LANDWOOD GROUP

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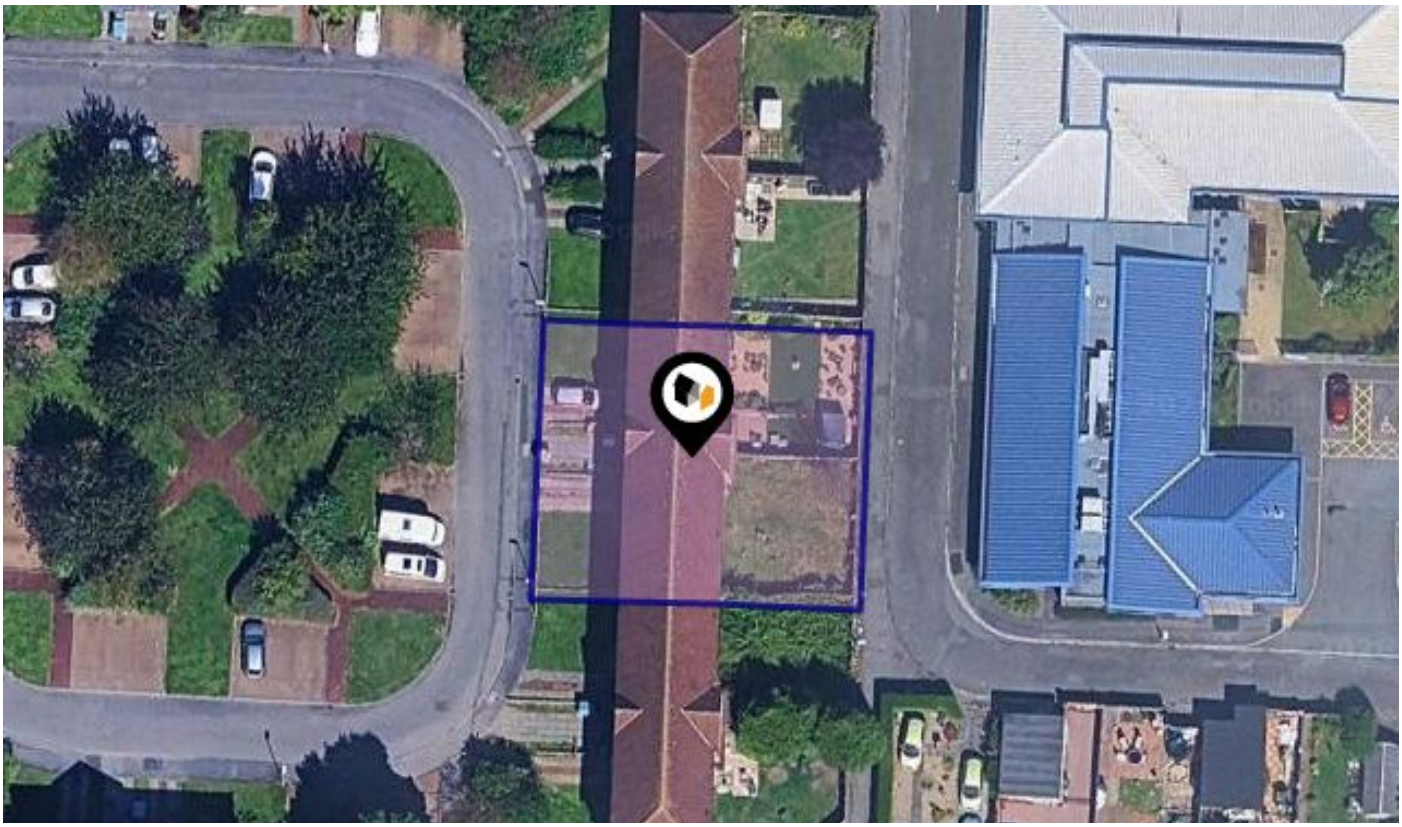
KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22nd July 2026



71, WYNYARD MEWS, HARTLEPOOL, TS25 3JF

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

RICS

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Property
Overview

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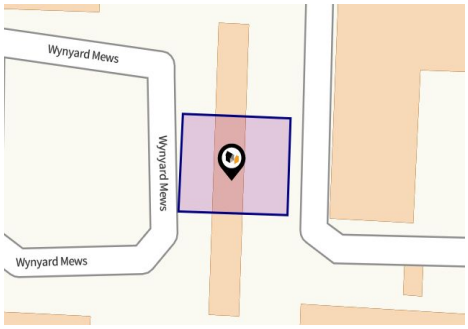

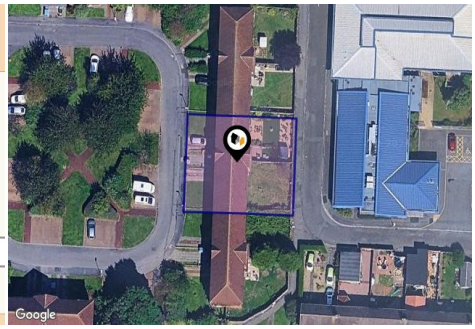

Property

Type:	Flat / Maisonette	**Last Sold Date:**	21/12/2006
Bedrooms:	3	**Last Sold Price:**	£57,950
Floor Area:	731 ft^2 / 68 m^2	**Last Sold £/ft^2:**	£79
Plot Area:	0.14 acres	**Tenure:**	Leasehold
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	CE113522		
UPRN:	100110035928		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	66 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Property
Multiple Title Plans

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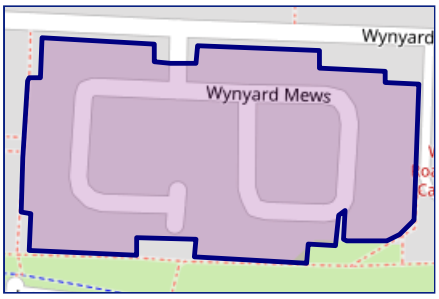
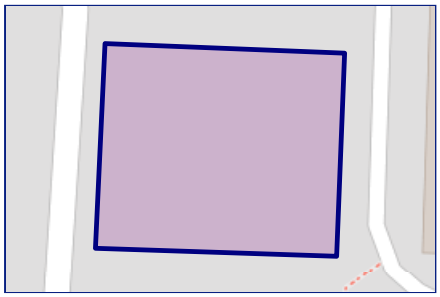
Freehold Title Plan



CE165435

Leasehold Title Plan



CE113522

Start Date:	19/08/1990
End Date:	01/01/2089
Lease Term:	99 years from 1 January 1990
Term Remaining:	62 years

Property
EPC - Certificate

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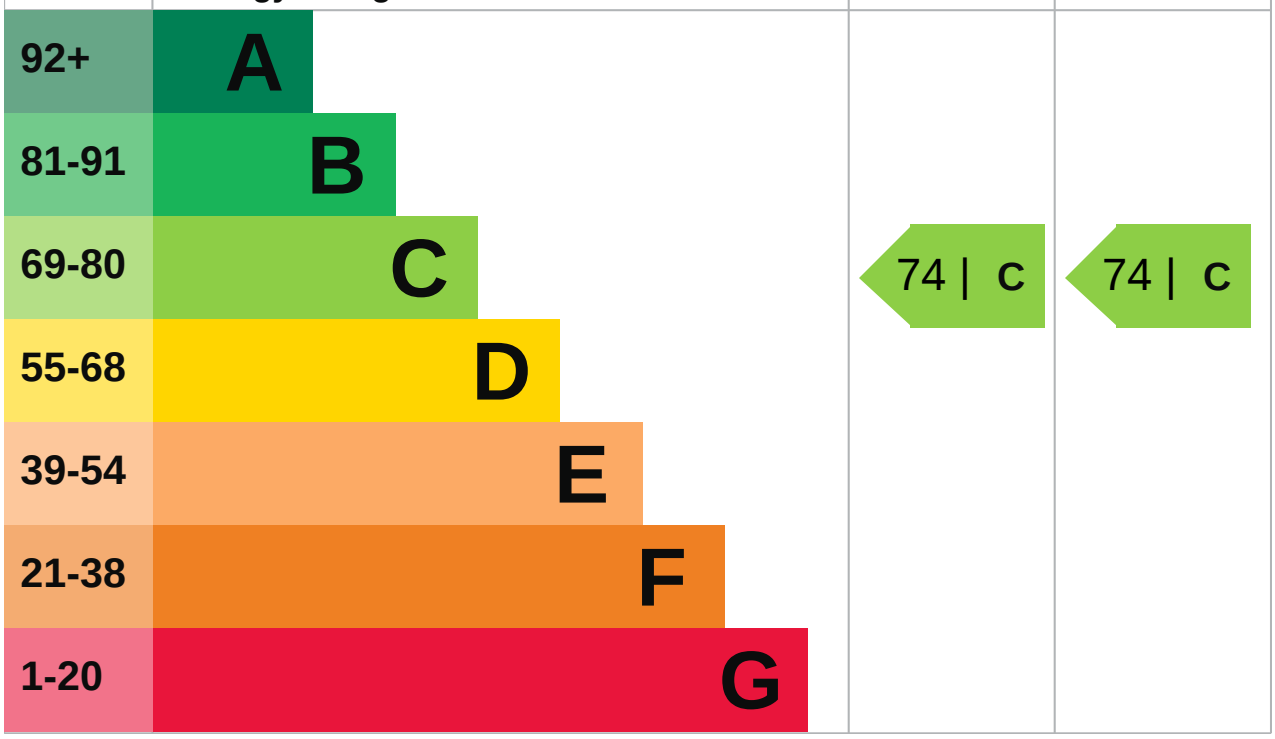
71 Wynyard Mews, TS25 3JF

Energy rating

C

Valid until 26.09.2032

Certificate number
8412-2321-9010-1593-0226



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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

Market
Sold in Street

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41, Wynyard Mews, Hartlepool, TS25 3JF					Flat-maisonette House
Last Sold Date:	09/10/2023	18/02/2011	18/01/2006	14/11/2005	
Last Sold Price:	£30,000	£37,000	£49,500	£41,000	

37, Wynyard Mews, Hartlepool, TS25 3JF				Flat-maisonette House
Last Sold Date:	30/03/2022	26/09/2016	21/11/2011	
Last Sold Price:	£35,000	£37,500	£45,000	

59, Wynyard Mews, Hartlepool, TS25 3JF			Terraced House
Last Sold Date:	30/04/2021	24/10/2006	
Last Sold Price:	£24,000	£60,000	

45, Wynyard Mews, Hartlepool, TS25 3JF					Terraced House
Last Sold Date:	21/12/2016	01/10/2004	25/02/2000	26/05/1995	
Last Sold Price:	£32,250	£52,500	£19,950	£22,000	

54, Wynyard Mews, Hartlepool, TS25 3JF				Flat-maisonette House
Last Sold Date:	08/09/2016	13/04/2016	07/01/2005	
Last Sold Price:	£26,000	£19,000	£45,000	

68, Wynyard Mews, Hartlepool, TS25 3JF					Flat-maisonette House
Last Sold Date:	21/06/2016	10/10/2013	27/10/2006	11/02/2005	26/02/1999
Last Sold Price:	£34,500	£14,000	£61,950	£57,000	£17,750

69, Wynyard Mews, Hartlepool, TS25 3JF					Flat-maisonette House
Last Sold Date:	29/05/2015	17/02/2012	08/01/2007	04/11/2005	11/12/1998
Last Sold Price:	£17,600	£22,000	£59,995	£49,950	£15,000

38, Wynyard Mews, Hartlepool, TS25 3JF		Flat-maisonette House
Last Sold Date:	11/09/2013	
Last Sold Price:	£27,000	

88, Wynyard Mews, Hartlepool, TS25 3JF					Flat-maisonette House
Last Sold Date:	08/05/2013	22/06/2006	12/11/2004	23/12/2003	23/12/2003
Last Sold Price:	£18,500	£46,750	£43,000	£19,500	£25,000

76, Wynyard Mews, Hartlepool, TS25 3JF			Flat-maisonette House
Last Sold Date:	09/11/2012	29/06/2001	
Last Sold Price:	£30,000	£15,000	

57, Wynyard Mews, Hartlepool, TS25 3JF		Flat-maisonette House
Last Sold Date:	10/02/2012	
Last Sold Price:	£35,000	

43, Wynyard Mews, Hartlepool, TS25 3JF		Terraced House
Last Sold Date:	31/03/2010	
Last Sold Price:	£39,000	

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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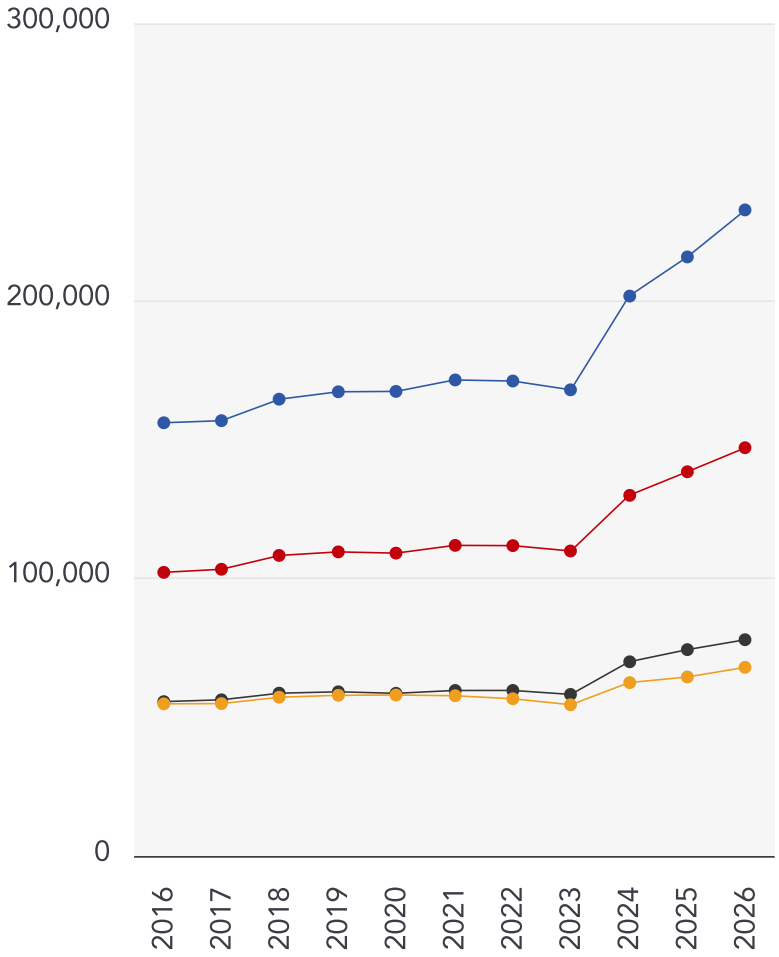
10 Year History of Average House Prices by Property Type in TS25



Detached

+49.12%

Semi-Detached

+43.93%

Terraced

+40.1%

Flat

+23.98%

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Maps
Coal Mining

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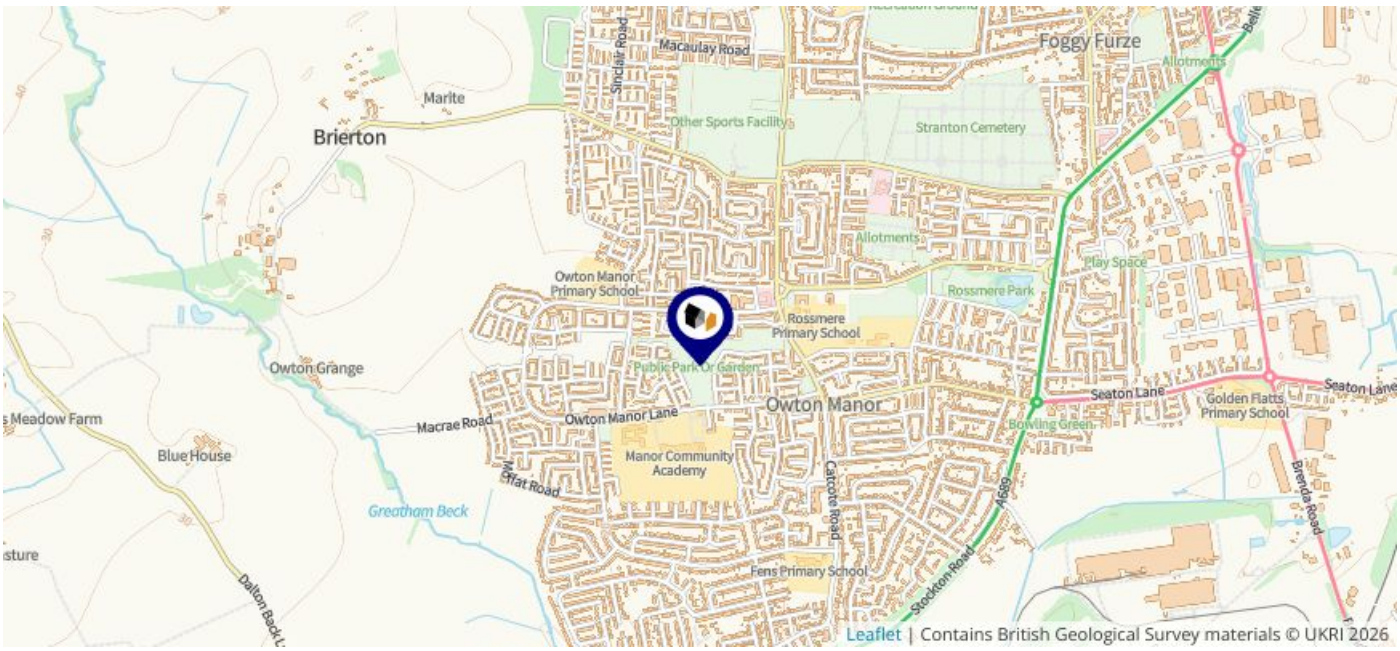
This map displays nearby coal mine entrances and their classifications.



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.

Maps
Conservation Areas

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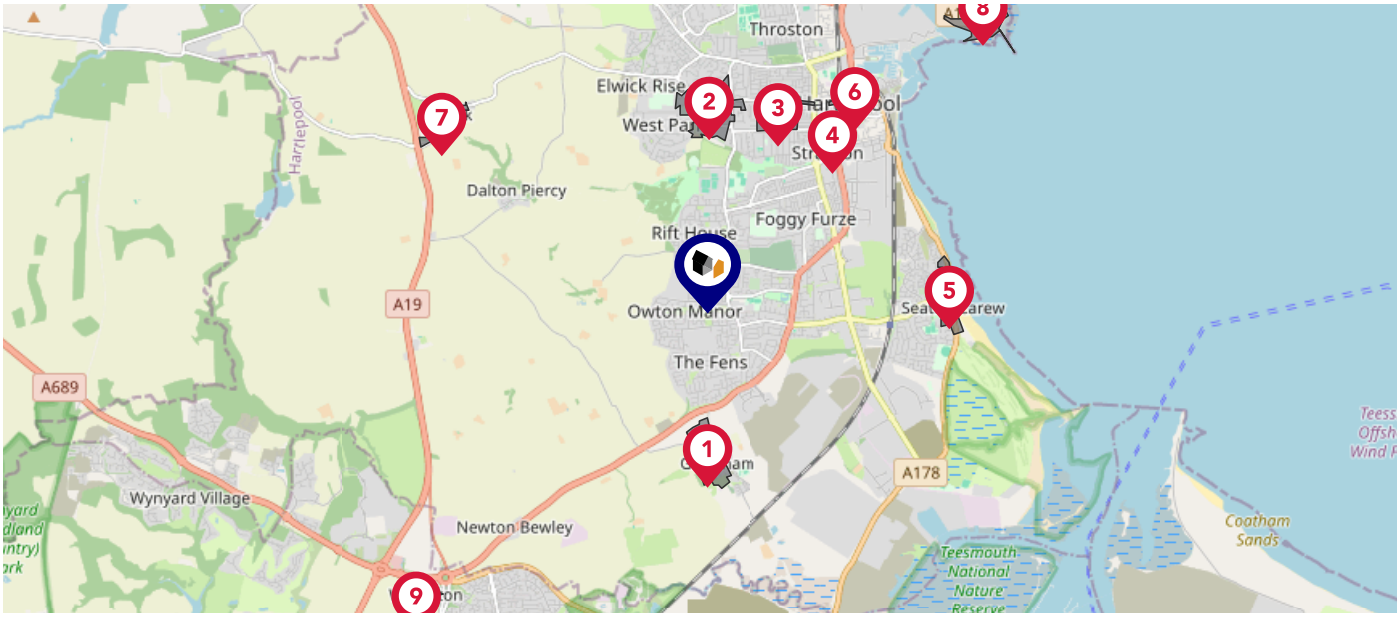
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Greatham
2	Park
3	Grange
4	Stranton
5	Seaton
6	Church
7	Elwick
8	Headland
9	Wolviston

Maps
Council Wards

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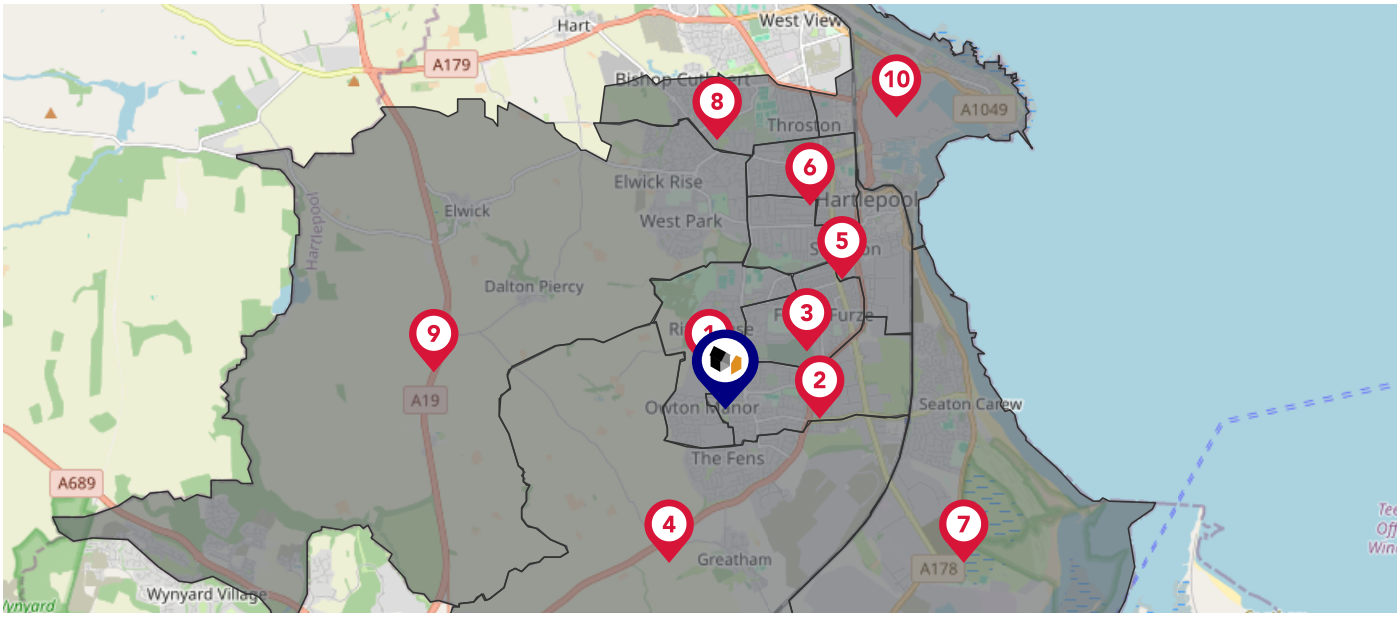
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

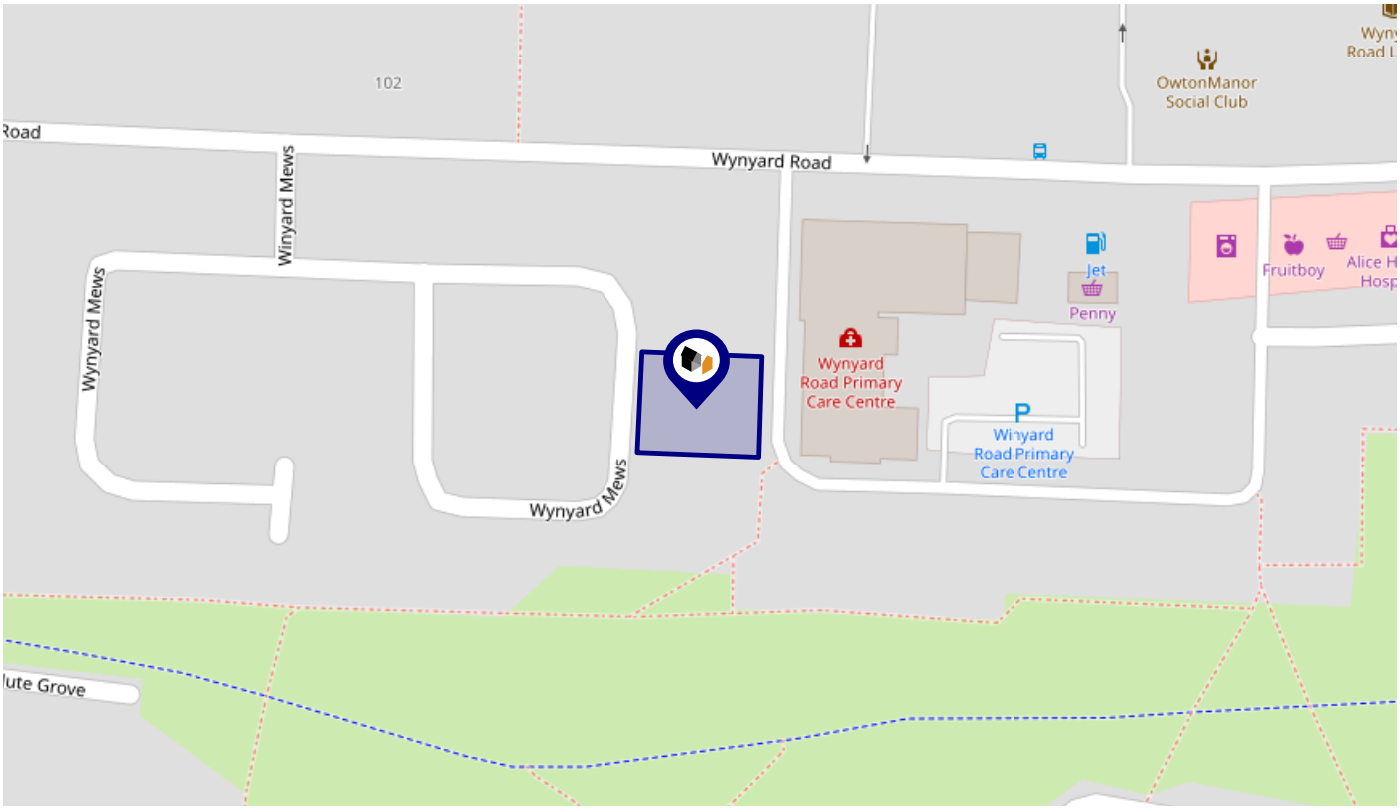


Nearby Council Wards

1	Manor House Ward
2	Rossmere Ward
3	Foggy Furze Ward
4	Fens & Greatham Ward
5	Burn Valley Ward
6	Victoria Ward
7	Seaton Ward
8	Throston Ward
9	Rural West Ward
10	Headland & Harbour Ward

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

Flood Risk
Rivers & Seas - Flood Risk

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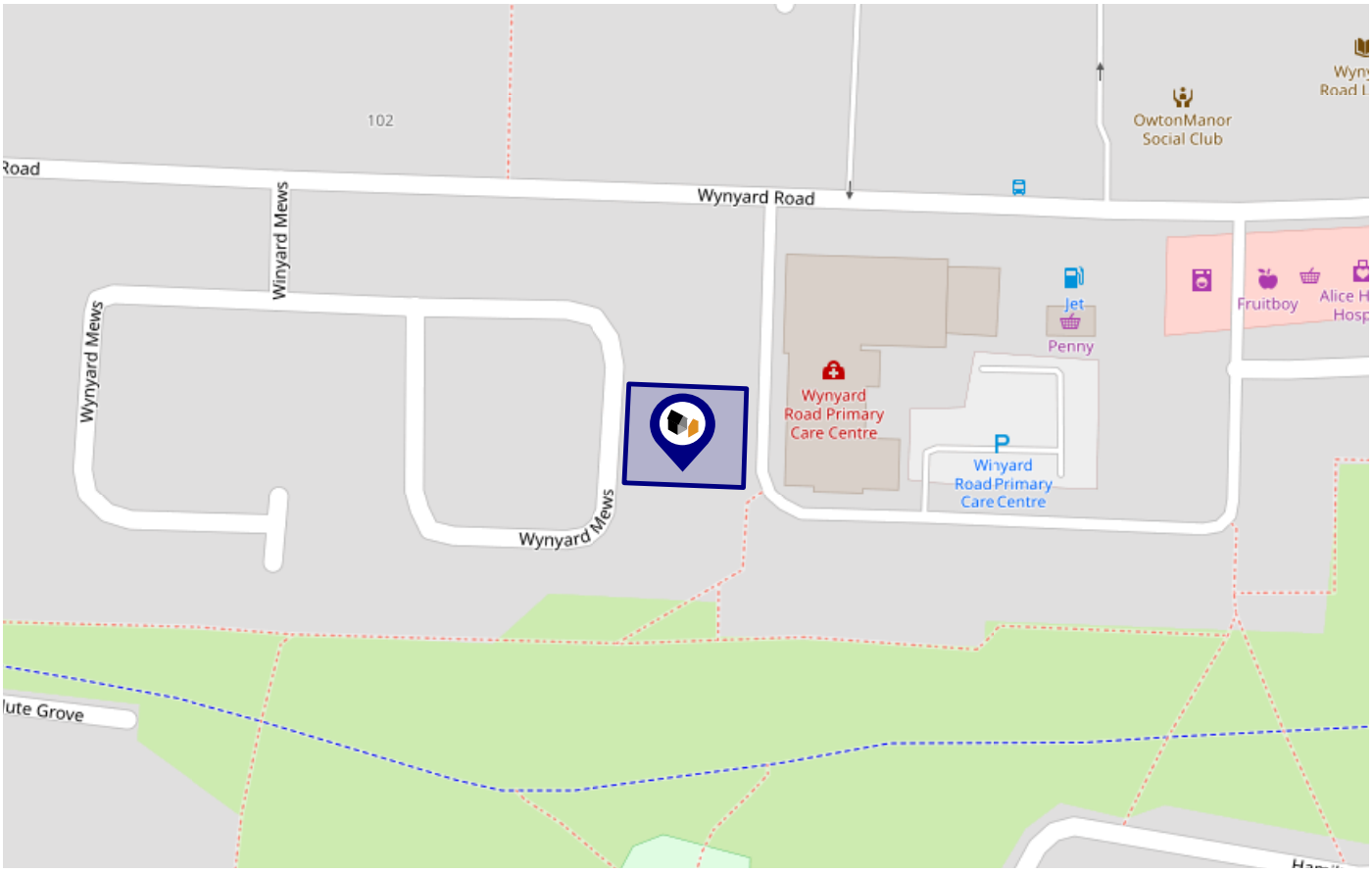
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

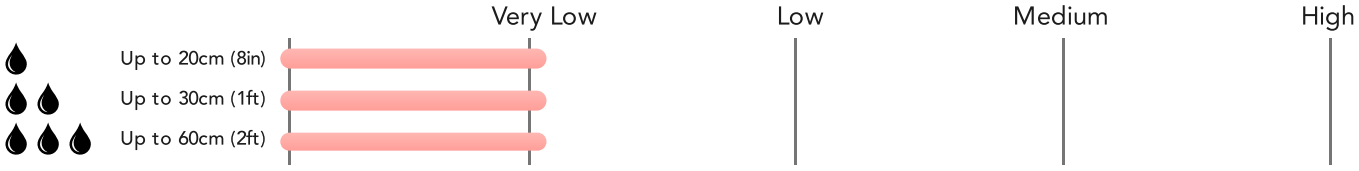


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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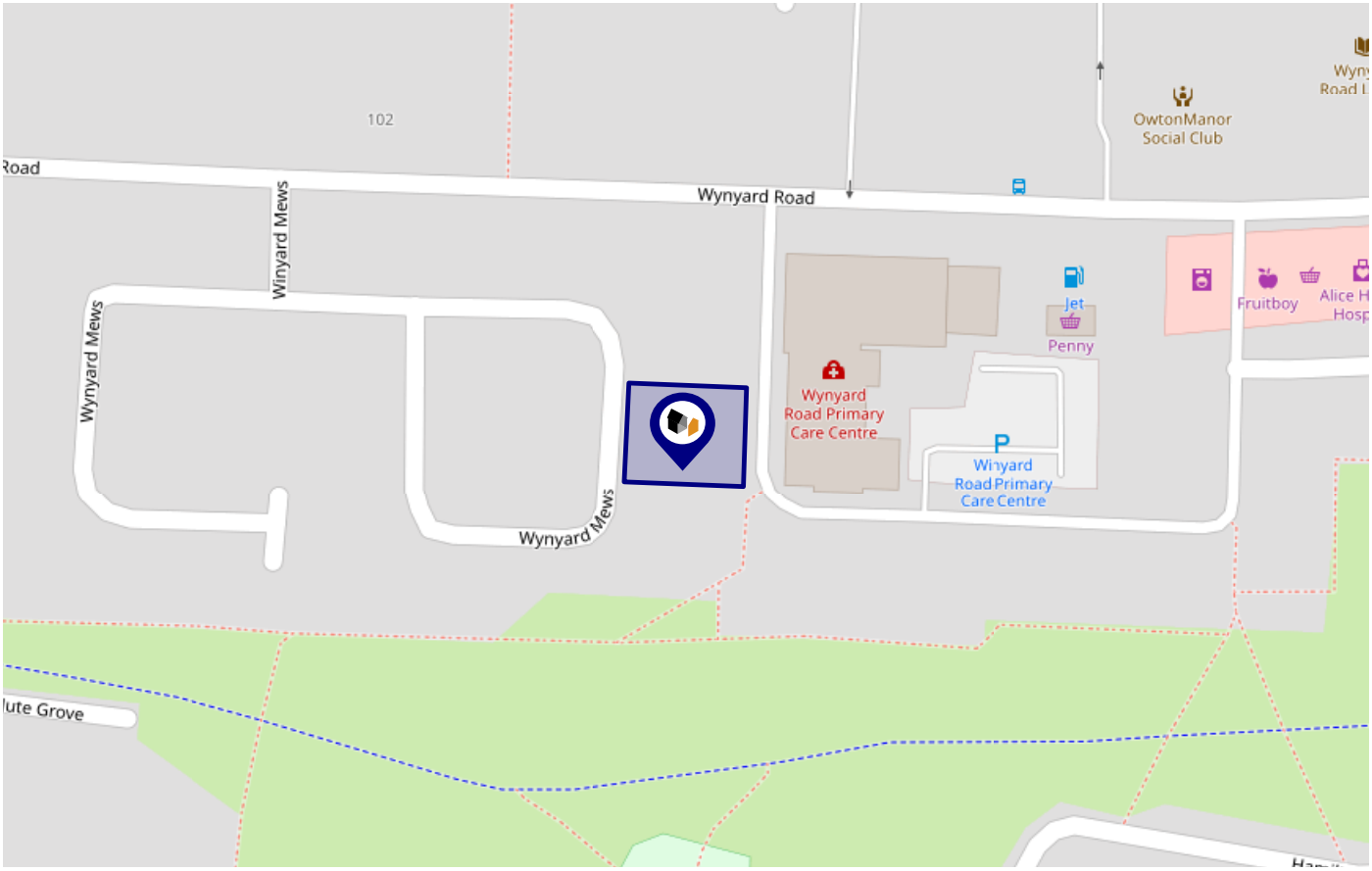
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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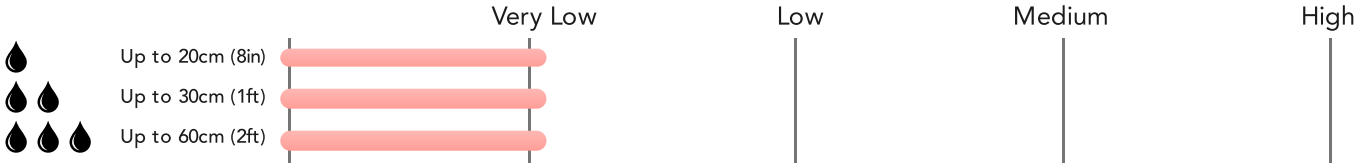

KPF - Key Property Facts

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Flood Risk
Surface Water - Flood Risk

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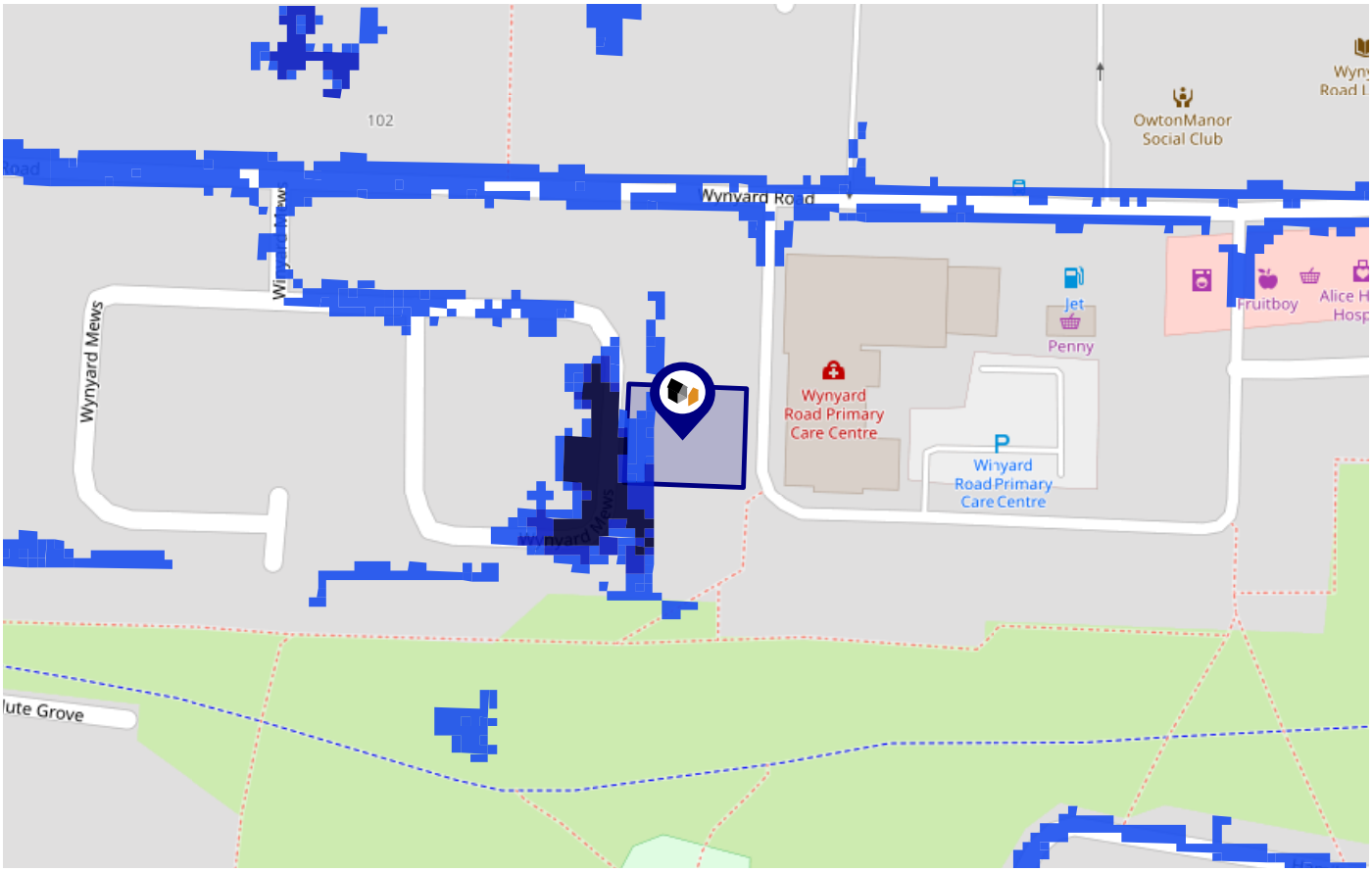
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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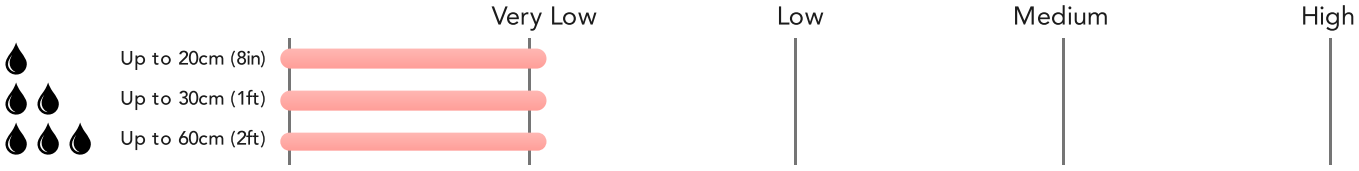

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Flood Risk
Surface Water - Climate Change

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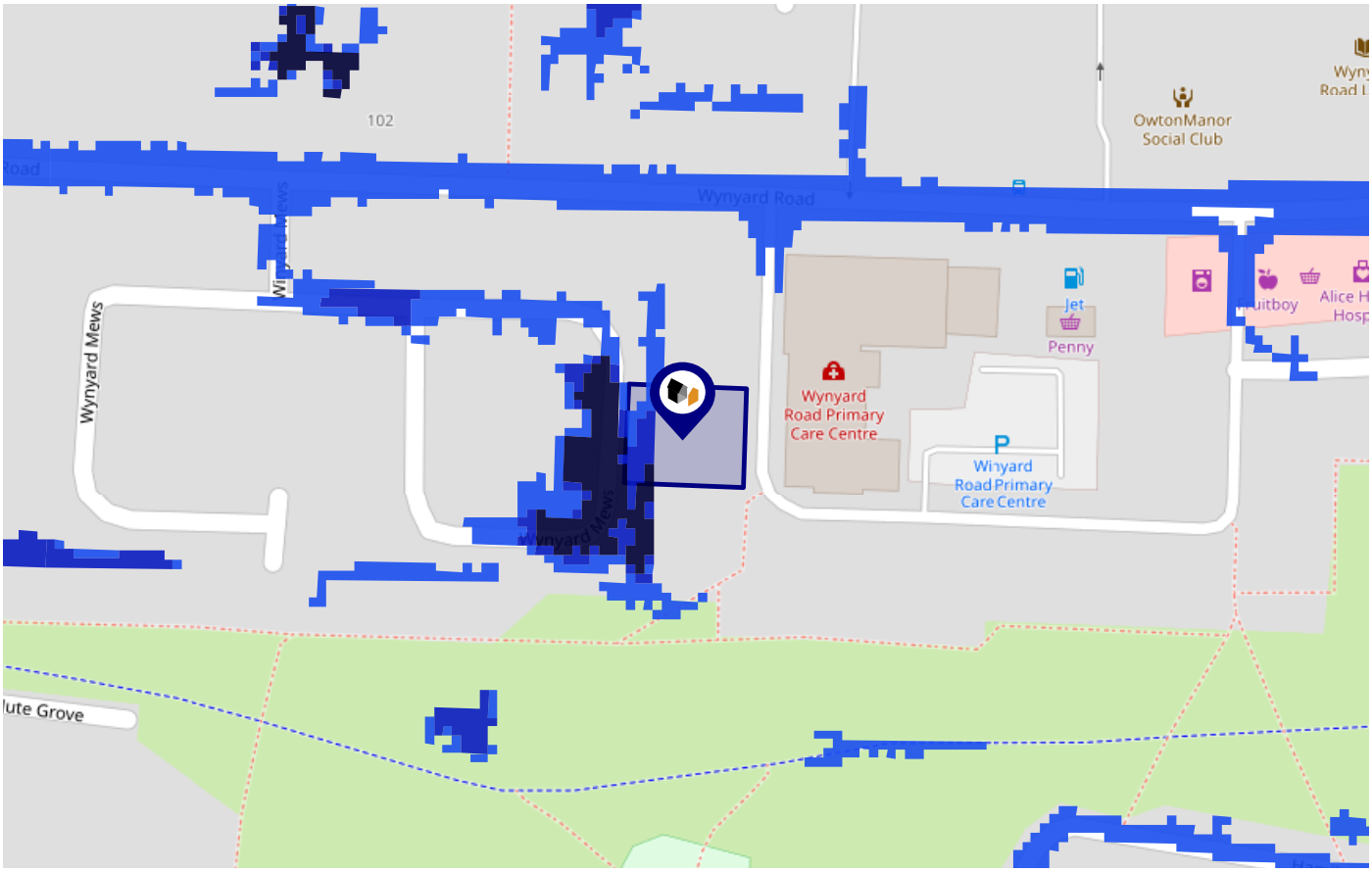
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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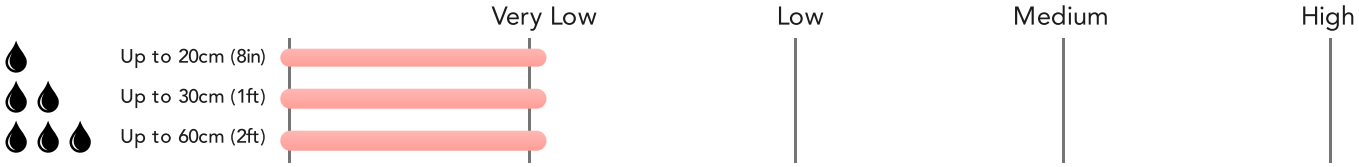

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Maps
Green Belt

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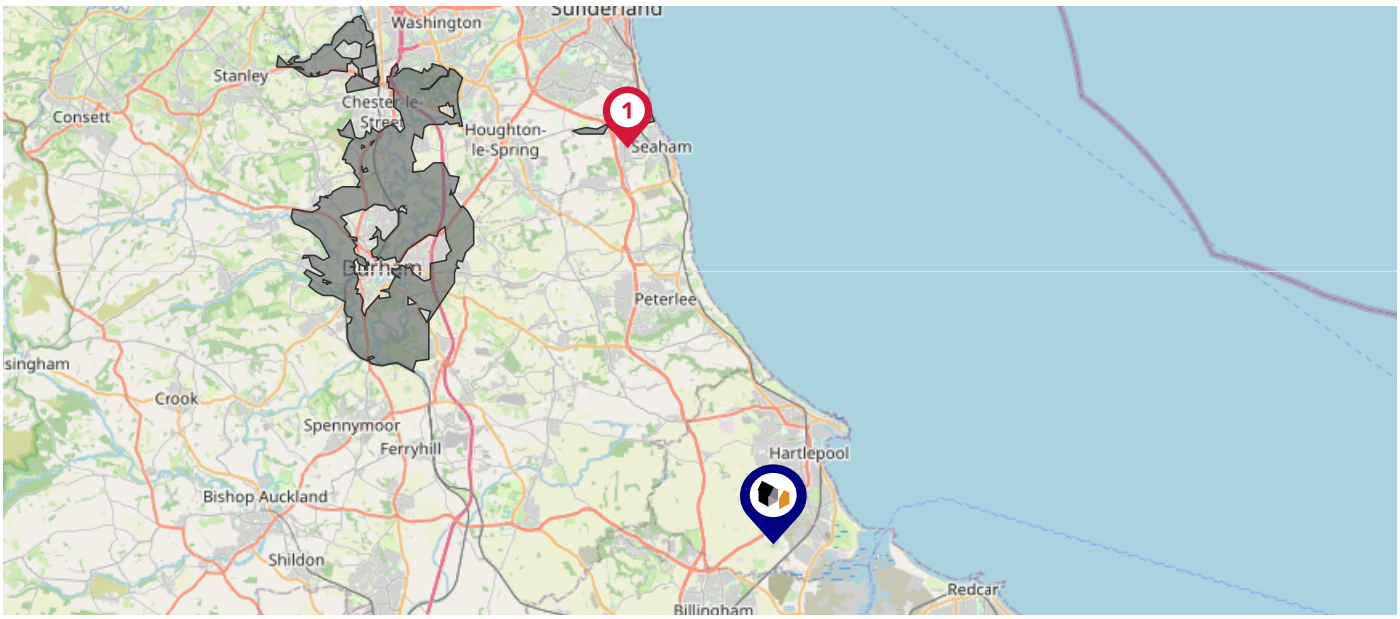
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1 Tyne and Wear Green Belt - County Durham

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Maps
Landfill Sites

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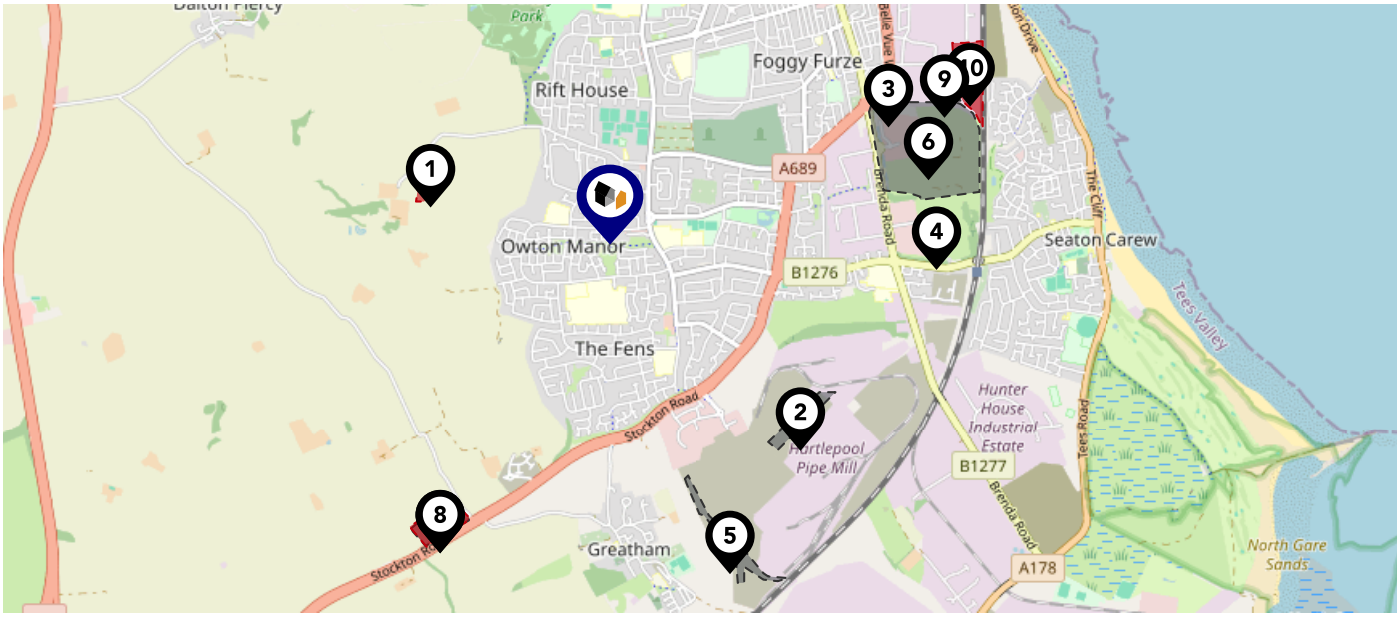
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	EA/EPR/KP3091EX/T001	Active Landfill
2	South Works Slag Tip, Hartlepool-Greatham, Hartlepool	Historic Landfill
3	Abbotsford Road Allotments-Hartlepool, Cleveland	Historic Landfill
4	North of Seaton Lane-Park View Road East, Hartlepool, Cleveland	Historic Landfill
5	Disused Railway Cutting-Greatham, Hartlepool, South Works	Historic Landfill
6	North Works Slag Tip-British Steel Corporation, Hartlepool, Cleveland	Historic Landfill
7	EA/EPR/EP3690ZG/A001	Active Landfill
8	Claxton Grange-Back Lane, Greatham, Hartlepool	Historic Landfill
9	Works-Windermere Road, Longhill	Historic Landfill
10	No name provided by source	Active Landfill

Maps
Listed Buildings

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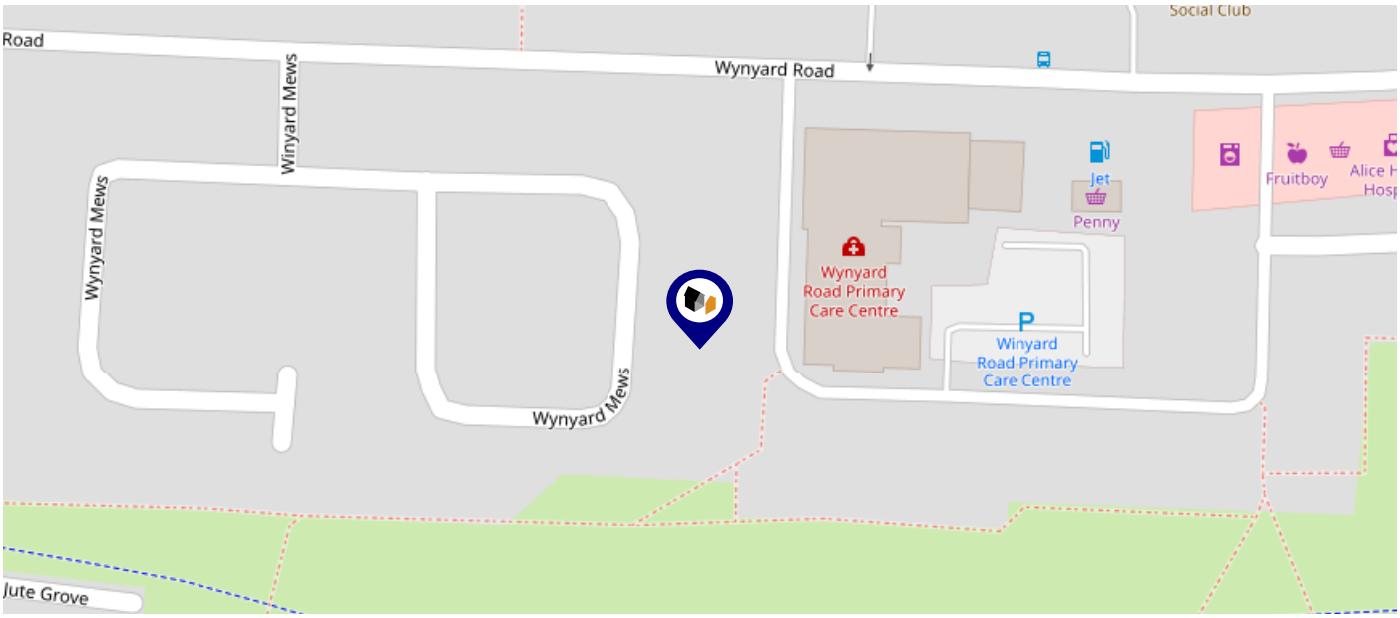
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
No data available.		

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Area
Schools

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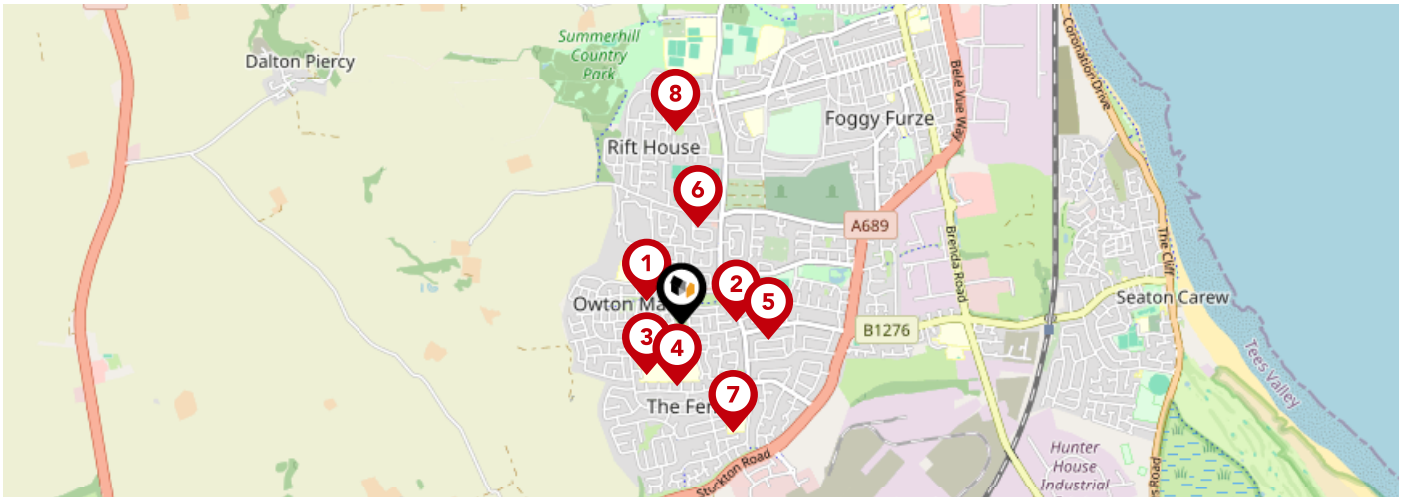
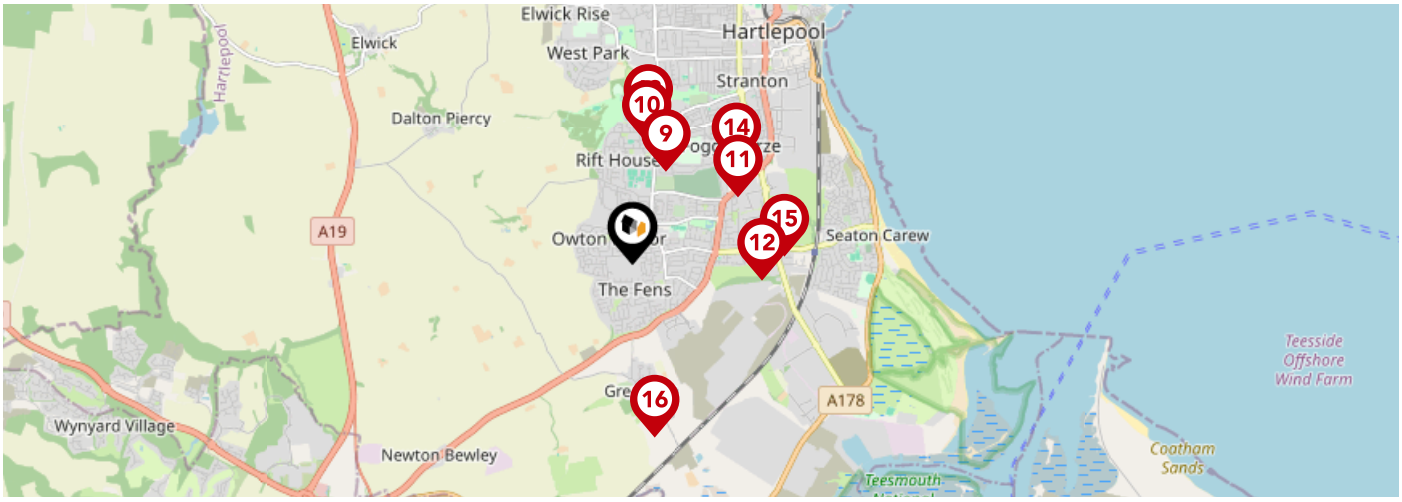


		Nursery	Primary	Secondary	College	Private
1	**Eskdale Academy** Ofsted Rating: Good | Pupils: 198 | Distance:0.18	☐	☑	☐	☐	☐
2	**Rossmere Academy** Ofsted Rating: Good | Pupils: 414 | Distance:0.24	☐	☑	☐	☐	☐
3	**Grange Primary School** Ofsted Rating: Good | Pupils:0 | Distance:0.26	☐	☑	☐	☐	☐
4	**Manor Community Academy** Ofsted Rating: Good | Pupils: 1043 | Distance:0.26	☐	☐	☑	☐	☐
5	**St Teresa's Catholic Primary School, Hartlepool** Ofsted Rating: Good | Pupils: 317 | Distance:0.37	☐	☑	☐	☐	☐
6	**The Horizon School, Hartlepool** Ofsted Rating: Outstanding | Pupils: 37 | Distance:0.42	☐	☐	☑	☐	☐
7	**Fens Primary School** Ofsted Rating: Good | Pupils: 464 | Distance:0.52	☐	☑	☐	☐	☐
8	**Rift House Primary School** Ofsted Rating: Good | Pupils: 286 | Distance:0.83	☐	☑	☐	☐	☐

Area
Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
9 **Kingsley Primary School** Ofsted Rating: Good | Pupils: 469 | Distance:0.85	☐	☑	☐	☐	☐
10 **English Martyrs Catholic School and Sixth Form College** Ofsted Rating: Requires improvement | Pupils: 1466 | Distance:1.05	☐	☐	☑	☐	☐
11 **St Aidan's Church of England Memorial Primary School** Ofsted Rating: Good | Pupils: 358 | Distance:1.08	☐	☑	☐	☐	☐
12 **Golden Flatts Primary School** Ofsted Rating: Requires improvement | Pupils: 107 | Distance:1.12	☐	☑	☐	☐	☐
13 **Catcote Academy** Ofsted Rating: Good | Pupils: 211 | Distance:1.19	☐	☐	☑	☐	☐
14 **St Cuthbert's Catholic Primary School, Hartlepool** Ofsted Rating: Good | Pupils: 247 | Distance:1.23	☐	☑	☐	☐	☐
15 **Cambian Hartlepool School** Ofsted Rating: Good | Pupils: 16 | Distance:1.3	☐	☐	☑	☐	☐
16 **Greatham CofE Primary School** Ofsted Rating: Good | Pupils: 100 | Distance:1.49	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

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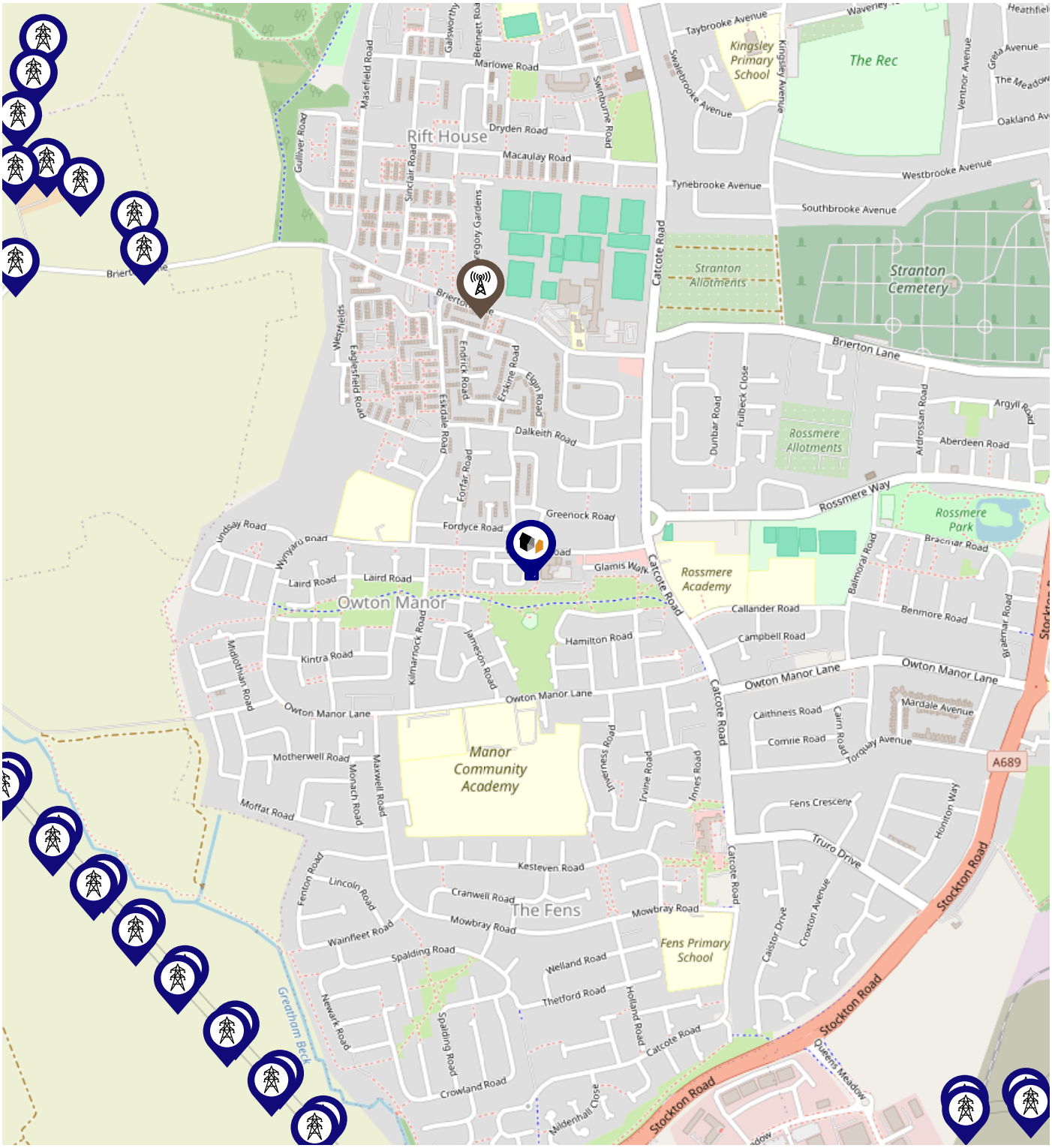

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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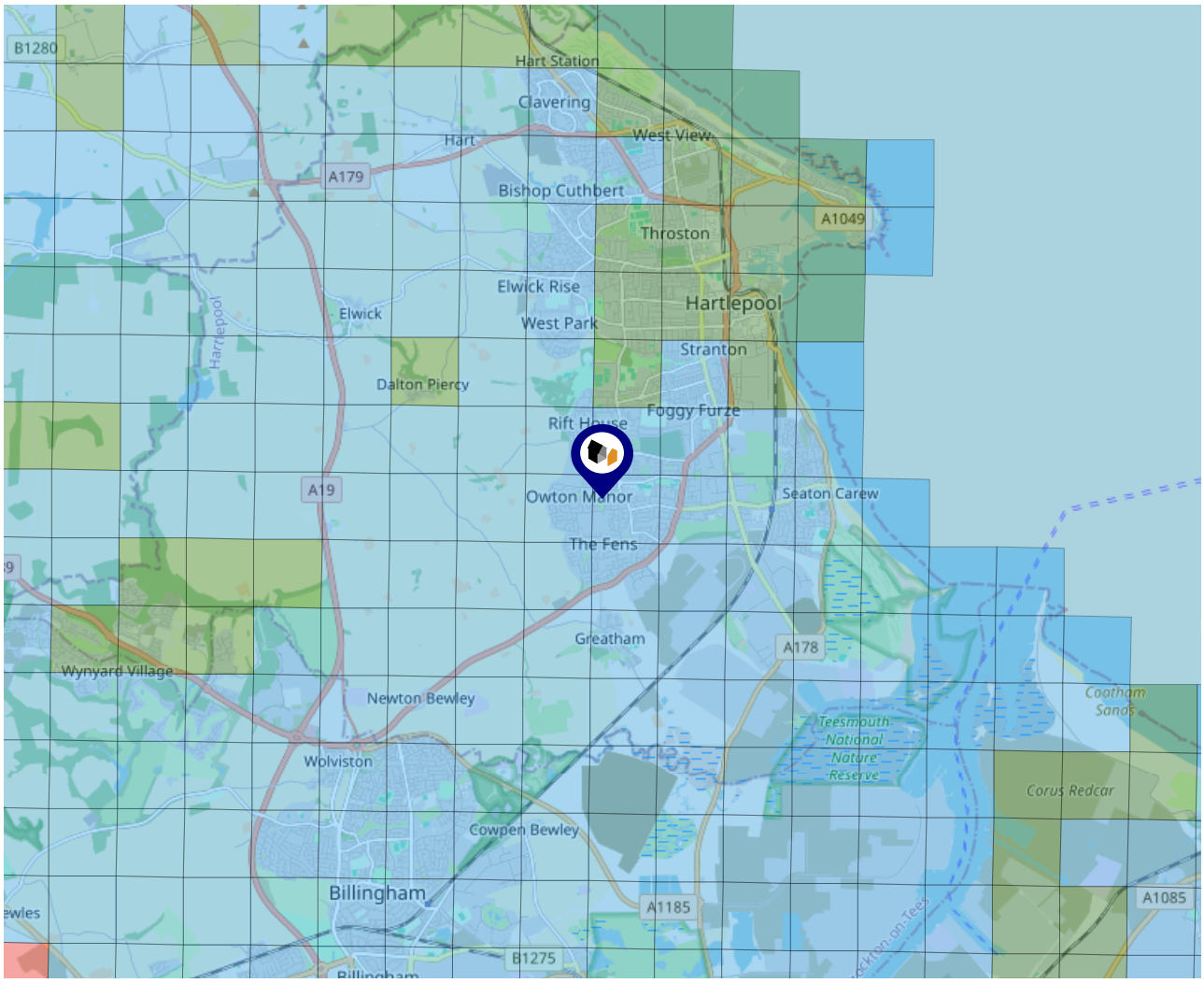
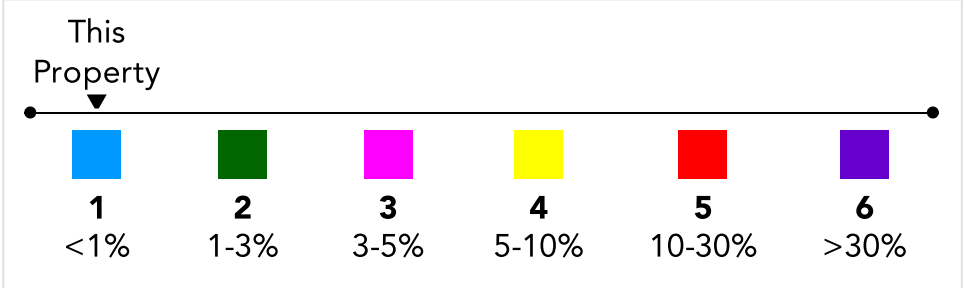
What is Radon?

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).





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Local Area
Road Noise

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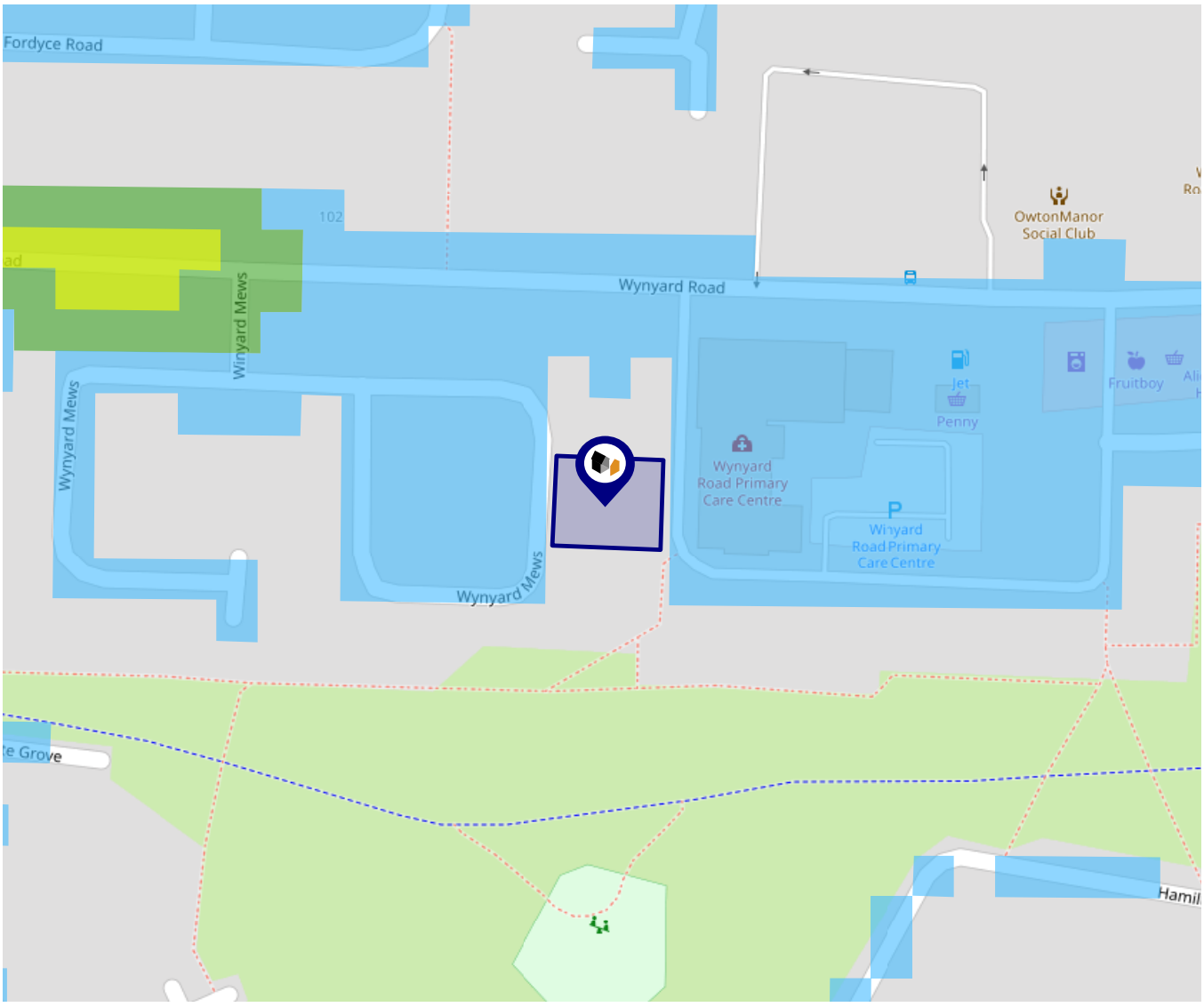

The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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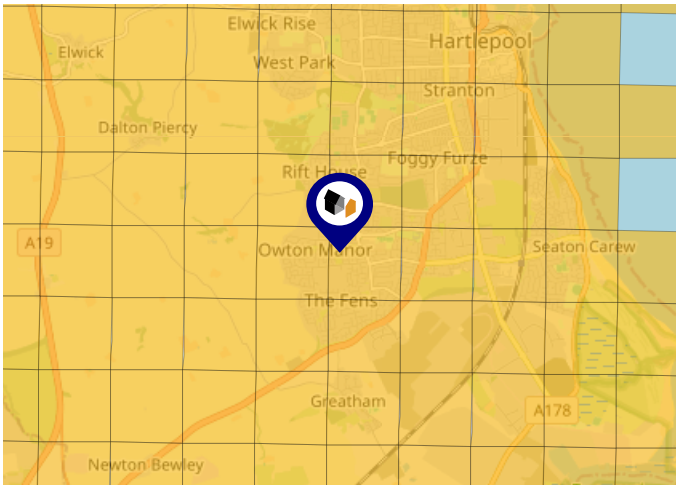
Ground Composition for this Address (Surrounding square kilometer zone around property)

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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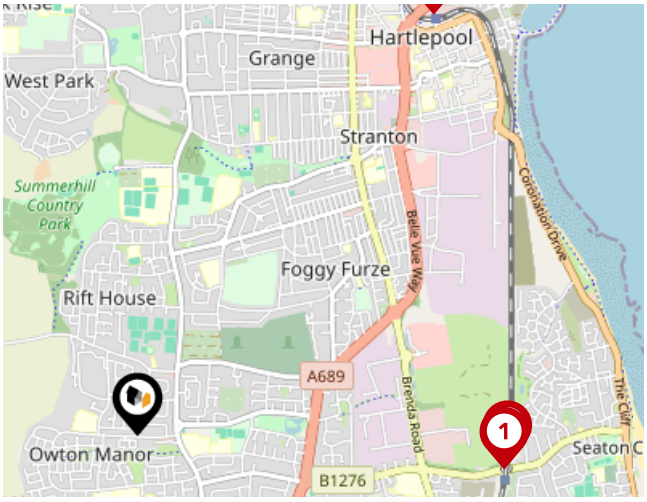
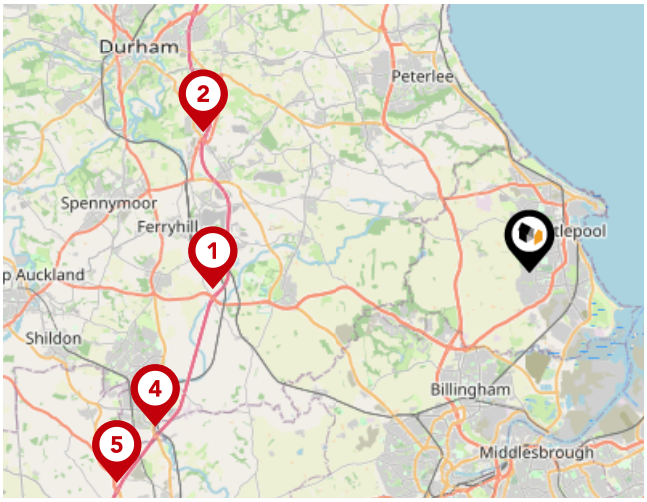


National Rail Stations

Pin	Name	Distance
1	Seaton Carew Rail Station	1.58 miles
2	Seaton Carew Rail Station	1.59 miles
3	Hartlepool Rail Station	2.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	10.91 miles
2	A1(M) J61	12.21 miles
3	A1(M) J62	14.76 miles
4	A1(M) J59	13.93 miles
5	A1(M) J58	15.94 miles

Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	12.92 miles
2	Airport	32.09 miles
3	Leeds Bradford Airport	57.33 miles
4	Irthington	65.35 miles

Area
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Wynyard Mews	0.03 miles
2	Social Club	0.09 miles
3	Manor Community Academy	0.17 miles
4	Wynyard Mews	0.11 miles
5	Juniper Walk	0.17 miles

Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge North Side	5.24 miles
2	Transporter Bridge South Side	5.32 miles

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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.

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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