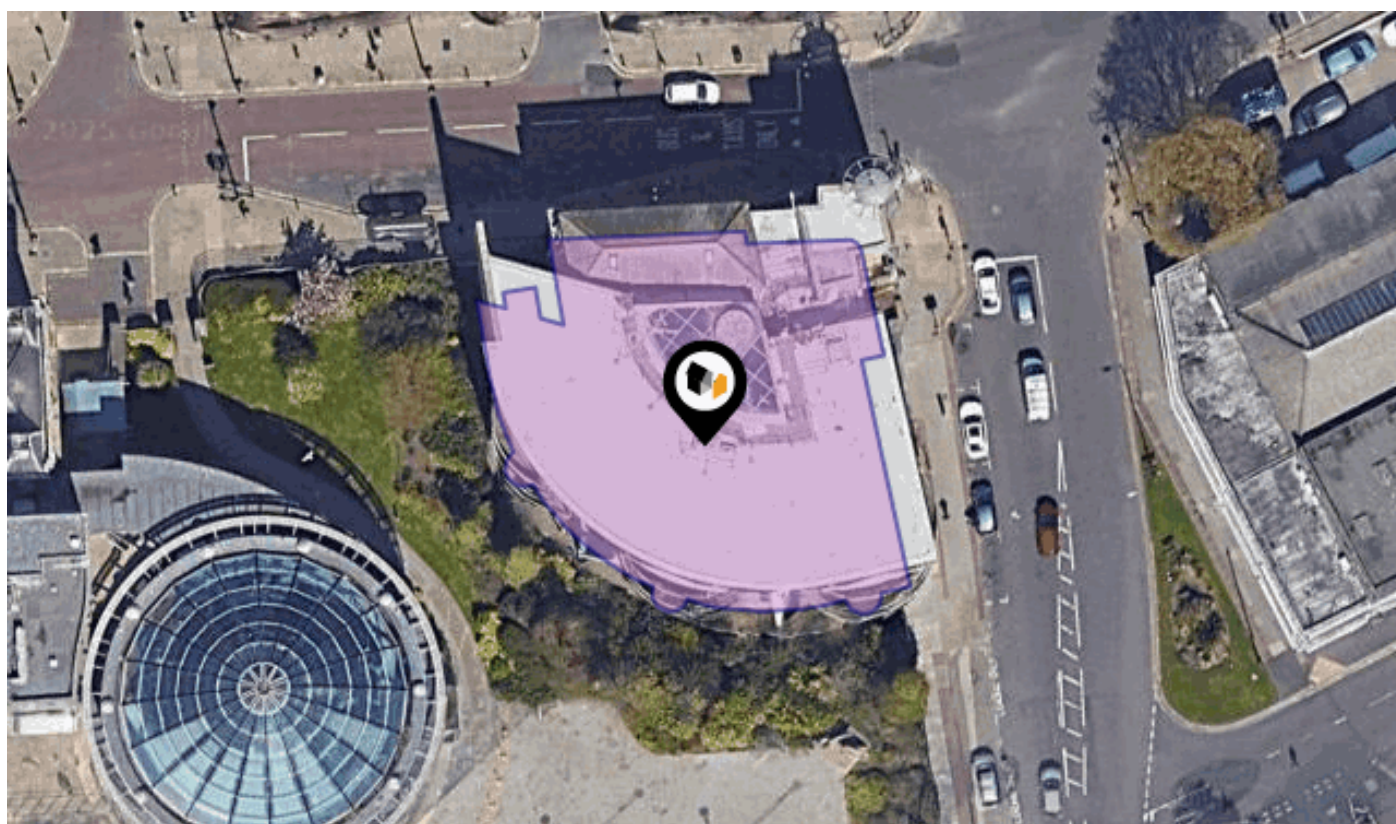# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 24th July 2025

FLAT 7, THE MOWBRAY, BOROUGH ROAD, SUNDERLAND, SR1 1PS
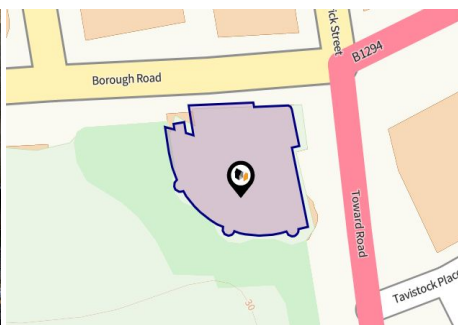
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	30/01/2008
Bedrooms:	2	**Last Sold Price:**	£200,000
Floor Area:	1,140 ft^2 / 106 m^2	**Last Sold £/ft^2:**	£175
Plot Area:	0.19 acres	**Tenure:**	Leasehold
Year Built :	2008	**Start Date:**	29/01/2008
Council Tax :	Band C	**End Date:**	01/01/2132
Annual Estimate:	£1,860	**Lease Term:**	125 years from 1 January 2007
Title Number:	TY468774	**Term Remaining:**	106 years
UPRN:	45145367		

Local Area

Local Authority:	Sunderland
Conservation Area:	Sunniside
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s   **80** mb/s   **330** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Freehold Title Plan

TY131476

Leasehold Title Plan

TY468774

Start Date:	29/01/2008
End Date:	01/01/2132
Lease Term:	125 years from 1 January 2007
Term Remaining:	106 years

Flat 7, The Mowbray, Borough Road, SR1 1PS

Energy rating

D

Valid until 28.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 | C
55-68	D	60 | D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	106 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

Conservation Areas

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.
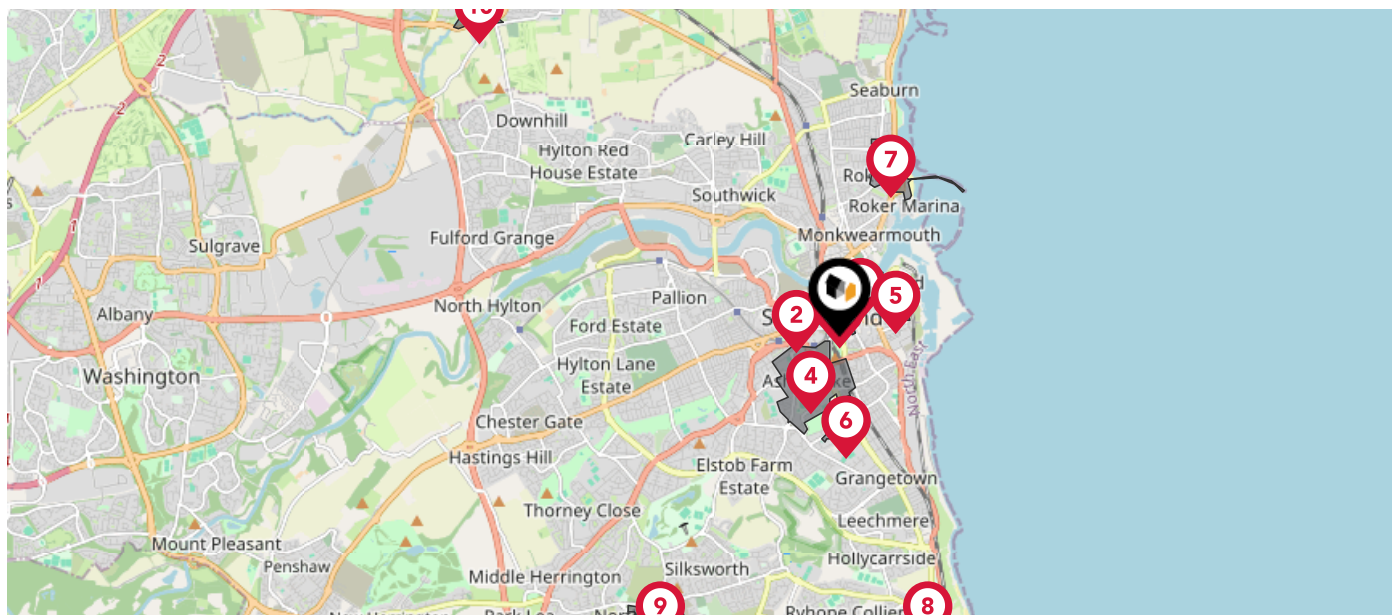

Nearby Conservation Areas	
1	Sunniside
2	Bishopwearmouth
3	Old Sunderland Riverside
4	Ashbrooke, Sunderland
5	Old Sunderland
6	The Cedars
7	Roker Park, Sunderland
8	Ryhope Village
9	Silksworth Hall
10	West Boldon

Council Wards

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
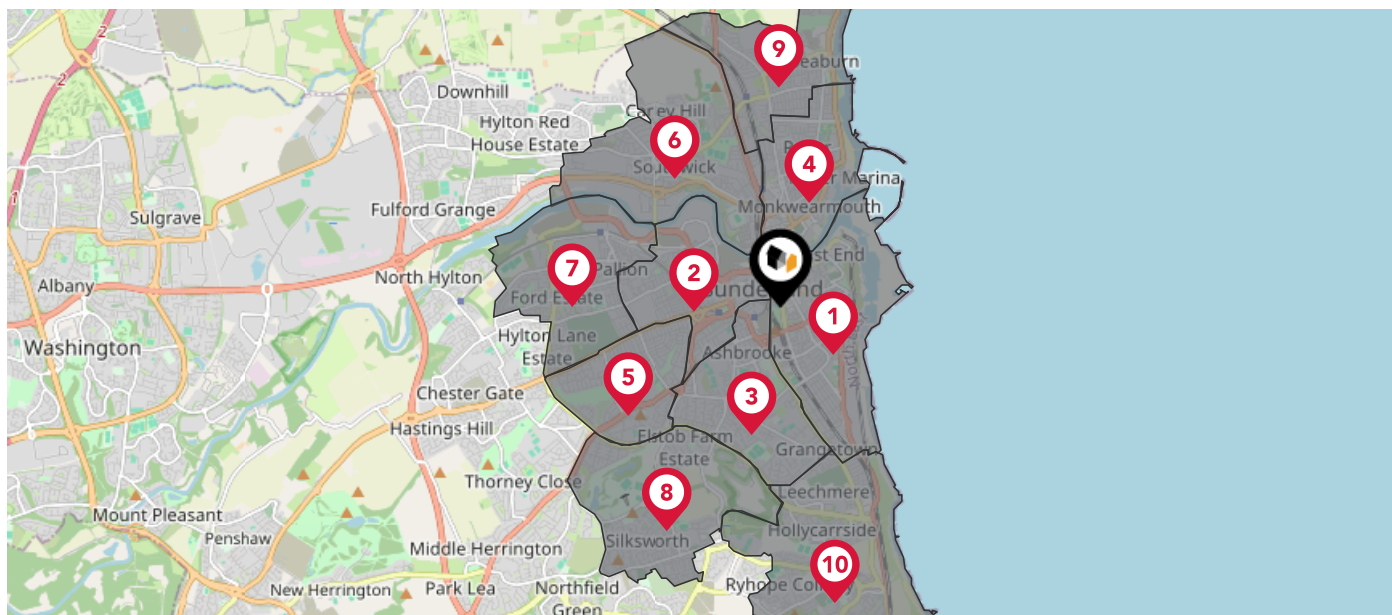
Nearby Council Wards

1	Hendon Ward
2	Millfield Ward
3	St. Michael's Ward
4	St. Peter's Ward
5	Barnes Ward
6	Southwick Ward
7	Pallion Ward
8	Silksworth Ward
9	Fulwell Ward
10	Ryhope Ward

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Rail Noise

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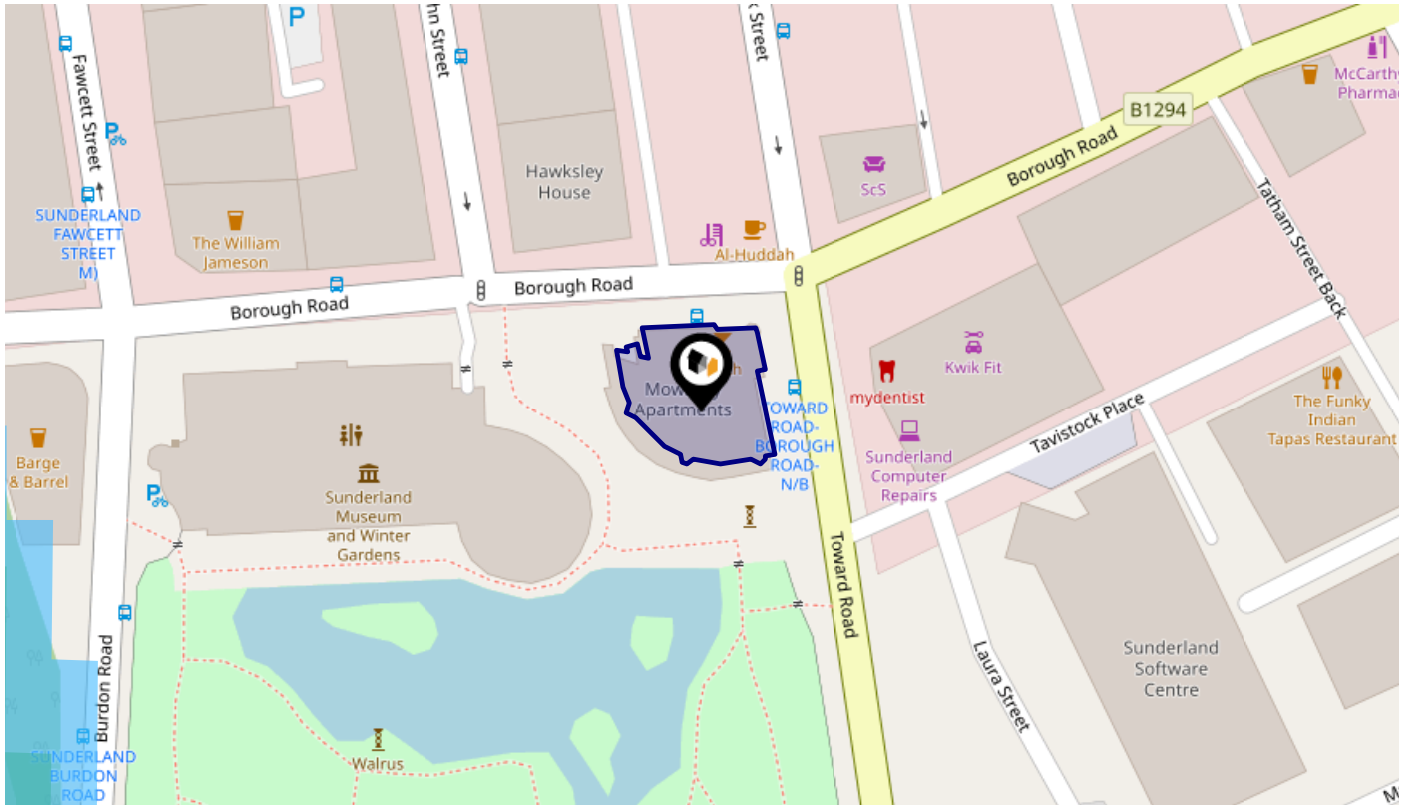
Rail Noise Data

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	🟦

Rivers & Seas - Flood Risk

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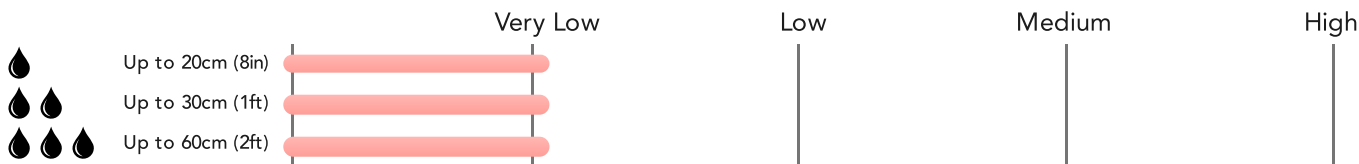

Risk Rating: Very low

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 (0.1%)** in any one year.

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

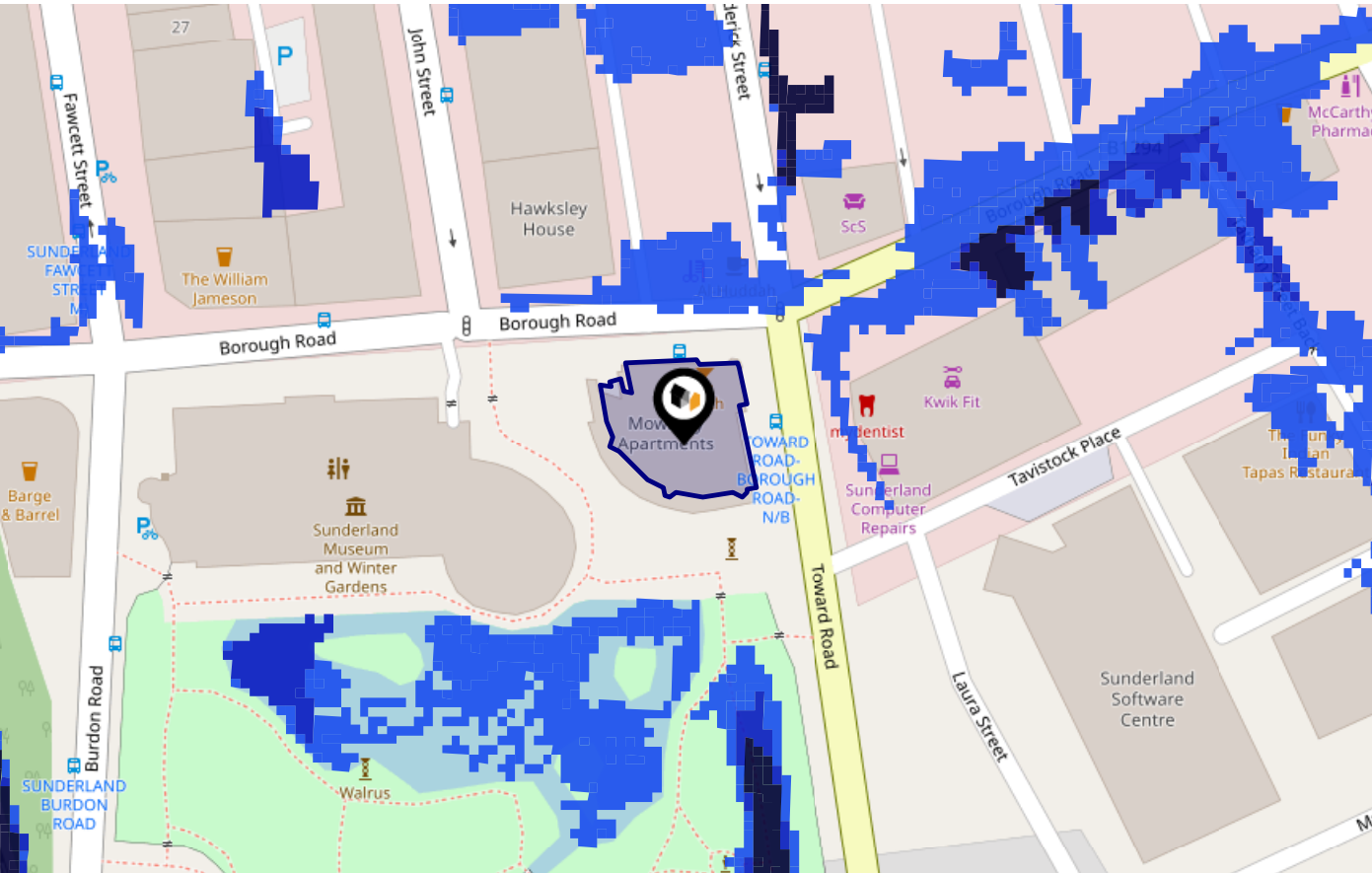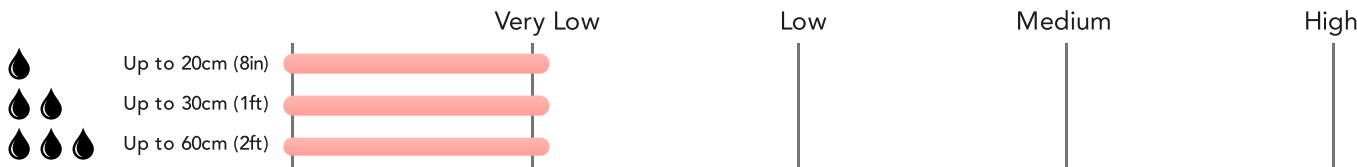Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
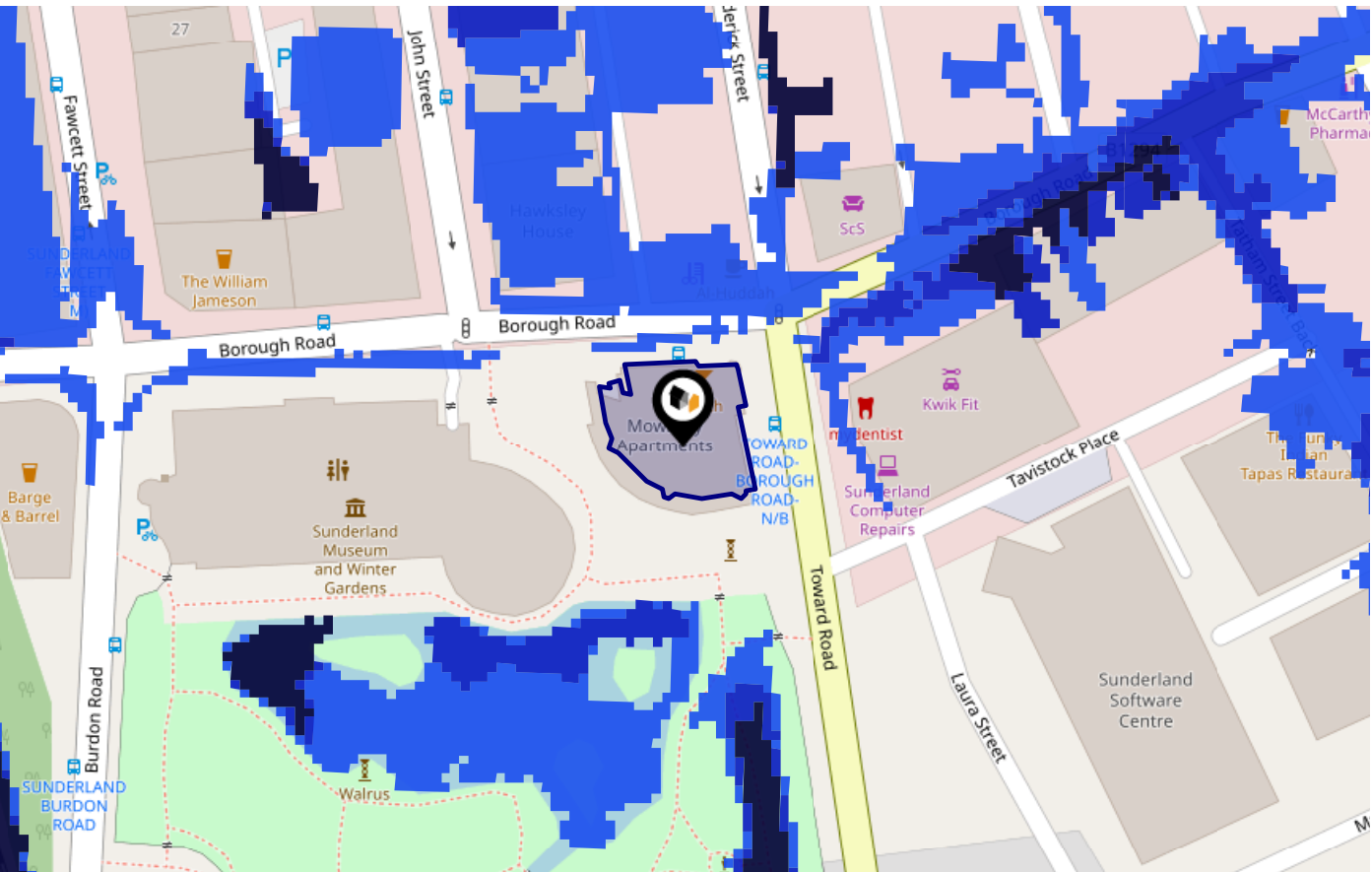

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

Surface Water - Flood Risk

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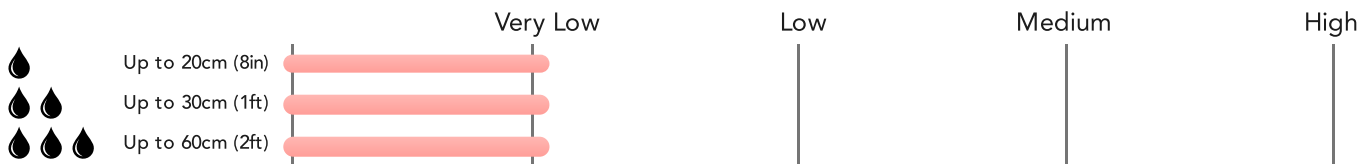

Risk Rating: Very low

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 (0.1%)** in any one year.

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

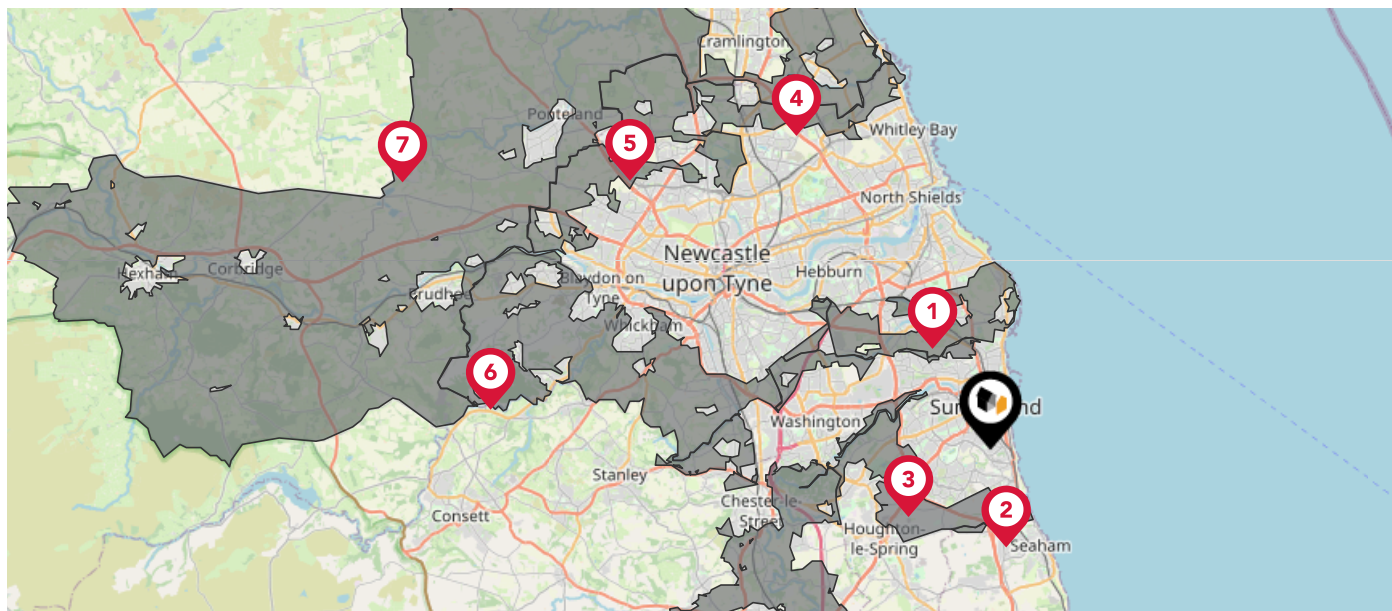Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KPF - Key Property Facts

Green Belt

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

Nearby Green Belt Land	
1	Tyne and Wear Green Belt - South Tyneside
2	Tyne and Wear Green Belt - County Durham
3	Tyne and Wear Green Belt - Sunderland
4	Tyne and Wear Green Belt - North Tyneside
5	Tyne and Wear Green Belt - Newcastle upon Tyne
6	Tyne and Wear Green Belt - Gateshead
7	Tyne and Wear Green Belt - Northumberland

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Landfill Sites

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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.
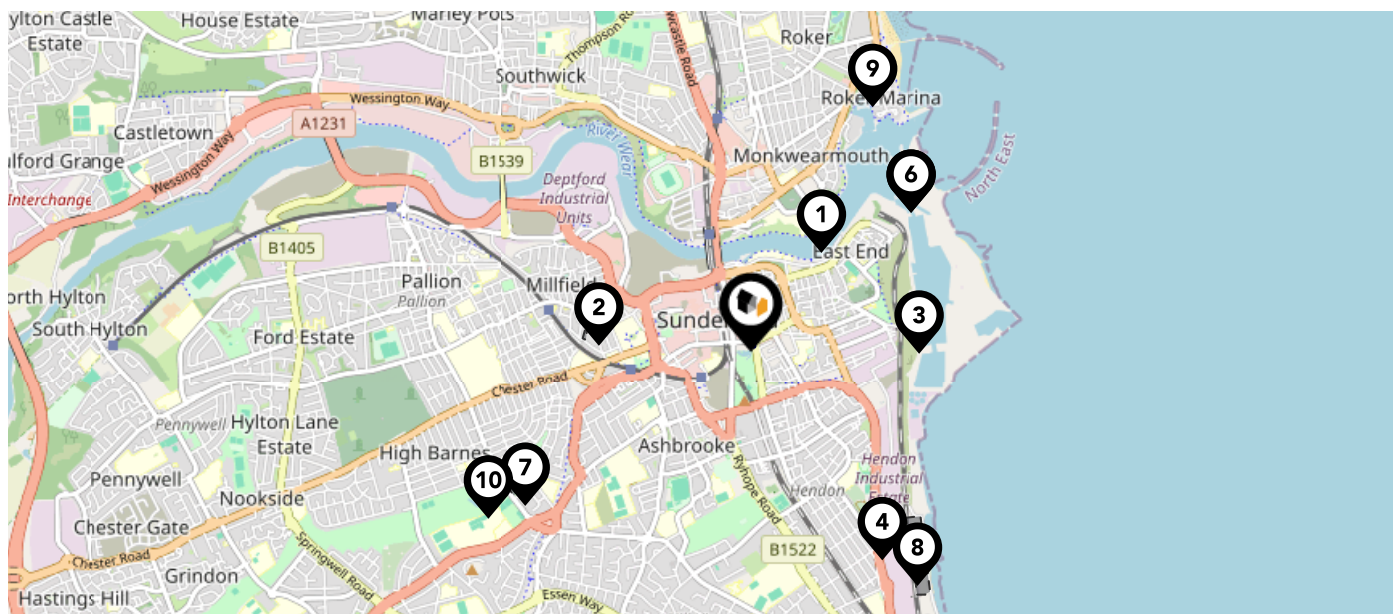
	Nearby Landfill Sites		
1	St Peters Riverside-Monkwearmouth, Sunderland, Tyne and Wear	Historic Landfill	
2	Silksworth Colliery-Sunderland, Tyne and Wear	Historic Landfill	
3	South Dock No.21-Sunderland, Tyne and Wear	Historic Landfill	
4	Hendon Gasworks-Hendon House, Commercial Road, Sunderland, Tyne and Wear	Historic Landfill	
5	Port of Sunderland-Sunderland, Tyne and Wear	Historic Landfill	
6	Port of Sunderland No.1-Sunderland, Tyne and Wear	Historic Landfill	
7	Barnes Park East-Humbledon, Sunderland	Historic Landfill	
8	Hendon Cliff-Hendon Cliff, Sunderland, Tyne and Wear	Historic Landfill	
9	Harbour View-Roker, Sunderland	Historic Landfill	
10	Barnes Park West-Humbledon, Sunderland	Historic Landfill	

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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
1207798 - Museum And Library	Grade II	0.0 miles
1292891 - Terrace Wall And Statues South Of Museum And Library At North End Of Park	Grade II	0.0 miles
1279896 - Numbers 25-28 With Steps And Railings Attached	Grade II	0.0 miles
1293010 - Sunderland And South Shields Water Company Offices, With Steps, Walls And Railings	Grade II	0.0 miles
1207911 - Victoria Hall Disaster Memorial In Mowbray Park	Grade II	0.1 miles
1291959 - The Manor House	Grade II	0.1 miles
1279917 - War Memorial With Railings And Gates	Grade II	0.1 miles
1293041 - Numbers 11-17 With Steps And Railings Attached	Grade II	0.1 miles
1207102 - County Court With Attached Steps And Railings	Grade II	0.1 miles
1207059 - Two Lamp Standards In Front Of Main Entrance To Museum And Library	Grade II	0.1 miles

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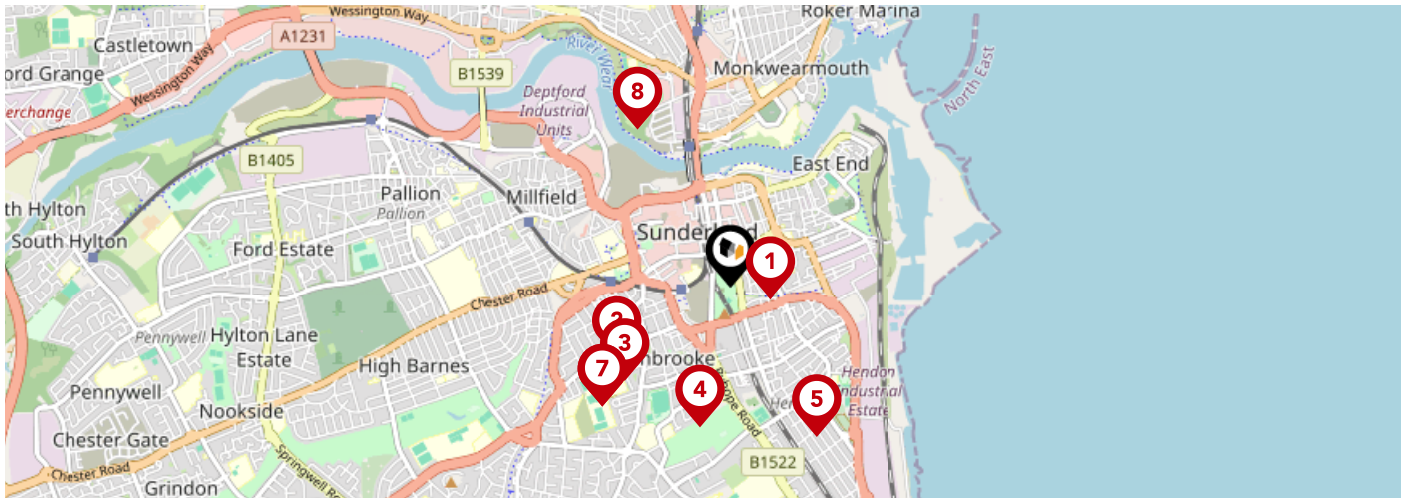
		Nursery	Primary	Secondary	College	Private
1	**Hudson Road Primary School** Ofsted Rating: Good | Pupils: 342 | Distance:0.18	☐	☑	☐	☐	☐
2	**St Anthony's Girls' Catholic Academy** Ofsted Rating: Good | Pupils: 1321 | Distance:0.57	☐	☐	☑	☐	☐
3	**Argyle House School** Ofsted Rating: Not Rated | Pupils: 226 | Distance:0.6	☐	☐	☑	☐	☐
4	**Ashbrooke School** Ofsted Rating: Outstanding | Pupils: 114 | Distance:0.61	☐	☐	☑	☐	☐
5	**Valley Road Academy** Ofsted Rating: Good | Pupils: 405 | Distance:0.73	☐	☑	☐	☐	☐
6	**Thornhill Academy** Ofsted Rating: Good | Pupils: 596 | Distance:0.75	☐	☐	☑	☐	☐
7	**Consilium Evolve** Ofsted Rating: Good | Pupils:0 | Distance:0.75	☐	☐	☑	☐	☐
8	**Beacon of Light School** Ofsted Rating: Good | Pupils:0 | Distance:0.79	☐	☐	☑	☐	☐

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Area
Schools

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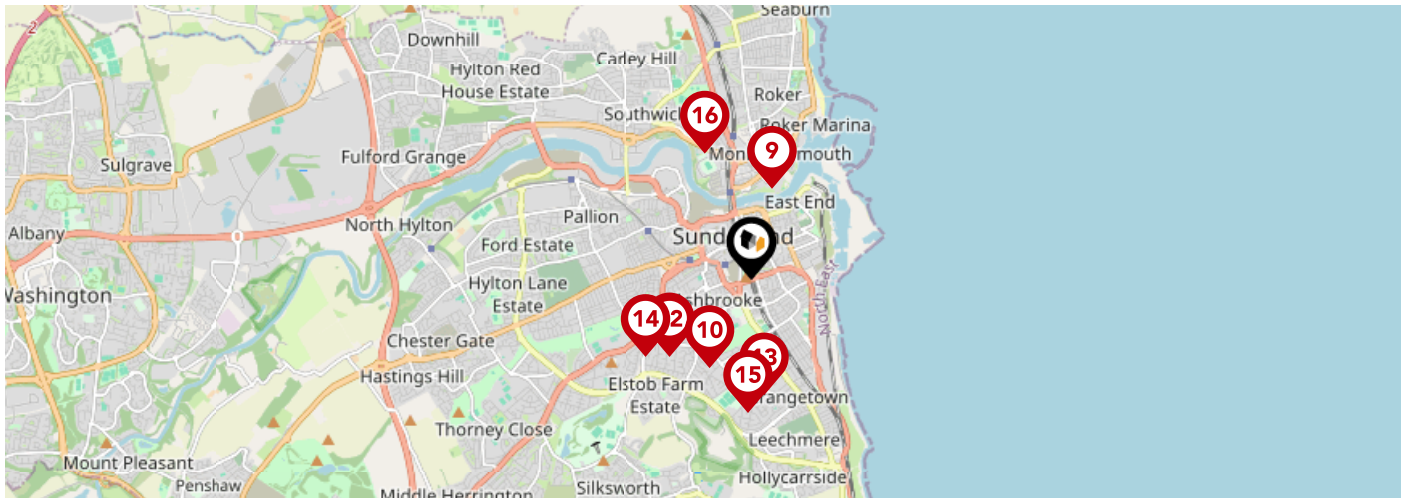
	Nursery	Primary	Secondary	College	Private
9 Dame Dorothy Primary School Ofsted Rating: Good | Pupils: 216 | Distance:0.8	☐	☑	☐	☐	☐
10 St Aidan's Catholic Academy Ofsted Rating: Good | Pupils: 943 | Distance:0.83	☐	☐	☑	☐	☐
11 Barbara Priestman Academy Ofsted Rating: Good | Pupils: 172 | Distance:0.95	☐	☐	☑	☐	☐
12 St Mary's Catholic Primary School, Sunderland Ofsted Rating: Good | Pupils: 468 | Distance:0.95	☐	☑	☐	☐	☐
13 Southmoor Academy Ofsted Rating: Good | Pupils: 1436 | Distance:0.99	☐	☐	☑	☐	☐
14 Richard Avenue Primary School Ofsted Rating: Good | Pupils: 457 | Distance:1.1	☐	☑	☐	☐	☐
15 Hill View Junior Academy Ofsted Rating: Good | Pupils: 453 | Distance:1.13	☐	☑	☐	☐	☐
16 Grange Park Primary School Ofsted Rating: Good | Pupils: 242 | Distance:1.14	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
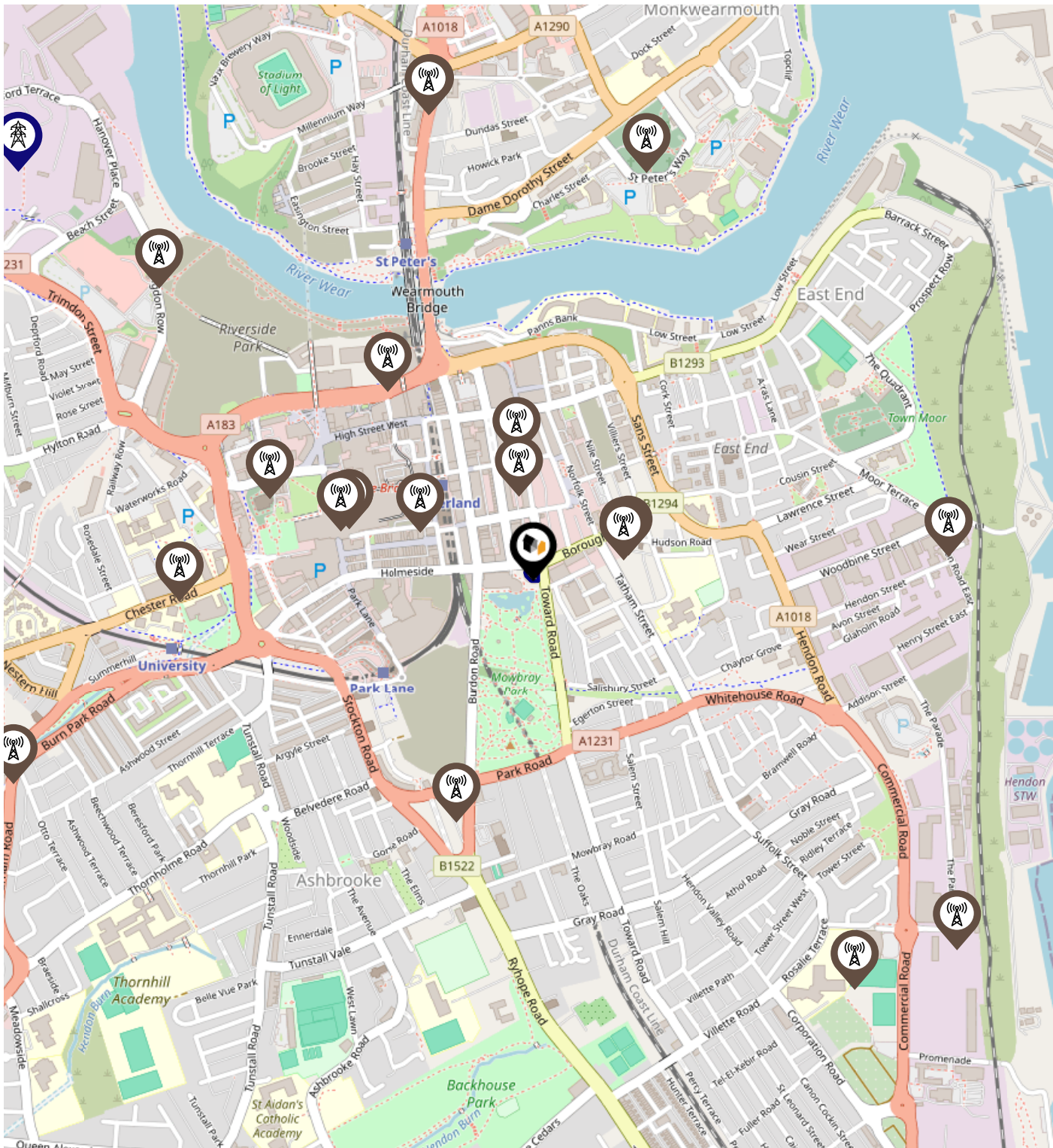
Key:

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).
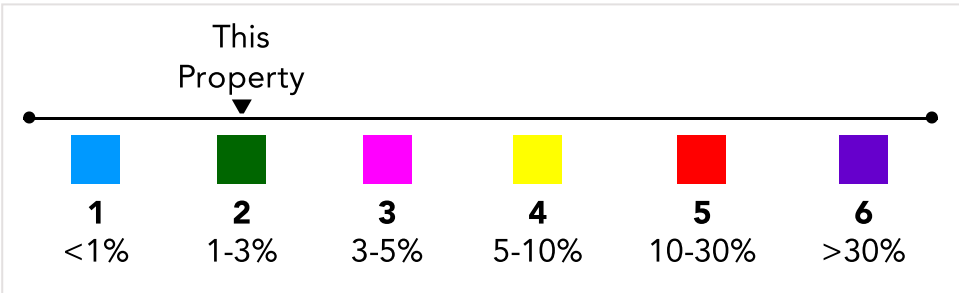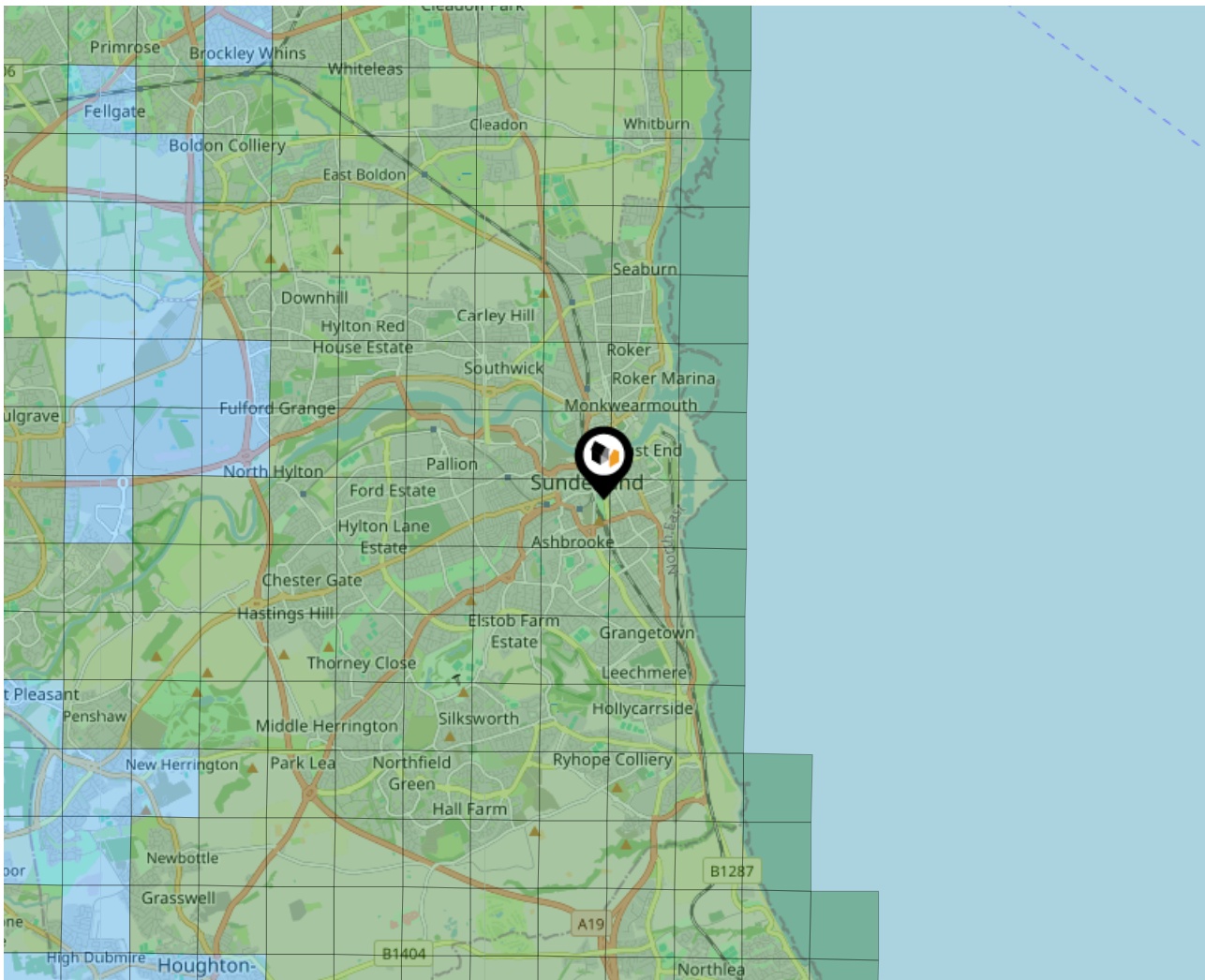
	This Property ▼				
🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
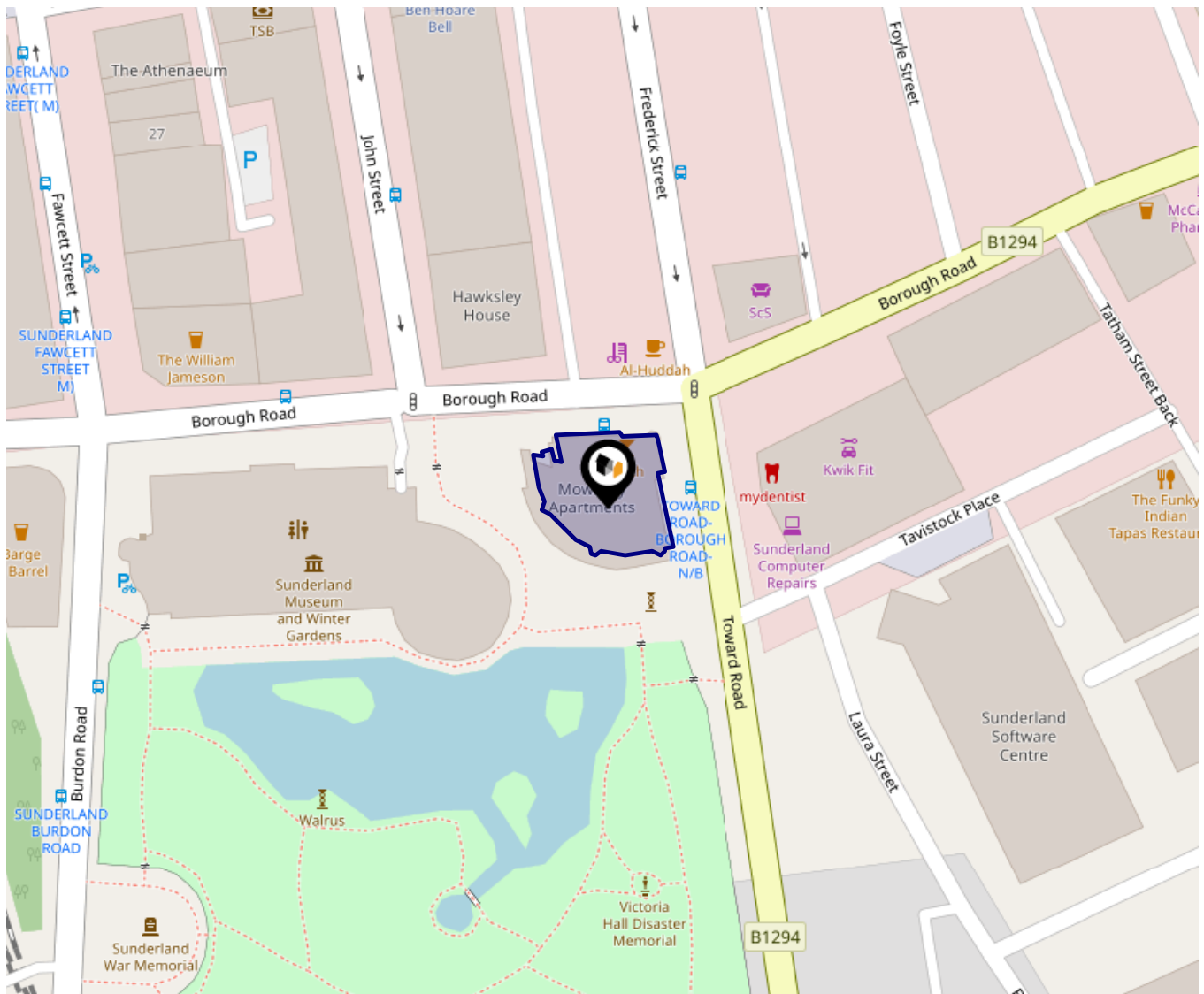
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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)
Parent Material Grain: ARGILLACEOUS
Soil Group: HEAVY TO MEDIUM TO LIGHT(SILTY)

Soil Texture: CLAY TO SILT
Soil Depth: DEEP
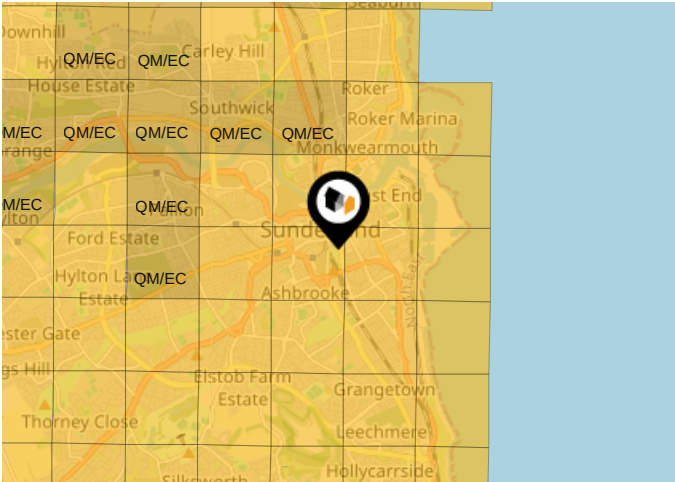
Primary Classifications (Most Common Clay Types)

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)
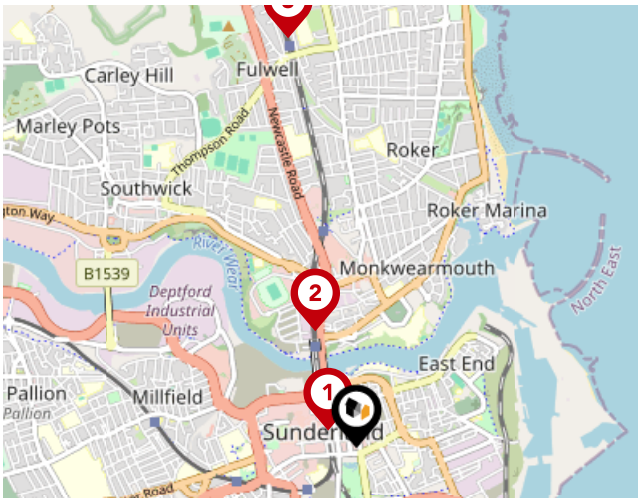
National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.14 miles
2	St Peters Rail Station	0.53 miles
3	Seaburn Rail Station	1.77 miles
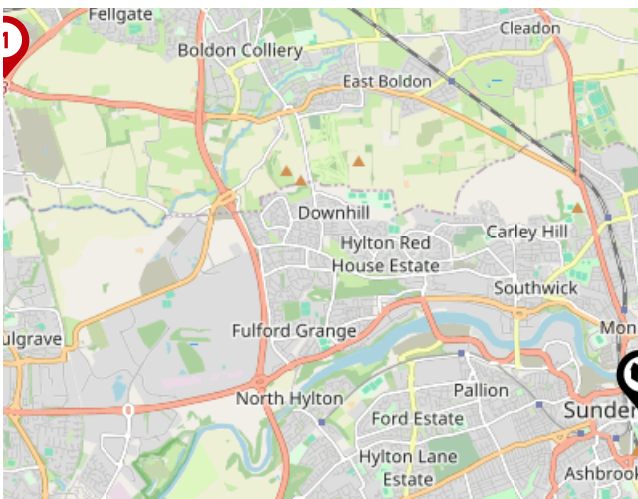
Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.13 miles
2	A194(M) J2	6.28 miles
3	A194(M) J1	6.68 miles
4	A1(M) J64	7.08 miles
5	A1(M) J65	7.18 miles

Airports/Helipads

Pin	Name	Distance
1	Airport	16.02 miles
2	Teesside Airport	27.29 miles
3	Leeds Bradford Airport	72.51 miles
4	Irthington	56.7 miles

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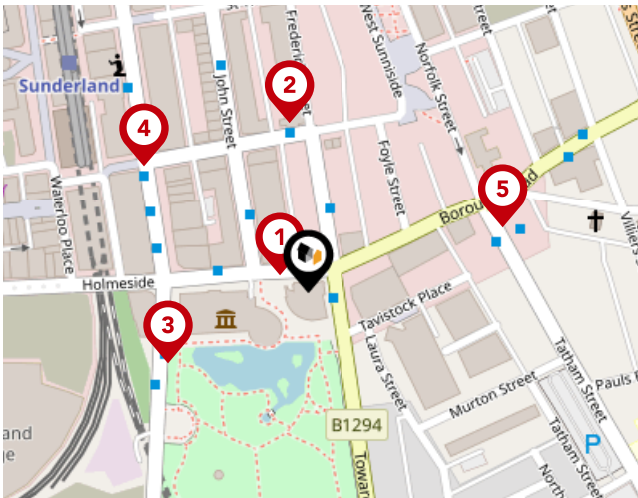
Bus Stops/Stations

Pin	Name	Distance
1	Borough Road-Toward Street	0.02 miles
2	Athenaeum Street	0.09 miles
3	Burdon Road-Borough Road	0.08 miles
4	Fawcett Street	0.11 miles
5	Tatham Street	0.11 miles
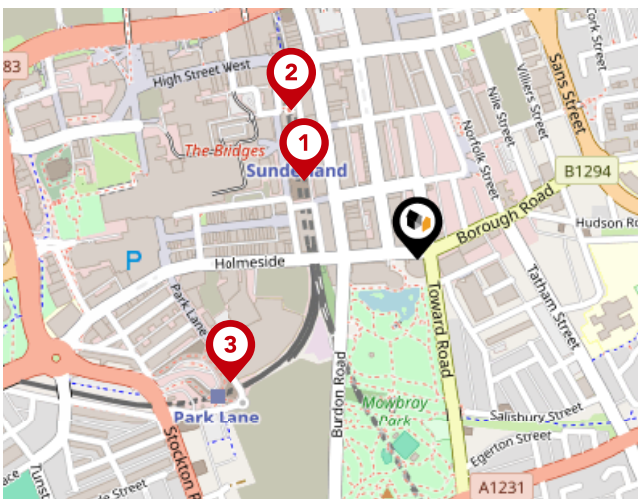
Local Connections

Pin	Name	Distance
1	Sunderland (Tyne and Wear Metro Station)	0.15 miles
2	Sunderland (Tyne and Wear Metro Station)	0.21 miles
3	Park Lane (Tyne and Wear Metro Station)	0.24 miles
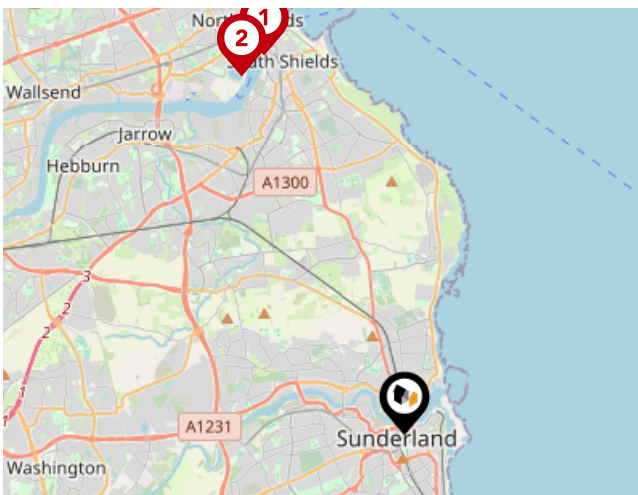
Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	6.9 miles
2	Newcastle International Ferry Terminal	6.72 miles

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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
Heather.twiss@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail