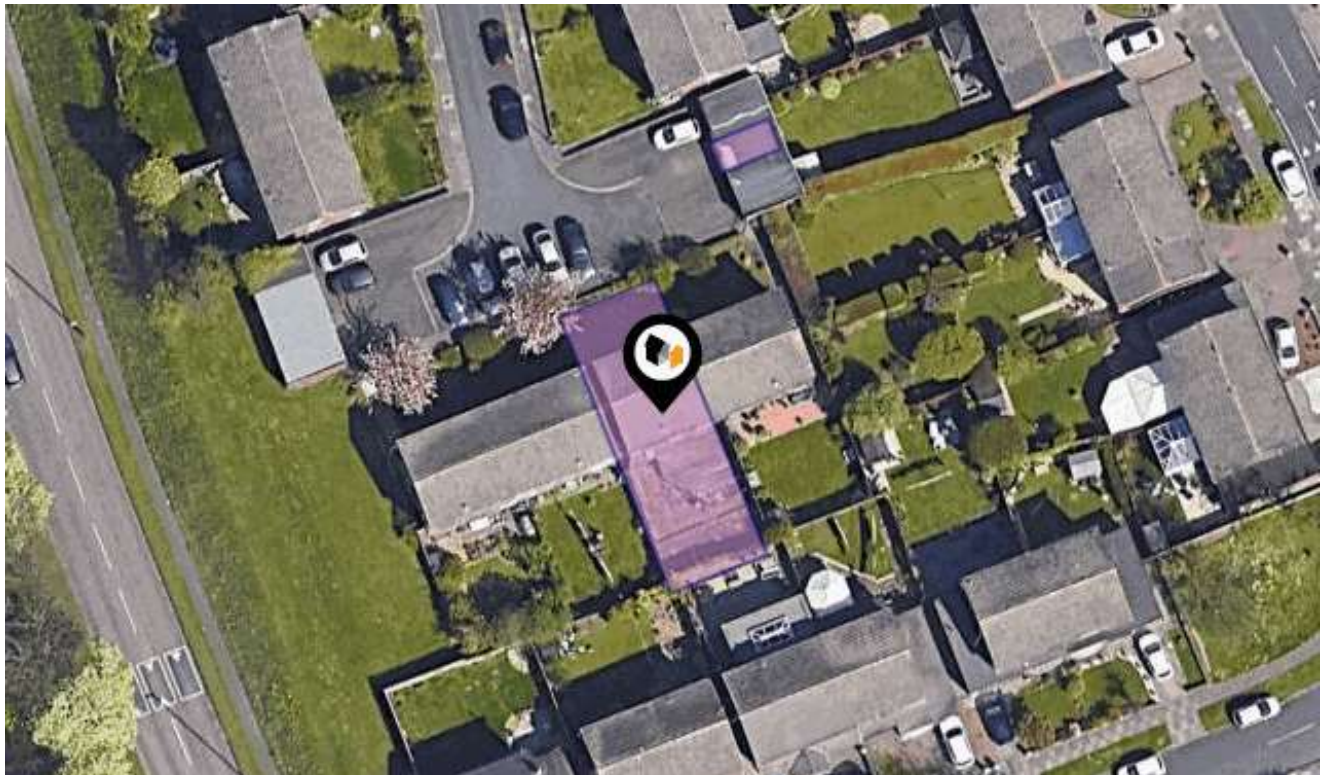# KPF: Key Property Facts
An Analysis of This Property & The Local Area
Friday 19th December 2025

7, PEEBLES CLOSE, NORTH SHIELDS, NE29 8DN

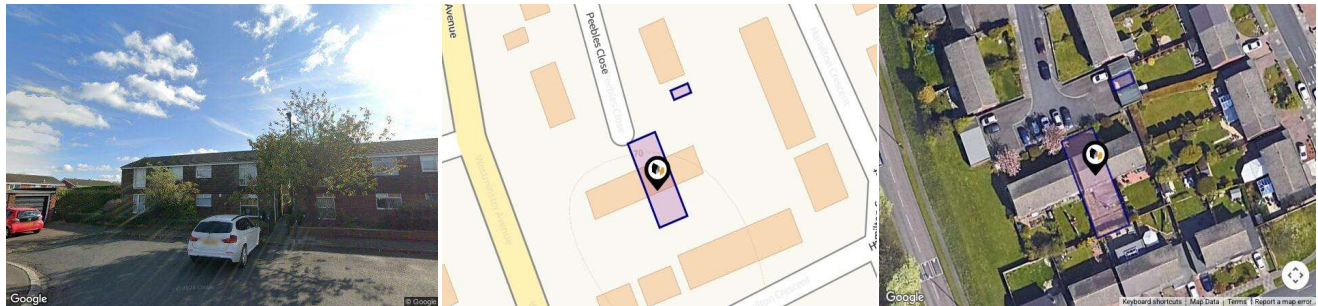**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Flat / Maisonette	**Last Sold Date:**	05/04/2002
Bedrooms:	2	**Last Sold Price:**	£40,500
Floor Area:	559 ft^2 / 52 m^2	**Last Sold £/ft^2:**	£72
Plot Area:	0.05 acres	**Tenure:**	Leasehold
Year Built :	1967-1975	**Start Date:**	02/04/2006
Council Tax :	Band A	**End Date:**	03/04/2105
Annual Estimate:	£1,558	**Lease Term:**	99 years from 3 April 2006
Title Number:	TY447477	**Term Remaining:**	79 years
UPRN:	47070414		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Freehold Title Plan
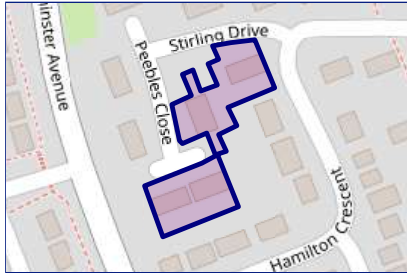
TY247365

Leasehold Title Plan
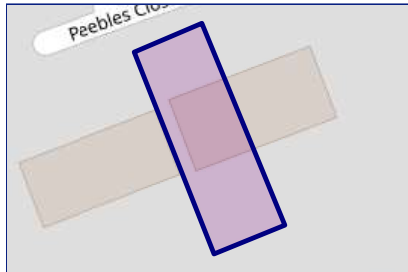
TY447477

Start Date:	02/04/2006
End Date:	03/04/2105
Lease Term:	99 years from 3 April 2006
Term Remaining:	79 years

7, Peebles Close, NE29 8DN

Energy rating

D

Valid until 04.10.2027

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			75 | C
55-68	D		59 | D	
39-54	E			
21-38	F			
1-20	G			

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 17% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m^2

Maps
Coal Mining

LANDWOOD GROUP

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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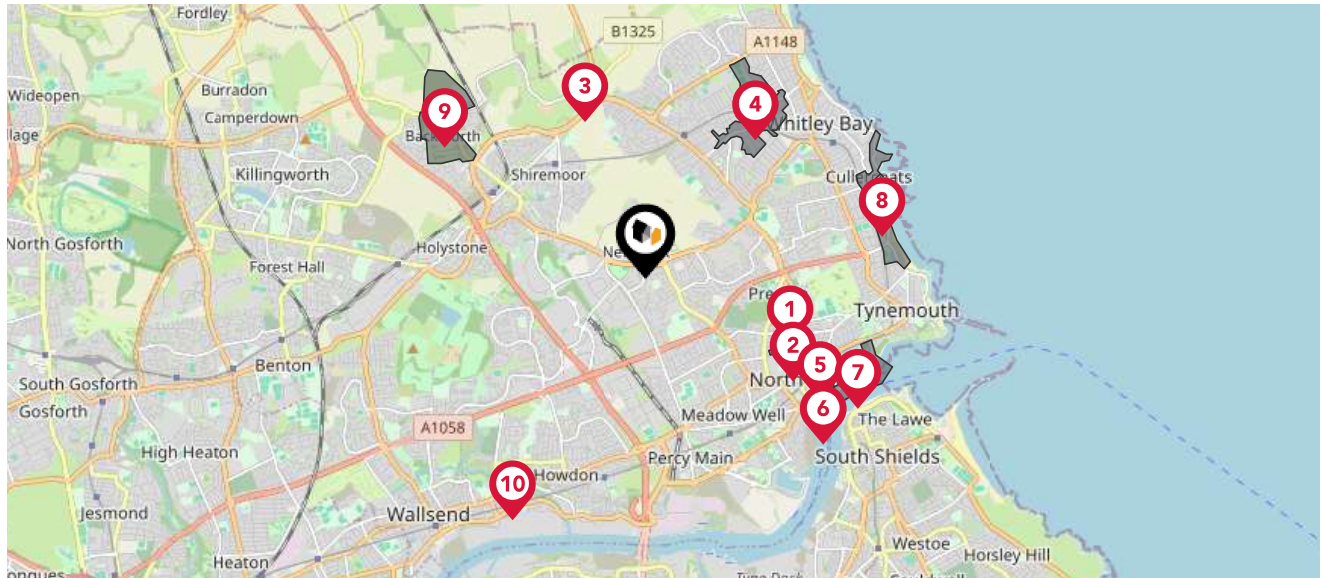
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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Conservation Areas

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	Preston Park
2	Camp Terrace
3	Earsdon Village
4	Monkseaton
5	Northumberland Square
6	New Quay
7	Fish Quay
8	Cullercoats
9	Backworth
10	St Peter's, Wallsend

Council Wards

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
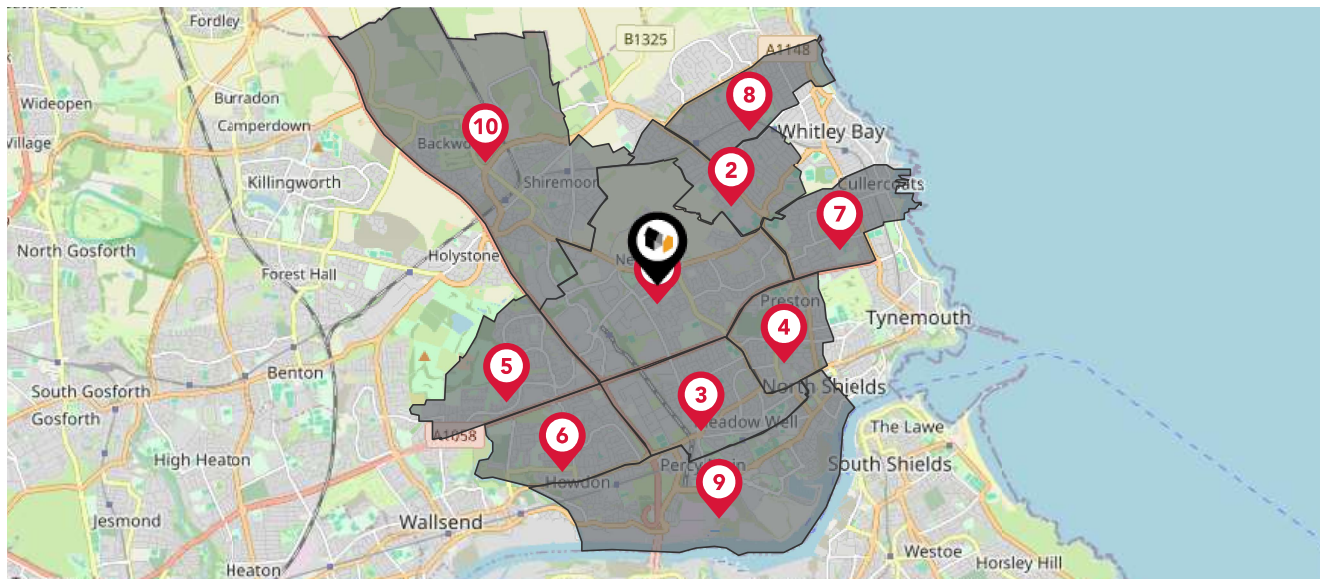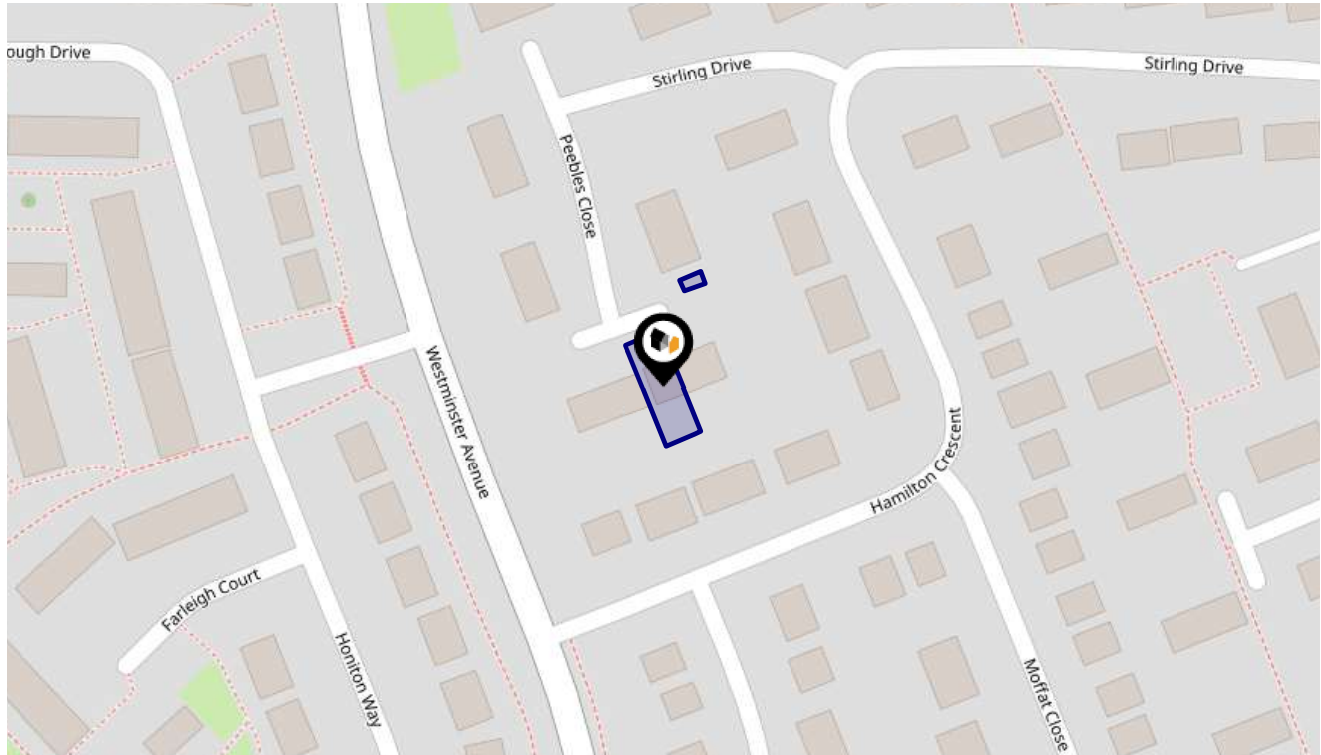

Nearby Council Wards	
1	Collingwood Ward
2	Monkseaton South Ward
3	Chirton Ward
4	Preston Ward
5	Battle Hill Ward
6	Howdon Ward
7	Cullercoats Ward
8	Monkseaton North Ward
9	Riverside Ward
10	Valley Ward

Rail Noise

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

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:
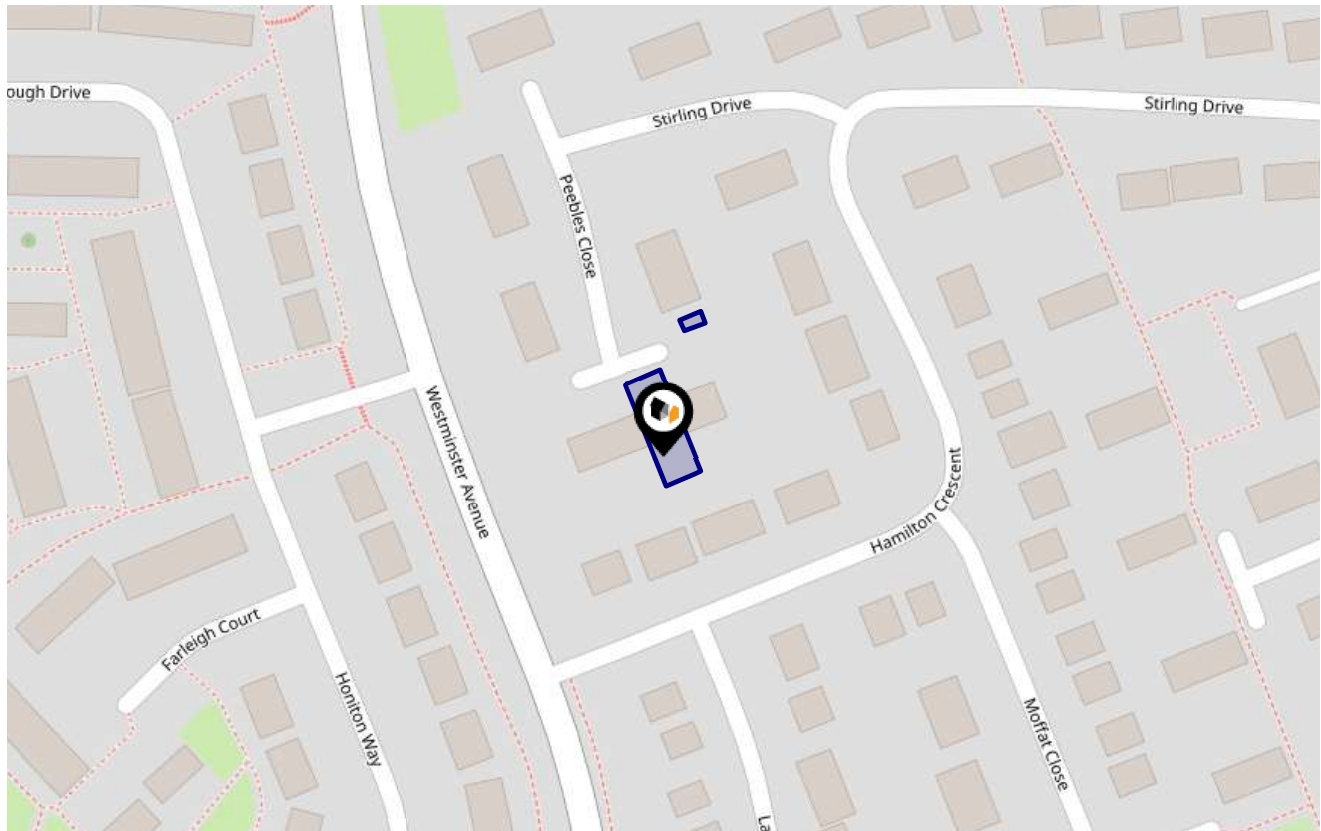
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.

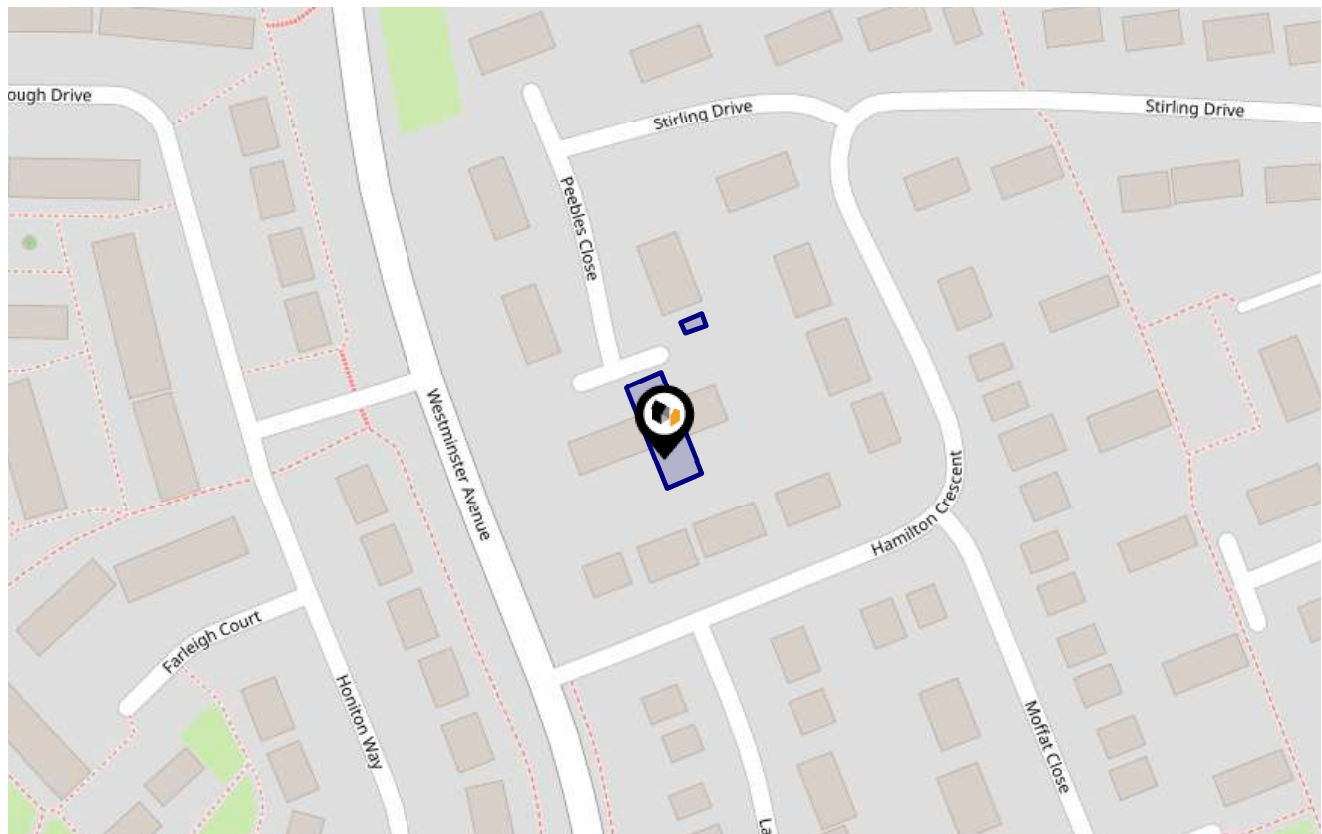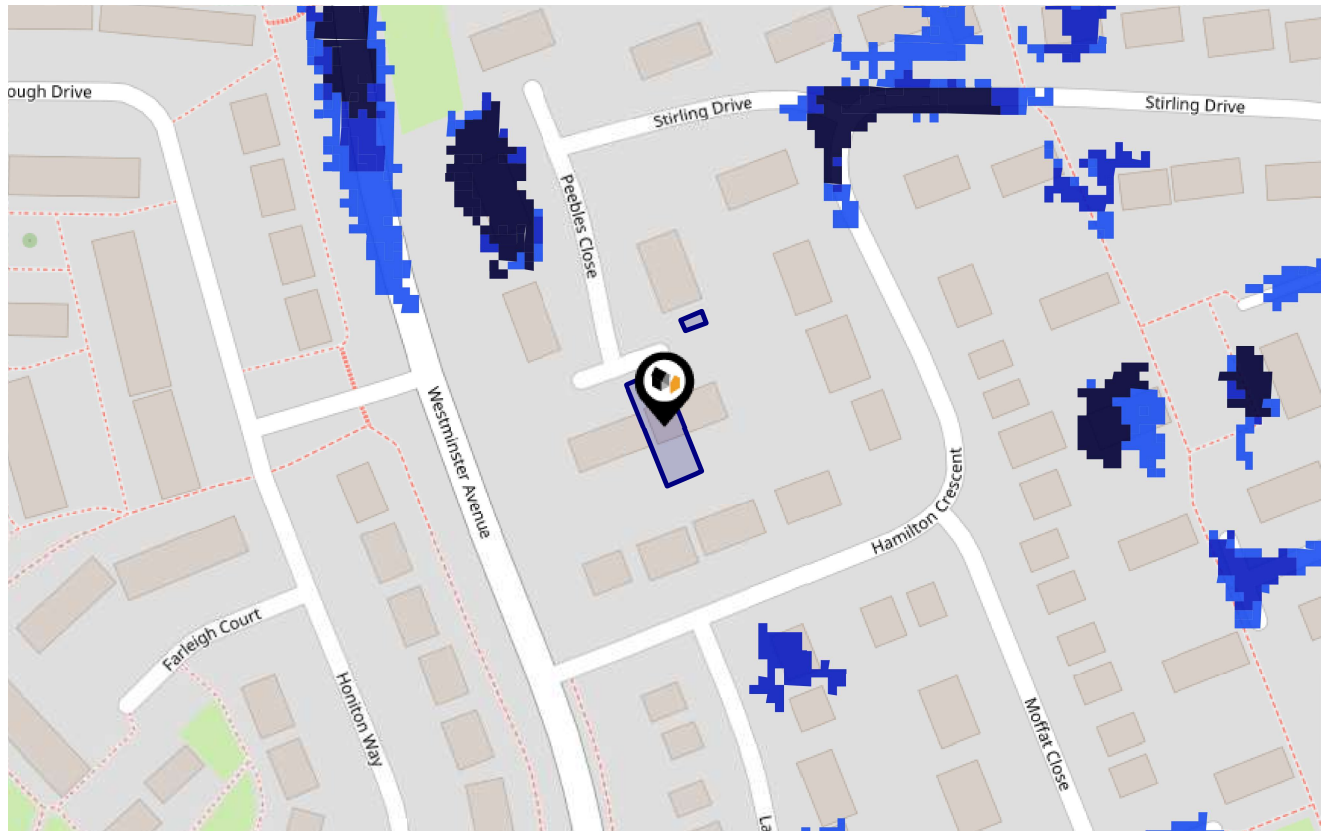Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.

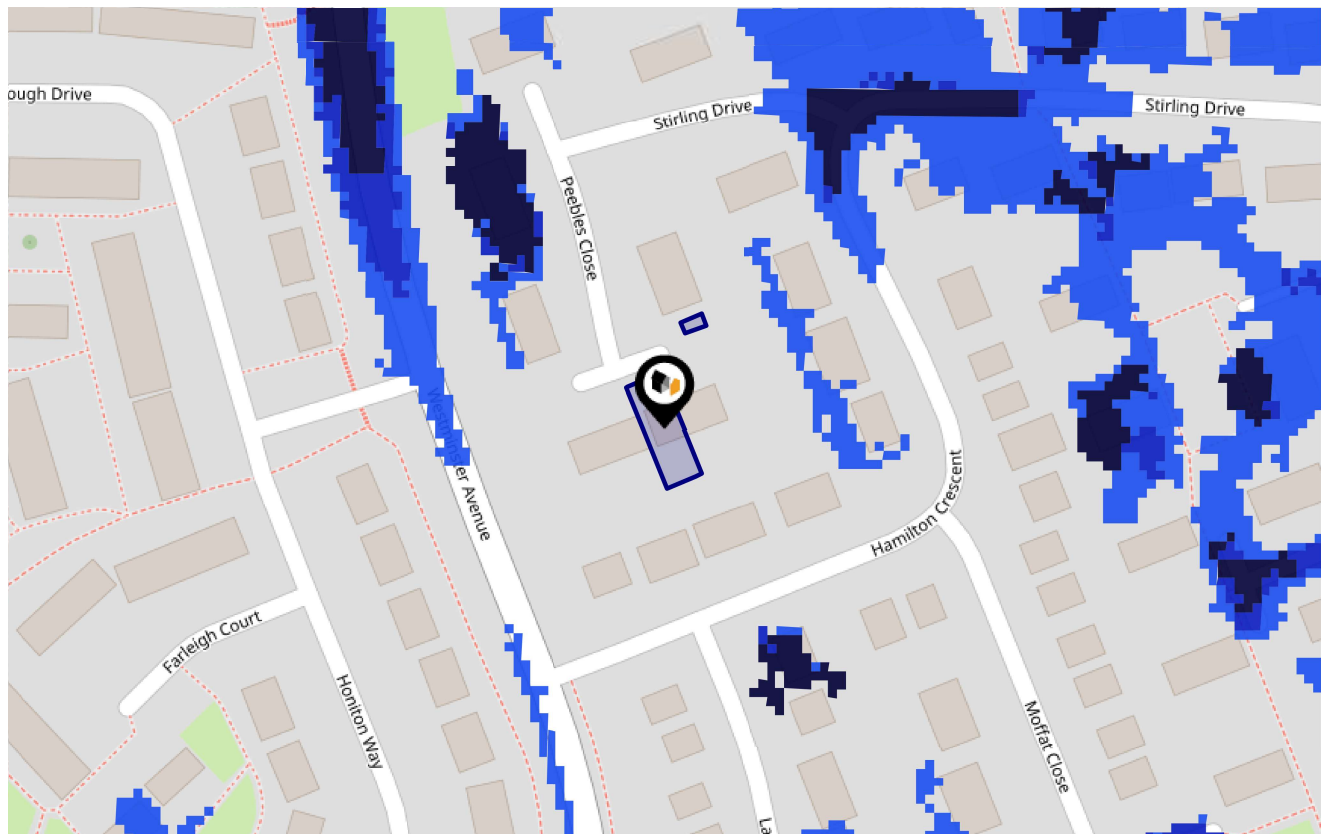Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

Surface Water - Flood Risk

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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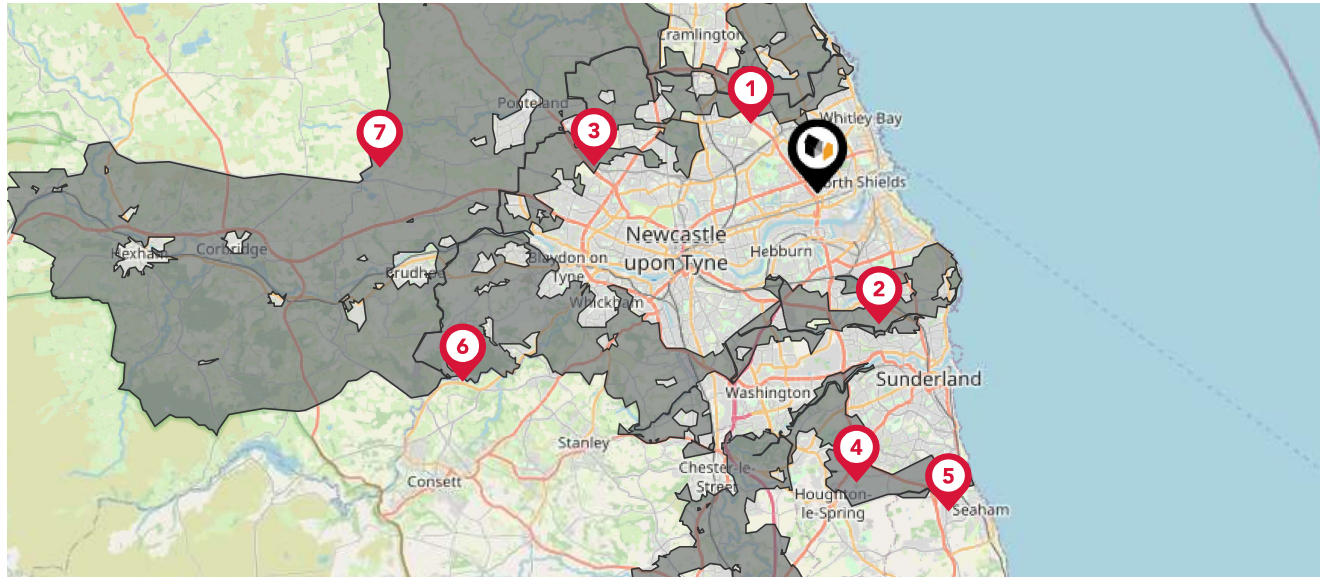
Nearby Green Belt Land

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

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.
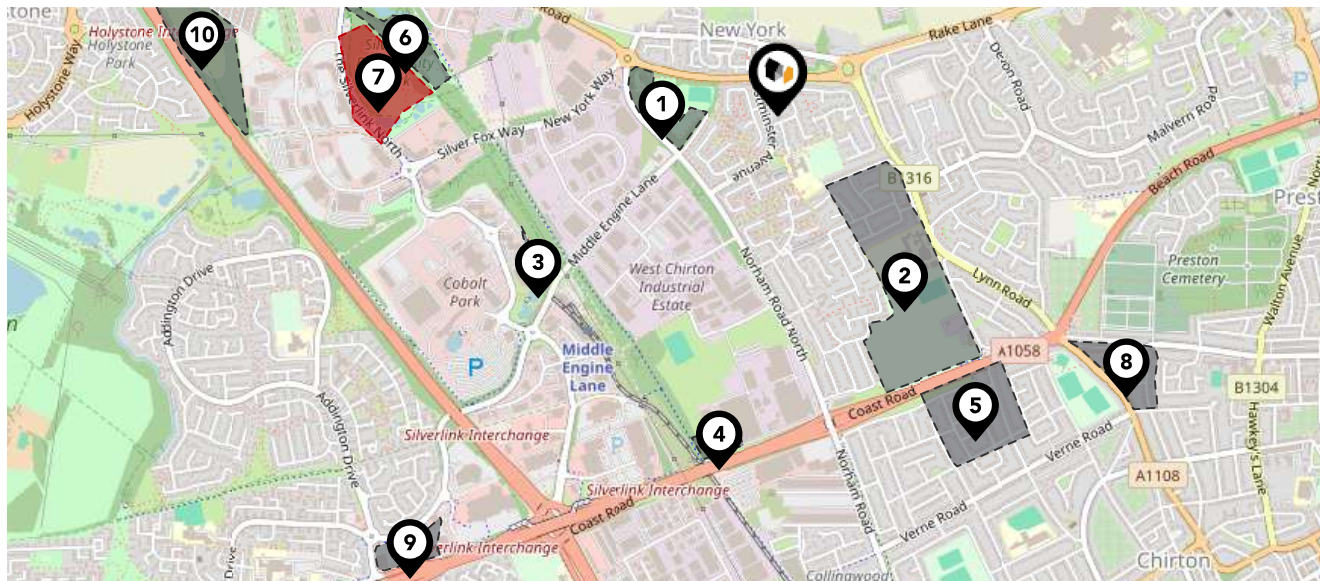
	Nearby Landfill Sites		
1	New York-Norham Road North, New York	Historic Landfill	⬚
2	Billy Mill North-Billy Mill Lane, Billy Mill, Tynemouth	Historic Landfill	⬚
3	Middle Engine Lane-Middle Engine Lane, North Shields, Tyne and Wear	Historic Landfill	⬚
4	Bluehouse Bridge-West Chirton, North Tyneside	Historic Landfill	⬚
5	Billy Mill South-Coast Road, Billy Mill, Tynemouth	Historic Landfill	⬚
6	West Allotment-The Silverlink North, North Tyneside	Historic Landfill	⬚
7	EA/EPR/CP3497ZE/V004	Active Landfill	🟥
8	Billy Mill East-Regent Terrace, Tynemouth	Historic Landfill	⬚
9	Archer Street North-Willington Square, North Tyneside	Historic Landfill	⬚
10	West Allotment Reclamation-Holystone	Historic Landfill	⬚

Maps
Listed Buildings

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
① 1025353 - Murton Farmhouse	Grade II	0.2 miles
② 1185120 - Gate Piers To South Of Murton Farmhouse	Grade II	0.2 miles
③ 1406712 - New York War Memorial	Grade II	0.5 miles
④ 1410878 - Preston Colliery War Memorial	Grade II	0.9 miles
⑤ 1184409 - War Memorial	Grade II	1.2 miles
⑥ 1392979 - Tyne Metropolitan College, Academy Campus	Grade II	1.2 miles
⑦ 1025365 - Piers And Walls To East Of Number 1	Grade II	1.5 miles
⑧ 1025366 - Numbers 5 And 6 And Terrace In Front	Grade II	1.5 miles
⑨ 1025364 - Numbers 1, 2, 3 And 4 And Terrace In Front	Grade II	1.5 miles

		Nursery	Primary	Secondary	College	Private
1	**New York Primary School** Ofsted Rating: Outstanding | Pupils: 384 | Distance:0.08	☐	☑	☐	☐	☐
2	**St Thomas More Catholic High School** Ofsted Rating: Good | Pupils: 1619 | Distance:0.45	☐	☐	☑	☐	☐
3	**Whitehouse Primary School** Ofsted Rating: Not Rated | Pupils: 161 | Distance:0.76	☐	☑	☐	☐	☐
4	**Monkseaton High School** Ofsted Rating: Good | Pupils: 527 | Distance:0.91	☐	☐	☑	☐	☐
5	**Preston Grange Primary School** Ofsted Rating: Good | Pupils: 230 | Distance:0.93	☐	☑	☐	☐	☐
6	**Langley First School** Ofsted Rating: Good | Pupils: 324 | Distance:0.98	☐	☑	☐	☐	☐
7	**Woodlawn School** Ofsted Rating: Good | Pupils: 168 | Distance:0.98	☐	☐	☑	☐	☐
8	**Star of the Sea Catholic Primary School, Whitley Bay** Ofsted Rating: Good | Pupils: 367 | Distance:1.07	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Collingwood Primary School Ofsted Rating: Good	Pupils: 330	Distance:1.16	☐	☑	☐	☐	☐
10 Hadrian Park Primary School Ofsted Rating: Good	Pupils: 421	Distance:1.21	☐	☑	☐	☐	☐
11 Shiremoor Primary School Ofsted Rating: Good	Pupils: 384	Distance:1.22	☐	☑	☐	☐	☐
12 Norham High School Ofsted Rating: Good	Pupils: 411	Distance:1.26	☐	☐	☑	☐	☐
13 Silverdale School Ofsted Rating: Good	Pupils: 133	Distance:1.27	☐	☐	☑	☐	☐
14 South Wellfield First School Ofsted Rating: Good	Pupils: 332	Distance:1.31	☐	☑	☐	☐	☐
15 Appletree Gardens First School Ofsted Rating: Good	Pupils: 378	Distance:1.32	☐	☑	☐	☐	☐
16 John Spence Community High School Ofsted Rating: Requires improvement	Pupils: 852	Distance:1.33	☐	☐	☑	☐	☐

Local Area
Masts & Pylons
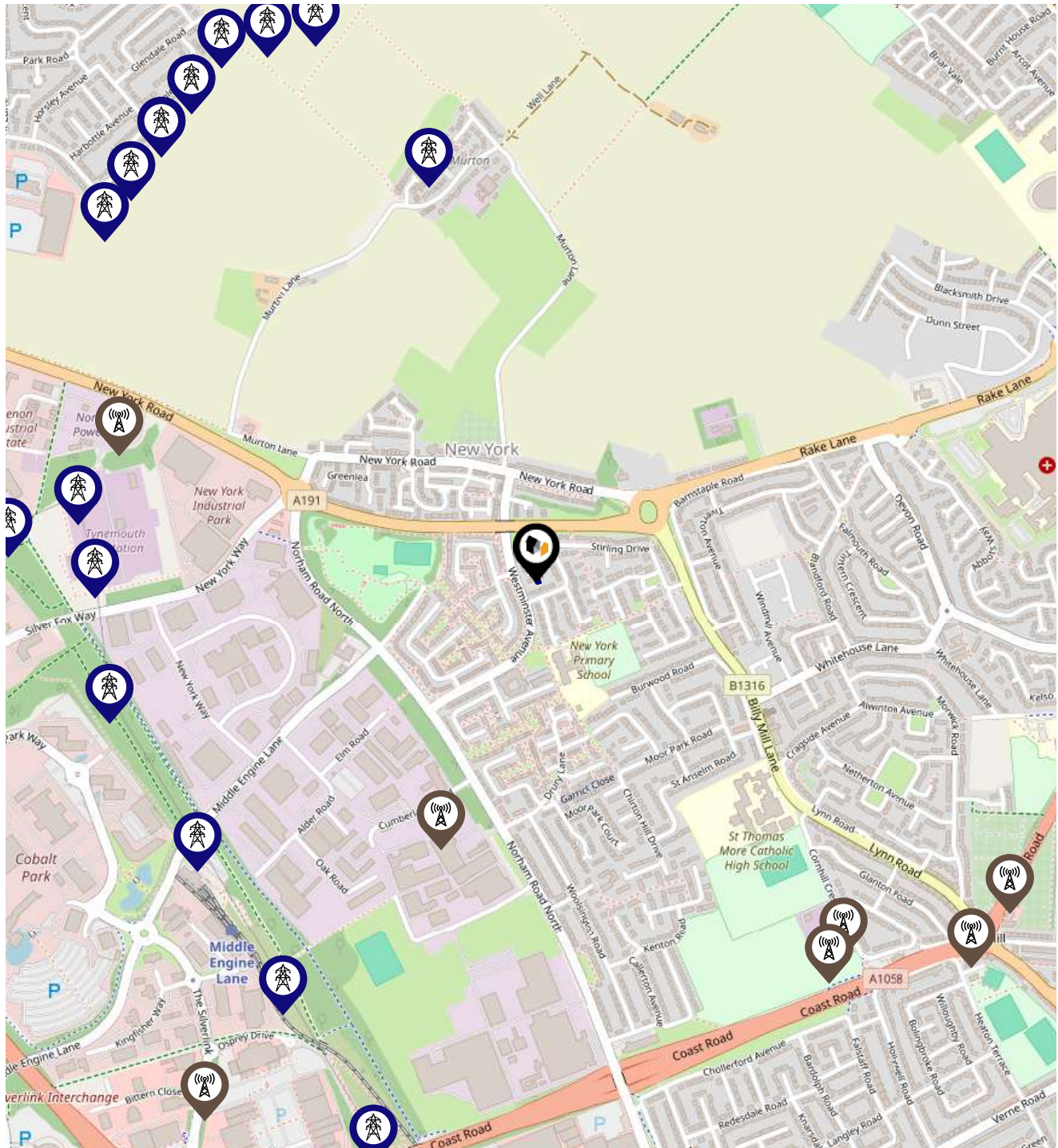
Key:

🔵 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).

This Property ▼

| 1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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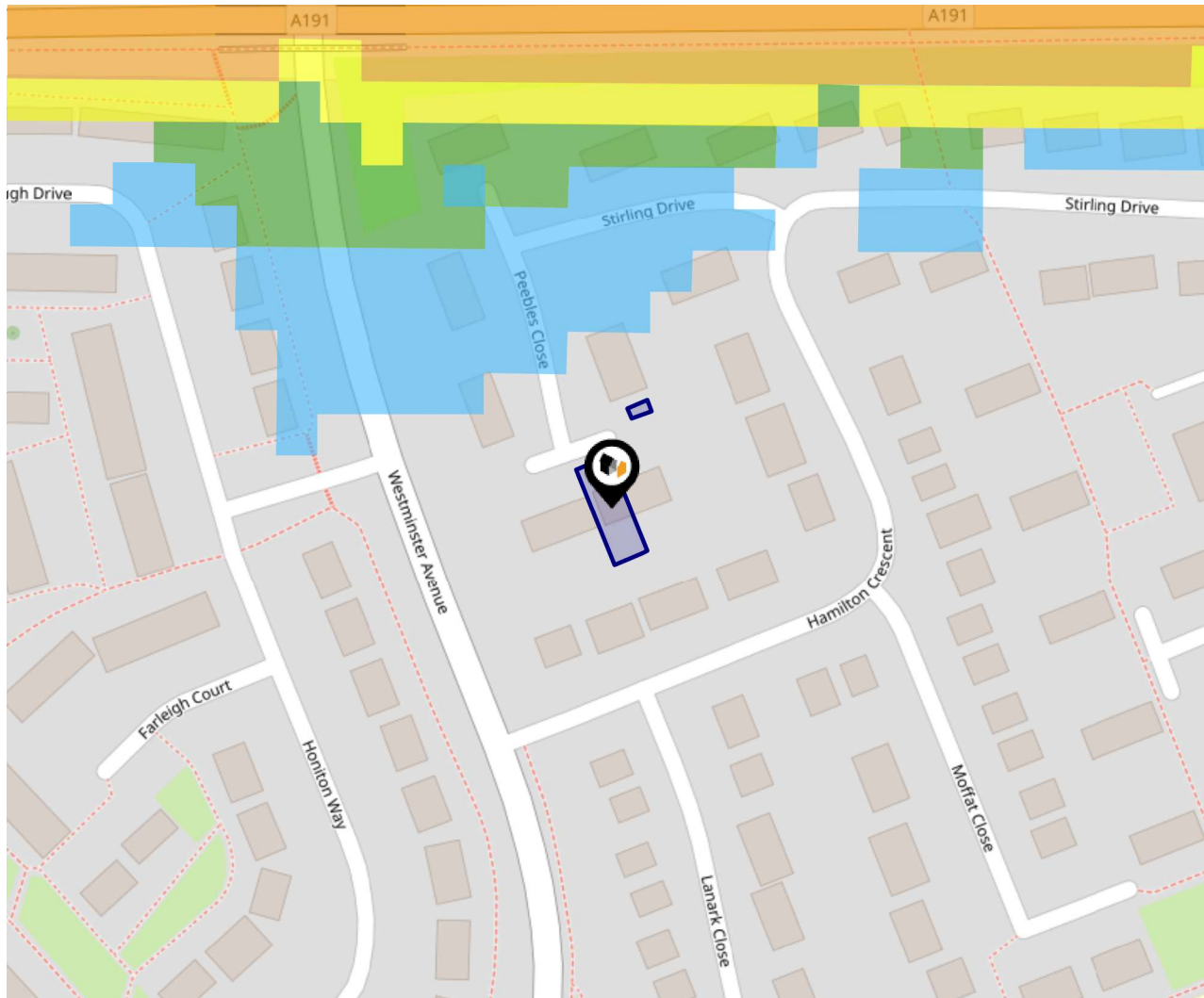
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		
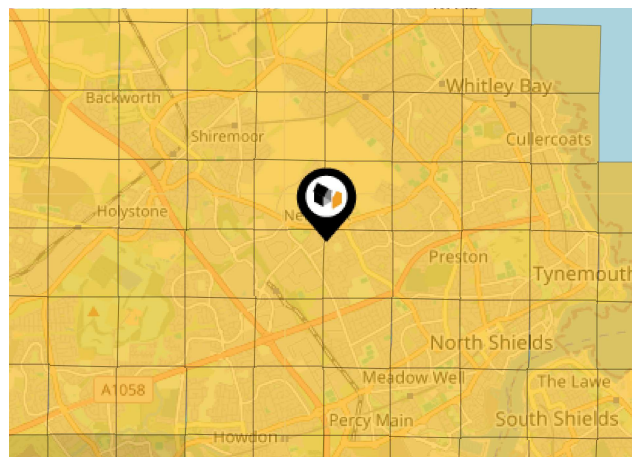
Primary Classifications (Most Common Clay Types)

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)
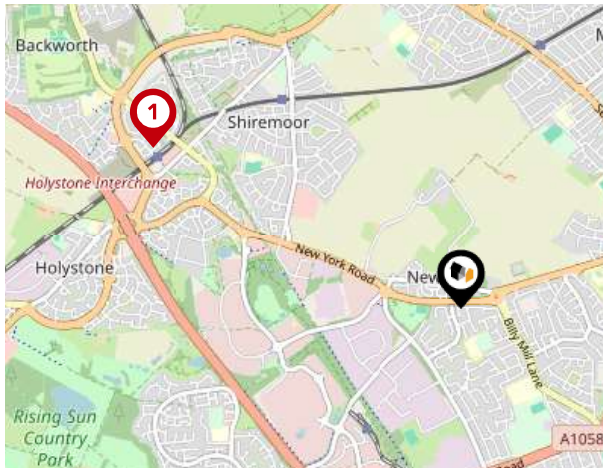
National Rail Stations

Pin	Name	Distance
1	Railway Station	1.57 miles
2	Brockley Whins Rail Station	4.47 miles
3	Railway Station	4.18 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	5.48 miles
2	A194(M) J2	6.32 miles
3	A194(M) J1	7.99 miles
4	A1(M) J65	8.87 miles
5	A1(M) J64	9.9 miles

Airports/Helipads

Pin	Name	Distance
1	Airport	8.97 miles
2	Teesside Airport	35.46 miles
3	Leeds Bradford Airport	80.13 miles
4	Irthington	52.65 miles

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Area
Transport (Local)

LANDWOOD GROUP

Bus Stops/Stations

Pin	Name	Distance
1	Westminster Avenue	0.09 miles
2	Westminster Avenue	0.1 miles
3	Westminster Avenue	0.14 miles
4	New York Road-Brookland Terrace	0.14 miles
5	New York Road - Coronation Terrace	0.19 miles
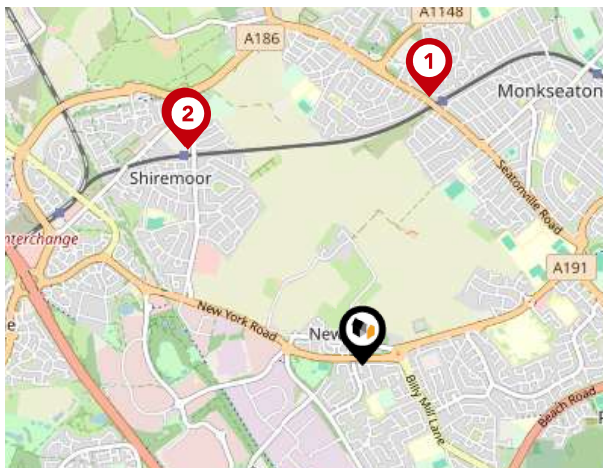
Local Connections

Pin	Name	Distance
1	West Monkseaton (Tyne and Wear Metro Station)	1.25 miles
2	Shiremoor (Tyne and Wear Metro Station)	1.26 miles
3	Shiremoor (Tyne and Wear Metro Station)	1.28 miles
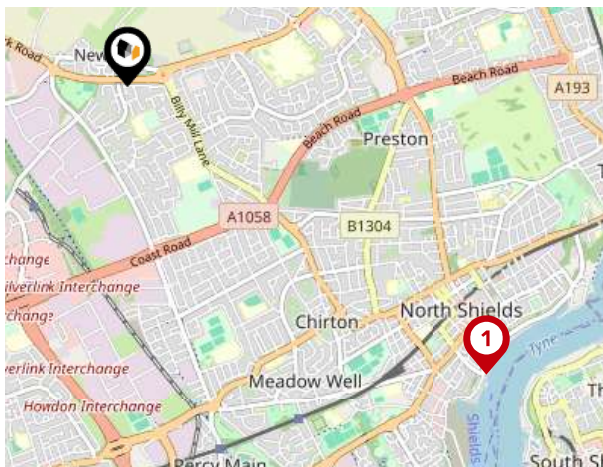
Ferry Terminals

Pin	Name	Distance
1	North Shields Ferry Terminal	2.08 miles

KPF - Key Property Facts

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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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KPF - Key Property Facts

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0161 710 2010
louise.bugeja@landwoodgroup.com
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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail