



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 11th April 2024



**VISION, HARTLEY HOUSE, MARINERS STREET, GOOLE,
DN14 5BW**

Landwood Group

77 Deansgate Manchester M3 2BW

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Property Overview

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Property

Type: Property Shell
Plot Area: 0.1 acres
Title Number: HS215034
UPRN: 10009940754

Tenure: Freehold

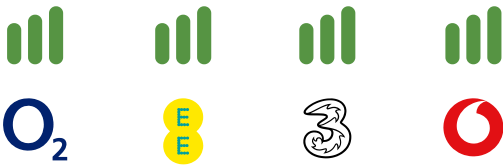
Local Area

Local Authority: East riding of yorkshire
Conservation Area: Goole
Flood Risk:
● Rivers & Seas: Medium
● Surface Water: Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

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

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

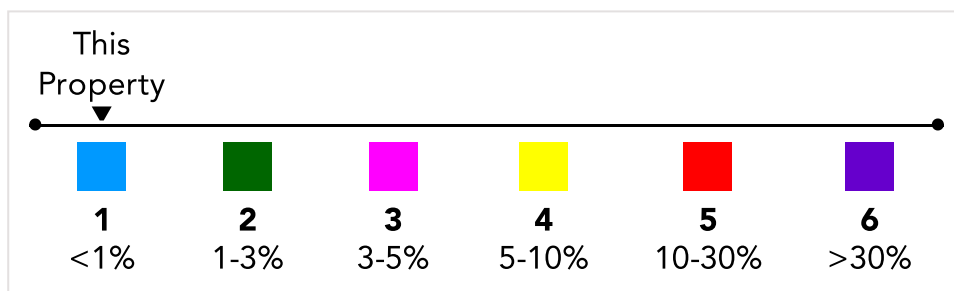
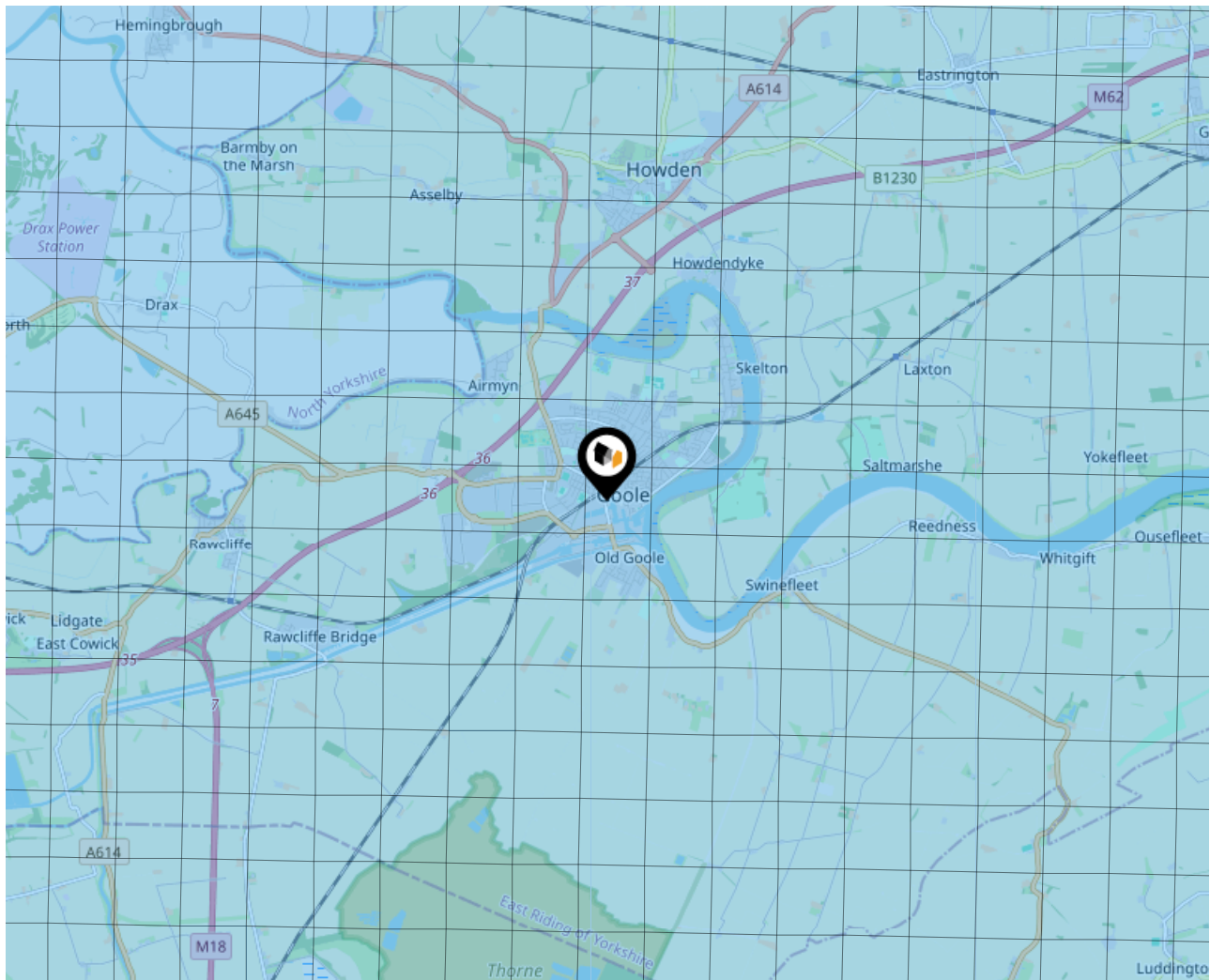


Environment

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).



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

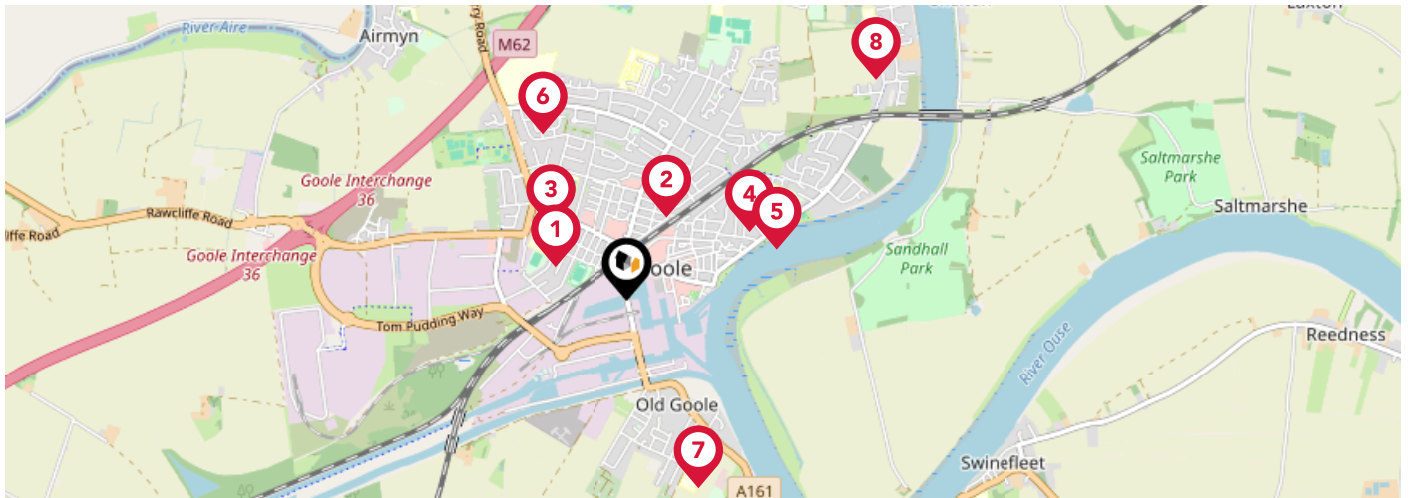
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

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

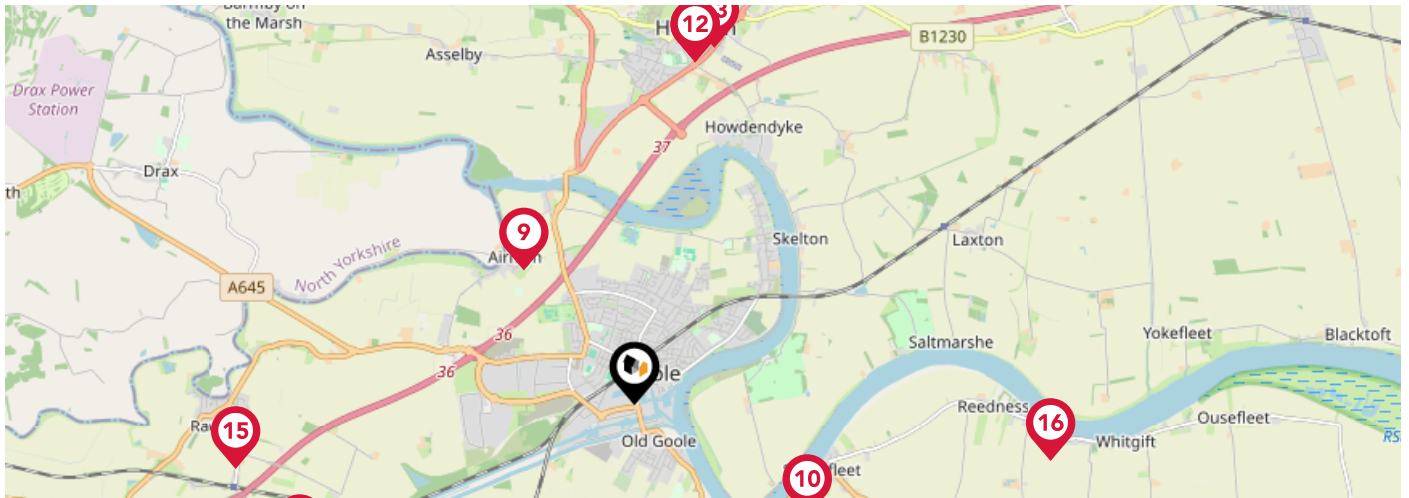
Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Boothferry Primary School Ofsted Rating: Good Pupils: 391 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 110 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Goole Academy Ofsted Rating: Requires Improvement Pupils: 898 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsway Primary School Ofsted Rating: Good Pupils: 487 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Riverside Special School Ofsted Rating: Good Pupils: 110 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Parkside Primary School Ofsted Rating: Good Pupils: 594 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marshlands Primary School Ofsted Rating: Good Pupils: 309 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hook Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
9	Airmyn Park Primary School Ofsted Rating: Good Pupils: 108 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Swinefleet Primary School Ofsted Rating: Good Pupils: 72 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Howden Church of England Infant School Ofsted Rating: Good Pupils: 131 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Howden Junior School Ofsted Rating: Good Pupils: 210 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Howden School Ofsted Rating: Good Pupils: 682 Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Rawcliffe Bridge Primary School Ofsted Rating: Requires Improvement Pupils: 64 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Rawcliffe Primary School Ofsted Rating: Good Pupils: 105 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Reedness Primary School Ofsted Rating: Good Pupils: 42 Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

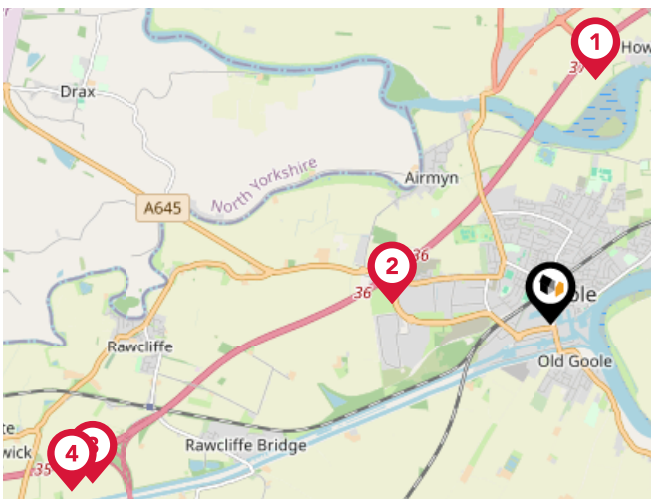
Area Transport (National)

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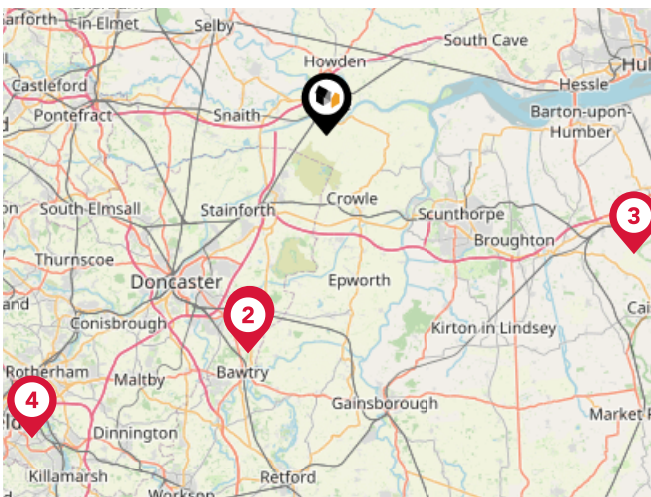
National Rail Stations

Pin	Name	Distance
1	Goole Rail Station	0.11 miles
2	Saltmarshes Rail Station	2.99 miles
3	Rawcliffe Rail Station	3.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J37	2.18 miles
2	M62 J36	1.4 miles
3	M62 J35	4.26 miles
4	M18 J7	4.44 miles
5	M18 J6	7.21 miles



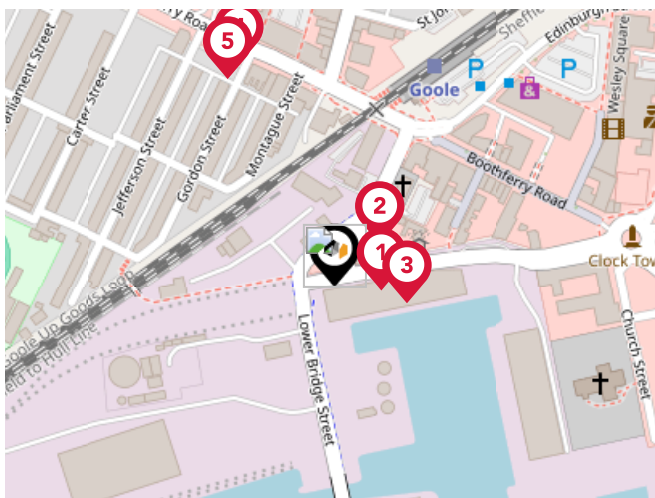
Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	16.02 miles
2	Robin Hood Doncaster Sheffield Airport	16.37 miles
3	Humberside Airport	23.16 miles
4	Sheffield City Airport	29.79 miles

Area

Transport (Local)

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Bus Stops/Stations

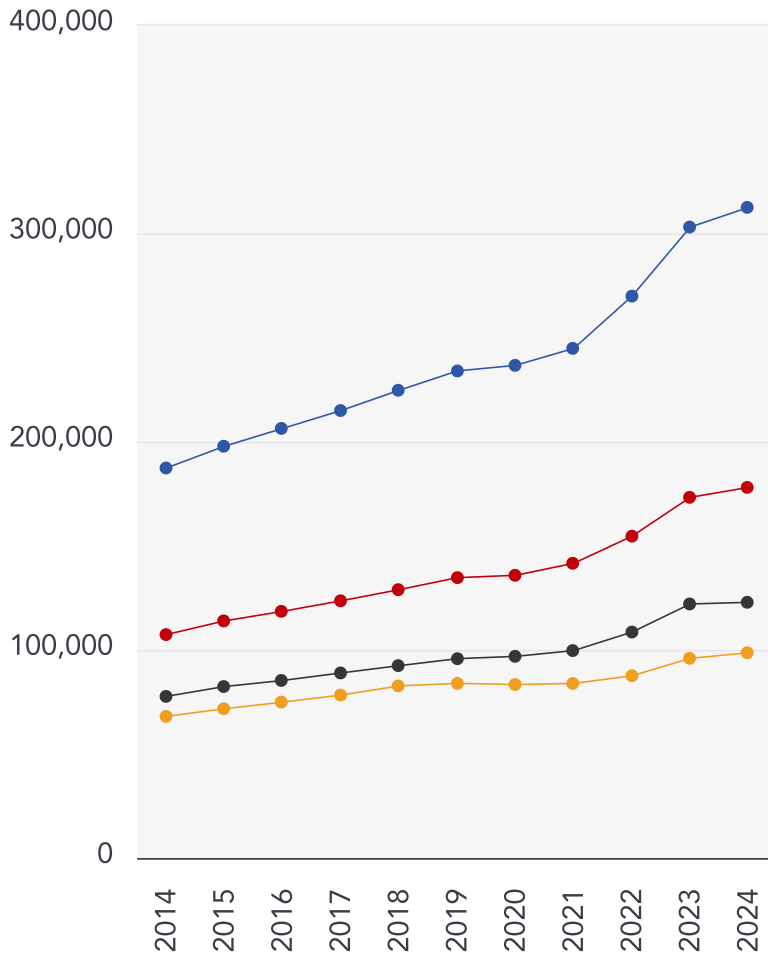
Pin	Name	Distance
1	Goole Stanhope Street	0.03 miles
2	Goole Mariners Street	0.03 miles
3	Goole Stanhope Street	0.04 miles
4	Goole Boothferry Road	0.13 miles
5	Goole Boothferry Road	0.13 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in DN14



Detached

+66.82%

Semi-Detached

+65.87%

Terraced

+58.19%

Flat

+44.93%

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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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