

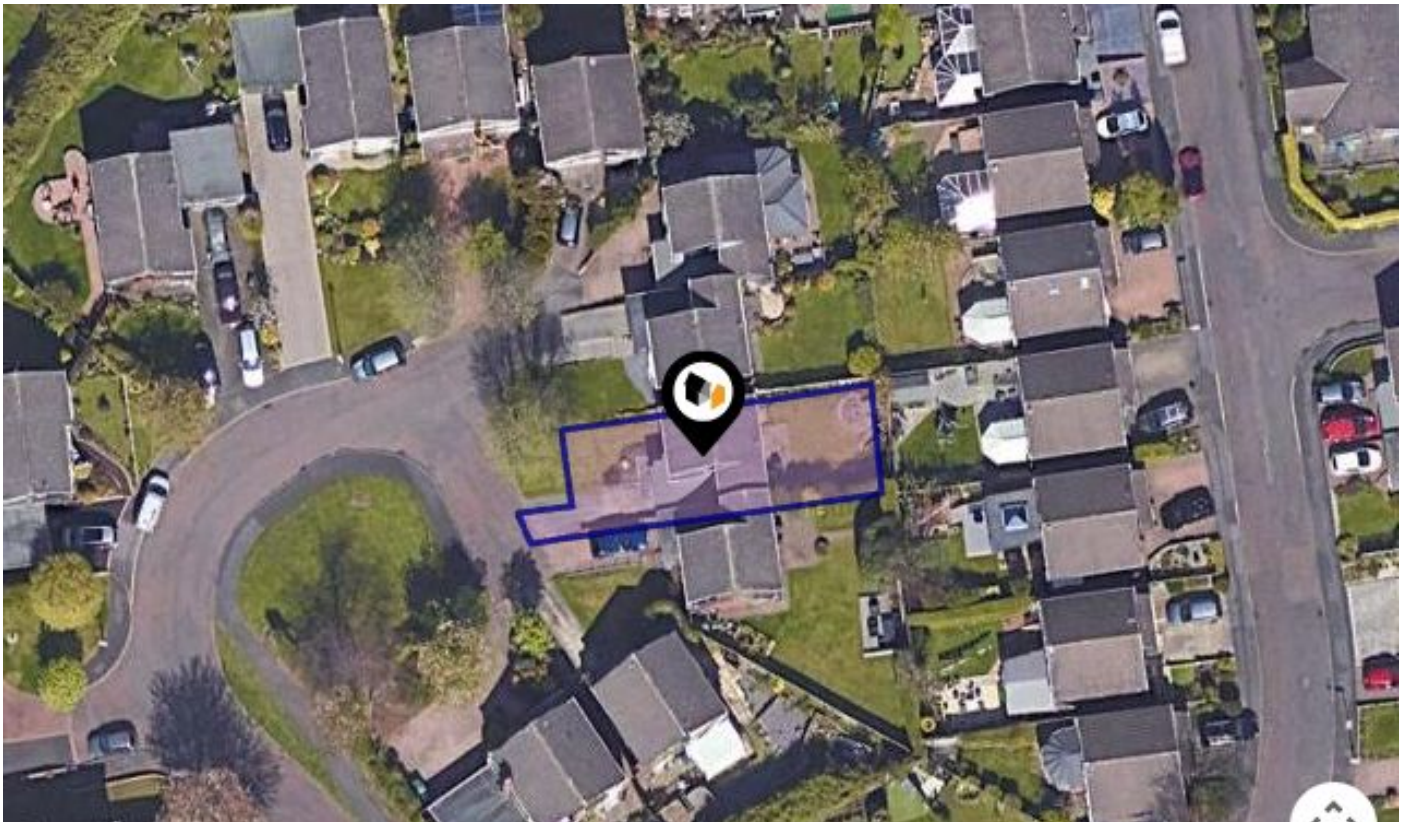


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 09<sup>th</sup> May 2025



**ALNWICK CLOSE, WHICKHAM, NEWCASTLE UPON TYNE,  
NE16**

## Walkersxchange Estate Agents

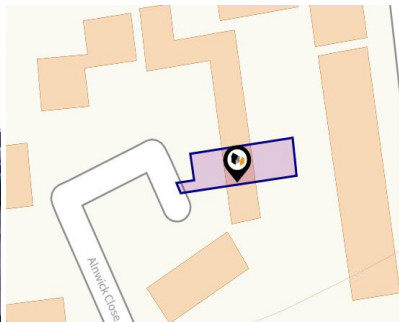
2a Gateshead Road, Sunniside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/








## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft <sup>2</sup> / 87 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,292		
Title Number:	TY462795		

## Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	50 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage:

(based on calls indoors)

O<sub>2</sub>

EE

3

Satellite/Fibre TV Availability:

BT

sky

Virgin

media

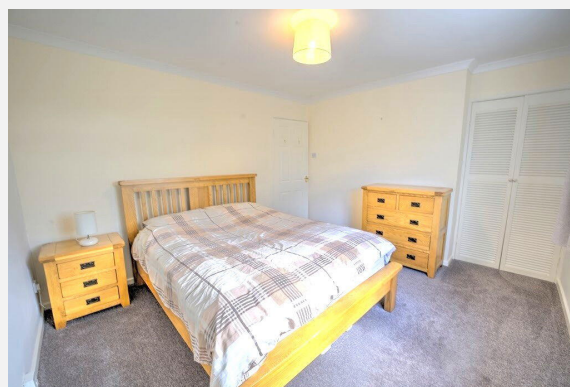
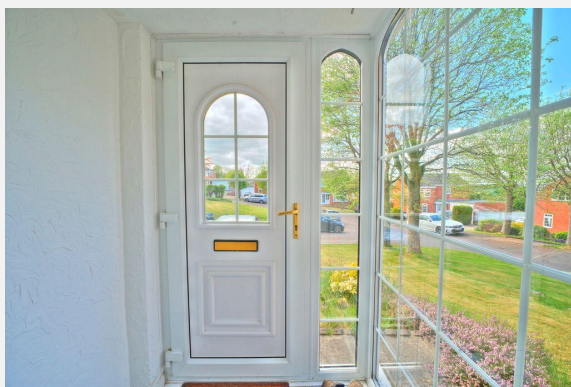
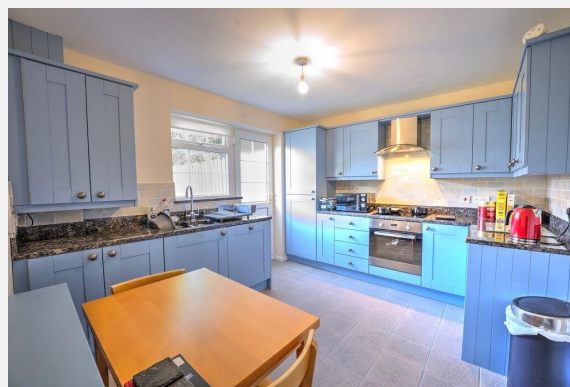
Planning records for: *1 Alnwick Close Whickham Newcastle Upon Tyne Tyne And Wear NE16 5ZD*

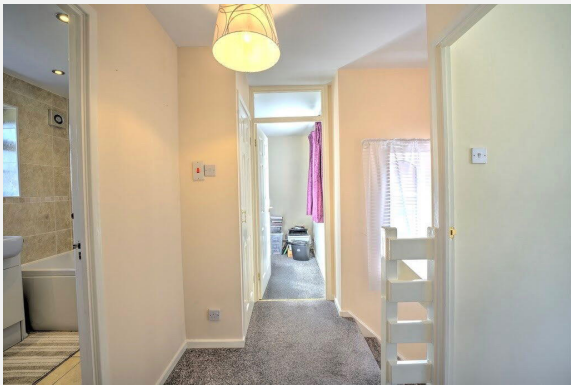
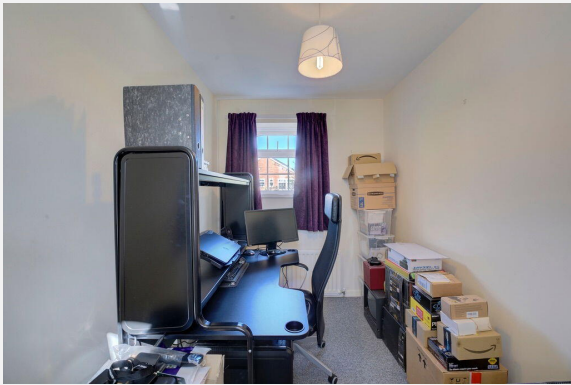
Reference - Gateshead/DC/08/01447/FUL	
Decision:	Decided
Date:	17th September 2008
Description:	Erection of single-storey extension at side of dwellinghouse.

Planning records for: *2 Alnwick Close Whickham Newcastle Upon Tyne Tyne And Wear NE16 5ZD*

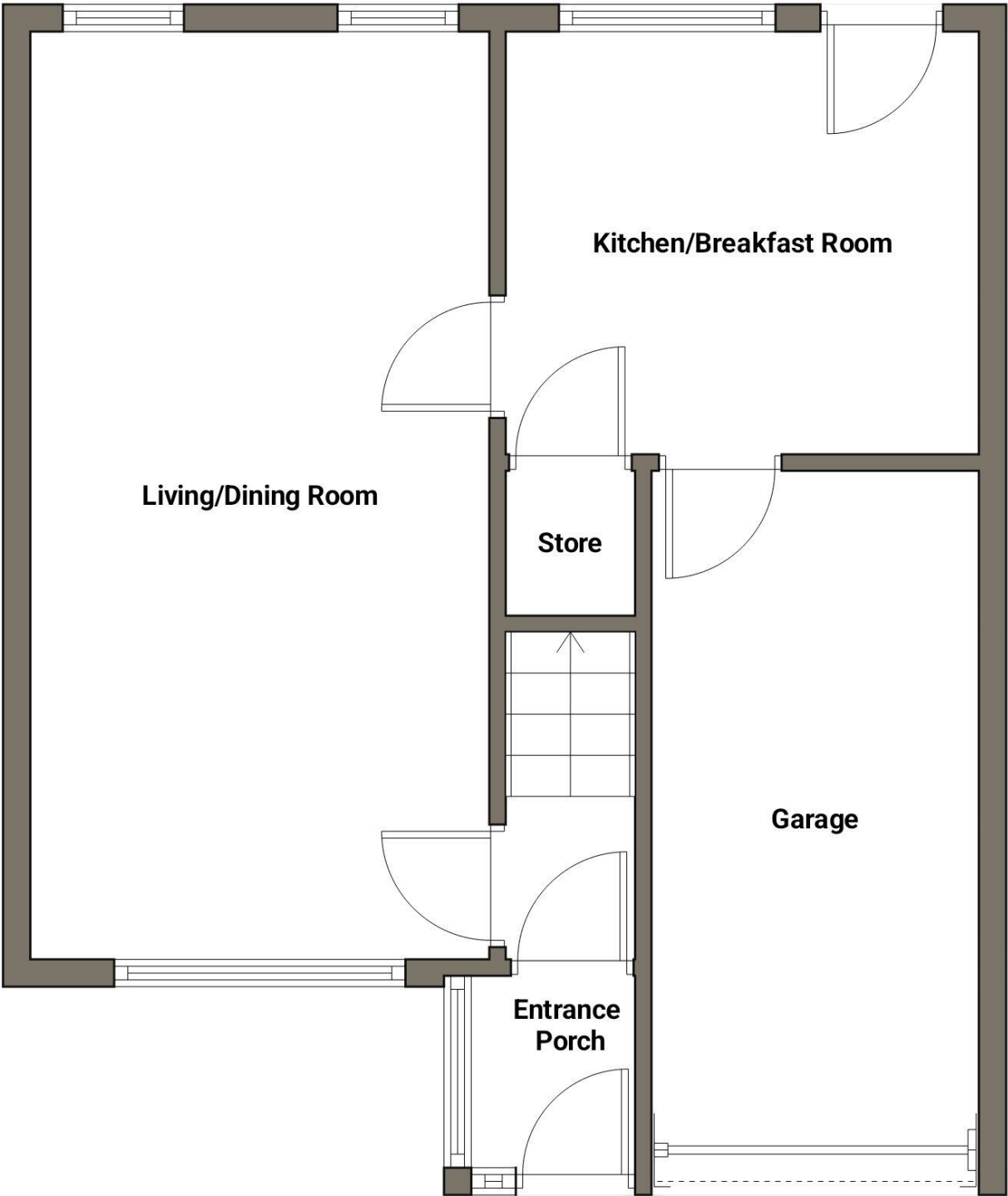
Reference - Gateshead/DC/07/00638/FUL	
Decision:	Decided
Date:	26th April 2007
Description:	Erection of two-storey extension at side of dwellinghouse and construction of bay window at rear.

Reference - Gateshead/DC/15/00393/HHA	
Decision:	Decided
Date:	21st April 2015
Description:	Erection of conservatory at side of dwellinghouse.





ALNWICK CLOSE, WHICKHAM, NEWCASTLE UPON TYNE,  
NE16



ALNWICK CLOSE, WHICKHAM, NEWCASTLE UPON TYNE,  
NE16



Alnwick Close, Whickham, NE16

Energy rating

**D**

Valid until 08.08.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83   B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>64   D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

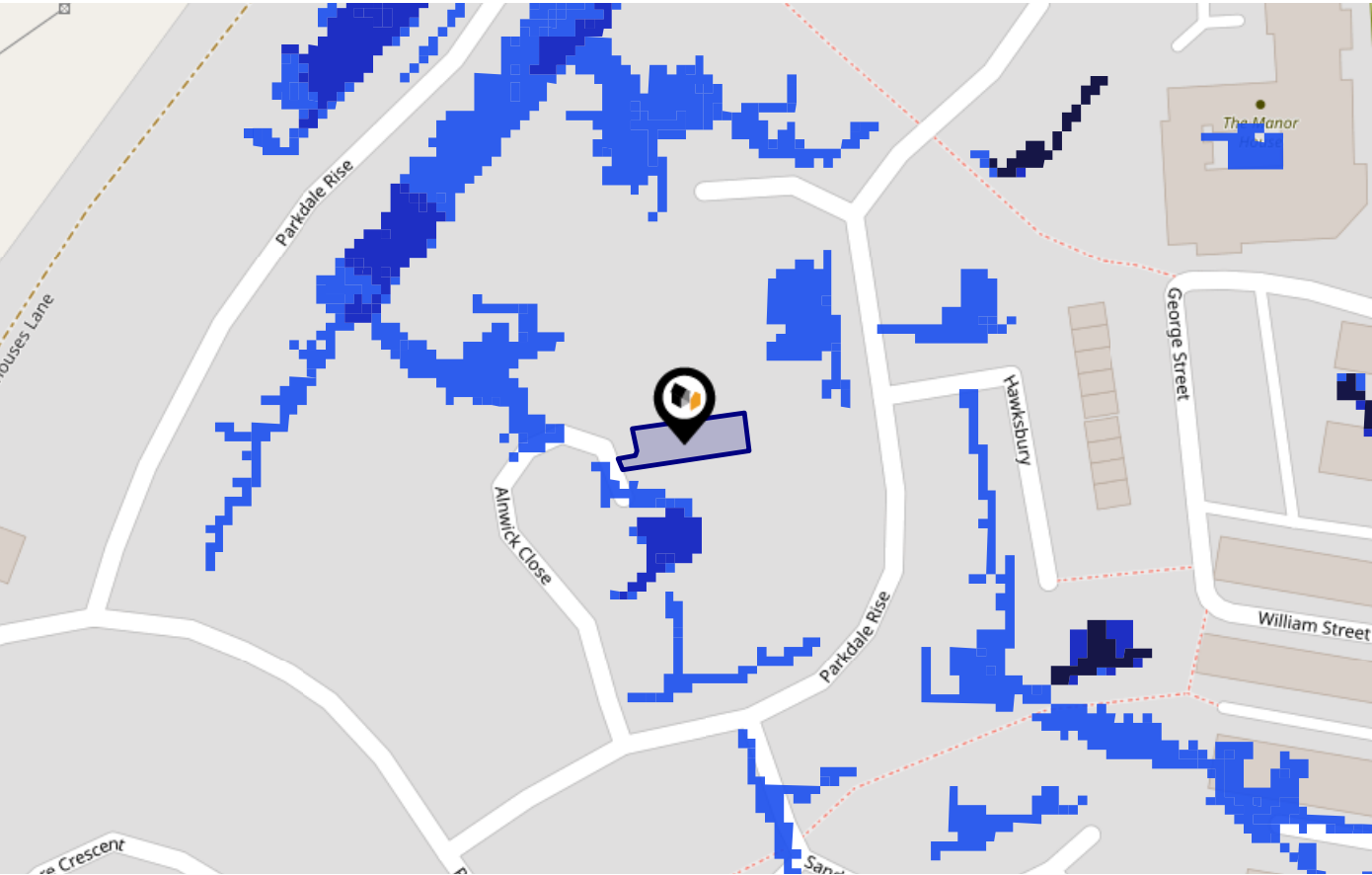
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	None of the above
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	87 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.

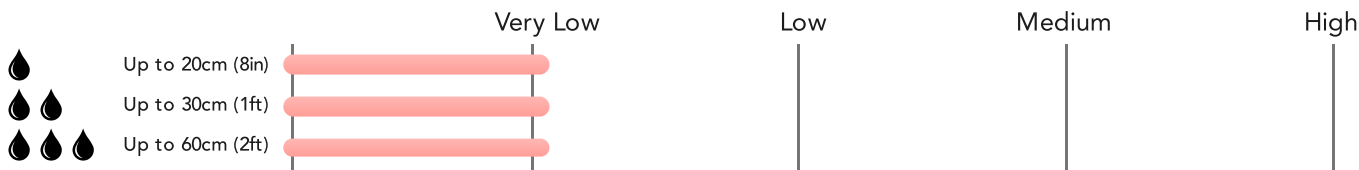


Risk Rating: Very low

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:

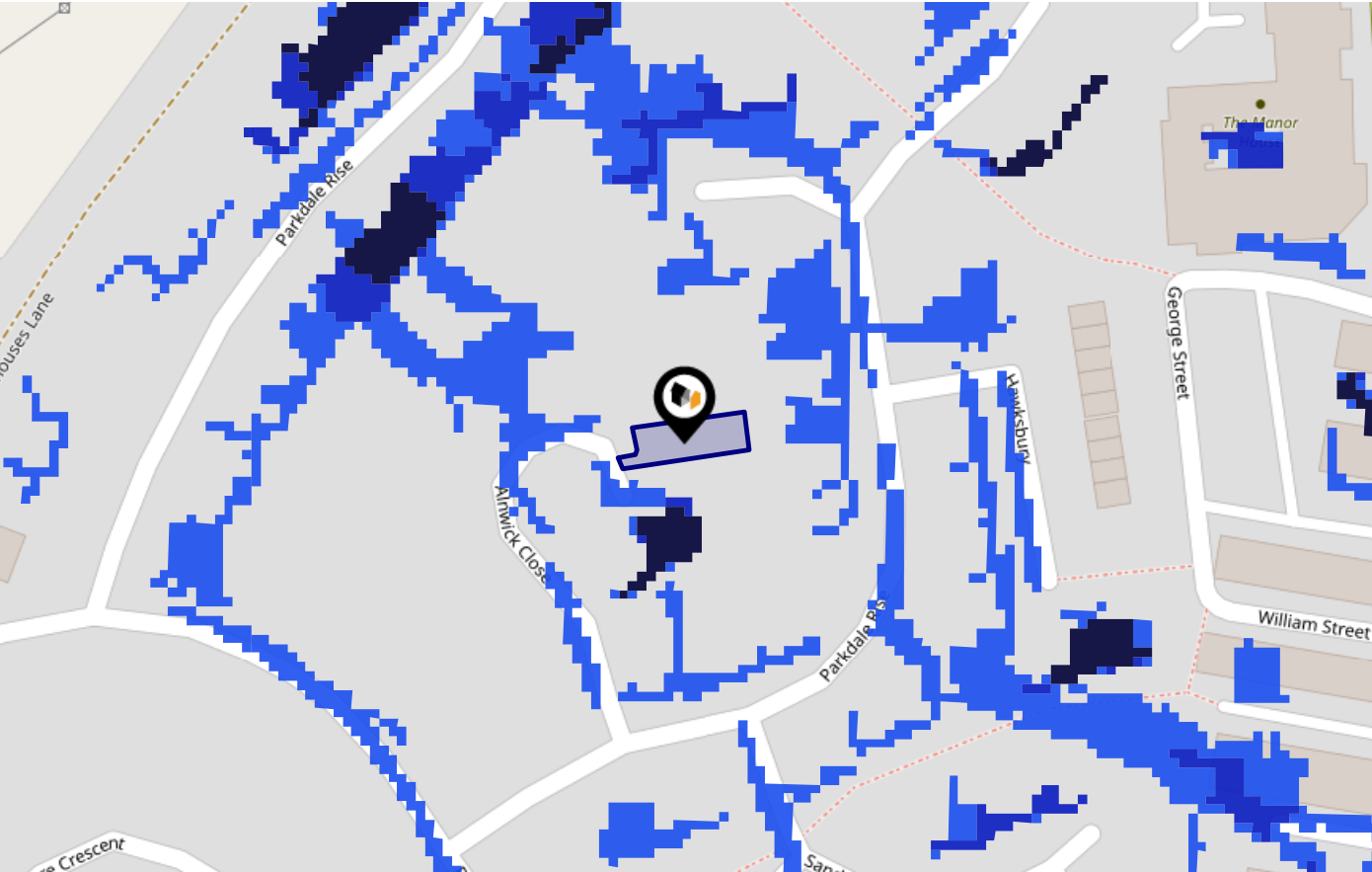


# Flood Risk

## 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.

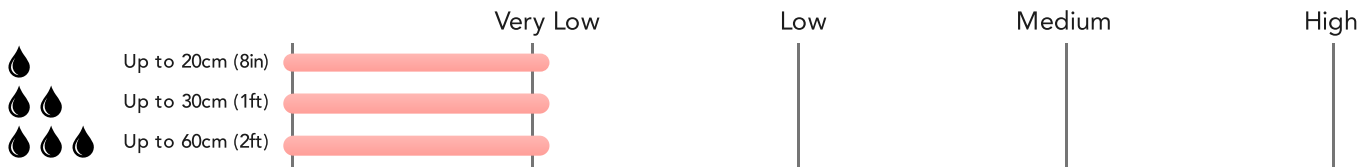


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

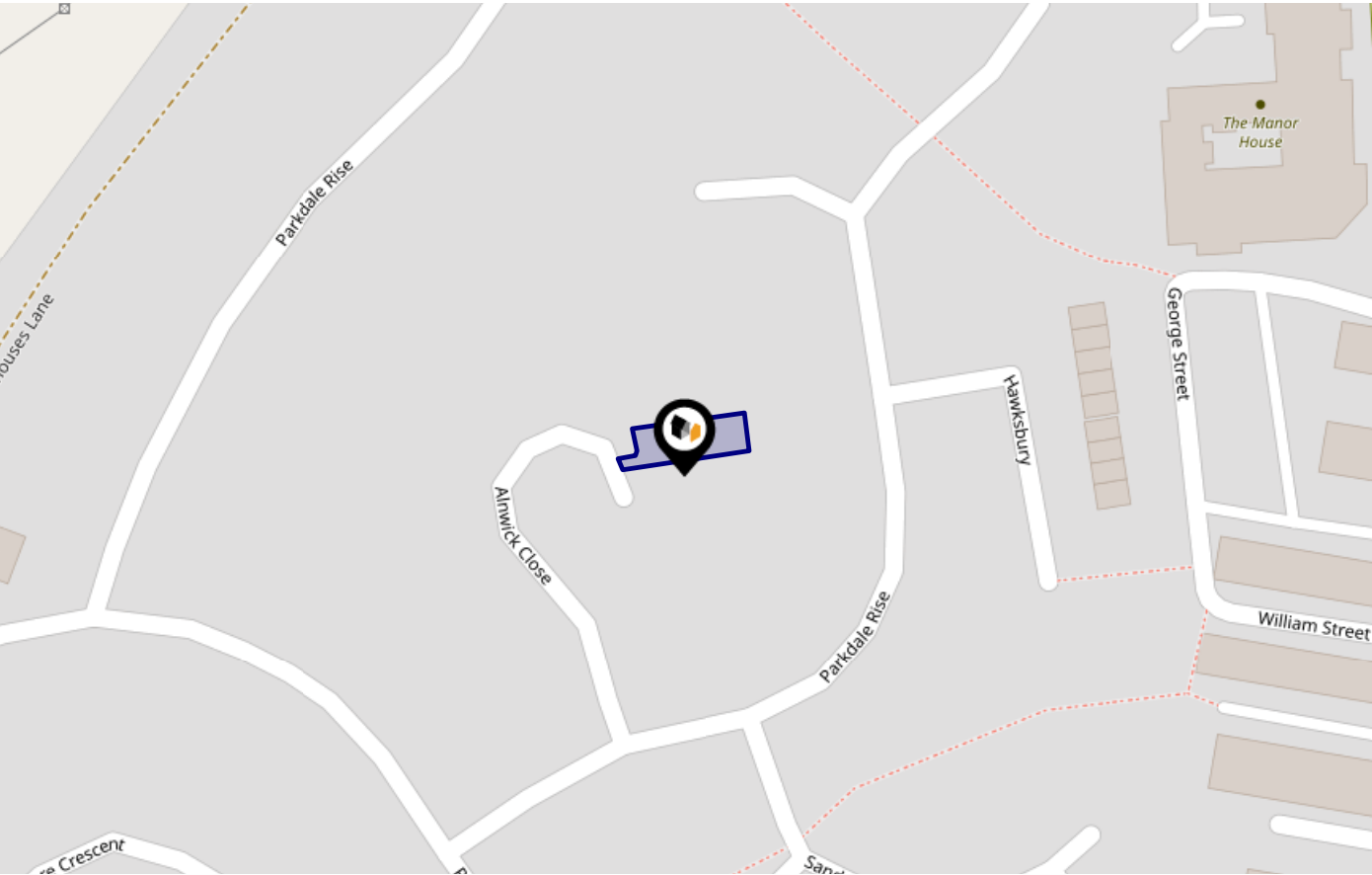


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

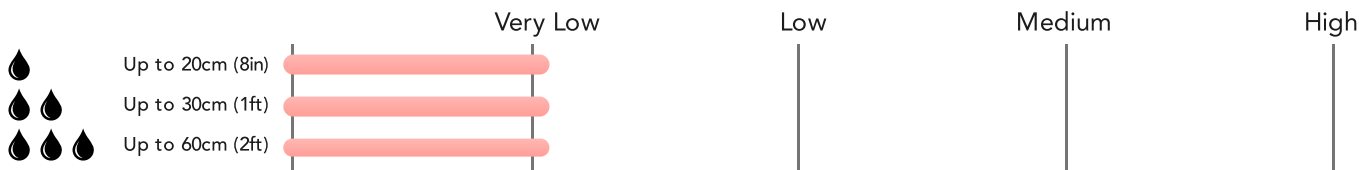


Risk Rating: Very low

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:

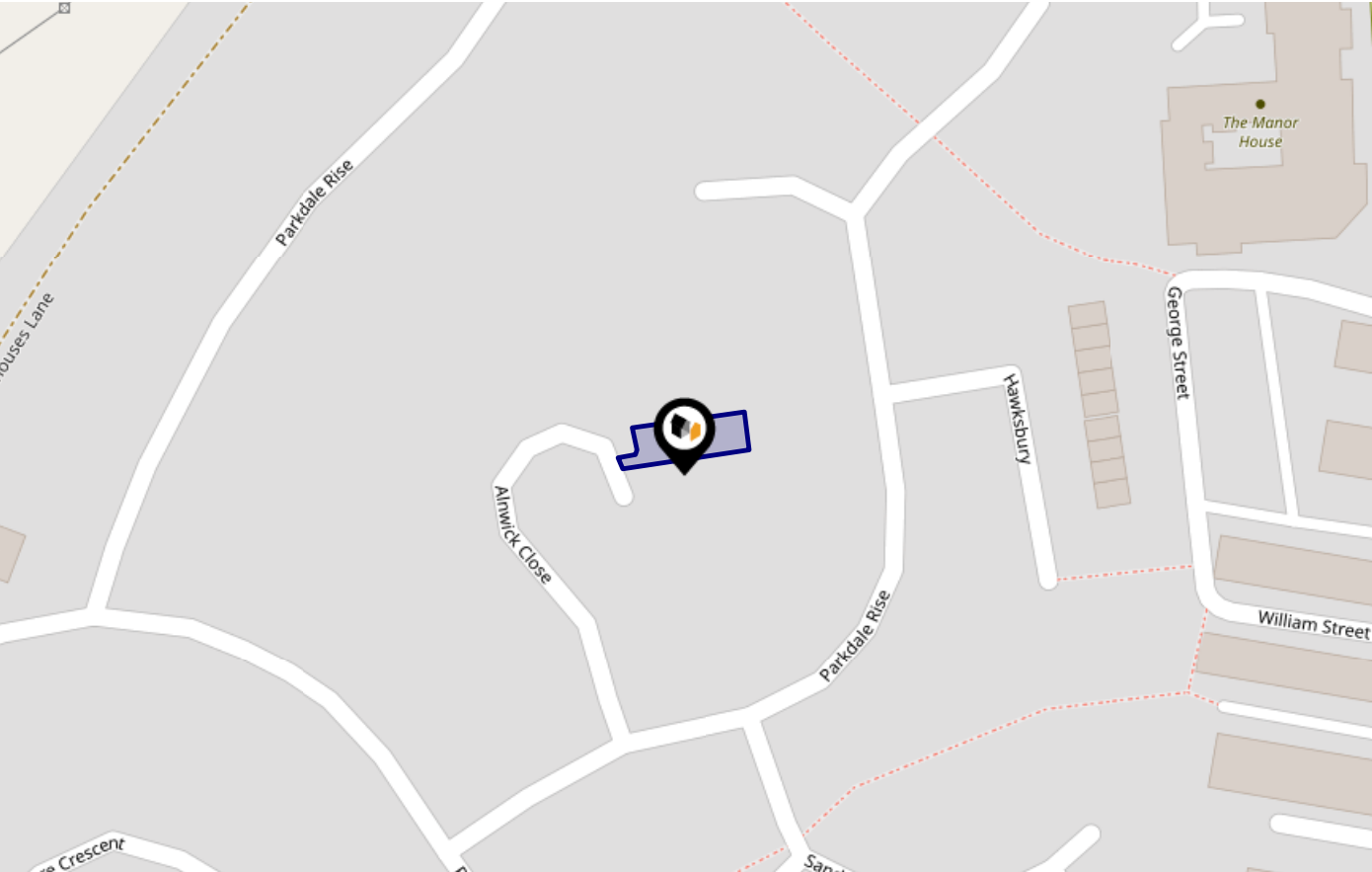


# Flood Risk

## 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.

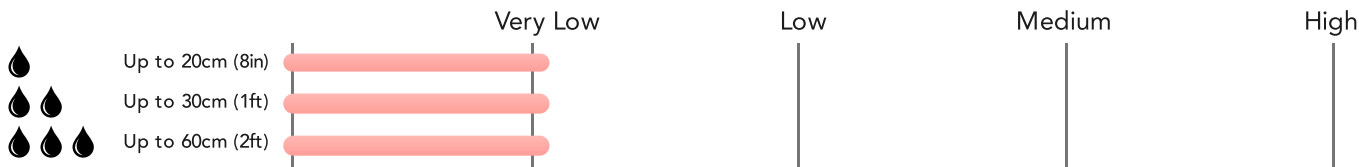


Risk Rating: Very low

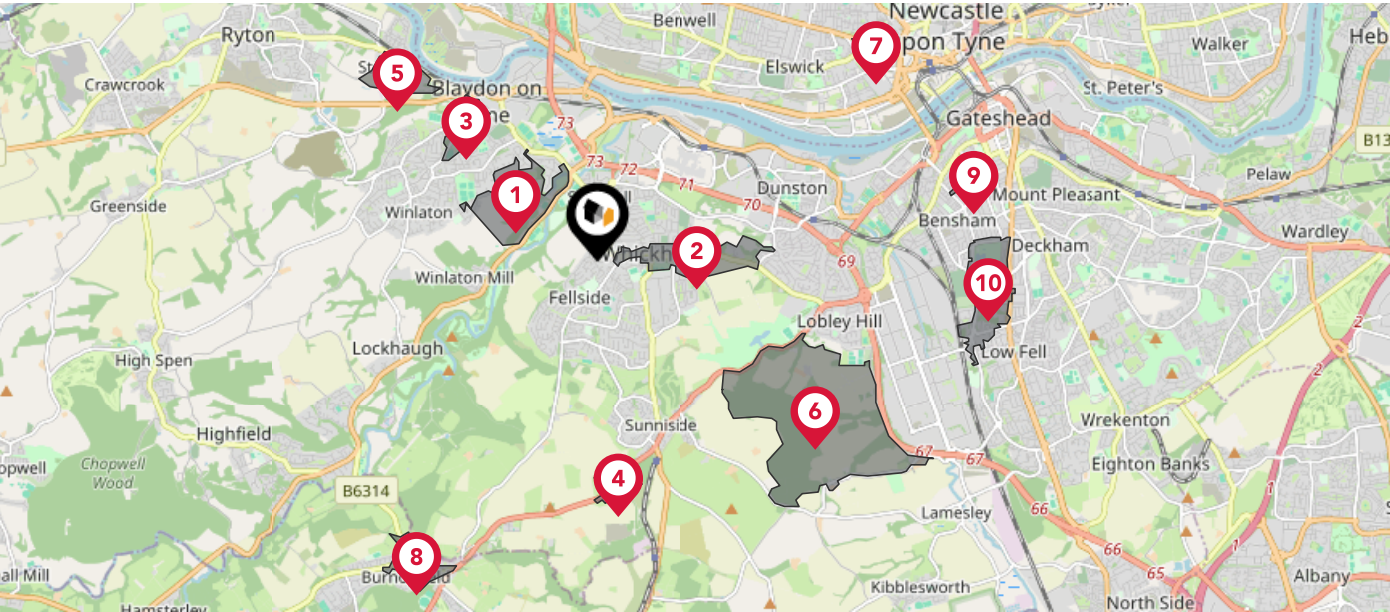
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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	
1	Axwell CA
2	Whickham CA
3	Blaydon CA
4	Marley Hill CA
5	Path Head CA
6	Ravensworth CA
7	Summerhill Square
8	Burnopfield
9	Coatsworth CA
10	Saltwell CA

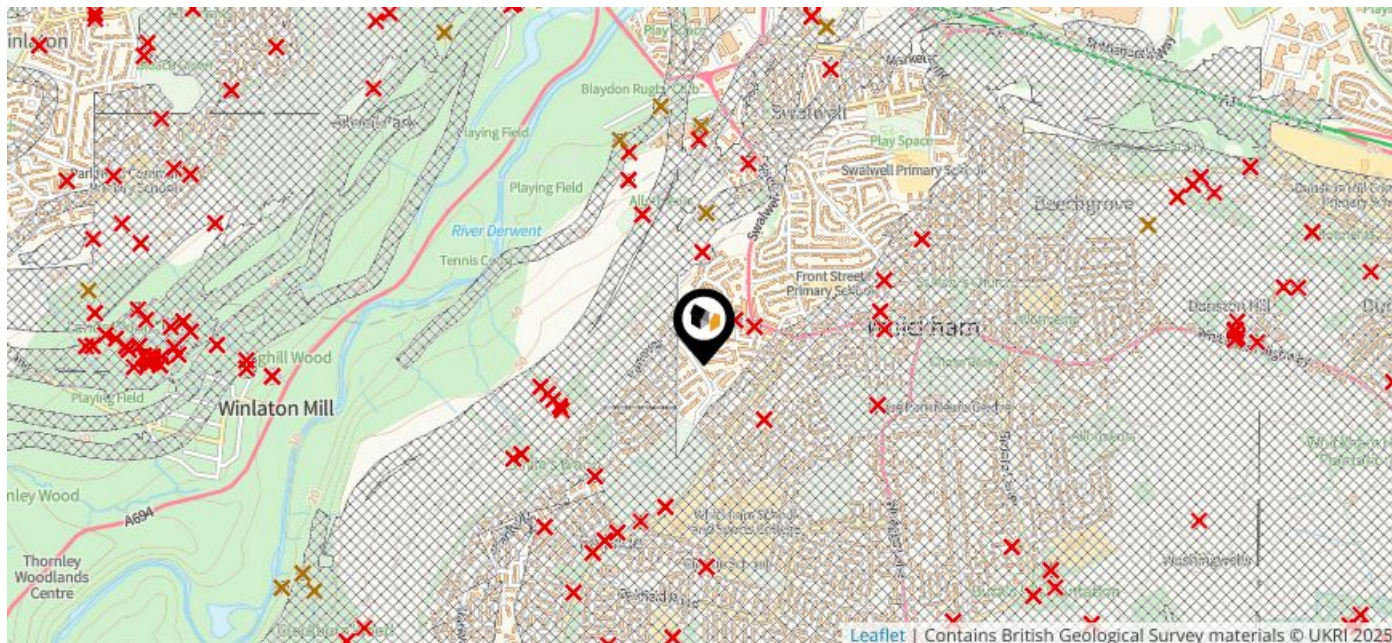
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill 
	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and Wear	Historic Landfill 
	EA/EPR/ZP3597ZV/V002	Active Landfill 
	Axwell Park-Home Farm, Axwell Park, Blaydon, Tyne and Wear	Historic Landfill 
	Metro Centre Phase 4-Metro Centre Development, Gateshead, Tyne and Wear	Historic Landfill 
	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill 
	Metro Centre-Swalwell, Gateshead, Tyne and Wear	Historic Landfill 
	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill 
	Marshall Lands-Whickham, Gateshead	Historic Landfill 
	Derwenthaugh Road-Newcastle Upon Tyne, Swalwell, Tyne & Wear	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



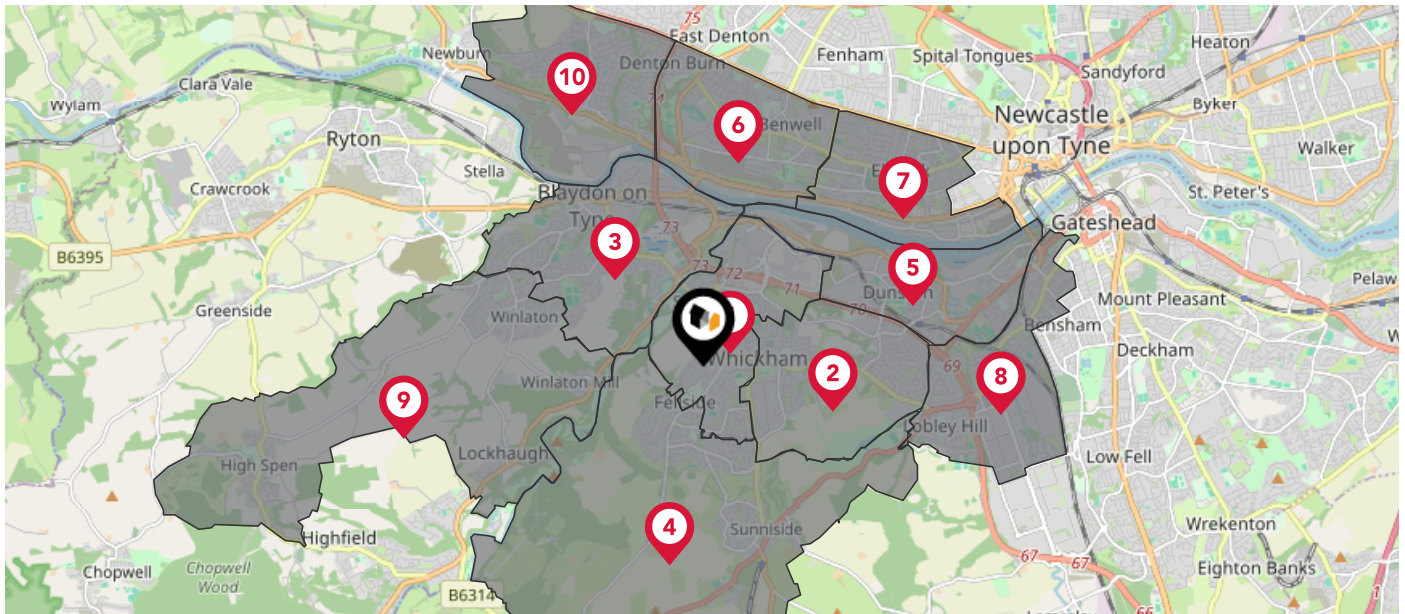
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

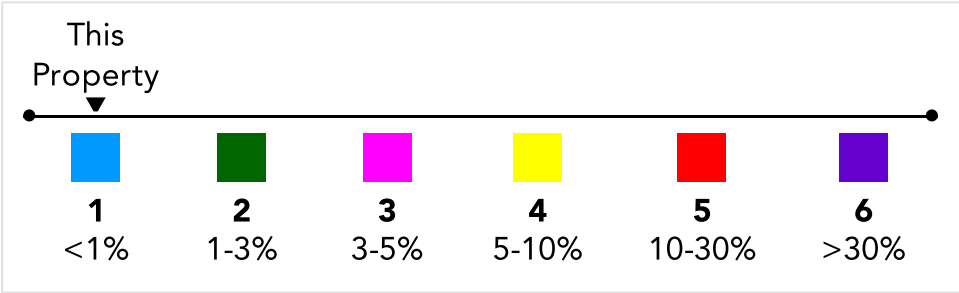
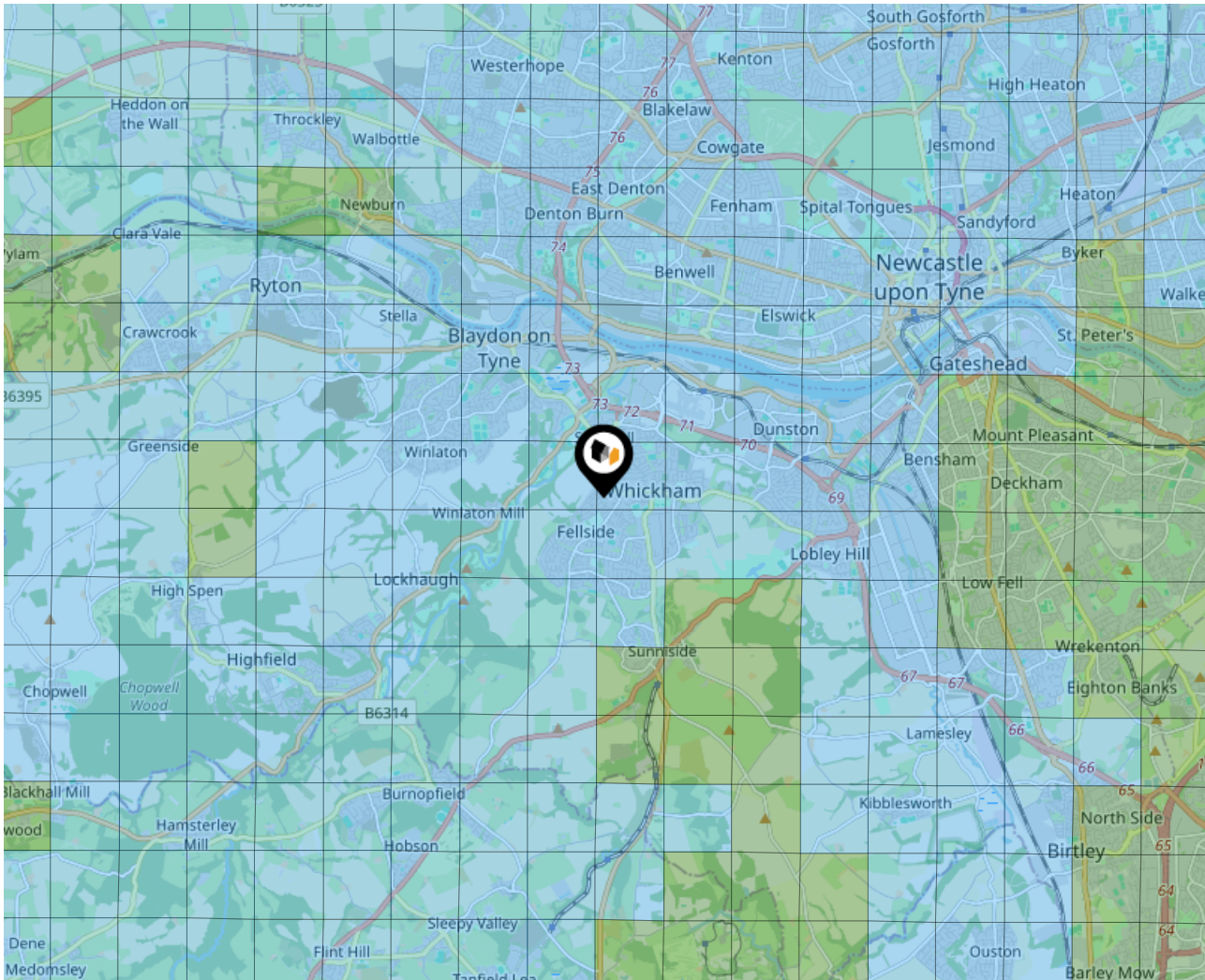


### Nearby Council Wards

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

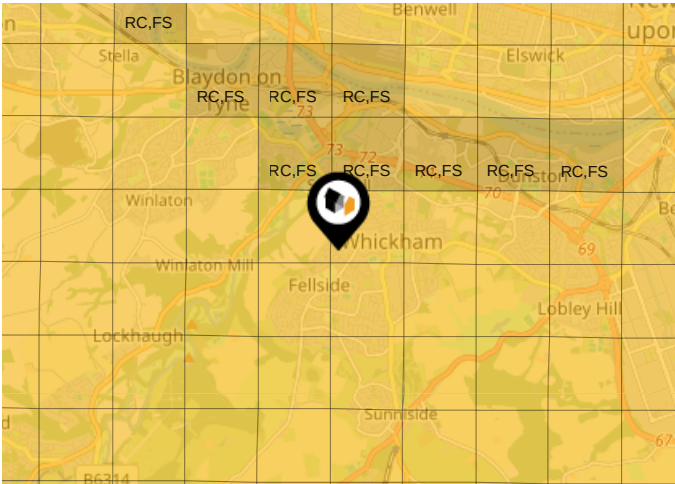
### What is Radon?

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



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		

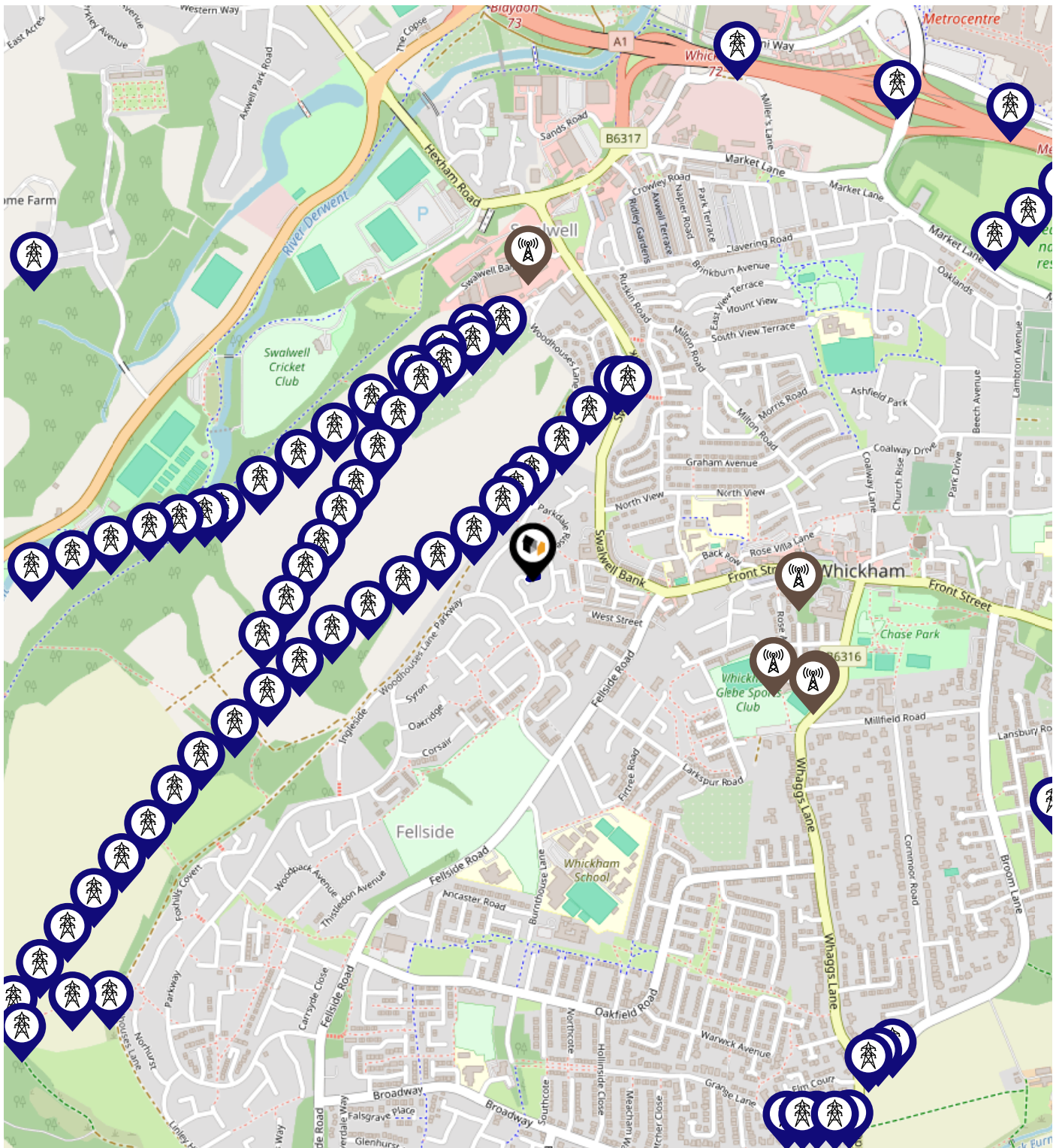


Primary Classifications (Most Common Clay Types)



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

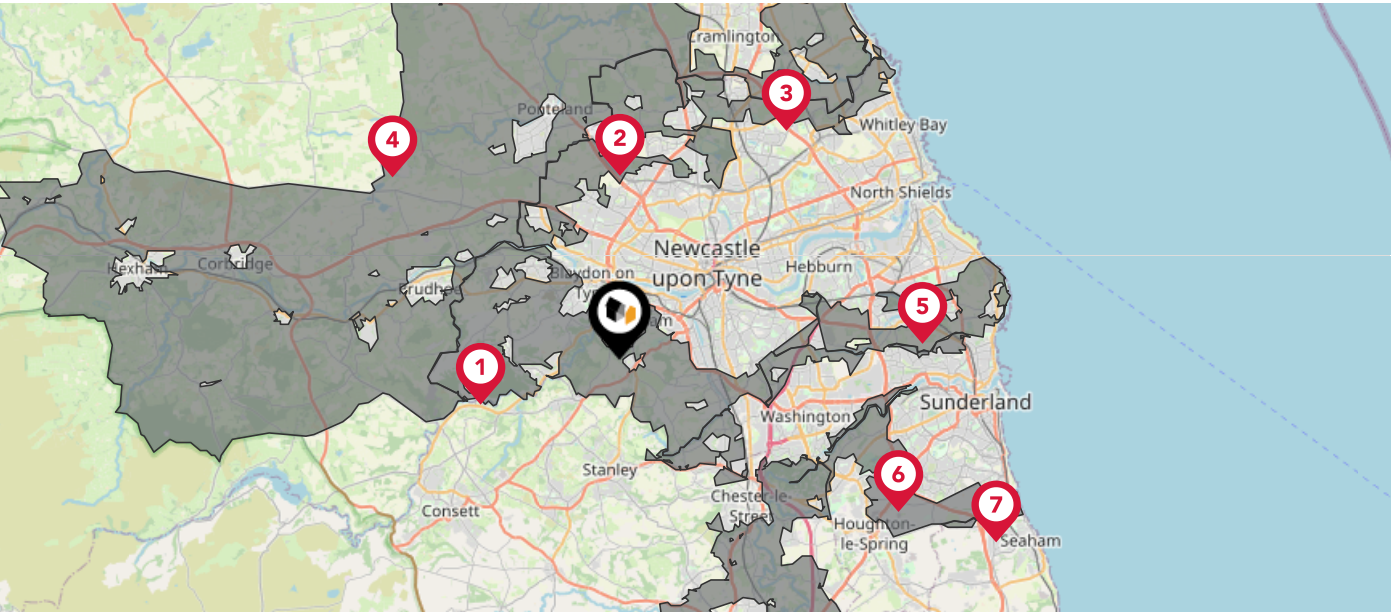


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



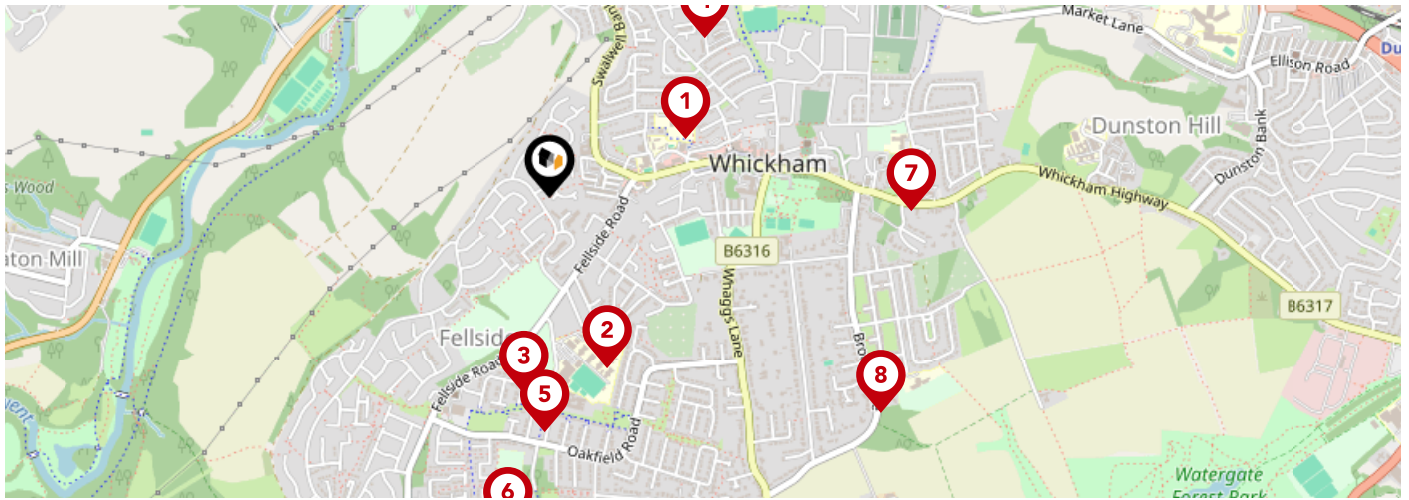
Listed Buildings in the local district	Grade	Distance
 1366087 - Salisbury House	Grade II	0.3 miles
 1185451 - 67, Front Street	Grade II	0.3 miles
 1355105 - 69, Front Street	Grade II	0.3 miles
 1025142 - Wickham Cottage Hospital	Grade II	0.4 miles
 1355140 - 11, Church Chare	Grade II	0.5 miles
 1185359 - Church Of St Mary	Grade I	0.5 miles
 1355139 - Tomb Of Henry Clasper About 13 Metres North Of Church Of St Mary	Grade II	0.5 miles
 1185397 - 20, Front Street	Grade II	0.5 miles
 1025136 - Tomb Of Jane Clasper About 13 Metres North Of Church Of St Mary	Grade II	0.5 miles
 1025170 - Restaurant And House Opposite Number 11	Grade II	0.5 miles

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

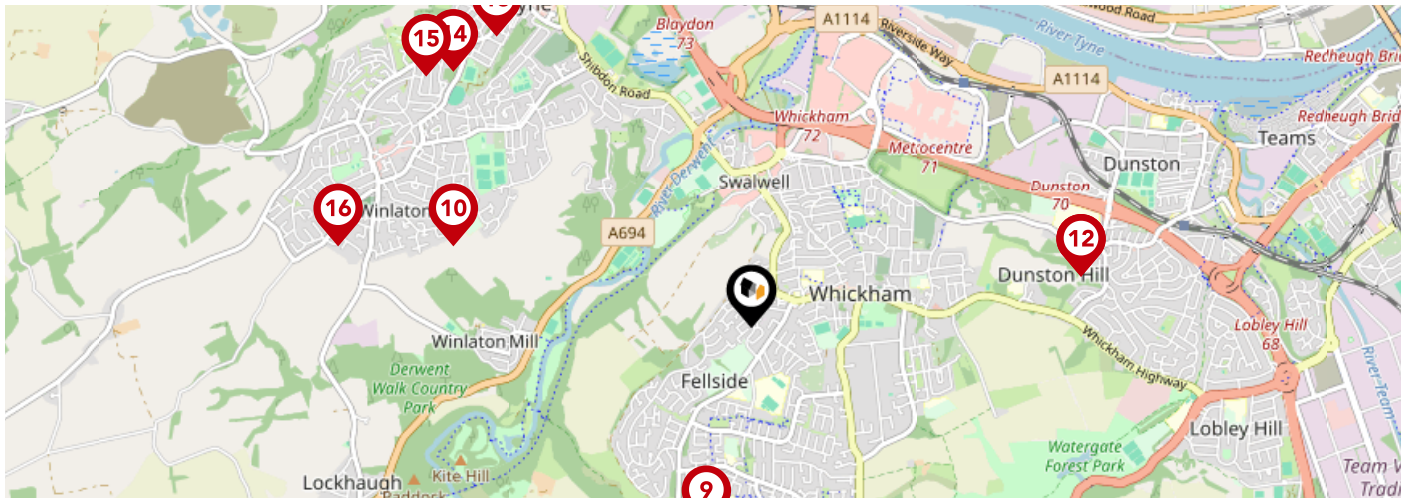










### Nearby Green Belt Land

- 1 Tyne and Wear Green Belt - Gateshead
- 2 Tyne and Wear Green Belt - Newcastle upon Tyne
- 3 Tyne and Wear Green Belt - 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



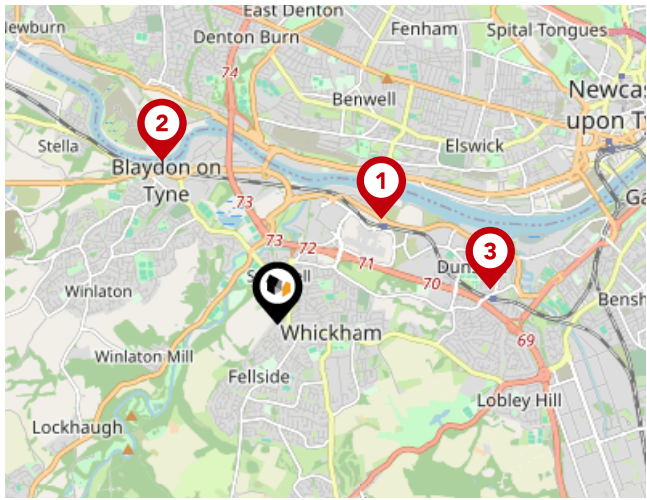
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Front Street Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 410   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whickham School</b> Ofsted Rating: Good   Pupils: 1673   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fellside Community Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Swalwell Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Gibside School</b> Ofsted Rating: Outstanding   Pupils: 195   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Whickham Parochial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Catholic Primary School, Whickham</b> Ofsted Rating: Good   Pupils: 198   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Washingwell Community Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Clover Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance: 0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkhead Community Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dunston Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsmeadow Community Comprehensive School</b> Ofsted Rating: Good   Pupils: 970   Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blaydon West Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Blaydon</b> Ofsted Rating: Good   Pupils: 205   Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic School, Blaydon</b> Ofsted Rating: Good   Pupils: 1449   Distance: 1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winlaton West Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 366   Distance: 1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

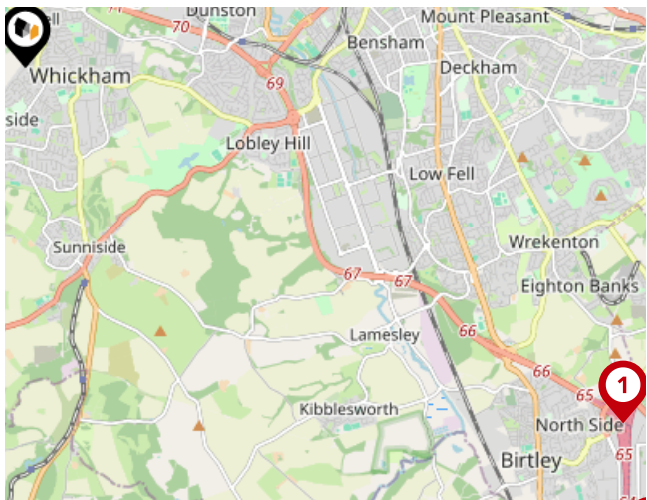
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Metrocentre Rail Station	1.26 miles
	Blaydon Rail Station	1.7 miles
	Dunston Rail Station	1.84 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	5.93 miles
	A194(M) J1	6.06 miles
	A1(M) J63	7.32 miles
	A1(M) J64	6.78 miles
	A194(M) J2	6.4 miles

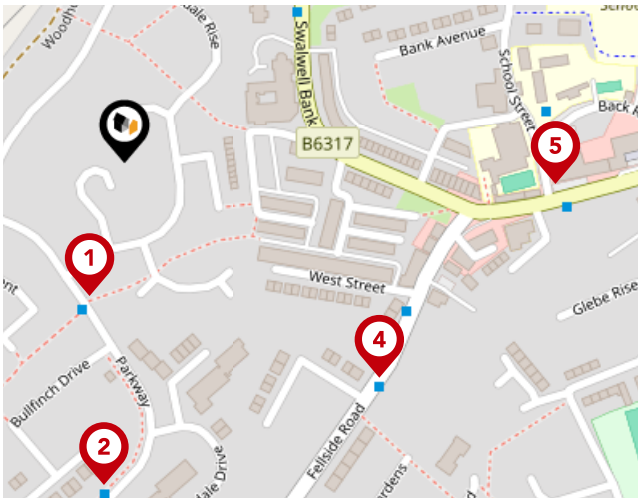


### Airports/Helipads

Pin	Name	Distance
	Airport	6.39 miles
	Teesside Airport	31.66 miles
	Leeds Bradford Airport	74.5 miles
	Irthlington	44.35 miles

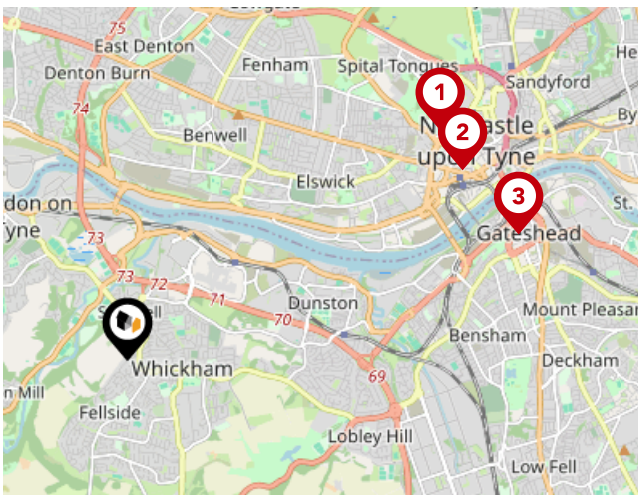
# Area

## Transport (Local)



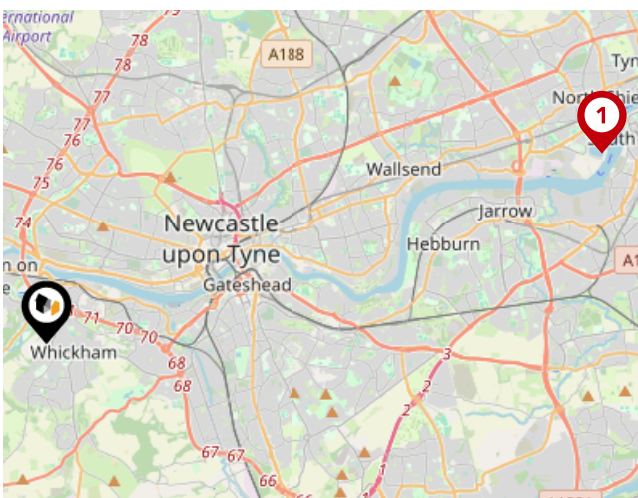
### Bus Stops/Stations

Pin	Name	Distance
1	Parkway-Parkdale Rise	0.07 miles
2	Parkway-Tindale Drive	0.17 miles
3	Whickham Bank-North View	0.13 miles
4	Fellside Road - Axwell View	0.18 miles
5	Front Street Community Primary School	0.23 miles



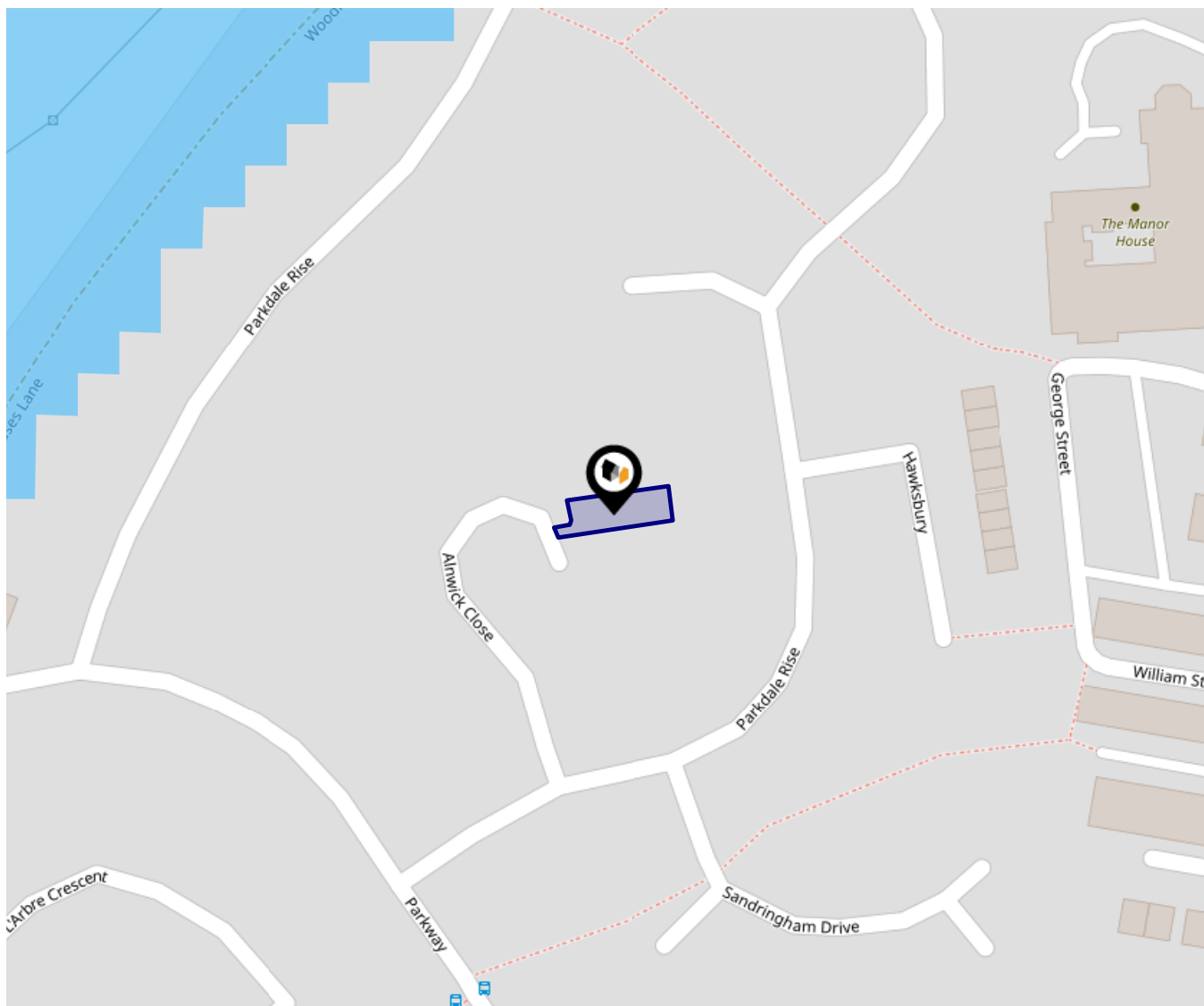
### Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.3 miles
2	Central Station (Tyne and Wear Metro Station)	3.28 miles
3	Gateshead (Tyne and Wear Metro Station)	3.5 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10 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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