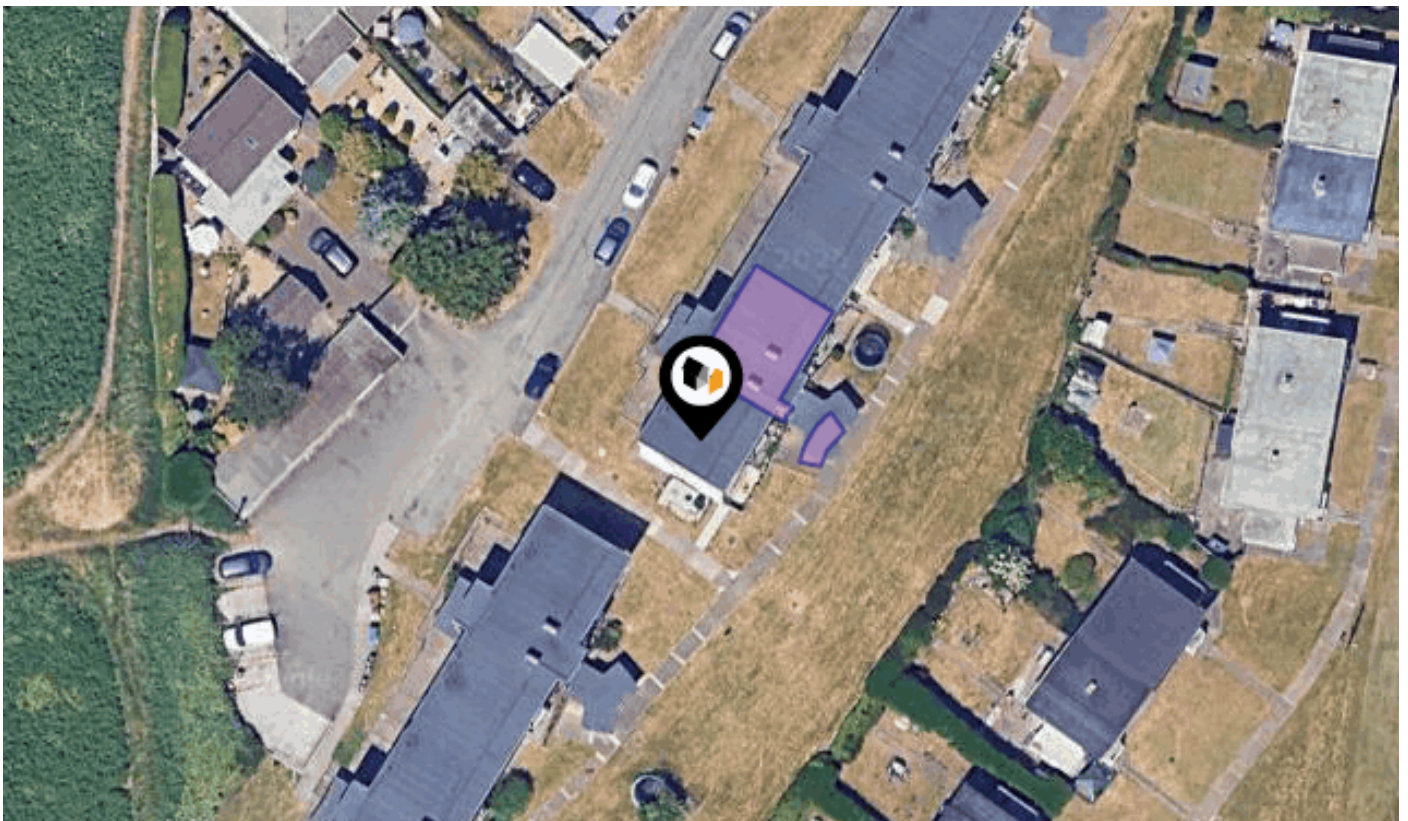




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



41, JOYCE CLOSE, NEWPORT, NP20 3JD

Landwood Group

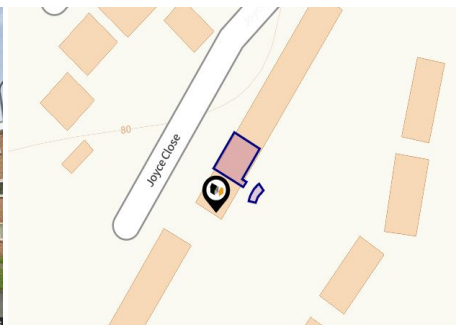
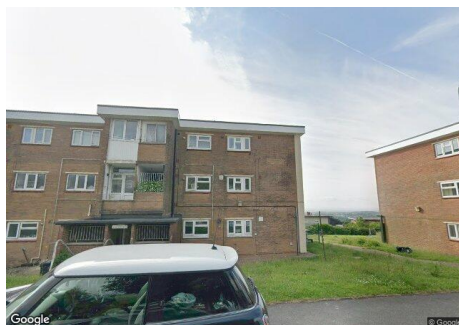
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.02 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,543
Title Number:	WA454790
UPRN:	100100671243

Last Sold Date:	31/07/2006
Last Sold Price:	£112,000
Last Sold £/ft ² :	£149
Tenure:	Leasehold
Start Date:	30/10/1988
End Date:	17/05/2107
Lease Term:	125 years from 17 May 1982
Term Remaining:	81 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	60 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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41 Joyce Close NEWPORT NP20 3JD

Energy rating

D

Valid until 22.07.2035

Certificate number
03602762853027255261

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

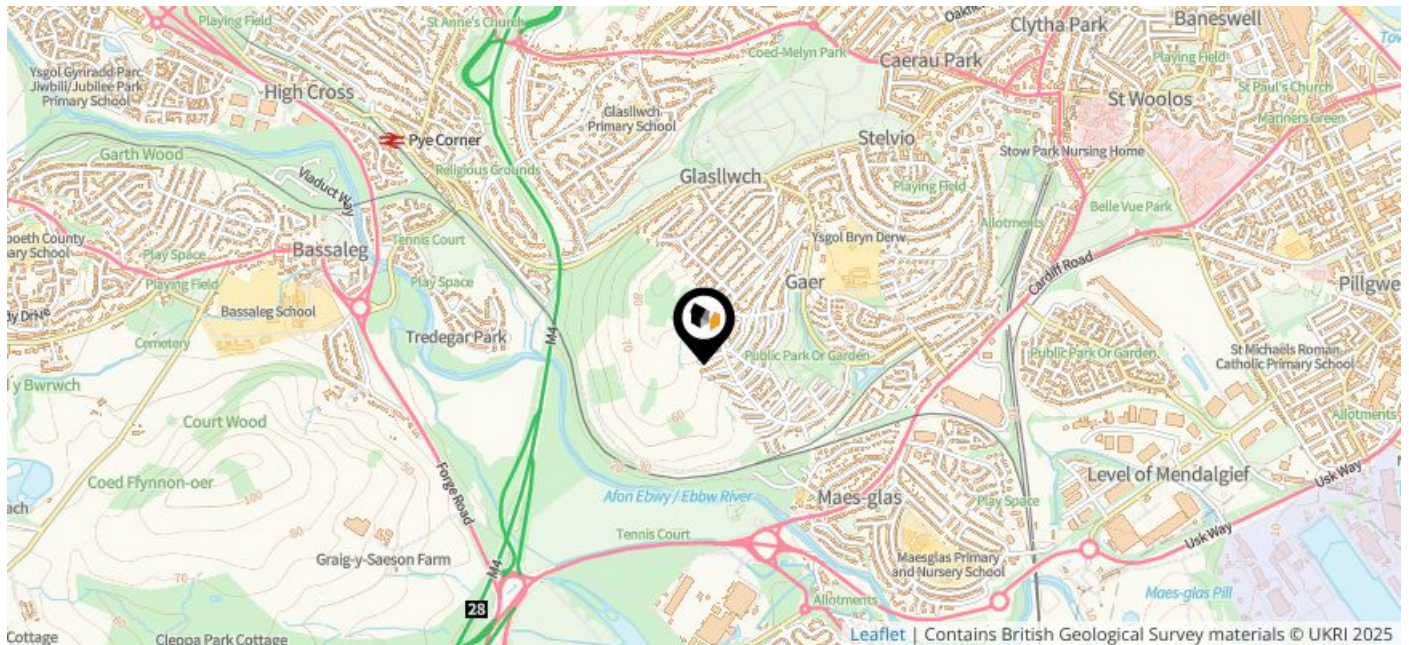
EPC - Additional Data

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Additional EPC Data

Property Type:	Top-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Flat, no insulation
Roof Energy:	Flat, no insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	69 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

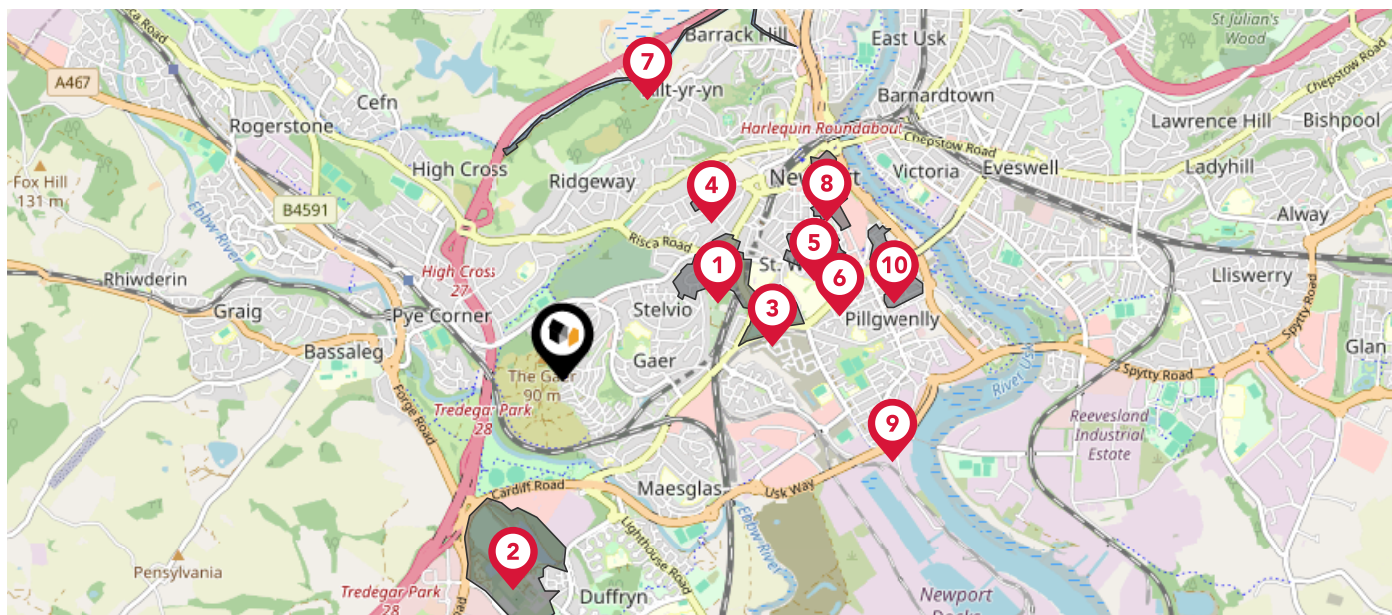
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

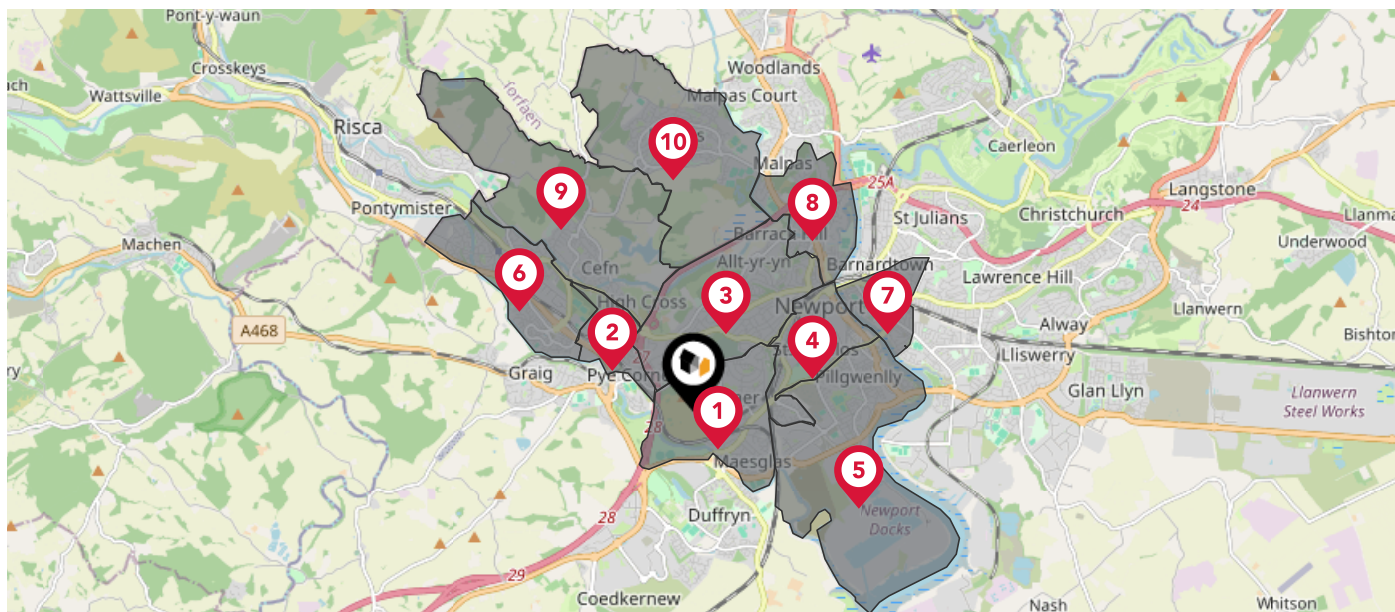
- 1 Stow Park
- 2 Tredegar Park
- 3 Belle Vue
- 4 The Shrubbery
- 5 St. Woolos
- 6 Clytha
- 7 Mon & Brecon Canal
- 8 (Newport) Town Centre
- 9 Waterloo
- 10 Lower Dock Street

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



Gaer ED



Rogerstone East ED



Allt-yr-yn ED



Stow Hill ED



Pillgwenlly ED



Rogerstone West ED



Victoria ED



Shaftesbury ED

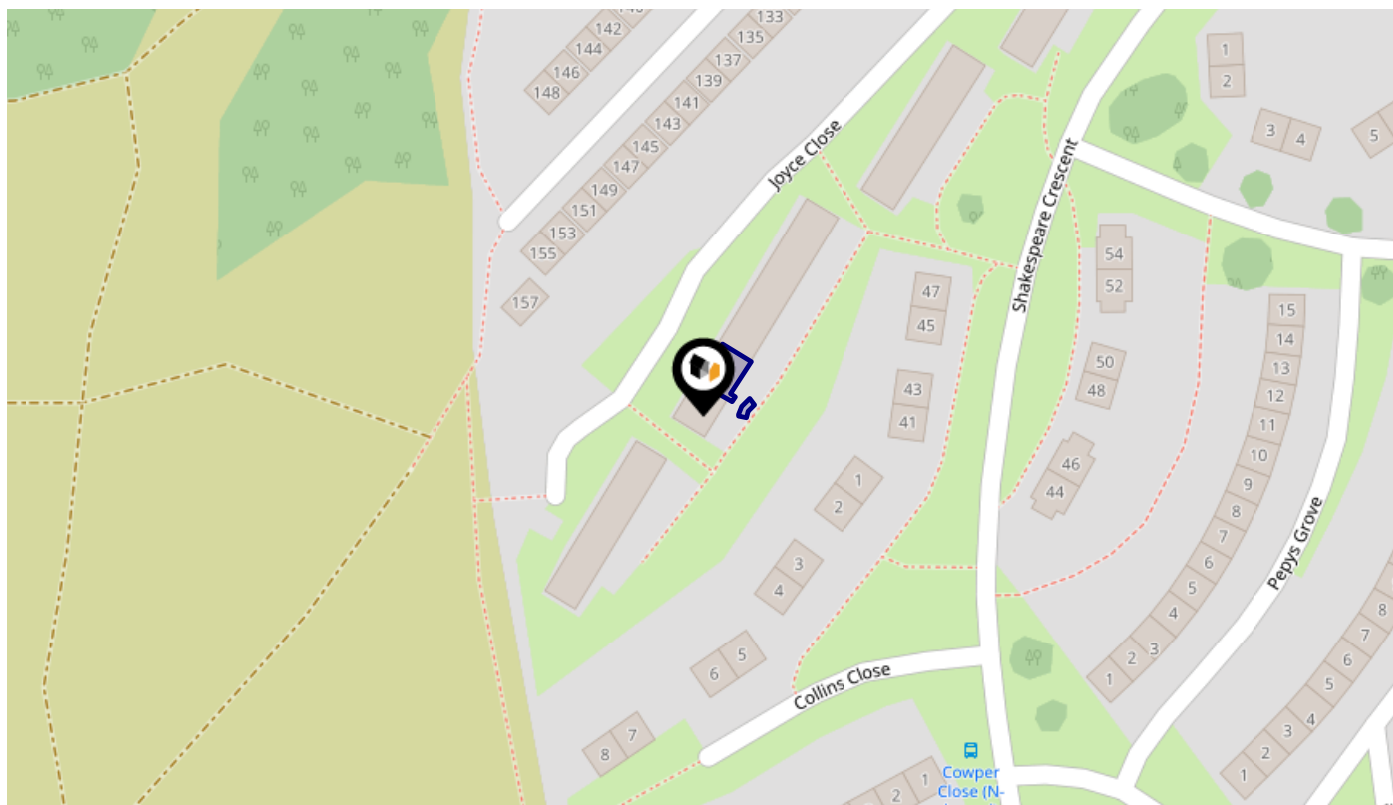


Rogerstone North ED



Bettws 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:

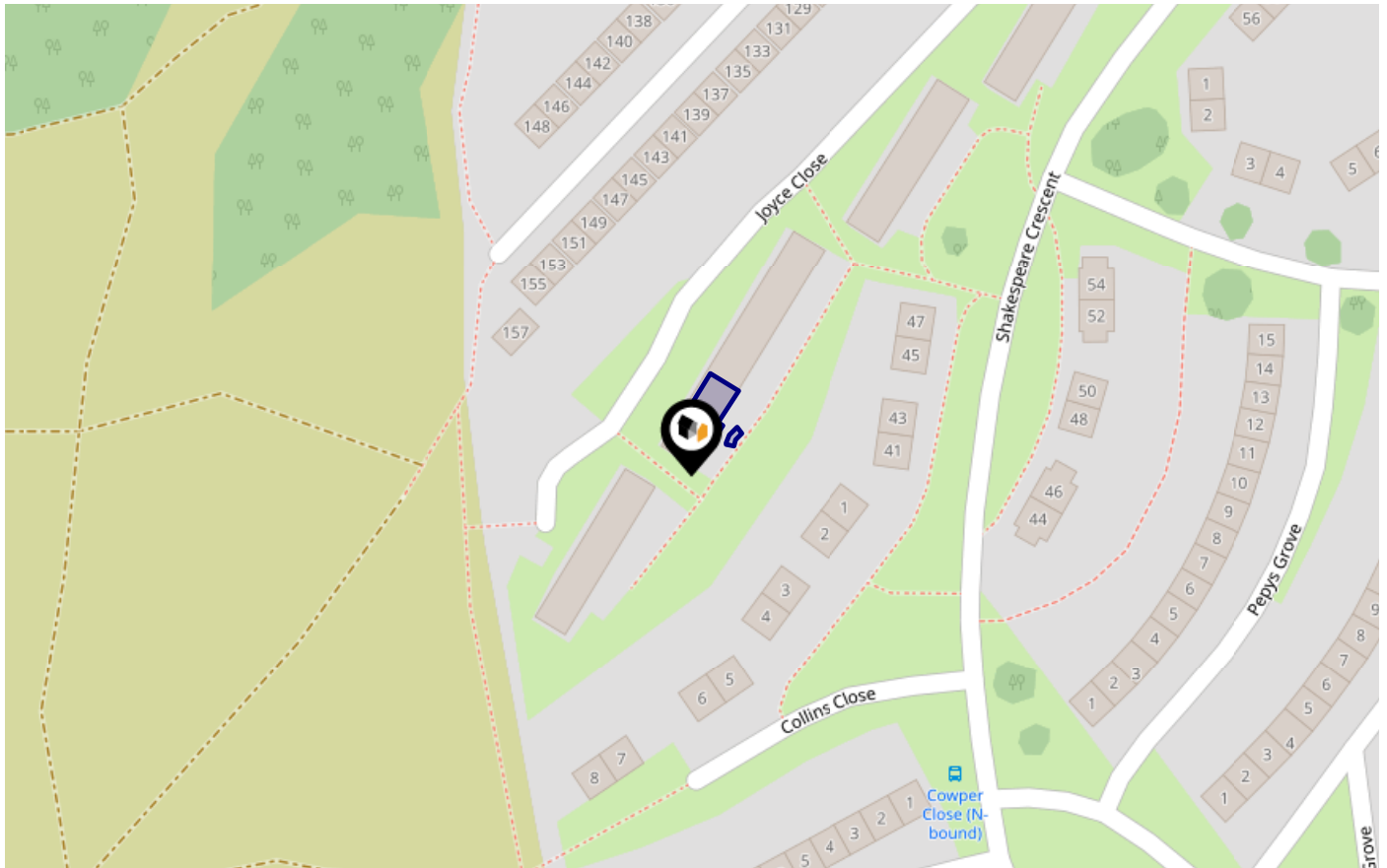
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers Flood Risk

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This map shows the chance of flooding from rivers, 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.

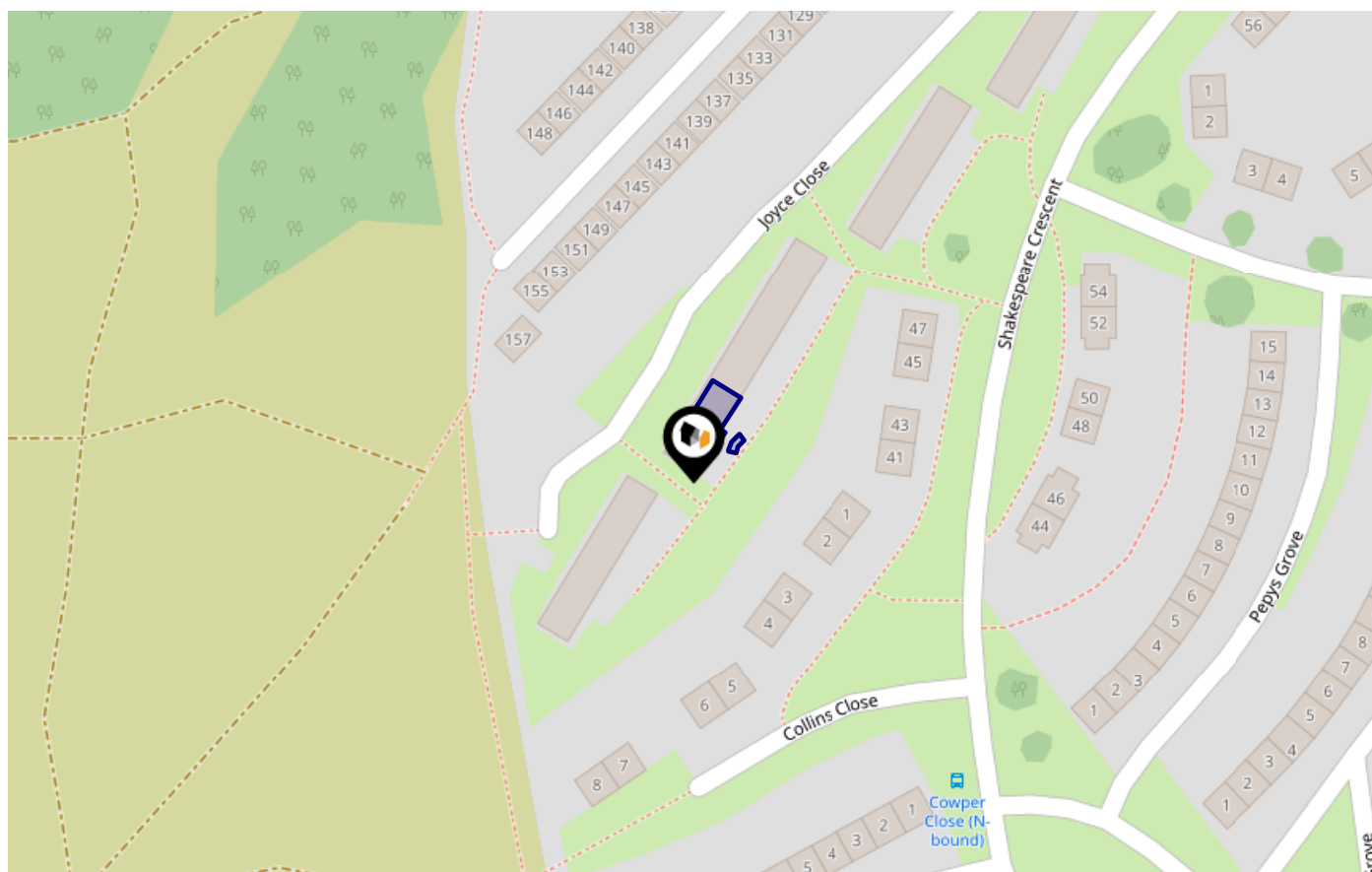
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Flood Risk

Seas Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding from 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.

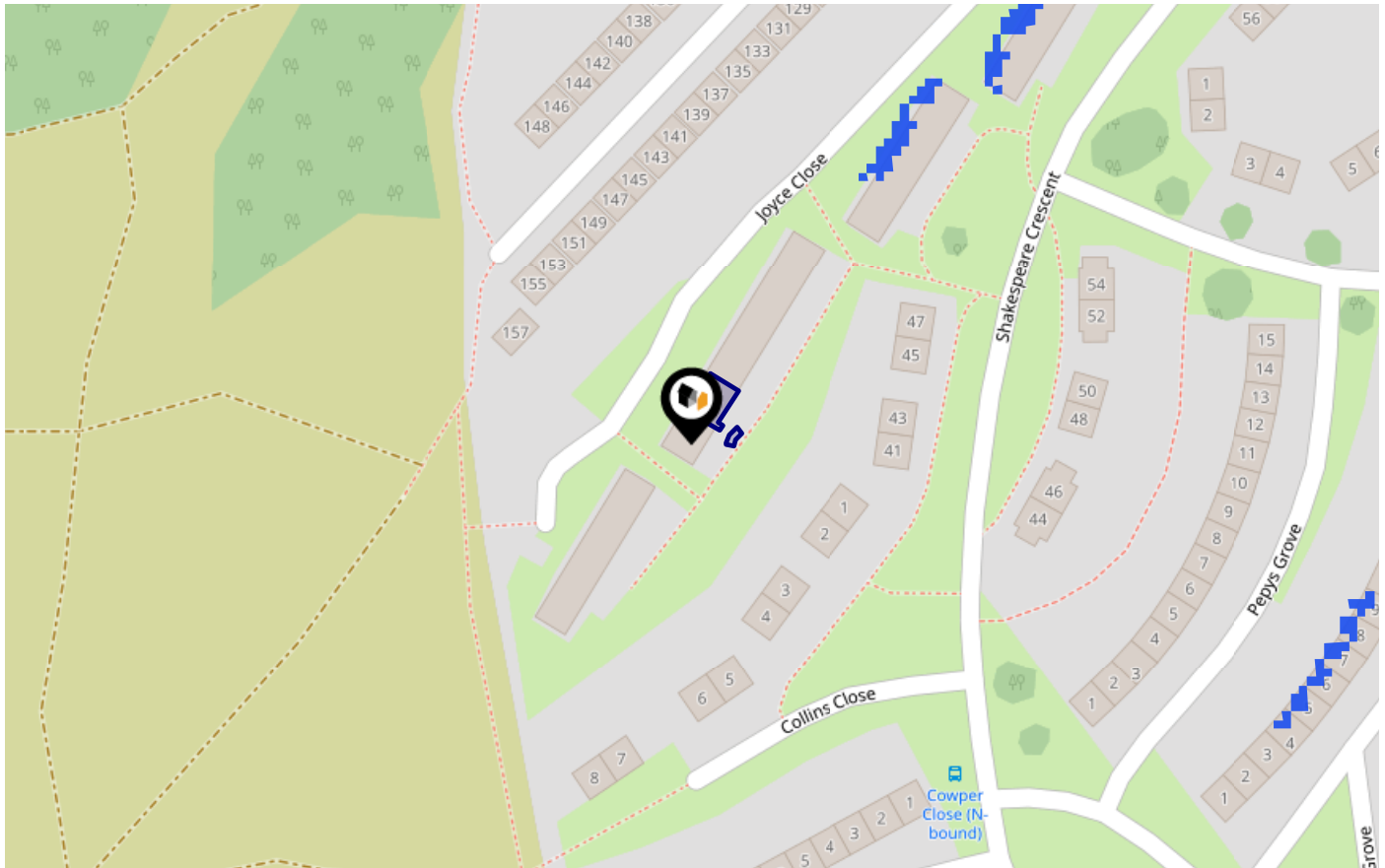
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

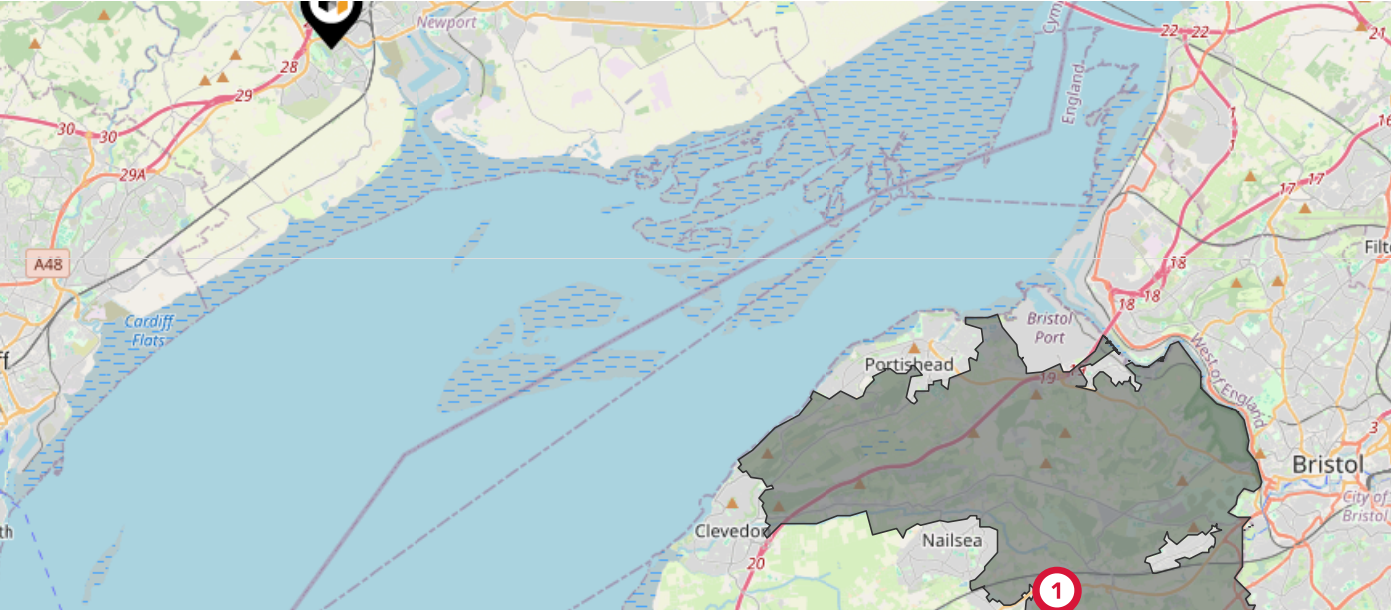
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Maps

Green Belt

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



Nearby Green Belt Land



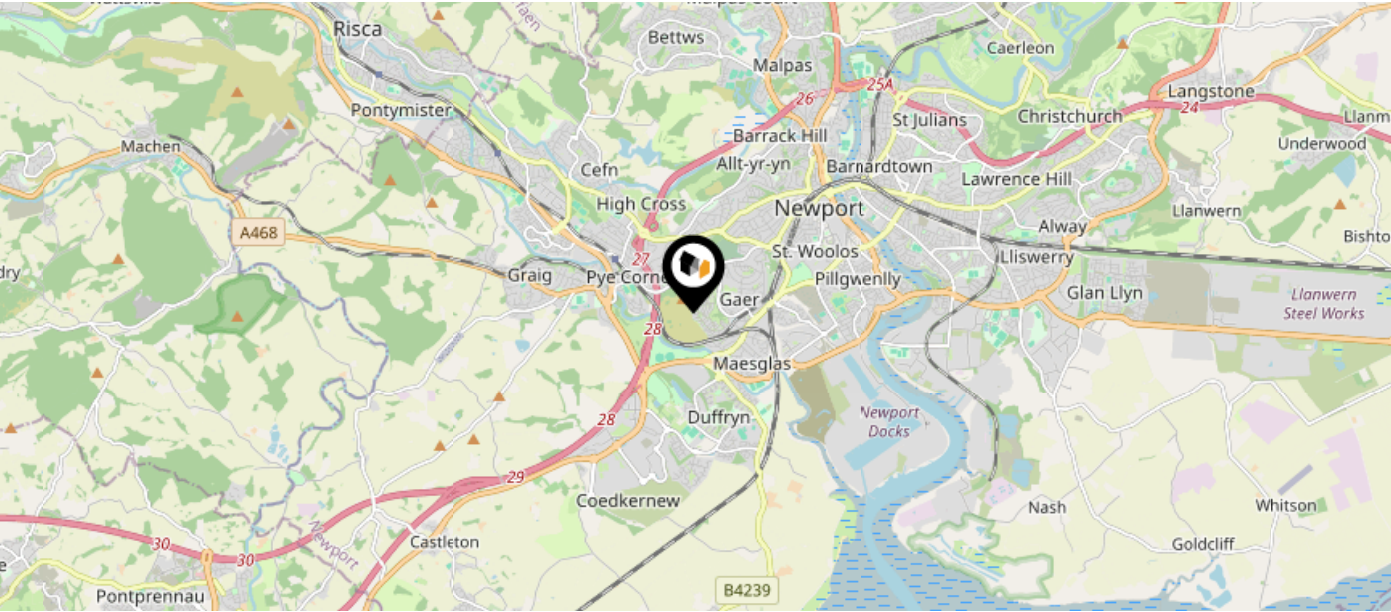
Bath and Bristol Green Belt - North Somerset

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

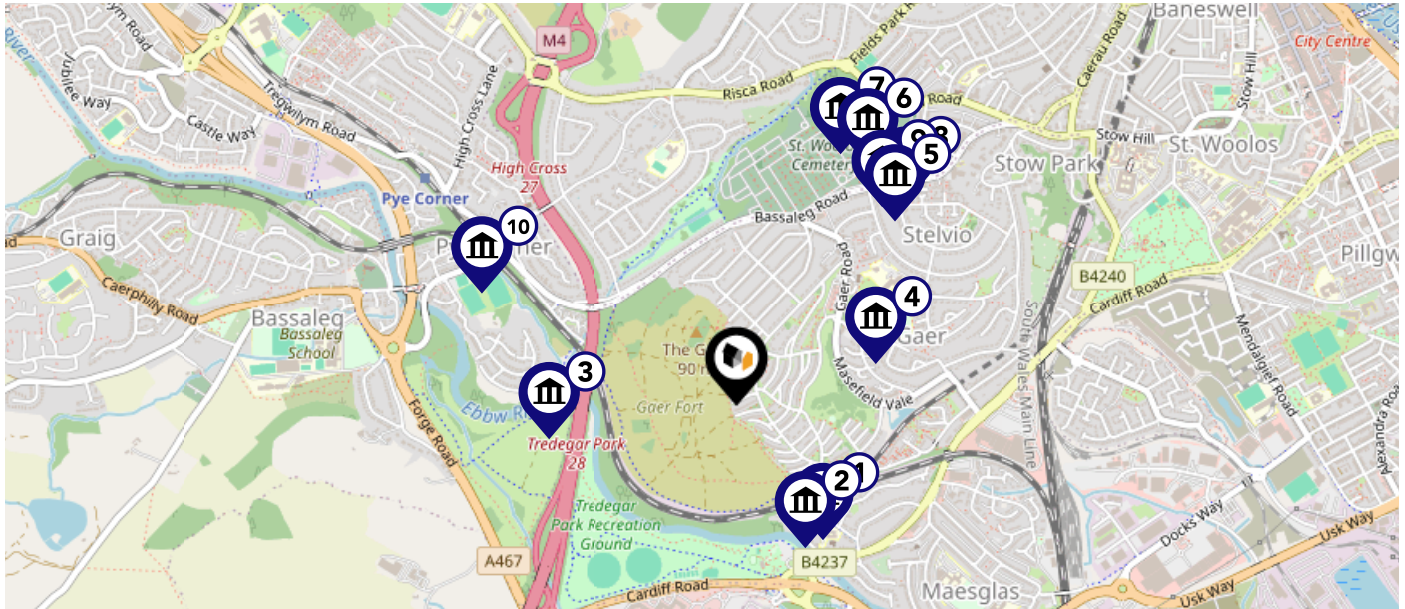
No data available.

Maps

Listed Buildings

LANDWOOD
GROUP

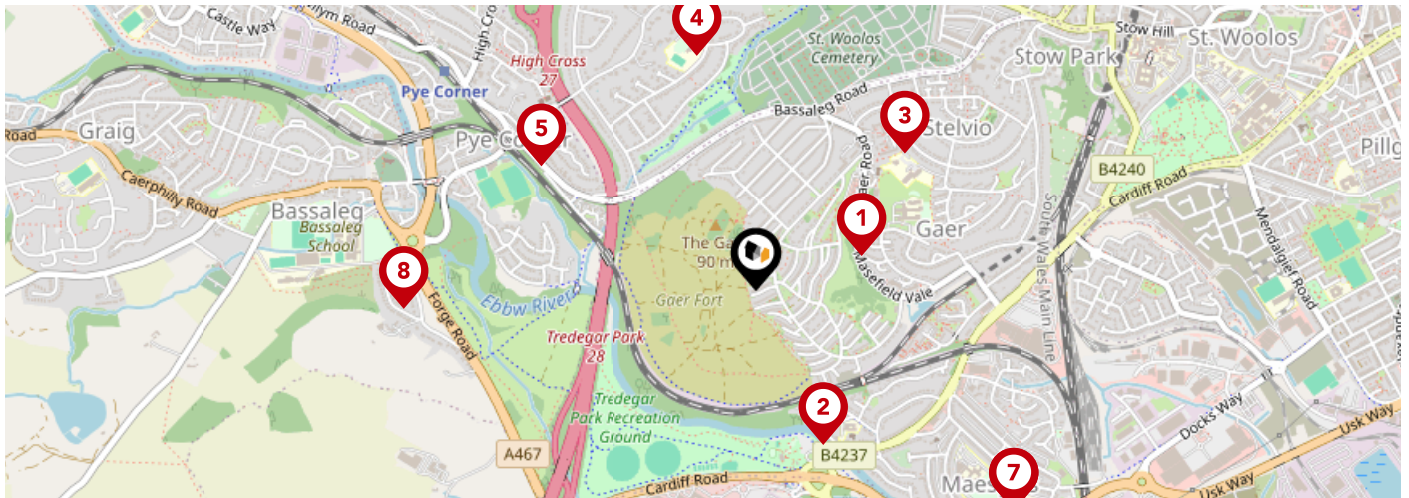
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 87671 - Park Junction Signal Box	Grade II	0.4 miles
 87624 - Park Junction Golden Mile Pillar	Grade II	0.4 miles
 3075 - Footbridge At Former Tredegar Park Golf Course	Grade II	0.4 miles
 22667 - Gaer County Primary School	Grade II	0.4 miles
 22336 - Main Entrance Gate, Railings And Flanking Walls At St Woolos Cemetery	Grade II	0.6 miles
 22341 - Former Mortuary Chapel At St Woolos Cemetery	Grade II	0.6 miles
 22340 - Former Roman Catholic Chapel At St Woolos Cemetery	Grade II	0.6 miles
 22339 - Former Anglican Chapel At St Woolos Cemetery	Grade II	0.6 miles
 22338 - Former Nonconformist Chapel At St Woolos Cemetery	Grade II	0.6 miles
 87625 - Pye Corner (bassaleg) Golden Mile Pillar	Grade II	0.6 miles

Area Schools

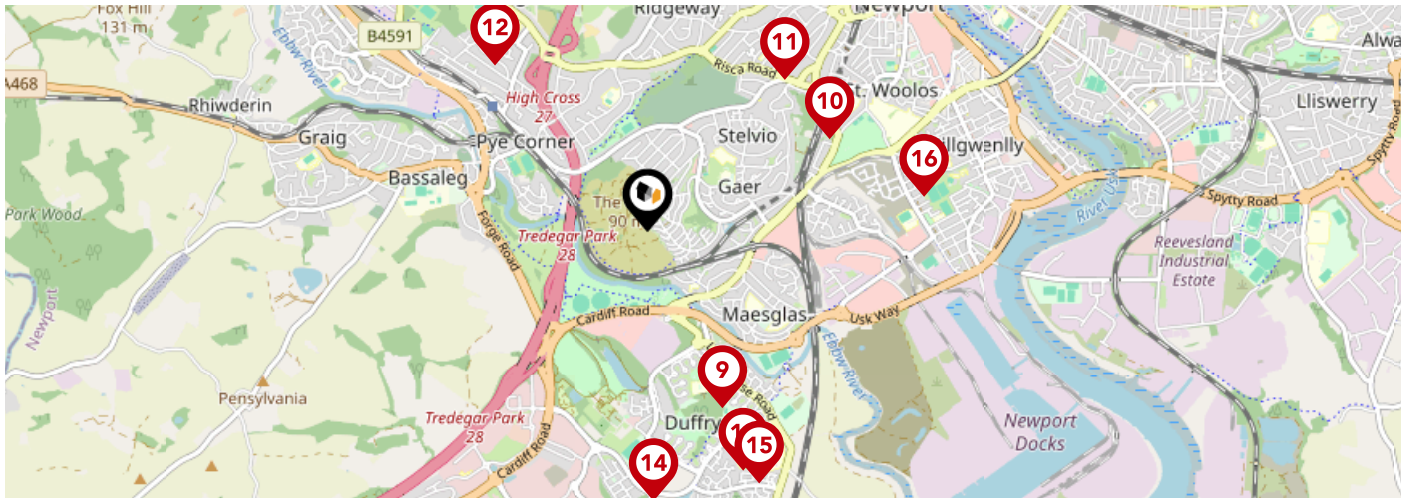
LANDWOOD
GROUP



		Nursery	Primary	Secondary	College	Private
1	Gaer Primary school Ofsted Rating: Excellent Pupils:0 Distance:0.25	☐	☒	☐	☐	☐
2	St David's R.C. Junior & Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.39	☐	☒	☐	☐	☐
3	Ysgol Bryn Derw Ofsted Rating: Excellent Pupils:0 Distance:0.47	☐	☒	☒	☐	☐
4	Glasllwch C.P. School Ofsted Rating: Excellent Pupils:0 Distance:0.56	☐	☒	☐	☐	☐
5	Trinity House Ofsted Rating: Good Pupils:0 Distance:0.57	☐	☒	☐	☐	☐
6	Maesglas C.P. School Ofsted Rating: Adequate Pupils:0 Distance:0.78	☐	☒	☐	☐	☐
7	Maes Ebbw School Ofsted Rating: Adequate Pupils:0 Distance:0.78	☐	☒	☒	☐	☐
8	Bassaleg School Ofsted Rating: Good Pupils:0 Distance:0.81	☐	☐	☒	☐	☐

Area Schools

LANDWOOD
GROUP

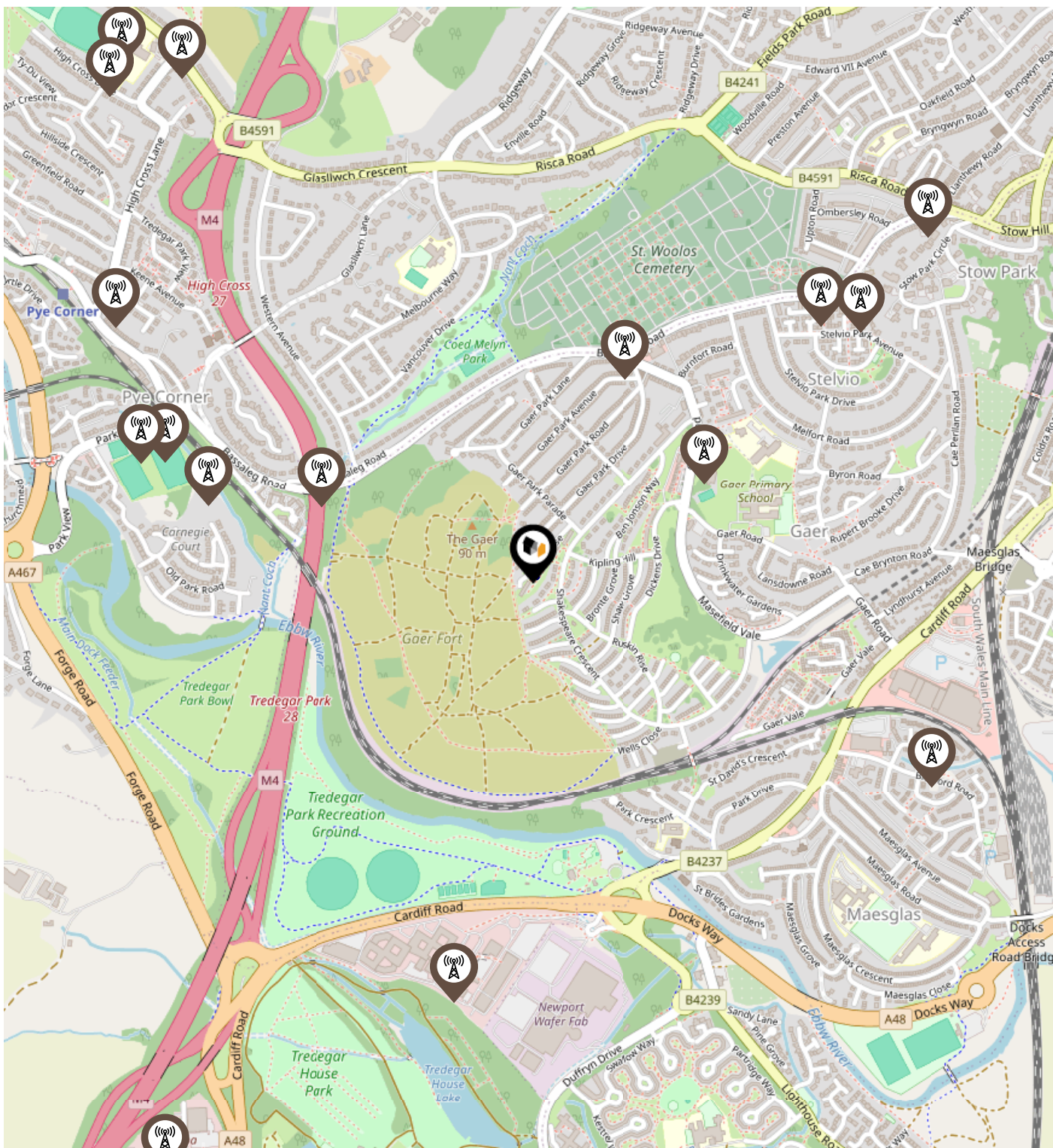


		Nursery	Primary	Secondary	College	Private
9	Tredogan Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.88	☐	☒	☐	☐	☐
10	Greenfields School Ofsted Rating: Not Rated Pupils:0 Distance:0.94	☐	☒	☒	☐	☐
11	Clytha Primary School Ofsted Rating: Good Pupils:0 Distance:0.95	☐	☒	☐	☐	☐
12	High Cross Primary Ofsted Rating: Good Pupils:0 Distance:1.04	☐	☒	☐	☐	☐
13	Ysgol Gyfun Gwent Is Coed Ofsted Rating: Not Rated Pupils:0 Distance:1.18	☐	☒	☐	☐	☐
14	St Joseph's R.C.High School Ofsted Rating: Good Pupils:0 Distance:1.24	☐	☐	☒	☐	☐
15	The John Frost School Ofsted Rating: Good Pupils:0 Distance:1.27	☐	☐	☒	☐	☐
16	Pillgwenlly C.P. School Ofsted Rating: Good Pupils:0 Distance:1.29	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP



Key:

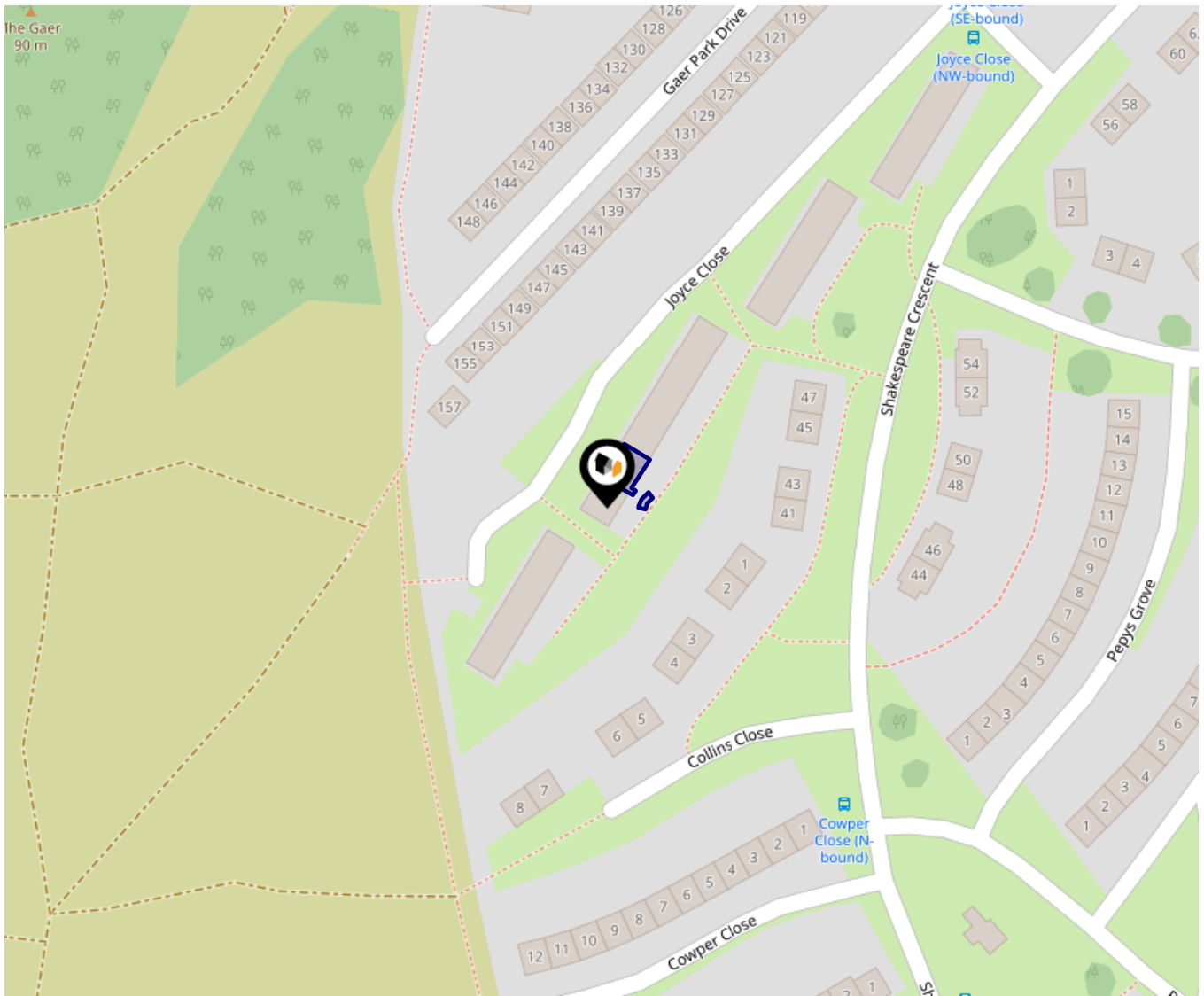
-  Power Pylons
-  Communication Masts



Local Area

Road Noise

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GROUP



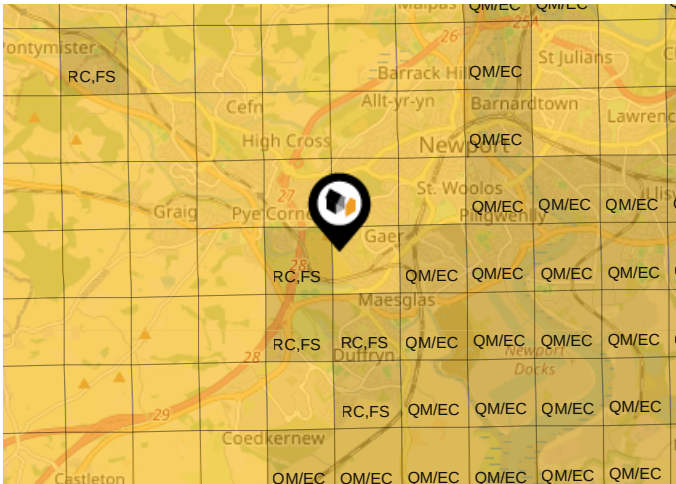
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



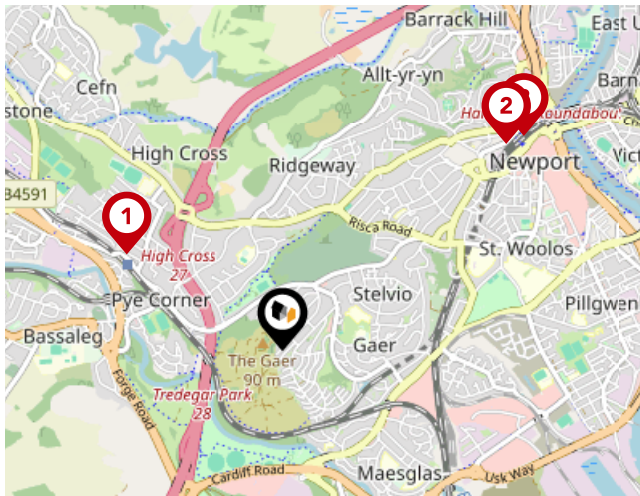
Primary Classifications (Most Common Clay Types)

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

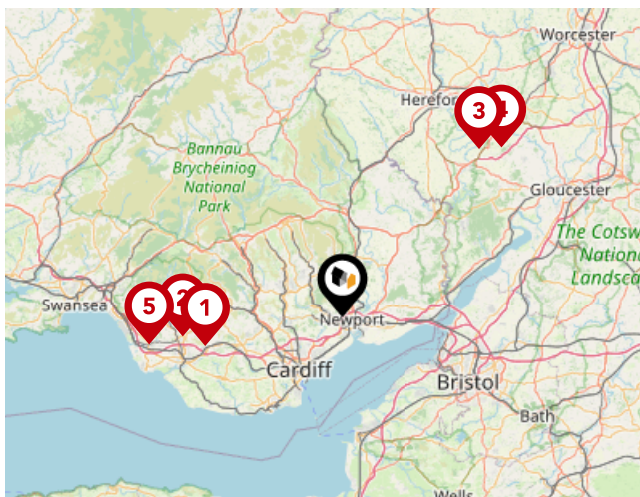
Transport (National)

LANDWOOD
GROUP



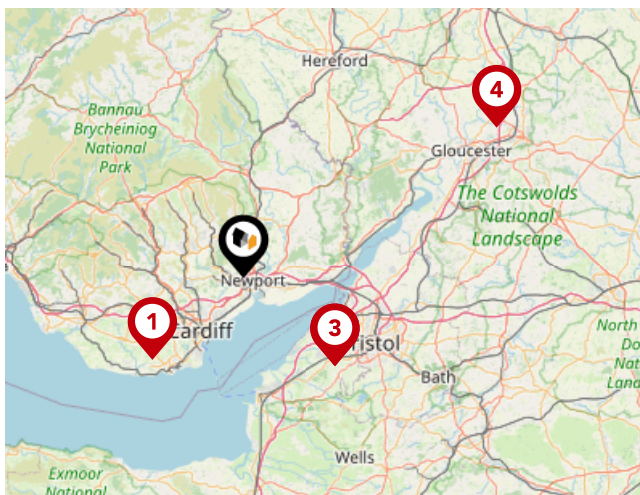
National Rail Stations

Pin	Name	Distance
1	Pye Corner Rail Station	0.85 miles
2	Newport (S Wales) Rail Station	1.4 miles
3	Newport (S Wales) Rail Station	1.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J35	20.83 miles
2	M4 J36	23.85 miles
3	M50 J4	31.57 miles
4	M50 J3	33.88 miles
5	M4 J37	28.99 miles



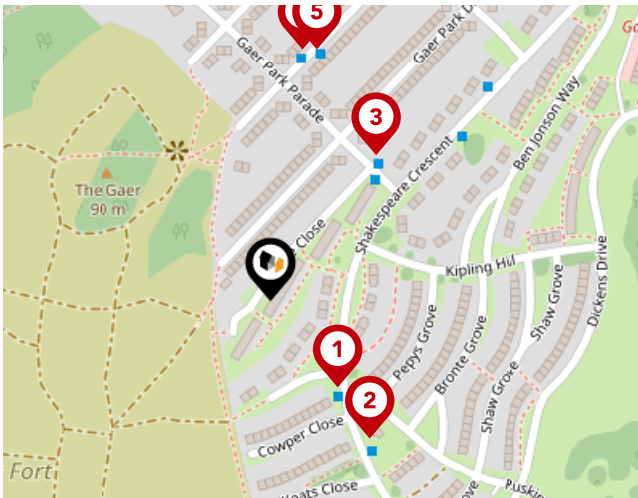
Airports/Helipads

Pin	Name	Distance
1	Cardiff Airport	18.24 miles
2	Felton	18.76 miles
3	Bristol Airport	18.76 miles
4	Staverton	43.15 miles

Area

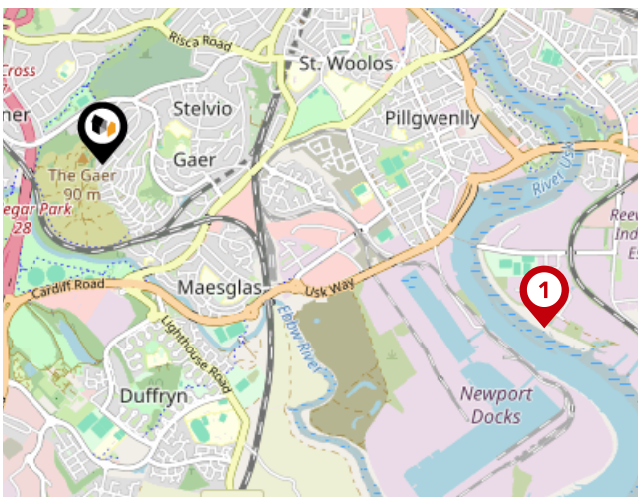
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Cowper Close	0.06 miles
2	Keats Close	0.1 miles
3	Joyce Close	0.1 miles
4	Gaer Park Road	0.15 miles
5	Gaer Park Road (Top)	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Newport (S Wales) Ferry Terminal	2.17 miles
2	Cardiff Castle Waterbus Stop	9.47 miles
3	Taffs Mead Waterbus Stop	9.71 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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