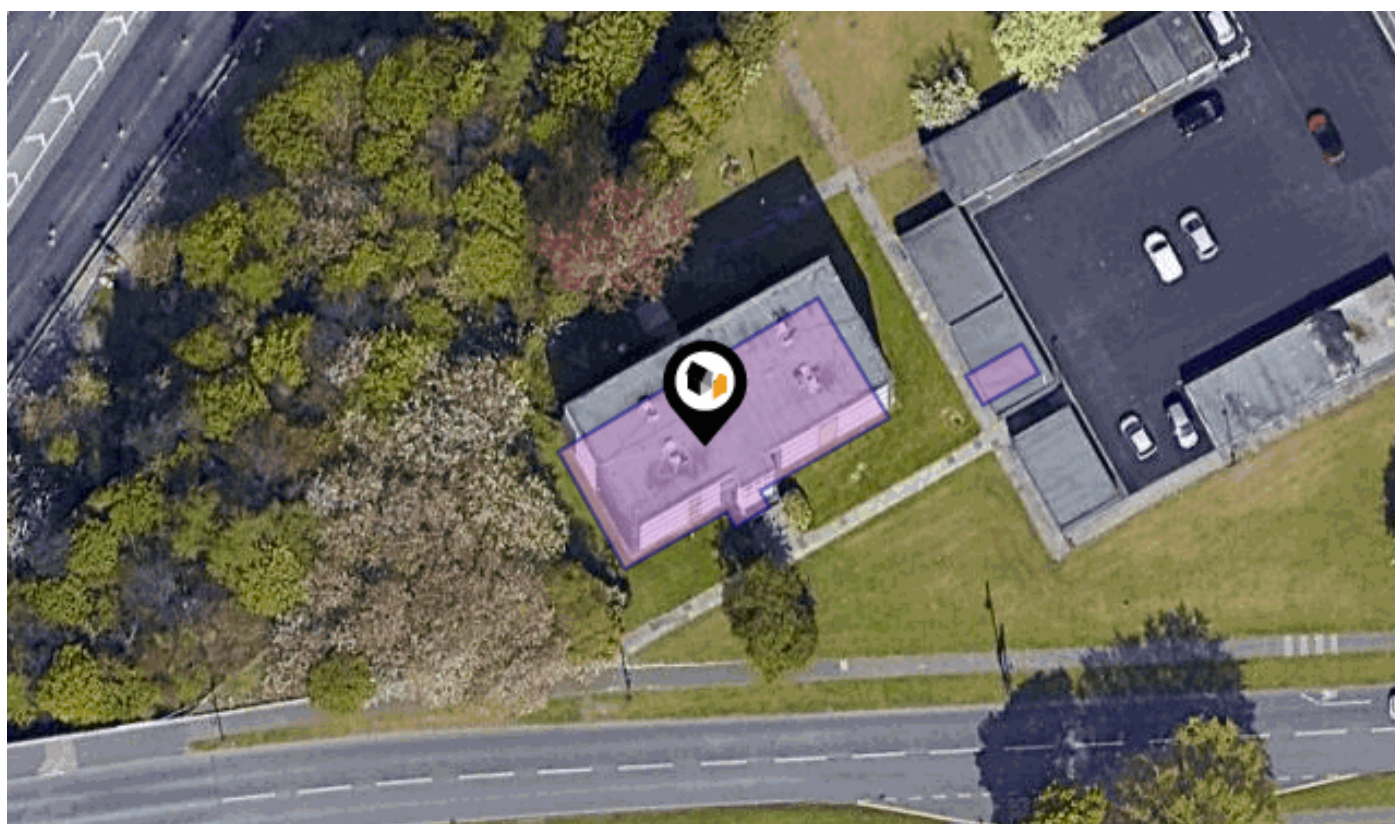




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Thursday 25<sup>th</sup> September 2025**



**25, ST. JUST PLACE, NEWCASTLE UPON TYNE, NE5 3XW**

## Landwood Group

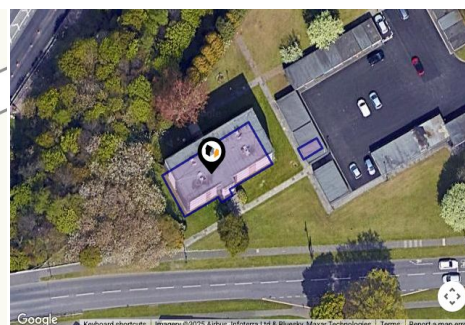
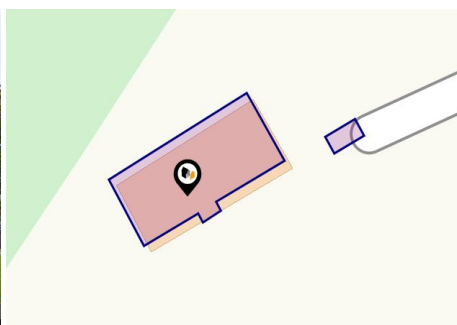
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

|                         |                                         |                                    |                               |
|-------------------------|-----------------------------------------|------------------------------------|-------------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Last Sold Date:</b>             | 05/11/2003                    |
| <b>Bedrooms:</b>        | 2                                       | <b>Last Sold Price:</b>            | £46,150                       |
| <b>Floor Area:</b>      | 419 ft <sup>2</sup> / 39 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £109                          |
| <b>Plot Area:</b>       | 0.06 acres                              | <b>Tenure:</b>                     | Leasehold                     |
| <b>Year Built :</b>     | 1967-1975                               | <b>Start Date:</b>                 | 17/07/2005                    |
| <b>Council Tax :</b>    | Band A                                  | <b>End Date:</b>                   | 01/01/3004                    |
| <b>Annual Estimate:</b> | £1,609                                  | <b>Lease Term:</b>                 | 999 years from 1 January 2005 |
| <b>Title Number:</b>    | TY436256                                | <b>Term Remaining:</b>             | 978 years                     |
| <b>UPRN:</b>            | 4510092776                              |                                    |                               |

## Local Area

|                           |                     |
|---------------------------|---------------------|
| <b>Local Authority:</b>   | Newcastle upon tyne |
| <b>Conservation Area:</b> | No                  |
| <b>Flood Risk:</b>        |                     |
| ● Rivers & Seas           | Very low            |
| ● Surface Water           | Very low            |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>18</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

### Mobile Coverage: (based on calls indoors)



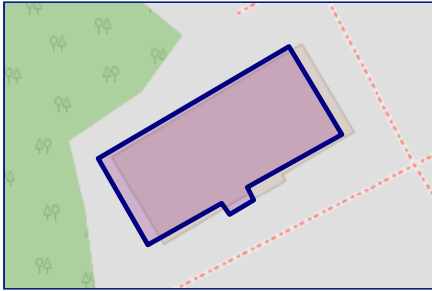
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

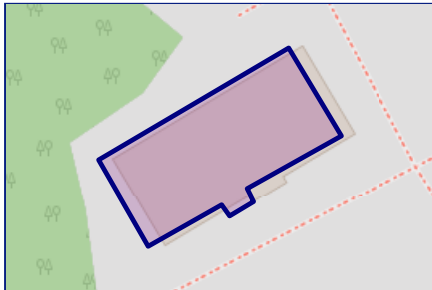
LANDWOOD  
GROUP

## Freehold Title Plan



**TY358042**

## Leasehold Title Plan



**TY436256**

Start Date: 17/07/2005  
End Date: 01/01/3004  
Lease Term: 999 years from 1 January 2005  
Term Remaining: 978 years

Property  
**EPC - Certificate**

LANDWOOD  
GROUP

25 SAINT JUST PLACE, NEWCASTLE UPON TYNE,  
NE5 3XW

Energy rating

**E**

Valid until 09.02.2031

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               |               |
| 69-80 | <b>C</b>      |               | 77   <b>C</b> |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      | 39   <b>E</b> |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

## EPC - Additional Data

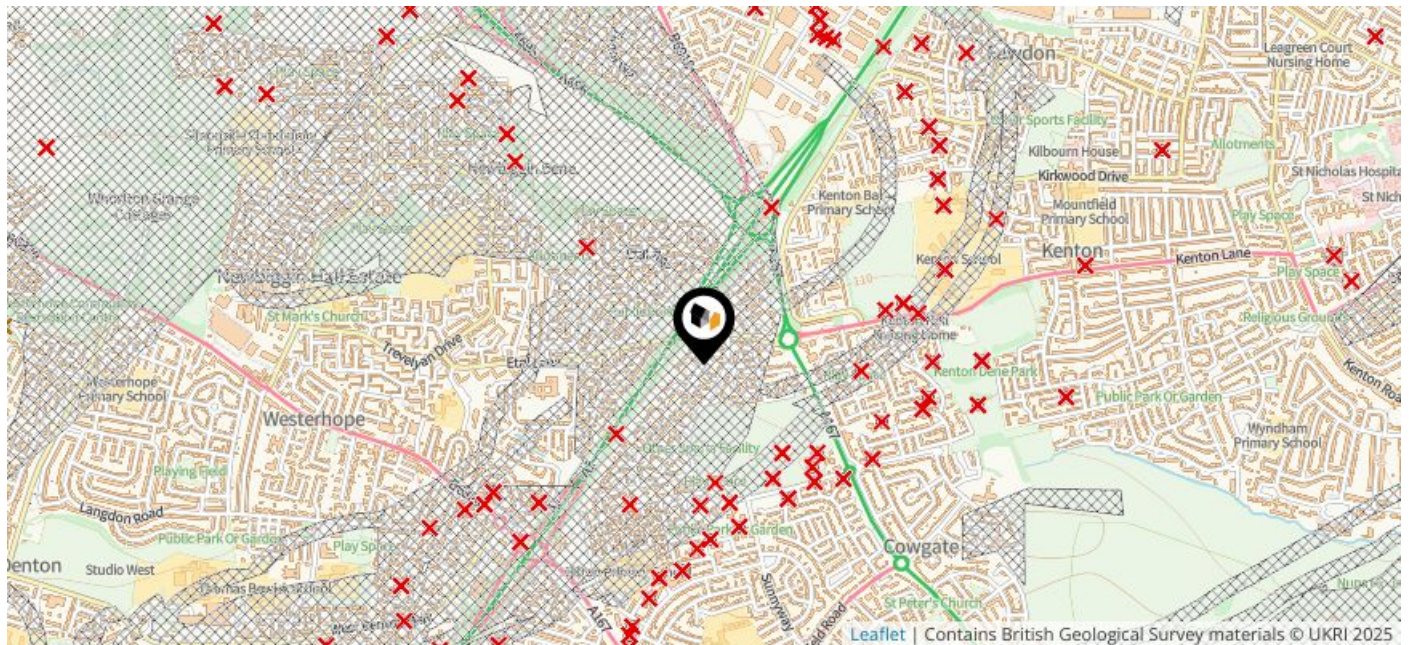
LANDWOOD  
GROUP

### Additional EPC Data

|                                     |                                                                                               |
|-------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Property Type:</b>               | Flat                                                                                          |
| <b>Build Form:</b>                  | Semi-Detached                                                                                 |
| <b>Transaction Type:</b>            | Rental                                                                                        |
| <b>Energy Tariff:</b>               | Standard tariff                                                                               |
| <b>Main Fuel:</b>                   | To be used only when there is no heating/hot-water system or data is from a community network |
| <b>Main Gas:</b>                    | No                                                                                            |
| <b>Floor Level:</b>                 | 02                                                                                            |
| <b>Flat Top Storey:</b>             | No                                                                                            |
| <b>Top Storey:</b>                  | 0                                                                                             |
| <b>Glazing Type:</b>                | Double glazing, unknown install date                                                          |
| <b>Previous Extension:</b>          | 0                                                                                             |
| <b>Open Fireplace:</b>              | 0                                                                                             |
| <b>Ventilation:</b>                 | Natural                                                                                       |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed)                                                |
| <b>Walls Energy:</b>                | Poor                                                                                          |
| <b>Roof:</b>                        | (another dwelling above)                                                                      |
| <b>Main Heating:</b>                | No system present: electric heaters assumed                                                   |
| <b>Main Heating Controls:</b>       | None                                                                                          |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                                                                  |
| <b>Hot Water Energy Efficiency:</b> | Poor                                                                                          |
| <b>Lighting:</b>                    | Low energy lighting in 83% of fixed outlets                                                   |
| <b>Floors:</b>                      | (another dwelling below)                                                                      |
| <b>Total Floor Area:</b>            | 39 m <sup>2</sup>                                                                             |



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.

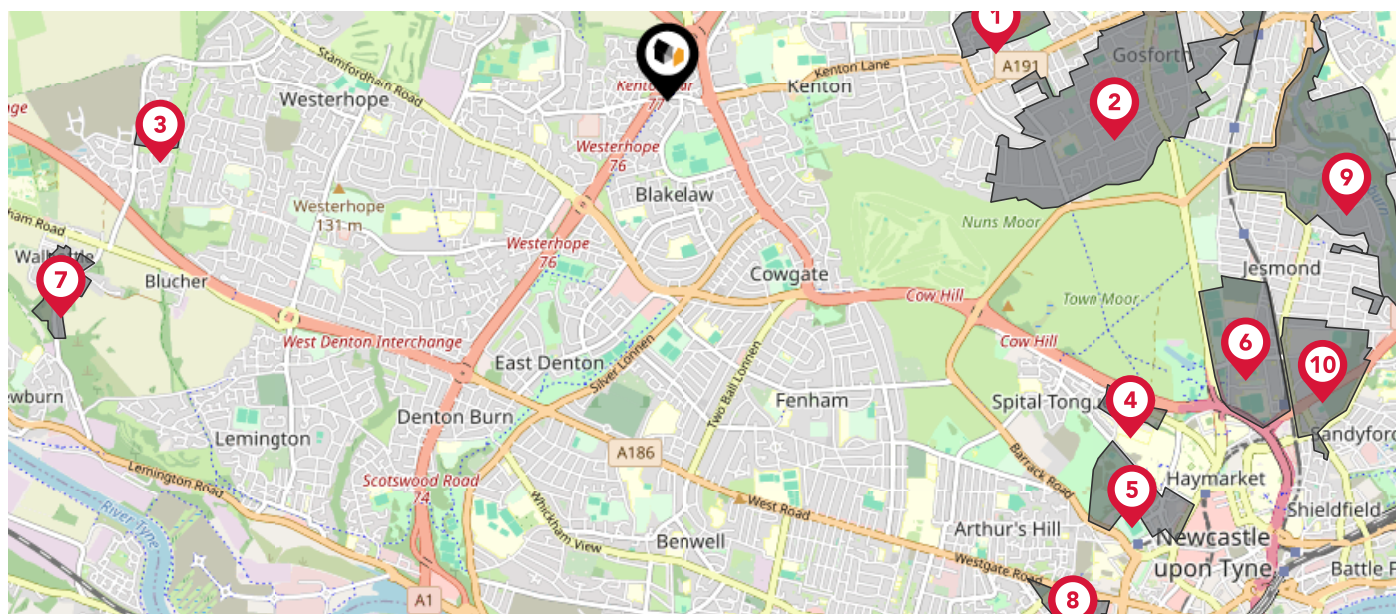
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

LANDWOOD  
GROUP

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 St Nicholas Hospital
- 2 Gosforth
- 3 Northumberland Gardens
- 4 Framlington Place
- 5 Leazes
- 6 Brandling Village
- 7 Walbottle
- 8 Summerhill Square
- 9 Jesmond Dene
- 10 South Jesmond

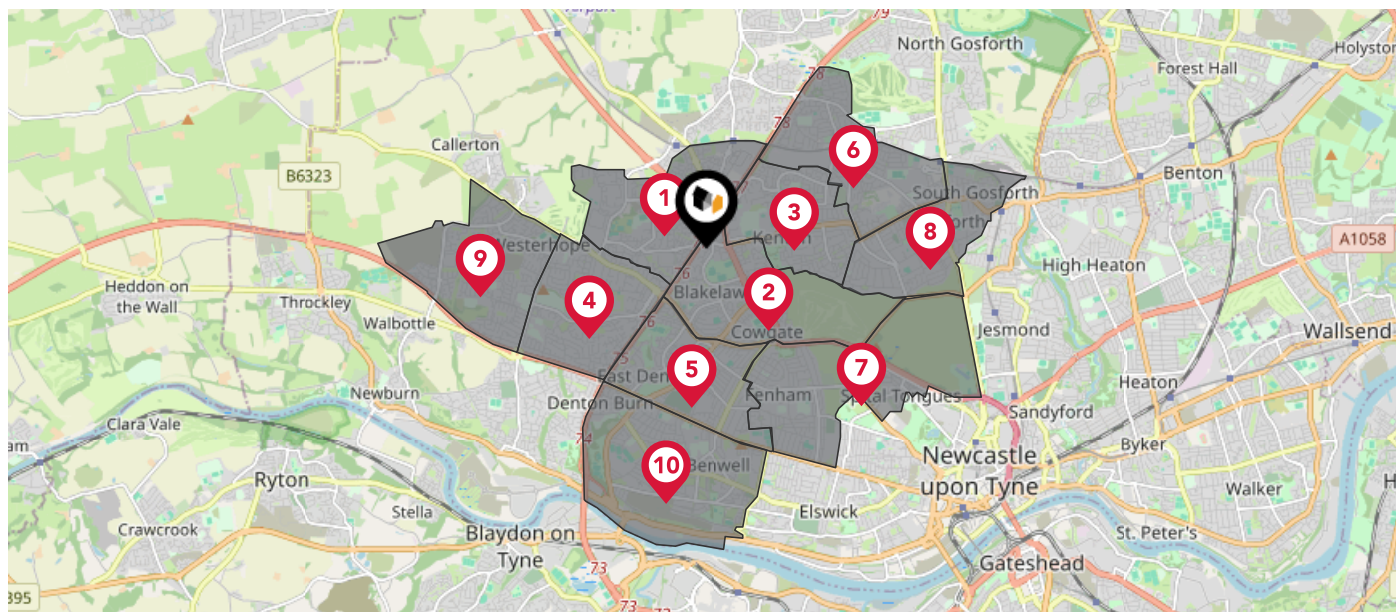


# Maps

## 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

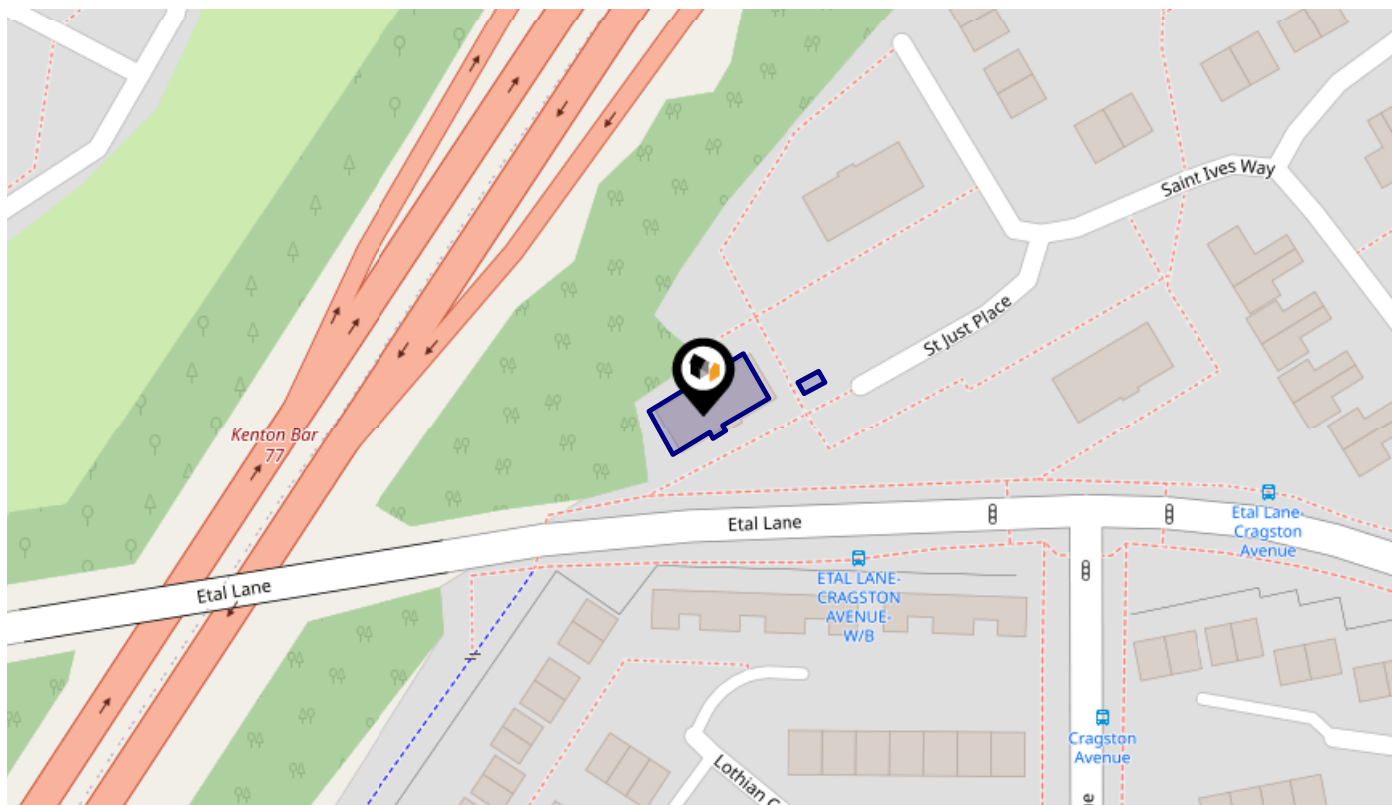


### Nearby Council Wards

-  Kingston Park South & Newbiggin Hall Ward
-  Blakelaw Ward
-  Kenton Ward
-  Denton & Westerhope Ward
-  West Fenham Ward
-  Fawdon & West Gosforth Ward
-  Wingrove Ward
-  Gosforth Ward
-  Chapel Ward
-  Benwell & Scotswood 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:

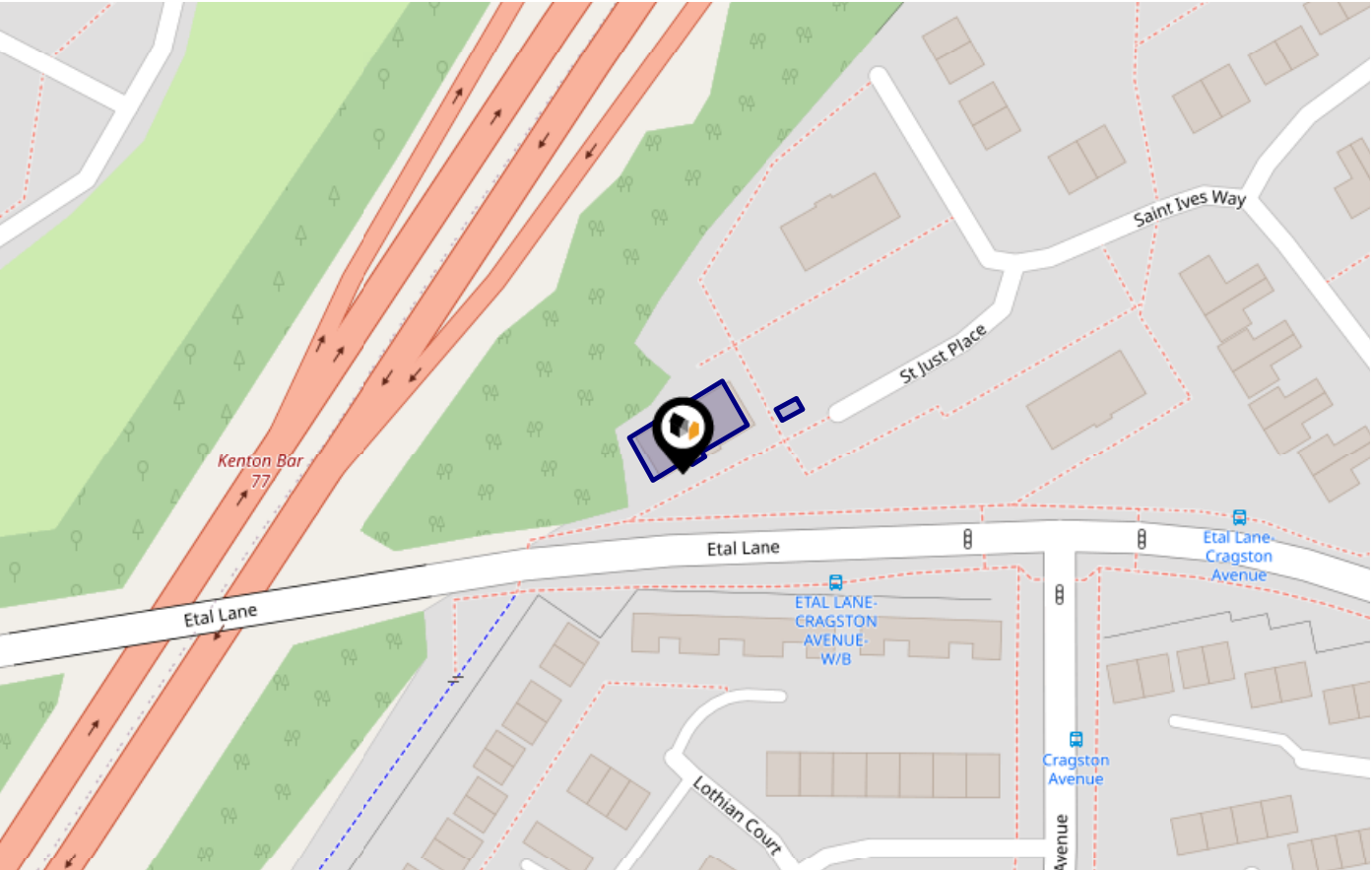
|   |  |              |                                                                                     |
|---|--|--------------|-------------------------------------------------------------------------------------|
| 5 |  | 75.0+ dB     |  |
| 4 |  | 70.0-74.9 dB |  |
| 3 |  | 65.0-69.9 dB |  |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

# Flood Risk

## Rivers & Seas - Flood Risk

LANDWOOD  
GROUP

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:

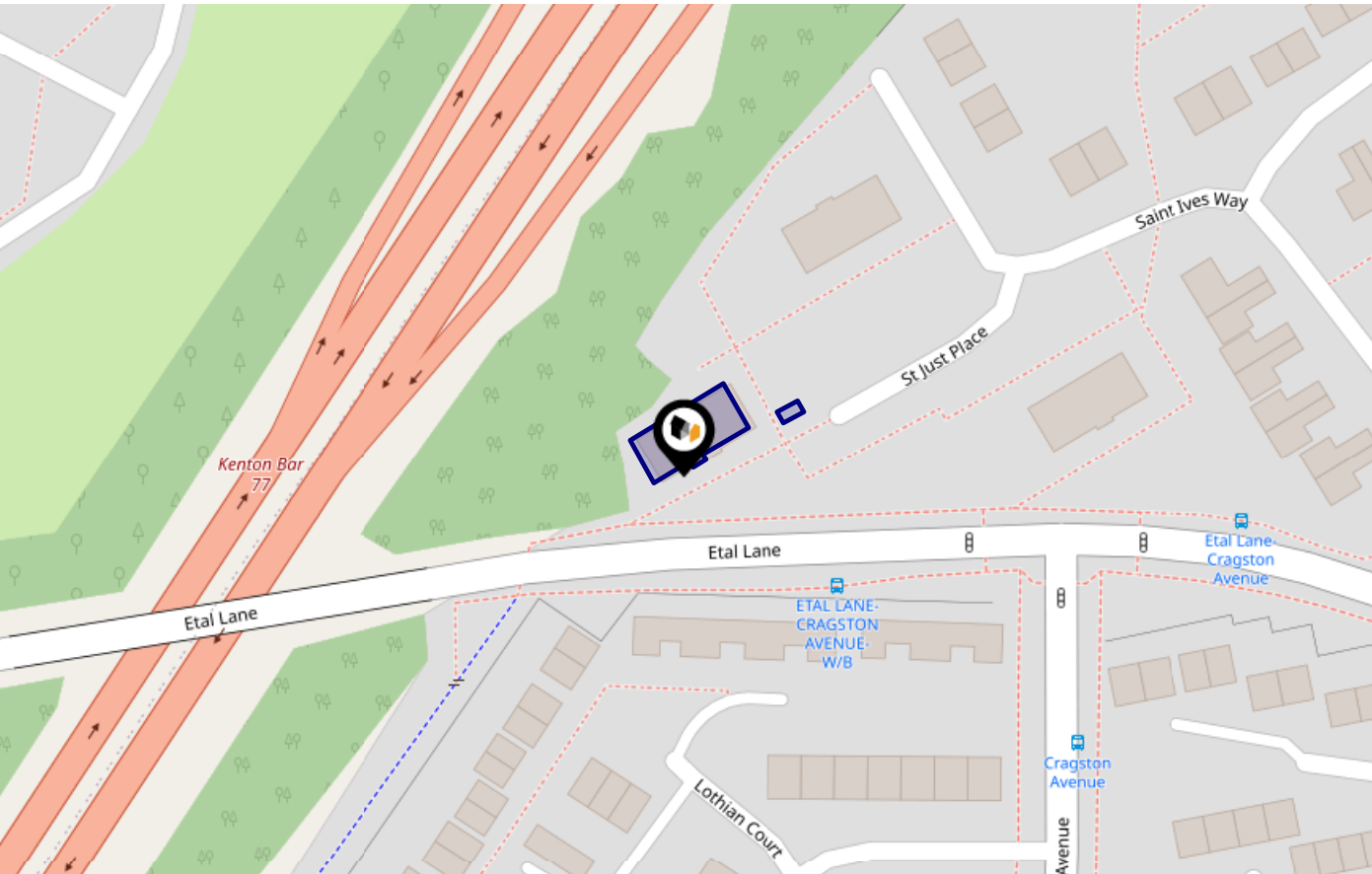


# Flood Risk

## Rivers & Seas - Climate Change

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:



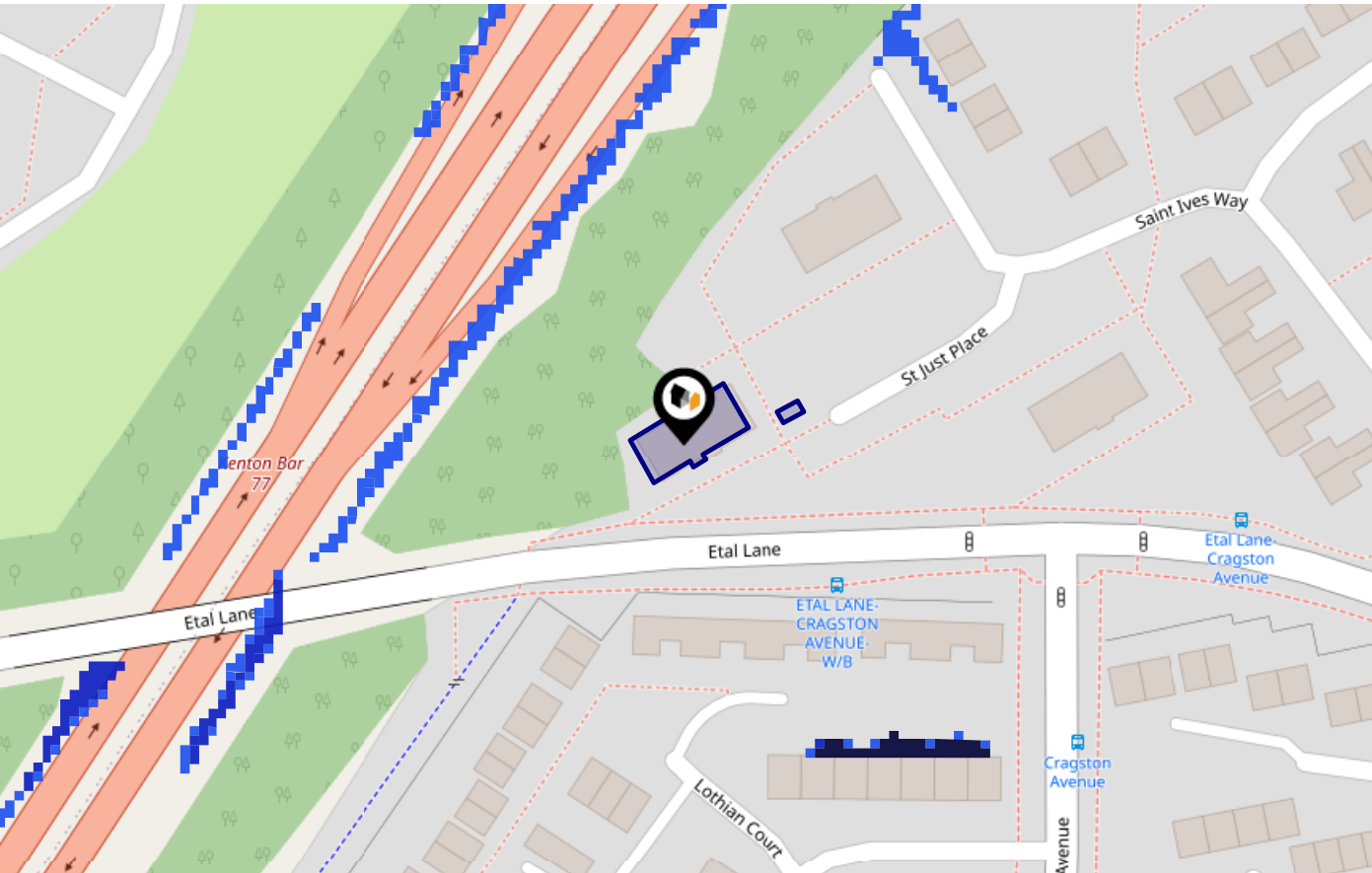
KPF - Key Property Facts

# Flood Risk

## Surface Water - Flood Risk

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.

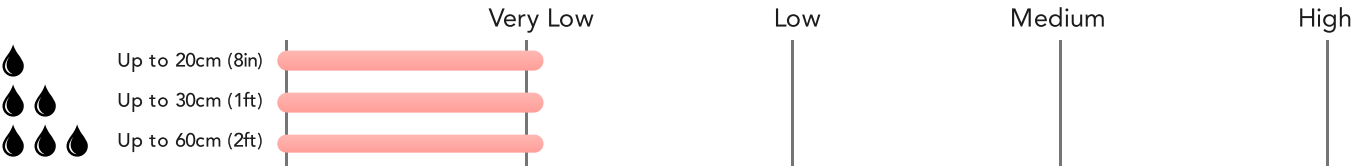


Risk Rating: Very low

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.

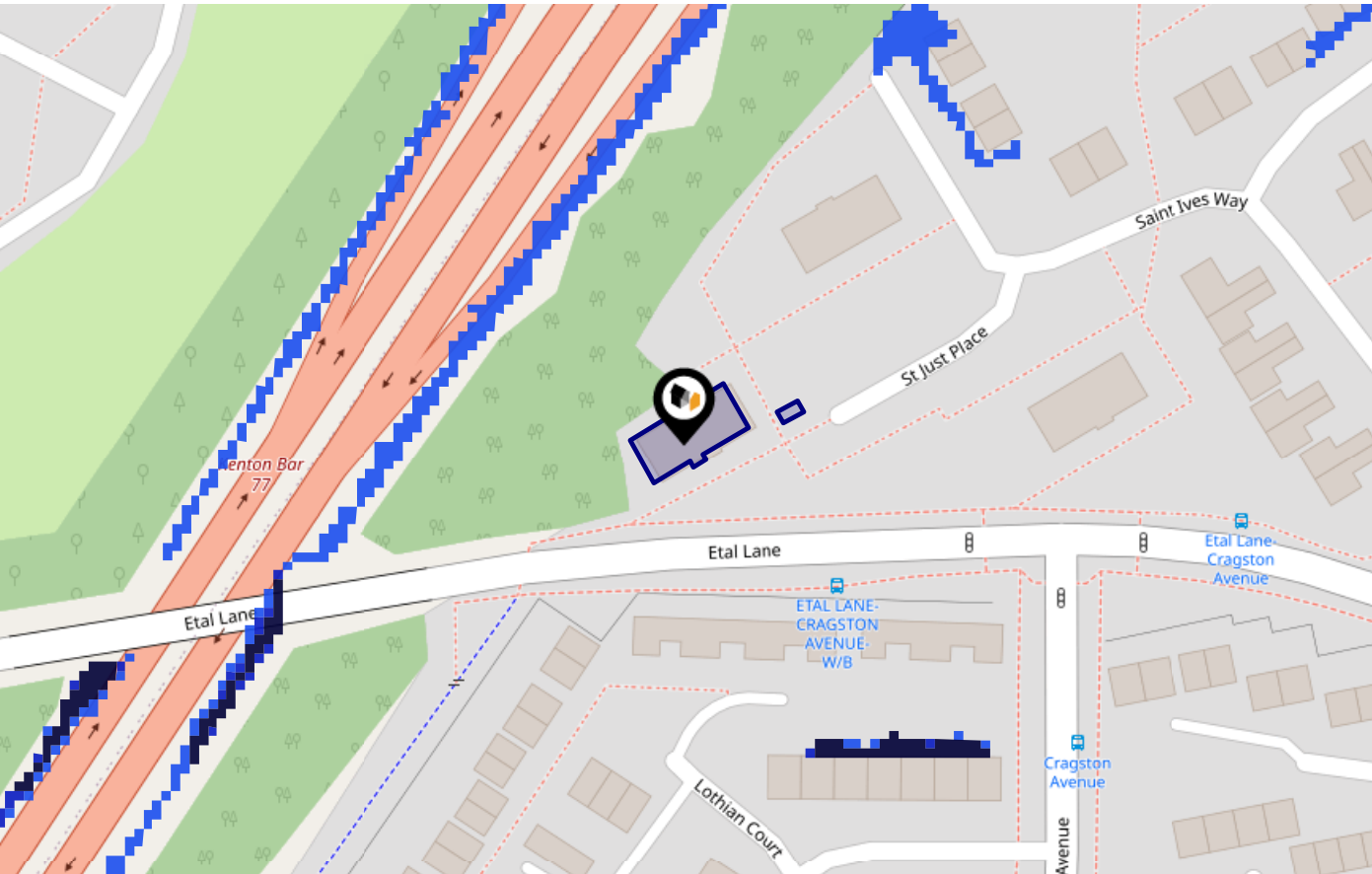
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:

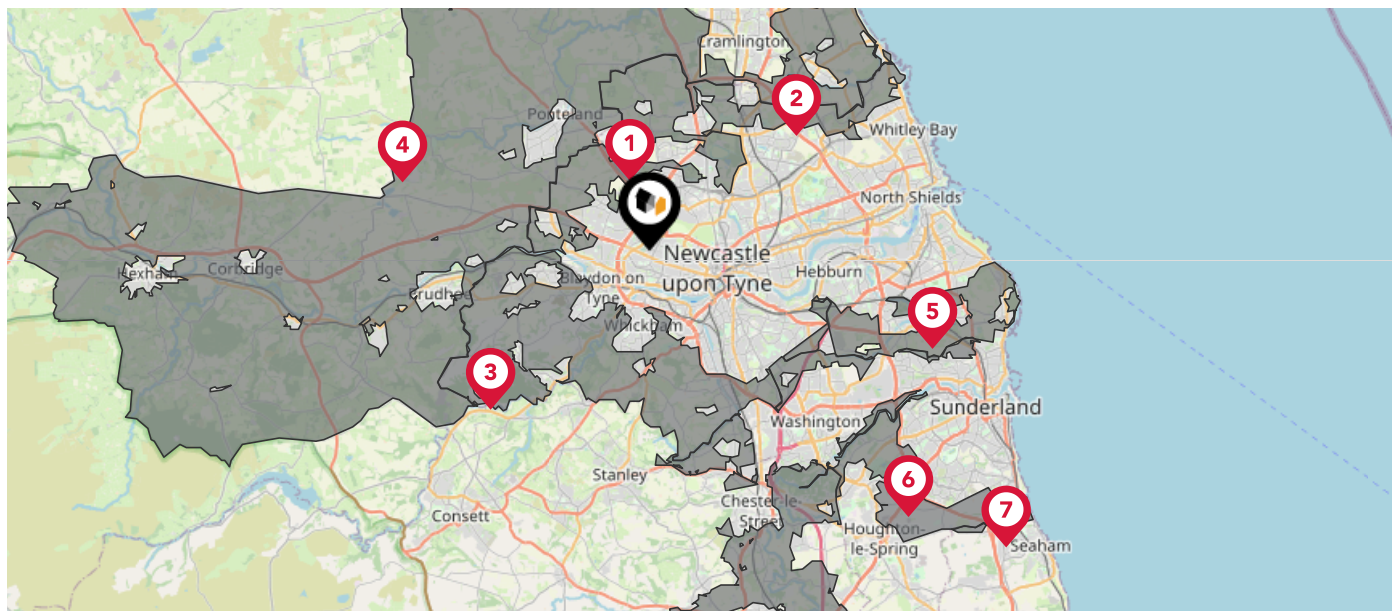


# Maps

## Green Belt

LANDWOOD  
GROUP

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



### Nearby Green Belt Land

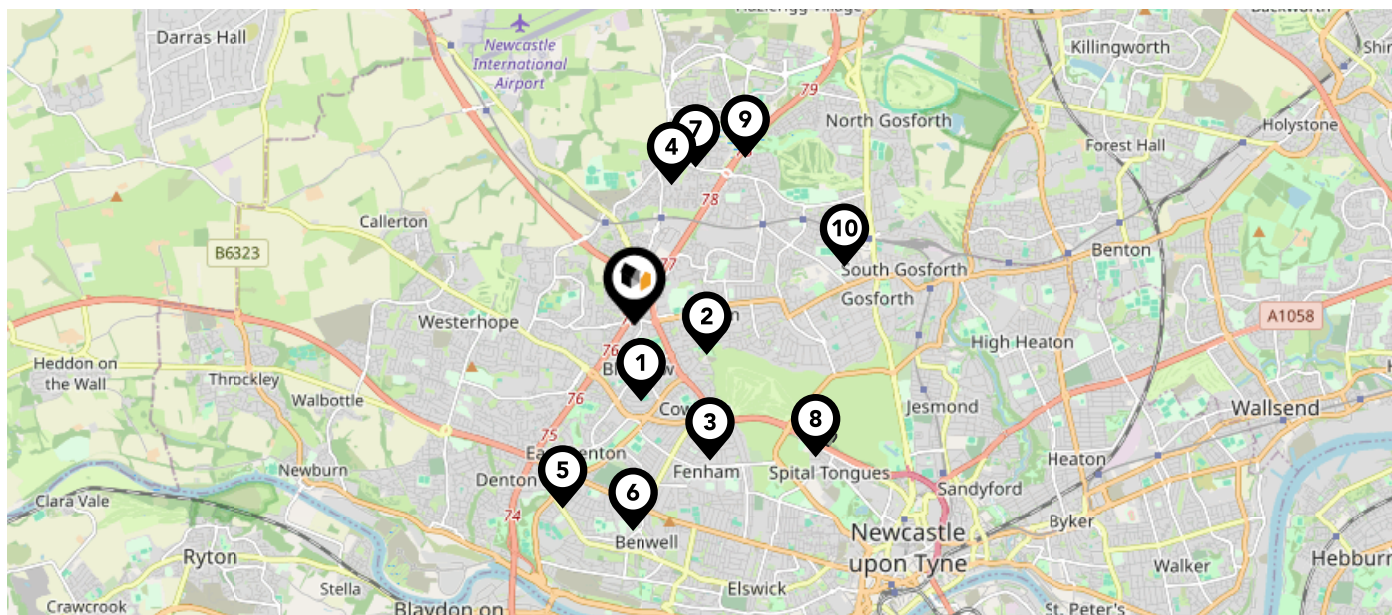
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - Northumberland
-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - County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

|           |                                                                                          |                   |                          |
|-----------|------------------------------------------------------------------------------------------|-------------------|--------------------------|
| <b>1</b>  | Blakelaw Quarry-Blakelaw, Newcastle upon Tyne                                            | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Moor Lane-Kenton                                                                         | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Fenham Brickworks-Woodburn Avenue, Fenham, Newcastle                                     | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Brunton Bridge Farm-Kingston Park Road/ Brunton Road, Newcastle Upon Tyne, Tyne and Wear | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Denton Quarry-Denton Burn, Newcastle upon Tyne                                           | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | Fox and Hounds Road-Benwell, Newcastle upon Tyne                                         | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Brunton Lane Piggeries-Brunton Lane, Newcastle Upon Tyne, Tyne and Wear                  | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Town Moor-Spital Tongues, Newcastle                                                      | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Middle Brunton Farm-Gosforth, Newcastle Upon Tyne, Tyne and Wear                         | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Regent Centre-Gosforth, Newcastle upon Tyne                                              | Historic Landfill | <input type="checkbox"/> |

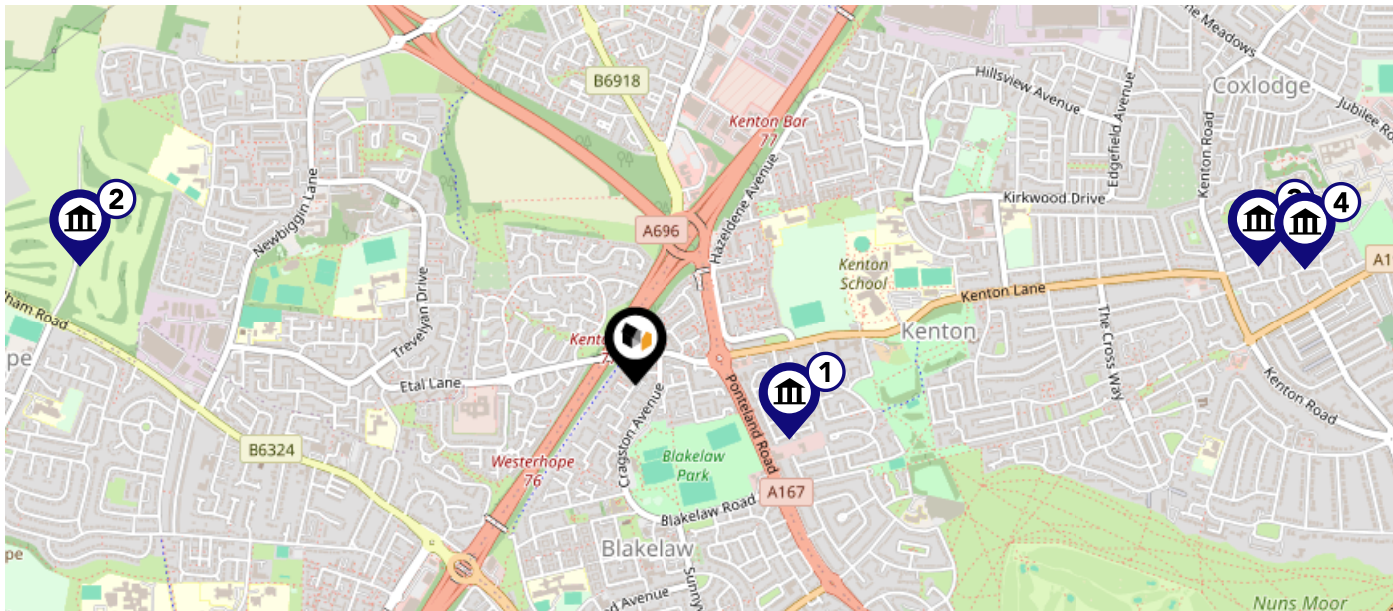


# Maps

## Listed Buildings

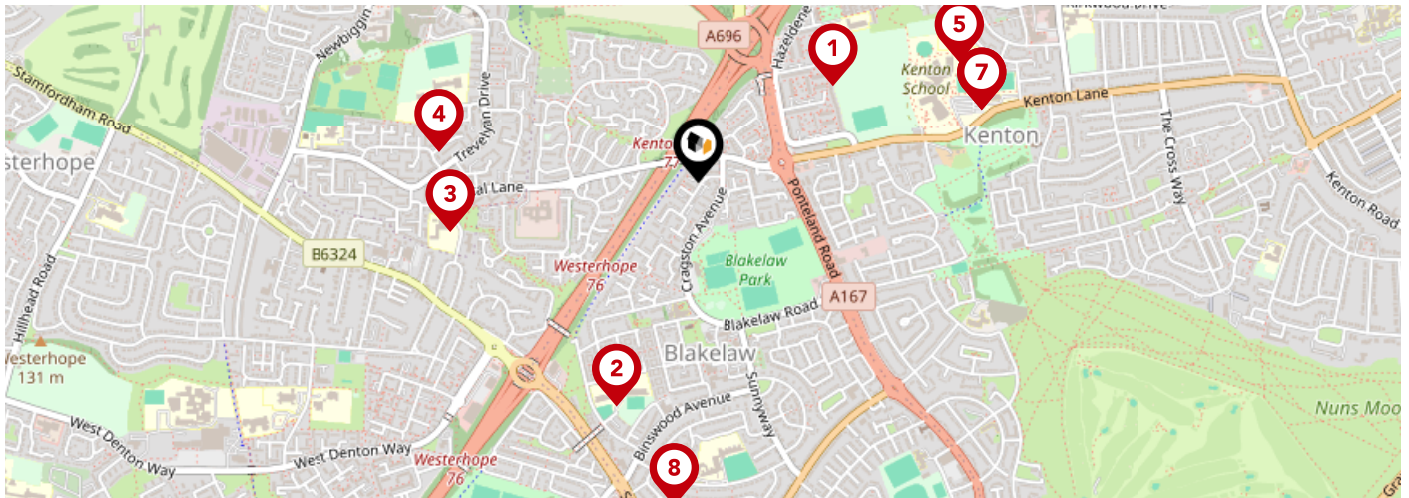
LANDWOOD  
GROUP

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

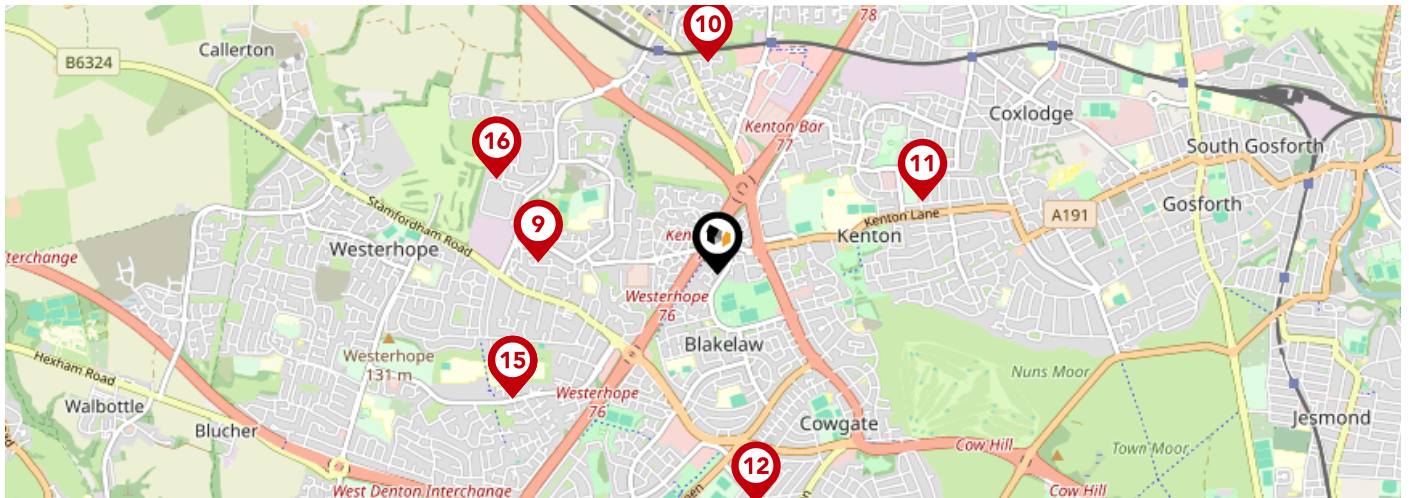


| Listed Buildings in the local district                                              |                                                                  | Grade    | Distance  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------|----------|-----------|
|  | 1390494 - Kenton Bunker At Former Raf Blakelaw                   | Grade II | 0.4 miles |
|  | 1186151 - Whorlton Grange                                        | Grade II | 1.2 miles |
|  | 1376822 - St Nicholas Hospital                                   | Grade II | 1.4 miles |
|  | 1242096 - The Theatre Or Recreation Room At St Nicholas Hospital | Grade II | 1.5 miles |





|          |                                                                                                          | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Kenton Bar Primary School</b><br>Ofsted Rating: Good   Pupils: 326   Distance:0.35                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hilton Primary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 435   Distance:0.51                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Farne Primary School</b><br>Ofsted Rating: Good   Pupils: 236   Distance:0.54                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Cheviot Primary School</b><br>Ofsted Rating: Good   Pupils: 206   Distance:0.55                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Cuthberts Catholic Primary School, Kenton</b><br>Ofsted Rating: Good   Pupils: 229   Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Kenton School</b><br>Ofsted Rating: Requires improvement   Pupils: 1795   Distance:0.62               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Newcastle Bridges School</b><br>Ofsted Rating: Outstanding   Pupils: 46   Distance:0.62               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Thomas Walling Primary Academy</b><br>Ofsted Rating: Good   Pupils: 437   Distance:0.69               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



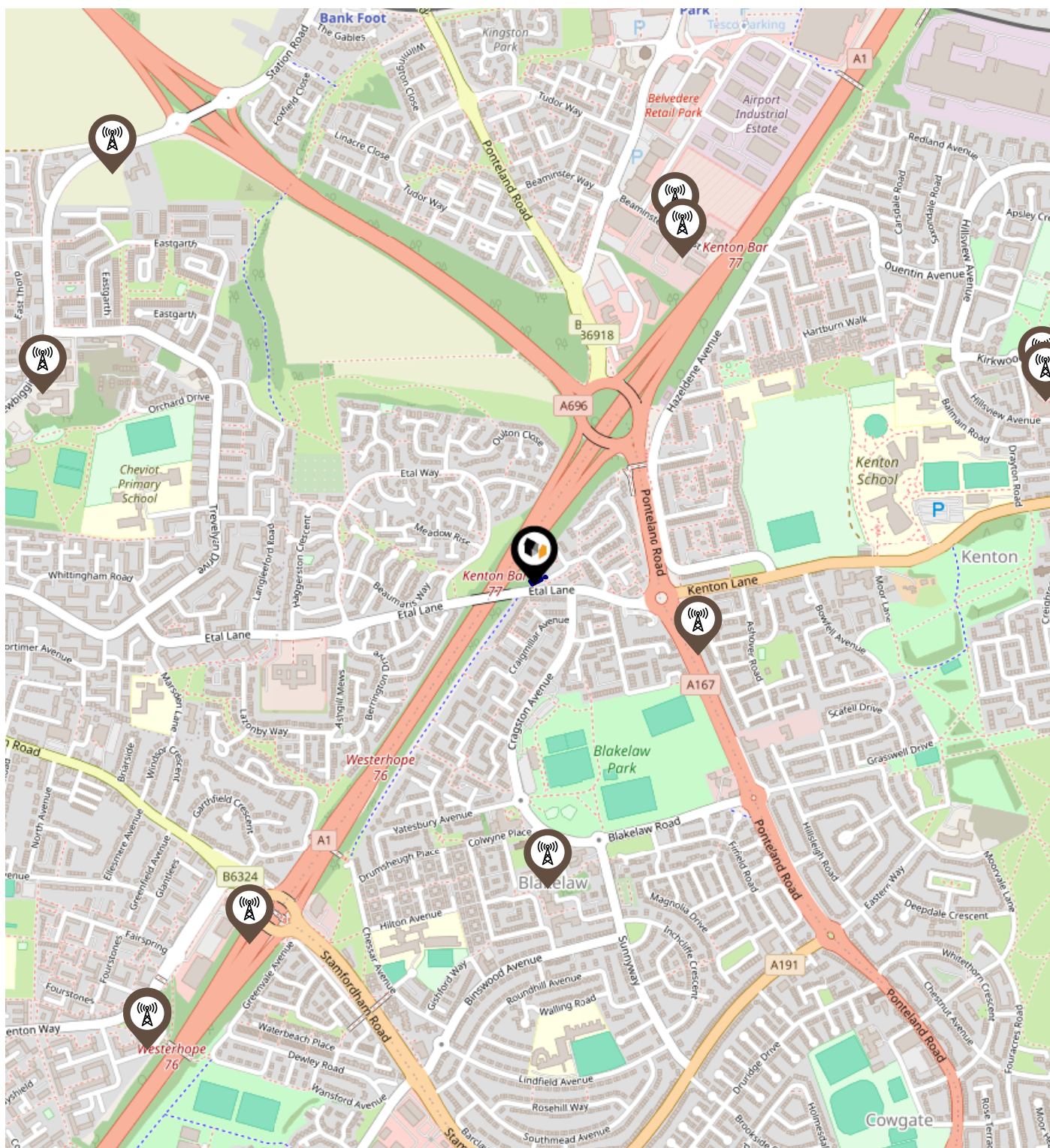
|           |                                                                                                              | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>St Mark's Catholic Primary School, Westerhope</b><br>Ofsted Rating: Good   Pupils: 210   Distance:0.77    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Kingston Park Primary School</b><br>Ofsted Rating: Good   Pupils: 451   Distance:0.9                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Mountfield Primary School</b><br>Ofsted Rating: Good   Pupils: 187   Distance:0.92                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>English Martyrs' Catholic Primary School, Fenham</b><br>Ofsted Rating: Good   Pupils: 463   Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Beech Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 447   Distance:1.02                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Thomas Bewick School</b><br>Ofsted Rating: Good   Pupils: 337   Distance:1.02                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Mary Astell Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 67   Distance:1.02               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Simonside Primary School</b><br>Ofsted Rating: Good   Pupils: 275   Distance:1.02                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons

LANDWOOD  
GROUP



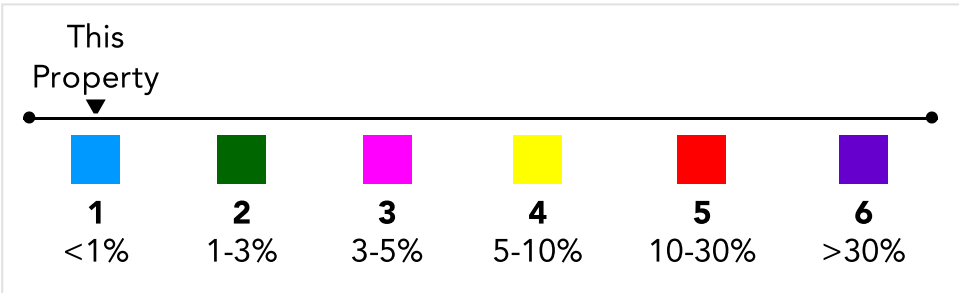
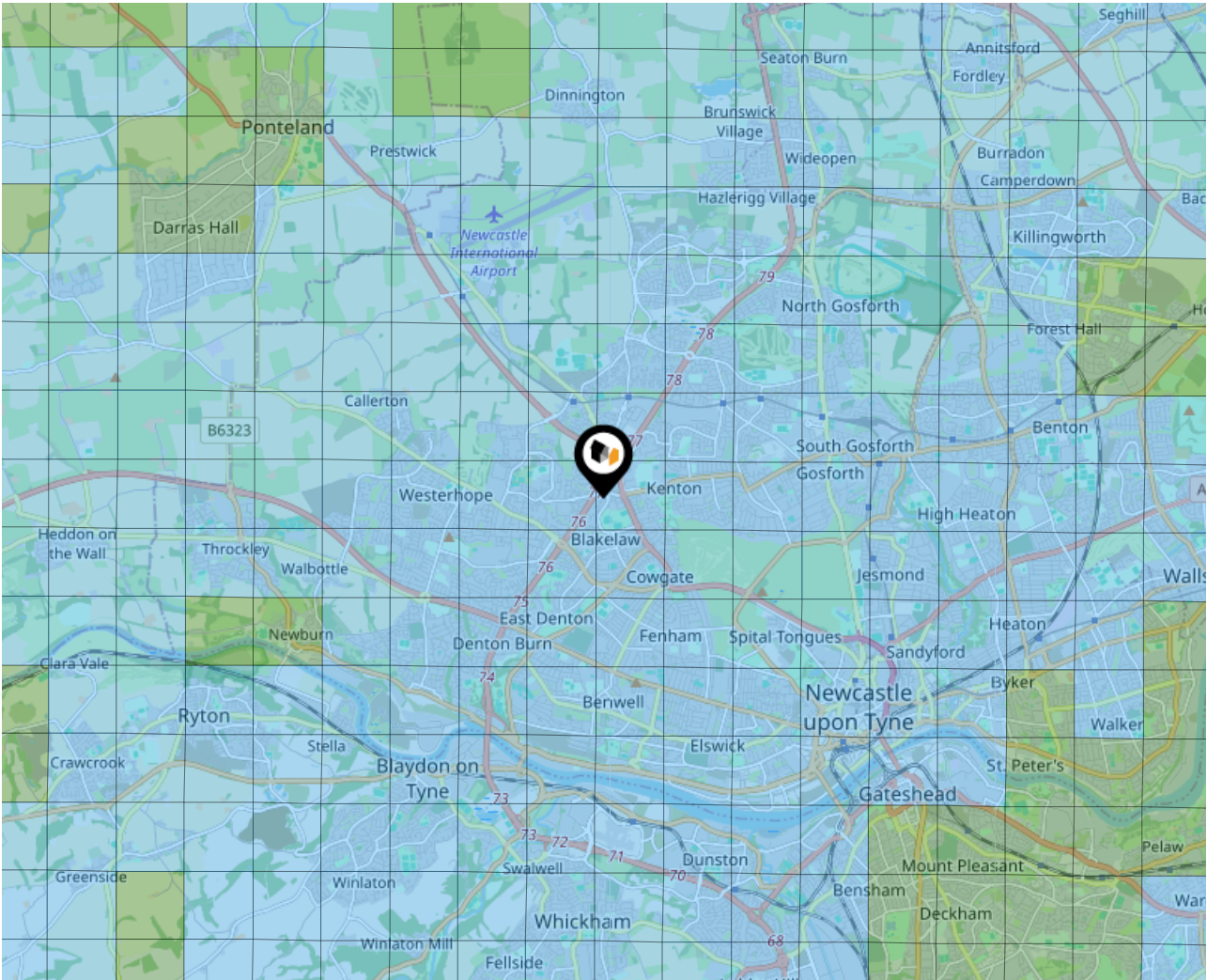
### Key:

-  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/m<sup>3</sup>).

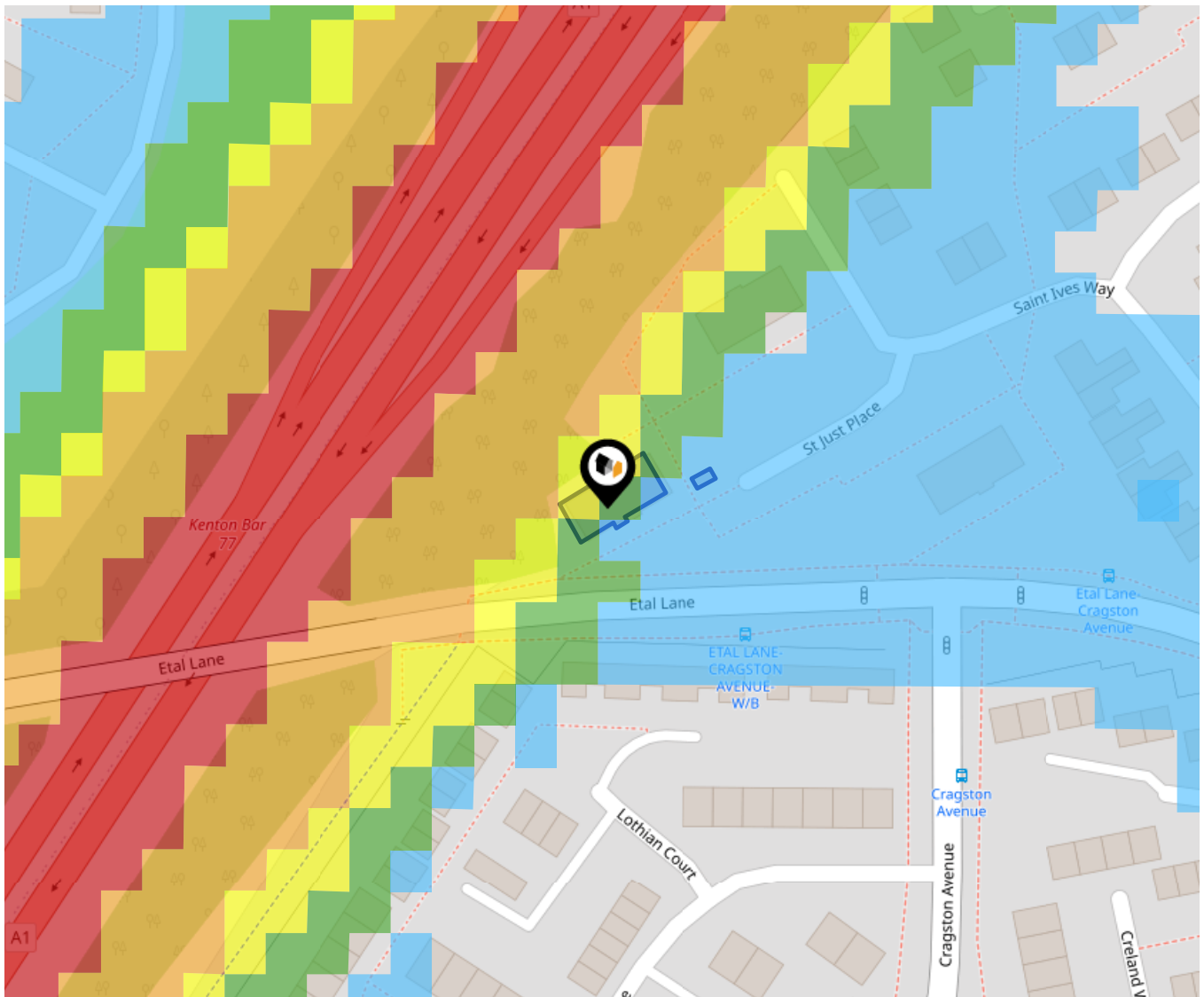




# Local Area

## Road Noise

LANDWOOD  
GROUP



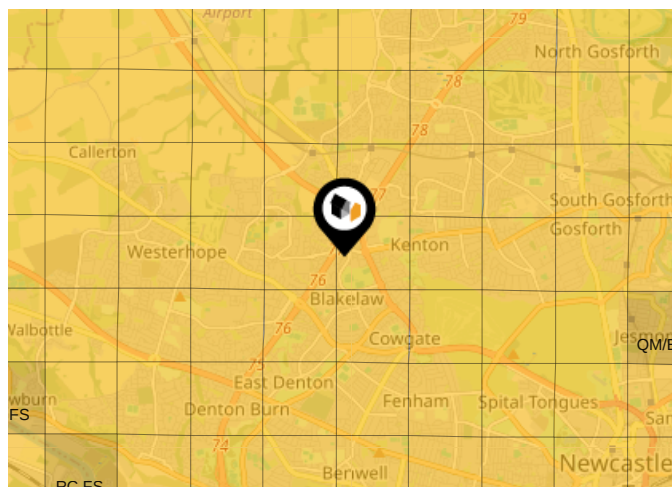
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

|                               |                                 |                      |              |
|-------------------------------|---------------------------------|----------------------|--------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                   | <b>Soil Texture:</b> | LOAM TO CLAY |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-RUDACEOUS)      | <b>Soil Depth:</b>   | DEEP         |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY) TO HEAVY |                      |              |



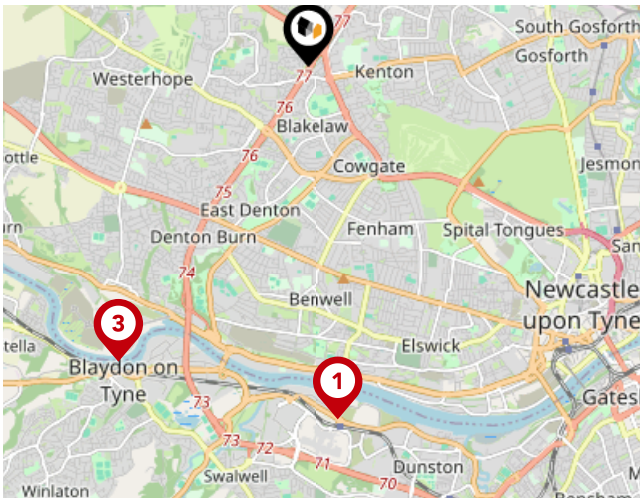
### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area

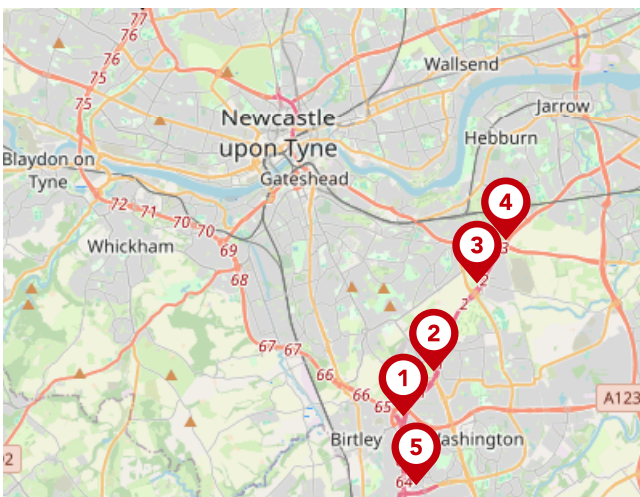
## Transport (National)

LANDWOOD  
GROUP



### National Rail Stations

| Pin | Name                            | Distance   |
|-----|---------------------------------|------------|
| 1   | Metrocentre Rail Station        | 3.01 miles |
| 2   | Newcastle Airport Metro Station | 2.82 miles |
| 3   | Blaydon Rail Station            | 2.99 miles |



### Trunk Roads/Motorways

| Pin | Name       | Distance   |
|-----|------------|------------|
| 1   | A1(M) J65  | 8.23 miles |
| 2   | A194(M) J1 | 7.92 miles |
| 3   | A194(M) J2 | 7.36 miles |
| 4   | A194(M) J3 | 7.32 miles |
| 5   | A1(M) J64  | 9.34 miles |



### Airports/Helipads

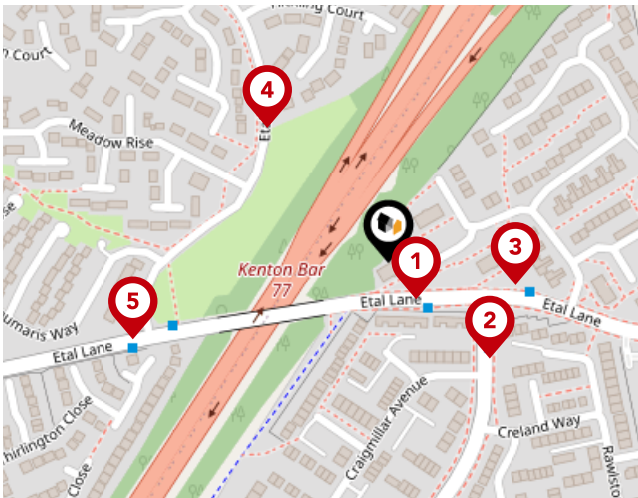
| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Airport                | 2.86 miles  |
| 2   | Teesside Airport       | 35.28 miles |
| 3   | Leeds Bradford Airport | 78.39 miles |
| 4   | Irthlington            | 45.15 miles |



# Area

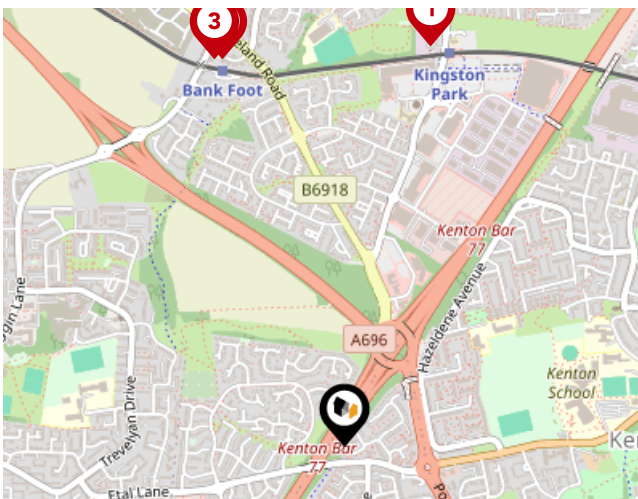
## Transport (Local)

LANDWOOD  
GROUP



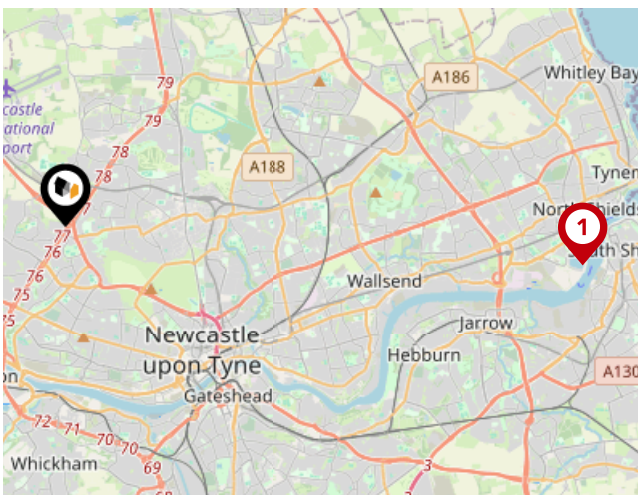
### Bus Stops/Stations

| Pin | Name                               | Distance   |
|-----|------------------------------------|------------|
| 1   | Etal Lane-Cragston Avenue          | 0.02 miles |
| 2   | Cragston Avenue-Craigmillar Avenue | 0.07 miles |
| 3   | Etal Lane-Cragston Avenue          | 0.07 miles |
| 4   | Etal Park                          | 0.1 miles  |
| 5   | Etal Lane-Etal Way                 | 0.14 miles |



### Local Connections

| Pin | Name                                        | Distance   |
|-----|---------------------------------------------|------------|
| 1   | Kingston Park (Tyne and Wear Metro Station) | 0.87 miles |
| 2   | Bank Foot (Tyne and Wear Metro Station)     | 0.87 miles |
| 3   | Bank Foot (Tyne and Wear Metro Station)     | 0.87 miles |



### Ferry Terminals

| Pin | Name                                   | Distance   |
|-----|----------------------------------------|------------|
| 1   | Newcastle International Ferry Terminal | 8.84 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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#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

[Heather.twiss@landwoodgroup.com](mailto:Heather.twiss@landwoodgroup.com)

<https://landwoodgroup.com/>

