



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 18th September 2026



17, CLAREMONT SOUTH AVENUE, GATESHEAD, NE8 1RJ

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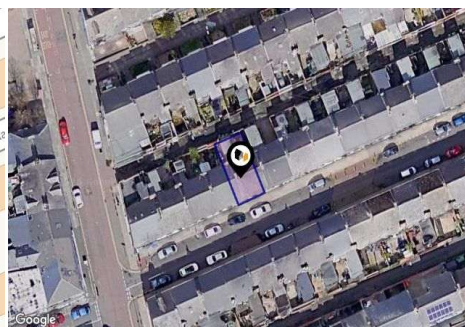
77 Deansgate Manchester M3 2BW

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<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,811
Title Number:	TY349958
UPRN:	100000023387
Restrictive Covenants:	Yes

Last Sold Date:	04/03/2003
Last Sold Price:	£15,000
Last Sold £/ft ² :	£23
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

20
mb/s

67
mb/s

1000
mb/s



Mobile Coverage:

(based on calls indoors)



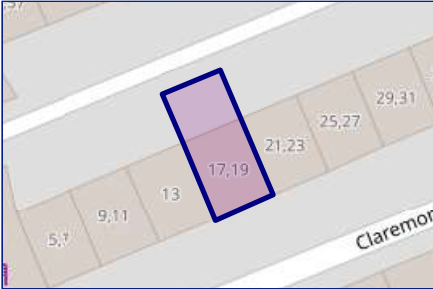
Satellite/Fibre TV Availability:



Property Multiple Title Plans

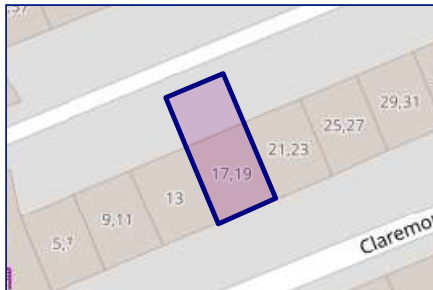
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Freehold Title Plan



TY431085

Leasehold Title Plan



TY349958

Start Date: 17/12/1998
End Date: 18/12/2997
Lease Term: 999 years from 18 December 1998
Term Remaining: 971 years

Property
EPC - Certificate

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17, Claremont South Avenue, NE8 1RJ

Energy rating

D

Valid until 14.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	68 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:	1
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	60 m ²

Area

Transport (National)

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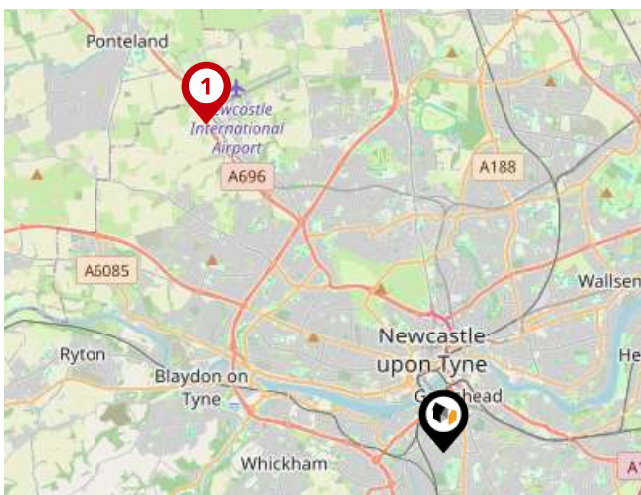
National Rail Stations

Pin	Name	Distance
1	Newcastle Rail Station	0.91 miles
2	Manors Rail Station	1.13 miles
3	Dunston Rail Station	1.42 miles
4	Heworth Rail Station	2.09 miles
5	Metrocentre Rail Station	2.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J2	3.5 miles
2	A194(M) J3	3.73 miles
3	A194(M) J1	3.87 miles
4	A1(M) J65	4.22 miles
5	A1(M) J64	5.37 miles



Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	6.89 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Coatsworth Road-Villa Place	0.03 miles
2	Coatsworth Road-Poplar Crescent	0.04 miles
3	Bensham Road - Coatsworth Road	0.17 miles
4	Coatsworth Road - Windermere Street	0.18 miles
5	Prince Consort Road-Bewick Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Gateshead (Tyne and Wear Metro Station)	0.37 miles
2	Gateshead Stadium (Tyne and Wear Metro Station)	0.79 miles
3	Central Station (Tyne and Wear Metro Station)	0.93 miles
4	Monument (Tyne and Wear Metro Station)	1.21 miles
5	Manors (Tyne and Wear Metro Station)	1.22 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.76 miles
2	South Shields Ferry Terminal	7.23 miles
3	North Shields Ferry Terminal	7.26 miles

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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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