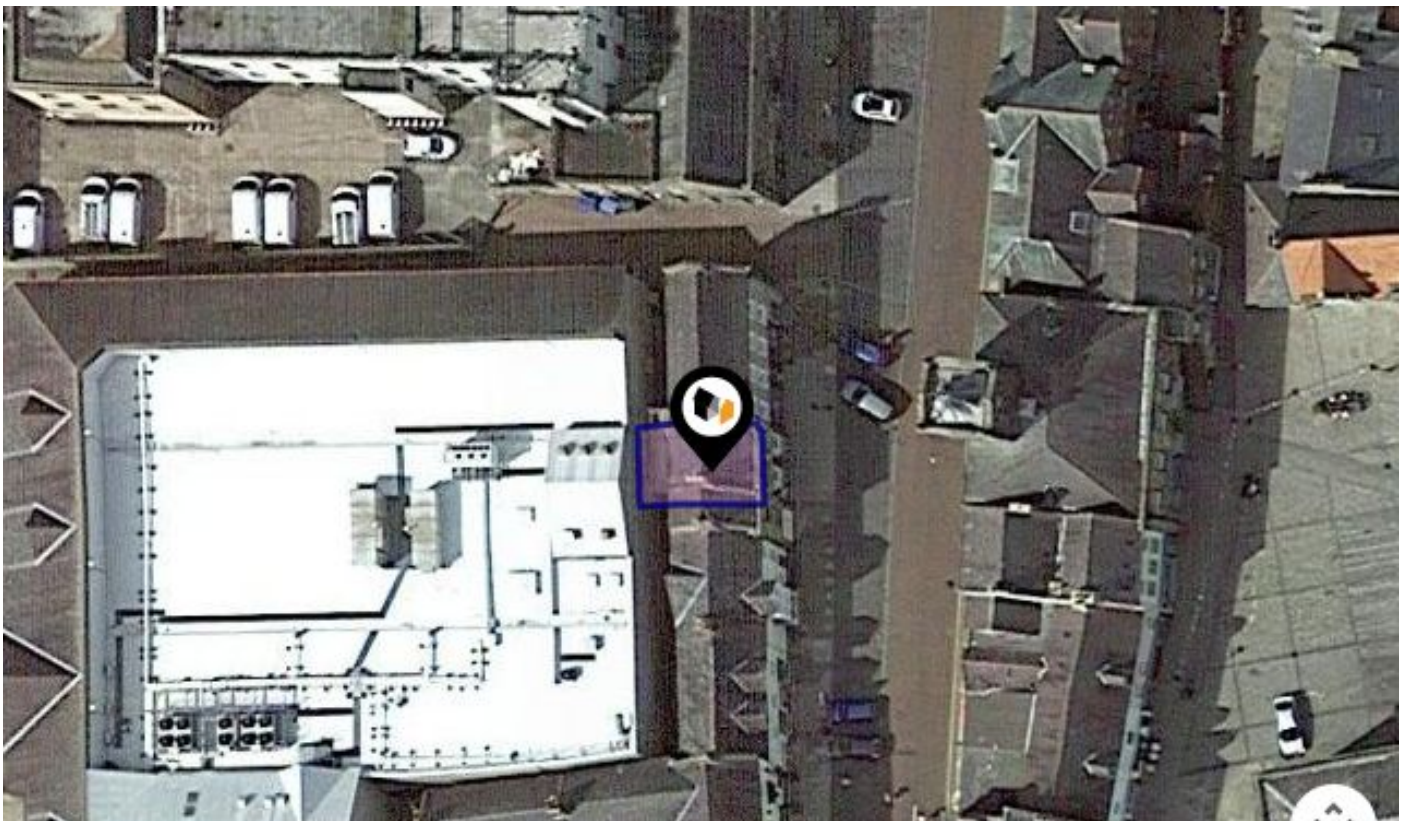# KPF: Key Property Facts

## An Analysis of This Property & The Local Area

**Friday 28th March 2025**



## 19, FENKLE STREET, ALNWICK, NE66 1HW

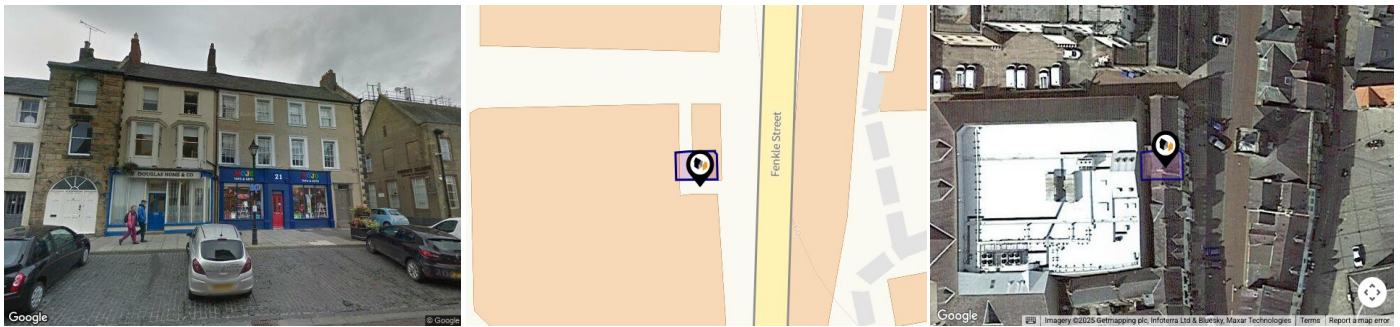**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Shop / Showroom | **Tenure:** | Freehold |
| **Plot Area:** | 0.01 acres | | |
| **Council Tax :** | Band Deleted | | |
| **Title Number:** | ND145772 | | |
| **UPRN:** | 100110770021 | | |

## Local Area

| | |
|---|---|
| **Local Authority:** | Northumberland |
| **Conservation Area:** | Alnwick |
| **Flood Risk:** | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

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

| **20** mb/s | **80** mb/s | **8500** mb/s |
|---|---|---|
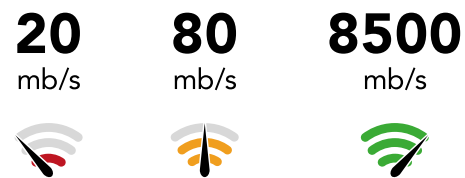
**Mobile Coverage:**
(based on calls indoors)

O2   EE   3   Vodafone
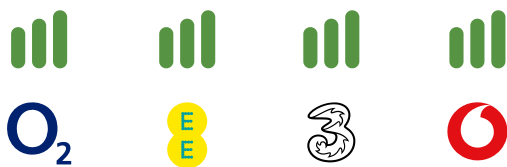
**Satellite/Fibre TV Availability:**

✔ BT   ✔ sky   ✘ Virgin media

# Planning History
## This Address

Planning records for: *19, Fenkle Street, Alnwick, NE66 1HW*

| Reference - 13/02194/LBC | |
|---|---|
| **Decision:** | Decided |
| **Date:** | 19th July 2013 |
| **Description:** | |
| Listed Building Consent for Change of use from shop (A1) to business (A2) with proposed internal alterations | |

| Reference - 13/03638/LBC | |
|---|---|
| **Decision:** | Decided |
| **Date:** | 27th November 2013 |
| **Description:** | |
| Listed Building Consent for repainting of frames and door and install individual lettering with company logo at either end; transfer company logos in window | |

| Reference - 13/03637/ADE | |
|---|---|
| **Decision:** | Decided |
| **Date:** | 27th November 2013 |
| **Description:** | |
| Advertisement consent for 1 x fascia sign and internal window transfers x 2 | |

| Reference - 14/00552/DISCON | |
|---|---|
| **Decision:** | Decided |
| **Date:** | 21st February 2014 |
| **Description:** | |
| Discharge of condition 4 of 13/02194/COU (Listed Building Consent for Change of use from shop (A1) to business (A2) with proposed internal alterations) | |

This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2025
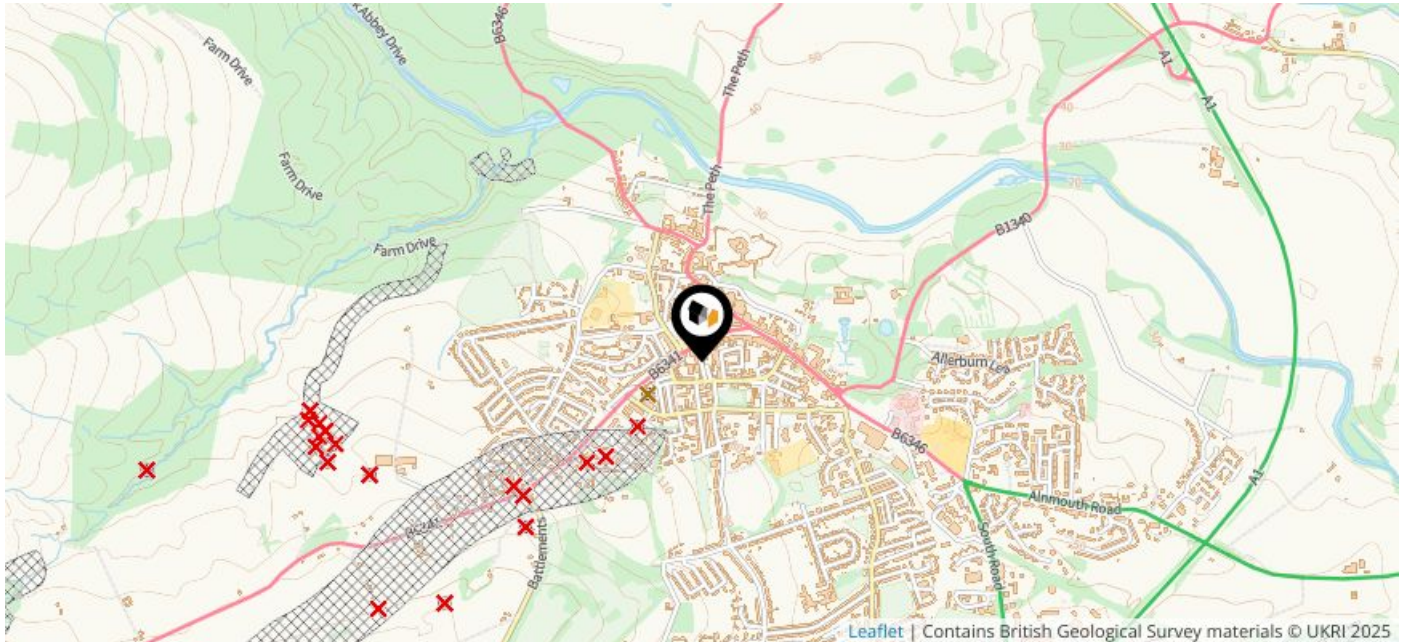
## Mine Entry

✕  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.

# Maps
# 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.
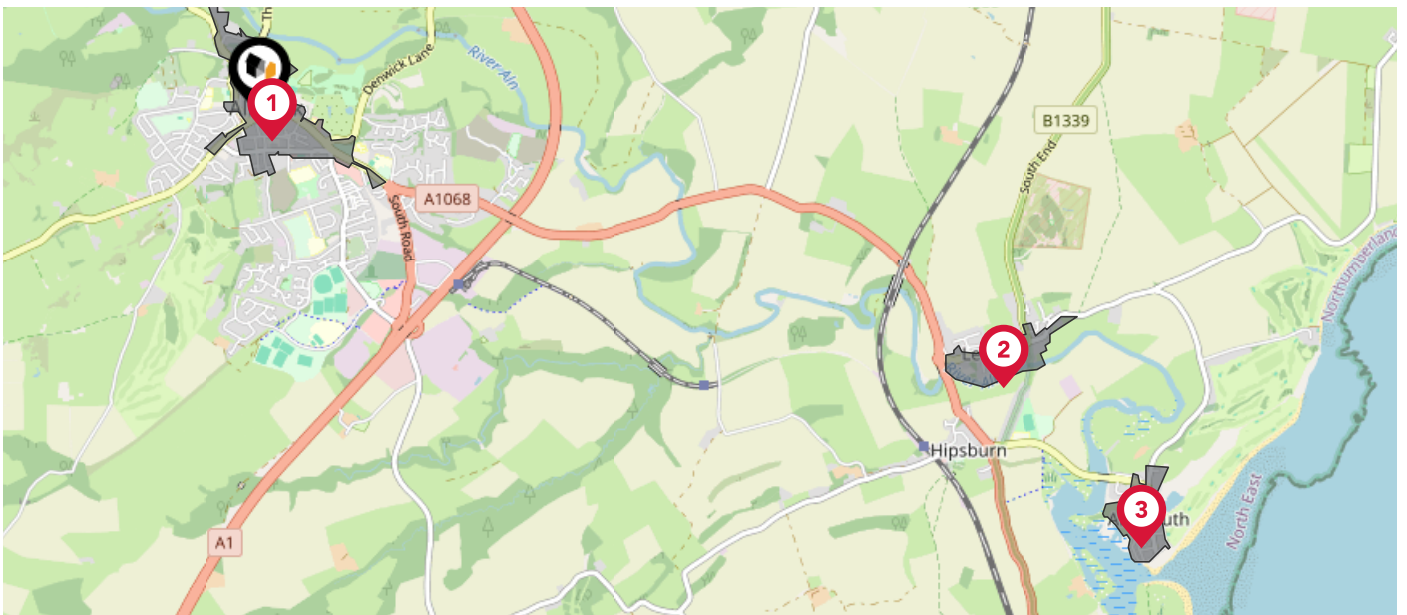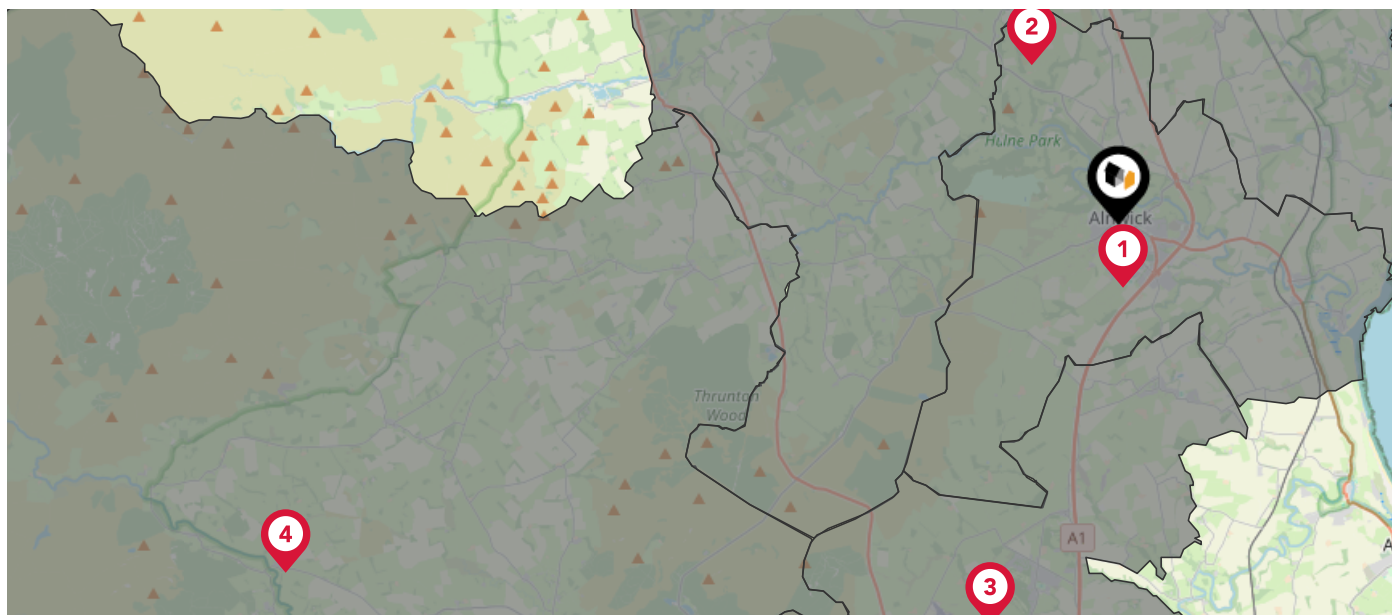


| Nearby Conservation Areas | |
|---|---|
| 1 | Alnwick |
| 2 | Lesbury |
| 3 | Alnmouth |

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



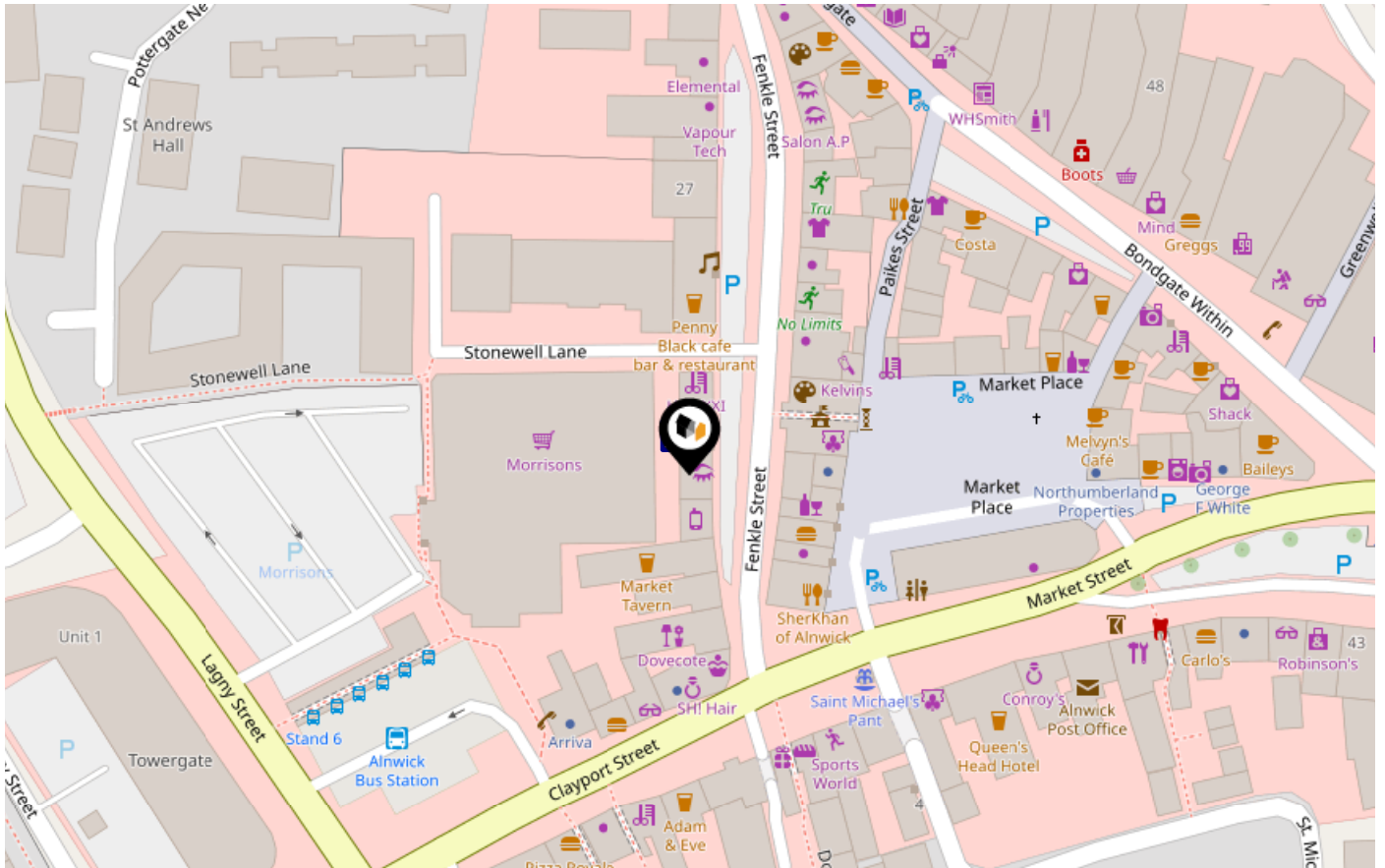| Nearby Council Wards | |
|---|---|
| 1 | Alnwick ED |
| 2 | Longhoughton ED |
| 3 | Shilbottle ED |
| 4 | Rothbury ED |

# 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.

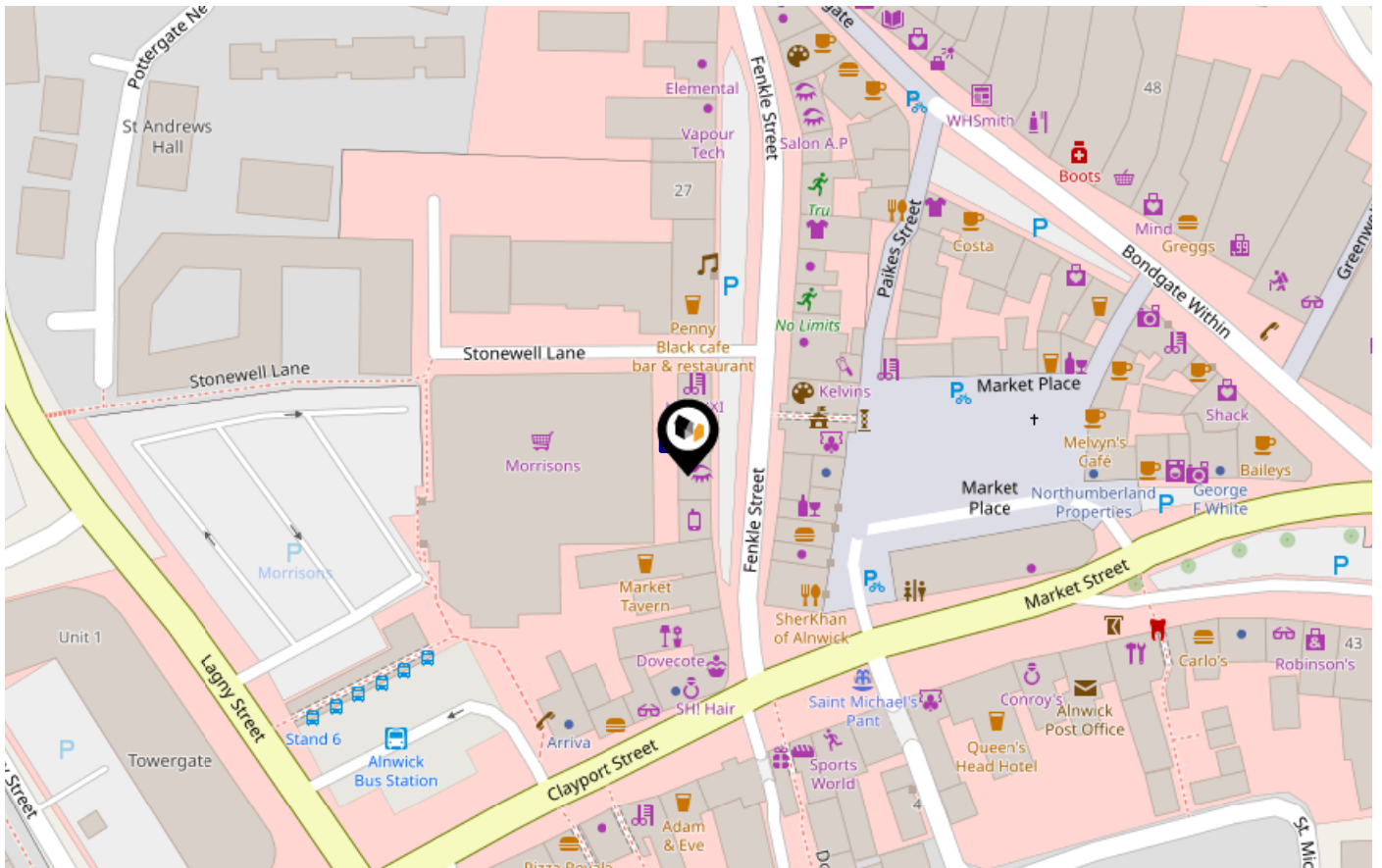- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

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

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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) | | | | |

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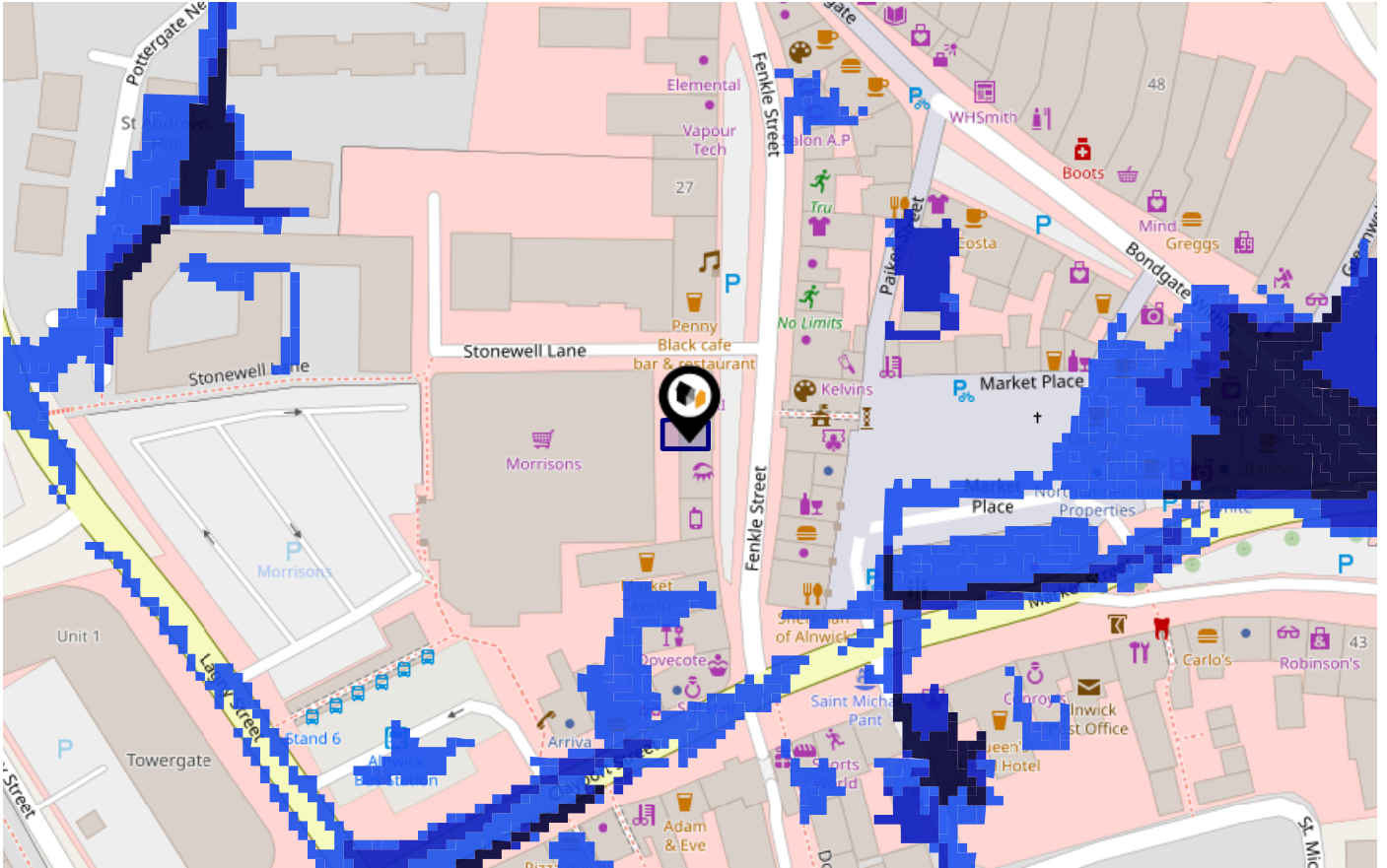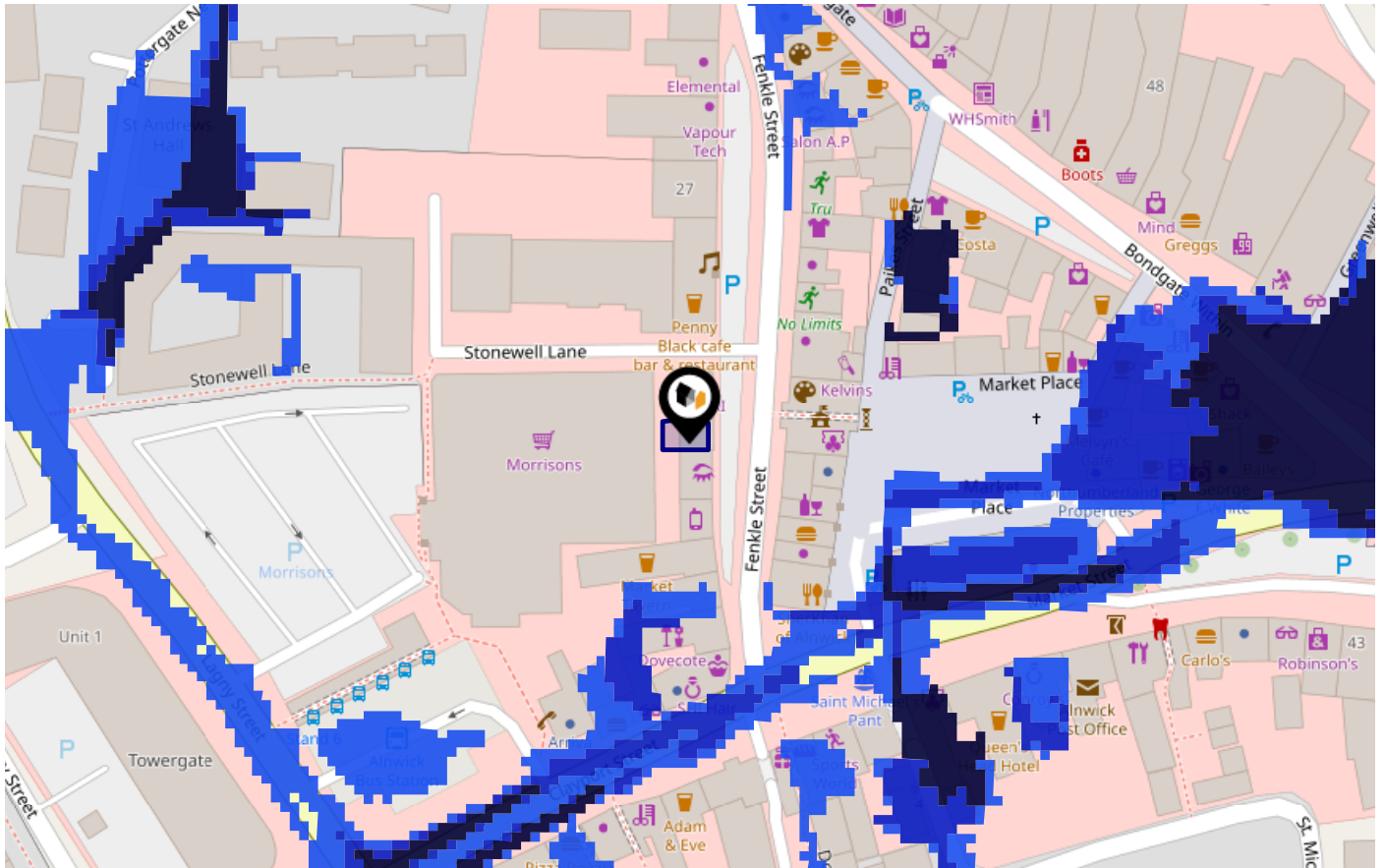
# Surface Water - Flood Risk

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 (0.25%)** 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:

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

# 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:** 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) | | | | |

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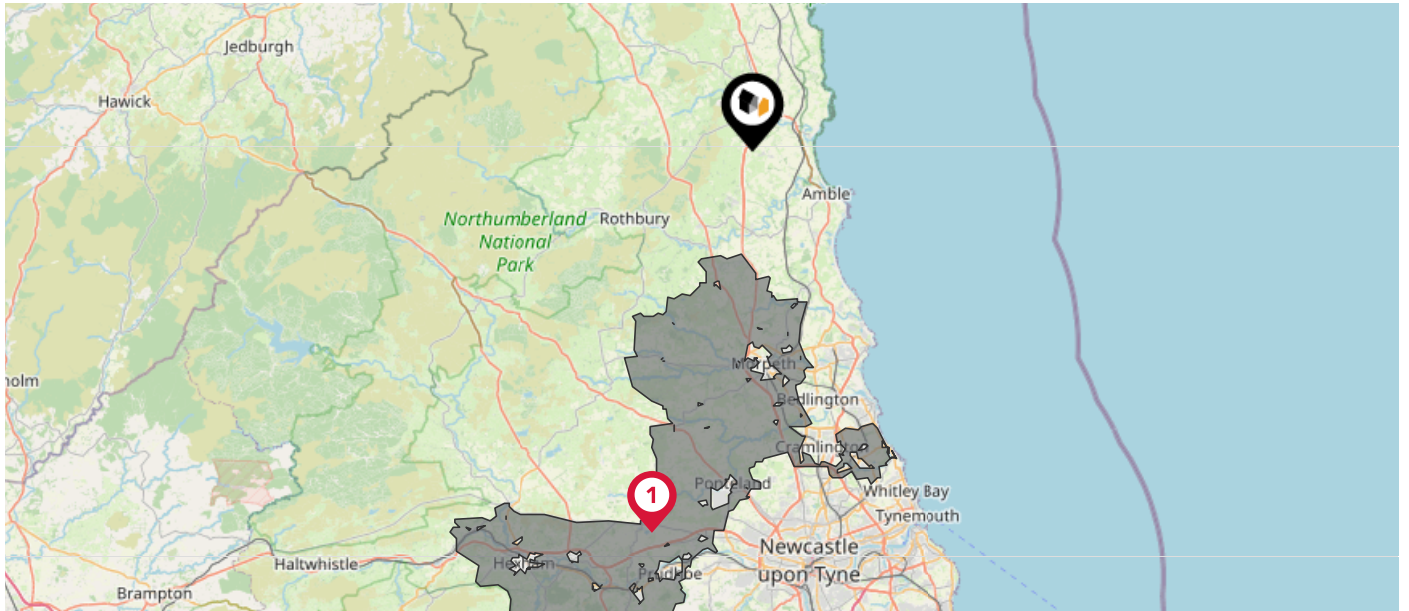


**Nearby Green Belt Land**

**1**      Tyne and Wear Green Belt - Northumberland

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# 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.
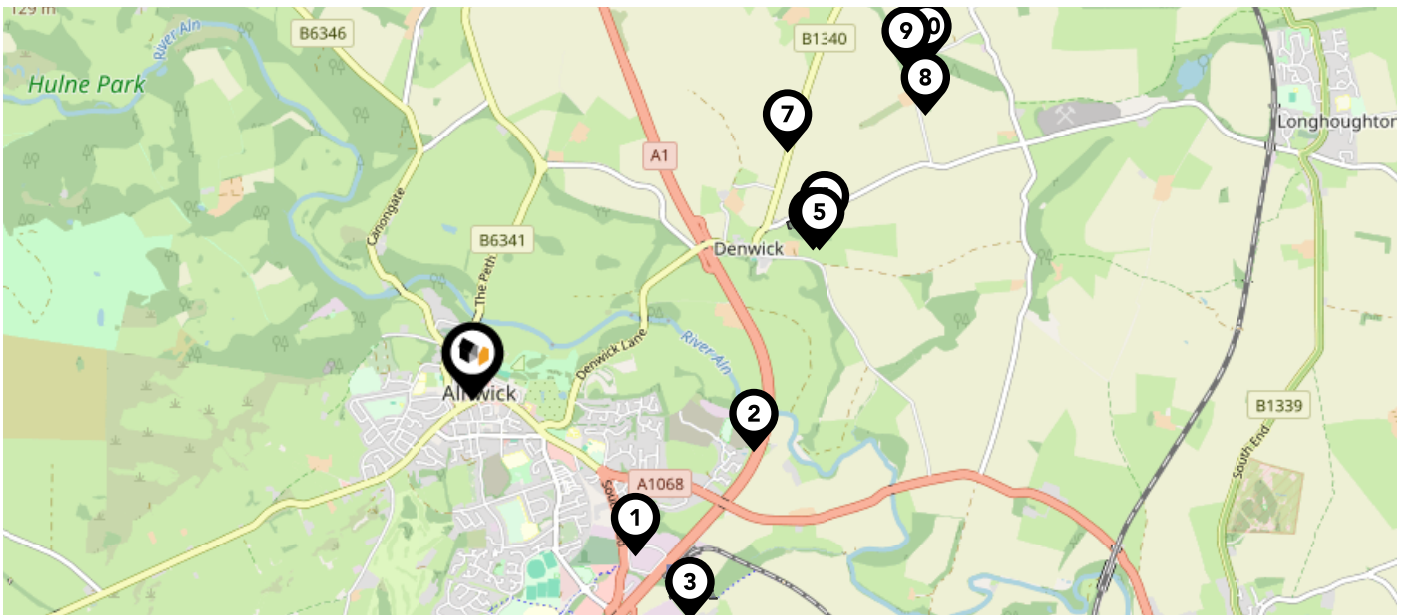


| Nearby Landfill Sites | | |
|---|---|---|
| **1** Alnwick Depot-South Road, Alnwick, Northumberland | Historic Landfill | |
| **2** Alnwick Sewage Works-Alnwick, Northumberland | Historic Landfill | |
| **3** East Cawledge-Alnwick, Northumberland | Historic Landfill | |
| **4** Denwick South Quarry-Denwick, Northumberland | Historic Landfill | |
| **5** Denwick Quarry-Denwick,Alnwick,Northumberland | Historic Landfill | |
| **6** Denwick North Quarry-Alnwick Road, Denwick, Alnwick, Northumberland | Historic Landfill | |
| **7** Silvermoor Farm-Denwick, Alnwick, Northumberland | Historic Landfill | |
| **8** Harlaw Hill Extension-West of Lonhoughton, Northumberland | Historic Landfill | |
| **9** Harlaw Hill 4-Harlaw Hill Farm, Alnwick, Northumberland | Historic Landfill | |
| **10** Harlaw Hill 3-Harlaw Hill Farm, Alnwick, Northumberland | Historic Landfill | |

# 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 1041494 - The Old Post Office | Grade II | 0.0 miles |
| ② 1041457 - Rear Elevation Of Number 6 Fenkle Street | Grade II | 0.0 miles |
| ③ 1371353 - 20, Fenkle Street | Grade II | 0.0 miles |
| ④ 1157140 - Town Hall | Grade I | 0.0 miles |
| ⑤ 1371354 - 3, Fenkle Street | Grade II | 0.0 miles |
| ⑥ 1302987 - 69-75, Bondgate Within | Grade II | 0.0 miles |
| ⑦ 1156866 - The Nag's Head Public Head | Grade II | 0.0 miles |
| ⑧ 1041458 - The Co-op | Grade II | 0.0 miles |
| ⑨ 1157155 - Steele's Gift Shop | Grade II | 0.0 miles |
| ⑩ 1041435 - 9, 10, And 10a, Paikes Lane (see Details For Further Address Information) | Grade II | 0.0 miles |

# Area
# Schools

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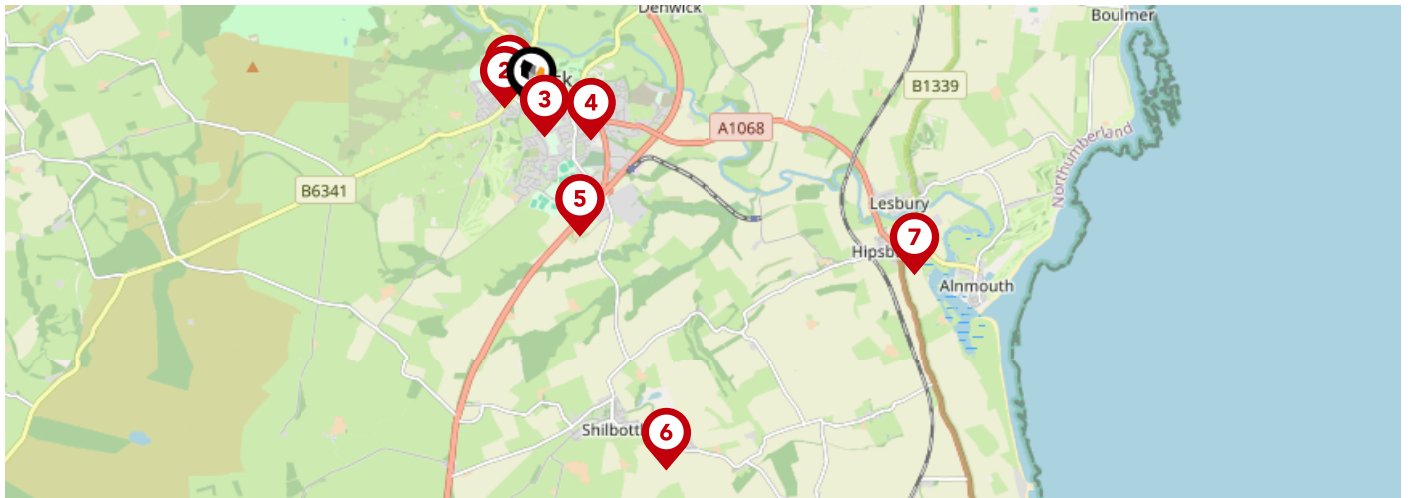


| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| **1** | **Barndale House School**<br>Ofsted Rating: Good  \|  Pupils: 69  \| Distance:0.22 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **2** | **NCEA St Michael's Church of England Primary School**<br>Ofsted Rating: Good  \|  Pupils: 117  \| Distance:0.22 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **3** | **Swansfield Park Primary School**<br>Ofsted Rating: Good  \|  Pupils: 376  \| Distance:0.25 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **4** | **St Paul's Catholic Primary School, Alnwick**<br>Ofsted Rating: Good  \|  Pupils: 222  \| Distance:0.56 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5** | **The Duchess's Community High School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 1406  \| Distance:1.13 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **6** | **Shilbottle Primary School**<br>Ofsted Rating: Good  \|  Pupils: 81  \| Distance:3.23 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7** | **Hipsburn Primary School**<br>Ofsted Rating: Good  \|  Pupils: 106  \| Distance:3.51 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8** | **Longhoughton Church of England Primary School**<br>Ofsted Rating: Good  \|  Pupils: 82  \| Distance:3.85 | ☐ | ☑ | ☐ | ☐ | ☐ |

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| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| **9** | **Swarland Primary School**<br>Ofsted Rating: Good  \|  Pupils: 88  \| Distance:5.97 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** | **NCEA Warkworth Church of England Primary School**<br>Ofsted Rating: Good  \|  Pupils: 184  \| Distance:6.23 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** | **Embleton Vincent Edwards Church of England Primary School**<br>Ofsted Rating: Good  \|  Pupils: 65  \| Distance:6.48 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** | **James Calvert Spence College**<br>Ofsted Rating: Good  \|  Pupils: 733  \| Distance:7.44 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **13** | **Amble First School**<br>Ofsted Rating: Good  \|  Pupils: 117  \| Distance:7.44 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** | **Whittingham Church of England Primary School**<br>Ofsted Rating: Good  \|  Pupils: 91  \| Distance:7.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** | **Ellingham Church of England Aided Primary School**<br>Ofsted Rating: Good  \|  Pupils: 38  \| Distance:7.49 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** | **Amble Links First School**<br>Ofsted Rating: Good  \|  Pupils: 182  \| Distance:7.74 | ☐ | ☑ | ☐ | ☐ | ☐ |

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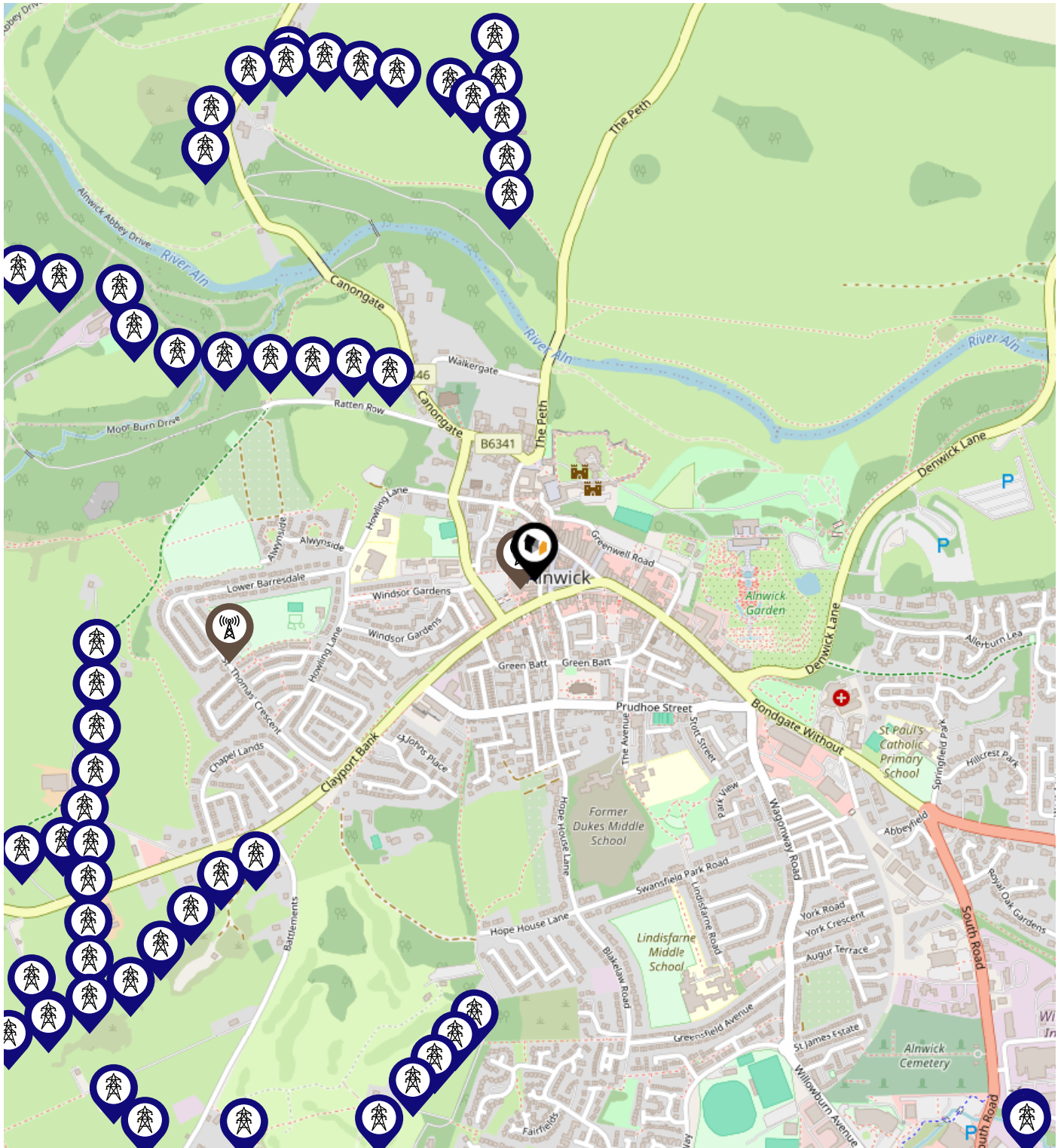


**Key:**

 Power Pylons

 Communication Masts

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# Environment
## Radon Gas

### 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 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| <1% | 1-3% | 3-5% | 5-10% | 10-30% | >30% |

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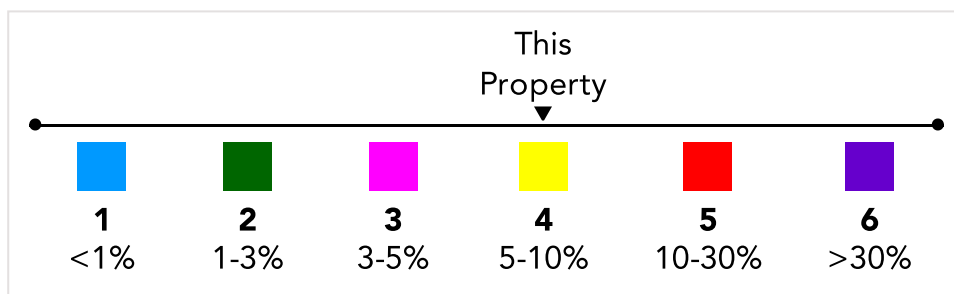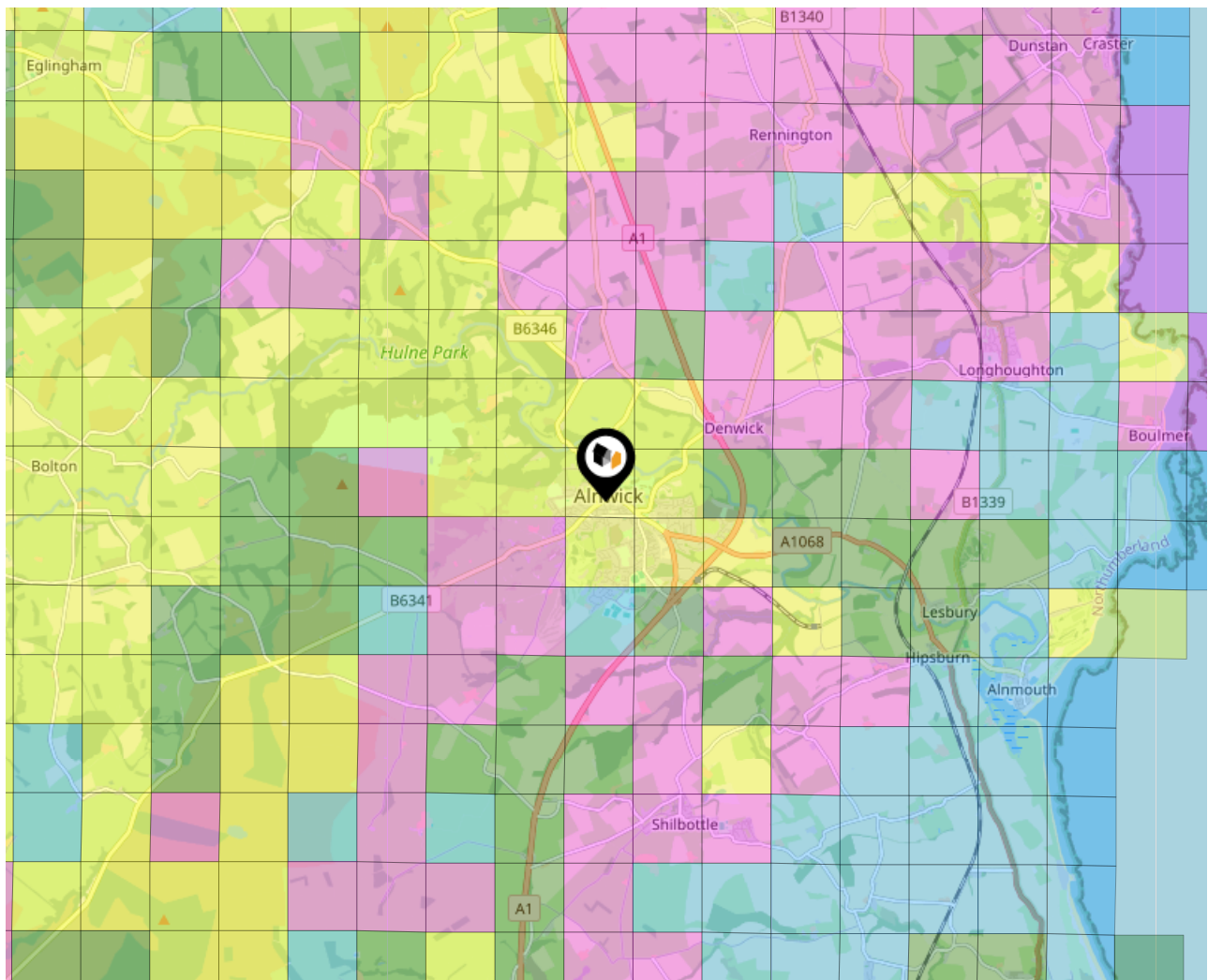
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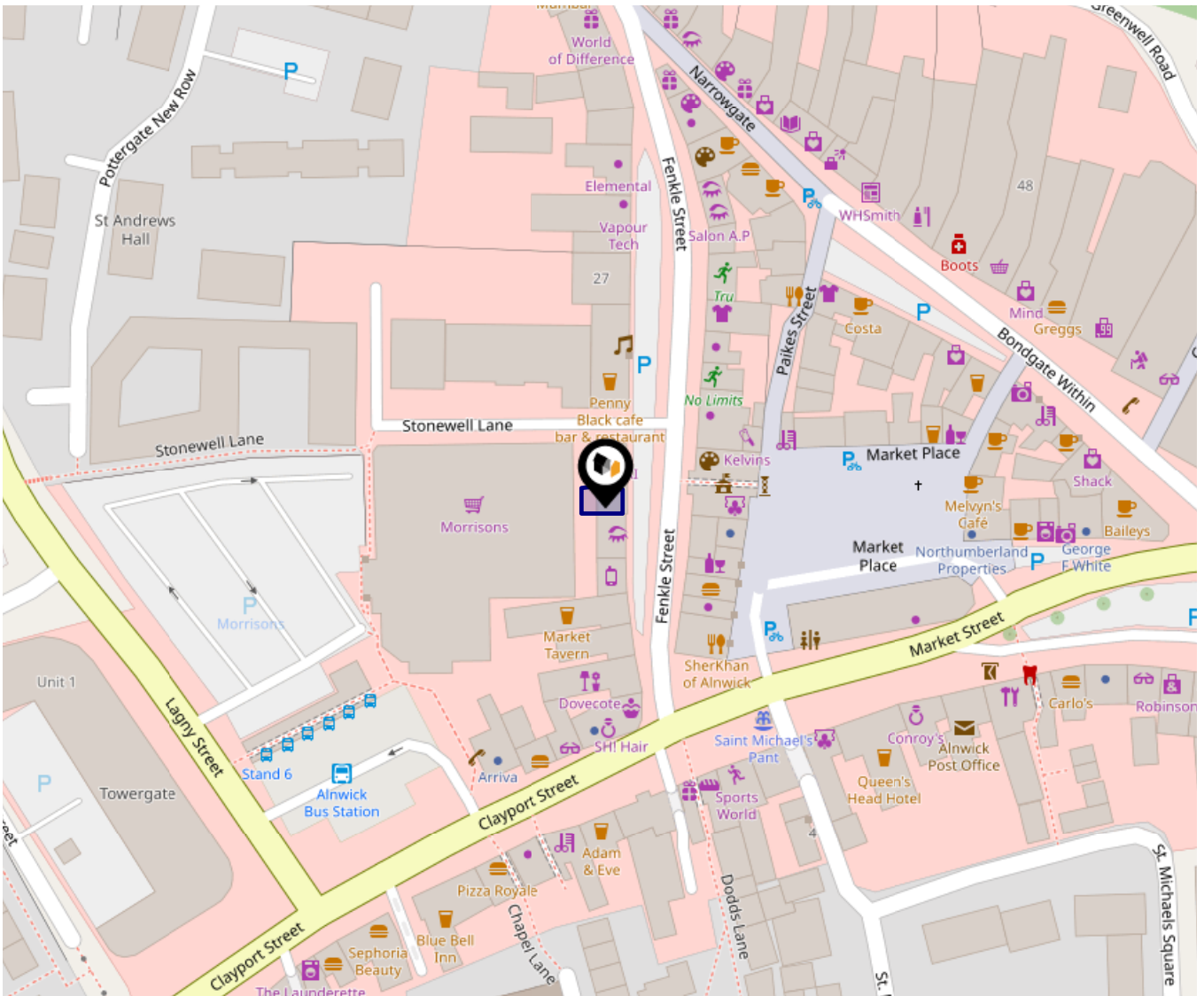


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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## 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) | | |
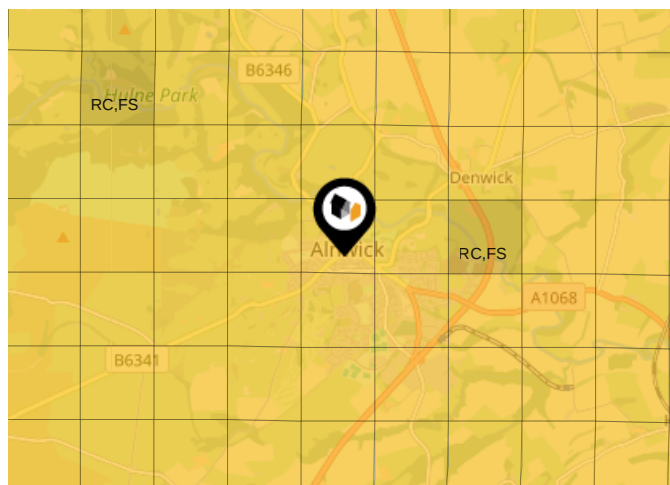


## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |

# Transport (National)
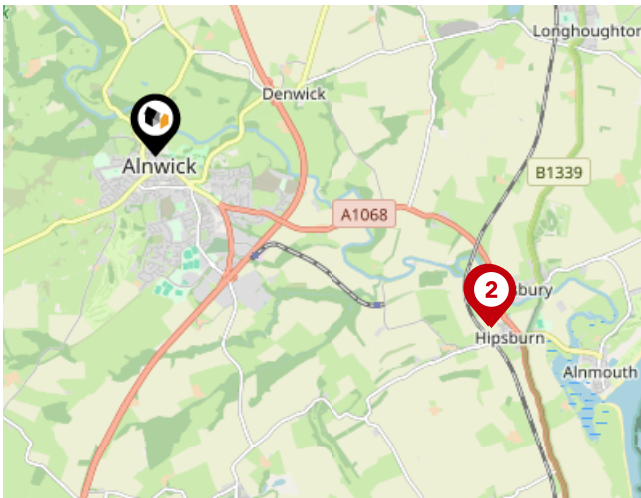
## National Rail Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Alnmouth Rail Station | 3.15 miles |
| 2 | Railway station | 3.18 miles |
| 3 | Railway station | 7.67 miles |
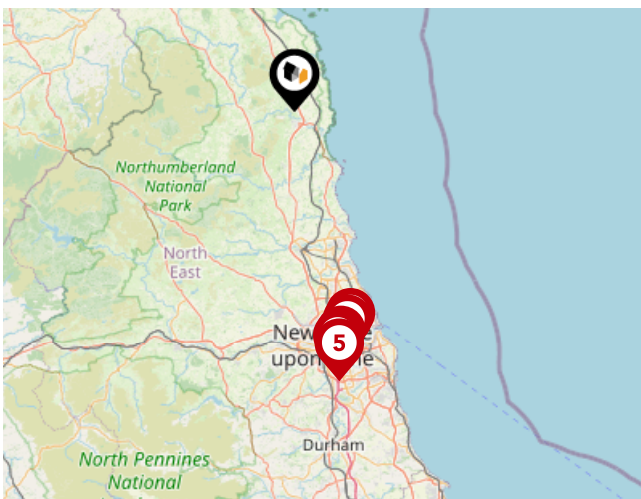


## Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------|----------|
| 1 | A194(M) J3 | 33.25 miles |
| 2 | A194(M) J2 | 33.86 miles |
| 3 | A194(M) J1 | 35.21 miles |
| 4 | A1(M) J65 | 35.86 miles |
| 5 | A1(M) J64 | 37.04 miles |



## Airports/Helipads

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Airport | 26.02 miles |
| 2 | Teesside Airport | 63.28 miles |
| 3 | Irthington | 54.16 miles |
| 4 | Edinburgh Airport | 74.41 miles |

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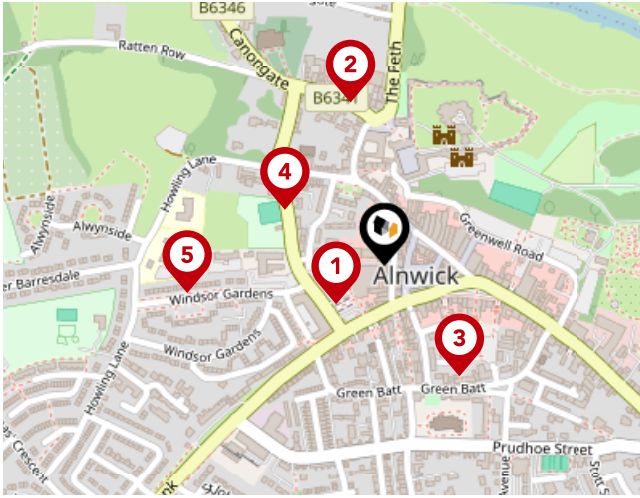


## Bus Stops/Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Bus Station | 0.06 miles |
| 2 | Bailiffgate | 0.17 miles |
| 3 | Green Batt | 0.14 miles |
| 4 | Bowling Green | 0.12 miles |
| 5 | Windsor Gardens | 0.21 miles |
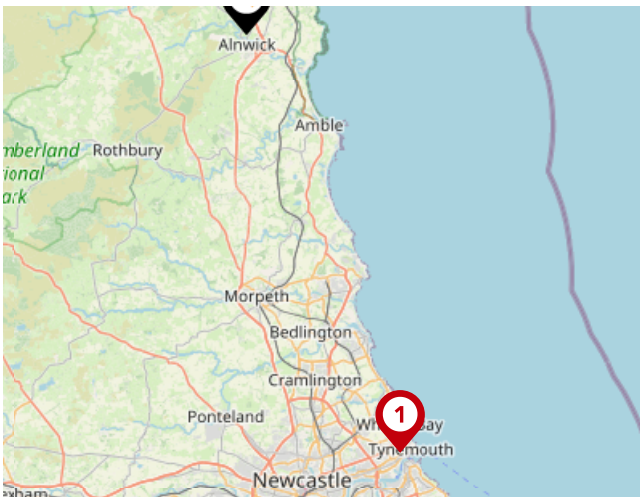


## Ferry Terminals

| Pin | Name | Distance |
|-----|------|----------|
| 1 | North Shields Ferry Terminal | 30.18 miles |

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# 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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**Landwood Group**

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0161 710 2010
Heather.twiss@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail