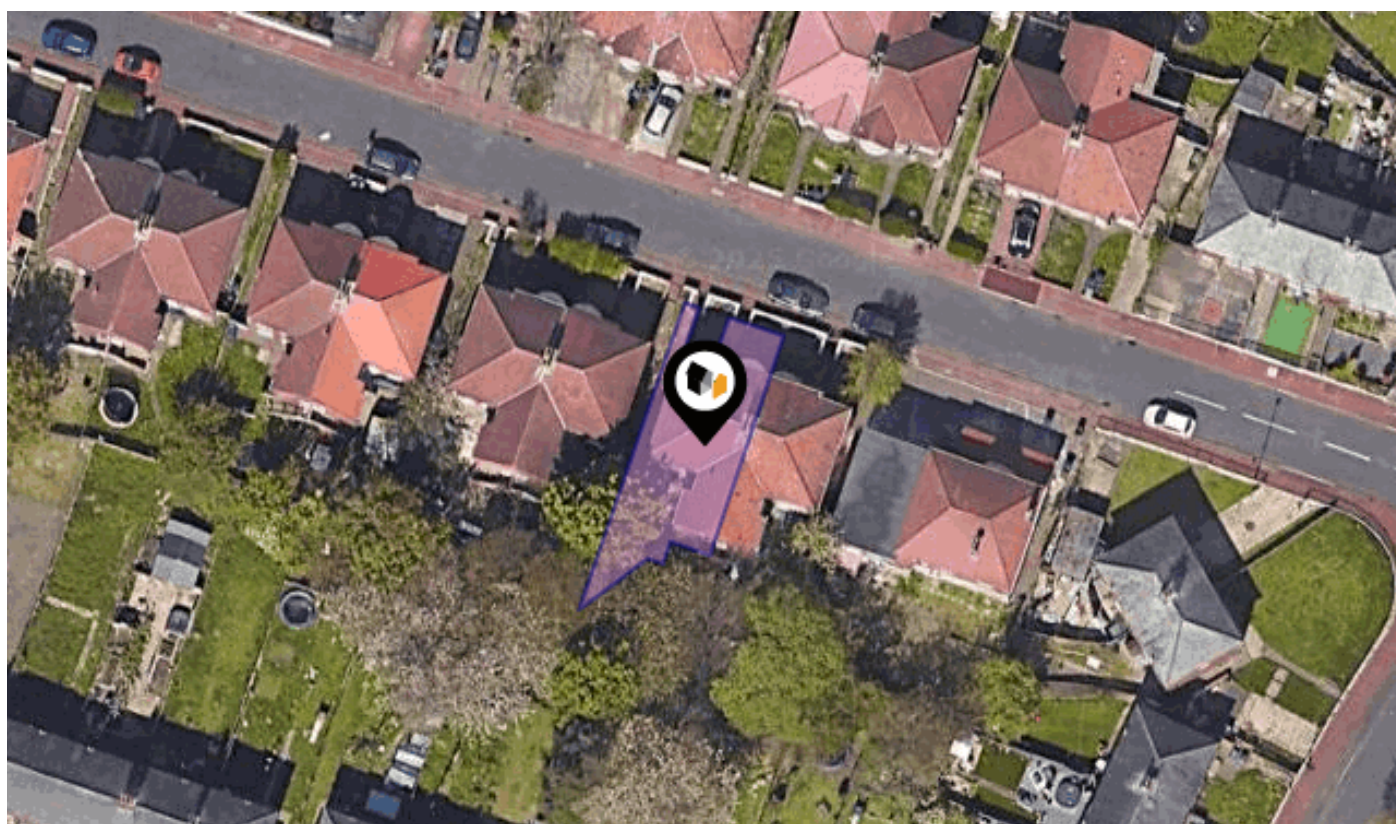




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st October 2025



**13, SWINLEY GARDENS, NEWCASTLE UPON TYNE, NE15
7HX**

Landwood Group

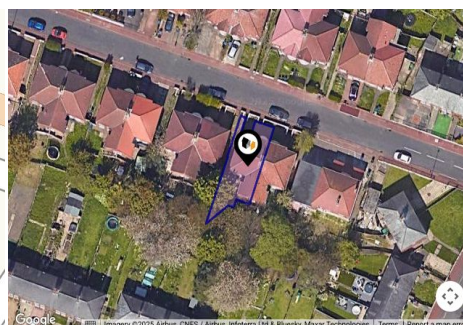
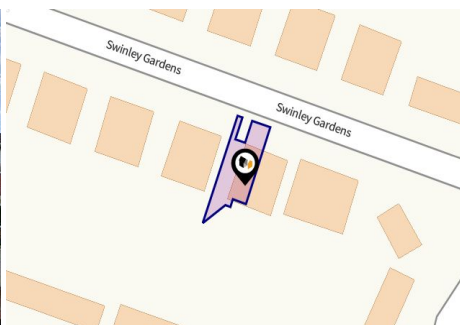
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	25/08/2006
Bedrooms:	2	Last Sold Price:	£90,000
Plot Area:	0.04 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	19/03/2018
Annual Estimate:	£1,609	End Date:	29/03/2173
Title Number:	TY554795	Lease Term:	commencing on 20 March 2018 and Exp. on 29 March 2173
UPRN:	4510059924	Term Remaining:	147 years

Local Area

Local Authority:	Newcastle upon tyne
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)



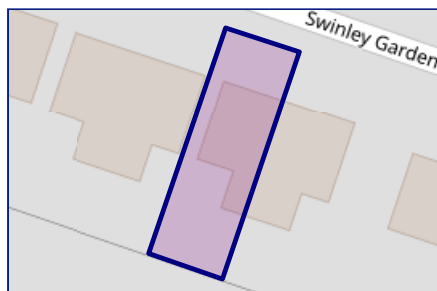
Satellite/Fibre TV Availability:



Property Multiple Title Plans

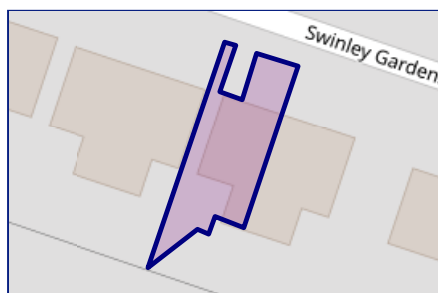
LANDWOOD
GROUP

Freehold Title Plan



TY164055

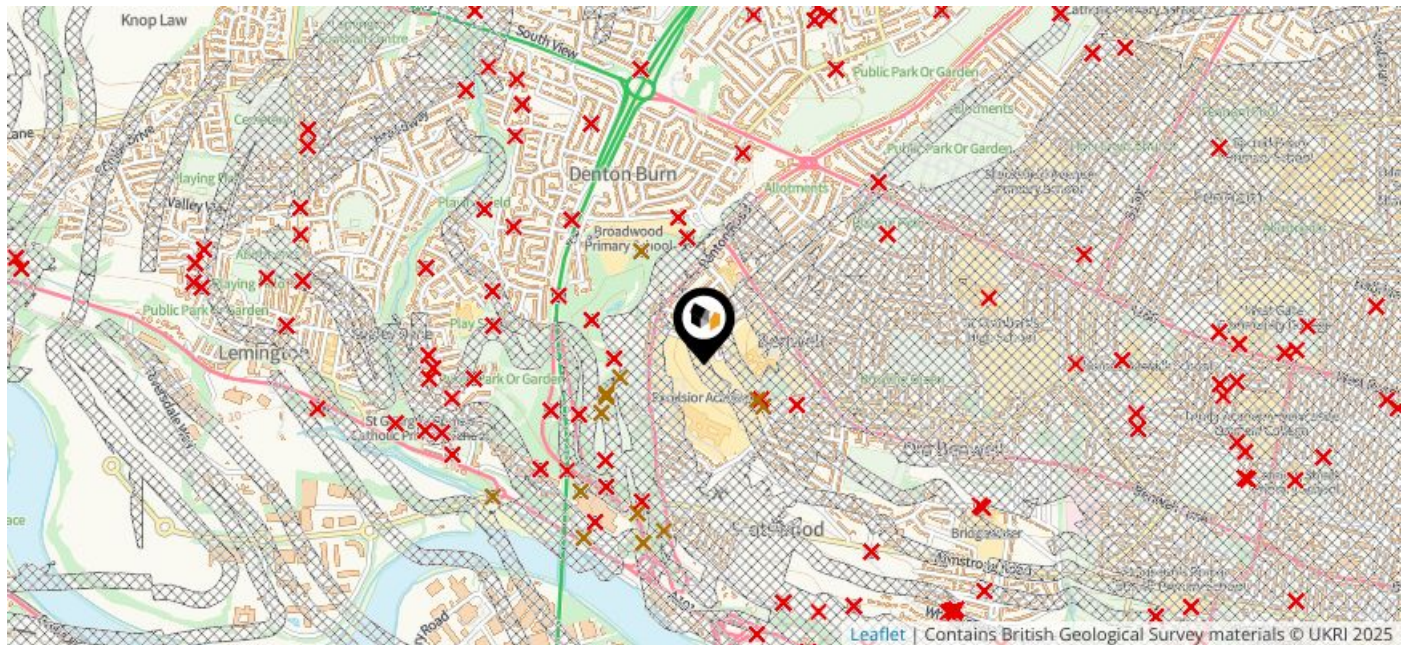
Leasehold Title Plan



TY554795

Start Date: 19/03/2018
End Date: 29/03/2173
Lease Term: commencing on 20 March 2018 and Exp. on 29 March 2173
Term Remaining: 147 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.

[illegible]

5

6

7

8

9

10

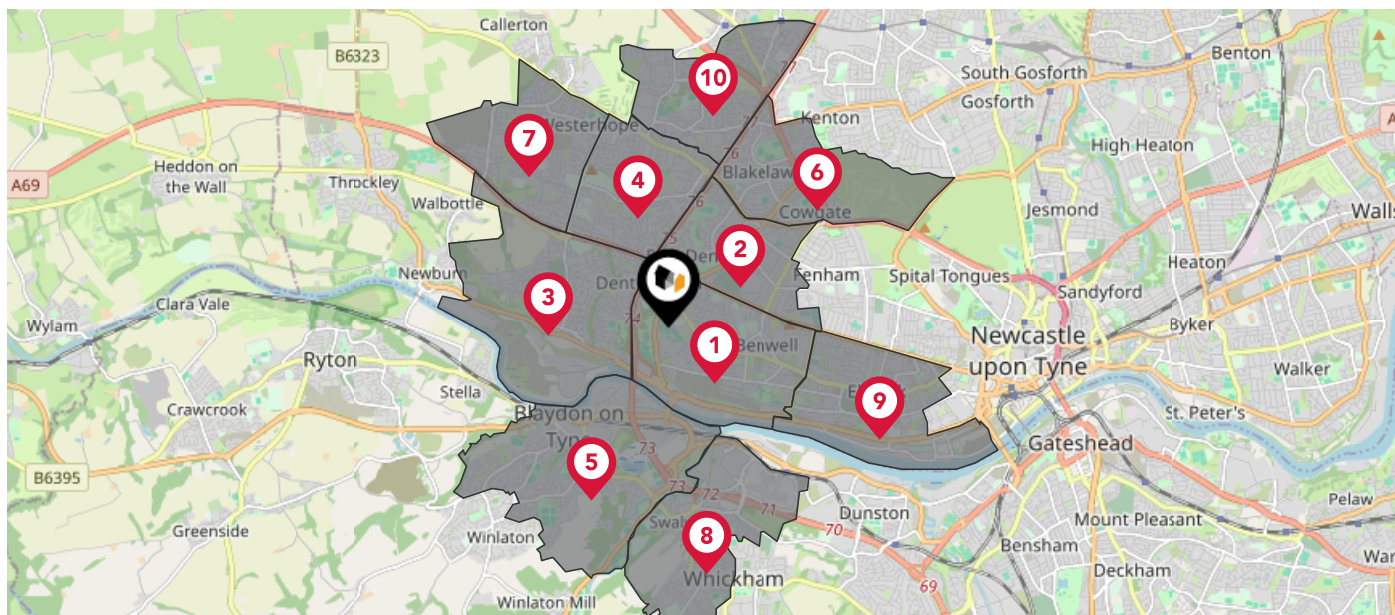
Powered by **apriift** 

Maps

Council Wards

LANDWOOD
GROUP

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



Benwell & Scotswood Ward



West Fenham Ward



Lemington Ward



Denton & Westerhope Ward



Blaydon Ward



Blakelaw Ward



Chapel Ward



Whickham North Ward

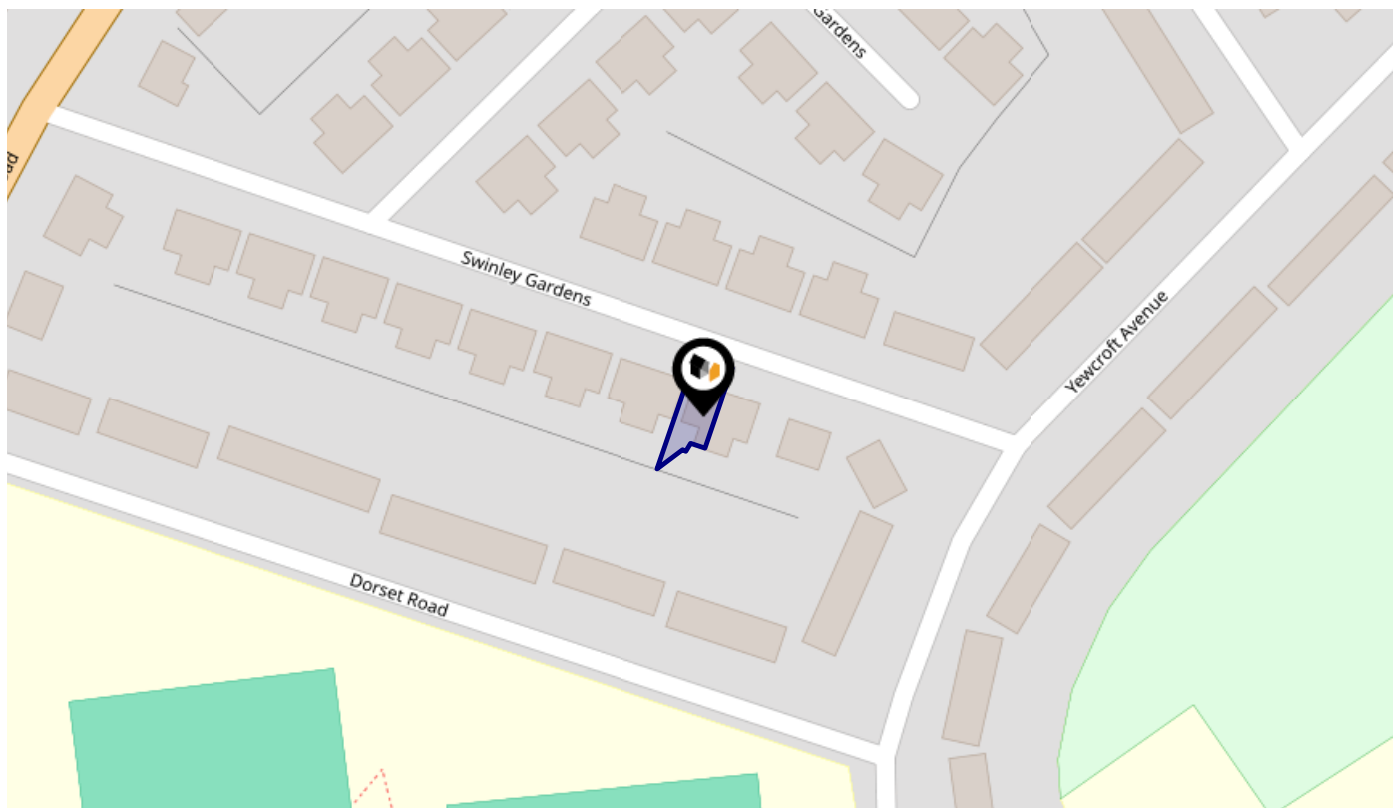


Elswick Ward



Kingston Park South & Newbiggin Hall 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:

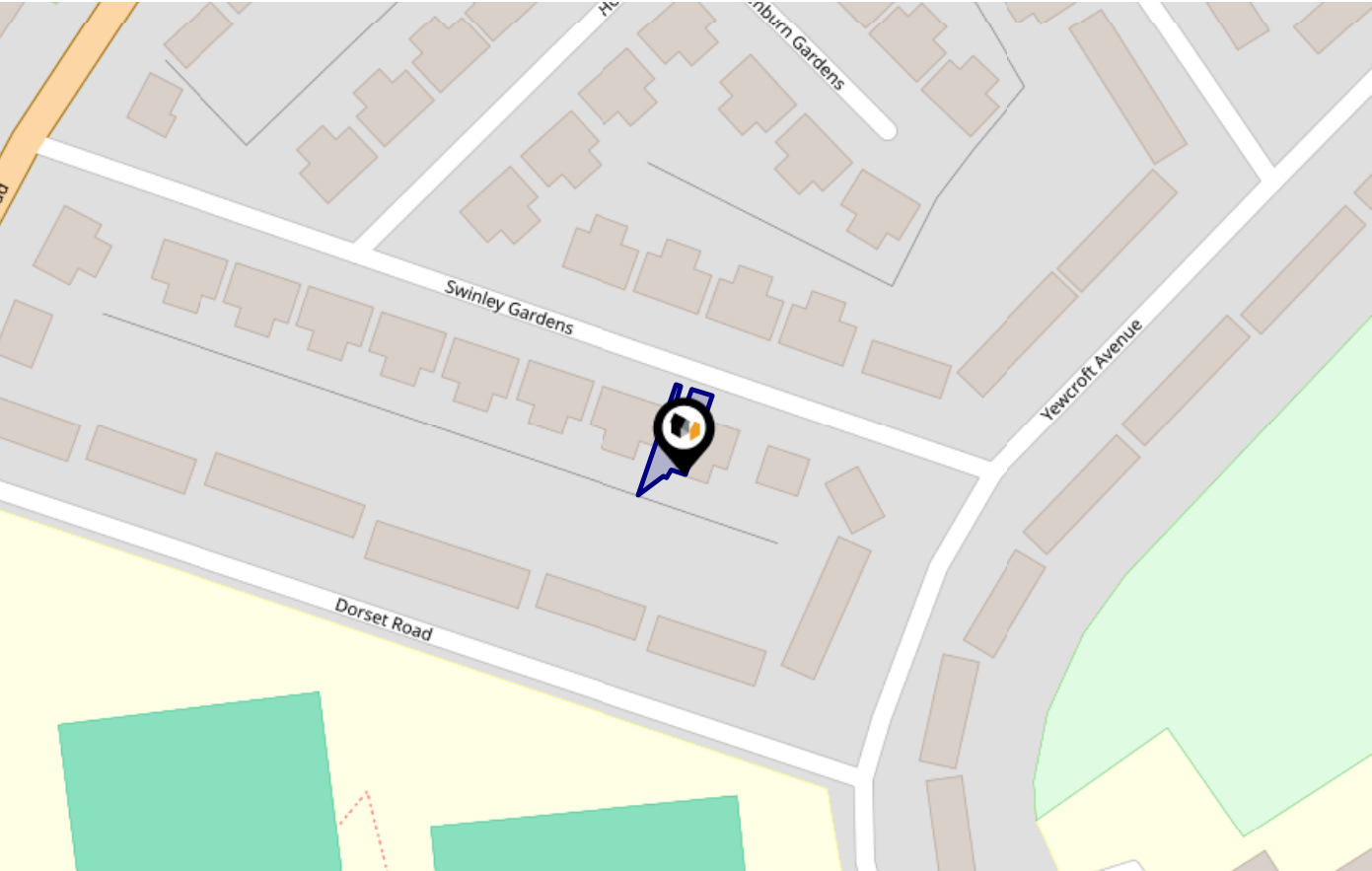
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



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

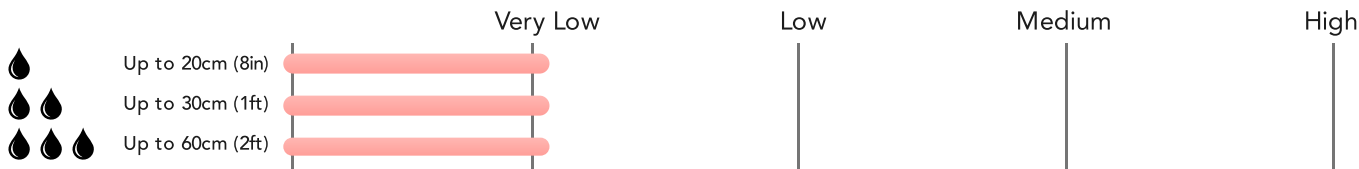


Risk Rating: Very low

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.

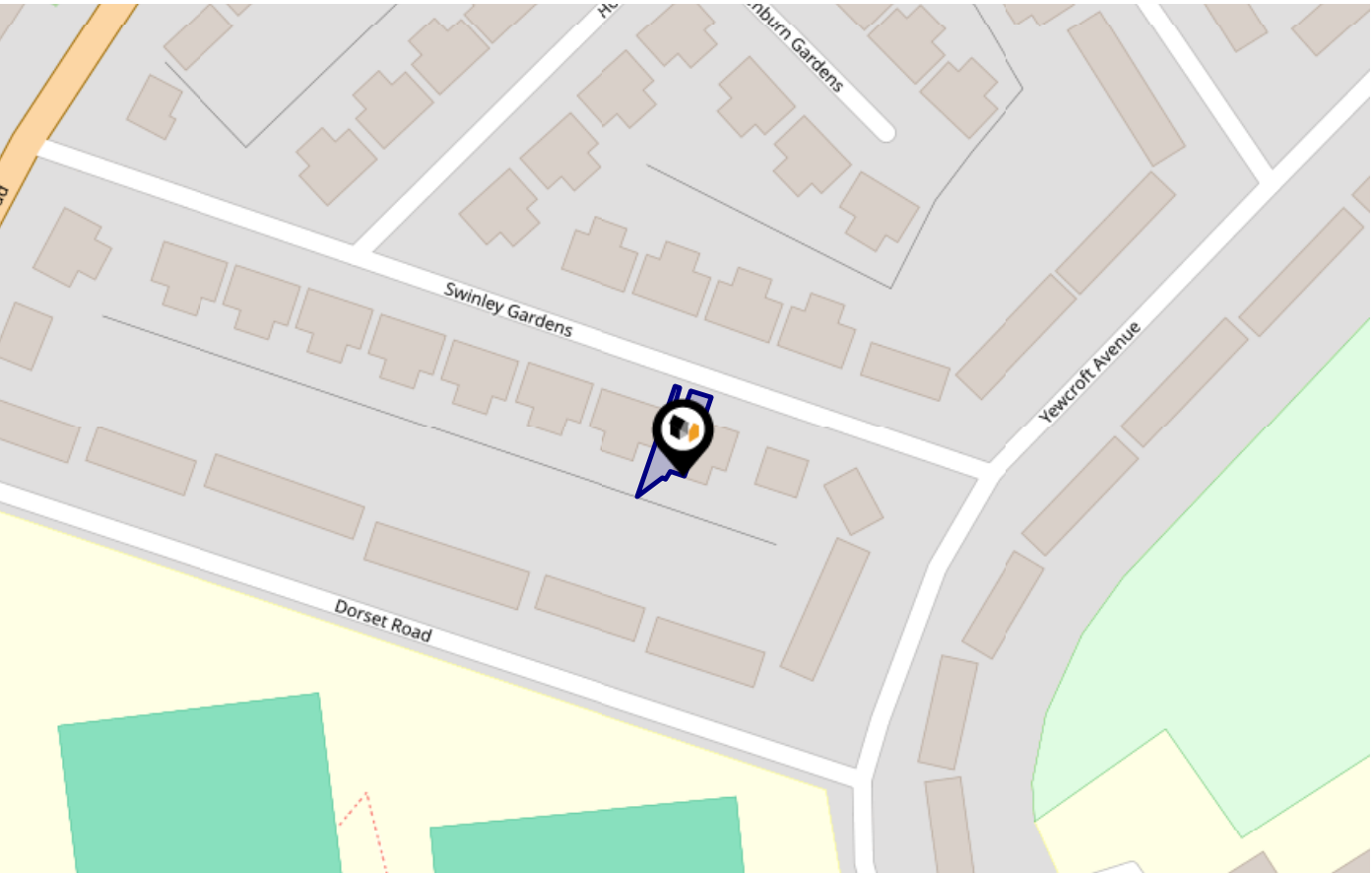
Chance of flooding to the following depths at this property:



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.

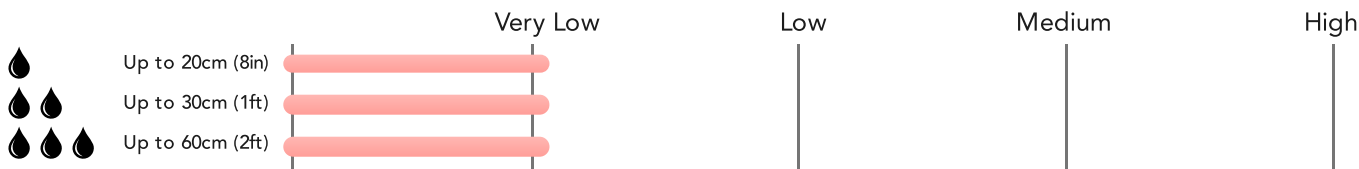


Risk Rating: Very low

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:

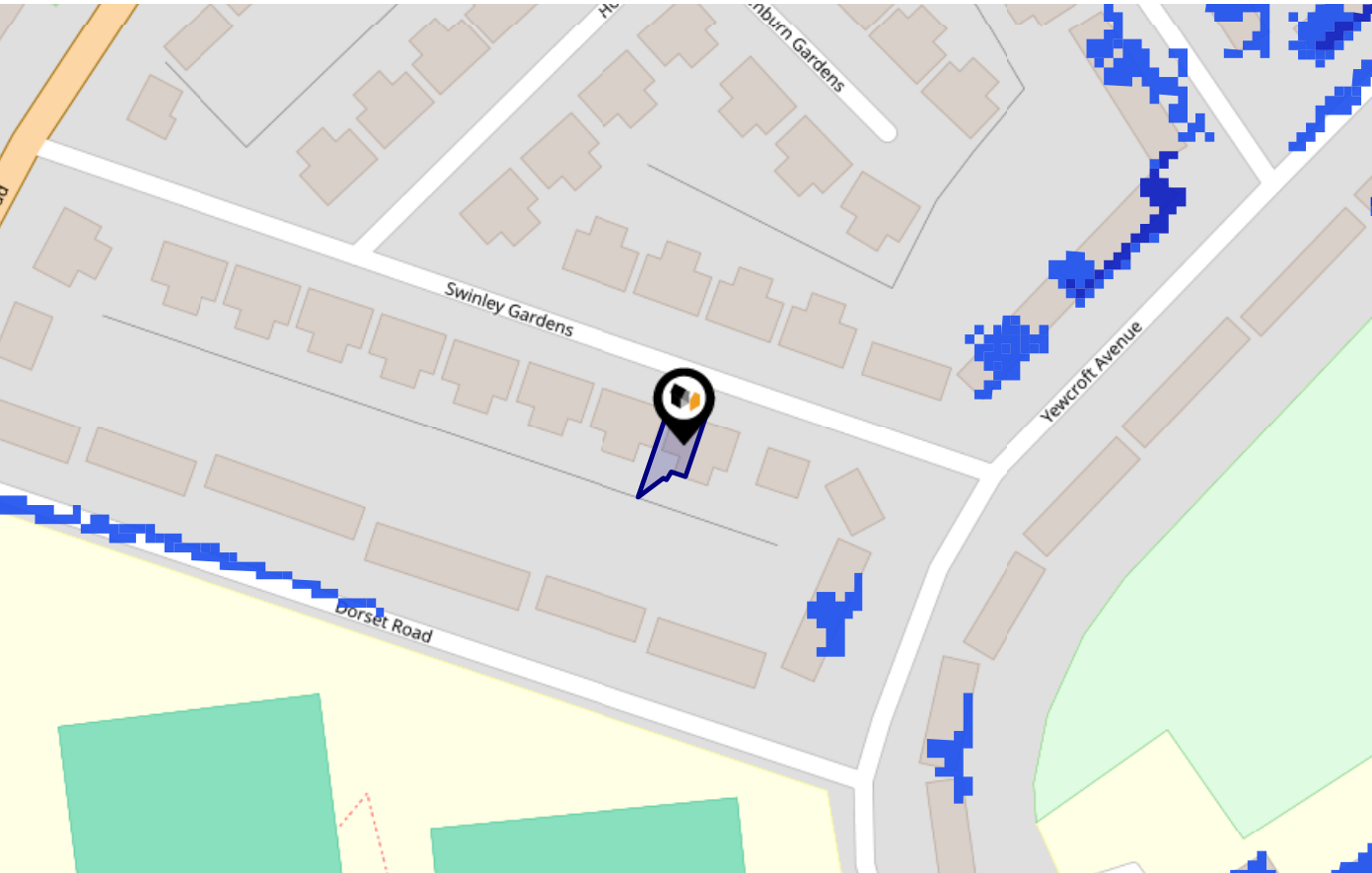


Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

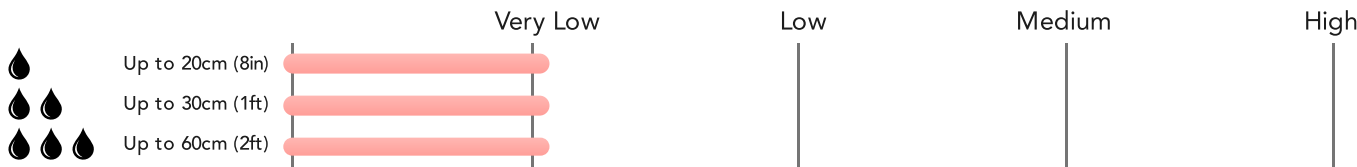


Risk Rating: Very low

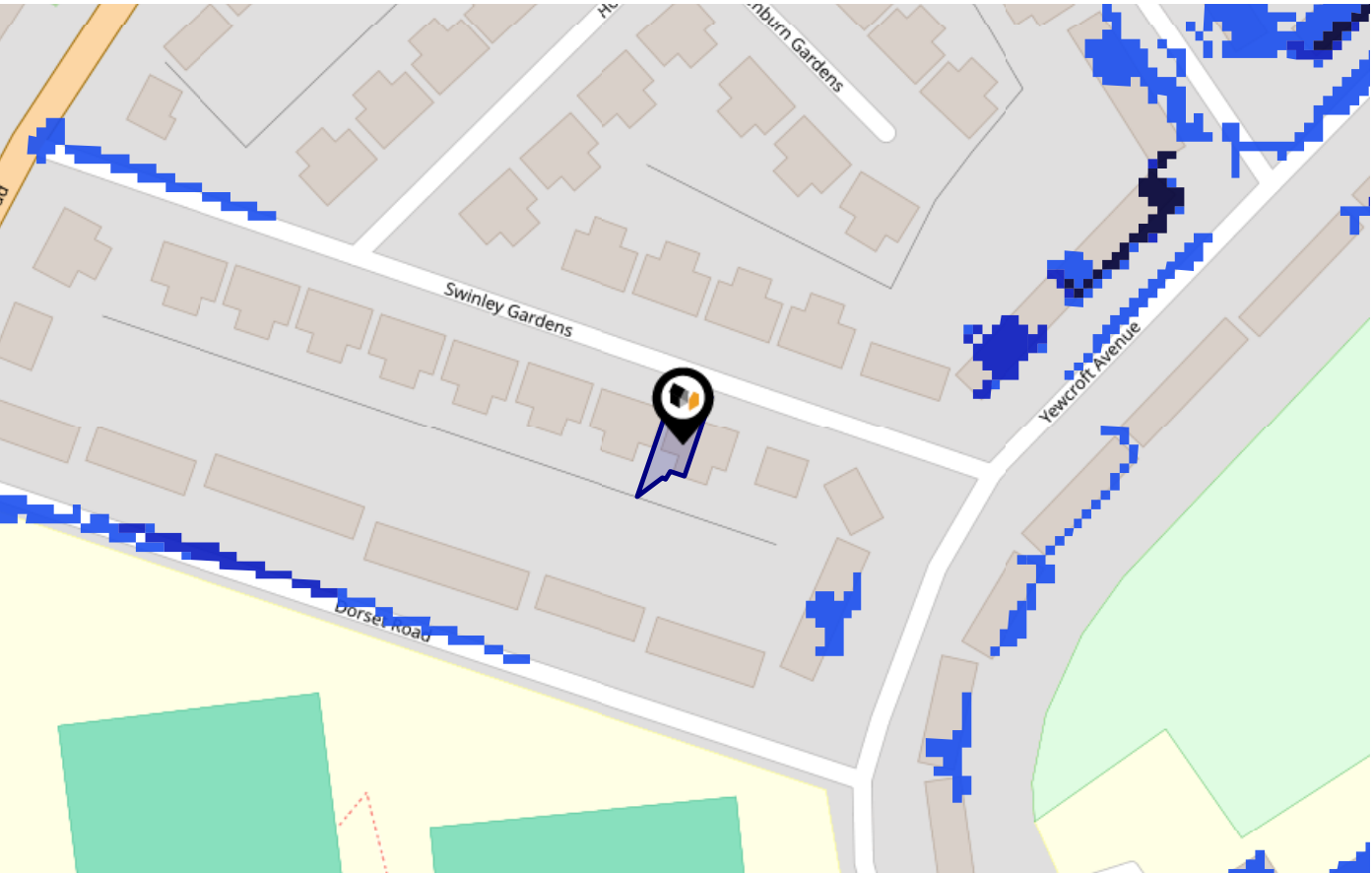
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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.

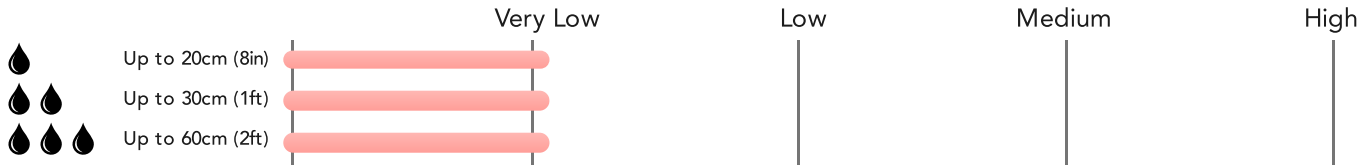


Risk Rating: Very low

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:

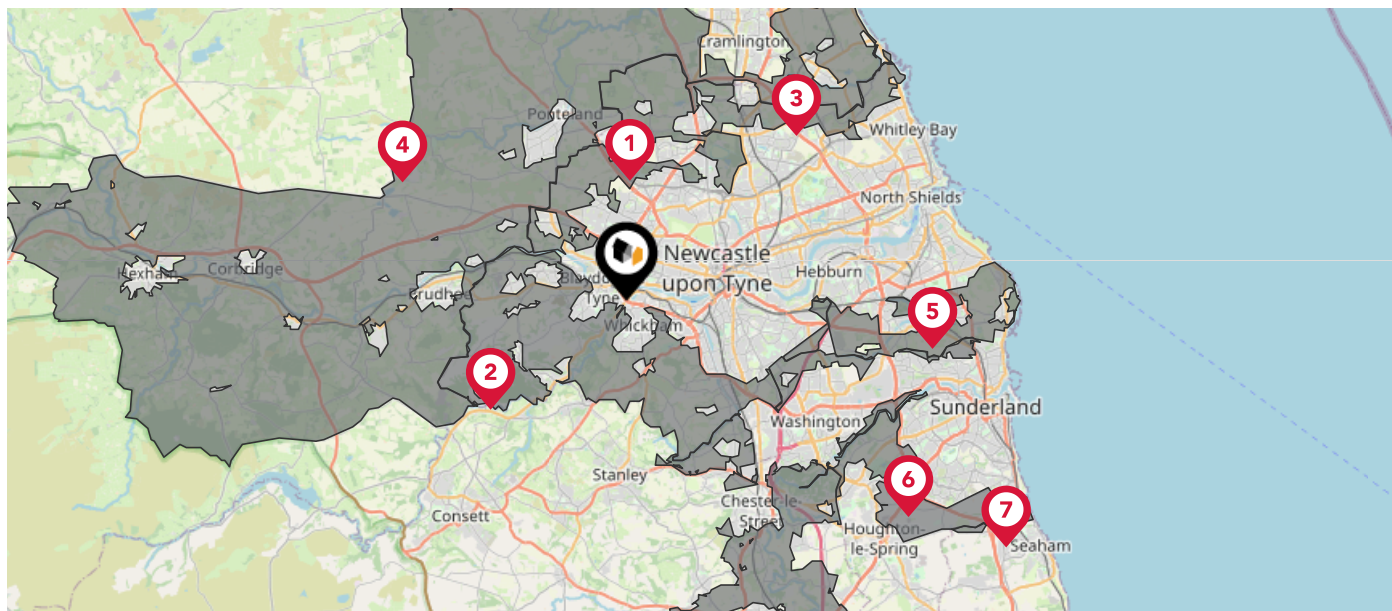


Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land

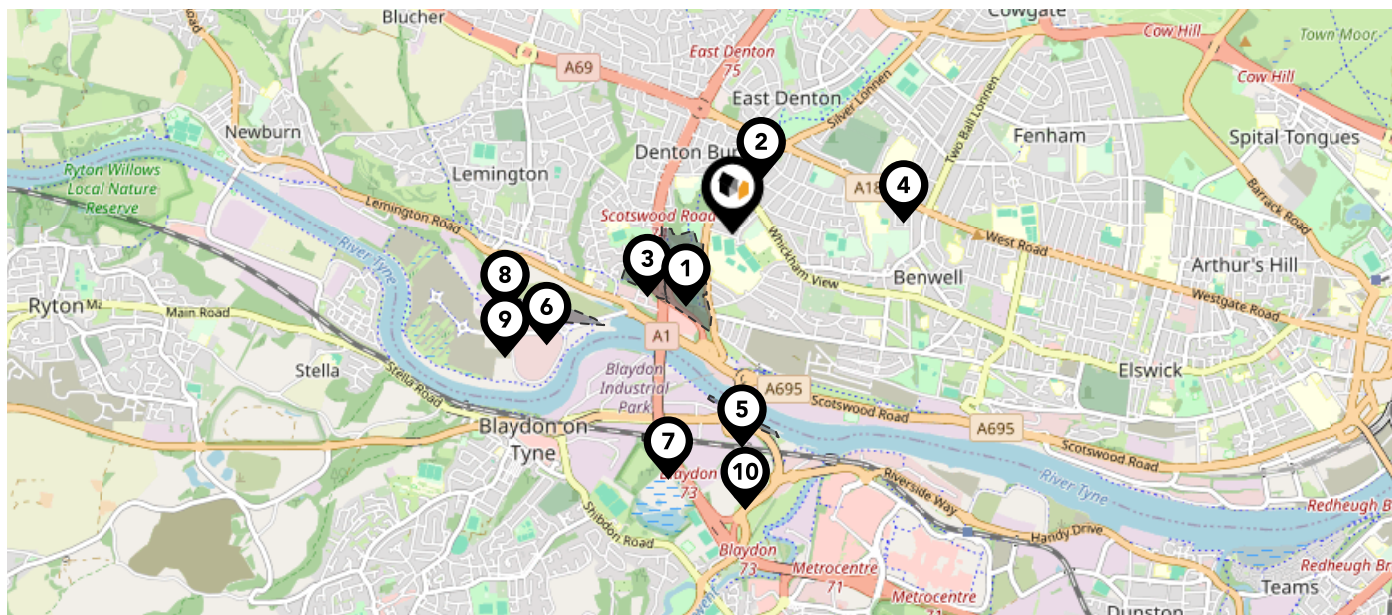
-  1 Tyne and Wear Green Belt - Newcastle upon Tyne
-  2 Tyne and Wear Green Belt - Gateshead
-  3 Tyne and Wear Green Belt - North Tyneside
-  4 Tyne and Wear Green Belt - Northumberland
-  5 Tyne and Wear Green Belt - South Tyneside
-  6 Tyne and Wear Green Belt - Sunderland
-  7 Tyne and Wear Green Belt - County Durham

Maps

Landfill Sites

LANDWOOD
GROUP

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

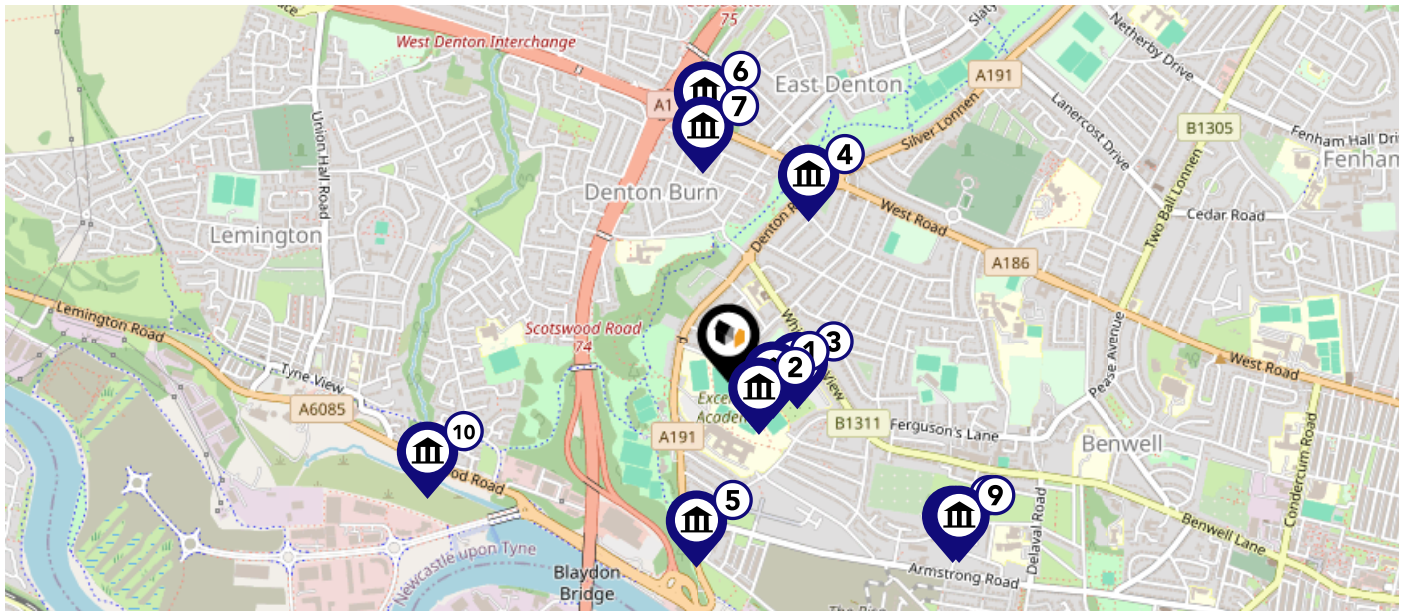
1	Denton Dene-Scotswood, Newcastle	Historic Landfill	☐
2	Denton Quarry-Denton Burn, Newcastle upon Tyne	Historic Landfill	☐
3	Denton Dene South-Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	☐
4	Fox and Hounds Road-Benwell, Newcastle upon Tyne	Historic Landfill	☐
5	Scotswood Bridge Reclamation-Land adjacent to Scotswood Bridge, Blaydon, Tyne and Wear	Historic Landfill	☐
6	Newburn Haugh Landfill-Newburn Haugh, Newcastle Upon Tyne	Historic Landfill	☐
7	Shibdon Landfill Site-East of Cowan Street, Blaydon, Tyne and Wear	Historic Landfill	☐
8	Lemington Gut-Lemington Gut, Lemington, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	☐
9	Anglo Great Lakes No.1-Lemington, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	☐
10	Derwenthaugh Road-Newcastle Upon Tyne, Swalwell, Tyne & Wear	Historic Landfill	☐

Maps

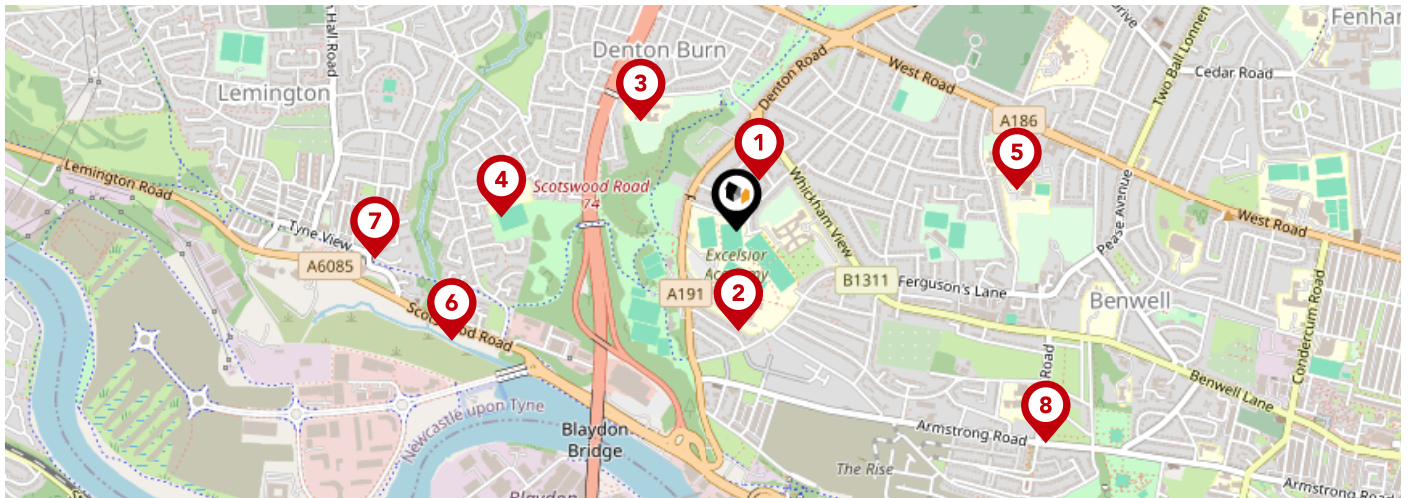
Listed Buildings

LANDWOOD
GROUP

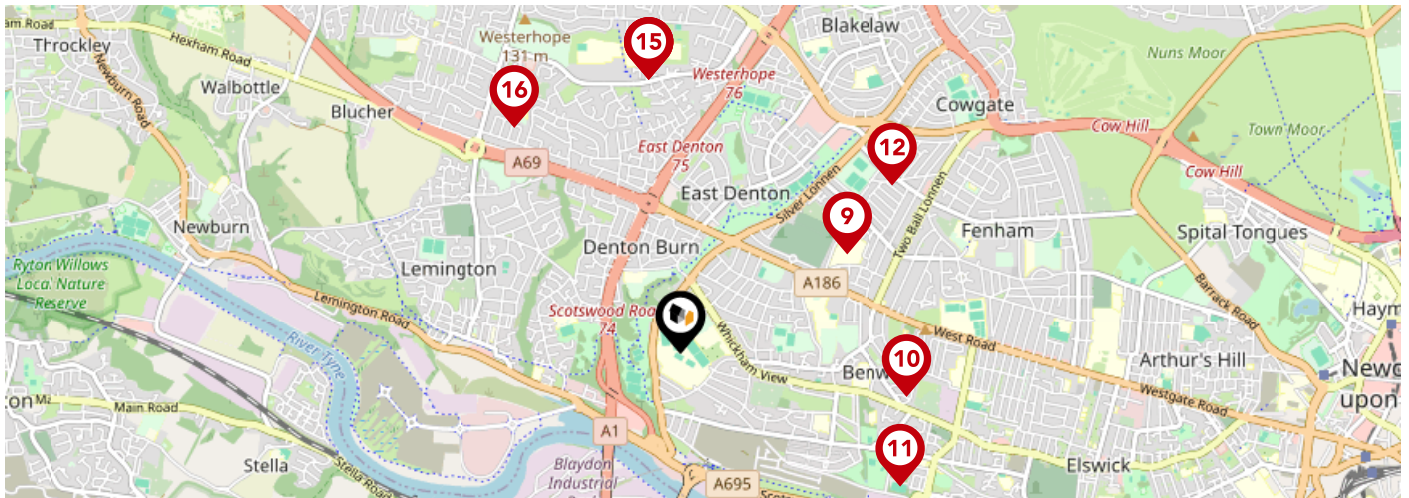
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1024807 - Former Whickham View Schools	Grade II	0.1 miles
 1355294 - Piers, Walls And Gates And Railings West Of Former Whickham View Schools Piers, Walls And Gates West Of Former Whickham View Schools	Grade II	0.1 miles
 1024808 - Piers And Gates East Of Former Whickham View Schools	Grade II	0.2 miles
 1024726 - Thorntree Farmhouse	Grade II	0.4 miles
 1439949 - Scotswood War Memorial	Grade II	0.4 miles
 1338212 - Bishop's House	Grade I	0.5 miles
 1355307 - Roman Turret Opposite Number 800, Bishops House (denton Hall) With Section Of Hadrian's Wall	Grade I	0.5 miles
 1186128 - Benwell Waterworks Chimney	Grade II	0.6 miles
 1024949 - Lodge To Benwell Waterworks	Grade II	0.6 miles
 1024943 - Presbytery Attached To Church Of St George	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	St Bede's Catholic Primary School, Newcastle Ofsted Rating: Good Pupils: 210 Distance:0.12	☐	☒	☐	☐	☐
2	Excelsior Academy Ofsted Rating: Requires improvement Pupils: 1460 Distance:0.21	☐	☒	☒	☐	☐
3	Broadwood Primary School Ofsted Rating: Good Pupils: 215 Distance:0.31	☐	☒	☐	☐	☐
4	Waverley Primary School Ofsted Rating: Good Pupils: 215 Distance:0.5	☐	☒	☐	☐	☐
5	St Cuthbert's High School Ofsted Rating: Good Pupils: 1234 Distance:0.6	☐	☐	☒	☐	☐
6	St George's Catholic Primary School, Bells Close Ofsted Rating: Good Pupils: 91 Distance:0.65	☐	☒	☐	☐	☐
7	Lemington Riverside Primary School Ofsted Rating: Good Pupils: 197 Distance:0.77	☐	☒	☐	☐	☐
8	Bridgewater Primary School Ofsted Rating: Outstanding Pupils: 472 Distance:0.8	☐	☒	☐	☐	☐

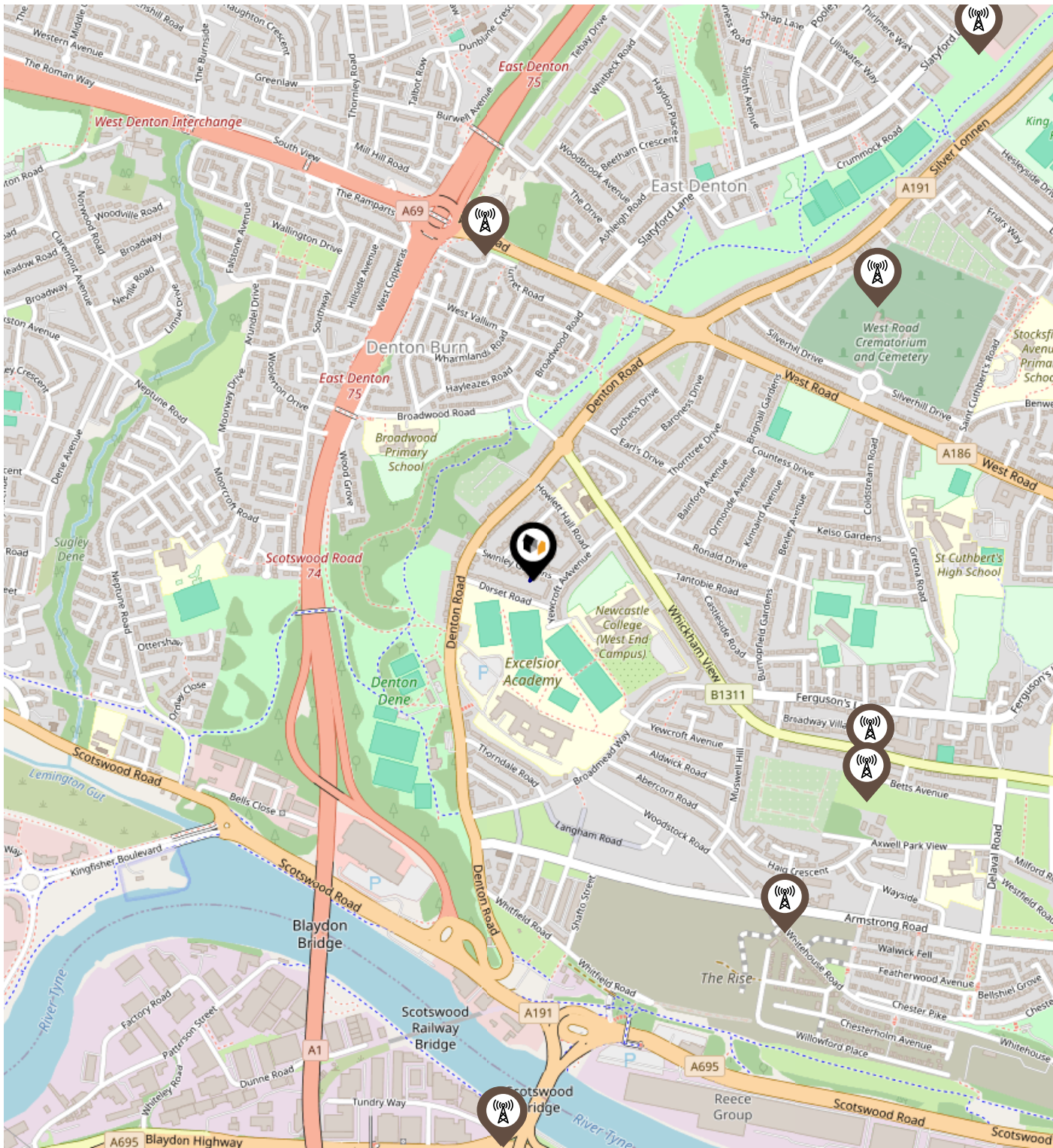


		Nursery	Primary	Secondary	College	Private
9	Stocksfield Avenue Primary School Ofsted Rating: Good Pupils: 450 Distance:0.83	☐	☒	☐	☐	☐
10	Hadrian School Ofsted Rating: Outstanding Pupils: 184 Distance:0.98	☐	☒	☐	☐	☐
11	St Joseph's Catholic Primary School, Benwell Ofsted Rating: Good Pupils: 227 Distance:1.1	☐	☒	☐	☐	☐
12	English Martyrs' Catholic Primary School, Fenham Ofsted Rating: Good Pupils: 463 Distance:1.15	☐	☒	☐	☐	☐
13	Beech Hill Primary School Ofsted Rating: Good Pupils: 447 Distance:1.18	☐	☒	☐	☐	☐
14	Thomas Bewick School Ofsted Rating: Good Pupils: 337 Distance:1.18	☐	☐	☒	☐	☐
15	Mary Astell Academy Ofsted Rating: Requires improvement Pupils: 67 Distance:1.18	☐	☐	☒	☐	☐
16	West Denton Primary School Ofsted Rating: Good Pupils: 335 Distance:1.2	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

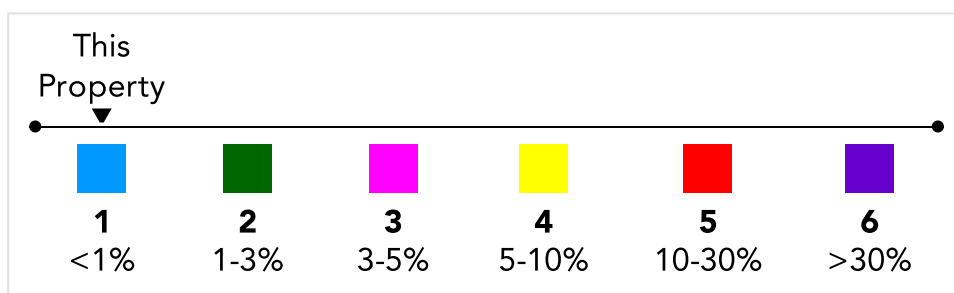
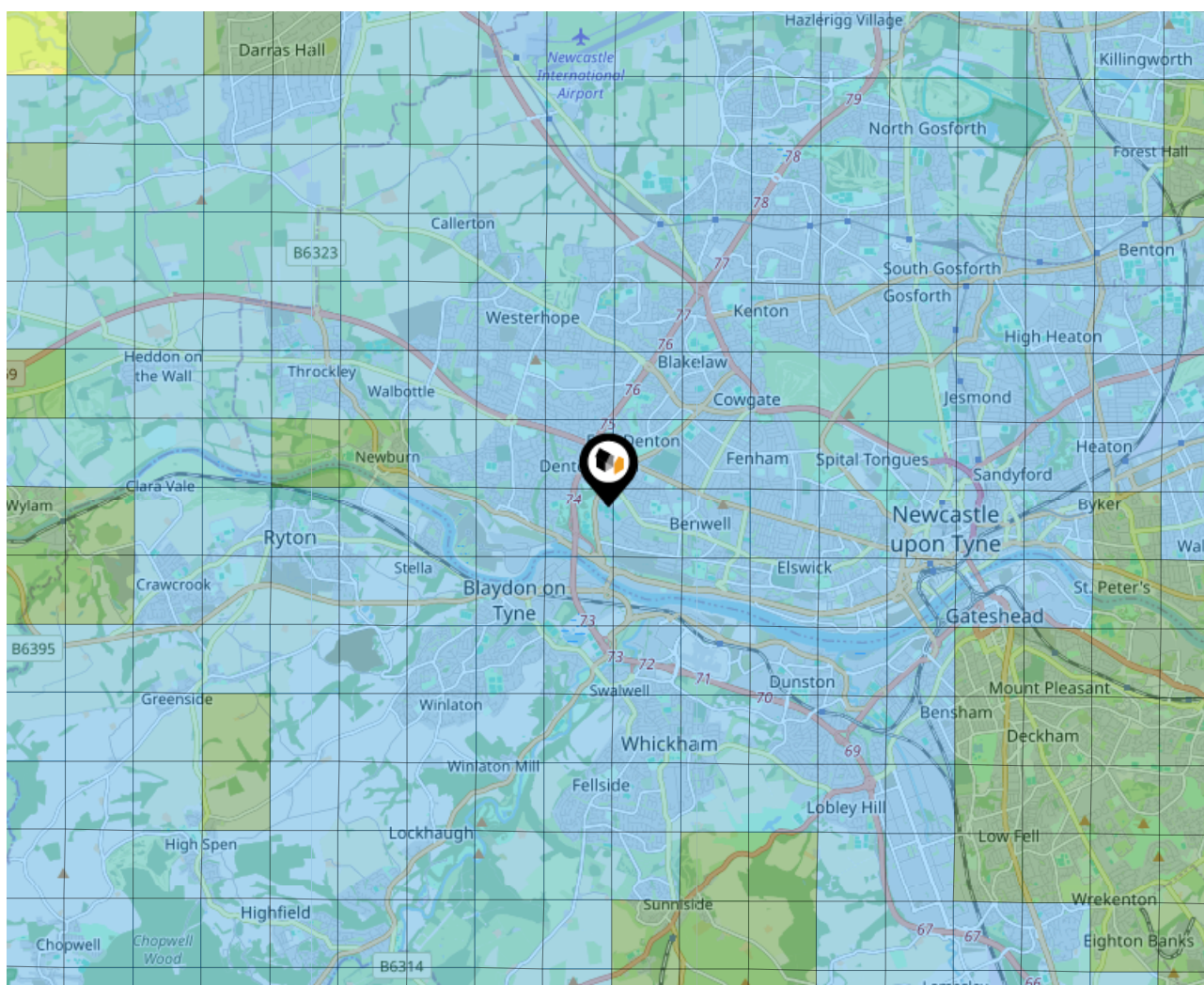
LANDWOOD
GROUP



Key:

-  Power Pylons
-  Communication Masts

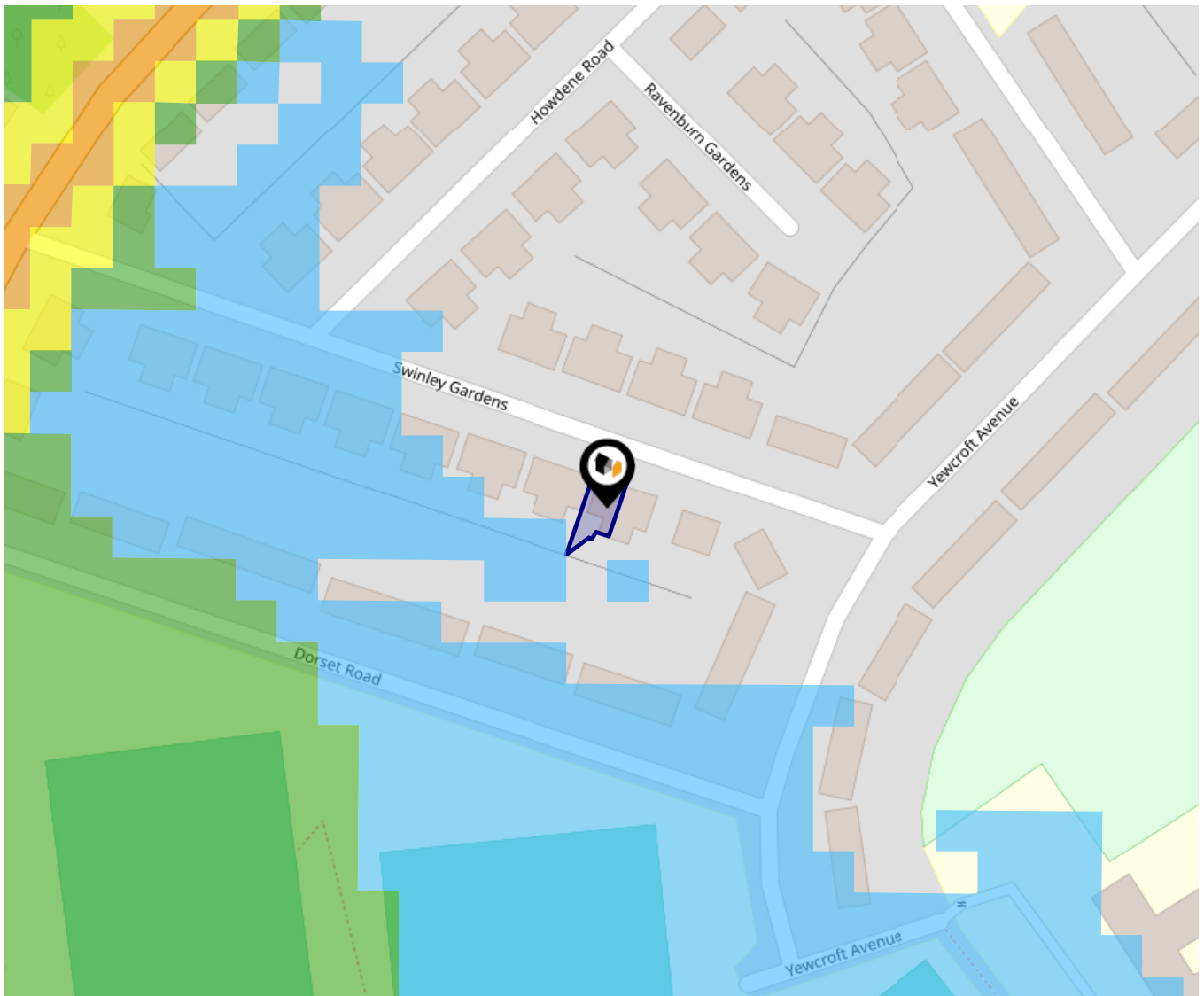
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

LANDWOOD
GROUP



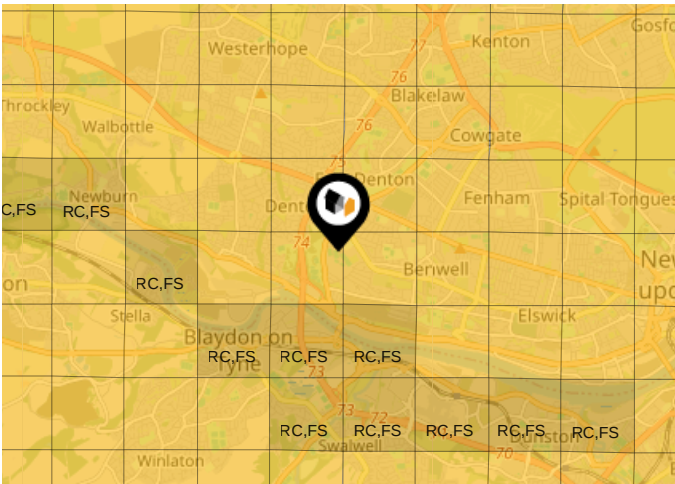
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



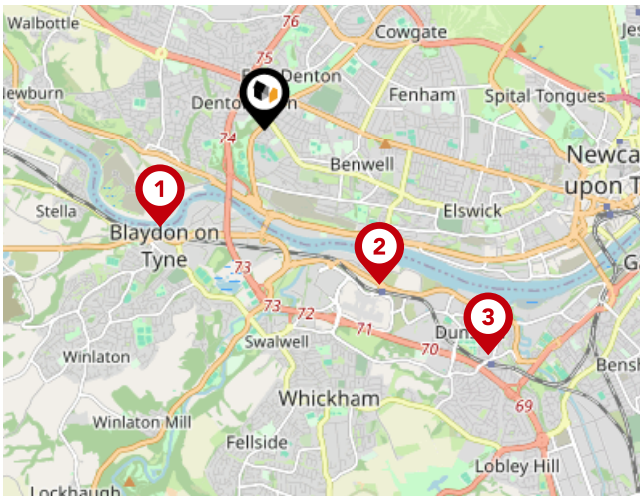
Primary Classifications (Most Common Clay Types)

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

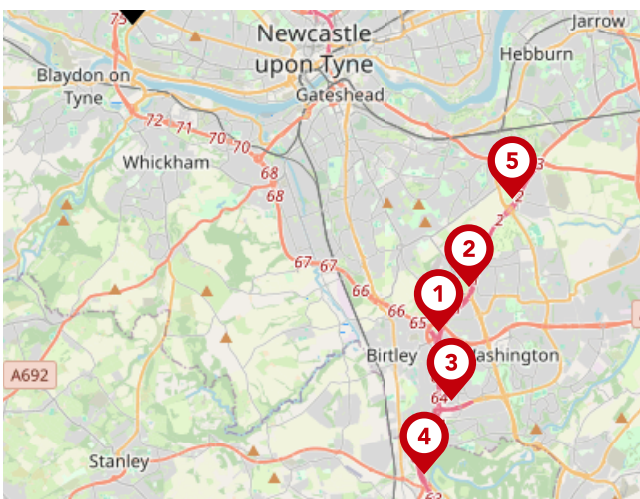
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Blaydon Rail Station	1.21 miles
2	Metrocentre Rail Station	1.63 miles
3	Dunston Rail Station	2.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	7.37 miles
2	A194(M) J1	7.26 miles
3	A1(M) J64	8.38 miles
4	A1(M) J63	9.13 miles
5	A194(M) J2	7.09 miles



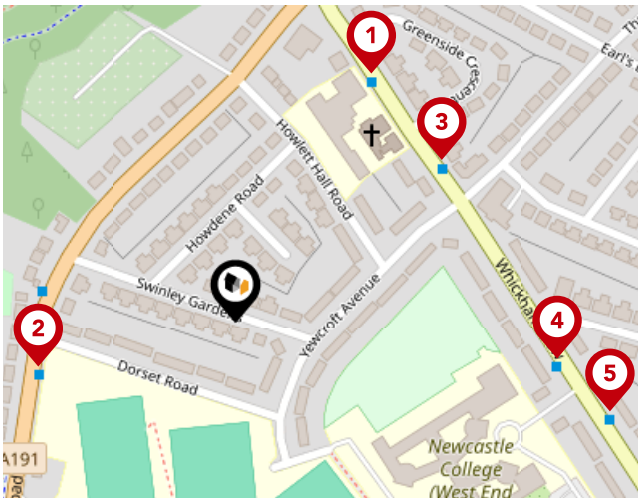
Airports/Helipads

Pin	Name	Distance
1	Airport	4.2 miles
2	Teesside Airport	33.87 miles
3	Leeds Bradford Airport	76.71 miles
4	Irthlington	44.3 miles

Area

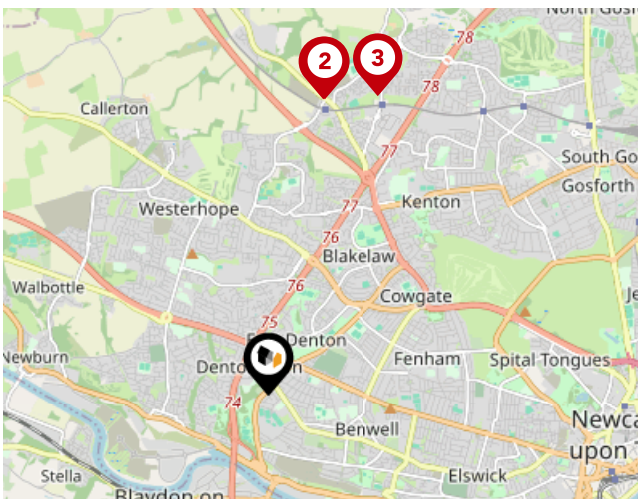
Transport (Local)

LANDWOOD
GROUP



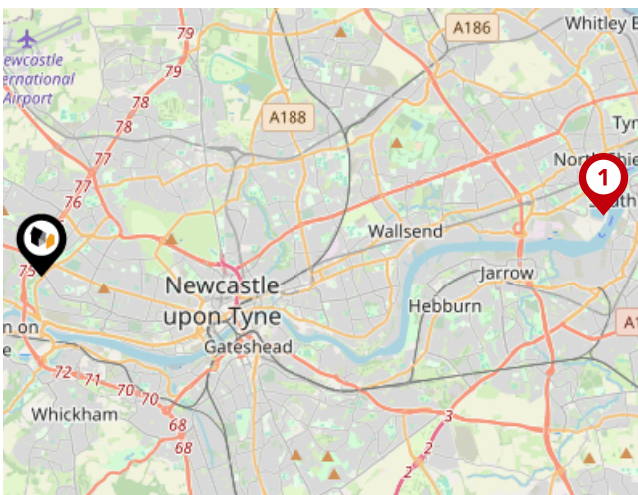
Bus Stops/Stations

Pin	Name	Distance
1	Whickham View-Greenside Crescent	0.15 miles
2	Denton Road-Dorset Road	0.11 miles
3	Whickham View-Thorn tree Drive	0.14 miles
4	Whickham View-Muscott Grove	0.17 miles
5	Whickham View-Muscott Grove	0.2 miles



Local Connections

Pin	Name	Distance
1	Bank Foot (Tyne and Wear Metro Station)	2.56 miles
2	Bank Foot (Tyne and Wear Metro Station)	2.57 miles
3	Kingston Park (Tyne and Wear Metro Station)	2.71 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.61 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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

