

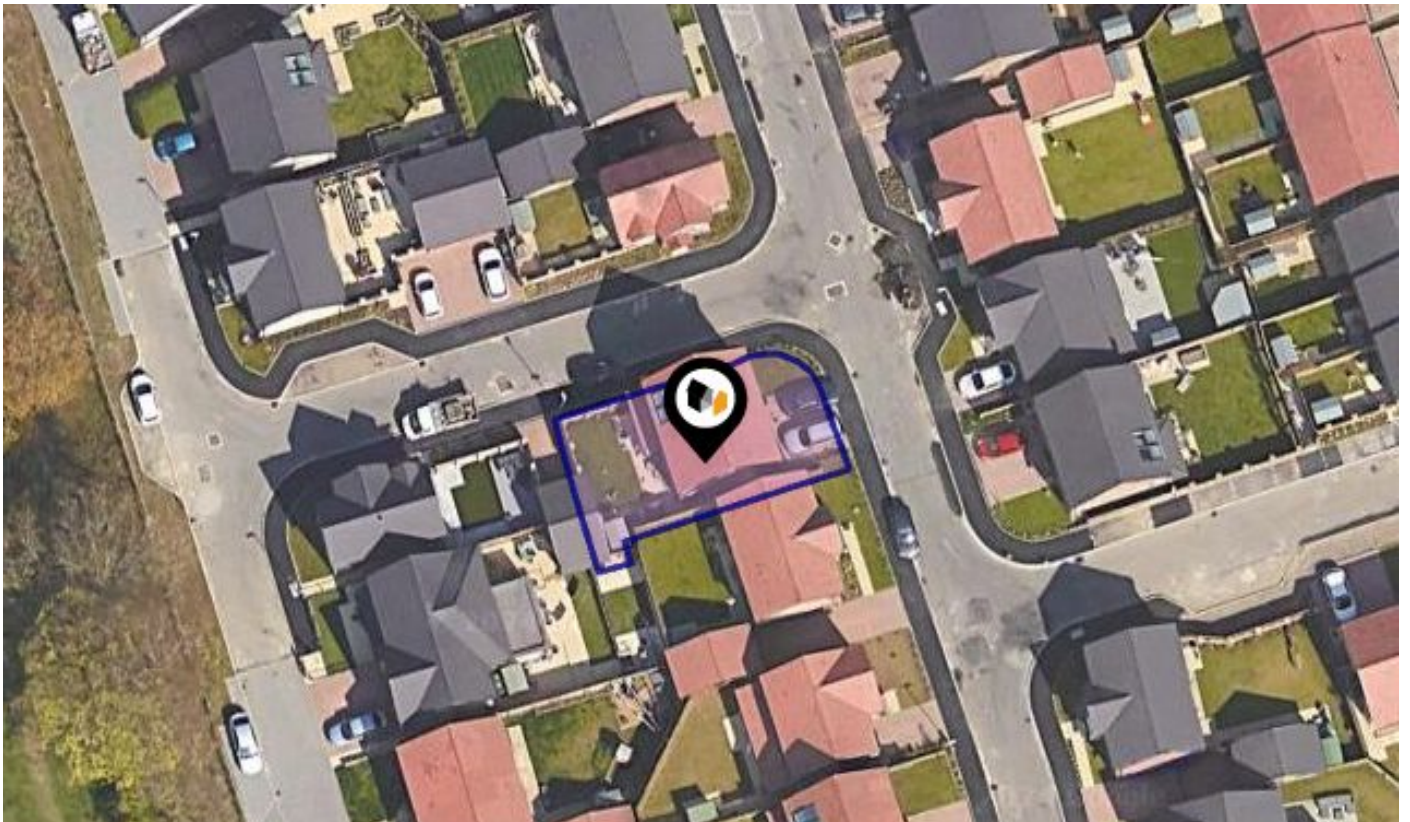


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 11th November 2024



**PRIMROSE DRIVE, SUNNISIDE, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

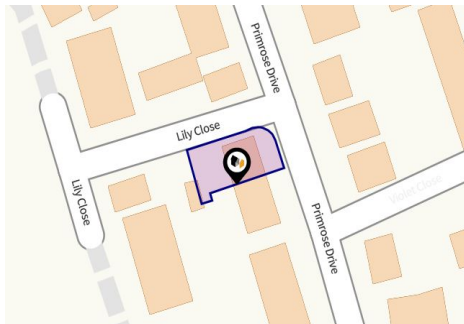
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.06 acres		
Year Built :	2020		
Council Tax :	Band E		
Annual Estimate:	£2,996		
Title Number:	TY577977		

Local Area

Local Authority:	Gateshead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	940 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



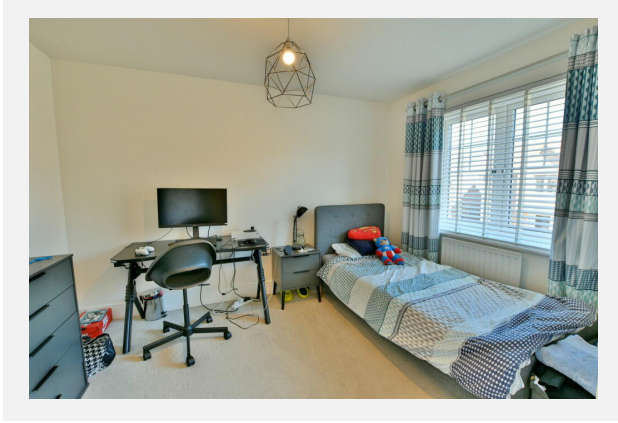
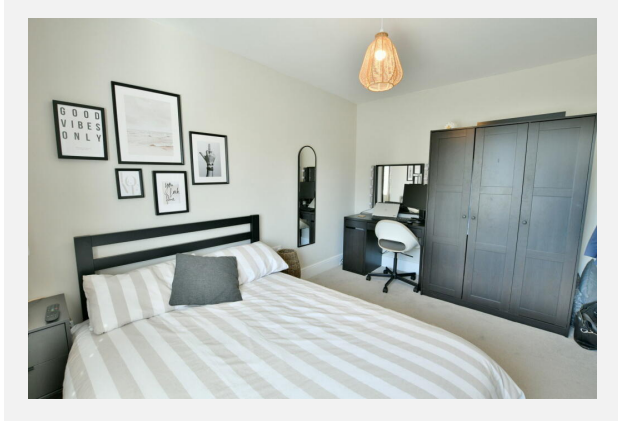
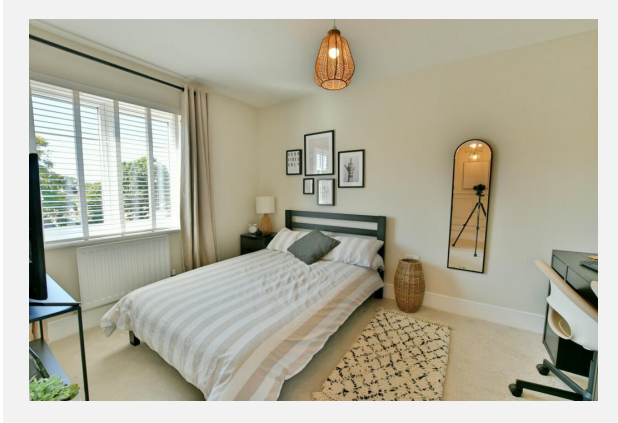
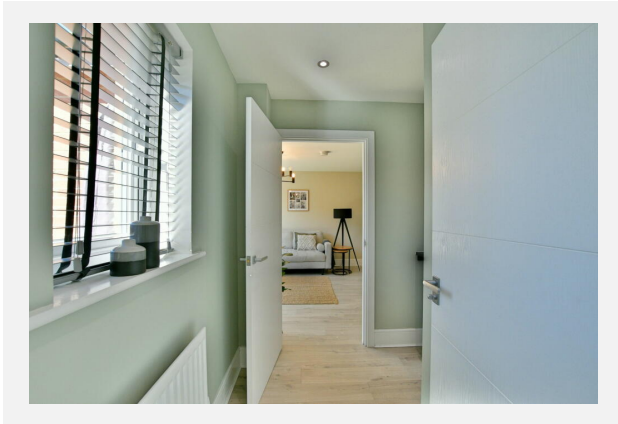
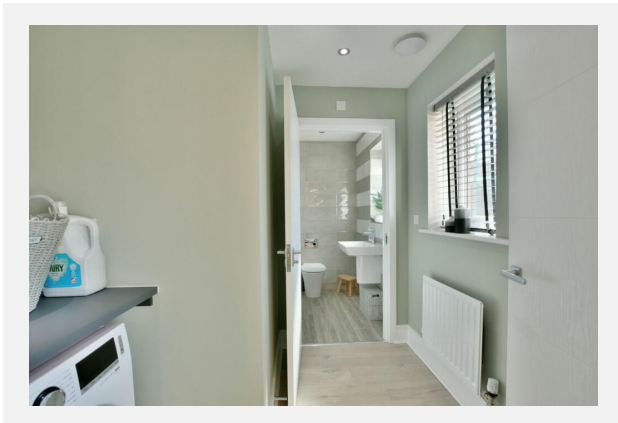
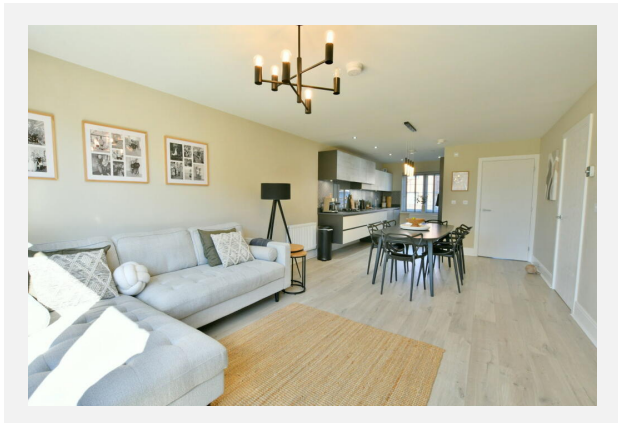
Planning records for: *15 Primrose Drive Sunnyside Whickham Gateshead NE16 5DA*

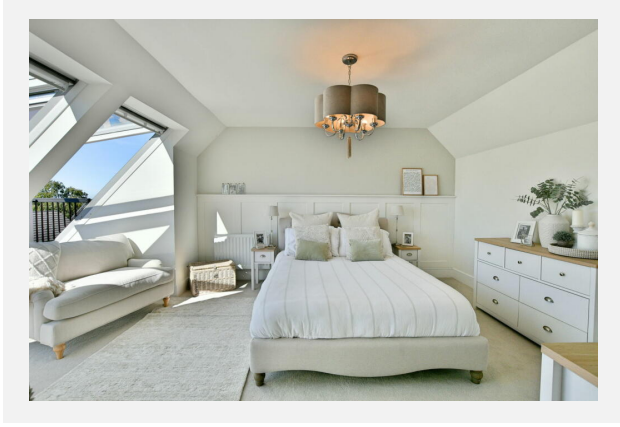
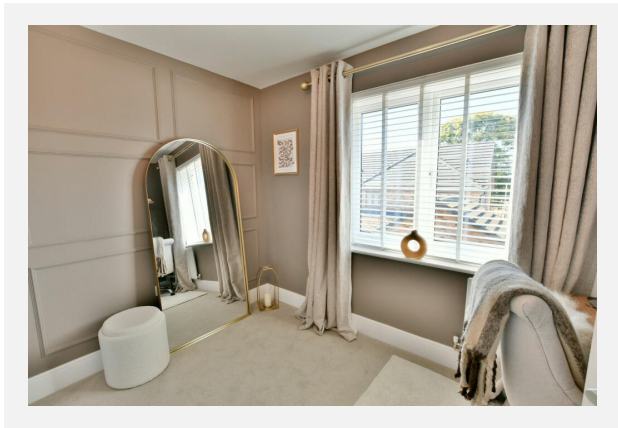
Reference - DC/24/00556/HHA	
Decision:	Decided
Date:	04th July 2024
Description:	Bay window to front of garage conversion

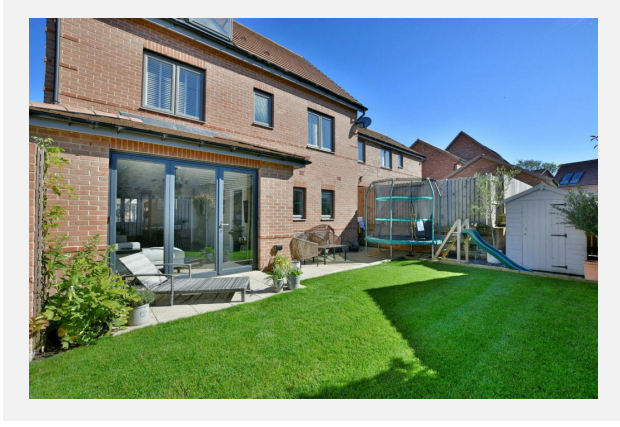
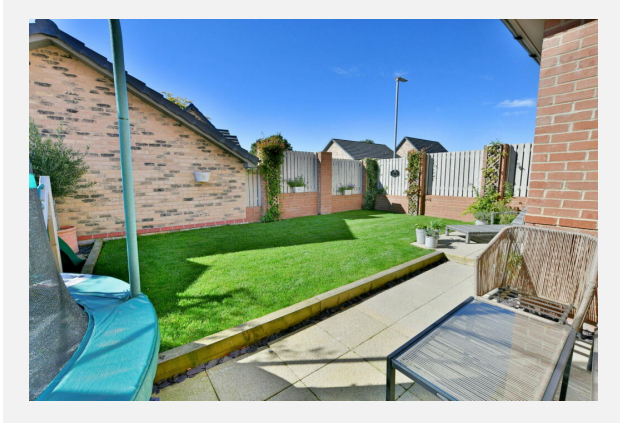
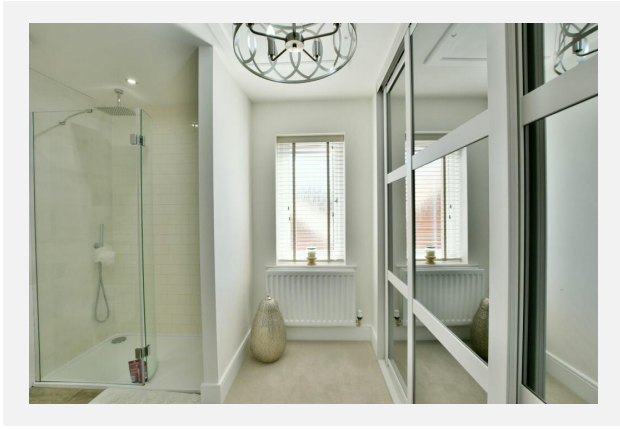
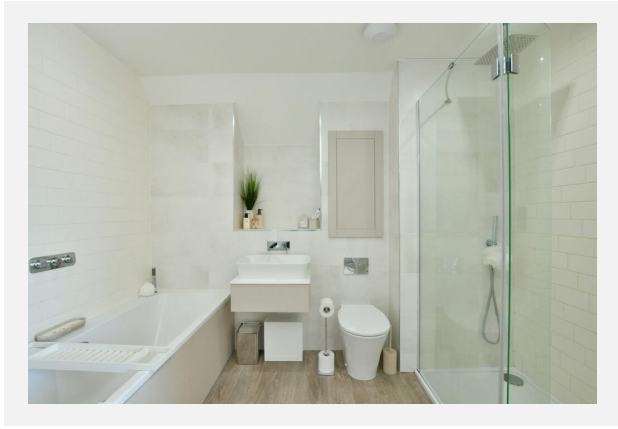
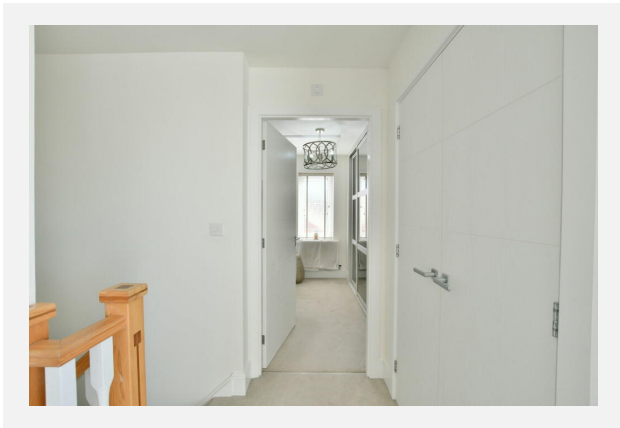
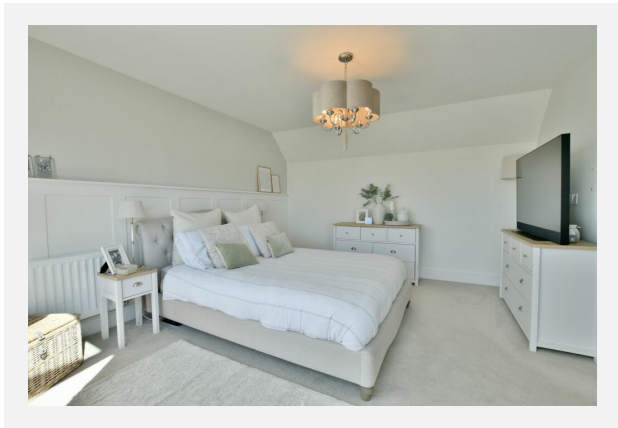
Planning records for: *Land Adjacent 33 Primrose Drive Sunnyside Whickham Gateshead NE16 5DA*

Reference - DC/24/00110/COU	
Decision:	Decided
Date:	06th February 2024
Description:	Change of use from open space to private garden (retrospective).





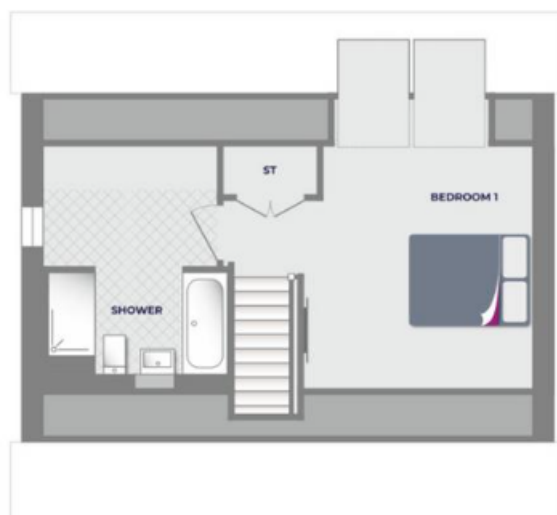




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SUNNISIDE, WHICKHAM, NE16

Energy rating

B

Valid until 05.11.2030

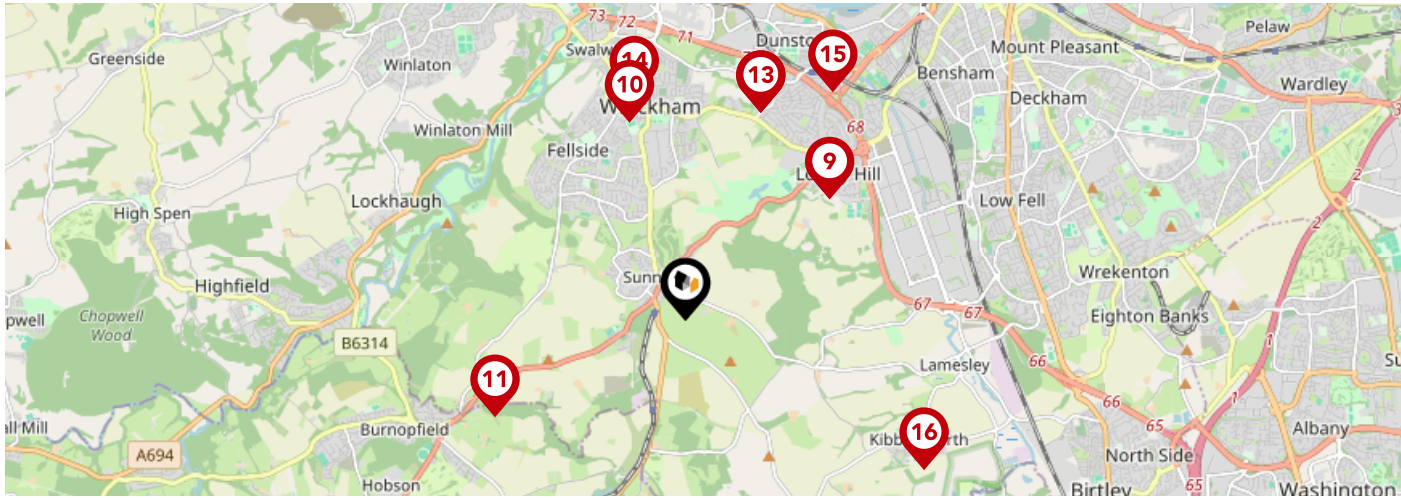
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	142 m ²



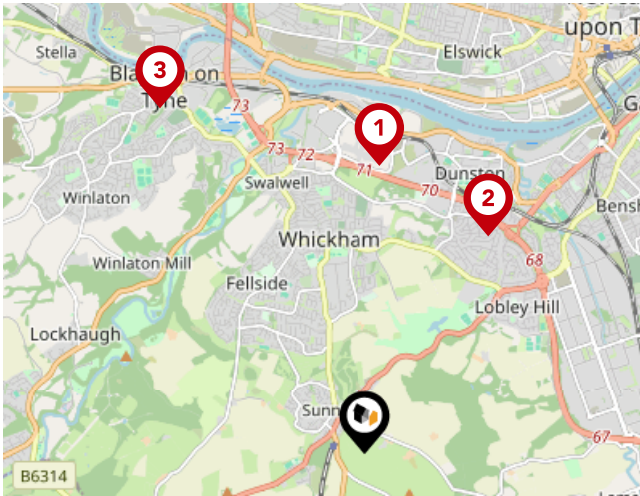
	Nursery	Primary	Secondary	College	Private
<p>1 Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:1.31</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:1.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.95	<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:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kibblesworth Academy Ofsted Rating: Good Pupils: 136 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

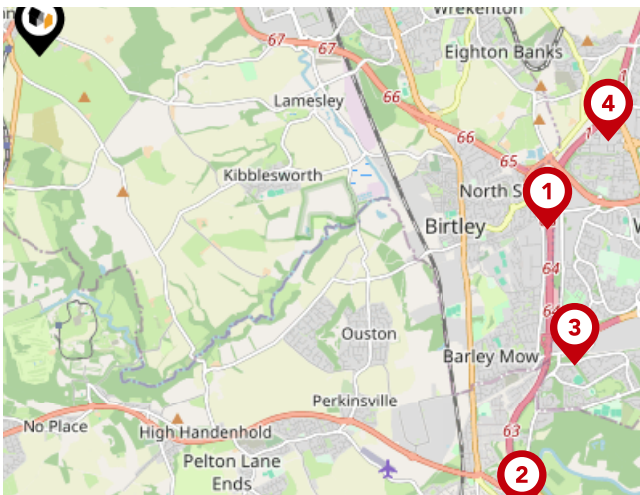
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	2.46 miles
2	Dunston Rail Station	2.14 miles
3	Blaydon Rail Station	3.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	4.58 miles
2	A1(M) J63	5.67 miles
3	A1(M) J64	5.27 miles
4	A194(M) J1	4.91 miles
5	A194(M) J2	5.65 miles

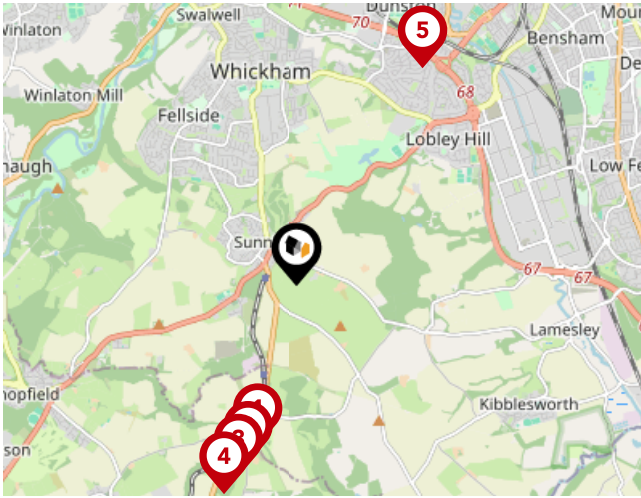


Airports/Helipads

Pin	Name	Distance
1	Airport	8.06 miles
2	Teesside Airport	29.94 miles
3	Leeds Bradford Airport	72.93 miles
4	Irthington	45.14 miles

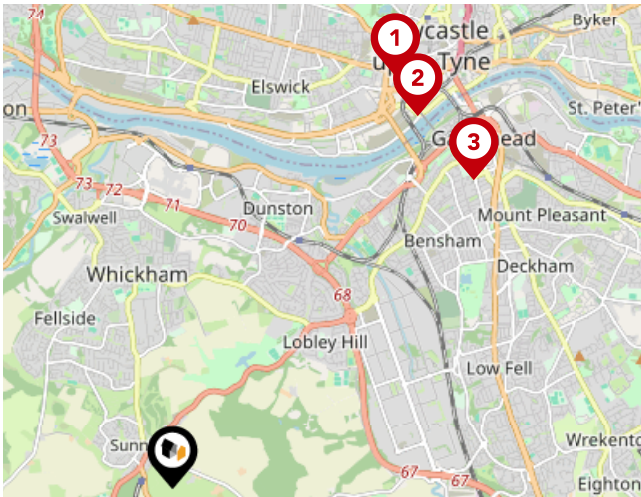
Area

Transport (Local)



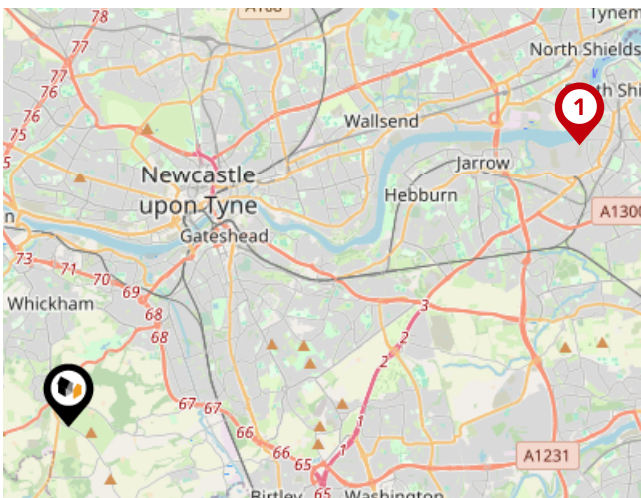
Bus Stops/Stations

Pin	Name	Distance
1	Hedley West House Farm	1.4 miles
2	Causey Arch Inn	1.57 miles
3	Causey Arch Country Park	1.69 miles
4	Causey Bridge End	1.87 miles
5	Dunston	2.15 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	4 miles
2	Central Station (Tyne and Wear Metro Station)	3.8 miles
3	Gateshead (Tyne and Wear Metro Station)	3.69 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.94 miles

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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