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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st April 2025



HAZELMOOR, HEBBURN, NE31

Asking Price : £100,000

Martin & Co

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FABULOUS GROUND FLOOR GARDEN FLAT WITH CONSERVATORY AND DRIVEWAY - A HIDDEN GEM IN A QUIET HEBBURN LOCATION. IDEAL FOR INVESTORS AS THERE IS CURRENTLY A TENANT IN SITU OR FIRST-TIME BUYERS, IT OFFERS SPACIOUS LIVING AND EXCELLENT TRANSPORT LINKS.

- GROUND FLOOR FLAT WITH PRIVATE GARDEN
- OFF-STREET DRIVEWAY PARKING
- POPULAR QUIET STREET NEAR THE RIVER
- CONVENIENT LOCATION FOR HEBBURN & JARROW
- SHORT WALK TO LOCAL METRO LINKS
- CURRENTLY TENANTED AT £575 PCM (ROLLING AST)
- ATTRACTIVE INTERIOR WITH SPACIOUS CONSERVATORY
- LEASEHOLD (962 YEARS REMAINING)
- COUNCIL TAX BAND - A
- EPC RATING - D

PROPERTY DESCRIPTION

Welcome to this lovely two-bedroom ground floor flat situated in a peaceful street in Hebburn, close to the riverside. Perfectly positioned, the property benefits from easy access by car or Metro to both Hebburn and Jarrow town centres, making it an exceptionally convenient place to live or invest.

Currently tenanted and generating £575pcm on a rolling AST, this property provides an appealing buy-to-let opportunity.

Beautifully maintained throughout, the accommodation is inviting and comfortable, designed around a spacious living room at the rear of the home. Here you'll find a cosy atmosphere, ideal for relaxing after a long day. The conservatory is a real highlight, offering an extra space to enjoy all year round thanks to its solid roof and Velux windows which flood the room with natural light. Just off the living area, the modern fitted kitchen is practical and stylish, featuring attractive units and ample storage.

The two bedrooms are located at the front of the property, both finished in neutral tones, creating a calm and welcoming feel. Completing the internal accommodation is a neatly presented family bathroom with contemporary fittings.

Outside, the property continues to impress with a large, private rear garden featuring a paved area perfect for outdoor dining and entertaining, complemented by lawns to relax or play. To the front, a driveway provides the convenience of off-street parking.

A brilliant find for anyone seeking an easy-to-maintain property with both excellent investment potential and a lovely place to live.

ROOM MEASUREMENTS

LIVING ROOM – 4.74m x 3.80m (15'7" x 12'6")

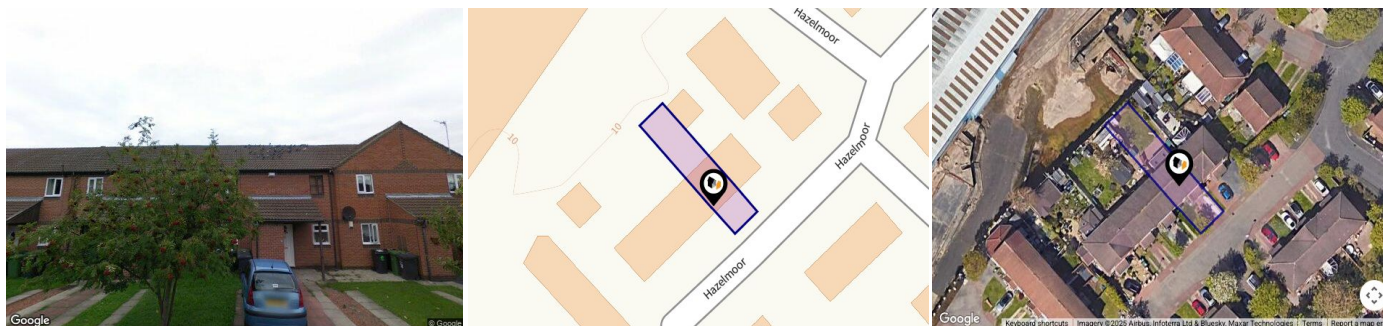
CONSERVATORY – 4.37m x 2.67m (14'4" x 8'9")

KITCHEN – 2.51m x 3.12m (8'3" x 10'3")

BEDROOM 1 – 2.43m x 3.93m (8'0" x 12'11")

BEDROOM 2 – 2.51m x 2.69m (8'3" x 8'10")

BATHROOM – 2.51m X1.85m (8'3" x 6'1")



Property

Type:	Flat / Maisonette	Asking Price:	£100,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	742 ft ² / 69 m ²	Start Date:	14/02/1990
Plot Area:	0.06 acres	End Date:	29/07/2987
Year Built :	1983-1990	Lease Term:	999 years from 29 July 1988
Council Tax :	Band A	Term Remaining:	962 years
Annual Estimate:	£1,541		
Title Number:	TY247681		

Local Area

Local Authority:	South tyneside
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



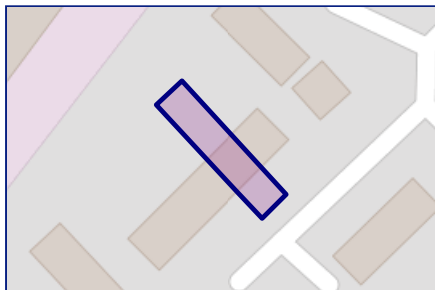
Satellite/Fibre TV Availability:



Planning records for: *Hazelmoor, Hebburn, NE31*

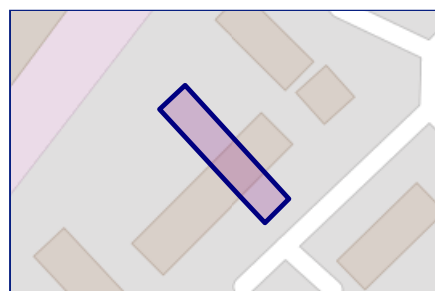
Reference - SouthTyneside/ST/1443/03//DM	
Decision:	Decided
Date:	27th October 2003
Description:	Proposed erection of conservatory to rear elevation.

Freehold Title Plan



TY249944

Leasehold Title Plan



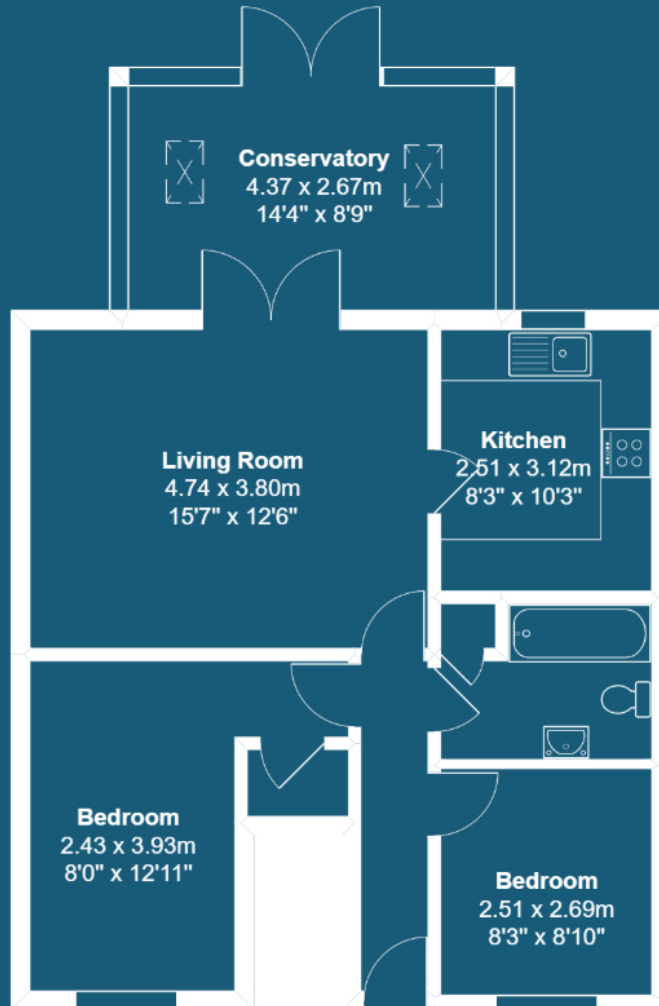
TY247681

Start Date: 14/02/1990
End Date: 29/07/2987
Lease Term: 999 years from 29 July 1988
Term Remaining: 962 years





HAZELMOOR, HEBBURN, NE31



Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only

HAZELMOOR, HEBBURN, NE31



Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only

Hazelmoor, NE31

Energy rating

D

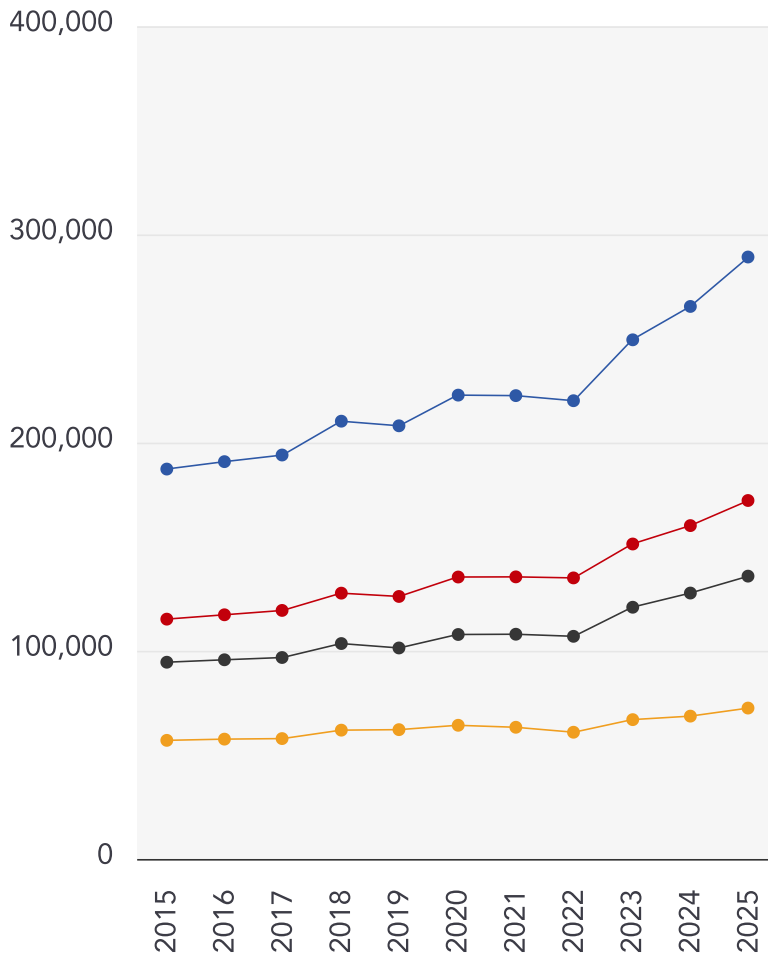
Valid until 18.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
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, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

10 Year History of Average House Prices by Property Type in NE31



Detached

+54.39%

Semi-Detached

+49.47%

Terraced

+43.75%

Flat

+27.22%

This map displays nearby coal mine entrances and their classifications.



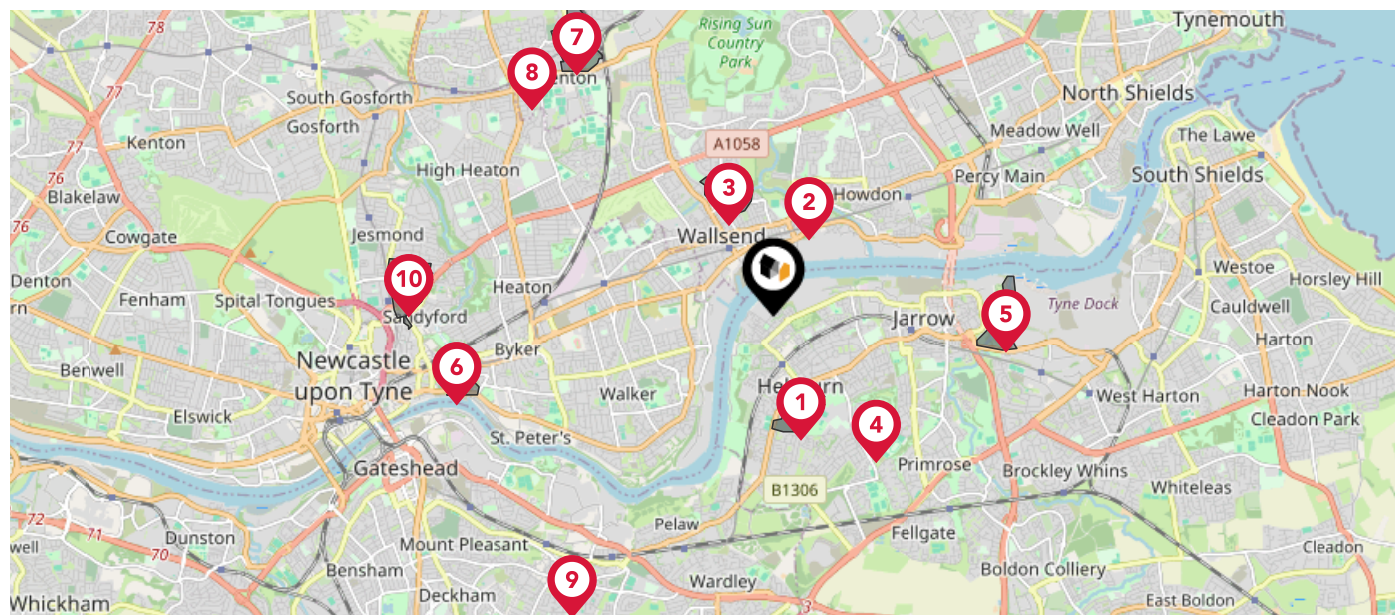
Mine Entry

- ✕ 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.



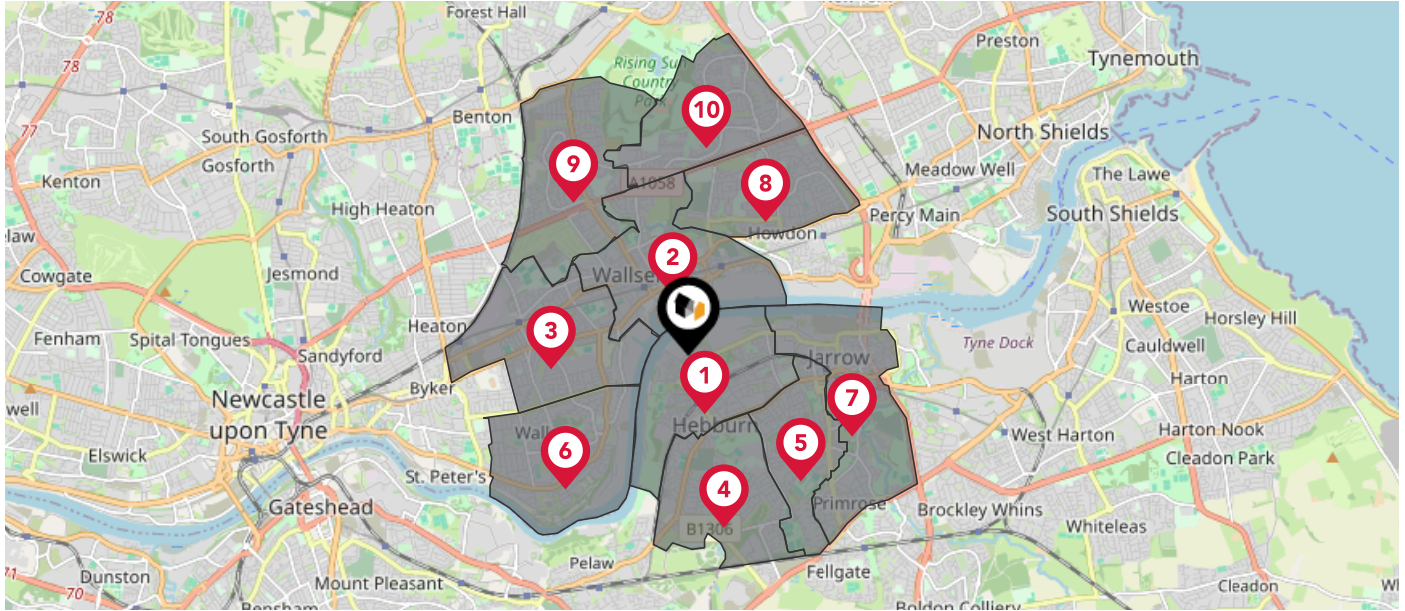
Nearby Conservation Areas

- 1 Hebburn Hall
- 2 St Peter's, Wallsend
- 3 The Green
- 4 Monkton
- 5 St Paul's
- 6 Ouseburn
- 7 Benton
- 8 Longbenton
- 9 Crow Hall CA
- 10 South Jesmond











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



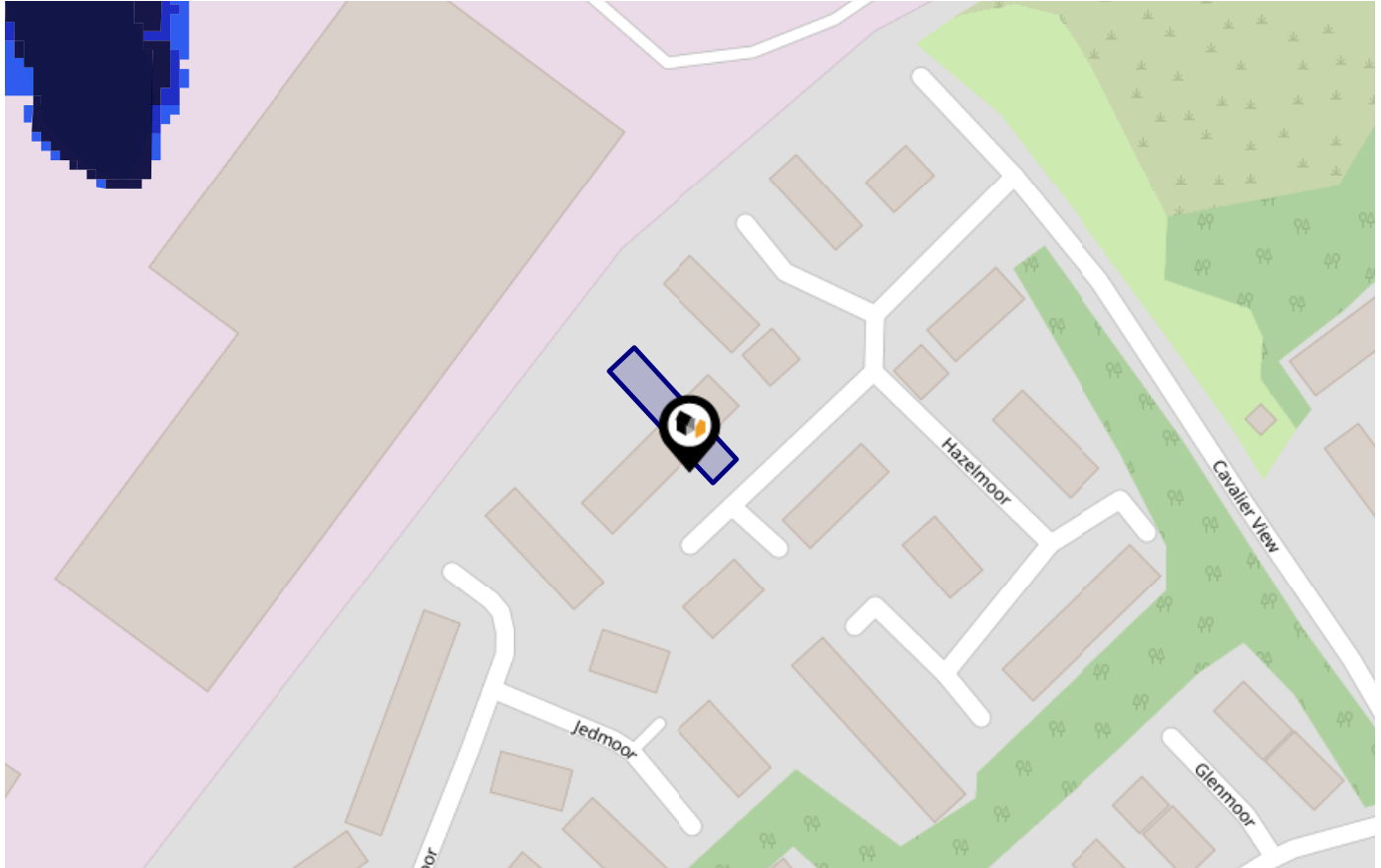
Nearby Council Wards

-  Hebburn North Ward
-  Wallsend Ward
-  Walkergate Ward
-  Hebburn South Ward
-  Monkton Ward
-  Walker Ward
-  Primrose Ward
-  Howdon Ward
-  Northumberland Ward
-  Battle Hill 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.

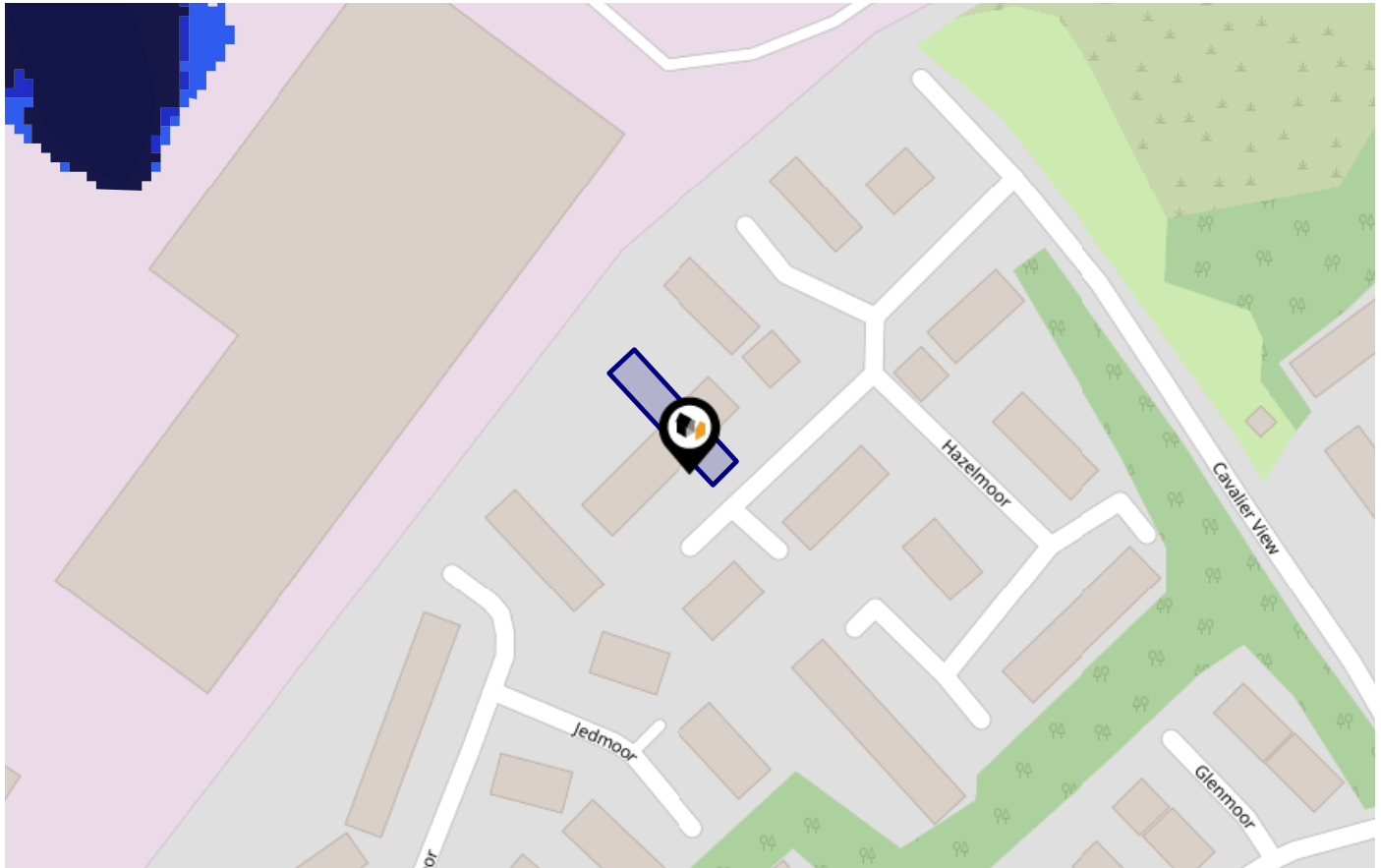
Chance of flooding to the following depths at this property:



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.

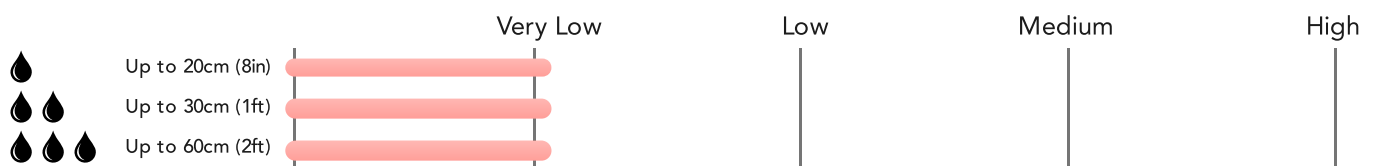


Risk Rating: **Very low**

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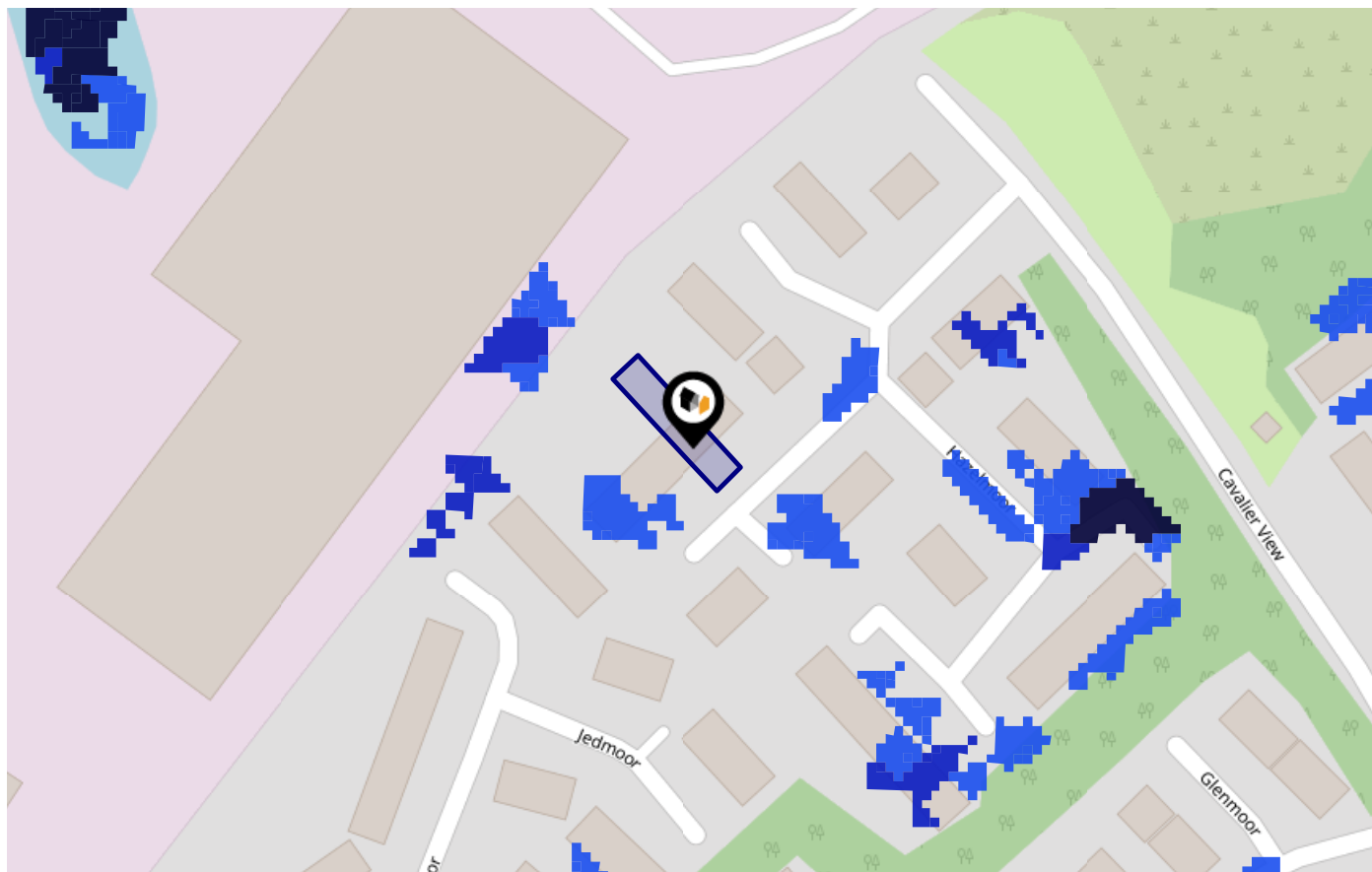
Chance of flooding to the following depths at this property:



Flood Risk

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.

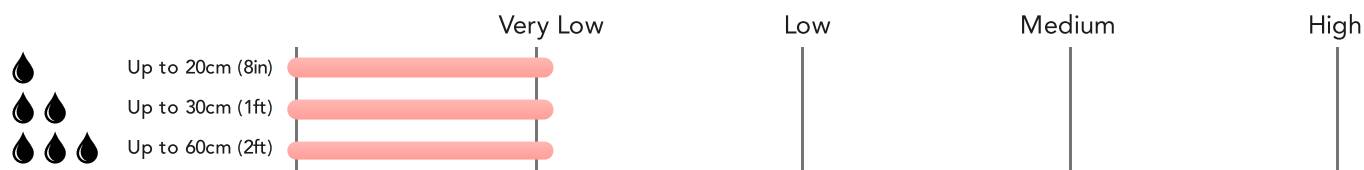


Risk Rating: Very low

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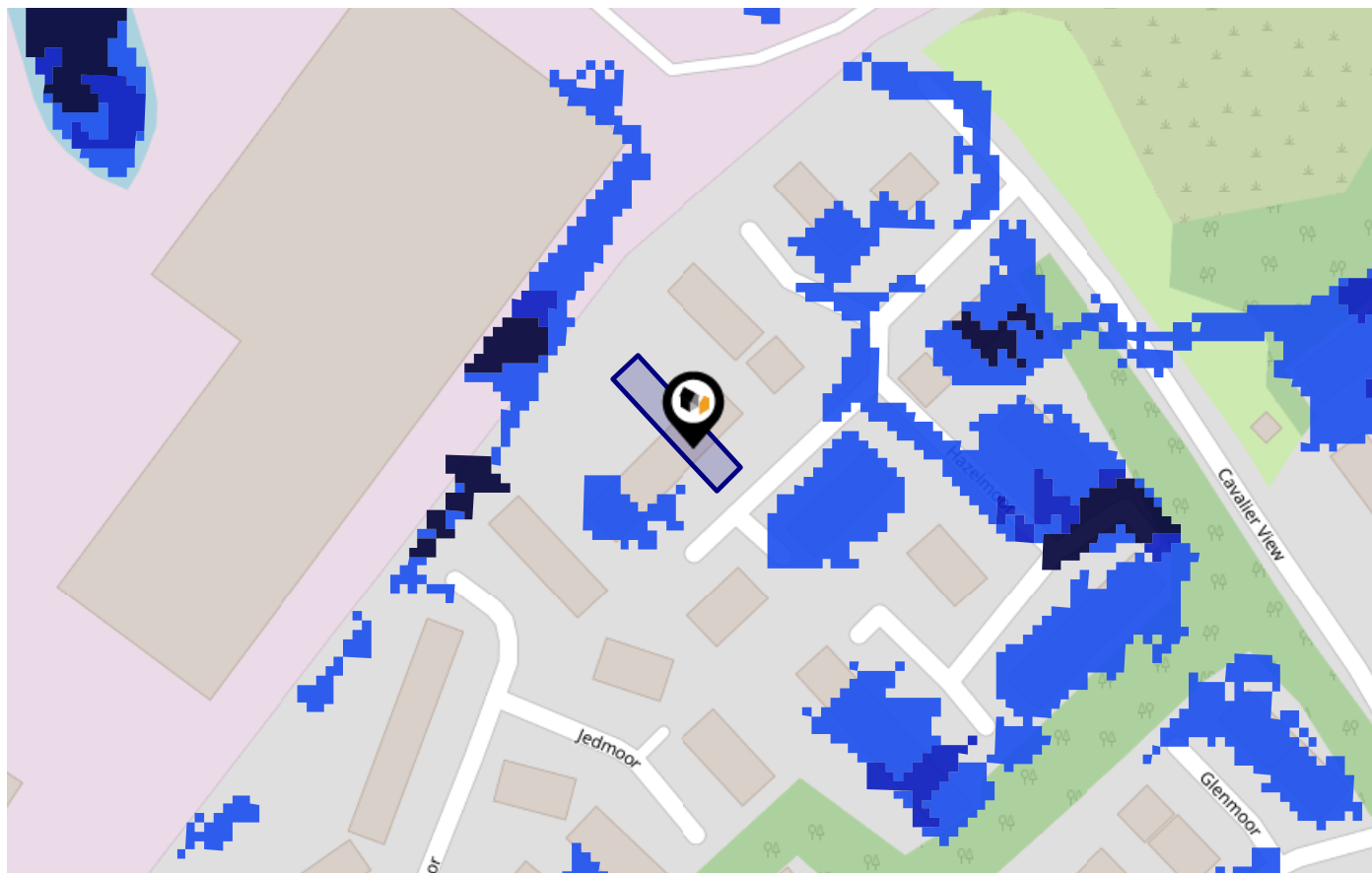
Chance of flooding to the following depths at this property:



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.

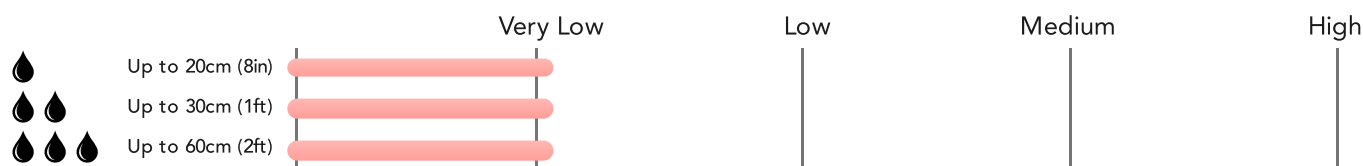


Risk Rating: Very low

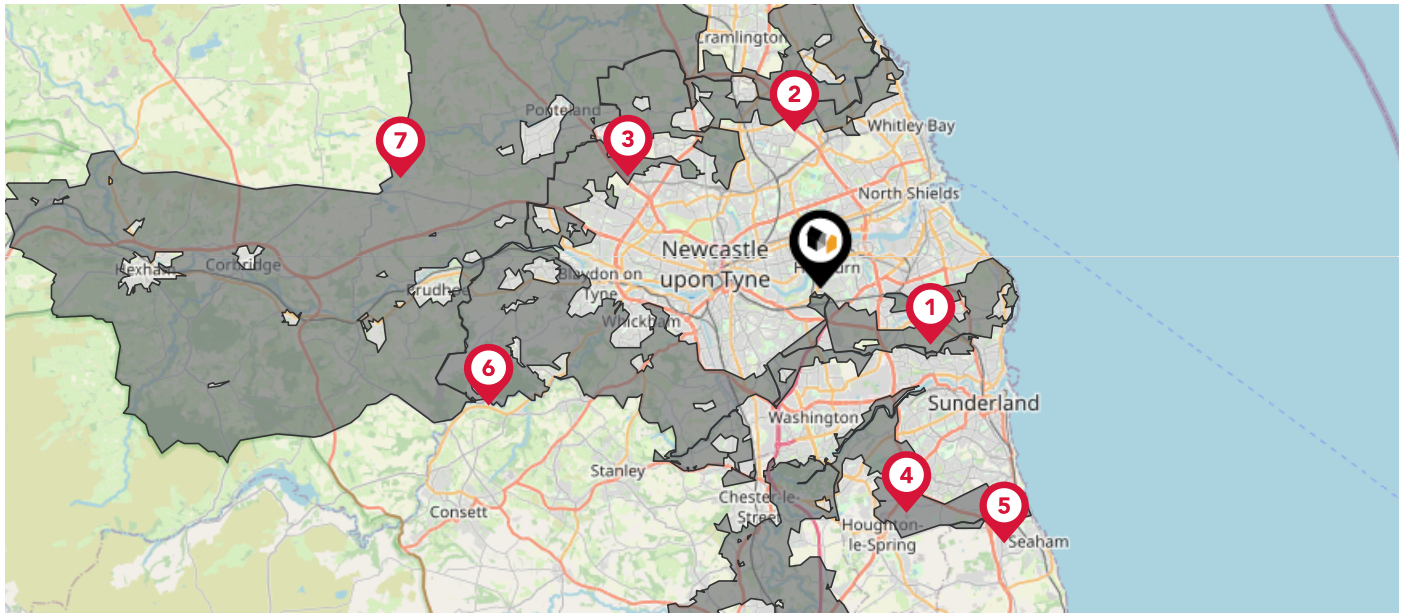
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Chance of flooding to the following depths at this property:



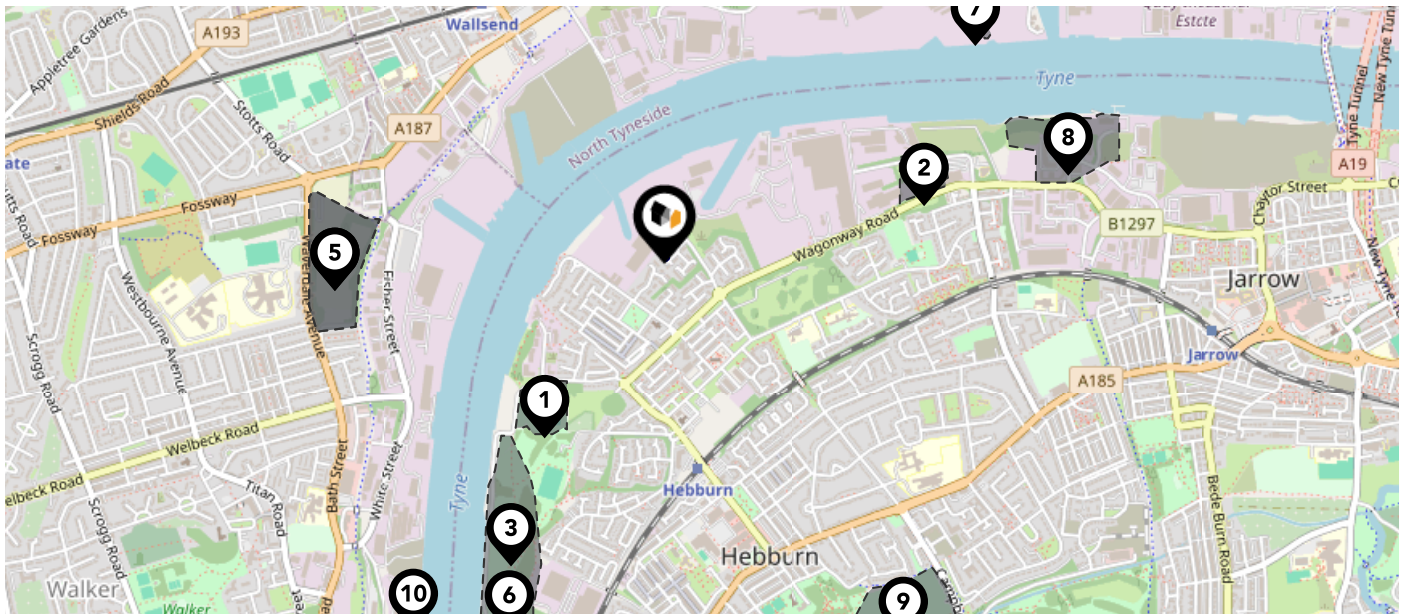
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - County Durham
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - Northumberland

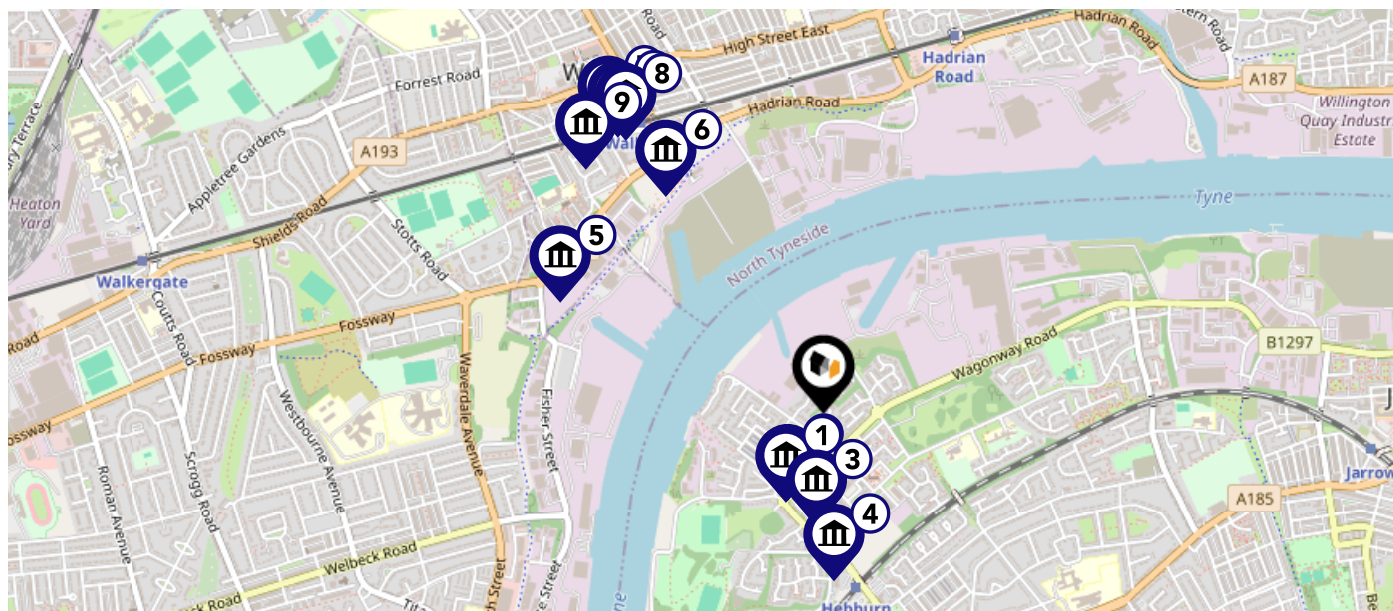
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













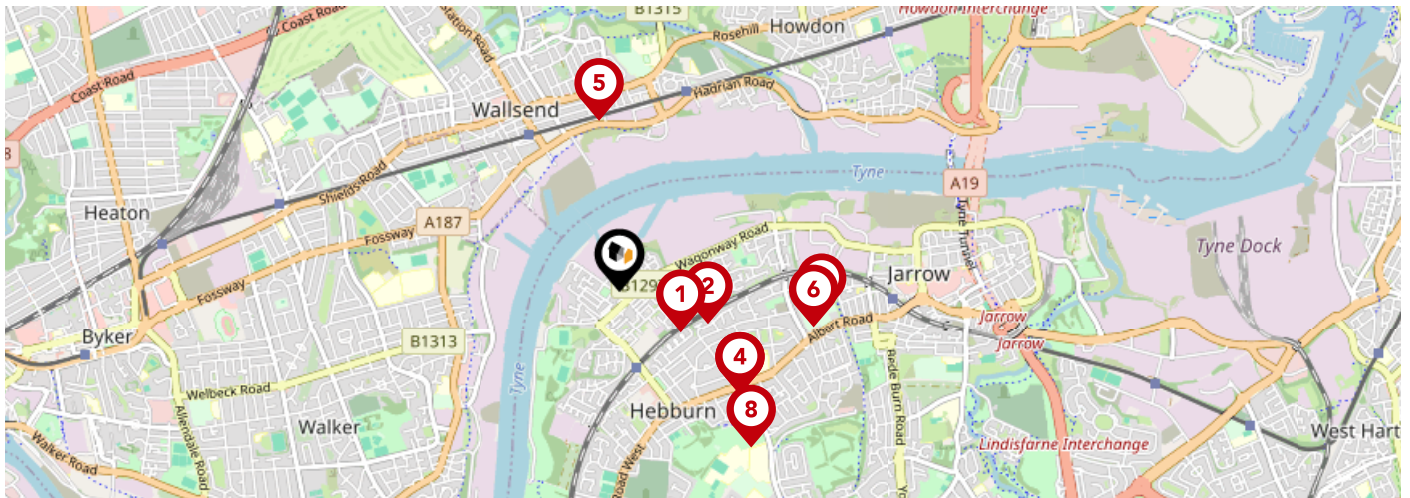
Nearby Landfill Sites

1	King Georges Field-Prince Consort Road, Hebburn New Town	Historic Landfill
2	Wagonway Road-Hebburn Colliery	Historic Landfill
3	Prince Consort Road-Hebburn-New-Town, South Tyneside	Historic Landfill
4	Waverdale Avenue-Waverdale Avenue, Walker, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
5	Waverdale Walker-Low Walker, Newcastle upon Tyne	Historic Landfill
6	Hebburn Quayside-Hebburn New Town	Historic Landfill
7	Wallsend Graving Dock-South Side To Howard Doris Structures Ltd, Wallsend, Tyne and Wear	Historic Landfill
8	Blackett Street North Land Reclamation Site-Blackett Street, West of Rohm and Haas, Jarrow, Tyne and Wear	Historic Landfill
9	Campbell Park Road School-Campbell Park Road, Hebburn	Historic Landfill
10	C and J Marine Services-Wincomblee Road, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill

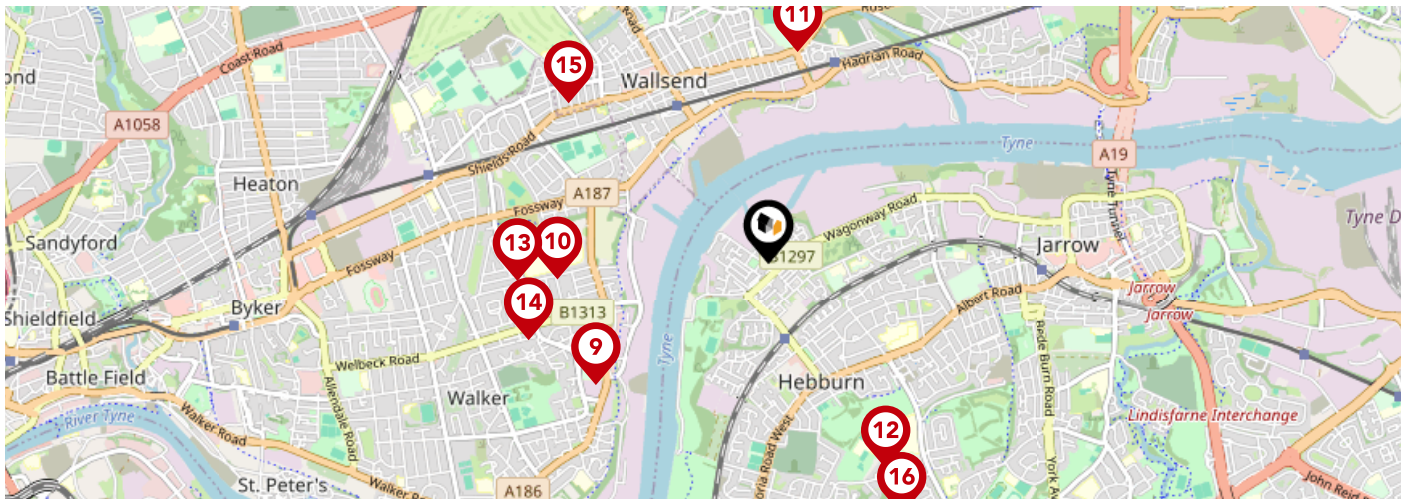
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1299492 - St Andrews Centre	Grade II	0.2 miles
 1025195 - St Andrews Centre	Grade II	0.2 miles
 1185776 - The Albert Public House	Grade II	0.2 miles
 1025193 - Church Of St Aloysius	Grade II	0.4 miles
 1355041 - Thermal Syndicate Offices	Grade II	0.6 miles
 1025325 - Clock At South West Corner Of Junction With Station Road	Grade II	0.6 miles
 1413255 - Wallsend Memorial Hall Incorporating A First World War Memorial With Second World War Additions	Grade II	0.7 miles
 1366090 - Social Services Area Office	Grade II	0.7 miles
 1431024 - Roman Catholic Church Of Our Lady And St Columba And Attached Gates	Grade II	0.7 miles
 1025335 - Church Of St Luke	Grade II	0.7 miles

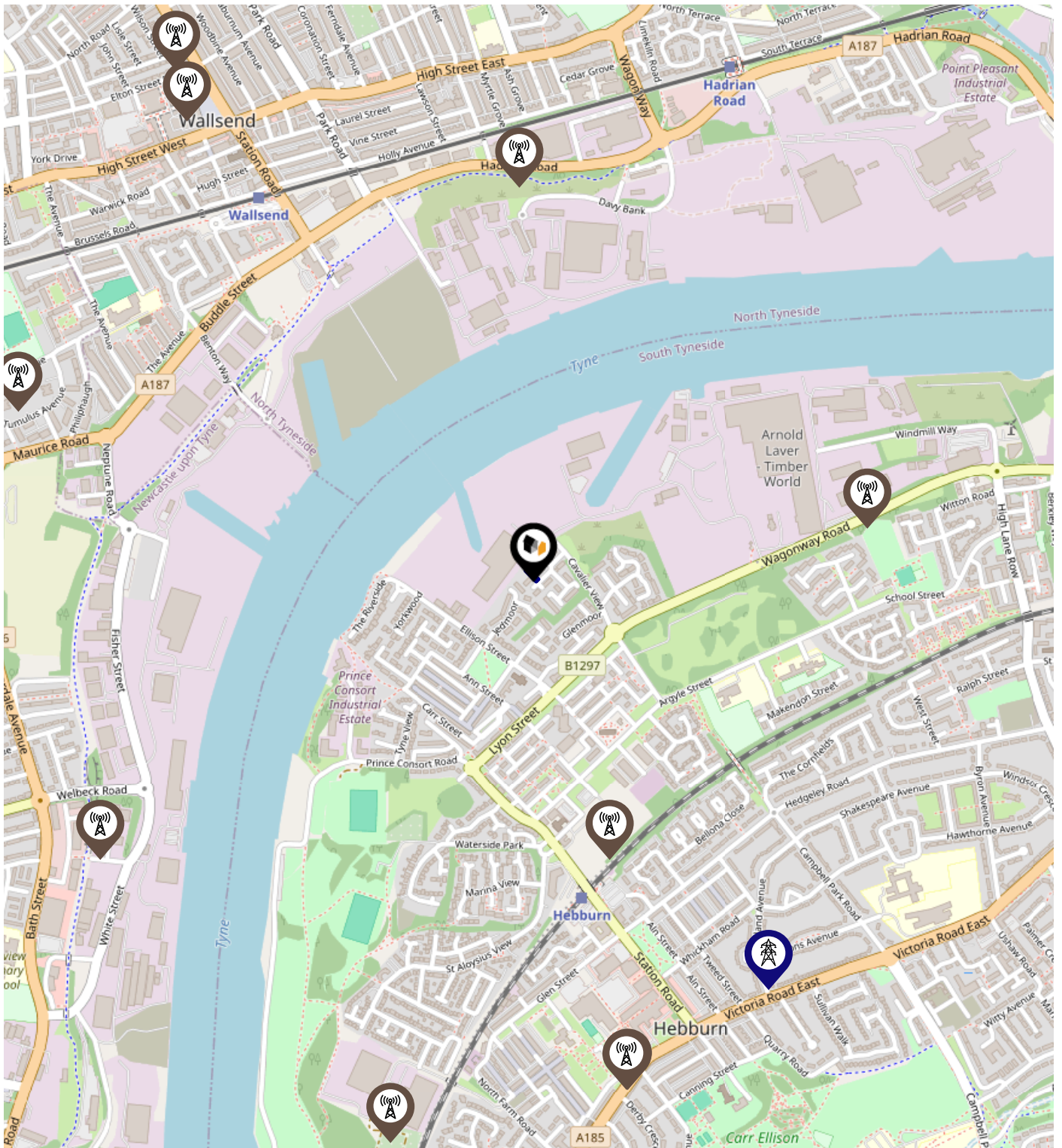


		Nursery	Primary	Secondary	College	Private
	St Aloysius Catholic Junior School Academy Ofsted Rating: Outstanding Pupils: 242 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Aloysius Catholic Infant School, Hebburn Ofsted Rating: Outstanding Pupils: 233 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Sue Hedley Nursery School Ofsted Rating: Outstanding Pupils: 83 Distance:0.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Keelman's Way School Ofsted Rating: Good Pupils: 172 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richardson Dees Primary School Ofsted Rating: Good Pupils: 230 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Oswald's CofE Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Groundwork South and North Tyneside Ofsted Rating: Good Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hebburn Lakes Primary School Ofsted Rating: Good Pupils: 474 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Tyneview Primary School Ofsted Rating: Good Pupils: 277 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walker Riverside Academy Ofsted Rating: Requires improvement Pupils: 1109 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnside College Ofsted Rating: Good Pupils: 1020 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hebburn Comprehensive School Ofsted Rating: Requires improvement Pupils: 945 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Primary School, Walker Ofsted Rating: Good Pupils: 238 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Charles Parsons School Ofsted Rating: Outstanding Pupils: 208 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Western Community Primary School Ofsted Rating: Good Pupils: 455 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James' Catholic Primary School, Hebburn Ofsted Rating: Good Pupils: 175 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

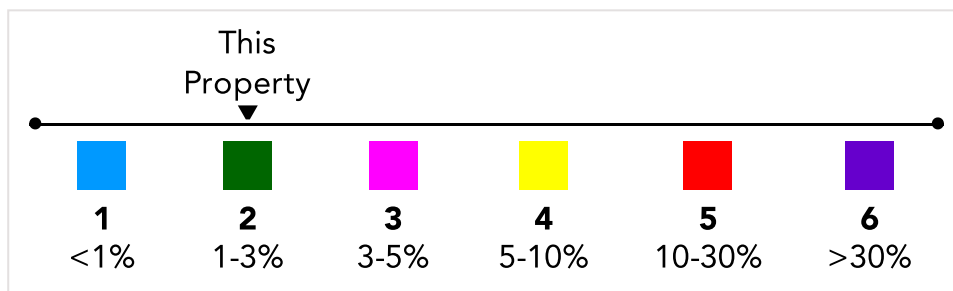
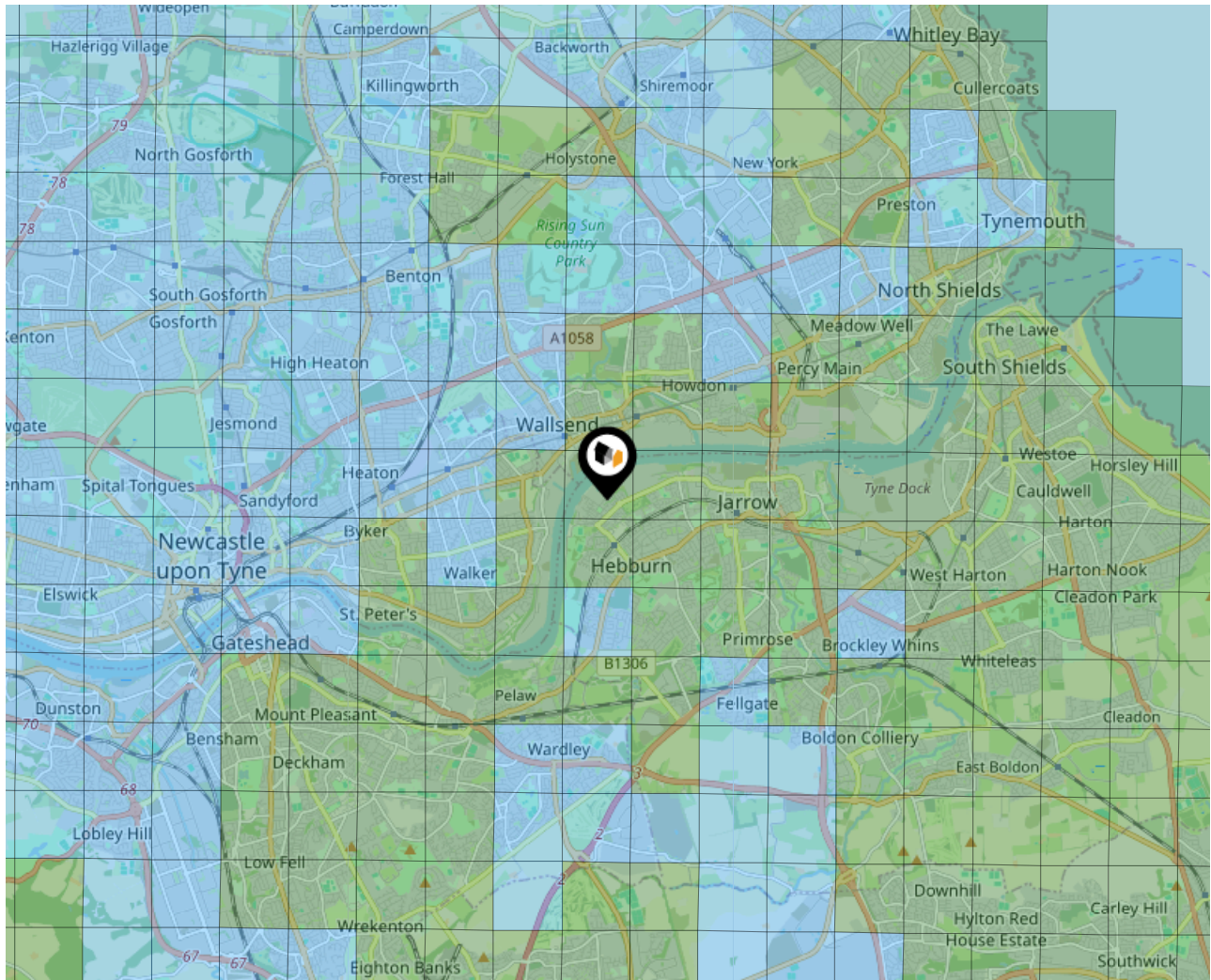


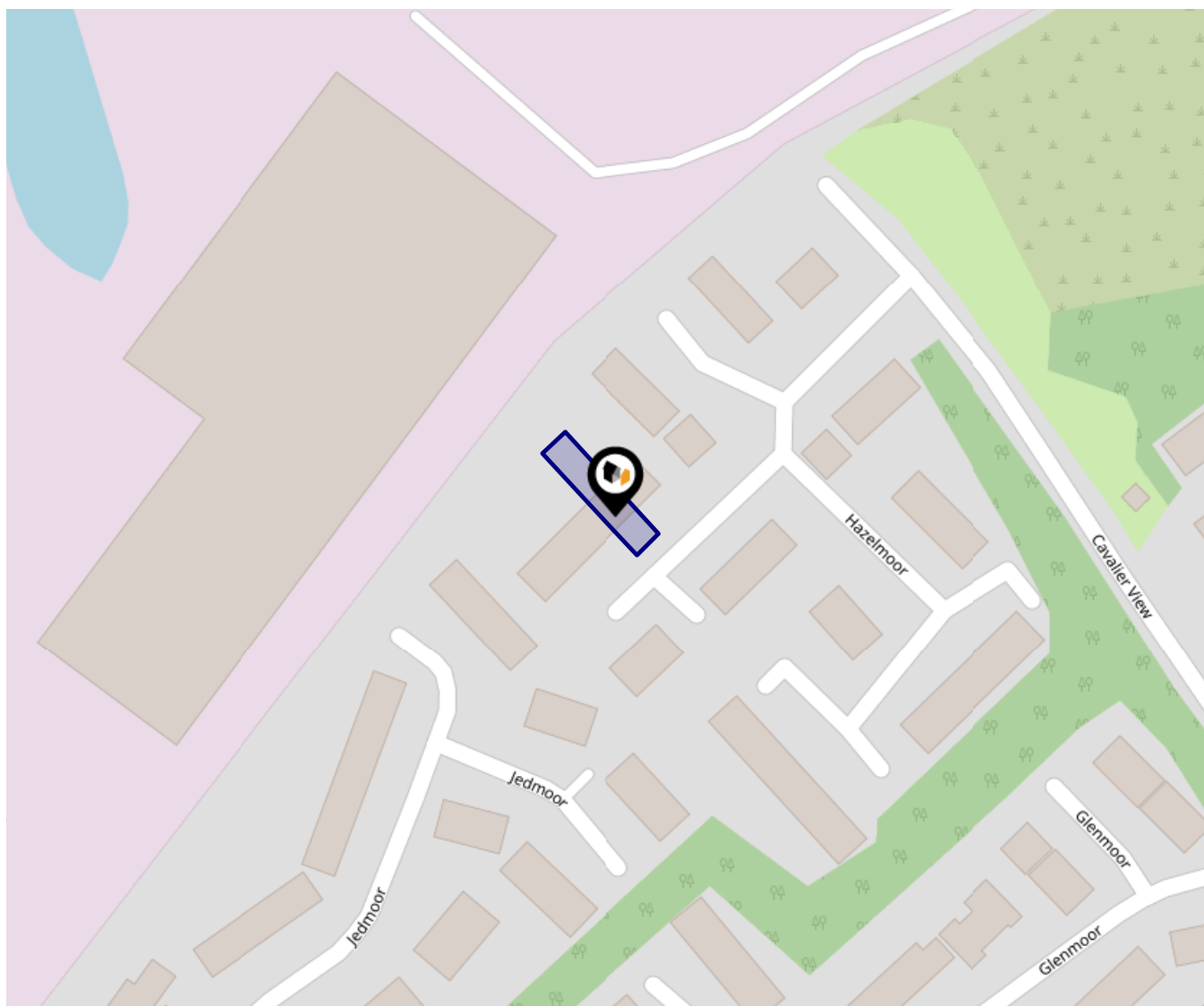
Key:

-  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).





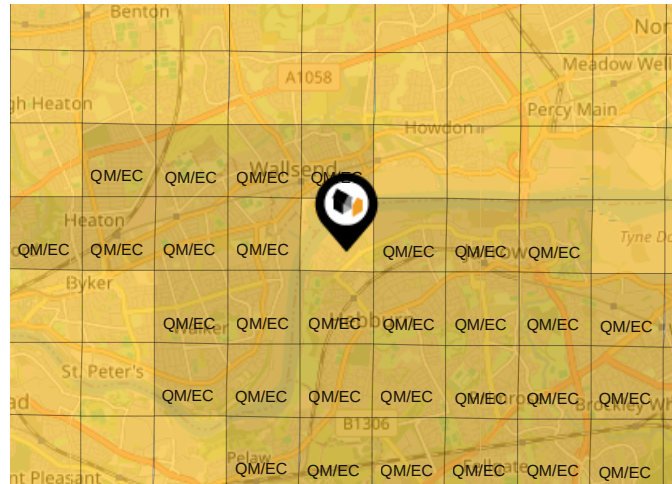
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		

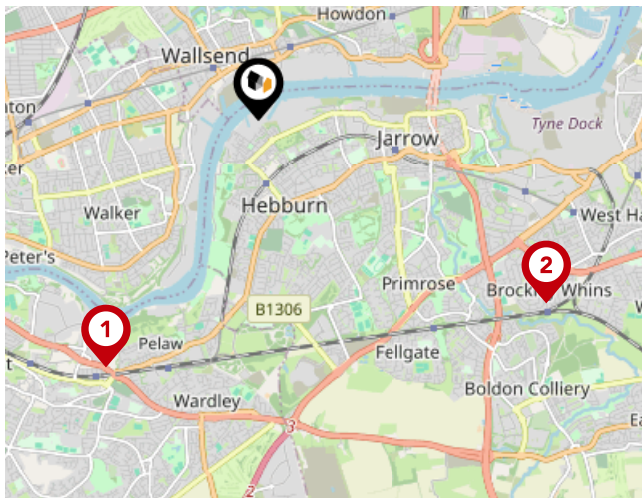


Primary Classifications (Most Common Clay Types)

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

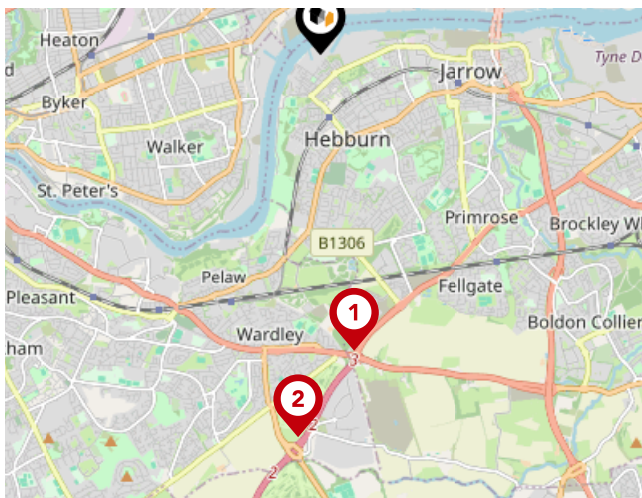
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Heworth Rail Station	2.47 miles
2	Brockley Whins Rail Station	2.89 miles
3	Manors Rail Station	3.31 miles

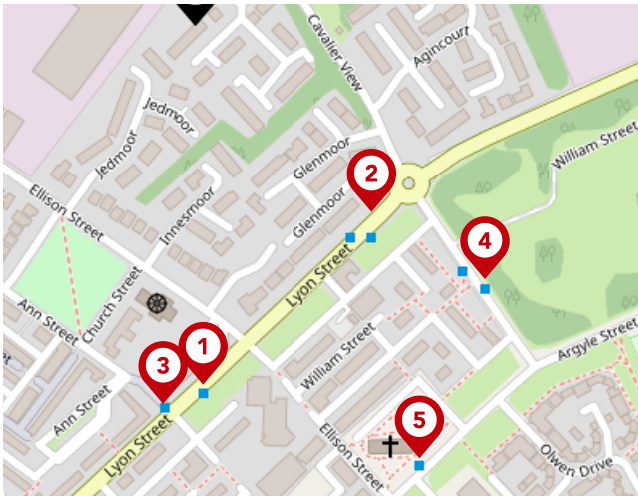


Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	2.54 miles
2	A194(M) J2	3.26 miles
3	A194(M) J1	4.87 miles
4	A1(M) J65	5.72 miles
5	A1(M) J64	6.81 miles

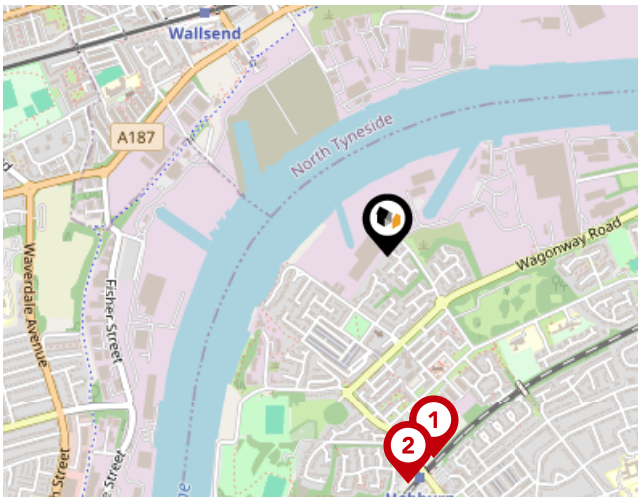
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lyon Street-Albert Street	0.19 miles
2	Lyon Street-Cavalier View	0.14 miles
3	Lyon Street-Albert Street	0.2 miles
4	Caledonian Street	0.21 miles
5	Argyle Street-Holystone Street	0.26 miles



Local Connections

Pin	Name	Distance
1	Hebburn (Tyne and Wear Metro Station)	0.44 miles
2	Hebburn (Tyne and Wear Metro Station)	0.48 miles
3	Wallsend (Tyne and Wear Metro Station)	0.65 miles



Martin & Co

Martin & Co is a national network of independently owned property agents, with over 160 offices from Aberdeen to Falmouth.

We are the property professionals, and each of our businesses has been built with pride, on personal service, local knowledge and investment expertise.

Having started as lettings specialists in 1986, we continued to evolve, developing into residential sales and investments. We have the true expertise to help with all of your property needs, whether you're buying, selling, letting or renting.

With over 30 years of experience delivering great customer service and innovation, you can trust us to give you the right outcome, with confidence and peace of mind.

Testimonial 1



Very impressed with their superb local area knowledge and experience. This was invaluable to me. Very professional and great customer service, always quick to reply to my messages. They are friendly and, as a first time landlord, they explained everything really clearly to me answering all of my questions. This experience was above and beyond any other letting agent. I would not hesitate to recommend this company.

Testimonial 2



It's an honest reliable letting agency - hard to find honest in this day and age.

Testimonial 3



Amazing company with lovely staff who go above and beyond to help. Nice and accommodating and are quick to answer any queries. Most defiantly the most upfront agent I've ever had to deal with, they don't cut corners and want the best for ALL their clients!

Appreciate all your help guys thanks again.



/MartinCoSunderland



/martincouk



/martinco_uk



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Please note that all appliances and heating systems are not tested by Martin & Co and therefore no warranties can be given as to their good working order.

Martin & Co

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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