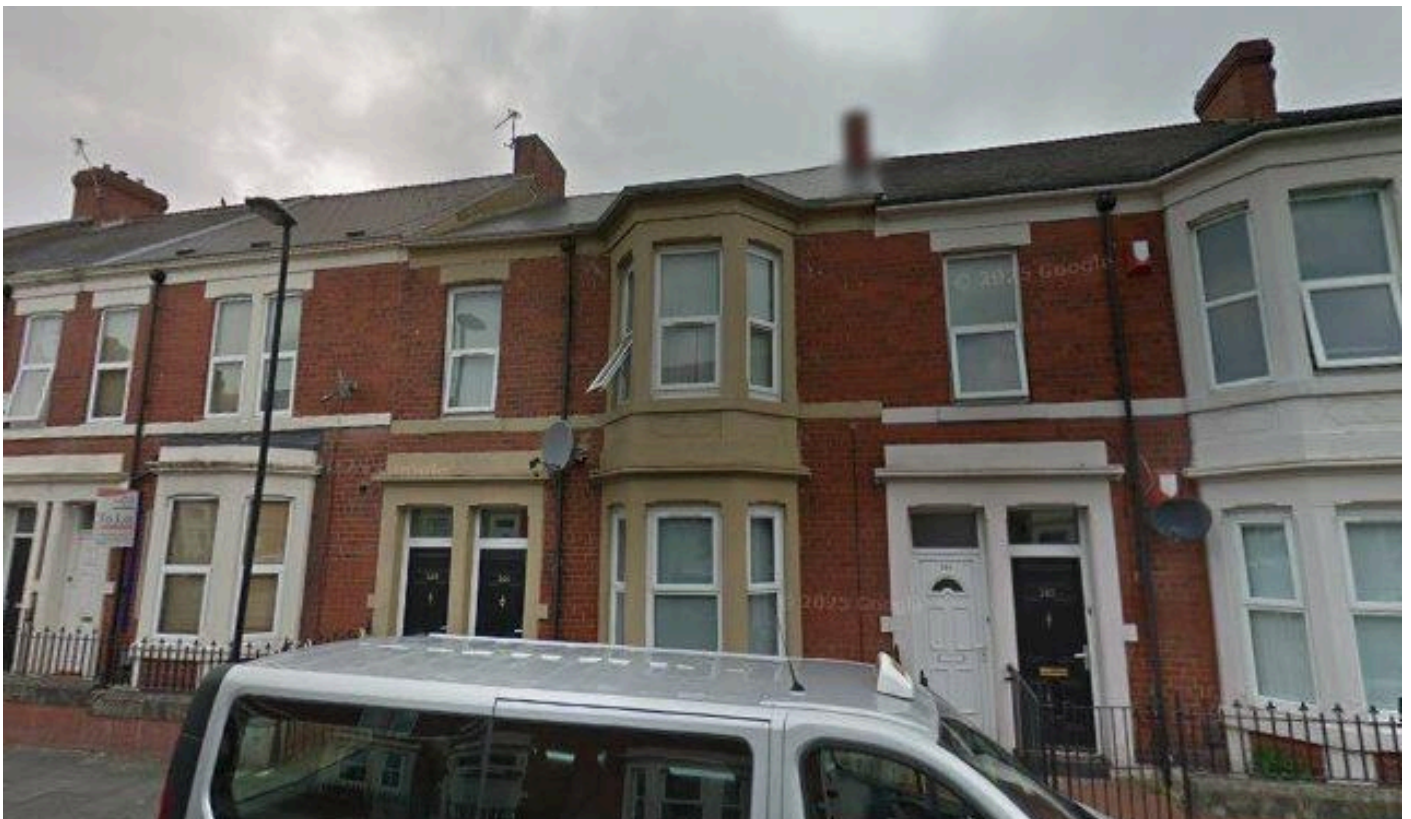




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 15th October 2026



**268, WINGROVE AVENUE, NEWCASTLE UPON TYNE, NE4
9AA**

Landwood Group

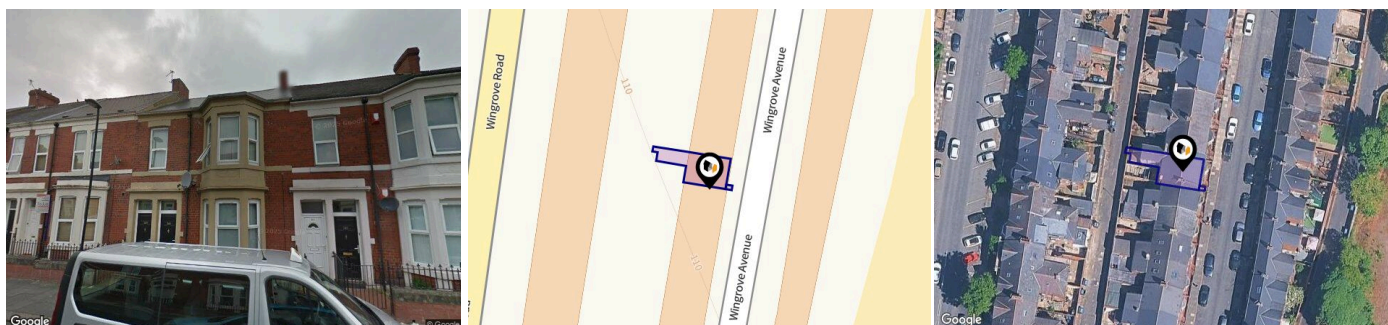
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	957 ft ² / 89 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,695
Title Number:	TY554752
UPRN:	4510049162
Restrictive Covenants:	Yes

Last Sold Date:	09/02/2018
Last Sold Price:	£94,000
Last Sold £/ft ² :	£118
Tenure:	Leasehold

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)

17
mb/s



80
mb/s



5500
mb/s



Mobile Coverage: (based on calls indoors)



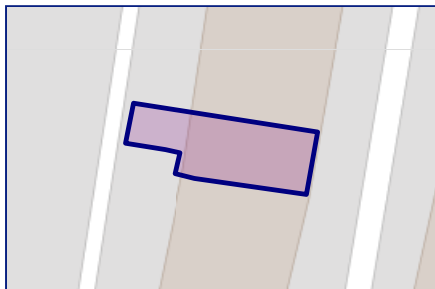
Satellite/Fibre TV Availability:



Property Multiple Title Plans

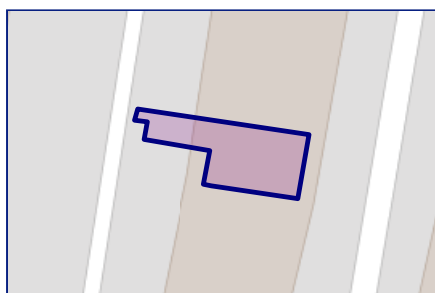
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Freehold Title Plan



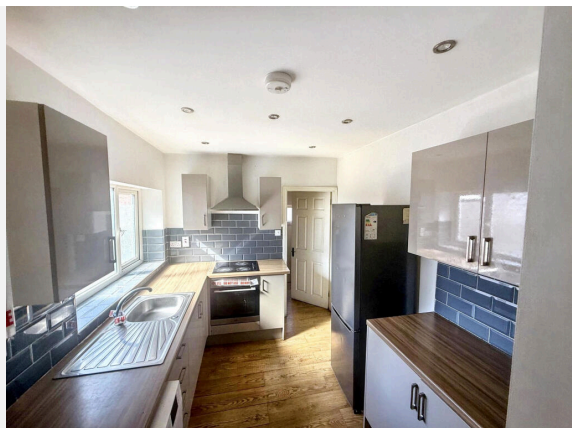
TY566450

Leasehold Title Plan



TY554752

Start Date: 08/02/2018
End Date: 09/02/3017
Lease Term: 999 years from 9 February 2018
Term Remaining: 990 years



Property
EPC - Certificate

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268 Wingrove Avenue, NE4 9AA

Energy rating

D

Valid until 05.05.2035

Certificate number
de73a910f7a695ac4fd5130777adbd0e7c2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	89 m ²

Market Sold in Street

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270, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Terraced House
Last Sold Date:	25/07/2025	20/06/2003	27/03/1997			
Last Sold Price:	£227,000	£90,000	£25,500			
246, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Flat-maisonette House
Last Sold Date:	13/03/2025	19/02/2014	30/06/2005	31/01/2005	07/11/1995	
Last Sold Price:	£115,000	£65,000	£80,000	£75,500	£13,000	
222, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Flat-maisonette House
Last Sold Date:	27/07/2022					
Last Sold Price:	£80,000					
224, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Terraced House
Last Sold Date:	06/05/2022					
Last Sold Price:	£110,000					
214, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Terraced House
Last Sold Date:	09/07/2021					
Last Sold Price:	£140,000					
258, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Terraced House
Last Sold Date:	01/07/2019					
Last Sold Price:	£125,000					
266, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Flat-maisonette House
Last Sold Date:	18/12/2018					
Last Sold Price:	£87,000					
262, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Flat-maisonette House
Last Sold Date:	31/08/2018	12/05/2004				
Last Sold Price:	£77,500	£79,700				
268, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Flat-maisonette House
Last Sold Date:	09/02/2018					
Last Sold Price:	£94,000					
280, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Terraced House
Last Sold Date:	23/08/2007	22/07/2002				
Last Sold Price:	£160,000	£57,500				
248, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Flat-maisonette House
Last Sold Date:	30/06/2005	31/01/2005	17/01/2001	14/07/1995		
Last Sold Price:	£80,000	£75,500	£19,000	£14,500		
264, Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA						Flat-maisonette House
Last Sold Date:	09/07/2004	12/05/2004	03/04/2002	03/04/2002		
Last Sold Price:	£84,450	£79,700	£15,000	£25,000		

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

KPF - Key Property Facts

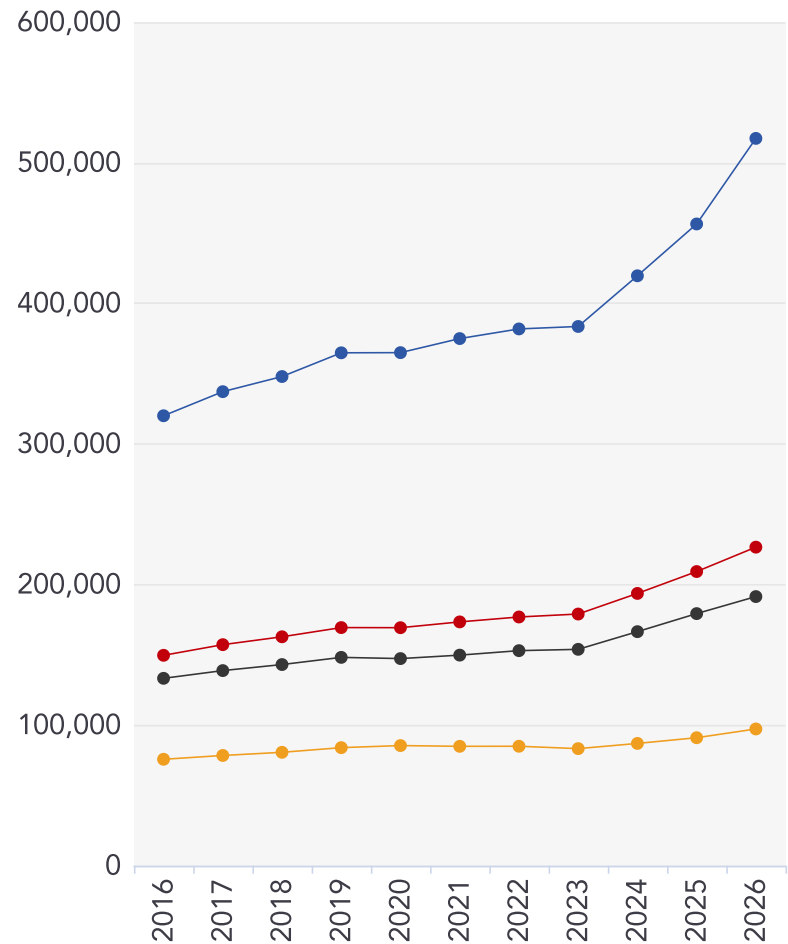


Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in NE4



Detached

+61.64%

Semi-Detached

+51.41%

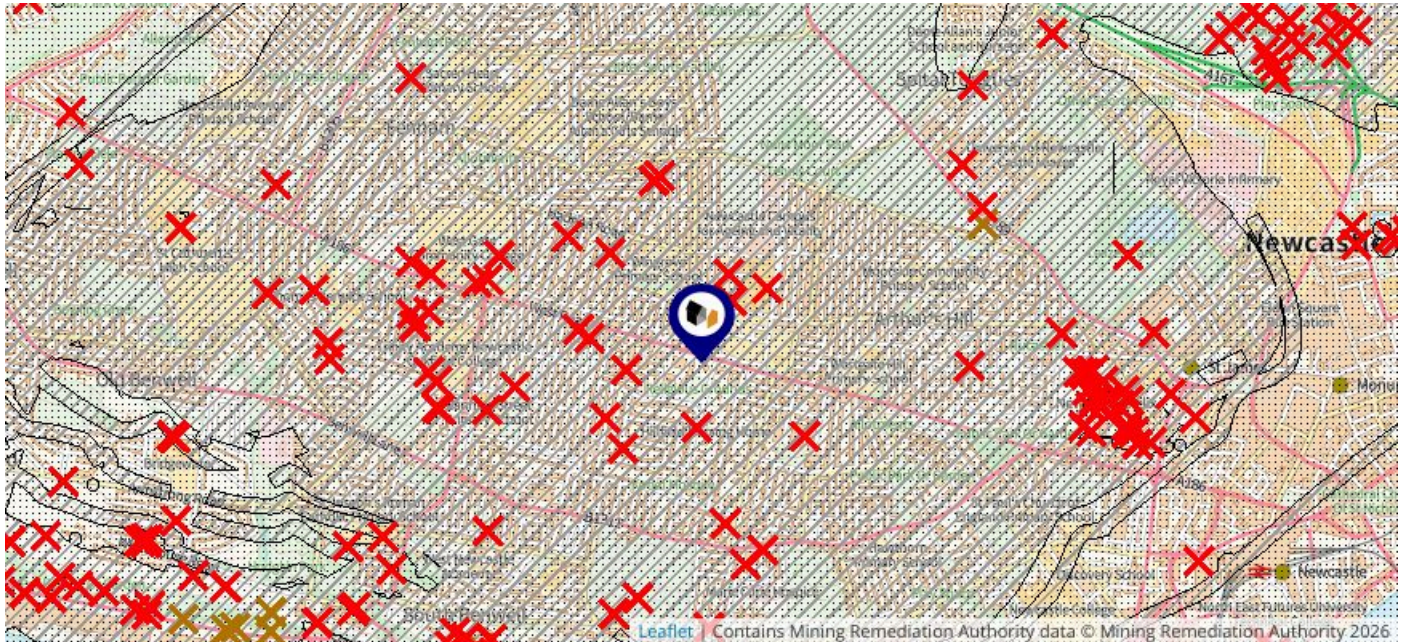
Terraced

+43.62%

Flat

+28.47%

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.

[illegible]

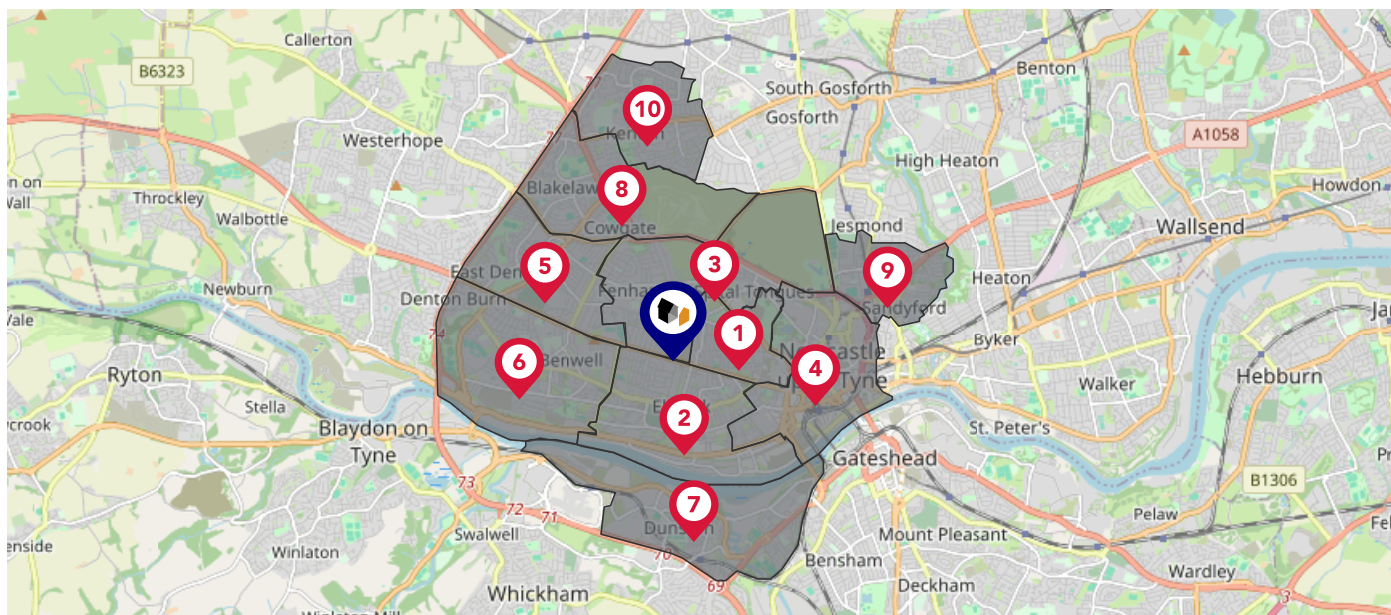
Powered by **apriift** 

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

Arthur's Hill Ward

2

Elswick Ward

3

Wingrove Ward

4

Monument Ward

5

West Fenham Ward

6

Benwell & Scotswood Ward

7

Dunston and Teams Ward

8

Blakelaw Ward

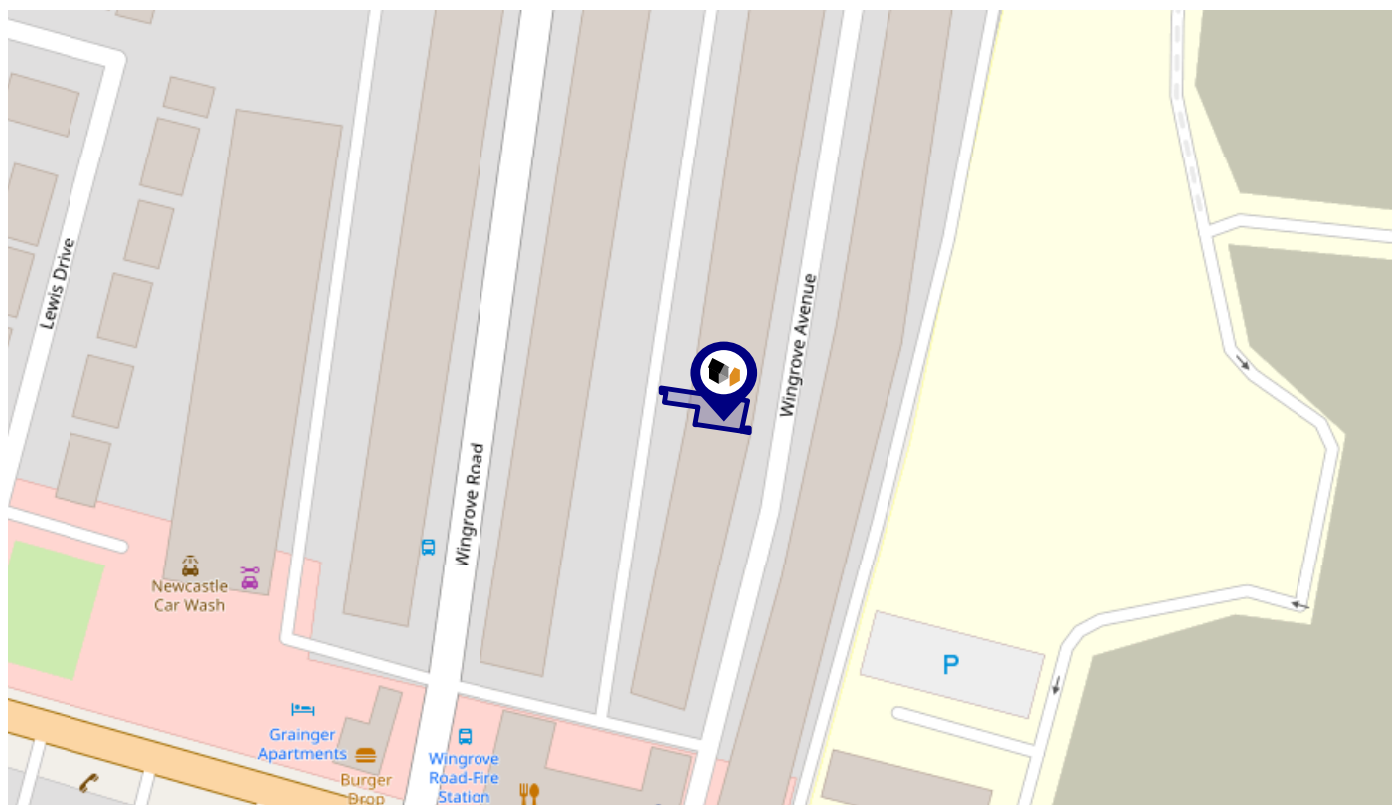
9

South Jesmond Ward

10

Kenton 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:

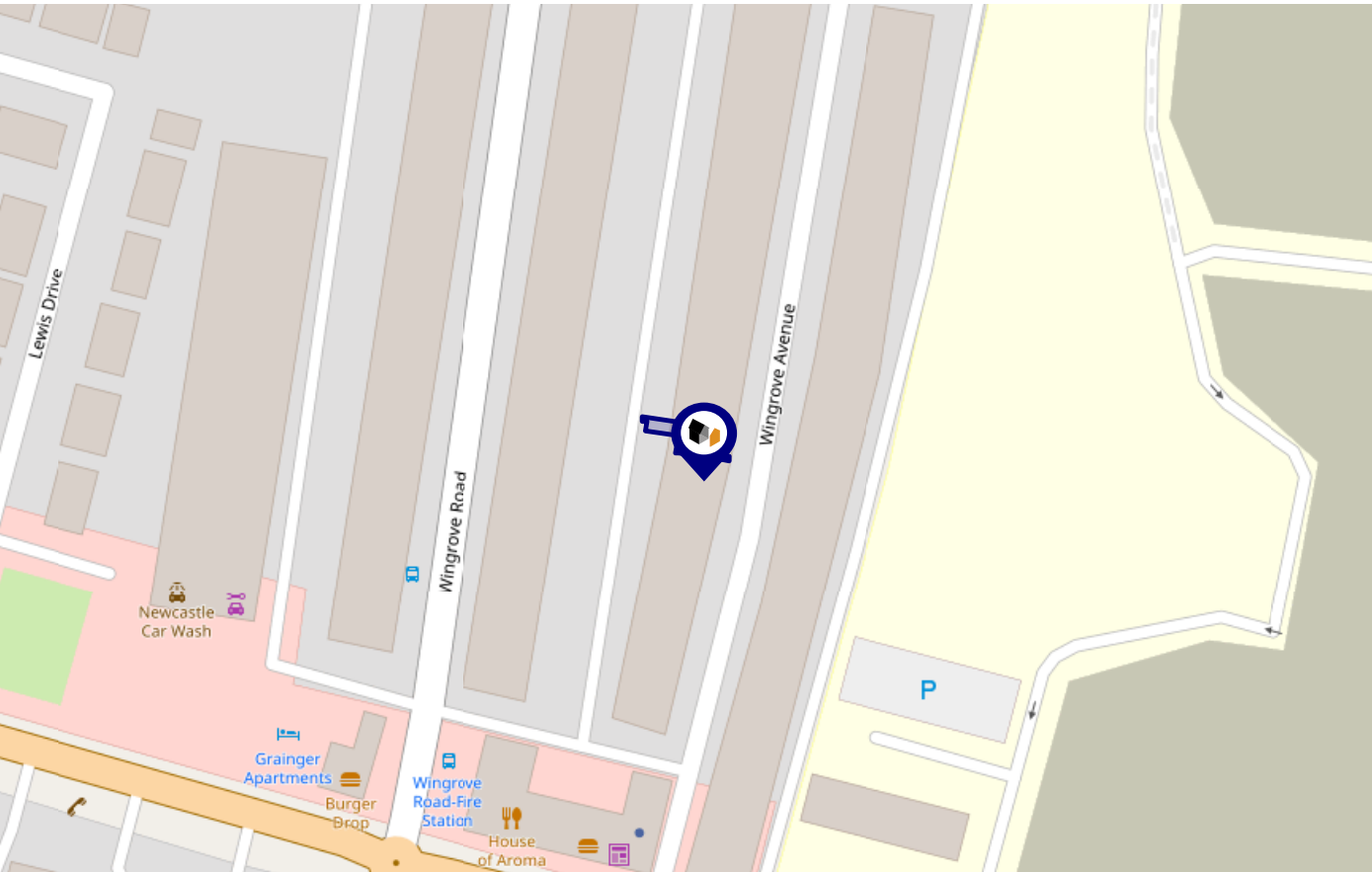
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



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:

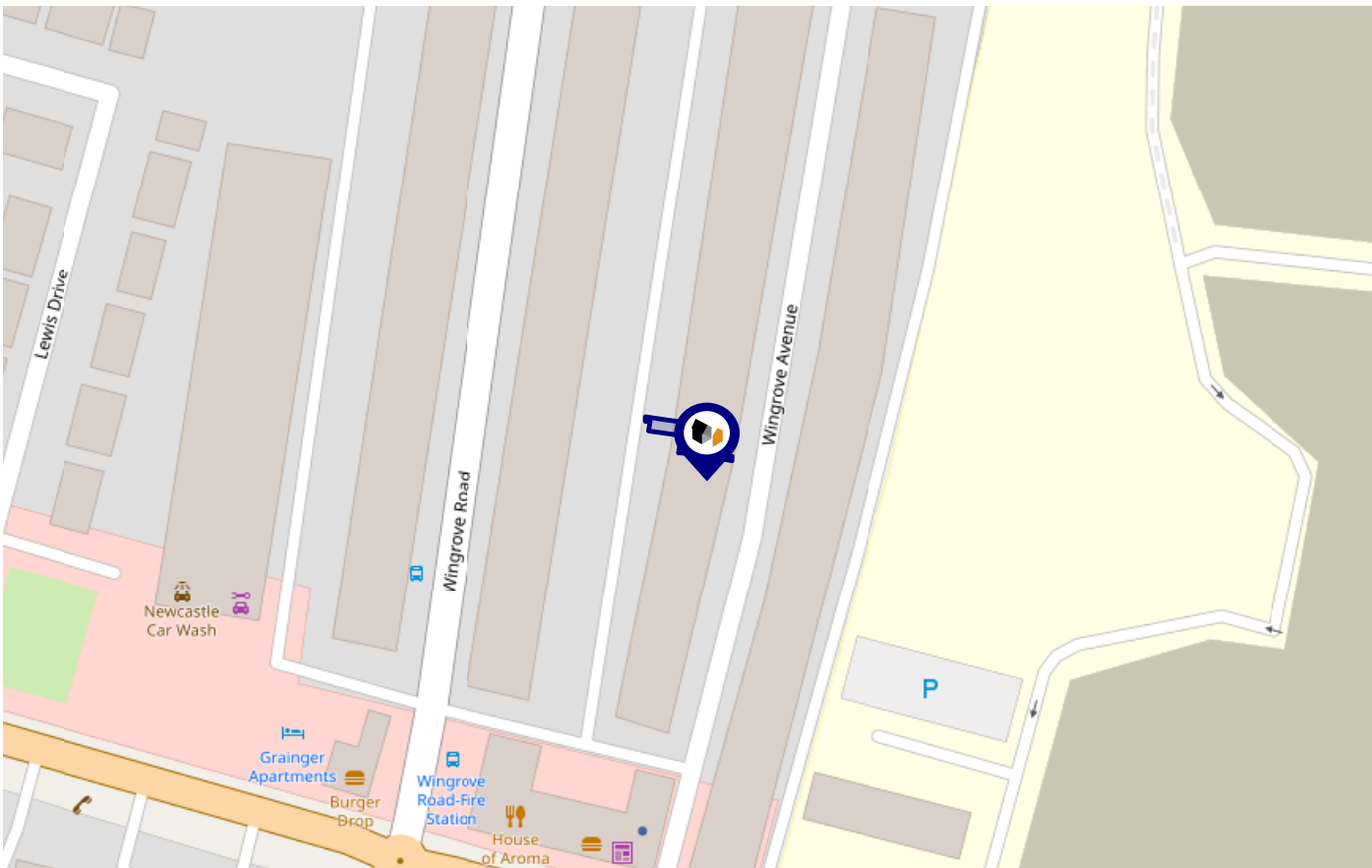


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
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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.

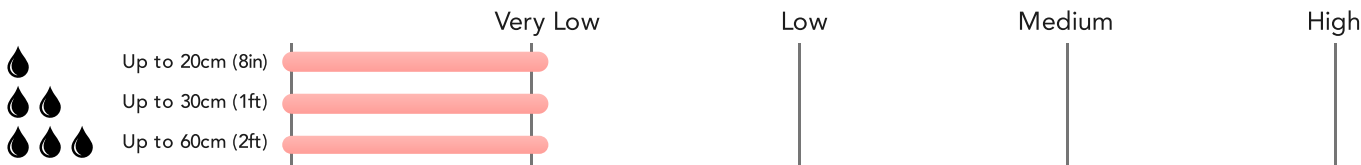


Risk Rating: Very low

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

**LANDWOOD
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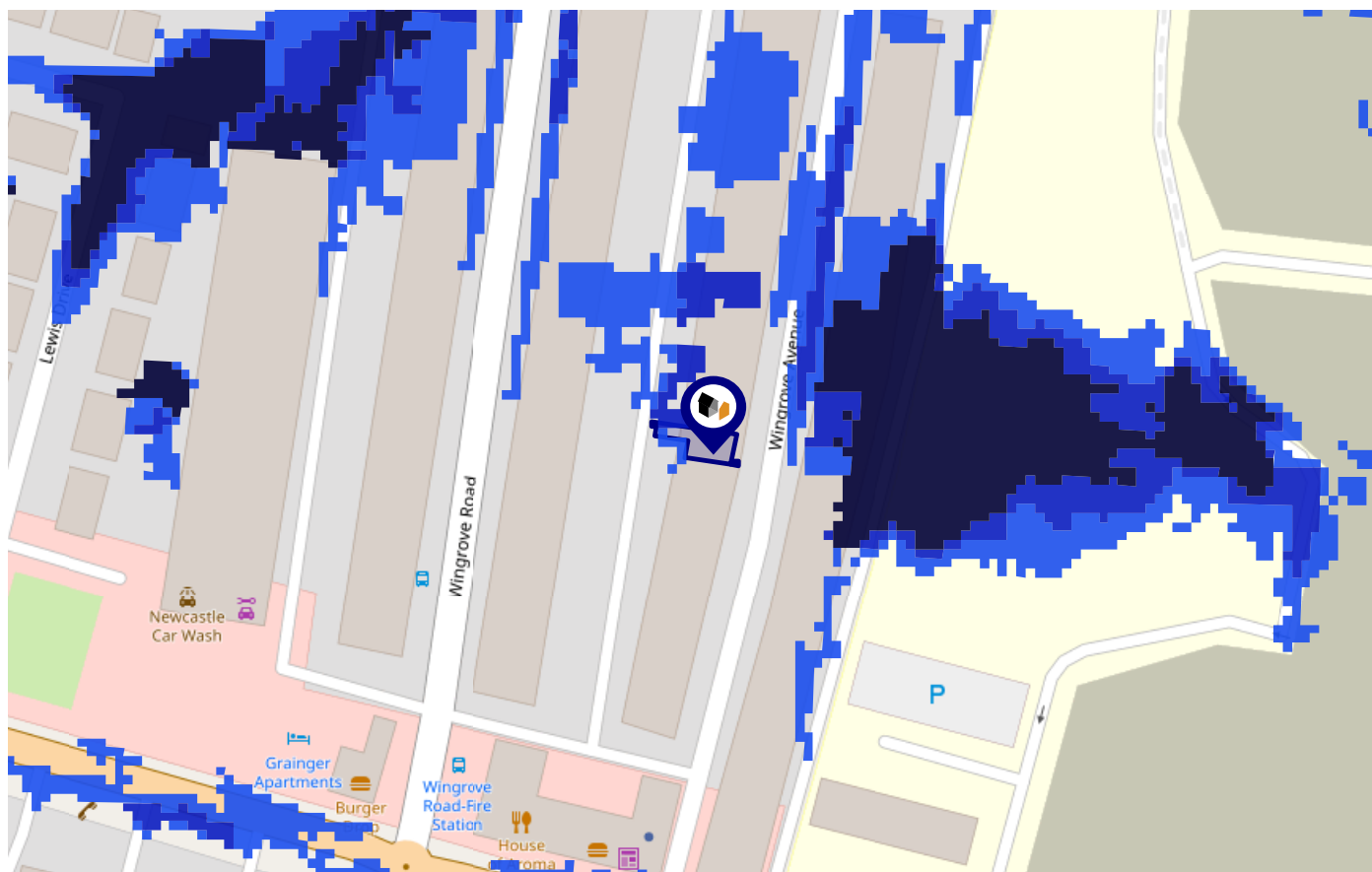
Water Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Low

Flood Risk

Surface Water - Climate Change

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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.

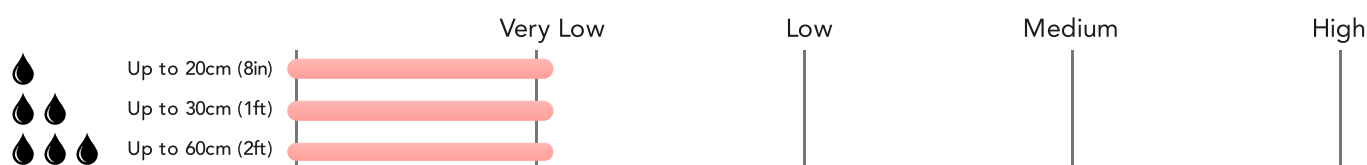


Risk Rating: Very low

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.

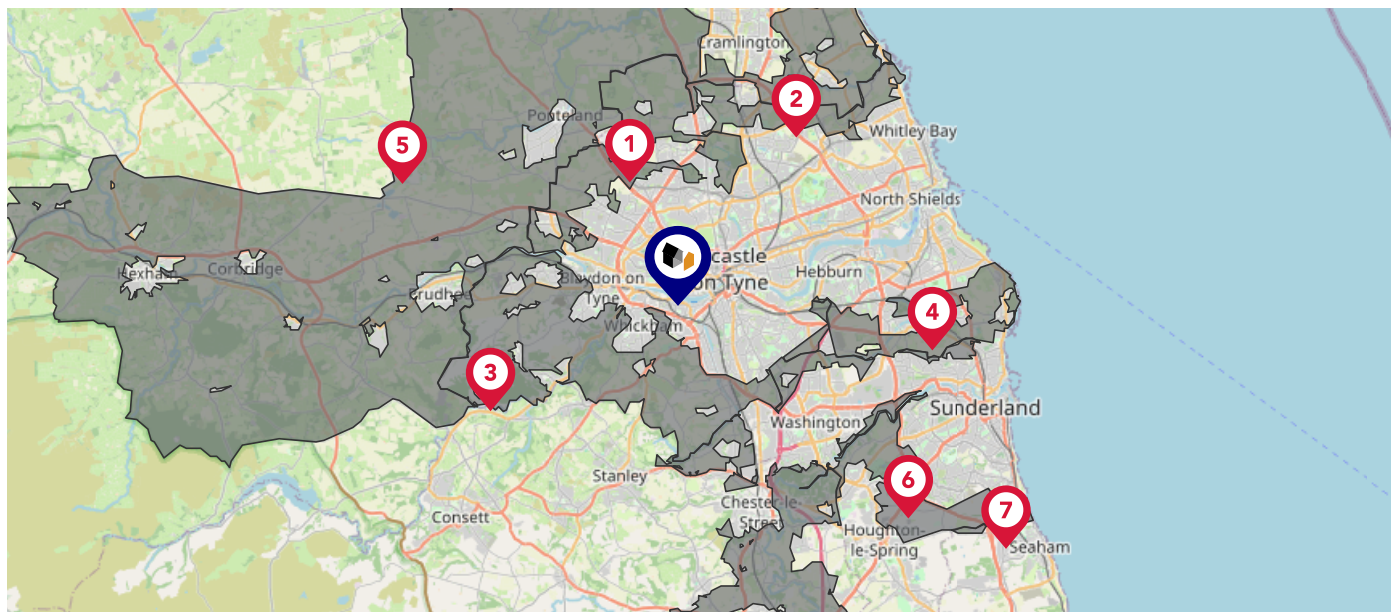
Chance of flooding to the following depths at this property:



KPF - Key Property Facts

Powered by
aprift
Know any property instantly

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



Nearby Green Belt Land

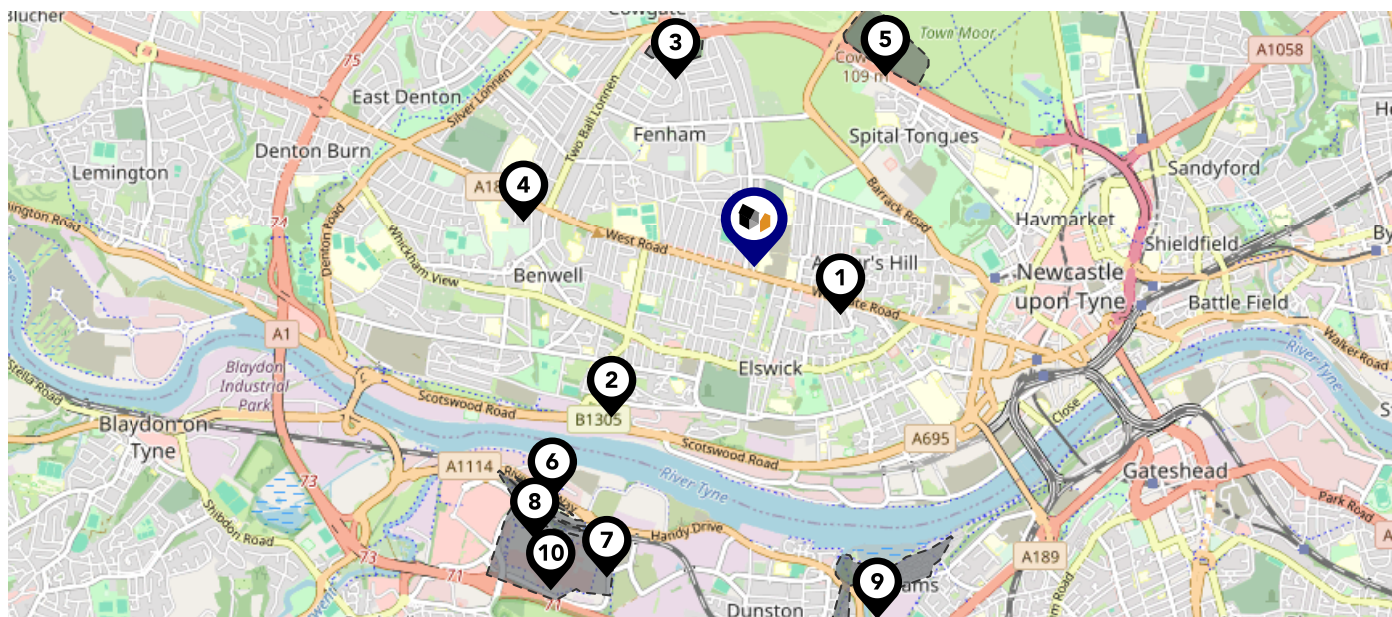
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - Northumberland
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - County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

Maps

Landfill Sites

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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

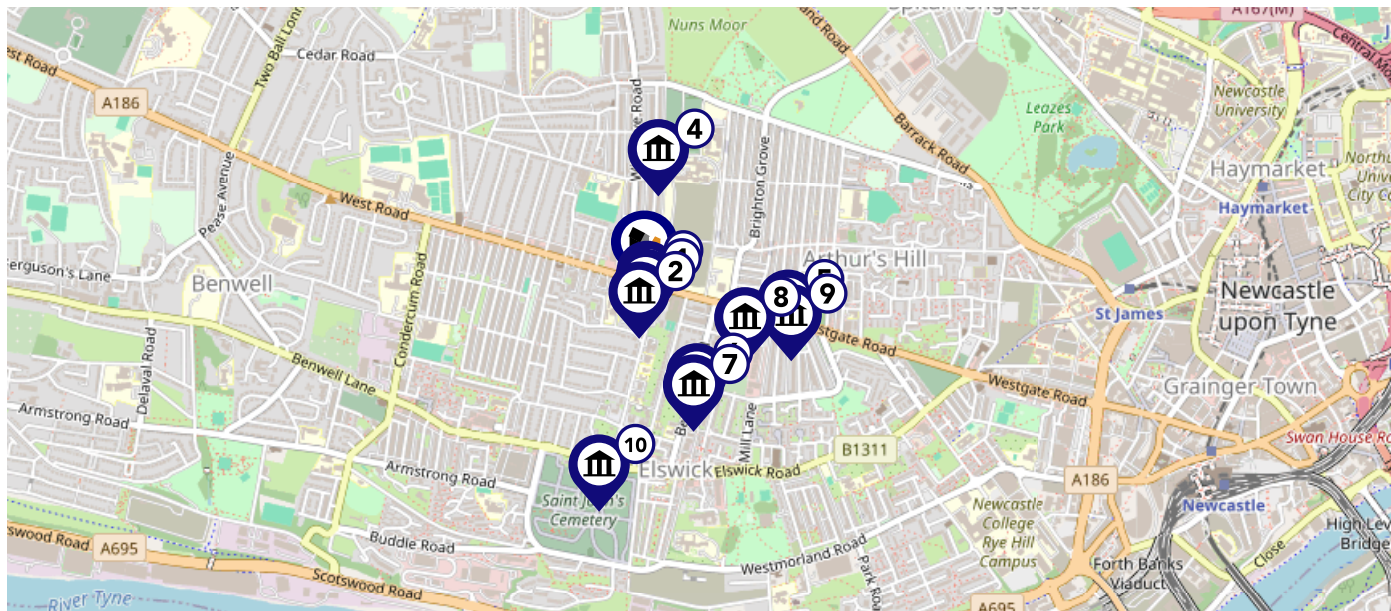
1	Westgate Hill-Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
2	Buddle Road Reserve-Benwell, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
3	Fenham Brickworks-Woodburn Avenue, Fenham, Newcastle	Historic Landfill
4	Fox and Hounds Road-Benwell, Newcastle upon Tyne	Historic Landfill
5	Town Moor-Spital Tongues, Newcastle	Historic Landfill
6	Delta Ironworks-West Dunston Coal Staithes, Dunston, Gateshead, Tyne and Wear	Historic Landfill
7	Dunston Power Station-Whickham Junction, Cross Lane, Whickham, Tyne and Wear	Historic Landfill
8	West Dunston-Riverside Way, Gatehead, Tyne and Wear	Historic Landfill
9	Redheugh Gasworks-Team Street, Dunston, Gateshead, Tyne and Wear	Historic Landfill
10	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill

Maps

Listed Buildings

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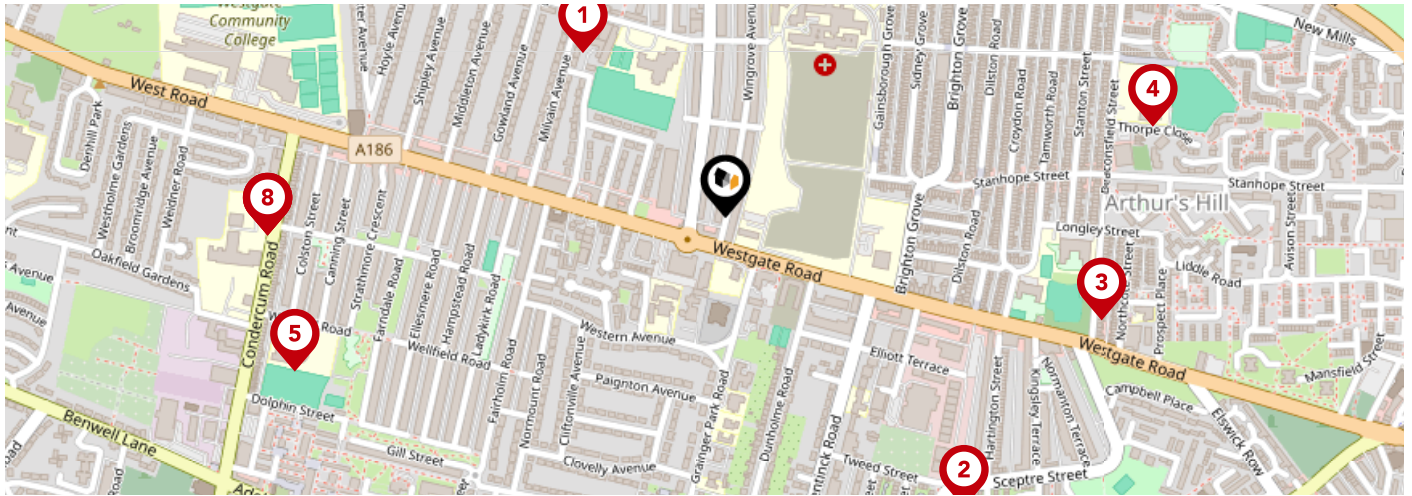
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



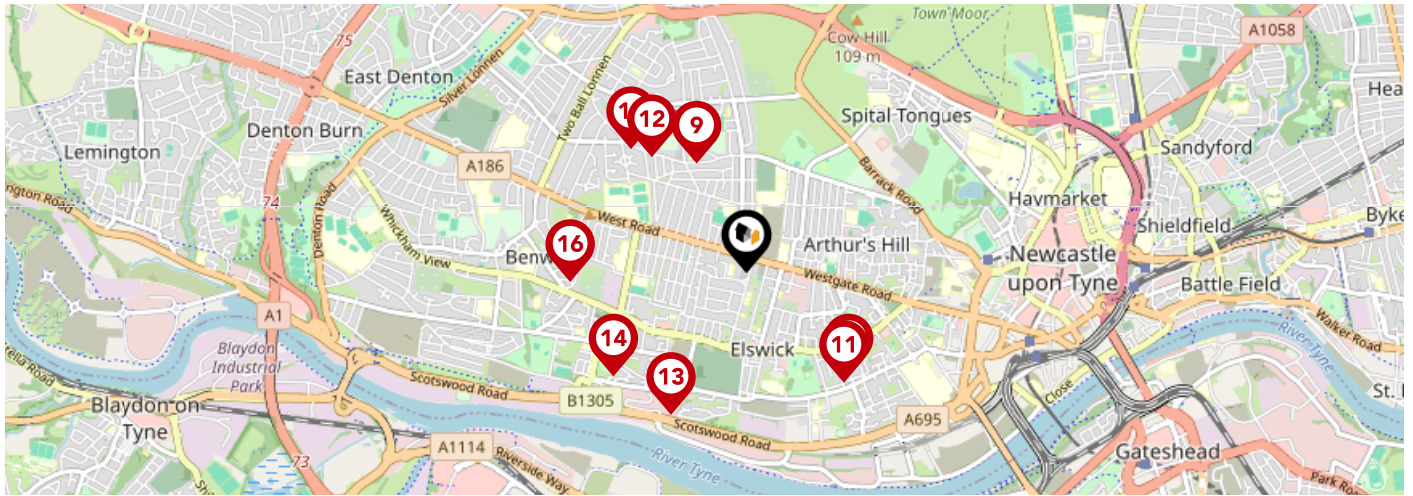
Listed Buildings in the local district	Grade	Distance
 1355332 - Piers And Walls In Front Of Number 416a	Grade II	0.1 miles
 1024863 - Church House And Dwarf Walls In Front	Grade II	0.1 miles
 1338521 - Newcastle General Hospital Young People's Unit And Dwarf Walls In Front	Grade II	0.1 miles
 1024710 - West Gateway, Walls And Gates Of St Nicholas Cemetery	Grade II	0.2 miles
 1355331 - Westgate Hill School	Grade II	0.3 miles
 1024955 - Conrad House And Western House	Grade II	0.3 miles
 1299293 - 1-3, Bentinck Place	Grade II	0.3 miles
 1121908 - Graingerville South	Grade II	0.3 miles
 1024737 - Lodge To South East Of Westgate Hill School, And Wall, Piers, Gateposts And Gates	Grade II	0.4 miles
 1024892 - St John's Cemetery North Entrance Gates, Piers, Walls And Railings	Grade II	0.5 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Wingrove Primary School Ofsted Rating: Good Pupils: 462 Distance:0.23	☐	☒	☐	☐	☐
2	Bahr Academy Ofsted Rating: Good Pupils: 27 Distance:0.4	☐	☐	☒	☐	☐
3	Westgate Hill Primary Academy Ofsted Rating: Outstanding Pupils: 791 Distance:0.42	☐	☒	☐	☐	☐
4	Moorside Primary School Ofsted Rating: Good Pupils: 445 Distance:0.46	☐	☒	☐	☐	☐
5	Canning Street Primary School Ofsted Rating: Good Pupils: 474 Distance:0.49	☐	☒	☐	☐	☐
6	Trinity Post 16 Solutions Limited Ofsted Rating: Good Pupils:0 Distance:0.49	☐	☐	☒	☐	☐
7	Trinity Solutions Academy Ofsted Rating: Good Pupils:0 Distance:0.49	☐	☐	☒	☐	☐
8	Trinity Academy Newcastle Ofsted Rating: Requires improvement Pupils: 196 Distance:0.49	☐	☐	☒	☐	☐

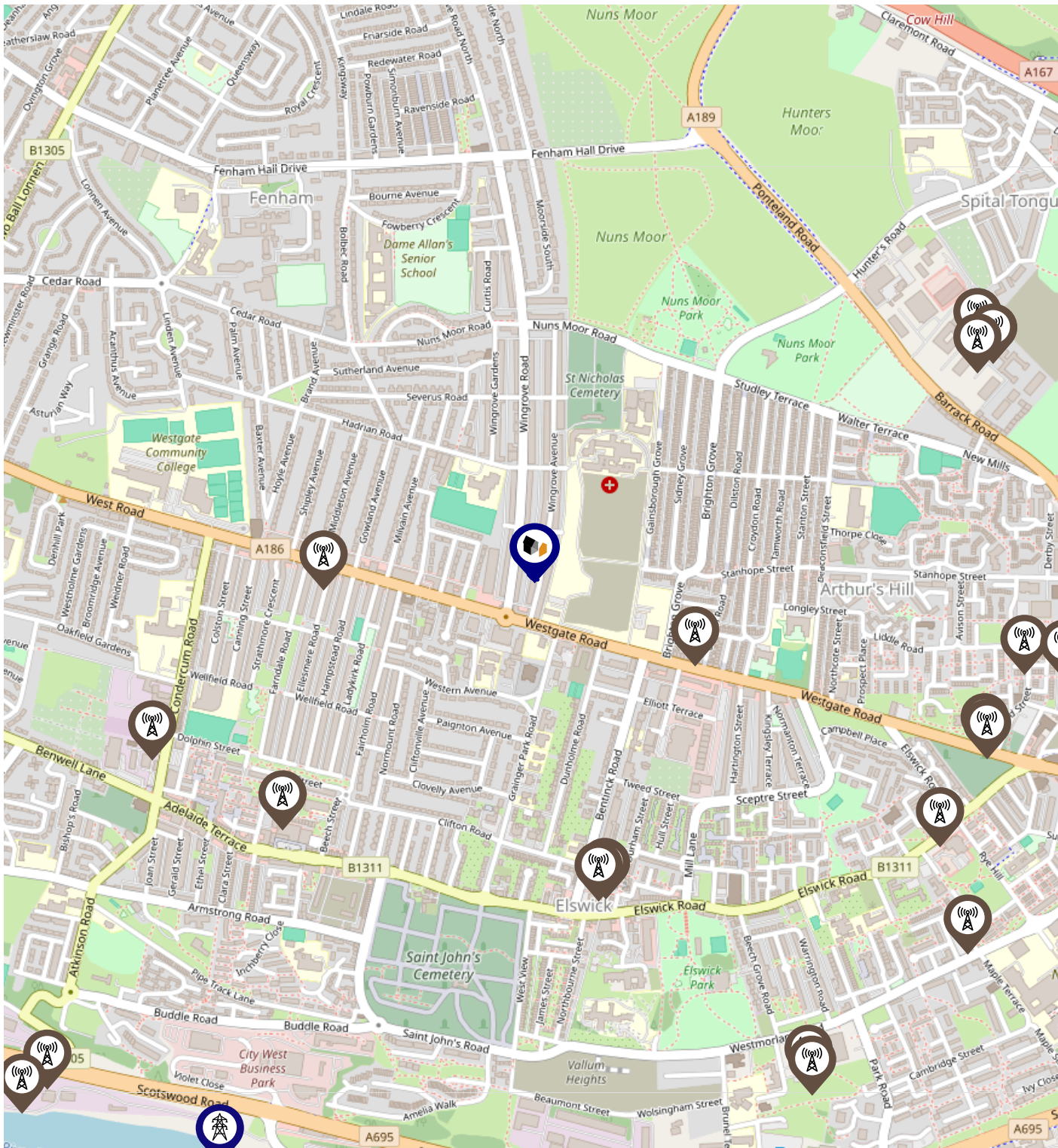


		Nursery	Primary	Secondary	College	Private
	Dame Allan's Schools Ofsted Rating: Not Rated Pupils: 1267 Distance:0.51	☐	☐	☒	☐	☐
	Ashfield Nursery School Ofsted Rating: Outstanding Pupils: 104 Distance:0.63	☒	☐	☐	☐	☐
	Hawthorn Primary School Ofsted Rating: Good Pupils: 209 Distance:0.63	☐	☒	☐	☐	☐
	Sacred Heart Catholic High School Ofsted Rating: Outstanding Pupils: 1387 Distance:0.63	☐	☐	☒	☐	☐
	St Johns Primary School Ofsted Rating: Good Pupils: 231 Distance:0.68	☐	☒	☐	☐	☐
	West Newcastle Academy Ofsted Rating: Good Pupils: 196 Distance:0.72	☐	☒	☐	☐	☐
	Sacred Heart Primary School Ofsted Rating: Good Pupils: 236 Distance:0.72	☐	☒	☐	☐	☐
	Hadrian School Ofsted Rating: Outstanding Pupils: 184 Distance:0.75	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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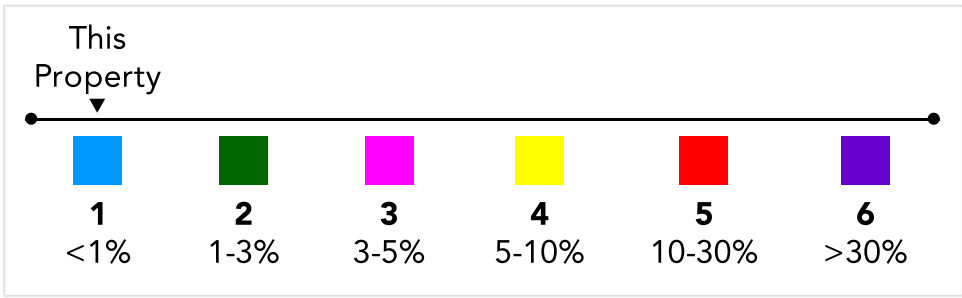
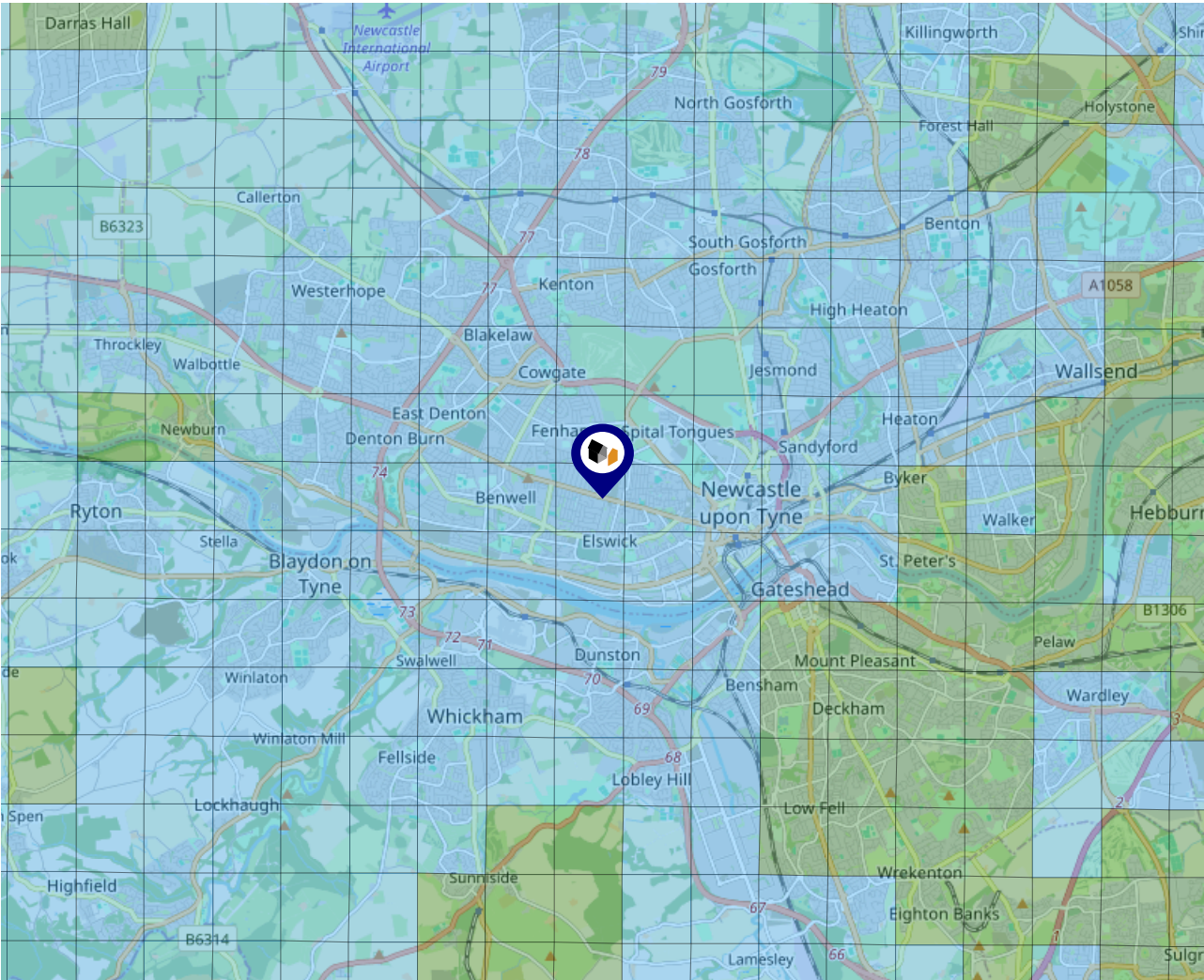


Key:

-  Power Pylons
-  Communication Masts

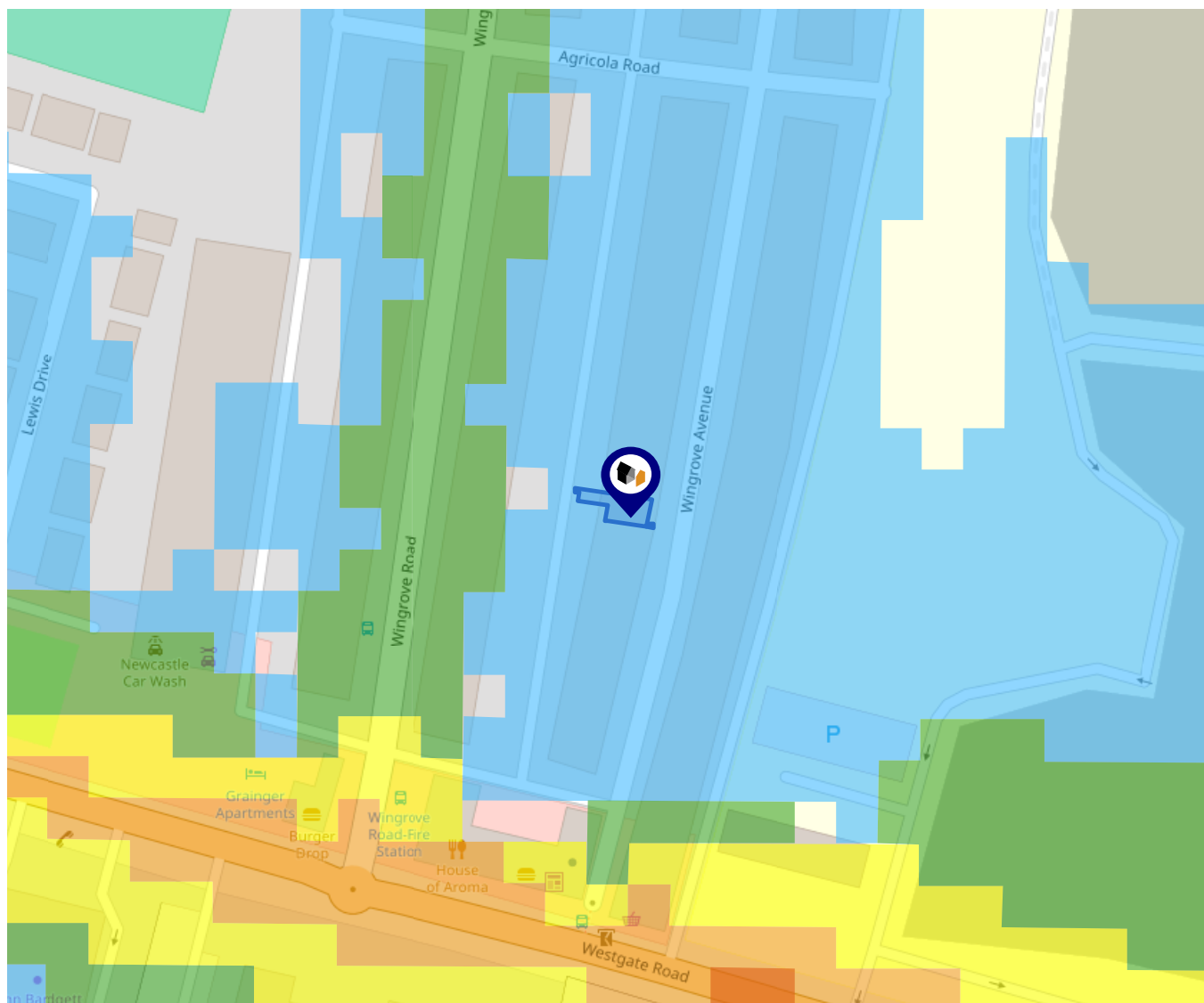
What is Radon?

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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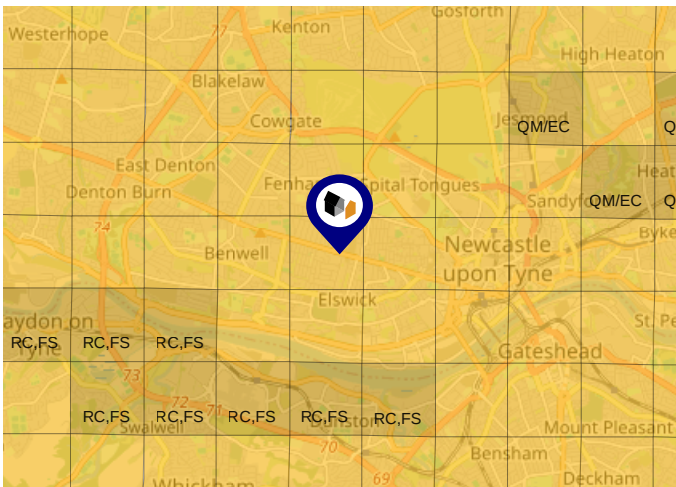


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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



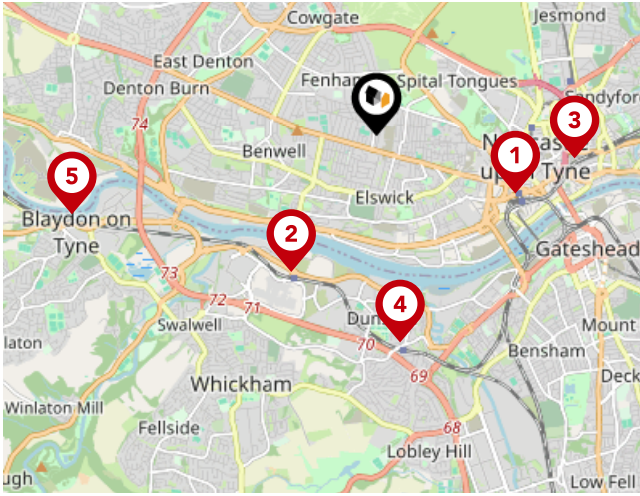
Primary Classifications (Most Common Clay Types)

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

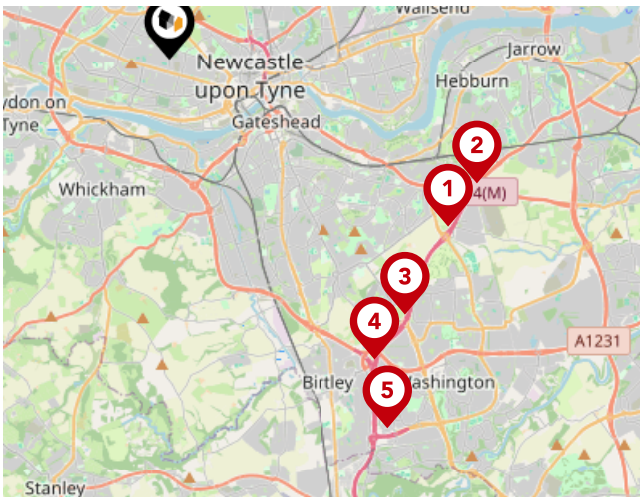
Transport (National)

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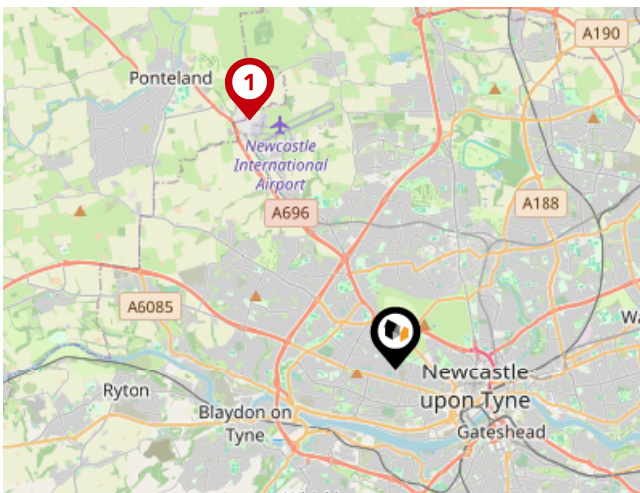
National Rail Stations

Pin	Name	Distance
1	Newcastle Rail Station	1.28 miles
2	Metrocentre Rail Station	1.37 miles
3	Manors Rail Station	1.69 miles
4	Dunston Rail Station	1.77 miles
5	Blaydon Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J2	5.5 miles
2	A194(M) J3	5.61 miles
3	A194(M) J1	5.89 miles
4	A1(M) J65	6.16 miles
5	A1(M) J64	7.26 miles



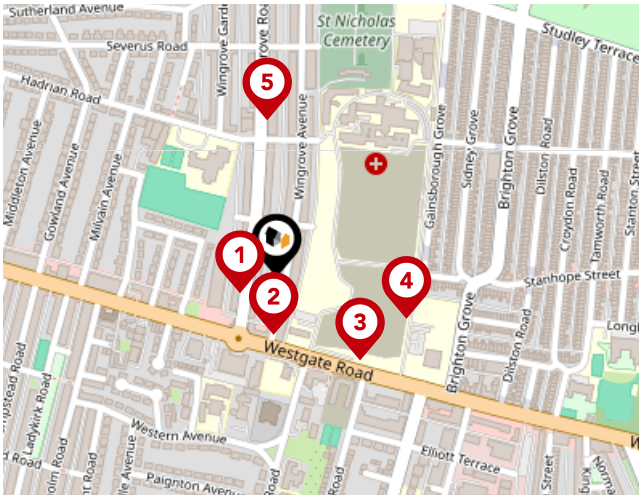
Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	4.93 miles

Area

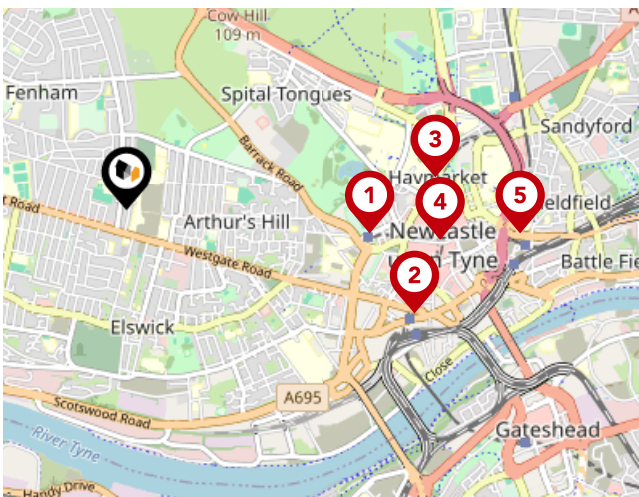
Transport (Local)

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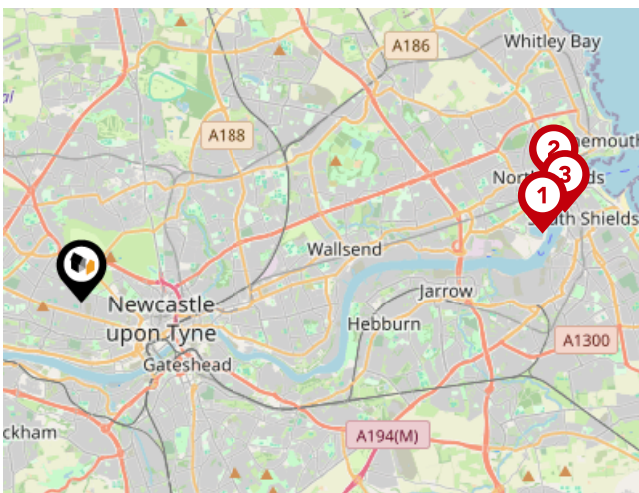
Bus Stops/Stations

Pin	Name	Distance
1	Wingrove Road-Fire Station	0.04 miles
2	Westgate Walk-In Centre	0.06 miles
3	Newcastle C.A.V Campus	0.12 miles
4	Newcastle General Hospital Grounds	0.14 miles
5	Wingrove Road-Hadrian Road	0.16 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	1.04 miles
2	Central Station (Tyne and Wear Metro Station)	1.3 miles
3	Haymarket (Tyne and Wear Metro Station)	1.32 miles
4	Monument (Tyne and Wear Metro Station)	1.33 miles
5	Manors (Tyne and Wear Metro Station)	1.68 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	7.92 miles
2	North Shields Ferry Terminal	8.26 miles
3	South Shields Ferry Terminal	8.34 miles

The Landwood Group logo, consisting of the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

LANDWOOD GROUP

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.

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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