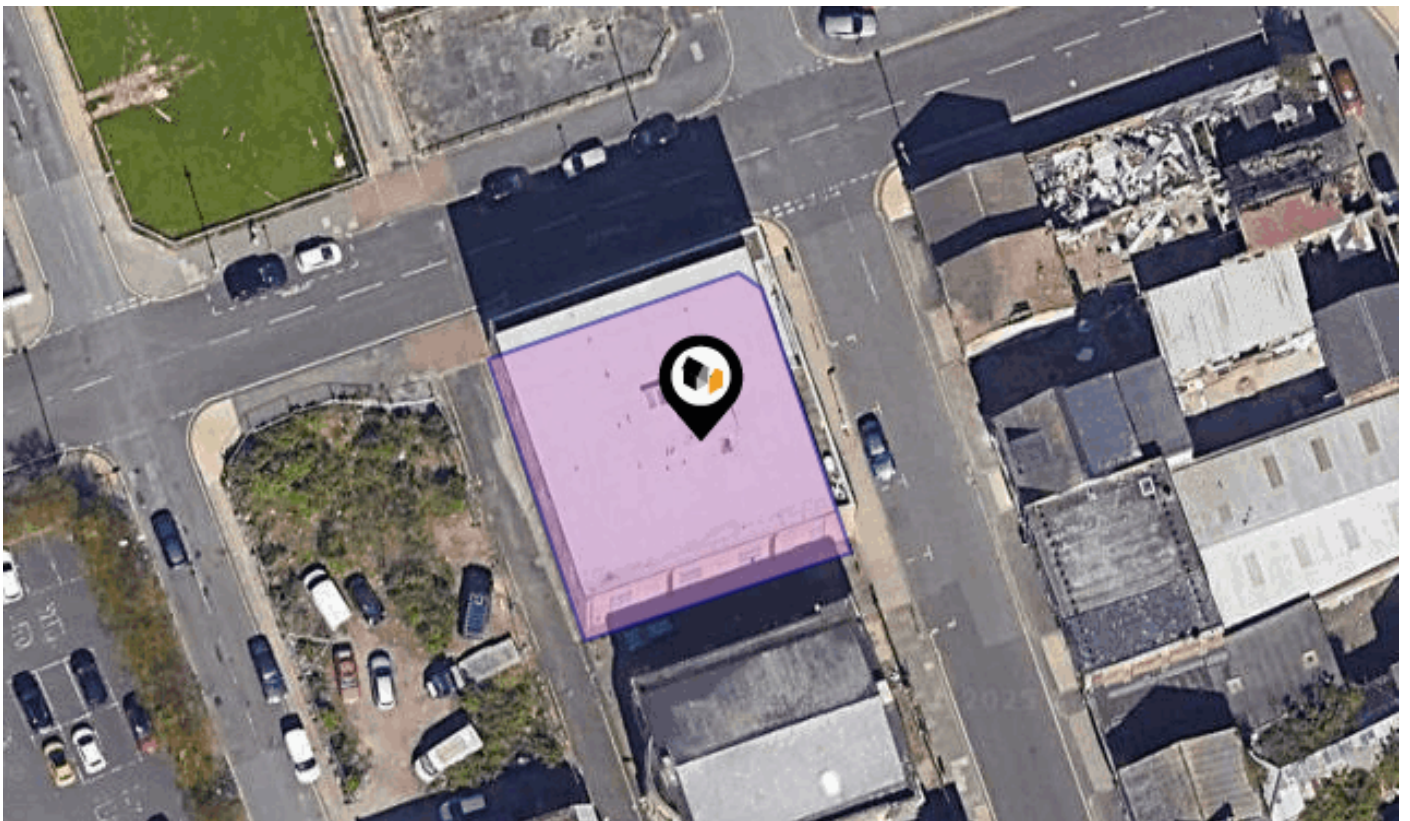




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 13th February 2025



**APARTMENT 8, BISCOP HOUSE, VILLIERS STREET,
SUNDERLAND, SR1 1ER**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

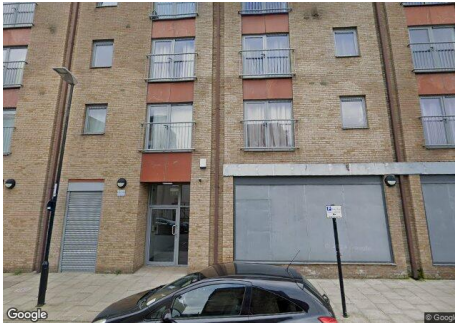
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

| | | | |
|-------------------------|---|------------------------------------|----------------------------|
| Type: | Flat / Maisonette | Last Sold Date: | 29/08/2007 |
| Bedrooms: | 2 | Last Sold Price: | £119,620 |
| Floor Area: | 785 ft ² / 73 m ² | Last Sold £/ft²: | £152 |
| Plot Area: | 0.13 acres | Tenure: | Leasehold |
| Year Built : | 2007 | Start Date: | 28/08/2007 |
| Council Tax : | Band B | End Date: | 01/07/2132 |
| Annual Estimate: | £1,553 | Lease Term: | 125 years from 1 July 2007 |
| Title Number: | TY465006 | Term Remaining: | 107 years |
| UPRN: | 45144632 | | |

Local Area

| | |
|---------------------------|------------|
| Local Authority: | Sunderland |
| Conservation Area: | Sunniside |
| Flood Risk: | |
| ● Rivers & Seas | No Risk |
| ● Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 18 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



TY234769

Leasehold Title Plan



TY465006

Start Date: 28/08/2007
End Date: 01/07/2132
Lease Term: 125 years from 1 July 2007
Term Remaining: 107 years

Property EPC - Certificate

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Apartment 8 Biscop House, Villiers Street, SR1 1ER

Energy rating

C

Valid until 02.04.2027

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 81 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

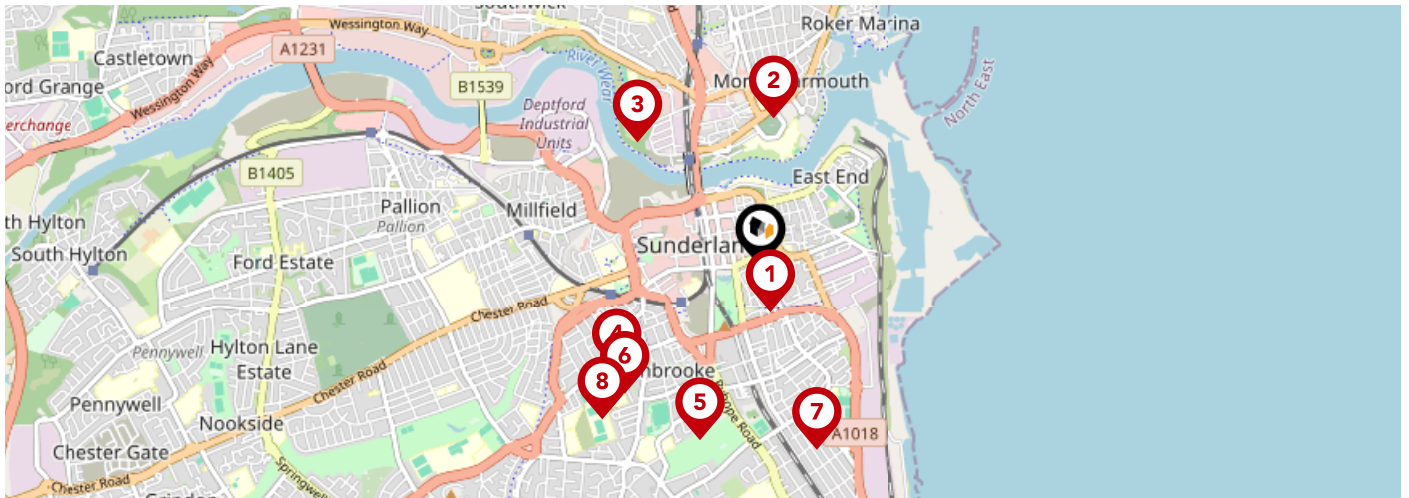
EPC - Additional Data

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Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 2nd |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | (another dwelling above) |
| Main Heating: | Electric storage heaters |
| Main Heating Controls: | Automatic charge control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 73 m ² |

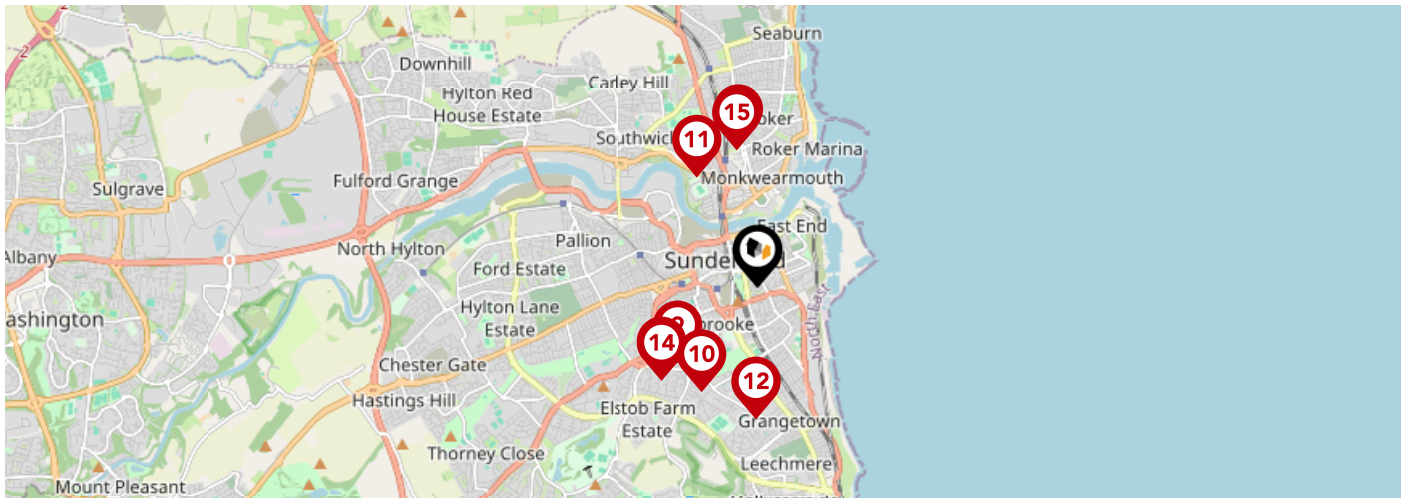
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Hudson Road Primary School Ofsted Rating: Good Pupils: 342 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Dame Dorothy Primary School Ofsted Rating: Good Pupils: 216 Distance:0.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Beacon of Light School Ofsted Rating: Good Pupils:0 Distance:0.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Anthony's Girls' Catholic Academy Ofsted Rating: Good Pupils: 1321 Distance:0.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Ashbrooke School Ofsted Rating: Outstanding Pupils: 114 Distance:0.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Argyle House School Ofsted Rating: Not Rated Pupils: 226 Distance:0.79 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Valley Road Academy Ofsted Rating: Good Pupils: 405 Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Thornhill Academy Ofsted Rating: Good Pupils: 596 Distance:0.93 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools

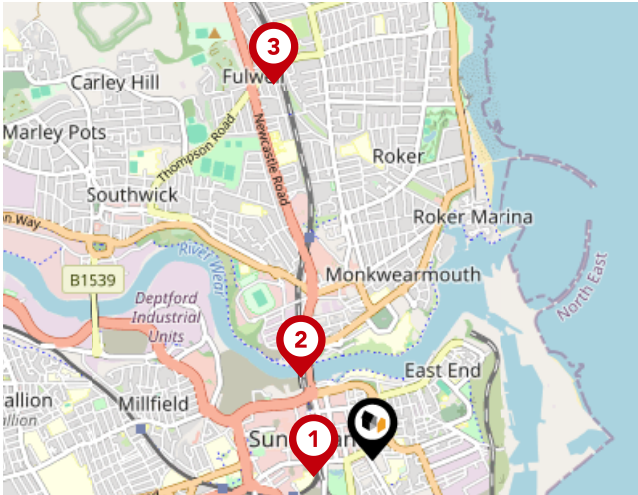
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| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Consilium Evolve Ofsted Rating: Good Pupils:0 Distance:0.93</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 St Aidan's Catholic Academy Ofsted Rating: Good Pupils: 943 Distance:1.02</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Grange Park Primary School Ofsted Rating: Good Pupils: 242 Distance:1.06</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Southmoor Academy Ofsted Rating: Good Pupils: 1436 Distance:1.13</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Barbara Priestman Academy Ofsted Rating: Good Pupils: 172 Distance:1.13</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 St Mary's Catholic Primary School, Sunderland Ofsted Rating: Good Pupils: 468 Distance:1.14</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Redby Academy Ofsted Rating: Good Pupils: 281 Distance:1.18</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 St Benet's Roman Catholic Voluntary Aided Primary School Ofsted Rating: Good Pupils: 338 Distance:1.2</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

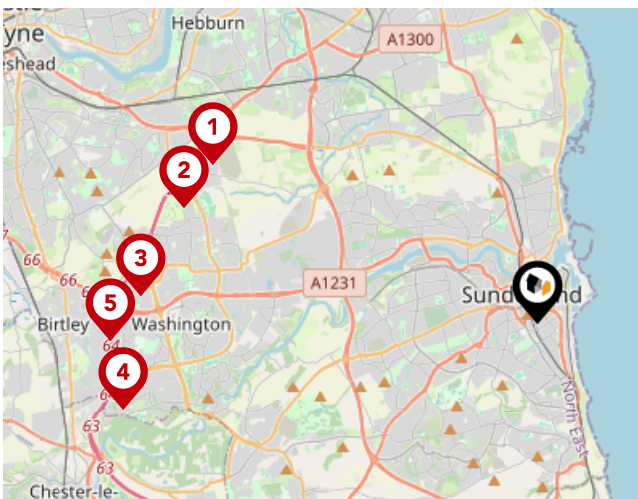
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Sunderland Rail Station | 0.26 miles |
| 2 | St Peters Rail Station | 0.47 miles |
| 3 | Seaburn Rail Station | 1.66 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------------|------------|
| 1 | A194(M) J3 | 6.17 miles |
| 2 | A194(M) J2 | 6.35 miles |
| 3 | A194(M) J1 | 6.79 miles |
| 4 | A1(M) J64 | 7.23 miles |
| 5 | A1(M) J65 | 7.31 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Airport | 16.04 miles |
| 2 | Teesside Airport | 27.37 miles |
| 3 | Leeds Bradford Airport | 72.67 miles |
| 4 | Irthington | 56.82 miles |

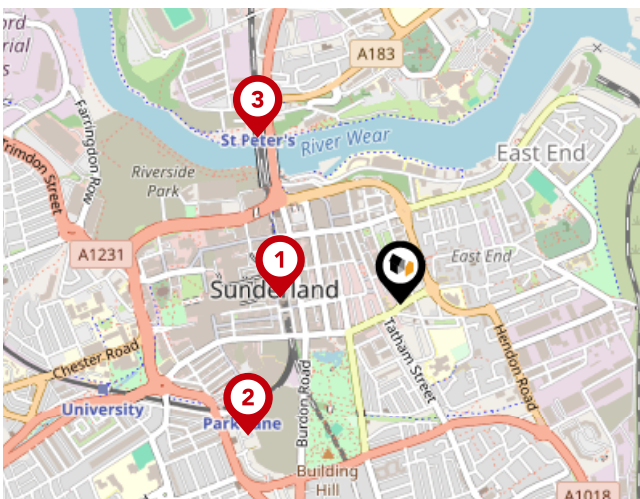
Area

Transport (Local)



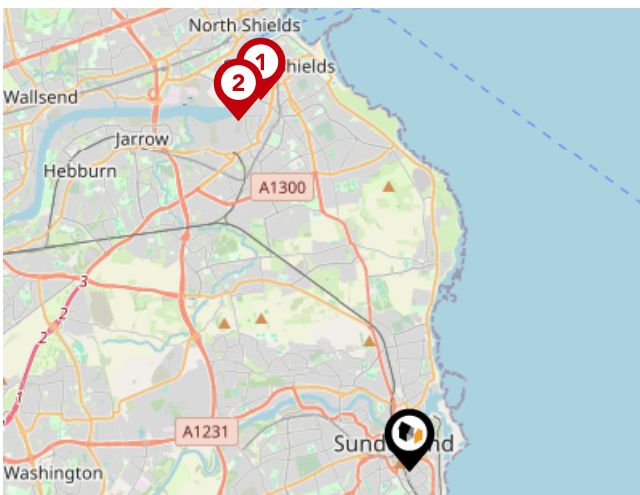
Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Borough Road-Villiers Street | 0.06 miles |
| 2 | Borough Road-Nile Street | 0.07 miles |
| 3 | Tatham Street | 0.11 miles |
| 4 | West Sunnyside | 0.08 miles |
| 5 | High Street West-Frederick Road | 0.13 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Sunderland (Tyne and Wear Metro Station) | 0.26 miles |
| 2 | Park Lane (Tyne and Wear Metro Station) | 0.43 miles |
| 3 | St Peter's (Tyne and Wear Metro Station) | 0.47 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--|------------|
| 1 | South Shields Ferry Terminal | 6.81 miles |
| 2 | Newcastle International Ferry Terminal | 6.64 miles |

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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