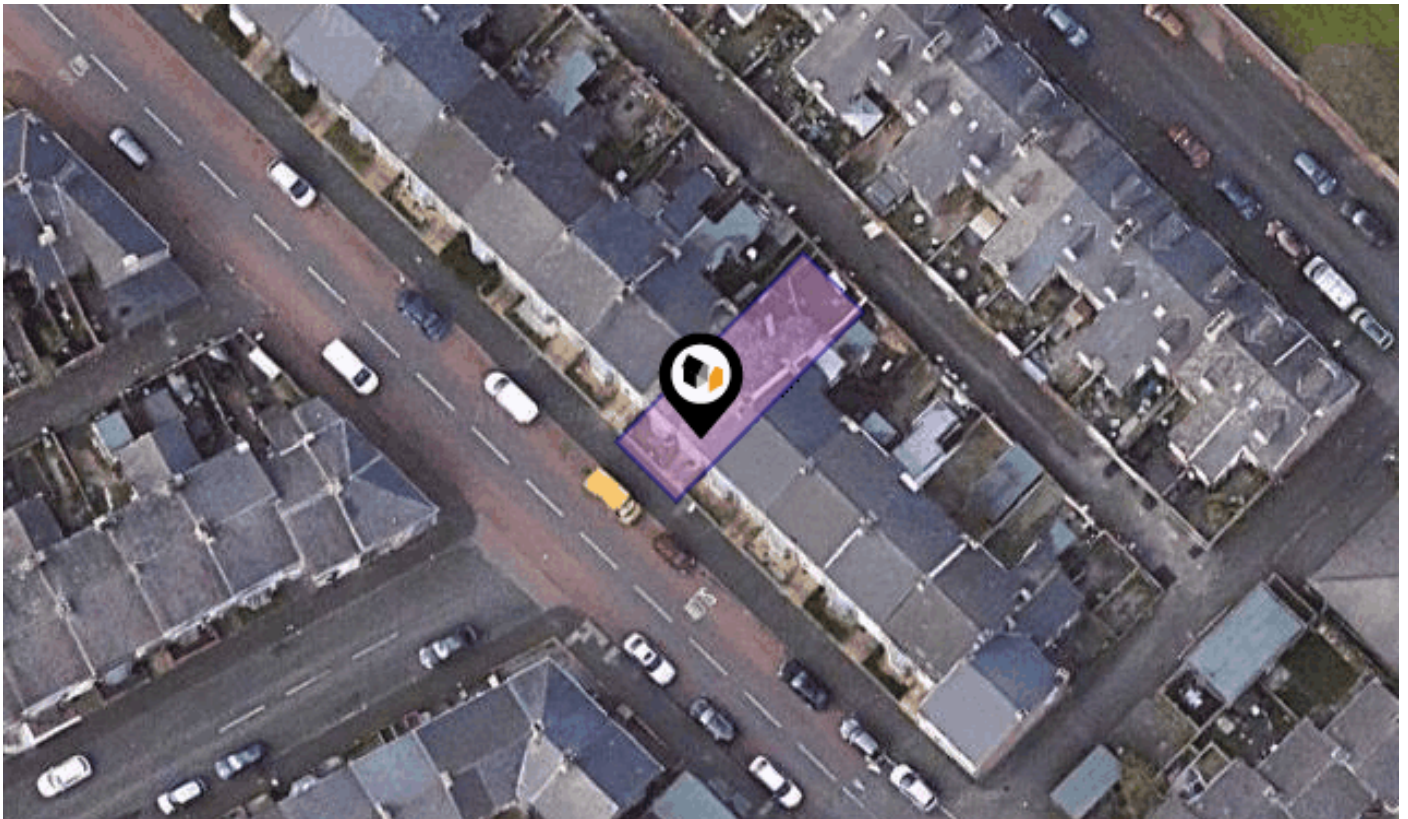




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 29th November 2024



115, RAWLING ROAD, GATESHEAD, NE8 4QS

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

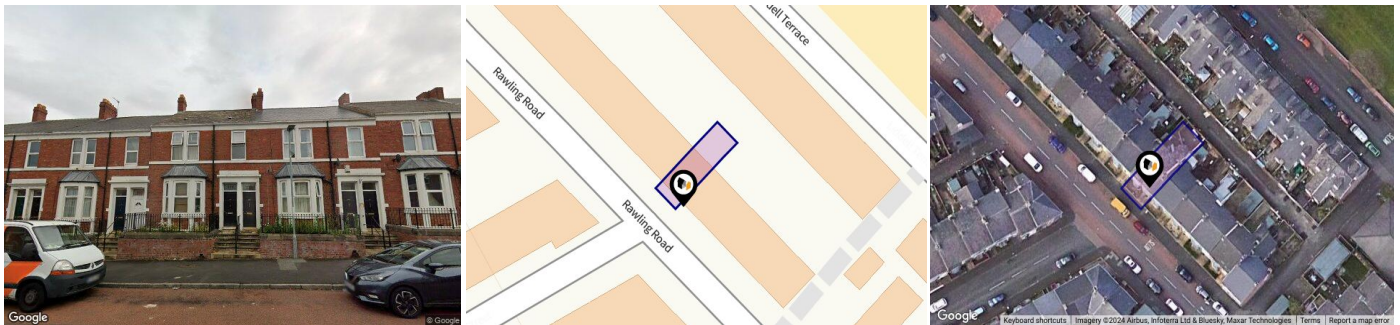
Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	13/12/2004
Bedrooms:	2	Last Sold Price:	£70,000
Floor Area:	570 ft ² / 53 m ²	Last Sold £/ft²:	£122
Plot Area:	0.03 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	01/07/1993
Annual Estimate:	£1,634	End Date:	02/07/2992
Title Number:	TY286762	Lease Term:	999 years from 2 July 1993
UPRN:	100000050209	Term Remaining:	968 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	71 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



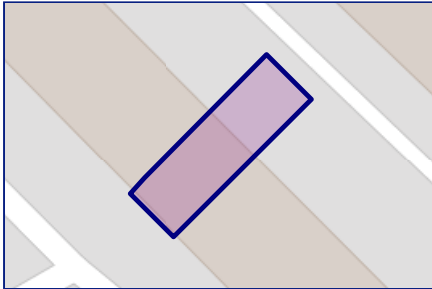
Satellite/Fibre TV Availability:



Property Multiple Title Plans

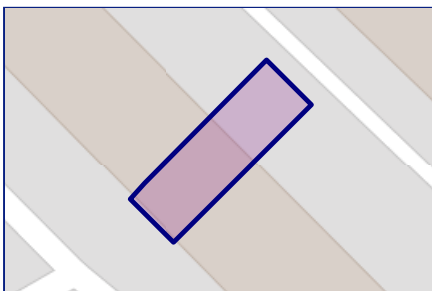
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Multiple Freehold Title Plans Detected



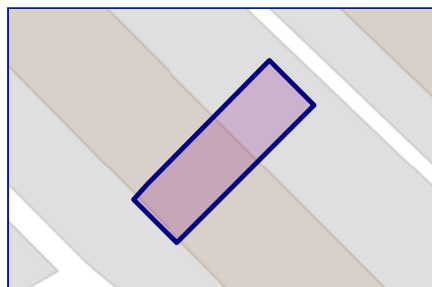
TY200670

Multiple Freehold Title Plans Detected



TY299526

Leasehold Title Plan

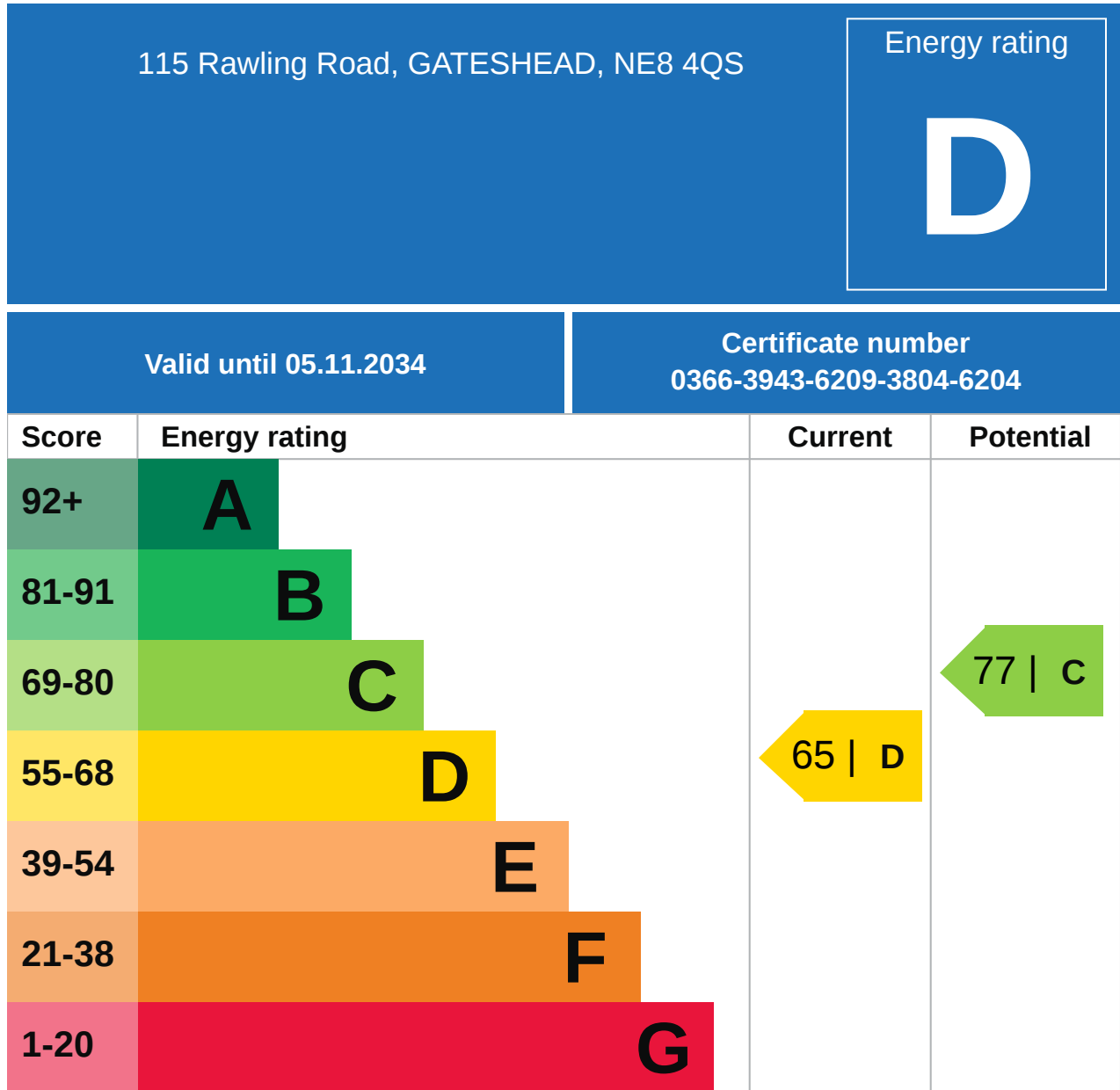


TY286762

Start Date: 01/07/1993
End Date: 02/07/2992
Lease Term: 999 years from 2 July 1993
Term Remaining: 968 years

Property EPC - Certificate

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Property

EPC - Additional Data

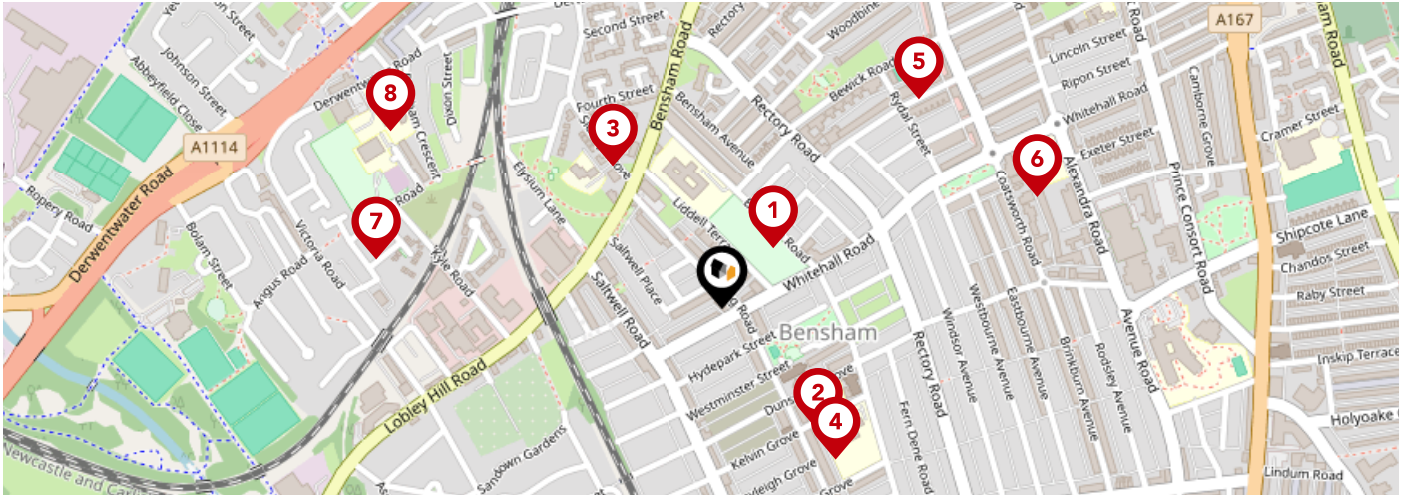
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Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	53 m ²

Area Schools

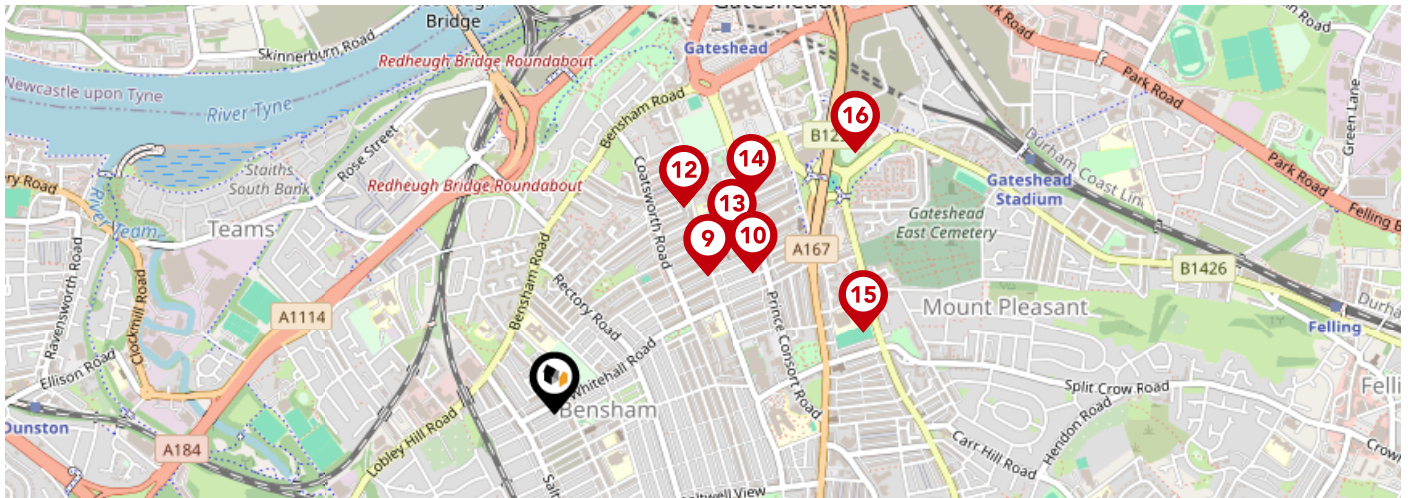
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	Nursery	Primary	Secondary	College	Private
<p>1 Brighton Avenue Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 362 Distance:0.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Corpus Christi Catholic Primary School, Gateshead</p> <p>Ofsted Rating: Outstanding Pupils: 230 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Bensham Grove Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 85 Distance:0.19</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Kelvin Grove Community Primary School</p> <p>Ofsted Rating: Good Pupils: 387 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Gateshead Jewish Boarding School</p> <p>Ofsted Rating: Requires improvement Pupils: 132 Distance:0.31</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Caedmon Community Primary School</p> <p>Ofsted Rating: Good Pupils: 253 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Eslington Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 68 Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Aidan's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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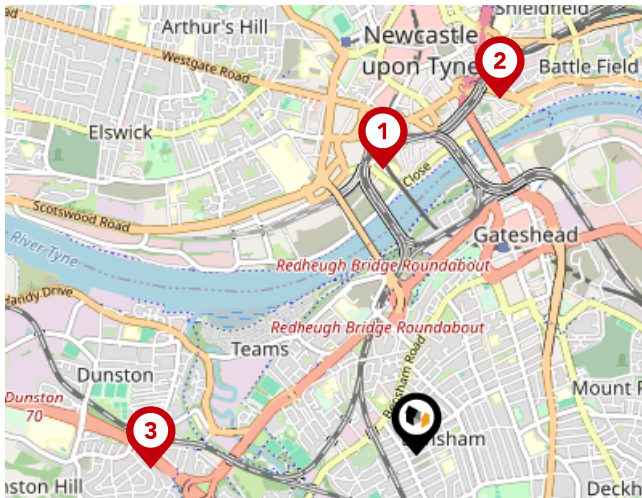


	Nursery	Primary	Secondary	College	Private
<p>9 Haskel School Ofsted Rating: Good Pupils: 18 Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Keser Torah Boys' School Ofsted Rating: Requires improvement Pupils: 187 Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Tashbar Boys Nursery Ofsted Rating: Good Pupils: 25 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Gateshead Jewish Nursery School Ofsted Rating: Good Pupils: 144 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Keser Girls School Ofsted Rating: Requires improvement Pupils: 340 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Joseph's Catholic Primary School, Gateshead Ofsted Rating: Good Pupils: 191 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 South Street Community Primary School Ofsted Rating: Good Pupils: 226 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Gateshead Cheder Primary School Ofsted Rating: Requires improvement Pupils: 424 Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

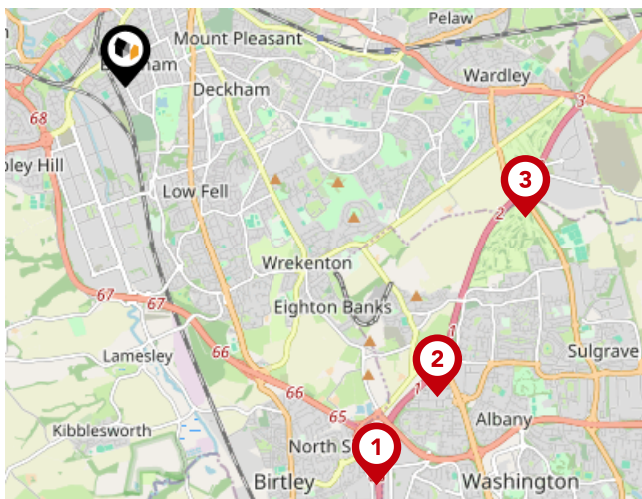
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Newcastle Rail Station	1.23 miles
2	Manors Rail Station	1.56 miles
3	Dunston Rail Station	1.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	4 miles
2	A194(M) J1	3.74 miles
3	A194(M) J2	3.58 miles
4	A1(M) J64	5.12 miles
5	A1(M) J63	6.11 miles

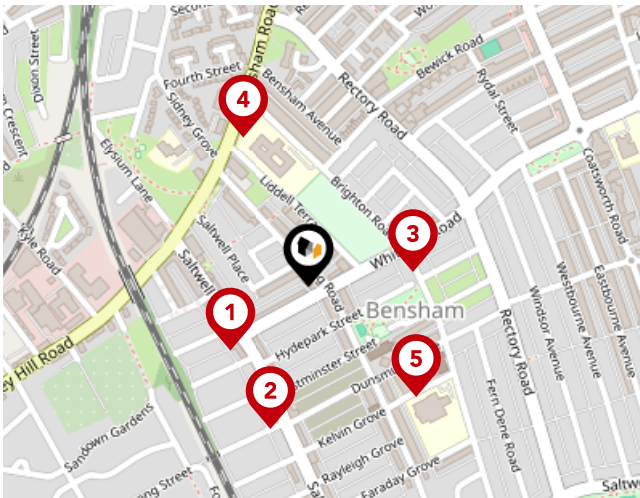


Airports/HELIPADS

Pin	Name	Distance
1	Airport	7.09 miles
2	Teesside Airport	31.18 miles
3	Leeds Bradford Airport	74.87 miles
4	Irthington	47.3 miles

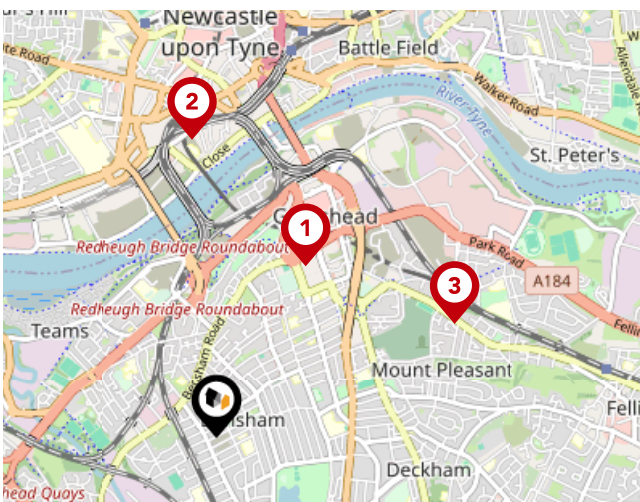
Area

Transport (Local)



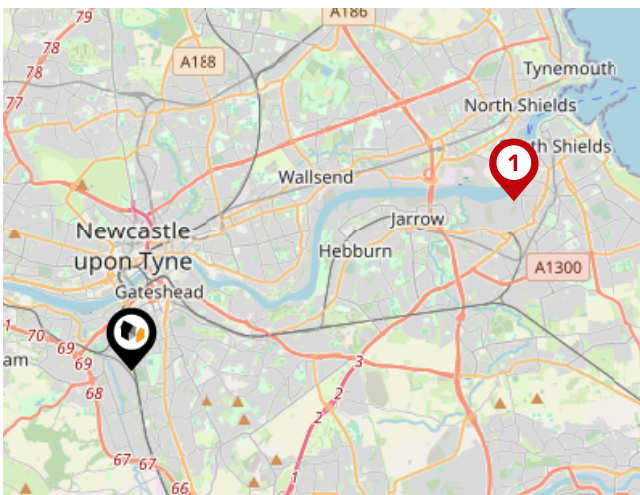
Bus Stops/Stations

Pin	Name	Distance
1	Saltwell Road-Whitehall Road	0.11 miles
2	Saltwell Road-Brunel Street	0.16 miles
3	Whitehall Road-Brighton Road	0.11 miles
4	Bensham Road-Brighton Road	0.17 miles
5	Corpus Christi Rc Primary School	0.16 miles



Local Connections

Pin	Name	Distance
1	Gateshead (Tyne and Wear Metro Station)	0.82 miles
2	Central Station (Tyne and Wear Metro Station)	1.27 miles
3	Gateshead Stadium (Tyne and Wear Metro Station)	1.12 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	7.13 miles

Landwood Group

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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>



Valuation Office
Agency

