

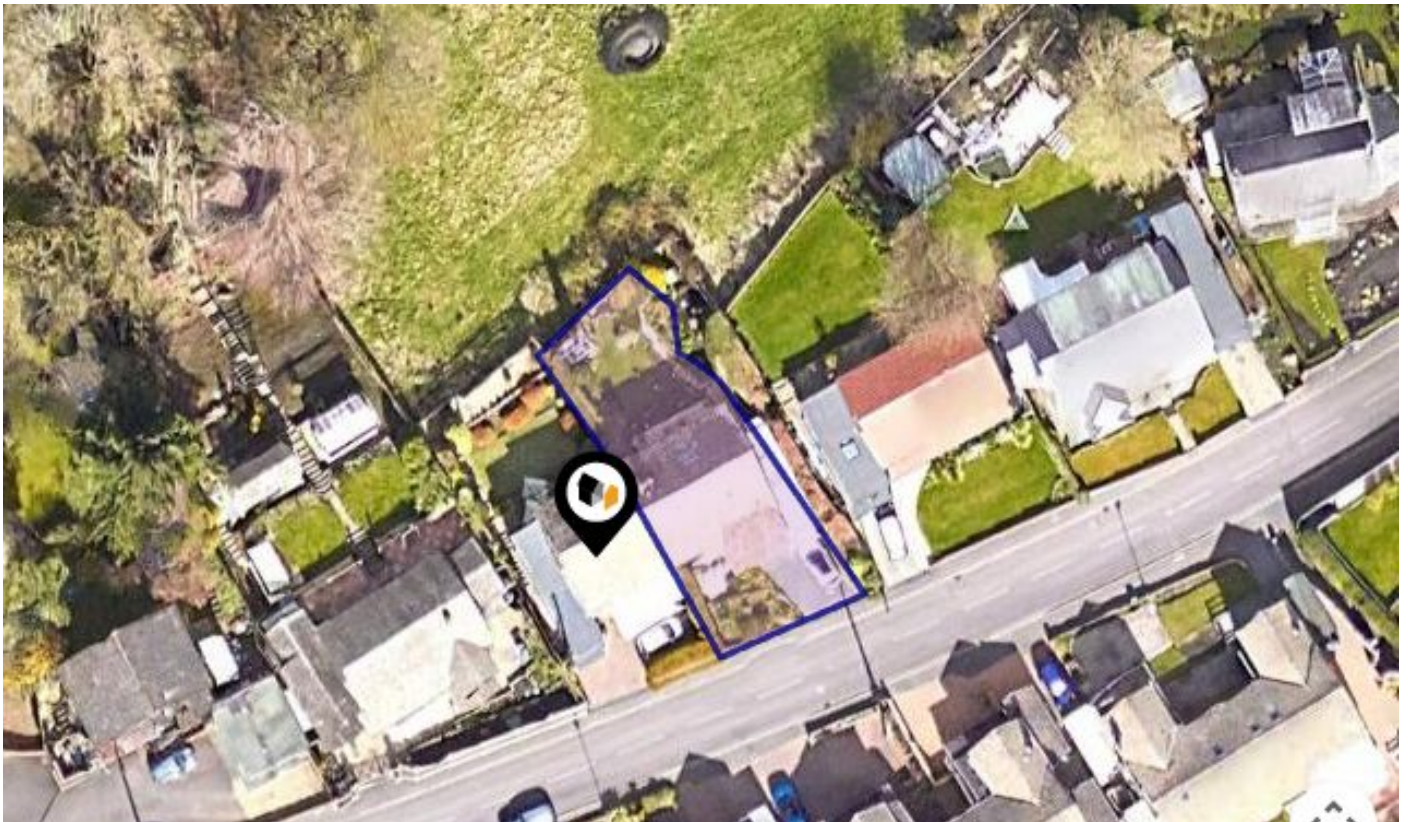


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Friday 18<sup>th</sup> July 2025**



**BURN ROAD, BLAYDON-ON-TYNE, NE21**

## 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:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,292		
Title Number:	TY328422		

## Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	8	1000
• Surface Water	Low	mb/s	mb/s
			
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
			
			
			

Planning records for: **32 Burn Road Blaydon On Tyne NE21 6EA**

Reference - Gateshead/DC/13/00205/HHA	
Decision:	Decided
Date:	18th February 2013
Description:	Erection of first floor single storey extension to the rear of dwellinghouse, including timber-decked terrace

Planning records for: **Villa Capri 12 Burn Road Blaydon Burn Blaydon NE21 6EA**

Reference - DC/19/00880/HHA	
Decision:	Decided
Date:	23rd August 2019
Description:	Proposed external balcony to rear

Planning records for: **14 Burn Road Blaydon Burn Blaydon On Tyne Tyne And Wear NE21 6EA**

Reference - Gateshead/DC/07/00447/FUL	
Decision:	Decided
Date:	22nd March 2007
Description:	Erection of single-storey extension at rear of dwellinghouse including construction of balcony at first-floor level.

Reference - Gateshead/DC/15/00493/HHA	
Decision:	Decided
Date:	26th May 2015
Description:	Single storey front extension

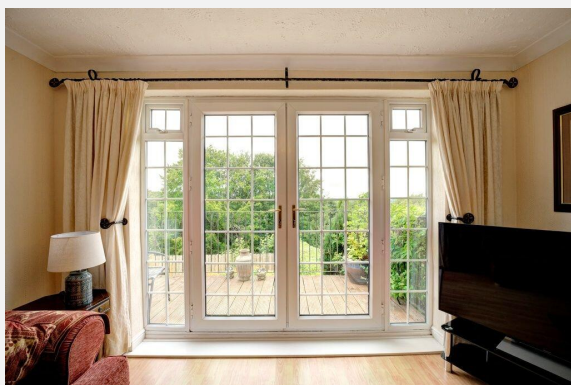
Planning records for: **14 Burn Road Blaydon On Tyne NE21 6EA**

Reference - Gateshead/DC/14/01219/HHA	
Decision:	Decided
Date:	01st December 2014
Description:	Single storey front extension

Planning records for: **16 Burn Road Blaydon On Tyne NE21 6EA**

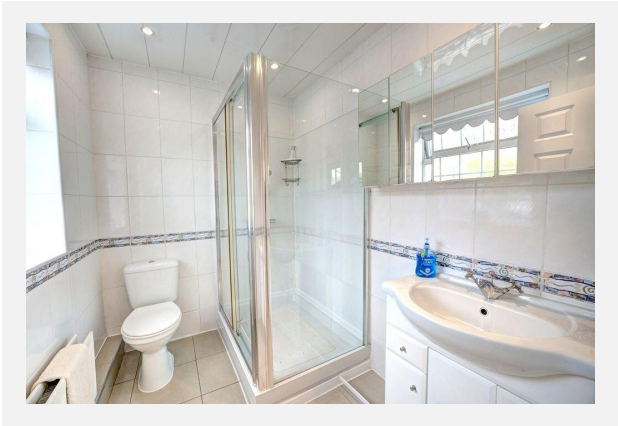
Reference - Gateshead/DC/12/01337/HHA	
Decision:	Decided
Date:	17th December 2012
Description:	Erection of single storey extension with balcony to the rear of dwellinghouse.











BURN ROAD, BLAYDON-ON-TYNE, NE21





BURN ROAD, BLAYDON-ON-TYNE, NE21

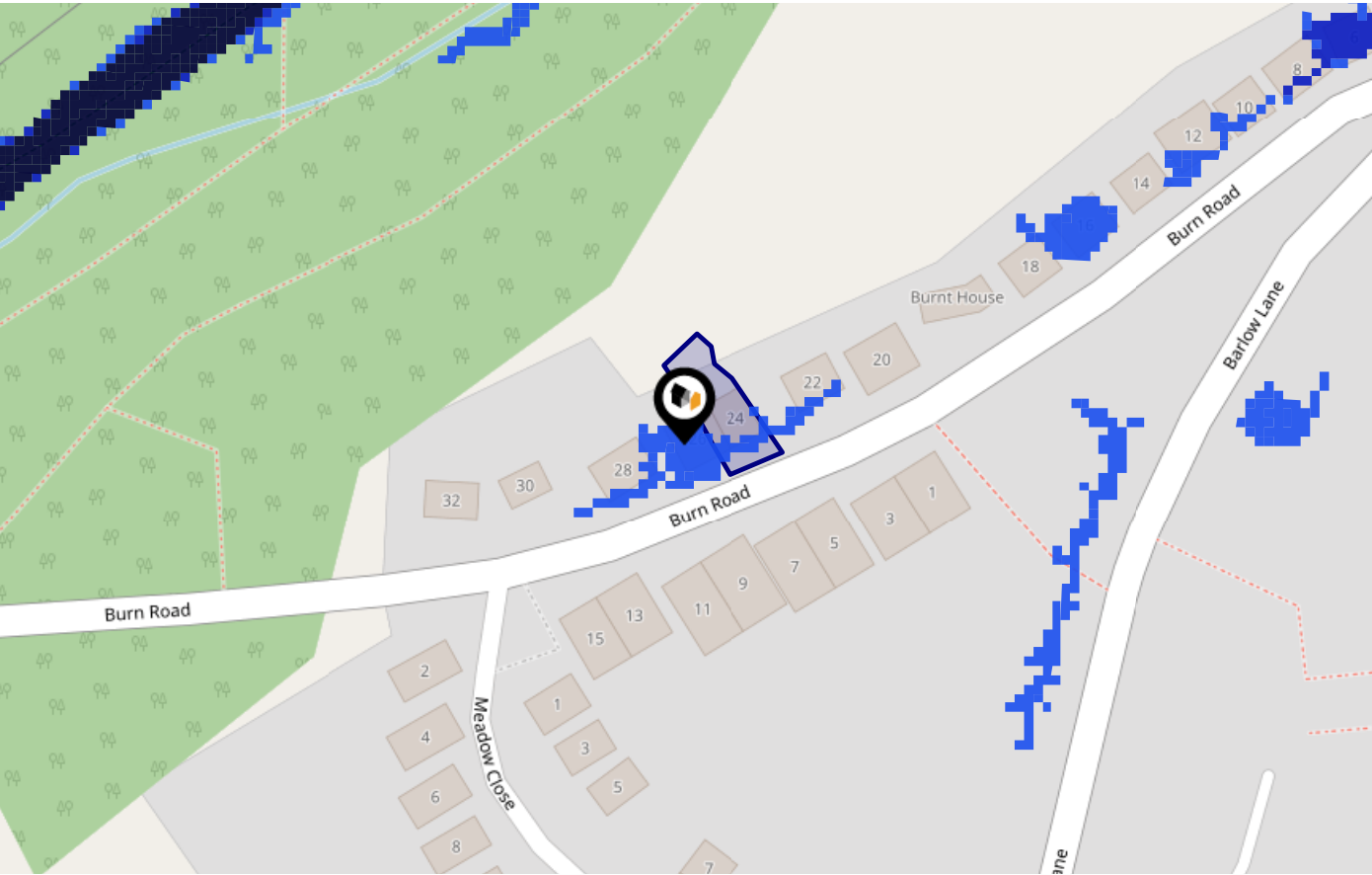


# Flood Risk

## 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.

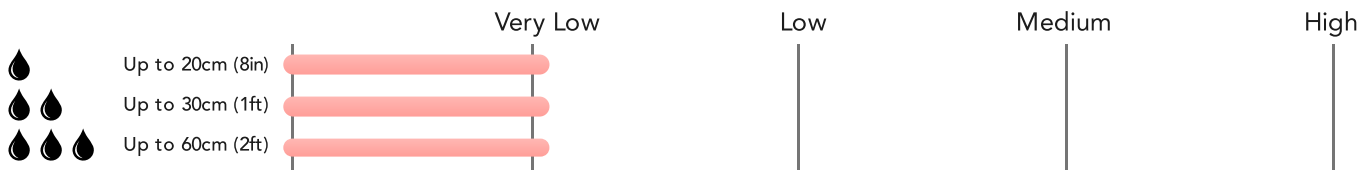


Risk Rating: Low

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:

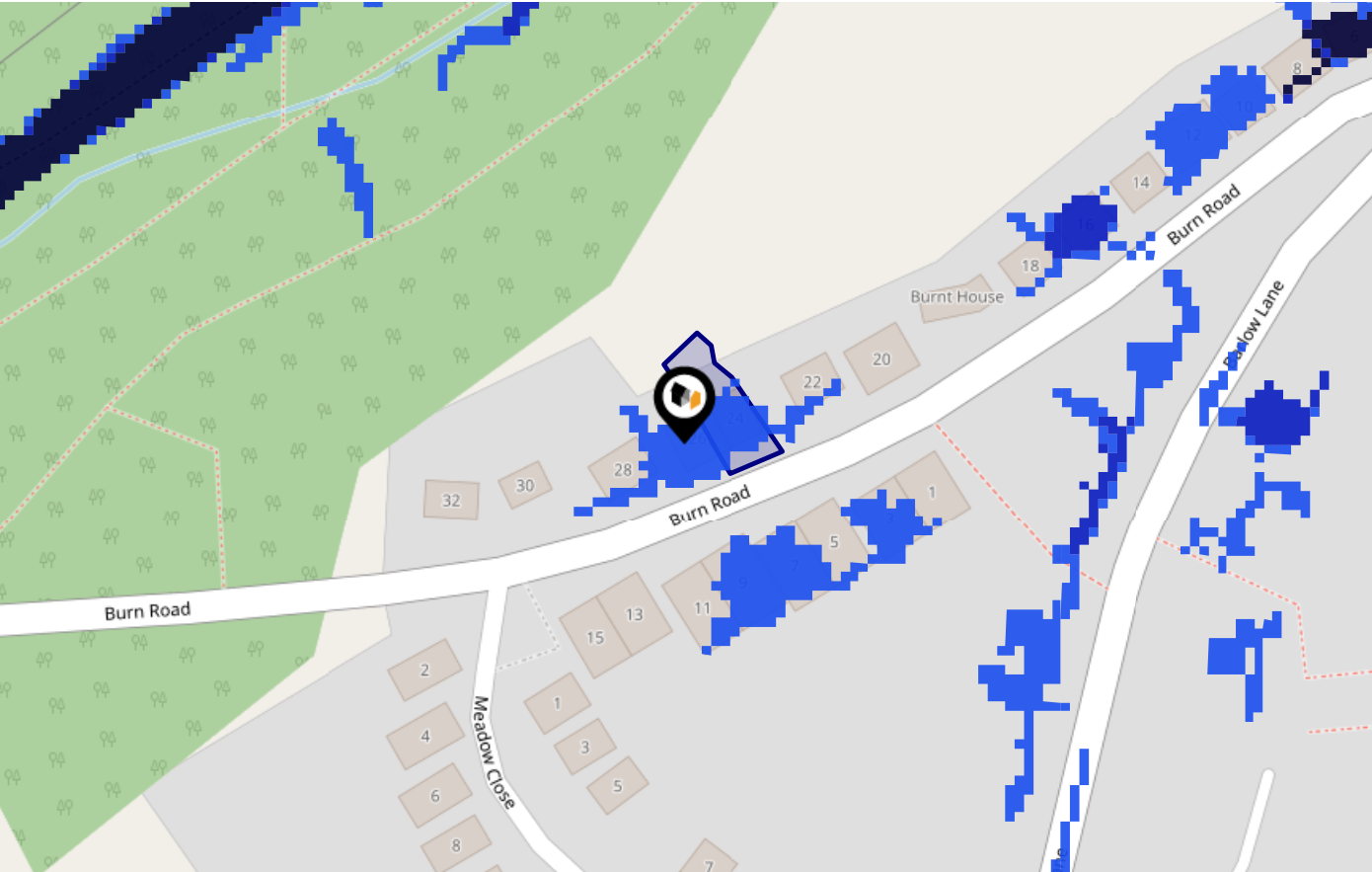


# Flood Risk

## 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.

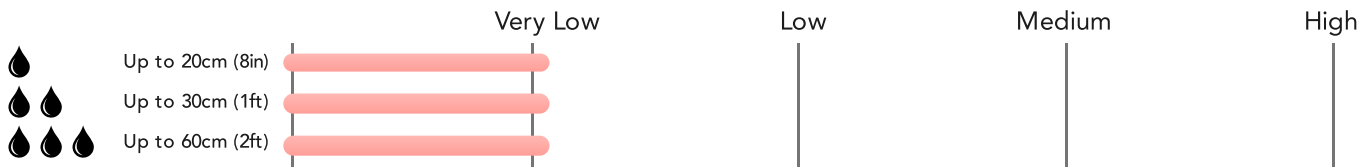


Risk Rating: Low

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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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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:



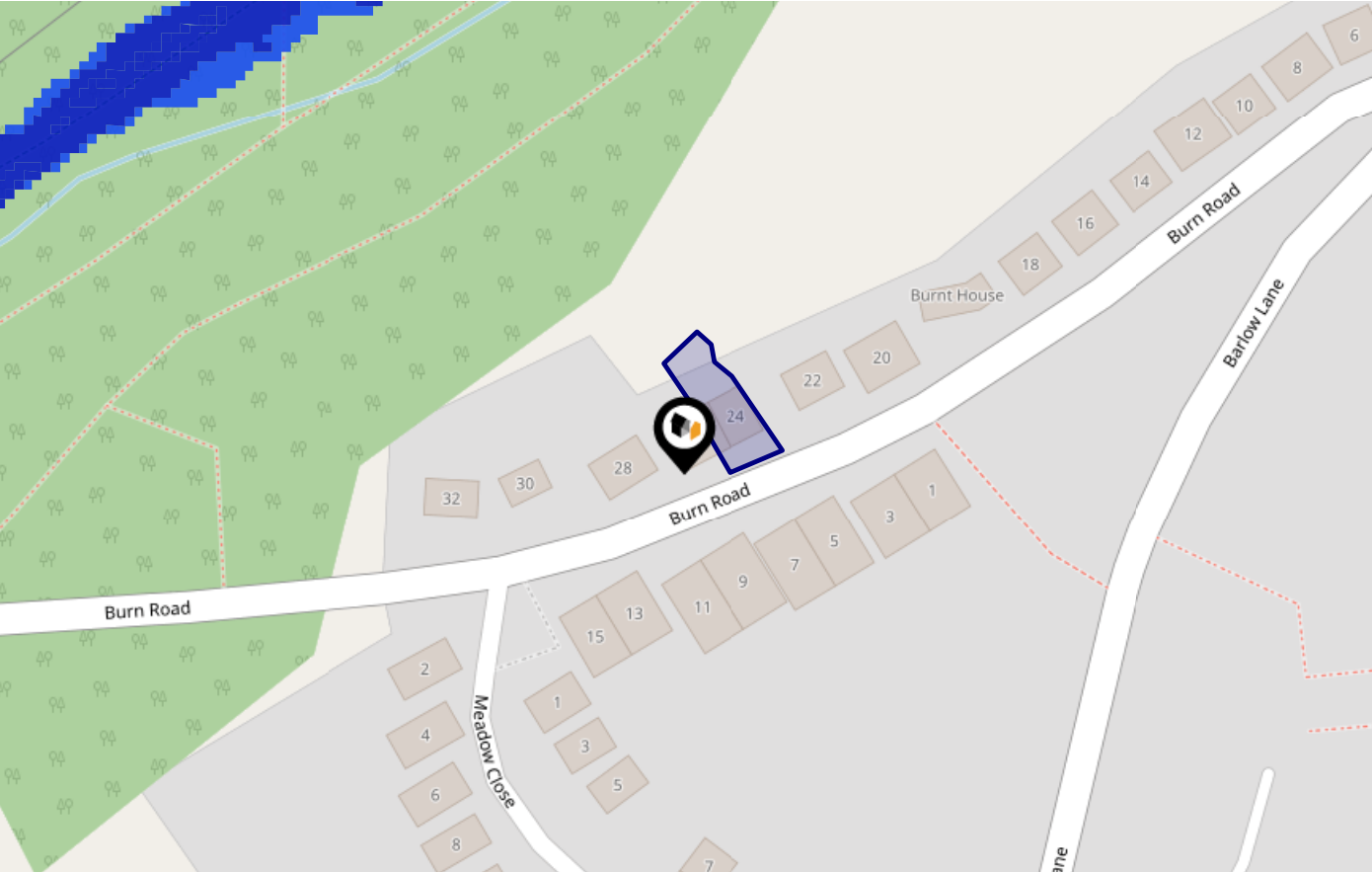


# Flood Risk

## 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.

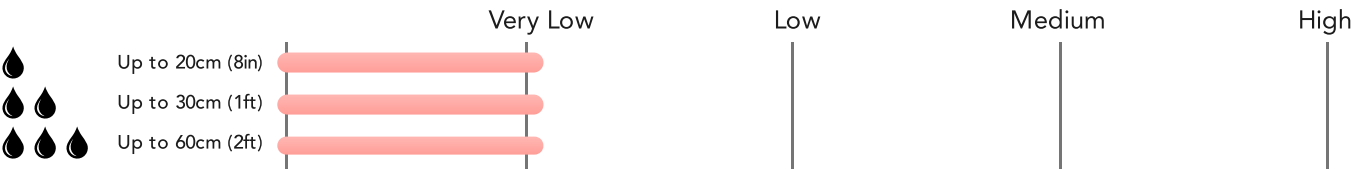


Risk Rating: Very low

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:

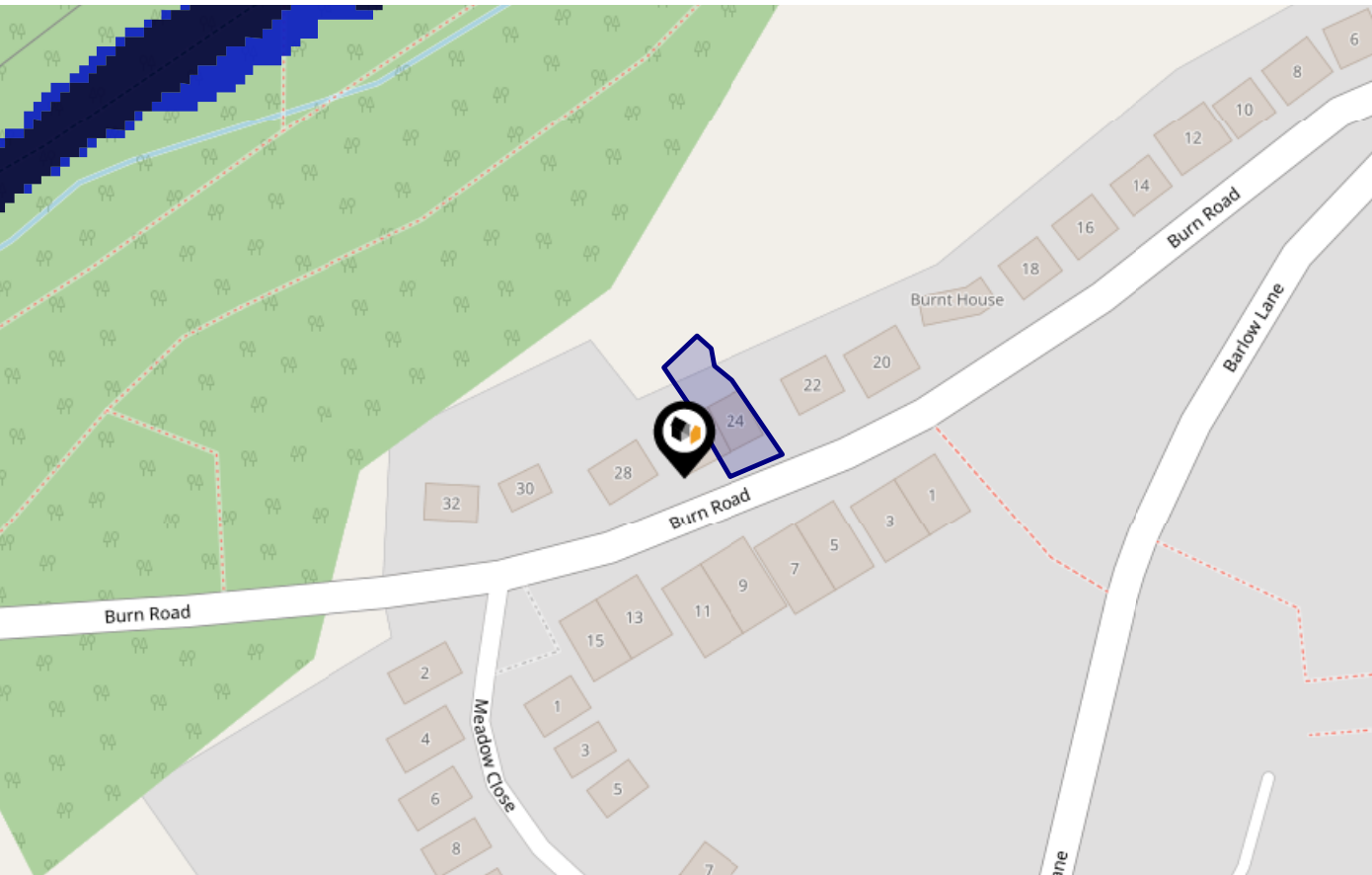


# Flood Risk

## 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.

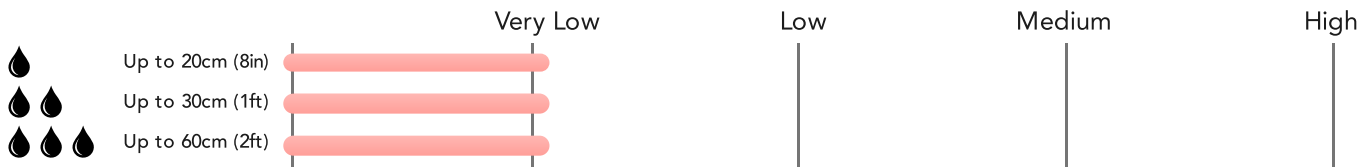


Risk Rating: Very low

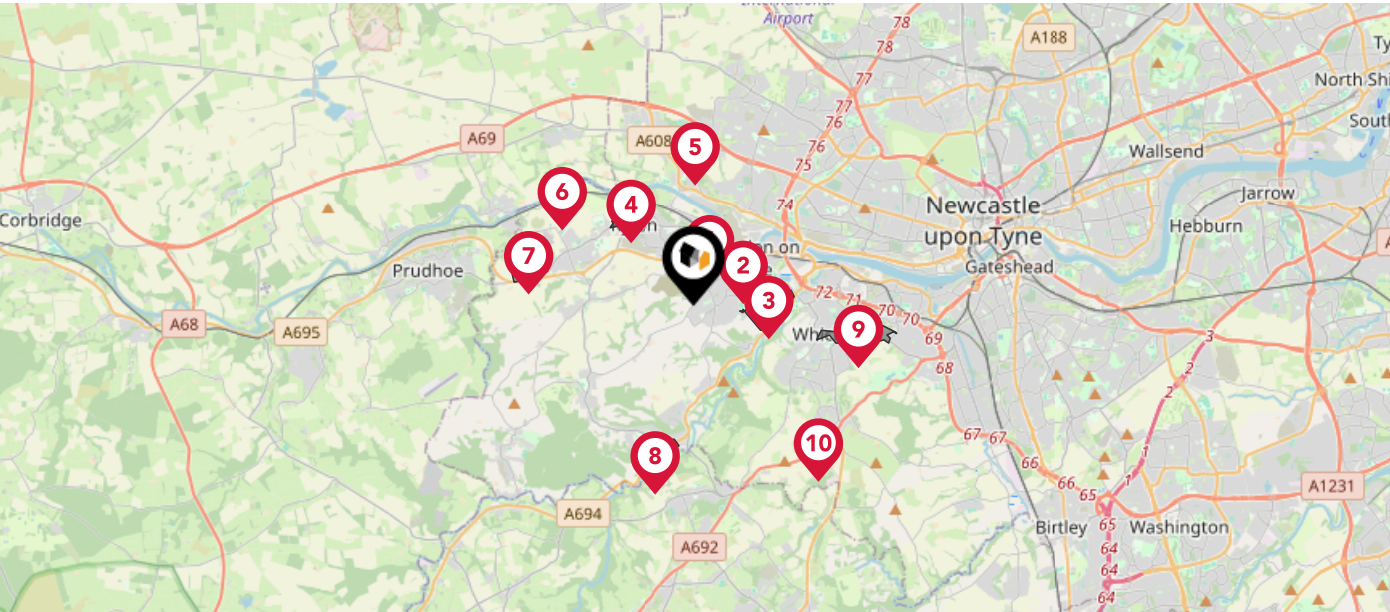
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.











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



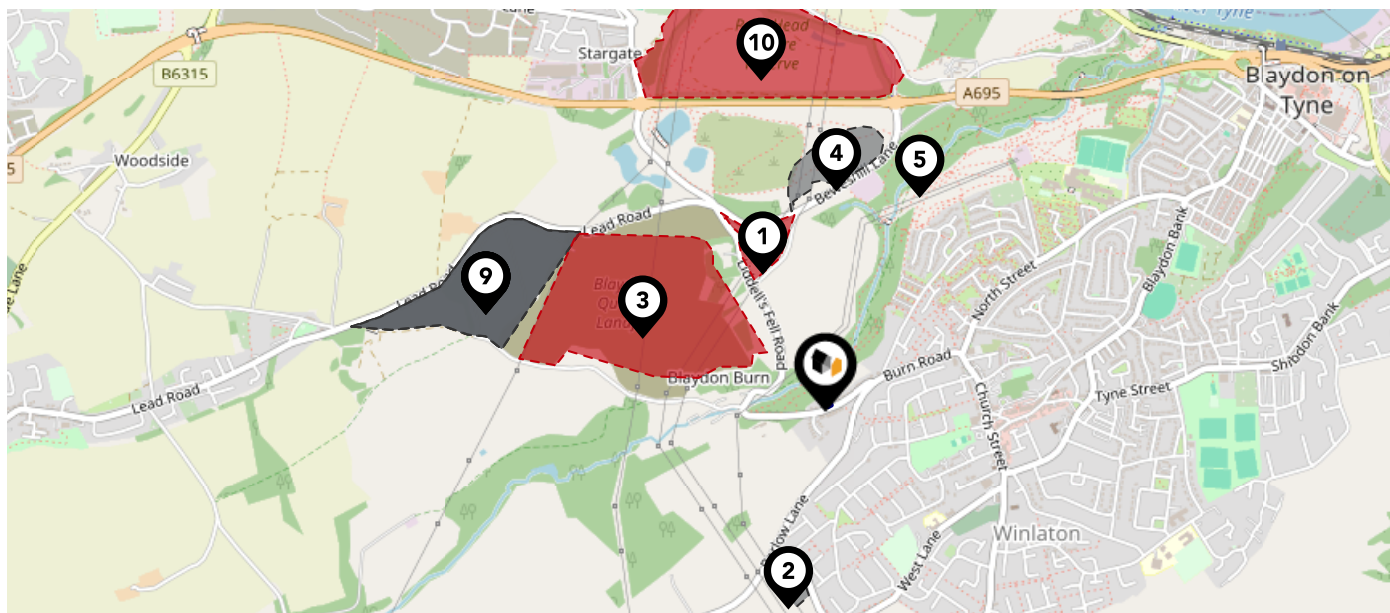
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
	Path Head CA
	Blaydon CA
	Axwell CA
	Ryton CA
	Walbottle
	Clara Vale CA
	Bradley Park CA
	Rowlands Gill CA
	Whickham CA
	Marley Hill CA



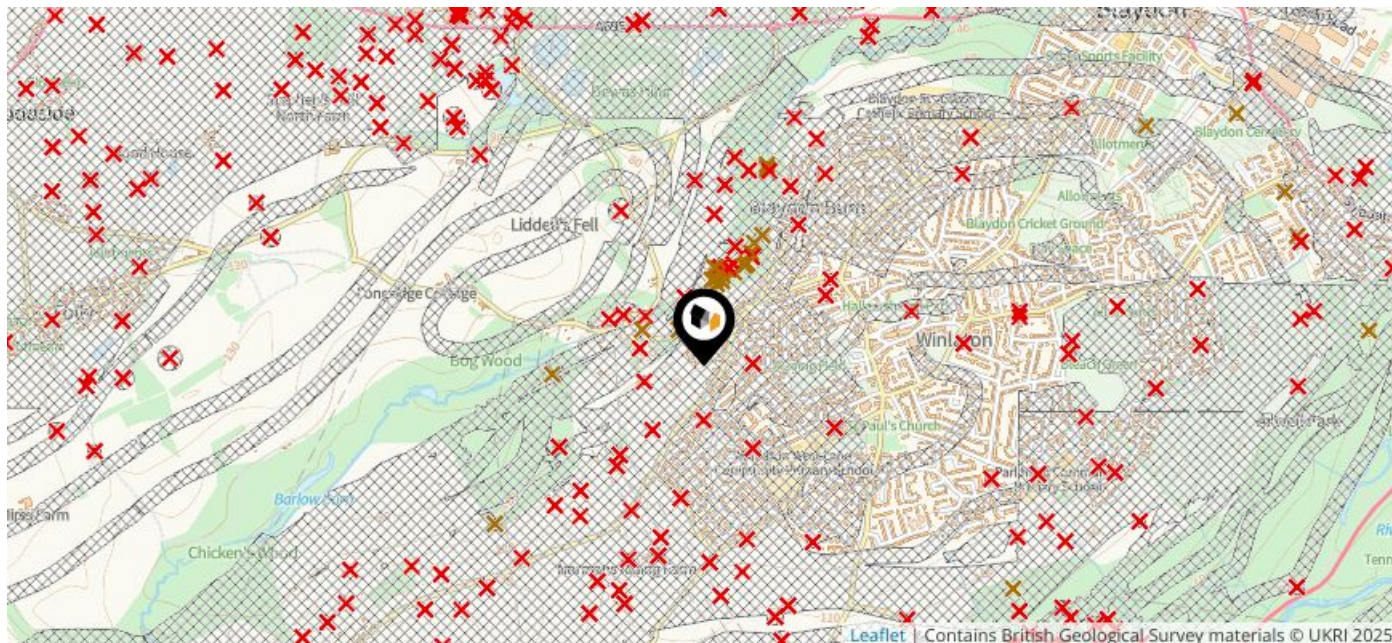
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	EA/EPR/RP3797ZC/V003	Active Landfill
<b>2</b>	Knobby Ends Lane-Blaydon Burn, Blaydon, Gateshead	Historic Landfill
<b>3</b>	No name provided by source	Active Landfill
<b>4</b>	Pathhead Interim Landfill-Beweshill Lane, Winlaton	Historic Landfill
<b>5</b>	Blaydon Burn-Winlaton, Blaydon, Gateshead	Historic Landfill
<b>6</b>	Blaydon Quarry-Greenside Road, Blaydon, Gateshead, Tyne and Wear	Historic Landfill
<b>7</b>	Blaydon Quarry No.2-Greenside Road, Blaydon, Gateshead, Tyne and Wear	Historic Landfill
<b>8</b>	Blaydon Quarry No.1-Greenside Road, Blaydon, Gateshead, Tyne and Wear	Historic Landfill
<b>9</b>	Blaydon Quarry No.3-Greenside Road, Blaydon, Gateshead, Tyne and Wear	Historic Landfill
<b>10</b>	No name provided by source	Active Landfill

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

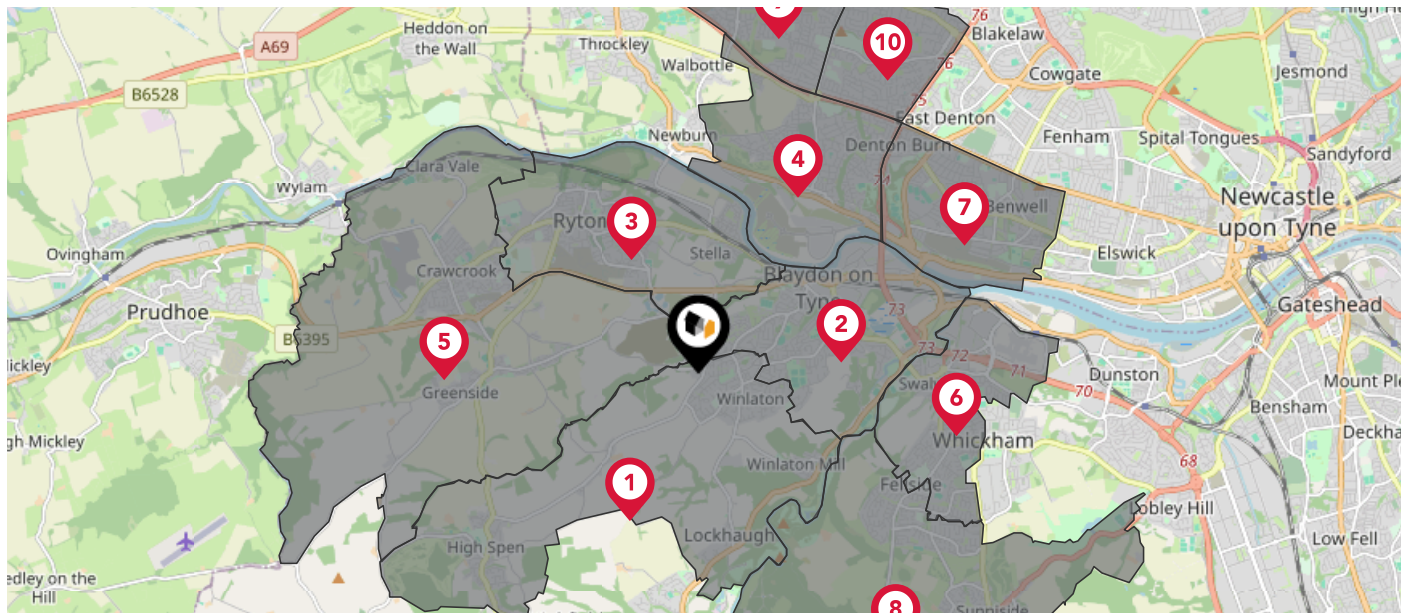
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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



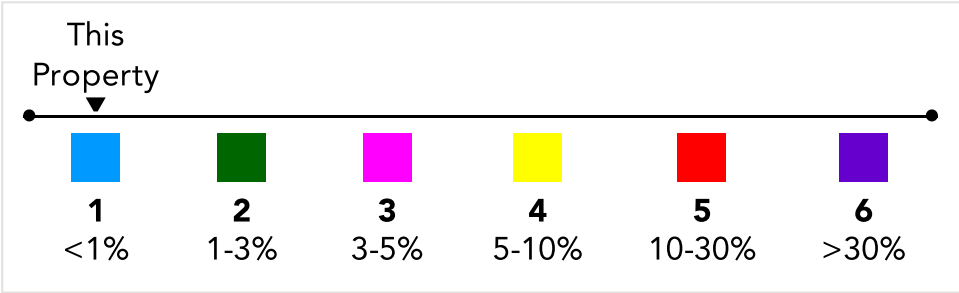
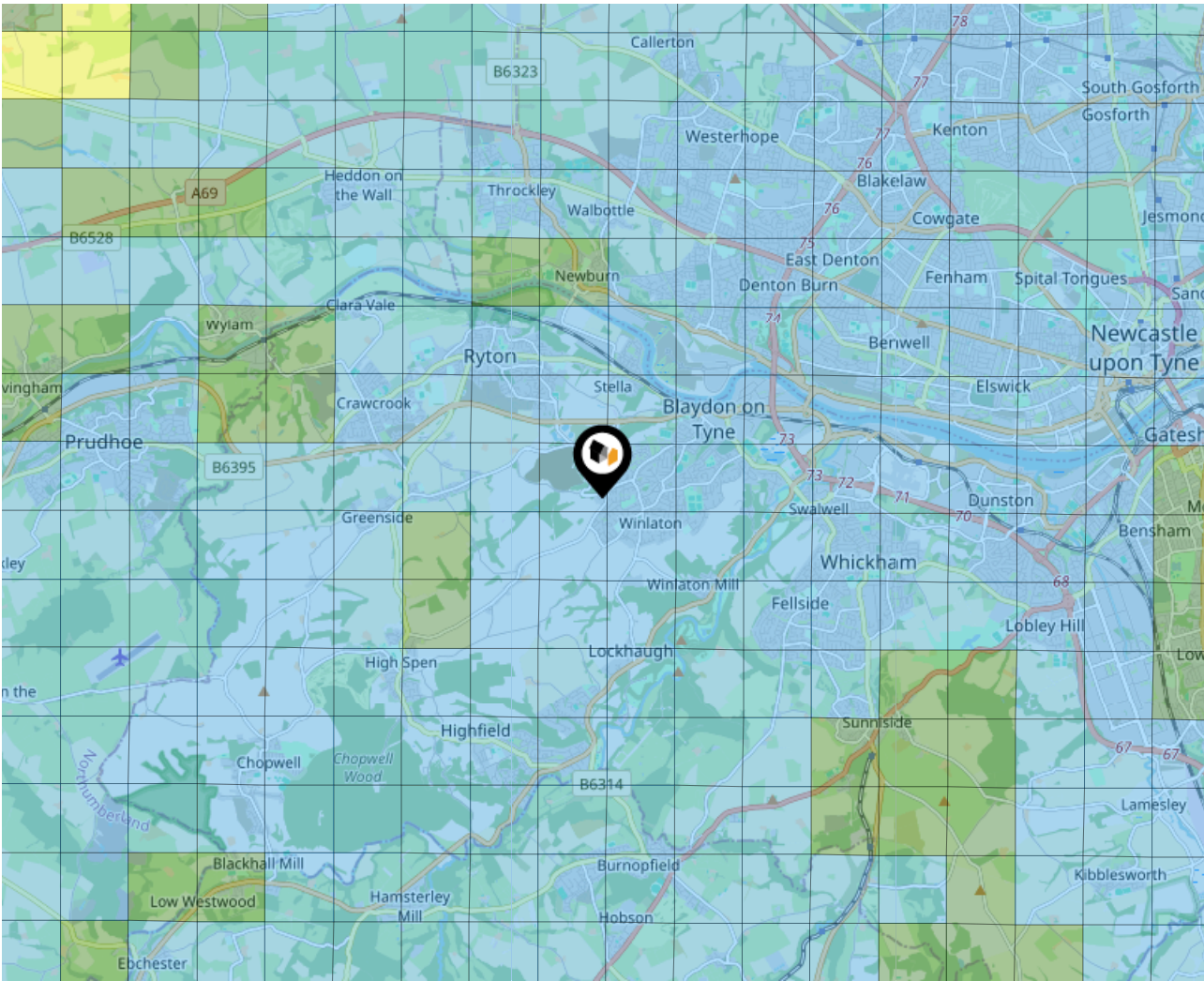
### Nearby Council Wards

- |    |                                  |
|----|----------------------------------|
| 1  | Winlaton and High Spen Ward      |
| 2  | Blaydon Ward                     |
| 3  | Ryton, Crookhill and Stella Ward |
| 4  | Lemington Ward                   |
| 5  | Crawcrook and Greenside Ward     |
| 6  | Whickham North Ward              |
| 7  | Benwell & Scotswood Ward         |
| 8  | Whickham South and Sunnside Ward |
| 9  | Chapel Ward                      |
| 10 | Denton & Westerhope Ward         |

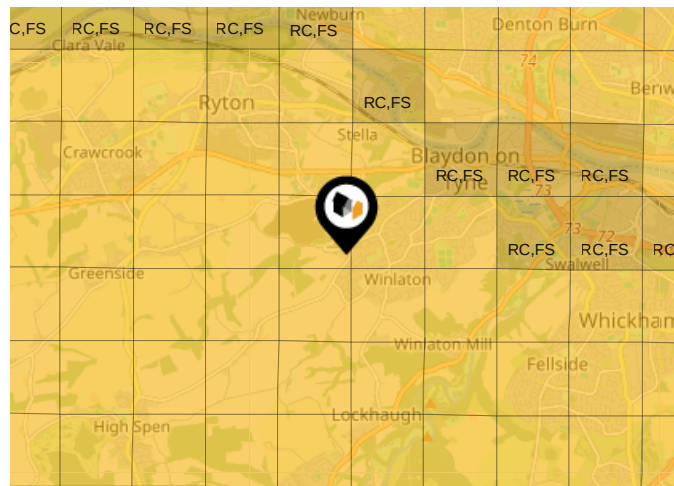


### What is Radon?

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).



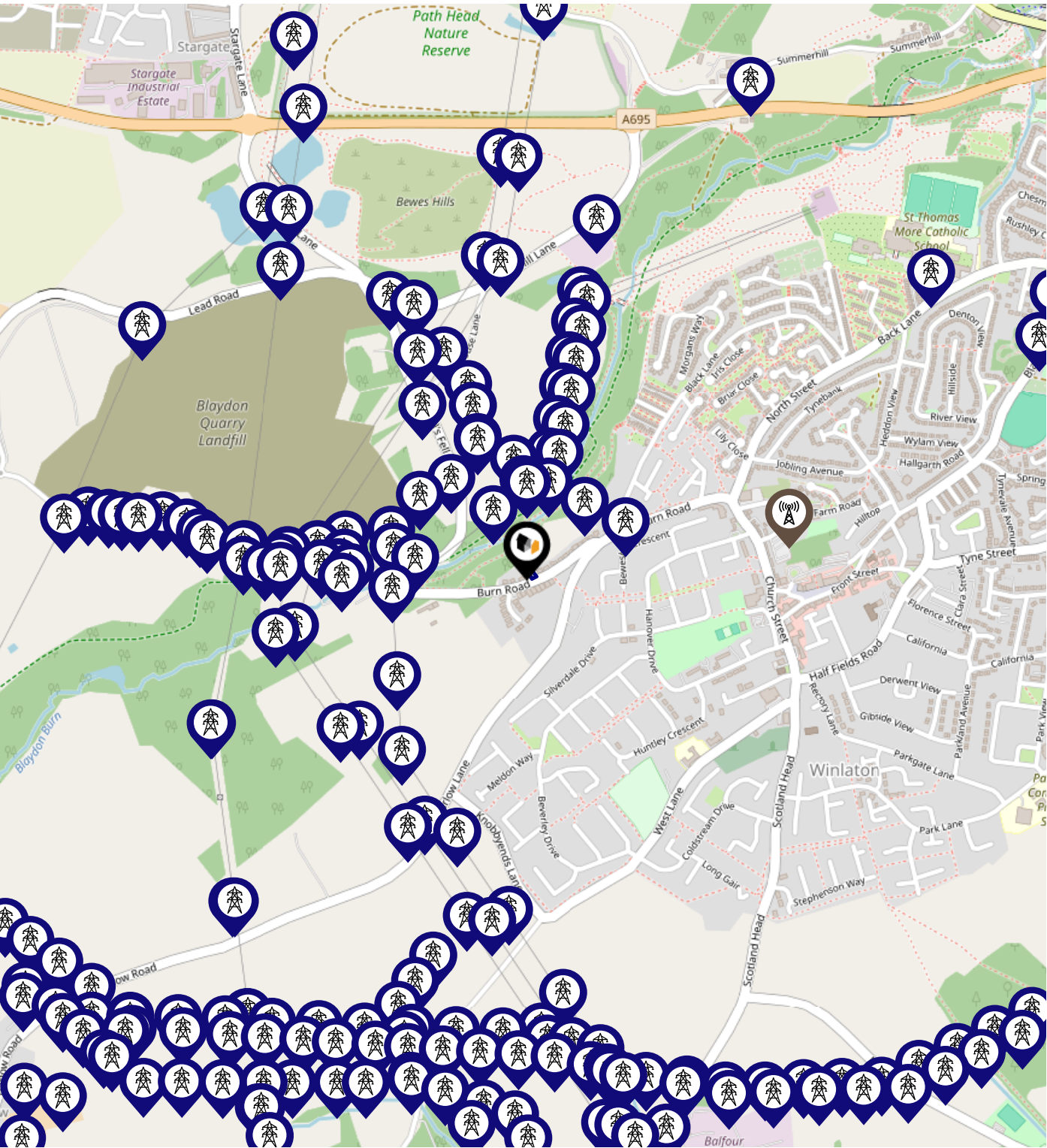
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

# Local Area

## Masts & Pylons



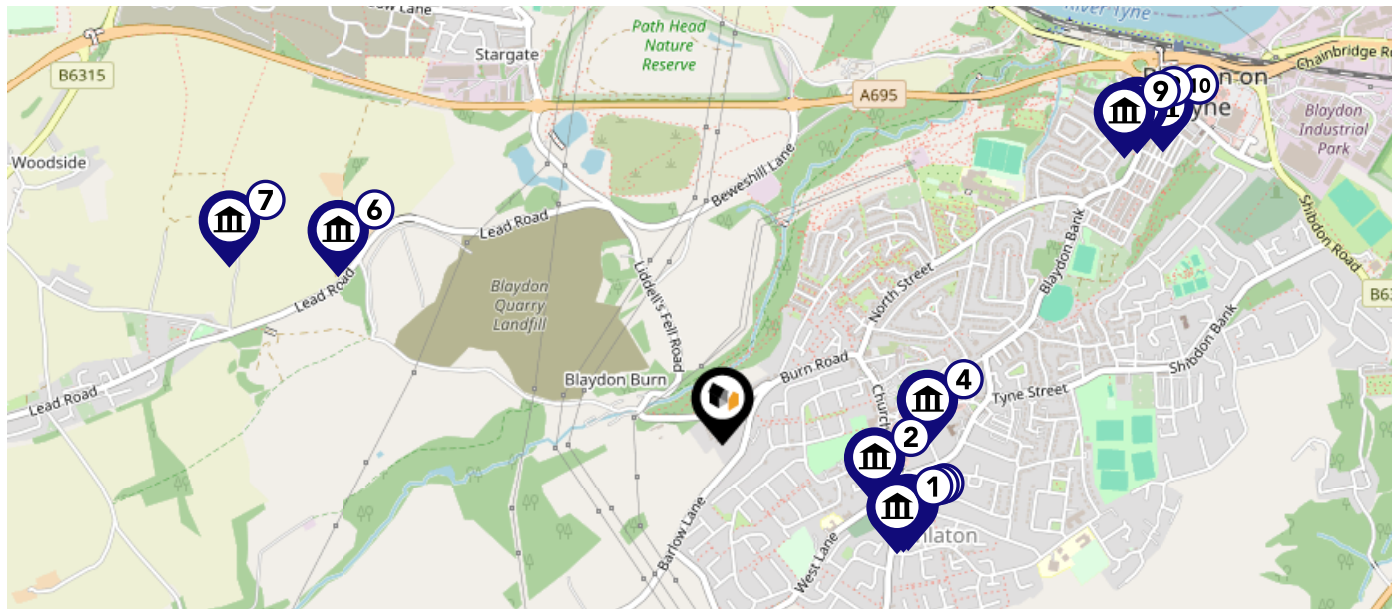
- Key:**
- Power Pylons
  - Communication Masts



# Maps

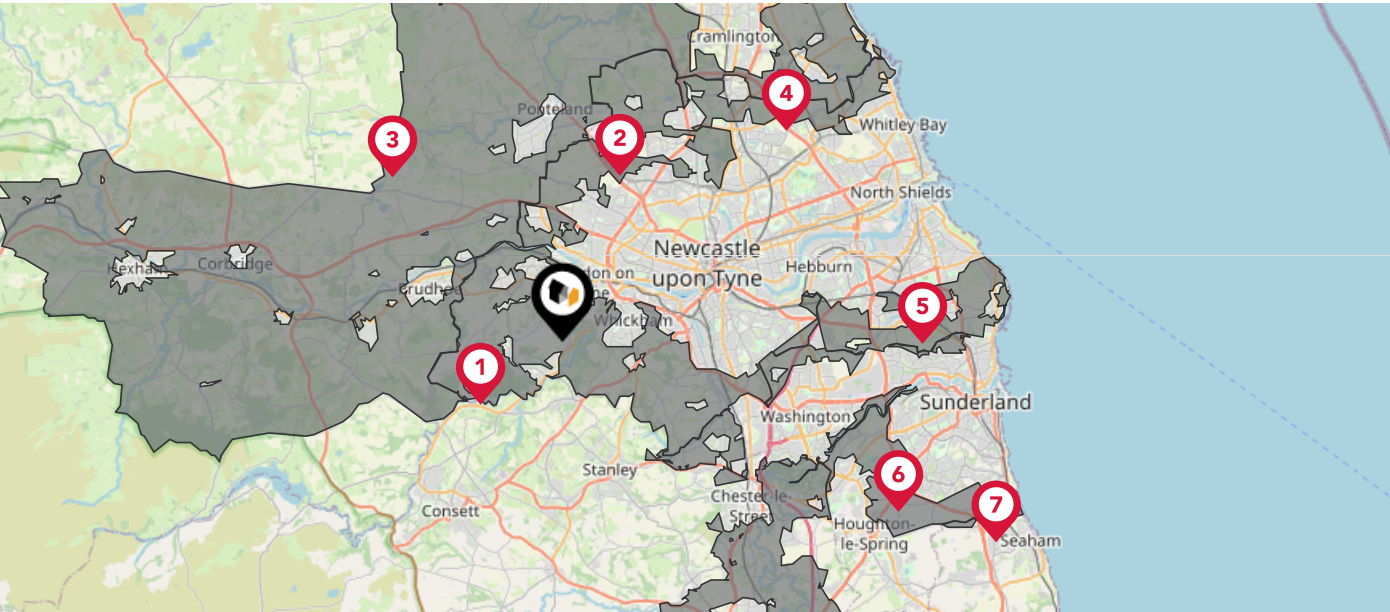
## Listed Buildings

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

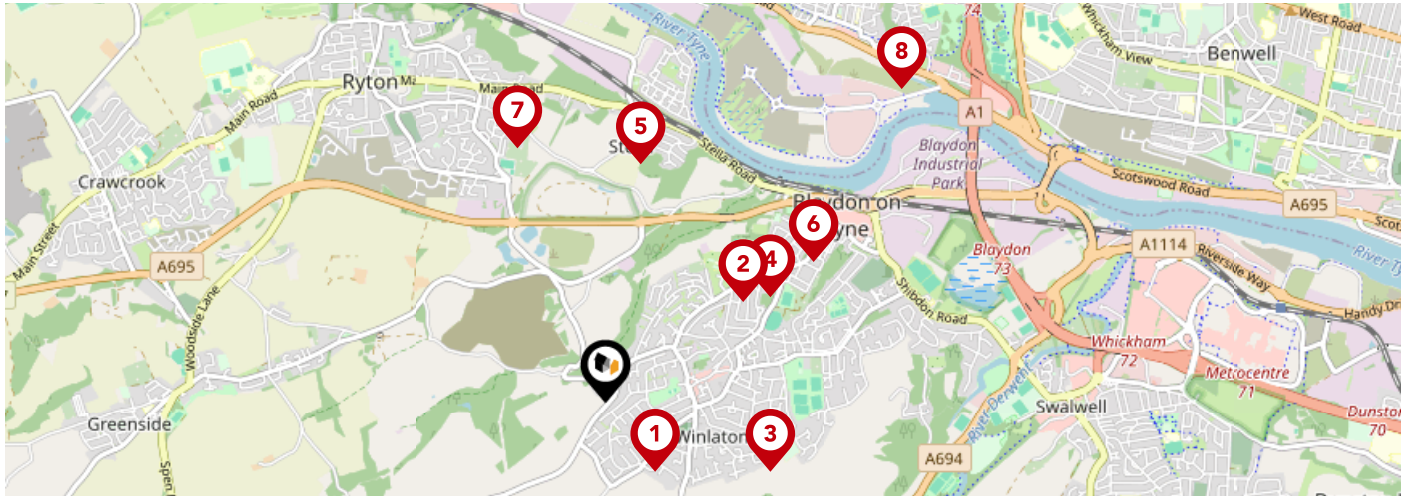


Listed Buildings in the local district		Grade	Distance
	1442836 - Winlaton War Memorial	Grade II	0.4 miles
	1025172 - Winlaton Forge	Grade II	0.4 miles
	1025175 - Church Of St Paul	Grade II	0.5 miles
	1184792 - 24, Front Street	Grade II	0.5 miles
	1025176 - Cowen Family Tomb And Wall Attached To North East Of Church Of St Paul	Grade II	0.5 miles
	1355113 - Stephens Hall	Grade II	0.9 miles
	1185241 - Dents Hall Farmhouse	Grade II	1.1 miles
	1025209 - Blaydon West Infant School	Grade II	1.1 miles
	1355100 - Walls, Piers And Railings To West Of Blaydon West Junior School	Grade II	1.1 miles
	1025177 - Church Of St Joseph And Presbytery Adjoining	Grade II	1.1 miles

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

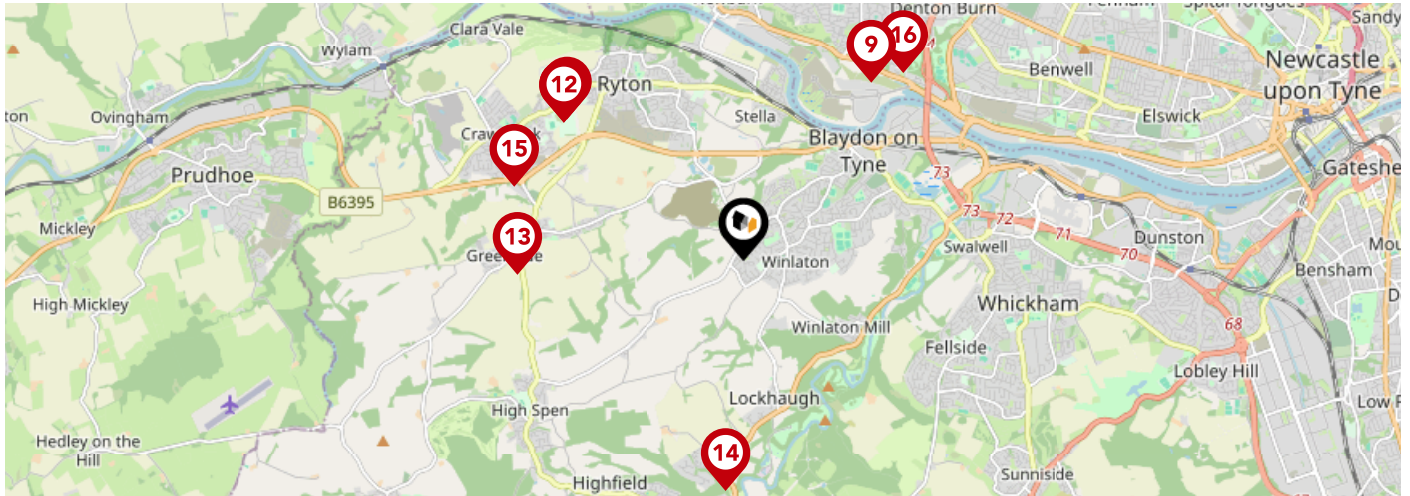










Nearby Green Belt Land	
1	Tyne and Wear Green Belt - Gateshead
2	Tyne and Wear Green Belt - Newcastle upon Tyne
3	Tyne and Wear Green Belt - Northumberland
4	Tyne and Wear Green Belt - North Tyneside
5	Tyne and Wear Green Belt - South Tyneside
6	Tyne and Wear Green Belt - Sunderland
7	Tyne and Wear Green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



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Winlaton West Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 366   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Thomas More Catholic School, Blaydon</b> Ofsted Rating: Good   Pupils: 1449   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Parkhead Community Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Joseph's Catholic Primary School, Blaydon</b> Ofsted Rating: Good   Pupils: 205   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary &amp; St Thomas Aquinas Catholic Primary School, Blaydon</b> Ofsted Rating: Outstanding   Pupils: 241   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Blaydon West Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Crookhill Community Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St George's Catholic Primary School, Bells Close</b> Ofsted Rating: Good   Pupils: 91   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

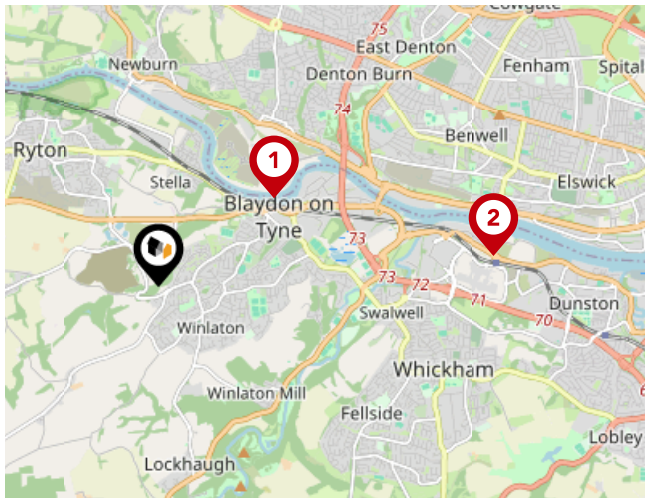




		Nursery	Primary	Secondary	College	Private
	<b>Lemington Riverside Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorp Academy</b> Ofsted Rating: Good   Pupils: 1460   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ryton Junior School</b> Ofsted Rating: Good   Pupils: 128   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ryton Community Infant School</b> Ofsted Rating: Good   Pupils: 119   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenside Primary School</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rowlands Gill Community Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Agnes' Catholic Primary School, Crawcrook</b> Ofsted Rating: Good   Pupils: 190   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waverley Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

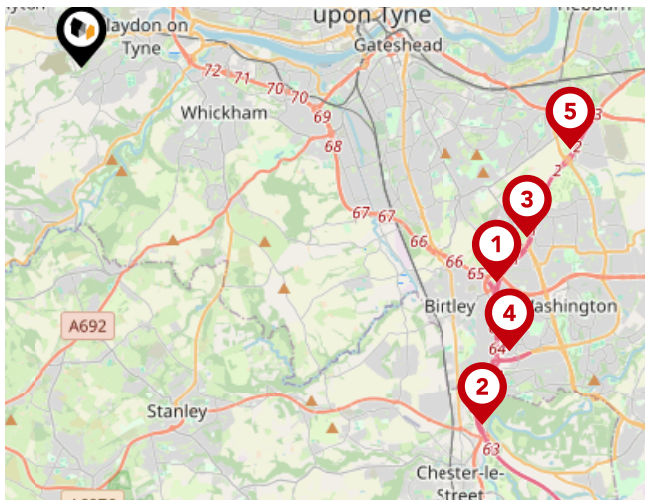
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Blaydon Rail Station	1.24 miles
2	Metrocentre Rail Station	2.86 miles
3	Wylam Rail Station	3.35 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	7.96 miles
2	A1(M) J63	9.16 miles
3	A194(M) J1	8.12 miles
4	A1(M) J64	8.75 miles
5	A194(M) J2	8.44 miles

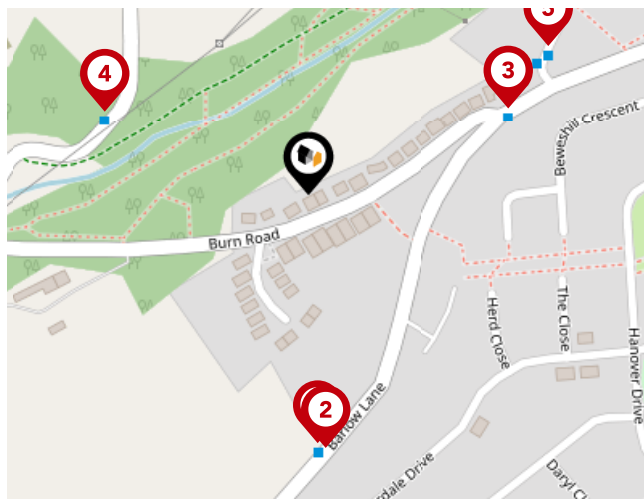


### Airports/Helipads

Pin	Name	Distance
1	Airport	5.8 miles
2	Teesside Airport	33.02 miles
3	Irthlington	42.38 miles
4	Leeds Bradford Airport	75.19 miles

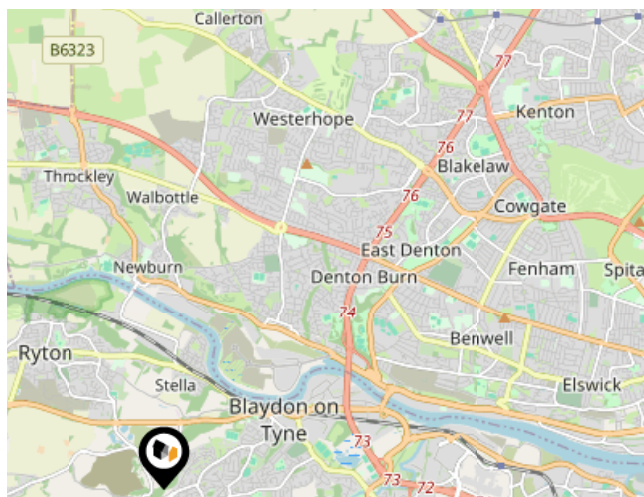
# Area

## Transport (Local)



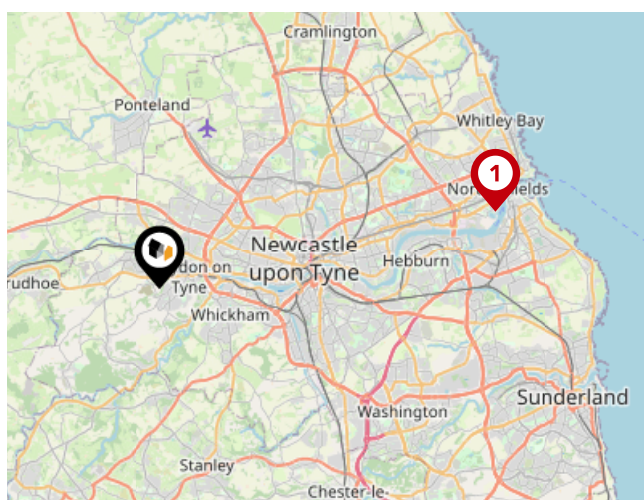
### Bus Stops/Stations

Pin	Name	Distance
1	Barlow Lane-Number 42	0.13 miles
2	Barlow Lane-Number 43	0.13 miles
3	Burn Road-Barlow Lane	0.12 miles
4	Liddells Fell Road-Burn Road	0.12 miles
5	Black Lane-Burn Road	0.15 miles



### Local Connections

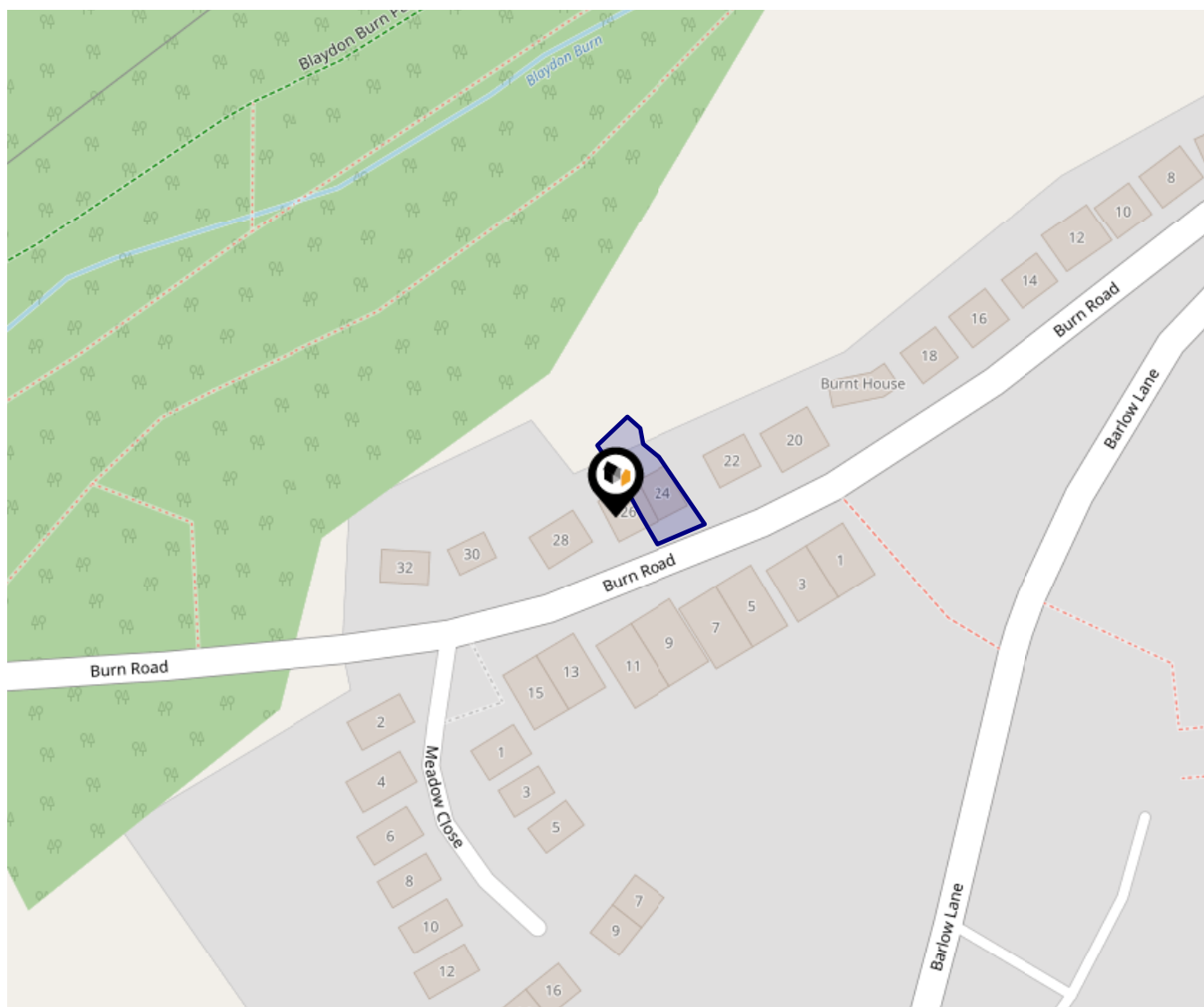
Pin	Name	Distance
1	Bank Foot (Tyne and Wear Metro Station)	4.71 miles
2	Bank Foot (Tyne and Wear Metro Station)	4.72 miles
3	Kingston Park (Tyne and Wear Metro Station)	4.98 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	11.72 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Walkersxchange Estate Agents

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chris@walkersxchange.com  
www.walkersxchange.com/

