KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026

45 HATFIELD HOUSE, BOROUGH ROAD, NORTH SHIELDS, NE29 6JZ

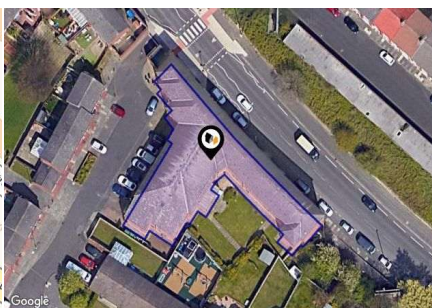**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

https://landwoodgroup.com/

Property
Overview

Property

Type:	Flat / Maisonette	**Last Sold Date:**	04/09/2015
Bedrooms:	1	**Last Sold Price:**	£68,950
Floor Area:	462 ft^2 / 43 m^2	**Last Sold £/ft^2:**	£148
Plot Area:	0.2 acres	**Tenure:**	Leasehold
Year Built :	2015	**Start Date:**	03/09/2015
Council Tax :	Band A	**End Date:**	01/01/2139
Annual Estimate:	£1,558	**Lease Term:**	125 years from and including 1 January 2014
Title Number:	TY531184		
UPRN:	47012929	**Term Remaining:**	113 years

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)

17	**80**	**330**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Freehold Title Plan
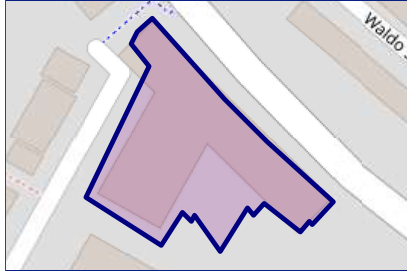
TY286563

Leasehold Title Plan
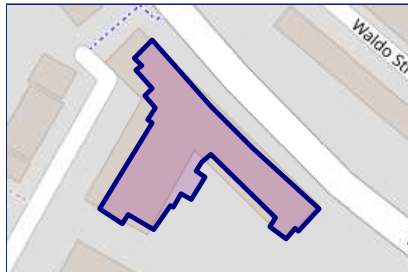
TY531184

Start Date:	03/09/2015
End Date:	01/01/2139
Lease Term:	125 years from and including 1 January 2014
Term Remaining:	113 years

Energy rating

45 Hatfield House, Borough Road, NE29 6JZ

C

Valid until 29.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 | C	75 | C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	43 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
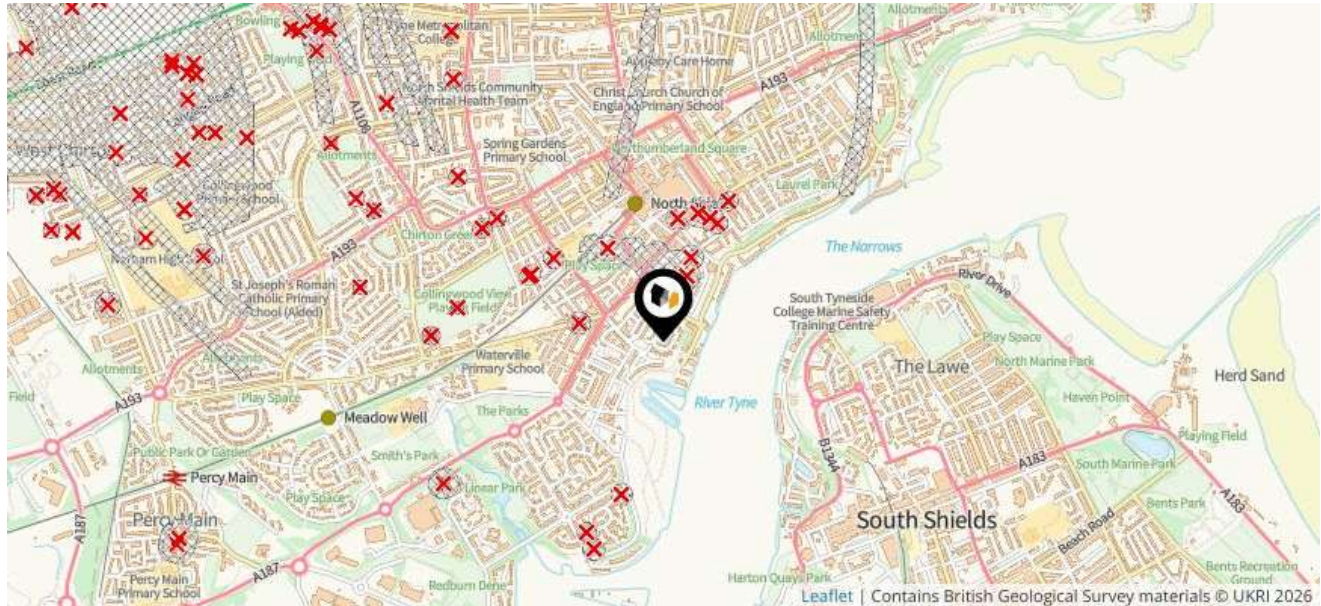
Mine Entry

✕ 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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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.
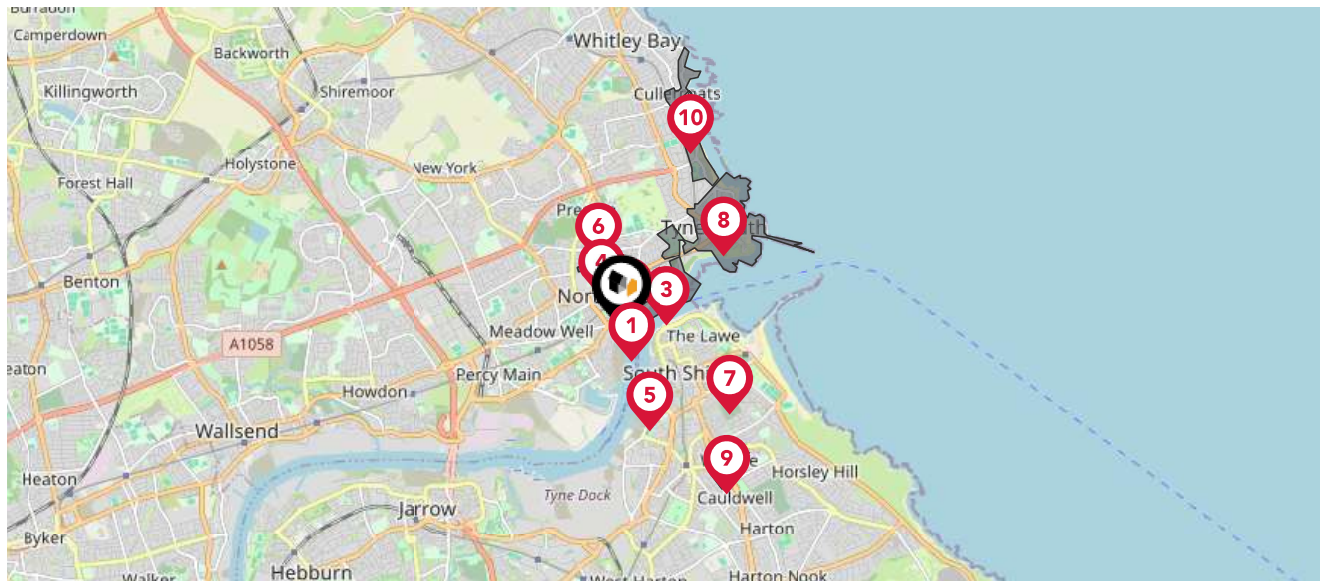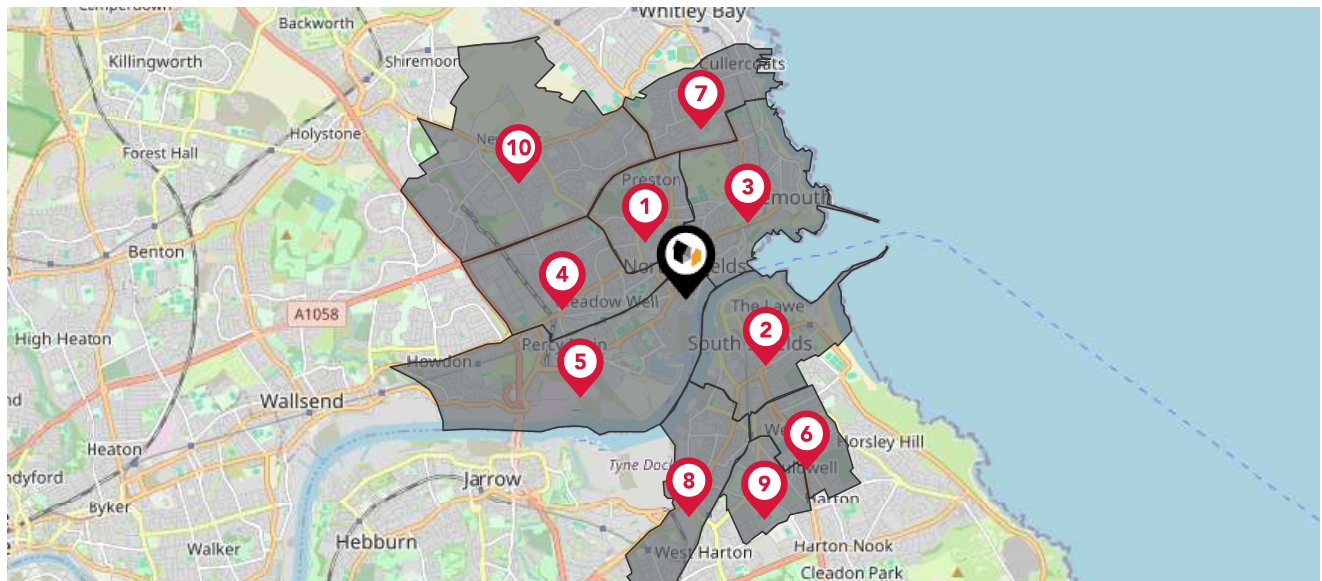

Nearby Conservation Areas

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

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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	Preston Ward
2	Beacon and Bents Ward
3	Tynemouth Ward
4	Chirton Ward
5	Riverside Ward
6	Westoe Ward
7	Cullercoats Ward
8	Simonside and Rekendyke Ward
9	West Park Ward
10	Collingwood Ward

Maps
Rail Noise

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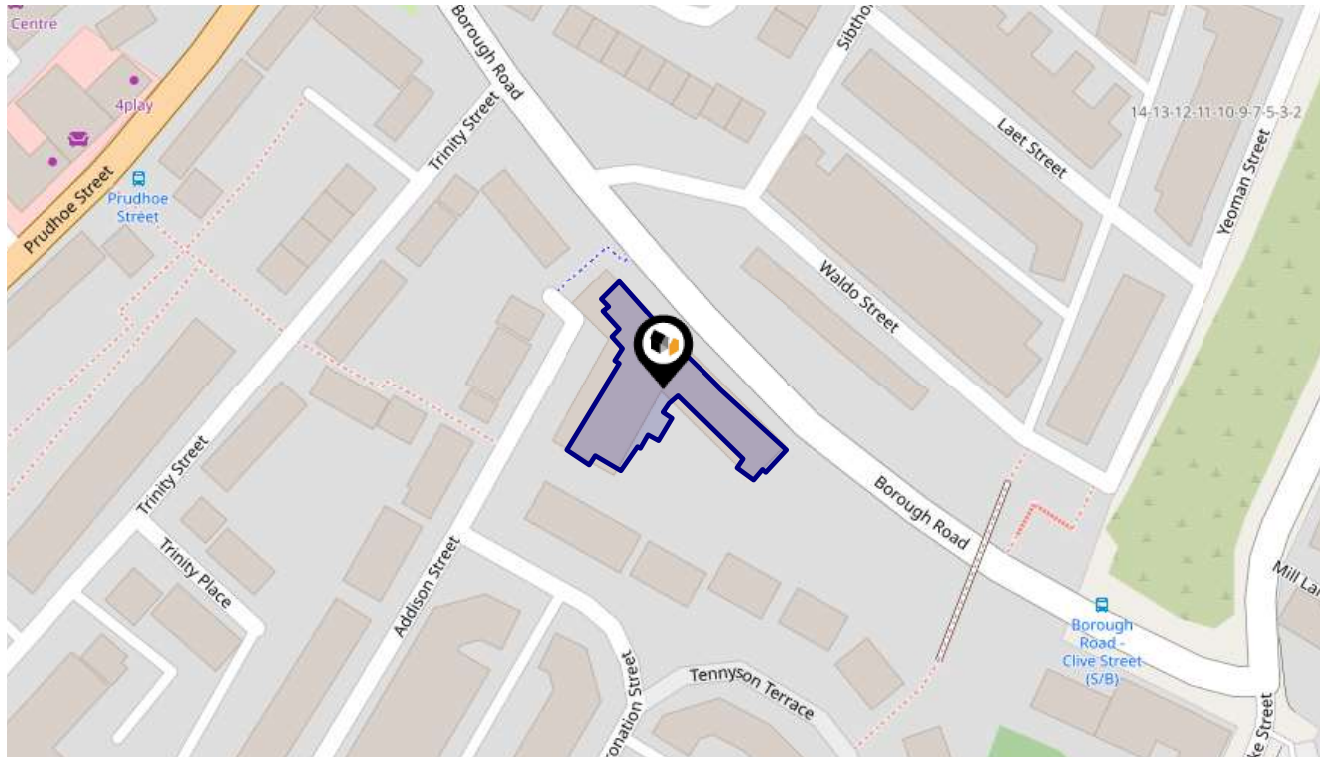
Rail Noise Data

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	🟦

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.

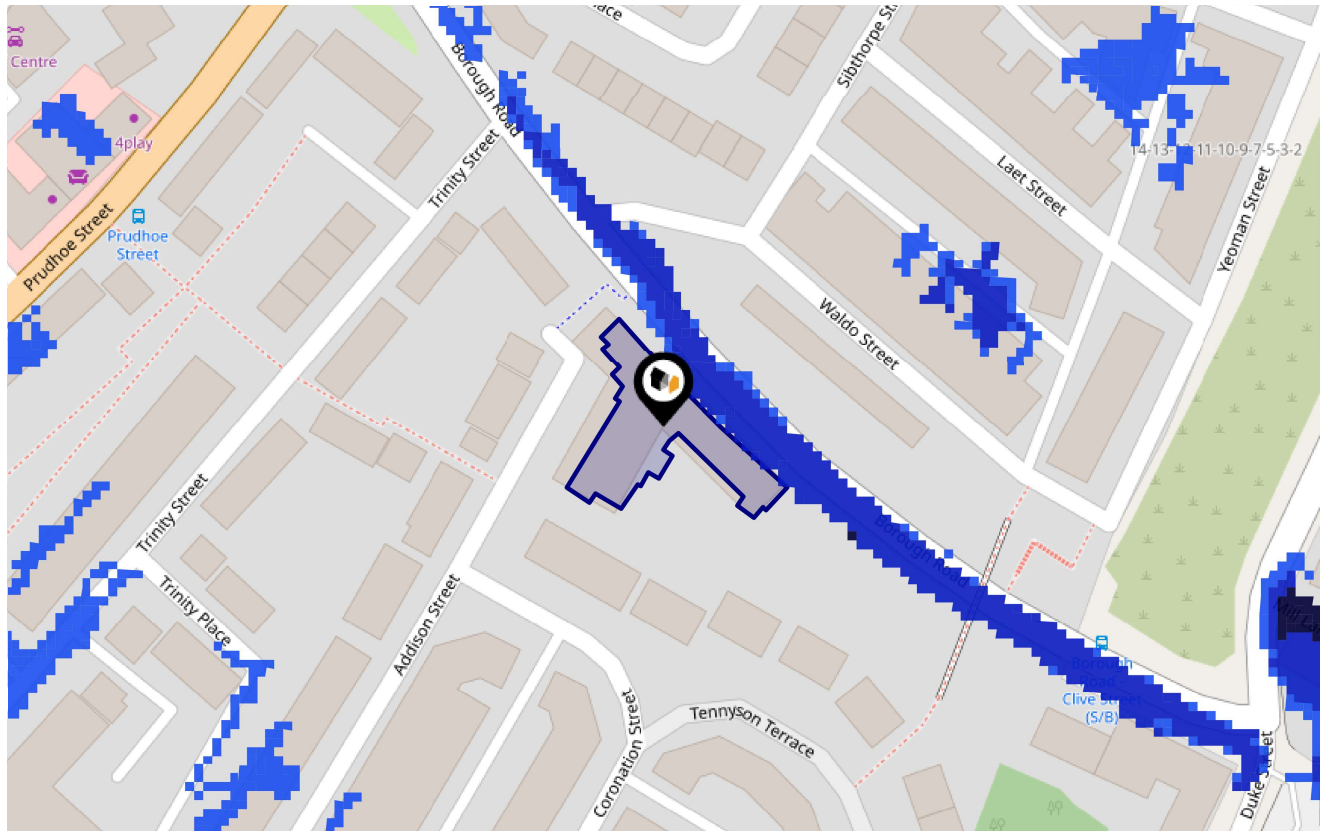Chance of flooding to the following depths at this property:

		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.

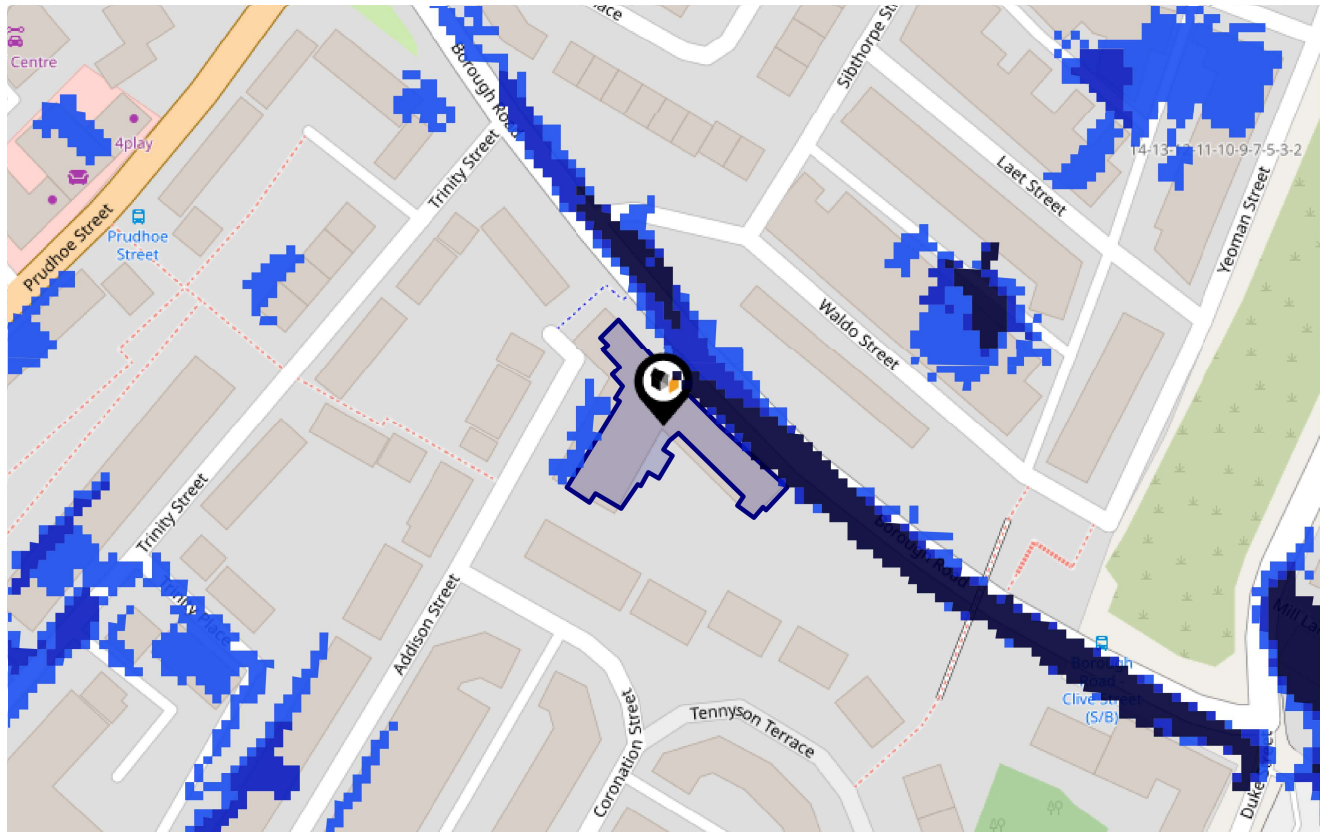Chance of flooding to the following depths at this property:

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

KPF - Key Property Facts

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.

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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
Surface Water - Climate Change

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.

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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

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This map displays nearby areas that have been designated as Green Belt...
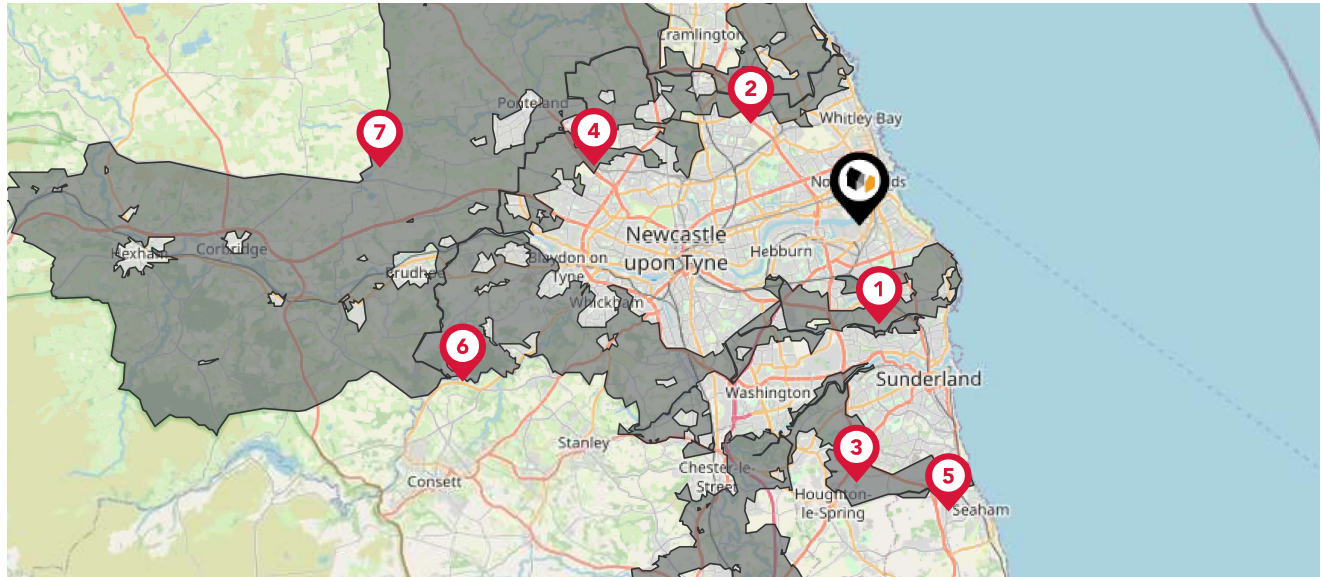
Nearby Green Belt Land	
1	Tyne and Wear Green Belt - South Tyneside
2	Tyne and Wear Green Belt - North Tyneside
3	Tyne and Wear Green Belt - Sunderland
4	Tyne and Wear Green Belt - Newcastle upon Tyne
5	Tyne and Wear Green Belt - County Durham
6	Tyne and Wear Green Belt - Gateshead
7	Tyne and Wear Green Belt - Northumberland

Maps
Landfill Sites

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

KPF - Key Property Facts

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
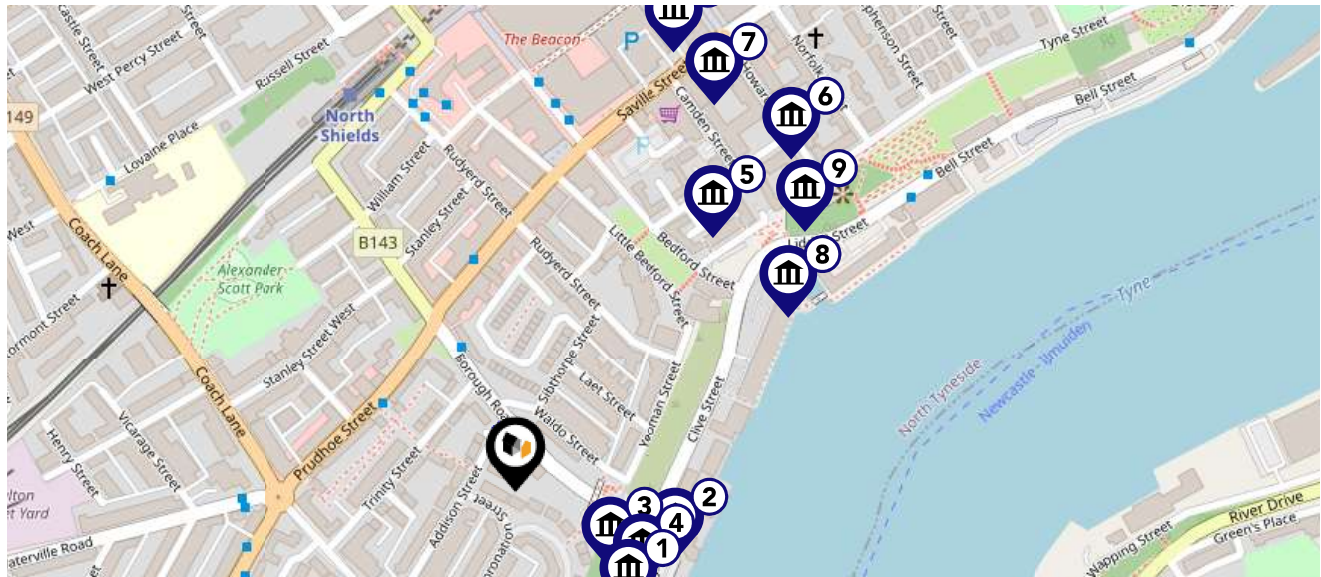
Listed Buildings in the local district	Grade	Distance
① 1025347 - 10, New Quay	Grade II	0.1 miles
② 1390831 - The Porthole Public House	Grade II	0.1 miles
③ 1025362 - Old Customs House	Grade II	0.1 miles
④ 1355018 - Old Customs House	Grade II	0.1 miles
⑤ 1025360 - 12, Union Road	Grade II	0.2 miles
⑥ 1299946 - 106, Howard Street	Grade II	0.2 miles
⑦ 1413269 - North Shields Mechanics Institute And Free Library	Grade II	0.2 miles
⑧ 1355008 - Low Dock	Grade II	0.2 miles
⑨ 1025377 - 1, Howard Street	Grade II	0.2 miles
⑩ 1299960 - Tasker Hall	Grade II	0.3 miles

Area
Schools
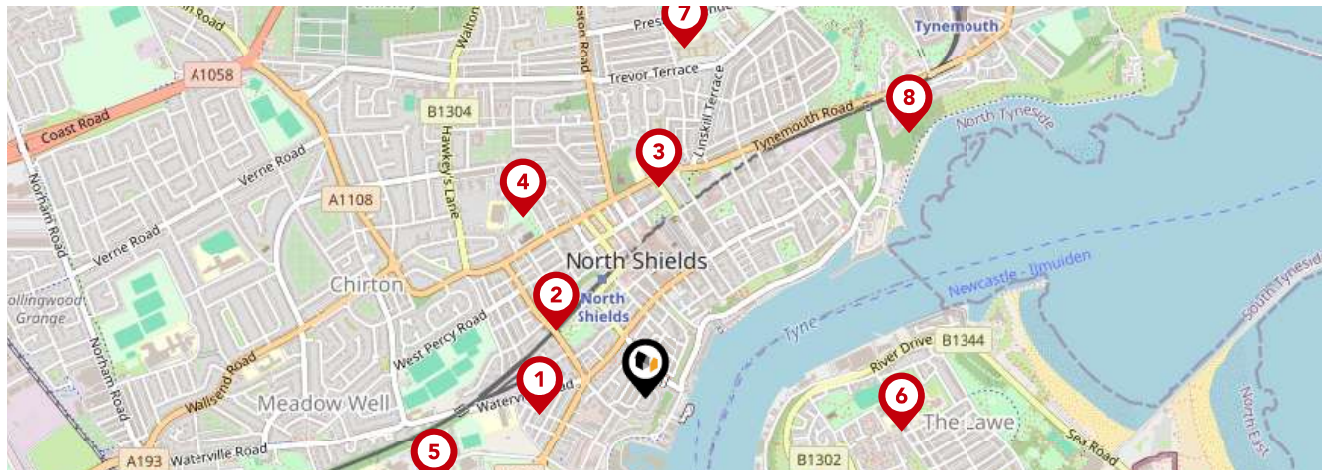
		Nursery	Primary	Secondary	College	Private
1	**Waterville Primary School** Ofsted Rating: Good | Pupils: 209 | Distance:0.24	☐	☑	☐	☐	☐
2	**St Cuthbert's Catholic Primary School, North Shields** Ofsted Rating: Good | Pupils: 212 | Distance:0.25	☐	☑	☐	☐	☐
3	**Christ Church CofE Primary School** Ofsted Rating: 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
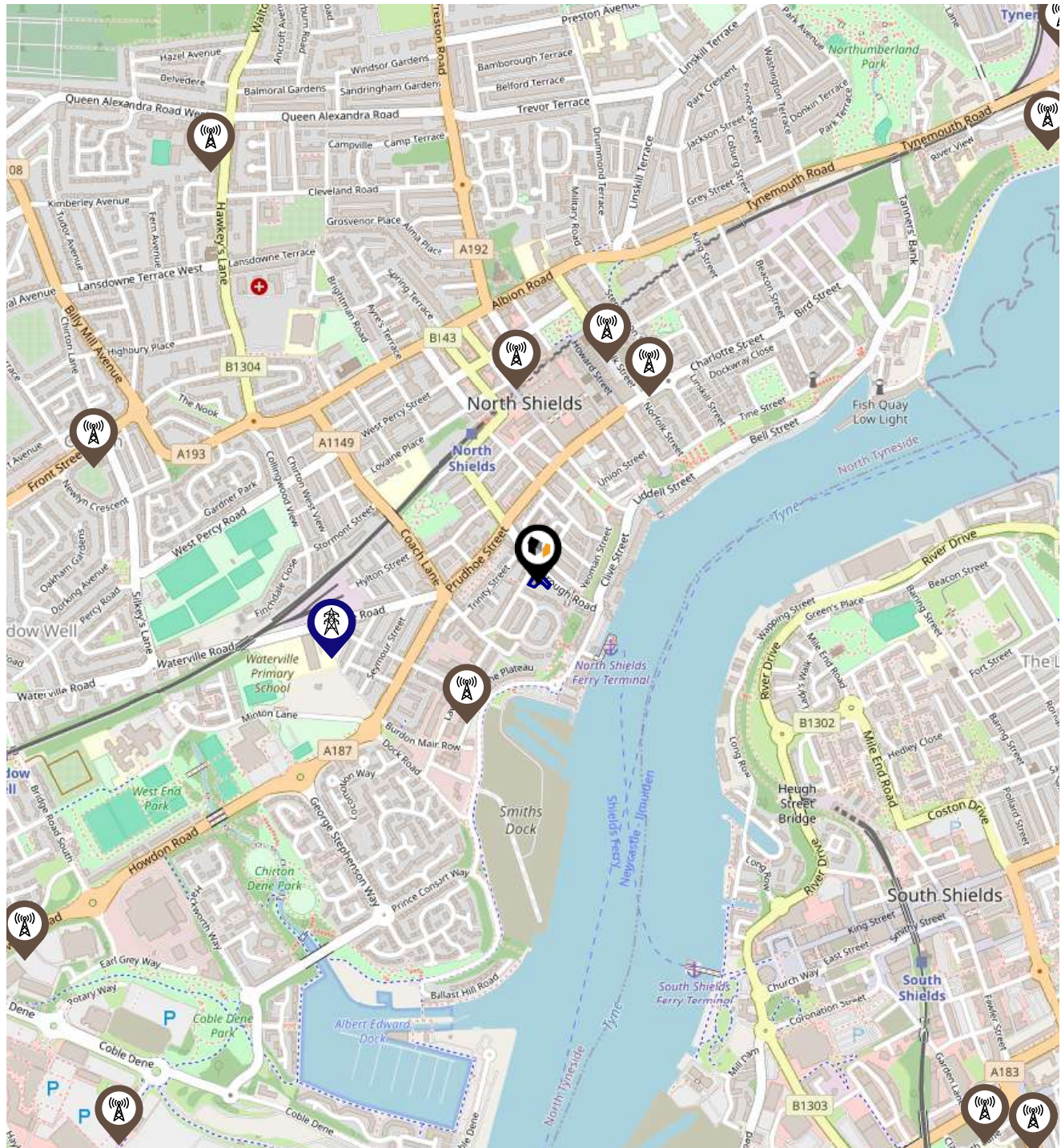
Key:

🪧 Power Pylons

📡 Communication Masts

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Radon Gas

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).
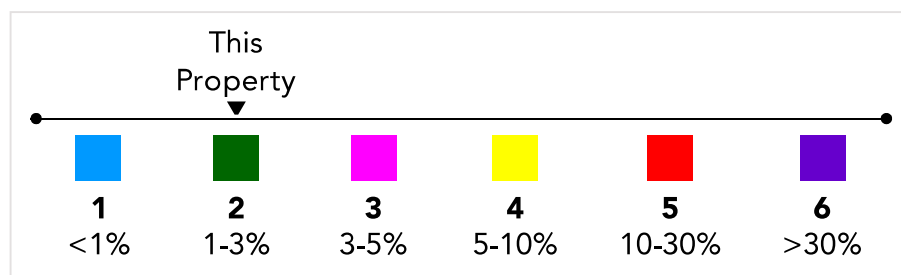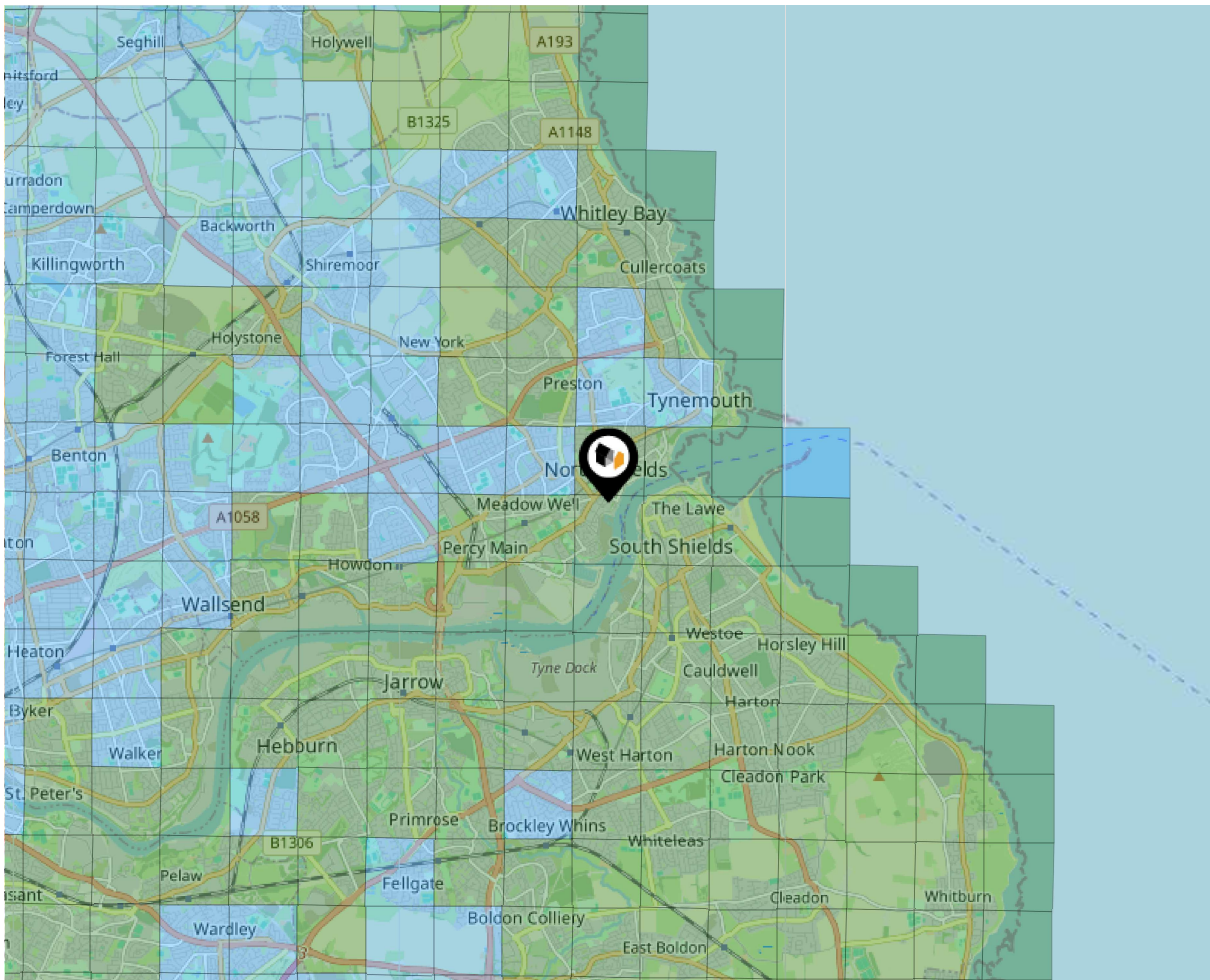
This Property ▼

1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
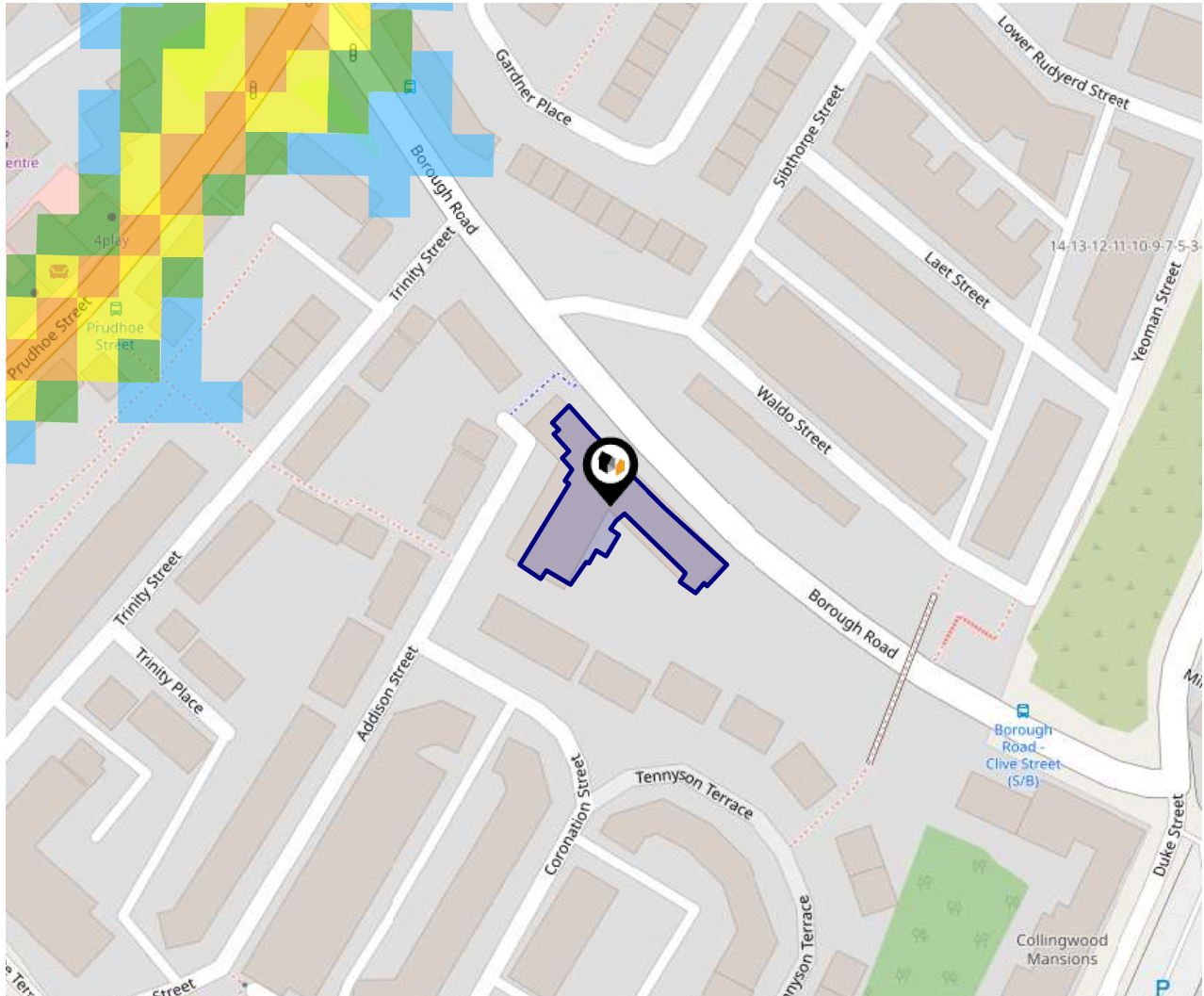
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:**	CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		
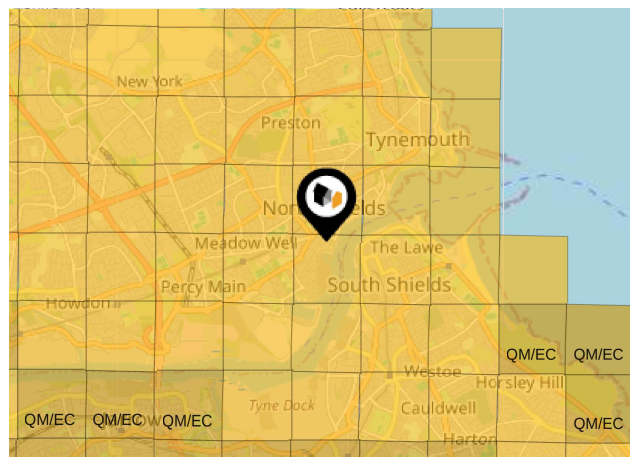
Primary Classifications (Most Common Clay Types)

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

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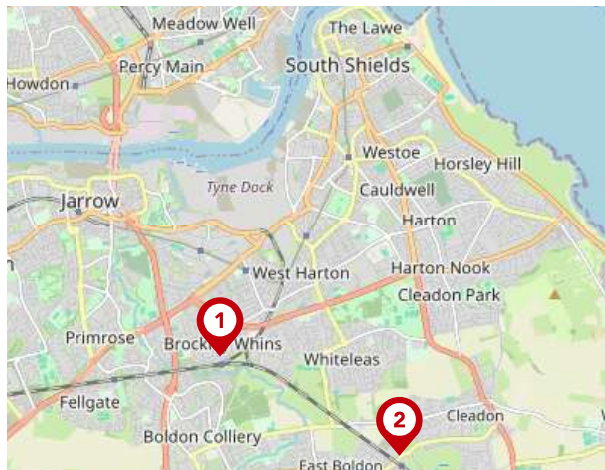
National Rail Stations

Pin	Name	Distance
1	Brockley Whins Rail Station	3.21 miles
2	East Boldon Rail Station	4.2 miles
3	Railway Station	3.5 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	4.96 miles
2	A194(M) J2	5.85 miles
3	A194(M) J1	7.53 miles
4	A1(M) J65	8.44 miles
5	A1(M) J64	9.34 miles

Airports/Helipads

Pin	Name	Distance
1	Airport	10.67 miles
2	Teesside Airport	34.19 miles
3	Leeds Bradford Airport	79.07 miles
4	Irthington	54.06 miles

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Transport (Local)
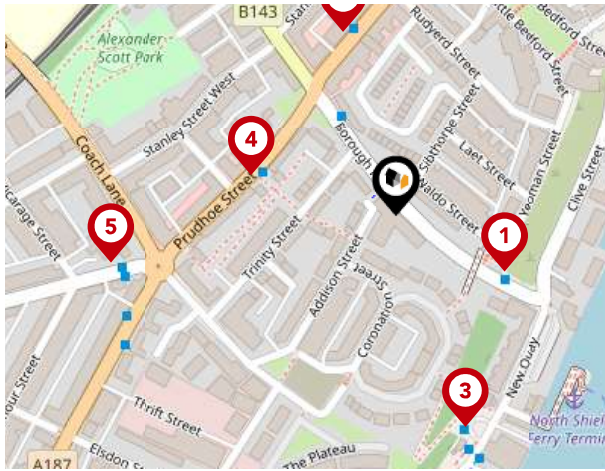
Bus Stops/Stations

Pin	Name	Distance
1	Borough Road-Clive Street	0.07 miles
2	Saville Street West	0.11 miles
3	New Quay - Ferry Terminal	0.13 miles
4	Prudhoe Street	0.08 miles
5	Waterville Road-Coach Lane	0.16 miles
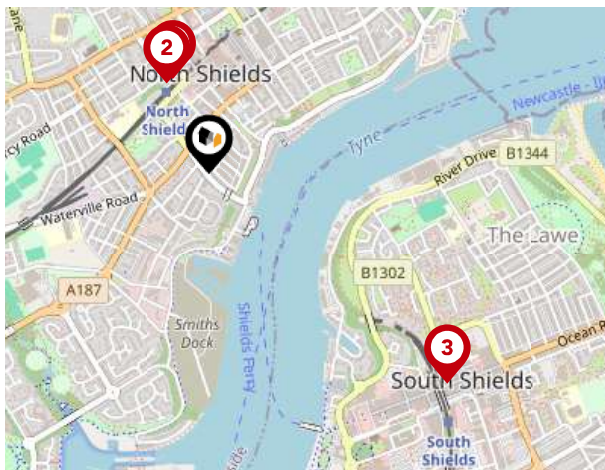
Local Connections

Pin	Name	Distance
1	North Shields (Tyne and Wear Metro Station)	0.23 miles
2	North Shields (Tyne and Wear Metro Station)	0.22 miles
3	South Shields (Tyne and Wear Metro Station)	0.72 miles
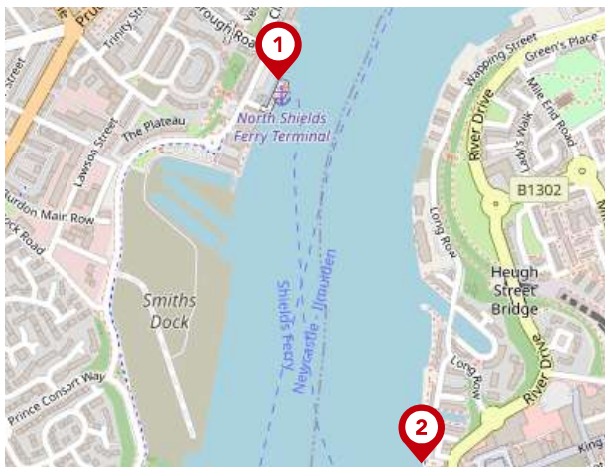
Ferry Terminals

Pin	Name	Distance
1	North Shields Ferry Terminal	0.13 miles
2	South Shields Ferry Terminal	0.58 miles

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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