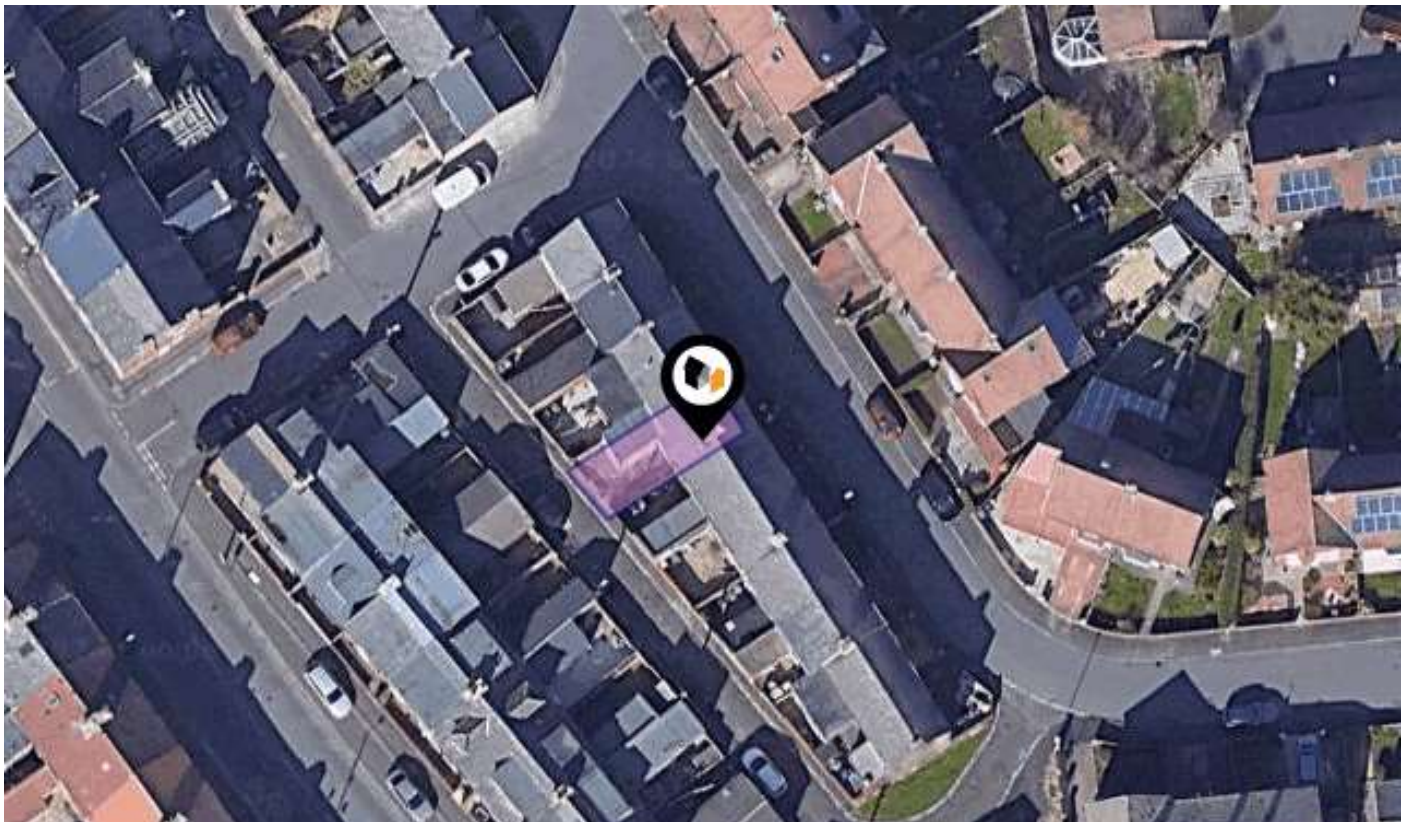




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 05<sup>th</sup> April 2024



**7, DERWENT STREET, EASINGTON LANE, HOUGHTON LE  
SPRING, DH5 0HG**

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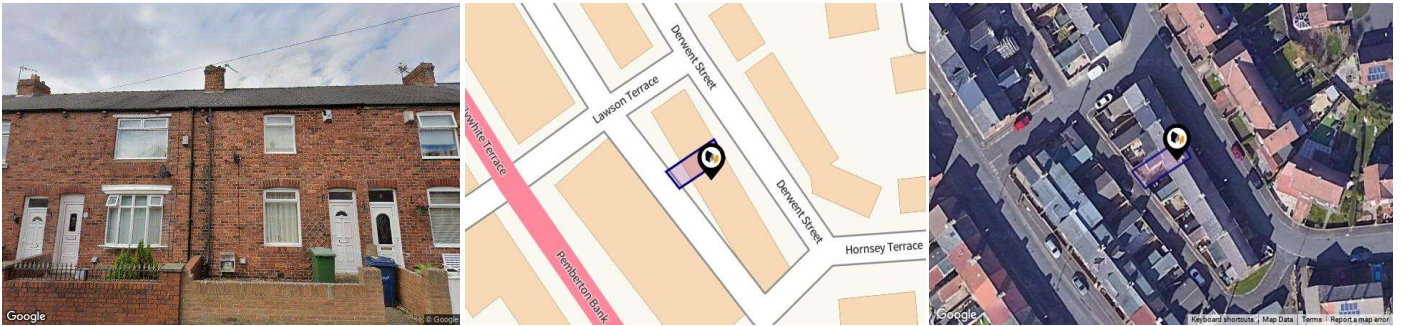
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>






## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	10/03/2005
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£80,000
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£100
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,331		
<b>Title Number:</b>	TY245956		
<b>UPRN:</b>	45058739		

## Local Area

<b>Local Authority:</b>	Sunderland
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	High

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

<b>13</b> mb/s	<b>51</b> mb/s	<b>9000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

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Planning records for: *7, Derwent Street, Easington Lane, Houghton Le Spring, DH5 0HG*

<b>Reference - 90/01525/10</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th September 1990
<b>Description:</b>	KITCHEN EXTENSION ON GROUND FLOOR TO REAR WITH BATHROOM ABOVE

# Property EPC - Certificate

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7 Derwent Street, Easington Lane, DH5 0HG

Energy rating

**D**

Valid until 12.10.2032

Certificate number  
7209-8532-5002-0090-4392

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   c
55-68	<b>D</b>	61   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<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>	1
<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, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	No time or thermostatic control of room temperature
<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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	75 m <sup>2</sup>



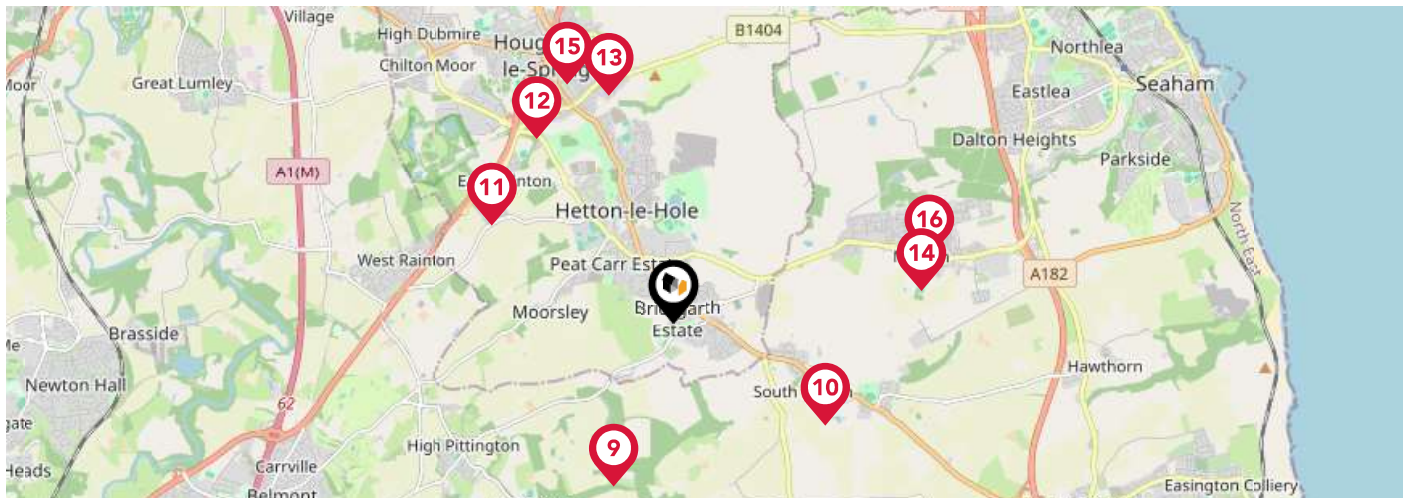
# Area Schools

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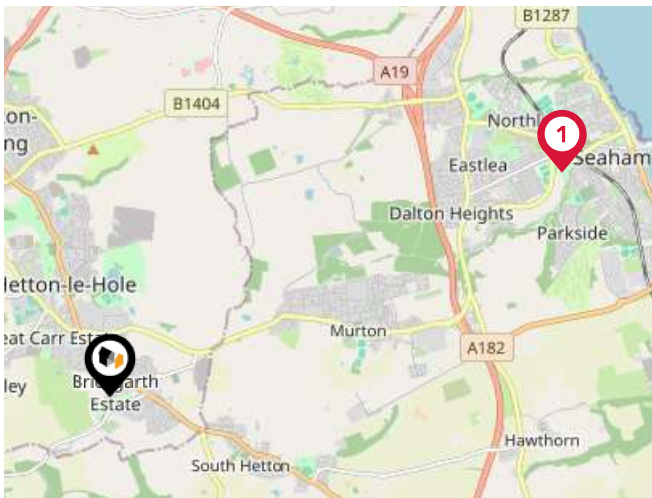
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hetton Lyons Nursery School</b> Ofsted Rating: Good   Pupils: 84   Distance:0.42</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Hetton Lyons Primary School</b> Ofsted Rating: Good   Pupils: 438   Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Easington Lane Primary School</b> Ofsted Rating: Good   Pupils: 315   Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Hetton Primary School</b> Ofsted Rating: Good   Pupils: 145   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Hetton-le-Hole Nursery School</b> Ofsted Rating: Good   Pupils: 55   Distance:0.79</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Hetton School</b> Ofsted Rating: Requires Improvement   Pupils: 556   Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Hetton Academy</b> Ofsted Rating: Requires improvement   Pupils: 634   Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Eppleton Academy Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Elemore Hall School</b> Ofsted Rating: Good   Pupils: 83   Distance:1.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>South Hetton Primary</b> Ofsted Rating: Good   Pupils: 240   Distance:1.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>East Rainton Primary School</b> Ofsted Rating: Good   Pupils: 116   Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Michael's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Gillas Lane Primary Academy</b> Ofsted Rating: Good   Pupils: 138   Distance:2.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Joseph's Catholic Primary School, Murton</b> Ofsted Rating: Good   Pupils: 160   Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Bernard Gilpin Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:2.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Ribbon School</b> Ofsted Rating: Good   Pupils: 576   Distance:2.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Seaham Rail Station	4.3 miles
2	Chester-le-Street Rail Station	6.15 miles
3	Durham Rail Station	5.96 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J62	3.61 miles
2	A1(M) J61	6.4 miles
3	A1(M) J64	6.75 miles
4	A1(M) J63	6.2 miles
5	A194(M) J1	8.14 miles



## Airports/Helipads

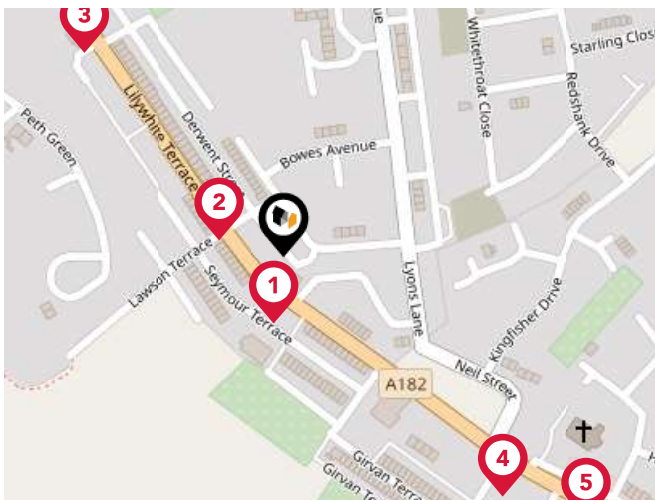
Pin	Name	Distance
1	Durham Tees Valley Airport	20.78 miles
2	Newcastle International Airport	18.88 miles
3	Leeds Bradford International Airport	65.79 miles
4	Robin Hood Doncaster Sheffield Airport	93.36 miles



# Area

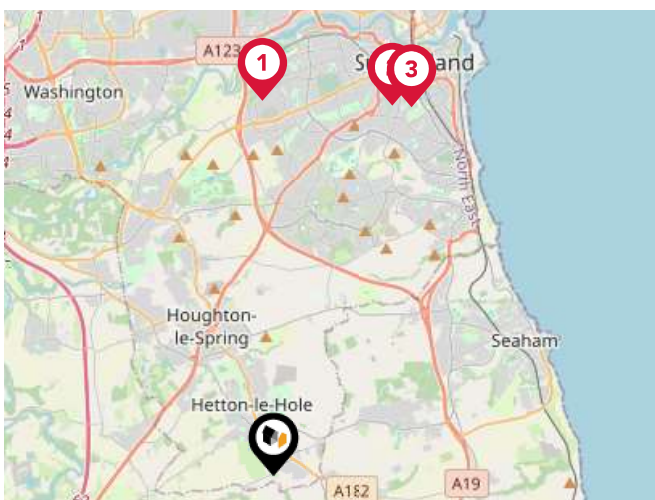
## Transport (Local)

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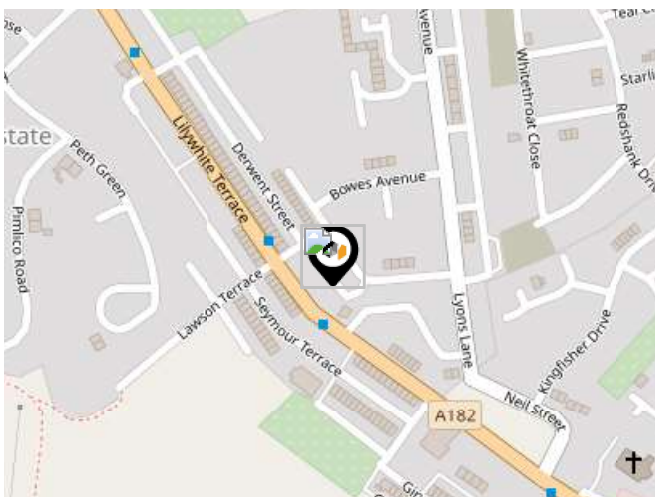
### Bus Stops/Stations

Pin	Name	Distance
1	Pemberton Bank-Smiths Terrace	0.04 miles
2	Lilywhite Terrace-Lawson Terrace	0.03 miles
3	Lilywhite Tce-White Gates Dr	0.15 miles
4	Pemberton Bank-Blindy Lane	0.17 miles
5	Pemberton Bank-St Michaels Church	0.21 miles



### Local Connections

Pin	Name	Distance
1	South Hylton (Tyne and Wear Metro Station)	6.4 miles
2	University (Tyne and Wear Metro Station)	6.64 miles
3	Park Lane (Tyne and Wear Metro Station)	6.71 miles



### Ferry Terminals

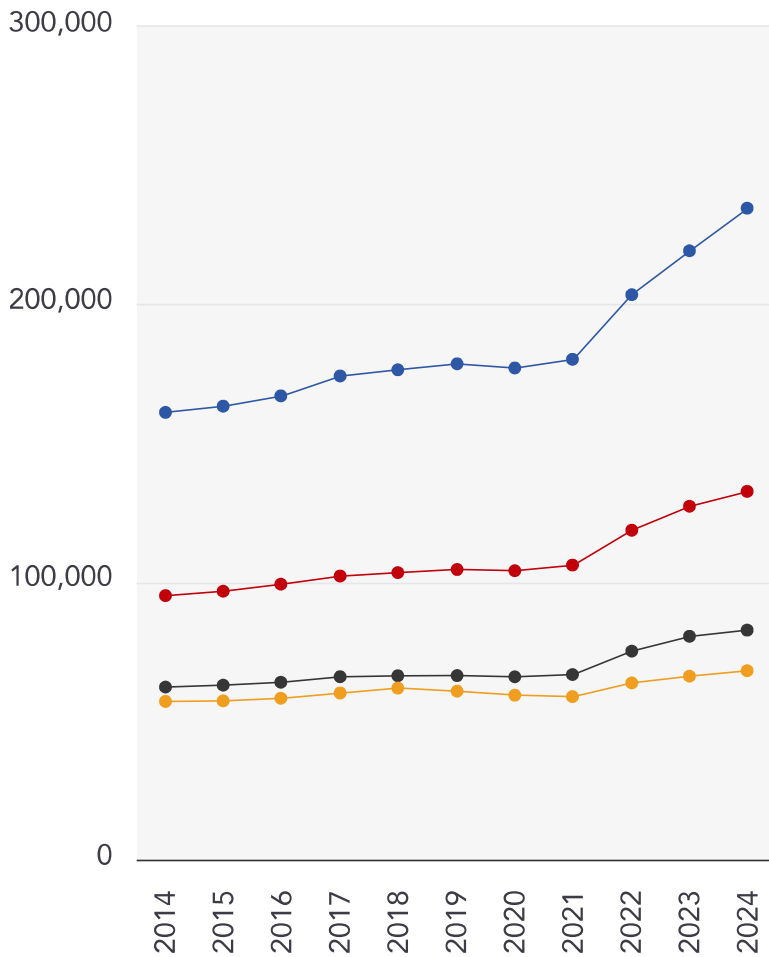
Pin	Name	Distance
1	Newcastle International Ferry Terminal	12.54 miles
2	South Shields Ferry Terminal	12.88 miles

# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in DH5



Detached

**+45.65%**

Semi-Detached

**+39.46%**

Terraced

**+32.99%**

Flat

**+19.41%**

# Landwood Group

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