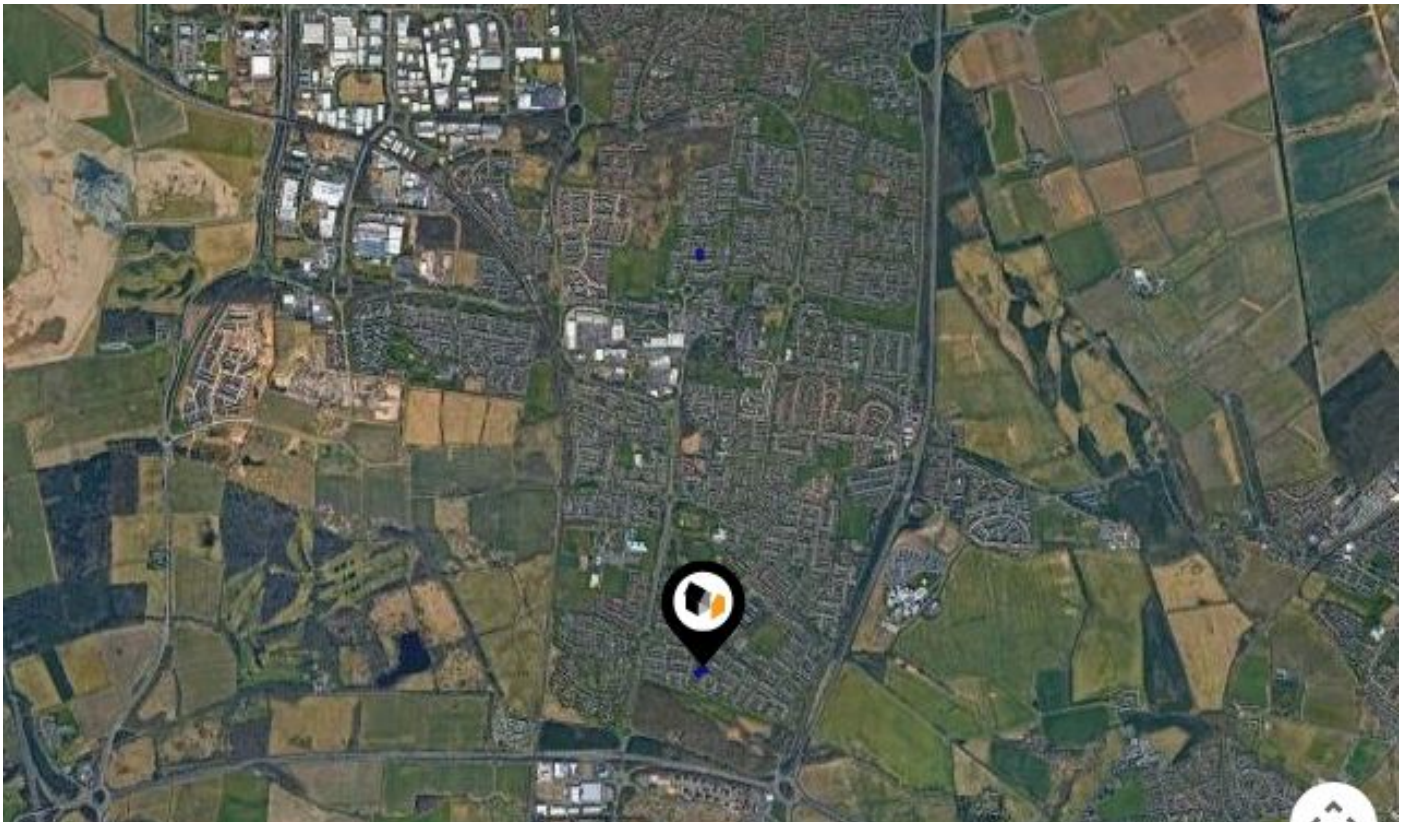




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 04th July 2025



22, WINSTER PLACE, CRAMLINGTON, NE23 6PH

Landwood Group

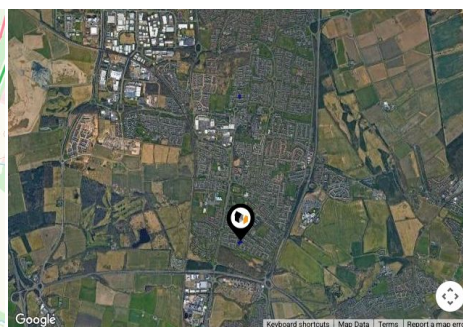
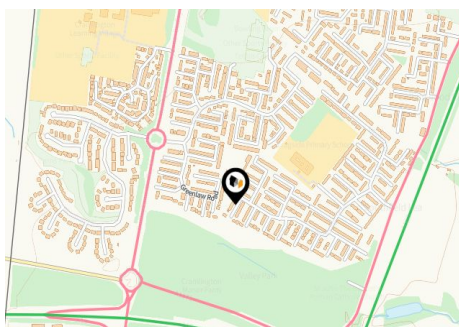
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	10/08/2006
Bedrooms:	2	Last Sold Price:	£79,950
Plot Area:	0.13 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	15/01/1973
Annual Estimate:	£1,643	End Date:	01/03/2063
Title Number:	ND17092	Lease Term:	99 years from 1 March 1964
UPRN:	100110612748	Term Remaining:	37 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	47 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



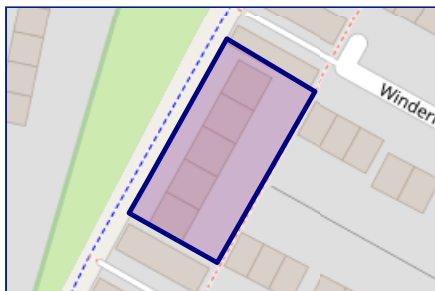
Satellite/Fibre TV Availability:



Property Multiple Title Plans

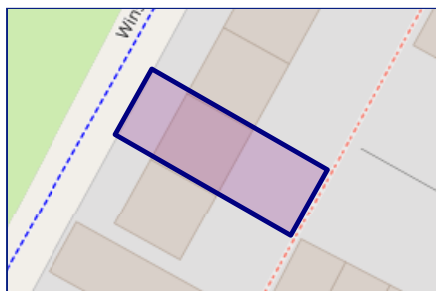
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Freehold Title Plan



ND68967

Leasehold Title Plan



ND17092

Start Date: 15/01/1973
End Date: 01/03/2063
Lease Term: 99 years from 1 March 1964
Term Remaining: 37 years

This map displays nearby coal mine entrances and their classifications.



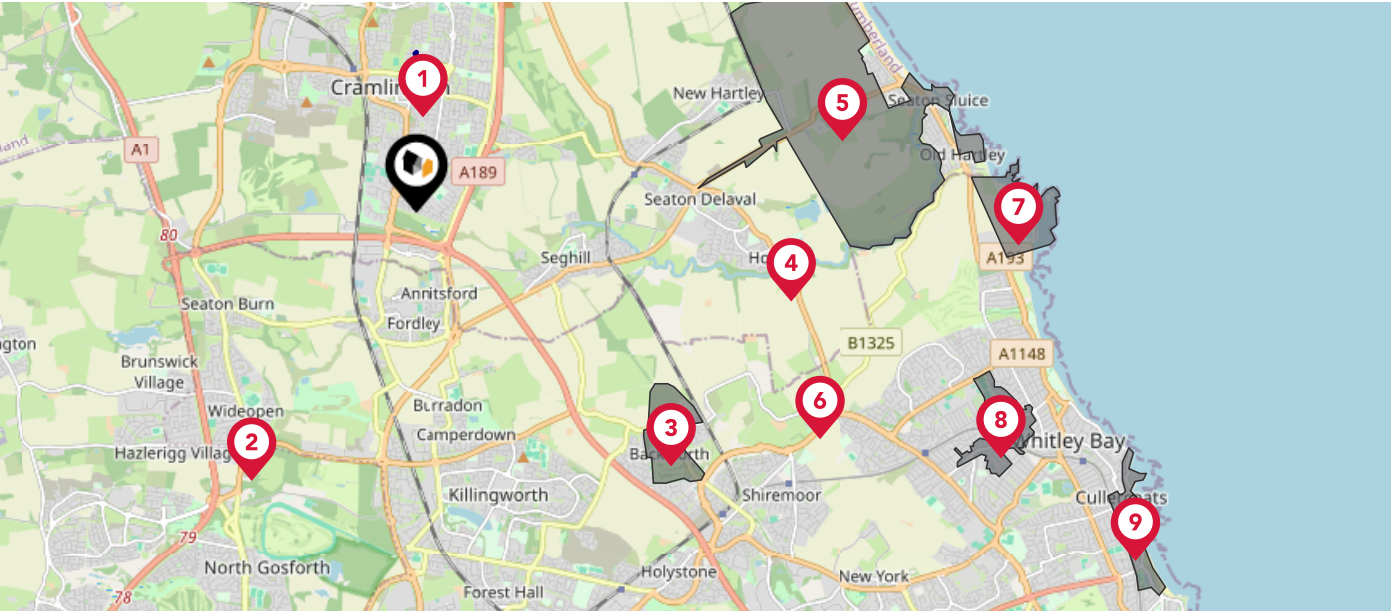
Mine Entry

- ✕ 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.

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.



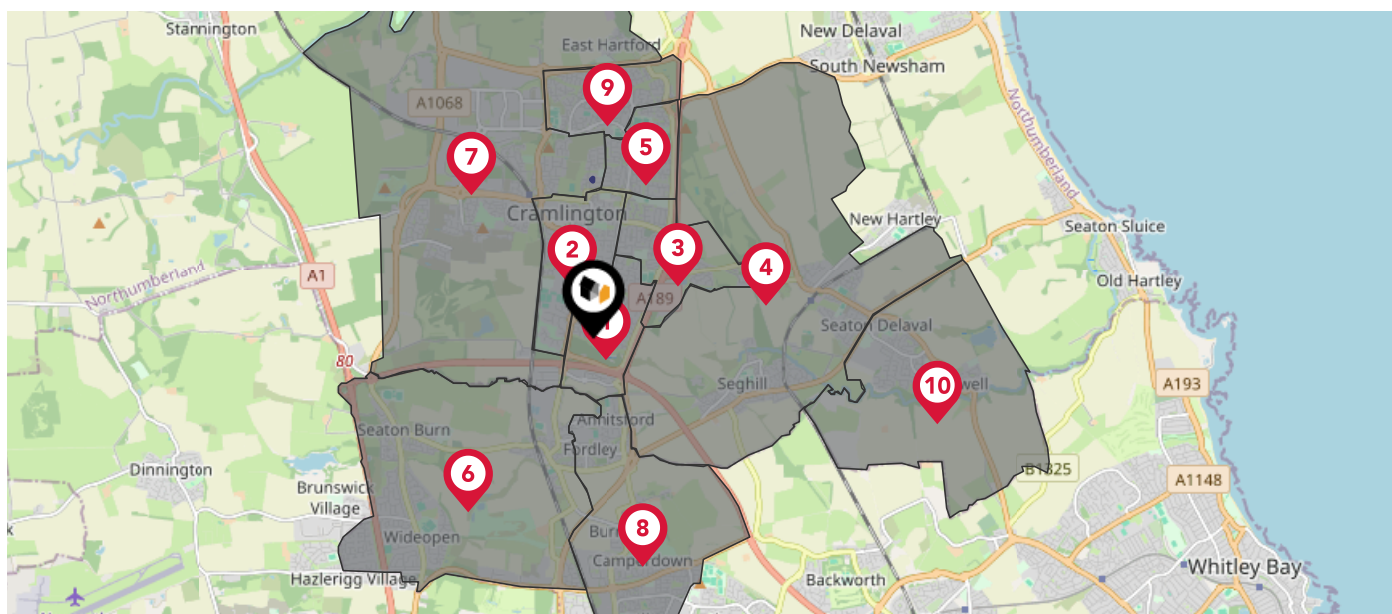
Nearby Conservation Areas	
1	Cramlington Village
2	Sacred Heart Church, Wideopen
3	Backworth
4	Holywell
5	Seaton Delaval
6	Earsdon Village
7	St Mary's Island
8	Monkseaton
9	Cullercoats

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



Cramlington South East ED



Cramlington Village ED



Cramlington East ED



Seghill with Seaton Delaval ED



Cramlington Eastfield ED



Weetslade Ward



Cramlington West ED



Camperdown Ward

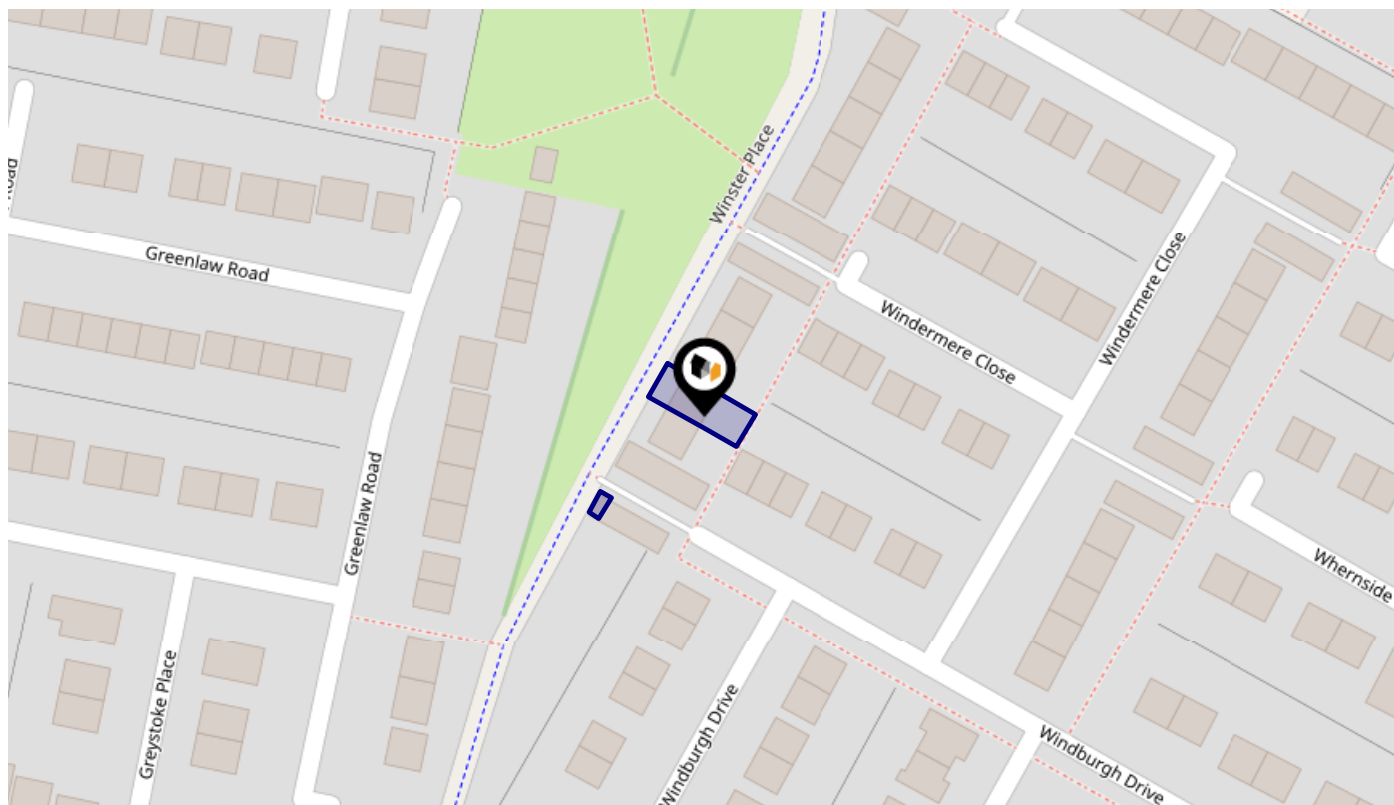


Cramlington North ED



Holywell ED

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:

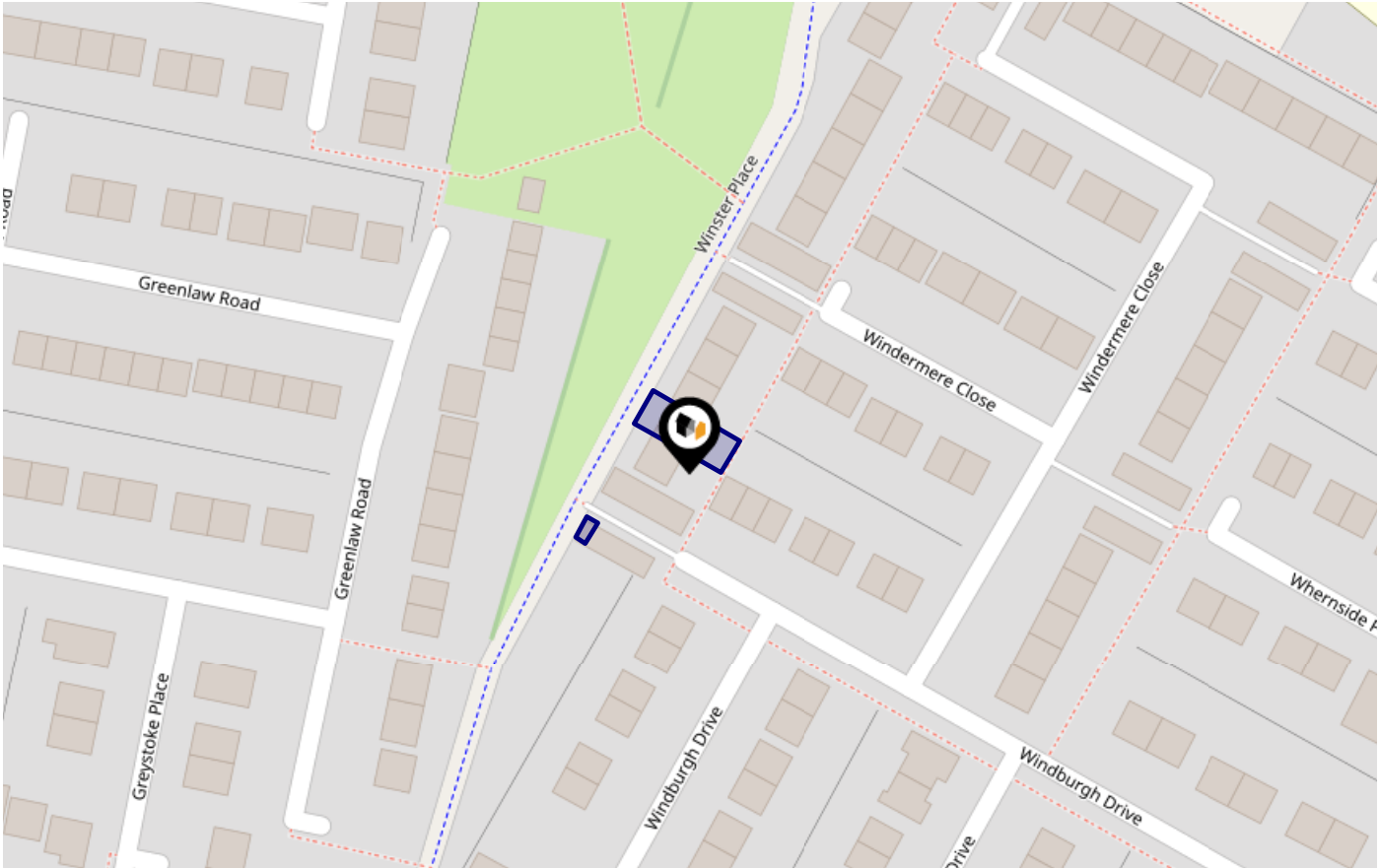
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

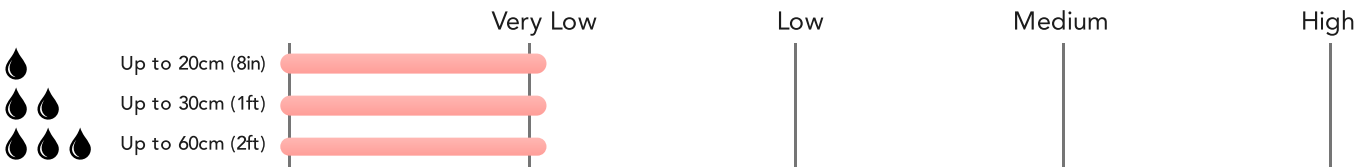


Risk Rating: Very low

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

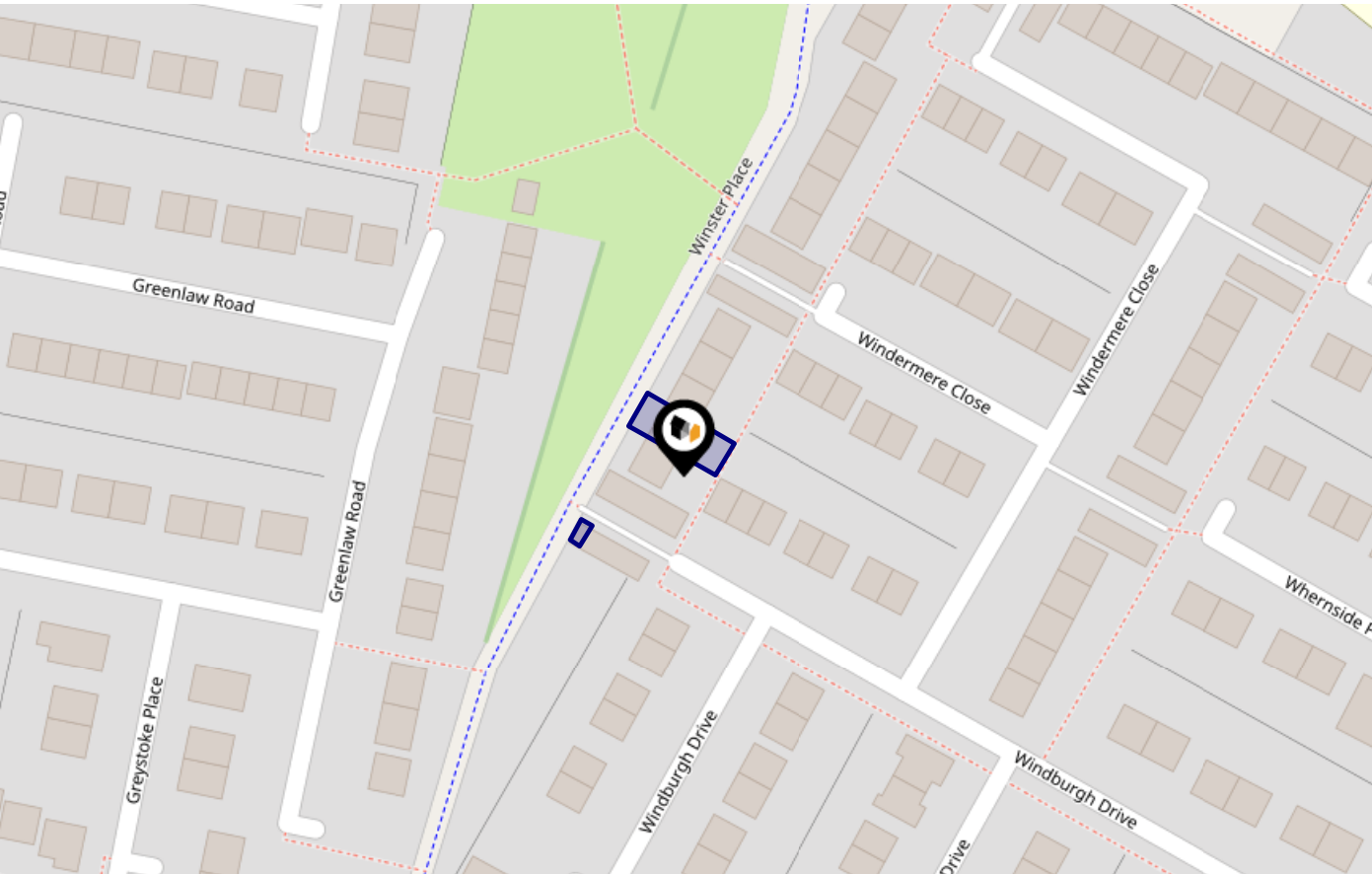
Chance of flooding to the following depths at this property:



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.

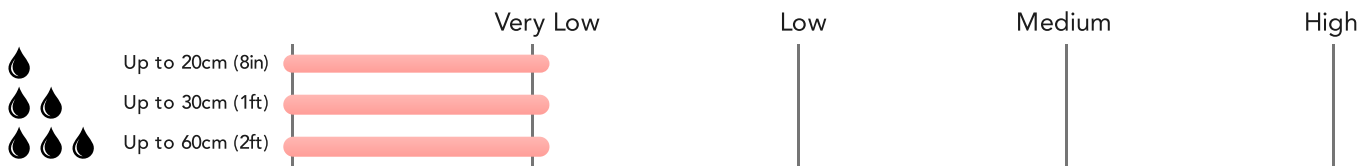


Risk Rating: Very low

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:

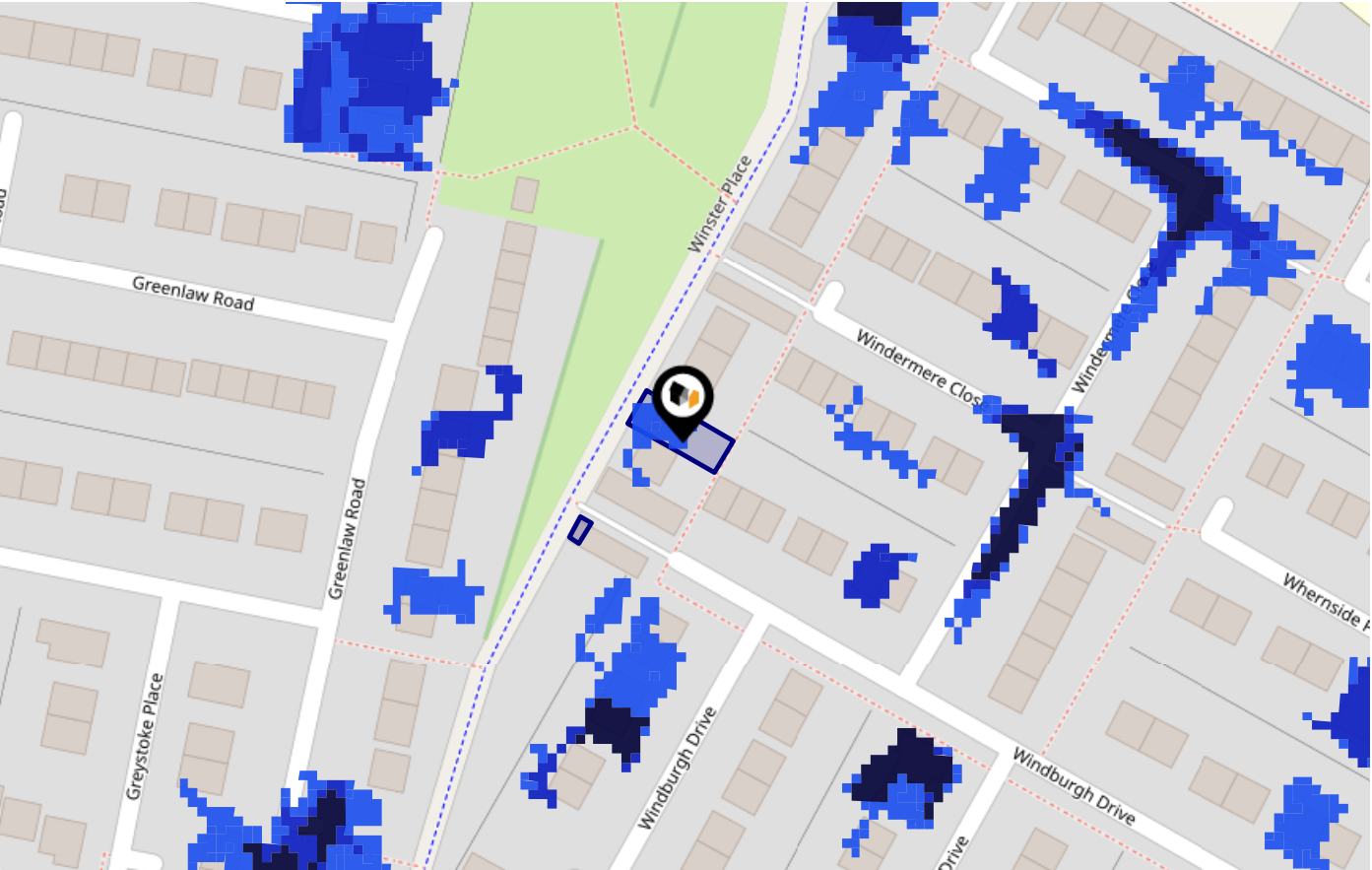


Flood Risk

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.

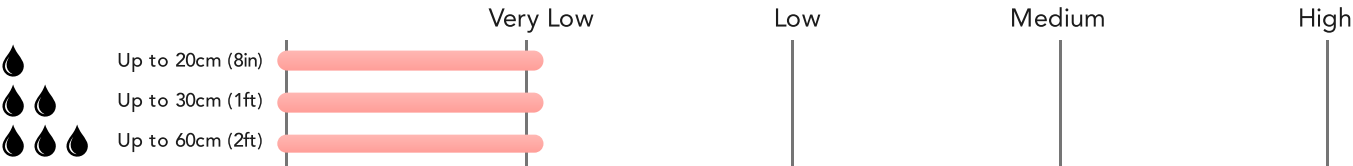


Risk Rating: Low

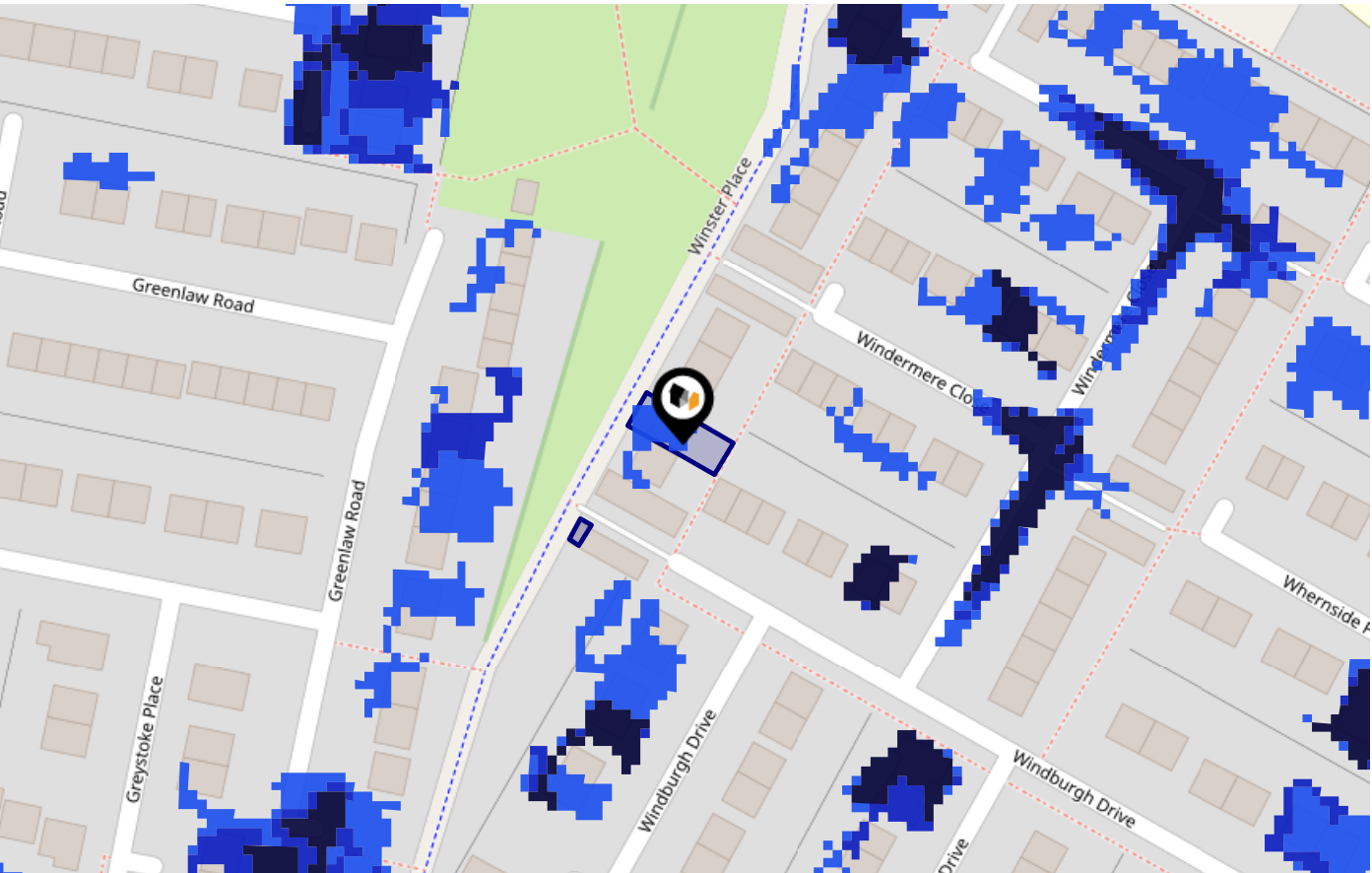
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

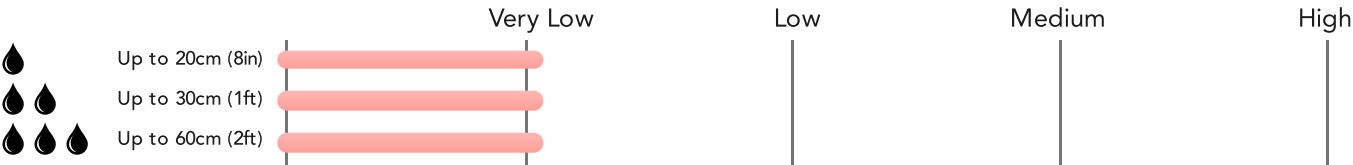


Risk Rating: Low

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:

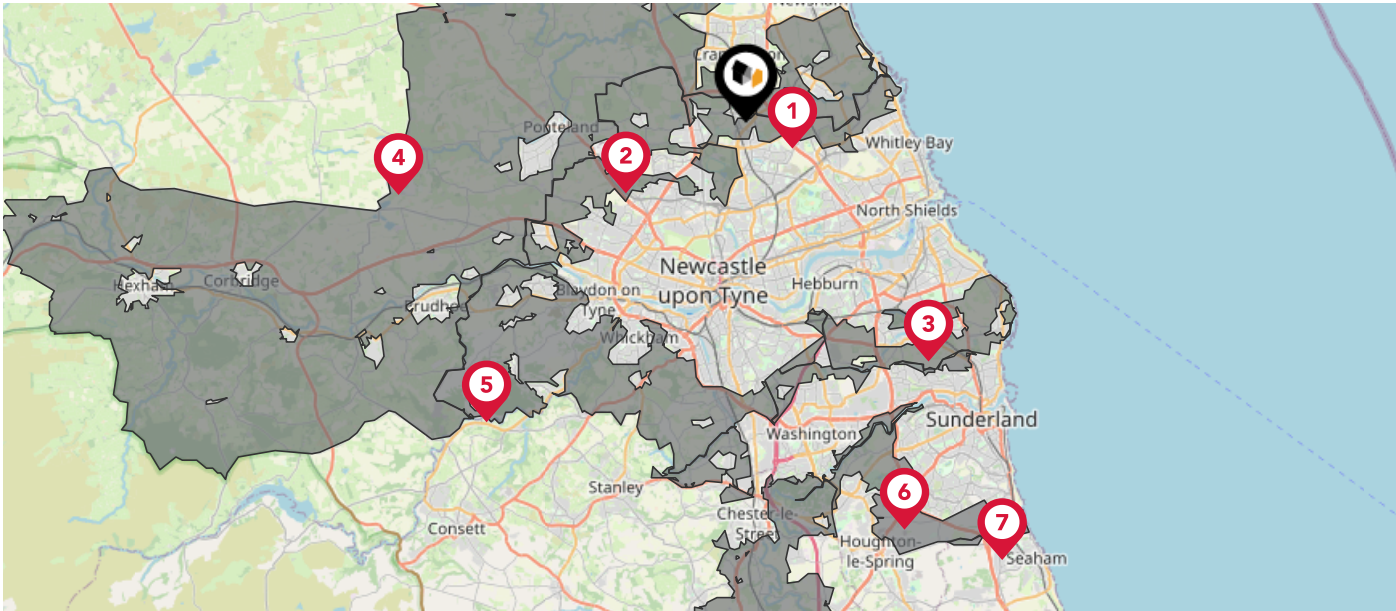


Maps








Green Belt

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



Nearby Green Belt Land

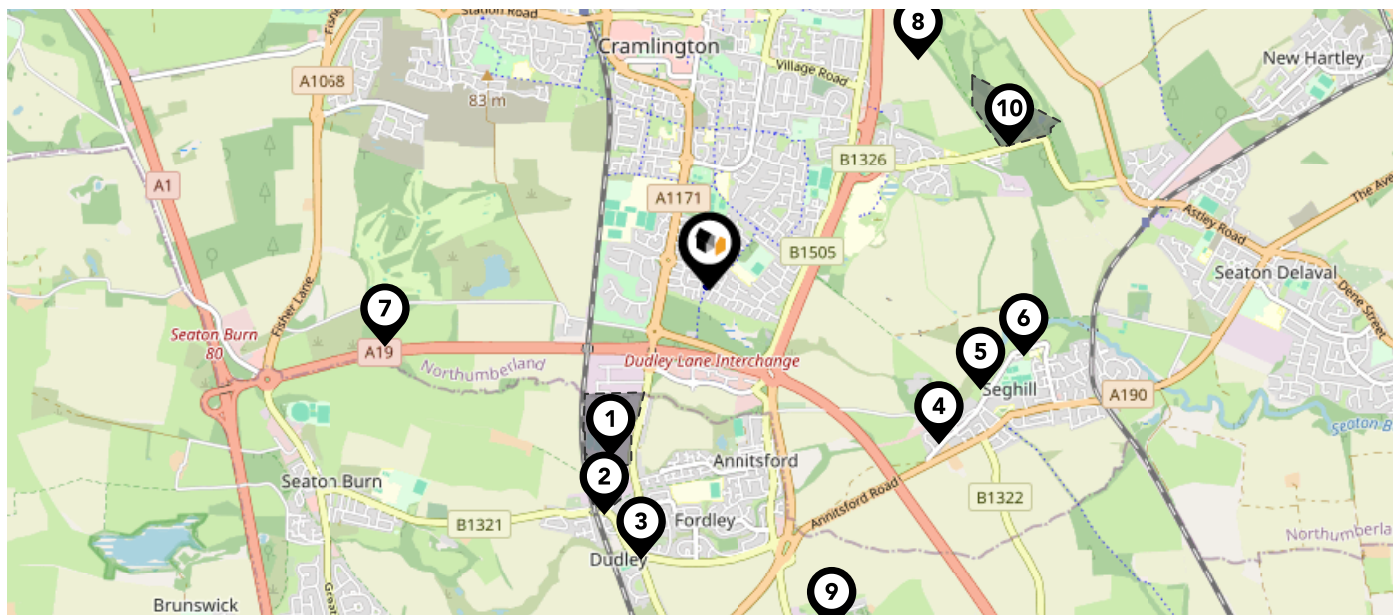
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - Northumberland
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - County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

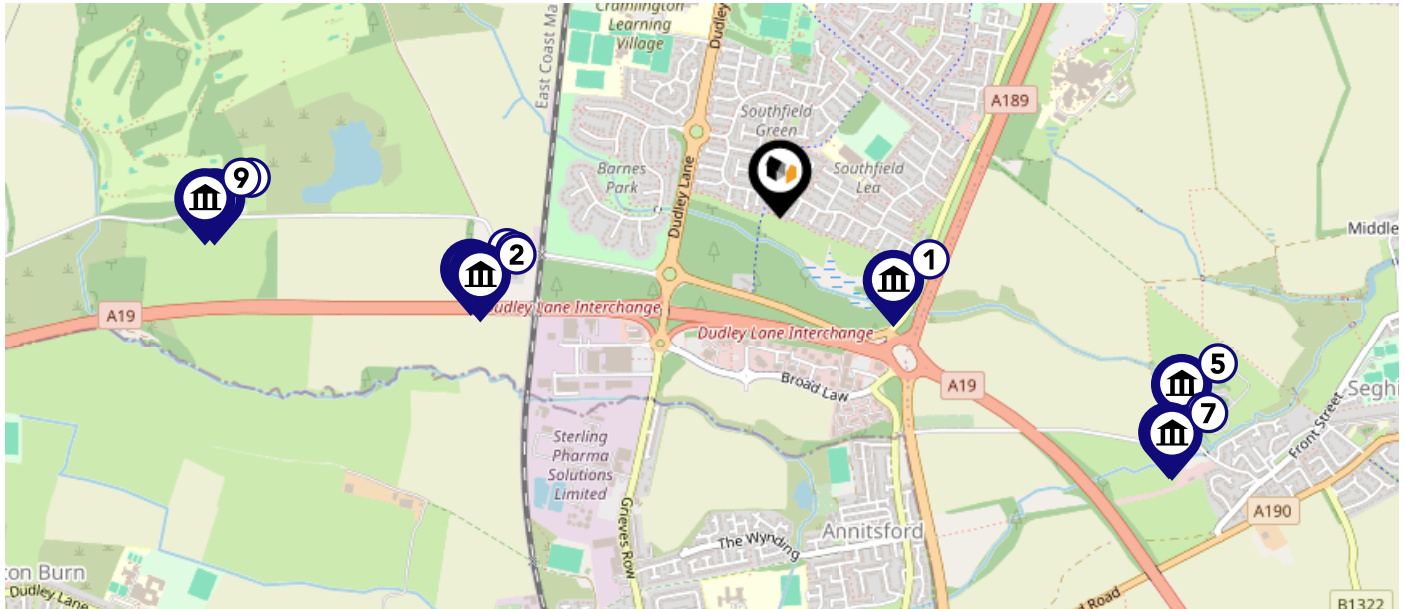
1	Sterling Organics-Dudley, Cramlington, Northumberland	Historic Landfill	<input type="checkbox"/>
2	North Dudley Lane-Dudley Lane, Dudley, Cramlington, Northumberland	Historic Landfill	<input type="checkbox"/>
3	Dudley First School-Market Street, Dudley	Historic Landfill	<input type="checkbox"/>
4	Mill Lane Seghill-Mill Lane, Cramlington, Northumberland	Historic Landfill	<input type="checkbox"/>
5	Seghill-Adjacent to Middle Farm, Seghill, Cramlington, Northumberland	Historic Landfill	<input type="checkbox"/>
6	Rose Villa Seghill-Seghill, Cramlington, Northumberland	Historic Landfill	<input type="checkbox"/>
7	Arcot Lane-Arcot Lane, Cramlington, Northumberland	Historic Landfill	<input type="checkbox"/>
8	East Cramlington Sports Park-East Cramlington, Northumberland	Historic Landfill	<input type="checkbox"/>
9	Burradon Farm North West Quarry-Burradon, Killingworth, North Tyneside	Historic Landfill	<input type="checkbox"/>
10	East Cramlington Pit Heap-East Cramlington, Northumberland	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

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GROUP

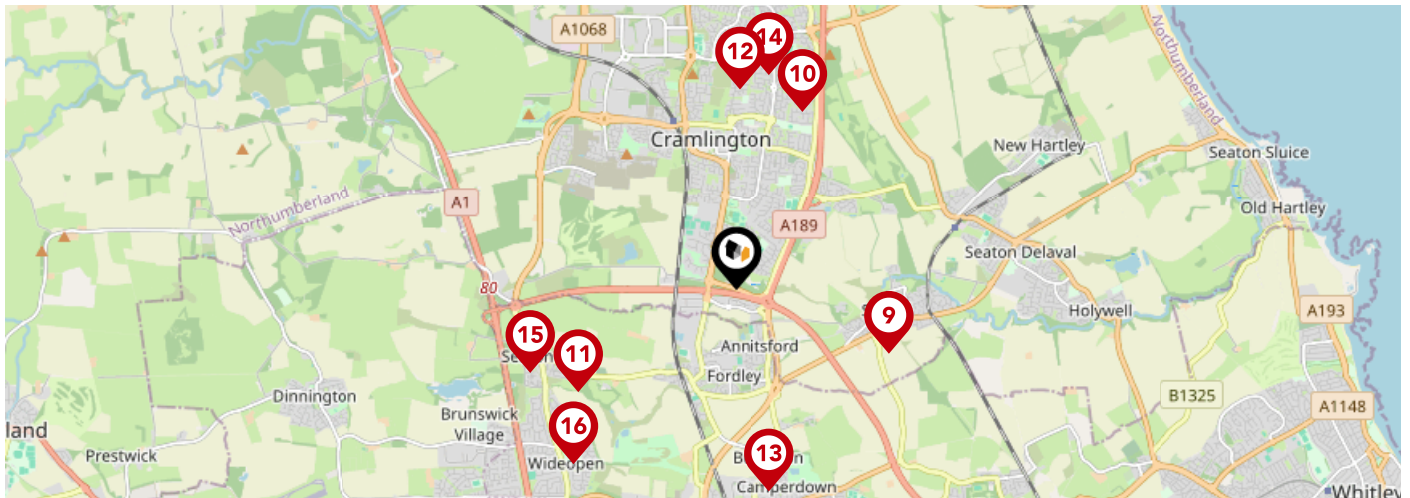
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1041351 - Church Of St John The Baptist	Grade II	0.3 miles
 1041354 - Walls, Rails And Gate To South Of Damdykes Farmhouse	Grade II	0.7 miles
 1371417 - Farmbuildings To North And West Of Damdykes Farmhouse	Grade II	0.7 miles
 1303647 - Damdykes Farmhouse	Grade II	0.7 miles
 1154611 - Seghill Hall	Grade II	1.0 miles
 1041337 - Gate Lodge To Seghill Hall	Grade II	1.0 miles
 1371389 - Entrance Screen And Piers To Seghill Hall	Grade II	1.0 miles
 1303659 - Outbuilding Range To East Of Arcot Hall Golf Club	Grade II	1.2 miles
 1041350 - Arcot Hall Golf Club Attached Walls And Outbuilding	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
1	Cragside CofE Controlled Primary School Ofsted Rating: Good Pupils: 329 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cramlington Learning Village Ofsted Rating: Good Pupils: 2040 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ss Peter and Paul's Catholic Primary Academy Ofsted Rating: Good Pupils: 188 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hareside Primary School Ofsted Rating: Good Pupils: 409 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fordley Primary School Ofsted Rating: Outstanding Pupils: 371 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cramlington Hillcrest School Ofsted Rating: Good Pupils: 111 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beaconhill Community Primary School Ofsted Rating: Good Pupils: 228 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cramlington Shanklea Primary School Ofsted Rating: Good Pupils: 295 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

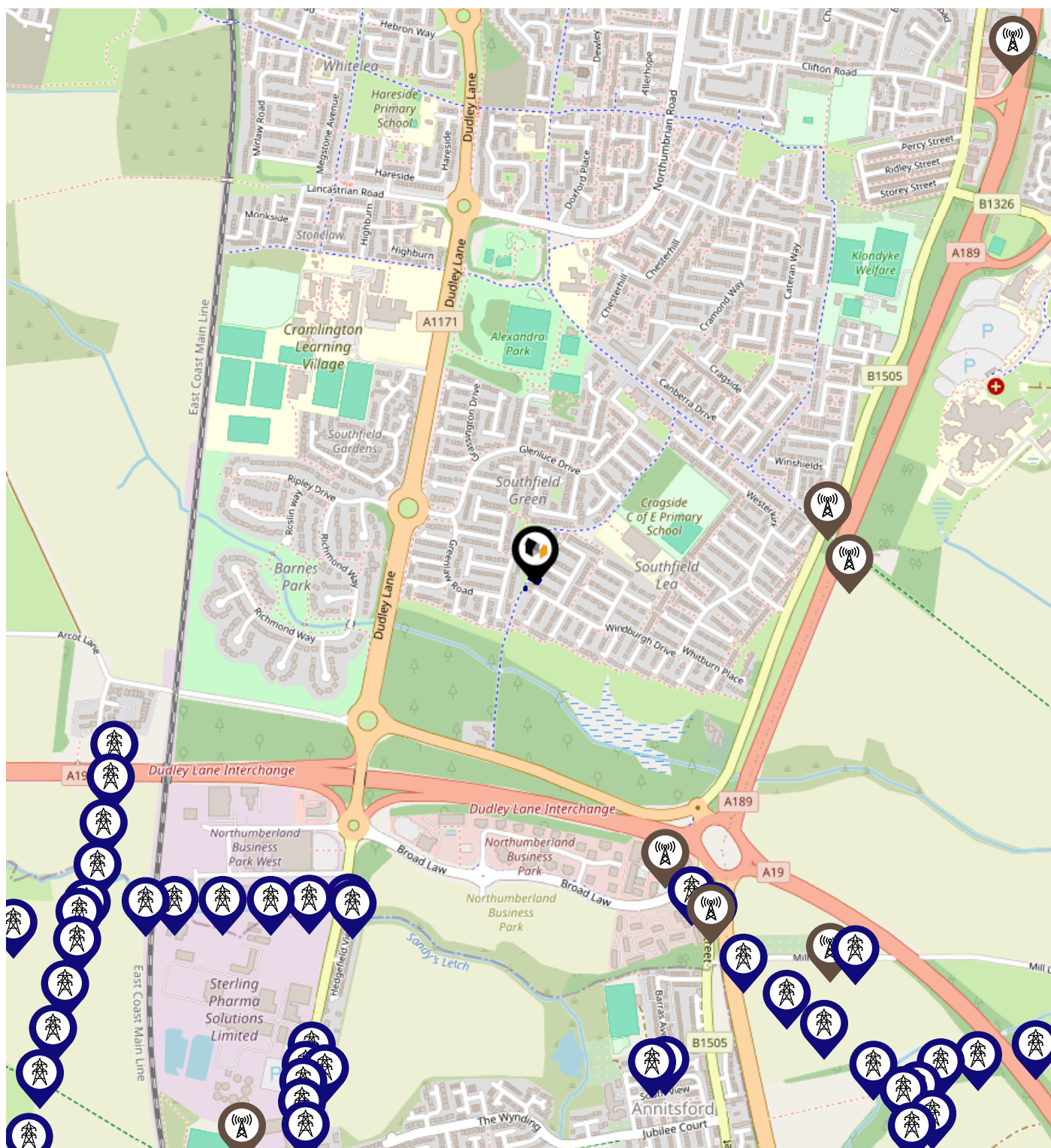


		Nursery	Primary	Secondary	College	Private
	Seghill First School Ofsted Rating: Good Pupils: 96 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cramlington Village Primary School Ofsted Rating: Requires improvement Pupils: 185 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Gosforth Academy Ofsted Rating: Requires improvement Pupils: 552 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnside Primary School Ofsted Rating: Good Pupils: 435 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burradon Community Primary School Ofsted Rating: Good Pupils: 163 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eastlea Primary School Ofsted Rating: Good Pupils: 222 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brenkley School Ofsted Rating: Good Pupils: 26 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenfields Community Primary School Ofsted Rating: Good Pupils: 231 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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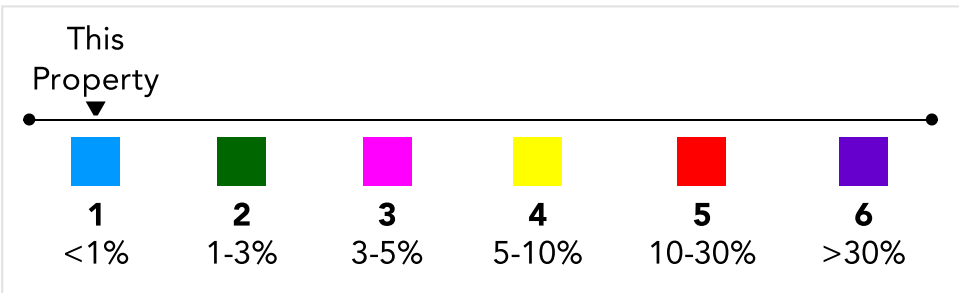
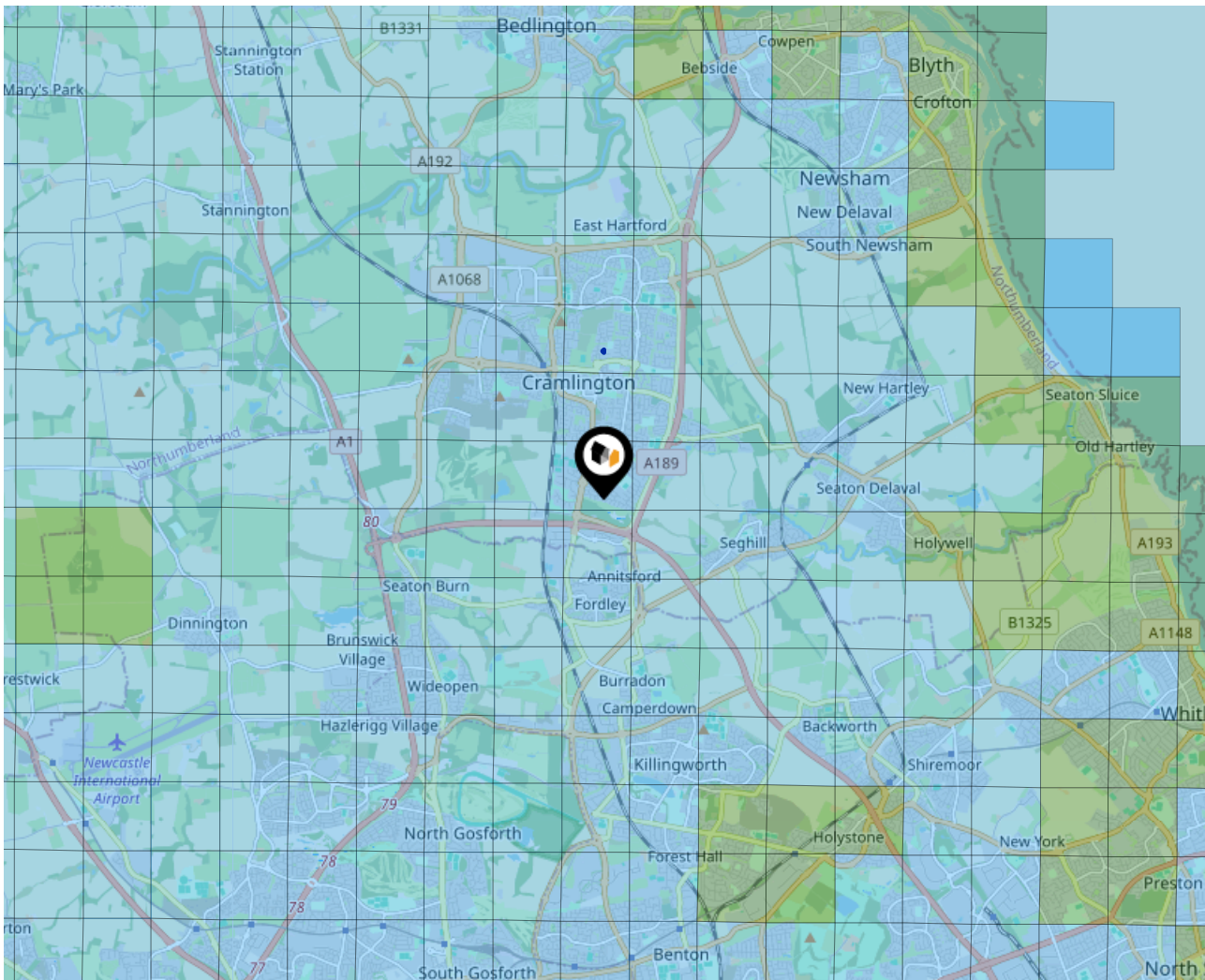


Key:

-  Power Pylons
-  Communication Masts

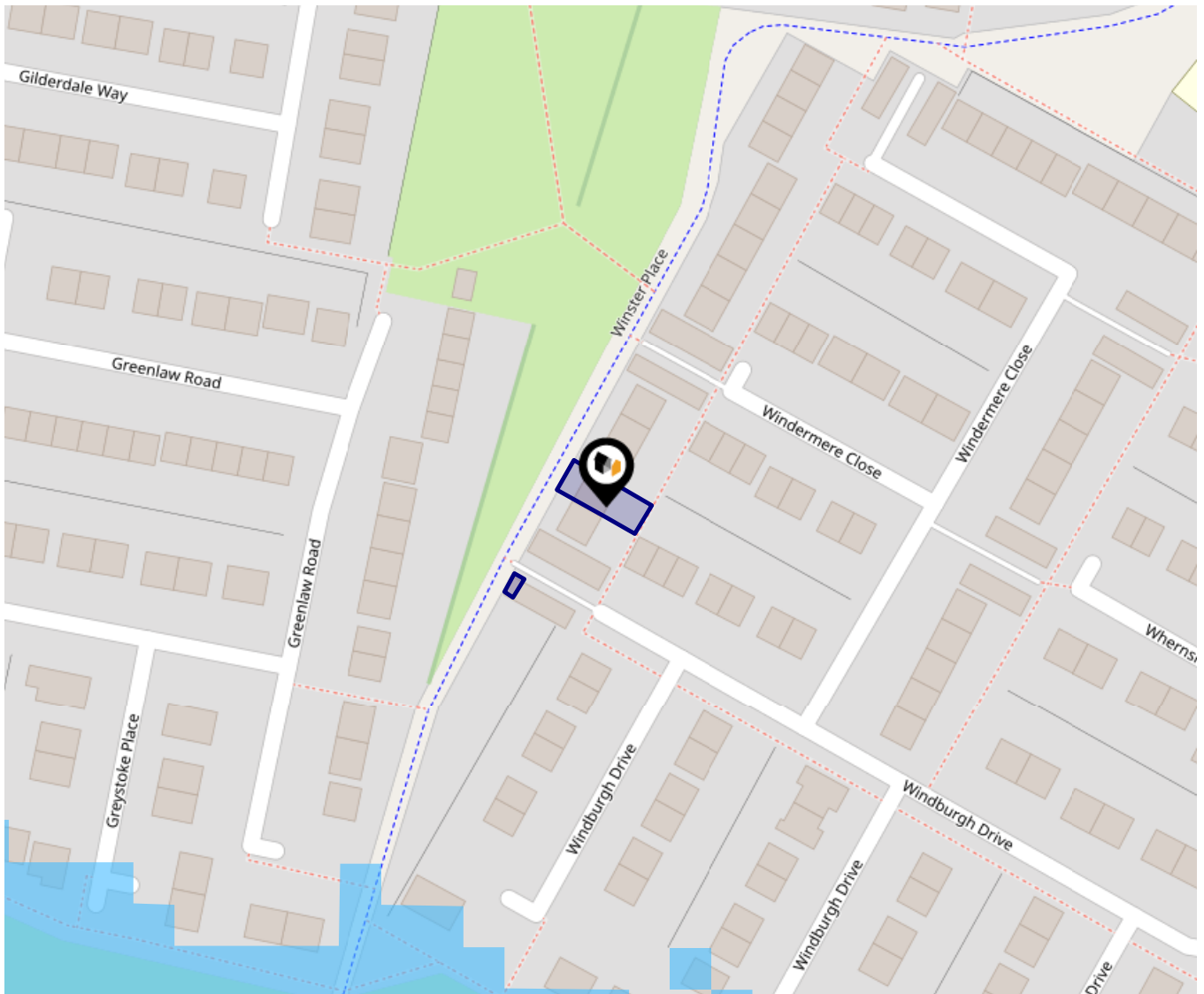
What is Radon?

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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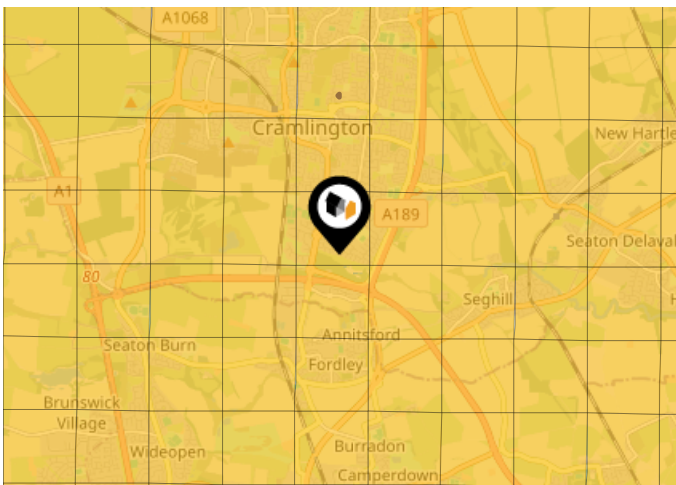
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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		



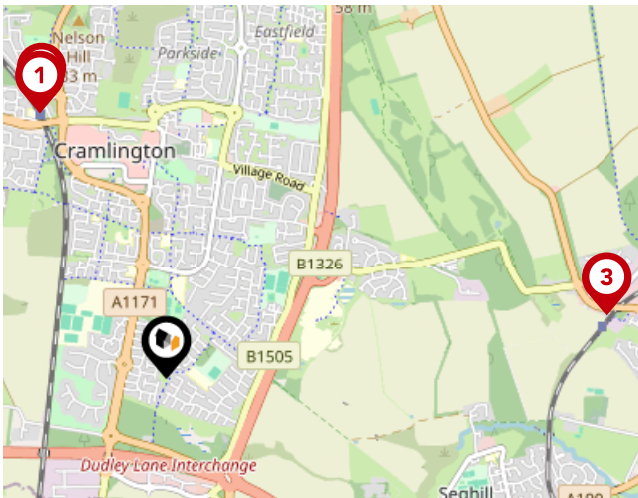
Primary Classifications (Most Common Clay Types)

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

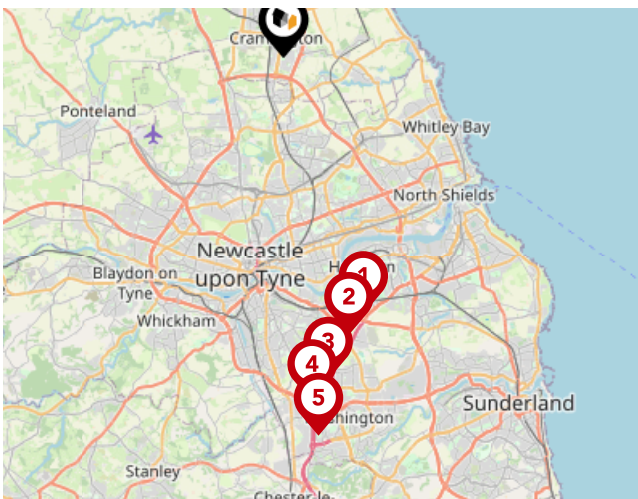
Transport (National)

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National Rail Stations

Pin	Name	Distance
	Railway station	1.25 miles
	Railway station	1.28 miles
	Railway Station	1.89 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A194(M) J3	9.11 miles
	A194(M) J2	9.69 miles
	A194(M) J1	11.05 miles
	A1(M) J65	11.74 miles
	A1(M) J64	12.92 miles



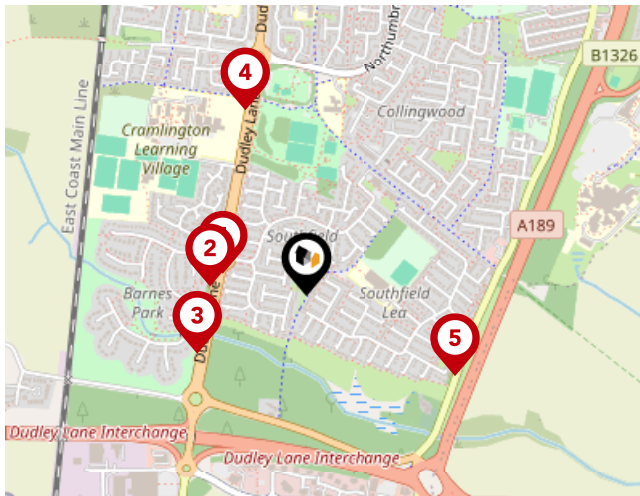
Airports/Helipads

Pin	Name	Distance
	Airport	5.46 miles
	Teesside Airport	39.21 miles
	Leeds Bradford Airport	83.21 miles
	Irthlington	49.16 miles

Area

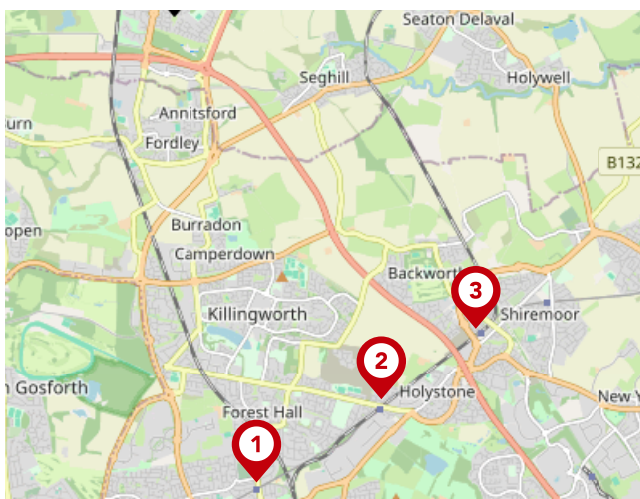
Transport (Local)

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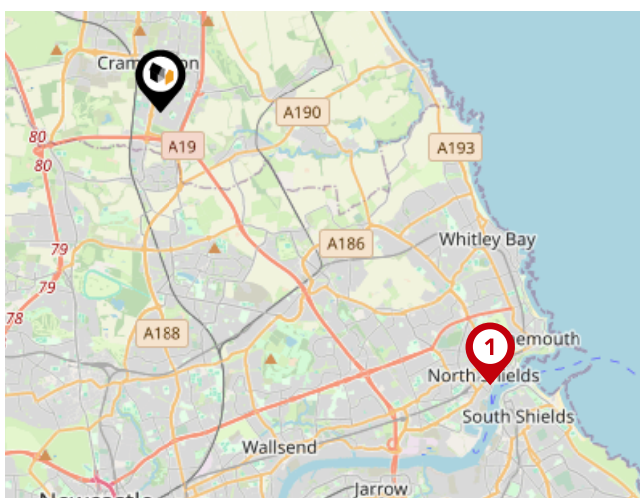
Bus Stops/Stations

Pin	Name	Distance
1	Glenluce Drive roundabout	0.19 miles
2	Glenluce Drive roundabout	0.21 miles
3	Barns Park	0.26 miles
4	Stonelaw	0.41 miles
5	Annitsford Church	0.36 miles



Local Connections

Pin	Name	Distance
1	Benton (Tyne and Wear Metro Station)	4.02 miles
2	Palmersville (Tyne and Wear Metro Station)	3.69 miles
3	Northumberland Park (Tyne & Wear Metro Station)	3.68 miles



Ferry Terminals

Pin	Name	Distance
1	North Shields Ferry Terminal	7.27 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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