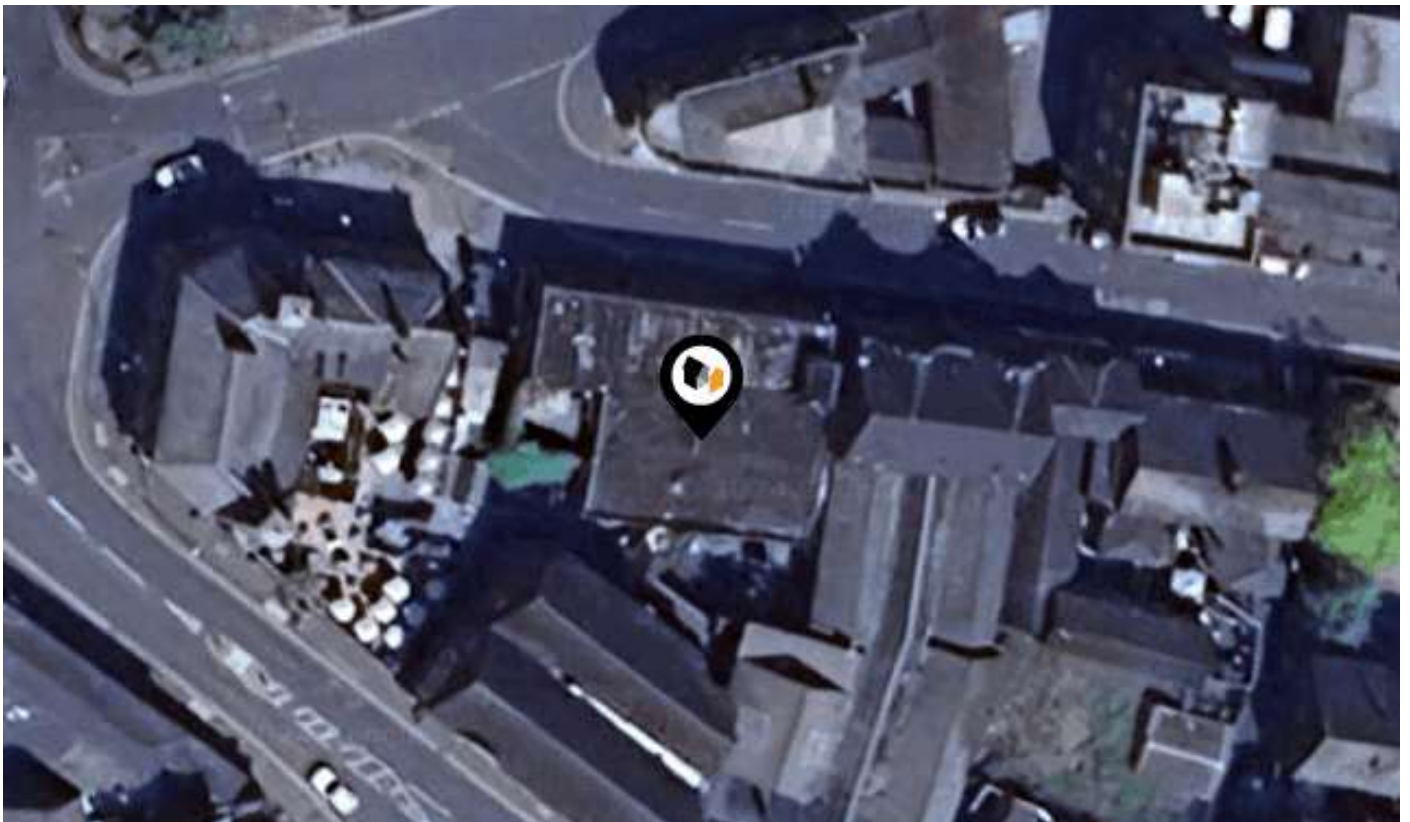




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 15<sup>th</sup> May 2024



**UNIT 1, 1-2, VICTORIA STREET, GOOLE, DN14 5DZ**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

**Type:** Warehouse / Store / Storage Depot  
**UPRN:** 10093080137

## Local Area

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

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

<b>21</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



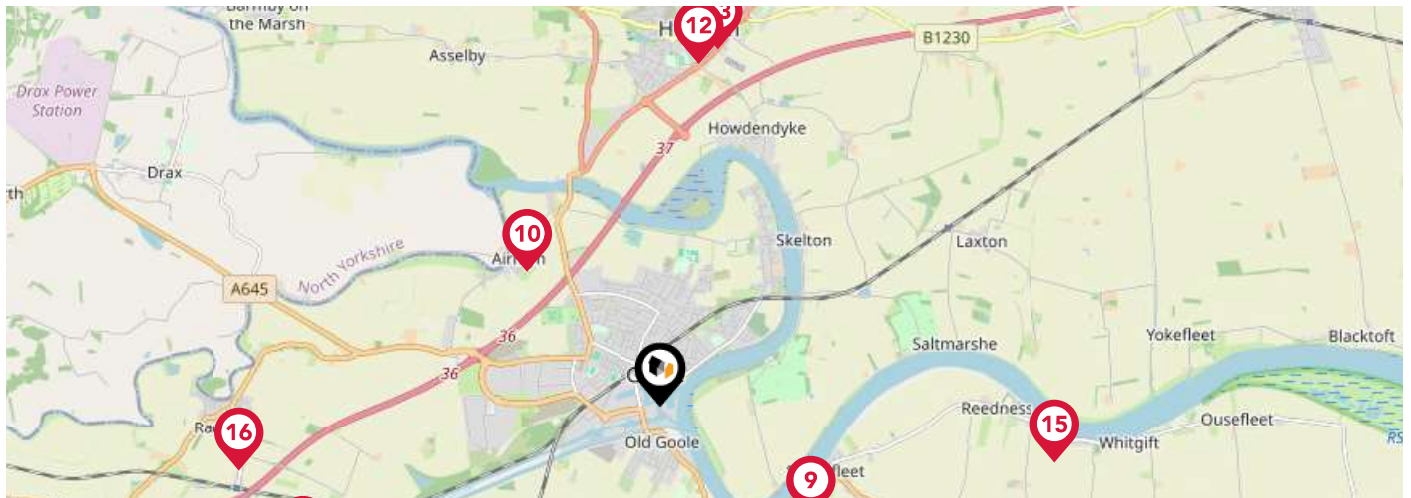
# Area Schools









LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kingsway Primary School</b> Ofsted Rating: Good   Pupils: 487   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Riverside Special School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Boothferry Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Goole Academy</b> Ofsted Rating: Requires Improvement   Pupils: 898   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Marshlands Primary School</b> Ofsted Rating: Good   Pupils: 309   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Parkside Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hook Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Swinefleet Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Airmyn Park Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howden Church of England Infant School</b> Ofsted Rating: Good   Pupils: 131   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howden Junior School</b> Ofsted Rating: Good   Pupils: 210   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howden School</b> Ofsted Rating: Good   Pupils: 682   Distance:3.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rawcliffe Bridge Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 64   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Reedness Primary School</b> Ofsted Rating: Good   Pupils: 42   Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rawcliffe Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

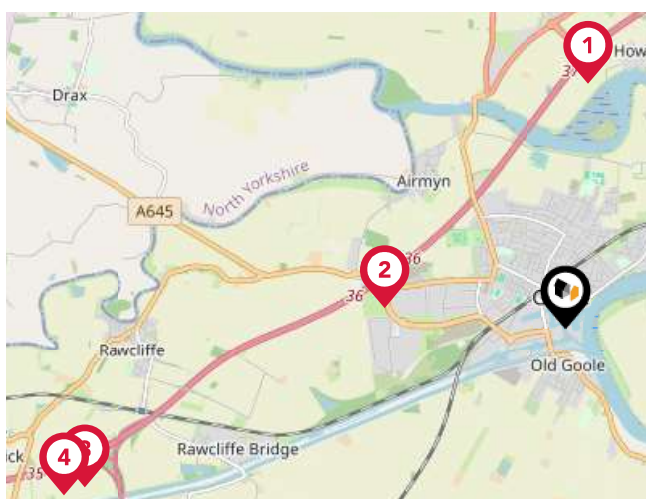
# Area

## Transport (National)



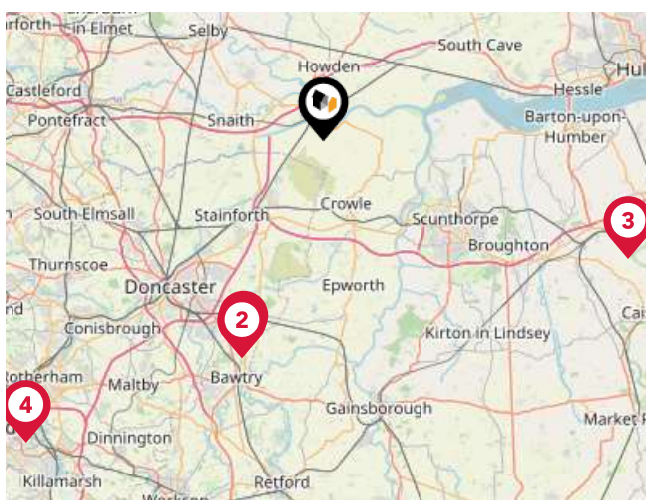
### National Rail Stations

Pin	Name	Distance
1	Goole Rail Station	0.18 miles
2	Saltmarshes Rail Station	2.8 miles
3	Rawcliffe Rail Station	3.83 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J37	2.15 miles
2	M62 J36	1.61 miles
3	M62 J35	4.46 miles
4	M18 J7	4.64 miles
5	M18 J6	7.33 miles

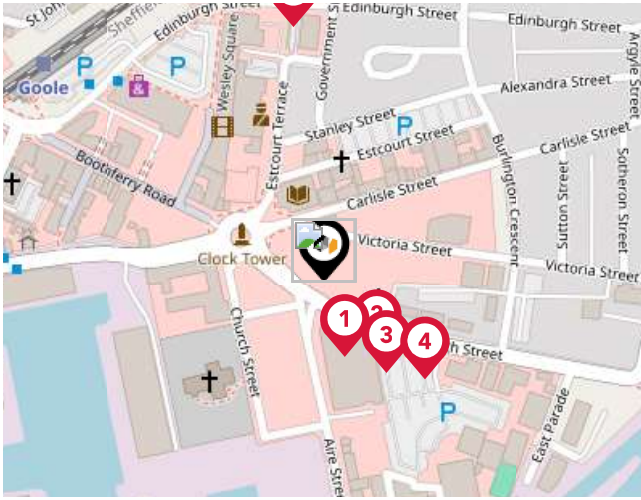


### Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	16.09 miles
2	Robin Hood Doncaster Sheffield Airport	16.45 miles
3	Humberside Airport	22.96 miles
4	Sheffield City Airport	29.94 miles

# Area

## Transport (Local)



### Bus Stops/Stations

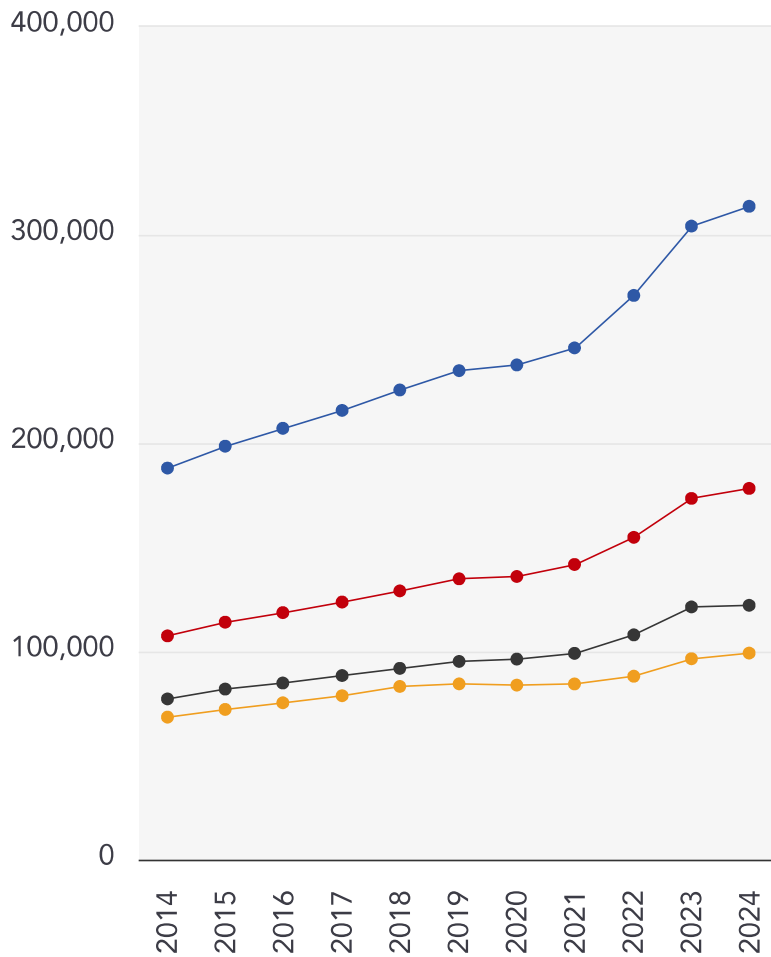
Pin	Name	Distance
1	Methodist Church	0.04 miles
2	Goole North Street	0.05 miles
3	Supermarket	0.06 miles
4	Goole North Street	0.08 miles
5	Goole Edinburgh Street	0.14 miles

# Market

## House Price Statistics

LANDWOOD  
GROUP

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%**

# 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 and to act as a guide to the best way to market your property for the asking price.

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/>

