

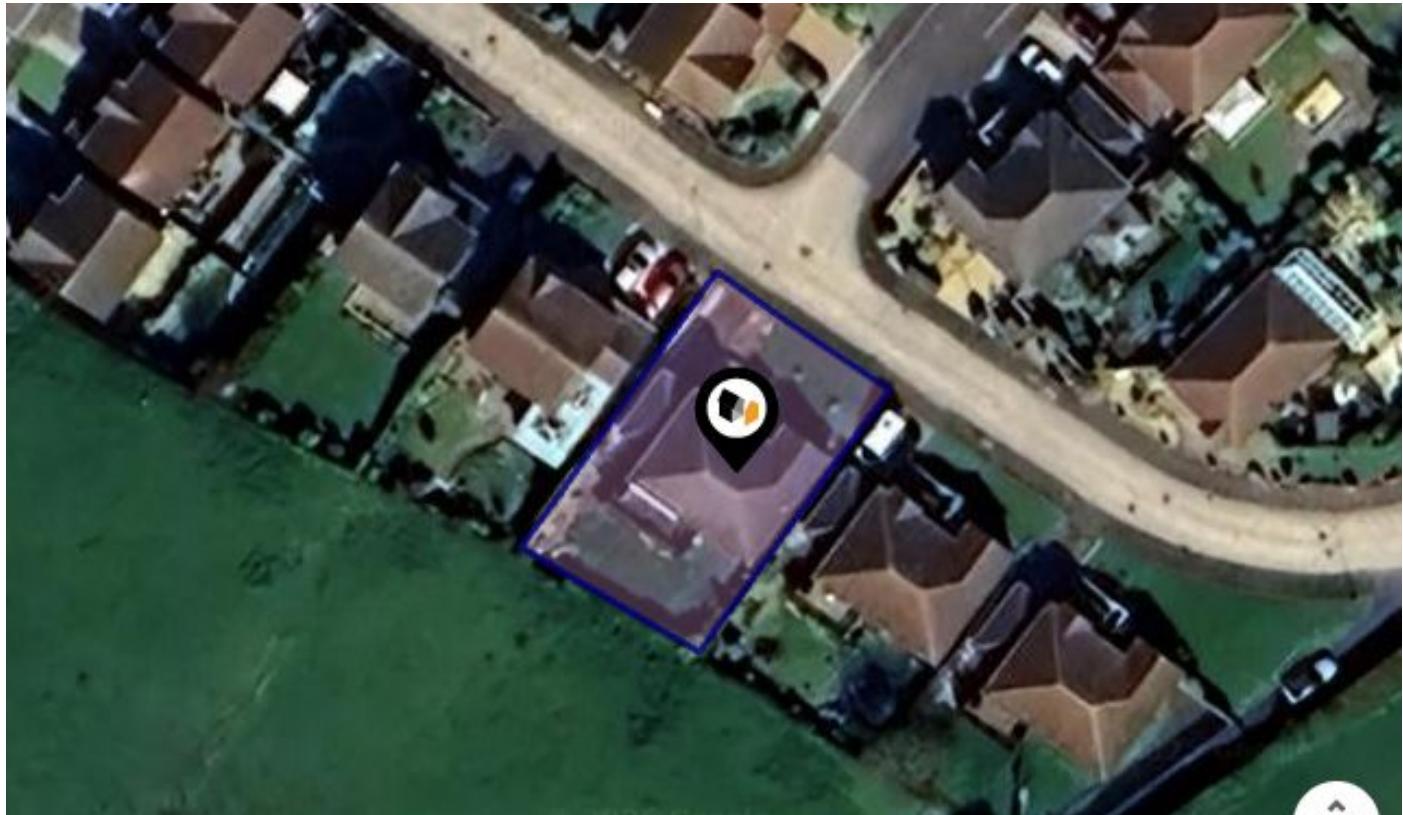


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



CASTLE GRANGE, SKELTON-IN-CLEVELAND, SALTBURN-BY-THE-SEA, TS12

Martin & Co Guisborough

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Introduction

Our Comments



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 Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.11 acres
Year Built :	2001
Council Tax :	Band D
Annual Estimate:	£2,424
Title Number:	CE161198

Tenure: Freehold

Local Area

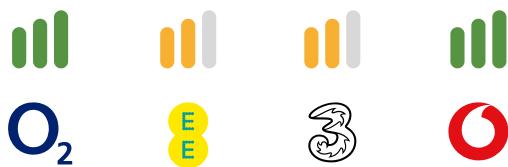
Local Authority:	Redcar and Cleveland
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



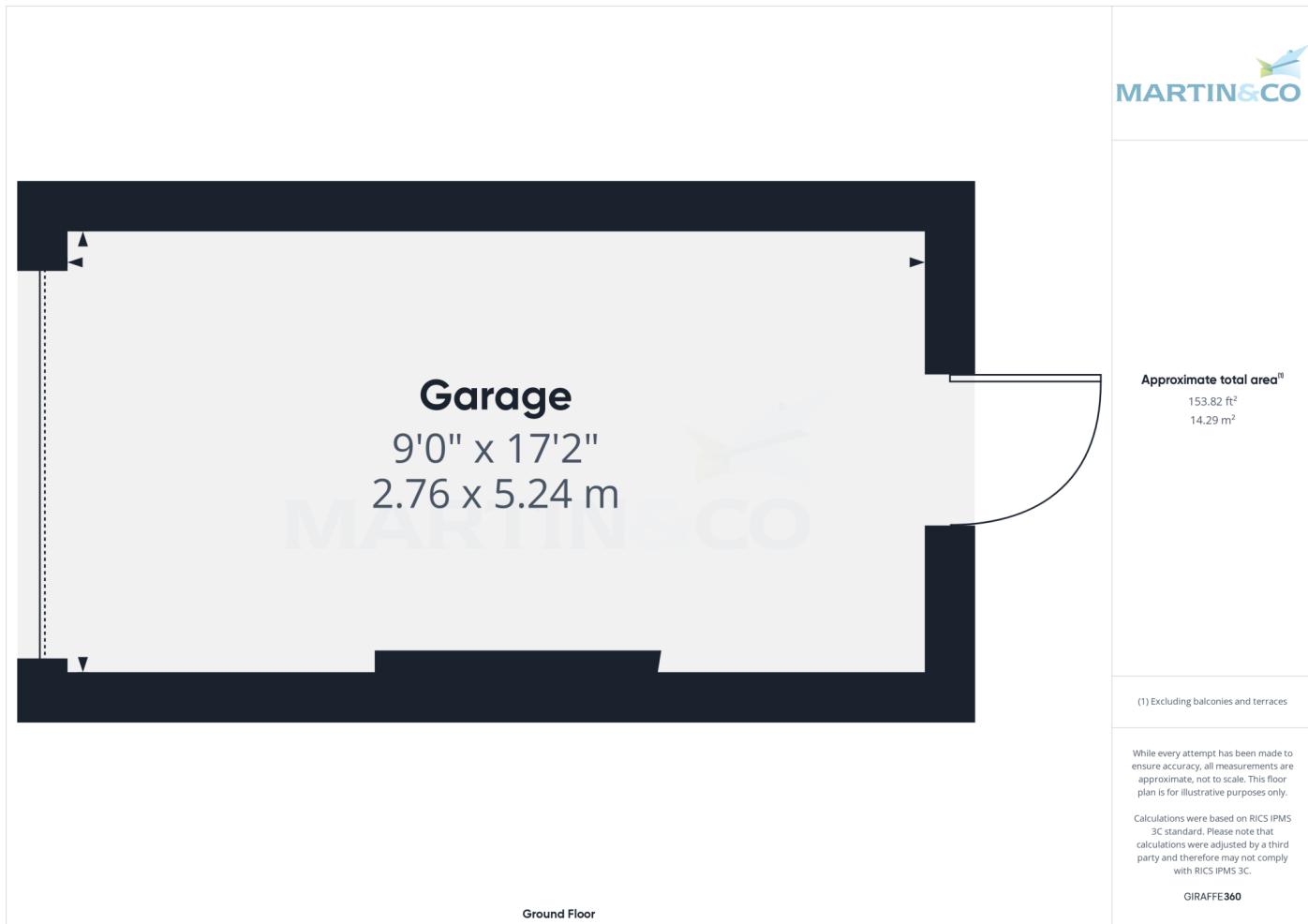
Gallery Photos



Gallery Photos



CASTLE GRANGE, SKELTON-IN-CLEVELAND, SALTBURN-BY-THE-SEA, TS12



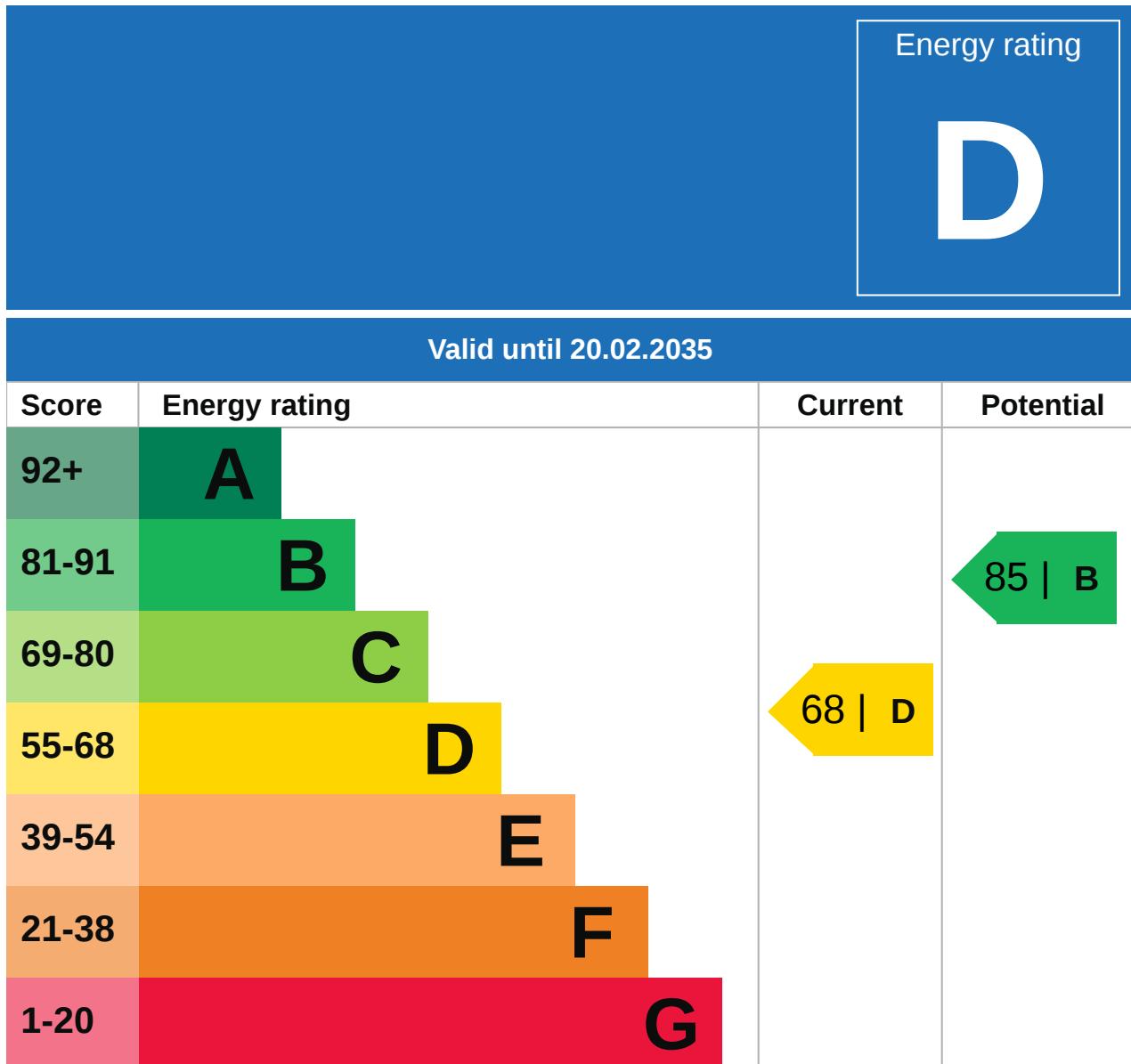
CASTLE GRANGE, SKELTON-IN-CLEVELAND, SALTBURN-BY-THE-SEA, TS12



CASTLE GRANGE, SKELTON-IN-CLEVELAND, SALTBURN-BY-THE-SEA, TS12



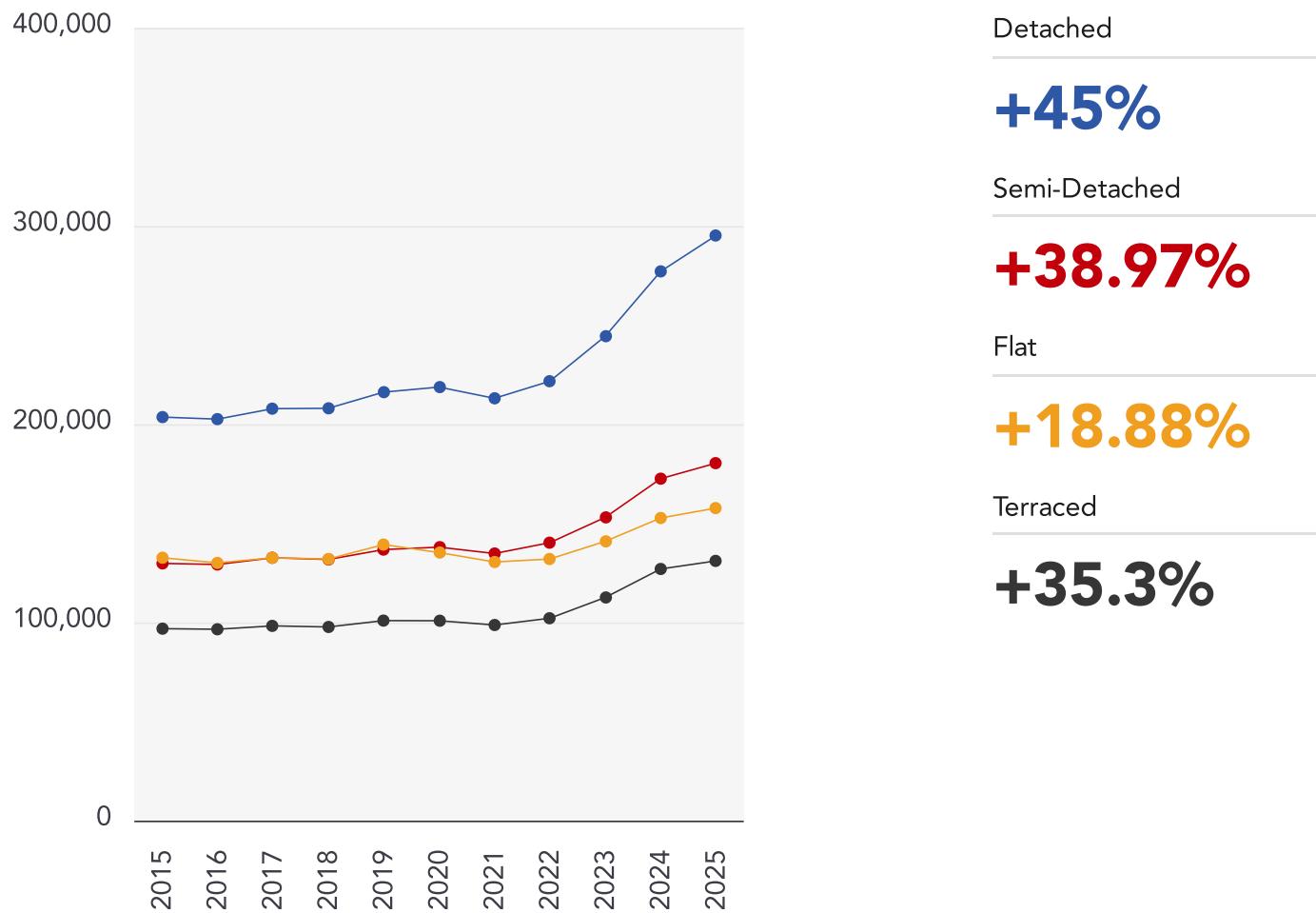
Property EPC - Certificate



Market House Price Statistics

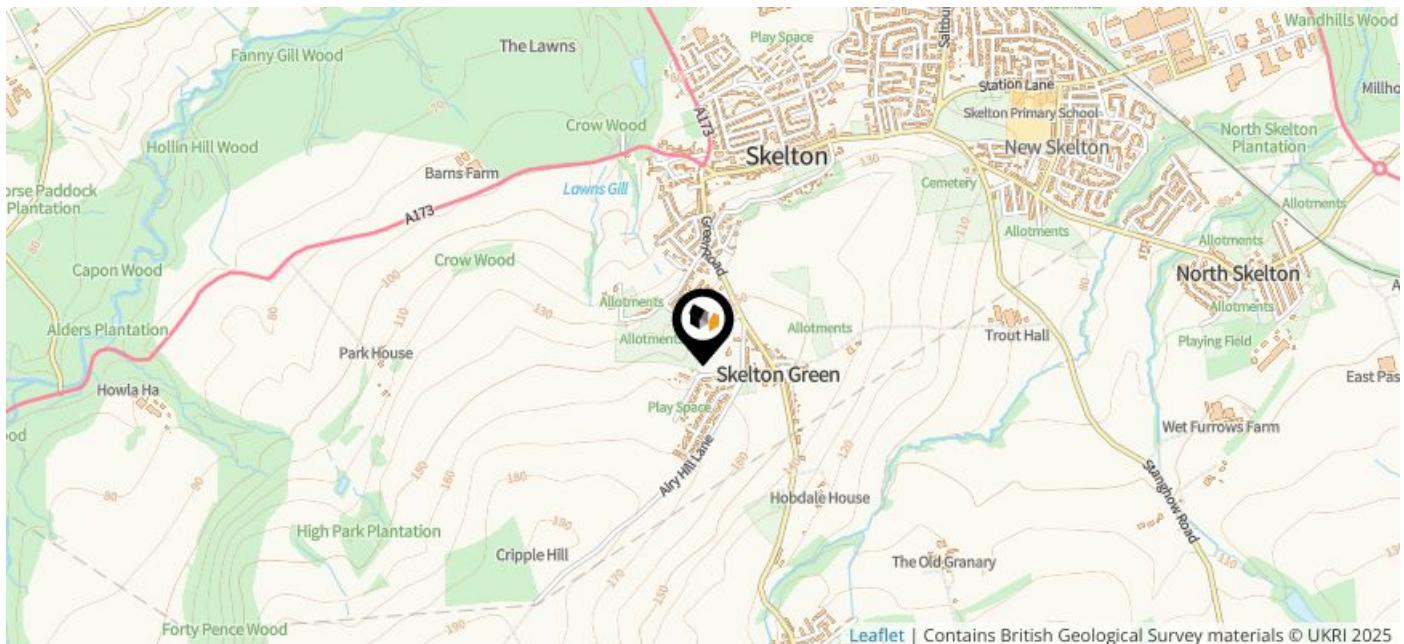


10 Year History of Average House Prices by Property Type in TS12



Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

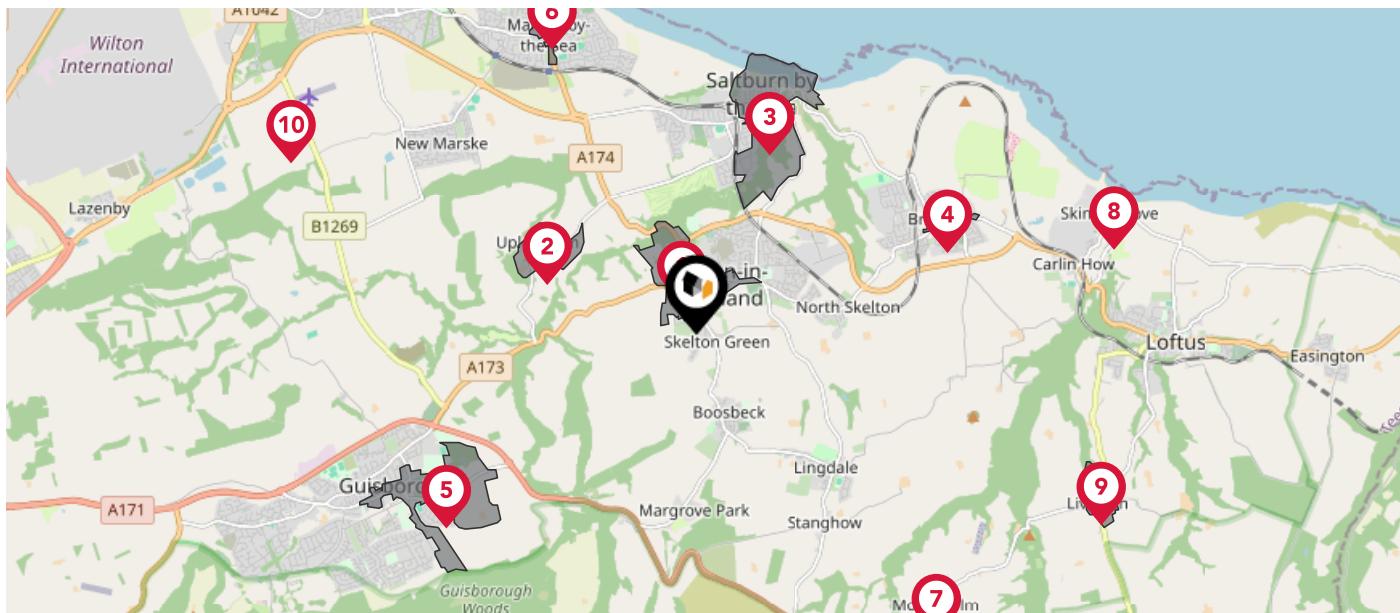
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

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.



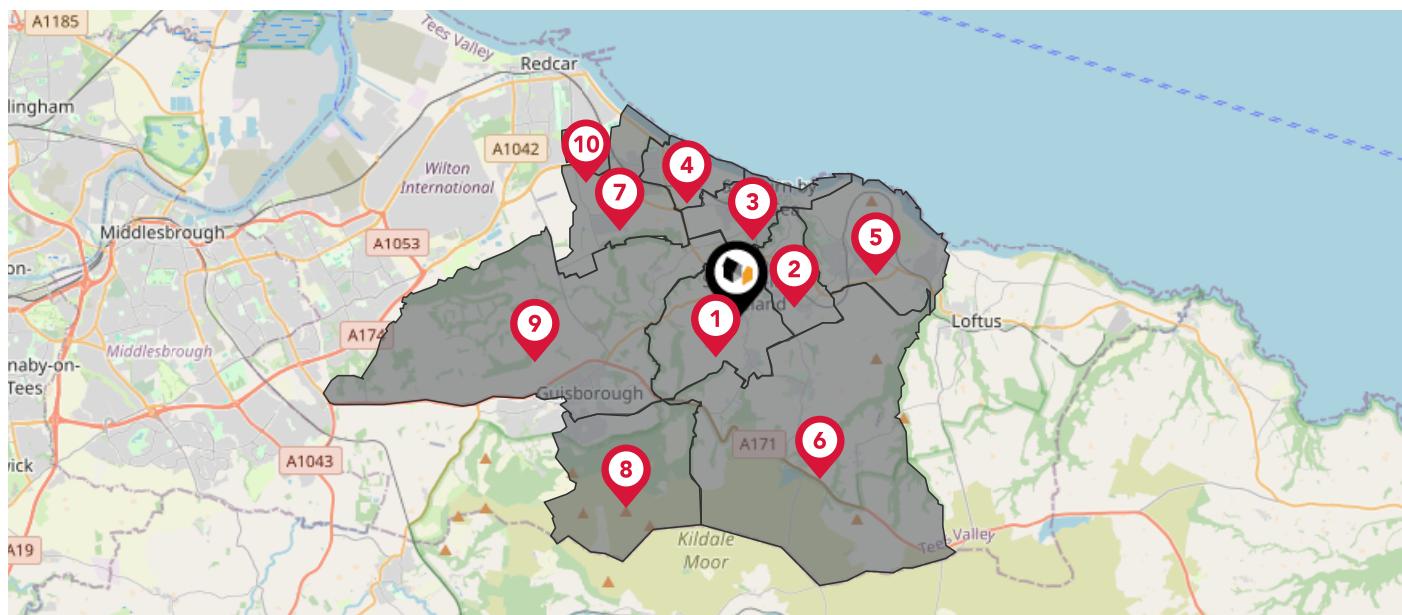
Nearby Conservation Areas

1	Skelton
2	Upleatham
3	Saltburn-by-the-Sea
4	Brotton
5	Guisborough
6	Marske-by-the-Sea
7	Moorsholm
8	Skinningrove
9	Liverton
10	Yearby

Maps

Council Wards

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



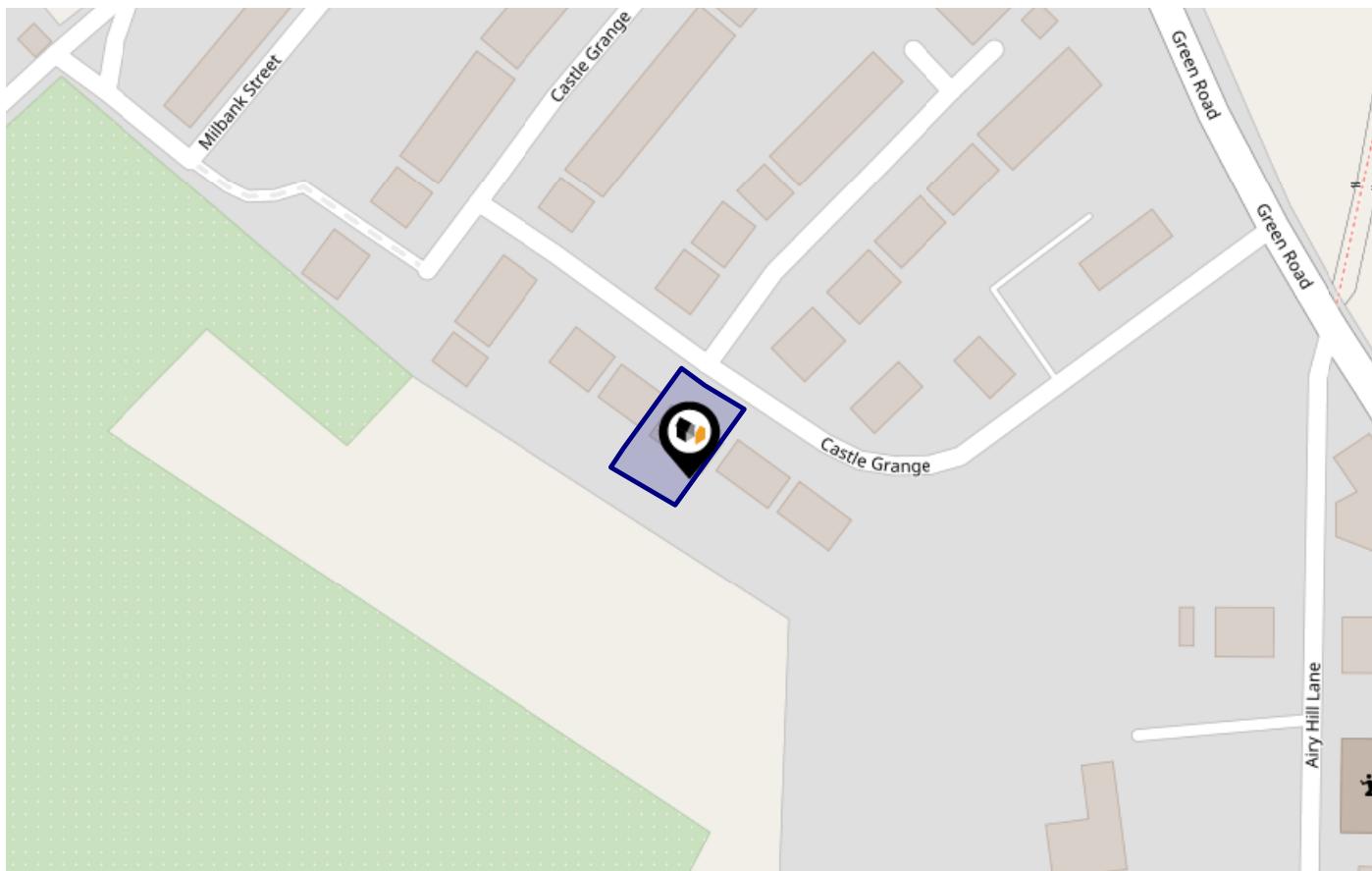
Nearby Council Wards

- 1 Skelton West Ward
- 2 Skelton East Ward
- 3 Saltburn Ward
- 4 St. Germain's Ward
- 5 Brotton Ward
- 6 Lockwood Ward
- 7 Longbeck Ward
- 8 Belmont Ward
- 9 Guisborough Ward
- 10 Wheatlands 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.

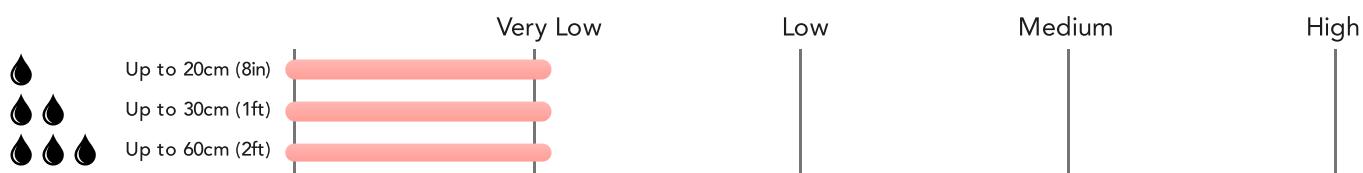


Risk Rating: Very low

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.

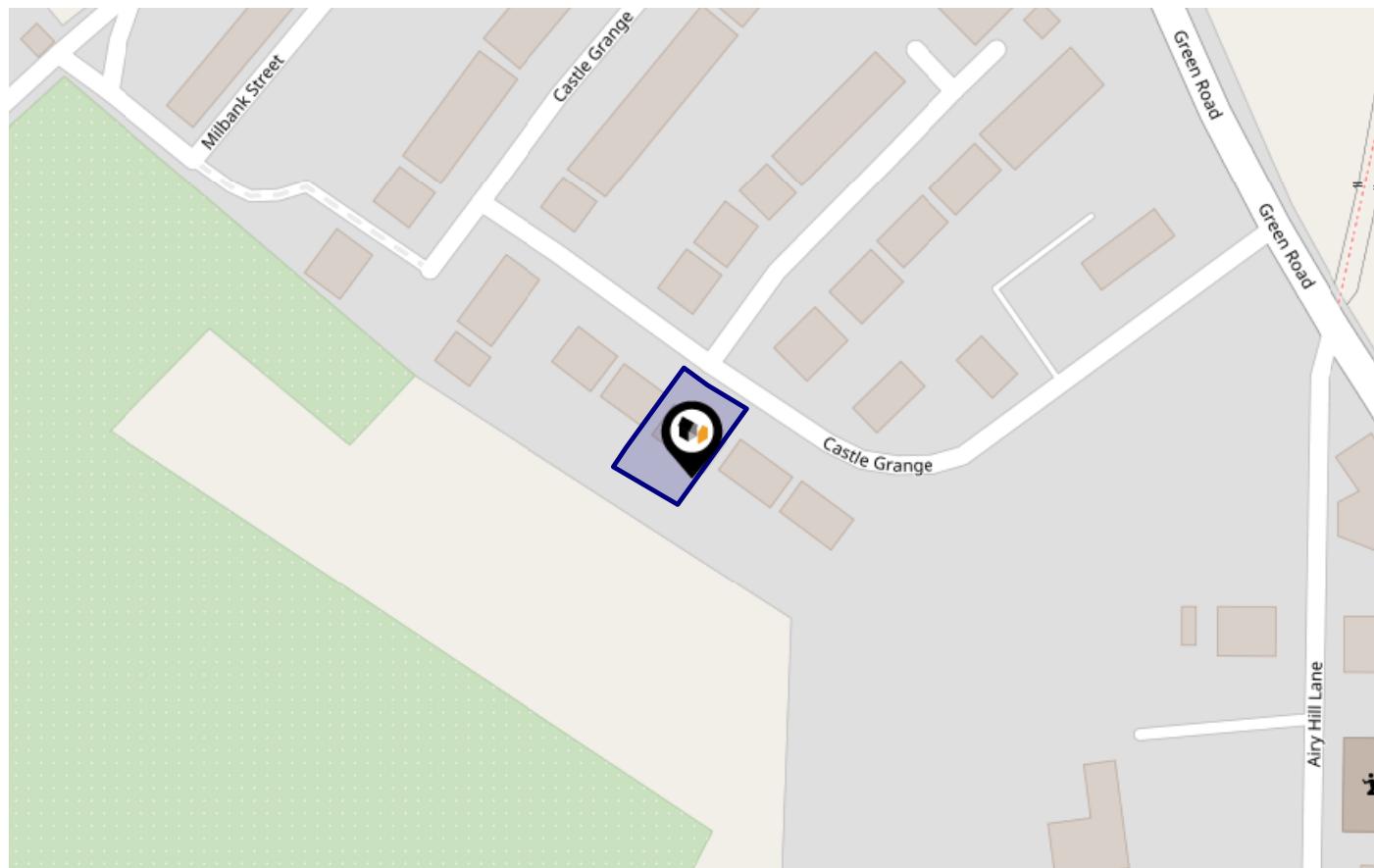
Chance of flooding to the following depths at this property:



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.

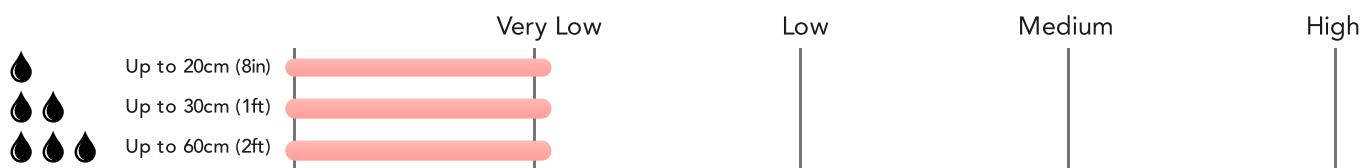


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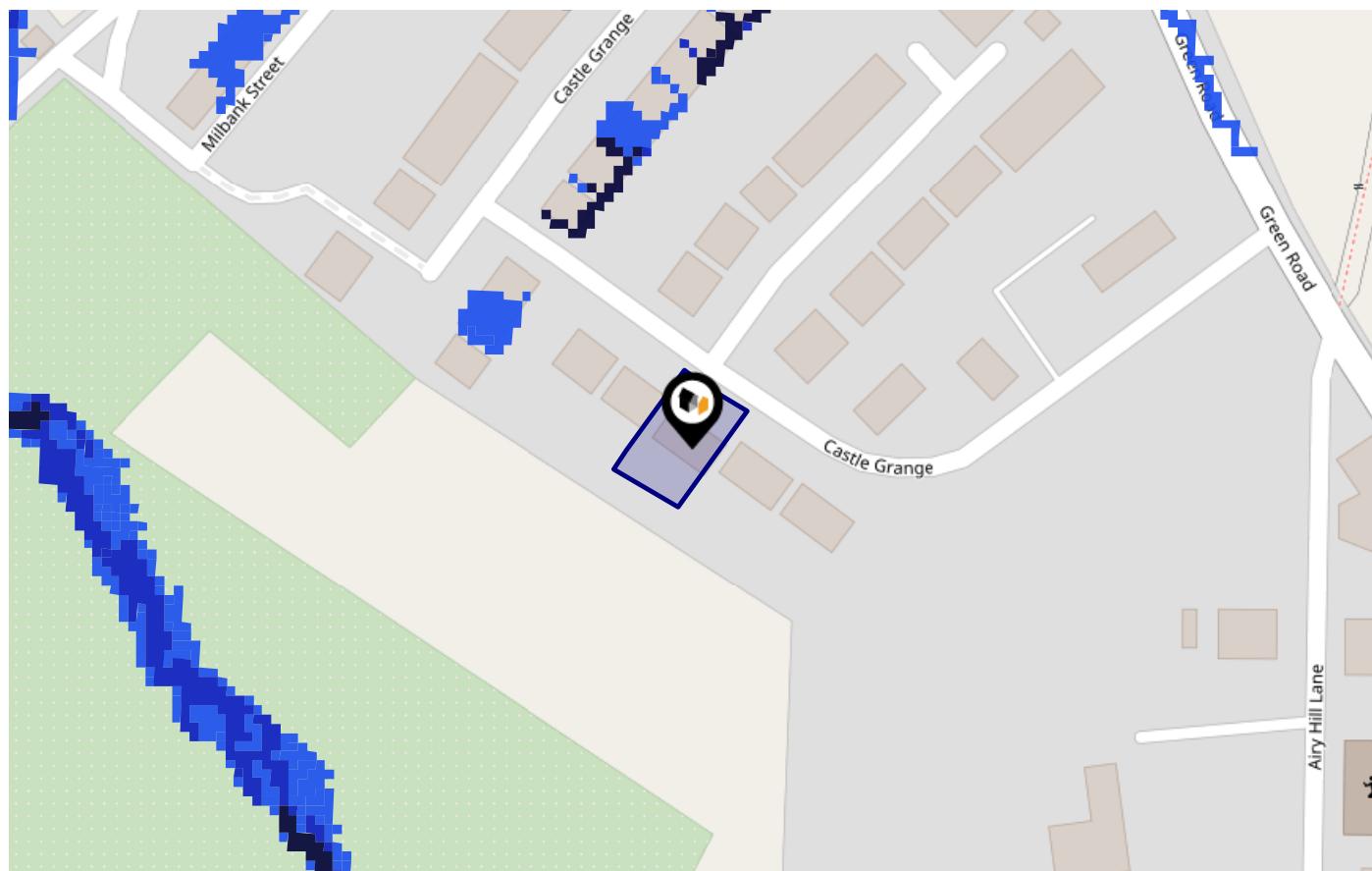
Chance of flooding to the following depths at this property:



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.

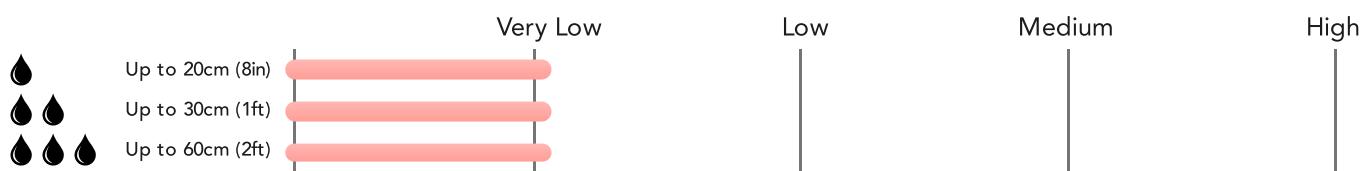


Risk Rating: Very low

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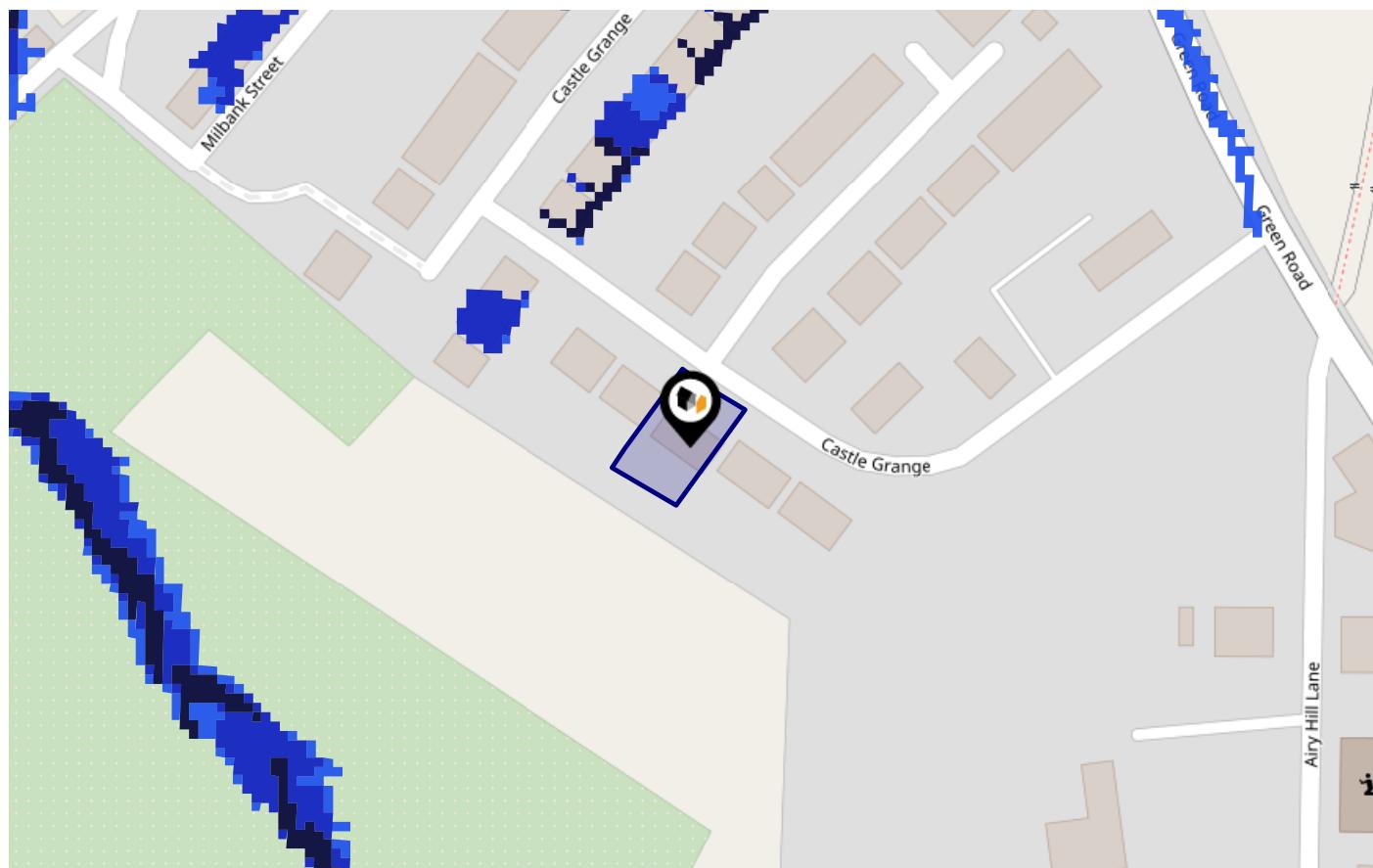
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

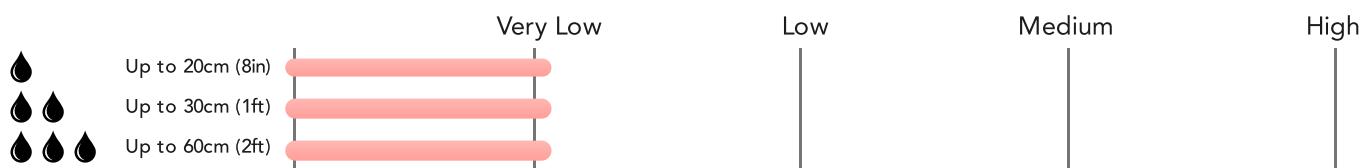


Risk Rating: Very low

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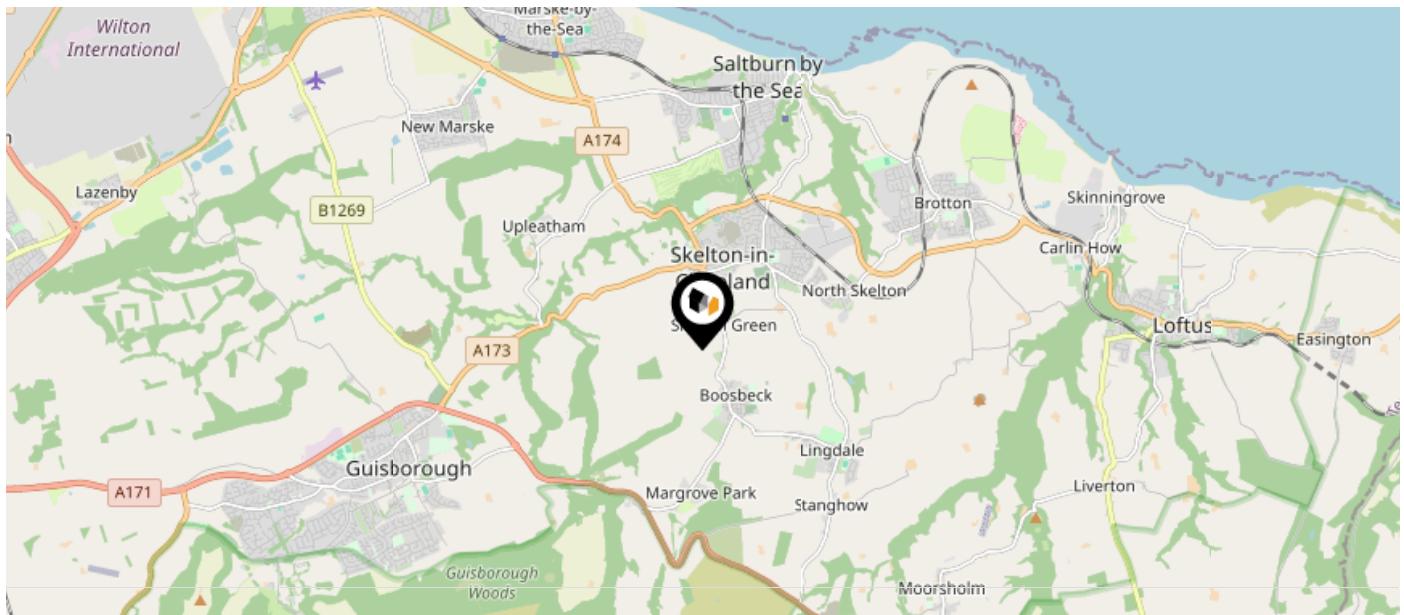
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



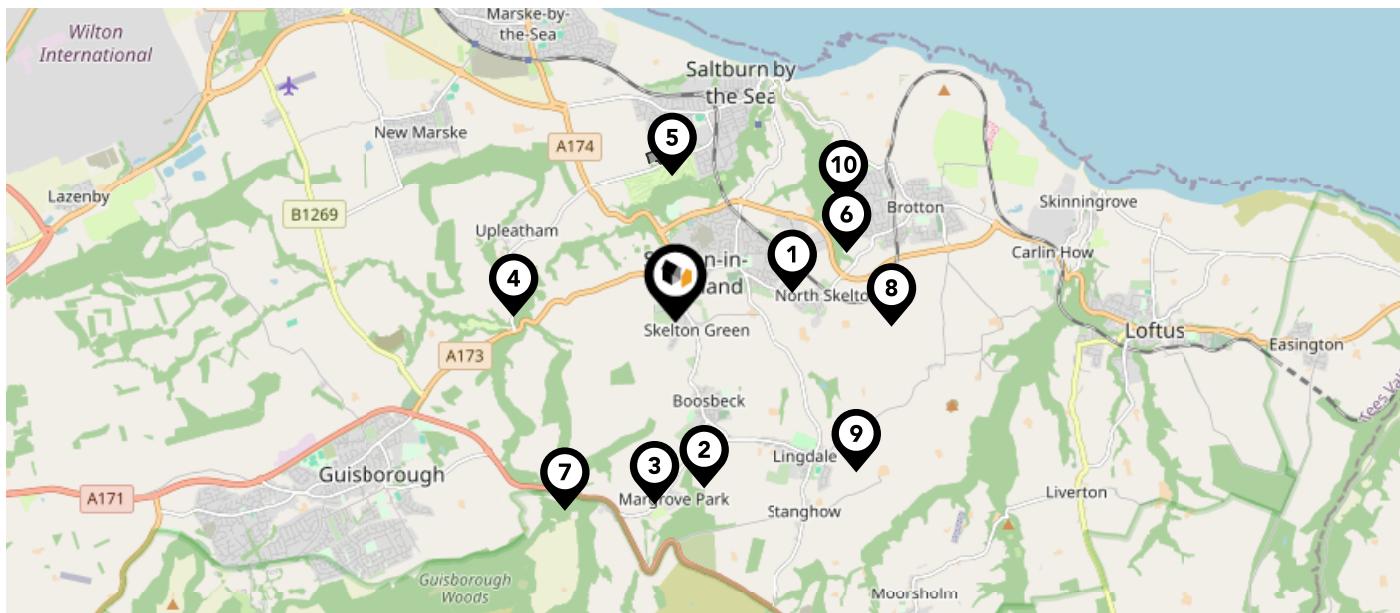
Nearby Green Belt Land

No data available.

Maps

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.



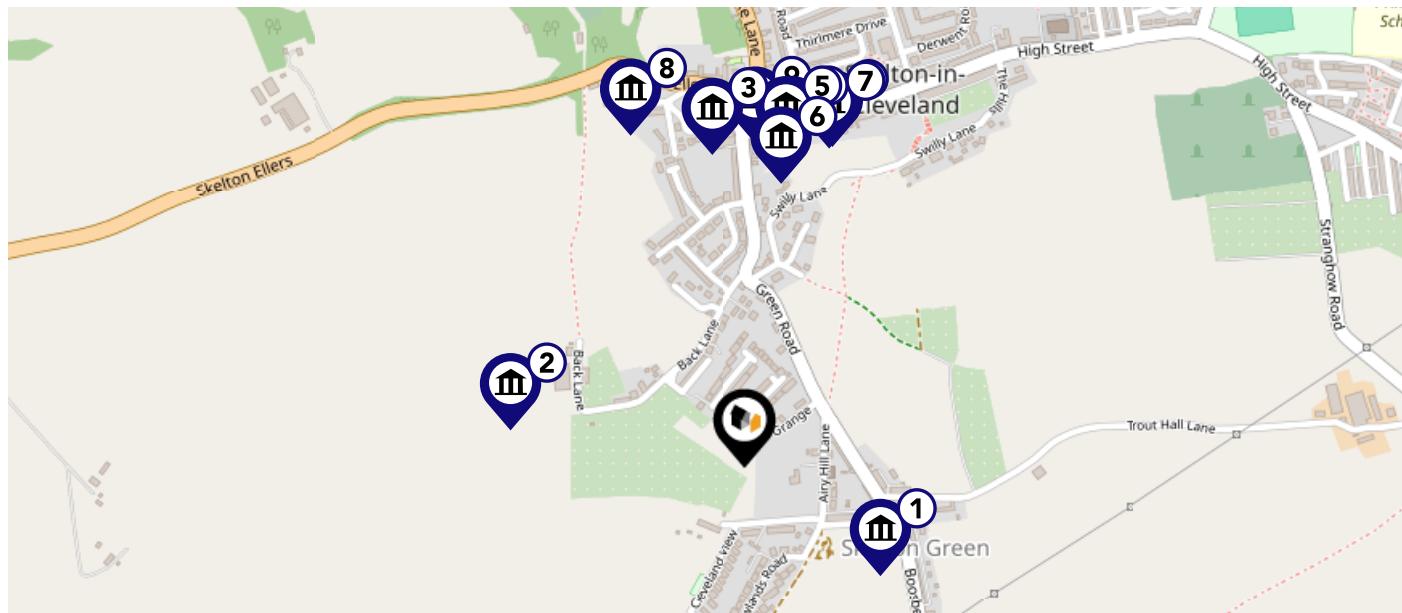
Nearby Landfill Sites

1	North Skelton Plantation South of Watness Avenue-Saltburn by the Sea, Cleveland	Historic Landfill	<input type="checkbox"/>
2	Boosbeck Tip-Mutton Scald Road, Boosbeck, Cleveland	Historic Landfill	<input type="checkbox"/>
3	The Carrs, Land North of Margrove Park-Boosbeck, Saltburn-by-the-Sea	Historic Landfill	<input type="checkbox"/>
4	Capon Hall Farm-Upleatham, Redcar, Cleveland	Historic Landfill	<input type="checkbox"/>
5	Hob Hill Waste Disposal Site-Saltburn by the Sea, Cleveland	Historic Landfill	<input type="checkbox"/>
6	Old Woodside Tip-New Hill Gill, Cleveland	Historic Landfill	<input type="checkbox"/>
7	Rock Hole Quarry-Slapewath, Guisborough, Cleveland	Historic Landfill	<input type="checkbox"/>
8	Lumpsey Mine-Brotton, Cleveland	Historic Landfill	<input type="checkbox"/>
9	Kilton Lane-Kilton Lane, Lingdale	Historic Landfill	<input type="checkbox"/>
10	Land East of Bennison Banks-Brotton, Saltburn by the Sea, Cleveland	Historic Landfill	<input type="checkbox"/>

Maps

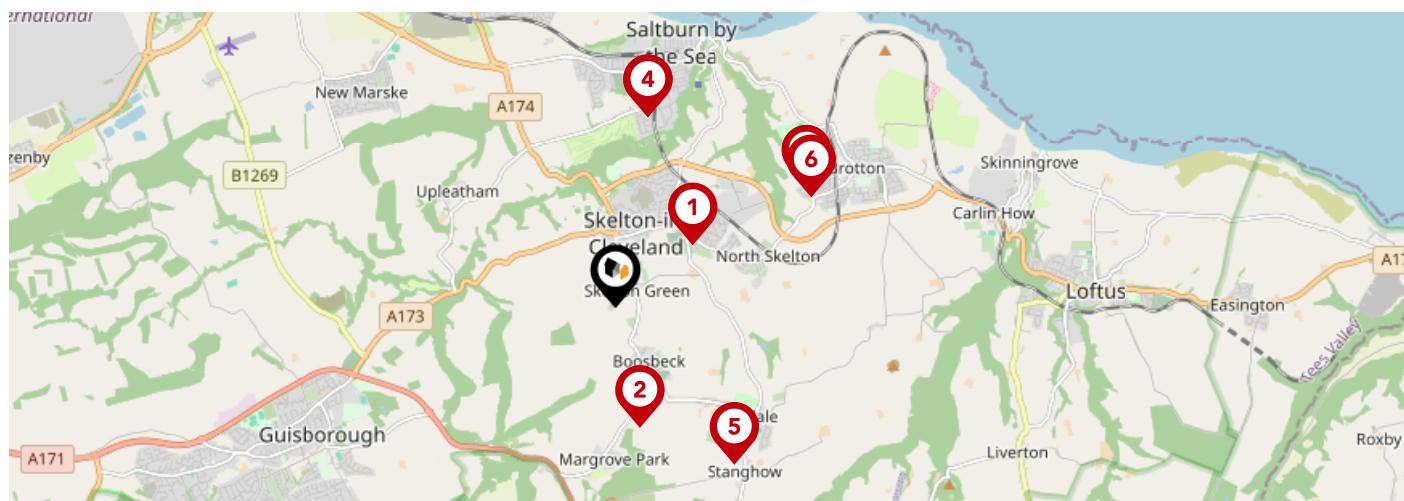
Listed Buildings

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
	1250386 - Rawcliffe House The Bungalow	Grade II	0.2 miles
	1136586 - Sterne's Well, Circa 100 Metres South West Of Back Lane Farmhouse	Grade II	0.2 miles
	1251620 - Nursery School And School House	Grade II	0.3 miles
	1250403 - 15a And 17, High Street	Grade II	0.3 miles
	1263263 - 15, High Street	Grade II	0.3 miles
	1250402 - 12, High Street	Grade II	0.3 miles
	1250405 - 35, High Street	Grade II	0.4 miles
	1251718 - West Terrace	Grade II	0.4 miles
	1263298 - 4, East Terrace	Grade II	0.4 miles
	1250406 - 37, High Street	Grade II	0.4 miles

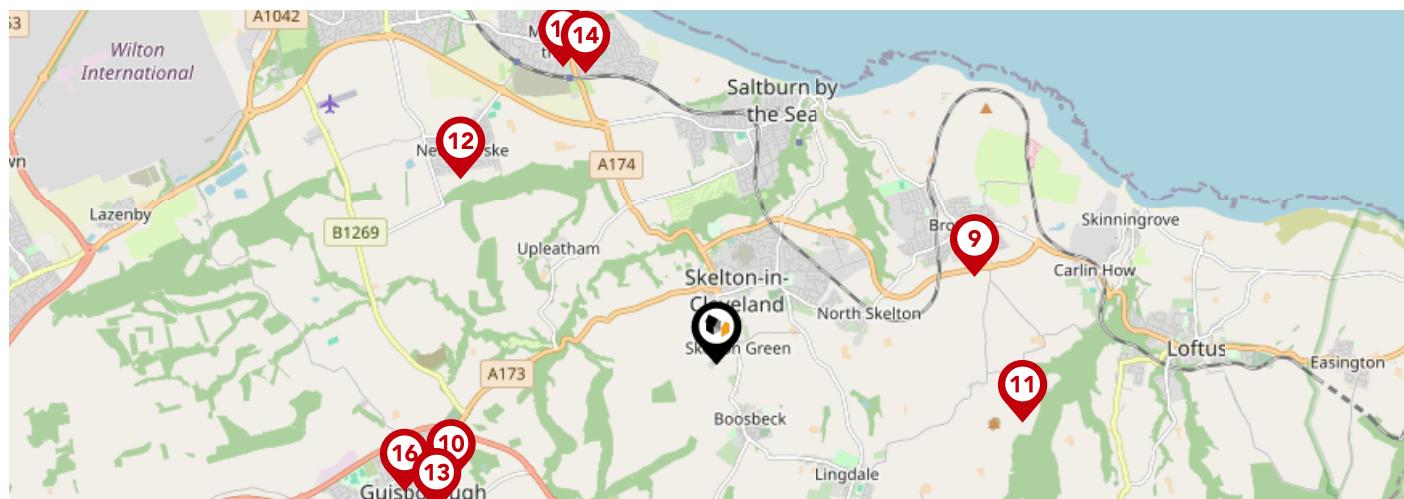
Area Schools



Nursery Primary Secondary College Private

	Skelton Primary School						
1	Skelton Primary School						
	Ofsted Rating: Good Pupils: 496 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lockwood Primary School						
	Ofsted Rating: Good Pupils: 169 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Saltburn Primary School						
	Ofsted Rating: Good Pupils: 370 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Huntcliff School						
	Ofsted Rating: Good Pupils: 530 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lingdale Primary School						
	Ofsted Rating: Requires improvement Pupils: 101 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Freebrough Academy						
	Ofsted Rating: Outstanding Pupils: 832 Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter's Church of England Primary School						
	Ofsted Rating: Good Pupils: 320 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kilton Thorpe Specialist Academy						
	Ofsted Rating: Outstanding Pupils: 178 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



Nursery Primary Secondary College Private



Badger Hill Academy

Ofsted Rating: Good | Pupils: 140 | Distance: 2.35



Laurence Jackson School

Ofsted Rating: Not Rated | Pupils: 1239 | Distance: 2.49



Old Farm School

Ofsted Rating: Good | Pupils: 36 | Distance: 2.68



New Marske Primary School

Ofsted Rating: Good | Pupils: 207 | Distance: 2.71



Prior Pursglove and Stockton Sixth Form College

Ofsted Rating: Good | Pupils: 0 | Distance: 2.71



Errington Primary School

Ofsted Rating: Good | Pupils: 209 | Distance: 2.74



Invested Education

Ofsted Rating: Inadequate | Pupils: 11 | Distance: 2.88

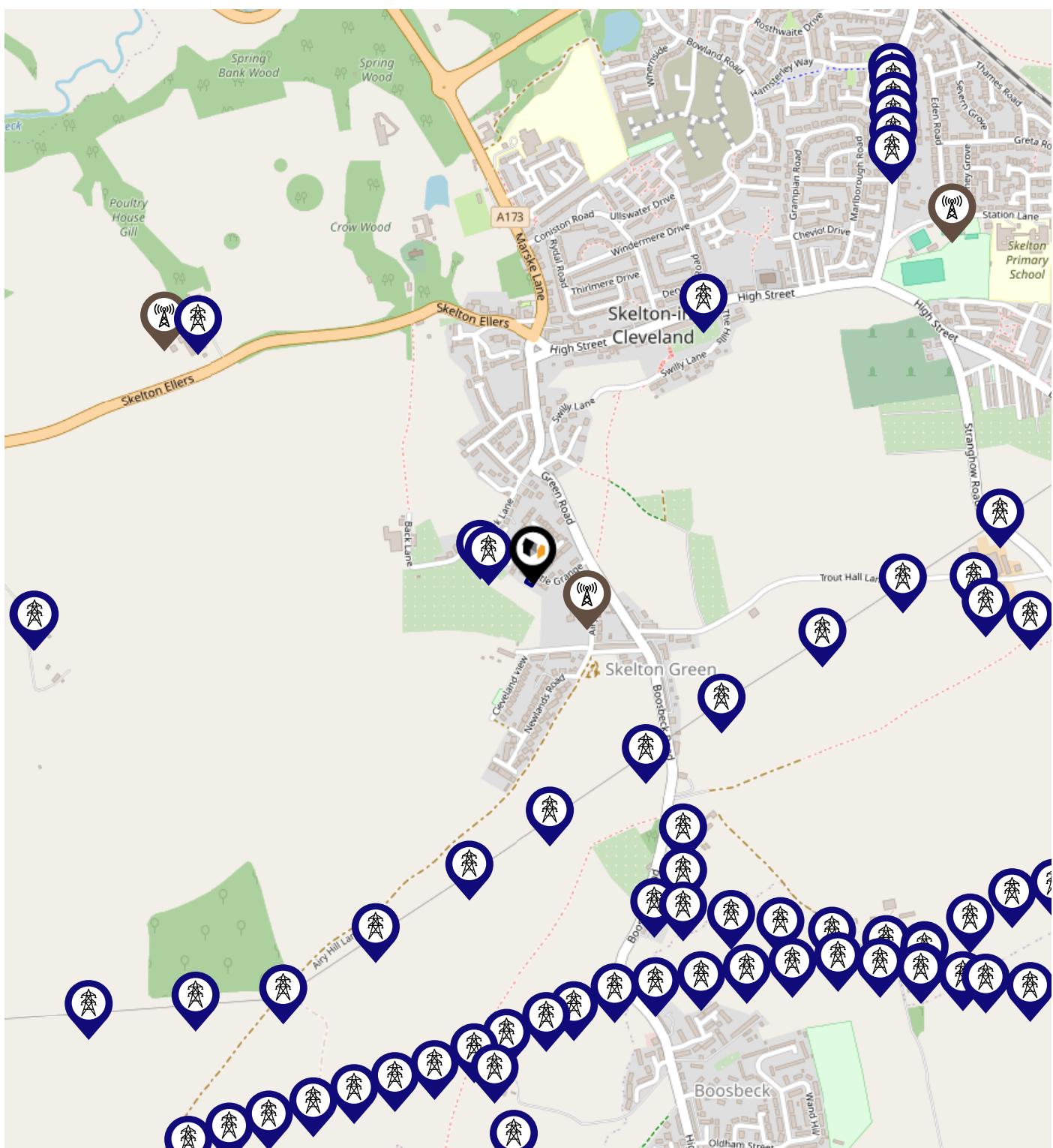


Chaloner Primary School

Ofsted Rating: Good | Pupils: 235 | Distance: 2.89



Local Area Masts & Pylons

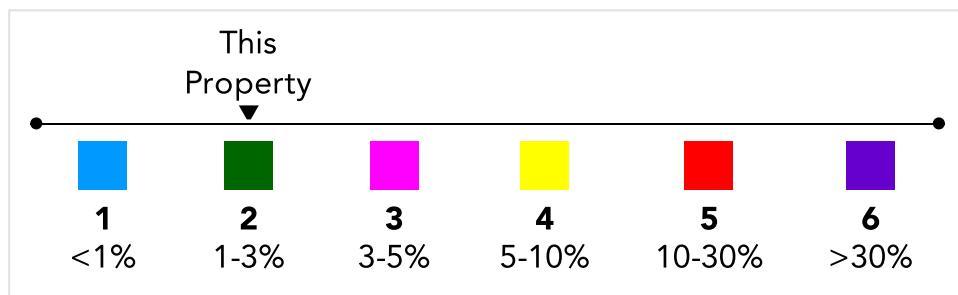
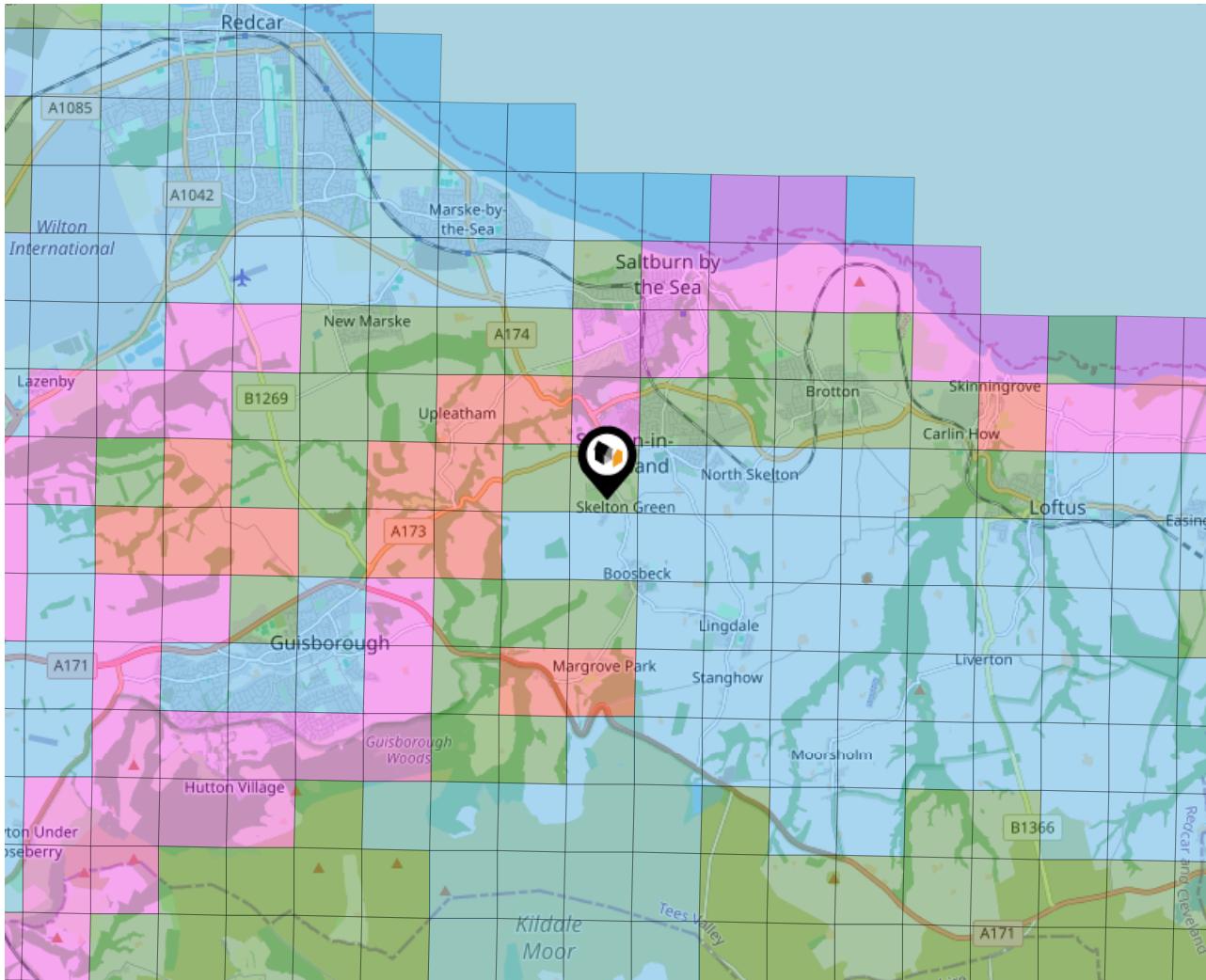


Key:

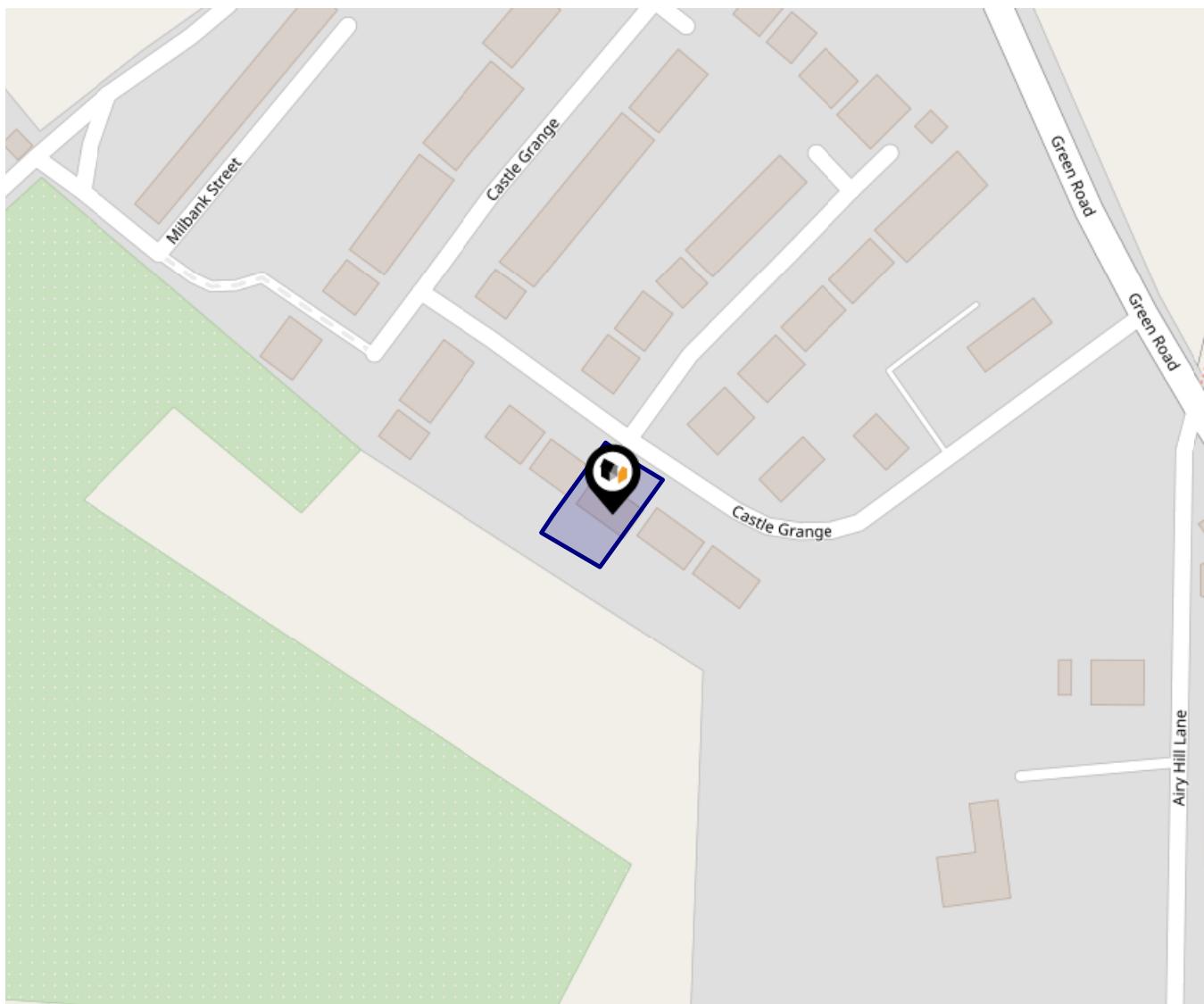
- Power Pylons
- Communication Masts

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).



Local Area Road Noise



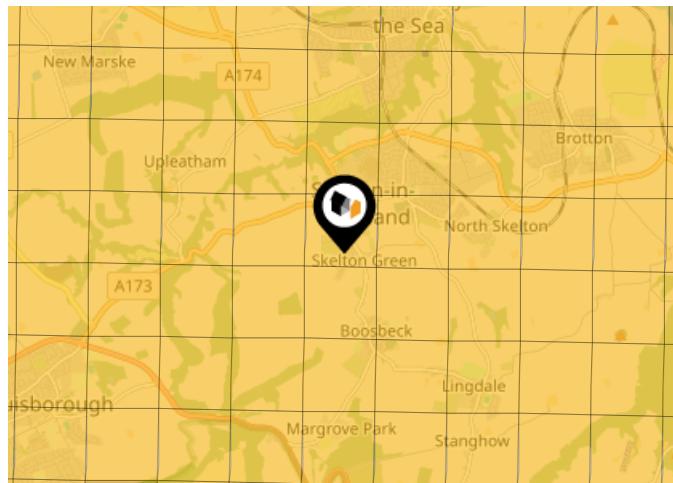
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

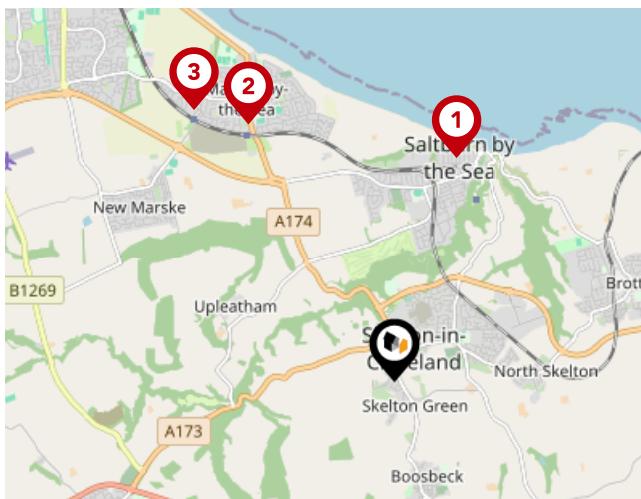
Carbon Content: VARIABLE(LOW) **Soil Texture:** LOAM TO CLAYEY LOAM
Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS) **Soil Depth:** DEEP
Soil Group: MEDIUM TO HEAVY



Primary Classifications (Most Common Clay Types)

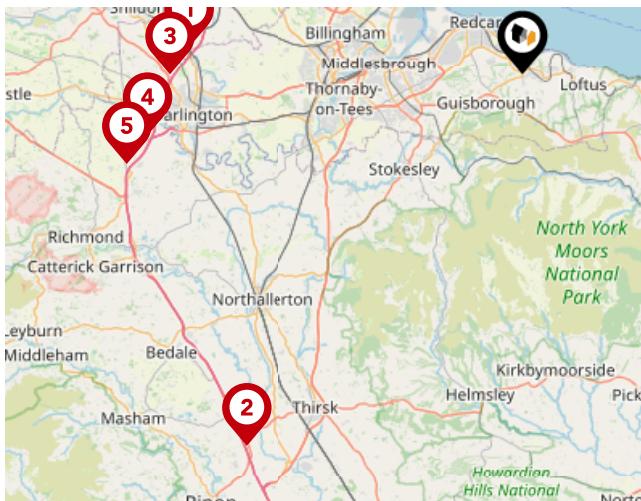
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saltburn Rail Station	2 miles
2	Marske Rail Station	2.54 miles
3	Longbeck Rail Station	2.89 miles



Trunk Roads/Motorways

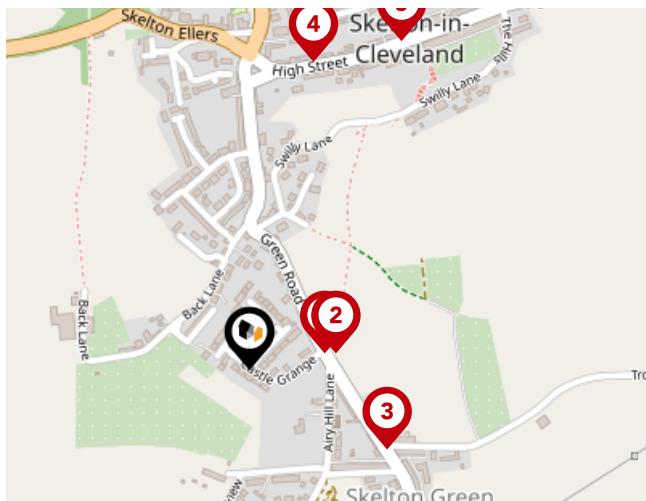
Pin	Name	Distance
1	A1(M) J59	23.06 miles
2	A1(M) J50	31.92 miles
3	A1(M) J58	24.31 miles
4	A1(M) J57	26.11 miles
5	A1(M) J56	27.93 miles



Airports/Helpads

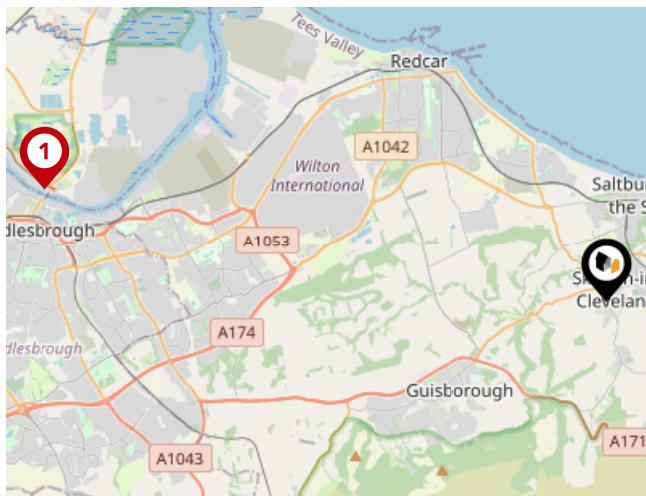
Pin	Name	Distance
1	Teesside Airport	18.14 miles
2	Airport	44.02 miles
3	Leeds Bradford Airport	54.73 miles
4	Humberside Airport	72.09 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Airy Hill Lane	0.08 miles
2	Airy Hill Lane	0.09 miles
3	Manless Terrace	0.17 miles
4	Sterne Cottages	0.34 miles
5	Co-op	0.39 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	9.84 miles



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.

Martin & Co Guisborough

Testimonials



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

 /martinco_uk

 /MartinCoUK

 /company/martin-&-co

Agent Disclaimer



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.

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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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