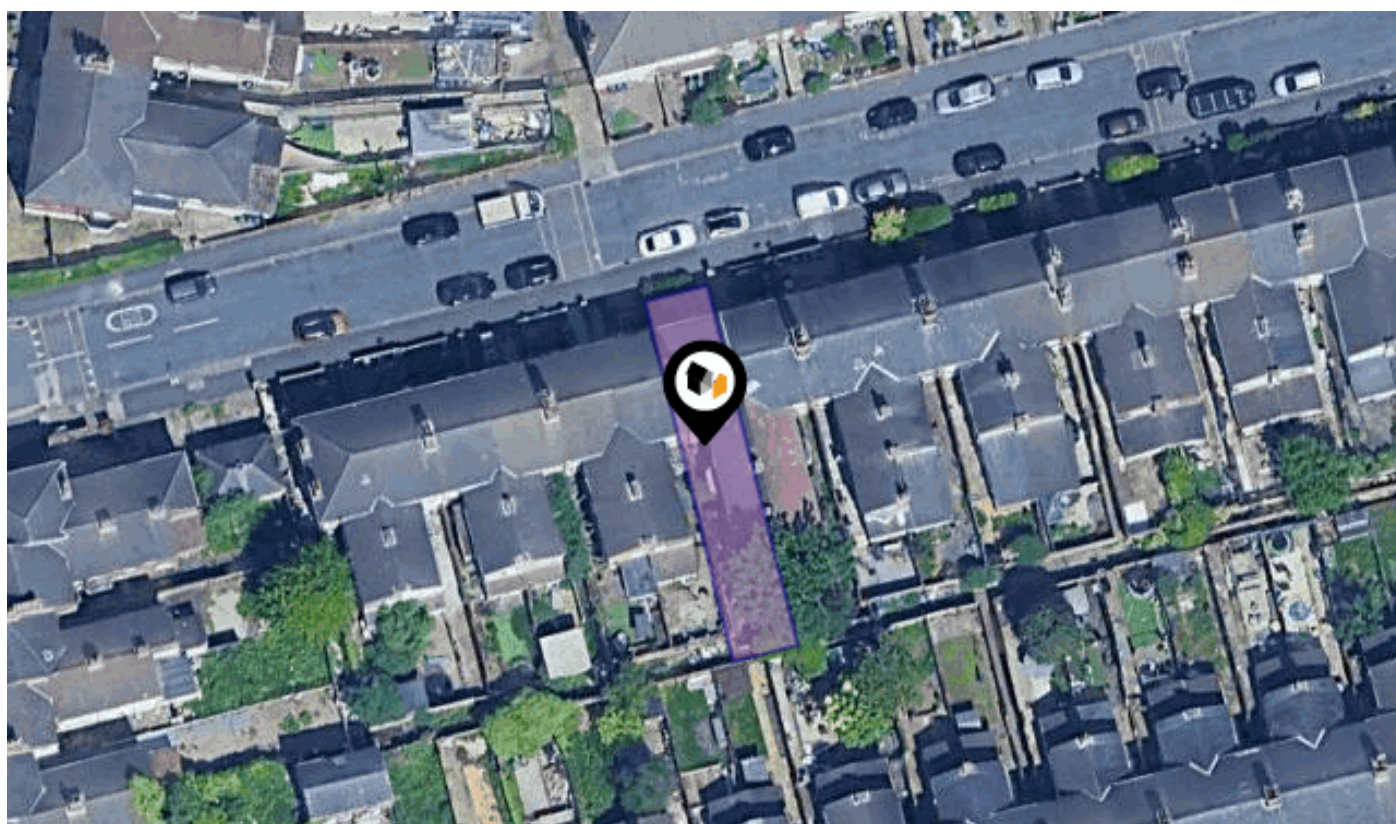




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th February 2025



TOP FLAT, 14, TASBURGH STREET, GRIMSBY, DN32 9LB

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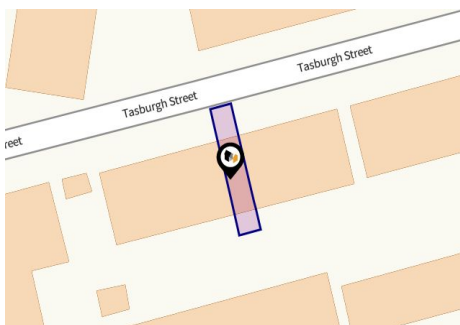
77 Deansgate Manchester M3 2BW

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<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,517
Title Number:	HS151678
UPRN:	11090873

Last Sold Date:	16/09/2008
Last Sold Price:	£65,000
Last Sold £/ft ² :	£94
Tenure:	Freehold

Local Area

Local Authority:	North east lincolnshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	48 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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Top Flat, 14, Tasburgh Street, DN32 9LB

Energy rating

E

Valid until 13.06.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

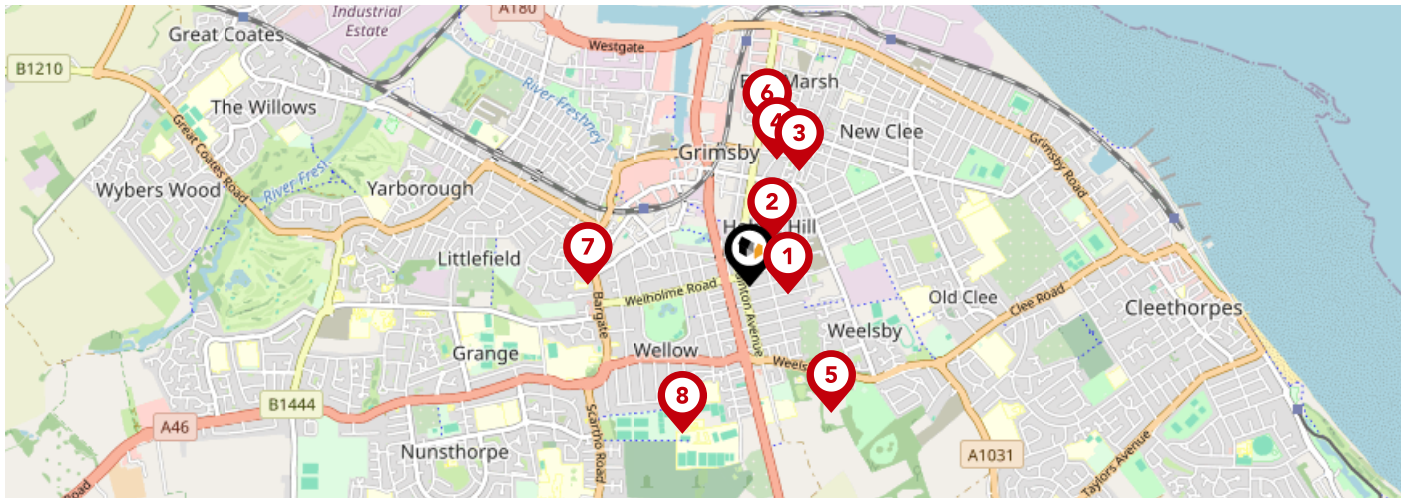
Property

EPC - Additional Data

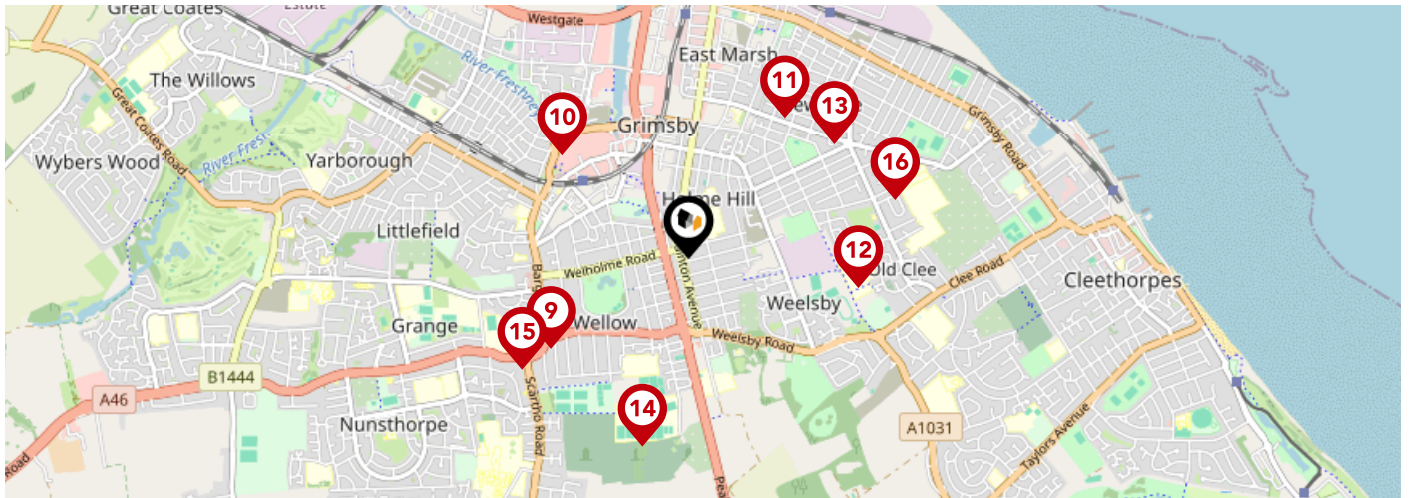
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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 14% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	64 m ²



		Nursery	Primary	Secondary	College	Private
1	Welholme Academy Ofsted Rating: Good Pupils: 553 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Edward Heneage Primary Academy Ofsted Rating: Good Pupils: 237 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 222 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Special Educational Needs Support Service (Senss) Ofsted Rating: Not Rated Pupils:0 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Linkage College Ofsted Rating: Good Pupils:0 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Learning4Life-GY Ofsted Rating: Good Pupils: 48 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St James' School Ofsted Rating: Not Rated Pupils: 59 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lisle Marsden Church of England Primary Academy Ofsted Rating: Good Pupils: 619 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

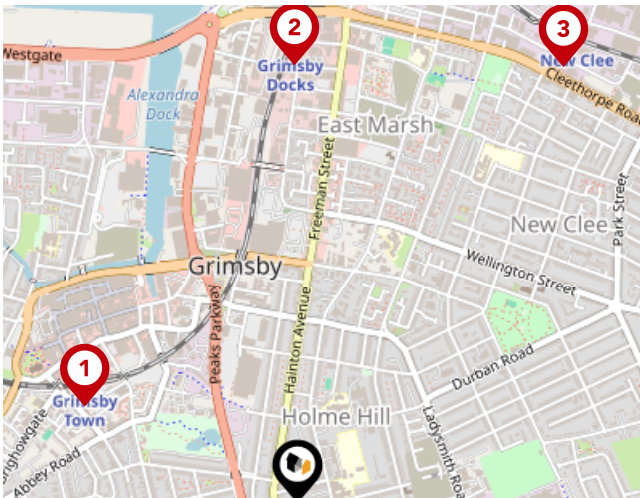


		Nursery	Primary	Secondary	College	Private
9	St Martin's Preparatory School Ofsted Rating: Not Rated Pupils: 202 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ormiston South Parade Academy Ofsted Rating: Good Pupils: 567 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Weelsby Academy Ofsted Rating: Good Pupils: 355 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Old Clee Primary Academy Ofsted Rating: Good Pupils: 564 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Phoenix Park Academy Ofsted Rating: Good Pupils: 47 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Oasis Academy Wintringham Ofsted Rating: Good Pupils: 883 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	TEC Partnership Ofsted Rating: Requires improvement Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	William Barcroft Junior School Ofsted Rating: Good Pupils: 309 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)

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National Rail Stations

Pin	Name	Distance
	Grimsby Town Rail Station	0.51 miles
	Grimsby Docks Rail Station	0.96 miles
	New Clee Rail Station	1.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	14.03 miles
	M180 J4	19.84 miles
	M180 J3	26.26 miles
	M180 J2	30.53 miles
	M62 J37	34.57 miles



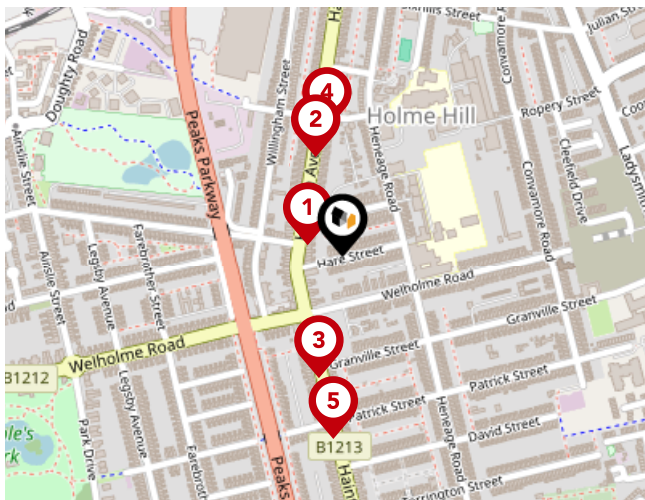
Airports/Helipads

Pin	Name	Distance
	Humberside Airport	11.33 miles
	Finningley	38.86 miles
	East Mids Airport	72.66 miles
	Leeds Bradford Airport	68.28 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Tasburgh Street	0.04 miles
2	Catherine Street	0.11 miles
3	Granville Street	0.14 miles
4	Catherine Street	0.14 miles
5	Patrick Street	0.2 miles

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Valuation Office
Agency

