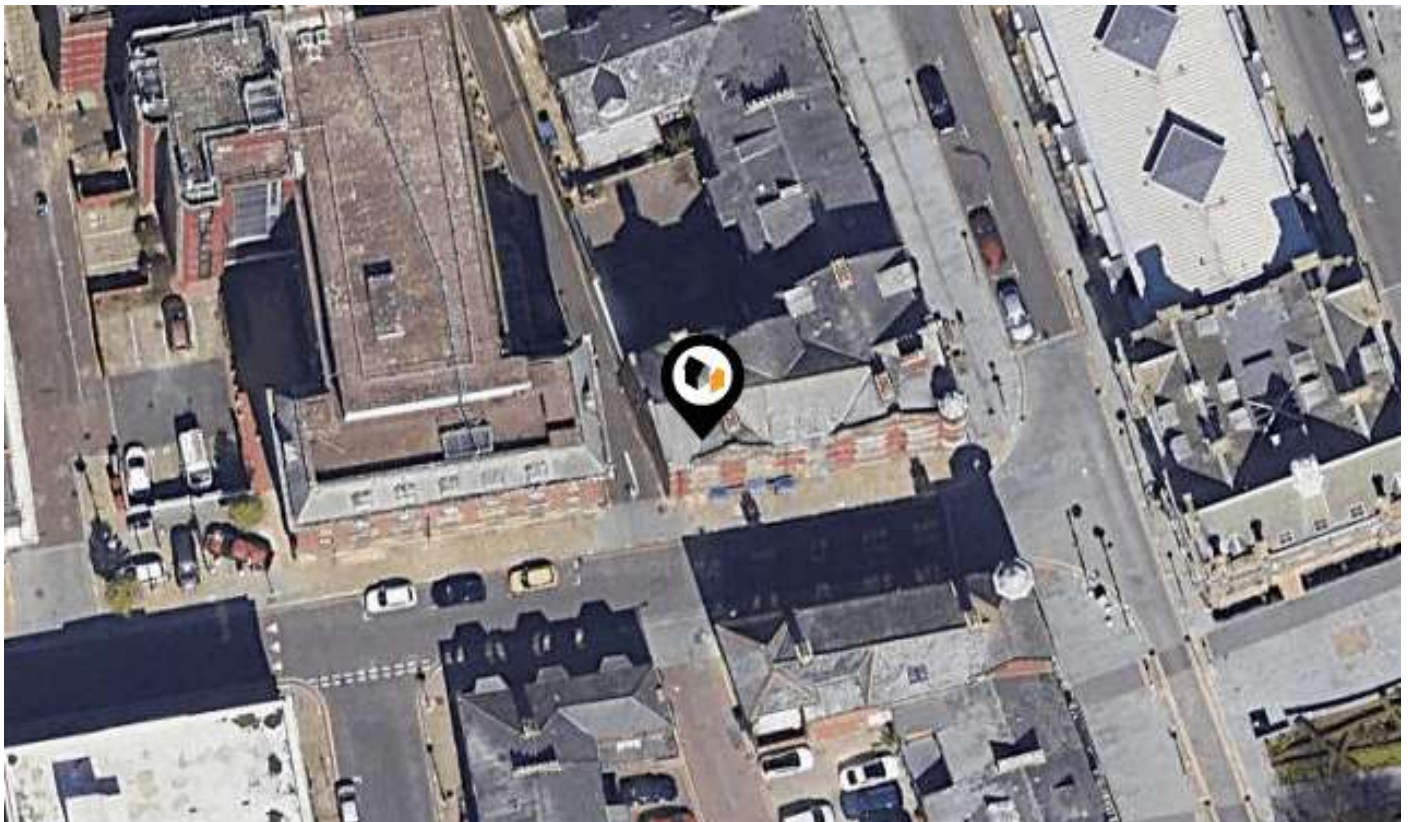




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 30<sup>th</sup> August 2024



**FLAT 12, MARITIME BUILDINGS, SAINT THOMAS STREET,  
SUNDERLAND, SR1 1BL**

## Landwood Group

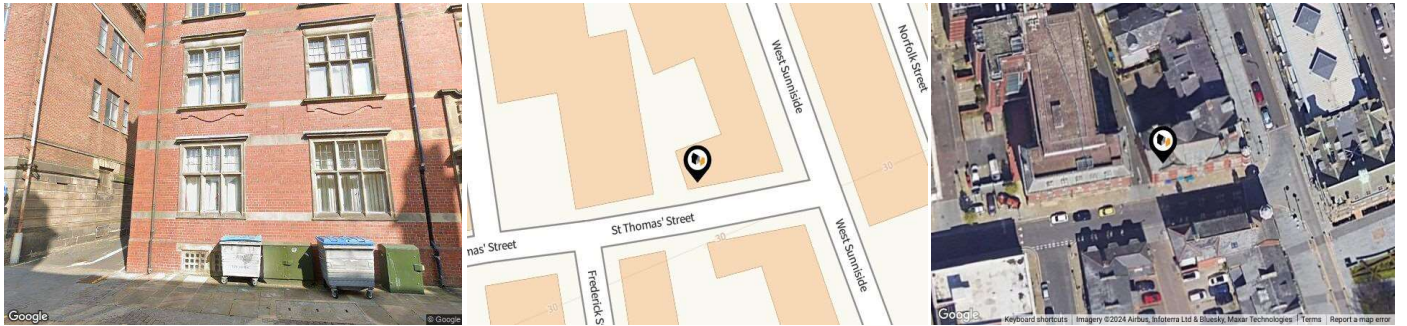
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	1
<b>Floor Area:</b>	635 ft <sup>2</sup> / 59 m <sup>2</sup>
<b>Year Built :</b>	2003-2006
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,553
<b>UPRN:</b>	45142354

## Local Area

<b>Local Authority:</b>	Sunderland
<b>Conservation Area:</b>	Sunniside
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very 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:



# Property EPC - Certificate

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FLAT 12, MARITIME BUILDINGS SAINT THOMAS  
STREET, SUNDERLAND, SR1 1BL

Energy rating

**F**

Valid until 07.04.2034

Certificate number  
0055-3036-2204-5504-7204

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		54   <b>E</b>
21-38	<b>F</b>	22   <b>F</b>	
1-20	<b>G</b>		

# Property

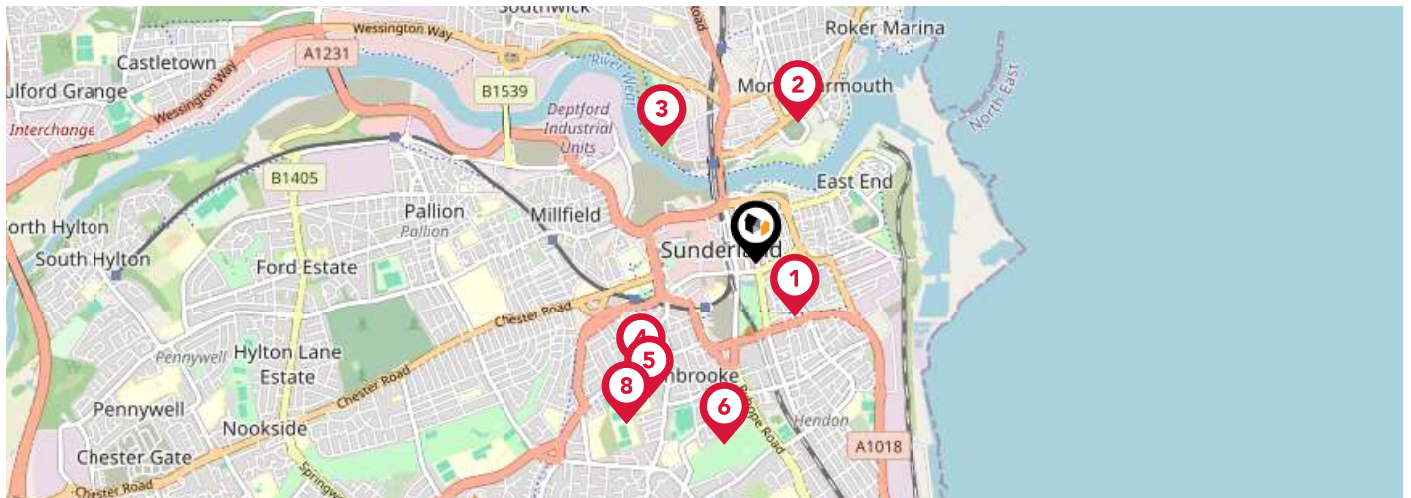
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Walls:</b>	Solid brick, 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>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Energy:</b>	Very poor
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	59 m <sup>2</sup>

# Area Schools

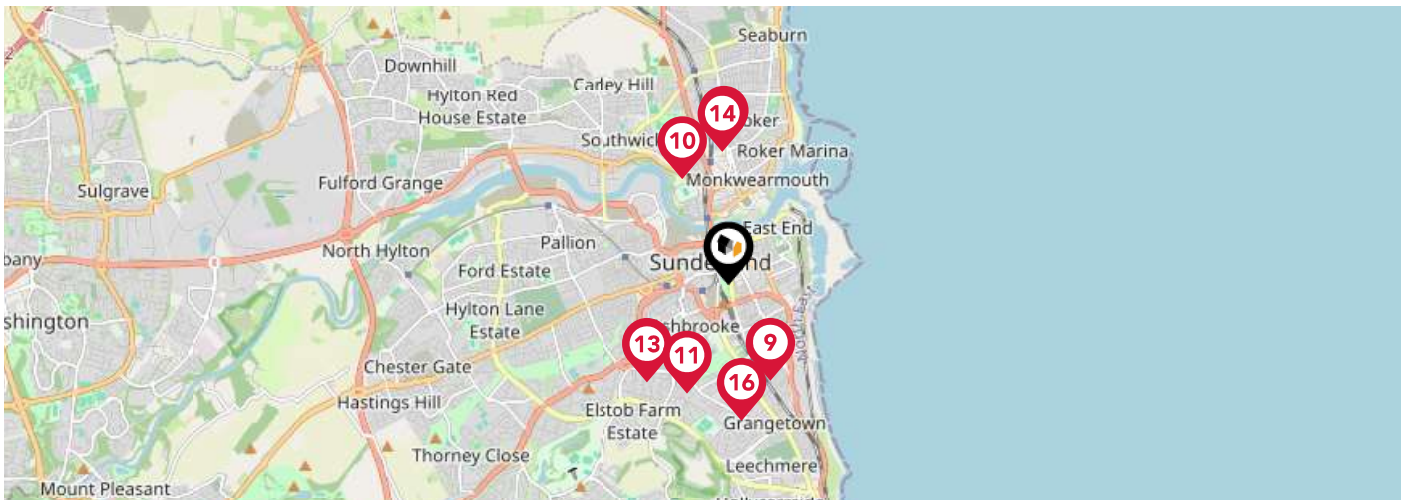


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hudson Road Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Dame Dorothy Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Beacon of Light School</b> Ofsted Rating: Good   Pupils:0   Distance:0.65</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:0.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Argyle House School</b> Ofsted Rating: Not Rated   Pupils: 226   Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Ashbrooke School</b> Ofsted Rating: Outstanding   Pupils: 114   Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Thornhill Academy</b> Ofsted Rating: Good   Pupils: 596   Distance:0.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Consilium Evolve</b> Ofsted Rating: Good   Pupils:0   Distance:0.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

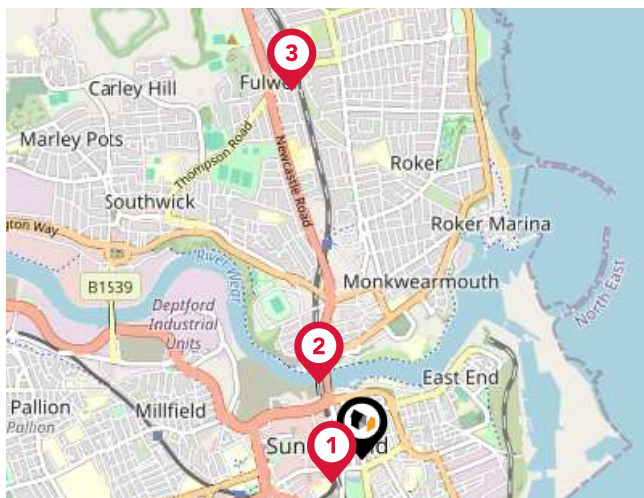
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	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Valley Road Academy</b> Ofsted Rating: Good   Pupils: 405   Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Grange Park Primary School</b> Ofsted Rating: Good   Pupils: 242   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Aidan's Catholic Academy</b> Ofsted Rating: Good   Pupils: 943   Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Barbara Priestman Academy</b> Ofsted Rating: Good   Pupils: 172   Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St Mary's Catholic Primary School, Sunderland</b> Ofsted Rating: Good   Pupils: 468   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Redby Academy</b> Ofsted Rating: Good   Pupils: 281   Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Benet's Roman Catholic Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 338   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Southmoor Academy</b> Ofsted Rating: Good   Pupils: 1436   Distance:1.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

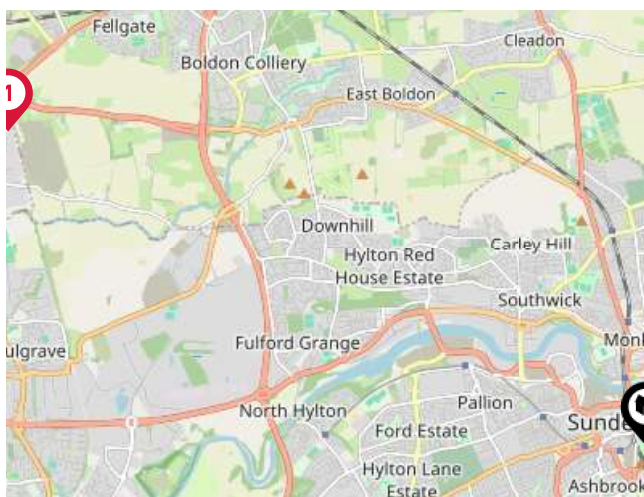
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	0.16 miles
2	St Peters Rail Station	0.37 miles
3	Seaburn Rail Station	1.6 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1		6.05 miles
2		6.23 miles
3		6.67 miles
4		7.12 miles
5		7.19 miles

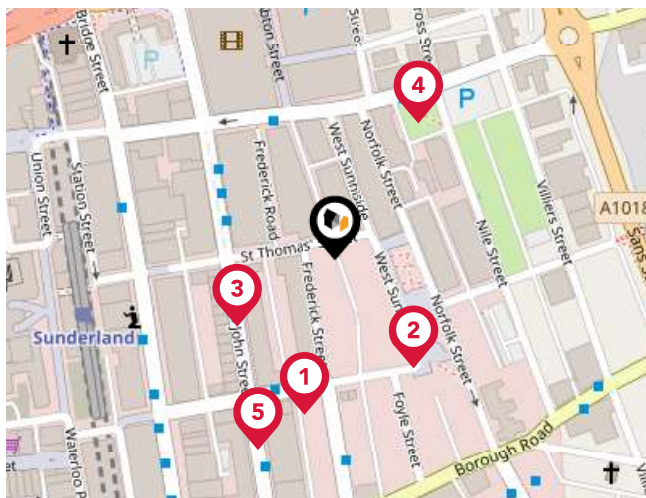


### Airports/HELIPADS

Pin	Name	Distance
1	Airport	15.93 miles
2	Teesside Airport	27.39 miles
3	Leeds Bradford Airport	72.68 miles
4	Irthlington	56.7 miles

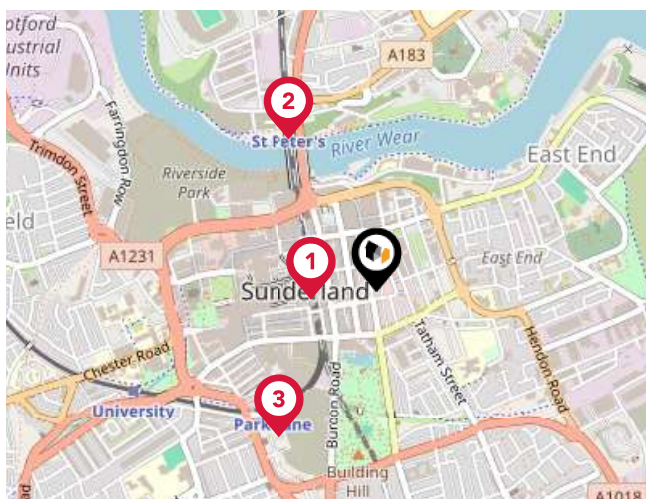
# Area

## Transport (Local)



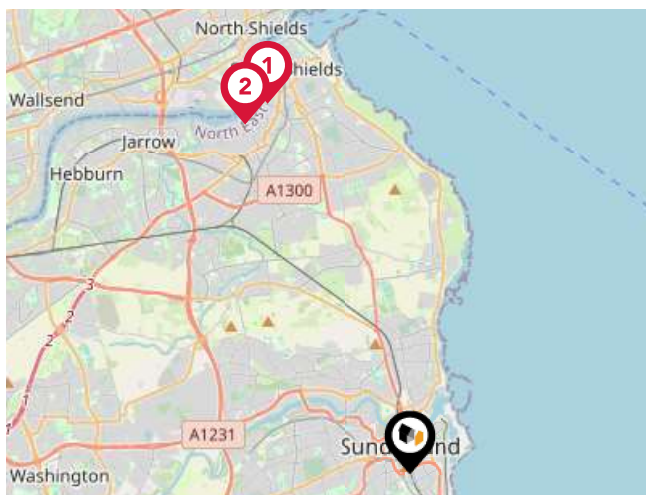
### Bus Stops/Stations

Pin	Name	Distance
1	Athenaeum Street	0.08 miles
2	West Sunnyside	0.07 miles
3	John Street	0.06 miles
4	High Street West-Frederick Road	0.09 miles
5	John Street	0.11 miles



### Local Connections

Pin	Name	Distance
1	Sunderland (Tyne and Wear Metro Station)	0.14 miles
2	St Peter's (Tyne and Wear Metro Station)	0.37 miles
3	Park Lane (Tyne and Wear Metro Station)	0.37 miles



### Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	6.74 miles
2	Newcastle International Ferry Terminal	6.57 miles



# Landwood Group

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