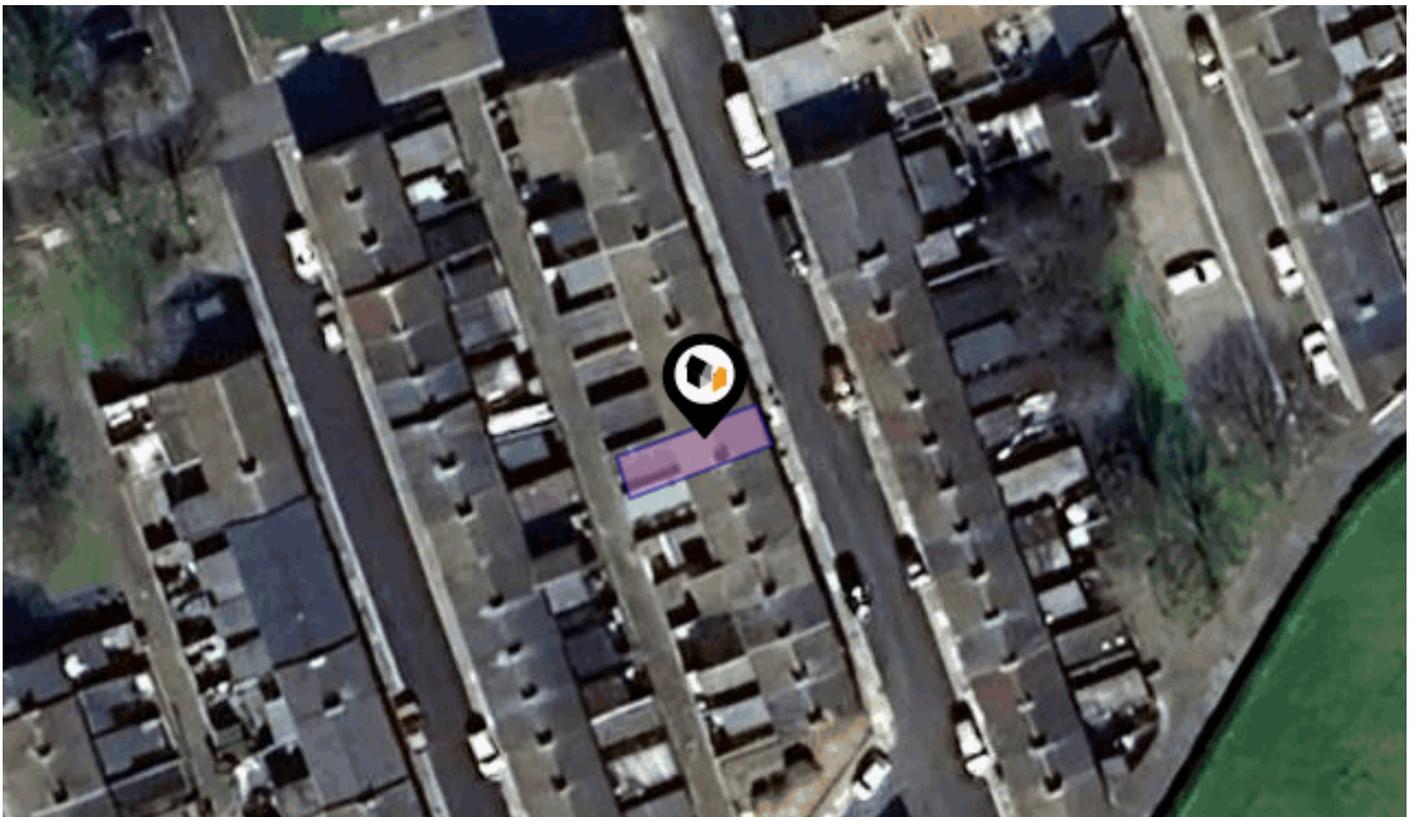




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 24<sup>th</sup> January 2025



**53, ERRINGTON STREET, BROTTON, SALTBURN-BY-THE-SEA, TS12 2TA**

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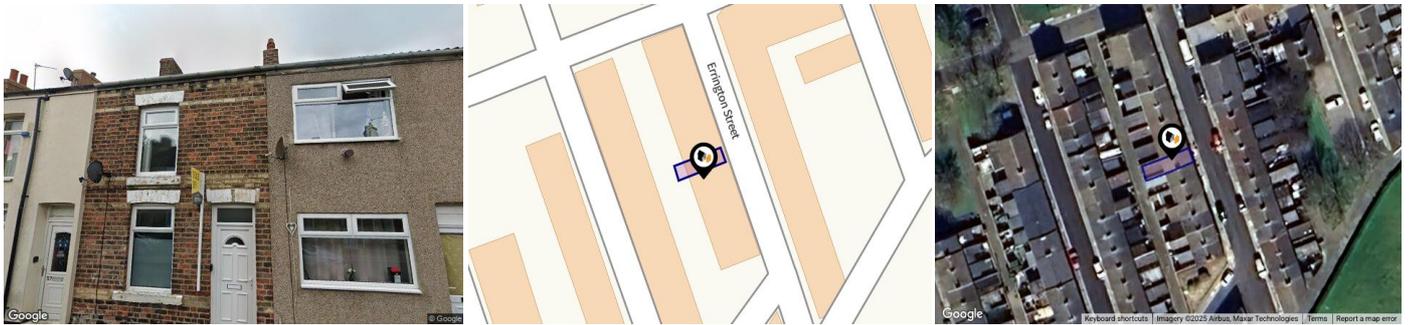
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	16/03/2007
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£68,000
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£112
<b>Plot Area:</b>	0.01 acres	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,539		
<b>Title Number:</b>	CE38114		
<b>UPRN:</b>	100110081320		

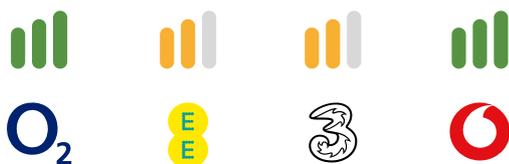
## Local Area

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

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

<b>18</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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53 Errington Street, Brotton, SALTBURN-BY-THE-SEA,  
TS12 2TA

Energy rating

**D**

Valid until 22.05.2034

Certificate number  
0310-2137-8350-2324-8815

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
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>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Room thermostat only
<b>Main Heating Controls Energy:</b>	Poor
<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>	None
<b>Total Floor Area:</b>	56 m <sup>2</sup>

# Area Schools

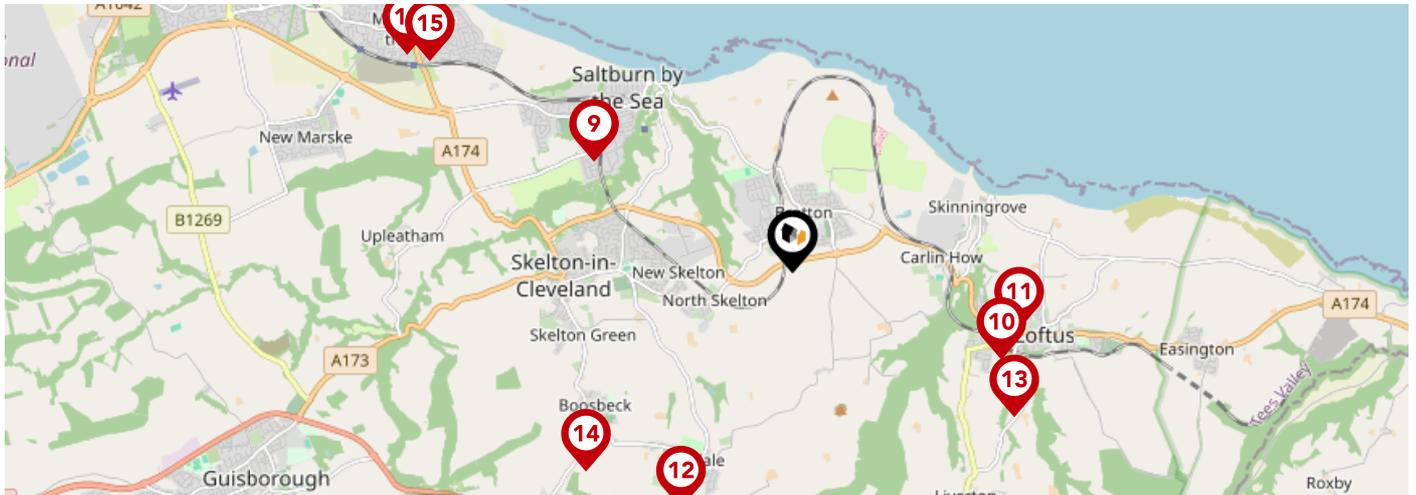
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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Badger Hill Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Freebrough Academy</b> Ofsted Rating: Outstanding   Pupils: 832   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kilton Thorpe Specialist Academy</b> Ofsted Rating: Outstanding   Pupils: 178   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitecliffe Academy</b> Ofsted Rating: Good   Pupils: 96   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Skelton Primary School</b> Ofsted Rating: Good   Pupils: 496   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Old Farm School</b> Ofsted Rating: Good   Pupils: 36   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Saltburn Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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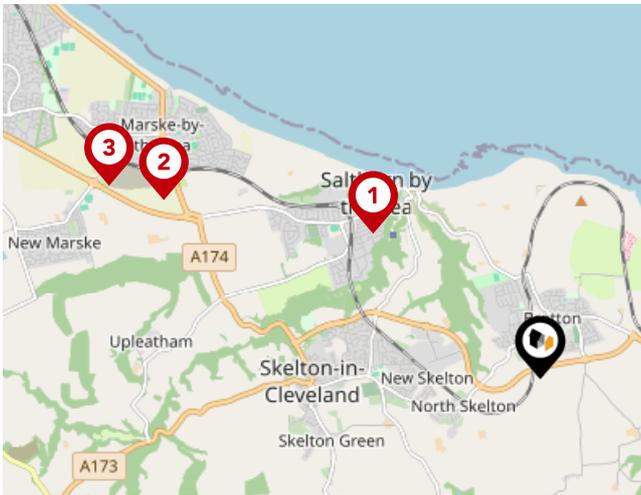


		Nursery	Primary	Secondary	College	Private
	<b>Huntcliff School</b> Ofsted Rating: Good   Pupils: 530   Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Handale Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hummersea Primary School</b> Ofsted Rating: Outstanding   Pupils: 306   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lingdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 101   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Joseph's Catholic Primary School, A Catholic Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 180   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lockwood Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Errington Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Invested Education</b> Ofsted Rating: Inadequate   Pupils: 11   Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

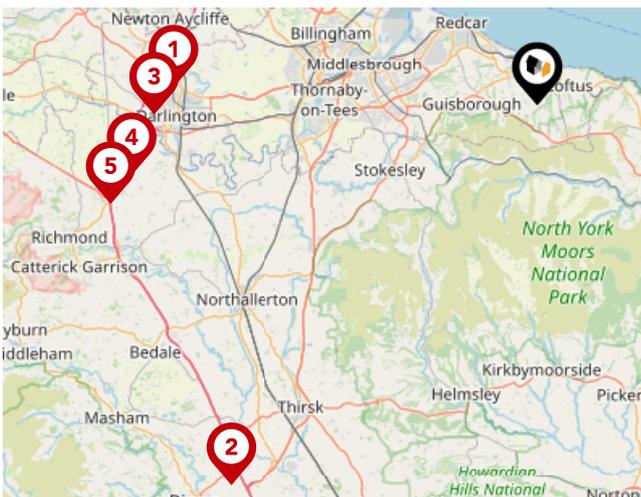
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Saltburn Rail Station	1.89 miles
2	Marske Rail Station	3.56 miles
3	Longbeck Rail Station	4.04 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J59	24.98 miles
2	A1(M) J50	33.66 miles
3	A1(M) J58	26.29 miles
4	A1(M) J57	28.16 miles
5	A1(M) J56	29.99 miles



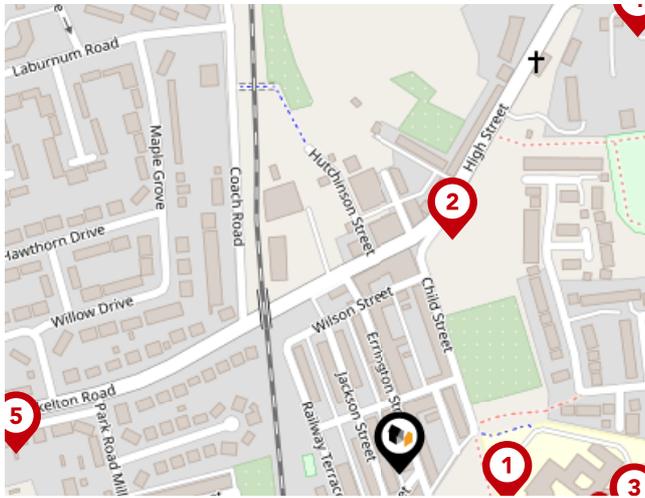
### Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	20.2 miles
2	Airport	44.83 miles
3	Leeds Bradford Airport	56.32 miles
4	Humberside Airport	72.03 miles

# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Whitecliffe Centre	0.06 miles
2	Methodist Church Centre	0.13 miles
3	East Cleveland Primary Care Hospital	0.13 miles
4	The Queens Arms	0.27 miles
5	Woodside	0.21 miles

# Landwood Group

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