



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22nd July 2026



4 BROOKSIDE COTTAGES, CROOK, DL15 8JH

Landwood Group

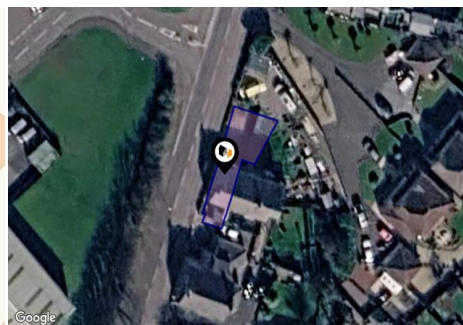
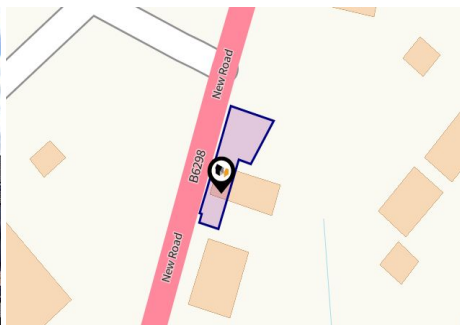
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,748
Title Number:	DU186763
UPRN:	200002977167
Restrictive Covenants:	Yes

Last Sold Date:	31/08/2001
Last Sold Price:	£32,000
Last Sold £/ft ² :	£39
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	49	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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4 Brookside Cottages CROOK DL15 8JH

Energy rating

D

Valid until 14.06.2036

Certificate number
14362126860004353292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²

Market Sold in Street

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1, Brookside Cottages, Crook, DL15 8JH			Semi-detached House
Last Sold Date:	13/01/2023	06/06/2018	
Last Sold Price:	£115,000	£36,000	
3, Brookside Cottages, Crook, DL15 8JH			Semi-detached House
Last Sold Date:	02/04/2003		
Last Sold Price:	£42,000		
4, Brookside Cottages, Crook, DL15 8JH			Semi-detached House
Last Sold Date:	31/08/2001		
Last Sold Price:	£32,000		

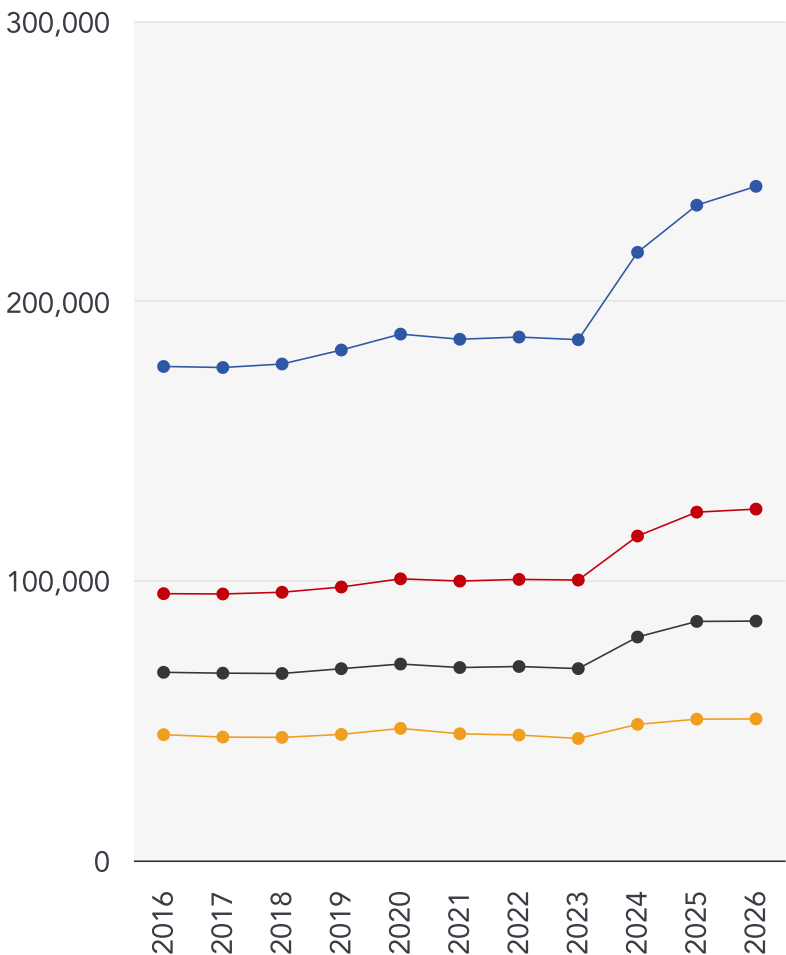
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in DL15



Detached

+36.46%

Semi-Detached

+31.7%

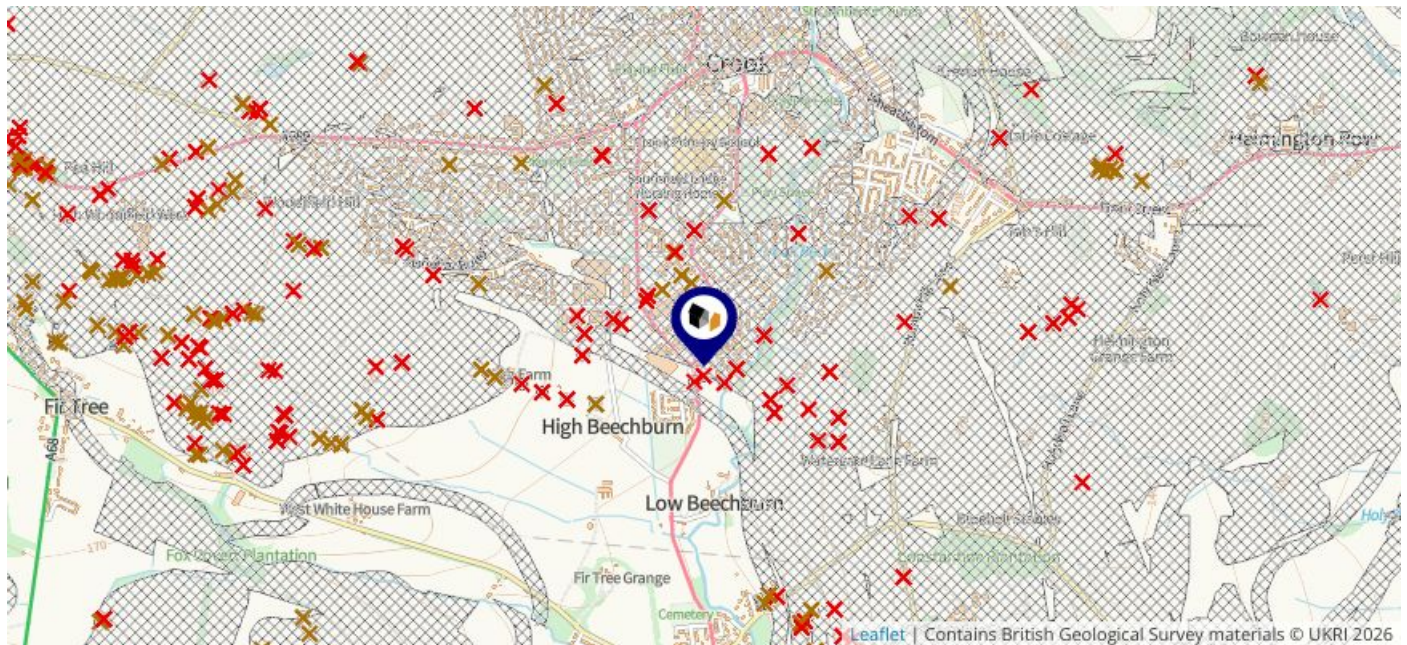
Terraced

+27.23%

Flat

+12.52%

This map displays nearby coal mine entrances and their classifications.



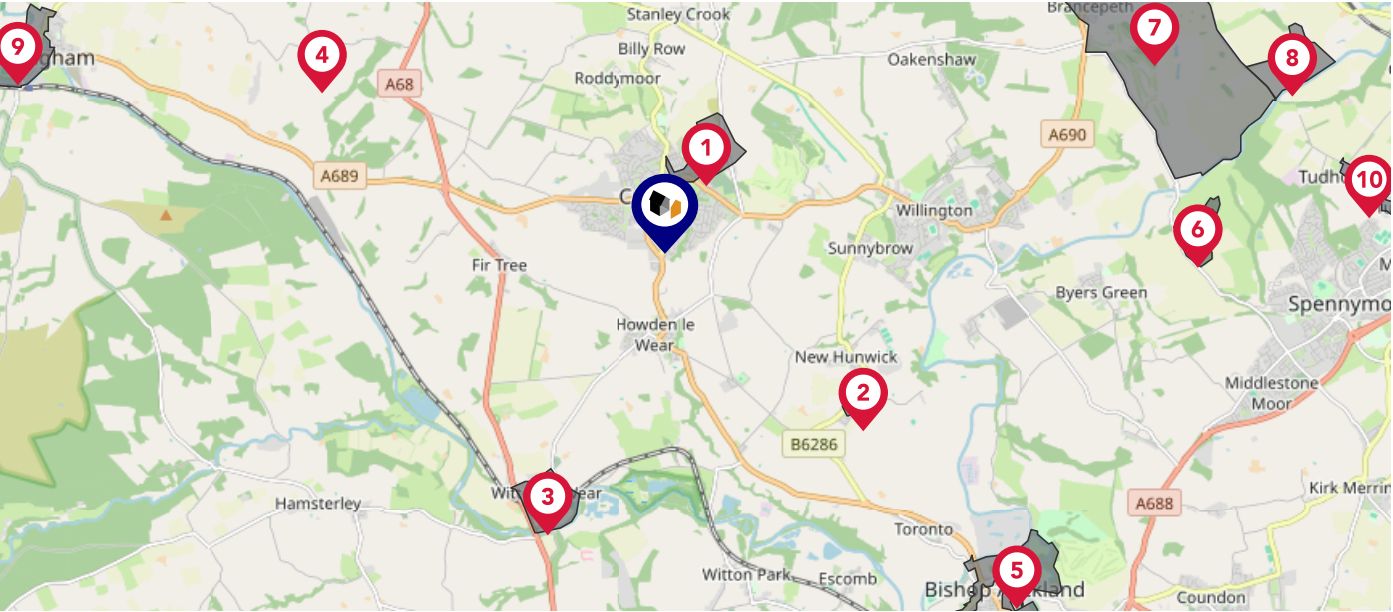
Mine Entry

- ✕ 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.



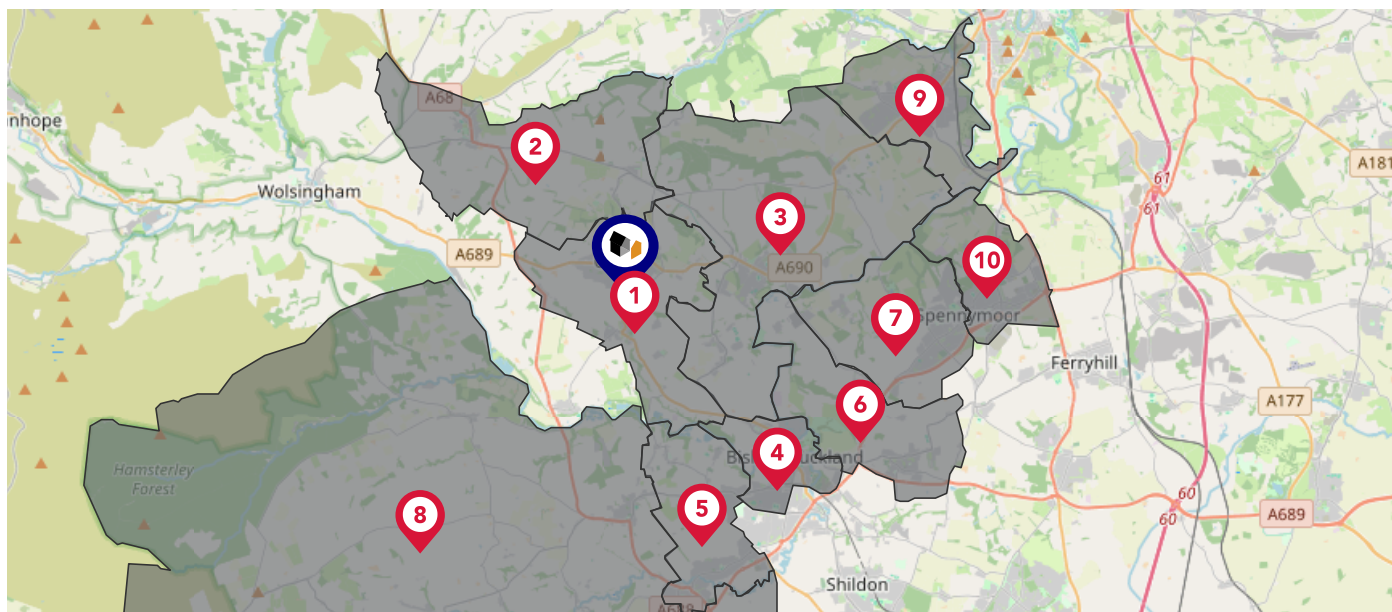
Nearby Conservation Areas	
1	Crook
2	Hunwick
3	Witton-le-Wear
4	Thornley
5	Bishop Auckland
6	Whitworth
7	Brancepeth
8	Holywell
9	Wolsingham
10	Tudhoe

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



Crook ED



Tow Law ED



Willington and Hunwick ED



Bishop Auckland Town ED



West Auckland ED



Coundon ED



Spennymoor ED



Evenwood ED

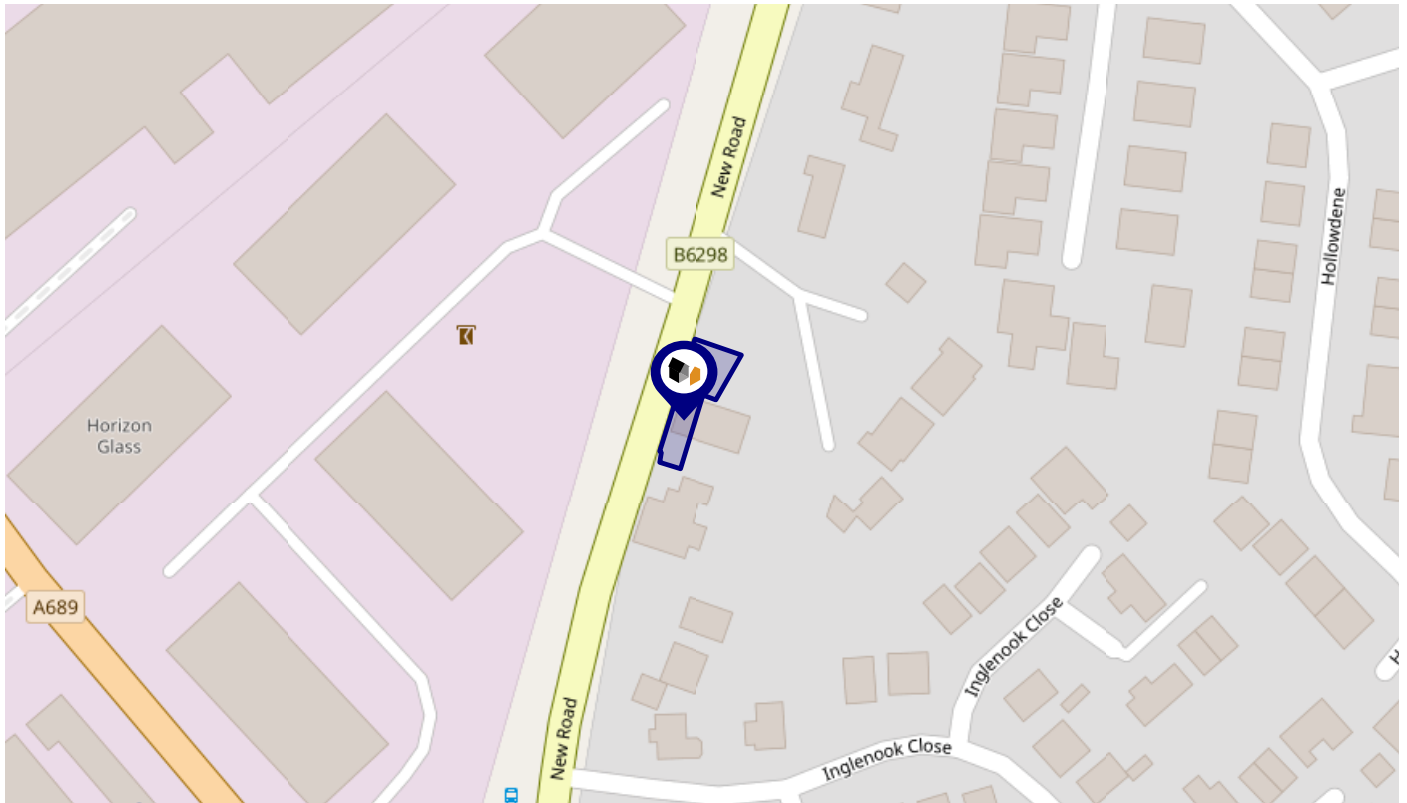


Brandon ED



Tudhoe 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:

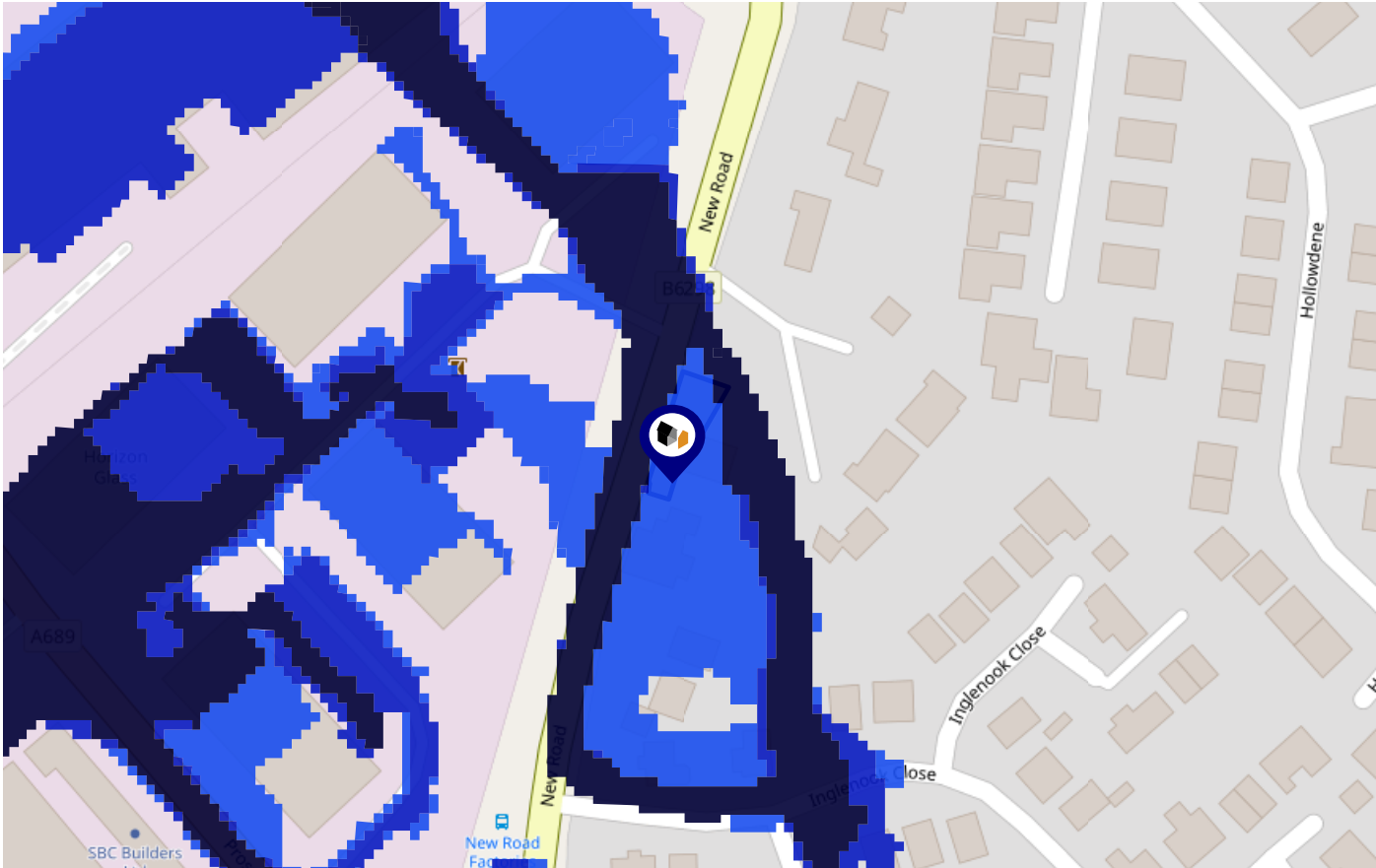
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

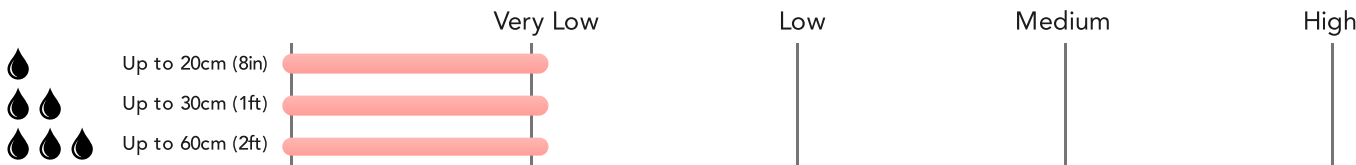


Risk Rating: Low

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:

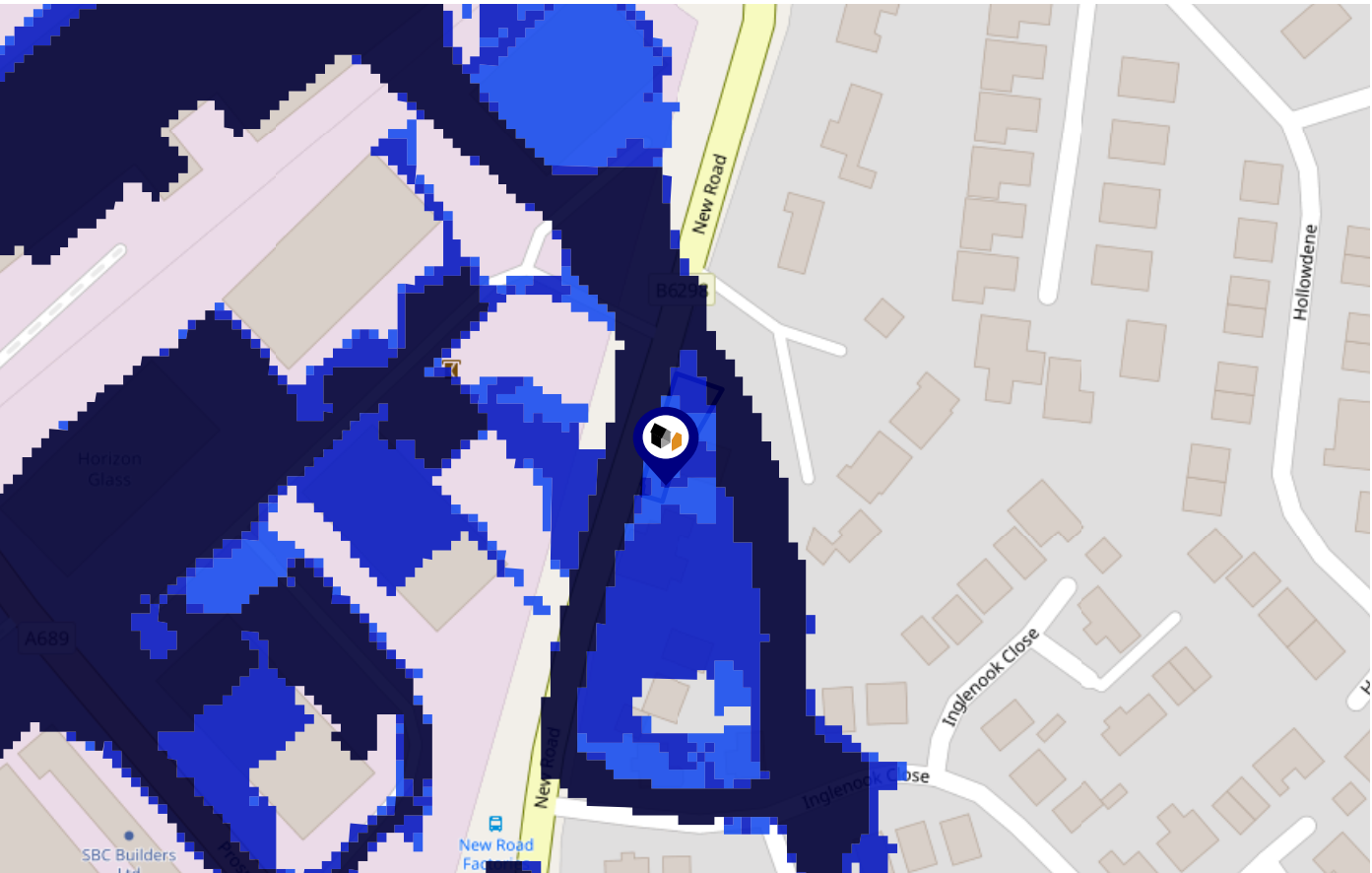


Flood Risk

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.

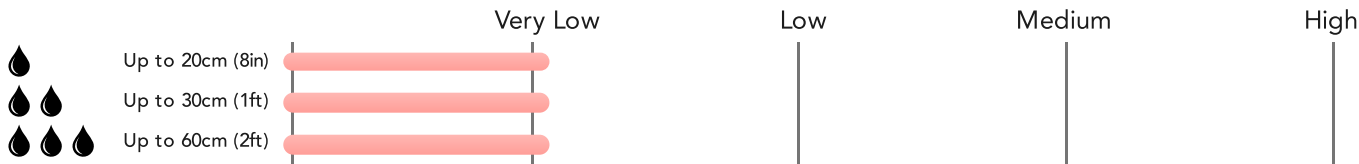


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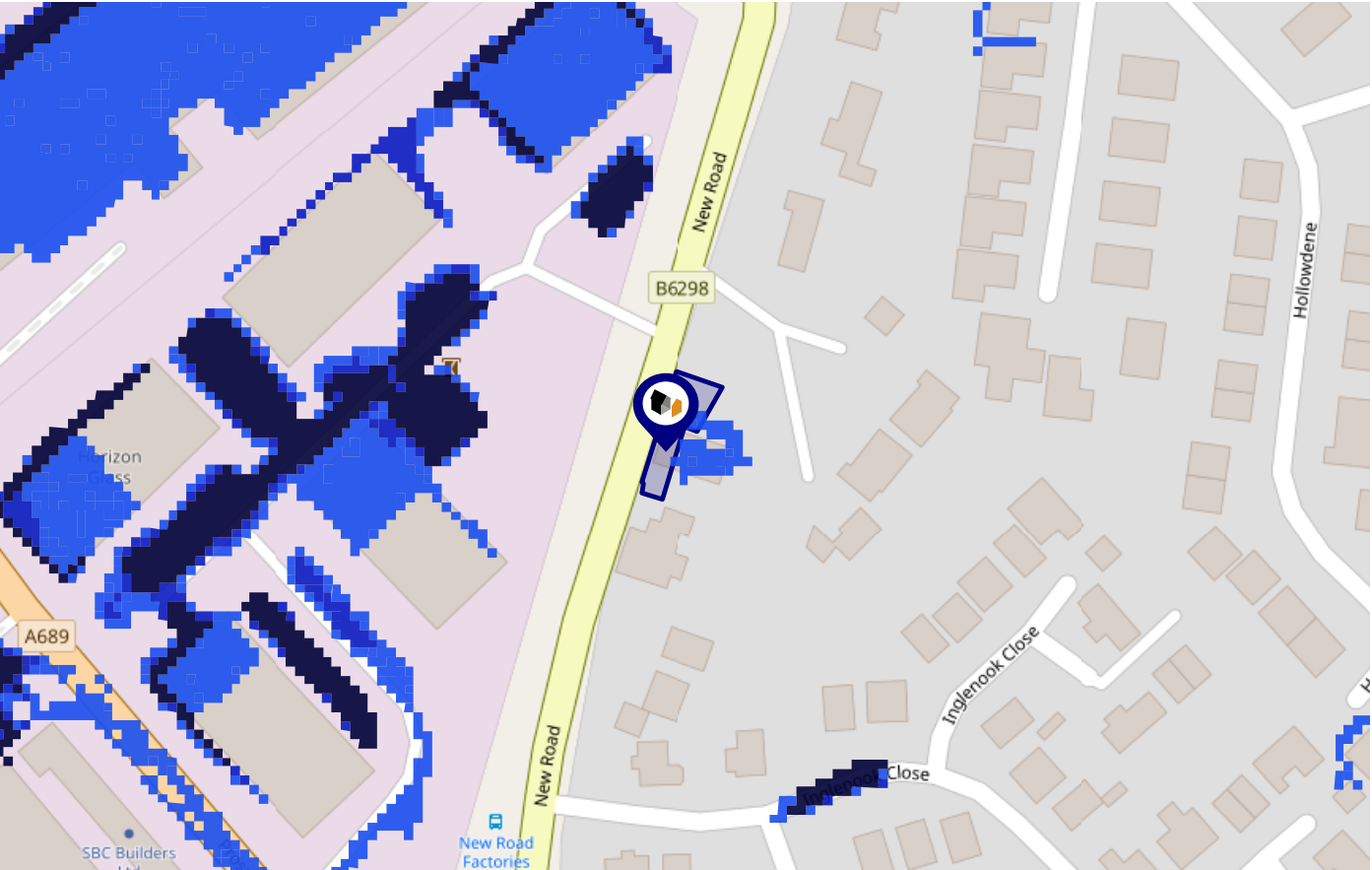
KPF - Key Property Facts

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.

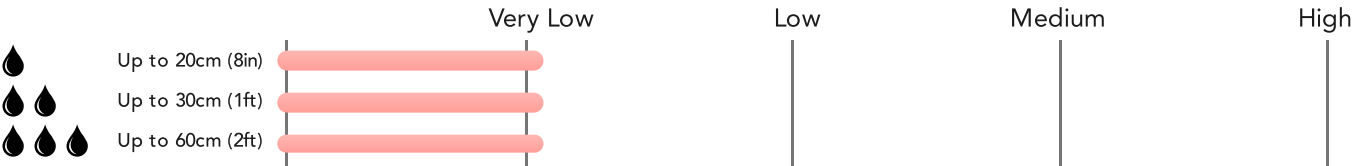


Risk Rating: Very low

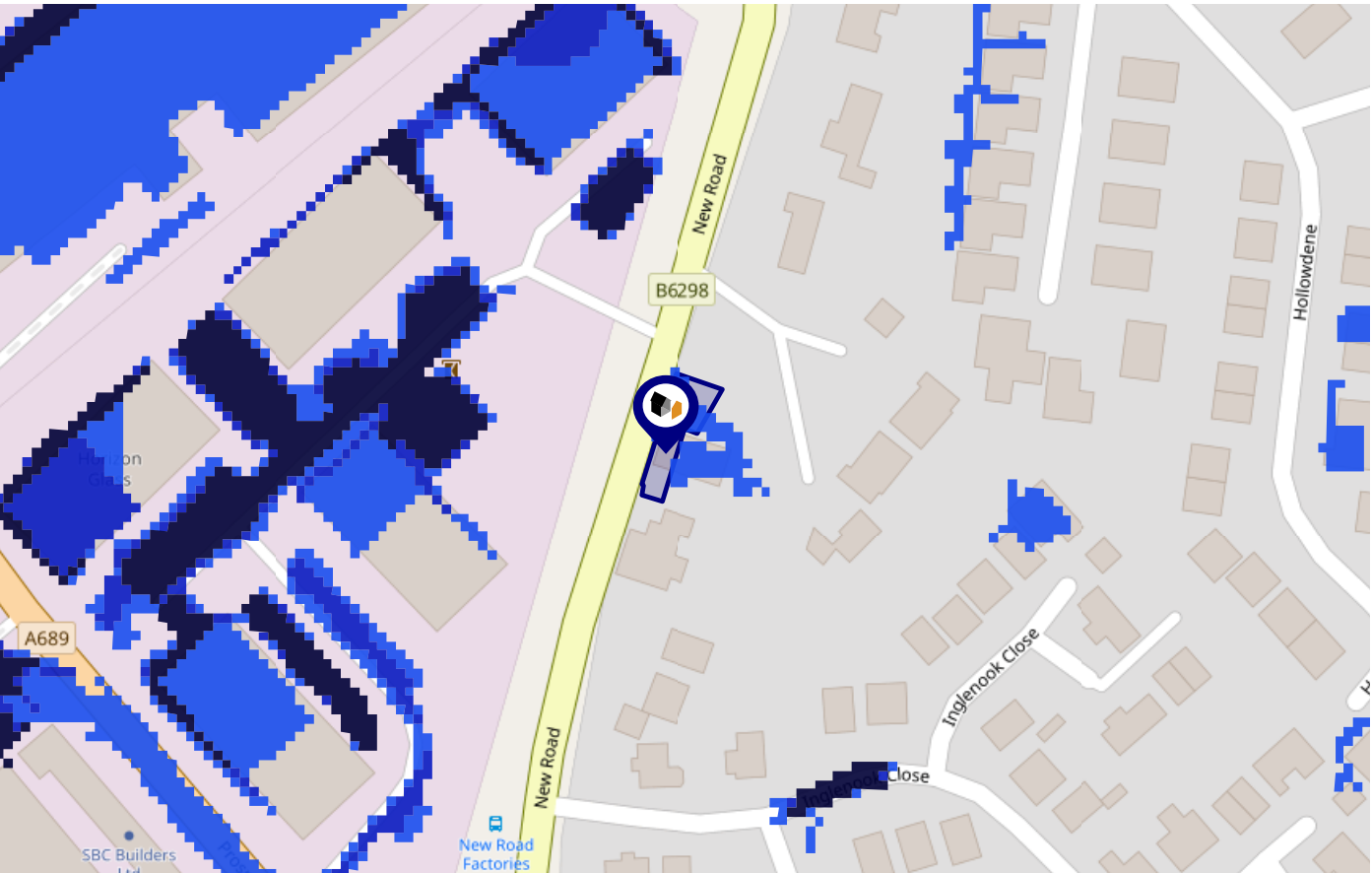
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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.

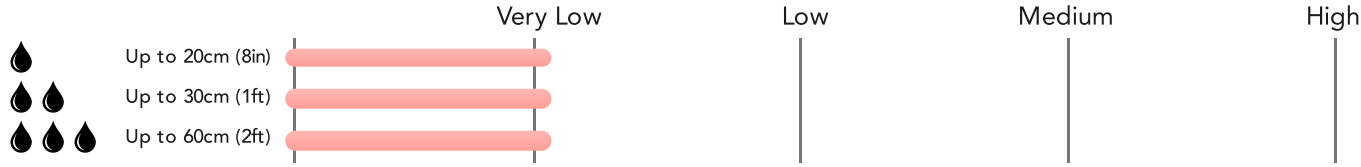


Risk Rating: Very low

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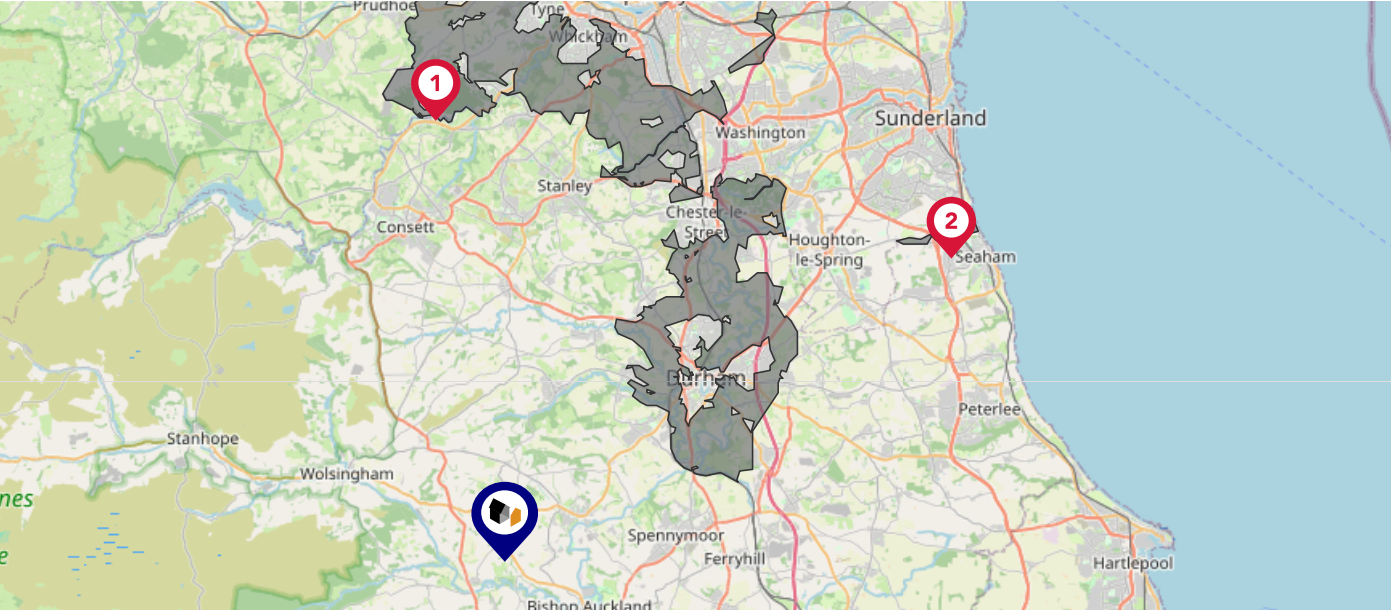


Maps

Green Belt

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



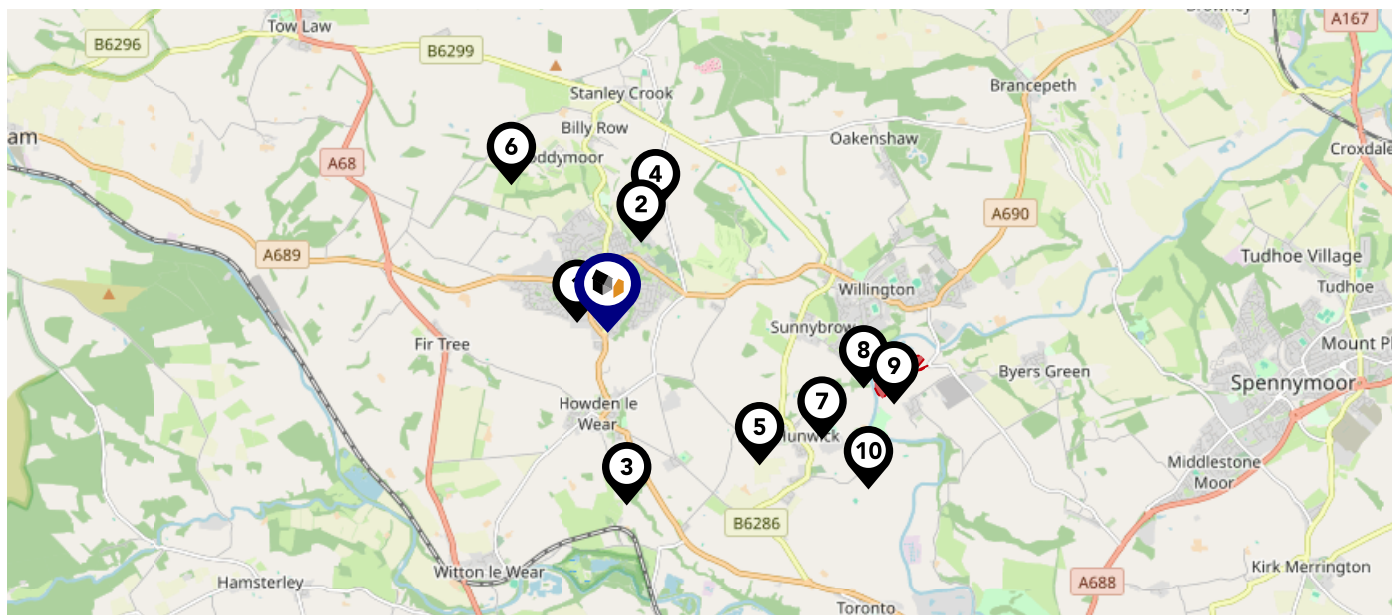
Nearby Green Belt Land	
1	Tyne and Wear Green Belt - Gateshead
2	Tyne and Wear Green Belt - County Durham

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

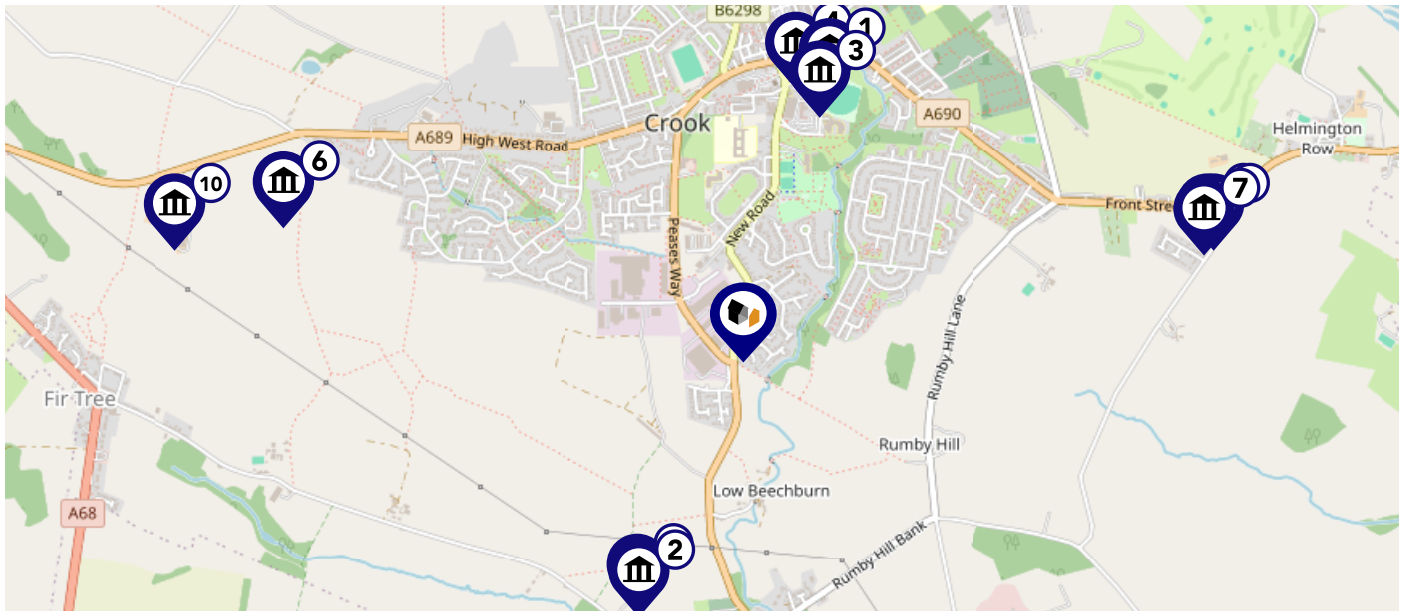
1	Crook Brickworks-Crook, Durham	Historic Landfill	
2	Crook North East-Crook, Durham	Historic Landfill	
3	Howden le Wear Colliery-Howden-le-Wear, Durham	Historic Landfill	
4	Dowfold Quarry-Crook, Bishop Auckland, County Durham	Historic Landfill	
5	Brecon Hill-New Hunwick, Willington, Crook, County Durham	Historic Landfill	
6	Roddymoor Crook-Wear Valley, County Durham	Historic Landfill	
7	Rough Lea Colliery-Sunnybrow, Durham	Historic Landfill	
8	Sunnybrow Tip-Willington, Durham, County Durham	Historic Landfill	
9	EA/EPR/QP3696ZG/A001	Active Landfill	
10	Rywell Grange-Hunwick, Durham	Historic Landfill	

Maps

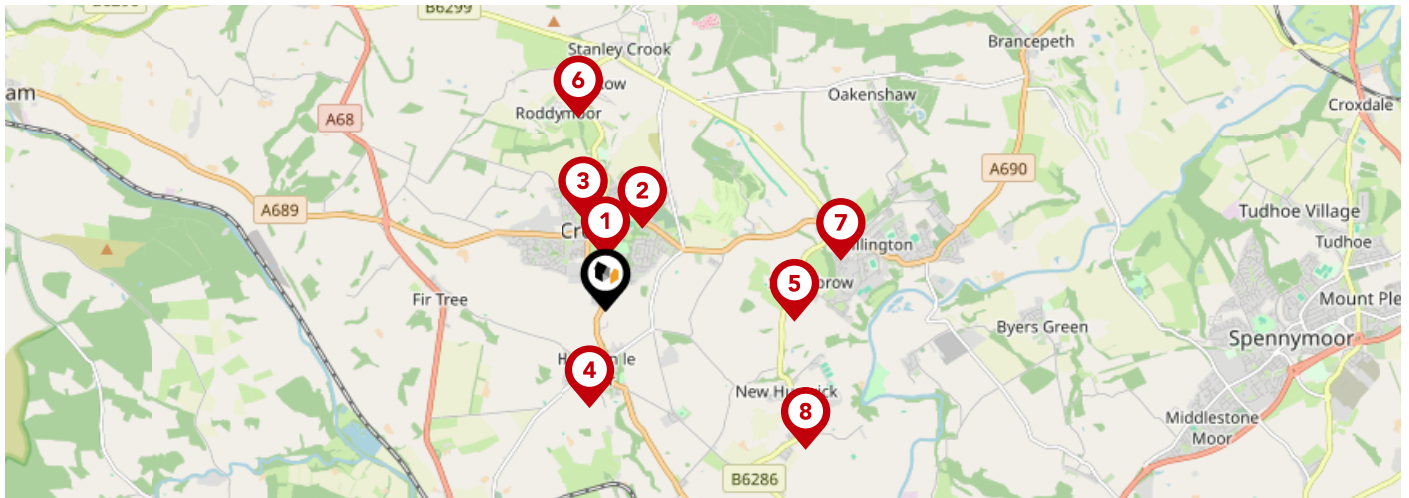
Listed Buildings

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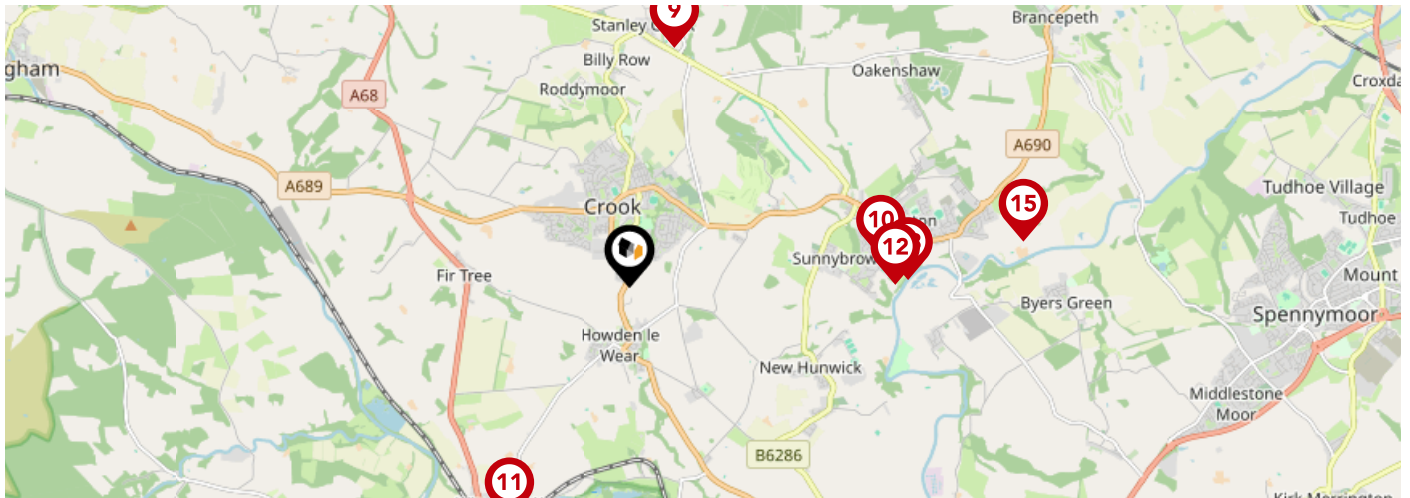
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1279274 - Premises Occupied By Jg Forster And Ye Olde Horse Shoe Inn	Grade II	0.6 miles
 1229281 - Fir Tree Grange	Grade II	0.6 miles
 1229012 - Central Methodist Church	Grade II	0.6 miles
 1229011 - War Memorial, Piers And Chain	Grade II	0.6 miles
 1229020 - Outbuildings North Of Fir Tree Grange	Grade II	0.6 miles
 1228807 - Low Woodfield Farmhouse	Grade II	1.0 miles
 1228809 - Former Schools	Grade II	1.0 miles
 1228948 - Gate Piers, Gates, Walls And Railings In Front Of Former Schools	Grade II	1.0 miles
 1438090 - Helmington Row And Sunnybrow War Memorial	Grade II	1.1 miles
 1279336 - Cart Shed, Stables And Loft And Byre East Of High Woodfield Farmhouse	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
1	Crook Primary School Ofsted Rating: Good Pupils: 371 Distance:0.46	☐	☒	☐	☐	☐
2	St Cuthbert's Catholic Primary School, Crook Ofsted Rating: Good Pupils: 157 Distance:0.78	☐	☒	☐	☐	☐
3	Hartside Primary Academy Ofsted Rating: Good Pupils: 229 Distance:0.82	☐	☒	☐	☐	☐
4	Howden-le-Wear Primary School Ofsted Rating: Outstanding Pupils: 173 Distance:0.83	☐	☒	☐	☐	☐
5	Sunnybrow Primary School Ofsted Rating: Good Pupils: 64 Distance:1.62	☐	☒	☐	☐	☐
6	Peases West Academy Ofsted Rating: Good Pupils: 110 Distance:1.68	☐	☒	☐	☐	☐
7	Our Lady and St Thomas Catholic Primary School, Willington Ofsted Rating: Good Pupils: 118 Distance:2.06	☐	☒	☐	☐	☐
8	Hunwick Primary School Ofsted Rating: Good Pupils: 111 Distance:2.09	☐	☒	☐	☐	☐

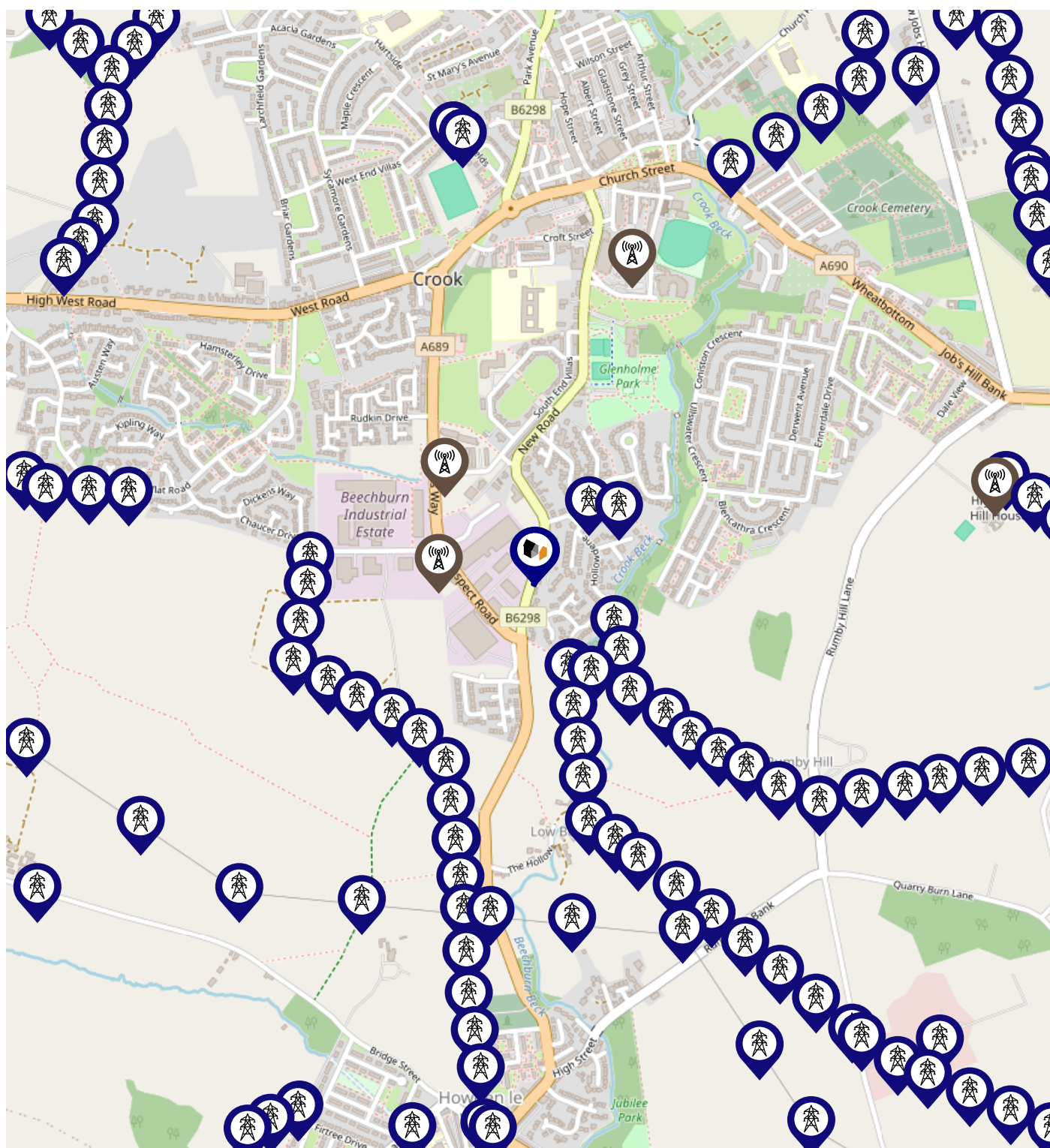


		Nursery	Primary	Secondary	College	Private
9	Stanley (Crook) Primary School Ofsted Rating: Good Pupils: 134 Distance:2.09	☐	☒	☐	☐	☐
10	Willington Primary School Ofsted Rating: Good Pupils: 182 Distance:2.17	☐	☒	☐	☐	☐
11	Witton-le-Wear Primary School Ofsted Rating: Outstanding Pupils: 104 Distance:2.24	☐	☒	☐	☐	☐
12	Parkside Academy Ofsted Rating: Good Pupils: 918 Distance:2.28	☐	☐	☒	☐	☐
13	St Stephen's Church of England Primary School Ofsted Rating: Good Pupils: 219 Distance:2.39	☐	☒	☐	☐	☐
14	St Chad's Catholic Primary School, Witton Park Ofsted Rating: Good Pupils: 72 Distance:3.16	☐	☒	☐	☐	☐
15	The Grange Learning Centre Ofsted Rating: Outstanding Pupils: 15 Distance:3.4	☐	☐	☒	☐	☐
16	Escomb Primary School Ofsted Rating: Requires improvement Pupils: 182 Distance:3.56	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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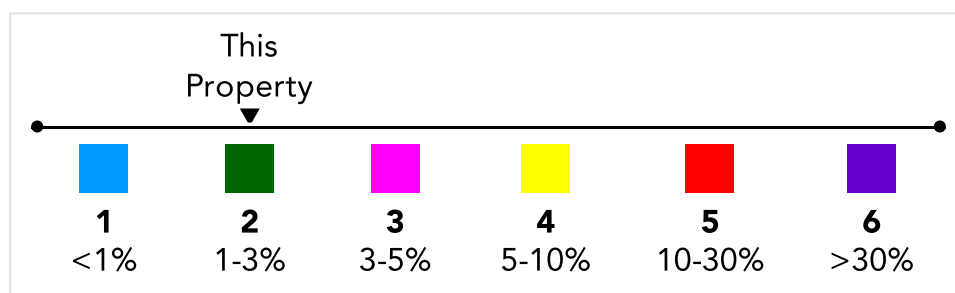
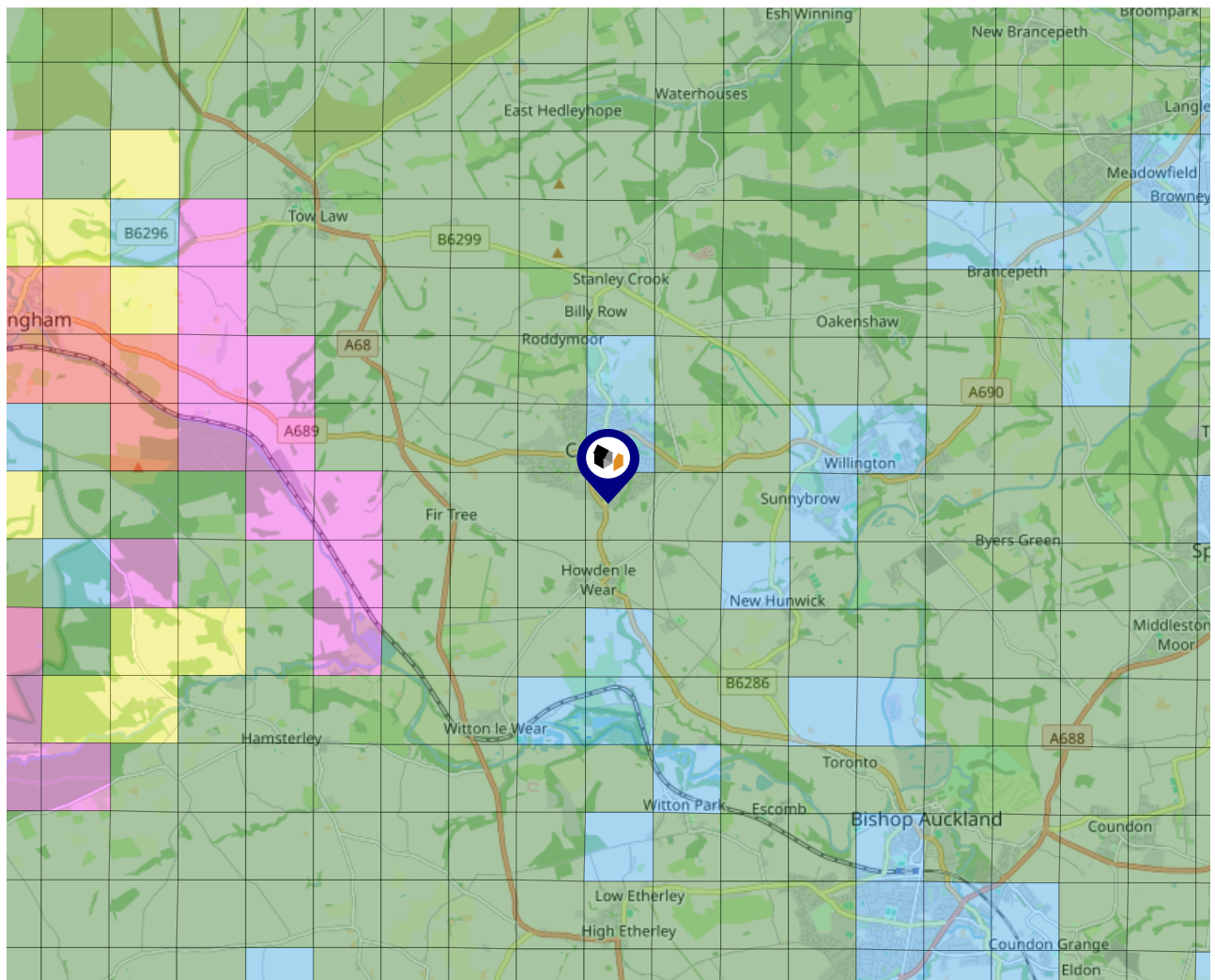


Key:

-  Power Pylons
-  Communication Masts

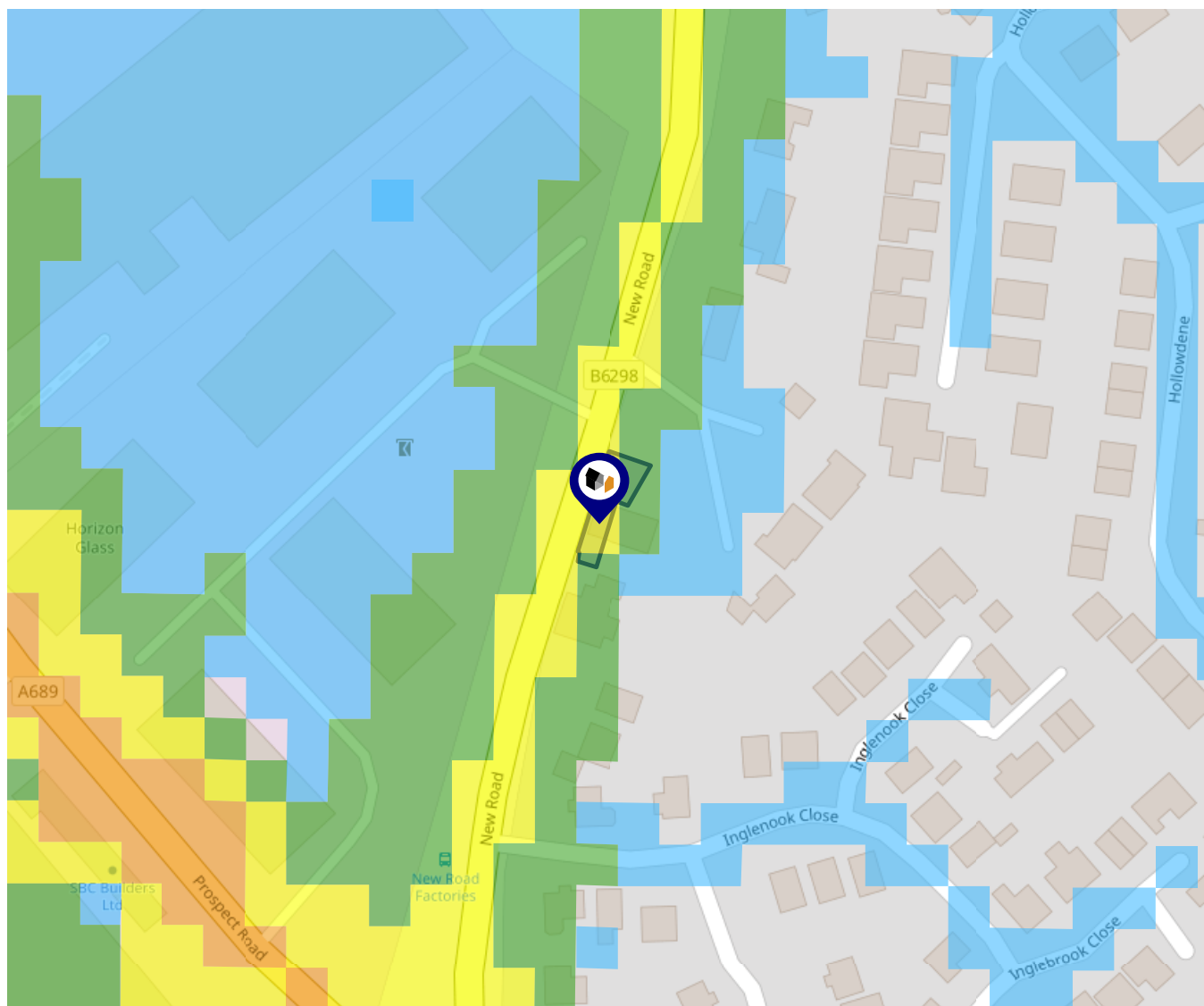
What is Radon?

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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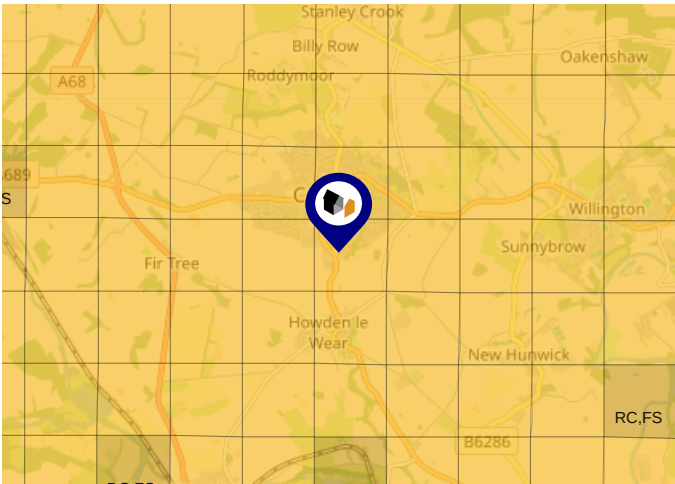


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



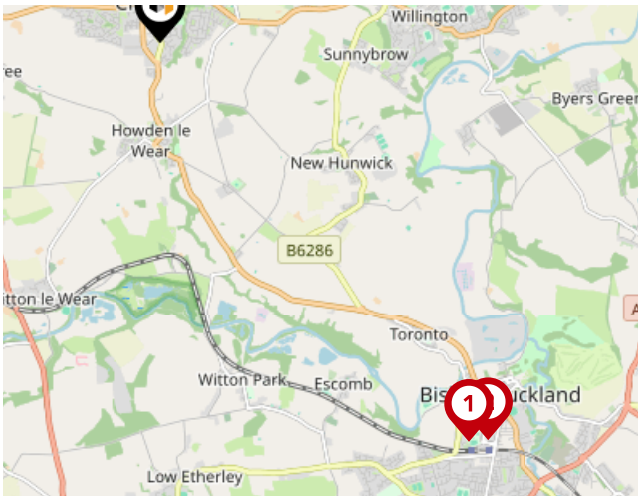
Primary Classifications (Most Common Clay Types)

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

Area

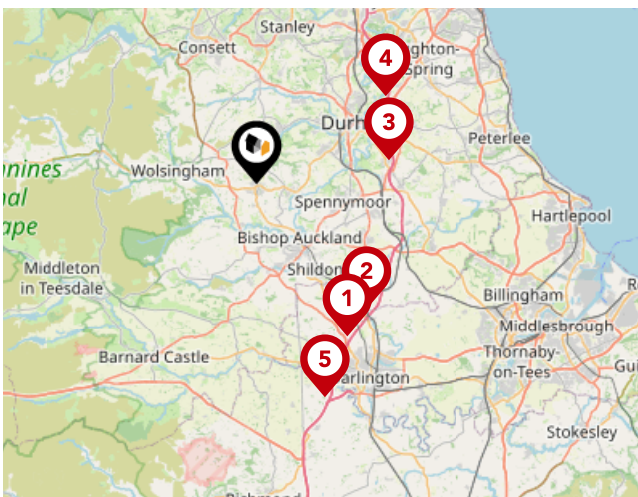
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Bishop Auckland West Weardale Rail Station	4.32 miles
2	Bishop Auckland Rail Station	4.42 miles
3	Wolsingham Rail Station	5.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J58	12.1 miles
2	A1(M) J59	11.32 miles
3	A1(M) J61	9.26 miles
4	A1(M) J62	10.66 miles
5	A1(M) J57	15.35 miles



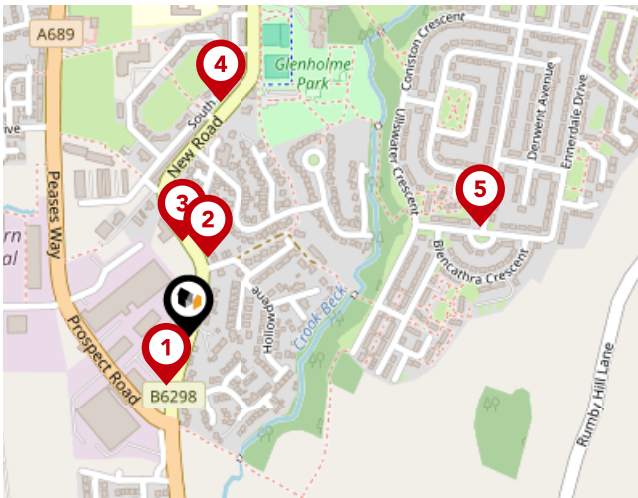
Airports/Helipads

Pin	Name	Distance
1	Airport	22.92 miles
2	Teesside Airport	18.5 miles
3	Leeds Bradford Airport	58.06 miles
4	Irthlington	45.13 miles

Area

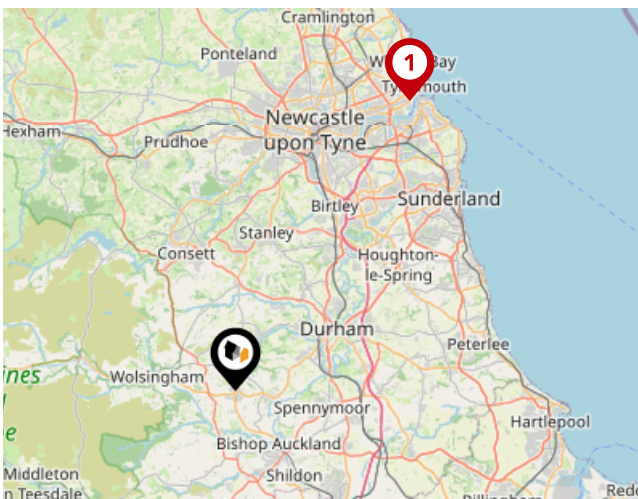
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	New Road Factories	0.06 miles
2	Firtree Garage	0.09 miles
3	Firtree Garage	0.1 miles
4	South End Villas	0.25 miles
5	Ullswater Crescent	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	23.09 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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