



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 01st April 2026



**21, PARKVIEW APARTMENTS, 323, LINTHORPE ROAD,
MIDDLESBROUGH, TS1 4AL**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Holiday Let/Accommodation/Short-Term Let Other Than CH01	Last Sold Date:	29/01/2008
Plot Area:	0.22 acres	Last Sold Price:	£210,000
Year Built :	2008	Last Sold £/ft²:	£105
Council Tax :	Band Deleted	Tenure:	Leasehold
Title Number:	CE199049		
UPRN:	10023172968		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Middlesbrough
Conservation Area: Albert Park and Linthorpe Road

Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s **1000** mb/s

Mobile Coverage:
 (based on calls indoors)



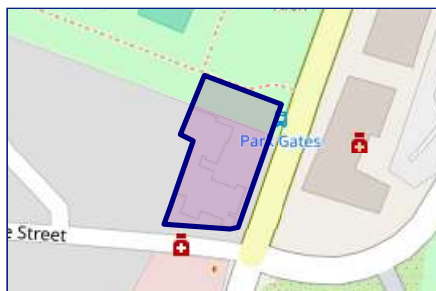
Satellite/Fibre TV Availability:



Property Multiple Title Plans

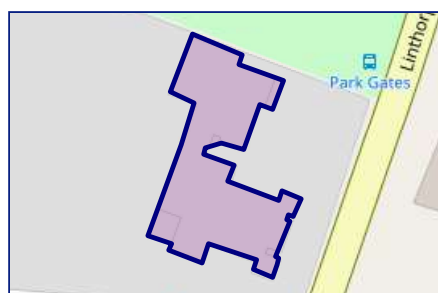
LANDWOOD
GROUP

Freehold Title Plan



CE193262

Leasehold Title Plan



CE199049

Start Date: 28/01/2008
End Date: 01/09/3004
Lease Term: 999 years from and including 1 September 2005
Term Remaining: 979 years

This map displays nearby coal mine entrances and their classifications.



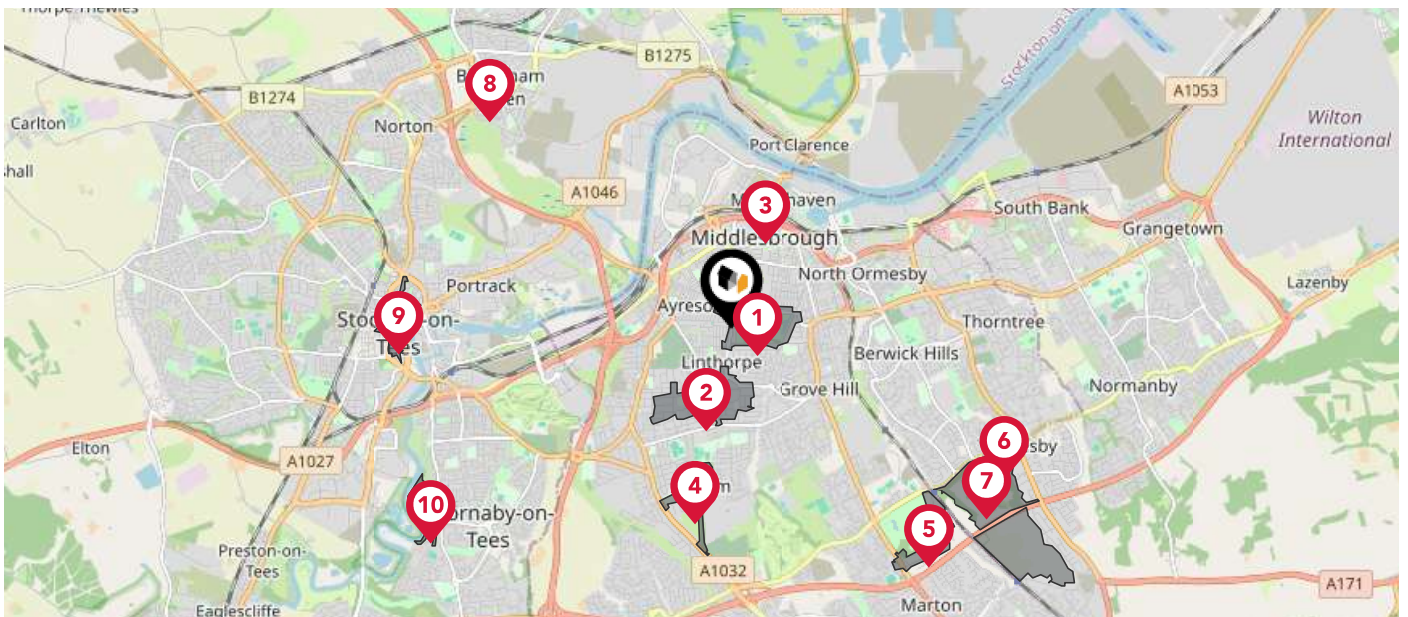
Mine Entry

- ✗ 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.



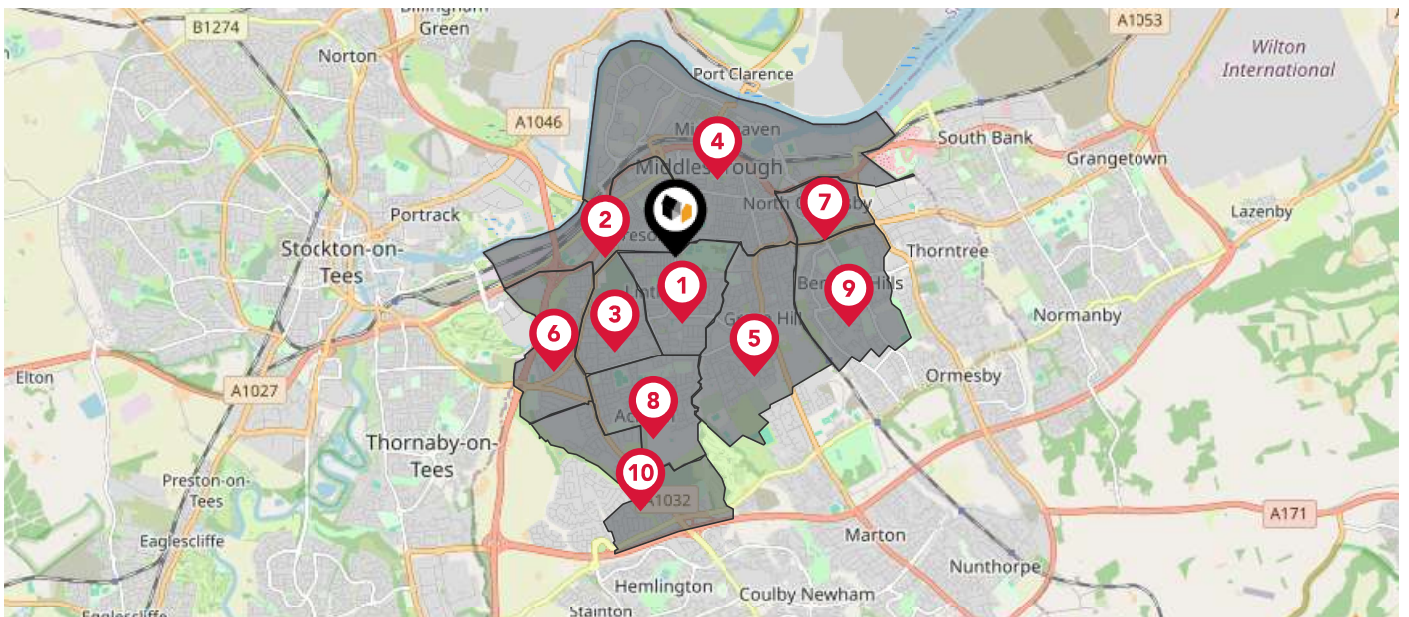
Nearby Conservation Areas

- 1 Albert Park and Linthorpe Road
- 2 Linthorpe
- 3 Middlesbrough Historic Quarter
- 4 Acklam Hall
- 5 Marton Village and The Grove
- 6 Ormesby Hall
- 7 Ormesby Hall
- 8 Billingham Green
- 9 Stockton Town Centre
- 10 Thornaby Green











Maps

Council Wards

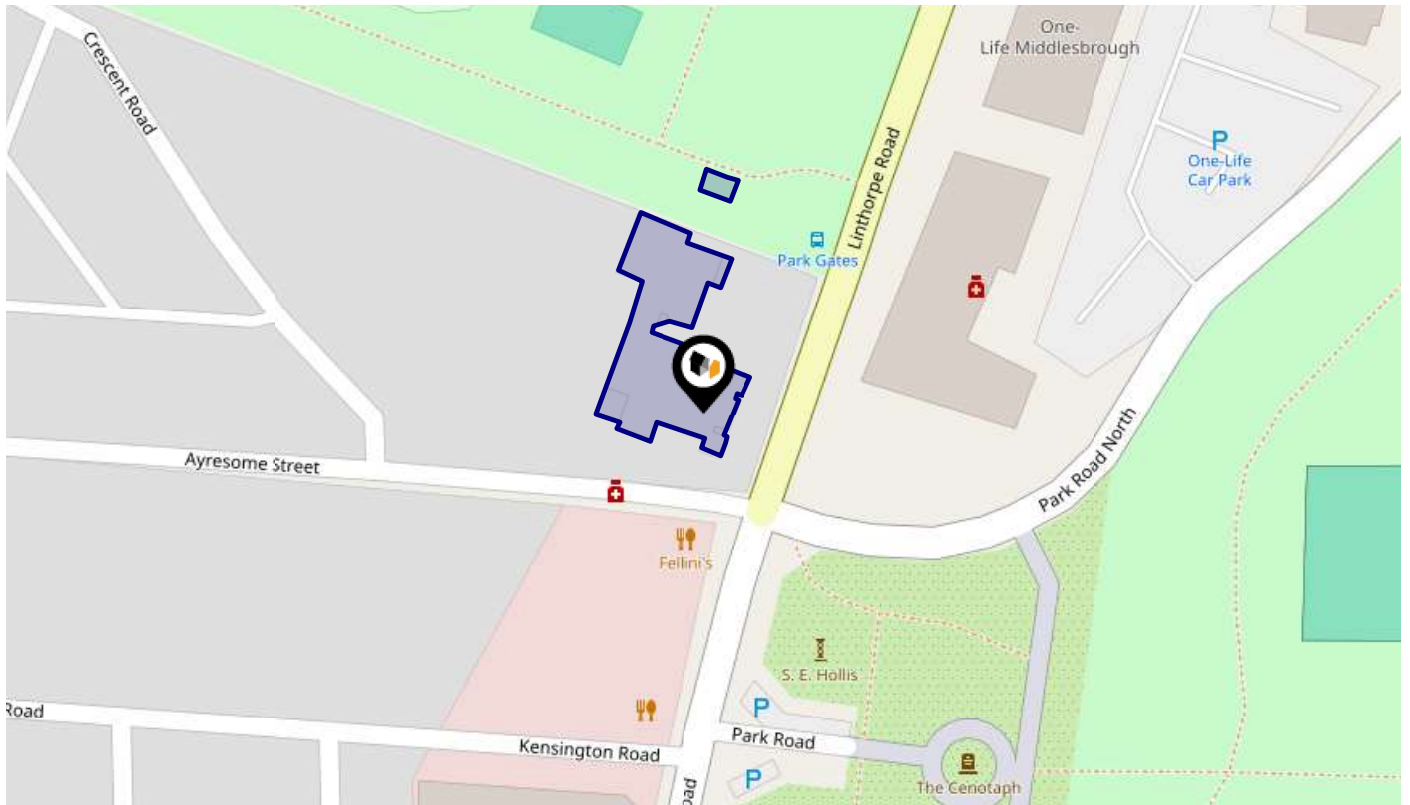
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Park Ward
-  Newport Ward
-  Linthorpe Ward
-  Central Ward
-  Longlands & Beechwood Ward
-  Ayresome Ward
-  North Ormesby Ward
-  Acklam Ward
-  Berwick Hills & Pallister Ward
-  Kader 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.

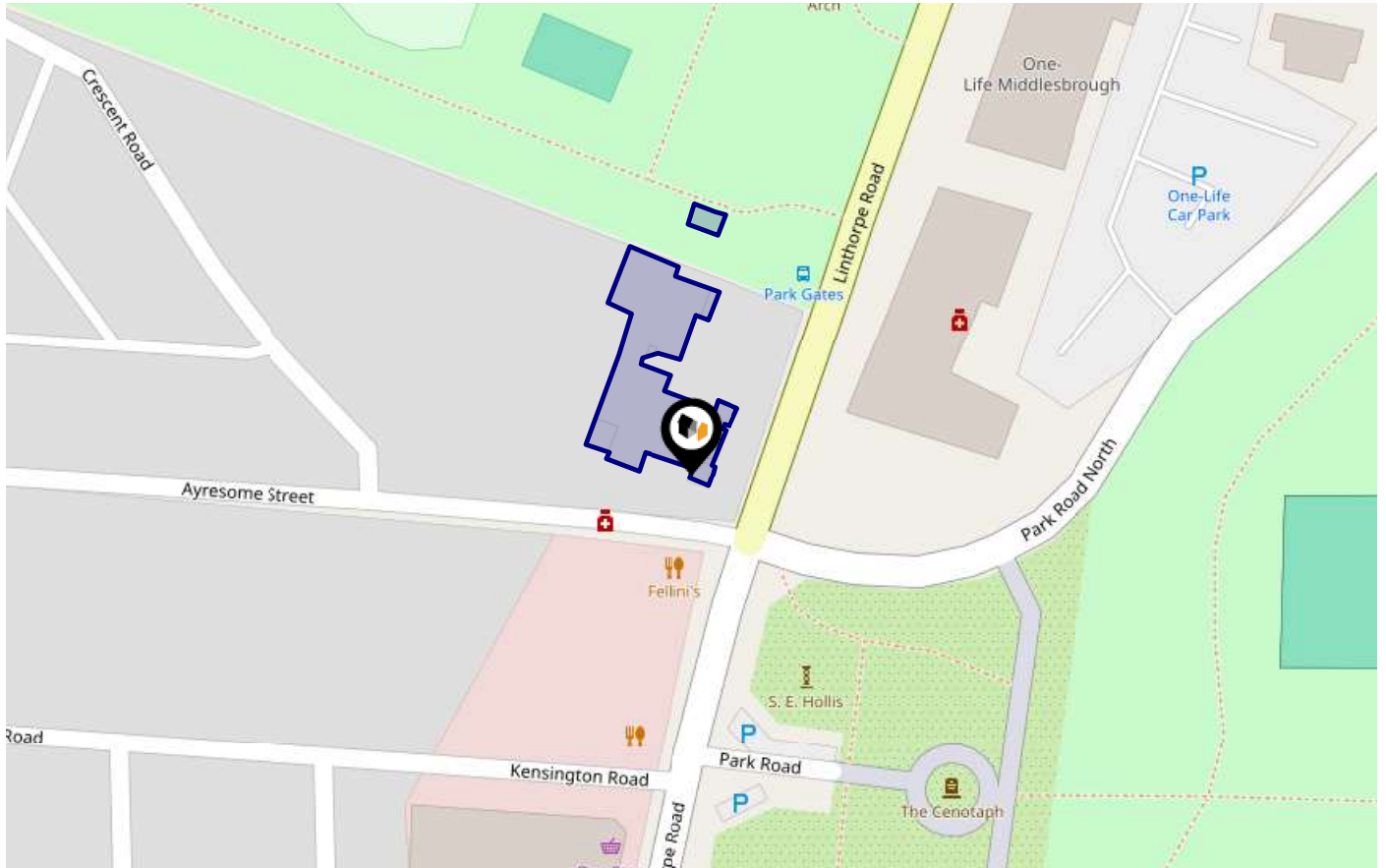
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

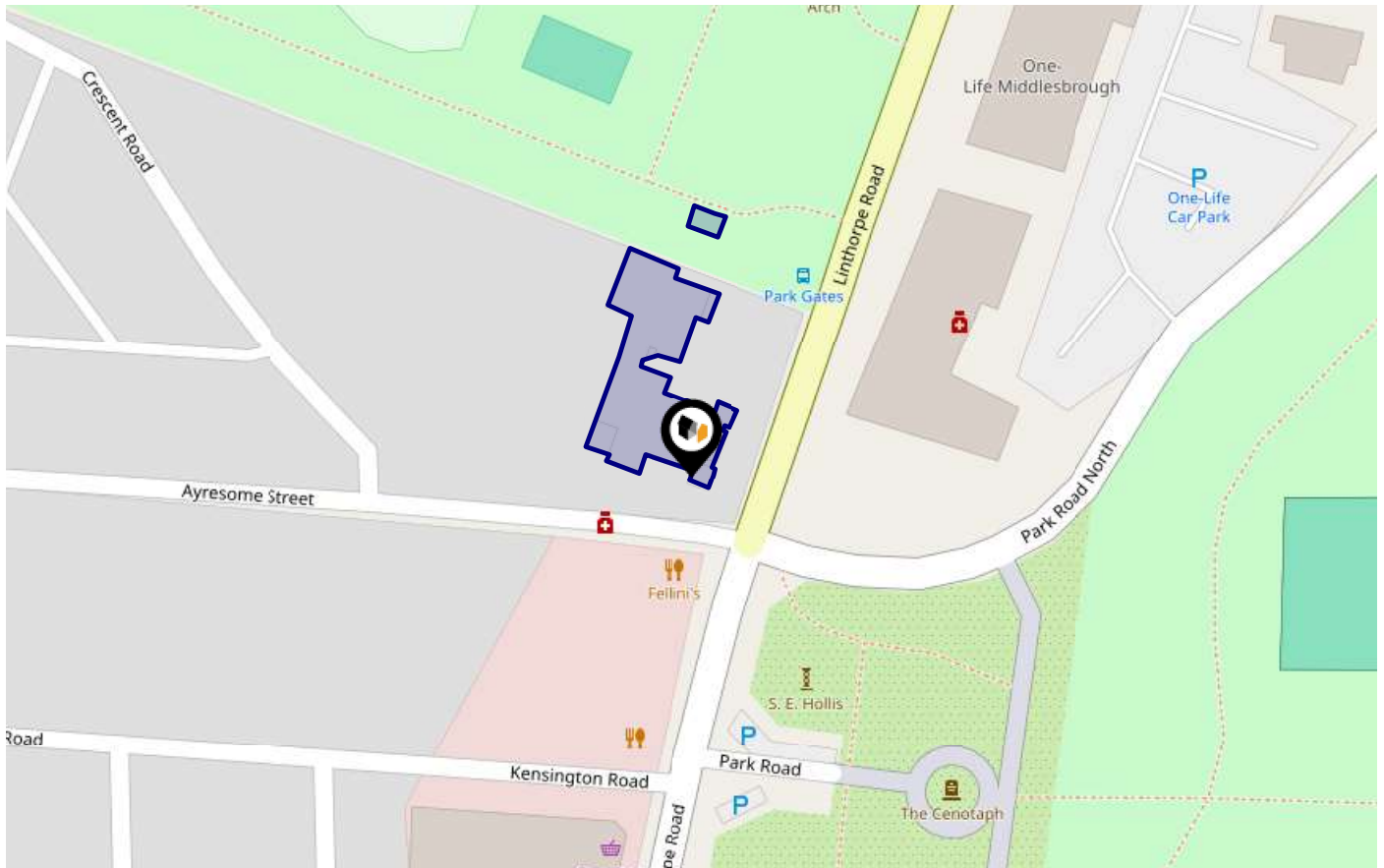
Chance of flooding to the following depths at this property:



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:

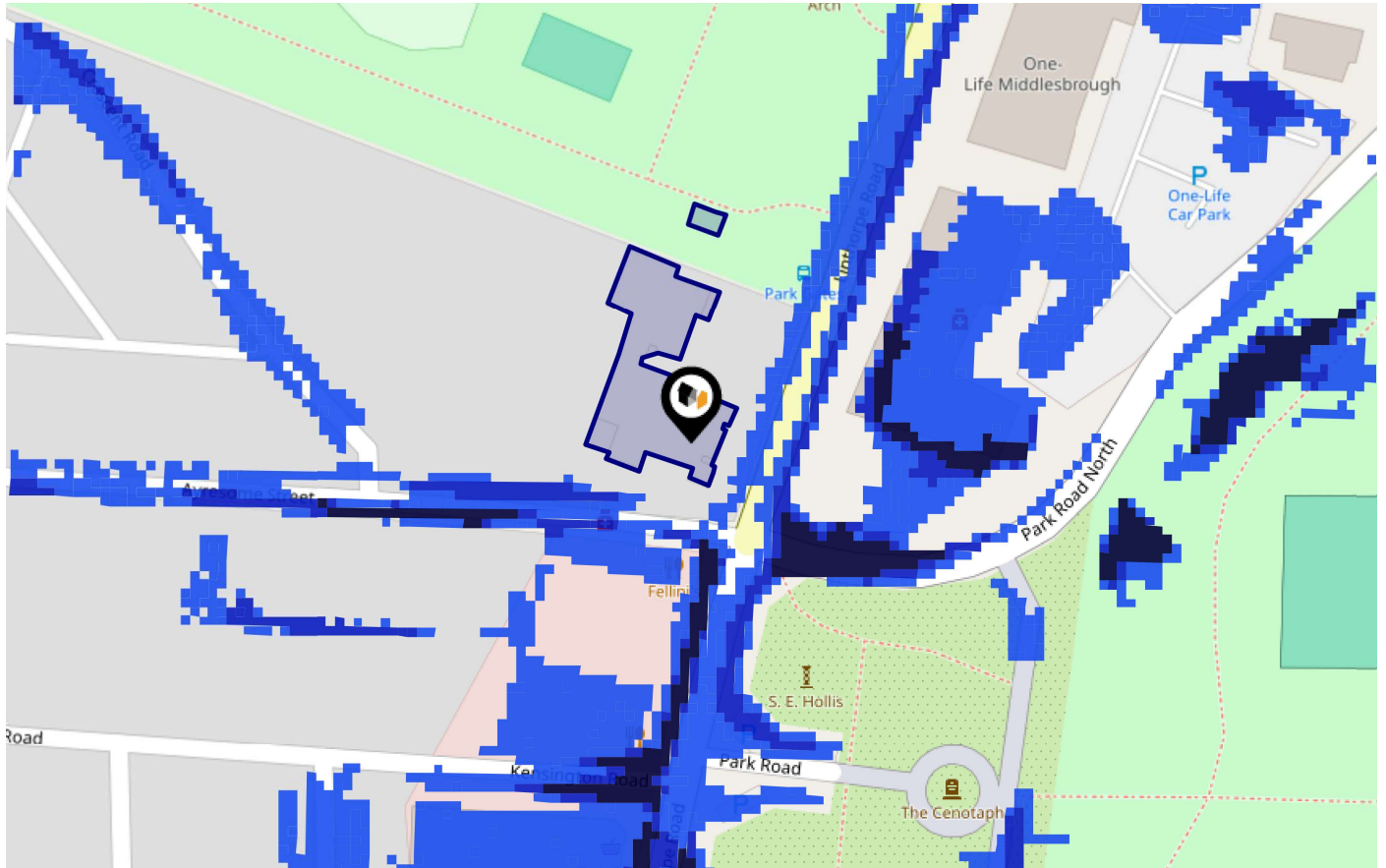


Flood Risk

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.

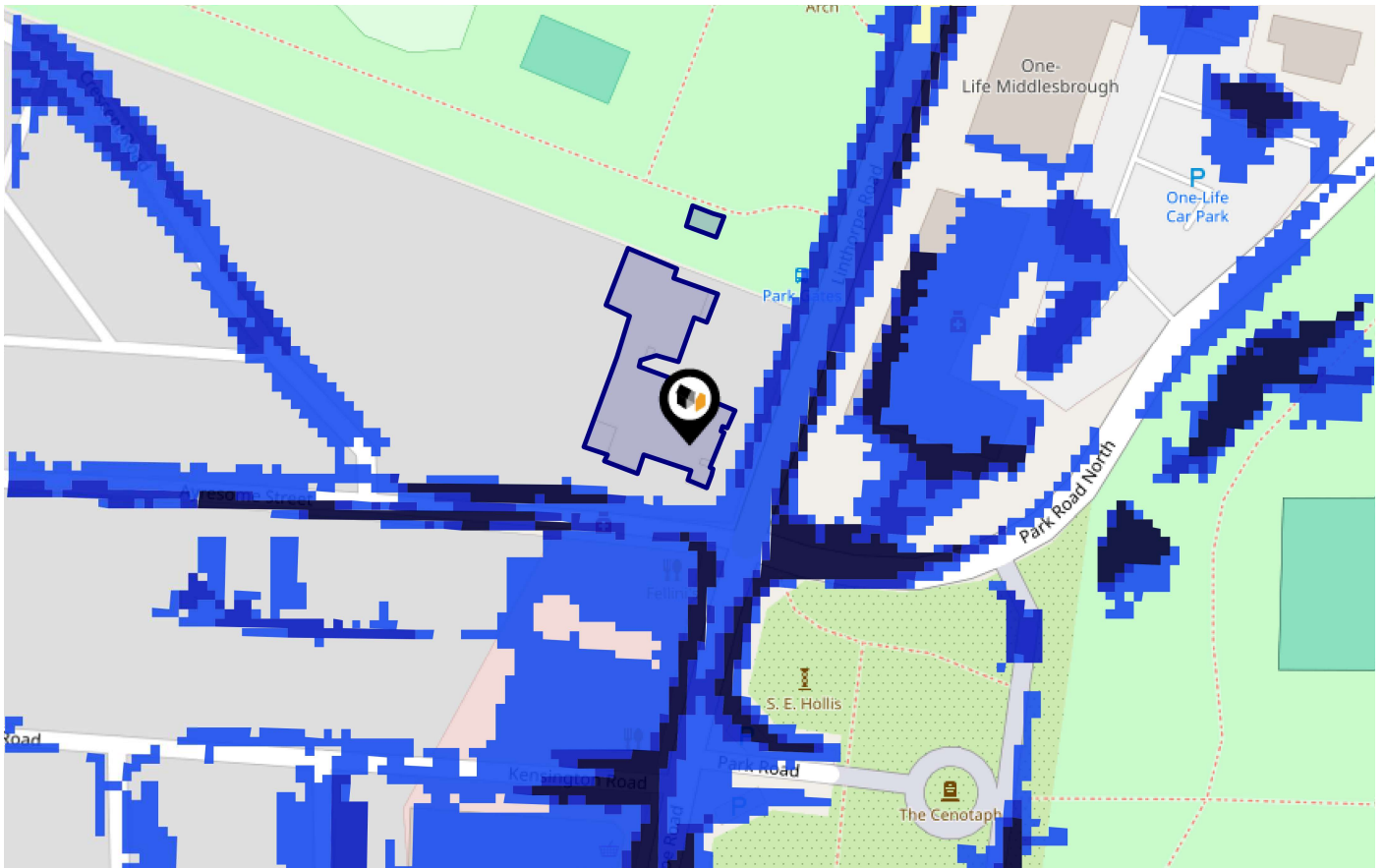
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

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



Nearby Green Belt Land

No data available.

Maps

Landfill Sites

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	Albert Park Landscaping-Albert Park, Middlesbrough, Cleveland	Historic Landfill
2	Teeside Polytechnic-Victoria Road, Middlesbrough	Historic Landfill
3	Gasholder Station-Cannon Street, Middlesbrough	Historic Landfill
4	Ormesby Road-Middlesbrough, Cleveland	Historic Landfill
5	Land at Marsh Street Bridge-Newport, Middlesbrough	Historic Landfill
6	A66 -Longlands Road Junction-Middlesbrough, Cleveland	Historic Landfill
7	Portrack Incinerator-Stockton-on-Tees, Cleveland	Historic Landfill
8	Land adjacent to the junction of Metz Bridge-Forty Foot Road, Middlesbrough	Historic Landfill
9	Middlesbrough Dock-Middlesbrough, Cleveland	Historic Landfill
10	Middlesbrough Dock-Middlesbrough, Cleveland	Historic Landfill

Maps

Listed Buildings

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



1329511 - Park Methodist Church

Grade II

0.0 miles



1312528 - Forbes' Buildings

Grade II

0.1 miles



1139828 - Sundial, In Albert Park

Grade II

0.1 miles



1329536 - South African War Memorial, In Albert Park

Grade II

0.1 miles



1329510 - Church Of The Sacred Heart

Grade II

0.1 miles



1139856 - Coffin In Grounds Of Dorman Memorial Museum

Grade II

0.1 miles



1329535 - West Lodge And Attached Screen Wall And Memorial In Albert Park

Grade II

0.1 miles



1137086 - Dorman Memorial Museum

Grade II

0.1 miles



1139827 - Memorial Clock, In Albert Park

Grade II

0.1 miles



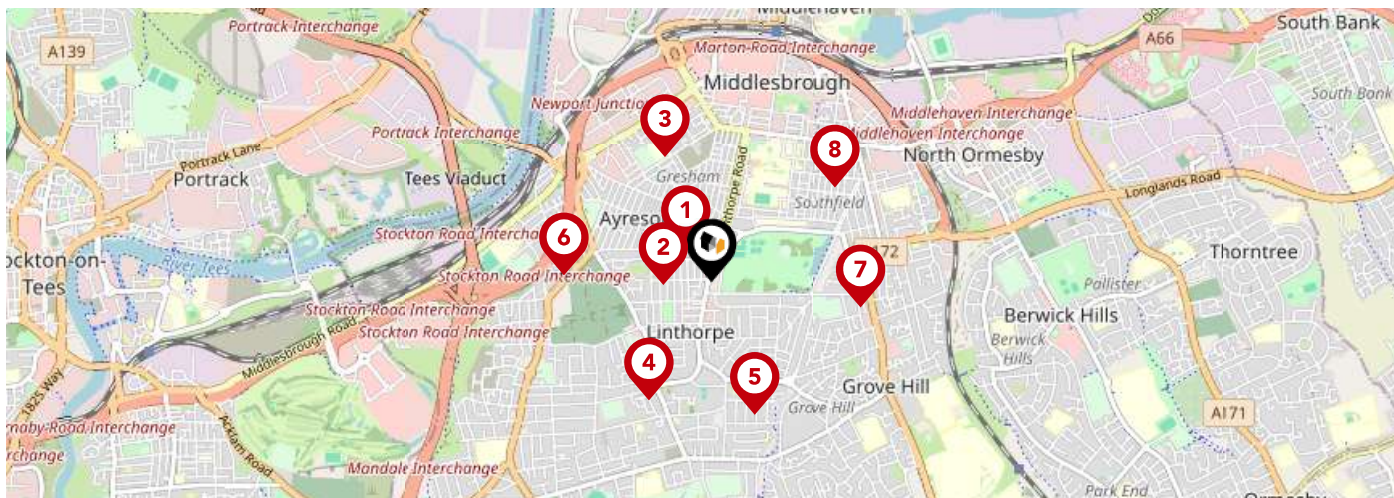
1137094 - Cenotaph, With Memorial Gates, Gatepiers And Screen Walls

Grade II

0.1 miles

Area Schools

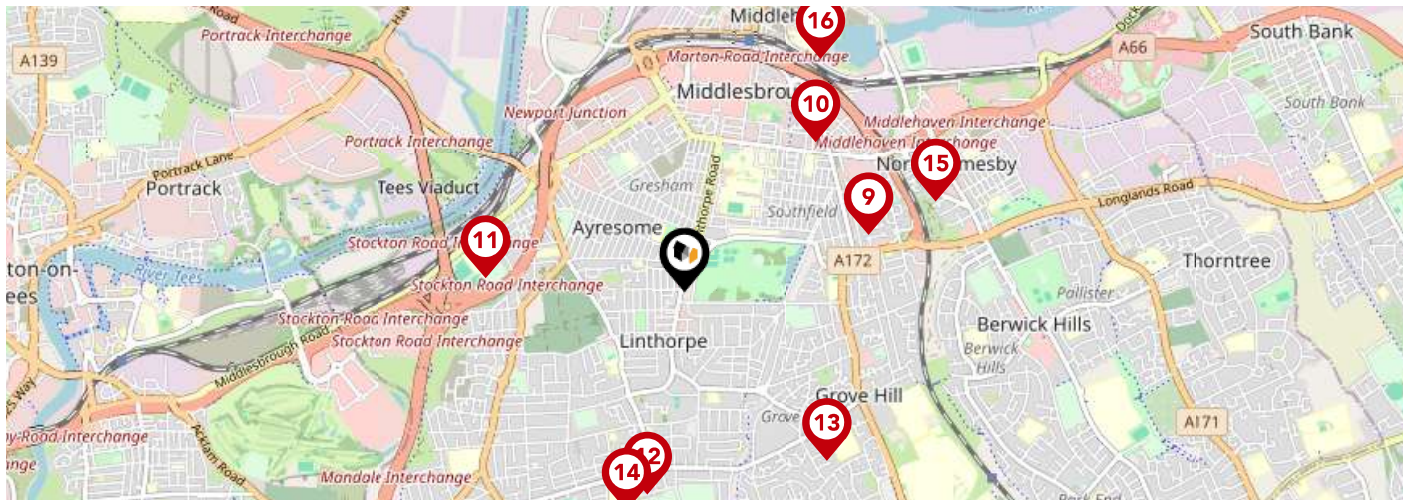
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
1 Ayresome Primary School Ofsted Rating: Good Pupils: 711 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Sacred Heart Primary School Ofsted Rating: Good Pupils: 331 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Newport Primary School Ofsted Rating: Good Pupils: 368 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Linthorpe Community Primary School Ofsted Rating: Outstanding Pupils: 725 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Archibald Primary School Ofsted Rating: Good Pupils: 502 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 393 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Abingdon Primary School Ofsted Rating: Good Pupils: 605 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

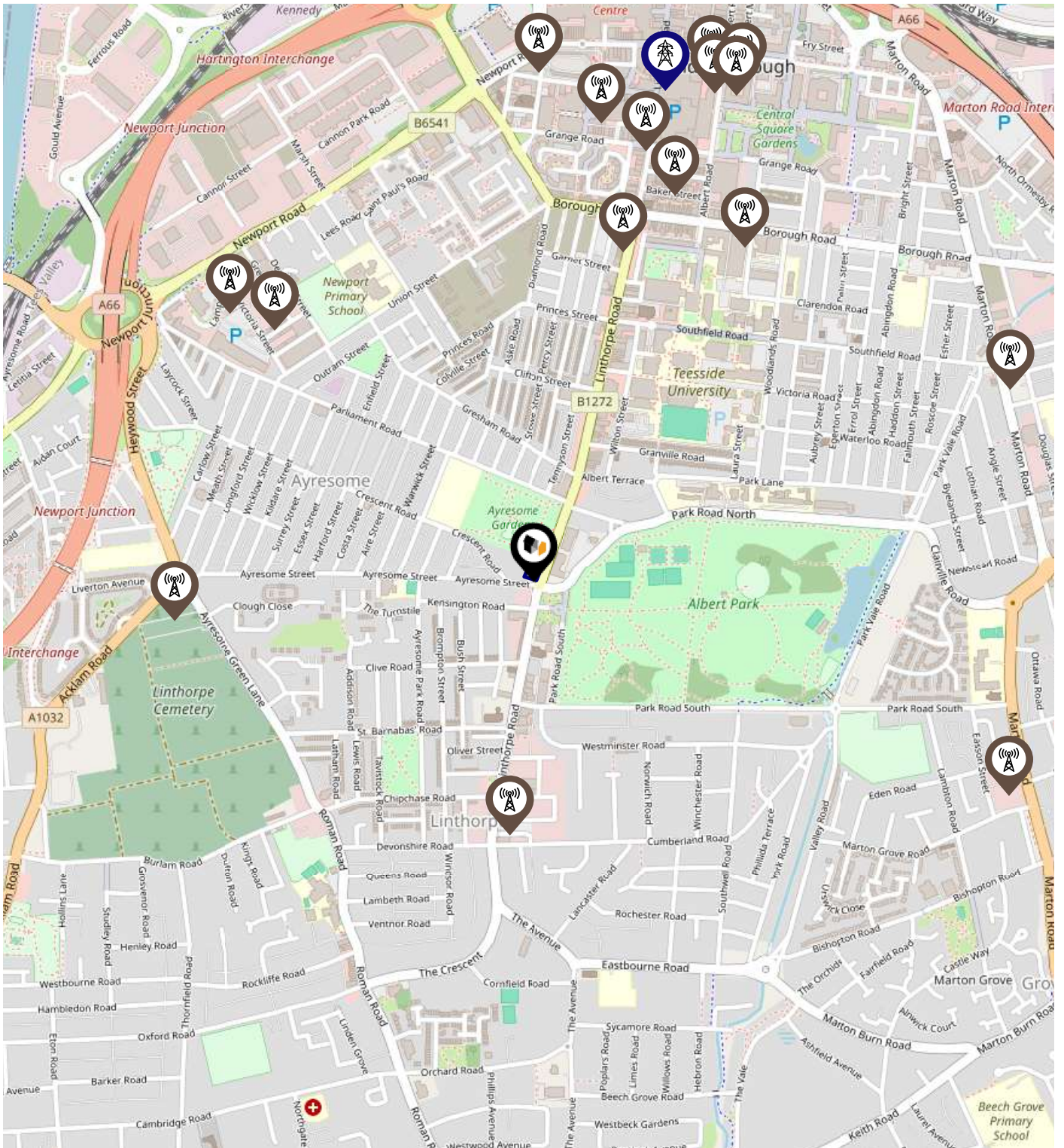
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
<p>9 Breckon Hill Primary School</p> <p>Ofsted Rating: Good Pupils: 611 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Outwood Academy Riverside</p> <p>Ofsted Rating: Good Pupils: 556 Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Macmillan Academy</p> <p>Ofsted Rating: Good Pupils: 1538 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Northern School of Art</p> <p>Ofsted Rating: Outstanding Pupils:0 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Beech Grove Primary School</p> <p>Ofsted Rating: Good Pupils: 461 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Green Lane Primary Academy</p> <p>Ofsted Rating: Good Pupils: 668 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 North Ormesby Primary Academy</p> <p>Ofsted Rating: Outstanding Pupils: 262 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Middlesbrough College</p> <p>Ofsted Rating: Good Pupils:0 Distance:1.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

LANDWOOD GROUP

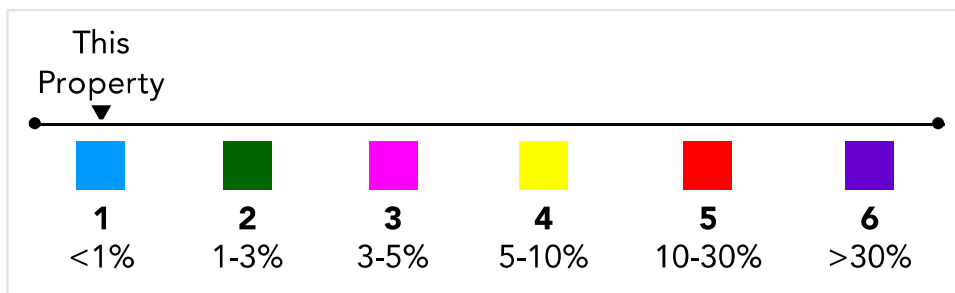
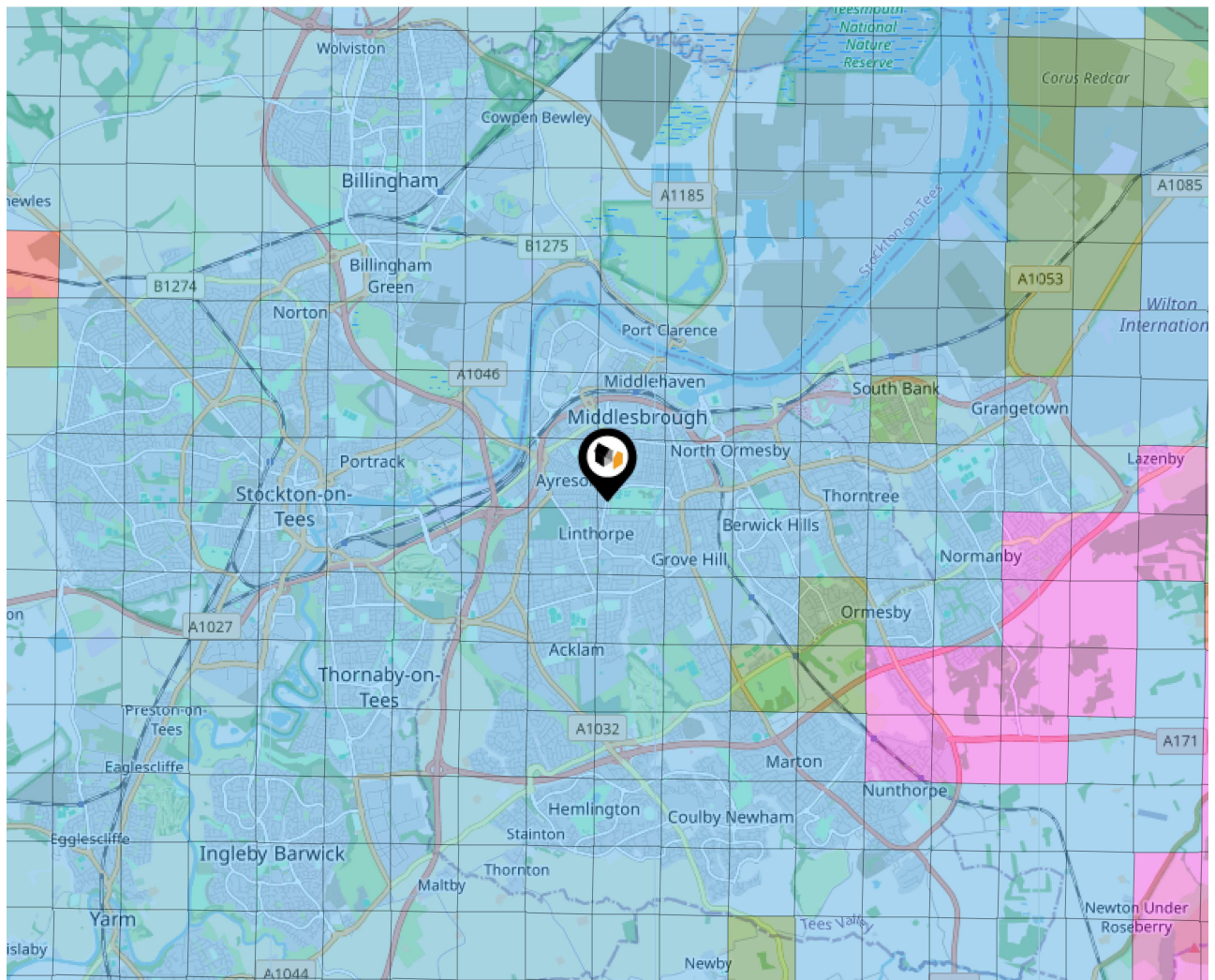


Key:

-  Power Pylons
-  Communication Masts

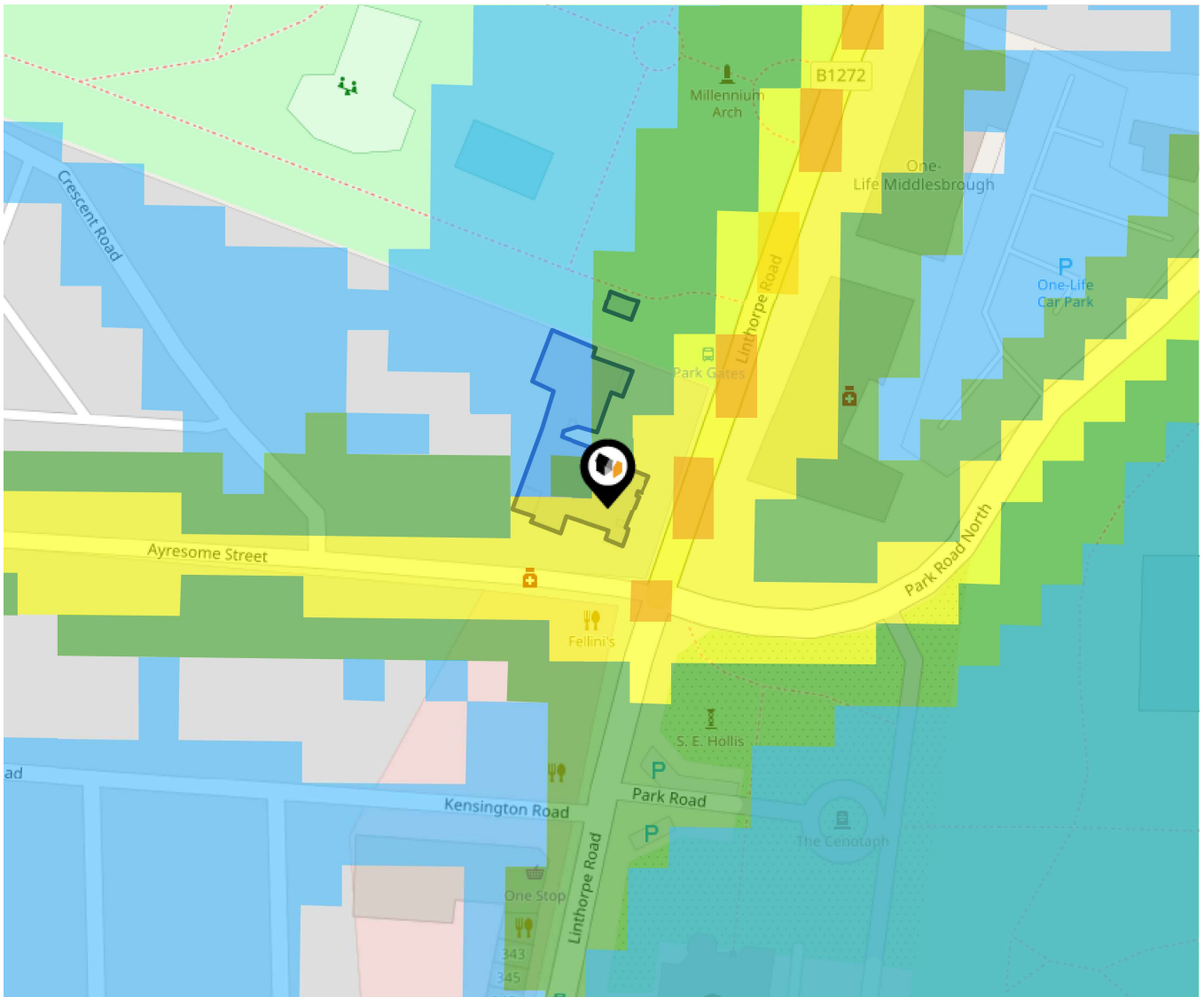
What is Radon?

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

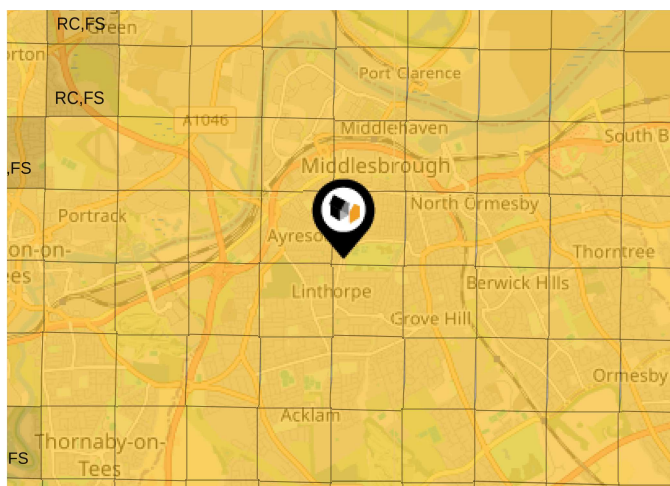


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



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

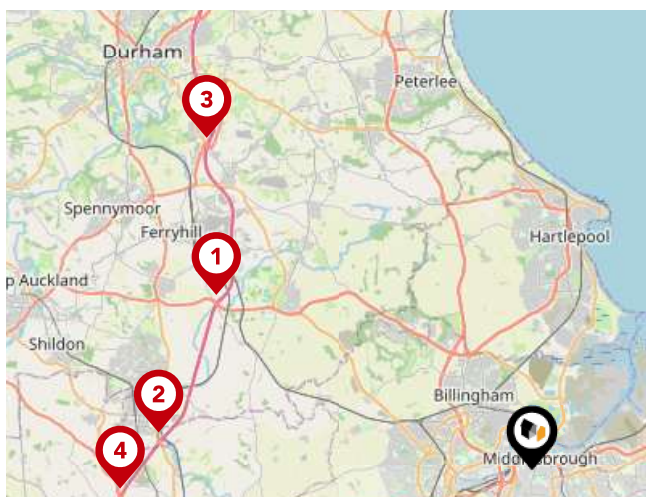
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Middlesbrough Rail Station - main ent	0.95 miles
2	Middlesbrough Rail Station	0.98 miles
3	Middlesbrough Rail Station	1.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	12.39 miles
2	A1(M) J59	12.89 miles
3	A1(M) J61	15.95 miles
4	A1(M) J58	14.17 miles
5	A1(M) J62	19.52 miles



Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	8.57 miles
2	Airport	37.59 miles
3	Leeds Bradford Airport	51.08 miles
4	Irthington	67.61 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dorman Museum	0.07 miles
2	Ayresome Gardens	0.06 miles
3	Ayresome Gardens	0.08 miles
4	St Barnabas Church	0.16 miles
5	St Barnabas Church	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	1.36 miles
2	Transporter Bridge North Side	1.47 miles

The logo consists of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, centered within an orange rounded square.

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.

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.



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/>

