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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 10th March 2025



FOUNTAIN STREET, GUISBOROUGH, TS14

Martin & Co Guisborough

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Property


Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	333 ft ² / 31 m ²
Plot Area:	0.14 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,539
Title Number:	CE149045

Tenure: Freehold

Local Area

Local Authority:	Redcar and Cleveland
Conservation Area:	Guisborough
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)

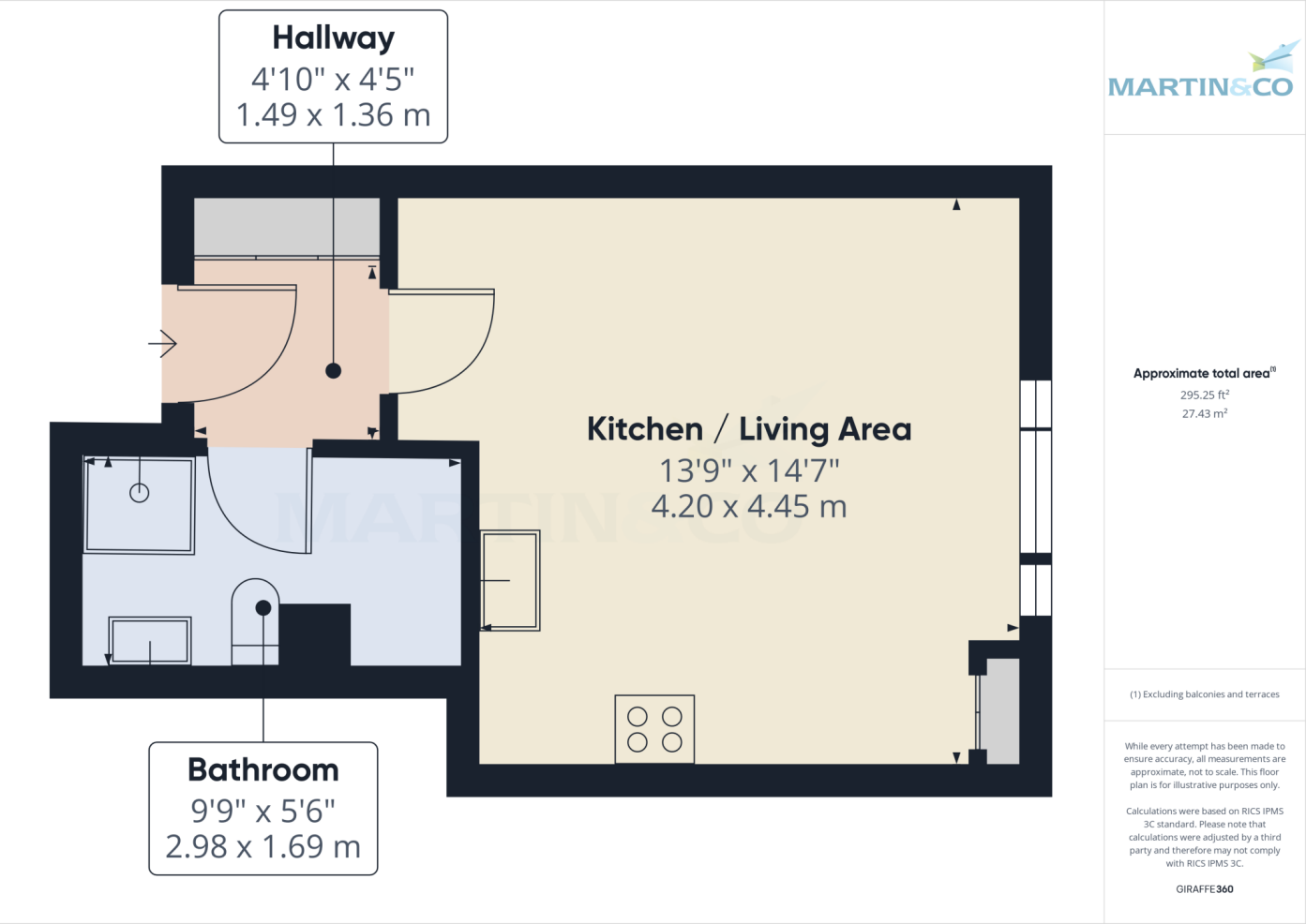


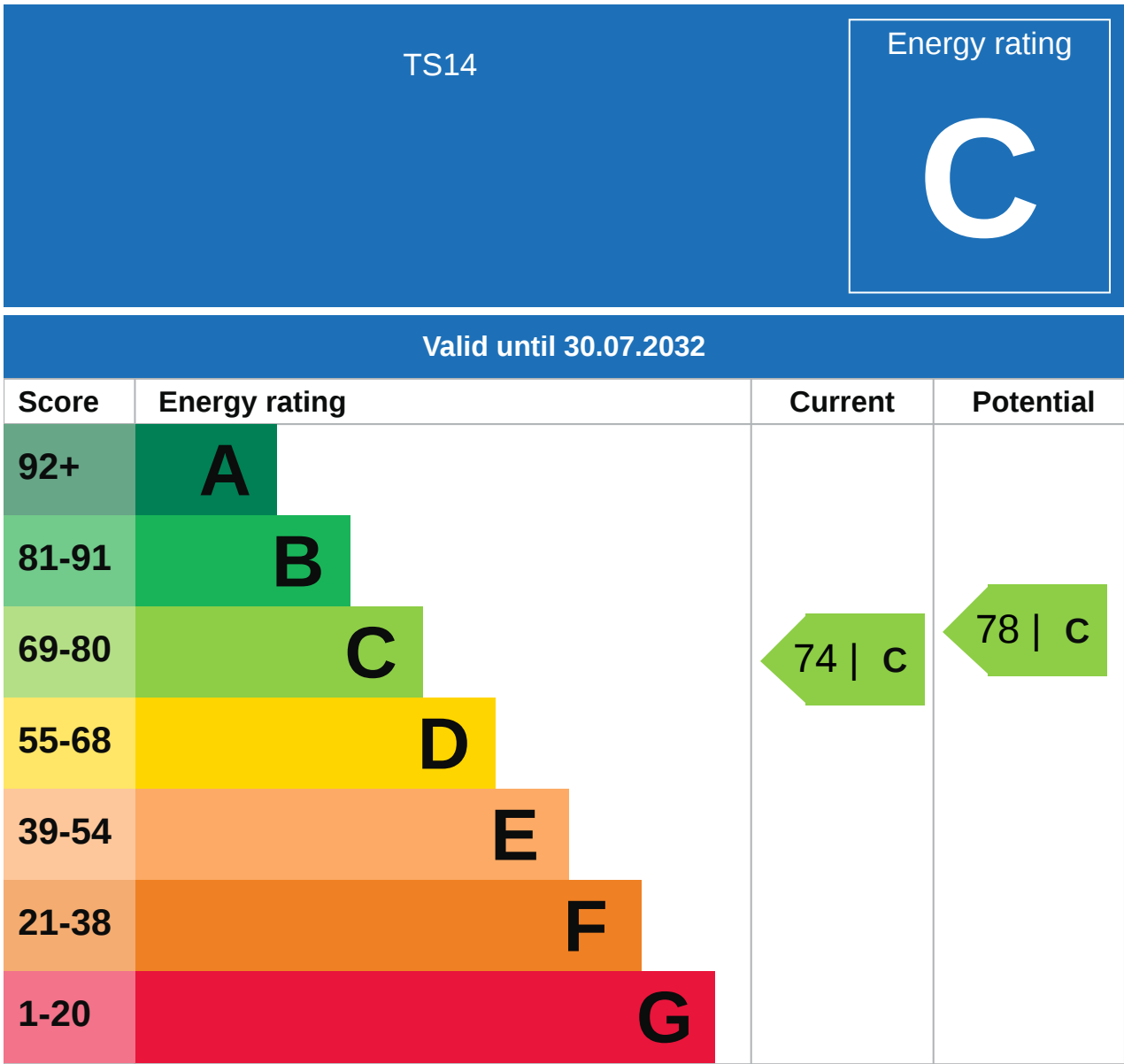
Satellite/Fibre TV Availability:





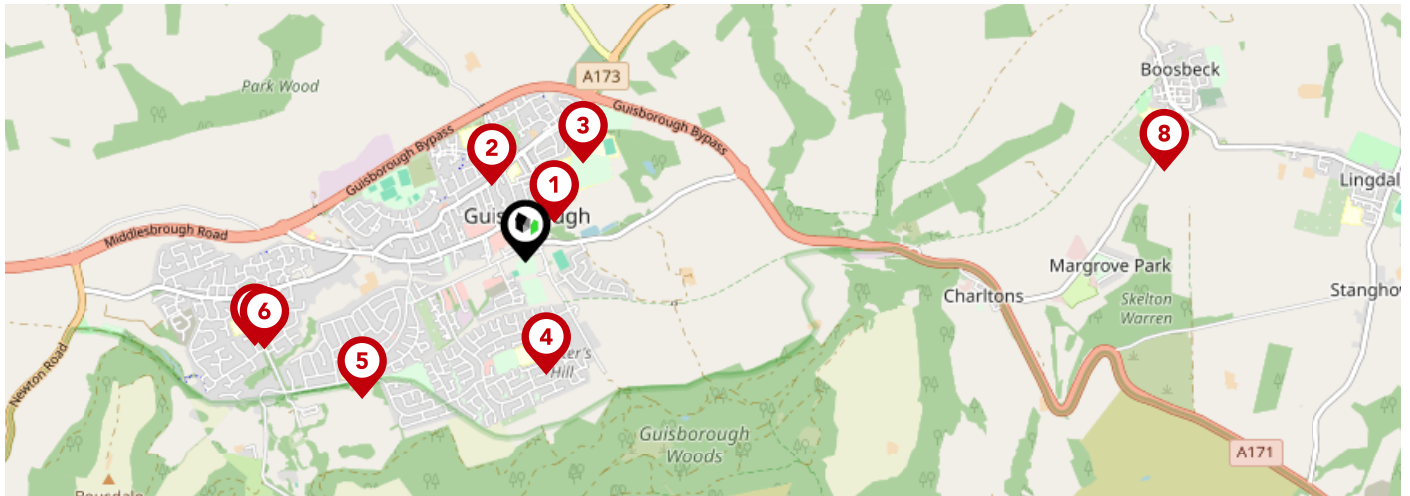
FOUNTAIN STREET, GUISBOROUGH, TS14











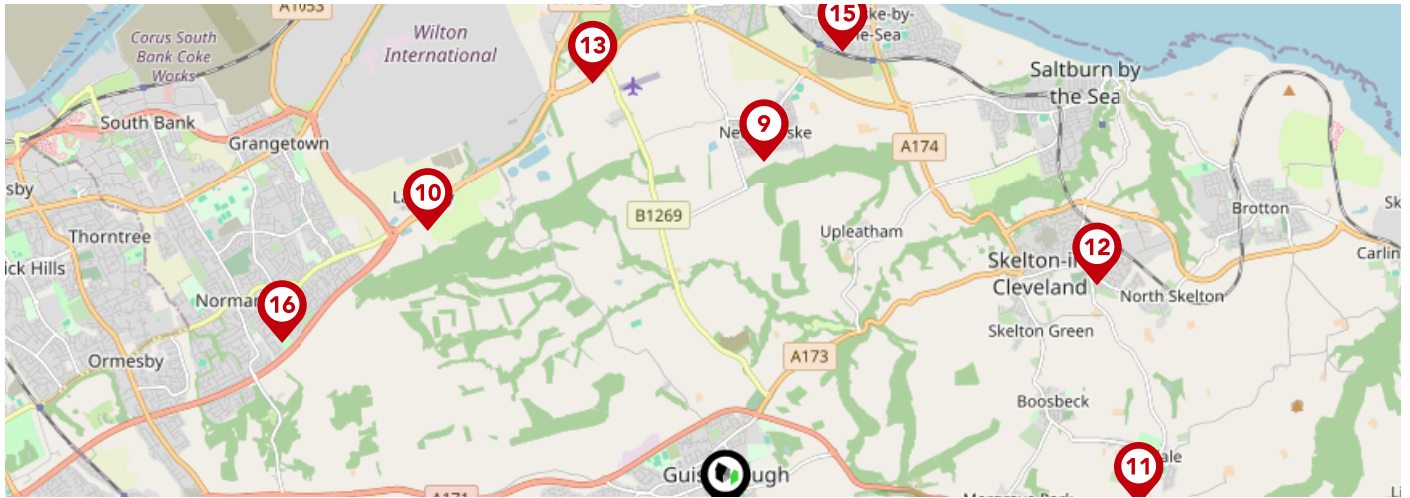










Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	31 m ²



		Nursery	Primary	Secondary	College	Private
	Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaloner Primary School Ofsted Rating: Good Pupils: 235 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laurence Jackson School Ofsted Rating: Not Rated Pupils: 1239 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Belmont Primary School Ofsted Rating: Good Pupils: 397 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highcliffe Primary School Ofsted Rating: Good Pupils: 292 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Galley Hill Primary School Ofsted Rating: Good Pupils: 282 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 207 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lockwood Primary School Ofsted Rating: Good Pupils: 169 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	New Marske Primary School Ofsted Rating: Good Pupils: 207 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilton Primary Academy Ofsted Rating: Good Pupils: 74 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lingdale Primary School Ofsted Rating: Requires improvement Pupils: 101 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skelton Primary School Ofsted Rating: Good Pupils: 496 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkleatham Hall School Ofsted Rating: Good Pupils: 185 Distance:3.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westgarth Primary School Ofsted Rating: Outstanding Pupils: 346 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 183 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bankfields Primary School Ofsted Rating: Good Pupils: 289 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

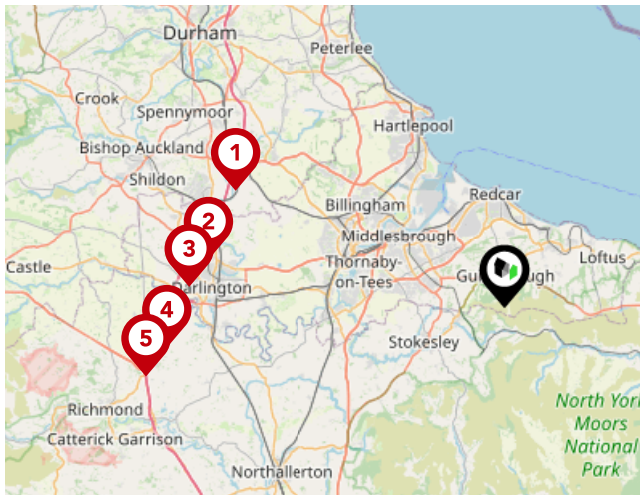
Area

Transport (National)








National Rail Stations

Pin	Name	Distance
	Longbeck Rail Station	3.85 miles
	Kildale Rail Station	4.03 miles
	Marske Rail Station	3.86 miles







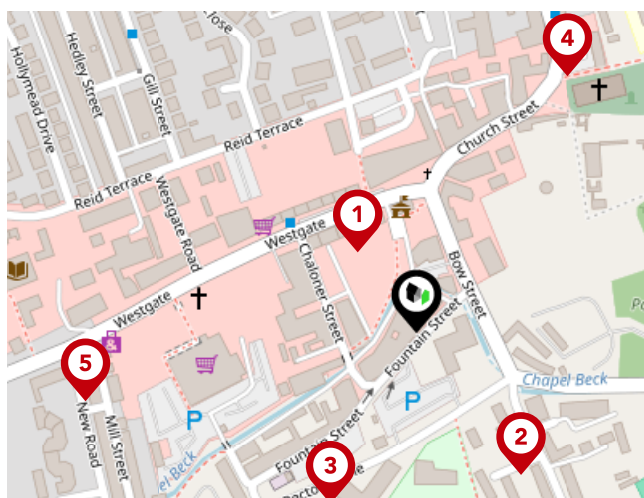
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J60	20.17 miles
	A1(M) J59	20.73 miles
	A1(M) J58	21.84 miles
	A1(M) J57	23.41 miles
	A1(M) J56	25.16 miles



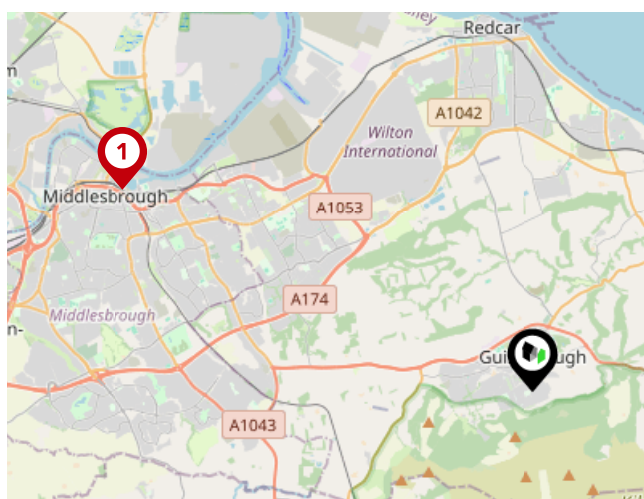
Airports/Helipads

Pin	Name	Distance
	Teesside Airport	15.45 miles
	Airport	43.55 miles
	Leeds Bradford Airport	52.25 miles
	Humberside Airport	71.74 miles



Bus Stops/Stations

Pin	Name	Distance
1	Market Place	0.05 miles
2	Fountains Close	0.09 miles
3	Belmont View	0.1 miles
4	Avenue Place	0.16 miles
5	Kemplah House	0.18 miles



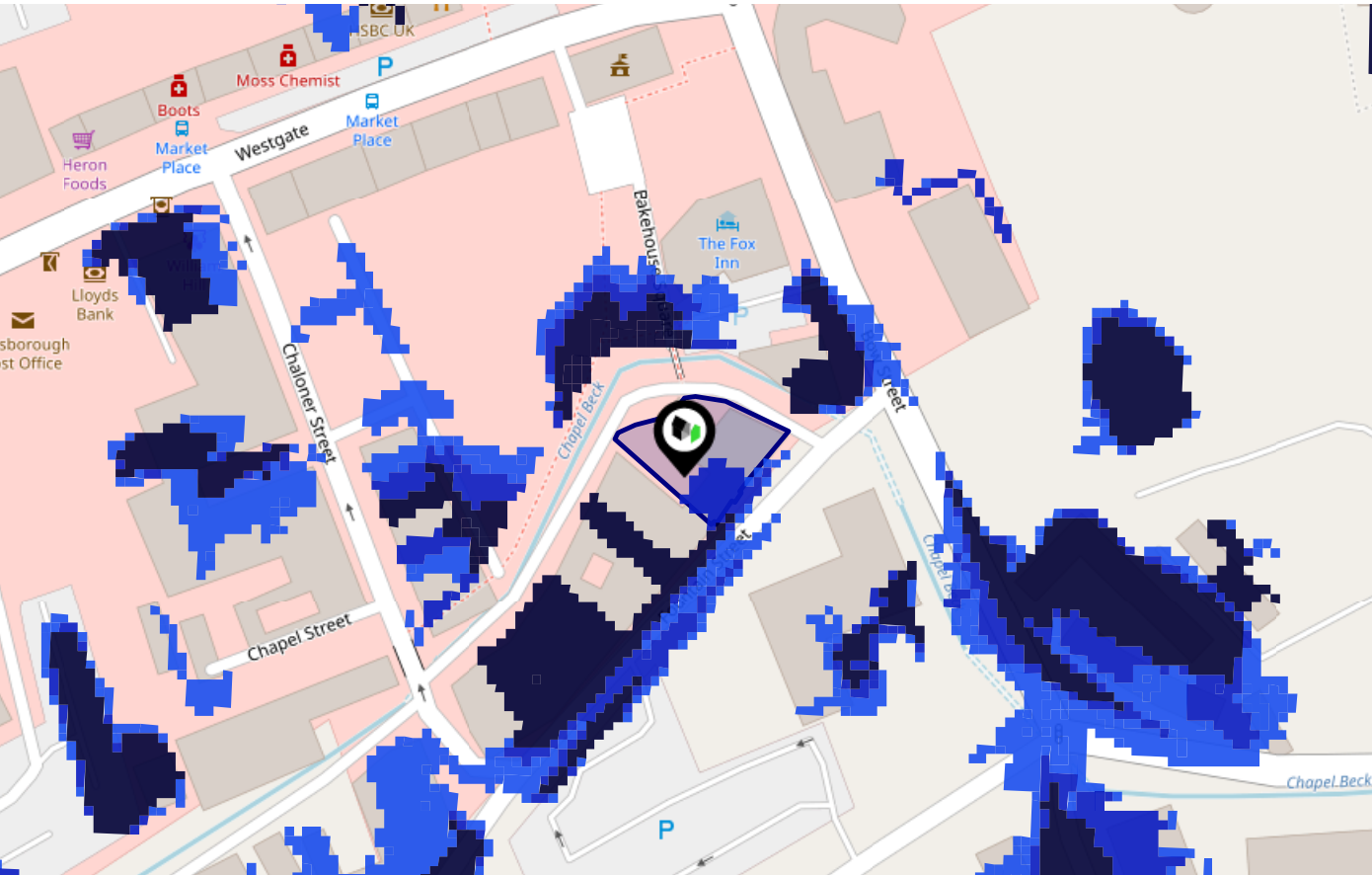
Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge North Side	7.87 miles

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

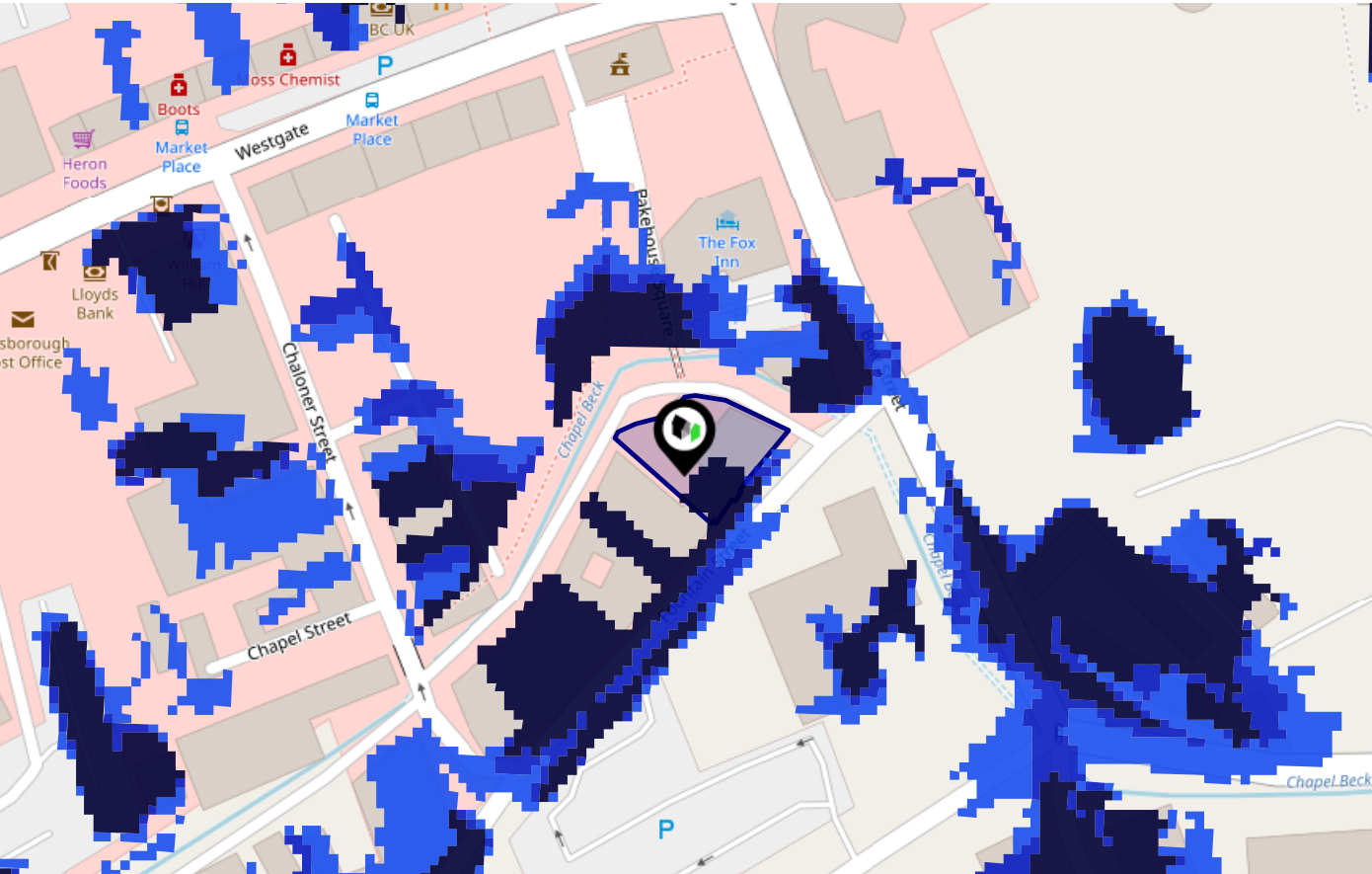
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

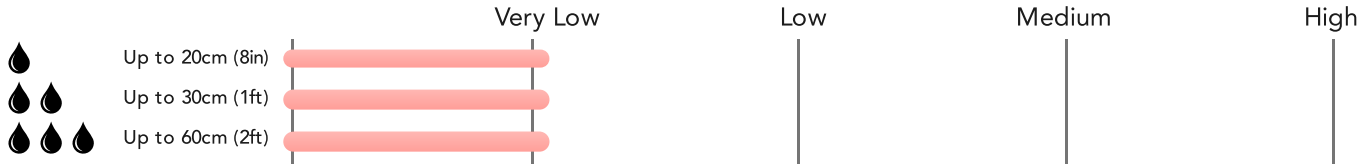


Risk Rating: Very low

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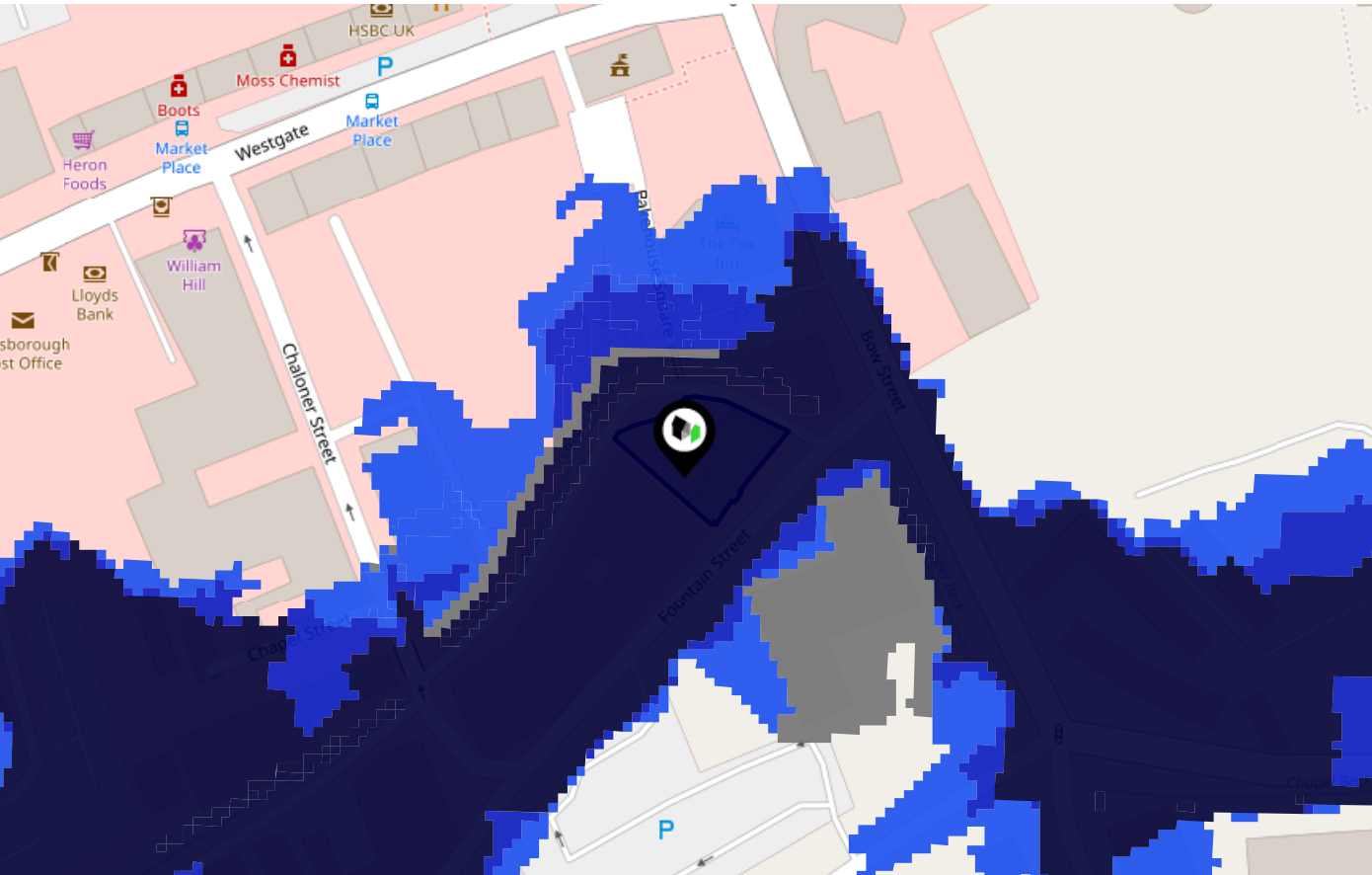
Chance of flooding to the following depths at this property:



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.

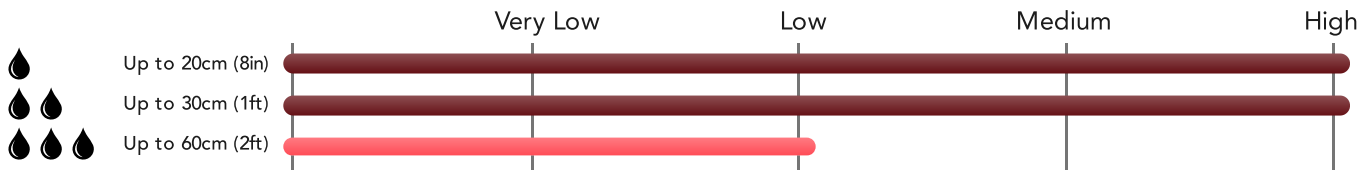


Risk Rating: High

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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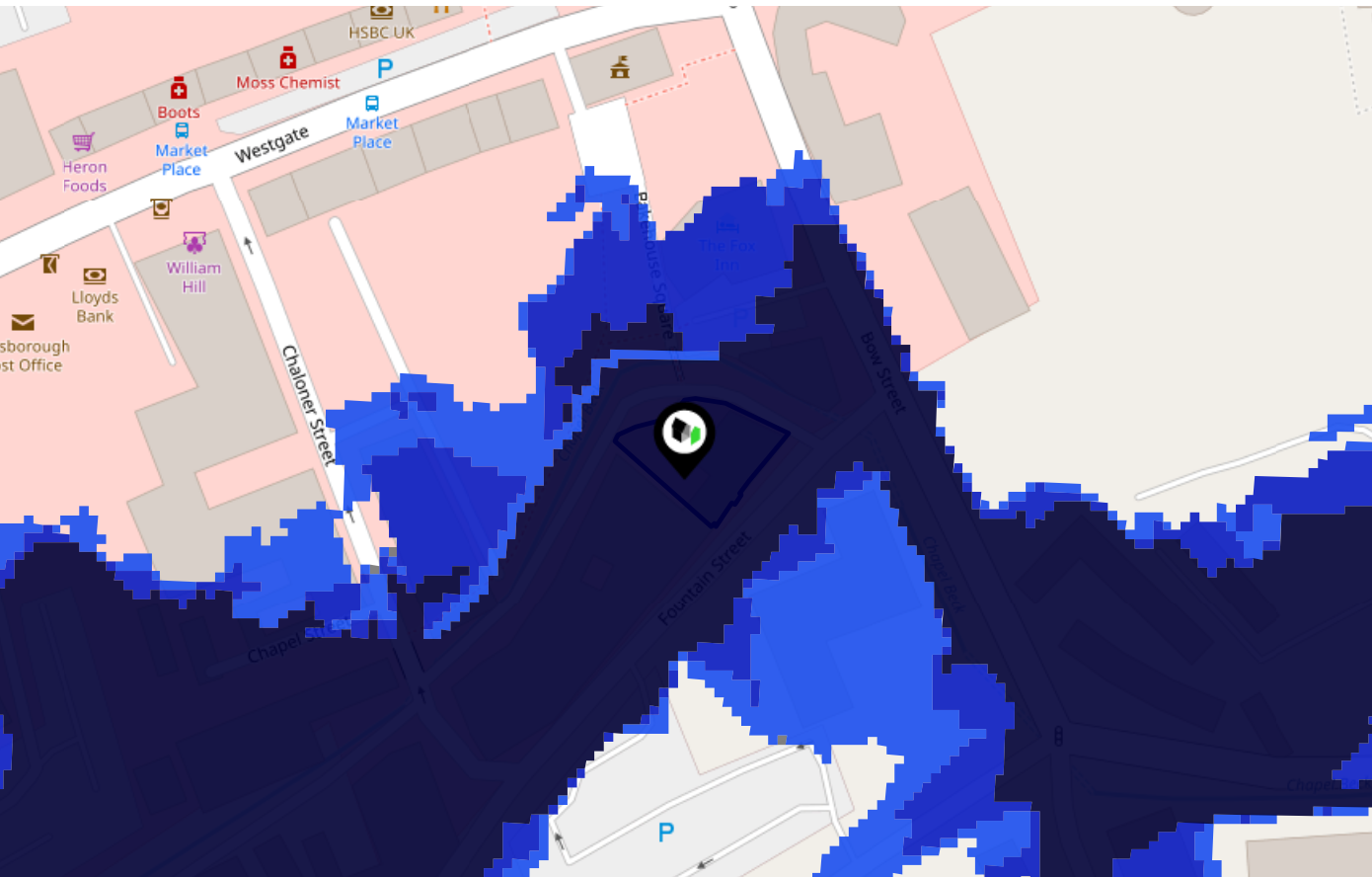
Chance of flooding to the following depths at this property:



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.

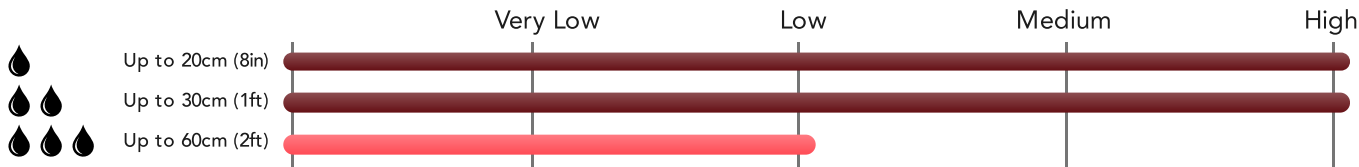


Risk Rating: High

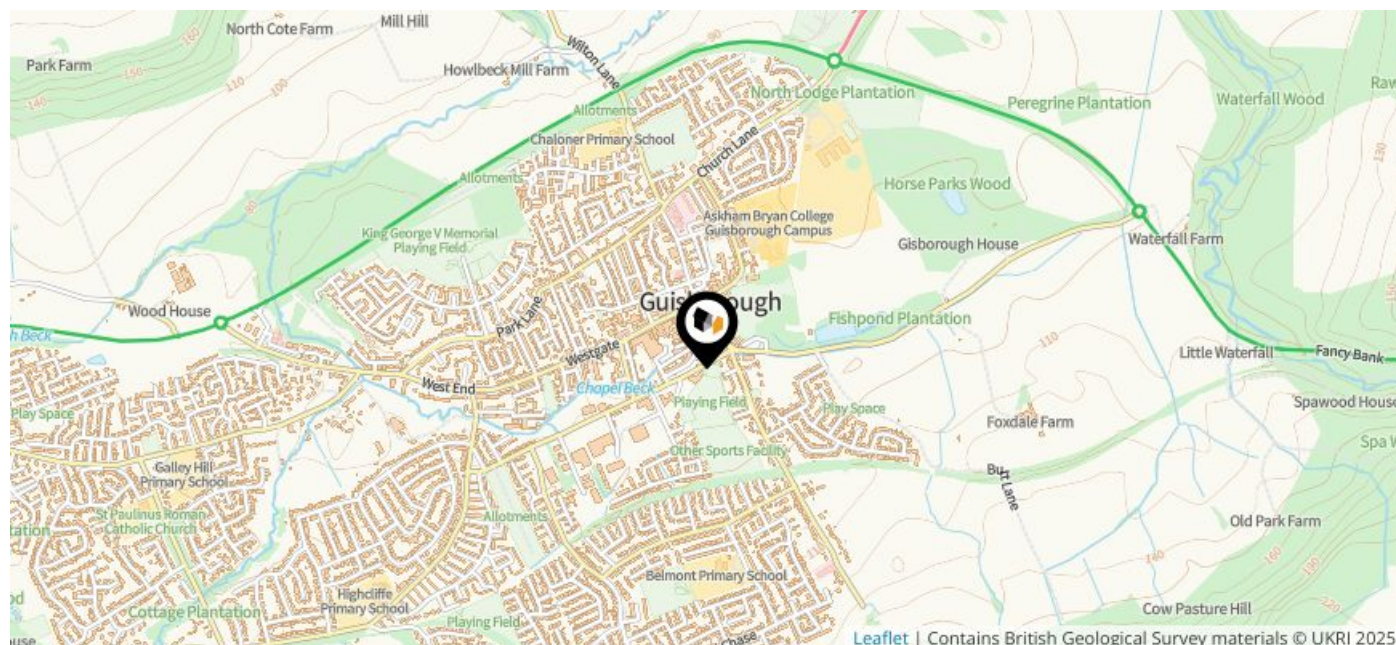
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

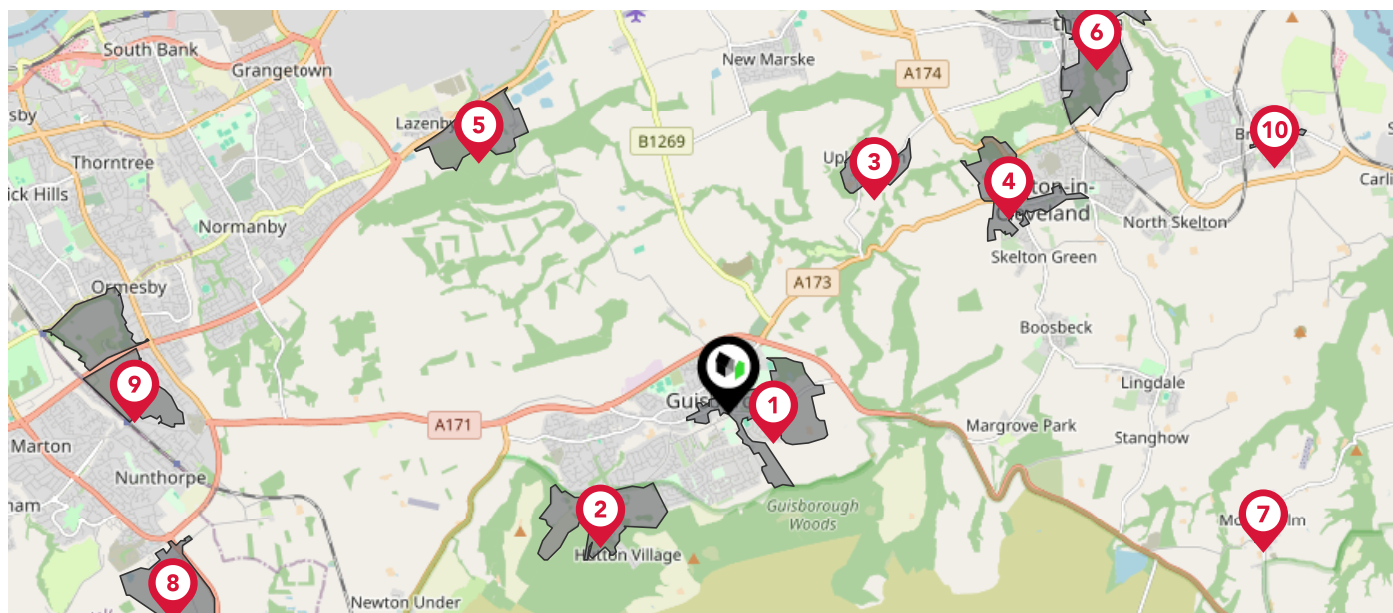
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Guisborough

2

Hutton Lowcross

3

Upleatham

4

Skelton

5

Wilton

6

Saltburn-by-the-Sea

7

Moorsholm

8

Nunthorpe and Poole

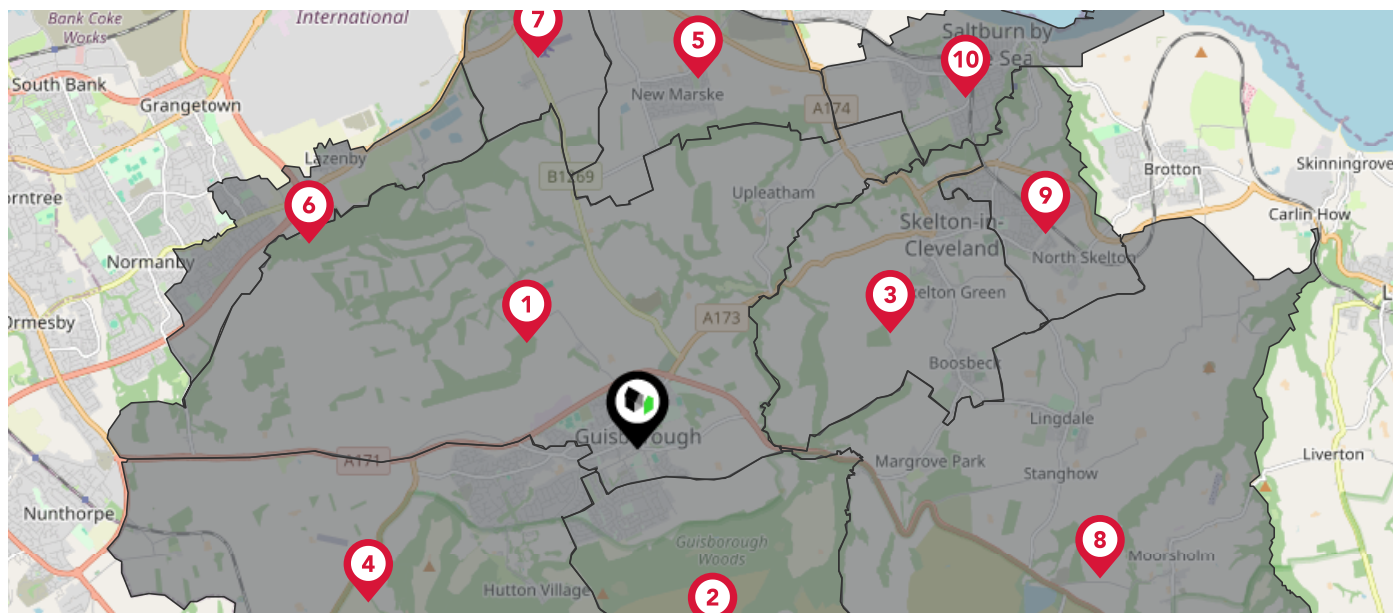
9

Ormesby Hall

10

Brotton

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 Guisborough Ward

2 Belmont Ward

3 Skelton West Ward

4 Hutton Ward

5 Longbeck Ward

6 Eston Ward

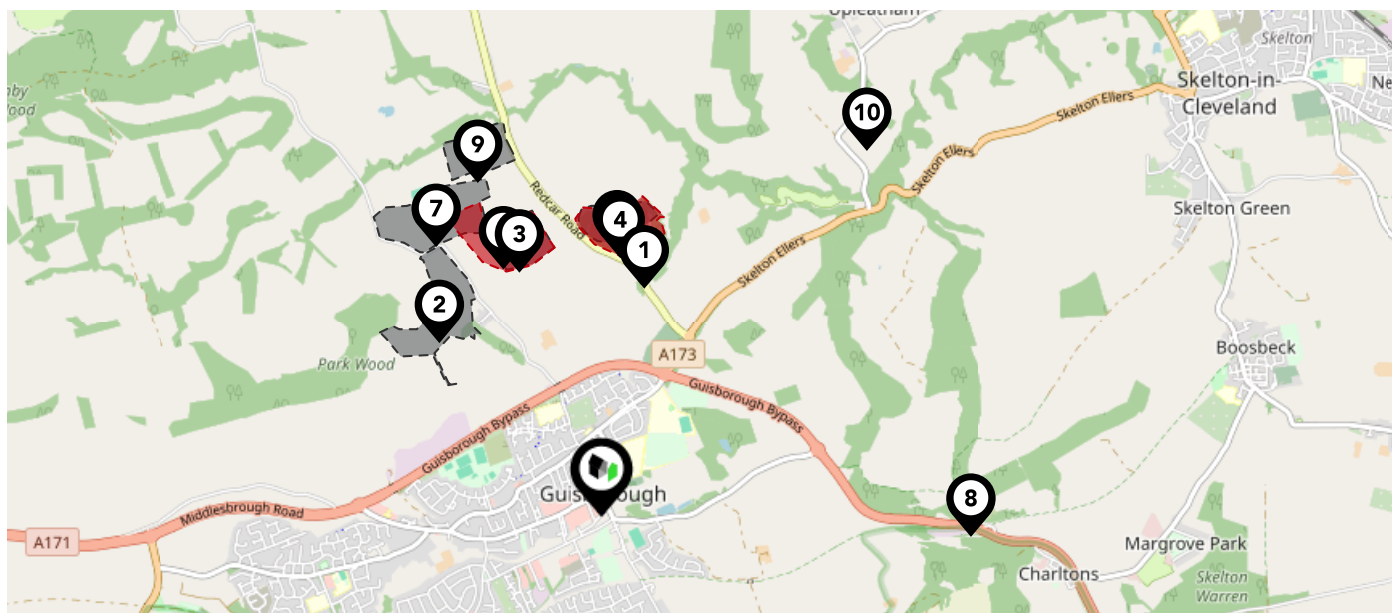
7 Kirkleatham Ward

8 Lockwood Ward

9 Skelton East Ward

10 Saltburn Ward

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	Tocketts Bridge Farm-Tocketts, Guisborough, Cleveland	Historic Landfill	
2	Dunsdale Extension / Land North of Mount Pleasant Cottages and West of Wilton Lane-Near Dunsdale, Guisborough, Cleveland	Historic Landfill	
3	Carlin Howe Landfill Site-Redcar Road, Redcar, Dunsdale, Cleveland	Historic Landfill	
4	EA/EPR/UP3490ZR/V002	Active Landfill	
5	Thornton Fields Farm Landfill-Tocketts Bridge, Guisborough	Historic Landfill	
6	EA/EPR/JB3300UC/T001	Active Landfill	
7	Land to the West of the Guisborough to Dunsdale Road B1269-Dunsdale, Guisborough, Cleveland	Historic Landfill	
8	Rock Hole Quarry-Slapewath, Guisborough, Cleveland	Historic Landfill	
9	Dunsdale Tip-Dunsdale, Northumbria	Historic Landfill	
10	Capon Hall Farm-Upleatham, Redcar, Cleveland	Historic Landfill	



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.

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.



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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:



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Valuation Office
Agency

