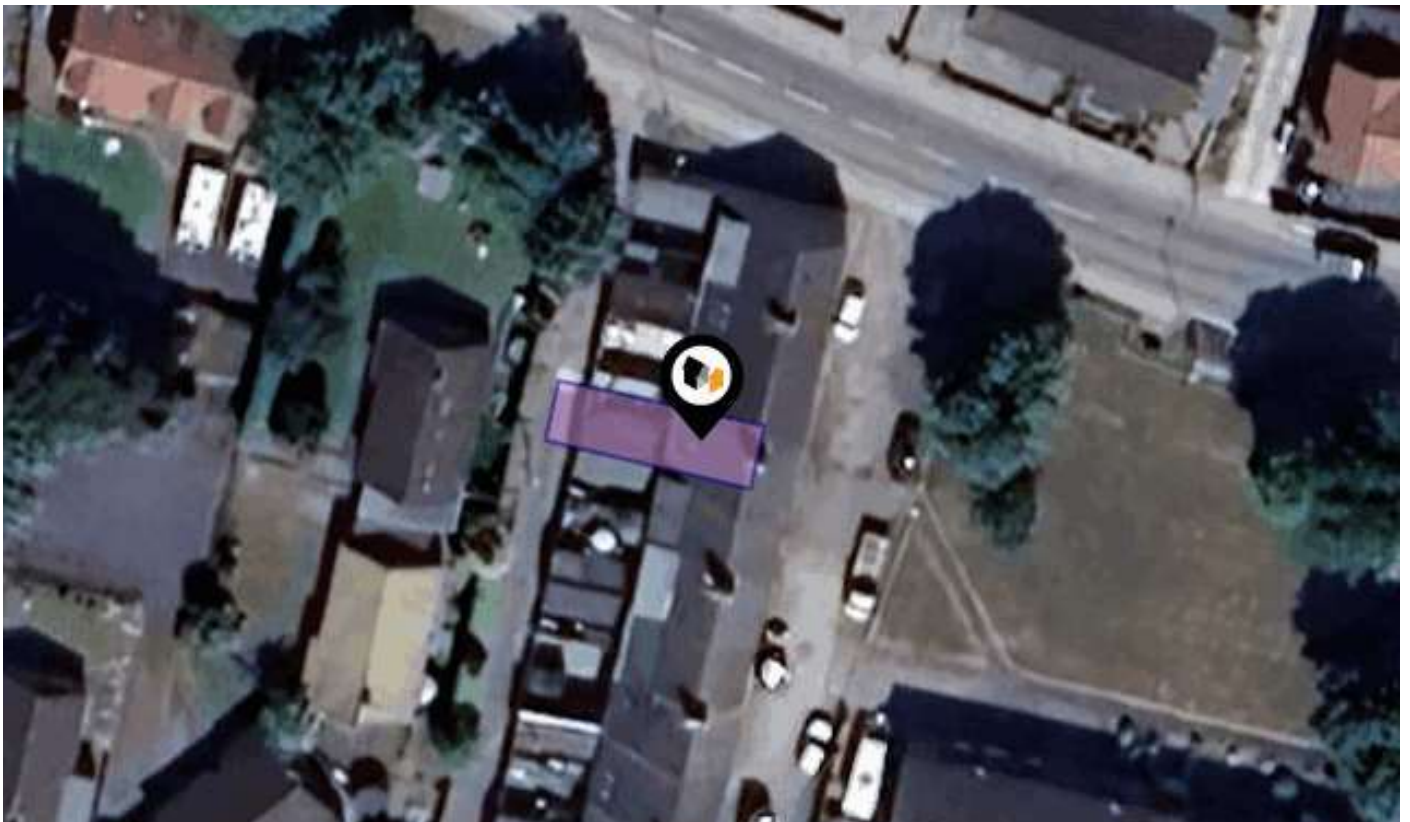




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

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



**4, NEW STREET, SHERBURN VILLAGE, DURHAM, DH6 1HR**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>
<b>Plot Area:</b>	0.02 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,621
<b>Title Number:</b>	DU72574
<b>UPRN:</b>	100110421511

<b>Last Sold Date:</b>	09/11/2007
<b>Last Sold Price:</b>	£100,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£97
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Durham
<b>Conservation Area:</b>	Sherburn
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>9000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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4 New Street, Sherburn Village, DURHAM, DH6 1HR

Energy rating

**E**

Valid until 05.04.2034

Certificate number  
0055-3036-6204-9004-7200

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	50   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

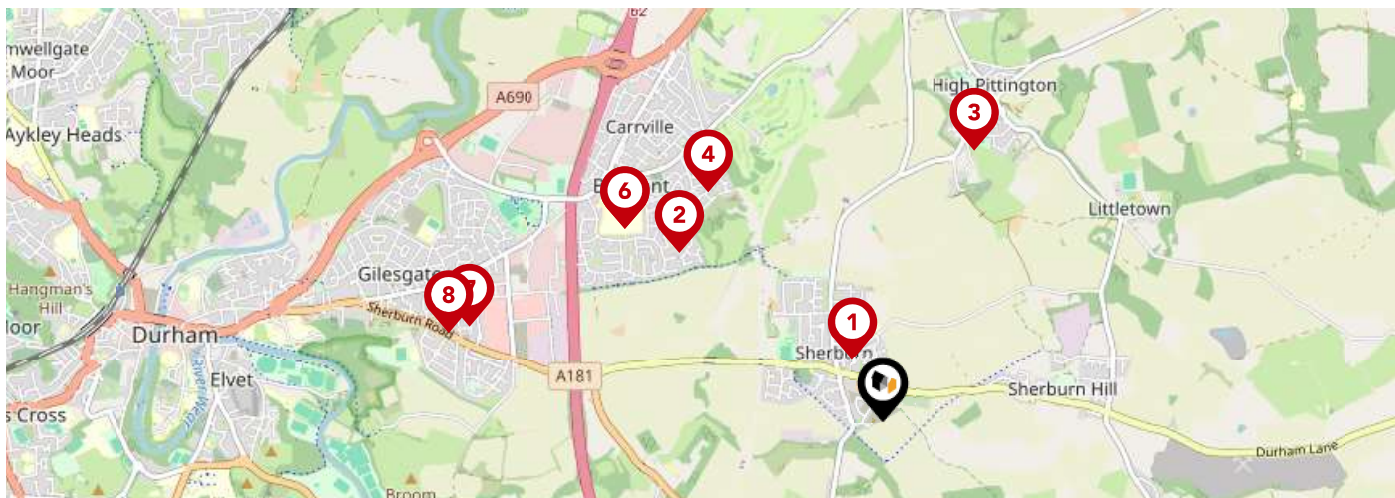
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### Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Roof room(s), no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	73 m <sup>2</sup>

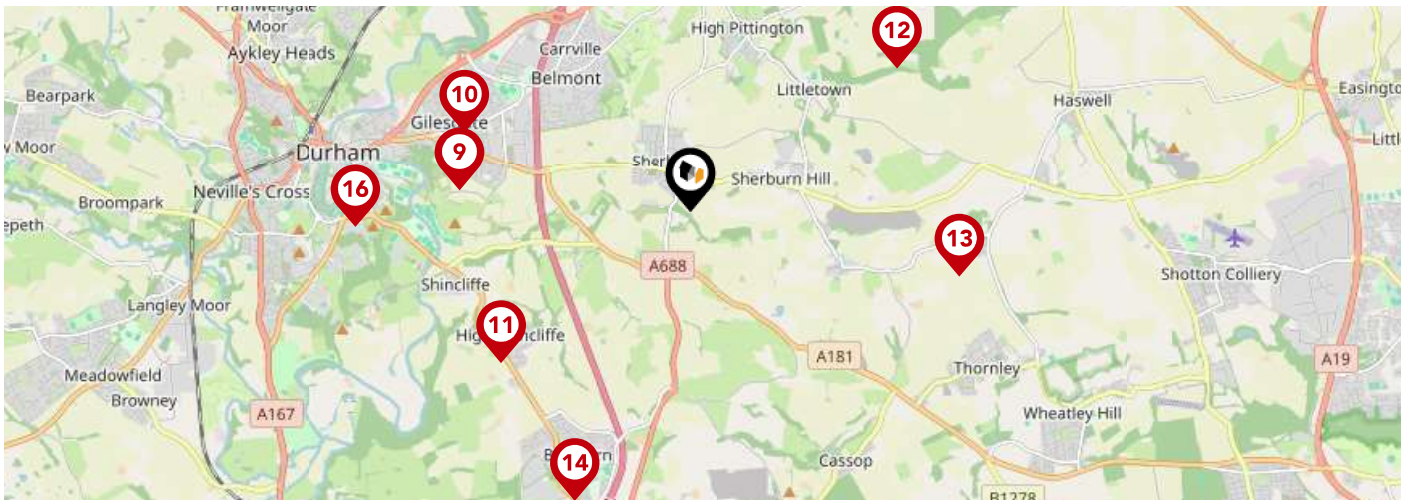
# Area Schools

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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Sherburn Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 168   Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Thomas More Primary School, Belmont</b></p> <p>Ofsted Rating: Good   Pupils: 106   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Pittington Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 198   Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Belmont Cheveley Park Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 211   Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Belmont CofE (Controlled) Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 268   Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Belmont Community School</b></p> <p>Ofsted Rating: Good   Pupils: 823   Distance:1.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Hild's College Church of England Aided Primary School, Durham</b></p> <p>Ofsted Rating: Good   Pupils: 161   Distance:1.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Joseph's Catholic Primary School, Gilesgate</b></p> <p>Ofsted Rating: Good   Pupils: 99   Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

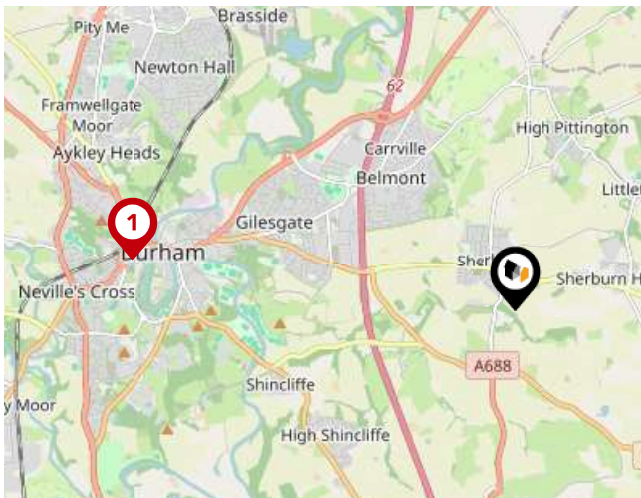
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Laurel Avenue Community Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Durham Gilesgate Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:2.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Shincliffe CofE (Controlled) Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:2.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Elemore Hall School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Ludworth Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:2.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Bowburn Primary School</b> Ofsted Rating: Good   Pupils: 400   Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>West Rainton Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:2.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Oswald's Church of England Aided Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 138   Distance:2.87</p>	<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	Durham Rail Station	3.3 miles
2	Bullion Lane	6.4 miles
3	Chester-le-Street Rail Station	6.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J62	1.81 miles
2	A1(M) J61	3.1 miles
3	A1(M) J63	6.96 miles
4	A1(M) J60	8.41 miles
5	A1(M) J64	8.01 miles

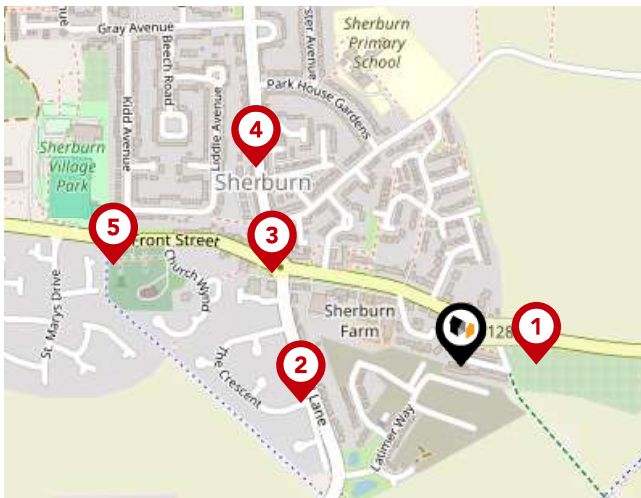


### Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	18.27 miles
2	Airport	20.06 miles
3	Leeds Bradford Airport	62.92 miles
4	Irthington	53.23 miles

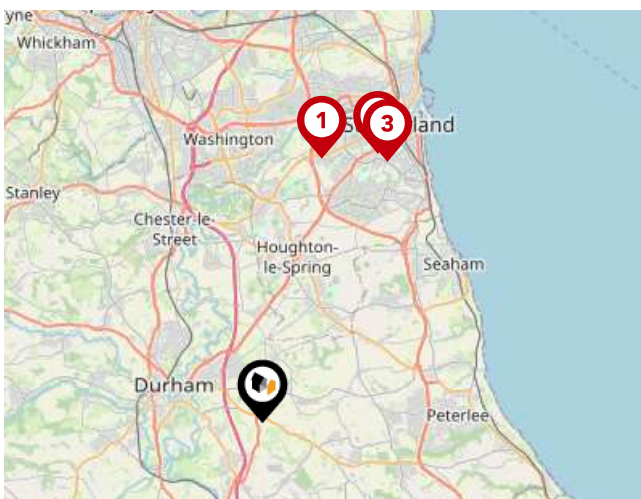
# Area

## Transport (Local)



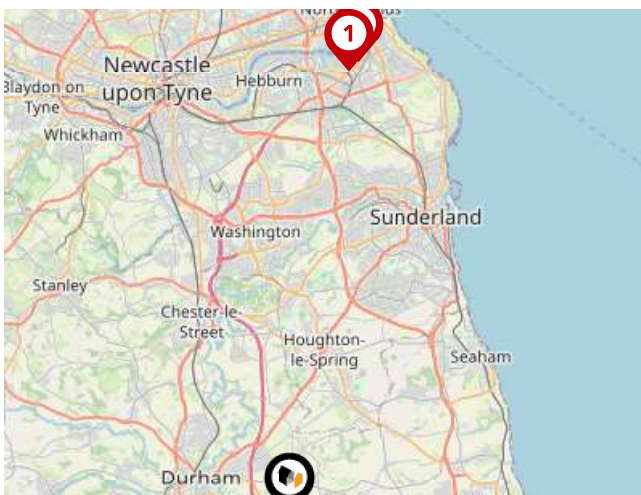
### Bus Stops/Stations

Pin	Name	Distance
1	Broadview Villas	0.08 miles
2	The Crescent	0.17 miles
3	Crossroads	0.22 miles
4	Aged Miners	0.31 miles
5	Church	0.39 miles



### Local Connections

Pin	Name	Distance
1	South Hylton (Tyne and Wear Metro Station)	9.25 miles
2	Millfield (Tyne and Wear Metro Station)	10 miles
3	University (Tyne and Wear Metro Station)	9.92 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	15.29 miles
2	South Shields Ferry Terminal	15.68 miles



# Landwood Group

## Data Quality

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