



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 15th April 2026



**FLAT 3, 10, HIGH STREET, STOKESLEY, MIDDLESBROUGH,
TS9 5DQ**

Landwood Group

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Property

Type:	Flat / Maisonette	Last Sold Date:	10/05/2023
Bedrooms:	2	Last Sold Price:	£90,000
Floor Area:	742 ft ² / 69 m ²	Last Sold £/ft²:	£121
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,979		
Title Number:	NYK504171		
UPRN:	10013390311		
Restrictive Covenants:	No		

Local Area

Local Authority:	North yorkshire
Conservation Area:	Stokesley
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

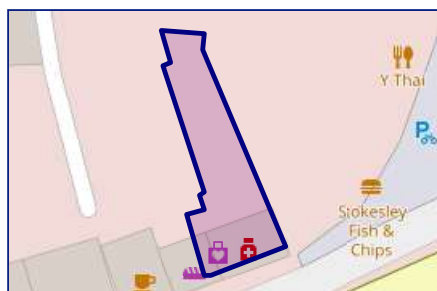
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Freehold Title Plan



NYK221359

Leasehold Title Plan



NYK504171

Start Date: 03/04/2023
End Date: 11/07/3021
Lease Term: 999 years beginning on and including 11 July 2022.
Term Remaining: 995 years

Property EPC - Certificate

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FLAT 3, 10 HIGH STREET, STOKESLEY, TS9 5DQ

Energy rating

D

Valid until 08.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	69 m ²

Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



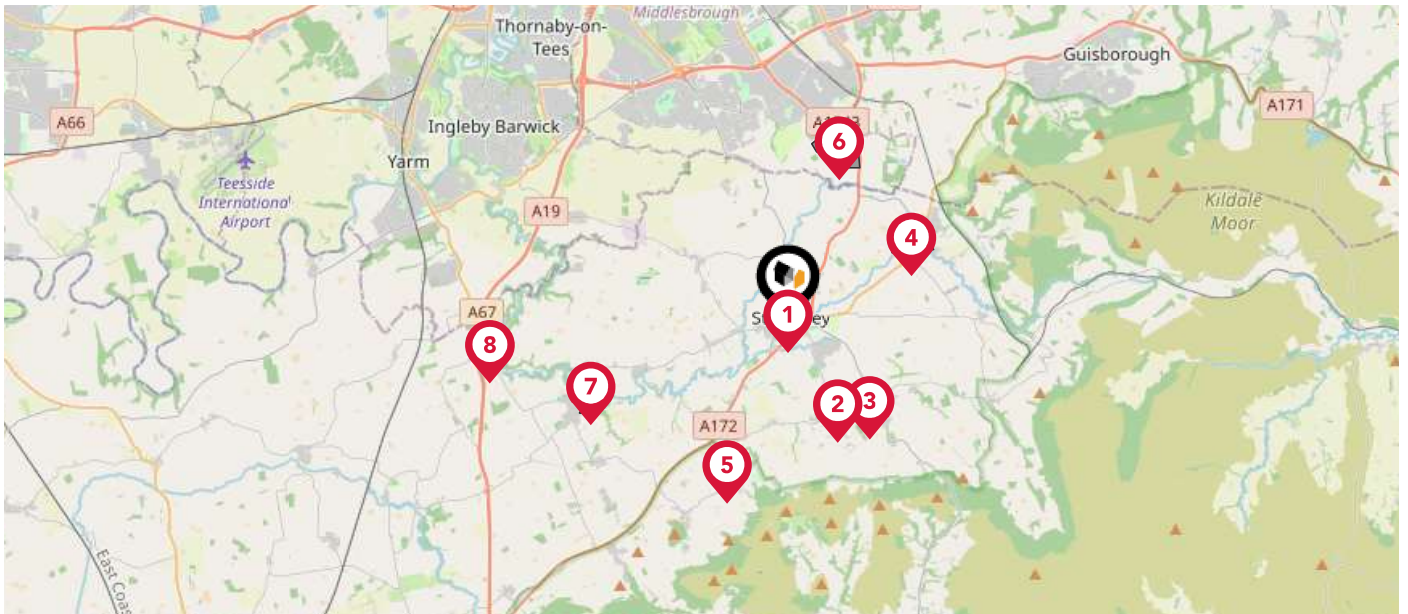
Mine Entry

- ✕ 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.

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

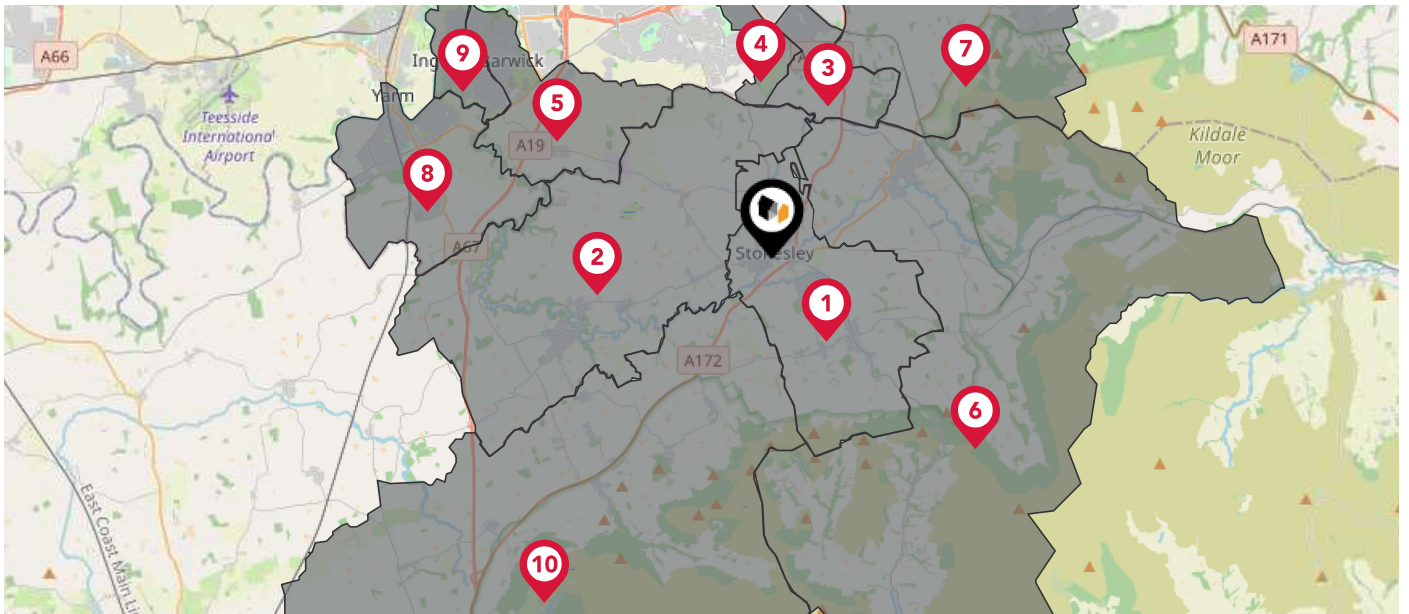
- 1 Stokesley
- 2 Kirkby
- 3 Great Broughton
- 4 Great Ayton
- 5 Carlton in Cleveland
- 6 Nunthorpe and Poole
- 7 Hutton Rudby
- 8 Crathorne

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



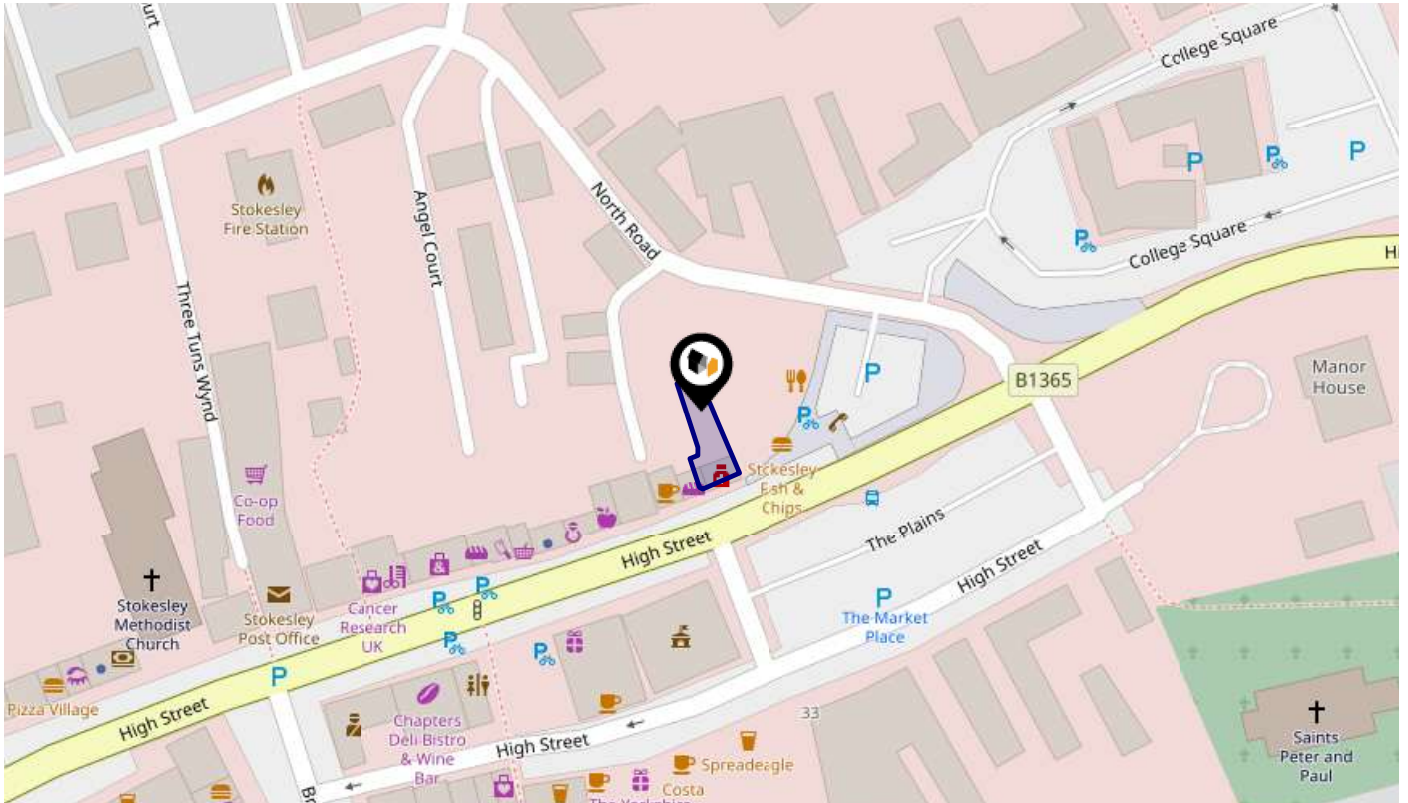
Nearby Council Wards

- 1 Stokesley Ward
- 2 Hutton Rudby Ward
- 3 Nunthorpe Ward
- 4 Marton West Ward
- 5 Ingleby Barwick East Ward
- 6 Great Ayton Ward
- 7 Hutton Ward
- 8 Yarm Ward
- 9 Ingleby Barwick West Ward
- 10 Osmotherley & Swainby 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.

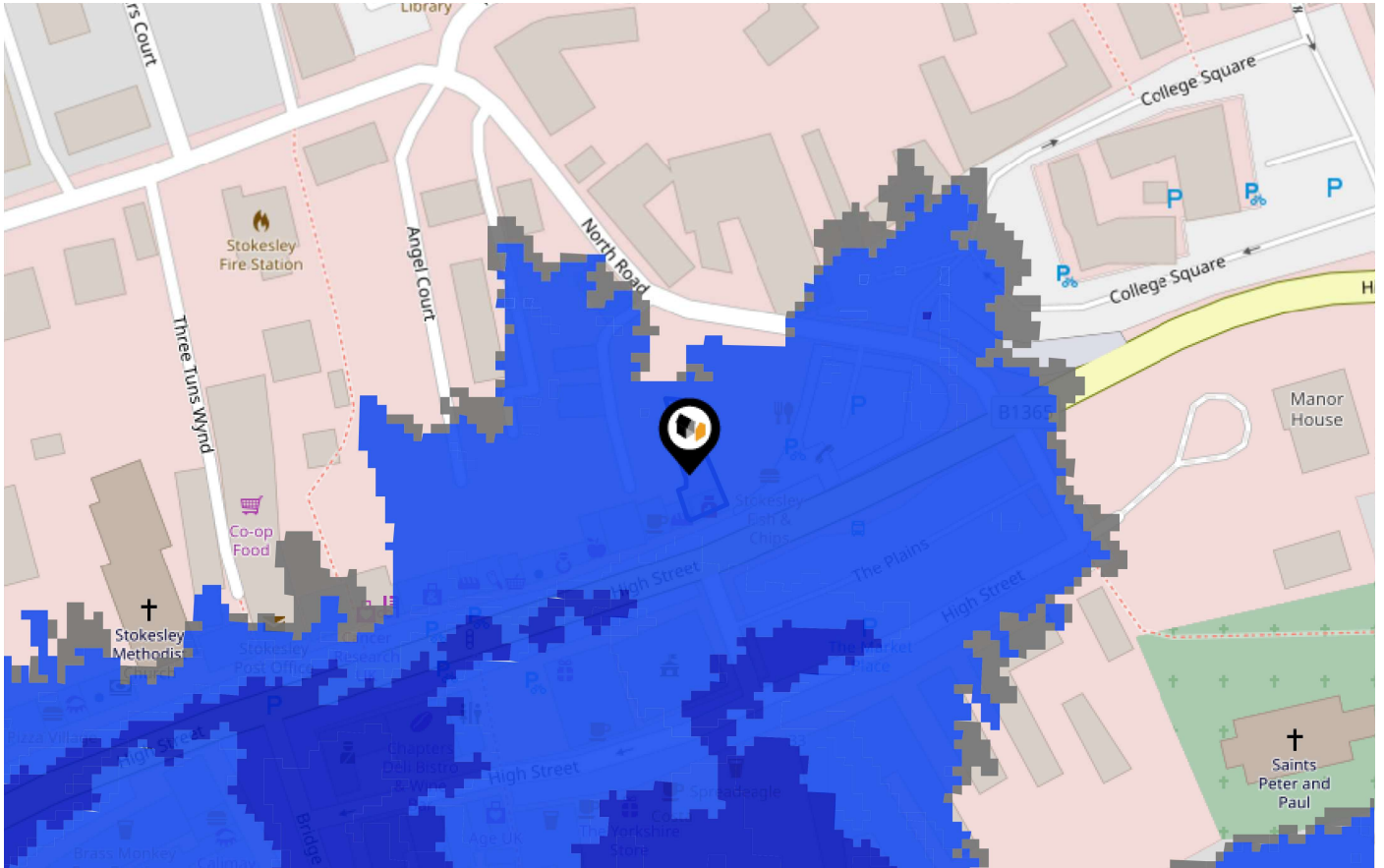
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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



Risk Rating: Low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

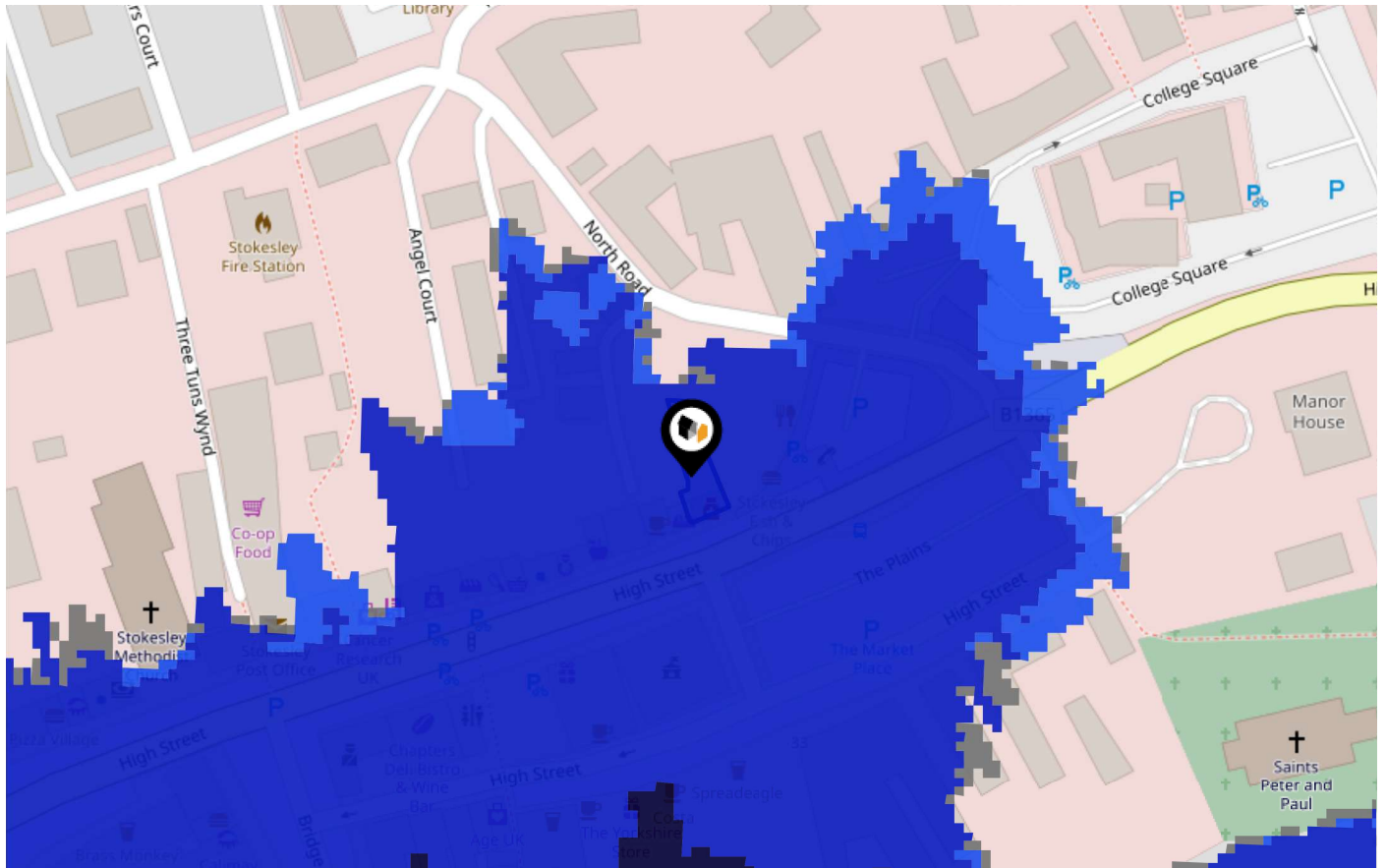
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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: Medium

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.

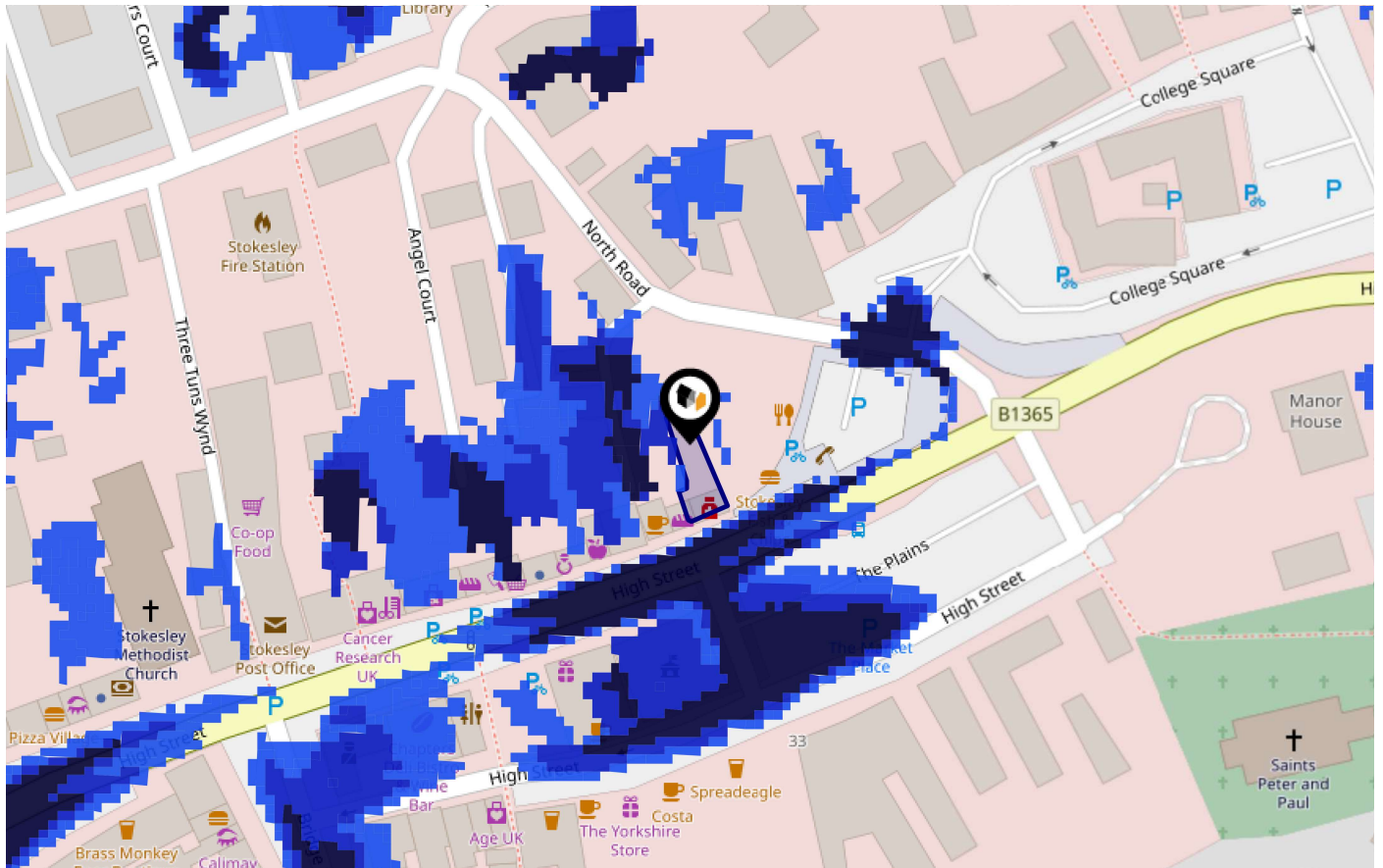
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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.
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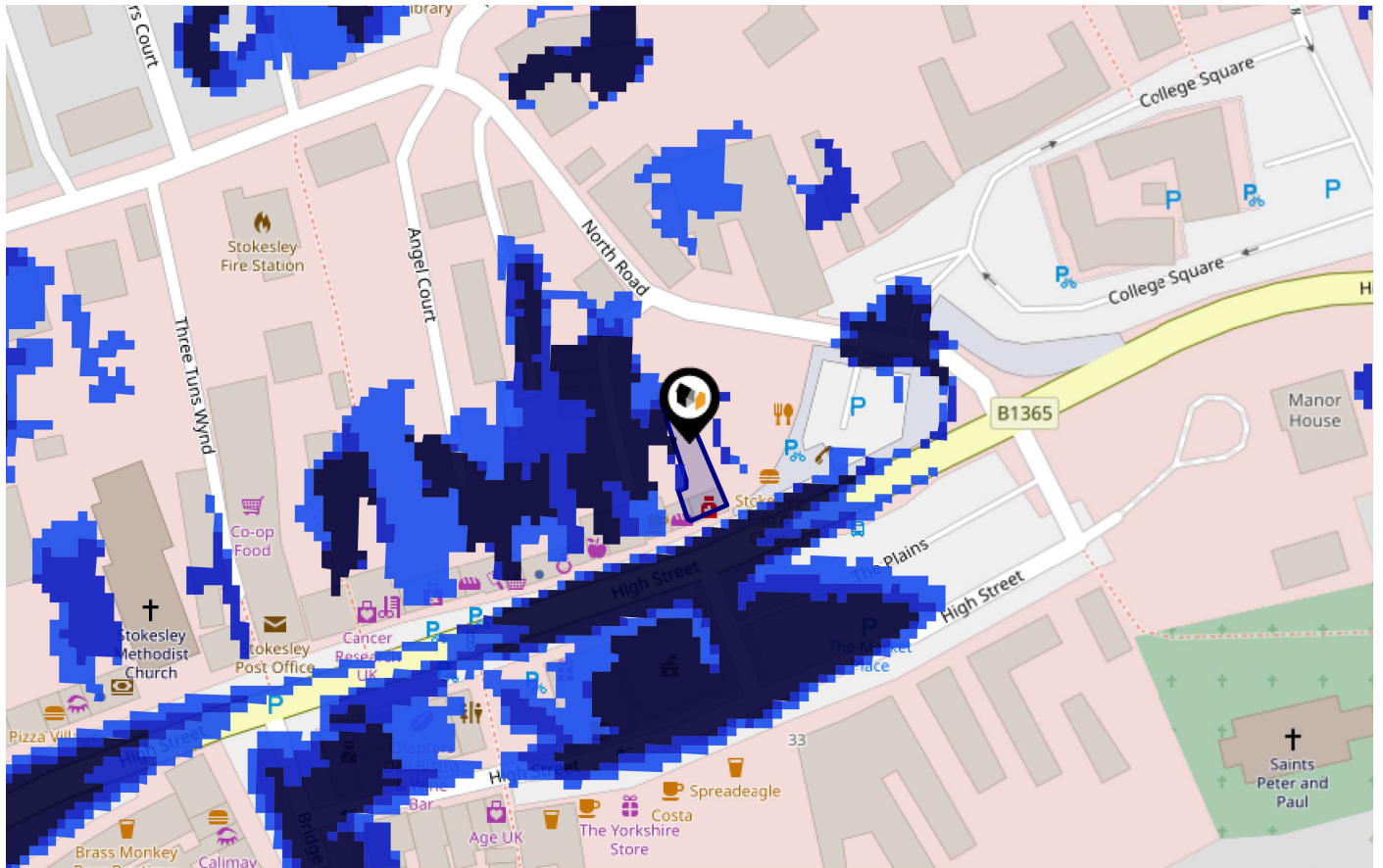
Chance of flooding to the following depths at this property:



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.
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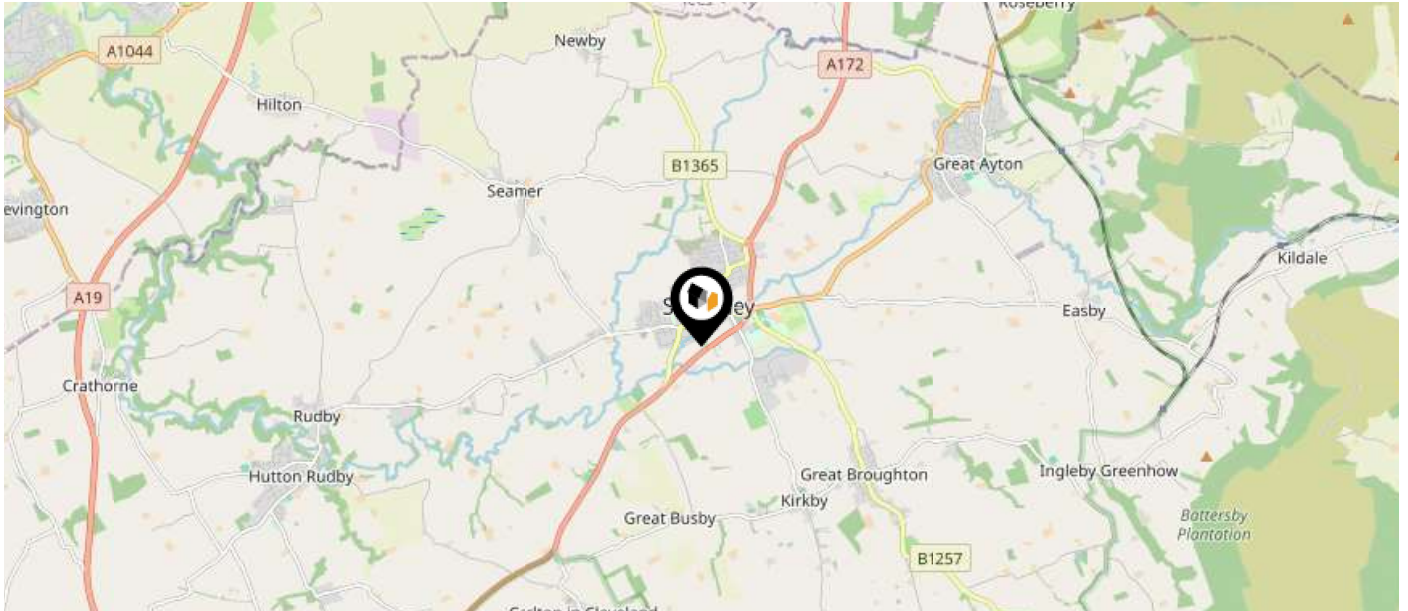
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



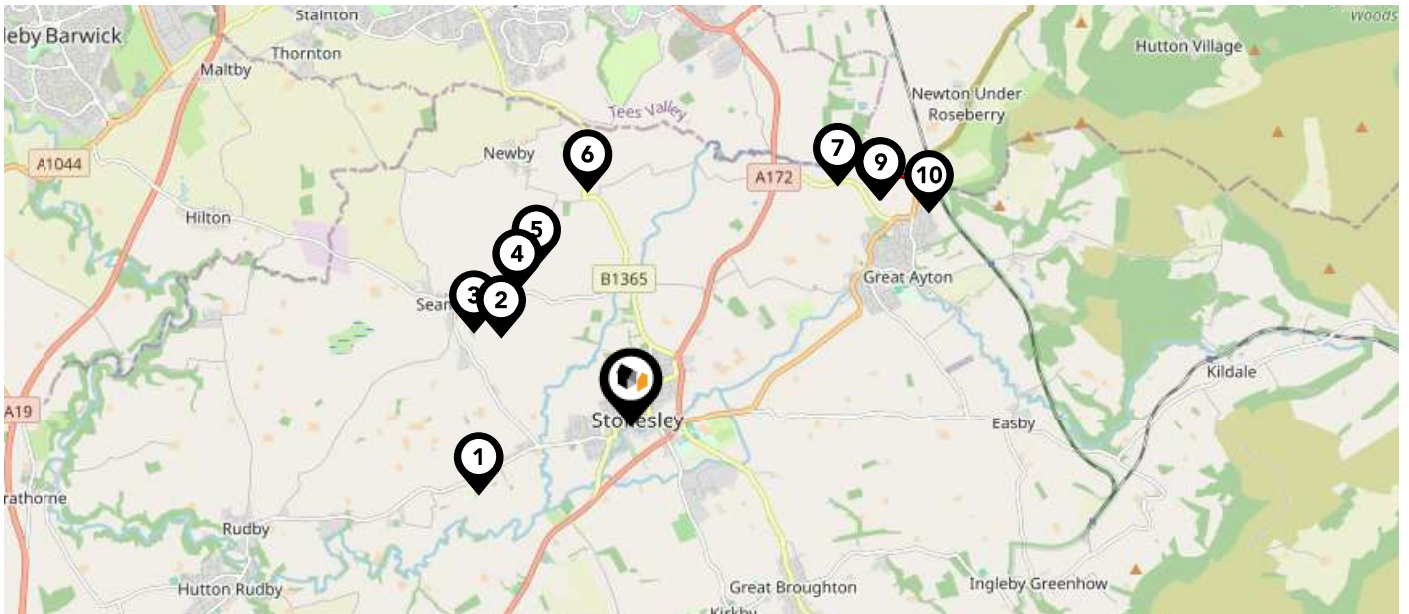
Nearby Green Belt Land

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	Brawith Claypit os 3100-Tame Bridge, Stokesley, North Yorkshire	Historic Landfill
2	Bracken Hill Sand Quarry-Seamer, Near Stokesley, North Yorkshire	Historic Landfill
3	Landfill Site Manor Farm-Seamer, Near Stokesley, North Yorkshire	Historic Landfill
4	Sand Quarry to the South East of Harker Hill Farm-Seamer, Stokesley, Middlesbrough, Cleveland	Historic Landfill
5	Howe Hill Farm-Howe Hill Bank, Newby	Historic Landfill
6	Stokesley Road Landfill-Stokesley Road, Newby, Near Stokesle	Historic Landfill
7	Disused Quarry at Round Hill-Nunthorpe, Middlesbrough	Historic Landfill
8	EA/EPR/MP3690ZE/A001	Active Landfill
9	Langbaugh Quarry Landfill and Civic Amenity Site-Great Ayton, North Yorkshire	Historic Landfill
10	Land East of A173-Great Ayton, North Yorkshire	Historic Landfill

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
	1315445 - Town Hall	Grade II	0.0 miles
	1294352 - Number 1 And Building To West Of Number 1	Grade II	0.0 miles
	1189165 - 12, High Street	Grade II	0.0 miles
	1189211 - Midland Bank	Grade II	0.0 miles
	1150257 - 21 And 23, High Street	Grade II	0.0 miles
	1189158 - 8, High Street	Grade II	0.0 miles
	1150253 - 34, High Street	Grade II	0.0 miles
	1150230 - Westbrook Garage	Grade II	0.0 miles
	1189167 - 16, 18 And 20, High Street	Grade II	0.0 miles
	1315419 - 36 And 38, High Street	Grade II	0.0 miles
	1150250 - 6, High Street	Grade II	0.0 miles
	KPF - Key Property Facts 1315457 - 10, High Street	Grade II	0.0 miles

Area Schools

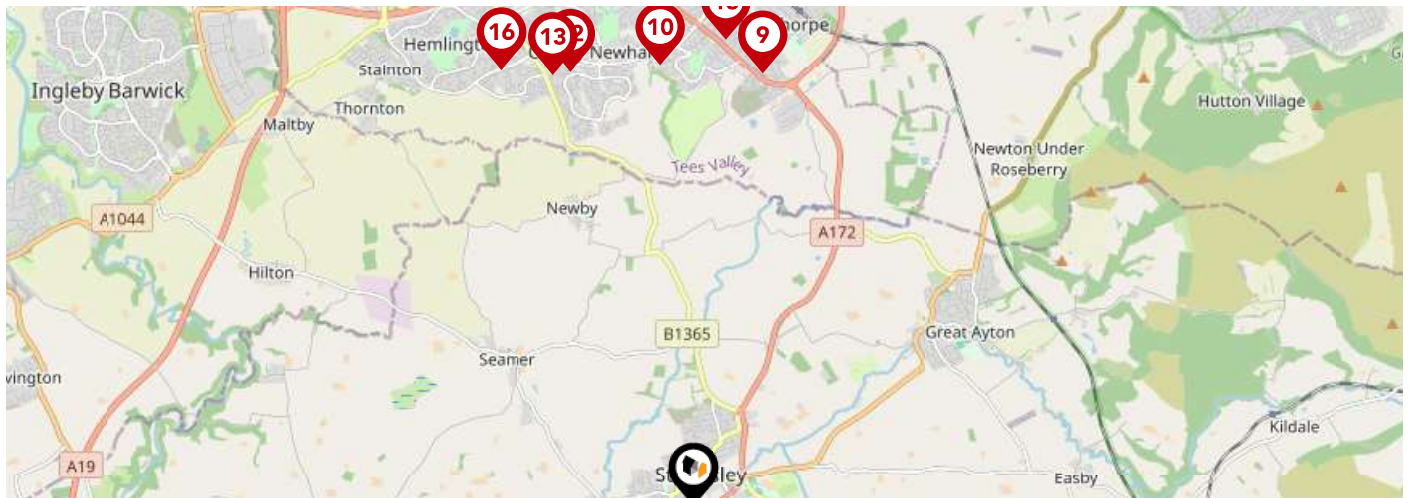
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	Nursery	Primary	Secondary	College	Private
<p>1 Stokesley Primary Academy Ofsted Rating: Good Pupils: 258 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Stokesley School Ofsted Rating: Good Pupils: 1072 Distance:0.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Kirkby and Great Broughton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 133 Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Marwood Church of England Voluntary Controlled Infant School, Great Ayton Ofsted Rating: Good Pupils: 54 Distance:2.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Carlton and Faceby Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 56 Distance:2.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Roseberry Academy Ofsted Rating: Good Pupils: 227 Distance:3.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Rose Wood Academy Ofsted Rating: Good Pupils: 351 Distance:3.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:3.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

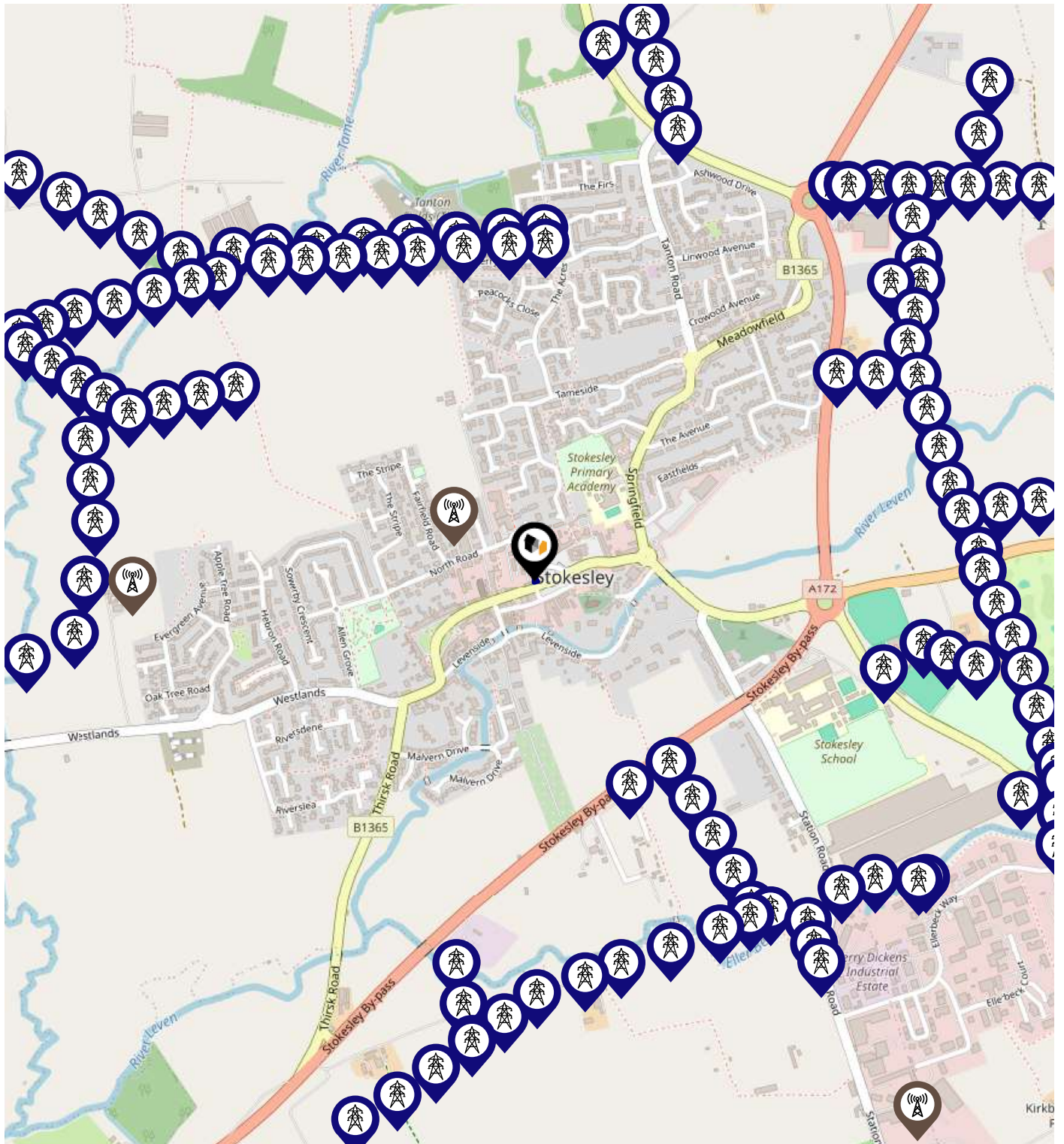
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	Nursery	Primary	Secondary	College	Private
 Chandlers Ridge Academy Ofsted Rating: Good Pupils: 360 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lingfield Primary School Ofsted Rating: Good Pupils: 233 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ingleby Greenhow Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 29 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sunnyside Academy Ofsted Rating: Good Pupils: 285 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The King's Academy Ofsted Rating: Good Pupils: 1387 Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hutton Rudby Primary School Ofsted Rating: Good Pupils: 203 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 227 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Gerard's RC Primary School Ofsted Rating: Good Pupils: 170 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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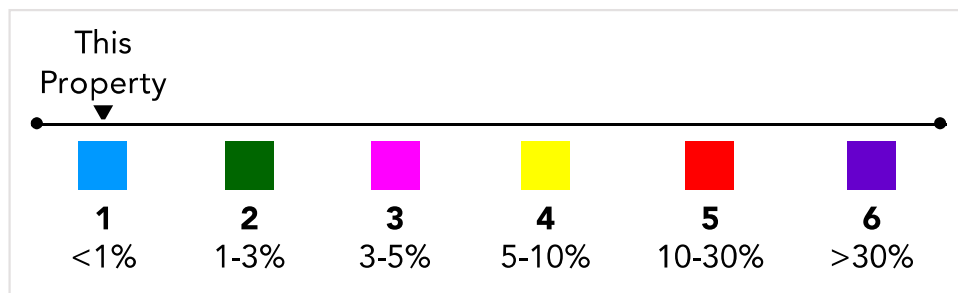
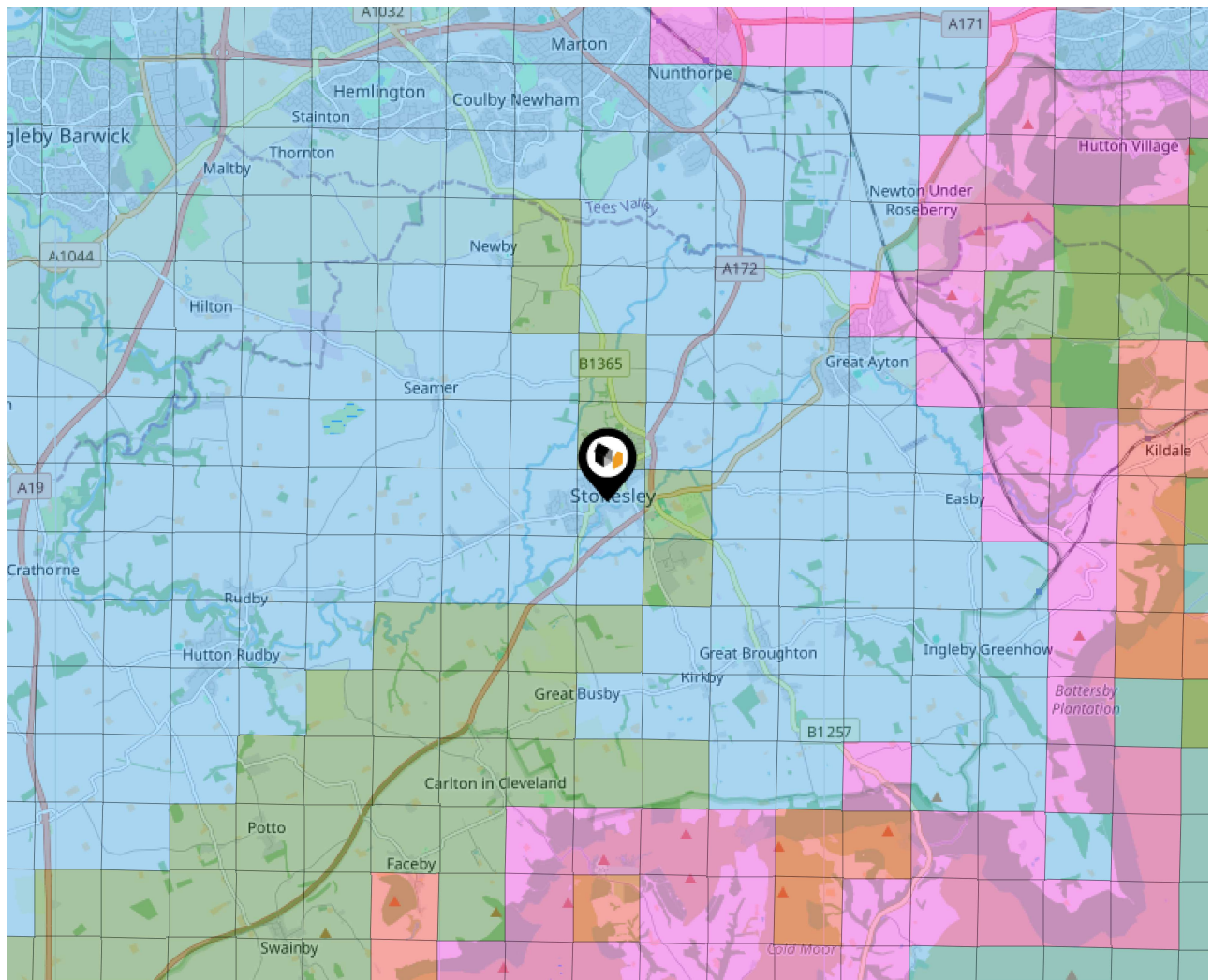


Key:

-  Power Pylons
-  Communication Masts

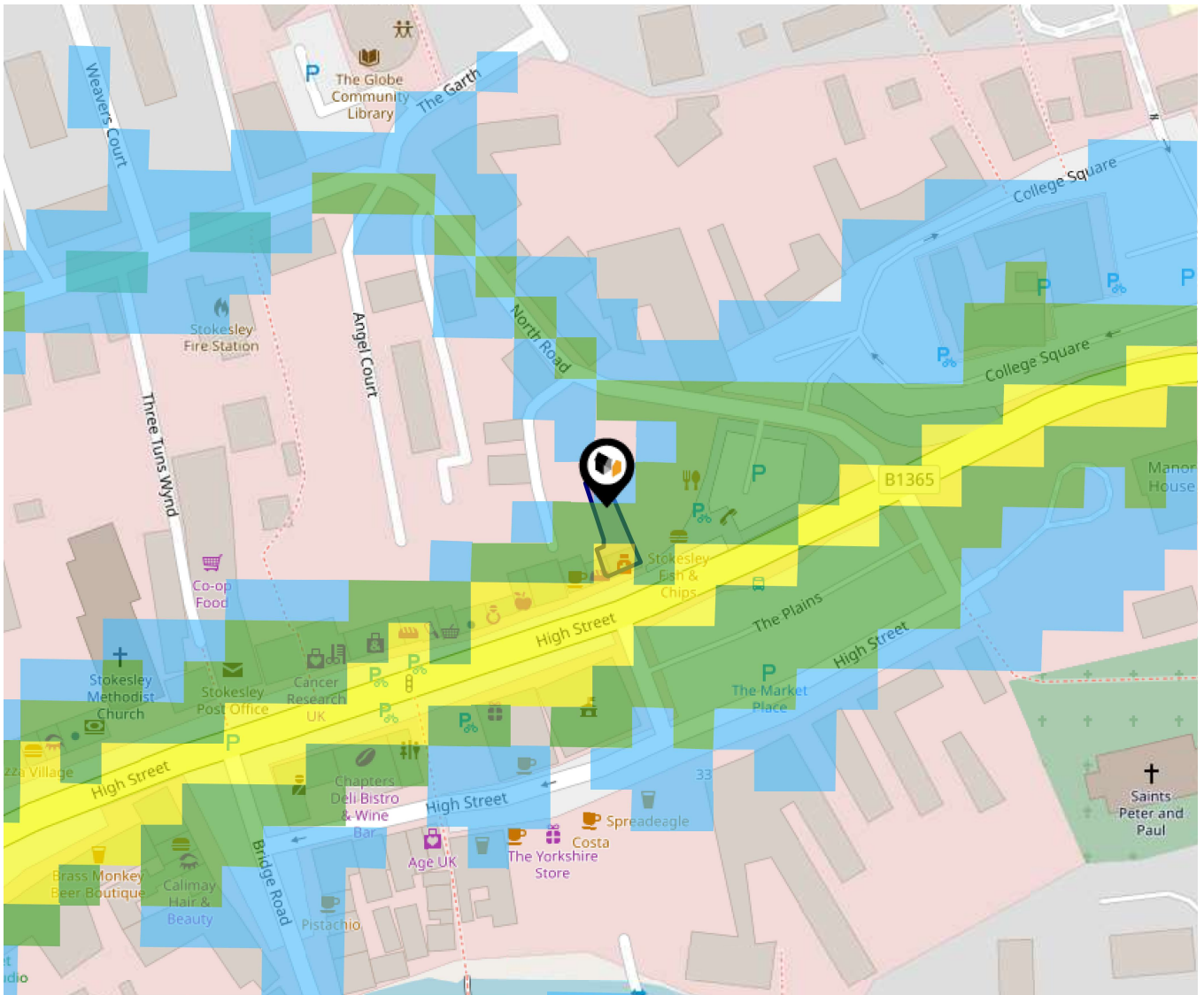
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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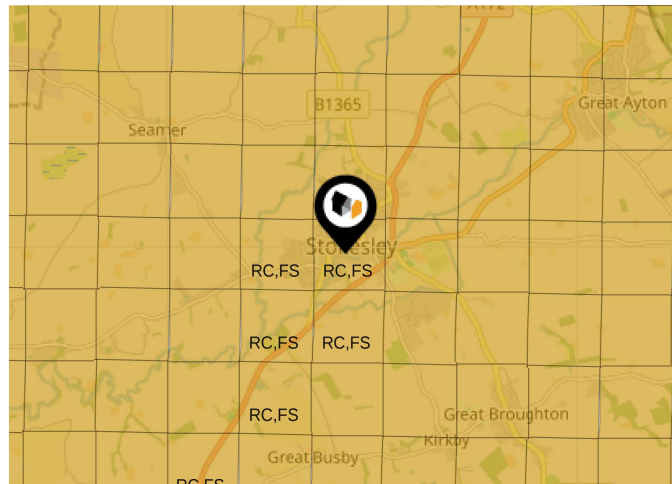


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



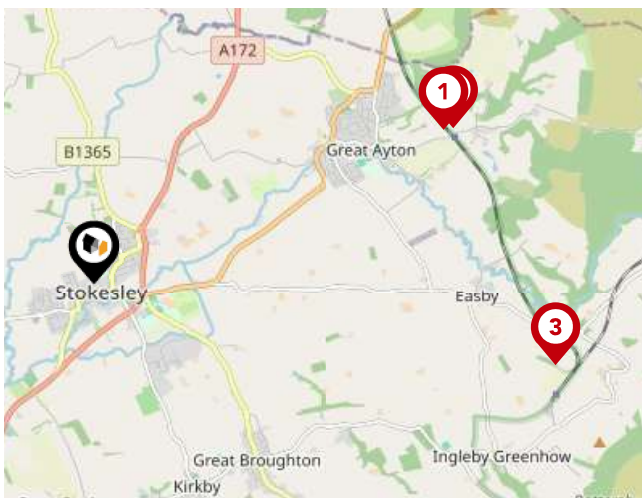
Primary Classifications (Most Common Clay Types)

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	Great Ayton Rail Station	3.28 miles
2	Great Ayton Rail Station	3.37 miles
3	Battersby Rail Station	4.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	17.97 miles
2	A1(M) J59	16.76 miles
3	A1(M) J50	22.5 miles
4	A1(M) J49	24.26 miles
5	A1(M) J58	17.2 miles



Airports/HELIPADS

Pin	Name	Distance
1	Teesside Airport	10.08 miles
2	Leeds Bradford Airport	45.72 miles
3	Airport	44.32 miles
4	Finningley	68.84 miles

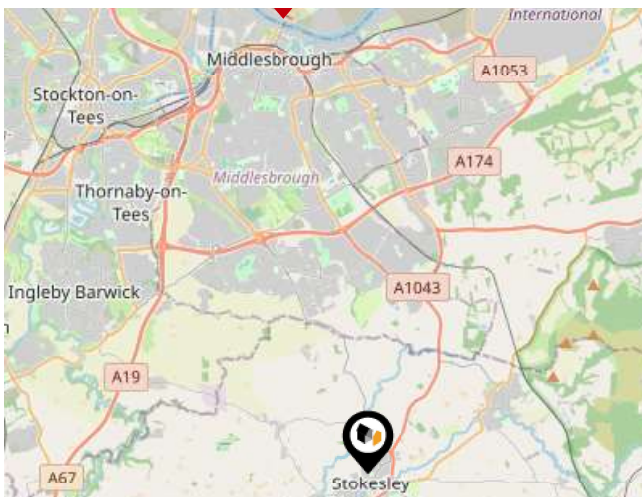
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.03 miles
2	Balliol Court	0.07 miles
3	Health Centre	0.11 miles
4	The Green	0.15 miles
5	County Primary School	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	7.99 miles

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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