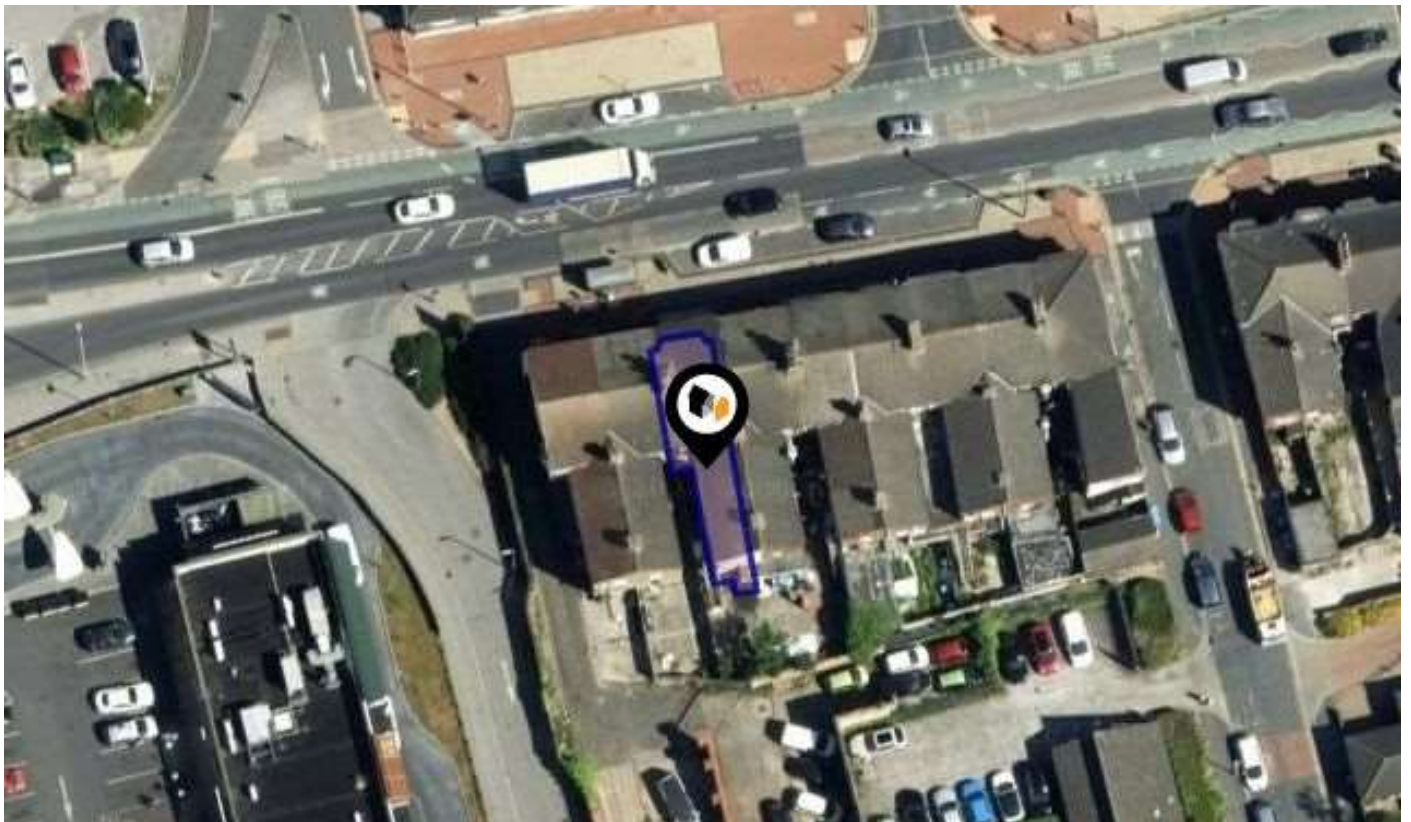




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 19<sup>th</sup> December 2024



**SAMS PIZZA, 645, ANLABY ROAD, HULL, HU3 6SX**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Fast Food Outlet / Takeaway (Hot / Cold)	<b>Last Sold Date:</b>	03/12/2007
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>	<b>Last Sold Price:</b>	£10,000
<b>Plot Area:</b>	0.02 acres	<b>Last Sold £/ft<sup>2</sup>:</b>	£12
<b>Council Tax :</b>	Band Deleted	<b>Tenure:</b>	Leasehold
<b>Title Number:</b>	HS319232	<b>Start Date:</b>	01/09/2004
<b>UPRN:</b>	21005570	<b>End Date:</b>	31/08/2014
		<b>Lease Term:</b>	10 years from 31 August 2004
		<b>Term Remaining:</b>	Expired

## Local Area

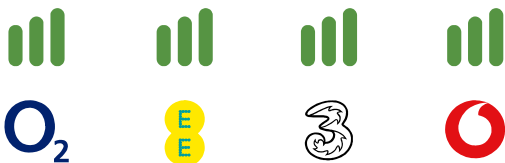
<b>Local Authority:</b>	City of kingston upon hull
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Low
● Surface Water	Very Low

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

**990**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

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Planning records for: *Sams Pizza, 645, Anlaby Road, Hull, HU3 6SX*

<b>Reference - 86/00428/PF</b>	
<b>Decision:</b>	Unknown
<b>Date:</b>	21st November 1986
<b>Description:</b>	Change of Use from shop to hot food take away

# Property Multiple Title Plans

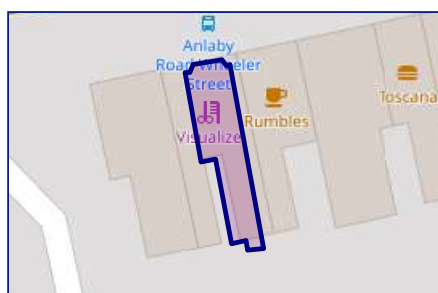
LANDWOOD  
GROUP

## Freehold Title Plan



**HS187976**

## Leasehold Title Plan



**HS319232**

Start Date: 01/09/2004  
End Date: 31/08/2014  
Lease Term: 10 years from 31 August 2004  
Term Remaining: Expired

# Property EPC - Certificate

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Flat, 645 Anlaby Road, HU3 6SX

Energy rating

C

Valid until 19.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

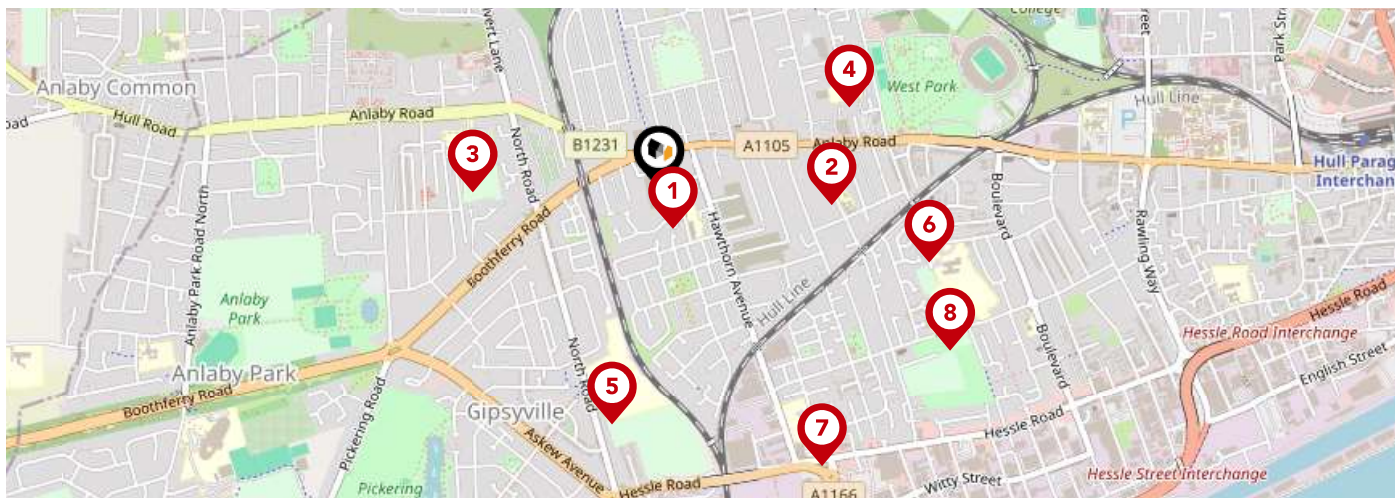
LANDWOOD  
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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<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>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	75 m <sup>2</sup>

# Area Schools

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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wheeler Primary School</b> Ofsted Rating: Good   Pupils: 451   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St George's Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Eastfield Primary School</b> Ofsted Rating: Outstanding   Pupils: 618   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Paisley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 350   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Francis Askew Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Boulevard Academy</b> Ofsted Rating: Requires improvement   Pupils: 743   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Newington Academy</b> Ofsted Rating: Outstanding   Pupils: 440   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chiltern Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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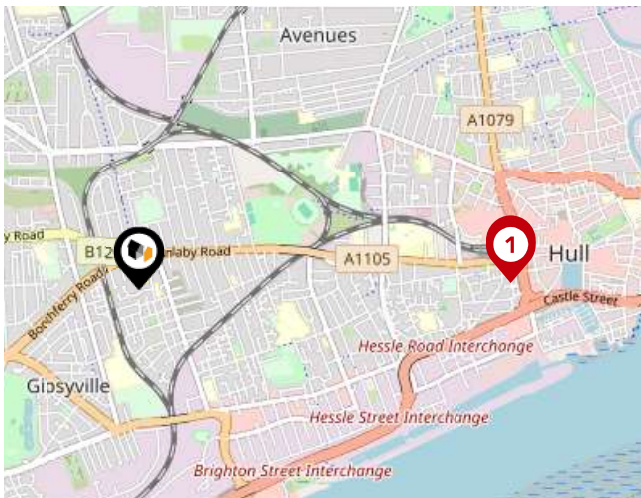


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>The Venn Boulevard Centre</b> Ofsted Rating: Outstanding   Pupils: 45   Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>The Sullivan Centre</b> Ofsted Rating: Outstanding   Pupils: 27   Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Hymers College</b> Ofsted Rating: Not Rated   Pupils: 1054   Distance:0.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Thoresby Primary School</b> Ofsted Rating: Outstanding   Pupils: 564   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Ainthorpe Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Acre Heads Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Sirius Academy West</b> Ofsted Rating: Good   Pupils: 1498   Distance:1.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Whitehouse Pupil Referral Unit</b> Ofsted Rating: Good   Pupils: 4   Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



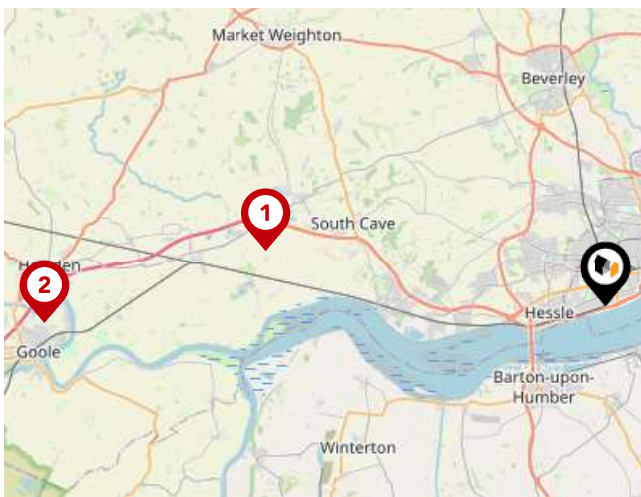
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Hull Rail Station	1.63 miles
2	Hull Rail Station Main Entrance	1.63 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J38	12.06 miles
2	M62 J37	19.67 miles

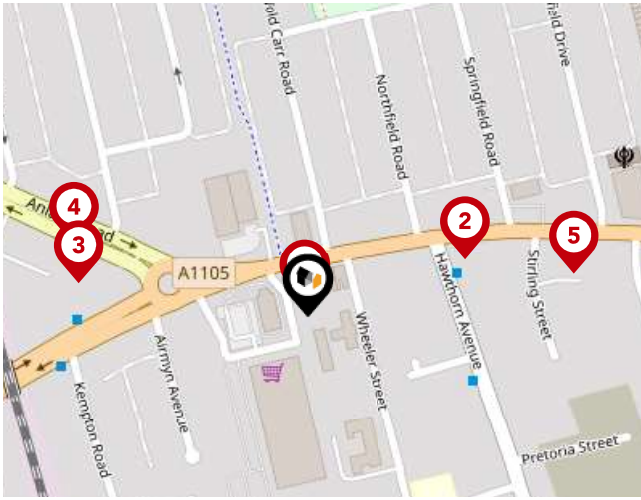


### Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	11.17 miles
2	Finningley	31.44 miles
3	Leeds Bradford Airport	52.78 miles
4	Teesside Airport	68.07 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wheeler Street	0.01 miles
2	Silver Cod	0.09 miles
3	Meadowbank Road	0.13 miles
4	Cardigan Road	0.13 miles
5	Stirling Street	0.15 miles

# Landwood Group

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