



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 21st August 2026



APARTMENT 47, 12, SPRING STREET, HULL, HU2 8RD

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

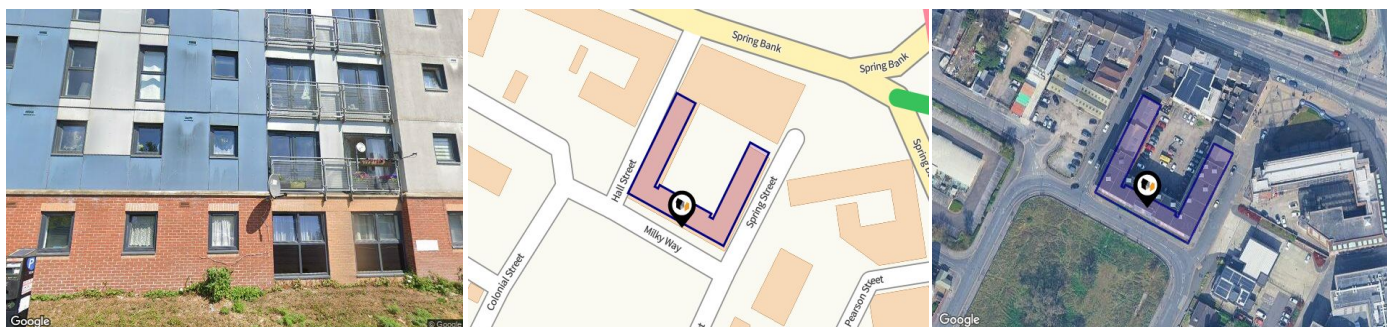
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.32 acres
Year Built :	2008
Council Tax :	Band B
Annual Estimate:	£1,785
Title Number:	HS345153
UPRN:	10070552374
Restrictive Covenants:	Yes

Last Sold Date:	14/03/2008
Last Sold Price:	£129,600
Last Sold £/ft ² :	£191
Tenure:	Leasehold

Local Area

Local Authority:	City of kingston upon hull
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18
mb/s



10000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

Property Multiple Title Plans

LANDWOOD
GROUP

Freehold Title Plan



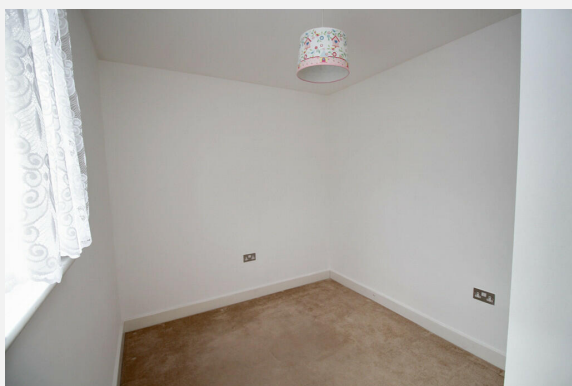
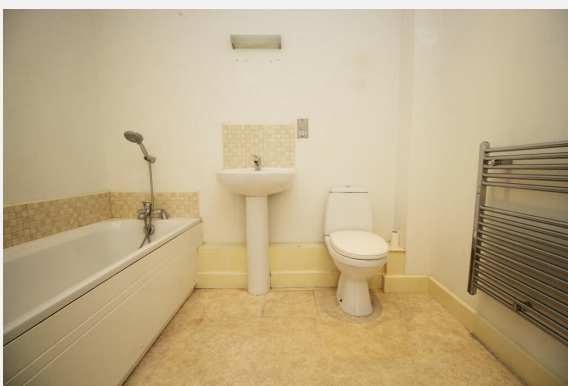
HS166525

Leasehold Title Plan



HS345153

Start Date: 13/03/2008
End Date: 01/12/2130
Lease Term: 125 years from 1 December 2005
Term Remaining: 104 years



Property
EPC - Certificate

LANDWOOD
GROUP

Apartment 47, 12, Spring Street, HU2 8RD

Energy rating

C

Valid until 25.09.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3
Flat Top Storey:	Yes
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:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	63 m ²

Market Sold in Street

LANDWOOD
GROUP

Apartment 10, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	05/11/2025	09/04/2008			
Last Sold Price:	£40,000	£131,300			
Apartment 34, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	03/06/2025				
Last Sold Price:	£62,500				
Apartment 27, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	17/12/2024	18/08/2014			
Last Sold Price:	£37,000	£69,500			
Apartment 60, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	22/11/2024	09/04/2008			
Last Sold Price:	£51,000	£143,100			
Apartment 11, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	25/07/2024	18/08/2014			
Last Sold Price:	£65,000	£30,250			
Apartment 6, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	20/10/2023	20/02/2017			
Last Sold Price:	£63,000	£65,000			
Apartment 70, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	15/07/2022	18/08/2014			
Last Sold Price:	£48,000	£69,500			
Apartment 69, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	16/02/2022	08/08/2017	18/08/2014		
Last Sold Price:	£43,000	£65,000	£69,500		
Apartment 36, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	14/07/2020	31/05/2017	30/01/2015	18/08/2014	
Last Sold Price:	£52,500	£64,000	£69,500	£30,250	
Apartment 12, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	22/03/2019	09/04/2008			
Last Sold Price:	£50,500	£137,700			
Apartment 57, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	26/02/2019	09/04/2008			
Last Sold Price:	£45,600	£116,100			
Apartment 4, 12, Spring Street, Hull, HU2 8RD					Flat-maisonette House
Last Sold Date:	13/07/2018	18/08/2014			
Last Sold Price:	£54,000	£30,250			

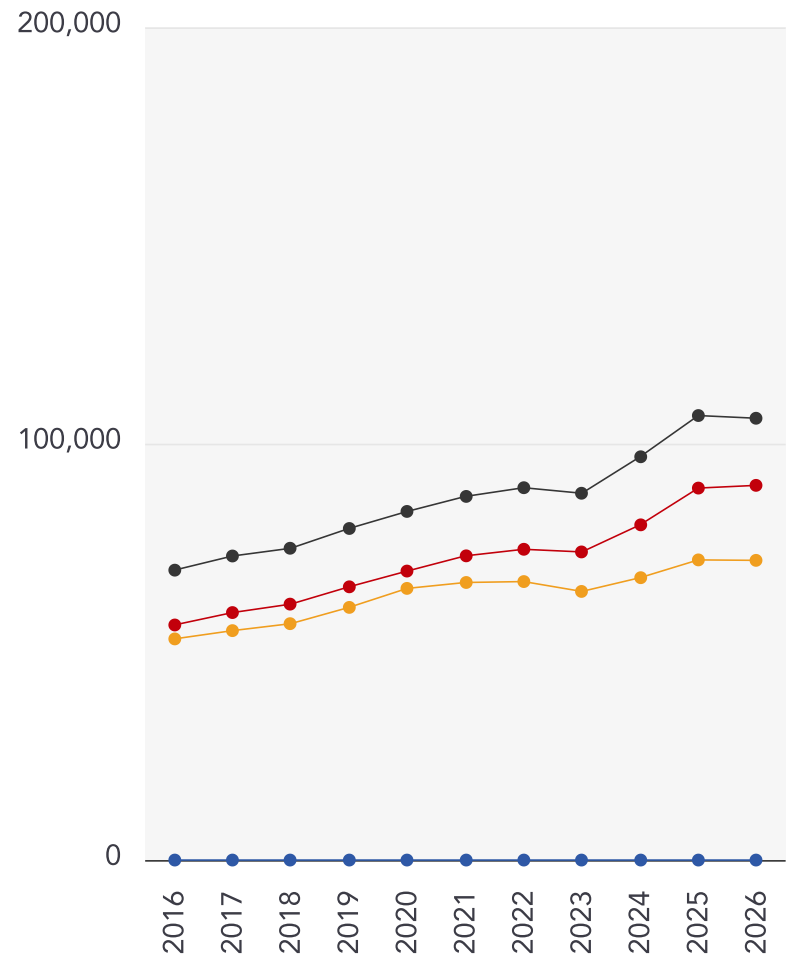
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in HU2



Terraced

+52.4%

Semi-Detached

+59.4%

Flat

+35.52%

Detached

+64.04%

Maps

Coal Mining

LANDWOOD
GROUP

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.

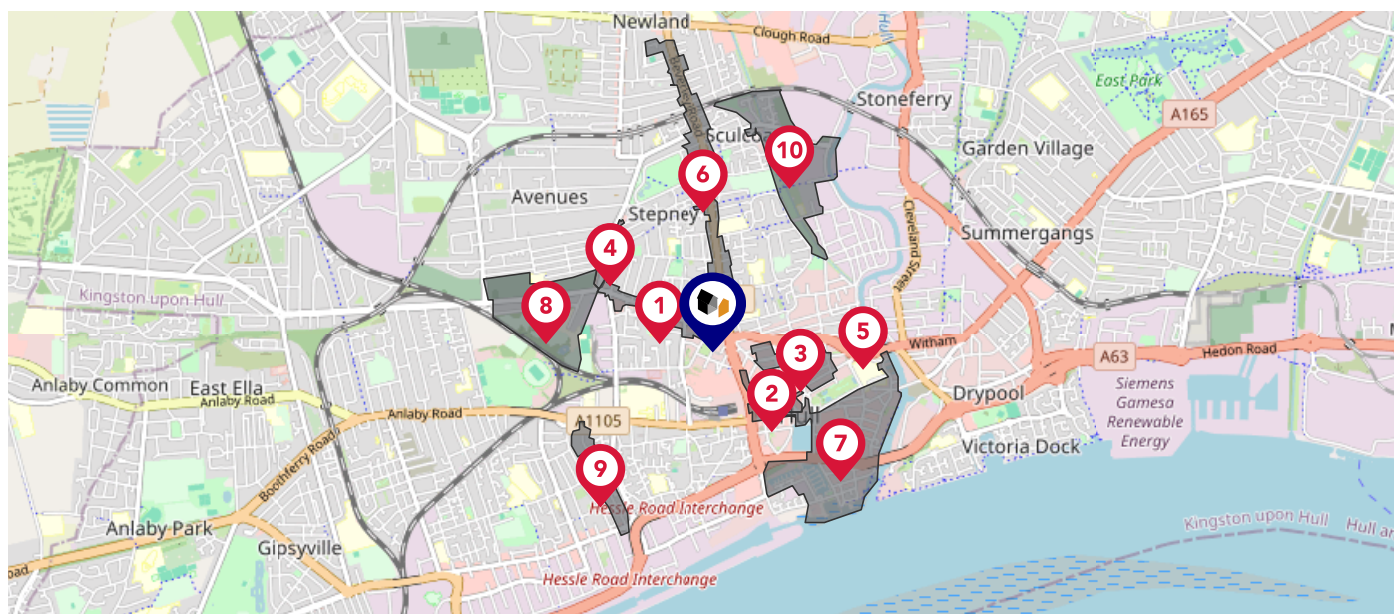
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

LANDWOOD
GROUP

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

Spring Bank

2

Paragon

3

Georgian New Town

4

Princes Avenue

5

Charterhouse

6

Beverley Road

7

Old Town

8

Spring Bank West

9

Coltman Street

10

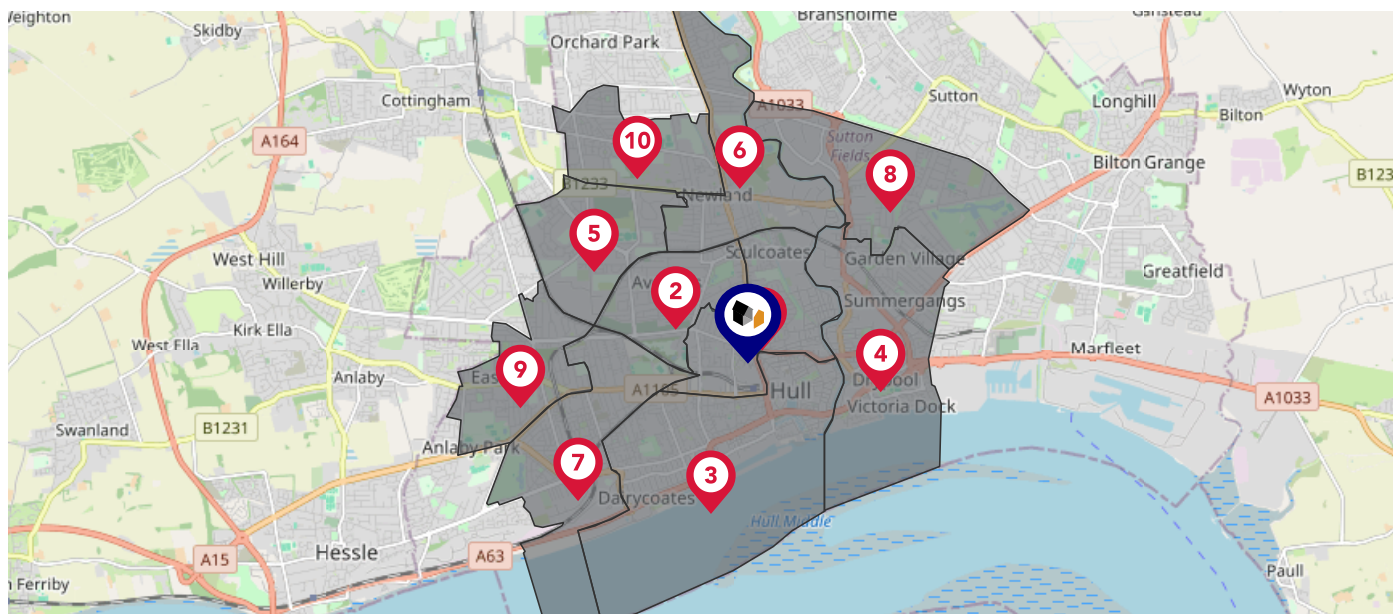
Sculcoates

Maps

Council Wards

LANDWOOD
GROUP

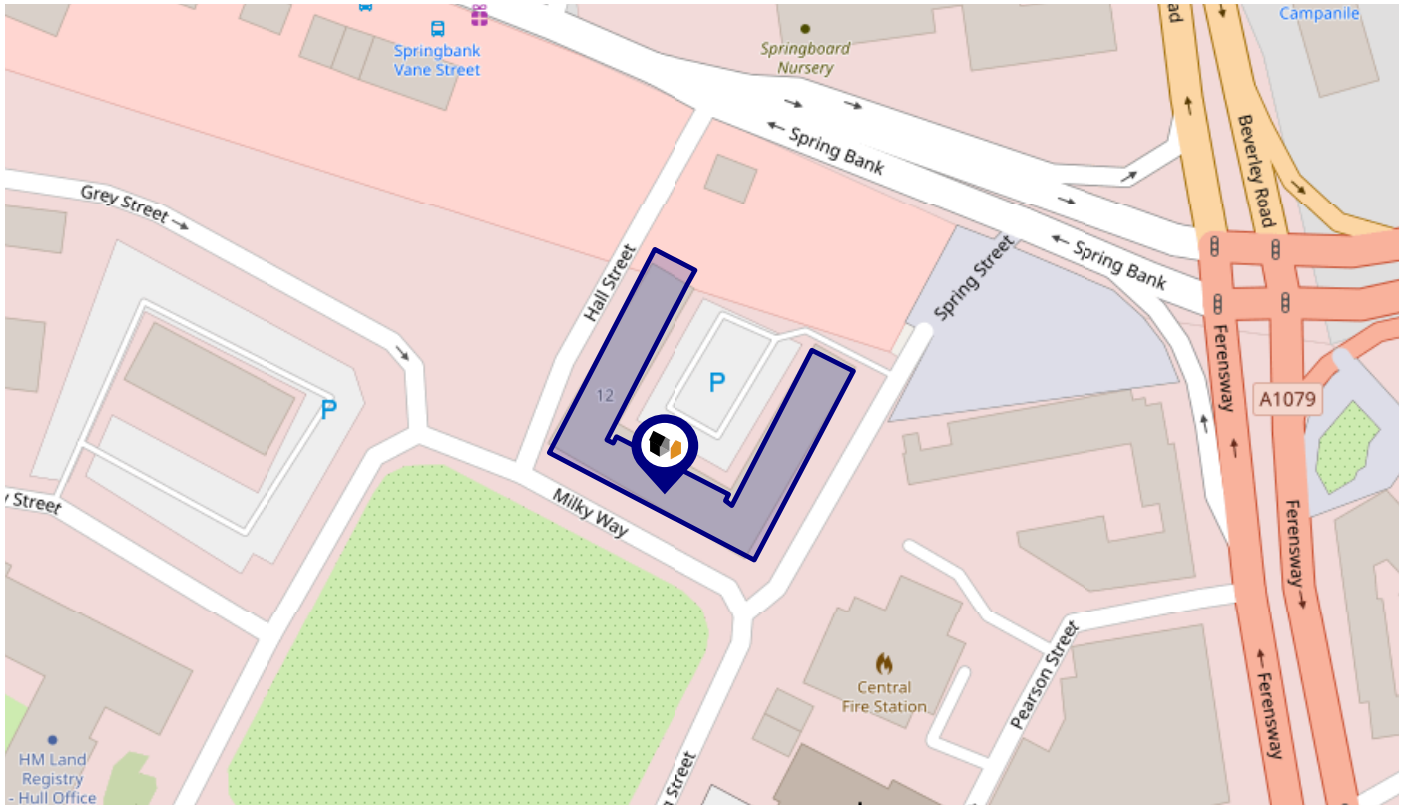
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Central Ward
-  Avenue Ward
-  St. Andrew's & Docklands Ward
-  Drypool Ward
-  Bricknell Ward
-  Beverley & Newland Ward
-  Newington & Gipsyville Ward
-  Holderness Ward
-  Boothferry Ward
-  University Ward

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:

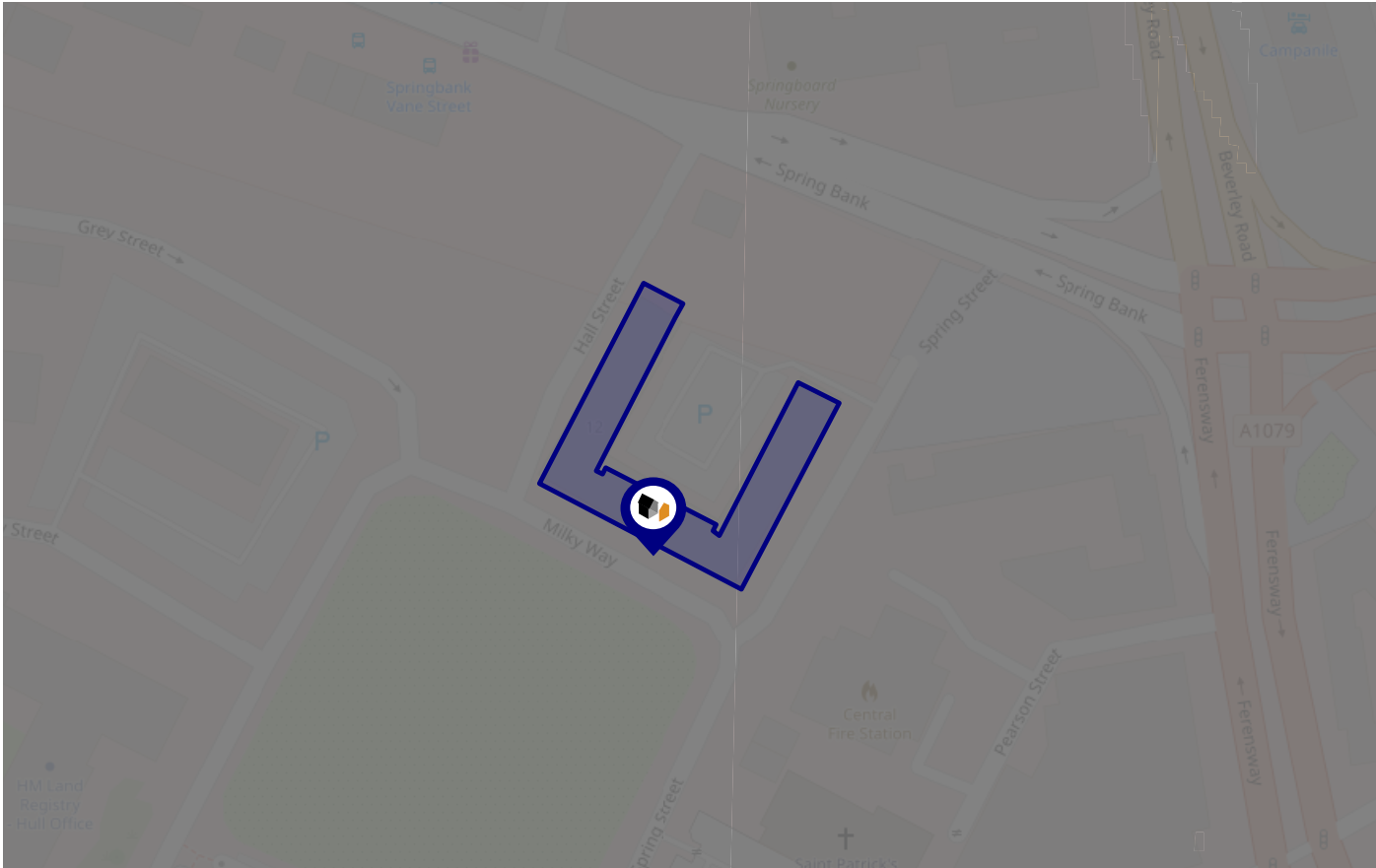
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

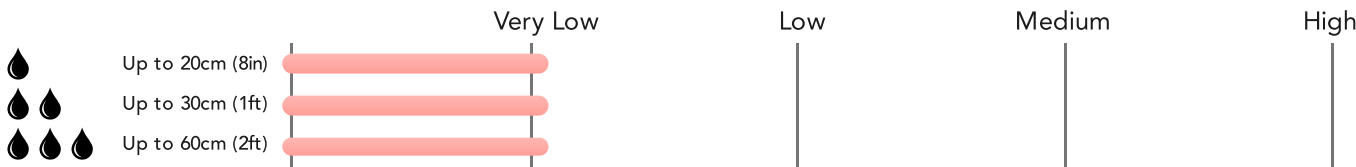


Risk Rating: Very Low

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.

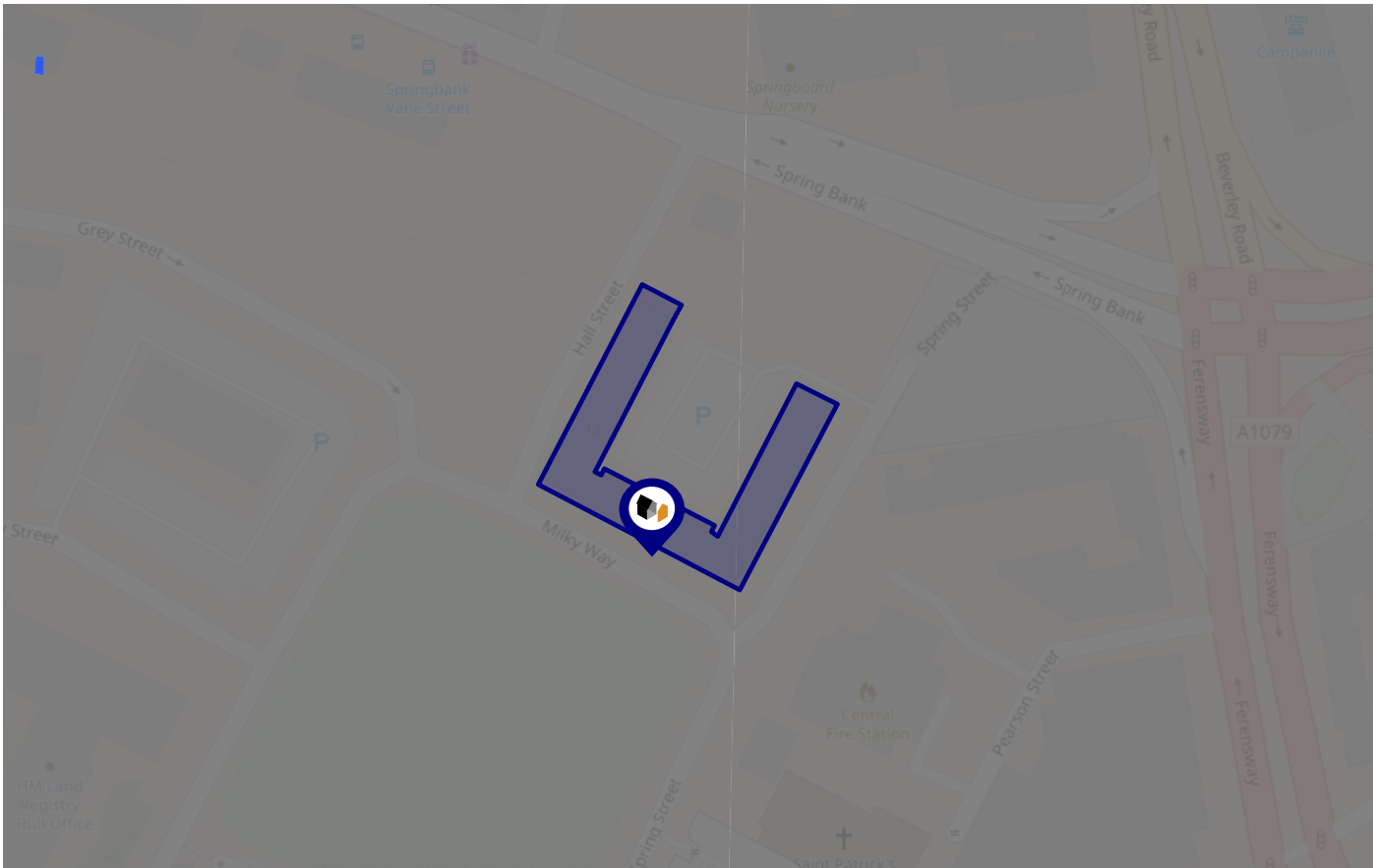
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

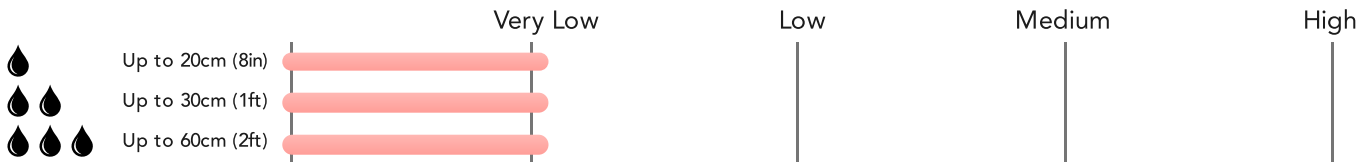


Risk Rating: Very Low

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:

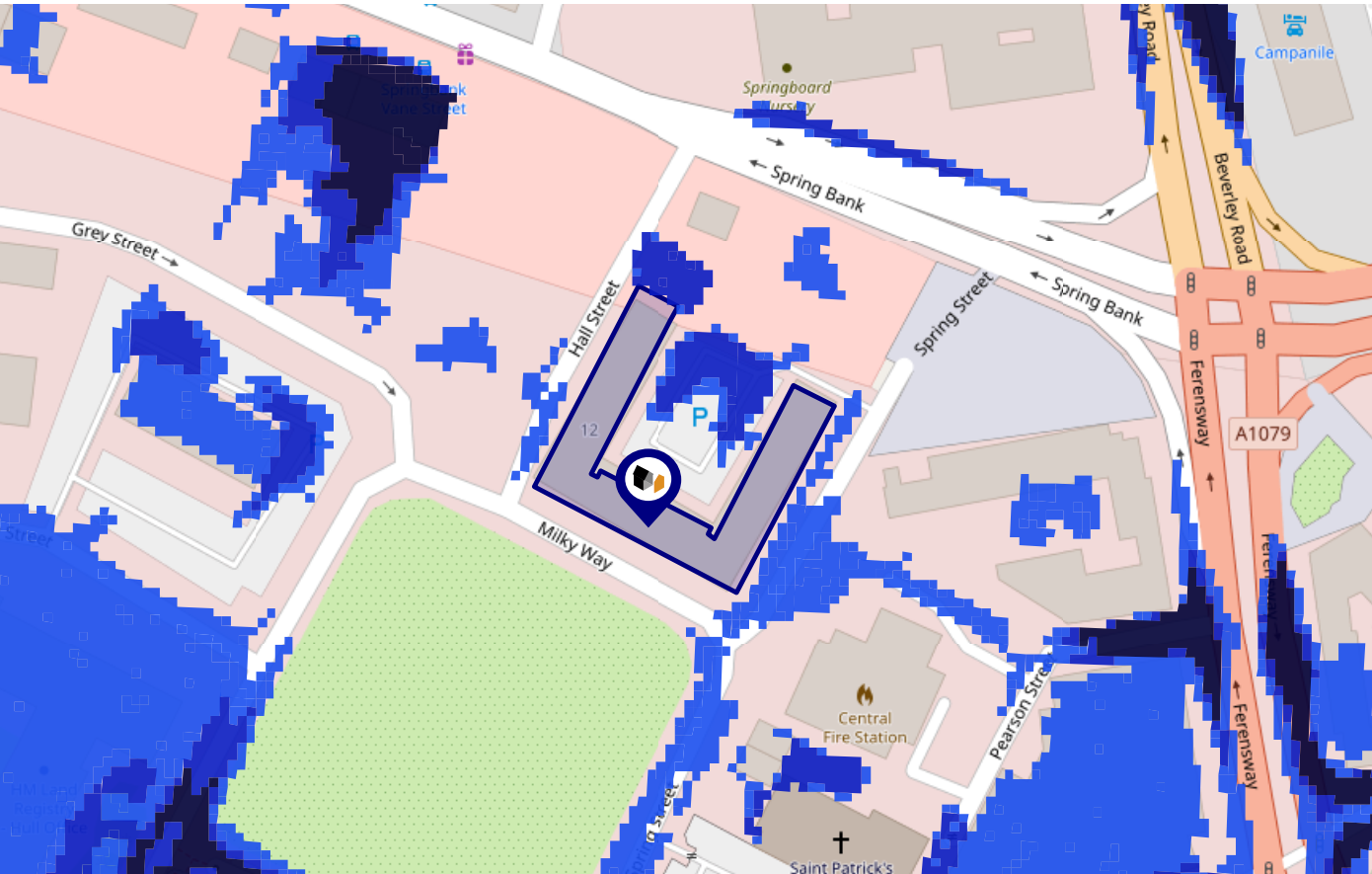


Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

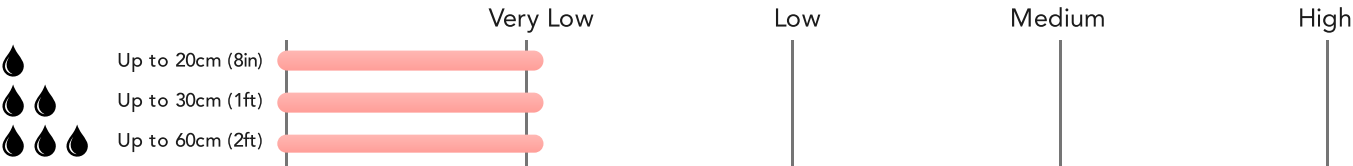


Risk Rating: Very low

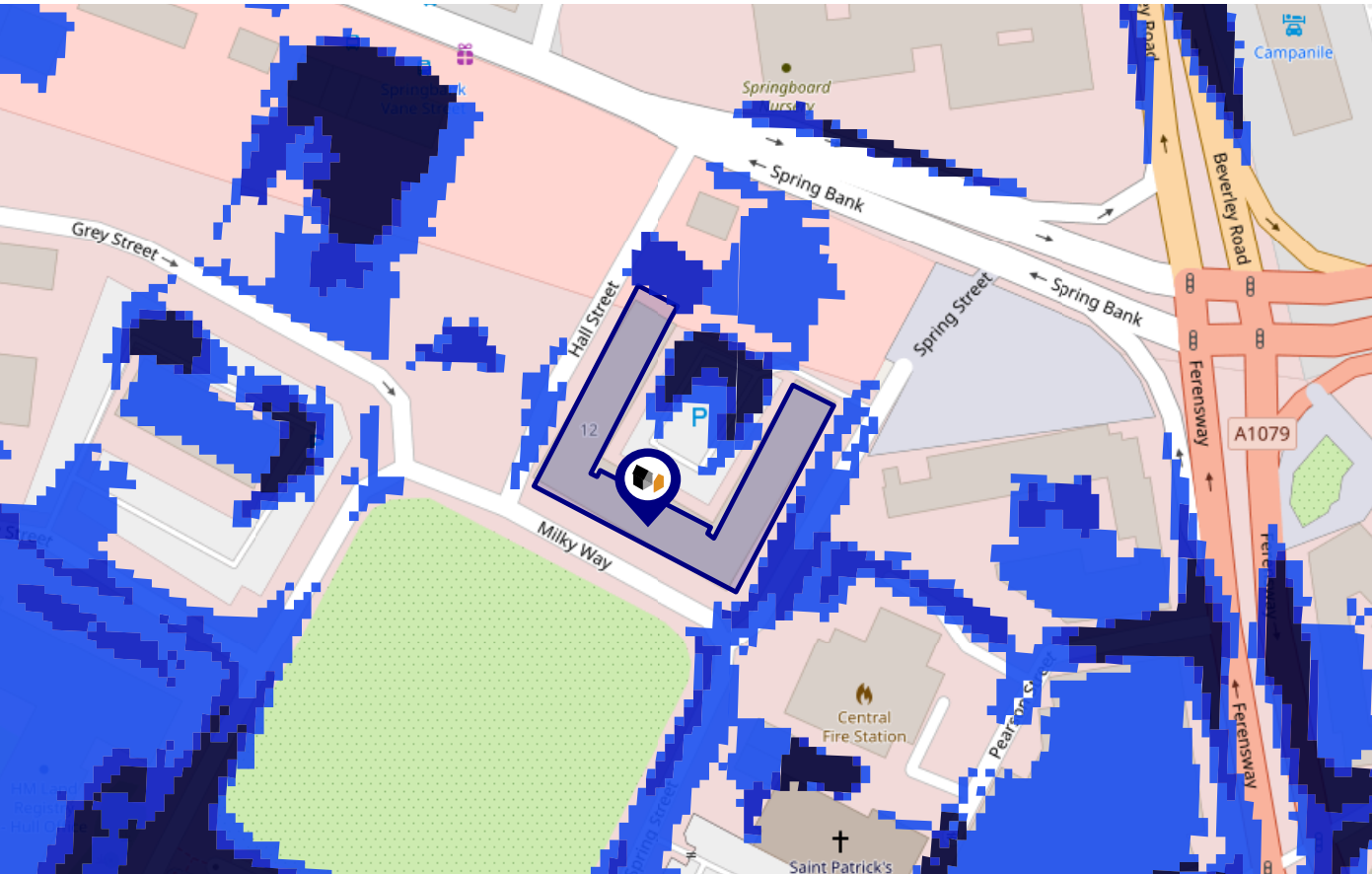
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

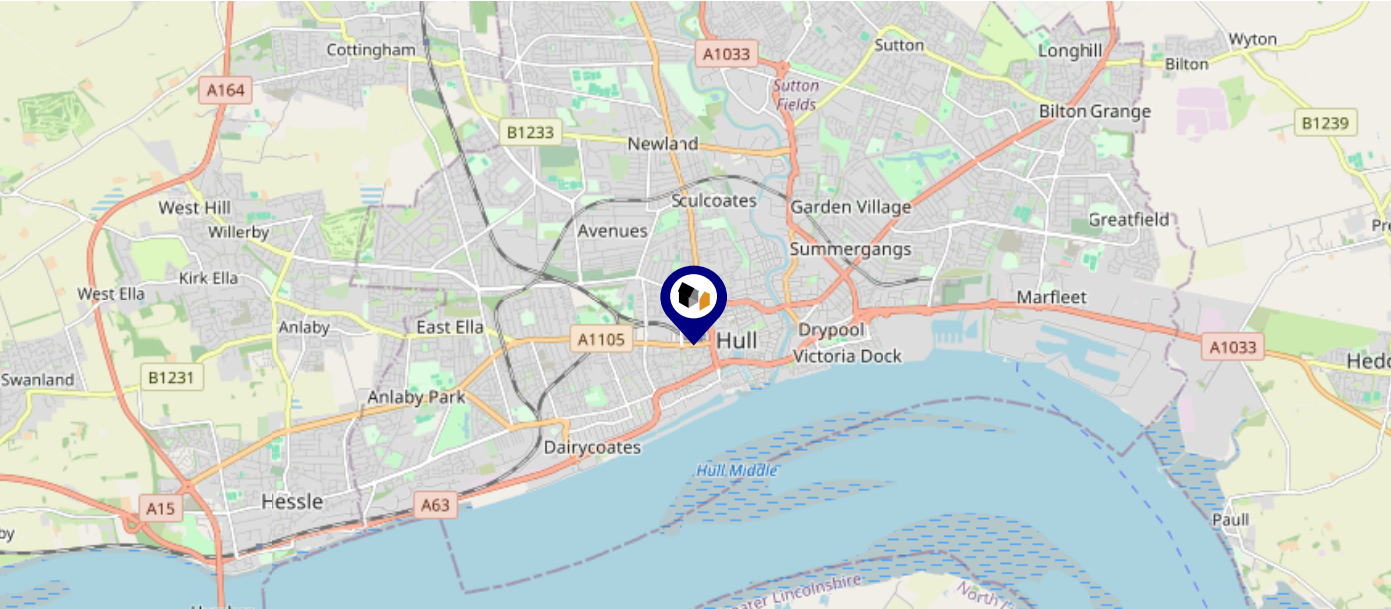


Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land

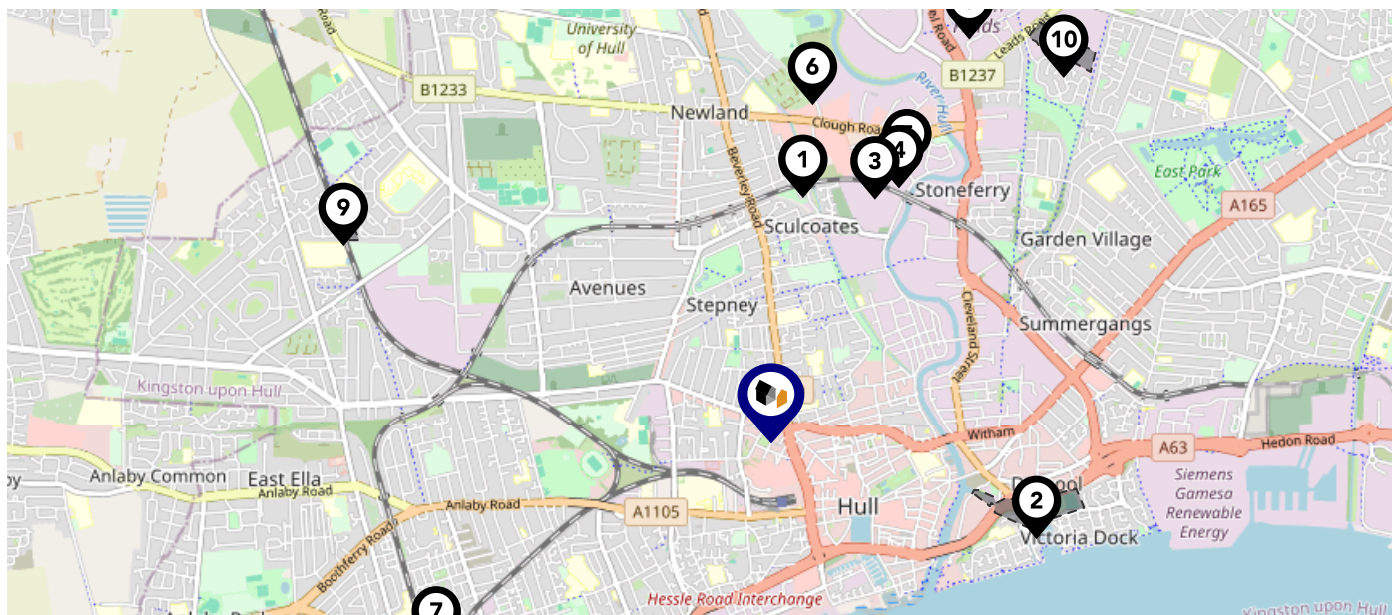
No data available.

Maps

Landfill Sites

LANDWOOD
GROUP

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

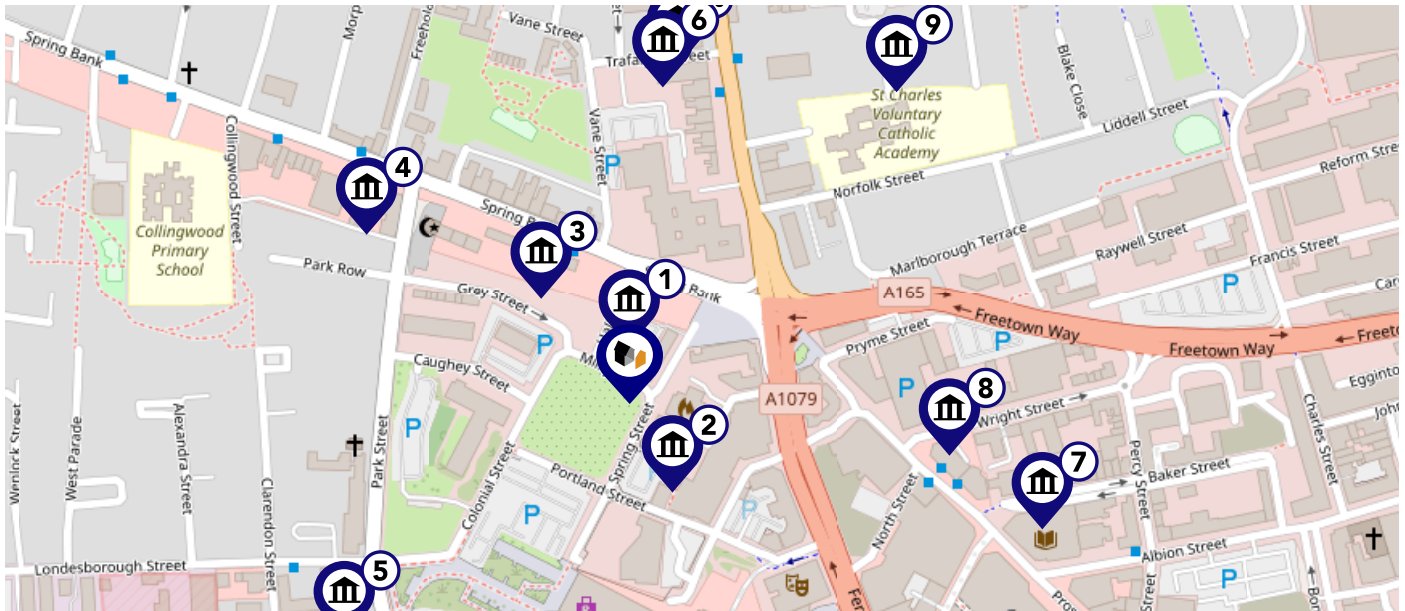
1	Sulcoates Power Station-Sulcoates	Historic Landfill	☐
2	Victoria Dock-Hull	Historic Landfill	☐
3	Negas Ex Gas Holder-Clough Road, Hull	Historic Landfill	☐
4	Negas Ex Gas Holder-Clough Road, Hull	Historic Landfill	☐
5	Negas Gas Holder No 4-Hull	Historic Landfill	☐
6	Oak Road-Hull	Historic Landfill	☐
7	Newington Street-Hull	Historic Landfill	☐
8	Rotterdam Road-Hull	Historic Landfill	☐
9	Appleton Road-Hull	Historic Landfill	☐
10	Leads Bridge-Hull	Historic Landfill	☐

Maps

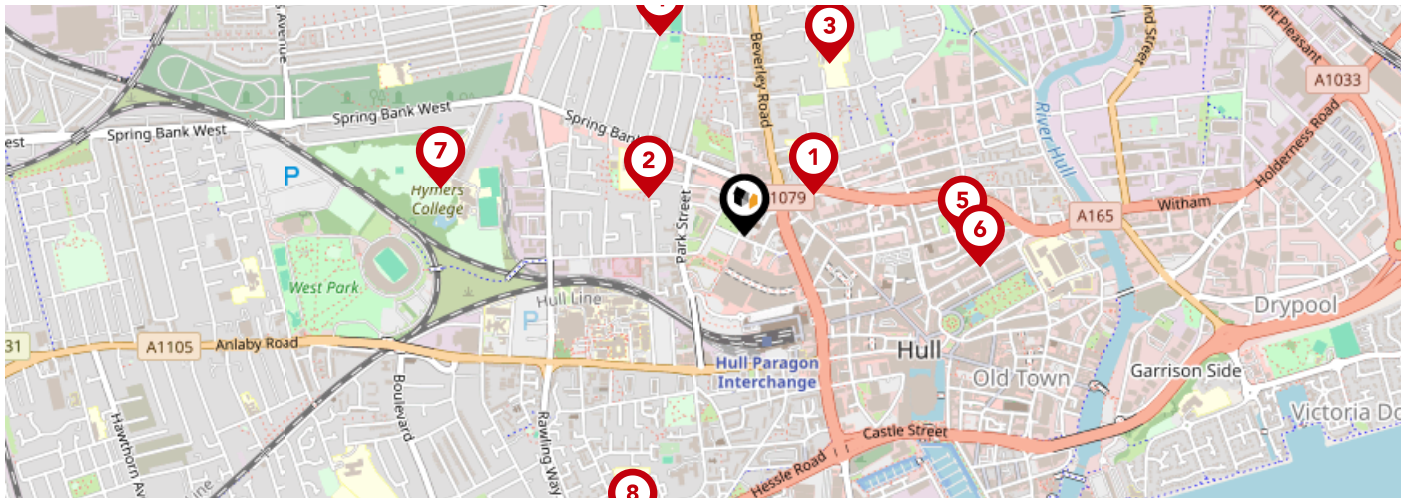
Listed Buildings

LANDWOOD
GROUP

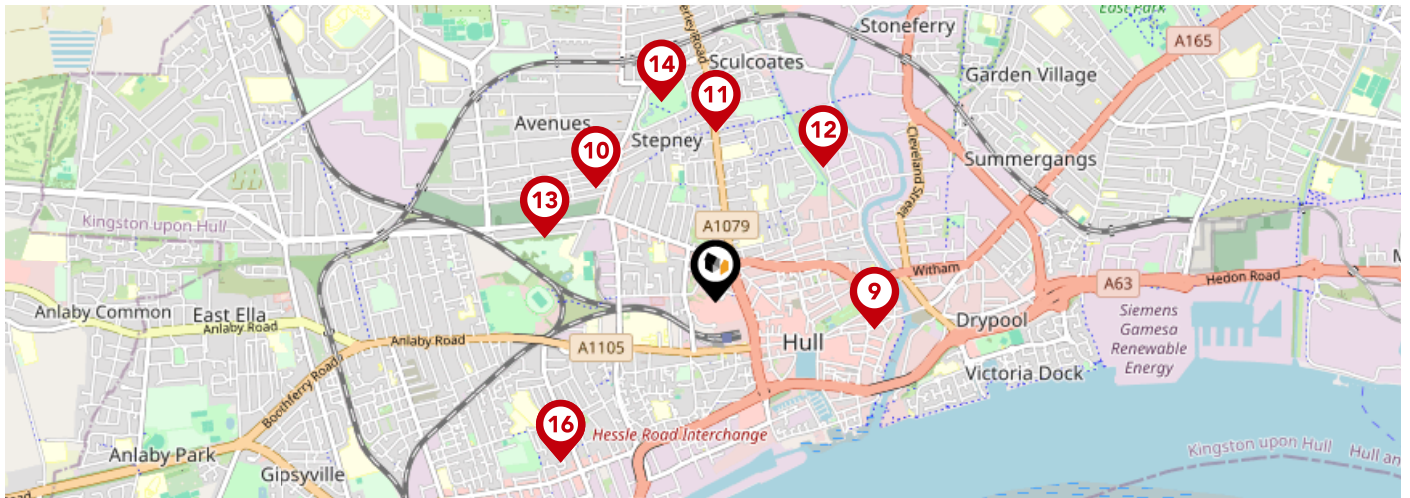
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1197737 - Former Fire Station	Grade II	0.0 miles
 1119748 - St Patricks Roman Catholic Church	Grade II	0.1 miles
 1219347 - Numbers 53 And 55 Spring Bank And Attached Railings	Grade II	0.1 miles
 1297017 - 97 Spring Bank And Attached Railings	Grade II	0.2 miles
 1197704 - (former) Park Street Centre Of Hull College	Grade II	0.2 miles
 1207962 - Trafalgar Street Evangelical Church Adjoining Halls And Boundary Wall	Grade II	0.2 miles
 1207793 - 6, Baker Street	Grade II	0.2 miles
 1197816 - Numbers 6, 7 And 8 And Attached Railings	Grade II	0.2 miles
 1197628 - Former Blundell Street School	Grade II	0.2 miles
 1197615 - 53, Beverley Road	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	St Charles Voluntary Catholic Academy Ofsted Rating: Requires improvement Pupils: 191 Distance:0.18	☐	☒	☐	☐	☐
2	Collingwood Primary School Ofsted Rating: Outstanding Pupils: 342 Distance:0.22	☐	☒	☐	☐	☐
3	Clifton Primary School Ofsted Rating: Outstanding Pupils: 391 Distance:0.42	☐	☒	☐	☐	☐
4	Pearson Primary School Ofsted Rating: Good Pupils: 226 Distance:0.48	☐	☒	☐	☐	☐
5	Ron Dearing UTC Ofsted Rating: Outstanding Pupils: 776 Distance:0.48	☐	☐	☒	☐	☐
6	Hull Trinity House Academy Ofsted Rating: Good Pupils: 819 Distance:0.52	☐	☐	☒	☐	☐
7	Hymers College Ofsted Rating: Not Rated Pupils: 1054 Distance:0.68	☐	☐	☒	☐	☐
8	Adelaide Primary School Ofsted Rating: Good Pupils: 466 Distance:0.69	☐	☒	☐	☐	☐

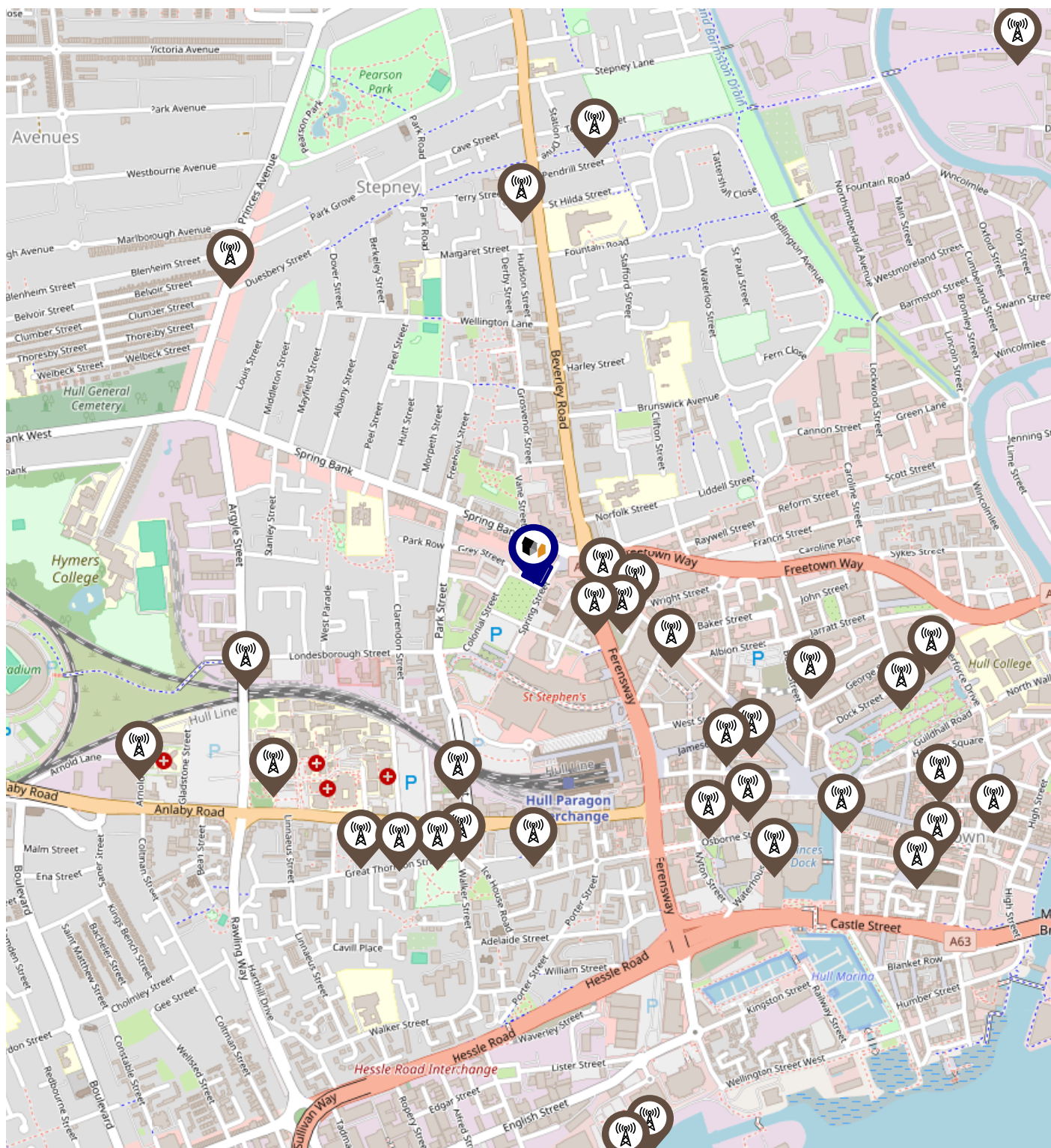


		Nursery	Primary	Secondary	College	Private
	Hull College Ofsted Rating: Good Pupils:0 Distance:0.71	☐	☐	☒	☐	☐
	Froebel House School Ofsted Rating: Good Pupils: 108 Distance:0.72	☐	☒	☐	☐	☐
	Stepney Primary School Ofsted Rating: Good Pupils: 227 Distance:0.74	☐	☒	☐	☐	☐
	Rise Academy Ofsted Rating: Good Pupils: 133 Distance:0.75	☐	☐	☒	☐	☐
	Thoresby Primary School Ofsted Rating: Outstanding Pupils: 564 Distance:0.8	☐	☒	☐	☐	☐
	St Vincent's Voluntary Catholic Academy Ofsted Rating: Good Pupils: 235 Distance:0.91	☐	☒	☐	☐	☐
	The Venn Boulevard Centre Ofsted Rating: Outstanding Pupils: 45 Distance:0.98	☐	☐	☒	☐	☐
	The Sullivan Centre Ofsted Rating: Outstanding Pupils: 27 Distance:0.98	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

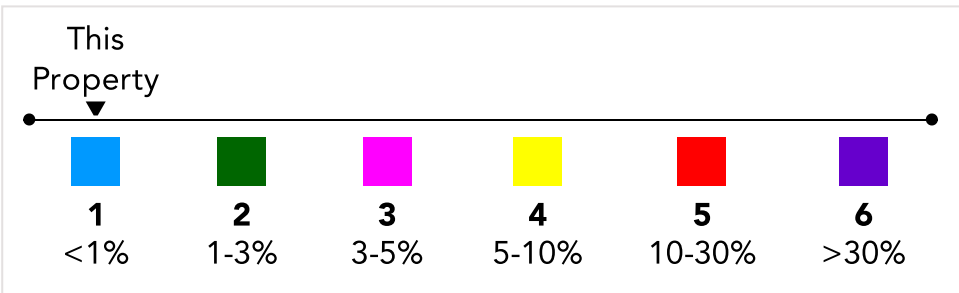
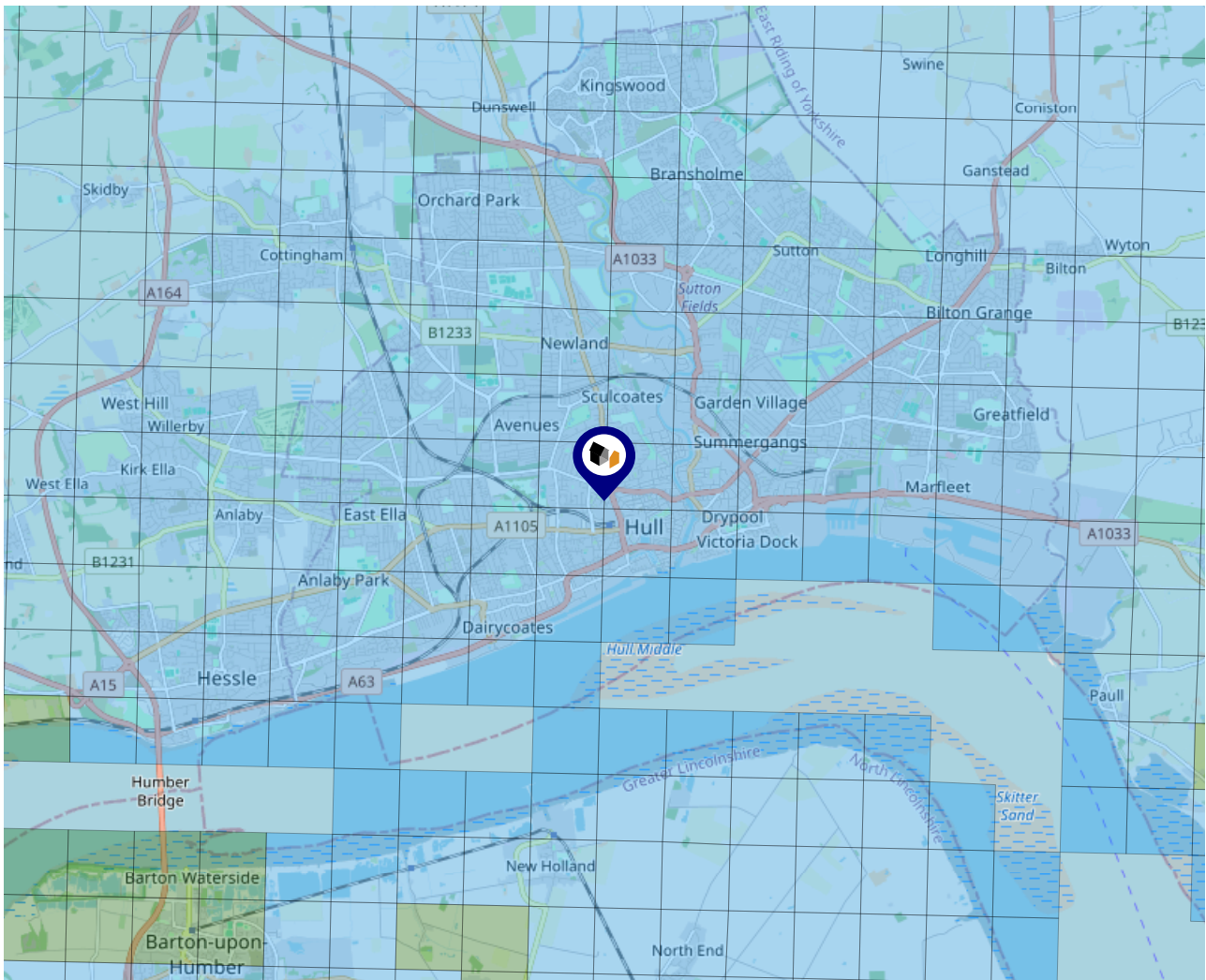


Key:

-  Power Pylons
-  Communication Masts

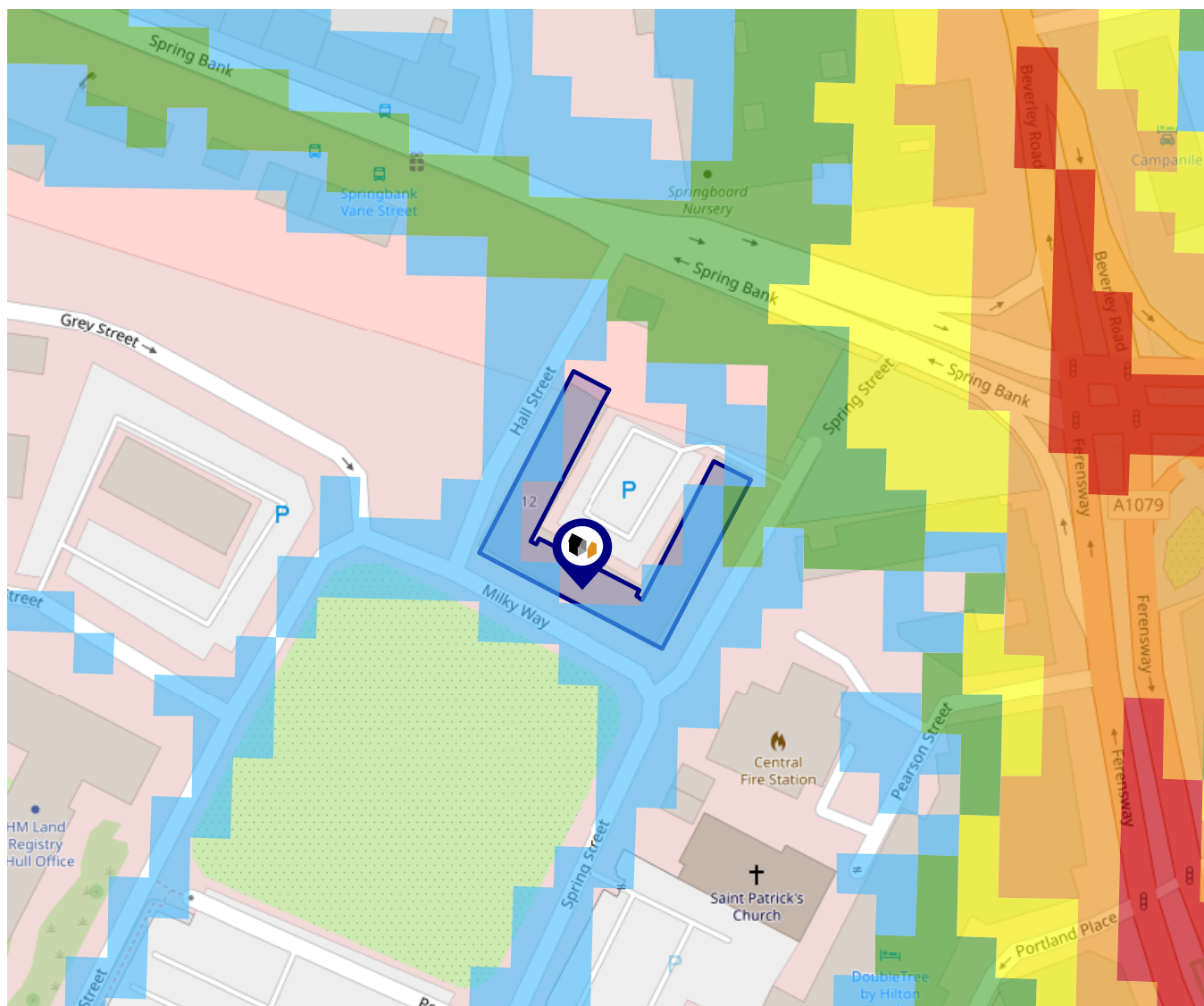
What is Radon?

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

LANDWOOD
GROUP

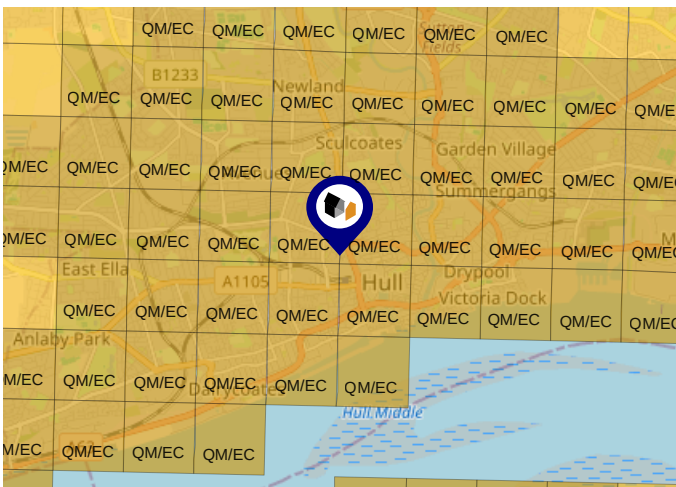


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) 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

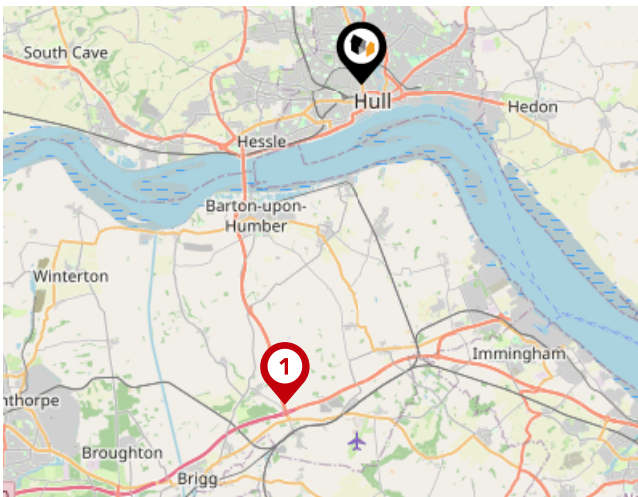
Transport (National)

LANDWOOD
GROUP



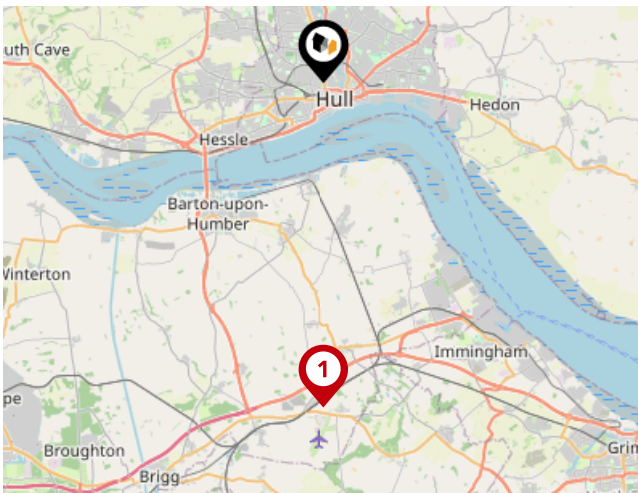
National Rail Stations

Pin	Name	Distance
1	Hull Rail Station	0.3 miles
2	New Holland Rail Station	3.22 miles
3	Cottingham Rail Station	3.29 miles
4	Barrow Haven Rail Station	3.94 miles
5	Hessle Rail Station	4.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	11.56 miles



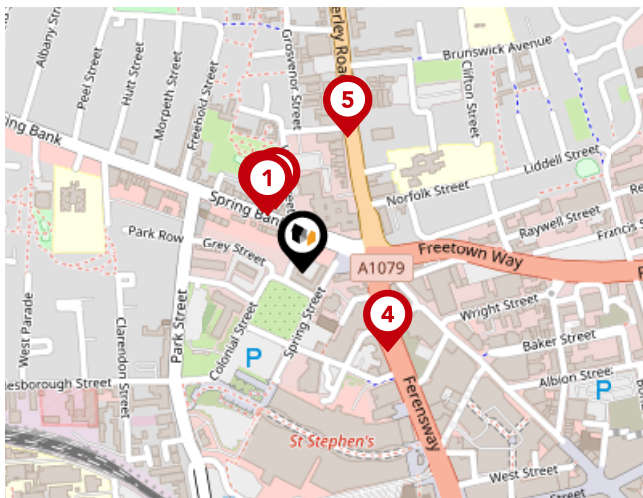
Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	11.4 miles

Area

Transport (Local)

LANDWOOD
GROUP

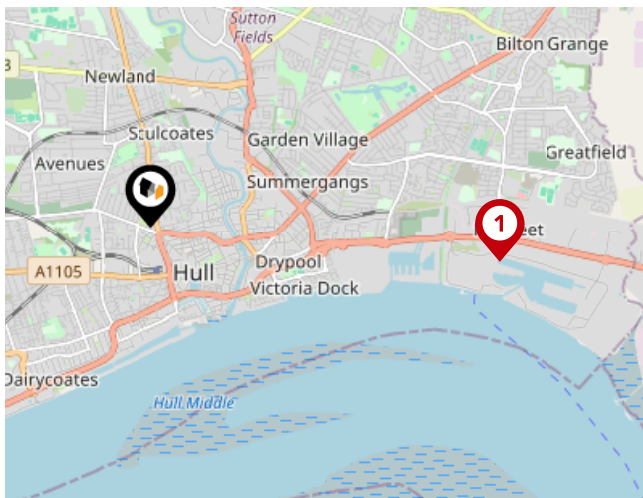


Bus Stops/Stations

Pin	Name	Distance
1	Hall Street	0.07 miles
2	Vane Street	0.07 miles
3	Deaf Institute	0.07 miles
4	Obsolete	0.12 miles
5	Trafalgar Street	0.15 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	3.08 miles

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

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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

