

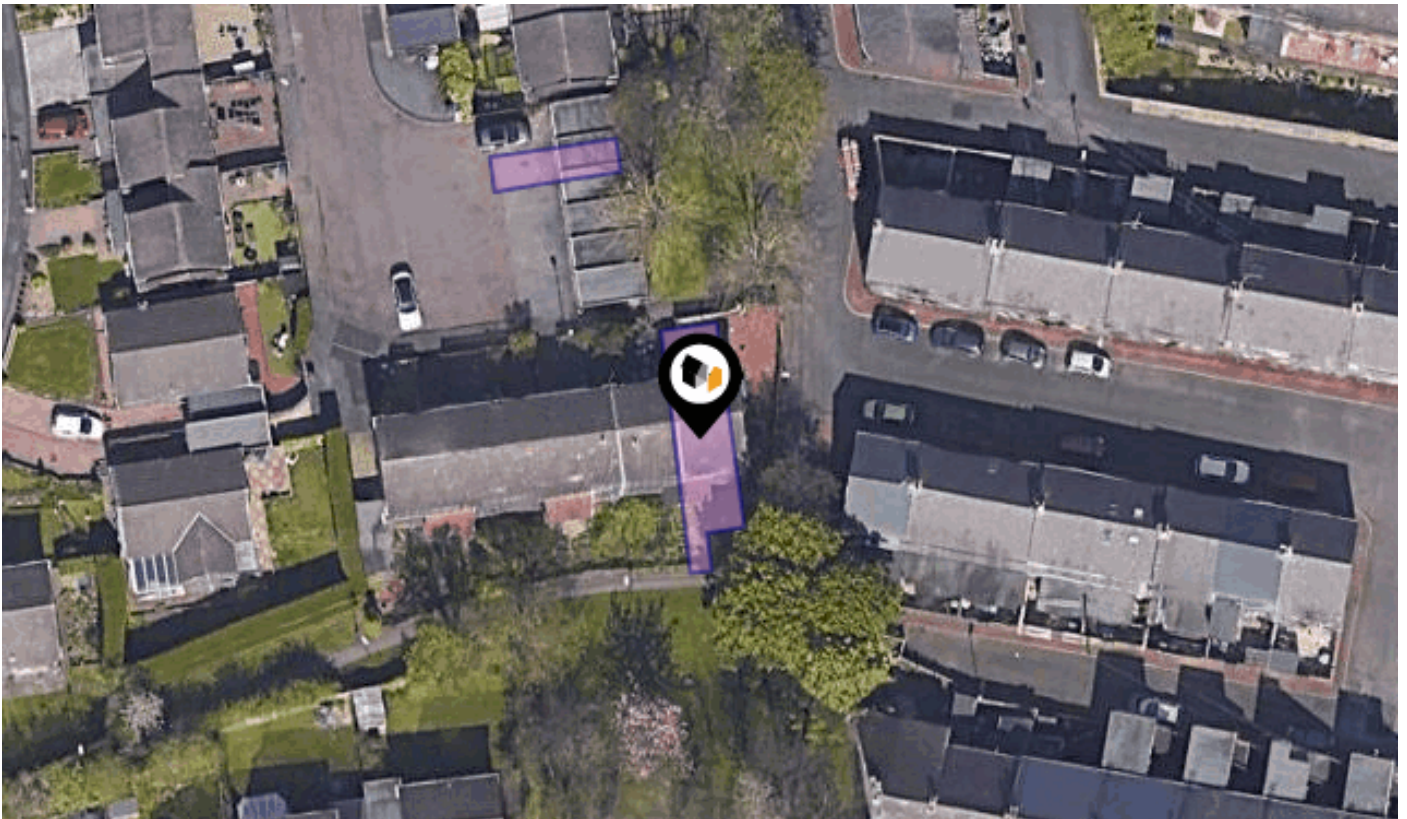


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd June 2025



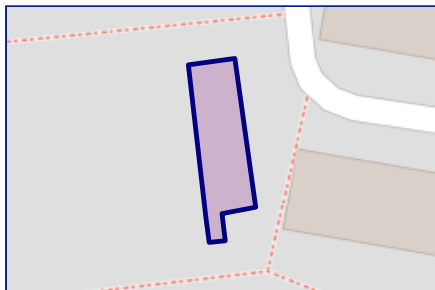
**HAWKSURY, WHICKHAM, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

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

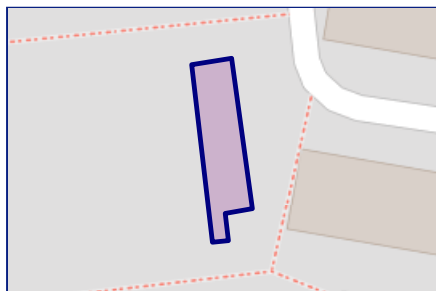


Freehold Title Plan



TY272620

Leasehold Title Plan



TY81101




Start Date: 26/06/1980
End Date: 10/07/2978
Lease Term: 999 years from 10 July 1979
Term Remaining: 953 years



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	26/06/1980
Floor Area:	667 ft ² / 62 m ²	End Date:	10/07/2978
Plot Area:	0.03 acres	Lease Term:	999 years from 10 July 1979
Year Built :	1976-1982	Term Remaining:	953 years
Council Tax :	Band B		
Annual Estimate:	£2,005		
Title Number:	TY81101		

Local Area

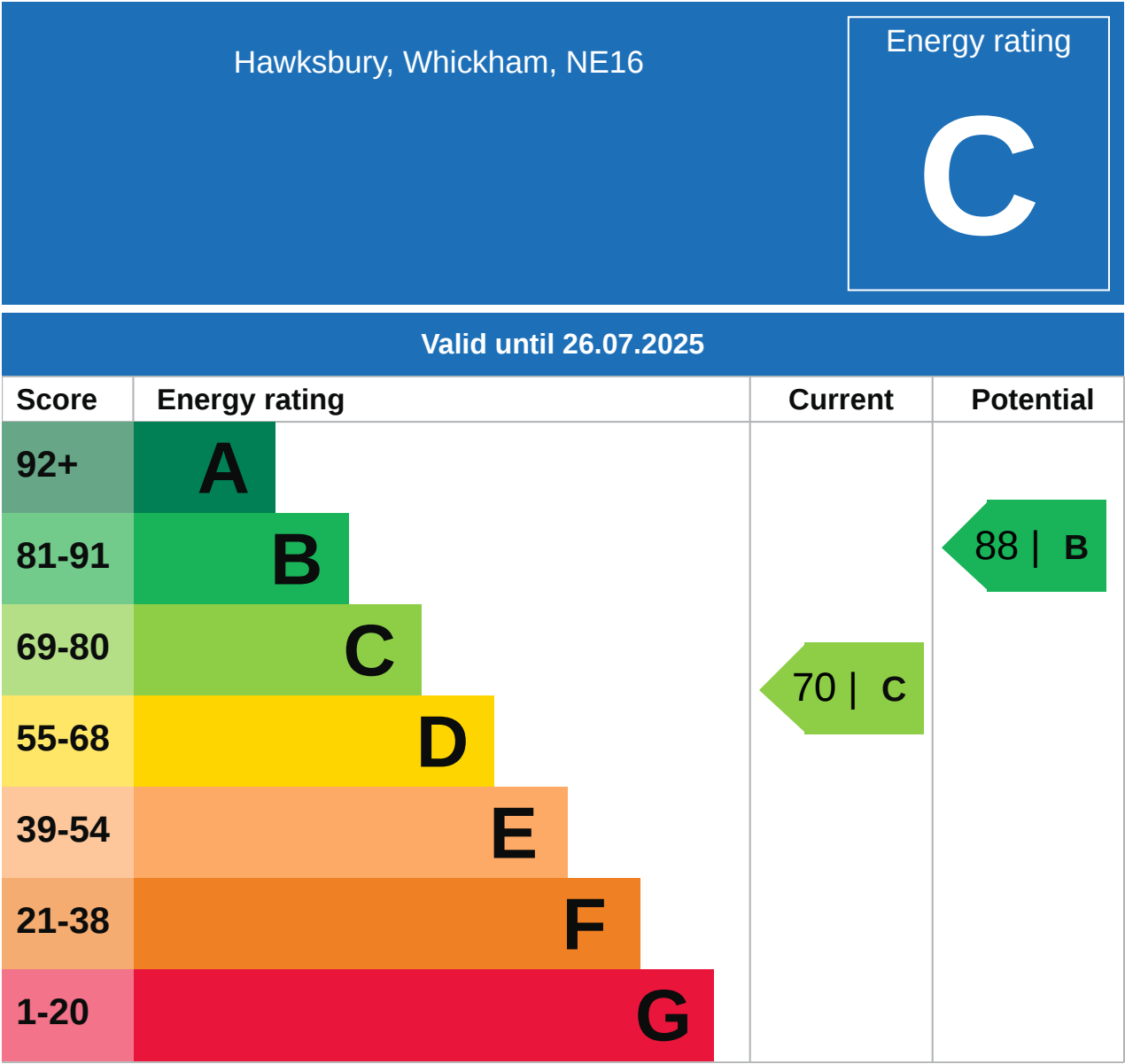
Local Authority:	Gateshead	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	54	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





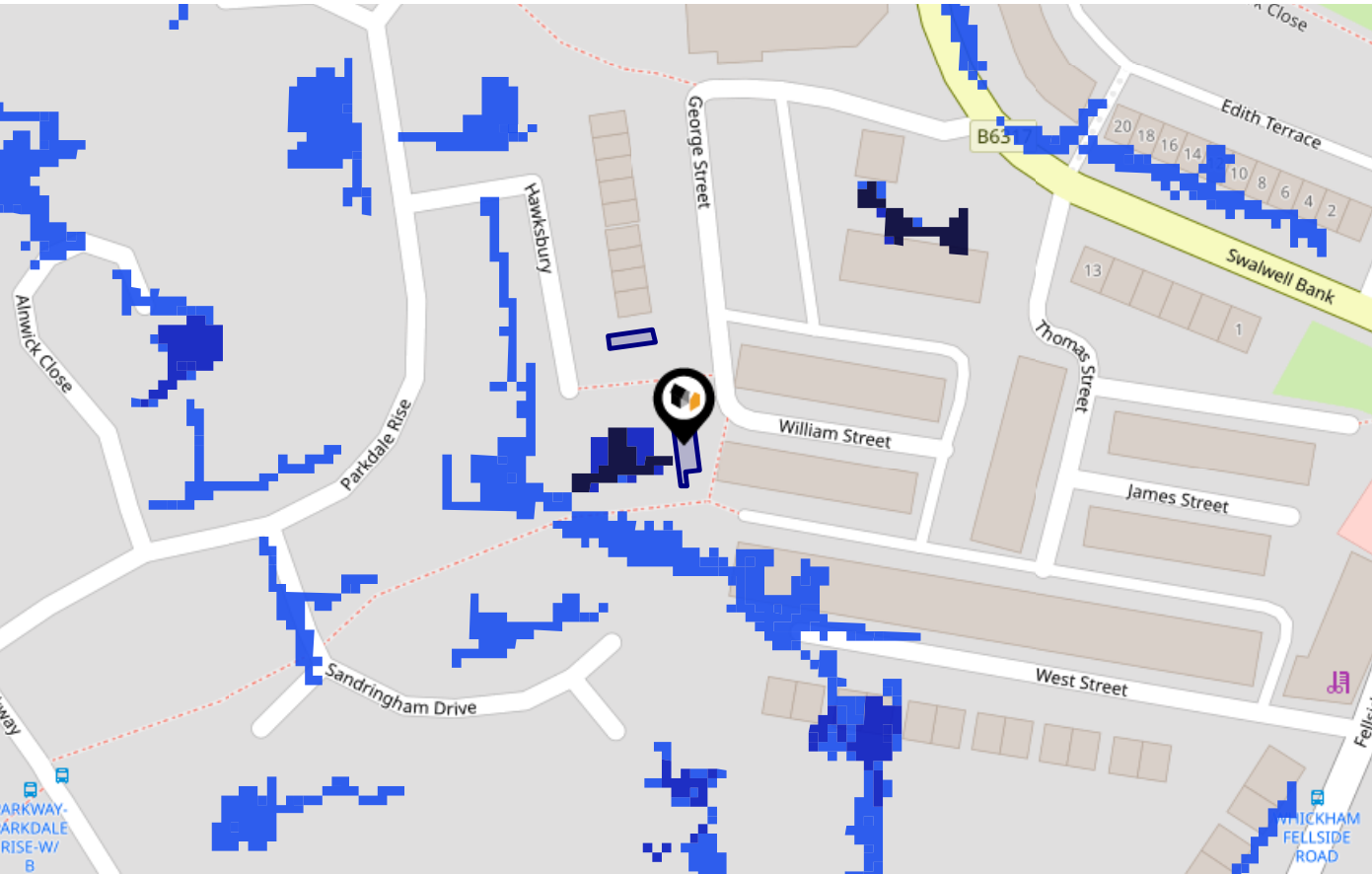
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
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:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	62 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.

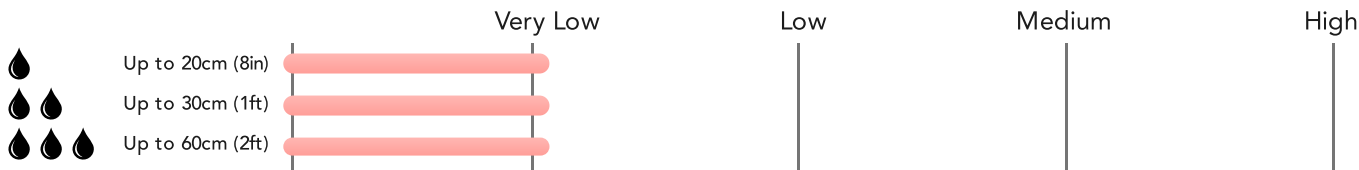


Risk Rating: Very low

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.

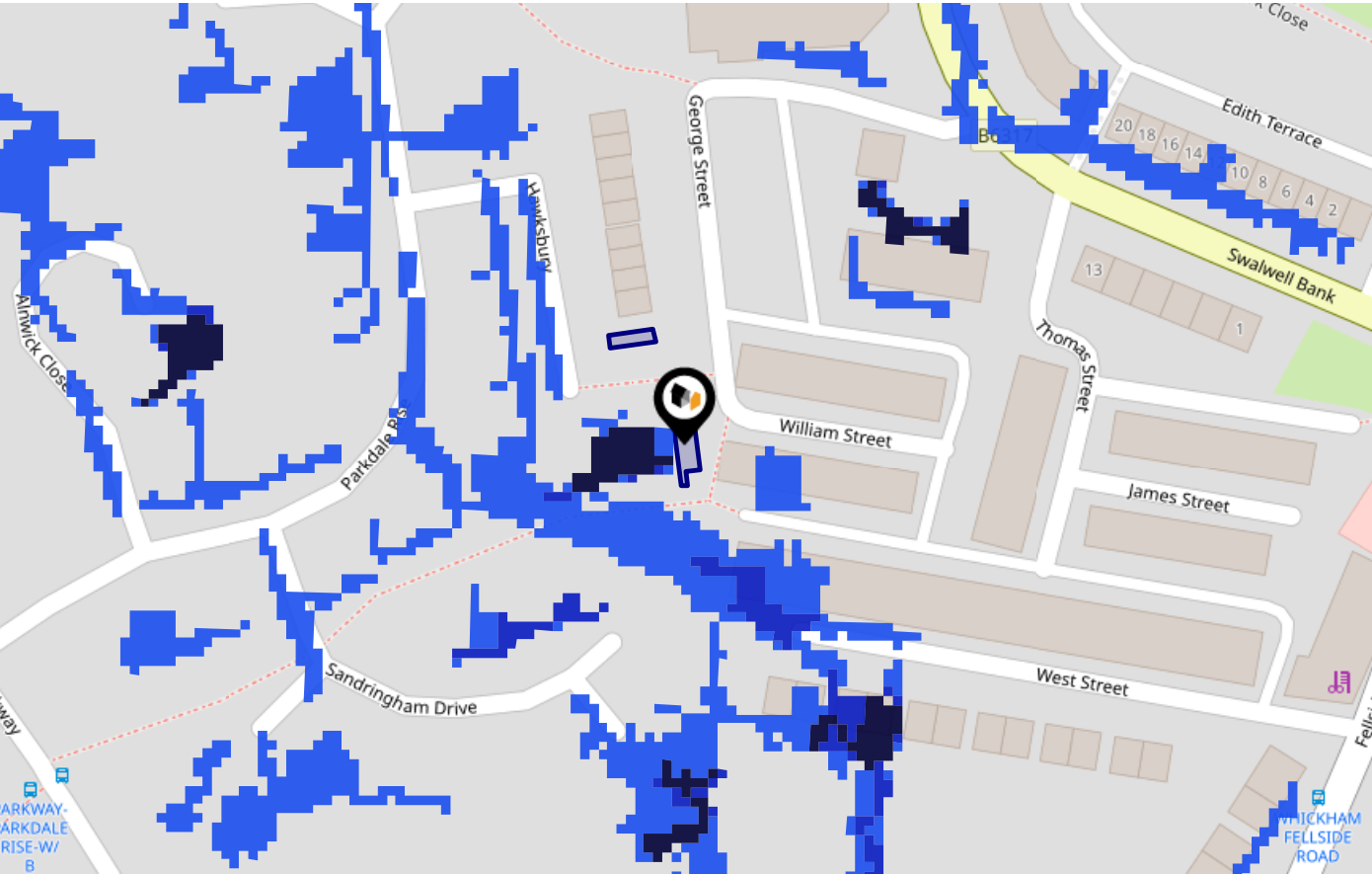
Chance of flooding to the following depths at this property:



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.

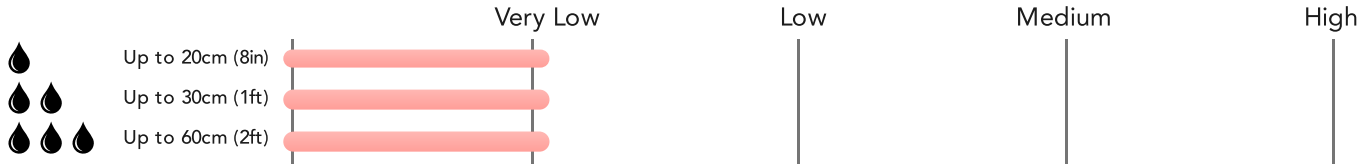


Risk Rating: Very low

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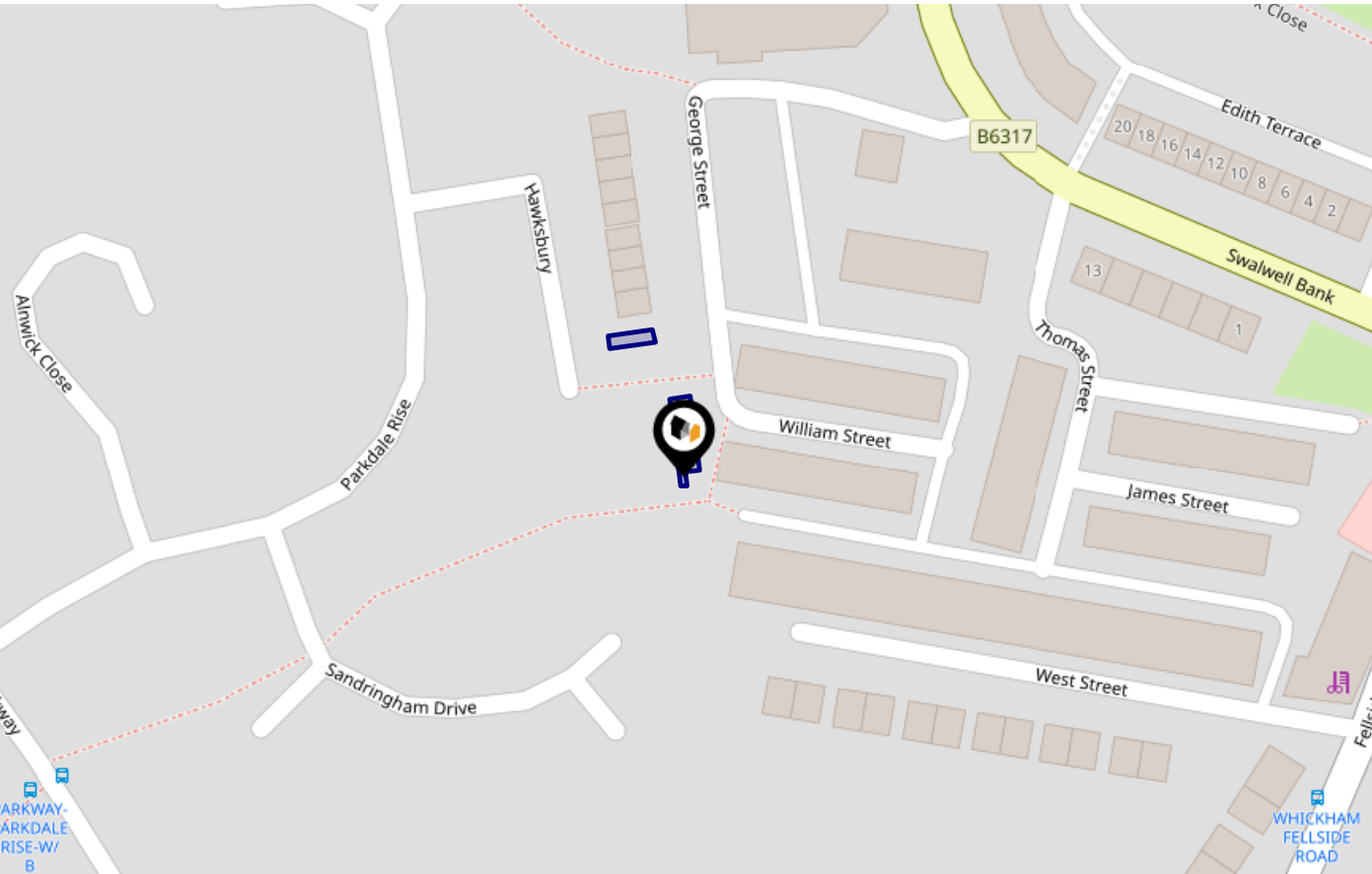
Chance of flooding to the following depths at this property:



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.

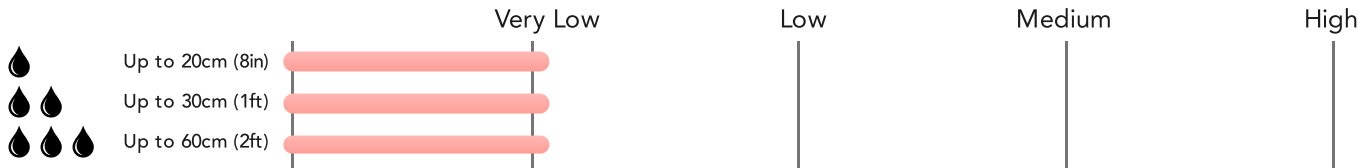


Risk Rating: Very low

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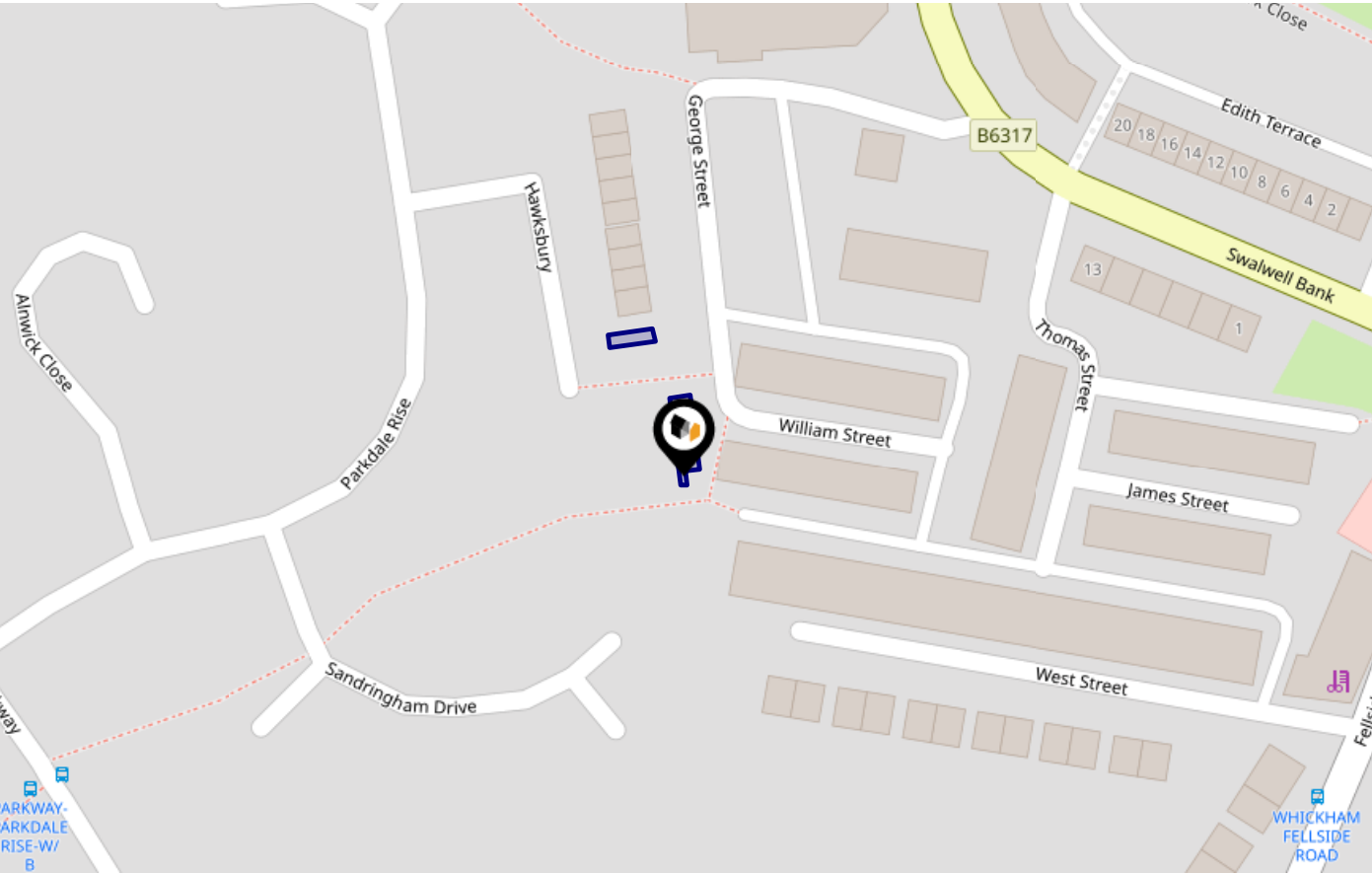
Chance of flooding to the following depths at this property:



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.

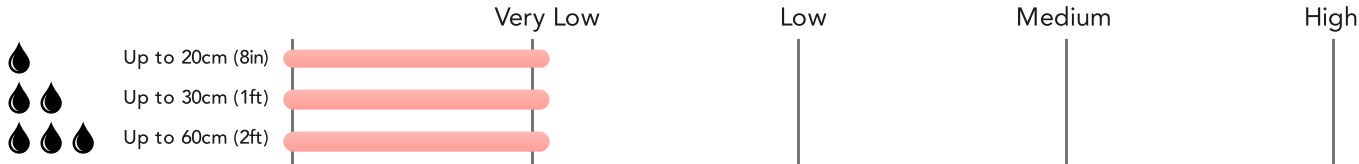


Risk Rating: Very low

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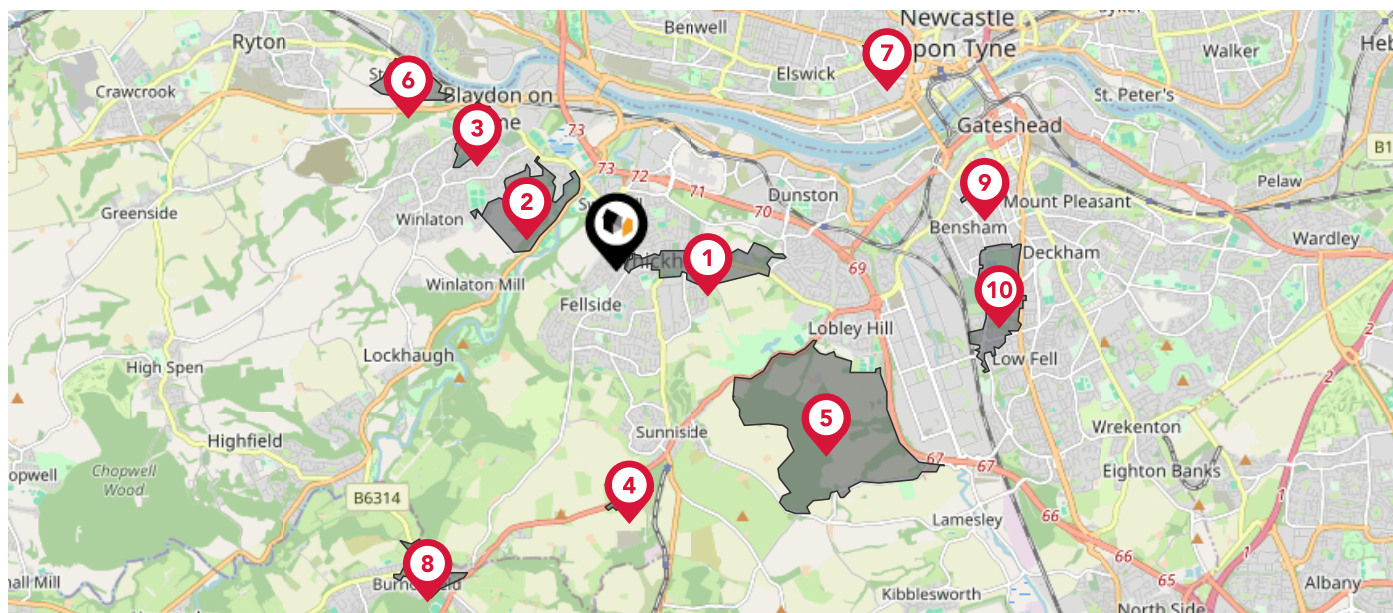
Chance of flooding to the following depths at this property:



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

Whickham CA

2

Axwell CA

3

Blaydon CA

4

Marley Hill CA

5

Ravensworth CA

6

Path Head CA

7

Summerhill Square

8

Burnopfield

9

Coatsworth CA

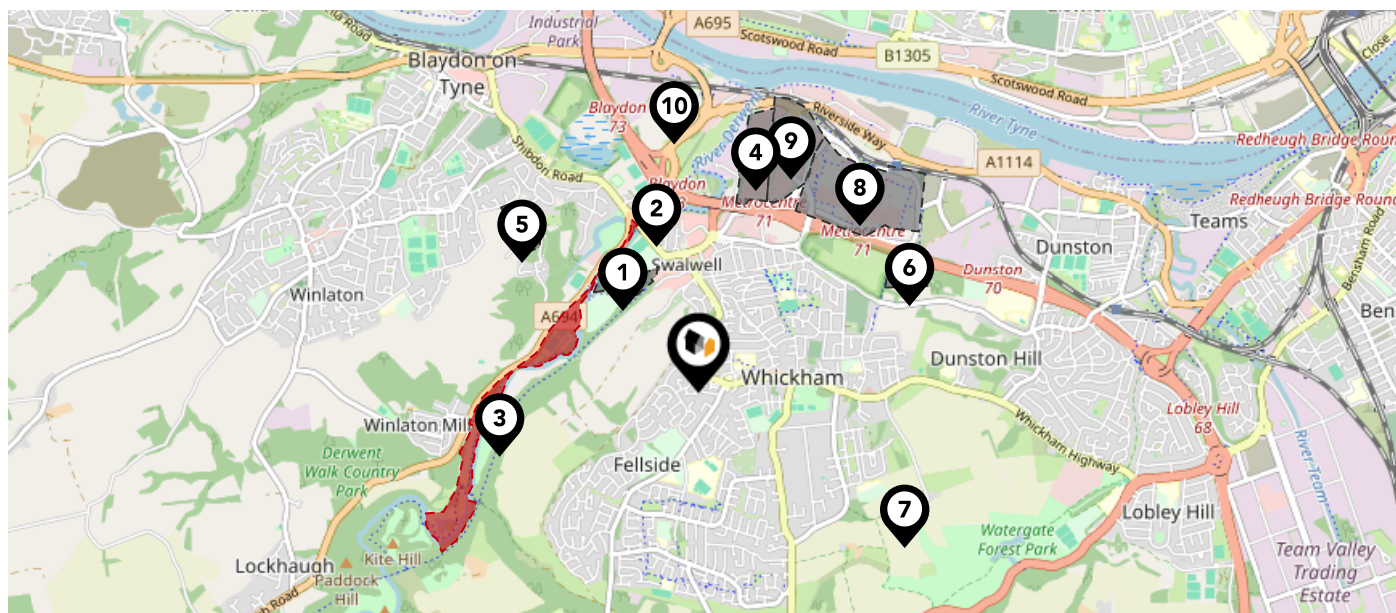
10

Saltwell CA

Maps

Landfill Sites

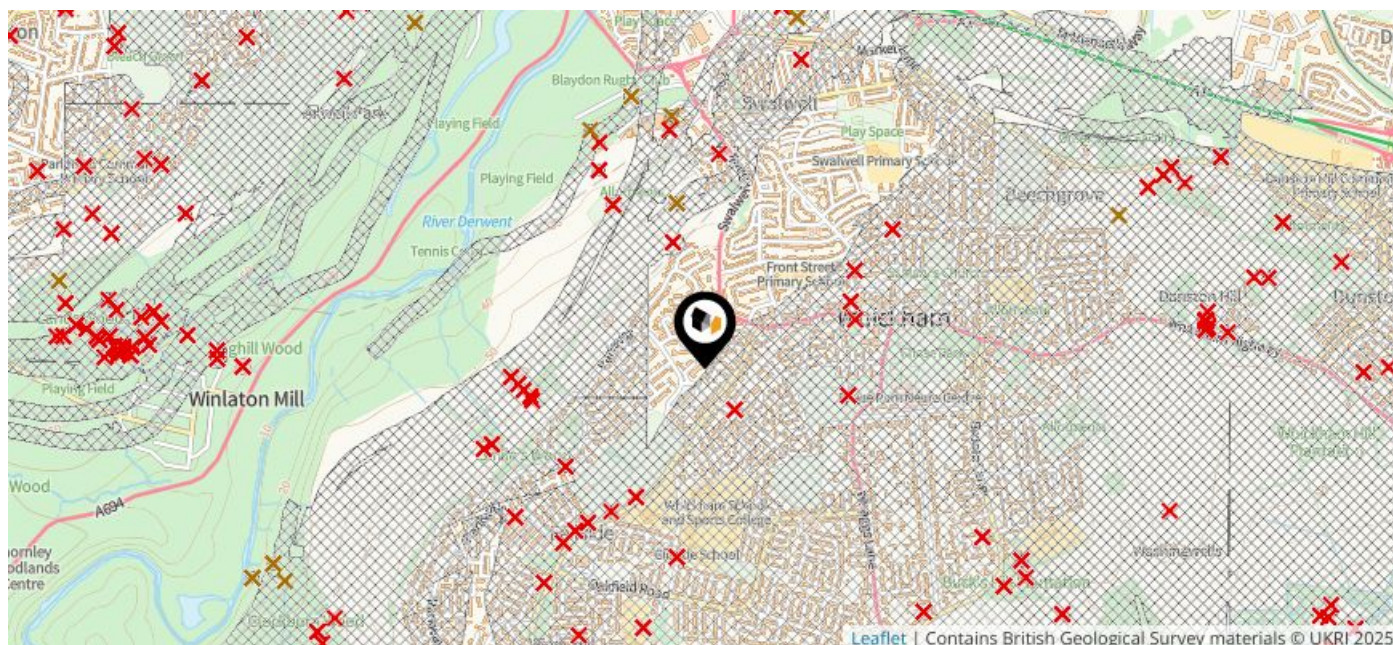
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




Nearby Landfill Sites

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

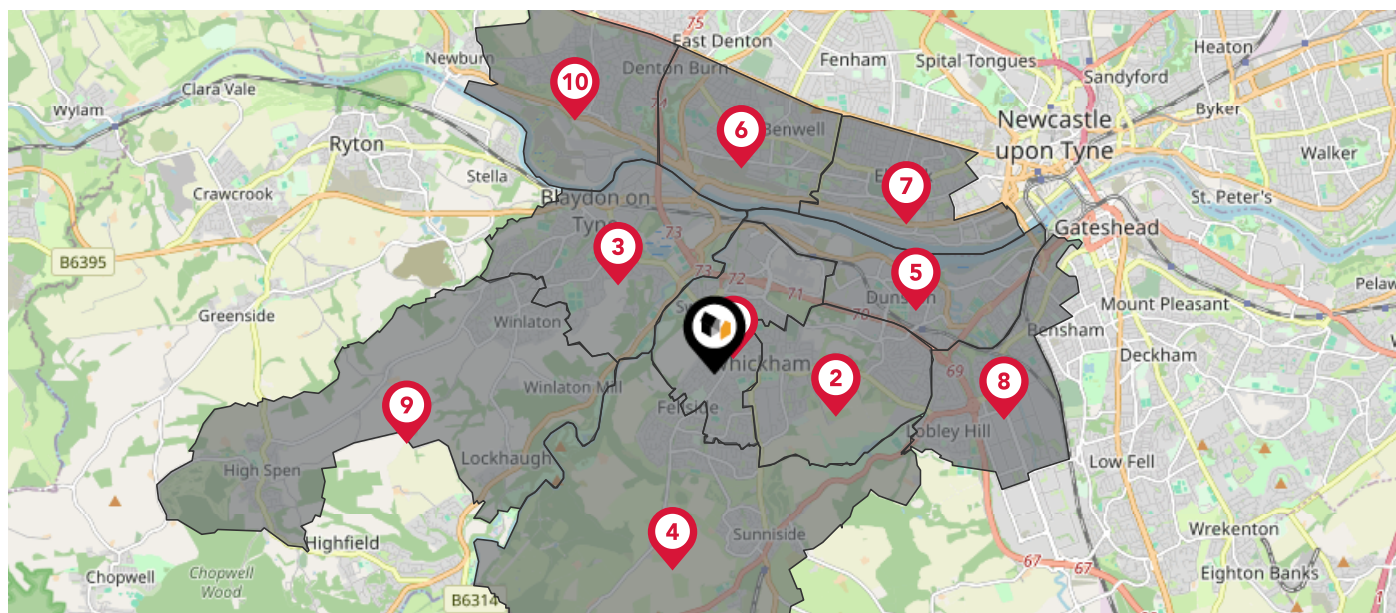
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Council Wards

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

Whickham North Ward

2

Dunston Hill and Whickham East Ward

3

Blaydon Ward

4

Whickham South and Sunnyside Ward

5

Dunston and Teams Ward

6

Benwell & Scotswood Ward

7

Elswick Ward

8

Lobley Hill and Bensham Ward

9

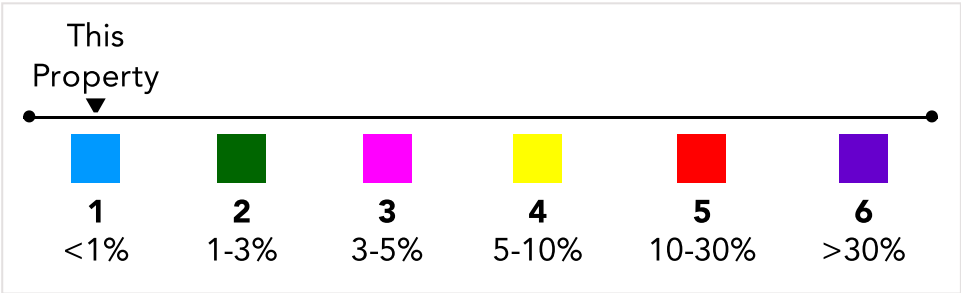
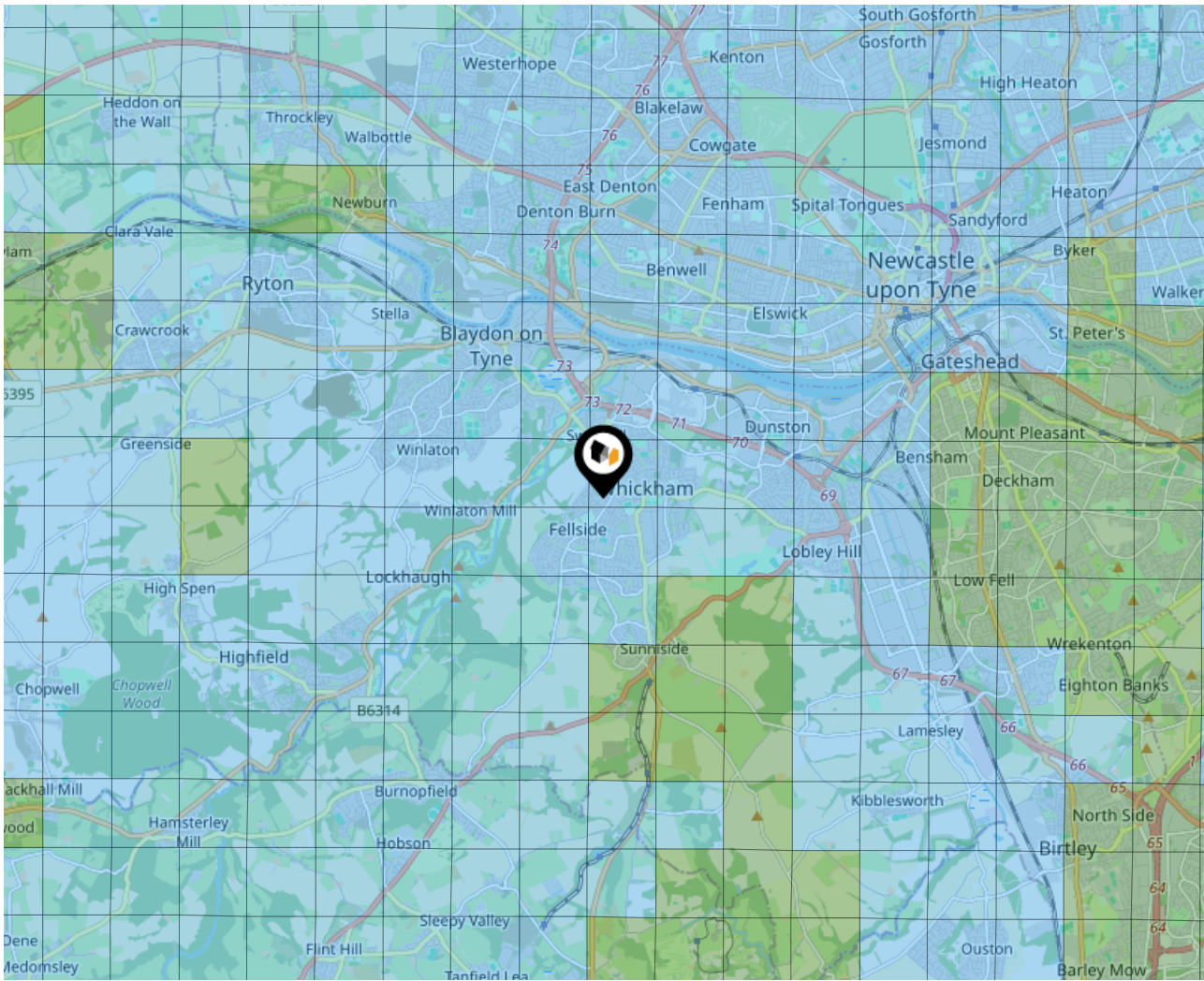
Winlaton and High Spen Ward

10

Lemington Ward

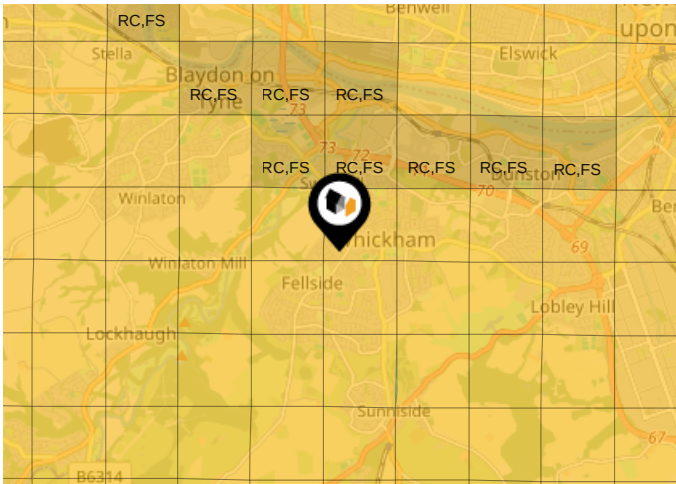
What is Radon?

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/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		

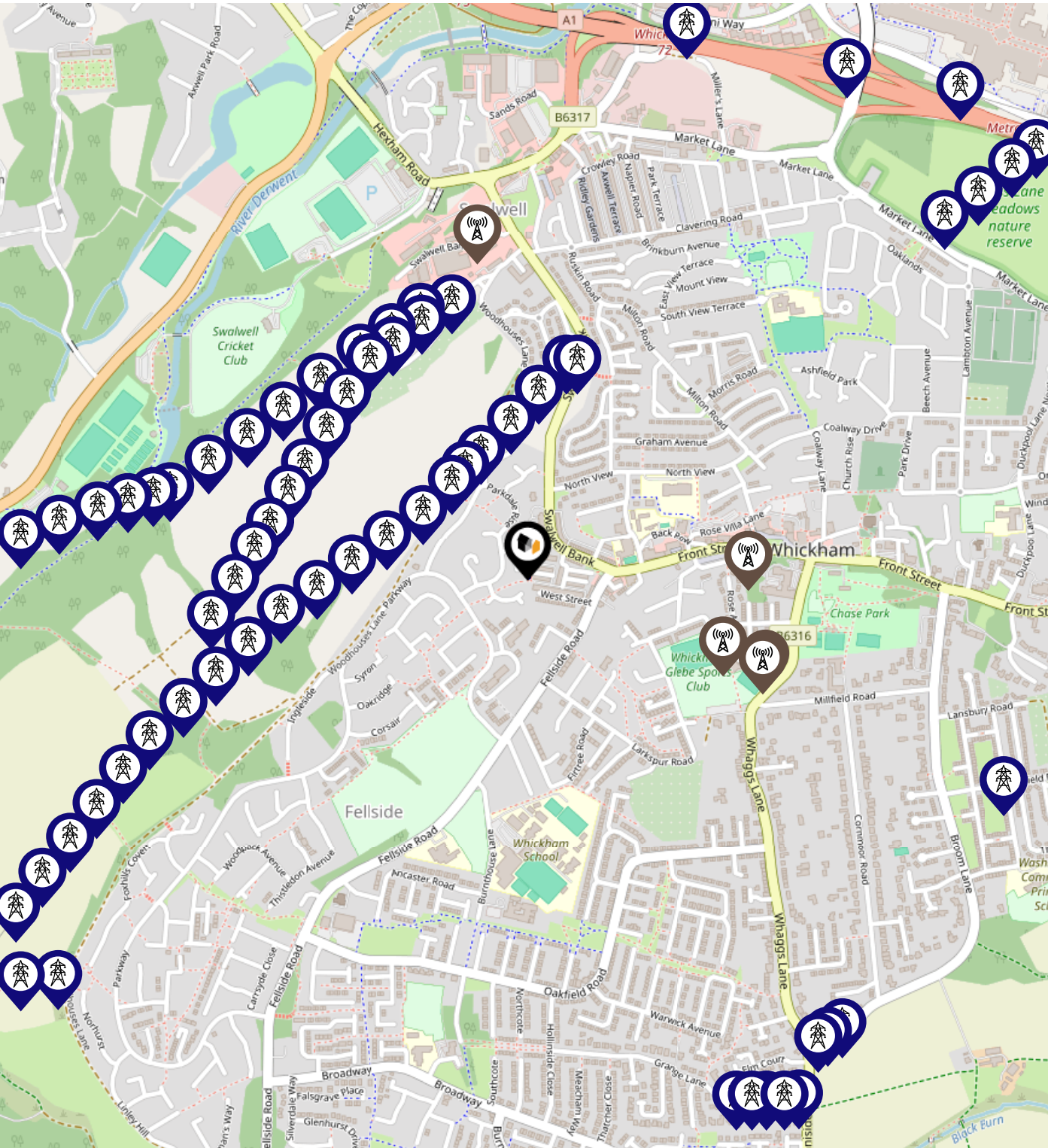


Primary Classifications (Most Common Clay Types)

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

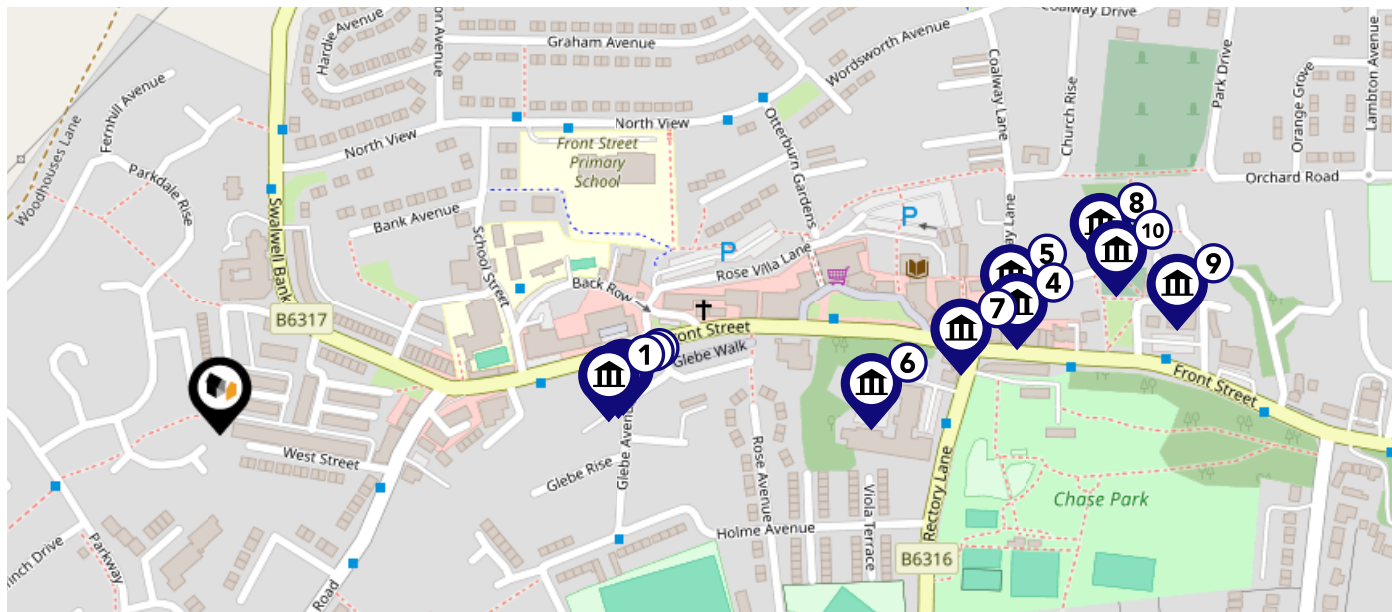












- Key:**
-  Power Pylons
 -  Communication Masts

Maps

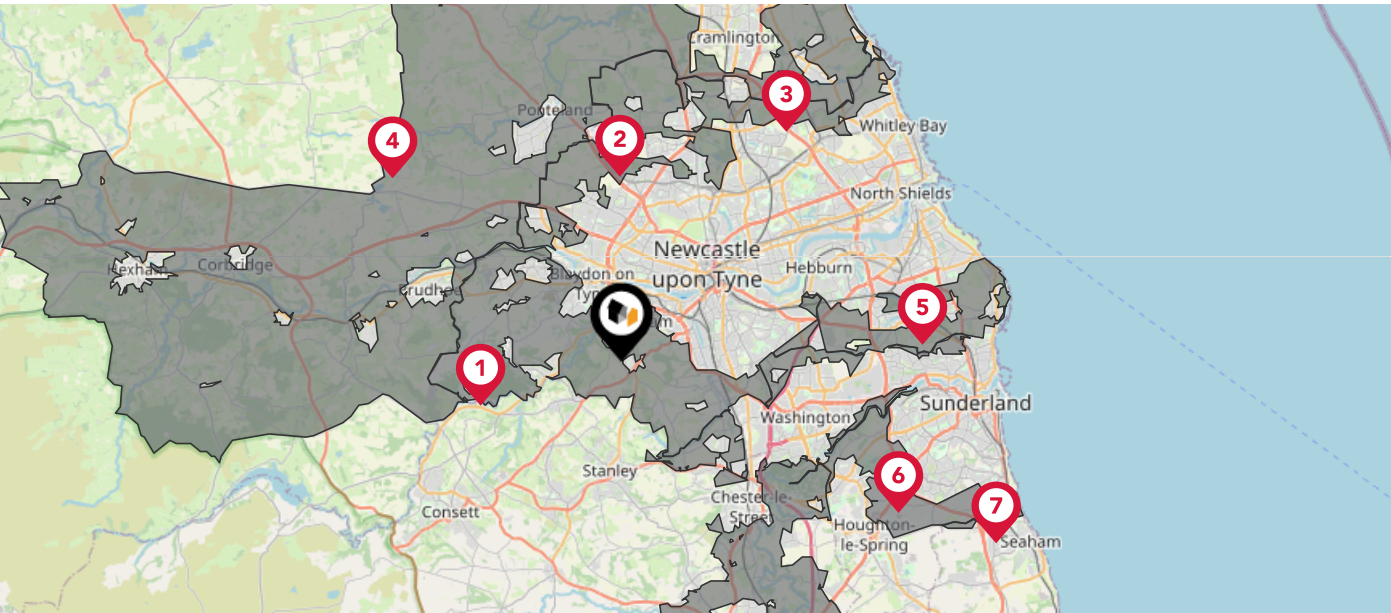
Listed Buildings

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

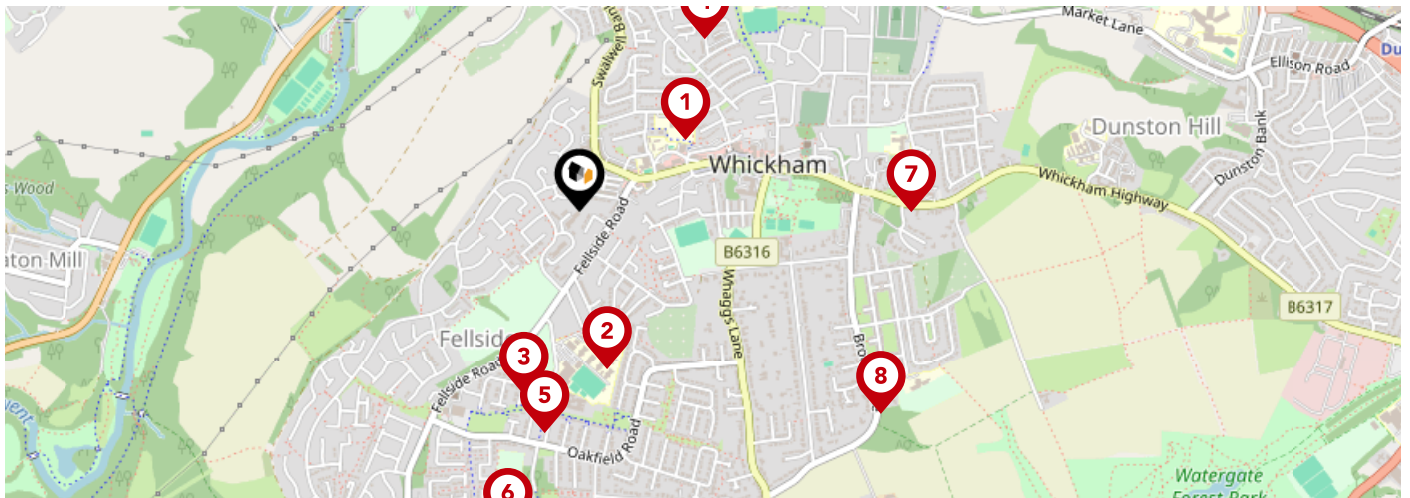


Listed Buildings in the local district	Grade	Distance
 1366087 - Salisbury House	Grade II	0.2 miles
 1185451 - 67, Front Street	Grade II	0.2 miles
 1355105 - 69, Front Street	Grade II	0.2 miles
 1355140 - 11, Church Chare	Grade II	0.4 miles
 1025170 - Restaurant And House Opposite Number 11	Grade II	0.4 miles
 1025142 - Wickham Cottage Hospital	Grade II	0.4 miles
 1355103 - Bust Of John English At West Corner Of Church Chare	Grade II	0.4 miles
 1355139 - Tomb Of Henry Clasper About 13 Metres North Of Church Of St Mary	Grade II	0.5 miles
 1025144 - Park Cottage	Grade II	0.5 miles
 1185359 - Church Of St Mary	Grade I	0.5 miles

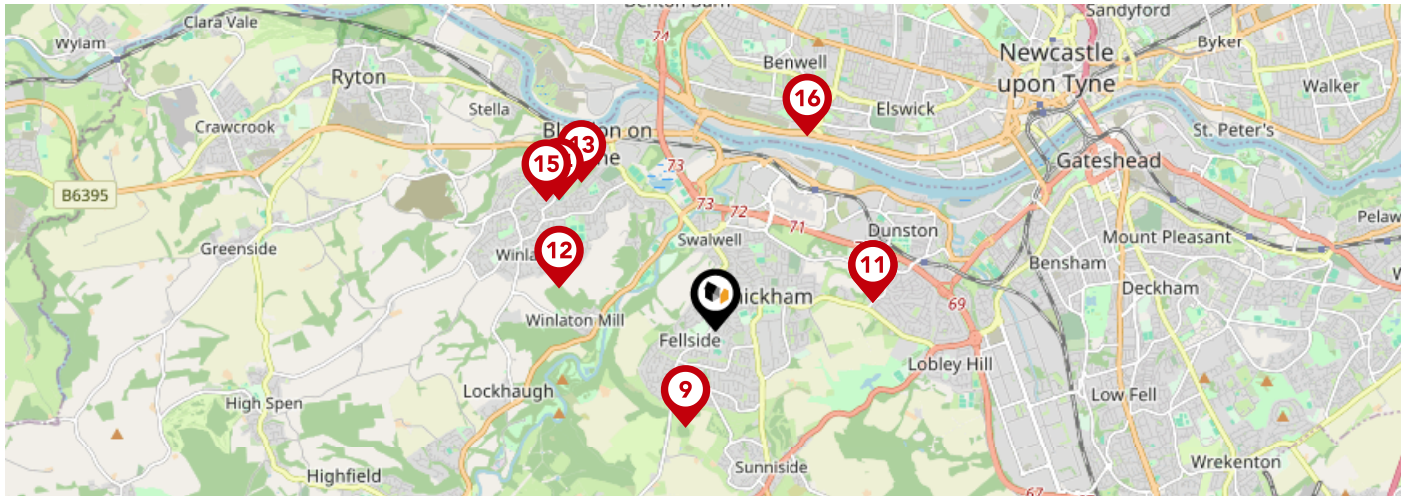
This map displays nearby areas that have been designated as Green Belt...











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



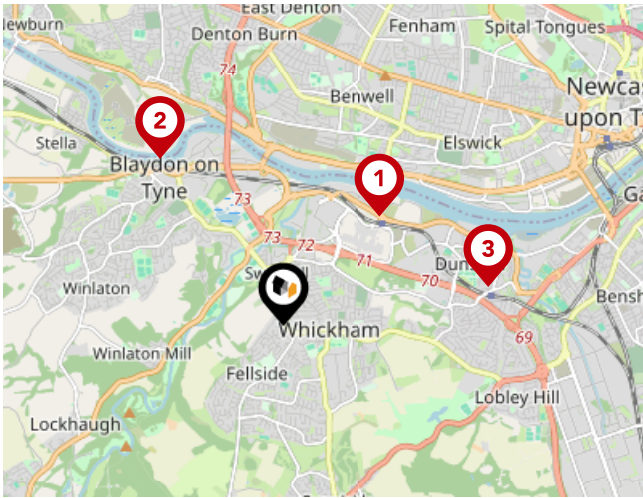
		Nursery	Primary	Secondary	College	Private
1	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:0.48	<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:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:0.77	<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:0.86	<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:1.37	<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:1.37	<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:1.38	<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:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Blaydon Ofsted Rating: Good Pupils: 205 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic School, Blaydon Ofsted Rating: Good Pupils: 1449 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Benwell Ofsted Rating: Good Pupils: 227 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

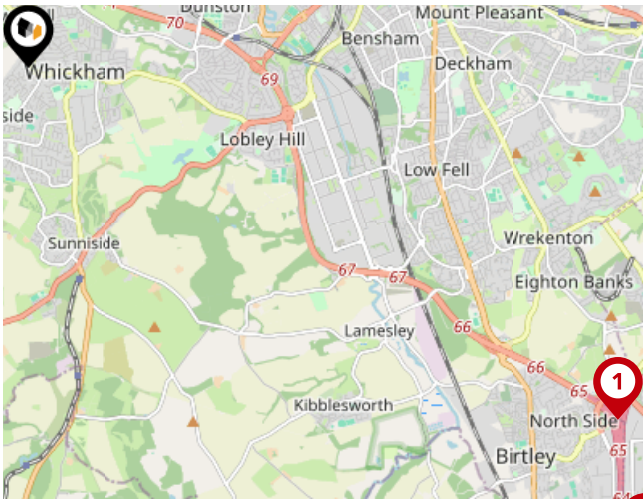
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	1.24 miles
2	Blaydon Rail Station	1.76 miles
3	Dunston Rail Station	1.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	5.86 miles
2	A194(M) J1	5.99 miles
3	A1(M) J63	7.25 miles
4	A1(M) J64	6.71 miles
5	A194(M) J2	6.33 miles

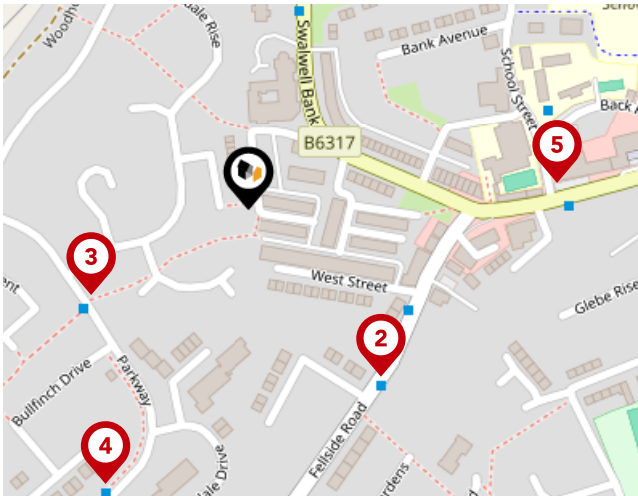


Airports/Helipads

Pin	Name	Distance
1	Airport	6.42 miles
2	Teesside Airport	31.7 miles
3	Leeds Bradford Airport	74.47 miles
4	Irthington	44.41 miles

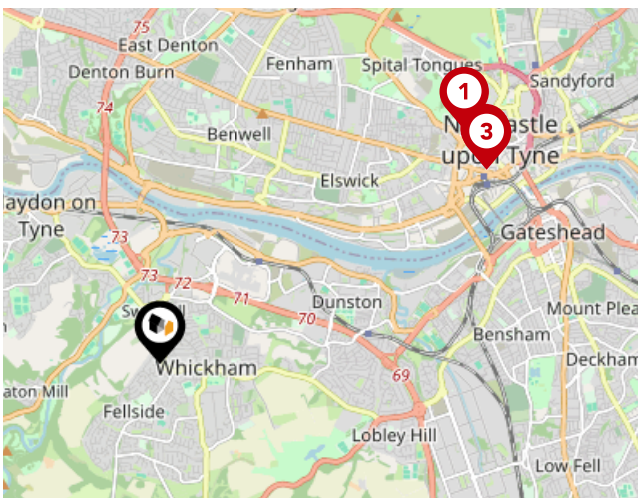
Area

Transport (Local)



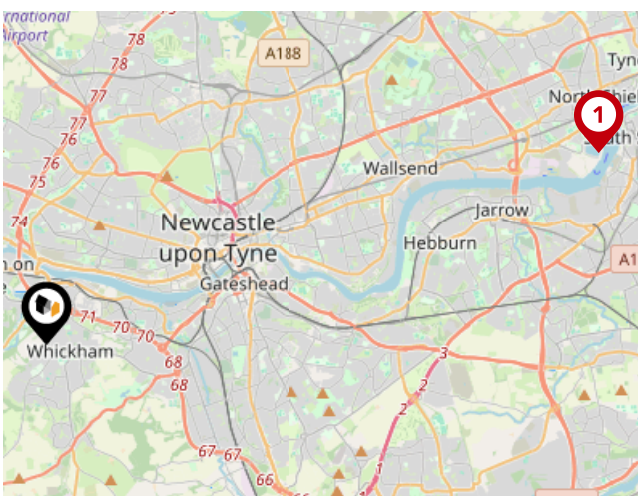
Bus Stops/Stations

Pin	Name	Distance
1	Whickham Bank-North View	0.11 miles
2	Fellside Road - Axwell View	0.11 miles
3	Parkway-Parkdale Rise	0.1 miles
4	Parkway-Tindale Drive	0.16 miles
5	Front Street Community Primary School	0.17 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.27 miles
2	Central Station (Tyne and Wear Metro Station)	3.24 miles
3	Central Station (Tyne and Wear Metro Station)	3.23 miles

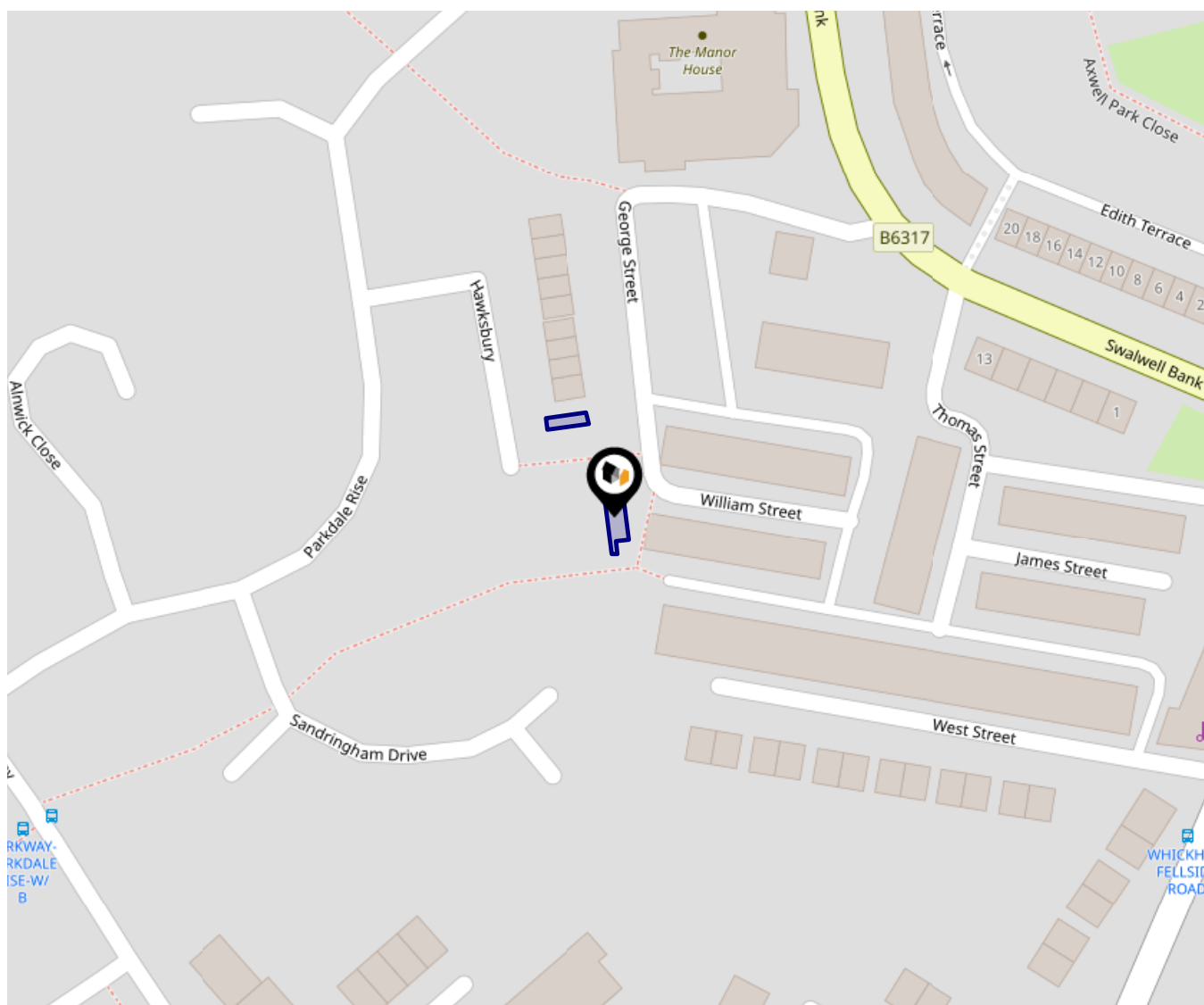


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.95 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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