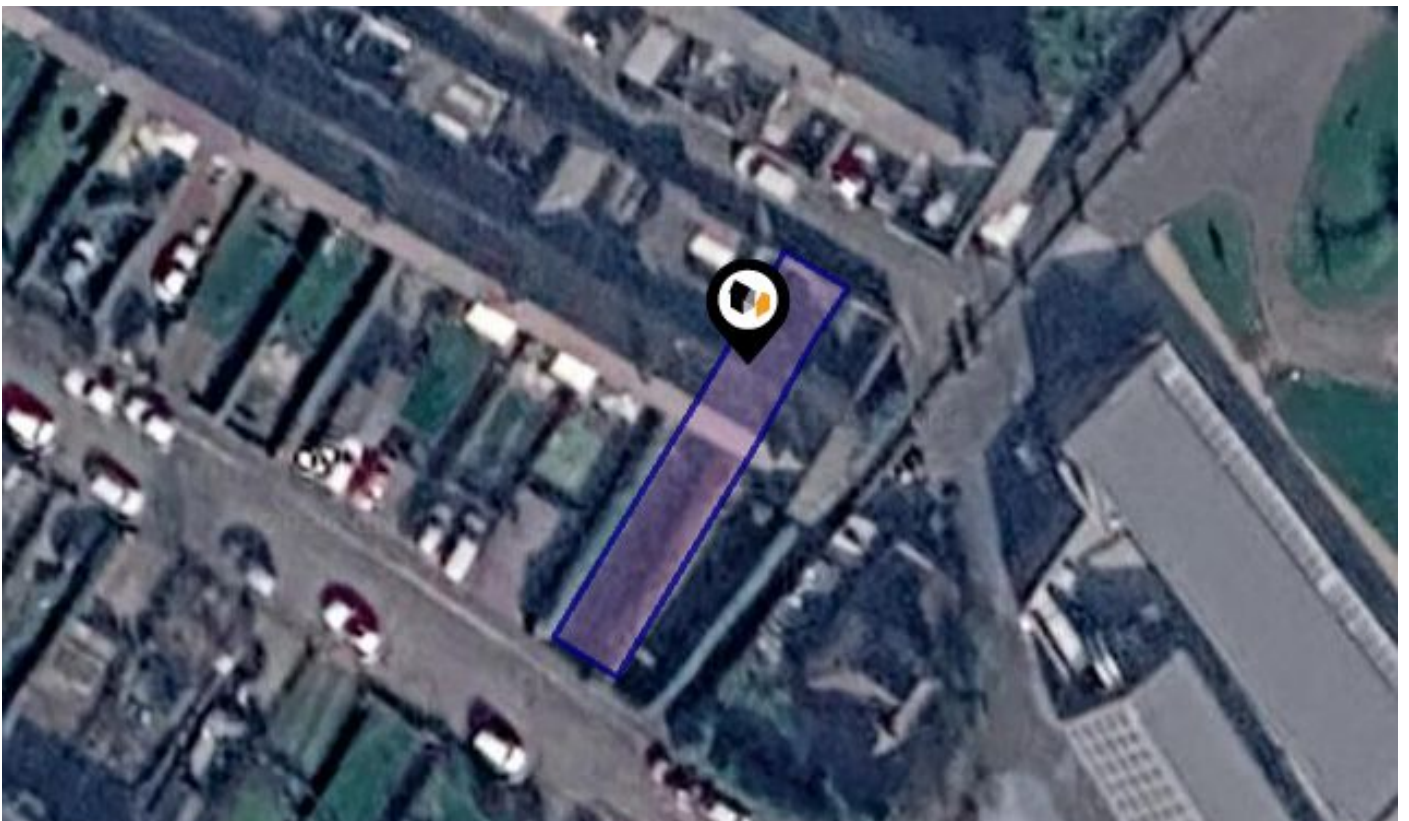




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 30th June 2026



108, DALTON AVENUE, LYNEMOUTH, MORPETH, NE61 5TJ

Landwood Group

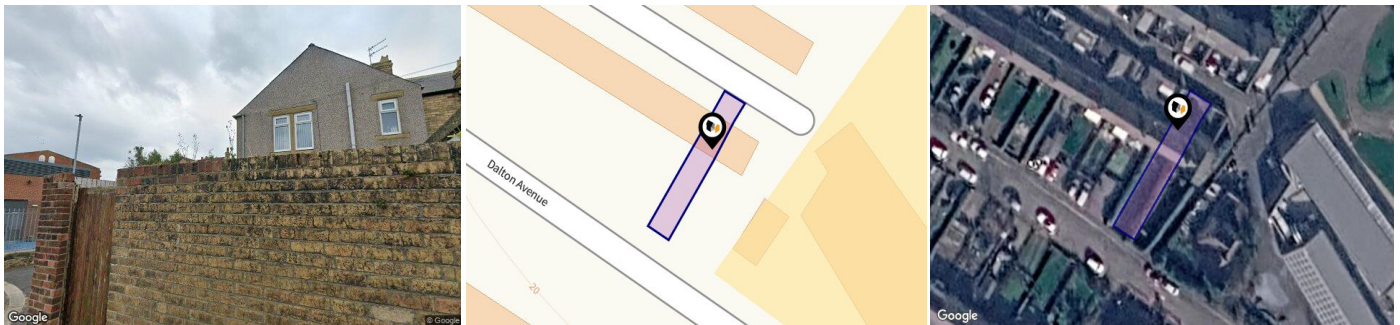
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	11/11/2005
Bedrooms:	2	Last Sold Price:	£57,000
Floor Area:	775 ft ² / 72 m ²	Last Sold £/ft²:	£73
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	1900-1929	Latest FENSA Work:	29/11/2005 - 4 windows
Council Tax :	Band A		
Annual Estimate:	£1,731		
Title Number:	ND99574		
UPRN:	100110620579		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Northumberland
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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108 Dalton Avenue, Lynemouth, NE61 5TJ

Energy rating

D

Valid until 21.07.2035

Certificate number
03002952153029256281

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	72 m ²

Market Sold in Street

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84, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	14/09/2023	10/11/2022	21/12/2016	04/07/2014		
Last Sold Price:	£55,500	£50,000	£40,000	£40,000		
106, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	27/01/2023	12/04/2010	24/08/2006	30/07/2004	21/04/2004	19/05/1995
Last Sold Price:	£72,000	£57,000	£63,000	£27,000	£18,000	£22,000
98, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	12/12/2022					
Last Sold Price:	£67,000					
96, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	12/08/2019					
Last Sold Price:	£40,000					
102, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	07/11/2018					
Last Sold Price:	£65,000					
94, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	14/02/2018					
Last Sold Price:	£50,000					
90, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	27/10/2017					
Last Sold Price:	£35,000					
88, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	27/06/2008	21/10/2005	21/05/2004	12/10/2000		
Last Sold Price:	£65,000	£59,950	£48,000	£22,100		
100, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	30/01/2006	20/12/2002	11/05/1995			
Last Sold Price:	£65,000	£25,000	£15,500			
108, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	11/11/2005	05/09/2005	30/08/2002	26/05/1999	20/12/1996	
Last Sold Price:	£57,000	£49,000	£12,000	£11,500	£8,000	
104, Dalton Avenue, Morpeth, NE61 5TJ					Terraced House	
Last Sold Date:	20/09/2005	26/04/2001	29/11/1996			
Last Sold Price:	£51,000	£11,000	£11,000			

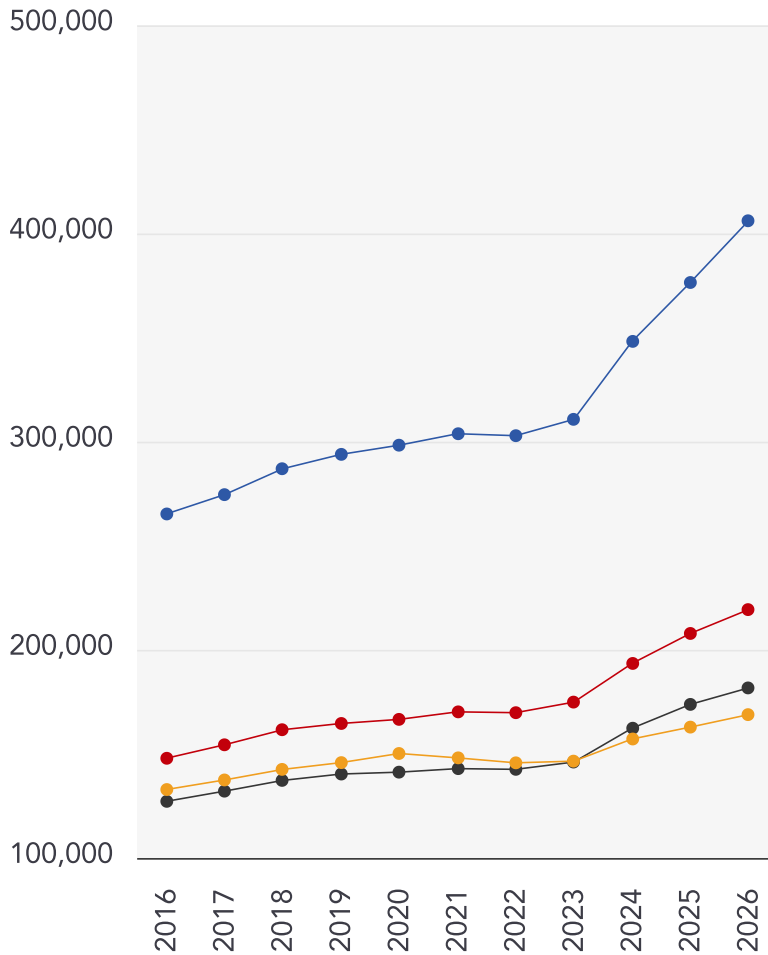
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in NE61



Detached

+53.09%

Semi-Detached

+48.28%

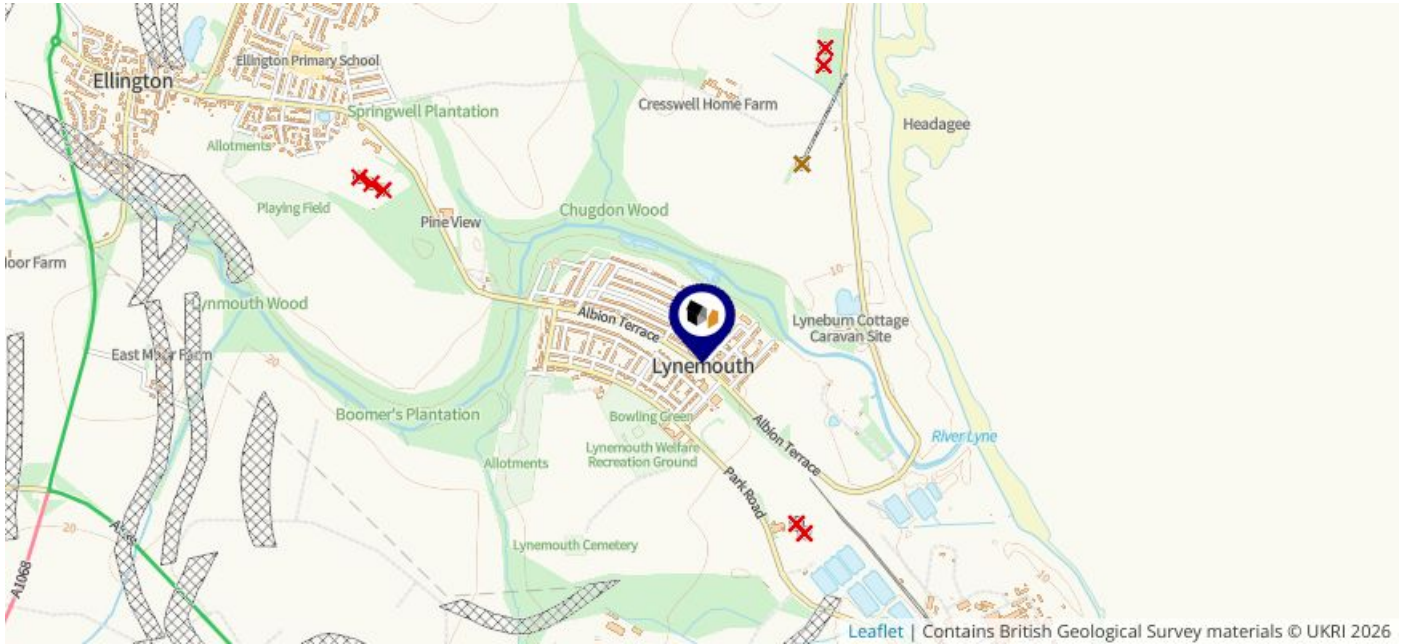
Flat

+27.08%

Terraced

+42.82%

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.

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



Newbiggin-by-the-Sea

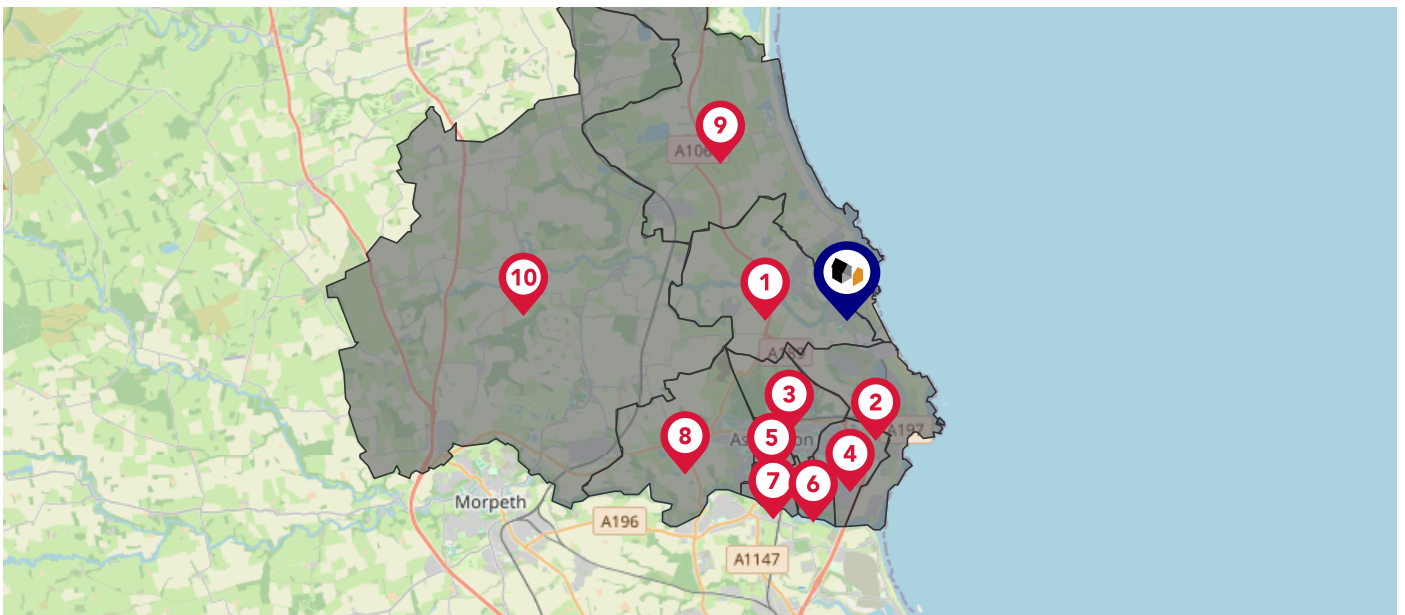


Longhirst











Maps

Council Wards

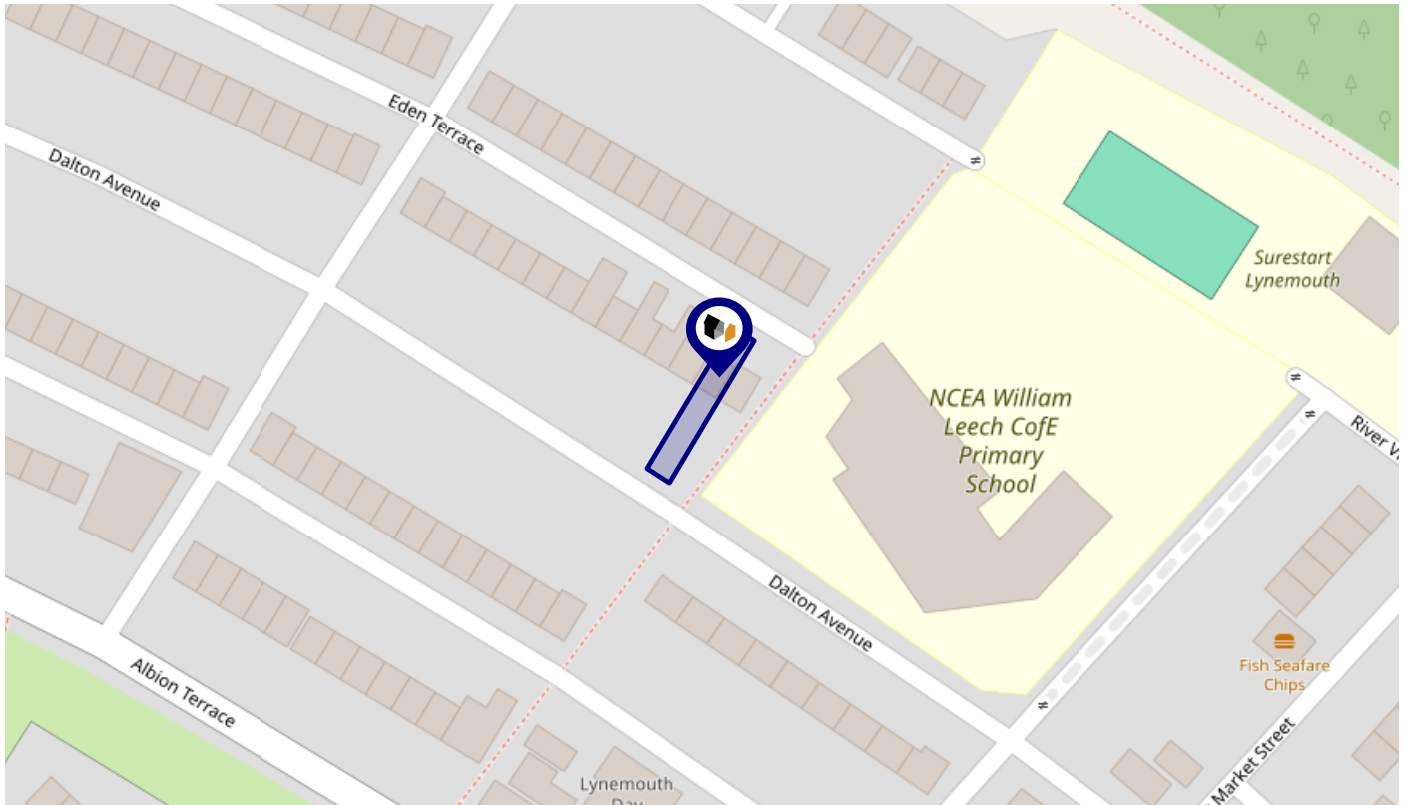
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Lynemouth ED
-  2 Newbiggin Central and East ED
-  3 Hirst ED
-  4 Seaton with Newbiggin West ED
-  5 Ashington Central ED
-  6 College ED
-  7 Haydon ED
-  8 Bothal ED
-  9 Druridge Bay ED
-  10 Pegswood ED

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.

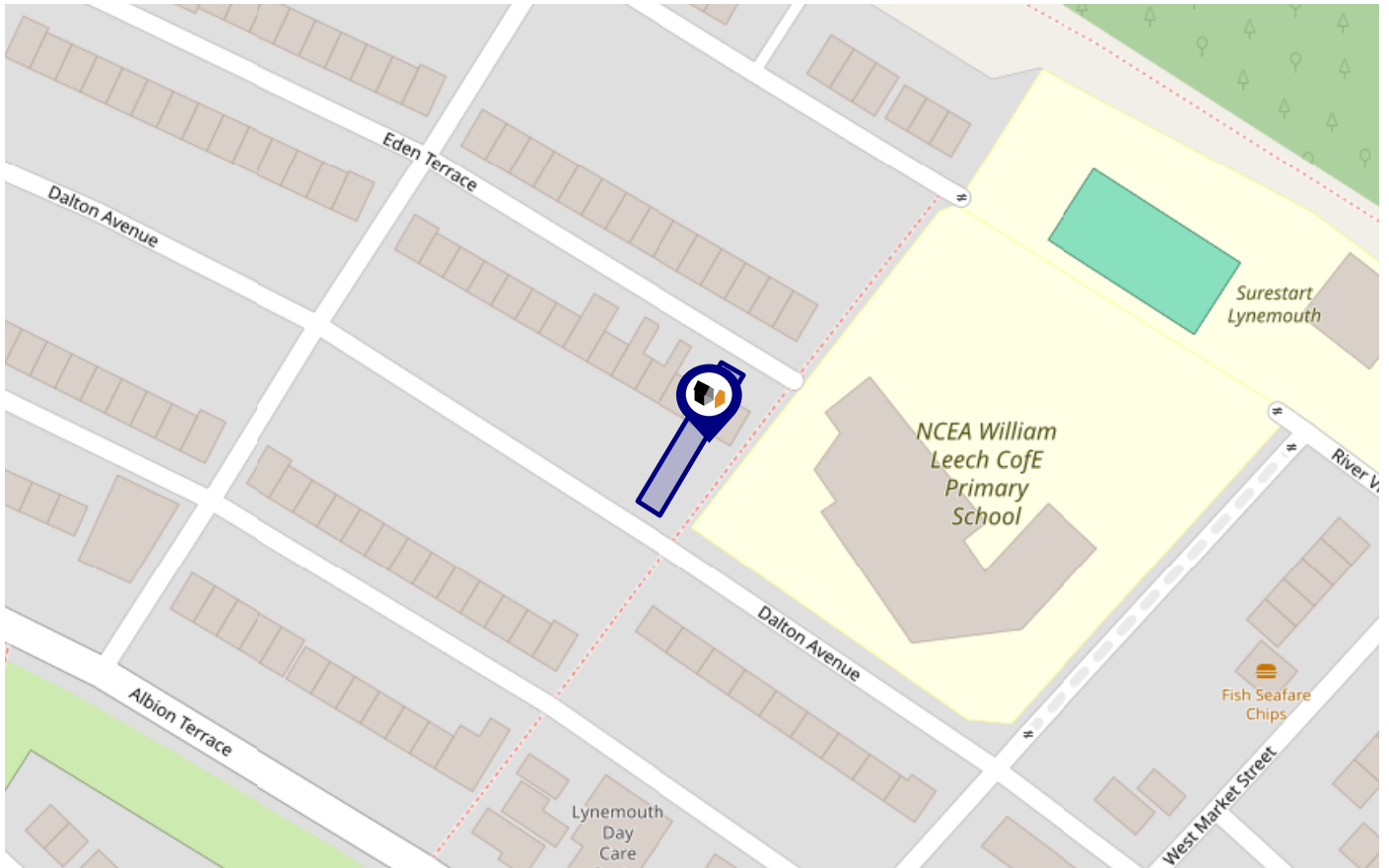
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

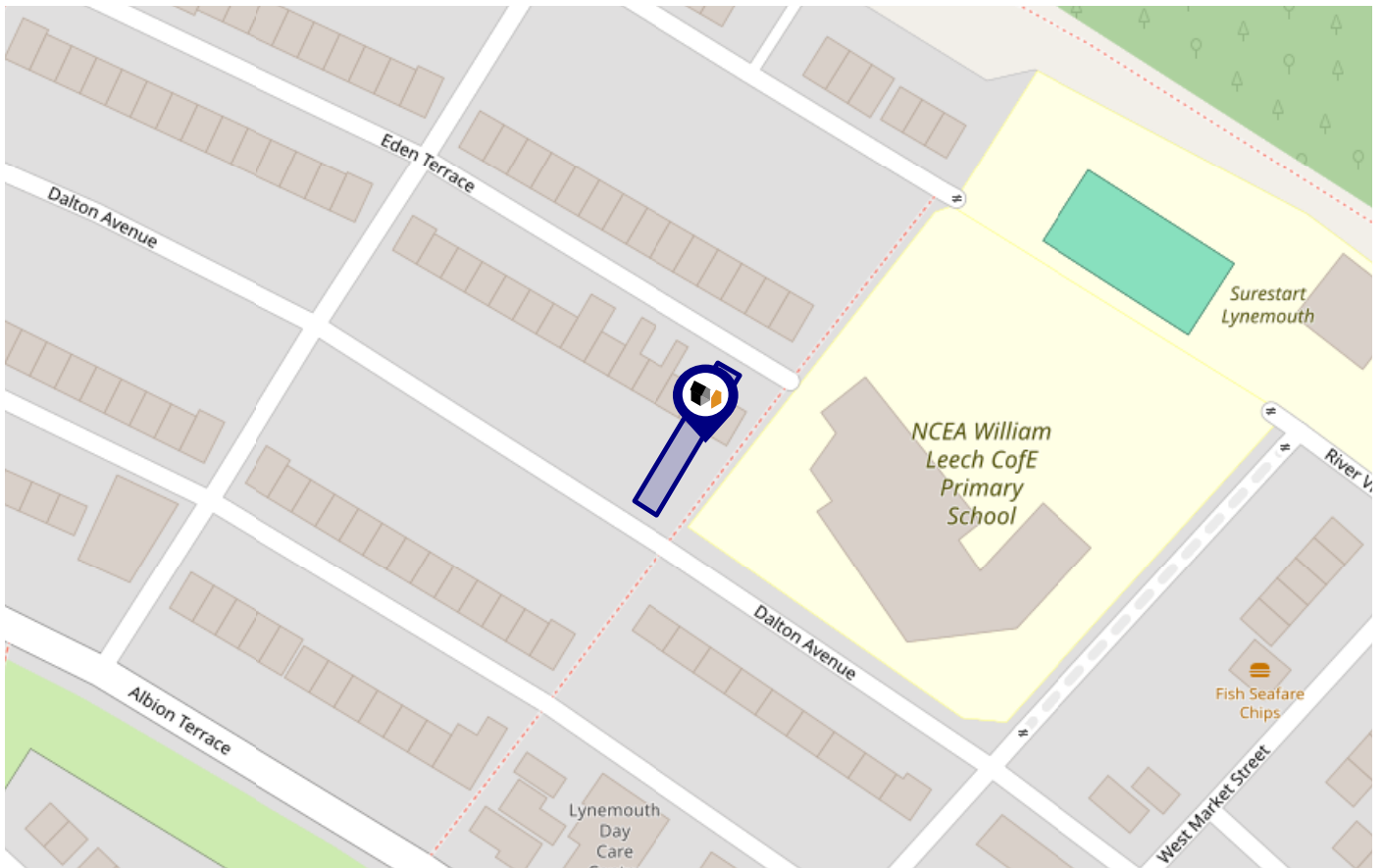
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

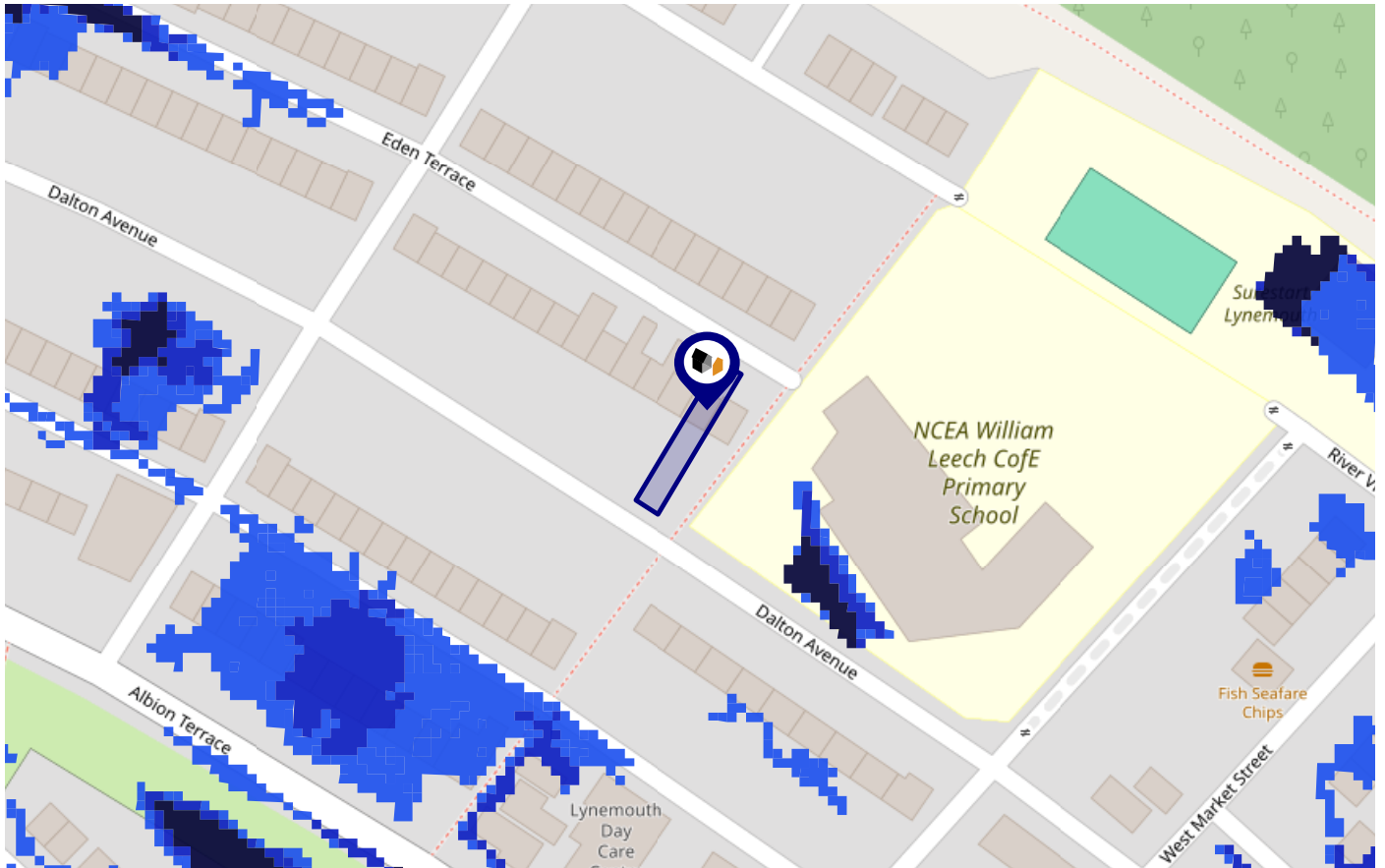
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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.

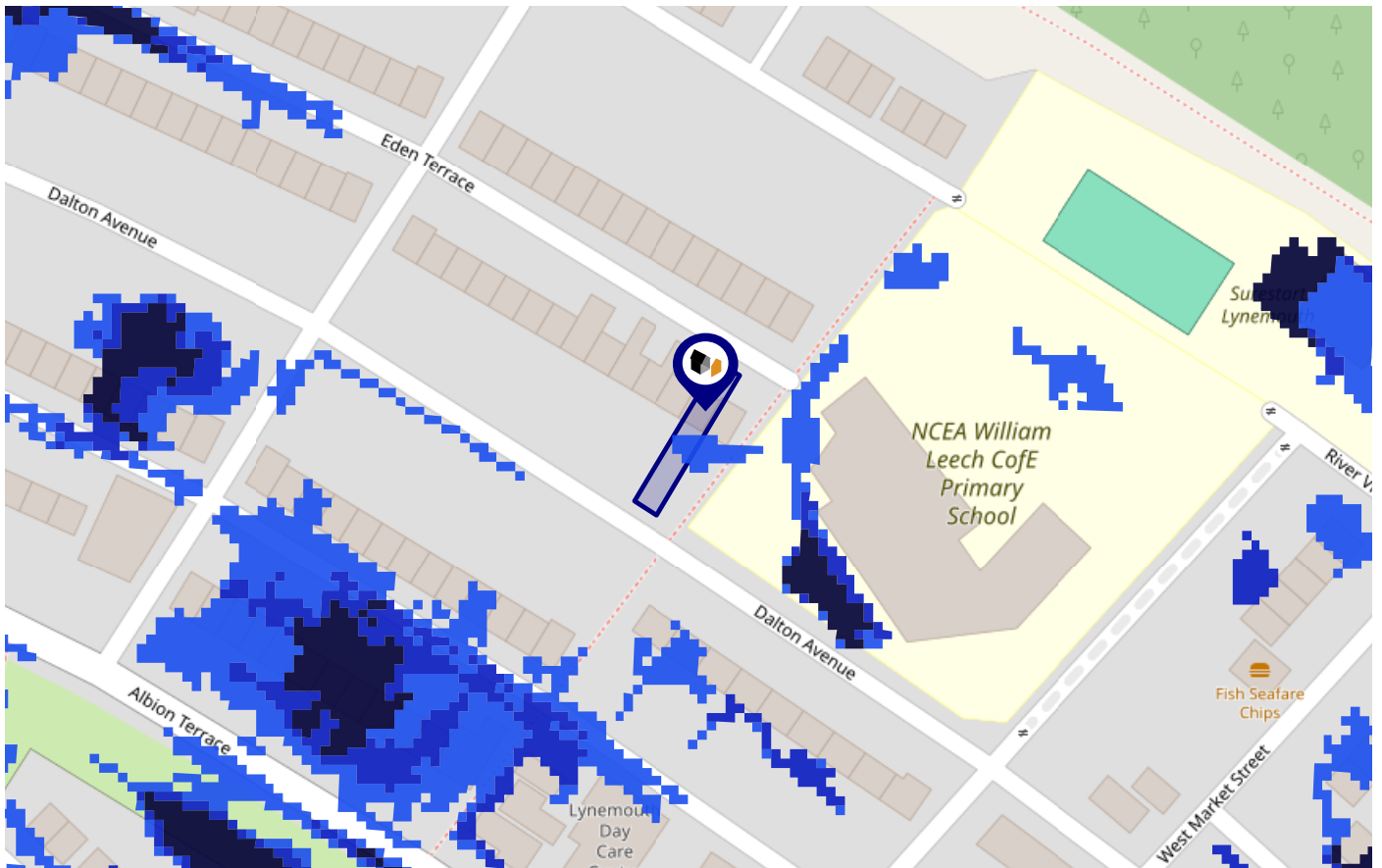
Chance of flooding to the following depths at this property:



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.
- 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.

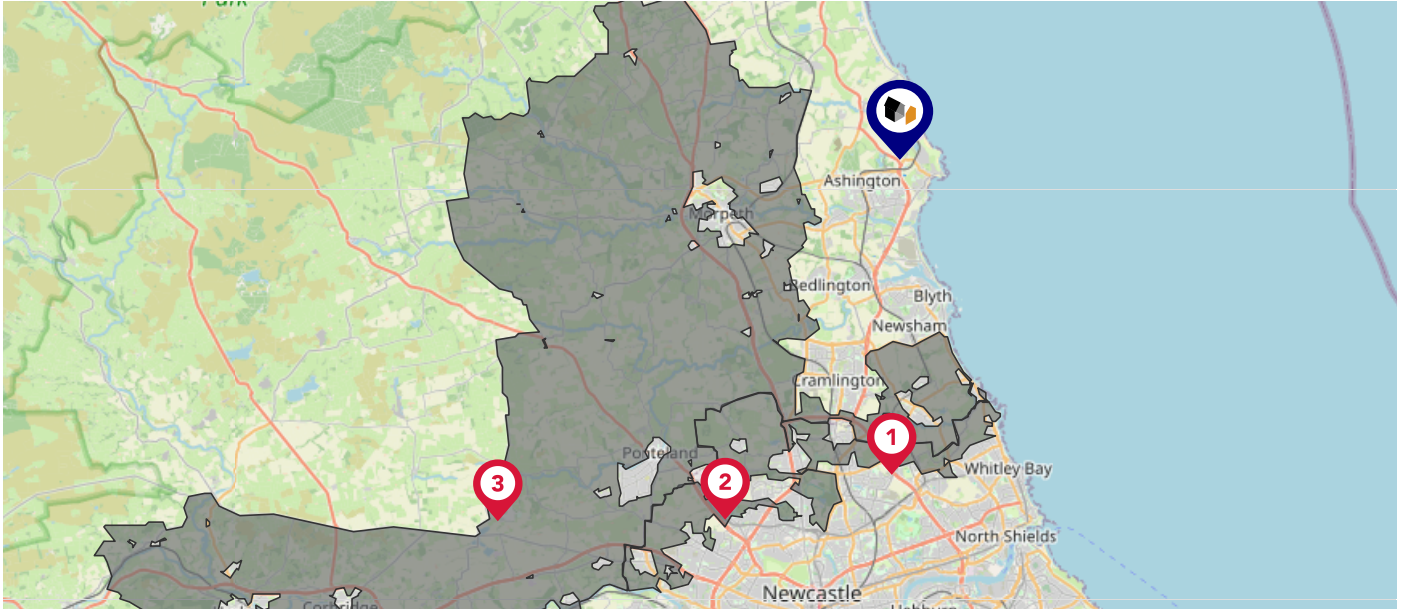
Chance of flooding to the following depths at this property:



Maps

Green Belt

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 - Newcastle upon Tyne
- 3 Tyne and Wear Green Belt - Northumberland

Maps

Landfill Sites

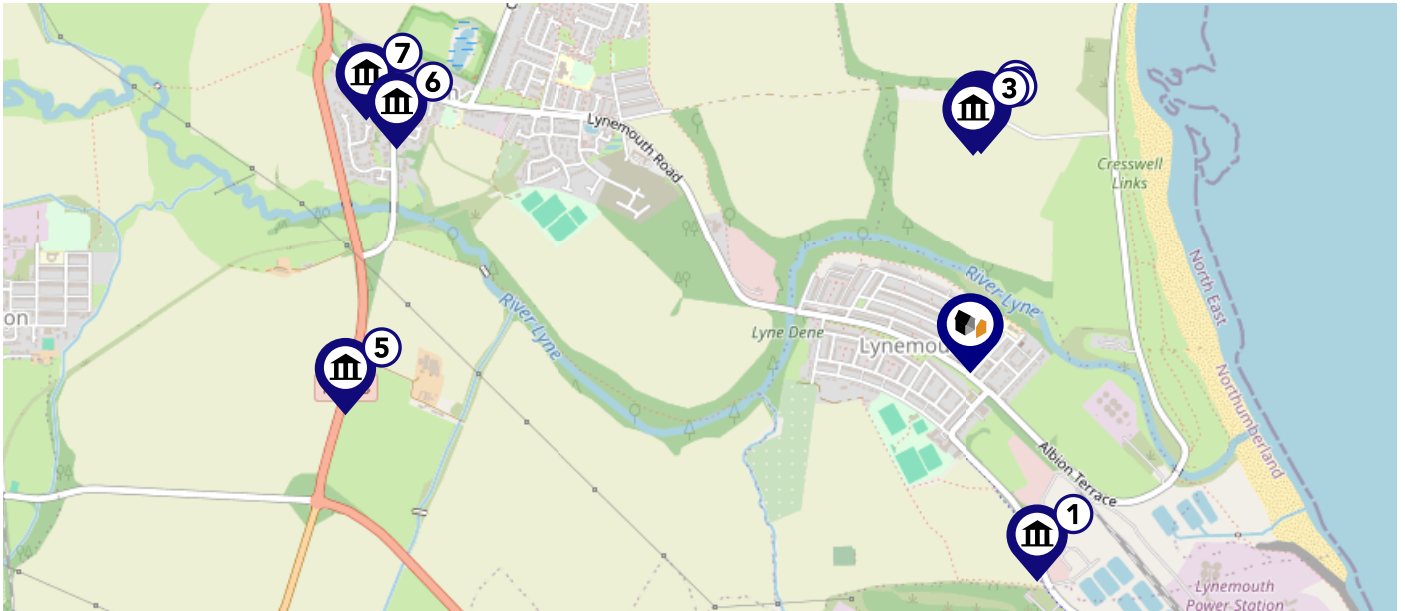
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Lynemouth Cutting-Lynemouth, Morpeth, Northumberland	Historic Landfill
2	Blindburn-Castle Morpeth, Northumberland	Historic Landfill
3	Springwell Plantation-Ellington, Northumberland	Historic Landfill
4	Alcan UK Limited No.1-P O Box No 6, Ashington, Northumberland	Historic Landfill
5	Lynemouth-Castle Morpeth, Northumbria	Historic Landfill
6	Ellington Mill Farm-Ellington, Morpeth, Northumberland	Historic Landfill
7	Ellington Quarry-Ashington Road, Ellington, Northumberland	Historic Landfill
8	Woodhorn Quarry-Wansbeck, Northumberland	Historic Landfill
9	Alcan UK Limited No.3-Newbiggin-by-the-Sea, Northumberland	Historic Landfill
10	EA/EPR/KB3900HC/T001	Active Landfill

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



1156081 - Pithead Baths At Lynemouth Colliery Including Offices And Canteen (now The Medical Wing)

Grade II

0.5 miles



1371024 - Stable And Paddock Walls To East Of Farmbuildings

Grade II

0.5 miles



1042144 - Home Farmhouse

Grade II

0.5 miles



1042145 - Farmbuildings And Yard Walls To North Of Home Farm

Grade II

0.5 miles



1371026 - Milestone 30 Metres South Of Entrance East Moor Farm

Grade II

1.3 miles



1042149 - Dovecote At The Duckett

Grade II

1.3 miles



1155834 - 1 And 2 High Farm Cottages And Outbuilding To East

Grade II

1.4 miles

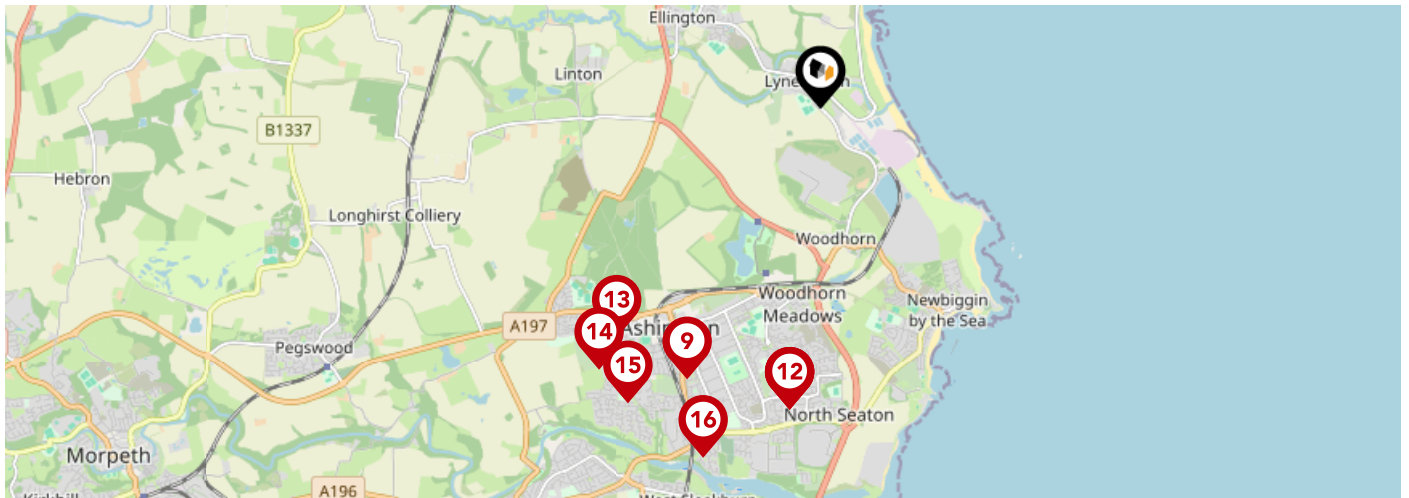
Area Schools











	Nursery	Primary	Secondary	College	Private
<p>1 NCEA William Leech CofE Primary School</p> <p>Ofsted Rating: Not Rated Pupils: 131 Distance:0.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ellington Primary School</p> <p>Ofsted Rating: Good Pupils: 208 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Linton Primary School</p> <p>Ofsted Rating: Good Pupils: 16 Distance:1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 NCEA Grace Darling CofE Primary School</p> <p>Ofsted Rating: Not Rated Pupils: 438 Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 NCEA Thomas Bewick C of E Primary School</p> <p>Ofsted Rating: Good Pupils: 251 Distance:2.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Rosewood Independent School</p> <p>Ofsted Rating: Good Pupils: 23 Distance:2.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Aidan's Catholic Primary School, Ashington</p> <p>Ofsted Rating: Good Pupils: 230 Distance:2.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Gust Independent School</p> <p>Ofsted Rating: Requires improvement Pupils: 35 Distance:2.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

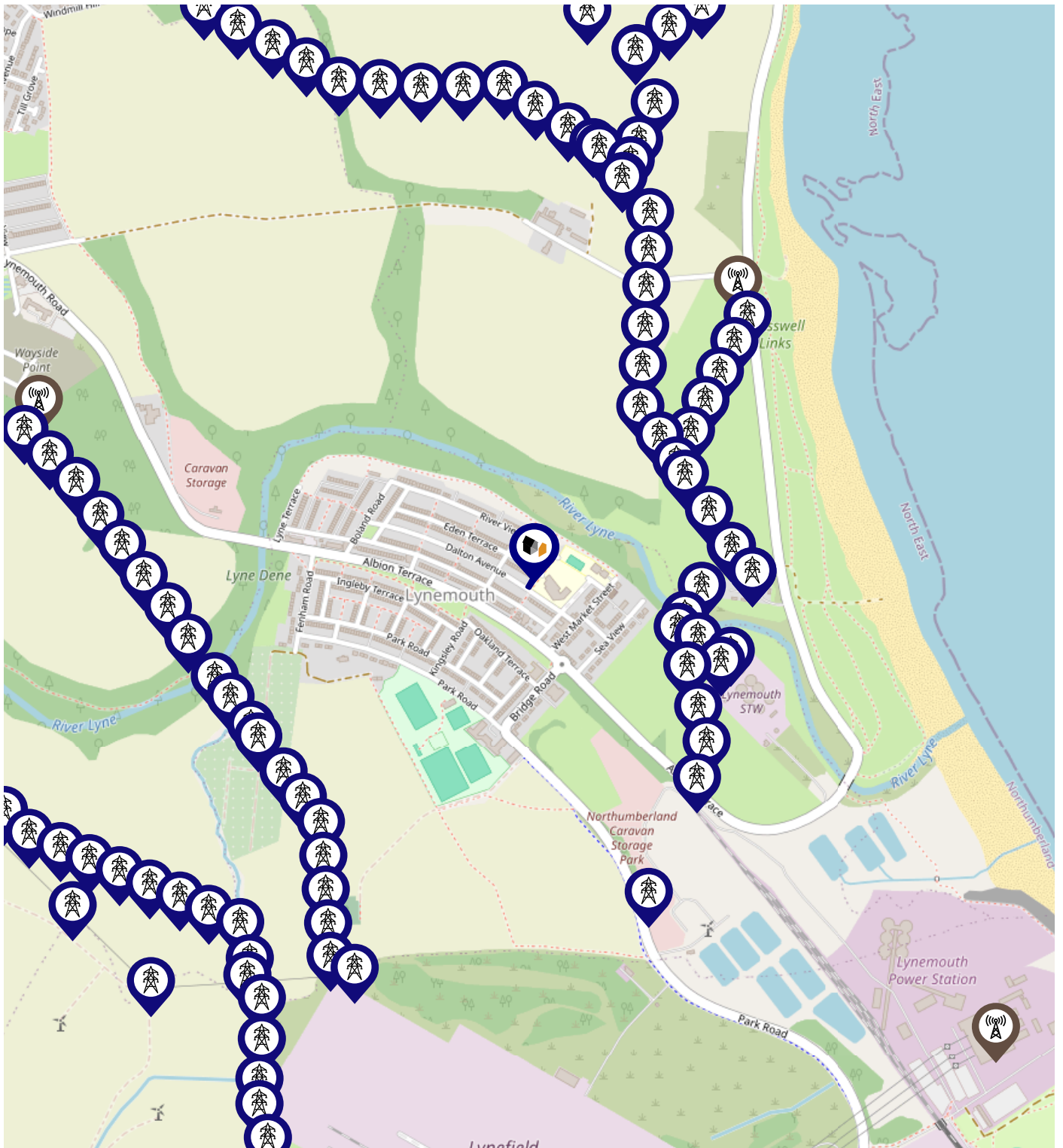
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		Nursery	Primary	Secondary	College	Private
	Central Primary School Ofsted Rating: Good Pupils: 689 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	NCEA Bishop's Primary School Ofsted Rating: Good Pupils: 447 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	NCEA Duke's Secondary School Ofsted Rating: Requires improvement Pupils: 1021 Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	NCEA Castle School Ofsted Rating: Good Pupils: 138 Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Buzz Learning Independent Specialist School Ofsted Rating: Good Pupils: 24 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bothal Primary School Ofsted Rating: Outstanding Pupils: 730 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashington Academy Ofsted Rating: Good Pupils: 956 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	NCEA James Knott CofE Primary School Ofsted Rating: Not Rated Pupils: 214 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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Key:

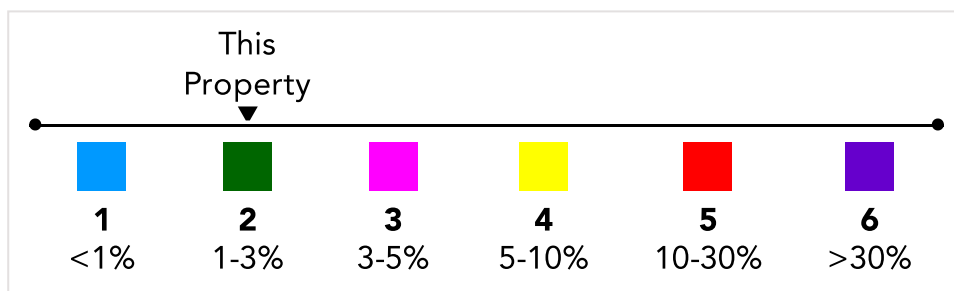
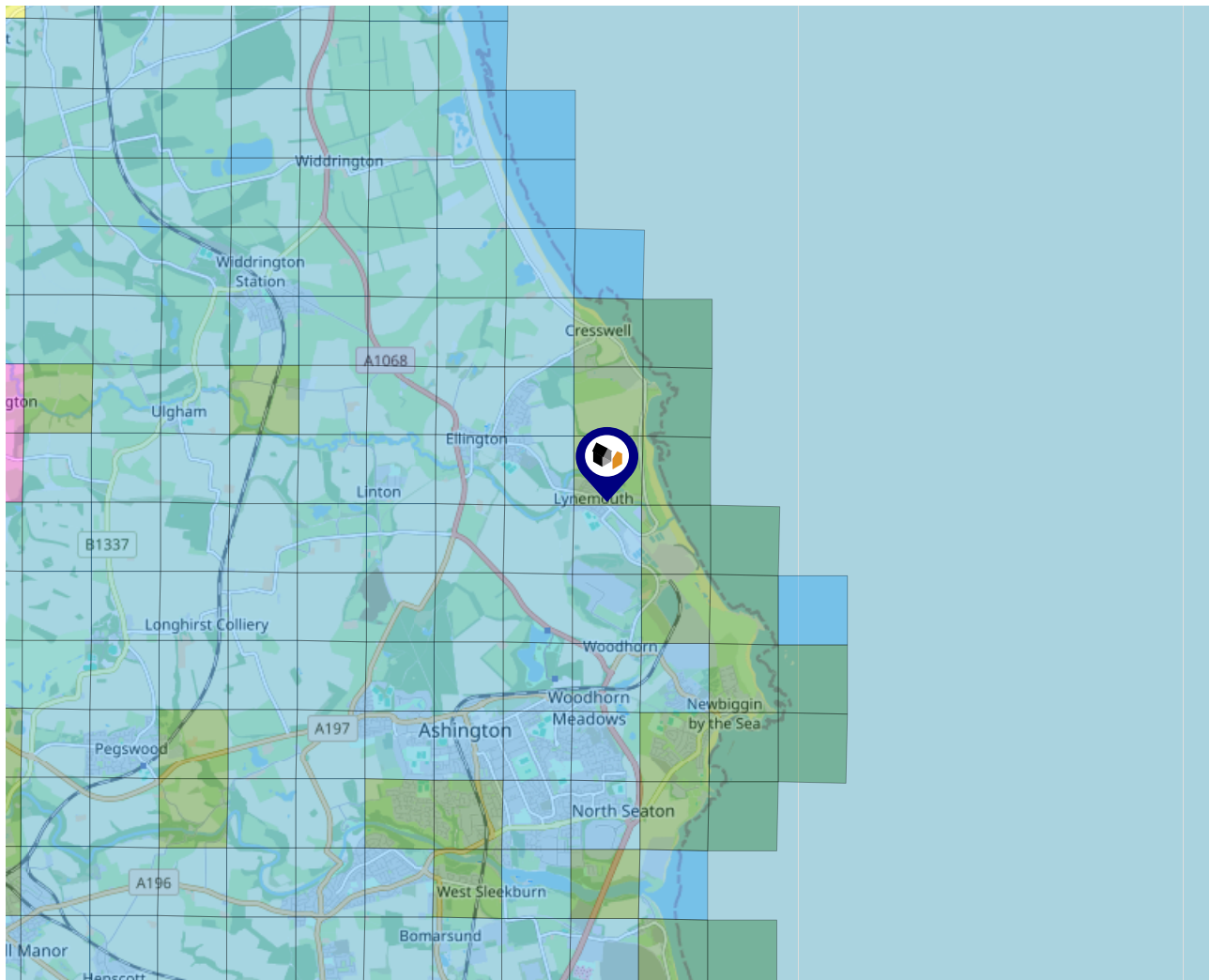
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

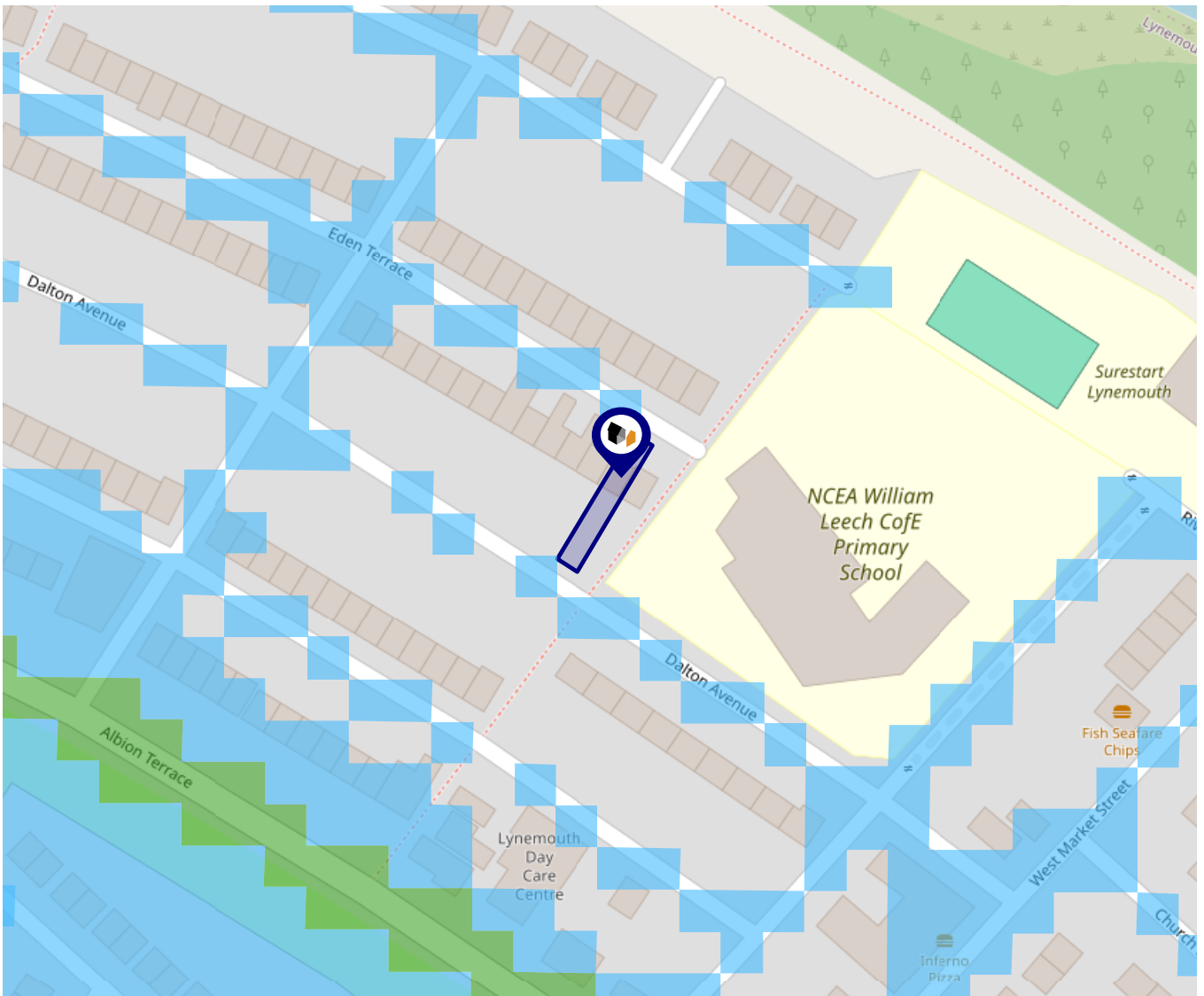
What is Radon?

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).



Local Area Road Noise

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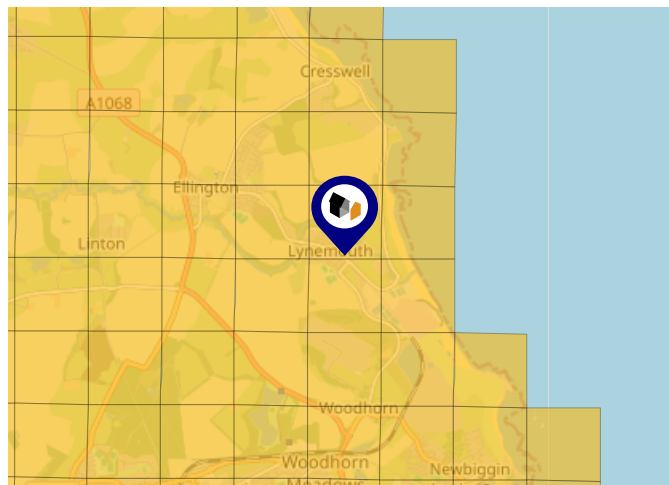


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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



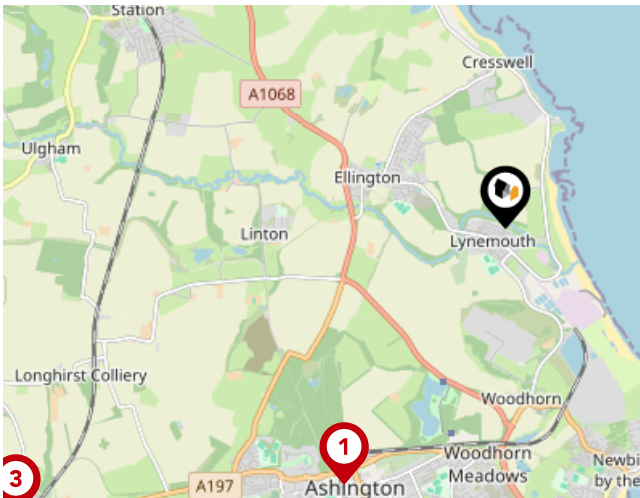
Primary Classifications (Most Common Clay Types)

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

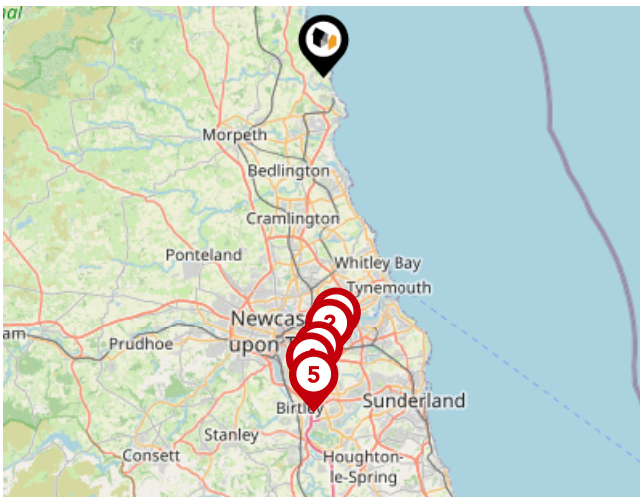
Transport (National)

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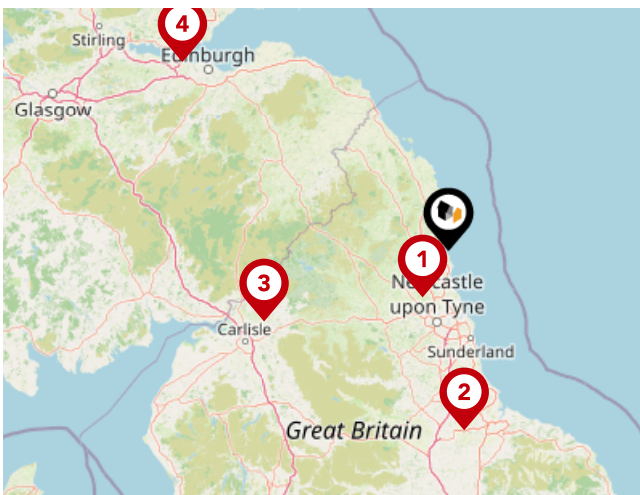
National Rail Stations

Pin	Name	Distance
1	Railway Station	2.56 miles
2	Railway station	3.64 miles
3	Railway Station	4.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	18.58 miles
2	A194(M) J2	19.3 miles
3	A194(M) J1	20.82 miles
4	A1(M) J65	21.58 miles
5	A1(M) J64	22.74 miles

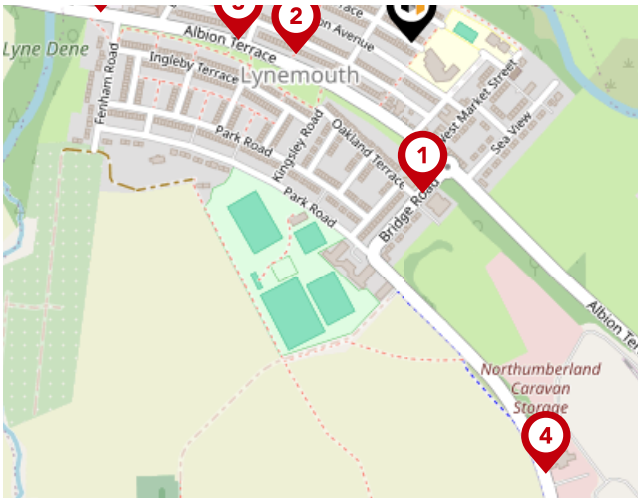


Airports/Helipads

Pin	Name	Distance
1	Airport	13.97 miles
2	Teesside Airport	48.78 miles
3	Irthington	53.52 miles
4	Edinburgh Airport	87.6 miles

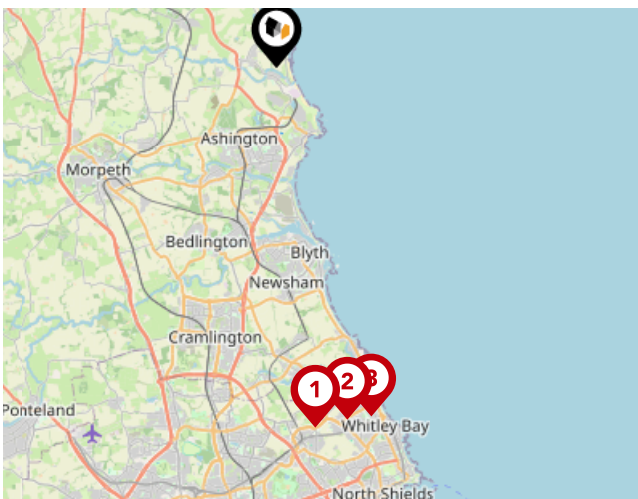
Area

Transport (Local)



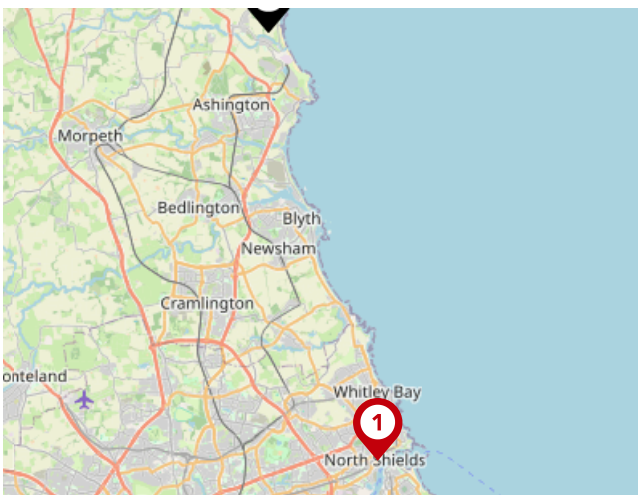
Bus Stops/Stations

Pin	Name	Distance
1	Resource Centre	0.16 miles
2	Post Office	0.12 miles
3	Post Office	0.18 miles
4	Power Station North Entrance	0.48 miles
5	Fenham Road	0.33 miles



Local Connections

Pin	Name	Distance
1	Shiremoor (Tyne and Wear Metro Station)	12.29 miles
2	West Monkseaton (Tyne and Wear Metro Station)	12.23 miles
3	Monkseaton (Tyne and Wear Metro Station)	12.29 miles



Ferry Terminals

Pin	Name	Distance
1	North Shields Ferry Terminal	14.98 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 with rounded corners.

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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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