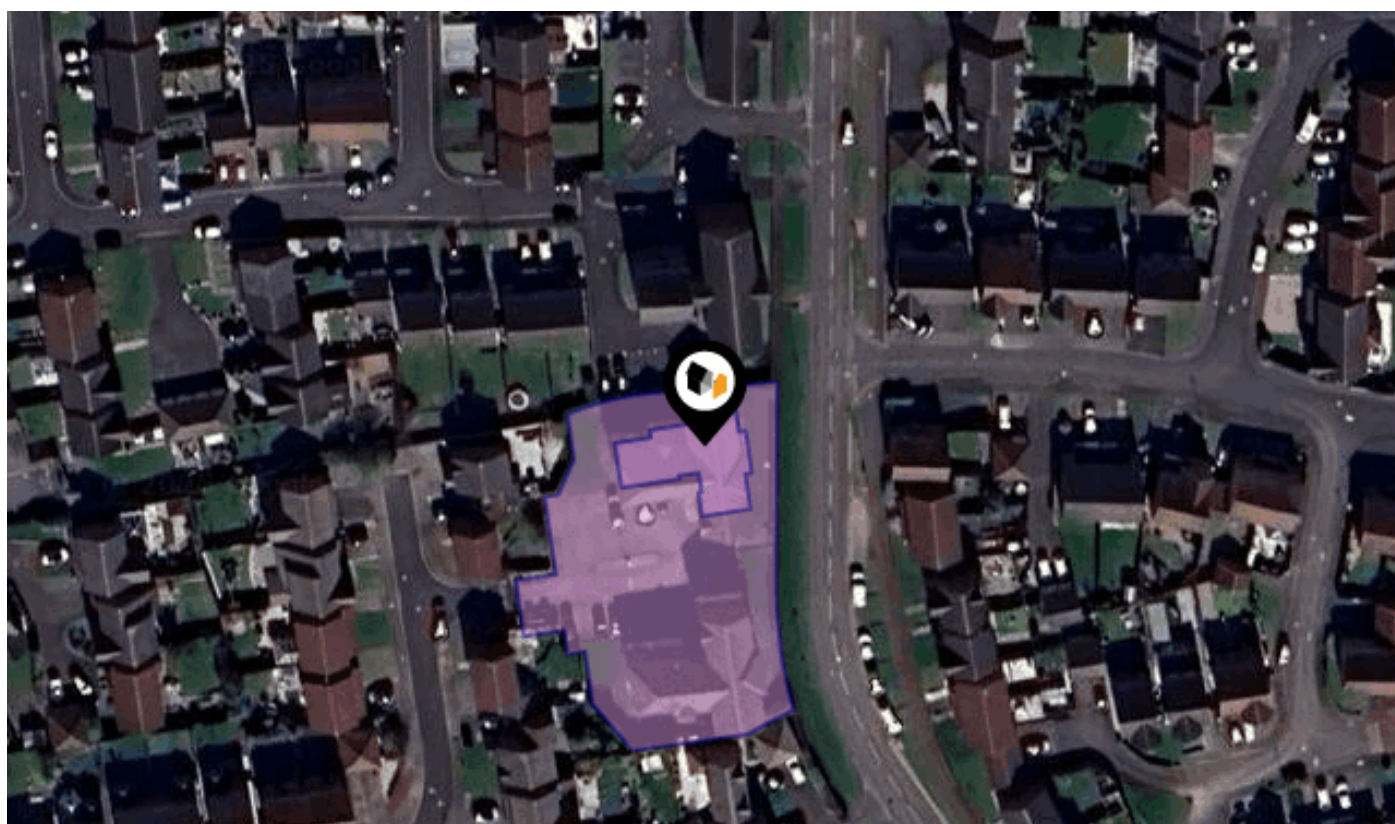




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 24th July 2025



4, WATERLILY COURT, HARTLEPOOL, TS26 0RR

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	17/10/2008
Bedrooms:	2	Last Sold Price:	£100,000
Floor Area:	731 ft ² / 68 m ²	Last Sold £/ft²:	£136
Plot Area:	0.52 acres	Tenure:	Leasehold
Year Built :	2005	Start Date:	18/07/2005
Council Tax :	Band B	End Date:	01/11/2129
Annual Estimate:	£1,943	Lease Term:	125 years (less 3 days) from 1 November 2004
Title Number:	CE184980	Term Remaining:	104 years
UPRN:	10009713992		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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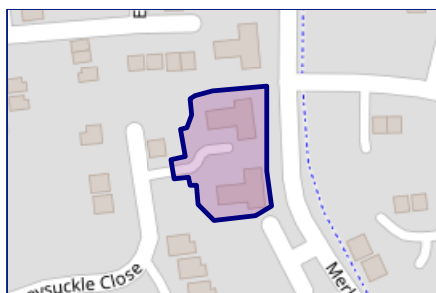
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



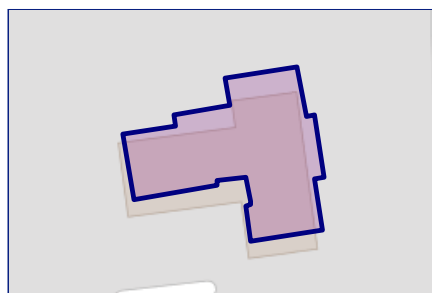
CE180303

Leasehold Title Plans



CE184980

Start Date: 06/04/2005
End Date: 01/01/2129
Lease Term: 125 years from 1 January 2004
Term Remaining: 103 years



CE185436

Start Date: 18/07/2005
End Date: 01/11/2129
Lease Term: 125 years (less 3 days) from 1 November 2004
Term Remaining: 104 years

Property
EPC - Certificate

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4 Waterlily Court, TS26 0RR

Energy rating

B

Valid until 07.11.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

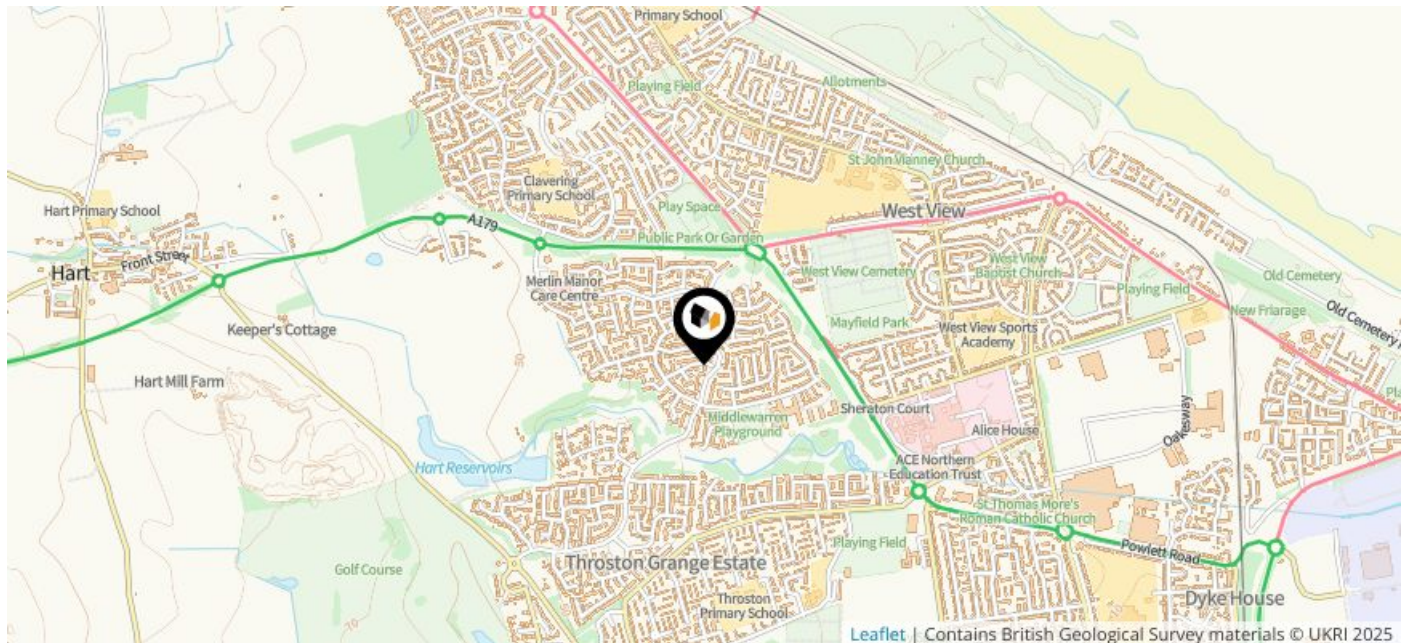
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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:	(another dwelling below)
Total Floor Area:	68 m ²

This map displays nearby coal mine entrances and their classifications.



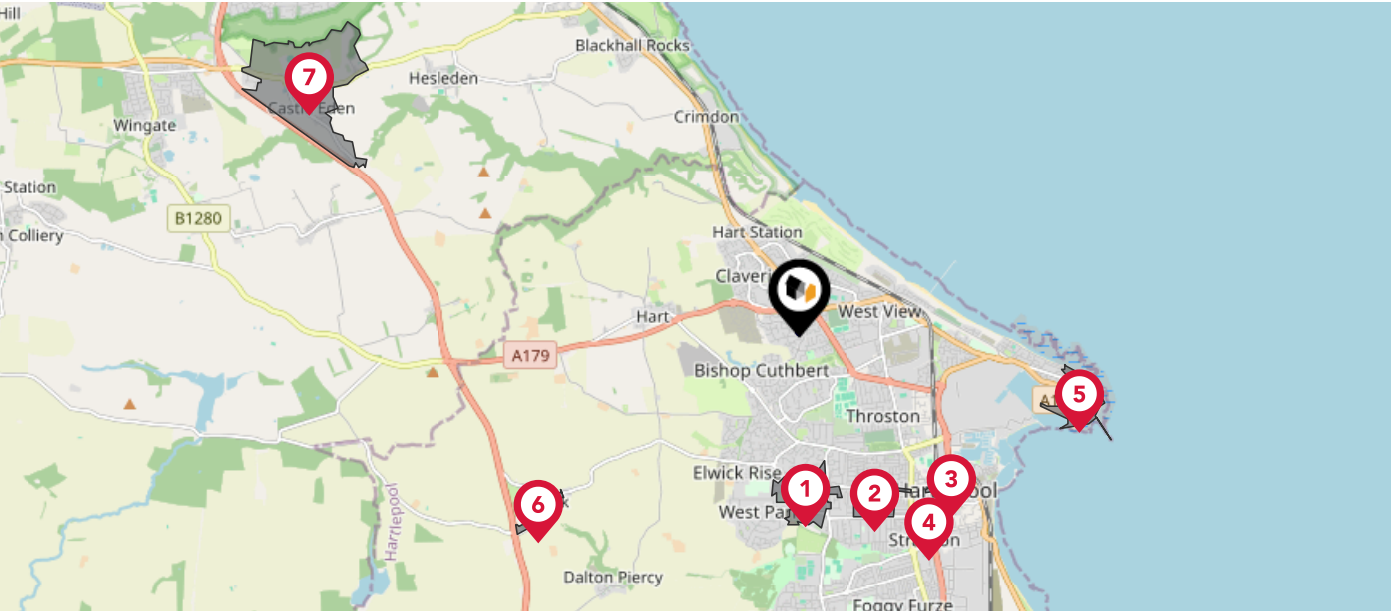
Mine Entry

- ✕ 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.



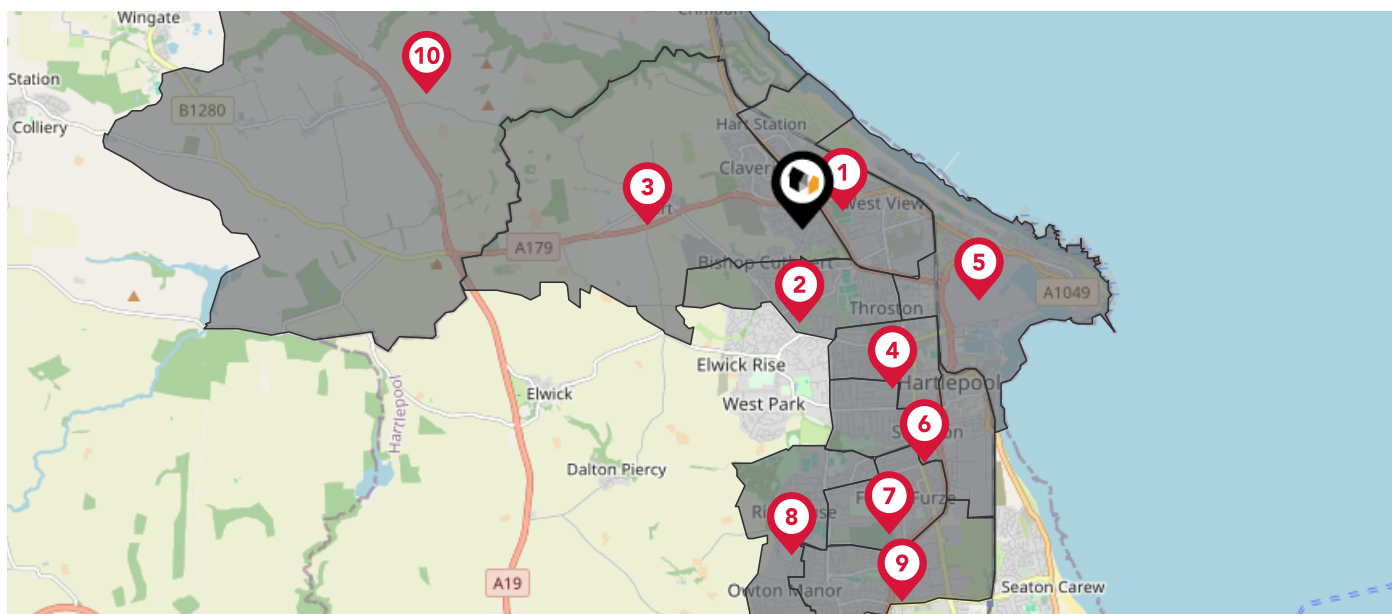
Nearby Conservation Areas	
	Park
	Grange
	Church
	Stranton
	Headland
	Elwick
	Castle Eden

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



De Bruce Ward



Throston Ward



Hart Ward



Victoria Ward



Headland & Harbour Ward



Burn Valley Ward



Foggy Furze Ward



Manor House Ward

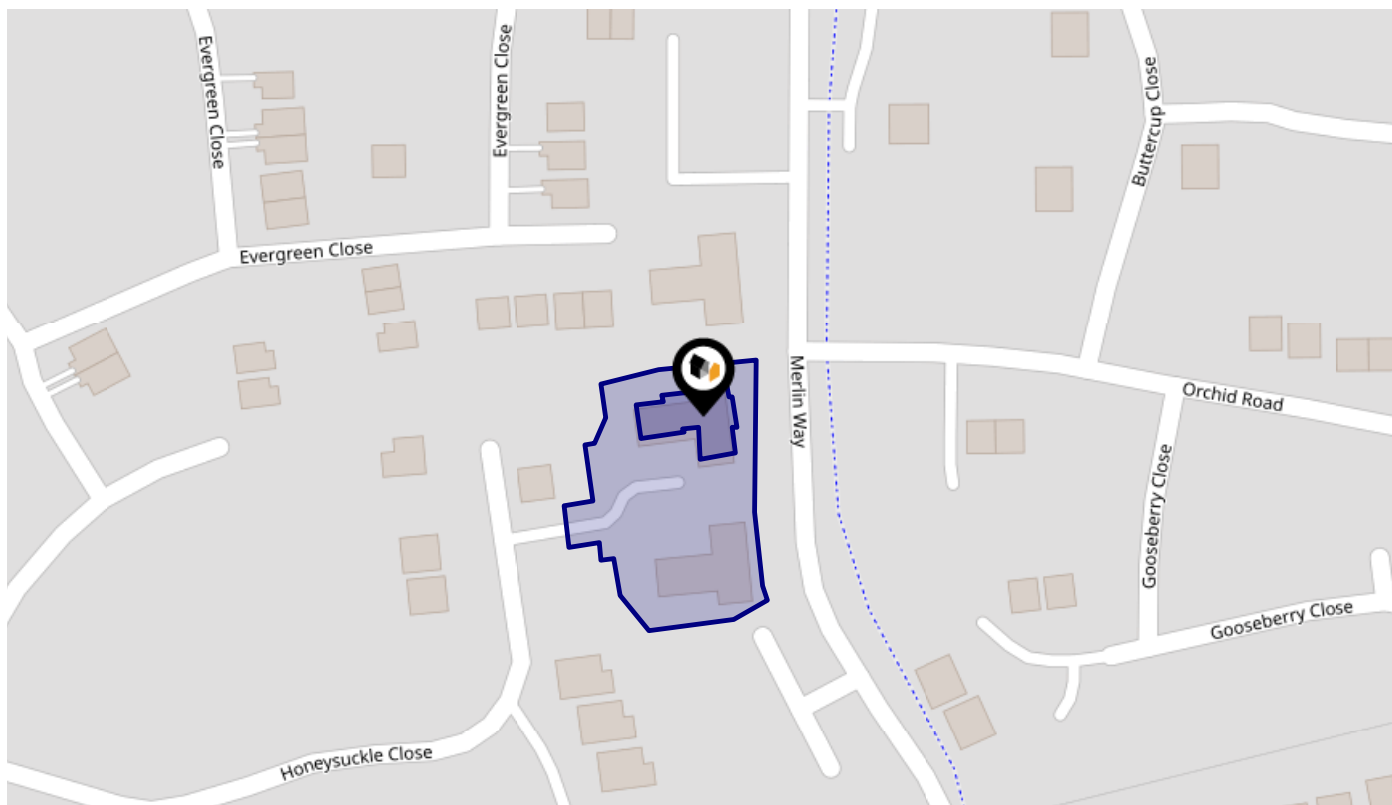


Rossmere Ward



Blackhalls 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:

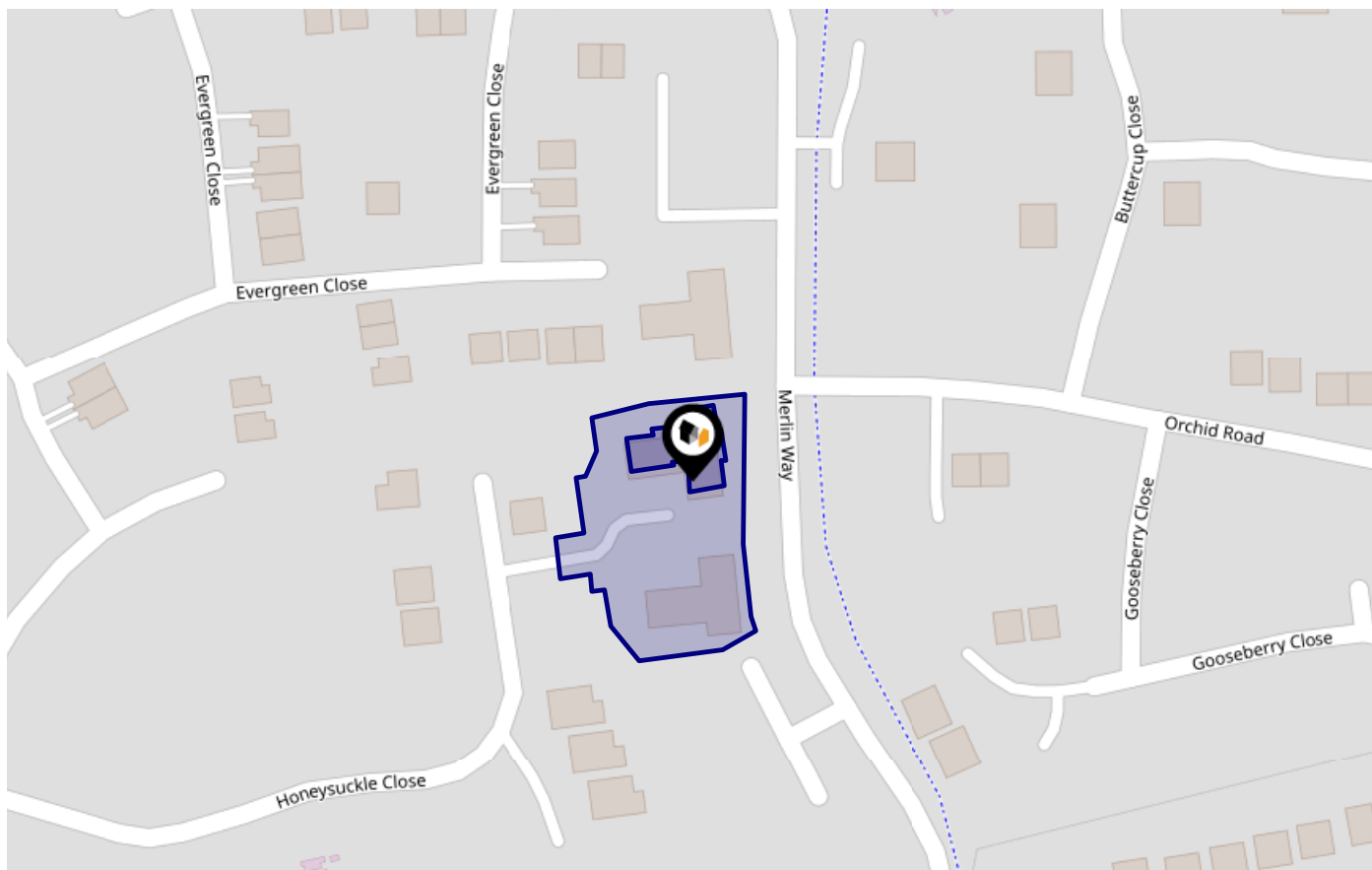
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

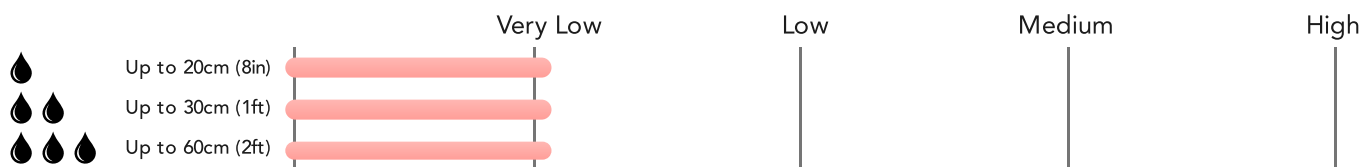


Risk Rating: Very low

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 (0.1%) 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:

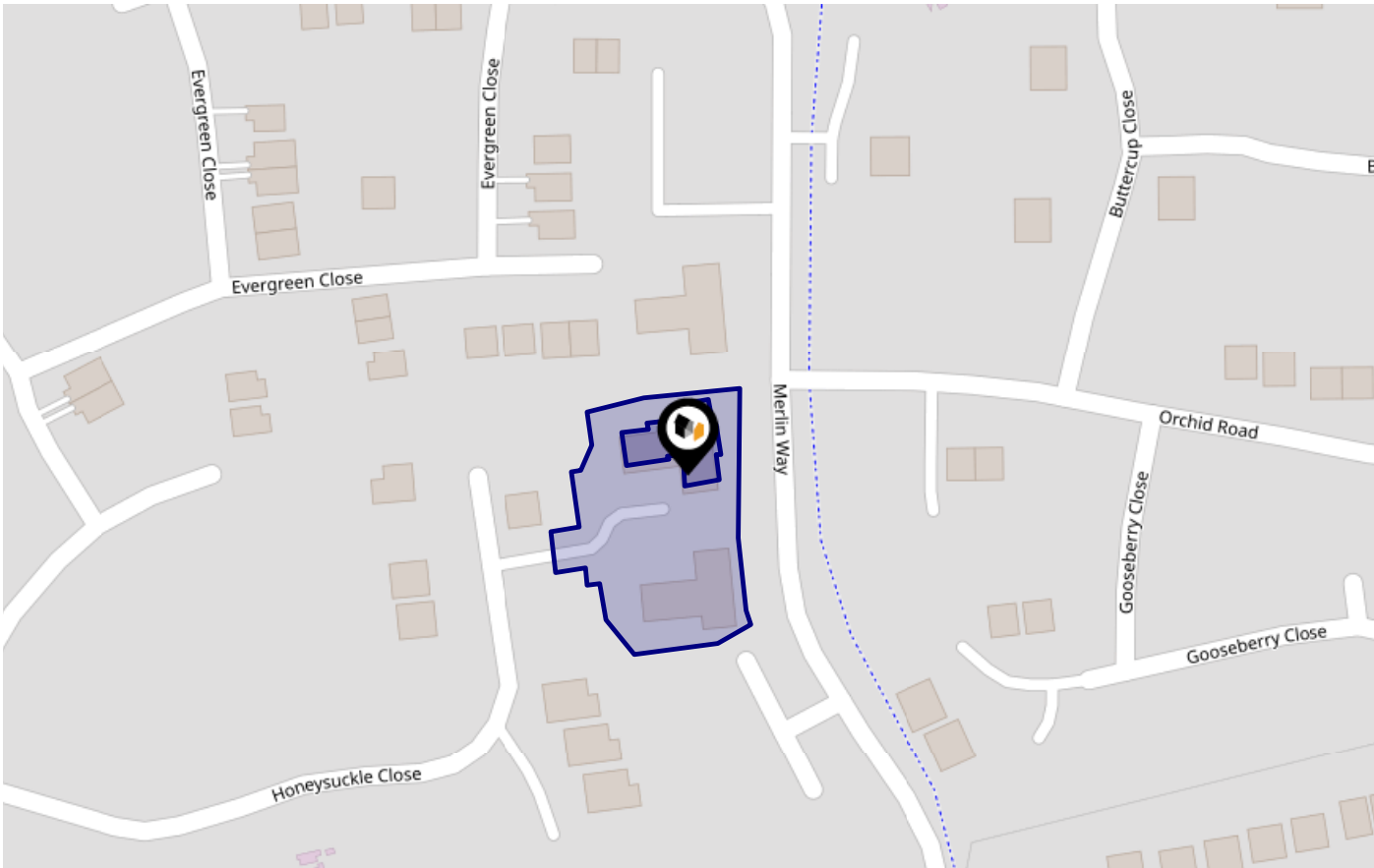


Flood Risk

Rivers & Seas - Climate Change

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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.

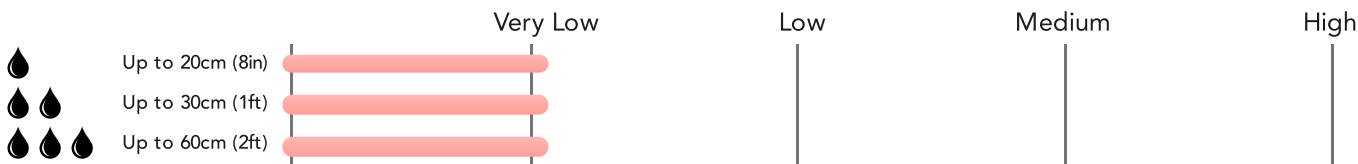


Risk Rating: Very low

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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) 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:



KPF - Key Property Facts

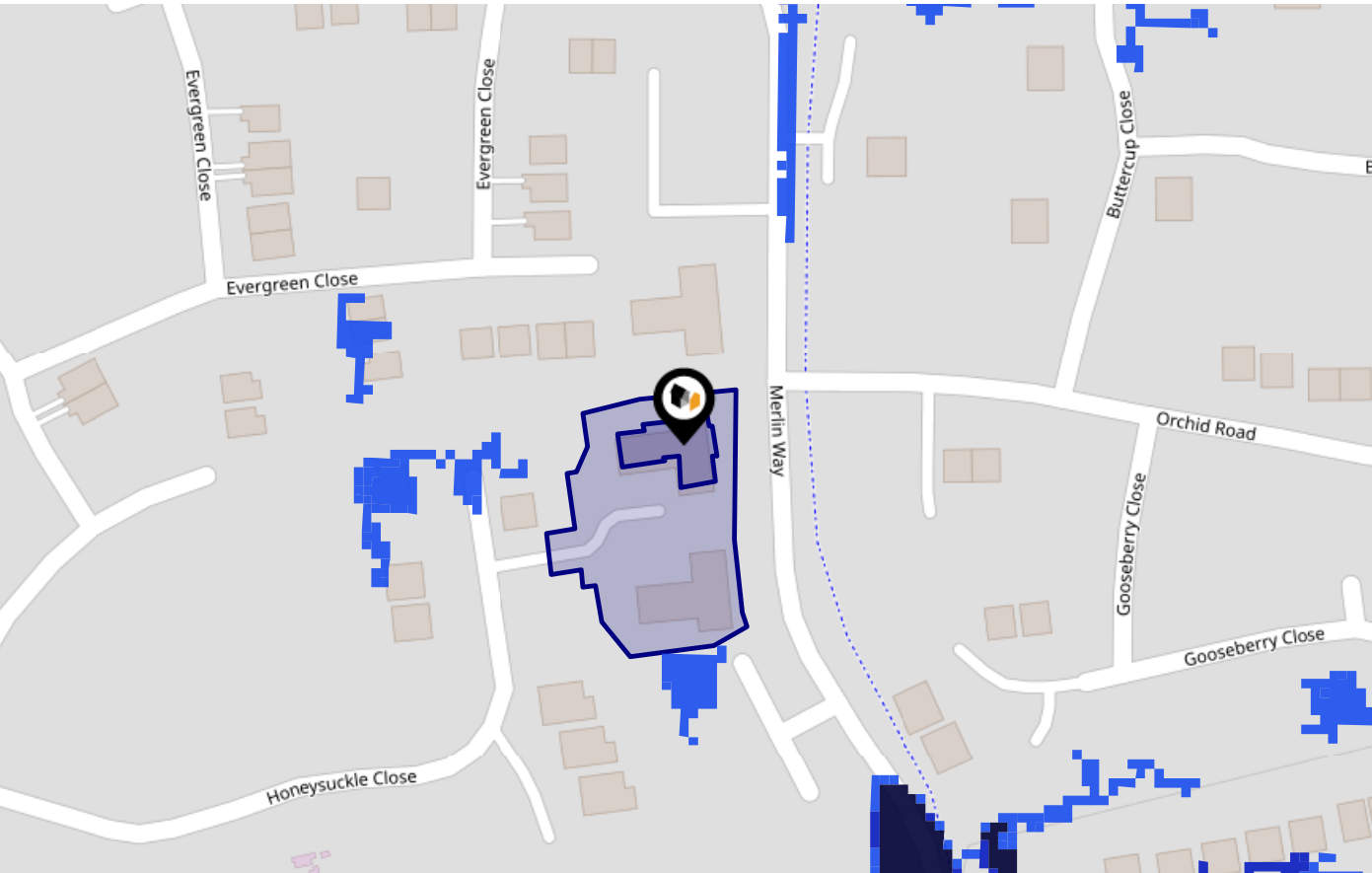
Powered by
aprift
Know any property instantly

Flood Risk

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.

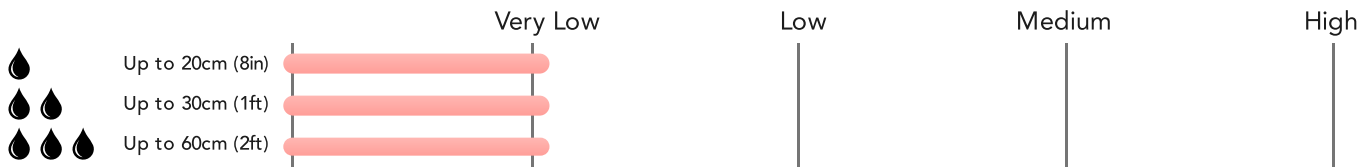


Risk Rating: Very low

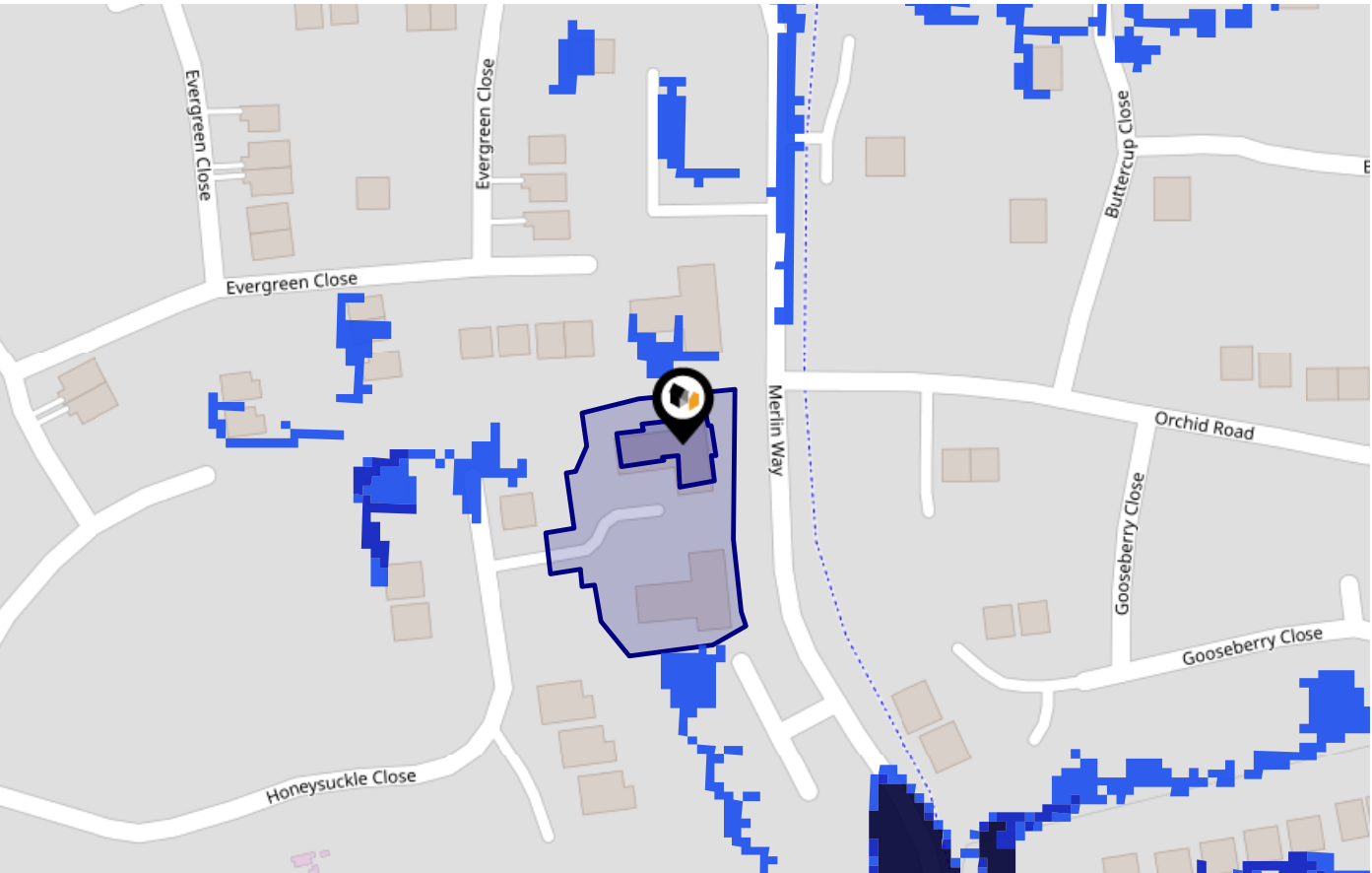
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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:

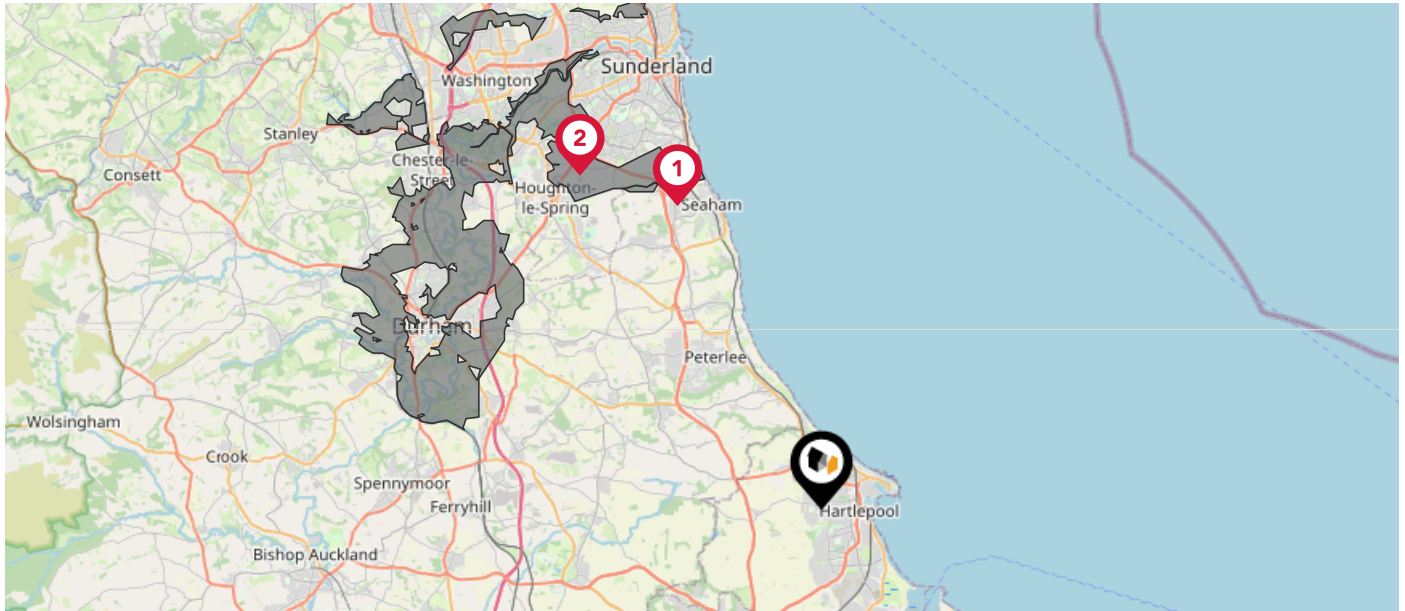


Maps

Green Belt

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



Nearby Green Belt Land

1

Tyne and Wear Green Belt - County Durham

2

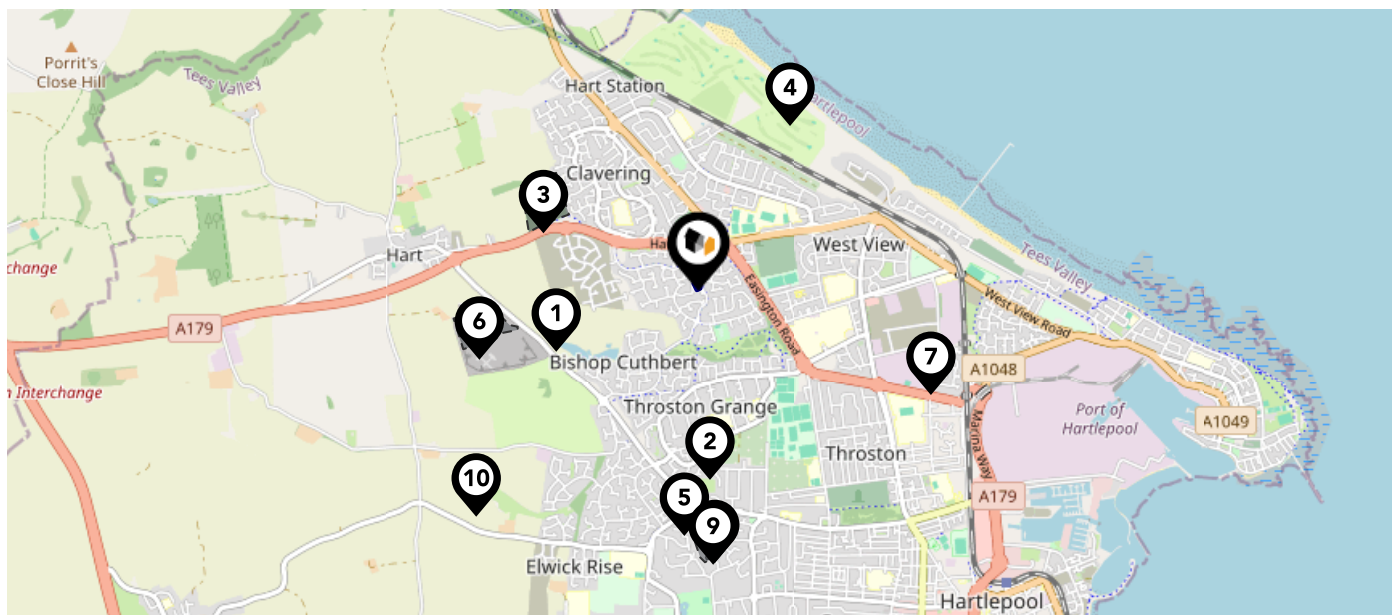
Tyne and Wear Green Belt - Sunderland

Maps

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	Hart Reservoir-Off A179 East of Hart Village, Hartlepool, Cleveland	Historic Landfill	
2	Land adjacent to Wiltshire Way-Hartlepool,	Historic Landfill	
3	High Springwell Farm-High Springwell Farm, Springwell, Hartlepool, Cleveland	Historic Landfill	
4	Hart Warren Tip-Hart Warren Hartlepool, Cleveland	Historic Landfill	
5	Dunston Road Tip-Dunston Road, Hartlepool, Cleveland	Historic Landfill	
6	Hart Mill-Hart, Cleveland	Historic Landfill	
7	Disused Gasholder-Powlett Road, Hartlepool	Historic Landfill	
8	Hart Lane Tip-Hart Lane, Hartlepool, Cleveland	Historic Landfill	
9	Land at Throston Carr-Hart Road, Hartlepool, Cleveland	Historic Landfill	
10	South East of Naisberry Farm-Worset Lane, Elwick, Hartlepool, Cleveland	Historic Landfill	

Maps

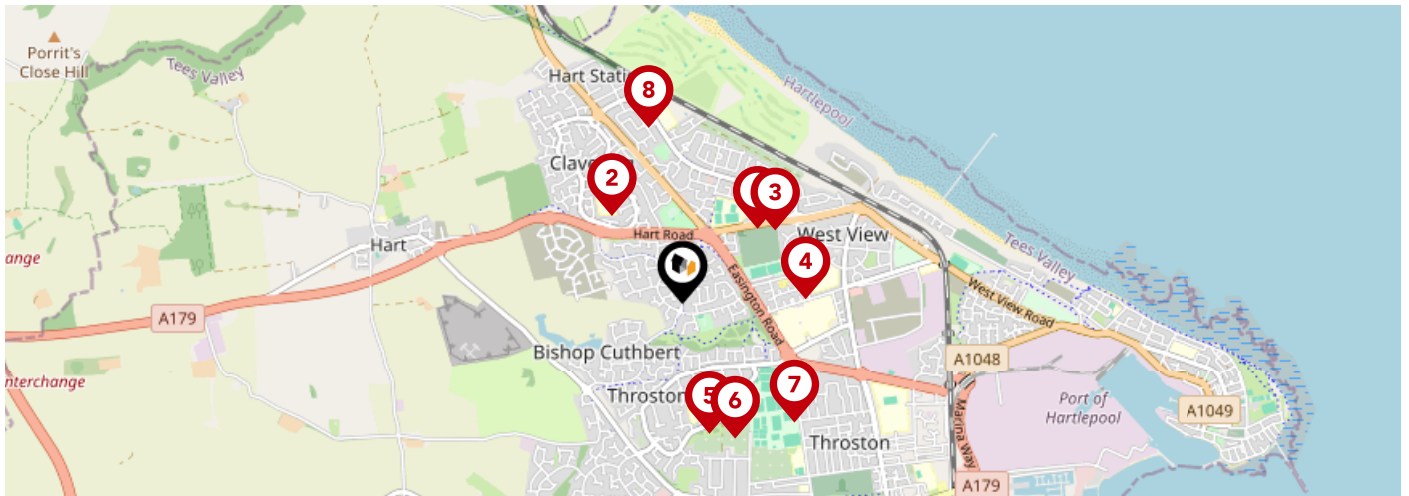
Listed Buildings

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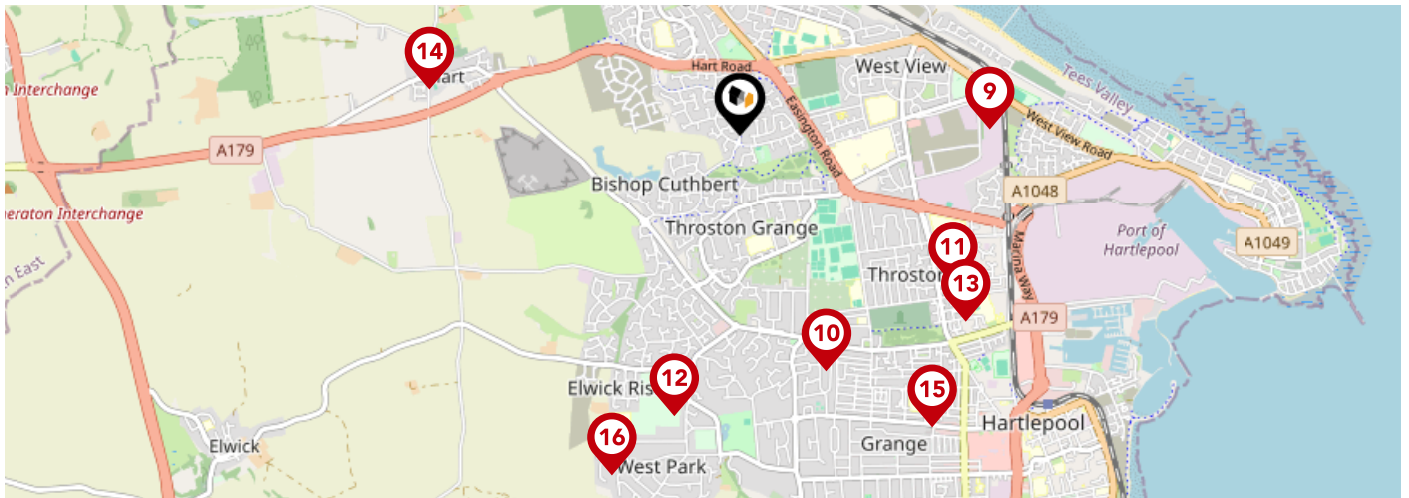
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1263429 - Hart Windmill 60 Metres To South East Of Hart Mill Farmhouse	Grade II	1.1 miles
 1249898 - Church Of St Mary Magdalene	Grade I	1.2 miles
 1250035 - Voltigeur Cottage	Grade II	1.2 miles
 1249900 - Home Farmhouse And Farm Cottage	Grade II	1.3 miles
 1250029 - Brus Wall Approximately 60 Metres To South West Of St Mary Magdalene's Church	Grade II	1.3 miles
 1263523 - Clevecote	Grade II	1.3 miles
 1249899 - Boundary Wall To West Of Church Of St Mary Magdalene	Grade II	1.3 miles



		Nursery	Primary	Secondary	College	Private
1	St Hild's Church of England School Ofsted Rating: Not Rated Pupils: 670 Distance:0.46	☐	☐	☒	☐	☐
2	Clavering Primary School Ofsted Rating: Good Pupils: 374 Distance:0.48	☐	☒	☐	☐	☐
3	St John Vianney Catholic Primary School, Hartlepool Ofsted Rating: Outstanding Pupils: 241 Distance:0.51	☐	☒	☐	☐	☐
4	West View Primary School Ofsted Rating: Good Pupils: 465 Distance:0.53	☐	☒	☐	☐	☐
5	Throston Primary School Ofsted Rating: Good Pupils: 454 Distance:0.57	☐	☒	☐	☐	☐
6	Springwell School Ofsted Rating: Outstanding Pupils: 93 Distance:0.62	☐	☒	☐	☐	☐
7	Jesmond Gardens Primary School Ofsted Rating: Good Pupils: 386 Distance:0.7	☐	☒	☐	☐	☐
8	Barnard Grove Primary School Ofsted Rating: Good Pupils: 325 Distance:0.76	☐	☒	☐	☐	☐

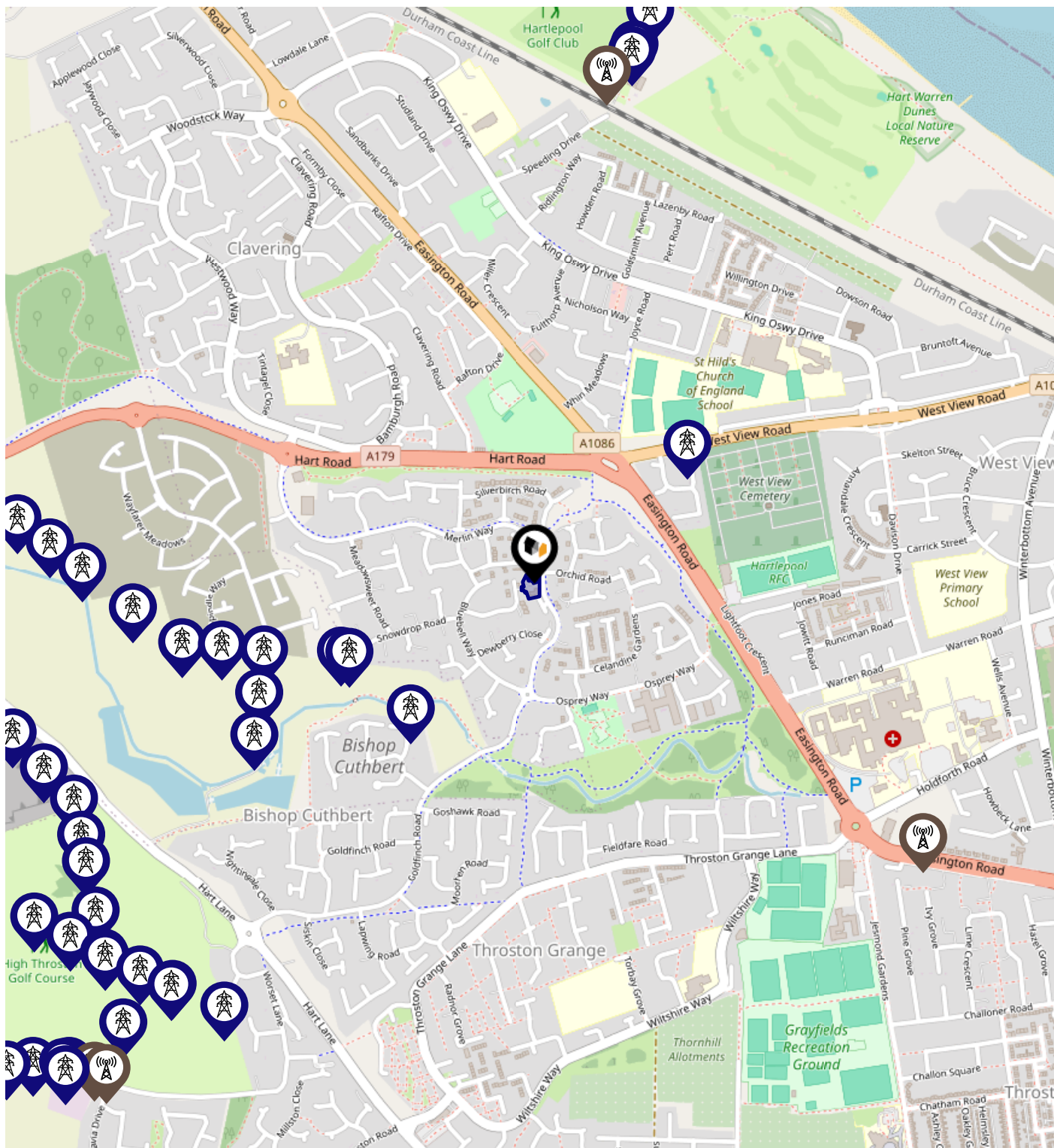


		Nursery	Primary	Secondary	College	Private
9	Catcote Futures Ofsted Rating: Good Pupils:0 Distance:1.07	☐	☐	☒	☐	☐
10	Sacred Heart Catholic Primary School, Hartlepool Ofsted Rating: Good Pupils: 387 Distance:1.08	☐	☒	☐	☐	☐
11	Dyke House Sports and Technology College Ofsted Rating: Outstanding Pupils: 1304 Distance:1.12	☐	☐	☒	☐	☐
12	High Tunstall College of Science Ofsted Rating: Good Pupils: 1387 Distance:1.24	☐	☐	☒	☐	☐
13	Brougham Primary School Ofsted Rating: Good Pupils: 332 Distance:1.26	☐	☒	☐	☐	☐
14	Hart Primary School Ofsted Rating: Good Pupils: 105 Distance:1.35	☐	☒	☐	☐	☐
15	Lynnfield Primary School Ofsted Rating: Good Pupils: 332 Distance:1.5	☐	☒	☐	☐	☐
16	West Park Primary School Ofsted Rating: Good Pupils: 347 Distance:1.56	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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Key:



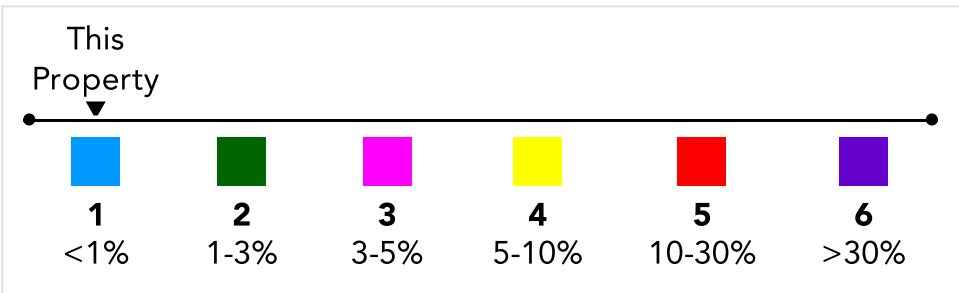
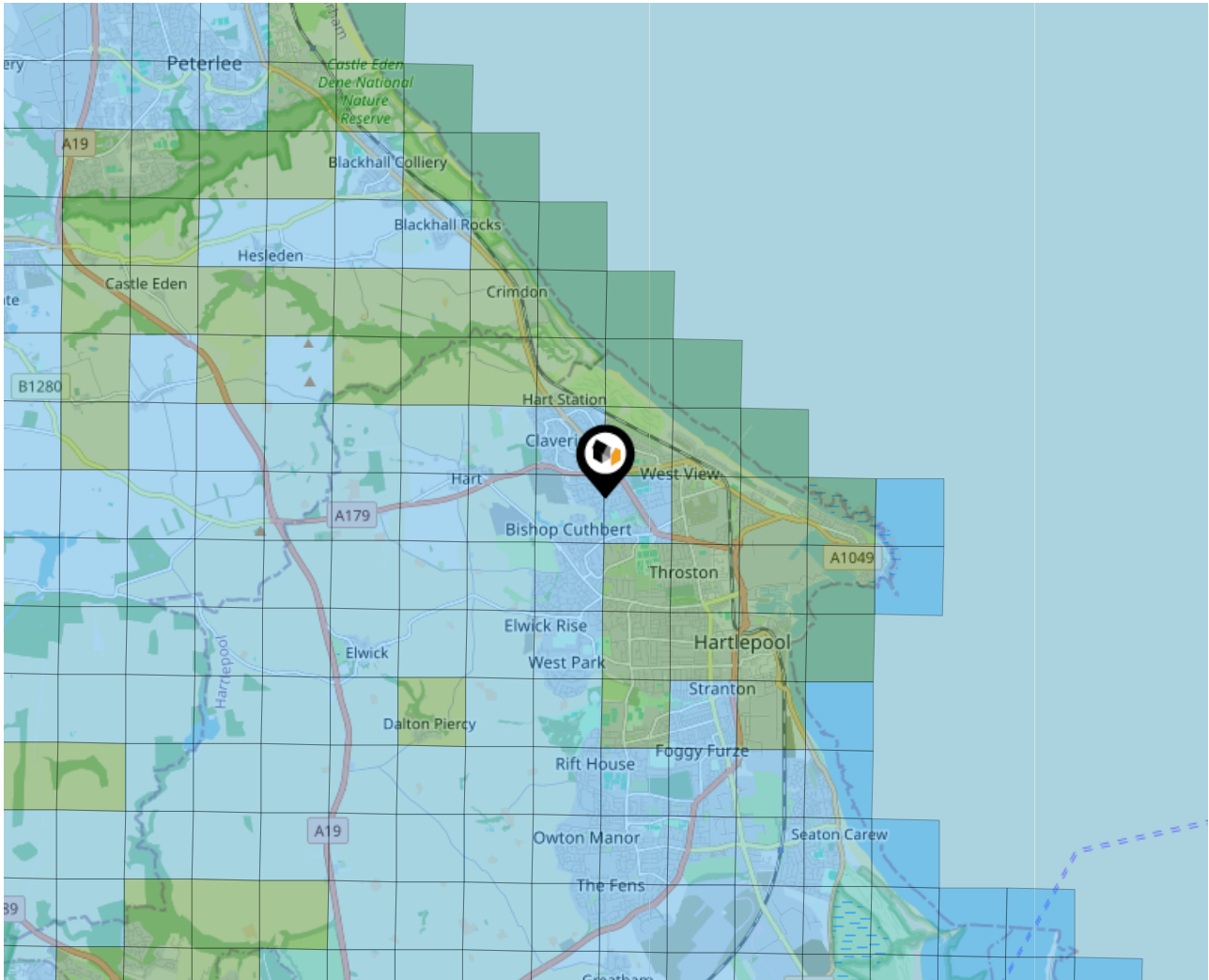
Power Pylons



Communication Masts

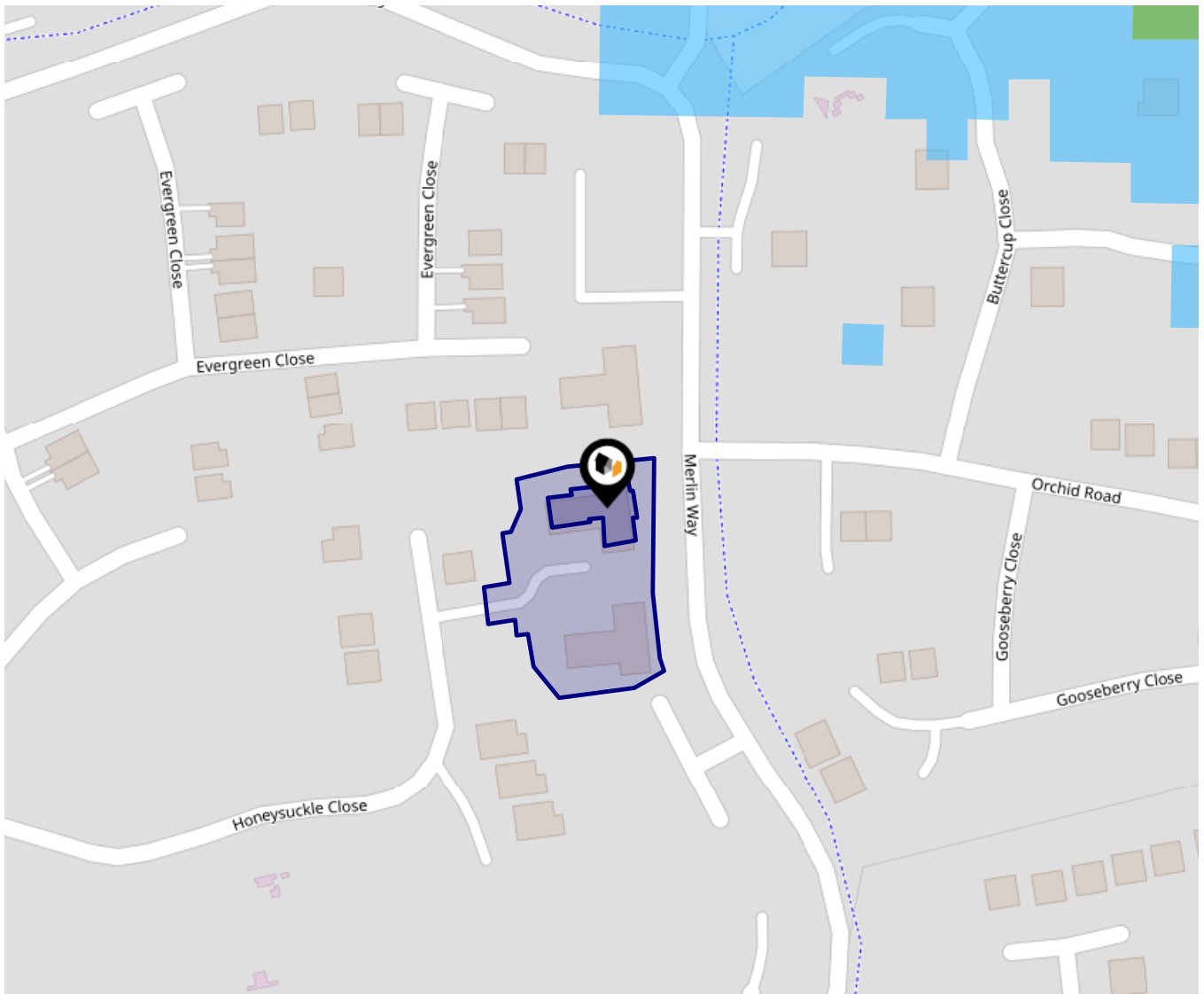
What is Radon?

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

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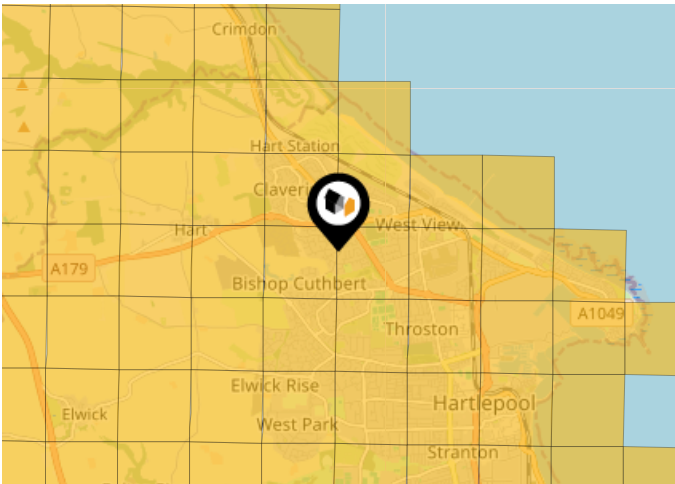
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



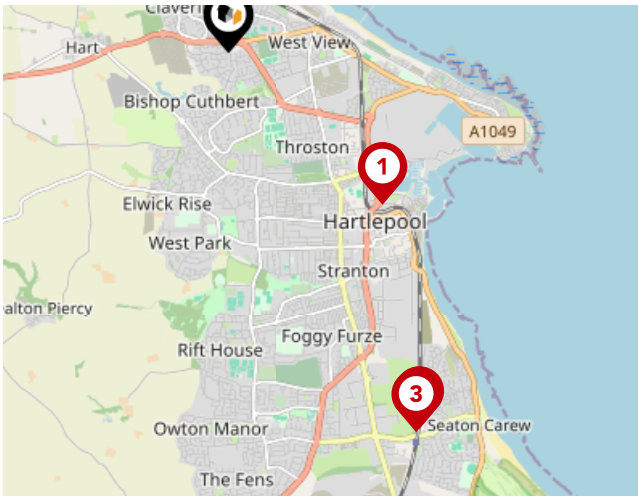
Primary Classifications (Most Common Clay Types)

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

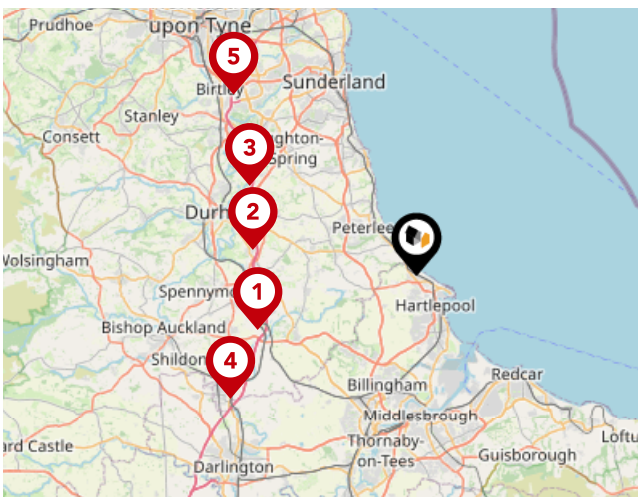
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Hartlepool Rail Station	1.85 miles
2	Seaton Carew Rail Station	3.62 miles
3	Seaton Carew Rail Station	3.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	11.46 miles
2	A1(M) J61	11.3 miles
3	A1(M) J62	13.01 miles
4	A1(M) J59	15.34 miles
5	A1(M) J64	17.62 miles



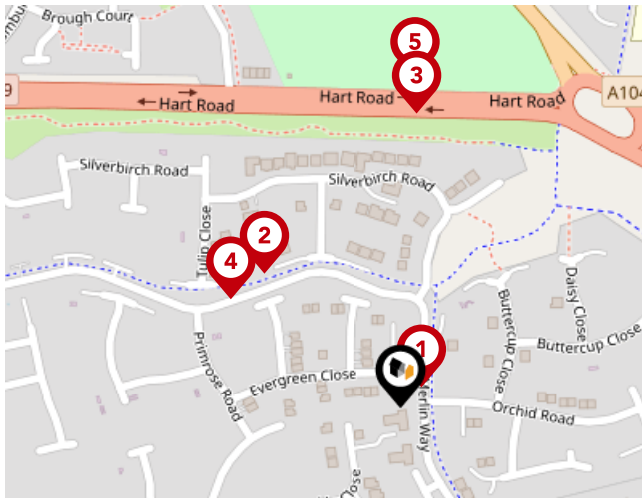
Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	15.5 miles
2	Airport	29.58 miles
3	Leeds Bradford Airport	60.29 miles
4	Irthlington	64.42 miles

Area

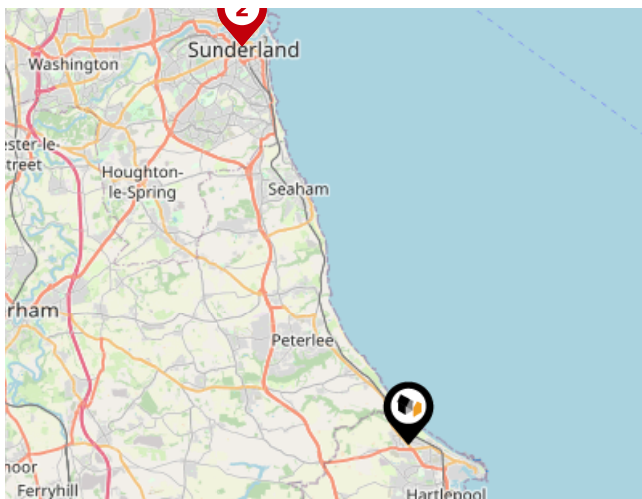
Transport (Local)

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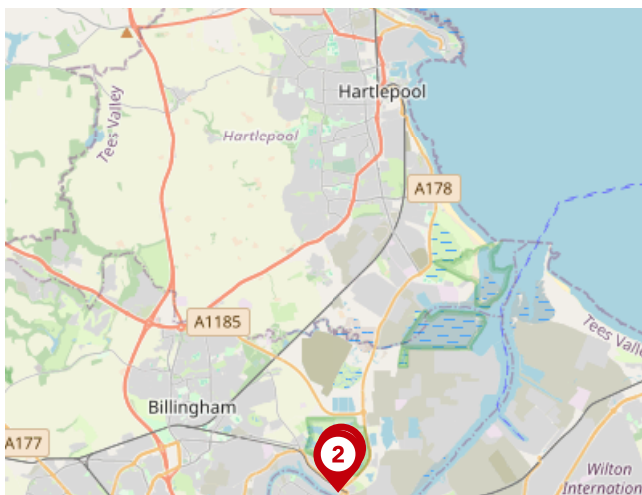
Bus Stops/Stations

Pin	Name	Distance
1	Orchid Road	0.01 miles
2	Primrose Road	0.1 miles
3	Clavering Play Area	0.16 miles
4	Primrose Road	0.11 miles
5	Clavering Play Area	0.18 miles



Local Connections

Pin	Name	Distance
1	Park Lane (Tyne and Wear Metro Station)	14.77 miles
2	Park Lane (Tyne and Wear Metro Station)	14.77 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge North Side	8.34 miles
2	Transporter Bridge South Side	8.43 miles

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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