



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 21<sup>st</sup> August 2024



**30, HOLLINGS TERRACE, CHOPWELL, NEWCASTLE UPON  
TYNE, NE17 7LD**

## Landwood Group

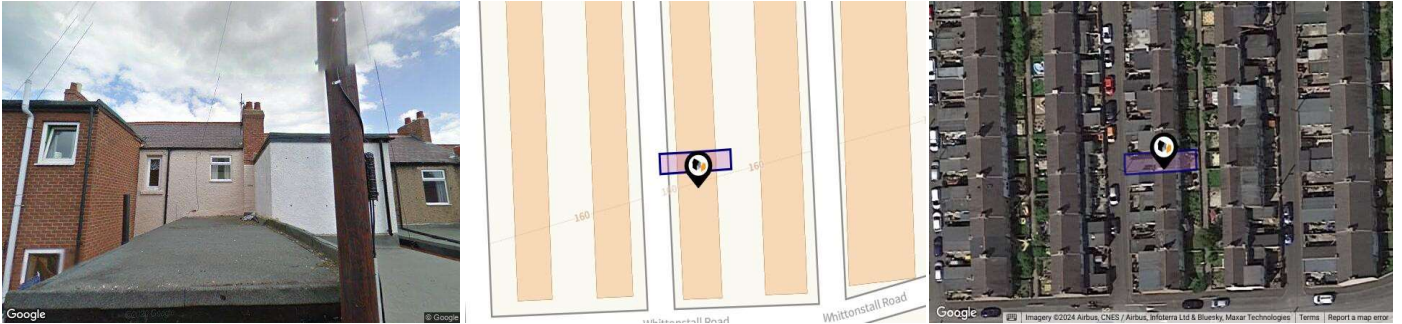
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	03/09/2004
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£45,000
<b>Floor Area:</b>	581 ft <sup>2</sup> / 54 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£76
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,634		
<b>Title Number:</b>	TY139923		
<b>UPRN:</b>	10022989305		

## Local Area

<b>Local Authority:</b>	Gateshead
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

LANDWOOD  
GROUP

30 Hollings Terrace, Chopwell, NE17 7LD

Energy rating

D

Valid until 22.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

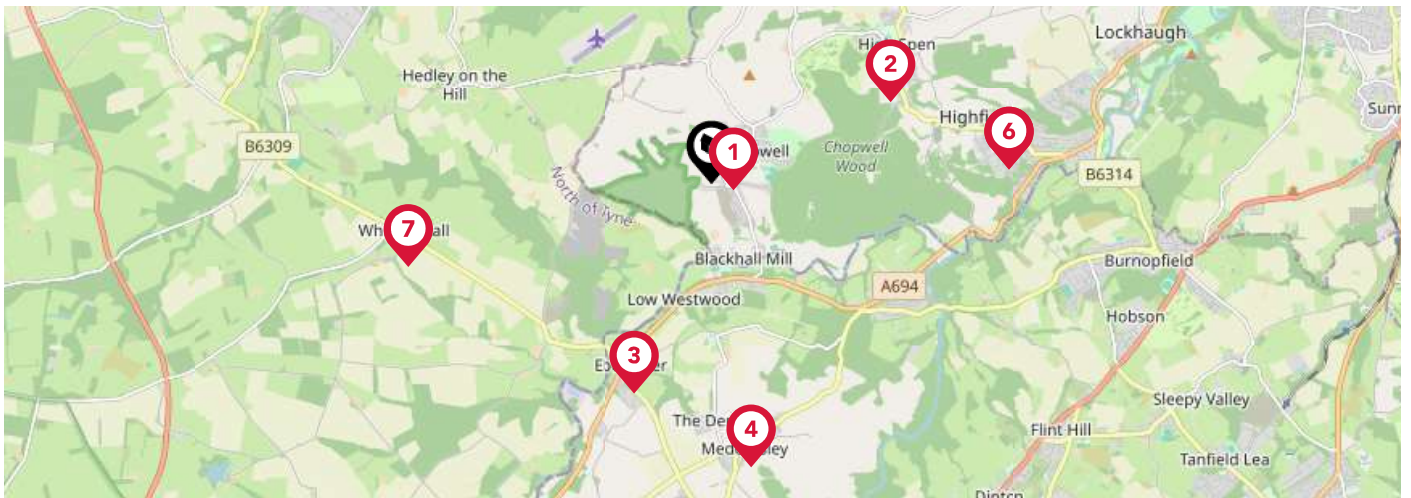
LANDWOOD  
GROUP

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	54 m <sup>2</sup>

# Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Chopwell Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>High Spen Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Ebchester CofE Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Bishop Ian Ramsey CofE Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:2.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Joseph's Roman Catholic Voluntary Aided Primary School, Highfield</b> Ofsted Rating: Good   Pupils: 93   Distance:2.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Highfield Community Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:2.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Whittonstall First School</b> Ofsted Rating: Good   Pupils: 73   Distance:2.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Prudhoe Community High School</b> Ofsted Rating: Good   Pupils: 713   Distance:2.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



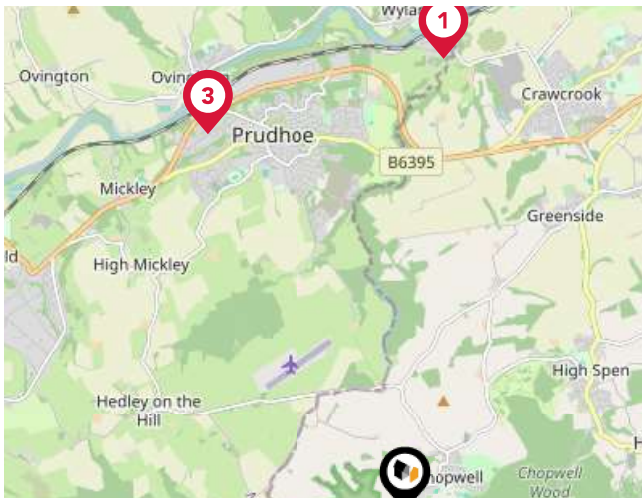
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Greenside Primary School</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:2.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Matthew's Catholic Primary School, Prudhoe</b> Ofsted Rating: Good   Pupils: 149   Distance:3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Highfield Middle School</b> Ofsted Rating: Good   Pupils: 402   Distance:3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Hassockfield Secure Training Centre</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Adderlane Academy</b> Ofsted Rating: Good   Pupils: 93   Distance:3.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Prudhoe West Academy</b> Ofsted Rating: Good   Pupils: 247   Distance:3.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Rowlands Gill Community Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:3.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Prudhoe Castle First School</b> Ofsted Rating: Good   Pupils: 76   Distance:3.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

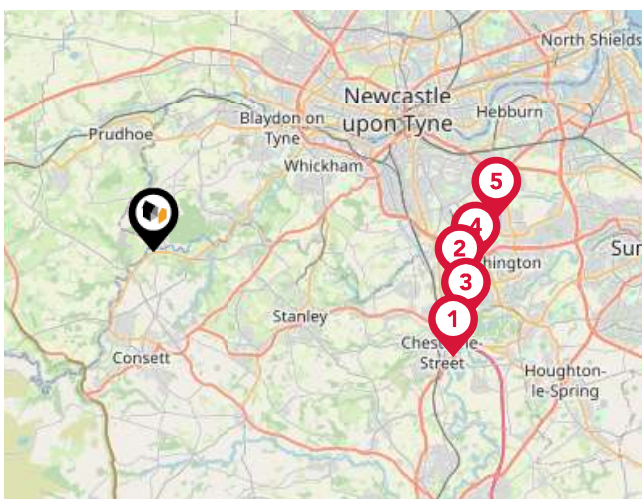
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Wylam Station	3.86 miles
2	Prudhoe Rail Station	3.63 miles
3	Prudhoe Station	3.62 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J63	10.86 miles
2	A1(M) J65	10.53 miles
3	A1(M) J64	10.94 miles
4	A194(M) J1	10.98 miles
5	A194(M) J2	11.76 miles

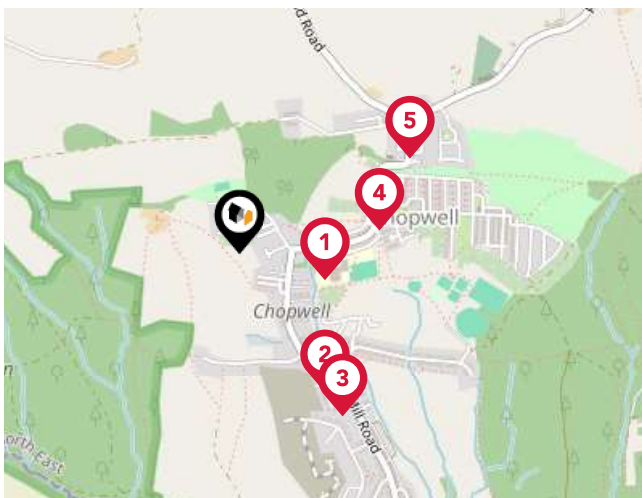


### Airports/Helipads

Pin	Name	Distance
1	Newcastle International Airport	9.31 miles
2	Durham Tees Valley Airport	32.16 miles
3	Airport	39.04 miles
4	Leeds Bradford International Airport	72.96 miles

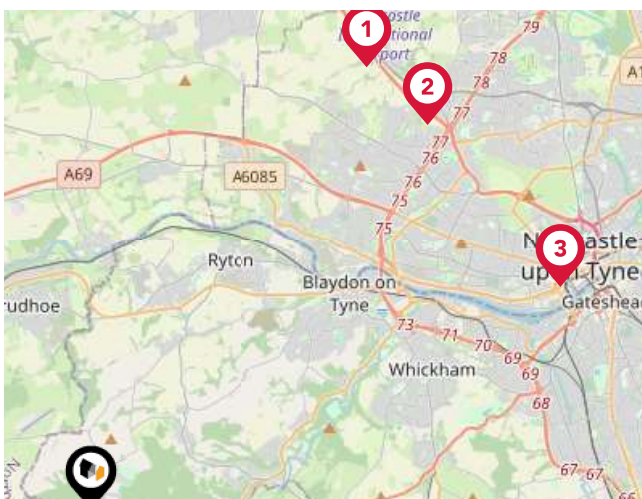
# Area

## Transport (Local)



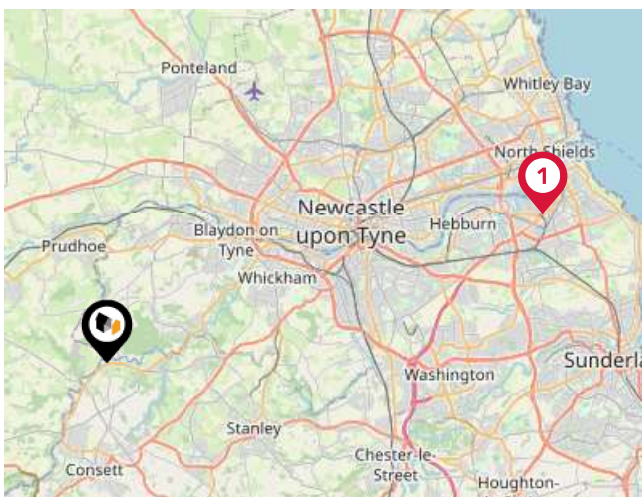
### Bus Stops/Stations

Pin	Name	Distance
1	Chopwell	0.19 miles
2	Mill Road-Chopwell Farm	0.35 miles
3	Mill Road-Moorland View	0.41 miles
4	Derwent Street	0.3 miles
5	Hall Road-West View	0.42 miles



### Local Connections

Pin	Name	Distance
1	Callerton Parkway (Tyne and Wear Metro Station)	8.88 miles
2	Bank Foot (Tyne and Wear Metro Station)	8.71 miles
3	St James (Tyne and Wear Metro Station)	8.86 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	15.66 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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.



#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

