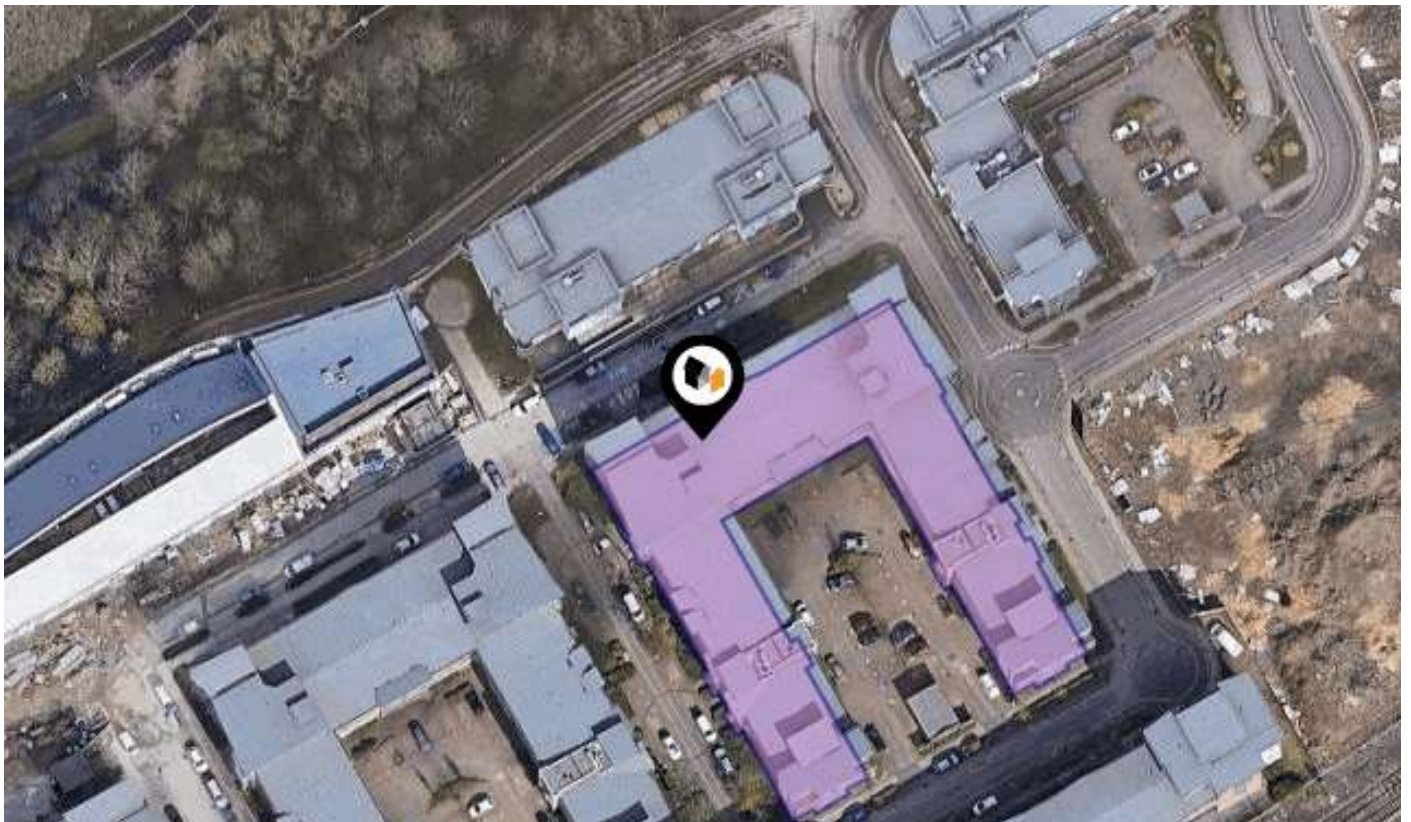# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Thursday 12th February 2026**



# 82 CAMERONIAN SQUARE, WORSDELL DRIVE, GATESHEAD, NE8 2DB
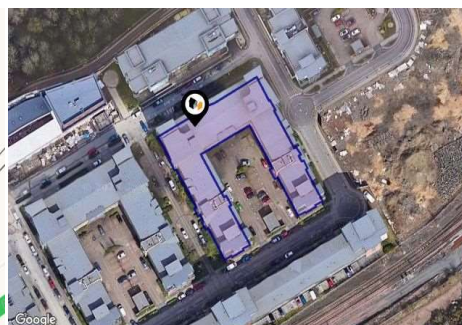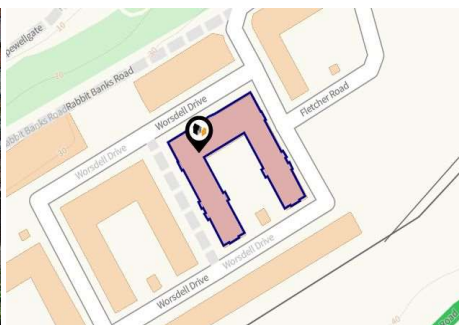
## Property

| | | | |
|---|---|---|---|
| **Type:** | Flat / Maisonette | **Last Sold Date:** | 19/02/2007 |
| **Bedrooms:** | 2 | **Last Sold Price:** | £150,000 |
| **Floor Area:** | 592 ft$^2$ / 55 m$^2$ | **Last Sold £/ft$^2$:** | £253 |
| **Plot Area:** | 0.55 acres | **Tenure:** | Leasehold |
| **Year Built :** | 2007 | **Start Date:** | 08/02/2007 |
| **Council Tax :** | Band B | **End Date:** | 01/01/2130 |
| **Annual Estimate:** | £2,005 | **Lease Term:** | 125 years from 1 January 2005 |
| **Title Number:** | TY458486 | **Term Remaining:** | 103 years |
| **UPRN:** | 10022998889 | | |

## Local Area

| | |
|---|---|
| **Local Authority:** | Gateshead |
| **Conservation Area:** | Bridges Ca |
| **Flood Risk:** | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

**Estimated Broadband Speeds**

(Standard - Superfast - Ultrafast)

**16** mb/s    **80** mb/s    **1800** mb/s

**Mobile Coverage:**
(based on calls indoors)

O2     EE     3     Vodafone

**Satellite/Fibre TV Availability:**

✔ BT     ✔ sky     ✘ Virgin media

# Property
# **Multiple Title Plans**

## Freehold Title Plan
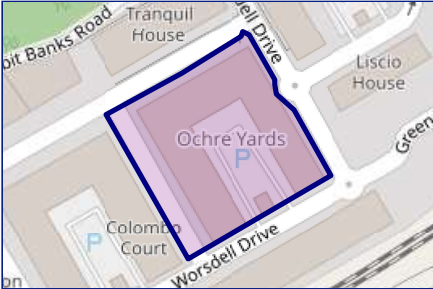


**TY484118**

## Leasehold Title Plan
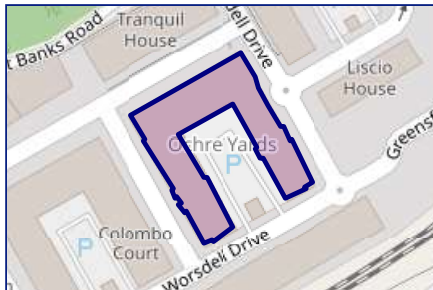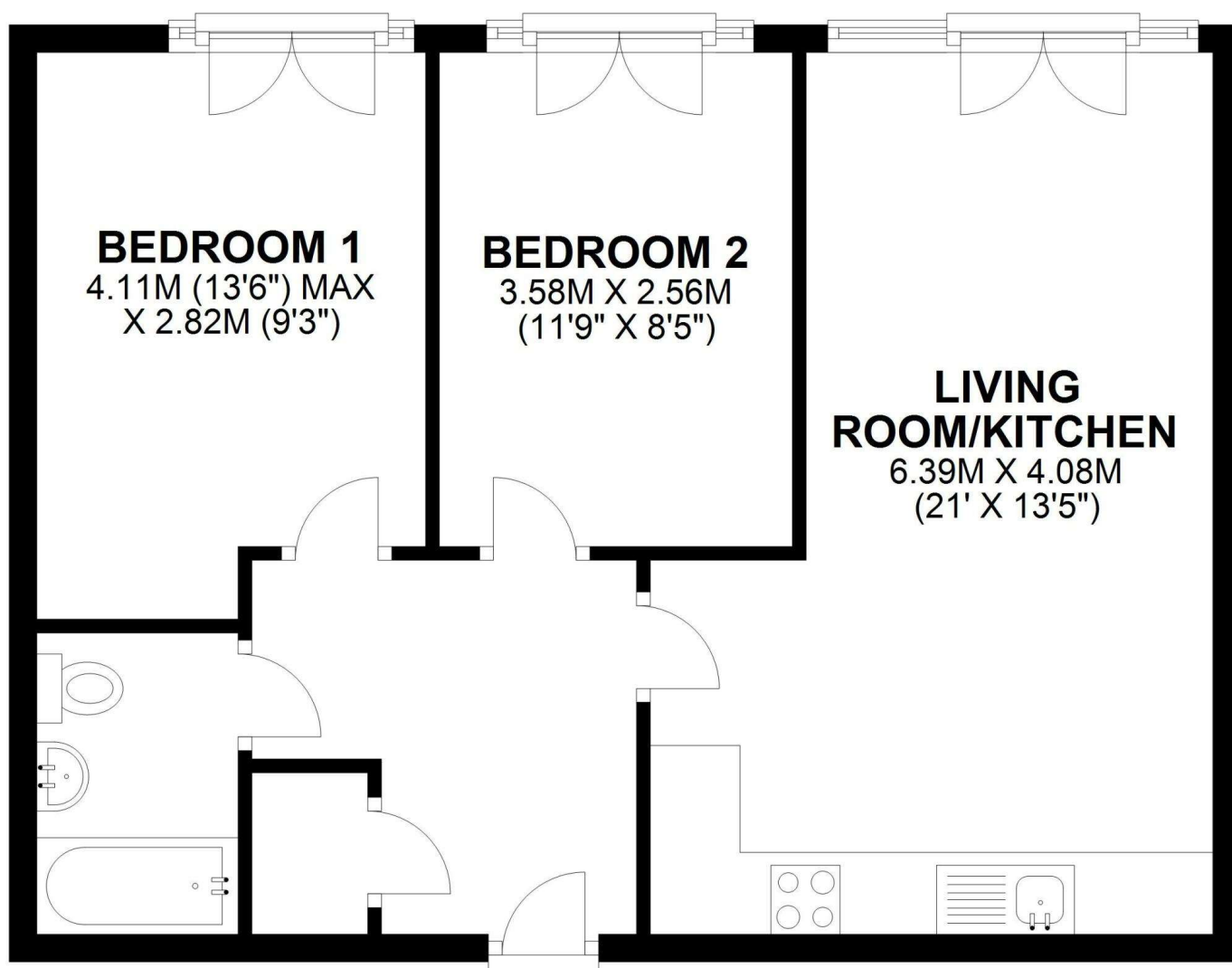


**TY458486**

| | |
|---|---|
| Start Date: | 08/02/2007 |
| End Date: | 01/01/2130 |
| Lease Term: | 125 years from 1 January 2005 |
| Term Remaining: | 103 years |

# 82 CAMERONIAN SQUARE, WORSDELL DRIVE, GATESHEAD, NE8 2DB

## FIRST FLOOR

APPROX. 54.4 SQ. METRES (585.1 SQ. FEET)

**BEDROOM 1**
4.11M (13'6") MAX
X 2.82M (9'3")

**BEDROOM 2**
3.58M X 2.56M
(11'9" X 8'5")

**LIVING
ROOM/KITCHEN**
6.39M X 4.08M
(21' X 13'5")

## TOTAL AREA: APPROX. 54.4 SQ. METRES (585.1 SQ. FEET)

Powered by
**prift**
Know any property instantly

# Property
# EPC - Certificate

**LANDWOOD GROUP**

## 82 Cameronian Square, Worsdell Drive, NE8 2DB

### Energy rating

# D

## Valid until 07.05.2029

| Score | Energy rating | | Current | Potential |
|---|---|---|---|---|
| 92+ | **A** | | | |
| 81-91 | **B** | | | 82 \| B |
| 69-80 | **C** | | | |
| 55-68 | **D** | | 68 \| D | |
| 39-54 | **E** | | | |
| 21-38 | **F** | | | |
| 1-20 | **G** | | | |

**KPF -** Key Property Facts

Powered by
**sprift**
Know any property instantly

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Flat |
| **Build Form:** | Mid-Terrace |
| **Transaction Type:** | Rental (private) |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Electricity (not community) |
| **Main Gas:** | No |
| **Floor Level:** | 1st |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Glazing Type:** | Double glazing installed during or after 2002 |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Timber frame, 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:** | Low energy lighting in 50% of fixed outlets |
| **Floors:** | To external air, insulated (assumed) |
| **Total Floor Area:** | 55 m$^2$ |

## 10 Year History of Average House Prices by Property Type in NE8
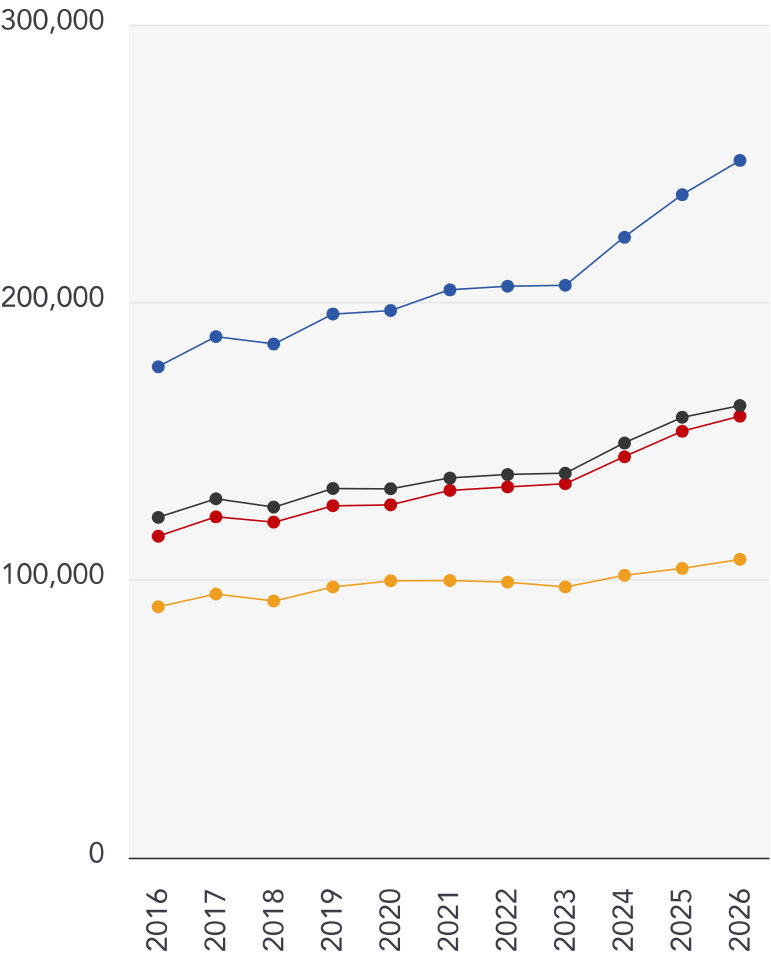


**Detached**

**+42.05%**

**Terraced**

**+32.88%**

**Semi-Detached**

**+37.35%**

**Flat**

**+18.91%**

# Coal Mining

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.

# Conservation Areas

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.
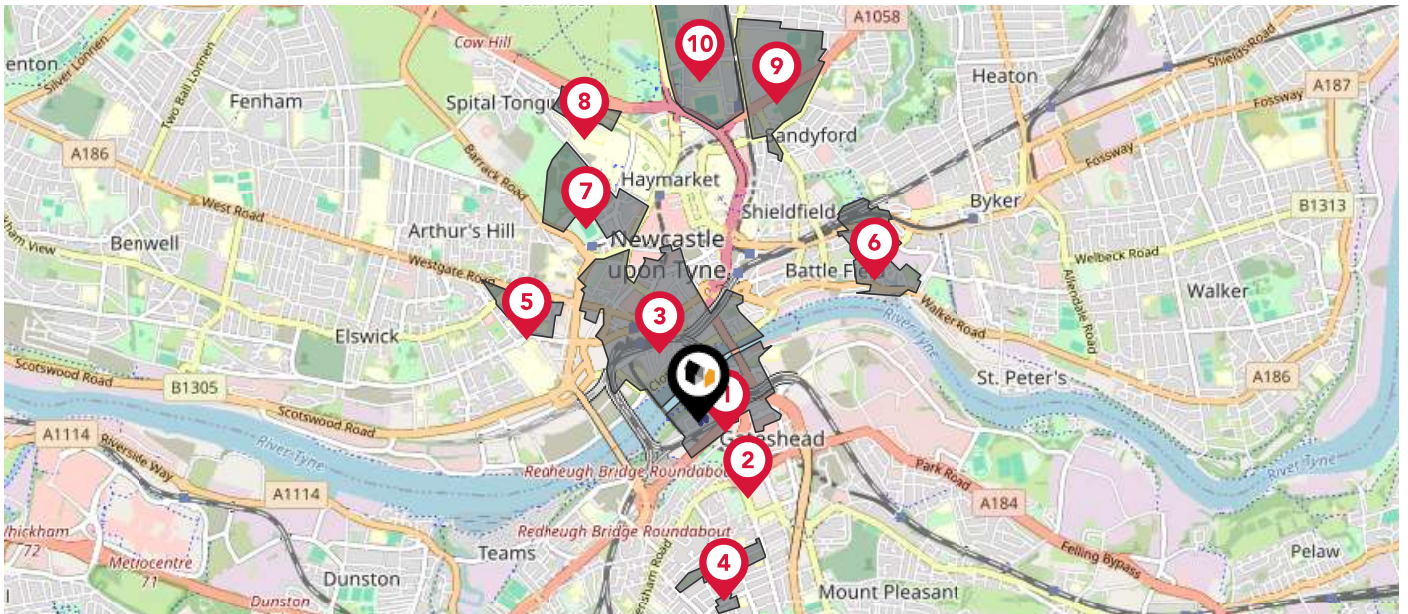


| Nearby Conservation Areas | |
|---|---|
| 1 | Bridges Ca |
| 2 | Walker Terrace/Regent Street CA |
| 3 | Central |
| 4 | Coatsworth CA |
| 5 | Summerhill Square |
| 6 | Ouseburn |
| 7 | Leazes |
| 8 | Framlington Place |
| 9 | South Jesmond |
| 10 | Brandling Village |

# 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
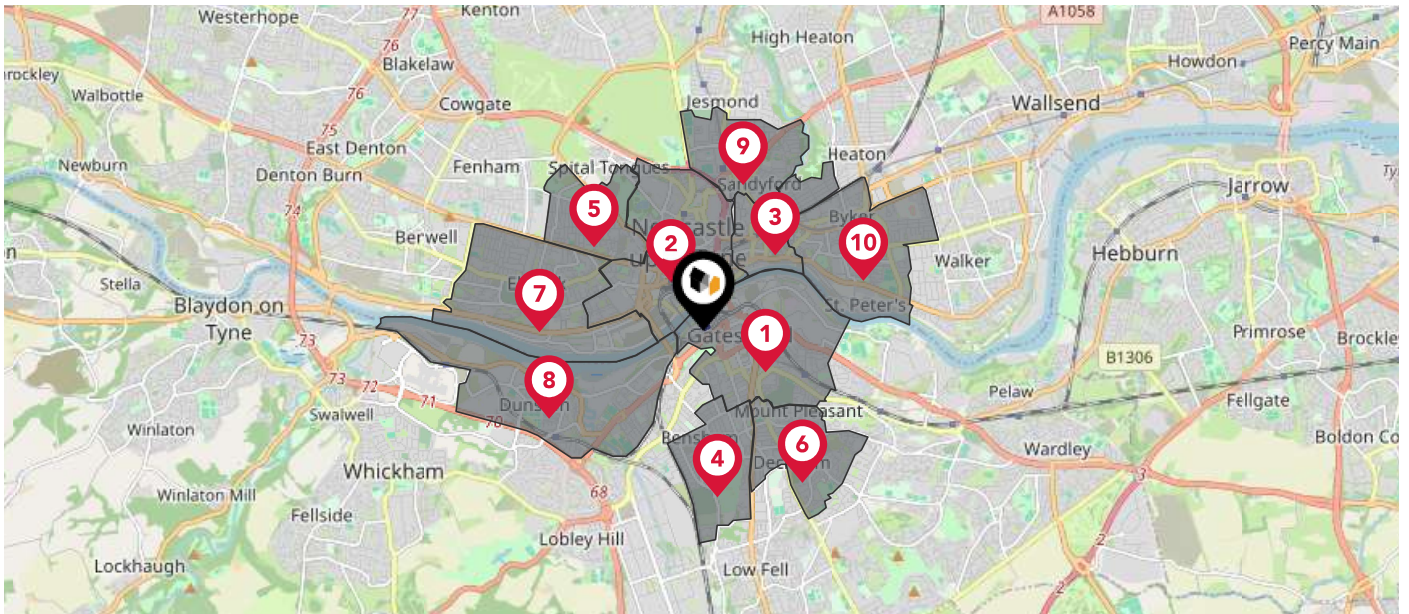


## Nearby Council Wards

| | |
|---|---|
| **1** | Bridges Ward |
| **2** | Monument Ward |
| **3** | Ouseburn Ward |
| **4** | Saltwell Ward |
| **5** | Arthur's Hill Ward |
| **6** | Deckham Ward |
| **7** | Elswick Ward |
| **8** | Dunston and Teams Ward |
| **9** | South Jesmond Ward |
| **10** | Byker Ward |

Powered by
**4prift**
Know any property instantly

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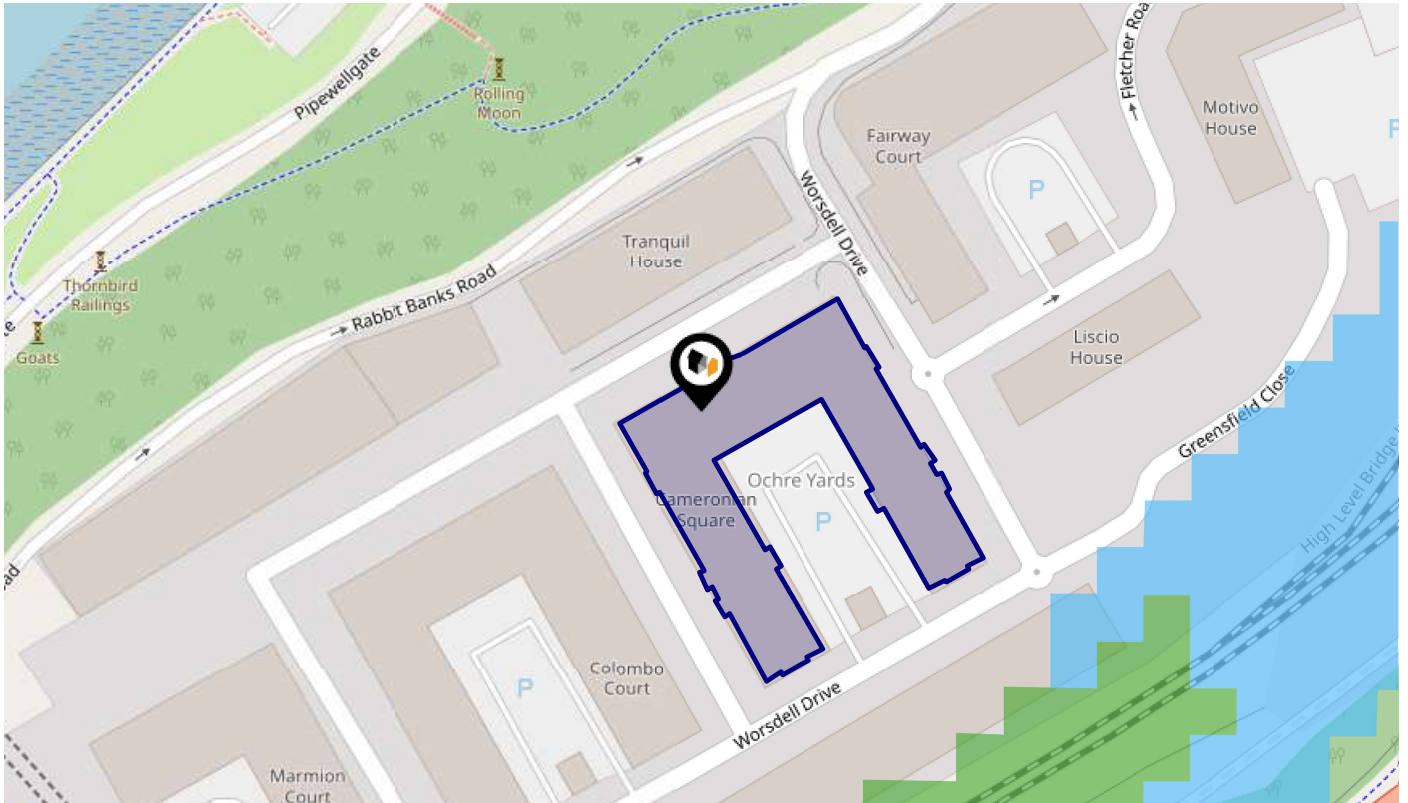
## Rail Noise Data

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 | 🟦 |

**LANDWOOD GROUP**

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
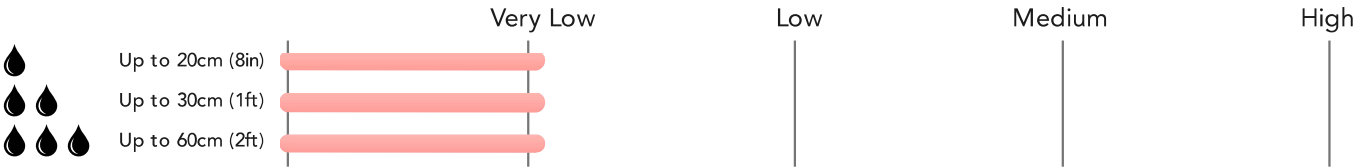


**Risk Rating:** Very low

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.

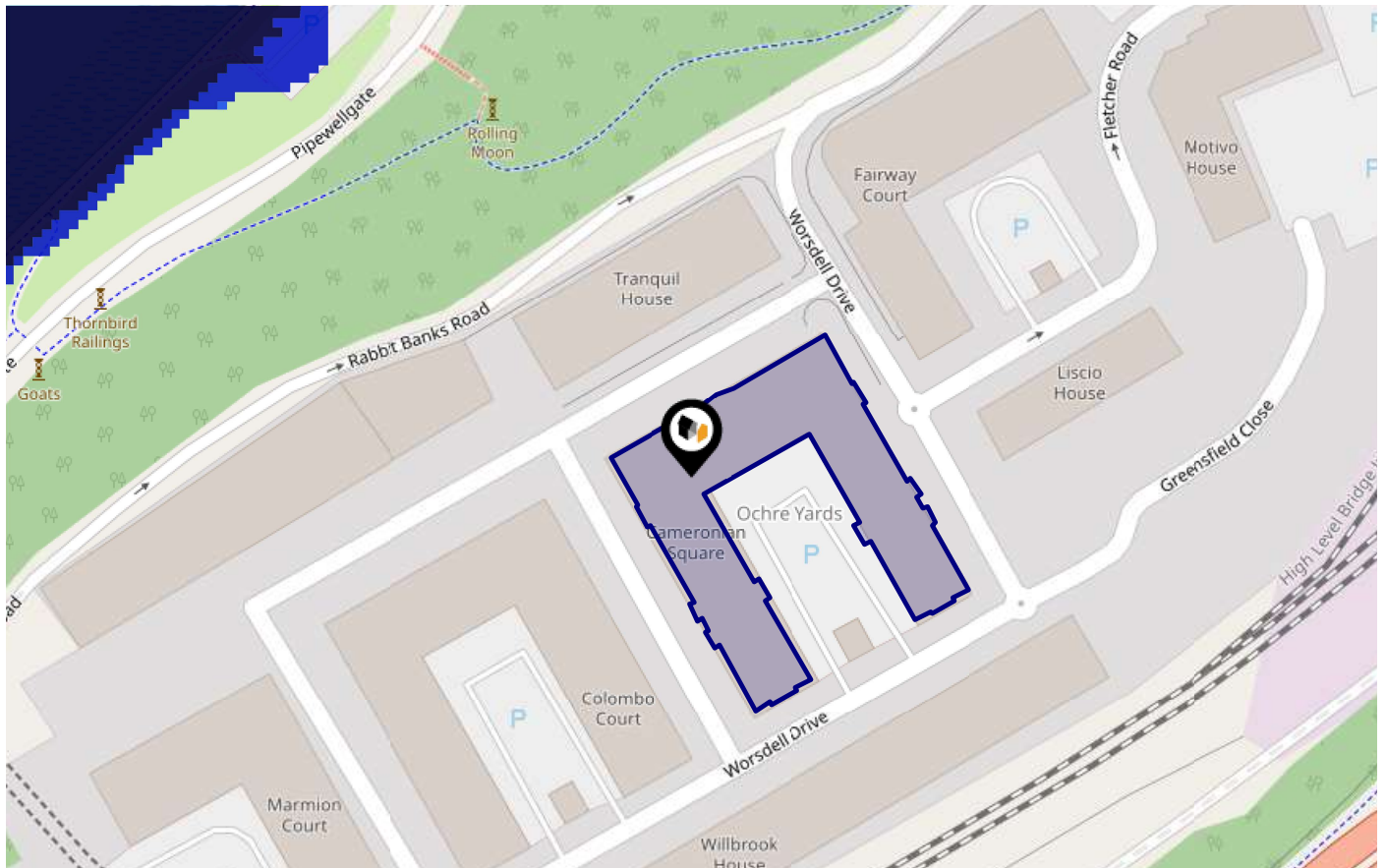Chance of flooding to the following depths at this property:

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

Powered by
**sprift**
Know any property instantly

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.
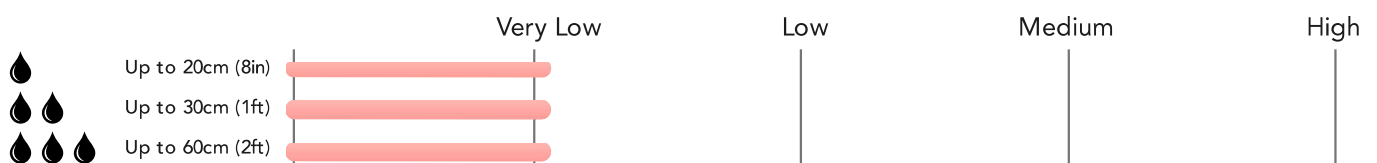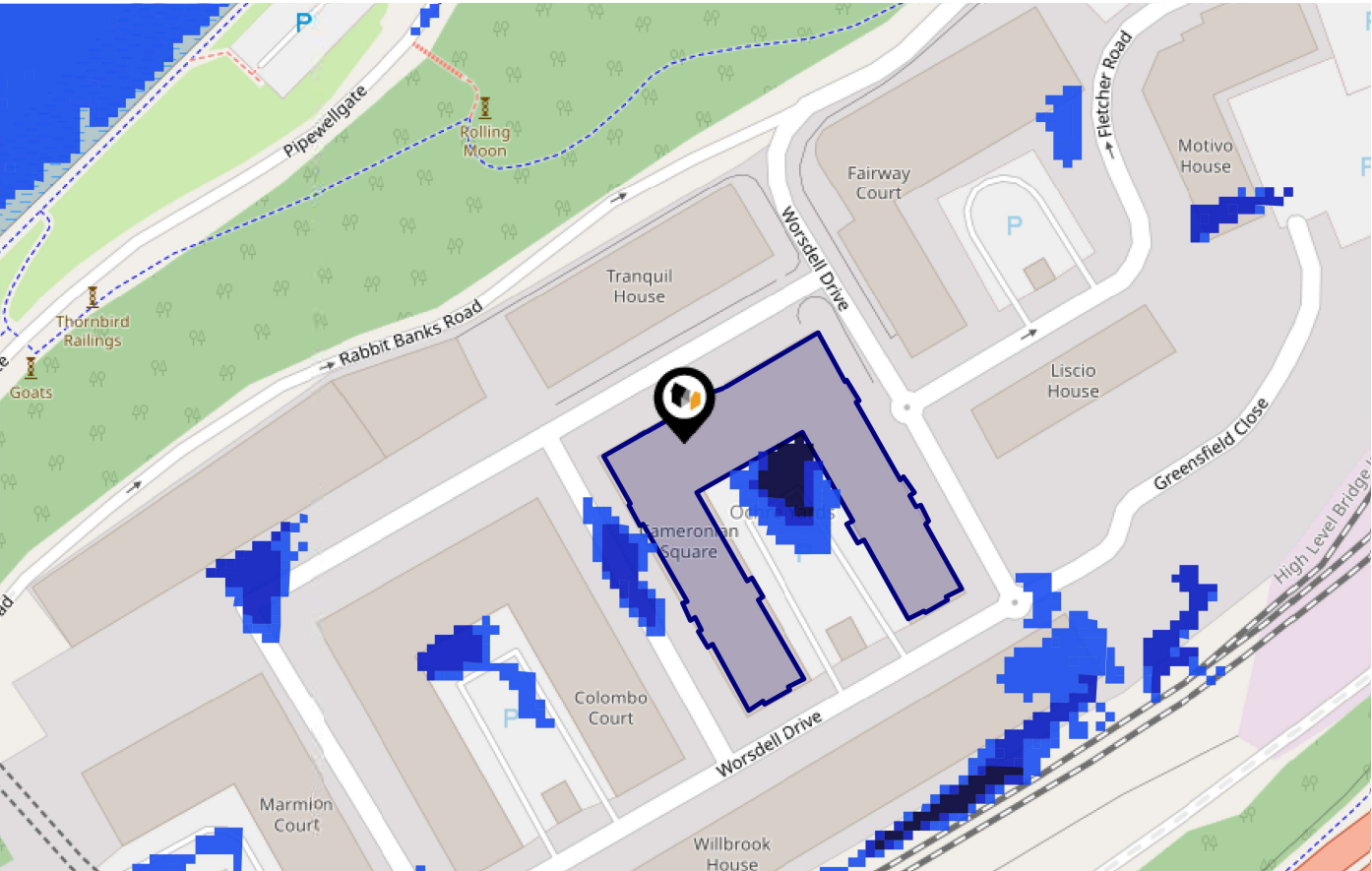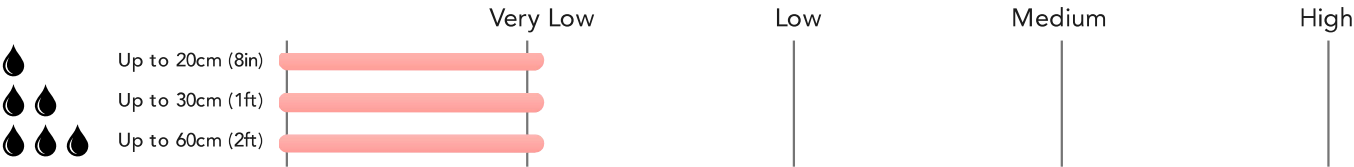


**Risk Rating:** Very low

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.

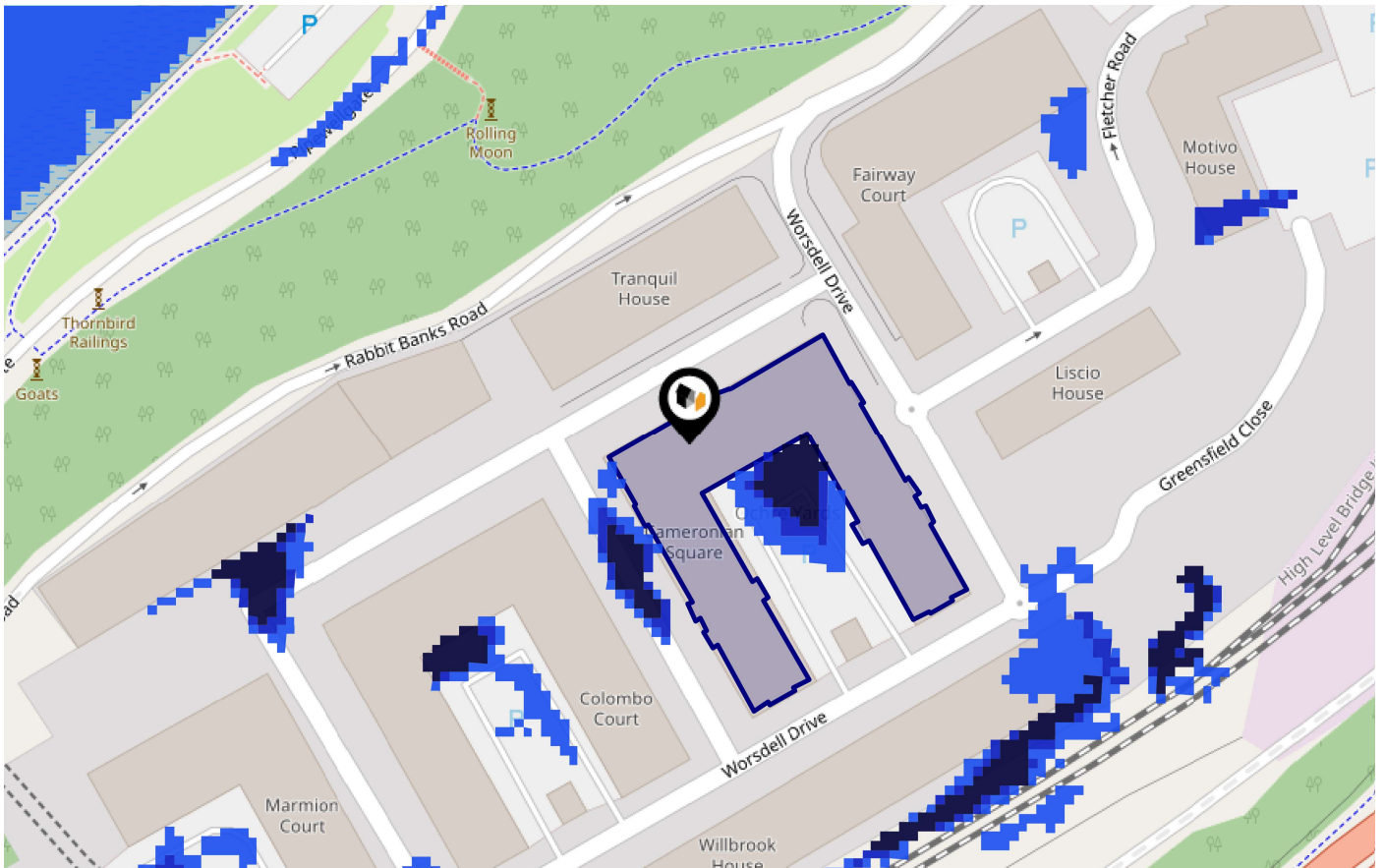Chance of flooding to the following depths at this property:

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

**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:

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

Powered by **sprift**
Know any property instantly

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:

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

Powered by
sprift
Know any property instantly

LANDWOOD
GROUP

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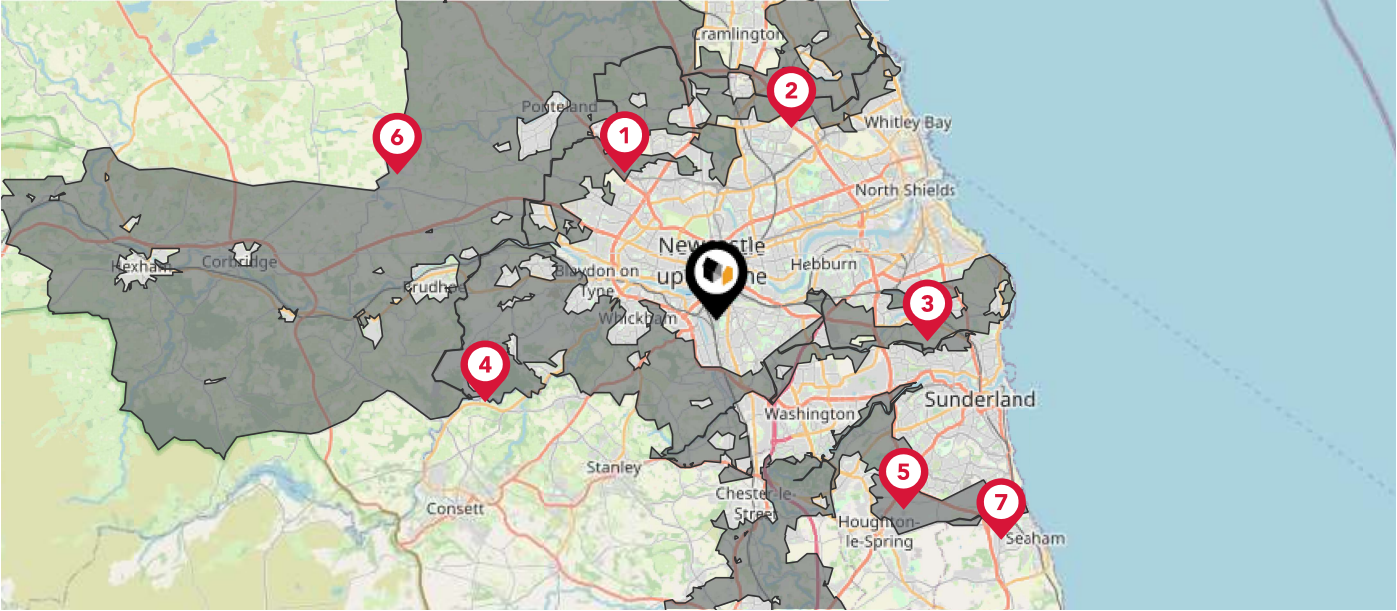


## Nearby Green Belt Land

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

Powered by
**sprift**
Know any property instantly

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.
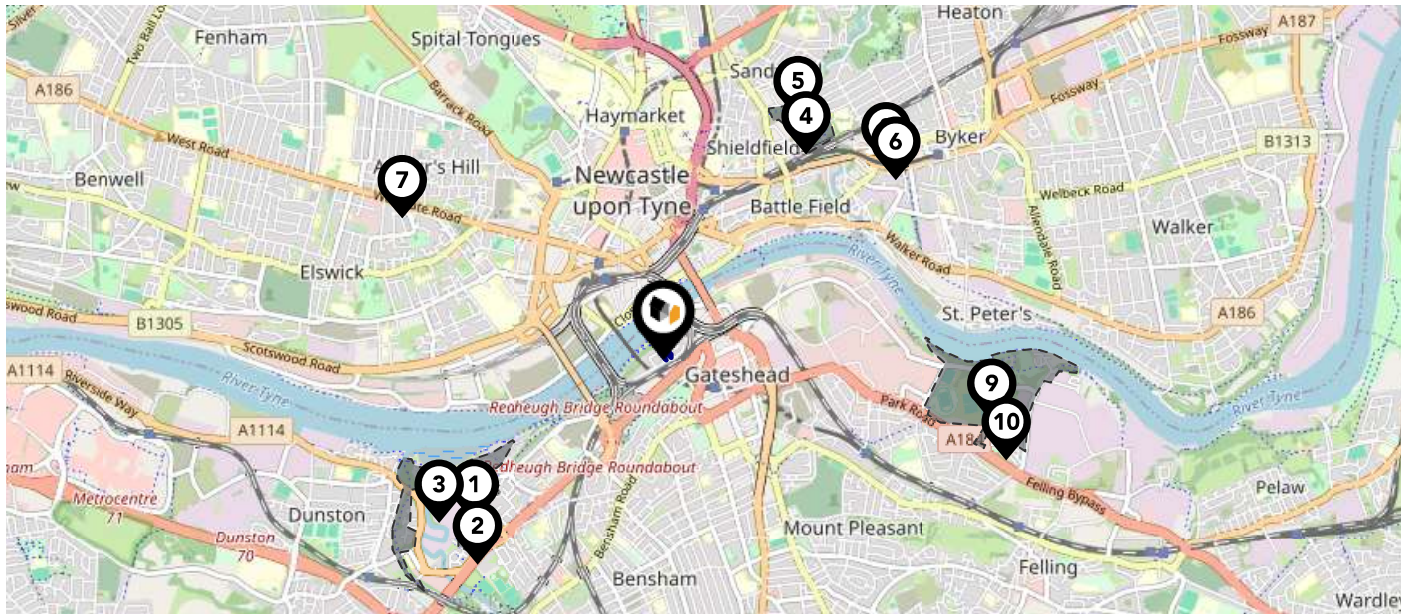


## Nearby Landfill Sites

| | | |
|---|---|---|
| **1** | Redheugh Gasholder-Team Street, Dunston, Gateshead, Tyne and Wear | Historic Landfill |
| **2** | Ropery Road-Teams, Gateshead | Historic Landfill |
| **3** | Redheugh Gasworks-Team Street, Dunston, Gateshead, Tyne and Wear | Historic Landfill |
| **4** | City Stadium-Newington Road, Newcastle | Historic Landfill |
| **5** | Newington Road-Shieldfield, Newcastle upon Tyne | Historic Landfill |
| **6** | Shields Road-Byker, Newcastle Upon Tyne, Tyne and Wear | Historic Landfill |
| **7** | Westgate Hill-Newcastle Upon Tyne, Tyne and Wear | Historic Landfill |
| **8** | Heaton Road Railway Cutting-Newcastle Upon Tyne, Tyne and Wear | Historic Landfill |
| **9** | Felling Riverside Reclamation Site-Tyne Main Road, Gateshead, Felling, Tyne & Wear | Historic Landfill |
| **10** | EA/EPR/XP3993NS/A001 | Active Landfill |

Powered by
**prift**
Know any property instantly

# 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 1248971 - The Former Boiler Shop Of Greensfield Railway Works | Grade II | 0.1 miles |
| ② 1277621 - 36 And 38, Half Moon Lane (see Details For Further Address Information) | Grade II | 0.2 miles |
| ③ 1355271 - Bonded Warehouses | Grade II | 0.2 miles |
| ④ 1277840 - Borough Housing Department | Grade II | 0.2 miles |
| ⑤ 1248572 - Post Office | Grade II | 0.2 miles |
| ⑥ 1248579 - Premises Of Messrs Robinson And Spicey Limited (part) | Grade II | 0.2 miles |
| ⑦ 1248558 - The Central Public House | Grade II | 0.2 miles |
| ⑧ 1389276 - Former Coppersmiths Shop And Warehouses With Offices Attached | Grade II | 0.2 miles |
| ⑨ 1277845 - Town Hall, Ancillary Buildings And Former Police Station To Rear | Grade II | 0.2 miles |
| ⑩ 1248568 - High Level Bridge | Grade I | 0.2 miles |

# Area
# **Schools**

| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| **1** | **North East Futures UTC**<br>Ofsted Rating: Requires improvement  \|  Pupils: 340  \| Distance:0.31 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **2** | **Tashbar Boys Nursery**<br>Ofsted Rating: Good  \|  Pupils: 25  \| Distance:0.49 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **3** | **Gateshead Jewish Nursery School**<br>Ofsted Rating: Good  \|  Pupils: 144  \| Distance:0.49 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **4** | **Gateshead College**<br>Ofsted Rating: Good \| Pupils:0  \| Distance:0.52 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **5** | **St Joseph's Catholic Primary School, Gateshead**<br>Ofsted Rating: Good  \|  Pupils: 191  \| Distance:0.52 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **6** | **Keser Girls School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 340  \| Distance:0.59 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7** | **The Gateshead Cheder Primary School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 424  \| Distance:0.61 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **8** | **Haskel School**<br>Ofsted Rating: Good  \|  Pupils: 18  \| Distance:0.64 | ☐ | ☐ | ☑ | ☐ | ☐ |

LANDWOOD
GROUP



|  | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 — Keser Torah Boys' School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 187  \| Distance:0.67 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10 — Callerton Academy**<br>Ofsted Rating: Good  \|  Pupils: 359  \| Distance:0.67 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **11 — Gateshead Jewish Boarding School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 132  \| Distance:0.69 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **12 — NCG**<br>Ofsted Rating: Good \|Pupils:0  \| Distance:0.71 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **13 — Our Lady and St Anne's Catholic Primary School**<br>Ofsted Rating: Good  \|  Pupils: 233  \| Distance:0.74 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14 — Bensham Grove Nursery School**<br>Ofsted Rating: Outstanding  \|  Pupils: 85  \| Distance:0.8 | ☑ | ☐ | ☐ | ☐ | ☐ |
| **15 — Caedmon Community Primary School**<br>Ofsted Rating: Good  \|  Pupils: 253  \| Distance:0.81 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16 — St Paul's CofE Primary School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 259  \| Distance:0.84 | ☐ | ☑ | ☐ | ☐ | ☐ |

Powered by
sprift
Know any property instantly

# Local Area
## Masts & Pylons



**Key:**
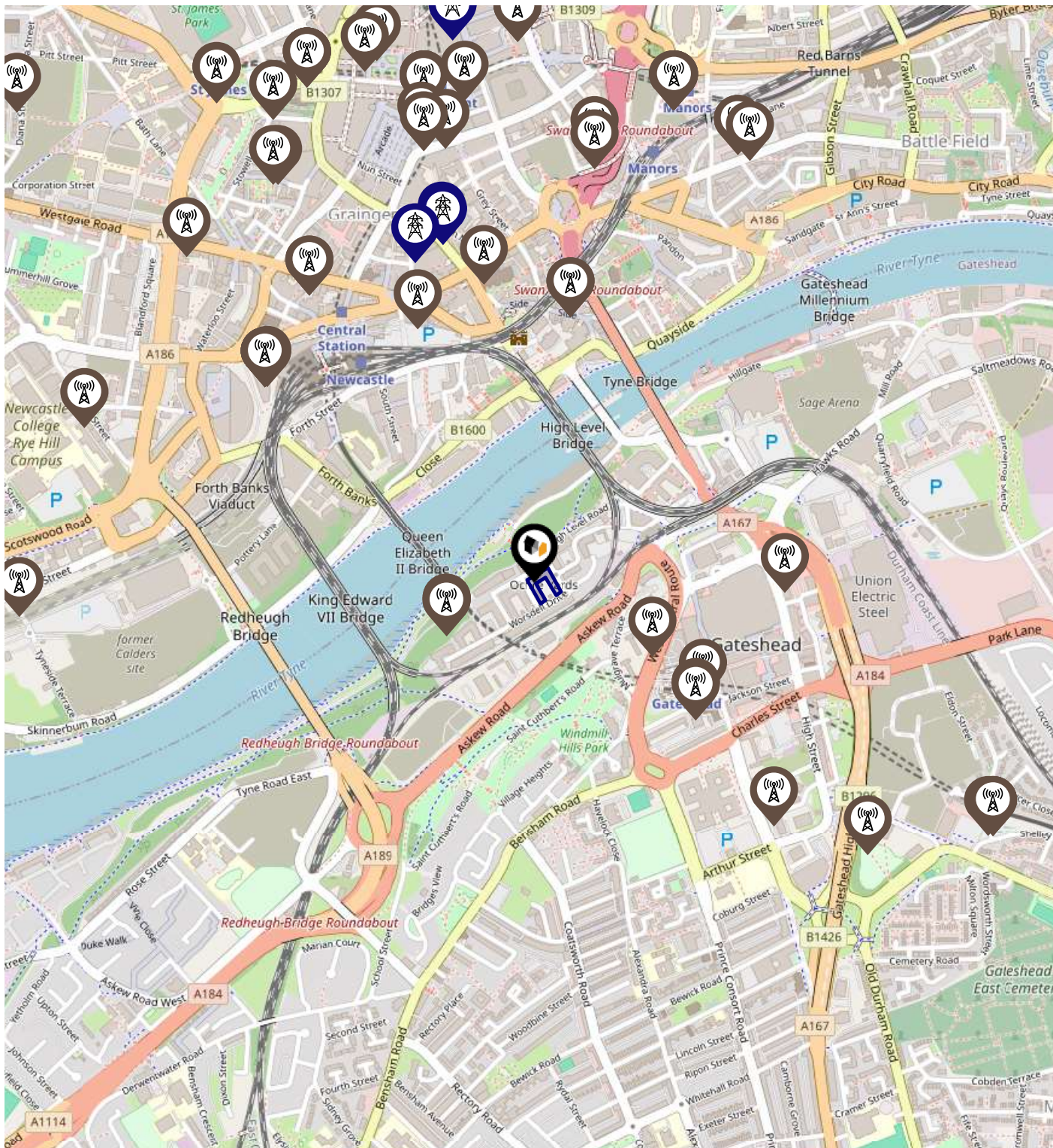
![Power Pylons icon] Power Pylons

![Communication Masts icon] 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).
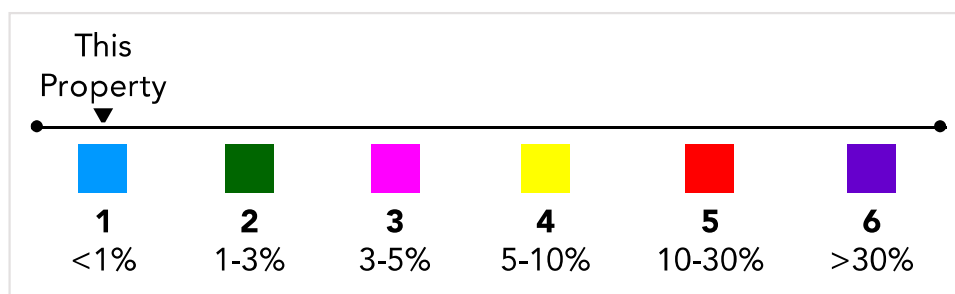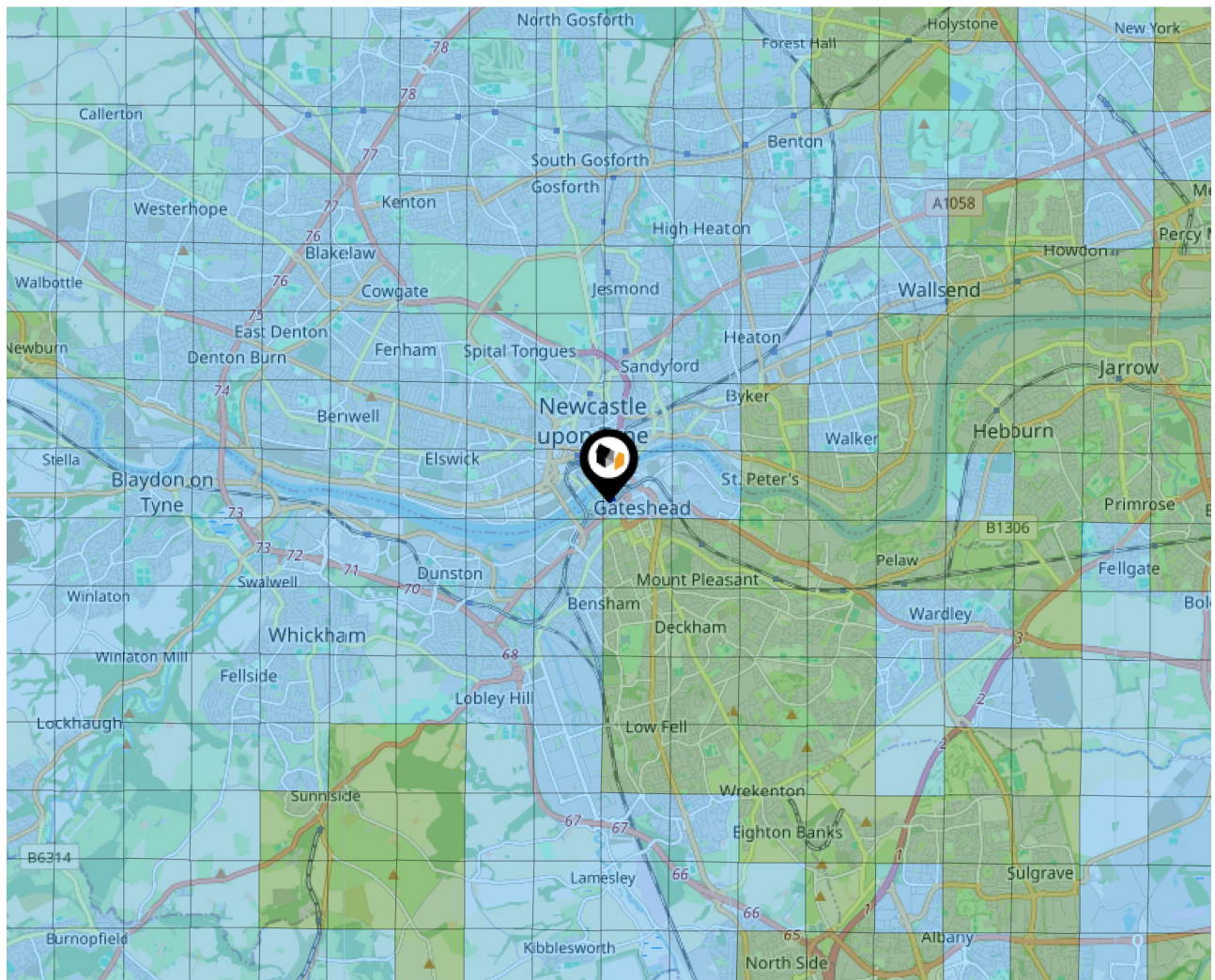


| | **This Property** | | | | |
|---|---|---|---|---|---|
| **1** <1% | **2** 1-3% | **3** 3-5% | **4** 5-10% | **5** 10-30% | **6** >30% |

Powered by
sprift
Know any property instantly
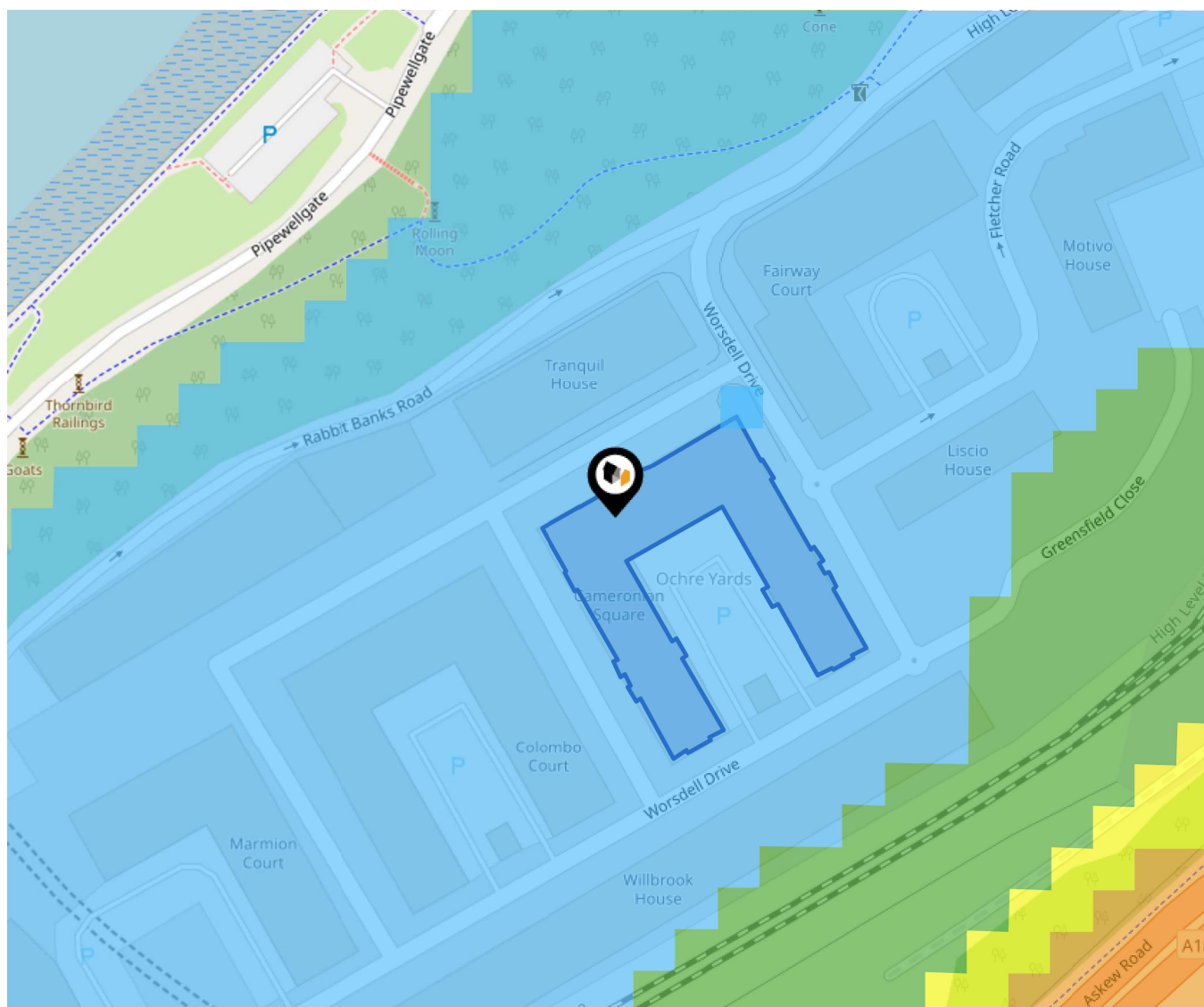
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

# Environment
## Soils & Clay

### Ground Composition for this Address (Surrounding square kilometer zone around property)

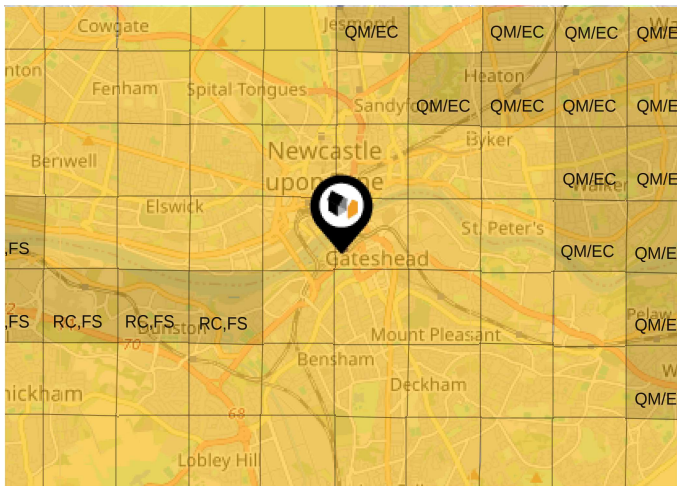| | | | |
|---|---|---|---|
| **Carbon Content:** | VARIABLE(LOW) | **Soil Texture:** | LOAM TO CLAY |
| **Parent Material Grain:** | MIXED (ARGILLIC-RUDACEOUS) | **Soil Depth:** | DEEP |
| **Soil Group:** | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |



### 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 |

LANDWOOD
GROUP
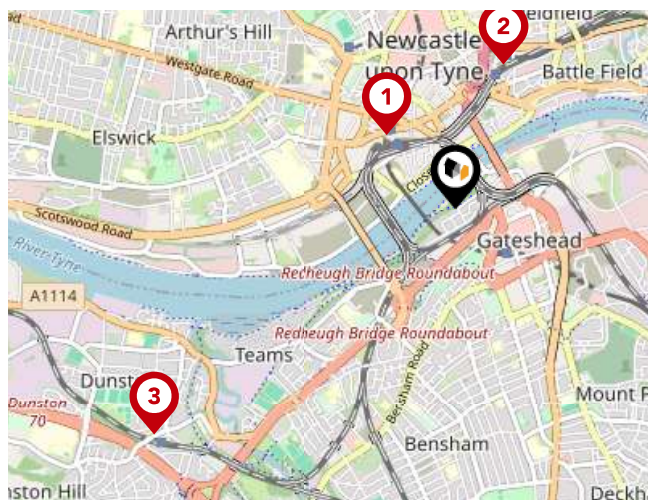


## National Rail Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Newcastle Rail Station | 0.43 miles |
| 2 | Manors Rail Station | 0.64 miles |
| 3 | Dunston Rail Station | 1.6 miles |
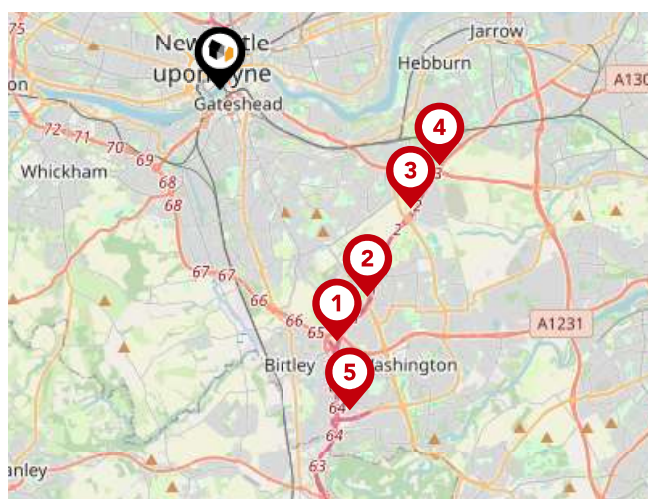


## Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------|----------|
| 1 | A1(M) J65 | 4.73 miles |
| 2 | A194(M) J1 | 4.34 miles |
| 3 | A194(M) J2 | 3.83 miles |
| 4 | A194(M) J3 | 3.95 miles |
| 5 | A1(M) J64 | 5.89 miles |



## Airports/Helipads

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Airport | 6.43 miles |
| 2 | Teesside Airport | 32.12 miles |
| 3 | Leeds Bradford Airport | 75.78 miles |
| 4 | Irthington | 47.46 miles |

Powered by
sprift
Know any property instantly

# Transport (Local)



## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Pipewell Gate | 0.22 miles |
| 2 | The Close | 0.23 miles |
| 3 | Wellington Street | 0.19 miles |
| 4 | Gateshead Interchange | 0.24 miles |
| 5 | Gateshead Interchange | 0.23 miles |



## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Gateshead (Tyne and Wear Metro Station) | 0.27 miles |
| 2 | Gateshead (Tyne and Wear Metro Station) | 0.29 miles |
| 3 | Central Station (Tyne and Wear Metro Station) | 0.44 miles |



## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Newcastle International Ferry Terminal | 6.67 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.

Powered by



**Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.