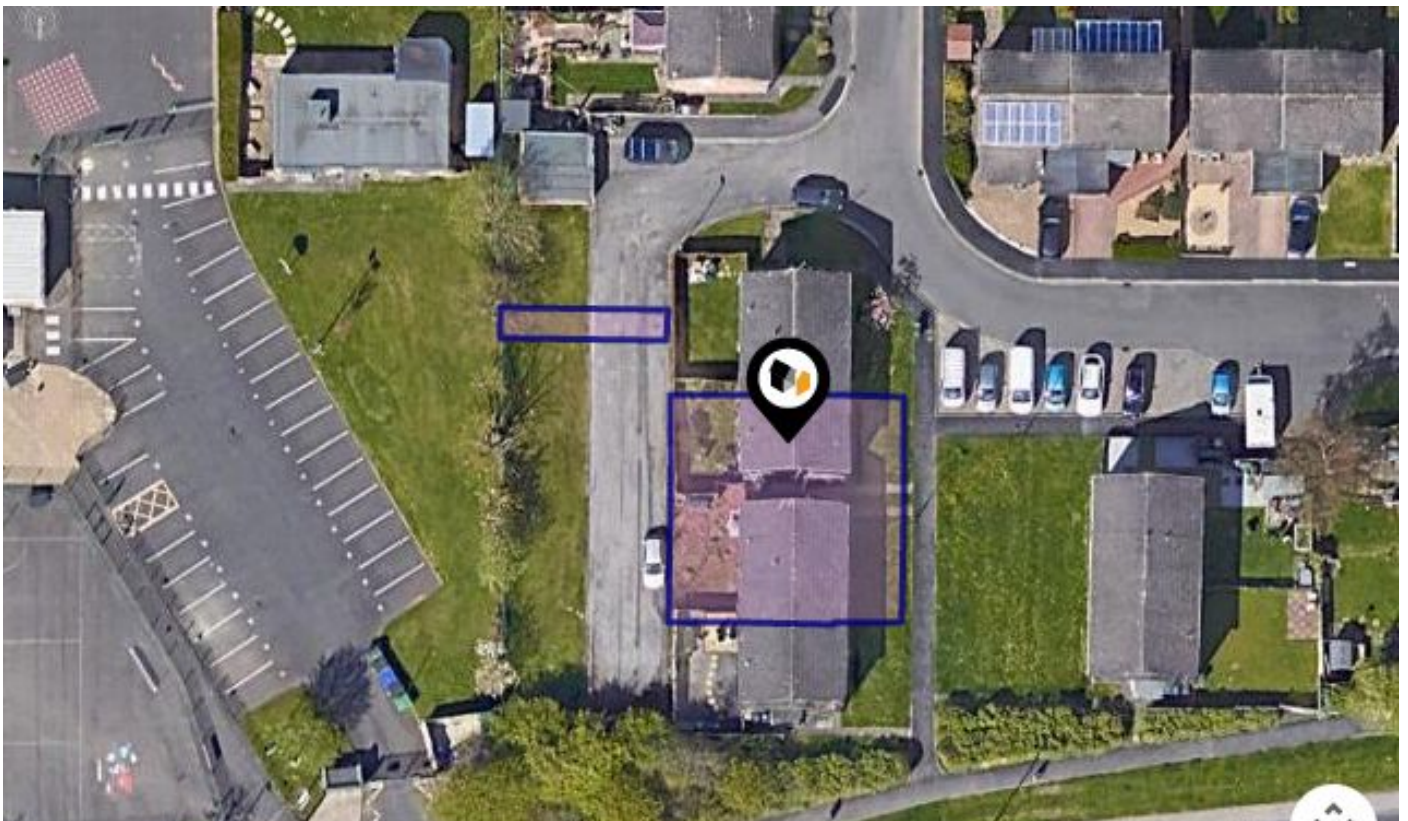




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 08th April 2025



52, BANNOCKBURN, NEWCASTLE UPON TYNE, NE12 6QJ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

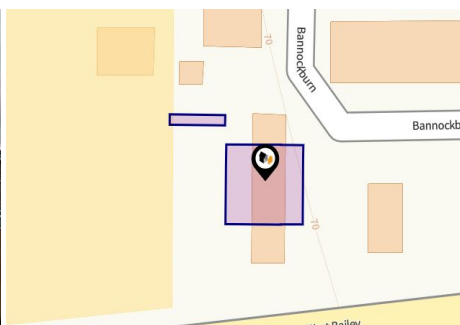
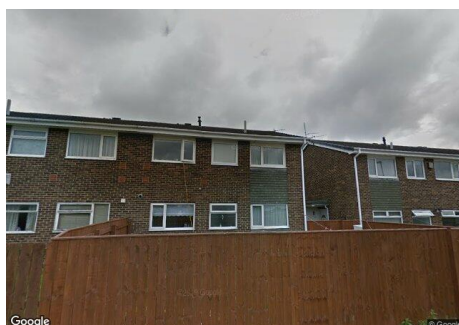
Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Plot Area:	0.09 acres
Year Built :	1967-1975
Council Tax :	Band A
Annual Estimate:	£1,558
Title Number:	TY46212
UPRN:	47005987

Last Sold Date:	20/06/2008
Last Sold Price:	£93,000
Last Sold £/ft ² :	£171
Tenure:	Leasehold
Start Date:	23/07/1972
End Date:	01/03/2071
Lease Term:	99 years from 1 March 1972
Term Remaining:	45 years

Local Area

Local Authority:	North tyneside
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)



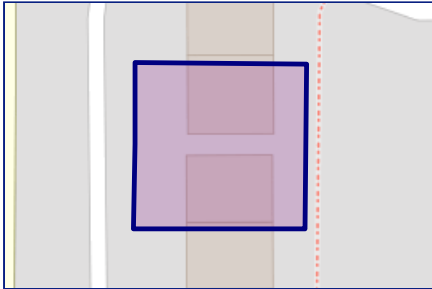
Satellite/Fibre TV Availability:



Property Multiple Title Plans

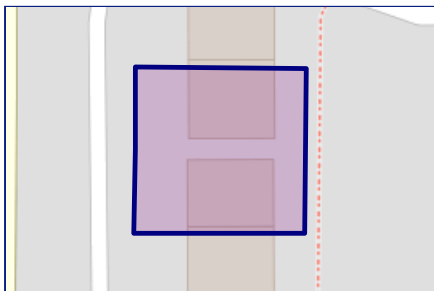
LANDWOOD
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Freehold Title Plan



TY267814

Leasehold Title Plan



TY46212

Start Date: 23/07/1972
End Date: 01/03/2071
Lease Term: 99 years from 1 March 1972
Term Remaining: 45 years

Property
EPC - Certificate

LANDWOOD
GROUP

52 Bannockburn, NE12 6QJ

Energy rating

D

Valid until 21.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	49 m ²

This map displays nearby coal mine entrances and their classifications.



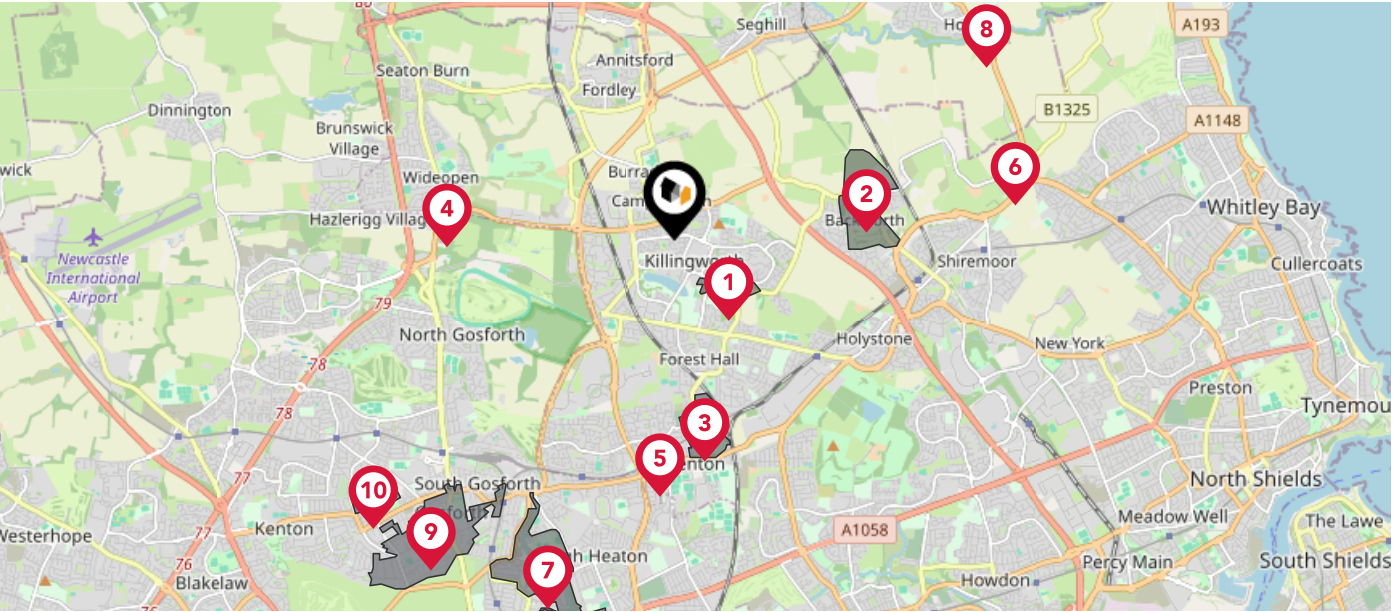
Mine Entry

- ✕ 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.

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.



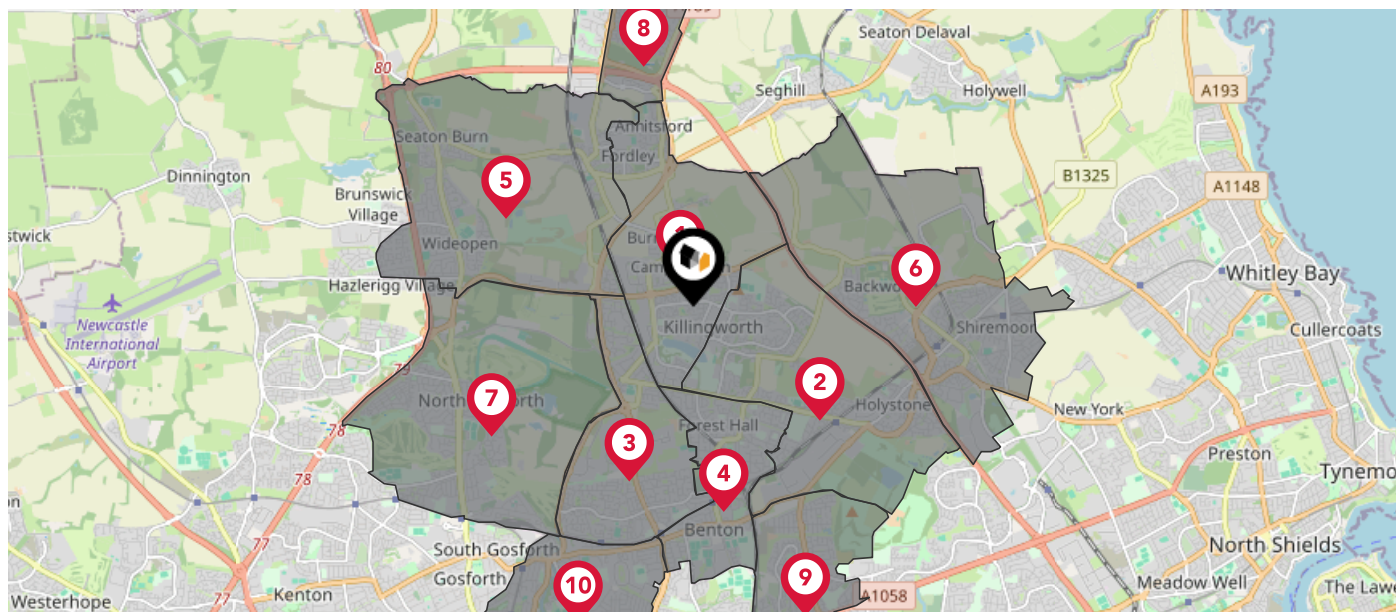
Nearby Conservation Areas	
1	Killingworth Village
2	Backworth
3	Benton
4	Sacred Heart Church, Wideopen
5	Longbenton
6	Earsdon Village
7	Jesmond Dene
8	Holywell
9	Gosforth
10	St Nicholas Hospital

Maps

Council Wards

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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

Camperdown Ward

2

Killingworth Ward

3

Longbenton Ward

4

Benton Ward

5

Weetslade Ward

6

Valley Ward

7

Parklands Ward

8

Cramlington South East ED

9

Northumberland Ward

10

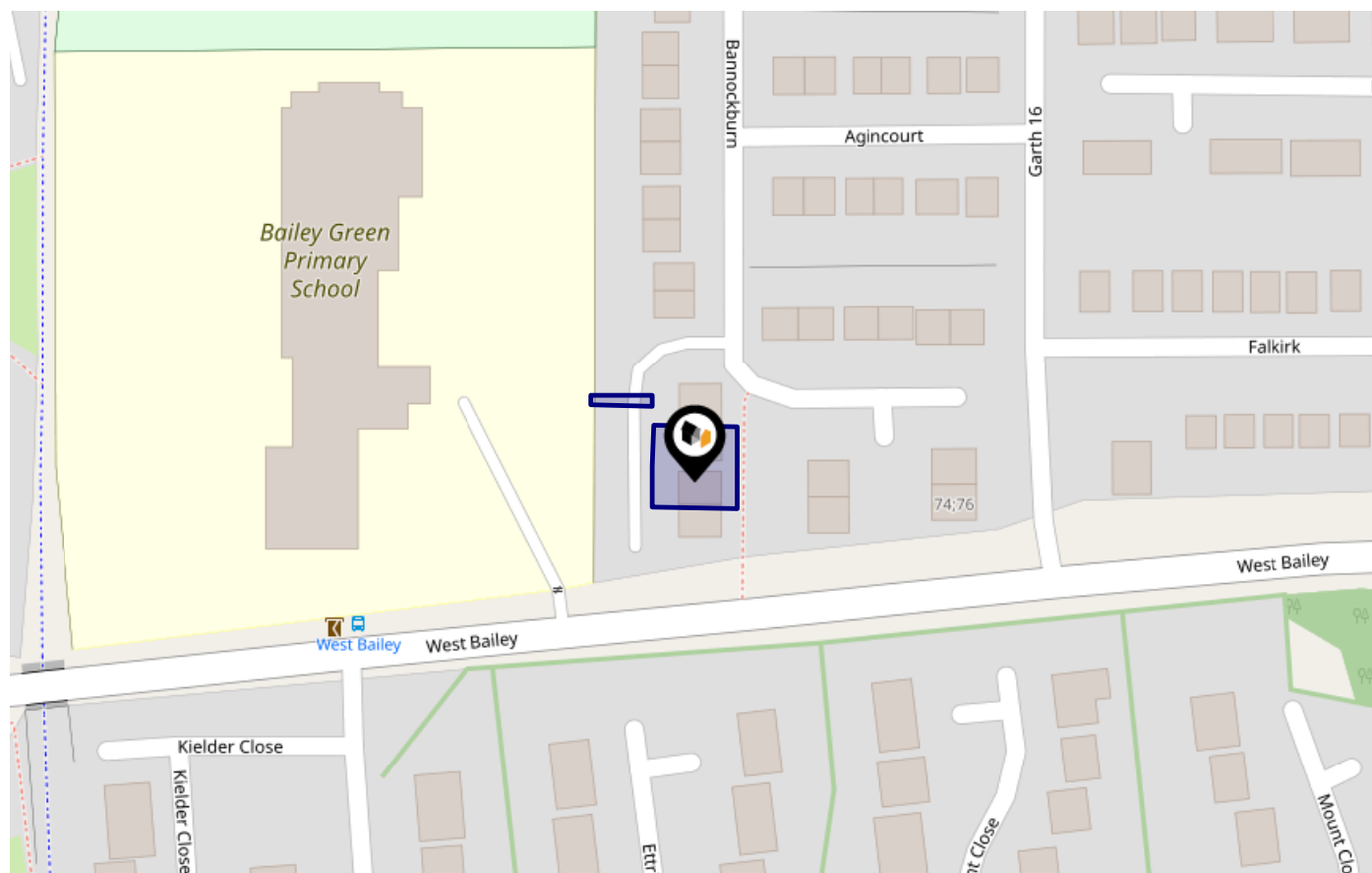
Dene & South Gosforth Ward

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

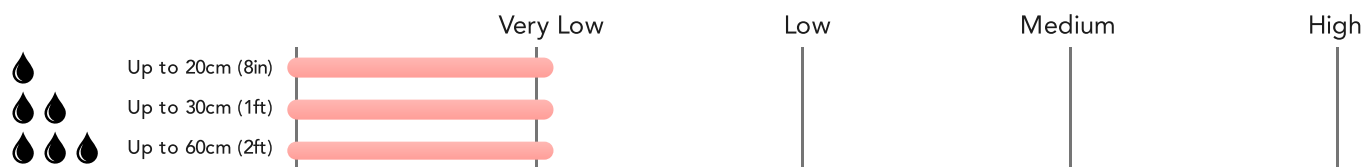


Risk Rating: Very low

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:

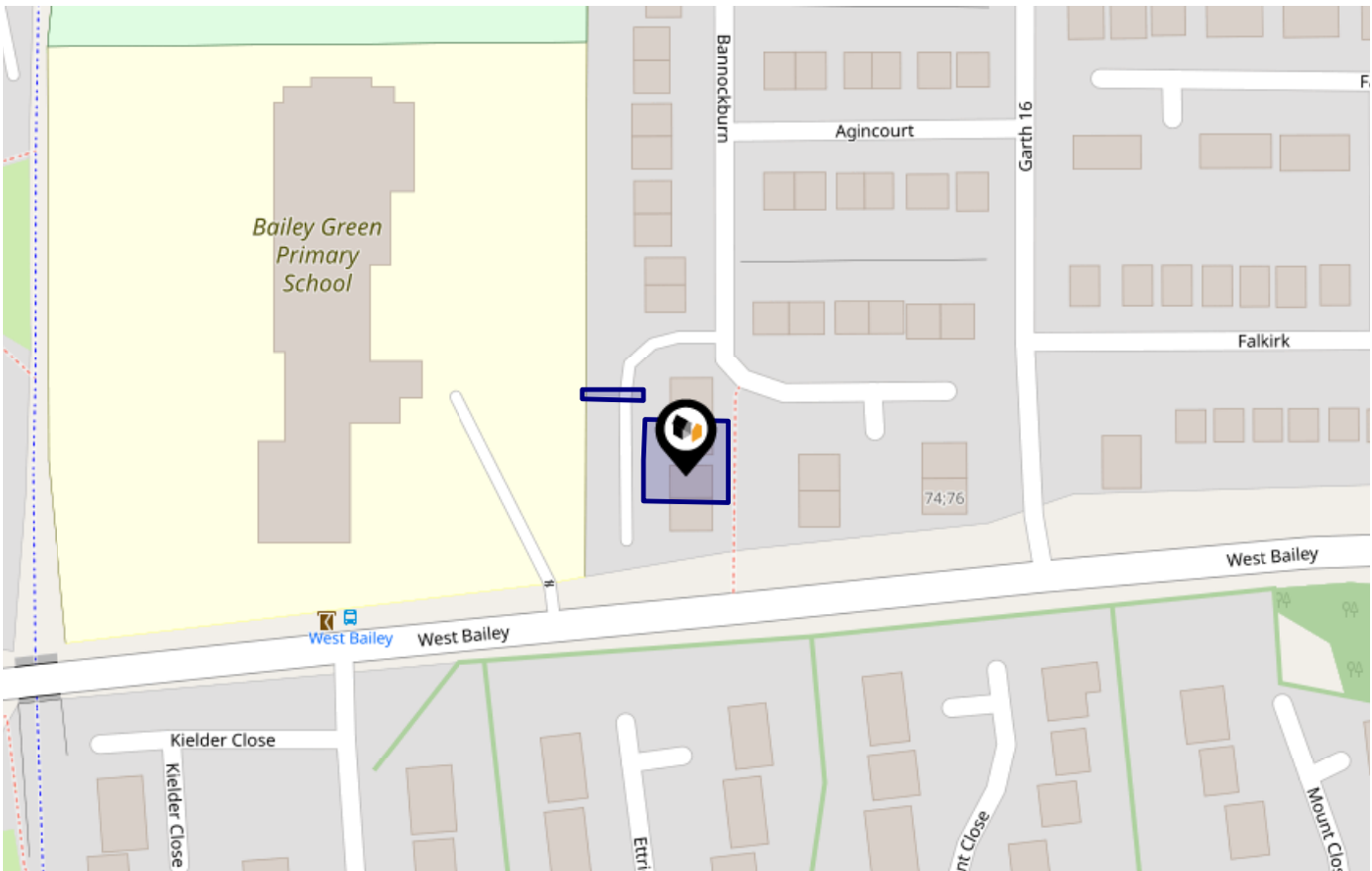


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
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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.

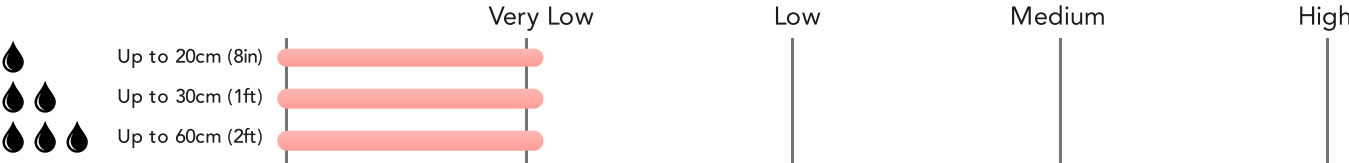


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



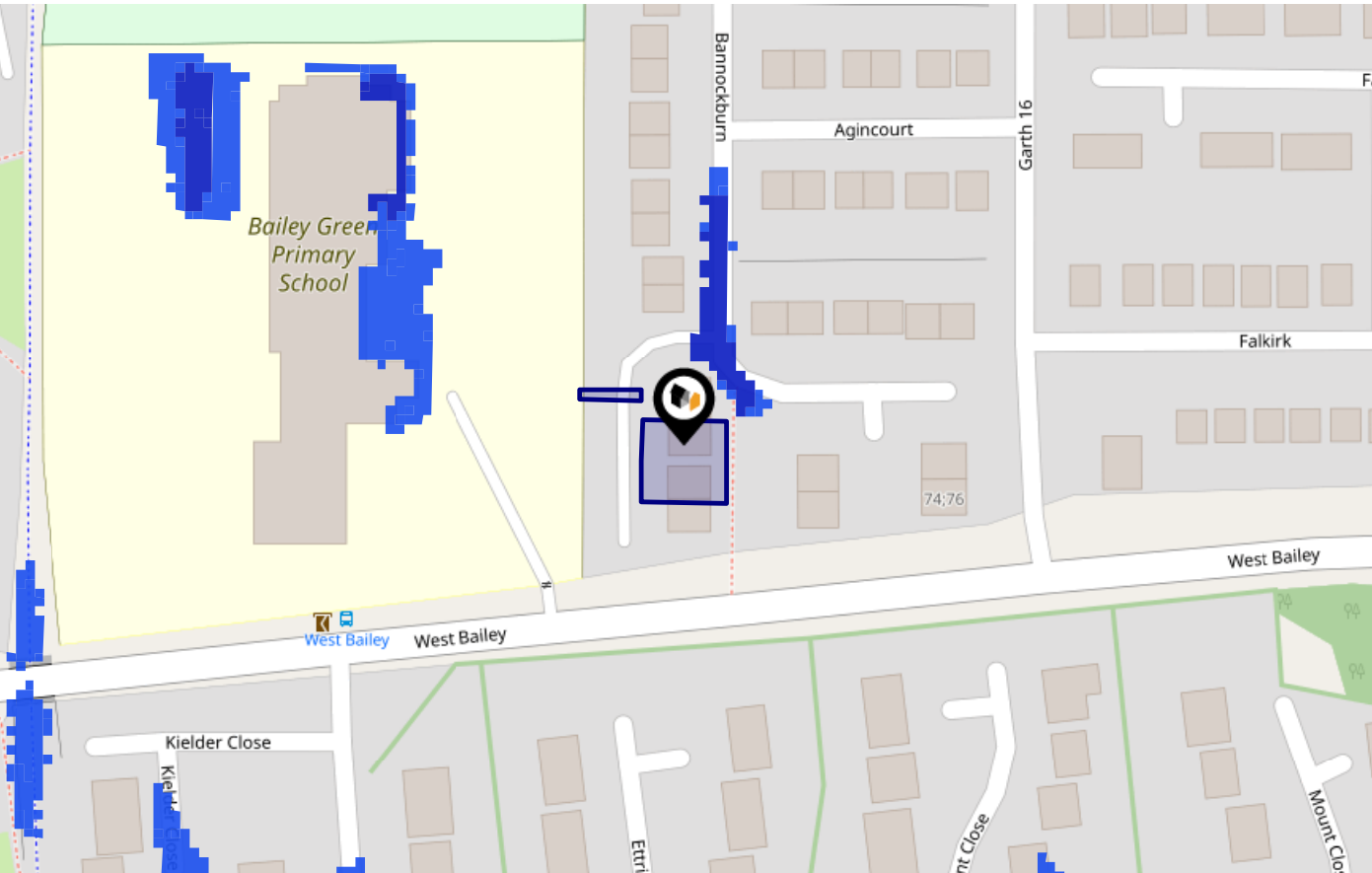
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

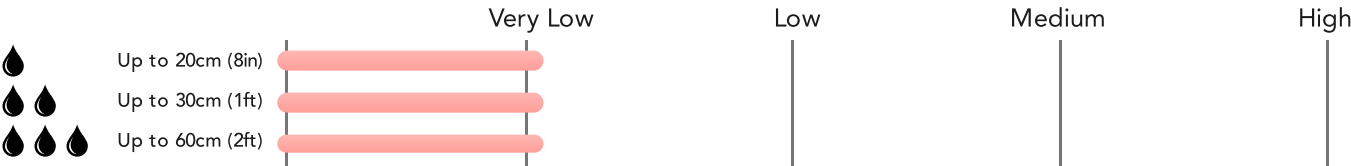


Risk Rating: Very low

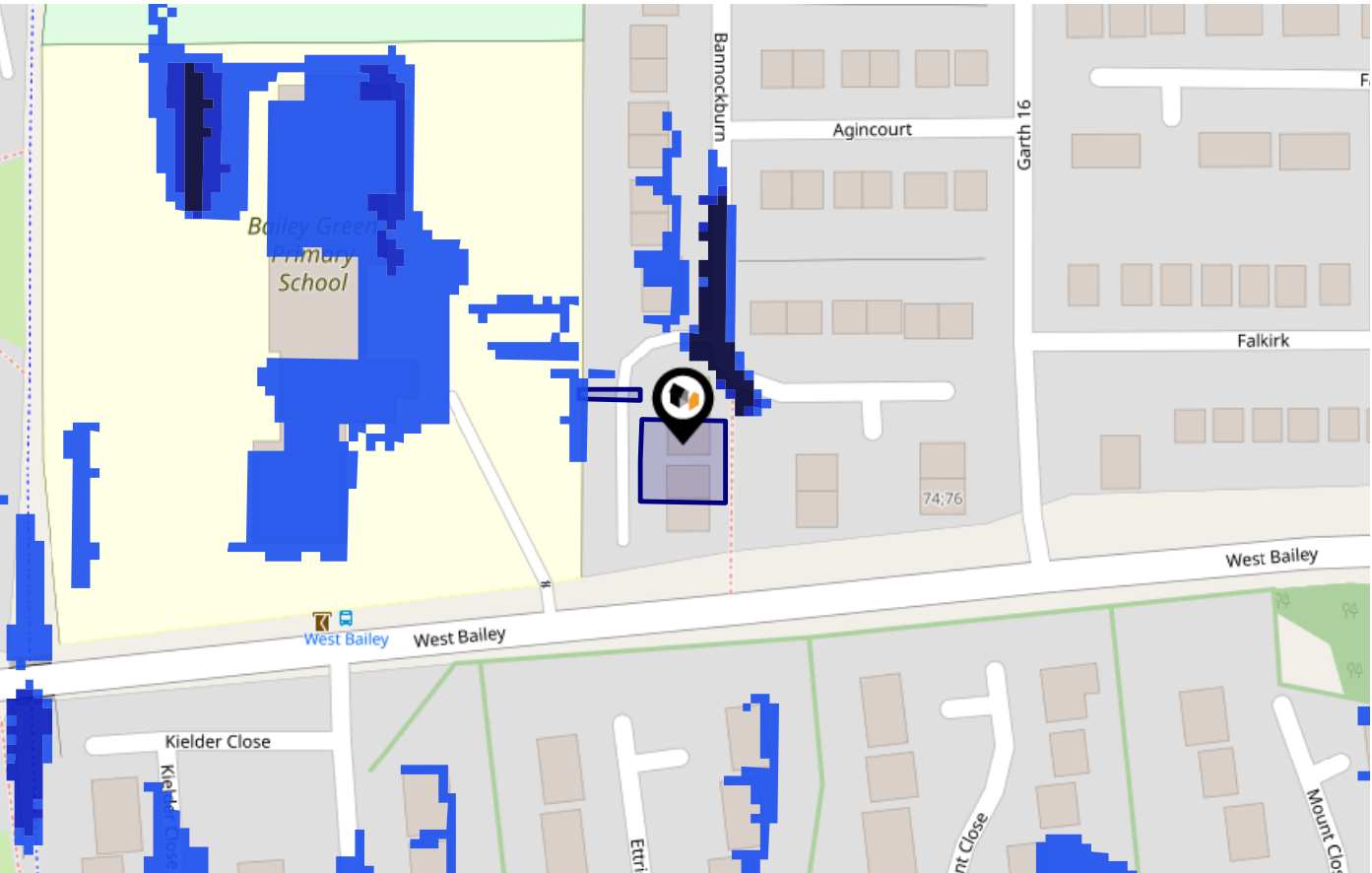
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

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 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:

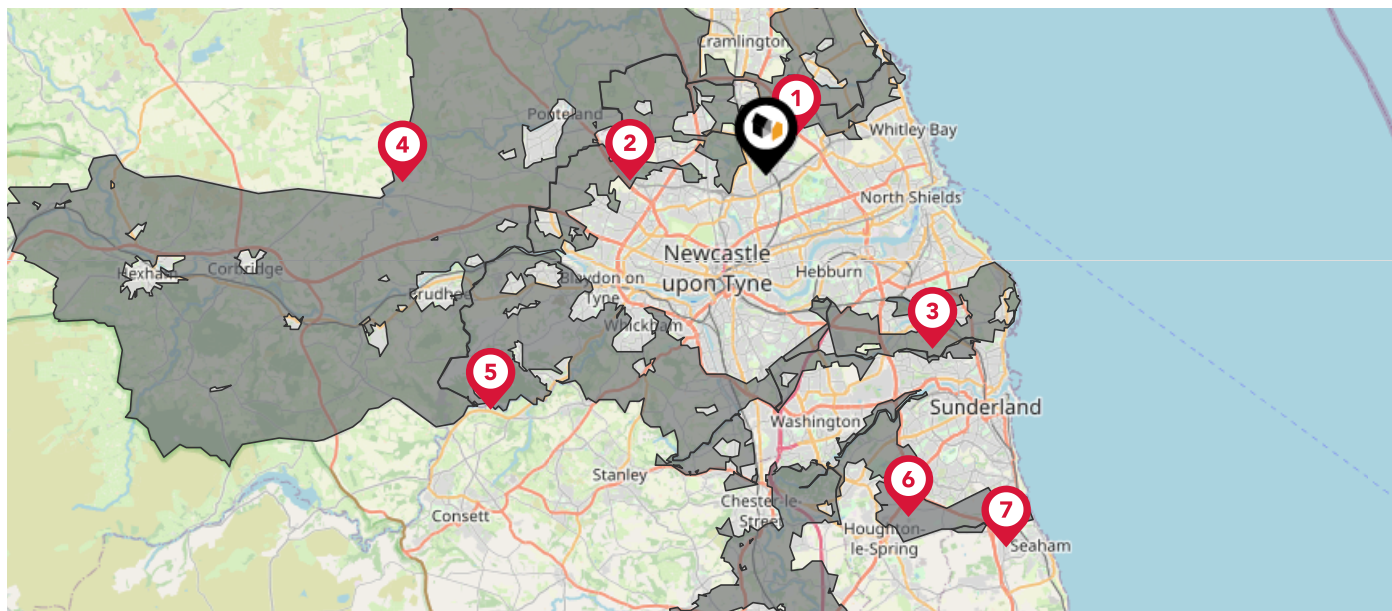


Maps








Green Belt

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



Nearby Green Belt Land

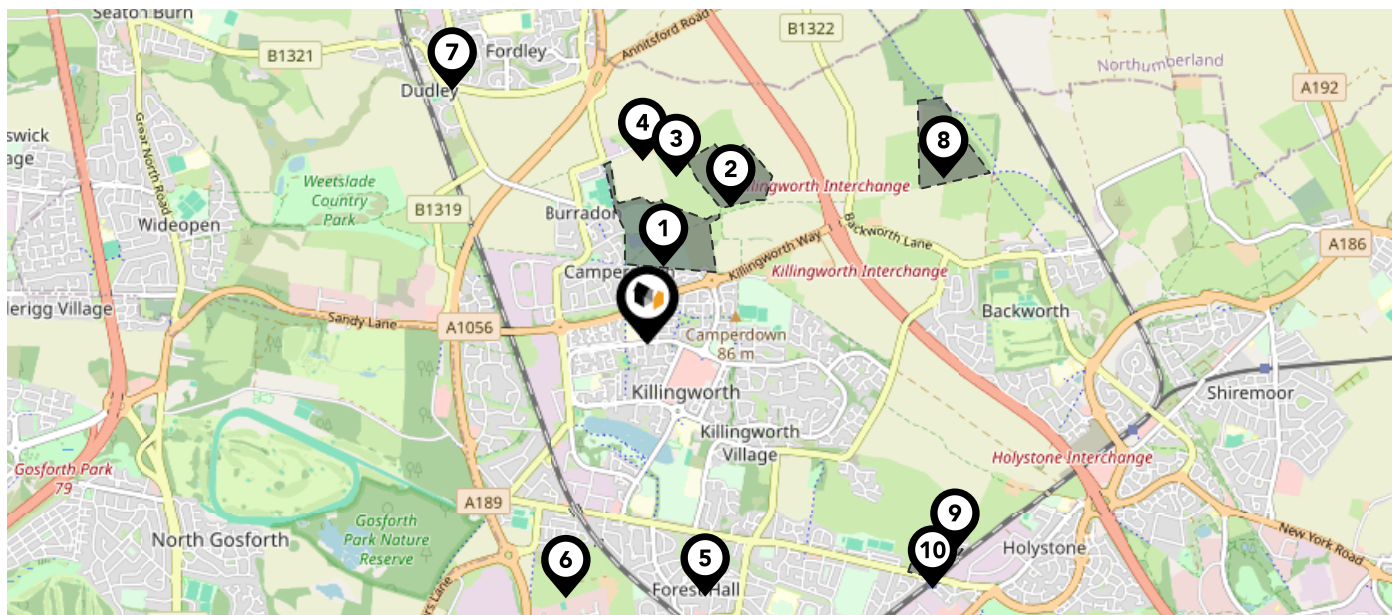
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - Northumberland
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - County Durham

Maps

Landfill Sites

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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

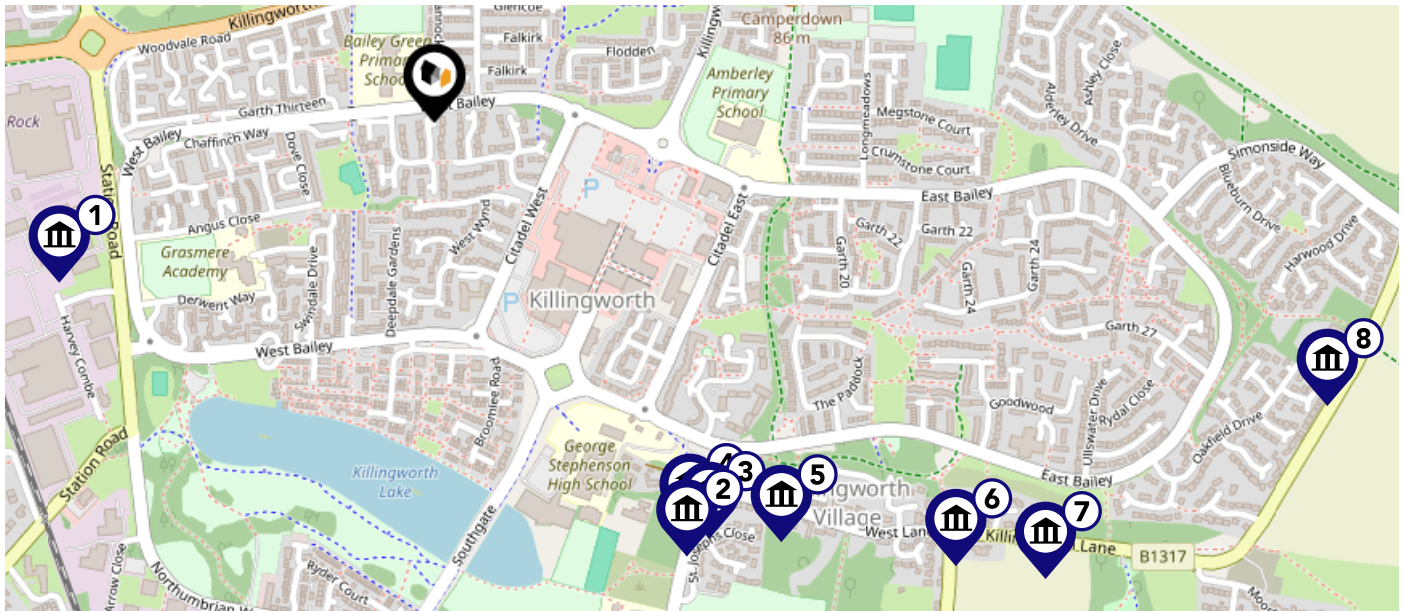
1	Burradon-Burradon, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
2	Burradon Farm-Burradon, Killingworth, North Tyneside	Historic Landfill	<input type="checkbox"/>
3	Burradon Farm South Quarry-Burradon, Killingworth, North Tyneside	Historic Landfill	<input type="checkbox"/>
4	Burradon Farm North West Quarry-Burradon, Killingworth, North Tyneside	Historic Landfill	<input type="checkbox"/>
5	Forest Hall School-Lansdowne Road, Killingworth Moor	Historic Landfill	<input type="checkbox"/>
6	Old Benton Road-Killingworth, Longbenton, North Tyneside	Historic Landfill	<input type="checkbox"/>
7	Dudley First School-Market Street, Dudley	Historic Landfill	<input type="checkbox"/>
8	Havelock Disposal Landfill Site-Backworth, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/JP3498ZP/A001	Active Landfill	<input checked="" type="checkbox"/>
10	Benton Square-Great Lime Road, Palmersville	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

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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



1259313 - British Gas Research Station Including Attached Restaurant Block To South

Grade II

0.4 miles



1025394 - Church Hall

Grade II

0.5 miles



1354994 - Gate Piers, Gates, Overthrow, Walls And Railings East Of Church Of St John The Evangelist

Grade II

0.5 miles



1184227 - Church Of St John The Evangelist

Grade II

0.5 miles



1184235 - North Farmhouse

Grade II

0.6 miles



1025395 - East Farmhouse

Grade II

0.7 miles



1184242 - Killingworth Cottage

Grade II

0.8 miles



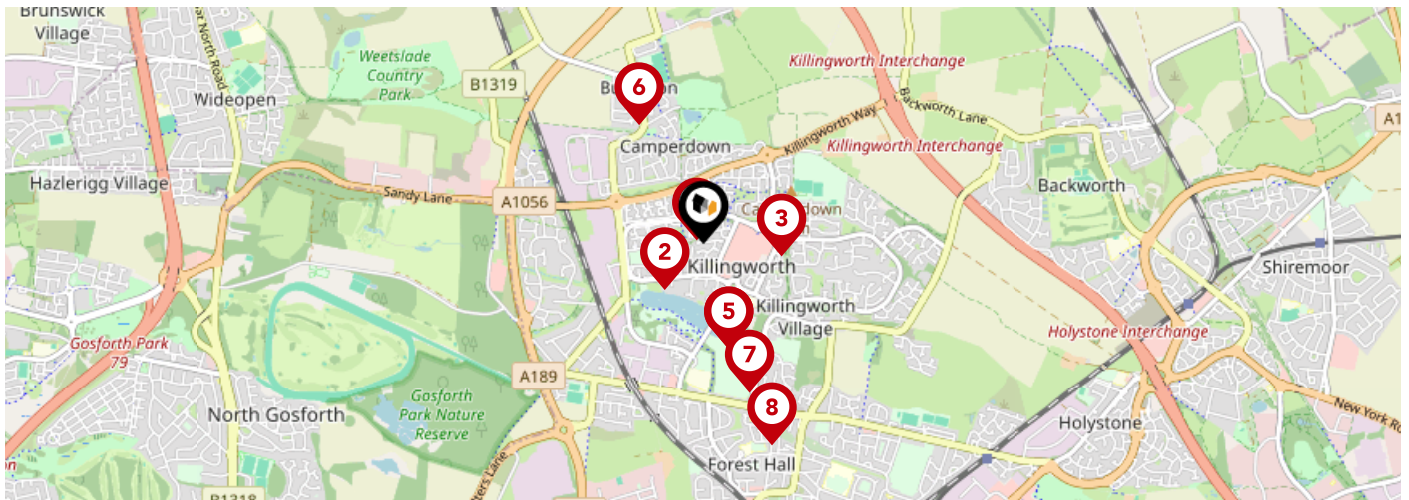
1025386 - East House Farmhouse

Grade II

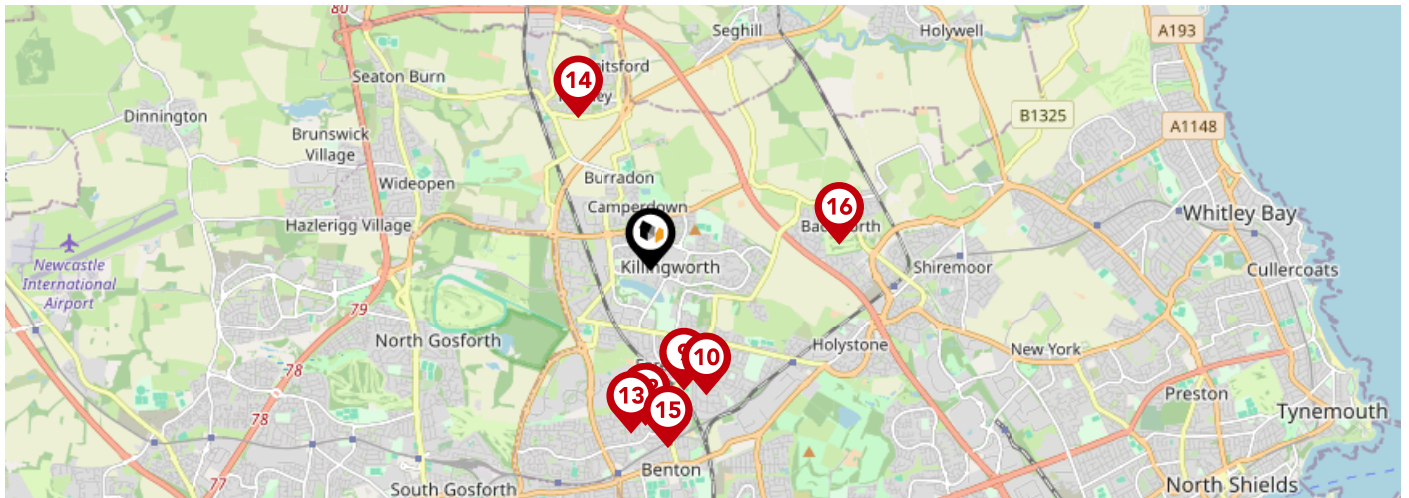
1.0 miles









Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Bailey Green Primary School Ofsted Rating: Outstanding Pupils: 457 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grasmere Academy Ofsted Rating: Good Pupils: 112 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Amberley Primary School Ofsted Rating: Good Pupils: 408 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Westmoor Primary School Ofsted Rating: Requires improvement Pupils: 334 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	George Stephenson High School Ofsted Rating: Good Pupils: 1207 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Burradon Community Primary School Ofsted Rating: Good Pupils: 163 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Percy Hedley School Ofsted Rating: Outstanding Pupils: 155 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Marys Catholic Primary School, Forest Hall Ofsted Rating: Good Pupils: 203 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

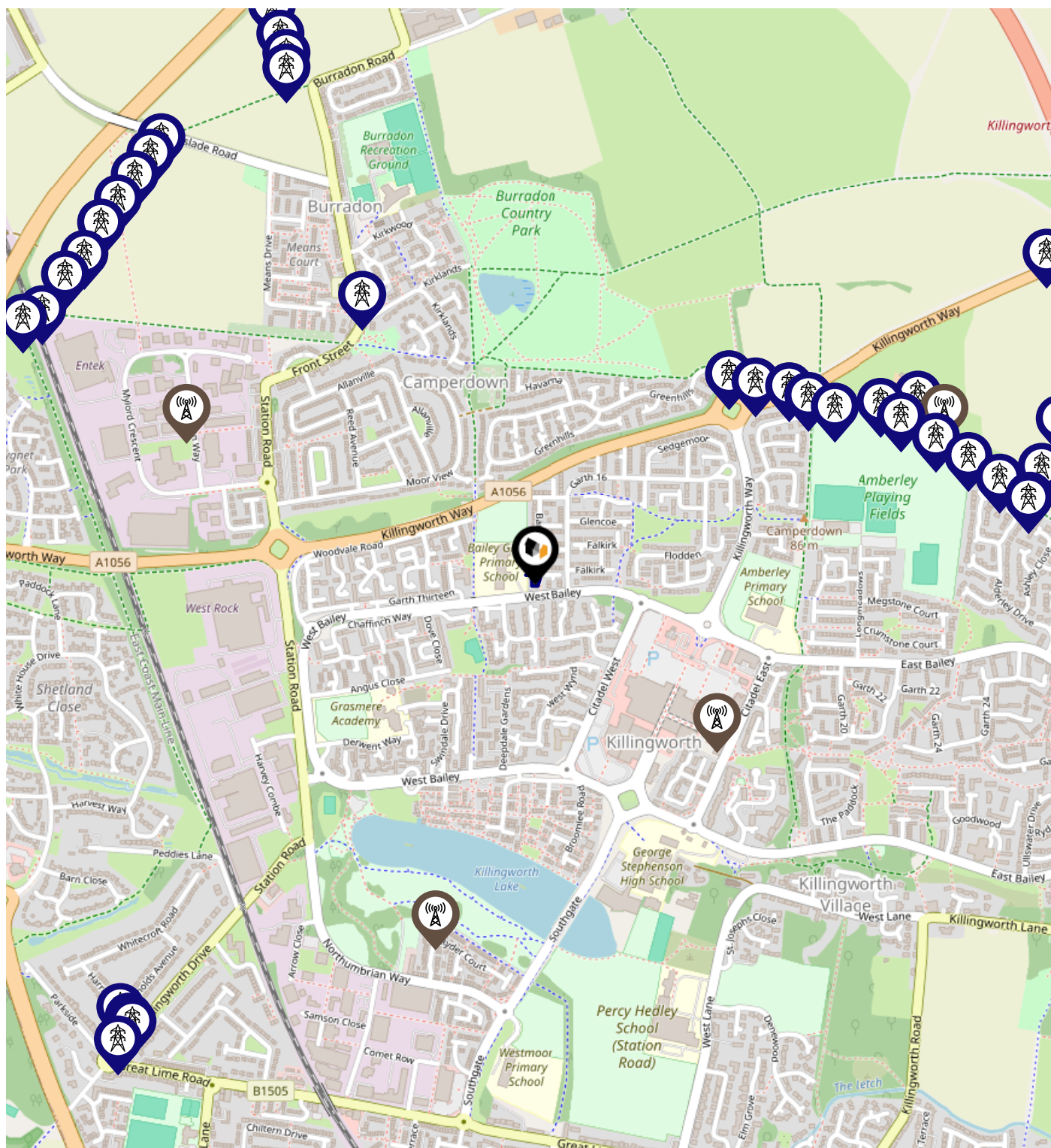


		Nursery	Primary	Secondary	College	Private
	Forest Hall Primary School Ofsted Rating: Good Pupils: 159 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ivy Road Primary School Ofsted Rating: Good Pupils: 186 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Benton Dene Primary School Ofsted Rating: Outstanding Pupils: 467 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Benton Dene School Ofsted Rating: Good Pupils: 131 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longbenton High School Ofsted Rating: Good Pupils: 964 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fordley Primary School Ofsted Rating: Outstanding Pupils: 371 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Percy Hedley Hedleys College Ofsted Rating: Good Pupils:0 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Backworth Park Primary School Ofsted Rating: Good Pupils: 330 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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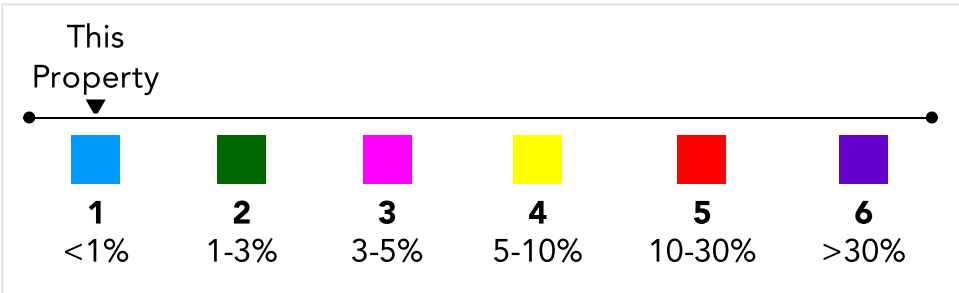
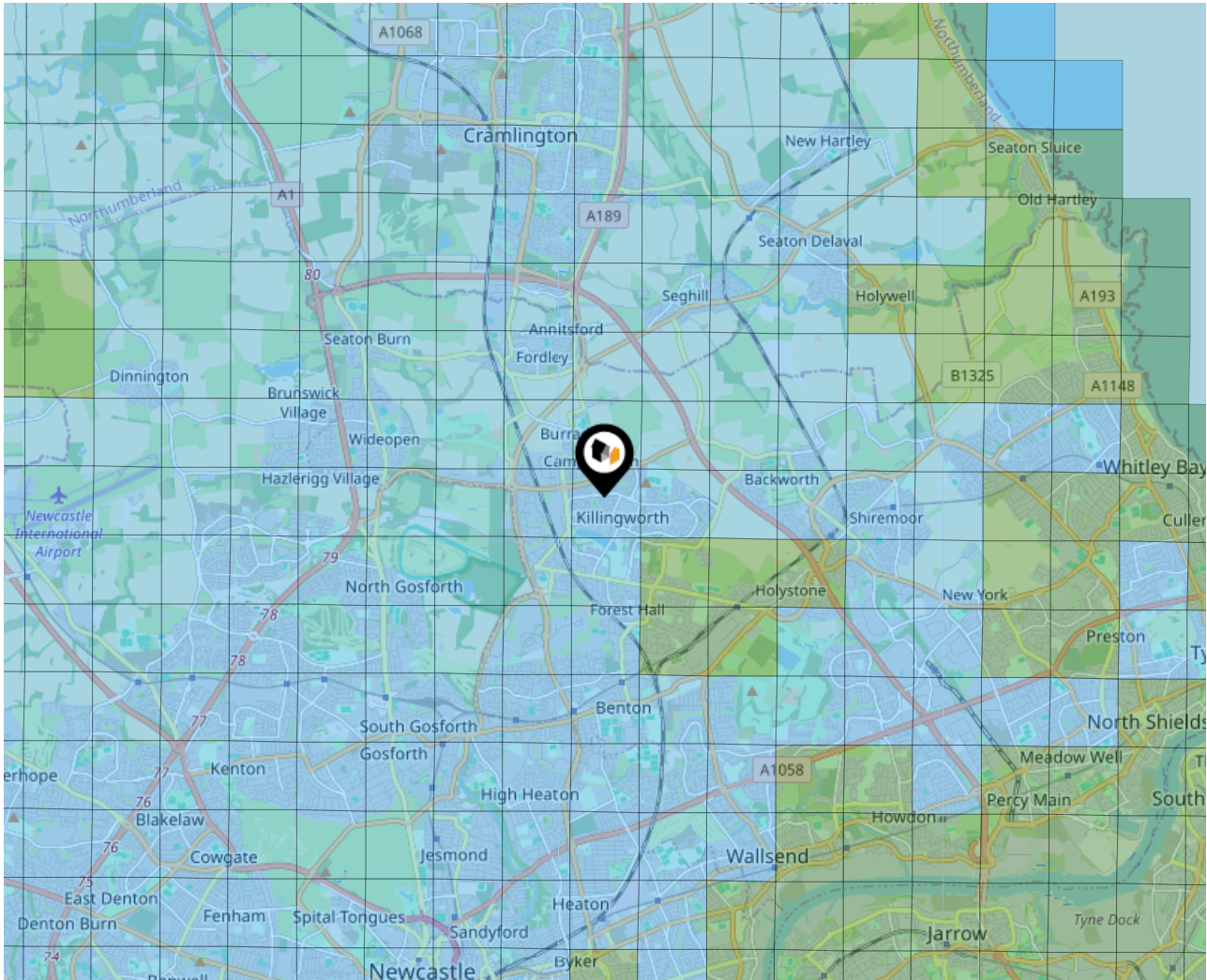


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

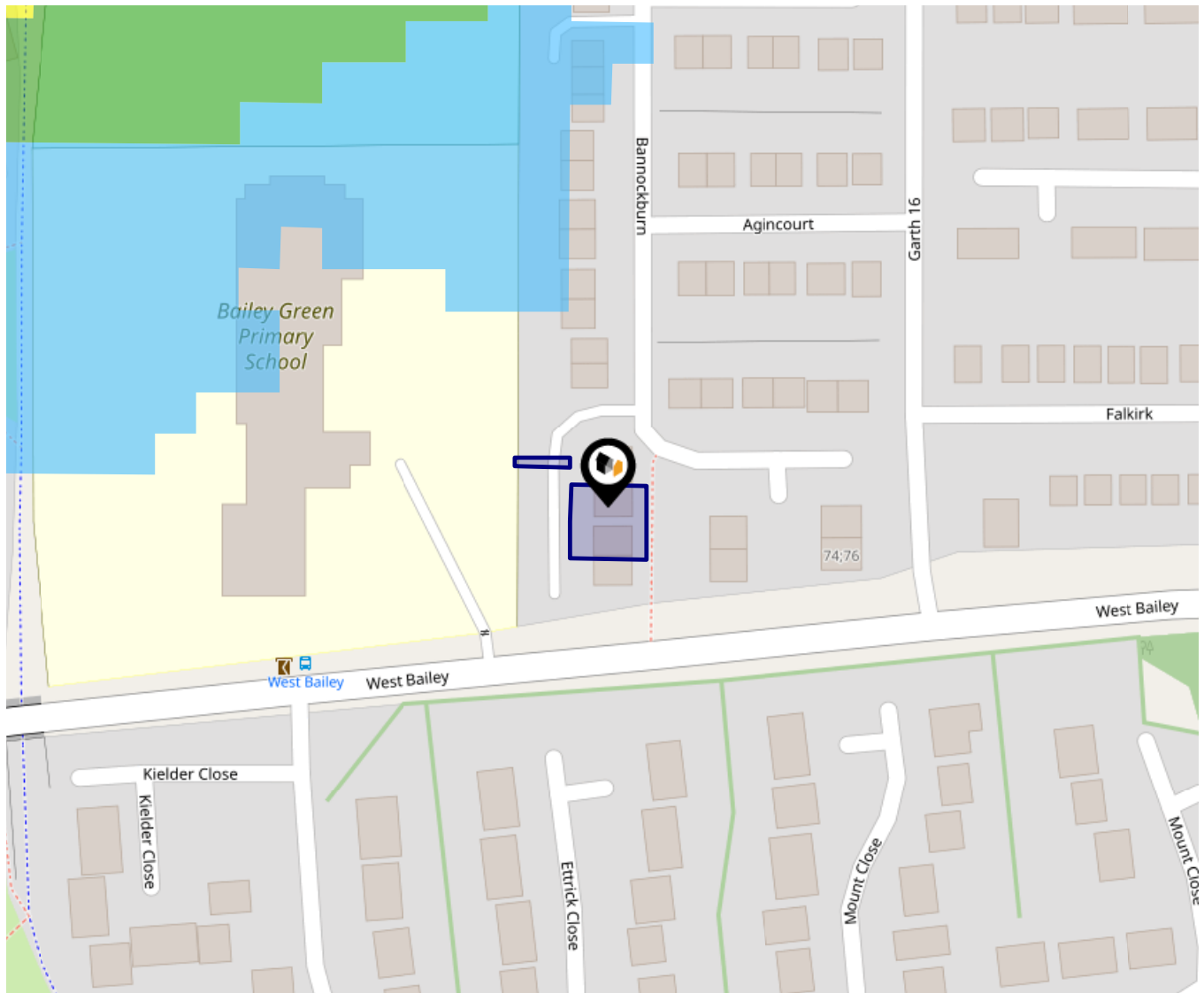
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

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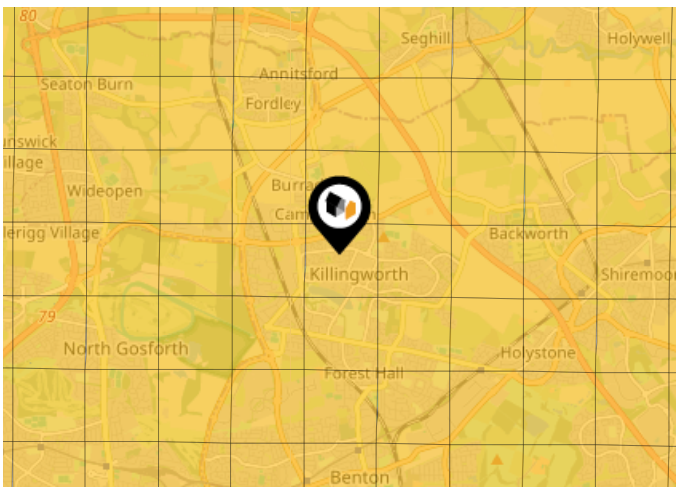
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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 CLAY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



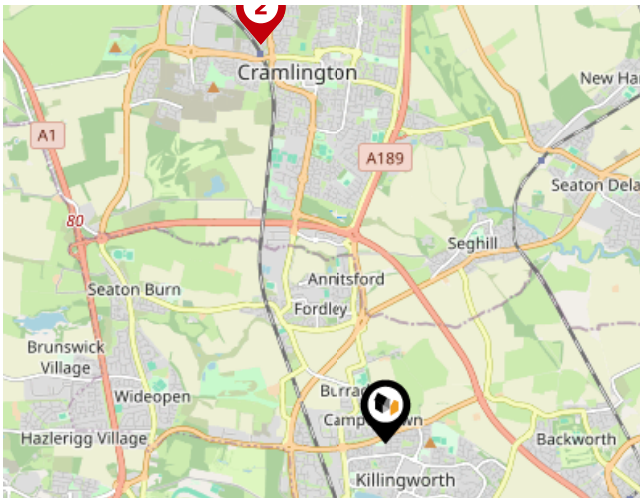
Primary Classifications (Most Common Clay Types)

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

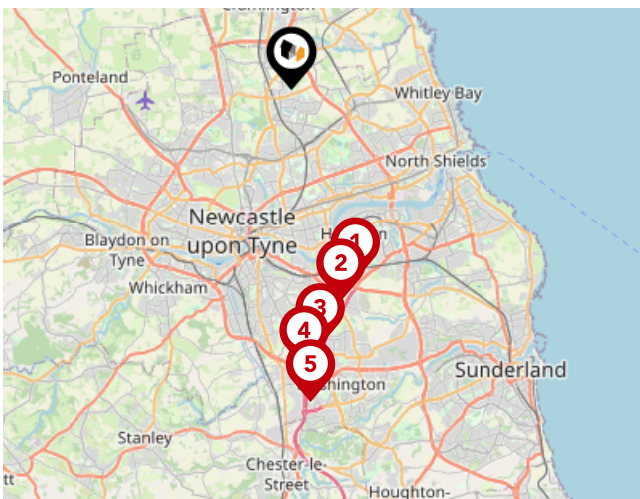
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Railway station	3.54 miles
2	Cramlington Rail Station	3.55 miles
3	Manors Rail Station	4.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.83 miles
2	A194(M) J2	7.41 miles
3	A194(M) J1	8.78 miles
4	A1(M) J65	9.49 miles
5	A1(M) J64	10.66 miles



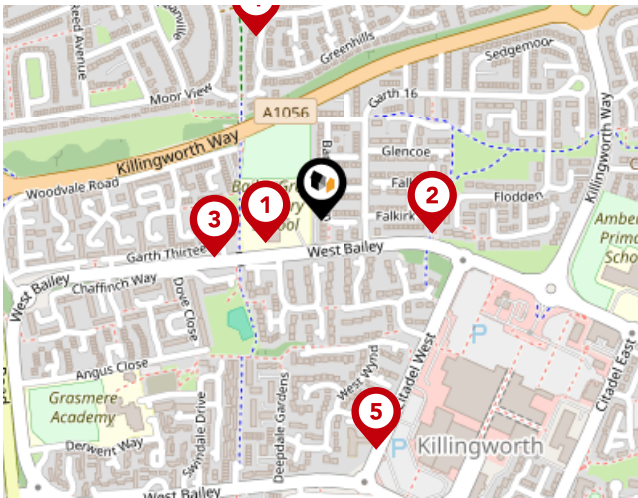
Airports/Helipads

Pin	Name	Distance
1	Airport	5.47 miles
2	Teesside Airport	36.85 miles
3	Leeds Bradford Airport	81.01 miles
4	Irthington	49.36 miles

Area

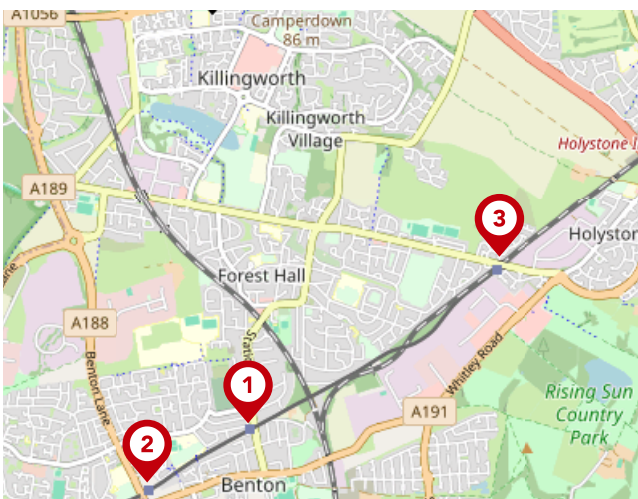
Transport (Local)

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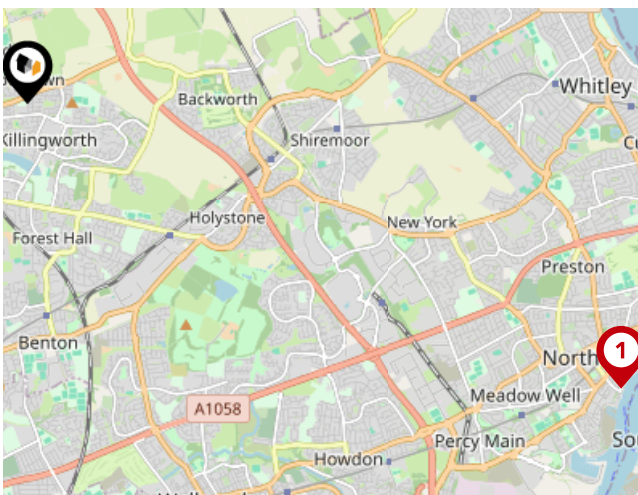
Bus Stops/Stations

Pin	Name	Distance
1	West Bailey-School	0.06 miles
2	West Bailey-Garth 15	0.12 miles
3	West Bailey-Garth 12	0.12 miles
4	Greenhills Estate	0.21 miles
5	Citadel West	0.25 miles



Local Connections

Pin	Name	Distance
1	Benton (Tyne and Wear Metro Station)	1.75 miles
2	Four Lane Ends (Tyne and Wear Metro Station)	2.01 miles
3	Palmersville (Tyne and Wear Metro Station)	1.6 miles



Ferry Terminals

Pin	Name	Distance
1	North Shields Ferry Terminal	5.59 miles

Landwood Group

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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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.



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<https://landwoodgroup.com/>



Valuation Office
Agency

