

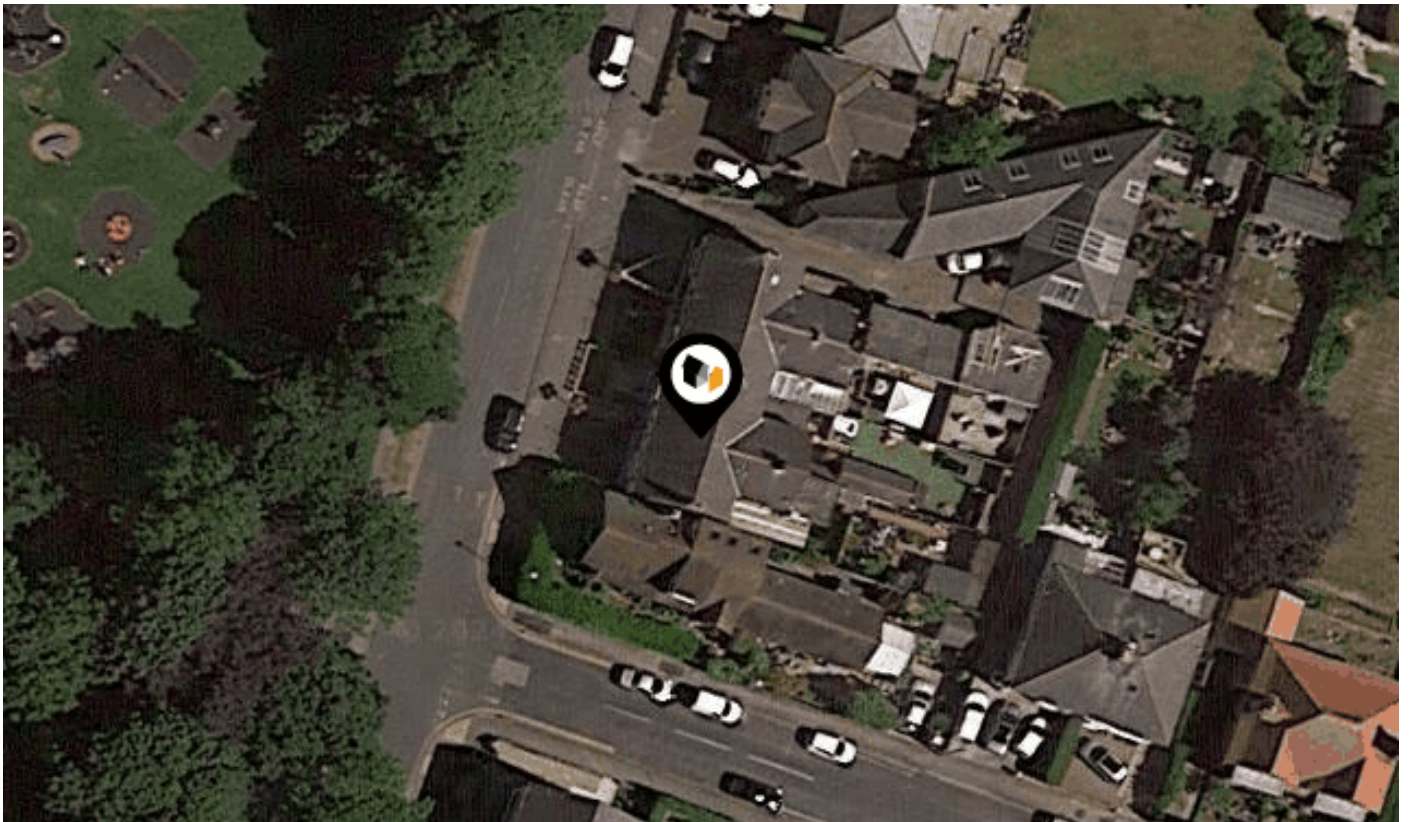


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DRR: Desktop Research Report

The key facts about this property & the local market

Monday 29th January 2024



24, CLIFF ROAD, HORNSEA, HU18 1LN

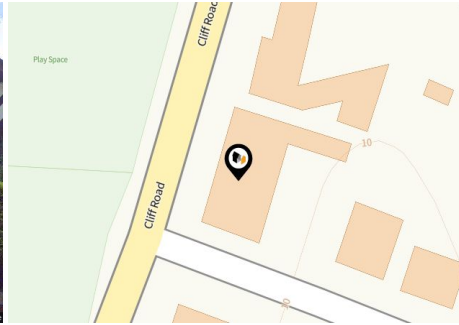
H.I.S Surveyors

14 Oban Avenue, Kingston upon Hull, HU9 3NJ

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Property

Type:	Terraced	Last Sold Date:	28/07/2006
Bedrooms:	3	Last Sold Price:	£135,000
TUFA(GIA):	635 ft ² / 59 m ²	Last Sold £/ft²:	£212
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,347		
UPRN:	100050077024		

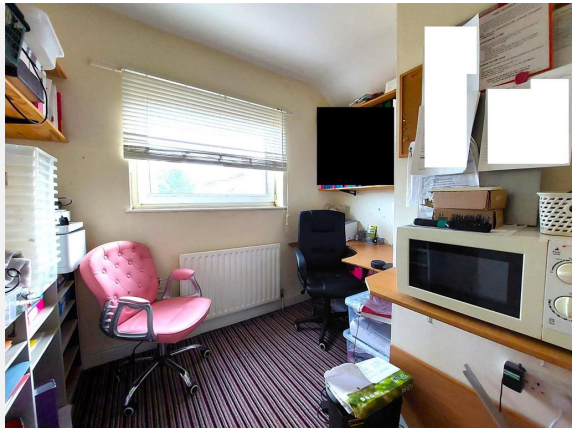
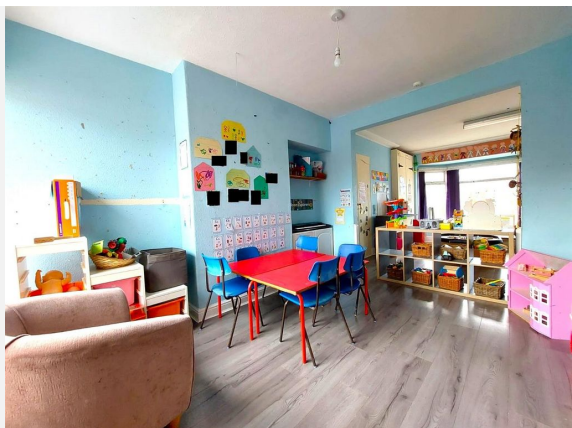
Local Area

Local Authority:	East Riding Of Yorkshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Satellite/Fibre TV Availability:

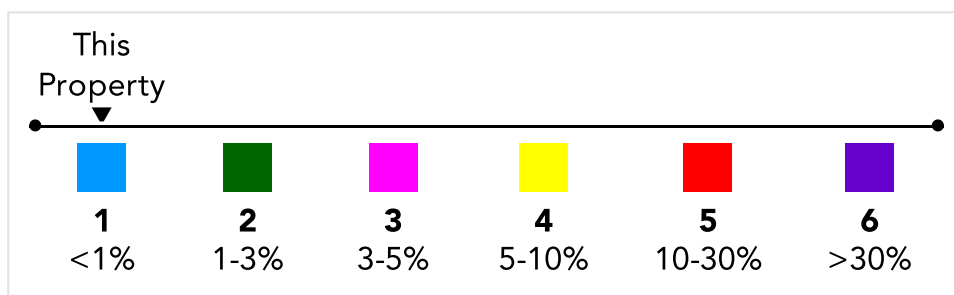
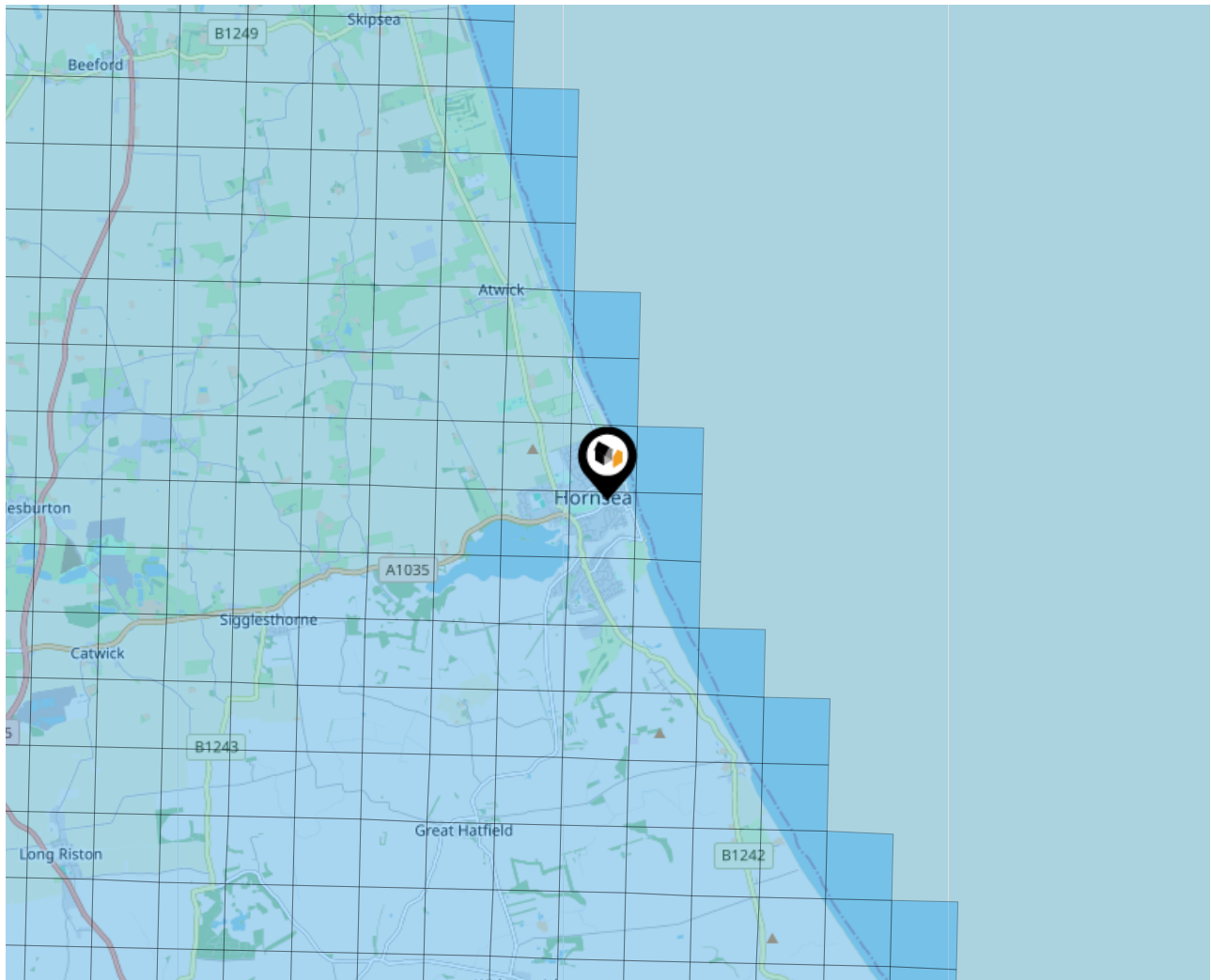






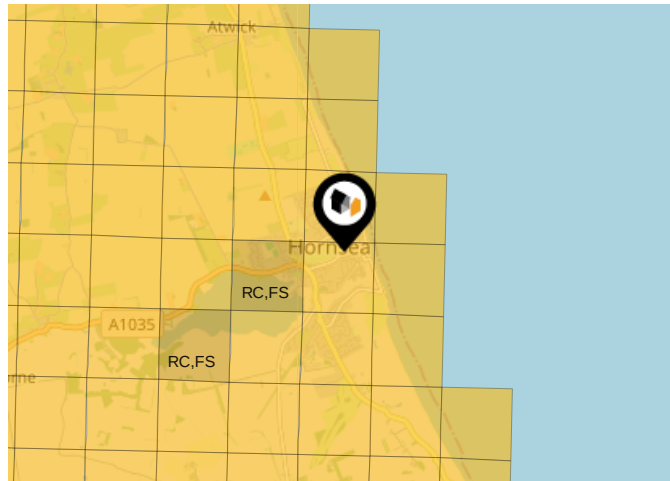
What is Radon?

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).



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

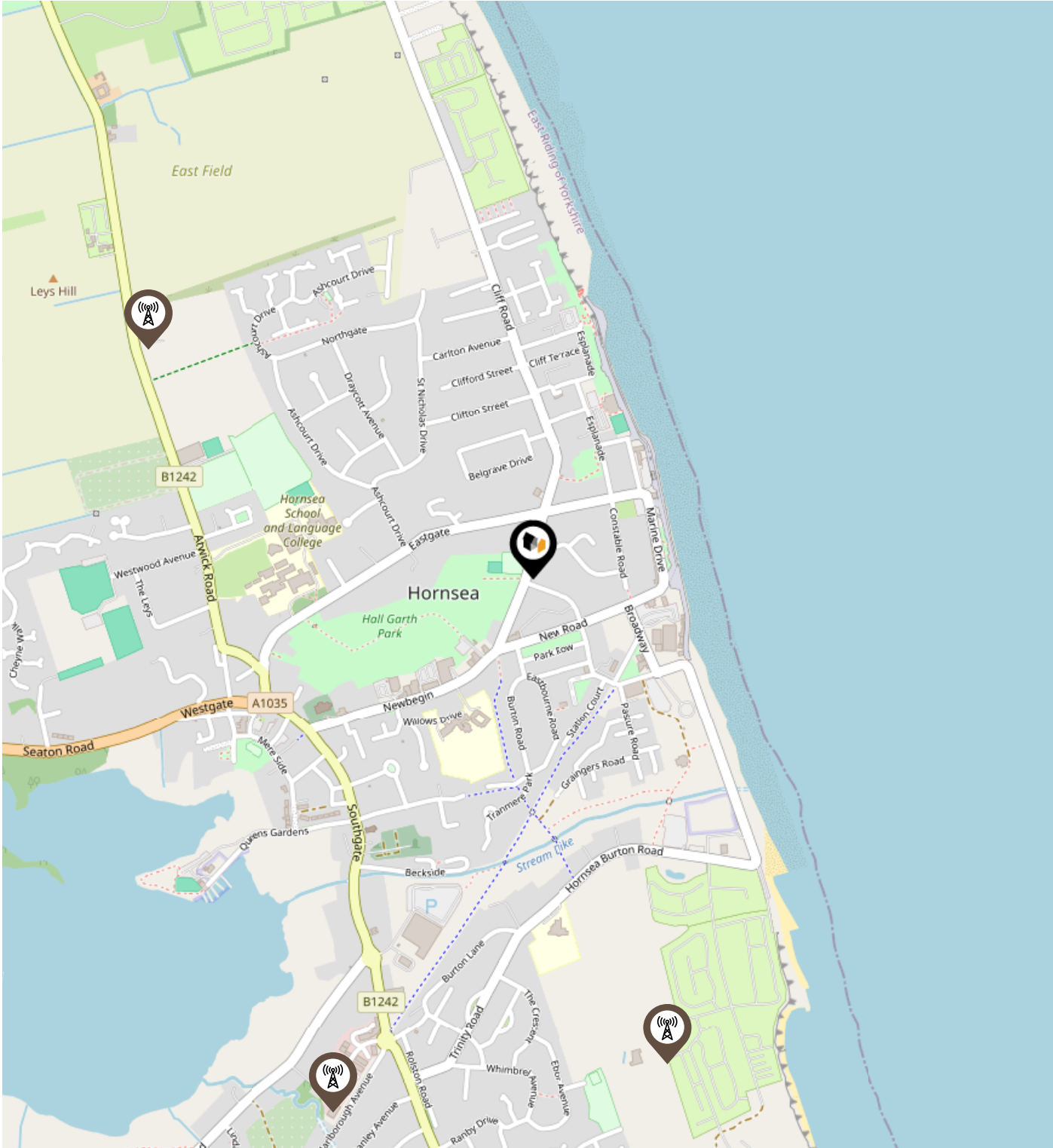
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM, LOCALLY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	CHALKY DEEP
Soil Group:	HEAVY		



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

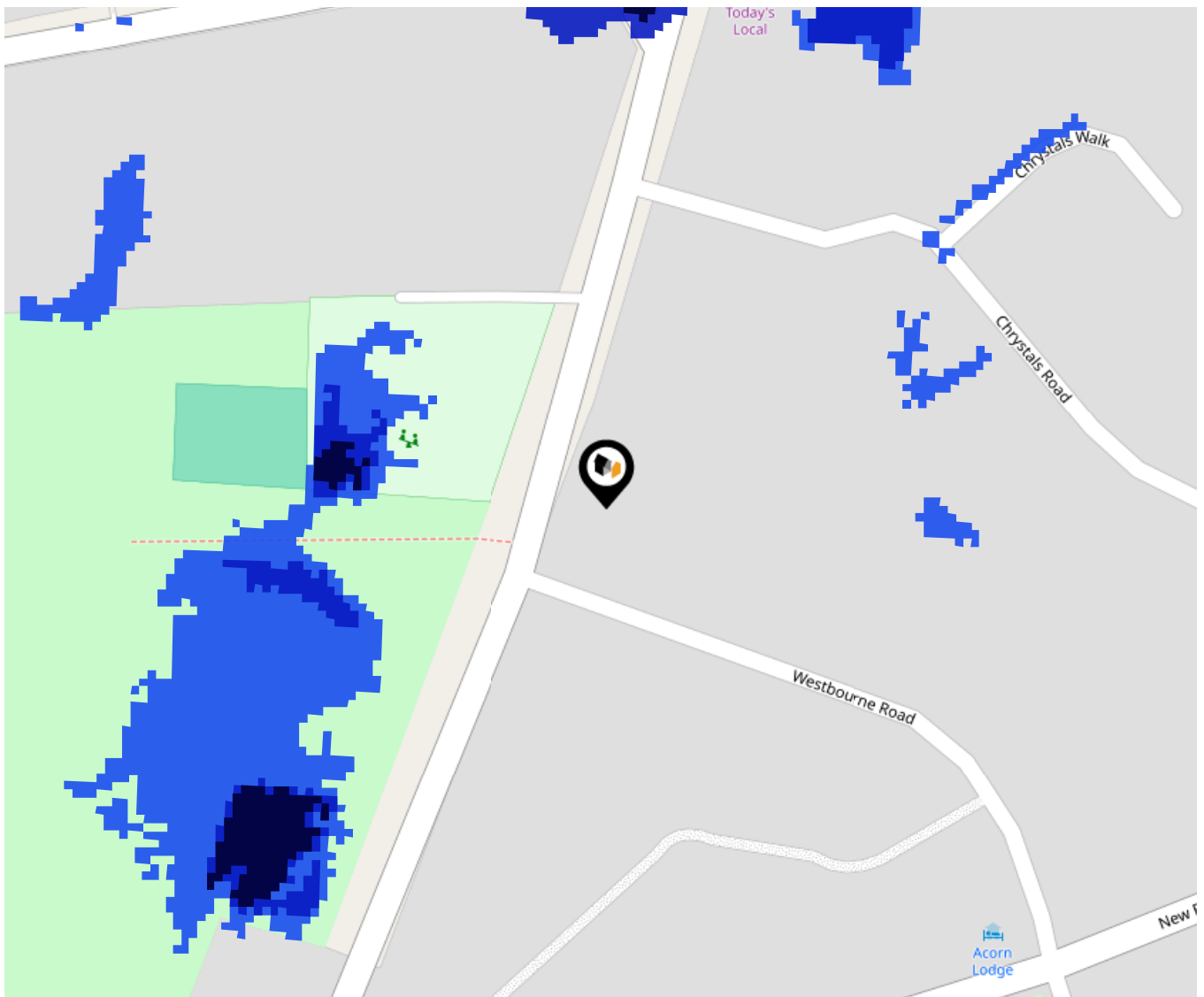
Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Local Area Surface Water Risk



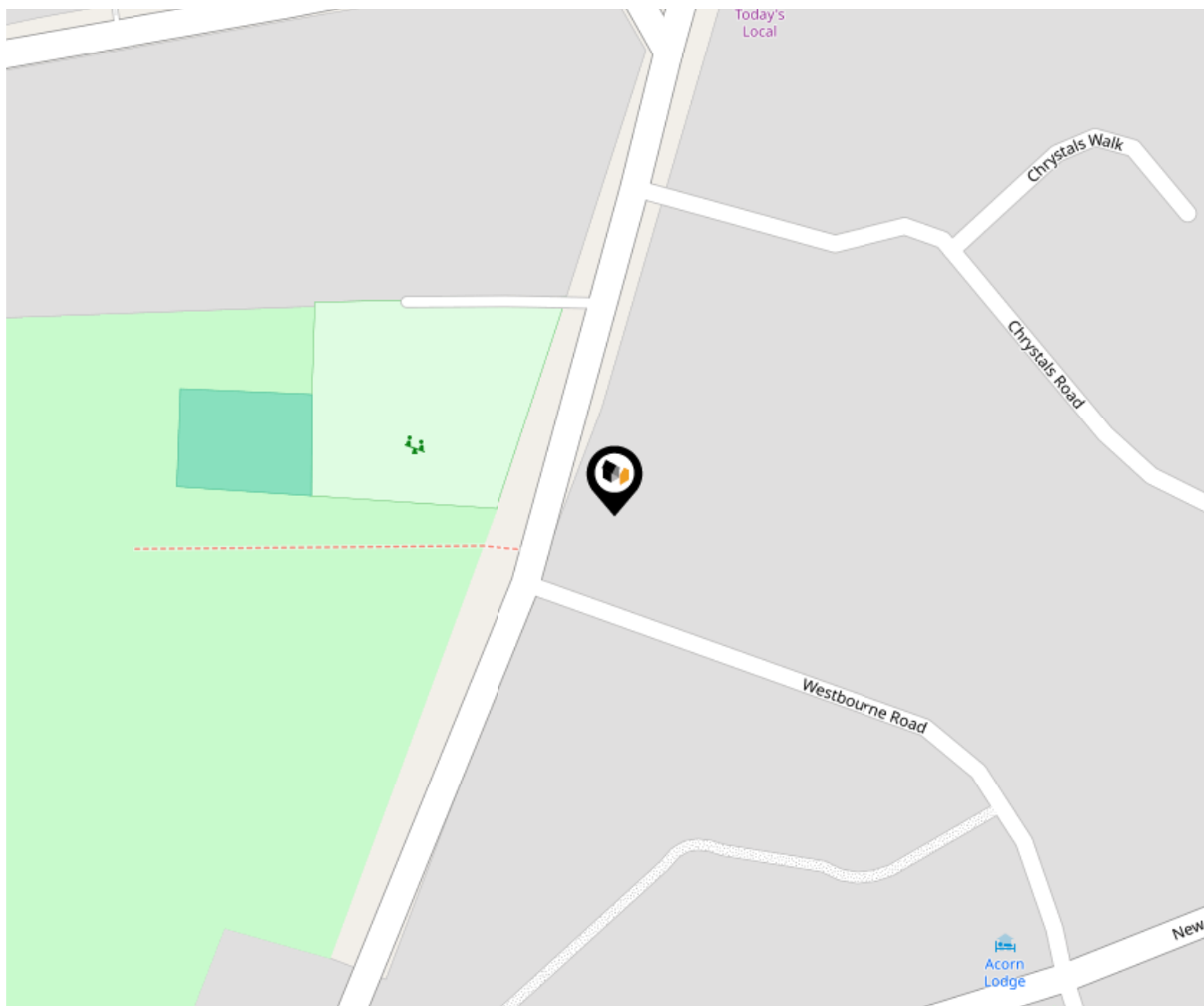
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

Risk Rating For This Property:

Very Low






- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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

Market Sold in Street

42a, Cliff Road, Hornsea, HU18 1LN					other House
Last Sold Date:	24/02/2023				
Last Sold Price:	£155,000				
Flat 1, 17, Cliff Road, Hornsea, HU18 1LN					Flat-maisonette House
Last Sold Date:	27/08/2021				
Last Sold Price:	£99,950				
34, Cliff Road, Hornsea, HU18 1LN					other House
Last Sold Date:	24/06/2021	27/09/2005			
Last Sold Price:	£15,000	£175,000			
44, Cliff Road, Hornsea, HU18 1LN					Terraced House
Last Sold Date:	16/10/2020	01/11/2004	16/08/2002	26/01/1996	
Last Sold Price:	£79,000	£43,000	£18,000	£30,000	
38a, Cliff Road, Hornsea, HU18 1LN					Terraced House
Last Sold Date:	03/06/2020	22/12/2016	22/06/2007	17/01/2001	
Last Sold Price:	£68,500	£67,250	£82,000	£21,000	
Flat 2, 17, Cliff Road, Hornsea, HU18 1LN					Flat-maisonette House
Last Sold Date:	02/11/2018				
Last Sold Price:	£82,000				
Flat 3, 17, Cliff Road, Hornsea, HU18 1LN					Flat-maisonette House
Last Sold Date:	08/09/2014				
Last Sold Price:	£39,000				
30, Cliff Road, Hornsea, HU18 1LN					Detached House
Last Sold Date:	30/06/2014	22/11/1996	06/03/1995		
Last Sold Price:	£305,000	£125,000	£150,000		
21, Cliff Road, Hornsea, HU18 1LN					Terraced House
Last Sold Date:	28/02/2013	13/06/2005	12/01/1996		
Last Sold Price:	£85,000	£112,000	£35,000		
22, Cliff Road, Hornsea, HU18 1LN					Terraced House
Last Sold Date:	28/07/2006				
Last Sold Price:	£135,000				
40, Cliff Road, Hornsea, HU18 1LN					Terraced House
Last Sold Date:	14/06/2005				
Last Sold Price:	£50,000				
24, Cliff Road, Hornsea, HU18 1LN					Terraced House
Last Sold Date:	02/11/2001	18/12/1998			
Last Sold Price:	£48,000	£40,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

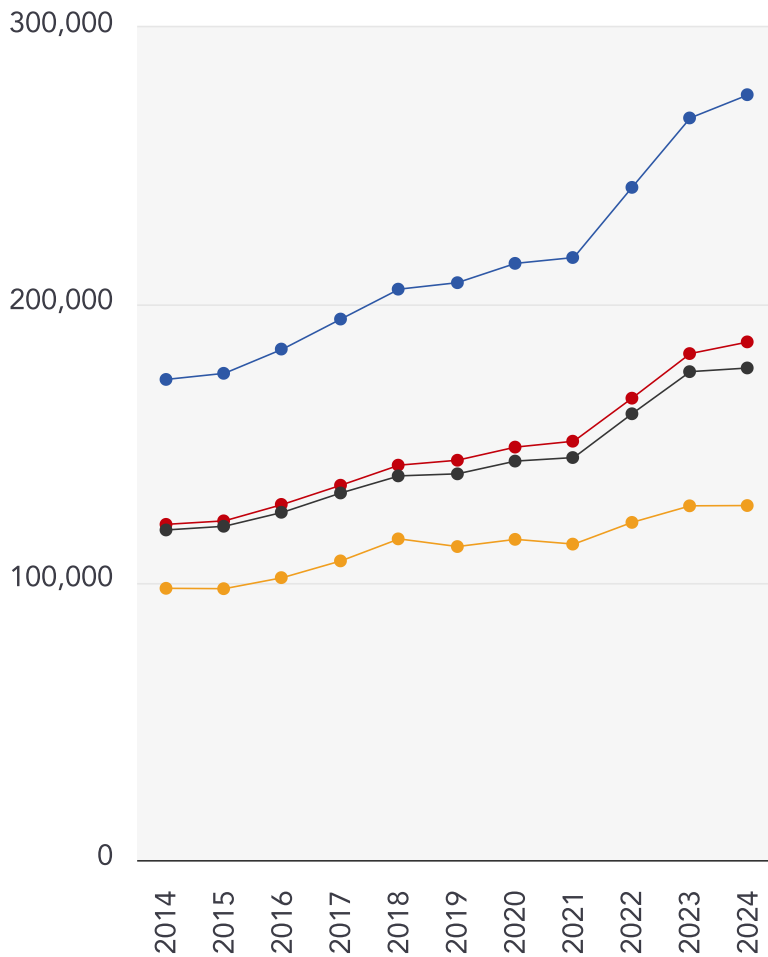
Market Sold in Street



25, Cliff Road, Hornsea, HU18 1LN		Terraced House
Last Sold Date:	27/10/2000	19/09/1997
Last Sold Price:	£50,500	£25,000
46, Cliff Road, Hornsea, HU18 1LN		Detached House
Last Sold Date:	27/02/1998	
Last Sold Price:	£115,005	
13, Cliff Road, Hornsea, HU18 1LN		Semi-detached House
Last Sold Date:	18/09/1997	
Last Sold Price:	£35,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in HU18



Detached

+59.25%

Semi-Detached

+54.36%

Terraced

+49.09%

Flat

+30.46%

Conclusion

Our Comments



This report should be read in conjunction with Building report CRH210923-JS

The property is a mid terraced house which has been converted into a nursery. The area is of mixed types and styles of property, some commercial others domestic. Prices of some properties are starting to drop, this is down to the economic climate, some areas are affected others are not due to the type and situation of the property. It is unclear and will be until after the election whether this will stabilise or continue, my guess is that there could be a repeat of the situation in 1978 - though that is solely my opinion.

The property has been valued following RICS procedure set out in the red book on comparables. The extra income formed by this property as a commercial let gives stability to the buyer - as long as income continues but the valuation is done solely on the property structure and does not include any element of income from the rent (bricks and mortar!) as this could end at any time

The report gives the standard of the property, which is mostly in good order.

Due to the fall in prices, which of course will eventually rise again usually over 5/10 years, I would put the value of the property at or around £135,000. I have been through several sessions of this type of climate the pattern so far is that the value usually ends up after 10 years being double what it was initially but nothing is guaranteed.



H.I.S Surveyors

HIS is an independent practice run by Jeff Scott, a Chartered Construction Manager/ Surveyor with over 30 years experience in construction now providing professional surveying services and property advice.

Why Choose HIS? Being an independent surveyor and not linked to any lender or estate agency I can provide truly independent advice that can only really be obtained from a small private surveying practice.

What Experience Do You Have? I have been a surveyor for 8 years, previously 29 years as a Project Manager and have experience in valuation and building surveying of residential and commercial property.



About Jeff

When you meet Jeff, within a very short period of time you realise that this isn't just a job to him. Jeff's company, Home Inspector Services (HIS) is the embodiment of years of experience, intellect and common sense. Jeff takes his role very seriously and knows the advice he gives his clients will undoubtedly decide the outcome of a house purchase, renovation or financial commitment for what is ultimately someone's home or livelihood.

You've heard of the horse whisperer, now meet the 'house whisperer'!

Jeff's Experiences and Qualifications:

BA (Hons), MCIQB, MRPSA, McCabe, Assoc' RICS, PGCE (Construction), and HI (2008 – Present day).

Testimonial 1



Top, professional and great advice! (Christopher Moon)

Testimonial 2



Very professional, very thorough and treats you like a valued client. I wouldn't hesitate to use Jeff again and would highly recommend him! (DIY NY)

Testimonial 3



Jeff was a pleasure to work with, he gave us really good no-nonsense information about the house we are buying. This definitely helped us make a final decision to go ahead with the purchase. He was thorough and detailed, and got his report back to us quickly. I would certainly recommend his services. (Matilda Rowan)



[/in/jeff-scott-5b651b49/?originalSubdomain=uk](https://www.linkedin.com/in/jeff-scott-5b651b49/?originalSubdomain=uk)

H.I.S Surveyors

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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