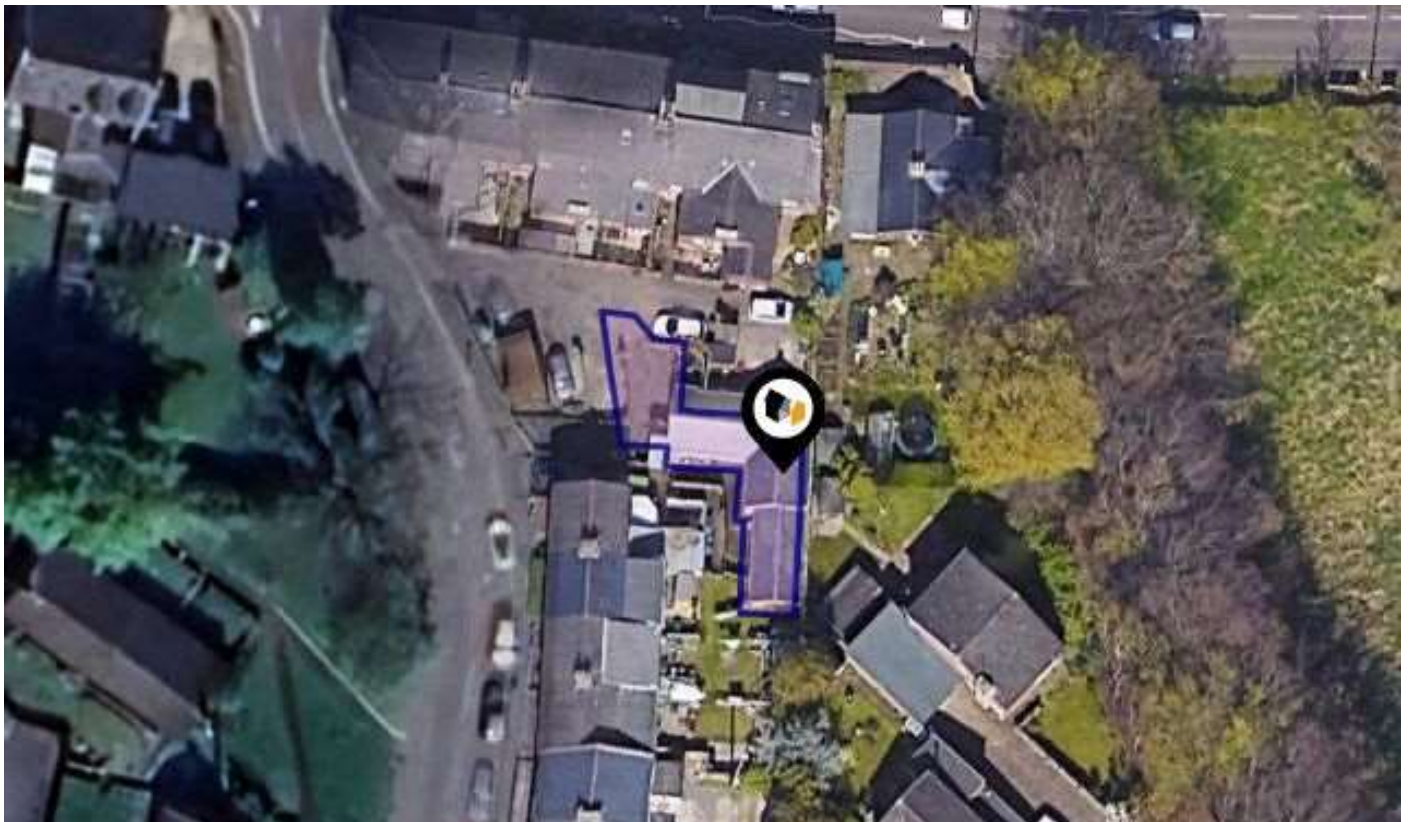




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22nd January 2025



RUNHEAD FORGE, STARGATE LANE, RYTON, NE40 3JP

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Detached	Last Sold Date:	31/03/2005
Bedrooms:	2	Last Sold Price:	£77,500
Floor Area:	871 ft ² / 81 m ²	Last Sold £/ft²:	£88
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band Deleted		
Title Number:	TY344112		
UPRN:	10022992490		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	16	80	-
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	No Risk			
● Surface Water	Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Runhead Forge, Stargate Lane, Ryton, NE40 3JP*

Reference - Gateshead/DC/08/01134/FUL	
Decision:	Decided
Date:	01st August 2008
Description:	Erection of 1.8m high fence (retrospective application).

Property EPC - Certificate

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Runhead Forge, Stargate Lane, NE40 3JP

Energy rating

D

Valid until 30.11.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

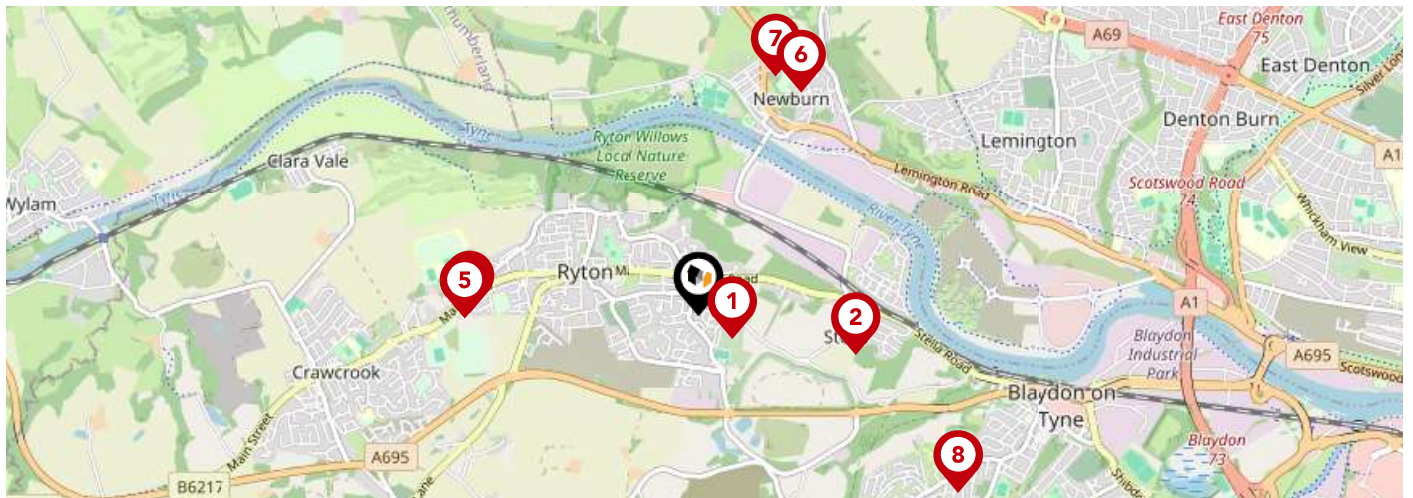
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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

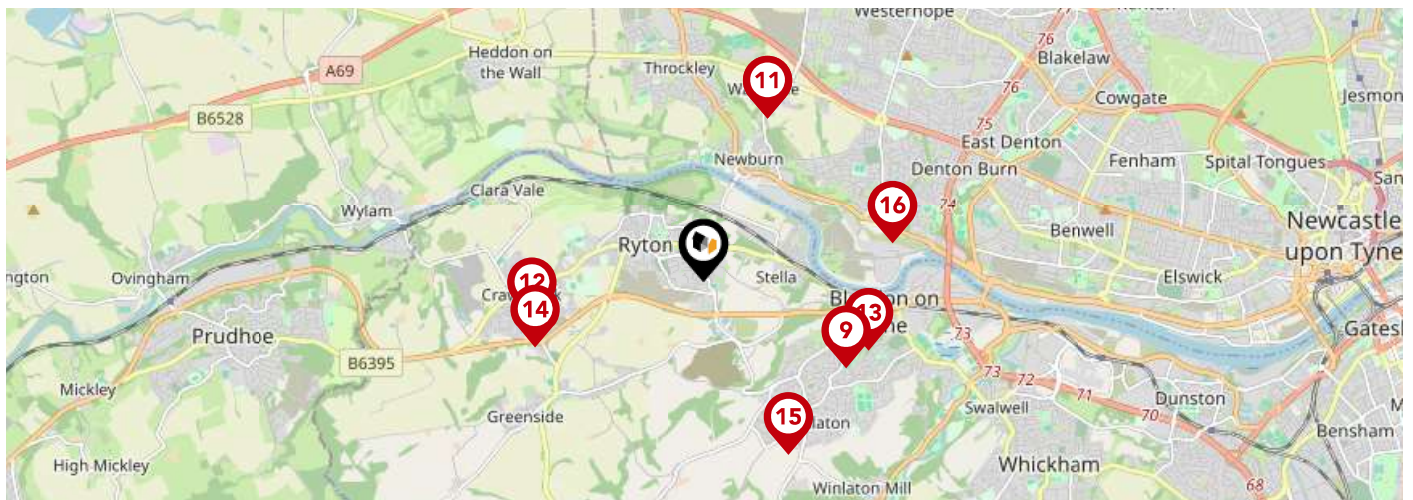
Area Schools









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	Nursery	Primary	Secondary	College	Private
1 Crookhill Community Primary School Ofsted Rating: Good Pupils: 181 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Mary & St Thomas Aquinas Catholic Primary School, Blaydon Ofsted Rating: Outstanding Pupils: 241 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Thorp Academy Ofsted Rating: Good Pupils: 1460 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Ryton Junior School Ofsted Rating: Good Pupils: 128 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Ryton Community Infant School Ofsted Rating: Good Pupils: 119 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Newburn Manor Primary School Ofsted Rating: Good Pupils: 207 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Newburn Manor Nursery School Ofsted Rating: Good Pupils: 60 Distance:1.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Thomas More Catholic School, Blaydon Ofsted Rating: Good Pupils: 1449 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

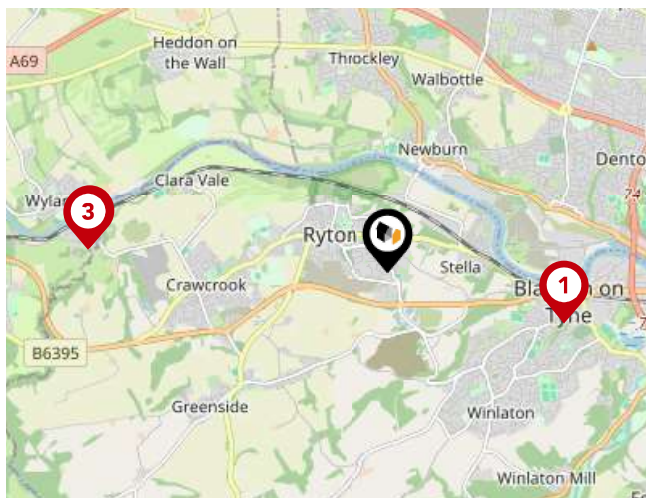


	Nursery	Primary	Secondary	College	Private
 St Joseph's Catholic Primary School, Blaydon Ofsted Rating: Good Pupils: 205 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Cuthbert's Catholic Primary School Ofsted Rating: Good Pupils: 197 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Walbottle Village Primary School Ofsted Rating: Good Pupils: 168 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Emmaville Primary School Ofsted Rating: Outstanding Pupils: 482 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Blaydon West Primary School Ofsted Rating: Good Pupils: 194 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Agnes' Catholic Primary School, Crawcrook Ofsted Rating: Good Pupils: 190 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Winlaton West Lane Community Primary School Ofsted Rating: Good Pupils: 366 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lemington Riverside Primary School Ofsted Rating: Good Pupils: 197 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Blaydon Rail Station	1.56 miles
2	Wylam Rail Station	2.54 miles
3	Wylam Station	2.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	9 miles
2	A194(M) J1	9.08 miles
3	A1(M) J63	10.35 miles
4	A1(M) J64	9.85 miles
5	A194(M) J2	9.2 miles

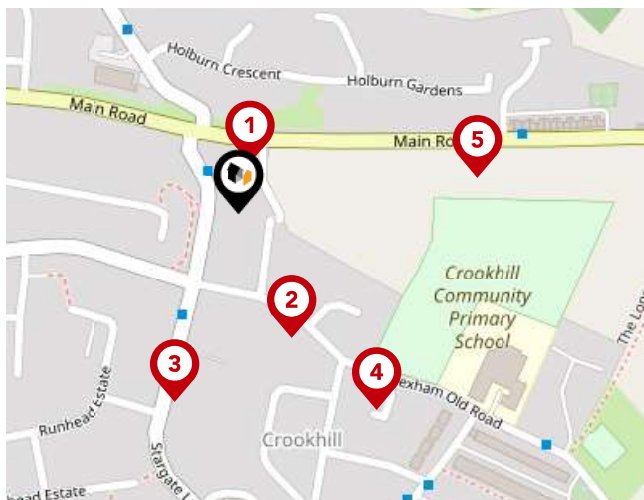


Airports/HELIPADS

Pin	Name	Distance
1	Airport	4.79 miles
2	Teesside Airport	34.23 miles
3	Irthington	41.9 miles
4	Leeds Bradford Airport	76.4 miles

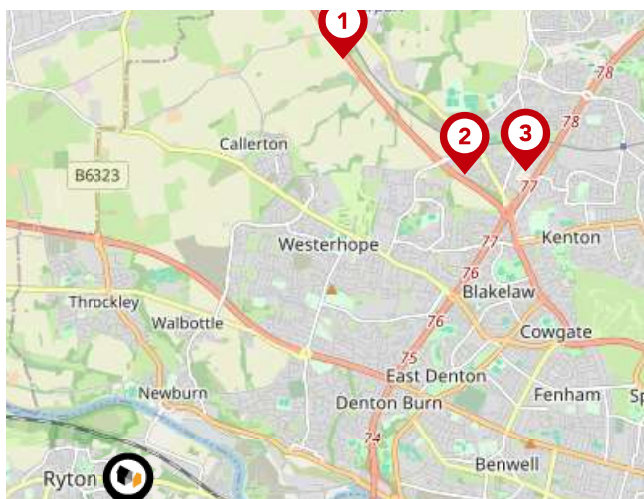
Area

Transport (Local)



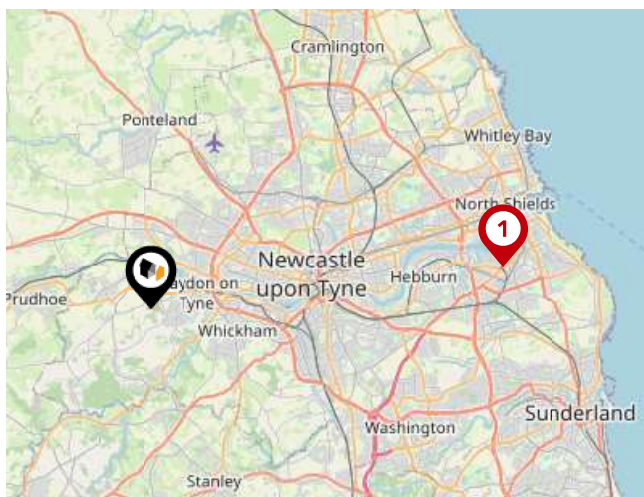
Bus Stops/Stations

Pin	Name	Distance
1	Stella Bank-Runhead	0.03 miles
2	Hexham Old Road-Church Rise	0.07 miles
3	Stargate Lane	0.11 miles
4	Hexham Old Road-Clifton Close	0.13 miles
5	Stella Road-High Hedgefield	0.13 miles



Local Connections

Pin	Name	Distance
1	Callerton Parkway (Tyne and Wear Metro Station)	4.29 miles
2	Bank Foot (Tyne and Wear Metro Station)	4.08 miles
3	Kingston Park (Tyne and Wear Metro Station)	4.47 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	12.03 miles

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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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