



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 24th January 2025



FLAT 52, NAUTICA, THE WATERFRONT, SELBY, YO8 8FD

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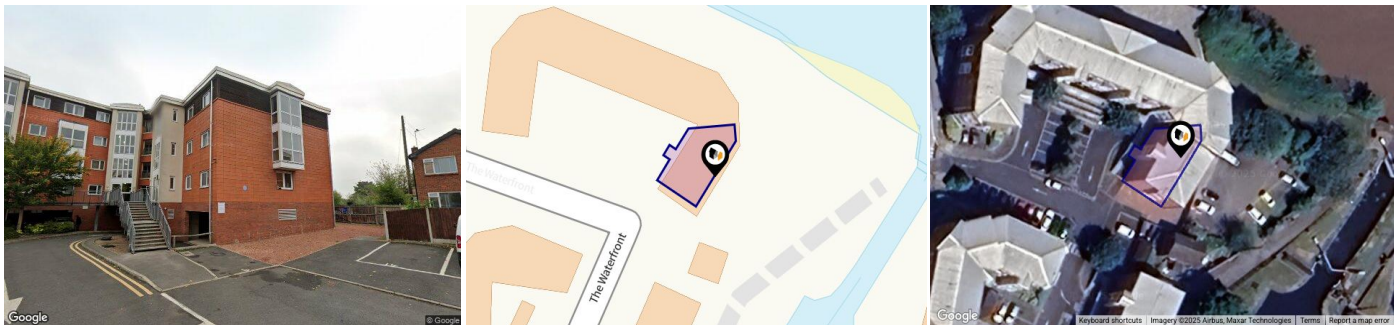
77 Deansgate Manchester M3 2BW

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Property

Type:	Flat / Maisonette	Last Sold Date:	11/12/2006
Bedrooms:	2	Last Sold Price:	£169,995
Floor Area:	1,076 ft ² / 100 m ²	Last Sold £/ft²:	£263
Plot Area:	0.05 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	10/12/2006
Council Tax :	Band B	End Date:	01/01/2159
Annual Estimate:	£1,776	Lease Term:	155 years from 1.1.2004
Title Number:	NYK334934	Term Remaining:	134 years
UPRN:	10013454187		

Local Area

Local Authority:	North yorkshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

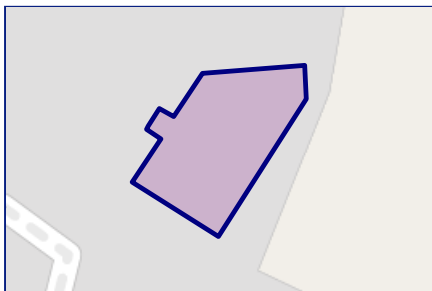
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Freehold Title Plan



NYK358936

Leasehold Title Plan



NYK334934

Start Date: 10/12/2006
End Date: 01/01/2159
Lease Term: 155 years from 1.1.2004
Term Remaining: 134 years

Property EPC - Certificate

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Flat 52, Nautica, The Waterfront, YO8 8FD

Energy rating

C

Valid until 19.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

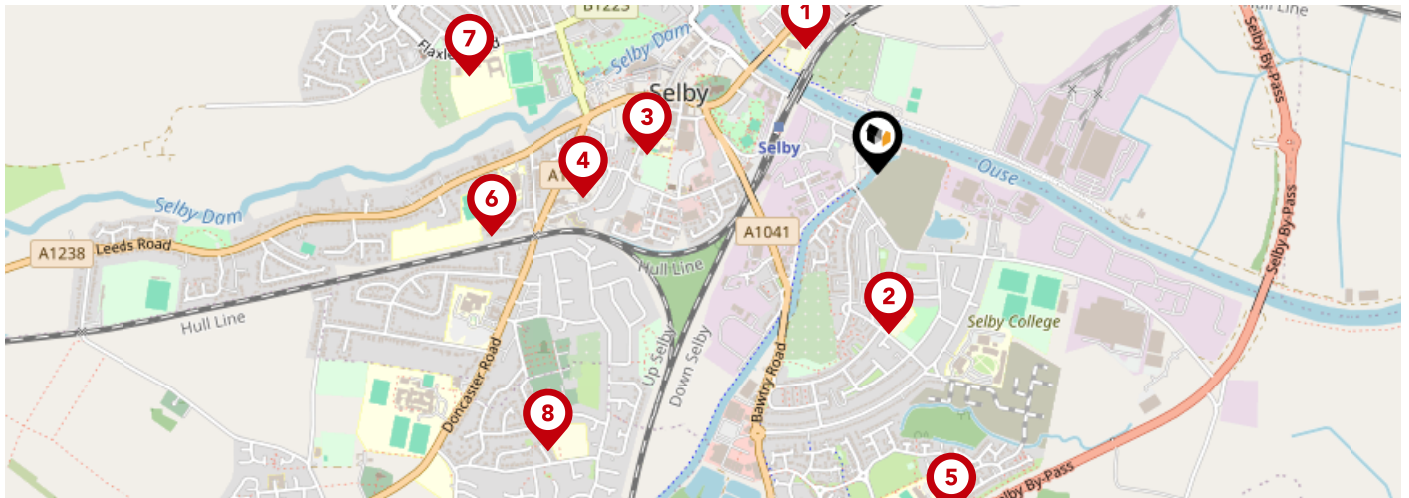
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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	100 m ²

Area Schools

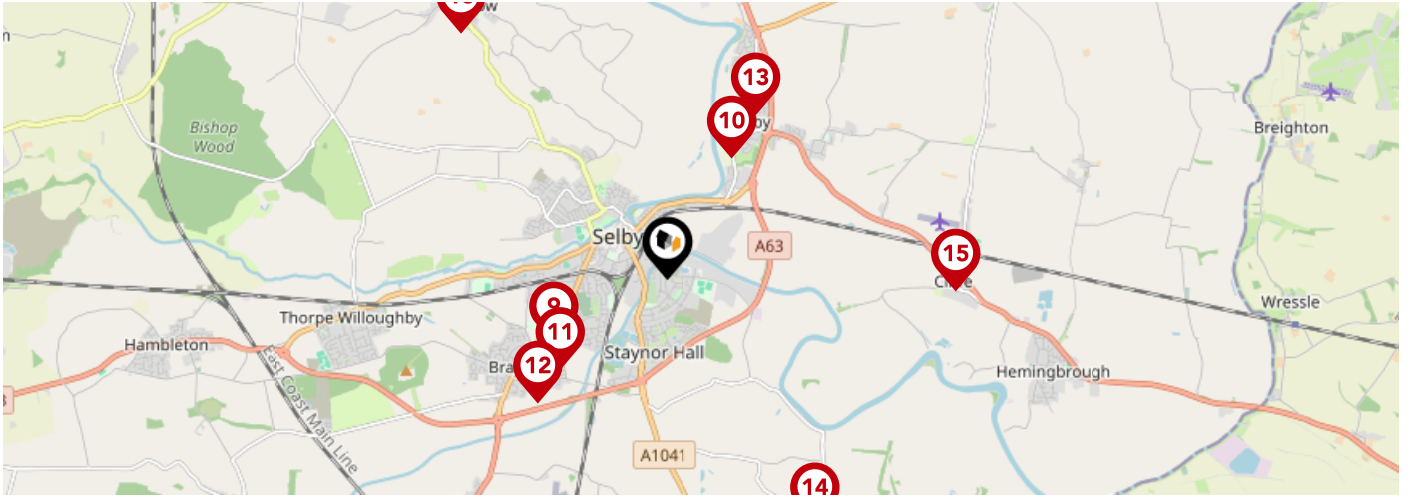
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		Nursery	Primary	Secondary	College	Private
1	Barlby Bridge Community Primary School Ofsted Rating: Good Pupils: 165 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Barwic Parade Community Primary School, Selby Ofsted Rating: Requires improvement Pupils: 208 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Selby Abbey Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 346 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Rubicon Centre Ofsted Rating: Good Pupils: 10 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Staynor Hall Primary Academy Ofsted Rating: Good Pupils: 332 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Selby High School Specialist School for the Arts and Science Ofsted Rating: Good Pupils: 1150 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Selby Community Primary School Ofsted Rating: Good Pupils: 362 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Selby, Longman's Hill Community Primary School Ofsted Rating: Good Pupils: 200 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

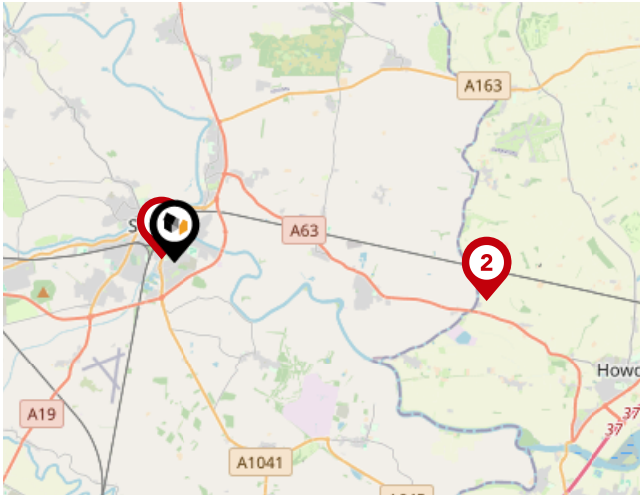
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		Nursery	Primary	Secondary	College	Private
	Brayton Academy Ofsted Rating: Outstanding Pupils: 894 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barlby Community Primary School Ofsted Rating: Good Pupils: 357 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 156 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brayton Church of England Primary School Ofsted Rating: Good Pupils: 385 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barlby High School Ofsted Rating: Requires improvement Pupils: 524 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barlow Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 78 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cliffe Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 92 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wistow Parochial Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 126 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

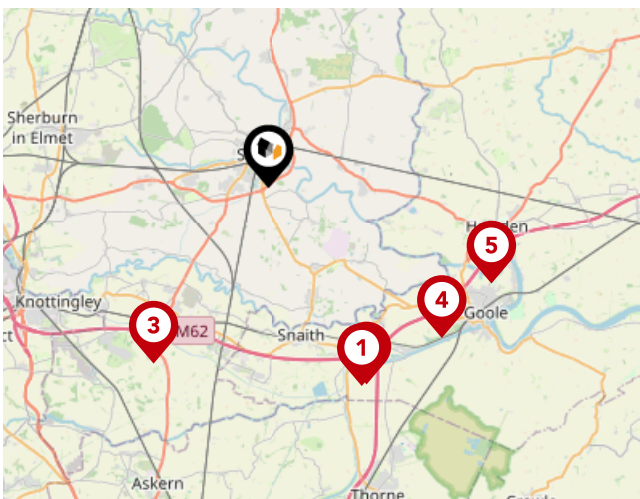
Area

Transport (National)



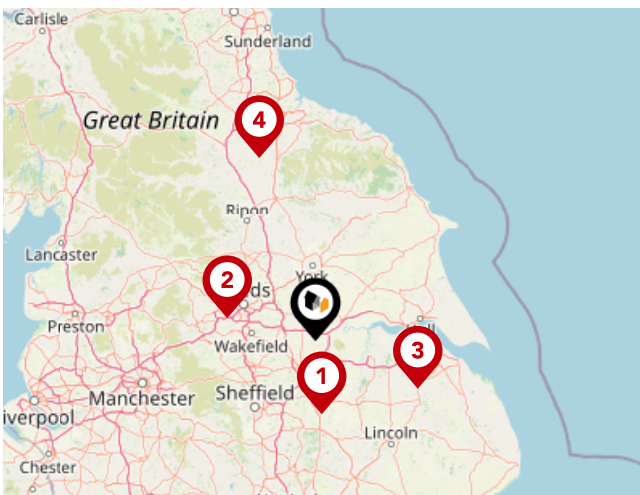
National Rail Stations

Pin	Name	Distance
1	Selby Rail Station	0.23 miles
2	Wressle Rail Stn	5.5 miles
3	Wressle Rail Station	5.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M18 J7	7.67 miles
2	M62 J35	7.68 miles
3	M62 J34	7.32 miles
4	M62 J36	8.05 miles
5	M62 J37	8.53 miles



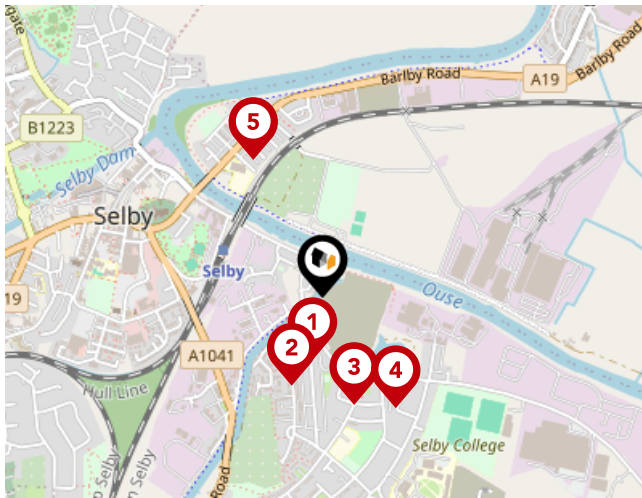
Airports/HELIPADS

Pin	Name	Distance
1	Finningley	20.96 miles
2	Leeds Bradford Airport	25.29 miles
3	Humberside Airport	32.16 miles
4	Teesside Airport	52.72 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Swing Bridge	0.14 miles
2	Fostergate	0.21 miles
3	Pagnell Avenue	0.25 miles
4	Denison House	0.29 miles
5	River Street	0.34 miles

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