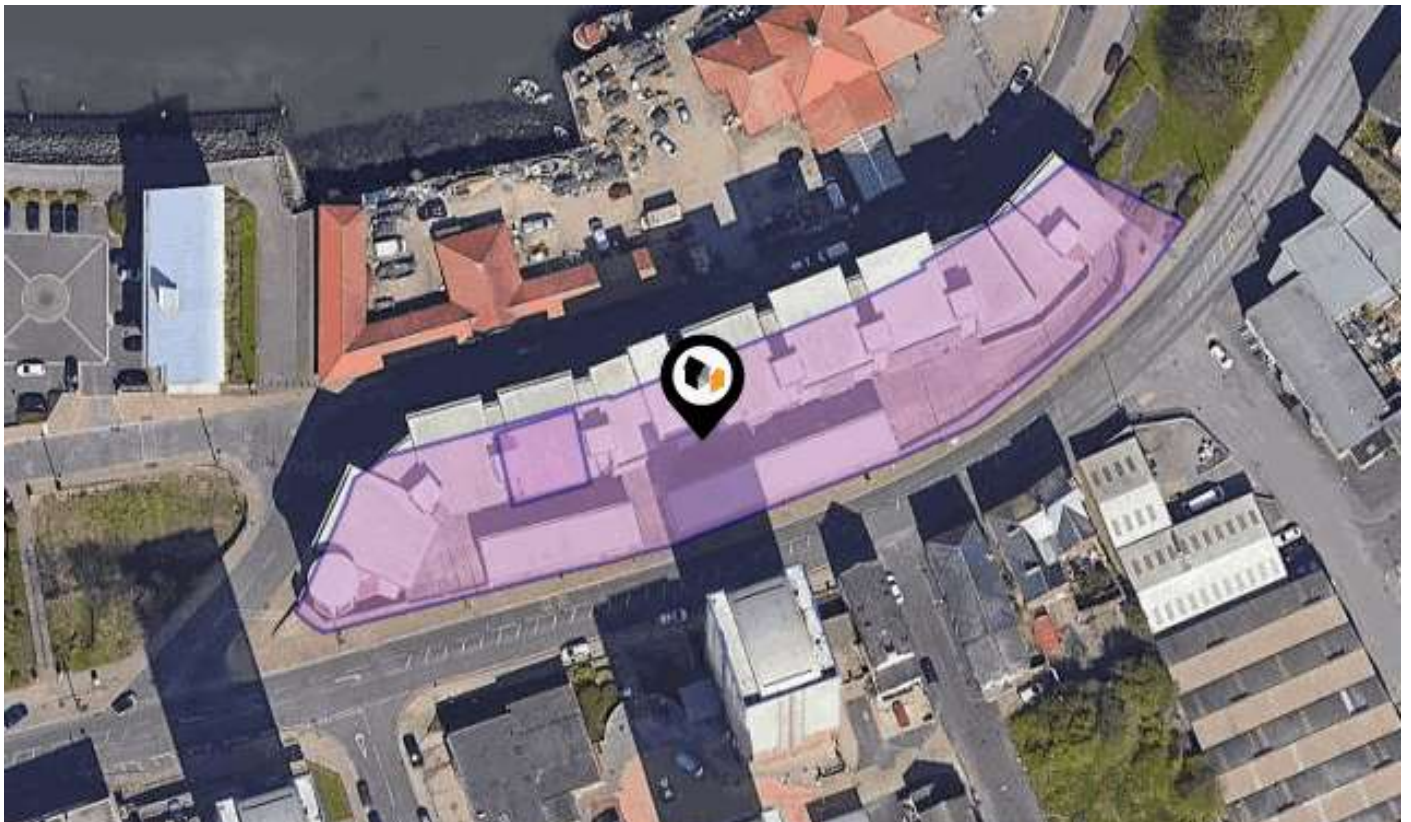




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 15th April 2024



23 RIVER VIEW, LOW STREET, SUNDERLAND, SR1 2AT

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	12/08/2005
Bedrooms:	2	Last Sold Price:	£171,000
Floor Area:	602 ft ² / 56 m ²	Last Sold £/ft²:	£252
Plot Area:	0.88 acres	Tenure:	Leasehold
Year Built :	2005	Start Date:	25/06/2006
Council Tax :	Band B	End Date:	01/01/2129
Annual Estimate:	£1,553	Lease Term:	125 years plus 10 days from 1 January 2004
Title Number:	TY452354	Term Remaining:	104 years
UPRN:	45142556		

Local Area

Local Authority:	Sunderland
Conservation Area:	Old Sunderland Riverside
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	251 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

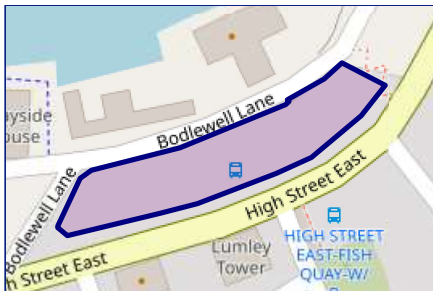


Property Multiple Title Plans

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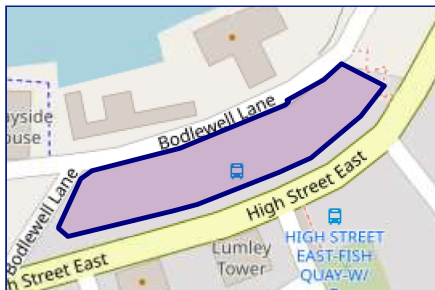
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



TY350893

Leasehold Title Plan



TY452354

Start Date:	11/08/2005	Start Date:	25/06/2006
End Date:	01/01/2129	End Date:	01/01/2129
Lease Term:	125 years from 1 January 2004	Lease Term:	125 years plus 10 days from 1 January 2004
Term	104 years	Term	104 years
Remaining:		Remaining:	

Property EPC - Certificate

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23 River View, Low Street, SR1 2AT

Energy rating

C

Valid until 05.02.2034

Certificate number
2978-2381-3725-4491-2472

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

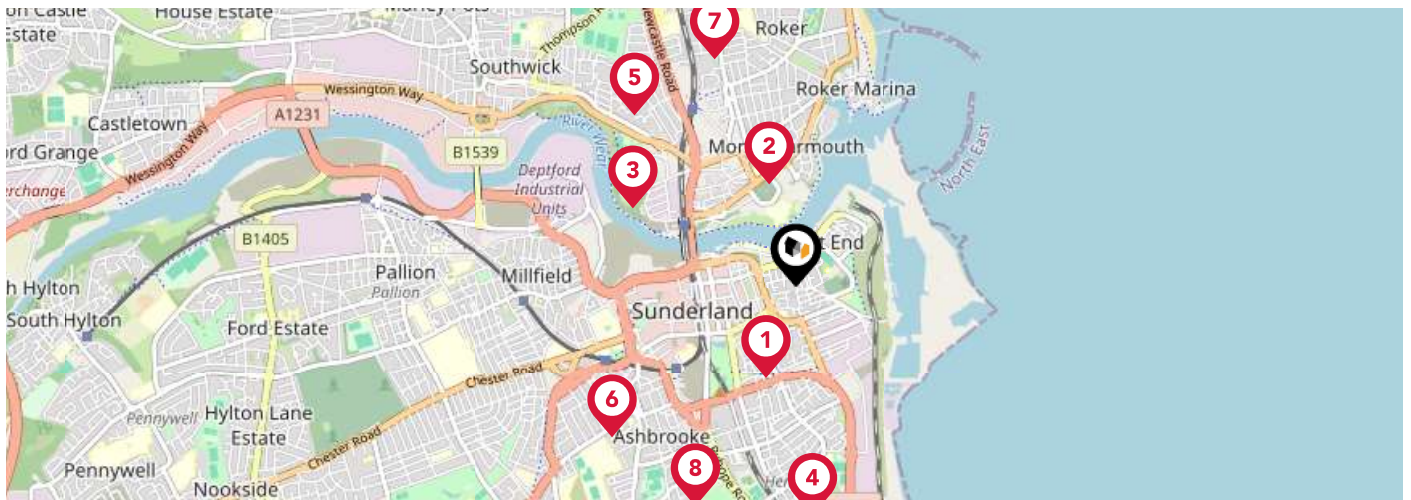
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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	05
Flat Top Storey:	No
Top Storey:	0
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:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 45% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	56 m ²

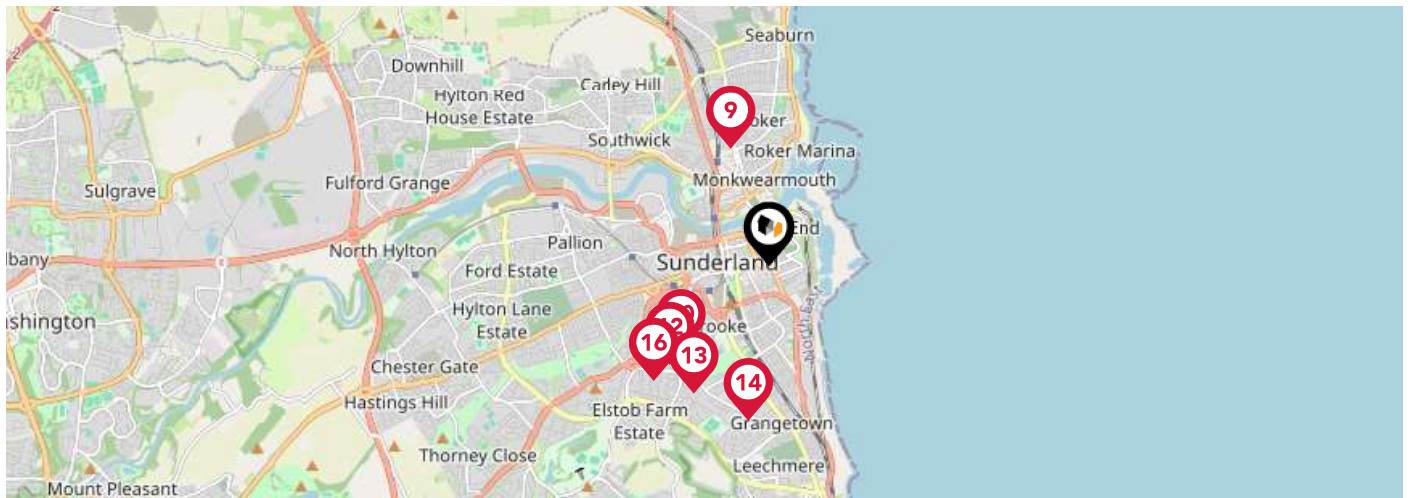
Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Hudson Road Primary School Ofsted Rating: Good Pupils: 304 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dame Dorothy Primary School Ofsted Rating: Good Pupils: 212 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beacon of Light School Ofsted Rating: Requires Improvement Pupils: 1 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Valley Road Academy Ofsted Rating: Good Pupils: 348 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grange Park Primary School Ofsted Rating: Outstanding Pupils: 217 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Anthony's Girls' Catholic Academy Ofsted Rating: Outstanding Pupils: 1360 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Redby Academy Ofsted Rating: Good Pupils: 333 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrooke School Ofsted Rating: Good Pupils: 66 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

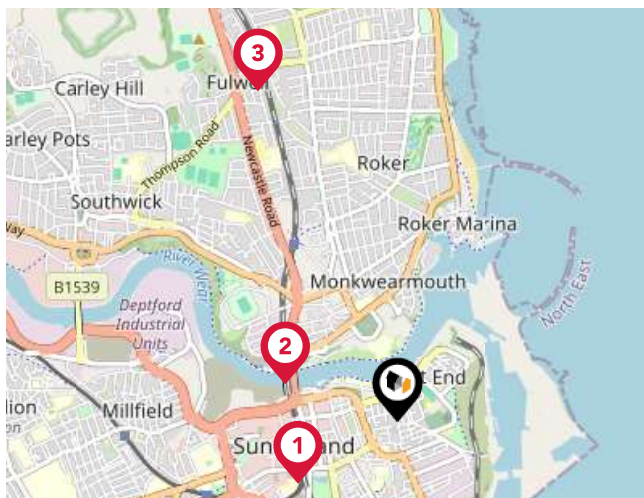
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Benet's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 347 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Argyle House School Ofsted Rating: Not Rated Pupils: 236 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 School Returners/Young Mums Provision Ofsted Rating: Good Pupils:0 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Thornhill Academy Ofsted Rating: Requires Improvement Pupils: 577 Distance:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Aidan's Catholic Academy Ofsted Rating: Good Pupils: 845 Distance:1.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Southmoor Academy Ofsted Rating: Good Pupils: 1362 Distance:1.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Mary's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 465 Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Barbara Priestman Academy Ofsted Rating: Good Pupils: 161 Distance:1.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

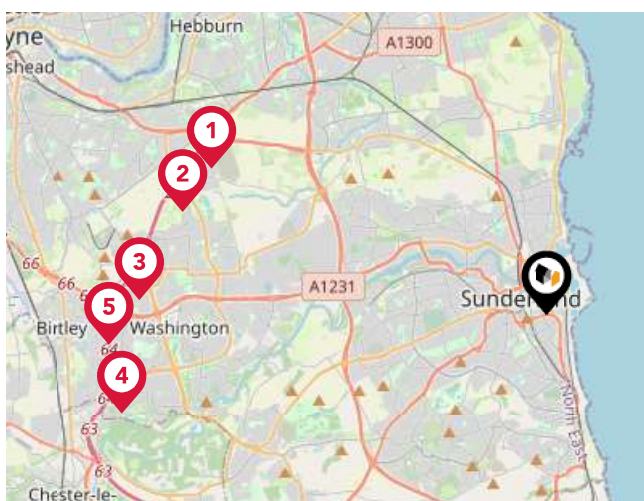
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.5 miles
2	St Peters Rail Station	0.5 miles
3	Seaburn Rail Station	1.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.25 miles
2	A194(M) J2	6.45 miles
3	A194(M) J1	6.96 miles
4	A1(M) J64	7.44 miles
5	A1(M) J65	7.49 miles

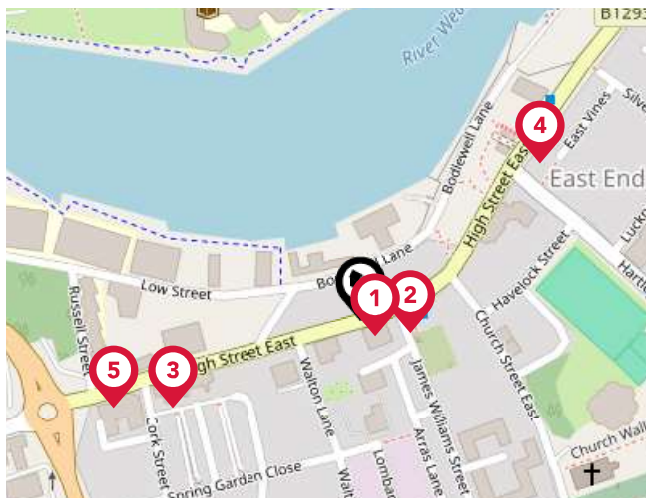


Airports/HELIPADS

Pin	Name	Distance
1	Newcastle International Airport	16.08 miles
2	Durham Tees Valley Airport	27.65 miles
3	Leeds Bradford International Airport	72.9 miles
4	Robin Hood Doncaster Sheffield Airport	99.54 miles

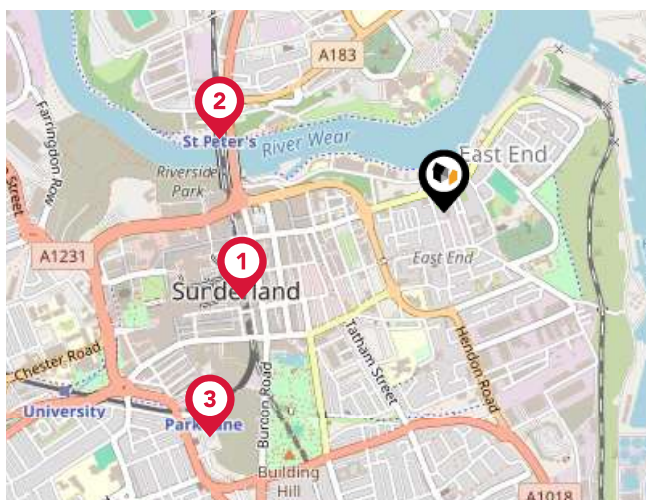
Area

Transport (Local)



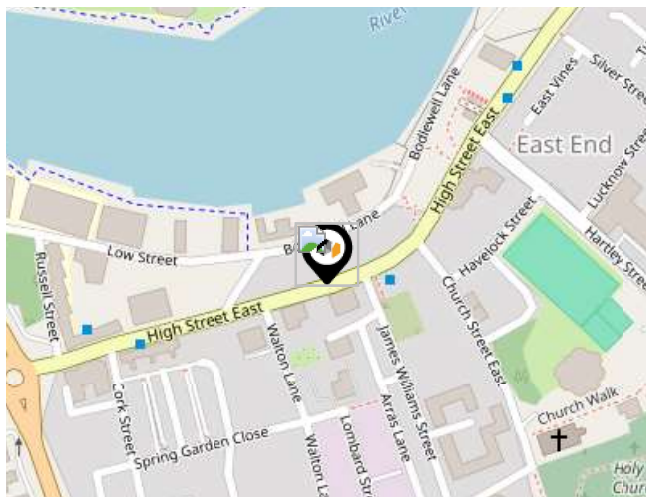
Bus Stops/Stations

Pin	Name	Distance
1	High Street East-Fish Quay	0.01 miles
2	High Street East-Fish Quay	0.03 miles
3	High Street East-Cork Street	0.11 miles
4	High Street East-Hartley Street	0.13 miles
5	High Street East-Sans Street	0.14 miles



Local Connections

Pin	Name	Distance
1	Sunderland (Tyne and Wear Metro Station)	0.47 miles
2	St Peter's (Tyne and Wear Metro Station)	0.5 miles
3	Park Lane (Tyne and Wear Metro Station)	0.69 miles



Ferry Terminals

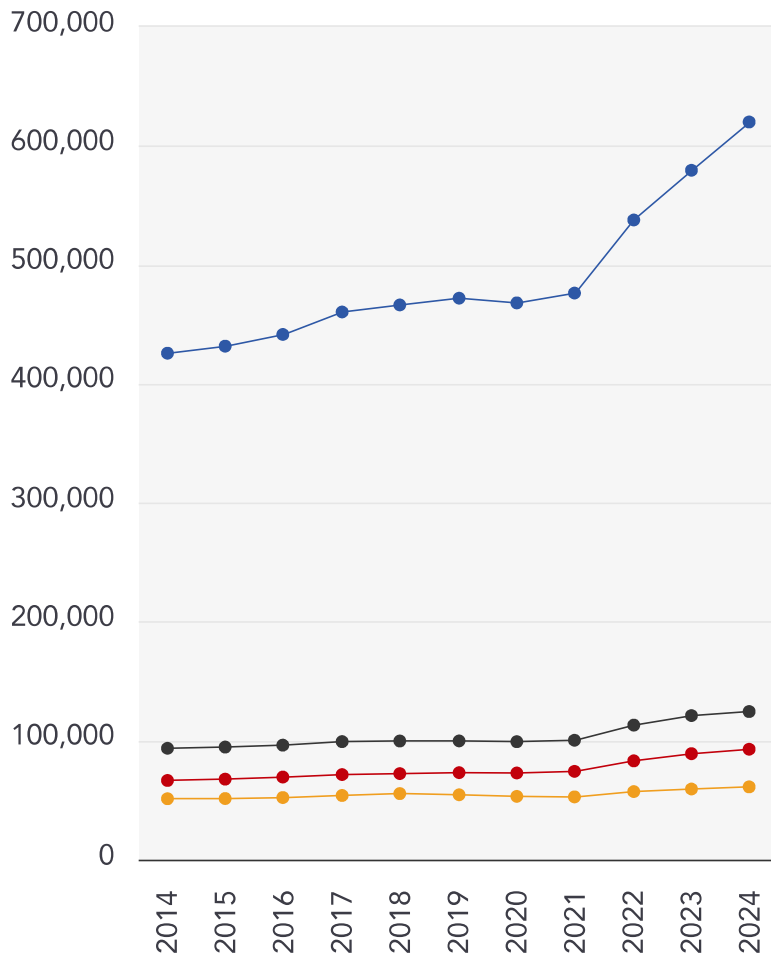
Pin	Name	Distance
1	South Shields Ferry Terminal	6.69 miles
2	Newcastle International Ferry Terminal	6.55 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SR1



Detached

+45.65%

Terraced

+32.99%

Semi-Detached

+39.46%

Flat

+19.41%

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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