



See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 11th April 2025



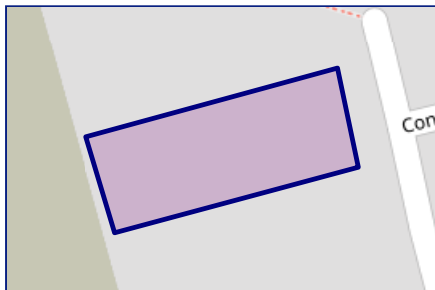
CONSTABLE CLOSE, RYTON, NE40

Walkersxchange Estate Agents

2a Gateshead Road, Sunniside
0191 440 8173
callumharbottle@googlemail.com
www.walkersxchange.com

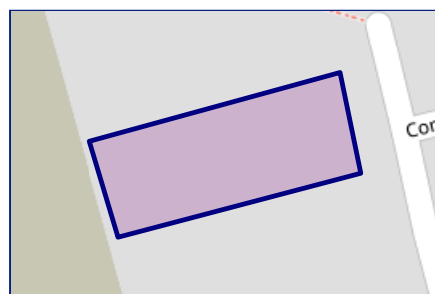


Freehold Title Plan



TY468946

Leasehold Title Plan



TY159786



Start Date:	22/11/1984
End Date:	01/12/2081
Lease Term:	99 years from 1 December 1982
Term Remaining:	56 years



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	22/11/1984
Floor Area:	1,259 ft ² / 117 m ²	End Date:	01/12/2081
Plot Area:	0.07 acres	Lease Term:	99 years from 1 December 1982
Council Tax :	Band D	Term Remaining:	56 years
Annual Estimate:	£2,578		
Title Number:	TY159786		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		14	1000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)

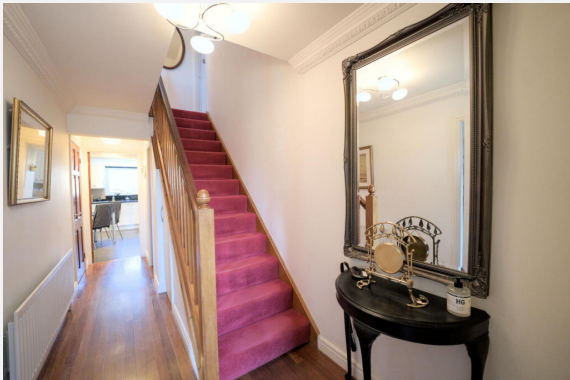


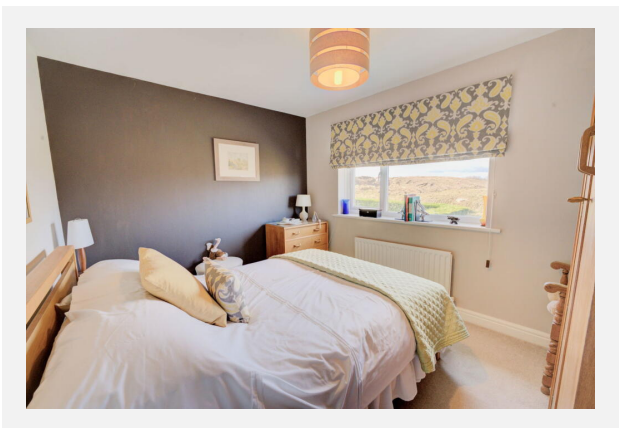
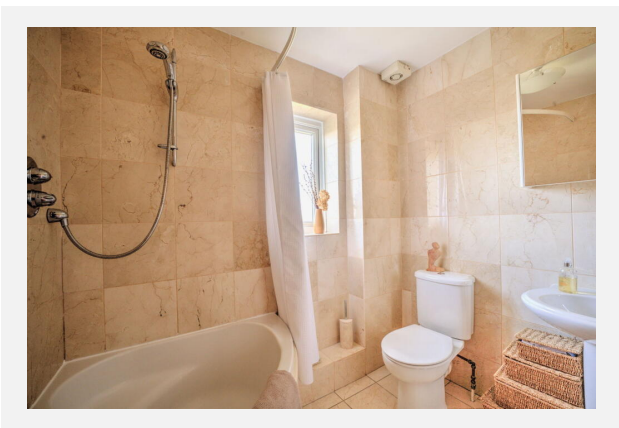
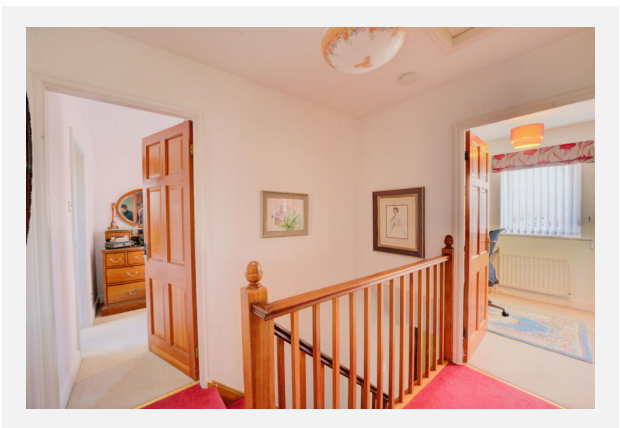
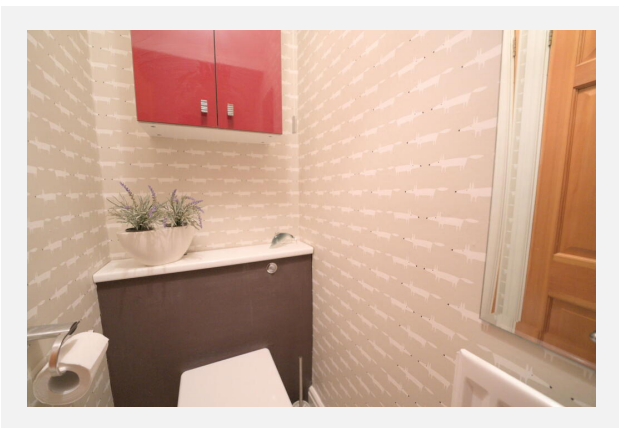
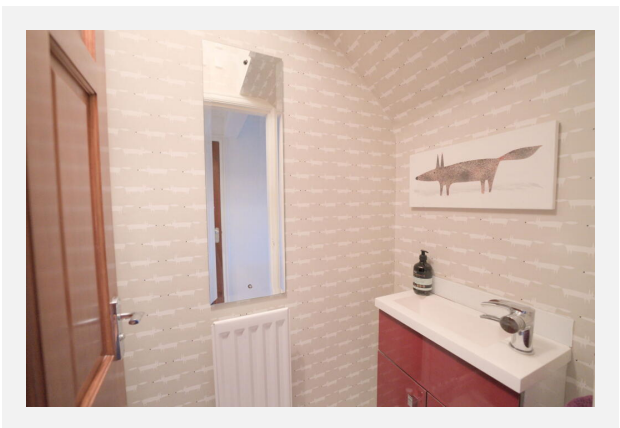
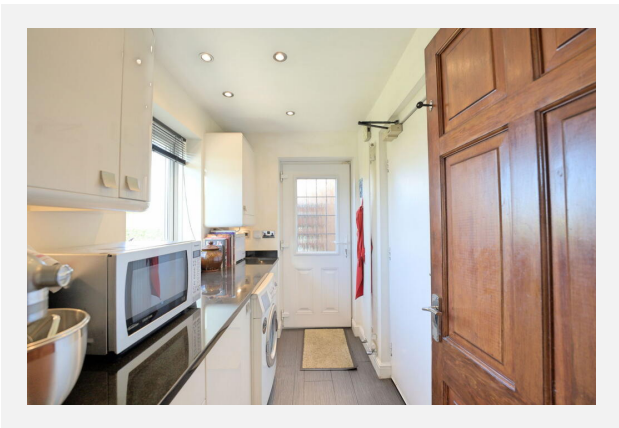
Satellite/Fibre TV Availability:

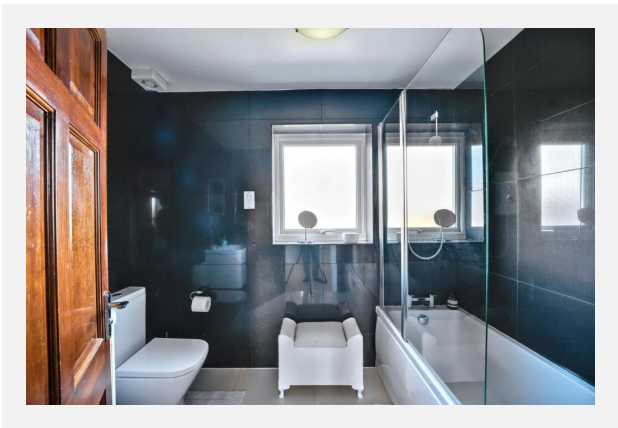
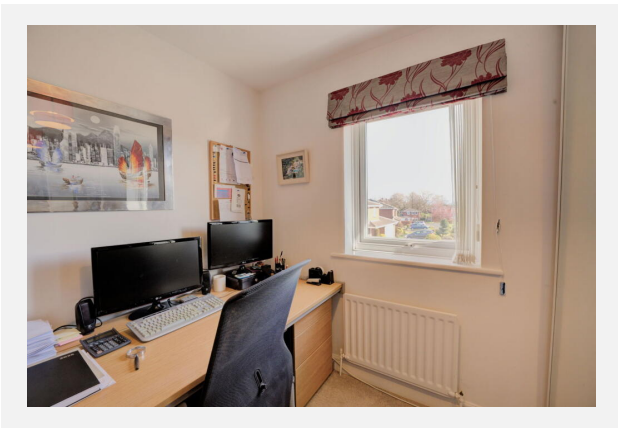
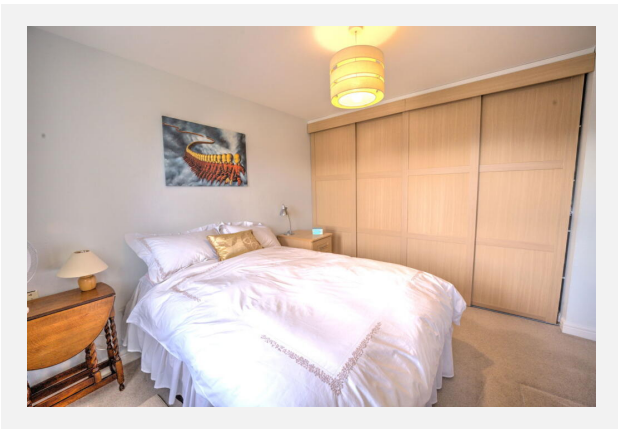
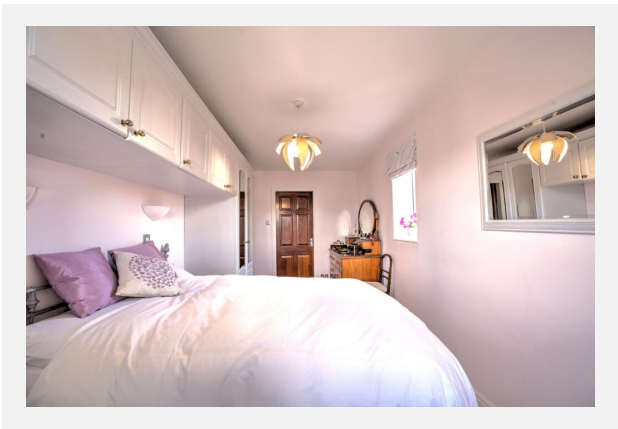
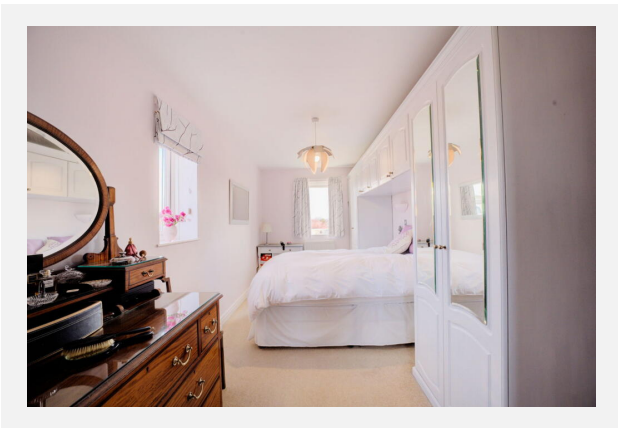
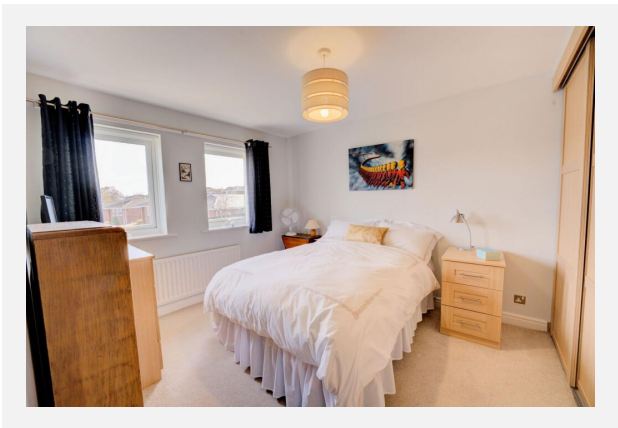


Planning records for: **14 Constable Close Ryton Central Ryton NE40 3JT**

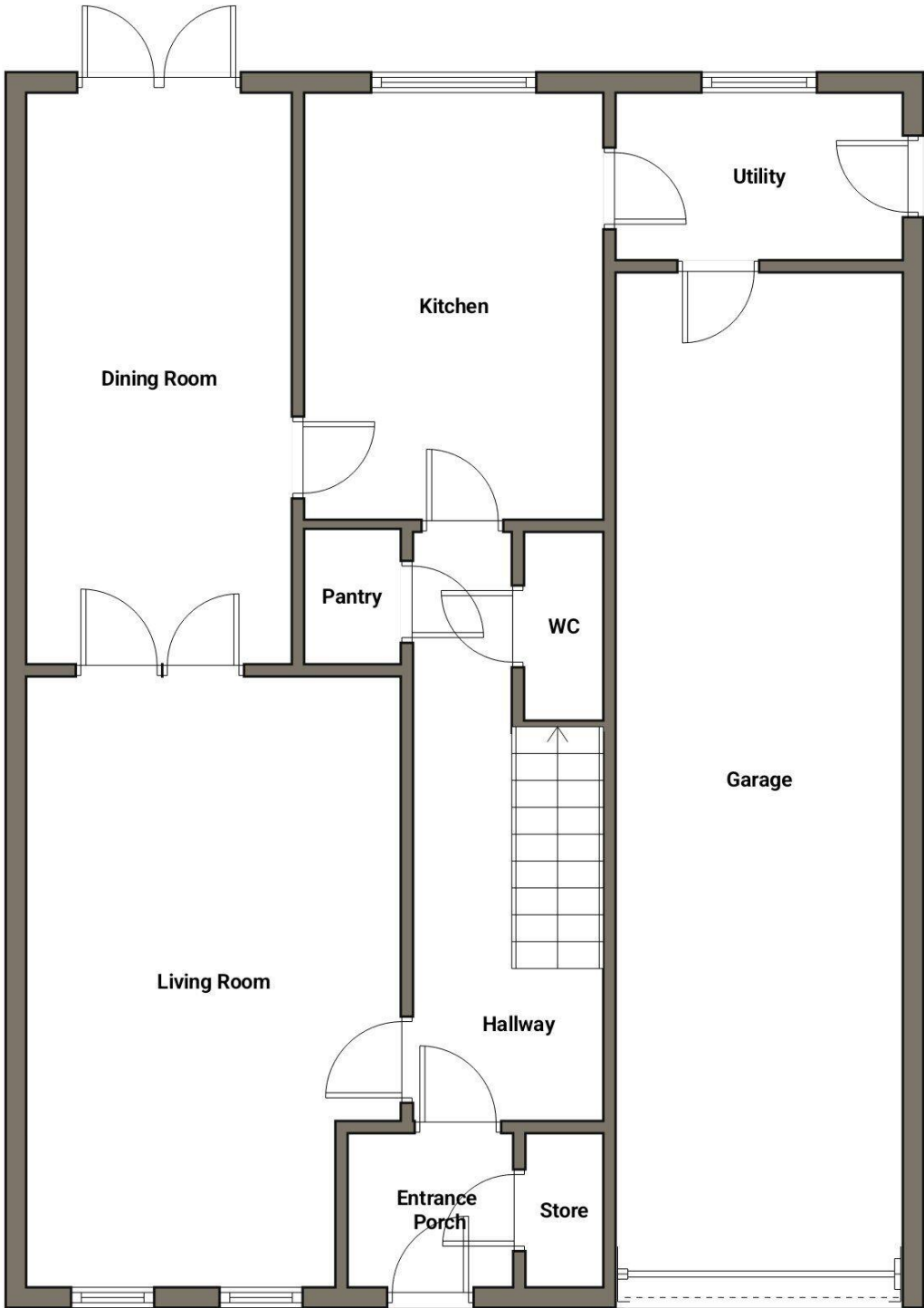
Reference - DC/21/01086/HHA	
Decision:	Decided
Date:	08th September 2021
Description:	Single storey rear extension



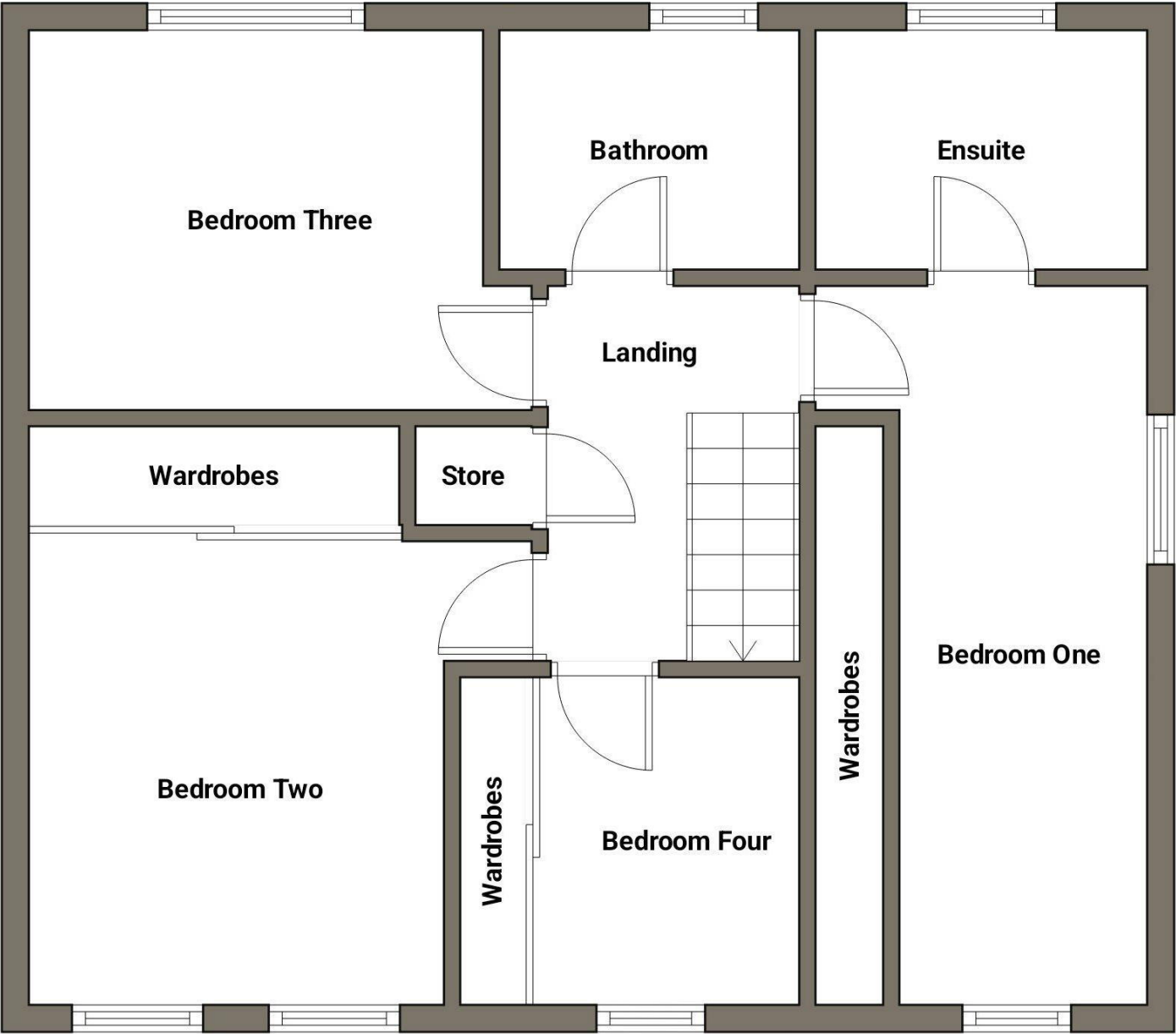


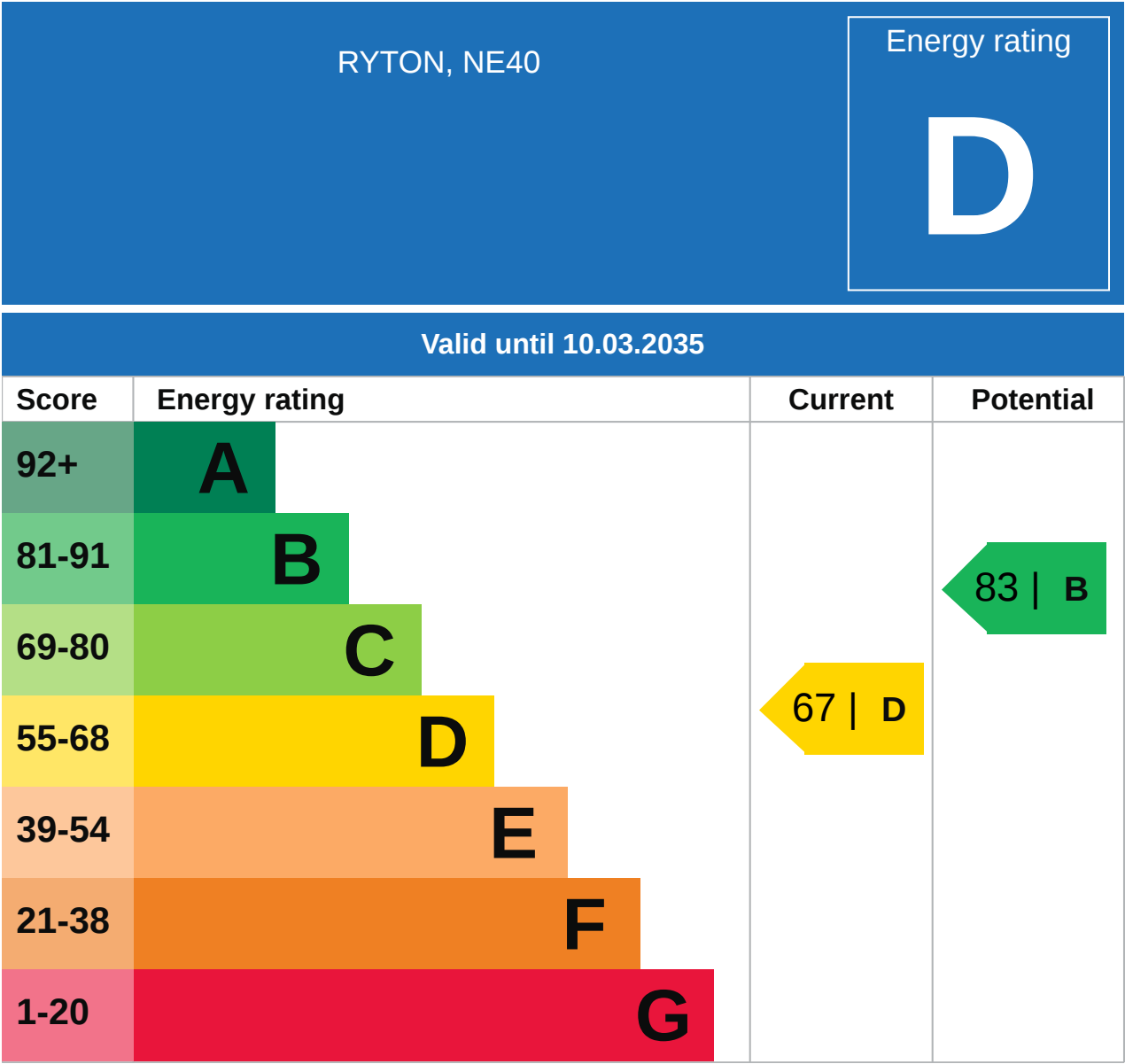


CONSTABLE CLOSE, RYTON, NE40



CONSTABLE CLOSE, RYTON, NE40





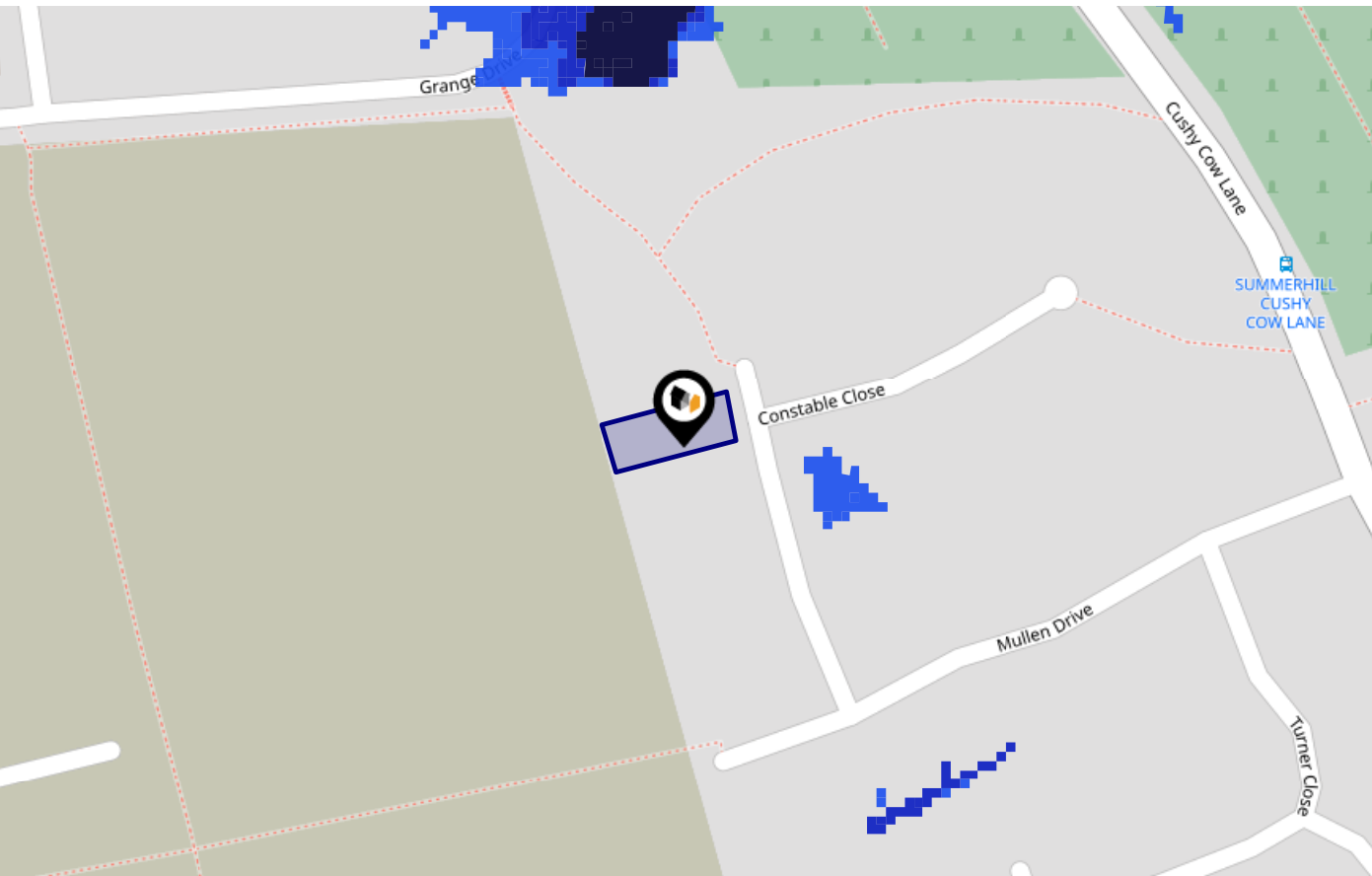
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	117 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.

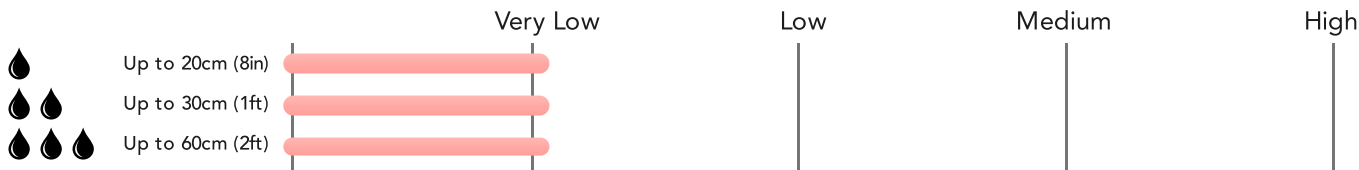


Risk Rating: Very low

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.

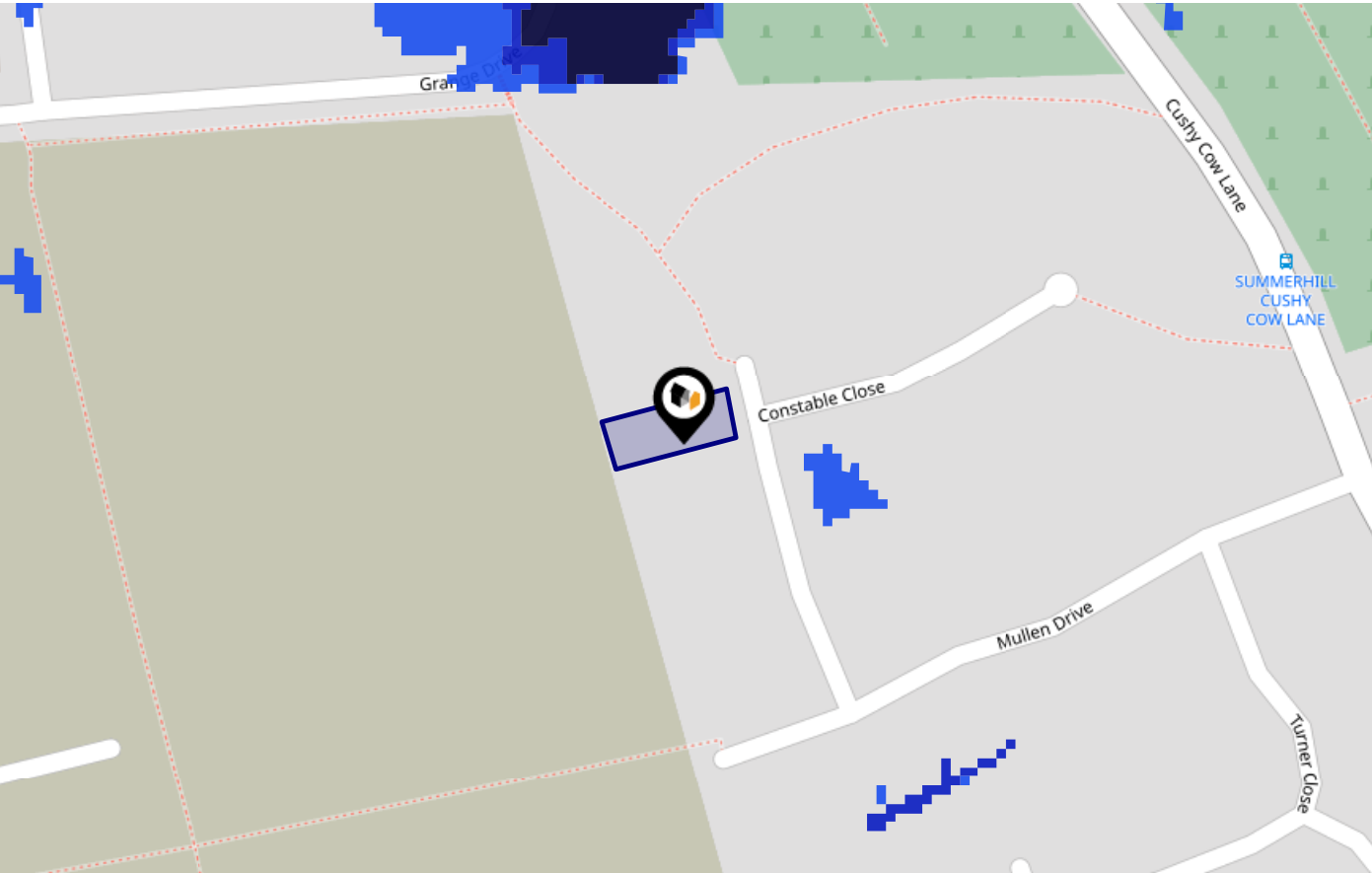
Chance of flooding to the following depths at this property:



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.

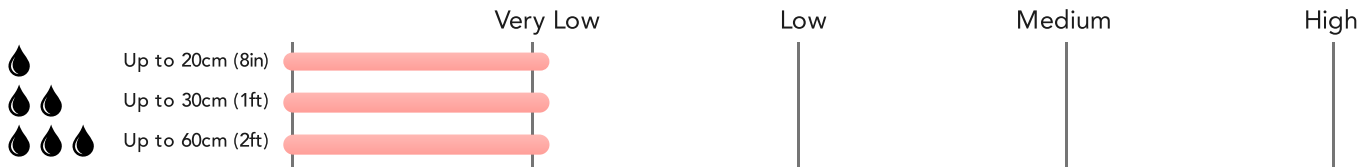


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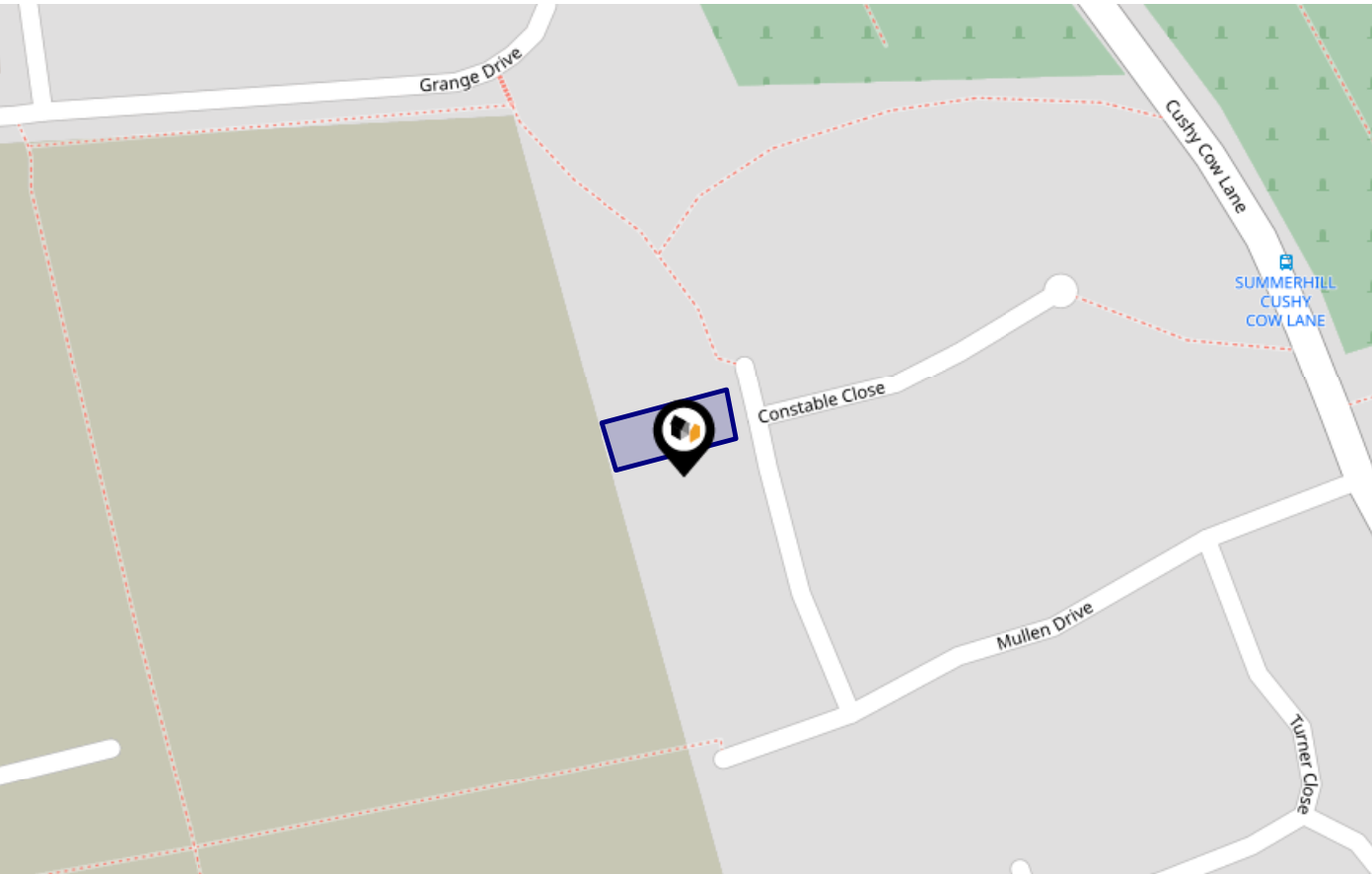
Chance of flooding to the following depths at this property:



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.

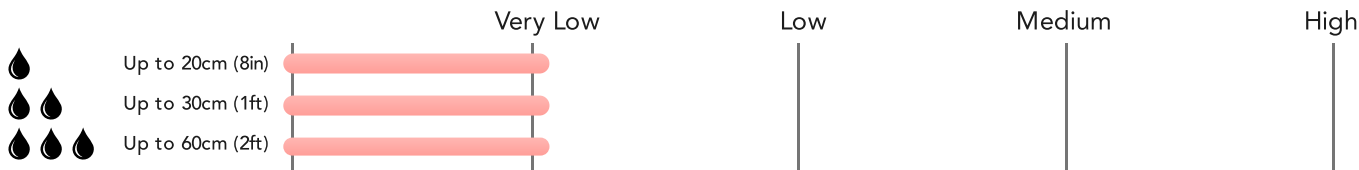


Risk Rating: Very low

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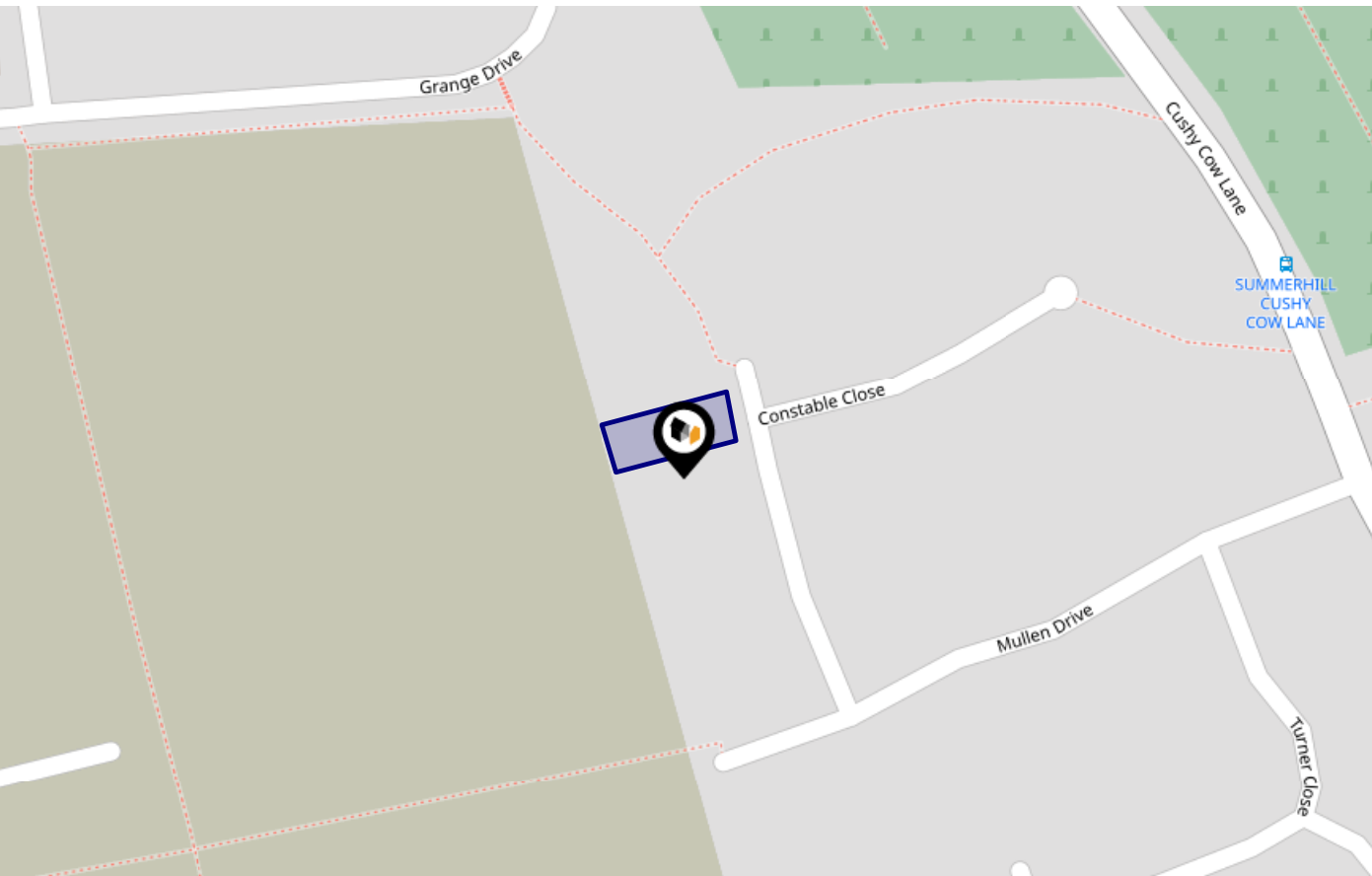
Chance of flooding to the following depths at this property:



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.

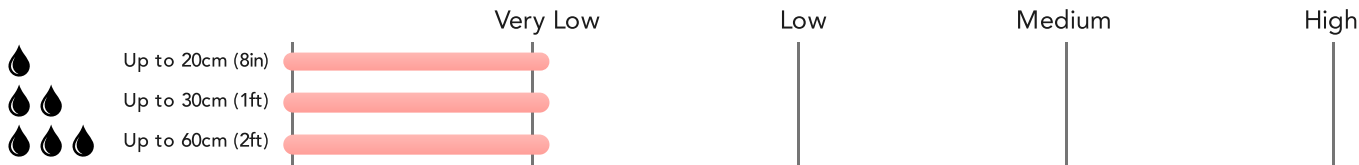


Risk Rating: Very low

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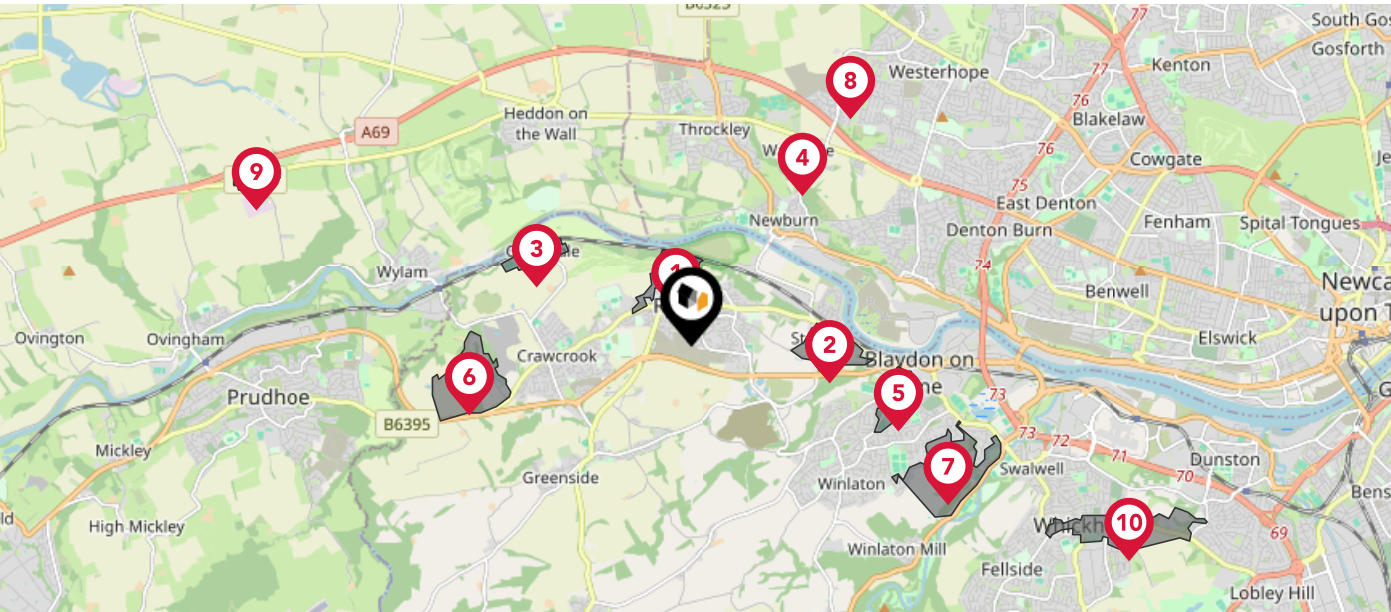
Chance of flooding to the following depths at this property:













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	
	Ryton CA
	Path Head CA
	Clara Vale CA
	Walbottle
	Blaydon CA
	Bradley Park CA
	Axwell CA
	Northumberland Gardens
	Horsley
	Whickham CA

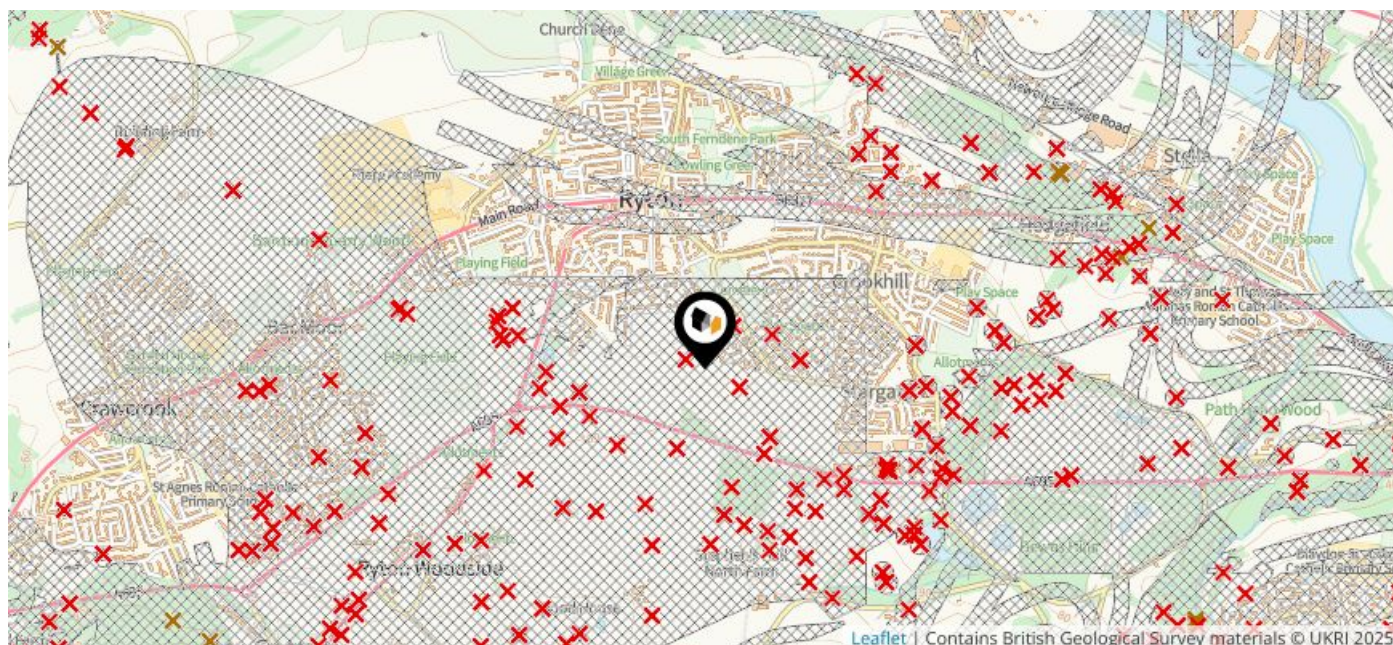
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ryton B Holburn Dene-Holburn Lane, Crookhill	Historic Landfill	
2	Ryton A Hedgefield Quarry-Thorpe Drive, Hedgefield	Historic Landfill	
3	Blaydon Quarry-Greenside Road, Blaydon, Gateshead, Tyne and Wear	Historic Landfill	
4	Blaydon Quarry No.2-Greenside Road, Blaydon, Gateshead, Tyne and Wear	Historic Landfill	
5	Blaydon Quarry No.1-Greenside Road, Blaydon, Gateshead, Tyne and Wear	Historic Landfill	
6	Blaydon Quarry No.3-Greenside Road, Blaydon, Gateshead, Tyne and Wear	Historic Landfill	
7	Bar Moor Quarry-Bar Moor, Gateshead	Historic Landfill	
8	No name provided by source	Active Landfill	
9	Folly Quarry-Lead Road, Greenside, Ryton, Tyne and Wear	Historic Landfill	
10	EA/EPR/CP3197ZT/V006	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

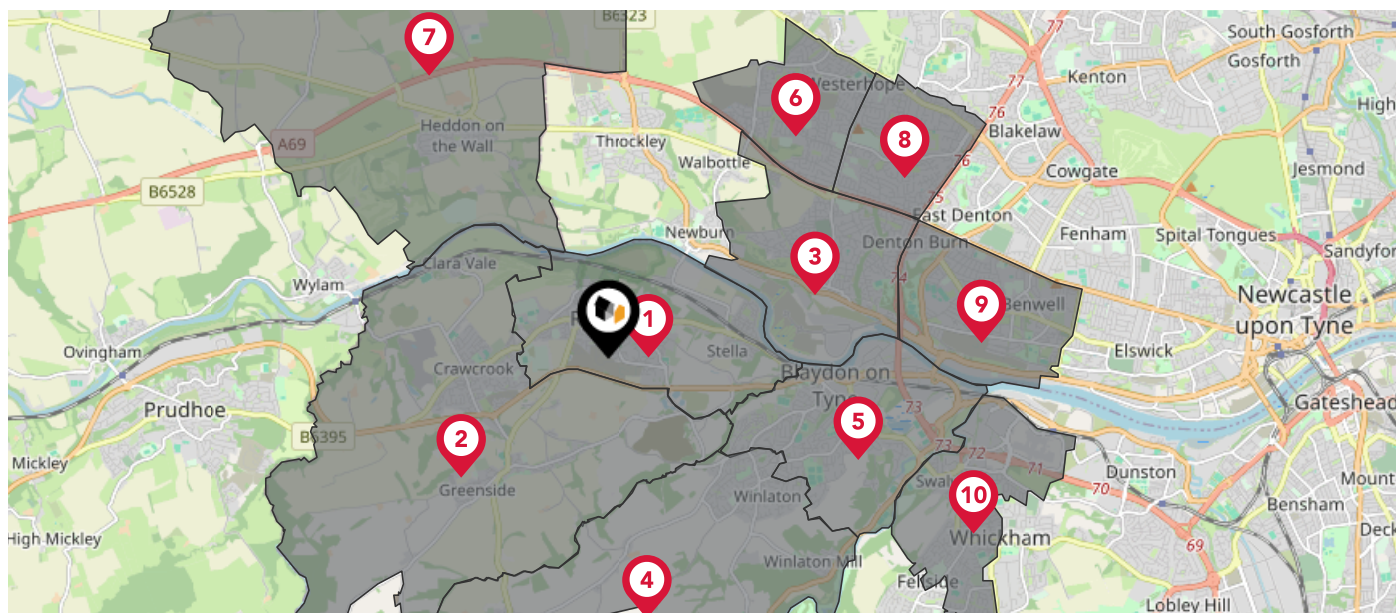
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Council Wards

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

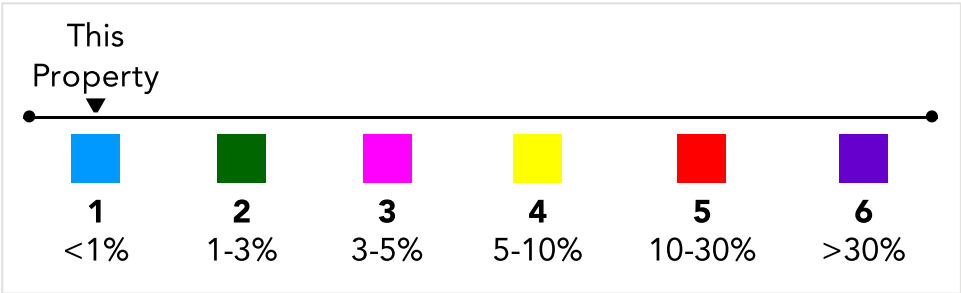
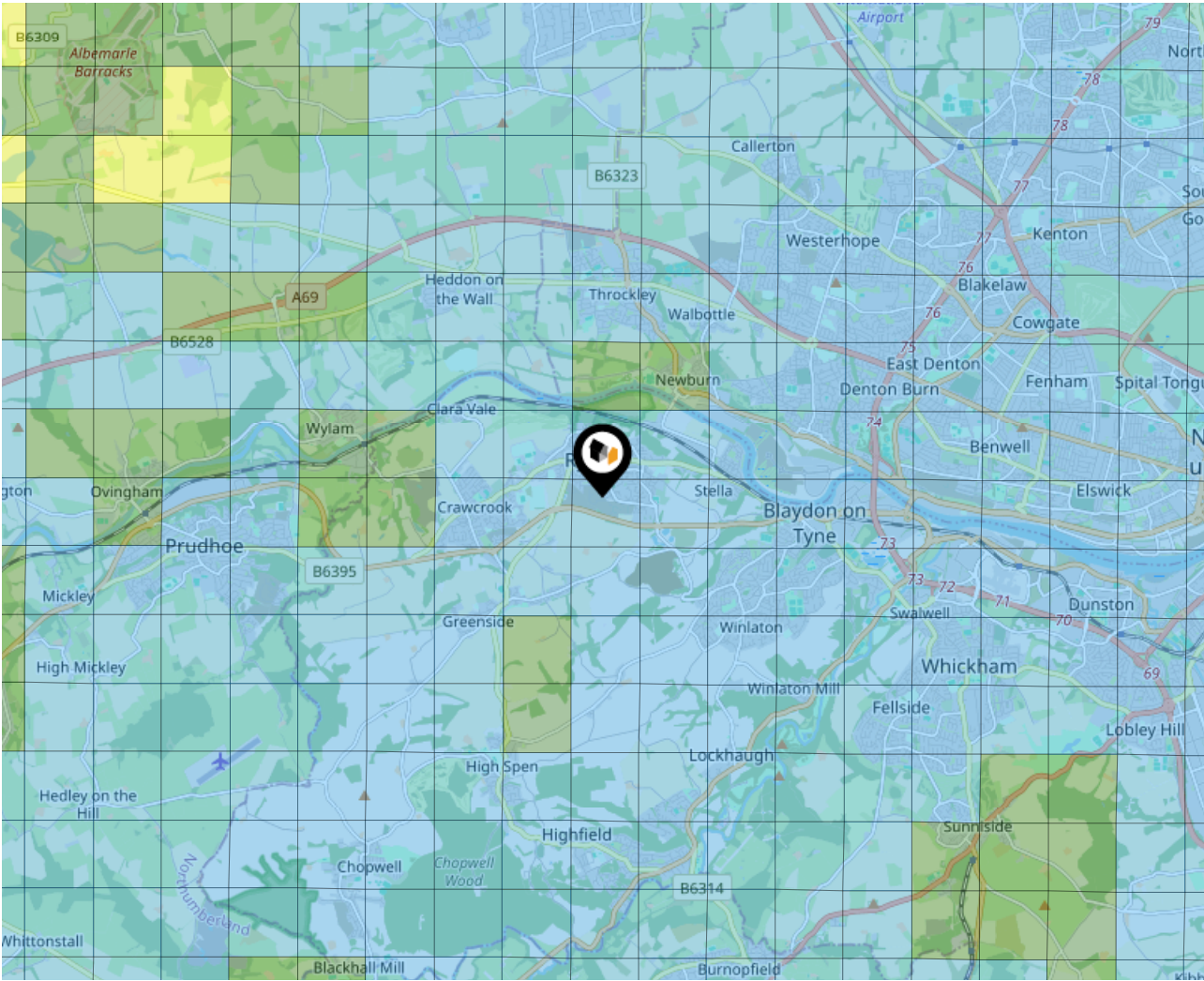


Nearby Council Wards

- 1 Ryton, Crookhill and Stella Ward
- 2 Crawcrook and Greenside Ward
- 3 Lemington Ward
- 4 Winlaton and High Spennear Ward
- 5 Blaydon Ward
- 6 Chapel Ward
- 7 Ponteland South with Heddon ED
- 8 Denton & Westerhope Ward
- 9 Benwell & Scotswood Ward
- 10 Whickham North Ward

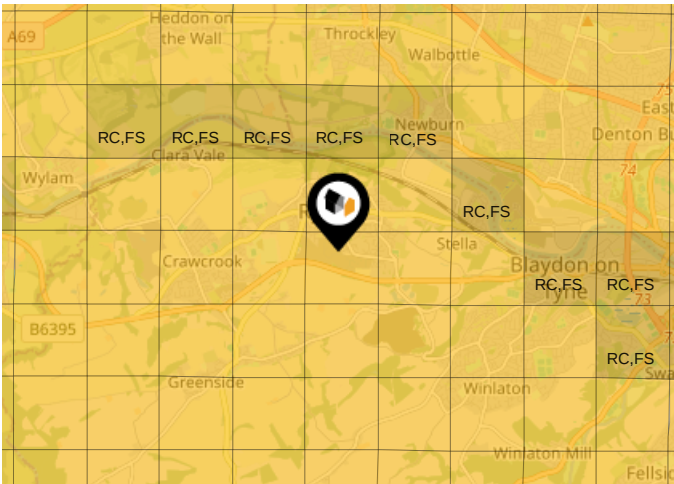
What is Radon?

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)

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		

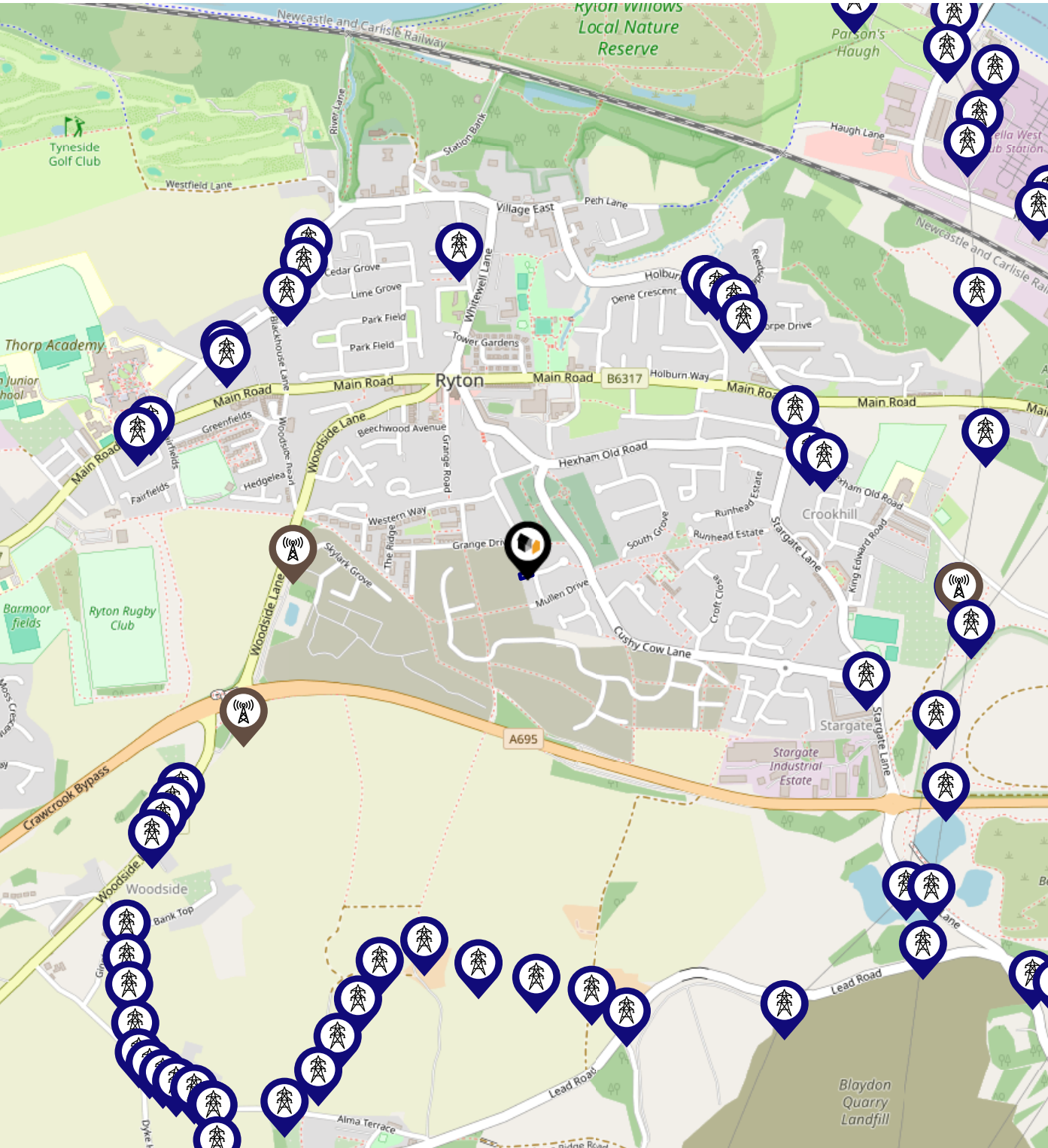


Primary Classifications (Most Common Clay Types)

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

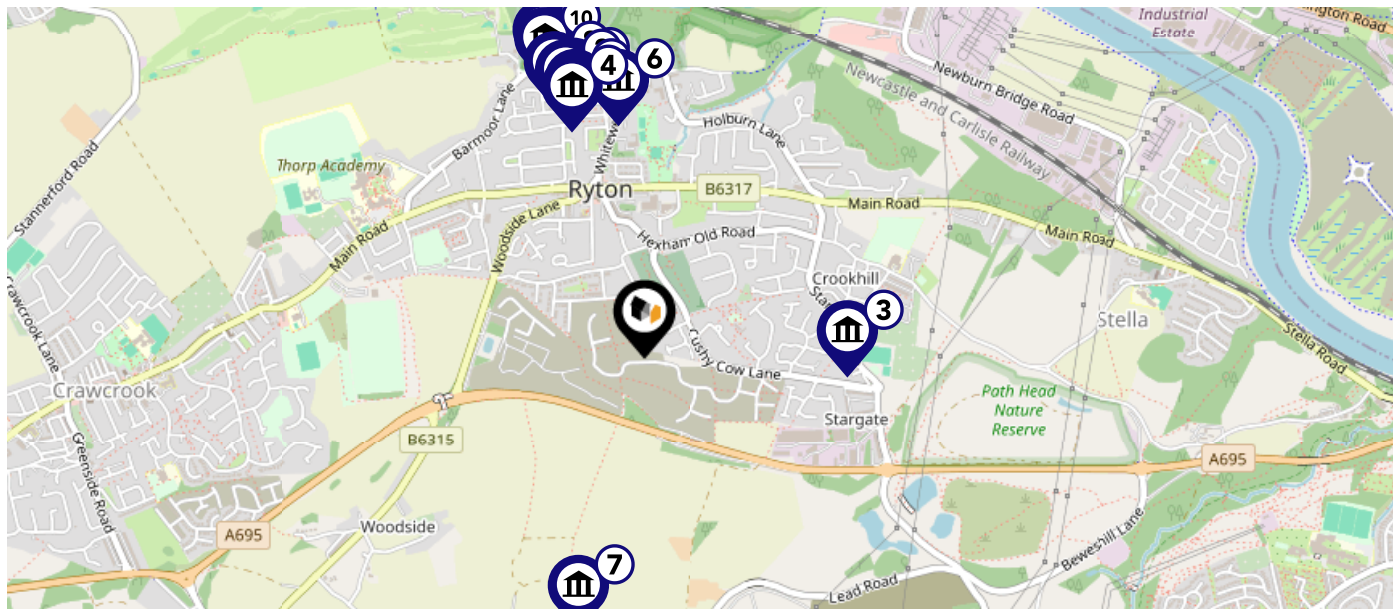


- Key:**
-  Power Pylons
 -  Communication Masts

Maps

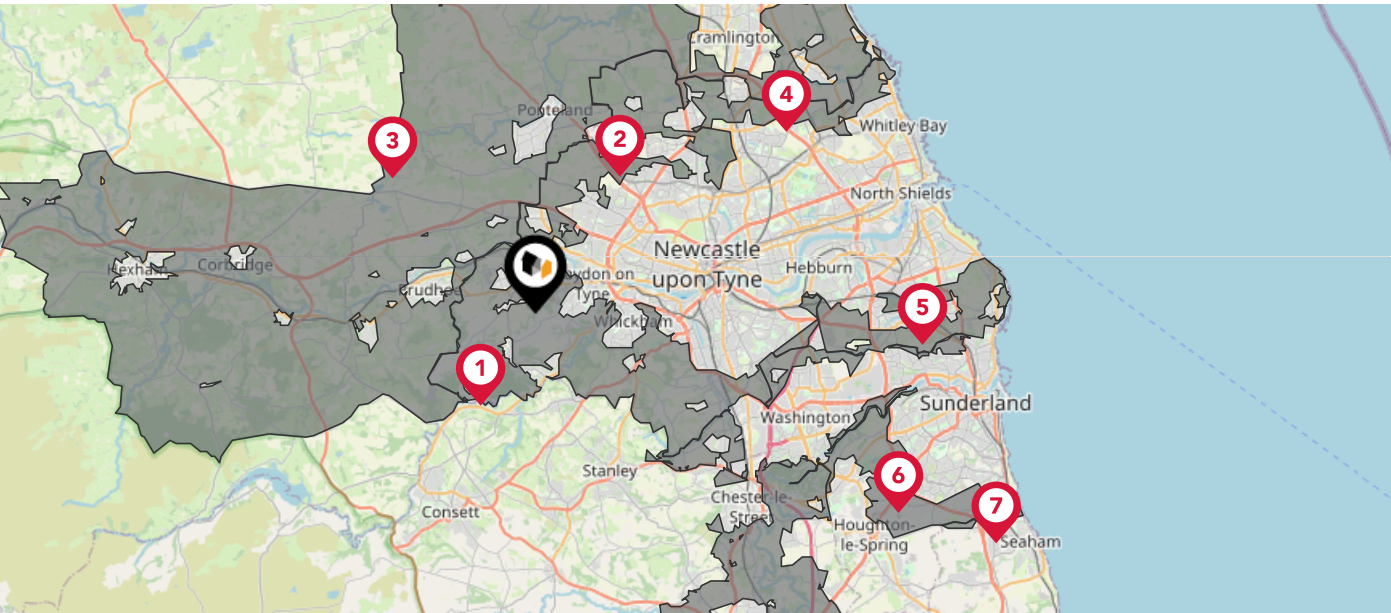
Listed Buildings

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

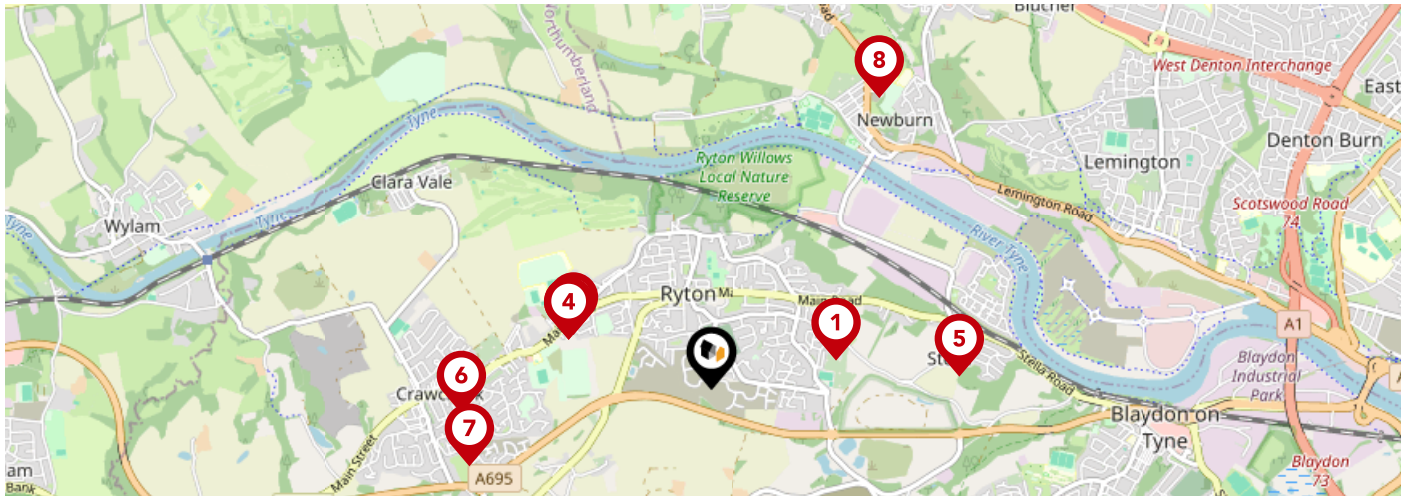


Listed Buildings in the local district	Grade	Distance
 1185203 - Town Farmhouse And Farm Buildings Attached	Grade II	0.5 miles
 1355112 - White House	Grade II	0.5 miles
 1440563 - Stargate War Memorial	Grade II	0.5 miles
 1185206 - Stack Yard Wall To South Of Town Farm Building	Grade II	0.5 miles
 1025159 - Barn, Stables, Shelters, Implement Shed And Pig Sties To South Of Town Farmhouse	Grade II	0.5 miles
 1025165 - 2, Whitewell Lane	Grade II	0.5 miles
 1185241 - Dents Hall Farmhouse	Grade II	0.6 miles
 1299742 - Cross House	Grade II	0.6 miles
 1025161 - Fenwick Tomb About 24 Metres South And 6 Metres East Of Church Of Holy Cross	Grade II	0.6 miles
 1185232 - The Rectory	Grade II	0.6 miles

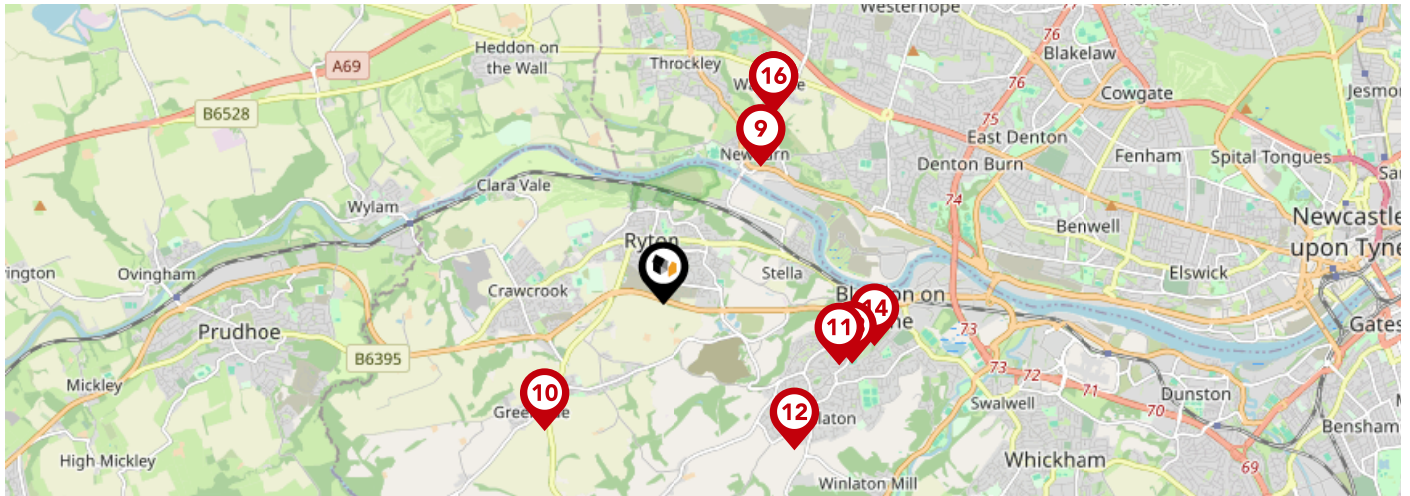
This map displays nearby areas that have been designated as Green Belt...











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 - North Tyneside
5	Tyne and Wear Green Belt - South Tyneside
6	Tyne and Wear Green Belt - Sunderland
7	Tyne and Wear Green Belt - County Durham



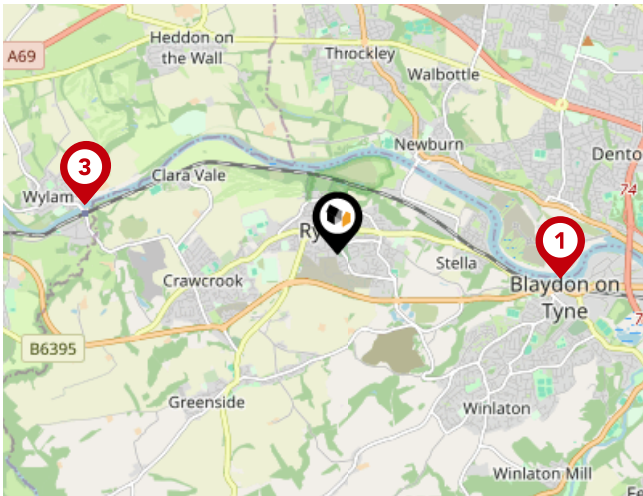
		Nursery	Primary	Secondary	College	Private
1	Crookhill Community Primary School Ofsted Rating: Good Pupils: 181 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thorp Academy Ofsted Rating: Good Pupils: 1460 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ryton Junior School Ofsted Rating: Good Pupils: 128 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ryton Community Infant School Ofsted Rating: Good Pupils: 119 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary & St Thomas Aquinas Catholic Primary School, Blaydon Ofsted Rating: Outstanding Pupils: 241 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Emmaville Primary School Ofsted Rating: Outstanding Pupils: 482 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Agnes' Catholic Primary School, Crawcrook Ofsted Rating: Good Pupils: 190 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Newburn Manor Nursery School Ofsted Rating: Good Pupils: 60 Distance:1.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Newburn Manor Primary School Ofsted Rating: Good Pupils: 207 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenside Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic School, Blaydon Ofsted Rating: Good Pupils: 1449 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winlaton West Lane Community Primary School Ofsted Rating: Good Pupils: 366 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Blaydon Ofsted Rating: Good Pupils: 205 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blaydon West Primary School Ofsted Rating: Good Pupils: 194 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Cuthbert's Catholic Primary School Ofsted Rating: Good Pupils: 197 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walbottle Village Primary School Ofsted Rating: Good Pupils: 168 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

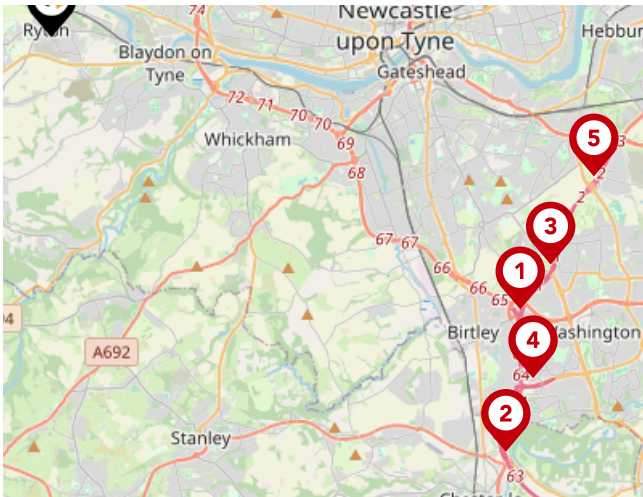
Area

Transport (National)








National Rail Stations

Pin	Name	Distance
	Blaydon Rail Station	1.91 miles
	Wylam Rail Station	2.18 miles
	Wylam Station	2.19 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	9.22 miles
	A1(M) J63	10.48 miles
	A194(M) J1	9.33 miles
	A1(M) J64	10.04 miles
	A194(M) J2	9.52 miles

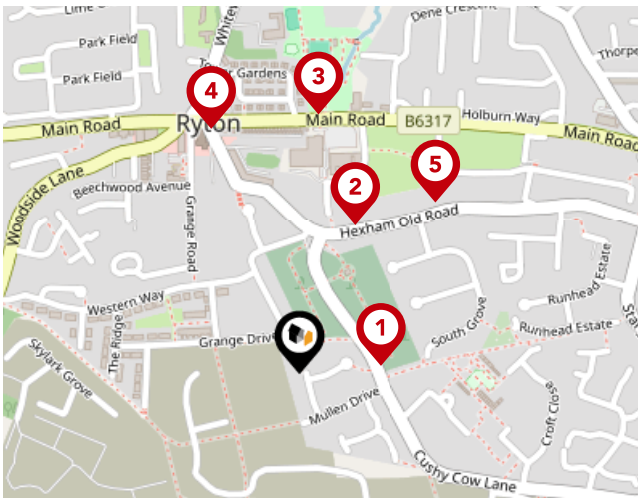


Airports/Helipads

Pin	Name	Distance
	Airport	5.14 miles
	Teesside Airport	34.17 miles
	Irthington	41.5 miles
	Leeds Bradford Airport	76.2 miles

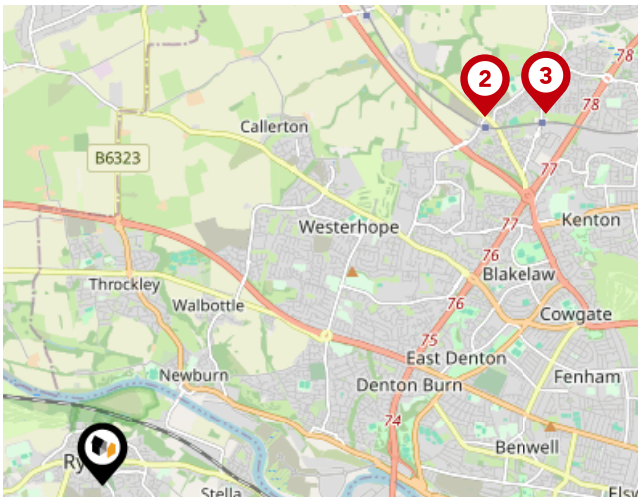
Area

Transport (Local)



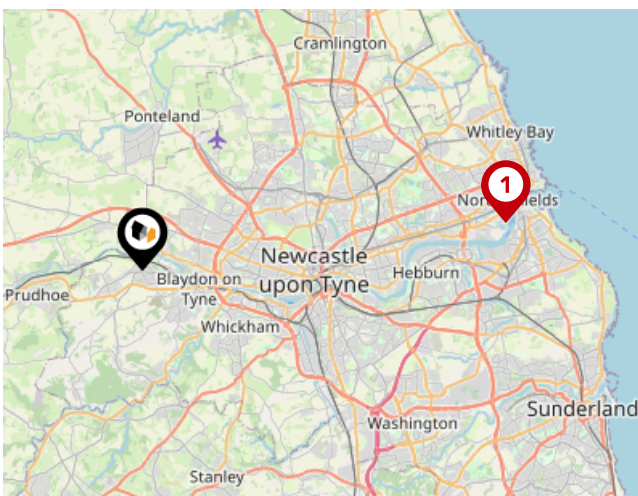
Bus Stops/Stations

Pin	Name	Distance
1	Cusby Cow Lane	0.09 miles
2	Hexham Old Road- Cemetery	0.17 miles
3	Main Road - Watermill	0.28 miles
4	Ashfield Terrace	0.28 miles
5	Hexham Old Road-Church	0.23 miles



Local Connections

Pin	Name	Distance
1	Callerton Parkway (Tyne and Wear Metro Station)	4.67 miles
2	Bank Foot (Tyne and Wear Metro Station)	4.52 miles
3	Kingston Park (Tyne and Wear Metro Station)	4.92 miles

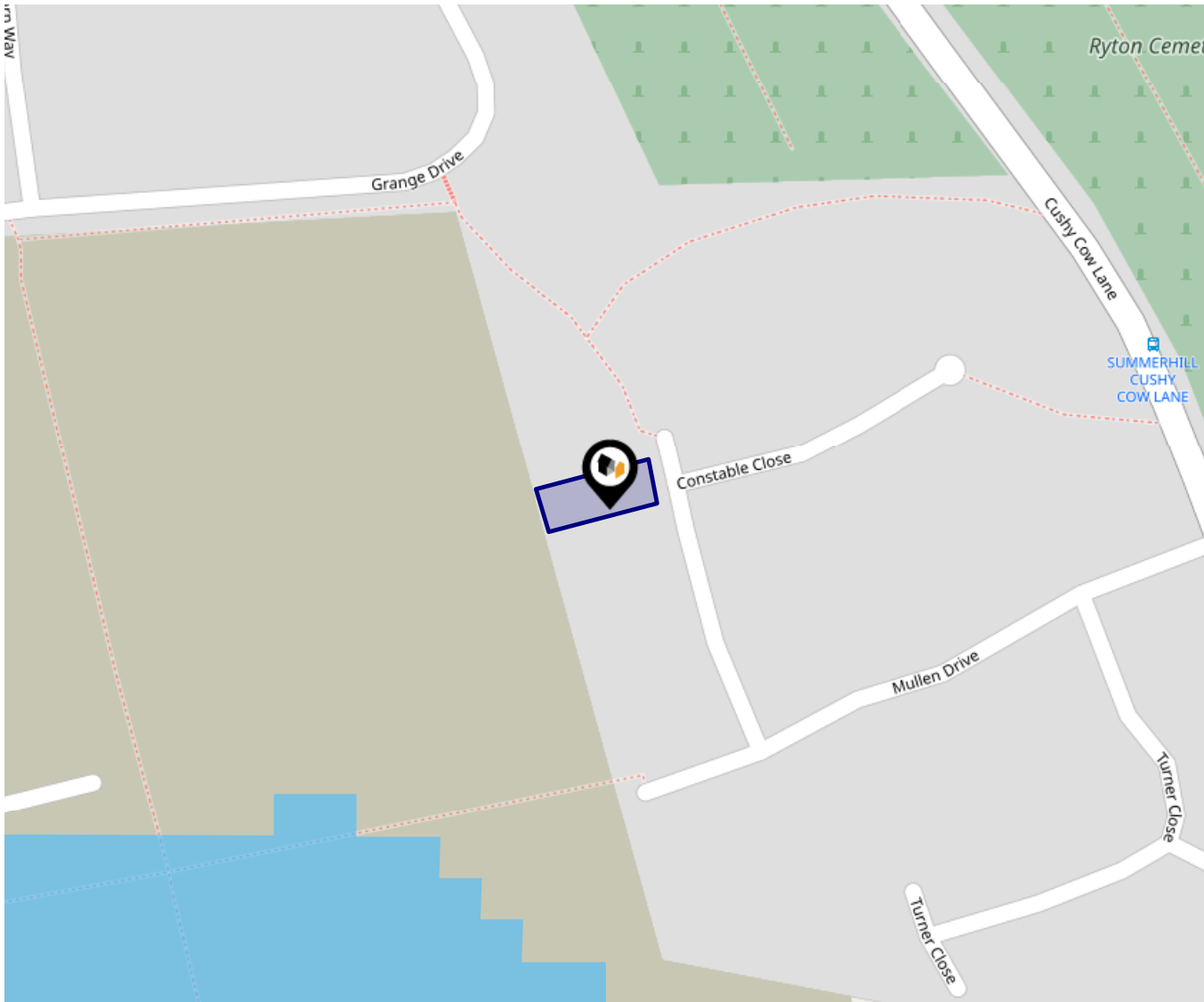


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	12.45 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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