

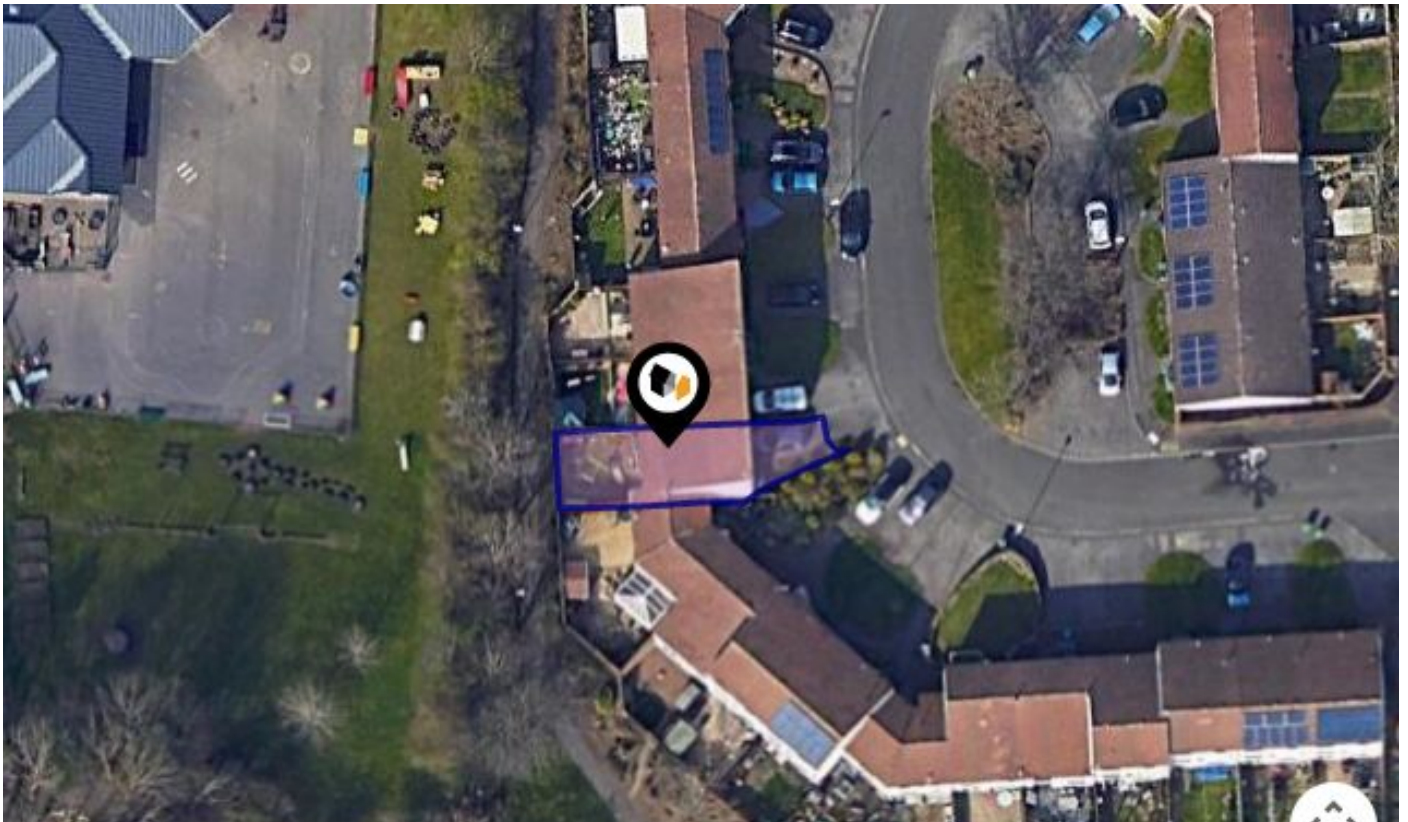


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 18th July 2025



LONGACRE, WASHINGTON, NE38

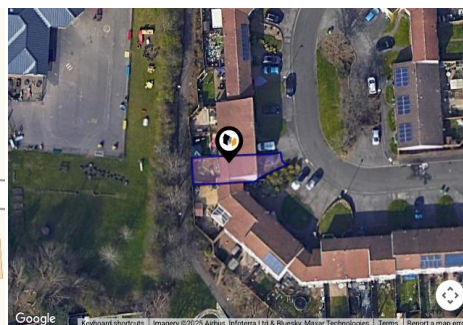
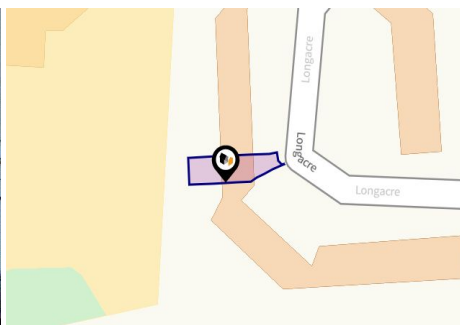
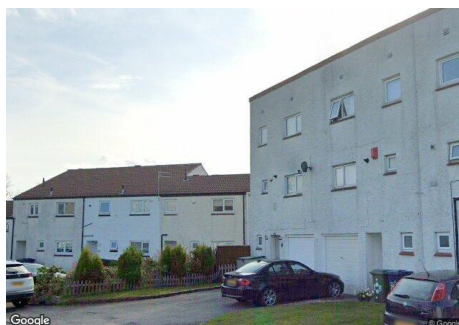
Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band A		
Annual Estimate:	£1,395		
Title Number:	TY266033		

Local Area

Local Authority:	Sunderland	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	27	1000
• Surface Water	Very low	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

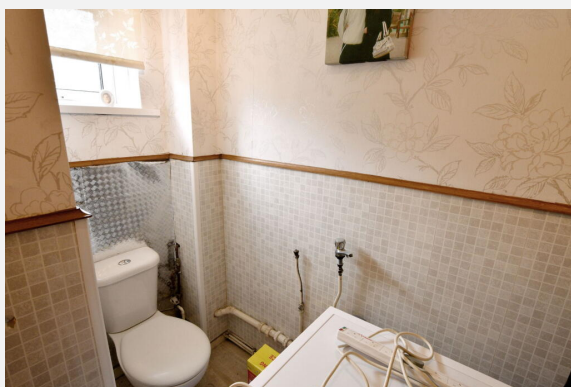
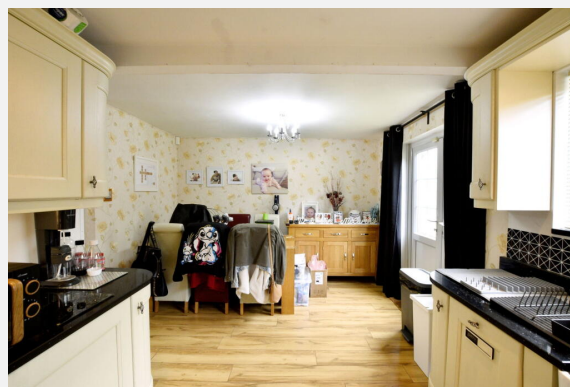


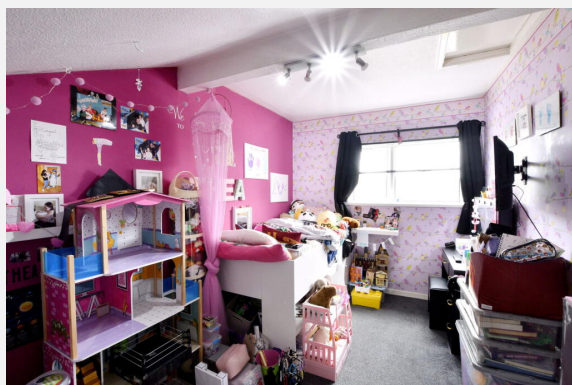
Planning records for: **36 Longacre Fatfield Washington NE38 8RG**

Reference - 04/01755/FUL	
Decision:	Decided
Date:	14th July 2004
Description:	Erection of conservatory with reduced boundary wall to rear

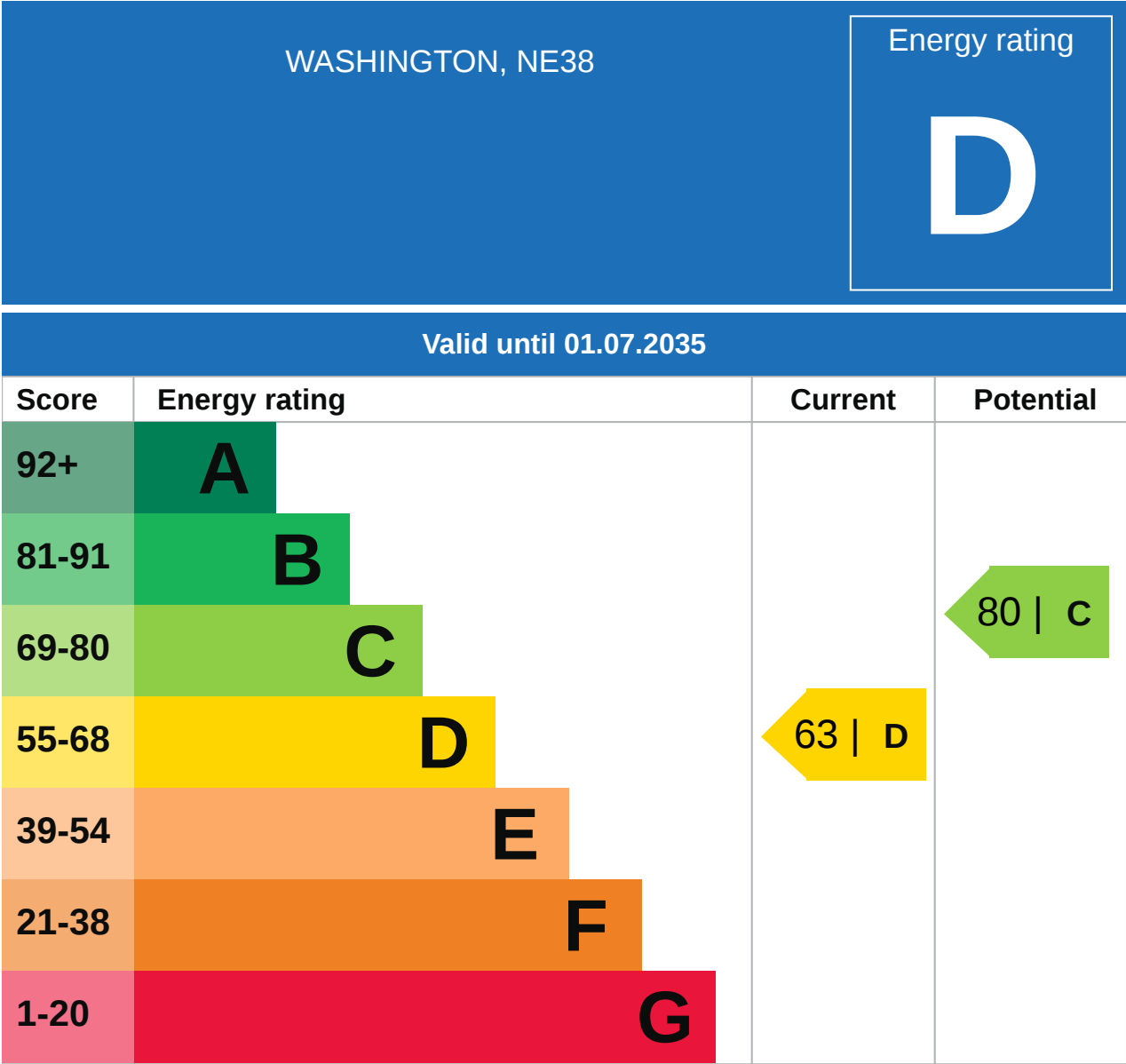
Planning records for: **30 Longacre Fatfield Washington NE38 8RG**

Reference - 07/03246/FUL	
Decision:	Decided
Date:	09th July 2007
Description:	Erection of a conservatory to rear of property.









Additional EPC Data

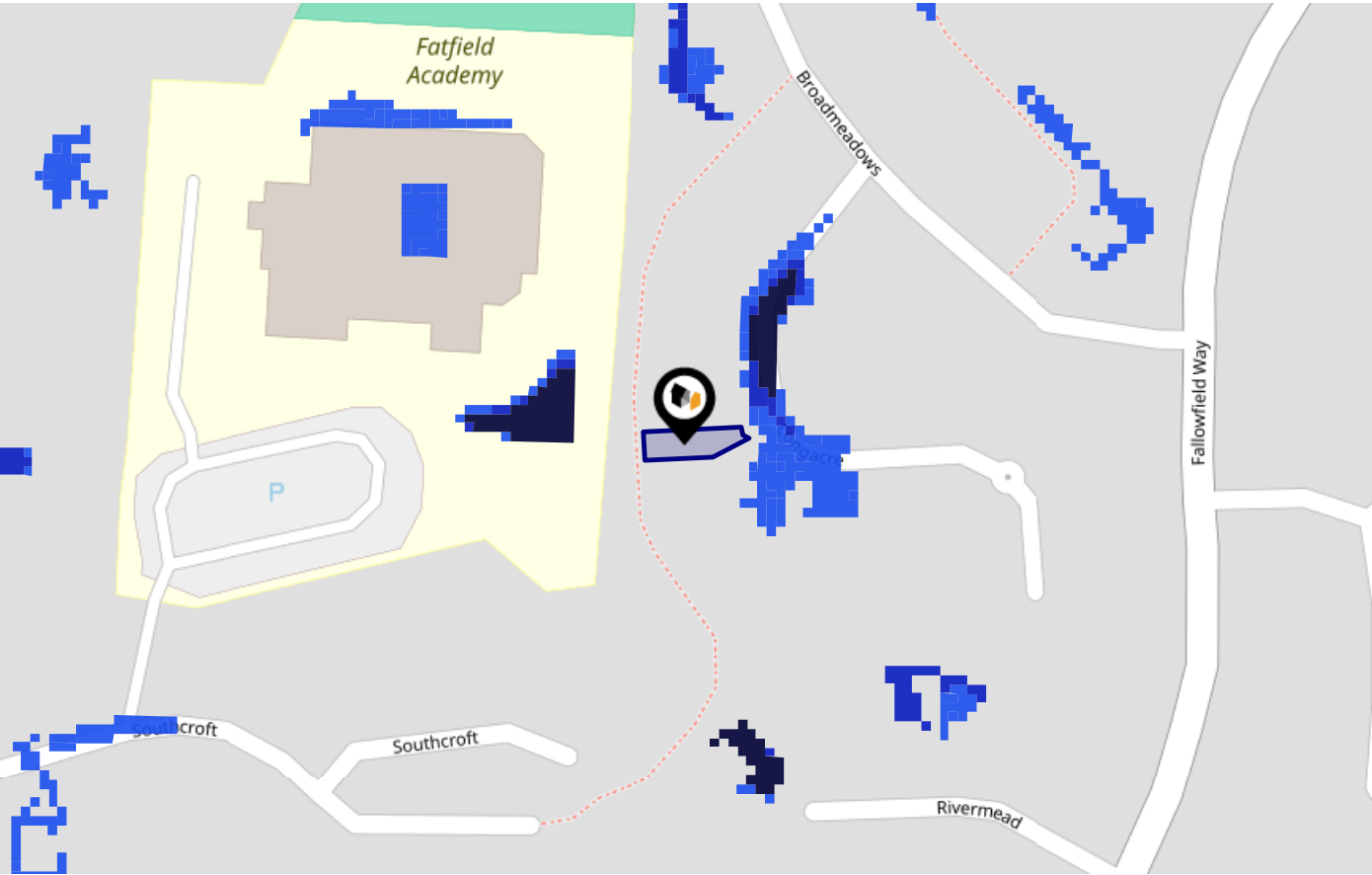
Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Air Tightness:	(not tested)
Total Floor Area:	105 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.

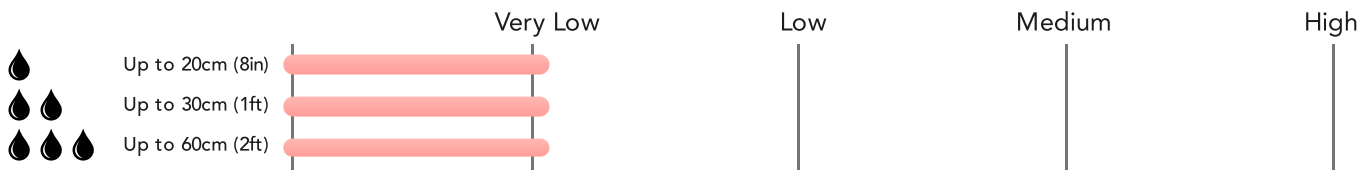


Risk Rating: Very low

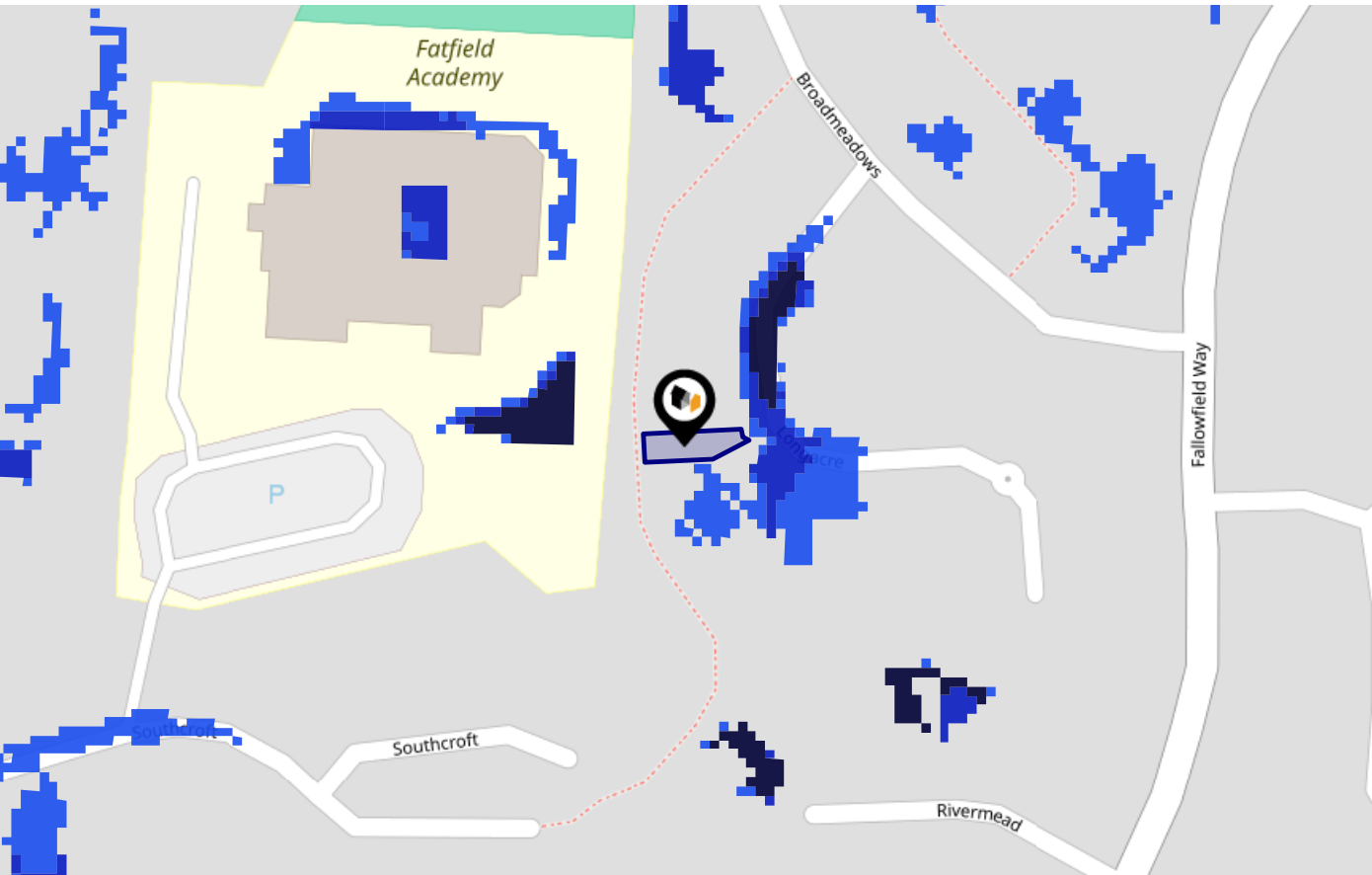
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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.

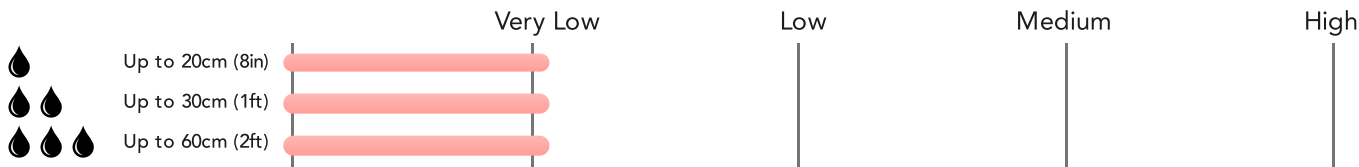


Risk Rating: Very low

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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.
-  **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:

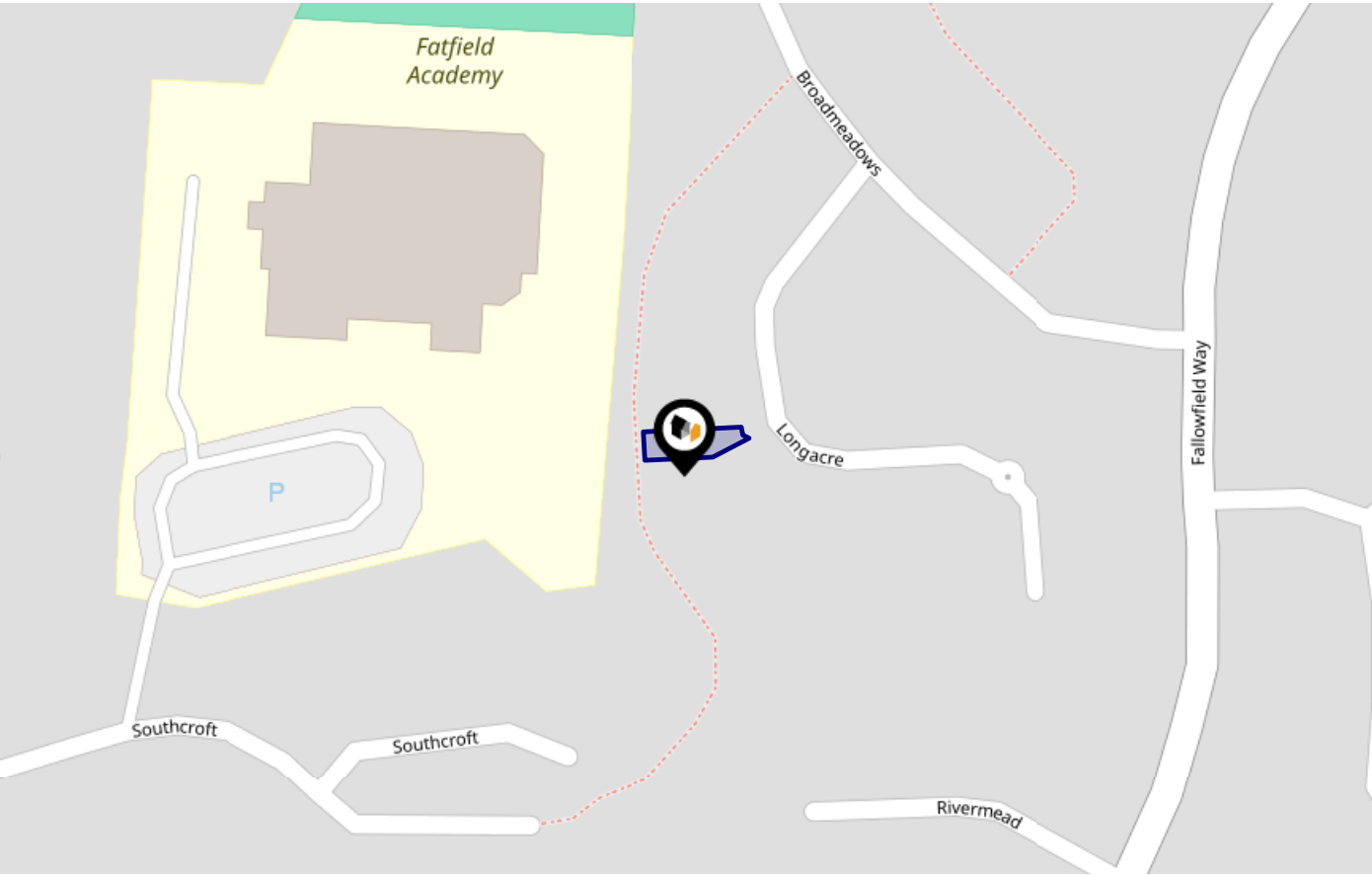


Flood Risk

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.

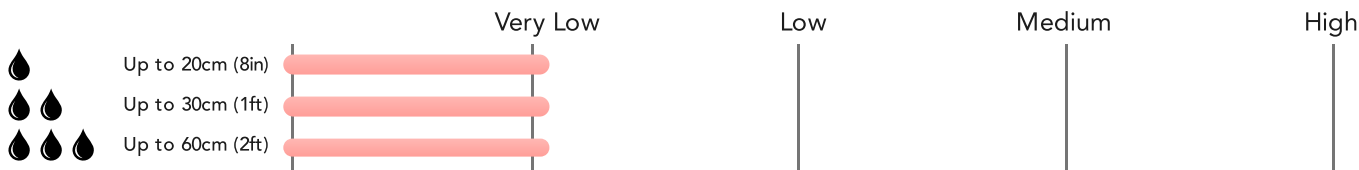


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

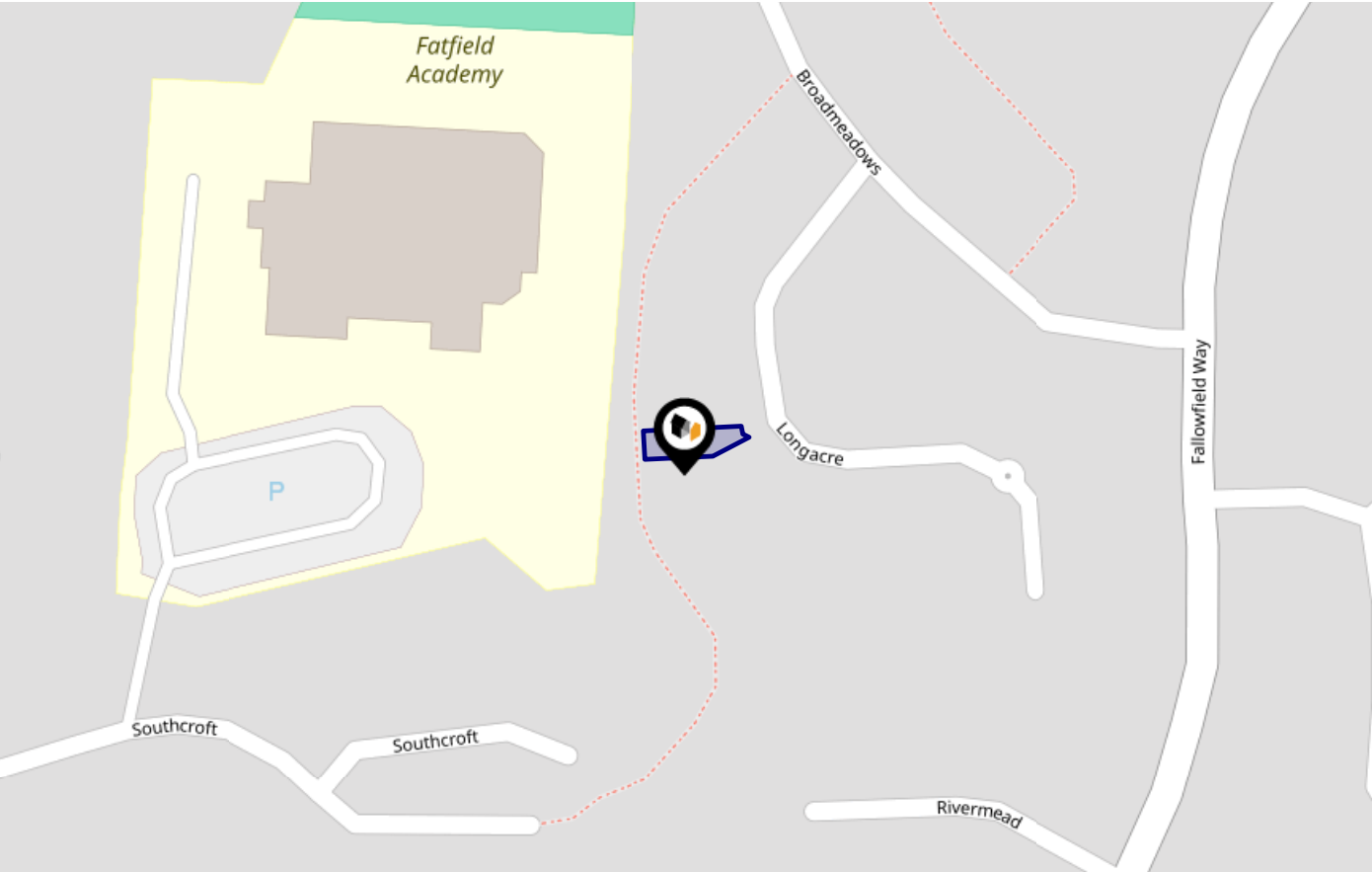


Flood Risk

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.

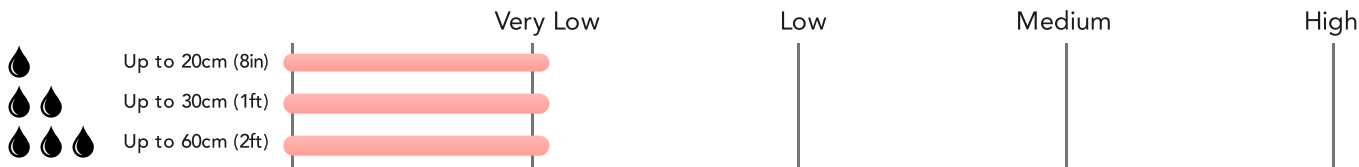


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

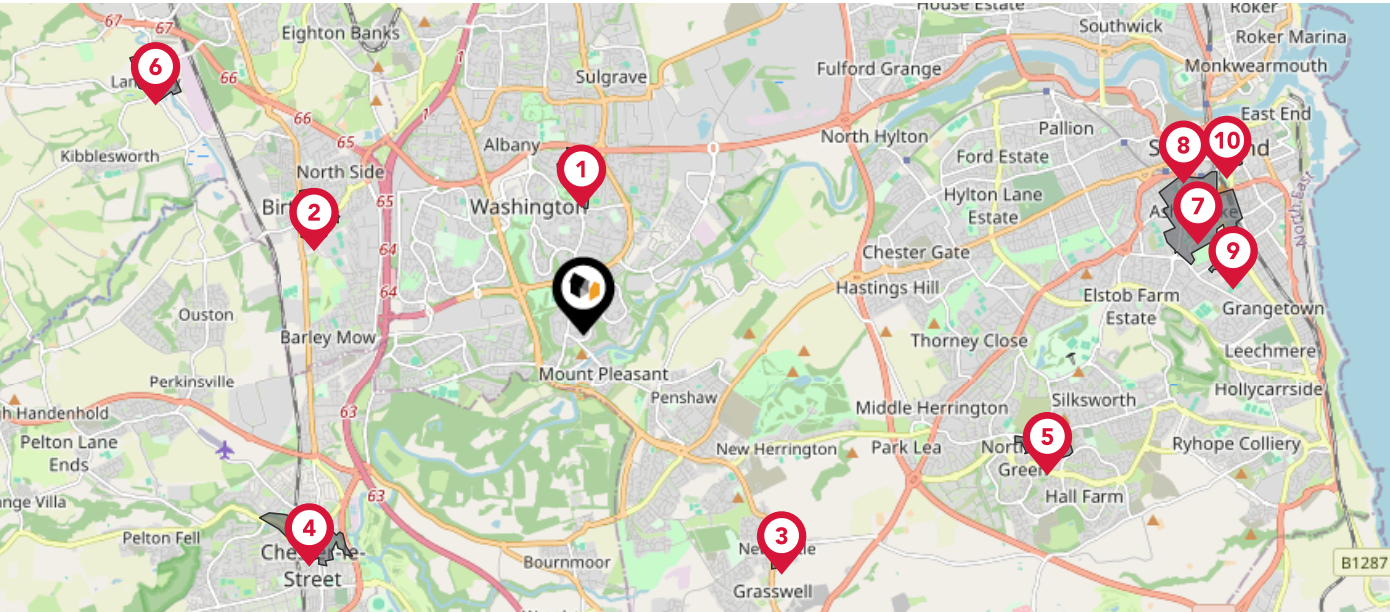


Maps

Conservation Areas

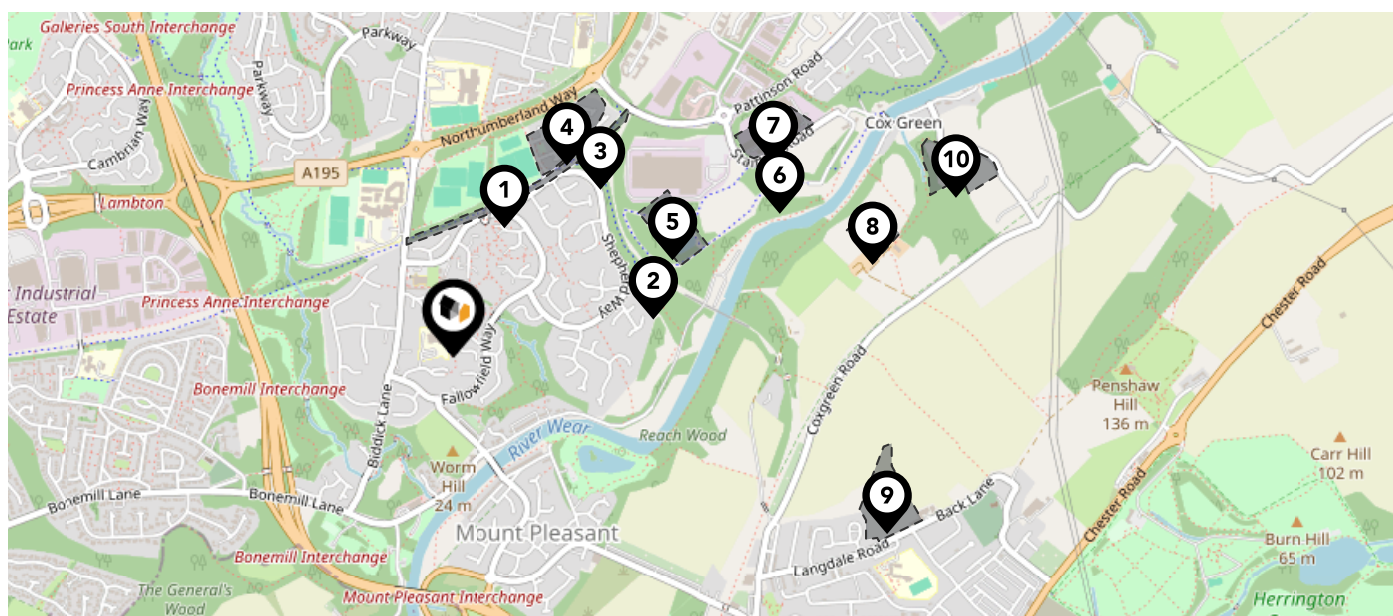


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Washington Village
2	Birtley CA
3	Newbottle Village
4	Chester-le-Street
5	Silksworth Hall
6	Lamesley CA
7	Ashbrooke, Sunderland
8	Bishopwearmouth
9	The Cedars
10	Sunniside

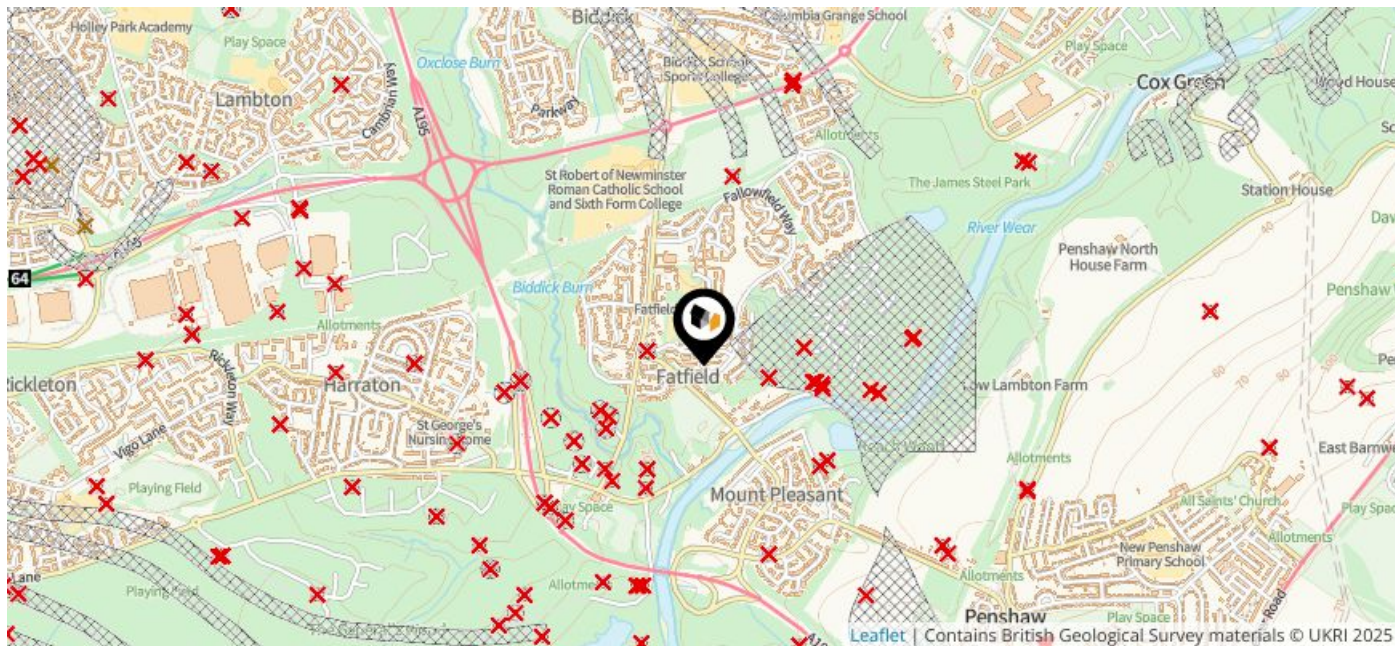
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Biddick Lane-Between Biddick Lane and Washington East Junction, Washington, Tyne and Wear	Historic Landfill 
	Calders Site-Fatfield, Sunderland	Historic Landfill 
	Calders Site-Fatfield, Sunderland	Historic Landfill 
	Calders Site-Fatfield, Washington, Tyne and Wear	Historic Landfill 
	Pattinson South-Washington, Tyne and Wear	Historic Landfill 
	Jubilee Tip-Six Houses, Washington, Tyne and Wear	Historic Landfill 
	Six Houses-Fatfield, Sunderland	Historic Landfill 
	North House Farm-Back Lane, Penshaw, Sunderland, Tyne and Wear	Historic Landfill 
	Cross Rigg Quarry-Langdale Road, Penshaw, Sunderland, Tyne and Wear	Historic Landfill 
	Cox Green A-Fatfield, Sunderland	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



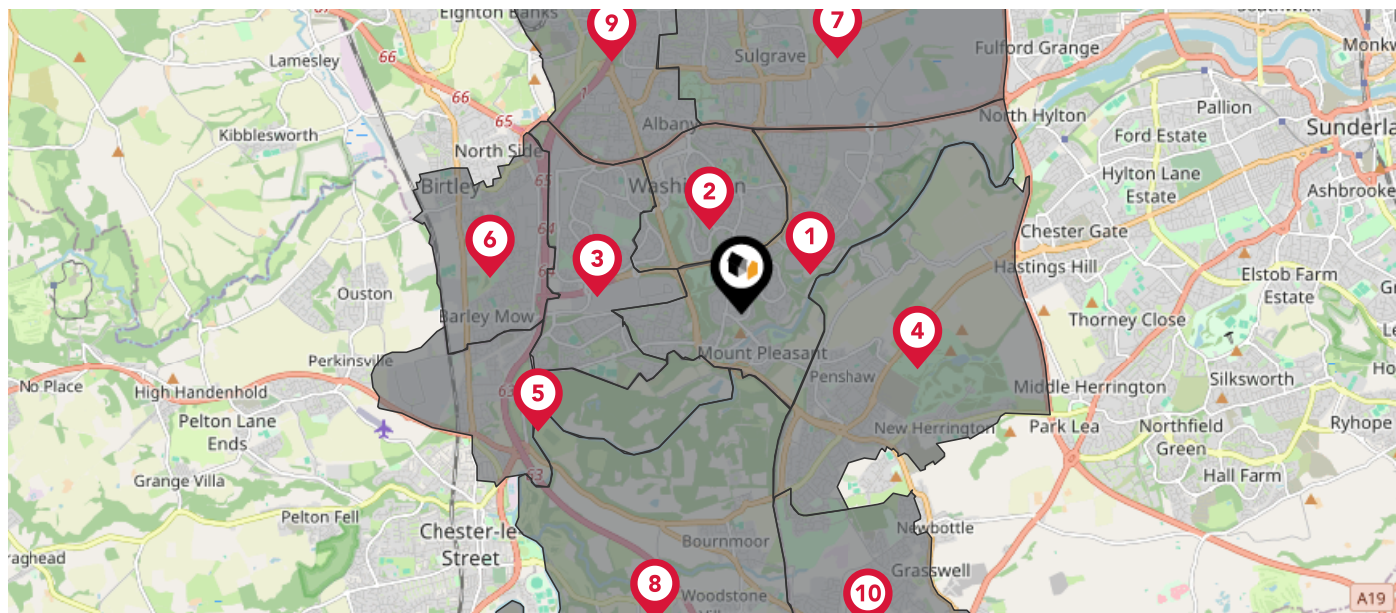
Mine Entry

- ✕ 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

Washington East Ward

2

Washington Central Ward

3

Washington South Ward

4

Shiney Row Ward

5

North Lodge ED

6

Birtley Ward

7

Washington North Ward

8

Lumley ED

9

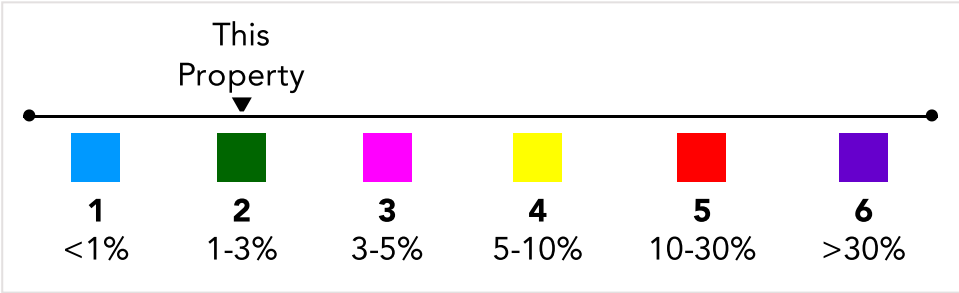
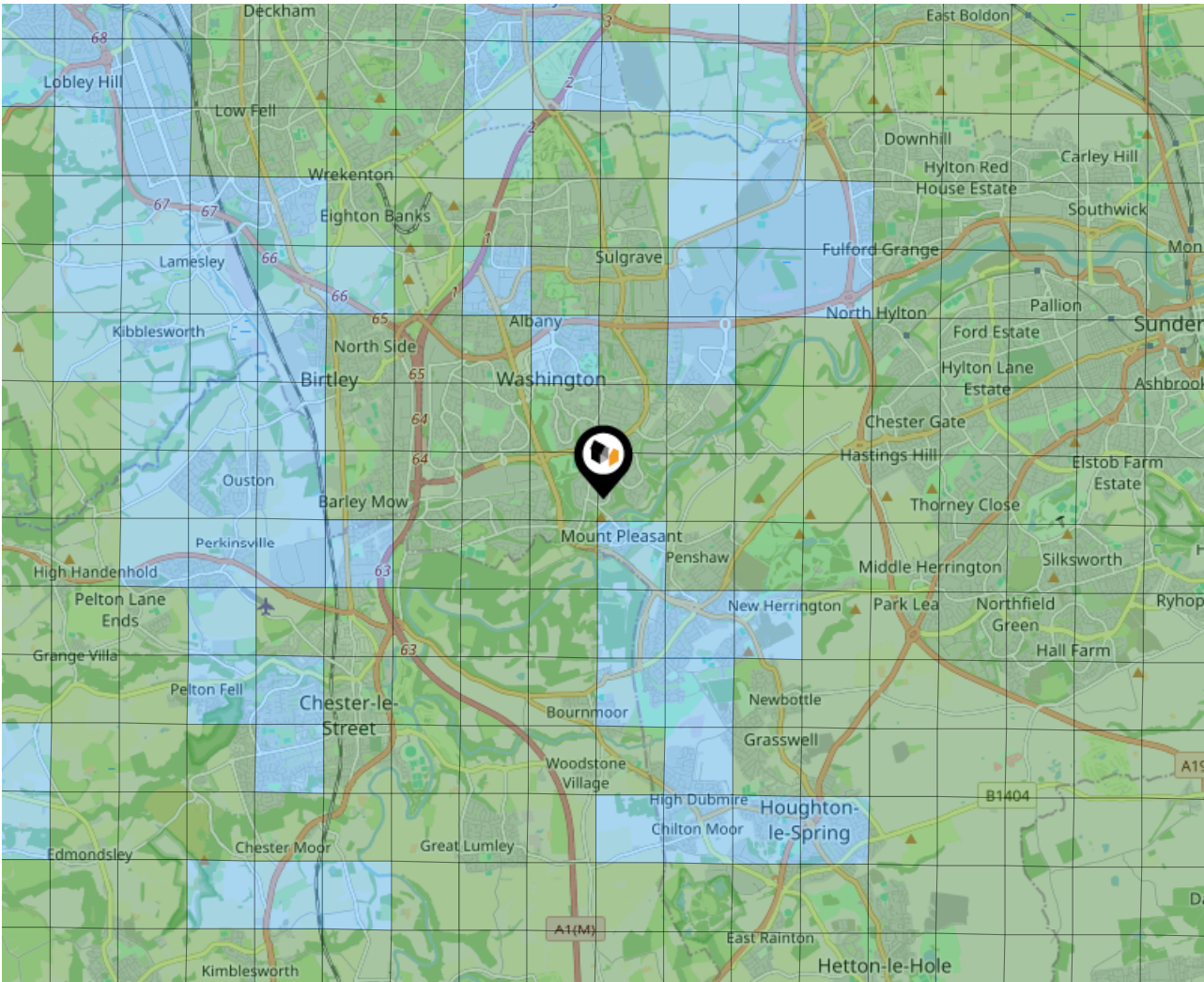
Washington West Ward

10

Houghton Ward

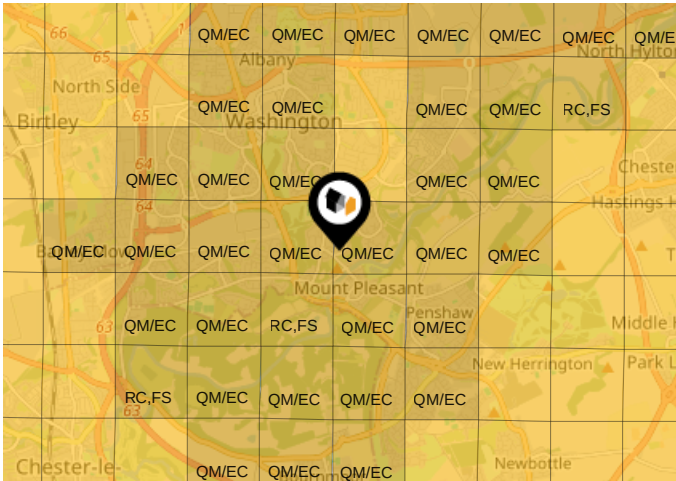
What is Radon?

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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		

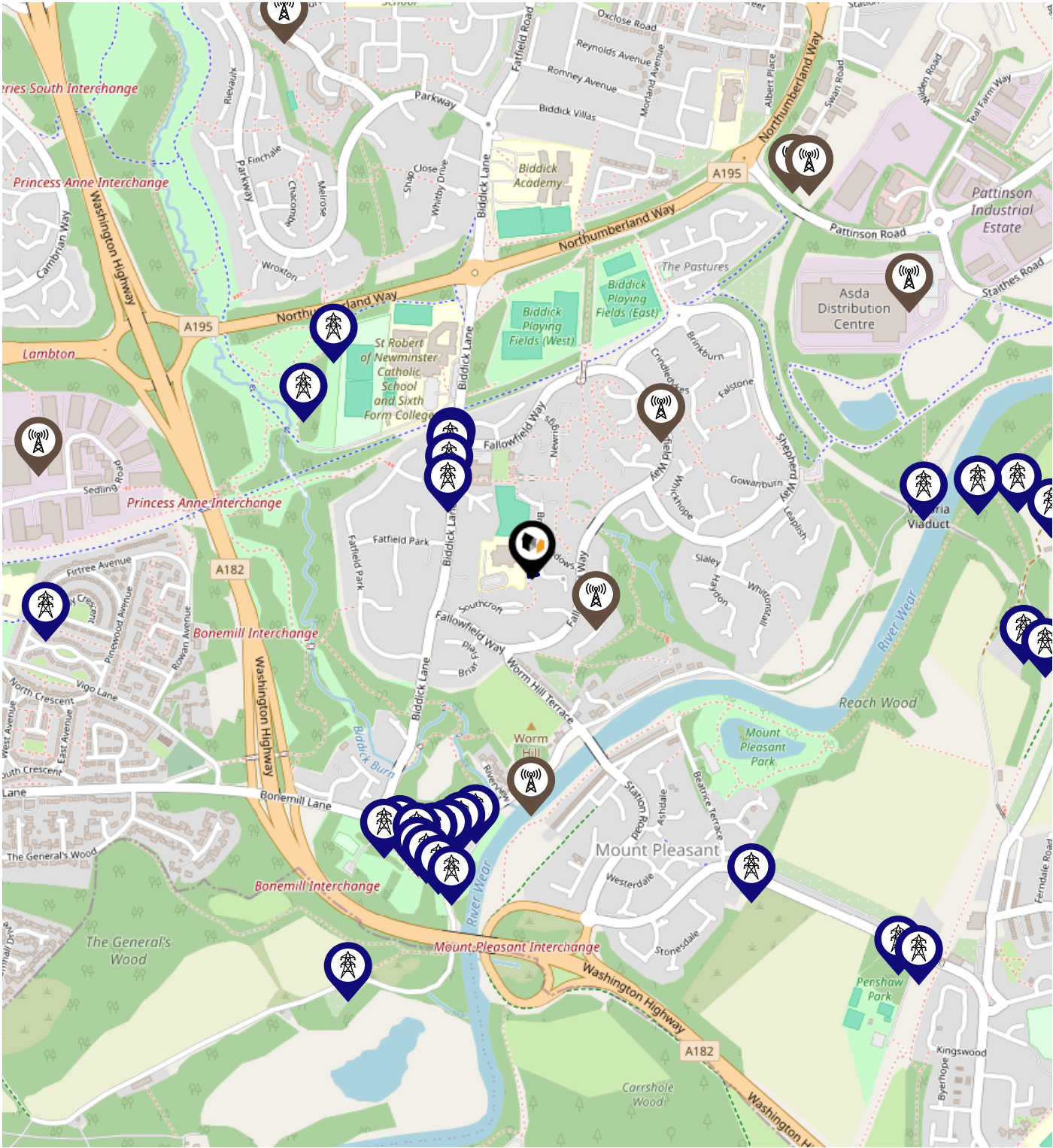


Primary Classifications (Most Common Clay Types)

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



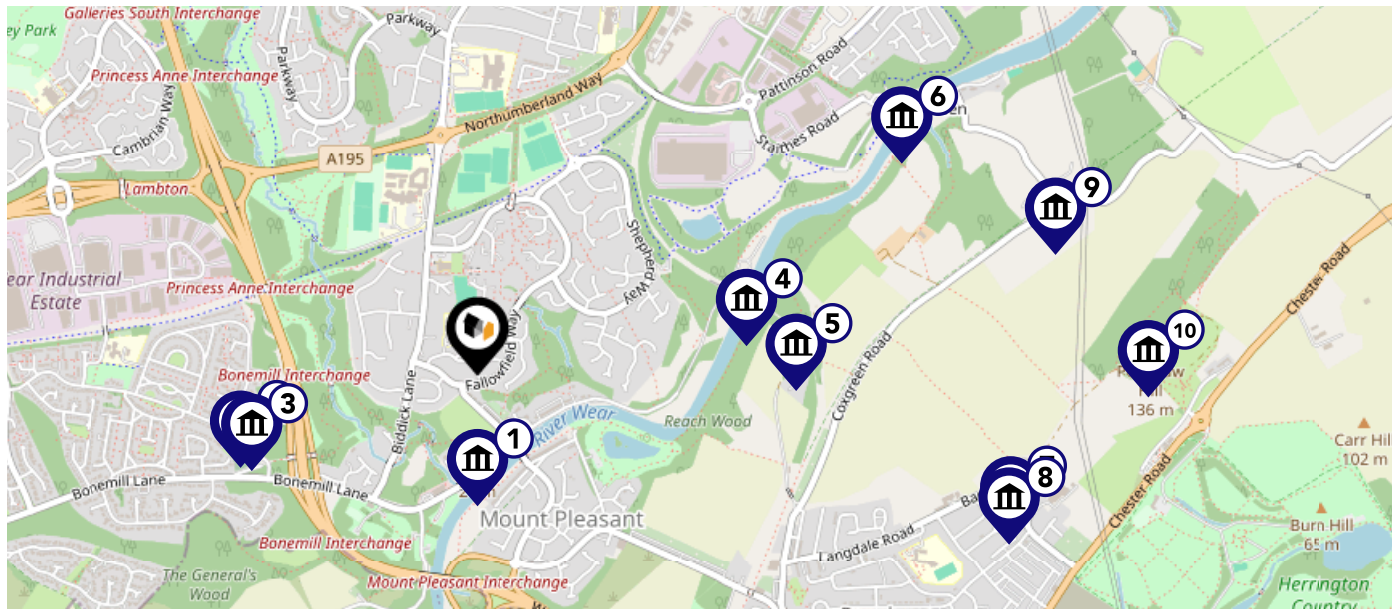
Key:

-  Power Pylons
-  Communication Masts

Maps

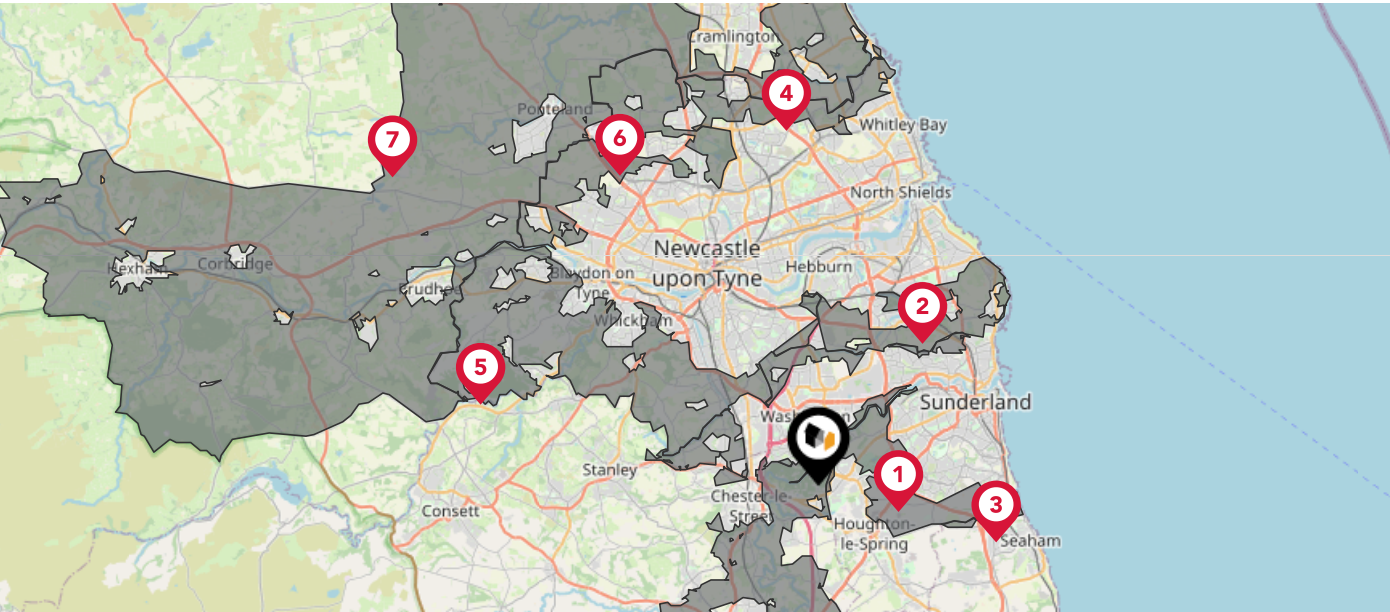
Listed Buildings

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



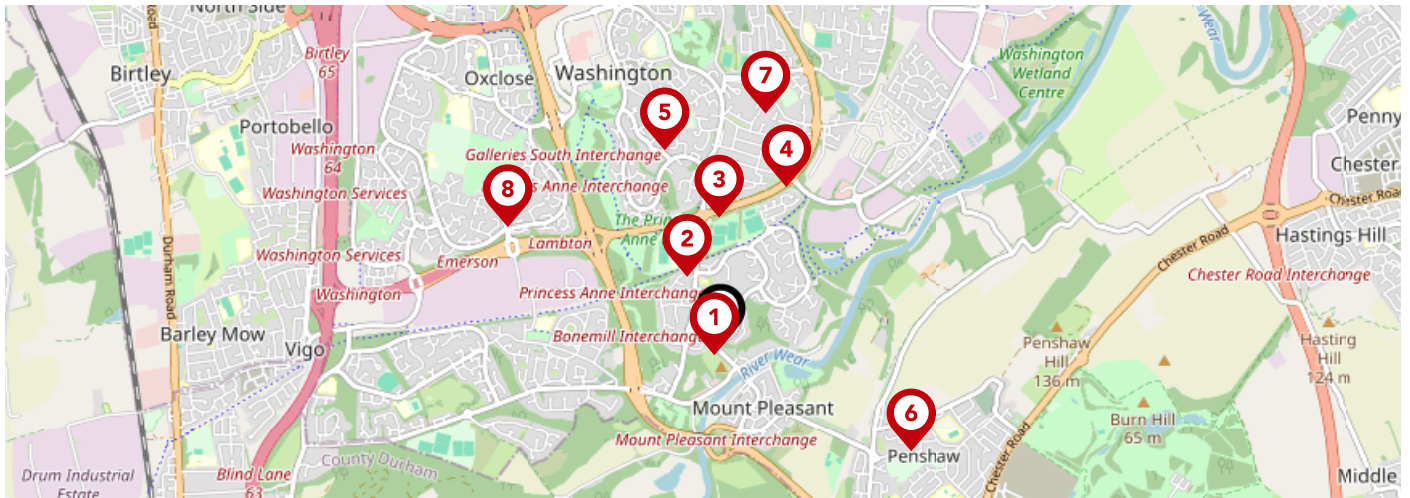
Listed Buildings in the local district		Grade	Distance
	1436957 - Fatfield War Memorial	Grade II	0.3 miles
	1025437 - Fatfield House And Garden Wall Adjoining	Grade II	0.5 miles
	1184760 - Ha Ha Wall South Of Fatfield House	Grade II	0.5 miles
	1354978 - Victoria Railway Bridge	Grade II	0.6 miles
	1354980 - Accommodation Arch In Railway Embankment North Of Low Lambton Farm	Grade II	0.7 miles
	1025444 - Alice Well, North Of Number 5	Grade II	1.0 miles
	1299896 - Church Of All Saints	Grade II	1.2 miles
	1354967 - Monument 25 Metres South Of Church Of All Saints	Grade II	1.2 miles
	1184833 - Stone At Junction With Woodhouse Lane	Grade II	1.3 miles
	1354965 - Earl Of Durham's Monument	Grade I	1.4 miles

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

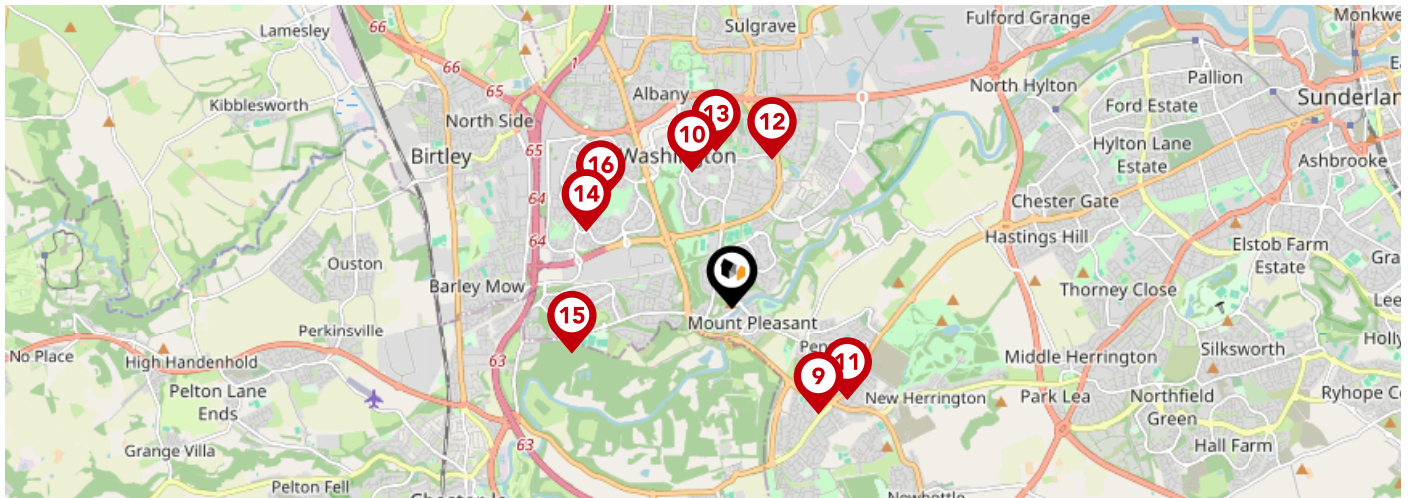


Nearby Green Belt Land

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



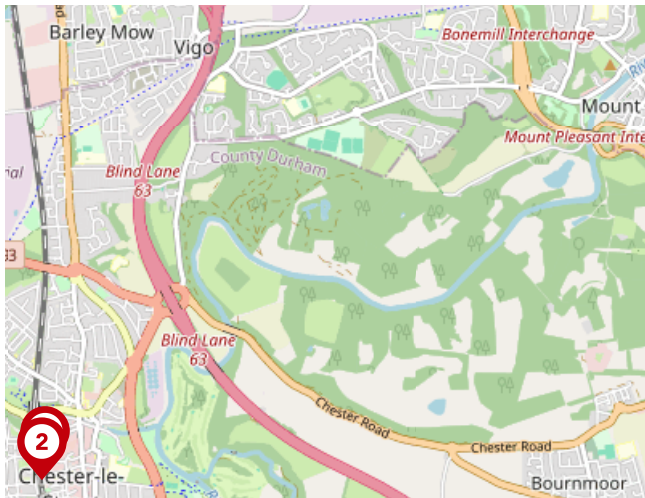
		Nursery	Primary	Secondary	College	Private
1	Fatfield Academy Ofsted Rating: Good Pupils: 212 Distance:0.04	☐	☒	☐	☐	☐
2	St Robert of Newminster Catholic School and Sixth Form College, Washington Ofsted Rating: Good Pupils: 1621 Distance:0.33	☐	☐	☒	☐	☐
3	Biddick Academy Ofsted Rating: Good Pupils: 1131 Distance:0.56	☐	☐	☒	☐	☐
4	Columbia Grange School Ofsted Rating: Outstanding Pupils: 117 Distance:0.74	☐	☒	☐	☐	☐
5	Biddick Primary School Ofsted Rating: Good Pupils: 283 Distance:0.87	☐	☒	☐	☐	☐
6	New Penshaw Academy Ofsted Rating: Good Pupils: 145 Distance:0.93	☐	☒	☐	☐	☐
7	John F Kennedy Primary School Ofsted Rating: Good Pupils: 439 Distance:1.02	☐	☒	☐	☐	☐
8	Lambton Primary School Ofsted Rating: Good Pupils: 186 Distance:1.04	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Our Lady Queen of Peace Catholic Primary School, Penshaw Ofsted Rating: Requires improvement Pupils: 319 Distance:1.17	☐	☒	☐	☐	☐
	Wessington Primary School Ofsted Rating: Good Pupils: 236 Distance:1.2	☐	☒	☐	☐	☐
	Barnwell Academy Ofsted Rating: Outstanding Pupils: 271 Distance:1.26	☐	☒	☐	☐	☐
	Barmston Village Primary School Ofsted Rating: Good Pupils: 213 Distance:1.31	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Washington Ofsted Rating: Good Pupils: 228 Distance:1.34	☐	☒	☐	☐	☐
	Holley Park Academy Ofsted Rating: Good Pupils: 231 Distance:1.39	☐	☒	☐	☐	☐
	Rickleton Primary School Ofsted Rating: Good Pupils: 423 Distance:1.41	☐	☒	☐	☐	☐
	Oxclose Community Academy Ofsted Rating: Good Pupils: 1113 Distance:1.44	☐	☐	☒	☐	☐

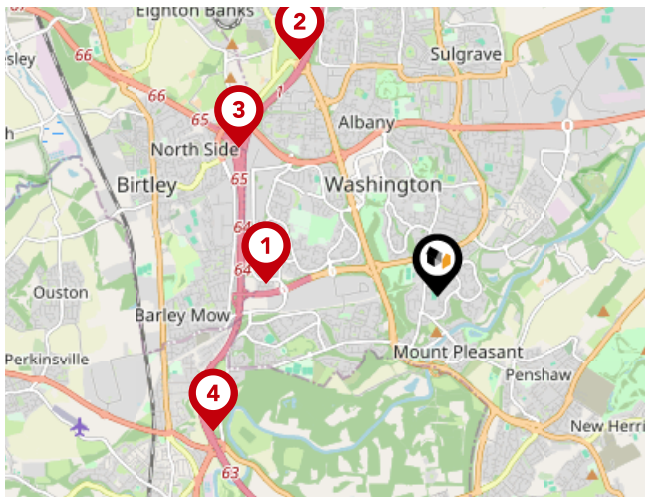
Area

Transport (National)



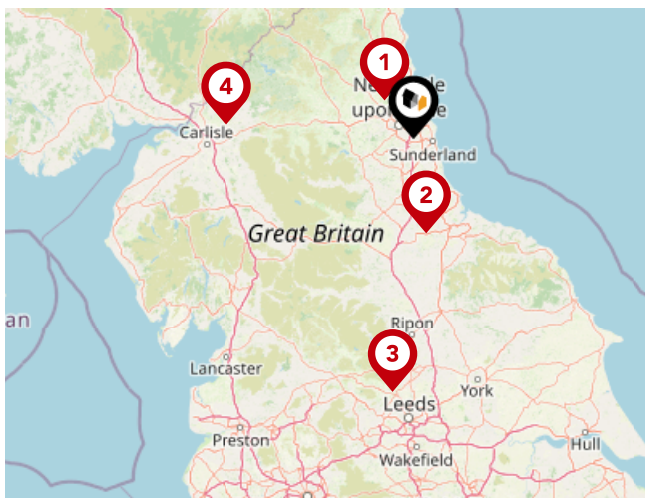
National Rail Stations

Pin	Name	Distance
1	Station Road	3.12 miles
2	Bullion Lane	3.16 miles
3	Heworth Rail Station	4.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J64	1.46 miles
2	A194(M) J1	2.33 miles
3	A1(M) J65	2.11 miles
4	A1(M) J63	2.23 miles
5	A194(M) J2	3.56 miles

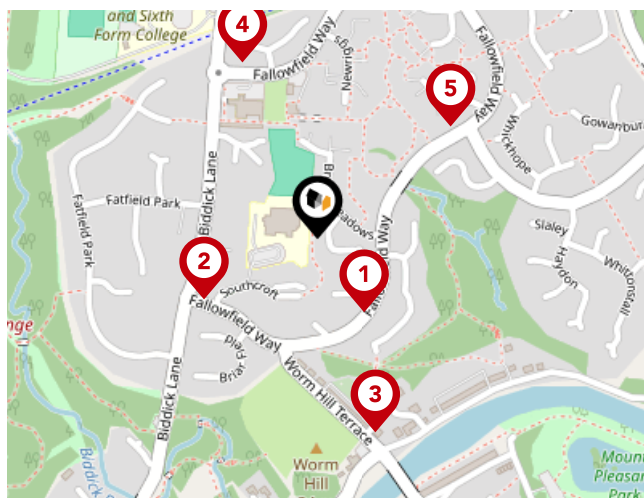


Airports/Helipads

Pin	Name	Distance
1	Airport	13.09 miles
2	Teesside Airport	25.99 miles
3	Leeds Bradford Airport	70.43 miles
4	Irthlington	51.32 miles

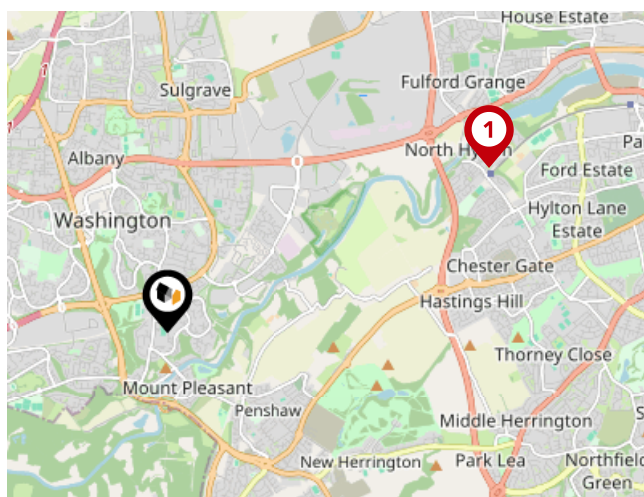
Area

Transport (Local)



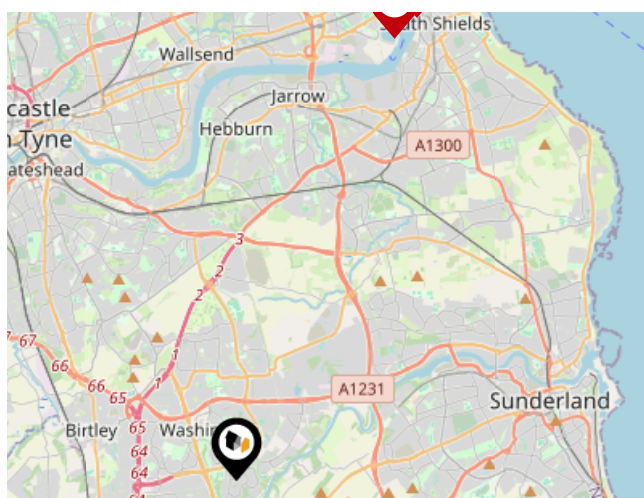
Bus Stops/Stations

Pin	Name	Distance
1	Fallowfield Way-Rivermead	0.09 miles
2	Fallowfield Way-Southcroft	0.14 miles
3	Station Road - Worm Hill Terrace	0.21 miles
4	Washington Arts Centre	0.2 miles
5	Fallowfield Way - Shepherd Way	0.19 miles



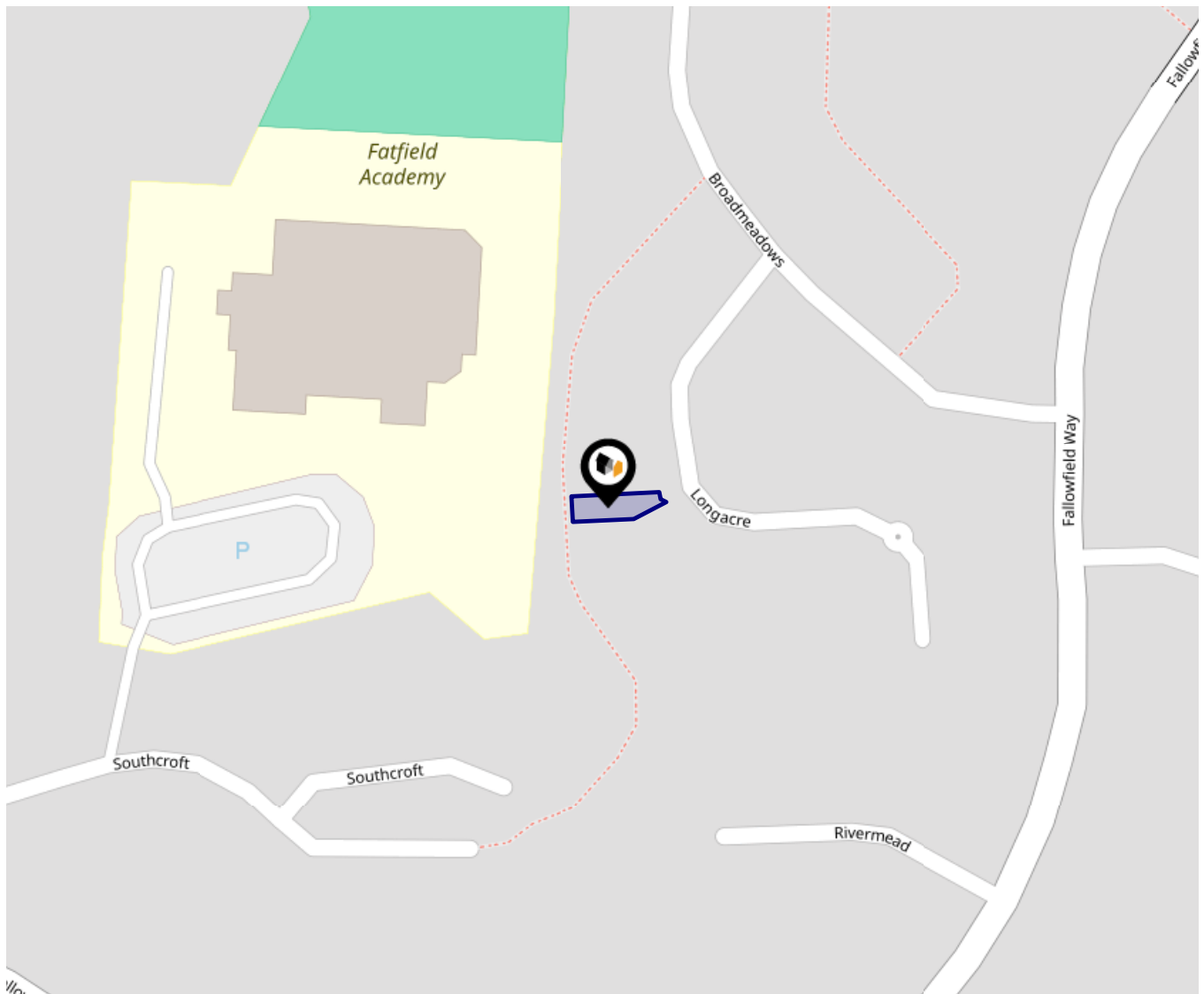
Local Connections

Pin	Name	Distance
1	South Hylton (Tyne and Wear Metro Station)	3.08 miles
2	Pelaw (Tyne and Wear Metro Station)	4.88 miles
3	Pelaw (Tyne and Wear Metro Station)	4.88 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	8.01 miles
2	South Shields Ferry Terminal	8.46 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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