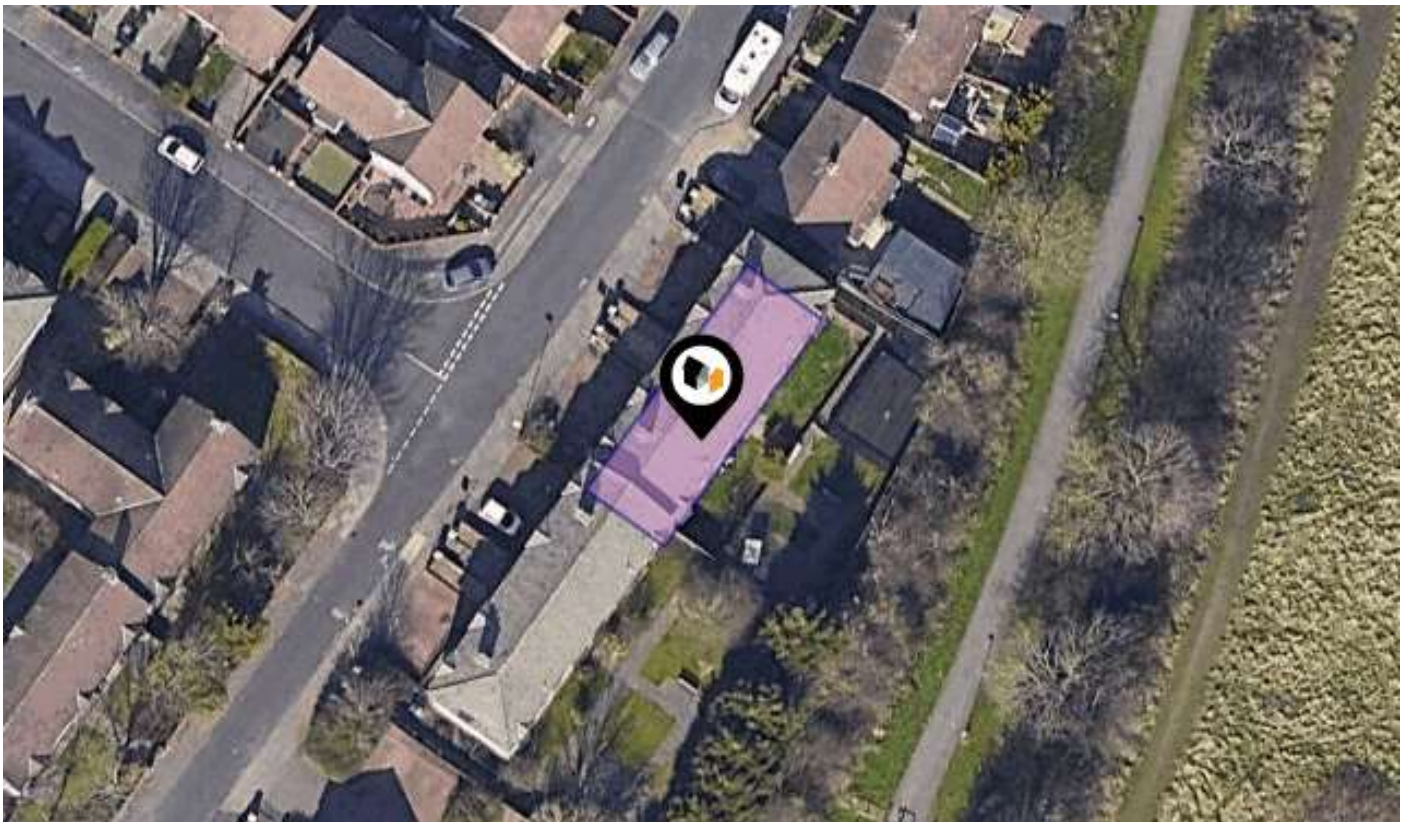




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 14th August 2024



1, AYDON HOUSE, FARRINGDON, SUNDERLAND, SR3 3HN

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	26/10/1987
Floor Area:	667 ft ² / 62 m ²	End Date:	01/06/2086
Plot Area:	0.04 acres	Lease Term:	99 years less one day from 1 June 1987
Year Built :	1950-1966	Term Remaining:	61 years
Council Tax :	Band A		
Annual Estimate:	£1,331		
Title Number:	TY198442		
UPRN:	45062239		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

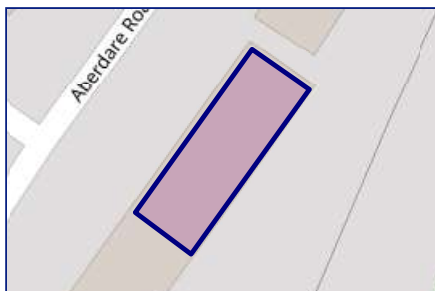
LANDWOOD
GROUP

Freehold Title Plan



TY232373

Leasehold Title Plan



TY198442

Start Date: 26/10/1987
End Date: 01/06/2086
Lease Term: 99 years less one day from 1 June 1987
Term Remaining: 61 years

Property EPC - Certificate

LANDWOOD
GROUP

1 Aydon House, Farringdon, SR3 3HN

Energy rating

C

Valid until 02.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

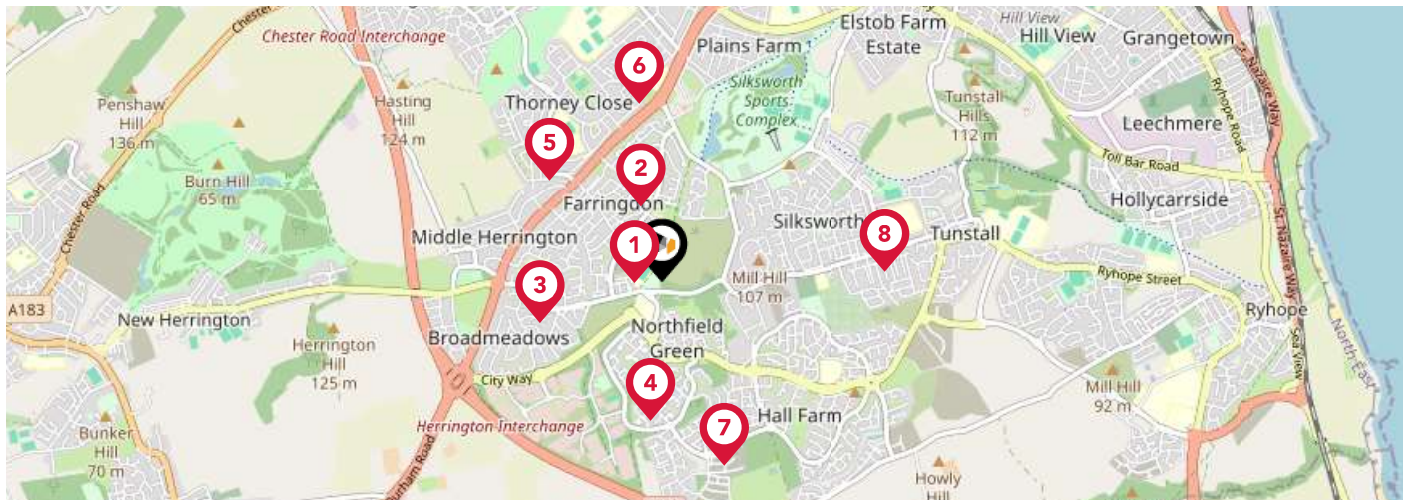
LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	62 m ²

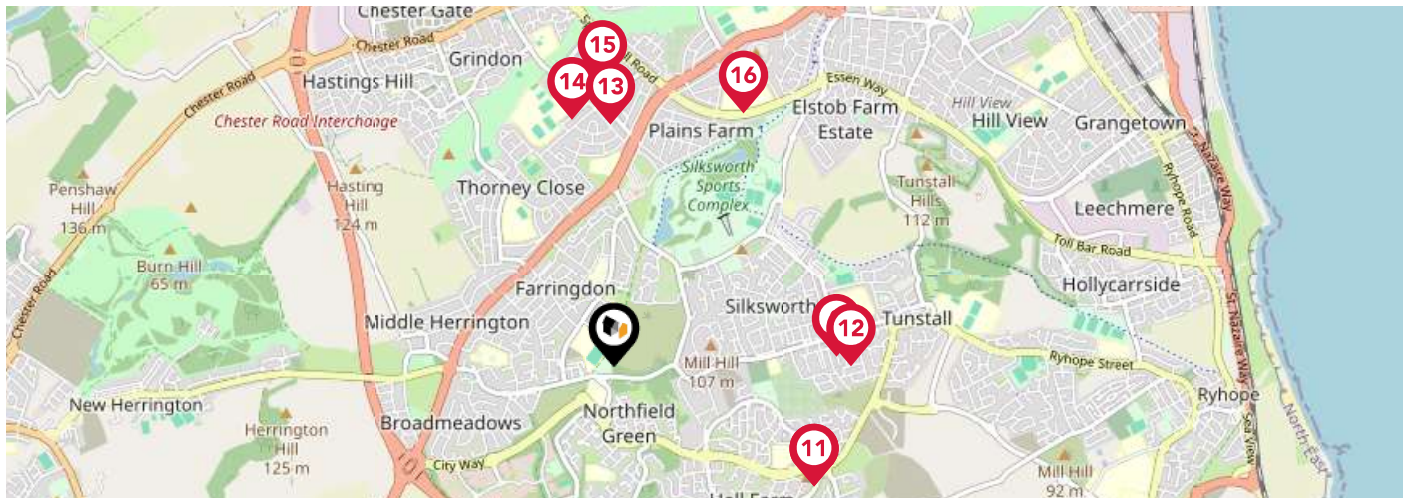
Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>1 Farringdon Community Academy Ofsted Rating: Requires improvement Pupils: 675 Distance:0.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Farringdon Academy Ofsted Rating: Good Pupils: 377 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 East Herrington Primary Academy Ofsted Rating: Good Pupils: 465 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Benedict Biscop Church of England Academy Ofsted Rating: Outstanding Pupils: 304 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hasting Hill Academy Ofsted Rating: Good Pupils: 230 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Thorney Close Primary School Ofsted Rating: Good Pupils: 296 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Portland Academy Ofsted Rating: Good Pupils: 204 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 New Silksworth Academy Infant Ofsted Rating: Good Pupils: 216 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

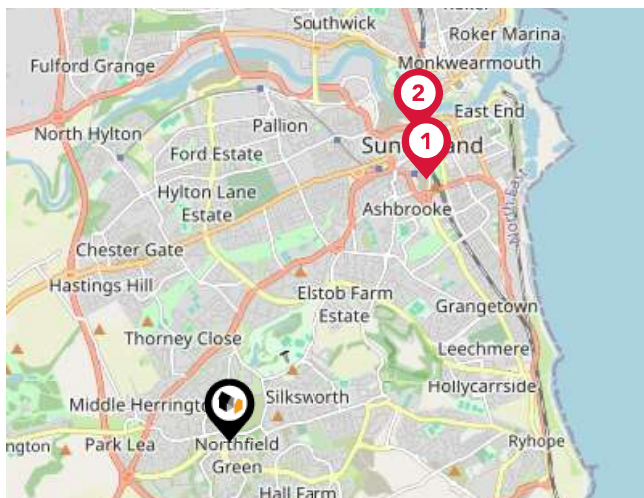


	Nursery	Primary	Secondary	College	Private
<p>9 New Silksworth Academy Junior Ofsted Rating: Good Pupils: 213 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Mill Hill Nursery School Ofsted Rating: Outstanding Pupils: 105 Distance:1</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Mill Hill Primary School Ofsted Rating: Good Pupils: 419 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Leonard's Catholic Primary School, Silksworth Ofsted Rating: Good Pupils: 150 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Sunningdale School Ofsted Rating: Outstanding Pupils: 135 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Sandhill View Academy Ofsted Rating: Good Pupils: 750 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Link School Ofsted Rating: Good Pupils: 125 Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Thornhill Park School Ofsted Rating: Good Pupils: 62 Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)

LANDWOOD GROUP



National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	2.8 miles
2	St Peters Rail Station	3.11 miles
3	Seaham Rail Station	3.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.19 miles
2	A194(M) J2	5.93 miles
3	A194(M) J1	5.59 miles
4	A1(M) J64	5.22 miles
5	A1(M) J62	6.86 miles

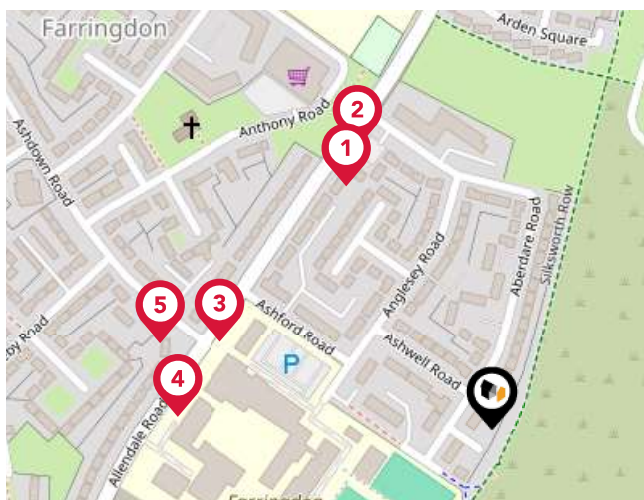


Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	16.05 miles
2	Durham Tees Valley Airport	24.96 miles
3	Leeds Bradford International Airport	70.11 miles
4	Airport	55.07 miles

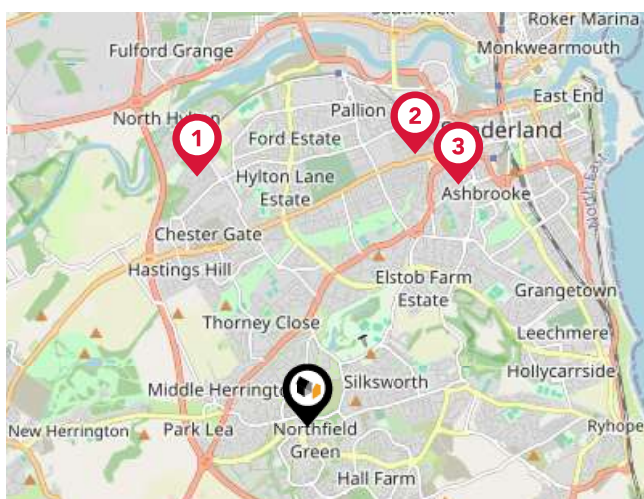
Area

Transport (Local)



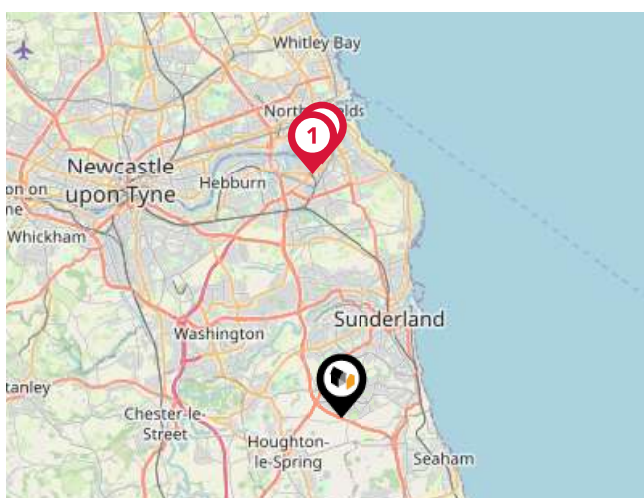
Bus Stops/Stations

Pin	Name	Distance
1	Allendale Road-Aberdare Road	0.15 miles
2	Allendale Road-Anthony Road	0.17 miles
3	Allendale Road-Ashdown Road	0.15 miles
4	Allendale Road-School	0.17 miles
5	Ashdown Road-Allendale Road	0.18 miles



Local Connections

Pin	Name	Distance
1	South Hylton (Tyne and Wear Metro Station)	2.34 miles
2	Millfield (Tyne and Wear Metro Station)	2.5 miles
3	University (Tyne and Wear Metro Station)	2.43 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	8.34 miles
2	South Shields Ferry Terminal	8.65 miles

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/>

