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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Friday 14<sup>th</sup> March 2025**



## WILLOW SAGE COURT, STOCKTON-ON-TEES, TS18

### Martin & Co Guisborough

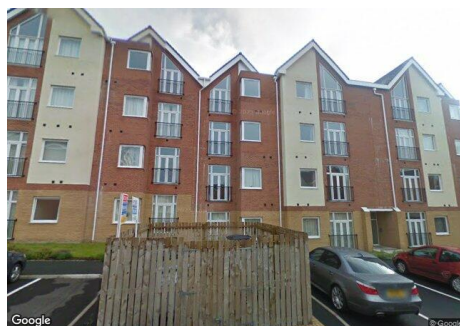
83 Westgate Guisborough North Yorkshire TS14 6AF

01287 631254

guisborough@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/](http://www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/)





## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	613 ft <sup>2</sup> / 57 m <sup>2</sup>
<b>Plot Area:</b>	0.08 acres
<b>Year Built :</b>	2007
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,830
<b>Title Number:</b>	CE197742

<b>Tenure:</b>	Leasehold
<b>Start Date:</b>	22/08/2007
<b>End Date:</b>	01/01/3006
<b>Lease Term:</b>	1000 years from 1 January 2006
<b>Term Remaining:</b>	981 years

## Local Area

<b>Local Authority:</b>	Stockton-on-tees
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>5</b> mb/s	<b>76</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



## Multiple Freehold Title Plans Detected

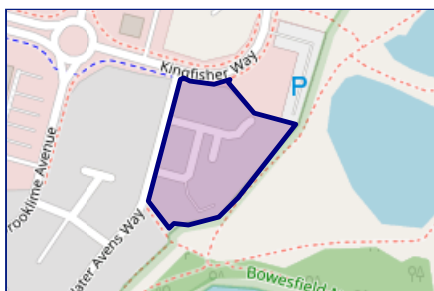
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**CE187558**

## Multiple Freehold Title Plans Detected

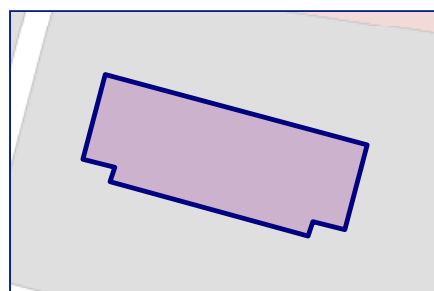
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**CE187557**

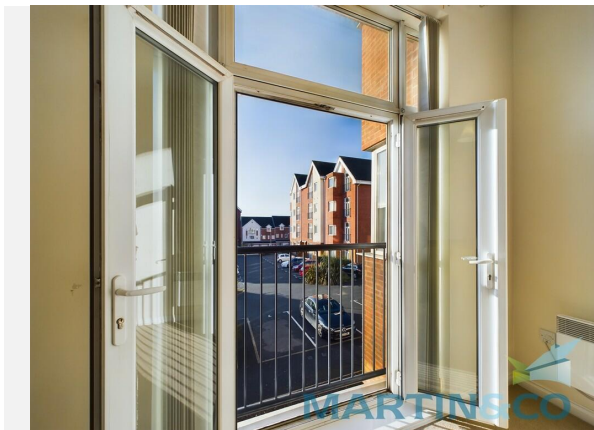
## Leasehold Title Plan

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**CE197742**

Start Date:	22/08/2007
End Date:	01/01/3006
Lease Term:	1000 years from 1 January 2006
Term Remaining:	981 years

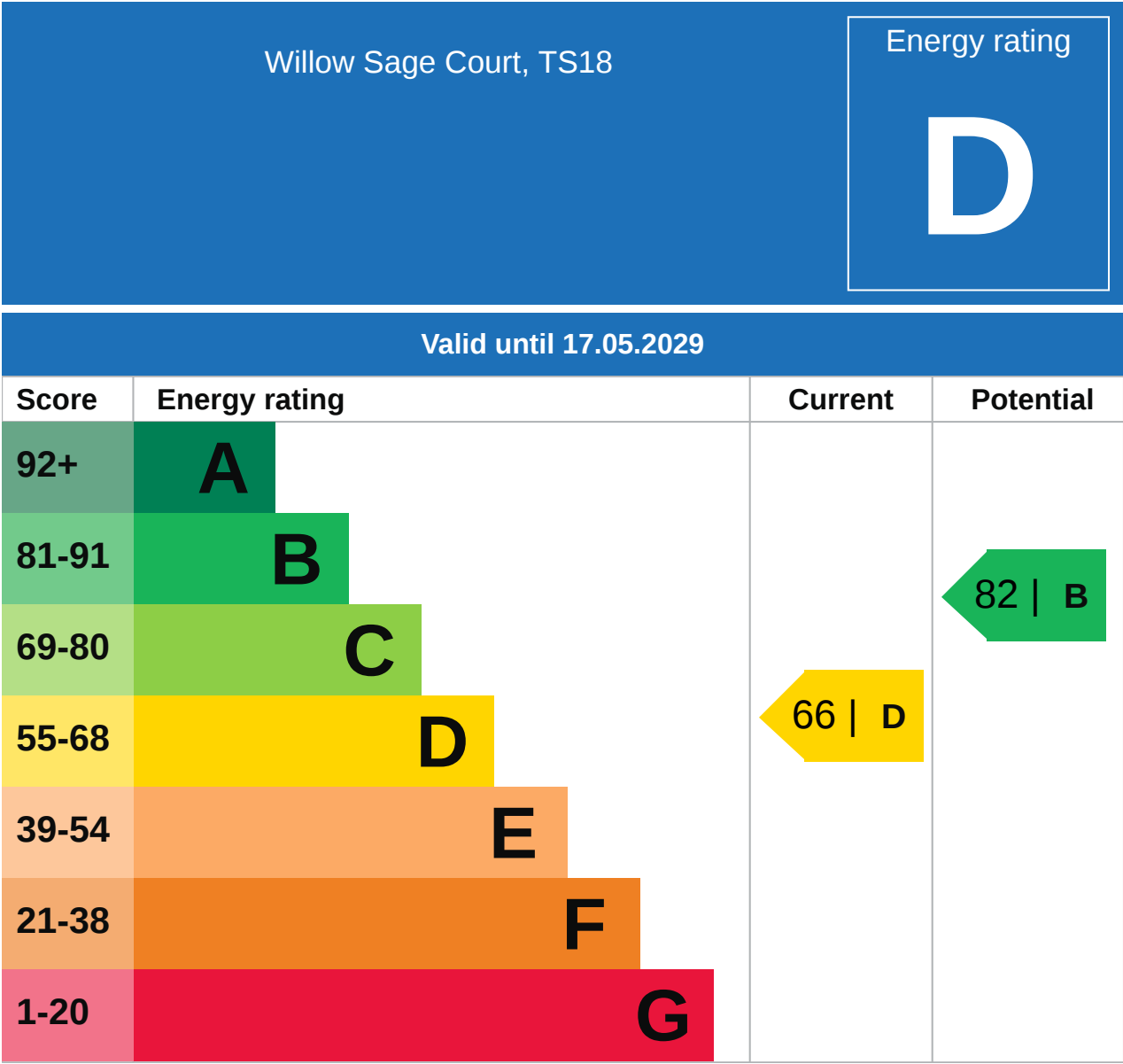






WILLOW SAGE COURT, STOCKTON-ON-TEES, TS18





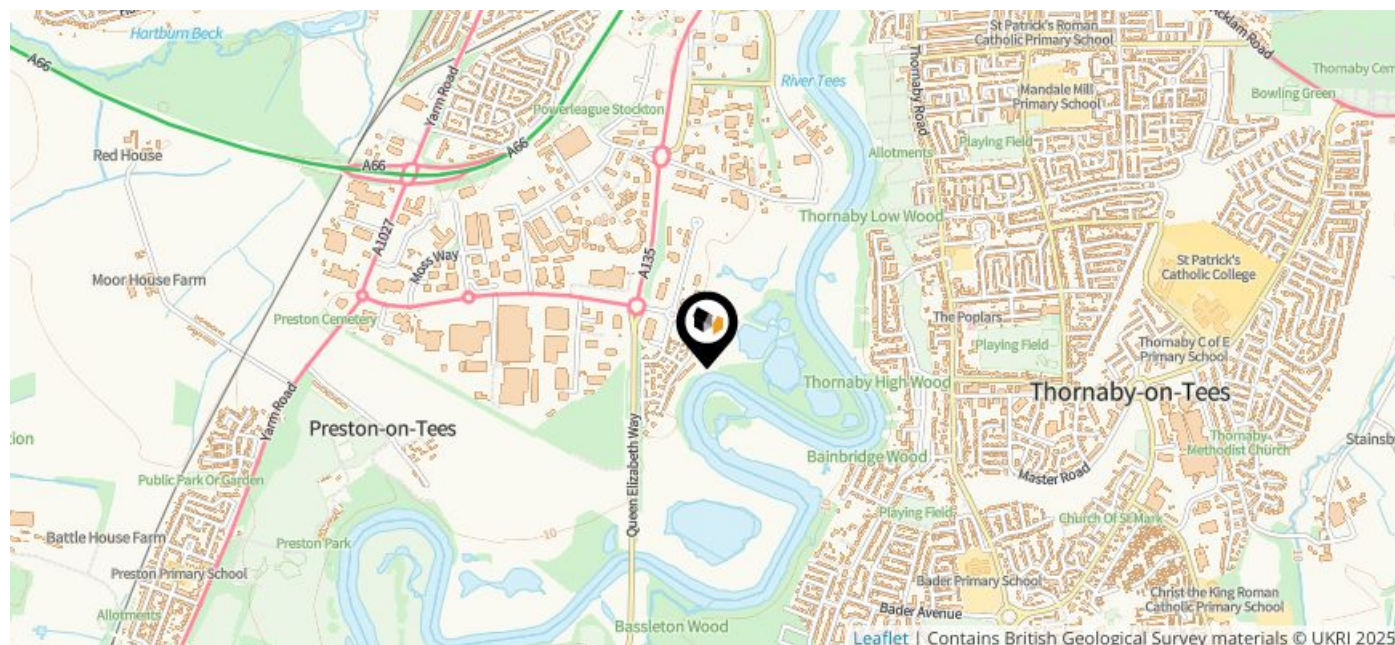
## Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	57 m <sup>2</sup>



This map displays nearby coal mine entrances and their classifications.



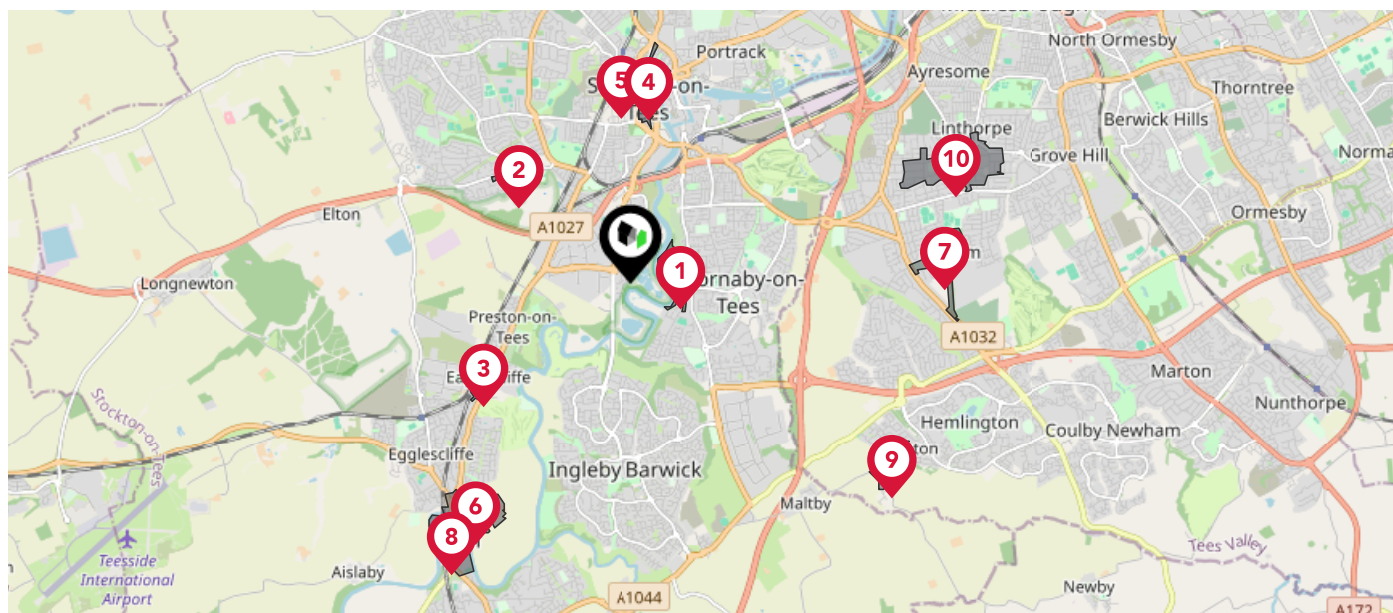
### Mine Entry

- ✕ 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.

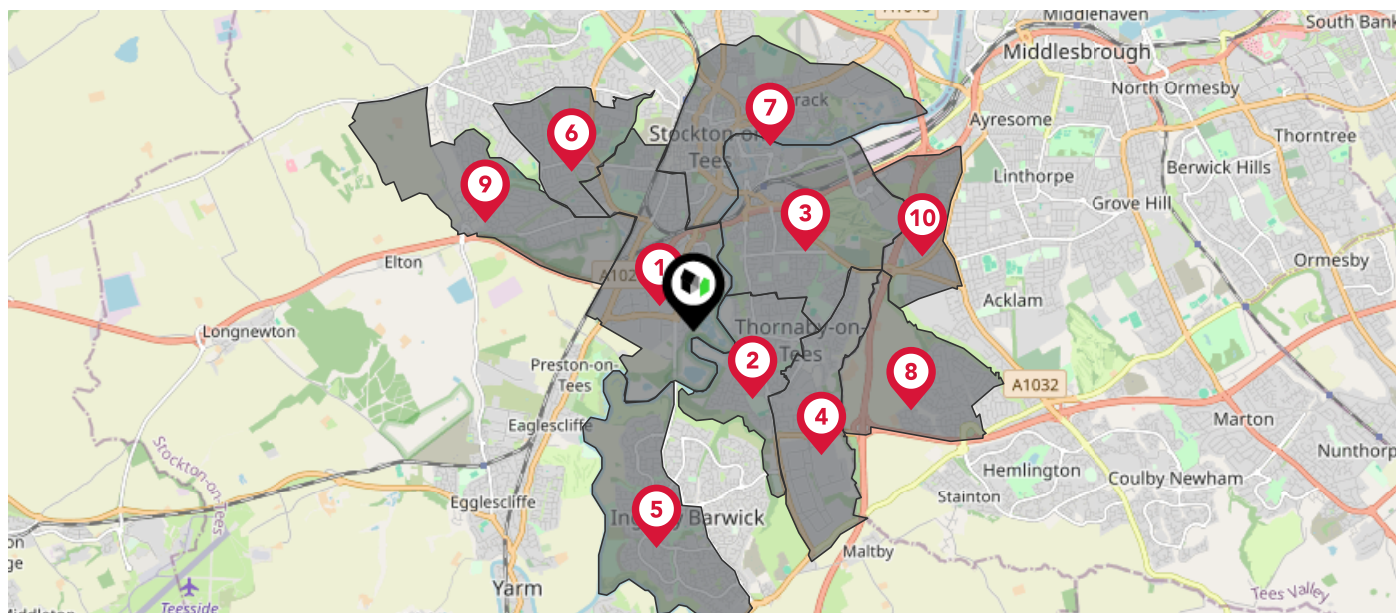
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |                          |
|----|--------------------------|
| 1  | Thornaby Green           |
| 2  | Hartburn                 |
| 3  | Egglecliffe with Preston |
| 4  | Stockton Town Centre     |
| 5  | Bute Street              |
| 6  | Egglecliffe              |
| 7  | Acklam Hall              |
| 8  | Yarm                     |
| 9  | Stainton and Thornton    |
| 10 | Linthorpe                |

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



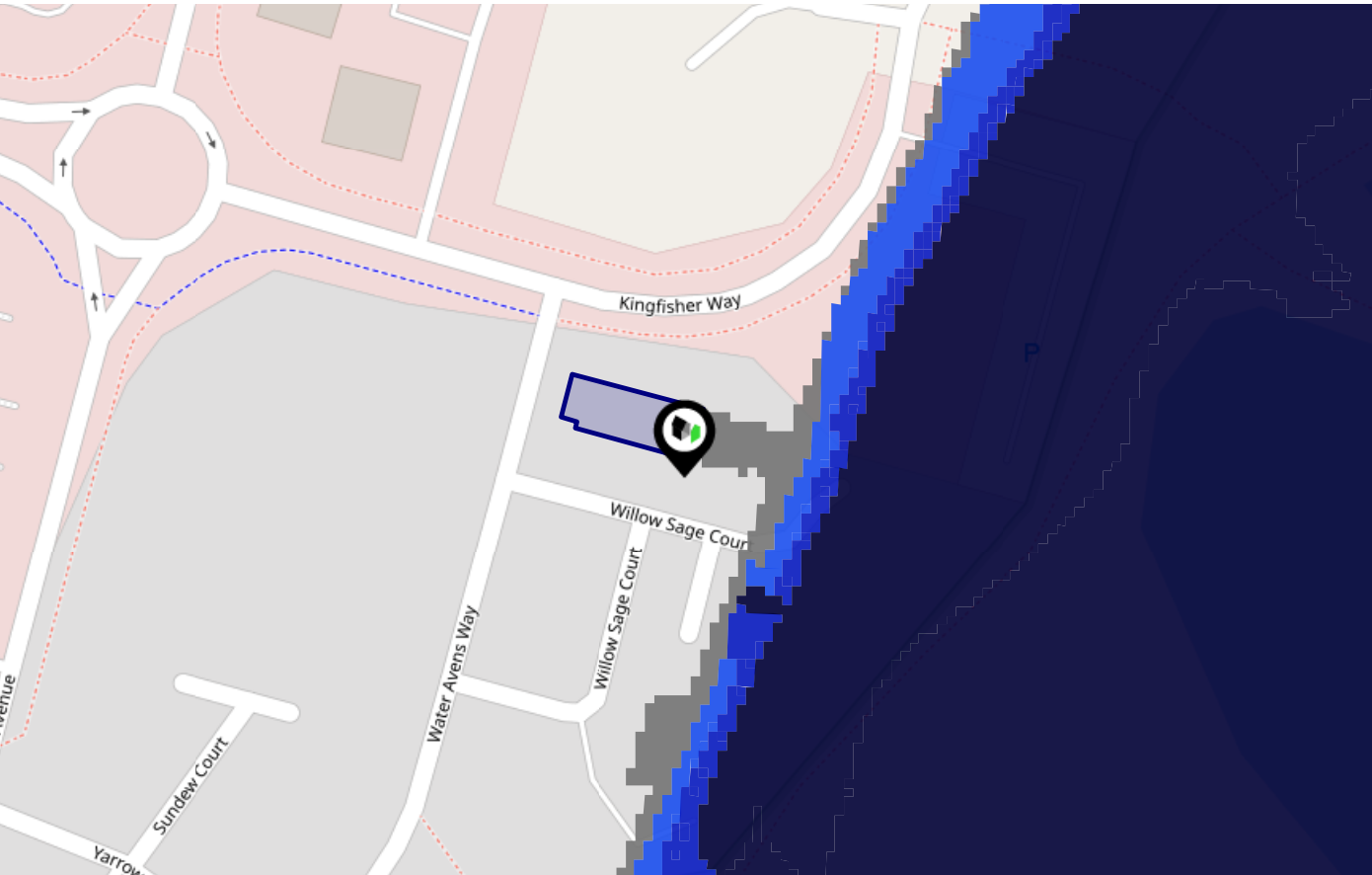
### Nearby Council Wards

- |    |                             |
|----|-----------------------------|
| 1  | Parkfield and Oxbridge Ward |
| 2  | Village Ward                |
| 3  | Mandale and Victoria Ward   |
| 4  | Stainsby Hill Ward          |
| 5  | Ingleby Barwick West Ward   |
| 6  | Grangefield Ward            |
| 7  | Stockton Town Centre Ward   |
| 8  | Trimdon Ward                |
| 9  | Hartburn Ward               |
| 10 | Ayresome Ward               |

# Flood Risk

## Rivers & Seas - Flood Risk

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:

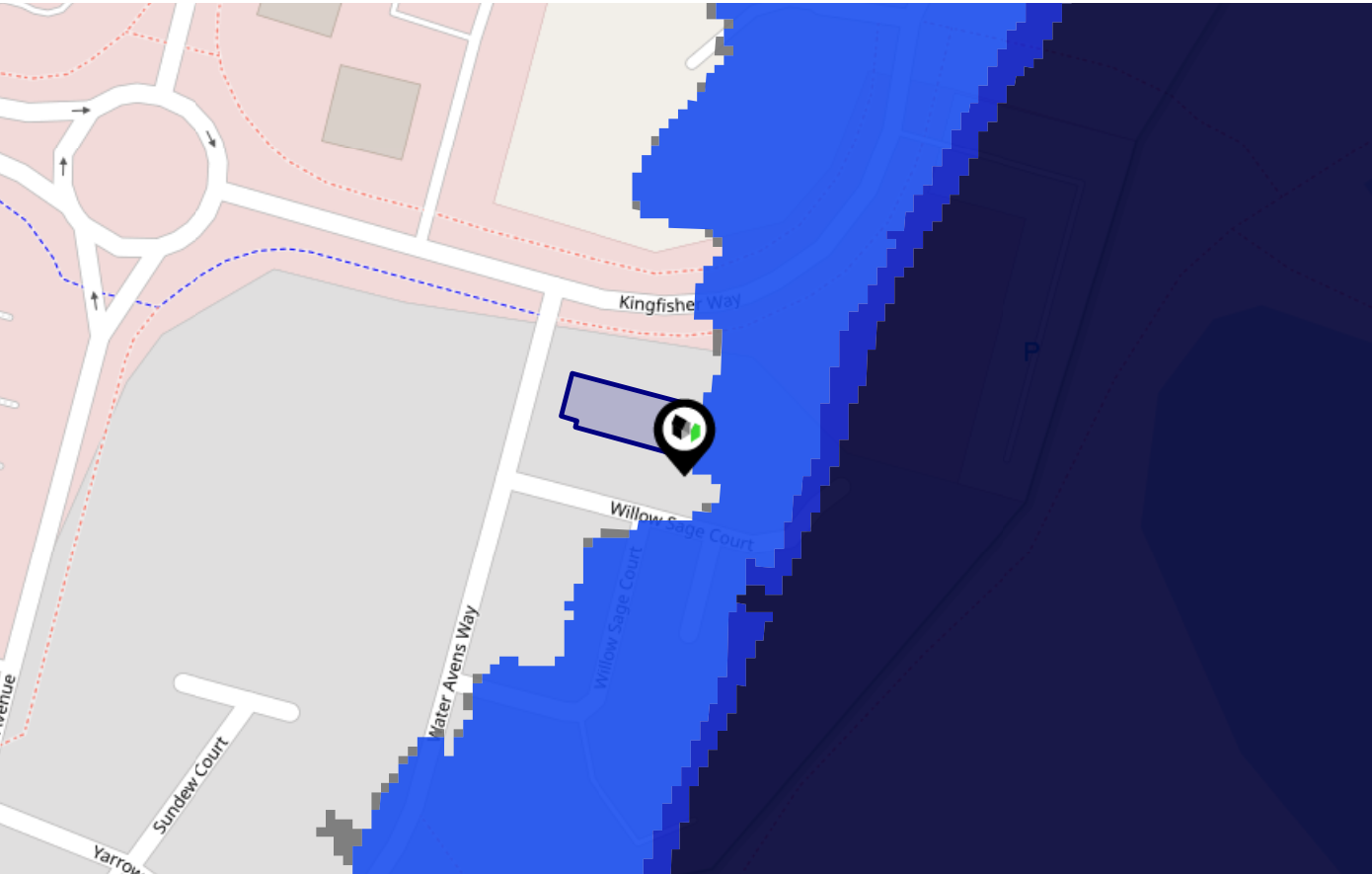




# Flood Risk





## 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.

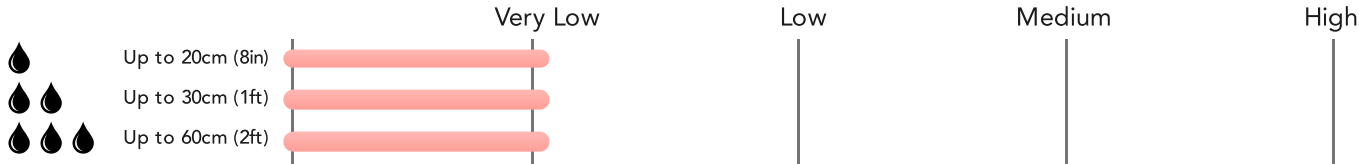


Risk Rating: **Very low**

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.

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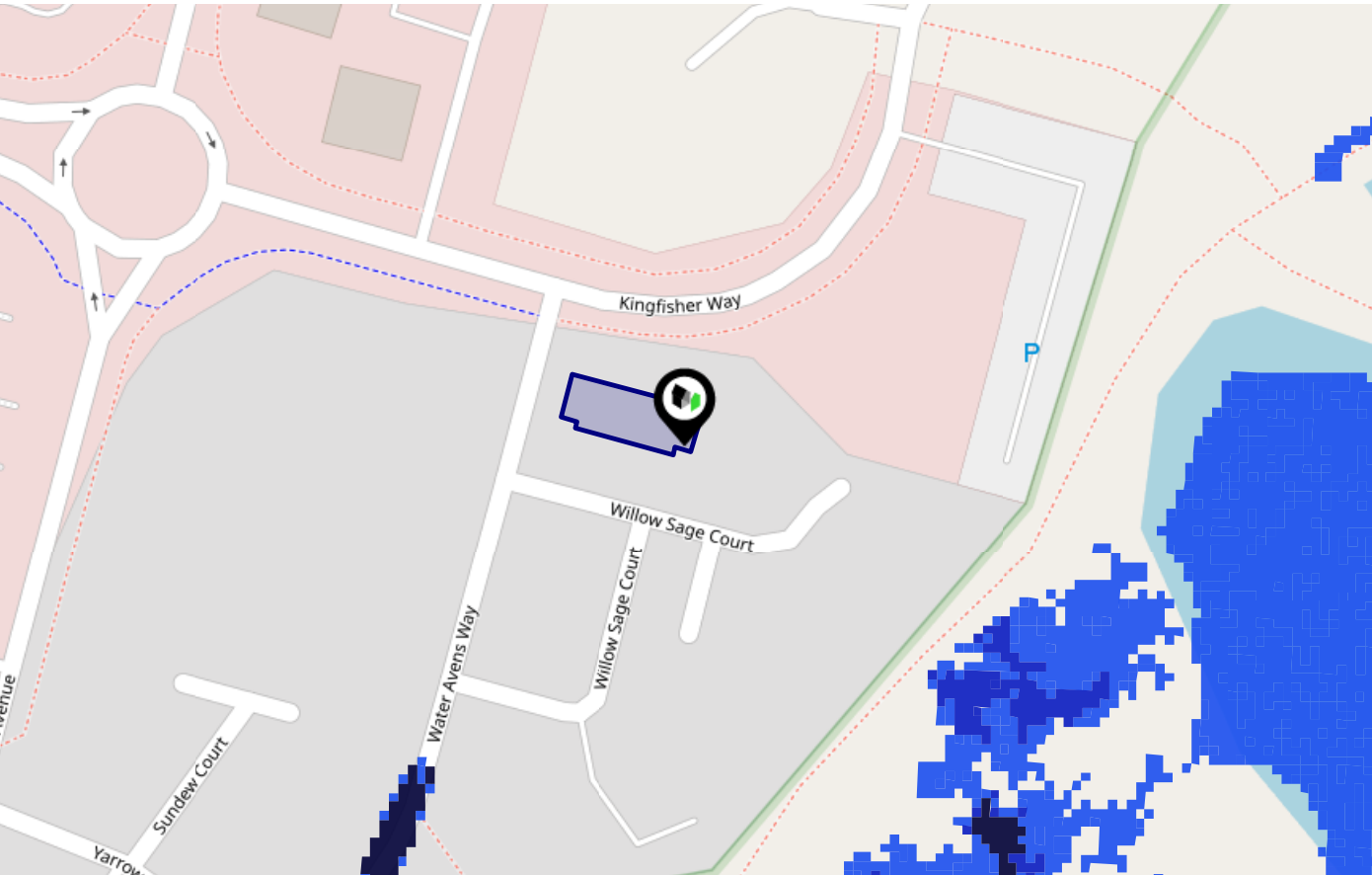
Chance of flooding to the following depths at this property:



# Flood Risk





## 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.

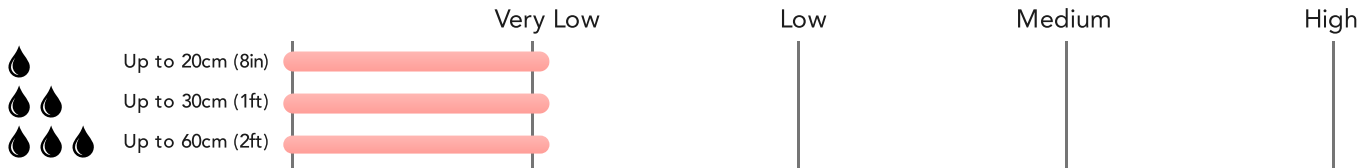


Risk Rating: Very low

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.

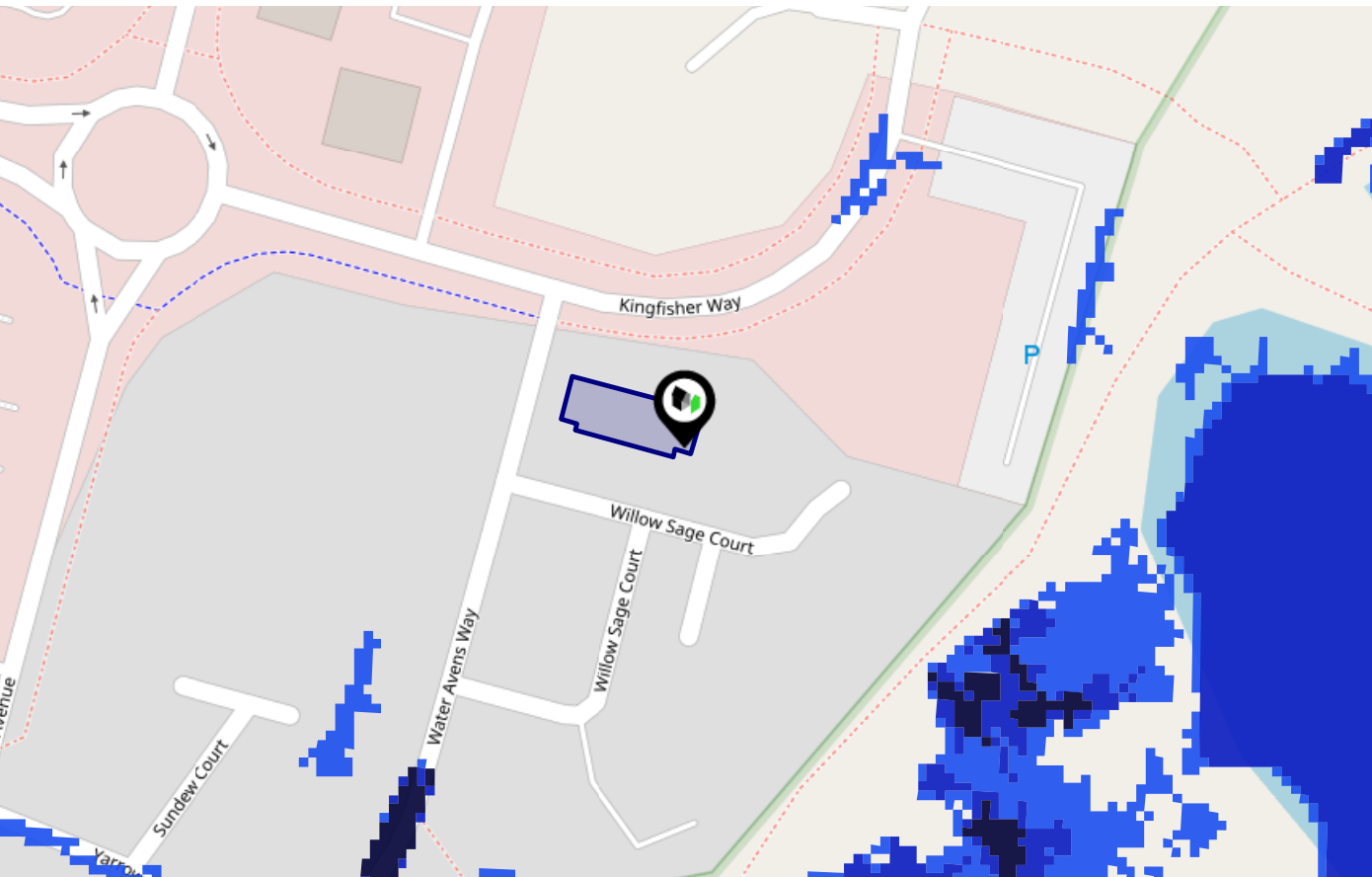
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) 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:





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.

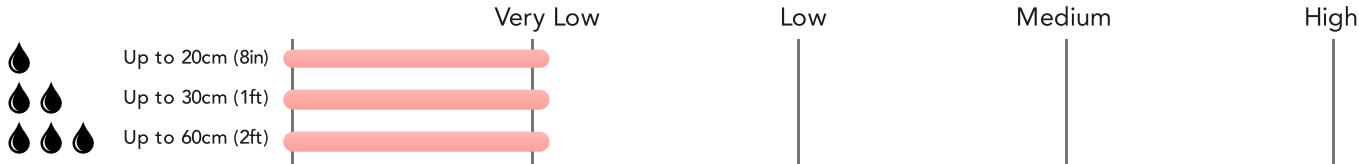


**Risk Rating:** Very low

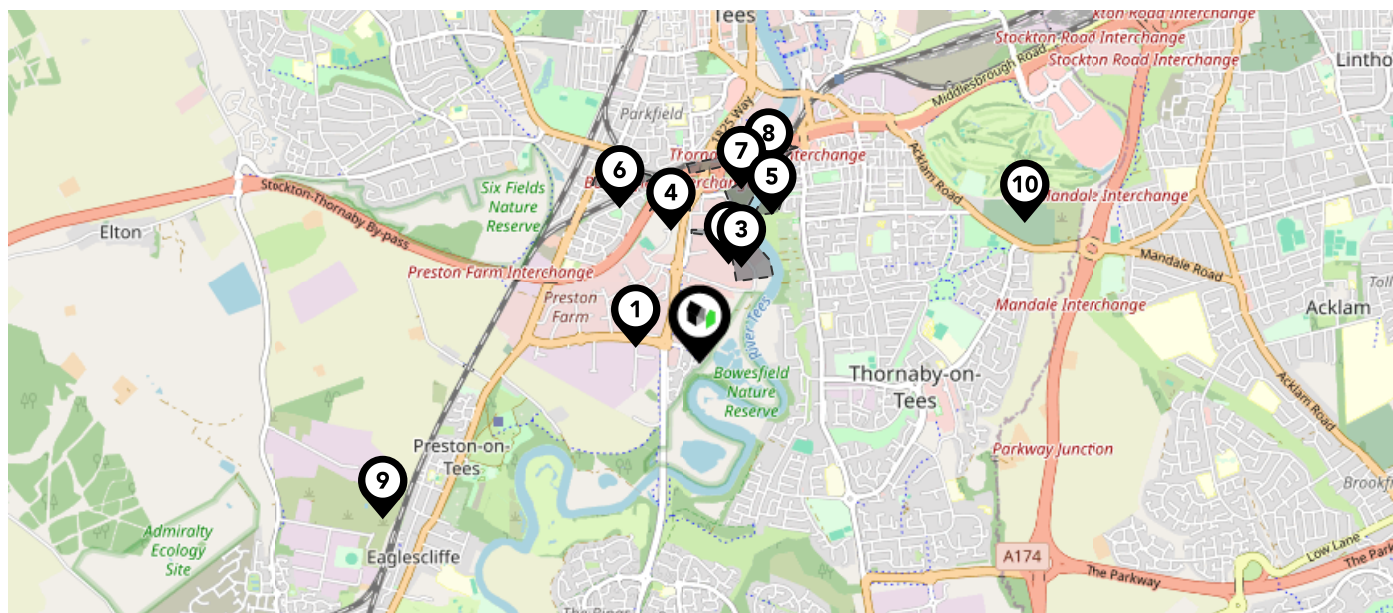
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

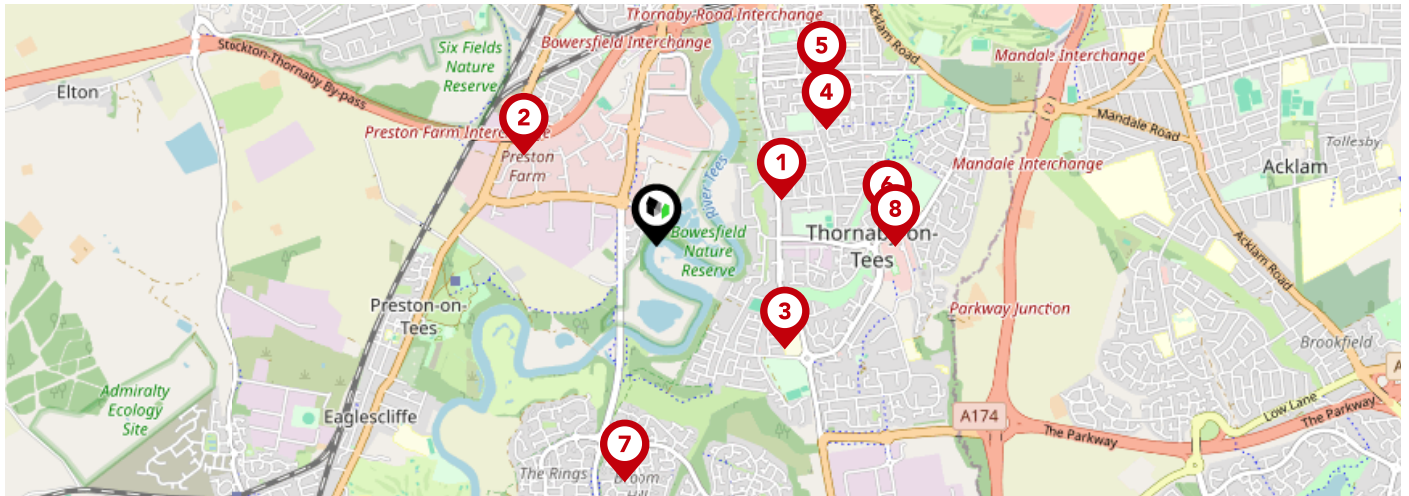


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

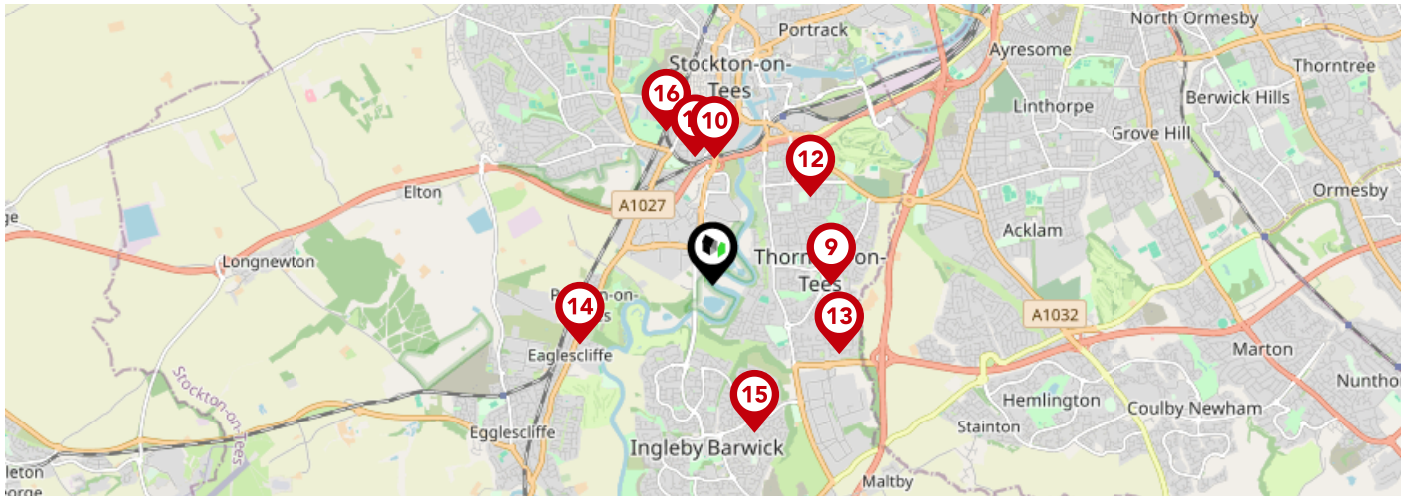










### Nearby Landfill Sites

<b>1</b>	Preston Farm Industrial Estate-Vickers Close, Stockton on Tees, Cleveland	Historic Landfill	
<b>2</b>	Bowesfield Lane-Bowesfield, Stockton on Tees	Historic Landfill	
<b>3</b>	Bowesfield Riverside-Bowesfield Lane, Bowesfield, Stockton on Tees	Historic Landfill	
<b>4</b>	Mount Pleasant Grange Farm-Bowesfield, Stockton on Tees	Historic Landfill	
<b>5</b>	Thornaby Riverside-Land Adjacent, Cornfield Road, Thornaby, Cleveland	Historic Landfill	
<b>6</b>	Yarm Road-Stockton	Historic Landfill	
<b>7</b>	Area of Land between A66 Stockton Thornaby Diversion and Railway East of River Tees-Tees Bridge Development, Thornaby, Stockton-on-Tees, Cleveland	Historic Landfill	
<b>8</b>	Vulcan Works Landfill Site-Thornaby Place, Thornaby, Stockton	Historic Landfill	
<b>9</b>	EA/EPR/EP3590ZU/A001	Active Landfill	
<b>10</b>	Stockton Football Club-Acklan Road, Teesdale Park, Thornaby, Stockton-on-Tees, Cleveland	Historic Landfill	



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Village Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hartwell School</b> Ofsted Rating: Good   Pupils: 90   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bader Primary School</b> Ofsted Rating: Good   Pupils: 309   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mandale Mill Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St. Patrick's Roman Catholic Primary School, A Voluntary Catholic Academy</b> Ofsted Rating: Outstanding   Pupils: 413   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Patrick's Catholic College, A Voluntary Catholic Academy</b> Ofsted Rating: Good   Pupils: 554   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Francis of Assisi Church of England Primary School</b> Ofsted Rating: Good   Pupils: 460   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Thornaby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

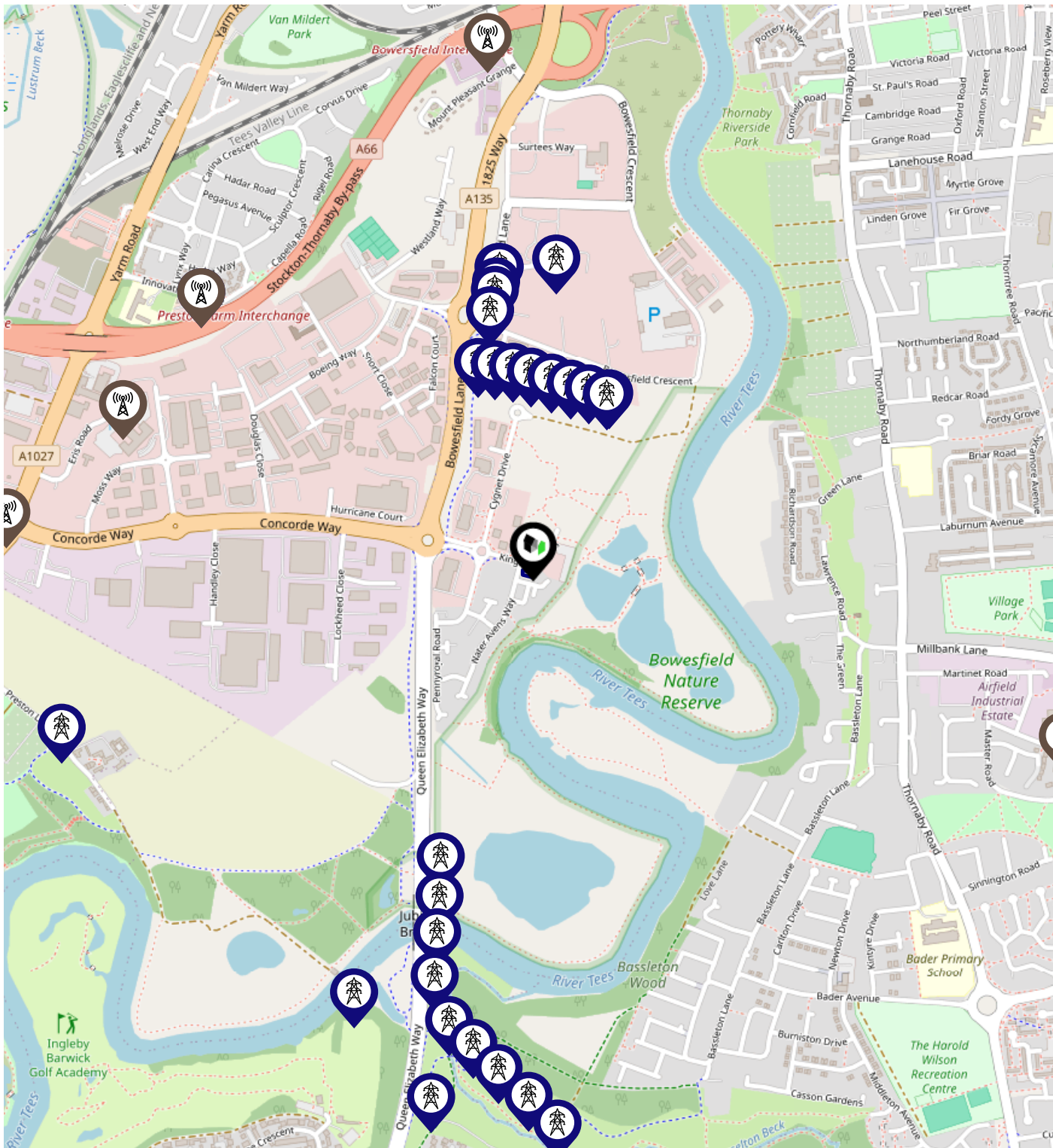


		Nursery	Primary	Secondary	College	Private
	<b>Thornaby Academy</b> Ofsted Rating: Requires improvement   Pupils: 492   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Cuthbert's Catholic Primary School, Stockton</b> Ofsted Rating: Good   Pupils: 228   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bowesfield Primary School</b> Ofsted Rating: Good   Pupils: 304   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harewood Primary School</b> Ofsted Rating: Outstanding   Pupils: 441   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Roman Catholic Primary School, A Voluntary Catholic Academy</b> Ofsted Rating: Good   Pupils: 384   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Preston Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whinstone Primary School</b> Ofsted Rating: Good   Pupils: 488   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oxbridge Lane Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

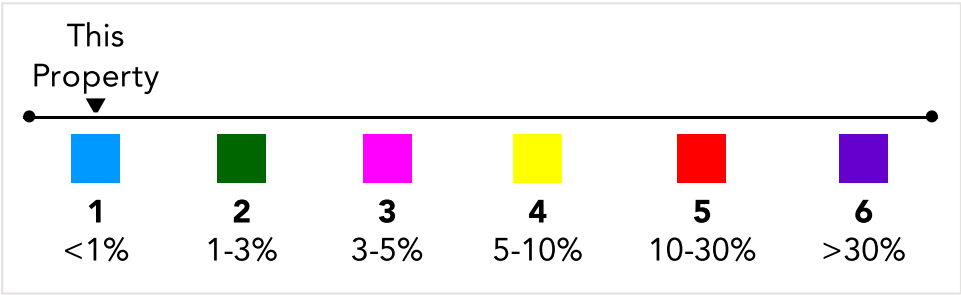
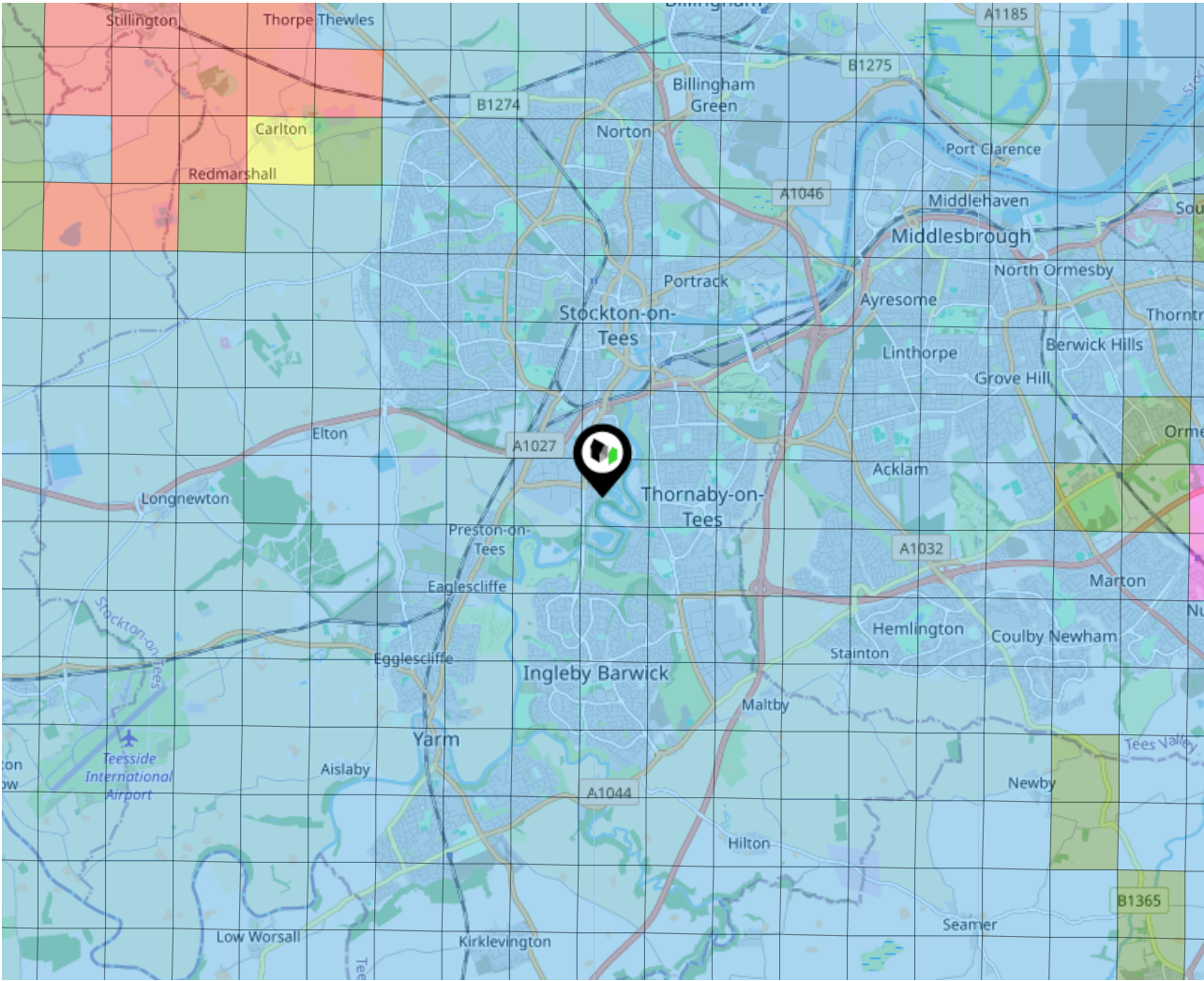


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

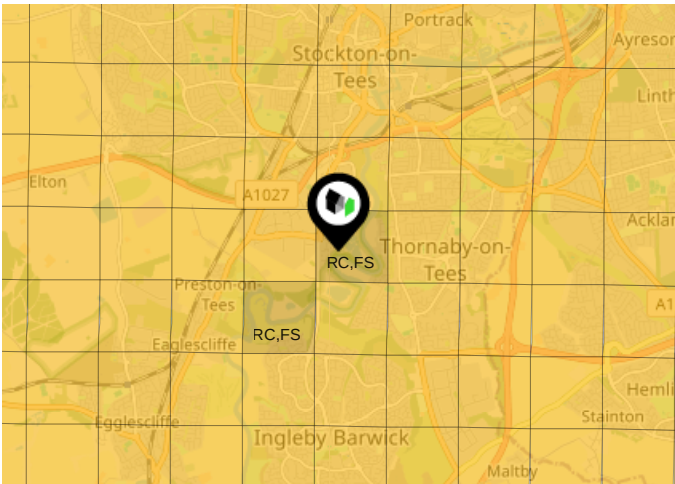
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





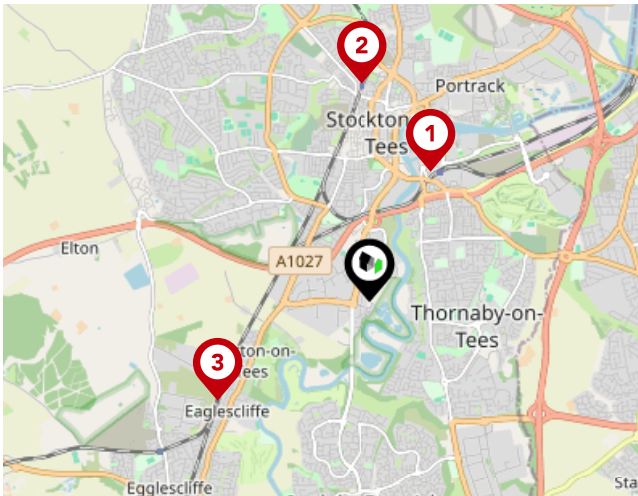
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT TO MEDIUM		



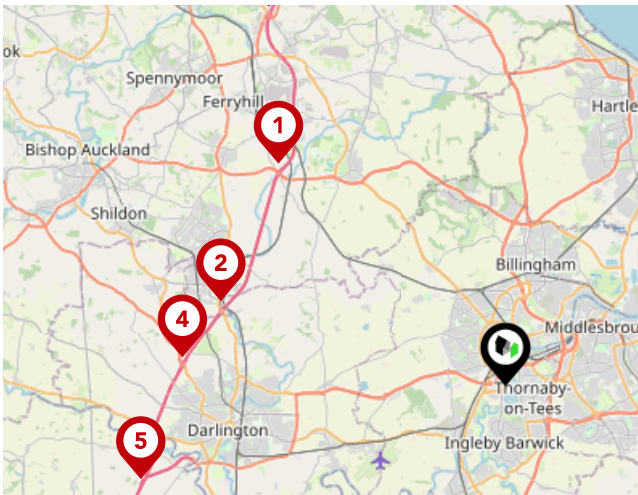
Primary Classifications (Most Common Clay Types)

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



### National Rail Stations

Pin	Name	Distance
1	Thornaby Rail Station	1.23 miles
2	Stockton Rail Station	1.87 miles
3	Eaglescliffe Rail Station	1.57 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	10.93 miles
2	A1(M) J59	10.22 miles
3	A1(M) J61	15.36 miles
4	A1(M) J58	11.18 miles
5	A1(M) J57	12.99 miles

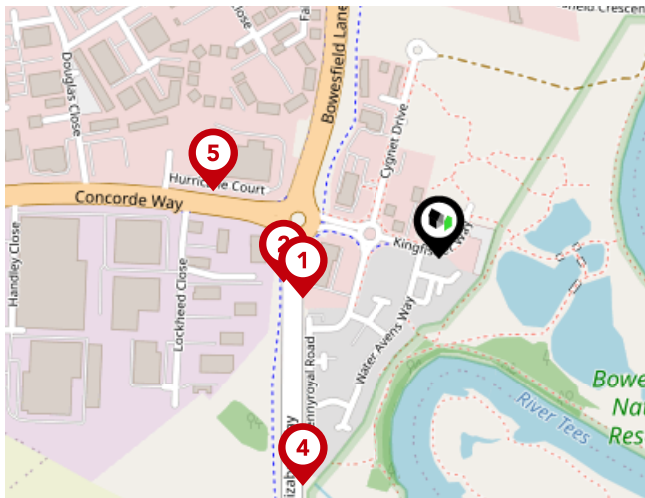


### Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	5.14 miles
2	Airport	37.67 miles
3	Leeds Bradford Airport	48.6 miles
4	Irthlington	65.54 miles

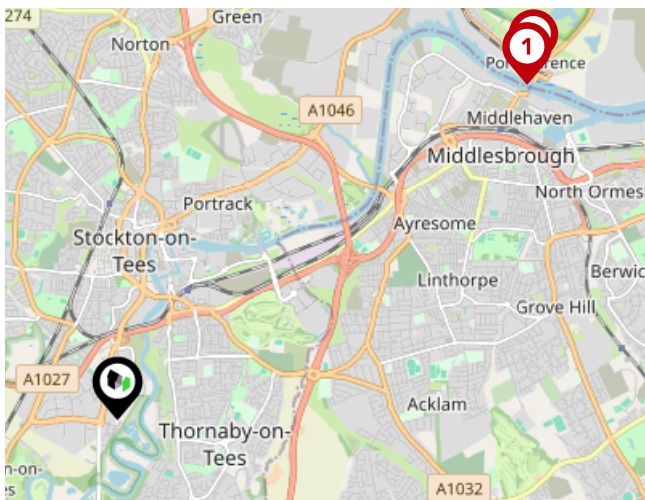
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kingfisher Way	0.15 miles
2	Kingfisher Way	0.17 miles
3	Falcon Court	0.3 miles
4	Jubilee Bridge	0.28 miles
5	Lockheed Close	0.25 miles



### Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	4.55 miles
2	Transporter Bridge North Side	4.67 miles



### Martin & Co Guisborough

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Martin & Co Guisborough is perfectly located, with a prime high street shop front. We have a large network of offices throughout the UK. We believe in delivering a high quality service to all our clients and continually invest in the latest technology, ideas and people to ensure we deliver the best possible outcome for our clients.

We believe that a reputation is maintained by hard work and honesty. A substantial amount of our business is generated from personal recommendations; we recognise how imperative it is to uphold our high standards in order to meet our clients' satisfaction. We would be delighted to provide you with free sales or lettings advice, without obligation, and welcome your call.

Whether you chose to sell or rent your home our experience and dedication means your home is in safe hands. Our no sale, no fee pricing structure means that you have nothing to pay until our job is complete. We are one of the largest agency brands in the UK, with award winning offices nationwide, having helped thousands of satisfied homeowners successfully sell and rent.



### Our team

---

Owner Susan Goodison has a wealth of experience within the property industry is a qualified member of the association of residential letting agents (ARLA), a member of the national association of estate agents (NAEA) and, along with her team at Martin & Co Guisborough, has exceptional knowledge of the area and collectively have over 76 years' experience selling homes. We have the knowledge to make home buying and selling, a smooth and simple process. Our friendly staff are on hand to offer one to one advice and provide step by step guidance along with offering a range of complimentary services to make every transaction seamless and stress free.

### Testimonial 1



Super service from start to finish. Martins offered us a personalized service which provided valuable practical advice, coupled with prompt responses and regular updates on progress. All staff ensured we got an efficient, polite, and helpful experience to guide us through the marketing and sale of the property. This resulted in a sale being agreed within 7 days. Highly professional.

### Testimonial 2



Very professional team. Moving into our new home was amazing thanks to them.

### Testimonial 3



Excellent! Coleen is soo enthusiastic & Lucy, these two girls are great, no problems, sold my property in 4 day's!!!



/martincouk



/MartinCoUK



/martinco\_uk



/company/martin-&-co

# Martin & Co Guisborough

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



### Martin & Co Guisborough

83 Westgate Guisborough North Yorkshire

TS14 6AF

01287 631254

[guisborough@martinco.com](mailto:guisborough@martinco.com)

[www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/](http://www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/)

