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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 20<sup>th</sup> December 2023**



## **BRAMBLING DRIVE, GUISBOROUGH, TS14**

### **Martin & Co Guisborough**

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



Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

Should you have any questions or would like to arrange a viewing please contact our office on 01287 631254. We look forward to hearing from you!

### NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten minute (no obligation) telephone consultation (at a time to suit you). One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	2021
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,878
<b>Title Number:</b>	CE250851
<b>UPRN:</b>	10023905269

<b>Last Sold £/ft<sup>2</sup>:</b>	£223
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>6</b> mb/s	<b>69</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:







## BRAMBLING DRIVE, GUISBOROUGH, TS14



Brambling Drive, TS14

Energy rating

# B

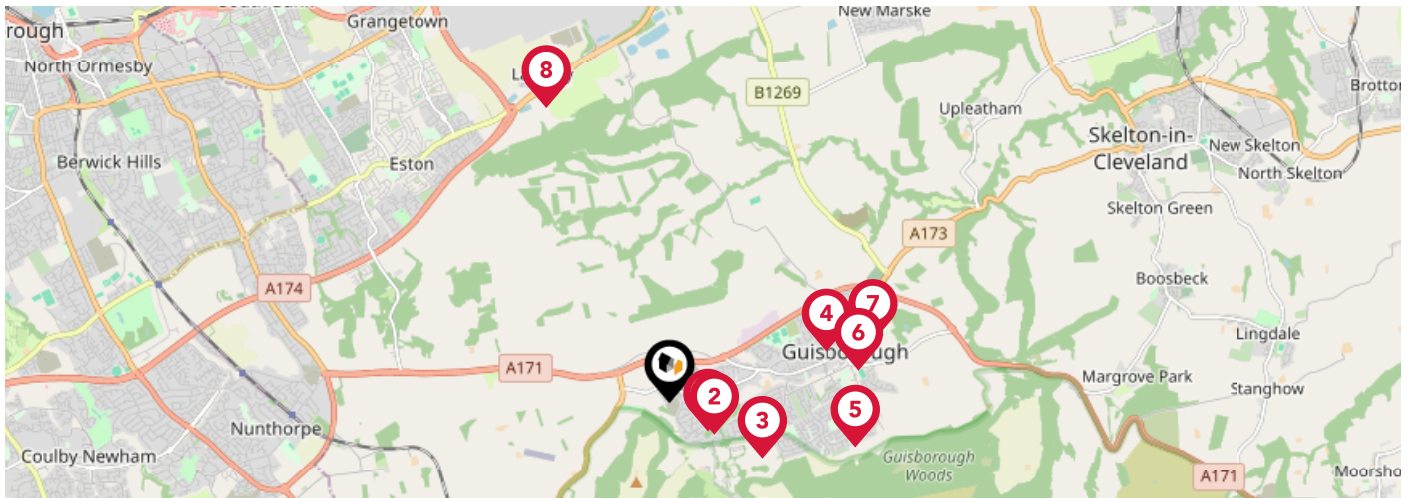
Valid until 04.11.2030









Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

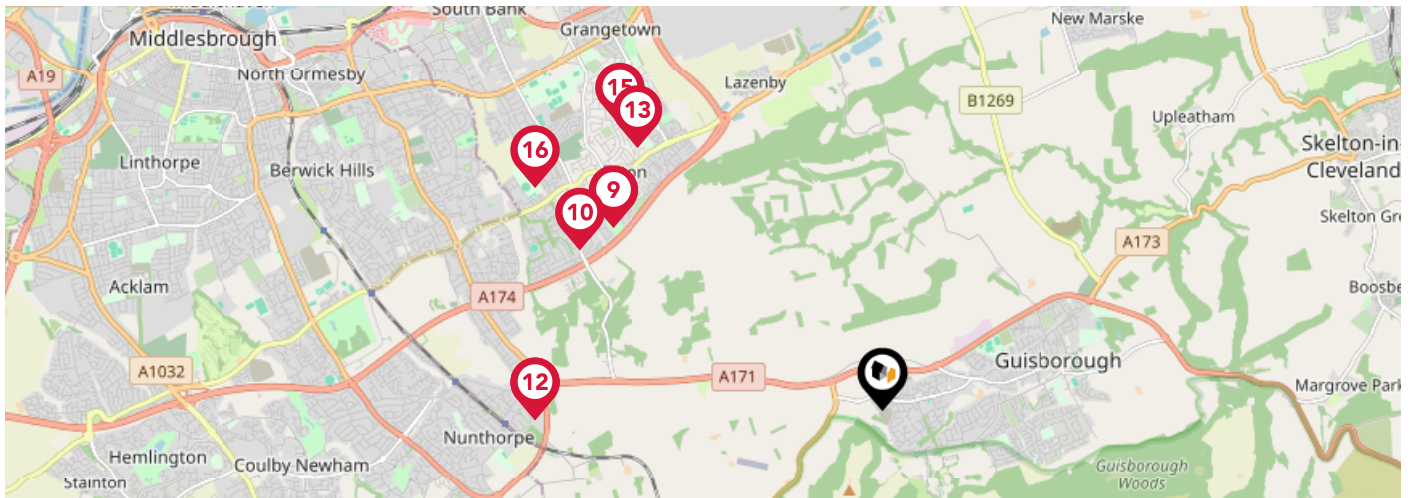
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	79 m <sup>2</sup>





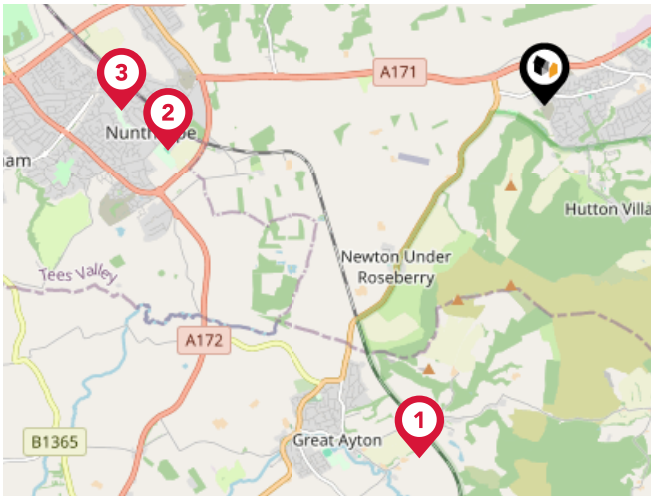
		Nursery	Primary	Secondary	College	Private
 <p><b>Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p><b>Galley Hill Primary School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p><b>Highcliffe Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p><b>Chaloner Primary School</b> Ofsted Rating: Good   Pupils: 244   Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p><b>Belmont Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p><b>Prior Pursglove and Stockton Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:1.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p><b>Laurence Jackson School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <p><b>Wilton Primary Academy</b> Ofsted Rating: Good   Pupils: 58   Distance:2.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



		Nursery	Primary	Secondary	College	Private
	<b>Bankfields Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Normanby Primary School</b> Ofsted Rating: Good   Pupils: 571   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nunthorpe Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nunthorpe Academy</b> Ofsted Rating: Good   Pupils: 1592   Distance:2.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whale Hill Primary School</b> Ofsted Rating: Good   Pupils: 565   Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roseberry Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caedmon Primary School</b> Ofsted Rating: Good   Pupils: 349   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Teesville Academy</b> Ofsted Rating: Good   Pupils: 354   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

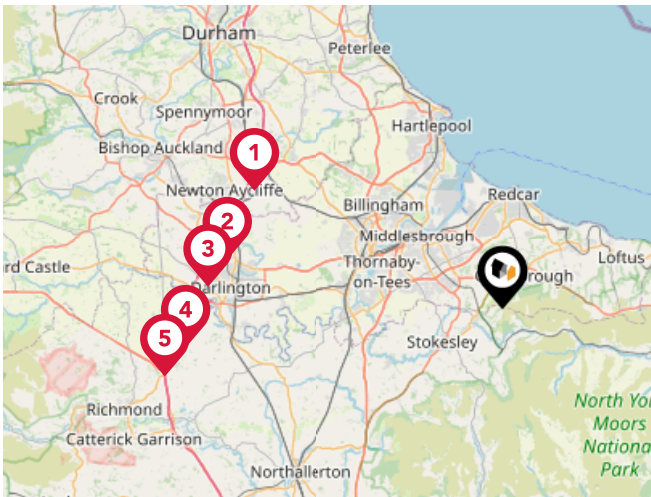
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Great Ayton Rail Station	3.22 miles
	Nunthorpe Rail Station	3.26 miles
	Gypsy Lane Rail Station	3.64 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J60	18.85 miles
	A1(M) J59	19.27 miles
	A1(M) J58	20.35 miles
	A1(M) J57	21.9 miles
	A1(M) J56	23.67 miles

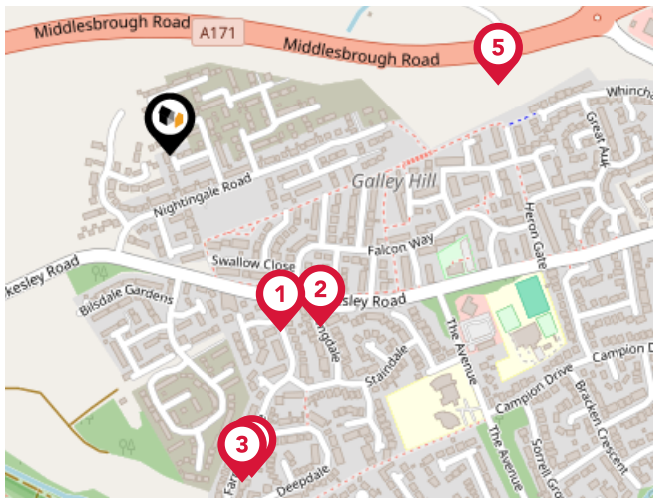


### Airports/Helipads

Pin	Name	Distance
	Durham Tees Valley Airport	13.92 miles
	Newcastle International Airport	42.75 miles
	Leeds Bradford International Airport	51.47 miles
	Humberside Airport	72.28 miles

# Area

## Transport (Local)



### Bus Stops/Stations

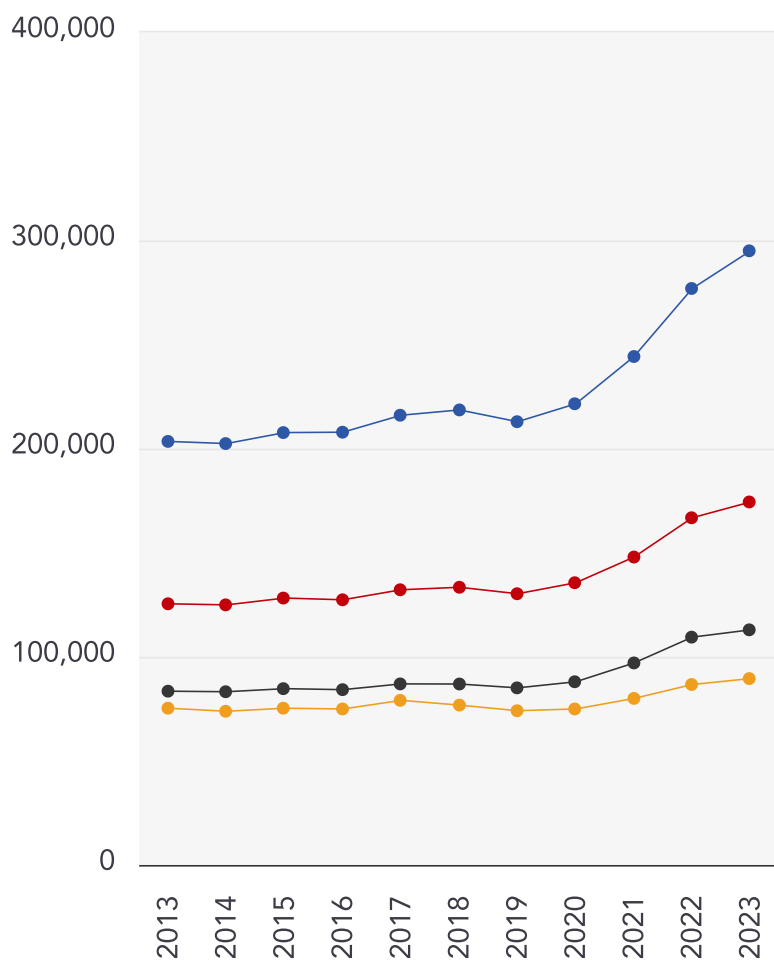
Pin	Name	Distance
1	Falcon Way	0.22 miles
2	Falcon Way	0.25 miles
3	Deepdale	0.36 miles
4	Deepdale	0.36 miles
5	Woodhouse Roundabout	0.36 miles



### Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	6.6 miles

### 10 Year History of Average House Prices by Property Type in TS14



Detached

**+45%**

Semi-Detached

**+38.97%**

Terraced

**+35.3%**

Flat

**+18.88%**



### 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.

### Financial Services

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Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

### 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

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## Important - Please Read

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# 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.



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