

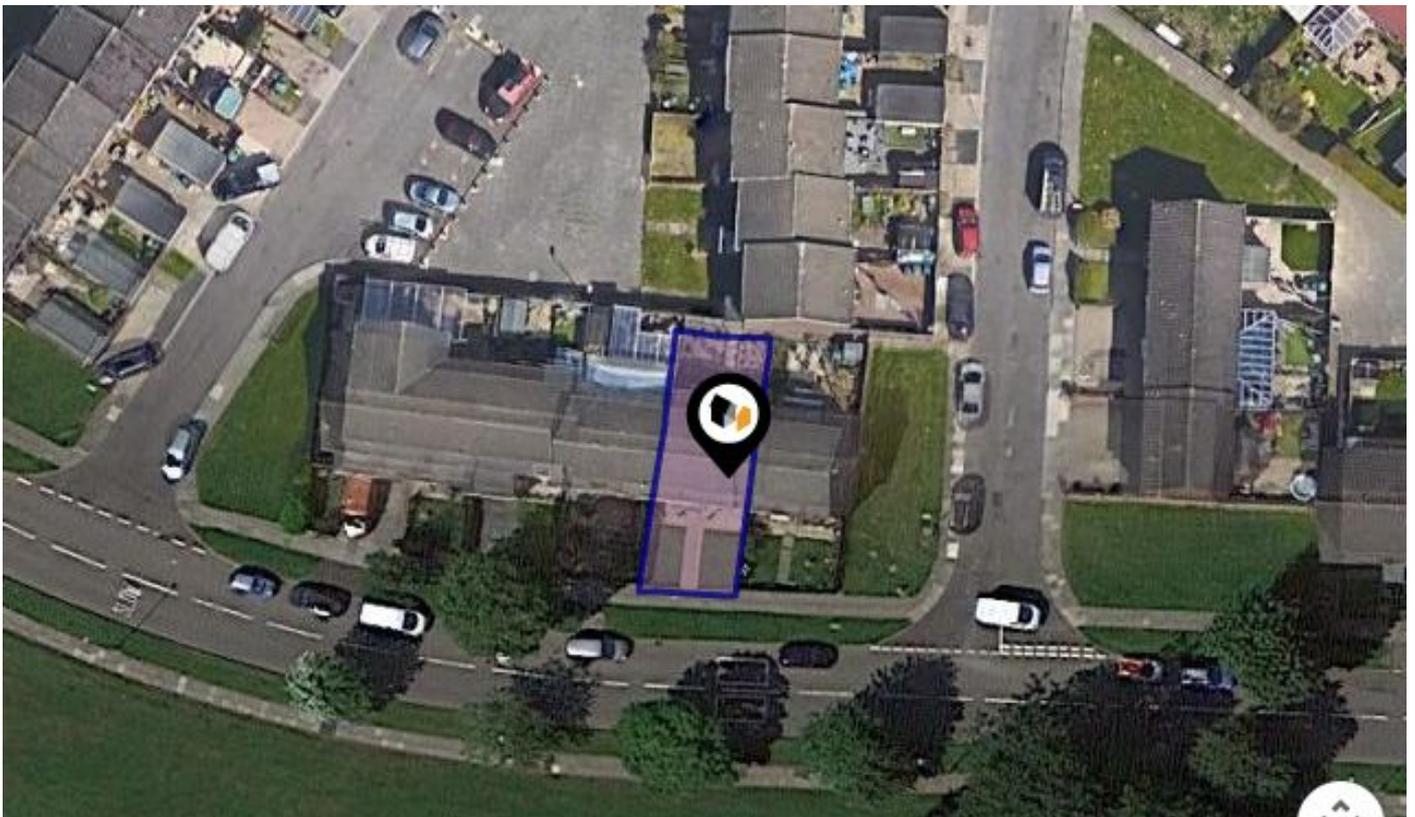


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 11<sup>th</sup> April 2025



**KINGSWAY, SUNNISIDE, NEWCASTLE UPON TYNE, NE16**

## Walkersxchange Estate Agents

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





## Property

|                         |   |                |          |
|-------------------------|---|----------------|----------|
| <b>Type:</b>            | Terraced                                | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3                                       |                |          |
| <b>Floor Area:</b>      | 957 ft <sup>2</sup> / 89 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.04 acres                              |                |          |
| <b>Council Tax :</b>    | Band A                                  |                |          |
| <b>Annual Estimate:</b> | £1,719                                  |                |          |
| <b>Title Number:</b>    | TY174851                                |                |          |

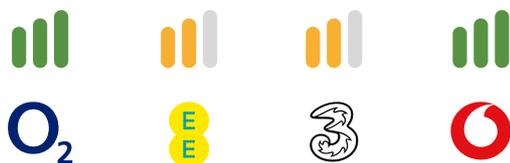
## Local Area

|                           |           |
|---------------------------|-----------|
| <b>Local Authority:</b>   | Gateshead |
| <b>Conservation Area:</b> | No        |
| <b>Flood Risk:</b>        |           |
| • Rivers & Seas           | Very low  |
| • Surface Water           | Very low  |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                  |                   |                  |
|------------------|-------------------|------------------|
| <b>3</b><br>mb/s | <b>33</b><br>mb/s | <b>-</b><br>mb/s |
|                  |                   |                  |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

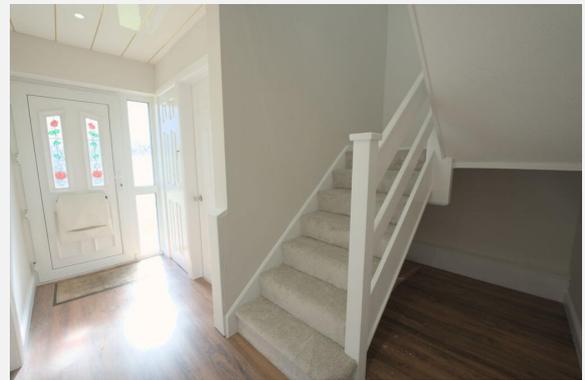


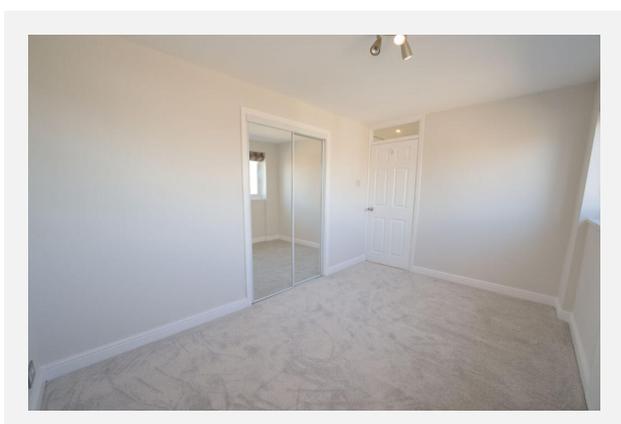
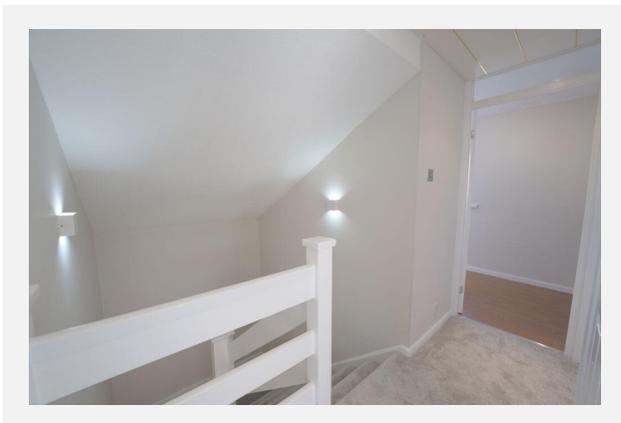
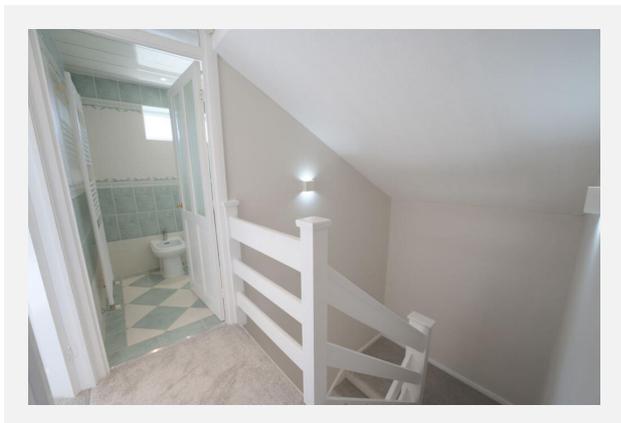
Planning records for: *87 Kingsway Sunnyside Whickham NE16 5PH*

|  |   |
|--|---|
| <b>Reference - Gateshead/DC/16/01058/HHA</b> |   |
| <b>Decision:</b>                             | Decided                                 |
| <b>Date:</b>                                 | 06th October 2016                       |
| <b>Description:</b>                          | Proposed Front Porch (amended 26/10/16) |

Planning records for: *89 Kingsway Sunnyside Gateshead Tyne And Wear NE16 5PH*

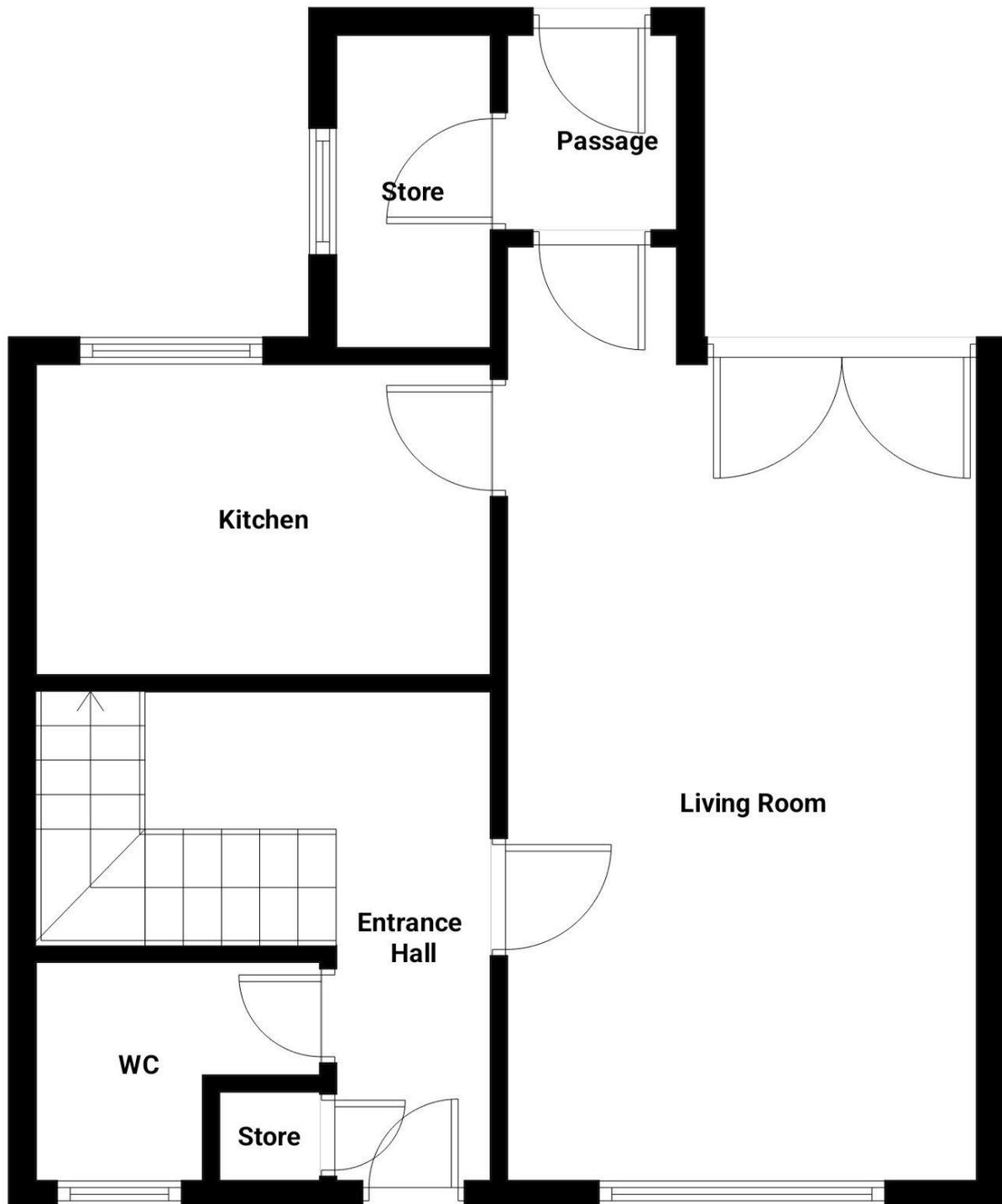
|  |  |
|--|--|
| <b>Reference - Gateshead/DC/07/00806/FUL</b> |  |
| <b>Decision:</b>                             | Decided  |
| <b>Date:</b>                                 | 18th May 2007  |
| <b>Description:</b>                          | Erection of single-storey extension at front of dwellinghouse. |



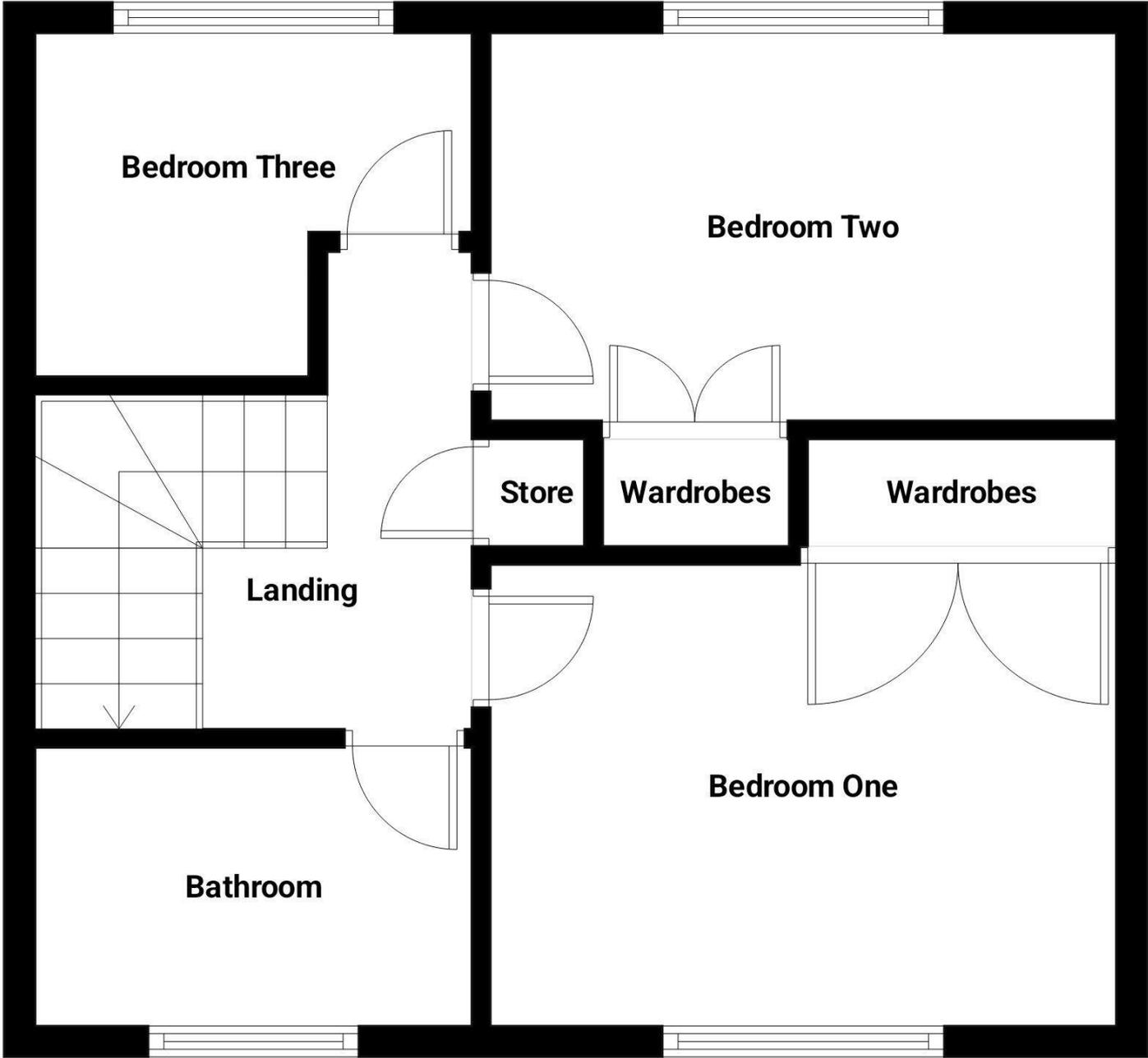




**KINGSWAY, SUNNISIDE, NEWCASTLE UPON TYNE, NE16**



**KINGSWAY, SUNNISIDE, NEWCASTLE UPON TYNE, NE16**



# Property EPC - Certificate

Sunniside, NE16

Energy rating

**C**

Valid until 10.11.2032

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 85   <b>B</b> |
| 69-80 | <b>C</b>      | 70   <b>c</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

### Additional EPC Data

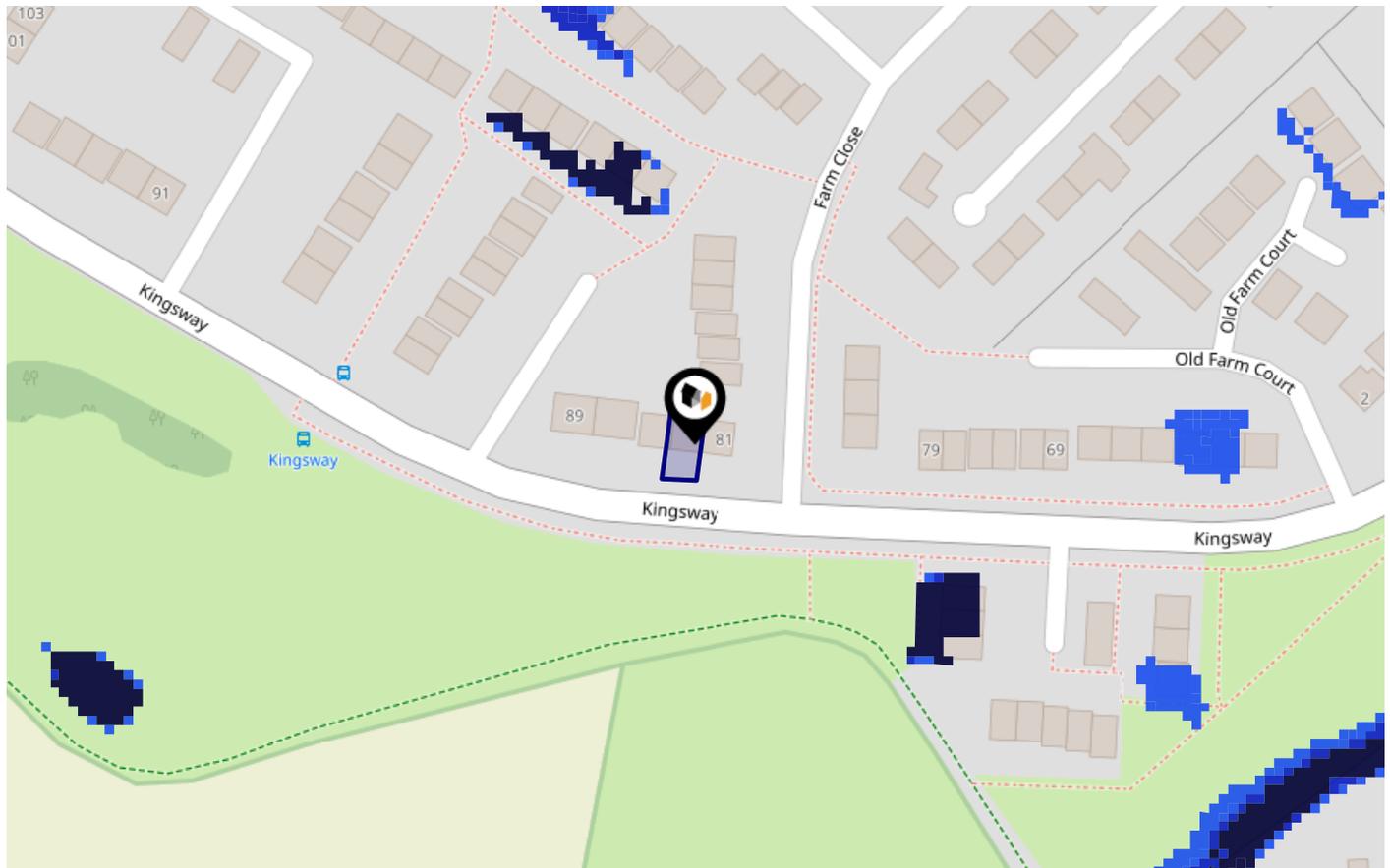
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|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Mid-Terrace                                   |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 1   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, filled cavity                    |
| <b>Walls Energy:</b>                | Average                                       |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 63% of fixed outlets   |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)            |
| <b>Total Floor Area:</b>            | 89 m <sup>2</sup>                             |

# 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.

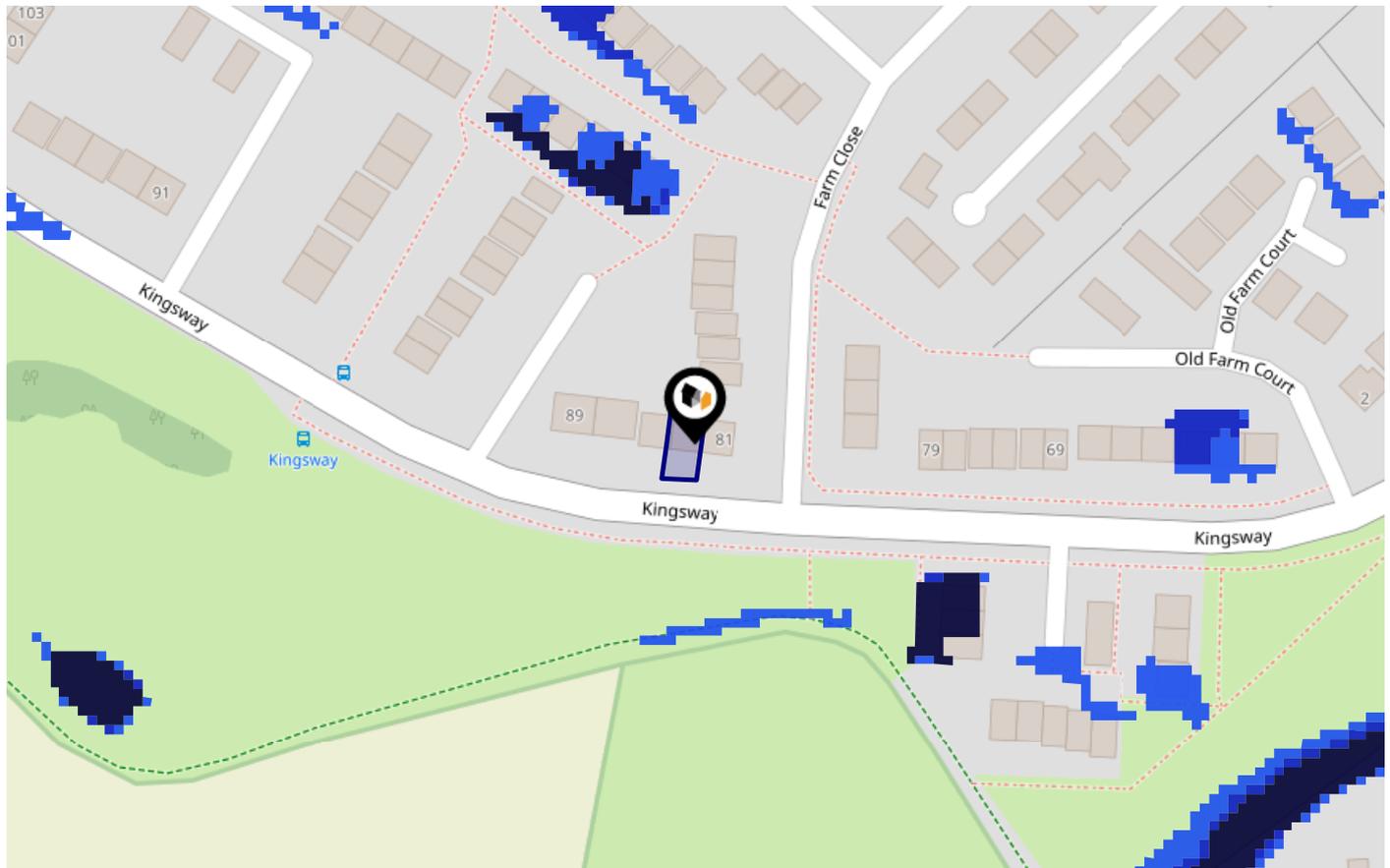
Chance of flooding to the following depths at this property:



# 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**

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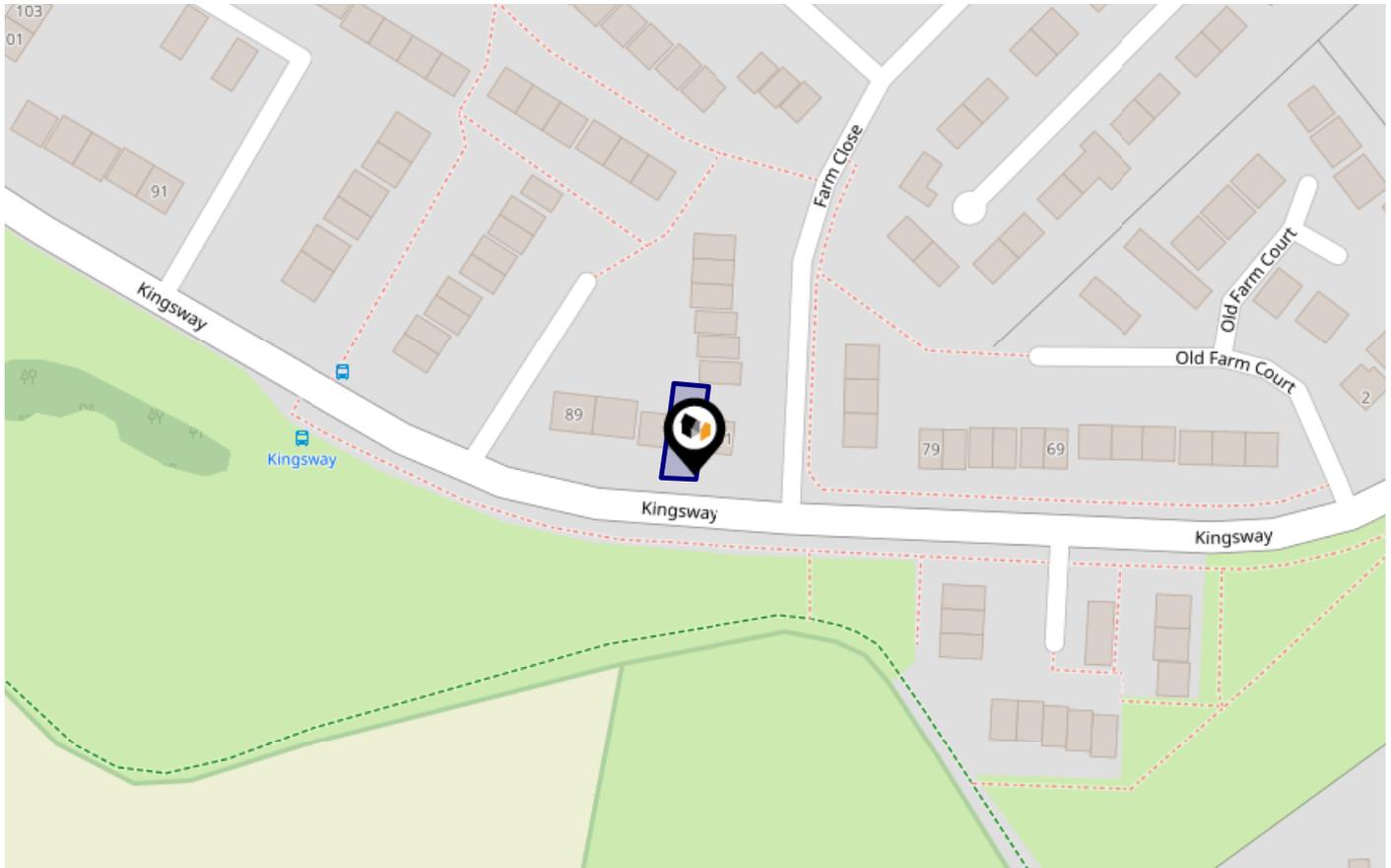
Chance of flooding to the following depths at this property:



# 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**

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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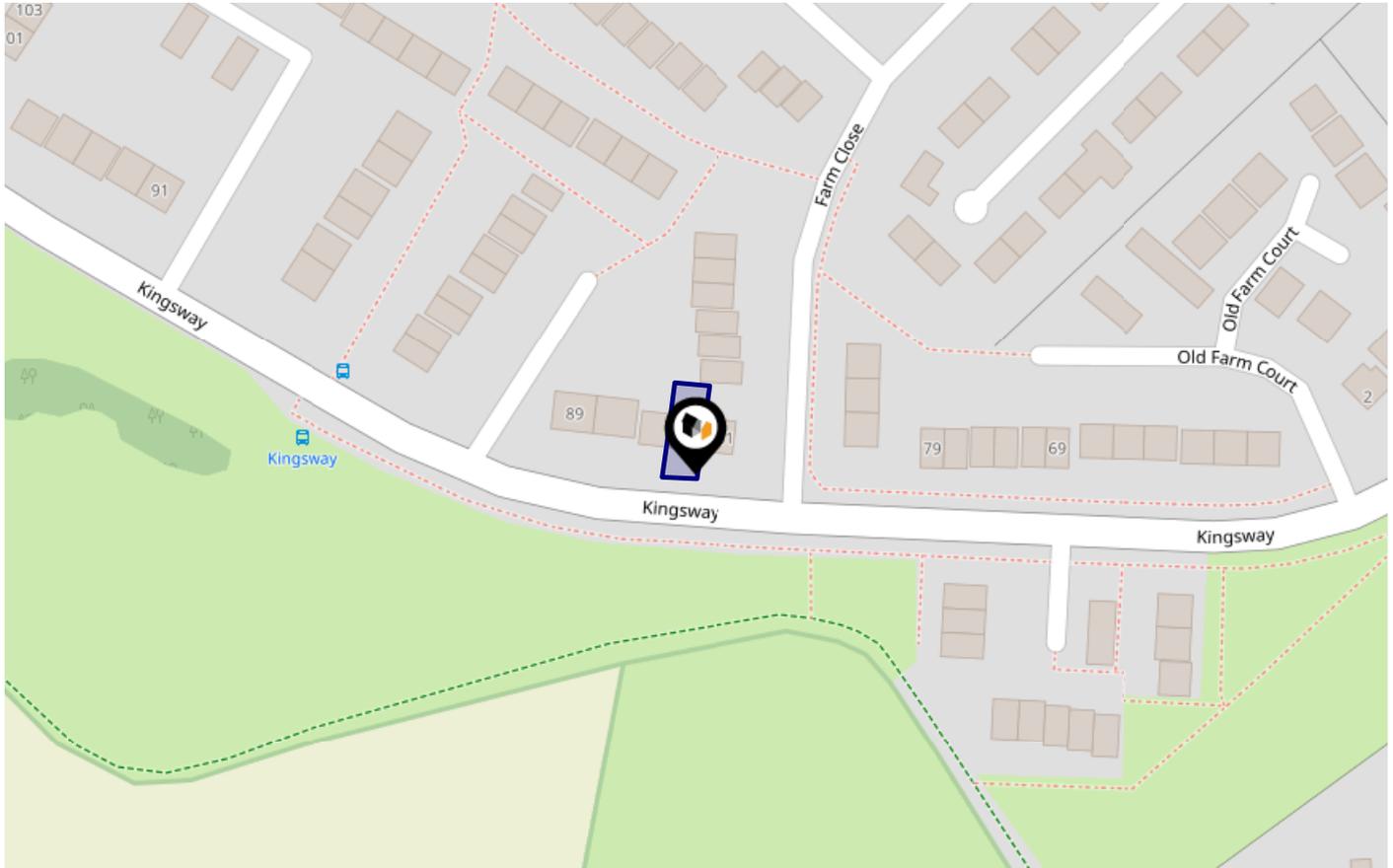
Chance of flooding to the following depths at this property:



# 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.

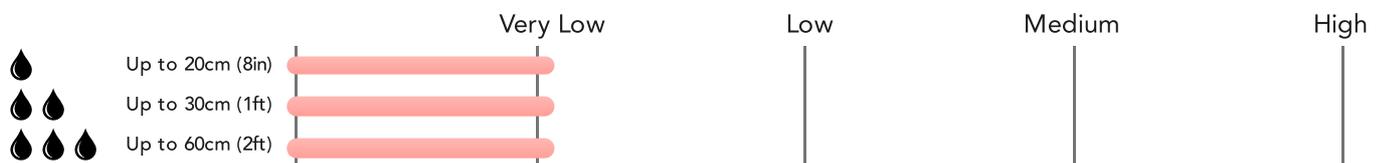


Risk Rating: **Very low**

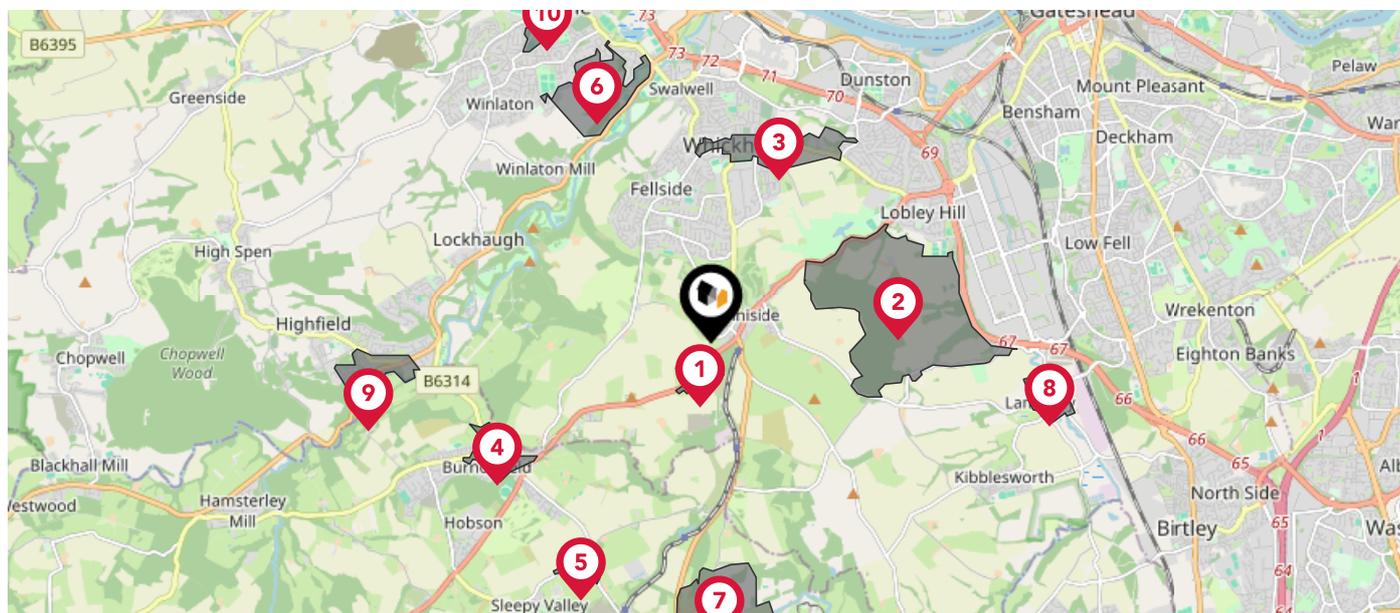
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

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-  Ravensworth CA

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-  Whickham CA

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-  Burnopfield

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-  Tanfield

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-  Axwell CA

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-  Beamish Burn

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-  Lamesley CA

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-  Rowlands Gill CA

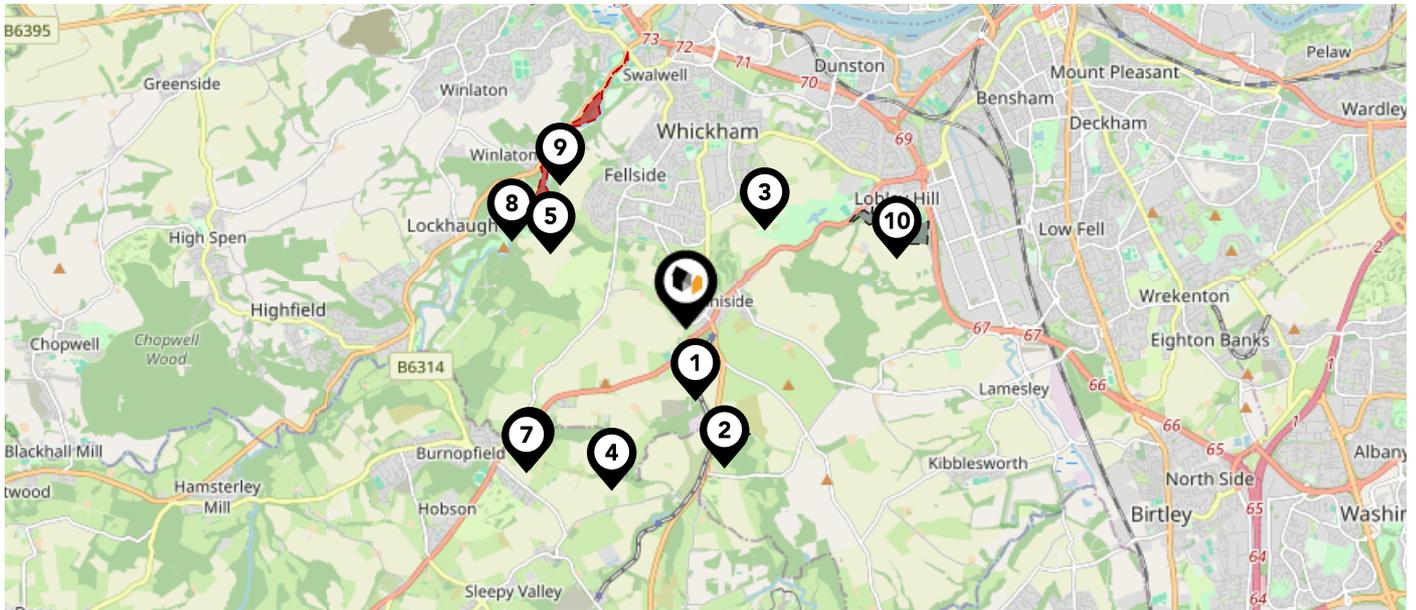
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-  Blaydon CA

# Maps

## Landfill Sites

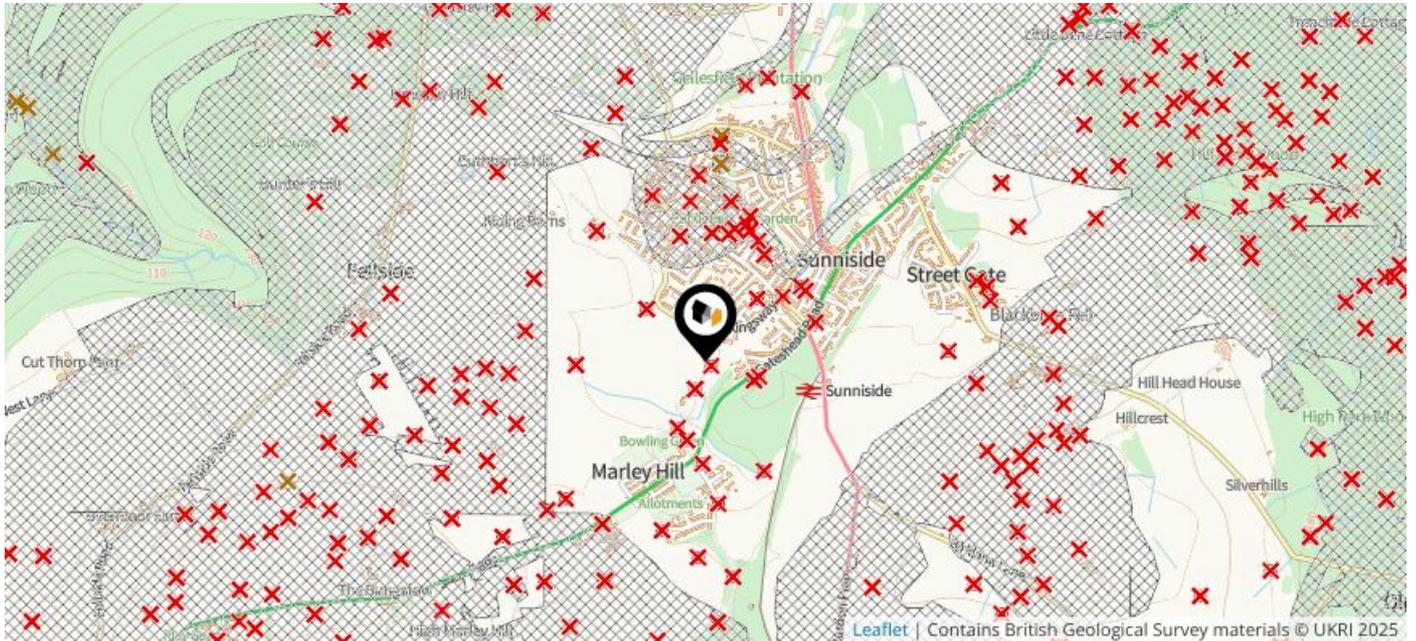
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



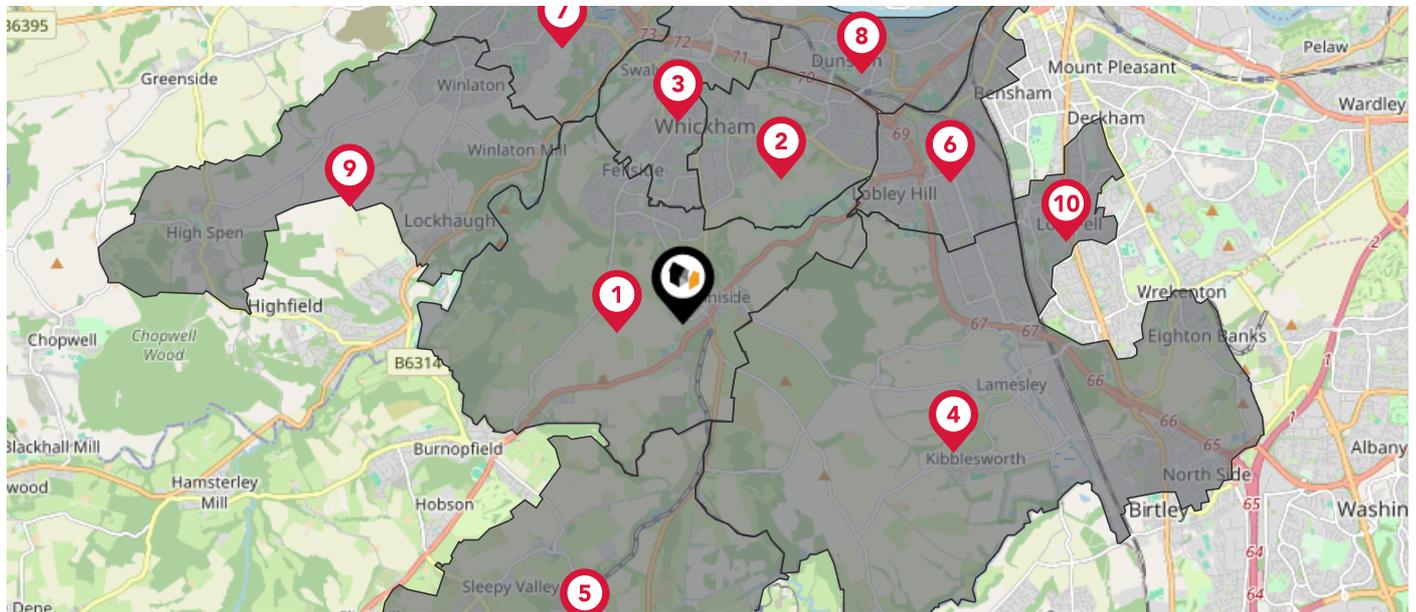
### Mine Entry

- ✕ 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

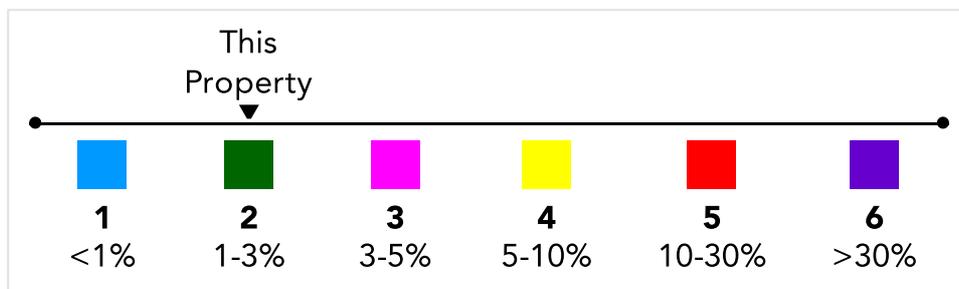
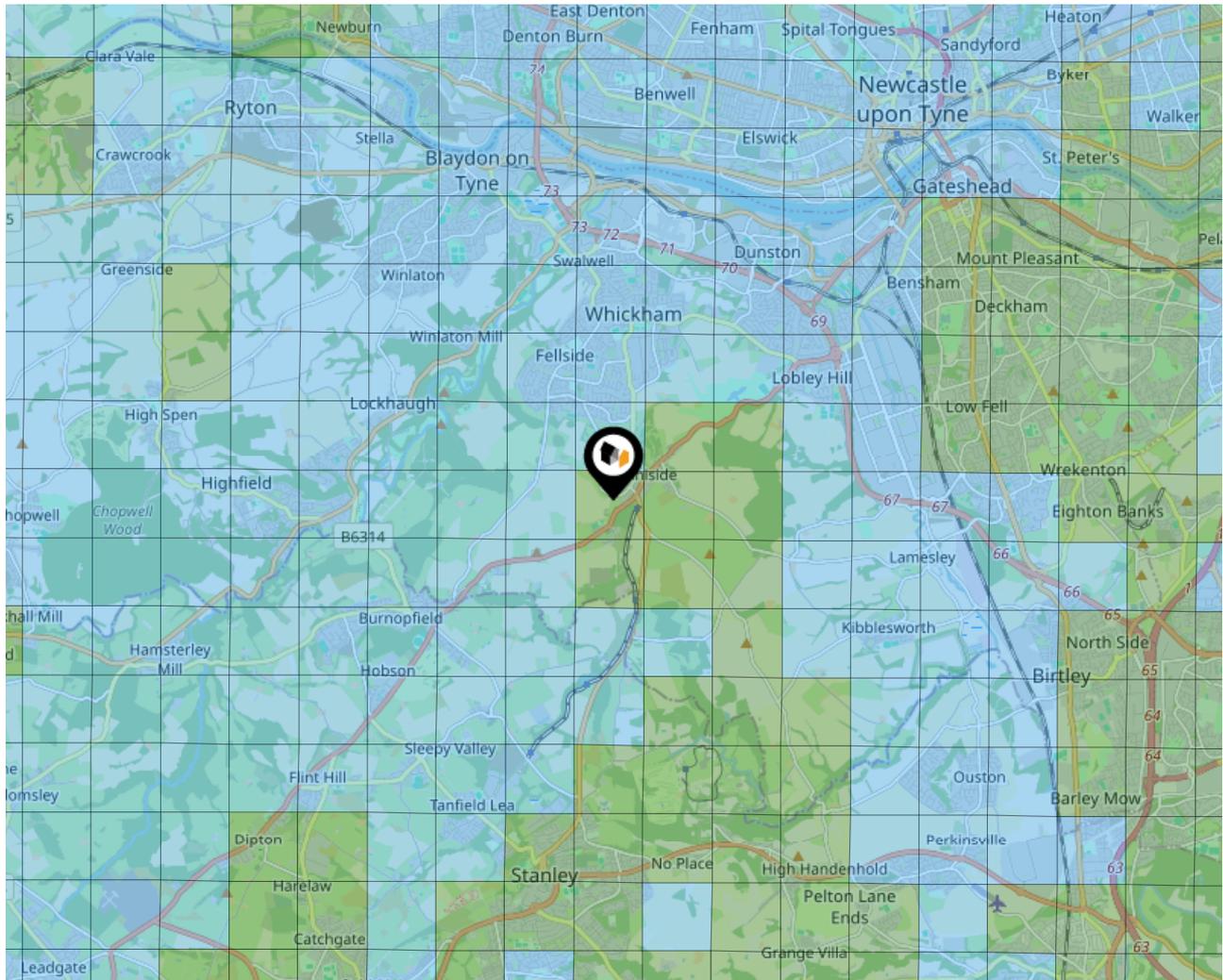


### Nearby Council Wards

-  Whickham South and Sunnside Ward
-  Dunston Hill and Whickham East Ward
-  Whickham North Ward
-  Lamesley Ward
-  Tanfield ED
-  Lobley Hill and Bensham Ward
-  Blaydon Ward
-  Dunston and Teams Ward
-  Winlaton and High Spen Ward
-  Low Fell Ward

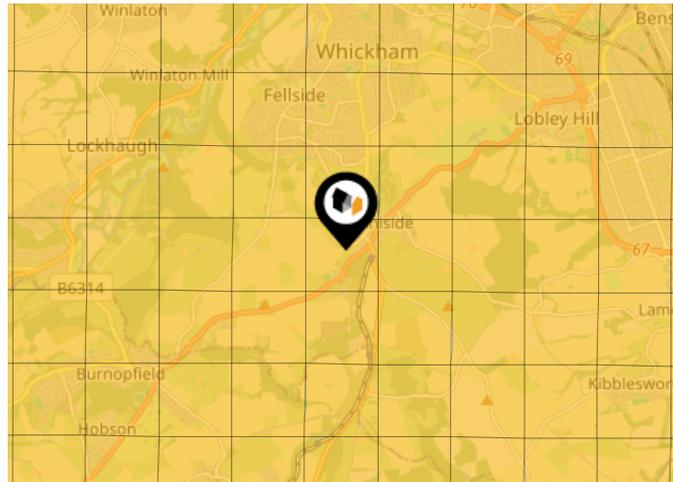
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                            |                      |                      |
|-------------------------------|----------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)              | <b>Soil Texture:</b> | CLAYEY LOAM TO SILTY |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-RUDACEOUS) |                      | LOAM                 |
|                               |                            | <b>Soil Depth:</b>   | DEEP                 |
| <b>Soil Group:</b>            | MEDIUM TO HEAVY            |                      |                      |

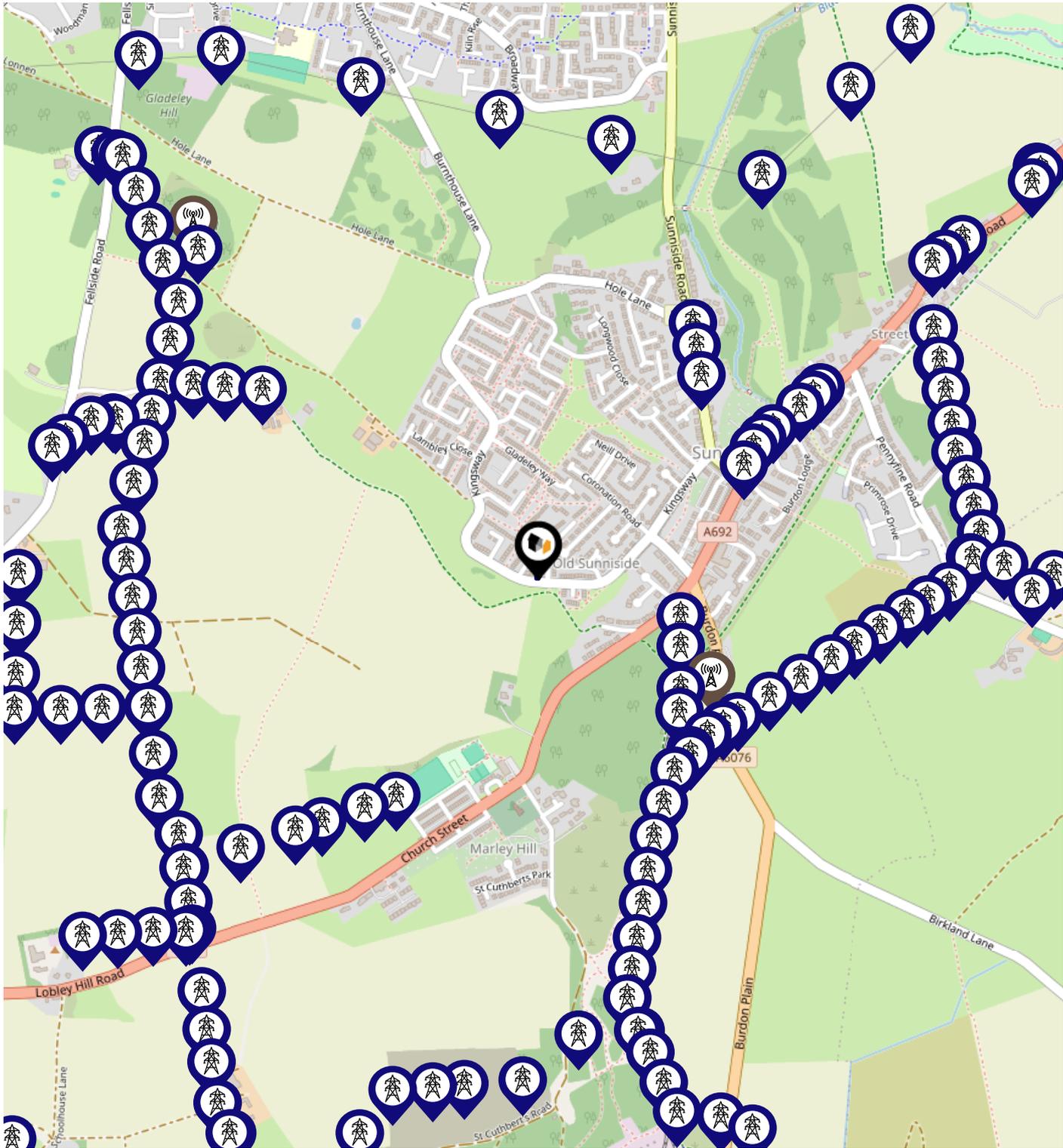


### Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Local Area

## Masts & Pylons



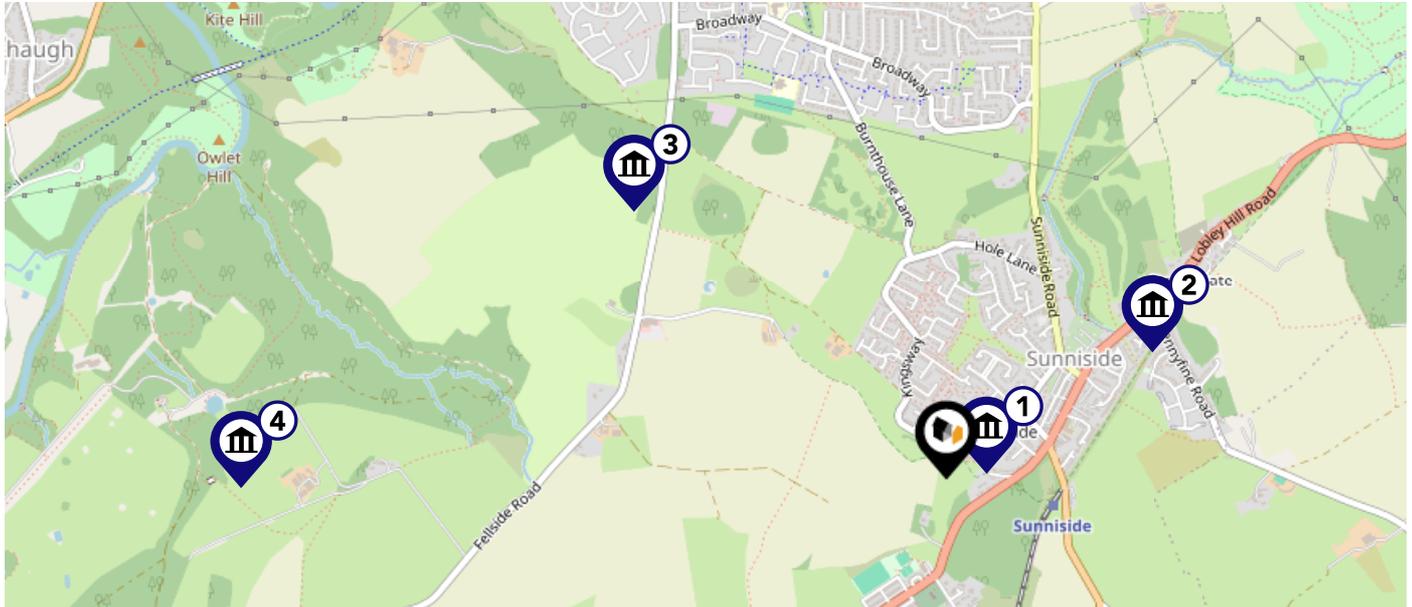
**Key:**

-  Power Pylons
-  Communication Masts

# Maps

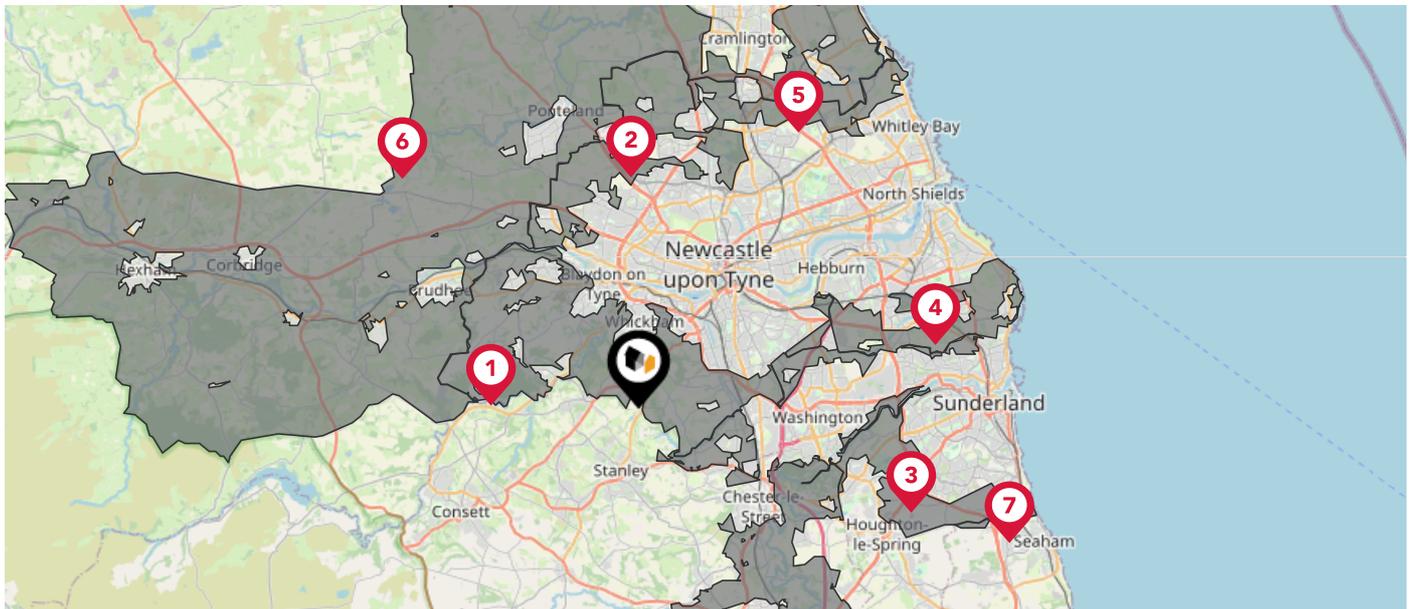
## Listed Buildings

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 | 0.1 miles |
|  1355106 - Forge South East Of Junction With A692                                 | Grade II | 0.5 miles |
|  1355102 - Lodges And Gate Piers To South Of Junction With Clockburn Lane         | Grade II | 0.9 miles |
|  1355118 - Banqueting House About 500 Metres East And 300 Metres South Of Gibside | Grade I  | 1.5 miles |

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



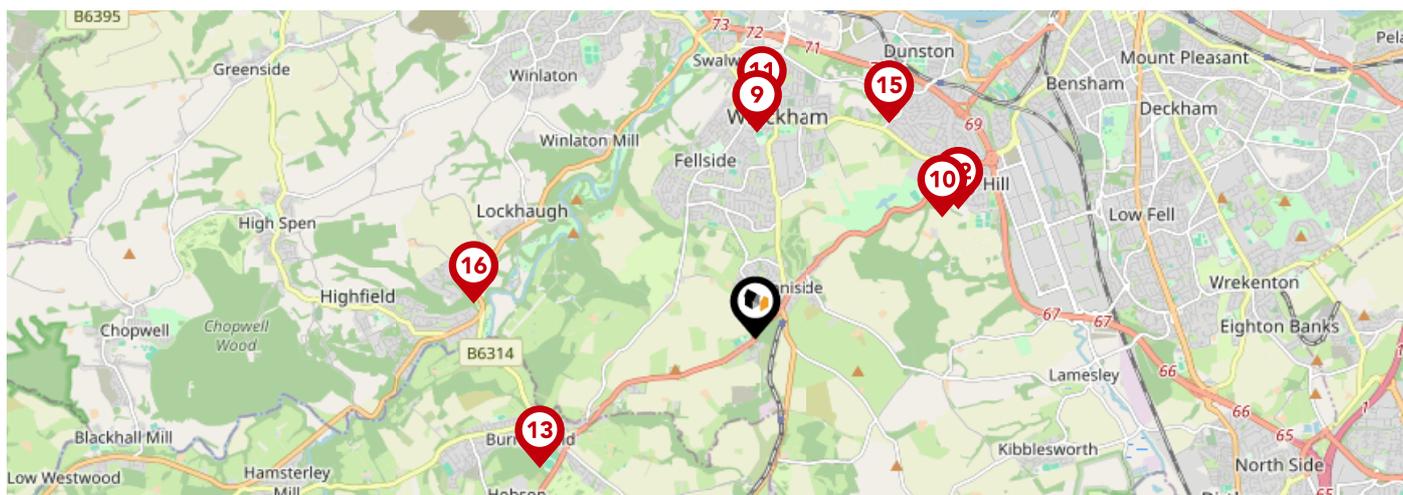
### Nearby Green Belt Land

- 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

# Area Schools



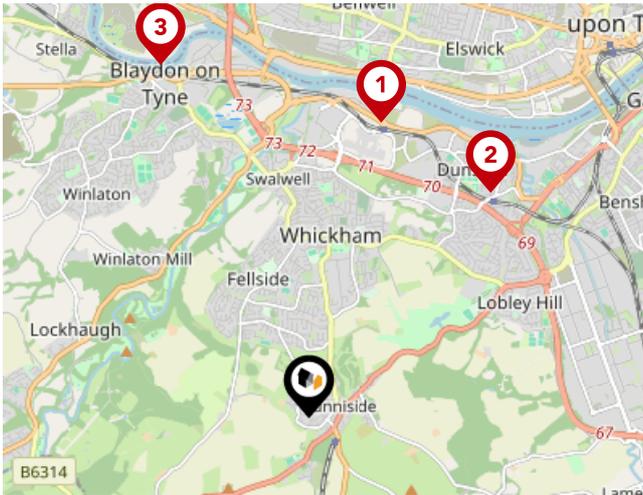
|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Clover Hill Community Primary School</b><br>Ofsted Rating: Good   Pupils: 205   Distance:0.9                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whickham Parochial Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 210   Distance:0.99   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Gibside School</b><br>Ofsted Rating: Outstanding   Pupils: 195   Distance:1.17                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Washingwell Community Primary School</b><br>Ofsted Rating: Good   Pupils: 175   Distance:1.25                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Fellside Community Primary School</b><br>Ofsted Rating: Good   Pupils: 231   Distance:1.25                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whickham School</b><br>Ofsted Rating: Good   Pupils: 1673   Distance:1.27                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sacred Heart Catholic Primary School, Byermoor</b><br>Ofsted Rating: Outstanding   Pupils: 232   Distance:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Mary's Catholic Primary School, Whickham</b><br>Ofsted Rating: Good   Pupils: 198   Distance:1.68           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Front Street Community Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 410   Distance:1.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Emmanuel College</b><br>Ofsted Rating: Outstanding   Pupils: 1495   Distance:1.89                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Swalwell Primary School</b><br>Ofsted Rating: Good   Pupils: 151   Distance:1.97                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lobley Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 347   Distance:2.04                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Burnopfield Primary School</b><br>Ofsted Rating: Good   Pupils: 374   Distance:2.13                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Dunston Hill Community Primary School</b><br>Ofsted Rating: Good   Pupils: 387   Distance:2.17        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kingsmeadow Community Comprehensive School</b><br>Ofsted Rating: Good   Pupils: 970   Distance:2.17   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Rowlands Gill Community Primary School</b><br>Ofsted Rating: Good   Pupils: 196   Distance:2.4        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

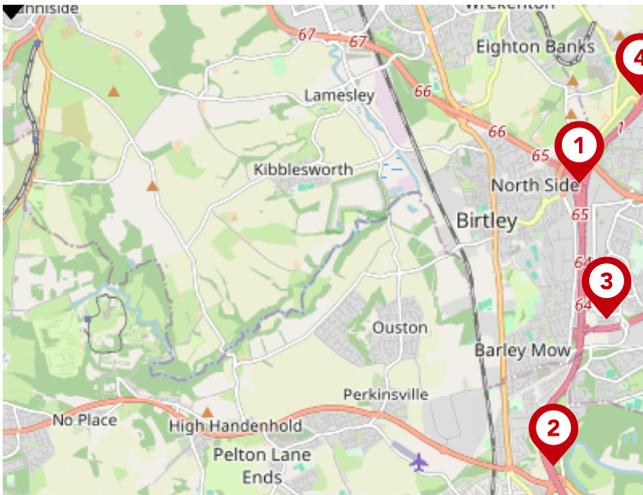
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Metrocentre Rail Station | 2.6 miles  |
| 2   | Dunston Rail Station     | 2.47 miles |
| 3   | Blaydon Rail Station     | 3.27 miles |



### Trunk Roads/Motorways

| Pin | Name       | Distance   |
|-----|------------|------------|
| 1   | A1(M) J65  | 5.03 miles |
| 2   | A1(M) J63  | 5.99 miles |
| 3   | A1(M) J64  | 5.67 miles |
| 4   | A194(M) J1 | 5.38 miles |
| 5   | A194(M) J2 | 6.14 miles |

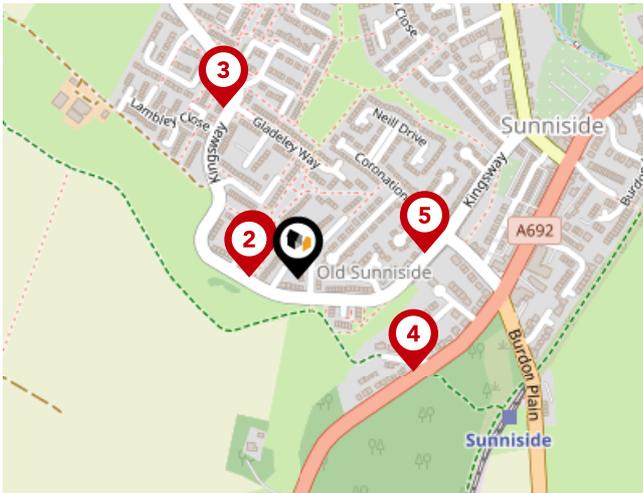


### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Airport                | 8.04 miles  |
| 2   | Teesside Airport       | 30.03 miles |
| 3   | Leeds Bradford Airport | 72.87 miles |
| 4   | Irthington             | 44.65 miles |

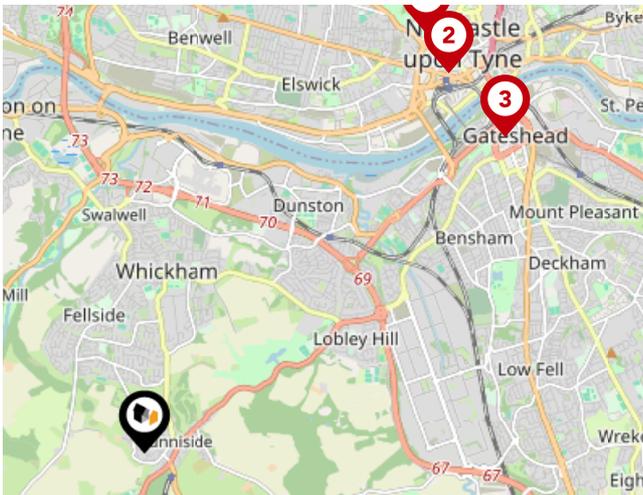
# Area

## Transport (Local)



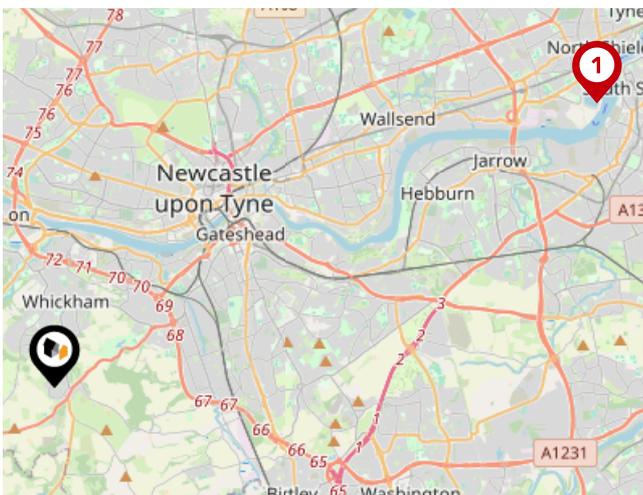
### Bus Stops/Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Kingsway-Clover Hill         | 0.05 miles |
| 2   | Kingsway-Clover Hill         | 0.05 miles |
| 3   | Kingsway-Gladeley Way        | 0.2 miles  |
| 4   | Church Street-The Crescent   | 0.16 miles |
| 5   | Kingsway - Coronation Street | 0.14 miles |



### Local Connections

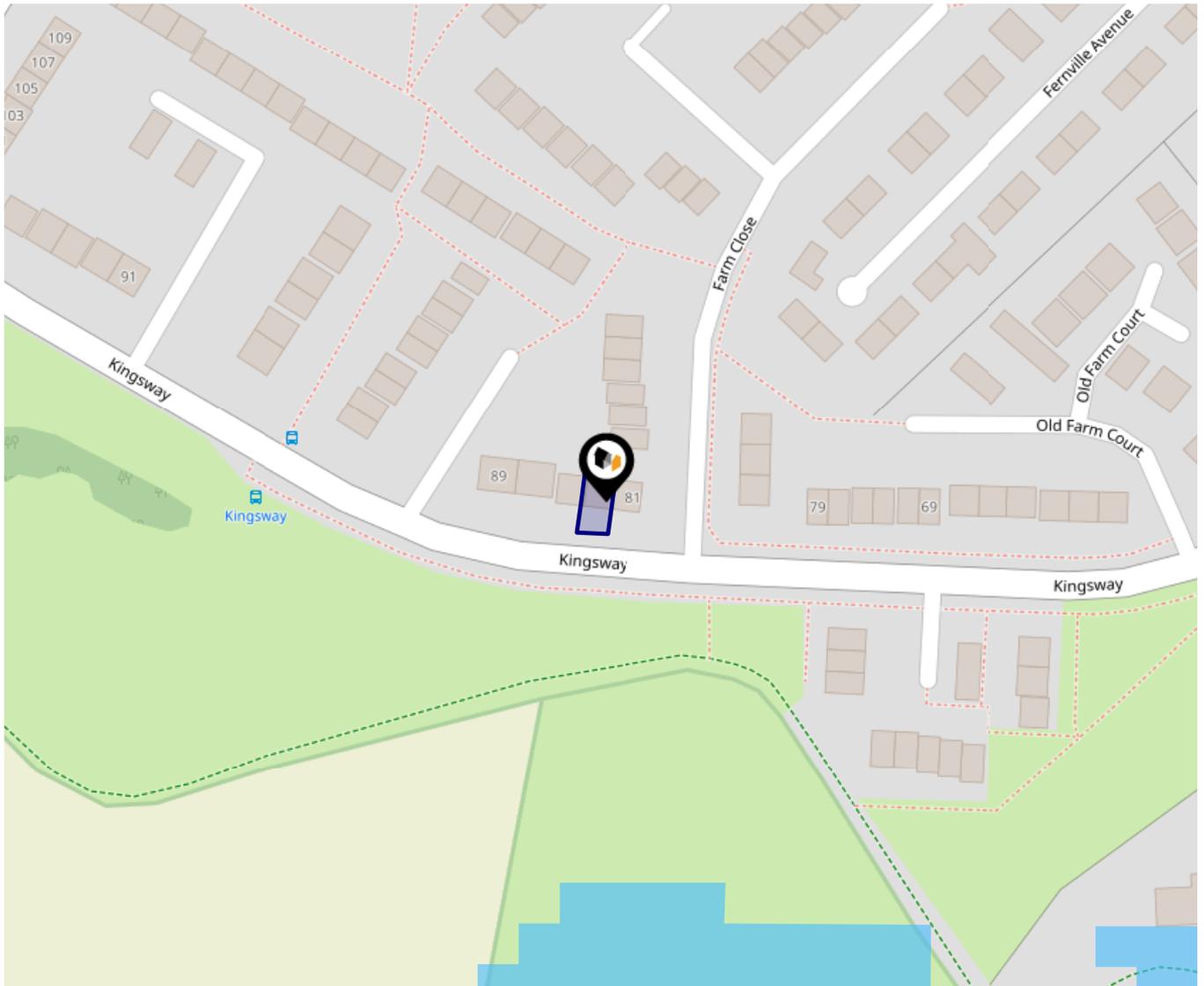
| Pin | Name  | Distance   |
|-----|---|------------|
| 1   | St James (Tyne and Wear Metro Station)        | 4.31 miles |
| 2   | Central Station (Tyne and Wear Metro Station) | 4.14 miles |
| 3   | Gateshead (Tyne and Wear Metro Station)       | 4.08 miles |



### Ferry Terminals

| Pin | Name                                   | Distance   |
|-----|--|------------|
| 1   | Newcastle International Ferry Terminal | 10.4 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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