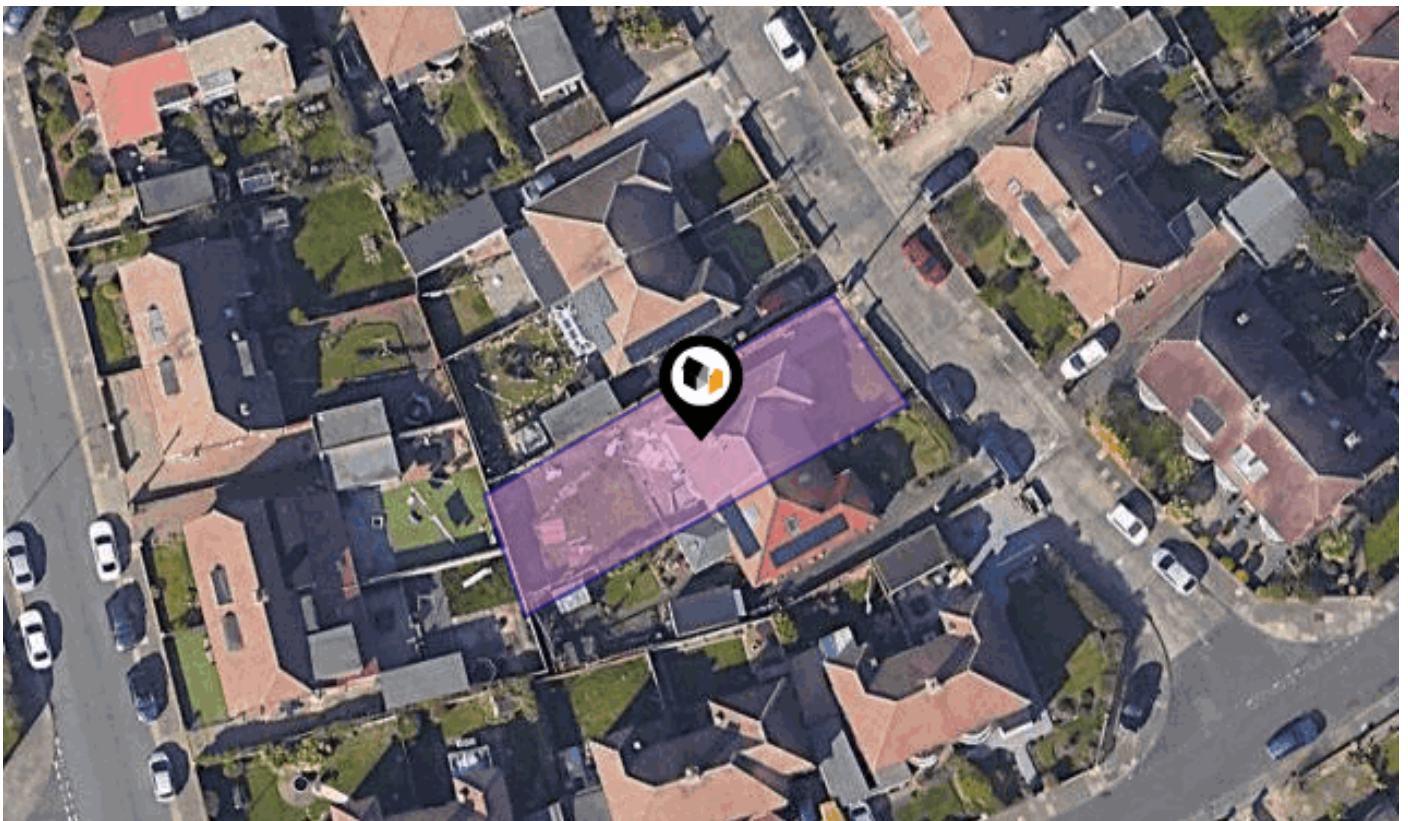See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 09th April 2025

8, WINSTON CRESCENT, SUNDERLAND, SR4 8RH

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Semi-Detached	**Last Sold Date:**	19/06/2009
Bedrooms:	3	**Last Sold Price:**	£100,000
Floor Area:	882 ft^2 / 82 m^2	**Last Sold £/ft^2:**	£113
Plot Area:	0.08 acres	**Tenure:**	Leasehold
Council Tax :	Band C	**Start Date:**	14/07/1955
Annual Estimate:	£1,860	**End Date:**	29/09/2953
Title Number:	TY482046	**Lease Term:**	999 years 29 September 1954
UPRN:	45084100	**Term Remaining:**	929 years

Local Area

Local Authority:	Sunderland
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s   **49** mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Freehold Title Plan
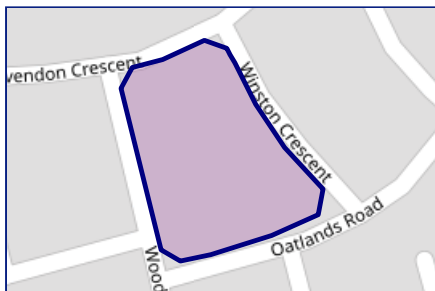
TY276725

Leasehold Title Plan
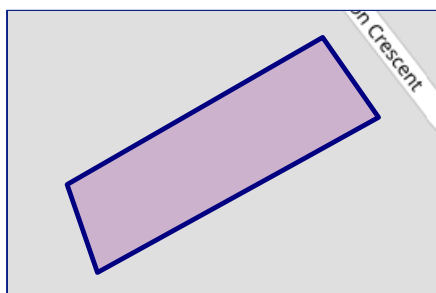
TY482046

Start Date:	14/07/1955
End Date:	29/09/2953
Lease Term:	999 years 29 September 1954
Term Remaining:	929 years

8 Winston Crescent SUNDERLAND SR4 8RH

Energy rating
C

Valid until 17.03.2035

Certificate number
91863047920765255204

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

Additional EPC Data

Property Type:	Semi-detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Pitched, limited insulation (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	82 m^2

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
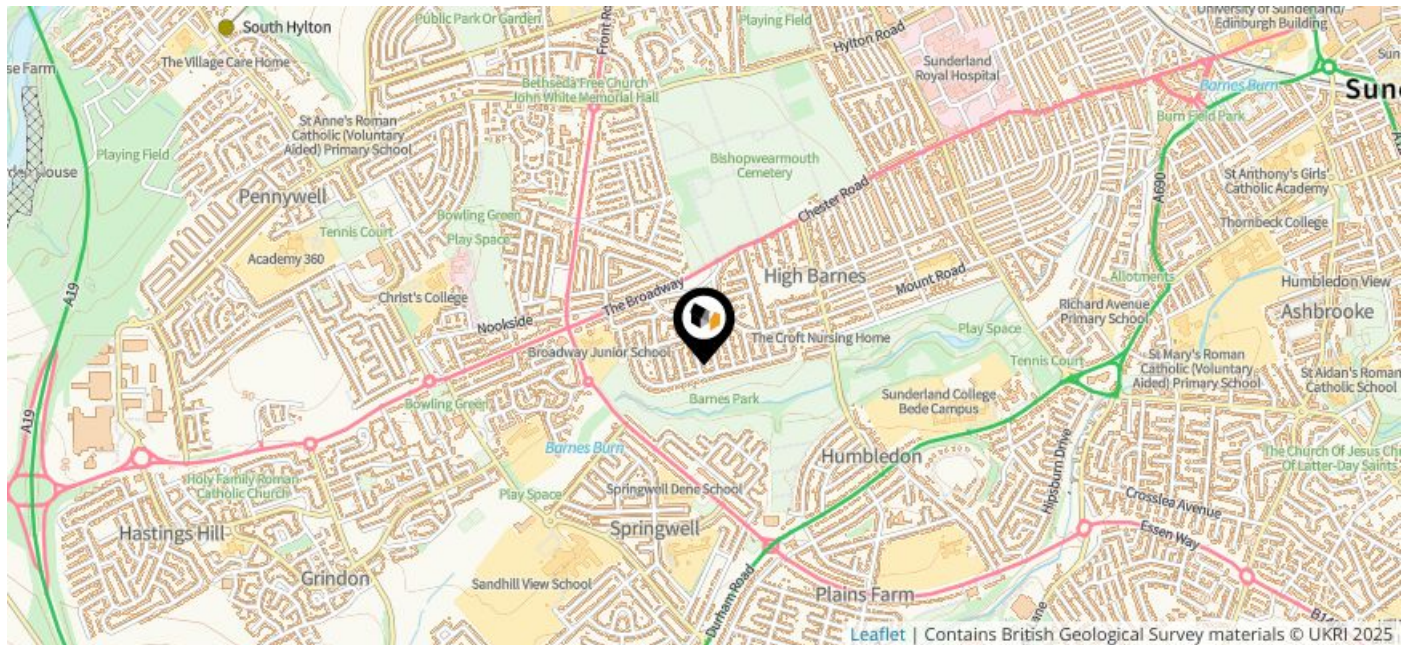
Mine Entry

✕ Adit
✕ Gutter Pit
✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
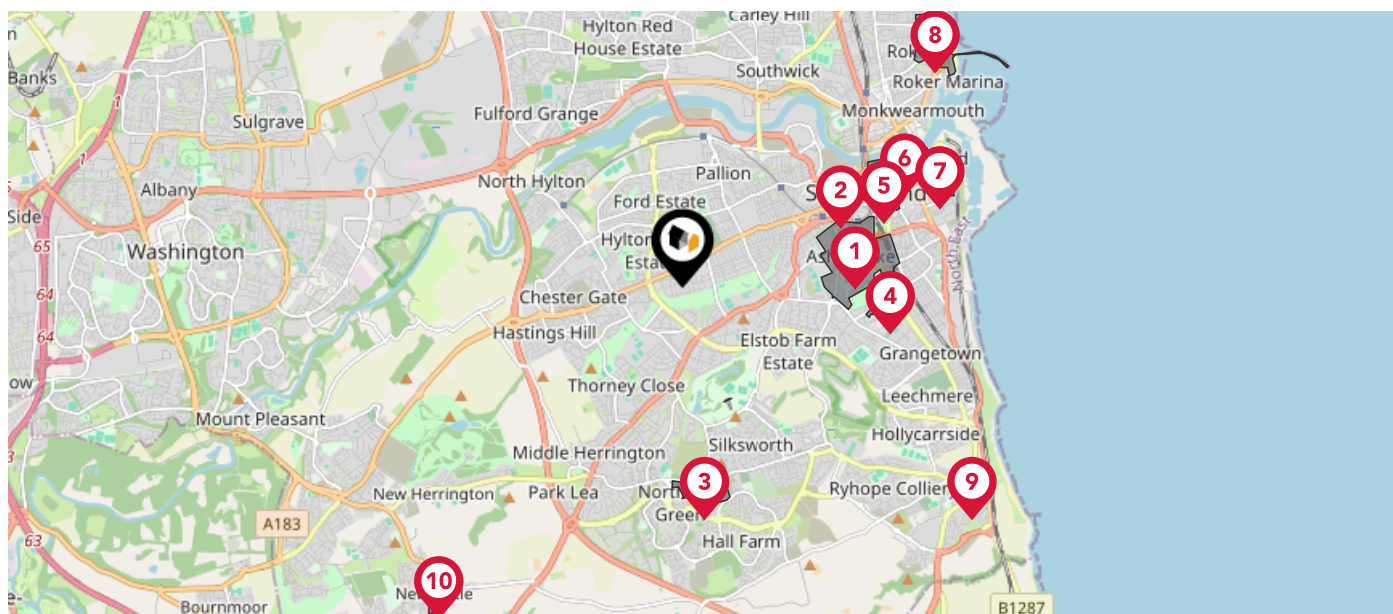
Nearby Conservation Areas

1	Ashbrooke, Sunderland
2	Bishopwearmouth
3	Silksworth Hall
4	The Cedars
5	Sunniside
6	Old Sunderland Riverside
7	Old Sunderland
8	Roker Park, Sunderland
9	Ryhope Village
10	Newbottle Village

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
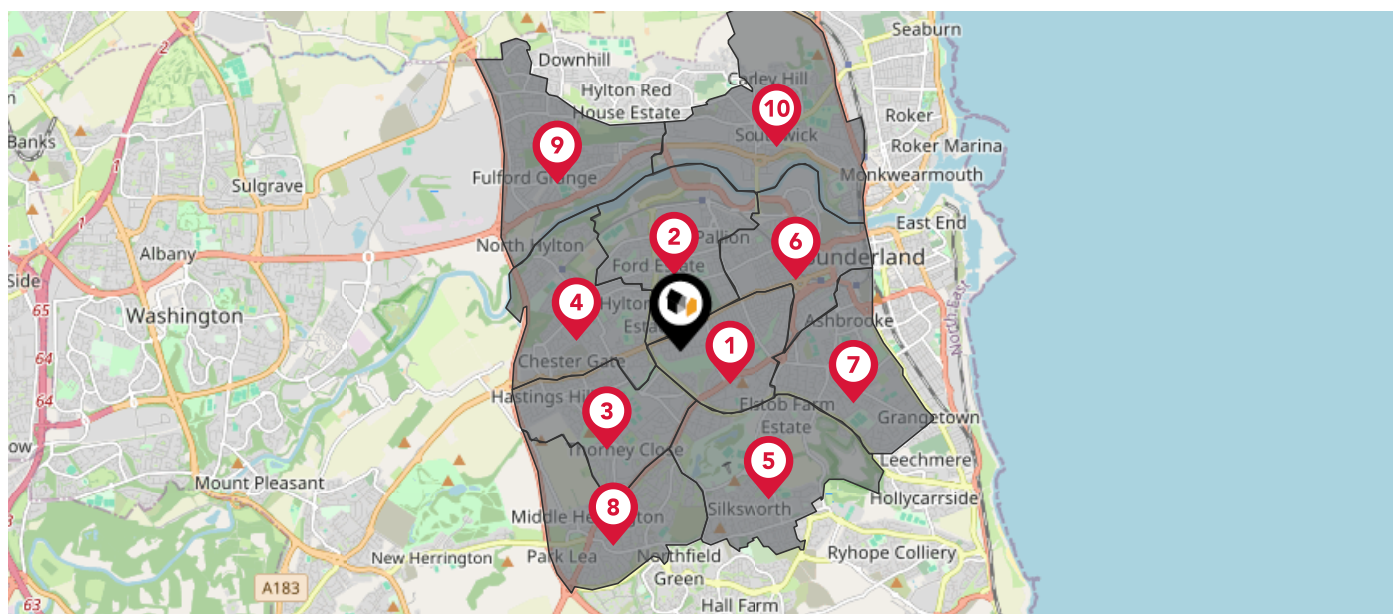
Nearby Council Wards	
1	Barnes Ward
2	Pallion Ward
3	Sandhill Ward
4	St. Anne's Ward
5	Silksworth Ward
6	Millfield Ward
7	St. Michael's Ward
8	St. Chad's Ward
9	Castle Ward
10	Southwick Ward

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
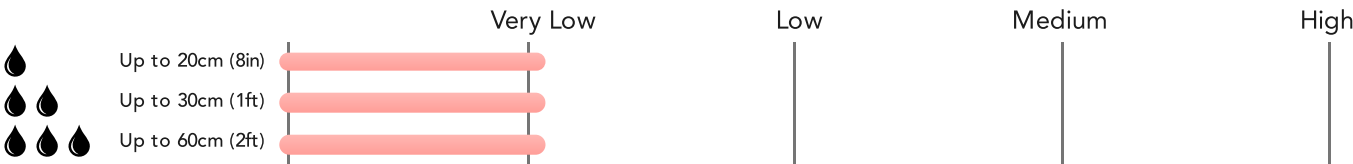

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

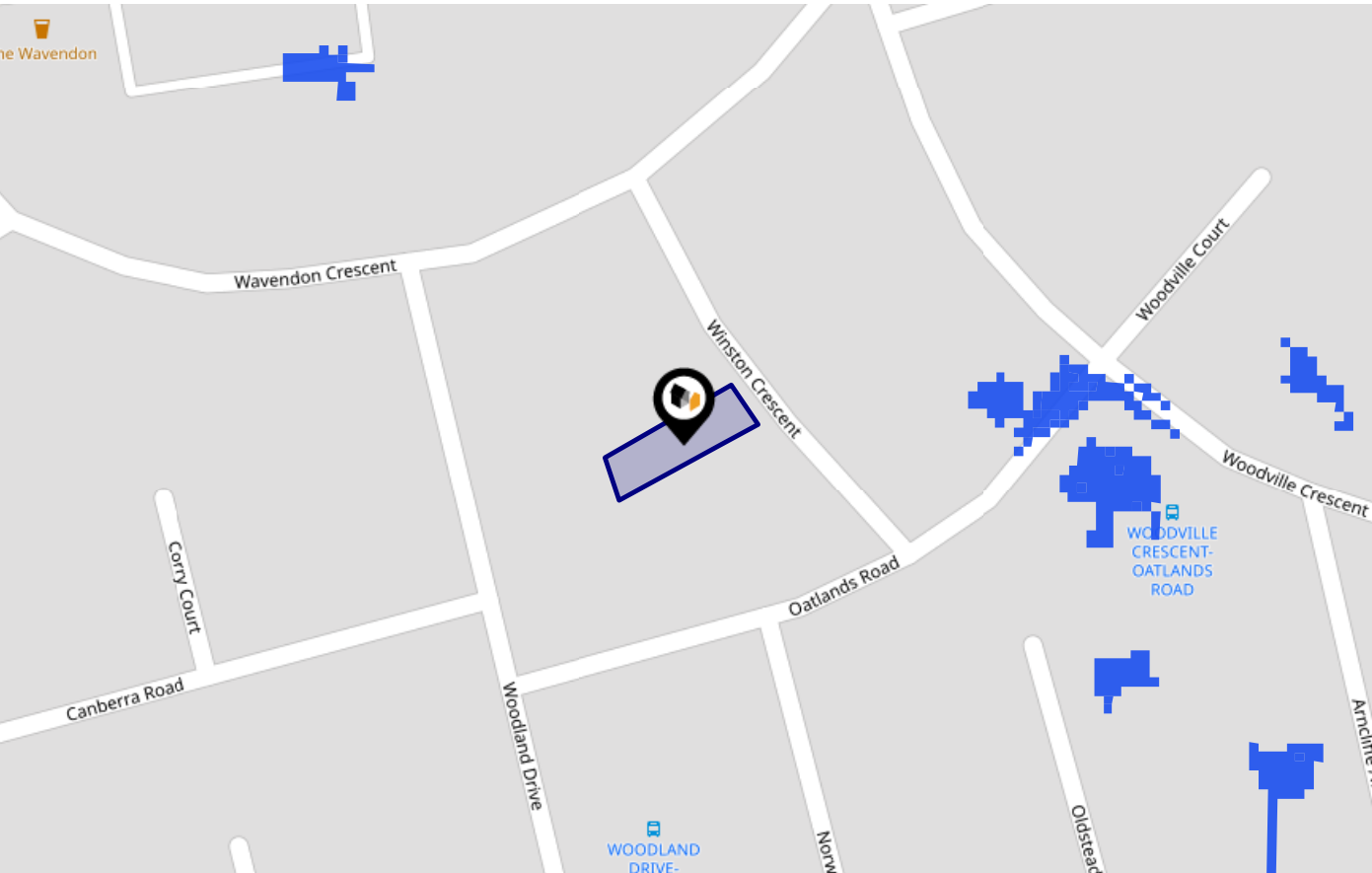Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.
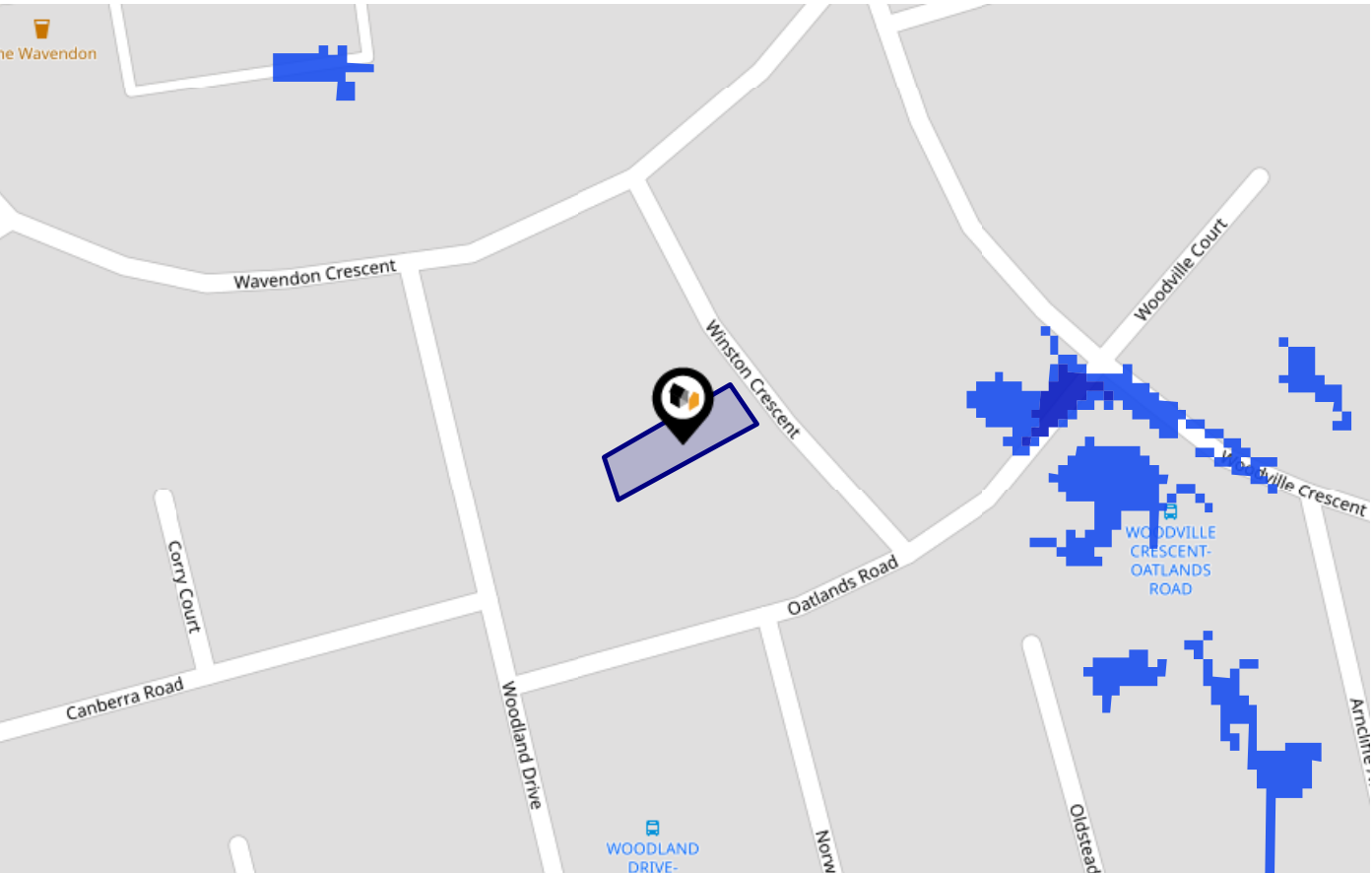

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

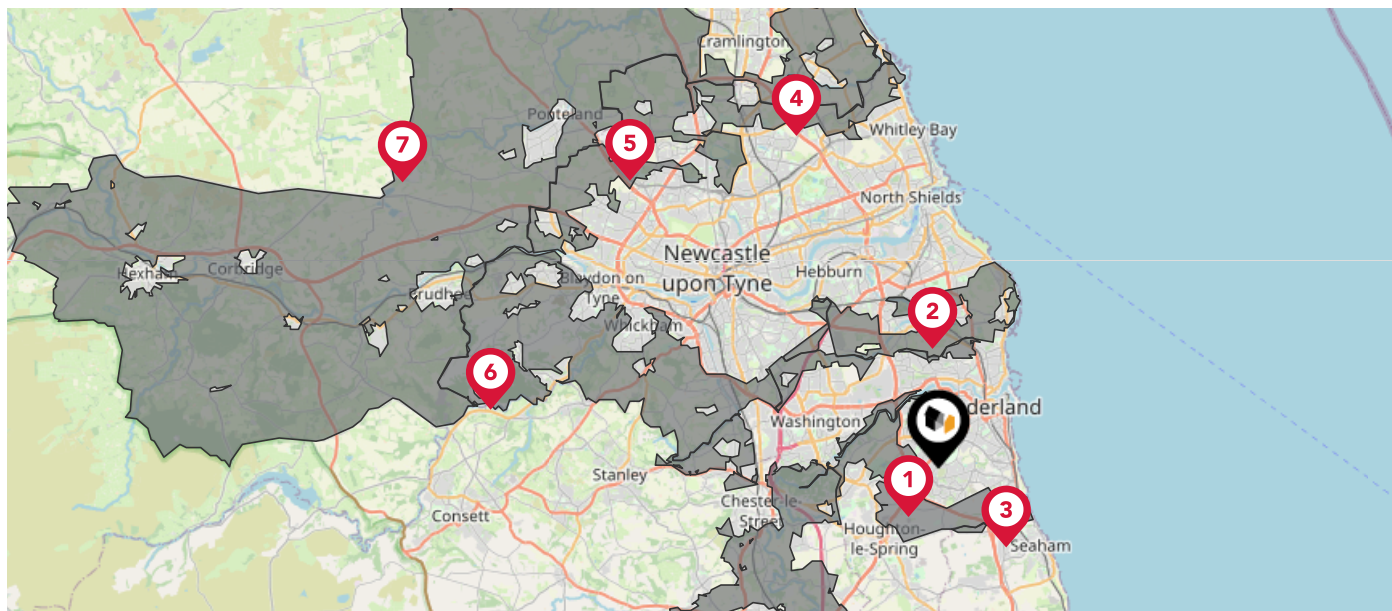Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

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- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

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This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land

1	Tyne and Wear Green Belt - Sunderland
2	Tyne and Wear Green Belt - South Tyneside
3	Tyne and Wear Green Belt - County Durham
4	Tyne and Wear Green Belt - North Tyneside
5	Tyne and Wear Green Belt - Newcastle upon Tyne
6	Tyne and Wear Green Belt - Gateshead
7	Tyne and Wear Green Belt - Northumberland

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
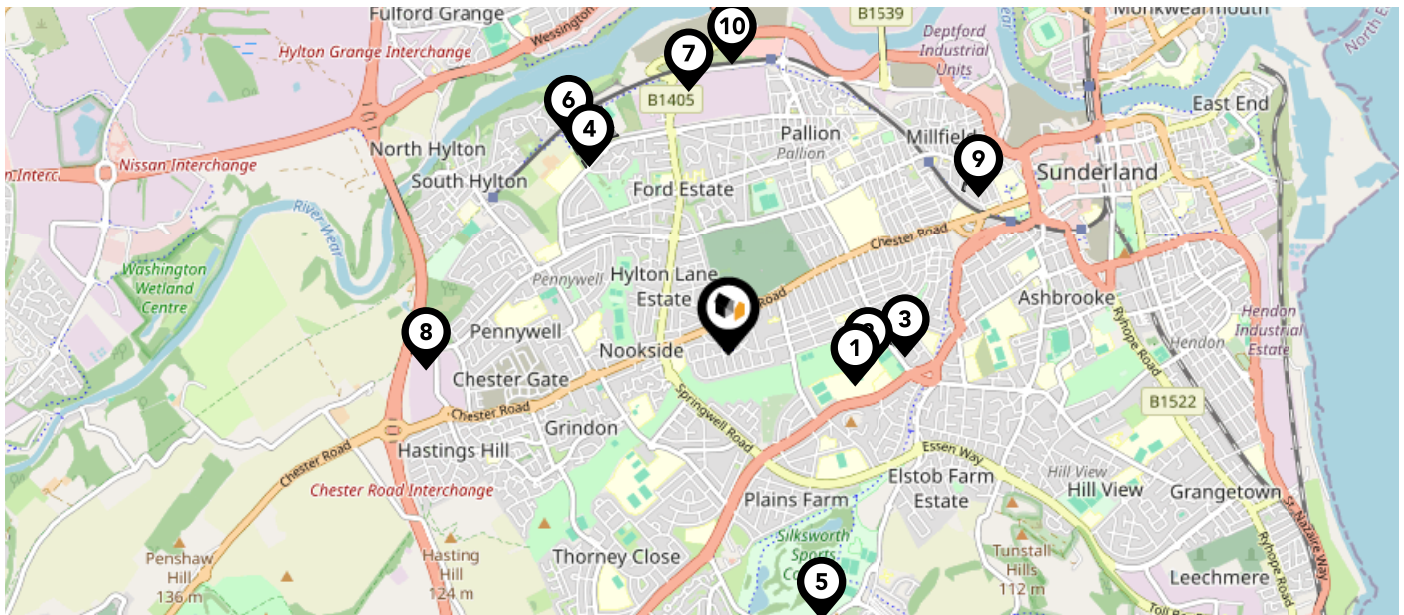
| Nearby Landfill Sites		
1	Barnes Park Lake-High Barnes, Sunderland, Tyne and Wear	Historic Landfill
2	Barnes Park West-Humbledon, Sunderland	Historic Landfill
3	Barnes Park East-Humbledon, Sunderland	Historic Landfill
4	Ford Quarry / Hylton Quarry Reclamation Site-St Lukes Road, Ford Estate, Sunderland, Tyne and Wear	Historic Landfill
5	Silksworth-Silksworth, Sunderland, Tyne and Wear	Historic Landfill
6	Ford Paper Mill Phase II-Sunderland, Tyne and Wear	Historic Landfill
7	Pallion Sports Ground-Pallion, Sunderland	Historic Landfill
8	Land North of Pennywell Industrial Estate-Pennywell, Sunderland	Historic Landfill
9	Silksworth Colliery-Sunderland, Tyne and Wear	Historic Landfill
10	Collins Foundry-Railway Street, Pallion, Sunderland, Tyne and Wear	Historic Landfill

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
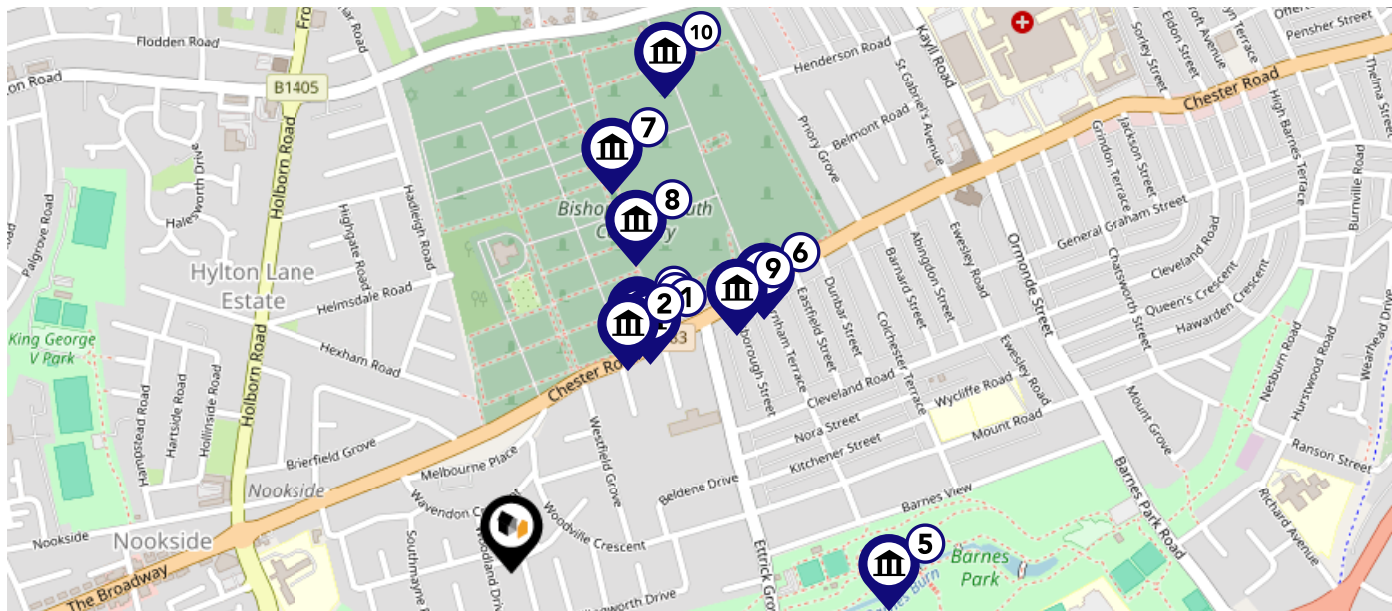
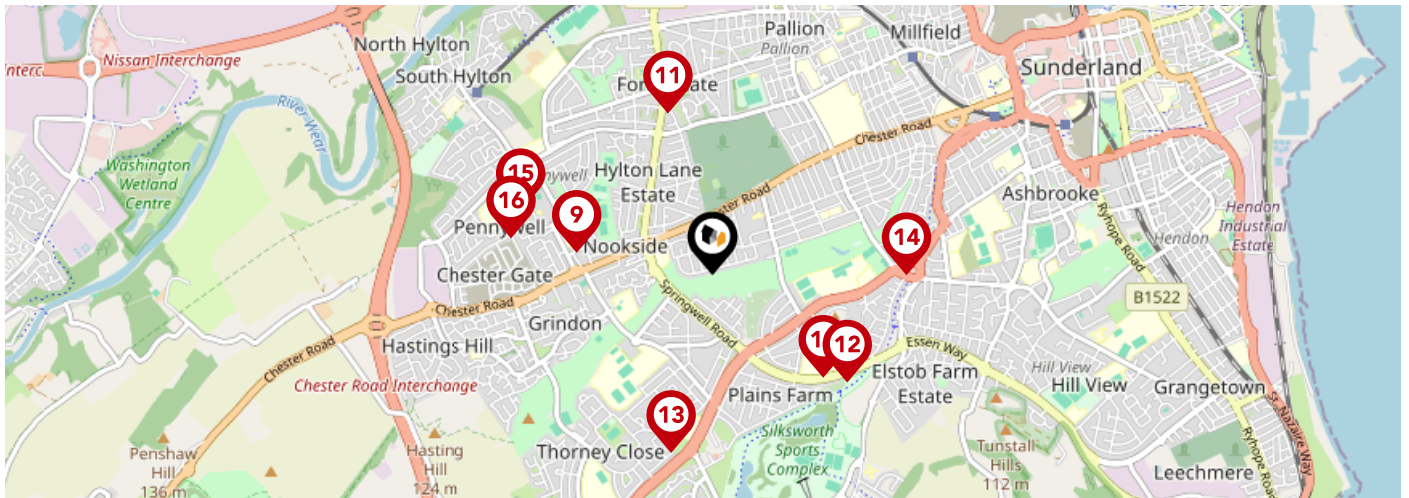| Listed Buildings in the local district	Grade	Distance
1 1207064 - Vaux Tomb 196 Metres West Of South East Lodge At Bishopwearmouth Cemetery	Grade II	0.3 miles
2 1207897 - Taylor Tomb 210 Metres West Of South East Lodge At Bishopwearmouth Cemetery	Grade II	0.3 miles
3 1207065 - Webster Tomb 210 Metres West Of South East Lodge Bishopwearmouth Cemetery	Grade II	0.3 miles
4 1279919 - Bolam Tomb 200 Metres West Of South East Lodge At Bishopwearmouth Cemetery	Grade II	0.3 miles
5 1207781 - Bandstand Near North Boundary At Nz 3781 5567	Grade II	0.4 miles
6 1207930 - South Entrance Including Gates, Piers And Railings To Bishopwearmouth Cemetery	Grade II	0.4 miles
7 1207062 - Central Chapel Bishopwearmouth Cemetery	Grade II	0.4 miles
8 1207063 - South Chapel Bishopwearmouth Cemetery	Grade II	0.4 miles
9 1207881 - South East Lodge Bishopwearmouth Cemetery	Grade II	0.4 miles
10 1279542 - North Chapel Bishopwearmouth Cemetery	Grade II	0.5 miles

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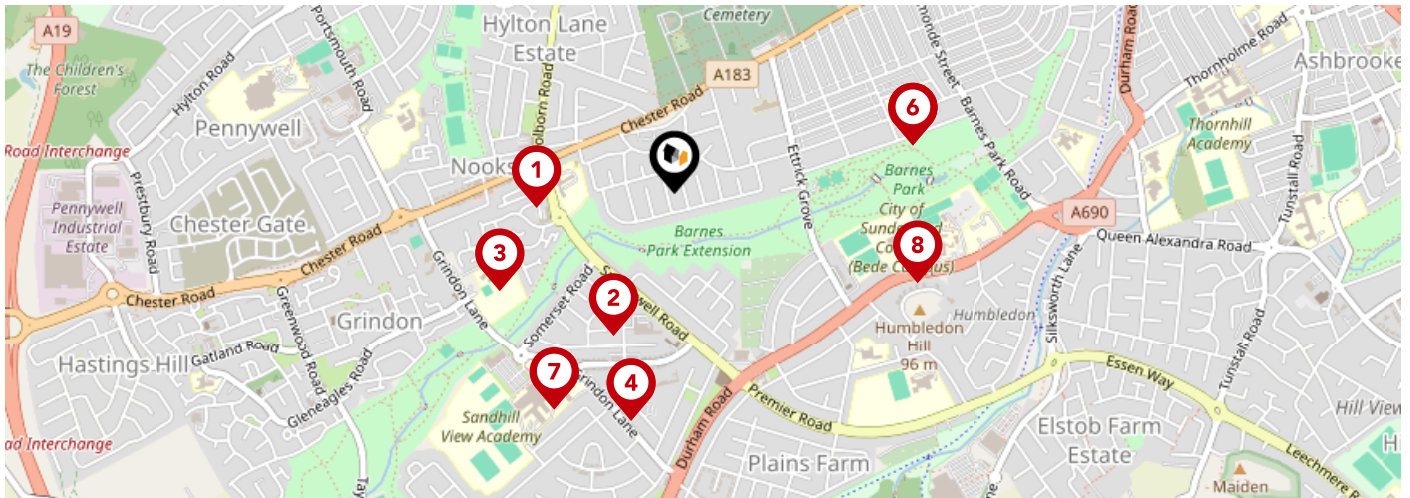
	Nursery	Primary	Secondary	College	Private
1 **Broadway Junior School** Ofsted Rating: Good | Pupils: 232 | Distance:0.3	☐	☑	☐	☐	☐
2 **The Link School** Ofsted Rating: Good | Pupils: 125 | Distance:0.33	☐	☐	☑	☐	☐
3 **St Cuthbert's Catholic Primary School, Sunderland** Ofsted Rating: Outstanding | Pupils: 236 | Distance:0.43	☐	☑	☐	☐	☐
4 **Sunningdale School** Ofsted Rating: Outstanding | Pupils: 135 | Distance:0.49	☐	☑	☐	☐	☐
5 **Barnes Junior School** Ofsted Rating: Good | Pupils: 349 | Distance:0.52	☐	☑	☐	☐	☐
6 **Barnes Infant Academy** Ofsted Rating: Good | Pupils: 340 | Distance:0.52	☐	☑	☐	☐	☐
7 **Sandhill View Academy** Ofsted Rating: Good | Pupils: 750 | Distance:0.53	☐	☐	☑	☐	☐
8 **City of Sunderland College** Ofsted Rating: Good | Pupils:0 | Distance:0.55	☐	☐	☑	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**Christ's College** Ofsted Rating: Good | Pupils: 761 | Distance:0.59	☐	☑	☑	☐	☐
10	**Thornhill Park School** Ofsted Rating: Good | Pupils: 62 | Distance:0.64	☐	☐	☑	☐	☐
11	**Highfield Academy** Ofsted Rating: Good | Pupils: 428 | Distance:0.72	☐	☑	☐	☐	☐
12	**Plains Farm Academy** Ofsted Rating: Good | Pupils: 188 | Distance:0.74	☐	☑	☐	☐	☐
13	**Thorney Close Primary School** Ofsted Rating: Good | Pupils: 296 | Distance:0.78	☐	☑	☐	☐	☐
14	**Richard Avenue Primary School** Ofsted Rating: Good | Pupils: 457 | Distance:0.83	☐	☑	☐	☐	☐
15	**Pennywell Early Years Centre** Ofsted Rating: Outstanding | Pupils: 134 | Distance:0.87	☑	☐	☐	☐	☐
16	**Academy 360** Ofsted Rating: Good | Pupils: 901 | Distance:0.87	☐	☑	☑	☐	☐
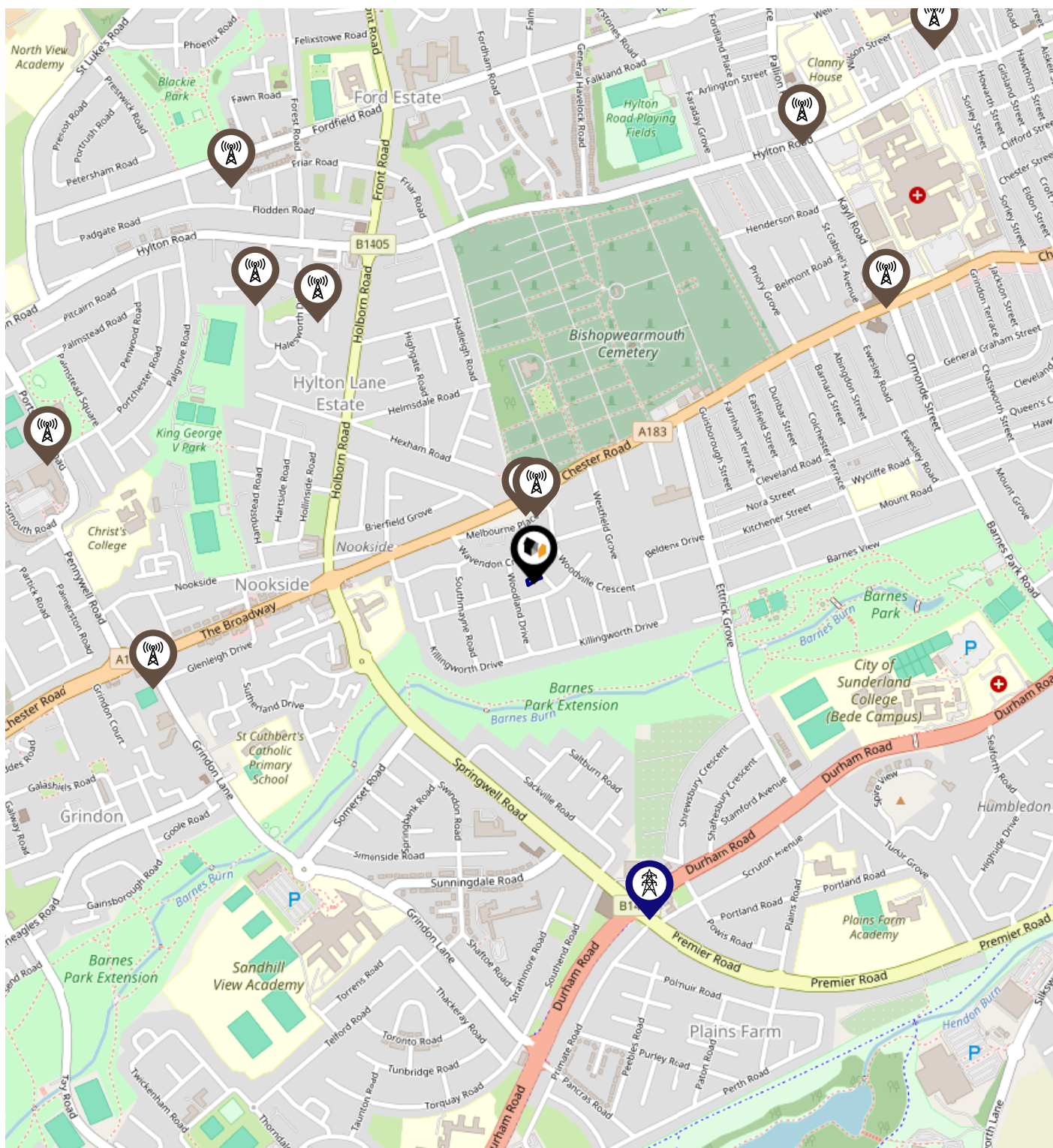
Key:

Power Pylons

Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

This
Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
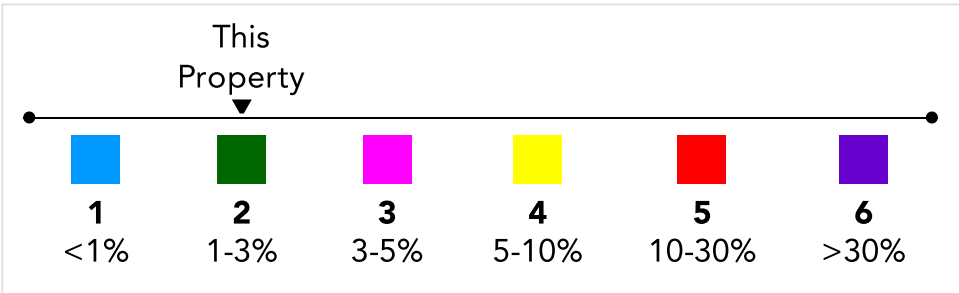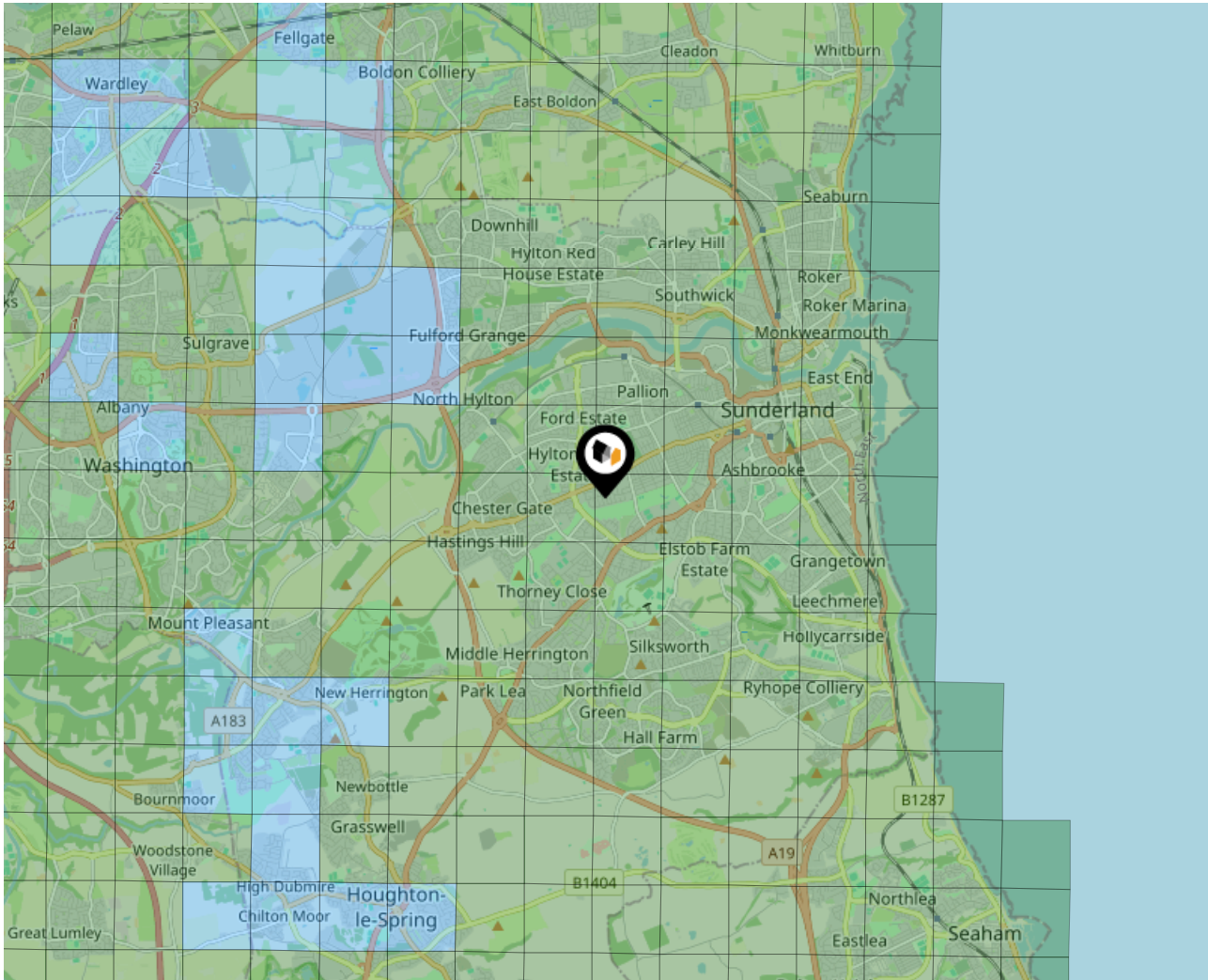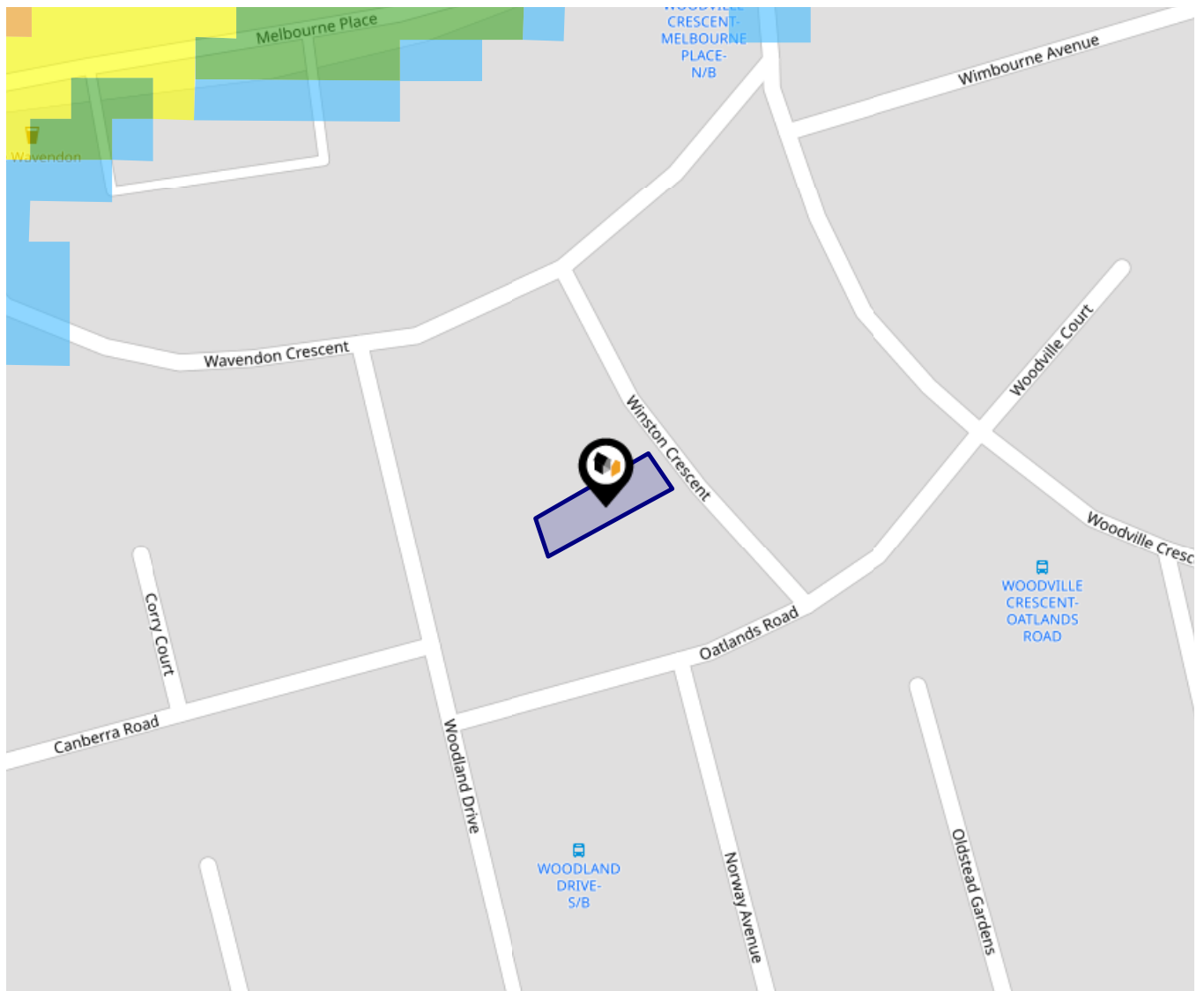
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE(LOW)

Parent Material Grain: ARGILLACEOUS

Soil Group: HEAVY TO MEDIUM TO LIGHT(SILTY)

Soil Texture: CLAY TO SILT

Soil Depth: DEEP
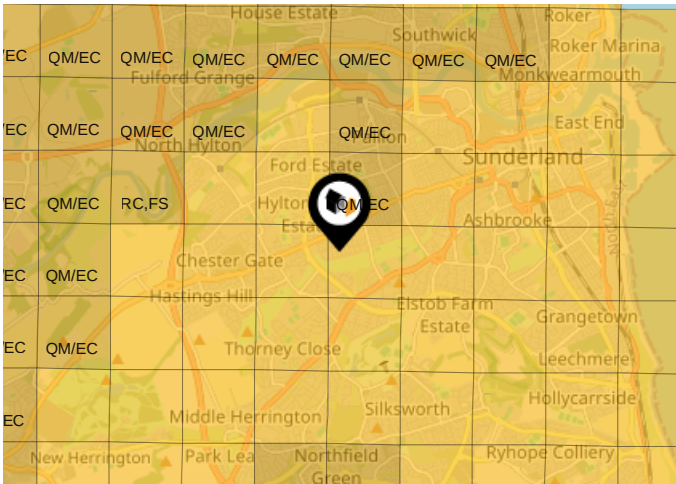
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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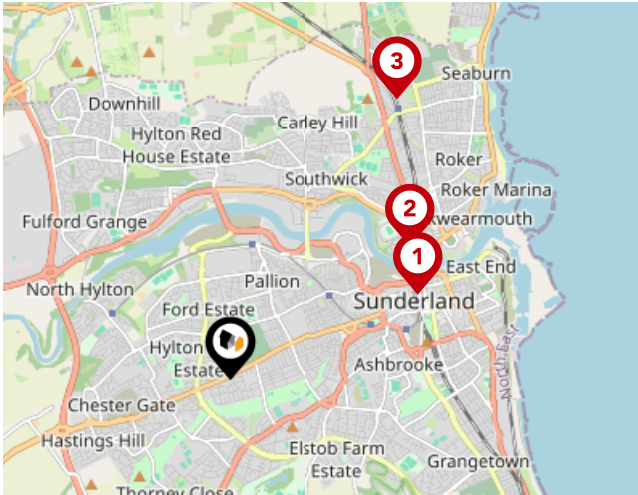
National Rail Stations

Pin	Name	Distance
1	Sunderland Rail Station	1.75 miles
2	St Peters Rail Station	1.91 miles
3	Seaburn Rail Station	2.79 miles
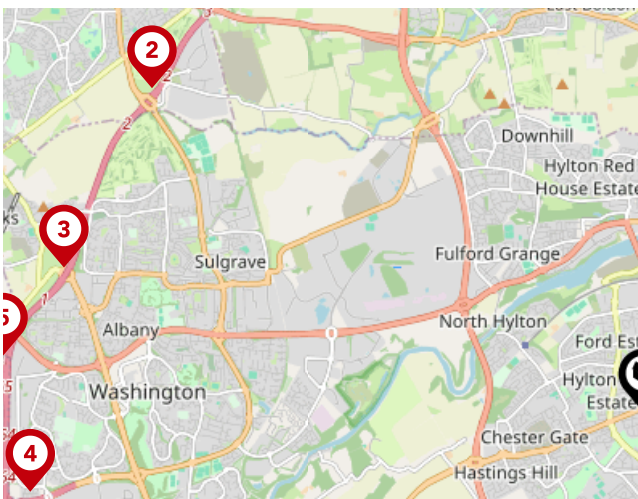
Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	5.1 miles
2	A194(M) J2	5.02 miles
3	A194(M) J1	5.09 miles
4	A1(M) J64	5.28 miles
5	A1(M) J65	5.48 miles

Airports/Helipads

Pin	Name	Distance
1	Airport	15.07 miles
2	Teesside Airport	26.48 miles
3	Leeds Bradford Airport	71.62 miles
4	Irthington	55.03 miles

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Area
Transport (Local)

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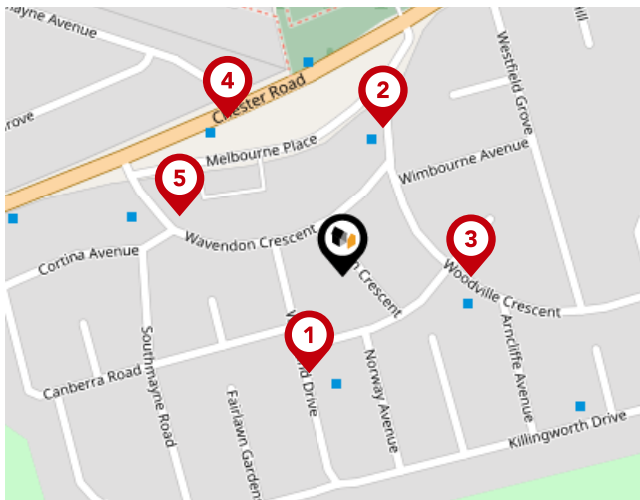
Bus Stops/Stations

Pin	Name	Distance
1	Woodland Drive	0.05 miles
2	Woodville Crescent-Melbourne Place	0.08 miles
3	Woodville Crescent-Oatlands Road	0.07 miles
4	Sunderland Crematorium	0.11 miles
5	Wavendon Crescent	0.09 miles
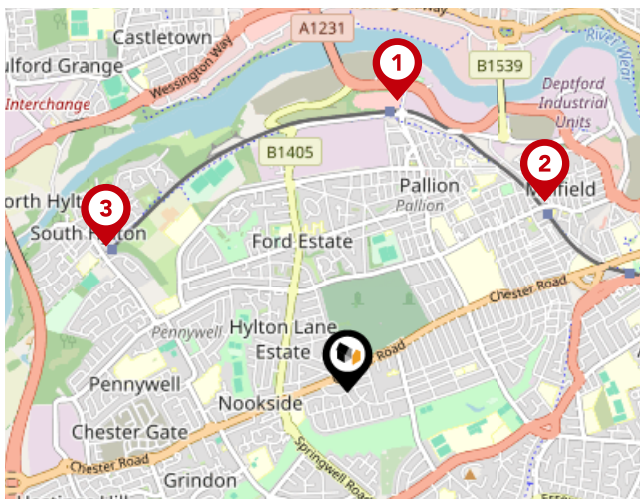
Local Connections

Pin	Name	Distance
1	Pallion (Tyne and Wear Metro Station)	1.26 miles
2	Millfield (Tyne and Wear Metro Station)	1.17 miles
3	South Hylton (Tyne and Wear Metro Station)	1.2 miles
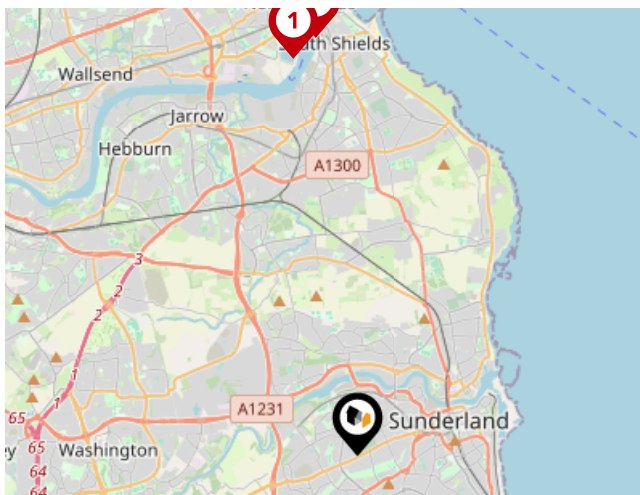
Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.85 miles
2	South Shields Ferry Terminal	7.14 miles

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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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail