

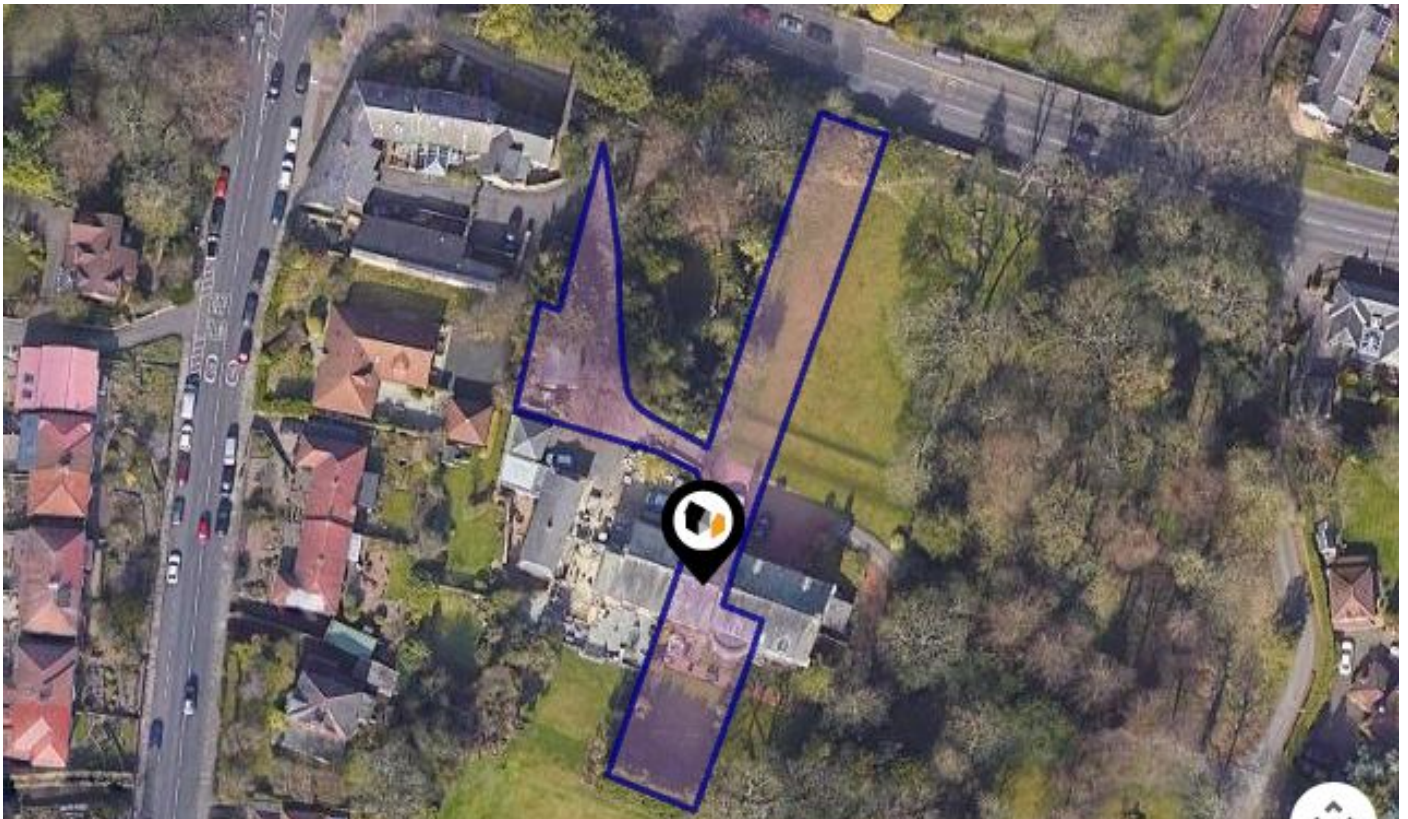


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 09<sup>th</sup> May 2025



## WHICKHAM LODGE, WHICKHAM, NEWCASTLE UPON TYNE, NE16

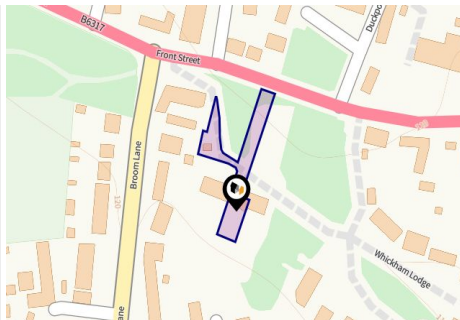
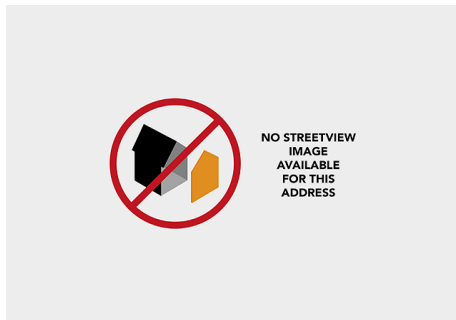
### Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



## Property

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

## Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds		
Conservation Area:	Whickham CA	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	51	-
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

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.

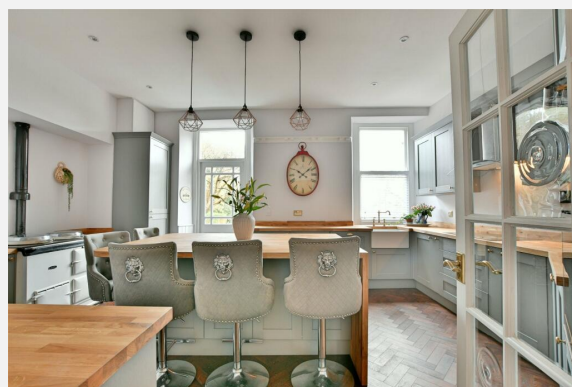
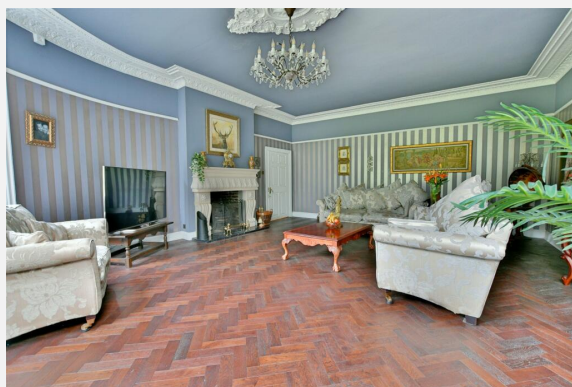
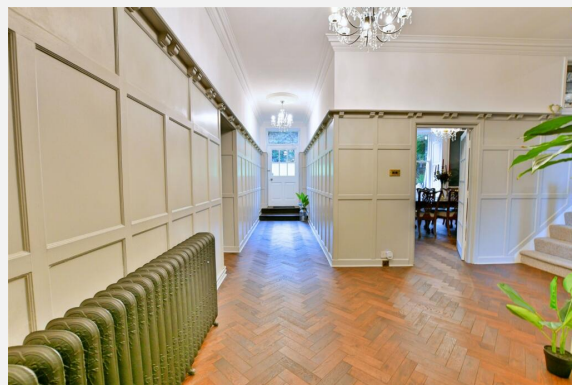
Planning records for: **3 Whickham Lodge Whickham Newcastle Upon Tyne NE16 4HH**

Reference - Gateshead/DC/11/01289/LBC
<b>Decision:</b> Decided
<b>Date:</b> 14th November 2011
<b>Description:</b> 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
<b>Decision:</b> Decided
<b>Date:</b> 22nd September 2022
<b>Description:</b> LISTED BUILDING CONSENT: Replacement of an existing portico structure.
Reference - DC/21/00224/HHA
<b>Decision:</b> Decided
<b>Date:</b> 22nd February 2021
<b>Description:</b> 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
<b>Decision:</b> Awaiting decision
<b>Date:</b> 26th January 2023
<b>Description:</b> Discharge of condition 3 (Materials) on planning application DC/22/01074/LBC

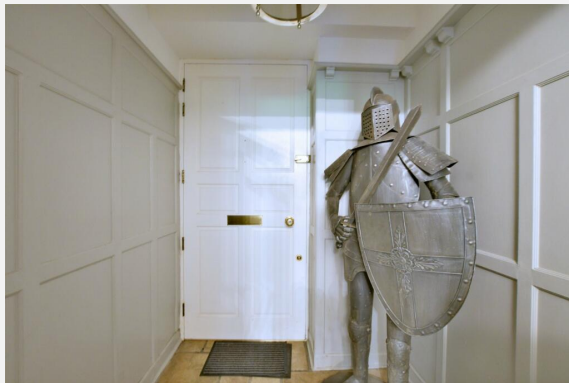


Planning records for: **3 Whickham Lodge Front Street Whickham Newcastle Upon Tyne NE16 4HH**

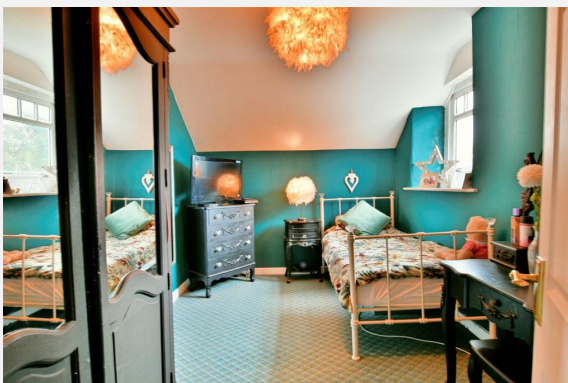
Reference - Gateshead/DC/12/00040/FUL	
Decision:	Decided
Date:	13th January 2012
Description:	Extension of time for implementation of planning application DC/09/00147/FUL for the Removal of conditions 5 and 12 of permission 498/00 to allow use of 'Granny Annexe' as separate dwelling and building up of 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



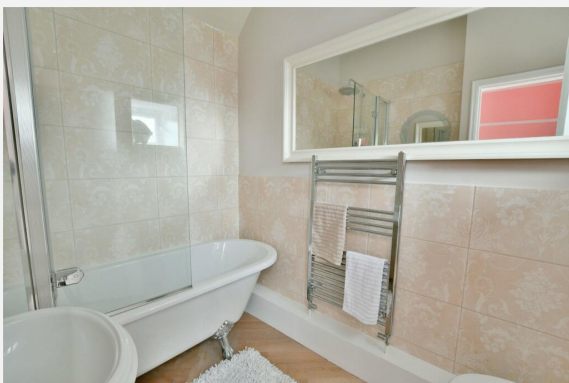
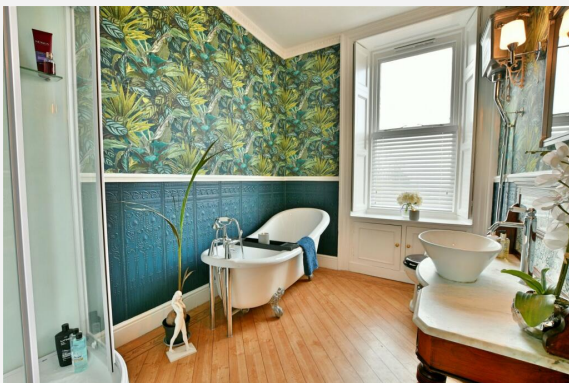




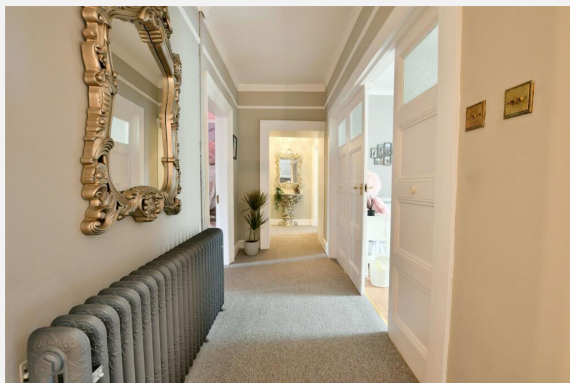
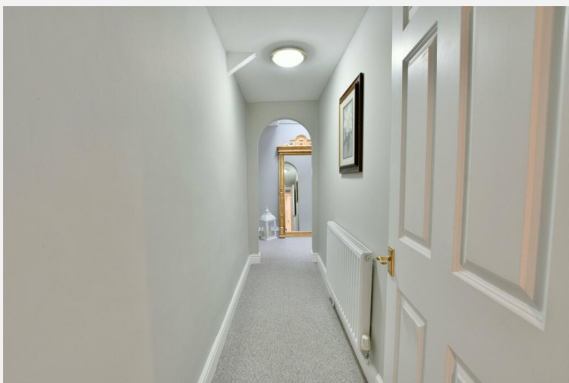
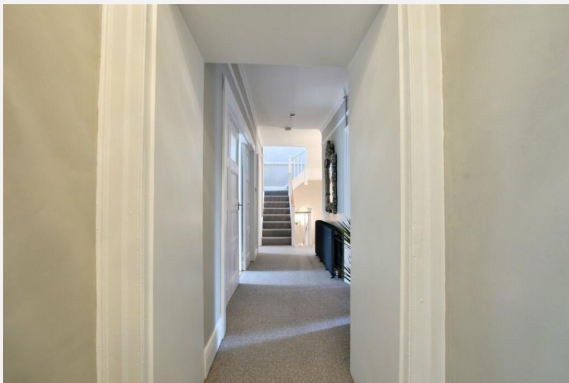
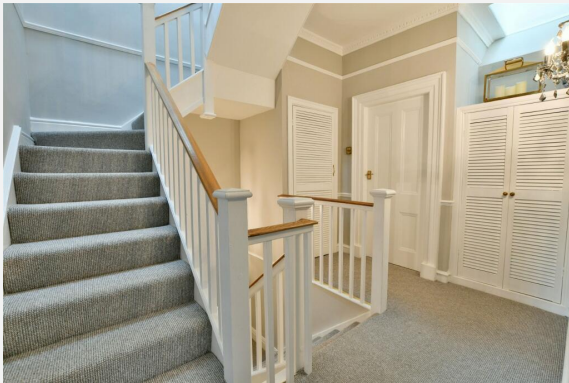




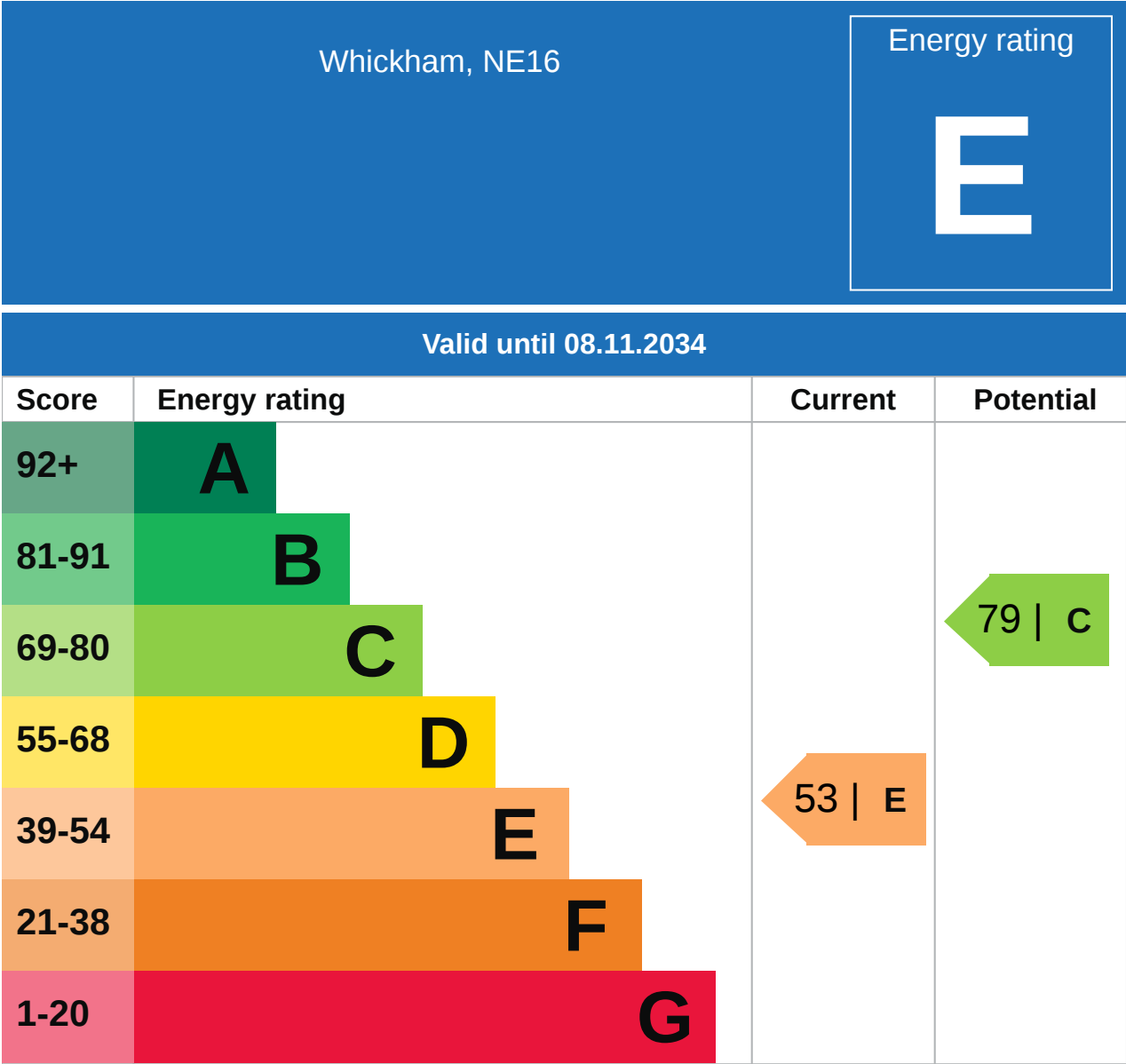












### Additional EPC Data

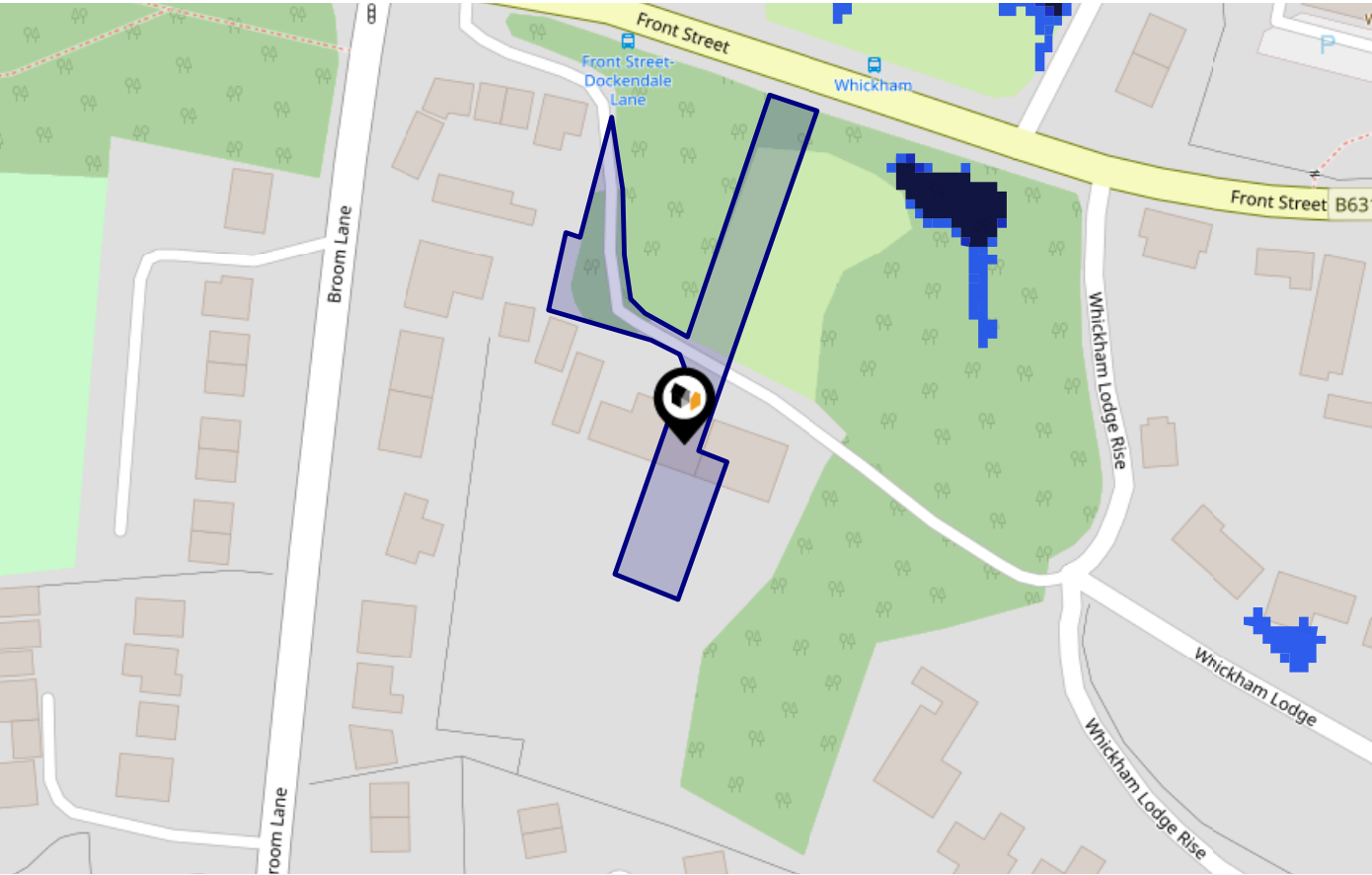
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	363 m <sup>2</sup>

# 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.

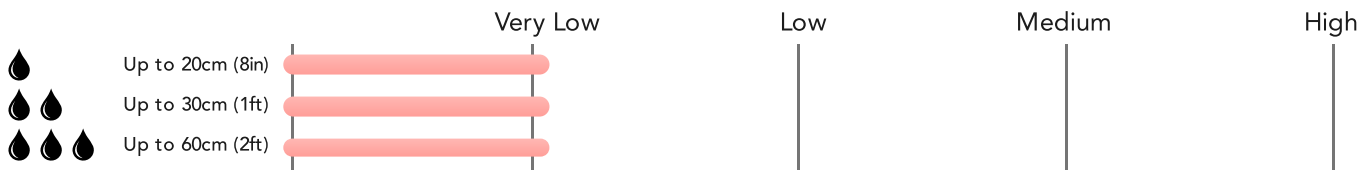


Risk Rating: Very low

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:



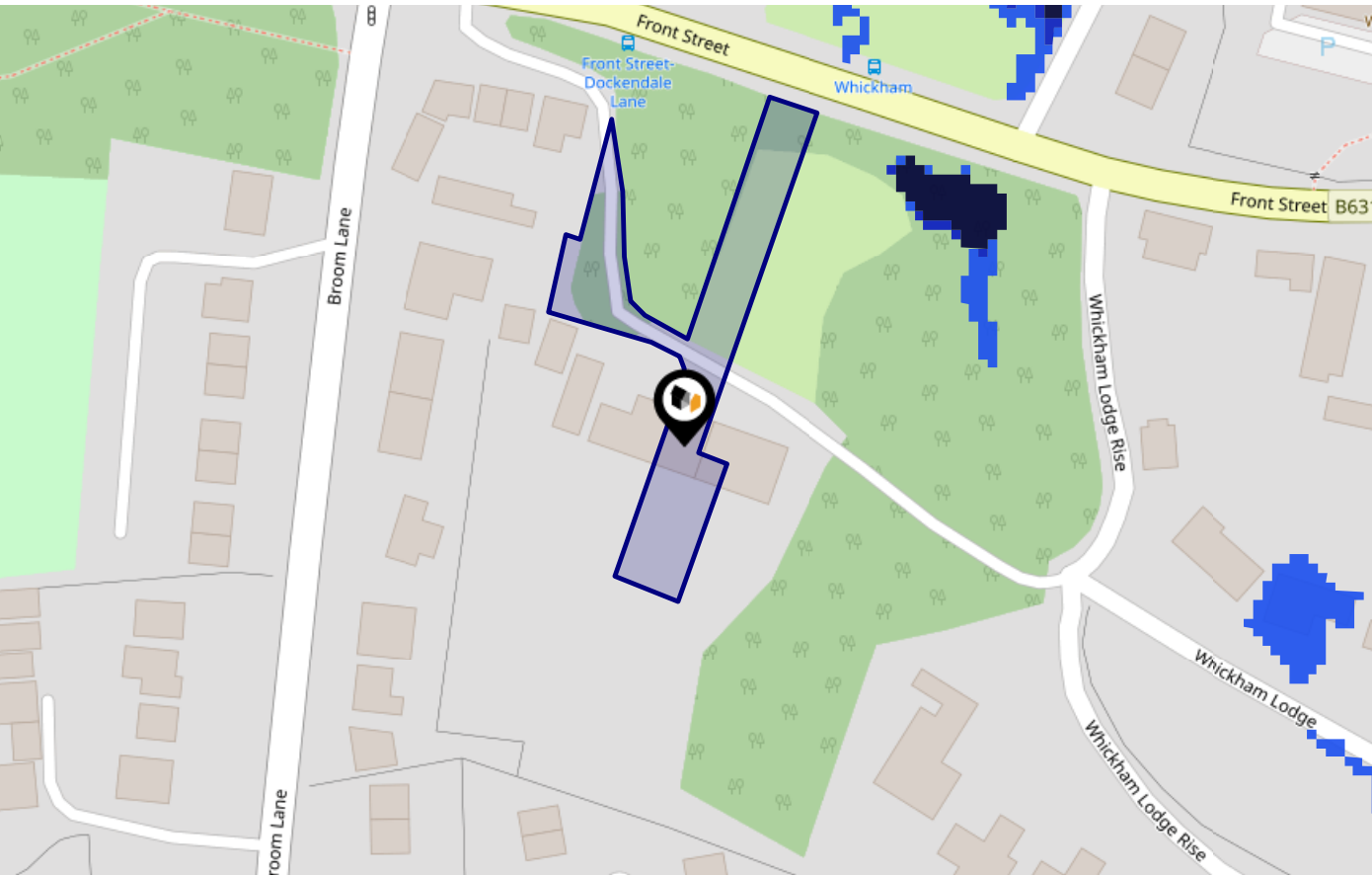


# Flood Risk

## 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.

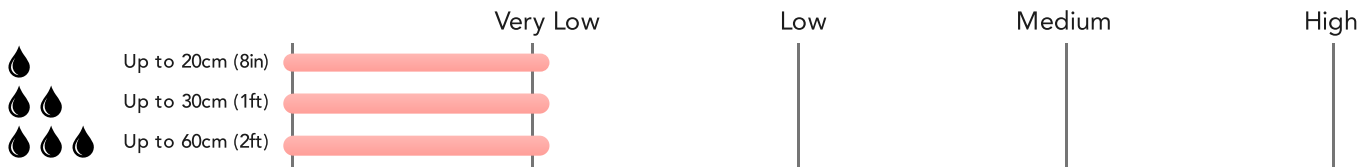


Risk Rating: Very low

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:

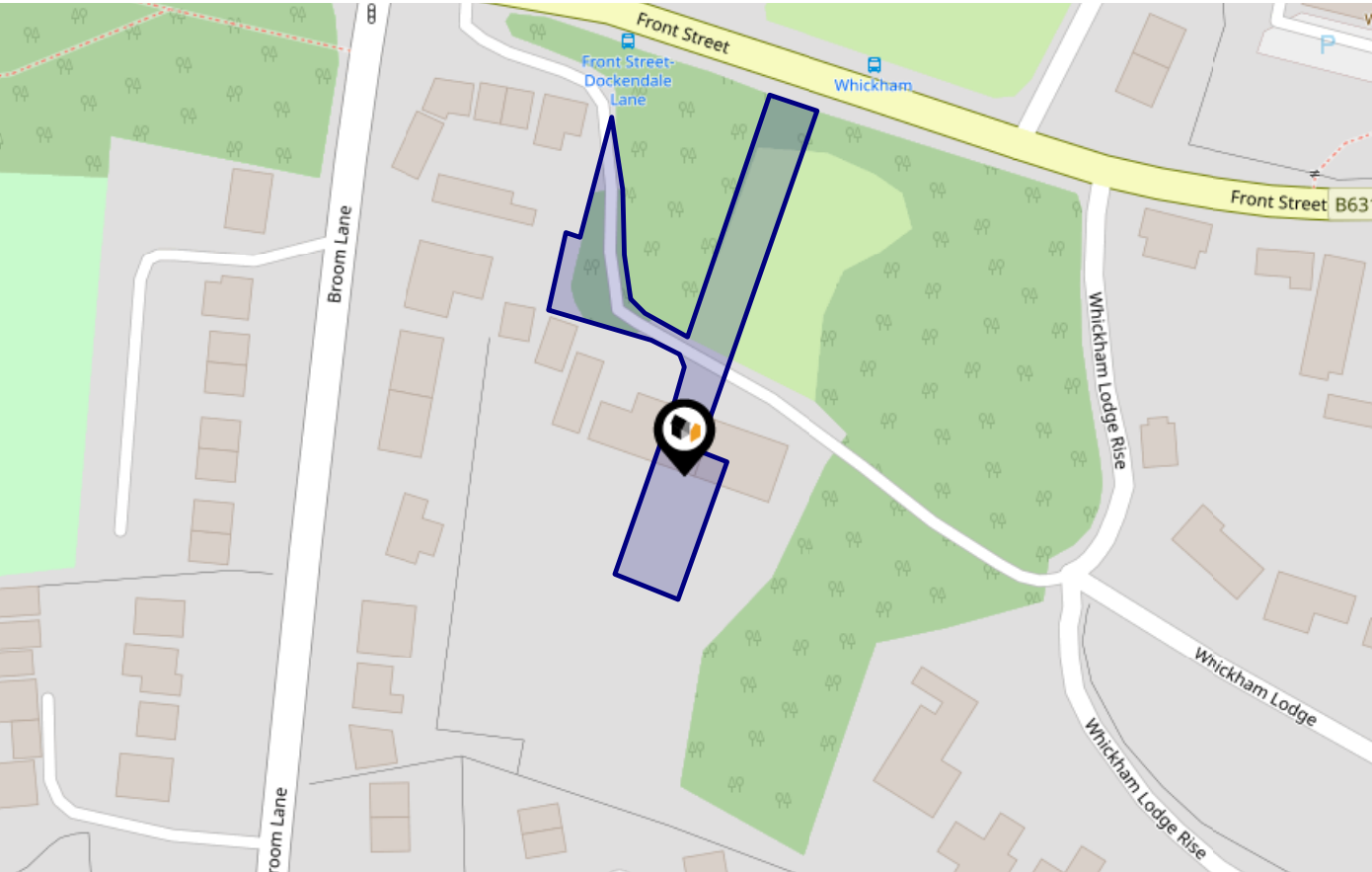


# Flood Risk

## 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.

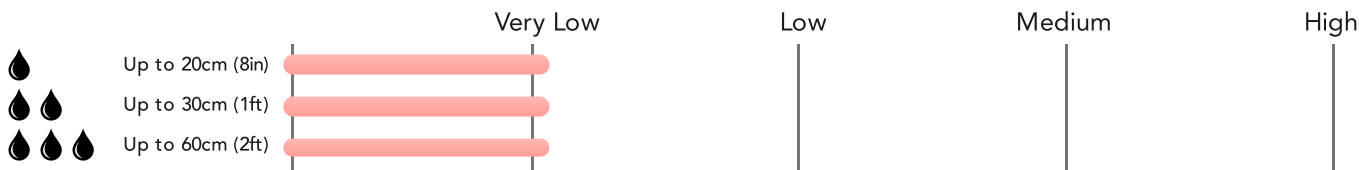


Risk Rating: Very low

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

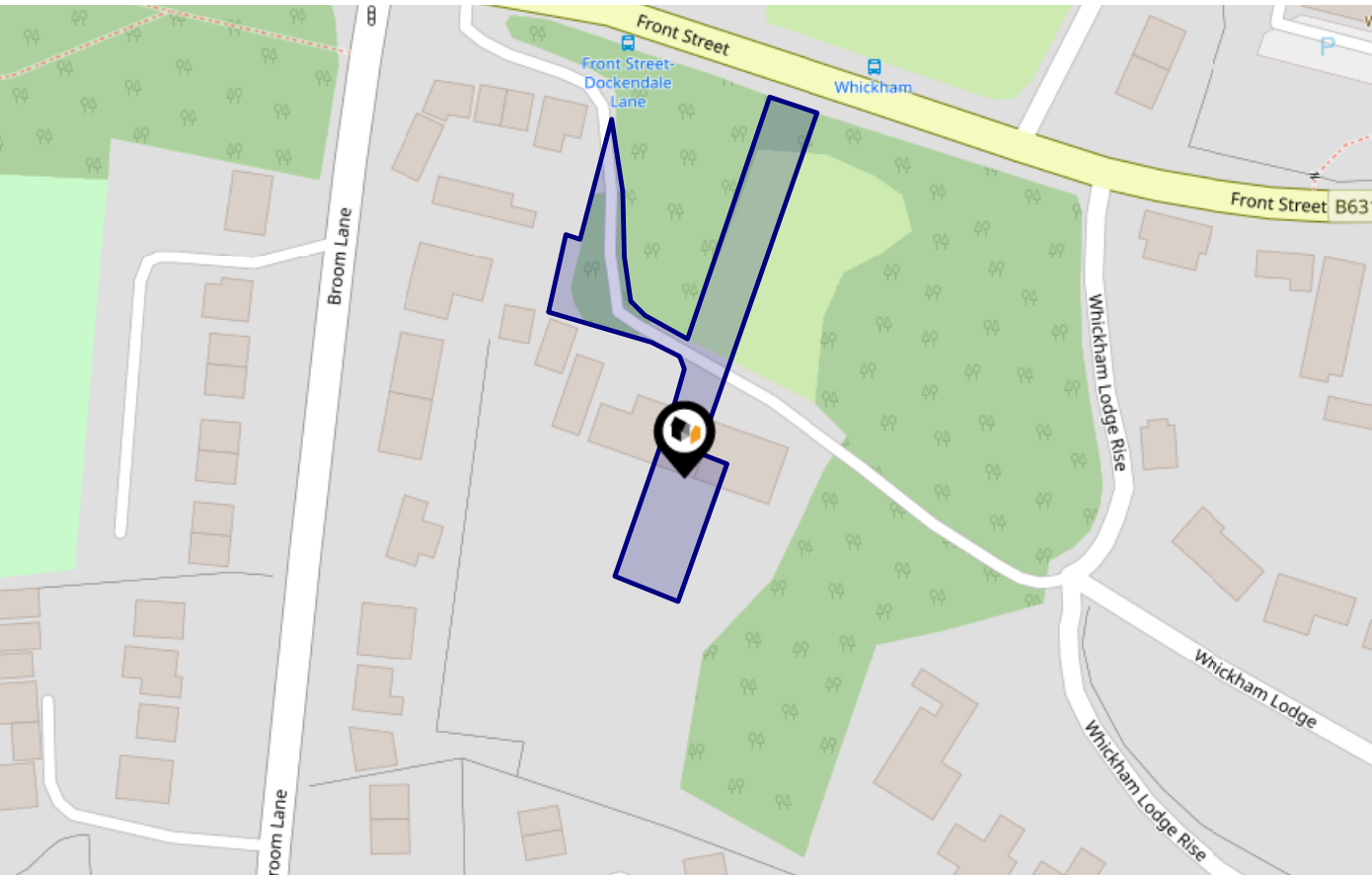


# Flood Risk

## 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.

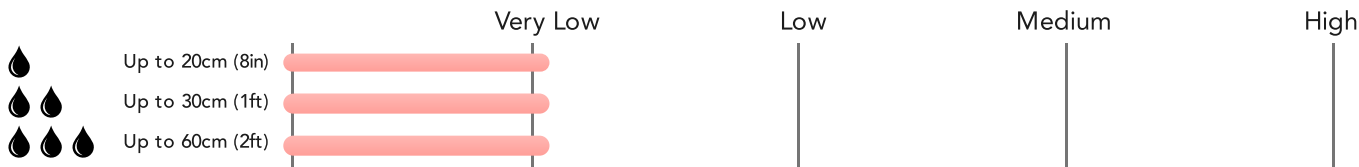


Risk Rating: Very low

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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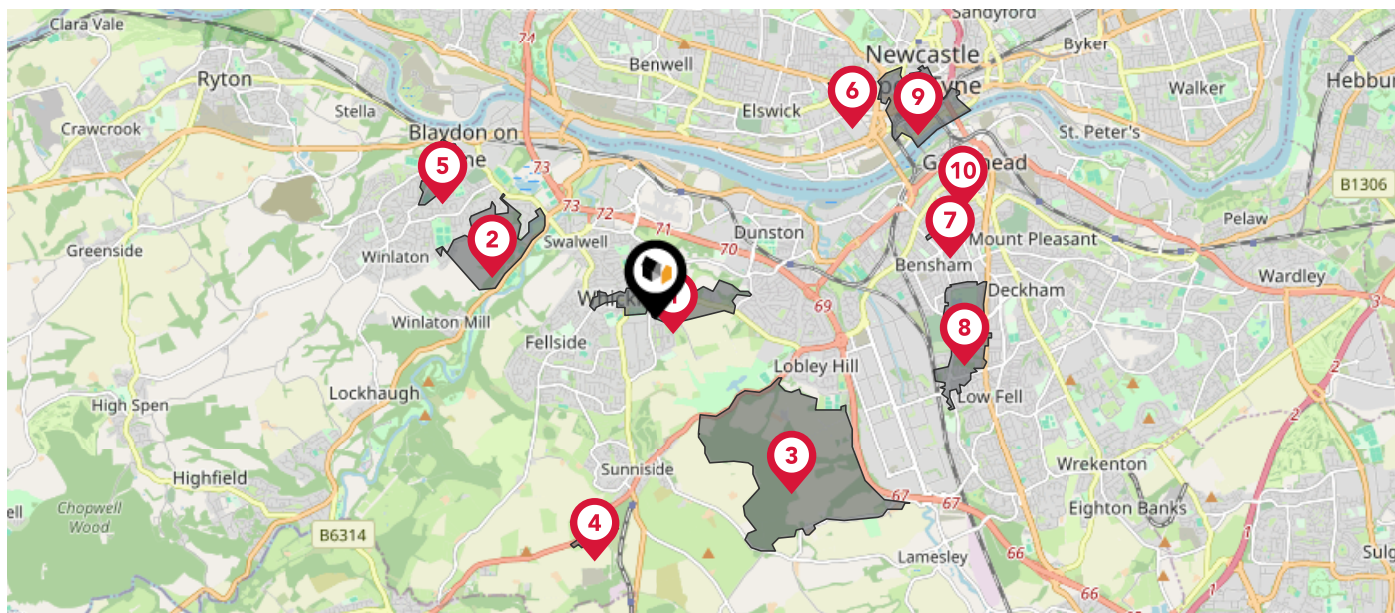
Chance of flooding to the following depths at this property:



# 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.

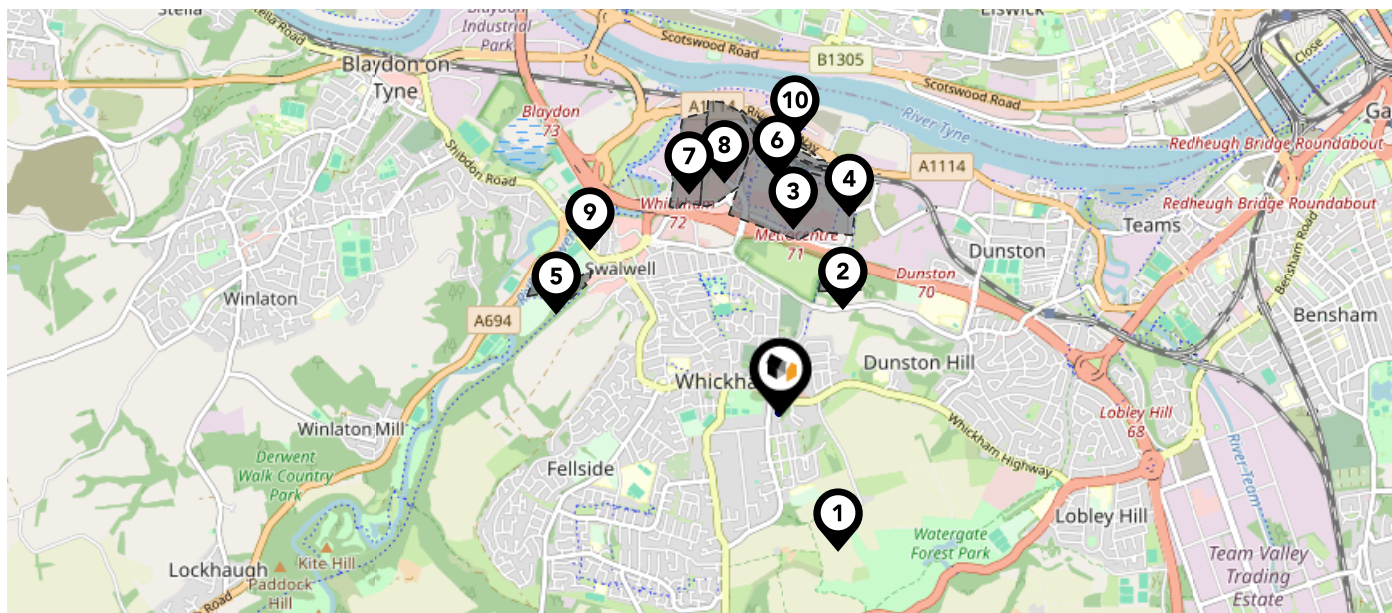


### Nearby Conservation Areas

- 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



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.

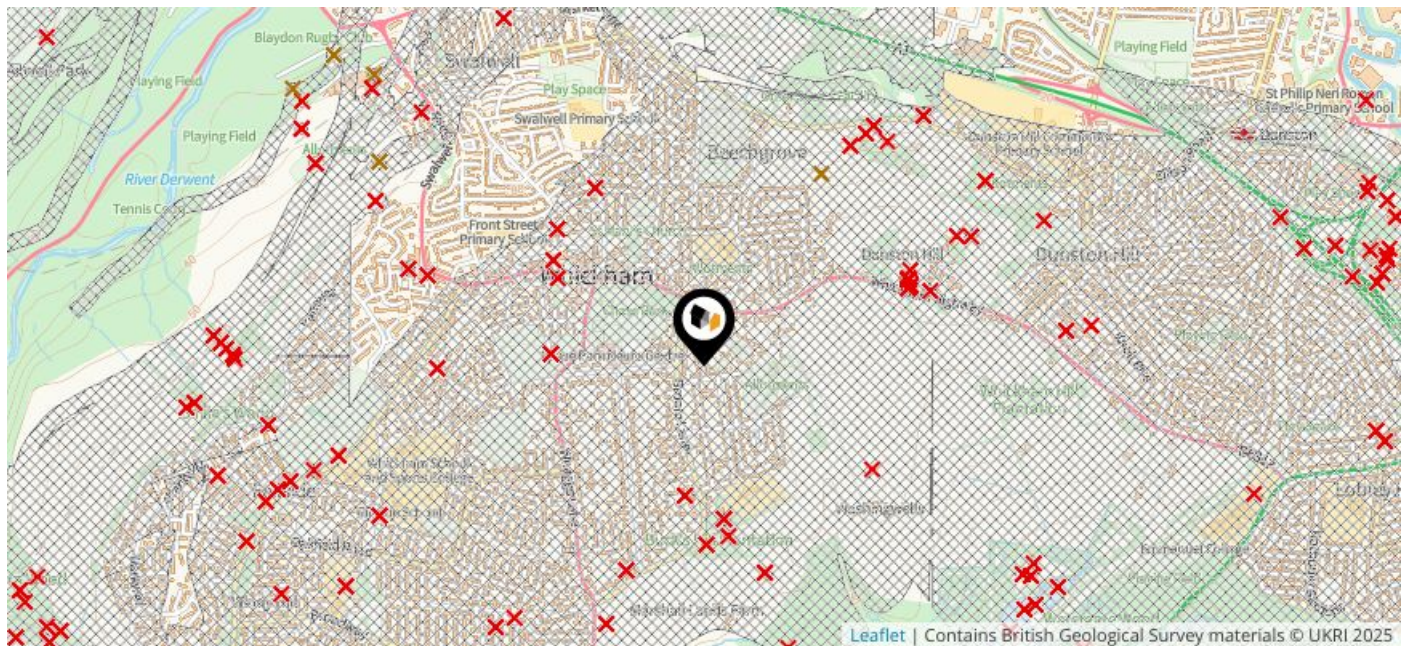


### Nearby Landfill Sites

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.



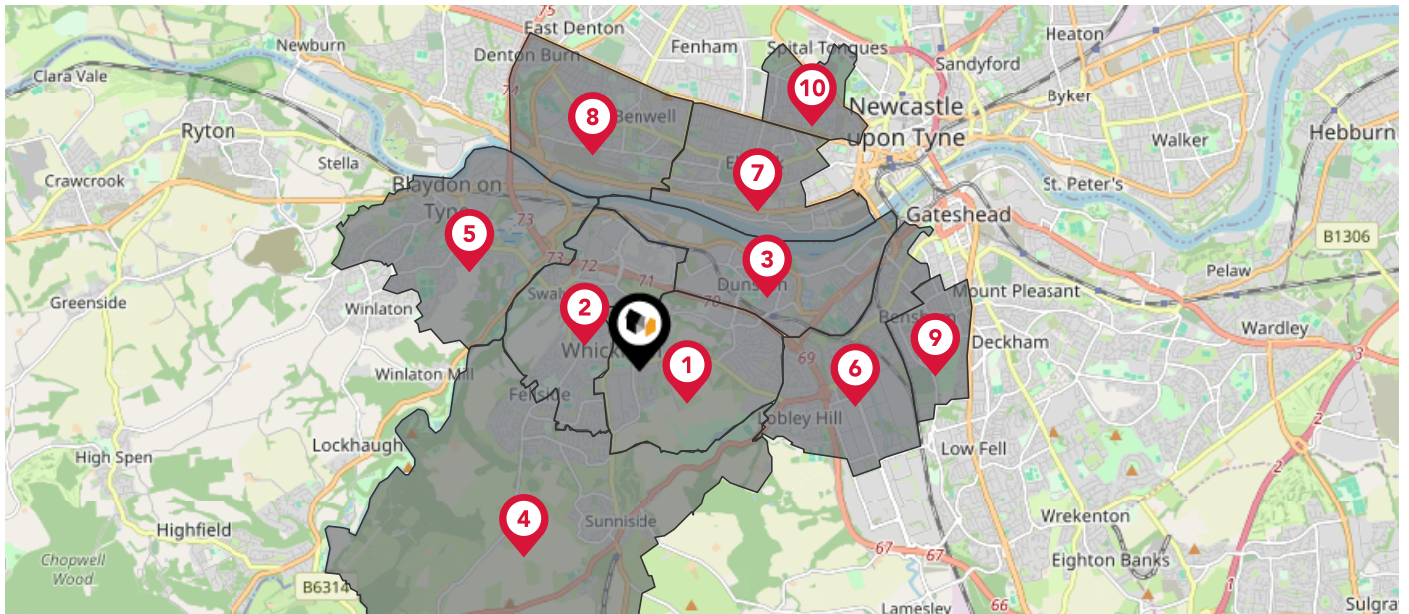
### Mine Entry

- ✕ 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.

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



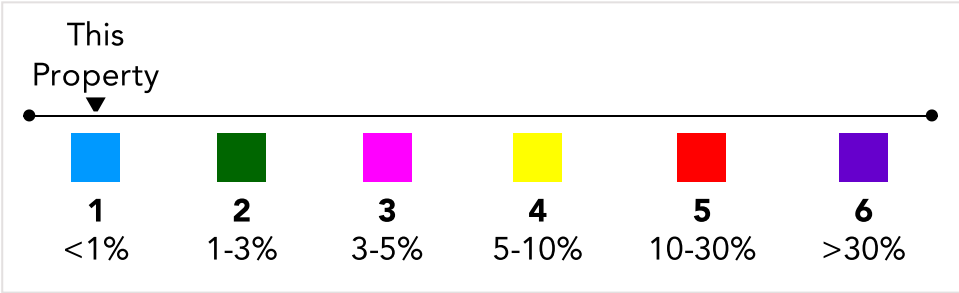
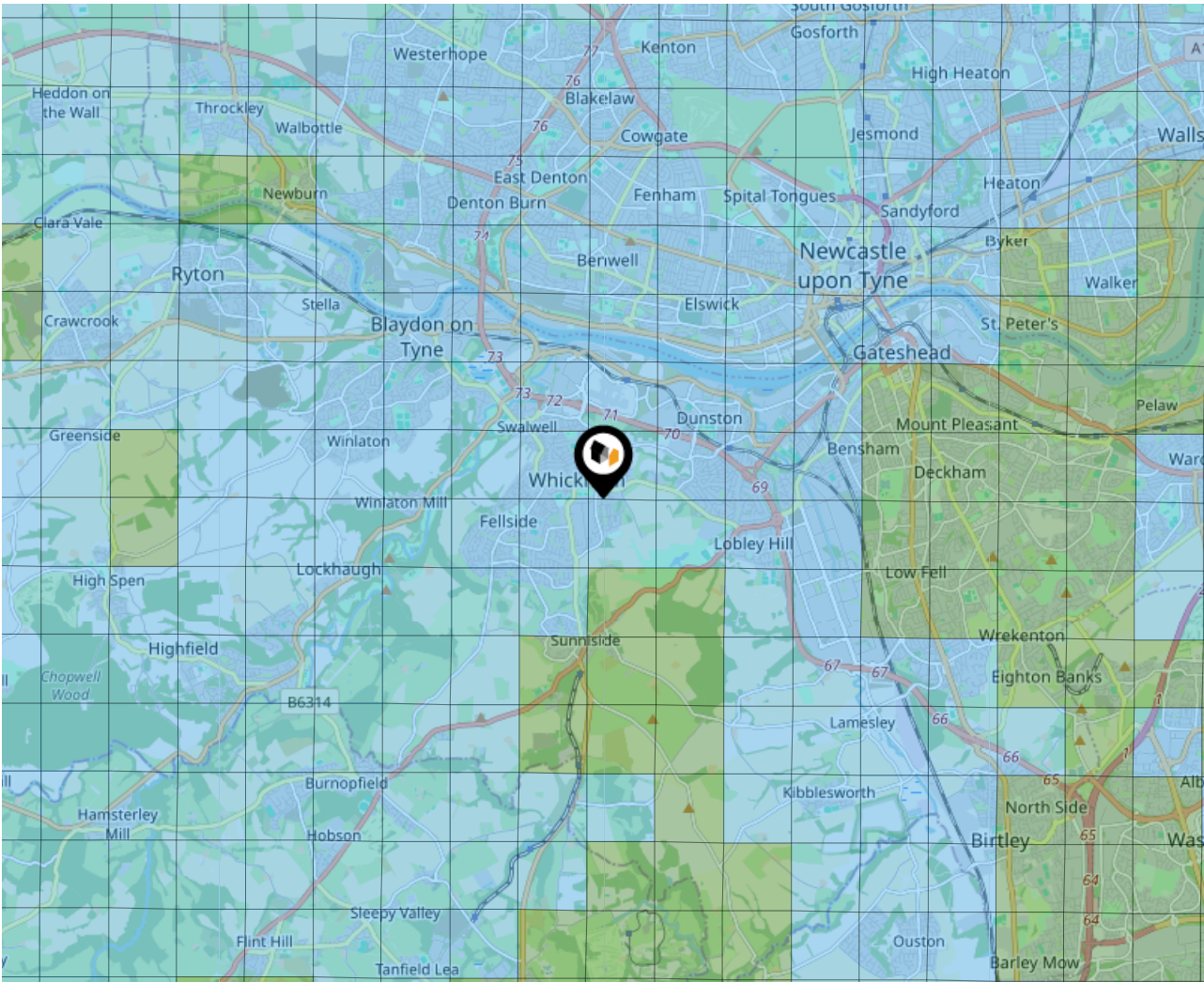
### Nearby Council Wards

- 1 Dunston Hill and Whickham East Ward
- 2 Whickham North Ward
- 3 Dunston and Teams Ward
- 4 Whickham South and Sunnyside Ward
- 5 Blaydon Ward
- 6 Lobley Hill and Bensham Ward
- 7 Elswick Ward
- 8 Benwell & Scotswood Ward
- 9 Saltwell Ward
- 10 Arthur's Hill Ward



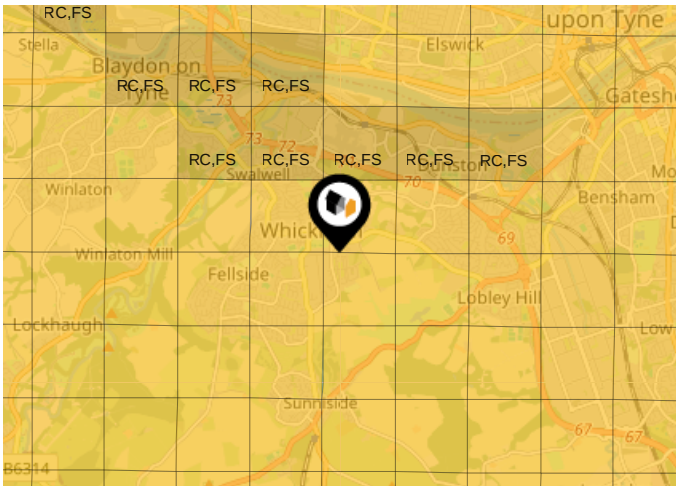
### What is Radon?

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)

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



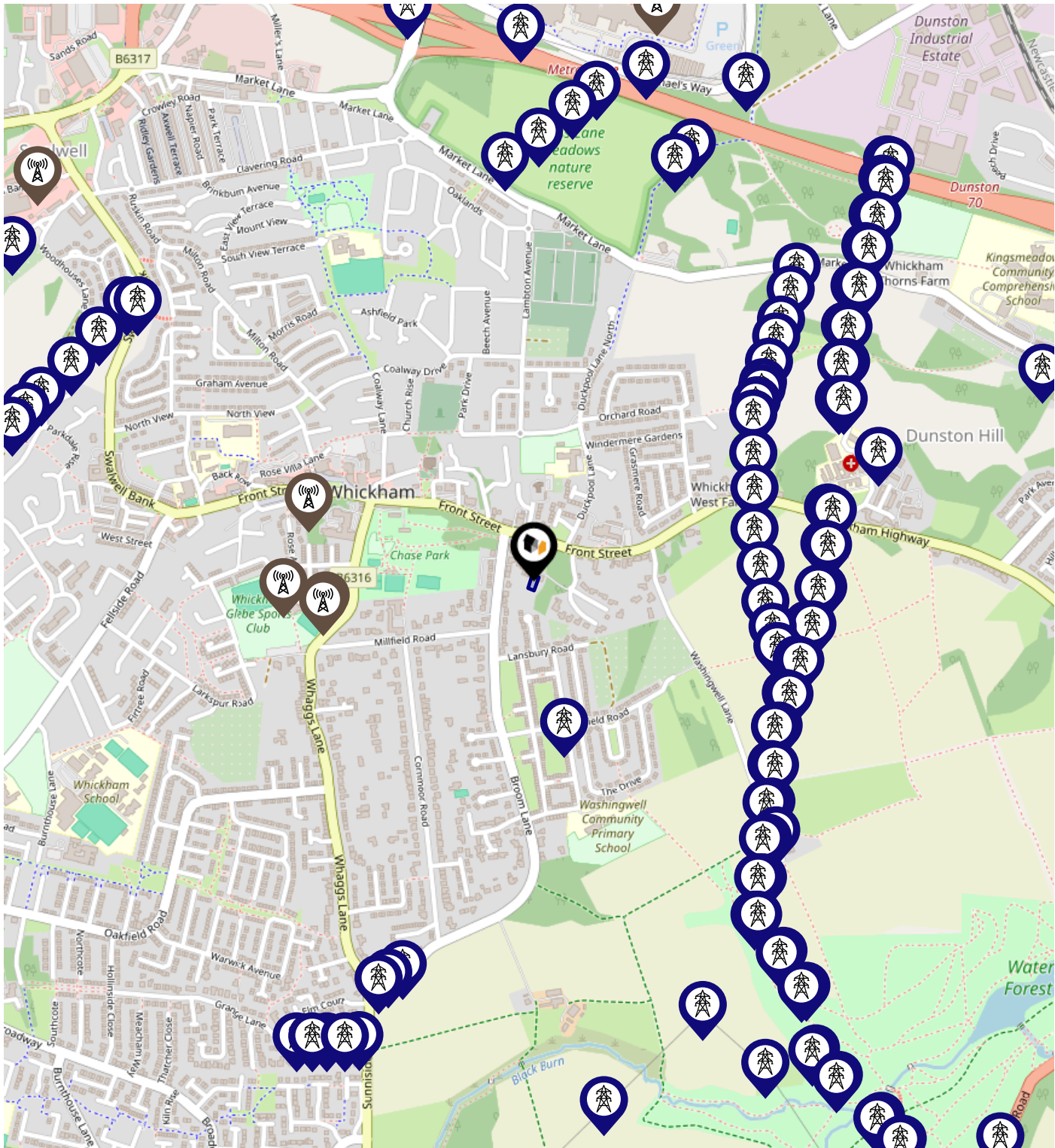
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess





# Local Area

## Masts & Pylons



### Key:

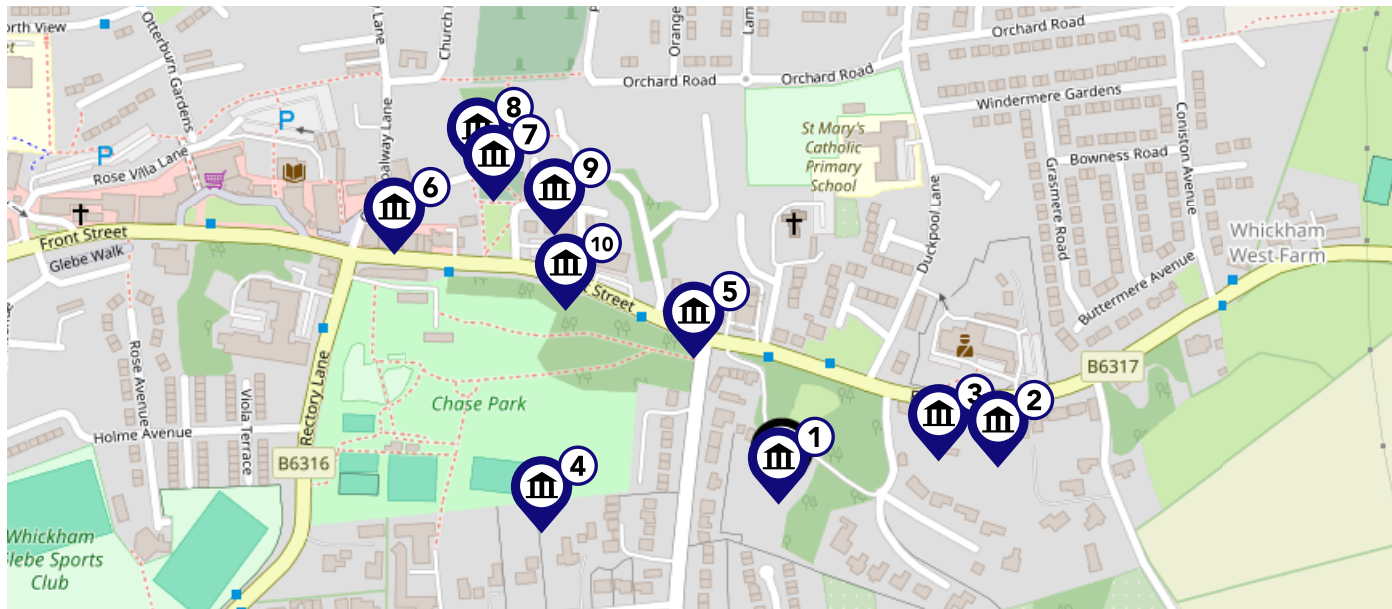
-  Power Pylons
-  Communication Masts













# Maps

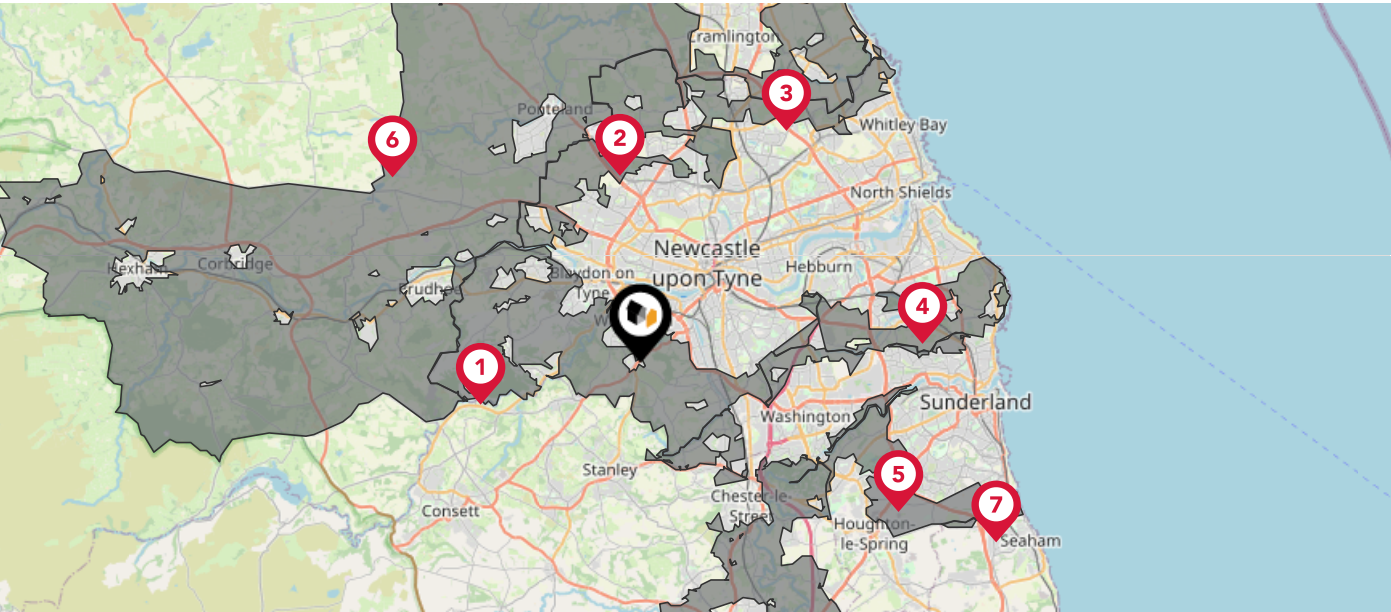
## Listed Buildings

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



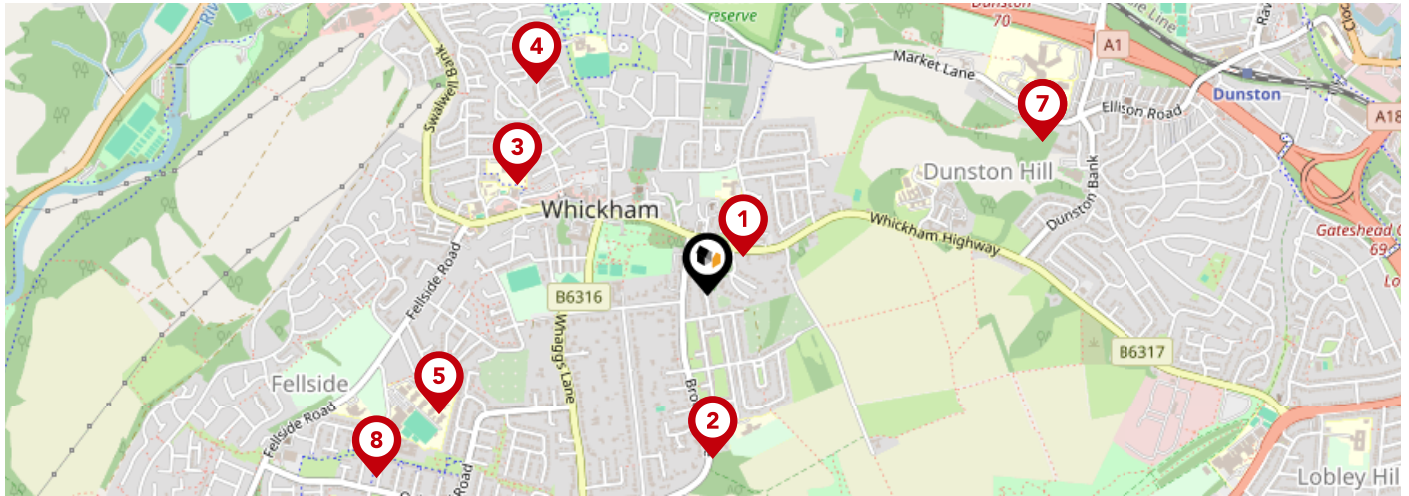
Listed Buildings in the local district	Grade	Distance
 1355104 - Whickham Lodge And Wing At Right	Grade II	0.0 miles
 1299664 - Oak Villa	Grade II	0.1 miles
 1025141 - 11 And 13, Front Street	Grade II	0.1 miles
 1299676 - Windmill In King Georges Field (chase Park) 180 Metres South Of Street	Grade II	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...



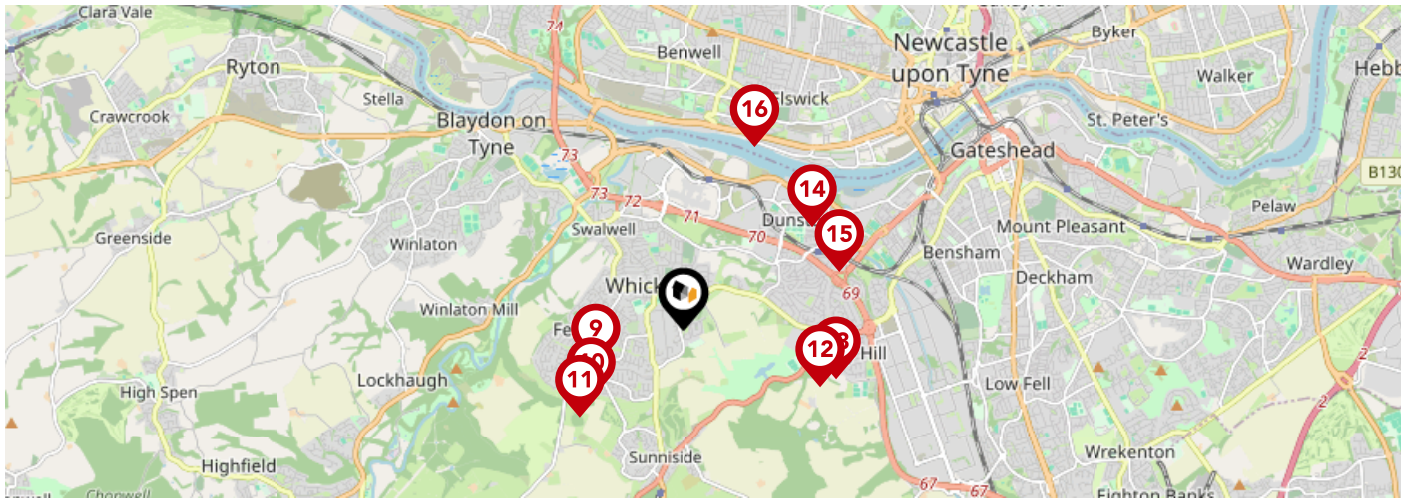
### Nearby Green Belt Land









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



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

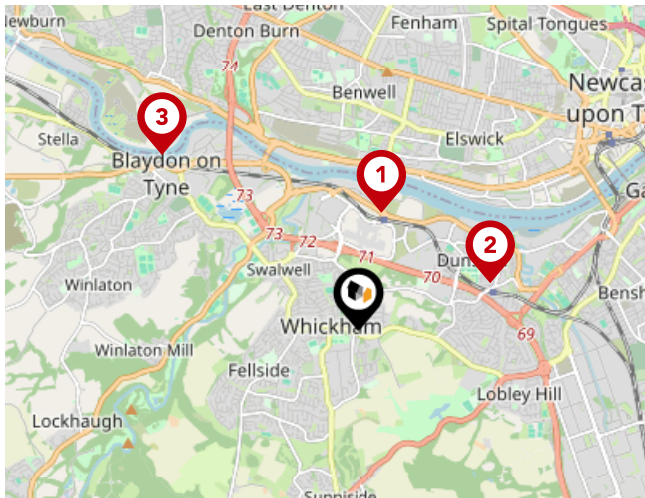




		Nursery	Primary	Secondary	College	Private
	<b>Fellside Community Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whickham Parochial Church of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

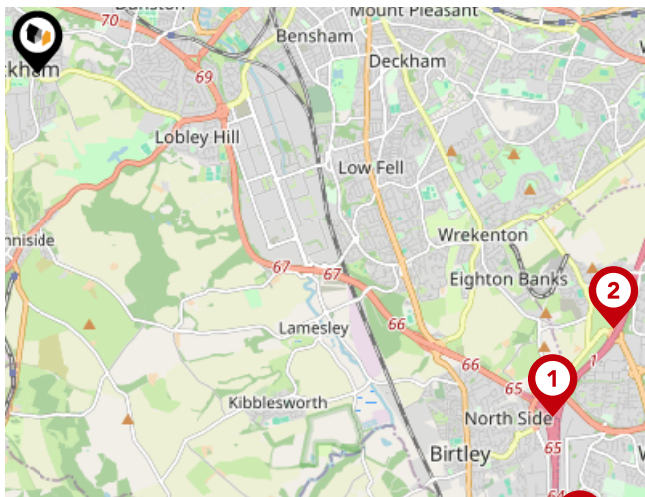
# Area

## Transport (National)



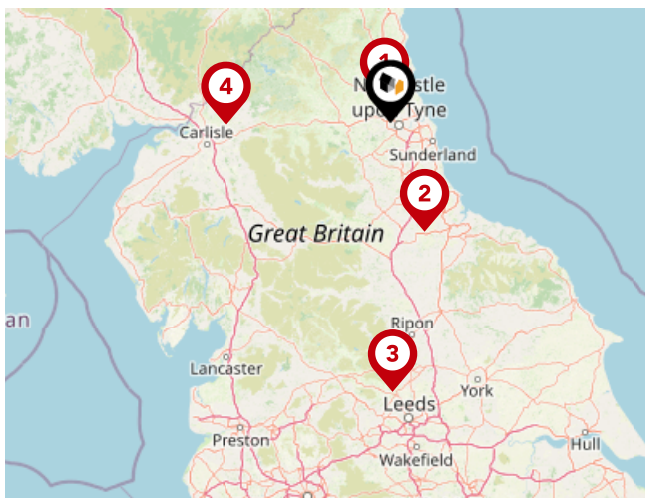
### National Rail Stations

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

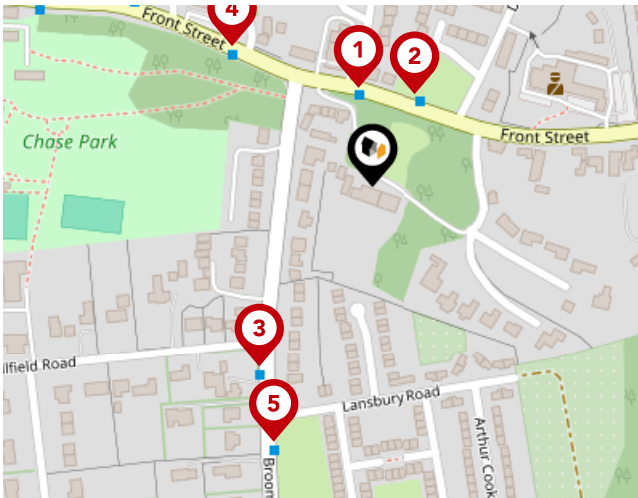


### Airports/Helipads

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

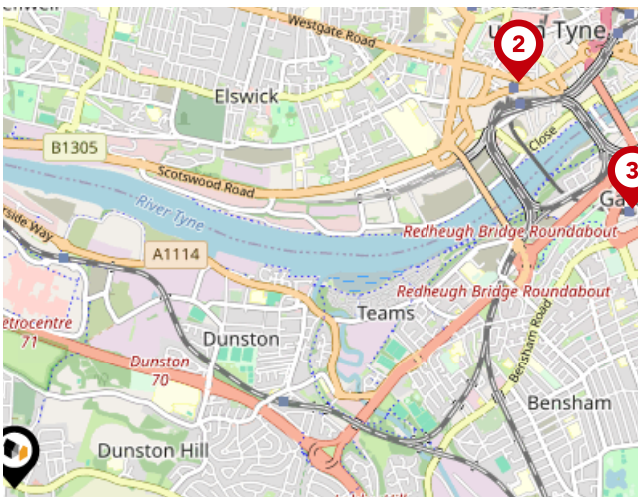
# Area

## Transport (Local)



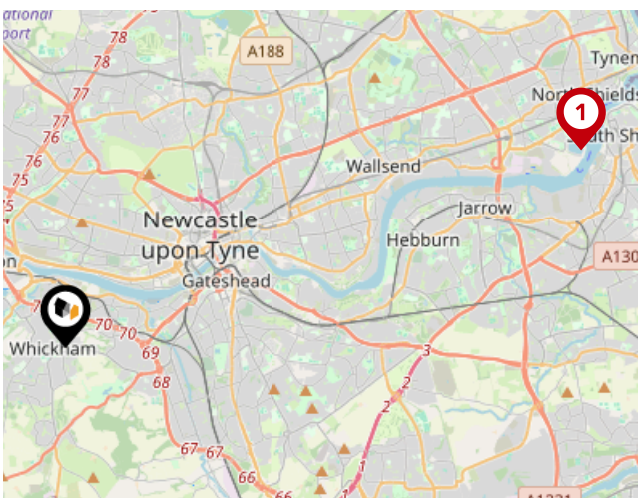
### Bus Stops/Stations

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



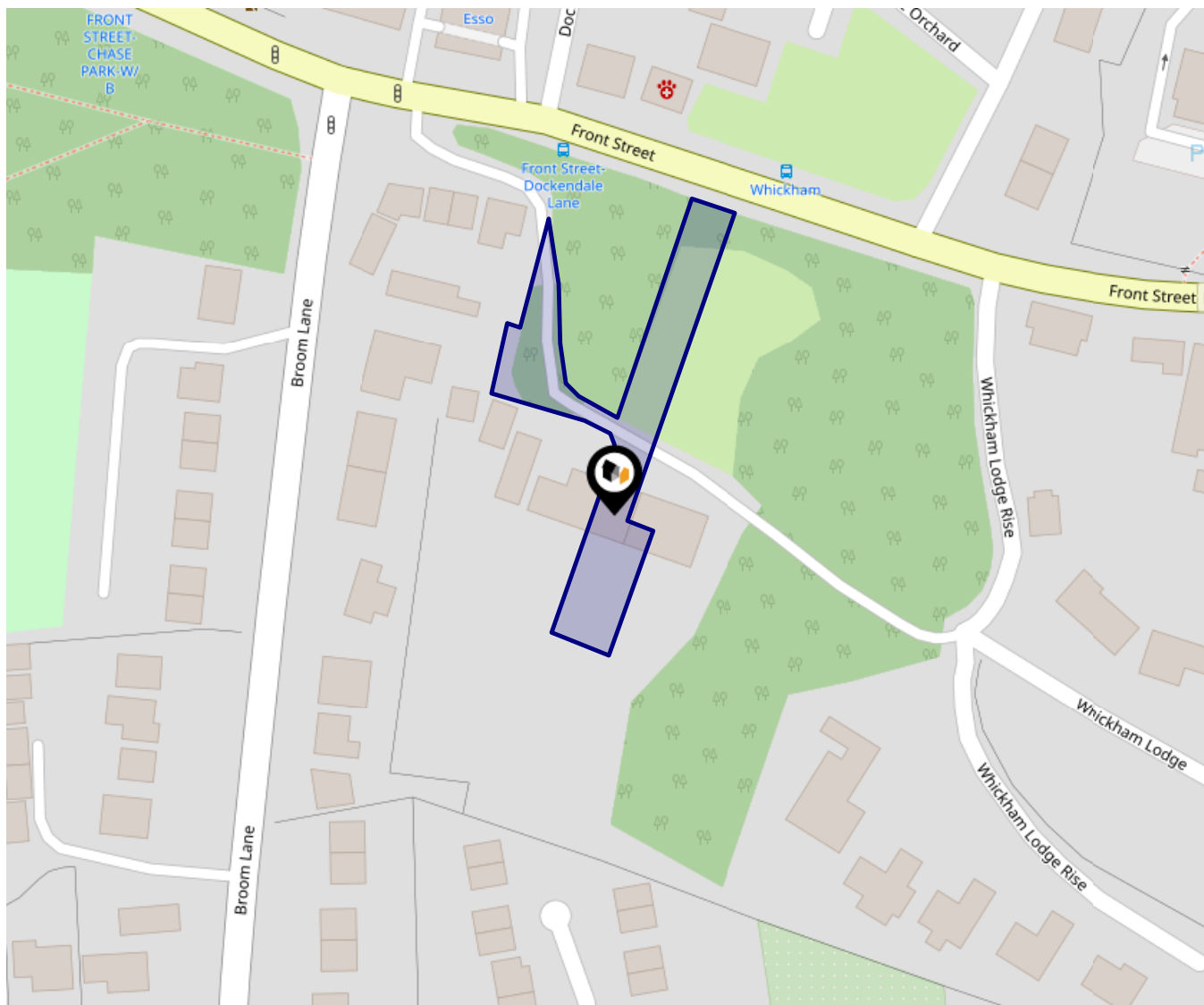
### Ferry Terminals

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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