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MIR: Material Info

The Material Information Affecting this Property

Friday 07th March 2025



LABURNUM GROVE, SUNNISIDE, NEWCASTLE UPON TYNE, NE16

Walkersxchange Estate Agents

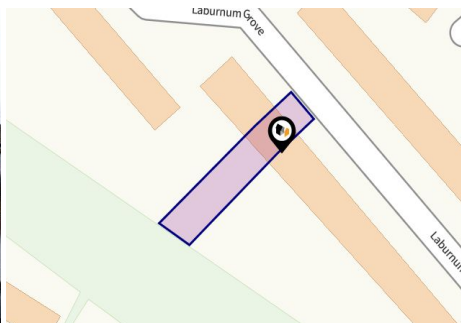
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band C		
Annual Estimate:	£2,179		
Title Number:	TY355864		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10	53	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Laburnum Grove Sunnyside Whickham NE16 5LY**

Reference - Gateshead/DC/18/00601/HHA	
Decision:	Decided
Date:	21st June 2018
Description:	First floor side extension

Reference - DC/18/00601/HHA	
Decision:	Decided
Date:	15th June 2018
Description:	First floor side extension

Planning records for: **3 Laburnum Grove Sunnyside Newcastle Upon Tyne NE16 5LY**

Reference - DC/22/01036/HHA	
Decision:	Decided
Date:	11th August 2022
Description:	Single storey front porch and single storey rear extension (as amended 11.10.22).

Planning records for: **4 Laburnum Grove Sunnyside Newcastle Upon Tyne NE16 5LY**

Reference - DC/24/00275/GPDE	
Decision:	Decided
Date:	04th April 2024
Description:	Prior Approval application for the erection of a conservatory - depth 3.5 metres, ridge height 3.9 metres and eaves height 2.9 metres.

Planning records for: **4 Laburnum Grove Sunnyside Newcastle Upon Tyne NE16 5LY**

Reference - Gateshead/DC/12/00502/HHA	
Decision:	Decided
Date:	02nd May 2012
Description:	Erection of first-floor extension above existing garage and conservatory at the rear.

Planning records for: **6 Laburnum Grove Sunnyside Gateshead Tyne And Wear NE16 5LY**

Reference - Gateshead/DC/08/00390/FUL	
Decision:	Decided
Date:	19th March 2008
Description:	Erection of conservatory at rear of dwellinghouse.

Planning records for: **9 Laburnum Grove Sunnyside Newcastle Upon Tyne NE16 5LY**

Reference - Gateshead/DC/14/01048/HHA	
Decision:	Decided
Date:	21st October 2014
Description:	Erection of first floor extension to the side of dwellinghouse.

Planning records for: **21 Laburnum Grove Sunnyside Newcastle Upon Tyne NE16 5LY**

Reference - Gateshead/DC/18/00205/HHA	
Decision:	Decided
Date:	06th March 2018
Description:	Single storey rear extension

Planning records for: **35 Laburnum Grove Sunnyside Newcastle Upon Tyne NE16 5LY**

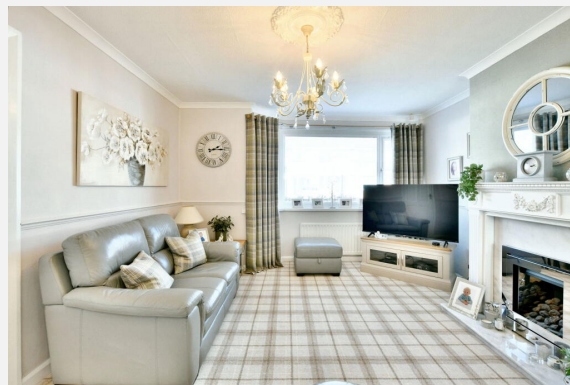
Reference - Gateshead/DC/12/00945/HHA	
Decision:	Decided
Date:	23rd August 2012
Description:	Erection of front porch.

Planning records for: **36 Laburnum Grove Sunnyside Gateshead Tyne And Wear NE16 5LY**

Reference - Gateshead/DC/07/00515/FUL	
Decision:	Decided
Date:	17th April 2007
Description:	Erection of conservatory at rear of dwellinghouse.

Planning records for: **44 Laburnum Grove Sunnyside Whickham NE16 5LY**

Reference - Gateshead/DC/16/00212/CPL	
Decision:	Decided
Date:	05th March 2016
Description:	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT: Erection of single storey rear extension as shown on drawing 4816-2 (description amended 13.04.2016).

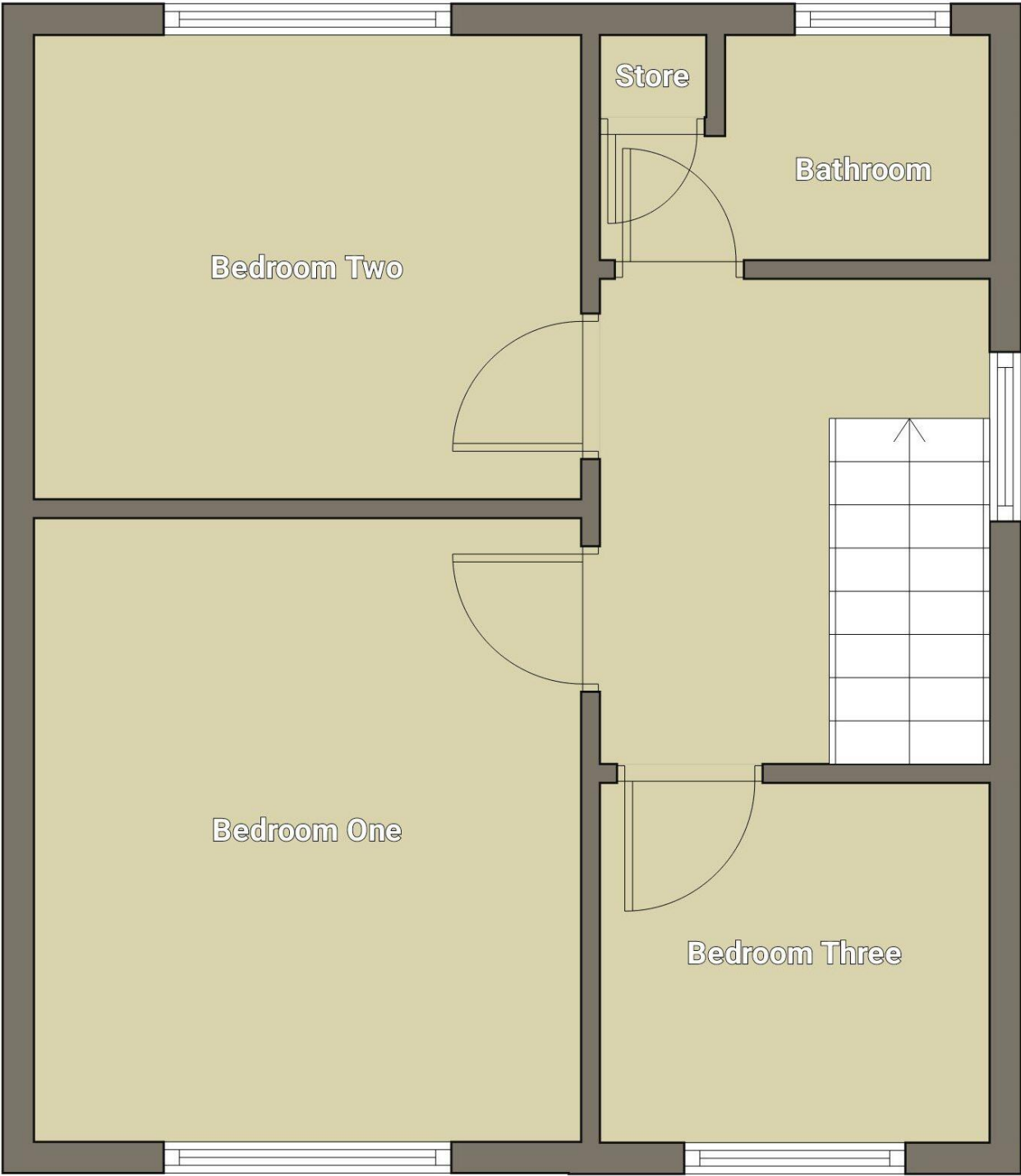




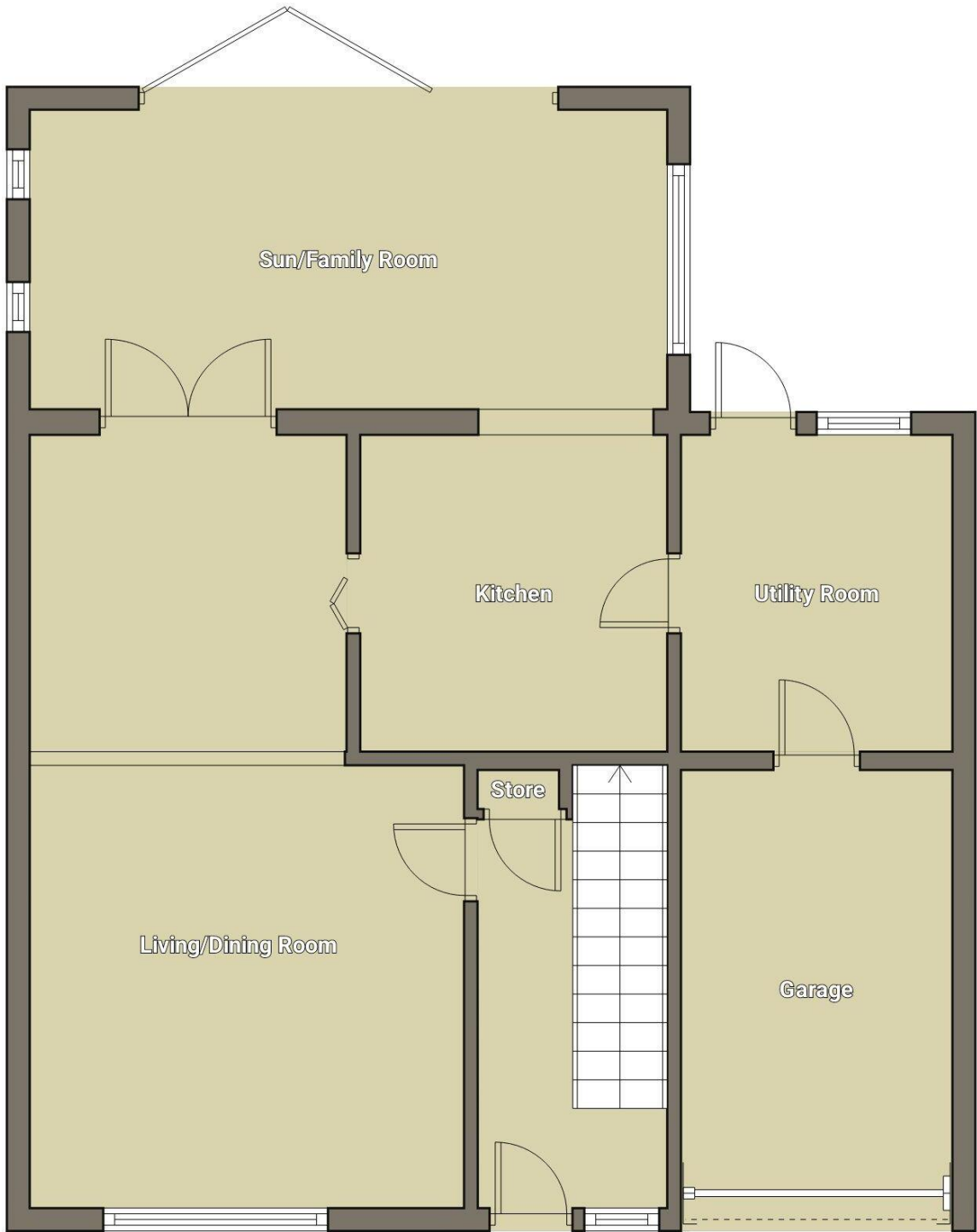


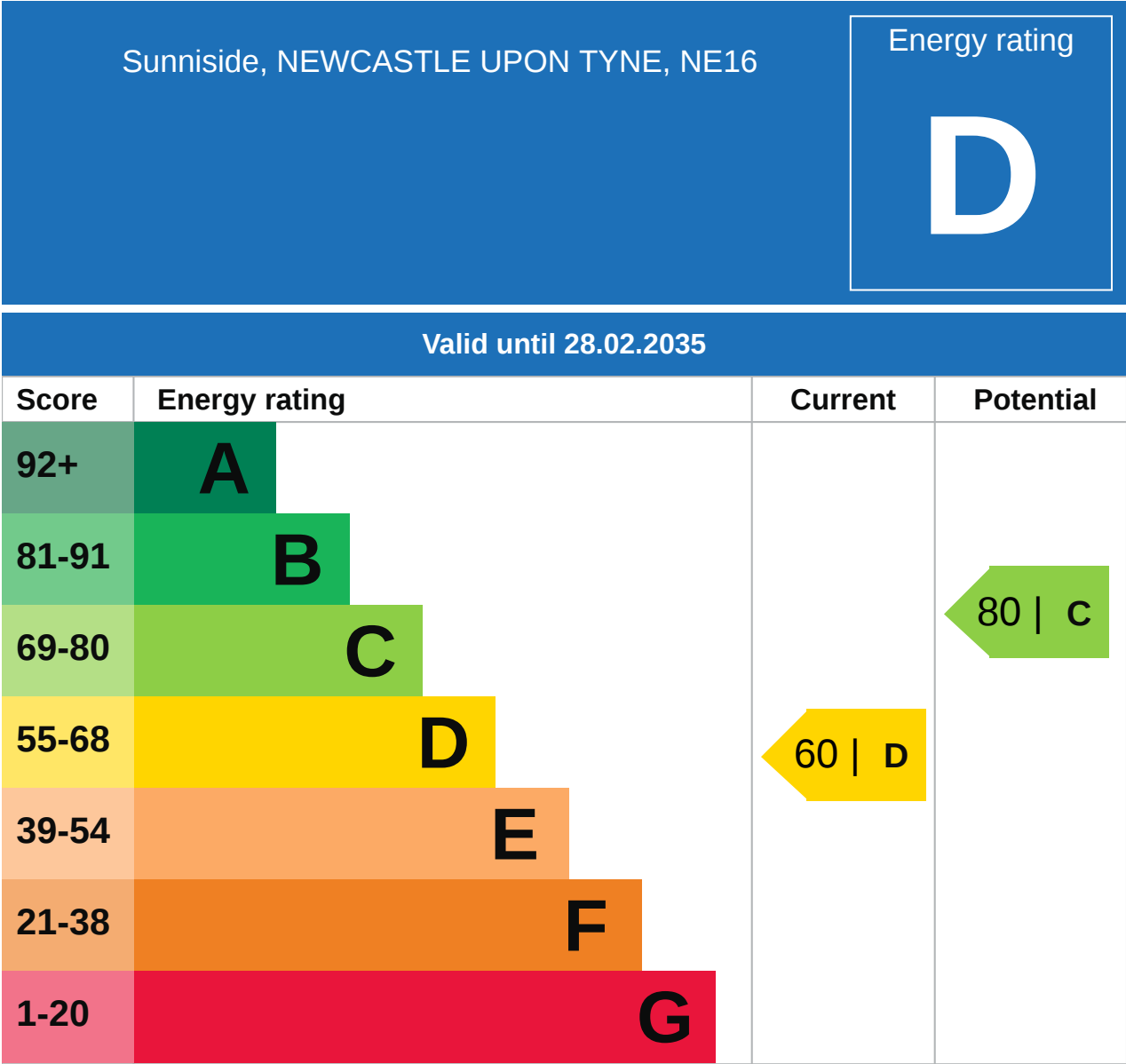


LABURNUM GROVE, SUNNISIDE, NEWCASTLE UPON
TYNE, NE16



LABURNUM GROVE, SUNNISIDE, NEWCASTLE UPON
TYNE, NE16





Additional EPC Data

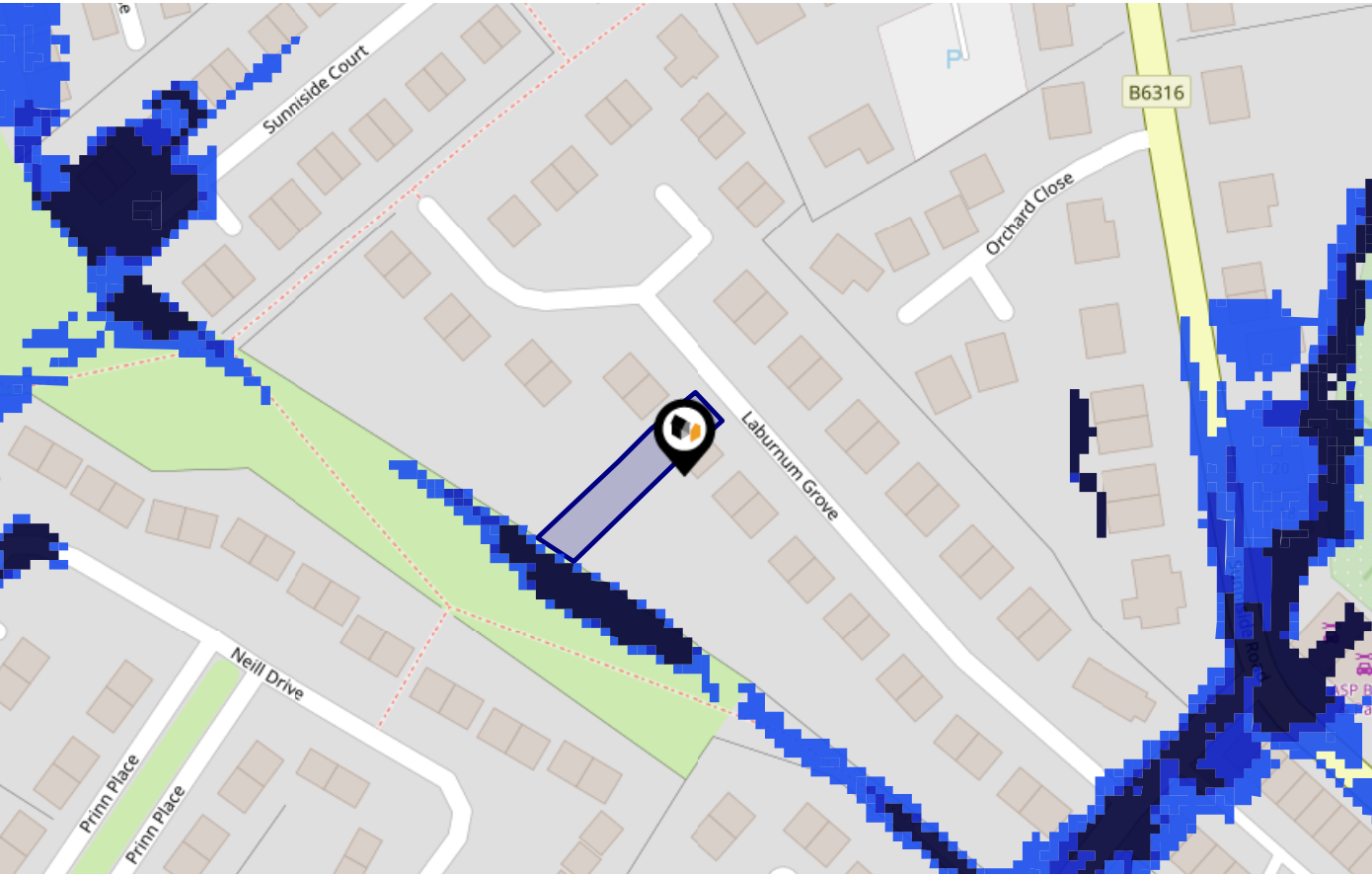
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	81 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.

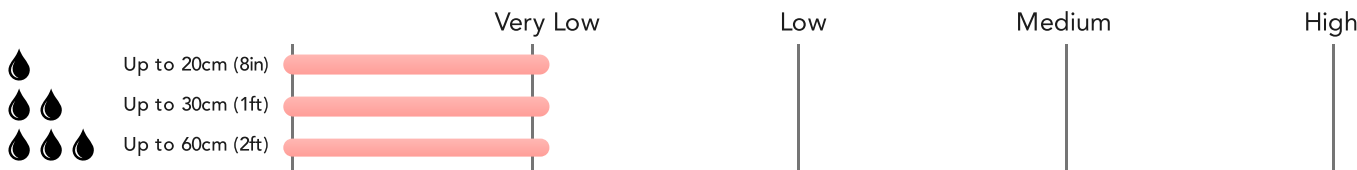


Risk Rating: Very low

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:

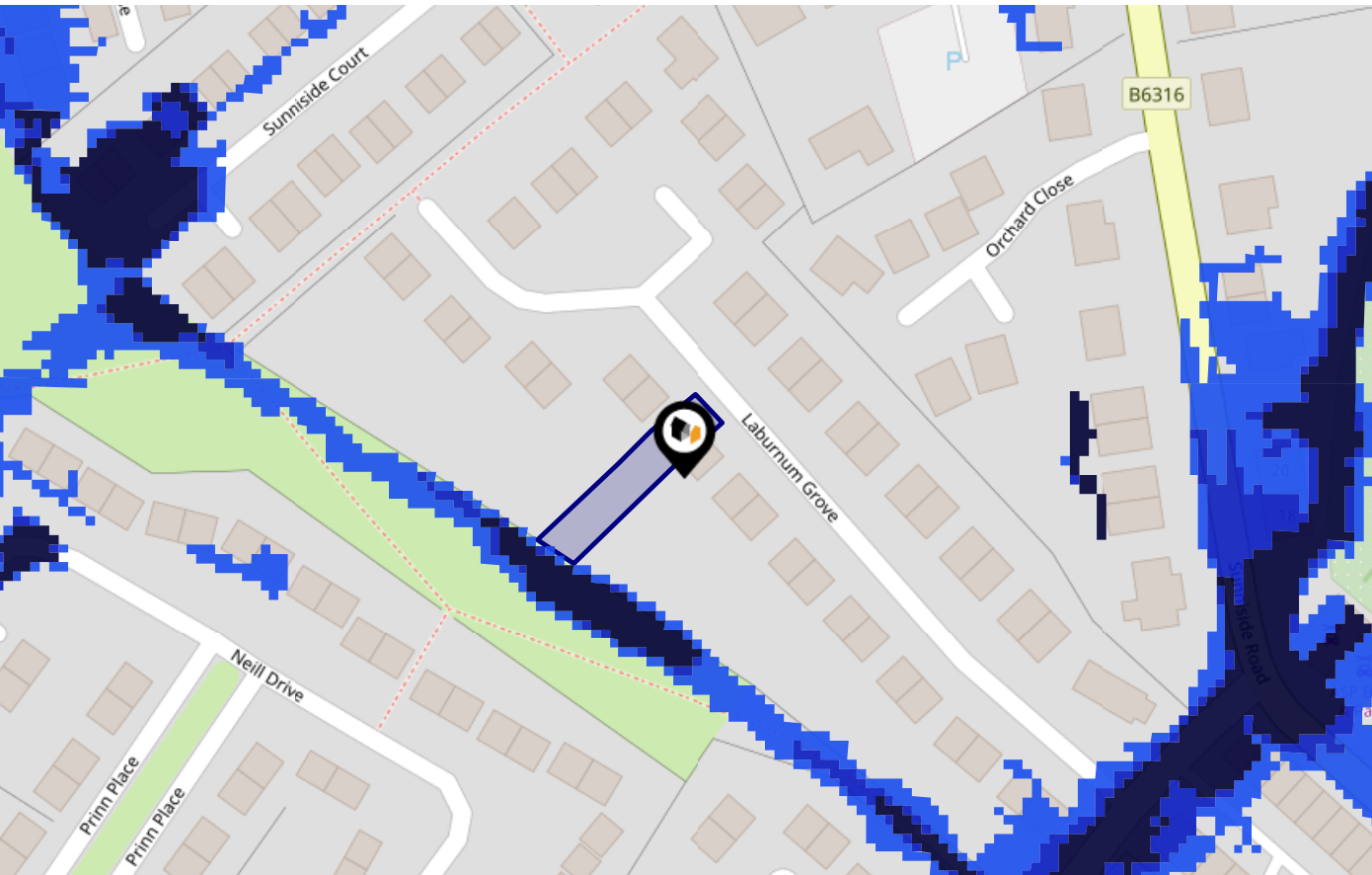


Flood Risk

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.

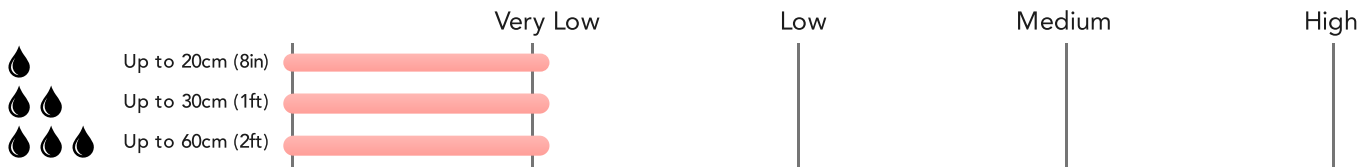


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Chance of flooding to the following depths at this property:

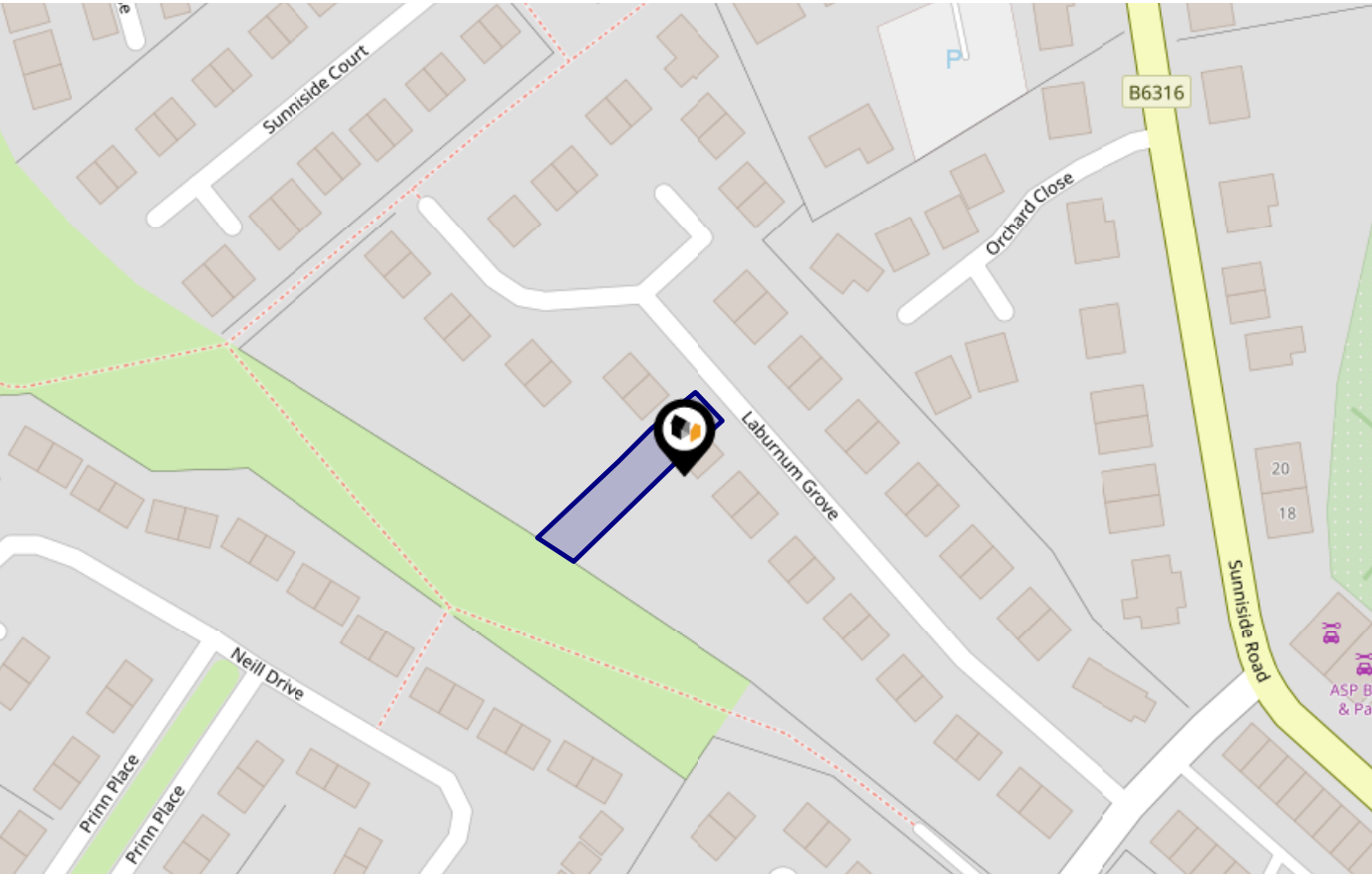


Flood Risk

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.

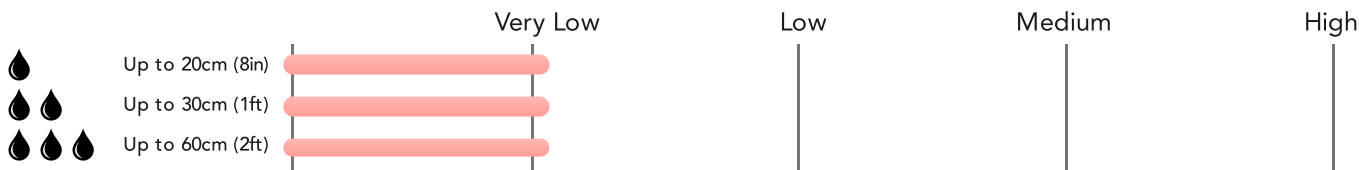


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

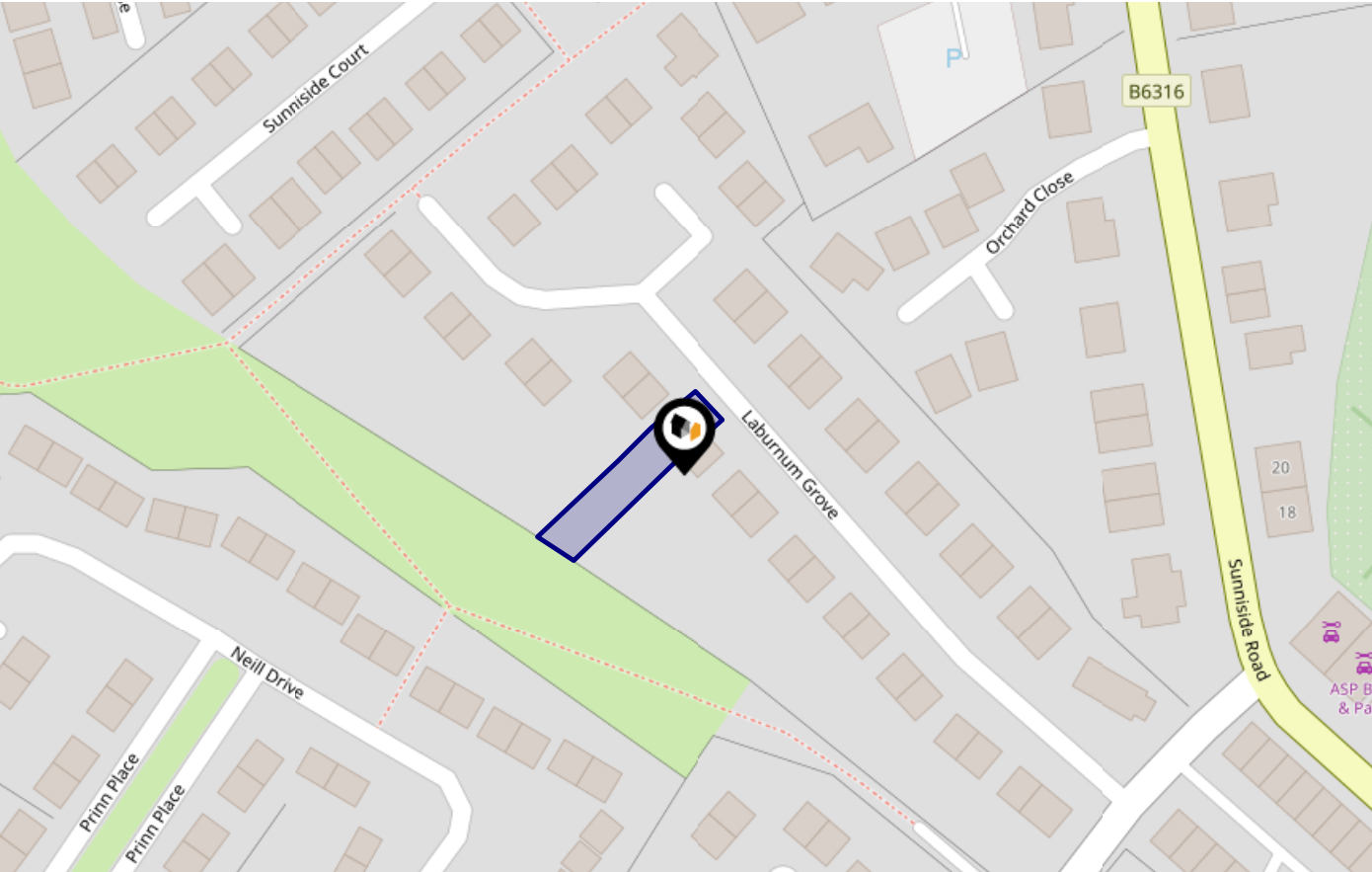


Flood Risk

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.

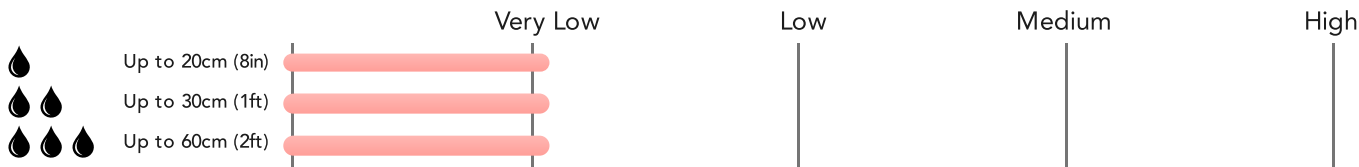


Risk Rating: Very low

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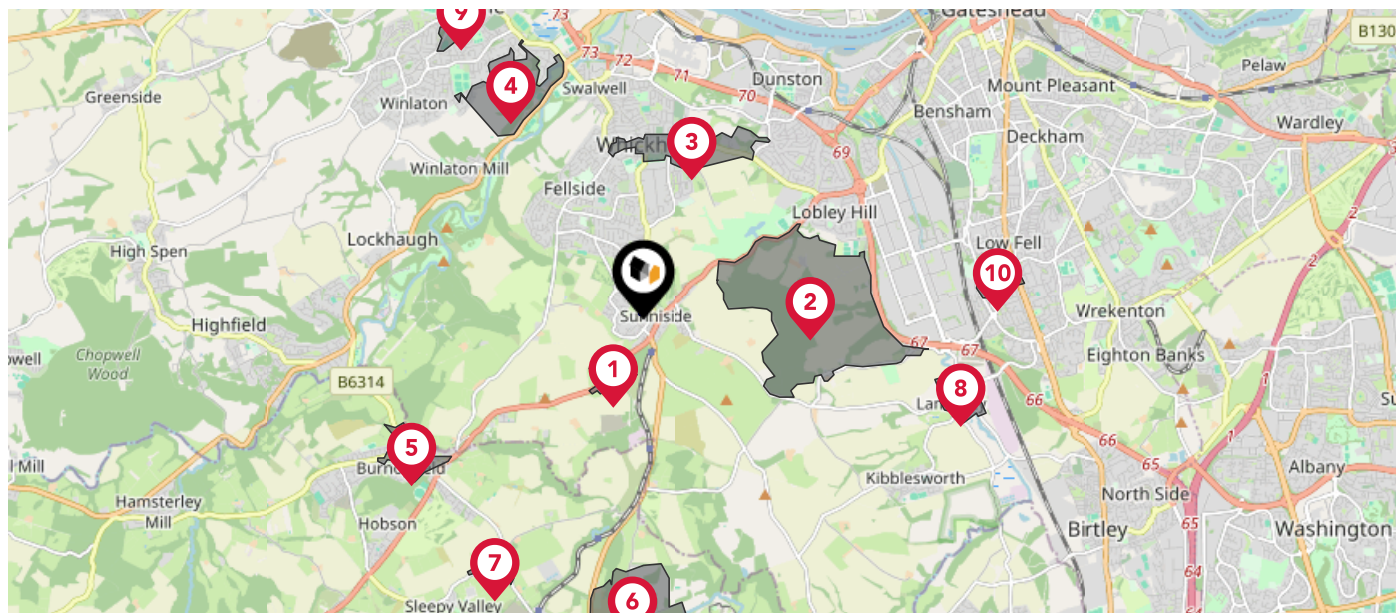
Chance of flooding to the following depths at this property:



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

Marley Hill CA

2

Ravensworth CA

3

Whickham CA

4

Axwell CA

5

Burnopfield

6

Beamish Burn

7

Tanfield

8

Lamesley CA

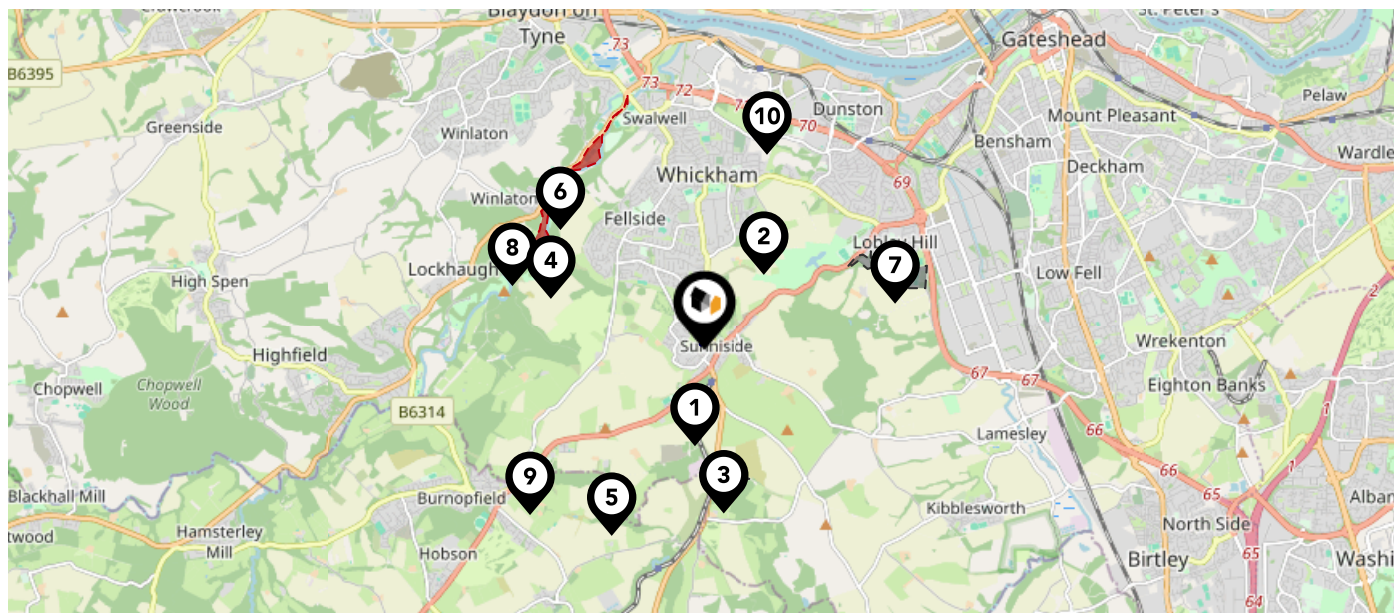
9

Blaydon CA


10

Chowdene CA

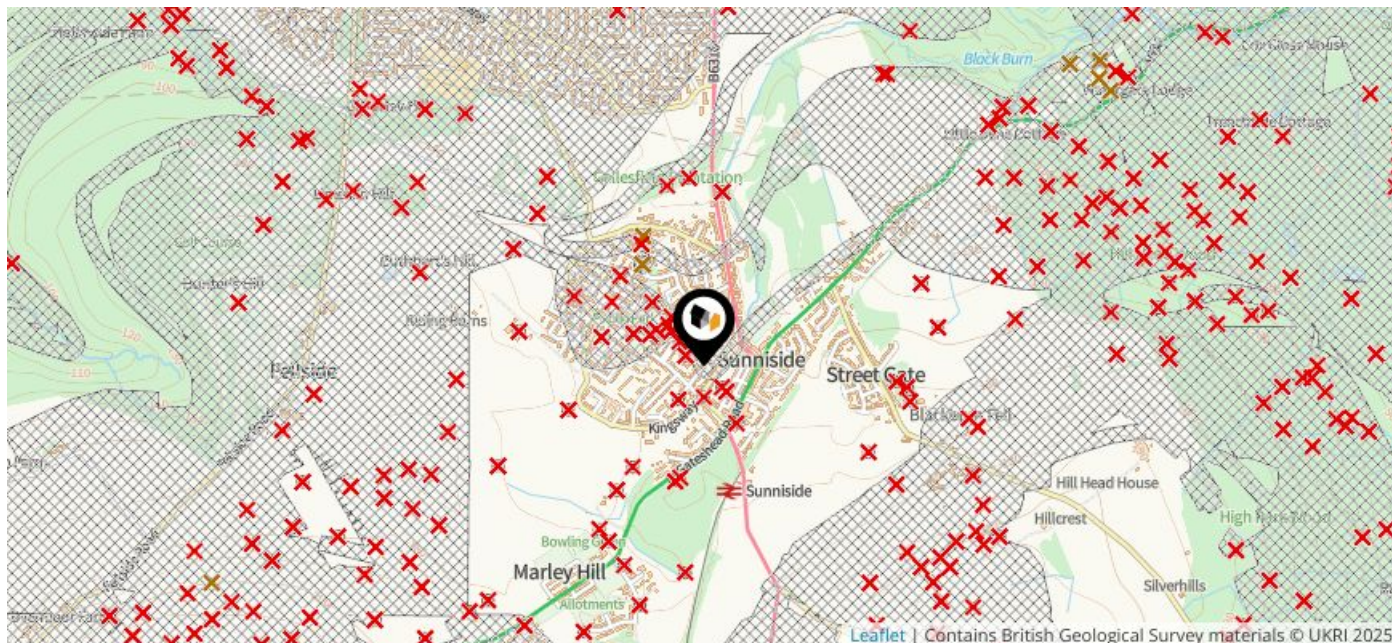
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	St Cuthberts-Sandygate, Marley Hill, Tyne and Wear	Historic Landfill	
2	Marshall Lands-Whickham, Gateshead	Historic Landfill	
3	Burdon Dene-Hedley West House Farm, Marley Hill, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	
4	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	
5	Longfield House Farm-Off St Cuthbert's Road, Byermoor	Historic Landfill	
6	EA/EPR/ZP3597ZV/V002	Active Landfill	
7	Beggars Wood-Coach Road, Lobley Hill	Historic Landfill	
8	Goodshields Haugh-Winlaton Mill, Blaydon, Tyne and Wear	Historic Landfill	
9	Burnopfield Waste Disposal Sit-Burnopfield, Consett, County Durham	Historic Landfill	
10	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



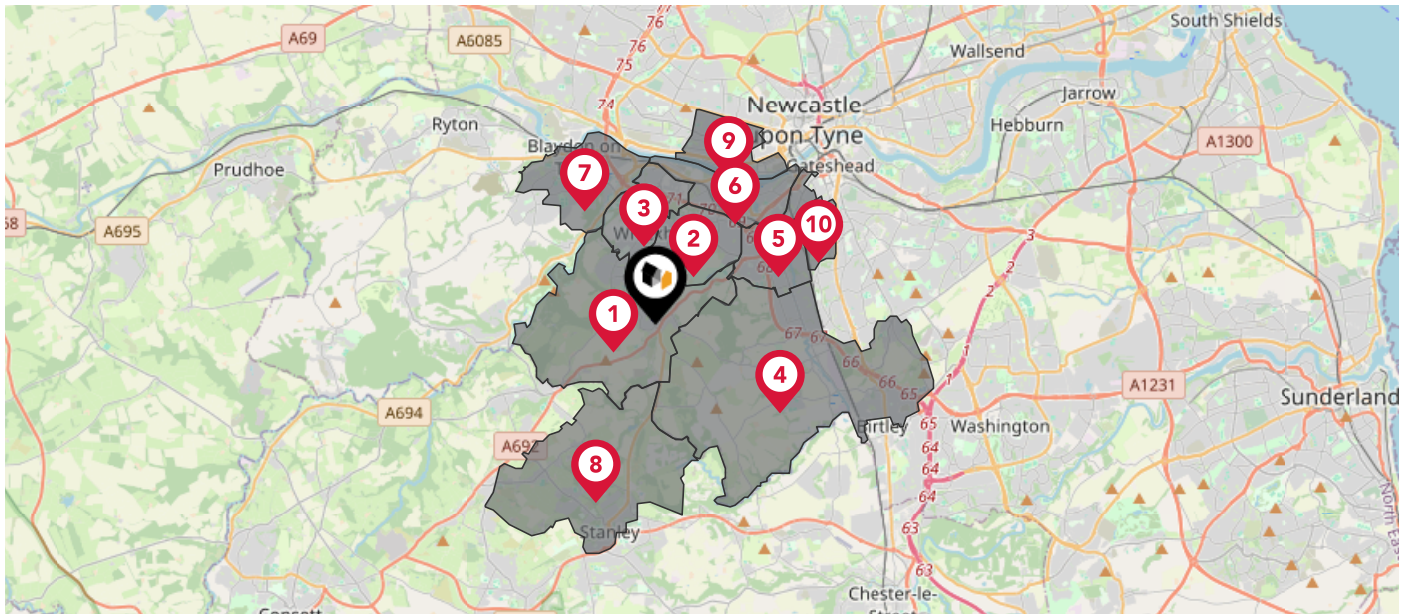
Mine Entry

- ✕ 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.

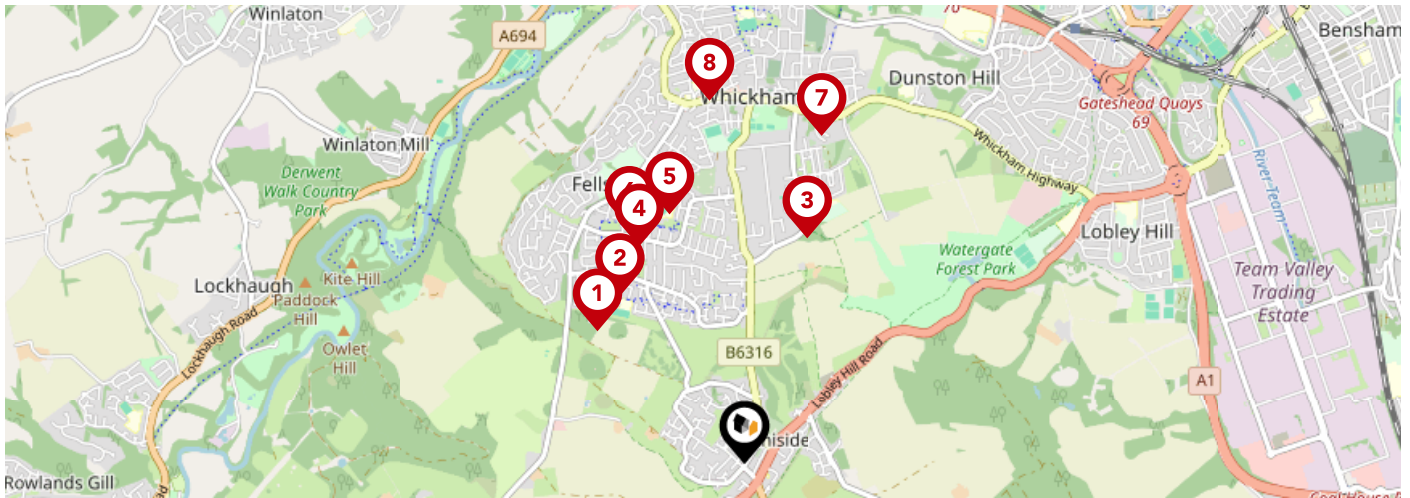
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

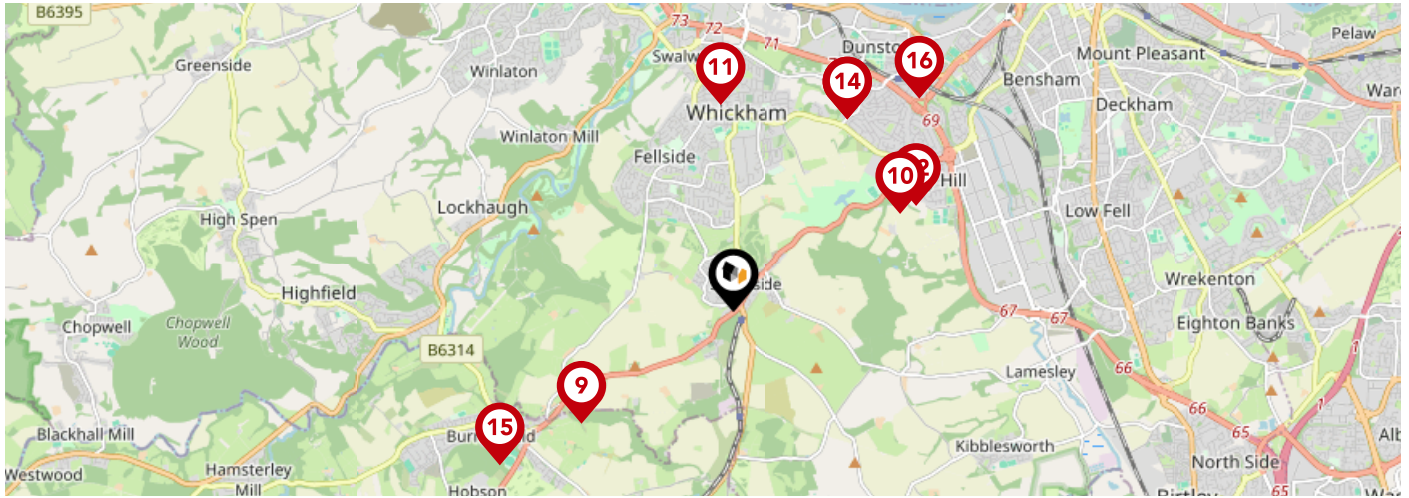










Nearby Council Wards

- 1 Wickham South and Sunnyside Ward
- 2 Dunston Hill and Wickham East Ward
- 3 Wickham North Ward
- 4 Lamesley Ward
- 5 Lobley Hill and Bensham Ward
- 6 Dunston and Teams Ward
- 7 Blaydon Ward
- 8 Tanfield ED
- 9 Elswick Ward
- 10 Saltwell Ward



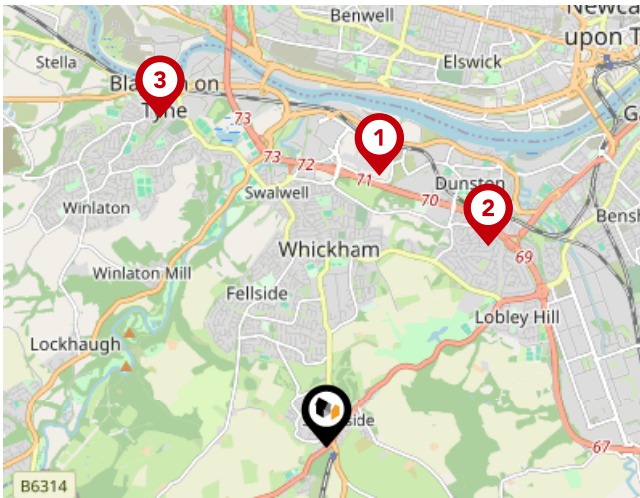
		Nursery	Primary	Secondary	College	Private
1	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.65	<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:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:1.8	<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:1.91	<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:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnopfield Primary School Ofsted Rating: Good Pupils: 374 Distance:2.38	<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:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

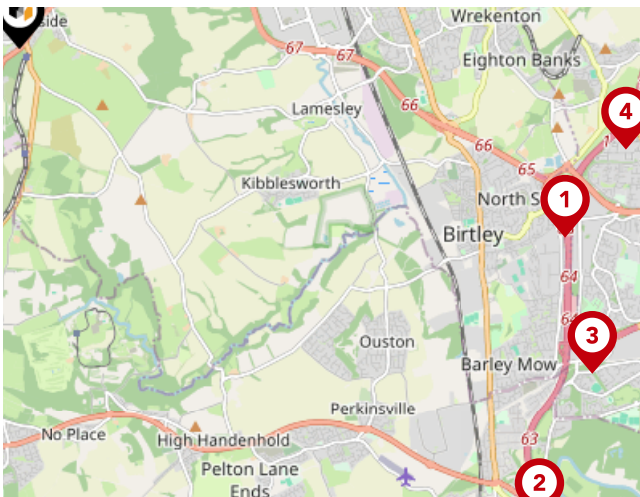
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	2.37 miles
2	Dunston Rail Station	2.21 miles
3	Blaydon Rail Station	3.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	4.93 miles
2	A1(M) J63	6 miles
3	A1(M) J64	5.62 miles
4	A194(M) J1	5.25 miles
5	A194(M) J2	5.95 miles

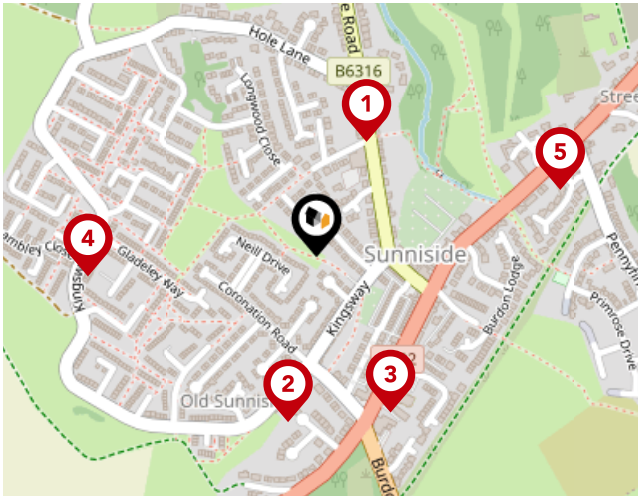


Airports/Helipads

Pin	Name	Distance
1	Airport	7.86 miles
2	Teesside Airport	30.17 miles
3	Leeds Bradford Airport	73.07 miles
4	Irthington	44.81 miles

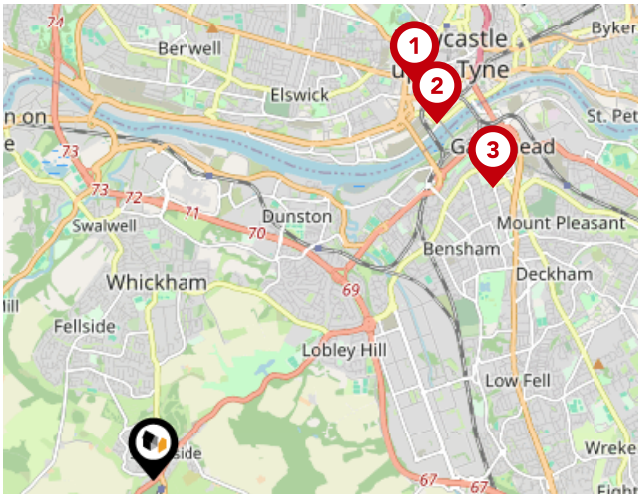
Area

Transport (Local)



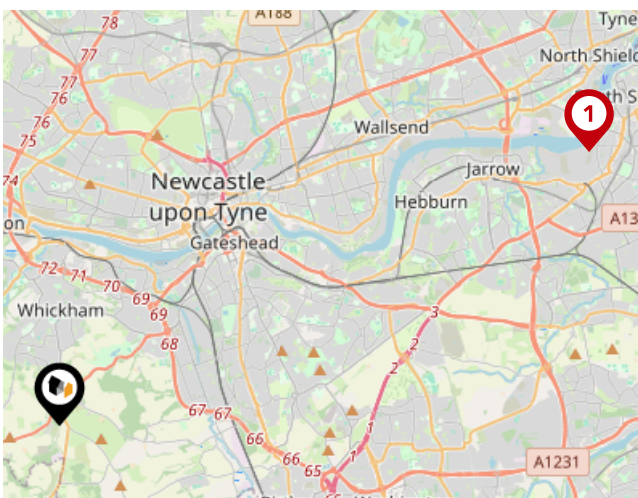
Bus Stops/Stations

Pin	Name	Distance
1	Sunnyside Road-Hole Lane	0.13 miles
2	Kingsway - Coronation Street	0.18 miles
3	Gateshead Road	0.18 miles
4	Kingsway-Gladeley Way	0.24 miles
5	Gateshead Road-Pennyfine Road	0.27 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	4.05 miles
2	Central Station (Tyne and Wear Metro Station)	3.88 miles
3	Gateshead (Tyne and Wear Metro Station)	3.83 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.16 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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