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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 11th November 2026



FLAT 11, NAUTICA, THE WATERFRONT, SELBY, YO8 8FD

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

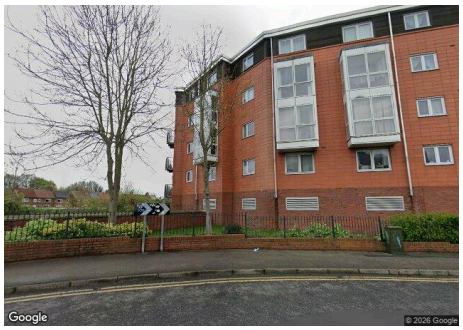
RICS

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Property
Overview

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	21/12/2006
Bedrooms:	2	**Last Sold Price:**	£149,995
Floor Area:	839 ft^2 / 78 m^2	**Last Sold £/ft^2:**	£185
Plot Area:	0.09 acres	**Tenure:**	Leasehold
Year Built :	2006		
Council Tax :	Band B		
Annual Estimate:	£1,979		
Title Number:	NYK331918		
UPRN:	10013454147		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **80** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

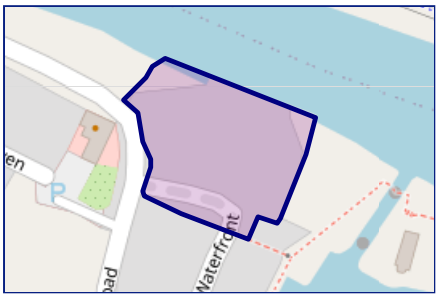
BT ✓ sky ✓ Virgin media ✗

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Property
Multiple Title Plans

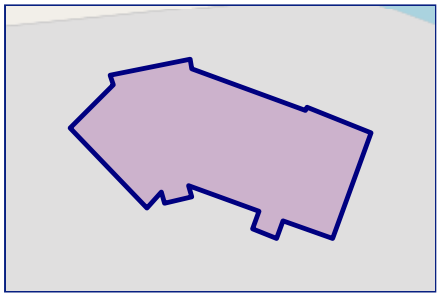
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Freehold Title Plan



NYK358936

Leasehold Title Plan



NYK331918

Start Date:	20/12/2006
End Date:	01/01/2159
Lease Term:	155 years from 1.1.2004
Term Remaining:	132 years

Property

EPC - Certificate

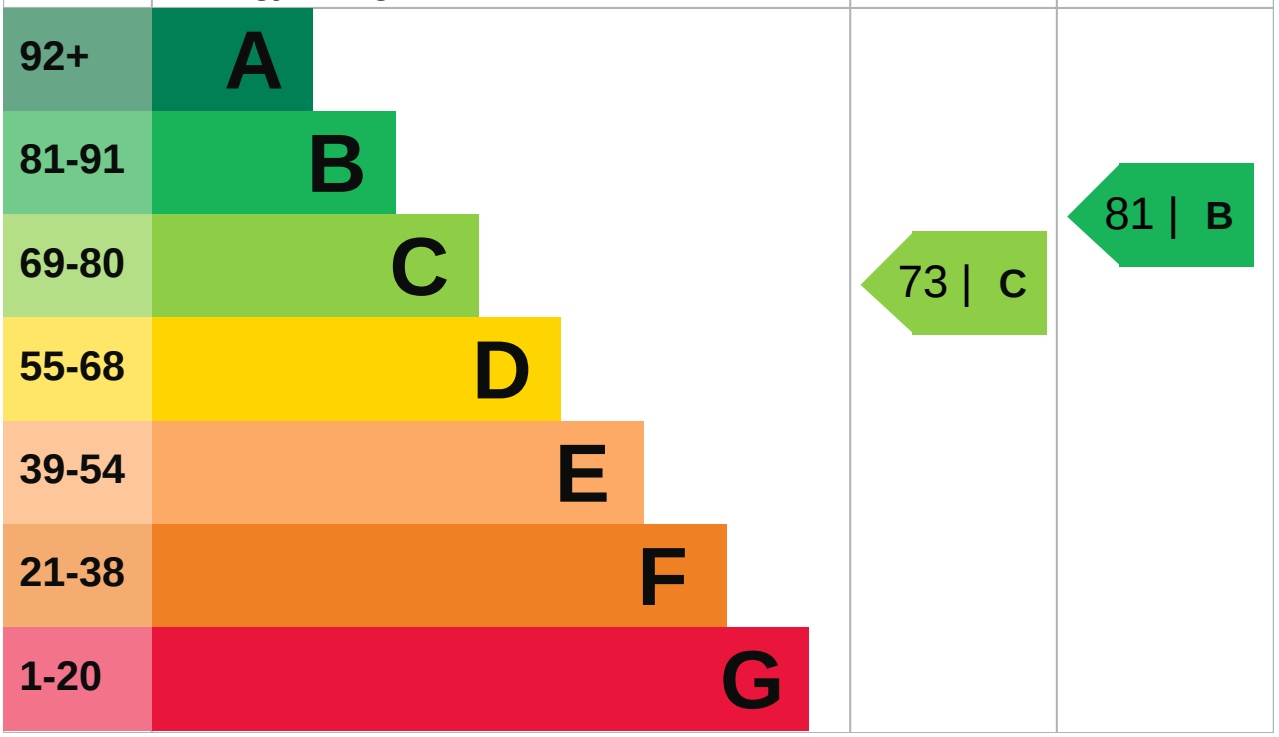
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Flat 11, Nautica, The Waterfront, YO8 8FD

Energy rating

C

Valid until 19.06.2036



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Floors:	To unheated space, insulated (assumed)
Total Floor Area:	78 m^2

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Market
Sold in Street

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Flat 1, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	29/07/2026	21/11/2006		
Last Sold Price:	£90,000	£129,995		

Flat 49, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	09/07/2026	08/01/2007		
Last Sold Price:	£120,000	£186,495		

Flat 27, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	20/03/2026	18/07/2022	15/12/2006	
Last Sold Price:	£122,000	£118,500	£159,995	

Flat 7, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	02/10/2025	21/12/2006		
Last Sold Price:	£38,492	£139,995		

Flat 52, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	25/07/2025	11/12/2006		
Last Sold Price:	£75,000	£169,995		

Flat 48, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	19/03/2025	24/04/2020	02/10/2015	08/01/2007
Last Sold Price:	£103,000	£76,500	£77,500	£153,495

Flat 39, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	01/03/2024	08/12/2006		
Last Sold Price:	£103,000	£123,185		

Flat 35, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	24/11/2023	15/12/2006		
Last Sold Price:	£110,000	£159,995		

Flat 8, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	29/09/2023	21/12/2006		
Last Sold Price:	£120,000	£139,995		

Flat 50, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	26/08/2022	11/12/2006		
Last Sold Price:	£110,000	£159,995		

Flat 31, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	01/04/2022	22/12/2006		
Last Sold Price:	£98,000	£154,995		

Flat 45, Nautica, The Waterfront, Selby, YO8 8FD				Flat-maisonette House
Last Sold Date:	03/12/2021	15/12/2006		
Last Sold Price:	£108,000	£141,995		

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

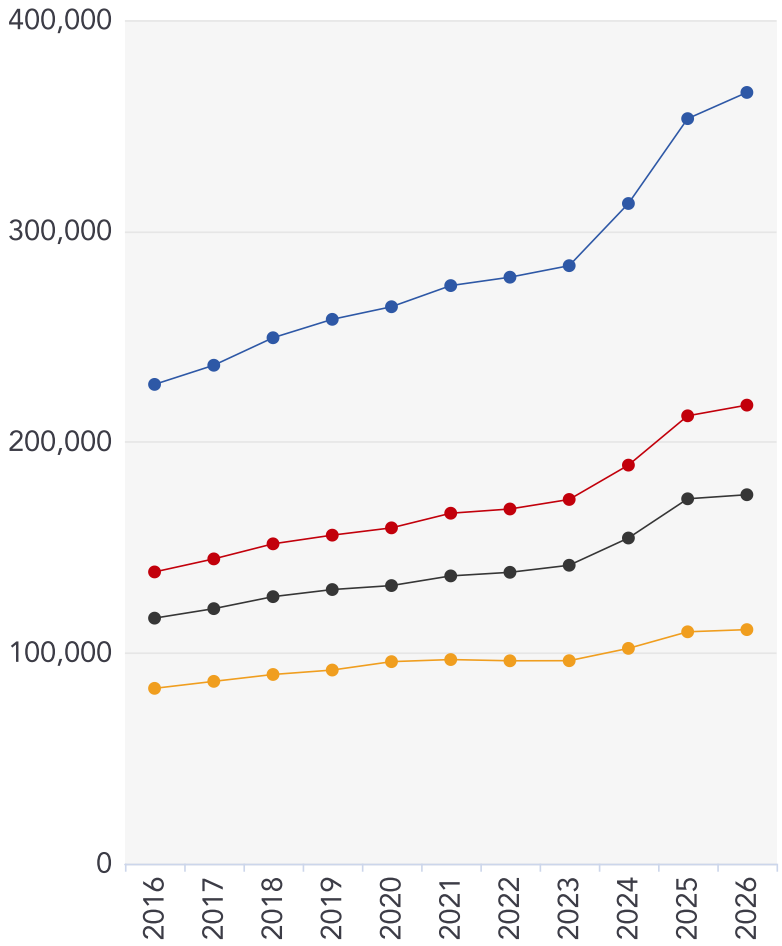
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Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in YO8



Detached

+60.91%

Semi-Detached

+57.17%

Terraced

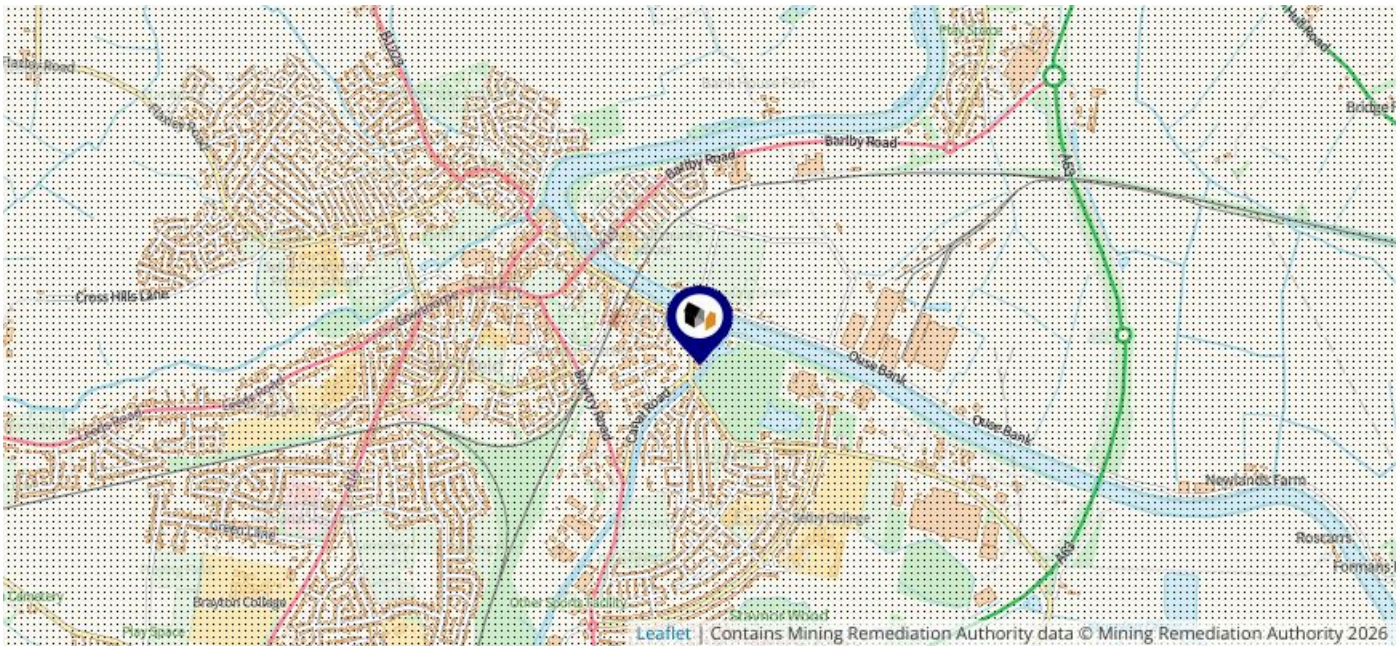
+50.26%

Flat

+33.48%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

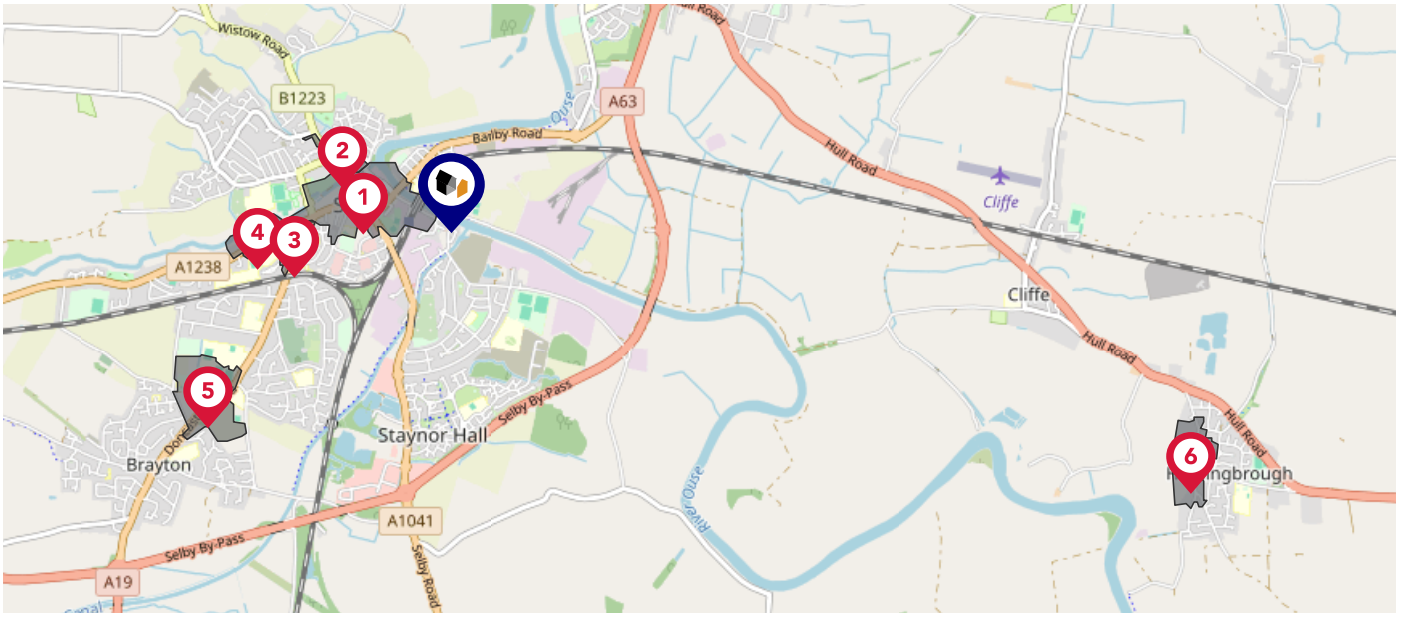
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

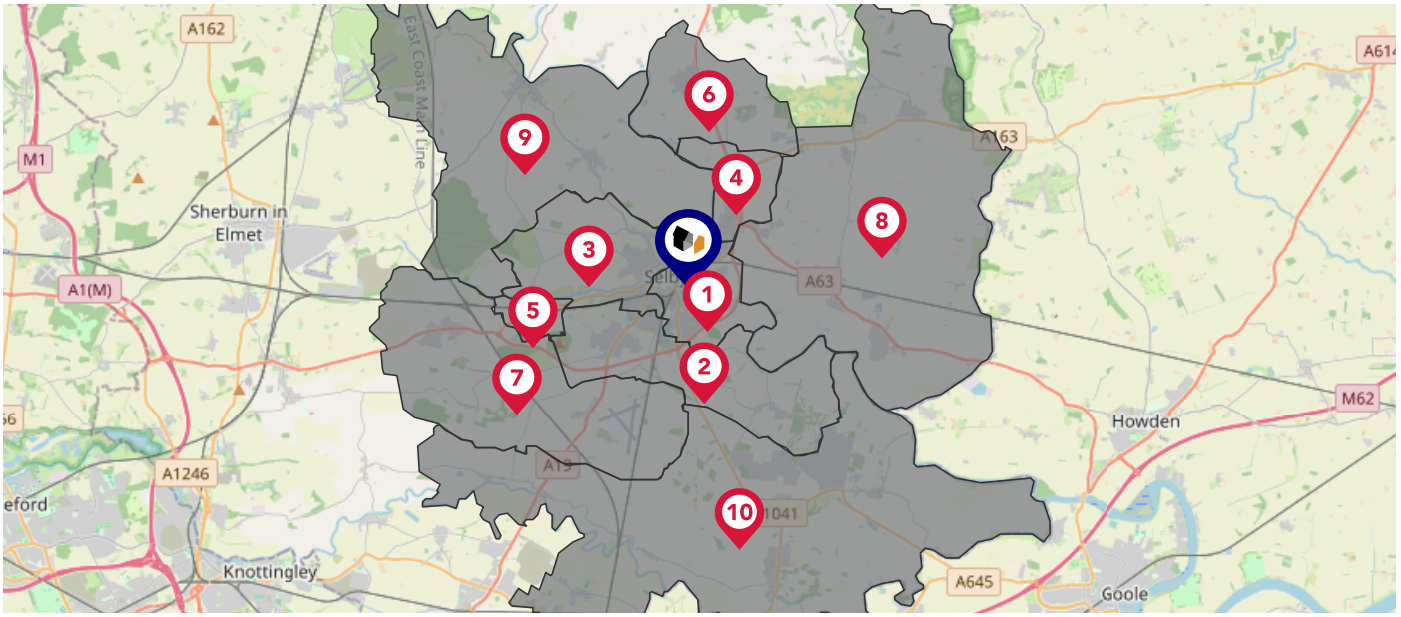


Nearby Conservation Areas

1	Selby Town
2	Millgate
3	Armoury Road and Brook Street
4	Leeds Road
5	Brayton
6	Hemmingbrough

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

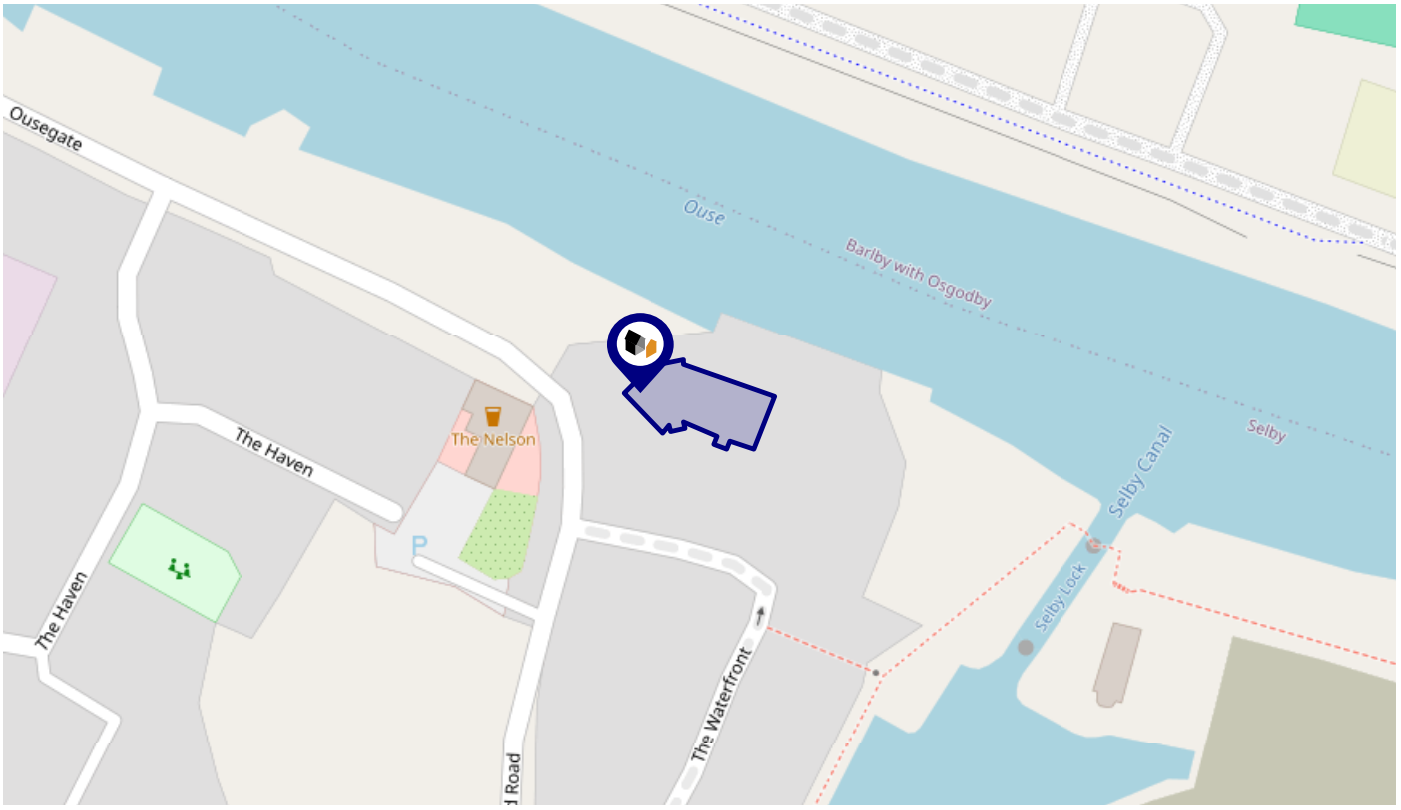


Nearby Council Wards

1	Selby East Ward
2	Brayton Ward
3	Selby West Ward
4	Barlby Village Ward
5	Thorpe Willoughby Ward
6	Riccall Ward
7	Hambleton Ward
8	Derwent Ward
9	Cawood & Wistow Ward
10	Camblesforth & Carlton 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.

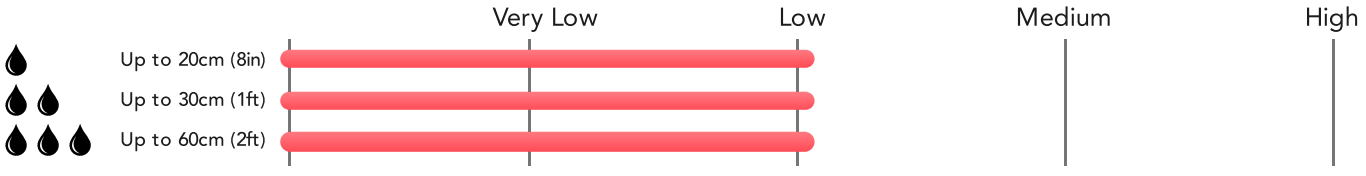


Risk Rating: Low

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:

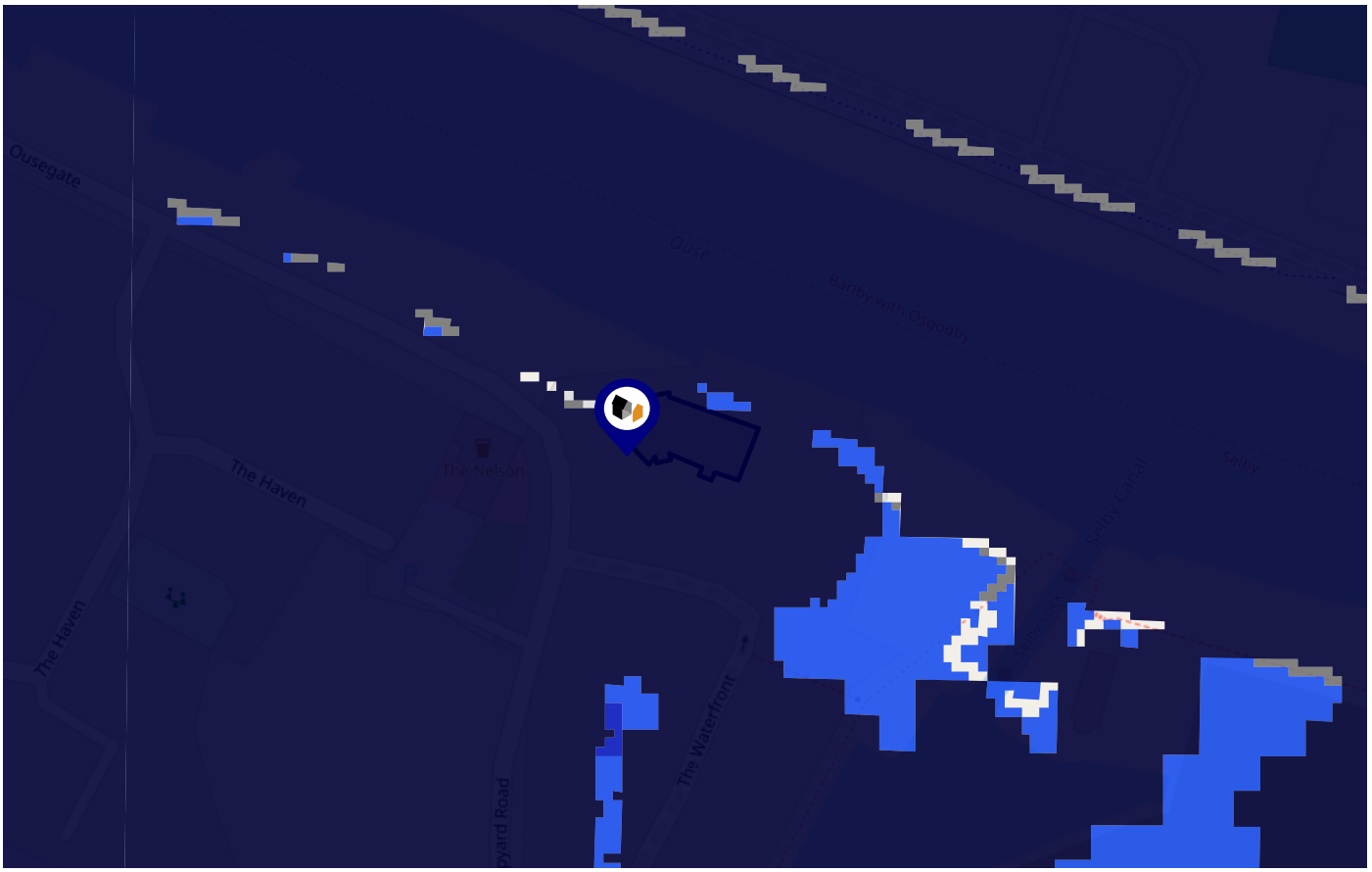


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Flood Risk
Rivers & Seas - Climate Change

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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.

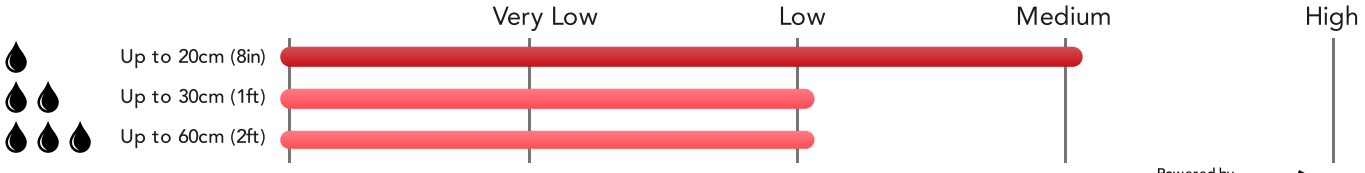


Risk Rating: High

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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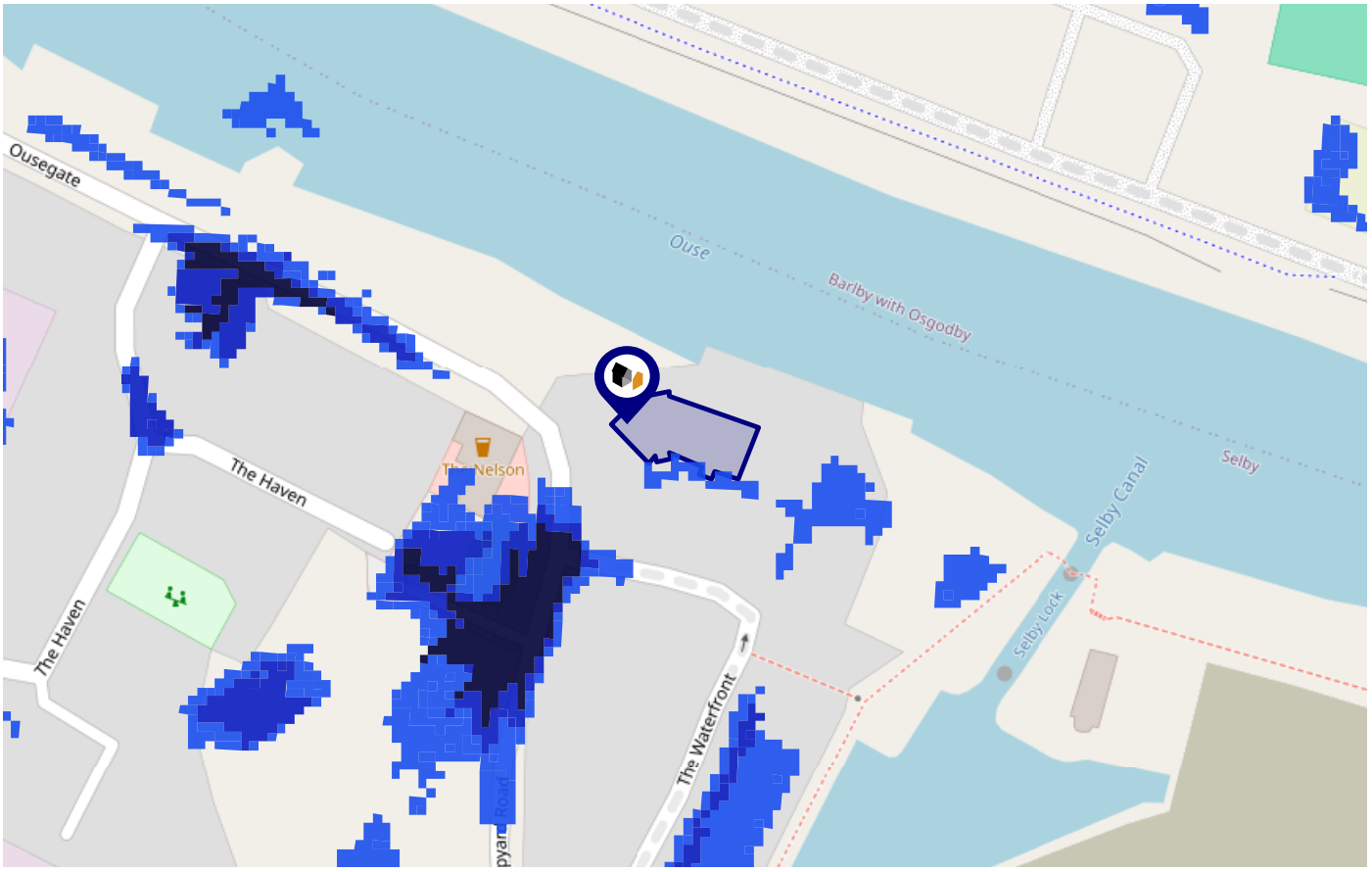


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Flood Risk
Surface Water - Flood Risk

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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.

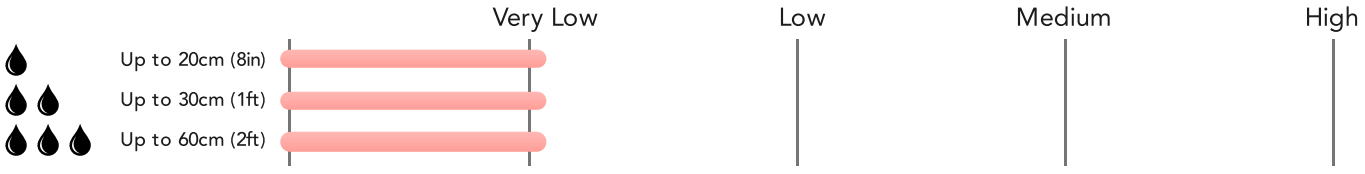


Risk Rating: Very low

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:

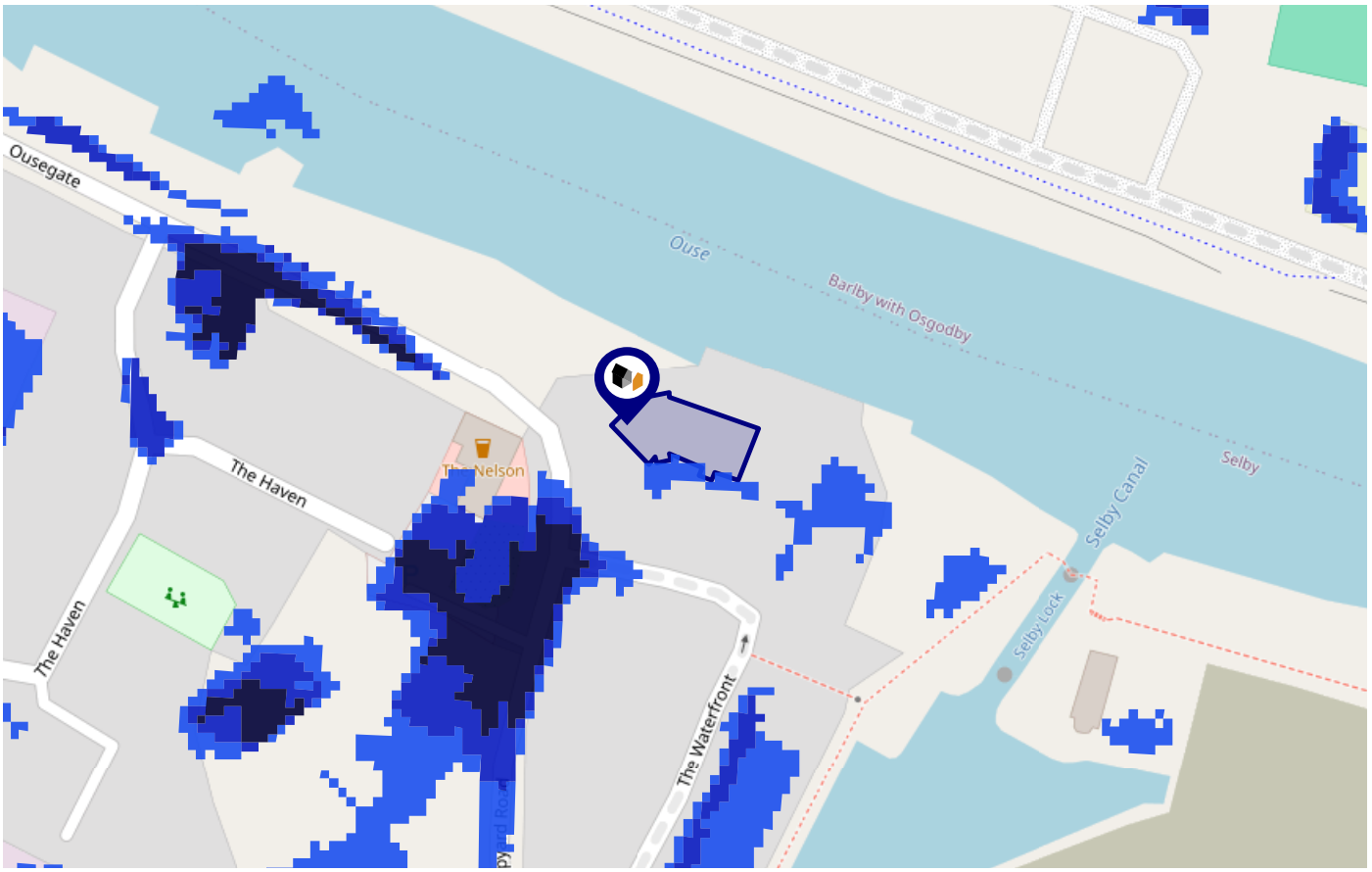


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Flood Risk
Surface Water - Climate Change

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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.



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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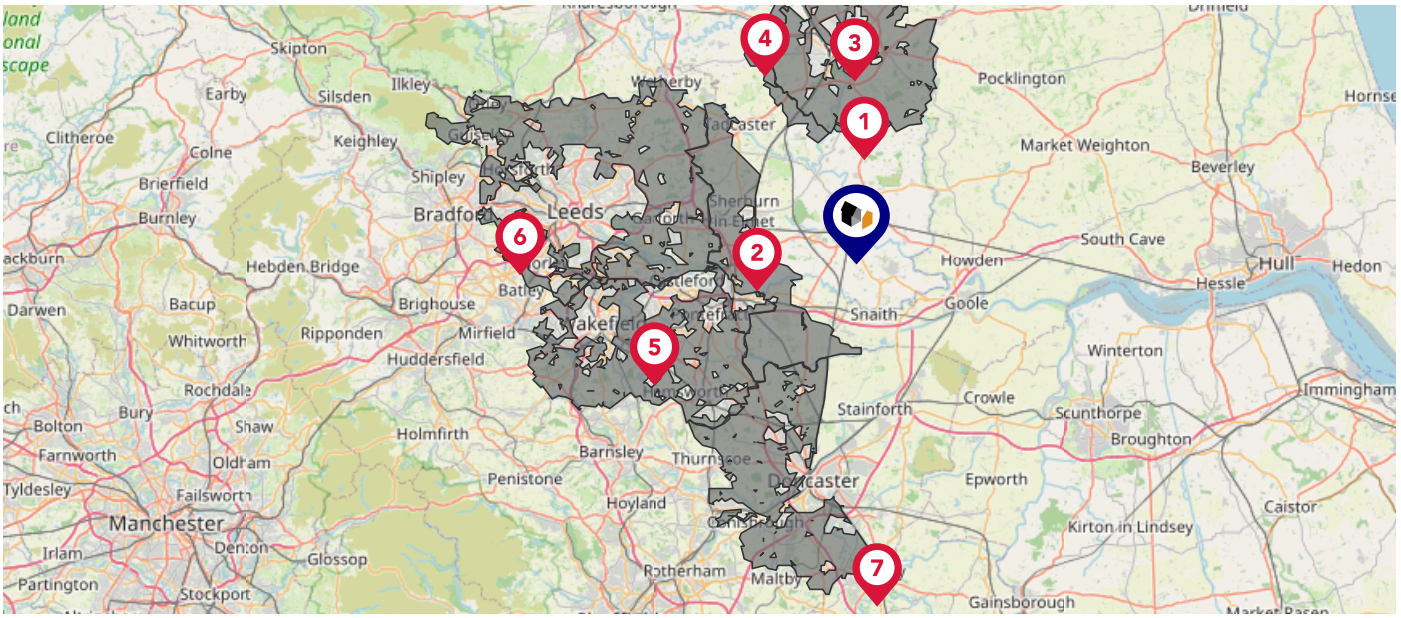
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



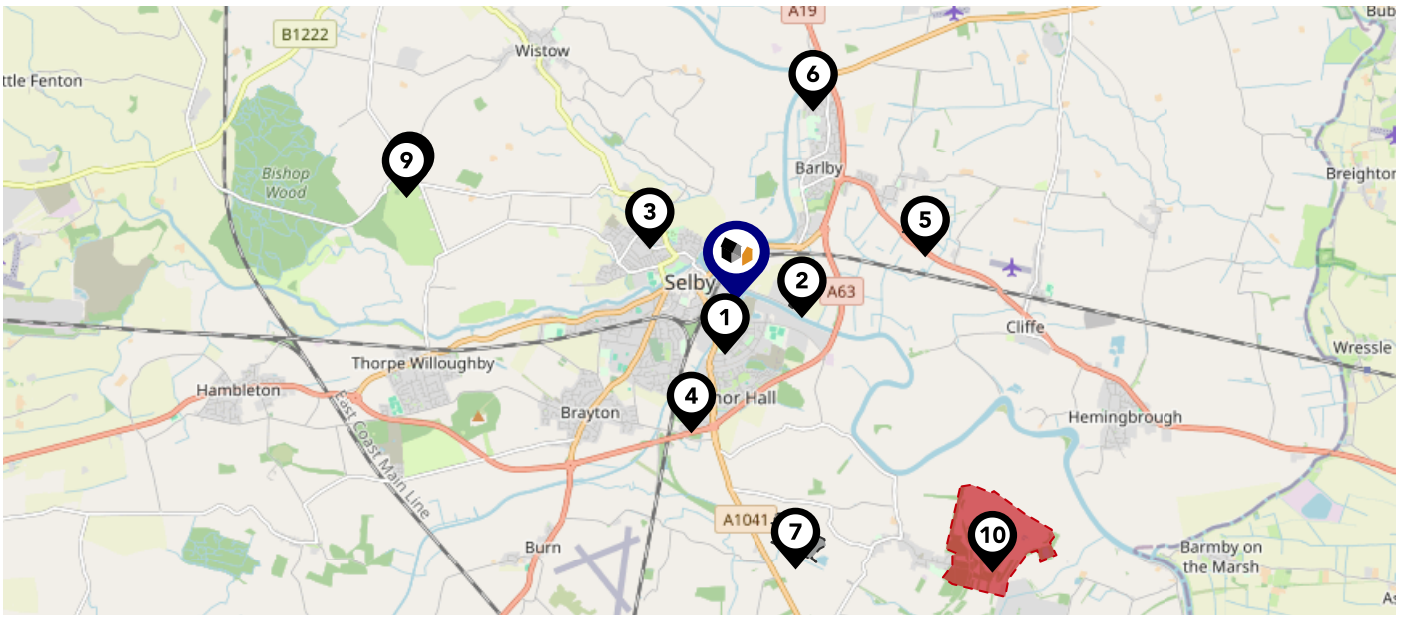
Nearby Green Belt Land

1	York Green Belt - Selby
2	South and West Yorkshire Green Belt - Selby
3	York Green Belt - York
4	York Green Belt - Harrogate
5	South and West Yorkshire Green Belt - Wakefield
6	South and West Yorkshire Green Belt - Leeds
7	South and West Yorkshire Green Belt - Doncaster

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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

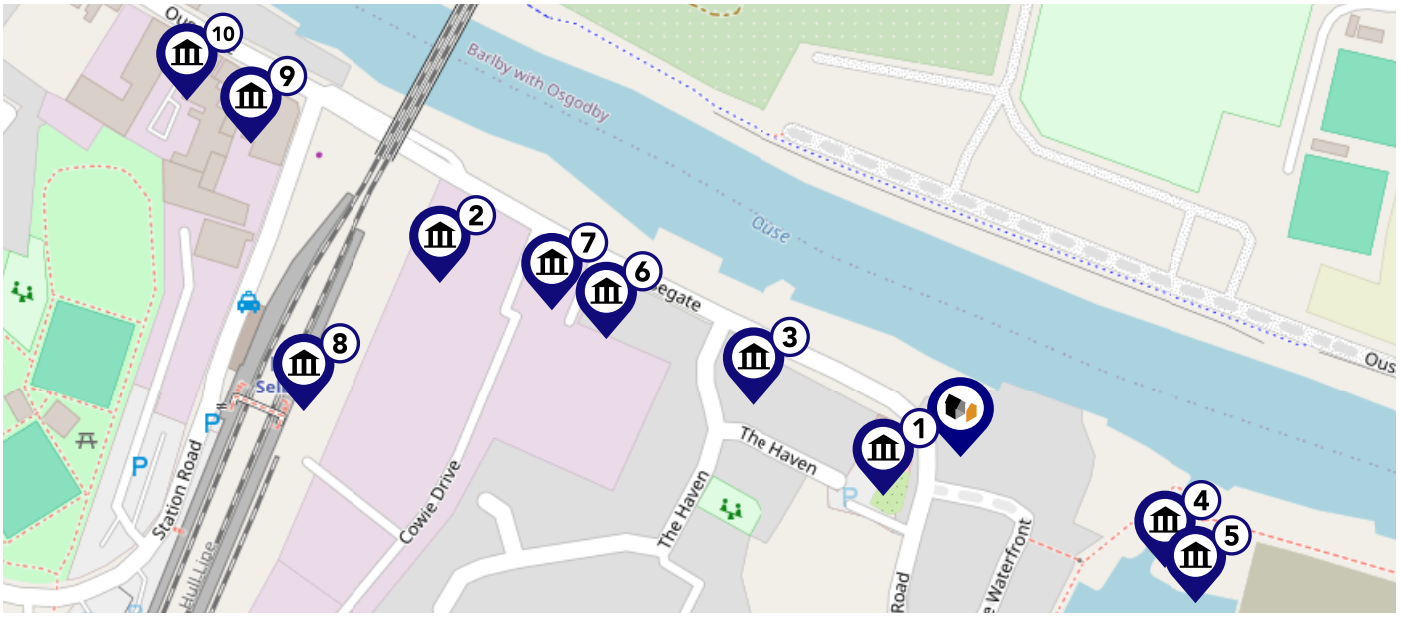
1	D'Arcy Road-Selby	Historic Landfill
2	British Sugar Corporation Lagoons-Selby, North Yorkshire	Historic Landfill
3	Bondgate-Selby, North Yorkshire	Historic Landfill
4	Disused Clay Pits, Bawtry Road-Bawtry Road, Selby, North Yorkshire	Historic Landfill
5	Osgodby Rail Cutting-Osgodby, Selby, North Yorkshire	Historic Landfill
6	Turnhead Lodge Farm-Barlby, Selby, North Yorkshire	Historic Landfill
7	Barlow Tipping Site-Common Lane, Barlow, Near Selby	Historic Landfill
8	Gypsy Corner-Wistow, Selby	Historic Landfill
9	Wiston Sandholes-Lorry Lane, Cawood, Selby, North Yorkshire	Historic Landfill
10	No name provided by source	Active Landfill

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Maps
Listed Buildings

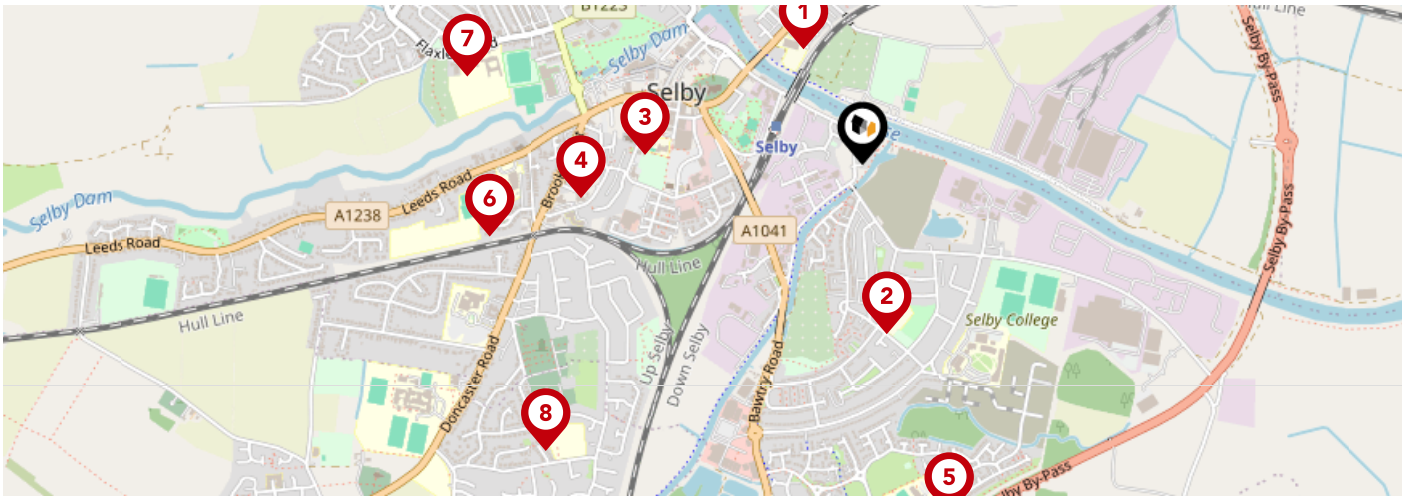
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1167603 - The Nelson Inn	Grade II	0.0 miles
2 1365804 - Railway Goods Shed (former Railway Station)	Grade II	0.1 miles
3 1132526 - 120 And 122, Ousegate	Grade II	0.1 miles
4 1132586 - Aire And Calder Navigation, Selby Canal, Selby Lock	Grade II	0.1 miles
5 1132587 - Aire And Calder Navigation, Selby Canal, Lock House And Bridge House At Selby Lock	Grade II	0.1 miles
6 1365805 - 98-104, Ousegate	Grade II	0.1 miles
7 1132525 - The Jolly Sailor Inn	Grade II	0.1 miles
8 1365807 - Selby Railway Station Building On Up Platform, Canopies On Both Platforms, Footbridge And Benches	Grade II	0.2 miles
9 1132523 - Premises Of Messrs Tyson	Grade II	0.2 miles
10 1132522 - Premises Of Messrs Dowler Williamson Limited	Grade II	0.2 miles

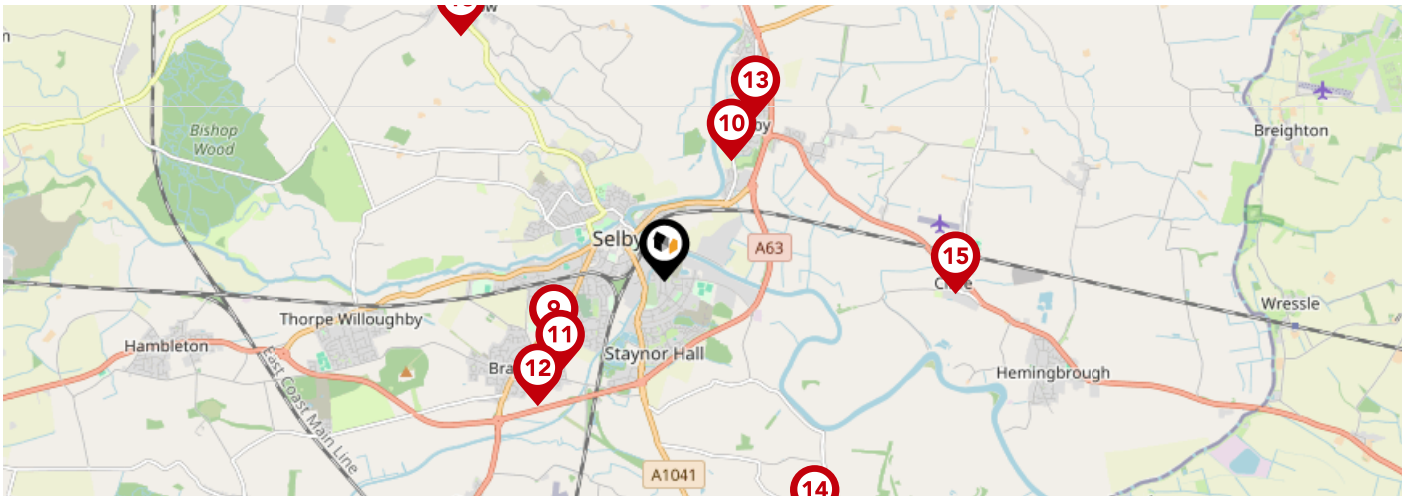
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Barlby Bridge Community Primary School** Ofsted Rating: Good | Pupils: 165 | Distance:0.28	☐	☑	☐	☐	☐
2	**Barwic Parade Community Primary School, Selby** Ofsted Rating: Requires improvement | Pupils: 208 | Distance:0.38	☐	☑	☐	☐	☐
3	**Selby Abbey Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 346 | Distance:0.48	☐	☑	☐	☐	☐
4	**The Rubicon Centre** Ofsted Rating: Good | Pupils: 10 | Distance:0.62	☐	☐	☑	☐	☐
5	**Staynor Hall Primary Academy** Ofsted Rating: Good | Pupils: 332 | Distance:0.79	☐	☑	☐	☐	☐
6	**Selby High School Specialist School for the Arts and Science** Ofsted Rating: Good | Pupils: 1150 | Distance:0.83	☐	☐	☑	☐	☐
7	**Selby Community Primary School** Ofsted Rating: Good | Pupils: 362 | Distance:0.89	☐	☑	☐	☐	☐
8	**Selby, Longman's Hill Community Primary School** Ofsted Rating: Good | Pupils: 200 | Distance:0.93	☐	☑	☐	☐	☐

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Area
Schools

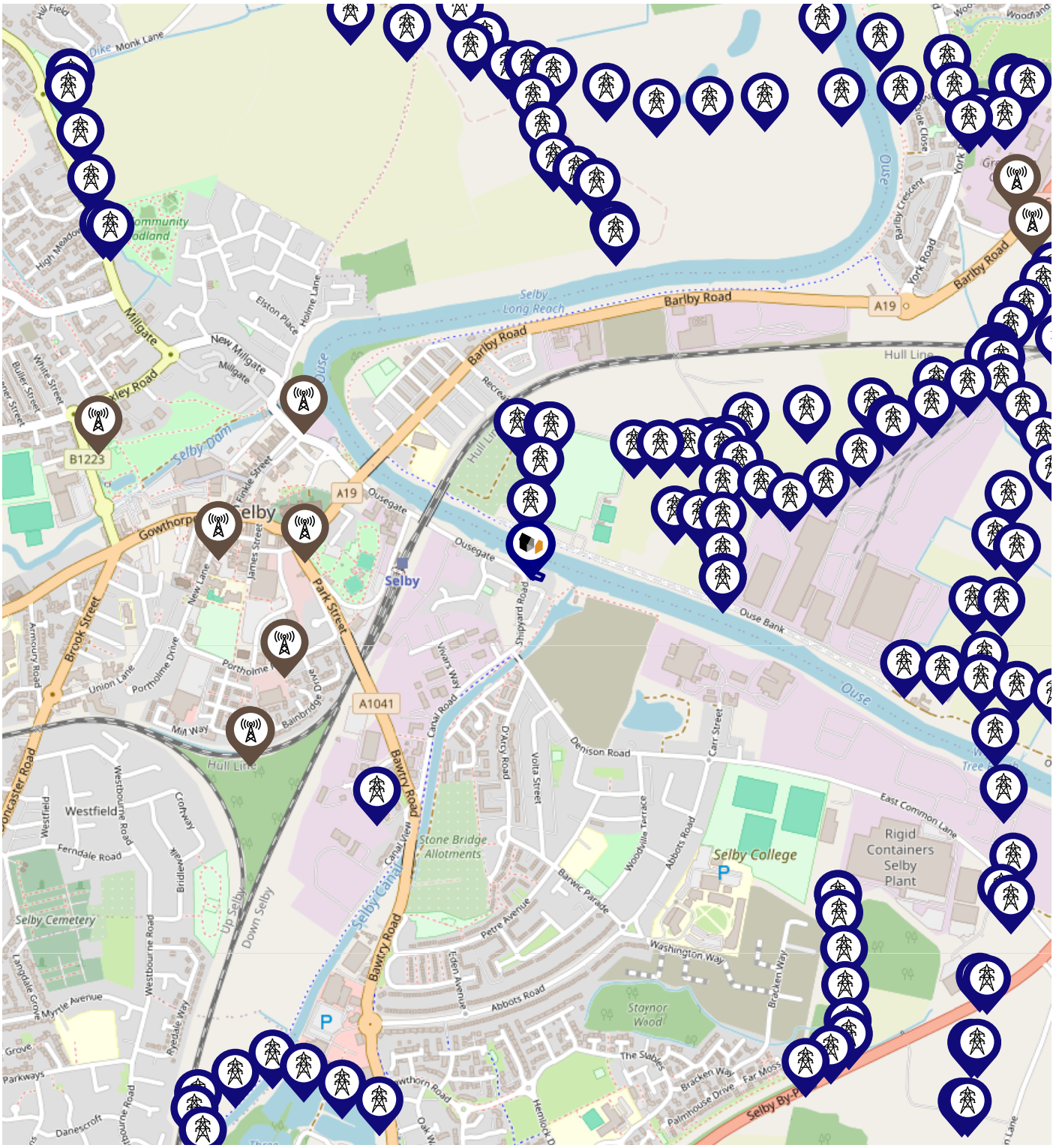


		Nursery	Primary	Secondary	College	Private
9	**Brayton Academy** Ofsted Rating: Outstanding | Pupils: 894 | Distance:1.12	☐	☐	☑	☐	☐
10	**Barlby Community Primary School** Ofsted Rating: Good | Pupils: 357 | Distance:1.2	☐	☑	☐	☐	☐
11	**St Mary's Catholic Primary School, a Voluntary Academy** Ofsted Rating: Good | Pupils: 156 | Distance:1.21	☐	☑	☐	☐	☐
12	**Brayton Church of England Primary School** Ofsted Rating: Good | Pupils: 385 | Distance:1.56	☐	☑	☐	☐	☐
13	**Barlby High School** Ofsted Rating: Requires improvement | Pupils: 524 | Distance:1.63	☐	☐	☑	☐	☐
14	**Barlow Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 78 | Distance:2.54	☐	☑	☐	☐	☐
15	**Cliffe Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 92 | Distance:2.55	☐	☑	☐	☐	☐
16	**Wistow Parochial Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 126 | Distance:2.78	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

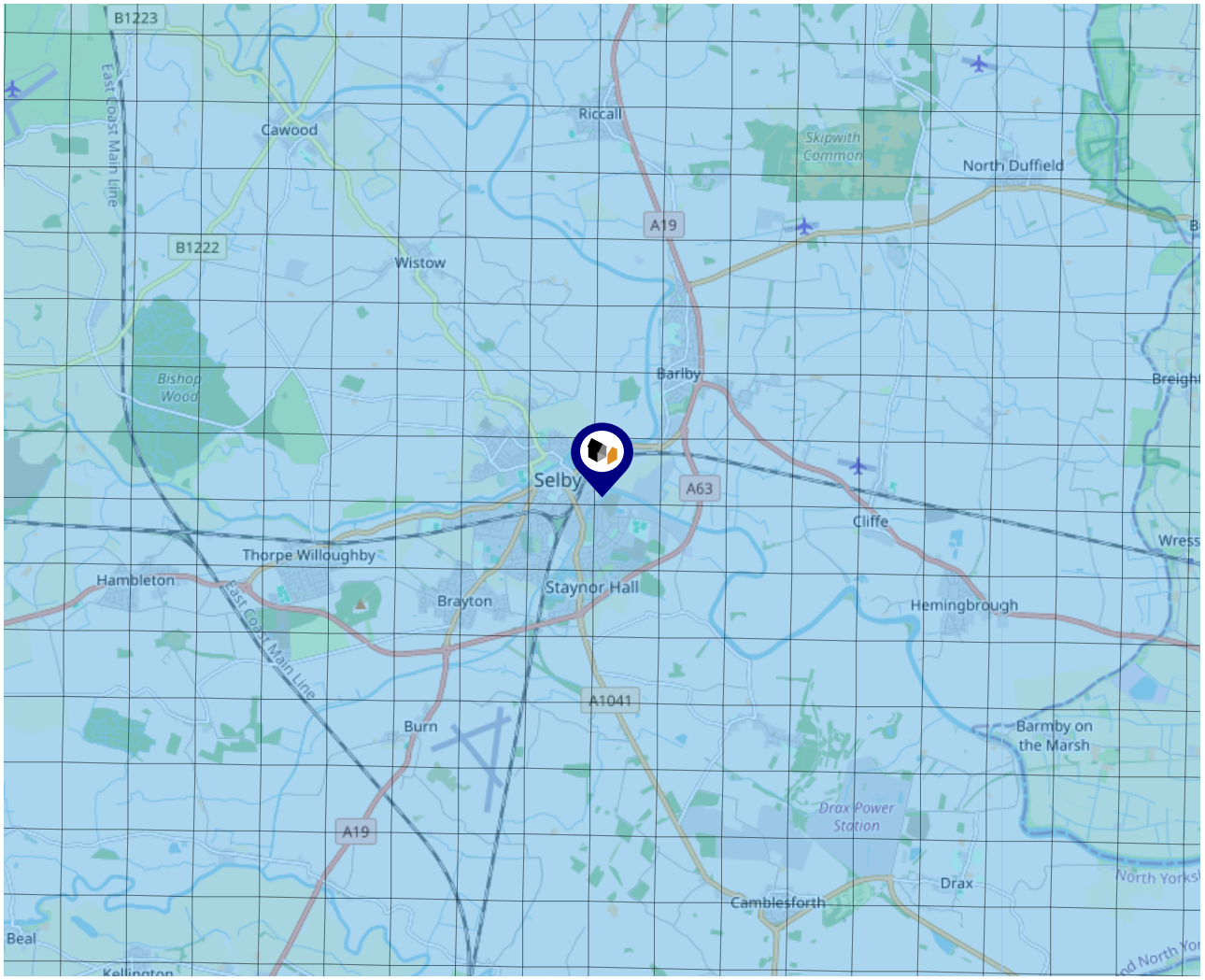
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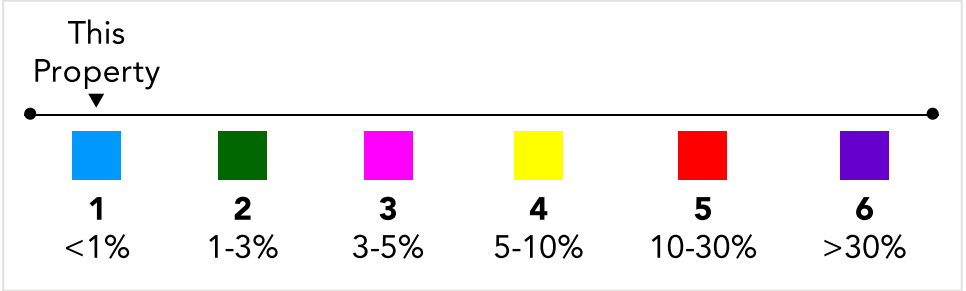
Environment
Radon Gas

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What is Radon?

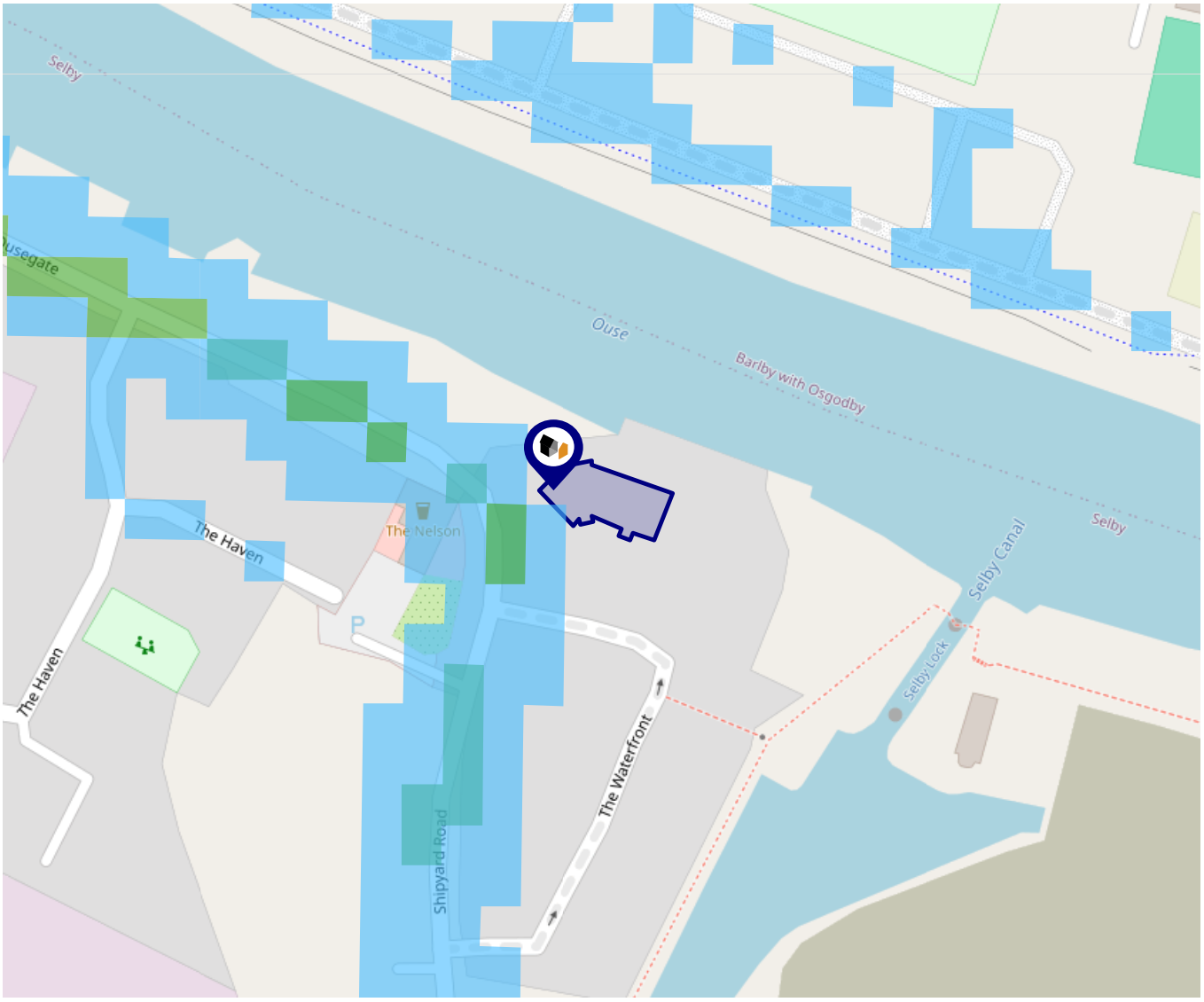
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



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

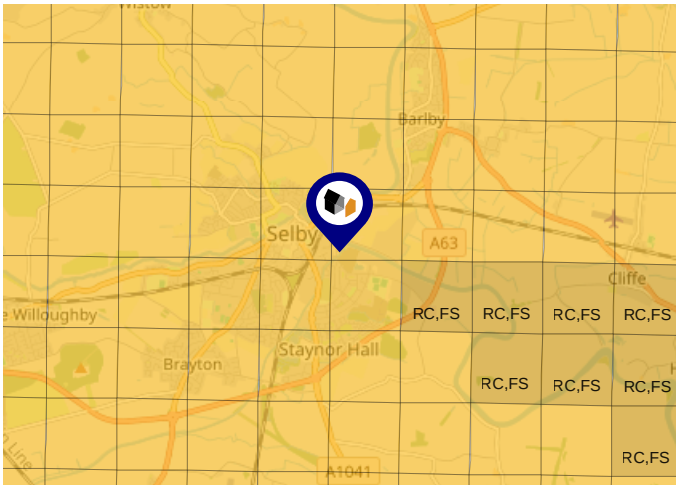
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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT 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

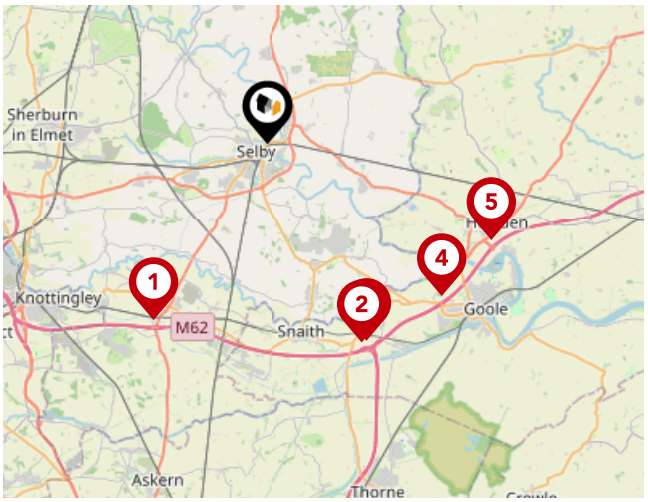
Area

Transport (National)



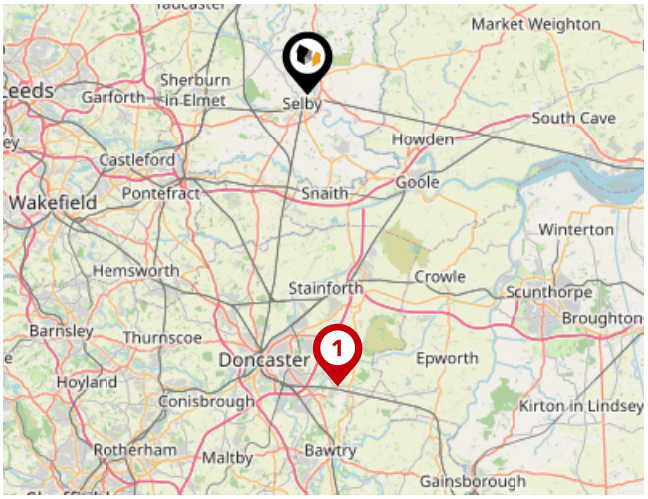
National Rail Stations

Pin	Name	Distance
1	Selby Rail Station	0.2 miles
2	Wressle Rail Station	5.53 miles
3	Hensall Rail Station	6.24 miles
4	Snaith Rail Station	6.31 miles
5	Whitley Bridge Rail Station	7.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J34	7.31 miles
2	M18 J7	7.69 miles
3	M62 J35	7.7 miles
4	M62 J36	8.07 miles
5	M62 J37	8.55 miles



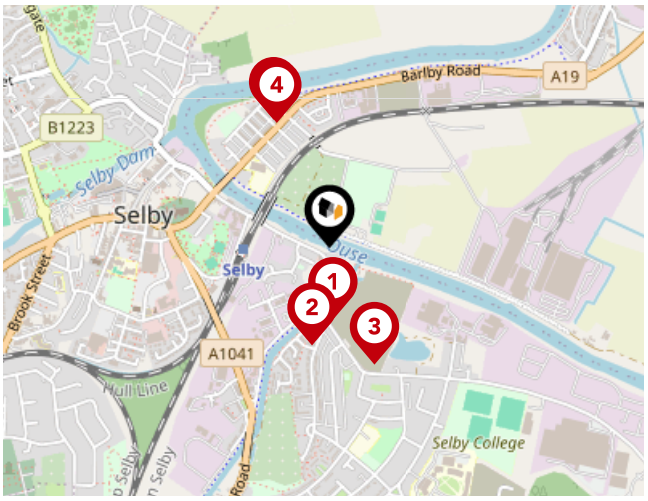
Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	20.61 miles

Area

Transport (Local)

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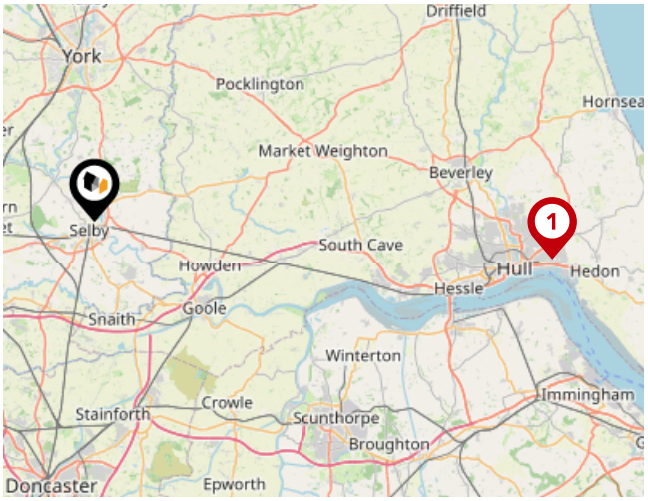


Bus Stops/Stations

Pin	Name	Distance
1	Swing Bridge	0.15 miles
2	Fostergate	0.21 miles
3	Pagnell Avenue	0.27 miles
4	John Street	0.29 miles
5	River Street	0.3 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	32.17 miles

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Our Team

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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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LANDWOOD GROUP

Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010
Emma.judge@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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