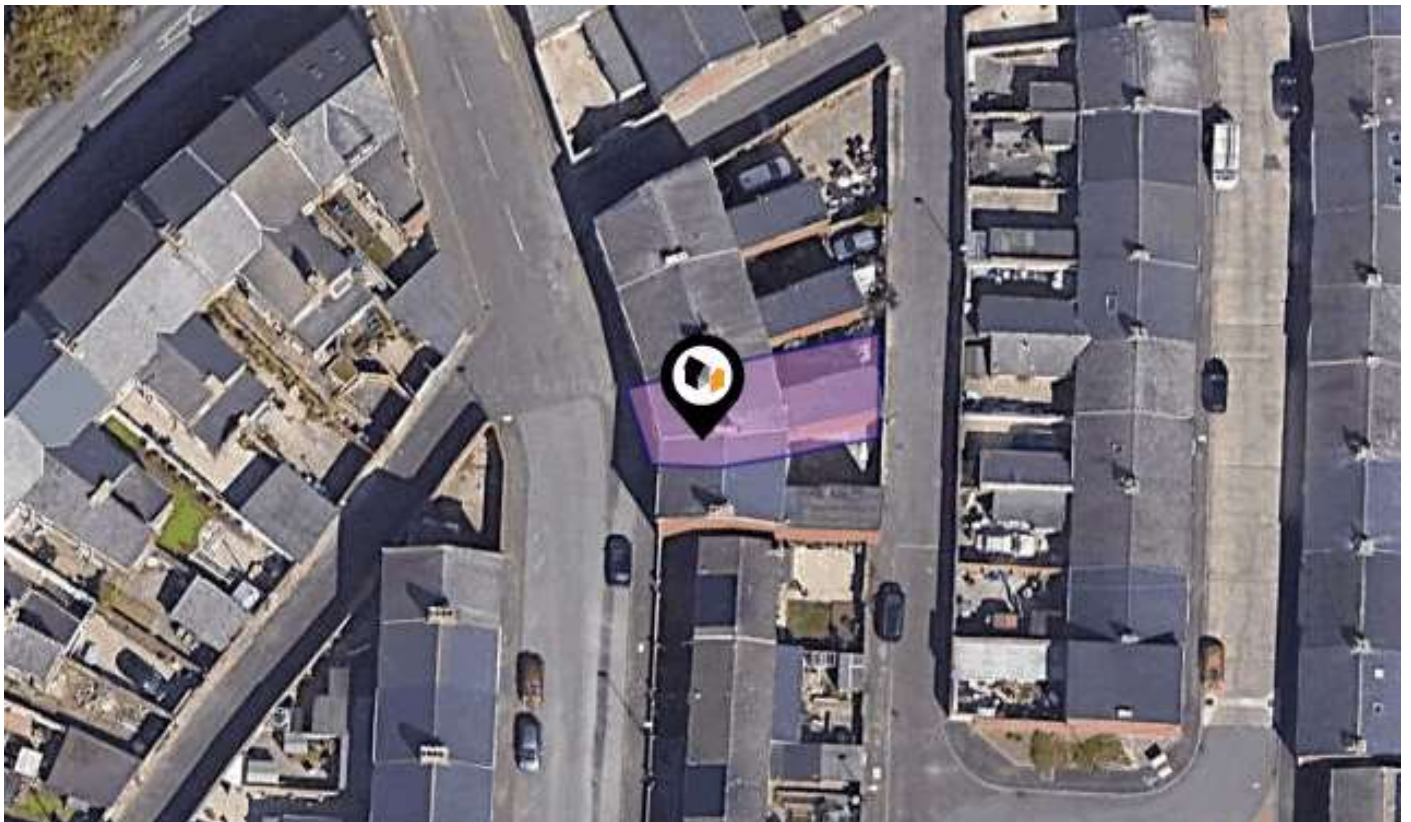




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 31st July 2024



85, MORGAN STREET, SUNDERLAND, SR5 2HN

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

| | | | |
|-------------------------|---|------------------------------------|----------------------------------|
| Type: | Flat / Maisonette | Last Sold Date: | 01/11/2007 |
| Bedrooms: | 1 | Last Sold Price: | £60,625 |
| Floor Area: | 861 ft ² / 80 m ² | Last Sold £/ft²: | £70 |
| Plot Area: | 0.04 acres | Tenure: | Leasehold |
| Council Tax : | Band A | Start Date: | 31/10/2007 |
| Annual Estimate: | £1,331 | End Date: | 29/09/2132 |
| Title Number: | TY472160 | Lease Term: | 125 years from 29 September 2007 |
| UPRN: | 45082357 | Term Remaining: | 108 years |

Local Area

| | |
|---------------------------|------------|
| Local Authority: | Sunderland |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | No Risk |
| ● Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 17 mb/s | 73 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



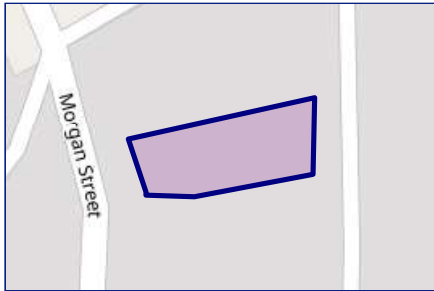
Satellite/Fibre TV Availability:



Property Multiple Title Plans

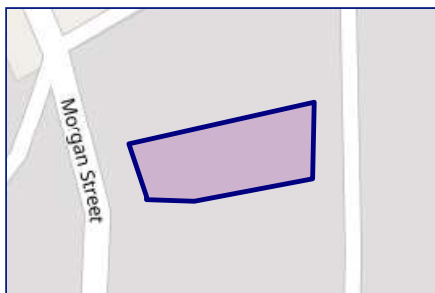
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Freehold Title Plan



TY476413

Leasehold Title Plan



TY472160

Start Date: 31/10/2007
End Date: 29/09/2132
Lease Term: 125 years from 29 September 2007
Term Remaining: 108 years

Property EPC - Certificate

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GROUP

85 Morgan Street, SR5 2HN

Energy rating

C

Valid until 03.02.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 76 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

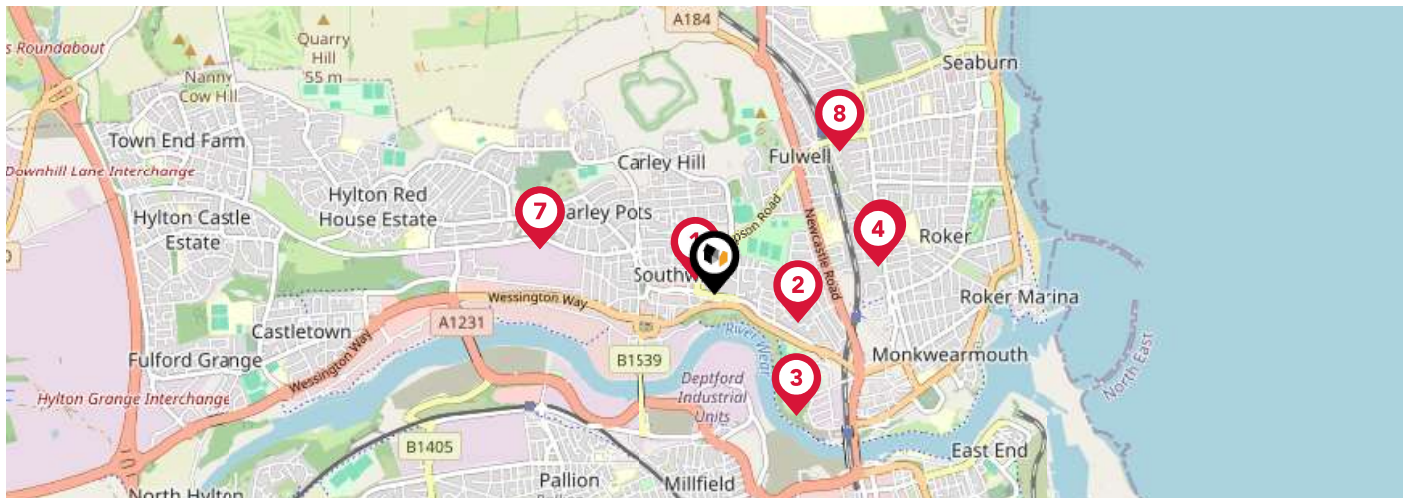
EPC - Additional Data

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Additional EPC Data

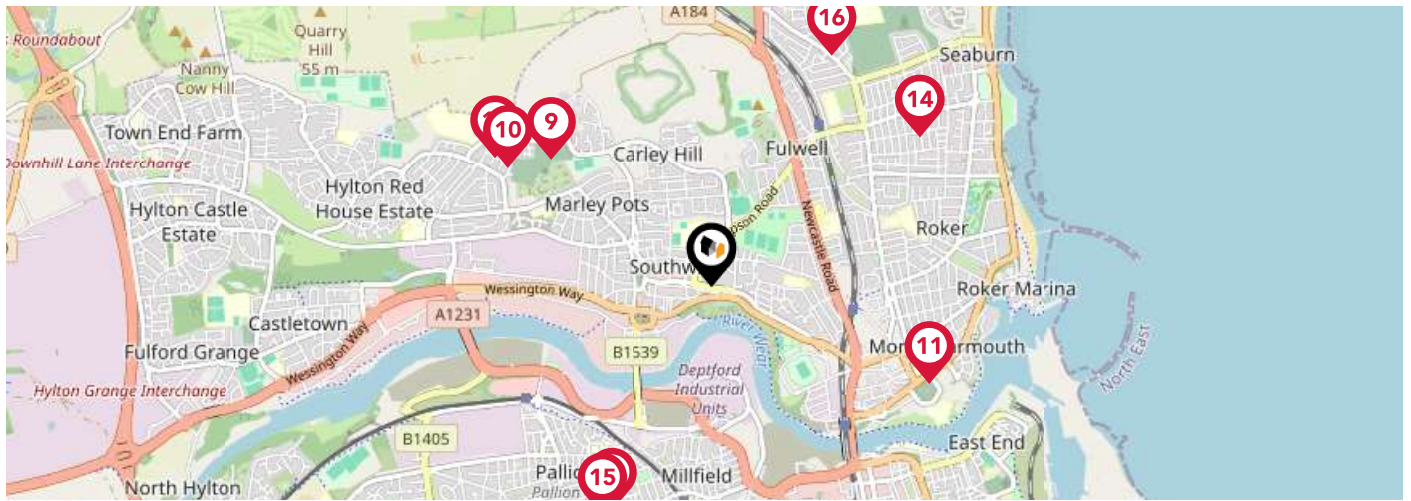
| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Floor Level: | 00 |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | (another dwelling above) |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, no room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 80 m ² |

Area Schools



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Southwick Community Primary School Ofsted Rating: Good Pupils: 433 Distance:0.1</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Grange Park Primary School Ofsted Rating: Outstanding Pupils: 217 Distance:0.37</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Beacon of Light School Ofsted Rating: Requires Improvement Pupils: 1 Distance:0.62</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 Redby Academy Ofsted Rating: Good Pupils: 333 Distance:0.7</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 St Benet's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 347 Distance:0.72</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 English Martyrs' Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 219 Distance:0.77</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 English Martyrs' Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 196 Distance:0.77</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Fulwell Infant School Academy Ofsted Rating: Outstanding Pupils: 363 Distance:0.8</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools

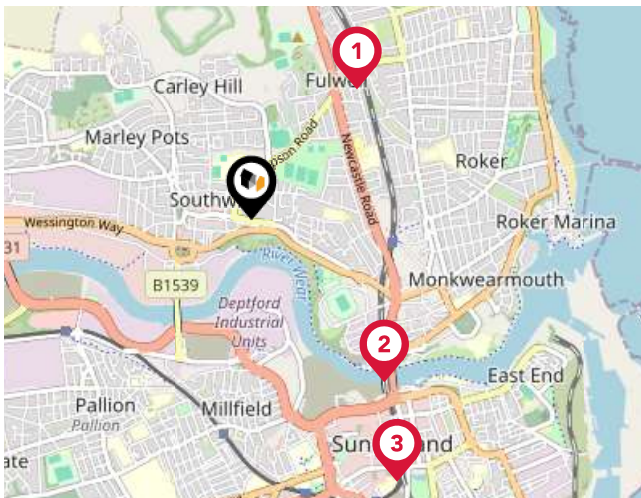


| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Willow Fields Community Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 164 Distance:0.87</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Red House Academy</p> <p>Ofsted Rating: Good Pupils: 433 Distance:1.01</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Dame Dorothy Primary School</p> <p>Ofsted Rating: Good Pupils: 212 Distance:1.01</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 St Joseph's Catholic Primary School, Sunderland</p> <p>Ofsted Rating: Good Pupils: 247 Distance:1.05</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Northern Saints Church of England Academy</p> <p>Ofsted Rating: Good Pupils: 517 Distance:1.07</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Fulwell Junior School</p> <p>Ofsted Rating: Outstanding Pupils: 348 Distance:1.08</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 St Joseph's Roman Catholic Voluntary Aided Primary School, Sunderland</p> <p>Ofsted Rating: Good Pupils: 265 Distance:1.09</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Seaburn Dene Primary School</p> <p>Ofsted Rating: Good Pupils: 206 Distance:1.11</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area

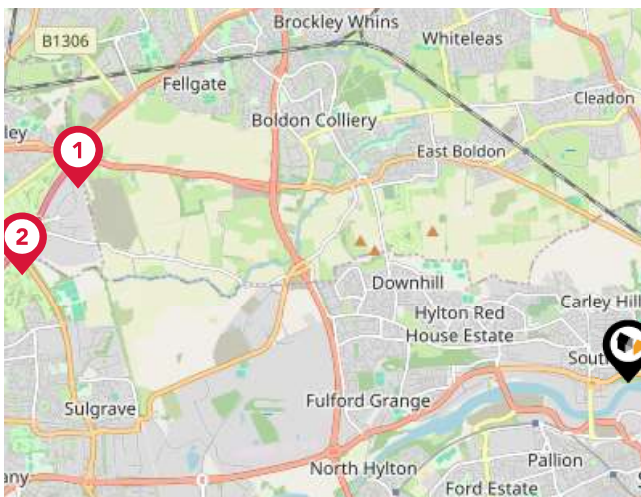
Transport (National)

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National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Seaburn Rail Station | 0.71 miles |
| 2 | St Peter's Rail Station | 0.9 miles |
| 3 | Sunderland Rail Station | 1.28 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------------|------------|
| 1 | A194(M) J3 | 4.96 miles |
| 2 | A194(M) J2 | 5.25 miles |
| 3 | A194(M) J1 | 5.94 miles |
| 4 | A1(M) J64 | 6.7 miles |
| 5 | A1(M) J65 | 6.57 miles |

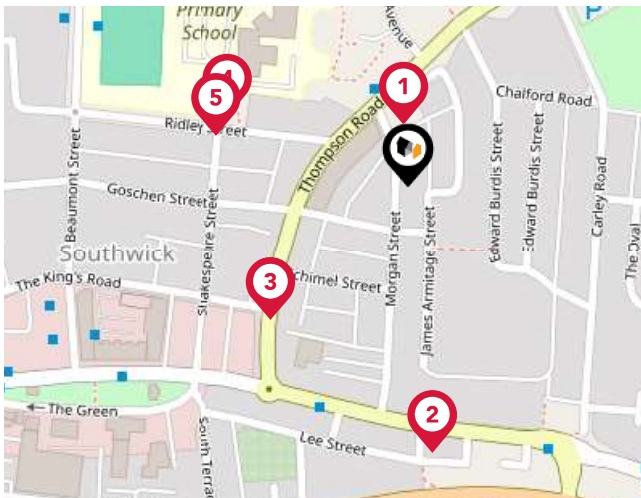


Airports/HELIPADS

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Newcastle International Airport | 14.74 miles |
| 2 | Durham Tees Valley Airport | 28.36 miles |
| 3 | Leeds Bradford International Airport | 73.58 miles |
| 4 | Airport | 55.9 miles |

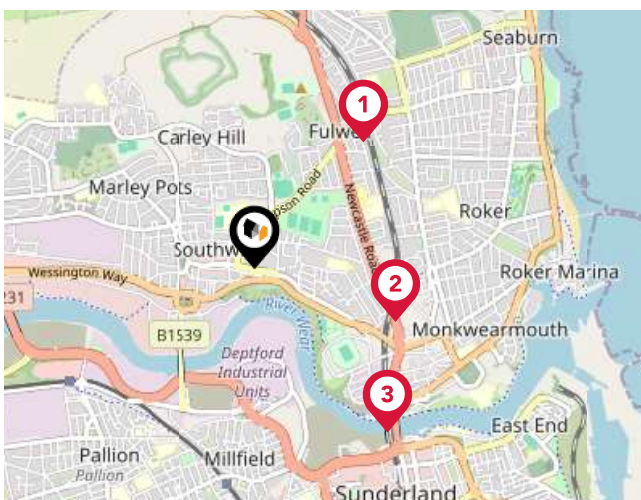
Area

Transport (Local)



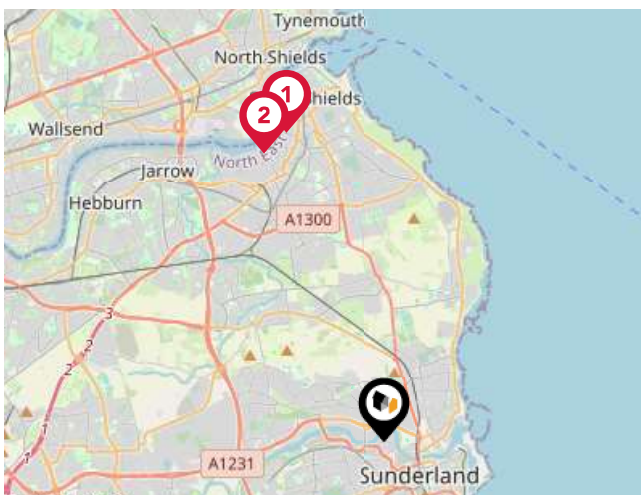
Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Thompson Road-Morgan Street | 0.03 miles |
| 2 | Southwick Road-Morgan Street | 0.14 miles |
| 3 | Thompson Road-The Kings Road | 0.1 miles |
| 4 | Shakespeare Street-Austin Square | 0.1 miles |
| 5 | Shakespeare Street-Ridley Street | 0.11 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Seaburn (Tyne and Wear Metro Station) | 0.71 miles |
| 2 | Stadium Of Light (Tyne and Wear Metro Station) | 0.64 miles |
| 3 | St Peter's (Tyne and Wear Metro Station) | 0.9 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--|------------|
| 1 | South Shields Ferry Terminal | 5.52 miles |
| 2 | Newcastle International Ferry Terminal | 5.33 miles |

Landwood Group

Data Quality

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