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MIR: Material Info

The Material Information Affecting this Property

Friday 11th April 2025



**HOLLYWELL LANE, SUNNISIDE, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents




2a Gateshead Road, Sunnyside
0191 440 8173
callumharbottle@gmail.com
www.walkersxchange.com

















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,582 ft ² / 147 m ²		
Plot Area:	0.11 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,578		
Title Number:	TY171153		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
						
						

Planning records for: ***Atholl Hollywell Lane Sunnside Newcastle Upon Tyne NE16 5NJ***

Reference - Gateshead/DC/11/00980/FUL	
Decision:	Decided
Date:	30th August 2011
Description:	Variation of Condition 1 (approved plans) of DC/11/00588/FUL to allow amendment to height and footprint of existing garage/workshop resulting in reduction in height of 0.8 metres and a reduction in depth of 0.3 metres (amended 28/12/11).

Reference - Gateshead/DC/09/01368/FUL	
Decision:	Decided
Date:	08th October 2009
Description:	Reduction in size of existing detached garage/workshop.

Planning records for: ***Sunnybrae Hollywell Lane Sunnside Gateshead Tyne And Wear NE16 5NJ***

Reference - Gateshead/DC/08/01512/FUL	
Decision:	Decided
Date:	24th October 2008
Description:	Erection of part two-storey/part single-storey extension at side and rear of dwellinghouse, erection of porch at front, installation of dormer window in roofspace at rear and conversion of existing detached garage to office. (Amended plans received 08/01/2009)

Planning records for: ***Hartley Hollywell Lane Sunnside Newcastle Upon Tyne` NE16 5NJ***

Reference - Gateshead/DC/14/00062/HHA	
Decision:	Decided
Date:	04th February 2014
Description:	Proposed two storey side and rear extension with juliet balcony.

Planning records for: **1 West View Hollywell Lane Sunnyside Newcastle Upon Tyne NE16 5NJ**

Reference - Gateshead/DC/18/01194/HHA	
Decision:	Decided
Date:	15th November 2018
Description:	Proposed single storey front extension, first floor side and rear extension, garage, pitched roof over existing single storey rear extension, and decking to rear

Reference - DC/18/01194/HHA	
Decision:	Decided
Date:	15th November 2018
Description:	Proposed single storey front extension, first floor side and rear extension, garage, pitched roof over existing single storey rear extension, and decking to rear

Reference - Gateshead/DC/11/00588/FUL	
Decision:	Decided
Date:	03rd June 2011
Description:	Retention of dwellinghouse in revised location including reduction in height of existing detached garage/workshop and new external works (retrospective application).

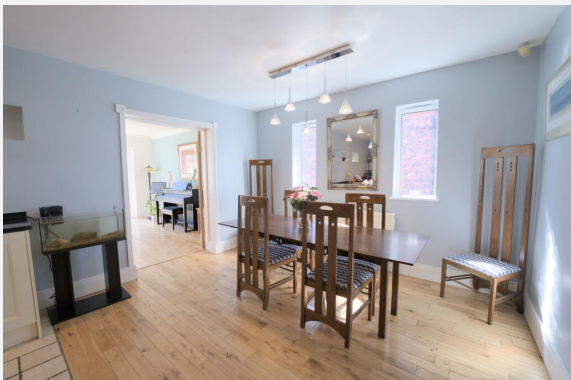
Planning records for: **Plot 2 Rear Of Atholl Hollywell Lane Sunnyside Newcastle Upon Tyne NE16 5NJ**

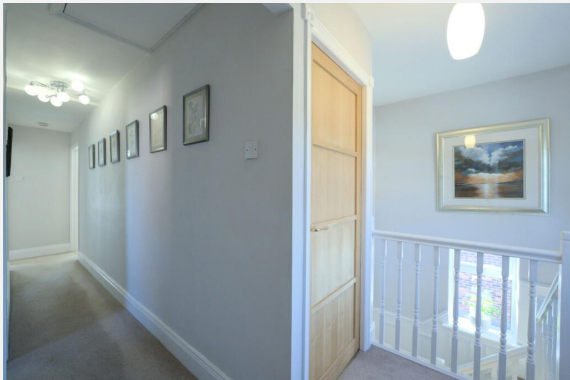
Reference - Gateshead/DC/12/00604/FUL	
Decision:	Decided
Date:	23rd May 2012
Description:	Erection of three bedroom bungalow (use class C3) with velux windows in loft space and detached double garage (amended 14/06/12) (amended 06/07/12).

Planning records for: *Plot 2 Atholl Hollywell Lane Sunnyside Gateshead Tyne And Wear NE16 5NJ*

Reference - Gateshead/DC/07/00929/FUL	
Decision:	Decided
Date:	07th June 2007
Description:	Erection of detached dwellinghouse (use class C3) (revision of application DC/05/00941/FUL to rectify discrepancies in setting out, omission of chimneys and minor amendments to fenestration).(amended 29.06.07)

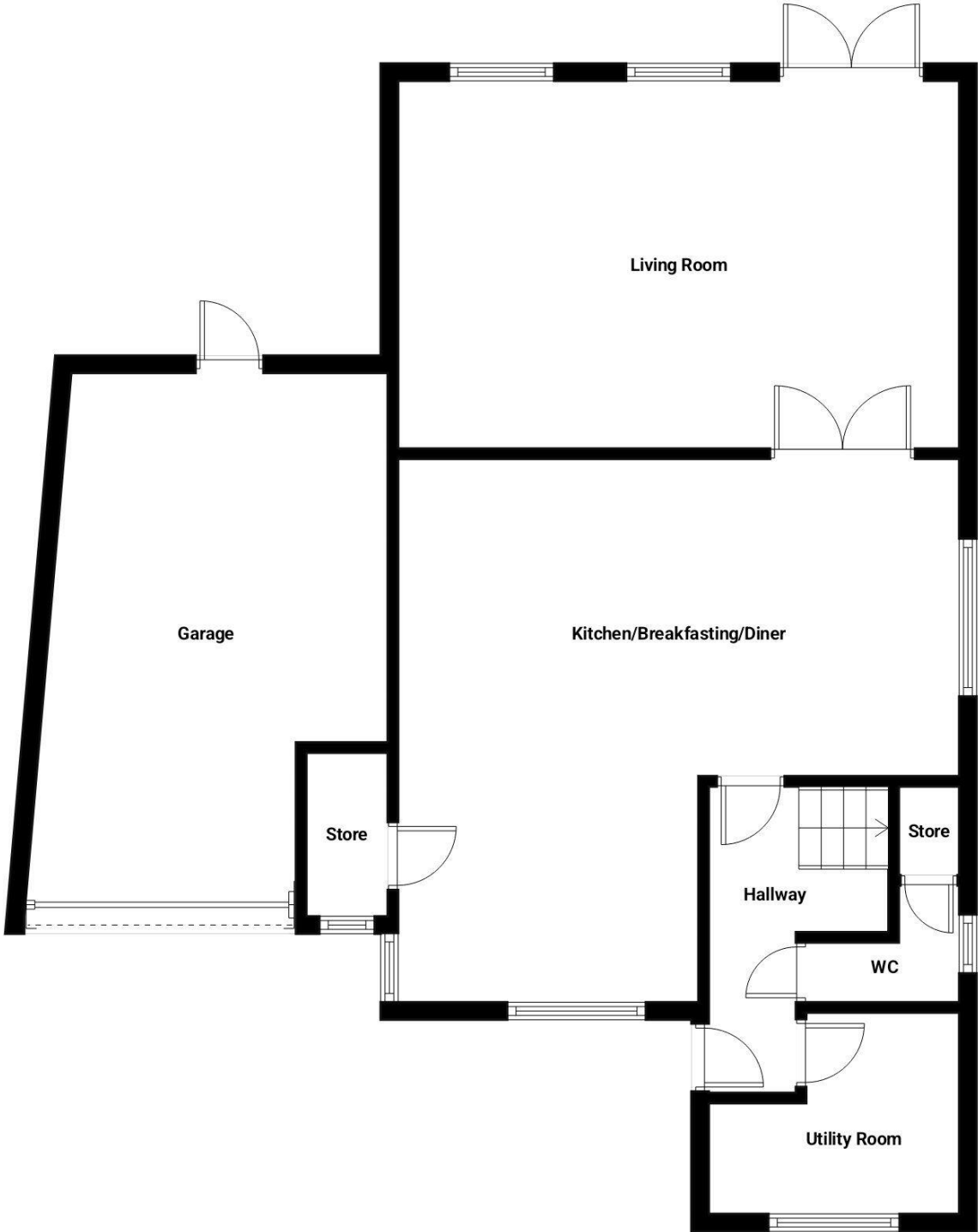




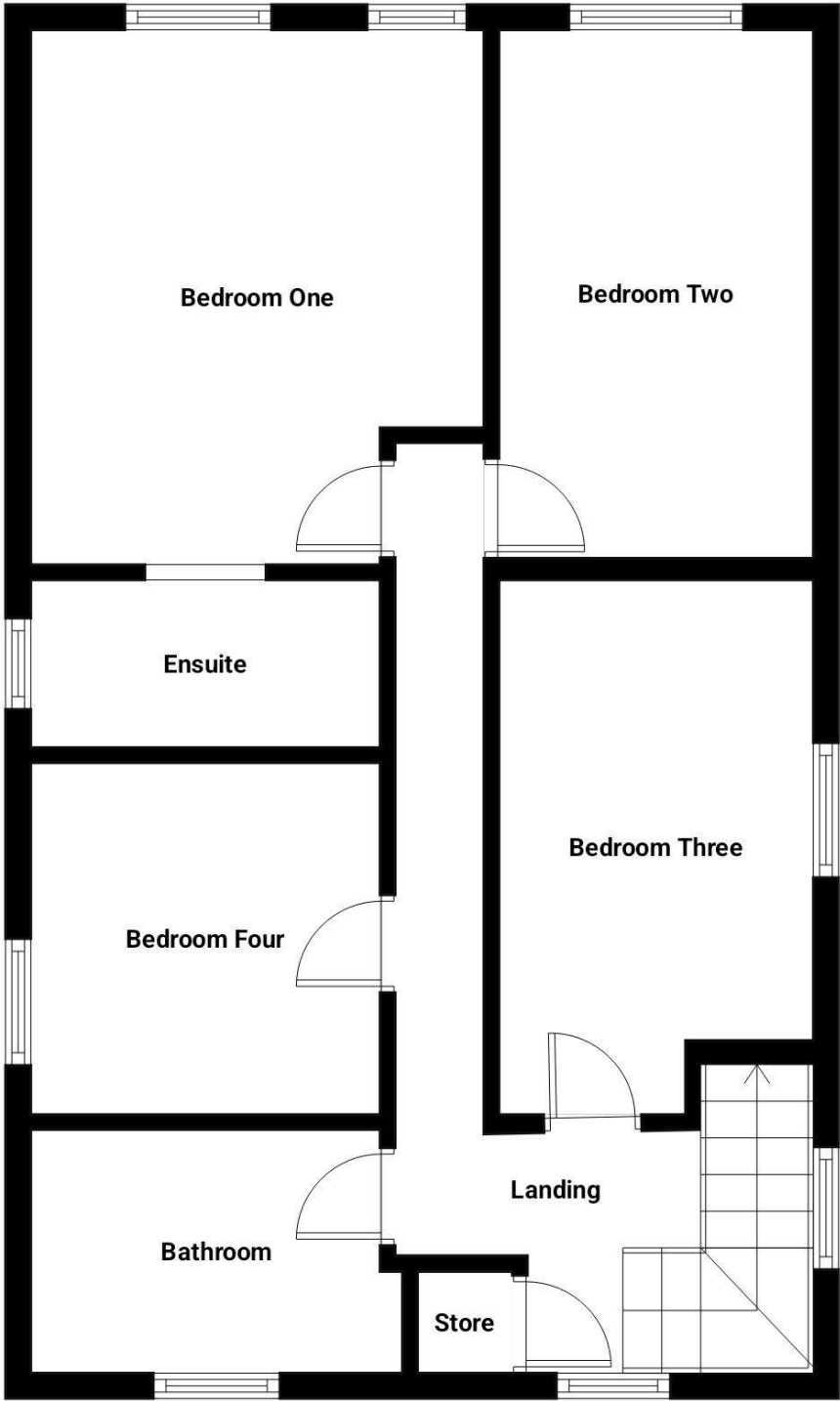


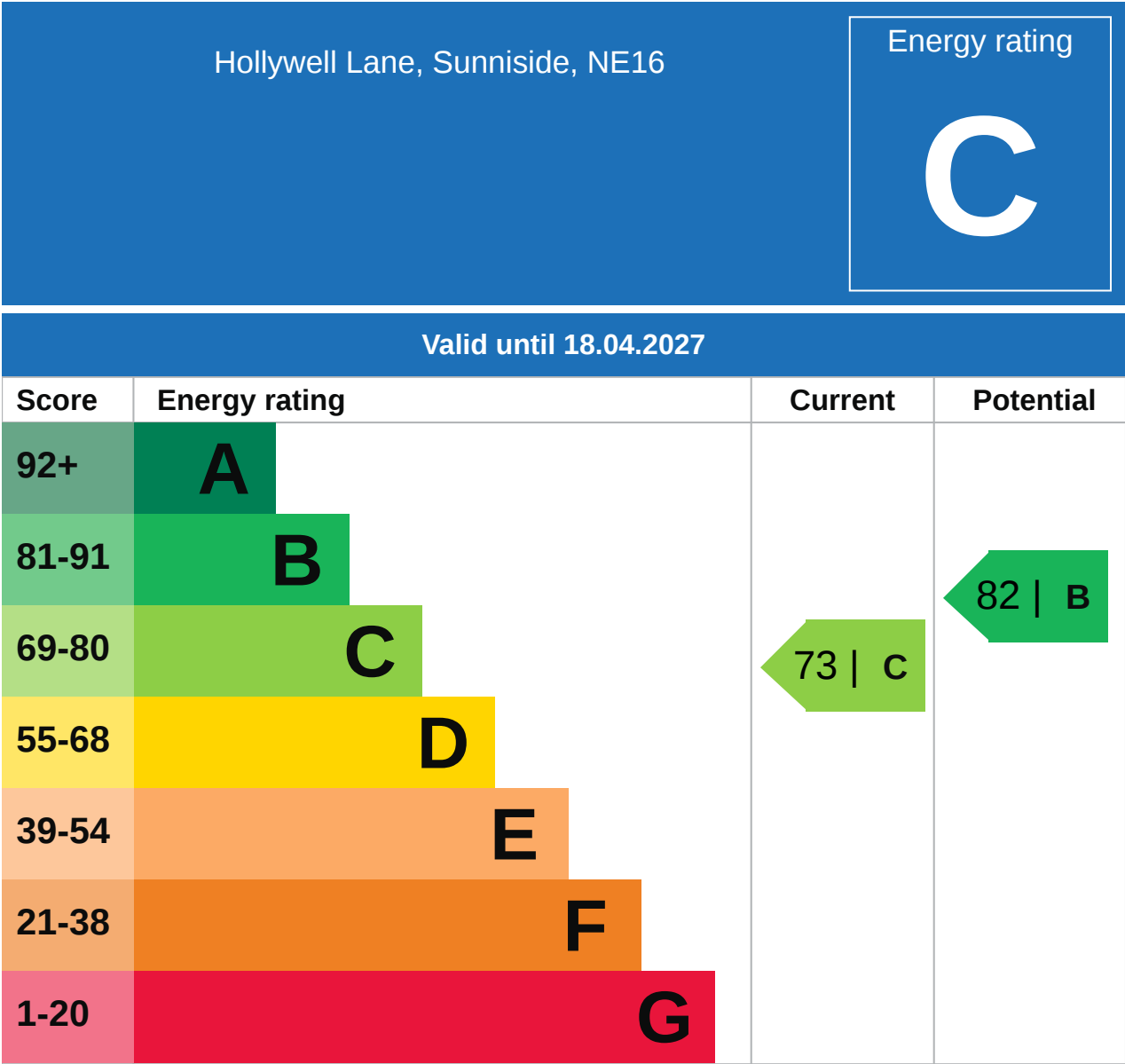


HOLLYWELL LANE, SUNNISIDE, NEWCASTLE UPON TYNE,
NE16



HOLLYWELL LANE, SUNNISIDE, NEWCASTLE UPON TYNE,
NE16





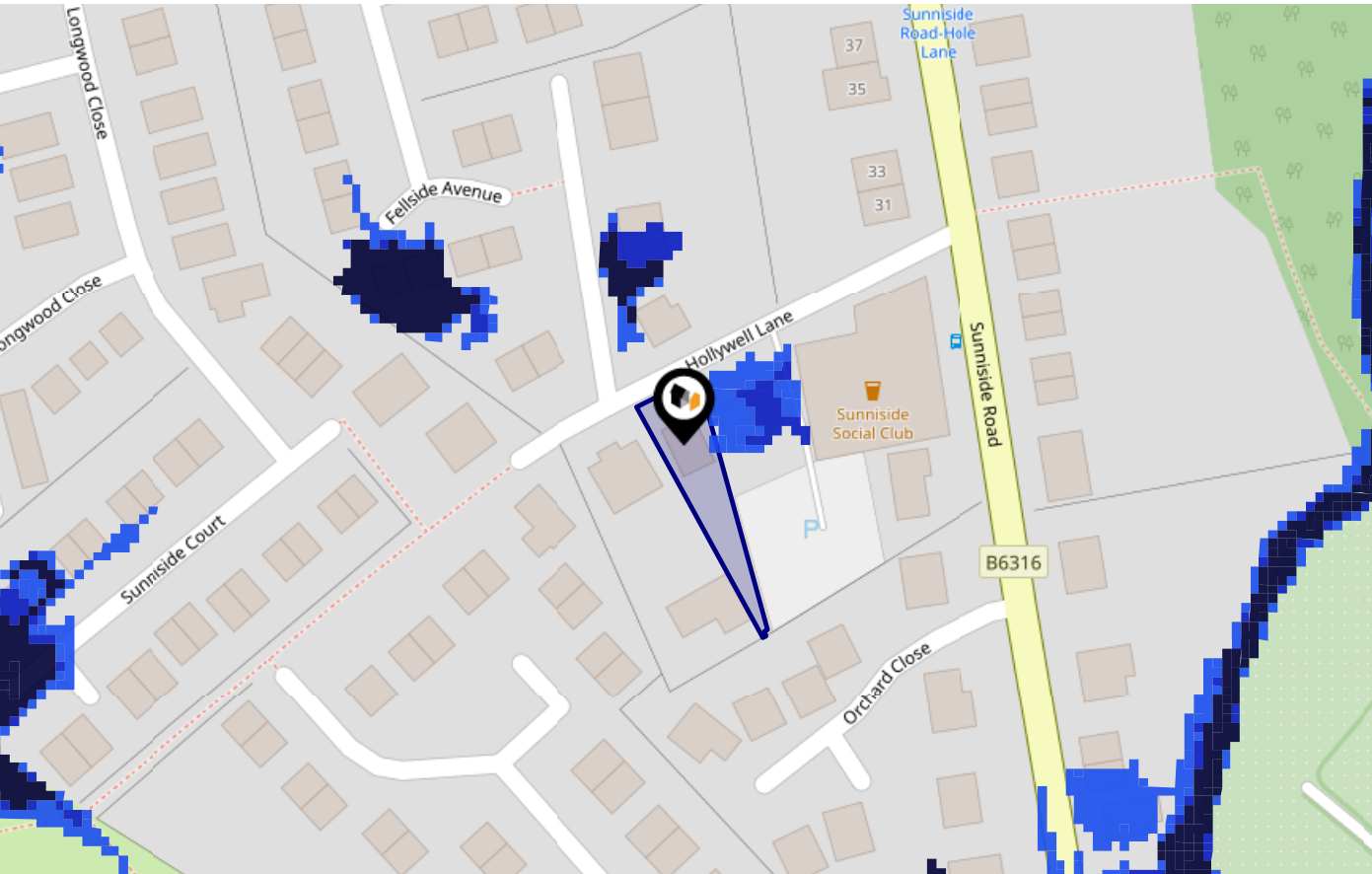
Additional EPC Data

Property Type:	House
Build Form:	Detached
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:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	147 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.

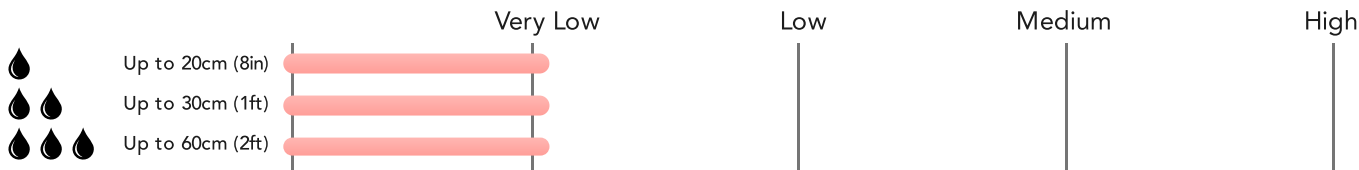


Risk Rating: Very low

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.

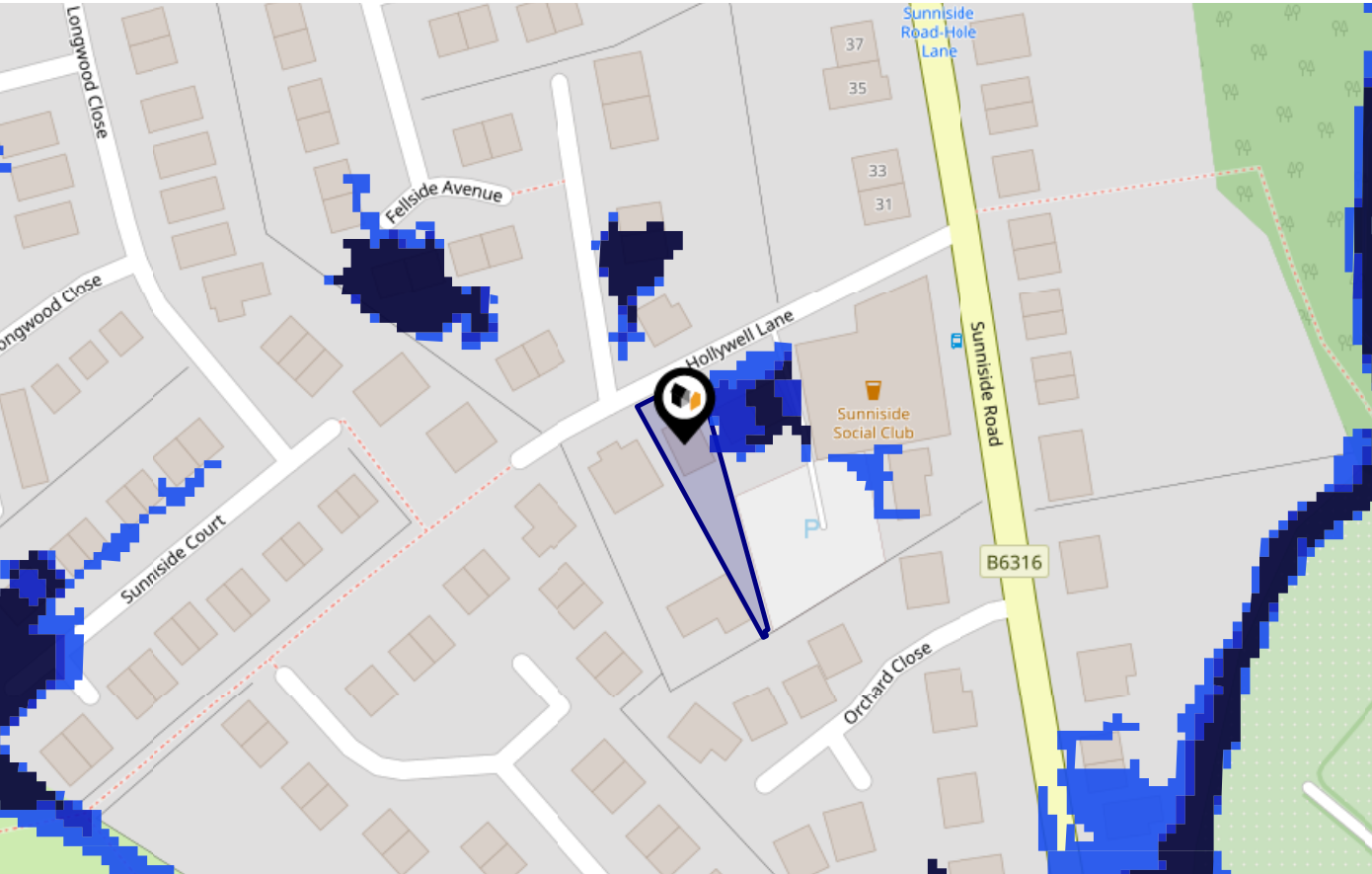
Chance of flooding to the following depths at this property:



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.

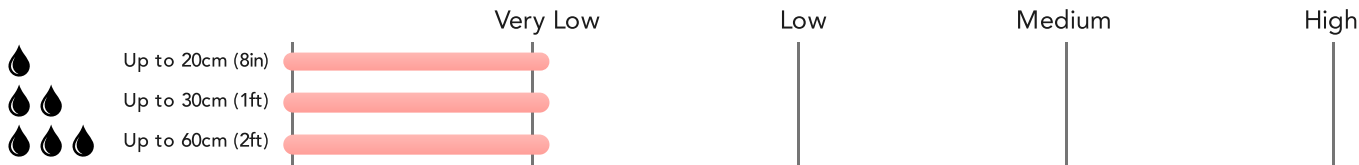


Risk Rating: Very low

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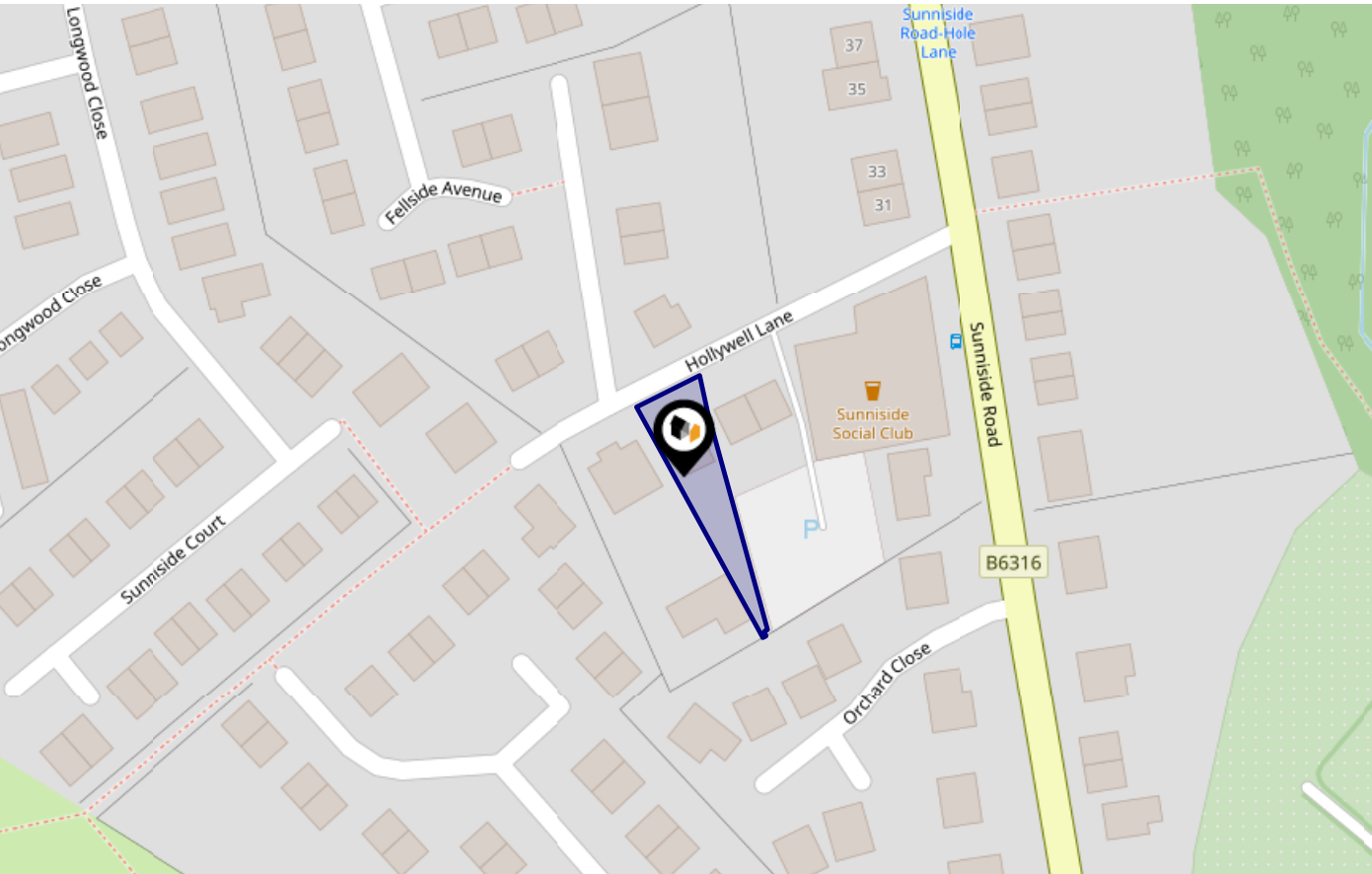
Chance of flooding to the following depths at this property:



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.

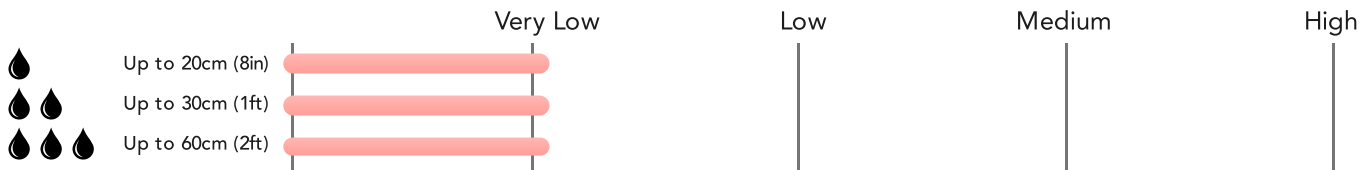


Risk Rating: Very low

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-  **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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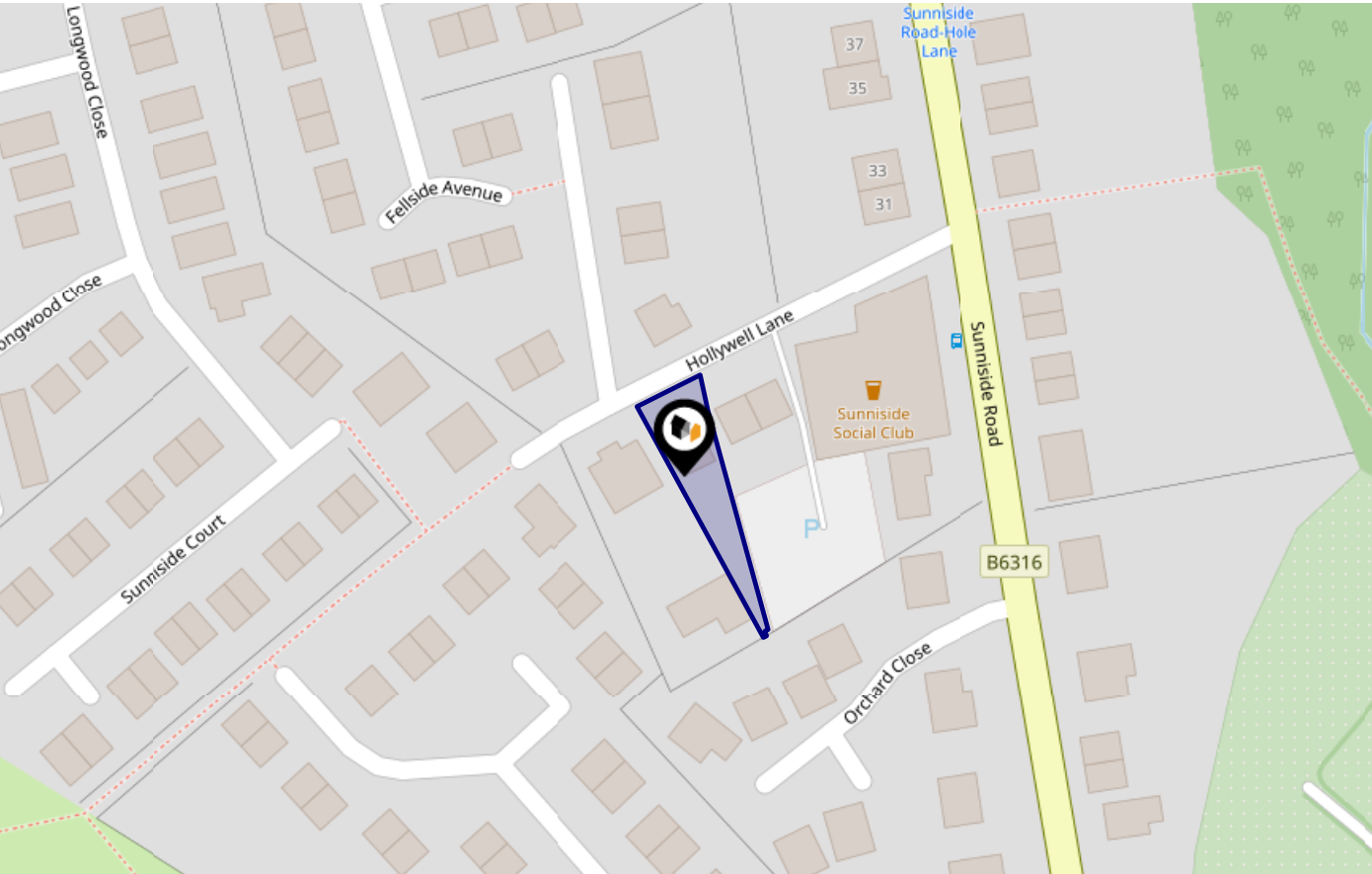
Chance of flooding to the following depths at this property:



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.

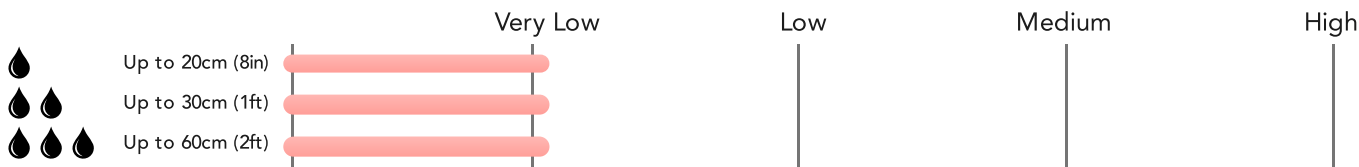


Risk Rating: Very low

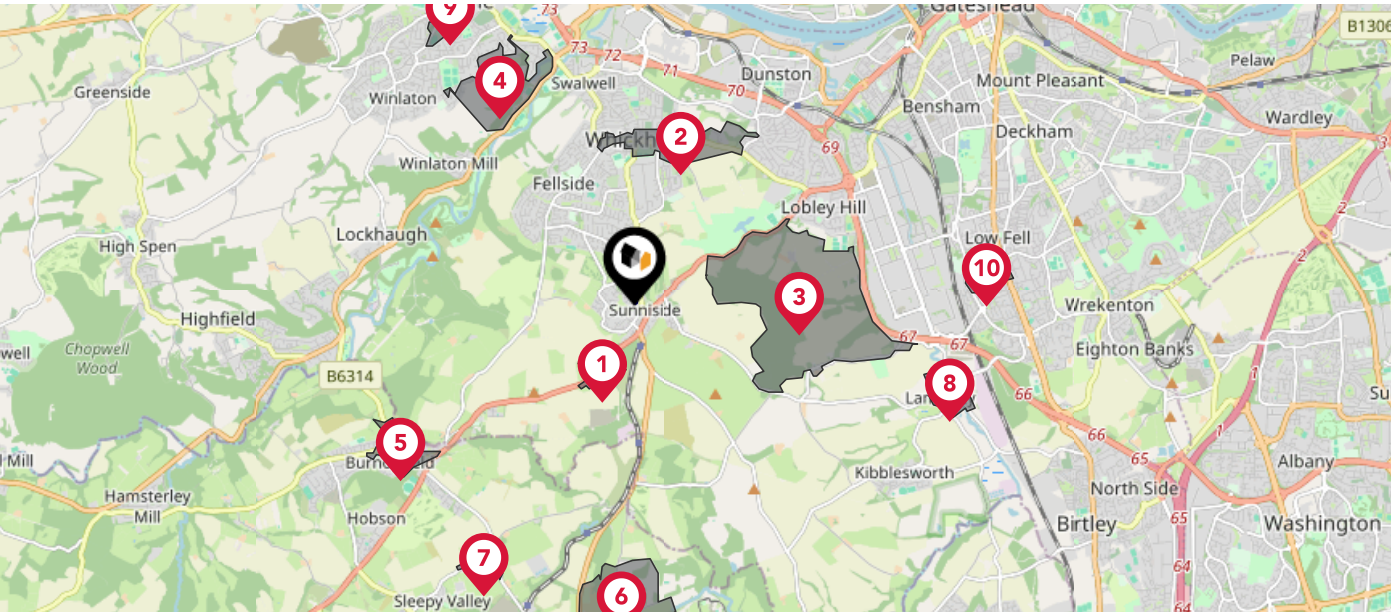
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.











-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **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:



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.

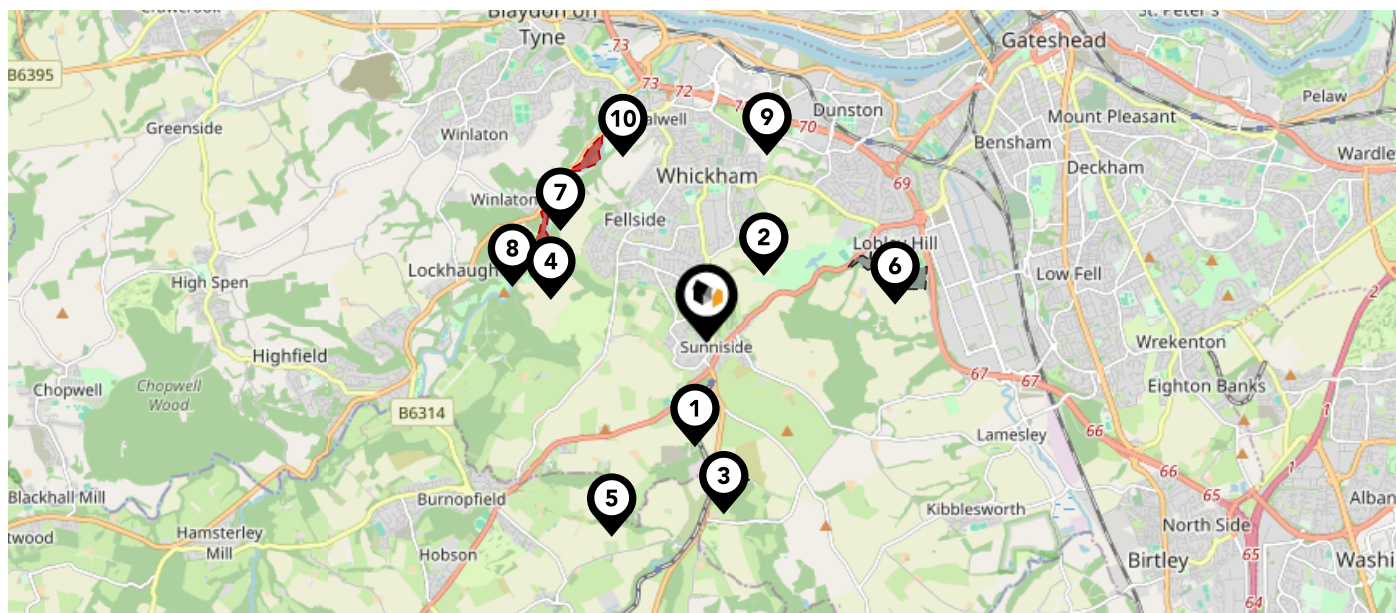


Nearby Conservation Areas	
	Marley Hill CA
	Whickham CA
	Ravensworth CA
	Axwell CA
	Burnopfield
	Beamish Burn
	Tanfield
	Lamesley CA
	Blaydon CA
	Chowdene CA

Maps

Landfill Sites

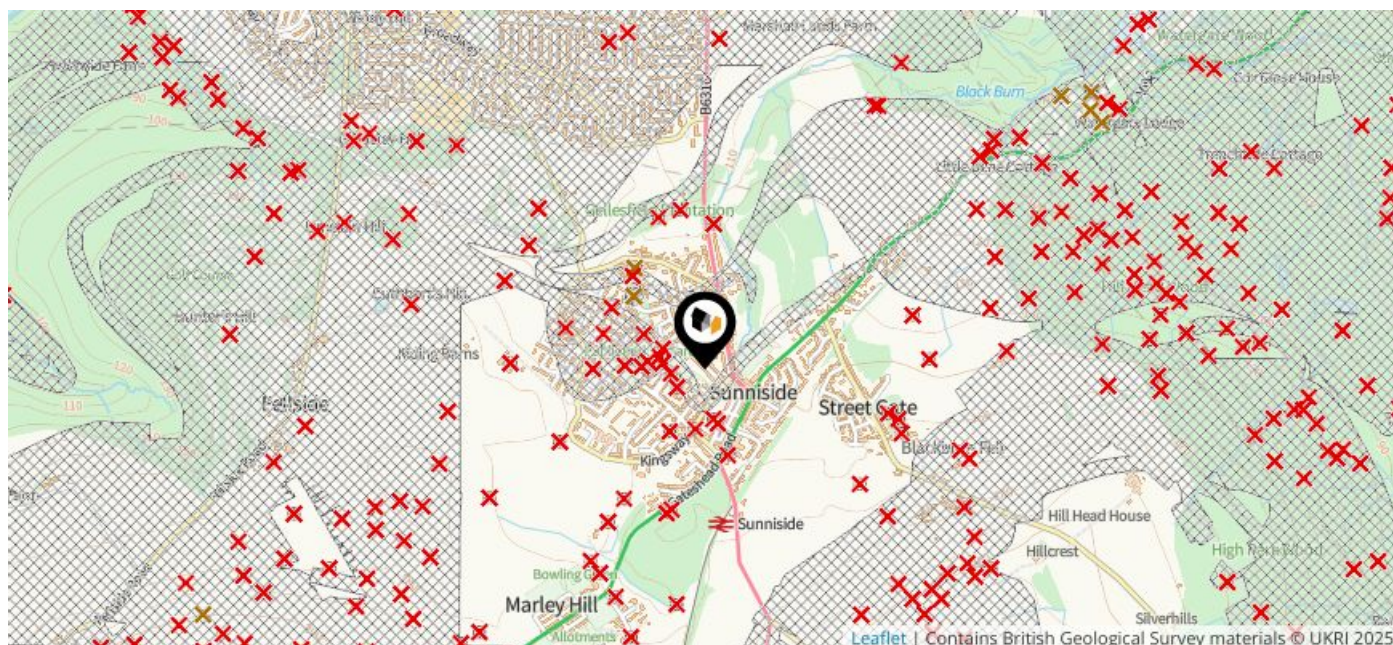
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




Nearby Landfill Sites

	St Cuthberts-Sandygate, Marley Hill, Tyne and Wear	Historic Landfill 
	Marshall Lands-Whickham, Gateshead	Historic Landfill 
	Burdon Dene-Hedley West House Farm, Marley Hill, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill 
	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill 
	Longfield House Farm-Off St Cuthbert's Road, Byermoor	Historic Landfill 
	Beggars Wood-Coach Road, Lobley Hill	Historic Landfill 
	EA/EPR/ZP3597ZV/V002	Active Landfill 
	Goodshields Haugh-Winlaton Mill, Blaydon, Tyne and Wear	Historic Landfill 
	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill 
	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



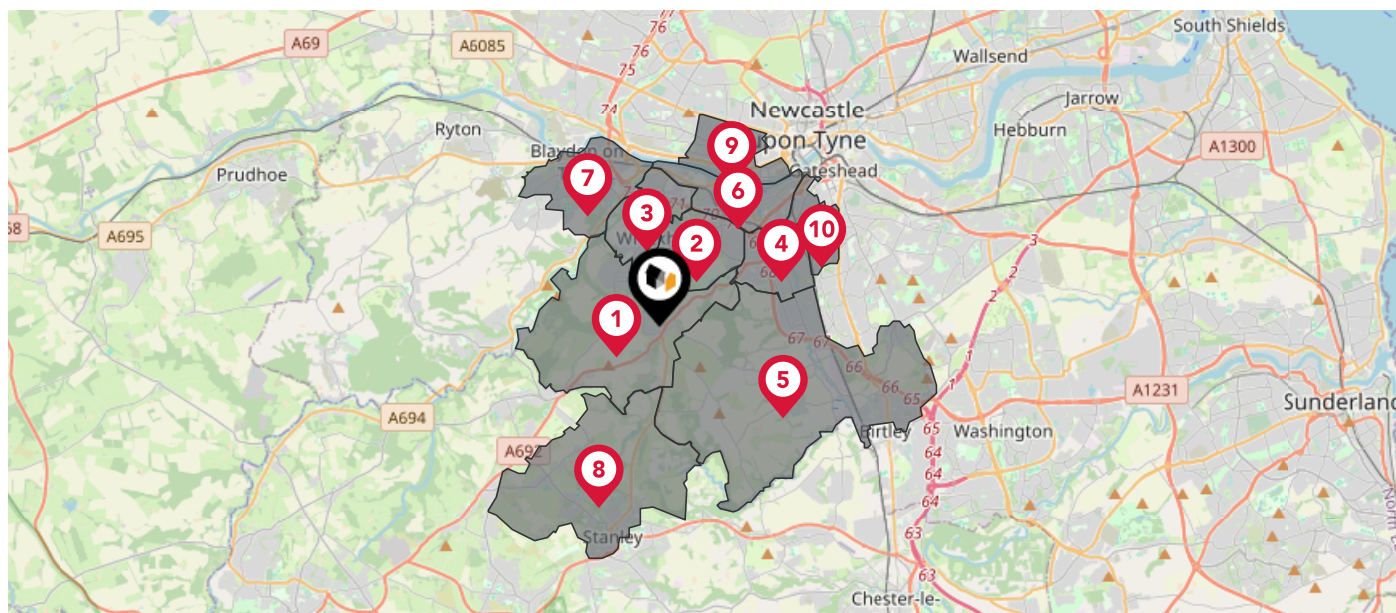
Mine Entry

-  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

Whickham South and Sunnyside Ward

2

Dunston Hill and Whickham East Ward

3

Whickham North Ward

4

Lobley Hill and Bensham Ward

5

Lamesley Ward

6

Dunston and Teams Ward

7

Blaydon Ward

8

Tanfield ED

9

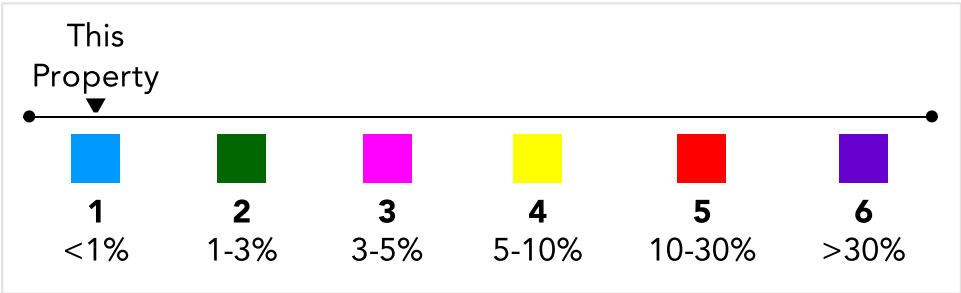
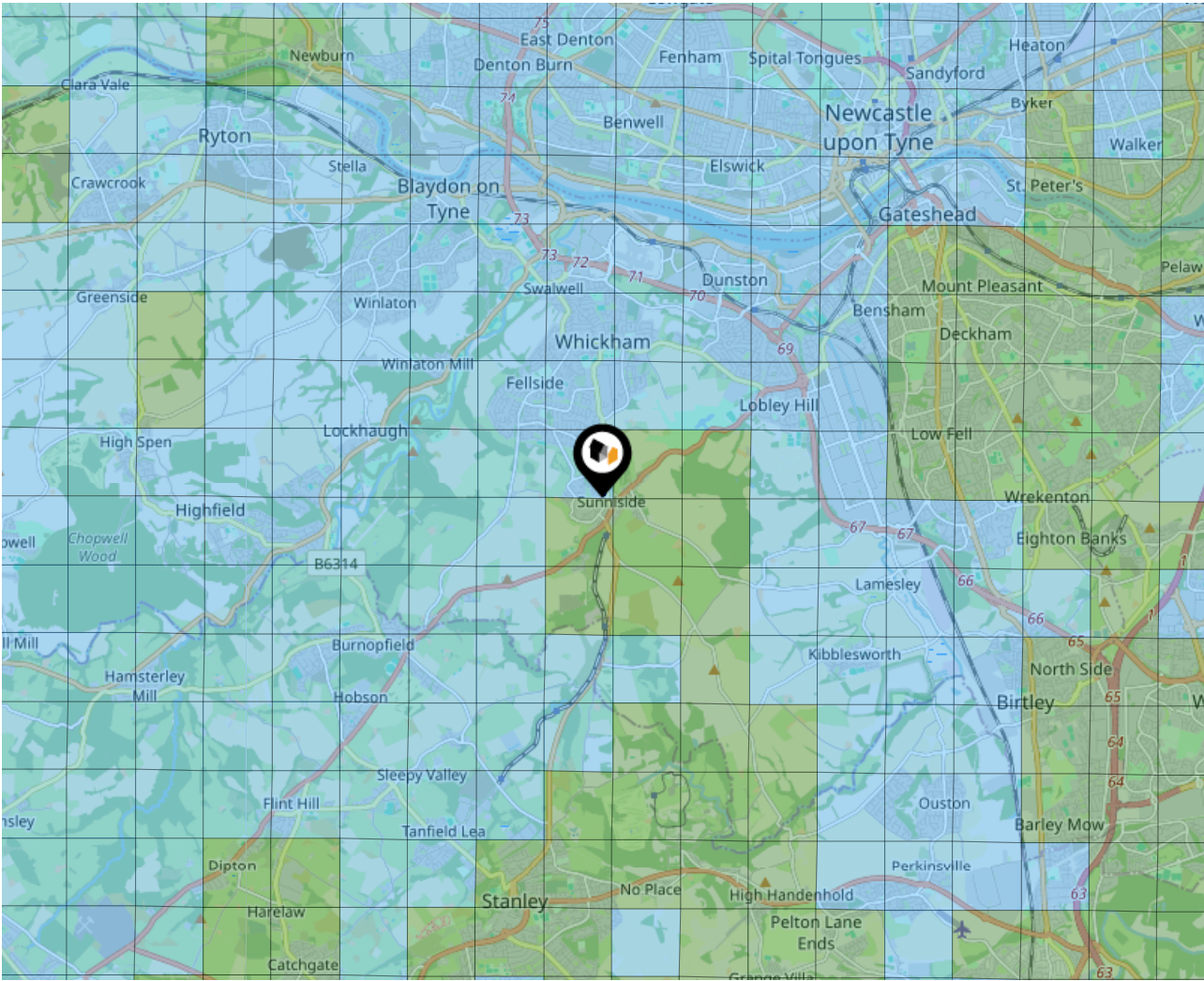
Elswick Ward

10

Saltwell Ward

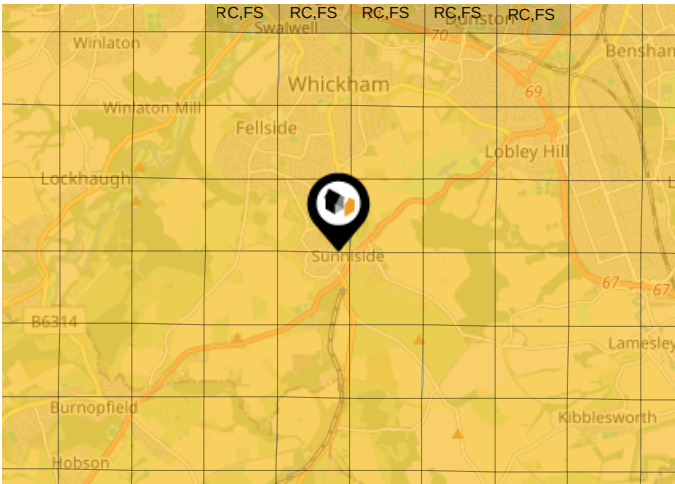
What is Radon?

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)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO HEAVY		

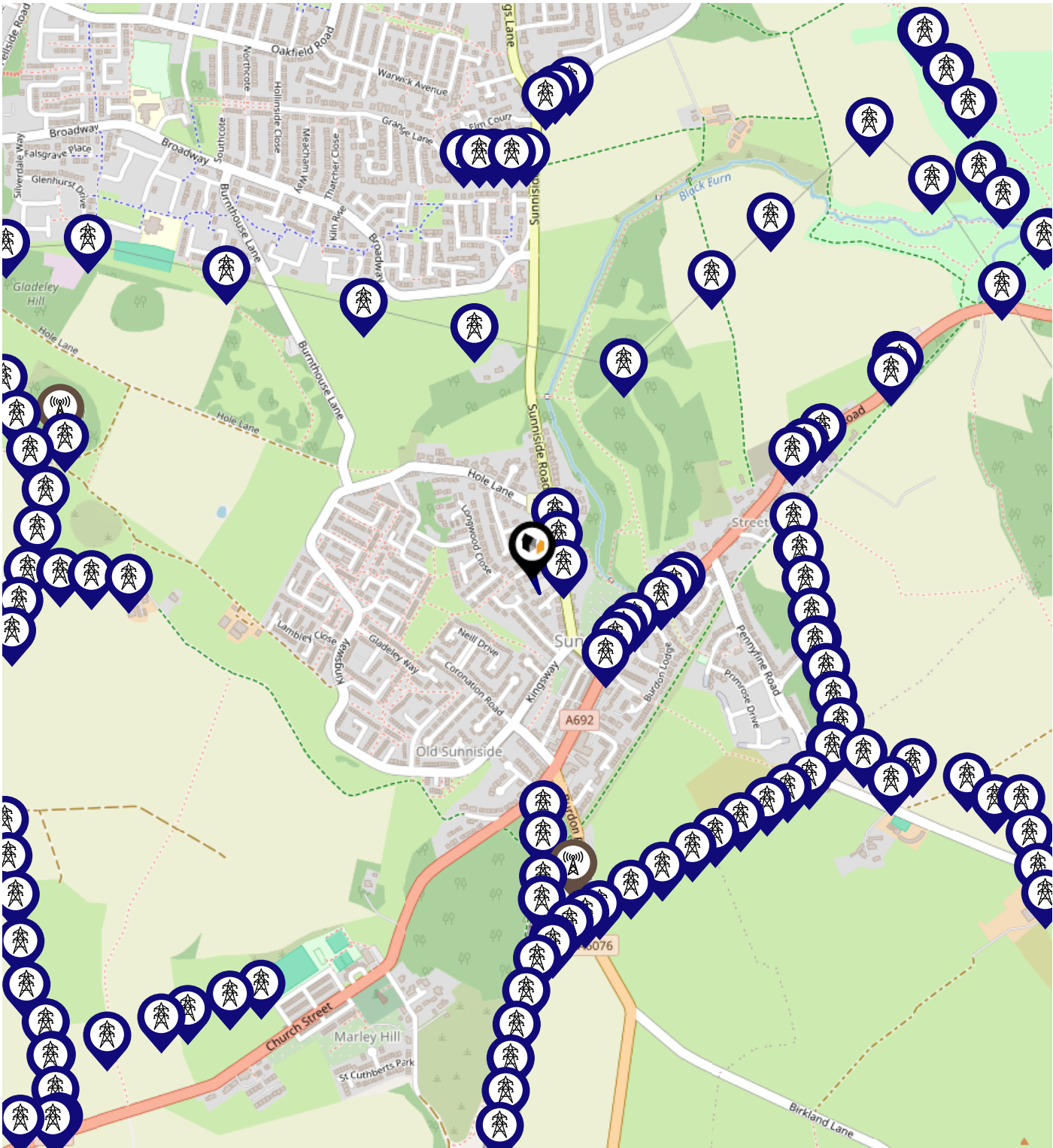


Primary Classifications (Most Common Clay Types)



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



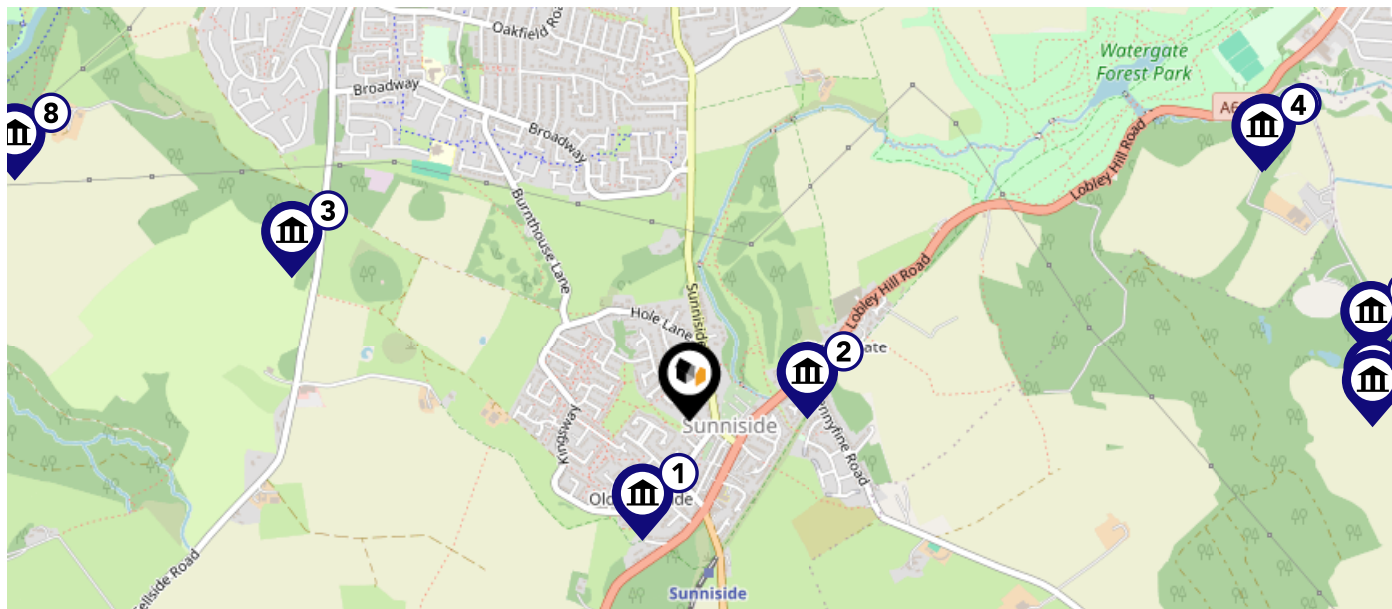
Key:

-  Power Pylons
-  Communication Masts

Maps

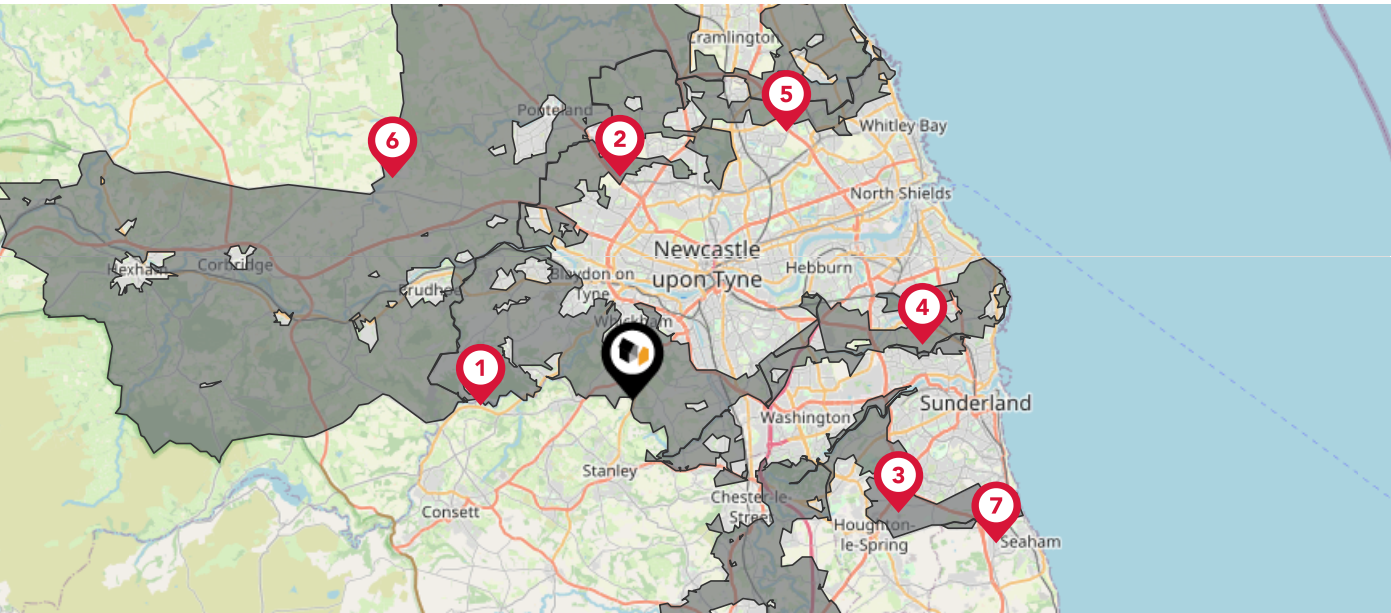
Listed Buildings

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

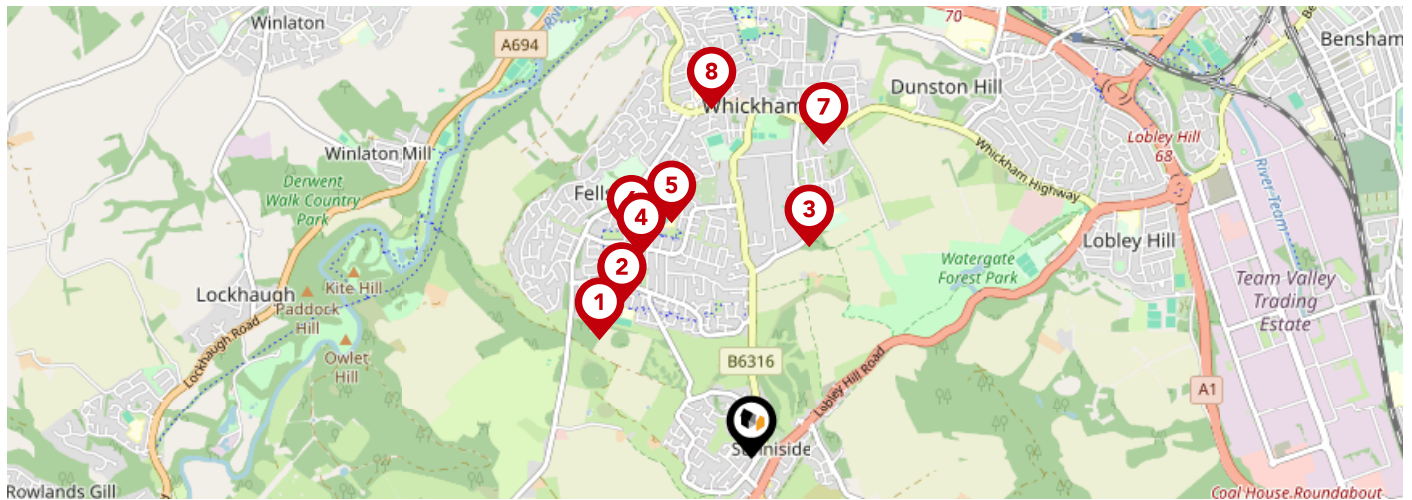


Listed Buildings in the local district		Grade	Distance
	1025149 - Old Sunnyside Farmhouse	Grade II	0.3 miles
	1355106 - Forge South East Of Junction With A692	Grade II	0.3 miles
	1355102 - Lodges And Gate Piers To South Of Junction With Clockburn Lane	Grade II	0.9 miles
	1185286 - Cox Close House	Grade II	1.3 miles
	1355117 - House Behind Cox Close Cottage	Grade II	1.4 miles
	1025151 - Ravensworth Castle	Grade II	1.5 miles
	1185149 - Butler Cross	Grade II	1.5 miles
	1025137 - Old Hollinside	Grade I	1.5 miles
	1025150 - Arch, Walls And Towers To West Of Ravensworth Castle	Grade II	1.5 miles

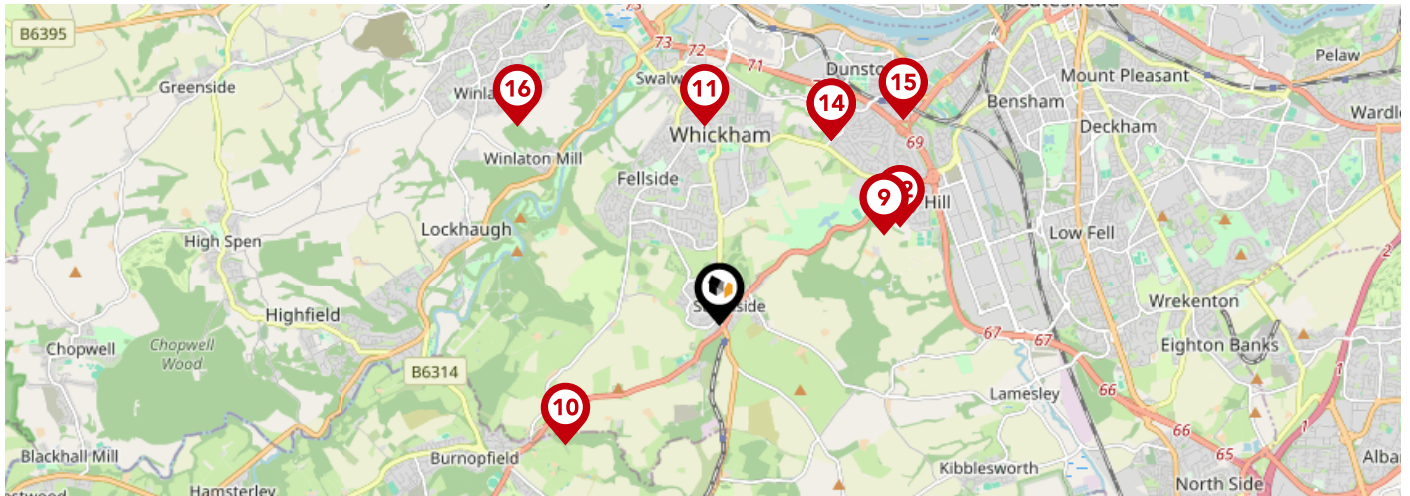
This map displays nearby areas that have been designated as Green Belt...











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



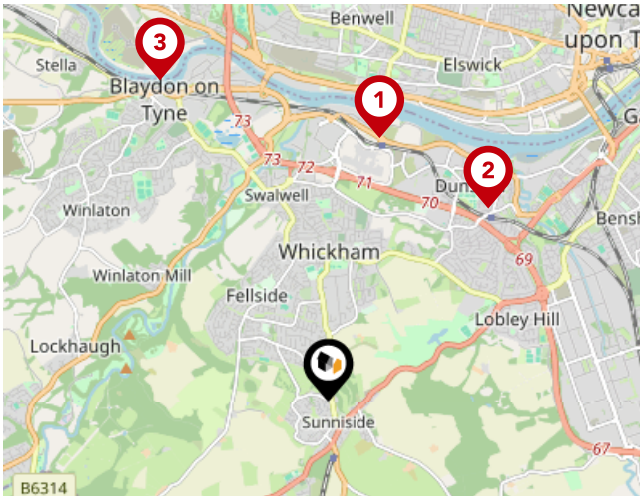
		Nursery	Primary	Secondary	College	Private
1	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.85	<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:0.94	<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:0.98	<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:1.05	<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:1.07	<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:1.37	<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:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.71	<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:1.75	<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:1.84	<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:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

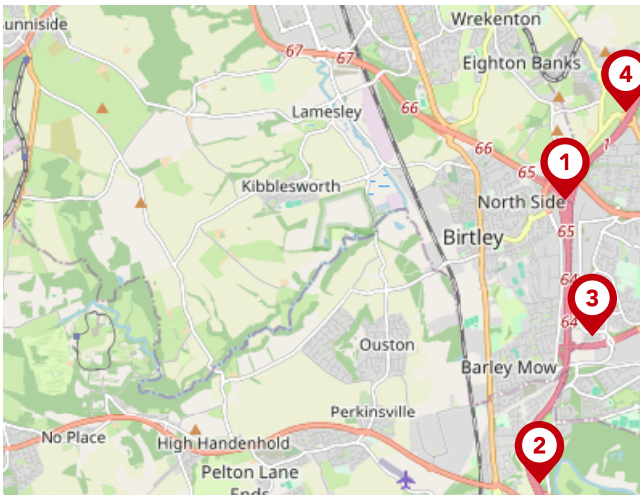
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	2.3 miles
2	Dunston Rail Station	2.15 miles
3	Blaydon Rail Station	3.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	4.93 miles
2	A1(M) J63	6.03 miles
3	A1(M) J64	5.63 miles
4	A194(M) J1	5.24 miles
5	A194(M) J2	5.93 miles

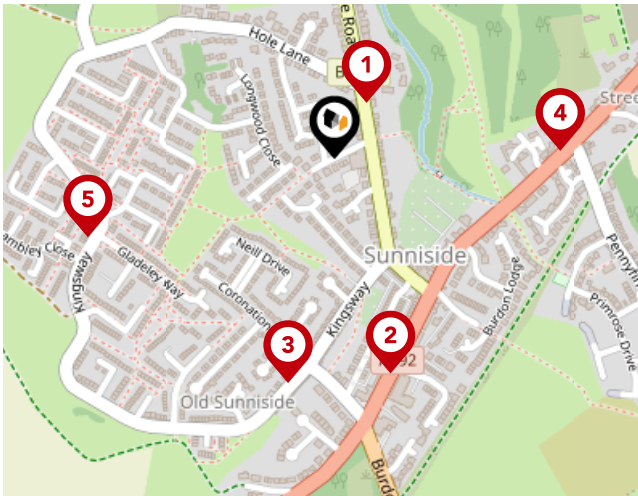


Airports/Helipads

Pin	Name	Distance
1	Airport	7.8 miles
2	Teesside Airport	30.23 miles
3	Leeds Bradford Airport	73.14 miles
4	Irthington	44.83 miles

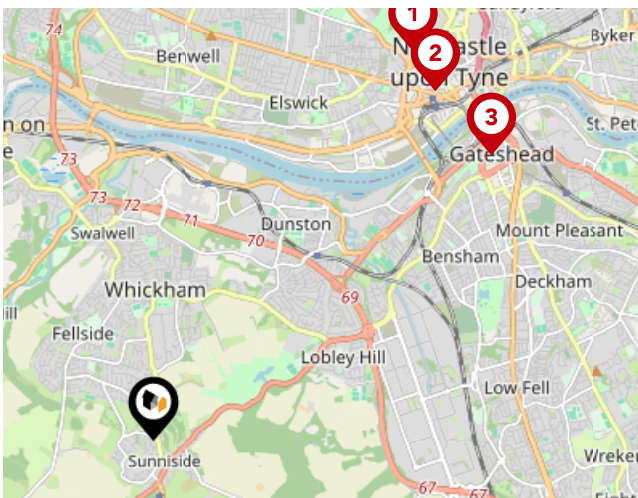
Area

Transport (Local)



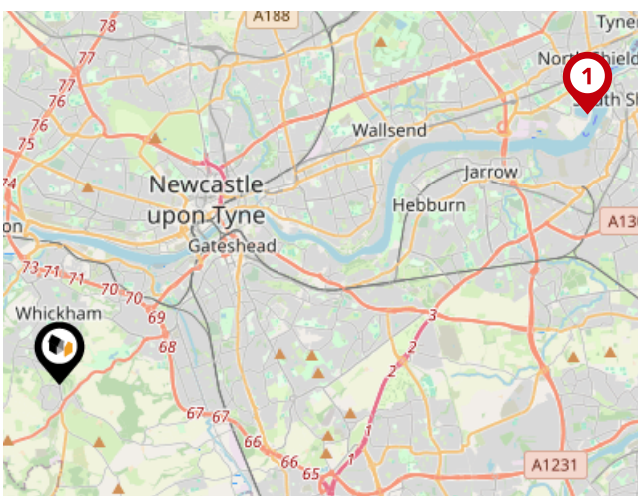
Bus Stops/Stations

Pin	Name	Distance
1	Sunniside Road-Hole Lane	0.07 miles
2	Gateshead Road	0.24 miles
3	Kingsway - Coronation Street	0.24 miles
4	Gateshead Road-Pennyfine Road	0.24 miles
5	Kingsway-Gladeley Way	0.28 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.98 miles
2	Central Station (Tyne and Wear Metro Station)	3.82 miles
3	Gateshead (Tyne and Wear Metro Station)	3.77 miles

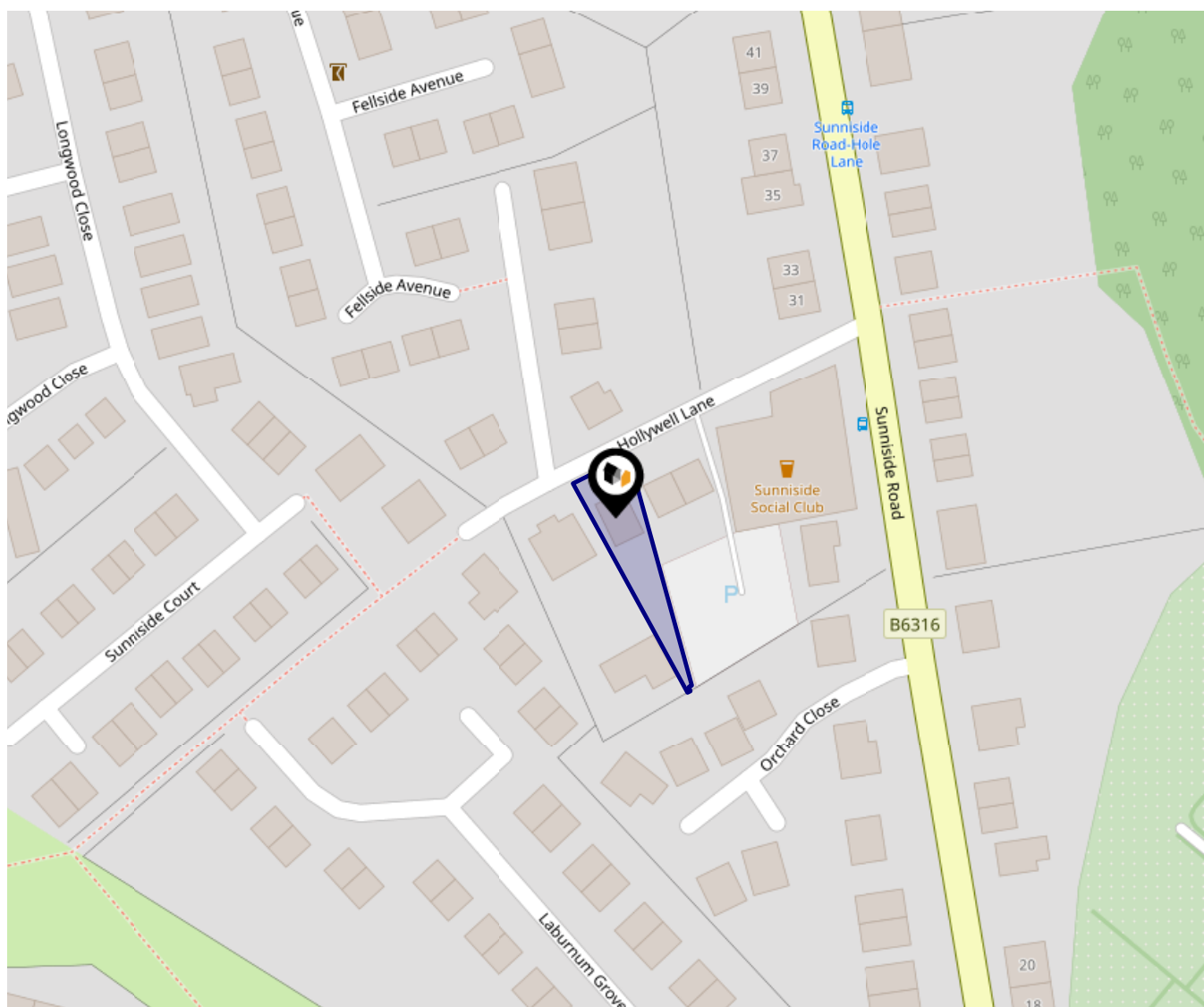


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.12 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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WALKERSXCHANGE

Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

callumharbottle@googlemail.com

www.walkersxchange.com

