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MIR: Material Info

The Material Information Affecting this Property

Friday 07th March 2025



REDWING WALK, HEBBURN, NE31

Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.04 acres
Council Tax :	Band B
Annual Estimate:	£1,709
Title Number:	TY591851

Tenure: Freehold

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)

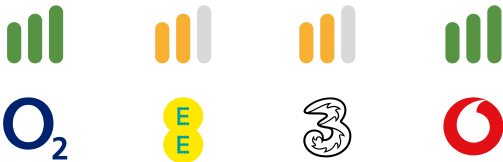
3
mb/s



1800
mb/s

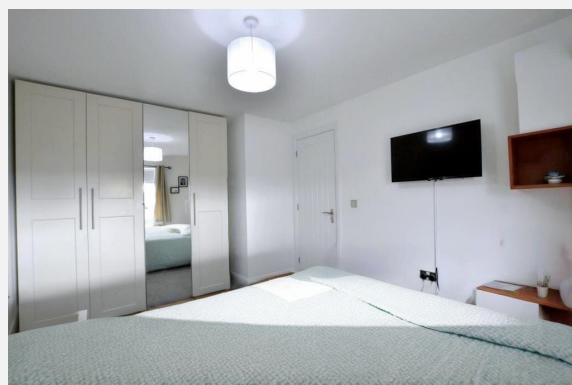
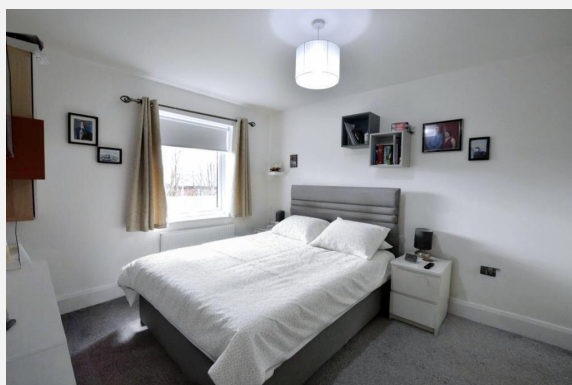
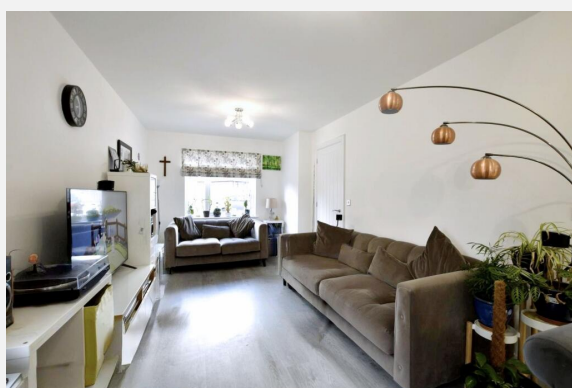
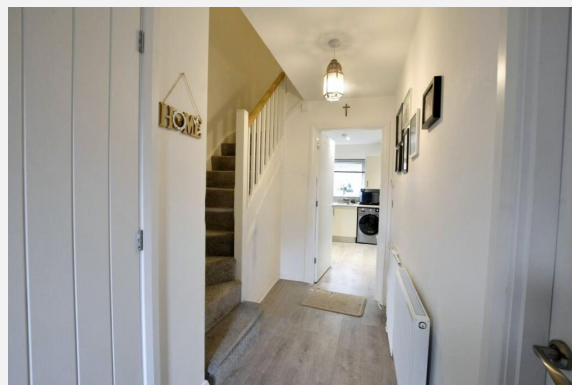


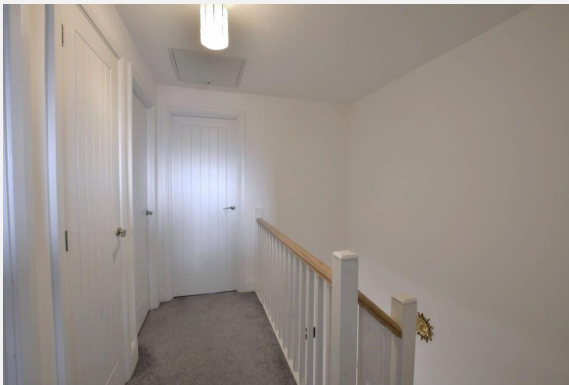
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

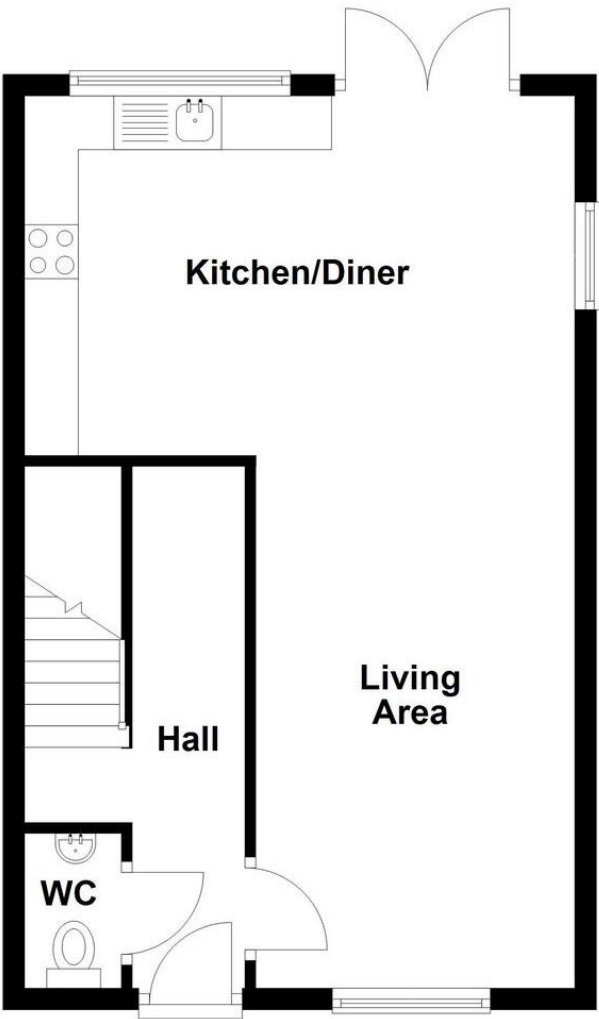




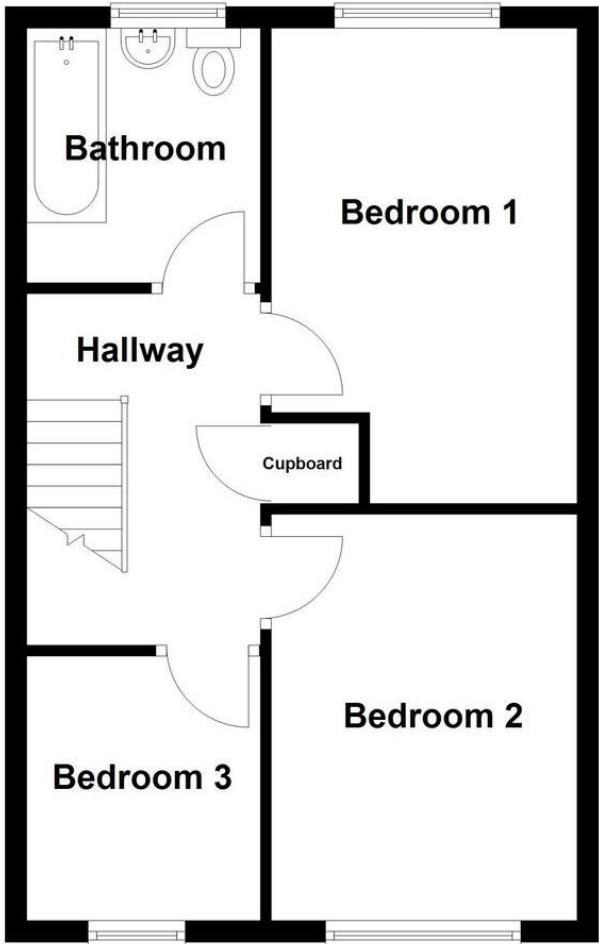


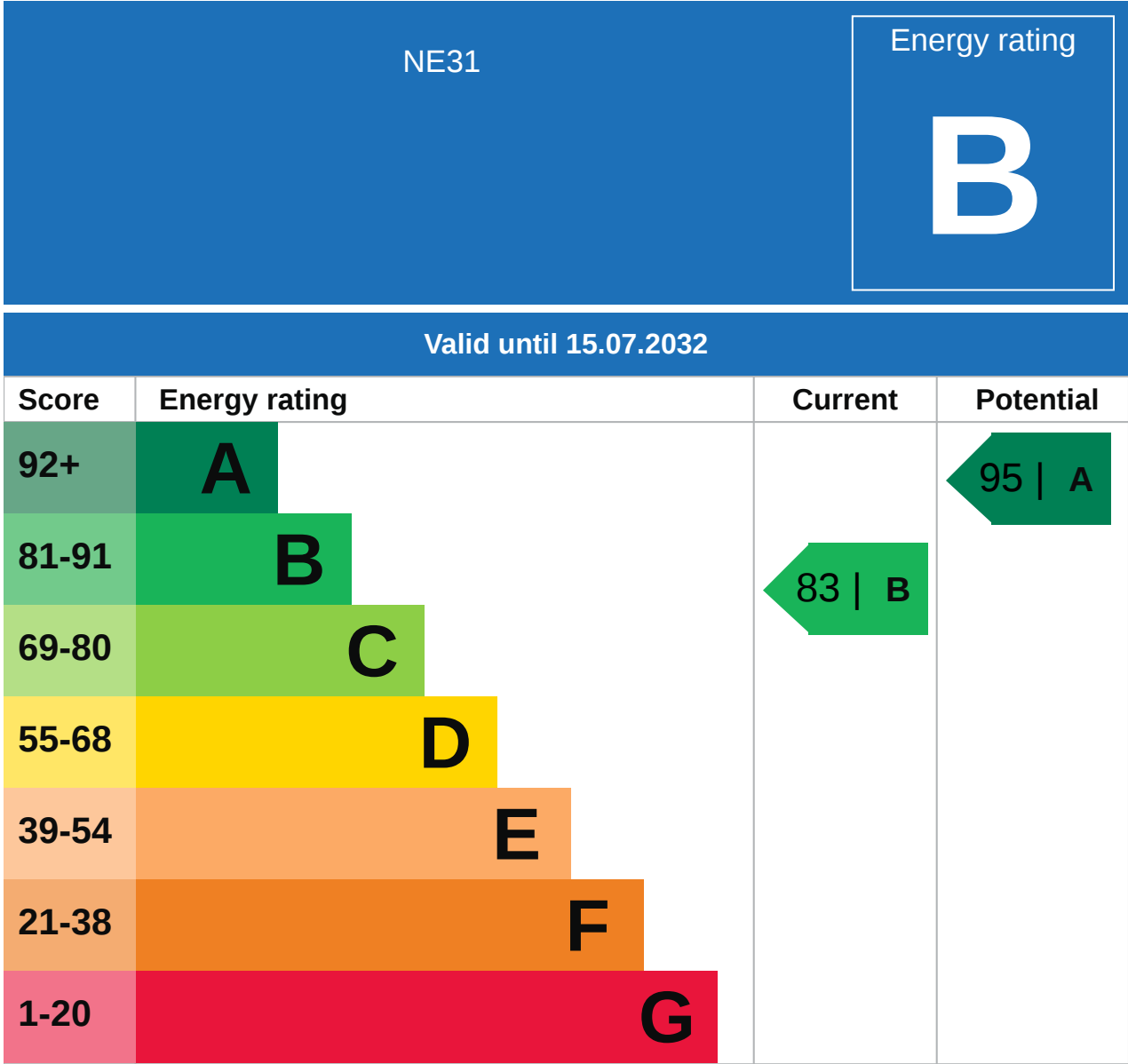
REDWING WALK, HEBBURN, NE31

Ground Floor



First Floor





Additional EPC Data

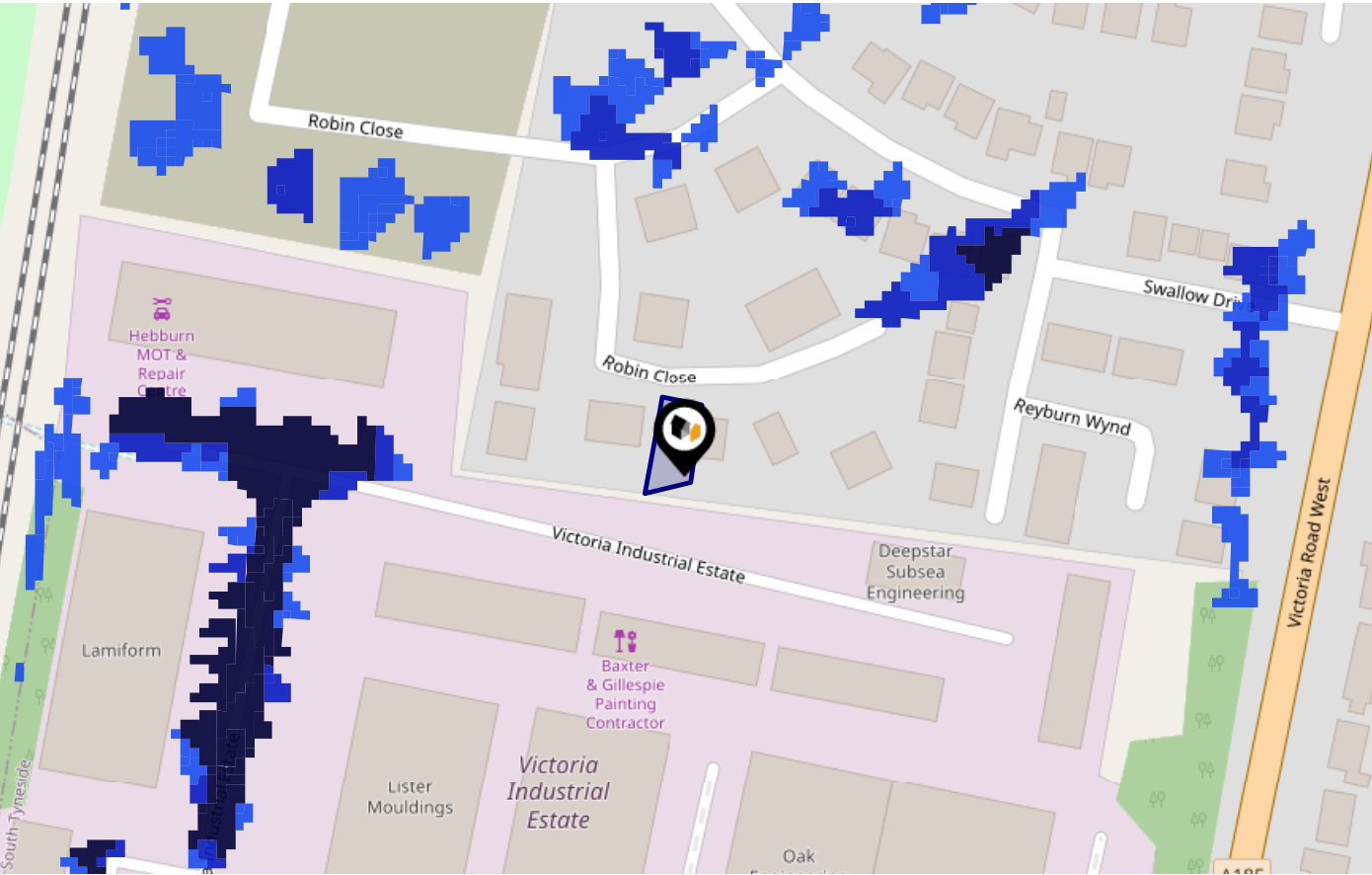
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	85 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.

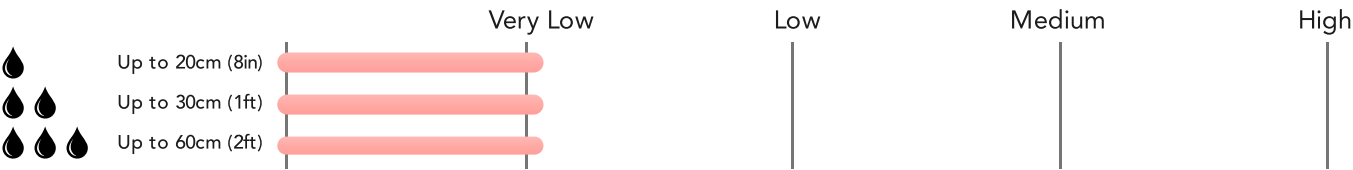


Risk Rating: Very low

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:

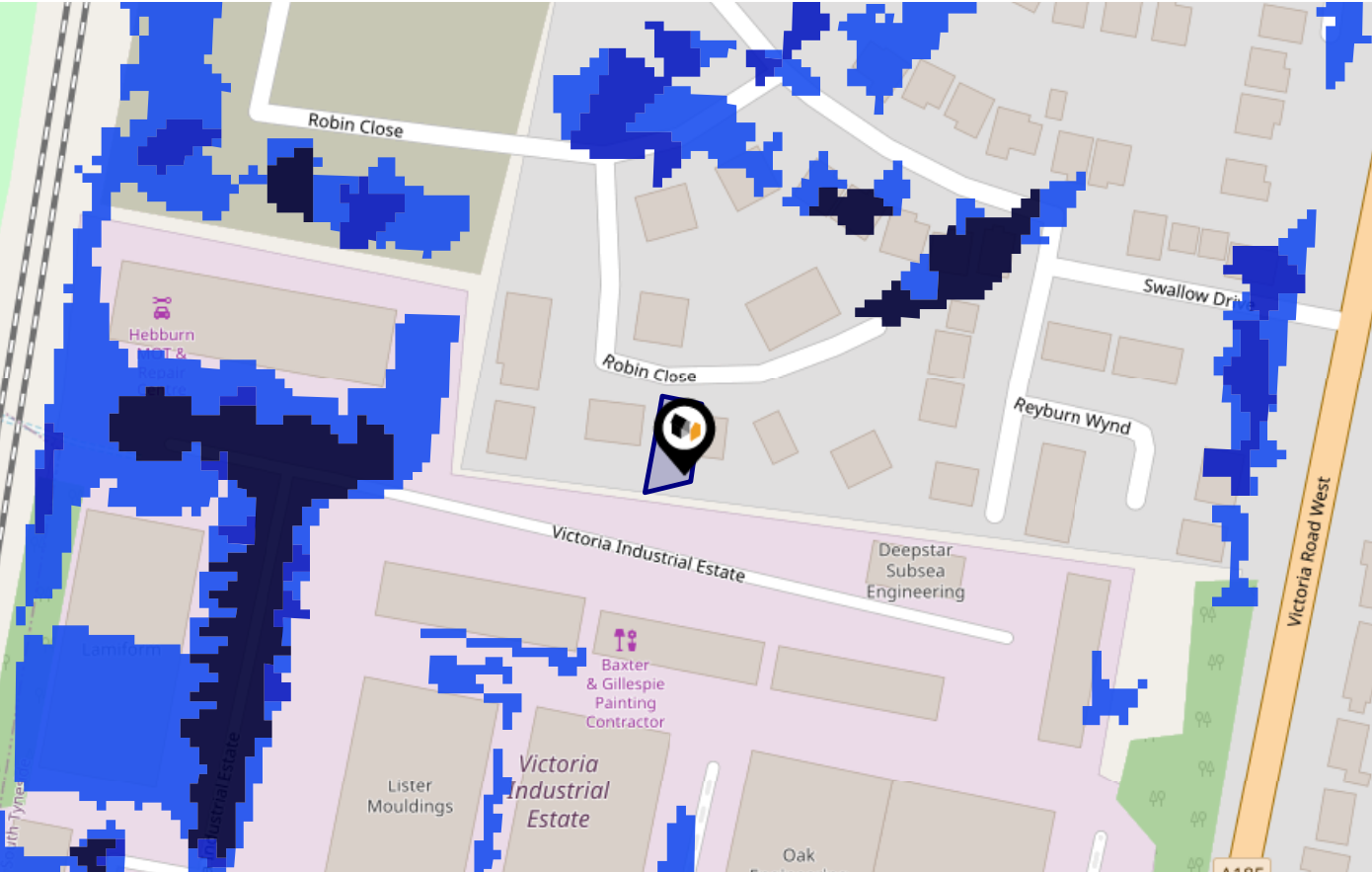


Flood Risk

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.

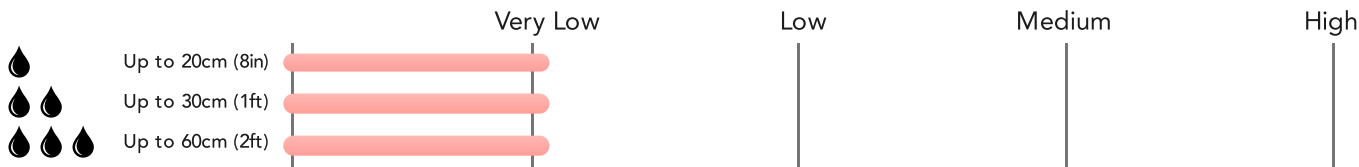


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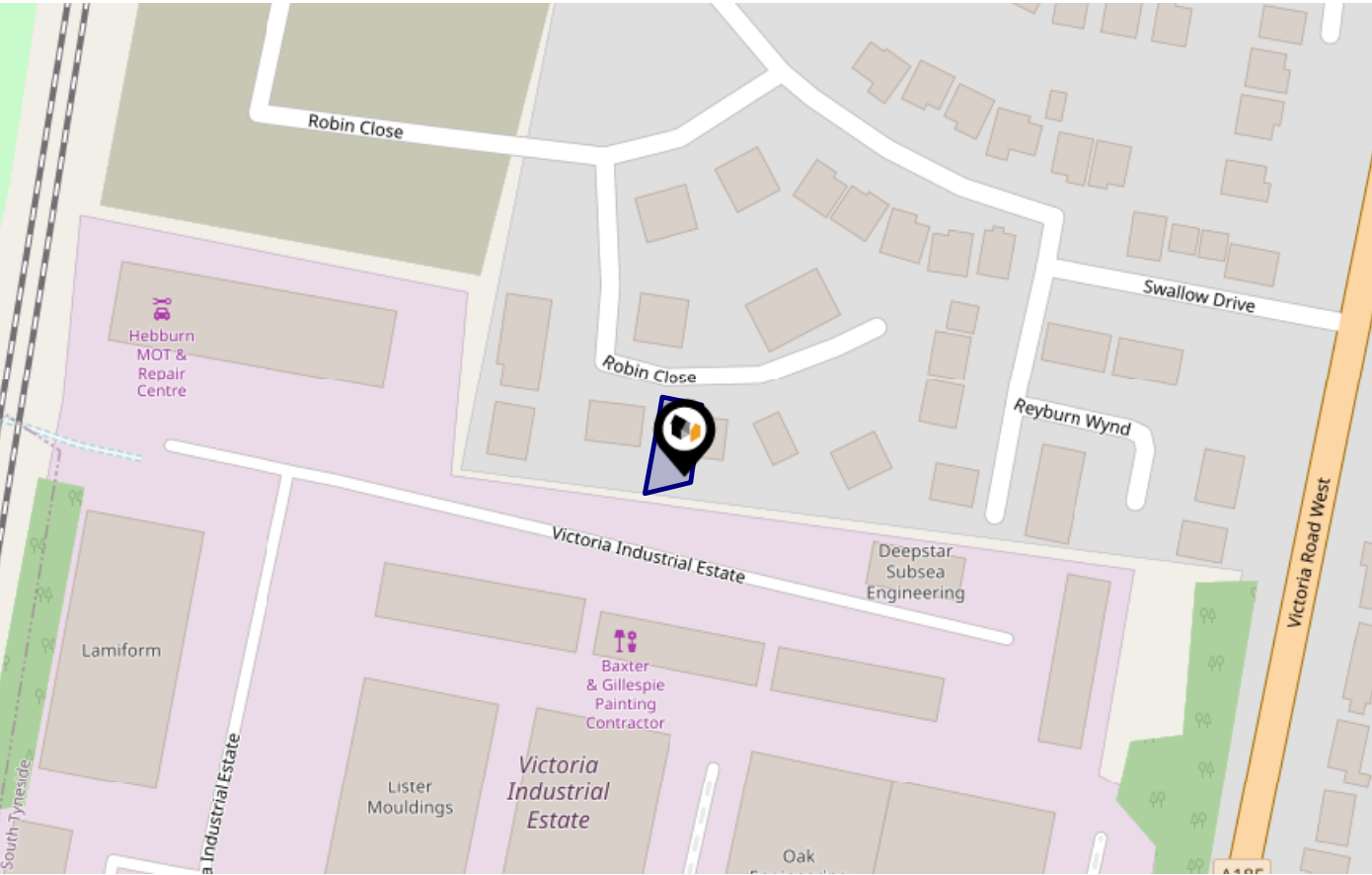


Flood Risk

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.

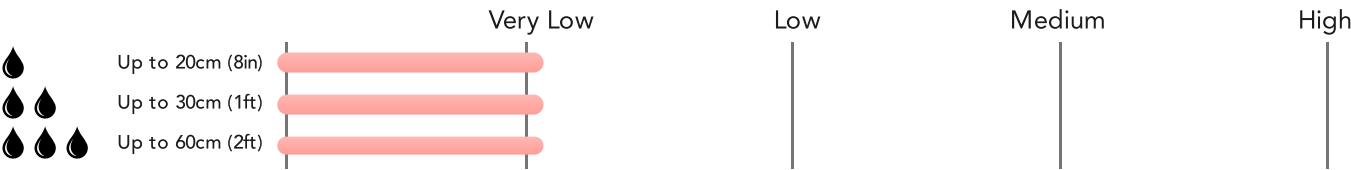


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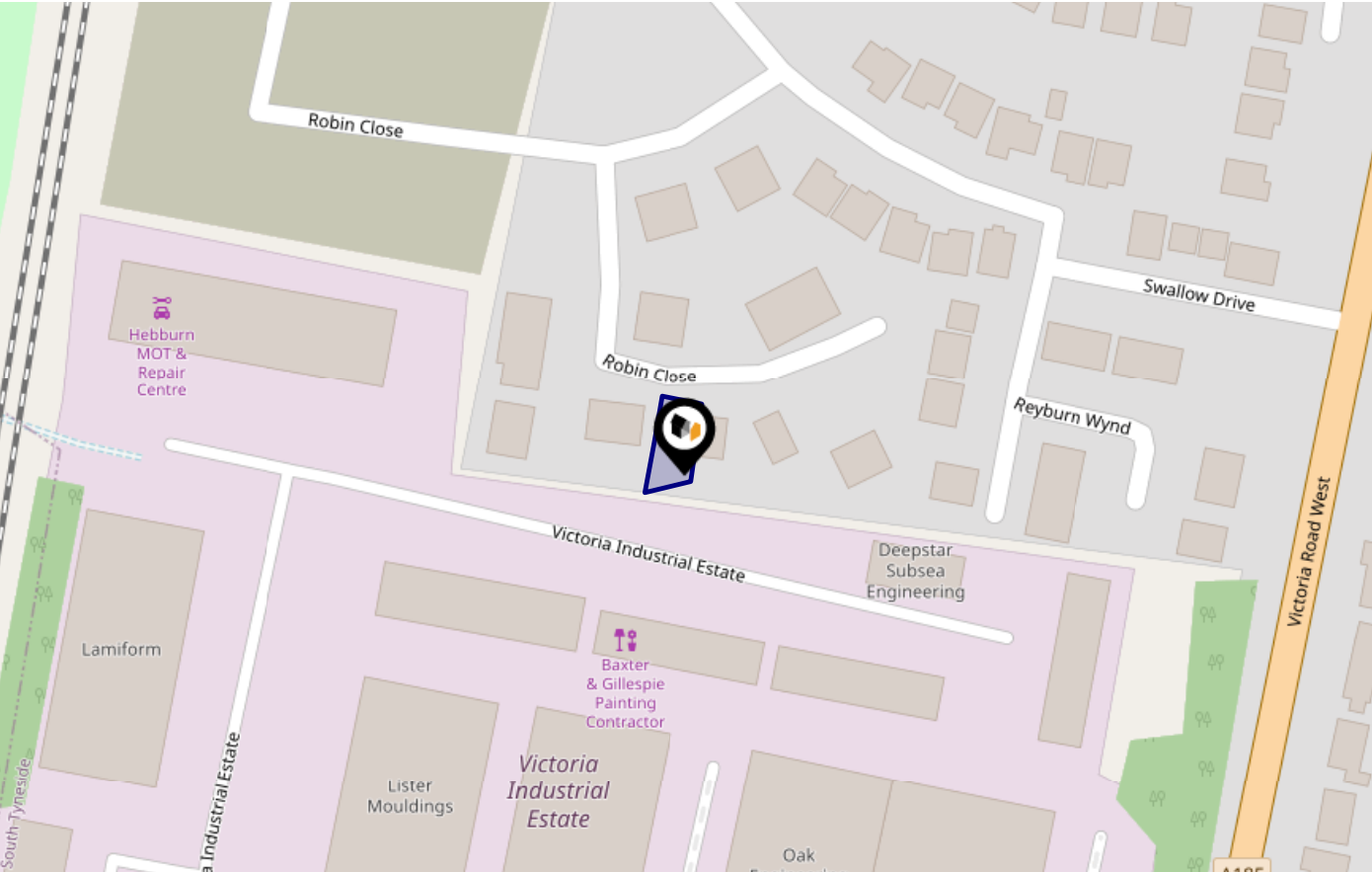


Flood Risk

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.

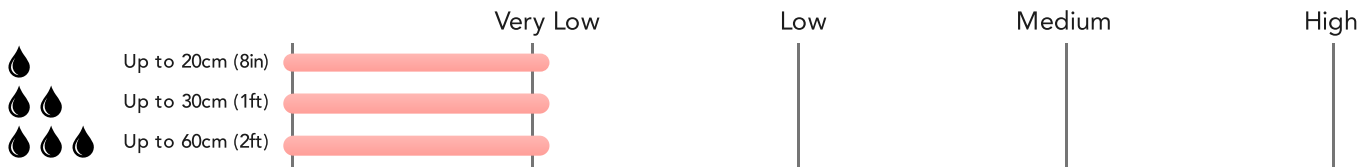


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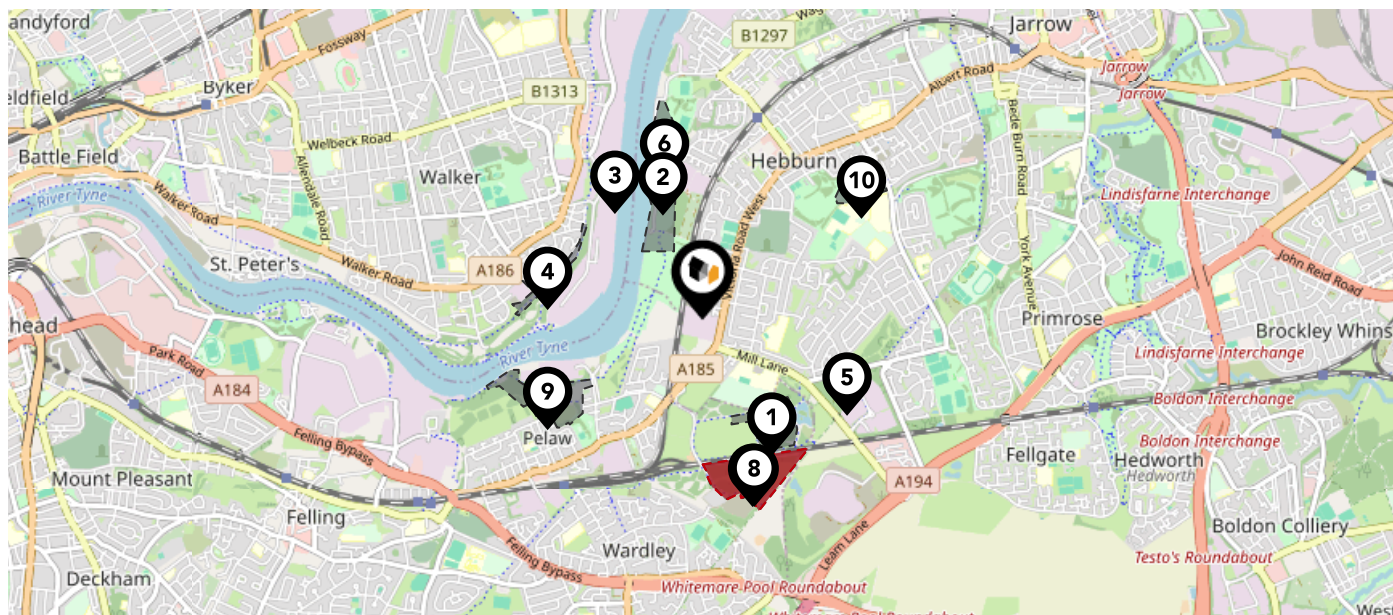


[illegible]

Nearby Conservation Areas

- | | |
|----|---------------------------------|
| 1 | Hebburn Hall |
| 2 | Monkton |
| 3 | Crow Hall CA |
| 4 | St Peter's, Wallsend |
| 5 | The Green |
| 6 | St Paul's |
| 7 | Ouseburn |
| 8 | Sheriff Hill CA |
| 9 | Walker Terrace/Regent Street CA |
| 10 | West Boldon |

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	Pelaw Quarry-Wardley, Gateshead	Historic Landfill	
2	Hebburn Quayside-Hebburn New Town	Historic Landfill	
3	C and J Marine Services-Wincomblee Road, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	
4	Walker Railway Cutting-Merton Road / White Street, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	
5	EA/EPR/RP3598ZH/A001	Active Landfill	
6	Prince Consort Road-Hebburn-New-Town, South Tyneside	Historic Landfill	
7	Steetley - Wardley Quarry-Wardley Lane, Wardley	Historic Landfill	
8	EA/EPR/NP3497ZS/V005	Active Landfill	
9	Bill Quay Farm-Jonadab Road, Bill Quay	Historic Landfill	
10	Campbell Park Road School-Campbell Park Road, Hebburn	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



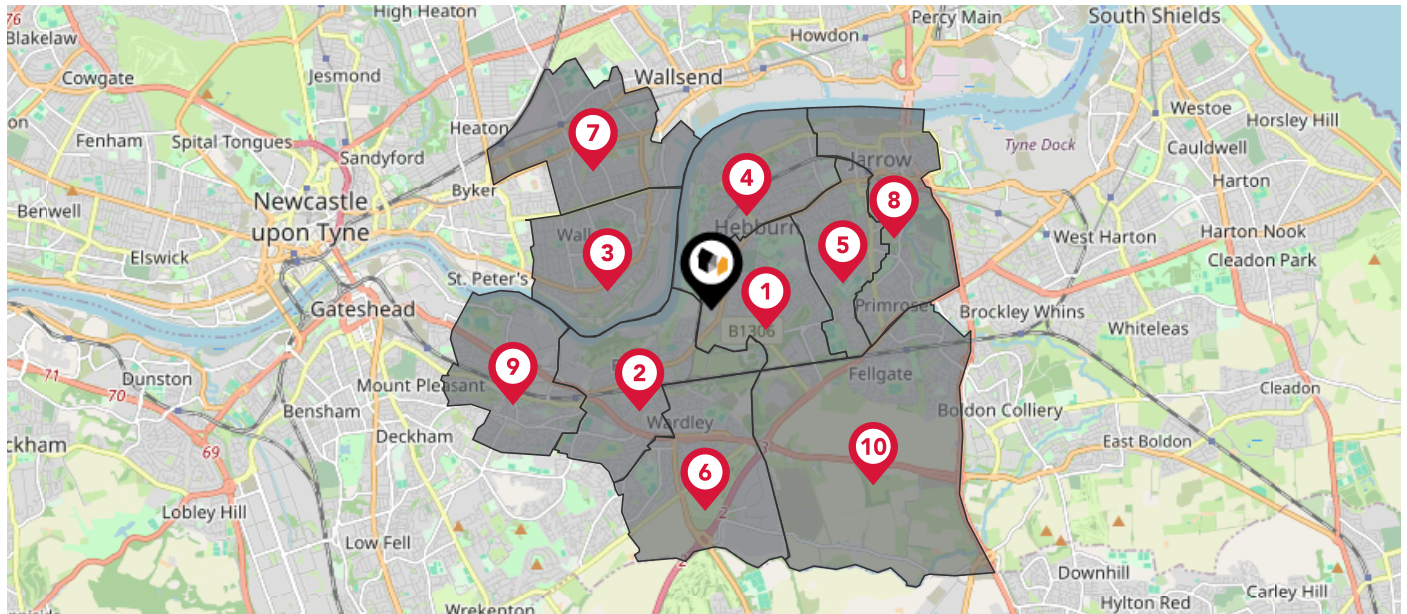
Mine Entry

- ✕ 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.

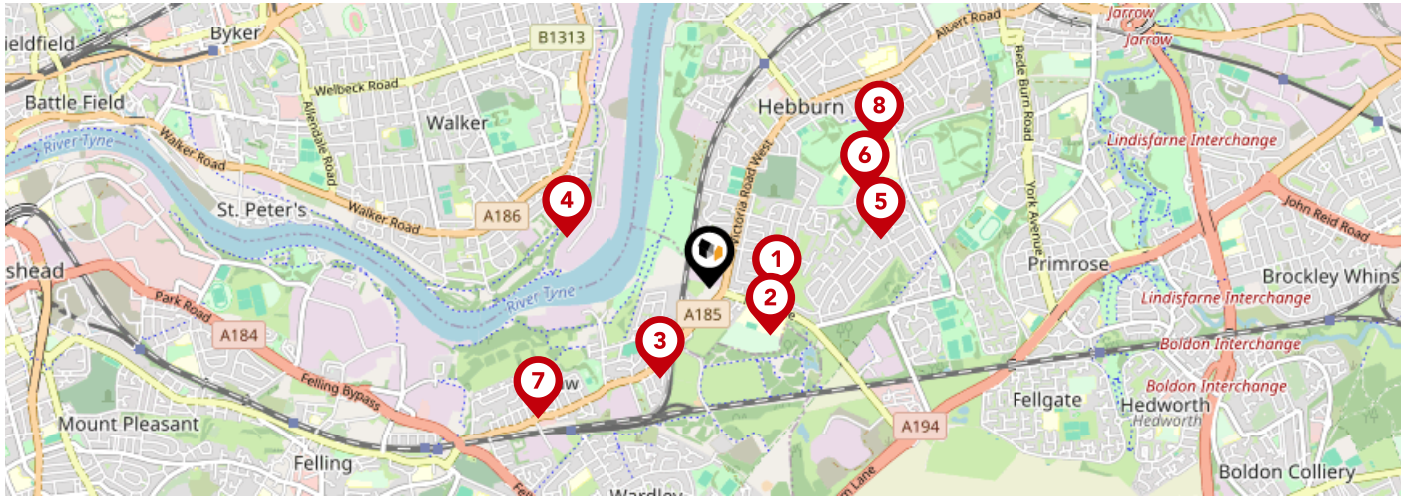
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

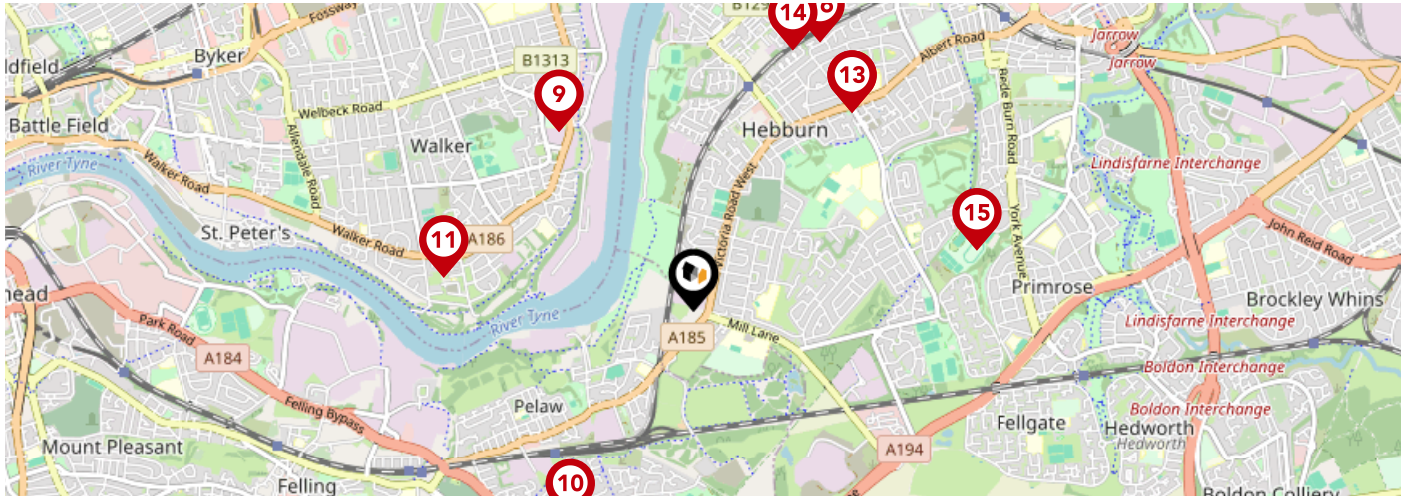










Nearby Council Wards

- 1 Hebburn South Ward
- 2 Pelaw and Heworth Ward
- 3 Walker Ward
- 4 Hebburn North Ward
- 5 Monkton Ward
- 6 Wardley and Leam Lane Ward
- 7 Walkergate Ward
- 8 Primrose Ward
- 9 Felling Ward
- 10 Fellgate and Hedworth Ward



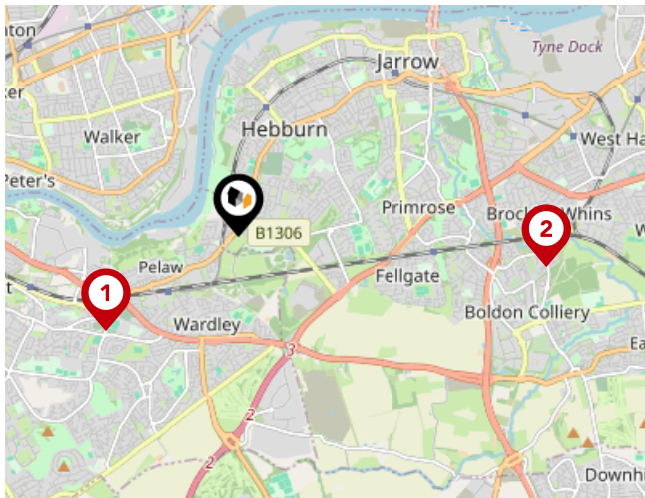
		Nursery	Primary	Secondary	College	Private
1	Toner Avenue Primary School Ofsted Rating: Good Pupils: 477 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph's Catholic Academy Ofsted Rating: Good Pupils: 1367 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bill Quay Primary School Ofsted Rating: Good Pupils: 211 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Walker Primary School Ofsted Rating: Good Pupils: 206 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St James' Catholic Primary School, Hebburn Ofsted Rating: Good Pupils: 175 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hebburn Comprehensive School Ofsted Rating: Requires improvement Pupils: 945 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Alban's Catholic Primary School, Pelaw Ofsted Rating: Good Pupils: 206 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hebburn Lakes Primary School Ofsted Rating: Good Pupils: 474 Distance:0.95	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wardley Primary School Ofsted Rating: Good Pupils: 266 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Central Walker Church of England Primary School Ofsted Rating: Good Pupils: 437 Distance:1.08	<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:1.08	<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:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Aloysius Catholic Junior School Academy Ofsted Rating: Outstanding Pupils: 242 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bede Burn Primary School Ofsted Rating: Good Pupils: 203 Distance:1.23	<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:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

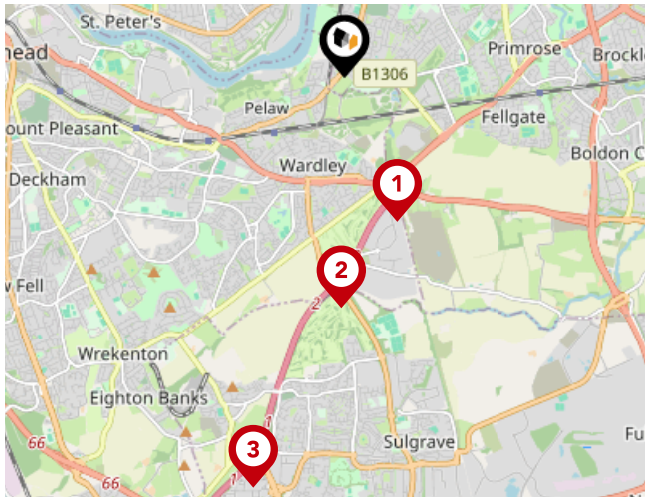
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Heworth Rail Station	1.4 miles
	Brockley Whins Rail Station	2.62 miles
	Manors Rail Station	3.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A194(M) J3	1.32 miles
	A194(M) J2	1.98 miles
	A194(M) J1	3.58 miles
	A1(M) J65	4.44 miles
	A1(M) J64	5.51 miles

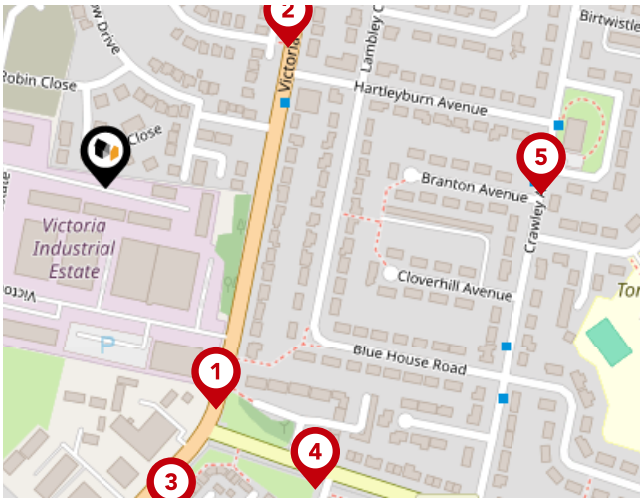


Airports/Helipads

Pin	Name	Distance
	Airport	8.87 miles
	Teesside Airport	31.43 miles
	Leeds Bradford Airport	75.9 miles
	Irthington	50.74 miles

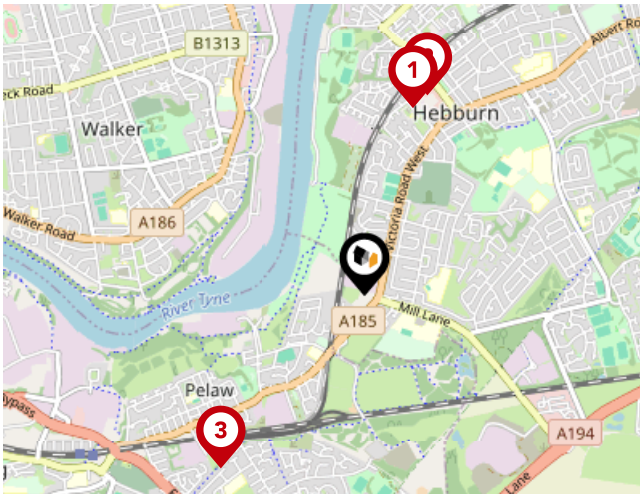
Area

Transport (Local)



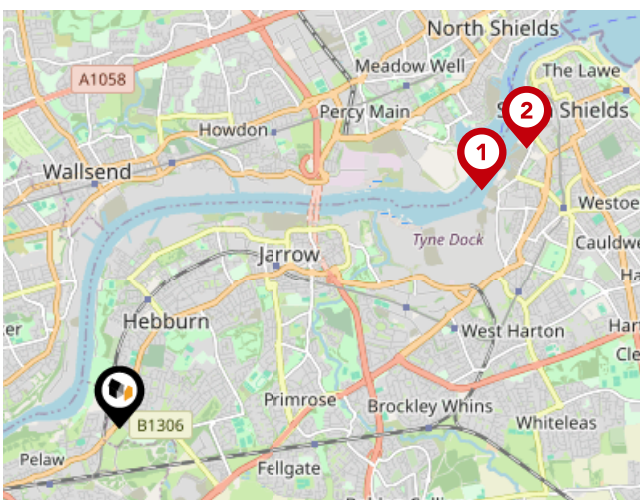
Bus Stops/Stations

Pin	Name	Distance
1	Hebburn College	0.13 miles
2	Victoria Road West-Hartleyburn	0.12 miles
3	Hebburn College	0.18 miles
4	Hebburn College	0.2 miles
5	Hartleyburn Estate	0.23 miles



Local Connections

Pin	Name	Distance
1	Hebburn (Tyne and Wear Metro Station)	0.83 miles
2	Hebburn (Tyne and Wear Metro Station)	0.89 miles
3	Pelaw (Tyne and Wear Metro Station)	0.96 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	3.69 miles
2	South Shields Ferry Terminal	4.19 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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