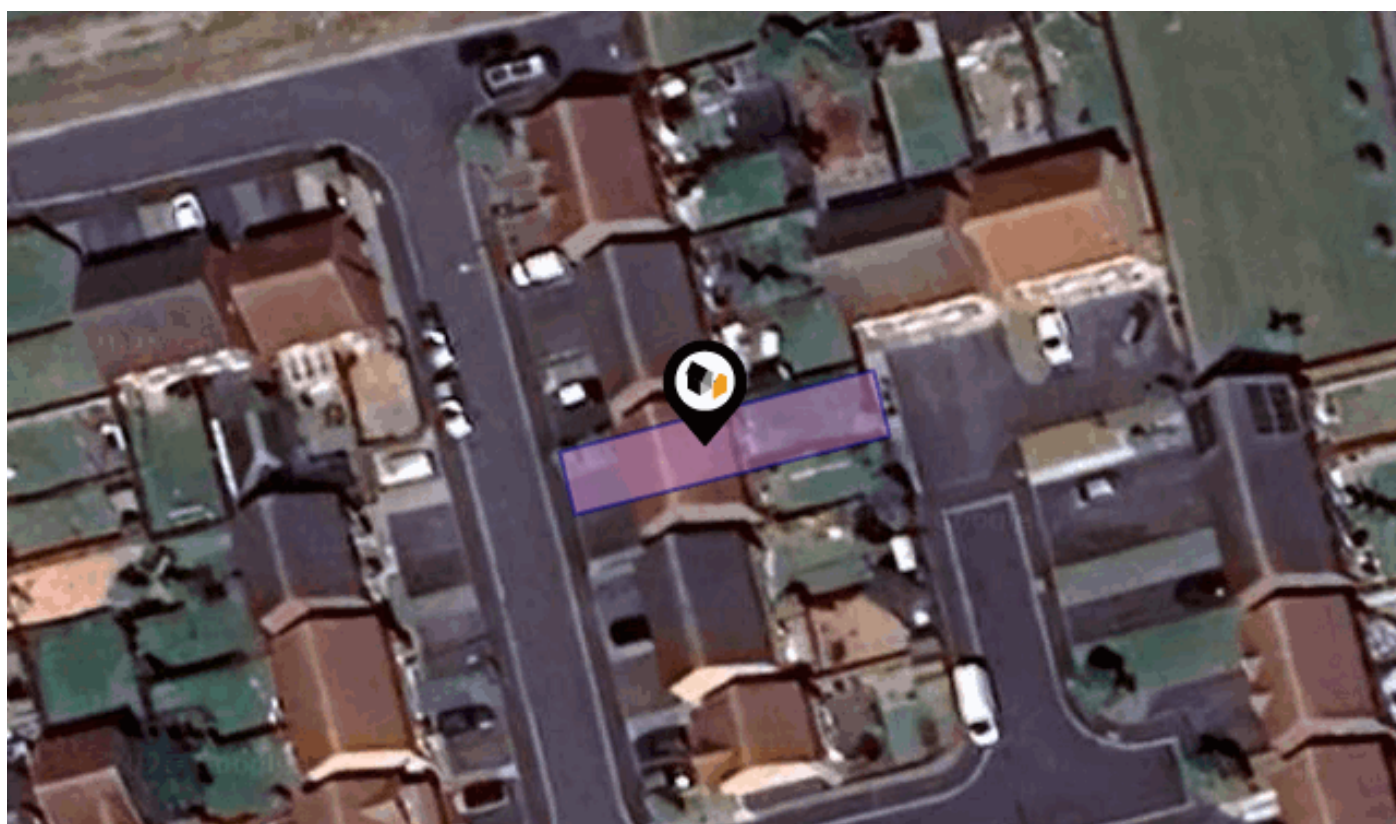




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 23rd May 2025



5, BRIDGEWATER COURT, MIDDLESBROUGH, TS4 2GE

Landwood Group

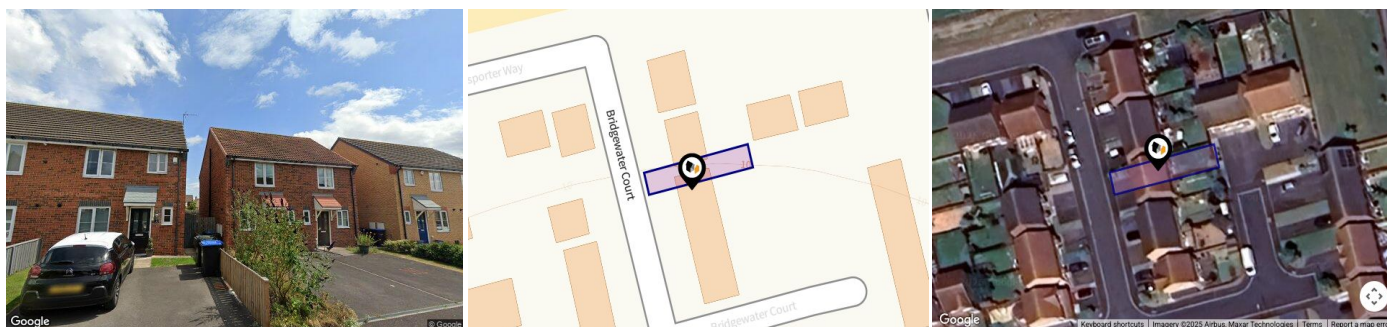
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.03 acres
Year Built :	2011
Council Tax :	Band A
Annual Estimate:	£1,658
Title Number:	CE211737
UPRN:	10023177589

Last Sold Date:	16/09/2011
Last Sold Price:	£99,950
Last Sold £/ft ² :	£160
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	71 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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5 Bridgewater Court, MIDDLESBROUGH, TS4 2GE			Energy rating	
			C	
Valid until 18.05.2035			Certificate number 0435-4325-1500-0251-0292	
Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	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:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	55 m ²

This map displays nearby coal mine entrances and their classifications.



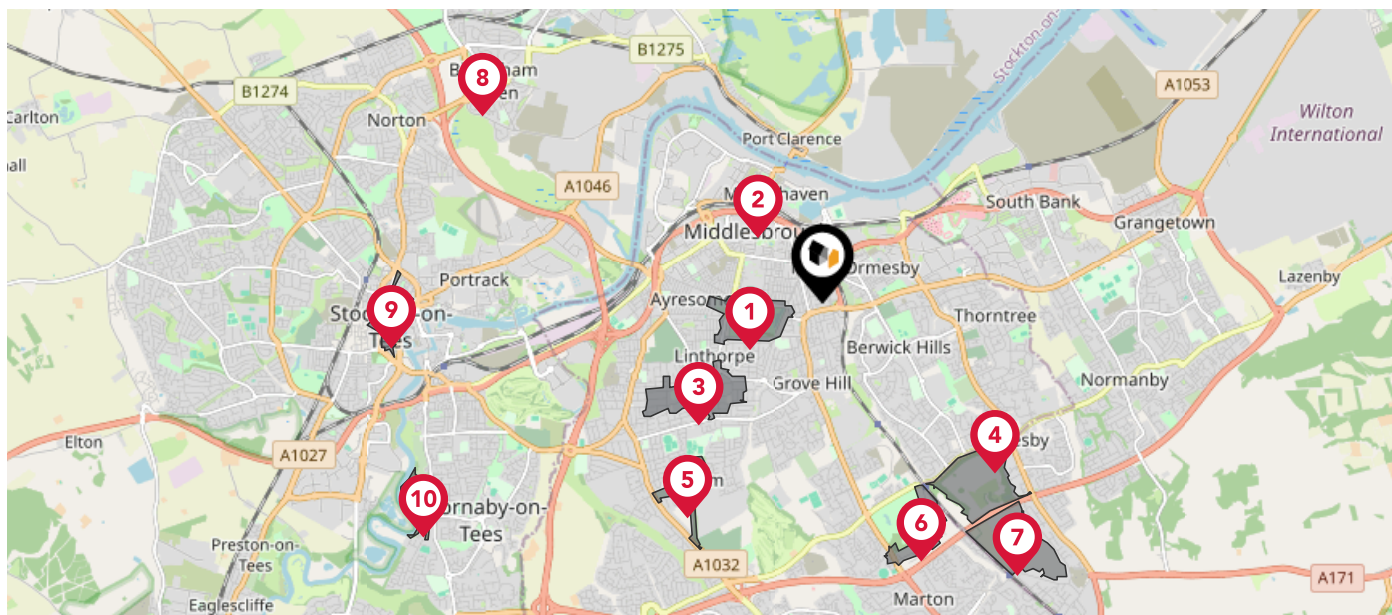
Mine Entry

- ✗ 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.

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

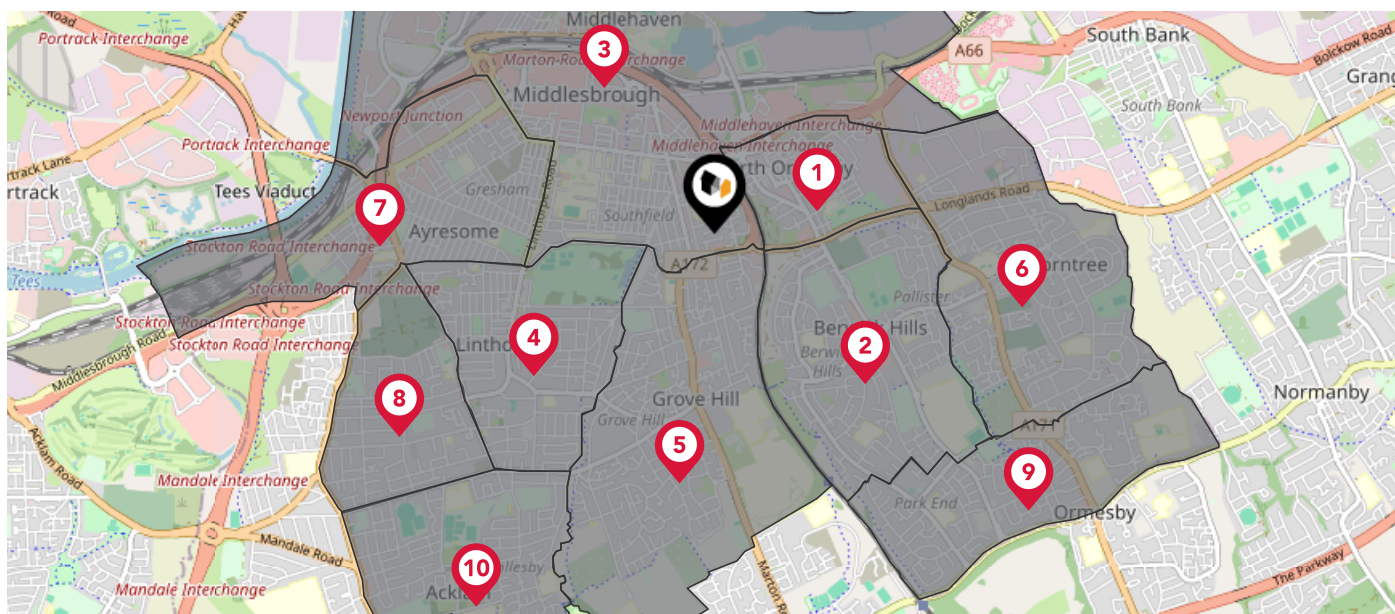
- 1 Albert Park and Linthorpe Road
- 2 Middlesbrough Historic Quarter
- 3 Linthorpe
- 4 Ormesby Hall
- 5 Acklam Hall
- 6 Marton Village and The Grove
- 7 Ormesby Hall
- 8 Billingham Green
- 9 Stockton Town Centre
- 10 Thornaby Green

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



North Ormesby Ward



Berwick Hills & Pallister Ward



Central Ward



Park Ward



Longlands & Beechwood Ward



Brambles & Thorntree Ward



Newport Ward



Linthorpe Ward

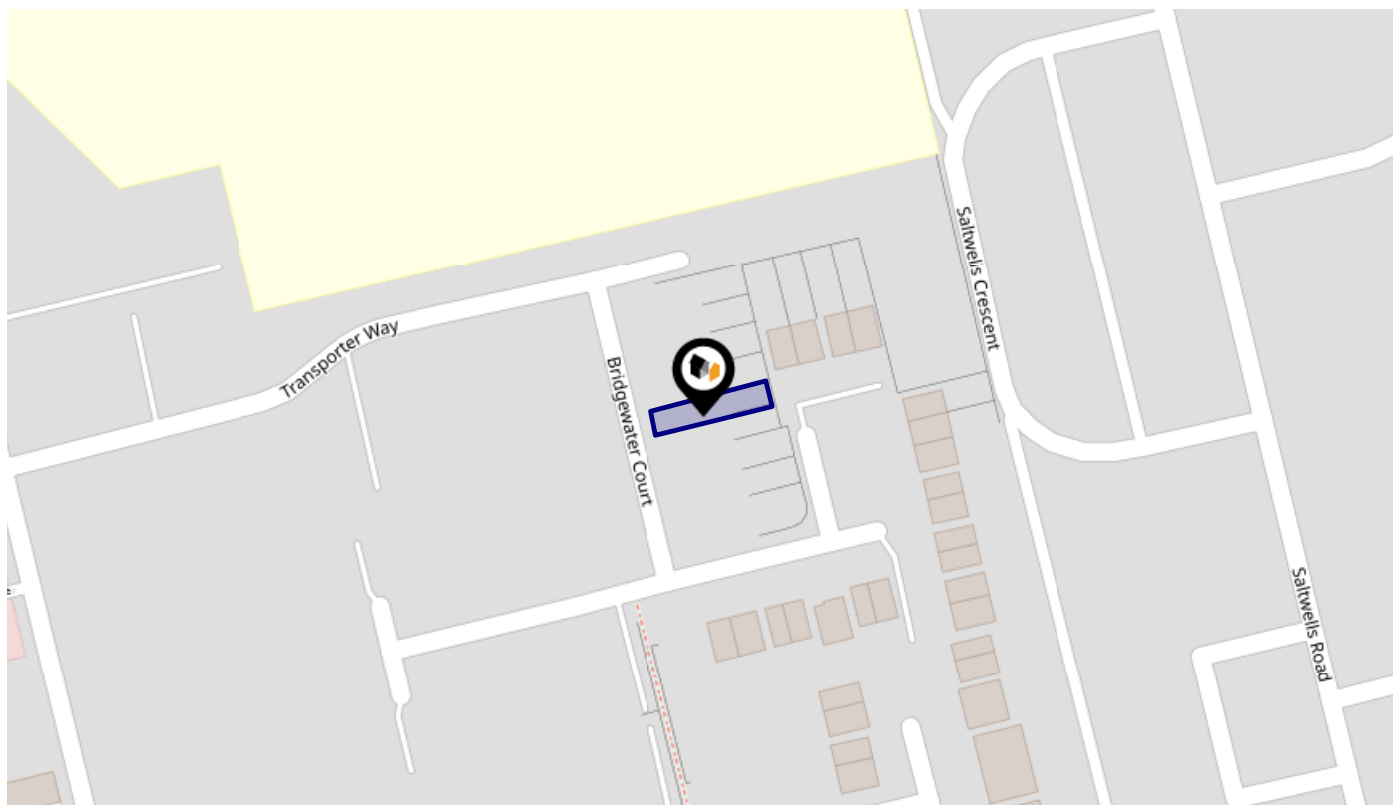


Park End & Beckfield Ward



Acklam Ward

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:

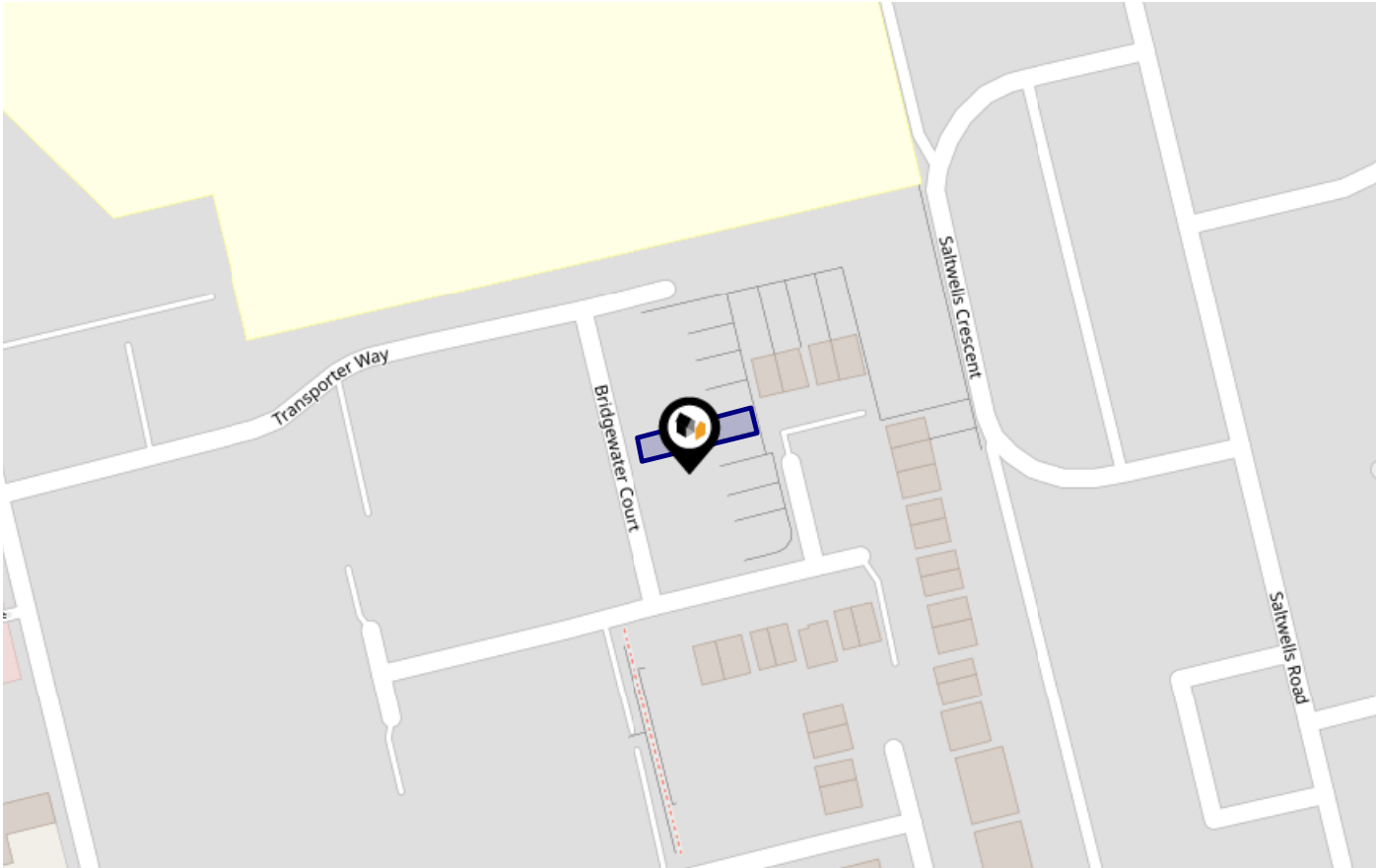
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

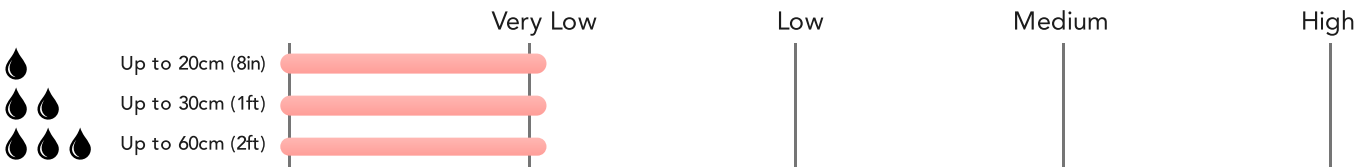


Risk Rating: Very low

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.

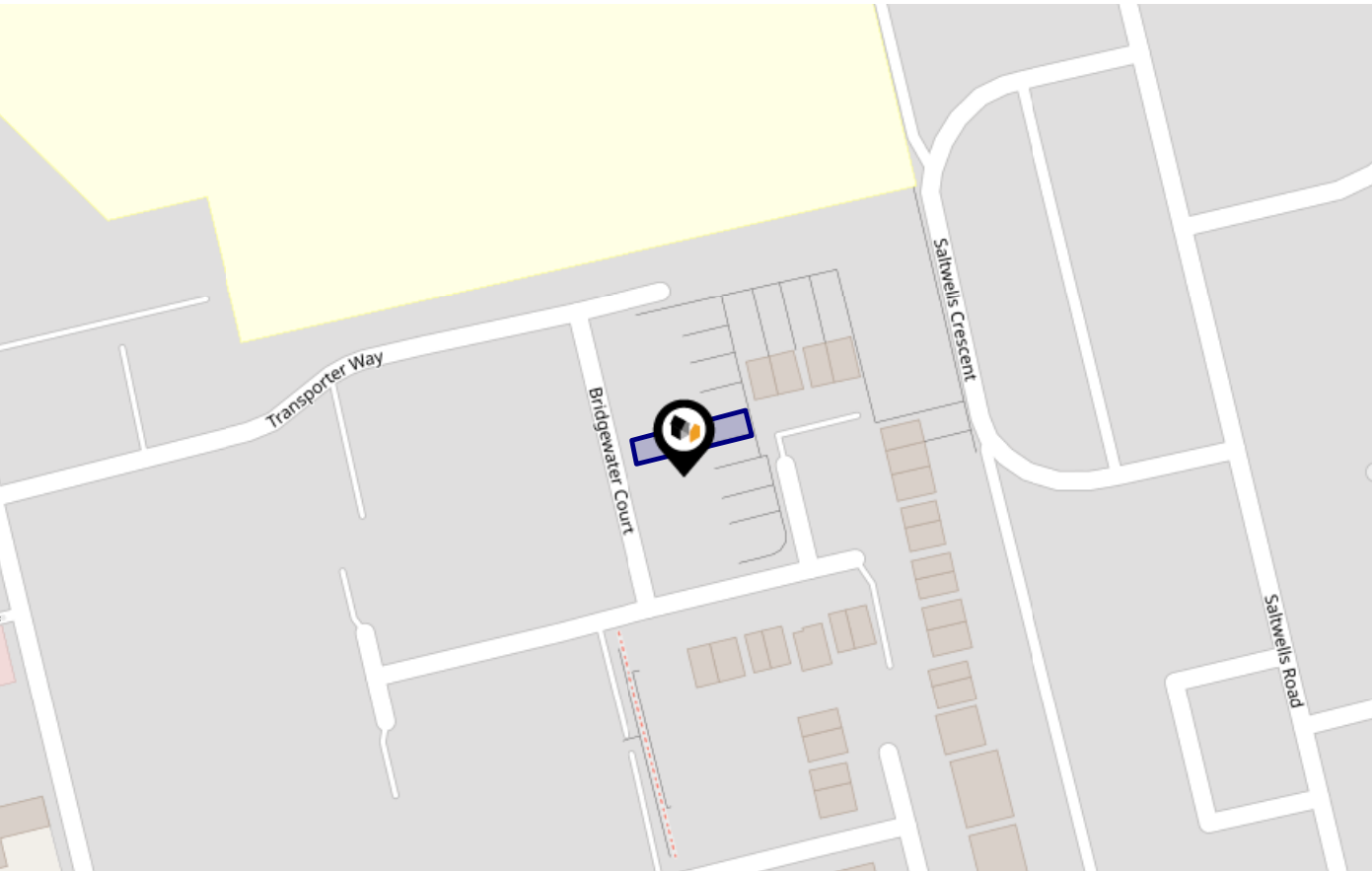
Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Climate Change

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.
-  **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:

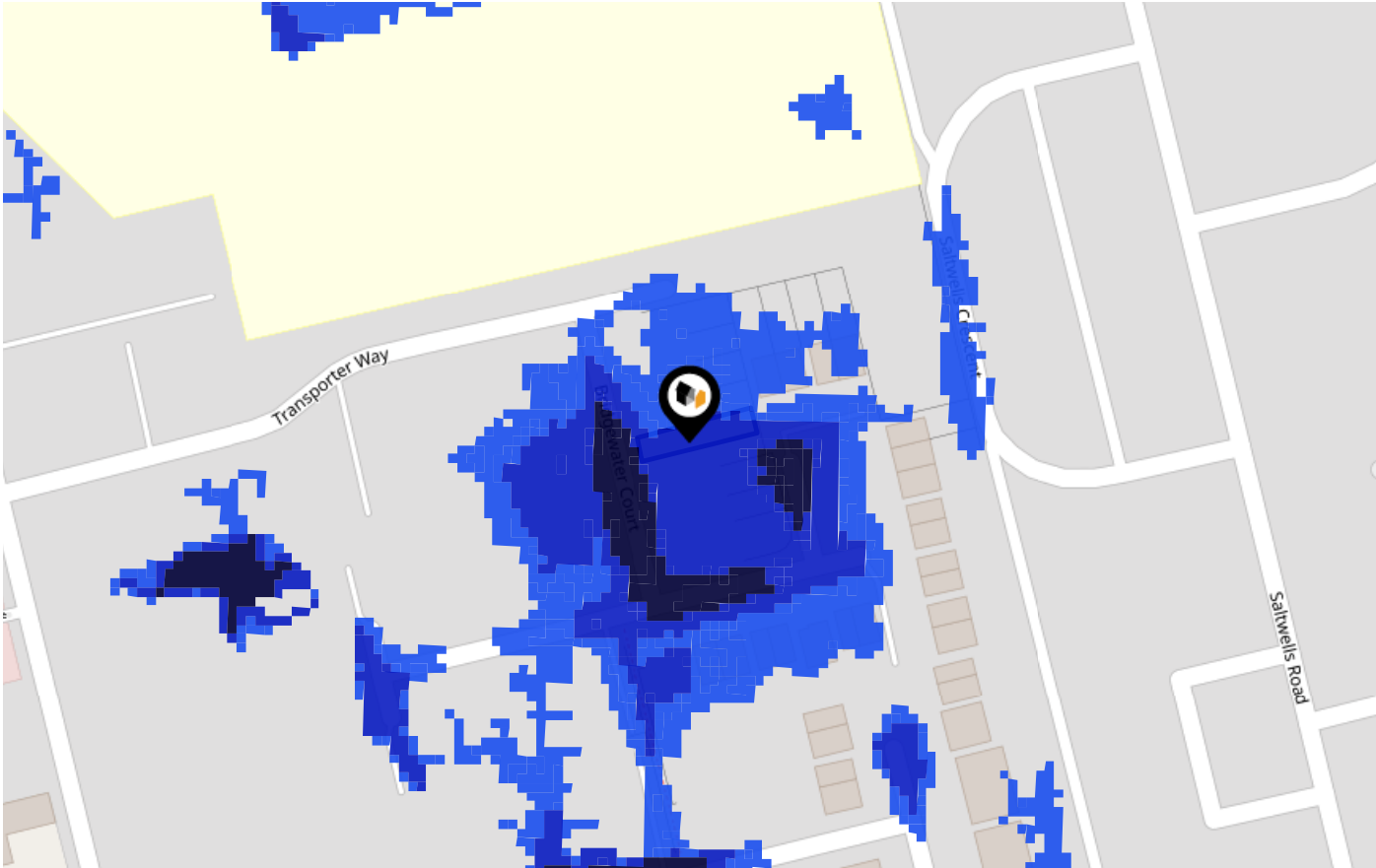


Flood Risk

Surface Water - Flood Risk

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

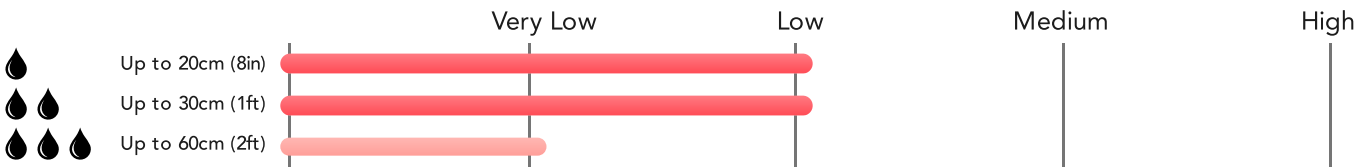


Risk Rating: Medium

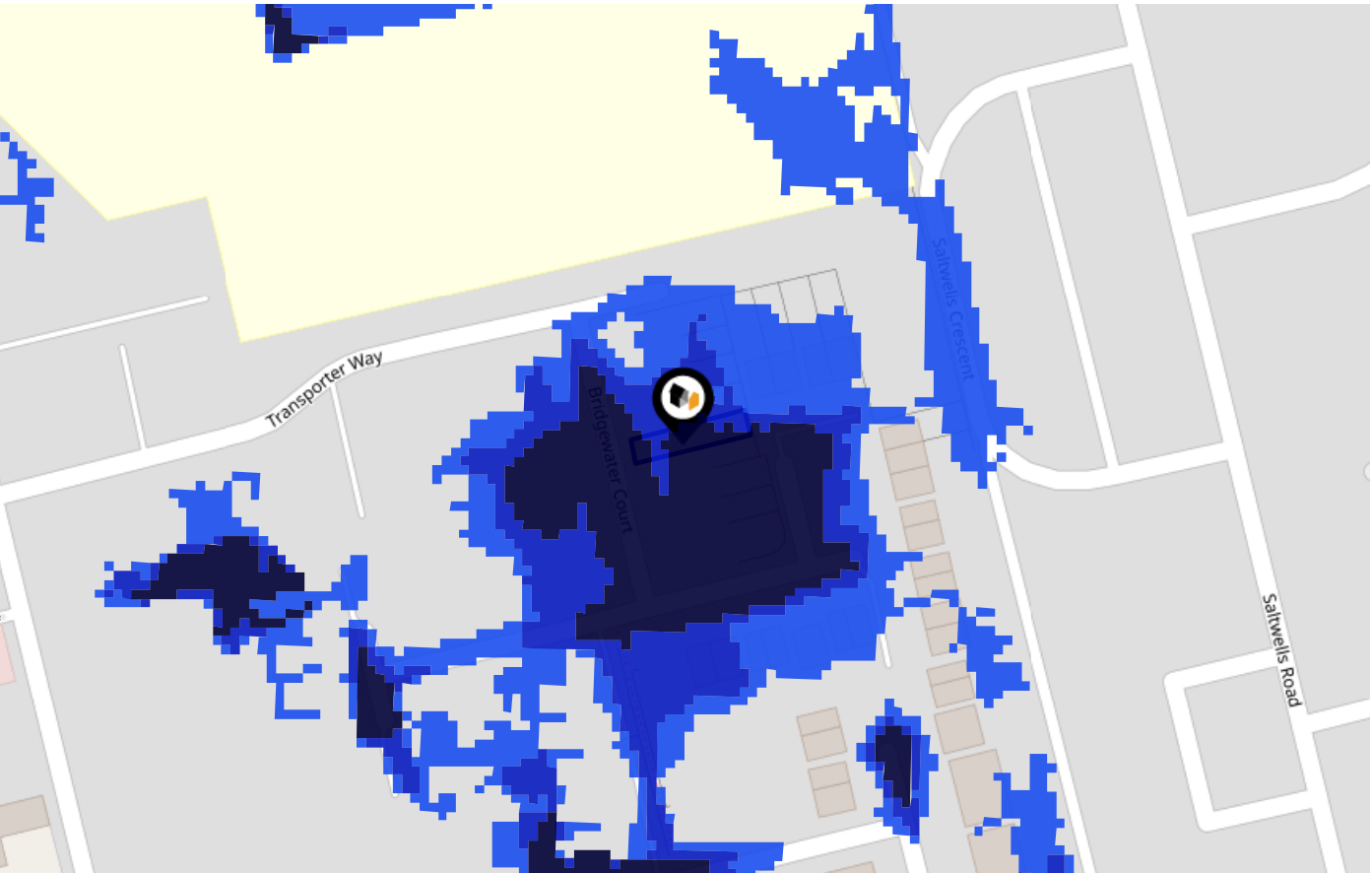
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

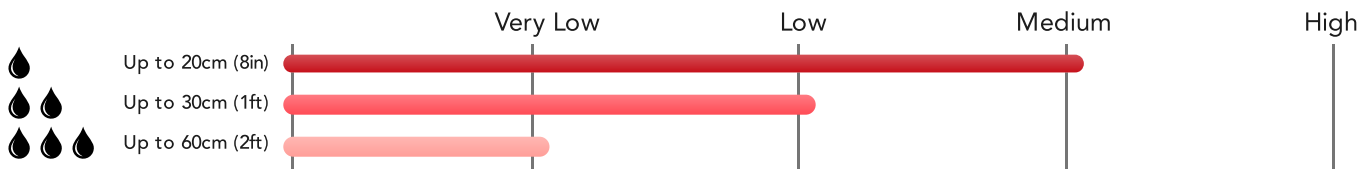


Risk Rating: High

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:

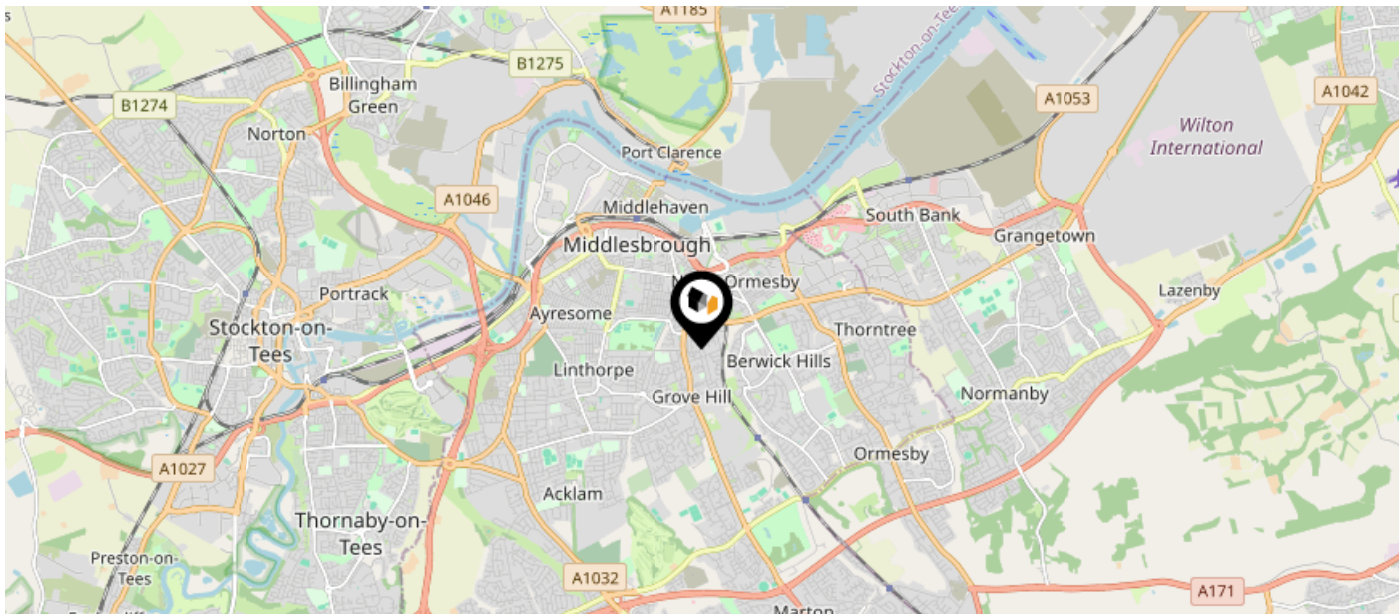


Maps

Green Belt

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



Nearby Green Belt Land

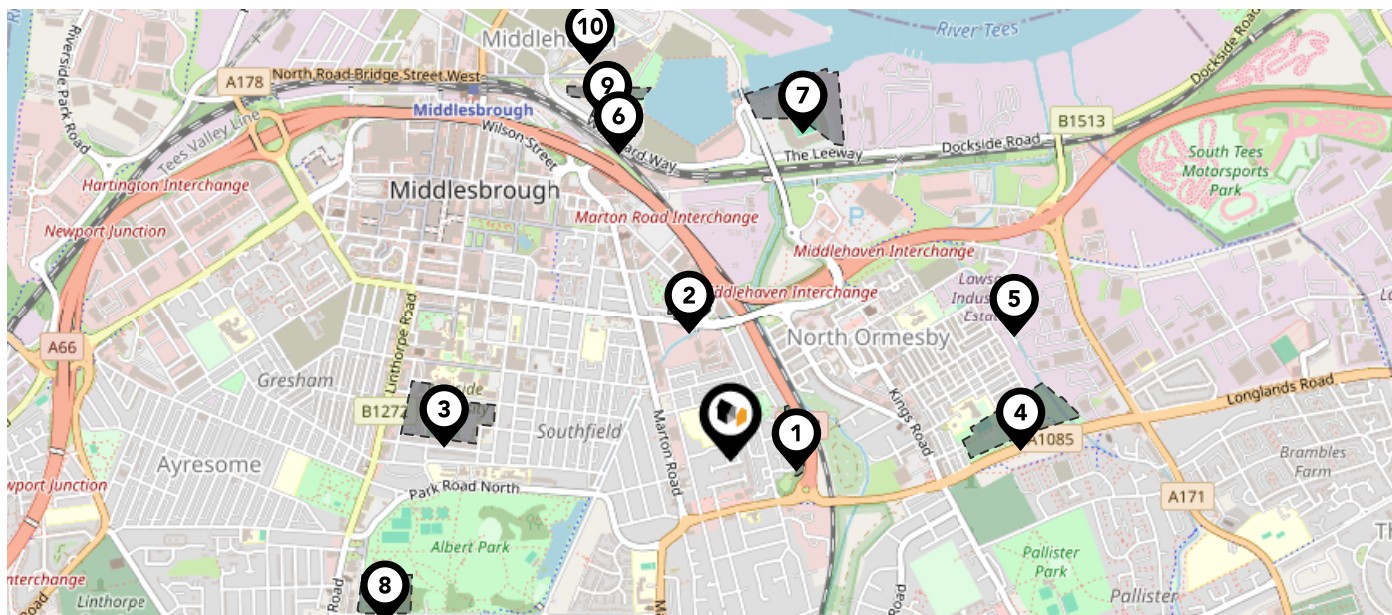
No data available.

Maps

Landfill Sites

LANDWOOD
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

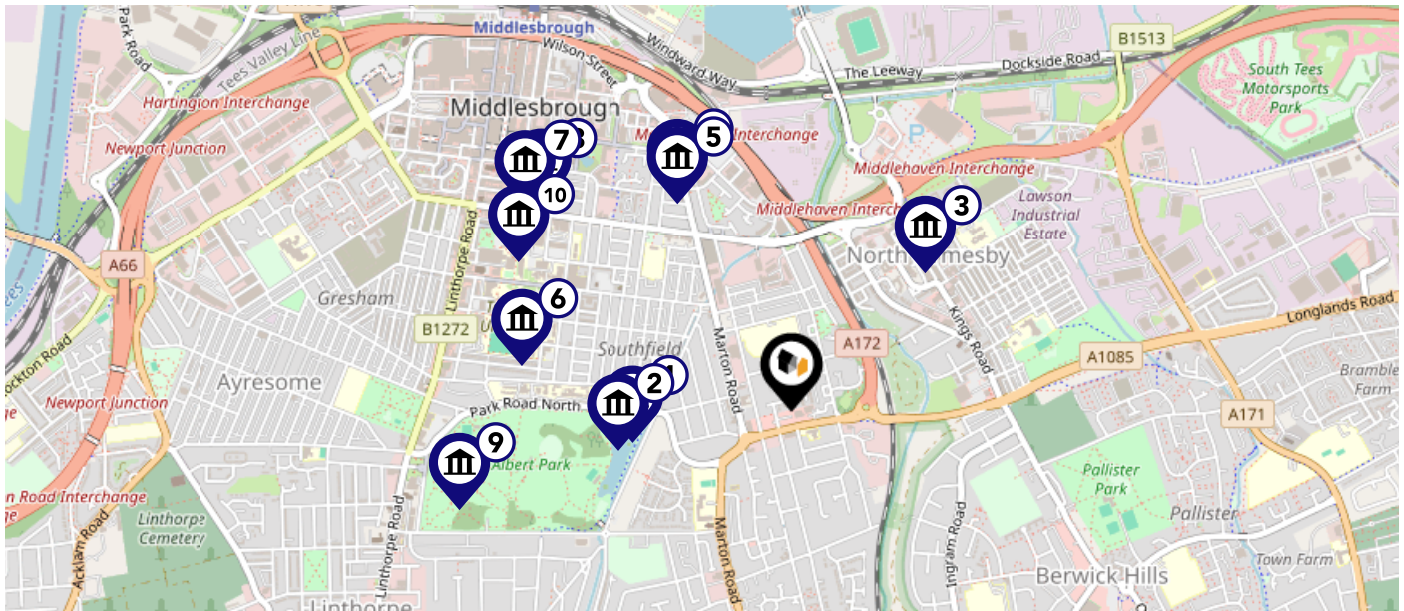
1	A66 -Longlands Road Junction-Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
2	Ormesby Road-Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
3	Teeside Polytechnic-Victoria Road, Middlesbrough	Historic Landfill	<input type="checkbox"/>
4	Henry Street Recreation Ground-Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
5	Tame Road-Industrial Estate, North Ormesby	Historic Landfill	<input type="checkbox"/>
6	Middlesbrough Dock-Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
7	South Wharf-The Leeway, Middlesbrough	Historic Landfill	<input type="checkbox"/>
8	Albert Park Landscaping-Albert Park, Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
9	Middlesbrough Dock-Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>
10	Grey Street Works-Gray Street - Lower East Street, Middlesbrough, Cleveland	Historic Landfill	<input type="checkbox"/>











Maps

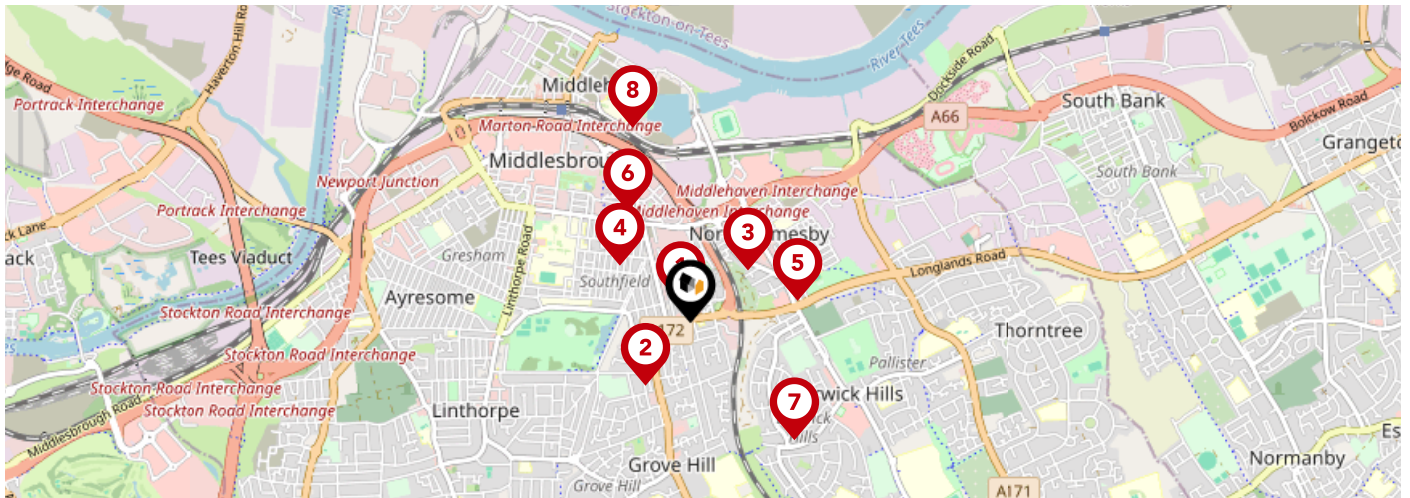
Listed Buildings

LANDWOOD
GROUP

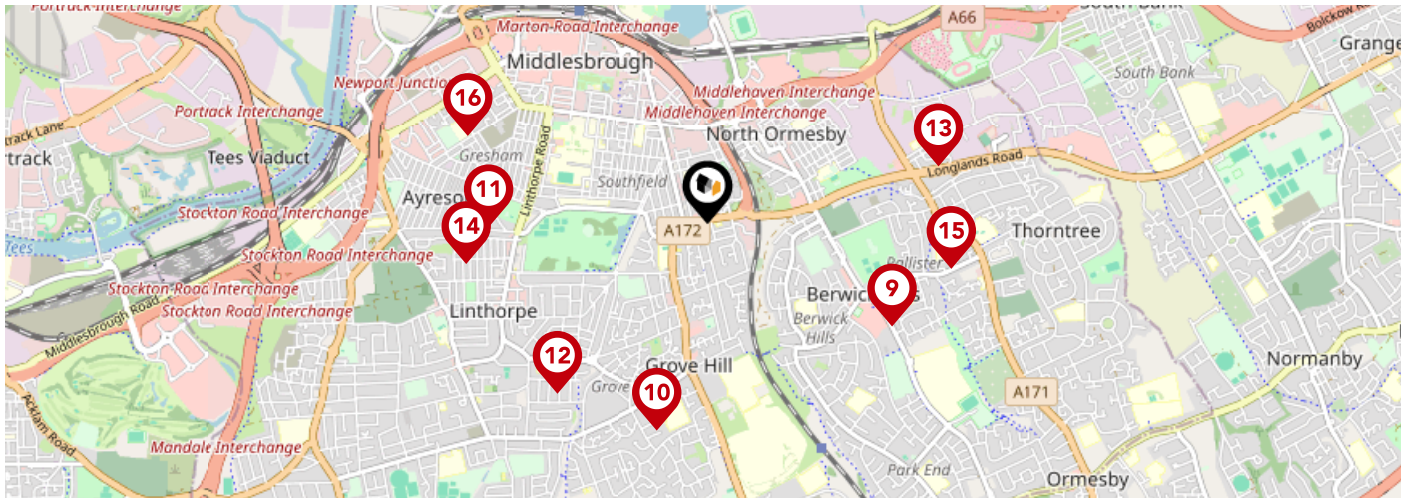
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1139829 - Nazareth House	Grade II	0.3 miles
 1329537 - Gates, Gatepiers And Flanking Walls At Entrance To Nazareth House	Grade II	0.4 miles
 1139850 - Church Of The Holy Trinity	Grade II	0.4 miles
 1139854 - Church Of St John The Evangelist	Grade II	0.5 miles
 1137035 - Church House	Grade II	0.5 miles
 1380273 - Former Primary Infant School	Grade II	0.6 miles
 1329504 - Monument To John Vaughan	Grade II	0.7 miles
 1139838 - Central Public Library	Grade II	0.7 miles
 1329536 - South African War Memorial, In Albert Park	Grade II	0.7 miles
 1139864 - Constantine Building, University Of Teesside	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Breckon Hill Primary School Ofsted Rating: Good Pupils: 611 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 393 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	North Ormesby Primary Academy Ofsted Rating: Outstanding Pupils: 262 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Abingdon Primary School Ofsted Rating: Good Pupils: 605 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alphonsus' Catholic Primary School Ofsted Rating: Good Pupils: 244 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Outwood Academy Riverside Ofsted Rating: Good Pupils: 556 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Berwick Hills Primary School Ofsted Rating: Good Pupils: 367 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Middlesbrough College Ofsted Rating: Good Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

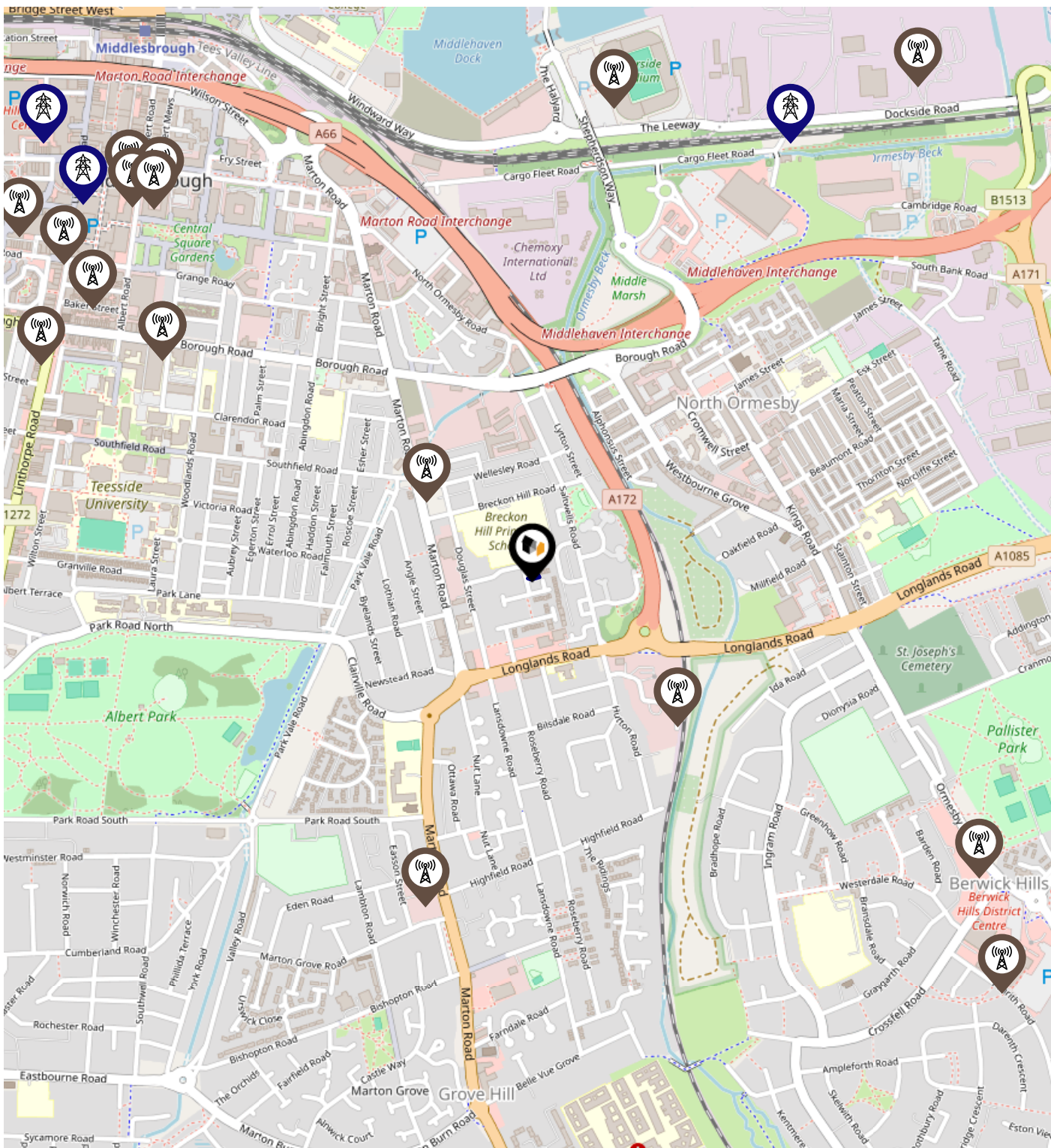


		Nursery	Primary	Secondary	College	Private
	Pallister Park Primary School Ofsted Rating: Good Pupils: 632 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beech Grove Primary School Ofsted Rating: Good Pupils: 461 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ayresome Primary School Ofsted Rating: Good Pupils: 711 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Keys Tees Valley College Ofsted Rating: Good Pupils: 34 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Primary School Ofsted Rating: Good Pupils: 331 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi RC Primary School Ofsted Rating: Good Pupils: 264 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newport Primary School Ofsted Rating: Good Pupils: 368 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

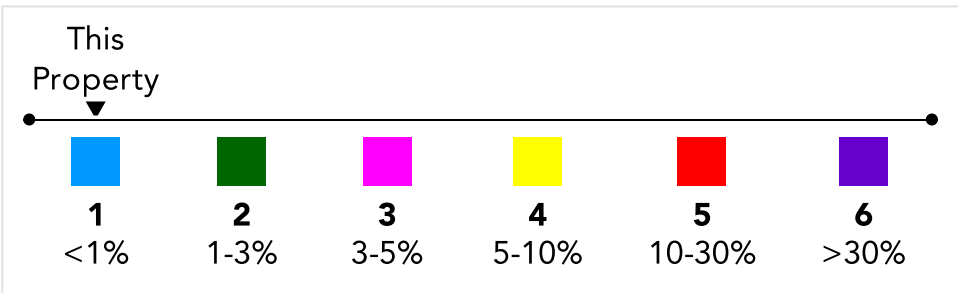
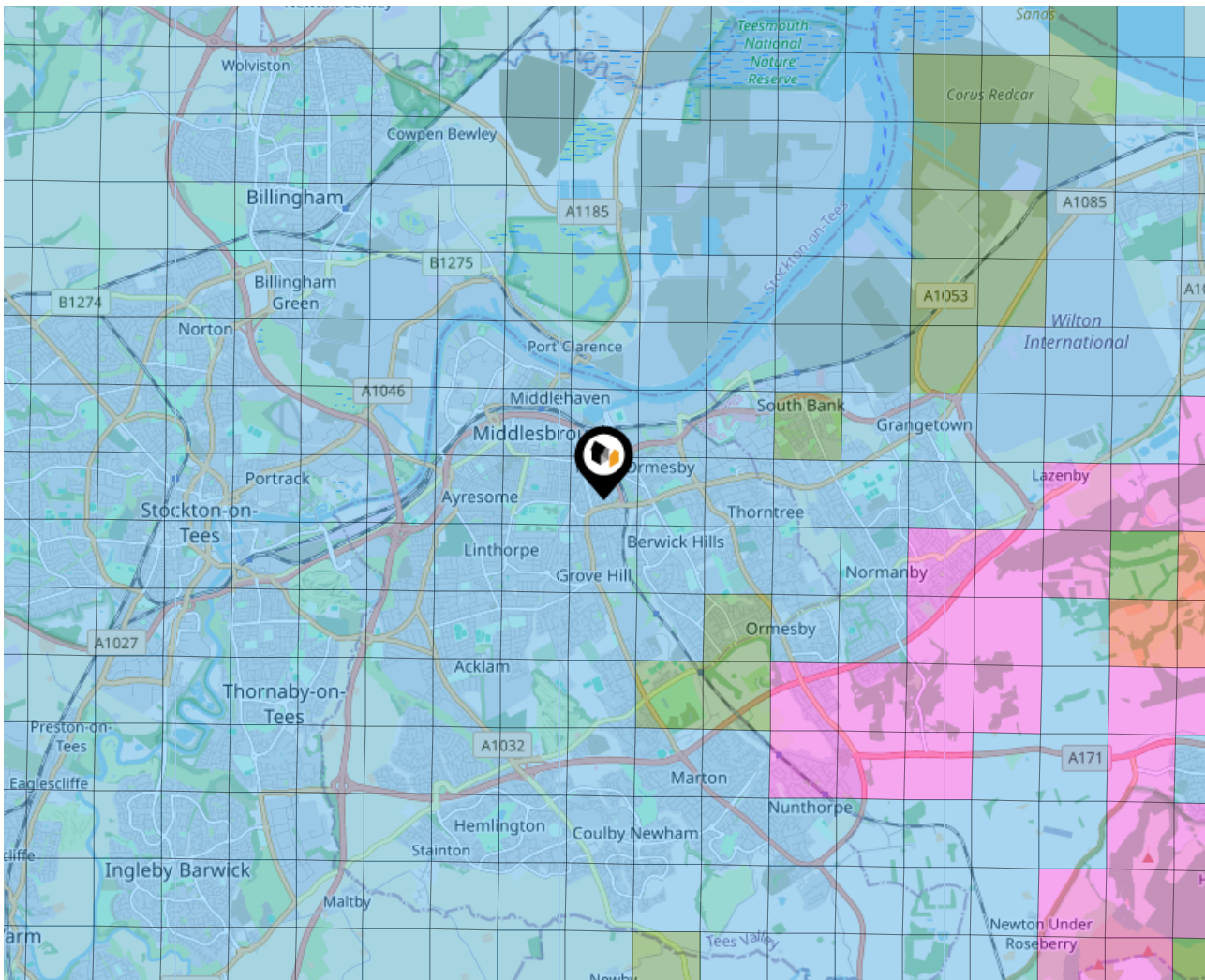


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

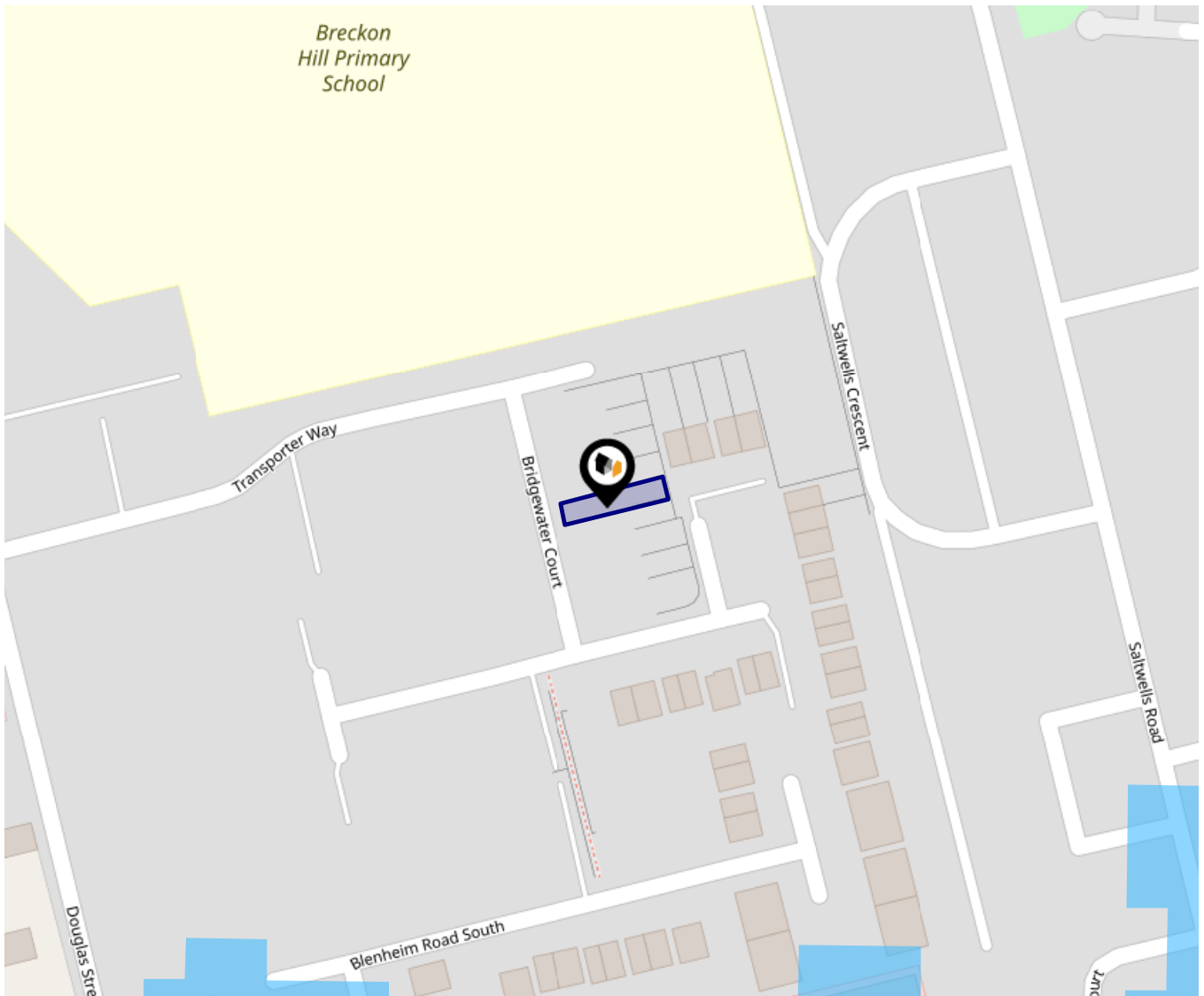
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

LANDWOOD
GROUP



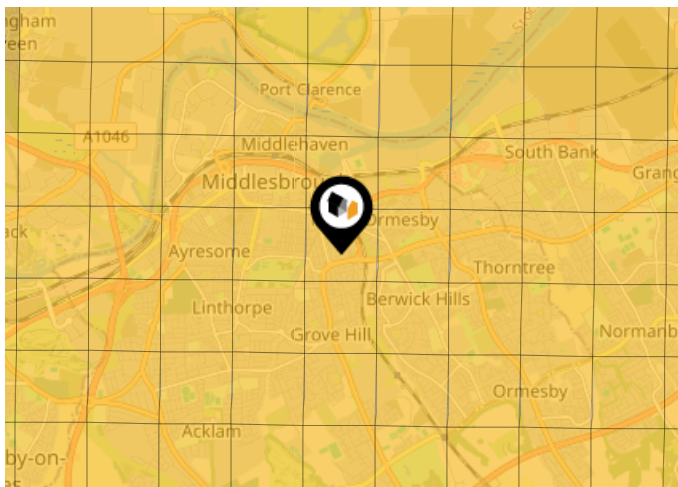
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		



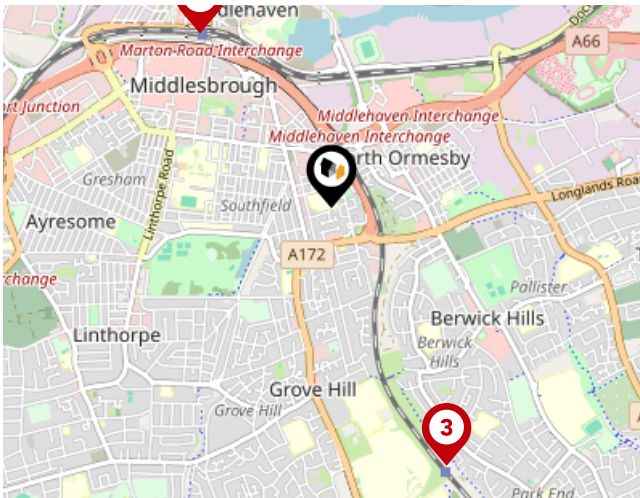
Primary Classifications (Most Common Clay Types)

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

Area

Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Middlesbrough Rail Station - main ent	0.94 miles
2	Middlesbrough Rail Station	0.98 miles
3	James Cook Rail Station	1.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	13.05 miles
2	A1(M) J61	16.43 miles
3	A1(M) J59	13.7 miles
4	A1(M) J58	15.01 miles
5	A1(M) J62	19.9 miles



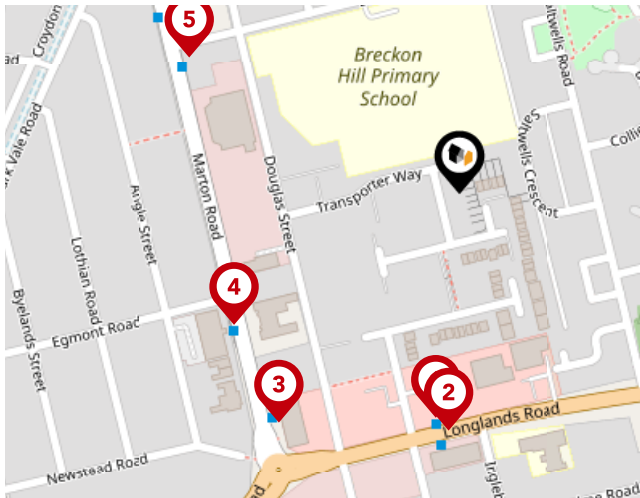
Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	9.39 miles
2	Airport	37.88 miles
3	Leeds Bradford Airport	51.51 miles
4	Irthlington	68.31 miles

Area

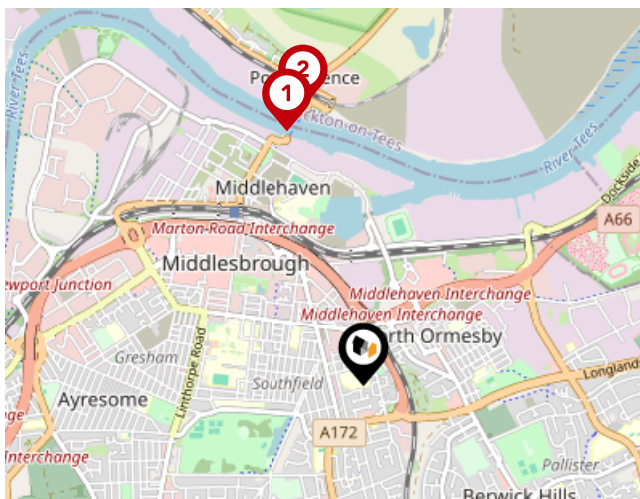
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Roseberry Road	0.12 miles
2	Roseberry Road	0.13 miles
3	Longlands Hotel	0.16 miles
4	Longlands Hotel	0.14 miles
5	Breckon Hill Road	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	1.14 miles
2	Transporter Bridge North Side	1.23 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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