

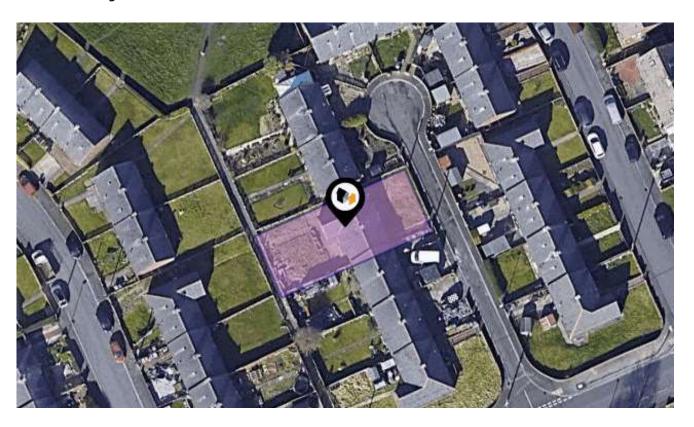


See More Online

# **KPF:** Key Property Facts

An Analysis of This Property & The Local Area

Thursday 18<sup>th</sup> December 2025



# 11, TWEED STREET, EASINGTON LANE, HOUGHTON LE SPRING, DH5 0PL

#### **Landwood Group**

77 Deansgate Manchester M3 2BW 0161 710 2010 louise.bugeja@landwoodgroup.com https://landwoodgroup.com/





# Property

## **Overview**







#### **Property**

Terraced Type:

**Bedrooms:** 

Floor Area:  $635 \text{ ft}^2 / 59 \text{ m}^2$ 

Plot Area: 0.08 acres Year Built : 1930-1949 Title Number: TY311580 **UPRN:** 45029471

Last Sold Date: 27/04/2010 **Last Sold Price:** £86,000 £135 Last Sold £/ft<sup>2</sup>: Tenure: Freehold

#### **Local Area**

**Local Authority:** Sunderland **Conservation Area:** Νo

Flood Risk:

• Rivers & Seas Very low Surface Water Very low **Estimated Broadband Speeds** 

(Standard - Superfast - Ultrafast)

16 101 mb/s

mb/s

10000 mb/s







#### Mobile Coverage:

(based on calls indoors)



















Satellite/Fibre TV Availability:







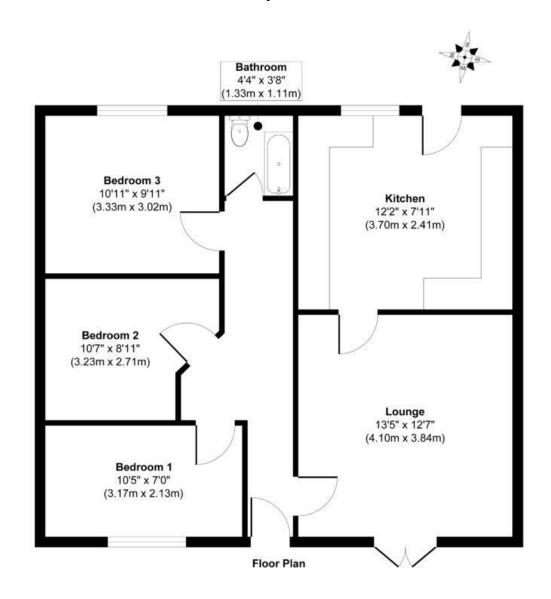








# 11, TWEED STREET, EASINGTON LANE, HOUGHTON LE SPRING, DH5 0PL



#### Approx. Gross Internal Floor Area 775 sq. ft / 72.05 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be refled upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



# Property

## **EPC - Certificate**



11 TWEED STREET, EASINGTON LANE, HOUGHTON-LE-SPRING, DH5 0PL Energy rating

	Valid until 13.03.2031		
Score	Energy rating	Current	Potential
92+	A		
81-91	В		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



## Property

## **EPC - Additional Data**



#### **Additional EPC Data**

**Property Type:** Bungalow

**Build Form: End-Terrace** 

**Transaction Type:** Rental

**Energy Tariff:** Off-peak 7 hour

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:** 0

**Open Fireplace:** 0

Ventilation: Natural

Walls: Cavity wall, filled cavity

Walls Energy: Average

Pitched, insulated at rafters **Roof:** 

**Roof Energy:** Poor

Main Heating: Boiler and radiators, mains gas

**Main Heating** 

Programmer, TRVs and bypass Controls:

**Hot Water System:** From main system

**Hot Water Energy** 

Efficiency:

Good

Lighting: Low energy lighting in 50% of fixed outlets

Floors: Suspended, no insulation (assumed)

**Total Floor Area:**  $59 \text{ m}^2$ 

# Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.

#### Mine Entry

× Adit

X 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.

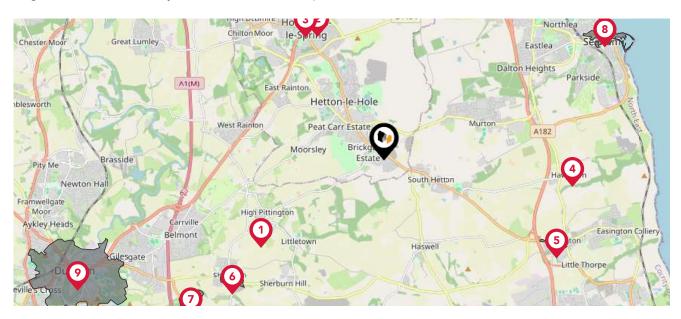
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



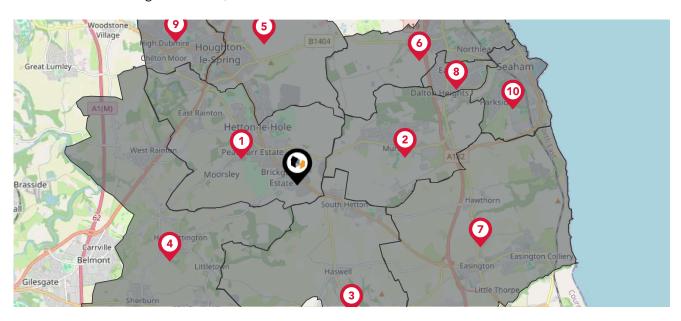
Nearby Conservation Areas		
1	Pittington Hallgarth	
2	Nesham Place	
3	St Michael's	
4	Hawthorn	
5	Easington Village	
<b>6</b>	Sherburn	
7	Sherburn House	
8	Seaham	
9	Durham City	



## **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

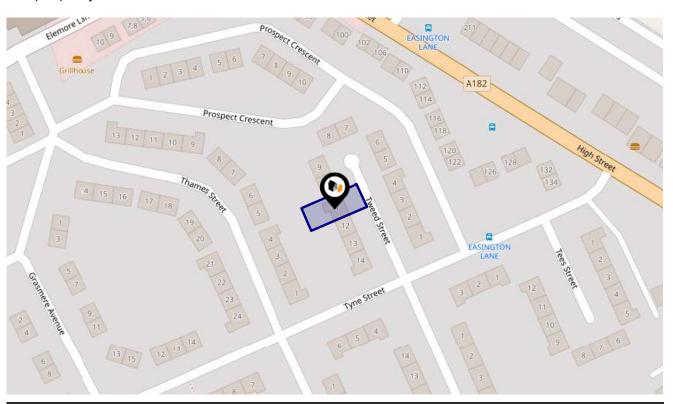


Nearby Council Wards		
1	Hetton Ward	
2	Murton ED	
3	Shotton and South Hetton ED	
4	Sherburn ED	
5	Copt Hill Ward	
<b>6</b>	Seaham ED	
7	Easington ED	
3	Deneside ED	
9	Houghton Ward	
10	Dawdon ED	

# Maps 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.

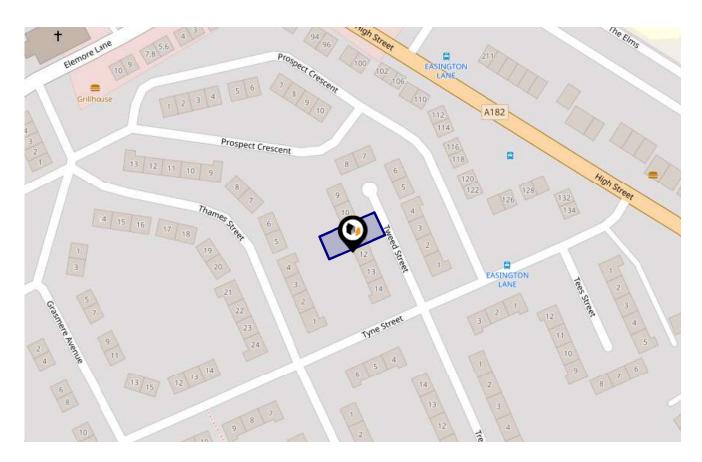
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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**



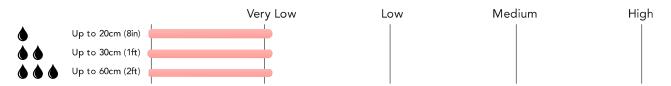
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



#### 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.

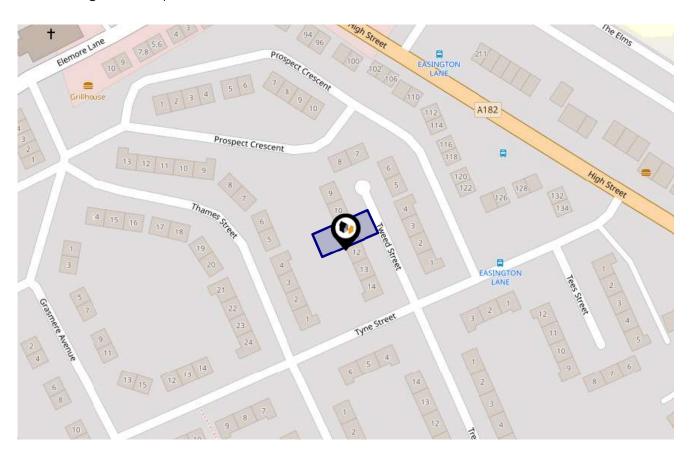




## **Rivers & Seas - Climate Change**



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.

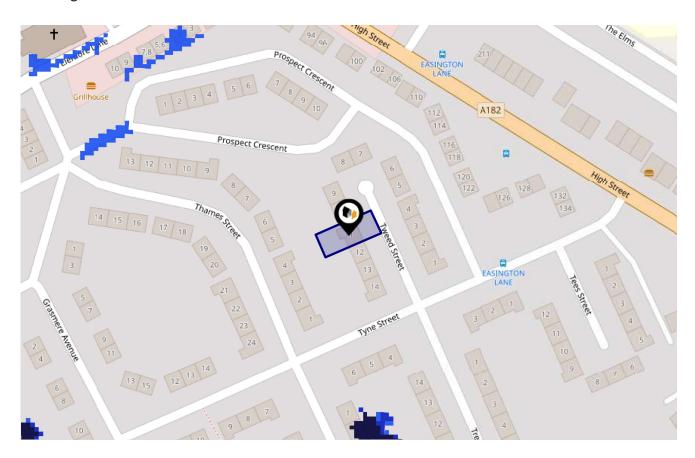
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# **Surface Water - Flood Risk**



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.

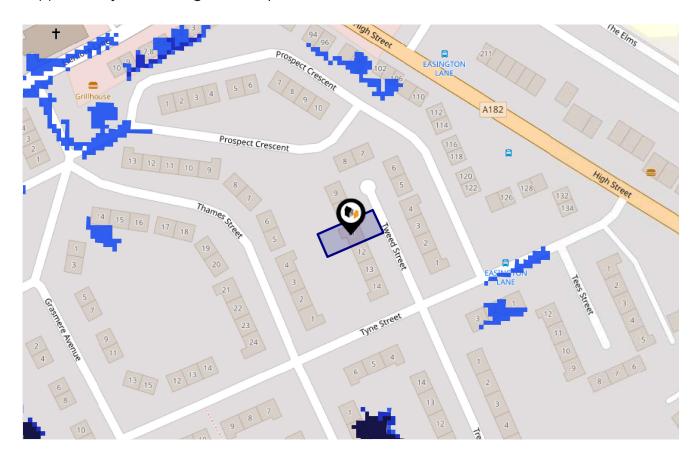
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- Low Risk an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



## **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.

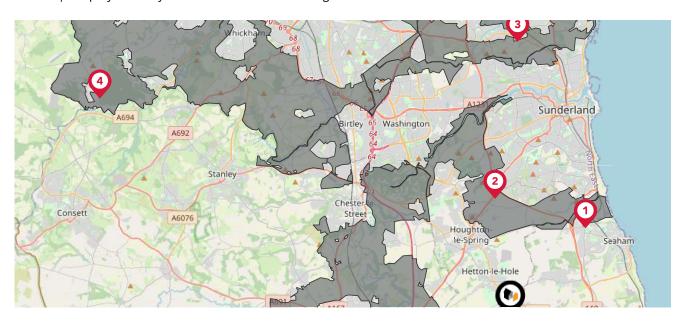
- **High Risk** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk an area in which the risk is below 1 in 1000 (0.1%) in any one year.



## **Green Belt**



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



### Nearby Green Belt Land

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

# Maps Landfill Sites



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	Dorset Street-Easington Lane, Sunderland	Historic Landfill	
2	Hetton Moor Farm-Easington Lane, County Durham, Tyne and Wear	Historic Landfill	
3	Hetton Lyons-Hetton-le-Hole, Sunderland	Historic Landfill	
4	Murton Lane-Houghton le Spring, Sunderland	Historic Landfill	
5	Area V Salters Lane-Easington, County Durham	Historic Landfill	
<b>6</b>	Back Richard Street-Hetton-le-Hole, Sunderland	Historic Landfill	
7	Eppleton Bridge Railway Cutting-Salters Lane, Murton, Seaham, Tyne and Wear	Historic Landfill	
8	Area X South of Hetton Centre-Easington, County Durham	Historic Landfill	
9	Hetton Downs South A-Hetton-le-Hole, Sunderland	Historic Landfill	
10	Area Y South of Hetton Miner-Easington, County Durham	Historic Landfill	

# **Listed Buildings**



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



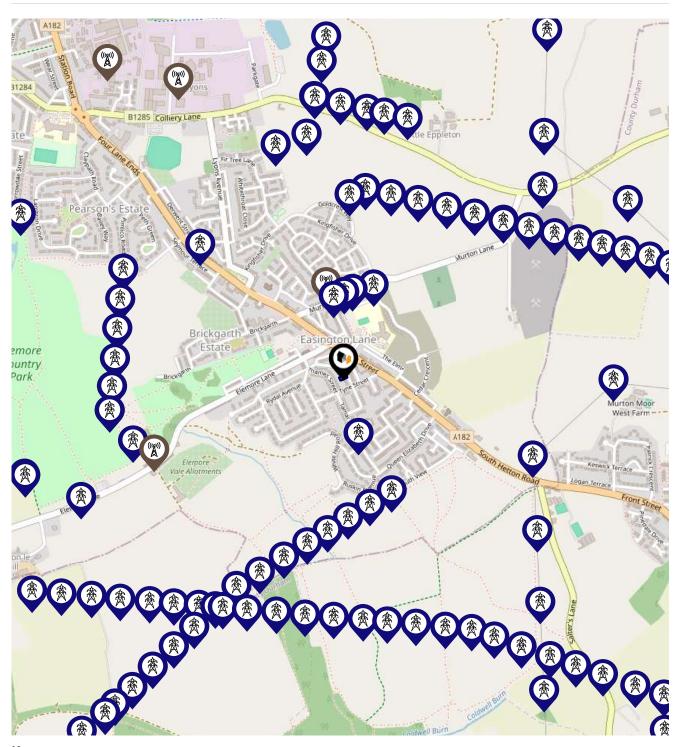
Listed Buildings in the local district		Grade	Distance
<b>m</b> 1	1025439 - Monument 30 Metres West Of Junction With Elemore Lane	Grade II	0.1 miles
(m <sup>2</sup> )	1184771 - Monument 13.8 Metres South Of Church Of St Michael	Grade II	0.3 miles
<b>m</b> <sup>3</sup>	1184774 - Pithead Baths (premises Of Elemore Auto Parts Limited) And Wall And Railings In Front	Grade II	0.5 miles



## Local Area

# **Masts & Pylons**





#### Key:

Power Pylons

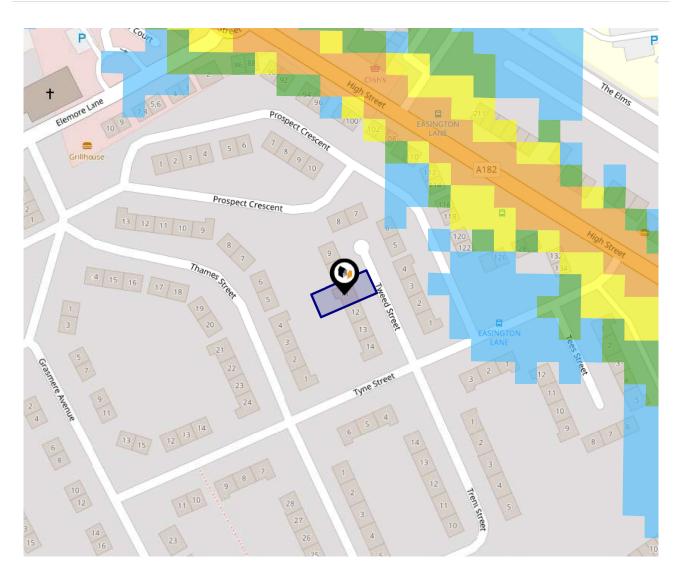
Communication Masts



## Local Area

## **Road Noise**





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



### Environment

## Soils & Clay



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

Carbon Content: VARIABLE(LOW) Soil Texture: CLAYEY LOAM TO SILTY

Parent Material Grain: MIXED (ARGILLIC-

RUDACEOUS) Soil Depth: DEEP

LOAM

Soil Group: MEDIUM TO HEAVY



#### 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



## Landwood Group

## **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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