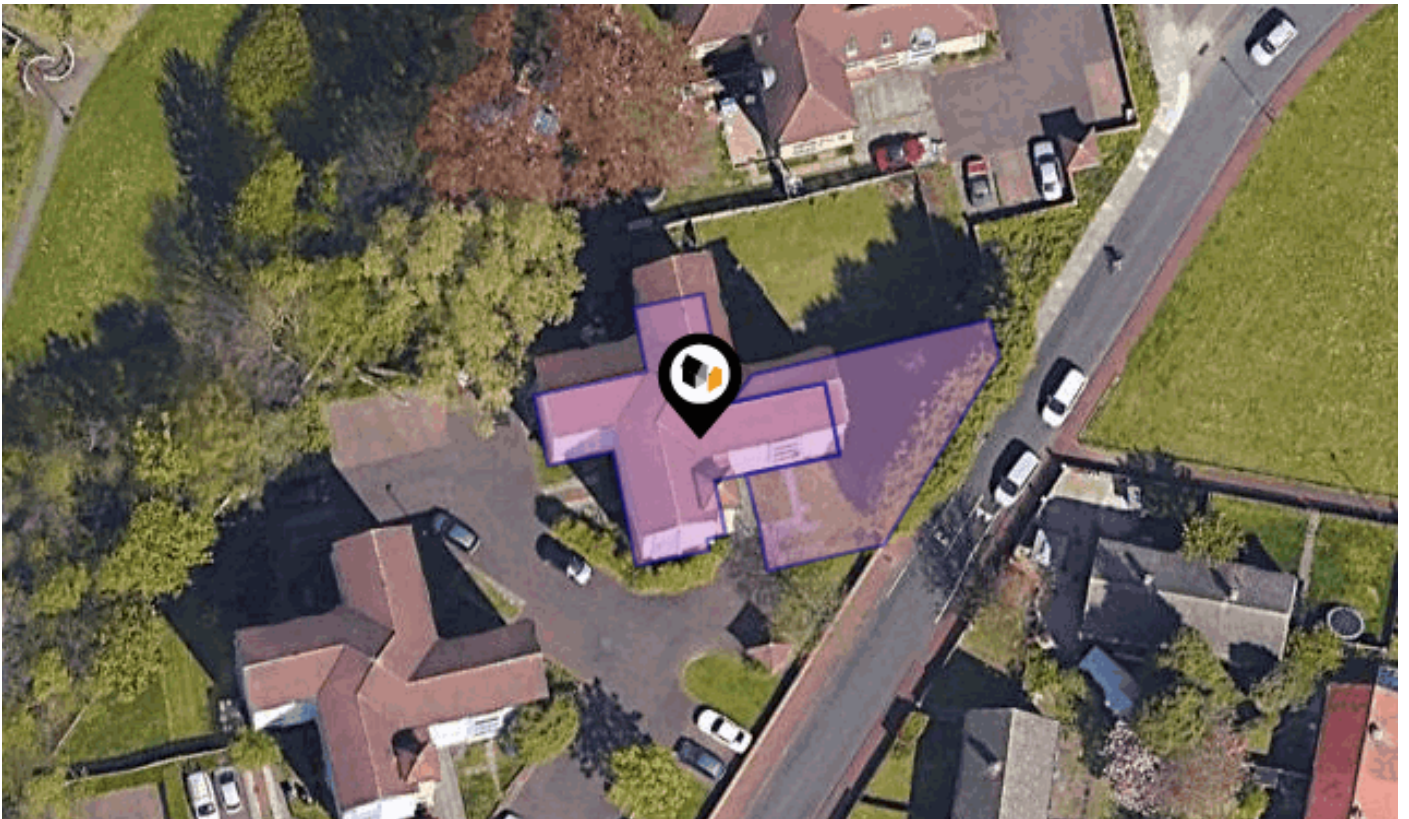




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 13th March 2025



25, ALNHAM COURT, NEWCASTLE UPON TYNE, NE3 2JT

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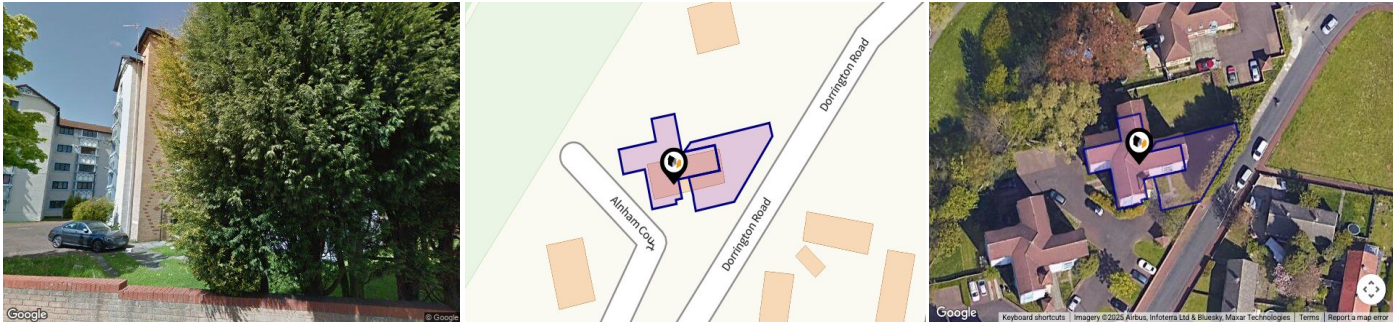
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	31/10/2003
Bedrooms:	3	Last Sold Price:	£59,950
Floor Area:	947 ft ² / 88 m ²	Last Sold £/ft²:	£63
Plot Area:	0.11 acres	Tenure:	Leasehold
Year Built :	1950-1966	Start Date:	06/12/1990
Council Tax :	Band A	End Date:	01/01/2089
Annual Estimate:	£1,529	Lease Term:	99 years from 1 January 1990
Title Number:	TY255992	Term Remaining:	63 years
UPRN:	4510061138		

Local Area

Local Authority:	Newcastle upon tyne
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	181 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



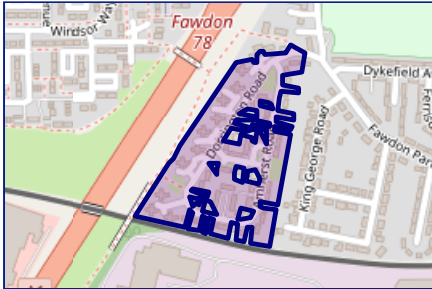
Satellite/Fibre TV Availability:



Property Multiple Title Plans

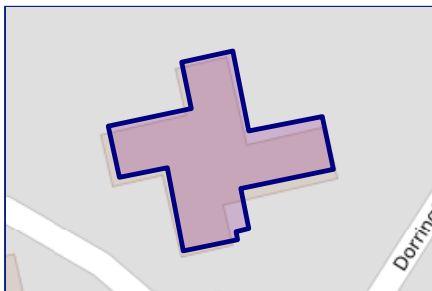
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Freehold Title Plan



TY357141

Leasehold Title Plan



TY255992

Start Date: 06/12/1990
End Date: 01/01/2089
Lease Term: 99 years from 1 January 1990
Term Remaining: 63 years

Property EPC - Certificate

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25 Alnham Court, NE3 2JT

Energy rating

C

Valid until 04.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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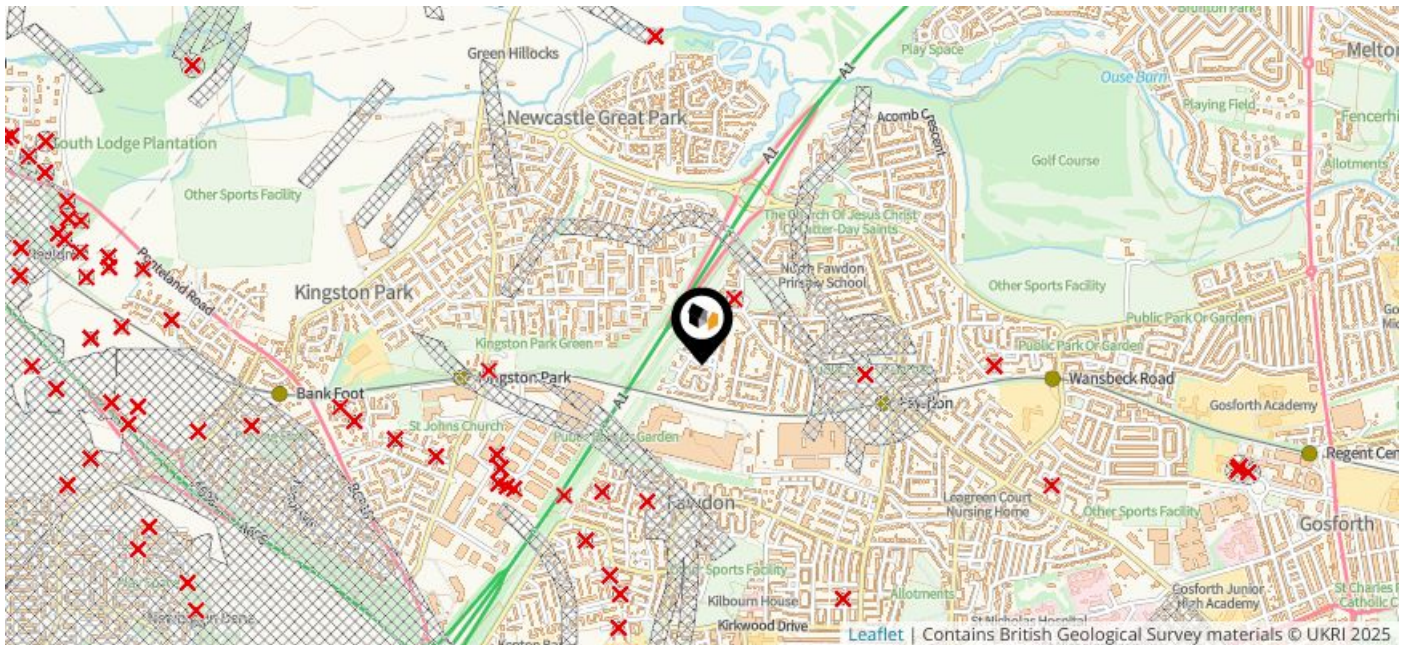
Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, with external insulation
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



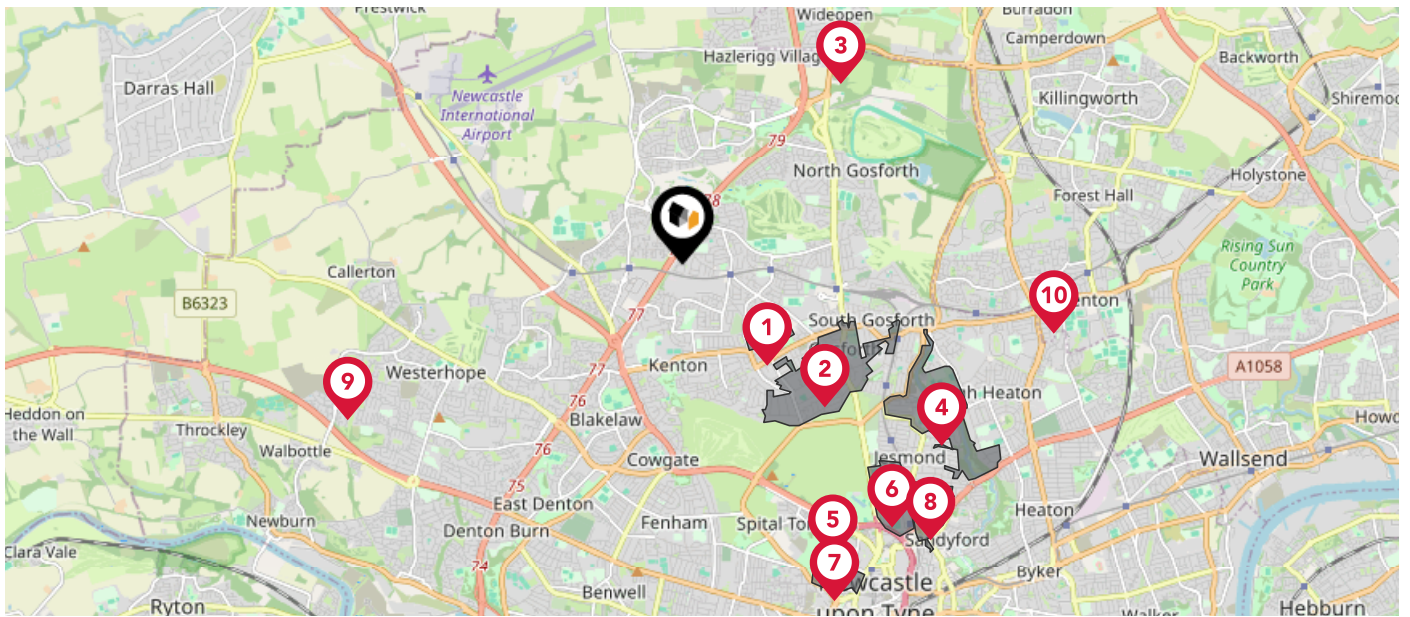
Mine Entry

- ✕ 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.

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.



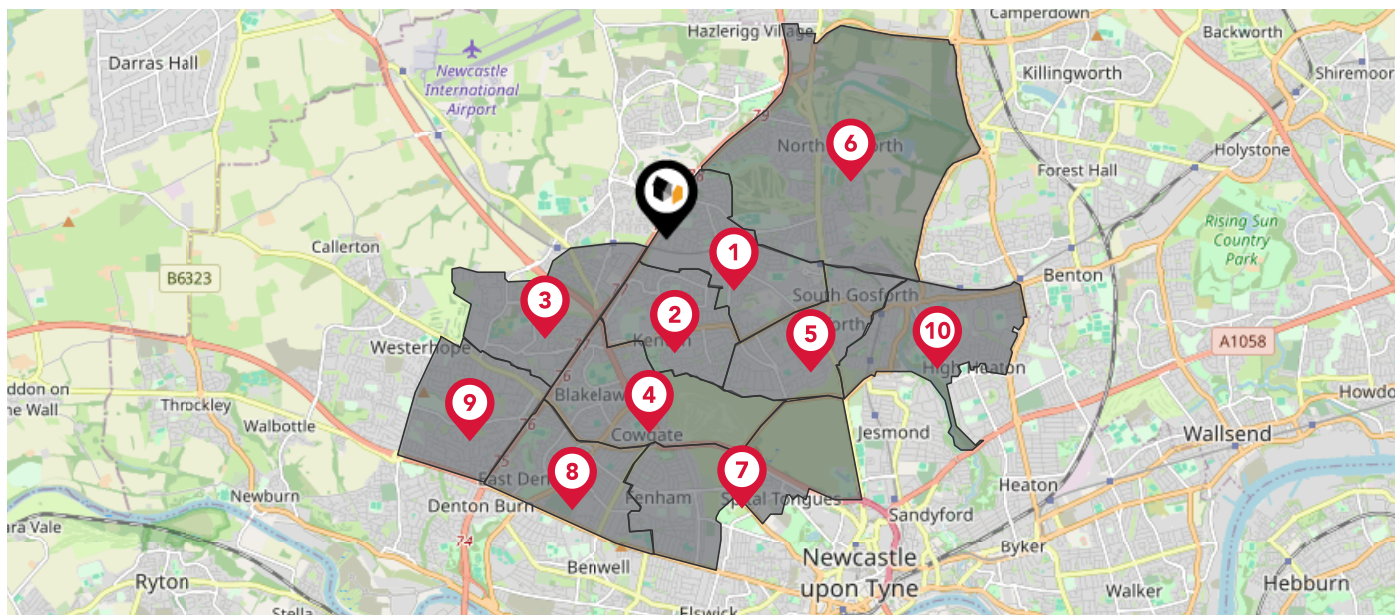
Nearby Conservation Areas

- 1 St Nicholas Hospital
- 2 Gosforth
- 3 Sacred Heart Church, Wideopen
- 4 Jesmond Dene
- 5 Framlington Place
- 6 Brandling Village
- 7 Leazes
- 8 South Jesmond
- 9 Northumberland Gardens
- 10 Longbenton

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



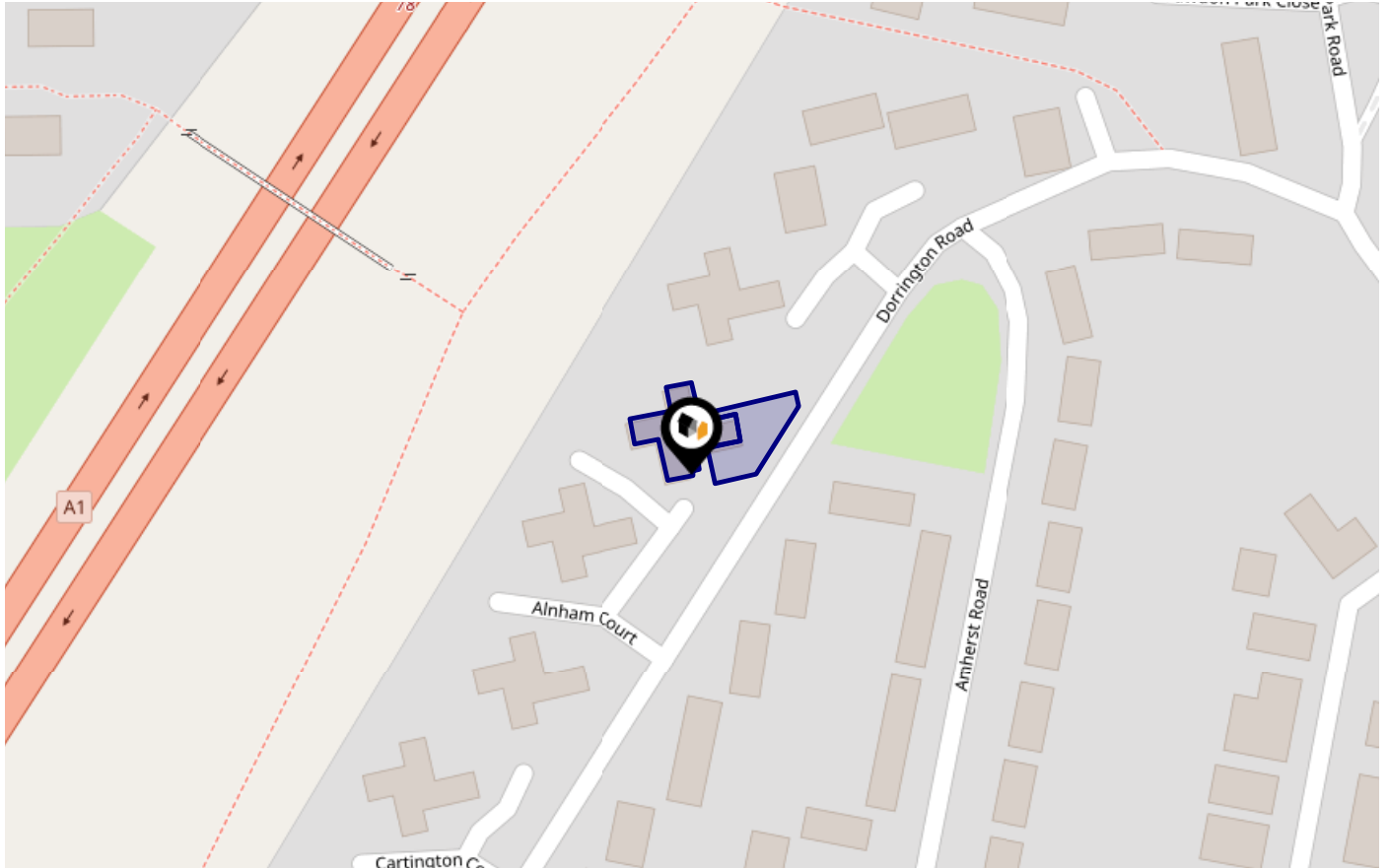
Nearby Council Wards

- 1 Fawdon & West Gosforth Ward
- 2 Kenton Ward
- 3 Kingston Park South & Newbiggin Hall Ward
- 4 Blakelaw Ward
- 5 Gosforth Ward
- 6 Parklands Ward
- 7 Wingrove Ward
- 8 West Fenham Ward
- 9 Denton & Westerhope Ward
- 10 Dene & South Gosforth Ward

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

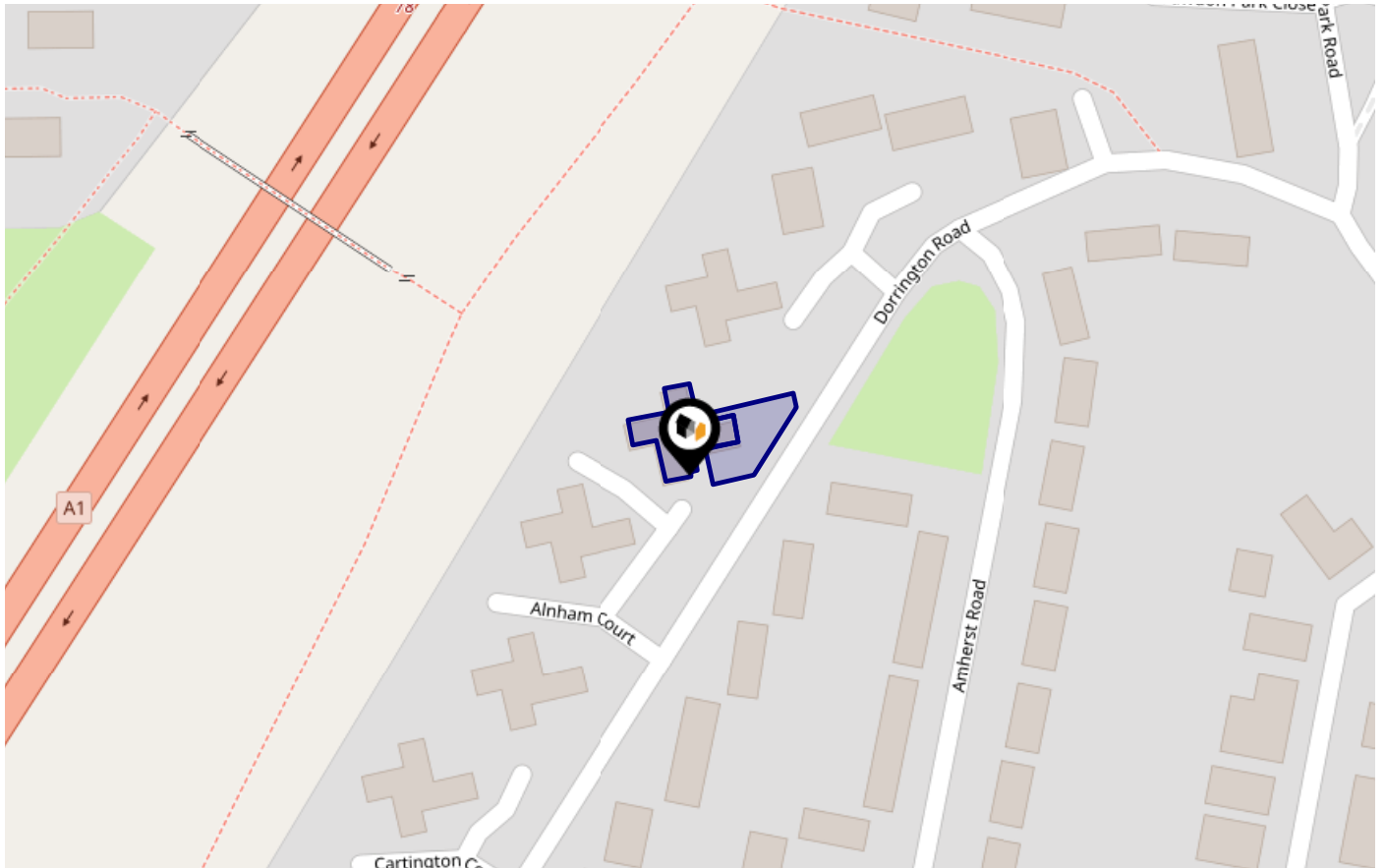
Chance of flooding to the following depths at this property:



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:

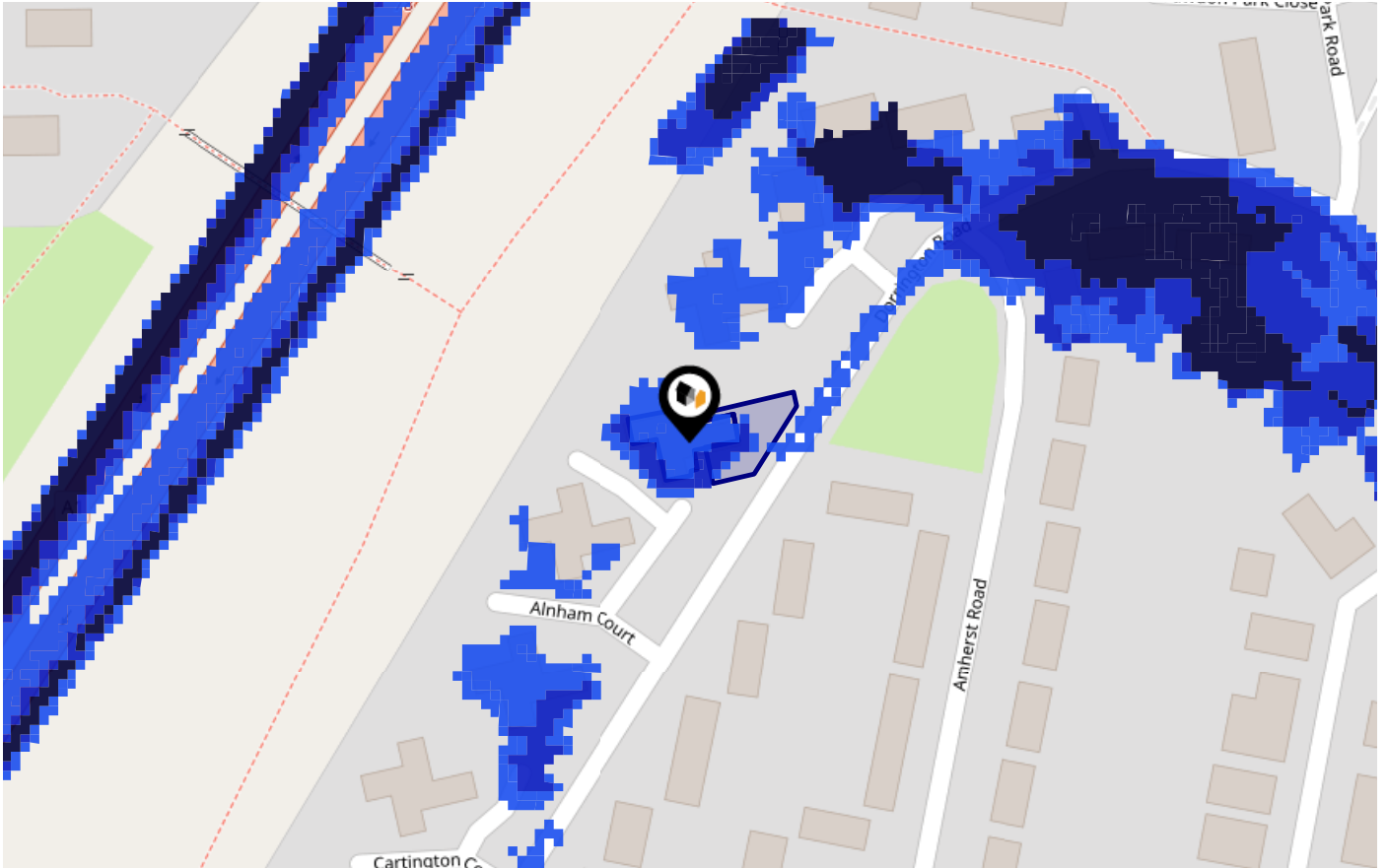


Flood Risk

Surface Water - Flood Risk

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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: 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

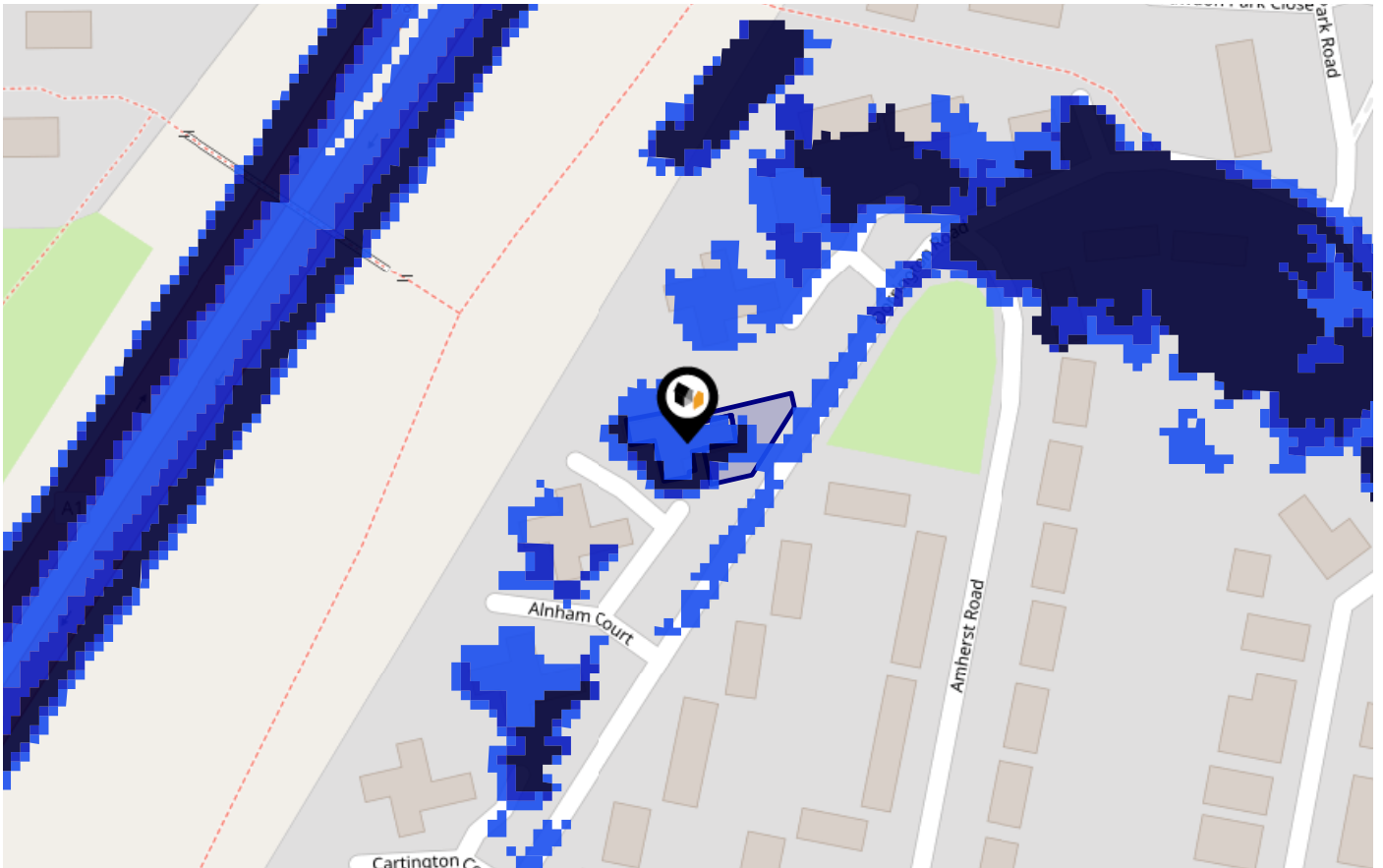
Chance of flooding to the following depths at this property:



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: 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

Landfill Sites

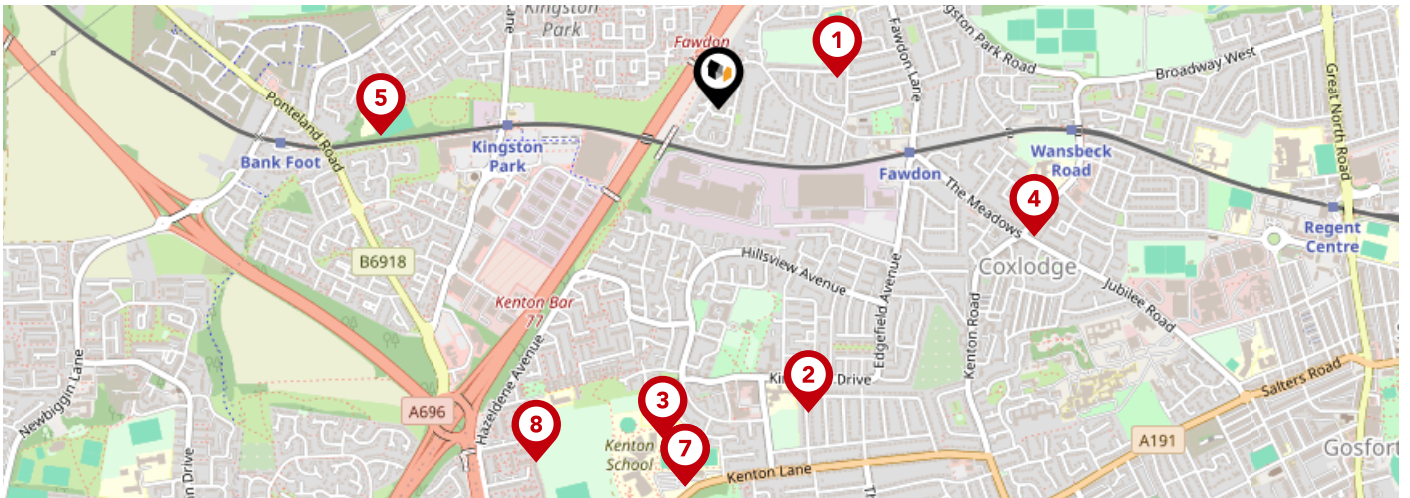
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Brunton Bridge Farm-Kingston Park Road/ Brunton Road, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
2	Brunton Lane Piggeries-Brunton Lane, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
3	Middle Brunton Farm-Gosforth, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
4	Moor Lane-Kenton	Historic Landfill
5	Regent Centre-Gosforth, Newcastle upon Tyne	Historic Landfill
6	Blakelaw Quarry-Blakelaw, Newcastle upon Tyne	Historic Landfill
7	Havannah Farm-Dinnington, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
8	Brunton Quarry-North Gosforth, Newcastle upon Tyne	Historic Landfill
9	Fenham Brickworks-Woodburn Avenue, Fenham, Newcastle	Historic Landfill
10	Black Callerton Lane-Woolsington, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill

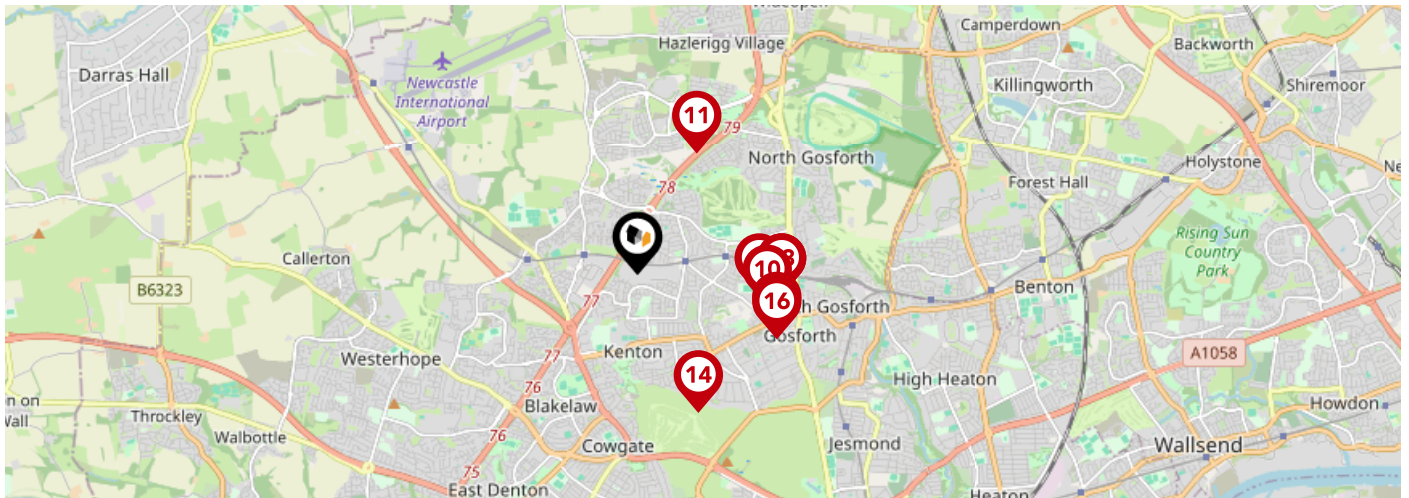
Area Schools











	Nursery	Primary	Secondary	College	Private
<p>1 North Fawdon Primary School</p> <p>Ofsted Rating: Good Pupils: 198 Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mountfield Primary School</p> <p>Ofsted Rating: Good Pupils: 187 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Cuthberts Catholic Primary School, Kenton</p> <p>Ofsted Rating: Good Pupils: 229 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Regent Farm First School</p> <p>Ofsted Rating: Good Pupils: 339 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Kingston Park Primary School</p> <p>Ofsted Rating: Good Pupils: 451 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kenton School</p> <p>Ofsted Rating: Requires improvement Pupils: 1795 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Newcastle Bridges School</p> <p>Ofsted Rating: Outstanding Pupils: 46 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Kenton Bar Primary School</p> <p>Ofsted Rating: Good Pupils: 326 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

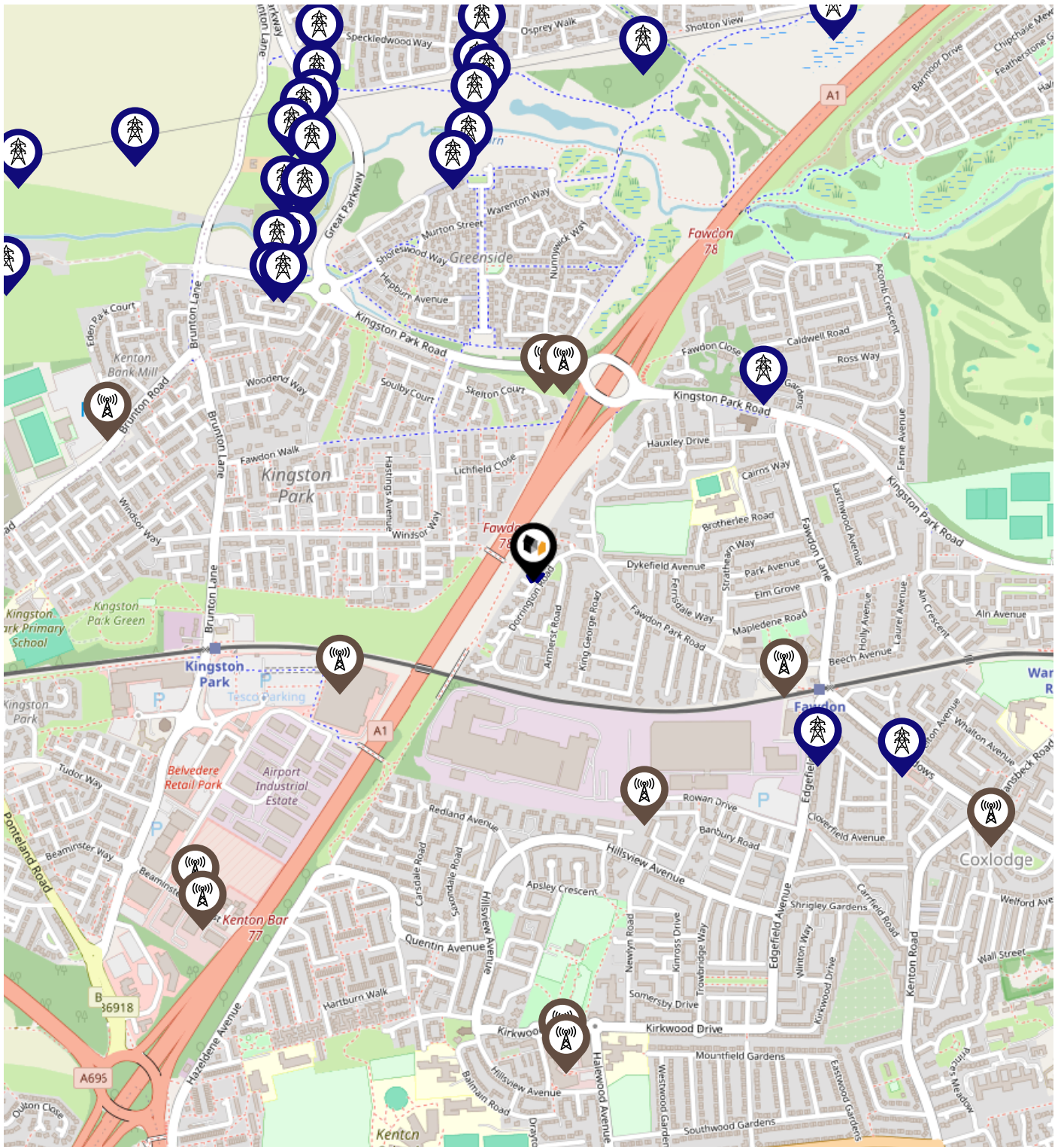
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		Nursery	Primary	Secondary	College	Private
	Grange First School Ofsted Rating: Good Pupils: 329 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Charles' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunton First School Ofsted Rating: Good Pupils: 448 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gosforth Academy Ofsted Rating: Good Pupils: 1923 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Park Academy Ofsted Rating: Not Rated Pupils: 179 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wyndham Primary School Ofsted Rating: Good Pupils: 200 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gosforth Junior High Academy Ofsted Rating: Good Pupils: 738 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Archibald First School Ofsted Rating: Outstanding Pupils: 334 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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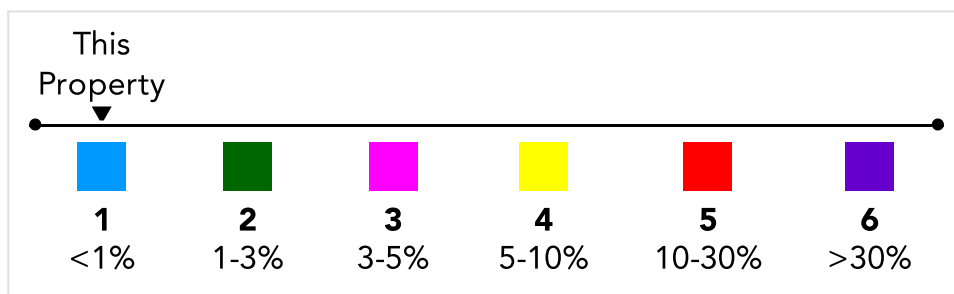
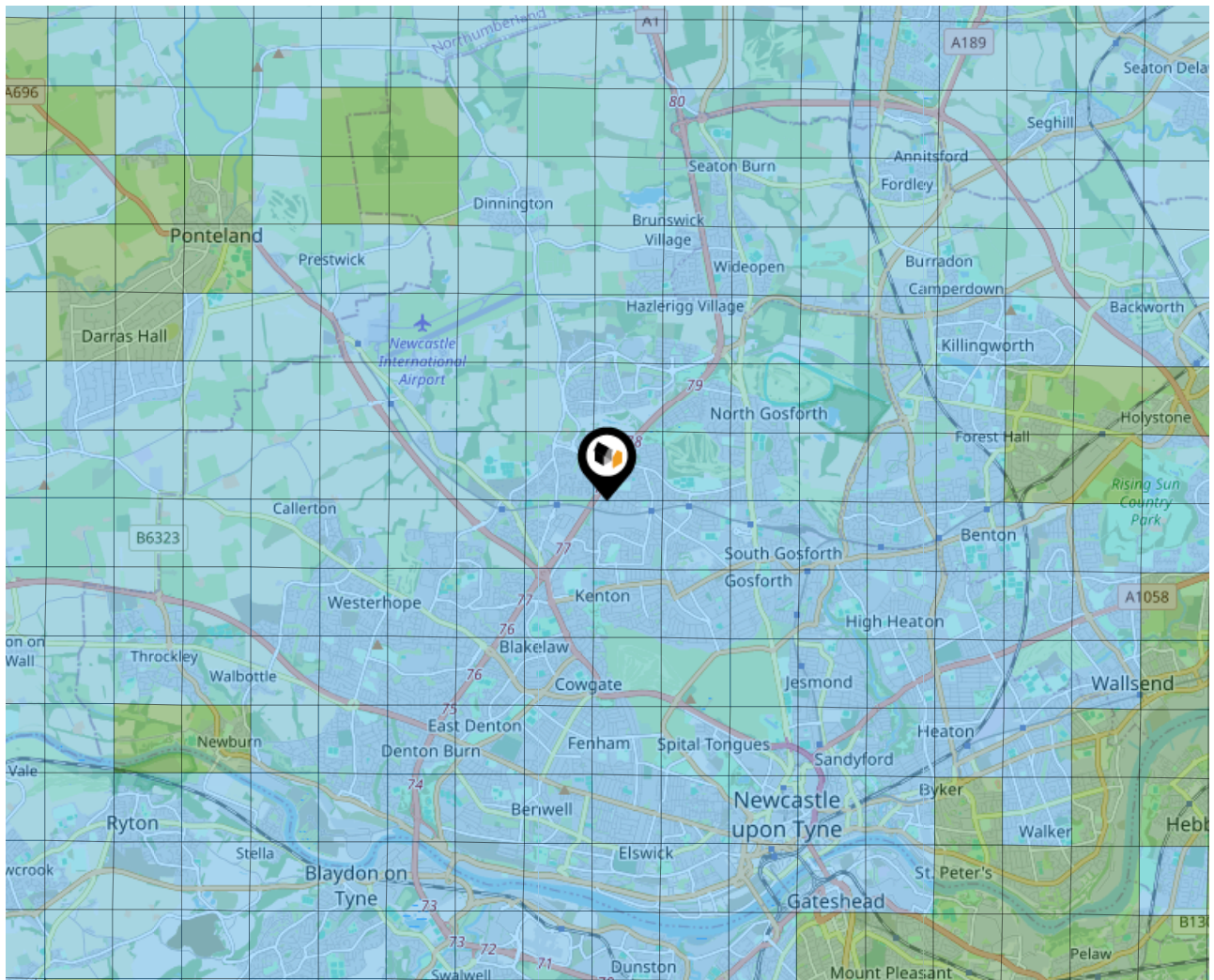


Key:

-  Power Pylons
-  Communication Masts

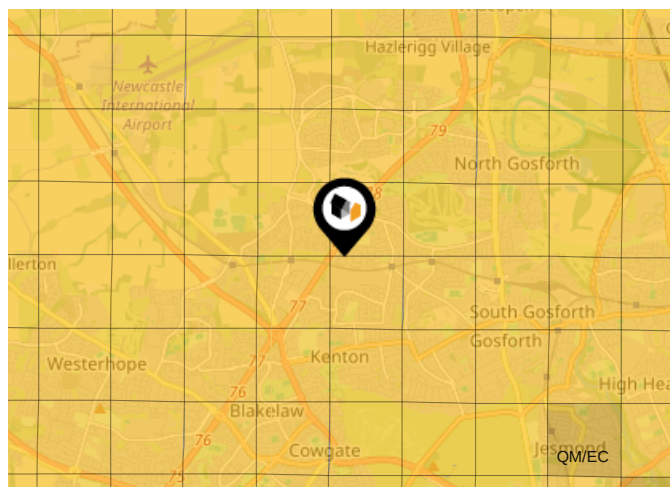
What is Radon?

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).



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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



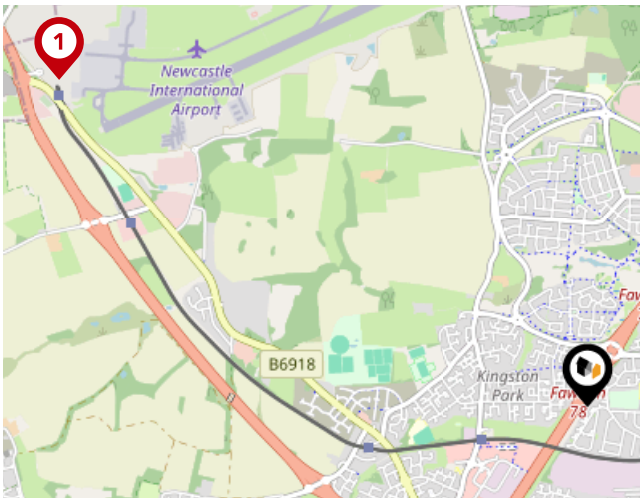
Primary Classifications (Most Common Clay Types)

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

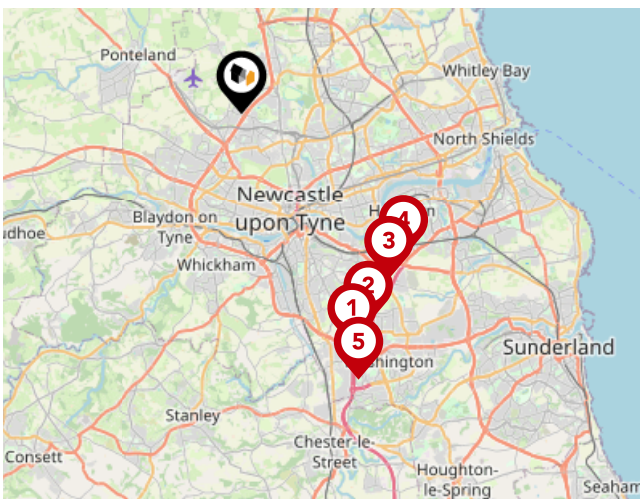
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Newcastle Airport Metro Station	2.64 miles
2	Newcastle Rail Station	3.6 miles
3	Manors Rail Station	3.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	8.74 miles
2	A194(M) J1	8.32 miles
3	A194(M) J2	7.53 miles
4	A194(M) J3	7.36 miles
5	A1(M) J64	9.89 miles

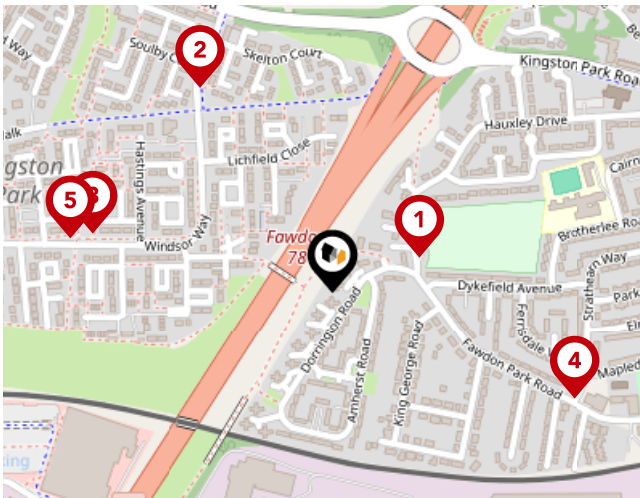


Airports/HELIPADS

Pin	Name	Distance
1	Airport	2.64 miles
2	Teesside Airport	35.94 miles
3	Leeds Bradford Airport	79.35 miles
4	Irthington	45.91 miles

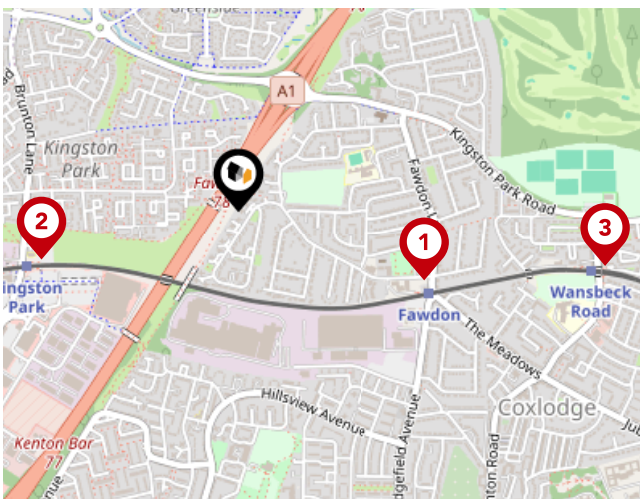
Area

Transport (Local)



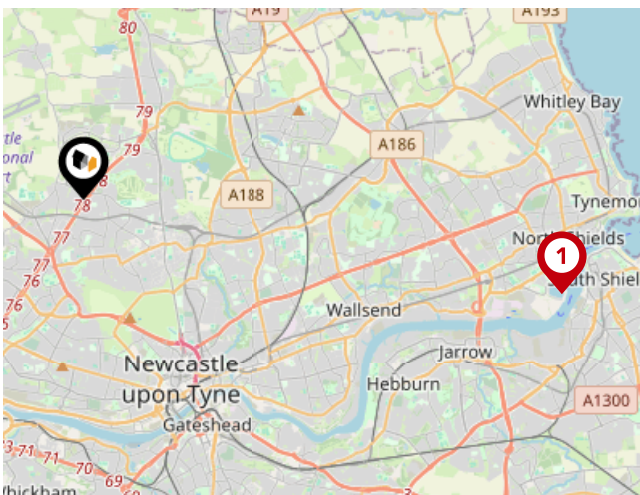
Bus Stops/Stations

Pin	Name	Distance
1	Fawdon Park Road	0.1 miles
2	Windsor Way-Fawdon Walk	0.26 miles
3	Windsor Way-Windsor Walk	0.26 miles
4	Fawdon Park Road-Strathearn Way	0.28 miles
5	Windsor Way-Windsor Walk	0.29 miles



Local Connections

Pin	Name	Distance
1	Fawdon (Tyne and Wear Metro Station)	0.42 miles
2	Kingston Park (Tyne and Wear Metro Station)	0.43 miles
3	Wansbeck Road (Tyne and Wear Metro Station)	0.79 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	8.29 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.



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Valuation Office
Agency

