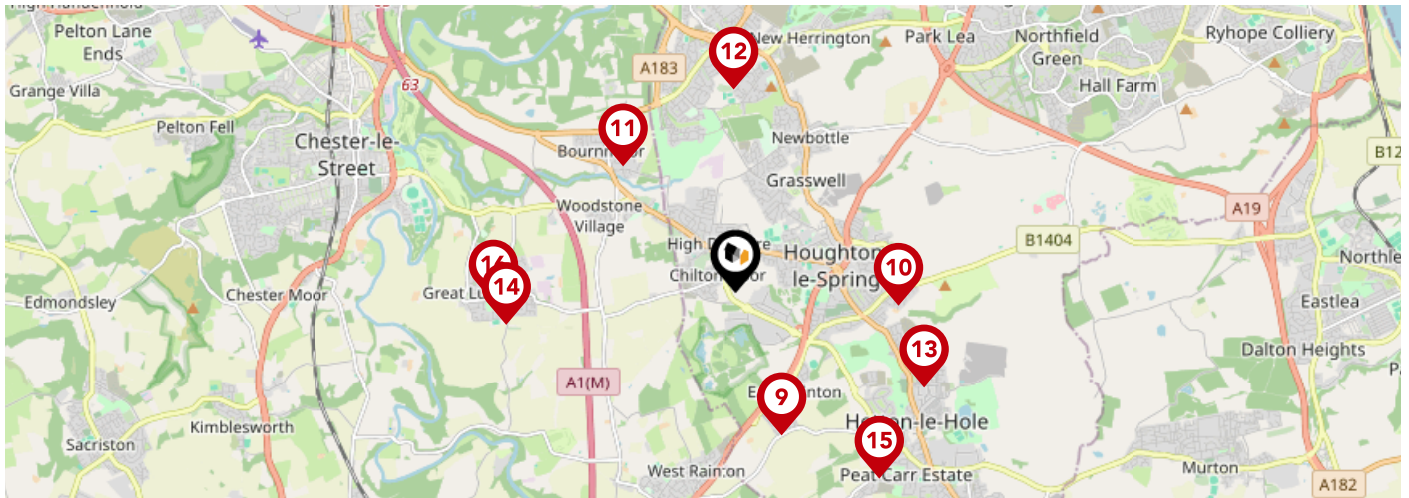
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1025445 - The Villa (office Of The Clerk To The Justices)	Grade II	0.7 miles
 1025408 - Ice House To North Of Morton House	Grade II	0.8 miles
 1355001 - The Rectory	Grade II	0.8 miles
 1184817 - Houghton Le Spring Area Offices Of Sunderland District Council	Grade II	0.8 miles
 1025407 - Morton House	Grade II	0.8 miles
 1184780 - Church Of St Michael And All Angels	Grade I	0.9 miles
 1025404 - The Old Mill Public House	Grade II	0.9 miles
 1438103 - Houghton-le-spring War Memorial	Grade II	0.9 miles
 1025443 - Kepier Grammar School	Grade II	0.9 miles
 1025405 - Church Of St Michael	Grade II	0.9 miles



		Nursery	Primary	Secondary	College	Private
1	Dubmire Primary Ofsted Rating: Good Pupils: 454 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Burnside Academy Inspires Ofsted Rating: Good Pupils: 149 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kepier Ofsted Rating: Good Pupils: 1147 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Michael's Catholic Primary School, Houghton Ofsted Rating: Good Pupils: 203 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Woodlea Primary School Ofsted Rating: Good Pupils: 221 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bernard Gilpin Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Newbottle Primary Academy Ofsted Rating: Good Pupils: 456 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Houghton Le Spring Nursery School Ofsted Rating: Outstanding Pupils: 114 Distance:1.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

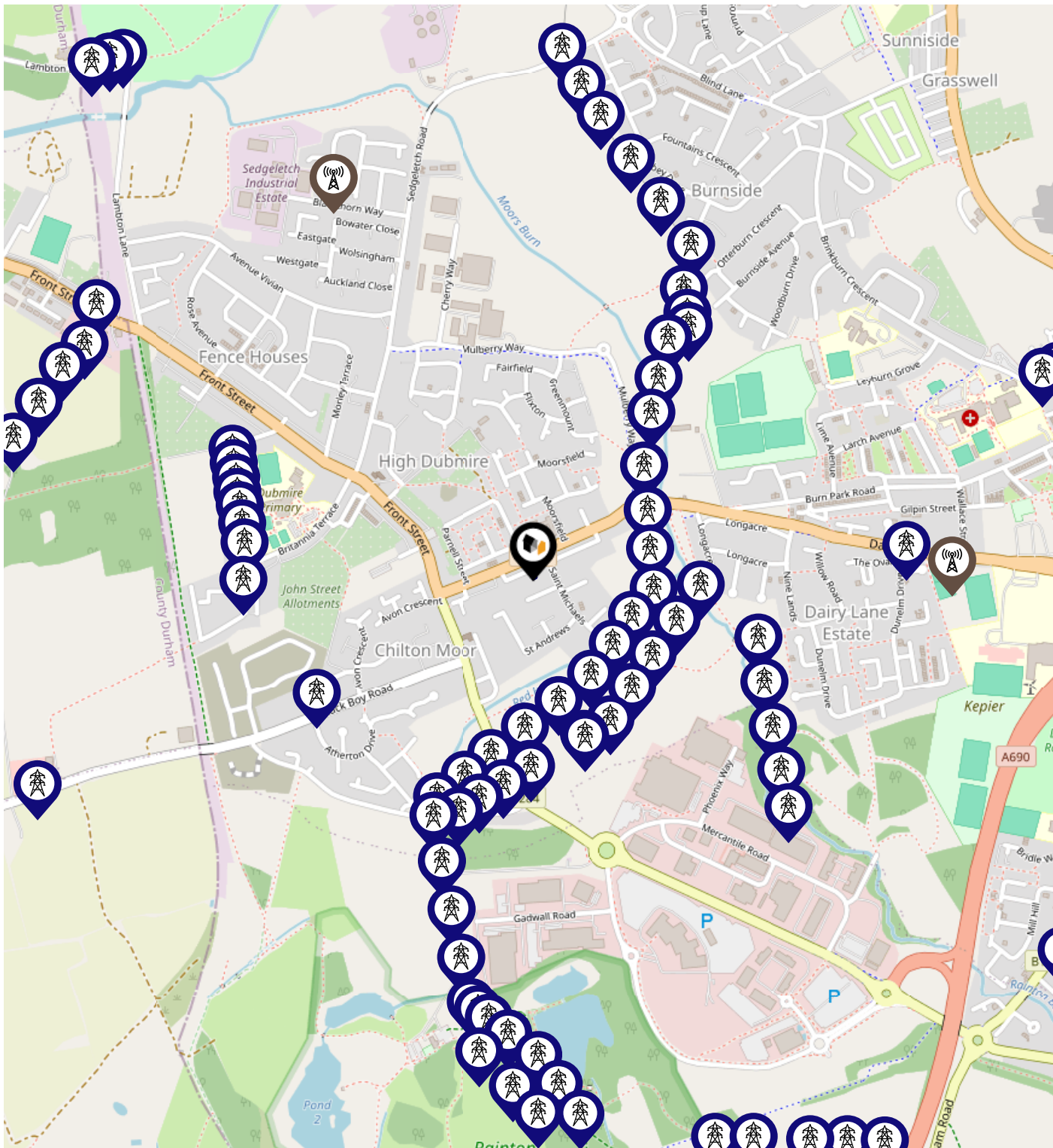


		Nursery	Primary	Secondary	College	Private
9	East Rainton Primary School Ofsted Rating: Good Pupils: 121 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Gillas Lane Primary Academy Ofsted Rating: Good Pupils: 132 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Bournmoor Primary School Ofsted Rating: Good Pupils: 87 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Shiney Row Primary School Ofsted Rating: Good Pupils: 236 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Eppleton Academy Primary School Ofsted Rating: Good Pupils: 209 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lumley Junior School Ofsted Rating: Good Pupils: 180 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hetton Academy Ofsted Rating: Requires improvement Pupils: 652 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lumley Infant and Nursery School Ofsted Rating: Outstanding Pupils: 171 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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GROUP

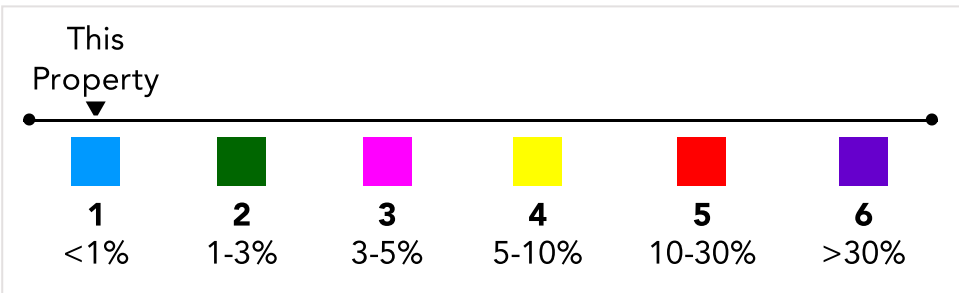
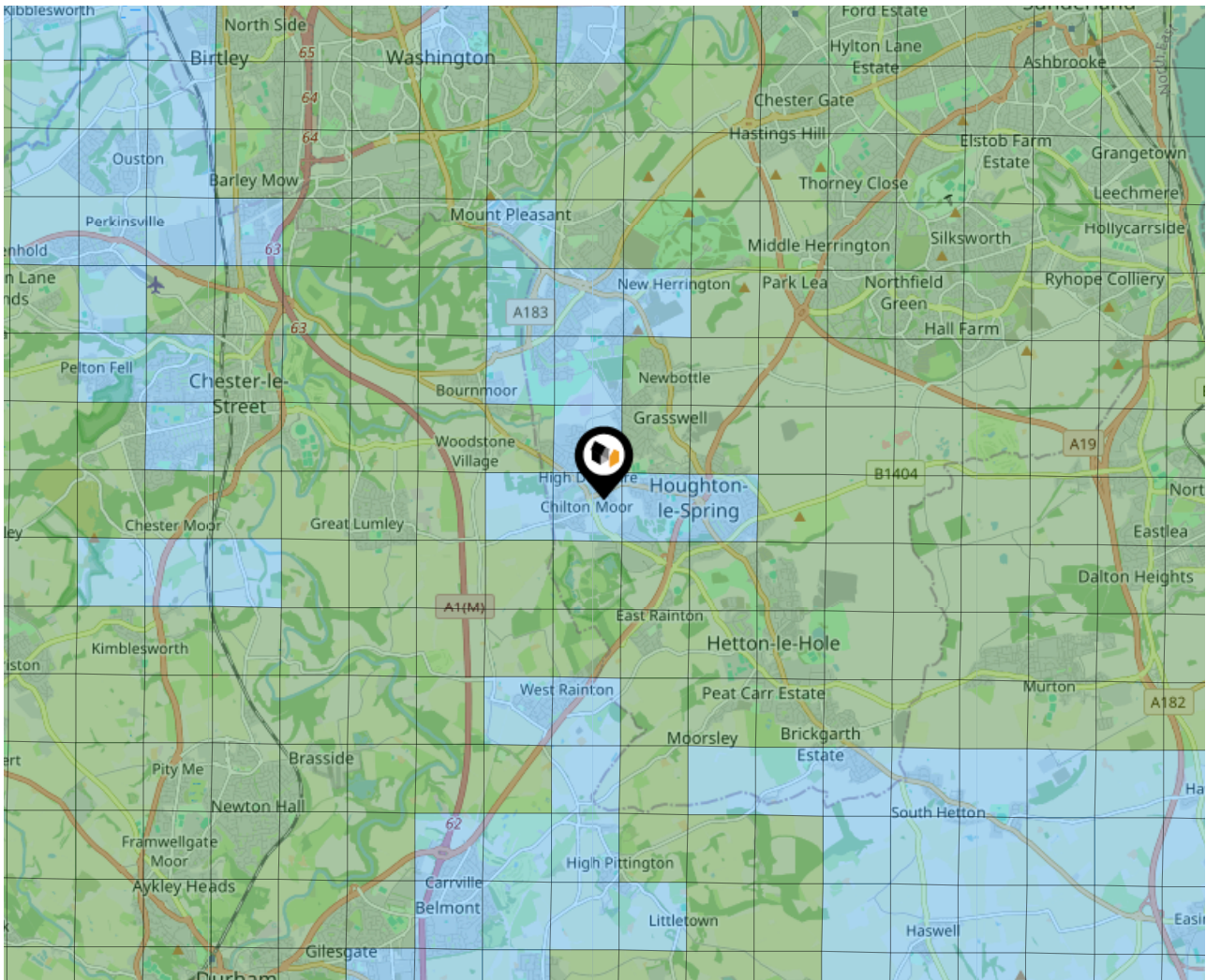


Key:

-  Power Pylons
-  Communication Masts

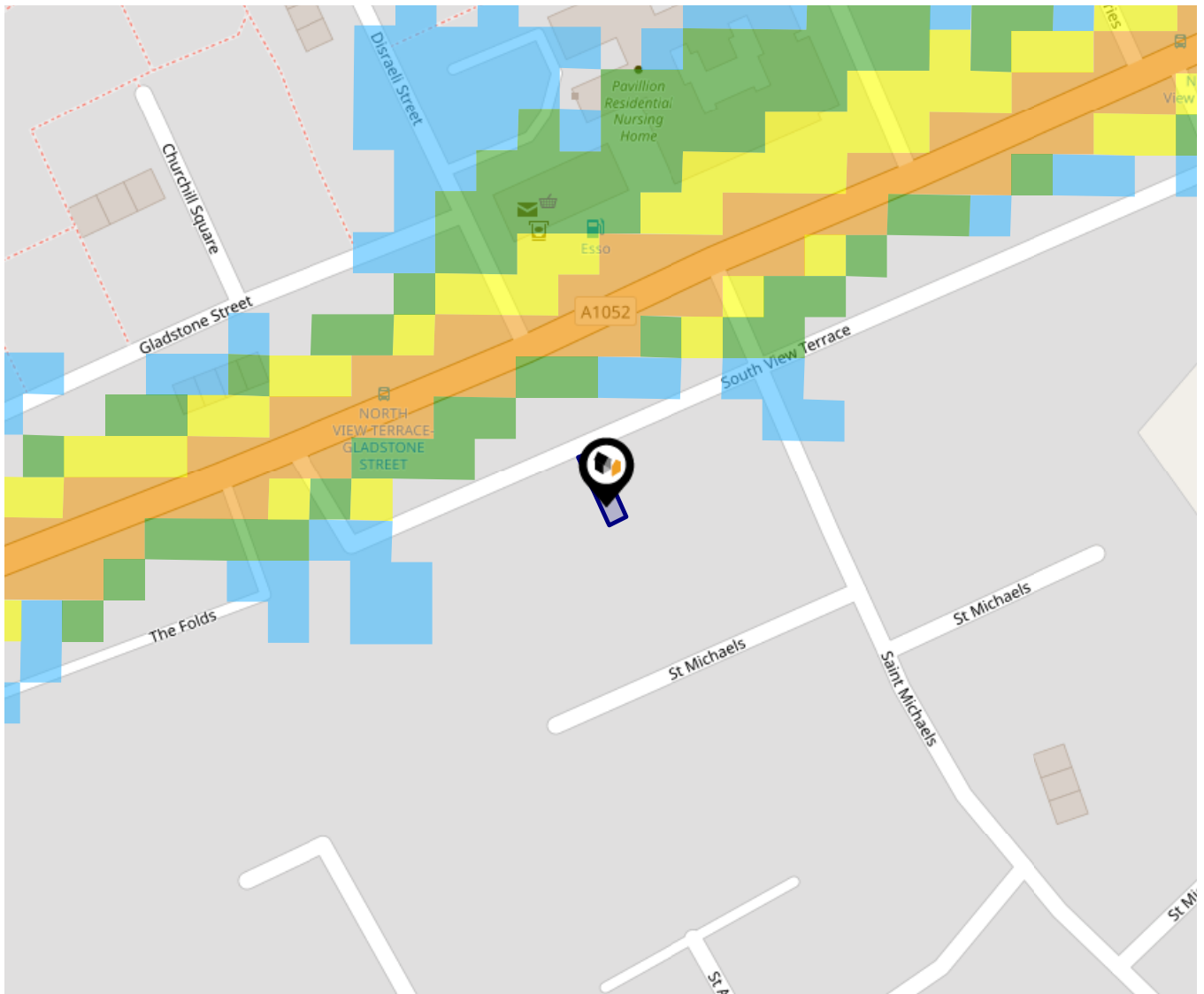
What is Radon?

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).



Local Area Road Noise

LANDWOOD
GROUP



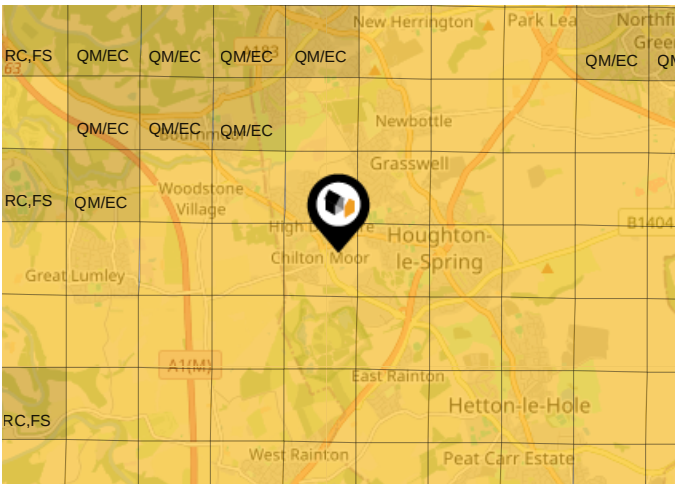
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



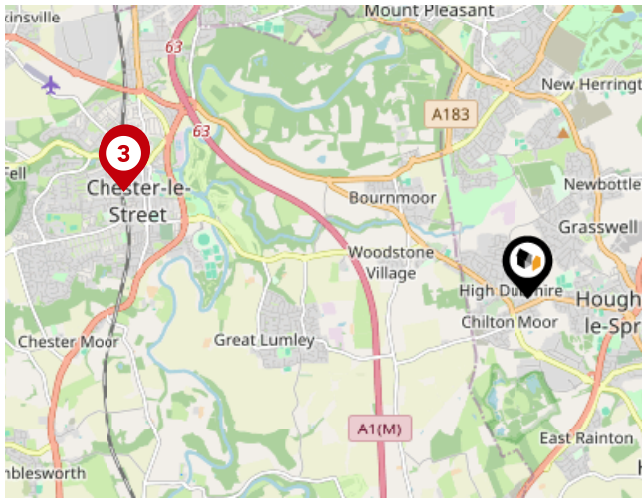
Primary Classifications (Most Common Clay Types)

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

Area

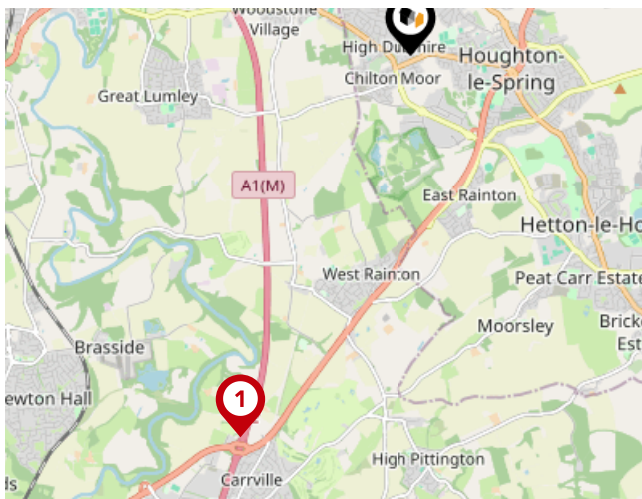
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Chester-le-Street Rail Station	3.57 miles
2	Station Road	3.57 miles
3	Bullion Lane	3.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J62	3.57 miles
2	A1(M) J64	3.93 miles
3	A1(M) J63	3.43 miles
4	A194(M) J1	5.43 miles
5	A1(M) J65	5.01 miles



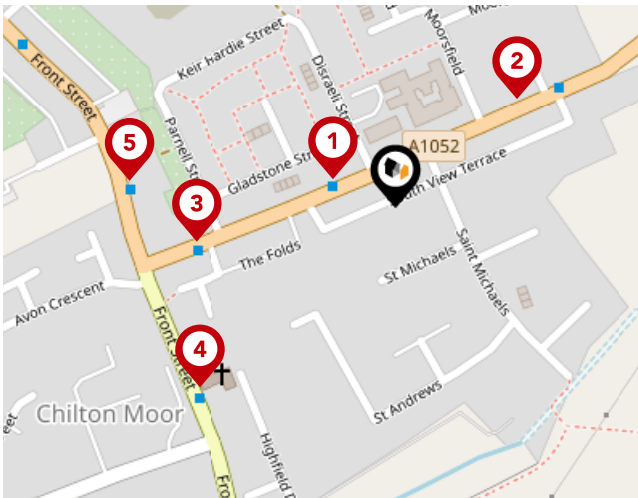
Airports/Helipads

Pin	Name	Distance
1	Airport	16.1 miles
2	Teesside Airport	22.86 miles
3	Leeds Bradford Airport	67.59 miles
4	Irthington	52.68 miles

Area

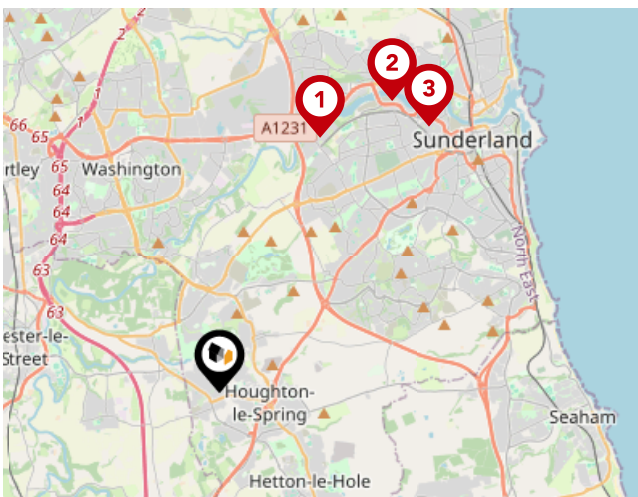
Transport (Local)

LANDWOOD
GROUP



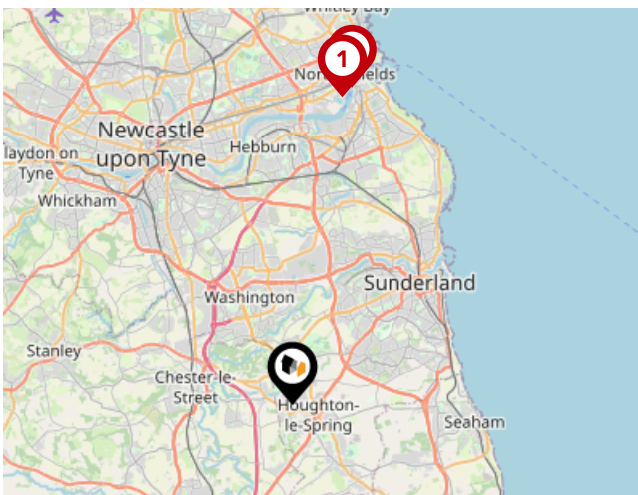
Bus Stops/Stations

Pin	Name	Distance
1	North View Terrace-Gladstone Street	0.04 miles
2	North View Terrace-The Graneries	0.09 miles
3	North View Terrace-The Folds	0.11 miles
4	Front Street	0.14 miles
5	Front Street-Fatherly Terrace	0.14 miles



Local Connections

Pin	Name	Distance
1	South Hylton (Tyne and Wear Metro Station)	4.68 miles
2	Pallion (Tyne and Wear Metro Station)	5.79 miles
3	Millfield (Tyne and Wear Metro Station)	5.79 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.62 miles
2	South Shields Ferry Terminal	11.03 miles

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>

