



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 22nd June 2026



**APARTMENT 4, GATCOMBE COURT, BACK PRINCESS
ROYAL TERRACE, SCARBOROUGH, YO11 2RB**

Landwood Group

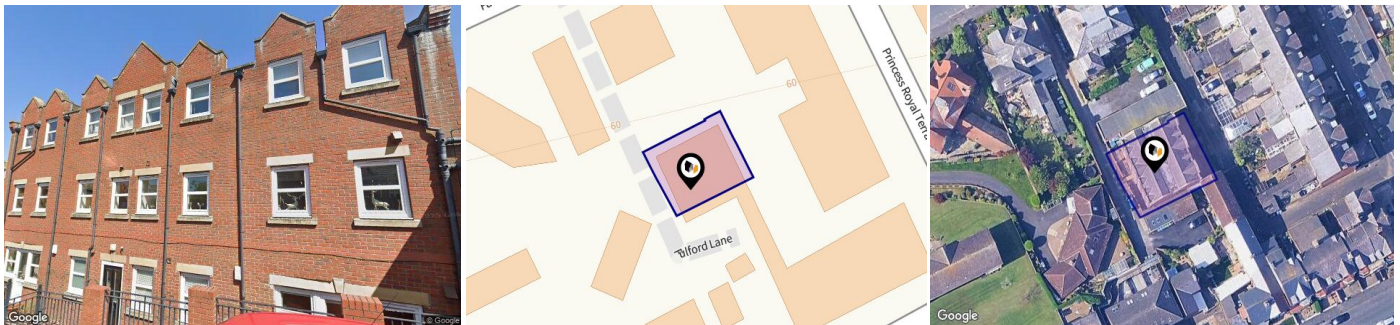
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>








Property

Type:	Flat / Maisonette	Last Sold Date:	18/07/2008
Bedrooms:	1	Last Sold Price:	£100,000
Floor Area:	322 ft ² / 30 m ²	Last Sold £/ft²:	£310
Plot Area:	0.09 acres	Tenure:	Leasehold
Year Built :	2006		
Council Tax :	Band B		
Annual Estimate:	£1,979		
Title Number:	NYK327741		
UPRN:	10012897381		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



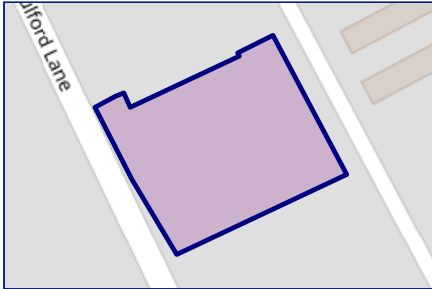
Satellite/Fibre TV Availability:



Property Multiple Title Plans

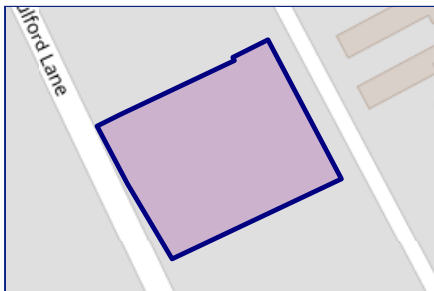
LANDWOOD
GROUP

Freehold Title Plan



NYK277278

Leasehold Title Plan



NYK327741

Start Date: 25/06/2006
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 978 years

Property EPC - Certificate

LANDWOOD
GROUP

Apartment 4, Gatcombe Court, Back Princess Royal
Terrace, YO11 2RB

Energy rating

D

Valid until 01.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

Property

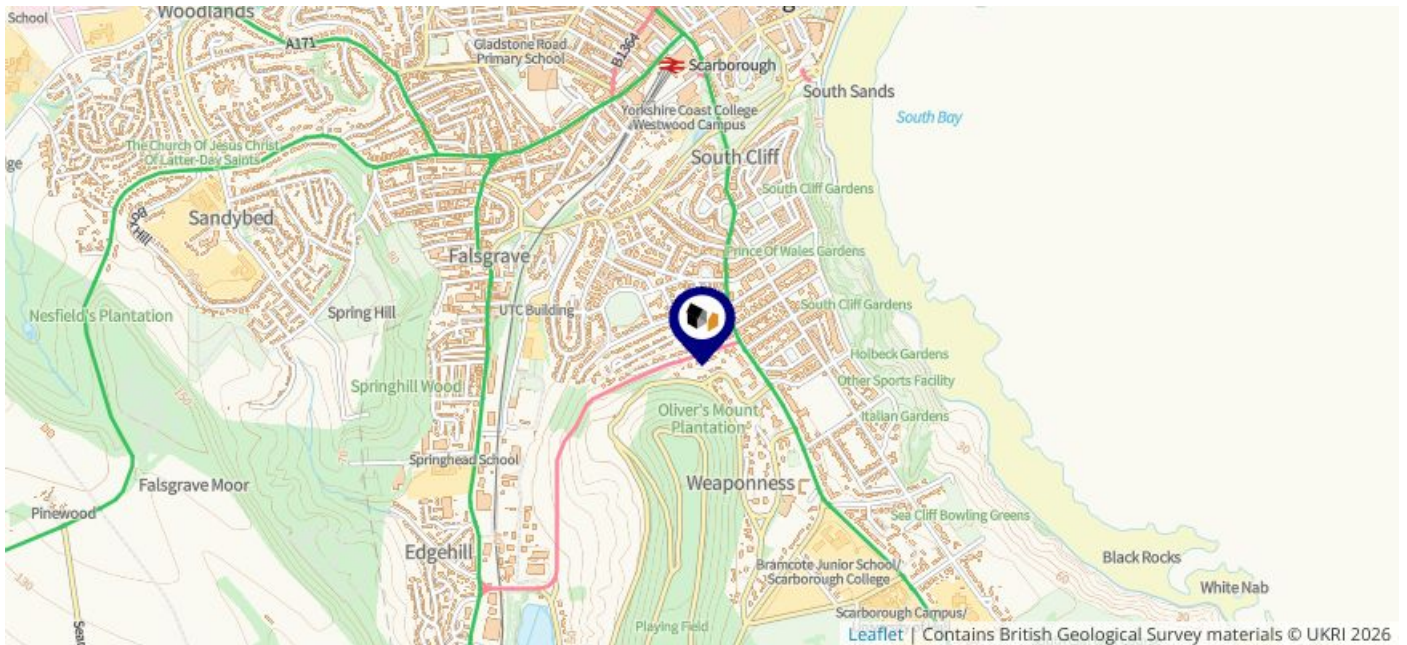
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
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:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	30 m ²

This map displays nearby coal mine entrances and their classifications.



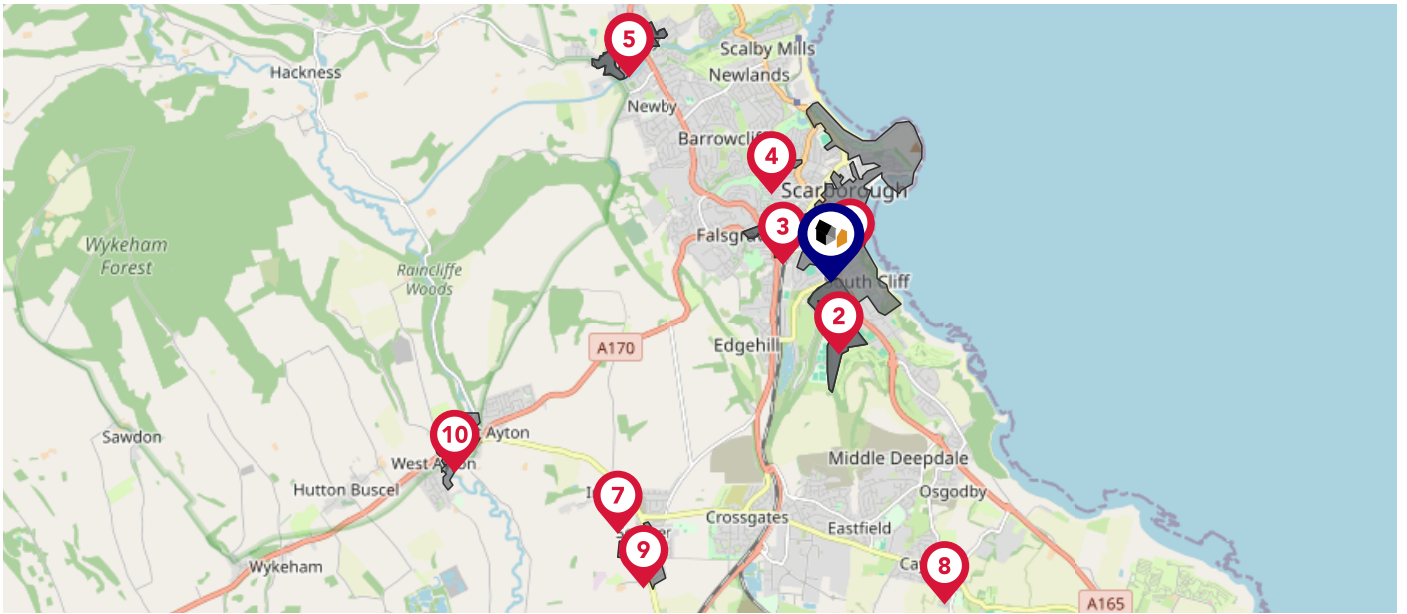
Mine Entry

- ✕ 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.



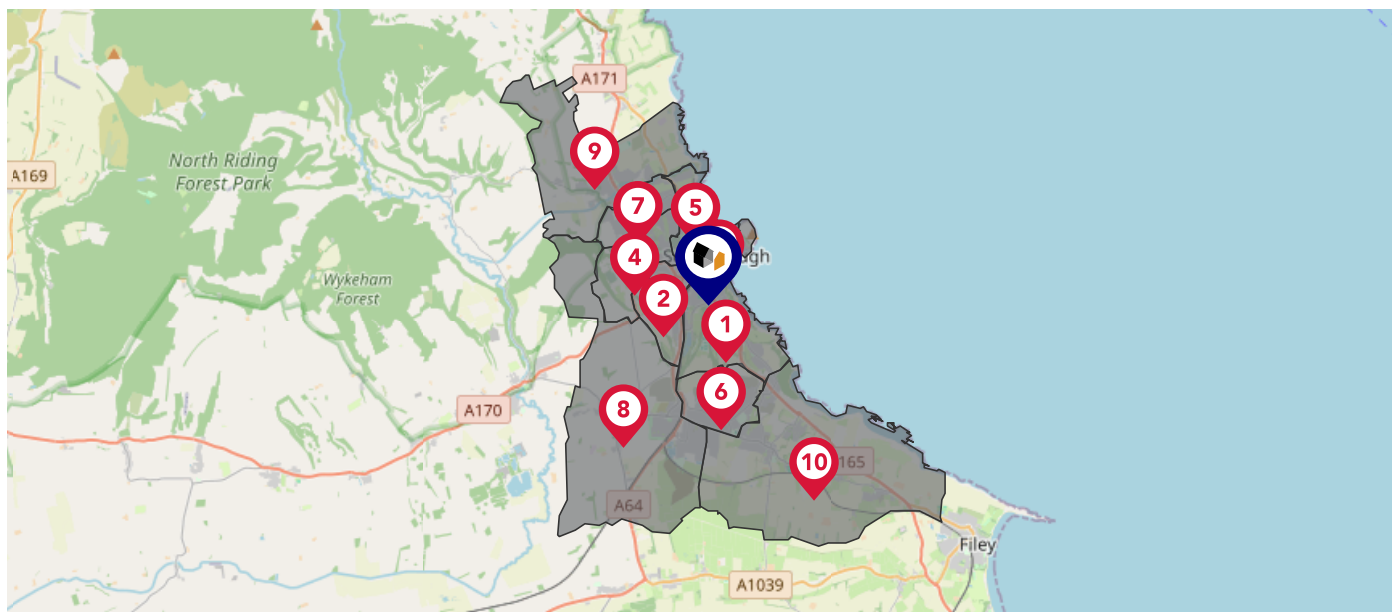
Nearby Conservation Areas

- 1 Scarborough
- 2 Weaponness
- 3 Falsgrave
- 4 Dean Road and Manor Road Cemeteries
- 5 Scalby
- 6 Scalby
- 7 Irton
- 8 Cayton
- 9 Seamer
- 10 West and East Ayton

Maps

Council Wards

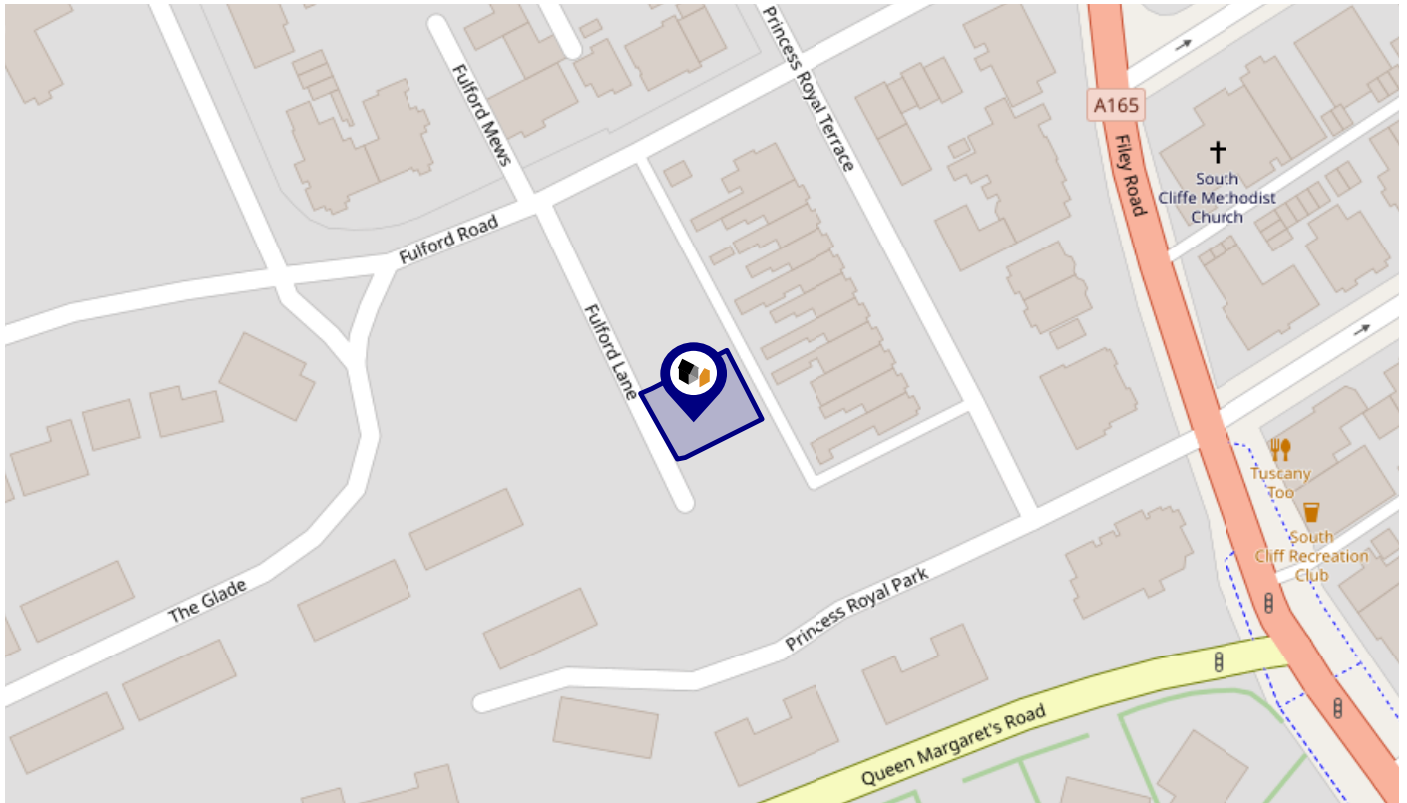
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Weaponness & Ramshill Ward
- 2 Falsgrave & Stepney Ward
- 3 Castle Ward
- 4 Woodlands Ward
- 5 Northstead Ward
- 6 Eastfield Ward
- 7 Newby Ward
- 8 Seamer Ward
- 9 Scalby Ward
- 10 Cayton 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.

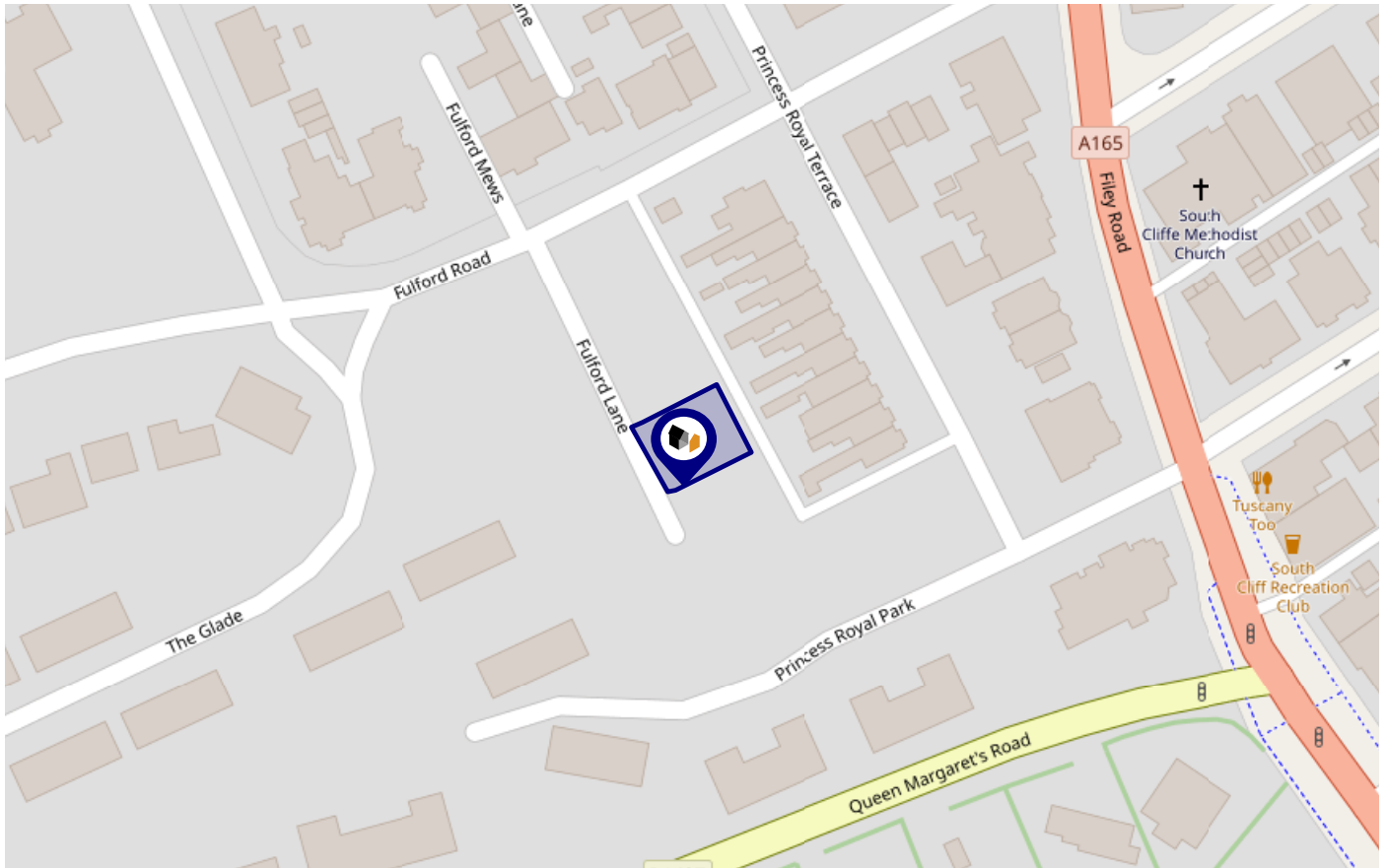
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

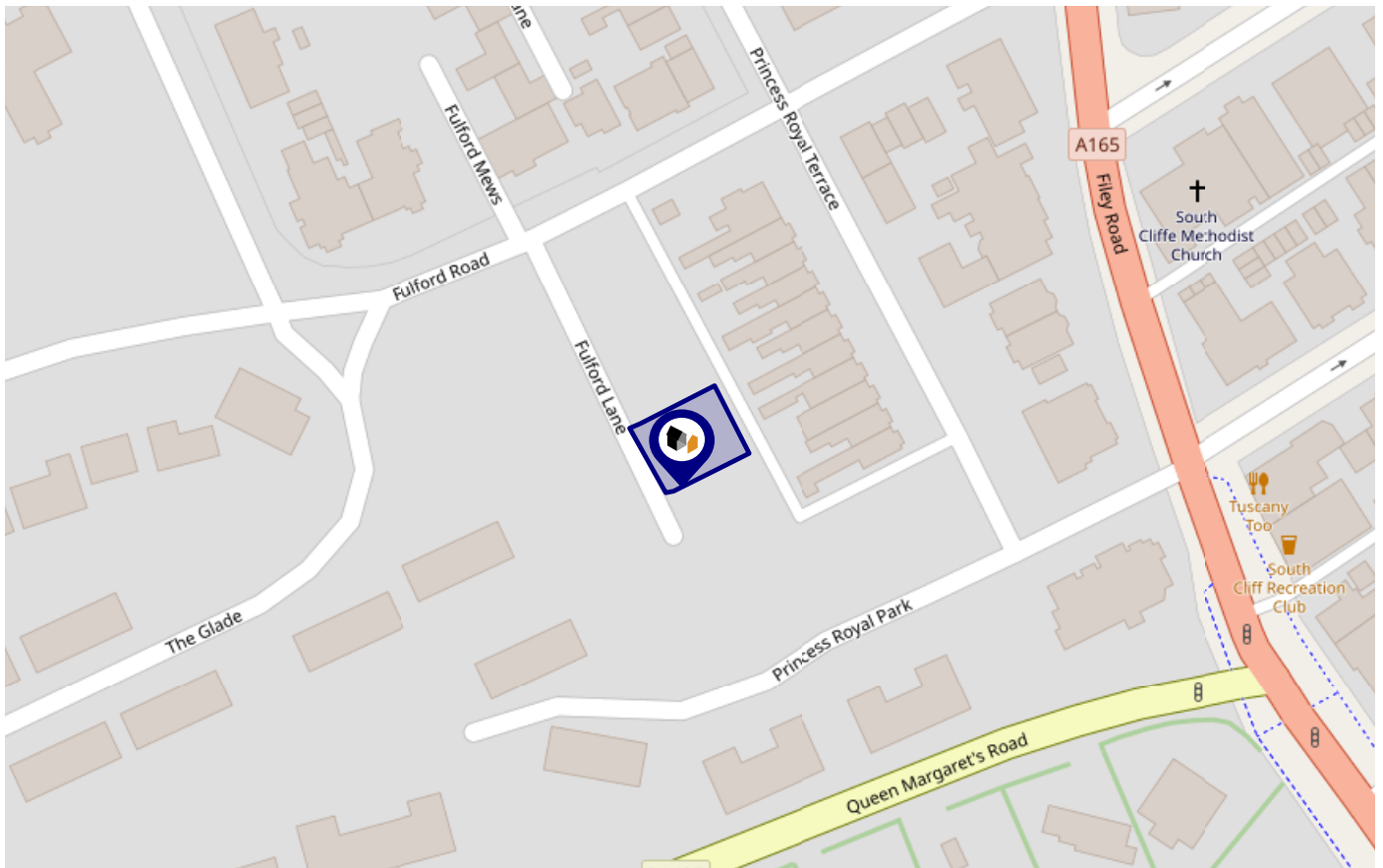
Chance of flooding to the following depths at this property:



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.

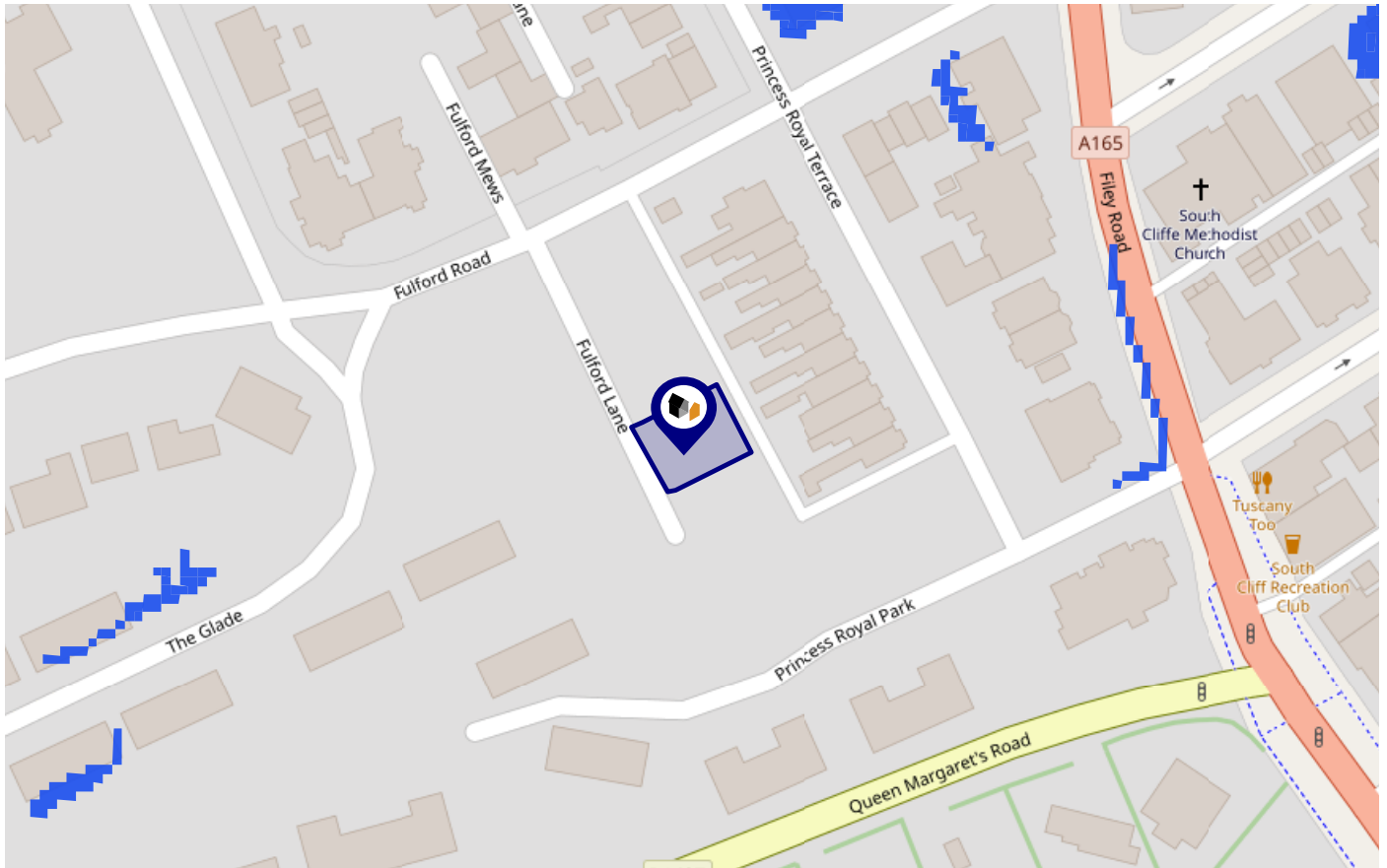
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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.

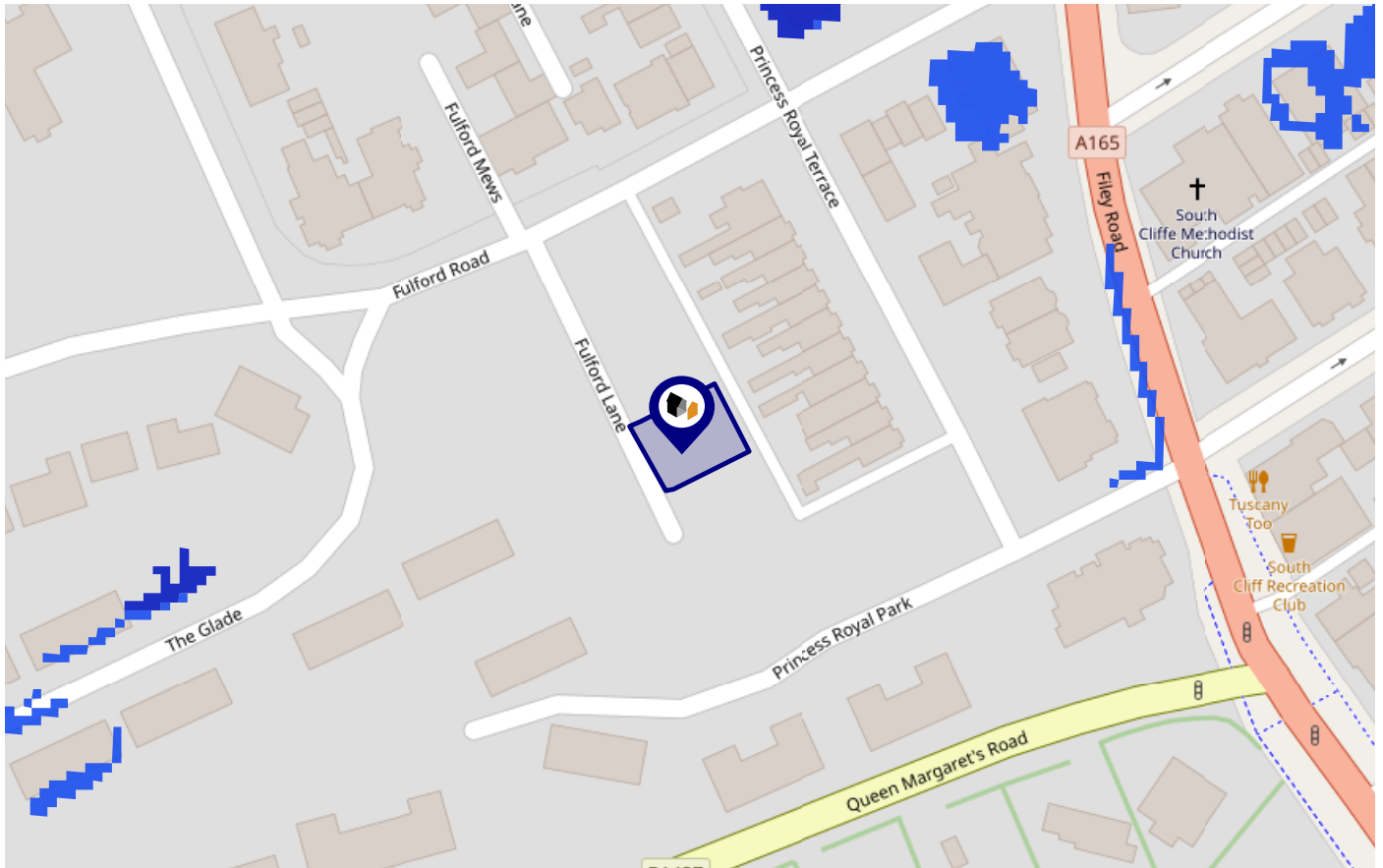
Chance of flooding to the following depths at this property:



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:

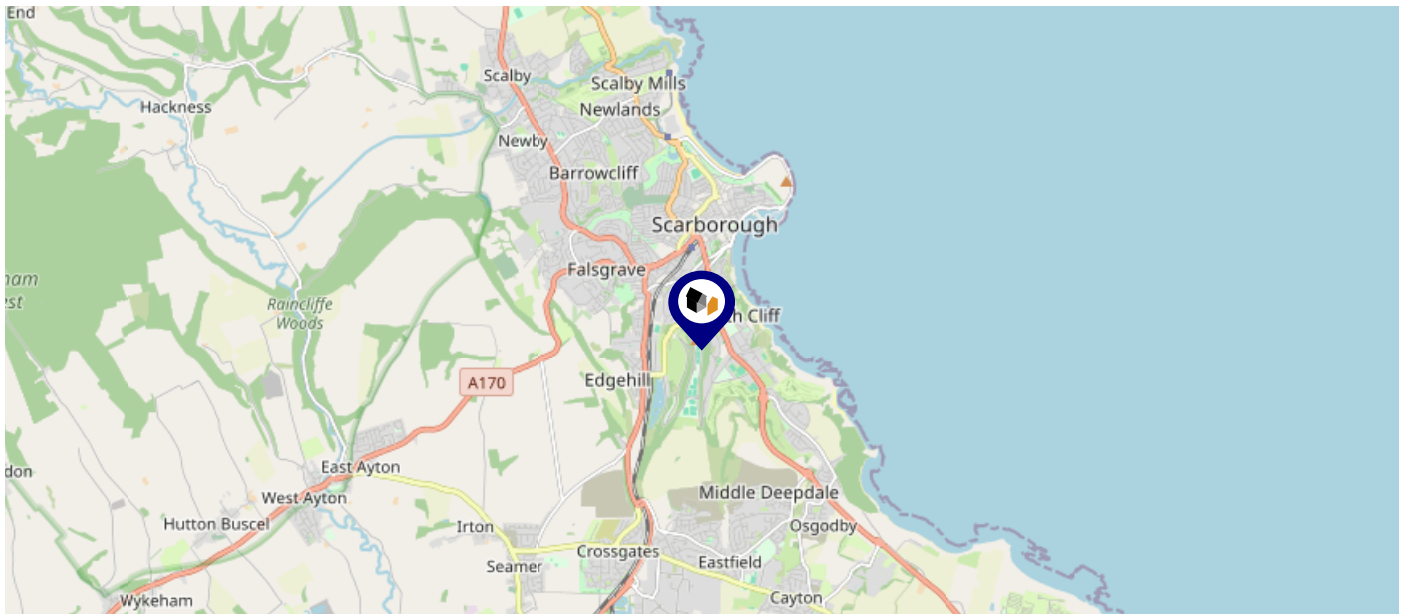


Maps

Green Belt

LANDWOOD
GROUP

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



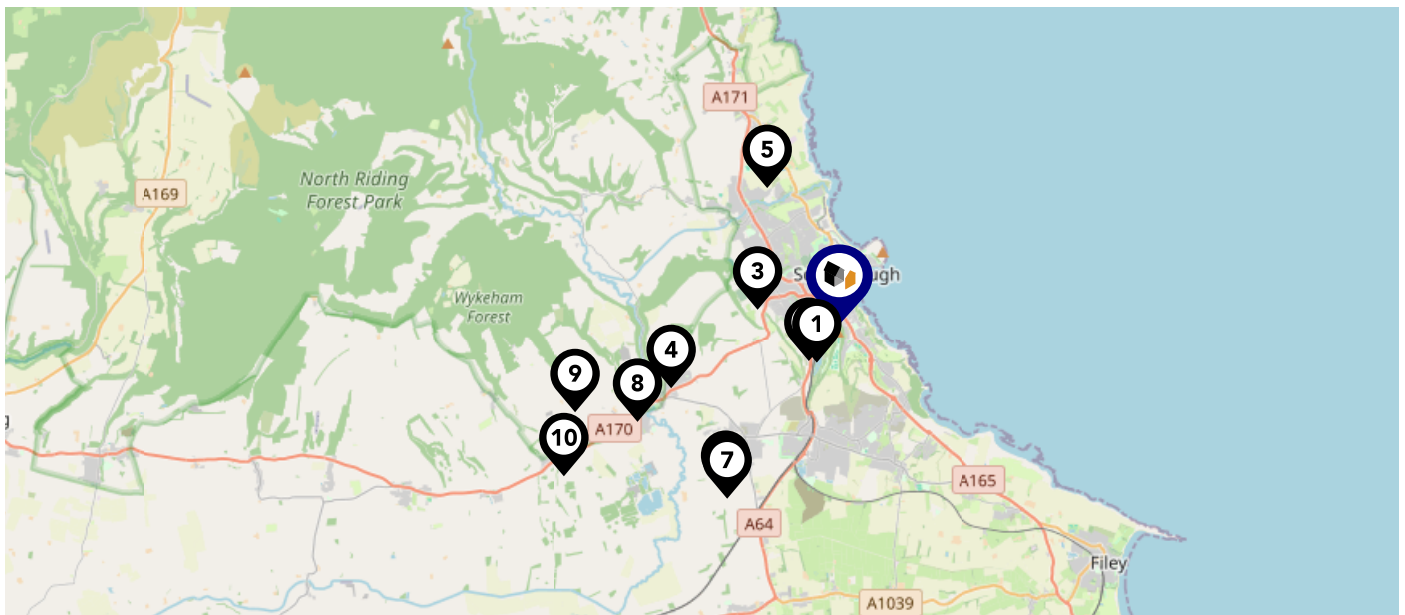
Nearby Green Belt Land

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

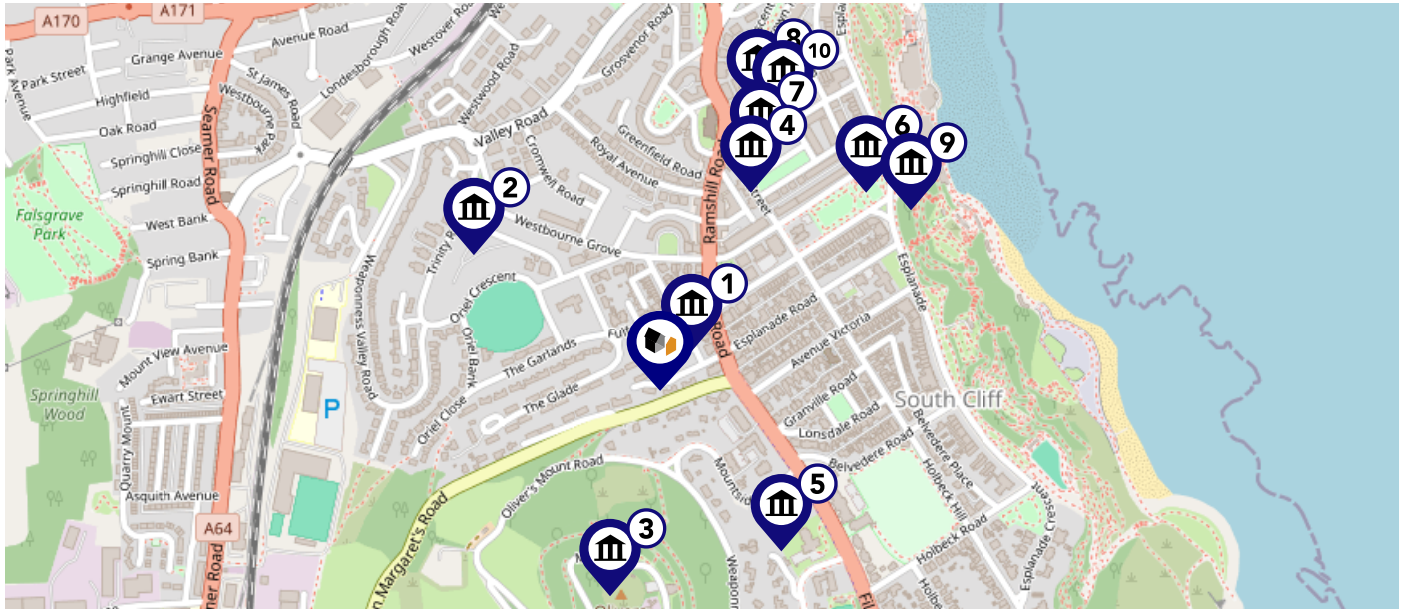
1	Scarborough Holder Station-Seamer Road, Scarborough	Historic Landfill
2	Former Gas Holder Station-Barrys Lane, Off Seamer Road, Scarborough	Historic Landfill
3	Graham School Landfill Site-Woodlands Drive, Scarborough	Historic Landfill
4	The Tongues-East Ayton	Historic Landfill
5	Disused Workings-Burniston Road, Scarborough	Historic Landfill
6	Seamer Tip-Seamer, Scarborough, North Yorkshire	Historic Landfill
7	The Holms-Seamer, Scarborough, North Yorkshire	Historic Landfill
8	Draken Field, Spikers Hill Farm-Cockrah Road, West Ayton, Scarborough	Historic Landfill
9	Great Moor Lane Tip-Hutton, Buscel, Scarborough, North Yorkshire	Historic Landfill
10	Wykeham Tip-Wykeham, Scarborough, North Yorkshire	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



1258540 - 2, Fulford Road (see Details For Further Address Information)

Grade II

0.1 miles



1243430 - Former Holy Trinity Church

Grade II

0.2 miles



1242901 - War Memorial, Oliver's Mount

Grade II

0.2 miles



1258210 - St Martin's Vicarage

Grade II

0.2 miles



1272759 - Dunollie

Grade II

0.2 miles



1273230 - Prince Of Wales Apartments

Grade II

0.3 miles



1242903 - Church Of St Martin

Grade I

0.3 miles



1258291 - 1-19, Crown Terrace

Grade II

0.3 miles



1400166 - Scarborough South Cliff Railway

Grade II

0.3 miles



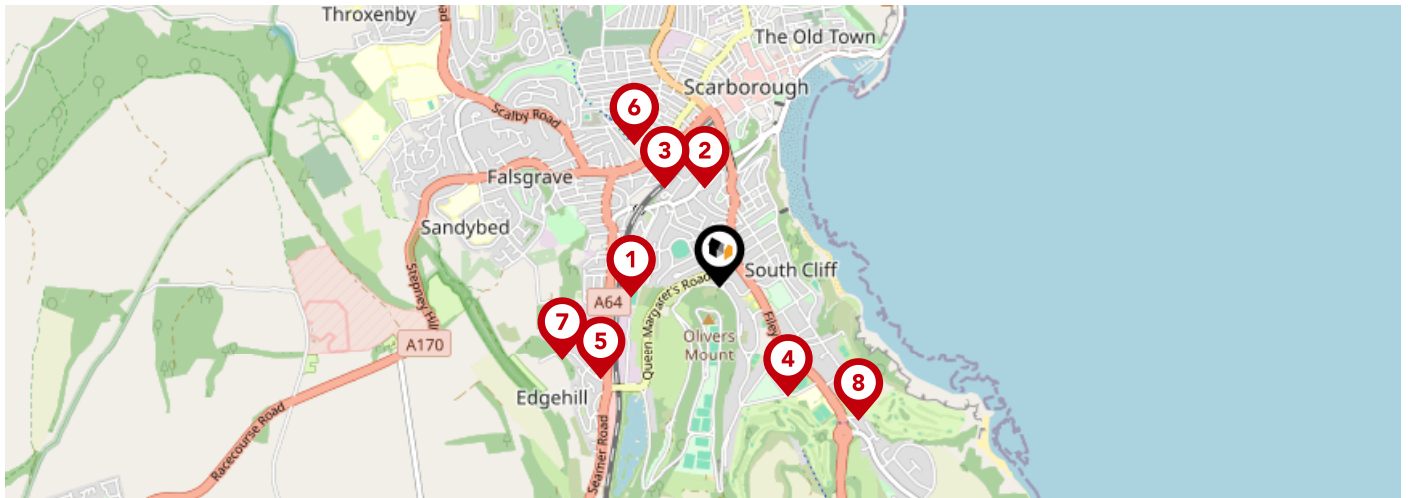
1258087 - 2-9, Albion Road

Grade II

0.3 miles

Area Schools

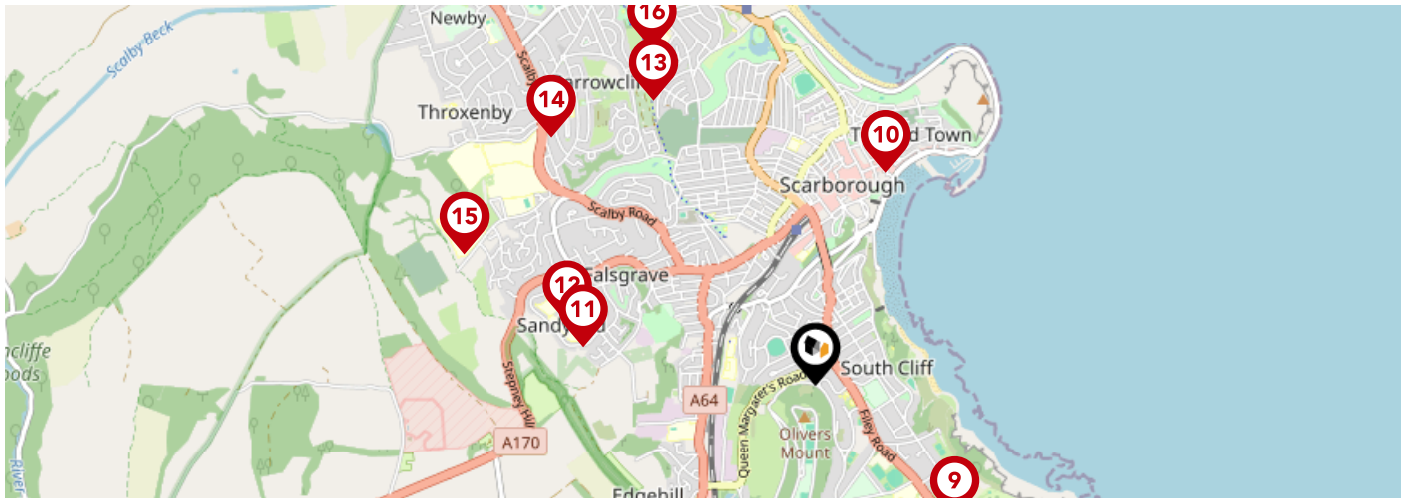
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
1	Scarborough University Technical College Ofsted Rating: Good Pupils: 249 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Scarborough Pupil Referral Unit Ofsted Rating: Good Pupils: 13 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Childhaven Community Nursery School Ofsted Rating: Outstanding Pupils: 79 Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Scarborough College Ofsted Rating: Not Rated Pupils: 574 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thomas Hinderwell Primary Academy Ofsted Rating: Requires improvement Pupils: 168 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Gladstone Road Primary School Ofsted Rating: Good Pupils: 706 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Springhead School Ofsted Rating: Outstanding Pupils: 102 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Martin's Church of England Voluntary Aided Primary School, Scarborough Ofsted Rating: Good Pupils: 276 Distance:0.83	<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
	Wheatcroft Community Primary School Ofsted Rating: Good Pupils: 209 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Friarage Community Primary School Ofsted Rating: Requires improvement Pupils: 282 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic School - a Catholic voluntary academy Ofsted Rating: Good Pupils: 588 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scarborough Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scarborough, Northstead Community Primary School Ofsted Rating: Requires improvement Pupils: 597 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrowcliff School Ofsted Rating: Good Pupils: 278 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Graham School Ofsted Rating: Requires improvement Pupils: 1045 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School - a Catholic voluntary academy Ofsted Rating: Good Pupils: 207 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

LANDWOOD
GROUP



Key:

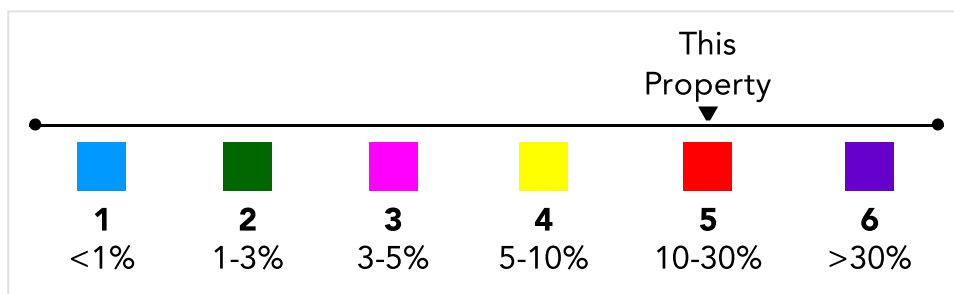
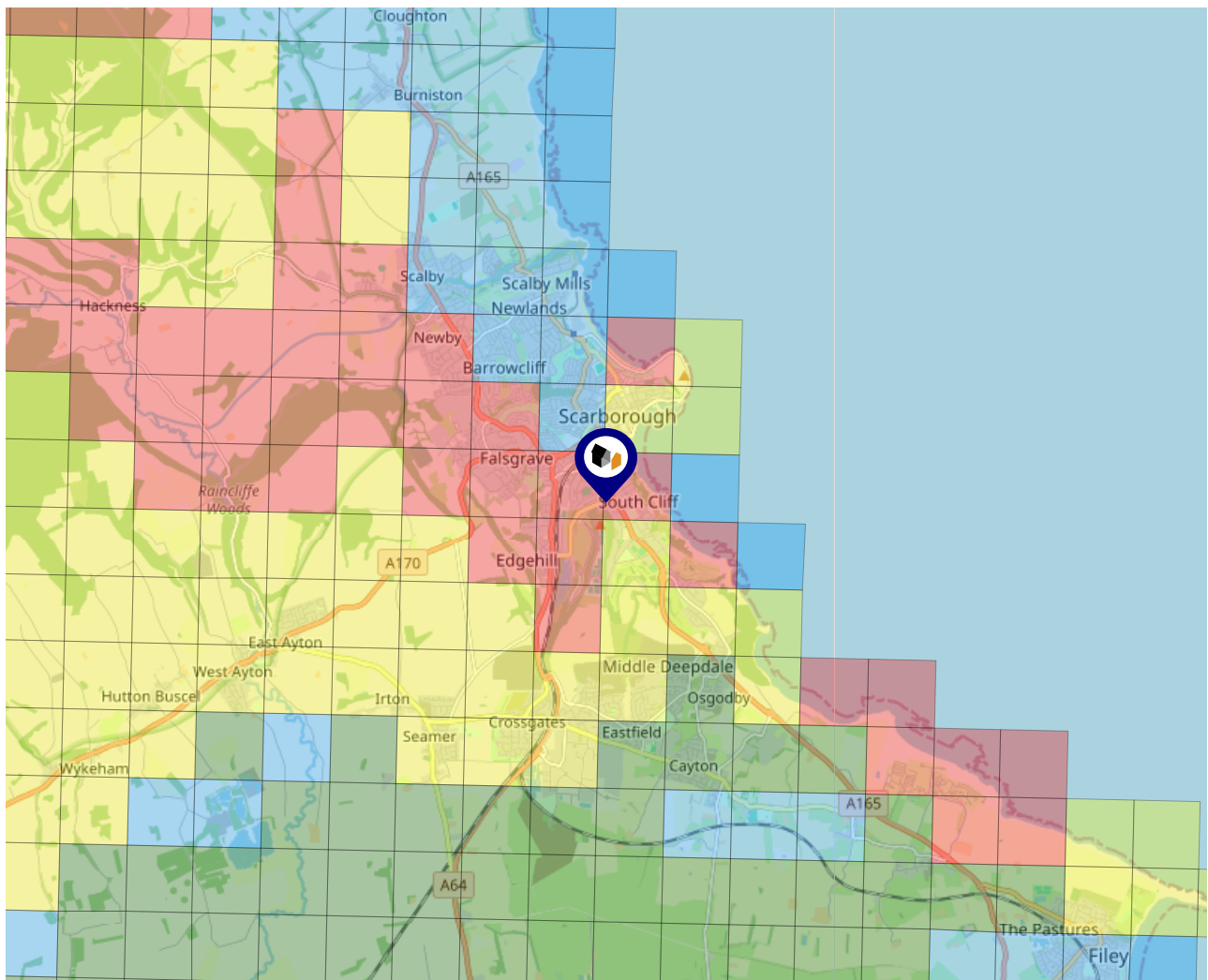
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

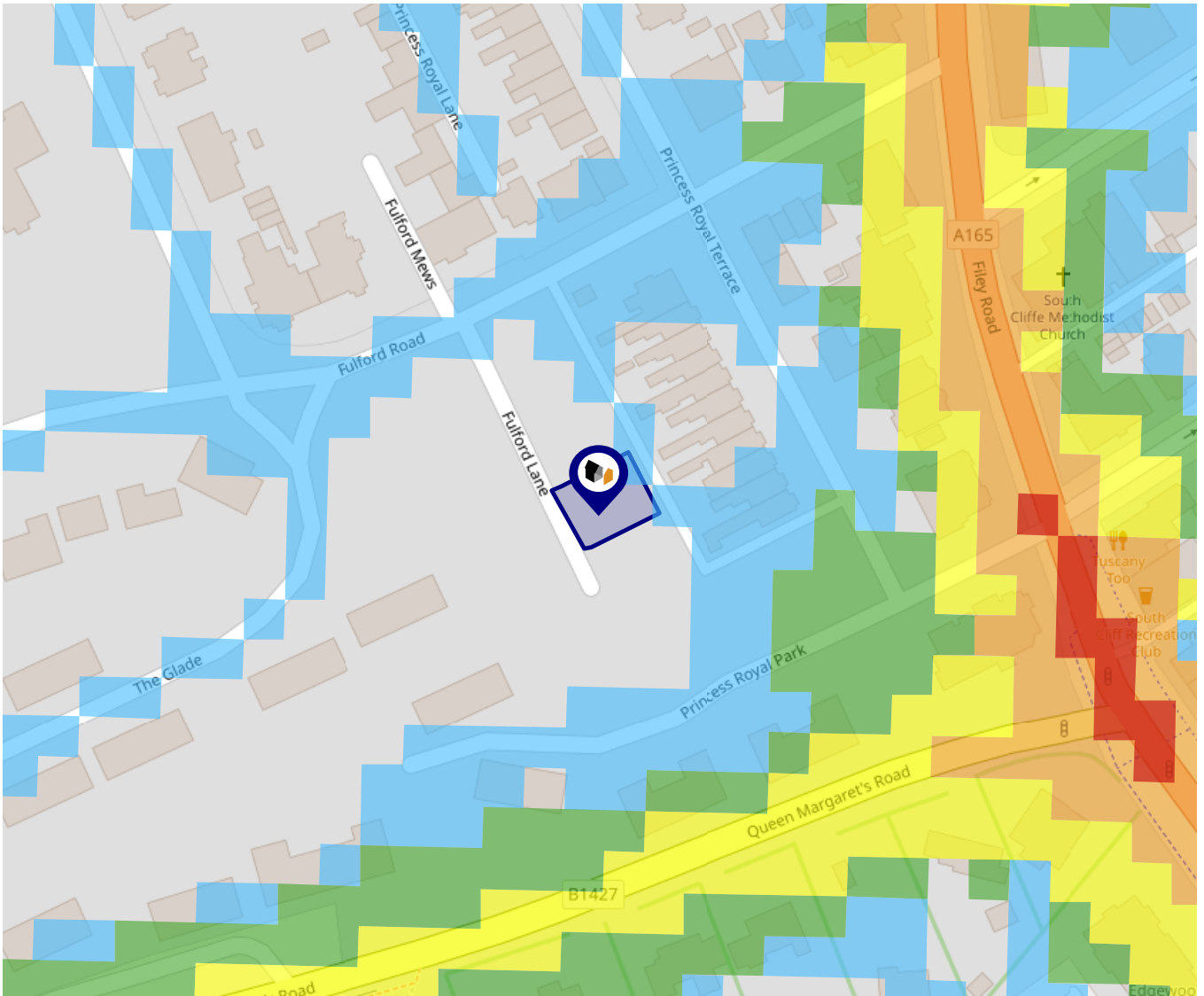
What is Radon?

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

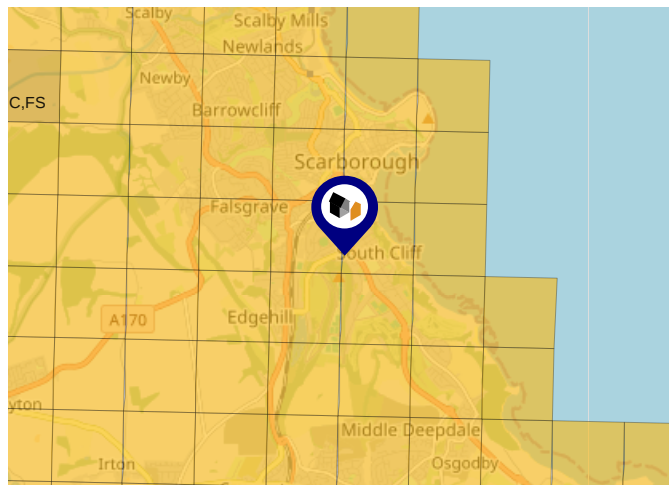


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

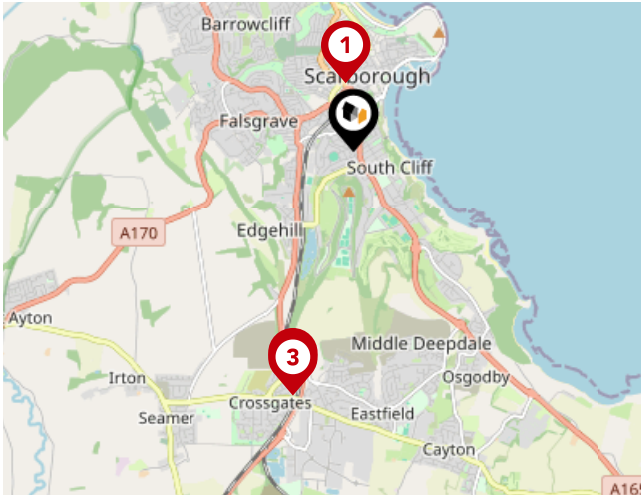


Primary Classifications (Most Common Clay Types)

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

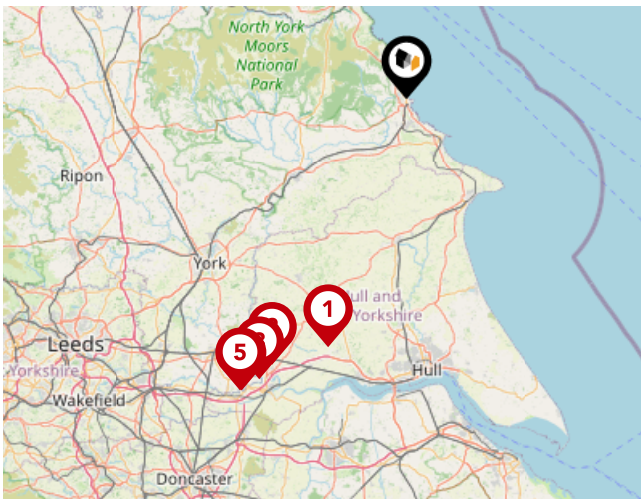
Area

Transport (National)



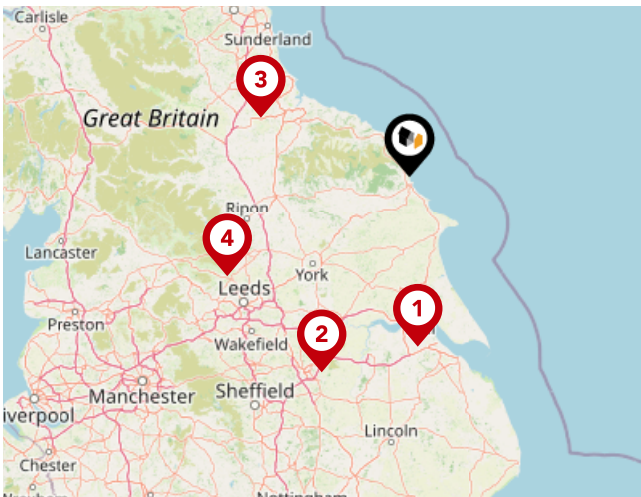
National Rail Stations

Pin	Name	Distance
1	Scarborough Rail Station	0.59 miles
2	Seamer Rail Station	2.14 miles
3	Seamer Rail Station	2.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J38	36.35 miles
2	M62 J37	41.61 miles
3	M62 J36	44.17 miles
4	M62 J35	46.81 miles
5	M18 J7	46.96 miles



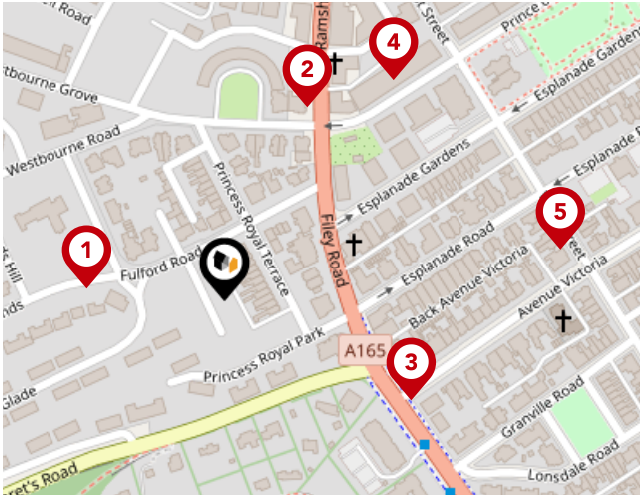
Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	47.64 miles
2	Finningley	60.02 miles
3	Teesside Airport	44.63 miles
4	Leeds Bradford Airport	58.08 miles

Area

Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	The Garlands	0.08 miles
2	Post Office	0.11 miles
3	Avenue Victoria	0.11 miles
4	Prince Of Wales Terrace	0.15 miles
5	Avenue Victoria	0.18 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.



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/>

