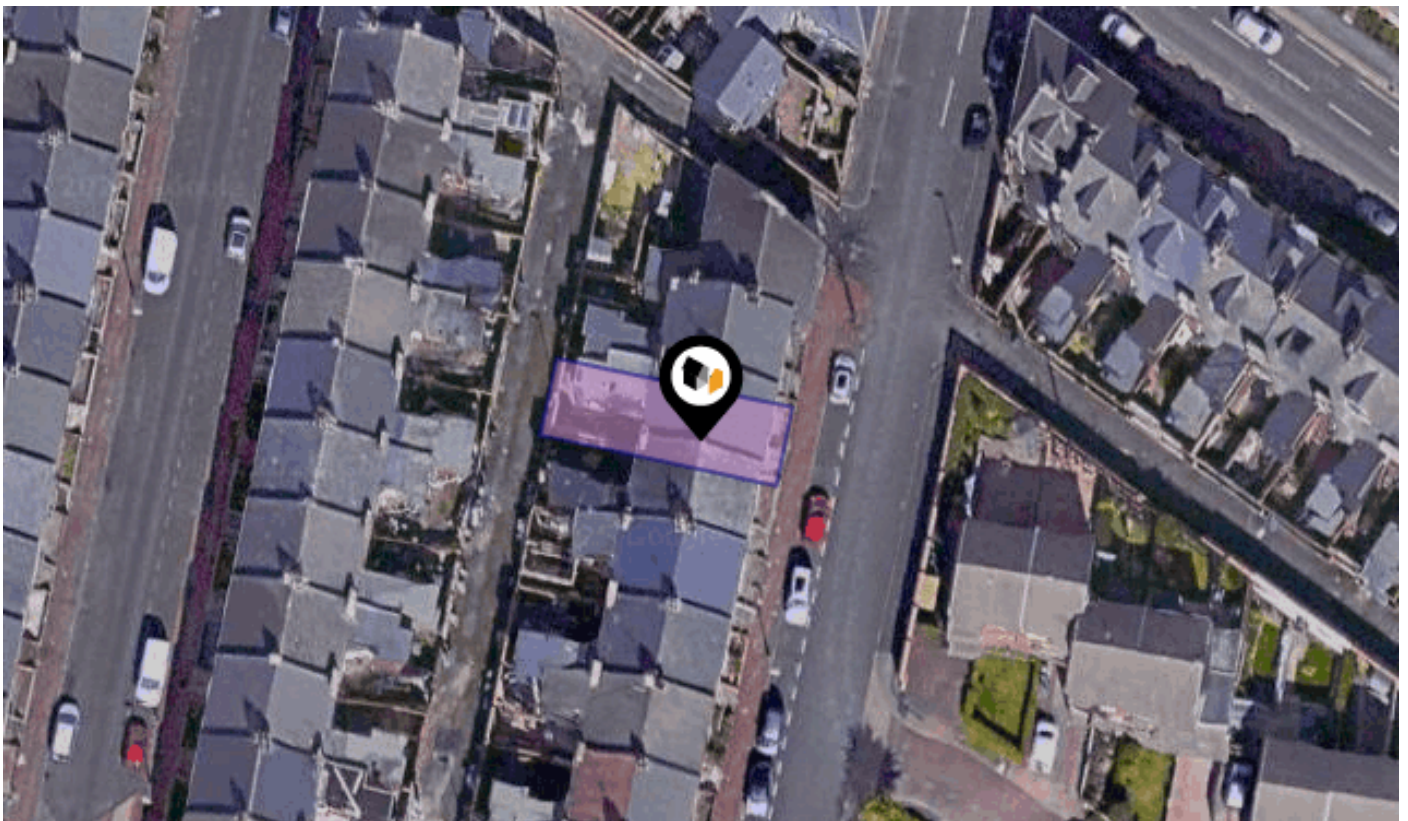




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 30th April 2025



14, KING EDWARD STREET, GATESHEAD, NE8 3PR

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	05/07/2004
Bedrooms:	2	Last Sold Price:	£38,000
Plot Area:	0.03 acres	Last Sold £/ft ² :	£50
Year Built :	Before 1900	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	01/09/1996
Annual Estimate:	£1,719	End Date:	01/01/2995
Title Number:	TY324236	Lease Term:	999 years from 1 January 1996
UPRN:	100000039377	Term Remaining:	970 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9	56	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



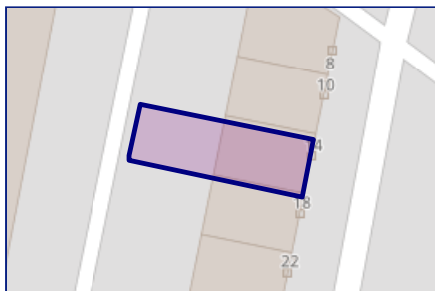
Satellite/Fibre TV Availability:



Property Multiple Title Plans

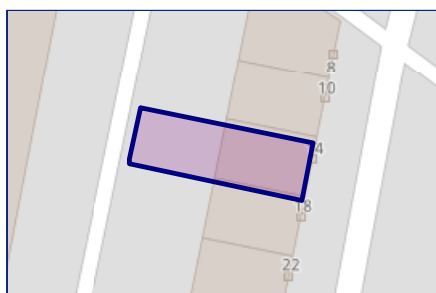
LANDWOOD
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Freehold Title Plan



TY403981

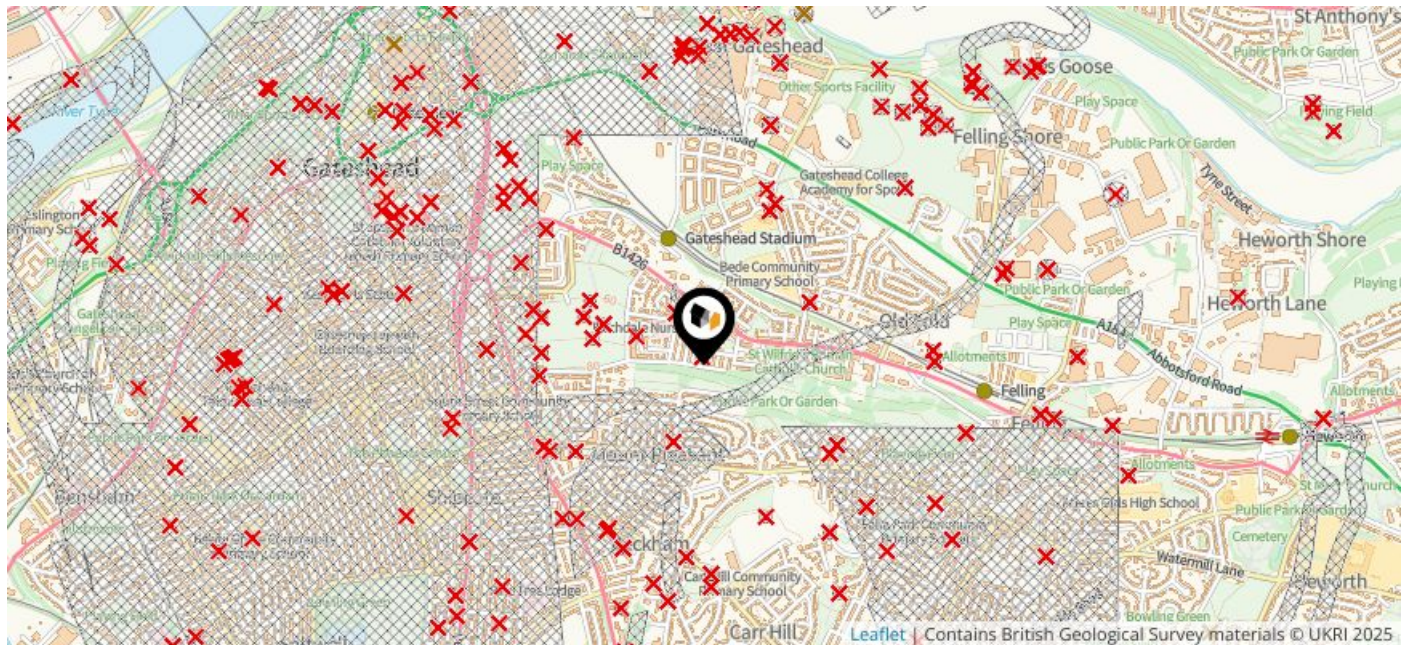
Leasehold Title Plan



TY324236

Start Date: 01/09/1996
End Date: 01/01/2995
Lease Term: 999 years from 1 January 1996
Term Remaining: 970 years

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.

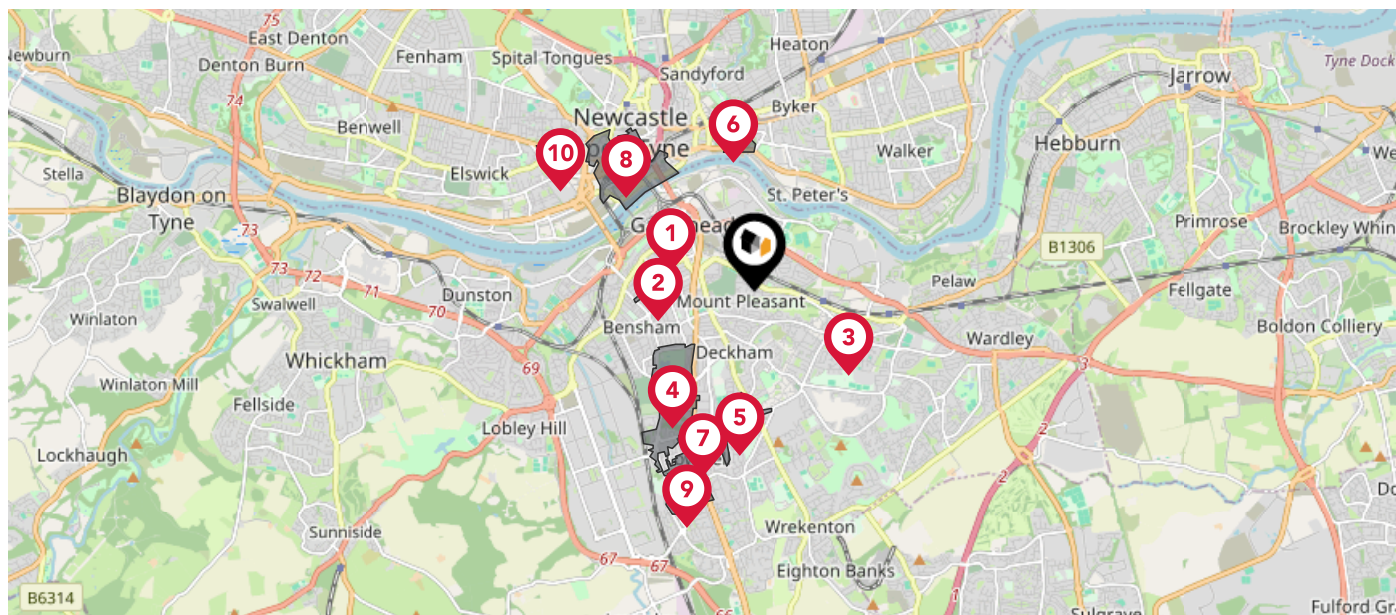
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

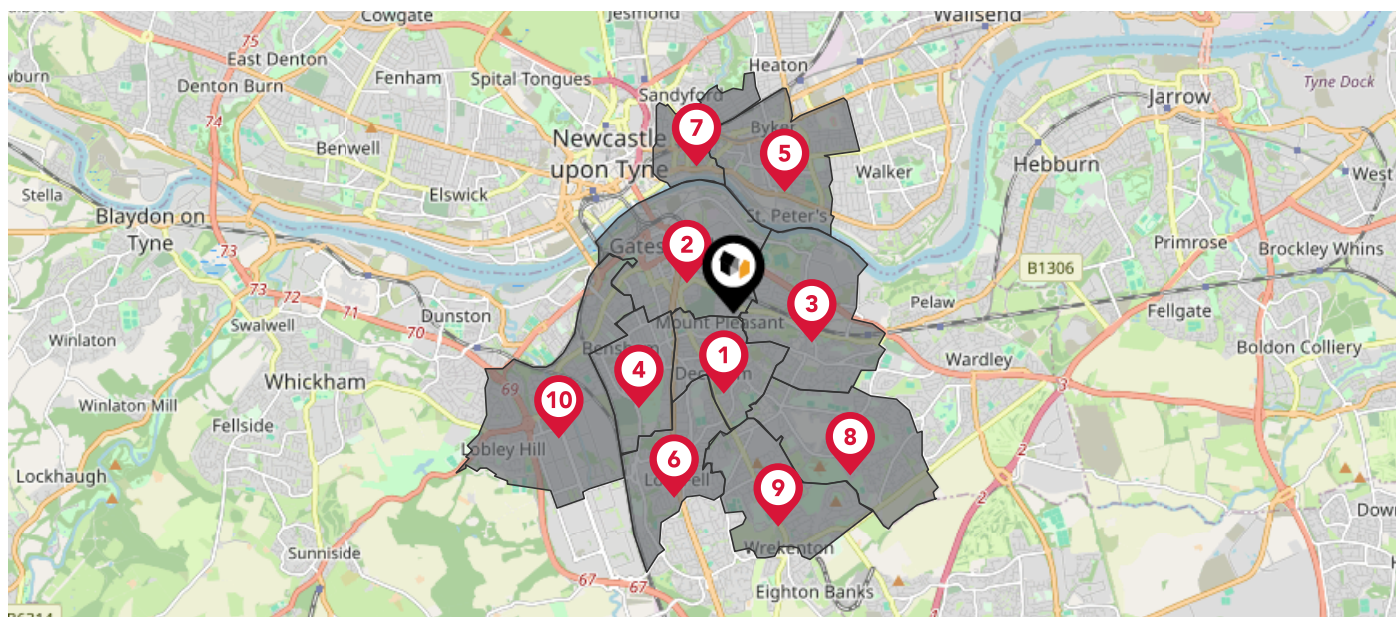
- 1 Walker Terrace/Regent Street CA
- 2 Coatsworth CA
- 3 Crow Hall CA
- 4 Saltwell CA
- 5 Sheriff Hill CA
- 6 Ouseburn
- 7 Low Fell CA
- 8 Central
- 9 Chowdene CA
- 10 Summerhill Square

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

Deckham Ward

2

Bridges Ward

3

Felling Ward

4

Saltwell Ward

5

Byker Ward

6

Low Fell Ward

7

Ouseburn Ward

8

Windy Nook and Whitehills Ward

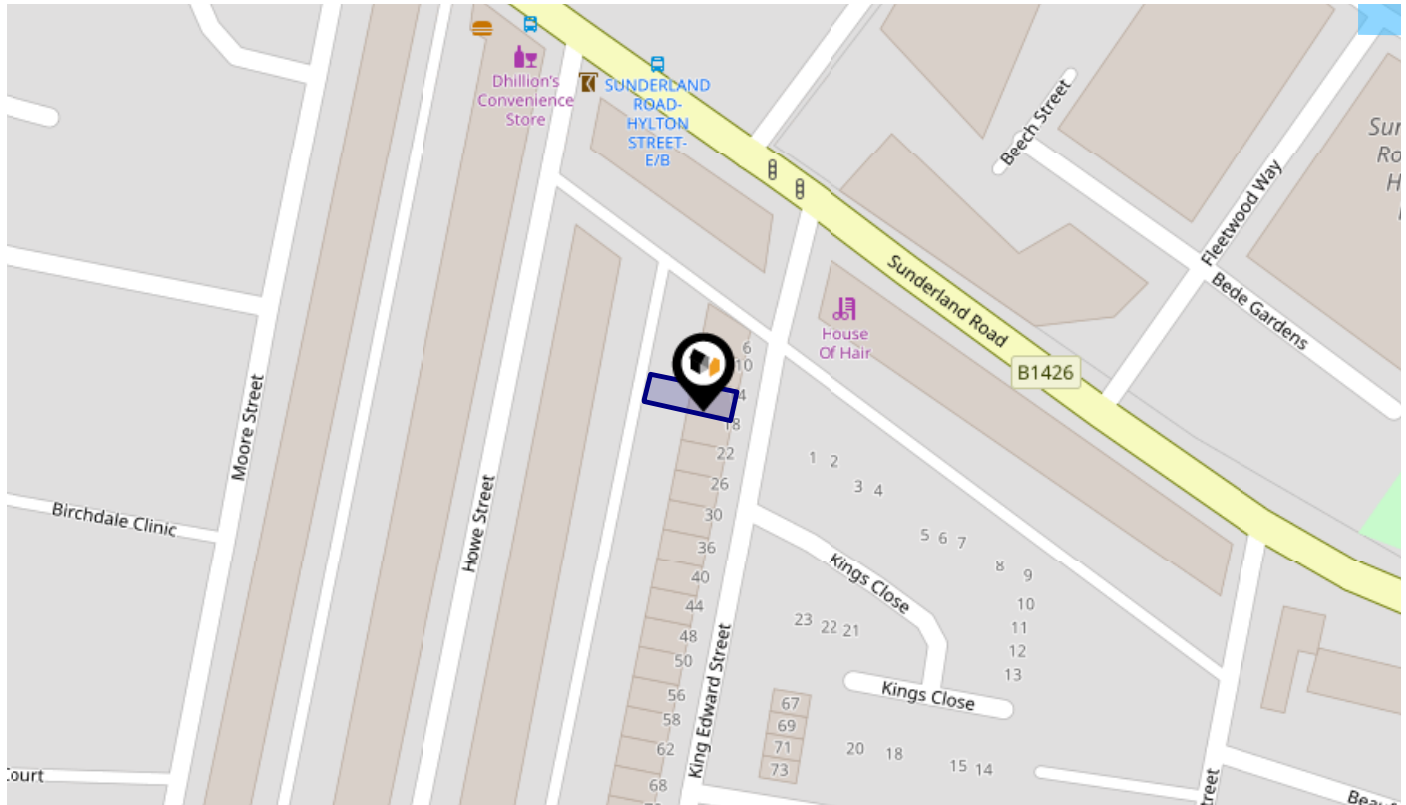
9

High Fell Ward

10

Lobley Hill and Bensham Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

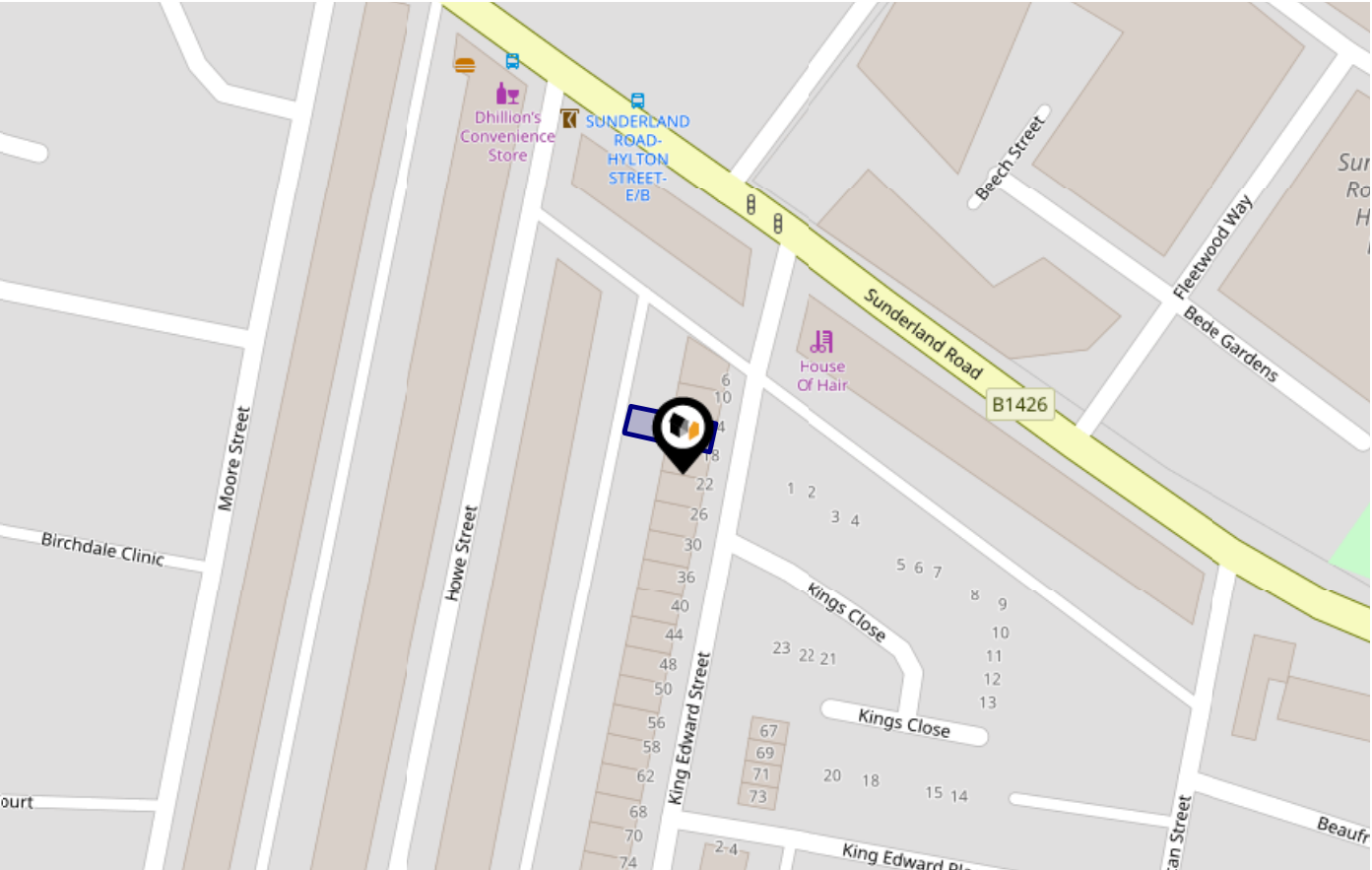
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

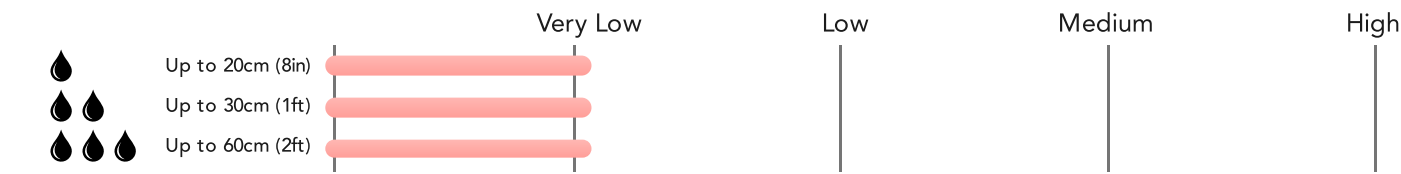


Risk Rating: Very low

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:

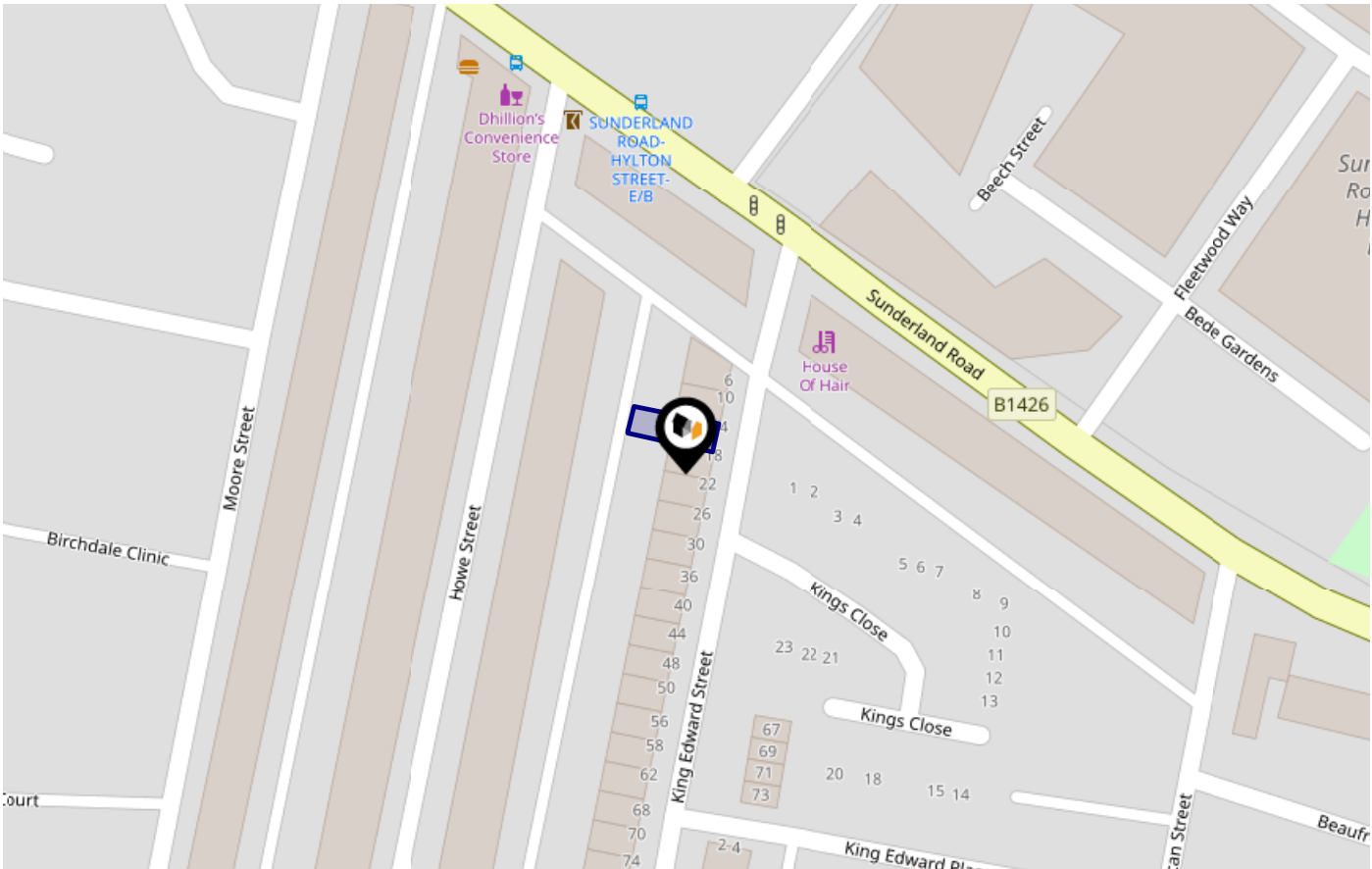


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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:



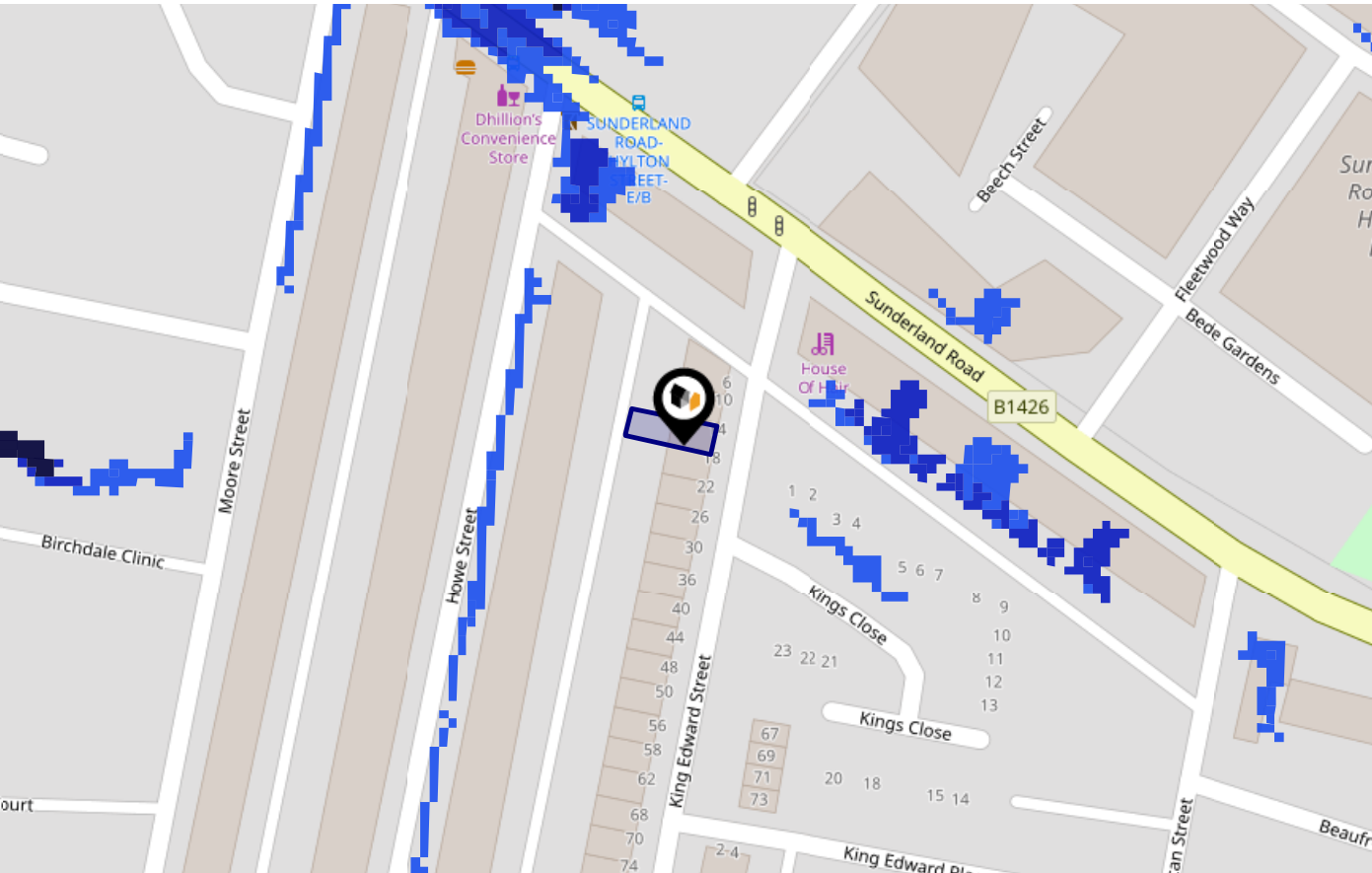
KPF - Key Property Facts

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

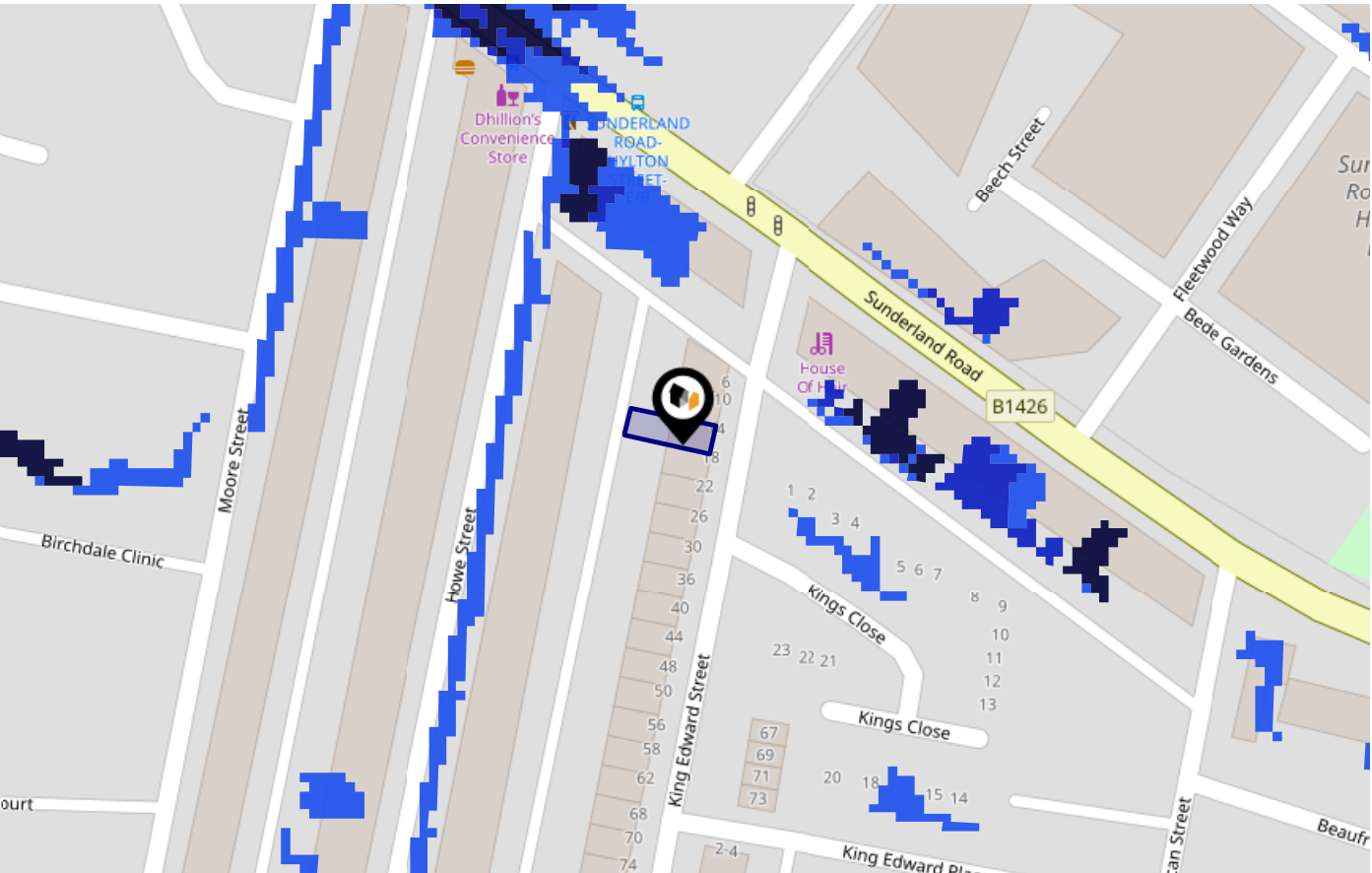
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

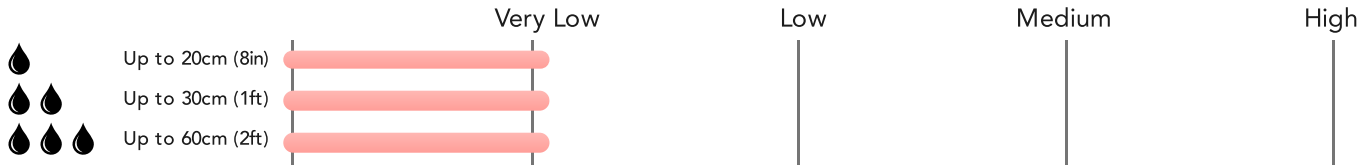


Risk Rating: Very low

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.
- 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:

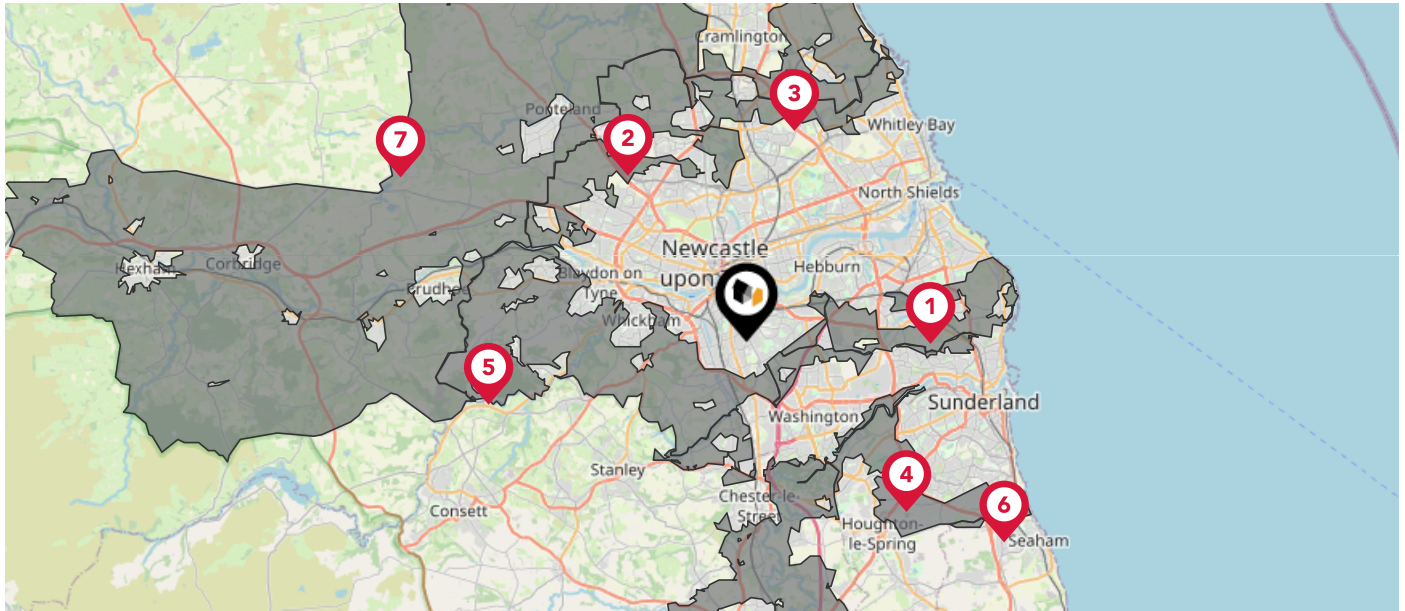


Maps








Green Belt

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



Nearby Green Belt Land

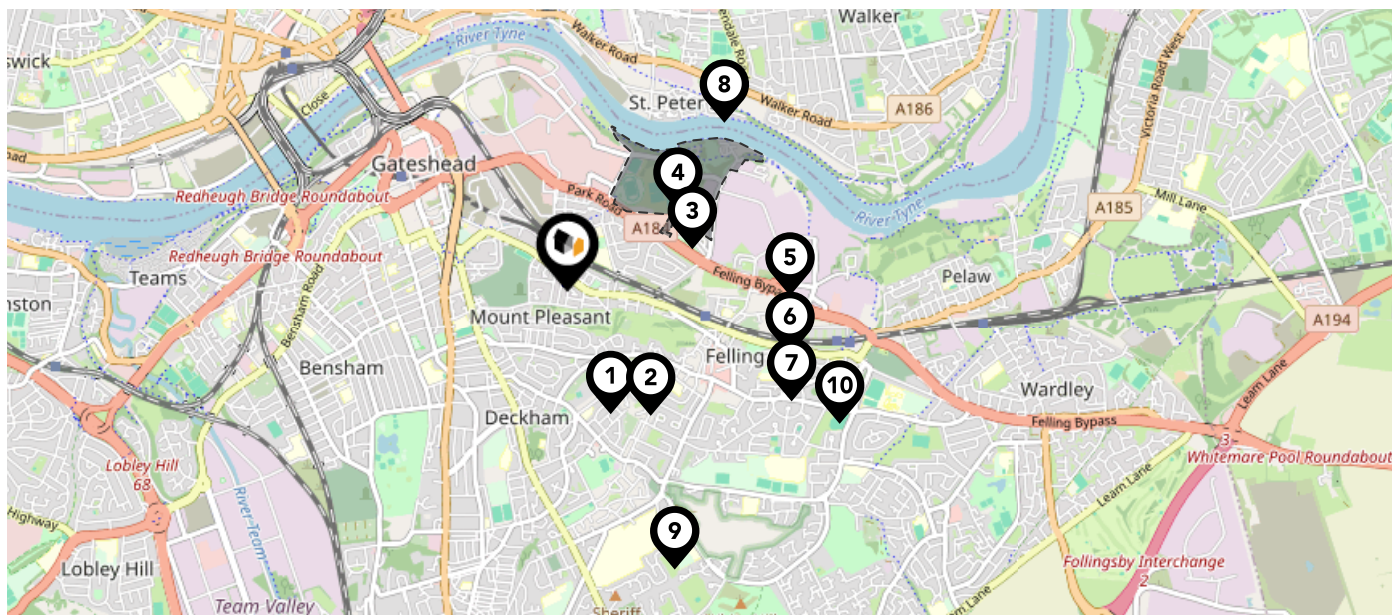
-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - County Durham
-  Tyne and Wear Green Belt - Northumberland

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

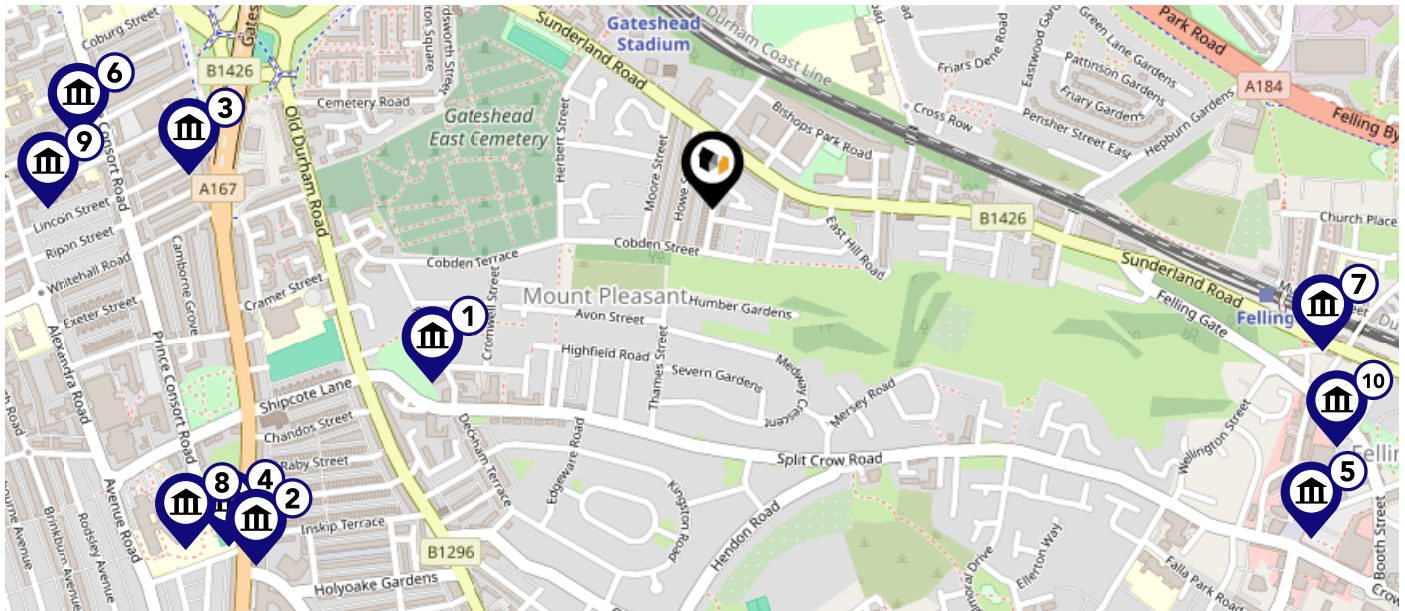
1	Sheriffs Rise-Felling, Gateshead	Historic Landfill	<input type="checkbox"/>
2	Balmoral Drive-Felling, Gateshead	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/XP3993NS/A001	Active Landfill	<input checked="" type="checkbox"/>
4	Felling Riverside Reclamation Site-Tyne Main Road, Gateshead, Felling, Tyne & Wear	Historic Landfill	<input type="checkbox"/>
5	Noble and Lund-Stuart Terrace, Felling, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
6	Tyne Textiles-Stoneygate Lane, Felling, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
7	Bondene-Bondene Avenue West, Felling	Historic Landfill	<input type="checkbox"/>
8	Walker Road-St. Peters, Newcastle upon Tyne	Historic Landfill	<input type="checkbox"/>
9	Crossfield Industrial Park Windy Nook Industrial Park-Whitehills Drive, Felling, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
10	Watermill-High Heworth Lane, Heworth	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

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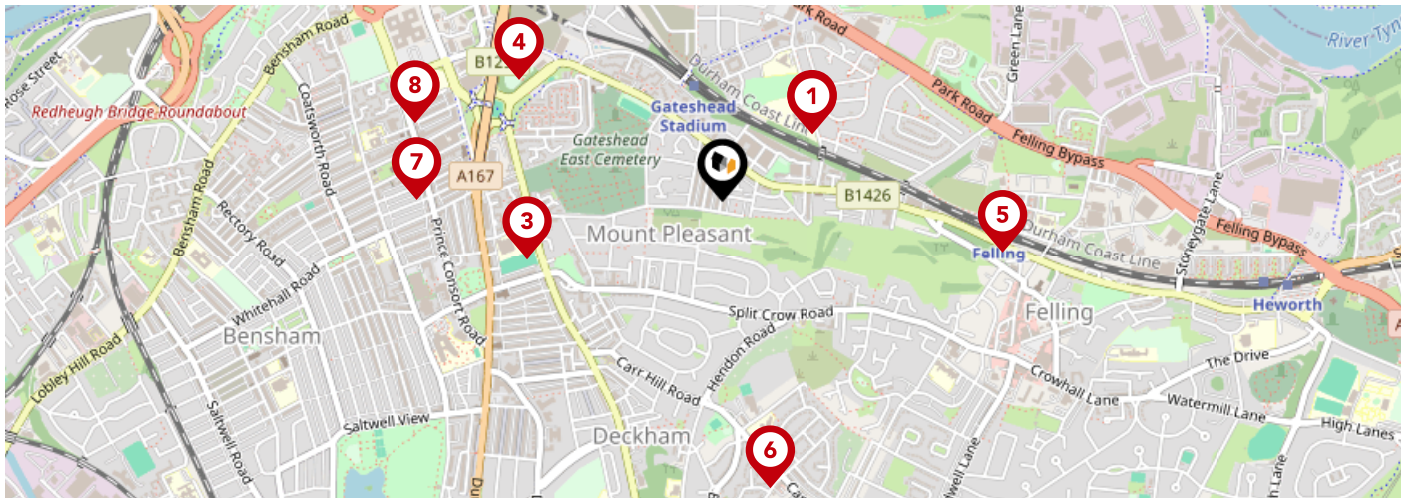
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



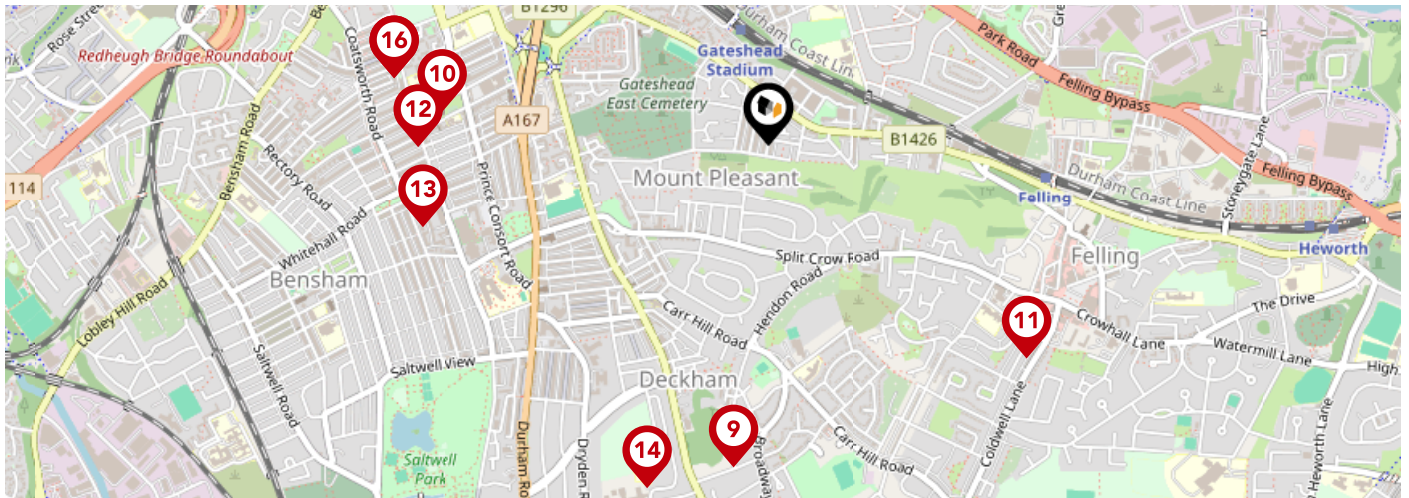
Listed Buildings in the local district	Grade	Distance
 1248556 - 33 And 35, Fife Street	Grade II	0.3 miles
 1248725 - Church Of St George	Grade II	0.6 miles
 1248557 - Baptist Church And Sunday School	Grade II	0.6 miles
 1277766 - War Memorial	Grade II	0.6 miles
 1185123 - New Imperial Bingo Club	Grade II	0.7 miles
 1249087 - Christadelphian Hall	Grade II	0.7 miles
 1299895 - Urban Studies Centre	Grade II	0.7 miles
 1248566 - Shipley Art Gallery	Grade II	0.7 miles
 1248787 - Christ Church	Grade II	0.7 miles
 1184932 - Church Of St Patrick	Grade II	0.7 miles









Area Schools

LANDWOOD
GROUP



		Nursery	Primary	Secondary	College	Private
1	Bede Community Primary School Ofsted Rating: Good Pupils: 211 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Wilfrid's Catholic Primary School, Gateshead Ofsted Rating: Good Pupils: 150 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	South Street Community Primary School Ofsted Rating: Good Pupils: 226 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Gateshead Cheder Primary School Ofsted Rating: Requires improvement Pupils: 424 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brandling Primary School Ofsted Rating: Requires improvement Pupils: 229 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Carr Hill Community Primary School Ofsted Rating: Good Pupils: 333 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Keser Torah Boys' School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Catholic Primary School, Gateshead Ofsted Rating: Good Pupils: 191 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

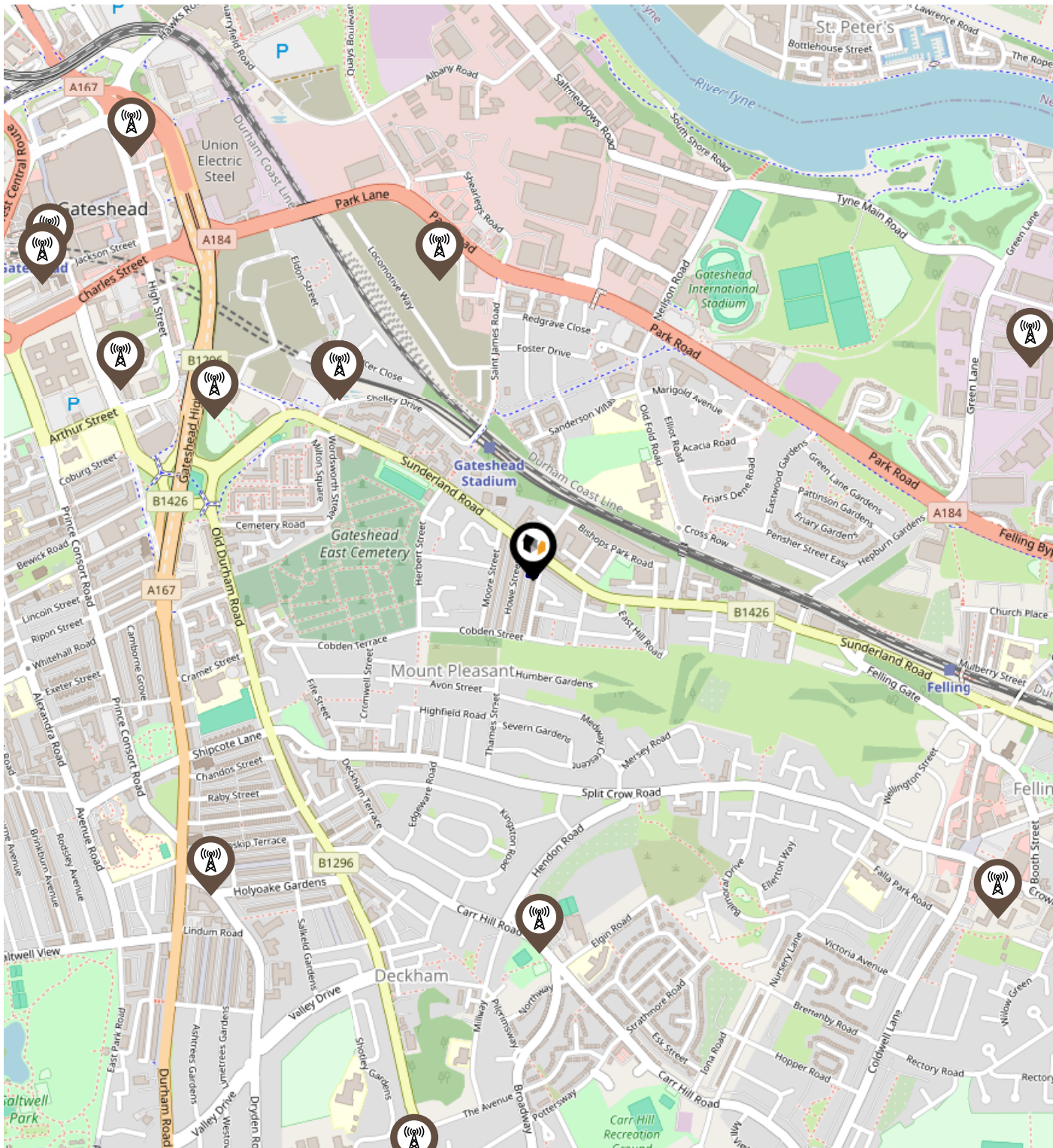


		Nursery	Primary	Secondary	College	Private
	River Tyne Academy Gateshead Ofsted Rating: Good Pupils: 111 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Keser Girls School Ofsted Rating: Requires improvement Pupils: 340 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falla Park Community Primary School Ofsted Rating: Good Pupils: 227 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haskel School Ofsted Rating: Good Pupils: 18 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caedmon Community Primary School Ofsted Rating: Good Pupils: 253 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dryden School Ofsted Rating: Outstanding Pupils: 65 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tashbar Boys Nursery Ofsted Rating: Good Pupils: 25 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gateshead Jewish Nursery School Ofsted Rating: Good Pupils: 144 Distance:0.81	<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:

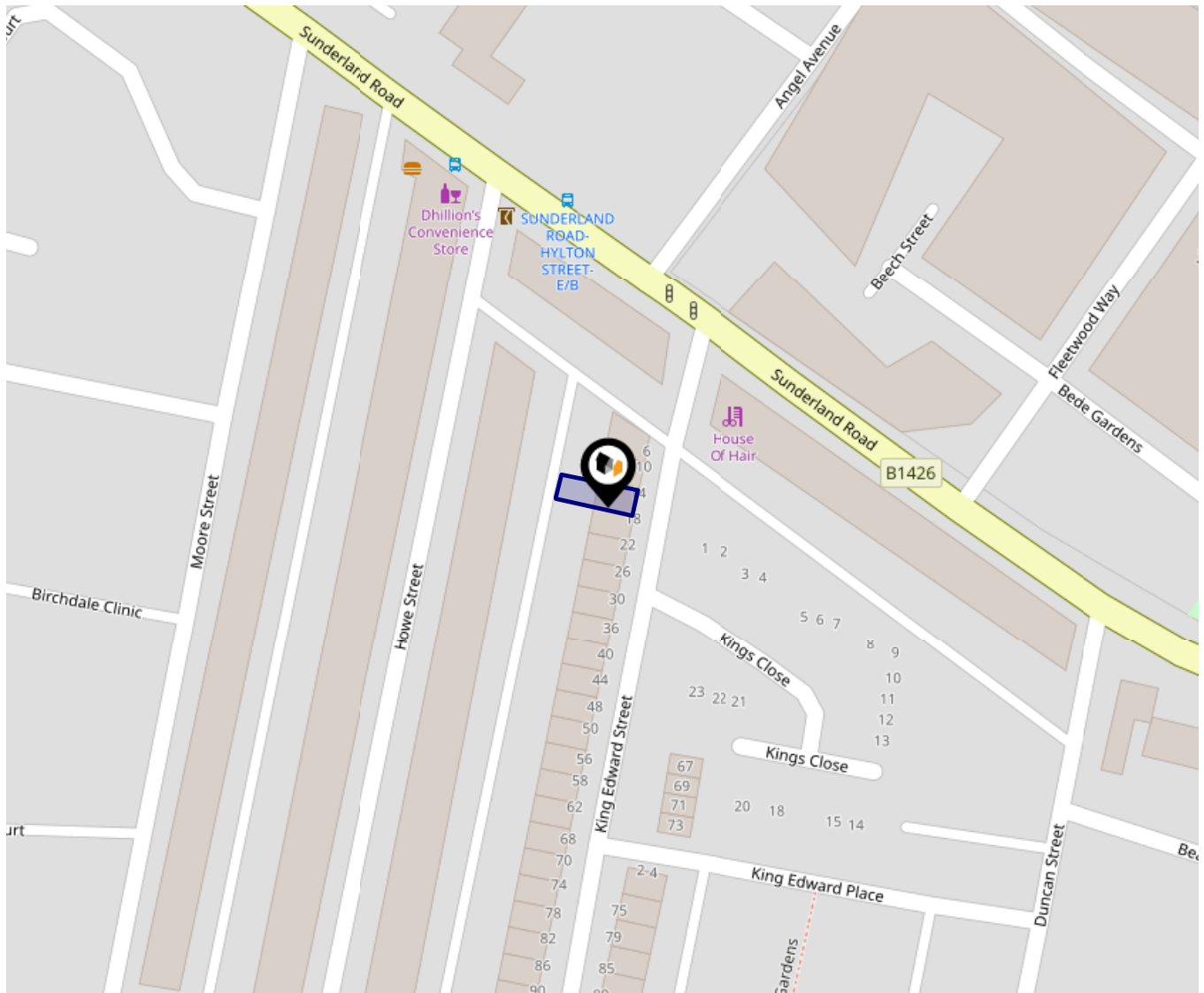
-  Power Pylons
-  Communication Masts

A detailed map of Newcastle upon Tyne and the surrounding area, including Gateshead, Jarrow, and Hebburn. The map shows major roads, rivers, and various neighborhoods. A black location pin with a white house icon is placed in the center of the map, near the Gateshead area.



Local Area Road Noise

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GROUP



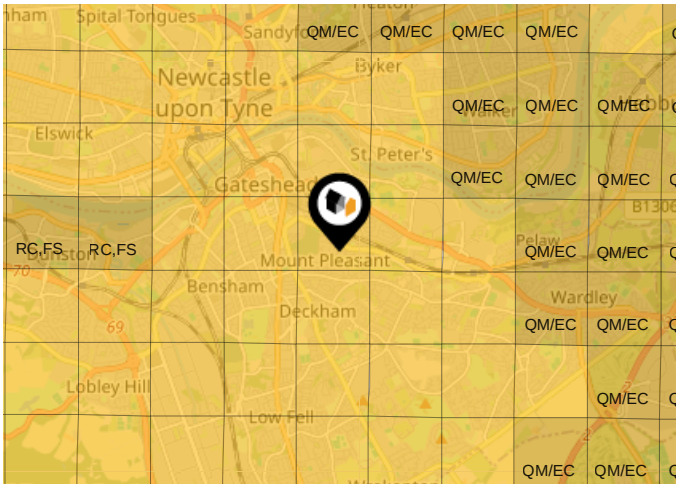
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



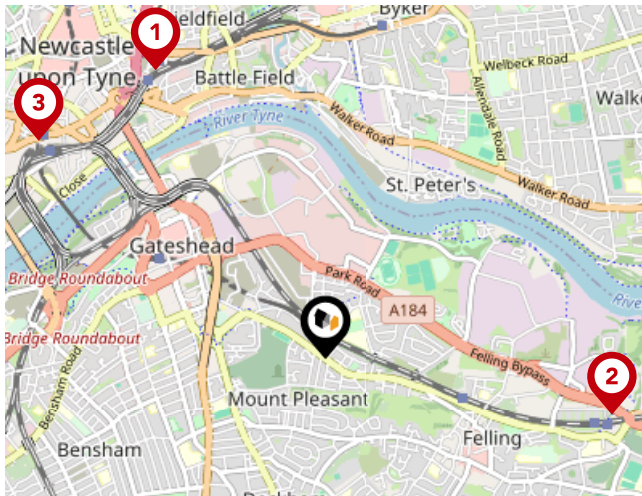
Primary Classifications (Most Common Clay Types)

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

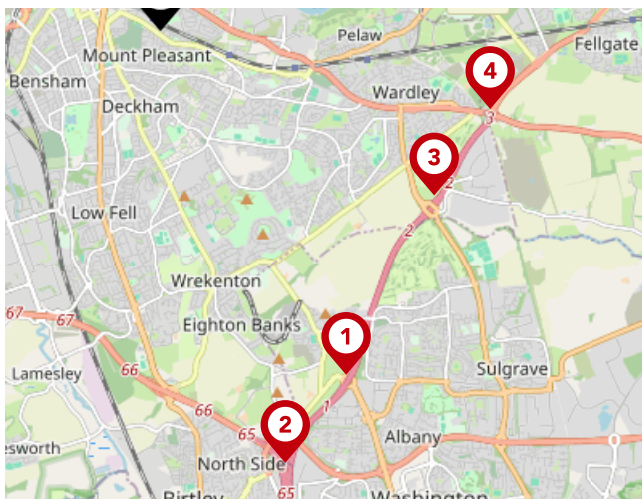
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Manors Rail Station	1.42 miles
2	Heworth Rail Station	1.25 miles
3	Newcastle Rail Station	1.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J1	3.33 miles
2	A1(M) J65	3.83 miles
3	A194(M) J2	2.72 miles
4	A194(M) J3	2.89 miles
5	A1(M) J64	5.01 miles



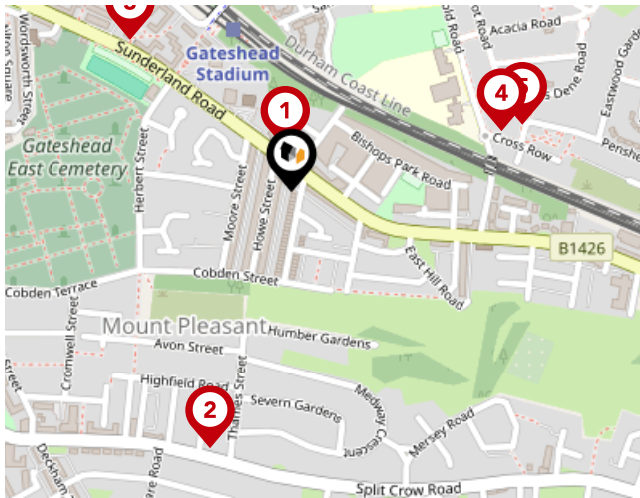
Airports/Helipads

Pin	Name	Distance
1	Airport	7.49 miles
2	Teesside Airport	31.24 miles
3	Leeds Bradford Airport	75.2 miles
4	Irthlington	48.37 miles

Area

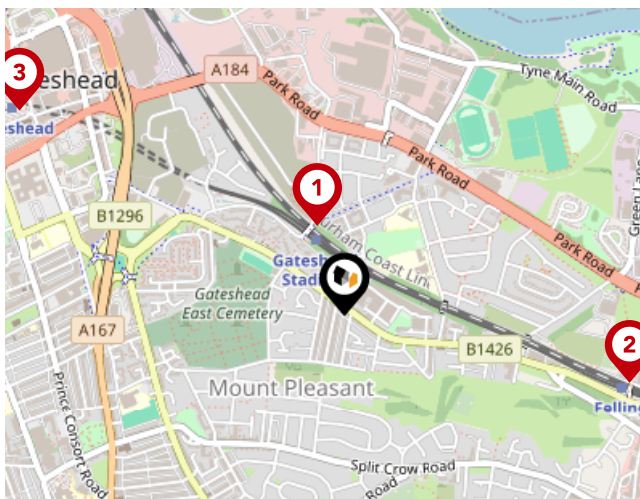
Transport (Local)

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GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Sunderland Road-Hylton Street	0.05 miles
2	Split Crow Road-Clyde Street	0.29 miles
3	Sunderland Road-Byron Walk	0.24 miles
4	Cross Row	0.23 miles
5	Elliot Road	0.26 miles



Local Connections

Pin	Name	Distance
1	Gateshead Stadium (Tyne and Wear Metro Station)	0.2 miles
2	Felling (Tyne and Wear Metro Station)	0.62 miles
3	Gateshead (Tyne and Wear Metro Station)	0.82 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.03 miles

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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