LANDWOOD GROUP

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# KPF: Key Property Facts

## An Analysis of This Property & The Local Area

**Wednesday 02nd April 2025**

## 117, DERWENT WATER DRIVE, BLAYDON-ON-TYNE, NE21 4FJ


**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/


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# Property
# Overview

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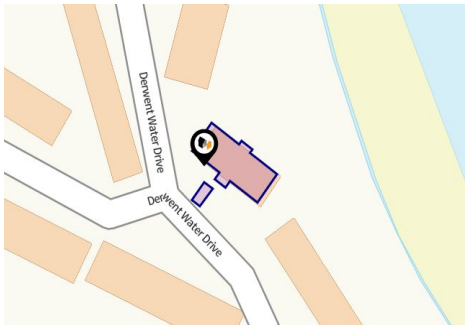

## Property

| | | | |
|---|---|---|---|
| **Type:** | Flat / Maisonette | **Last Sold Date:** | 09/08/2013 |
| **Bedrooms:** | 2 | **Last Sold Price:** | £105,000 |
| **Floor Area:** | 635 $ft^2$ / 59 $m^2$ | **Last Sold £/$ft^2$:** | £171 |
| **Plot Area:** | 0.04 acres | **Tenure:** | Leasehold |
| **Year Built :** | 2013 | **Start Date:** | 08/08/2013 |
| **Council Tax :** | Band B | **End Date:** | 01/01/2133 |
| **Annual Estimate:** | £2,005 | **Lease Term:** | 125 years from 1 January 2008 |
| **Title Number:** | TY514736 | **Term Remaining:** | 107 years |
| **UPRN:** | 10090412663 | | |

## Local Area

**Local Authority:** Gateshead
**Conservation Area:** No
**Flood Risk:**
- Rivers & Seas — High
- Surface Water — Very low

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

| 6 mb/s | 80 mb/s | 10000 mb/s |
|---|---|---|

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

**Satellite/Fibre TV Availability:**

| | | |
|---|---|---|
| ✓ BT | ✓ sky | ✗ Virgin media |



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Property
# Multiple Title Plans

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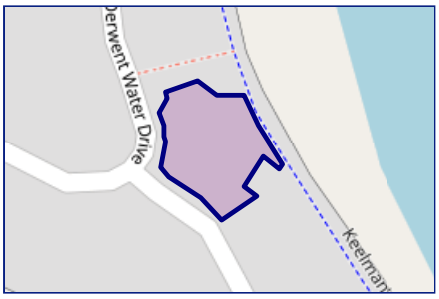
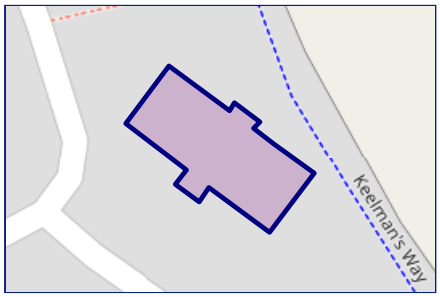
## Freehold Title Plan




**TY523167**

## Leasehold Title Plan




**TY514736**

| | |
|---|---|
| Start Date: | 08/08/2013 |
| End Date: | 01/01/2133 |
| Lease Term: | 125 years from 1 January 2008 |
| Term Remaining: | 107 years |

Property
# EPC - Certificate

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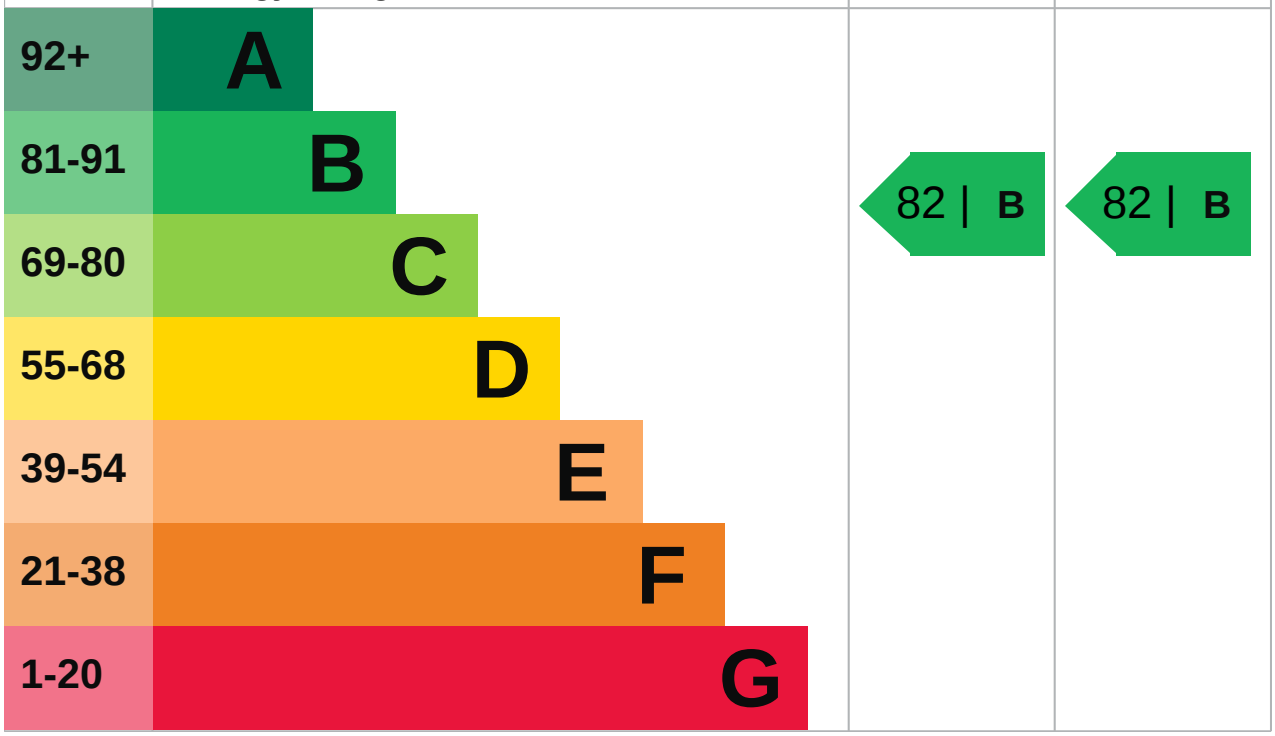
117 Derwent Water Drive, NE21 4FJ

Energy rating

B

Valid until 09.12.2034



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Property

# EPC - Additional Data

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## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Flat |
| **Build Form:** | Mid-Terrace |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Floor Level:** | 01 |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Glazing Type:** | Double glazing installed during or after 2002 |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Very Good |
| **Roof:** | (another dwelling above) |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Controls:** | Programmer, room thermostat and TRVs |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in all fixed outlets |
| **Floors:** | (another dwelling below) |
| **Total Floor Area:** | 59 $m^2$ |

# Maps
# Coal Mining

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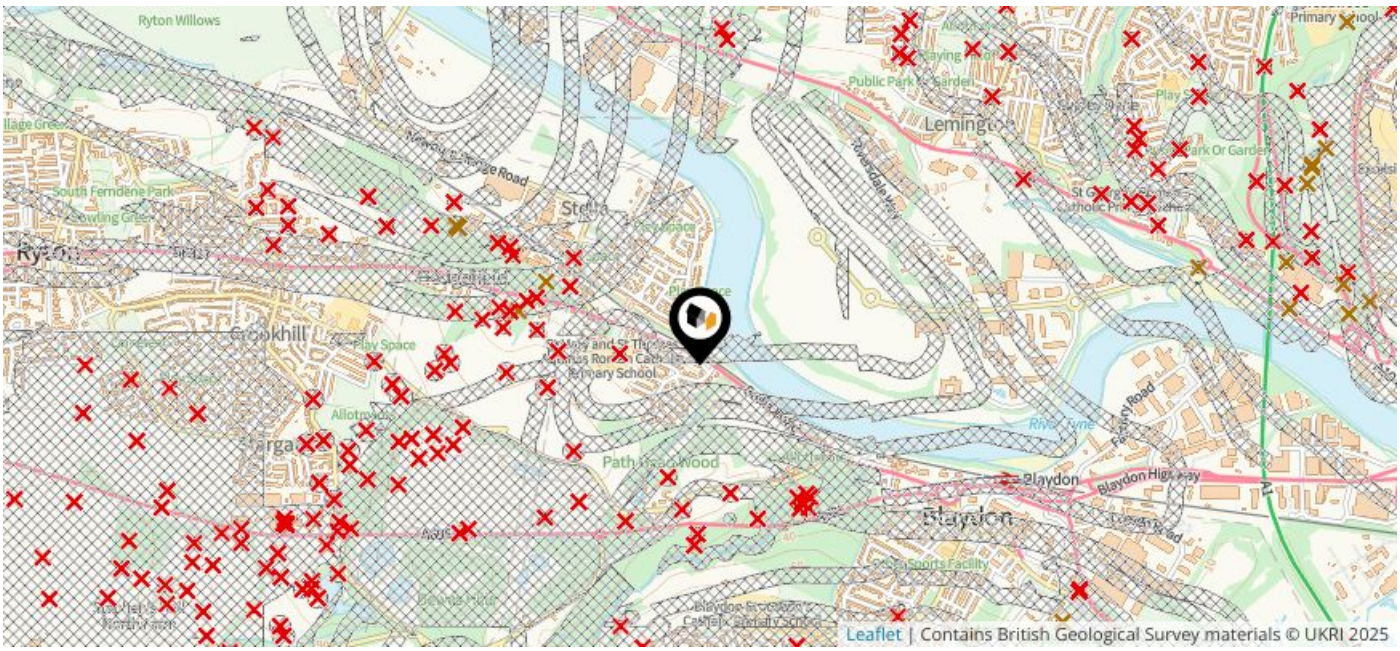
This map displays nearby coal mine entrances and their classifications.




## 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.

# Maps
# Conservation Areas

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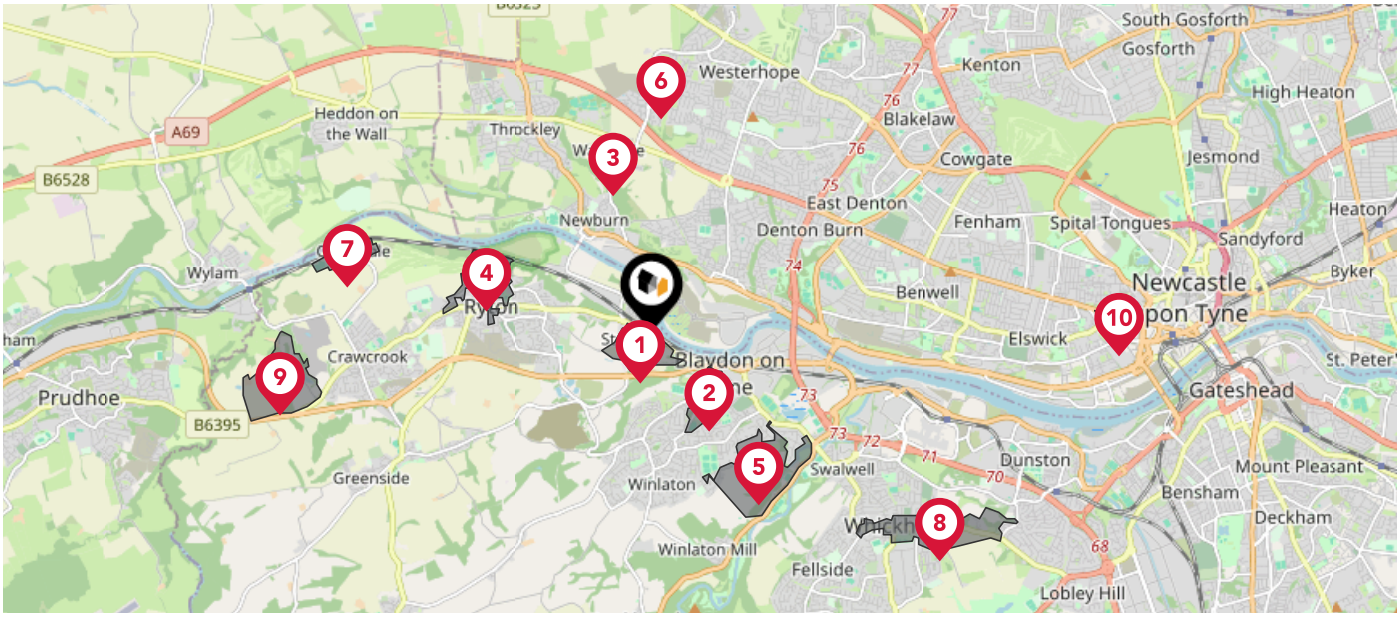
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.




## Nearby Conservation Areas

| | |
|---|---|
| 1 | Path Head CA |
| 2 | Blaydon CA |
| 3 | Walbottle |
| 4 | Ryton CA |
| 5 | Axwell CA |
| 6 | Northumberland Gardens |
| 7 | Clara Vale CA |
| 8 | Whickham CA |
| 9 | Bradley Park CA |
| 10 | Summerhill Square |

# Maps
# Council Wards

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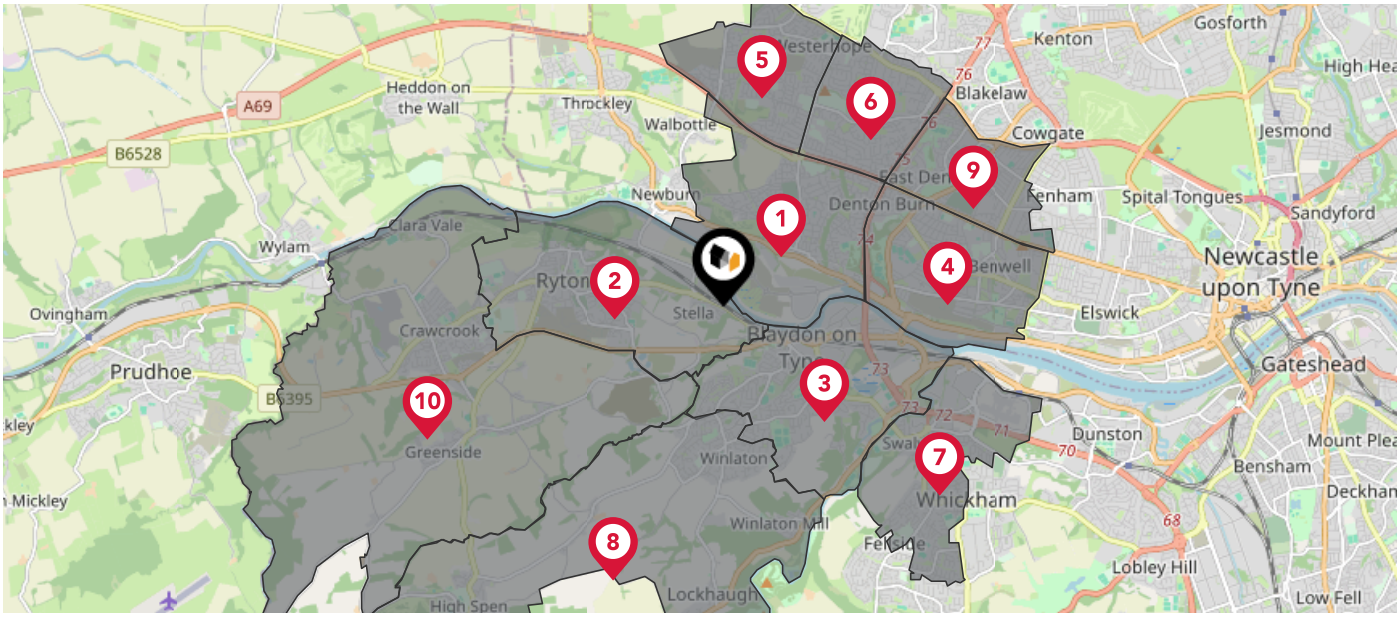
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500




## Nearby Council Wards

| | |
|---|---|
| 1 | Lemington Ward |
| 2 | Ryton, Crookhill and Stella Ward |
| 3 | Blaydon Ward |
| 4 | Benwell & Scotswood Ward |
| 5 | Chapel Ward |
| 6 | Denton & Westerhope Ward |
| 7 | Whickham North Ward |
| 8 | Winlaton and High Spen Ward |
| 9 | West Fenham Ward |
| 10 | Crawcrook and Greenside Ward |

# Flood Risk
# Rivers & Seas - Flood Risk

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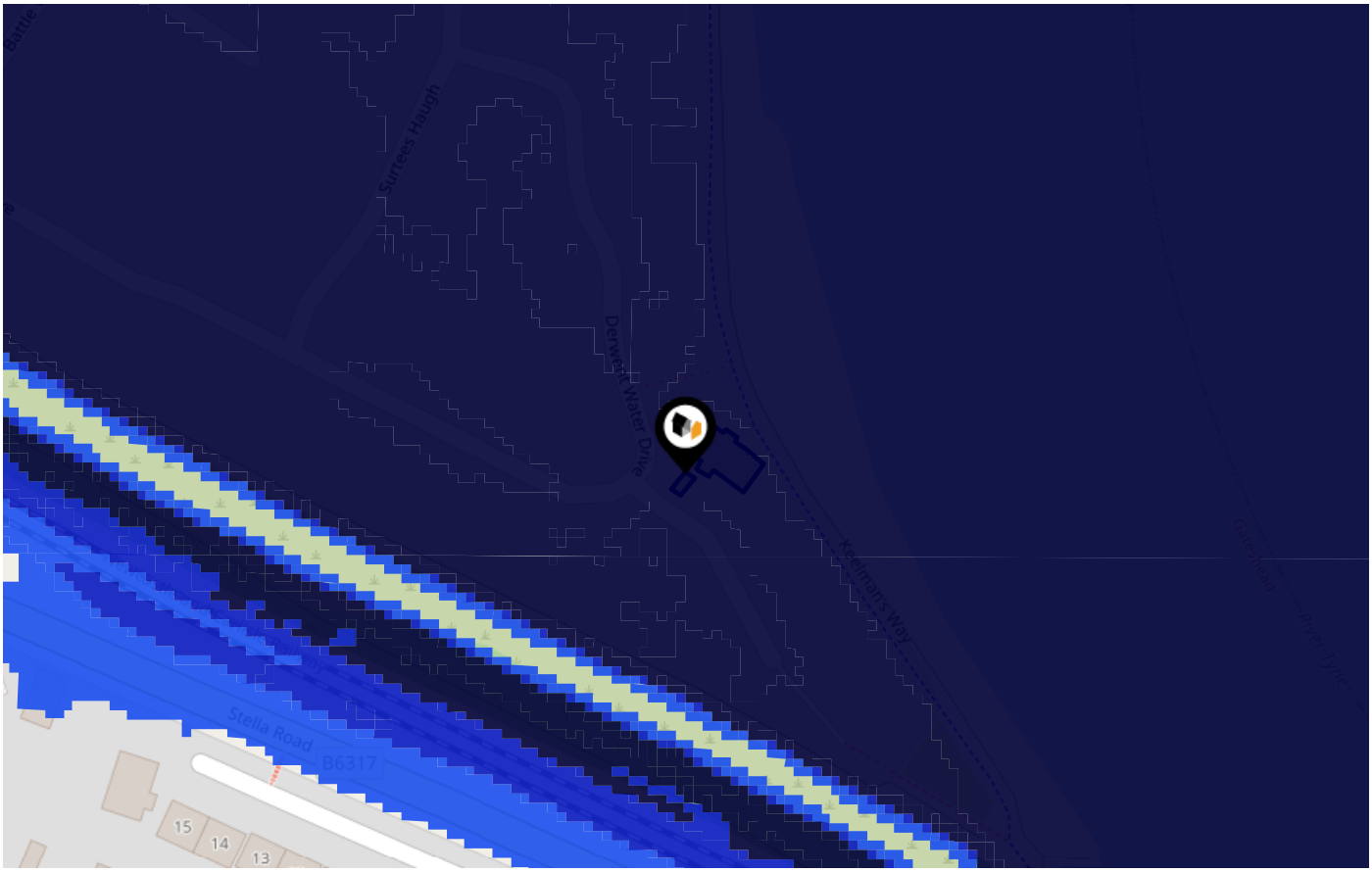
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

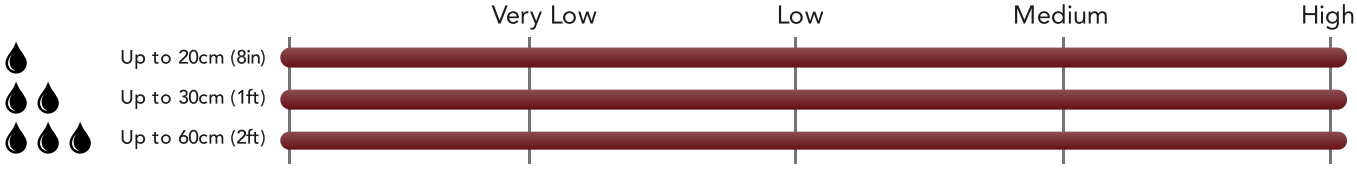



Risk Rating: High

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:



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# Flood Risk
# Rivers & Seas - Climate Change

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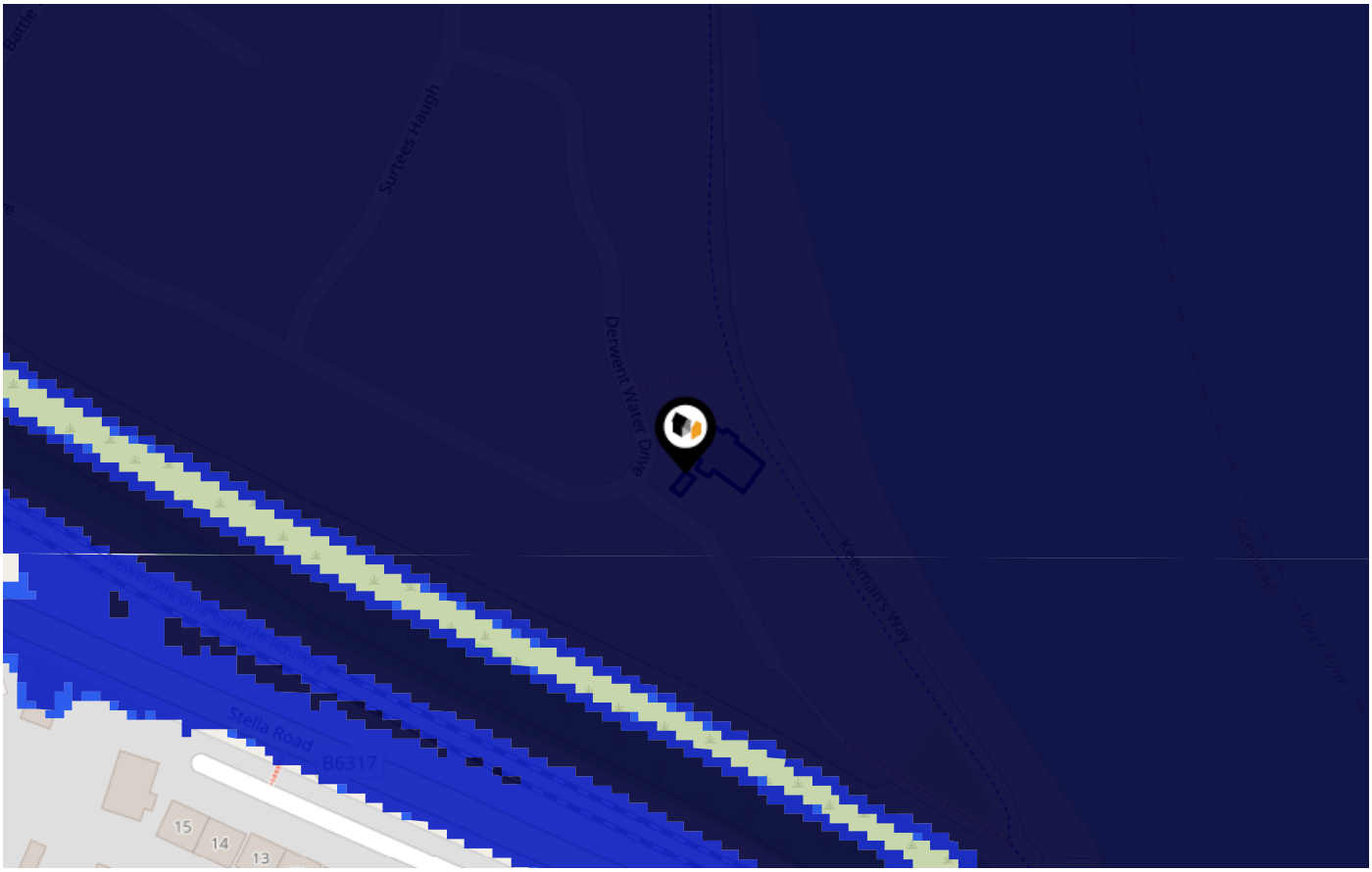
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

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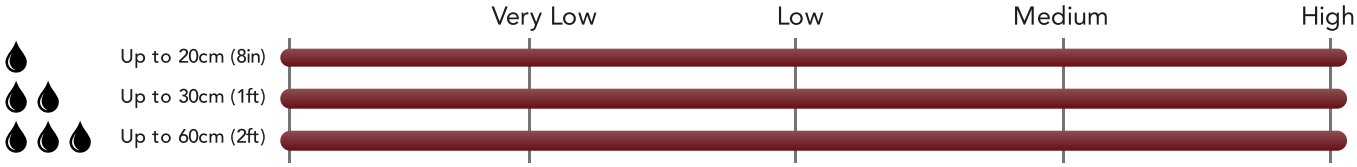




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# Flood Risk
# Surface Water - Flood Risk

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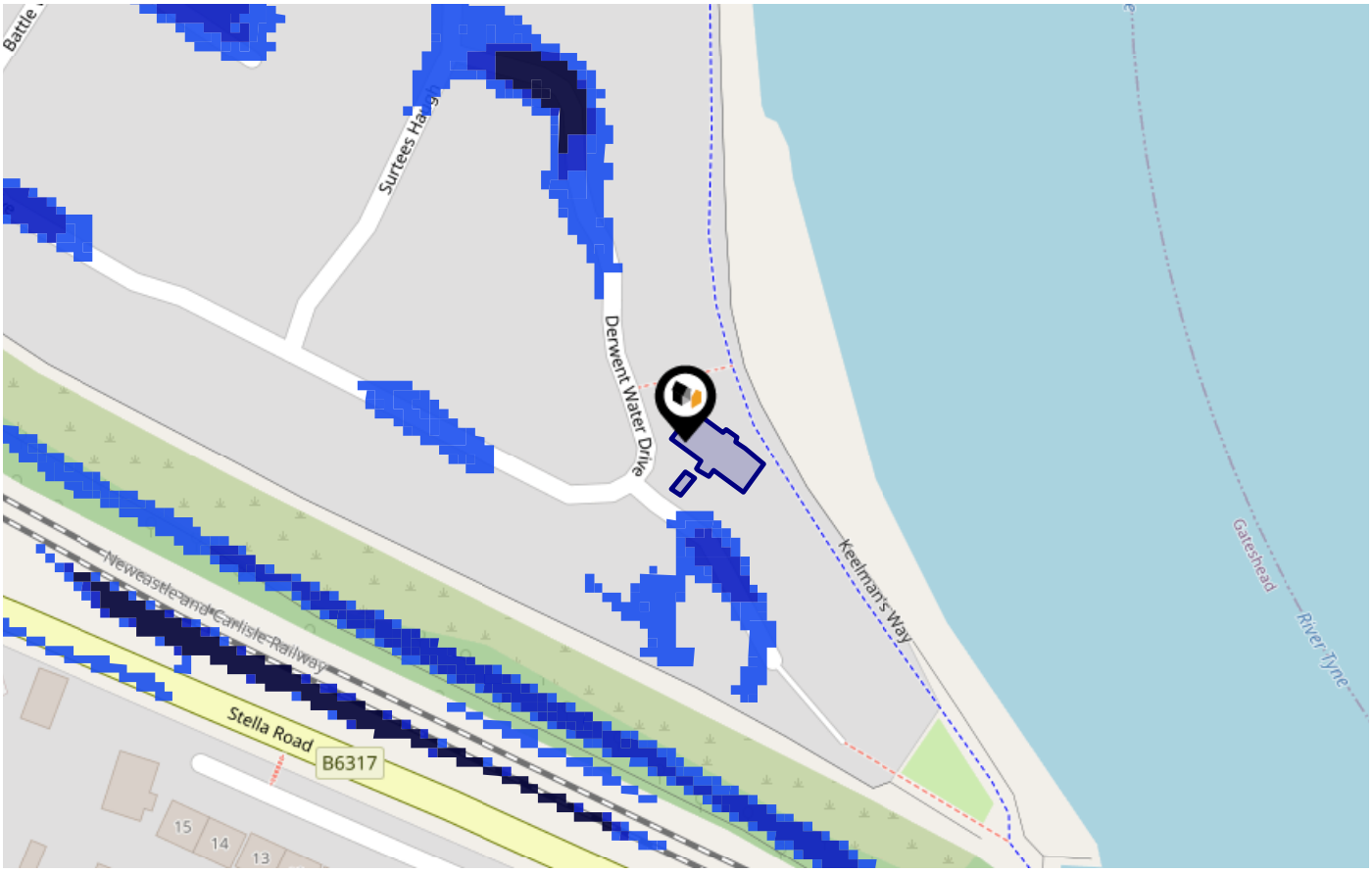
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.




Risk Rating: 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.
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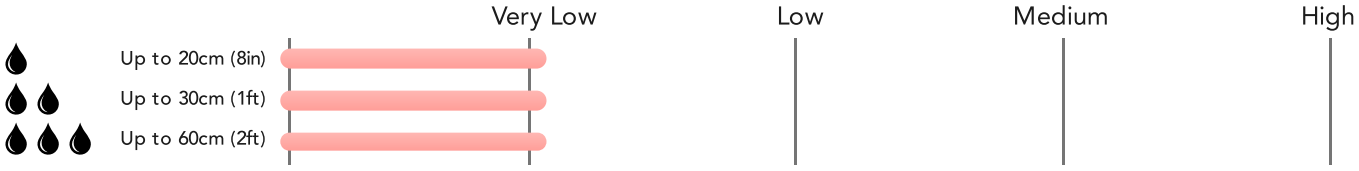

# Flood Risk
# Surface Water - Climate Change

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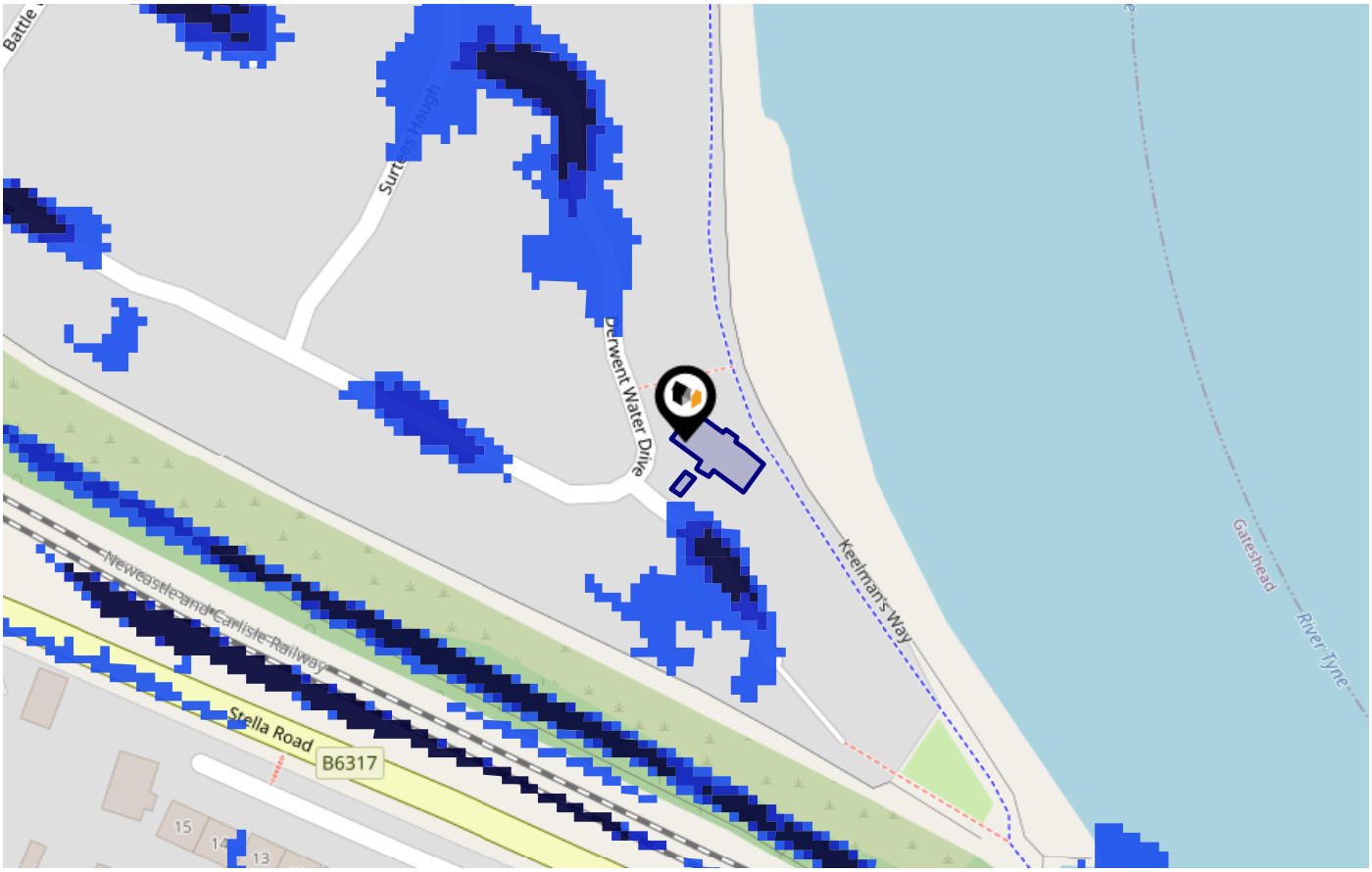
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

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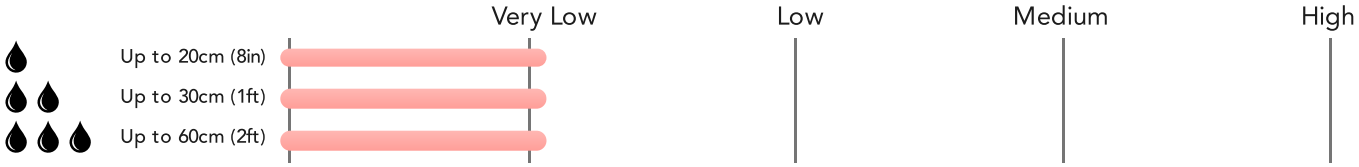




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# Maps
# Green Belt

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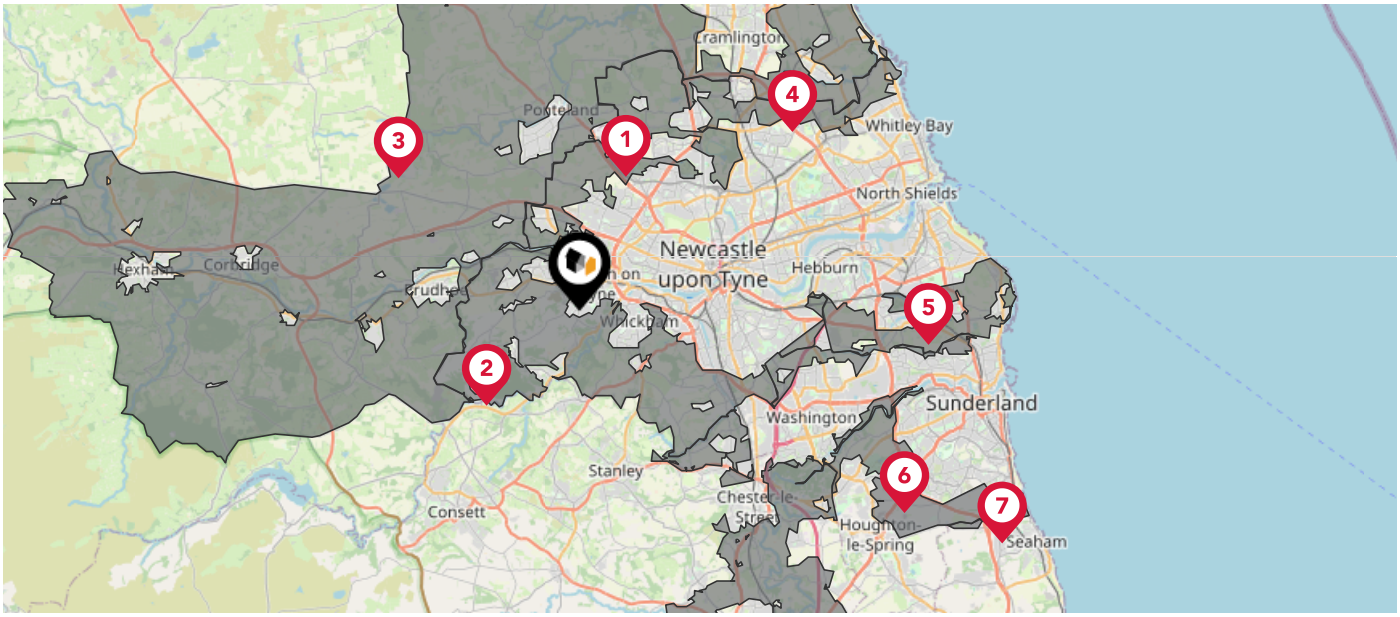
This map displays nearby areas that have been designated as Green Belt...




## Nearby Green Belt Land

| | |
|---|---|
| 1 | Tyne and Wear Green Belt - Newcastle upon Tyne |
| 2 | Tyne and Wear Green Belt - Gateshead |
| 3 | Tyne and Wear Green Belt - Northumberland |
| 4 | Tyne and Wear Green Belt - North Tyneside |
| 5 | Tyne and Wear Green Belt - South Tyneside |
| 6 | Tyne and Wear Green Belt - Sunderland |
| 7 | Tyne and Wear Green Belt - County Durham |

# Maps
# Landfill Sites

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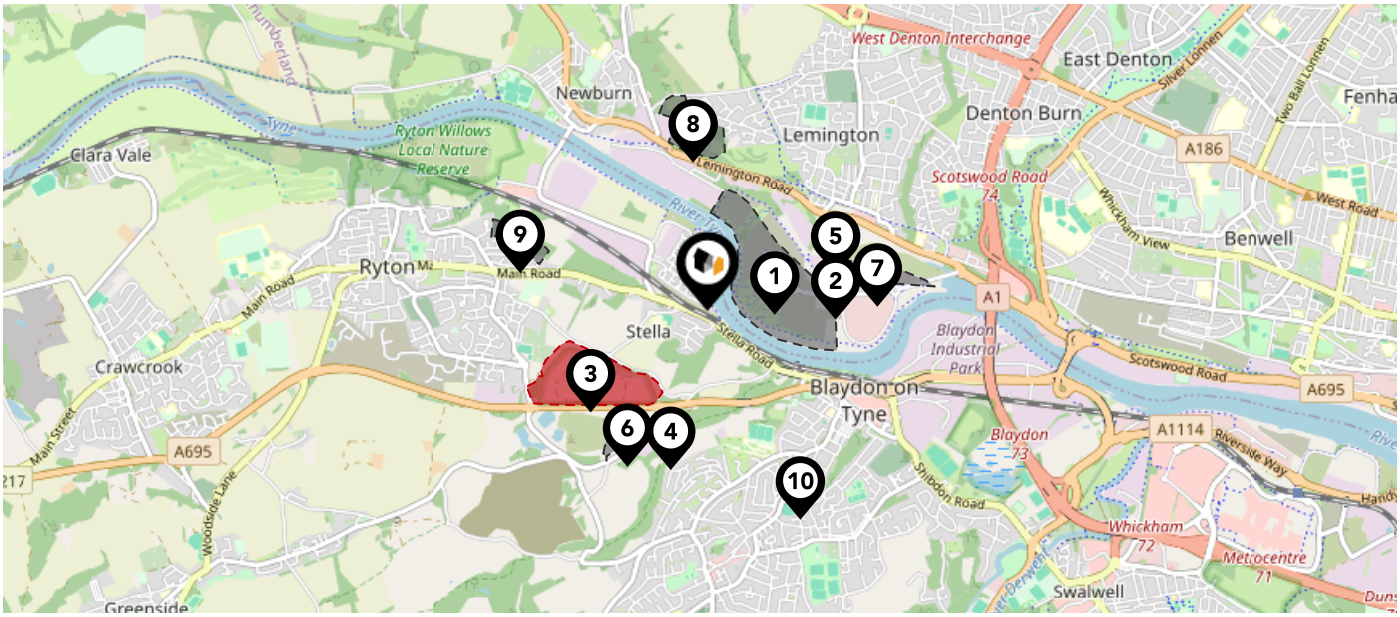
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Stella North-Newburn Haugh, Newcastle upon Tyne | Historic Landfill |
| 2 | Anglo Great Lakes No.1-Lemington, Newcastle Upon Tyne, Tyne and Wear | Historic Landfill |
| 3 | No name provided by source | Active Landfill |
| 4 | Blaydon Burn-Winlaton, Blaydon, Gateshead | Historic Landfill |
| 5 | Lemington Gut-Lemington Gut, Lemington, Newcastle Upon Tyne, Tyne and Wear | Historic Landfill |
| 6 | Pathhead Interim Landfill-Beweshill Lane, Winlaton | Historic Landfill |
| 7 | Newburn Haugh Landfill-Newburn Haugh, Newcastle Upon Tyne | Historic Landfill |
| 8 | Sandy Banks-Lemington Road, Newburn | Historic Landfill |
| 9 | Ryton A Hedgefield Quarry-Thorpe Drive, Hedgefield | Historic Landfill |
| 10 | Blaydon East Quarry-Winlaton, Blaydon, Gateshead | Historic Landfill |



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# Maps
# Listed Buildings

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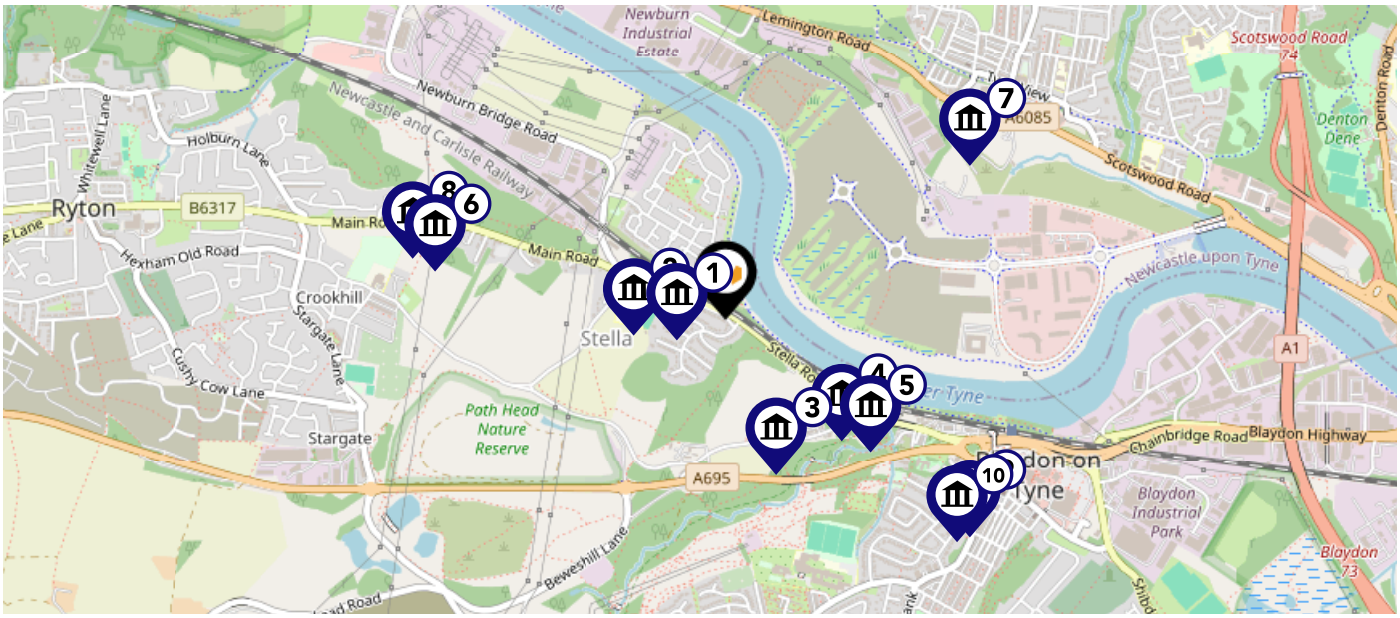
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...




| Listed Buildings in the local district | | Grade | Distance |
|---|---|---|---|
| 1 | 1299906 - Stella Hall Cottage | Grade II | 0.1 miles |
| 2 | 1355082 - Church Of St. Mary And St. Thomas Aquinas And Presbytery Adjoining. | Grade II | 0.2 miles |
| 3 | 1025180 - Summerhouse | Grade II | 0.3 miles |
| 4 | 1025179 - Number 4 And Wall Adjoining To North | Grade II | 0.4 miles |
| 5 | 1380569 - Blaydon Old Bridge | Grade II | 0.4 miles |
| 6 | 1185248 - Church Of St Hilda | Grade II | 0.6 miles |
| 7 | 1299389 - Lemington Cone | Grade II | 0.6 miles |
| 8 | 1025163 - High Hedgefield House | Grade II | 0.7 miles |
| 9 | 1025209 - Blaydon West Infant School | Grade II | 0.7 miles |
| 10 | 1355100 - Walls, Piers And Railings To West Of Blaydon West Junior School | Grade II | 0.7 miles |



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# Area
# Schools

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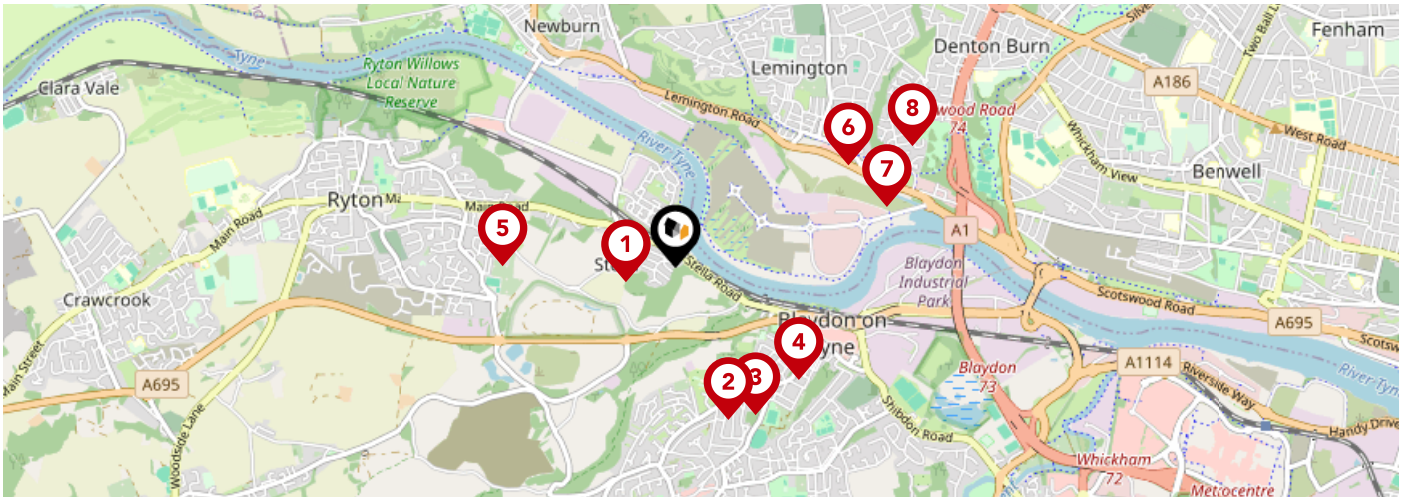


| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | St Mary & St Thomas Aquinas Catholic Primary School, Blaydon<br>Ofsted Rating: Outstanding \| Pupils: 241 \| Distance:0.22 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | St Thomas More Catholic School, Blaydon<br>Ofsted Rating: Good \| Pupils: 1449 \| Distance:0.69 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 3 | St Joseph's Catholic Primary School, Blaydon<br>Ofsted Rating: Good \| Pupils: 205 \| Distance:0.71 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | Blaydon West Primary School<br>Ofsted Rating: Good \| Pupils: 194 \| Distance:0.71 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | Crookhill Community Primary School<br>Ofsted Rating: Good \| Pupils: 181 \| Distance:0.74 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | Lemington Riverside Primary School<br>Ofsted Rating: Good \| Pupils: 197 \| Distance:0.85 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | St George's Catholic Primary School, Bells Close<br>Ofsted Rating: Good \| Pupils: 91 \| Distance:0.94 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | Waverley Primary School<br>Ofsted Rating: Good \| Pupils: 215 \| Distance:1.13 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Area
# Schools

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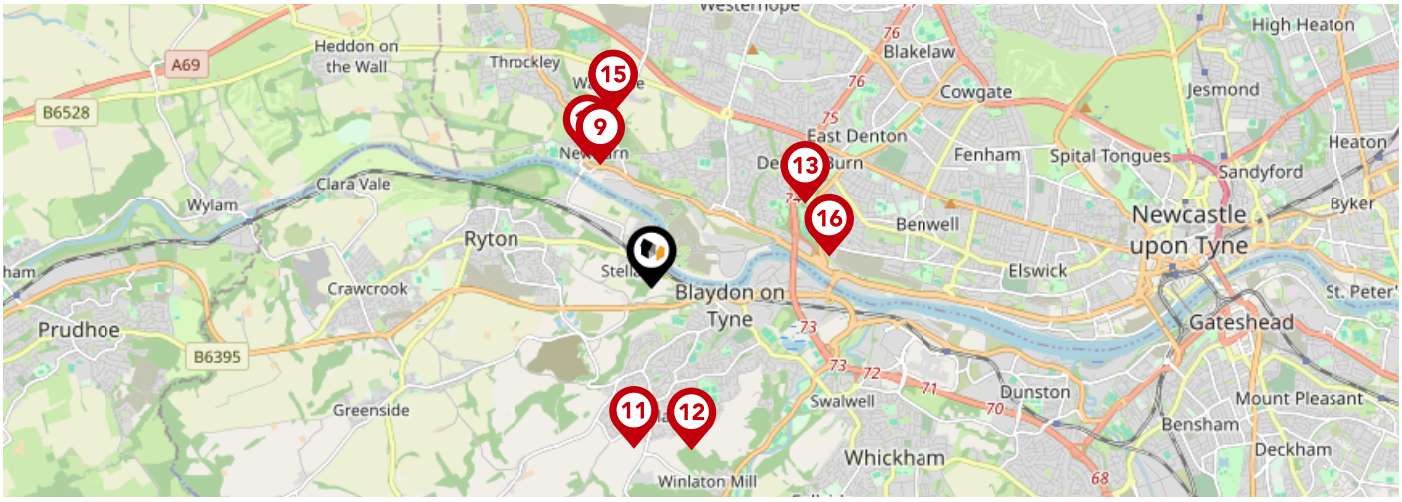


| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** Newburn Manor Primary School<br>Ofsted Rating: Good \| Pupils: 207 \| Distance:1.14 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** Newburn Manor Nursery School<br>Ofsted Rating: Good \| Pupils: 60 \| Distance:1.25 | ☑ | ☐ | ☐ | ☐ | ☐ |
| **11** Winlaton West Lane Community Primary School<br>Ofsted Rating: Good \| Pupils: 366 \| Distance:1.38 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** Parkhead Community Primary School<br>Ofsted Rating: Good \| Pupils: 323 \| Distance:1.42 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13** Broadwood Primary School<br>Ofsted Rating: Good \| Pupils: 215 \| Distance:1.49 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** St Cuthbert's Catholic Primary School<br>Ofsted Rating: Good \| Pupils: 197 \| Distance:1.53 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** Walbottle Village Primary School<br>Ofsted Rating: Good \| Pupils: 168 \| Distance:1.53 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** Excelsior Academy<br>Ofsted Rating: Requires improvement \| Pupils: 1460 \| Distance:1.54 | ☐ | ☑ | ☑ | ☐ | ☐ |

# Local Area
# Masts & Pylons

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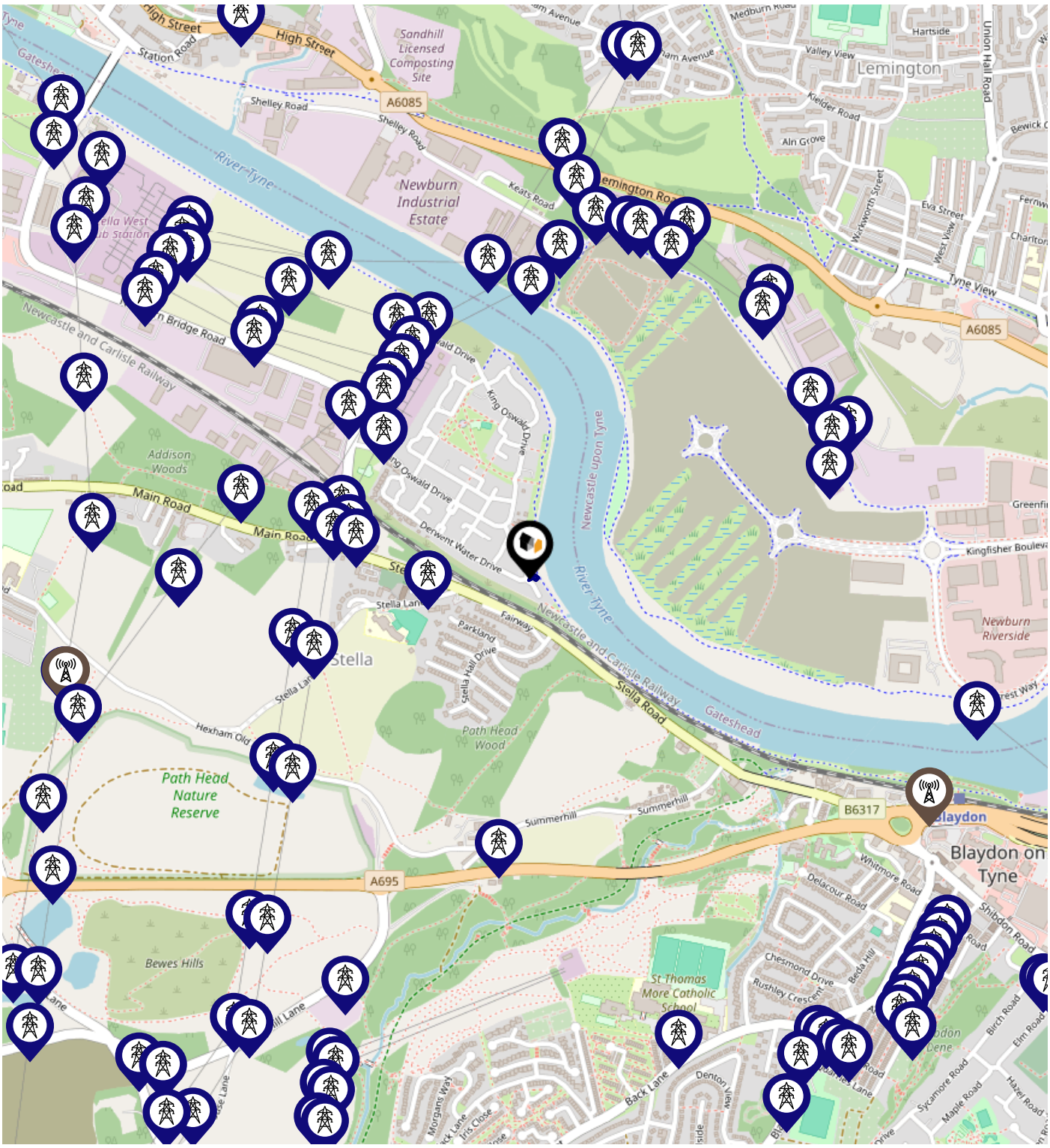


**Key:**

- Power Pylons
- Communication Masts



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# Environment
# Radon Gas

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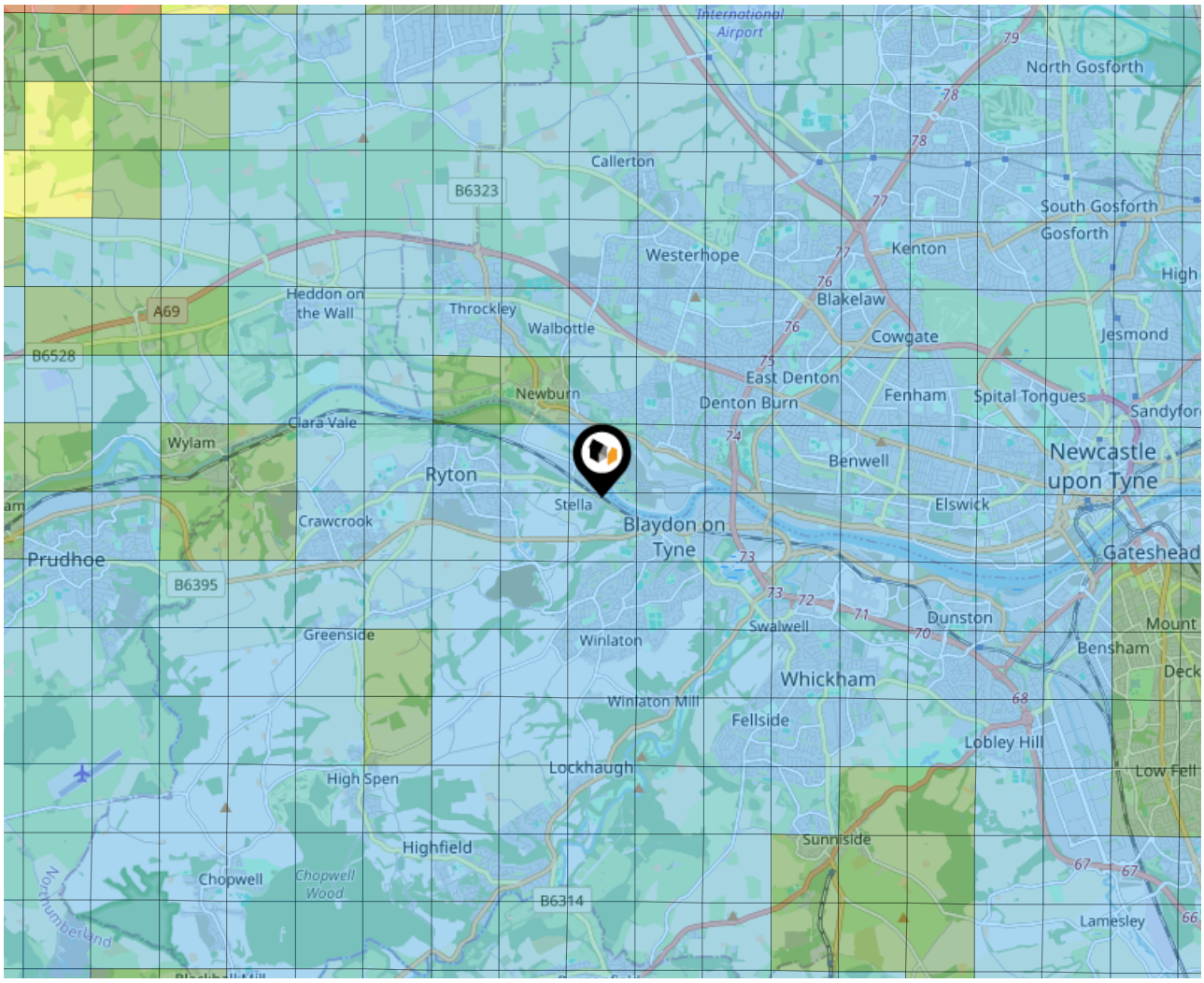
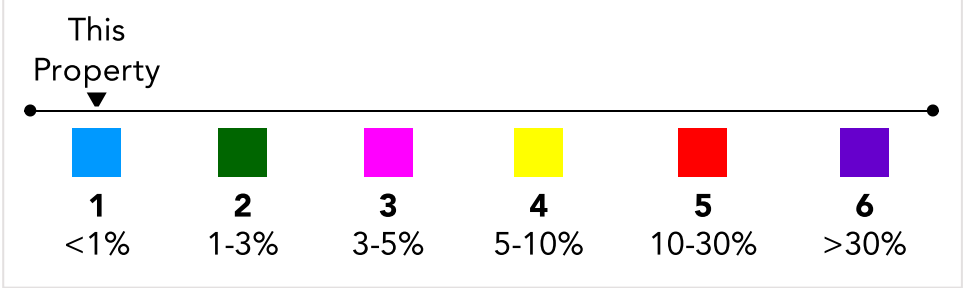
## What is Radon?

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).



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# Local Area
# Road Noise

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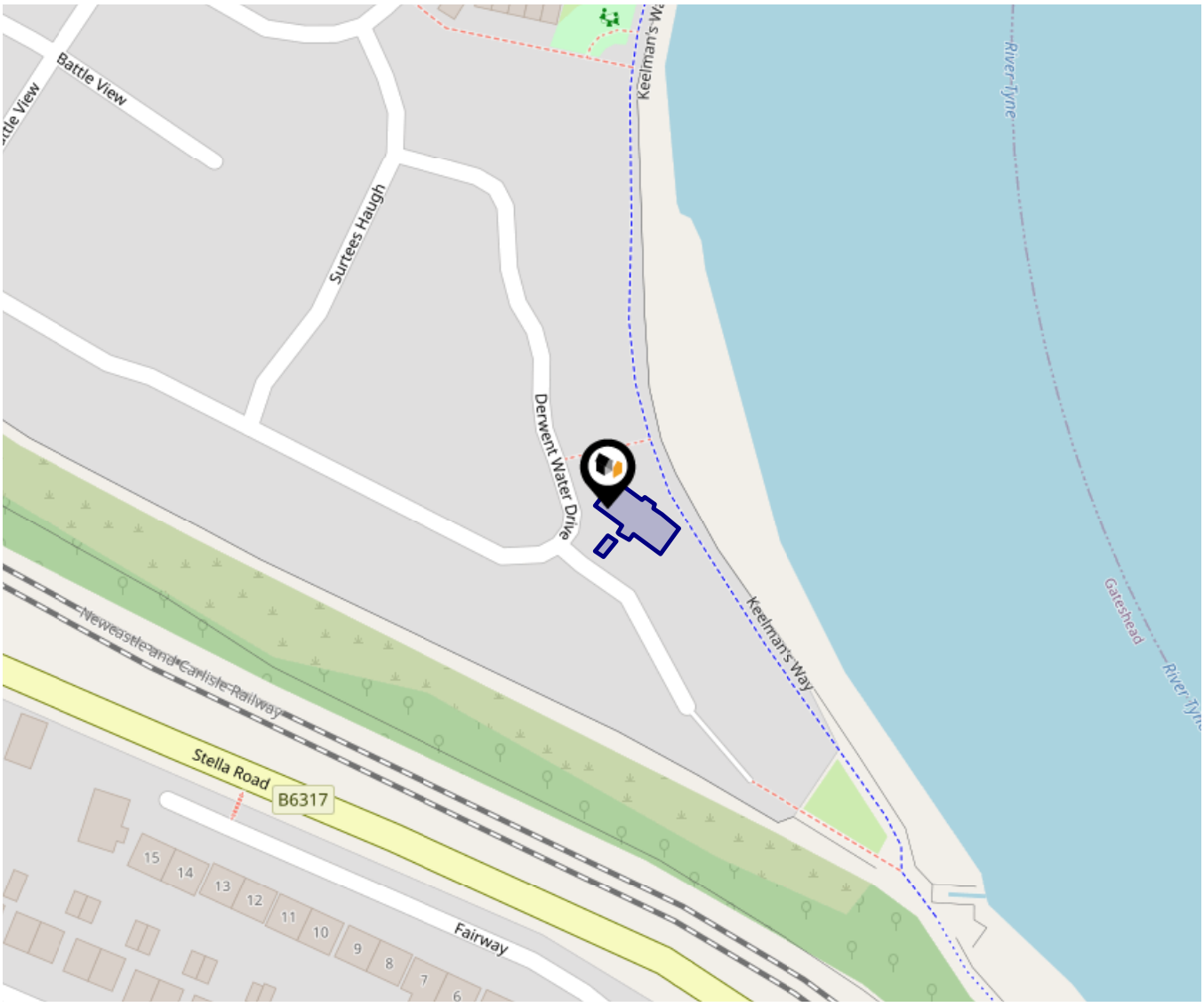


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

# Environment
# Soils & Clay

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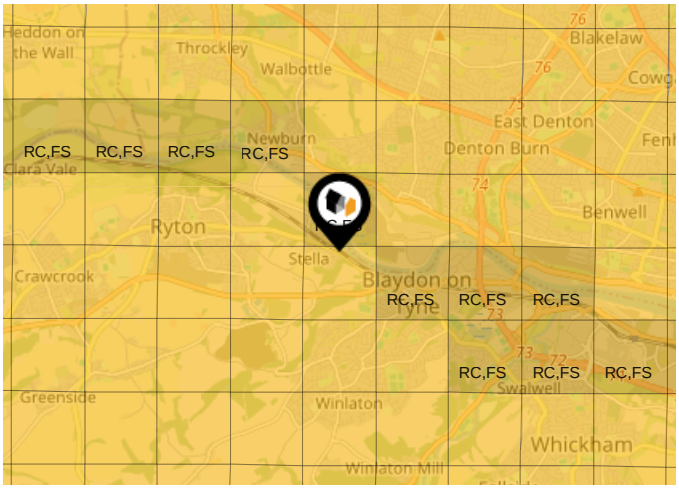
## Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|---|---|---|---|
| **Carbon Content:** | VARIABLE(LOW) | **Soil Texture:** | LOAM TO CLAY |
| **Parent Material Grain:** | MIXED (ARGILLIC-RUDACEOUS) | **Soil Depth:** | DEEP |
| **Soil Group:** | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |




## 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 |



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Area

# Transport (National)

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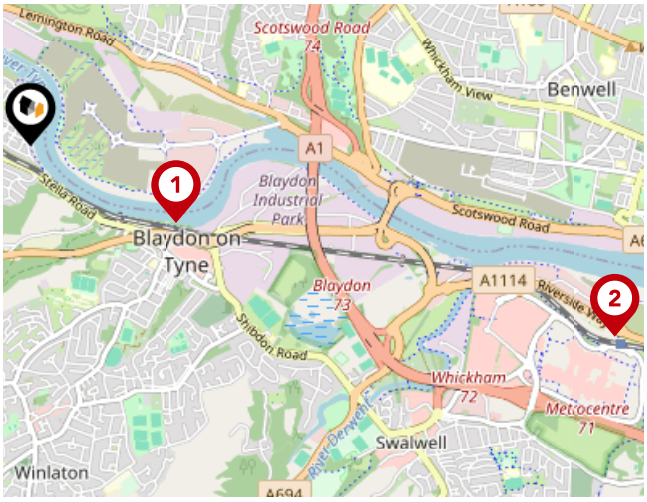
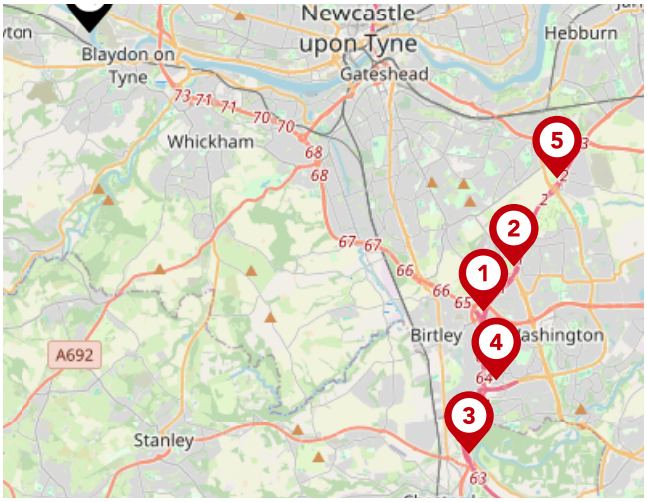



## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Blaydon Rail Station | 0.71 miles |
| 2 | Metrocentre Rail Station | 2.62 miles |
| 3 | Wylam Rail Station | 3.42 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | A1(M) J65 | 8.21 miles |
| 2 | A194(M) J1 | 8.25 miles |
| 3 | A1(M) J63 | 9.67 miles |
| 4 | A1(M) J64 | 9.11 miles |
| 5 | A194(M) J2 | 8.33 miles |

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Airport | 4.67 miles |
| 2 | Teesside Airport | 33.82 miles |
| 3 | Irthington | 42.77 miles |
| 4 | Leeds Bradford Airport | 76.26 miles |



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# Area
# Transport (Local)

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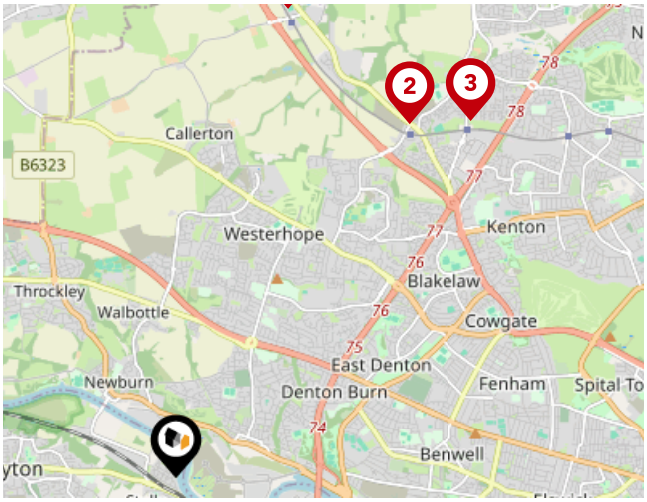
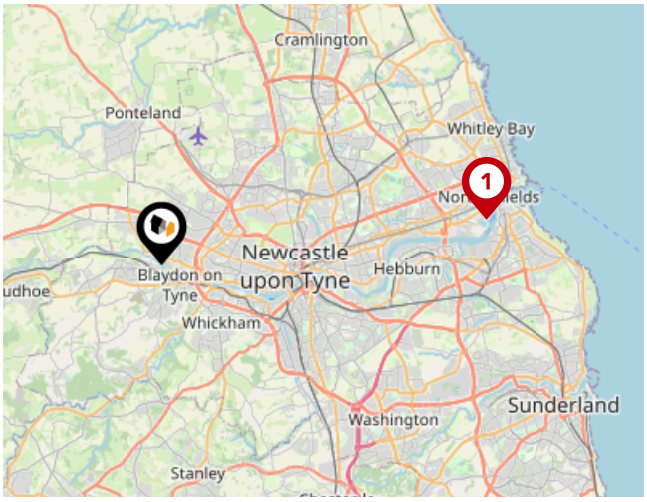
## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Stella Road-Stella Hall Drive | 0.13 miles |
| 2 | Stella Road-Tempest Street | 0.12 miles |
| 3 | Stella Road-Stella Street | 0.18 miles |
| 4 | Stella Rc Primary School | 0.21 miles |
| 5 | Stella Road-Garage | 0.33 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Callerton Parkway (Tyne and Wear Metro Station) | 4.1 miles |
| 2 | Bank Foot (Tyne and Wear Metro Station) | 3.61 miles |
| 3 | Kingston Park (Tyne and Wear Metro Station) | 3.93 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Newcastle International Ferry Terminal | 11.17 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**

77 Deansgate Manchester M3 2BW
0161 710 2010
Heather.twiss@landwoodgroup.com
https://landwoodgroup.com/


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