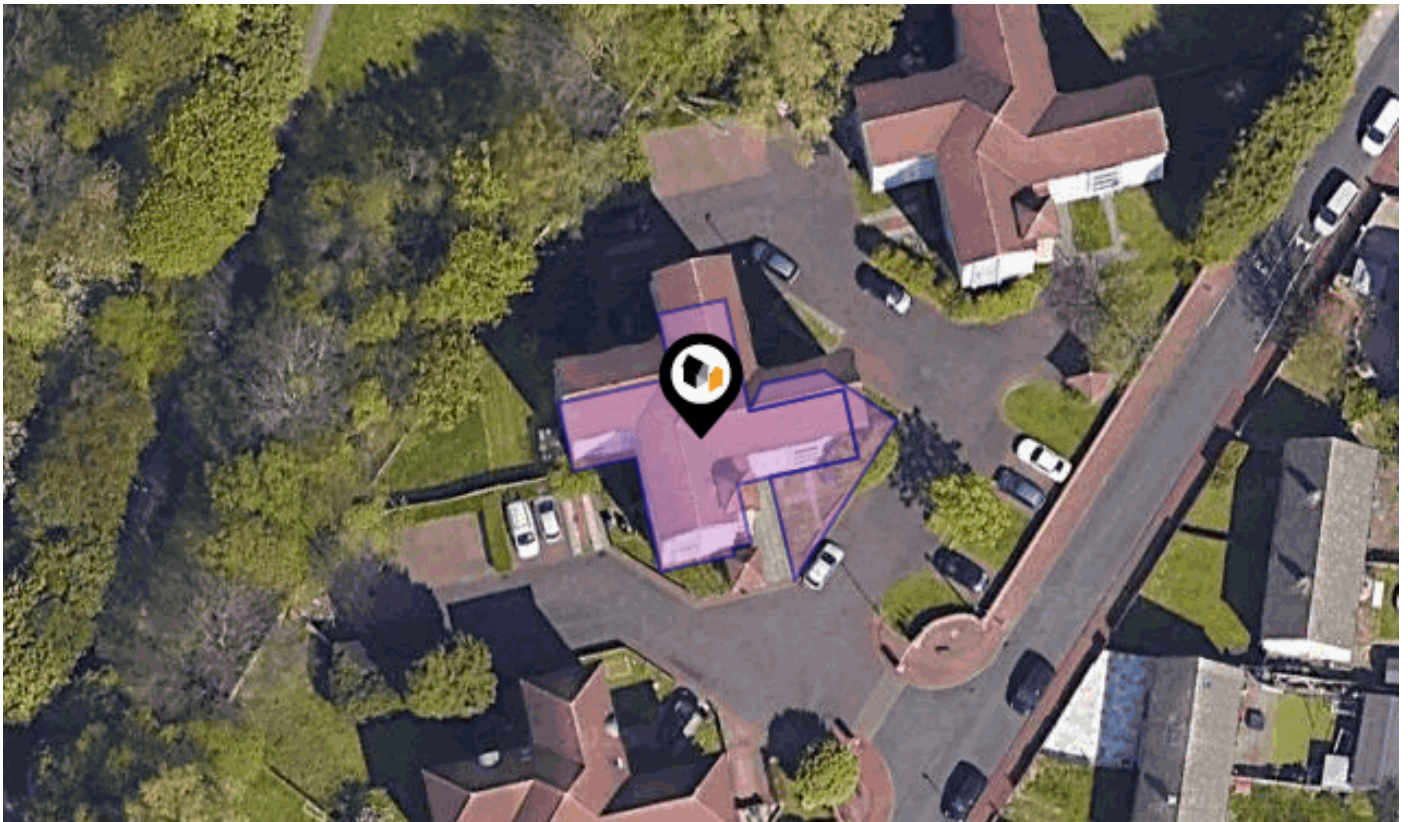




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 16th October 2025



11, ALNHAM COURT, NEWCASTLE UPON TYNE, NE3 2JT

Landwood Group

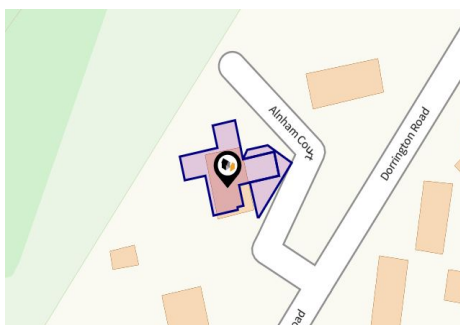
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	16/12/2005
Bedrooms:	3	Last Sold Price:	£81,000
Floor Area:	936 ft ² / 87 m ²	Last Sold £/ft²:	£83
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	1997	Start Date:	24/02/1991
Council Tax :	Band A	End Date:	01/01/2089
Annual Estimate:	£1,609	Lease Term:	99 years from 1 January 1990
Title Number:	TY256239	Term Remaining:	63 years
UPRN:	4510061148		

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)

6 mb/s	181 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

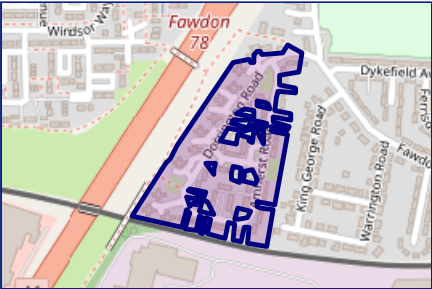


Property

Multiple Title Plans

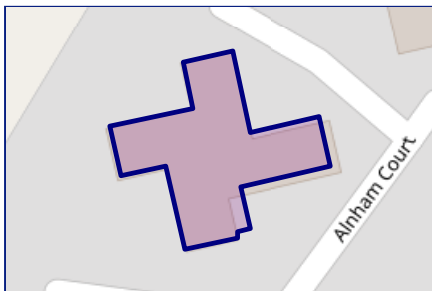
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Freehold Title Plan



TY357141

Leasehold Title Plan



TY256239

Start Date: 24/02/1991
End Date: 01/01/2089
Lease Term: 99 years from 1 January 1990
Term Remaining: 63 years

Property
EPC - Certificate

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11 Alnham Court, NE3 2JT

Energy rating

C

Valid until 20.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

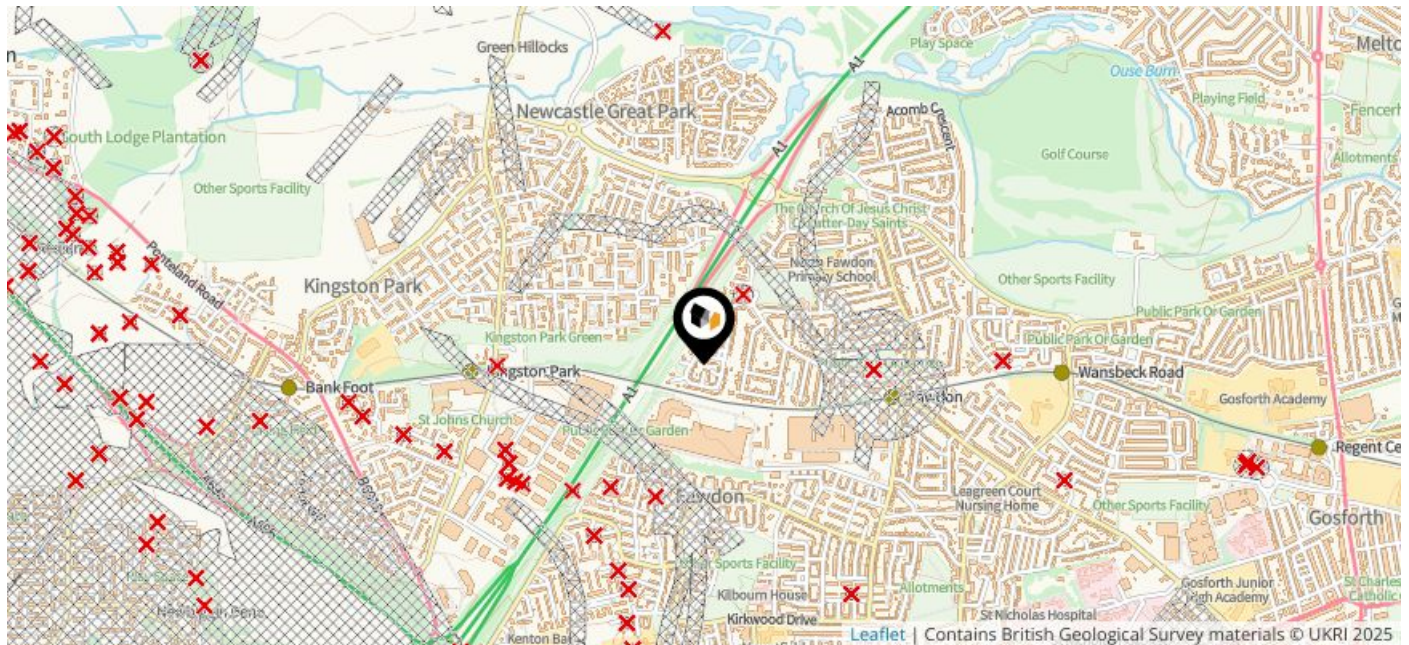
EPC - Additional Data

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Additional EPC Data

Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 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.

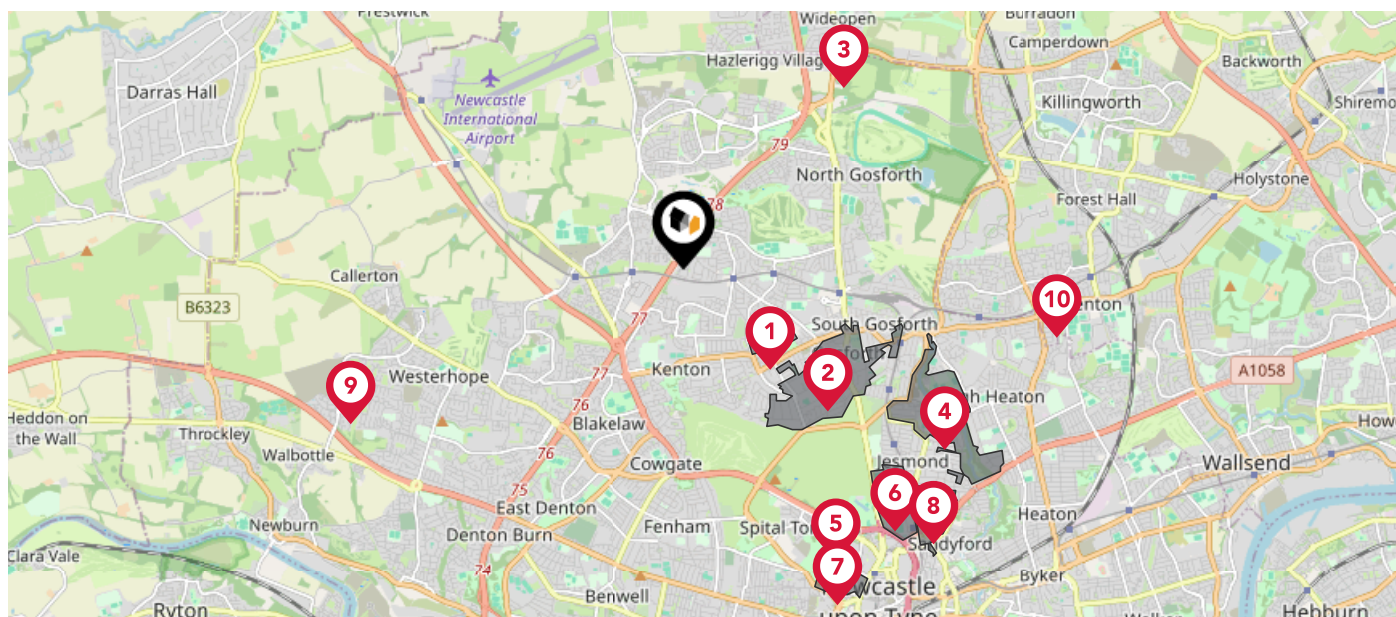
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

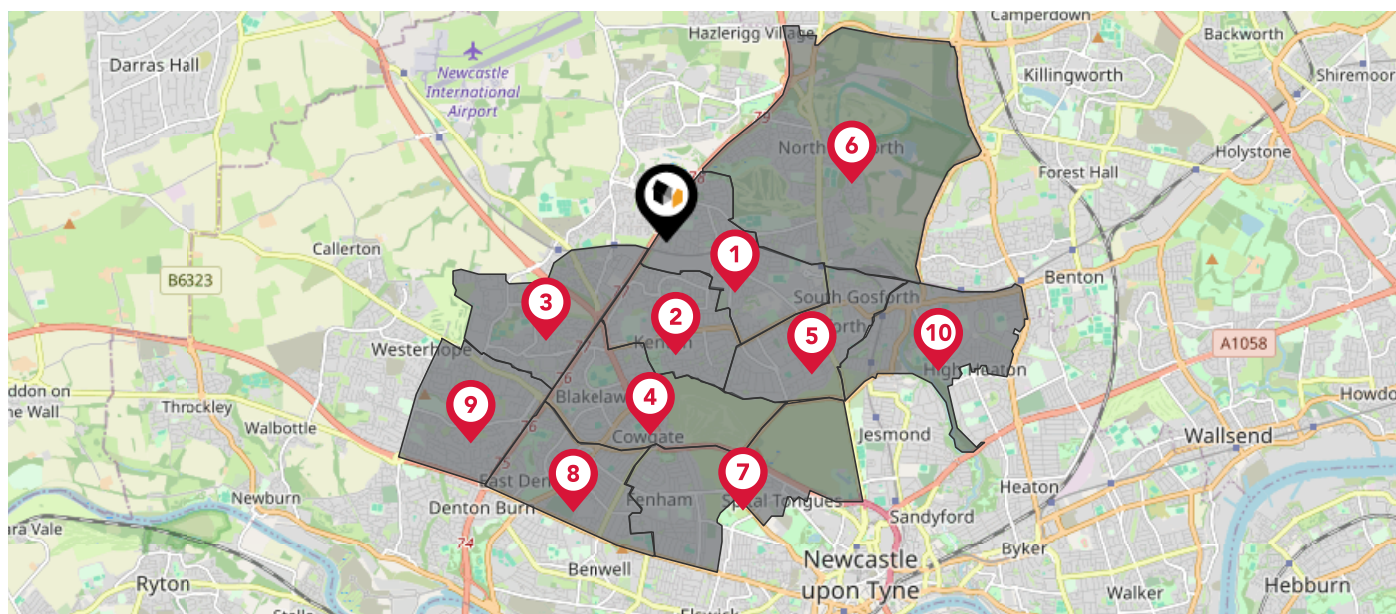
- | | |
|----|-------------------------------|
| 1 | St Nicholas Hospital |
| 2 | Gosforth |
| 3 | Sacred Heart Church, Wideopen |
| 4 | Jesmond Dene |
| 5 | Framlington Place |
| 6 | Brandling Village |
| 7 | Leazes |
| 8 | South Jesmond |
| 9 | Northumberland Gardens |
| 10 | Longbenton |

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Fawdon & West Gosforth Ward

2

Kenton Ward

3

Kingston Park South & Newbiggin Hall Ward

4

Blakelaw Ward

5

Gosforth Ward

6

Parklands Ward

7

Wingrove Ward

8

West Fenham Ward

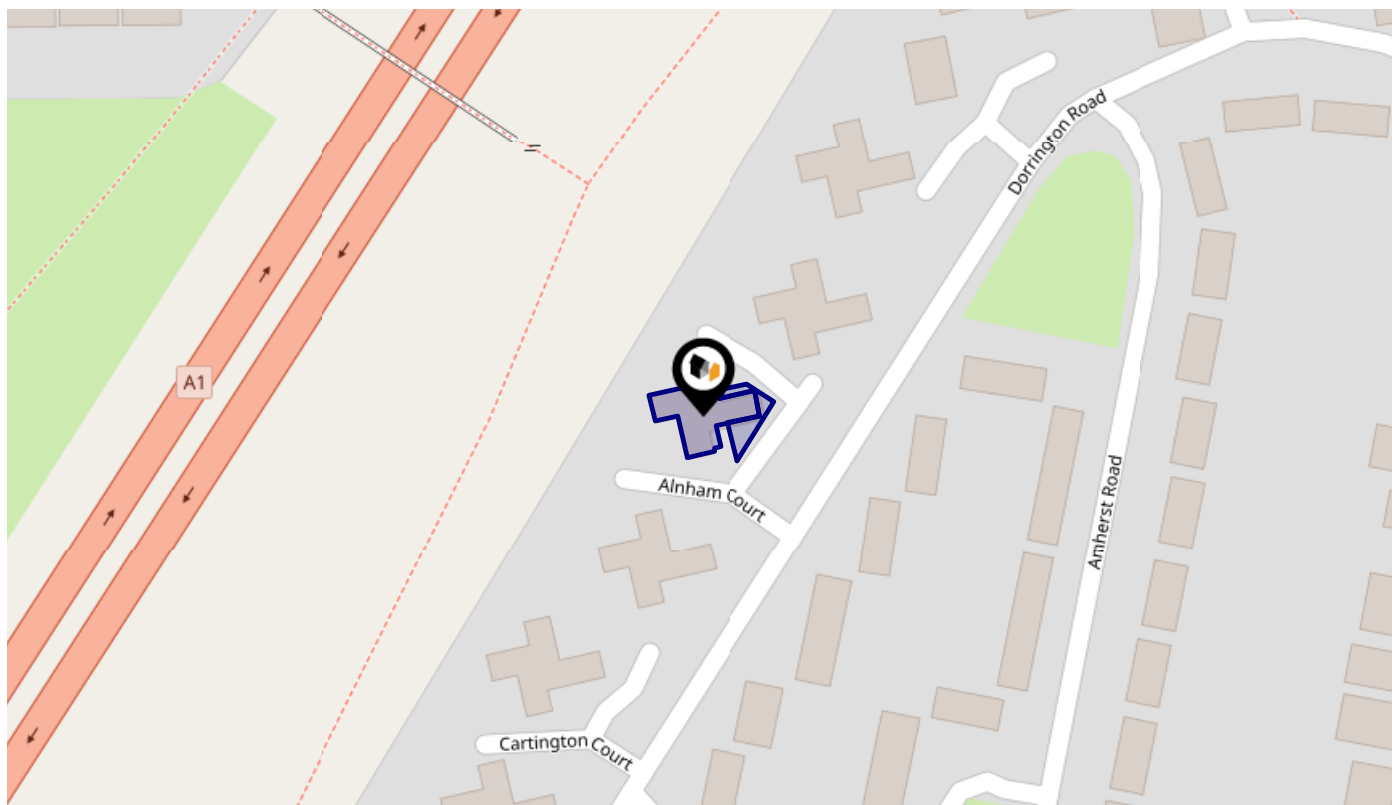
9

Denton & Westerhope Ward

10

Dene & South Gosforth Ward

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



Rail Noise Data

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

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

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

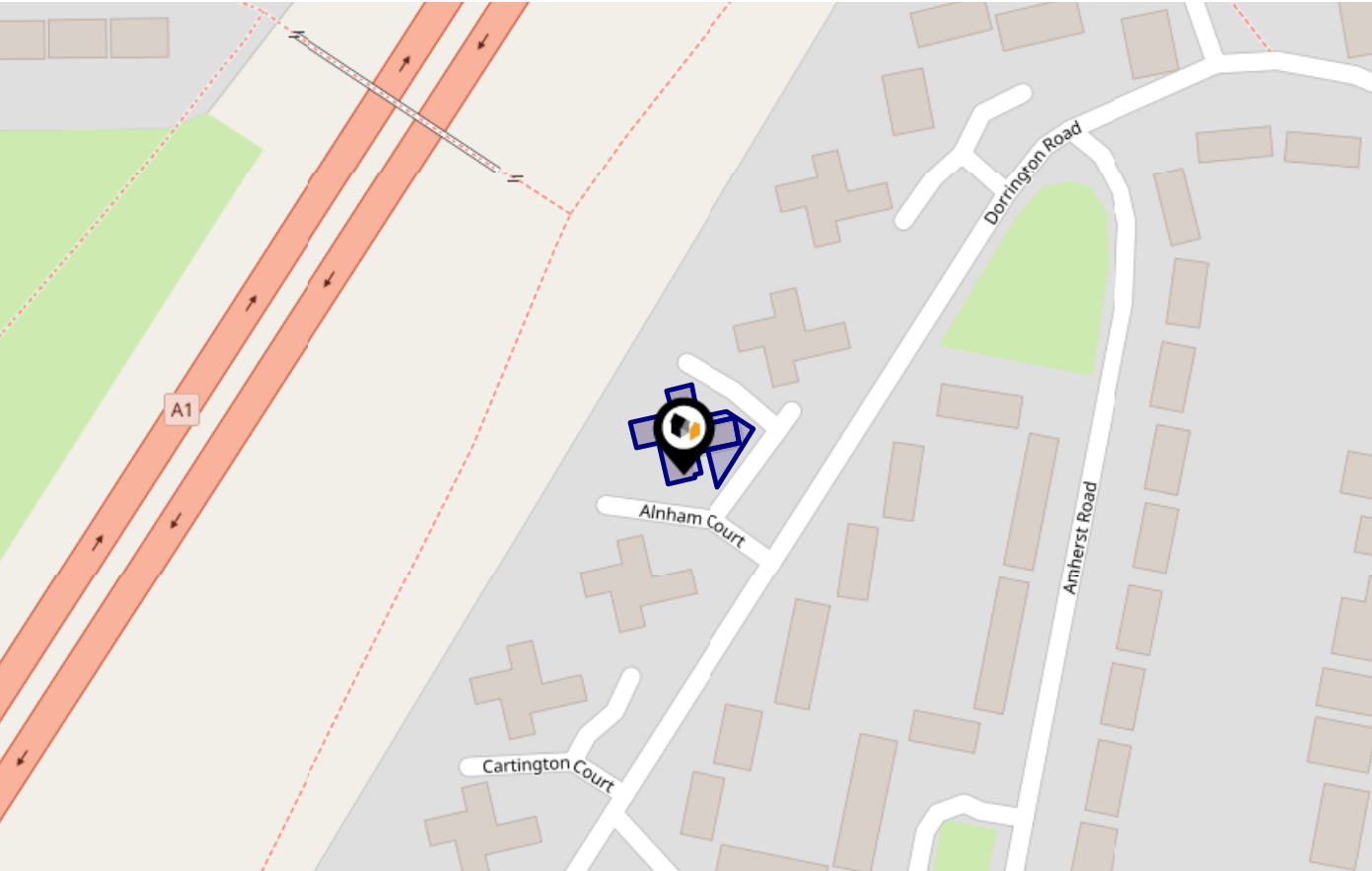
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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GROUP

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

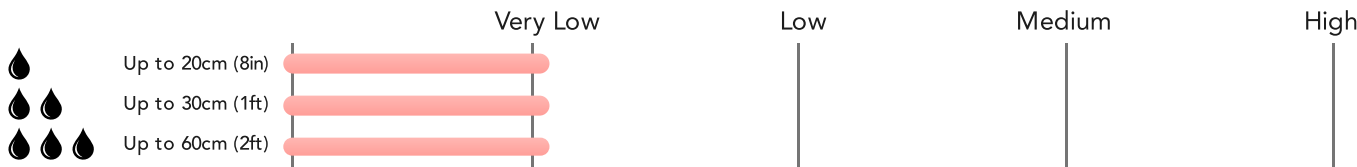


Risk Rating: Very low

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.

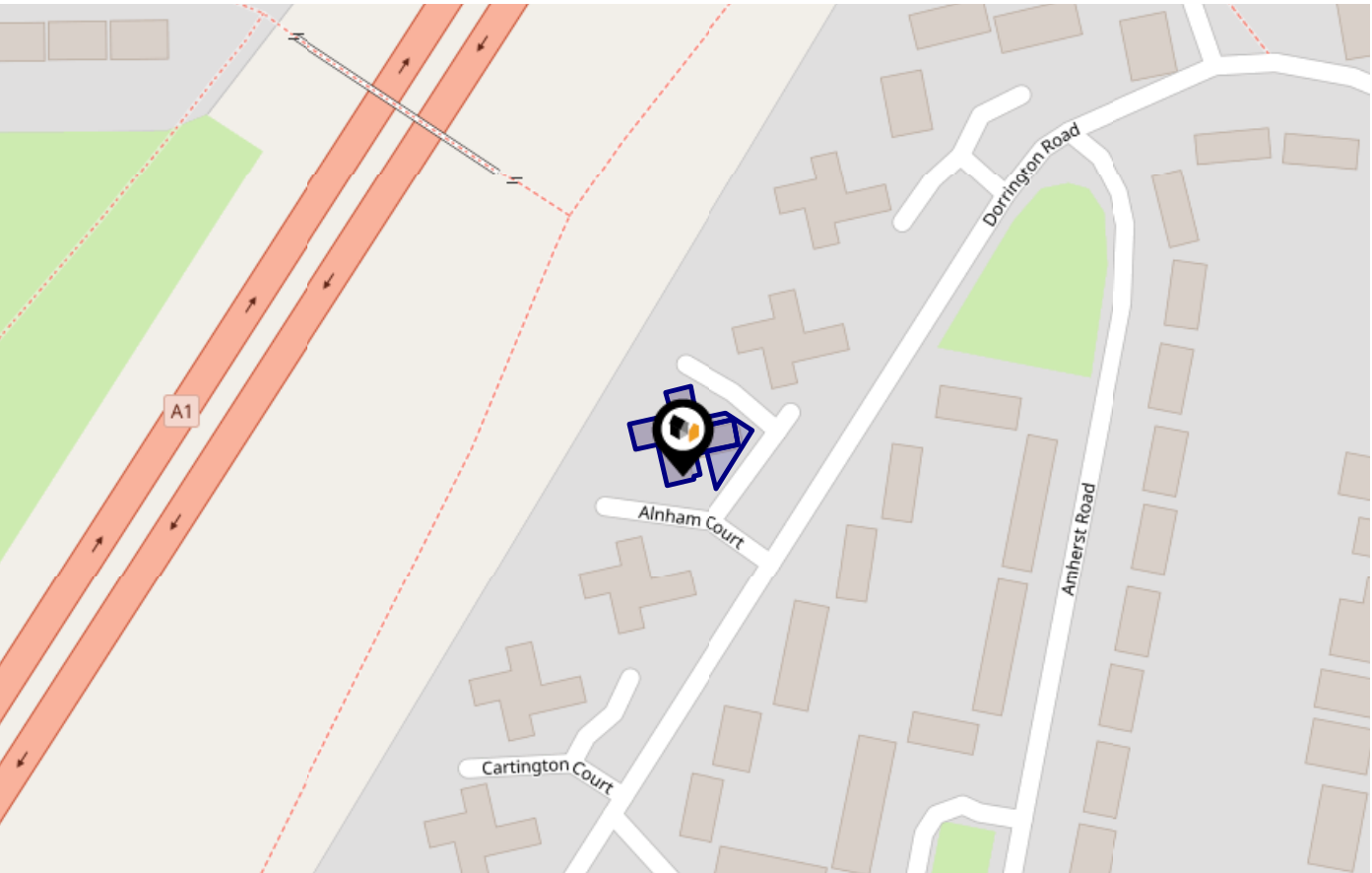
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

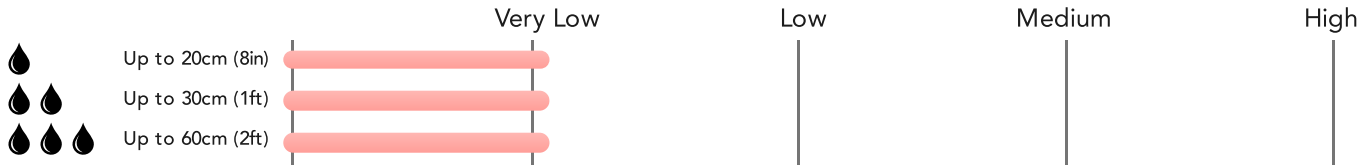


Risk Rating: Very low

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- 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:

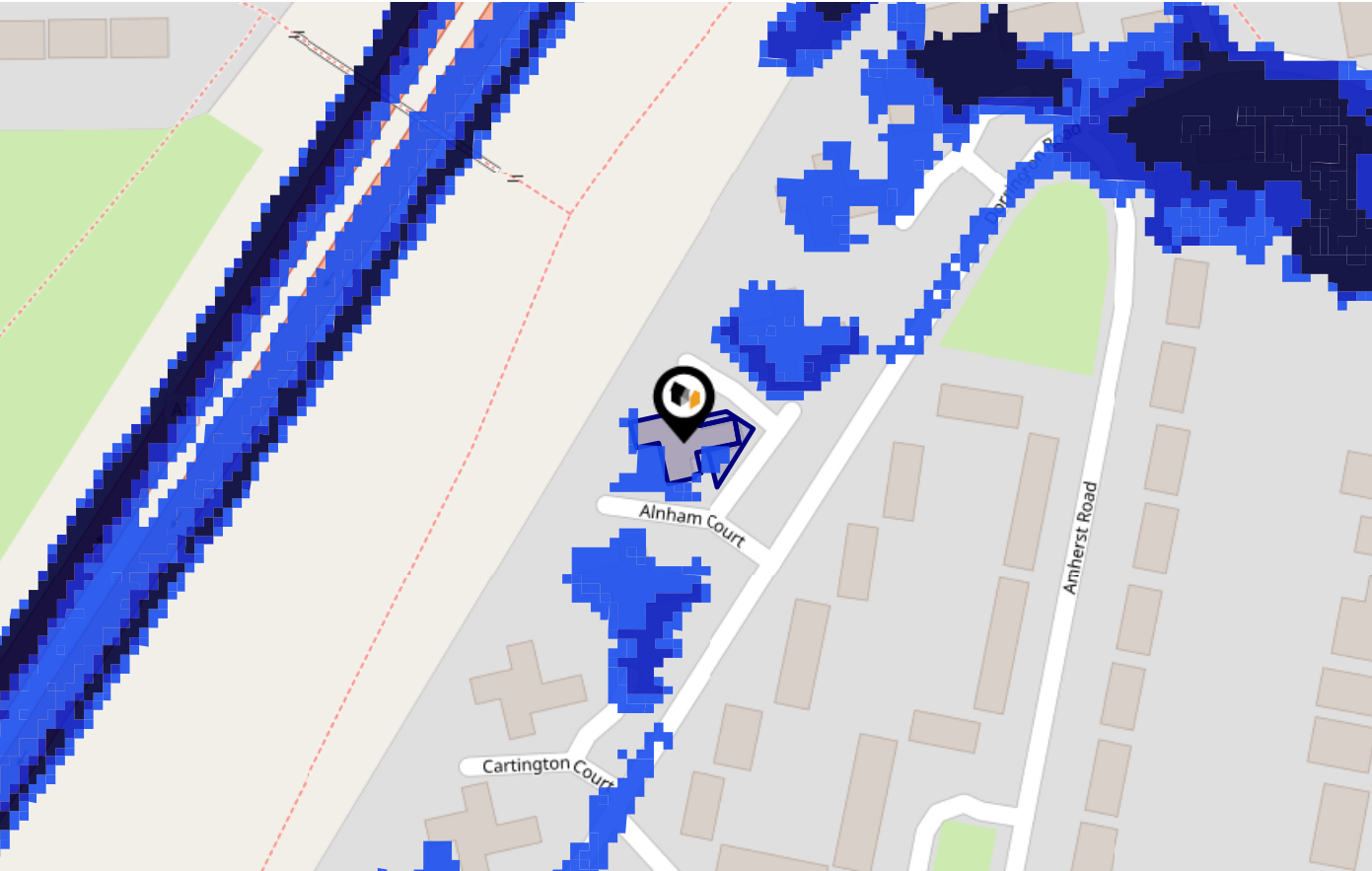


Flood Risk

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.

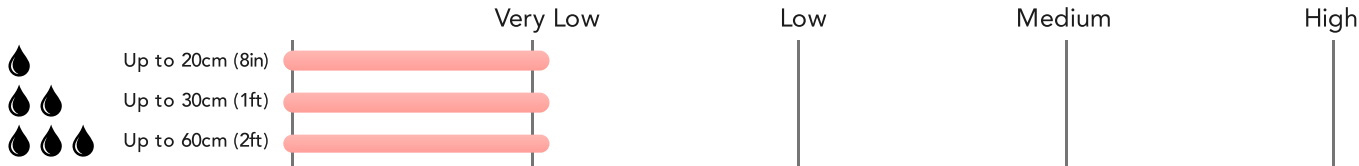


Risk Rating: Very low

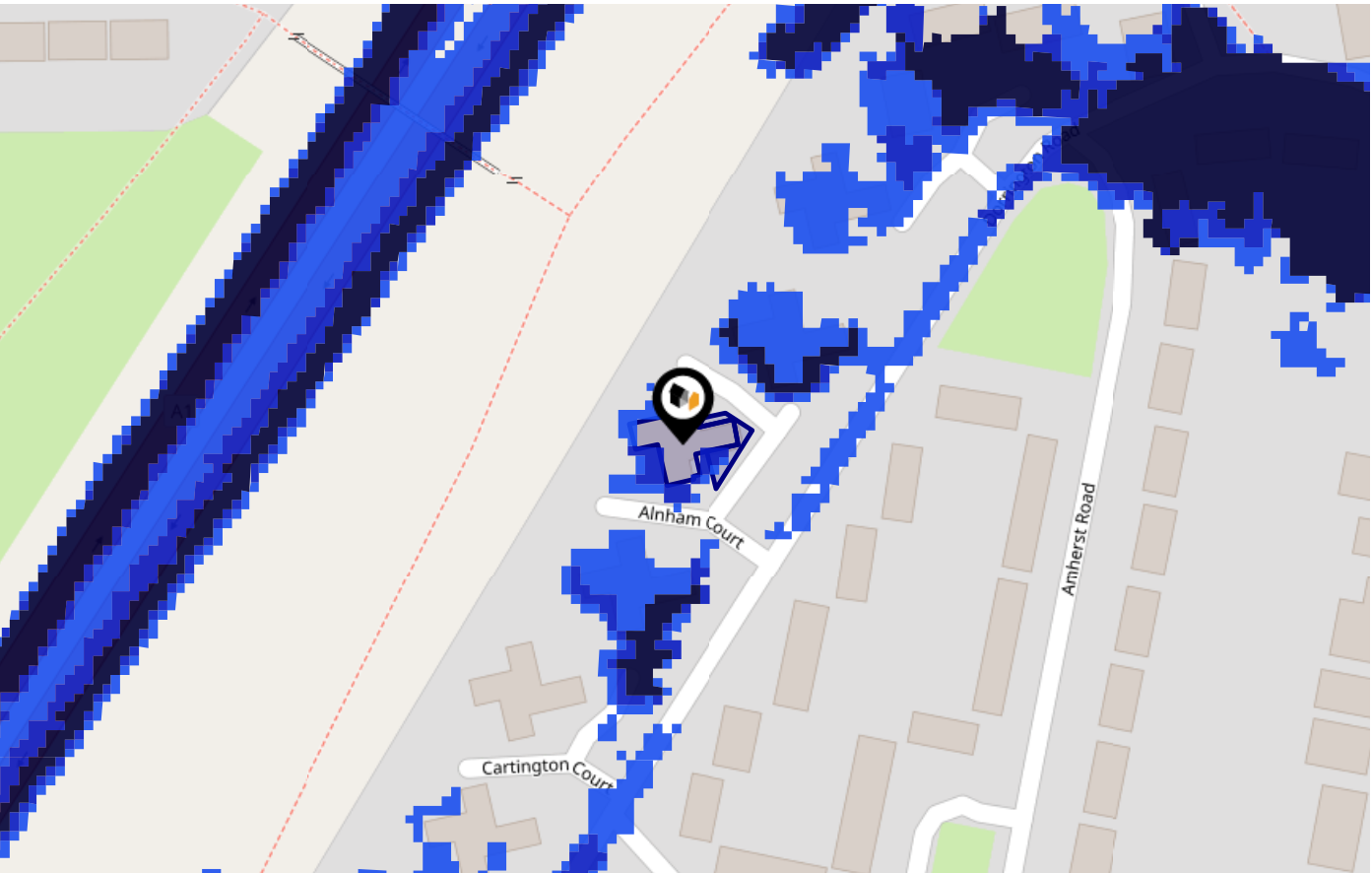
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

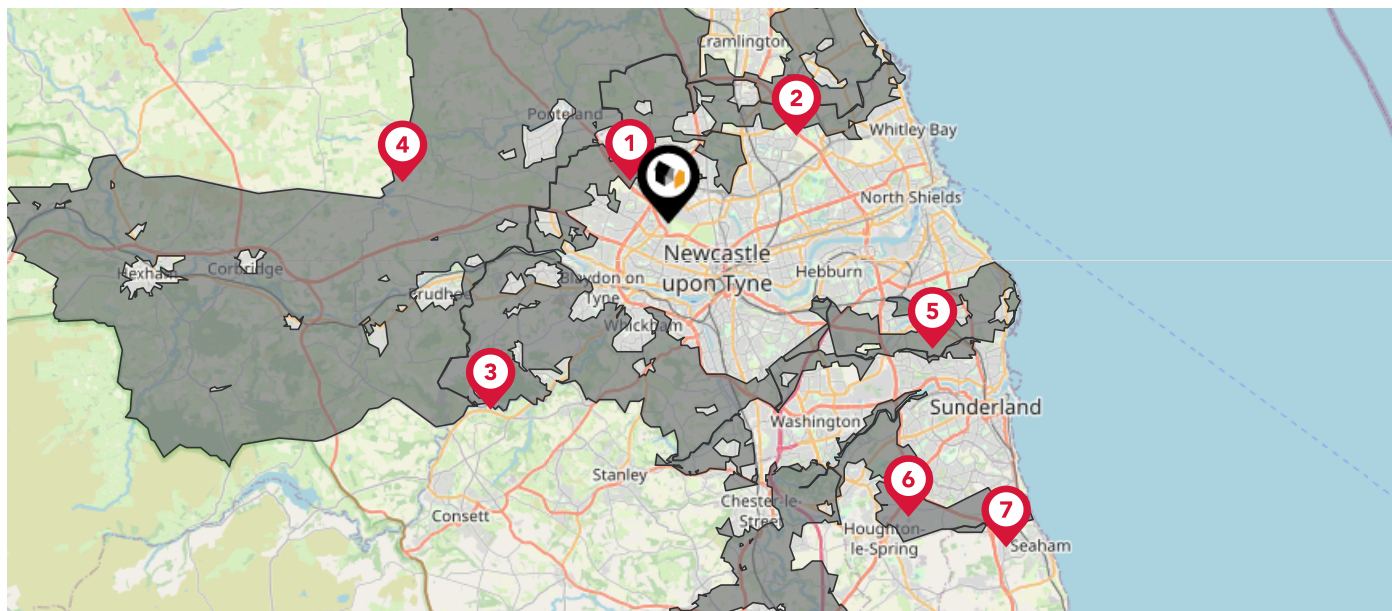


Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land

-  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

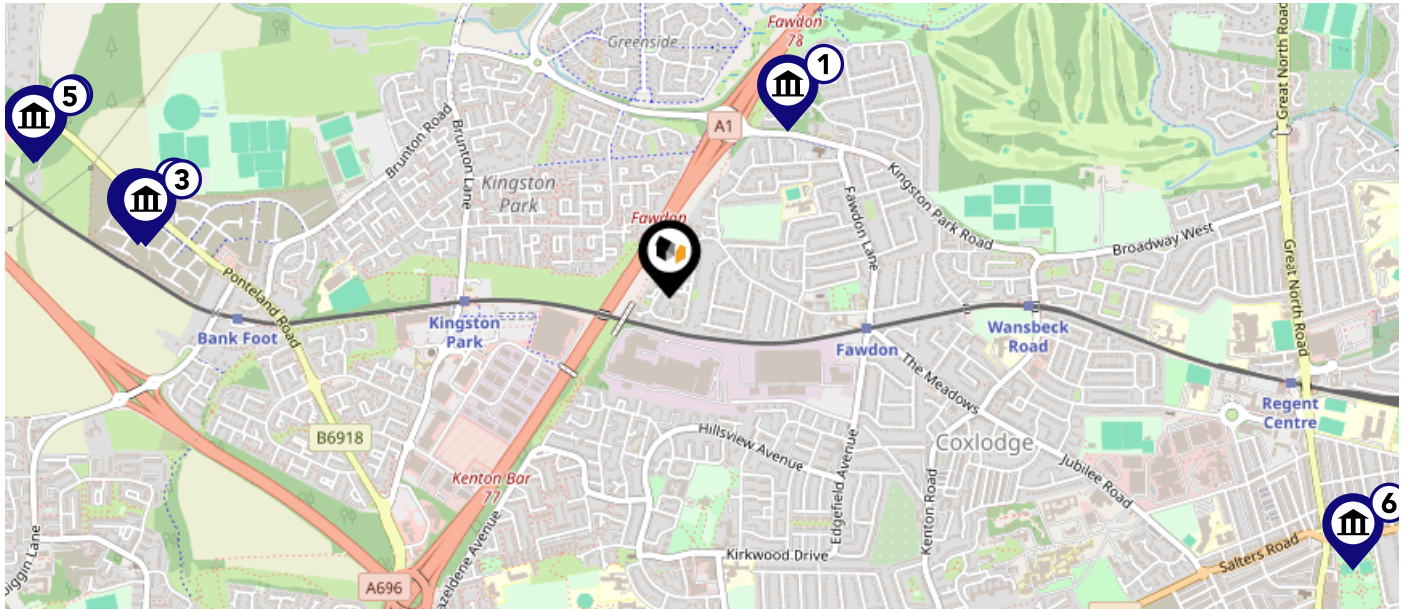
1	Brunton Bridge Farm-Kingston Park Road/ Brunton Road, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	
2	Brunton Lane Piggeries-Brunton Lane, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	
3	Middle Brunton Farm-Gosforth, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	
4	Moor Lane-Kenton	Historic Landfill	
5	Regent Centre-Gosforth, Newcastle upon Tyne	Historic Landfill	
6	Blakelaw Quarry-Blakelaw, Newcastle upon Tyne	Historic Landfill	
7	Havannah Farm-Dinnington, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	
8	Brunton Quarry-North Gosforth, Newcastle upon Tyne	Historic Landfill	
9	Fenham Brickworks-Woodburn Avenue, Fenham, Newcastle	Historic Landfill	
10	Black Callerton Lane-Woolsington, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	

Maps

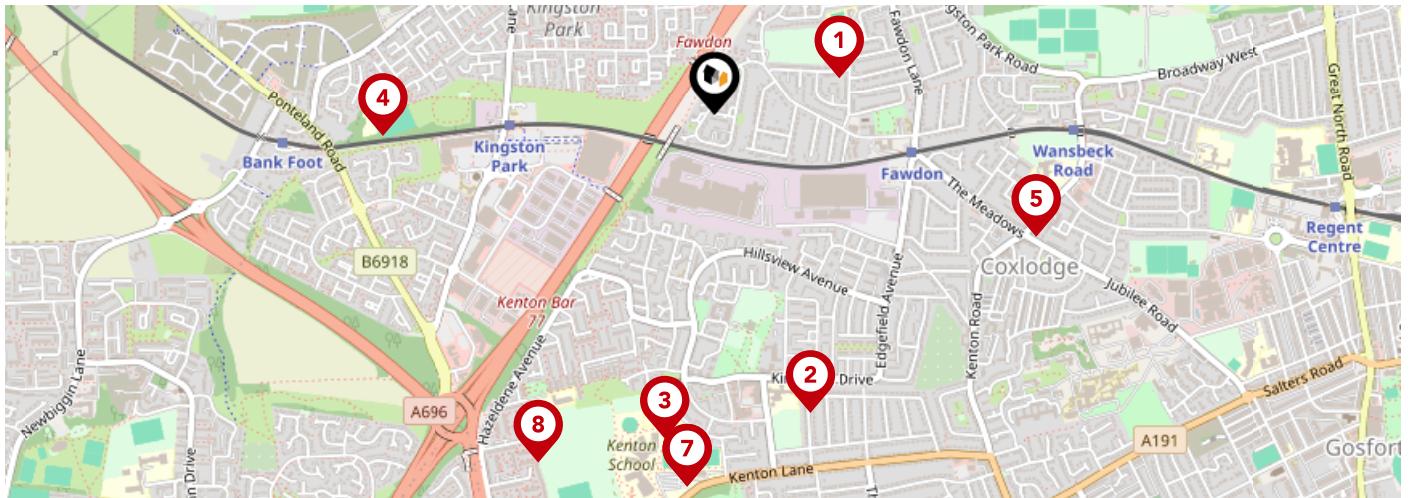
Listed Buildings

LANDWOOD
GROUP

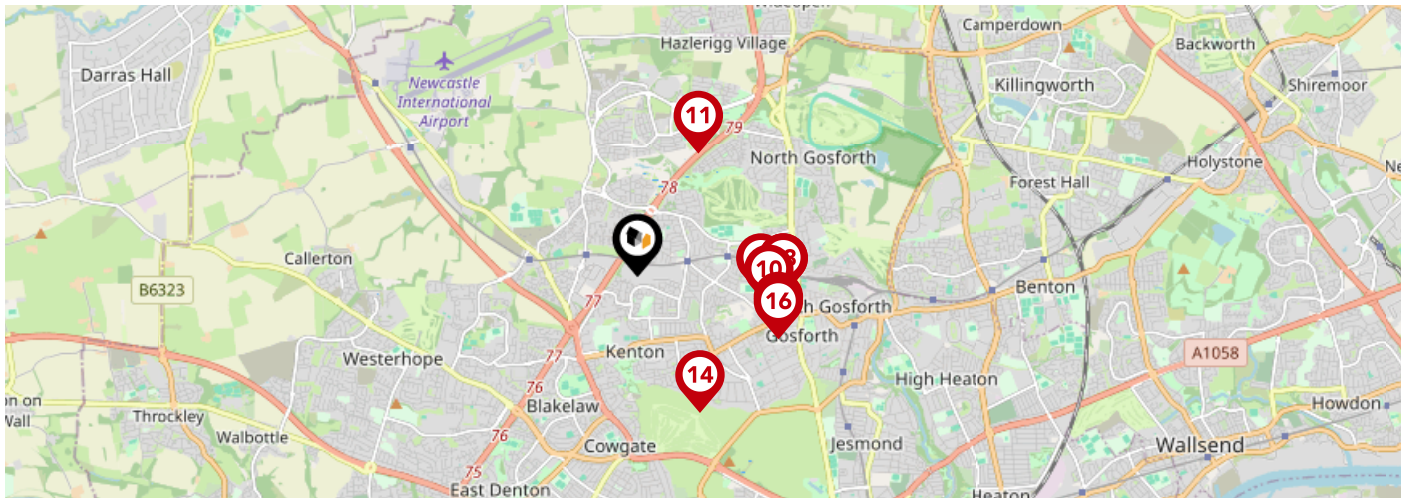
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1299478 - Red House Farmhouse	Grade II	0.5 miles
	1024719 - Bullock Steads Farmhouse	Grade II	1.1 miles
	1123748 - House, South East Of Bullock Steads Farmhouse, And Farm Buildings Attached	Grade II	1.1 miles
	1121877 - Gate Piers And Walls At Entrance To South Drive	Grade II	1.4 miles
	1024717 - Gas Lamps At Entrance To South Drive	Grade II	1.4 miles
	1431012 - Roman Catholic Church Of St Charles, Attached Presbytery And Boundary Wall To South And South West	Grade II	1.6 miles



		Nursery	Primary	Secondary	College	Private
1	North Fawdon Primary School Ofsted Rating: Good Pupils: 198 Distance:0.28	☐	☒	☐	☐	☐
2	Mountfield Primary School Ofsted Rating: Good Pupils: 187 Distance:0.66	☐	☒	☐	☐	☐
3	St Cuthberts Catholic Primary School, Kenton Ofsted Rating: Good Pupils: 229 Distance:0.69	☐	☒	☐	☐	☐
4	Kingston Park Primary School Ofsted Rating: Good Pupils: 451 Distance:0.71	☐	☒	☐	☐	☐
5	Regent Farm First School Ofsted Rating: Good Pupils: 339 Distance:0.73	☐	☒	☐	☐	☐
6	Kenton School Ofsted Rating: Requires improvement Pupils: 1795 Distance:0.79	☐	☐	☒	☐	☐
7	Newcastle Bridges School Ofsted Rating: Outstanding Pupils: 46 Distance:0.79	☐	☐	☒	☐	☐
8	Kenton Bar Primary School Ofsted Rating: Good Pupils: 326 Distance:0.83	☐	☒	☐	☐	☐

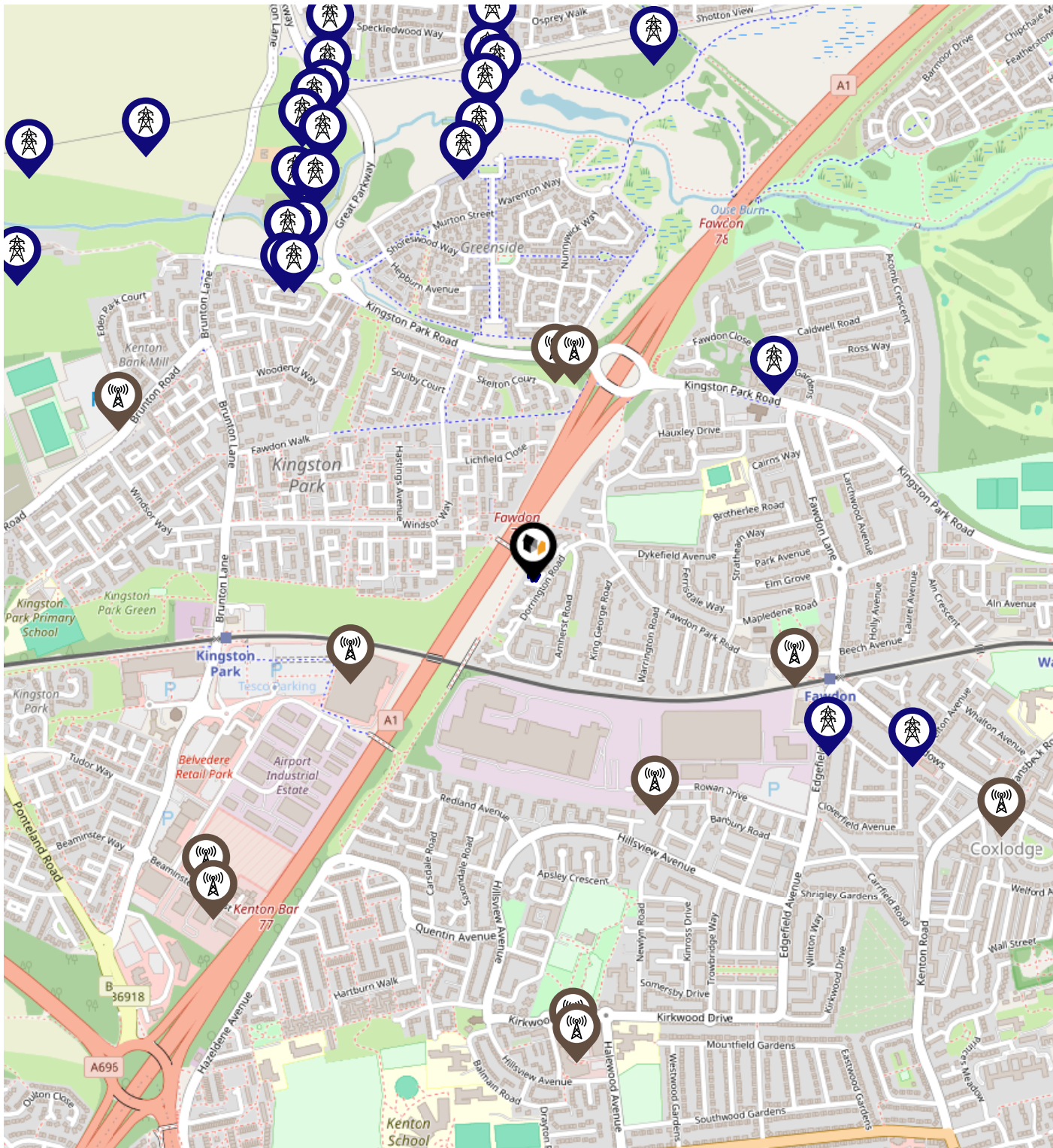


		Nursery	Primary	Secondary	College	Private
	Grange First School Ofsted Rating: Good Pupils: 329 Distance:1.07	☐	☒	☐	☐	☐
	St Charles' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.15	☐	☒	☐	☐	☐
	Brunton First School Ofsted Rating: Good Pupils: 448 Distance:1.16	☐	☒	☐	☐	☐
	Gosforth Academy Ofsted Rating: Good Pupils: 1923 Distance:1.25	☐	☐	☒	☐	☐
	Great Park Academy Ofsted Rating: Not Rated Pupils: 179 Distance:1.25	☐	☐	☒	☐	☐
	Wyndham Primary School Ofsted Rating: Good Pupils: 200 Distance:1.28	☐	☒	☐	☐	☐
	Gosforth Junior High Academy Ofsted Rating: Good Pupils: 738 Distance:1.3	☐	☐	☒	☐	☐
	Archibald First School Ofsted Rating: Outstanding Pupils: 334 Distance:1.32	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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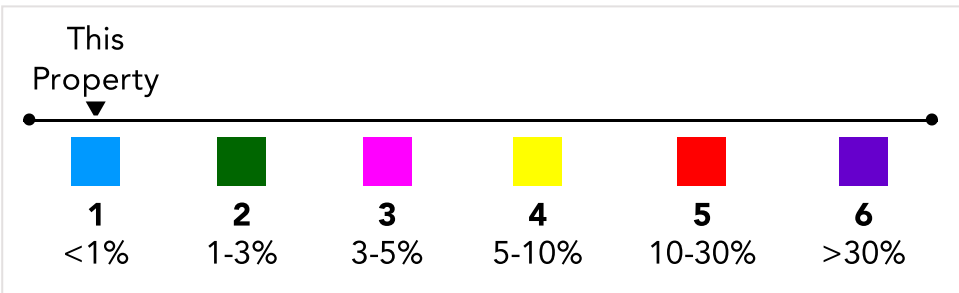
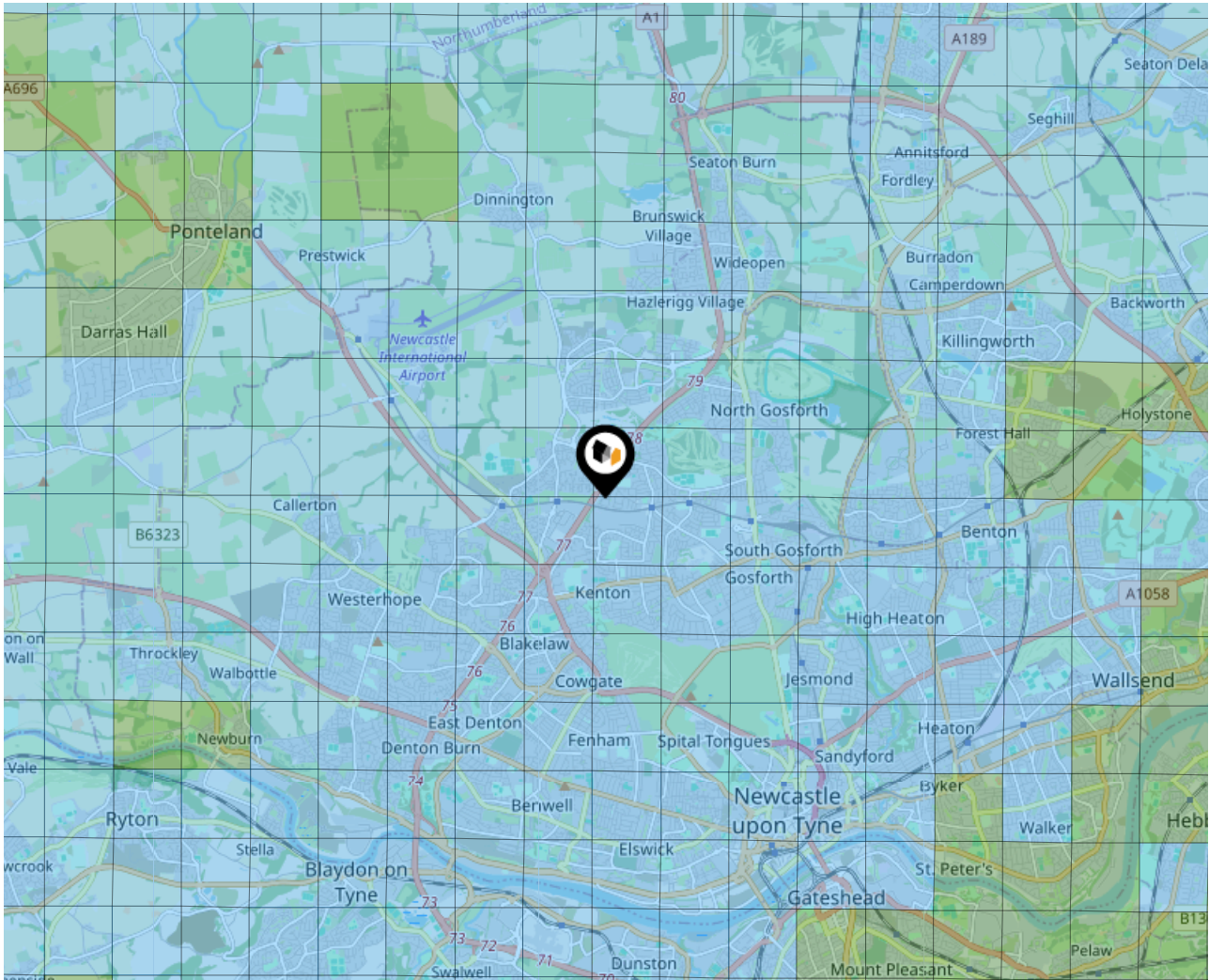


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

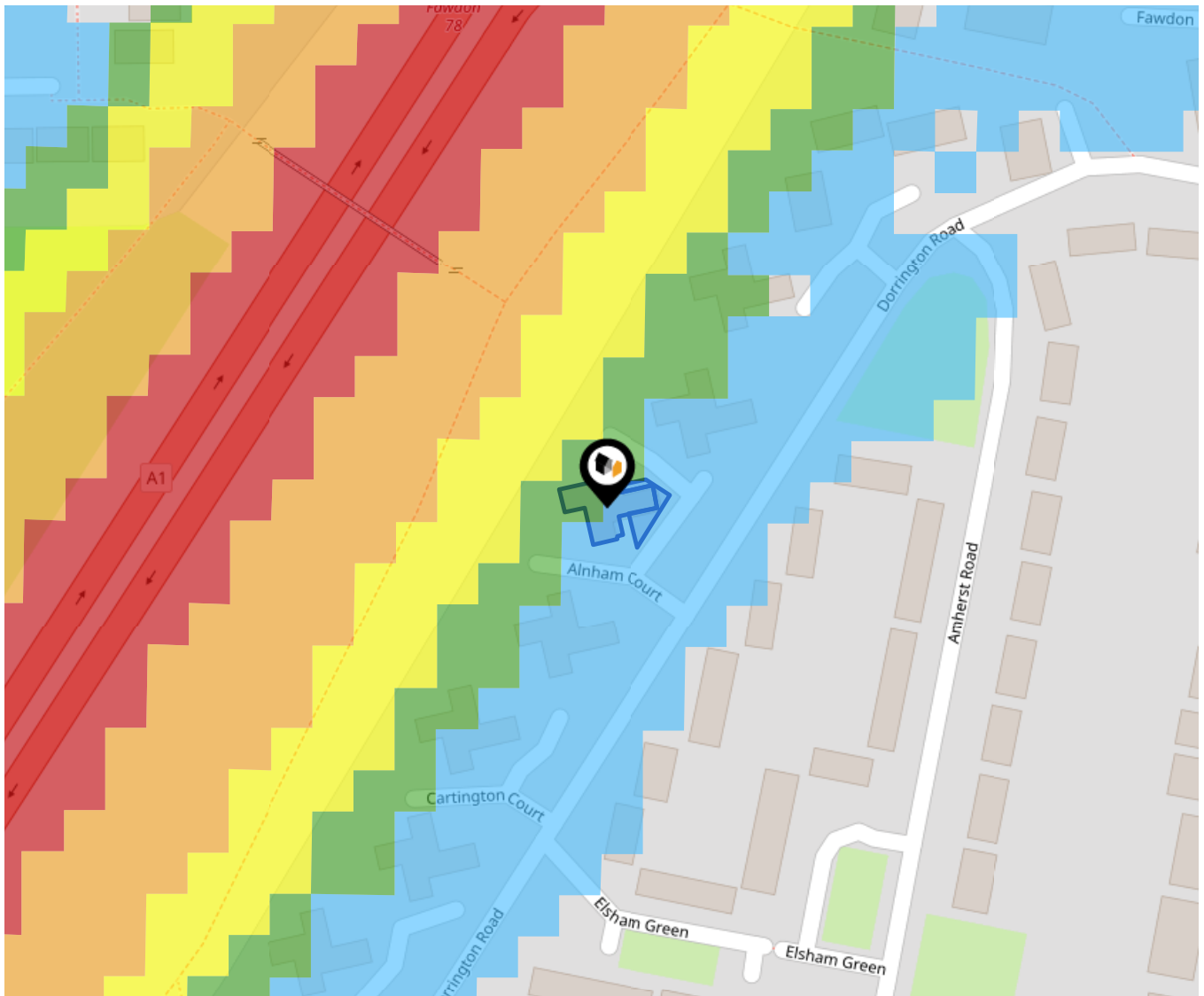
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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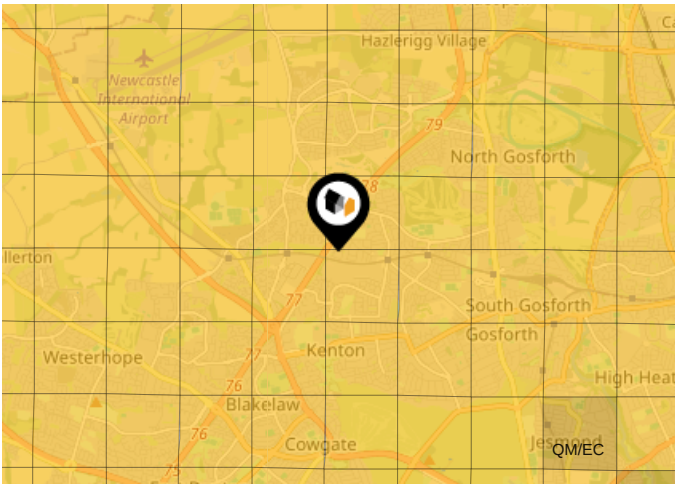
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



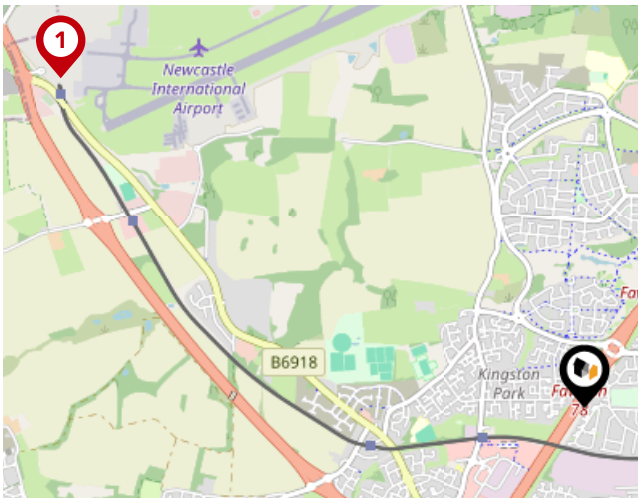
Primary Classifications (Most Common Clay Types)

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

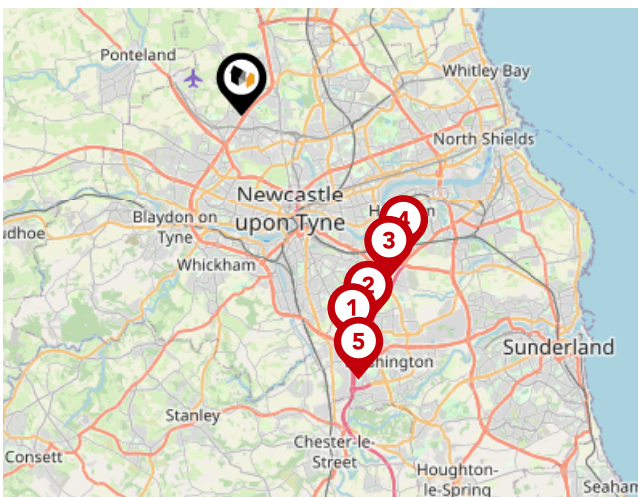
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Newcastle Airport Metro Station	2.63 miles
2	Newcastle Rail Station	3.6 miles
3	Manors Rail Station	3.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	8.73 miles
2	A194(M) J1	8.32 miles
3	A194(M) J2	7.53 miles
4	A194(M) J3	7.36 miles
5	A1(M) J64	9.88 miles



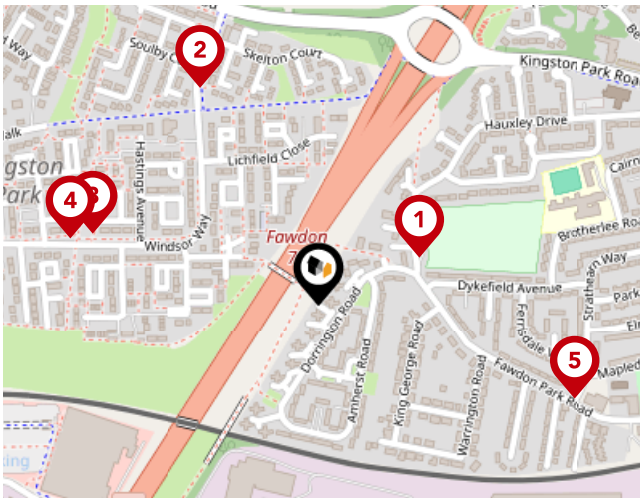
Airports/Helipads

Pin	Name	Distance
1	Airport	2.63 miles
2	Teesside Airport	36.02 miles
3	Leeds Bradford Airport	79.33 miles
4	Irthlington	45.89 miles

Area

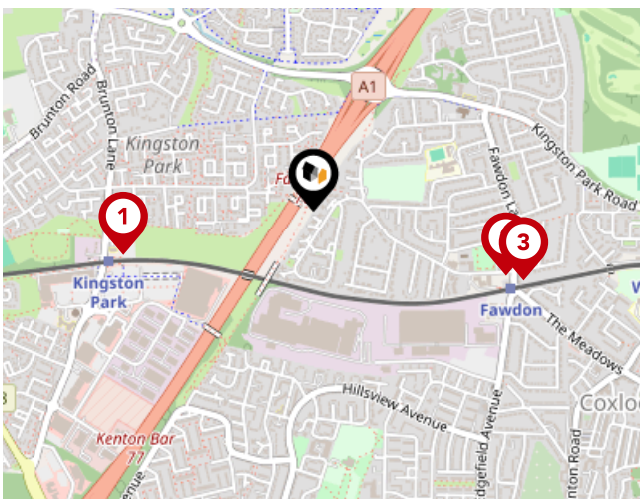
Transport (Local)

LANDWOOD
GROUP



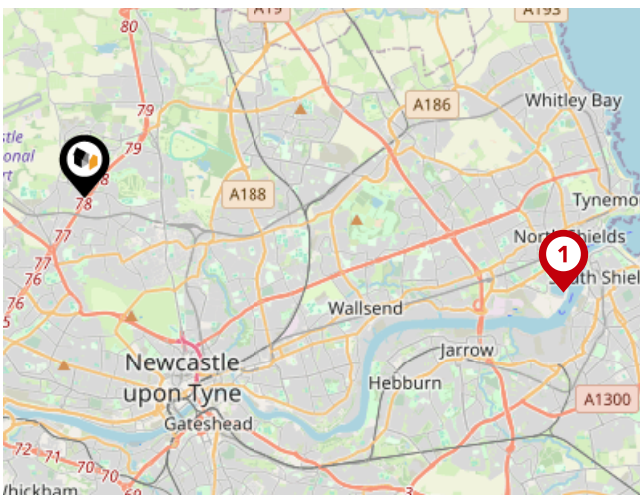
Bus Stops/Stations

Pin	Name	Distance
1	Fawdon Park Road	0.12 miles
2	Windsor Way-Fawdon Walk	0.26 miles
3	Windsor Way-Windsor Walk	0.25 miles
4	Windsor Way-Windsor Walk	0.27 miles
5	Fawdon Park Road-Strathearn Way	0.29 miles



Local Connections

Pin	Name	Distance
1	Kingston Park (Tyne and Wear Metro Station)	0.41 miles
2	Fawdon (Tyne and Wear Metro Station)	0.43 miles
3	Fawdon (Tyne and Wear Metro Station)	0.47 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	8.3 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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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.



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