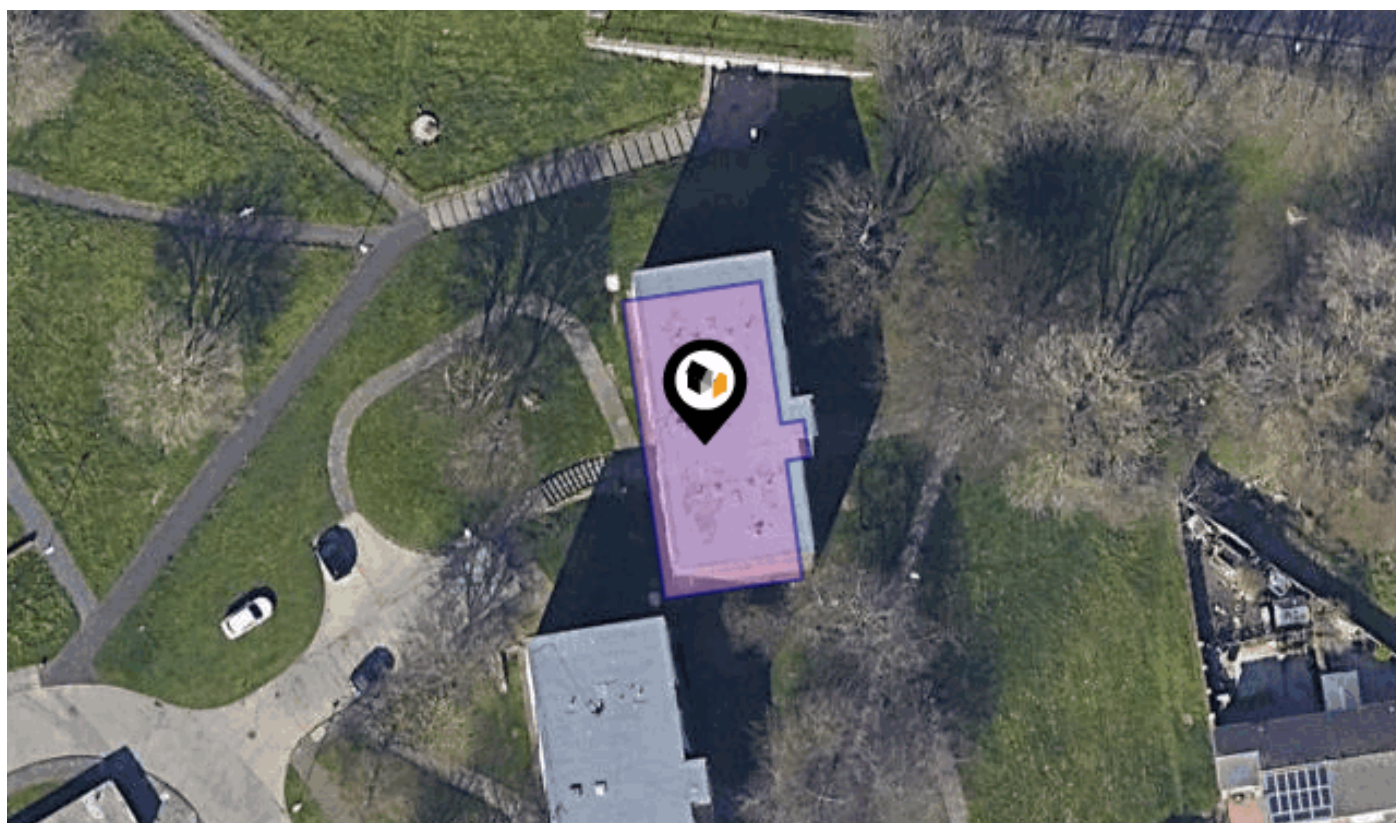




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 23rd July 2026



78, EDMOND COURT, SUNDERLAND, SR2 0DY

Landwood Group

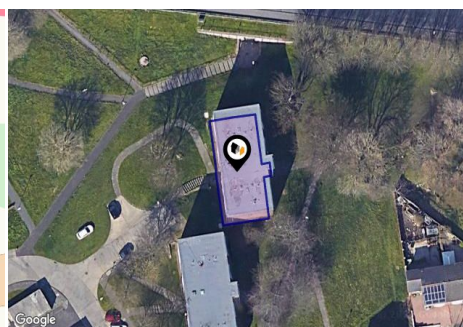
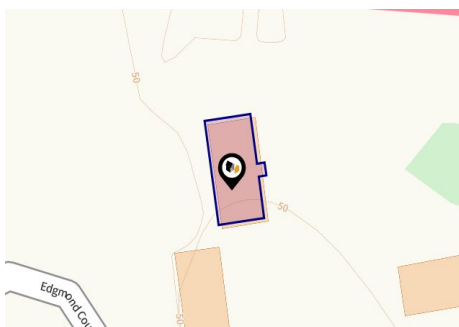
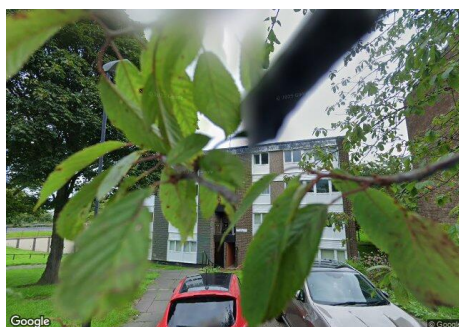
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band A
Annual Estimate:	£1,465
Title Number:	TY325160
UPRN:	45014385
Restrictive Covenants:	Yes

Last Sold Date:	07/04/2003
Last Sold Price:	£30,000
Last Sold £/ft ² :	£49
Tenure:	Leasehold

Local Area

Local Authority:	Sunderland
Conservation Area:	No
Flood Risk:	
- Rivers & Seas - Surface Water	Very low Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 **79** **1000**
mb/s mb/s mb/s



Mobile Coverage:

(based on calls indoors)



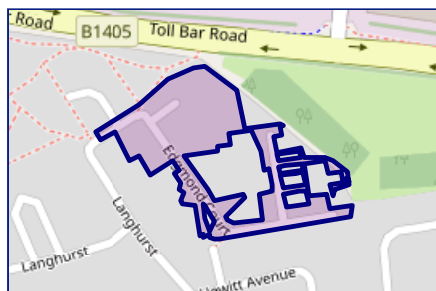
Satellite/Fibre TV Availability:



Property Multiple Title Plans

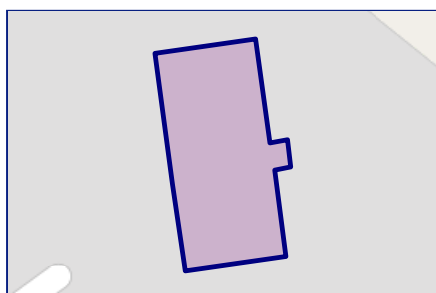
LANDWOOD
GROUP

Freehold Title Plan



DU7447

Leasehold Title Plan



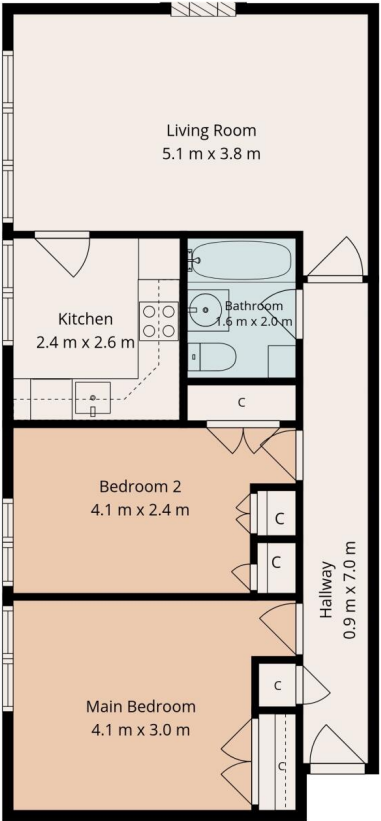
TY325160

Start Date: 02/08/1972
End Date: 01/03/2068
Lease Term: 99 years from 1 March 1969
Term Remaining: 41 years





78, EDMOND COURT, SUNDERLAND, SR2 0DY



TOTAL: 59 m2



Measurements Are Deemed Highly Reliable But Not Guaranteed.



Property
EPC - Certificate

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78 Edgmond Court, SR2 0DY

Energy rating

E

Valid until 19.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	To be used only when there is no heating/hot-water system or data is from a community network
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	No system present: electric heaters assumed
Main Heating Controls:	None
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Below average lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	55 m ²

Market Sold in Street

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63, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		23/05/2025			
Last Sold Price:		£29,995			
80, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		02/10/2023	13/05/2022	16/03/2022	
Last Sold Price:		£31,750	£30,500	£21,750	
72, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		09/09/2022	29/09/2006	24/09/2004	
Last Sold Price:		£37,500	£55,450	£49,950	
56, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		30/07/2021	13/06/2005	08/03/2004	
Last Sold Price:		£58,000	£69,950	£58,000	
87, Edgmond Court, Sunderland, SR2 0DY					Terraced House
Last Sold Date:		25/06/2019	18/07/2003	25/05/2001	
Last Sold Price:		£30,000	£27,000	£19,950	
85, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		26/04/2017	13/04/2007	16/07/2004	
Last Sold Price:		£23,000	£59,995	£45,000	
68, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		25/08/2016	17/01/2006	19/05/2003	
Last Sold Price:		£38,000	£63,000	£25,000	
52, Edgmond Court, Sunderland, SR2 0DY					Semi-detached House
Last Sold Date:		16/10/2015			
Last Sold Price:		£108,000			
75, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		30/03/2012	18/02/2011	19/11/2008	27/06/2005
Last Sold Price:		£58,000	£59,500	£53,000	£64,000
61, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		06/10/2009			
Last Sold Price:		£53,000			
79, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		11/09/2009	14/05/2004	28/01/2002	
Last Sold Price:		£50,550	£49,000	£17,000	
83, Edgmond Court, Sunderland, SR2 0DY					Flat-maisonette House
Last Sold Date:		23/12/2008			
Last Sold Price:		£51,000			

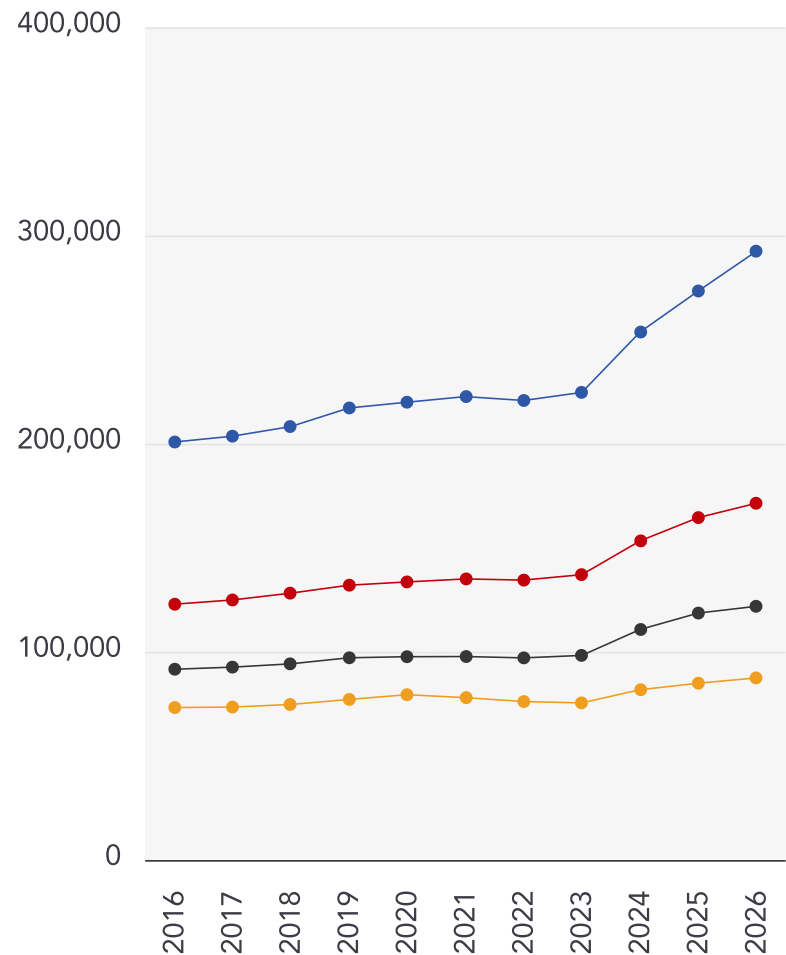
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in SR2



Detached

+45.65%

Semi-Detached

+39.46%

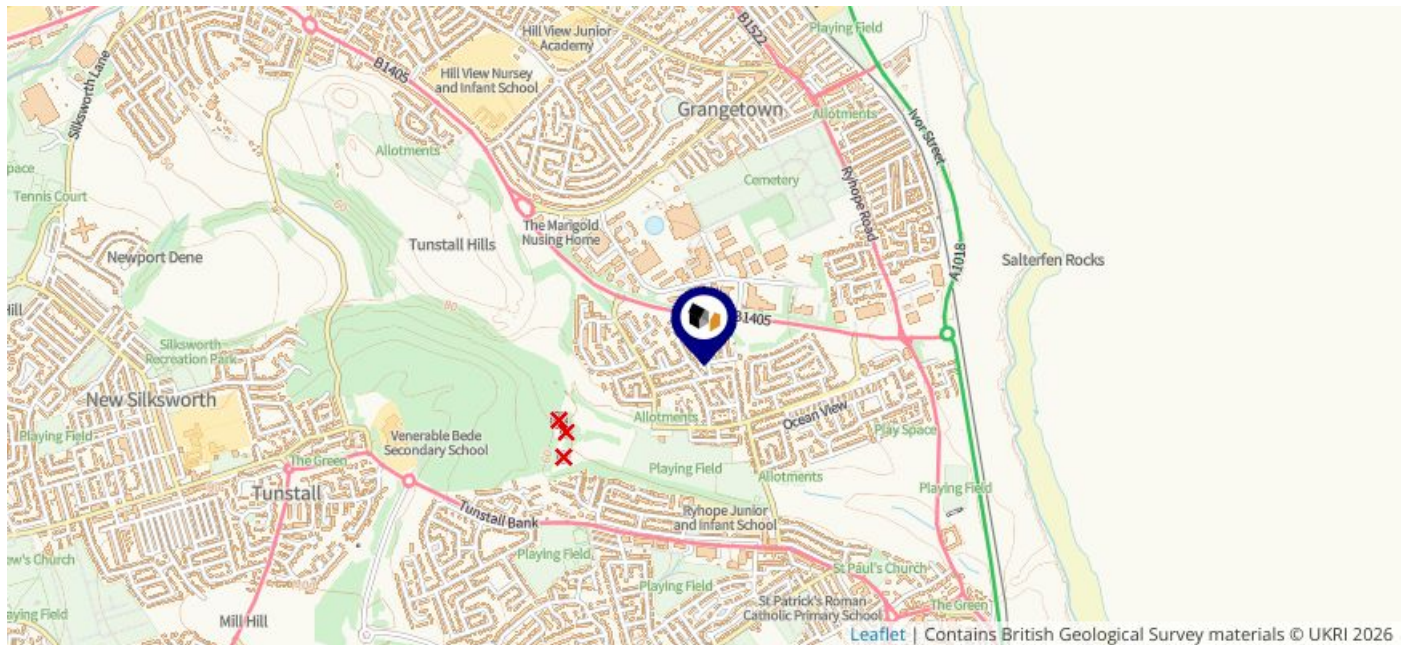
Terraced

+32.99%

Flat

+19.41%

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.

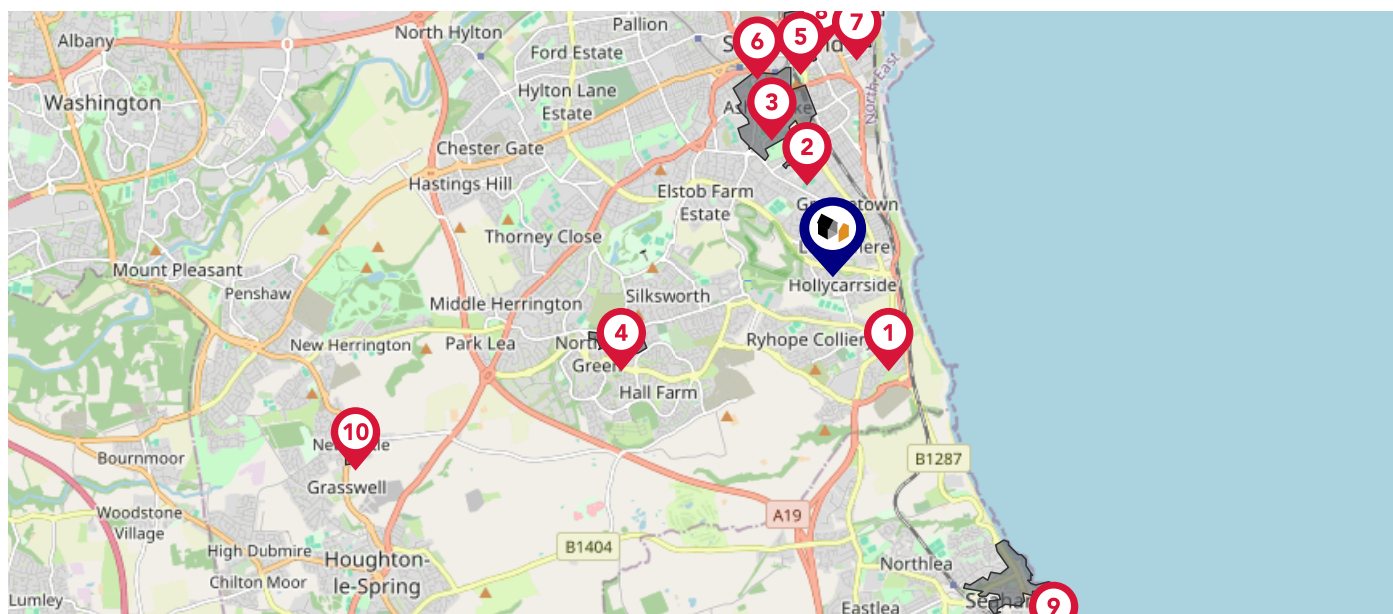
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Ryhope Village

2

The Cedars

3

Ashbrooke, Sunderland

4

Silksworth Hall

5

Sunnyside

6

Bishopwearmouth

7

Old Sunderland

8

Old Sunderland Riverside

9

Seaham

10

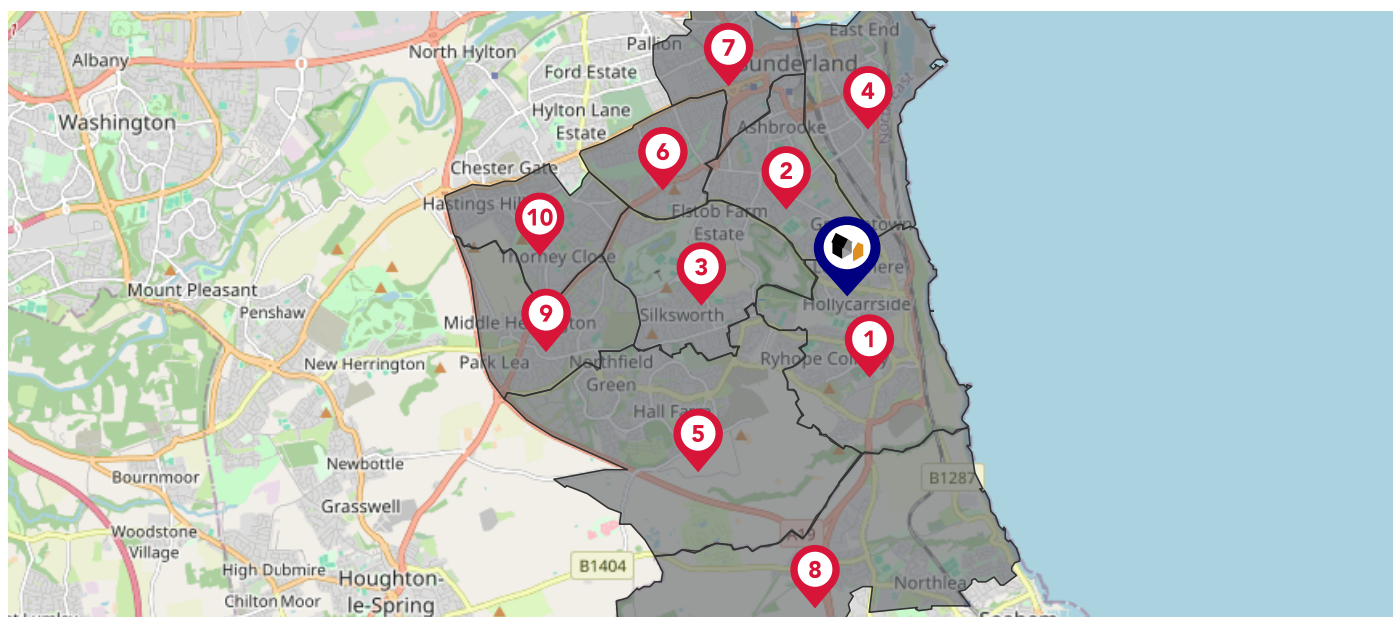
Newbottle Village

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

1

Ryhope Ward

2

St. Michael's Ward

3

Silksworth Ward

4

Hendon Ward

5

Doxford Ward

6

Barnes Ward

7

Millfield Ward

8

Seaham ED

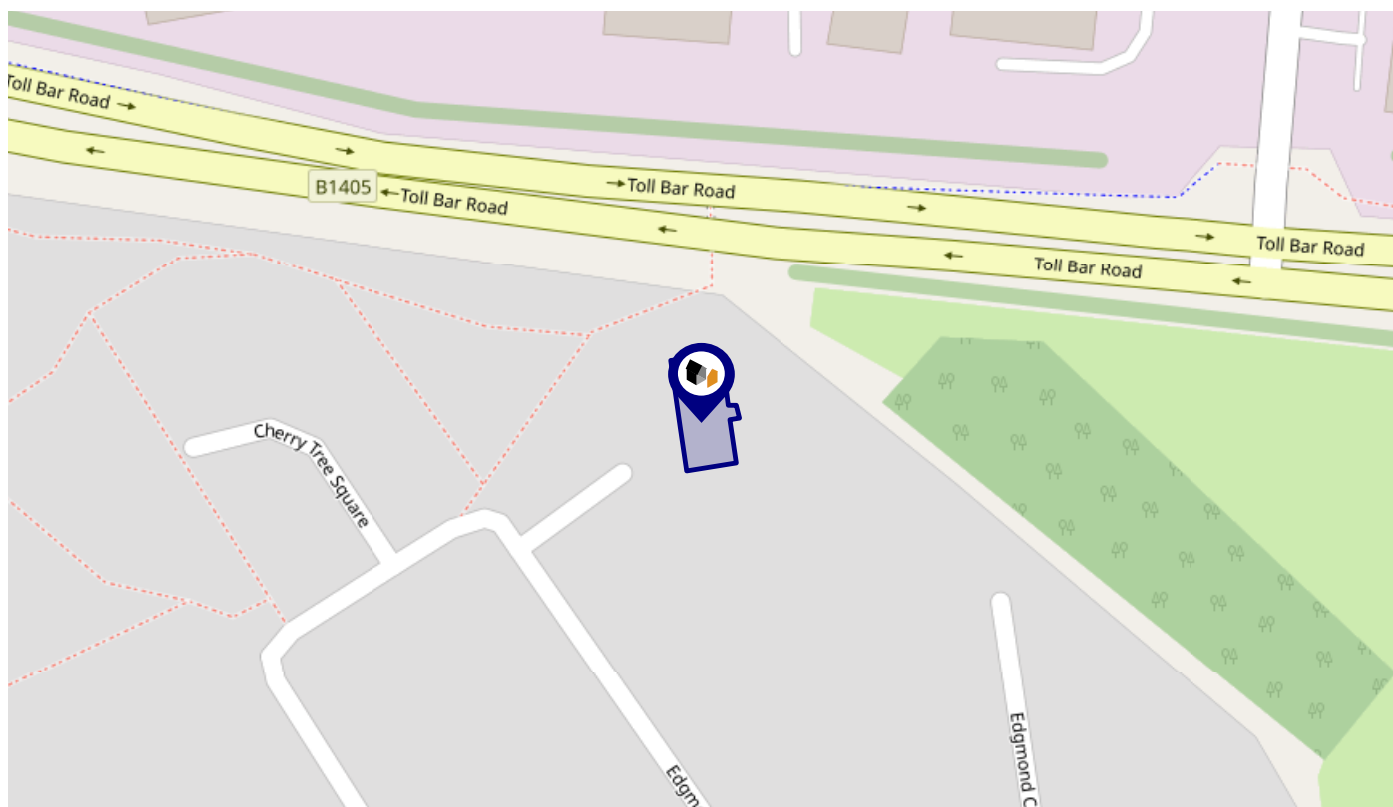
9

St. Chad's Ward

10

Sandhill 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:

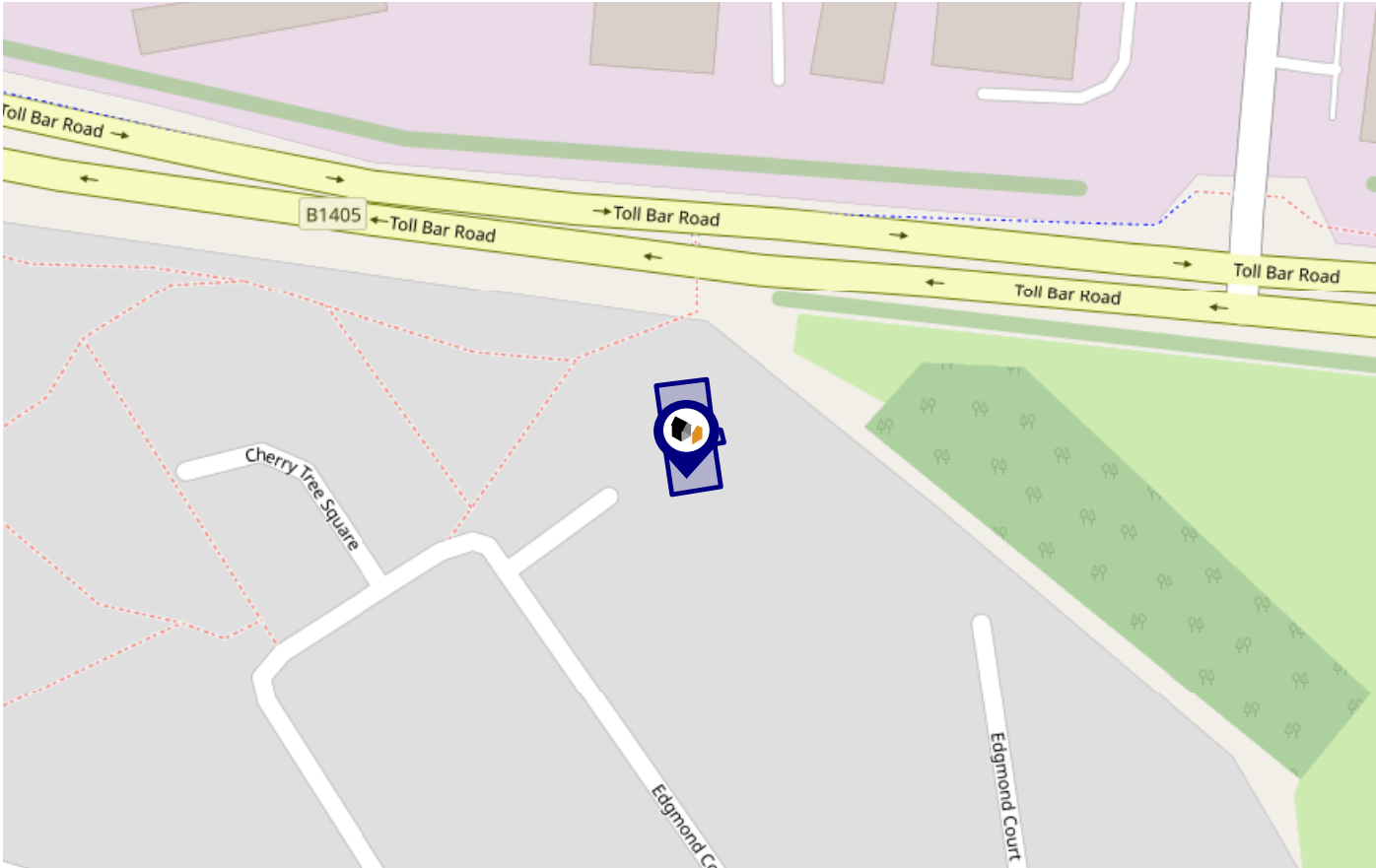
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

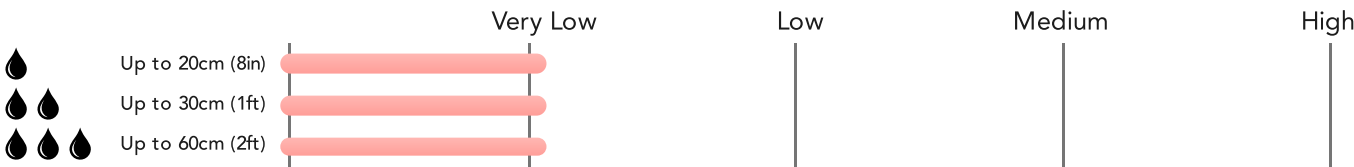


Risk Rating: Very low

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.

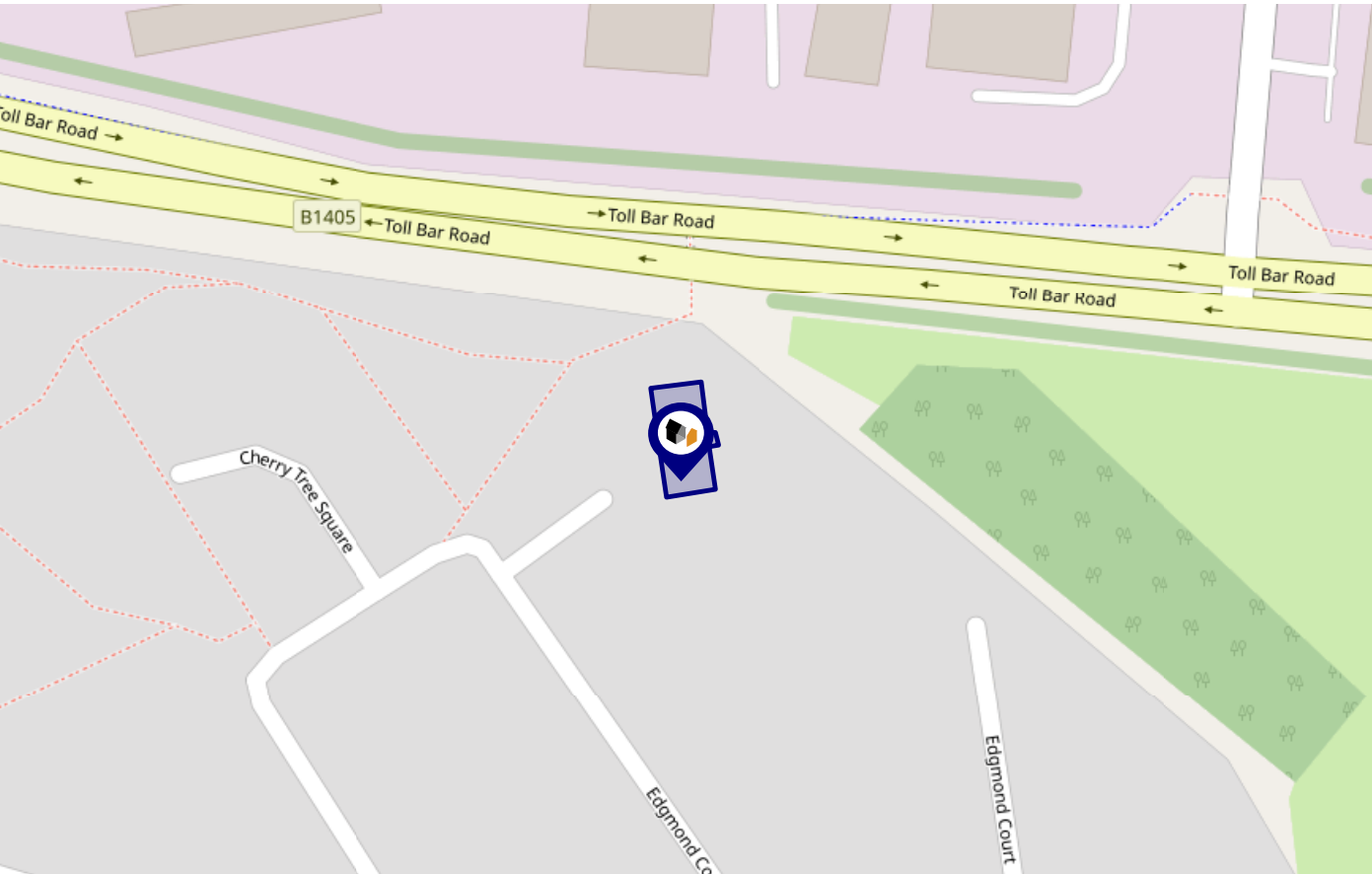
Chance of flooding to the following depths at this property:



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.

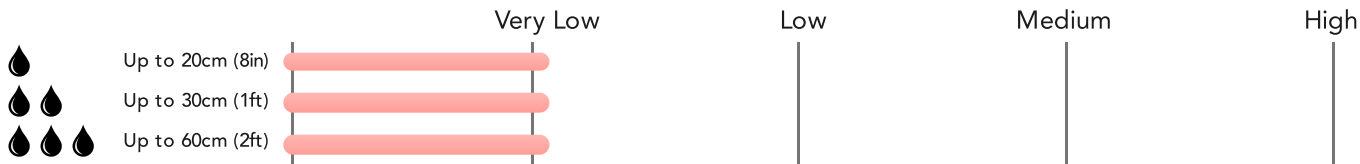


Risk Rating: Very low

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:

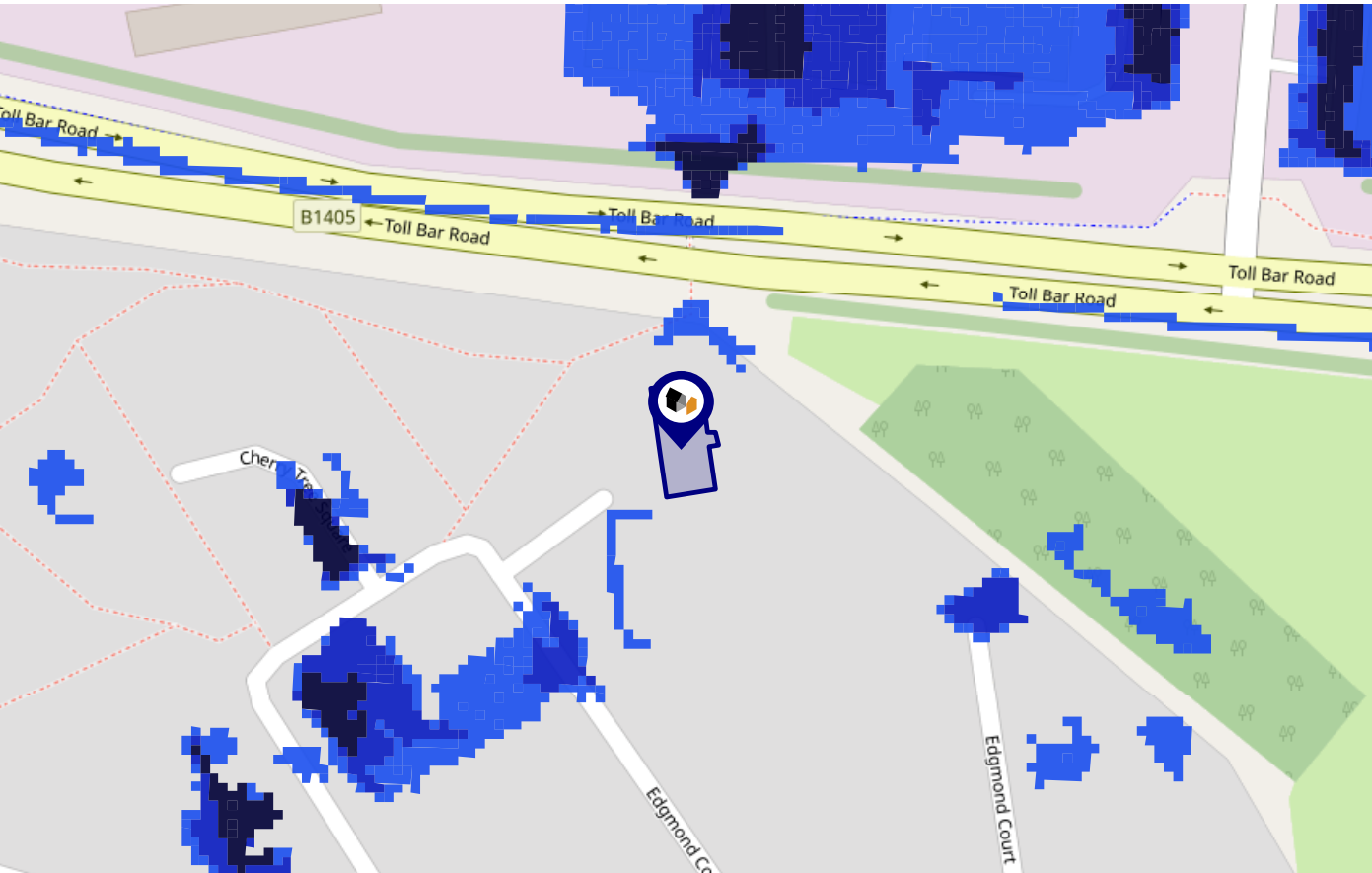


Flood Risk

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.

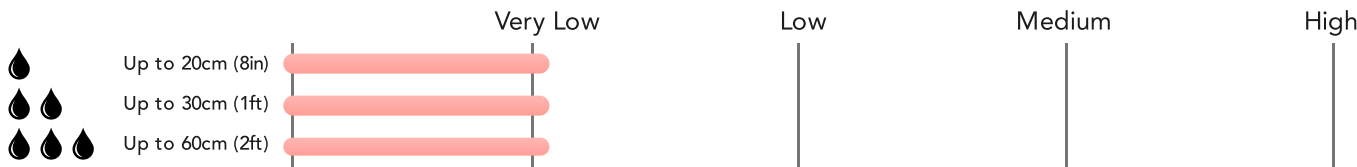


Risk Rating: Very low

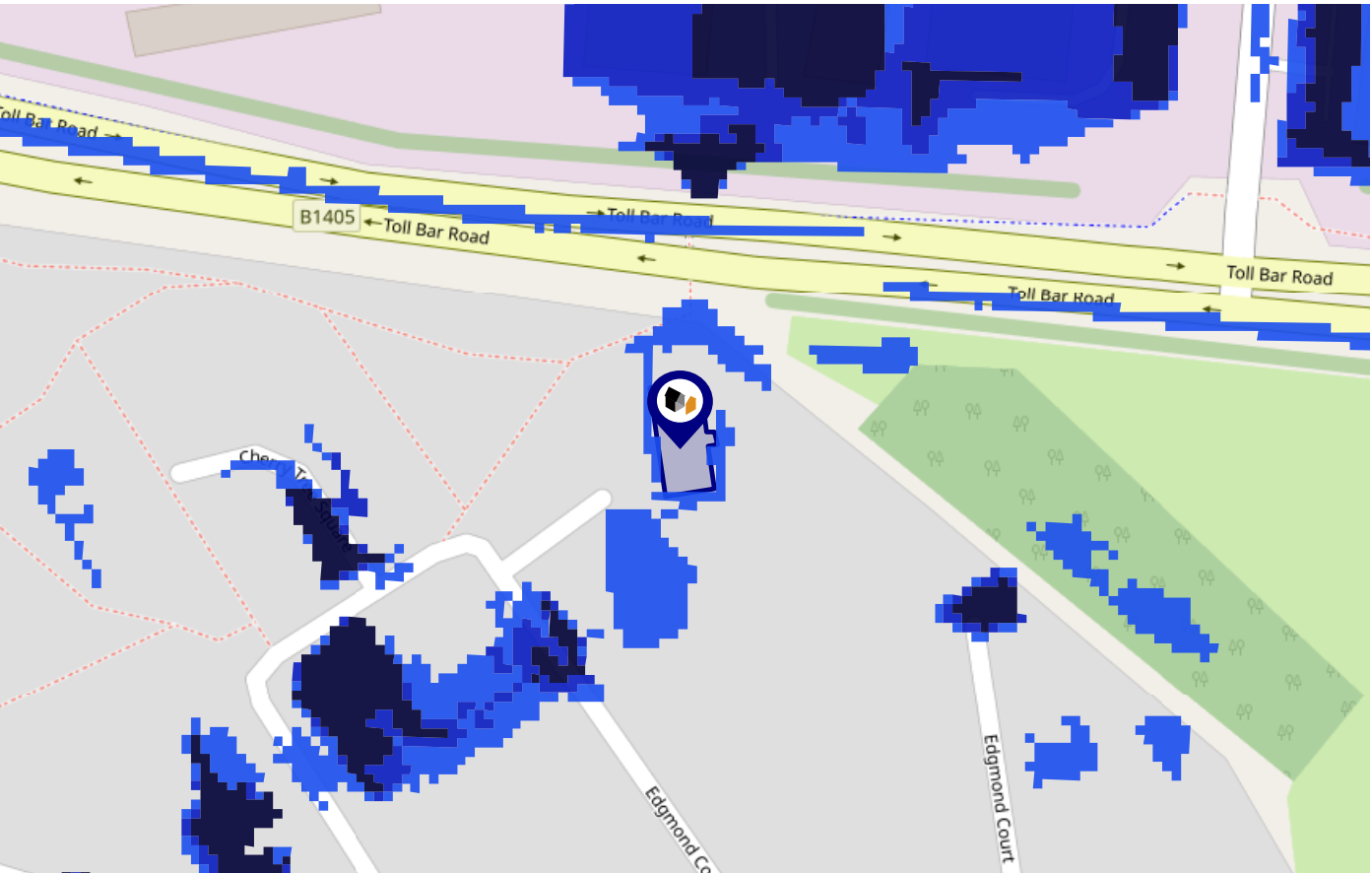
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

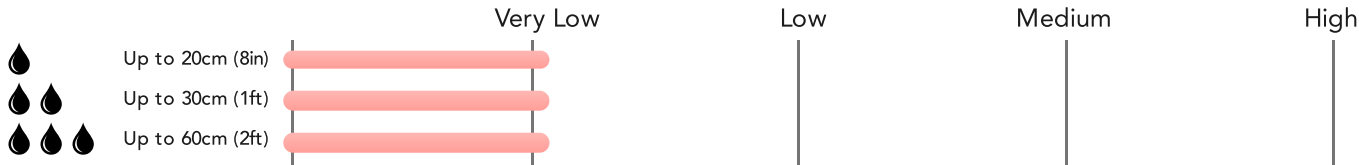


Risk Rating: Very low

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:

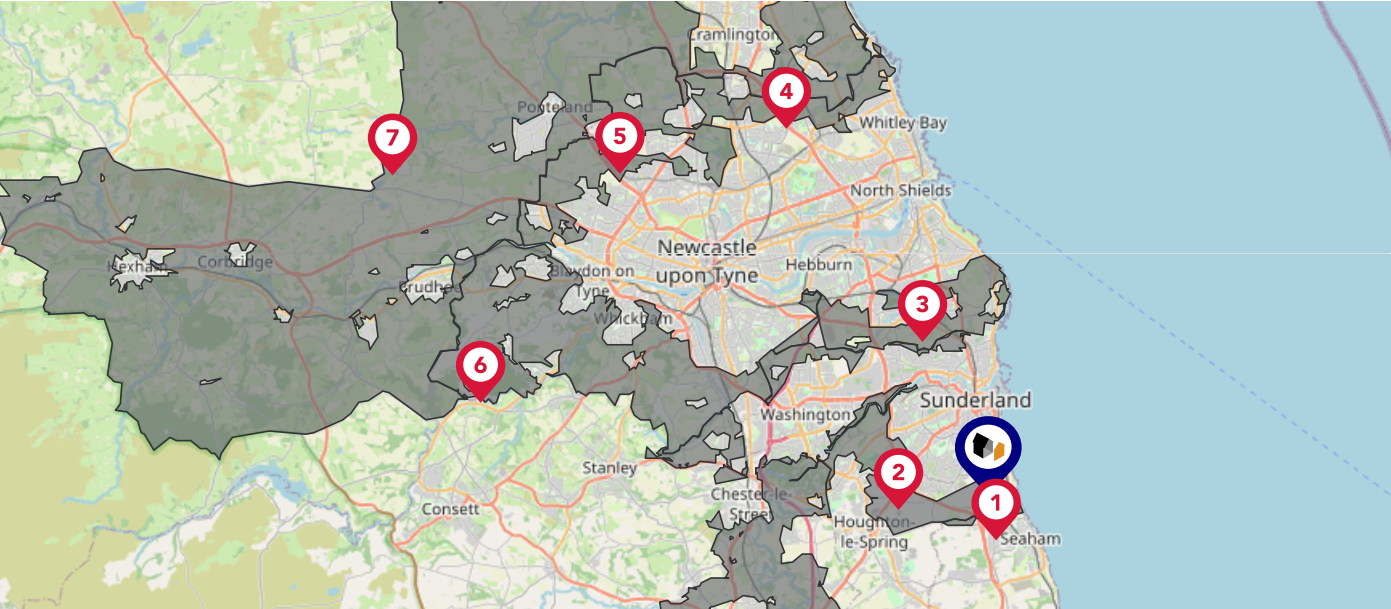


Maps

Green Belt

LANDWOOD
GROUP

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



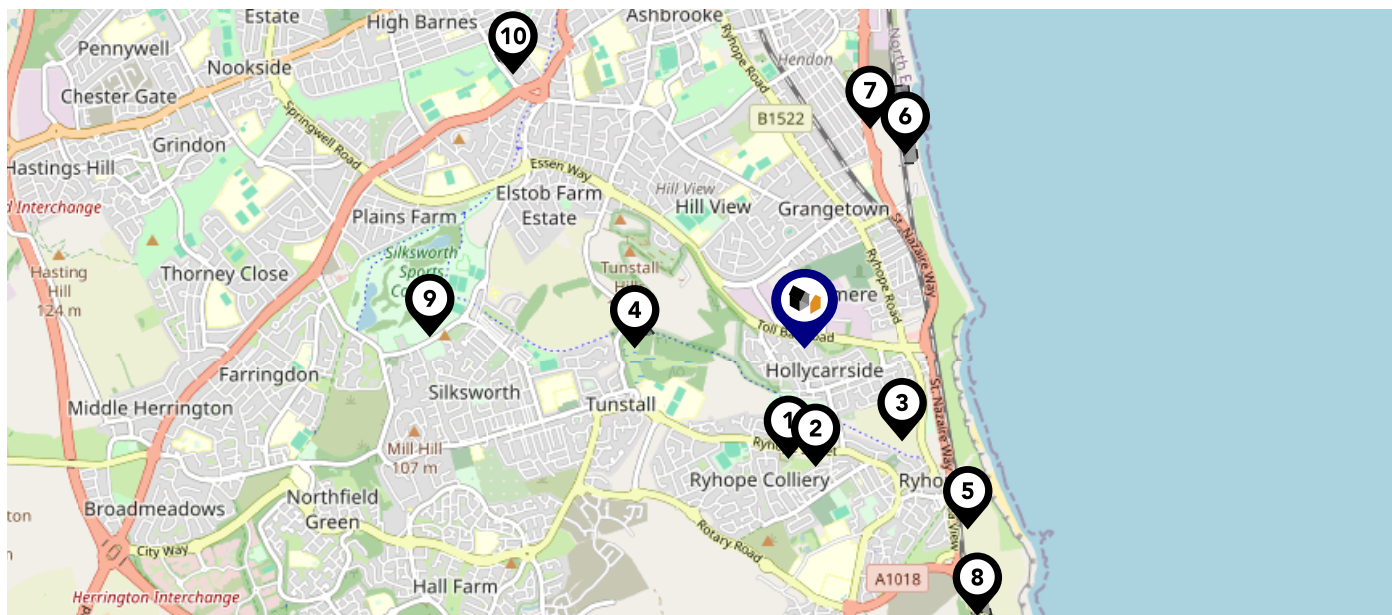
Nearby Green Belt Land	
1	Tyne and Wear Green Belt - County Durham
2	Tyne and Wear Green Belt - Sunderland
3	Tyne and Wear Green Belt - South Tyneside
4	Tyne and Wear Green Belt - North Tyneside
5	Tyne and Wear Green Belt - Newcastle upon Tyne
6	Tyne and Wear Green Belt - Gateshead
7	Tyne and Wear Green Belt - Northumberland

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

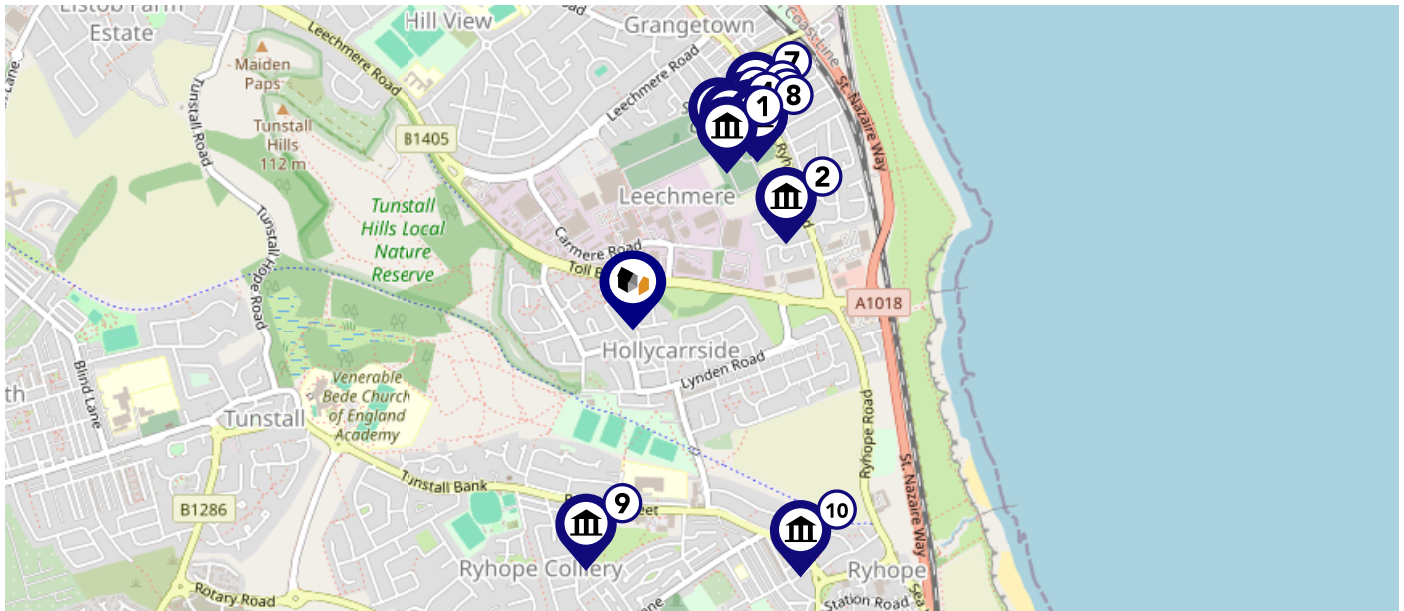
1	Ryhope Tip-Sunderland, Tyne and Wear	Historic Landfill	
2	Hollycarrside-Ryhope, Sunderland	Historic Landfill	
3	Shirley Banks-Grangetown, Sunderland	Historic Landfill	
4	Tunstall Hope Road-Tunstall Hope Road, Tunstall, Sunderland, Tyne and Wear	Historic Landfill	
5	Ryhope Dene North-Ryhope, Sunderland	Historic Landfill	
6	Hendon Cliff-Hendon Cliff, Sunderland, Tyne and Wear	Historic Landfill	
7	Hendon Gasworks-Hendon House, Commercial Road, Sunderland, Tyne and Wear	Historic Landfill	
8	Ryhope Dene-Ryhope, Sunderland	Historic Landfill	
9	Silksworth-Silksworth, Sunderland, Tyne and Wear	Historic Landfill	
10	Barnes Park East-Humbledon, Sunderland	Historic Landfill	

Maps

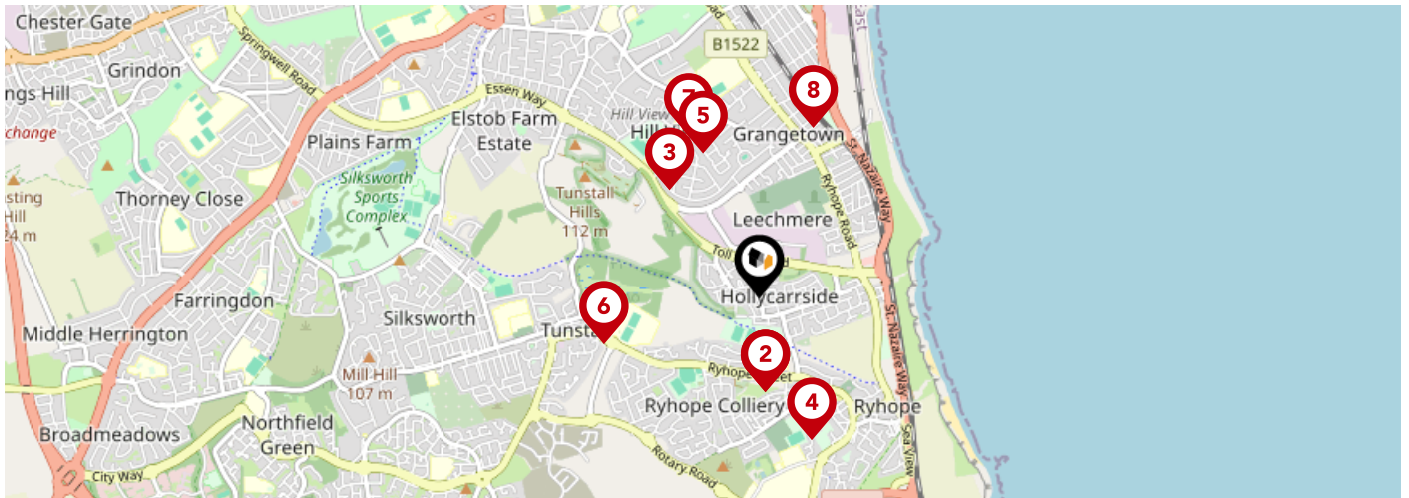
Listed Buildings

LANDWOOD
GROUP

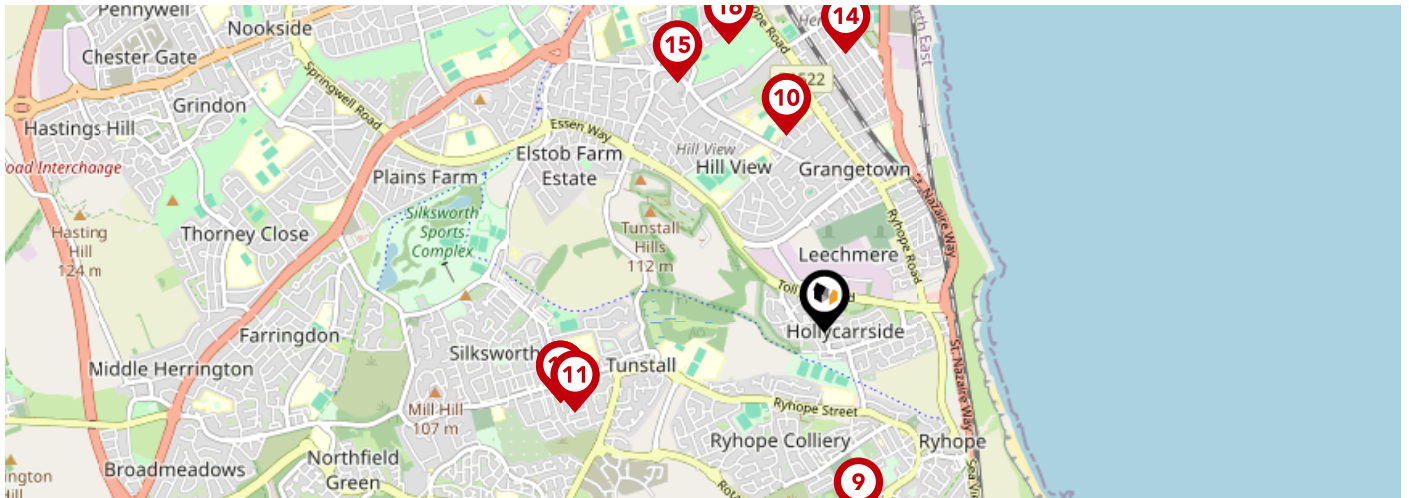
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1217808 - South Chapel Of Sunderland Cemetery	Grade II	0.4 miles
 1292290 - Ryhope Grange Farmhouse Including Barn Adjacent To West	Grade II	0.4 miles
 1279868 - North Chapel Of Sunderland Cemetery	Grade II	0.4 miles
 1217797 - Fountain 5 Metres South East Of Sunderland Cemetery North Chapel	Grade II	0.4 miles
 1207124 - North Lodge Of Sunderland Cemetery	Grade II	0.5 miles
 1207125 - South Lodge Of Sunderland Cemetery	Grade II	0.5 miles
 1292317 - Church Of St Aidan	Grade II	0.5 miles
 1217820 - Entrance Gates, Piers And Front Railings To Sunderland Cemetery	Grade II	0.5 miles
 1119716 - Pigeon Cree At Storefield Belonging To Mr M Surtees	Grade II	0.5 miles
 1217835 - Church Of St Paul	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Ryhope Infant School Academy Ofsted Rating: Good Pupils: 176 Distance:0.4	☐	☒	☐	☐	☐
2	Ryhope Junior School Ofsted Rating: Good Pupils: 189 Distance:0.4	☐	☒	☐	☐	☐
3	Hill View Infant Academy Ofsted Rating: Good Pupils: 452 Distance:0.6	☐	☒	☐	☐	☐
4	St Patrick's Catholic Primary School, Ryhope Ofsted Rating: Good Pupils: 156 Distance:0.65	☐	☒	☐	☐	☐
5	Hopespring Sunderland Ofsted Rating: Good Pupils: 20 Distance:0.66	☐	☐	☒	☐	☐
6	Venerable Bede Church of England Academy Ofsted Rating: Good Pupils: 889 Distance:0.69	☐	☐	☒	☐	☐
7	Hill View Junior Academy Ofsted Rating: Good Pupils: 453 Distance:0.75	☐	☒	☐	☐	☐
8	Grangetown Primary School Ofsted Rating: Good Pupils: 322 Distance:0.76	☐	☒	☐	☐	☐

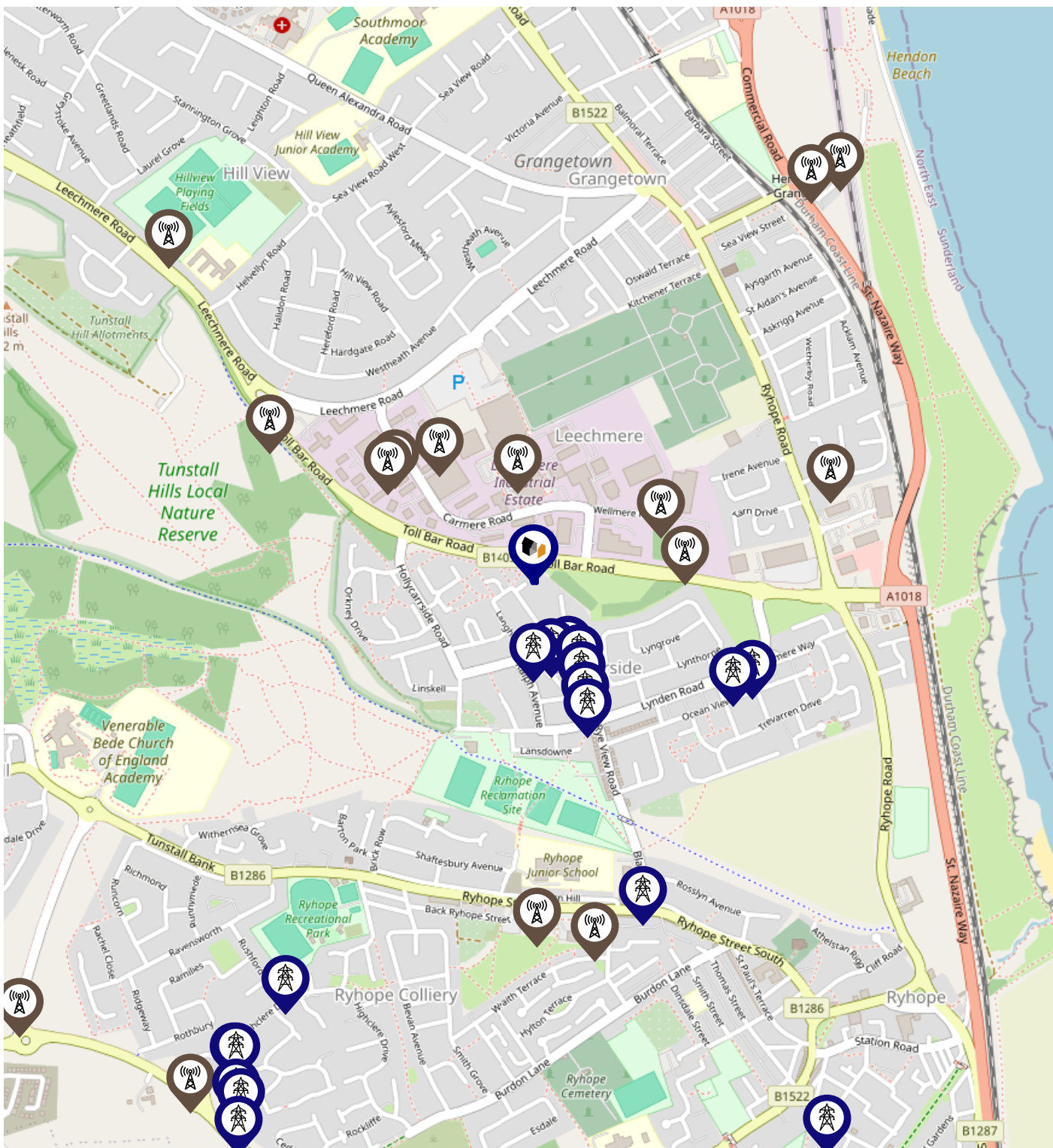


		Nursery	Primary	Secondary	College	Private
	St Paul's CofE Primary School Ofsted Rating: Outstanding Pupils: 301 Distance:0.81	☐	☒	☐	☐	☐
	Southmoor Academy Ofsted Rating: Good Pupils: 1436 Distance:0.86	☐	☐	☒	☐	☐
	St Leonard's Catholic Primary School, Silksworth Ofsted Rating: Good Pupils: 150 Distance:1.12	☐	☒	☐	☐	☐
	New Silksworth Academy Infant Ofsted Rating: Good Pupils: 216 Distance:1.17	☐	☒	☐	☐	☐
	New Silksworth Academy Junior Ofsted Rating: Good Pupils: 213 Distance:1.17	☐	☒	☐	☐	☐
	Valley Road Academy Ofsted Rating: Good Pupils: 405 Distance:1.19	☐	☒	☐	☐	☐
	St Aidan's Catholic Academy Ofsted Rating: Good Pupils: 943 Distance:1.24	☐	☐	☒	☐	☐
	Ashbrooke School Ofsted Rating: Outstanding Pupils: 114 Distance:1.29	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

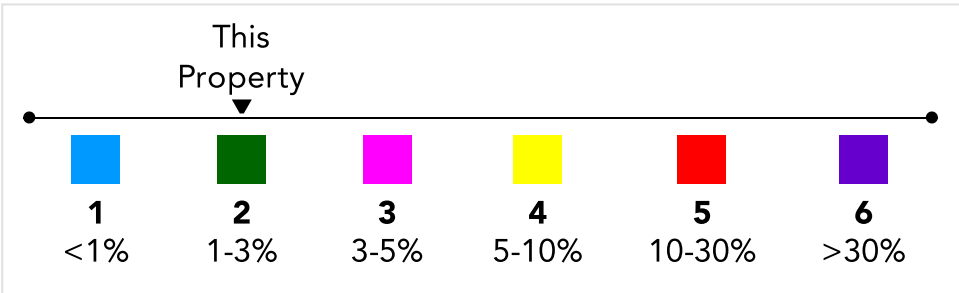
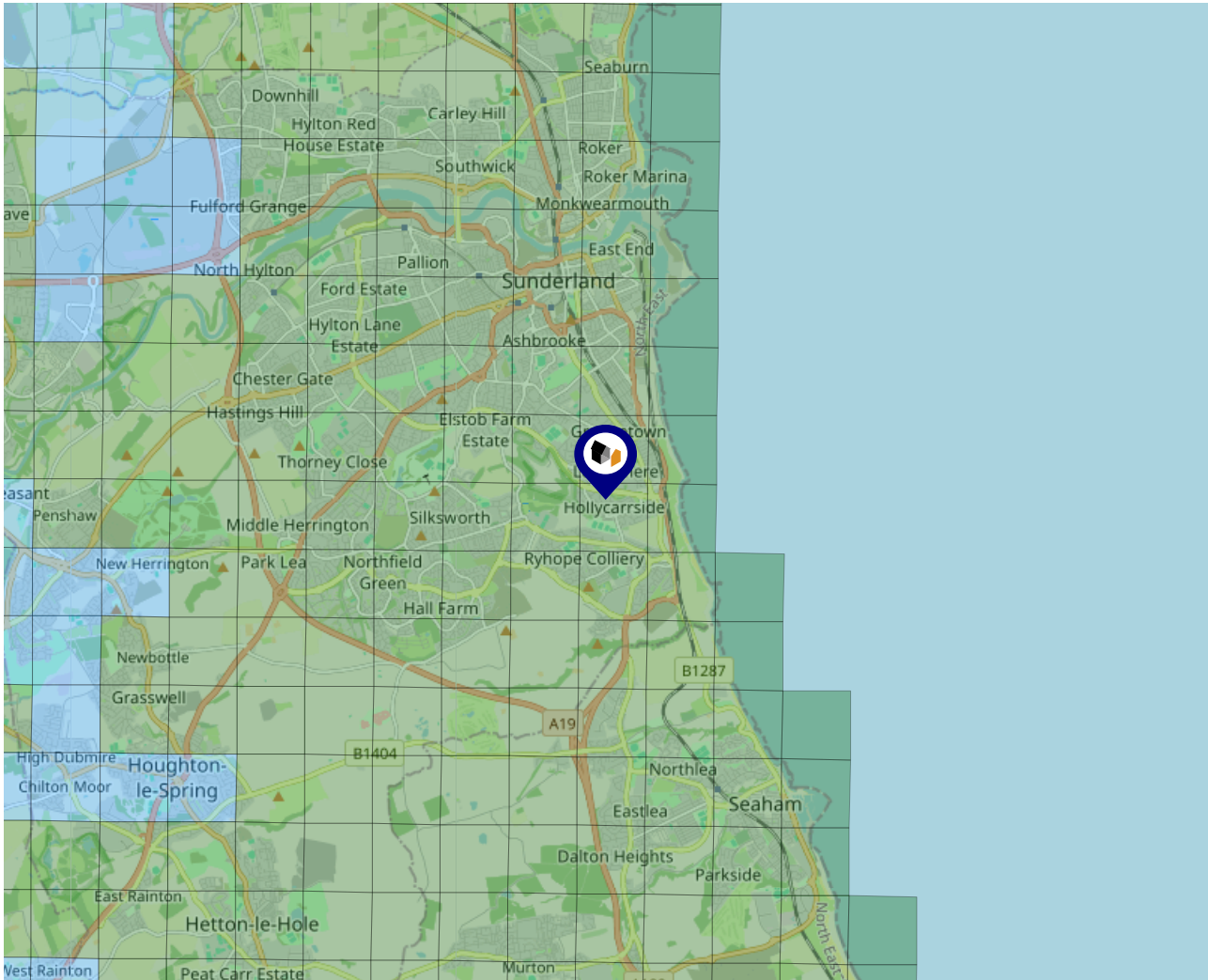


Key:

-  Power Pylons
-  Communication Masts

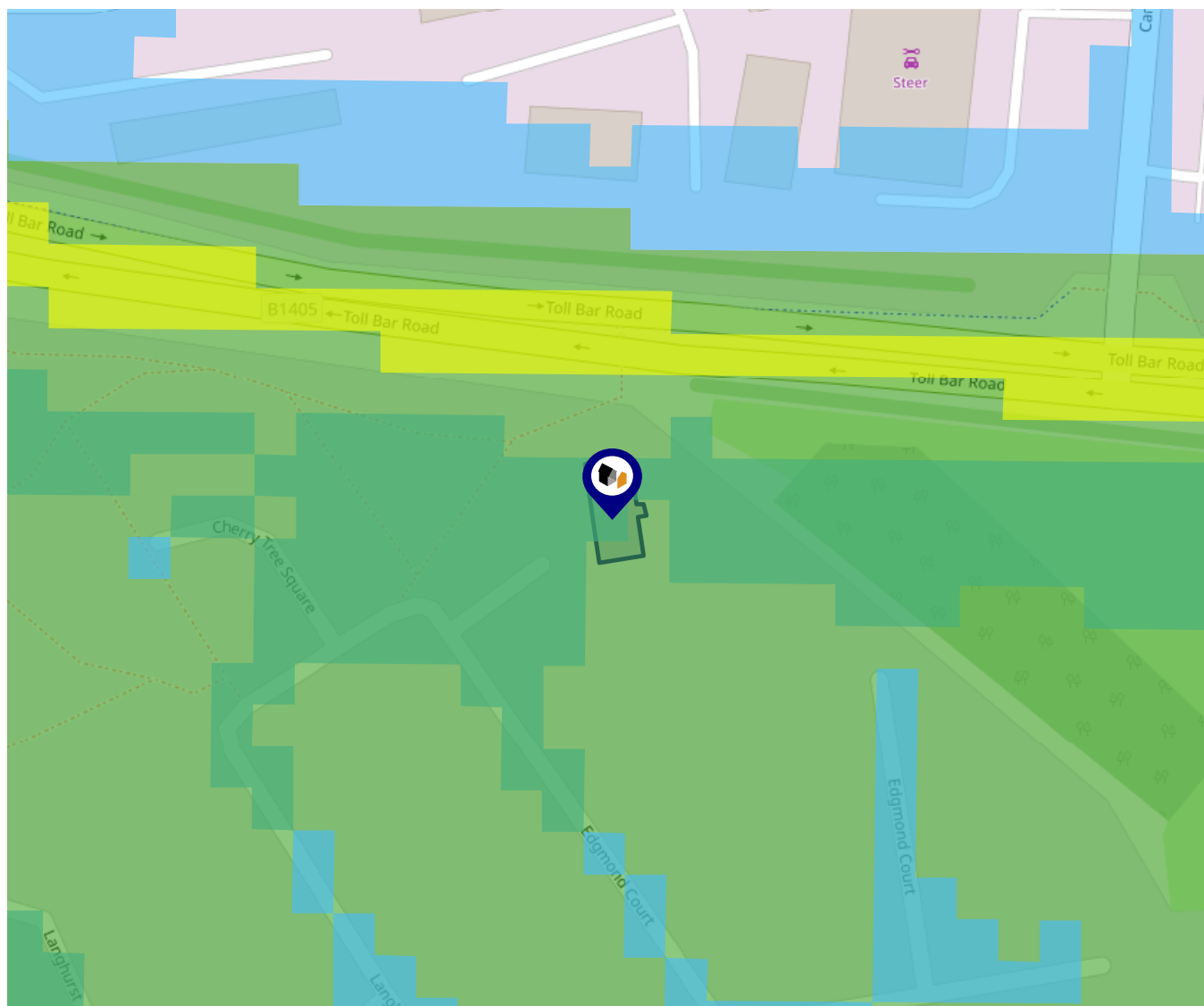
What is Radon?

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

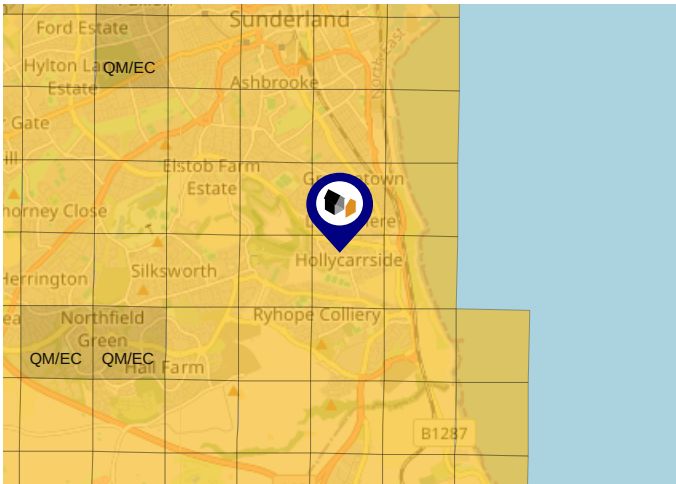


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO HEAVY		



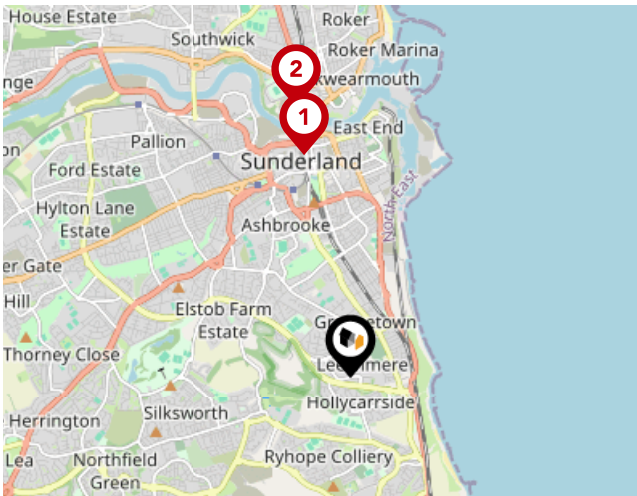
Primary Classifications (Most Common Clay Types)

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

Area

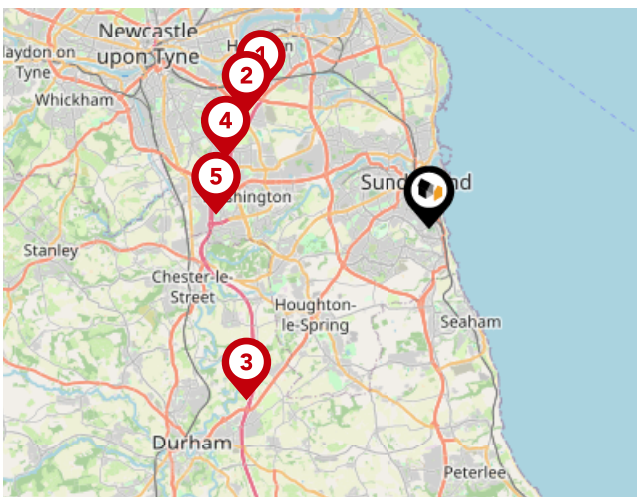
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
	Sunderland Rail Station	1.94 miles
	St Peters Rail Station	2.37 miles
	Seaham Rail Station	2.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A194(M) J3	7.38 miles
	A194(M) J2	7.34 miles
	A1(M) J62	8.51 miles
	A194(M) J1	7.35 miles
	A1(M) J64	7.25 miles



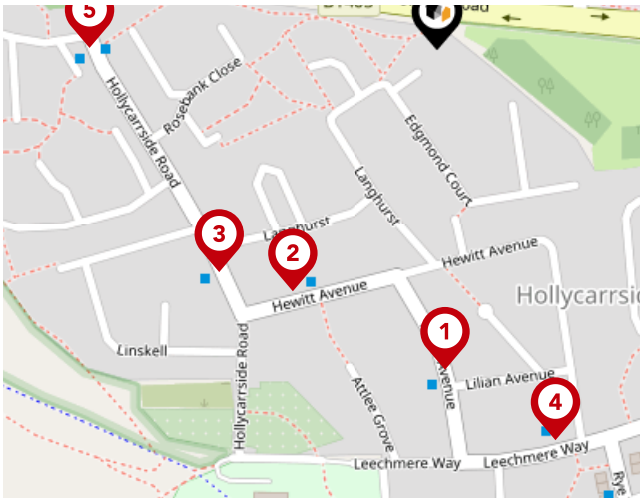
Airports/Helipads

Pin	Name	Distance
	Teesside Airport	25.5 miles
	Airport	17.35 miles
	Leeds Bradford Airport	70.76 miles
	Irthlington	57.11 miles

Area

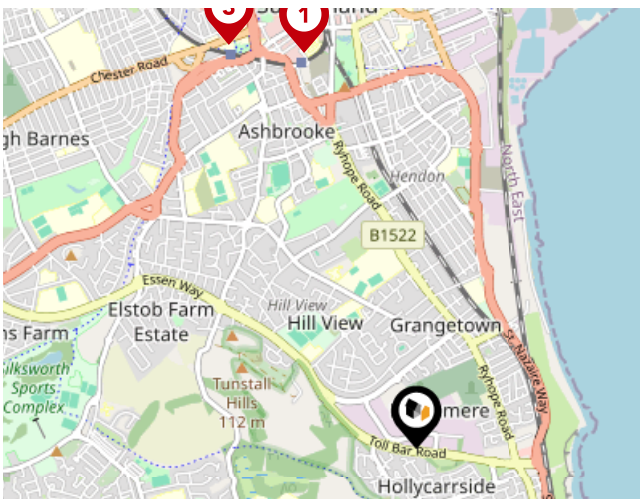
Transport (Local)

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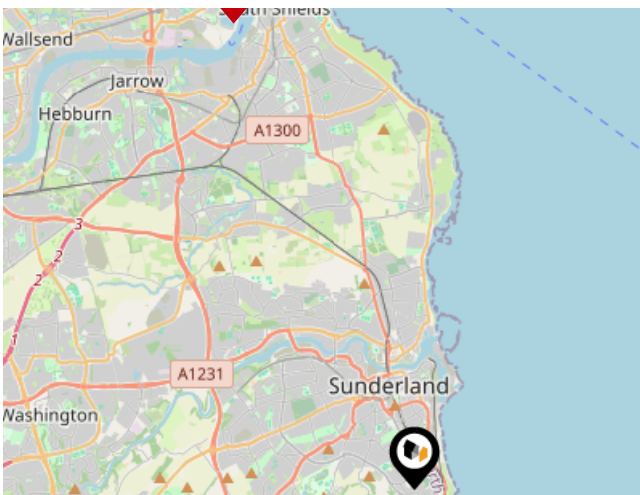
Bus Stops/Stations

Pin	Name	Distance
1	Ralph Avenue	0.17 miles
2	Hewitt Avenue	0.15 miles
3	Hollycarrside Road-Hewitt Avenue	0.17 miles
4	Leechmere Way - Hewitt Avenue	0.22 miles
5	Hollycarrside Road-Orkney Drive	0.19 miles



Local Connections

Pin	Name	Distance
1	Park Lane (Tyne and Wear Metro Station)	1.76 miles
2	Park Lane (Tyne and Wear Metro Station)	1.76 miles
3	University (Tyne and Wear Metro Station)	1.9 miles



Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	8.71 miles
2	Newcastle International Ferry Terminal	8.51 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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

