

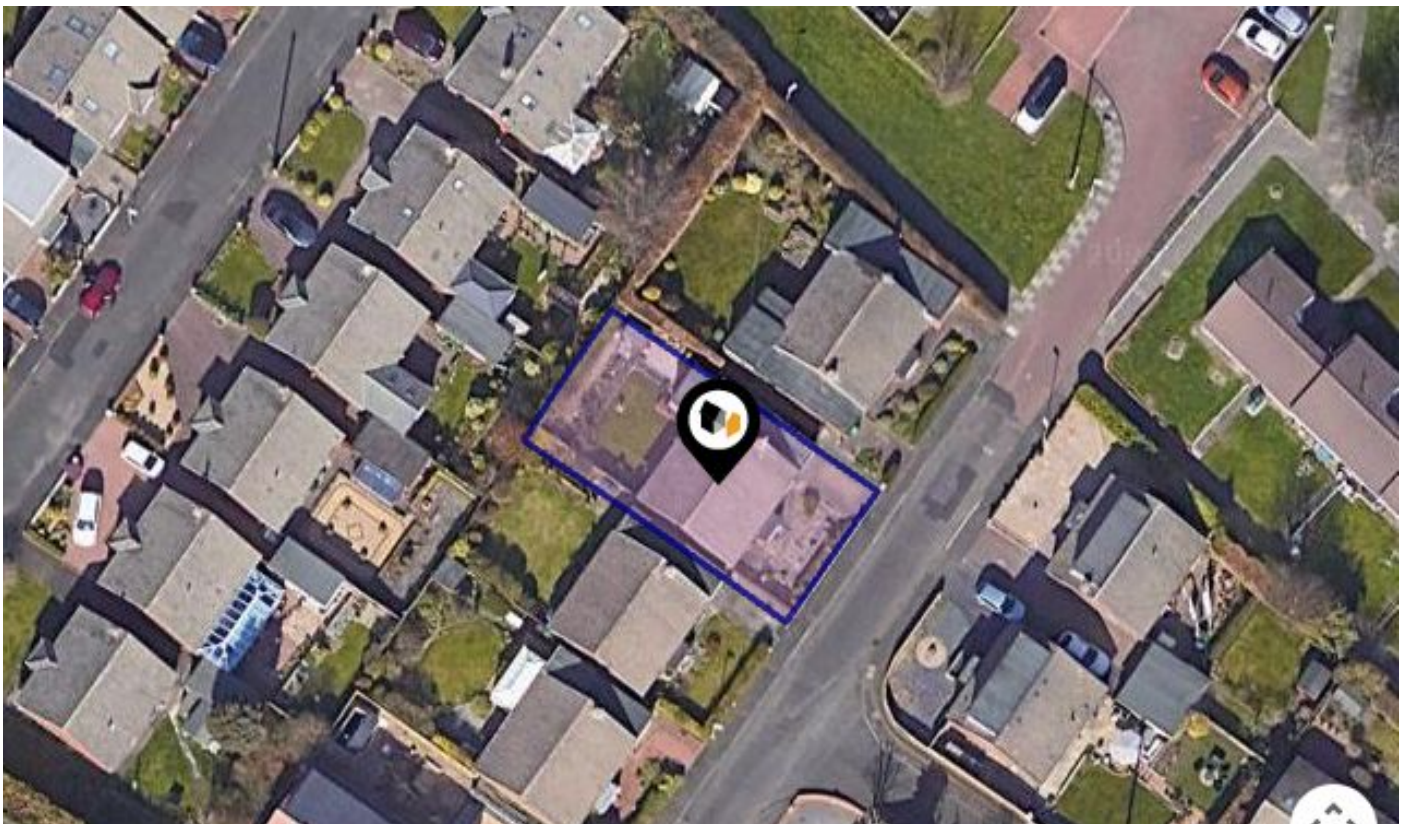


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 01st May 2025



**LAVENDER ROAD, WHICKHAM, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com




www.walkersxchange.com/














Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,578		
Title Number:	TY79157		

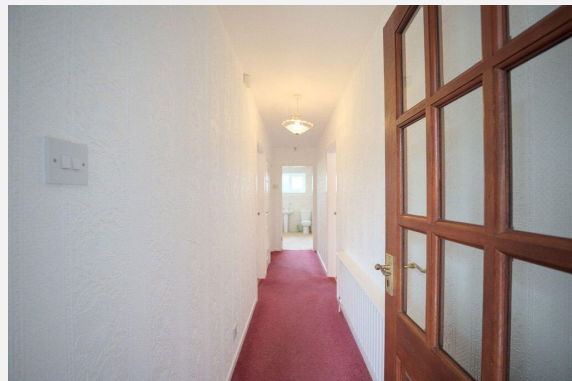
Local Area

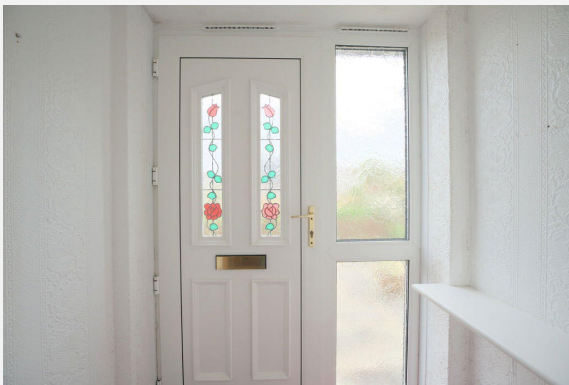
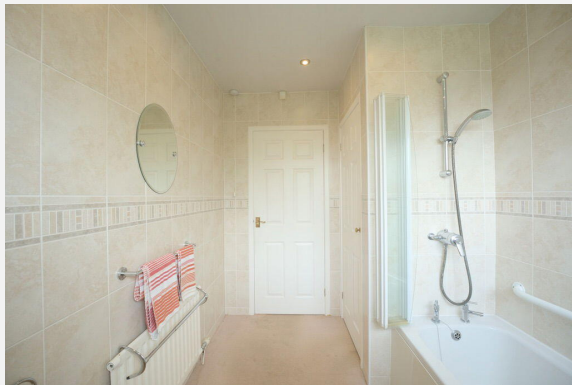
Local Authority:	Gateshead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			

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

Planning records for: *2 Lavender Road Whickham Whickham NE16 4LR*

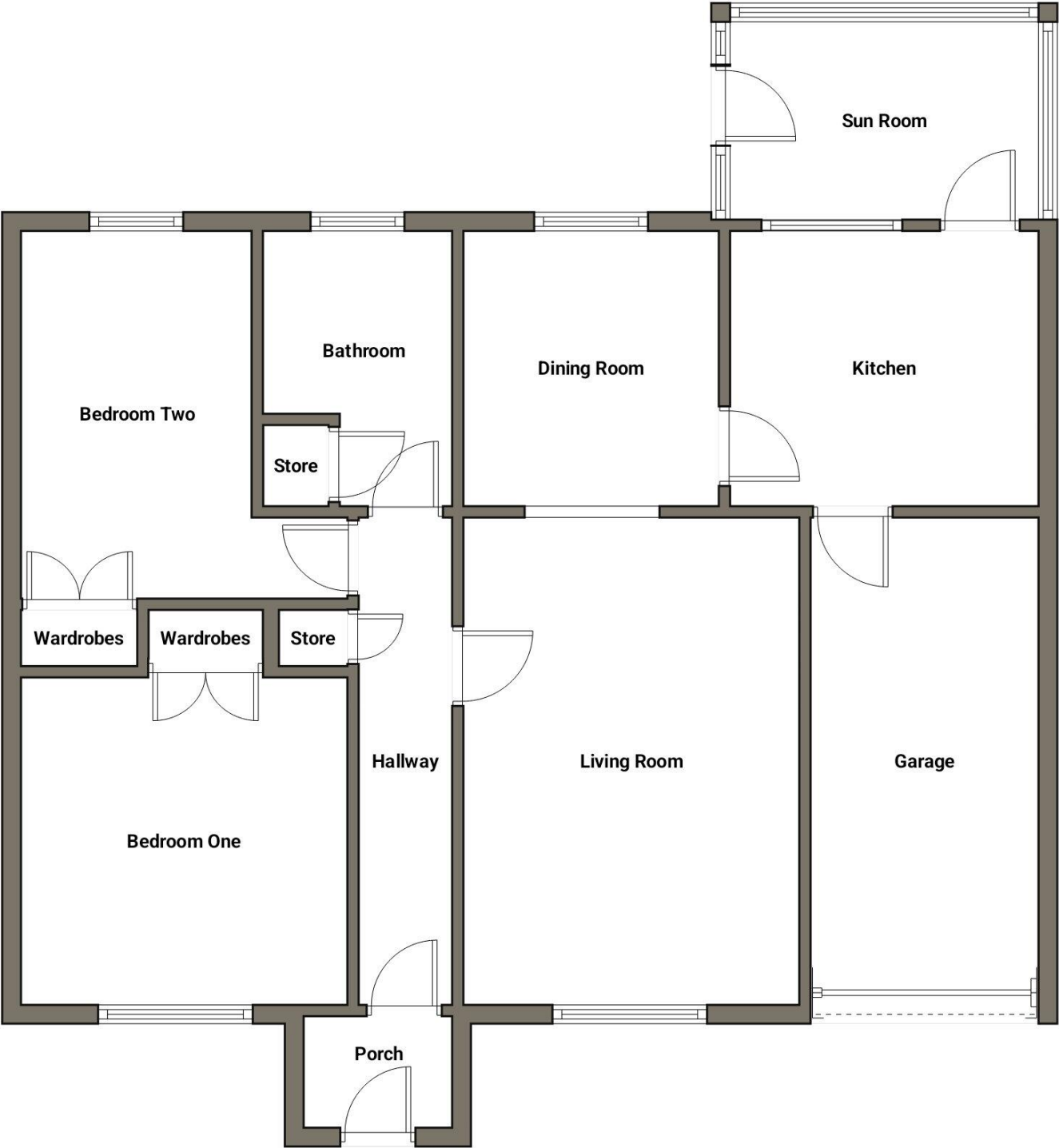
Reference - Gateshead/DC/18/00123/HHA	
Decision:	Decided
Date:	09th February 2018
Description:	Porch and dormer window to the front,change flat roof to pitched to rear (amended 29.03.2018)







LAVENDER ROAD, WHICKHAM, NEWCASTLE UPON TYNE,
NE16

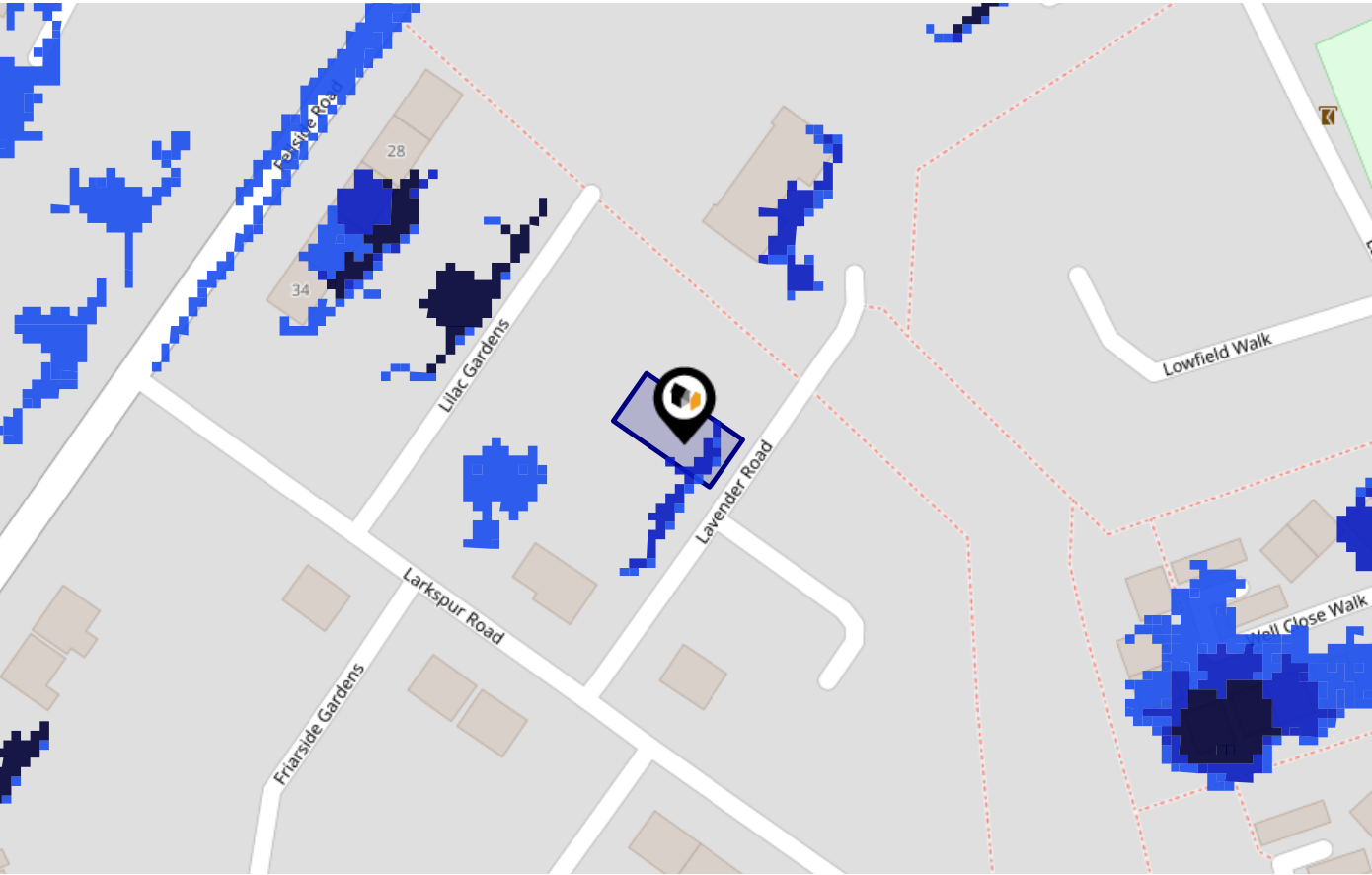


Flood Risk

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.

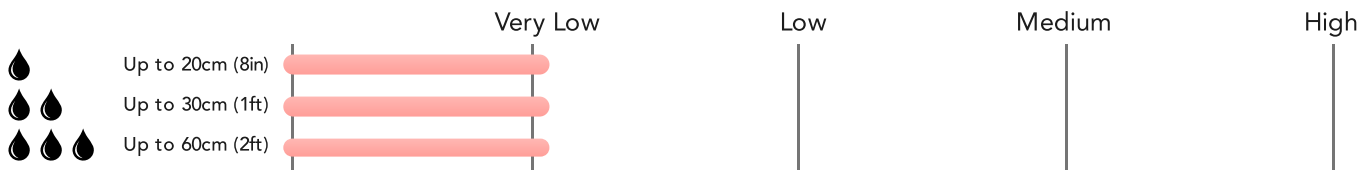


Risk Rating: Very low

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:

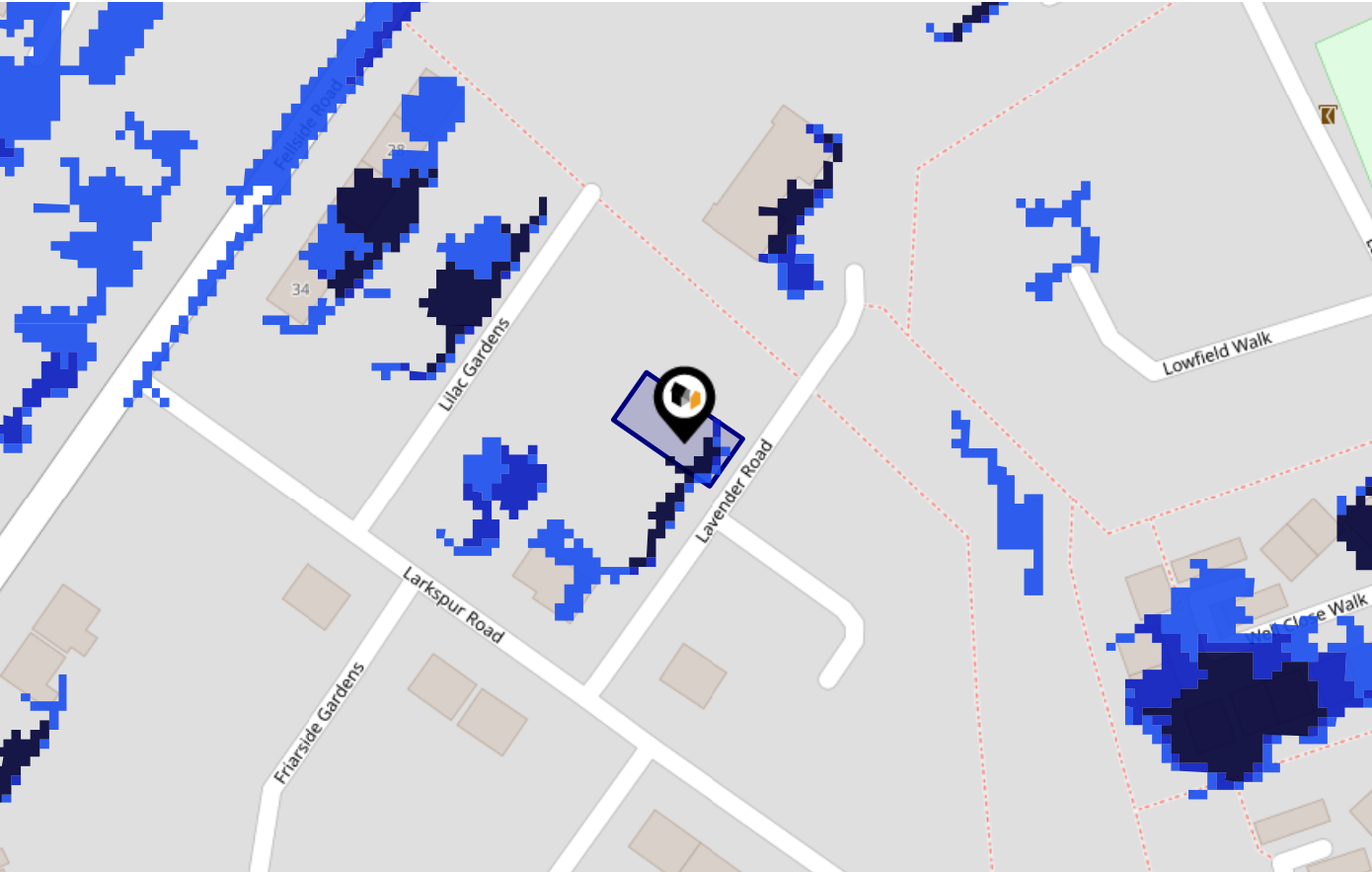


Flood Risk

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.

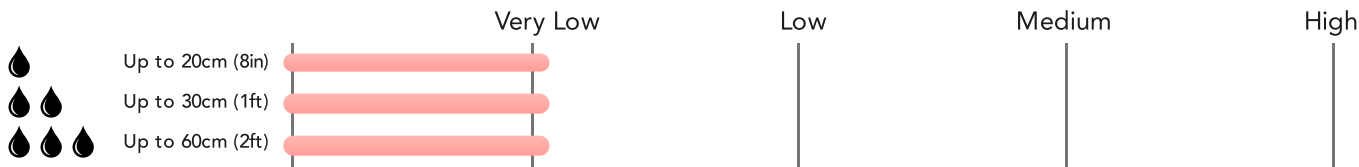


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

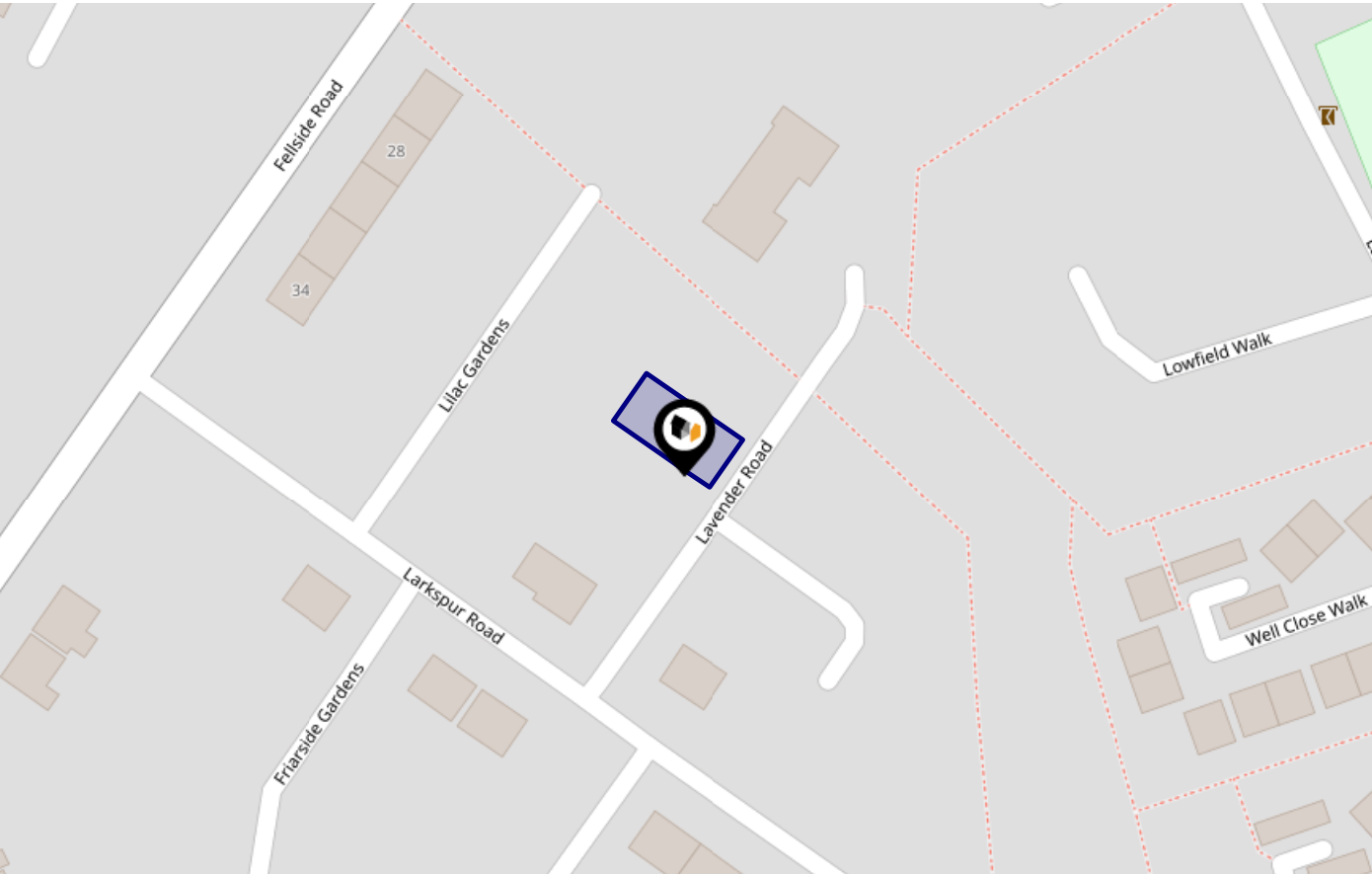


Flood Risk

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.

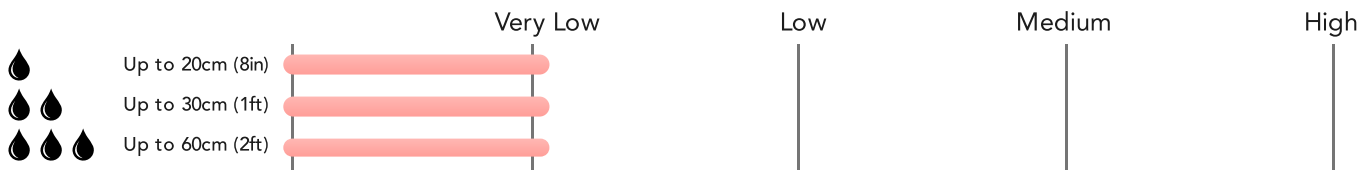


Risk Rating: Very low

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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:

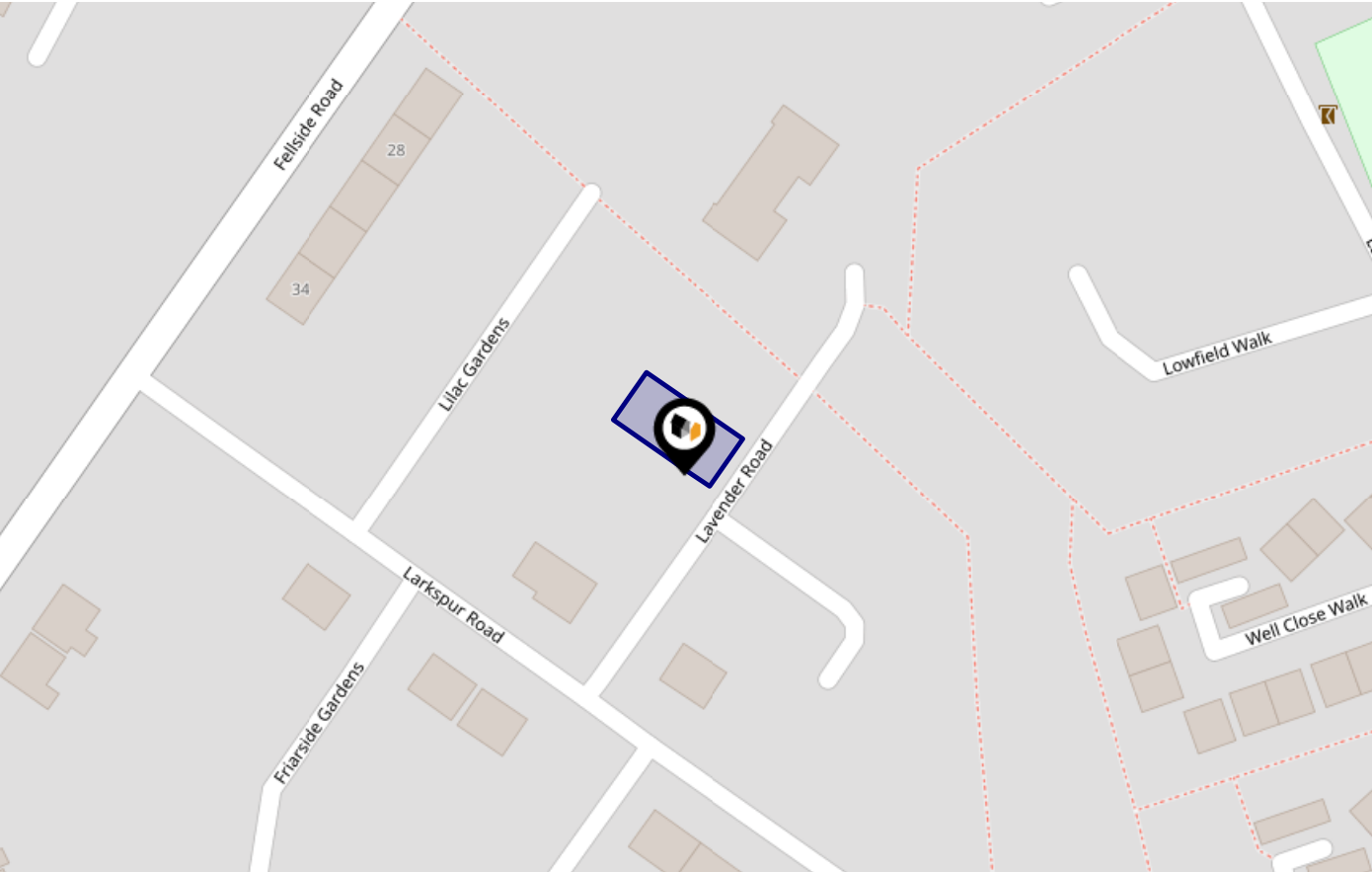


Flood Risk

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.

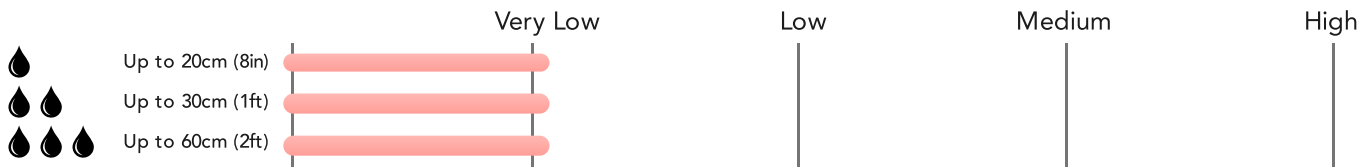


Risk Rating: Very low

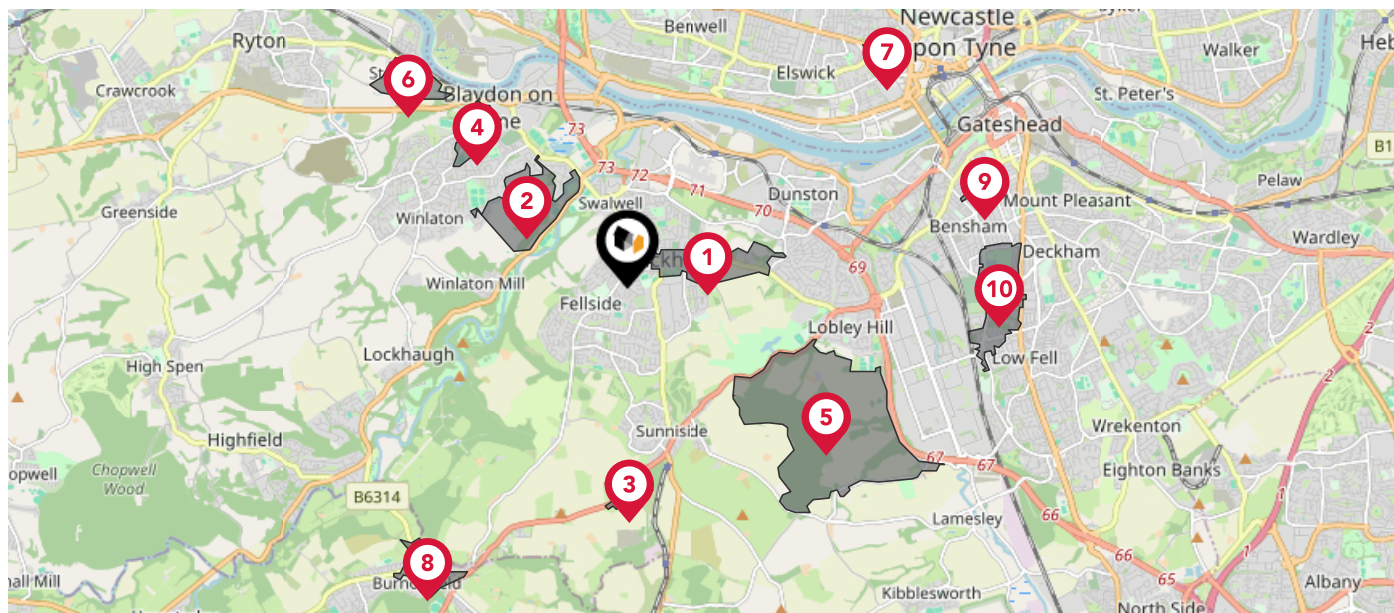
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Chance of flooding to the following depths at this property:



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



Whickham CA



Axwell CA



Marley Hill CA



Blaydon CA



Ravensworth CA



Path Head CA



Summerhill Square



Burnopfield



Coatsworth CA



Saltwell CA

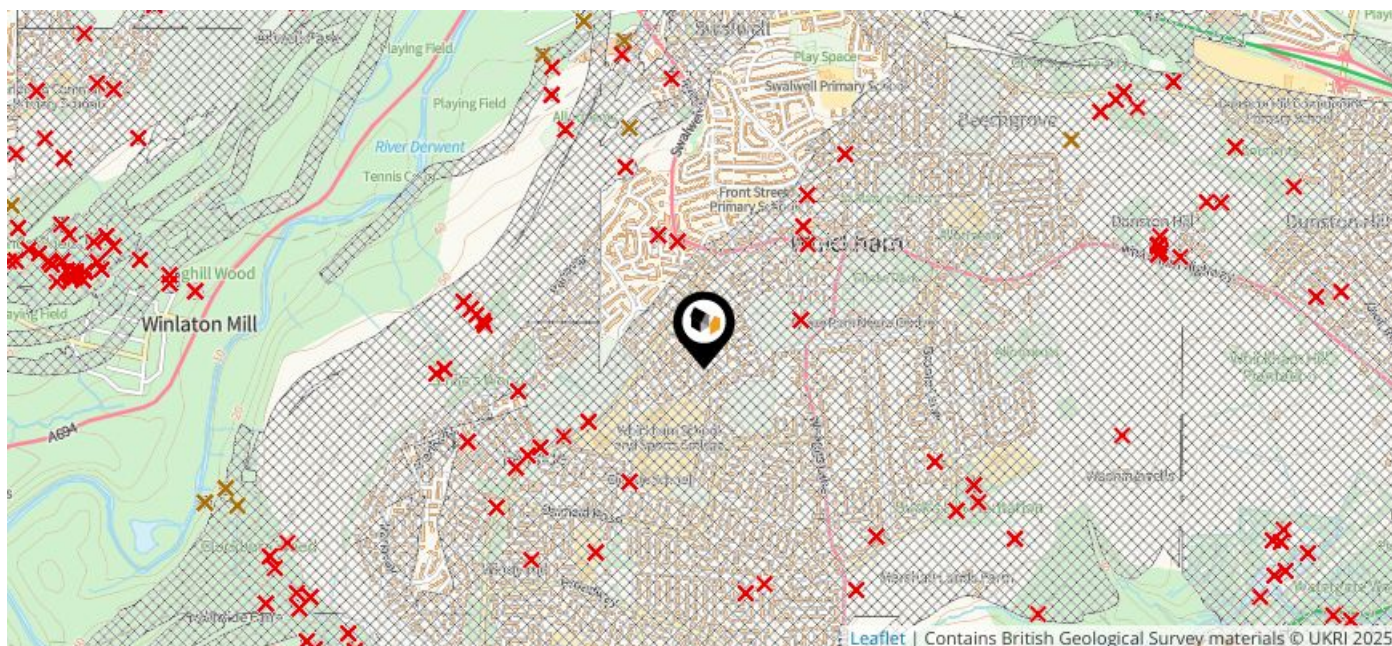
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill	<input type="checkbox"/>
2	Marshall Lands-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
3	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/ZP3597ZV/V002	Active Landfill	<input checked="" type="checkbox"/>
5	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
6	Metro Centre Phase 4-Metro Centre Development, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
7	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
8	Axwell Park-Home Farm, Axwell Park, Blaydon, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
9	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
10	Metro Centre-Swalwell, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



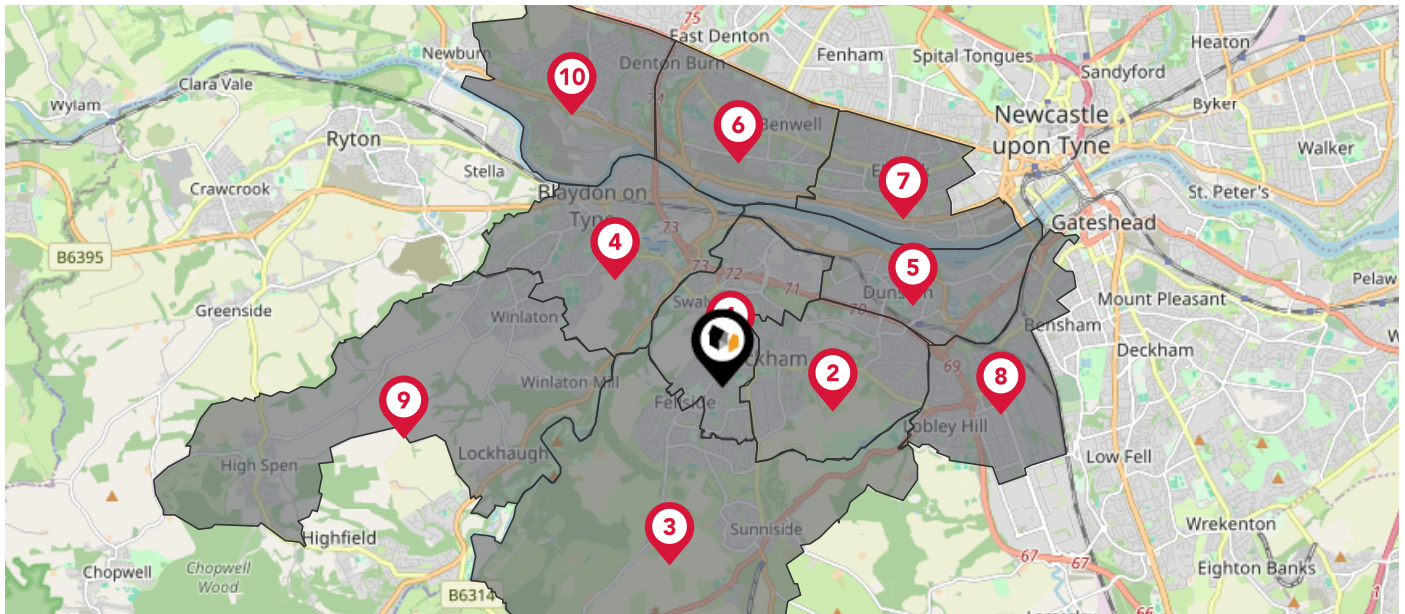
Mine Entry

- ✕ 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

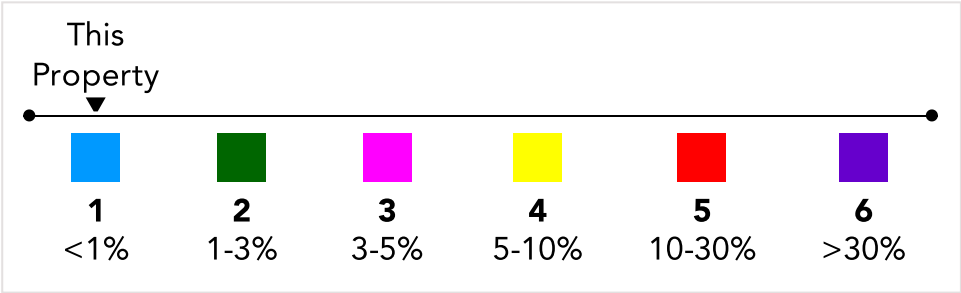
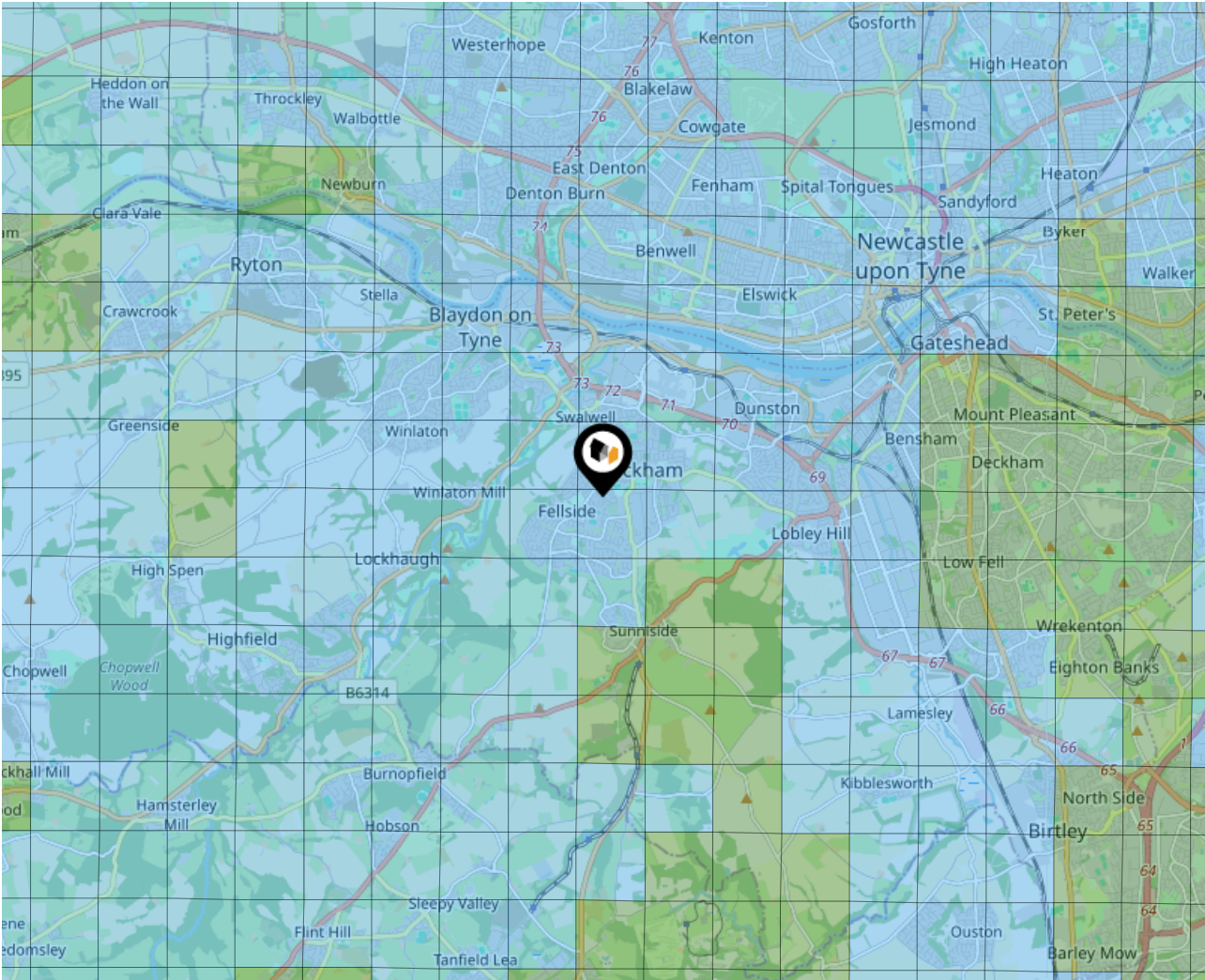


Nearby Council Wards

- 1 Wickham North Ward
- 2 Dunston Hill and Wickham East Ward
- 3 Wickham South and Sunnyside Ward
- 4 Blaydon Ward
- 5 Dunston and Teams Ward
- 6 Benwell & Scotswood Ward
- 7 Elswick Ward
- 8 Lobley Hill and Bensham Ward
- 9 Winlaton and High Spennear Ward
- 10 Lemington Ward

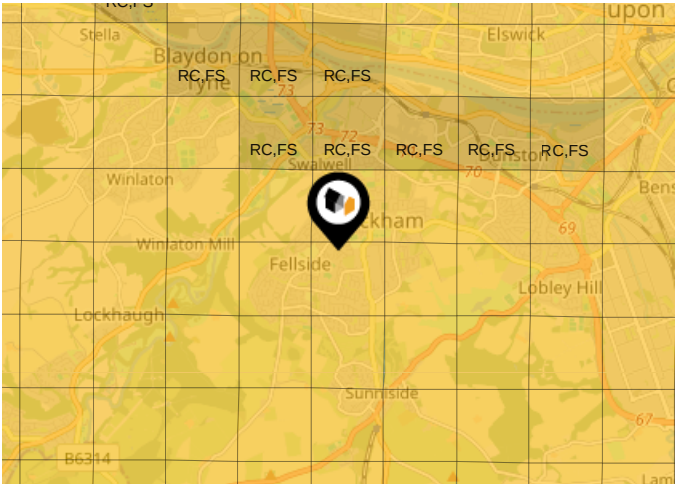
What is Radon?

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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

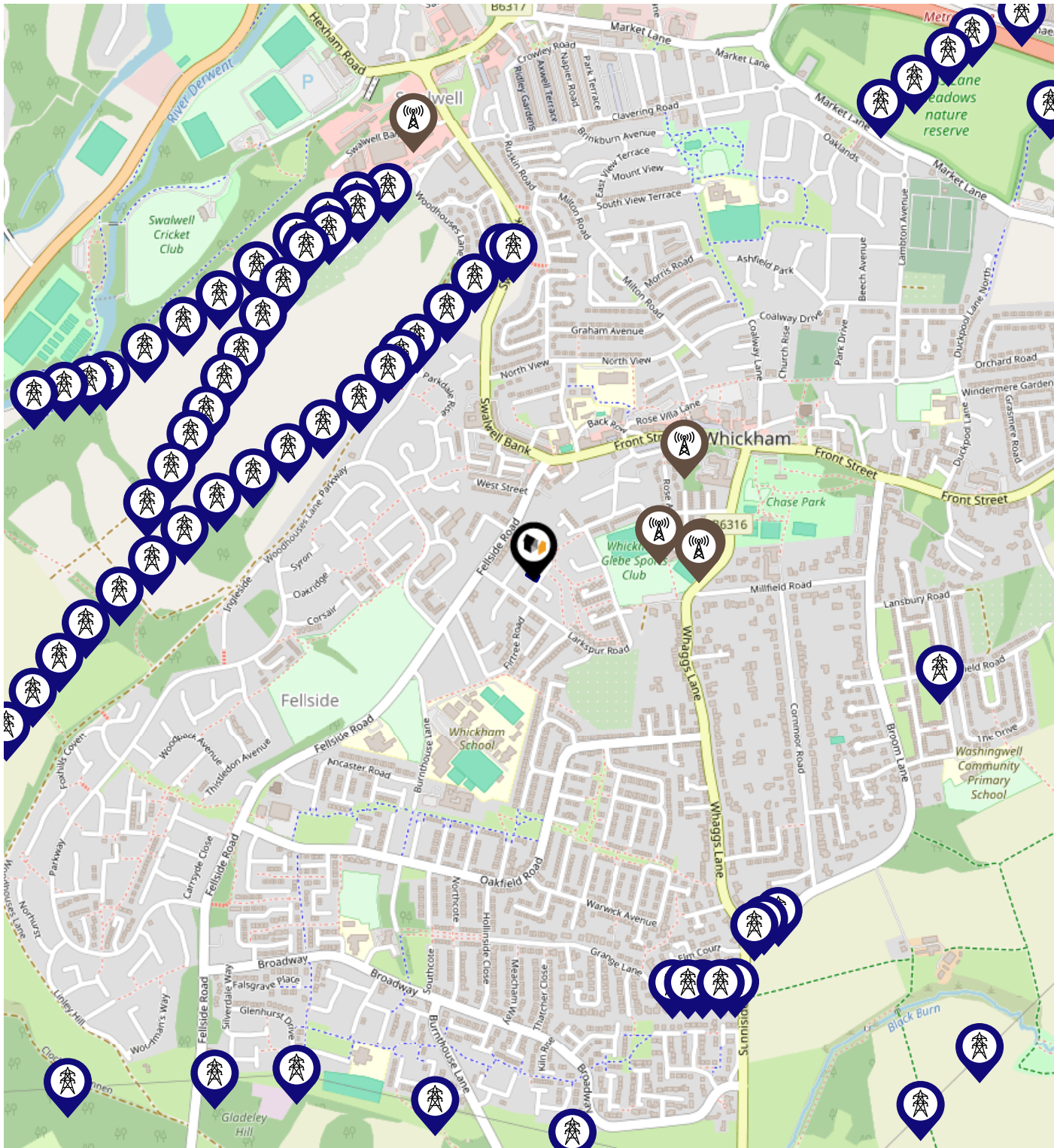


Primary Classifications (Most Common Clay Types)



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

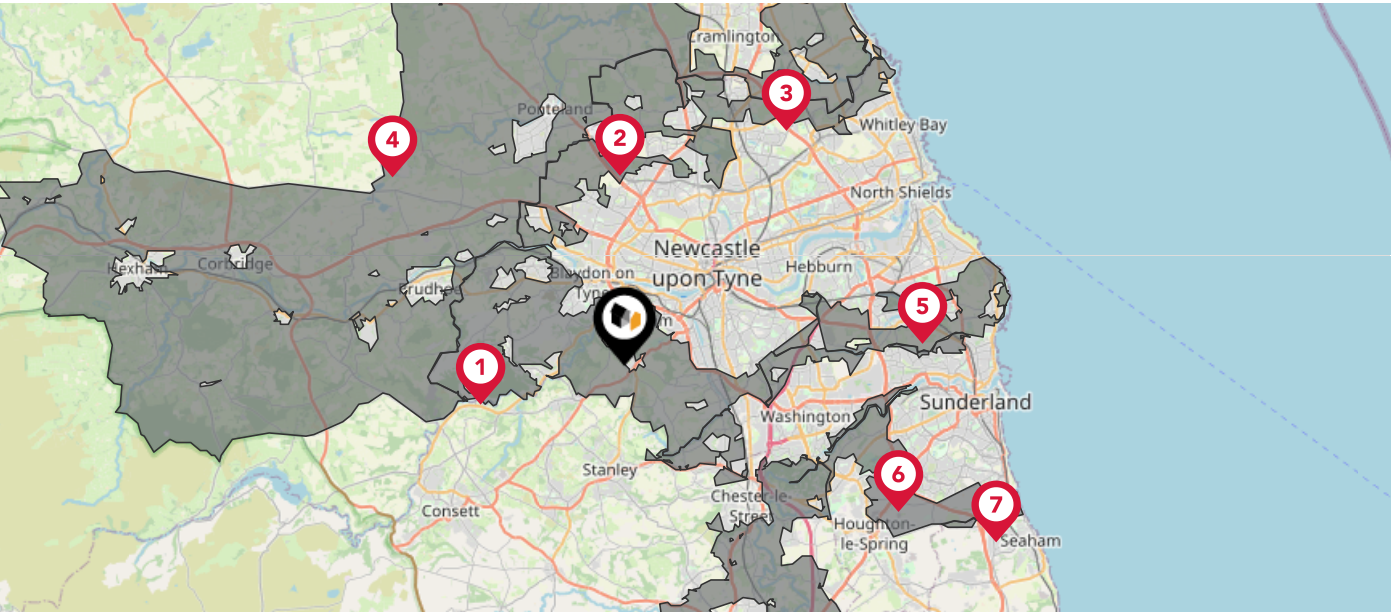


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



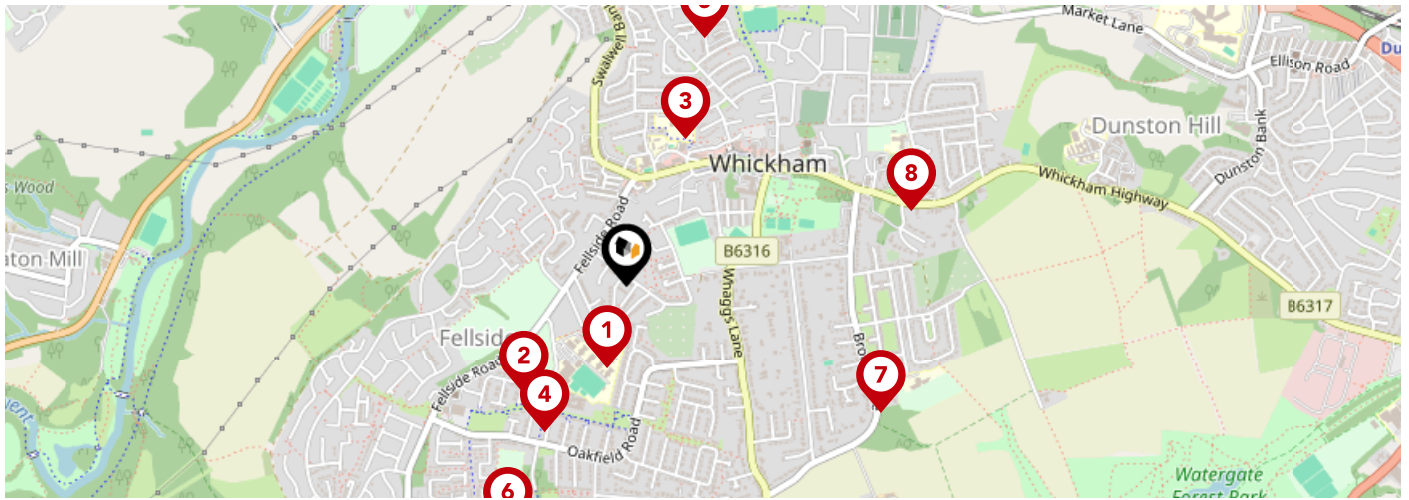
Listed Buildings in the local district		Grade	Distance
	1185451 - 67, Front Street	Grade II	0.2 miles
	1366087 - Salisbury House	Grade II	0.2 miles
	1355105 - 69, Front Street	Grade II	0.2 miles
	1025142 - Whickham Cottage Hospital	Grade II	0.3 miles
	1185359 - Church Of St Mary	Grade I	0.4 miles
	1355140 - 11, Church Chare	Grade II	0.4 miles
	1025136 - Tomb Of Jane Clasper About 13 Metres North Of Church Of St Mary	Grade II	0.4 miles
	1185397 - 20, Front Street	Grade II	0.4 miles
	1025170 - Restaurant And House Opposite Number 11	Grade II	0.4 miles
	1299676 - Windmill In King Georges Field (chase Park) 180 Metres South Of Street	Grade II	0.4 miles

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

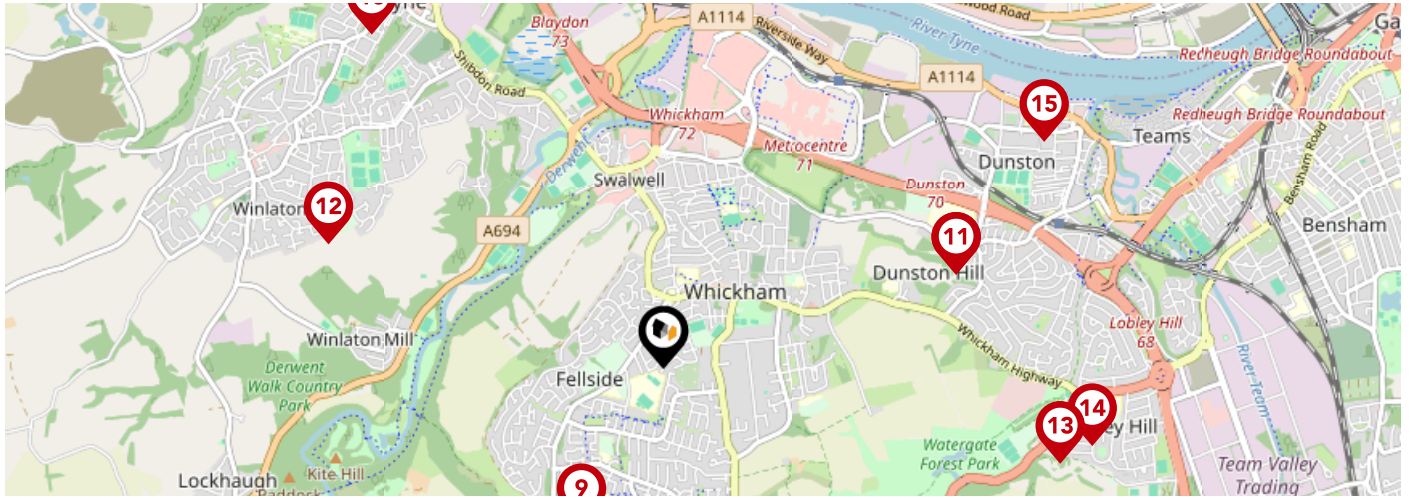










Nearby Green Belt Land

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



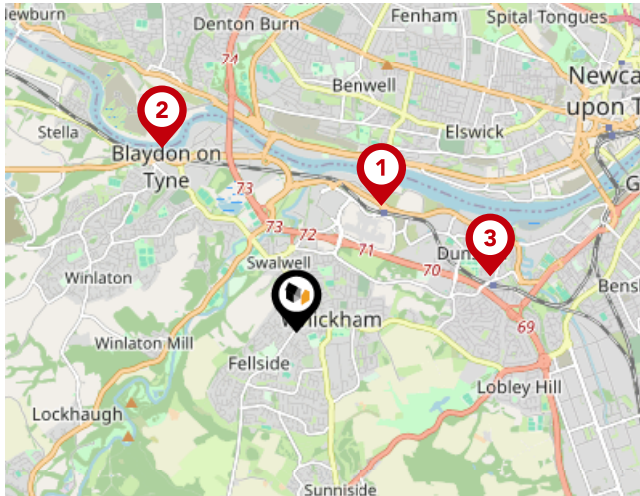
		Nursery	Primary	Secondary	College	Private
1	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.34	<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:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance: 0.75	<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: 1.31	<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: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance: 1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance: 1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverside Primary Academy Ofsted Rating: Good Pupils: 315 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blaydon West Primary School Ofsted Rating: Good Pupils: 194 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

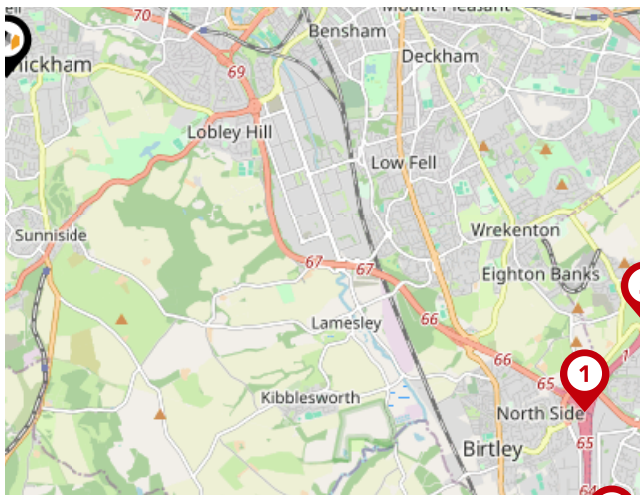
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	1.3 miles
2	Blaydon Rail Station	1.95 miles
3	Dunston Rail Station	1.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	5.7 miles
2	A194(M) J1	5.84 miles
3	A1(M) J63	7.07 miles
4	A1(M) J64	6.53 miles
5	A194(M) J2	6.22 miles

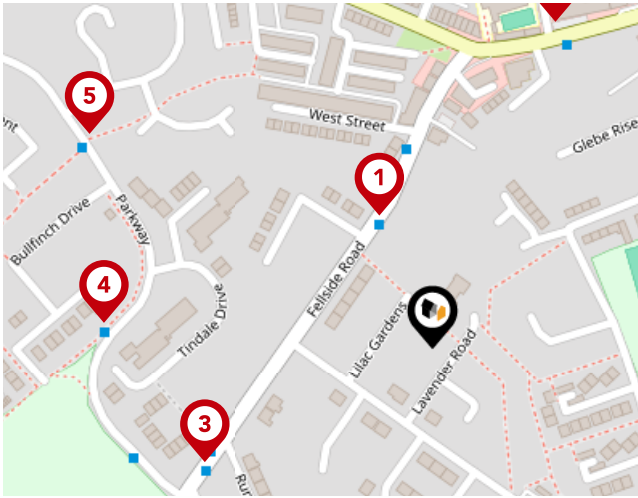


Airports/Helipads

Pin	Name	Distance
1	Airport	6.6 miles
2	Teesside Airport	31.43 miles
3	Leeds Bradford Airport	74.31 miles
4	Irthlington	44.51 miles

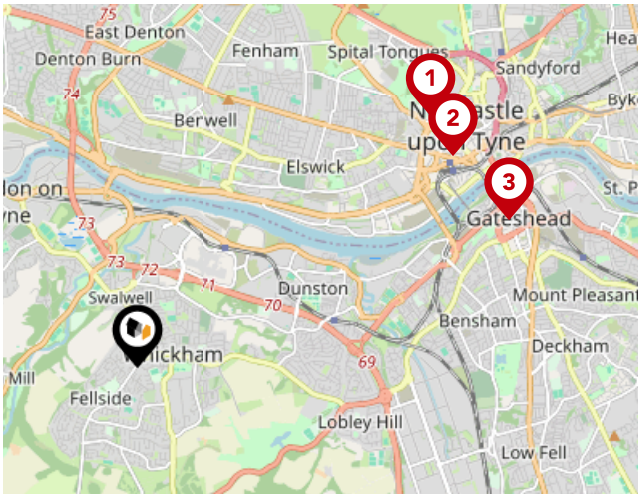
Area

Transport (Local)



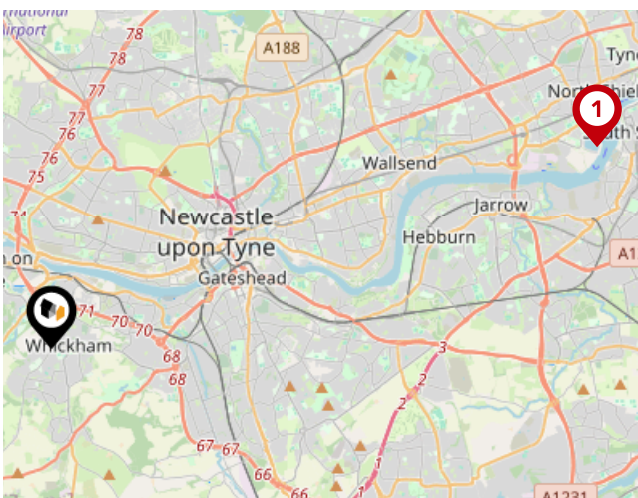
Bus Stops/Stations

Pin	Name	Distance
1	Fellside Road - Axwell View	0.08 miles
2	Front Street Community Primary School	0.19 miles
3	Fellside Road-Runnymede Road	0.13 miles
4	Parkway-Tindale Drive	0.18 miles
5	Parkway-Parkdale Rise	0.21 miles



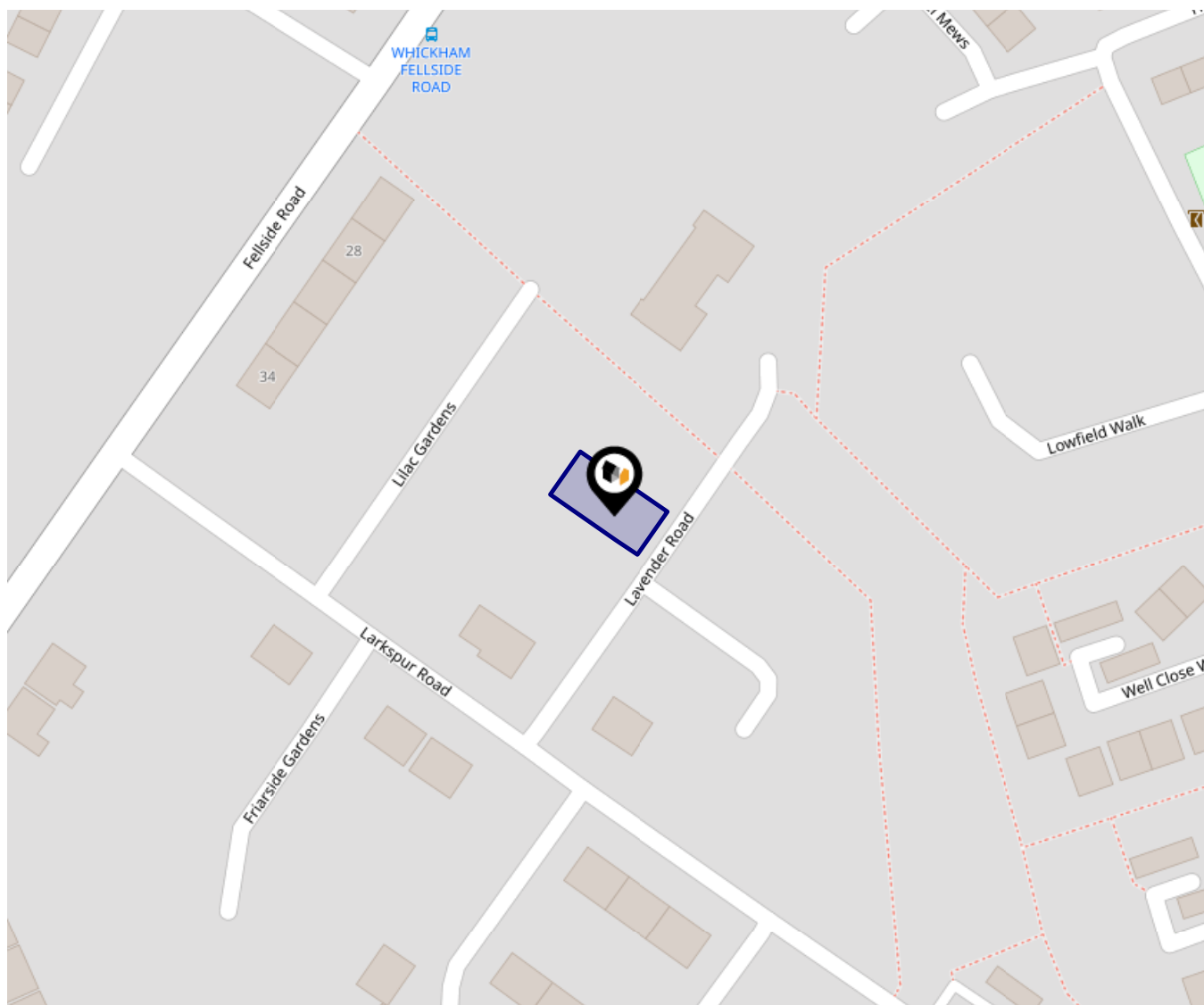
Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.29 miles
2	Central Station (Tyne and Wear Metro Station)	3.23 miles
3	Gateshead (Tyne and Wear Metro Station)	3.41 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.91 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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