



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 04<sup>th</sup> April 2024



**13, BOWNESS CLOSE, PETERLEE, SR8 5NG**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

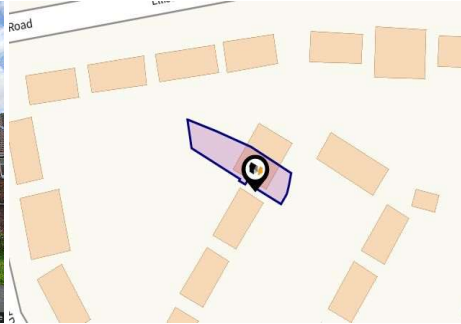
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<https://landwoodgroup.com/>



# Property Overview

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## Property




<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Council Tax :</b>	Band A
<b>Title Number:</b>	DU209110
<b>UPRN:</b>	100110442504

<b>Last Sold Date:</b>	06/11/2007
<b>Last Sold Price:</b>	£95,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£138
<b>Tenure:</b>	Freehold

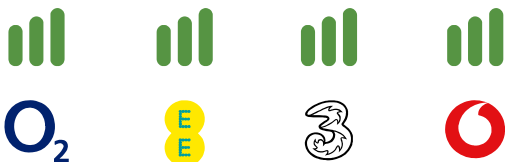
## Local Area

<b>Local Authority:</b>	Durham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>106</b> mb/s	<b>9000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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13 Bowness Close, SR8 5NG

Energy rating

C

Valid until 14.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

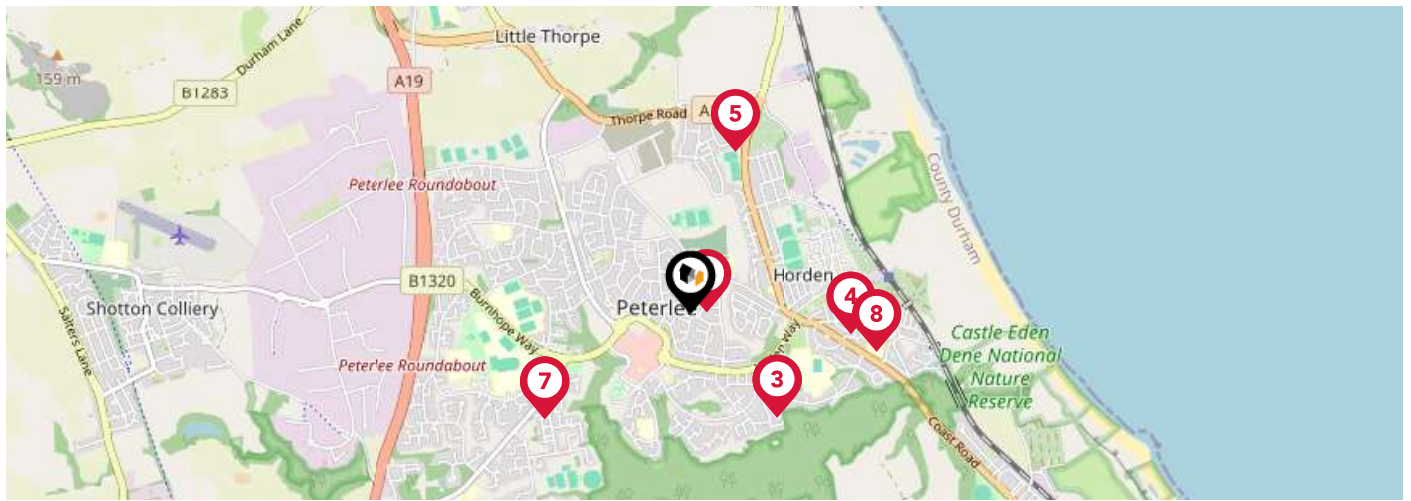
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

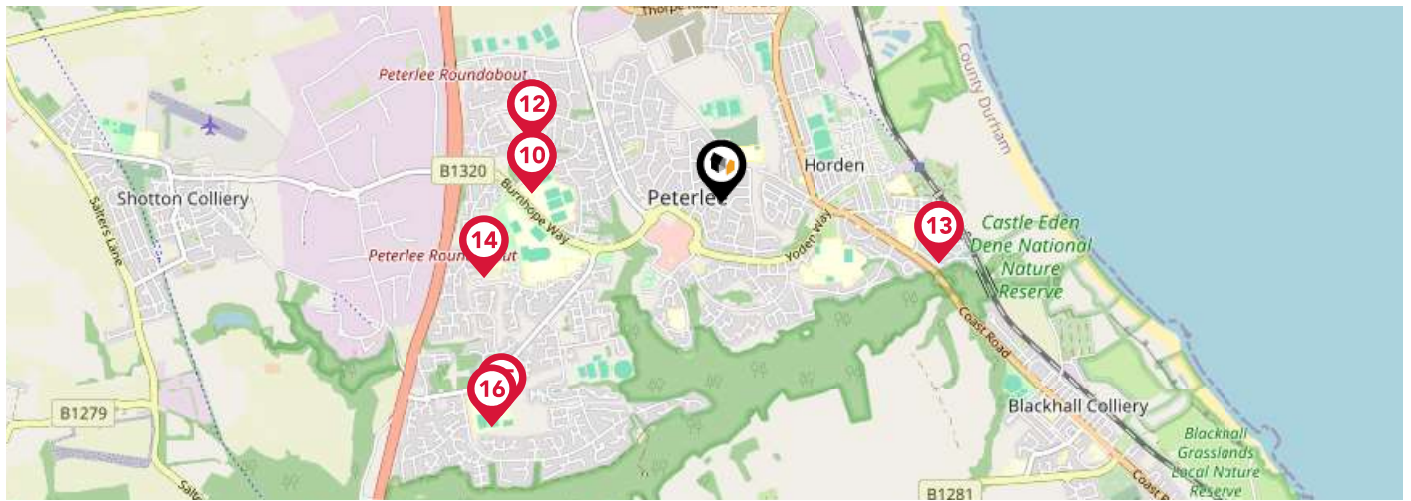
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Seascope Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Dene House Primary School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Dene Academy</b> Ofsted Rating: Requires Improvement   Pupils: 641   Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Cotsford Primary School</b> Ofsted Rating: Good   Pupils: 150   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Our Lady Star of the Sea Roman Catholic Voluntary Aided Primary</b> Ofsted Rating: Good   Pupils: 103   Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Our Lady of the Rosary Catholic Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Bede's Catholic School and Byron Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Yohden Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 172   Distance:0.81</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
<p><b>9</b> Endeavour Academy Durham</p> <p>Ofsted Rating: Good   Pupils: 33   Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> East Durham College</p> <p>Ofsted Rating: Good   Pupils:0   Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> Acre Rigg Academy</p> <p>Ofsted Rating: Good   Pupils: 268   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> Acre Rigg Infant School</p> <p>Ofsted Rating: Good   Pupils: 293   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> Horden Nursery School</p> <p>Ofsted Rating: Outstanding   Pupils: 123   Distance:0.96</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> Howlatch Lane Primary School</p> <p>Ofsted Rating: Good   Pupils: 428   Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> Shotton Hall Primary School</p> <p>Ofsted Rating: Good   Pupils: 349   Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> The Academy at Shotton Hall</p> <p>Ofsted Rating: Outstanding   Pupils: 1218   Distance:1.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

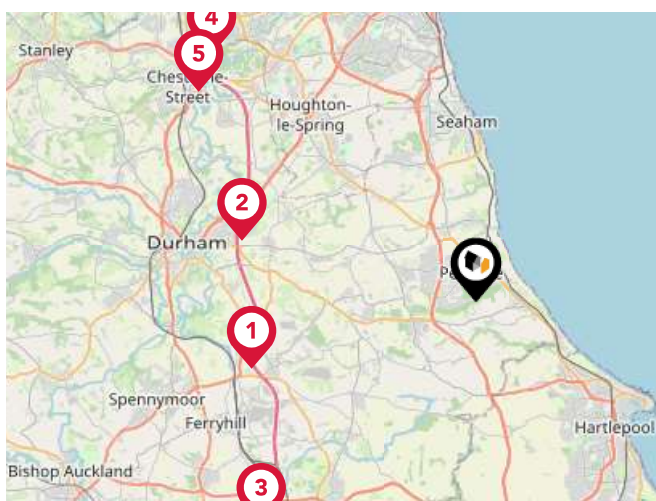
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Seaham Rail Station	5.28 miles
2	Hartlepool Rail Station	7.18 miles
3	Seaton Carew Rail Station	8.89 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J61	7.99 miles
2	A1(M) J62	8.25 miles
3	A1(M) J60	10.63 miles
4	A1(M) J64	12.31 miles
5	A1(M) J63	11.84 miles

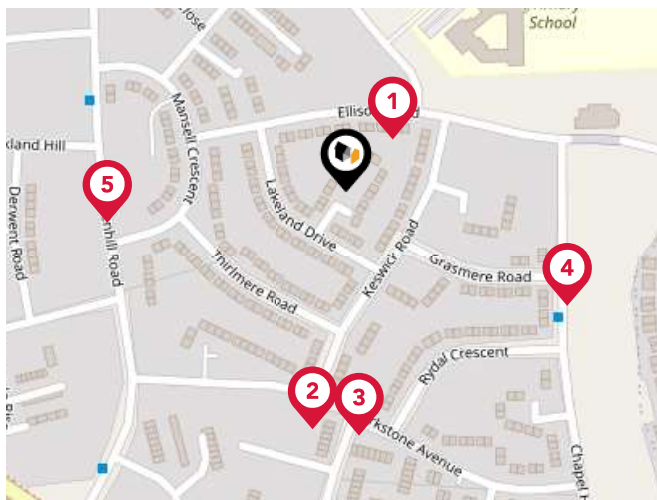


### Airports/Helipads

Pin	Name	Distance
1	Durham Tees Valley Airport	17.96 miles
2	Newcastle International Airport	24.26 miles
3	Leeds Bradford International Airport	63.31 miles
4	Robin Hood Doncaster Sheffield Airport	89.31 miles

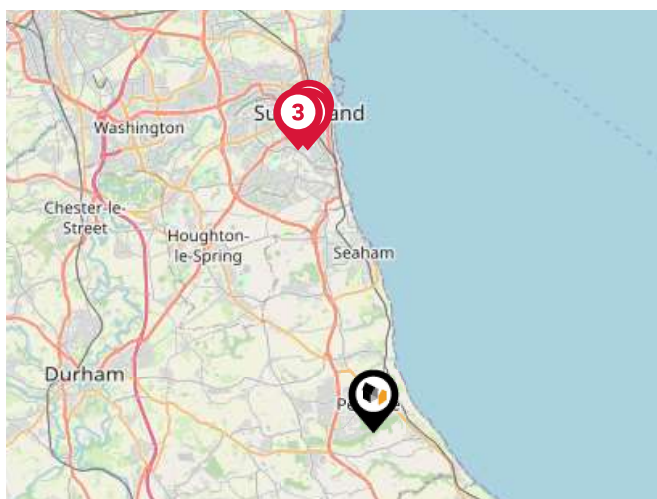
# Area

## Transport (Local)



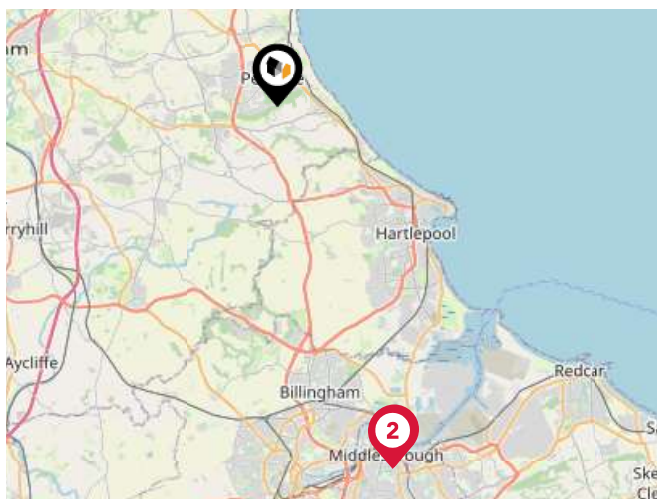
### Bus Stops/Stations

Pin	Name	Distance
1	Ellison Road	0.04 miles
2	Kirkstone Avenue	0.13 miles
3	Kirkstone Avenue	0.13 miles
4	Chapel Hill Road	0.13 miles
5	Edenhill Road - Shops	0.13 miles



### Local Connections

Pin	Name	Distance
1	Park Lane (Tyne and Wear Metro Station)	9.86 miles
2	Sunderland (Tyne and Wear Metro Station)	10.13 miles
3	University (Tyne and Wear Metro Station)	9.97 miles



### Ferry Terminals

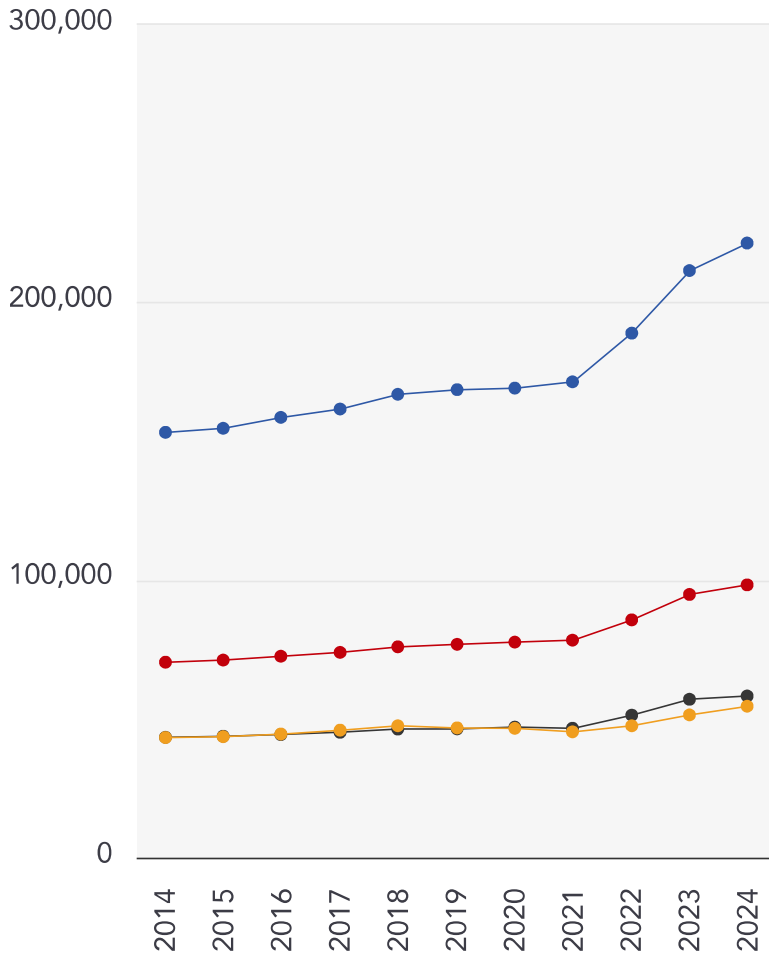
Pin	Name	Distance
1	Transporter Bridge North Side	12.98 miles
2	Transporter Bridge South Side	13.06 miles



# Market House Price Statistics

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### 10 Year History of Average House Prices by Property Type in SR8



Detached

**+44.5%**

Semi-Detached

**+39.54%**

Terraced

**+34.24%**

Flat

**+26.09%**

# Landwood Group

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