



See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06<sup>th</sup> June 2024



**LABURNUM ROAD, BROTTON, SALTBURN-BY-THE-SEA,  
TS12**

## **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/)



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>Last Sold £/ft<sup>2</sup>:</b>	£70
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,539		
<b>Title Number:</b>	CE64903		
<b>UPRN:</b>	100110083399		

## Local Area

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

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

<b>17</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:







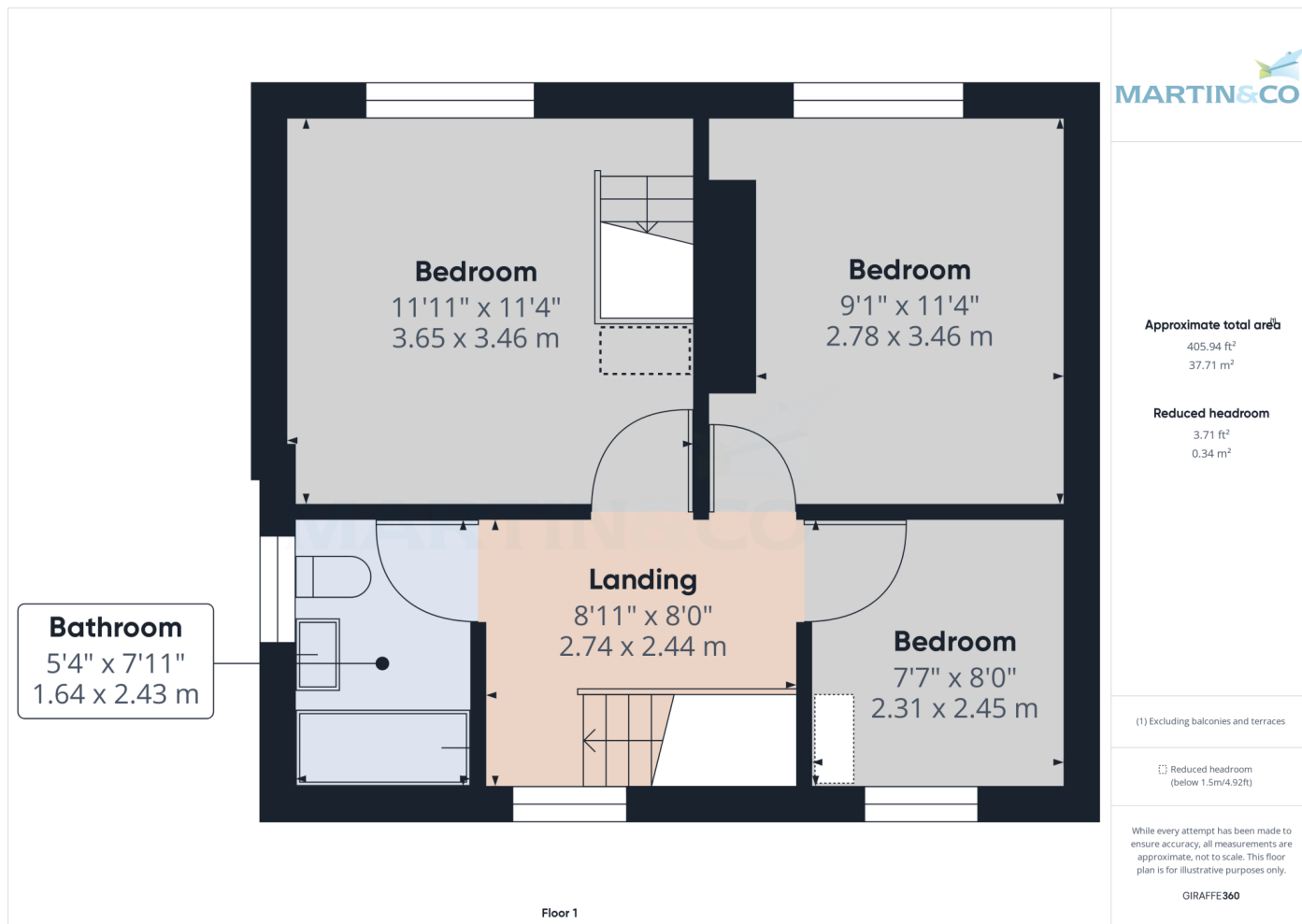
# LABURNUM ROAD, BROTTON, SALTBURN-BY-THE-SEA, TS12



LABURNUM ROAD, BROTTON, SALTBURN-BY-THE-SEA,  
TS12

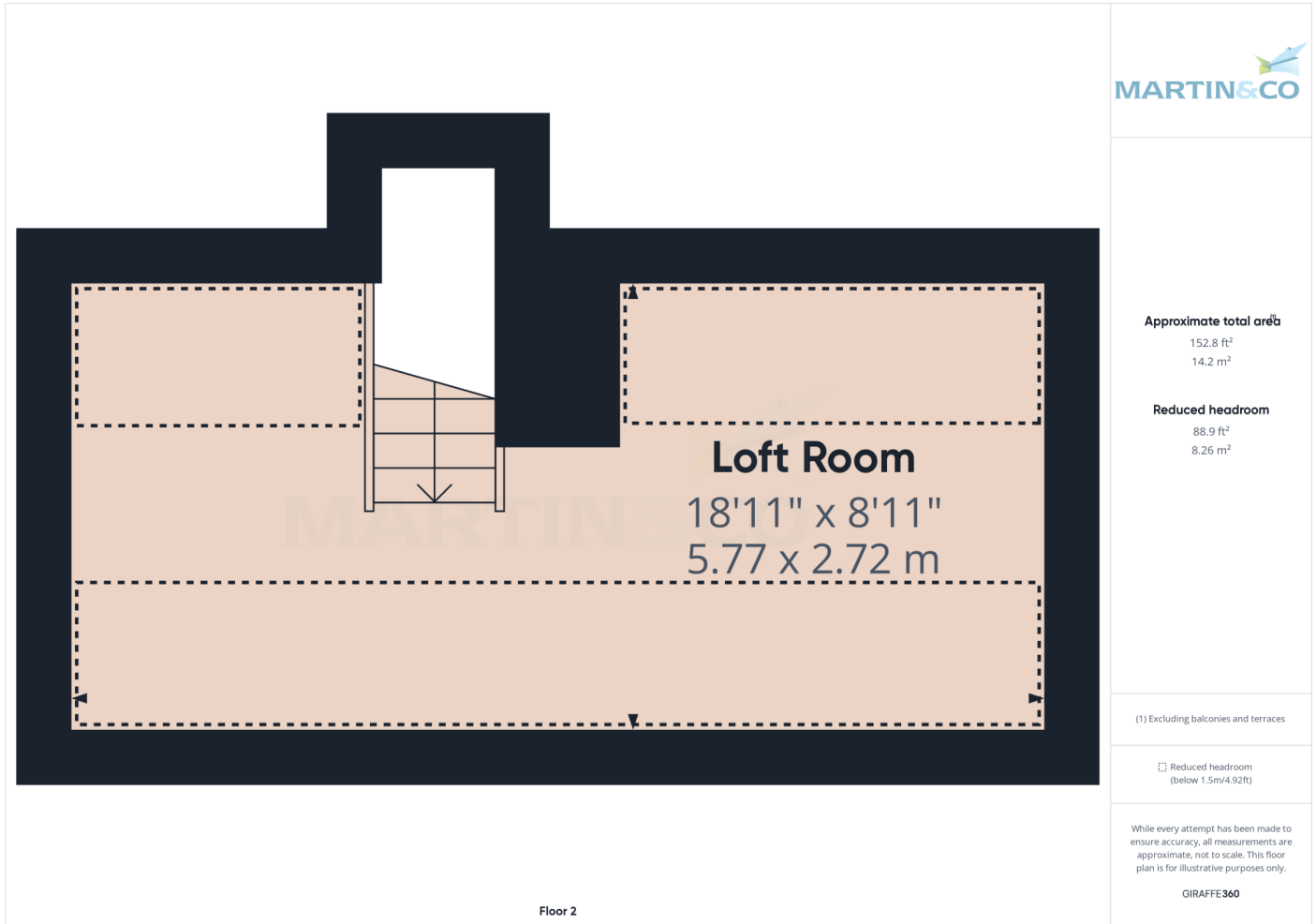


**LABURNUM ROAD, BROTTON, SALTBURN-BY-THE-SEA,  
TS12**





**LABURNUM ROAD, BROTTON, SALTBURN-BY-THE-SEA,  
TS12**



Energy rating

G

Valid until 08.01.2034

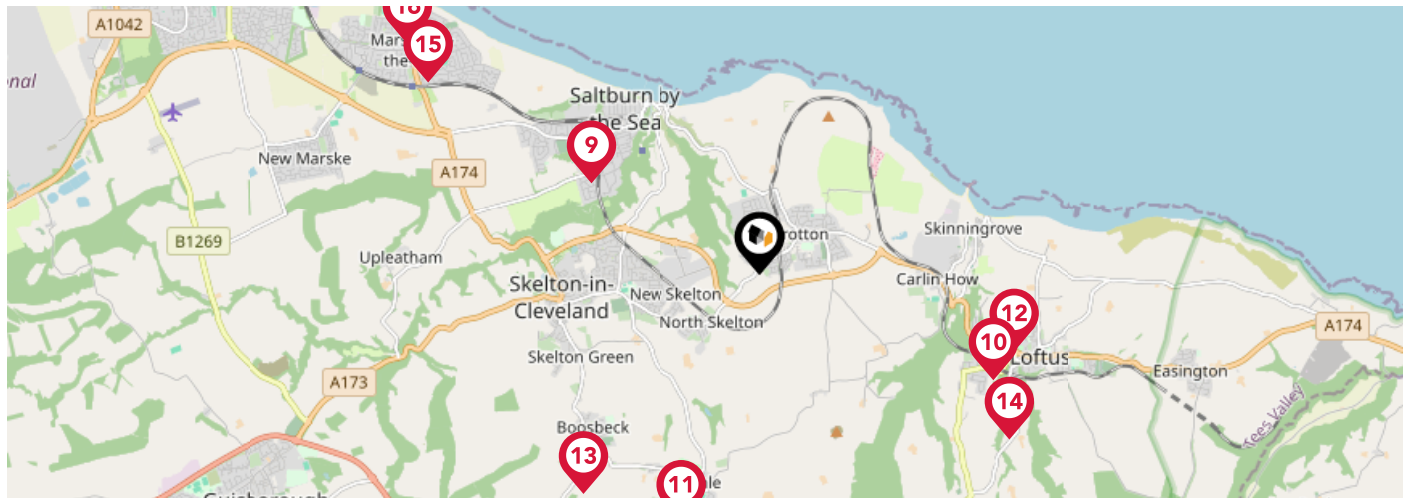
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G	3   G	

### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Main Heating:</b>	No system present: electric heaters assumed
<b>Main Heating Controls:</b>	None
<b>Hot Water System:</b>	No system present: electric immersion assumed
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	110 m <sup>2</sup>



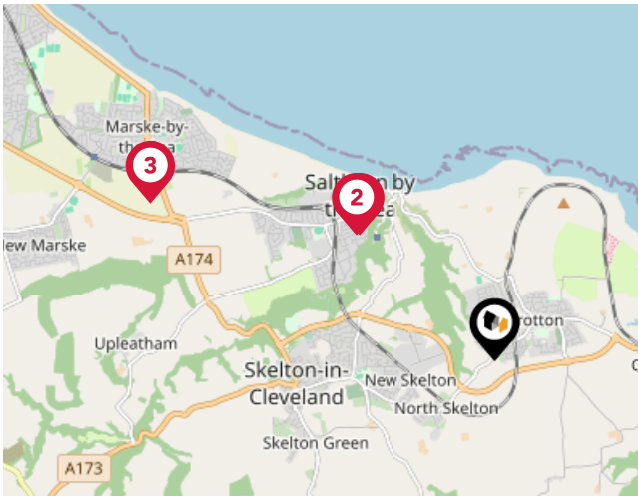
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Freebrough Academy</b> Ofsted Rating: Inadequate   Pupils: 825   Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 346   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kilton Thorpe Specialist Academy</b> Ofsted Rating: Outstanding   Pupils: 163   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Badger Hill Academy</b> Ofsted Rating: Good   Pupils: 203   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Skelton Primary School</b> Ofsted Rating: Good   Pupils: 559   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Whitecliffe Academy</b> Ofsted Rating: Good   Pupils: 120   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Old Farm School</b> Ofsted Rating: Good   Pupils: 22   Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Saltburn Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Huntcliff School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Handale Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lingdale Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 101   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hummersea Primary School</b> Ofsted Rating: Outstanding   Pupils: 312   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lockwood Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Joseph's Catholic Primary School, A Catholic Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 181   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Errington Primary School</b> Ofsted Rating: Good   Pupils: 263   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Outwood Academy Bydales</b> Ofsted Rating: Outstanding   Pupils: 824   Distance:3.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

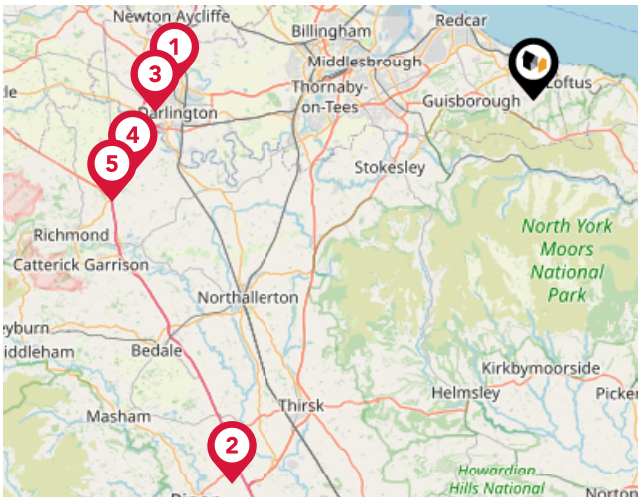
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Saltburn Rail Station	1.58 miles
2	Saltburn Rail Station	1.59 miles
3	Marske Rail Station	3.25 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J59	24.73 miles
2	A1(M) J50	33.65 miles
3	A1(M) J58	26.05 miles
4	A1(M) J57	27.95 miles
5	A1(M) J56	29.8 miles

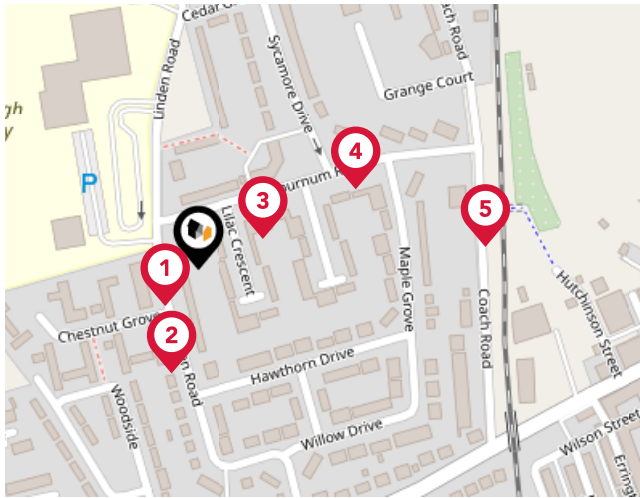


### Airports/Helipads

Pin	Name	Distance
1	Durham Tees Valley Airport	19.98 miles
2	Durham Tees Valley Airport	20 miles
3	Newcastle International Airport	44.53 miles
4	Leeds Bradford International Airport	56.35 miles

# Area

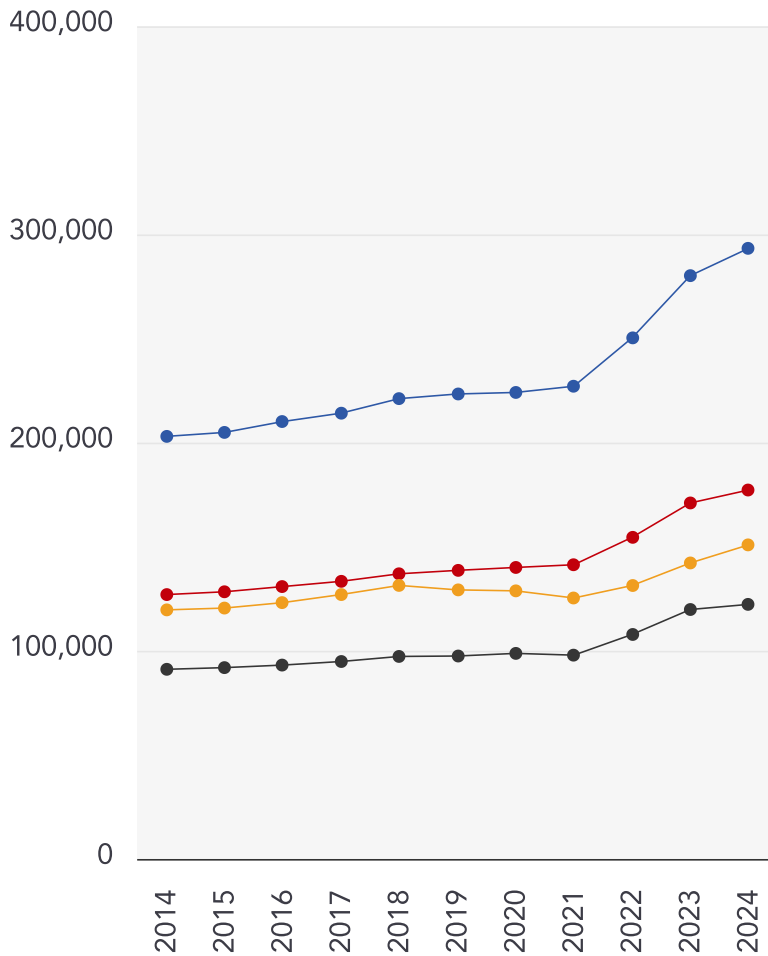
## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chestnut Grove	0.03 miles
2	Chestnut Grove	0.06 miles
3	Laurel Crescent	0.04 miles
4	Laurel Crescent	0.1 miles
5	The Lodge	0.15 miles

### 10 Year History of Average House Prices by Property Type in TS12



Detached

**+44.5%**

Semi-Detached

**+39.54%**

Flat

**+26.09%**

Terraced

**+34.24%**





### Martin & Co Guisborough

---

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

---

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

---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Guisborough or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co Guisborough and therefore no warranties can be given as to their good working order.

# 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.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



### 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/)

