

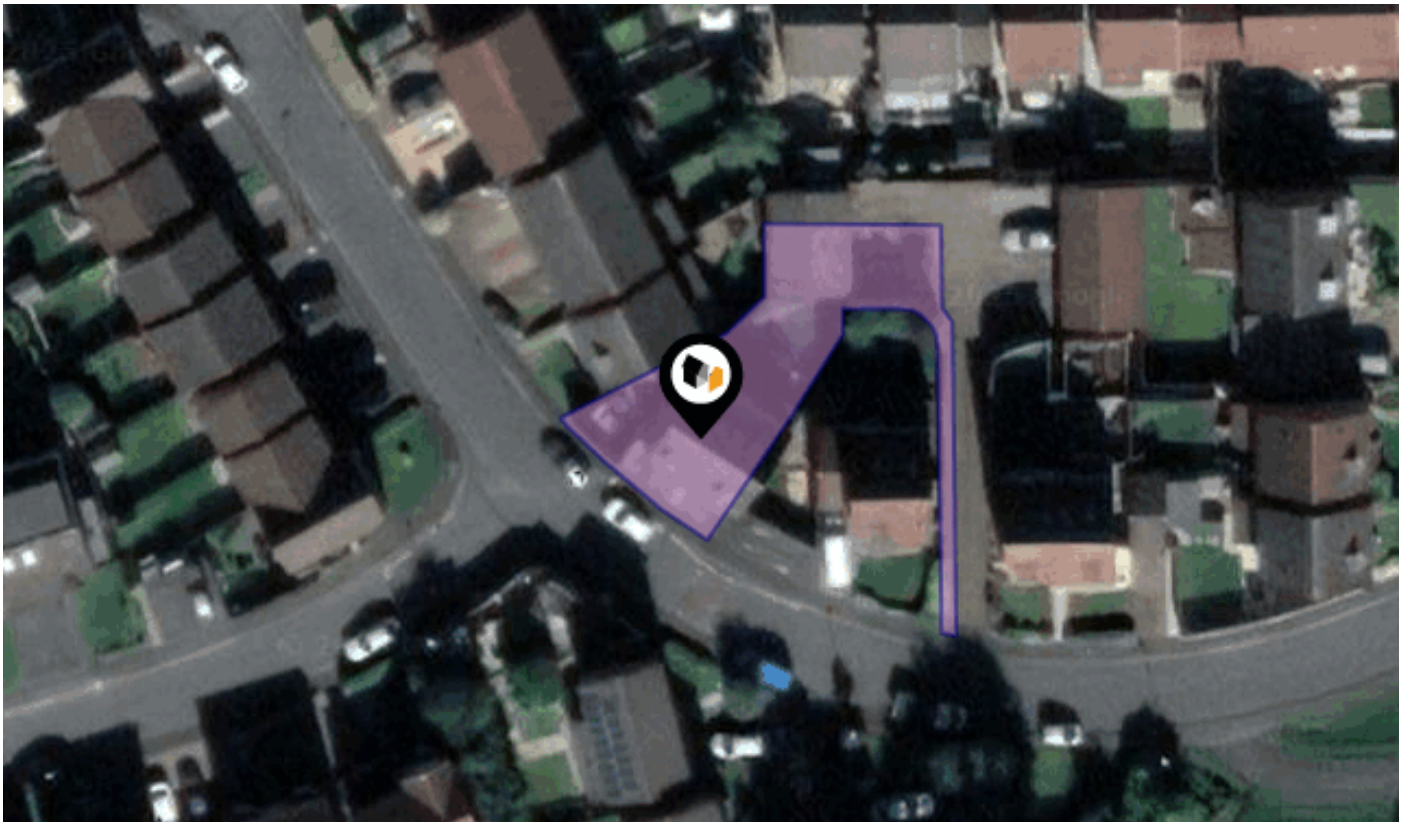


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 12th May 2025



ORCHARD GROVE, STANLEY, DH9

Walkersxchange Estate Agents

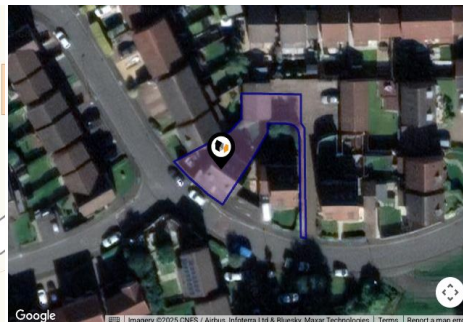
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,668 ft ² / 155 m ²		
Plot Area:	0.08 acres		
Year Built :	After 2007		
Council Tax :	Band E		
Annual Estimate:	£3,118		
Title Number:	DU308999		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	100 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



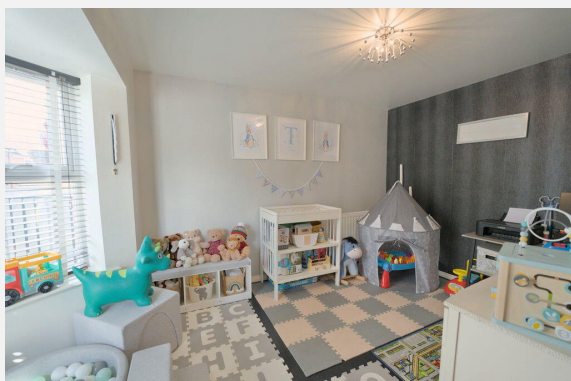
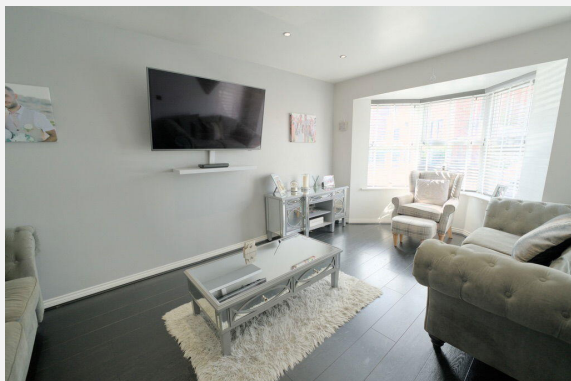
Satellite/Fibre TV Availability:

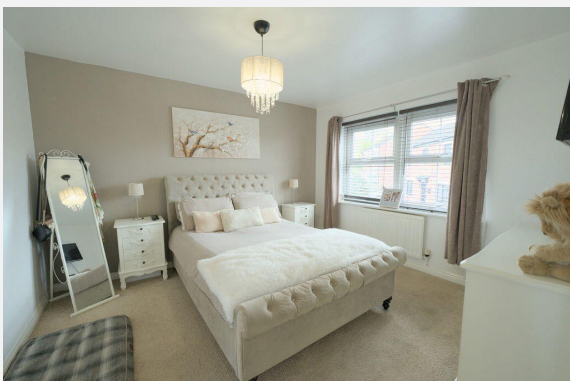
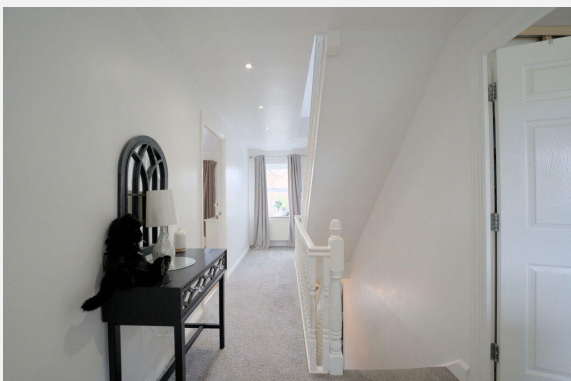
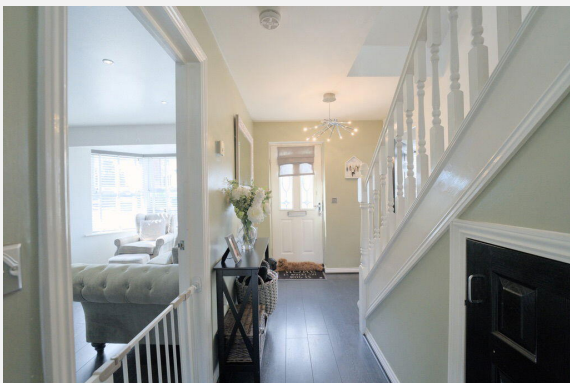
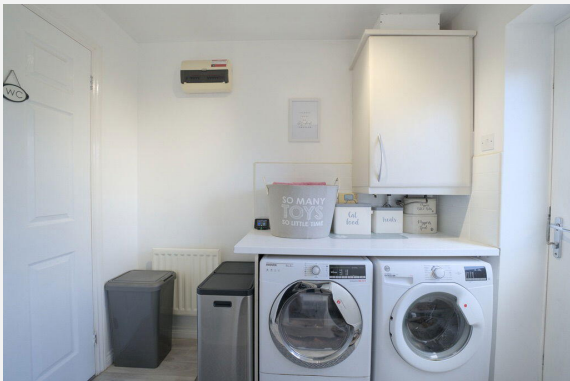


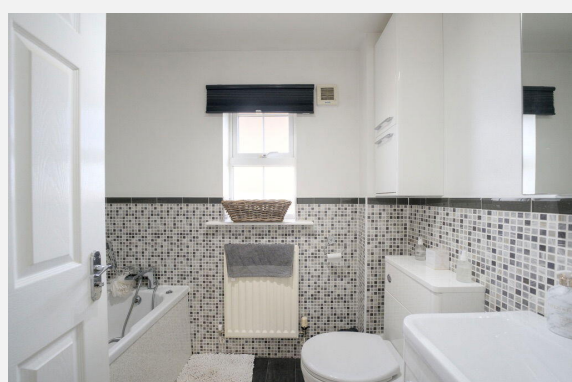
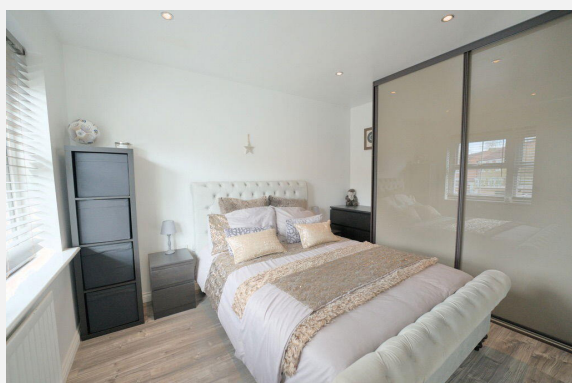
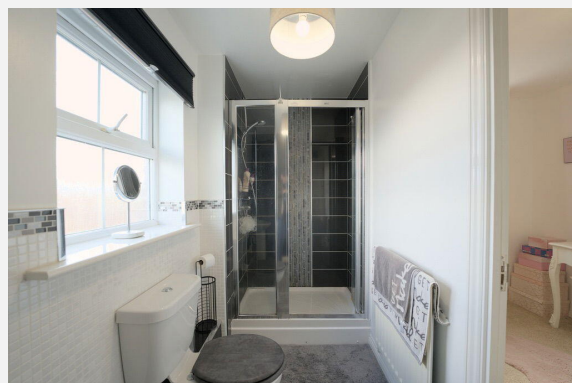
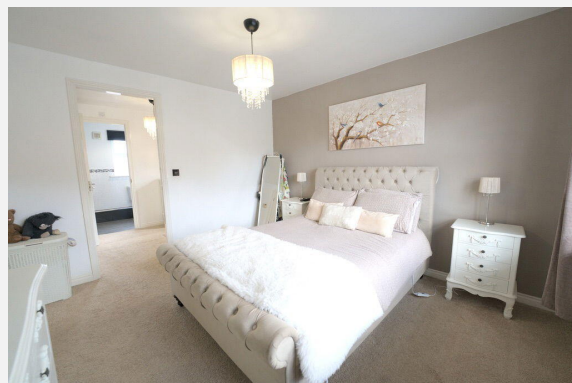
Planning records for: **66 Orchard Grove Shield Row Stanley DH9 8NL**

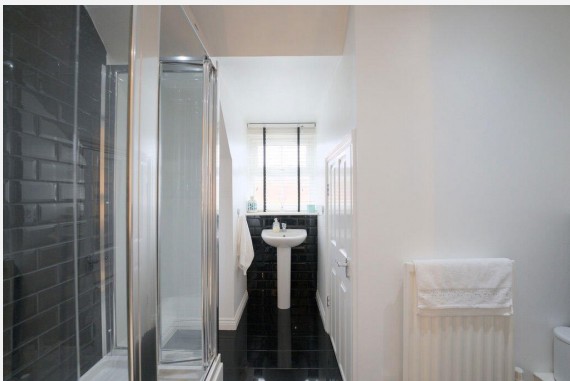
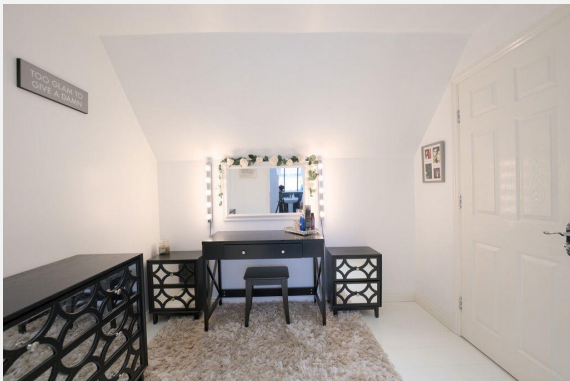
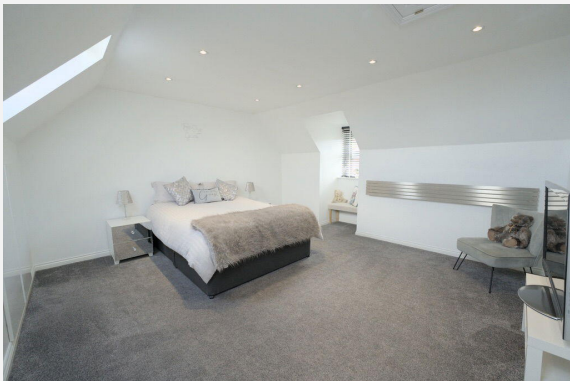
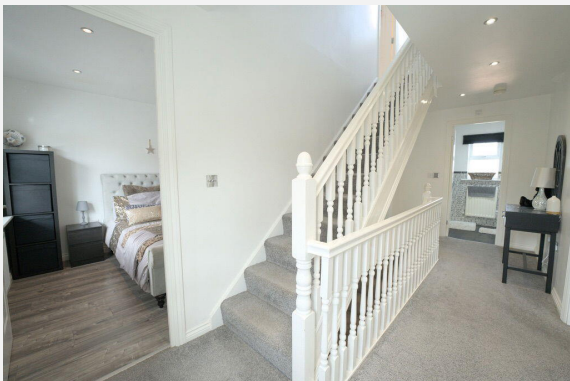
Reference - DM/20/01527/FPA	
Decision:	Decided
Date:	16th June 2020
Description:	Part retrospective change of use from public open space to a domestic garden and landscaping works including the installation of a retaining wall

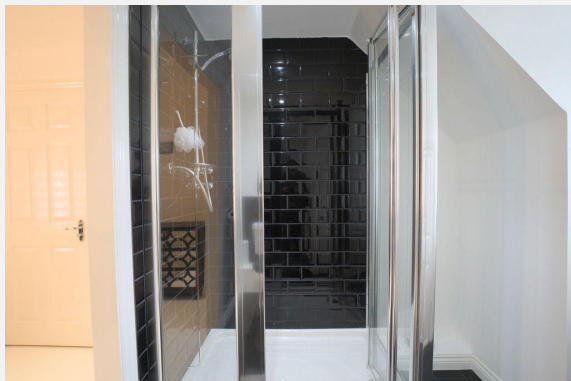
Reference - DM/20/01527/FPA	
Decision:	Not Available
Date:	-
Description:	Part Retrospective Change Of Use From Public Open Space To A Domestic Garden And Landscaping Works Including The Installation Of A Retaining Wall

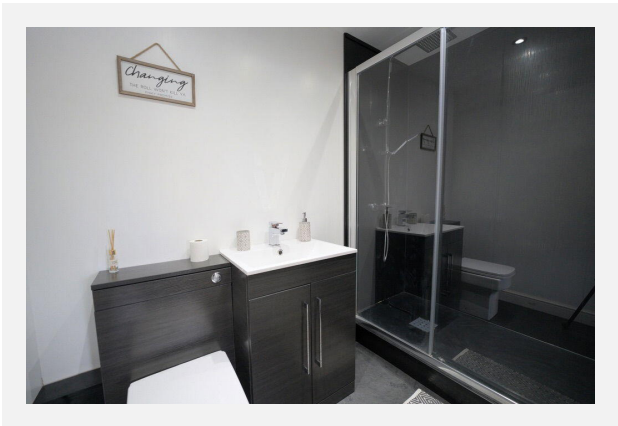
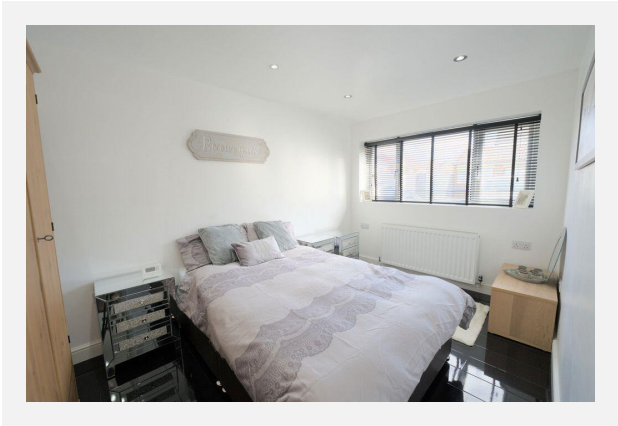




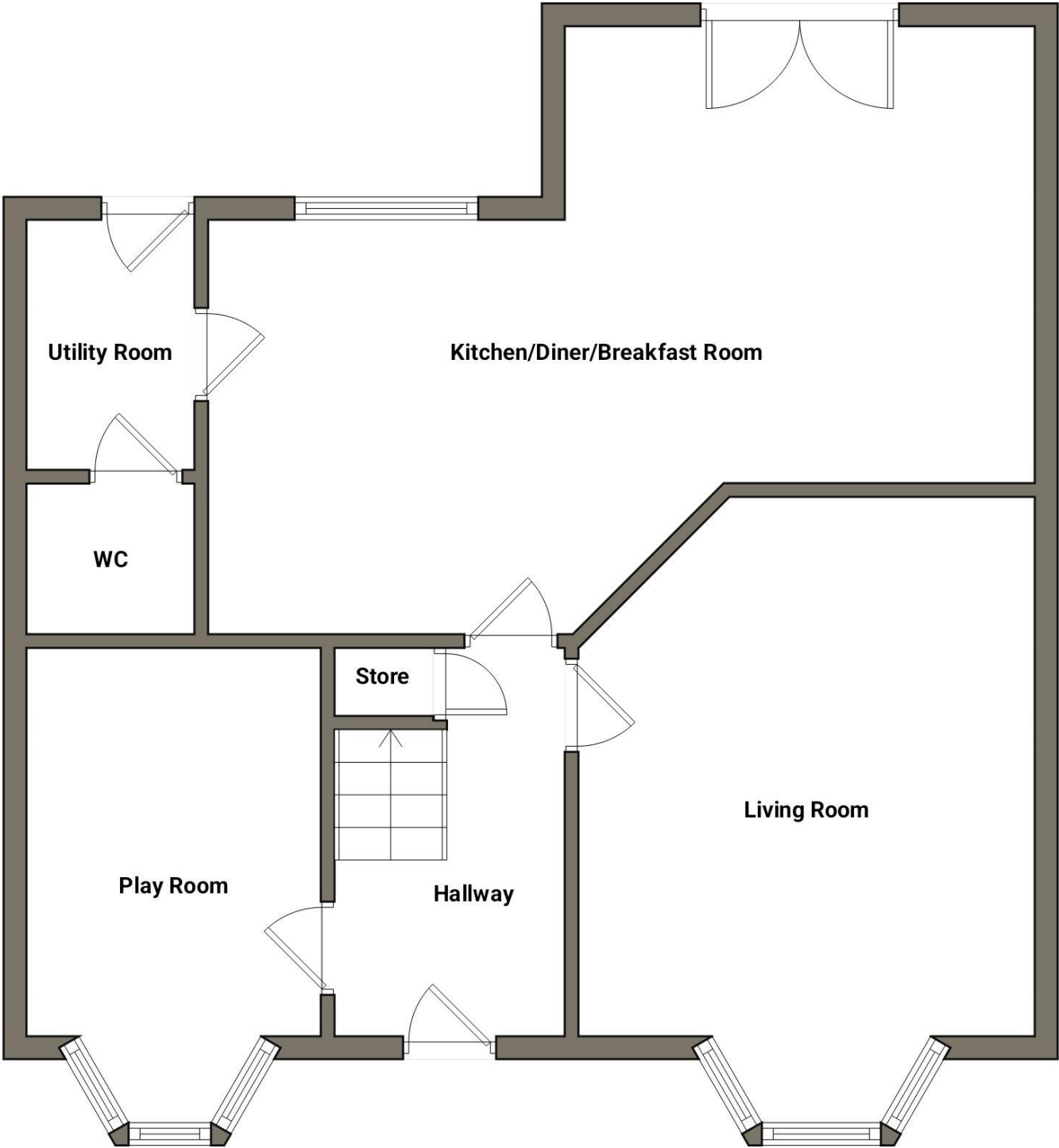




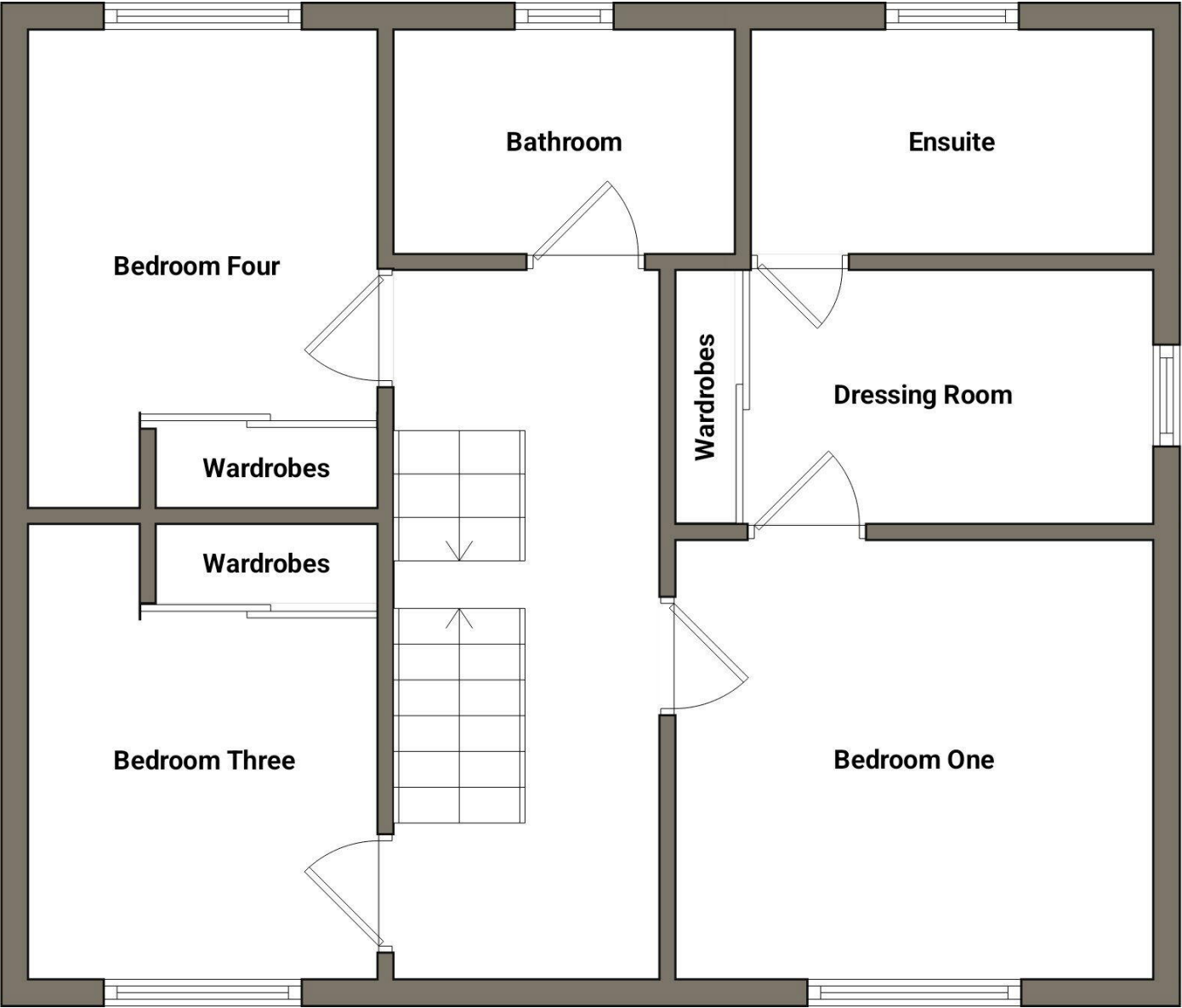




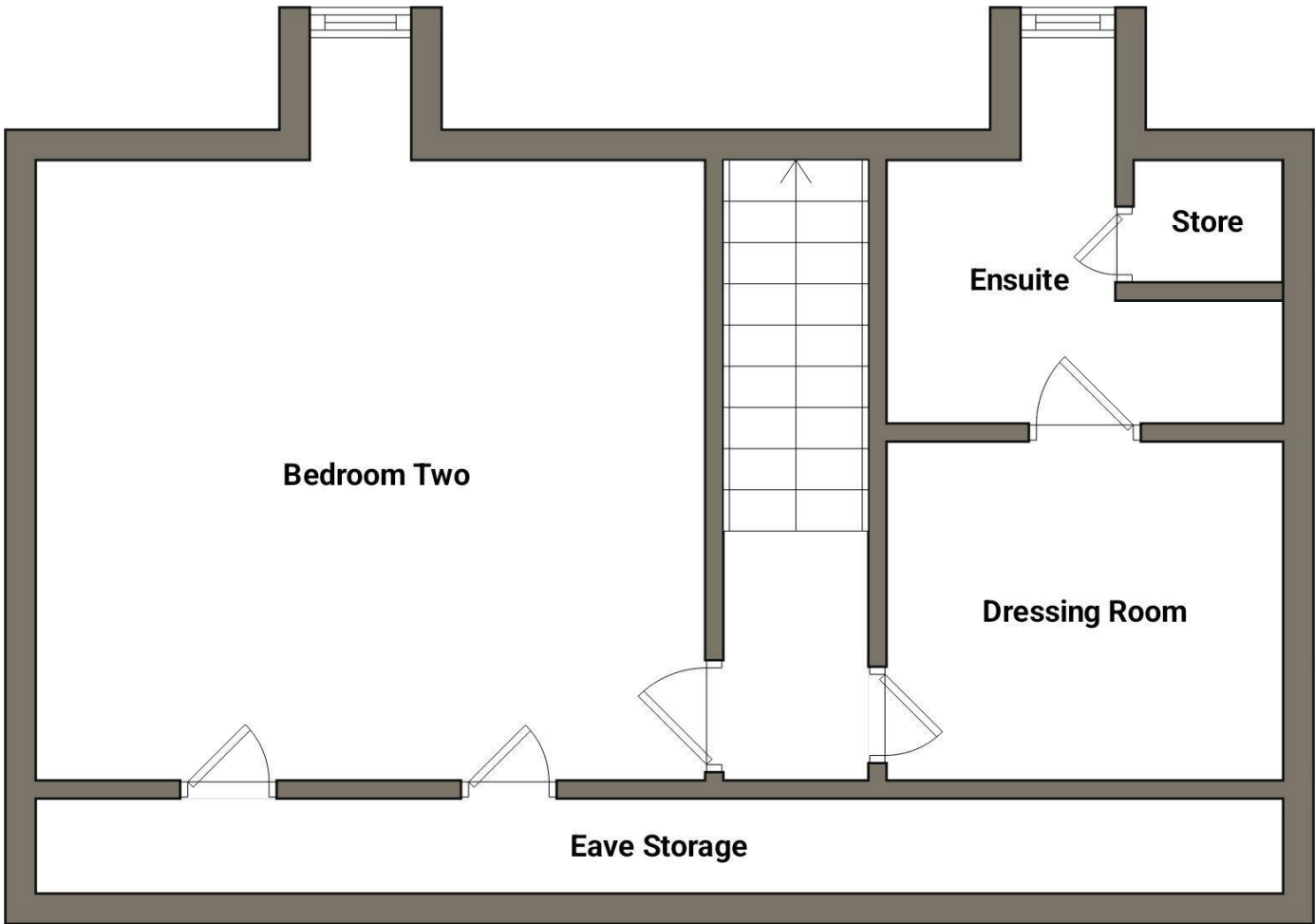
ORCHARD GROVE, STANLEY, DH9



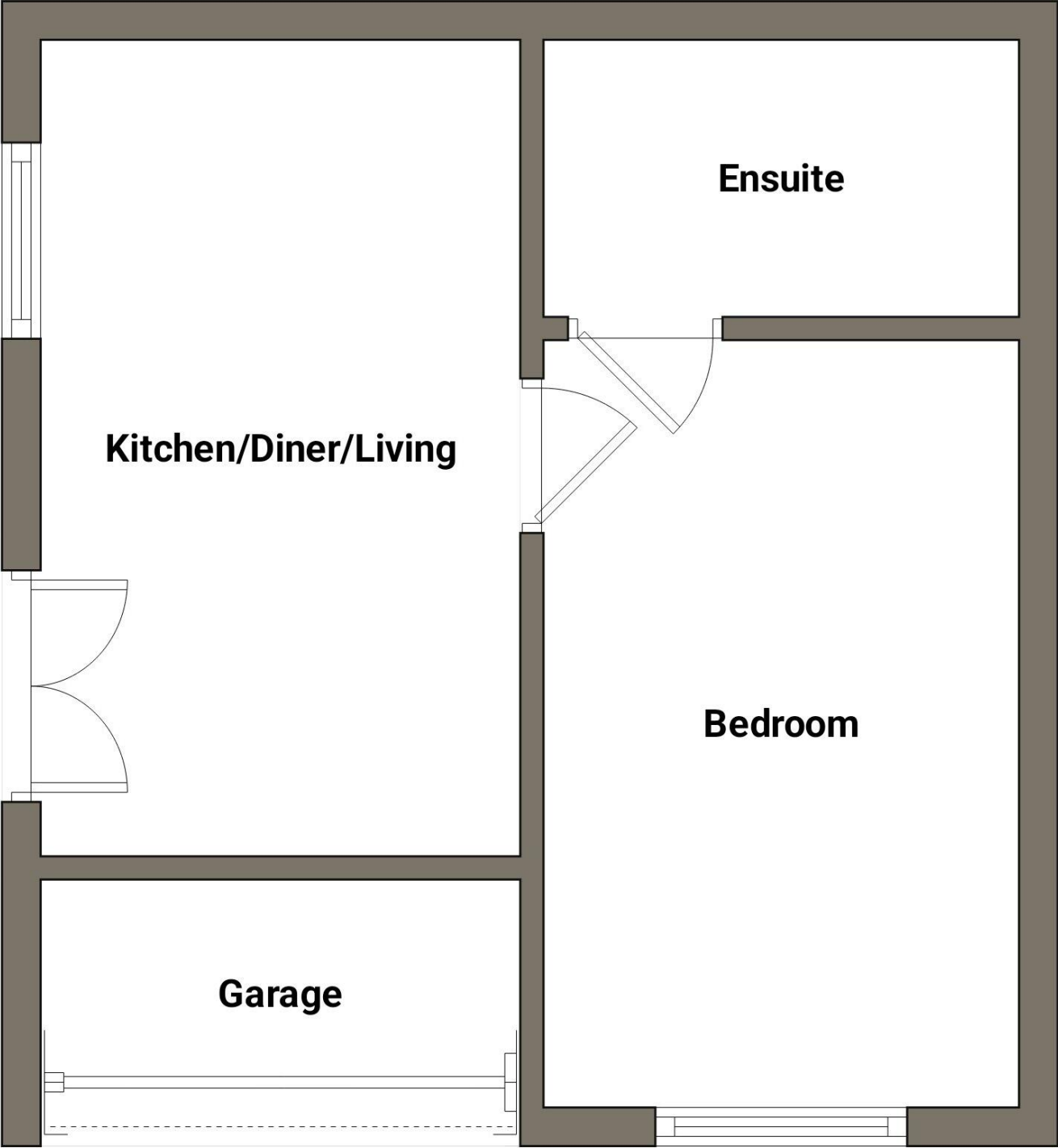
ORCHARD GROVE, STANLEY, DH9

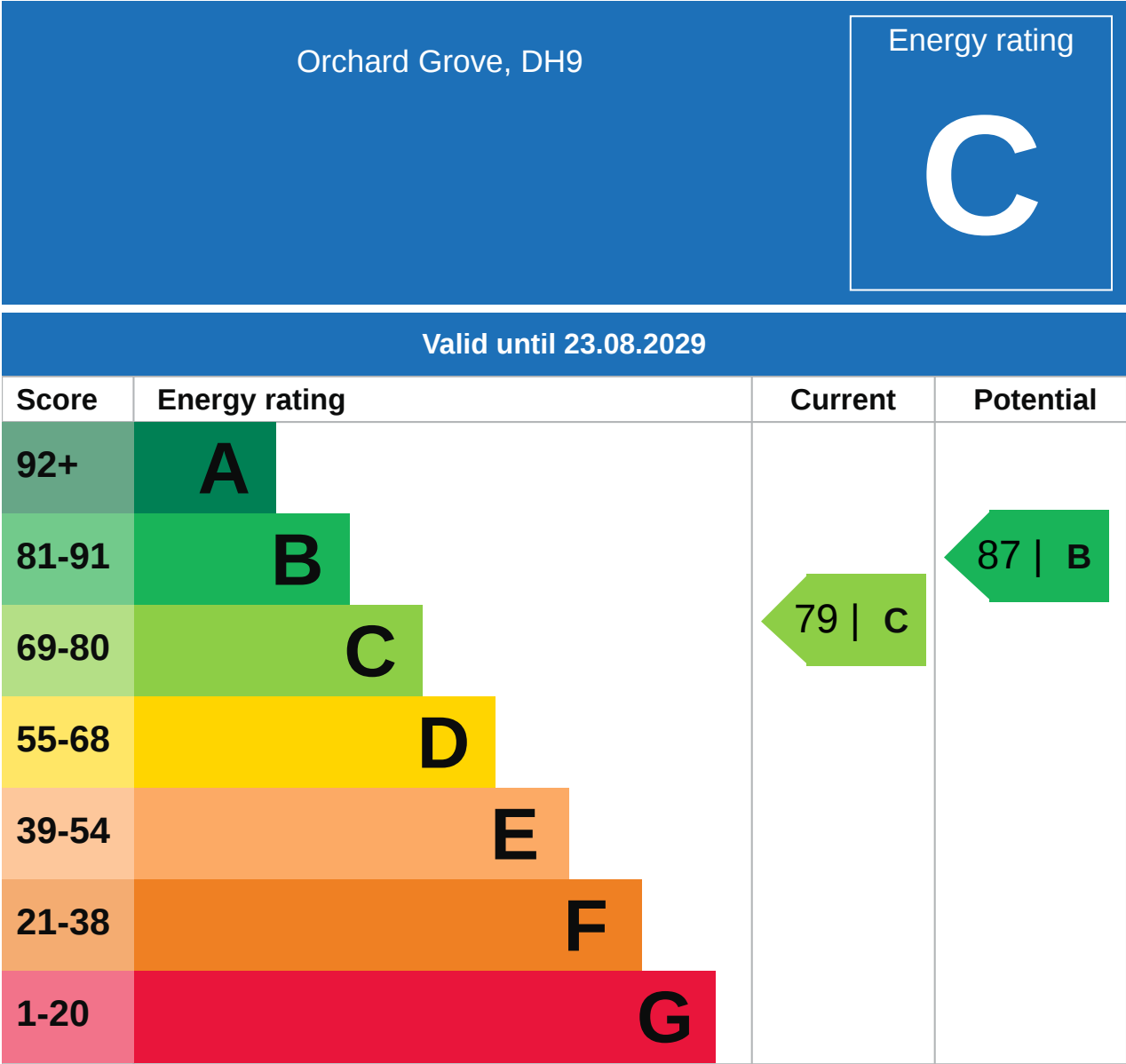


ORCHARD GROVE, STANLEY, DH9



ORCHARD GROVE, STANLEY, DH9





Additional EPC Data

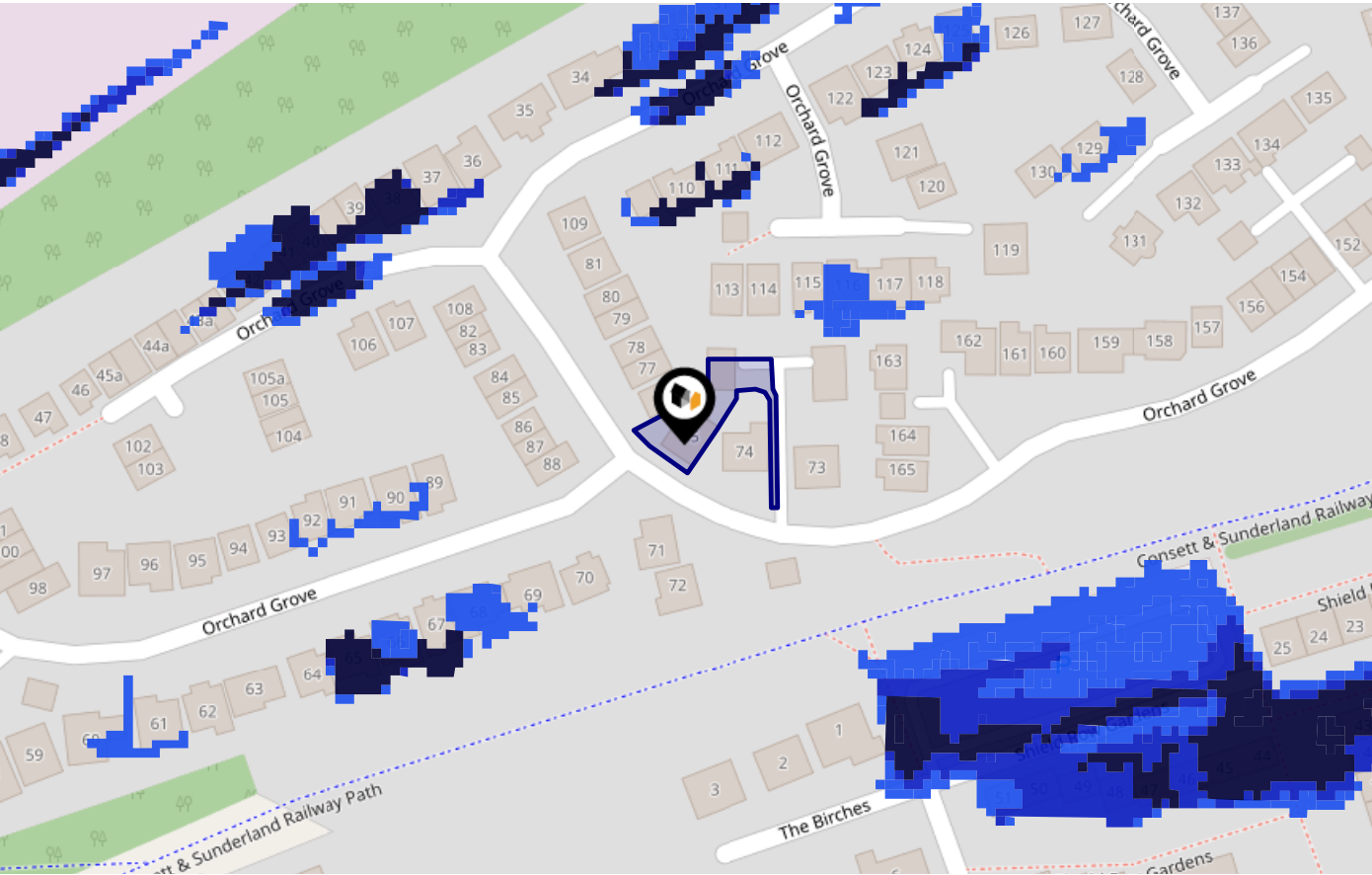
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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 94% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	155 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.

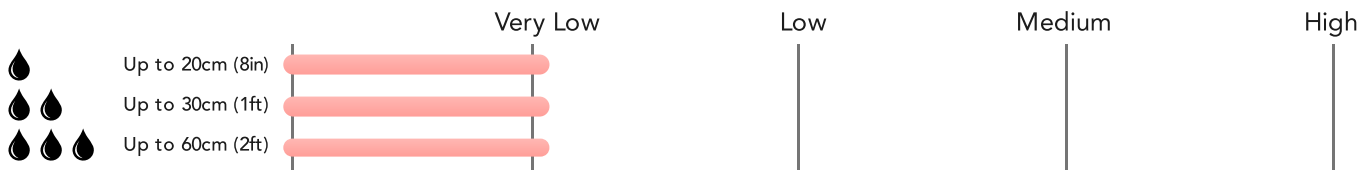


Risk Rating: Very low

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:

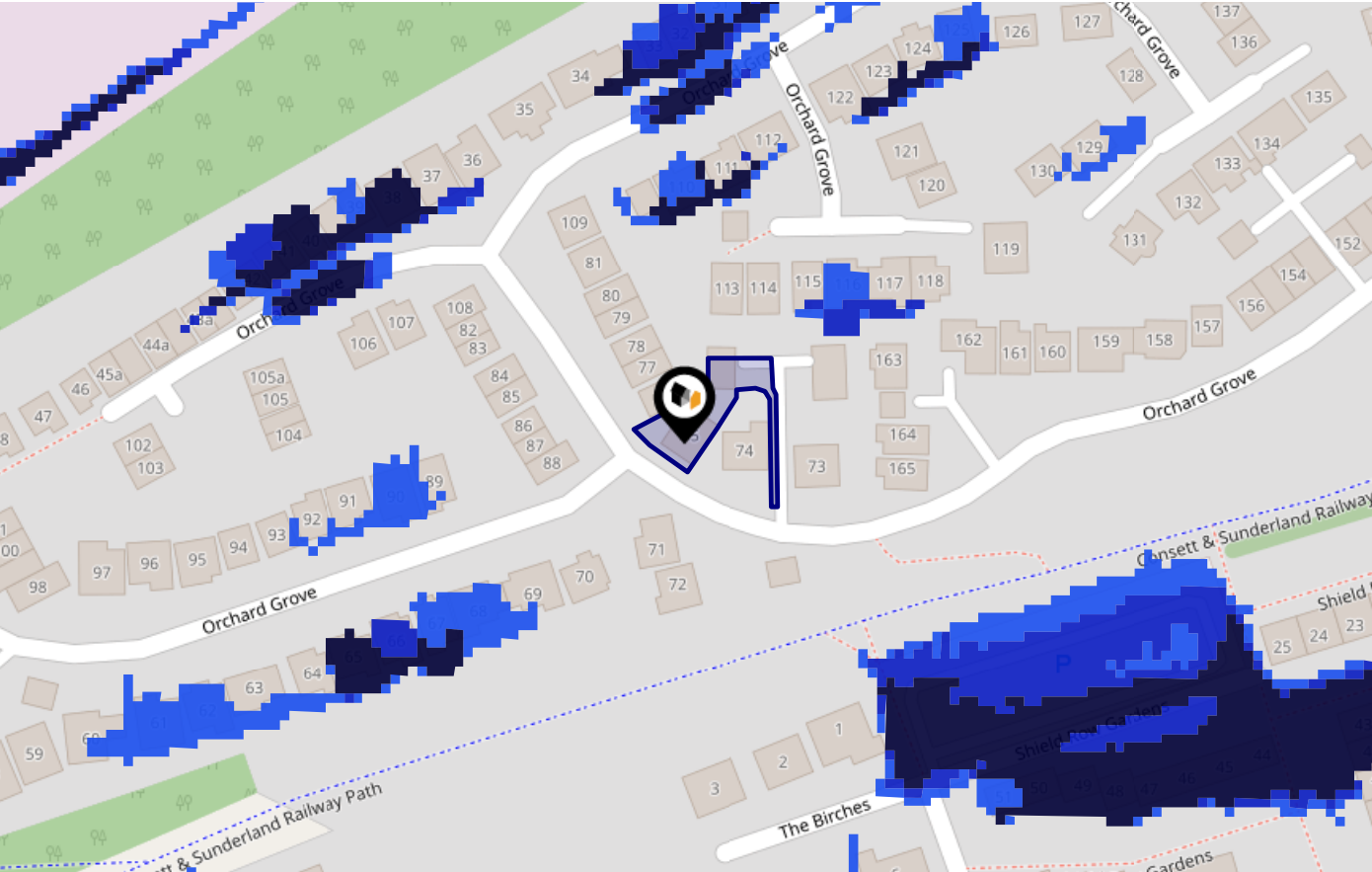


Flood Risk

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.

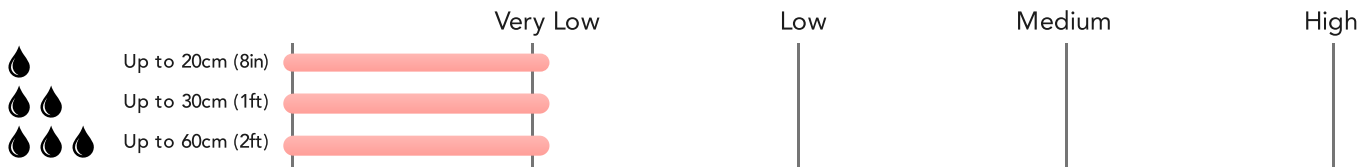


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Chance of flooding to the following depths at this property:

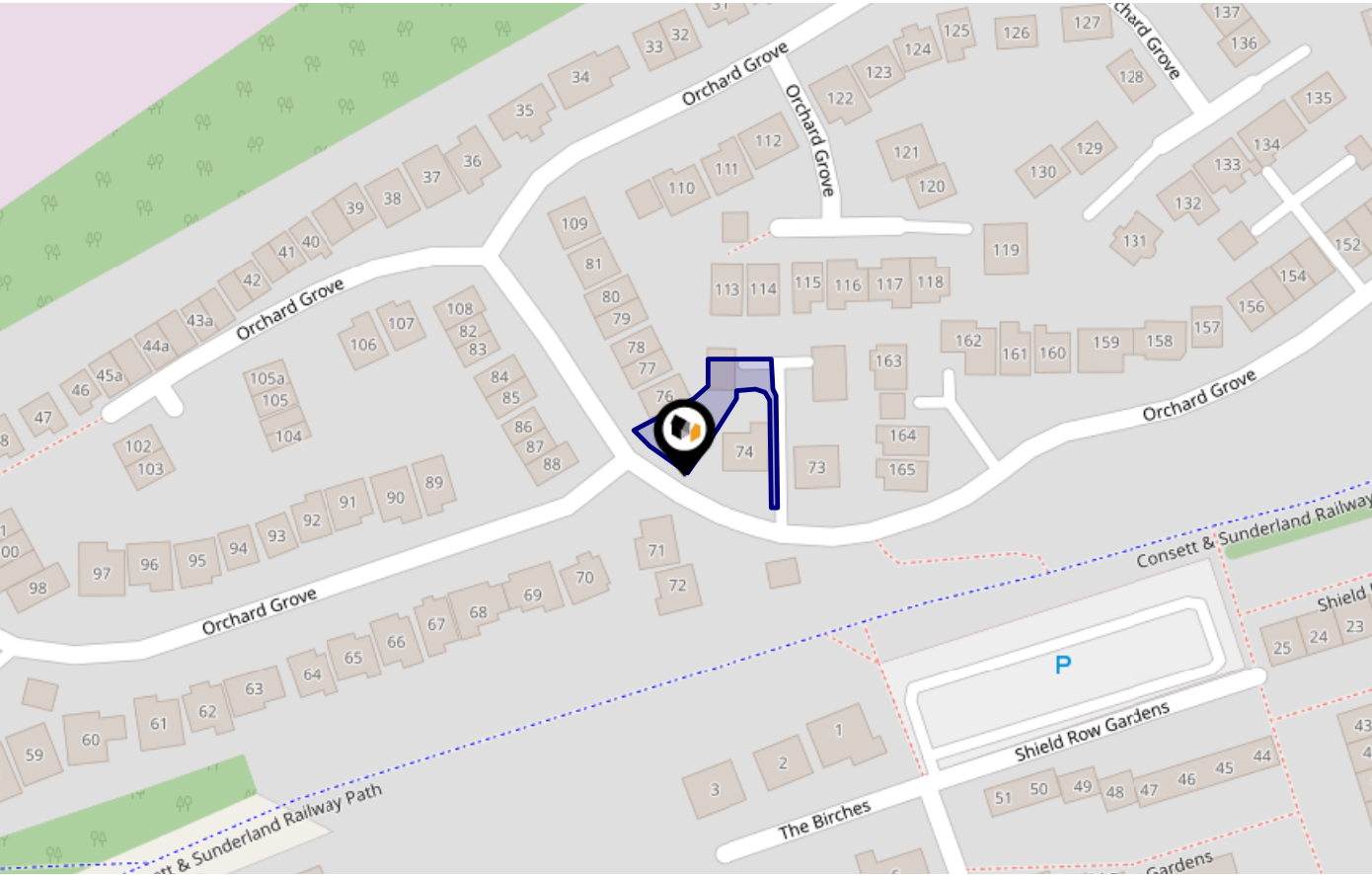


Flood Risk

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.

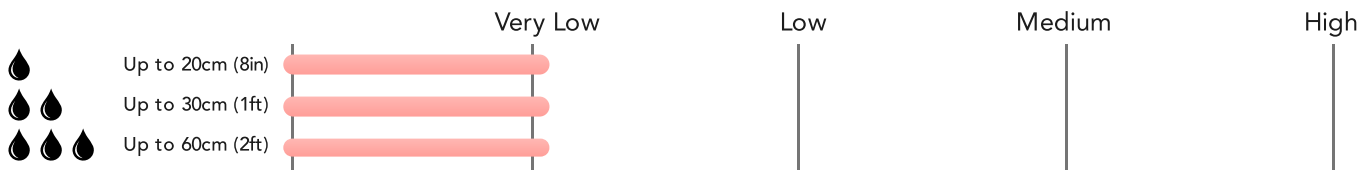


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

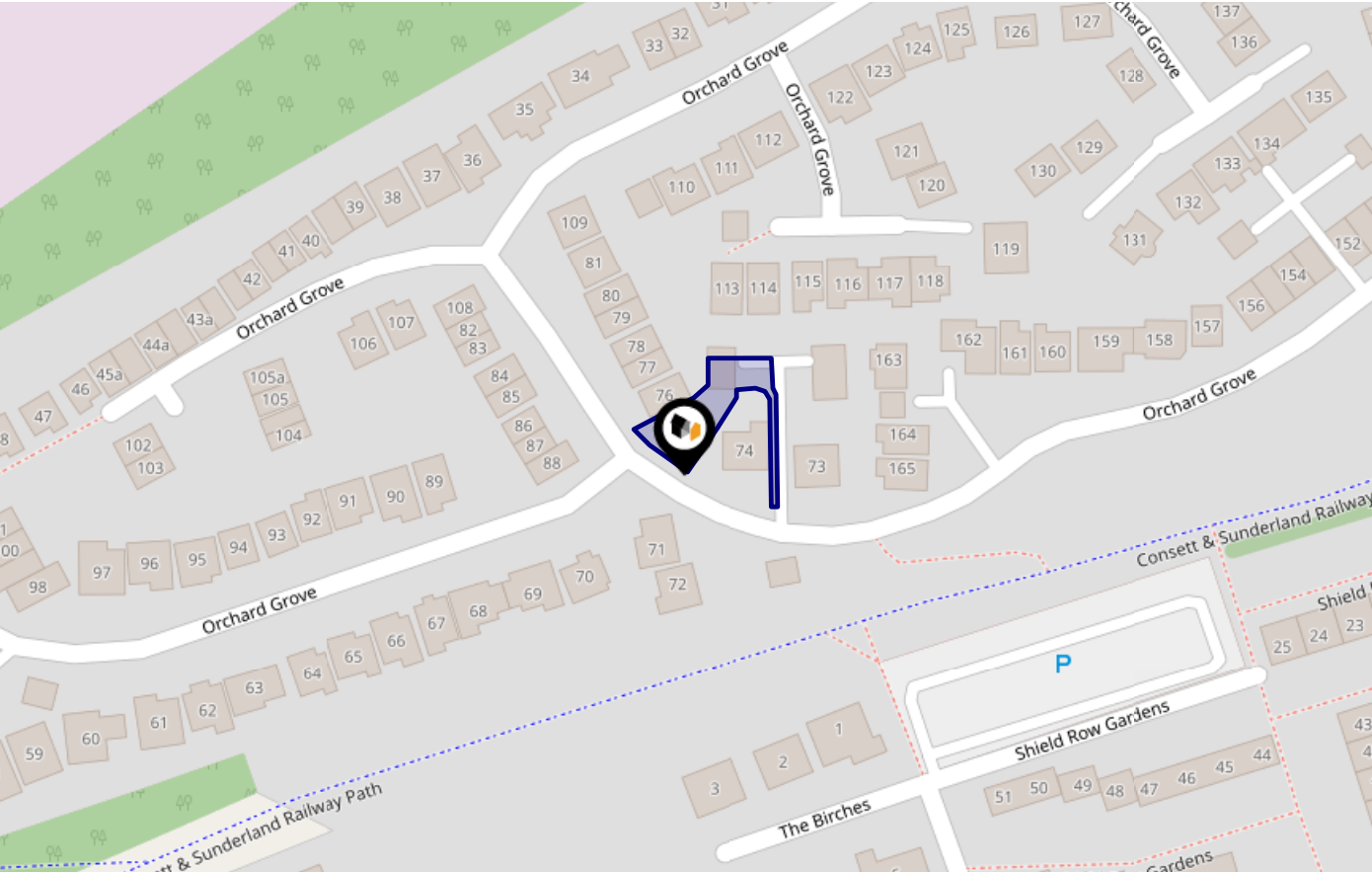


Flood Risk

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.

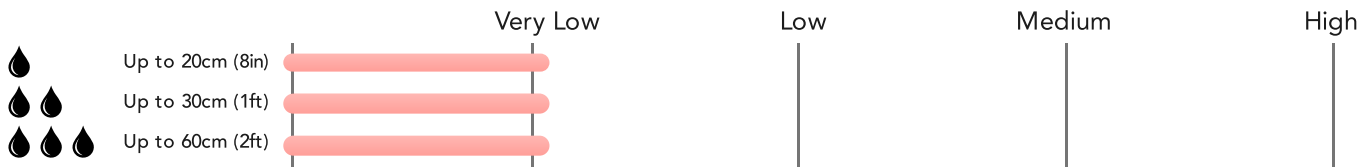


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

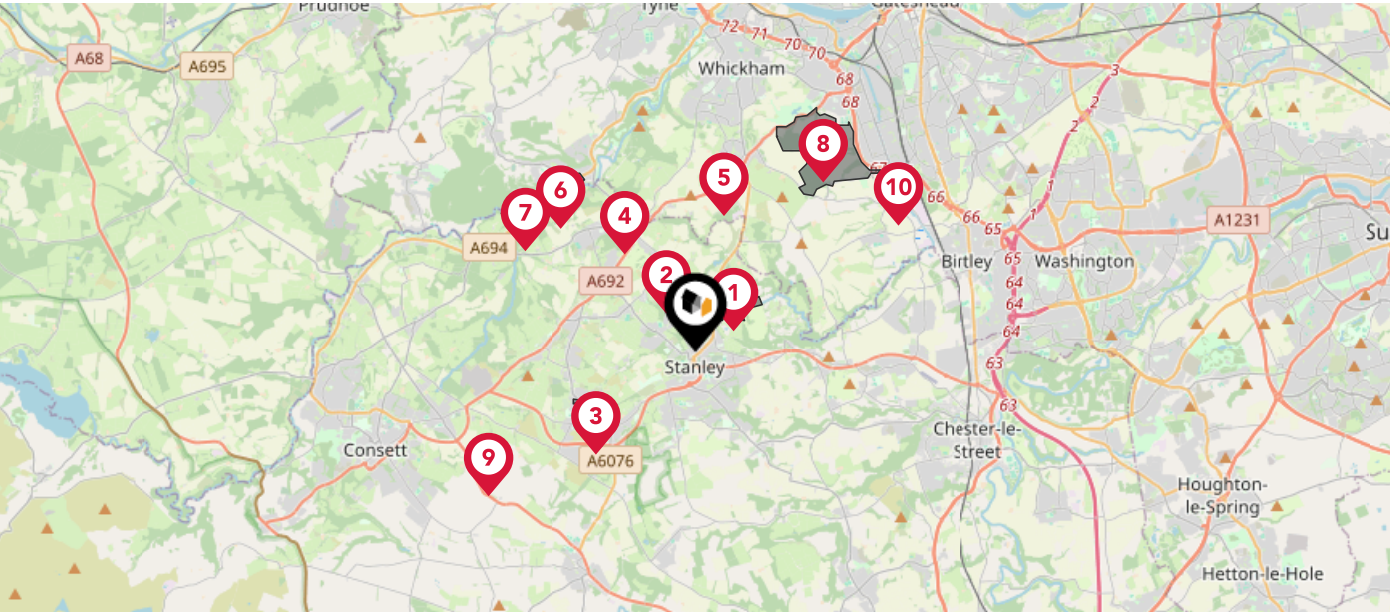


Maps

Conservation Areas

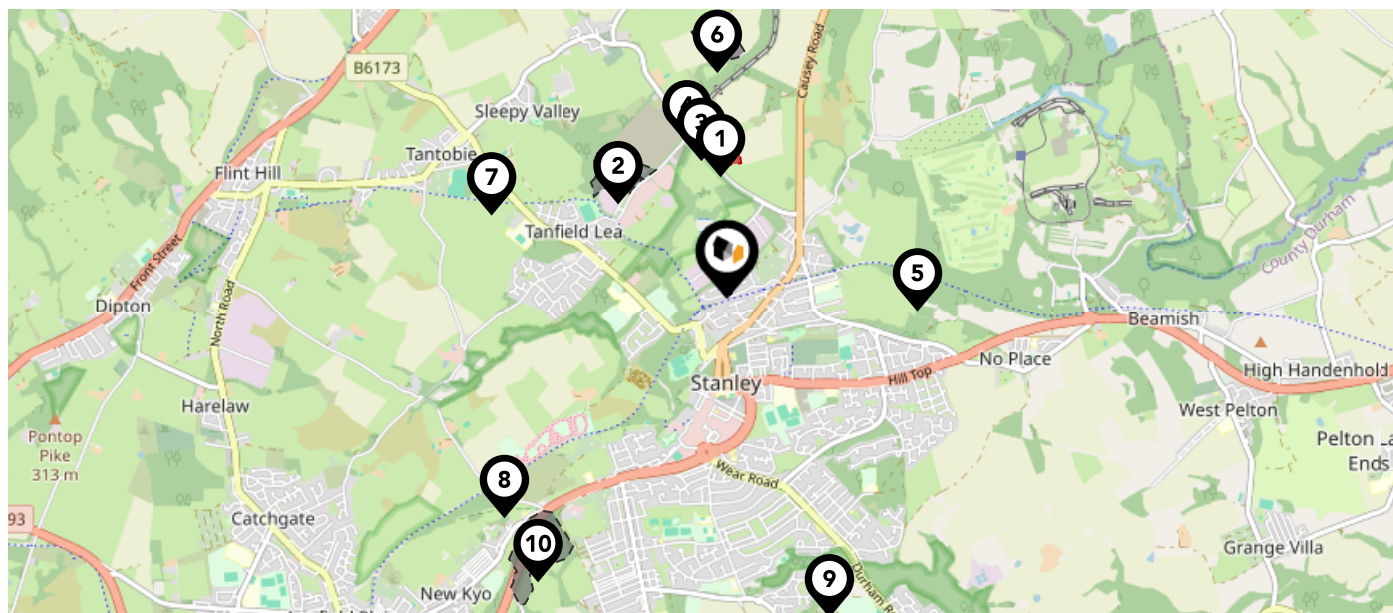


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.




Nearby Conservation Areas	
1	Beamish Burn
2	Tanfield
3	Annfield Plain
4	Burnopfield
5	Marley Hill CA
6	Rowlands Gill CA
7	Lintzford
8	Ravensworth CA
9	Iveston
10	Lamesley CA

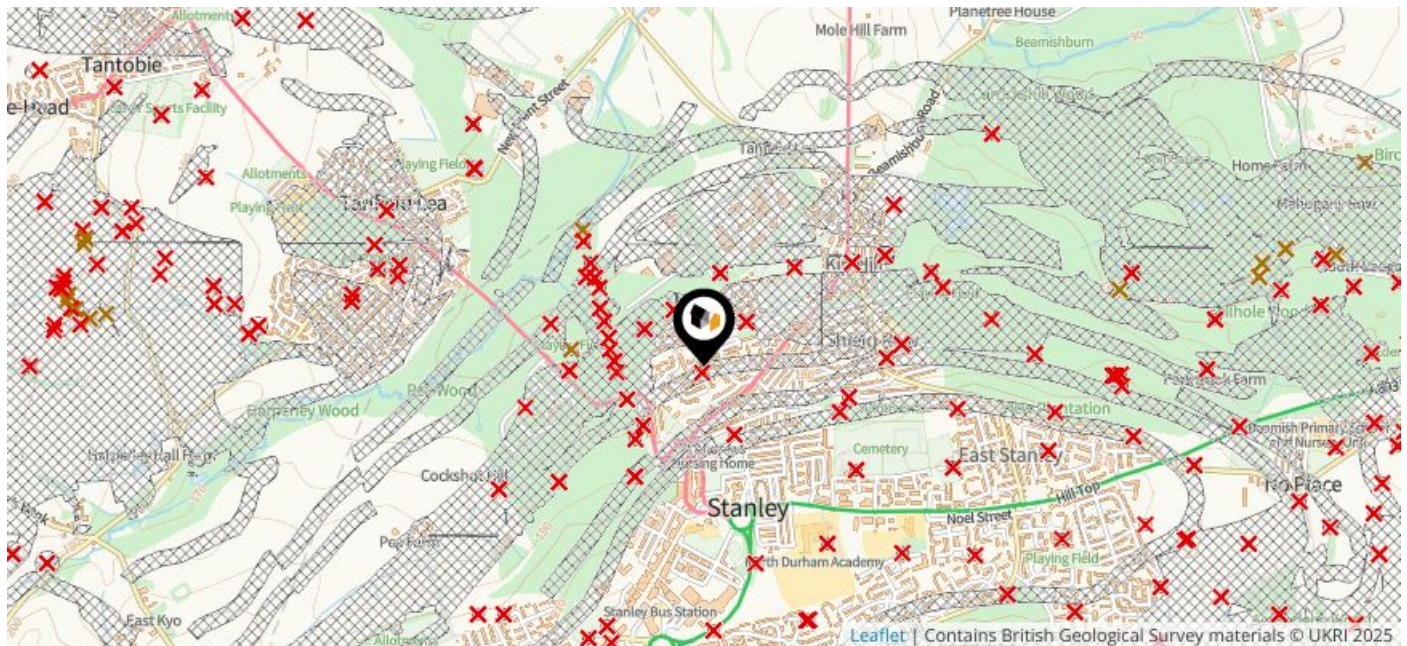
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	EA/EPR/PP3391ZN/V002	Active Landfill 
	Tanfield Lee Tip-Derwentside, County Durham	Historic Landfill 
	Former Tanfield Brickworks-Derwentside, County Durham	Historic Landfill 
	Tanfield Lee Tip No.1-Derwentside, County Durham	Historic Landfill 
	Land East of Stanley-Chester-le-Street, County Durham	Historic Landfill 
	East Tanfield Sewage Treatment-Tanfield Lane Farm, Tanfield, Stanley, County Durham	Historic Landfill 
	Penshaw View-Tantobie, Stanley, County Durham	Historic Landfill 
	Area G West of Oxhill-Derwentside, County Durham	Historic Landfill 
	Area E Holly Hill-Derwentside, County Durham	Historic Landfill 
	Land West of Stanley-Derwentside, County Durham	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



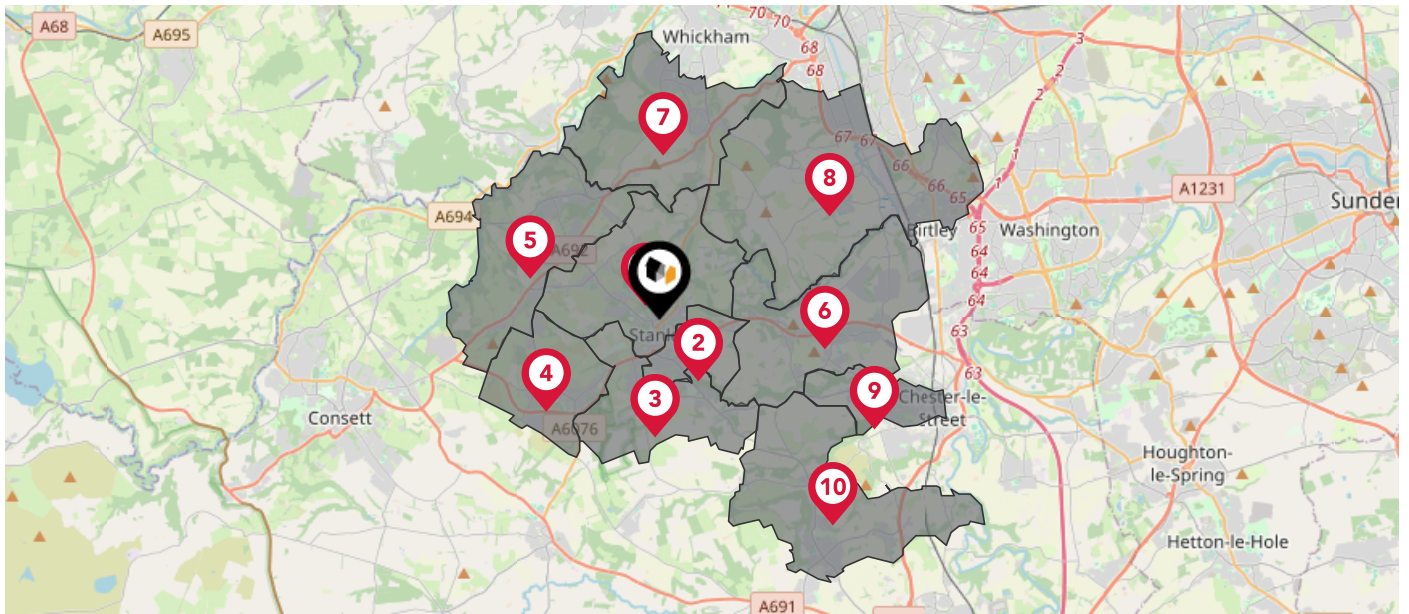
Mine Entry

- ✕ 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

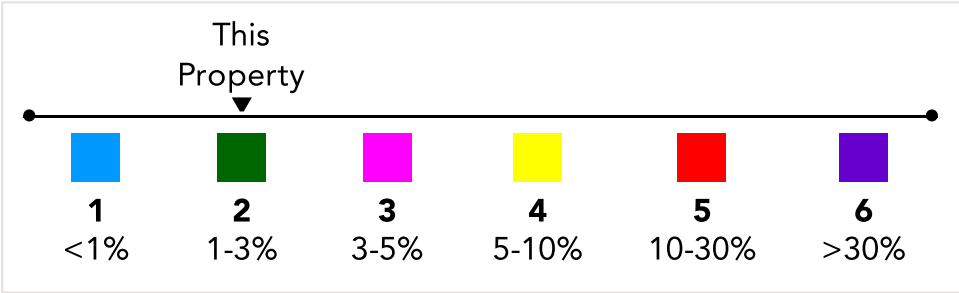
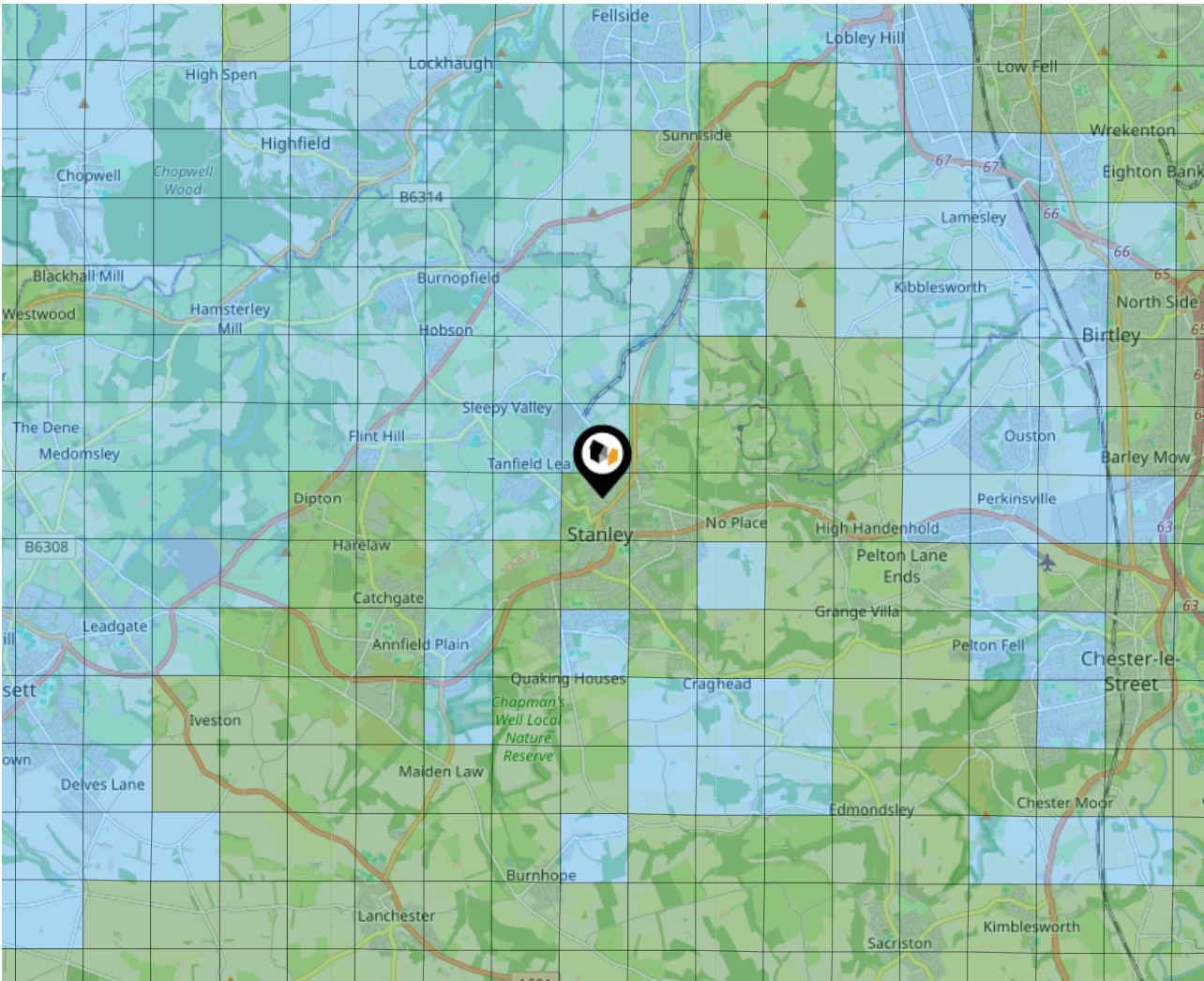


Nearby Council Wards

- | | |
|---|-----------------------------------|
|  | Tanfield ED |
|  | Stanley ED |
|  | Craghead and South Moor ED |
|  | Annfield Plain ED |
|  | Burnopfield and Dipton ED |
|  | Pelton ED |
|  | Whickham South and Sunnyside Ward |
|  | Lamesley Ward |
|  | Chester-le-Street West Central ED |
|  | Sacrison ED |

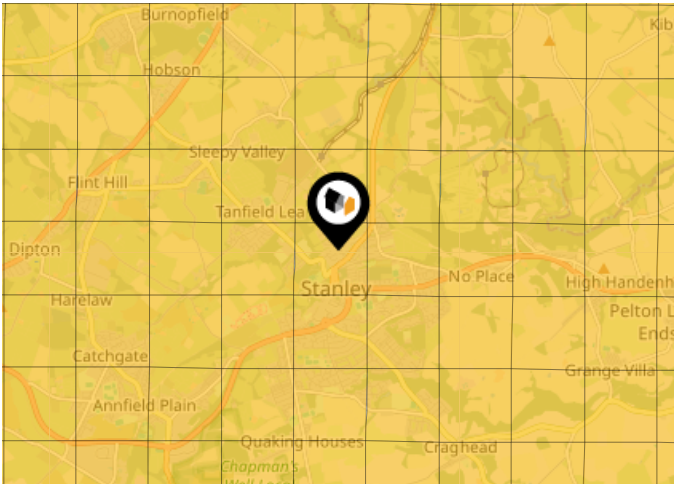
What is Radon?

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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

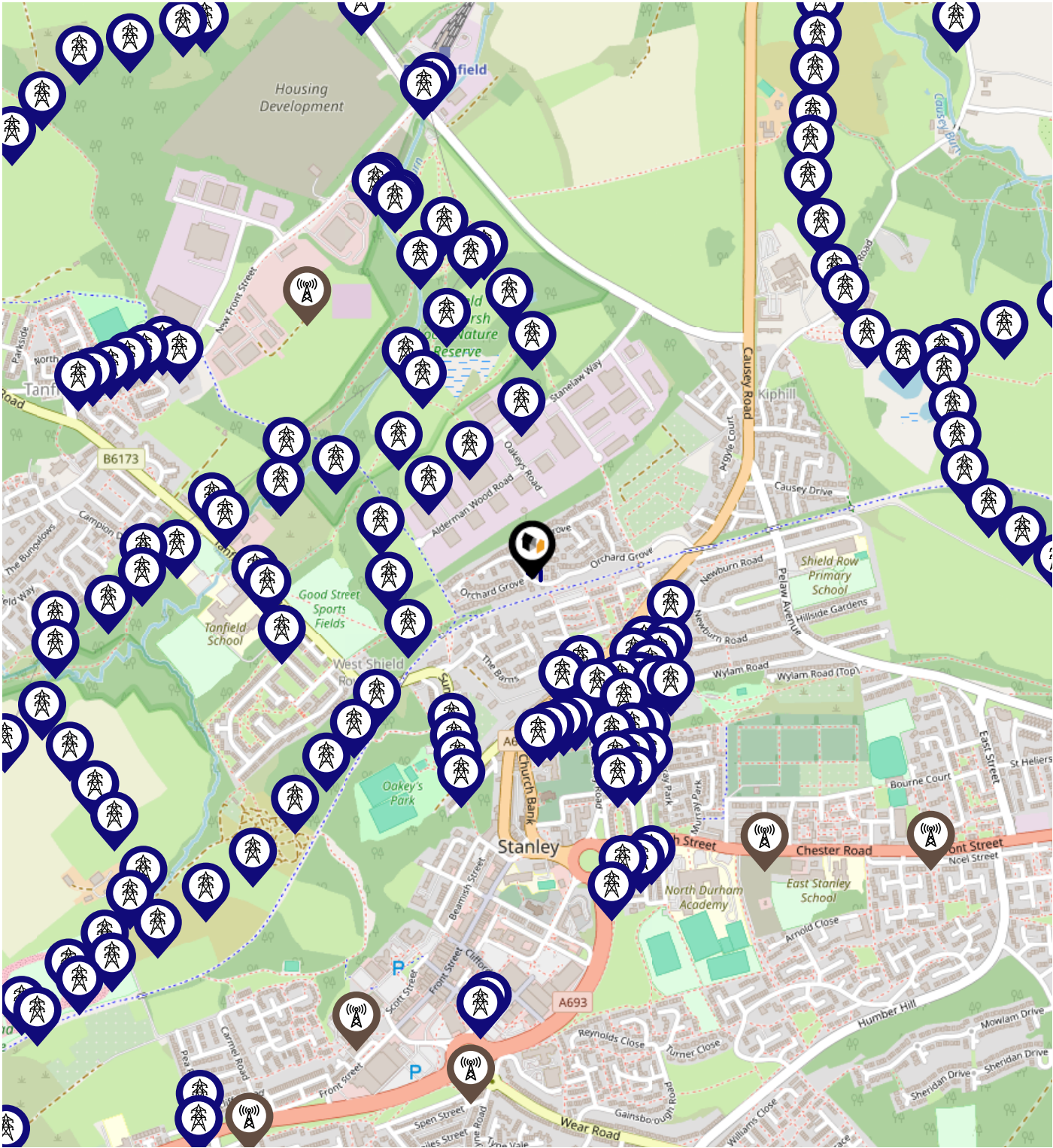


Primary Classifications (Most Common Clay Types)

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



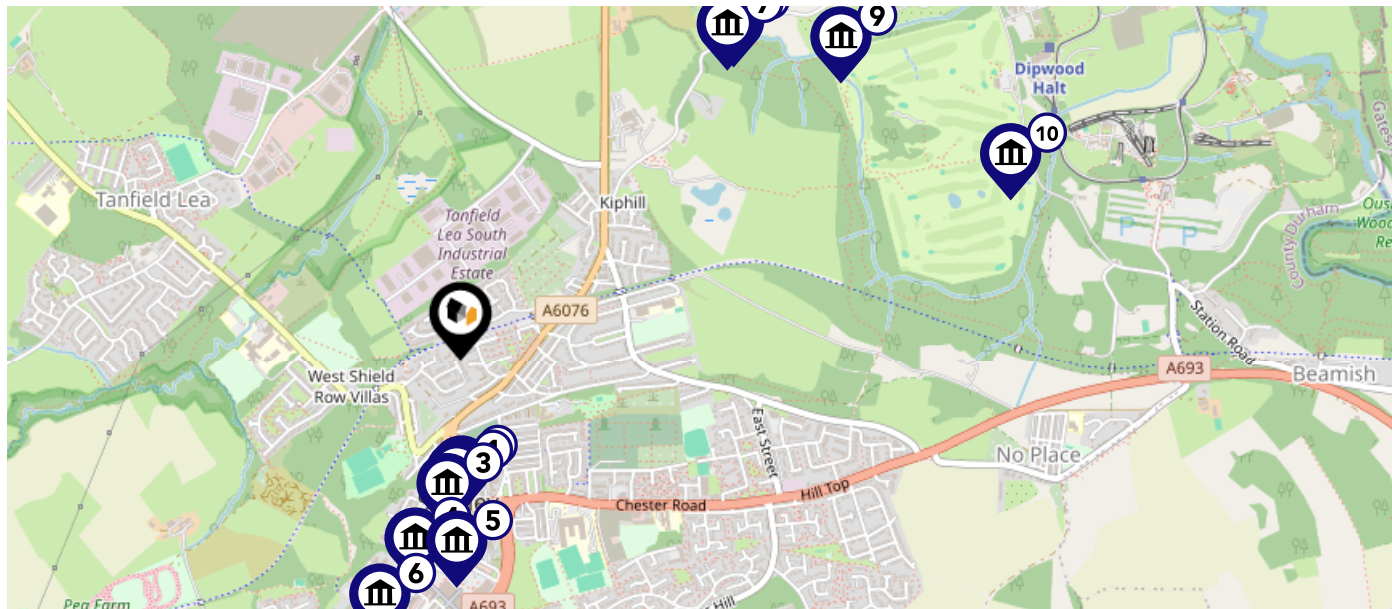
Key:











- Power Pylons
- Communication Masts

Maps

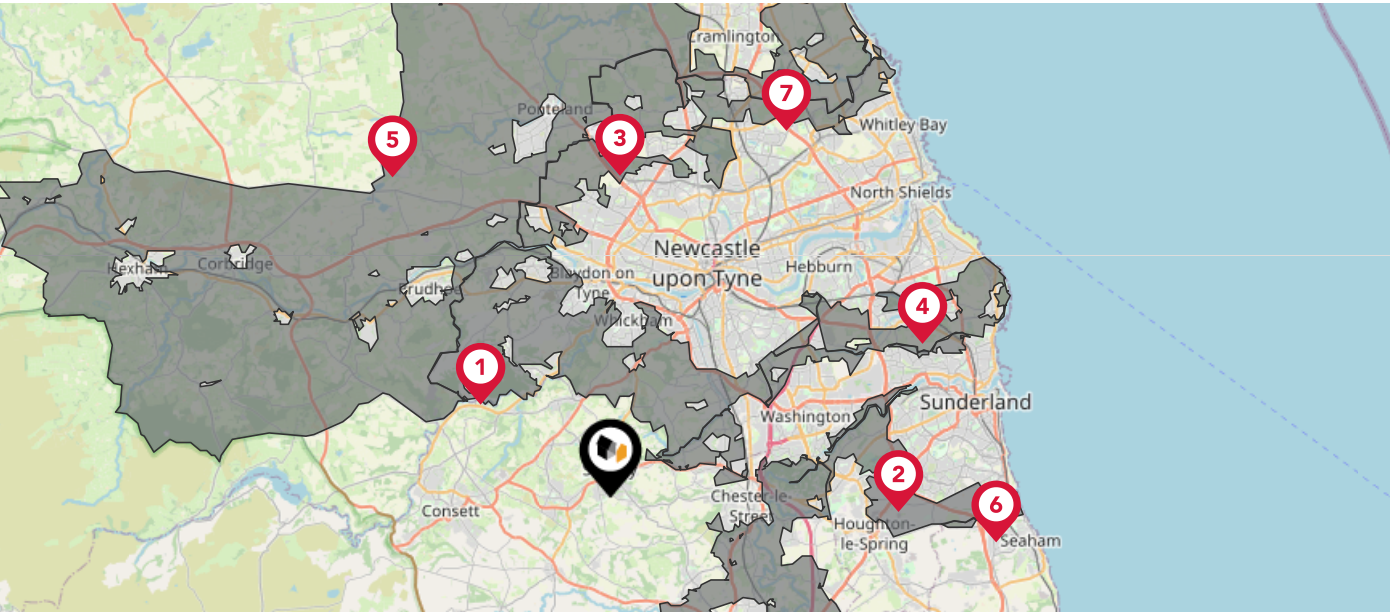
Listed Buildings

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



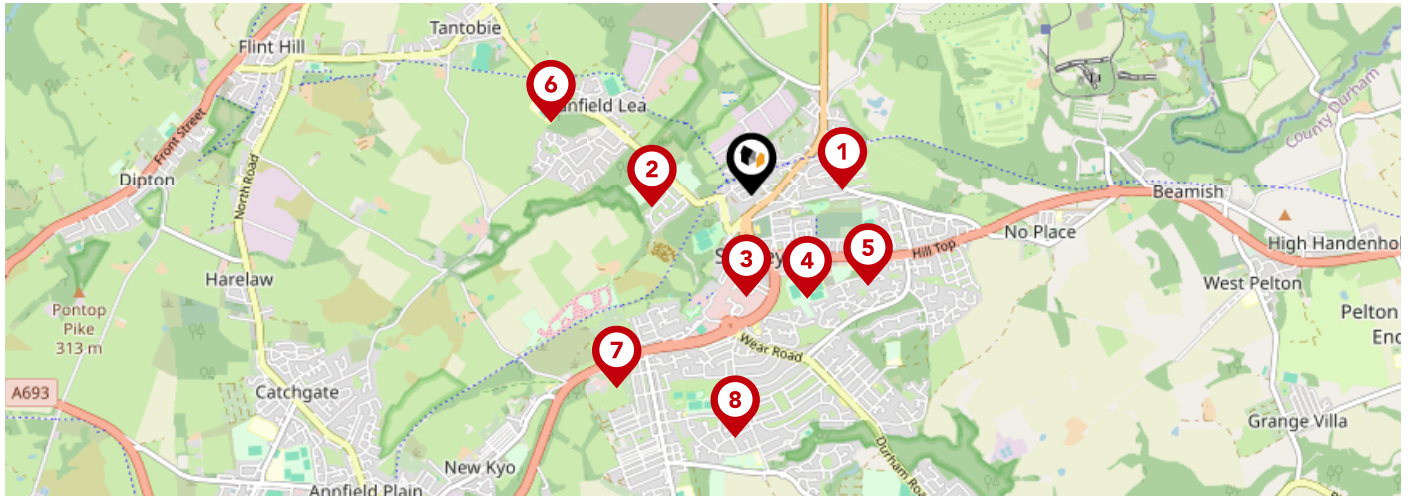
Listed Buildings in the local district		Grade	Distance
	1440528 - Stanley War Memorial	Grade II	0.3 miles
	1323689 - Church Of St Andrew	Grade II	0.3 miles
	1391865 - Christ Church Non-conformist Church	Grade II	0.4 miles
	1260825 - Derwentside Area Council Offices	Grade II	0.5 miles
	1391984 - Roman Catholic Church Of St Joseph	Grade II	0.5 miles
	1240819 - Imperial Hotel	Grade II	0.6 miles
	1240811 - Beamish Burn Farmhouse	Grade II	0.9 miles
	1260823 - Beamishburn Bridge	Grade II	0.9 miles
	1240739 - Garden Wall, Piers, Gates, And House Attached At Beamish Hall Gardens	Grade II	1.0 miles
	1240809 - Farm Buildings At Beamish Hall Farm	Grade II	1.2 miles

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

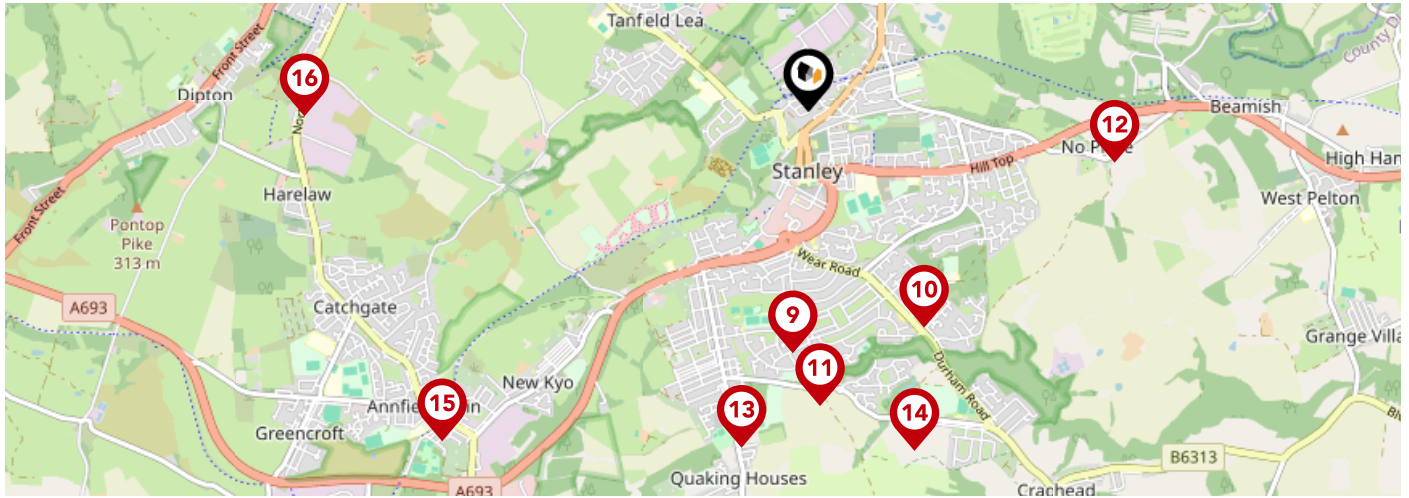










Nearby Green Belt Land

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



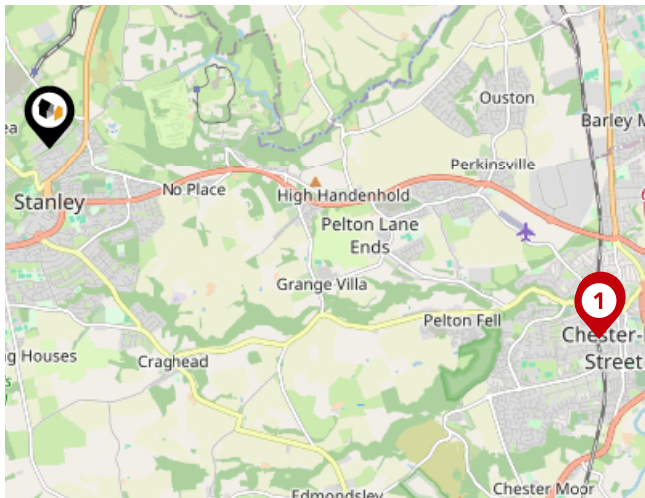
		Nursery	Primary	Secondary	College	Private
1	Shield Row Primary School Ofsted Rating: Good Pupils: 160 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tanfield School Ofsted Rating: Not Rated Pupils: 710 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph's Catholic Primary, Stanley Ofsted Rating: Good Pupils: 226 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Durham Academy Ofsted Rating: Good Pupils: 1000 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	East Stanley School Ofsted Rating: Good Pupils: 197 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tanfield Lea Community Primary School Ofsted Rating: Good Pupils: 336 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oxhill Nursery School Ofsted Rating: Good Pupils: 107 Distance:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	South Stanley Infant and Nursery School Ofsted Rating: Good Pupils: 128 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	South Stanley Junior School Ofsted Rating: Good Pupils: 179 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanley Burnside Primary School Ofsted Rating: Good Pupils: 183 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School, South Moor Ofsted Rating: Requires improvement Pupils: 90 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beamish Primary School Ofsted Rating: Good Pupils:0 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenland Community Primary School Ofsted Rating: Good Pupils: 345 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bloemfontein Primary School Ofsted Rating: Good Pupils: 149 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Annfield Plain Junior School Ofsted Rating: Good Pupils: 122 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Catholic Primary School, Dipton Ofsted Rating: Good Pupils: 145 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

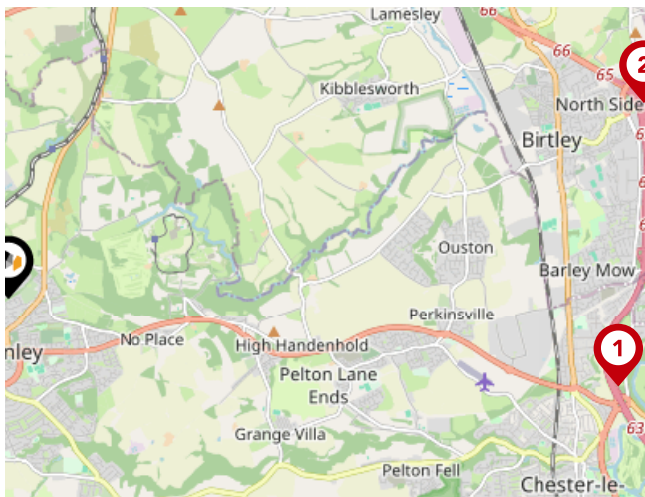
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bullion Lane	4.97 miles
2	Station Road	4.97 miles
3	Chester-le-Street Rail Station	4.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J63	5.27 miles
2	A1(M) J65	5.68 miles
3	A1(M) J64	5.68 miles
4	A194(M) J1	6.42 miles
5	A194(M) J2	7.76 miles

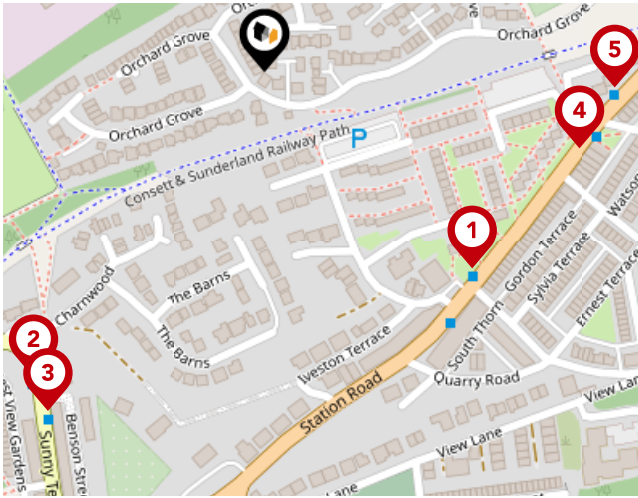


Airports/Helipads

Pin	Name	Distance
1	Airport	11.04 miles
2	Teesside Airport	27.38 miles
3	Leeds Bradford Airport	69.81 miles
4	Irthlington	44.28 miles

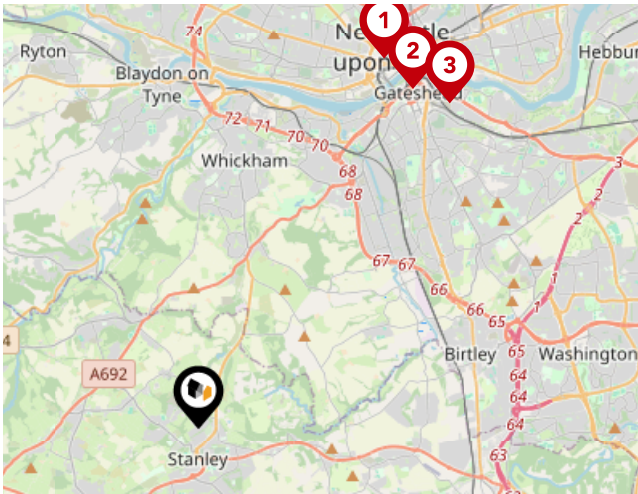
Area

Transport (Local)



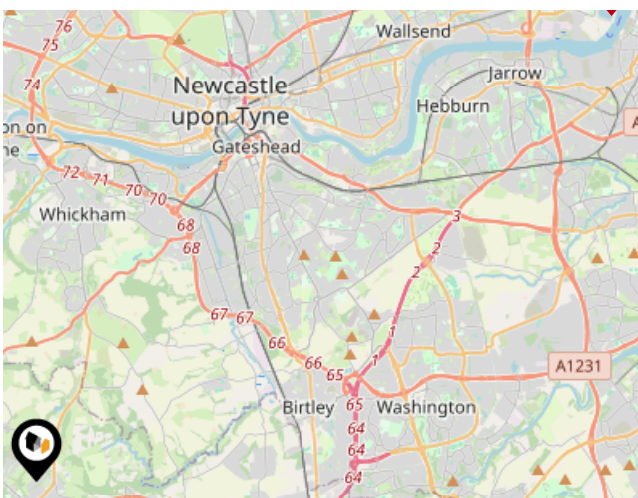
Bus Stops/Stations

Pin	Name	Distance
1	Board Inn	0.15 miles
2	Sunny Terrace	0.2 miles
3	Sunny Terrace	0.21 miles
4	Station Villas	0.17 miles
5	Station Villas	0.19 miles



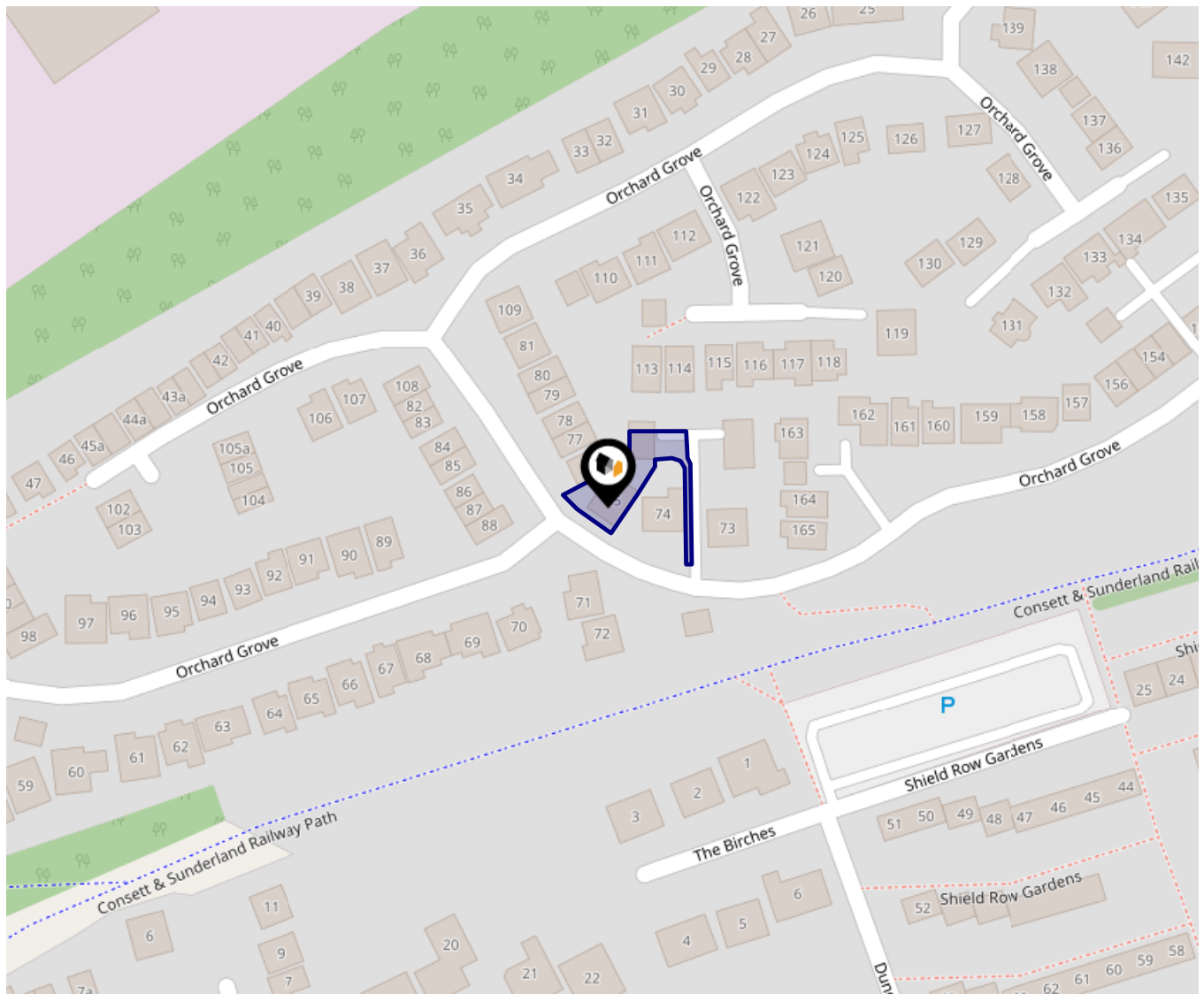
Local Connections

Pin	Name	Distance
1	Central Station (Tyne and Wear Metro Station)	7.07 miles
2	Gateshead (Tyne and Wear Metro Station)	6.84 miles
3	Gateshead Stadium (Tyne and Wear Metro Station)	7 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	12.62 miles



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

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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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