

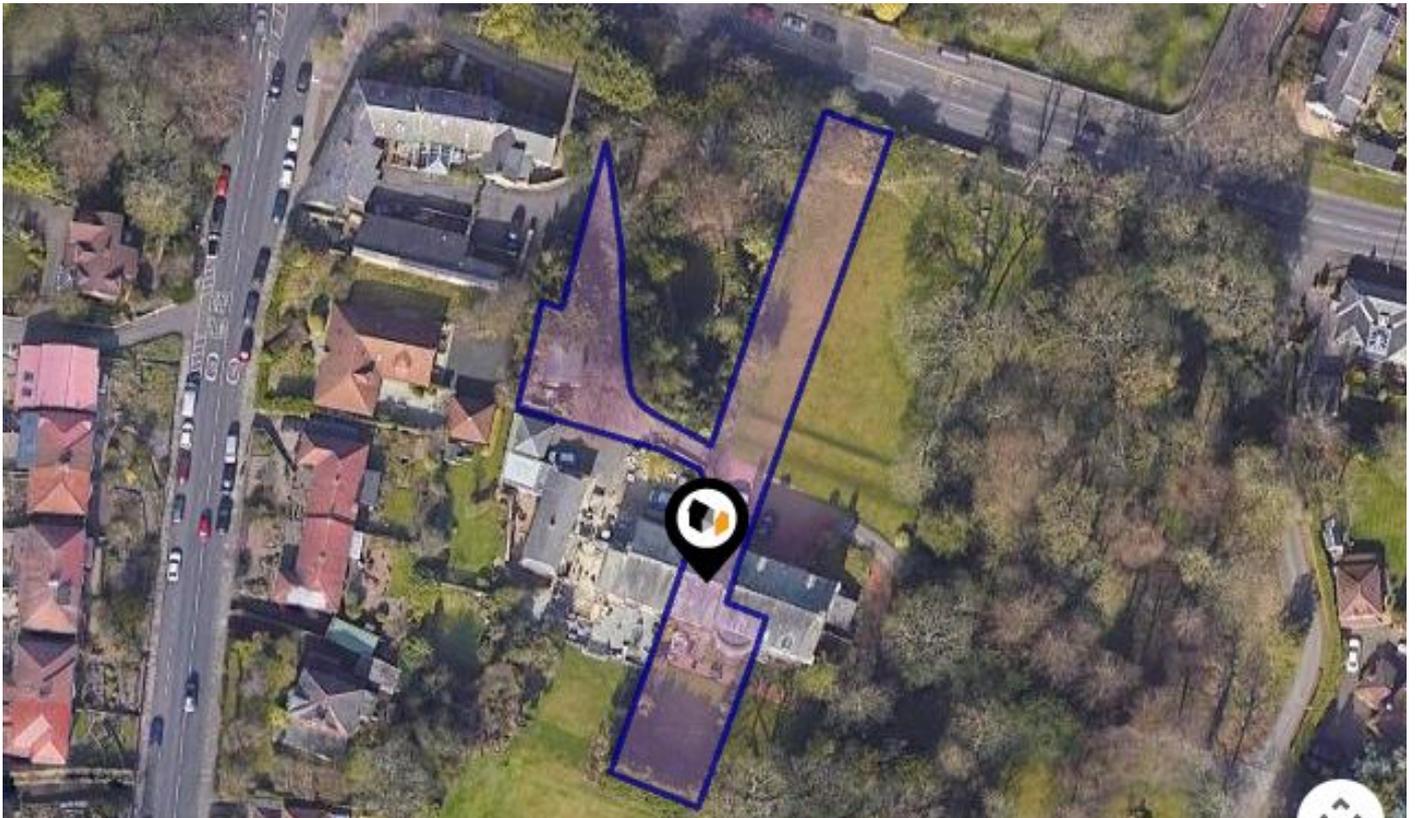


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 09th May 2025



WHICKHAM LODGE, WHICKHAM, NEWCASTLE UPON TYNE, NE16

Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

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www.walkersxchange.com/



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	3,907 ft ² / 363 m ²		
Plot Area:	0.43 acres		
Year Built :	2000		
Council Tax :	Band G		
Annual Estimate:	£4,297		
Title Number:	TY373679		

Local Area

Local Authority:	Gateshead
Conservation Area:	Whickham CA
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	51 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Whickham Lodge Front Street Whickham Newcastle Upon Tyne NE16 4HH*

Reference - Gateshead/DC/17/01238/TPO	
Decision:	Decided
Date:	08th November 2017
Description:	Felling on one Beech tree and one Horse Chestnut tree at 1 Whickham Lodge, Front Street, Whickham.

Planning records for: *The Coach House 3 Whickham Lodge Whickham Newcastle Upon Tyne NE16 4HH*

Reference - Gateshead/DC/11/01288/HHA	
Decision:	Decided
Date:	11th November 2011
Description:	Erection of single storey extension at the side of dwellinghouse to provide dining room and double garage, and alterations to roof of existing coach house including installation of new windows in roofspace at gable ends.

Reference - DC/21/00225/LBC	
Decision:	Decided
Date:	22nd February 2021
Description:	LISTED BUILDING CONSENT: Proposed removal of existing sun room and part removal of existing garage to facilitate new single storey extension to rear with associated internal works. Like for like replacement of existing windows (amended 17/03/21).

Reference - Gateshead/DC/09/00147/FUL	
Decision:	Decided
Date:	25th February 2009
Description:	Removal of conditions 5 and 12 of permission 498/00 to allow use of 'Granny Annexe' as separate dwelling and building up of existing communicating door between 3 Whickham Lodge and annexe.

Planning records for: **3 Wickham Lodge Wickham Newcastle Upon Tyne NE16 4HH**

Reference - Gateshead/DC/11/01289/LBC

Decision: Decided

Date: 14th November 2011

Description:

LISTED BUILDING CONSENT: Removal of existing conservatory, erection of single storey extension at side of dwellinghouse to provide dining room and double garage and alterations to roof of existing coach house including installation of new windows in roofspace at gable ends.

Reference - DC/22/01074/LBC

Decision: Decided

Date: 22nd September 2022

Description:

LISTED BUILDING CONSENT: Replacement of an existing portico structure.

Reference - DC/21/00224/HHA

Decision: Decided

Date: 22nd February 2021

Description:

Proposed removal of existing sun room and part removal of existing garage to facilitate new single storey extension to rear with associated internal works. Like for like replacement of existing windows (amended 17/03/21).

Reference - 22/01074/DOC1

Decision: Awaiting decision

Date: 26th January 2023

Description:

Discharge of condition 3 (Materials) on planning application DC/22/01074/LBC

Planning records for: **3 Whickham Lodge Front Street Whickham Newcastle Upon Tyne NE16 4HH**

Reference - Gateshead/DC/12/00040/FUL

Decision: Decided

Date: 13th January 2012

Description:

Extension of time for implementation of planning application DC/09/00147/FUL for the Removal of conditions 5 and 12 of permission 498/00 to allow use of 'Granny Annexe' as separate dwelling and building up of existing communicating door between 3 Whickham Lodge and annexe.

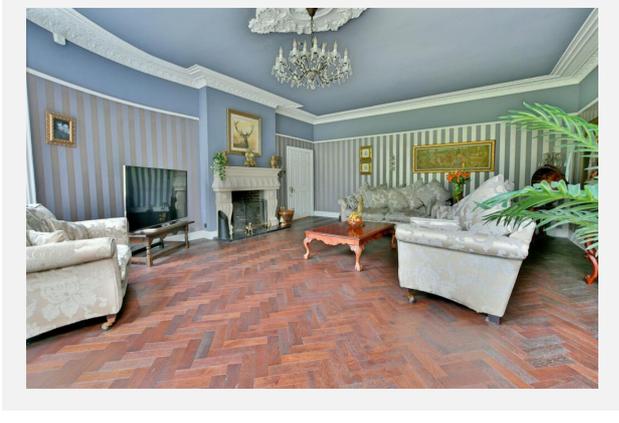
Reference - Gateshead/DC/17/01319/LBC

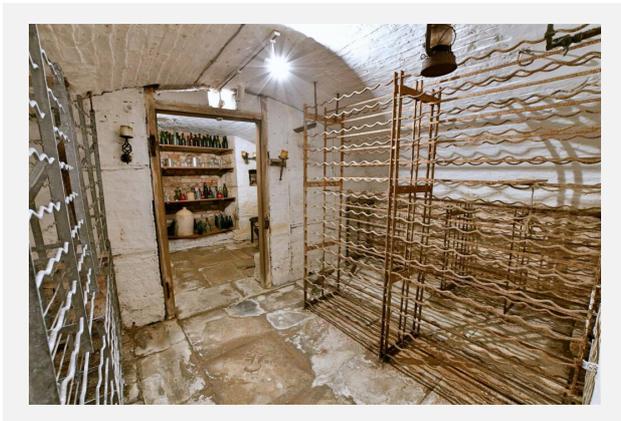
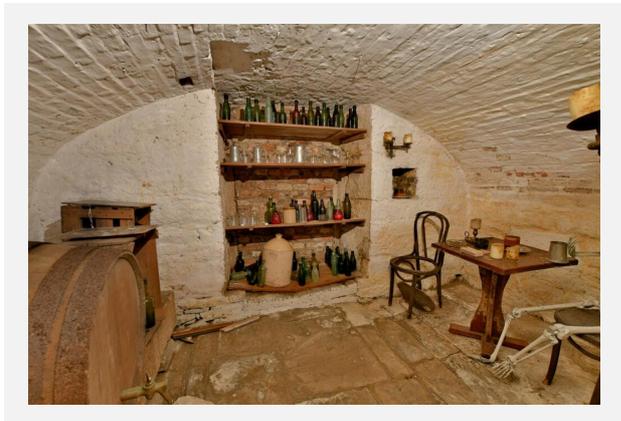
Decision: Decided

Date: 06th December 2017

Description:

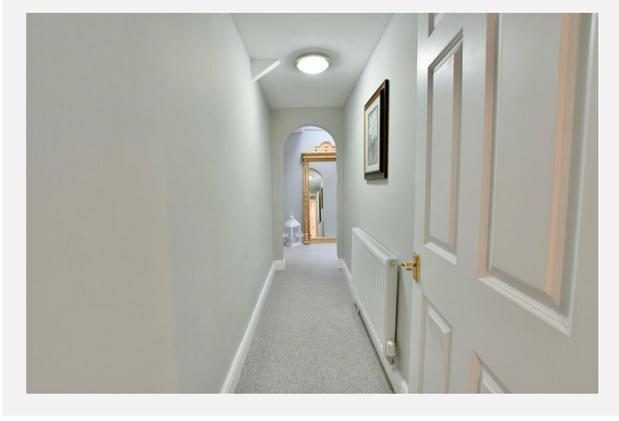
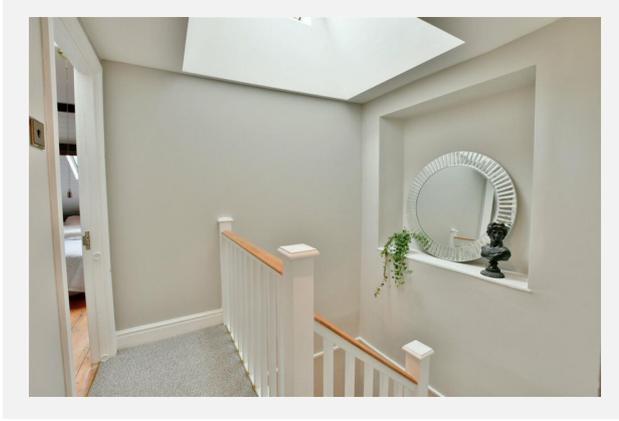
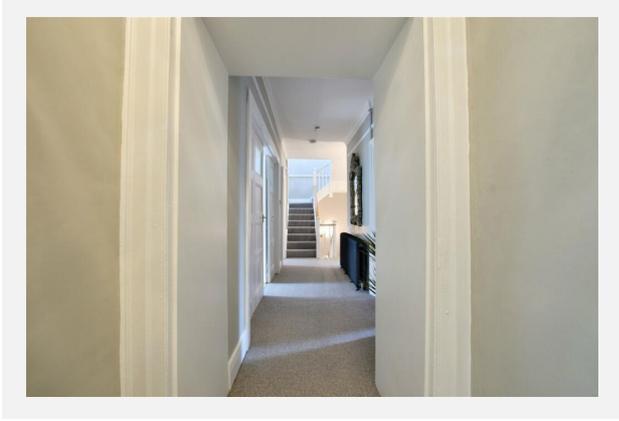
Demolition of partitions which form the stores of the kitchen, external store and W.C. to create a large utility room, erection of partition to separate the new utility and new W.C, re-opening the former doorway between the new utility and existing kitchen. Widening of the opening from the new utility room to the conservatory. External alterations to include: blocking up two existing doorways to the front elevation and installing windows to match the existing window to the existing W.C. Forming an opening to the rear elevation of the garage and installing a new period style gloss painted, panelled timber door













Whickham, NE16

Energy rating

E

Valid until 08.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #76c738; color: white; padding: 5px; display: inline-block;"> 79 C </div>
55-68	D		
39-54	E	<div style="background-color: #f4a460; color: white; padding: 5px; display: inline-block;"> 53 E </div>	
21-38	F		
1-20	G		

Additional EPC Data

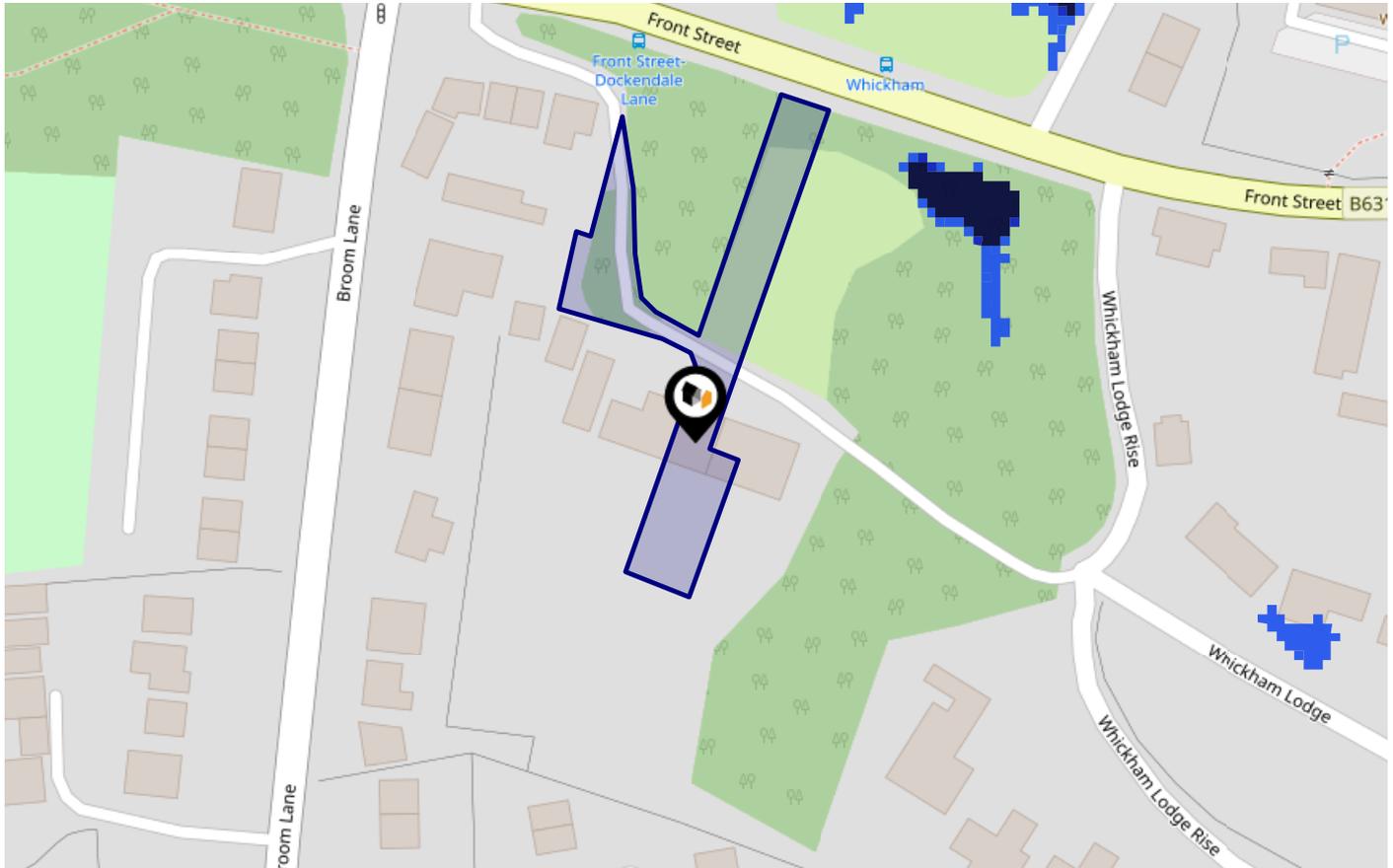
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	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 and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	363 m ²

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

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:

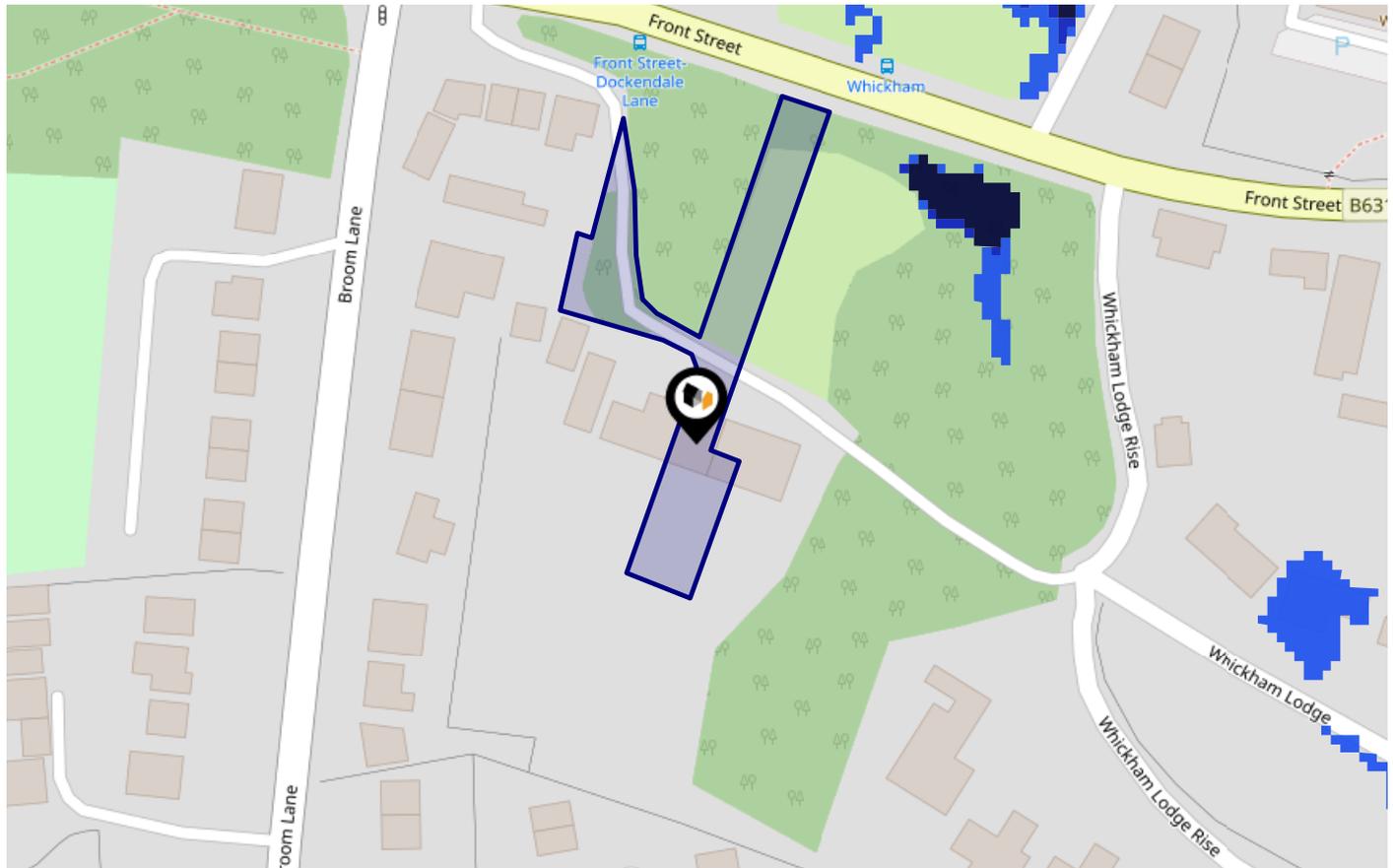


Flood Risk

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: **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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Chance of flooding to the following depths at this property:

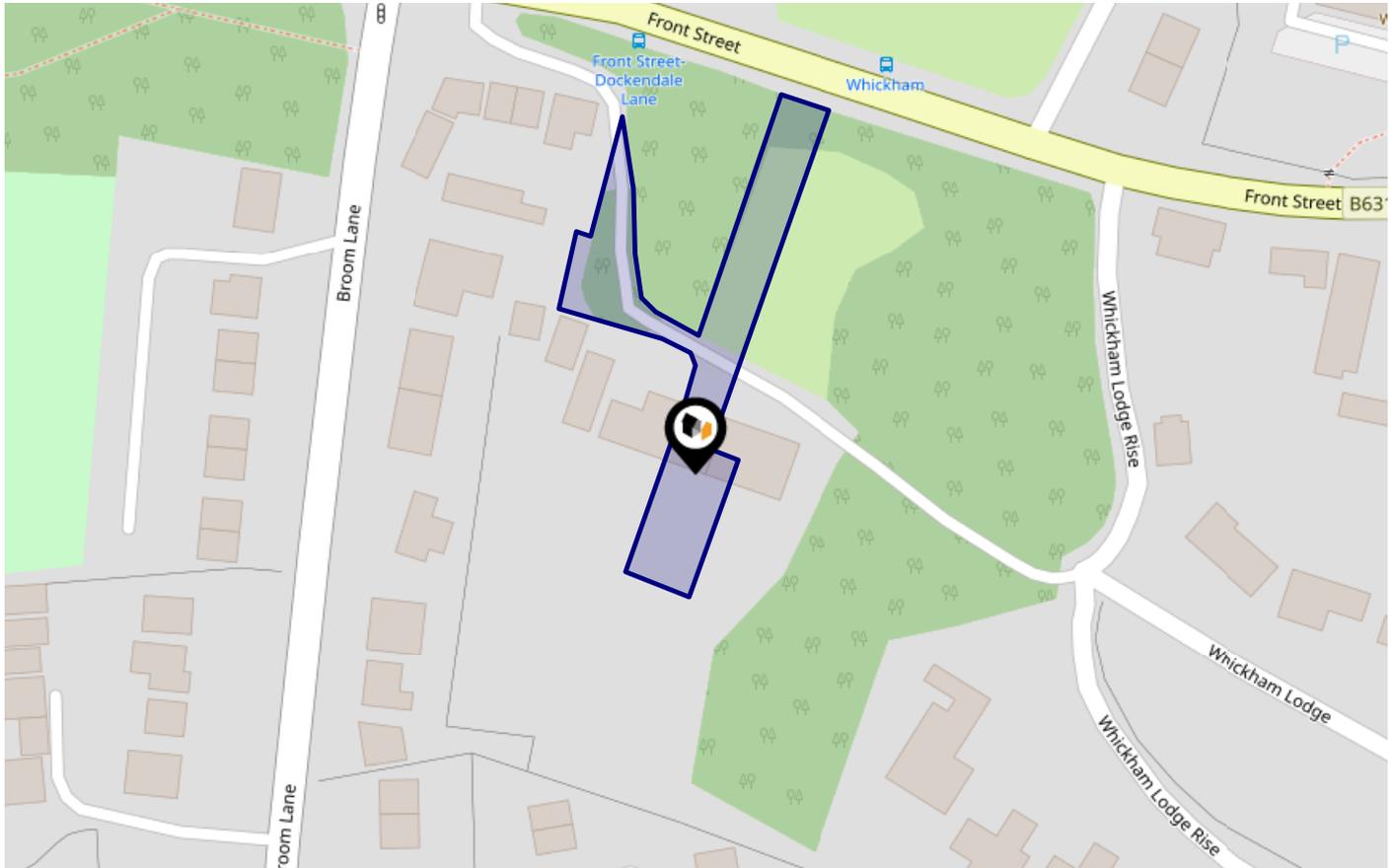


Flood Risk

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.

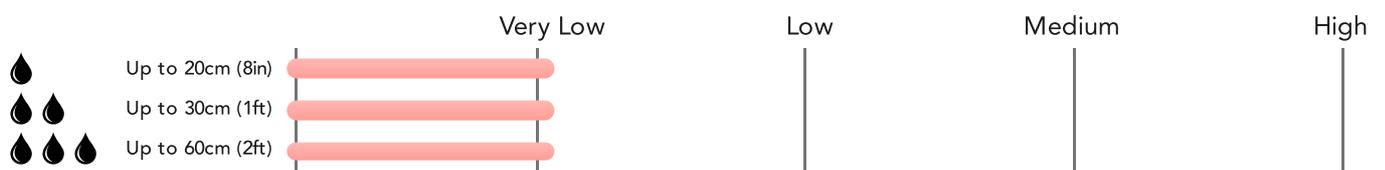


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

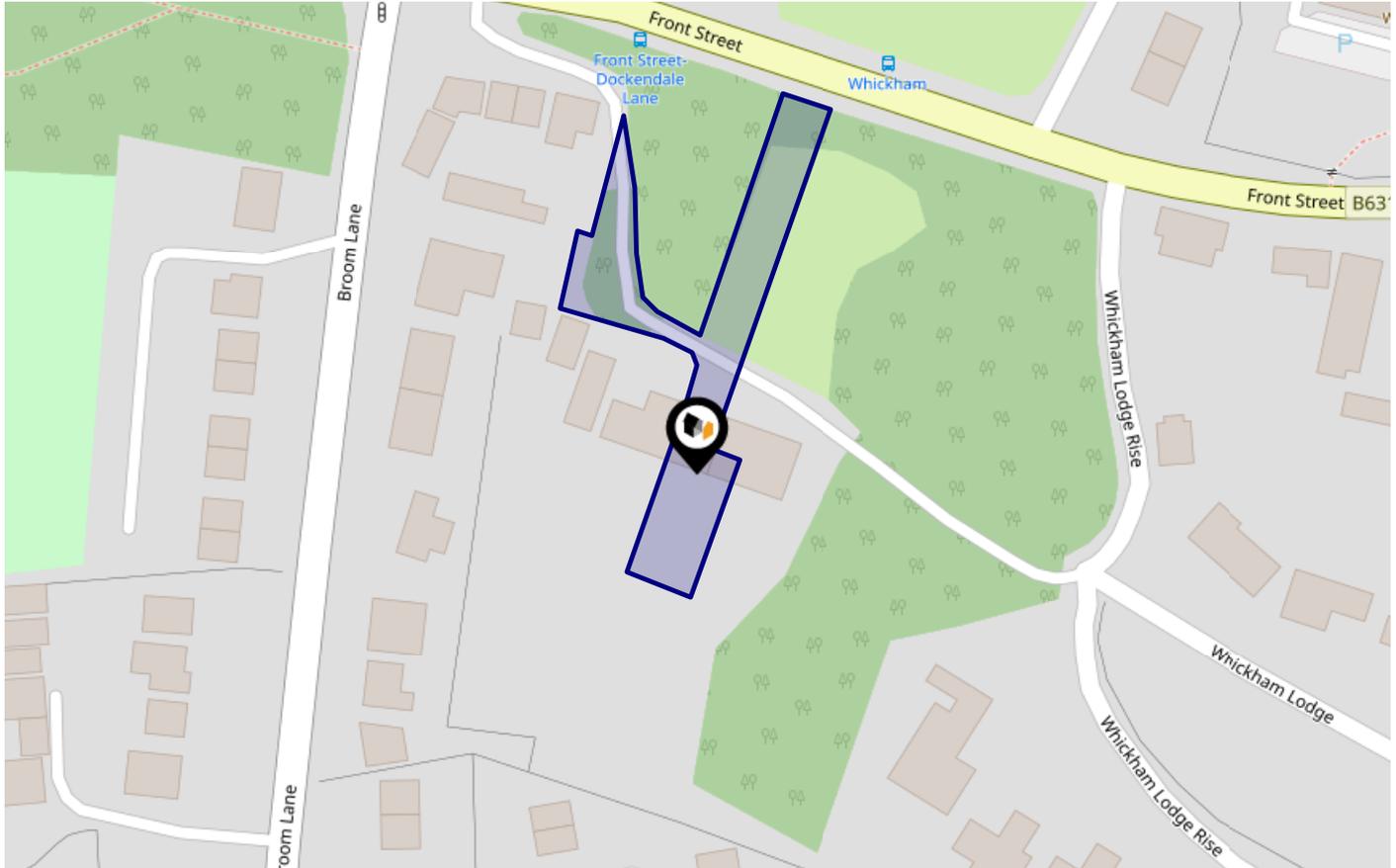


Flood Risk

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.
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- 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:

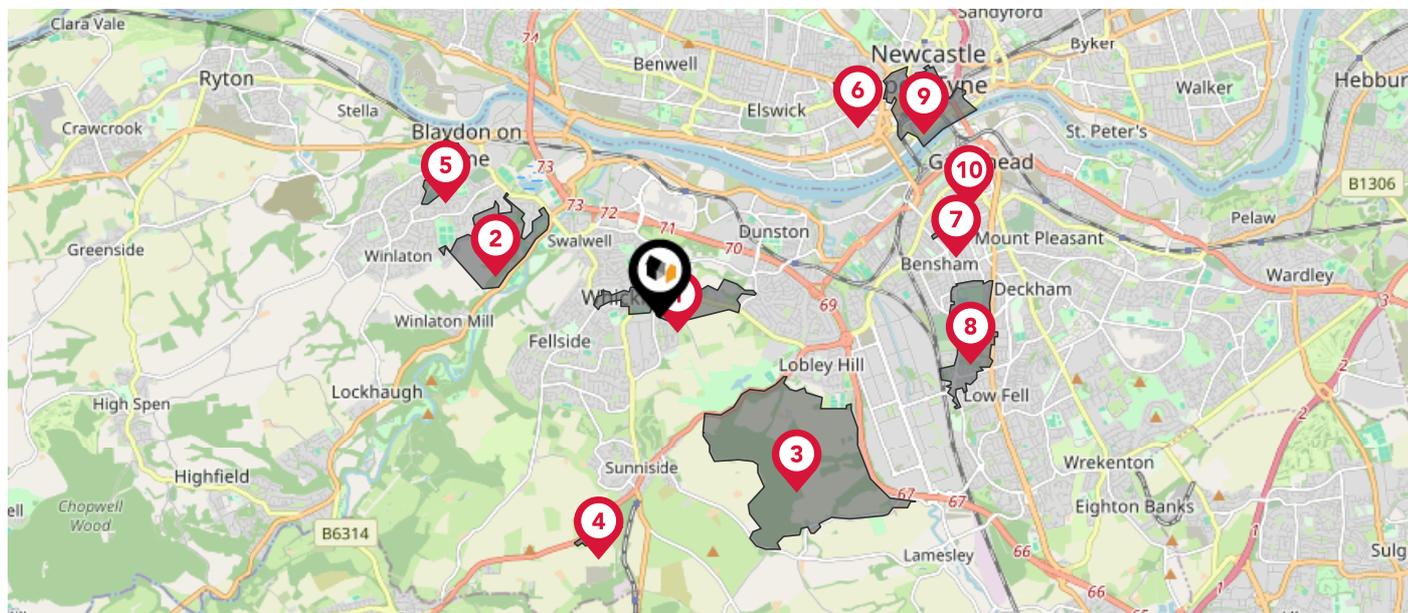


Maps

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

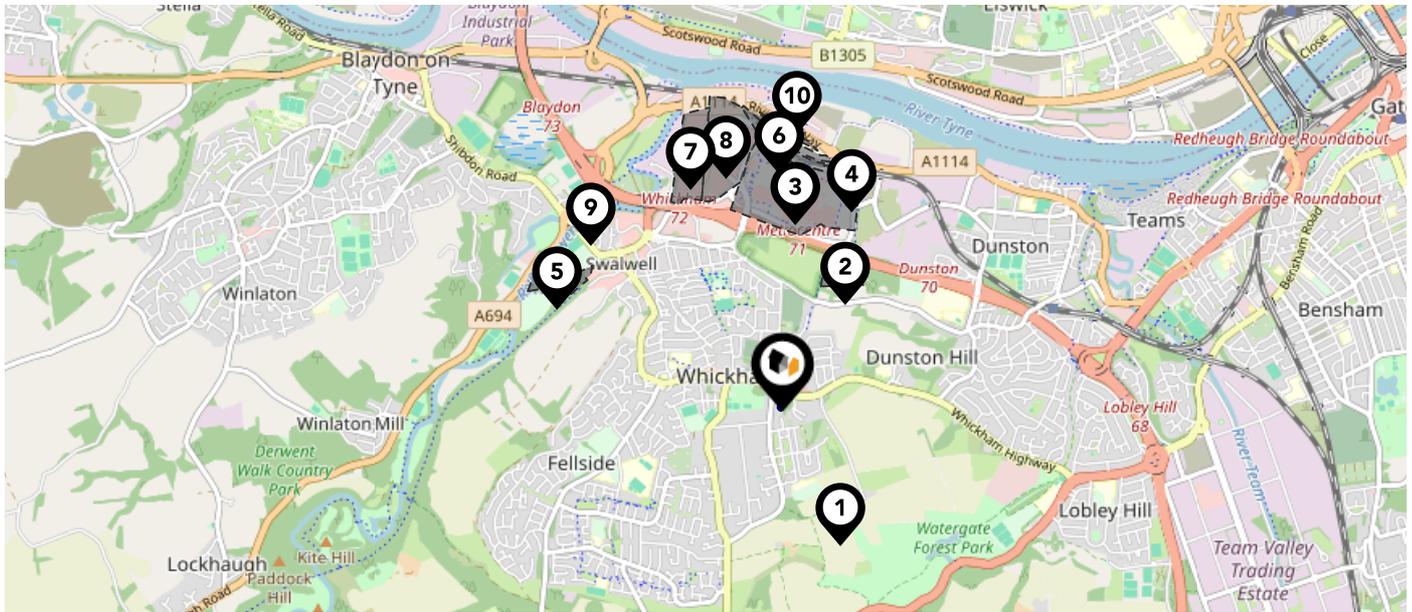
- 1 Wickham CA
- 2 Axwell CA
- 3 Ravensworth CA
- 4 Marley Hill CA
- 5 Blaydon CA
- 6 Summerhill Square
- 7 Coatsworth CA
- 8 Saltwell CA
- 9 Central
- 10 Walker Terrace/Regent Street CA

Maps

Landfill Sites



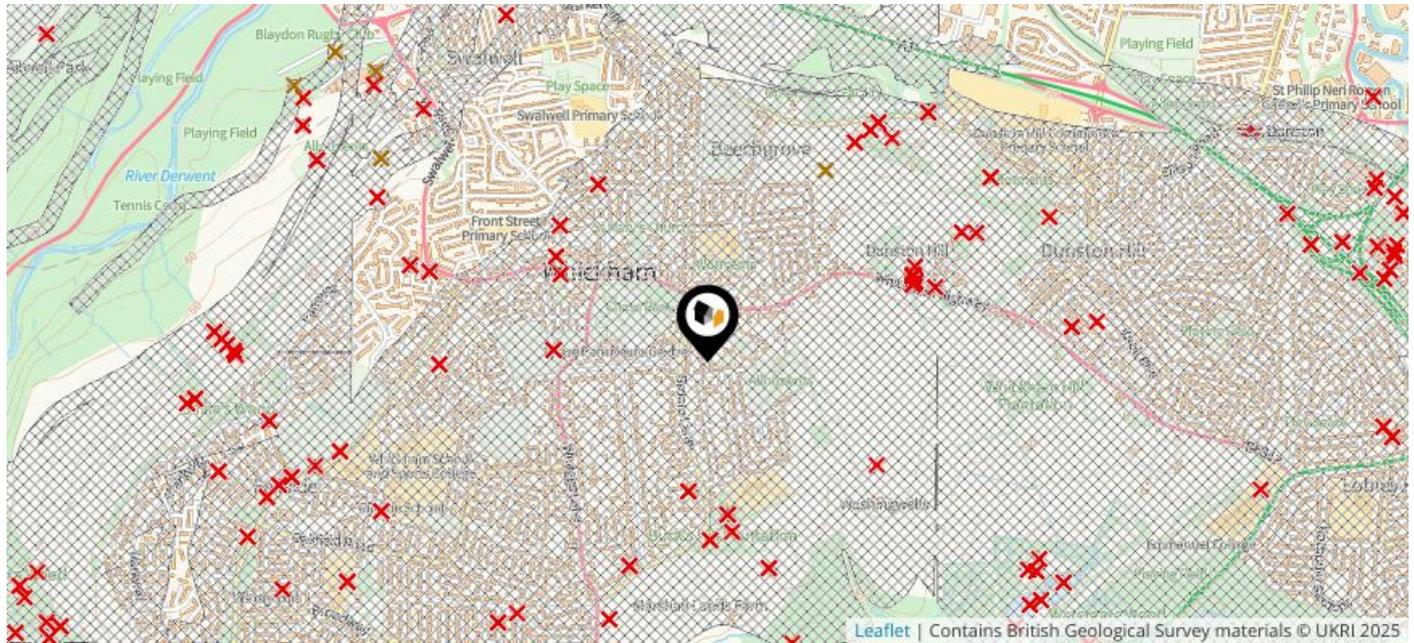
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Marshall Lands-Whickham, Gateshead	Historic Landfill
2	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill
3	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill
4	Dunston Power Station-Whickham Junction, Cross Lane, Whickham, Tyne and Wear	Historic Landfill
5	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill
6	West Dunston-Riverside Way, Gatehead, Tyne and Wear	Historic Landfill
7	Metro Centre Phase 4-Metro Centre Development, Gateshead, Tyne and Wear	Historic Landfill
8	Metro Centre-Swalwell, Gateshead, Tyne and Wear	Historic Landfill
9	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and Wear	Historic Landfill
10	Delta Ironworks-West Dunston Coal Staithes, Dunston, Gateshead, Tyne and Wear	Historic Landfill

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.

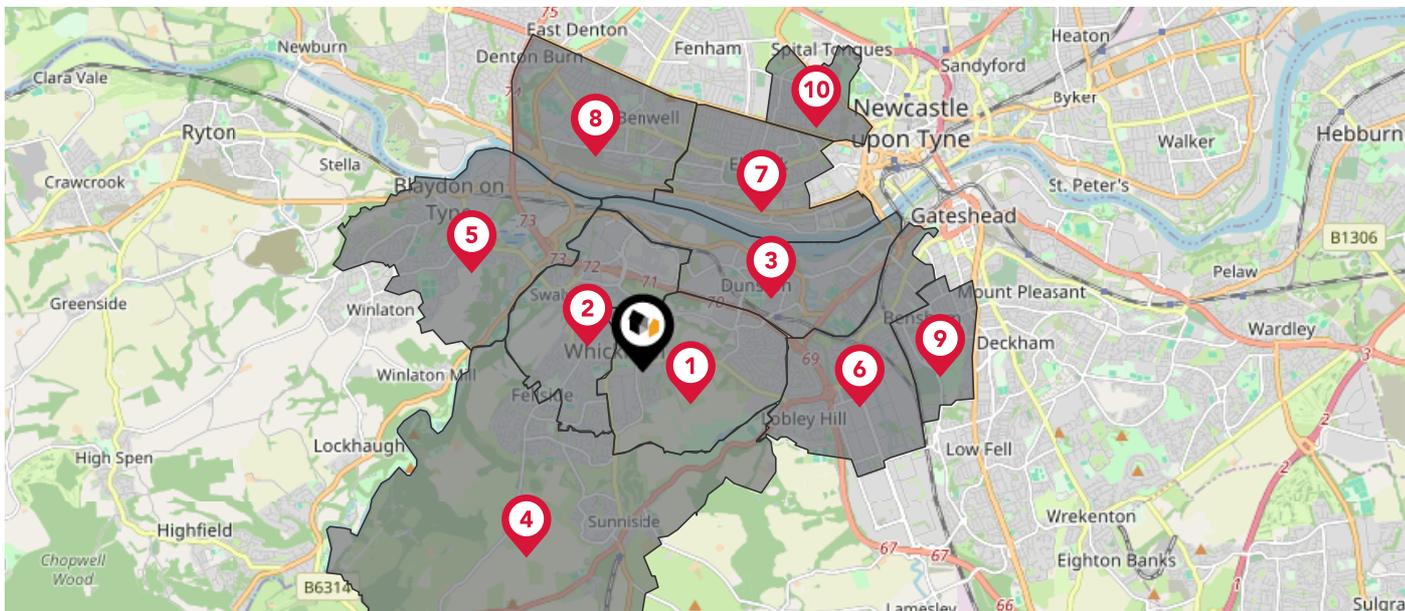
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

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

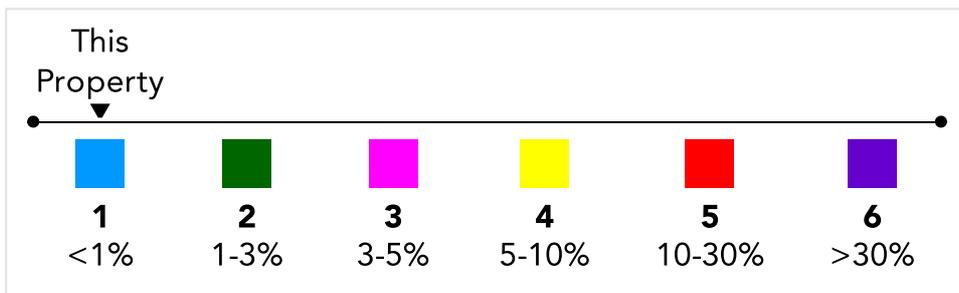
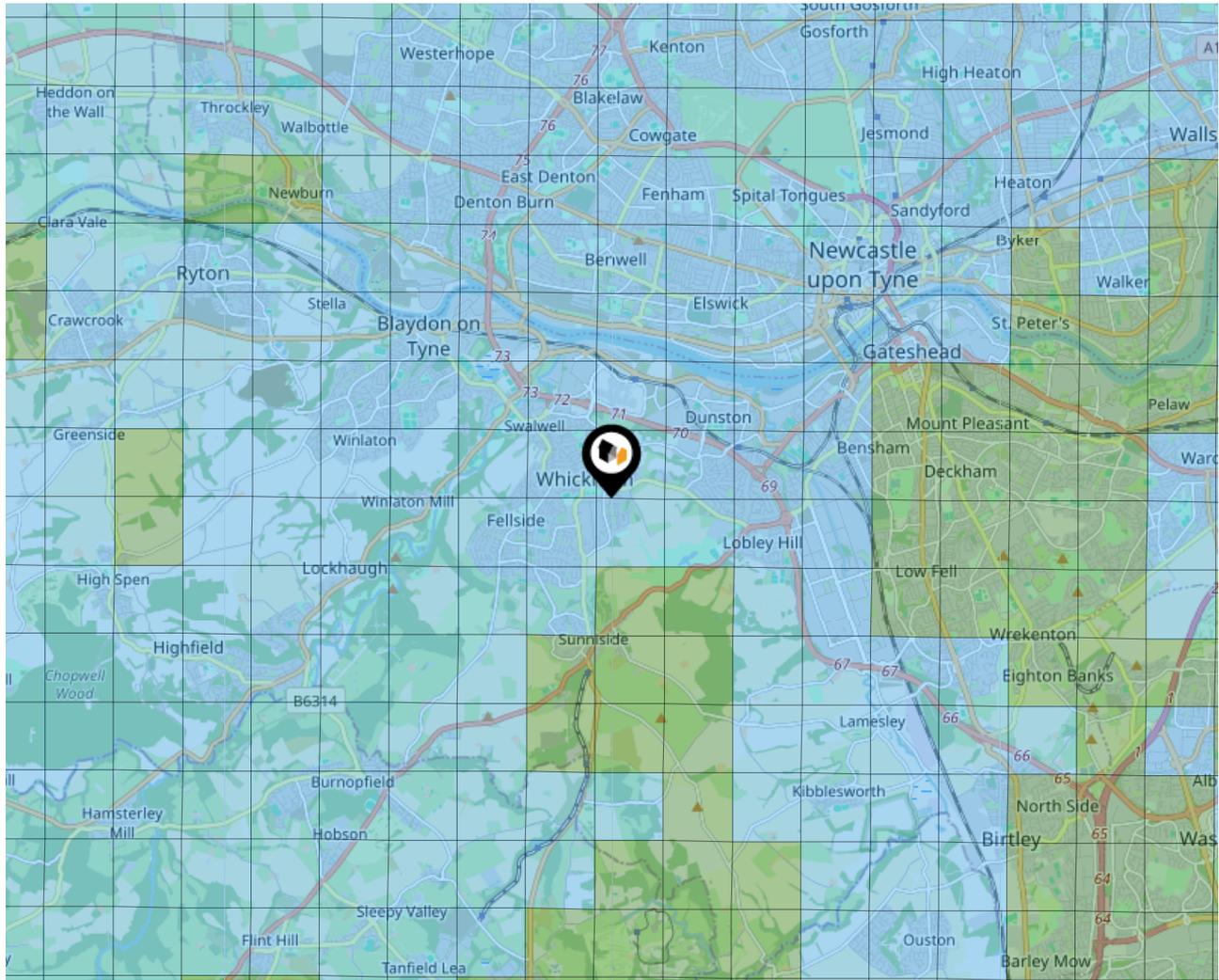


Nearby Council Wards

-  Dunston Hill and Wickham East Ward
-  Wickham North Ward
-  Dunston and Teams Ward
-  Wickham South and Sunnyside Ward
-  Blaydon Ward
-  Lobley Hill and Bensham Ward
-  Elswick Ward
-  Benwell & Scotswood Ward
-  Saltwell Ward
-  Arthur's Hill Ward

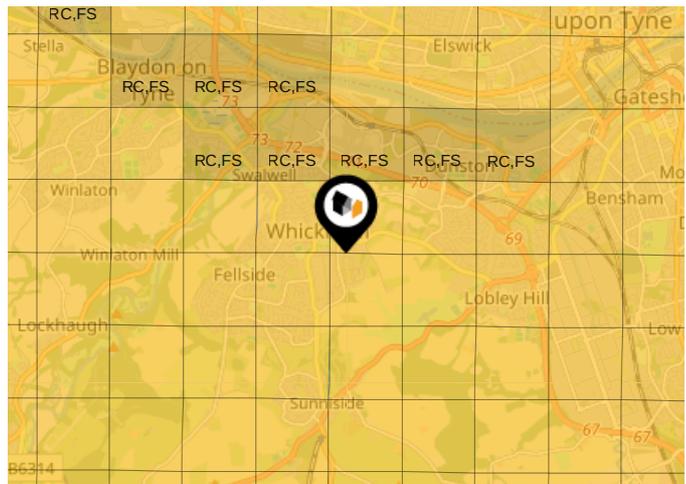
What is Radon?

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)

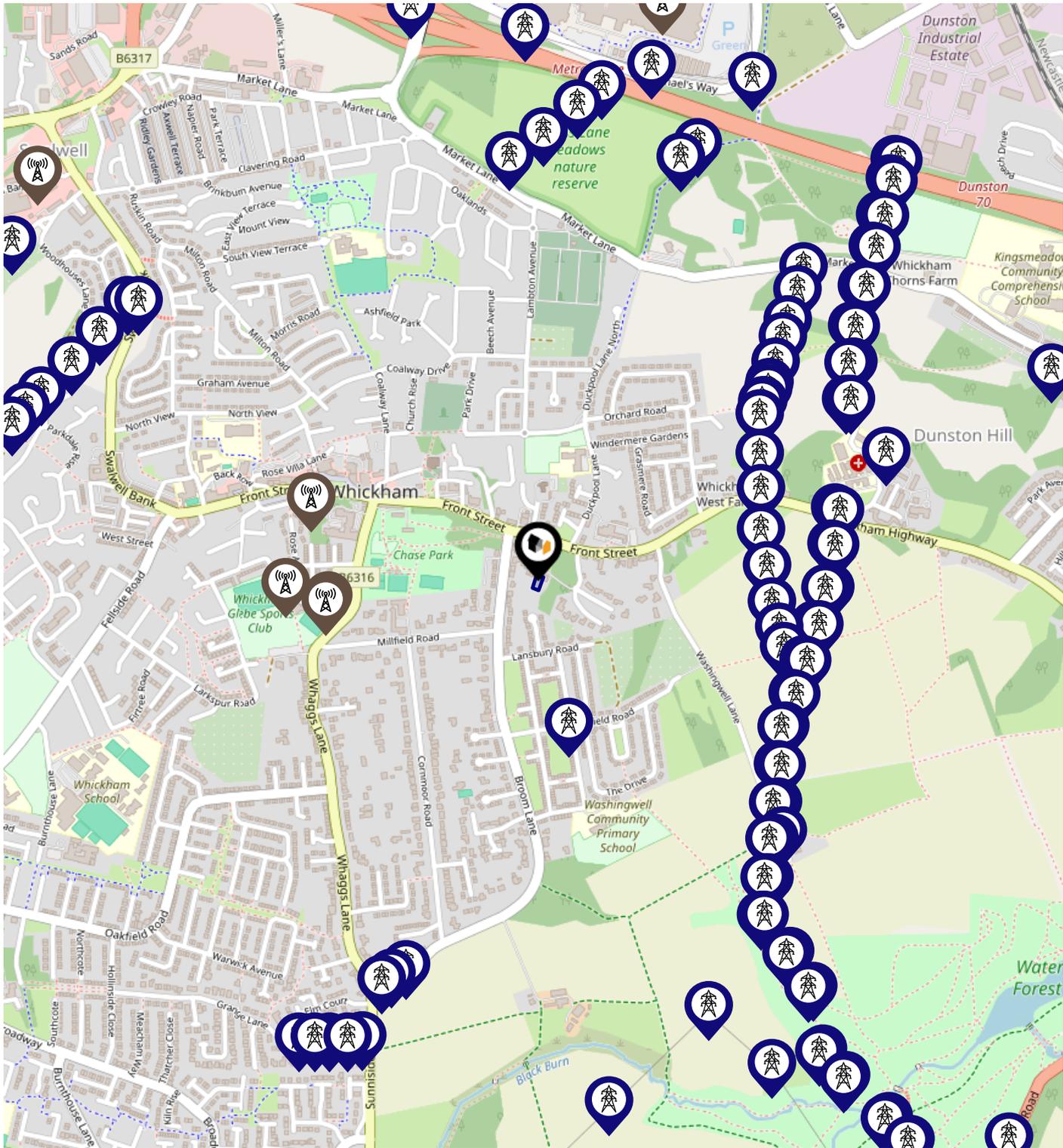
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

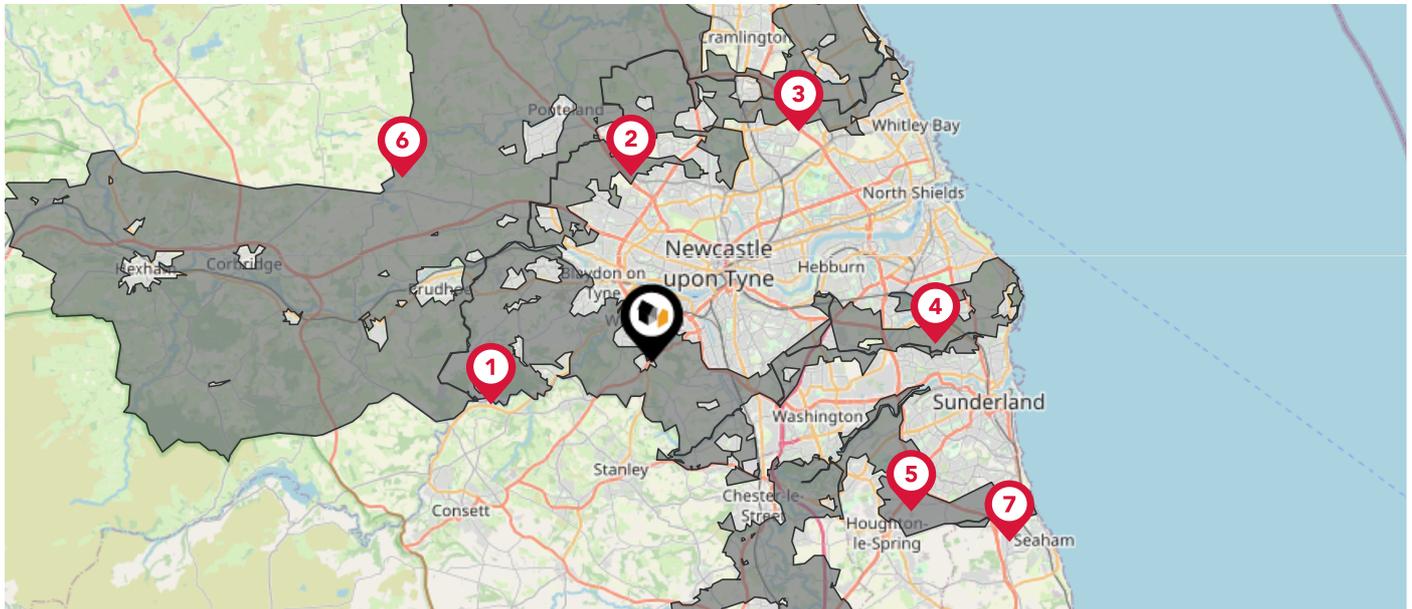


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



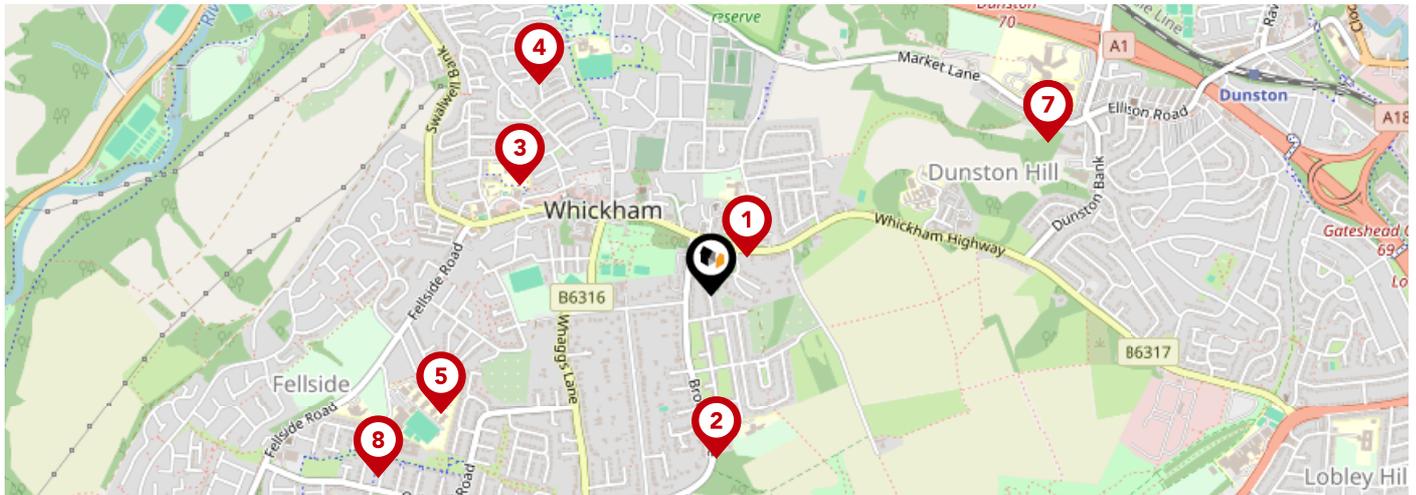
Listed Buildings in the local district	Grade	Distance
 1355104 - Whickham Lodge And Wing At Right	Grade II	0.0 miles
 1299664 - Oak Villa	Grade II	0.1 miles
 1025141 - 11 And 13, Front Street	Grade II	0.1 miles
 1299676 - Windmill In King Georges Field (chase Park) 180 Metres South Of Street	Grade II	0.1 miles
 1025139 - 12 And 14, Front Street	Grade II	0.1 miles
 1355140 - 11, Church Chare	Grade II	0.2 miles
 1185359 - Church Of St Mary	Grade I	0.2 miles
 1355139 - Tomb Of Henry Clasper About 13 Metres North Of Church Of St Mary	Grade II	0.2 miles
 1025144 - Park Cottage	Grade II	0.2 miles
 1025148 - K6 Telephone Kiosk Adjacent To Council Offices	Grade II	0.2 miles

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

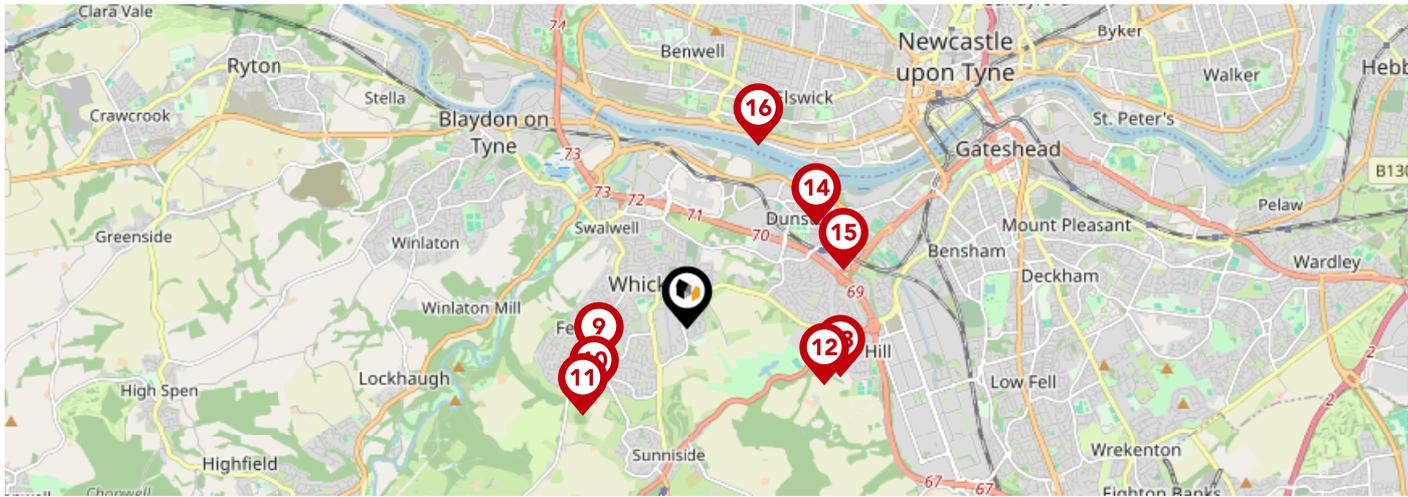


Nearby Green Belt Land

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



	Nursery	Primary	Secondary	College	Private
<p>1 St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Riverside Primary Academy Ofsted Rating: Good Pupils: 315 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Johns Primary School Ofsted Rating: Good Pupils: 231 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

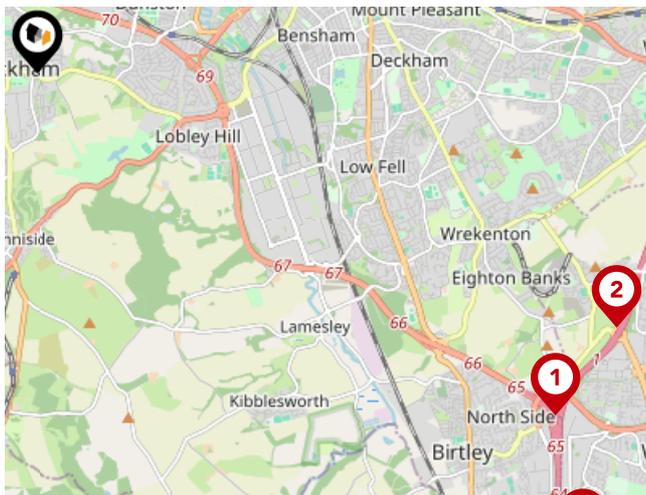
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	1.03 miles
2	Dunston Rail Station	1.2 miles
3	Blaydon Rail Station	2.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	5.28 miles
2	A194(M) J1	5.38 miles
3	A1(M) J63	6.79 miles
4	A1(M) J64	6.17 miles
5	A194(M) J2	5.7 miles

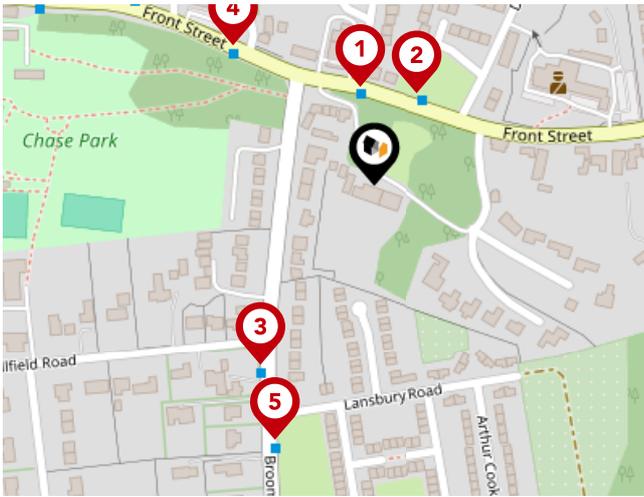


Airports/Helipads

Pin	Name	Distance
1	Airport	6.63 miles
2	Teesside Airport	31.34 miles
3	Leeds Bradford Airport	74.38 miles
4	Irthington	45.04 miles

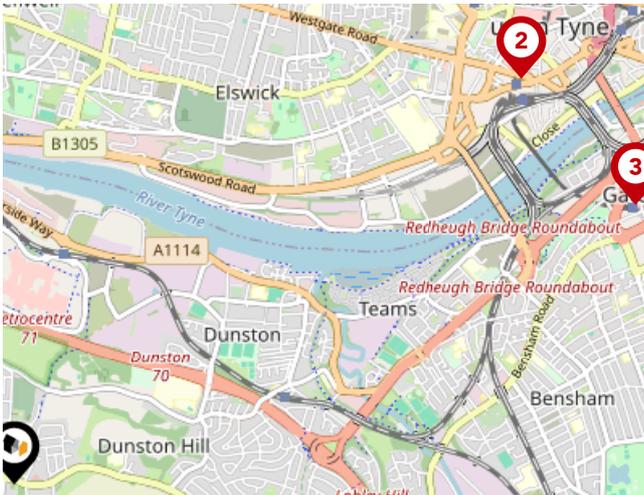
Area

Transport (Local)



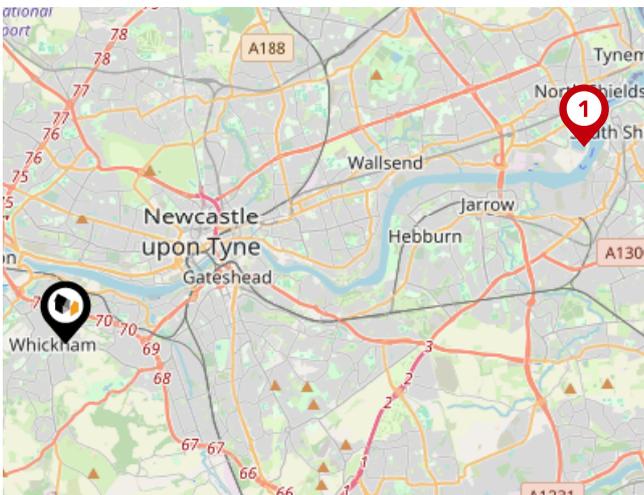
Bus Stops/Stations

Pin	Name	Distance
1	Front Street- Dockendale Lane	0.05 miles
2	Front Street - Dockendale Lane	0.05 miles
3	Broom Lane-Millfield Road	0.11 miles
4	Front Street-Chase Park	0.11 miles
5	Broom Lane-Lansbury Road	0.15 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	2.85 miles
2	Central Station (Tyne and Wear Metro Station)	2.76 miles
3	Gateshead (Tyne and Wear Metro Station)	2.89 miles

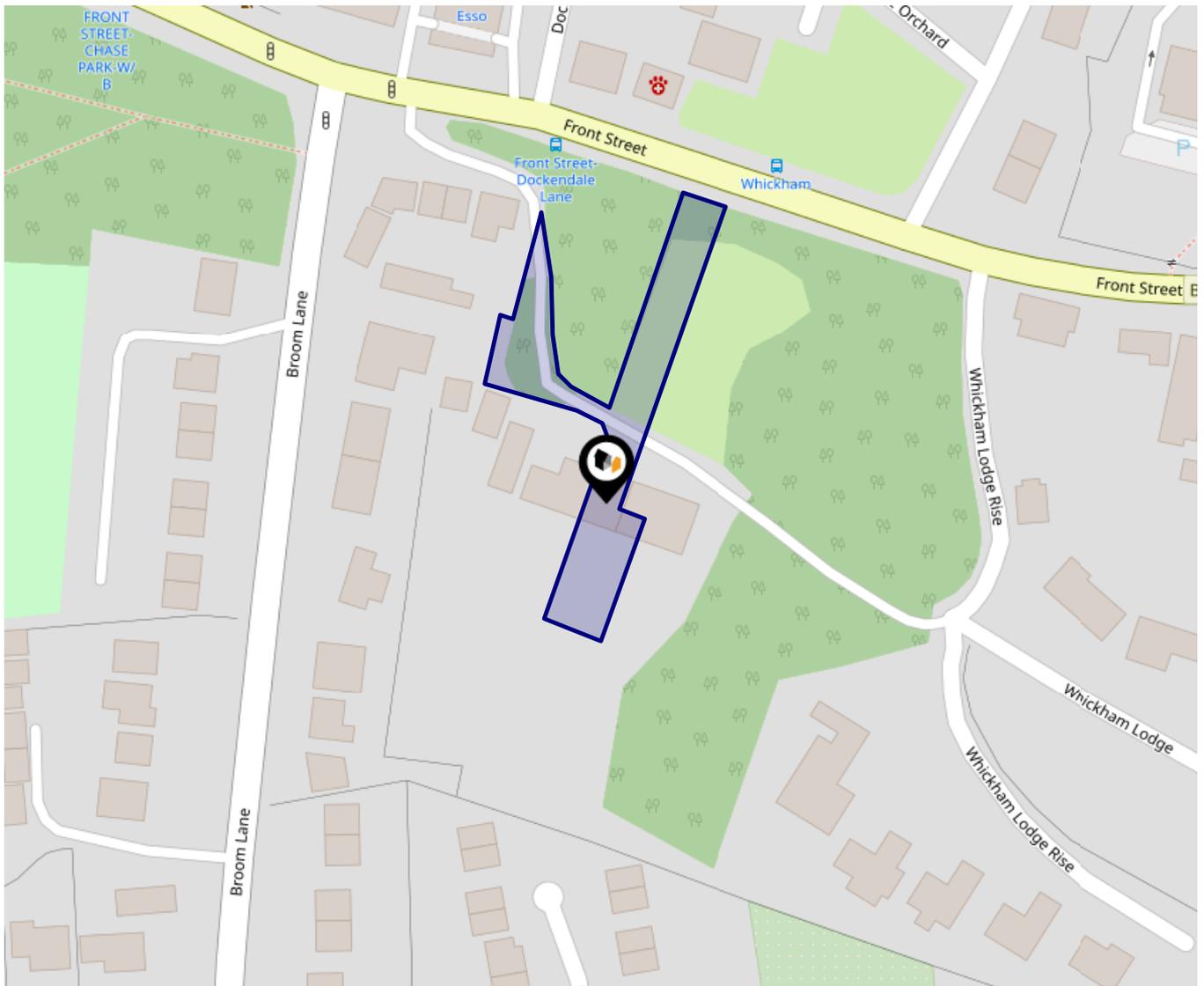


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.39 miles

Local Area

Road Noise



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

Walkersxchange Estate Agents

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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