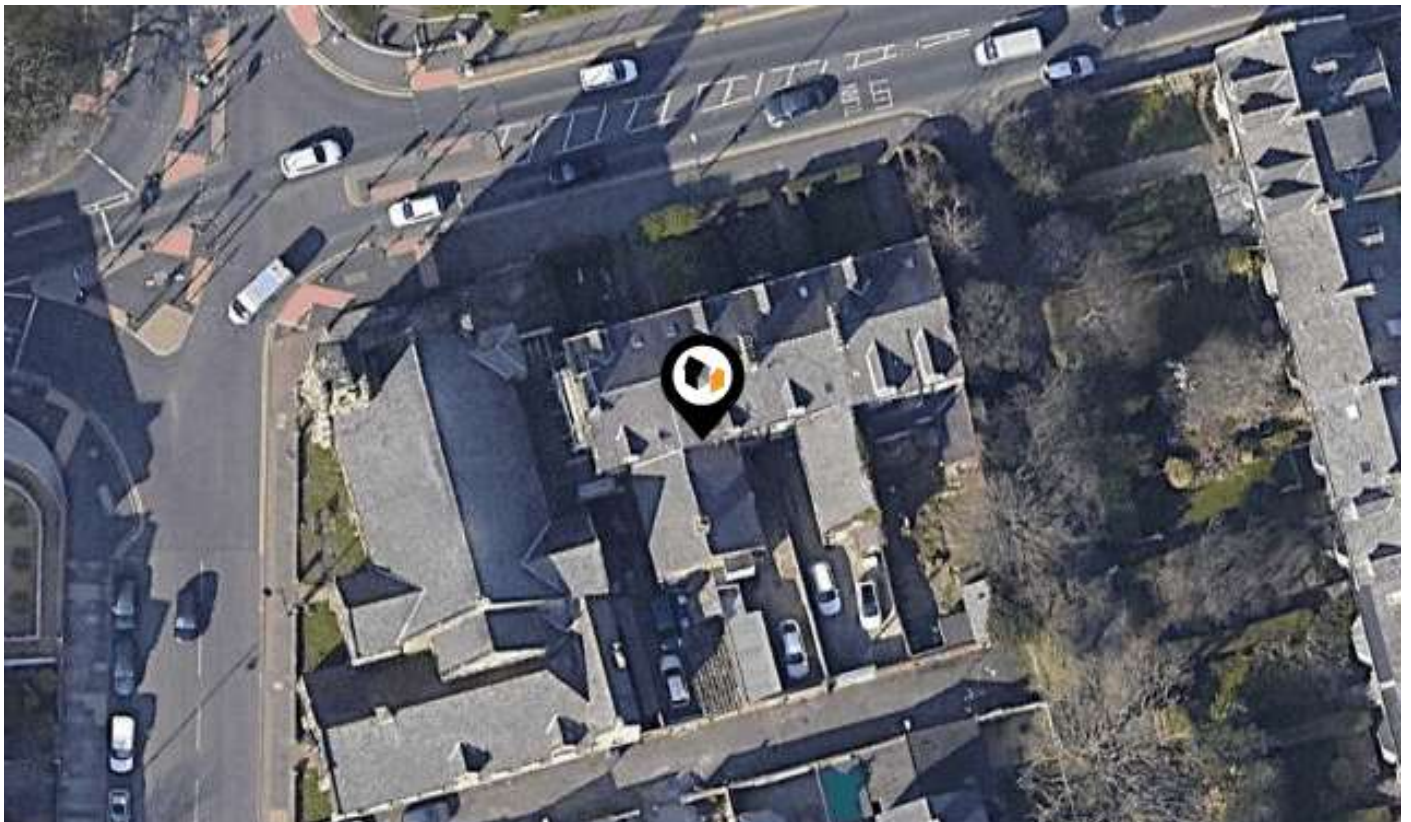




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03<sup>rd</sup> October 2024



**FLAT 5, 2, PARK ROAD, SUNDERLAND, SR2 8HR**

## Landwood Group

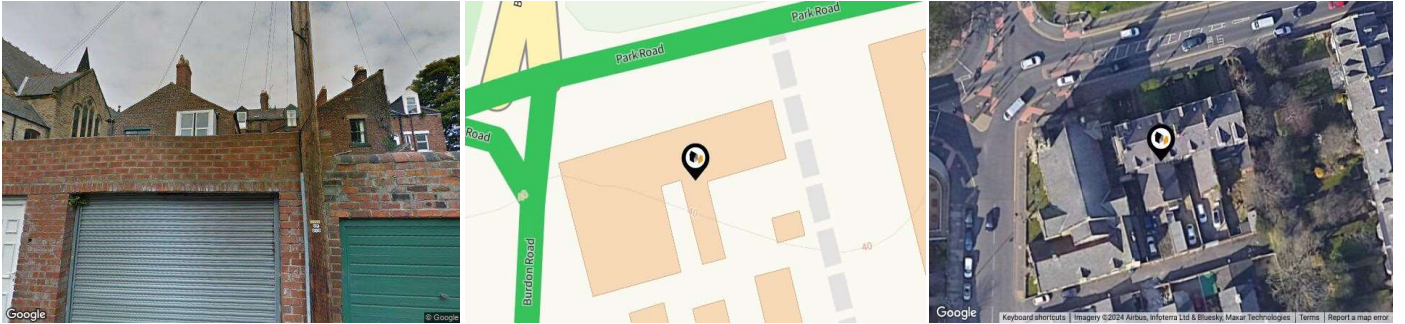
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	635 ft <sup>2</sup> / 59 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,331
UPRN:	45087883

## Local Area

Local Authority:	Sunderland
Conservation Area:	Ashbrooke, Sunderland
Flood Risk:	
<ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul>	<p>No Risk</p> <p>Very Low</p>

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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Flat 5, 2 Park Road, SR2 8HR

Energy rating

**D**

Valid until 15.09.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	63   D	65   D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	04
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 95% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	59 m <sup>2</sup>

# Area Schools

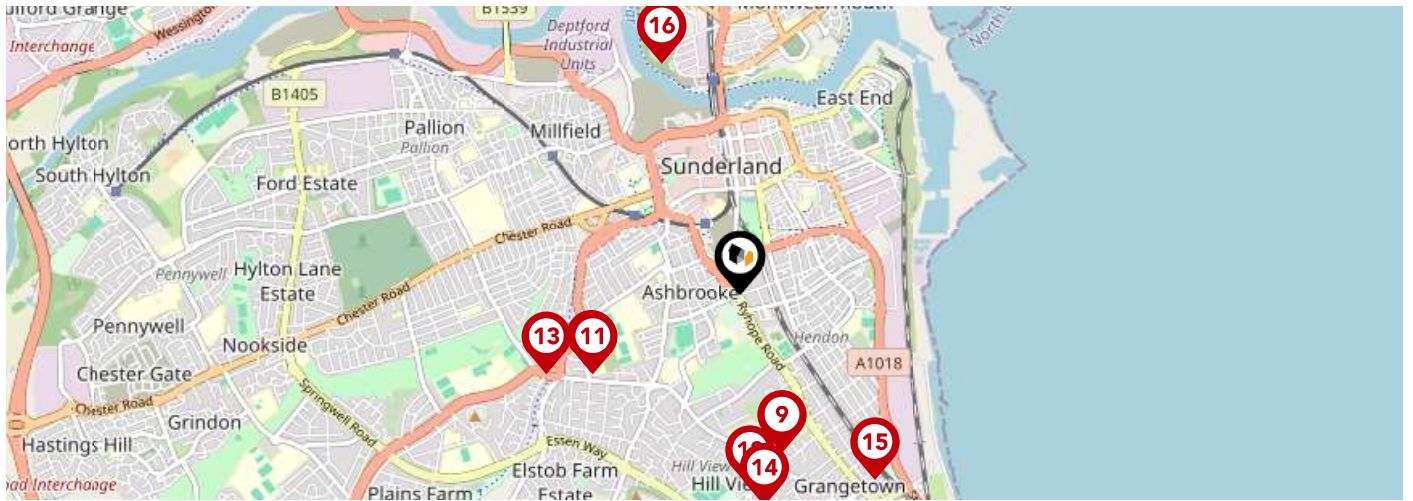
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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Ashbrooke School</b> Ofsted Rating: Outstanding   Pupils: 114   Distance:0.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Hudson Road Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Argyle House School</b> Ofsted Rating: Not Rated   Pupils: 226   Distance:0.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St Anthony's Girls' Catholic Academy</b> Ofsted Rating: Good   Pupils: 1321   Distance:0.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Thornhill Academy</b> Ofsted Rating: Good   Pupils: 596   Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Consilium Evolve</b> Ofsted Rating: Good   Pupils:0   Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Aidan's Catholic Academy</b> Ofsted Rating: Good   Pupils: 943   Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Valley Road Academy</b> Ofsted Rating: Good   Pupils: 405   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

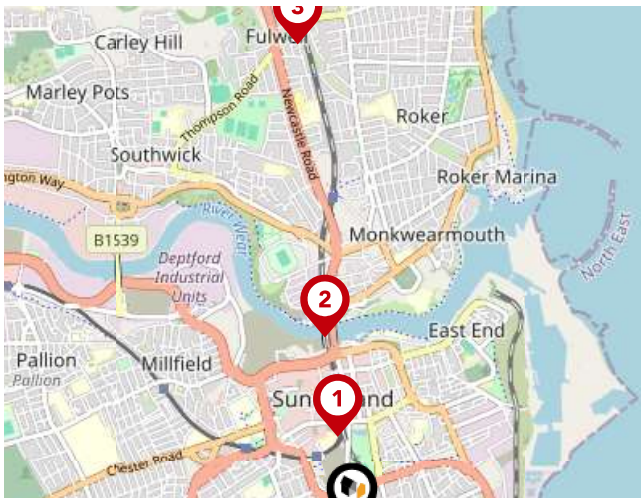
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		Nursery	Primary	Secondary	College	Private
	<b>Southmoor Academy</b> Ofsted Rating: Good   Pupils: 1436   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barbara Priestman Academy</b> Ofsted Rating: Good   Pupils: 172   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 468   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hill View Junior Academy</b> Ofsted Rating: Good   Pupils: 453   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Richard Avenue Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hopespring Sunderland</b> Ofsted Rating: Good   Pupils: 20   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grangetown Primary School</b> Ofsted Rating: Good   Pupils: 322   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beacon of Light School</b> Ofsted Rating: Good   Pupils:0   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

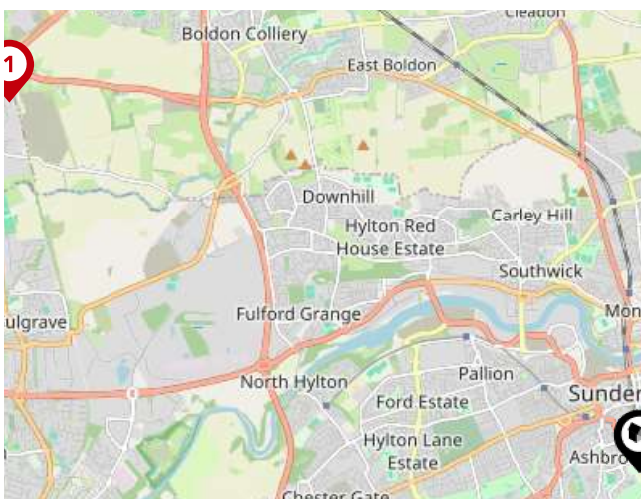
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.38 miles
2	St Peters Rail Station	0.81 miles
3	Seaburn Rail Station	2.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.22 miles
2	A194(M) J2	6.33 miles
3	A194(M) J1	6.65 miles
4	A1(M) J64	6.96 miles
5	A1(M) J65	7.11 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Airport	16.15 miles
2	Teesside Airport	26.91 miles
3	Leeds Bradford Airport	72.2 miles
4	Irthington	56.65 miles

# Area

## Transport (Local)



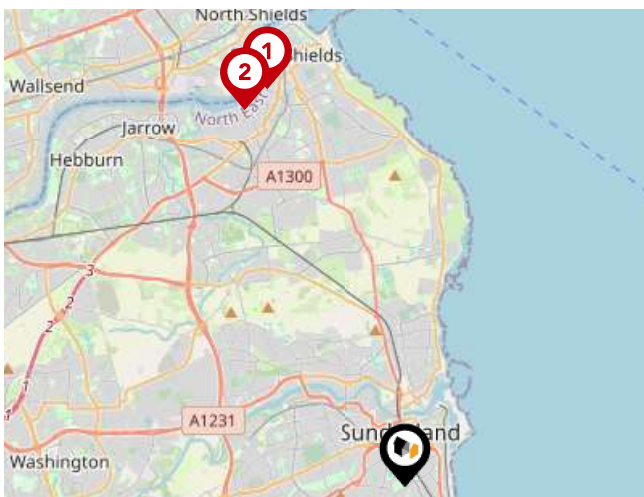
### Bus Stops/Stations

Pin	Name	Distance
1	Burdon Road	0.26 miles
2	Burdon Road-Borough Road	0.27 miles
3	Borough Road	0.32 miles
4	Borough Road-Toward Street	0.32 miles
5	Sunderland Interchange	0.23 miles



### Local Connections

Pin	Name	Distance
1	Park Lane (Tyne and Wear Metro Station)	0.22 miles
2	Sunderland (Tyne and Wear Metro Station)	0.47 miles
3	University (Tyne and Wear Metro Station)	0.5 miles



### Ferry Terminals

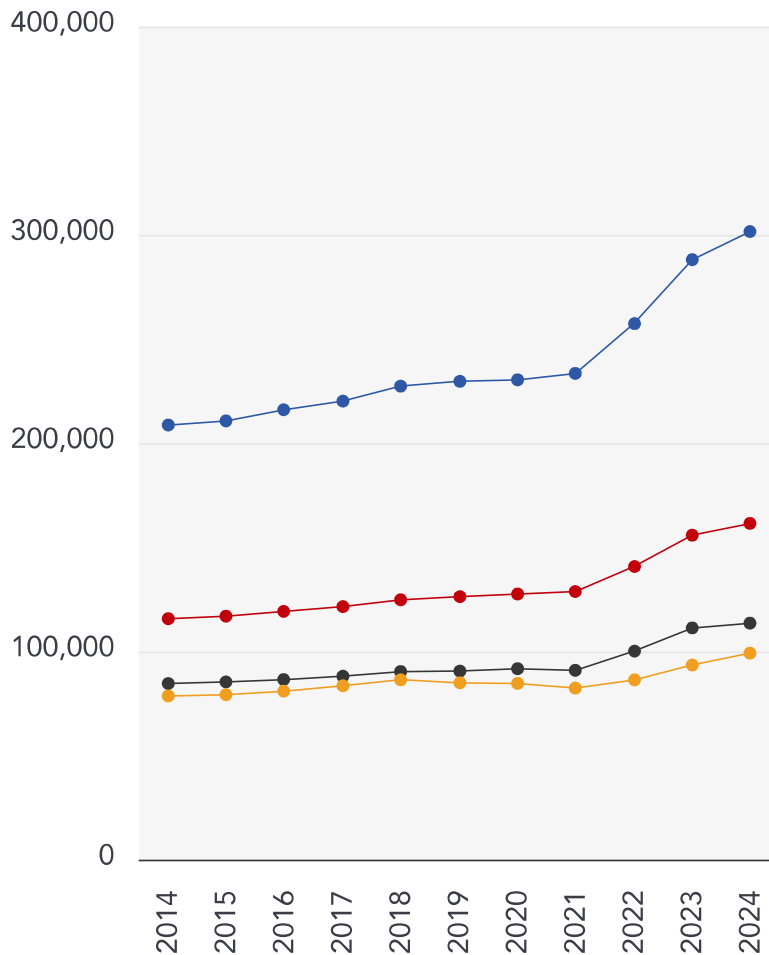
Pin	Name	Distance
1	South Shields Ferry Terminal	7.16 miles
2	Newcastle International Ferry Terminal	6.97 miles



# Market House Price Statistics

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### 10 Year History of Average House Prices by Property Type in SR2



Detached

**+44.5%**

Semi-Detached

**+39.54%**

Terraced

**+34.24%**

Flat

**+26.09%**

# 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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