

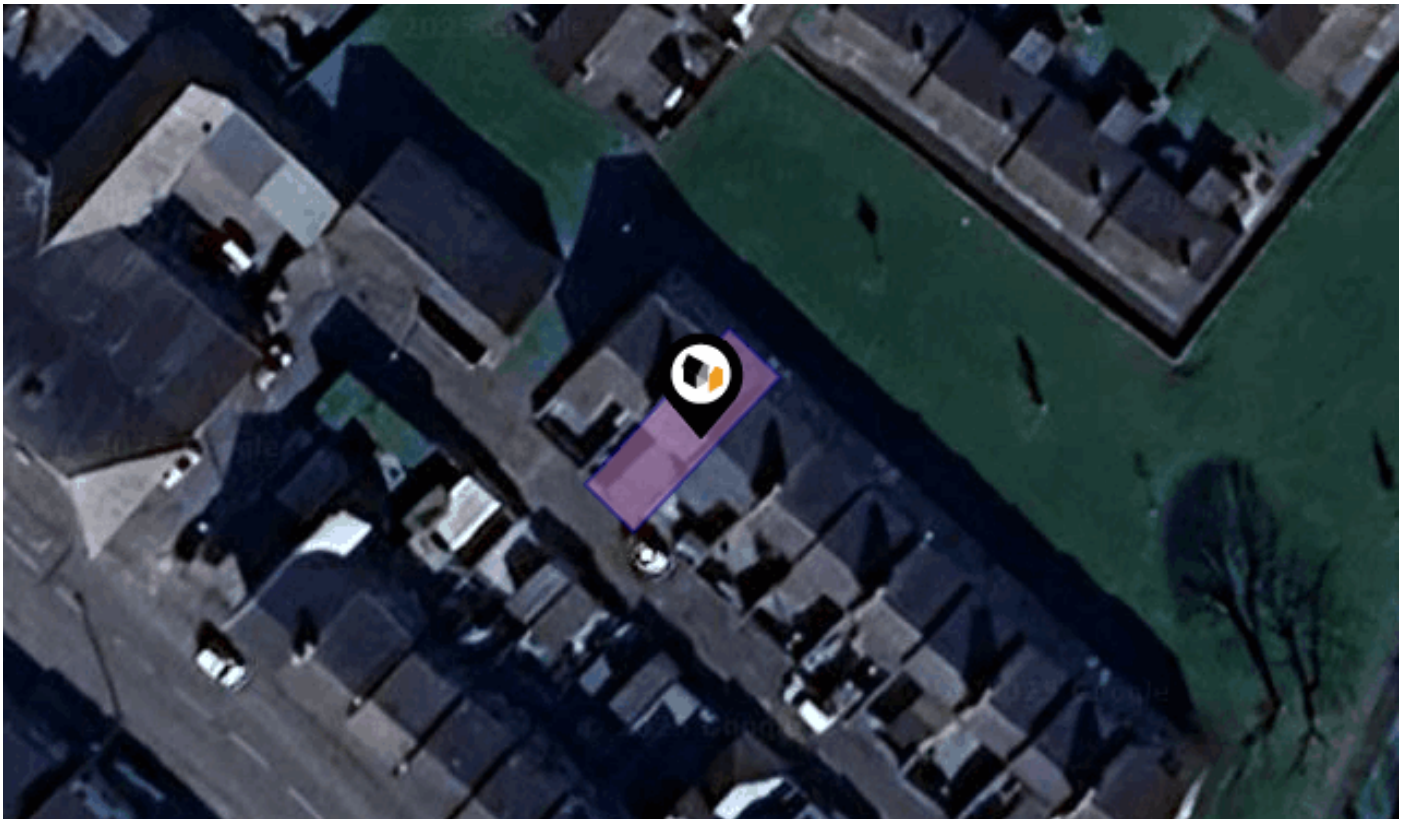


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 05th August 2025



EAST VIEW, DIPTON, STANLEY, DH9

Walkersxchange Estate Agents

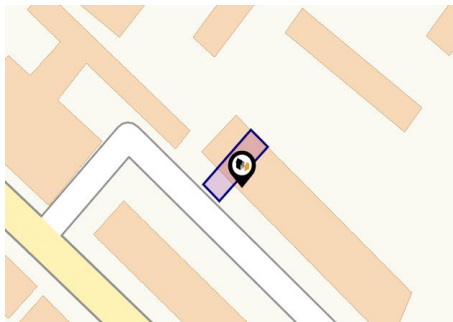
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,701		
Title Number:	DU259176		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	52	10000
mb/s	mb/s	mb/s

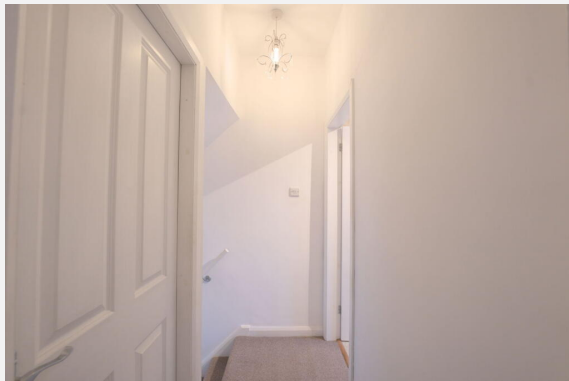
Mobile Coverage: (based on calls indoors)



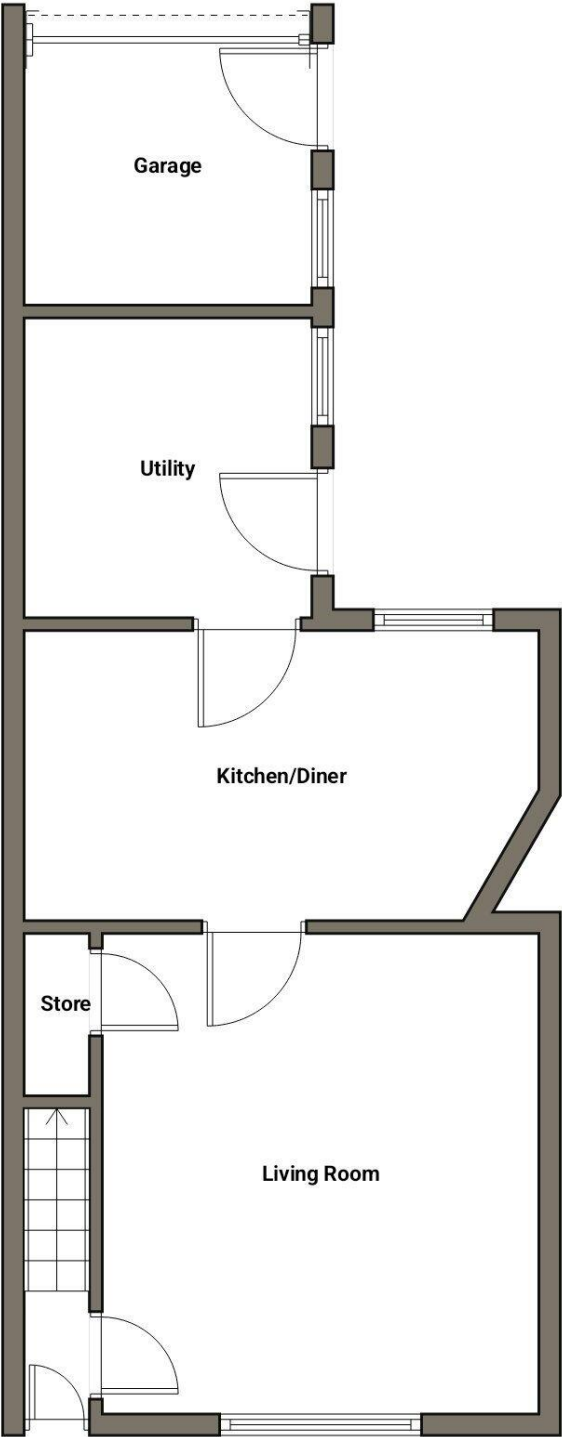
Satellite/Fibre TV Availability:



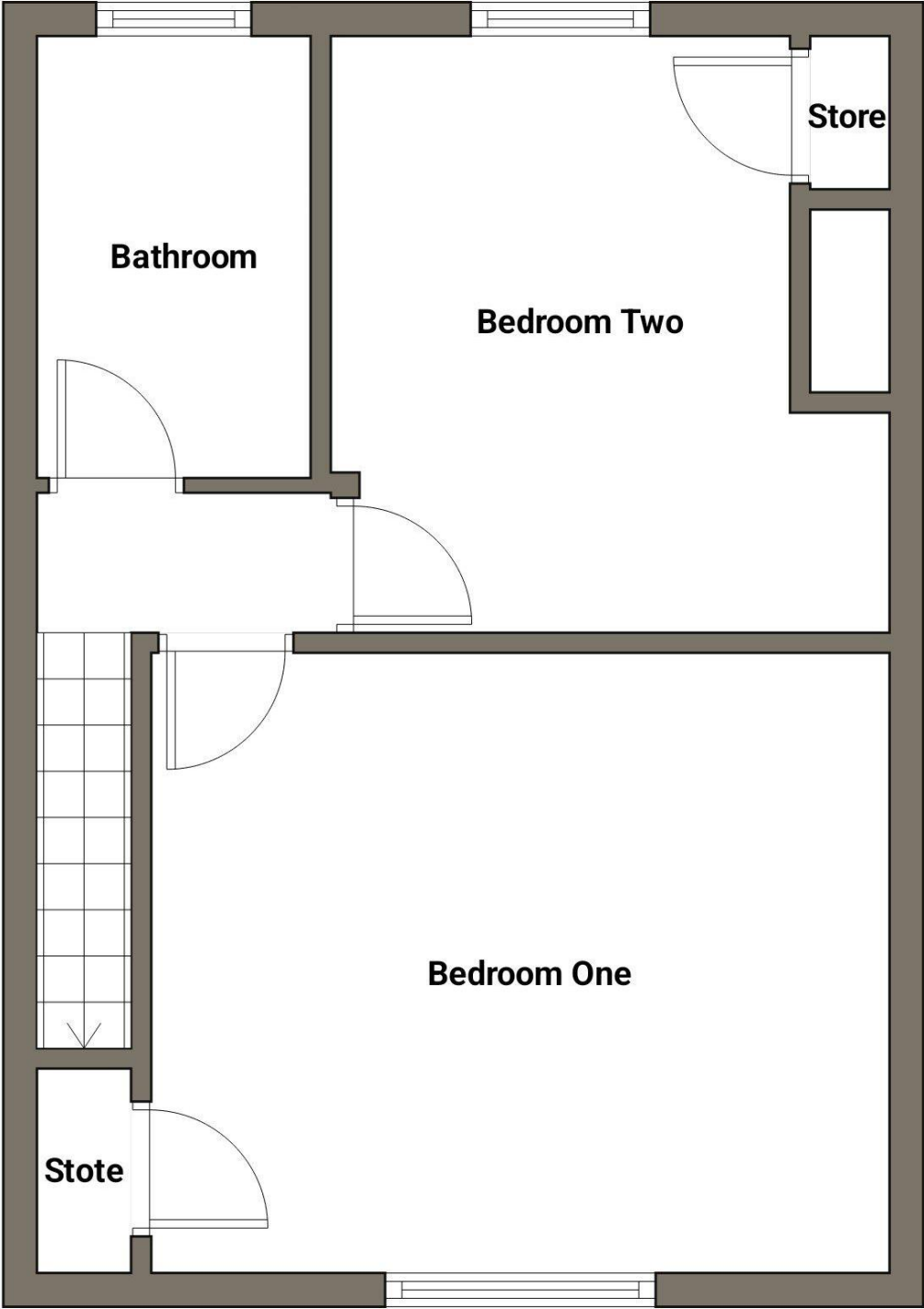


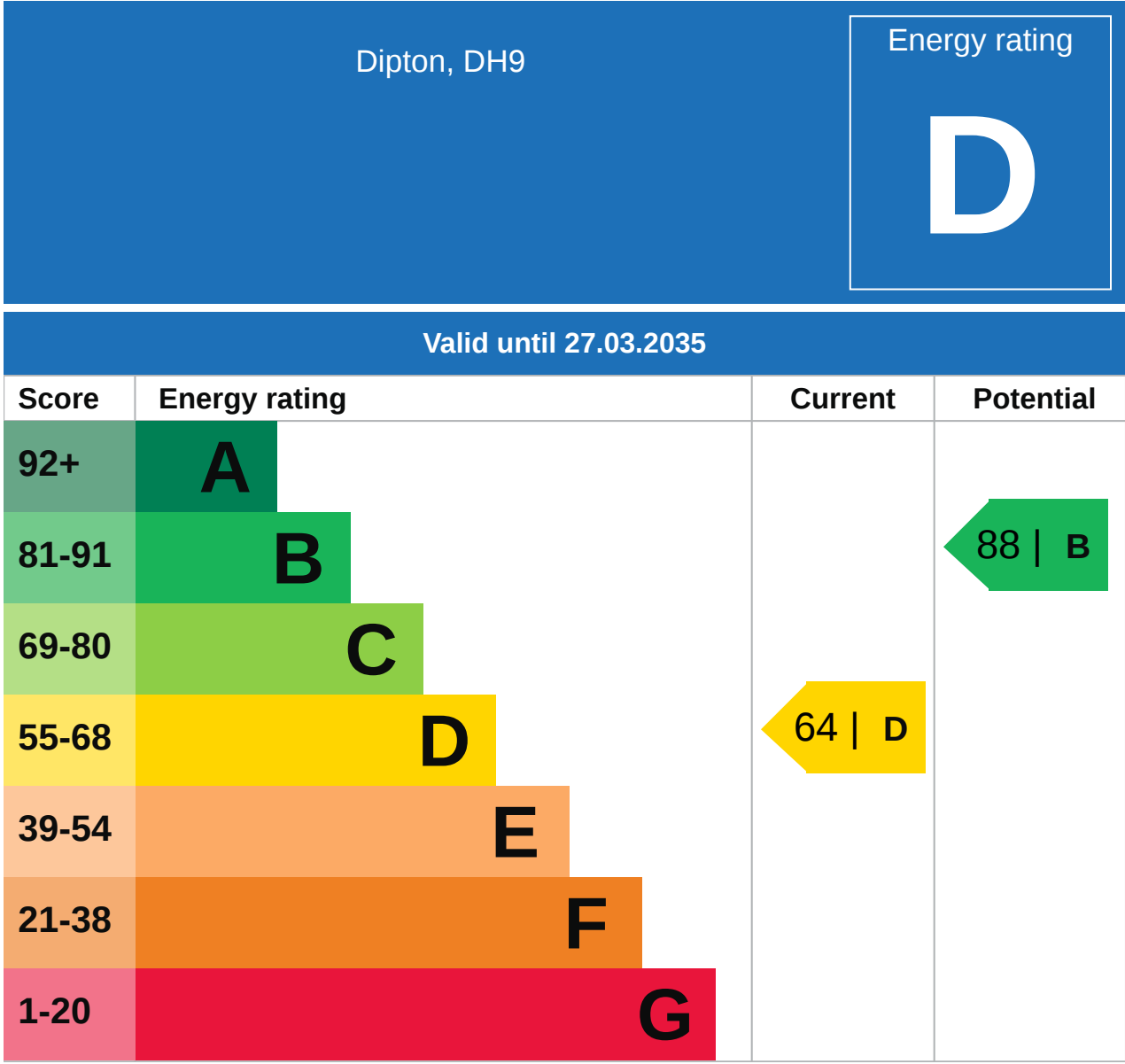


EAST VIEW, DIPTON, STANLEY, DH9



EAST VIEW, DIPTON, STANLEY, DH9





Additional EPC Data

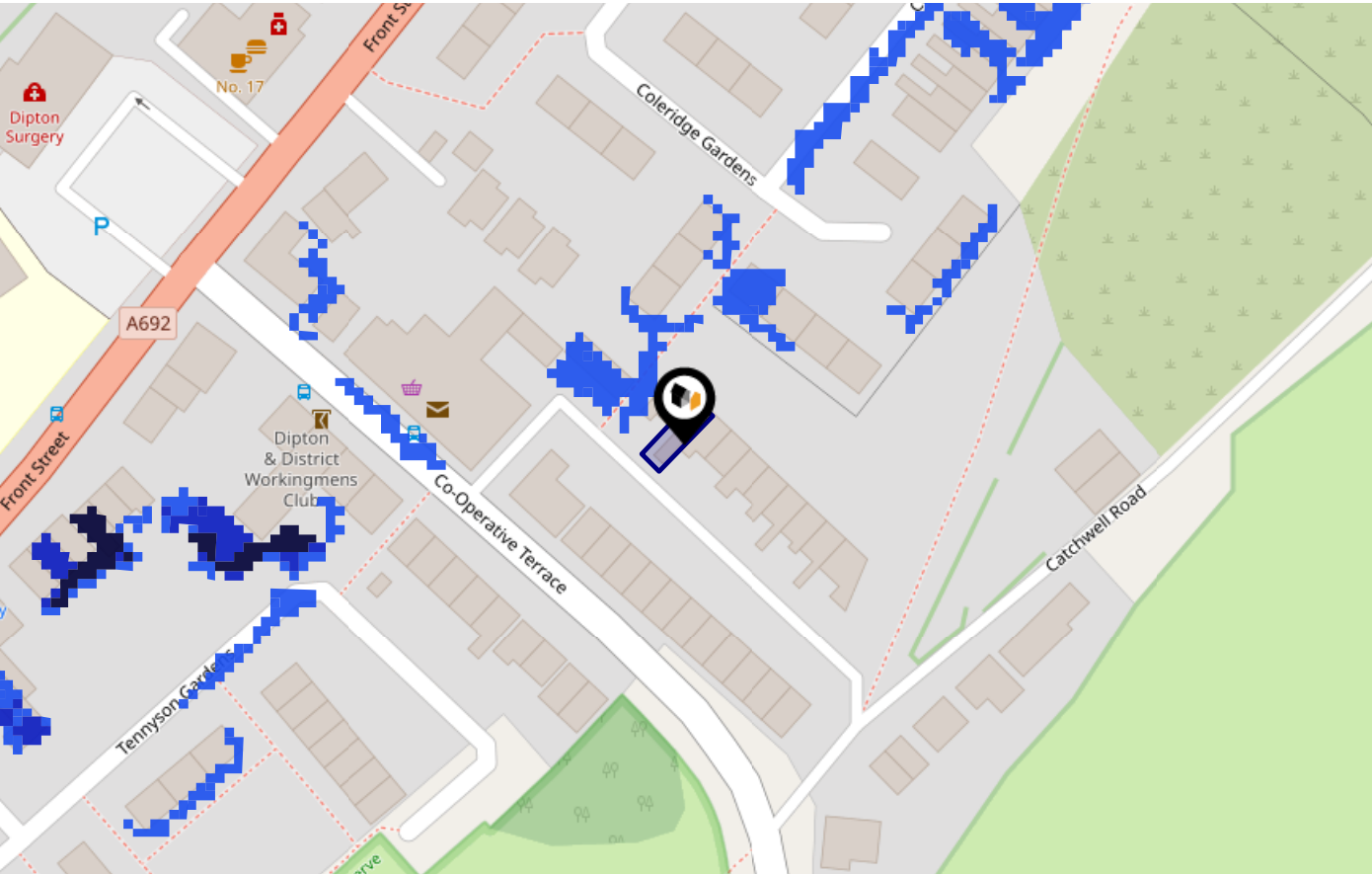
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
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:	Suspended, no insulation (assumed)
Total Floor Area:	83 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.

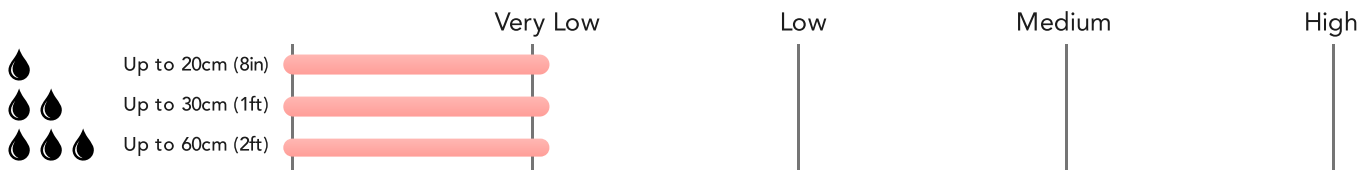


Risk Rating: Very low

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 (0.1%) in any one year.
- 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:

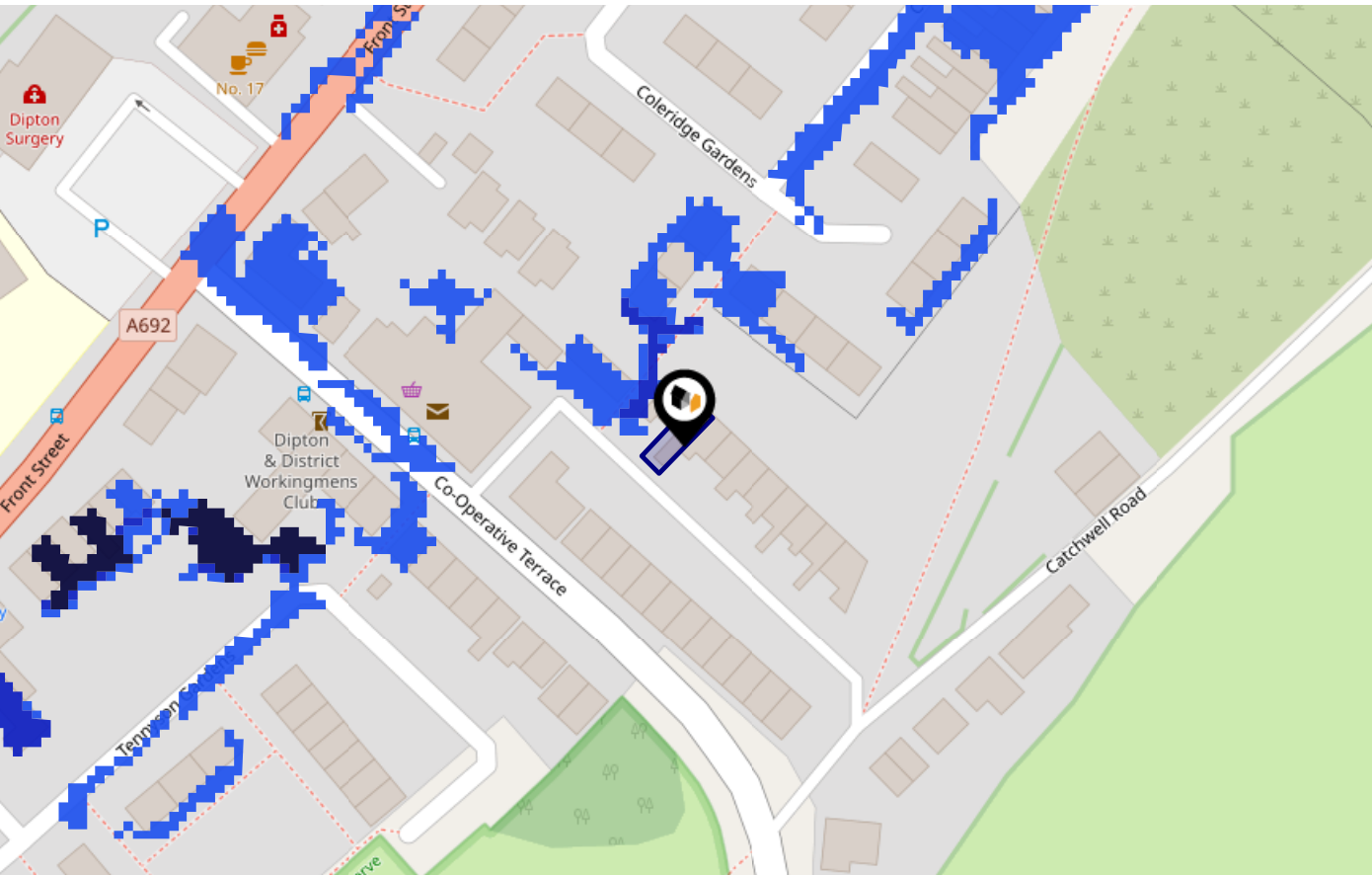


Flood Risk

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.

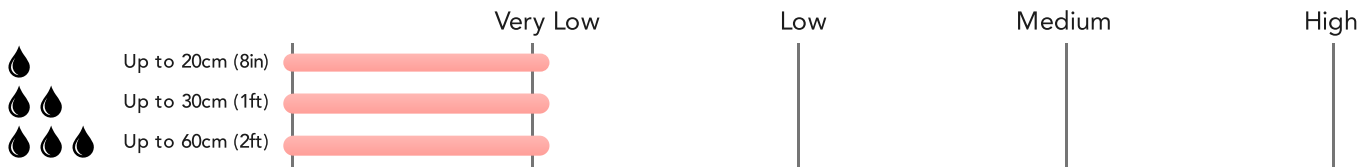


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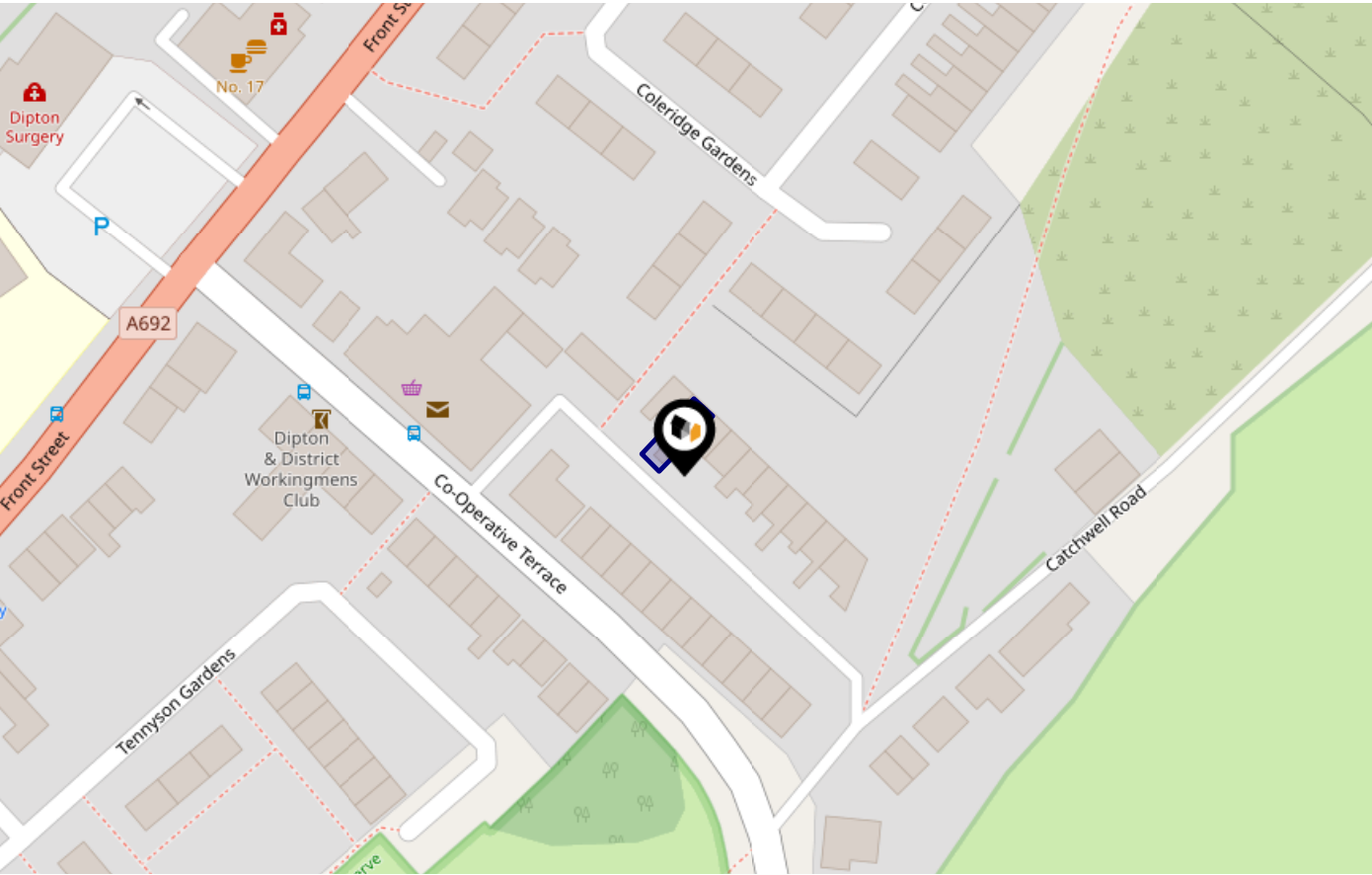


Flood Risk

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.

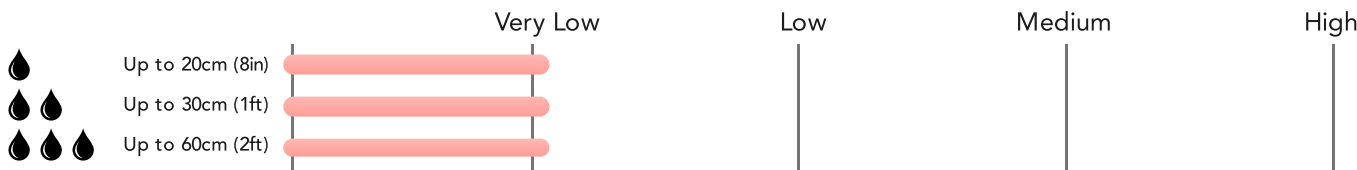


Risk Rating: Very low

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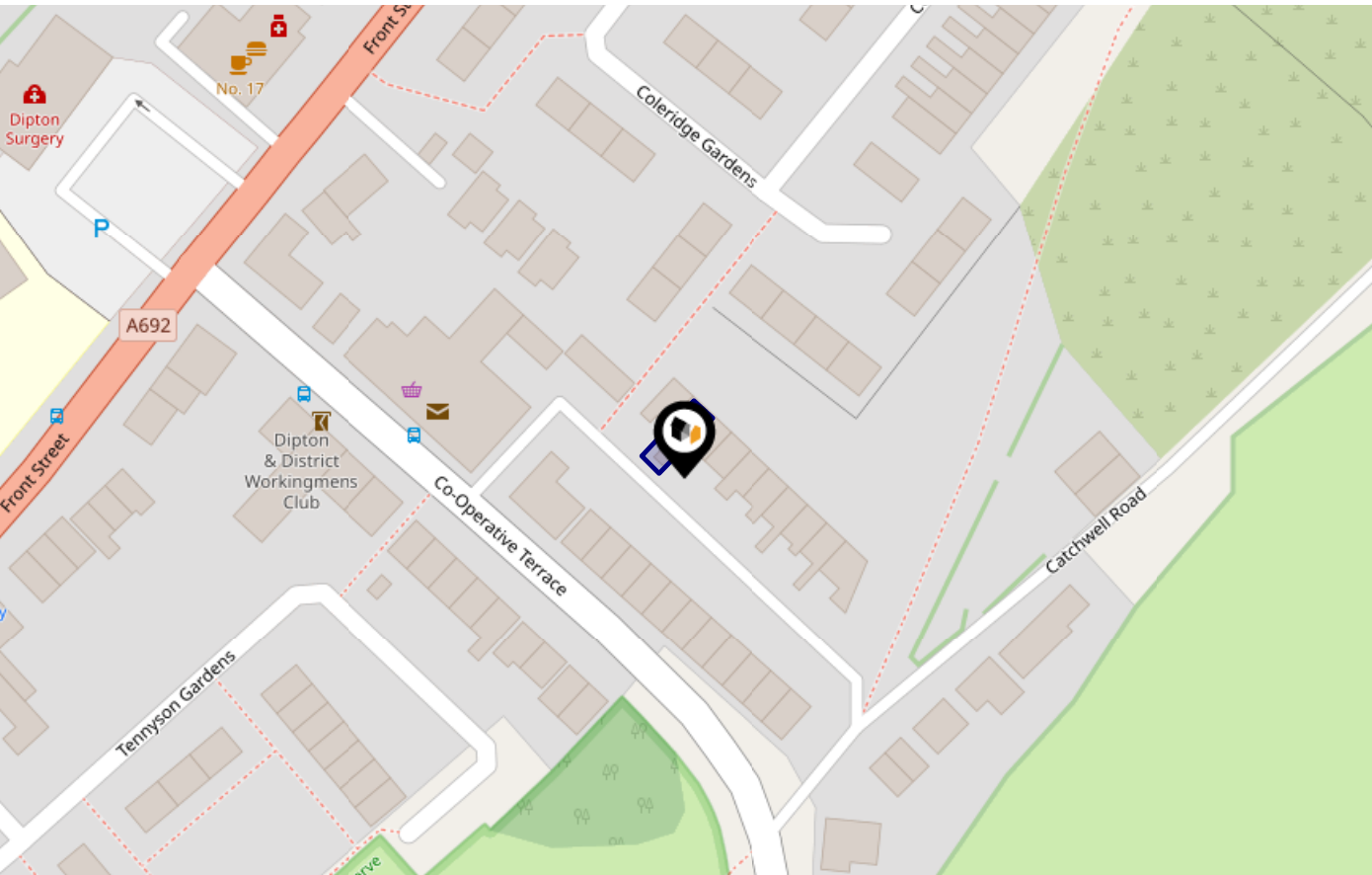


Flood Risk

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.

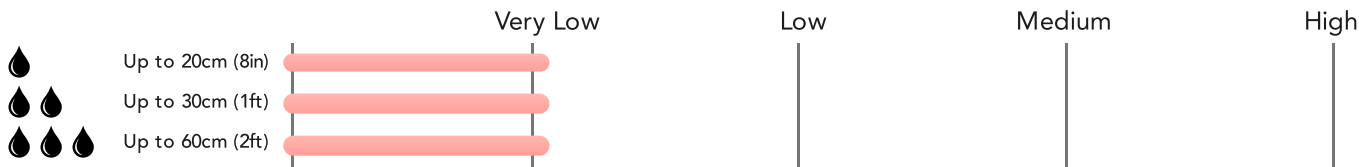


Risk Rating: Very low

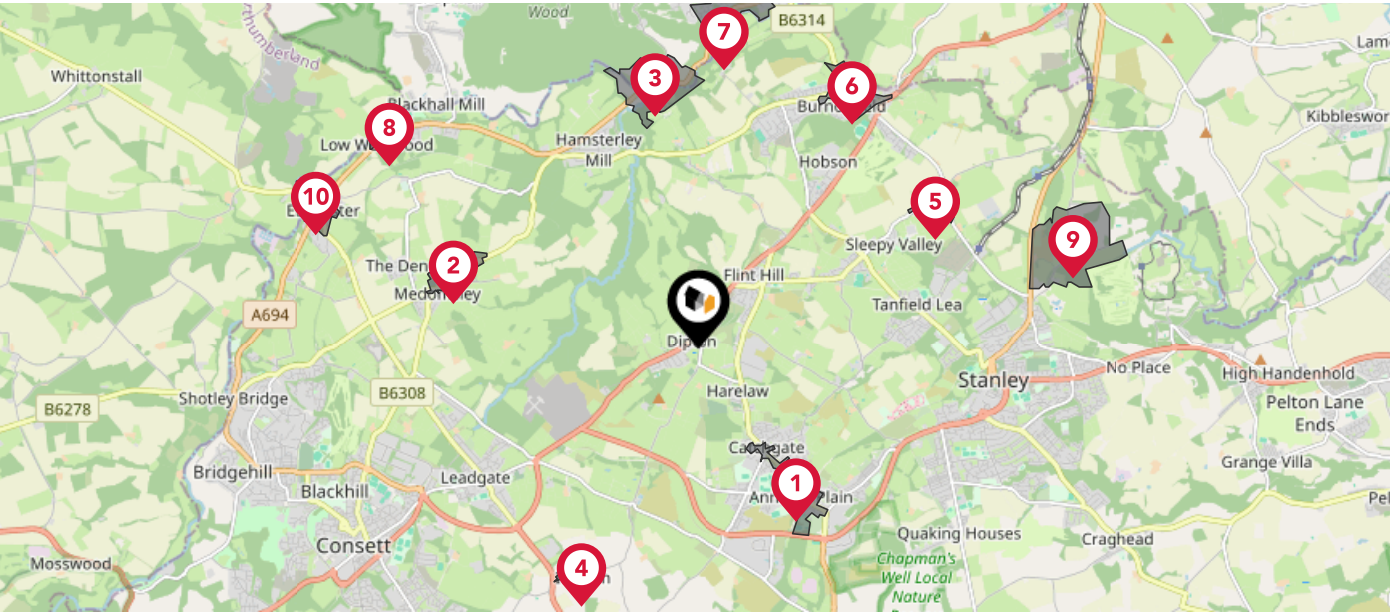
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.











- 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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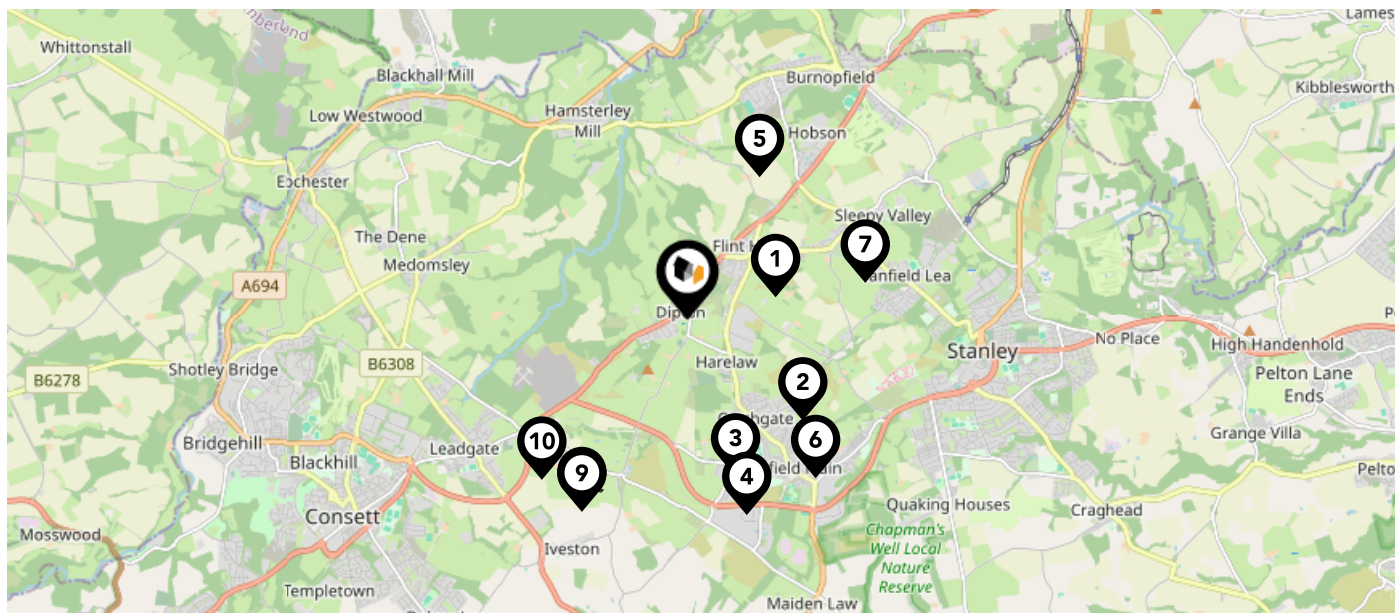


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
	Annfield Plain
	Medomsley
	Lintzford
	Iveston
	Tanfield
	Burnopfield
	Rowlands Gill CA
	Low Westwood
	Beamish Burn
	Ebchester

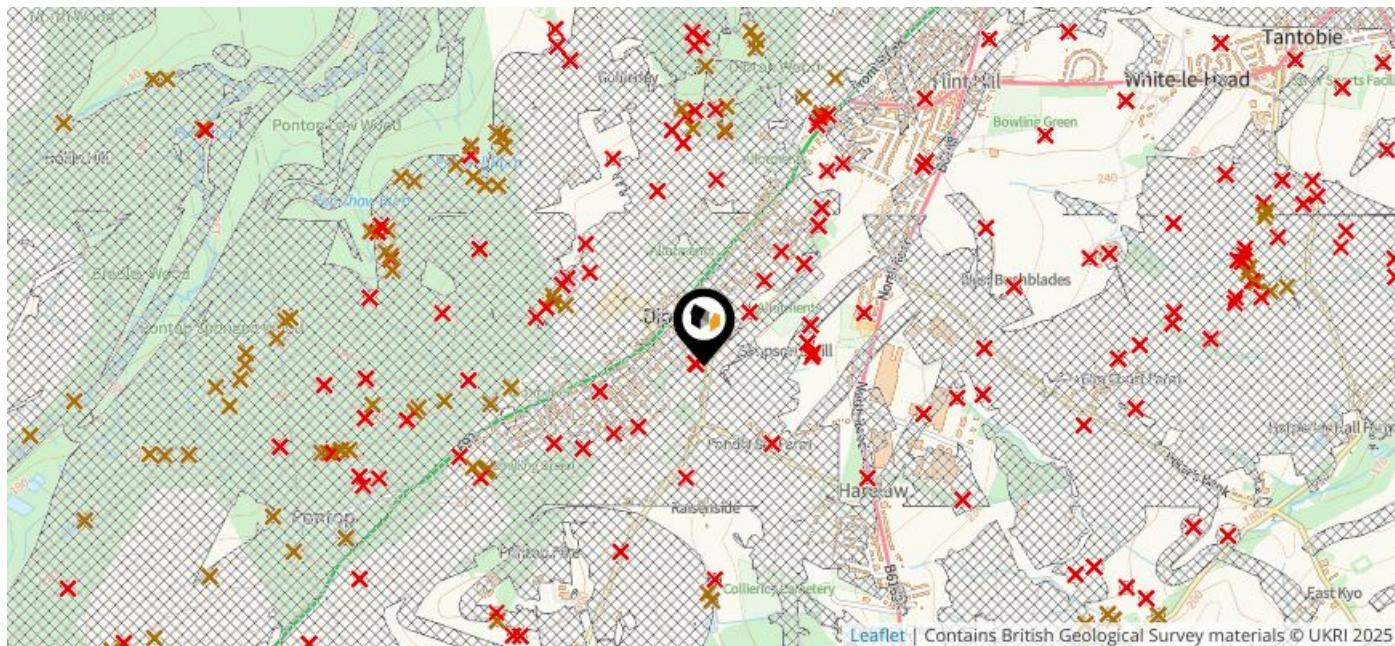
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	East of Flint Hill-Derwentside, County Durham	Historic Landfill
2	Area J North of West Kyo-Derwentside, County Durham	Historic Landfill
3	Land North of Greencroft-Derwentside, County Durham	Historic Landfill
4	Land South of Greencroft-Derwentside, County Durham	Historic Landfill
5	Area F South of Burnopfield-Derwentside, County Durham	Historic Landfill
6	Area H North of Kyo-Derwentside, County Durham	Historic Landfill
7	Penshaw View-Tantobie, Stanley, County Durham	Historic Landfill
8	Brooms Dene Waste Disposal Sit-Near Leadgate, Consett, County Durham	Historic Landfill
9	Brooms Dene Tip-Leadgate, Consett, County Durham	Historic Landfill
10	High Brooms-Brooms Lane, Leadgate, Consett, County Durham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



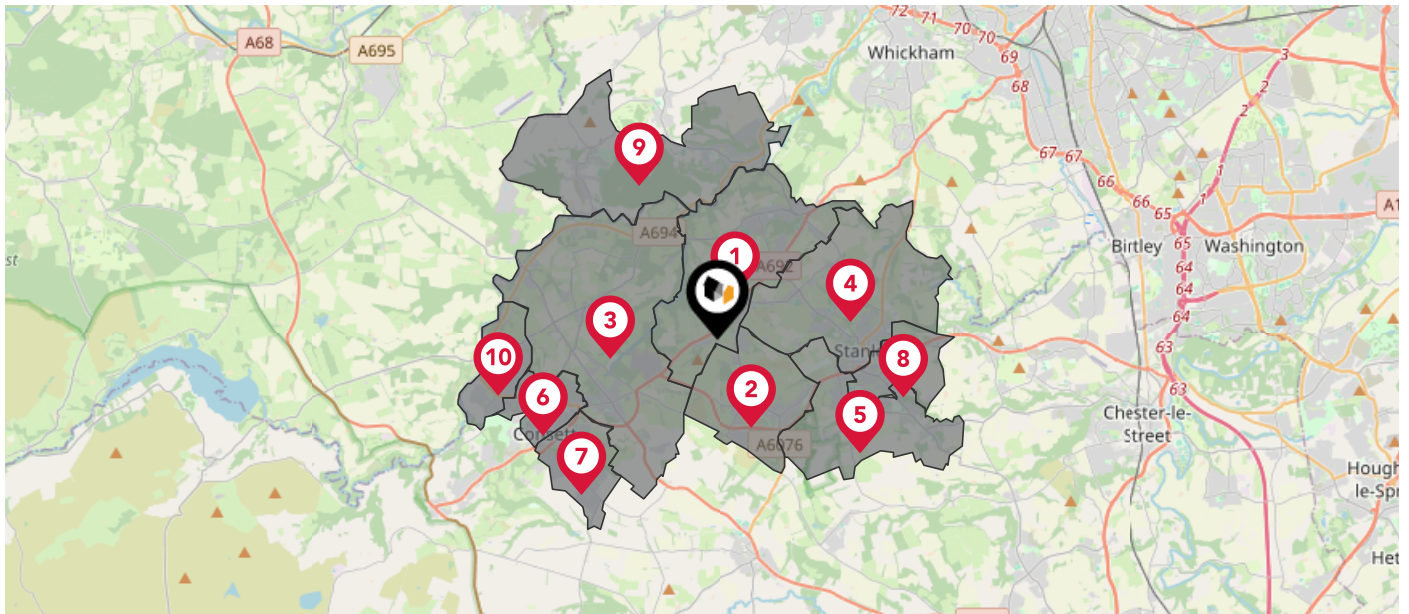
Mine Entry

- ✕ 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

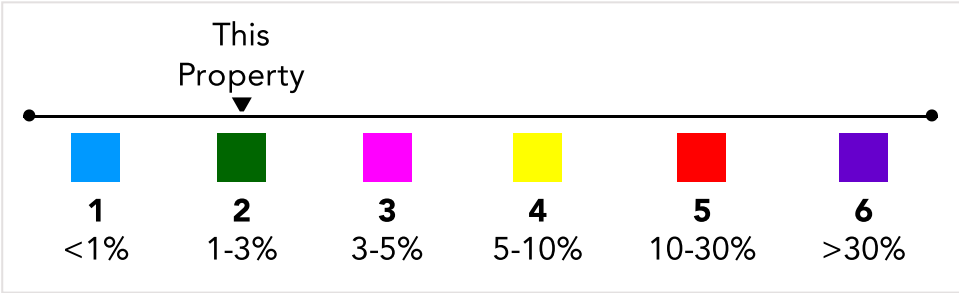
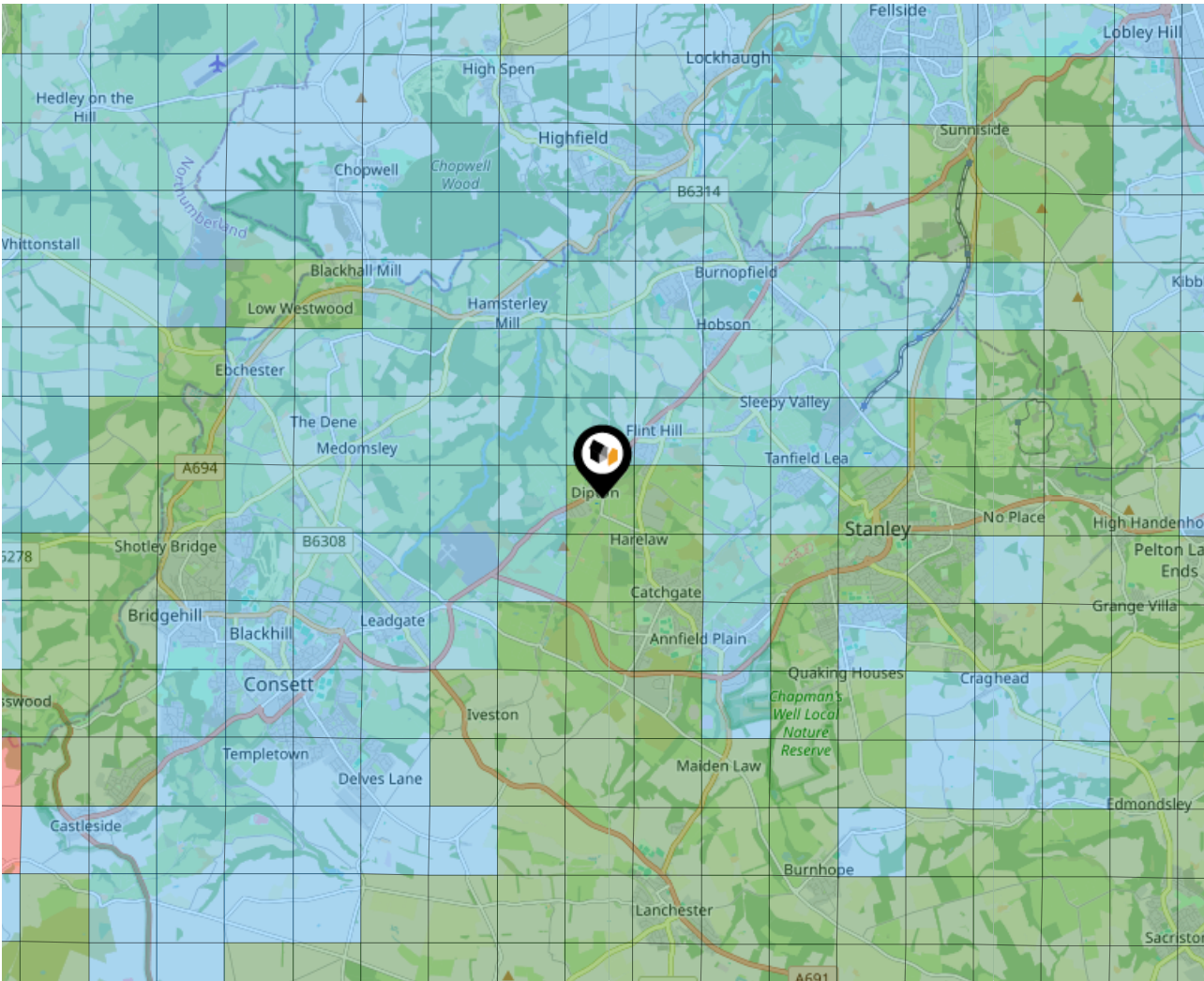


Nearby Council Wards

- | | |
|----|---------------------------------|
| 1 | Burnopfield and Dipton ED |
| 2 | Annfield Plain ED |
| 3 | Leadgate and Medomsley ED |
| 4 | Tanfield ED |
| 5 | Craghead and South Moor ED |
| 6 | Consett North ED |
| 7 | Delves Lane ED |
| 8 | Stanley ED |
| 9 | Chopwell and Rowlands Gill Ward |
| 10 | Benfieldside ED |

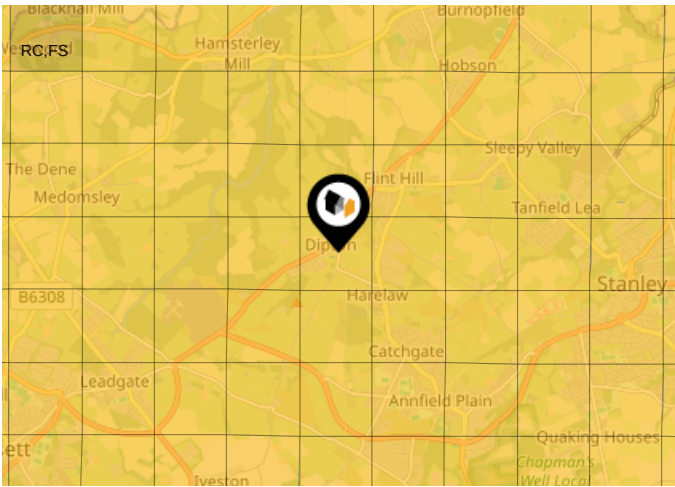
What is Radon?

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:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)		LOAM
		Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

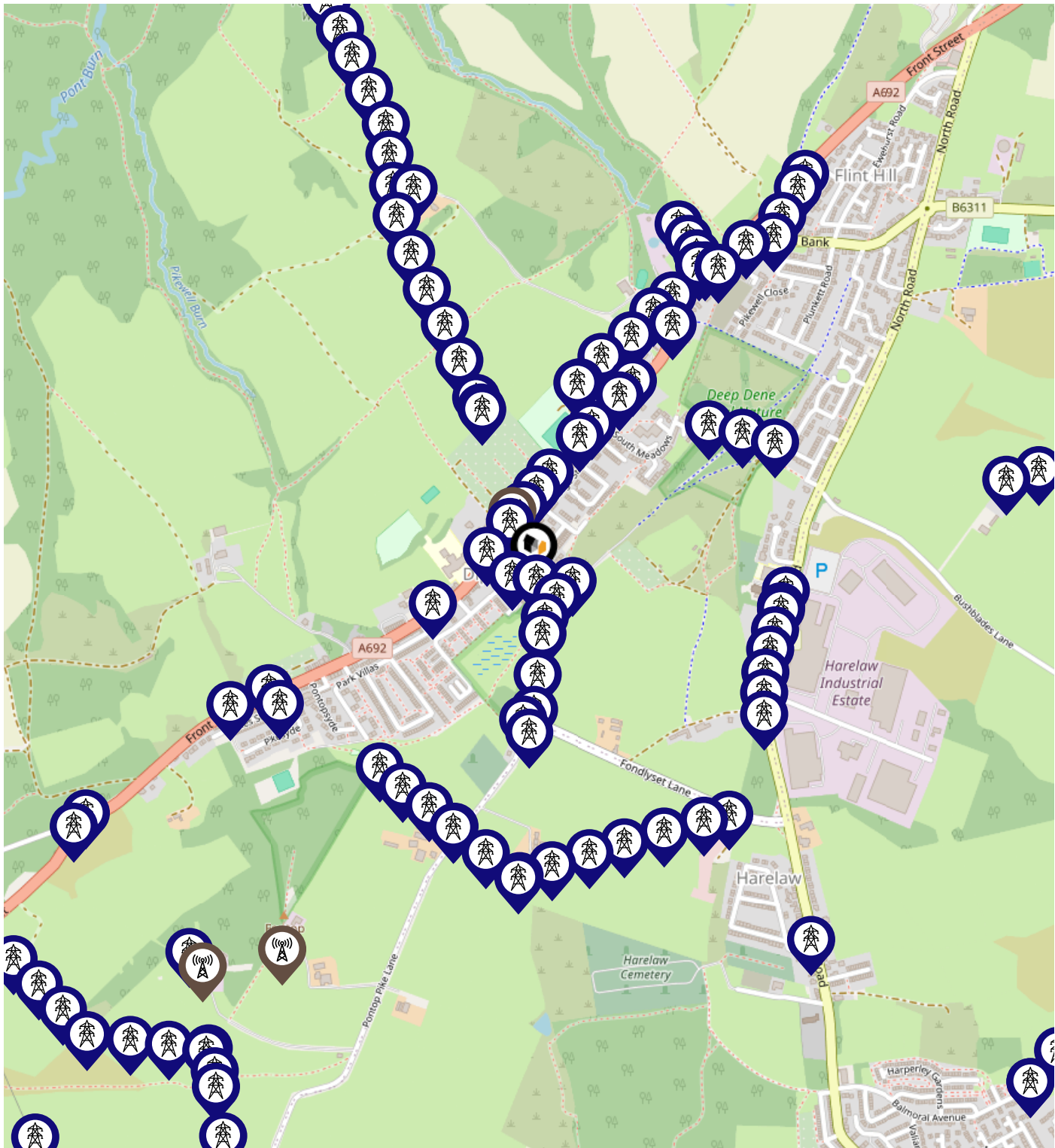


Primary Classifications (Most Common Clay Types)

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

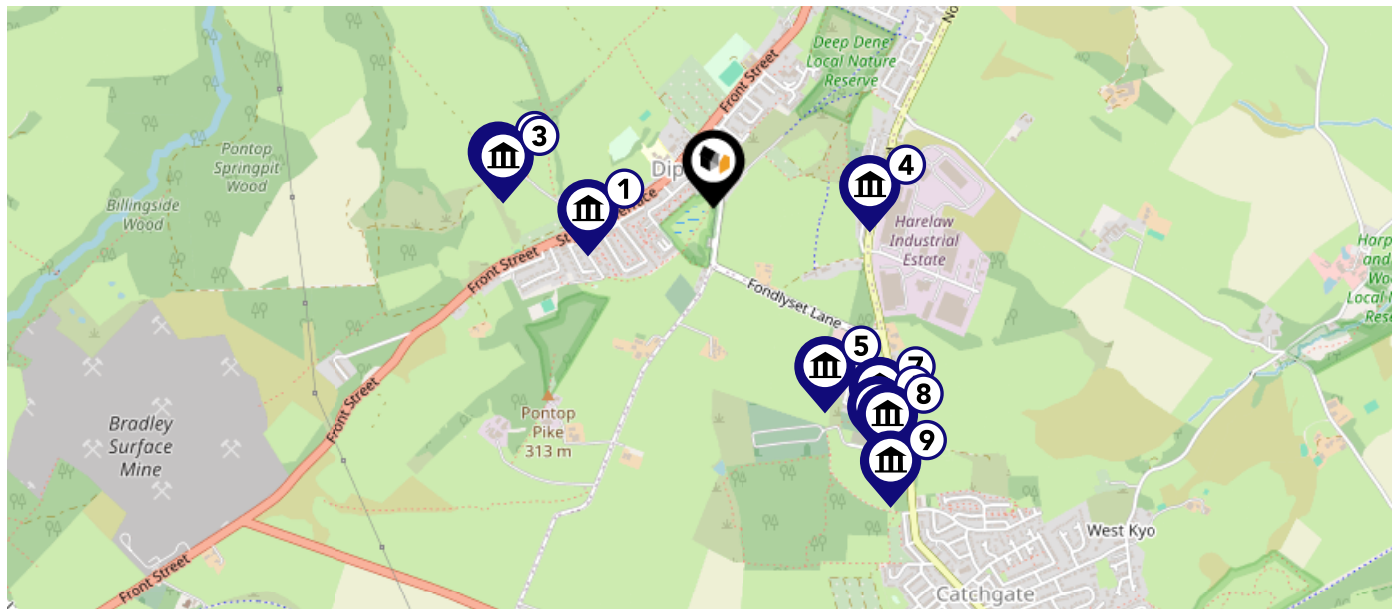
Masts & Pylons



Key:

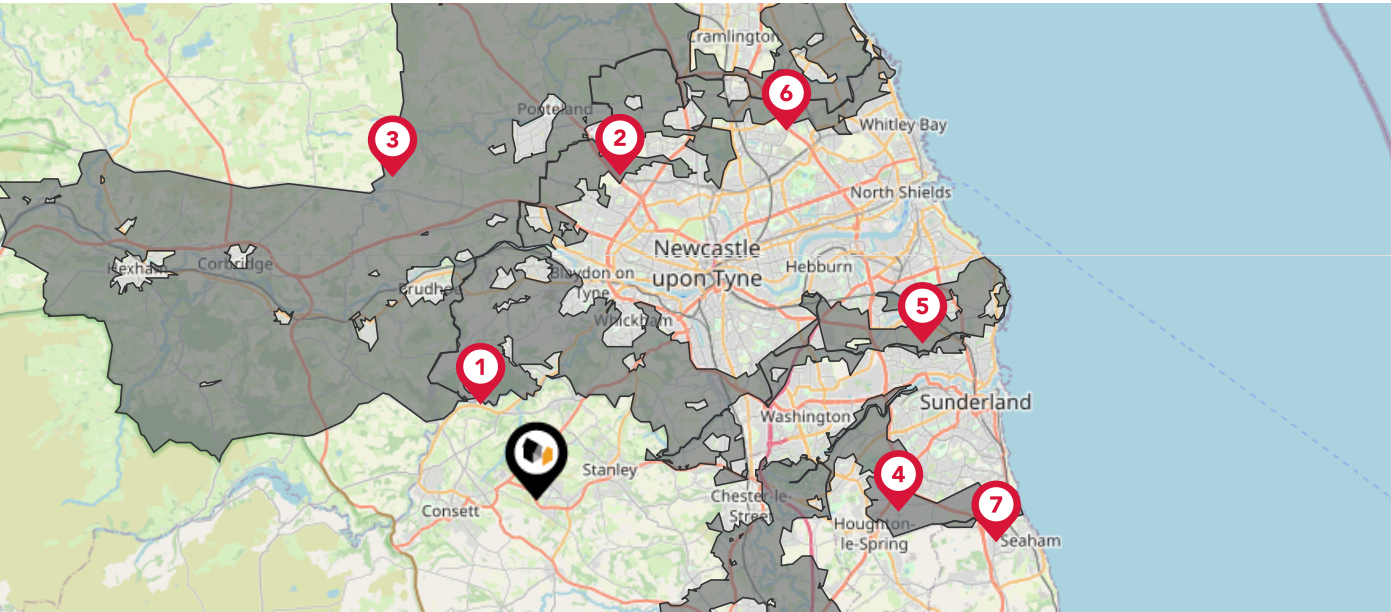
- Power Pylons
- Communication Masts

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



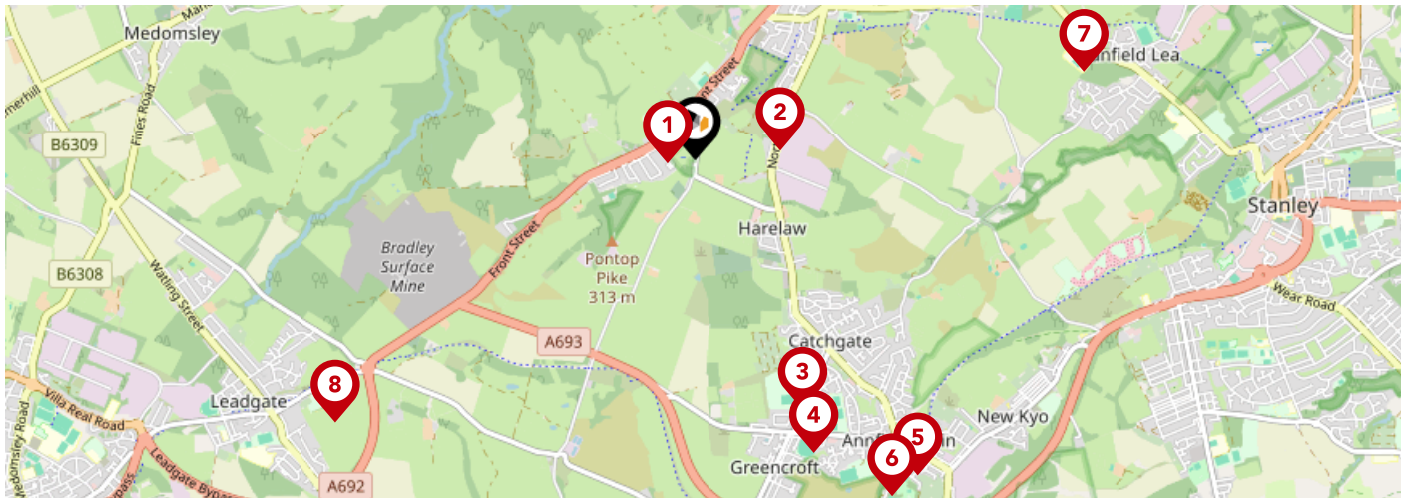
Listed Buildings in the local district		Grade	Distance
	1240728 - Church Of St John	Grade II	0.3 miles
	1240730 - Pontop Hall	Grade II	0.4 miles
	1240731 - Gate Piers And Walls In Front Of Pontop Hall	Grade II	0.4 miles
	1430731 - St Patrick's Congregation War Memorial, Dipton	Grade II	0.4 miles
	1240896 - Harelaw Watering Place	Grade II	0.5 miles
	1240898 - Rosedale Manor	Grade II	0.6 miles
	1406014 - Former Collierley National School	Grade II	0.6 miles
	1260776 - Walls And Garage Around Garden Of Rosedale Manor	Grade II	0.7 miles
	1240951 - Church Of St Thomas	Grade II	0.7 miles

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

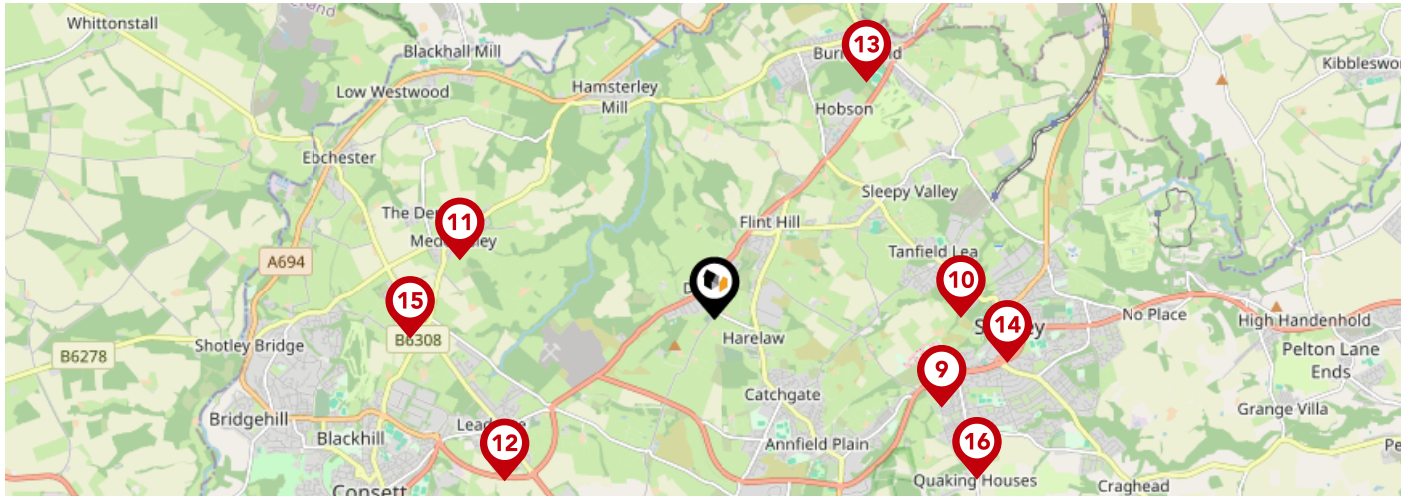










Nearby Green Belt Land

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



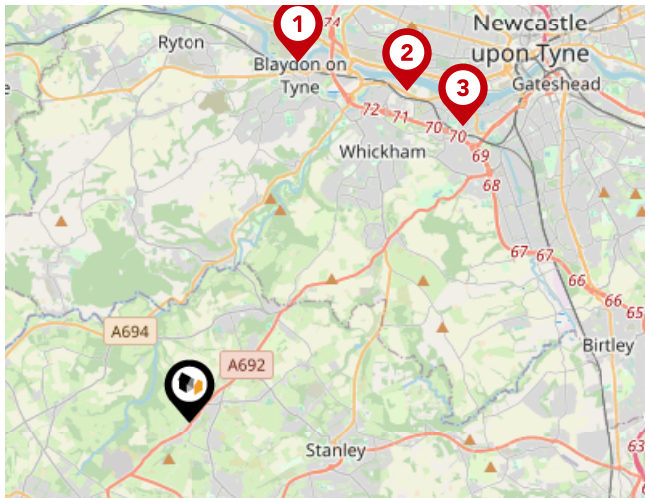
		Nursery	Primary	Secondary	College	Private
1	Collierley Nursery and Primary School Ofsted Rating: Good Pupils: 142 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Patrick's Catholic Primary School, Dipton Ofsted Rating: Good Pupils: 145 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Catchgate Primary School Ofsted Rating: Good Pupils:0 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Croft Community School Ofsted Rating: Good Pupils: 253 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Annfield Plain Junior School Ofsted Rating: Good Pupils: 122 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Annfield Plain Infant School Ofsted Rating: Good Pupils: 96 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tanfield Lea Community Primary School Ofsted Rating: Good Pupils: 336 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady and St Joseph Brooms Catholic Primary School, Leadgate Ofsted Rating: Requires improvement Pupils: 72 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Oxhill Nursery School Ofsted Rating: Good Pupils: 107 Distance:2.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tanfield School Ofsted Rating: Not Rated Pupils: 710 Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ian Ramsey CofE Primary School Ofsted Rating: Good Pupils: 112 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leadgate Primary School - Split Site Ofsted Rating: Good Pupils: 194 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnopfield Primary School Ofsted Rating: Good Pupils: 374 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary, Stanley Ofsted Rating: Good Pupils: 226 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hassockfield Secure Training Centre Ofsted Rating: Not Rated Pupils:0 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenland Community Primary School Ofsted Rating: Good Pupils: 345 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

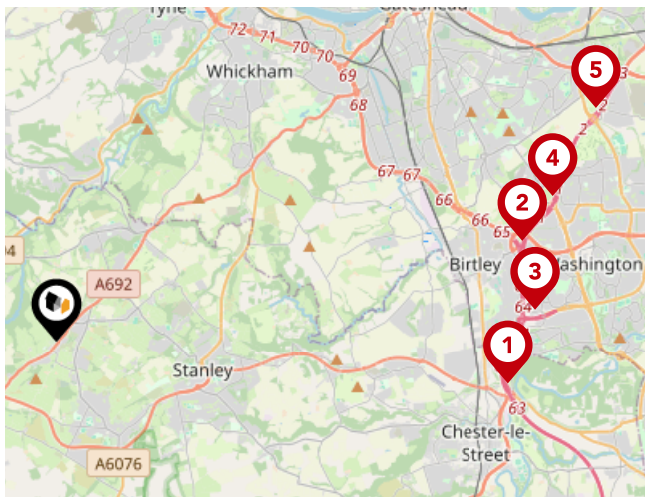
Area

Transport (National)



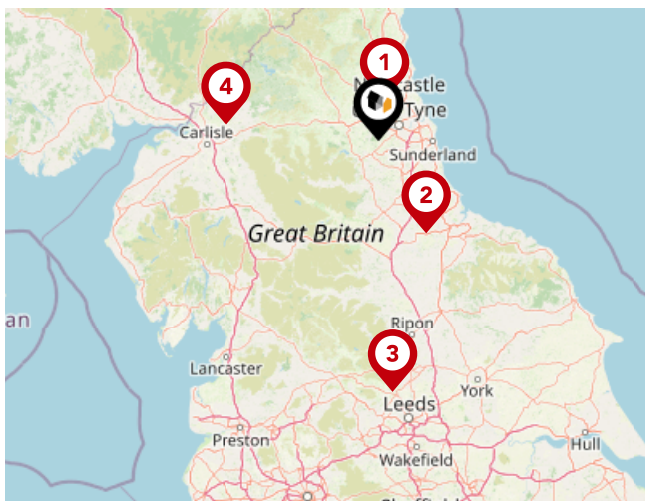
National Rail Stations

Pin	Name	Distance
	Blaydon Rail Station	6.42 miles
	Metrocentre Rail Station	6.77 miles
	Dunston Rail Station	6.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J63	7.76 miles
	A1(M) J65	8.13 miles
	A1(M) J64	8.19 miles
	A194(M) J1	8.82 miles
	A194(M) J2	10.03 miles

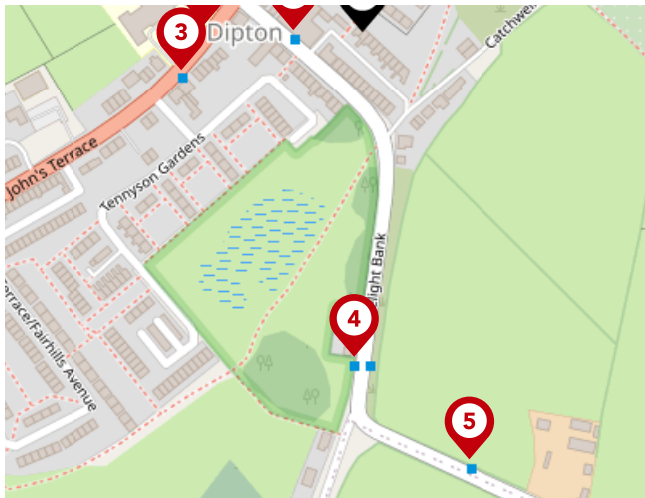


Airports/Helipads

Pin	Name	Distance
	Airport	11.26 miles
	Teesside Airport	28.48 miles
	Leeds Bradford Airport	69.85 miles
	Irthlington	41.79 miles

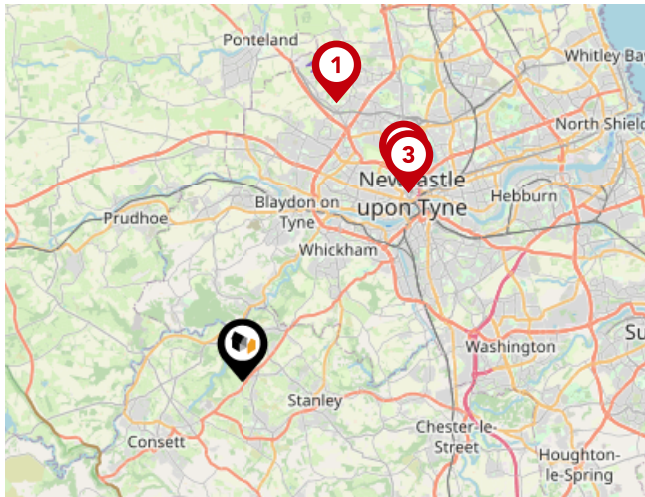
Area

Transport (Local)



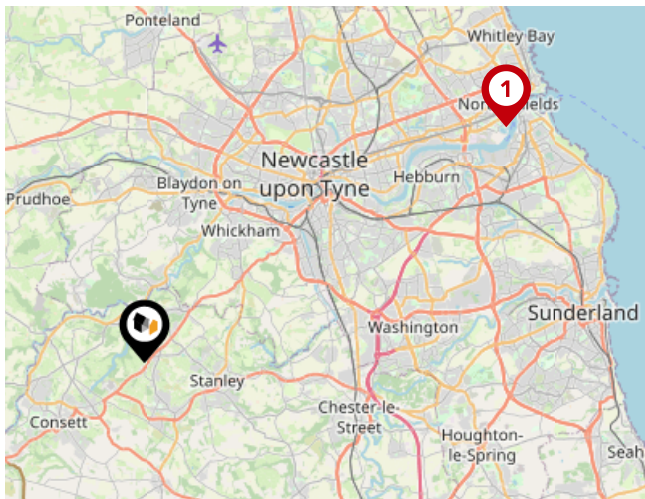
Bus Stops/Stations

Pin	Name	Distance
1	Cooperative Terrace	0.04 miles
2	Collierley School	0.09 miles
3	Collierley School	0.1 miles
4	Pontop Road End	0.17 miles
5	Fondlyset Lane	0.24 miles



Local Connections

Pin	Name	Distance
1	Bank Foot (Tyne and Wear Metro Station)	10.01 miles
2	St James (Tyne and Wear Metro Station)	8.68 miles
3	Central Station (Tyne and Wear Metro Station)	8.56 miles

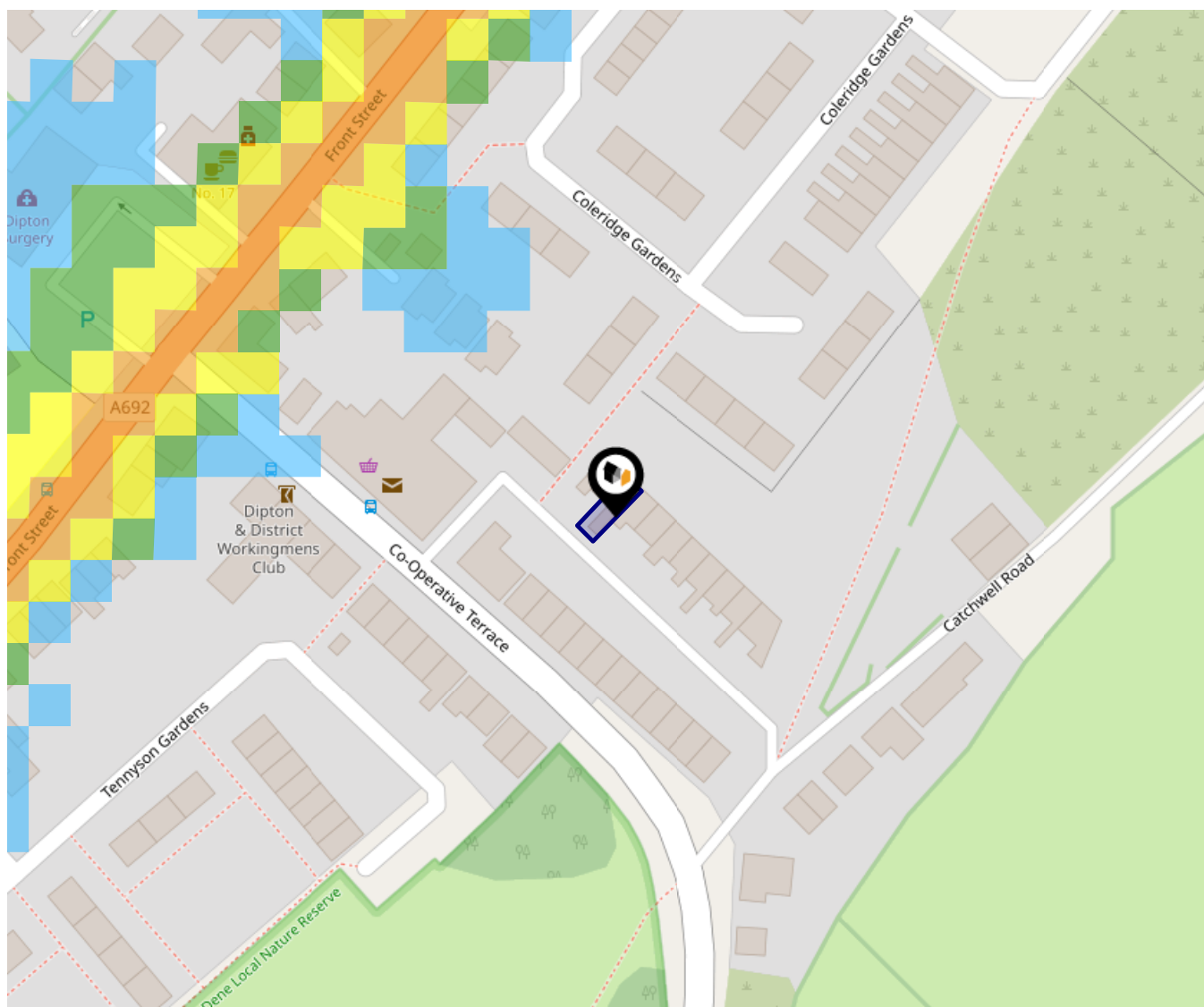


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	14.69 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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