

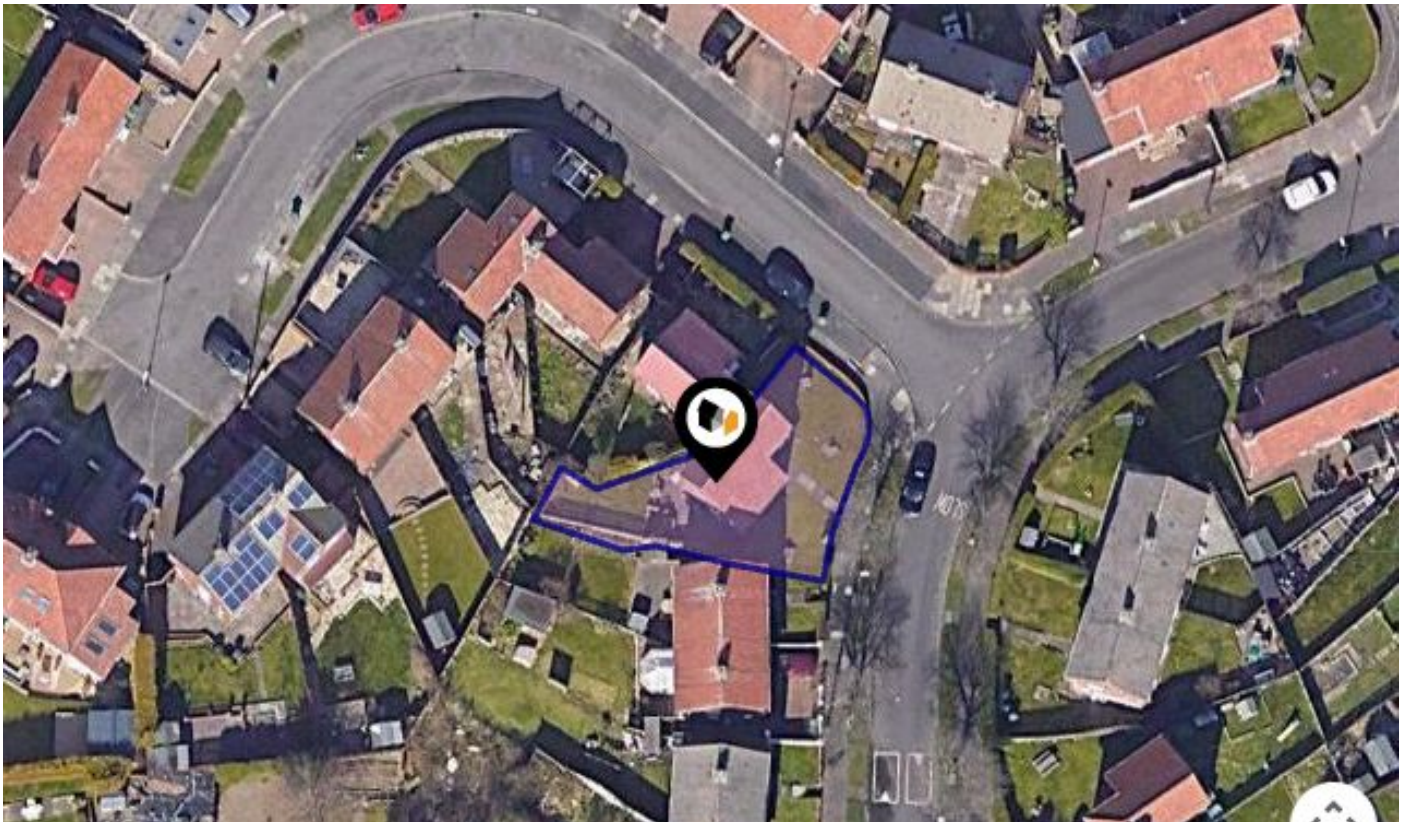


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 01st May 2025



SCAFELL GARDENS, GATESHEAD, NE11

Walkersxchange Estate Agents

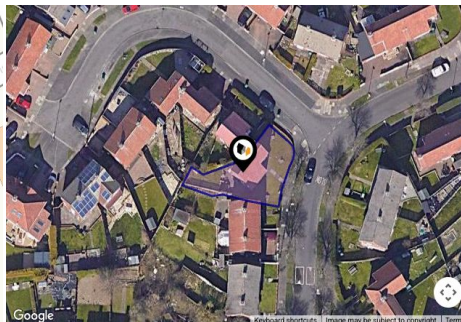
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,719		
Title Number:	TY375864		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	4	30	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

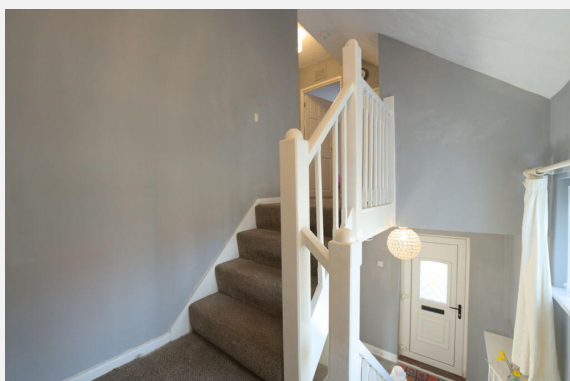
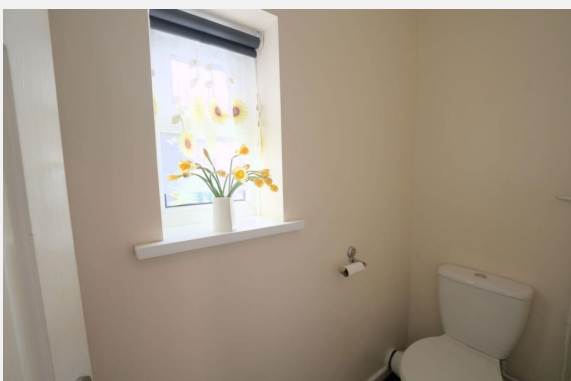
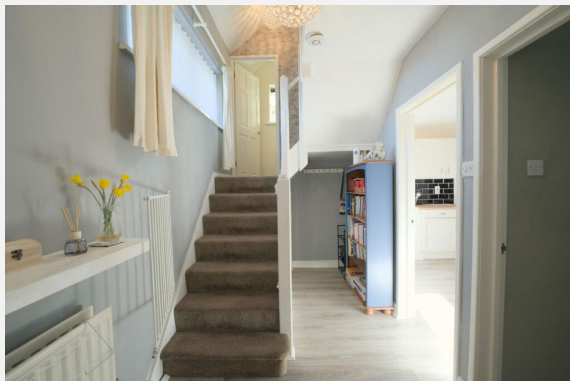
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: **45 Scafell Gardens Gateshead NE11 9LS**

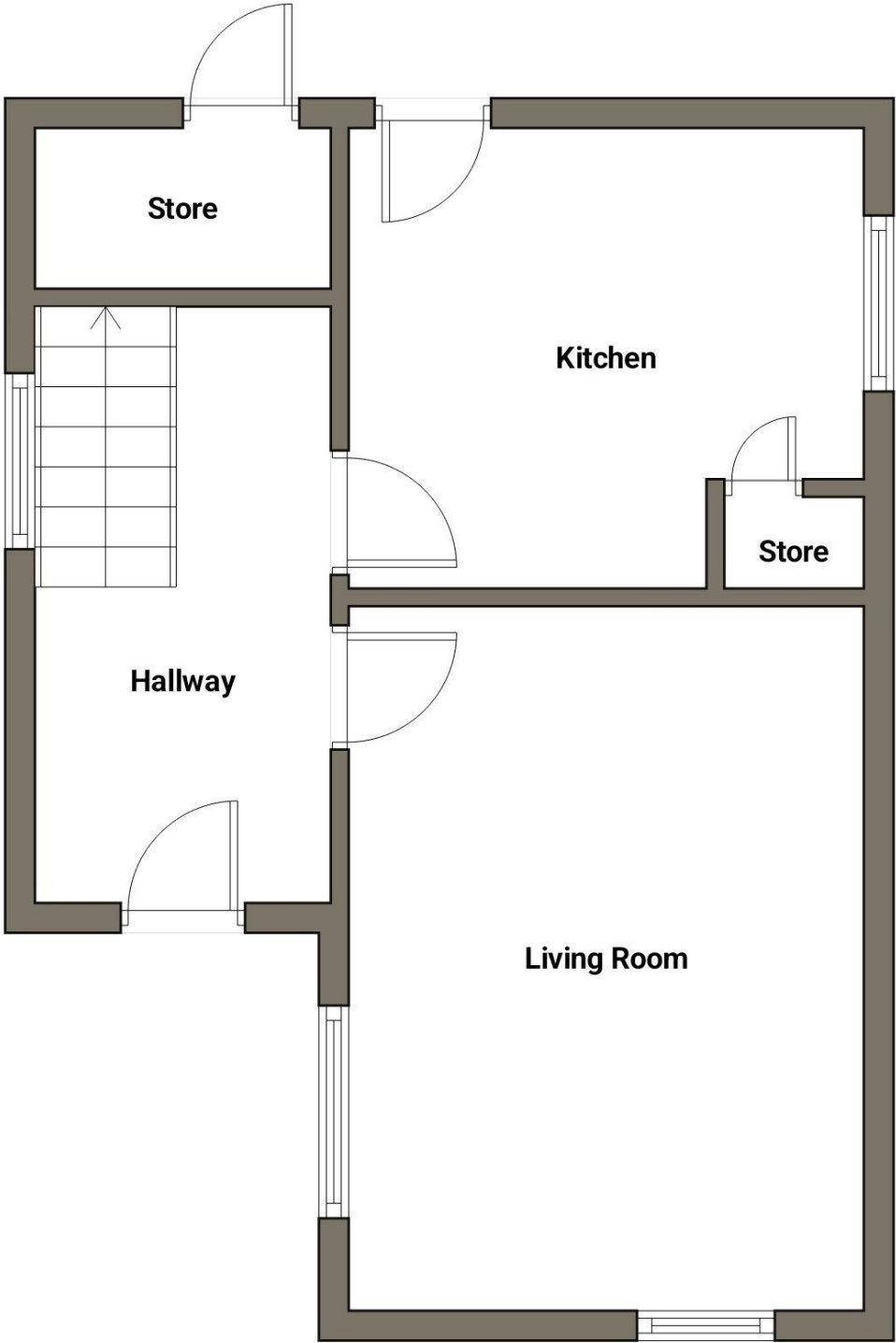
Reference - Gateshead/DC/09/00427/HHA
Decision: Decided
Date: 12th May 2009
Description: Erection of 1.8 metre high close board fence on top of existing boundary dwarf wall at side of dwellinghouse (amended 06.07.09).
Reference - Gateshead/DC/09/00240/GBC
Decision: Decided
Date: 23rd March 2009
Description: Formation of 2 parking bays and 1 disabled parking bay to north of community centre, construction of access ramp with handrails to provide access from car park to lower level and construction of new access ramp on east side. Alterations to the boundary treatment adjacent the existing access (amended 06.05.2009).
Reference - Gateshead/DC/09/01035/GBC
Decision: Decided
Date: 13th August 2009
Description: Extension of existing 2.4m metal palisade fence at south east corner of site.



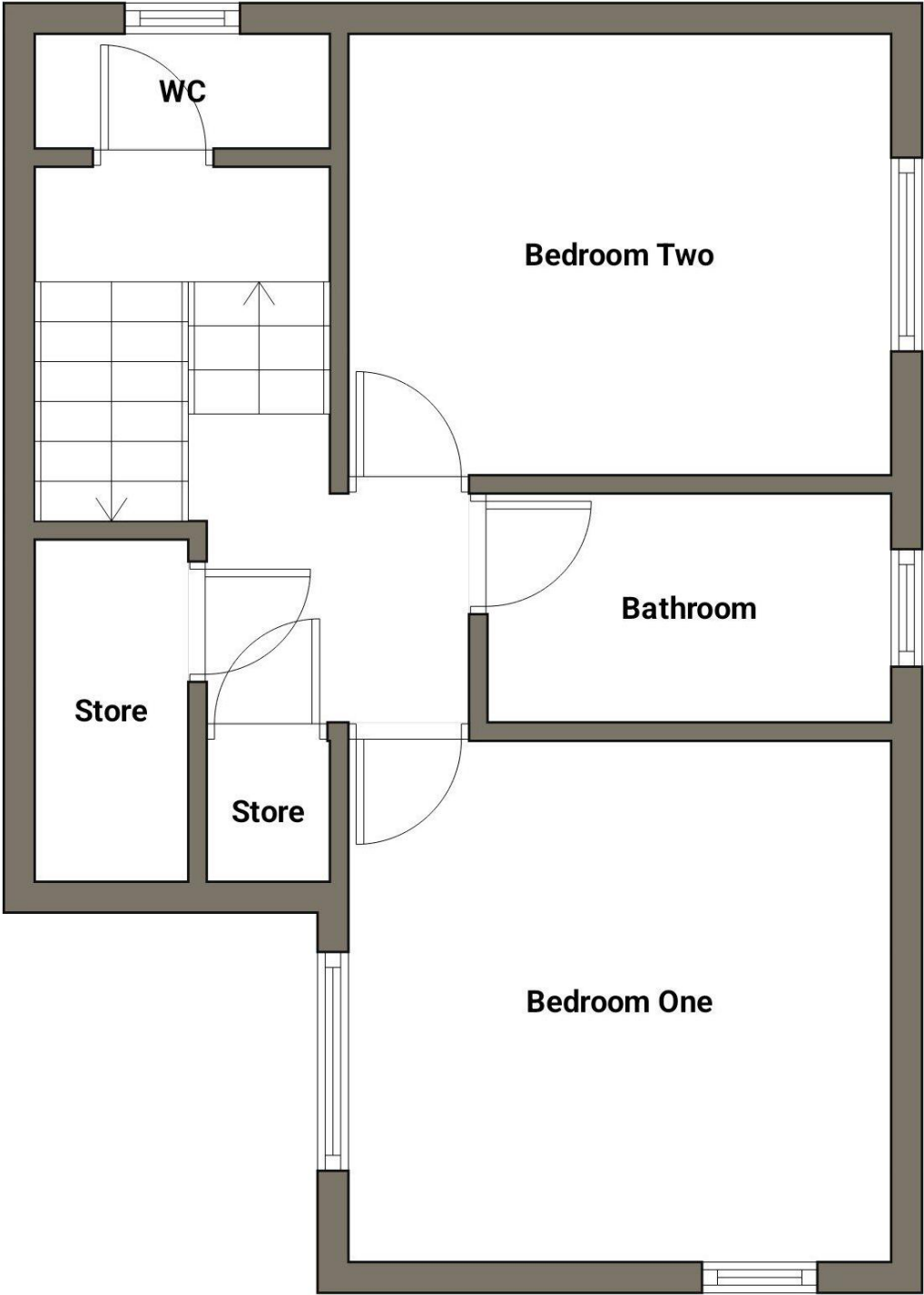




SCAFELL GARDENS, GATESHEAD, NE11



SCAFELL GARDENS, GATESHEAD, NE11

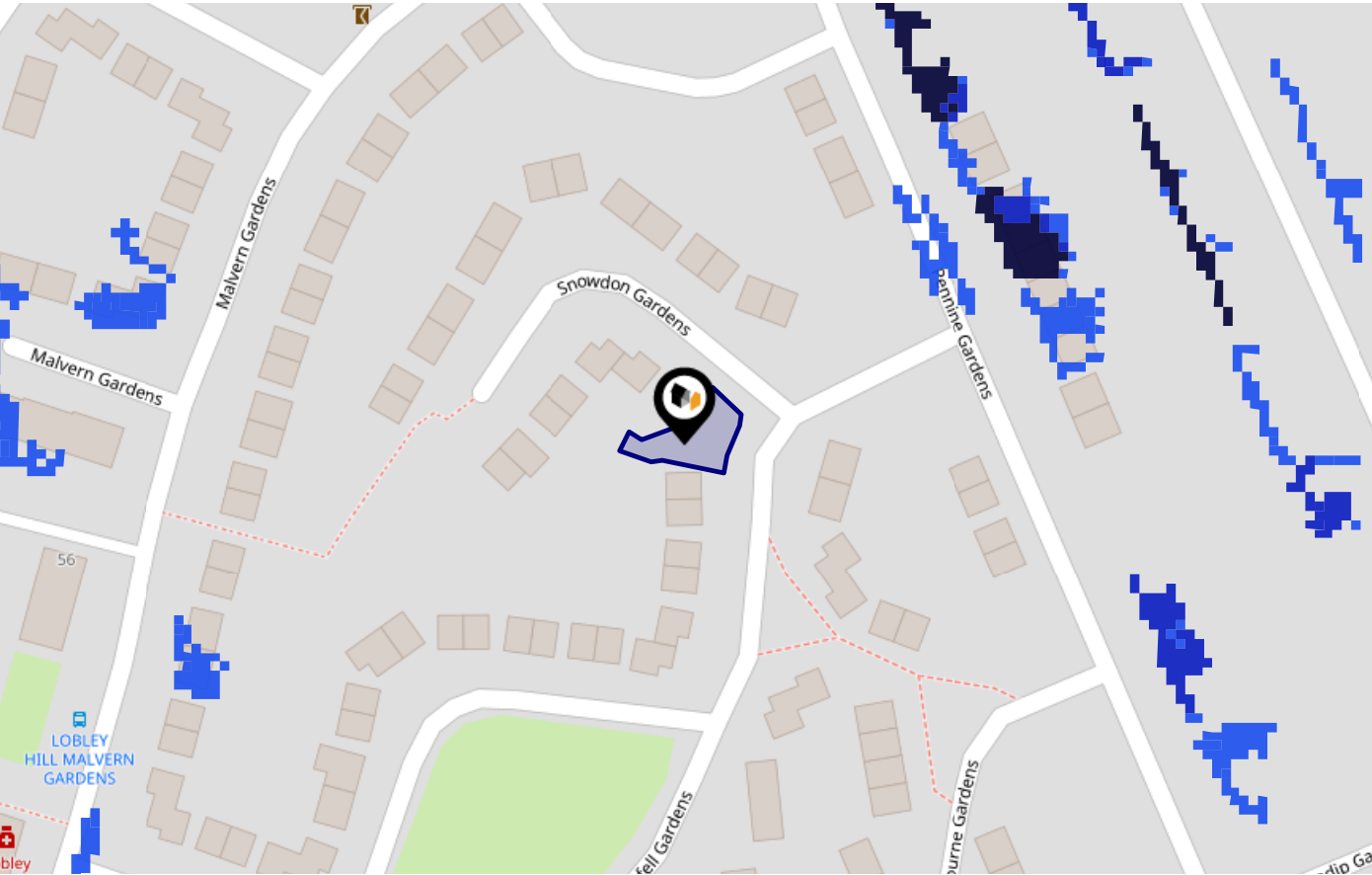


Flood Risk

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.

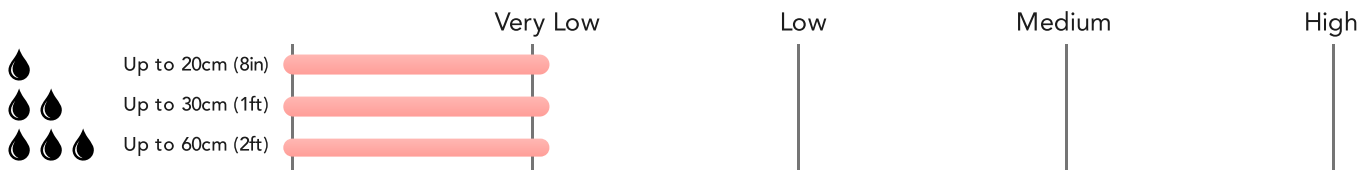


Risk Rating: Very low

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:

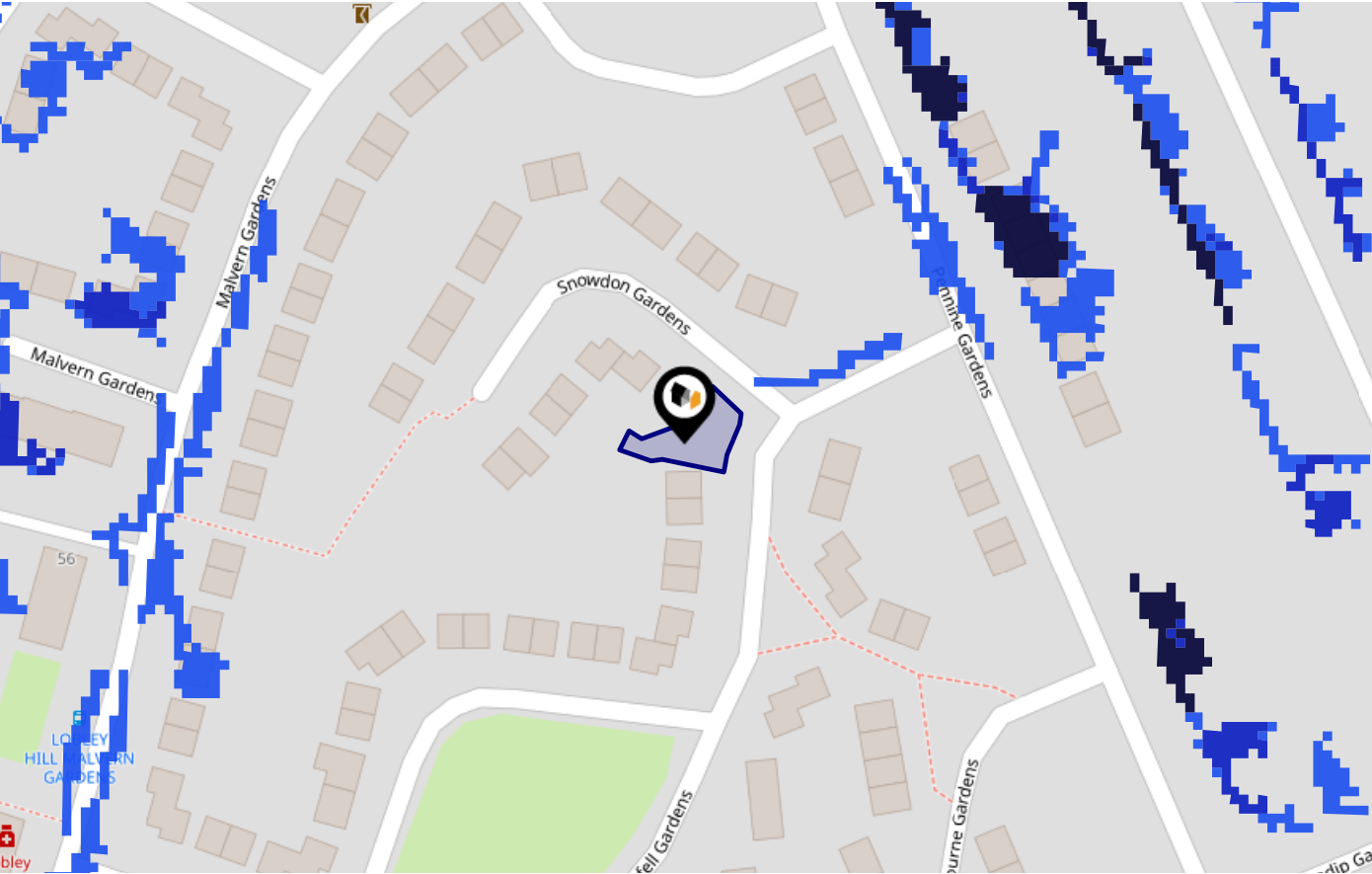


Flood Risk

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.

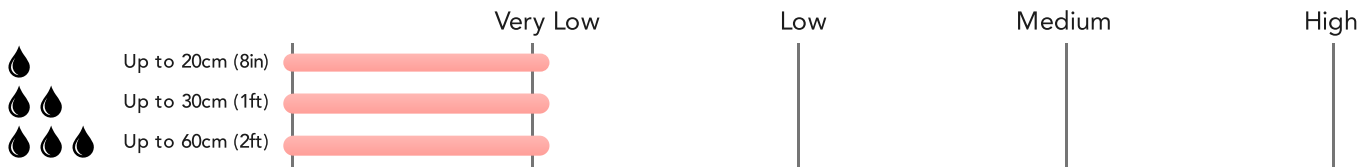


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

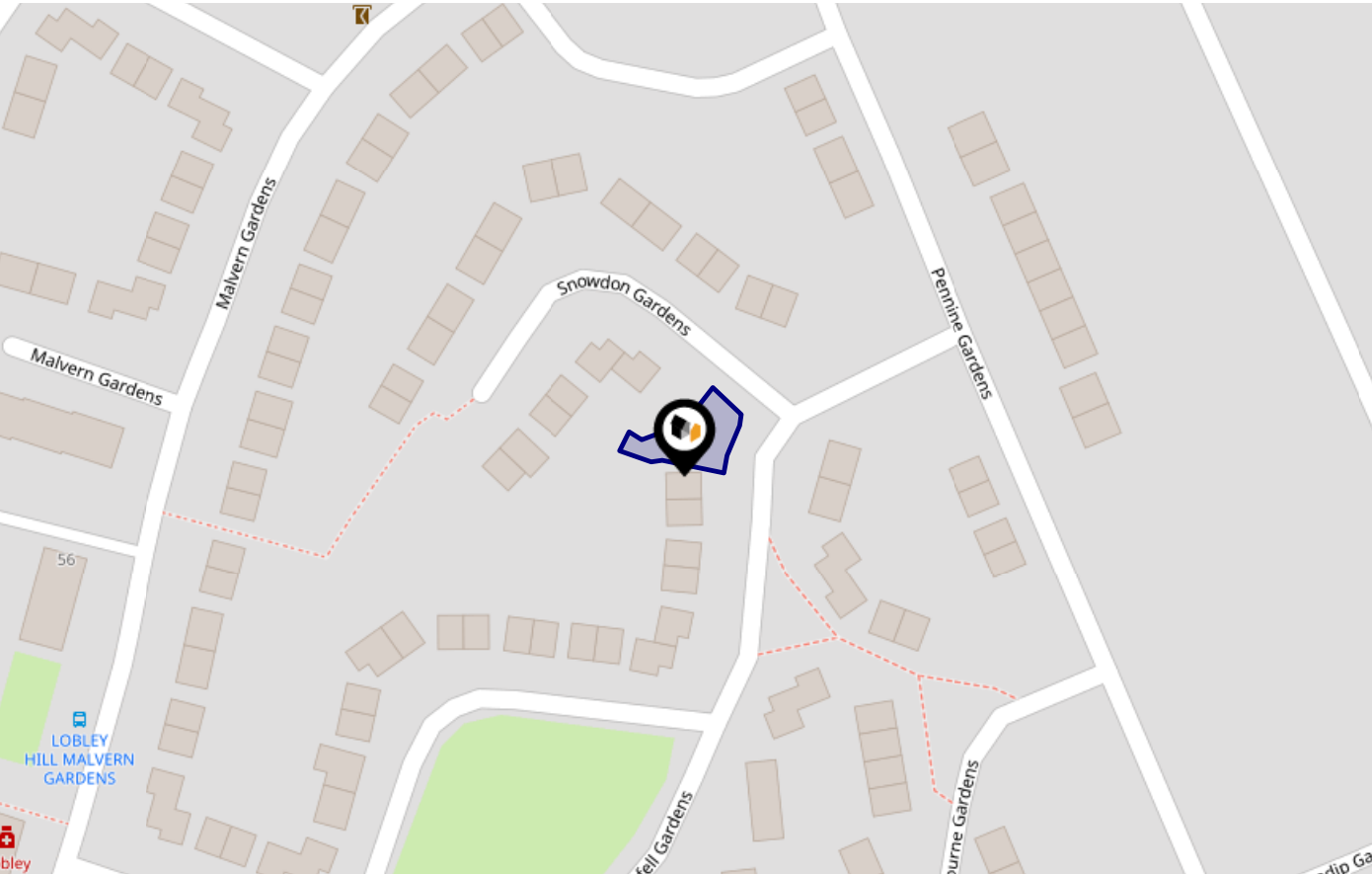


Flood Risk

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.

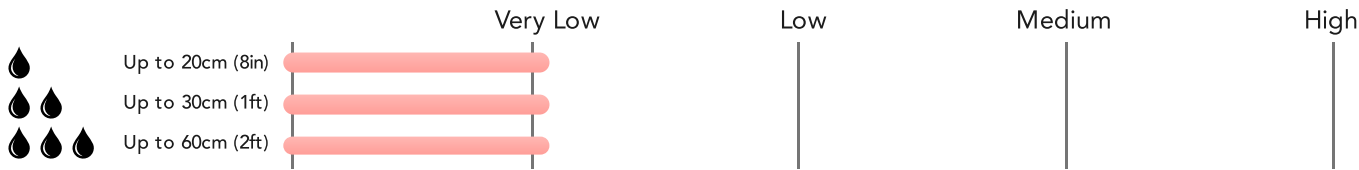


Risk Rating: Very low

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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:

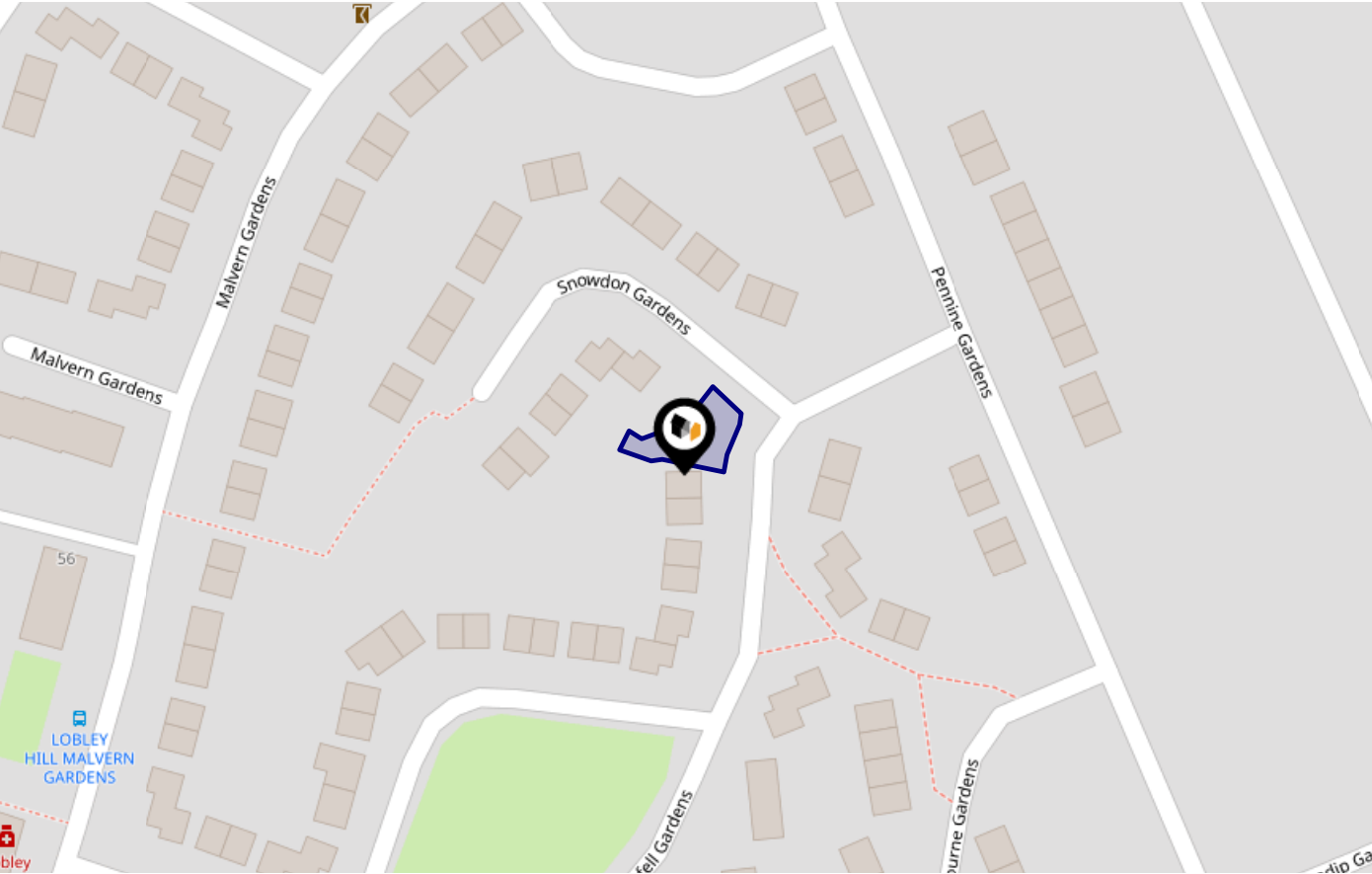


Flood Risk

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.

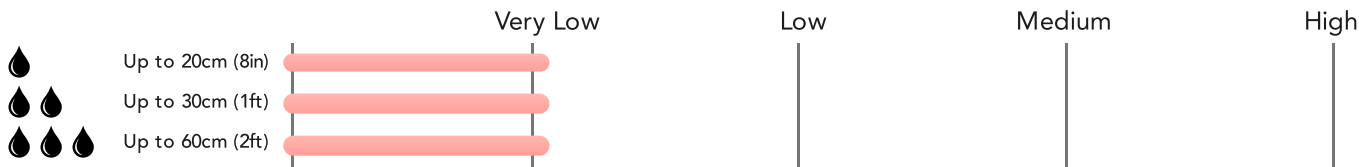


Risk Rating: **Very low**

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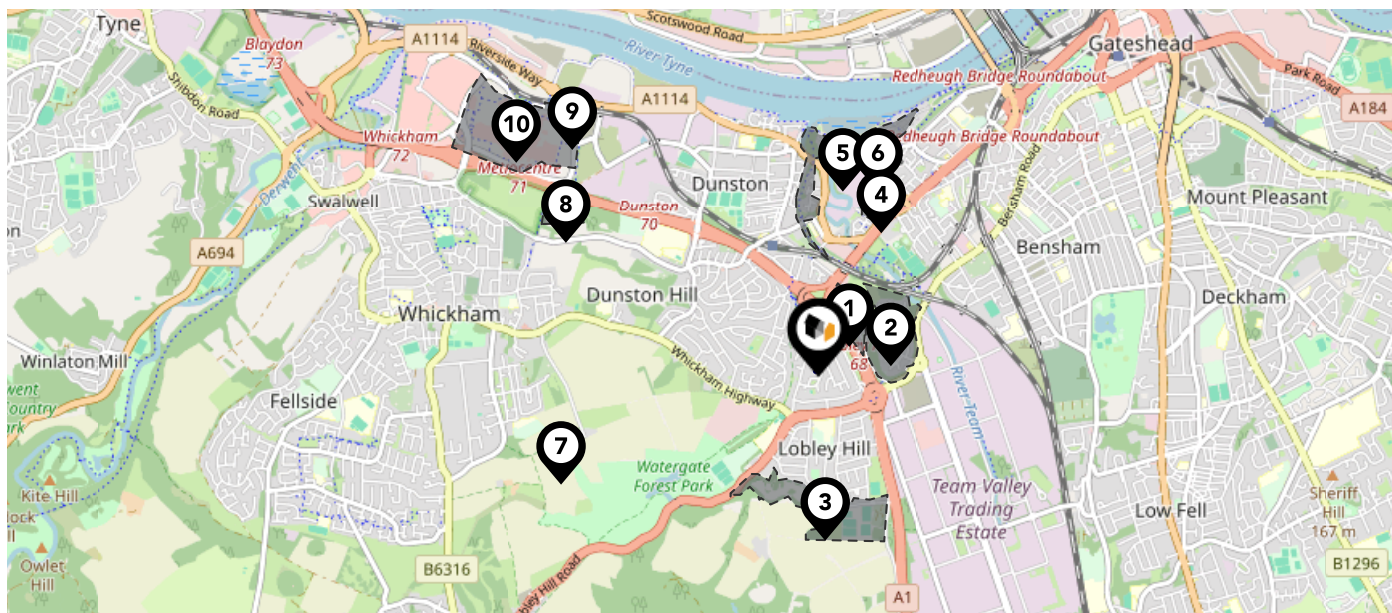
Chance of flooding to the following depths at this property:



Nearby Conservation Areas

- | | |
|----|---------------------------------|
| 1 | Ravensworth CA |
| 2 | Whickham CA |
| 3 | Saltwell CA |
| 4 | Coatsworth CA |
| 5 | Low Fell CA |
| 6 | Chowdene CA |
| 7 | Walker Terrace/Regent Street CA |
| 8 | Sheriff Hill CA |
| 9 | Summerhill Square |
| 10 | Central |

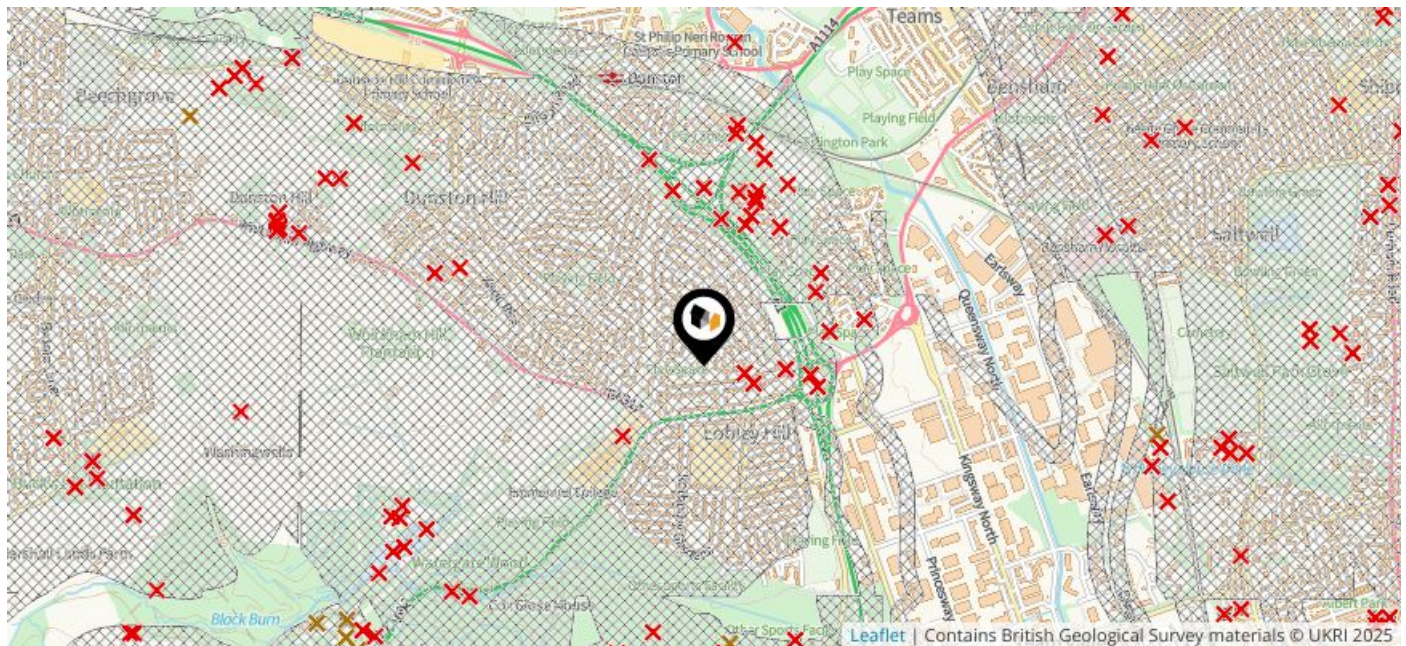
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Gateshead Garden Festival No.1-Norwood Industrial Estate, Lobley Hill Road, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
2	Gateshead Garden Festival No.2-Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
3	Beggars Wood-Coach Road, Lobley Hill	Historic Landfill	<input type="checkbox"/>
4	Ropery Road-Teams, Gateshead	Historic Landfill	<input type="checkbox"/>
5	Redheugh Gasworks-Team Street, Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
6	Redheugh Gasholder-Team Street, Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
7	Marshall Lands-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
8	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
9	Dunston Power Station-Whickham Junction, Cross Lane, Whickham, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
10	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



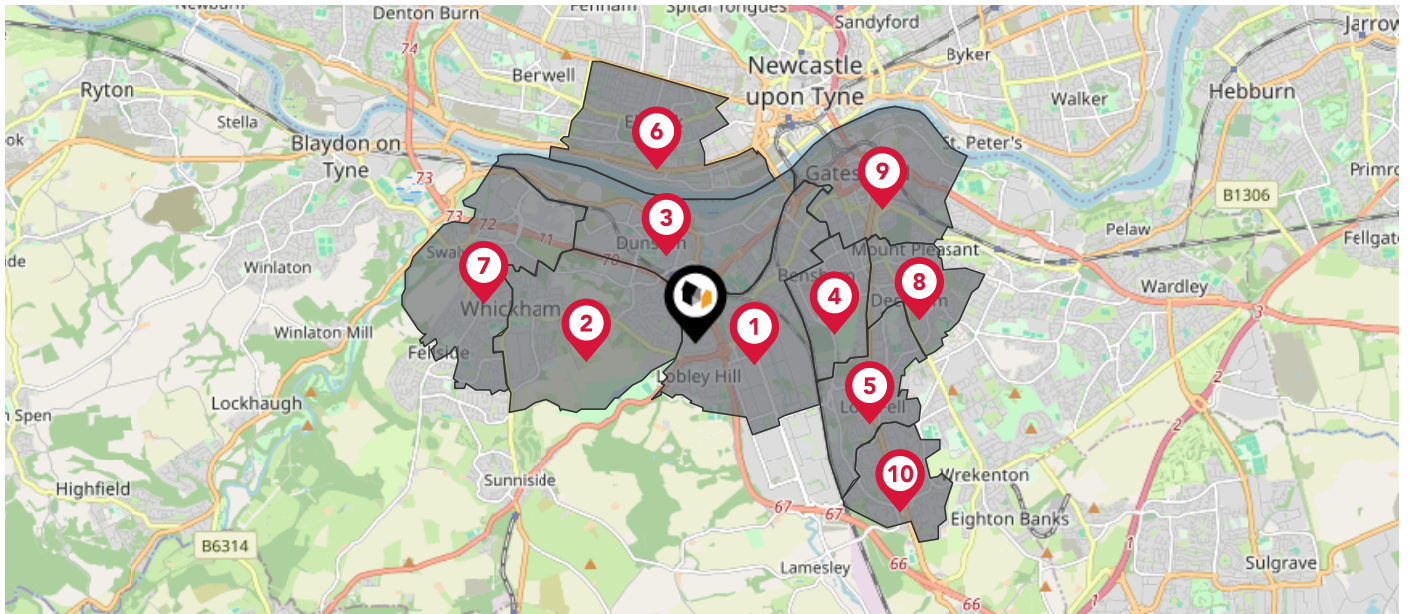
Mine Entry

- ✕ 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

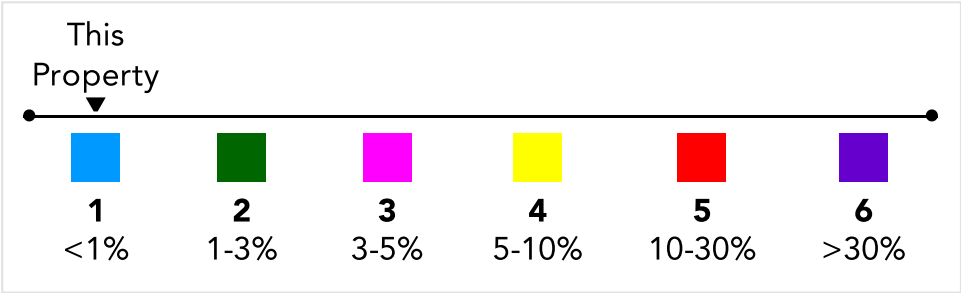
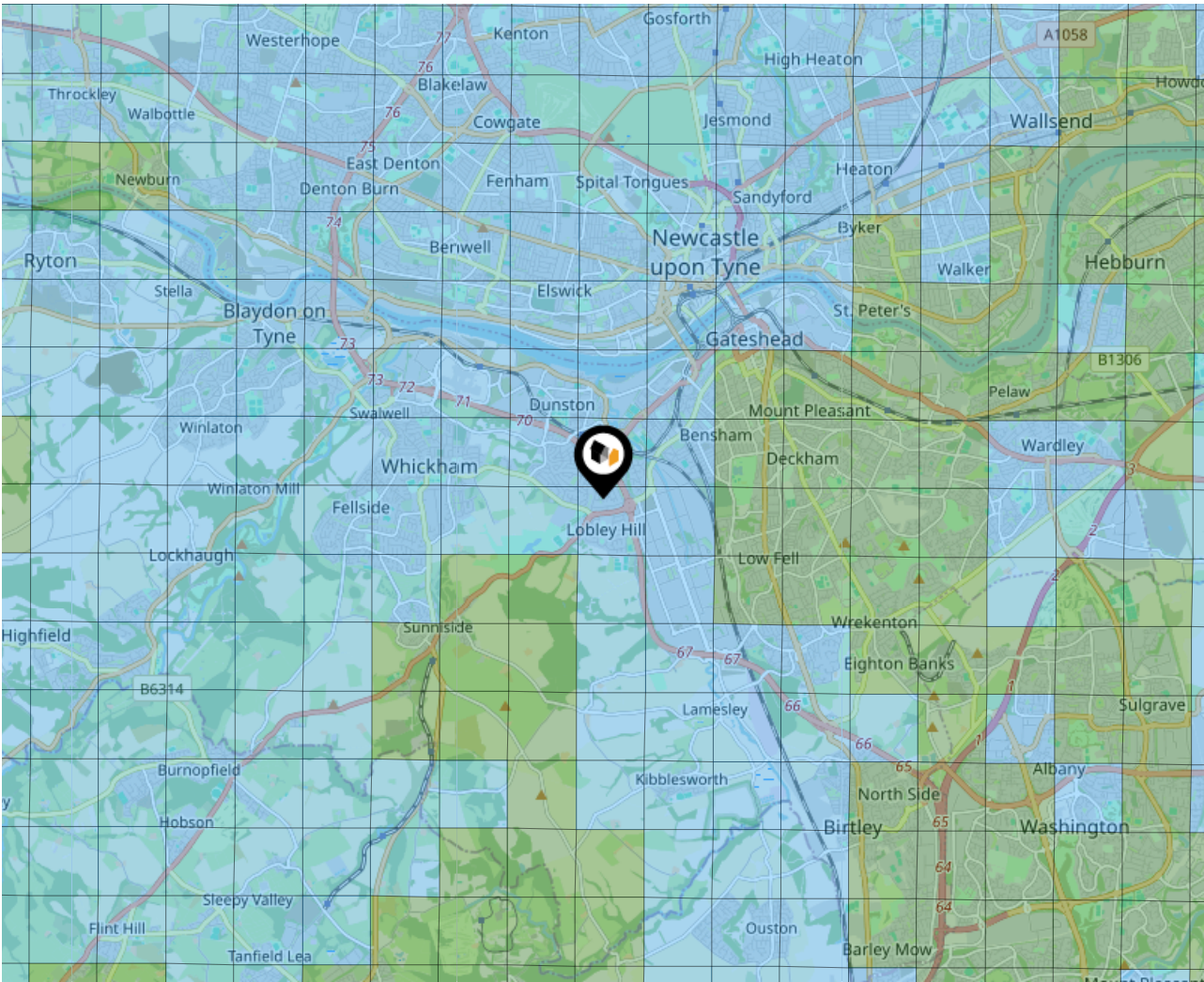


Nearby Council Wards

- 1 Lobley Hill and Bensham Ward
- 2 Dunston Hill and Whickham East Ward
- 3 Dunston and Teams Ward
- 4 Saltwell Ward
- 5 Low Fell Ward
- 6 Elswick Ward
- 7 Whickham North Ward
- 8 Deckham Ward
- 9 Bridges Ward
- 10 Chowdene Ward

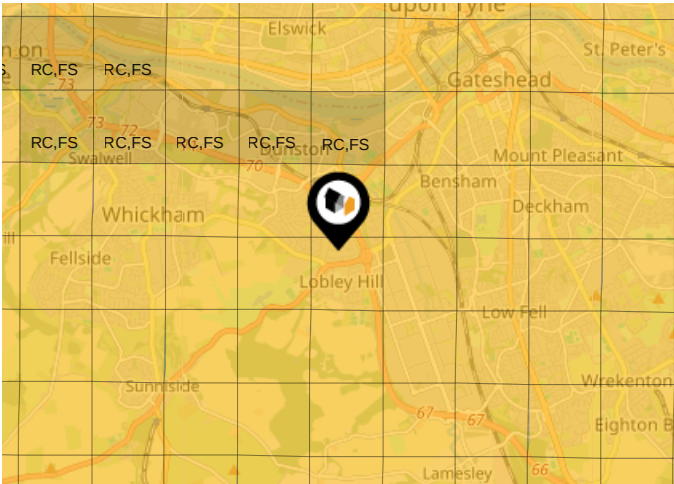
What is Radon?

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
Soil Group:	MEDIUM TO HEAVY		DEEP

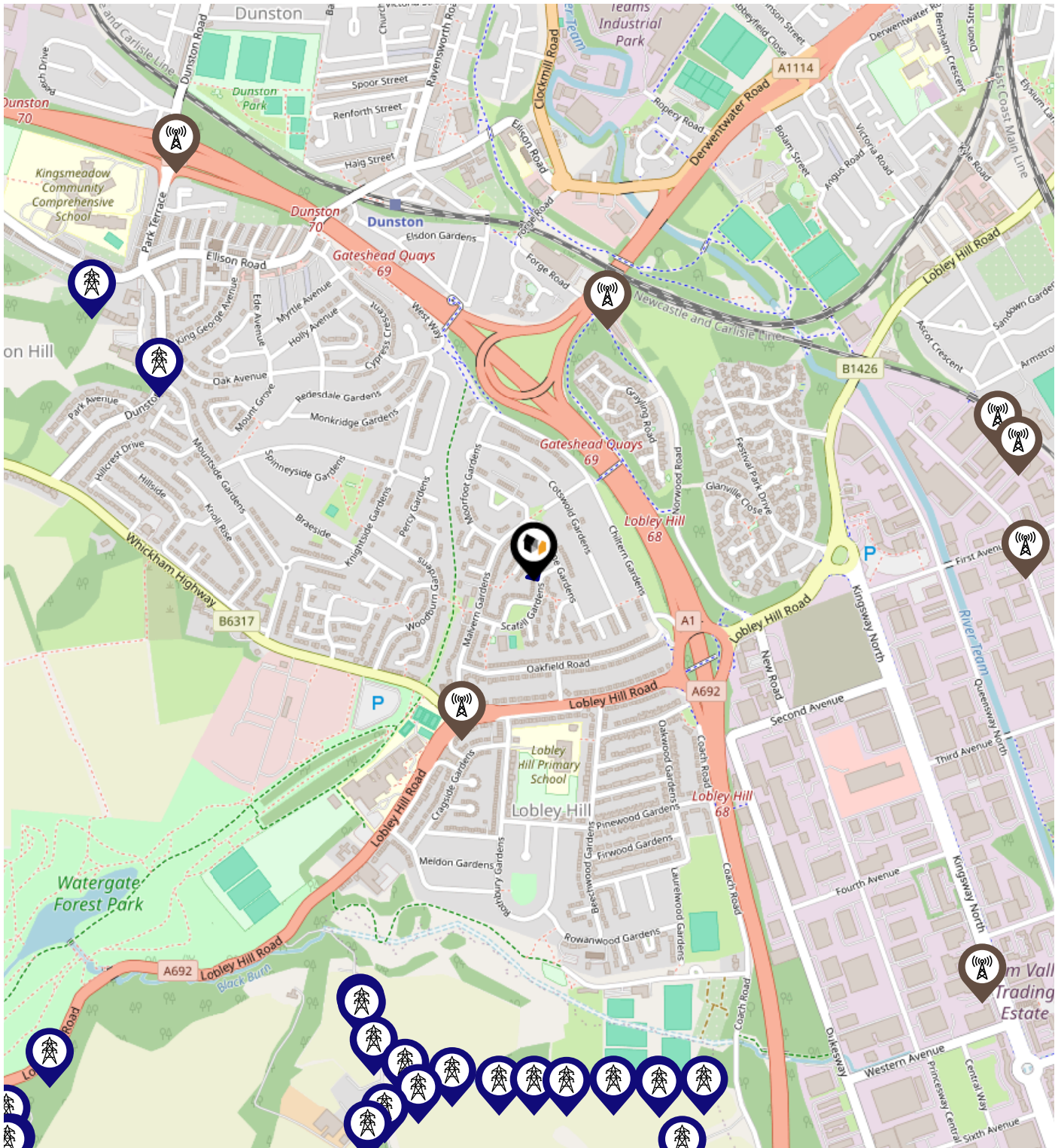


Primary Classifications (Most Common Clay Types)



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

Local Area

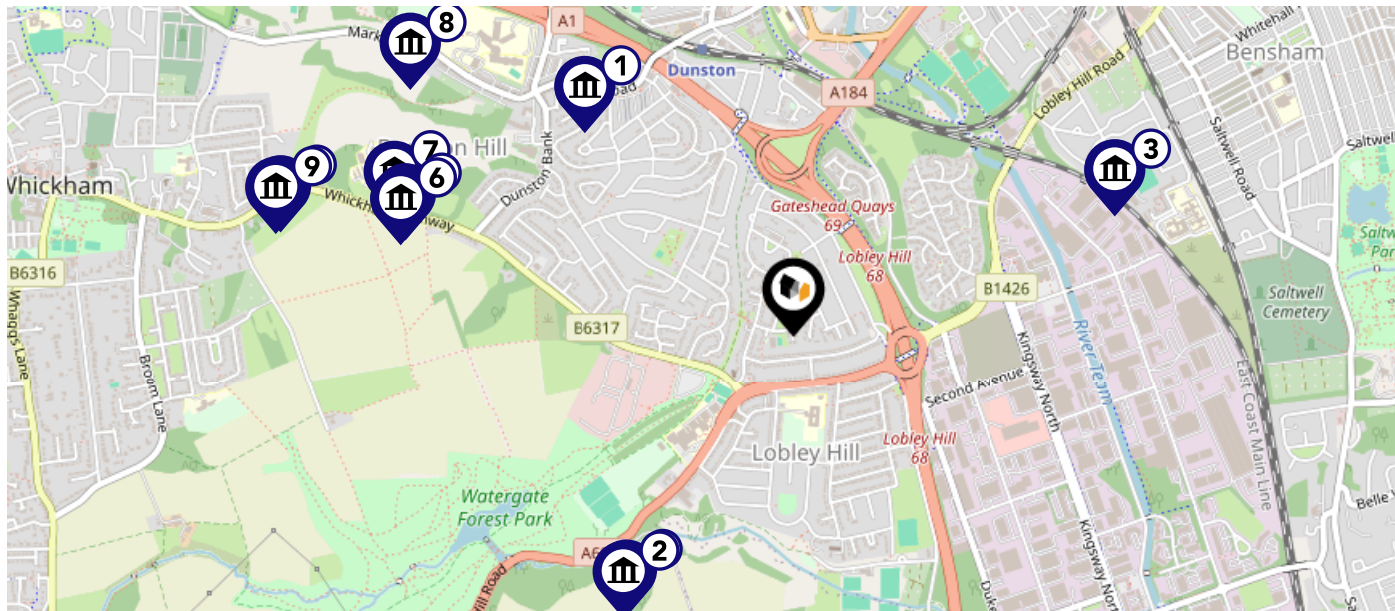
Masts & Pylons













Key:

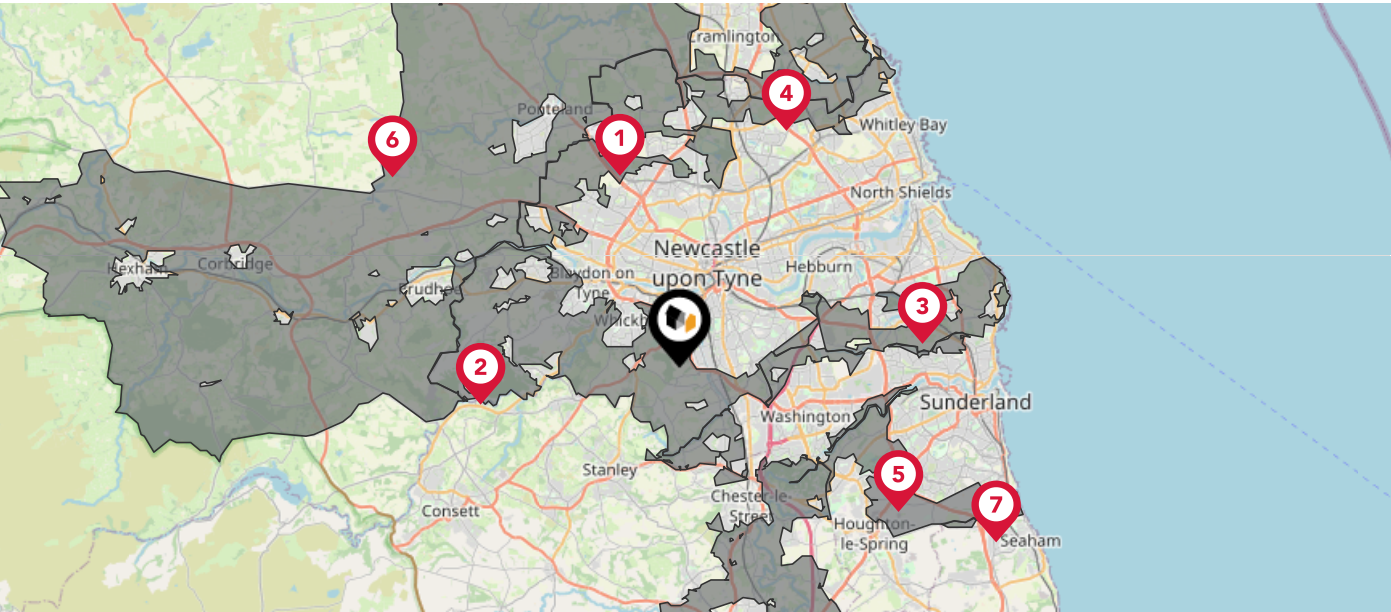
-  Power Pylons
-  Communication Masts

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



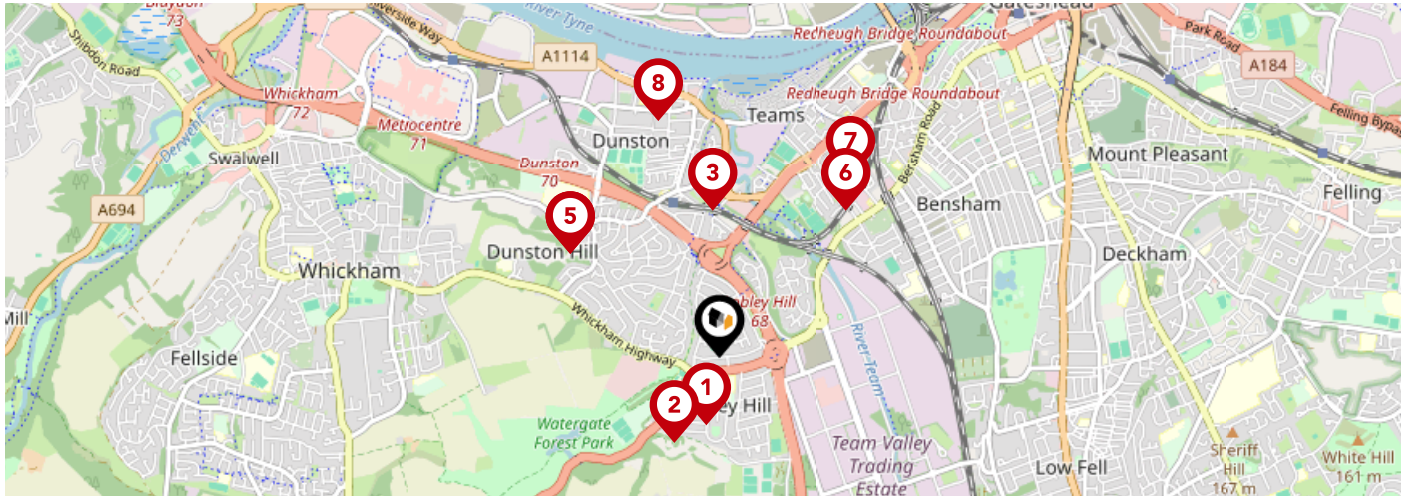
Listed Buildings in the local district		Grade	Distance
	1425084 - Dunston Hill War Memorial	Grade II	0.6 miles
	1185286 - Cox Close House	Grade II	0.7 miles
	1248527 - Fountain At Entrance To Former Gateshead Union Workhouse (now Demolished)	Grade II	0.7 miles
	1355117 - House Behind Cox Close Cottage	Grade II	0.7 miles
	1366097 - Dunston Hill Hospital	Grade II	0.8 miles
	1299642 - Duston Hill Hospital Outpatients Department	Grade II	0.8 miles
	1025145 - Stables North Of Dunston Hill Hospital	Grade II	0.9 miles
	1025143 - Whickham Thorns Farmhouse	Grade II	1.0 miles
	1366093 - Whickham Riding School	Grade II	1.1 miles
	1355107 - Farm Building To East Of Whickham Riding School House	Grade II	1.1 miles

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

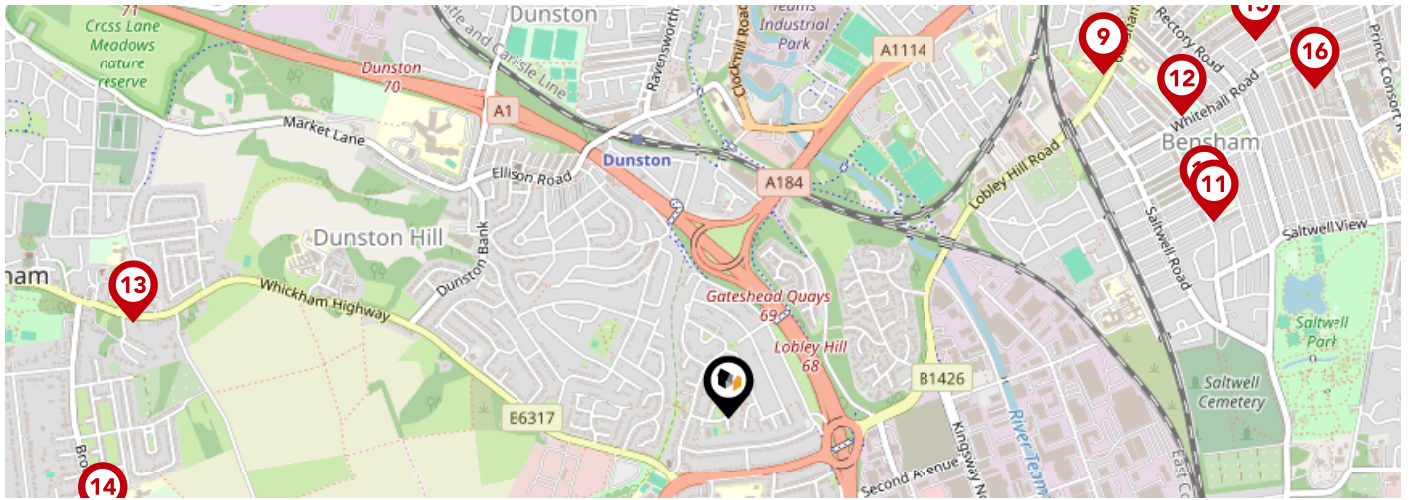


Nearby Green Belt Land

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



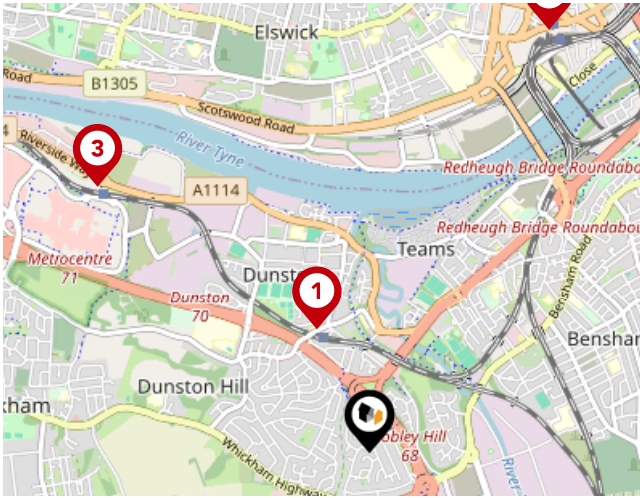
		Nursery	Primary	Secondary	College	Private
1	Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Eslington Primary School Ofsted Rating: Outstanding Pupils: 68 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Aidan's Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Riverside Primary Academy Ofsted Rating: Good Pupils: 315 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
9 Bensham Grove Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance: 1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Corpus Christi Catholic Primary School, Gateshead Ofsted Rating: Outstanding Pupils: 230 Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Kelvin Grove Community Primary School Ofsted Rating: Good Pupils: 387 Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Brighton Avenue Primary School Ofsted Rating: Outstanding Pupils: 362 Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Gateshead Jewish Boarding School Ofsted Rating: Requires improvement Pupils: 132 Distance: 1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Caedmon Community Primary School Ofsted Rating: Good Pupils: 253 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

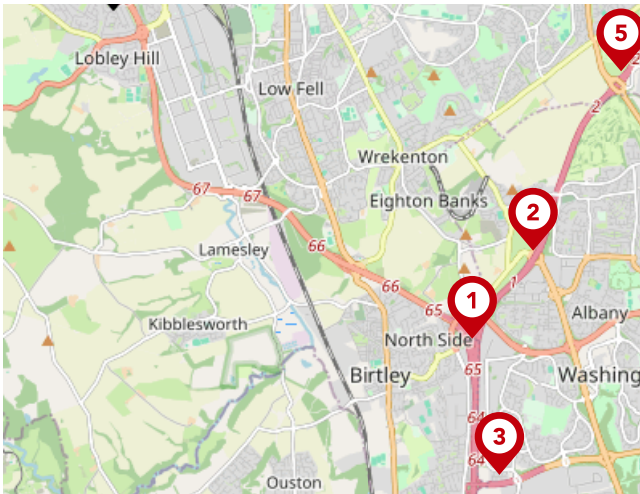
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Dunston Rail Station	0.57 miles
	Newcastle Rail Station	1.95 miles
	Metrocentre Rail Station	1.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	4.15 miles
	A194(M) J1	4.12 miles
	A1(M) J64	5.15 miles
	A1(M) J63	5.94 miles
	A194(M) J2	4.35 miles

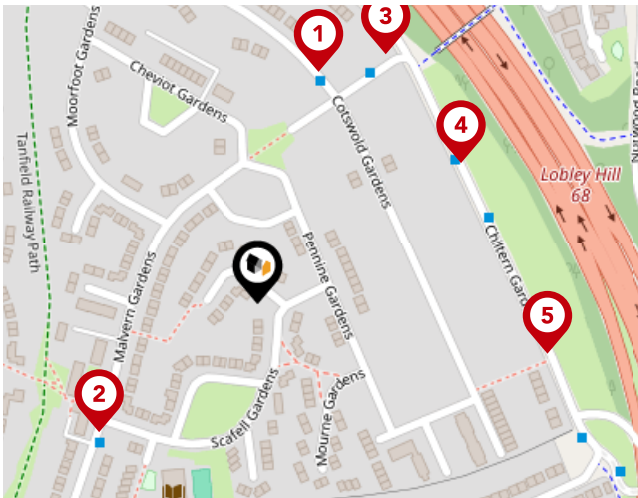


Airports/Helipads

Pin	Name	Distance
	Airport	7.17 miles
	Teesside Airport	30.84 miles
	Leeds Bradford Airport	74.27 miles
	Irthlington	46.39 miles

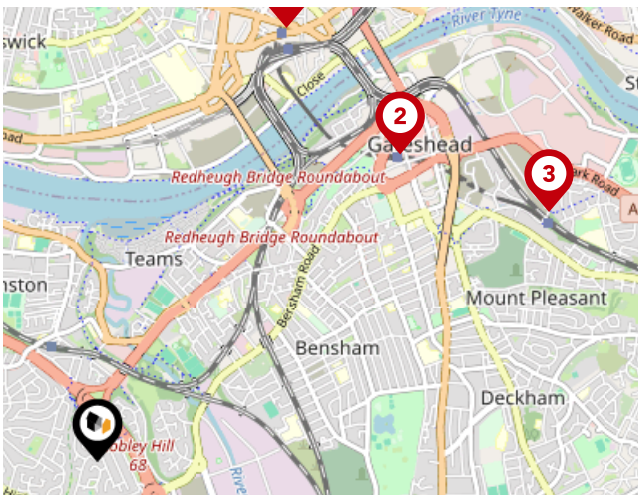
Area

Transport (Local)



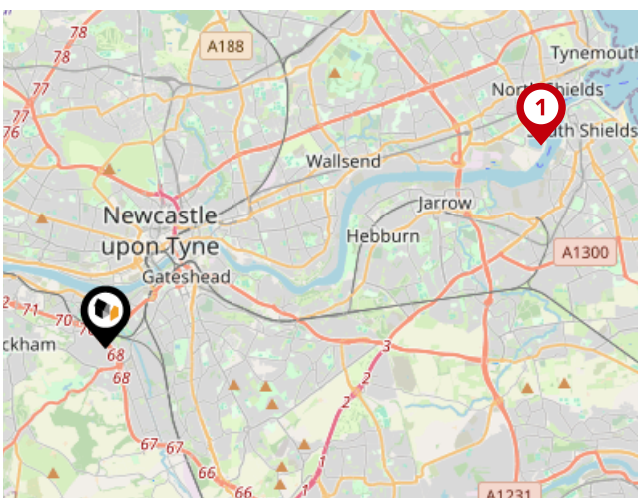
Bus Stops/Stations

Pin	Name	Distance
1	Cotswold Gardens-Malvern Gardens	0.13 miles
2	Malvern Gardens	0.11 miles
3	Malvern Gardens-Cotswold Gardens	0.15 miles
4	Chiltern Gardens	0.13 miles
5	Chiltern Gardens-Oakfield Road	0.16 miles



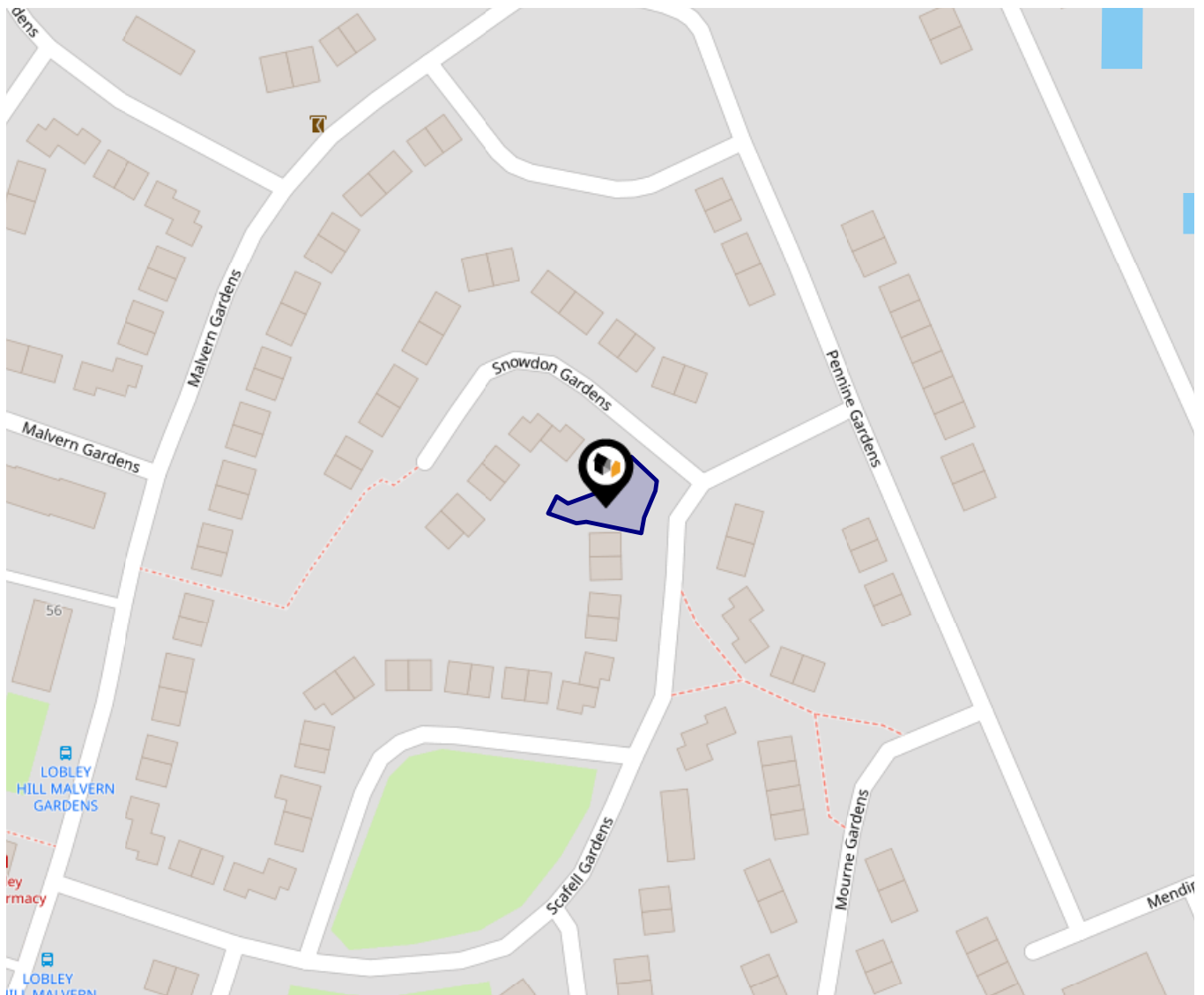
Local Connections

Pin	Name	Distance
1	Central Station (Tyne and Wear Metro Station)	2.02 miles
2	Gateshead (Tyne and Wear Metro Station)	1.84 miles
3	Gateshead Stadium (Tyne and Wear Metro Station)	2.2 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	8.2 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

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 Estate Agents

2a Gateshead Road, Sunnyside
0191 440 8173
chris@walkersxchange.com
www.walkersxchange.com/

