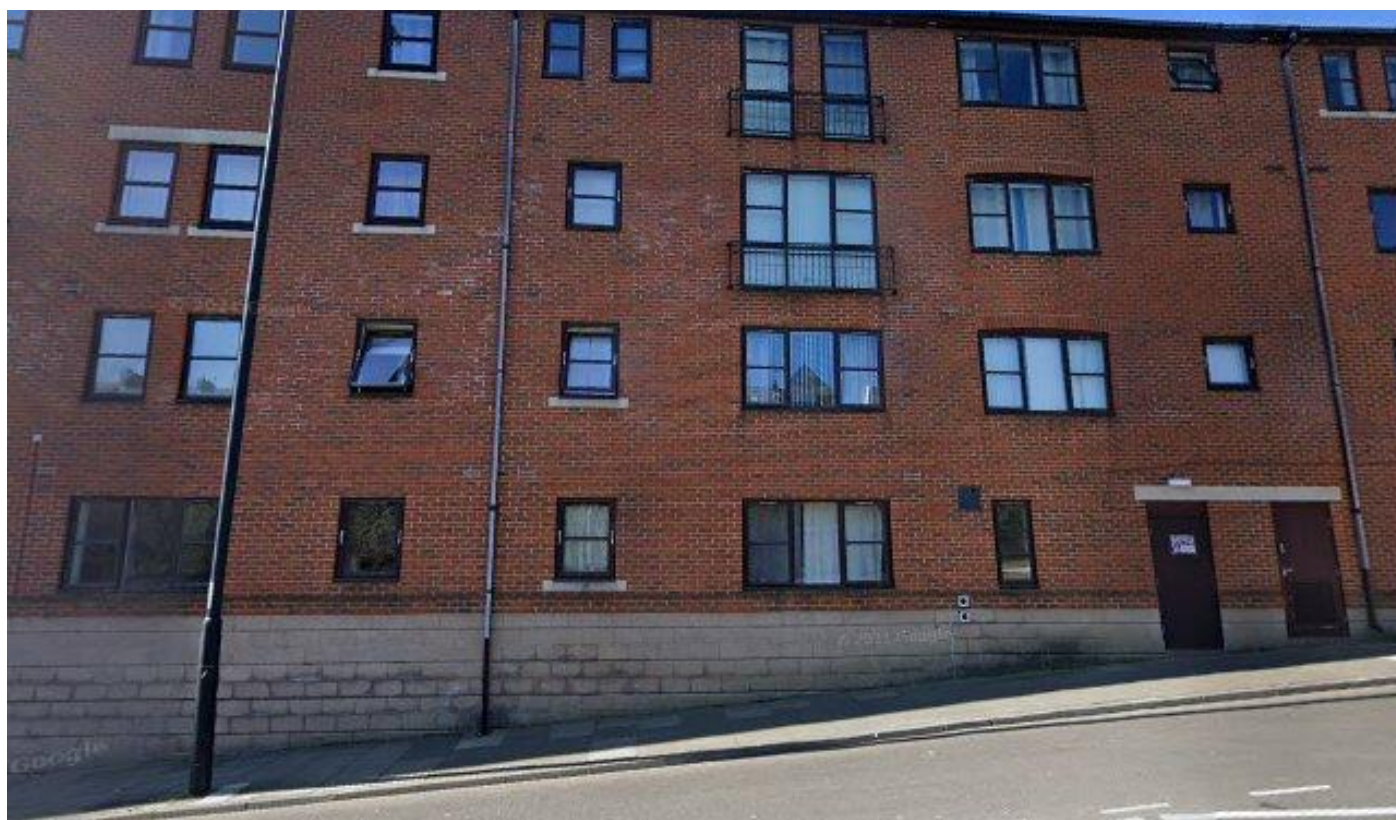




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 16th September 2026



**18 HATFIELD HOUSE, BOROUGH ROAD, NORTH SHIELDS,
NE29 6JZ**

Landwood Group

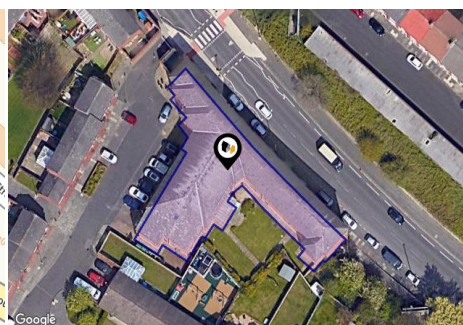
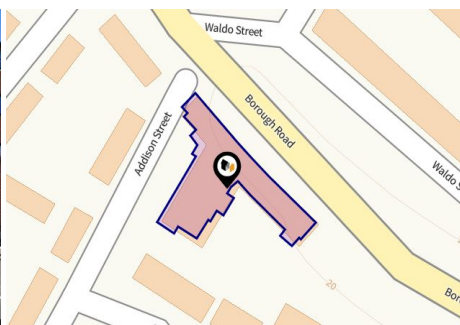
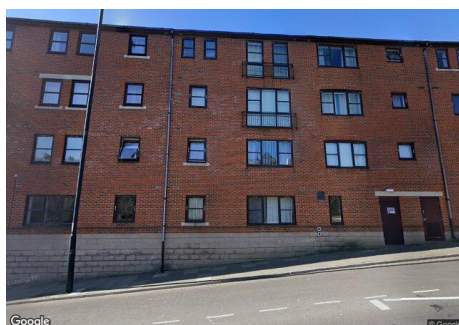
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	538 ft ² / 50 m ²
Plot Area:	0.2 acres
Year Built :	1976-1982
Council Tax :	Band A
Annual Estimate:	£1,641
Title Number:	TY530782
UPRN:	47012902
Restrictive Covenants:	No

Last Sold Date:	17/09/2015
Last Sold Price:	£64,950
Last Sold £/ft ² :	£118
Tenure:	Leasehold

Local Area

Local Authority:	North Tyneside
Conservation Area:	New Quay
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	330
mb/s	mb/s	mb/s



Mobile Coverage: (based on calls indoors)



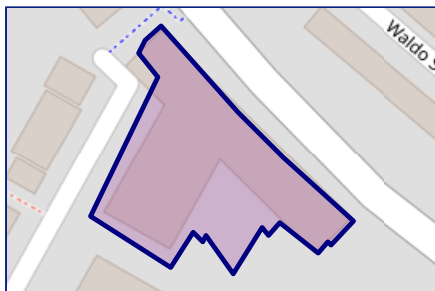
Satellite/Fibre TV Availability:



Property Multiple Title Plans

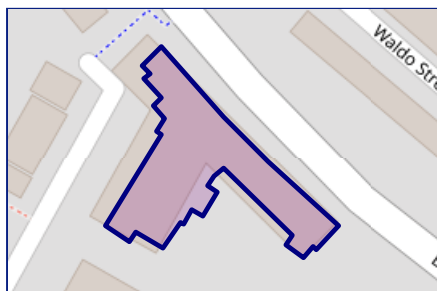
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Freehold Title Plan



TY286563

Leasehold Title Plan



TY530782

Start Date: 16/09/2015
End Date: 01/01/2139
Lease Term: 125 years from and including 1 January 2014
Term Remaining: 112 years



Property
EPC - Certificate

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GROUP

18 Hatfield House, Borough Road, NE29 6JZ		Energy rating	
		E	
Valid until 28.08.2035		Certificate number 23173053520862257200	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	50 m ²

Market Sold in Street

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GROUP

35, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	08/08/2024	15/12/2015		
Last Sold Price:	£60,000	£69,950		
34, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	20/12/2021	20/03/2019	16/12/2015	
Last Sold Price:	£40,000	£40,000	£64,950	
53, Borough Road, North Shields, NE29 6JZ				Terraced House
Last Sold Date:	28/05/2021	09/03/2005	24/07/2003	
Last Sold Price:	£135,000	£127,000	£85,000	
17, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	27/02/2017			
Last Sold Price:	£62,950			
23, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	01/06/2016			
Last Sold Price:	£48,173			
12, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	31/03/2016			
Last Sold Price:	£66,950			
39, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	31/03/2016			
Last Sold Price:	£66,950			
14, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	21/12/2015			
Last Sold Price:	£66,950			
5, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	15/12/2015			
Last Sold Price:	£69,995			
32, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	15/12/2015			
Last Sold Price:	£68,950			
33, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	15/12/2015			
Last Sold Price:	£76,950			
6, Hatfield House, Borough Road, North Shields, NE29 6JZ				Flat-maisonette House
Last Sold Date:	14/12/2015			
Last Sold Price:	£72,500			

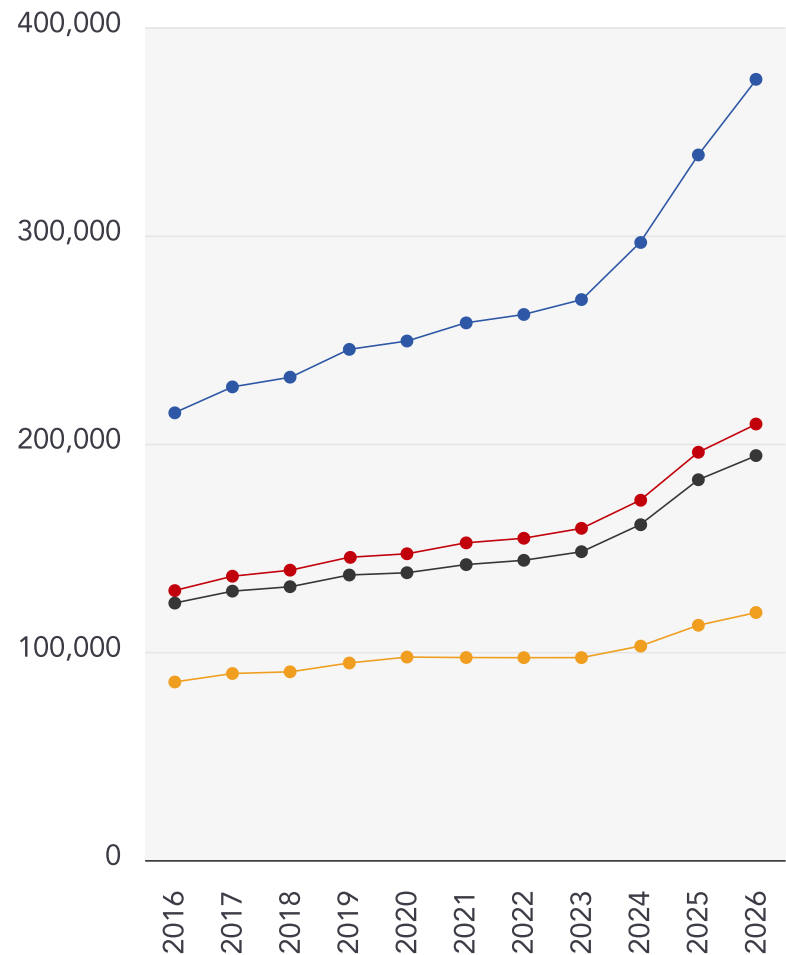
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in NE29



Detached

+74.57%

Semi-Detached

+61.82%

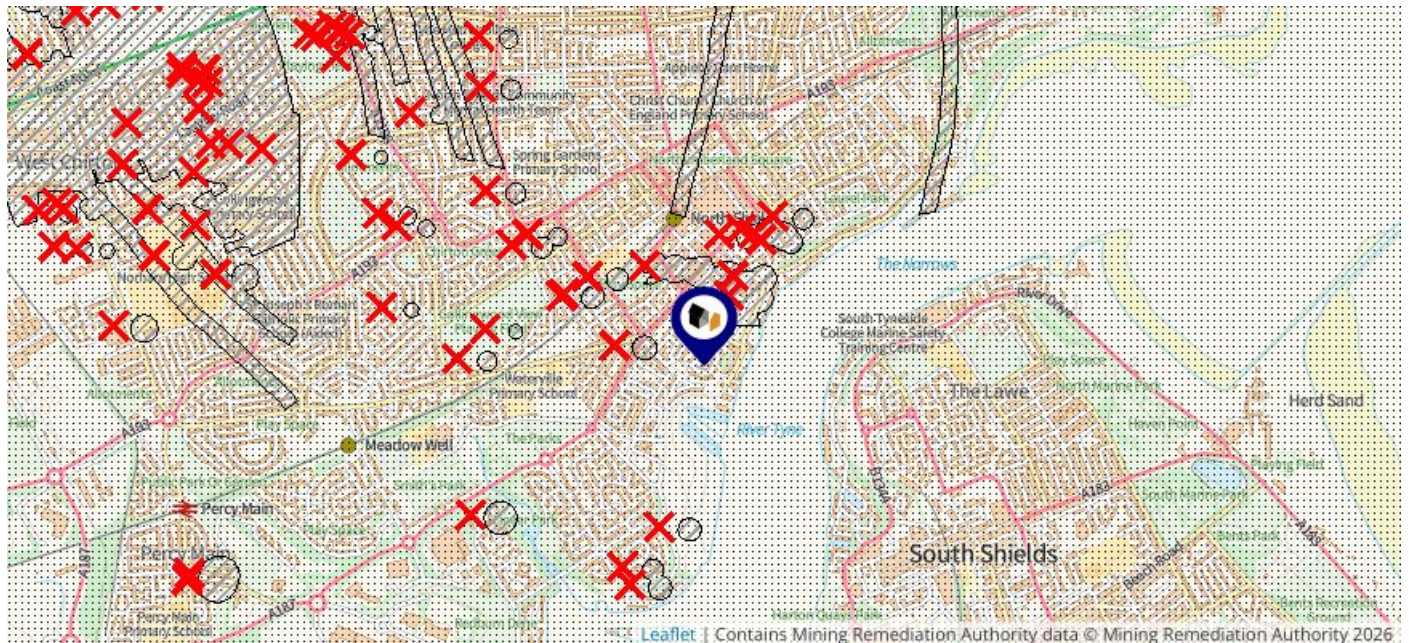
Terraced

+57.42%

Flat

+39.02%

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.

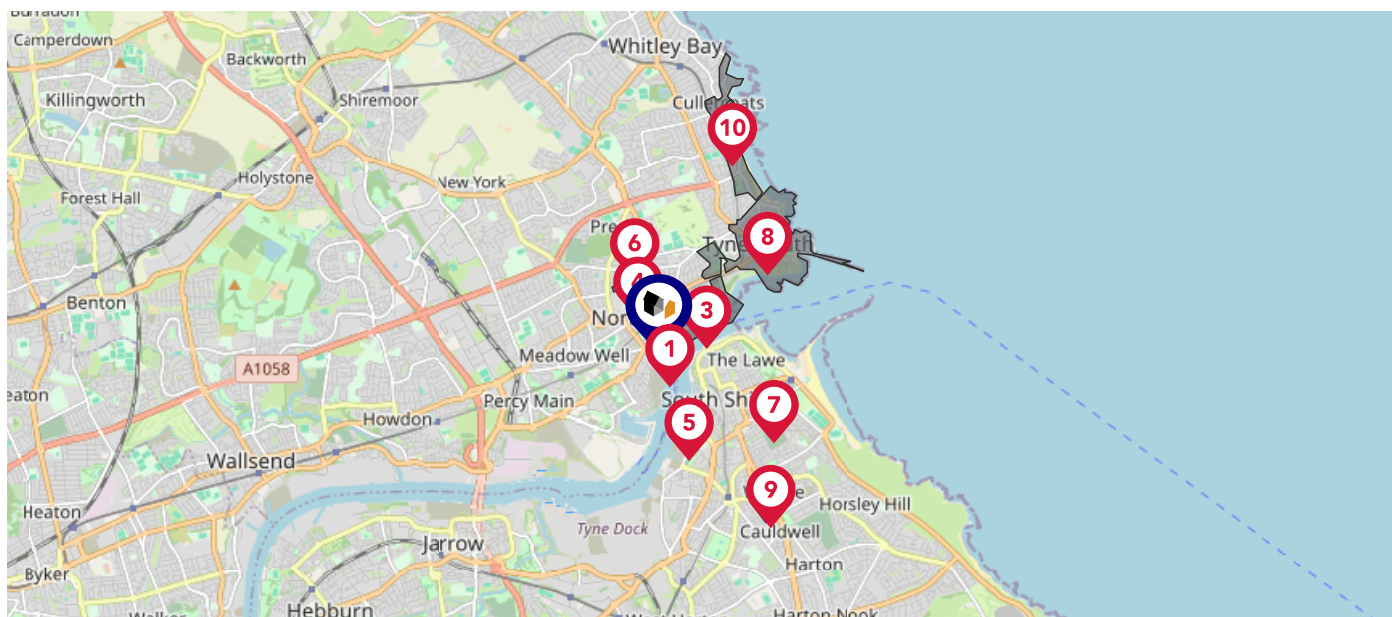
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

New Quay

2

Northumberland Square

3

Fish Quay

4

Camp Terrace

5

Mill Dam

6

Preston Park

7

Mariners' Cottages

8

Tynemouth Village

9

Westoe

10

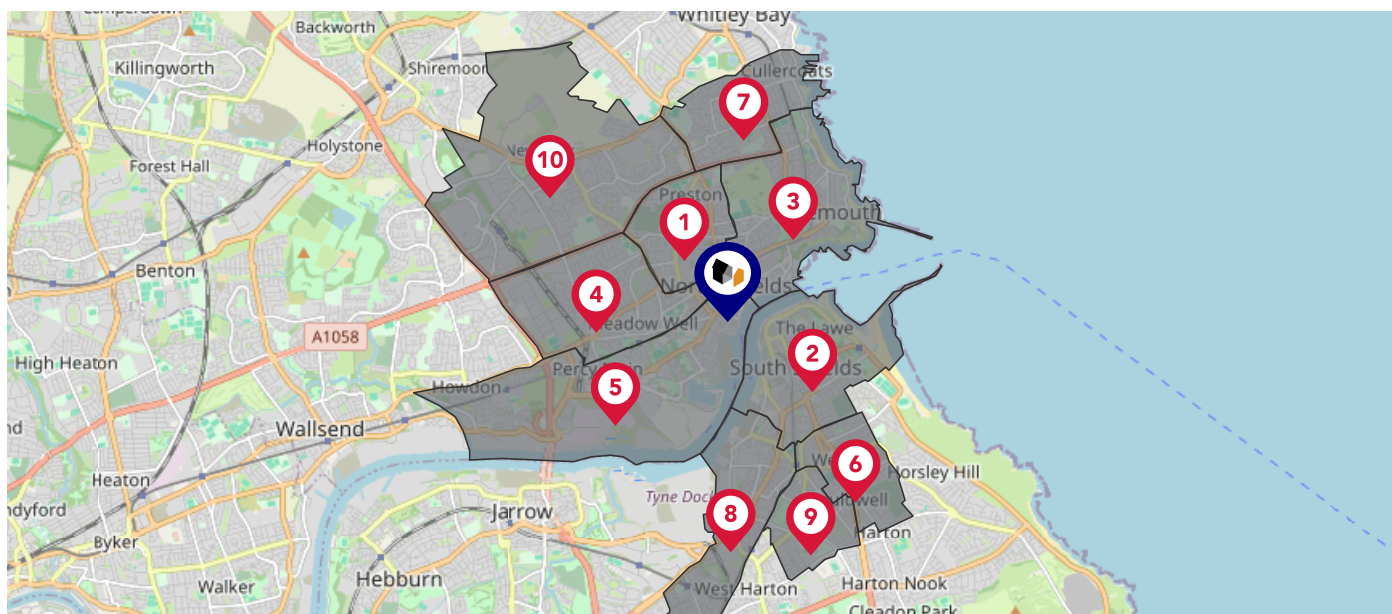
Cullercoats

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



Preston Ward



Beacon and Bents Ward



Tynemouth Ward



Chirton Ward



Riverside Ward



Westoe Ward



Cullercoats Ward



Simonside and Rekendyke Ward

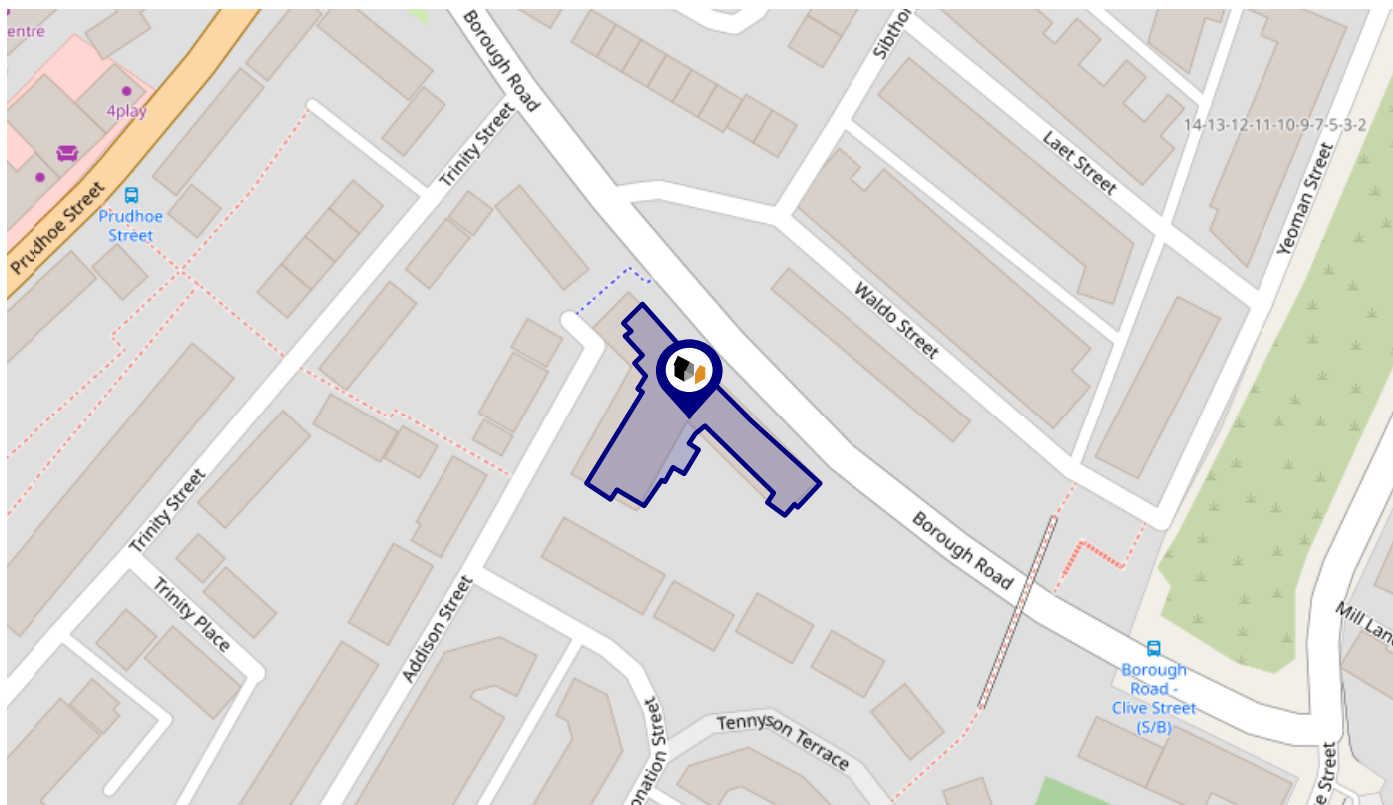


West Park Ward



Collingwood 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:

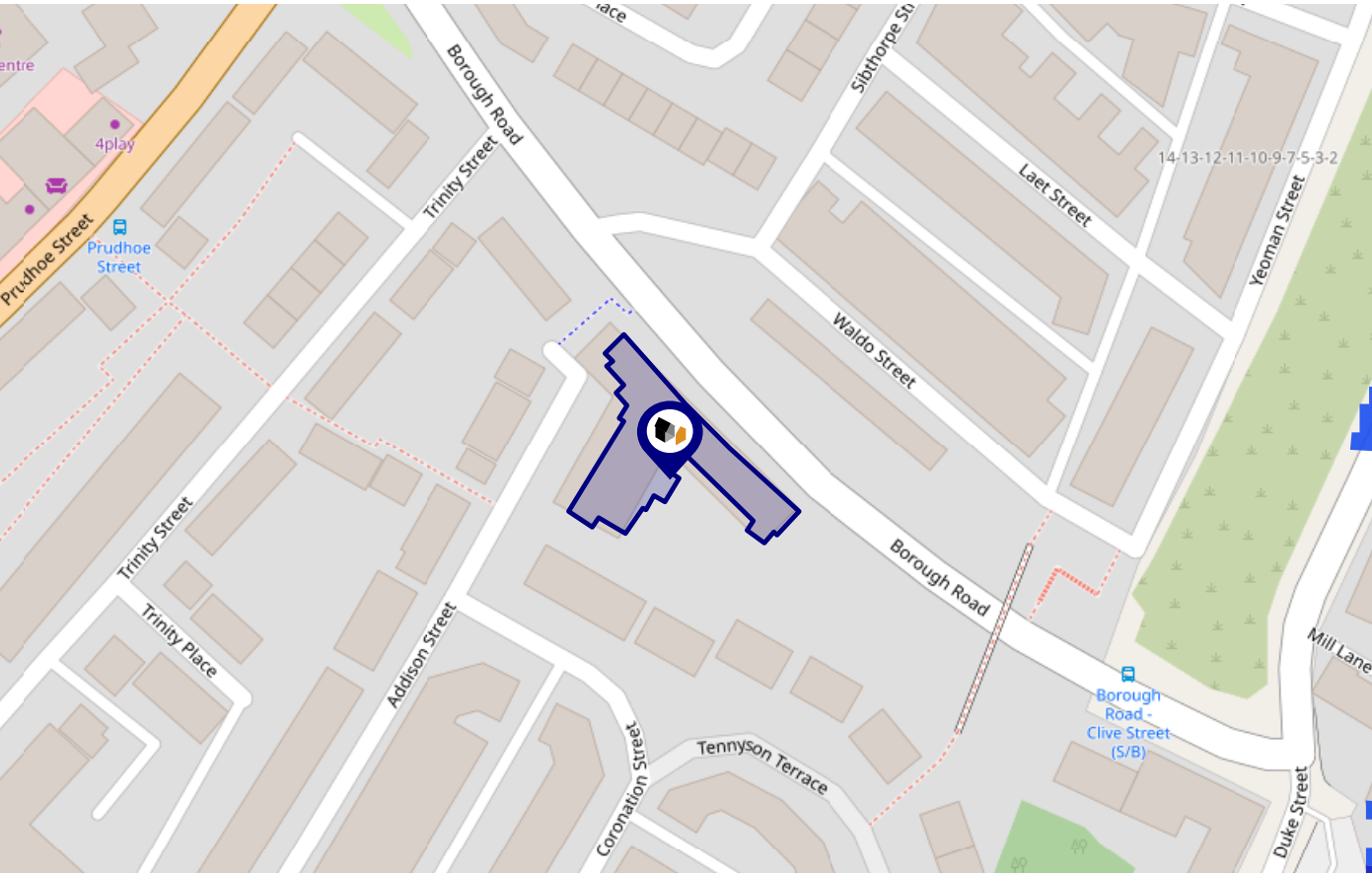
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

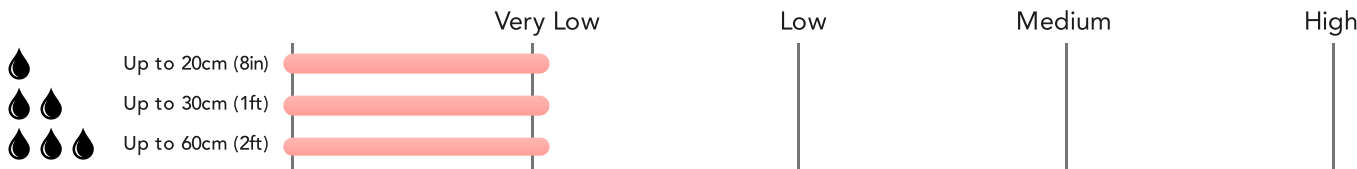


Risk Rating: Very low

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.

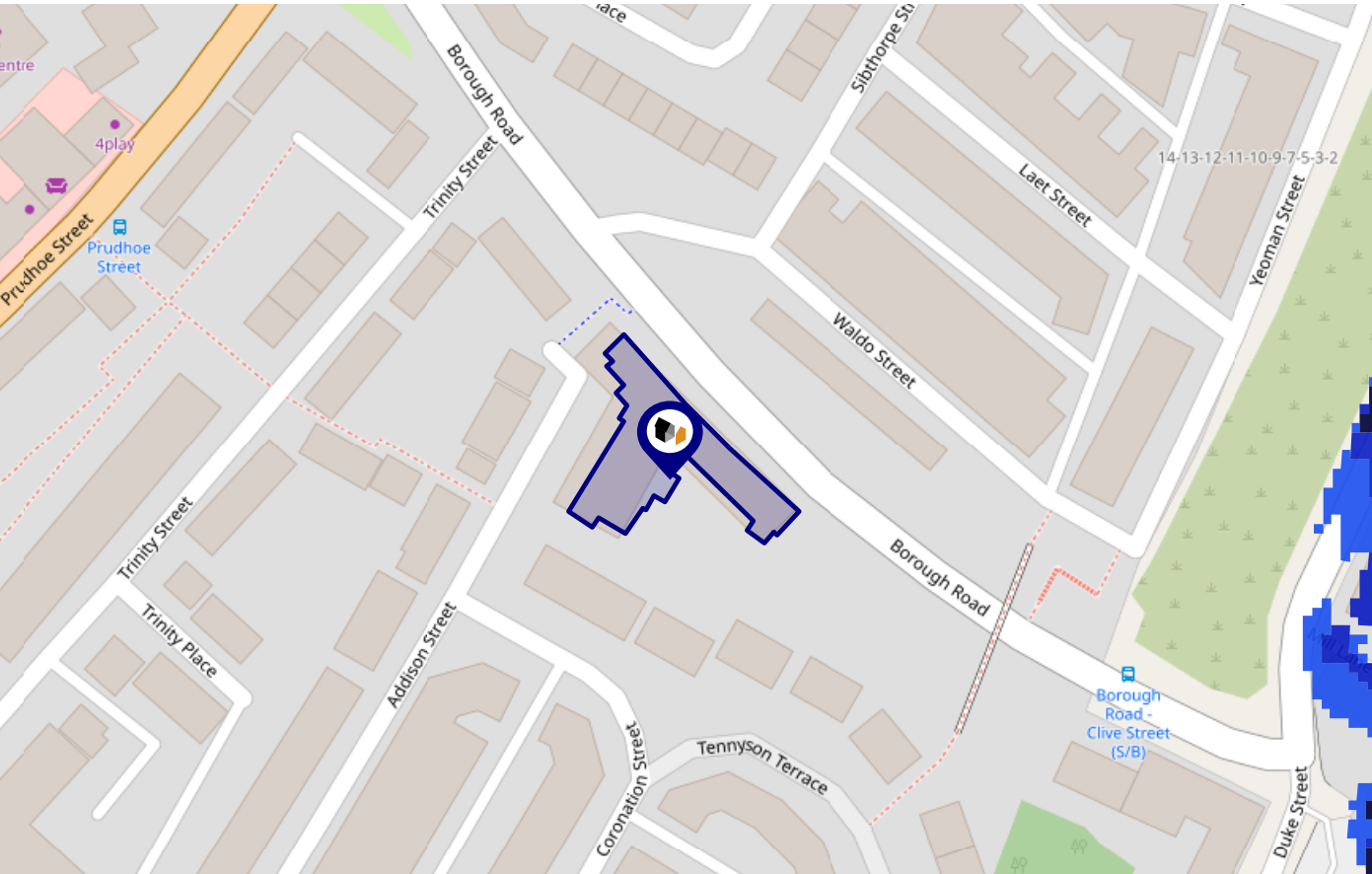
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

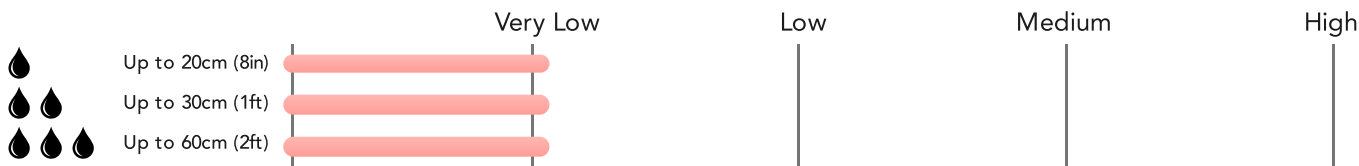


Risk Rating: Very low

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:

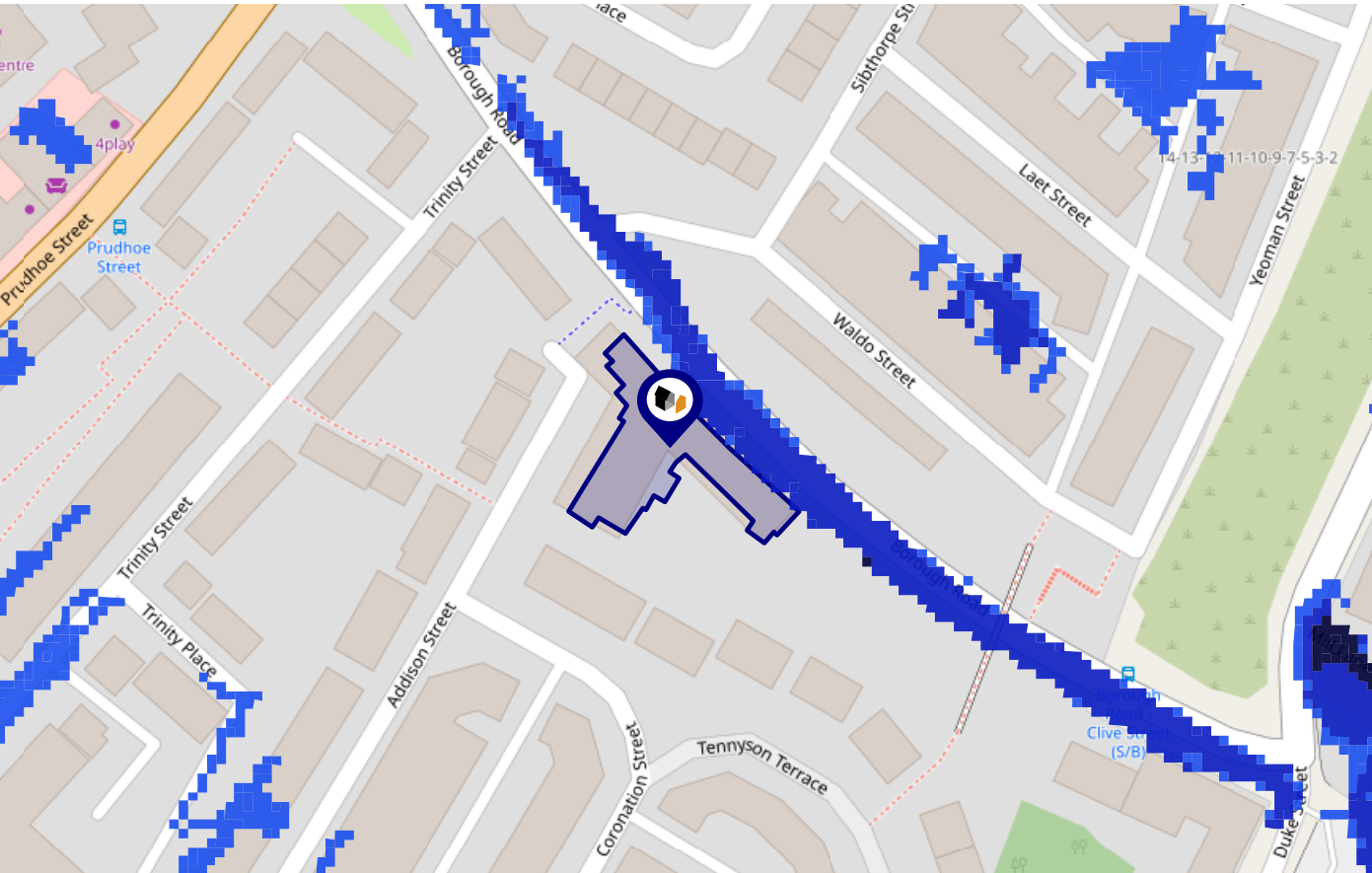


Flood Risk

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.

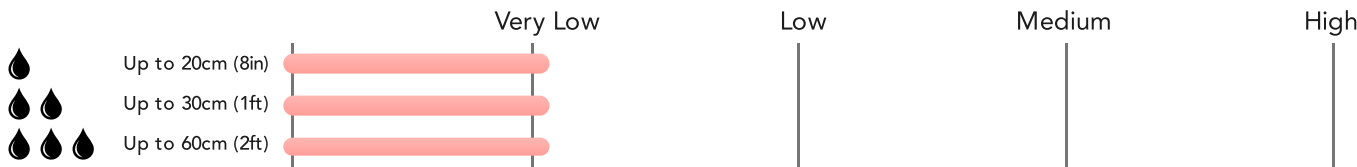


Risk Rating: Very low

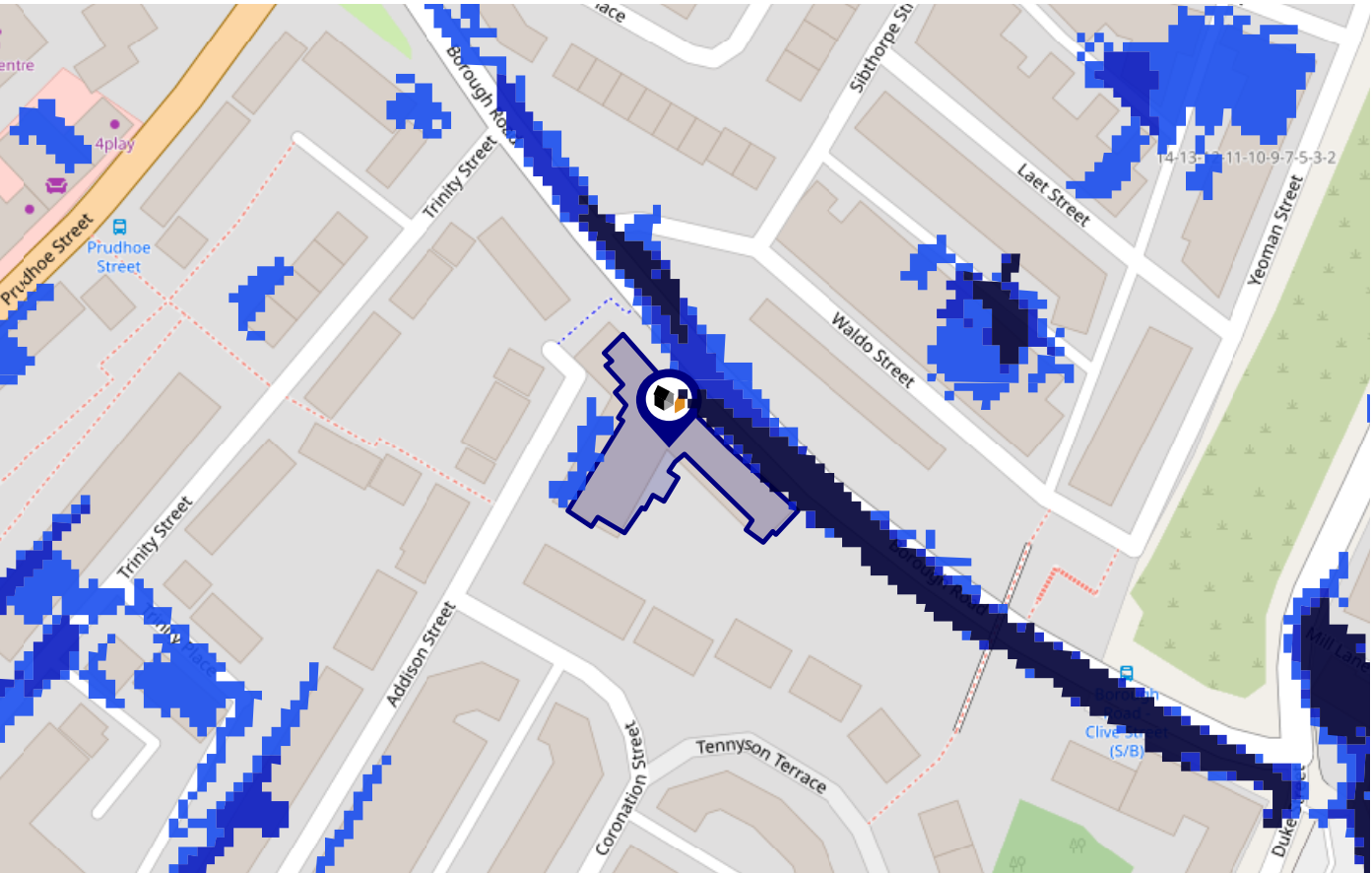
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

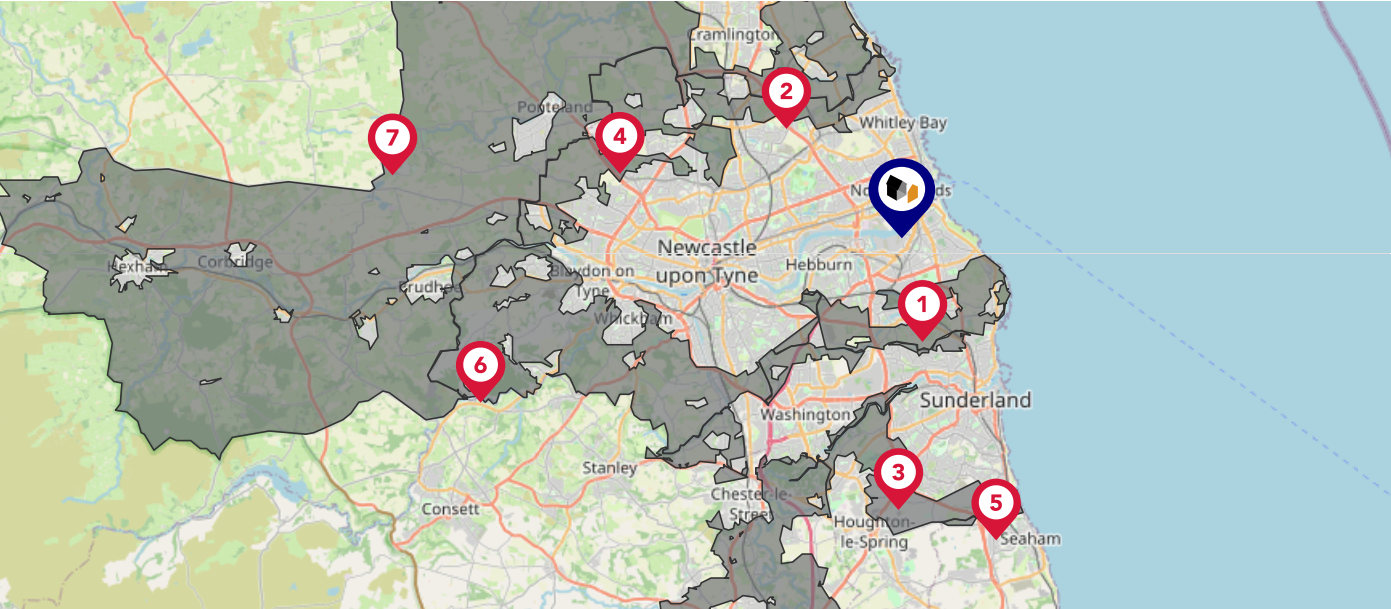


Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land

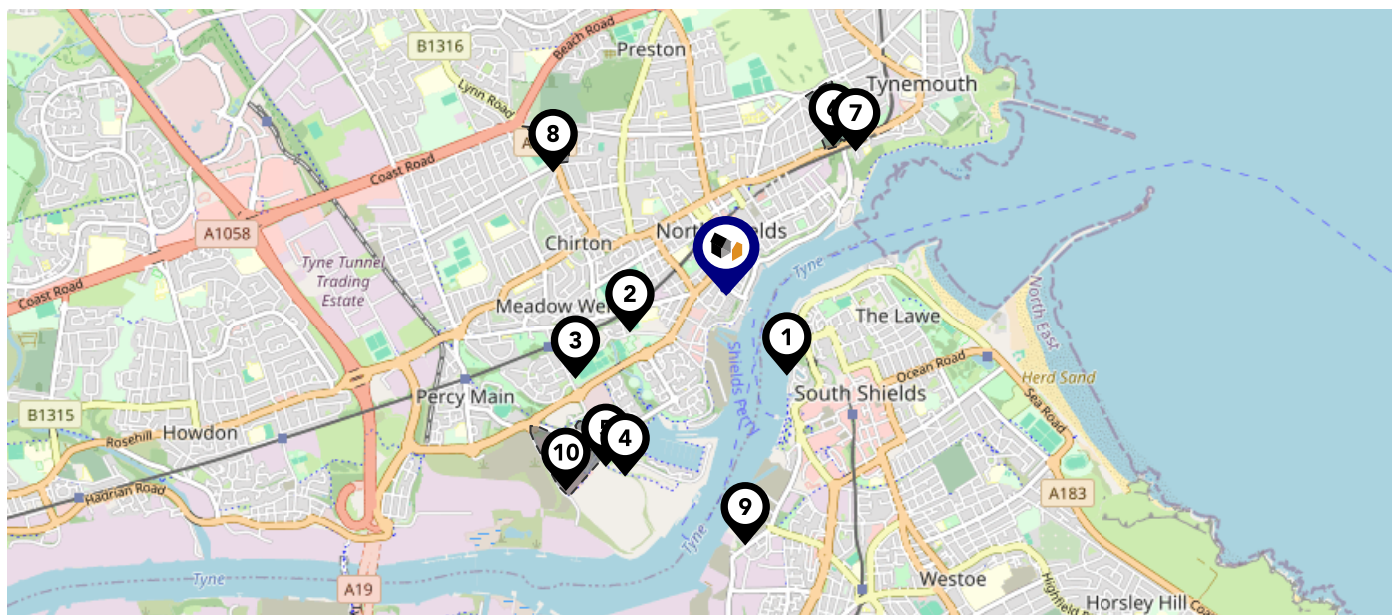
- 1 Tyne and Wear Green Belt - South Tyneside
- 2 Tyne and Wear Green Belt - North Tyneside
- 3 Tyne and Wear Green Belt - Sunderland
- 4 Tyne and Wear Green Belt - Newcastle upon Tyne
- 5 Tyne and Wear Green Belt - County Durham
- 6 Tyne and Wear Green Belt - Gateshead
- 7 Tyne and Wear Green Belt -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

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

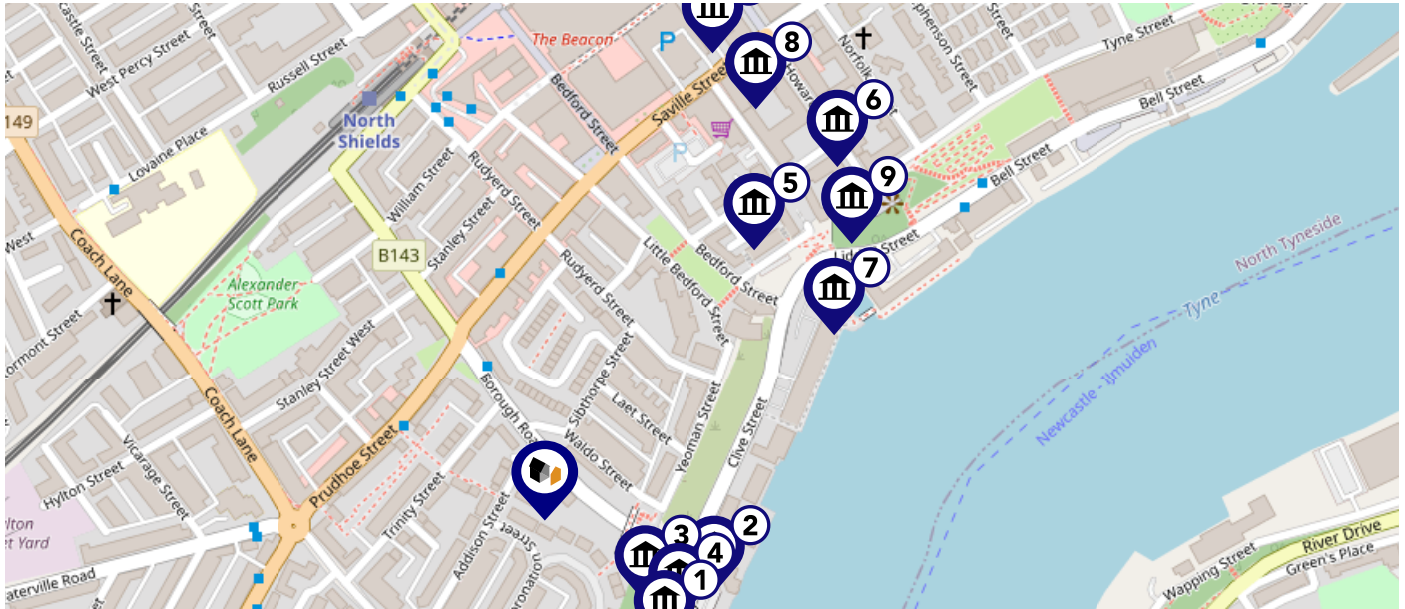
1	Brigham and Cowans-Wapping Street, The Lawe, South Shield, Tyne and Wear	Historic Landfill	
2	Waterville Road-Waterville Road, North Shields, Tyne and Wear	Historic Landfill	
3	Smiths Park-Bridge Road South, Chirton	Historic Landfill	
4	Albert Edward Dock-North Shields	Historic Landfill	
5	Royal Quays-Royal Quays Development, North Shields, South Of Howdon Road, Tyne and Wear	Historic Landfill	
6	Northumberland Park-Low Lights, North Tyneside	Historic Landfill	
7	Blyth and Tyne Reclamation-Tynemouth Road, North Shields, Tyne and Wear	Historic Landfill	
8	Billy Mill East-Regent Terrace, Tynemouth	Historic Landfill	
9	West Holborn-Laygate, South Shield, Tyne and Wear	Historic Landfill	
10	Albert Dock Junction-Hayhole Road, North Tyneside	Historic Landfill	

Maps

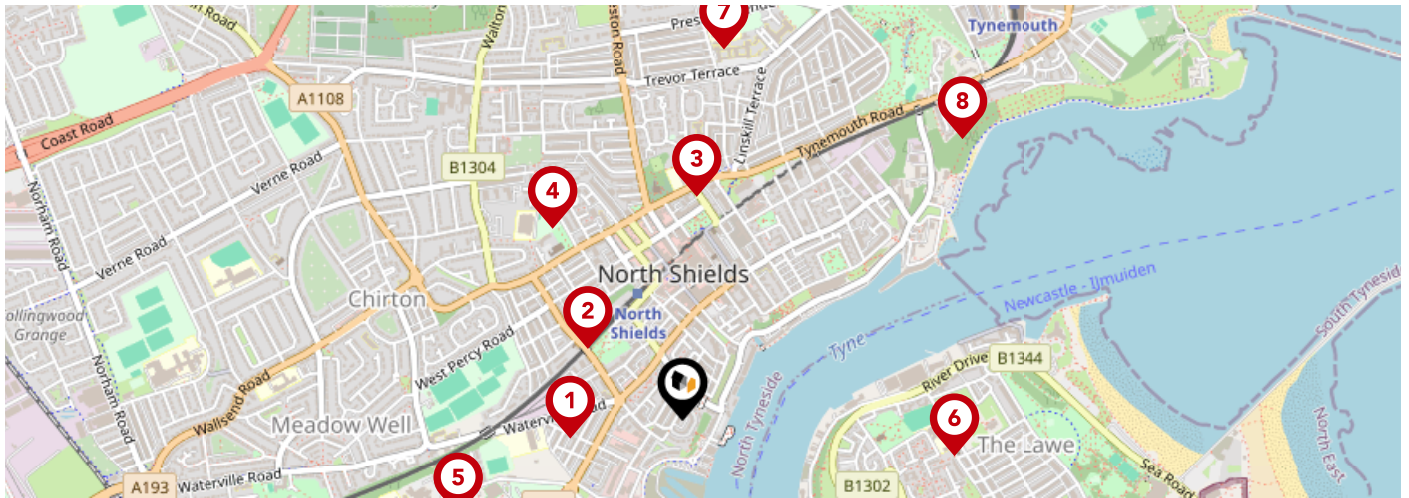
Listed Buildings

LANDWOOD
GROUP

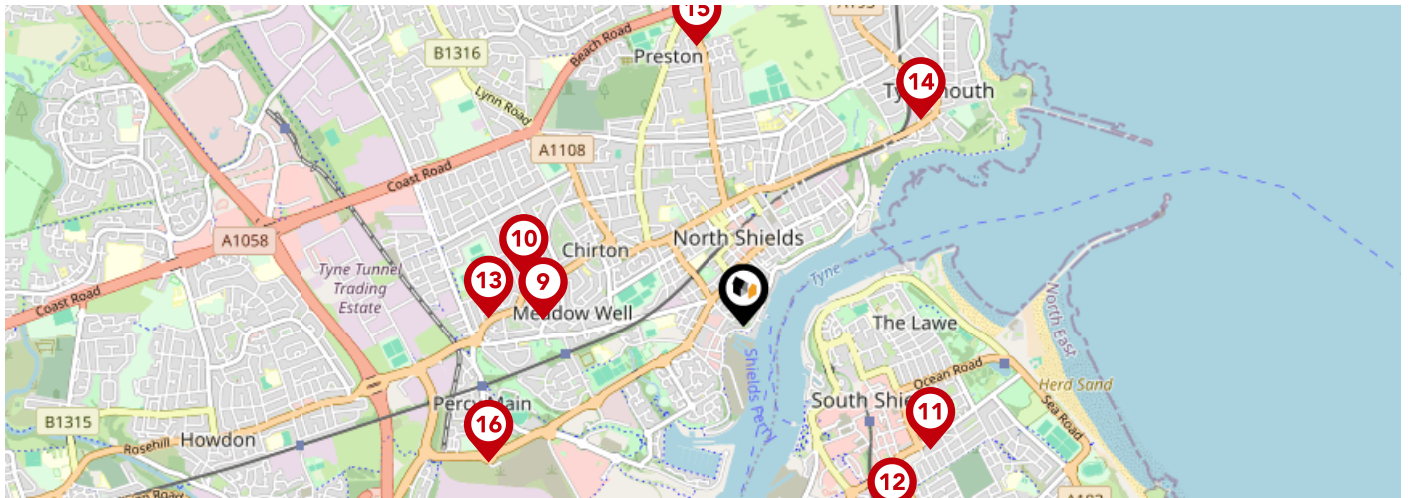
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1025347 - 10, New Quay	Grade II	0.1 miles
 1390831 - The Porthole Public House	Grade II	0.1 miles
 1025362 - Old Customs House	Grade II	0.1 miles
 1355018 - Old Customs House	Grade II	0.1 miles
 1025360 - 12, Union Road	Grade II	0.2 miles
 1299946 - 106, Howard Street	Grade II	0.2 miles
 1355008 - Low Dock	Grade II	0.2 miles
 1413269 - North Shields Mechanics Institute And Free Library	Grade II	0.2 miles
 1025377 - 1, Howard Street	Grade II	0.2 miles
 1299960 - Tasker Hall	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Waterville Primary School Ofsted Rating: Good Pupils: 209 Distance:0.24	☐	☒	☐	☐	☐
2	St Cuthbert's Catholic Primary School, North Shields Ofsted Rating: Good Pupils: 212 Distance:0.25	☐	☒	☐	☐	☐
3	Christ Church CofE Primary School Ofsted Rating: Good Pupils: 179 Distance:0.48	☐	☒	☐	☐	☐
4	Spring Gardens Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:0.49	☐	☒	☐	☐	☐
5	Riverside Primary School Ofsted Rating: Good Pupils: 158 Distance:0.52	☐	☒	☐	☐	☐
6	Hadrian Primary School Ofsted Rating: Good Pupils: 274 Distance:0.59	☐	☒	☐	☐	☐
7	King Edward Primary School Ofsted Rating: Good Pupils: 457 Distance:0.79	☐	☒	☐	☐	☐
8	Sir James Knott Memorial Nursery School Ofsted Rating: Good Pupils: 85 Distance:0.85	☒	☐	☐	☐	☐

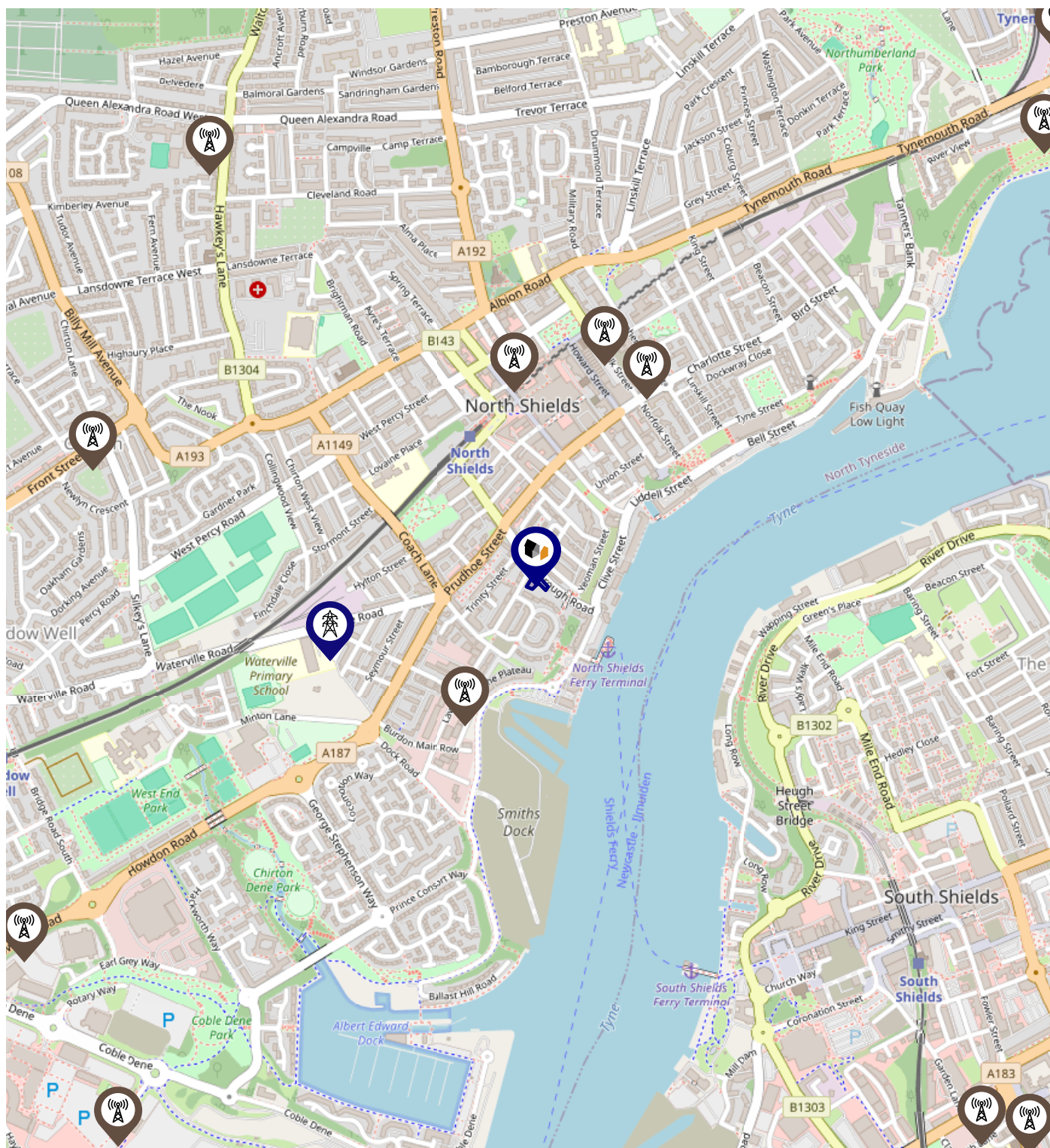


		Nursery	Primary	Secondary	College	Private
9	St Joseph's Catholic Primary School, North Shields Ofsted Rating: Good Pupils: 249 Distance:0.85	☐	☒	☐	☐	☐
10	Collingwood Primary School Ofsted Rating: Good Pupils: 330 Distance:0.95	☐	☒	☐	☐	☐
11	Marine Park Primary School Ofsted Rating: Outstanding Pupils: 191 Distance:0.96	☐	☒	☐	☐	☐
12	St Bede's Catholic Primary School, South Shields Ofsted Rating: Outstanding Pupils: 232 Distance:1.04	☐	☒	☐	☐	☐
13	Norham High School Ofsted Rating: Good Pupils: 411 Distance:1.08	☐	☐	☒	☐	☐
14	Kings Priory School Ofsted Rating: Good Pupils: 1533 Distance:1.16	☐	☒	☒	☐	☐
15	John Spence Community High School Ofsted Rating: Requires improvement Pupils: 852 Distance:1.2	☐	☐	☒	☐	☐
16	Percy Main Primary School Ofsted Rating: Good Pupils: 209 Distance:1.23	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

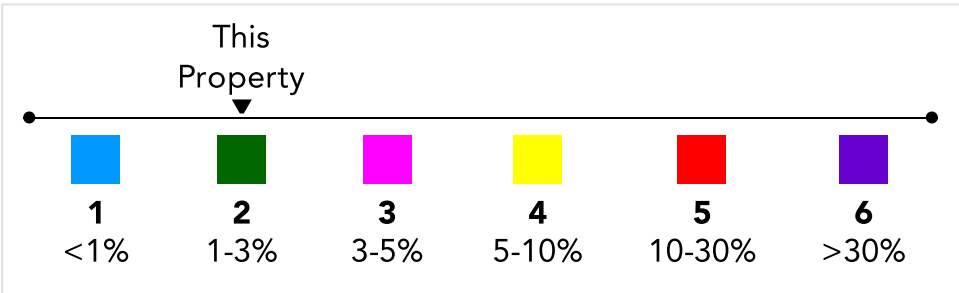
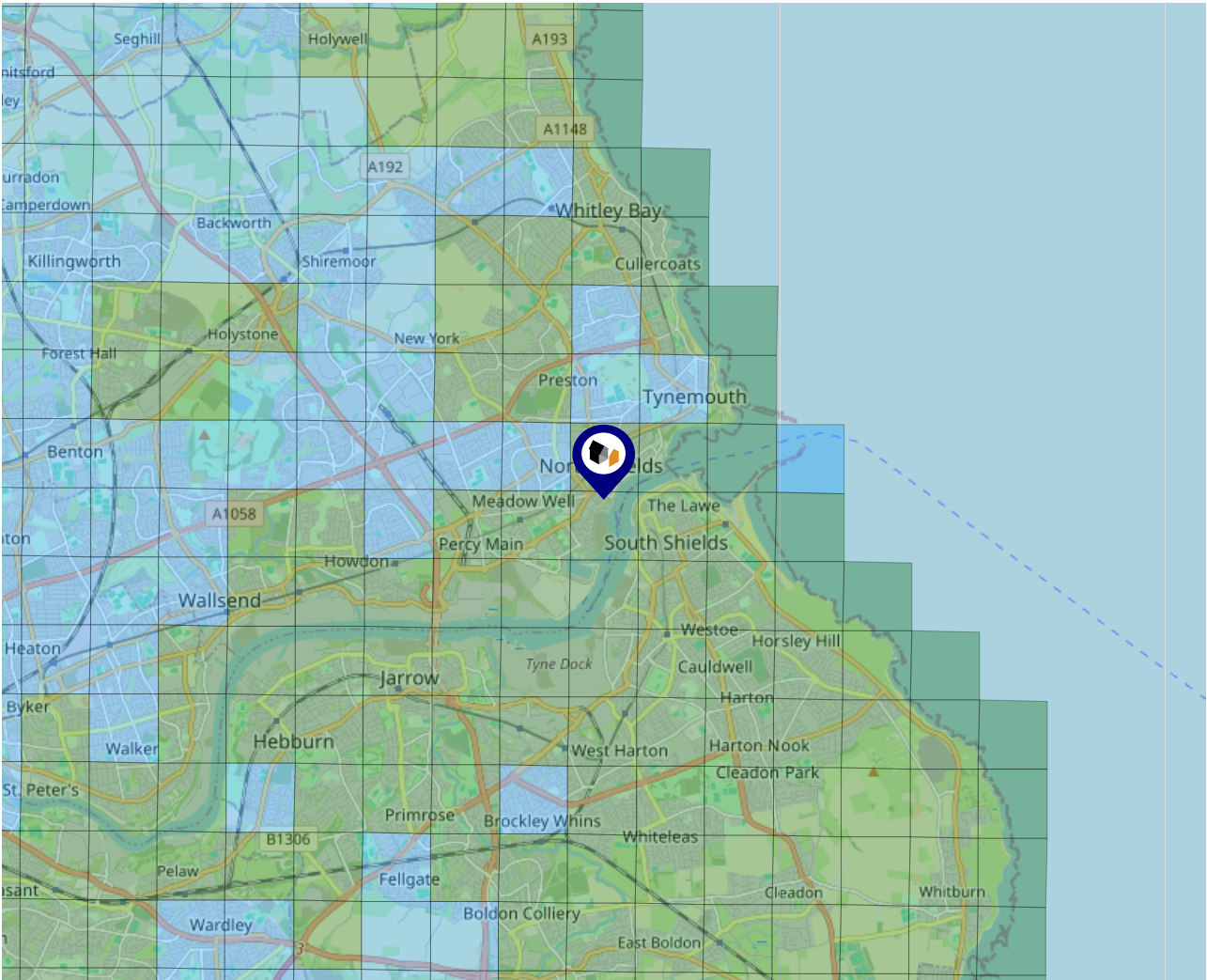


Key:

-  Power Pylons
-  Communication Masts

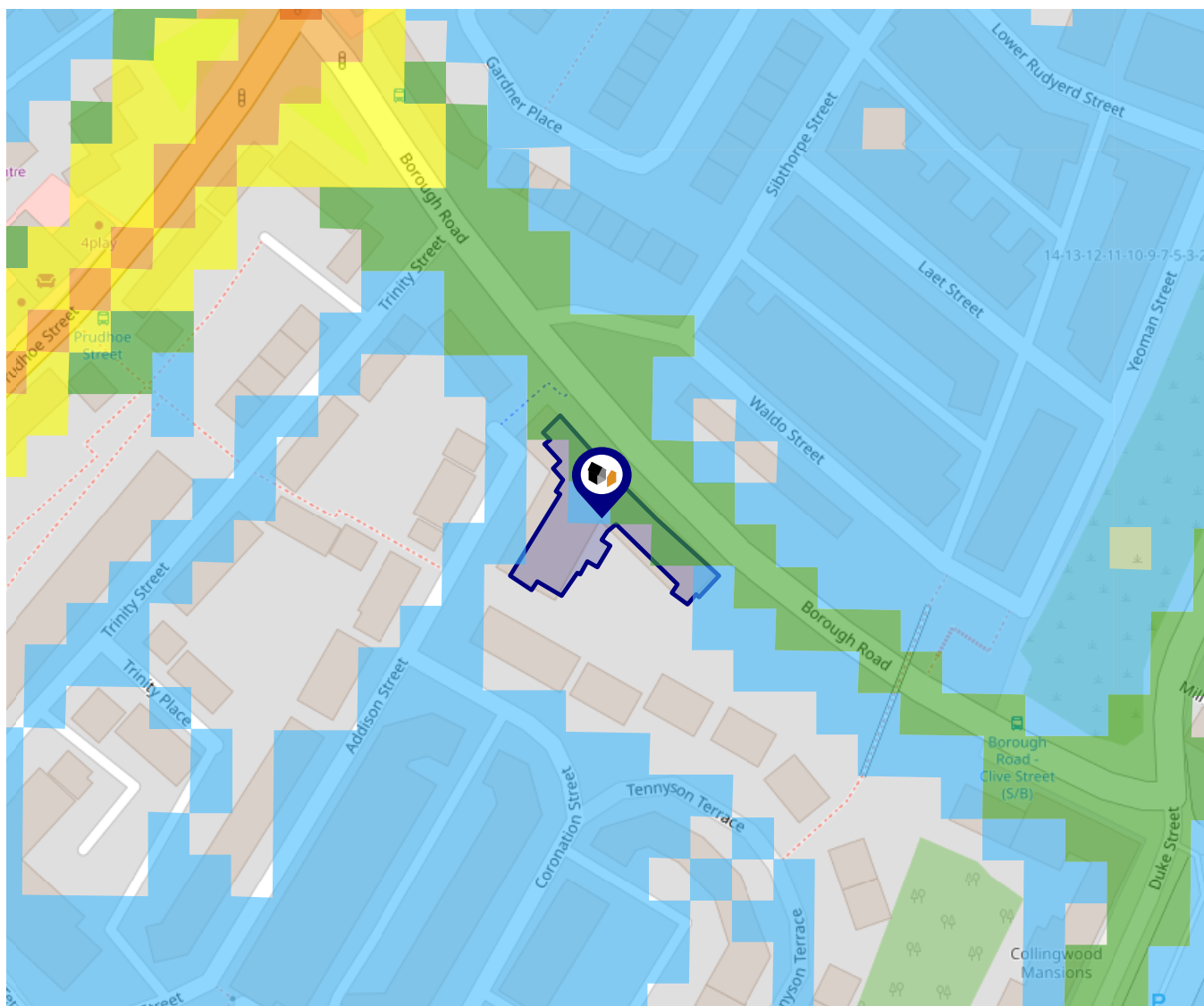
What is Radon?

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/m³).



Local Area Road Noise

LANDWOOD
GROUP

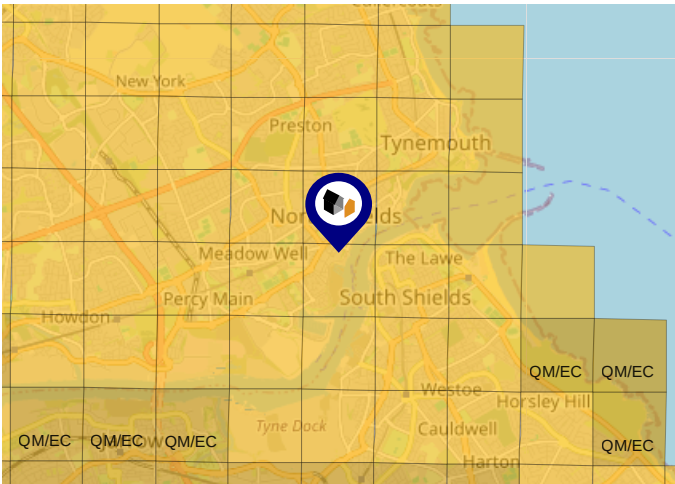


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		



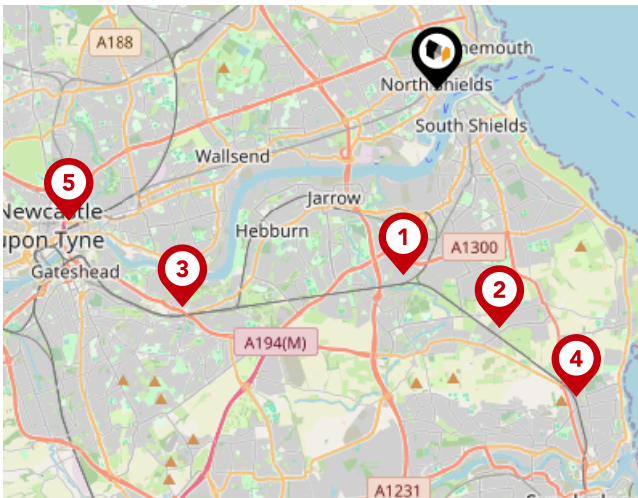
Primary Classifications (Most Common Clay Types)

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

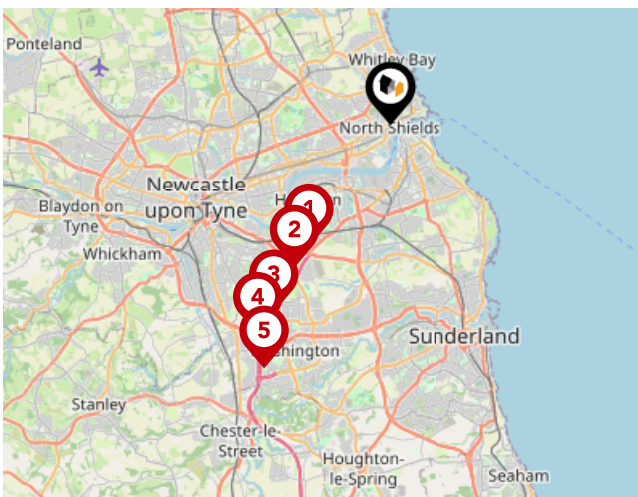
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Brockley Whins Rail Station	3.2 miles
2	East Boldon Rail Station	4.19 miles
3	Heworth Rail Station	5.69 miles
4	Seaburn Rail Station	5.74 miles
5	Manors Rail Station	6.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	4.95 miles
2	A194(M) J2	5.83 miles
3	A194(M) J1	7.51 miles
4	A1(M) J65	8.42 miles
5	A1(M) J64	9.32 miles



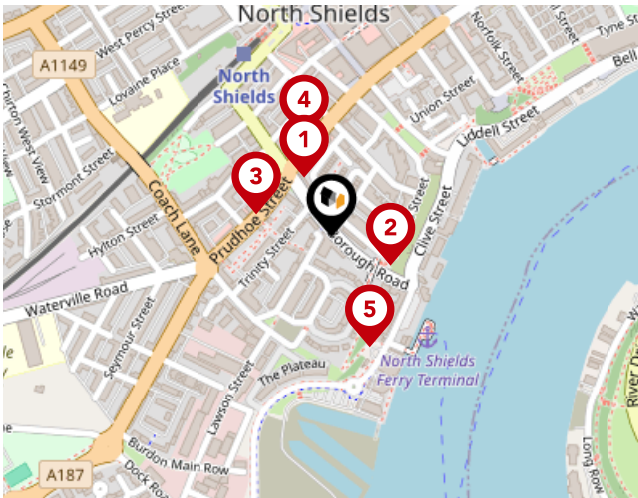
Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	10.65 miles

Area

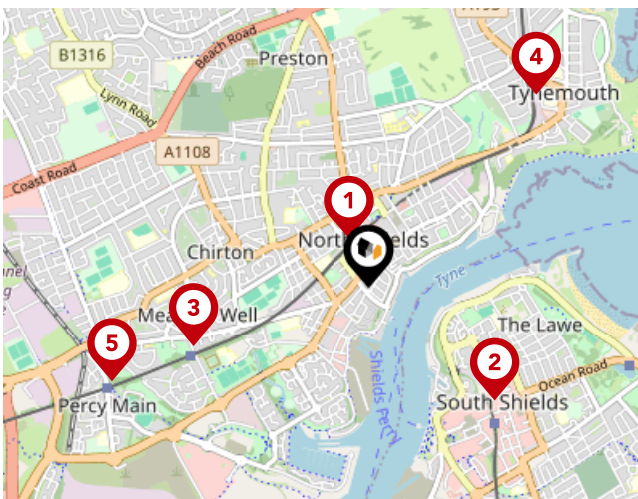
Transport (Local)

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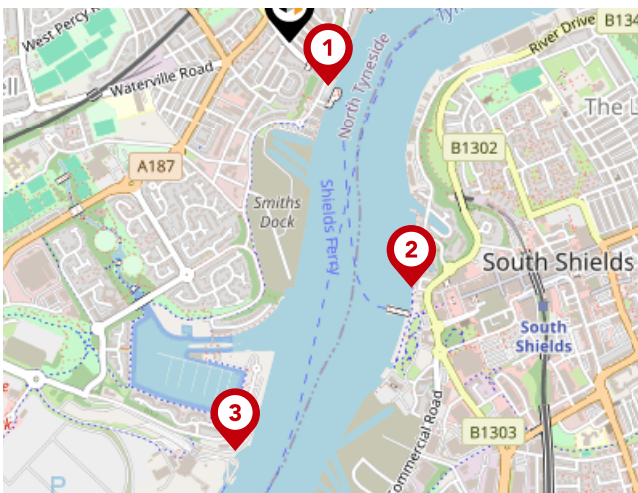
Bus Stops/Stations

Pin	Name	Distance
1	Borough Road-Saville Street West	0.06 miles
2	Borough Road-Clive Street	0.06 miles
3	Prudhoe Street	0.08 miles
4	Saville Street West	0.1 miles
5	New Quay - Ferry Terminal	0.12 miles



Local Connections

Pin	Name	Distance
1	North Shields (Tyne and Wear Metro Station)	0.22 miles
2	South Shields (Tyne and Wear Metro Station)	0.71 miles
3	Meadow Well (Tyne and Wear Metro Station)	0.77 miles
4	Tynemouth (Tyne and Wear Metro Station)	1.09 miles
5	Percy Main (Tyne and Wear Metro Station)	1.16 miles



Ferry Terminals

Pin	Name	Distance
1	North Shields Ferry Terminal	0.12 miles
2	South Shields Ferry Terminal	0.58 miles
3	Newcastle International Ferry Terminal	0.87 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against a solid orange square background.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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