

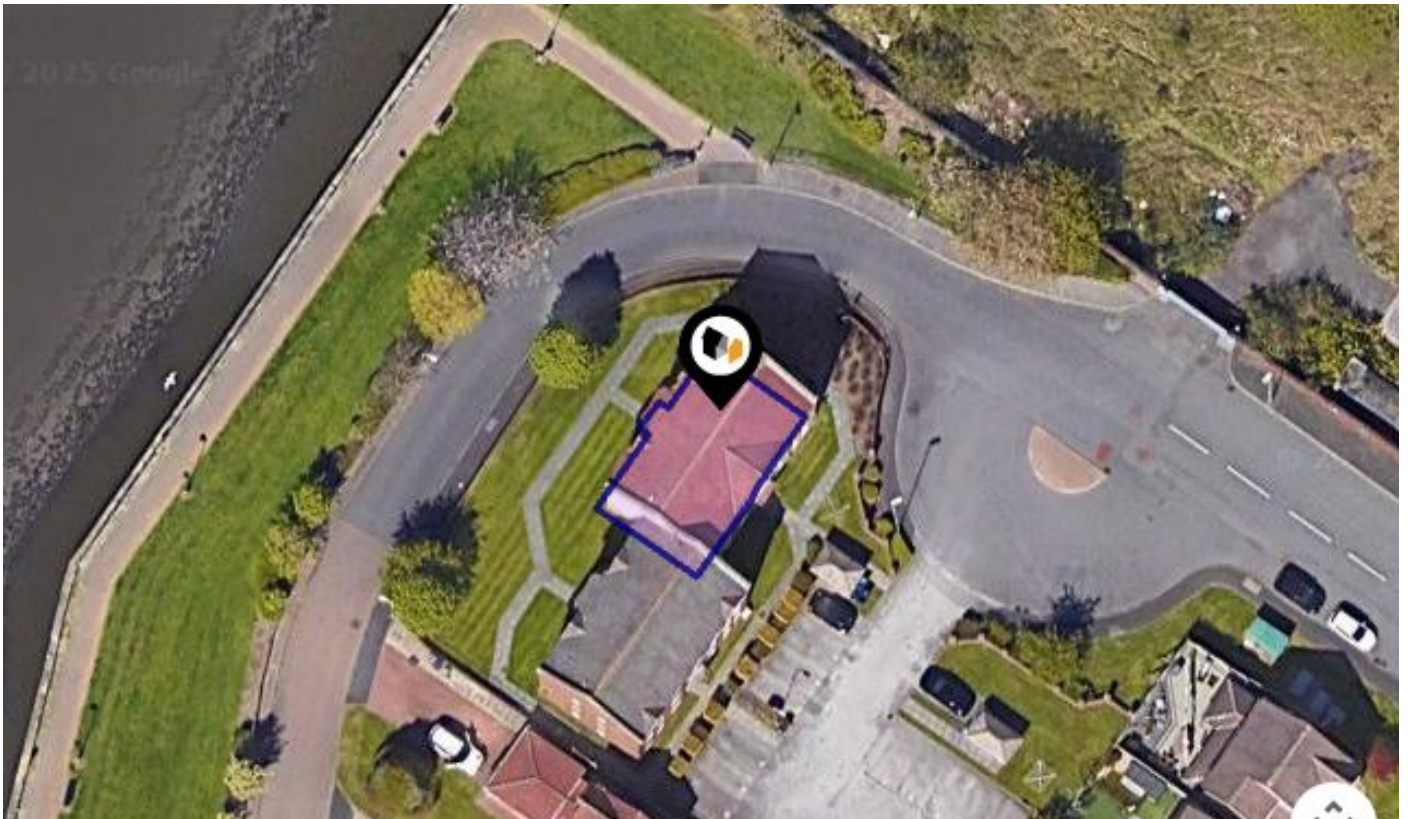


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 18th July 2025



THE RIVERSIDE, HEBBURN, NE31

Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/

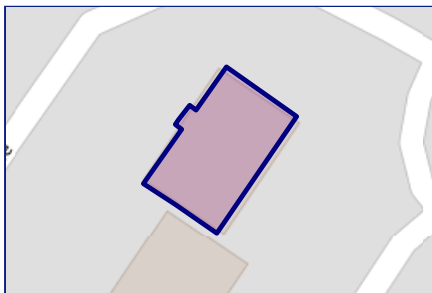


Freehold Title Plan



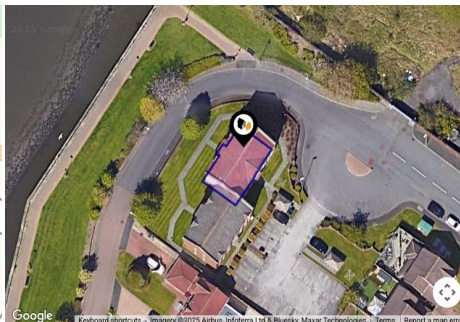
TY289073

Leasehold Title Plan



TY300530

Start Date:	26/07/1994
End Date:	01/05/2119
Lease Term:	125 years from 1 May 1994
Term Remaining:	93 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	26/07/1994
Floor Area:	656 ft ² / 61 m ²	End Date:	01/05/2119
Plot Area:	0.04 acres	Lease Term:	125 years from 1 May 1994
Year Built :	1991-1995	Term Remaining:	93 years
Council Tax :	Band B		
Annual Estimate:	£1,798		
Title Number:	TY300530		

Local Area

Local Authority:	South tyneside	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	50	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: **14 The Riverside Hebburn NE31 1BG**

Reference - ST/0903/20/HFUL	
Decision:	FINAL DECISION
Date:	23rd October 2020
Description:	Proposed 5m single storey rear extension

Planning records for: **15 The Riverside Hebburn South Tyneside NE31 1BG**

Reference - ST/0848/22/HFUL	
Decision:	FINAL DECISION
Date:	17th October 2022
Description:	Replacement of existing pitched roof to rear with new flat roof and lantern lights. Replace of existing two storey bay window with new two storey squared off bay window. Replacement of all windows, fascia/soffit boards and rainwater goods with black coloured. Change of use from a garage to a gym and doors being changed to glass sliding doors.

Reference - SouthTyneside/ST/1250/10/FUL	
Decision:	Decided
Date:	20th July 2010
Description:	Amendments to planning permission Ref ST/1188/09/FUL. Proposed single storey rear sun lounge extension with 3no. roof lights.

Reference - SouthTyneside/ST/1188/09/FUL	
Decision:	Decided
Date:	23rd June 2009
Description:	Proposed first floor extension above existing double garage incorporating balcony to front elevation, and erection of sun lounge to rear elevation with the insertion of 4no. roof lights (AMENDED DESCRIPTION).

Planning records for: *16 The Riverside Hebburn NE31 1BG*

Reference - 250218	
Decision:	FINAL DECISION
Date:	27th March 2025
Description:	Proposed single storey rear extension. Extension above garage. Proposed balcony to front elevation. Front boundary treatment.

Planning records for: *17 The Riverside Hebburn NE31 1BG*

Reference - SouthTyneside/ST/0021/09/FUL	
Decision:	Decided
Date:	08th January 2009
Description:	Proposed first floor extension above existing garage with handrail, balustrade and glass screen to front elevation and part two storey extension to rear elevation.

Reference - SouthTyneside/ST/0640/13/HFUL	
Decision:	Decided
Date:	11th June 2013
Description:	Single storey rear orangery extension.

Planning records for: *18 The Riverside Hebburn NE31 1BG*

Reference - SouthTyneside/ST/1114/11/FUL	
Decision:	Decided
Date:	04th July 2011
Description:	Proposed construction of first floor side extension above existing garage and erection of single storey sun room to rear elevation.

Planning records for: **18 The Riverside Hebburn South Tyneside NE31 1BG**

Reference - SouthTyneside/ST/1208/08/FUL	
Decision:	Decided
Date:	13th June 2008
Description:	Proposed construction of snooker room over existing garage/kitchen/wc to side elevation and balcony to first floor front elevation.

Planning records for: **19 THE RIVERSIDE, HEBBURN, TYNE AND WEAR, NE31 1BG**

Reference - SouthTyneside/ST/0006/00//DM	
Decision:	Decided
Date:	05th January 2000
Description:	Proposed erection of 0.7m high boundary fence

Reference - SouthTyneside/ST/0263/10/FUL	
Decision:	Decided
Date:	22nd February 2010
Description:	Proposed construction of two storey side extension with balcony to front elevation.

Planning records for: **20 THE RIVERSIDE, HEBBURN, TYNE AND WEAR, NE31 1BG**

Reference - SouthTyneside/ST/1099/03//DM	
Decision:	Decided
Date:	15th August 2003
Description:	Proposed first floor side extension to existing bedroom and formation of 1 no bedroom. Front extension to form lobby, with additional alterations to rear elevation.

Planning records for: **20 The Riverside Hebburn Tyne & Wear NE31 1BG**

Reference - SouthTyneside/ST/1049/11/FUL	
Decision:	Decided
Date:	21st June 2011
Description:	Proposed erection of fence to front and side curtilage boundaries, 2 no. entrance pillars, and new driveway.

Reference - SouthTyneside/ST/0793/01//DM	
Decision:	Decided
Date:	07th August 2001
Description:	Proposed erection of sun lounge

Planning records for: **21 THE RIVERSIDE, HEBBURN, TYNE AND WEAR, NE31 1BG**

Reference - SouthTyneside/ST/0975/02//DM	
Decision:	Decided
Date:	10th September 2002
Description:	Proposed erection of conservatory and porch

Reference - SouthTyneside/ST/0348/16/HFUL	
Decision:	Decided
Date:	15th April 2016
Description:	Part retrospective rear sun room extension and alterations to front elevation to form single enlarged garage door opening.

Planning records for: **22 The Riverside Hebburn NE31 1BG**

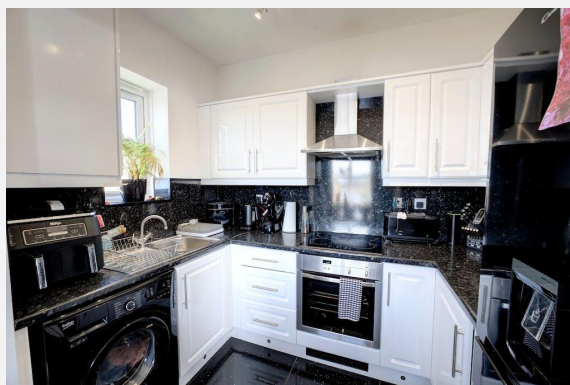
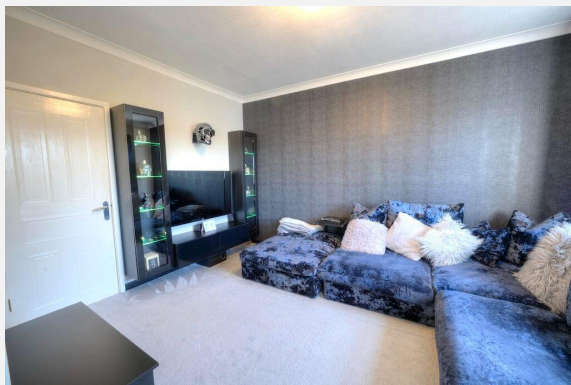
Reference - ST/0889/19/HFUL	
Decision:	FINAL DECISION
Date:	15th November 2019
Description:	First floor side extension including external balcony to front.

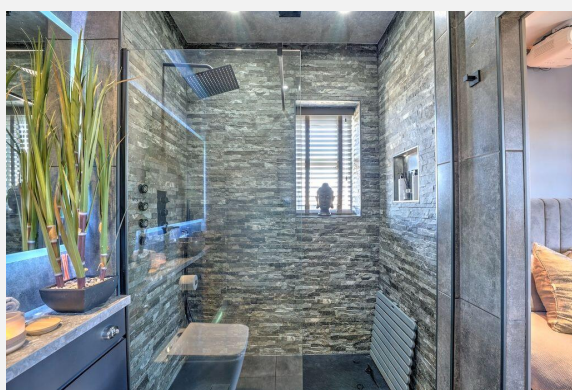
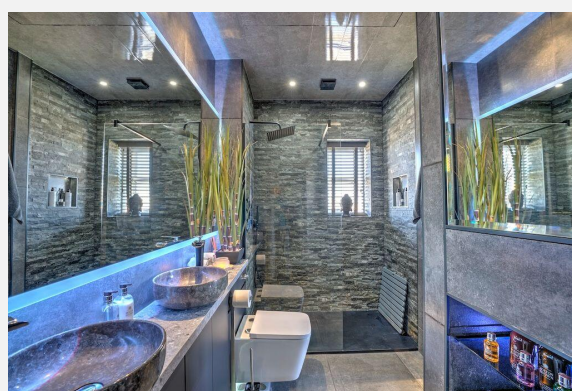
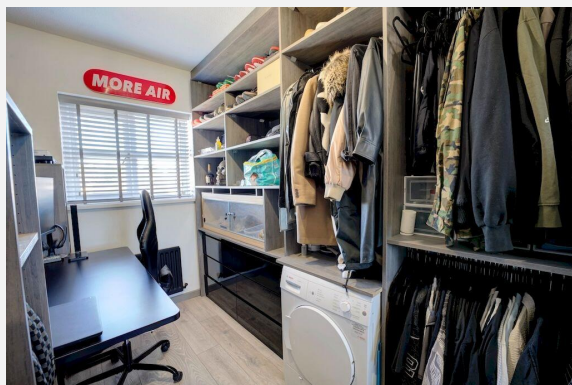
Reference - ST/0550/24/HFUL	
Decision:	FINAL DECISION
Date:	12th September 2024
Description:	Proposed rear extension and proposed front, open timber porch extension, and hard standing bitmac parking area to the front.

Reference - 250304	
Decision:	FINAL DECISION
Date:	29th April 2025
Description:	Proposed rear extension and proposed front, open timber porch extension, and hard standing bitmac parking area to the front. [Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 of Planning Application ST/0550/24/HFUL to change material from brick finish to white render.]

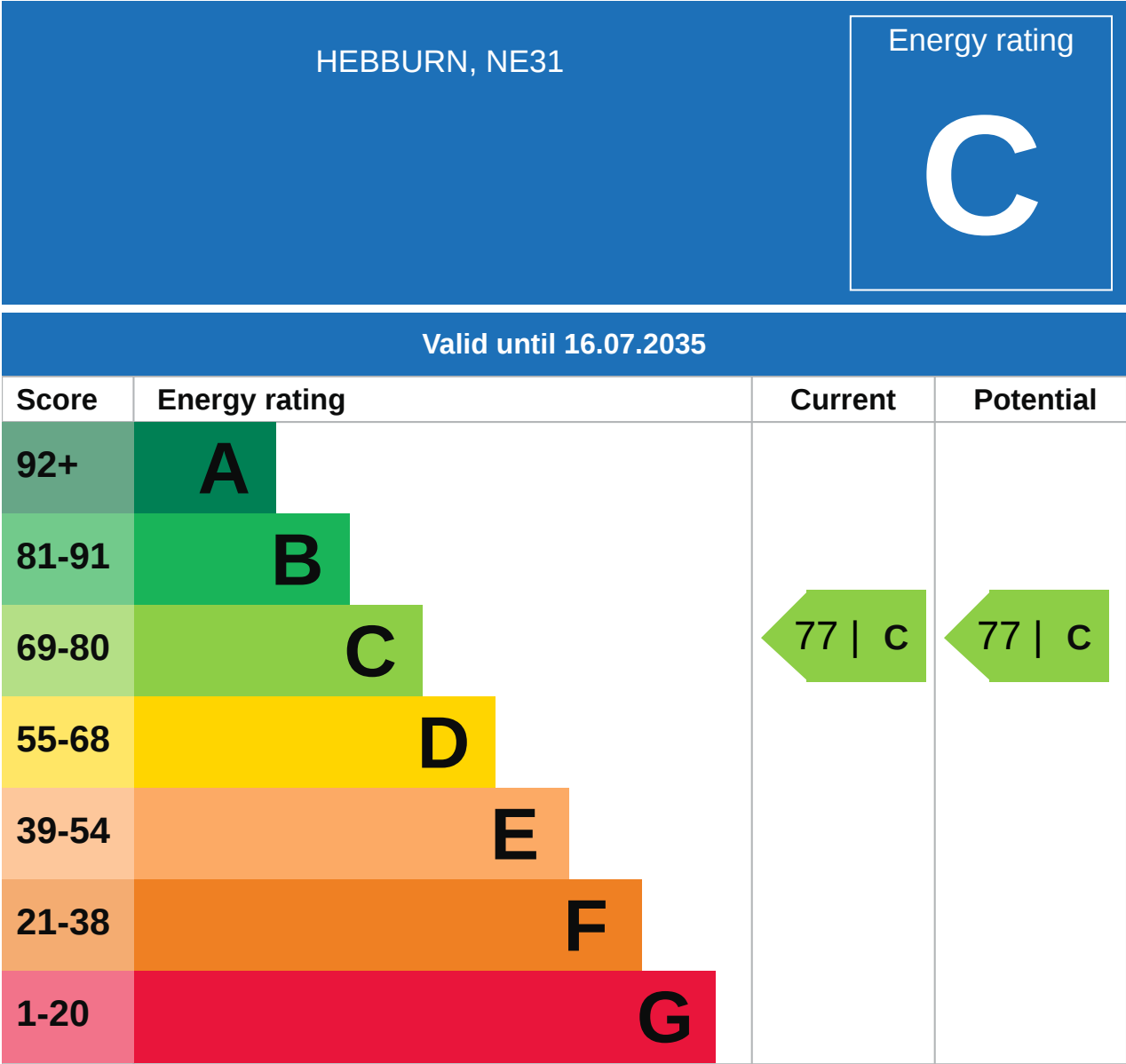
Planning records for: **23 THE RIVERSIDE, HEBBURN, TYNE AND WEAR, NE31 1BG**

Reference - SouthTyneside/ST/0845/03//DM	
Decision:	Decided
Date:	30th June 2003
Description:	Proposed erection of conservatory to rear elevation.









Additional EPC Data

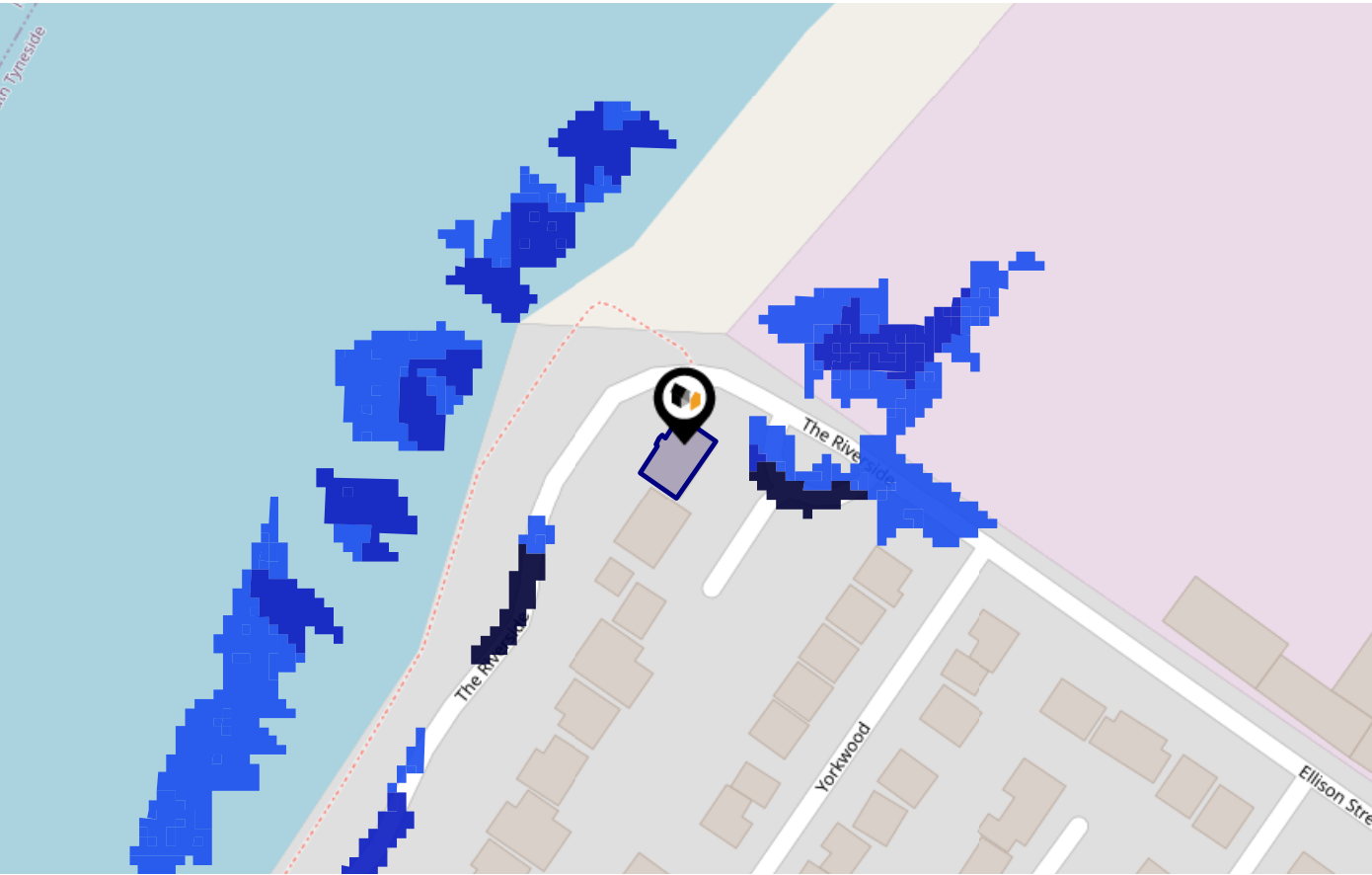
Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	61 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:

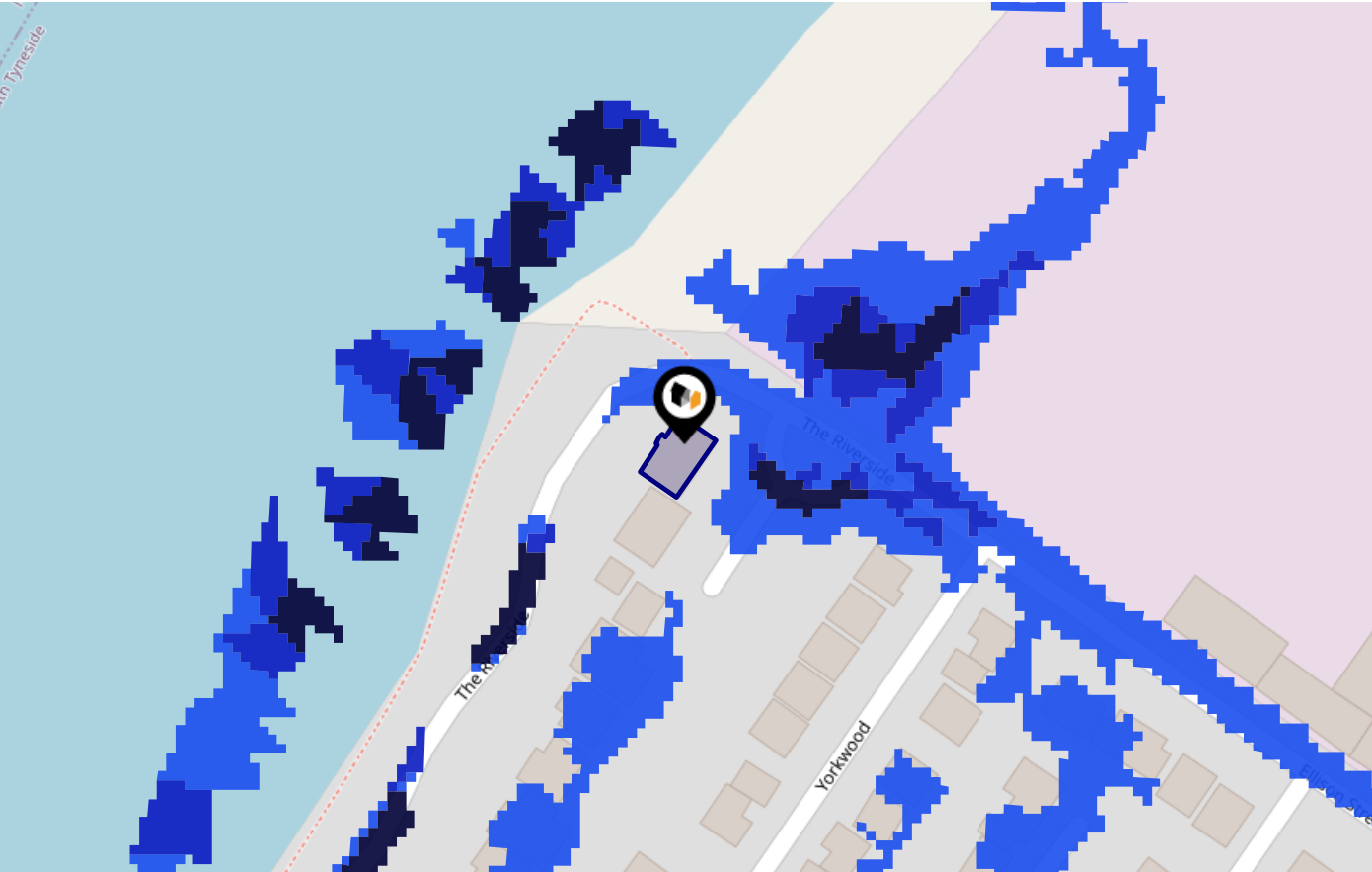


Flood Risk

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.

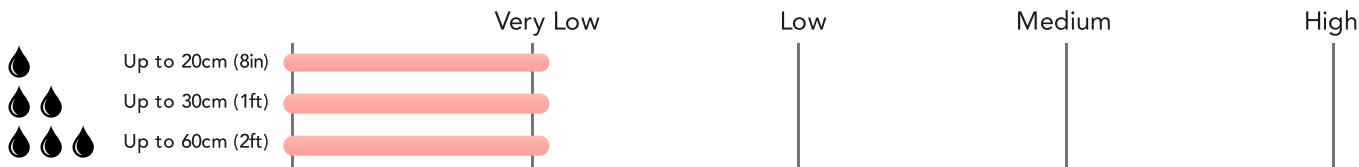


Risk Rating: Very low

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

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.

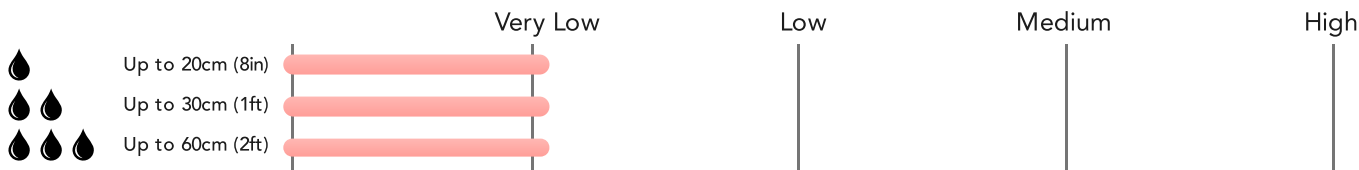


Risk Rating: Very low

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.
- 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:

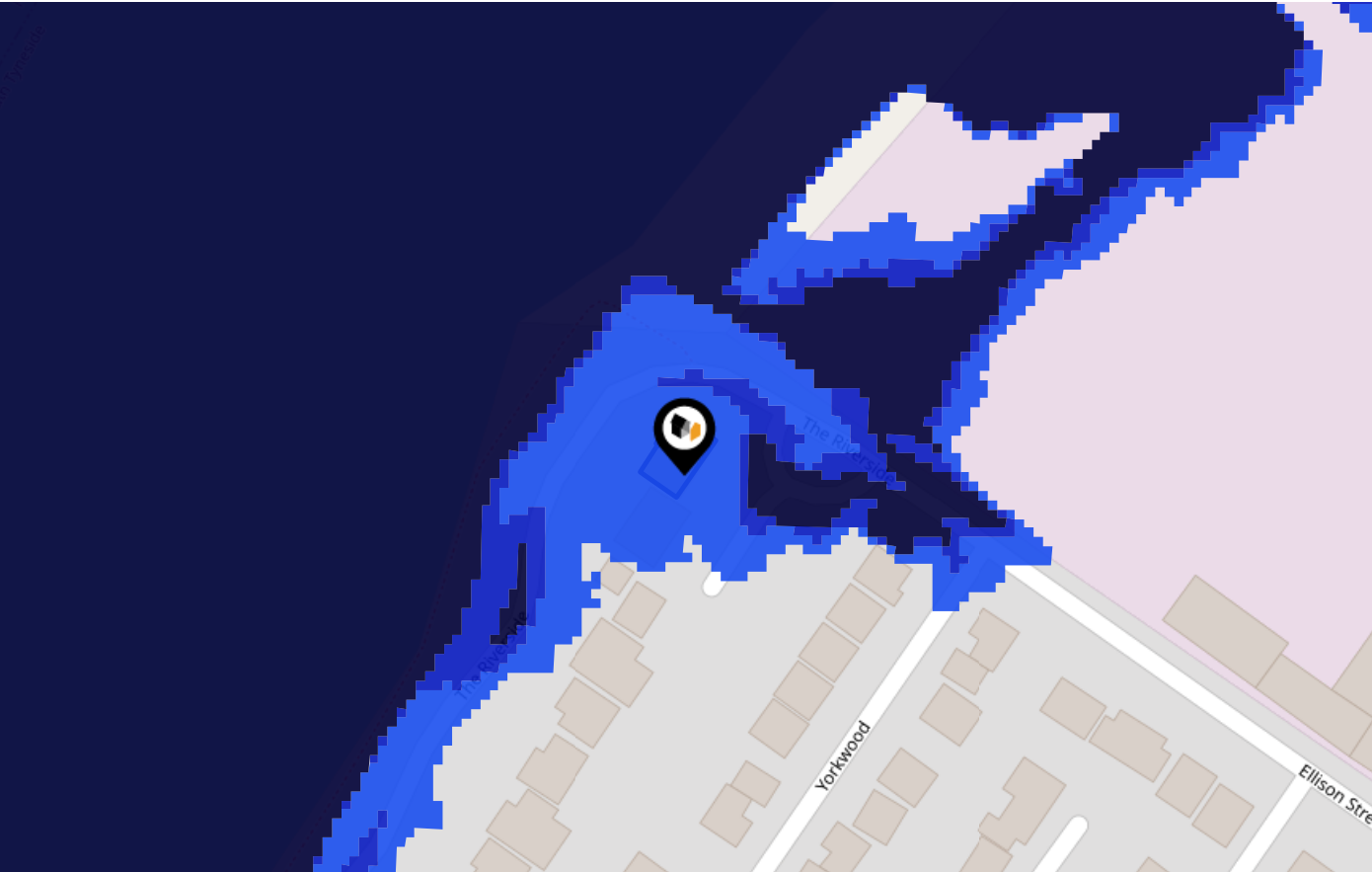


Flood Risk

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.

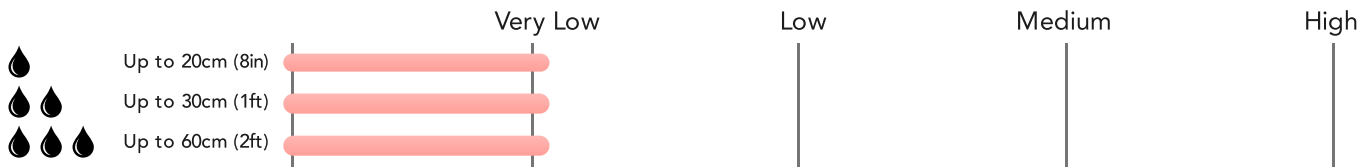


Risk Rating: Low

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.

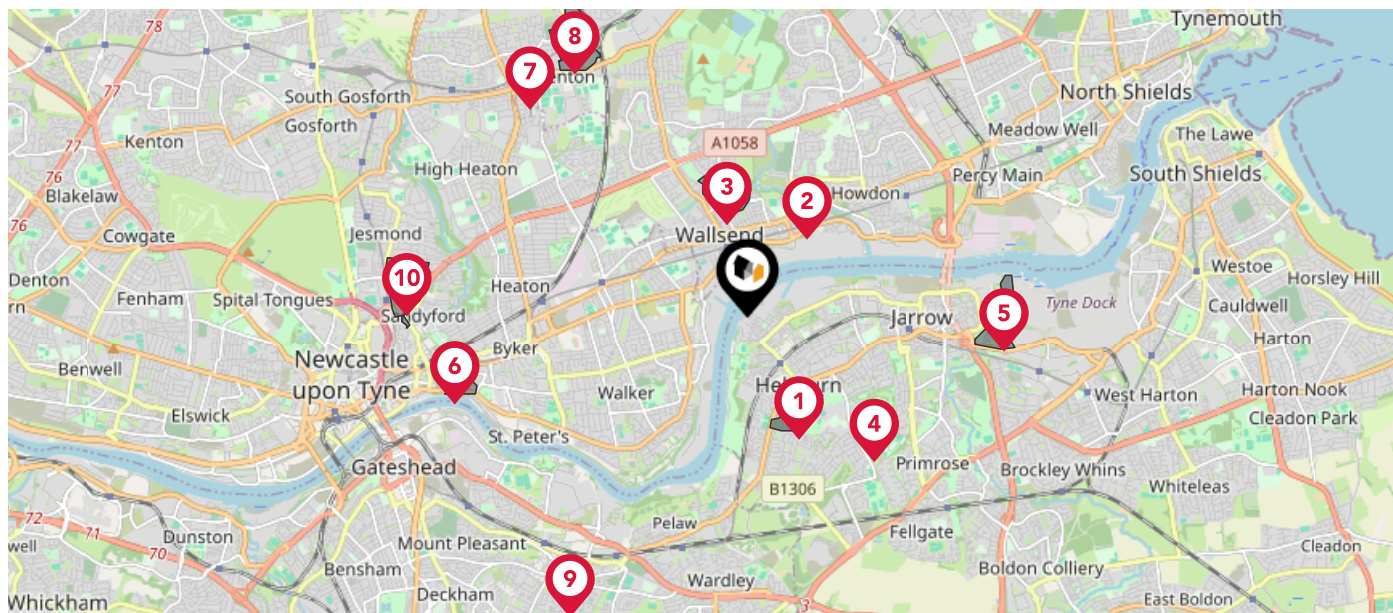
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

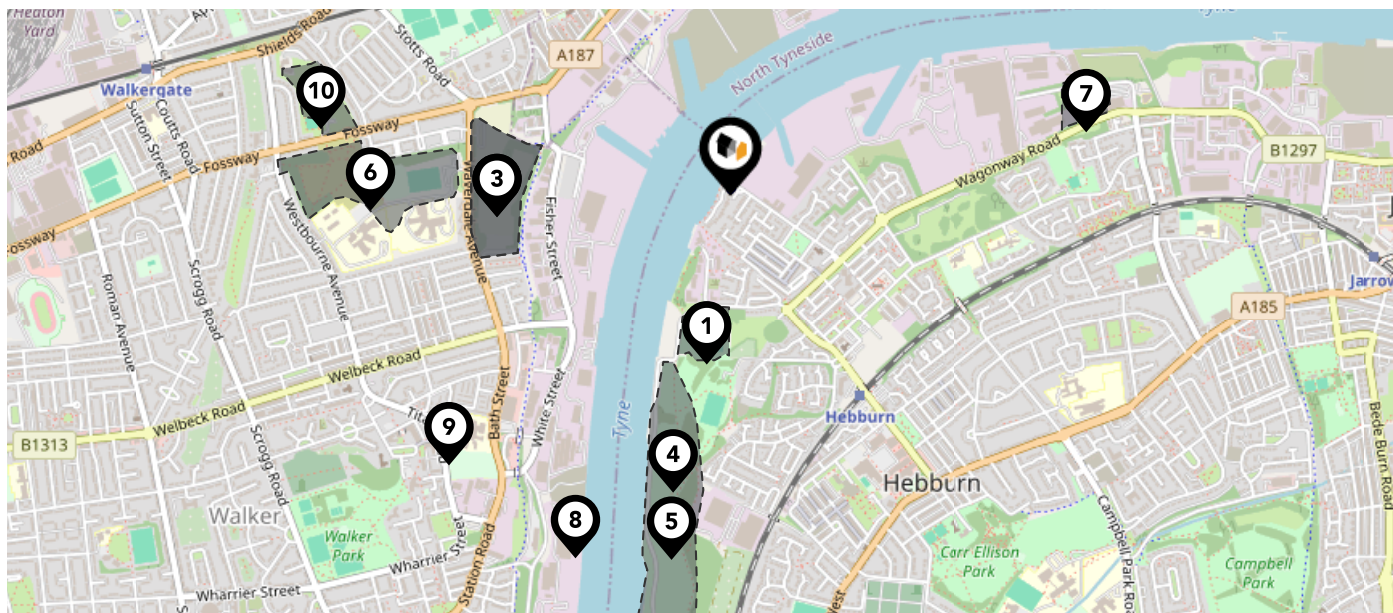
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Hebburn Hall
- 2 St Peter's, Wallsend
- 3 The Green
- 4 Monkton
- 5 St Paul's
- 6 Ouseburn
- 7 Longbenton
- 8 Benton
- 9 Crow Hall CA
- 10 South Jesmond

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	King Georges Field-Prince Consort Road, Hebburn New Town	Historic Landfill
2	Waverdale Avenue-Waverdale Avenue, Walker, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
3	Waverdale Walker-Low Walker, Newcastle upon Tyne	Historic Landfill
4	Prince Consort Road-Hebburn-New-Town, South Tyneside	Historic Landfill
5	Hebburn Quayside-Hebburn New Town	Historic Landfill
6	Daisy Hill-Westbourne Avenue, Newcastle	Historic Landfill
7	Wagonway Road-Hebburn Colliery	Historic Landfill
8	C and J Marine Services-Wincomblee Road, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
9	Mitchell Street-Low Walker, Newcastle upon Tyne	Historic Landfill
10	Millers Dene-Fossway, Newcastle	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



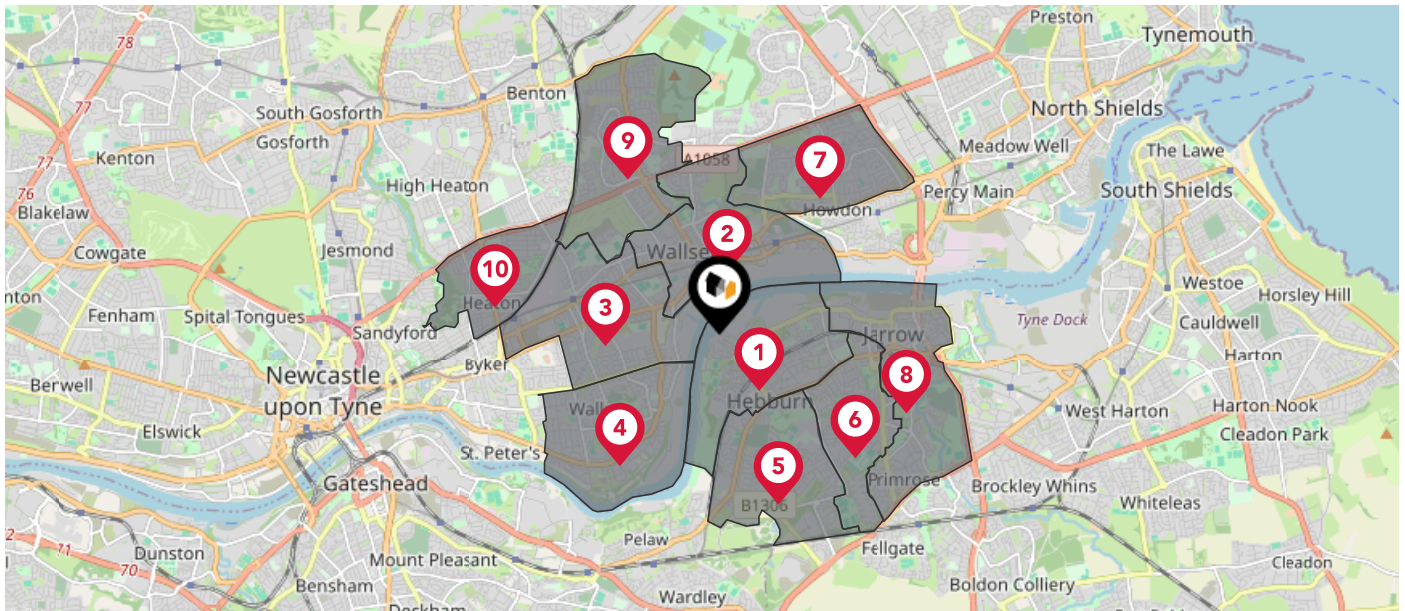
Mine Entry

- ✕ 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

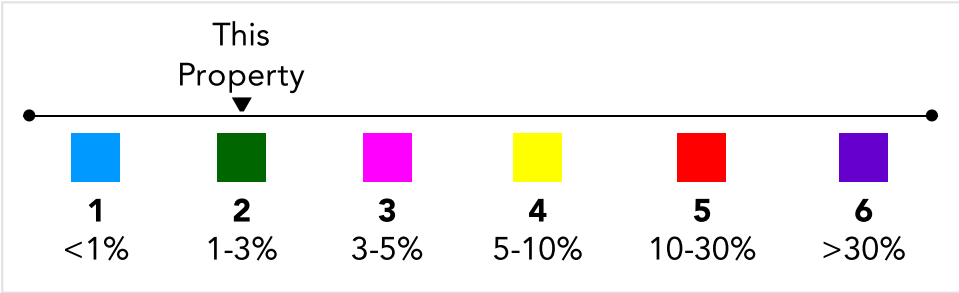
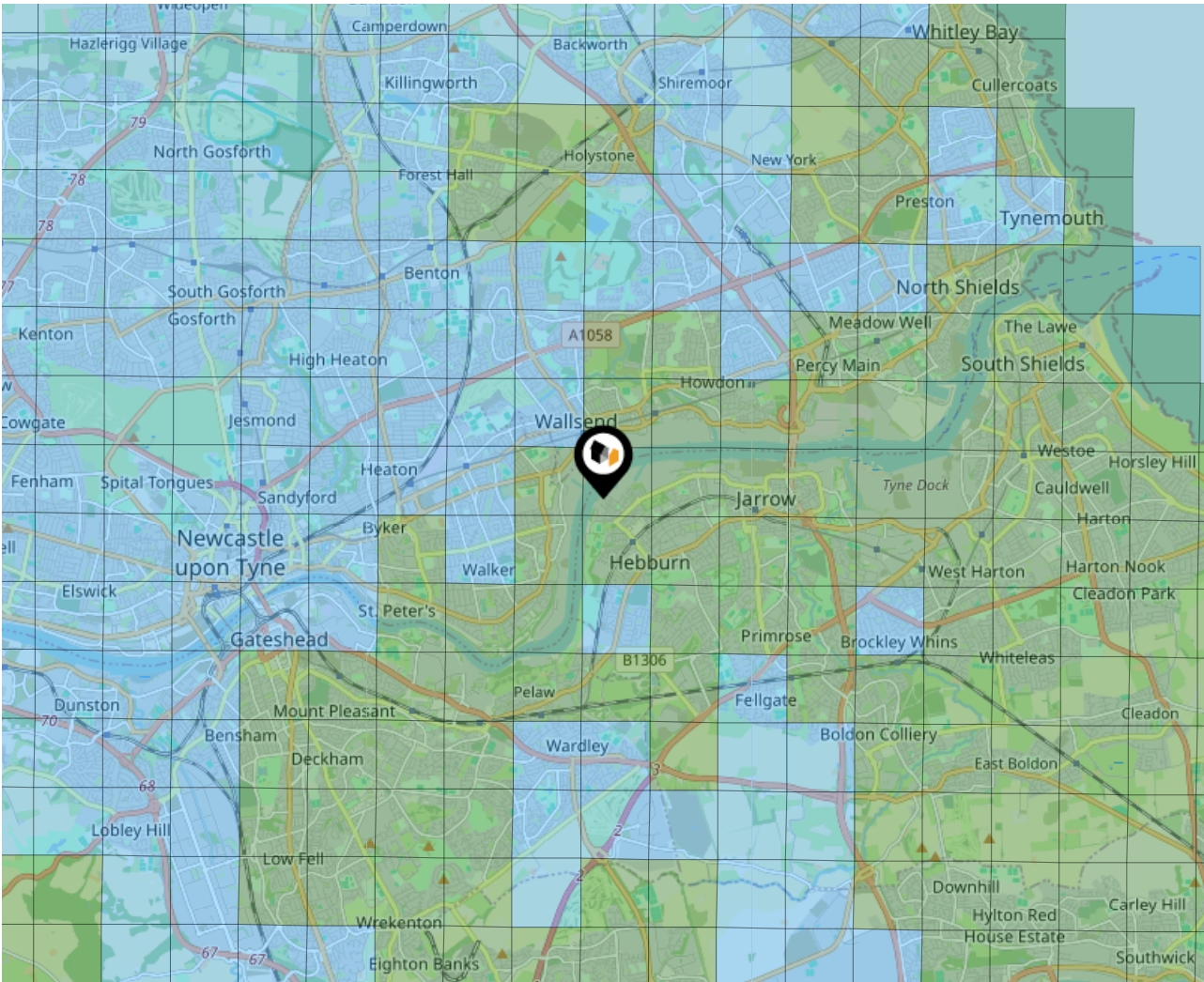


Nearby Council Wards

-  Hebburn North Ward
-  Wallsend Ward
-  Walkergate Ward
-  Walker Ward
-  Hebburn South Ward
-  Monkton Ward
-  Howdon Ward
-  Primrose Ward
-  Northumberland Ward
-  Heaton Ward

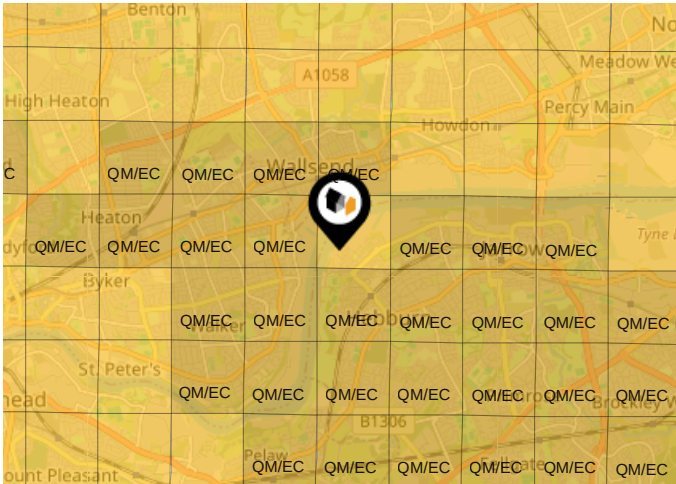
What is Radon?

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)		

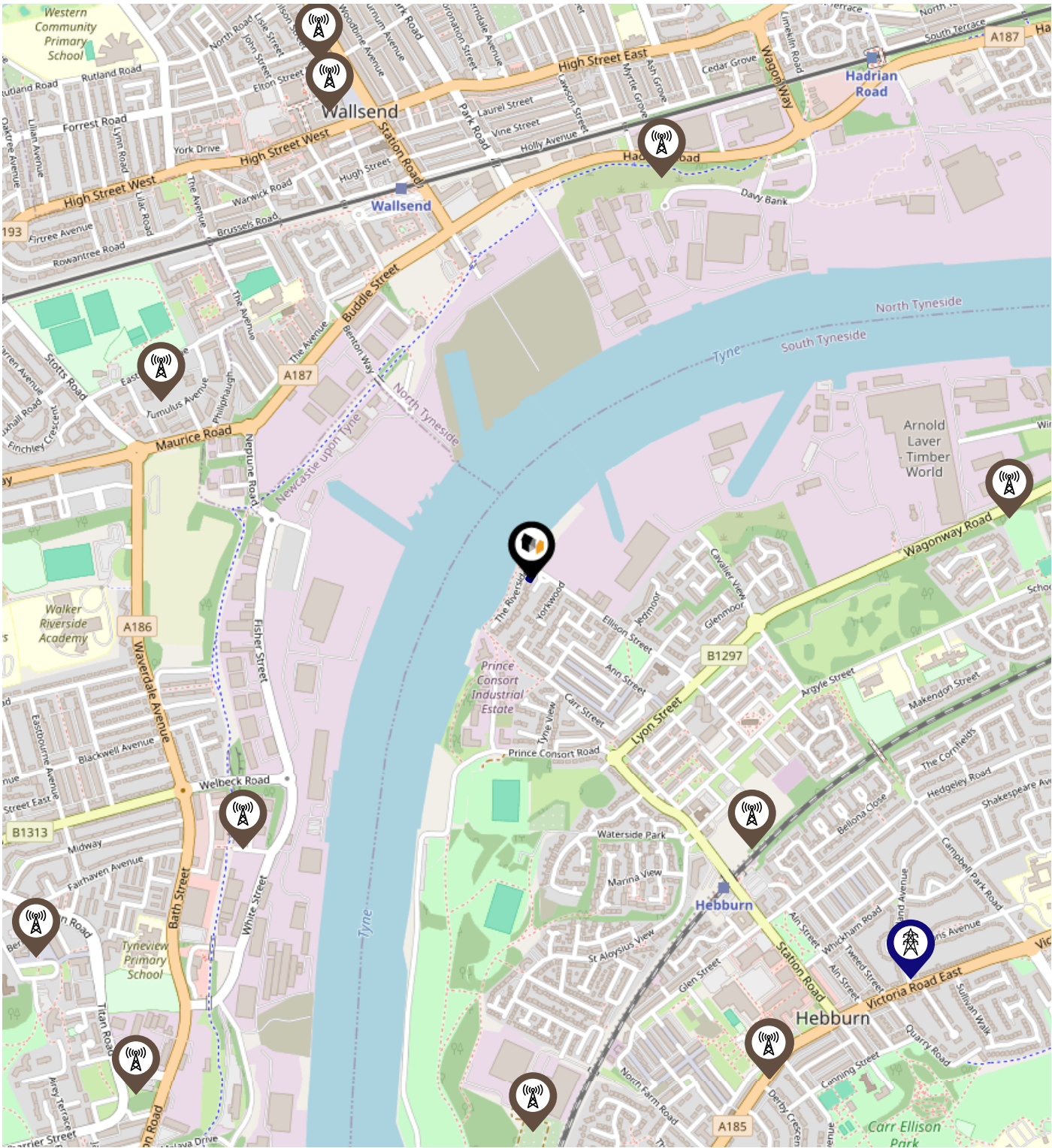


Primary Classifications (Most Common Clay Types)



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



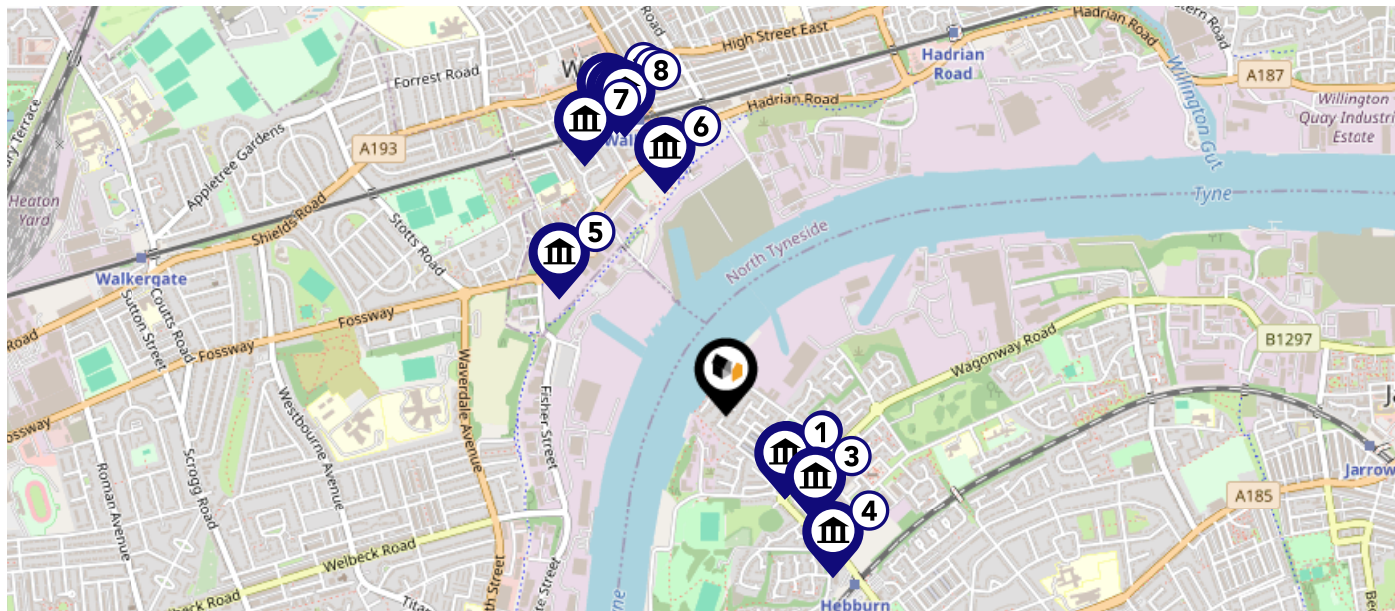
Key:











-  Power Pylons
-  Communication Masts

Maps

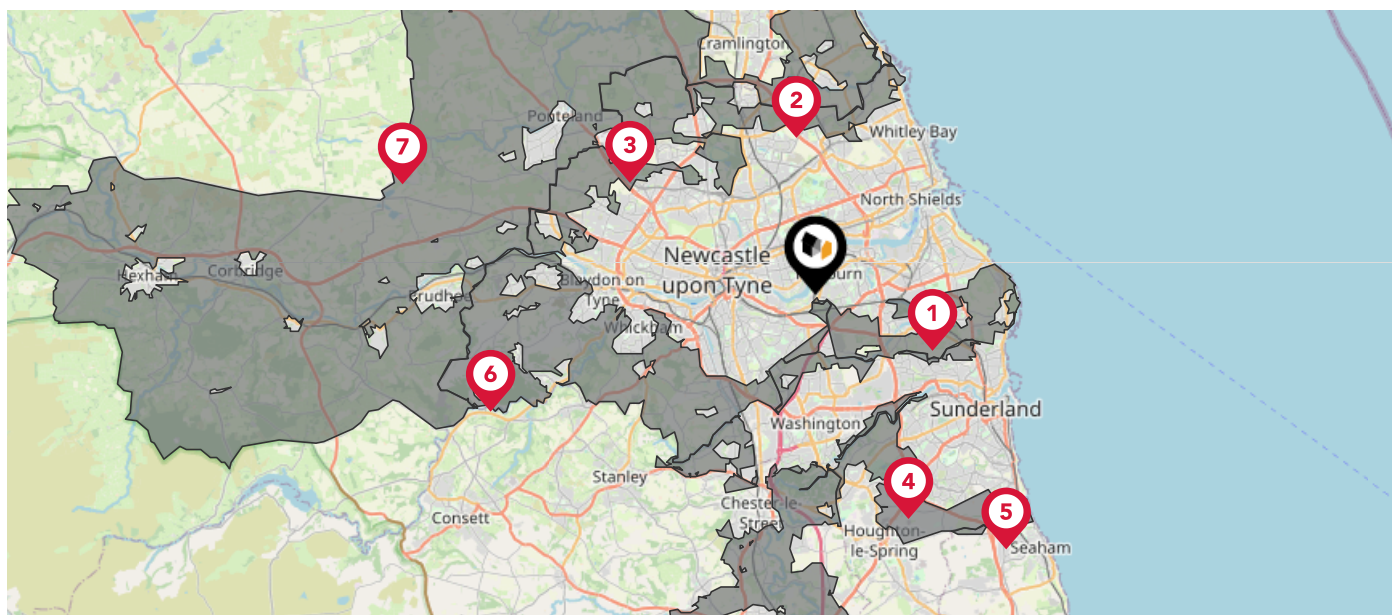
Listed Buildings

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








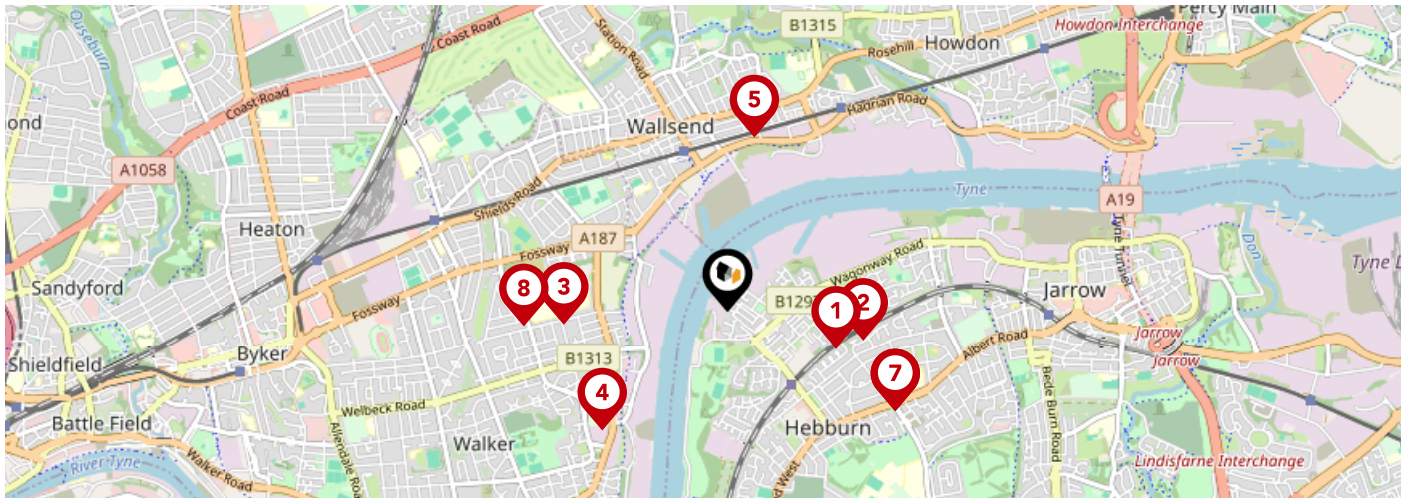
Listed Buildings in the local district	Grade	Distance
 1299492 - St Andrews Centre	Grade II	0.2 miles
 1025195 - St Andrews Centre	Grade II	0.2 miles
 1185776 - The Albert Public House	Grade II	0.3 miles
 1025193 - Church Of St Aloysius	Grade II	0.4 miles
 1355041 - Thermal Syndicate Offices	Grade II	0.4 miles
 1025325 - Clock At South West Corner Of Junction With Station Road	Grade II	0.5 miles
 1431024 - Roman Catholic Church Of Our Lady And St Columba And Attached Gates	Grade II	0.6 miles
 1366090 - Social Services Area Office	Grade II	0.6 miles
 1025335 - Church Of St Luke	Grade II	0.6 miles
 1413255 - Wallsend Memorial Hall Incorporating A First World War Memorial With Second World War Additions	Grade II	0.7 miles

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

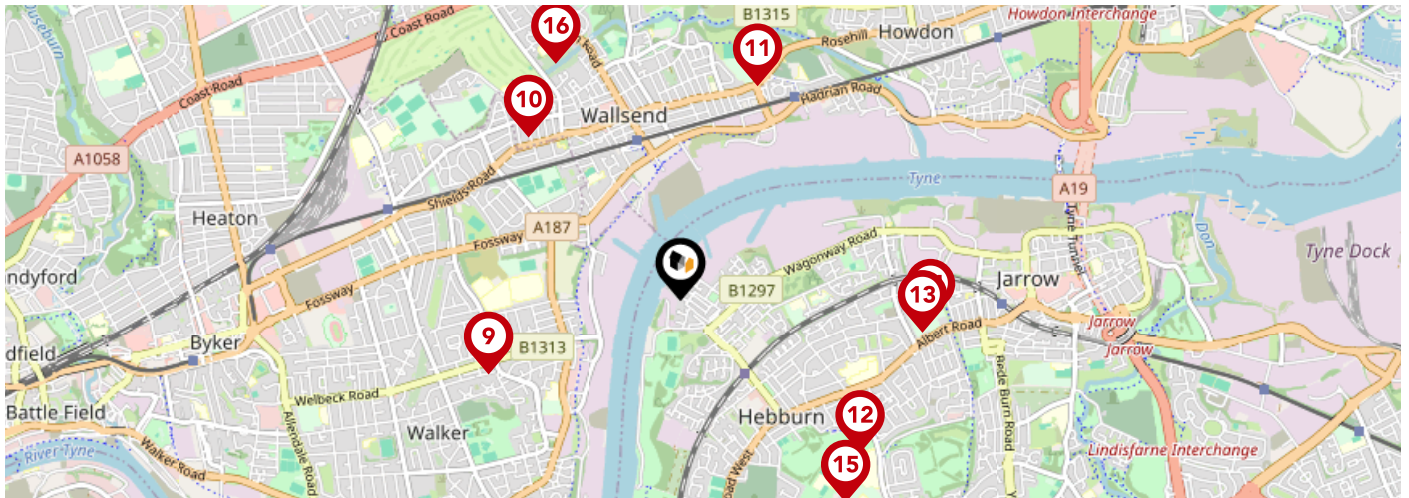










Nearby Green Belt Land

-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - County Durham
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - Northumberland



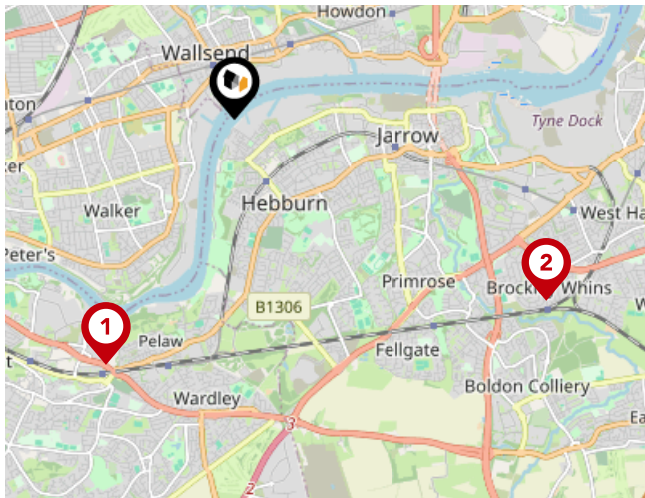
		Nursery	Primary	Secondary	College	Private
1	St Aloysius Catholic Junior School Academy Ofsted Rating: Outstanding Pupils: 242 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Aloysius Catholic Infant School, Hebburn Ofsted Rating: Outstanding Pupils: 233 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walker Riverside Academy Ofsted Rating: Requires improvement Pupils: 1109 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tyneview Primary School Ofsted Rating: Good Pupils: 277 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Richardson Dees Primary School Ofsted Rating: Good Pupils: 230 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Sue Hedley Nursery School Ofsted Rating: Outstanding Pupils: 83 Distance:0.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Keelman's Way School Ofsted Rating: Good Pupils: 172 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Alban's Catholic Primary School, Walker Ofsted Rating: Good Pupils: 238 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Sir Charles Parsons School Ofsted Rating: Outstanding Pupils: 208 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Western Community Primary School Ofsted Rating: Good Pupils: 455 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnside College Ofsted Rating: Good Pupils: 1020 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hebburn Lakes Primary School Ofsted Rating: Good Pupils: 474 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Oswald's CofE Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Groundwork South and North Tyneside Ofsted Rating: Good Pupils:0 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hebburn Comprehensive School Ofsted Rating: Requires improvement Pupils: 945 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Columba's Catholic Primary School, Wallsend Ofsted Rating: Good Pupils: 210 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

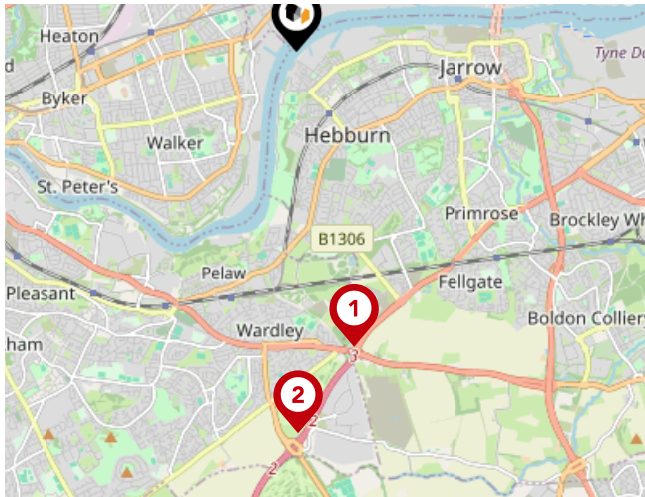
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Heworth Rail Station	2.35 miles
2	Brockley Whins Rail Station	3.06 miles
3	Manors Rail Station	3.1 miles



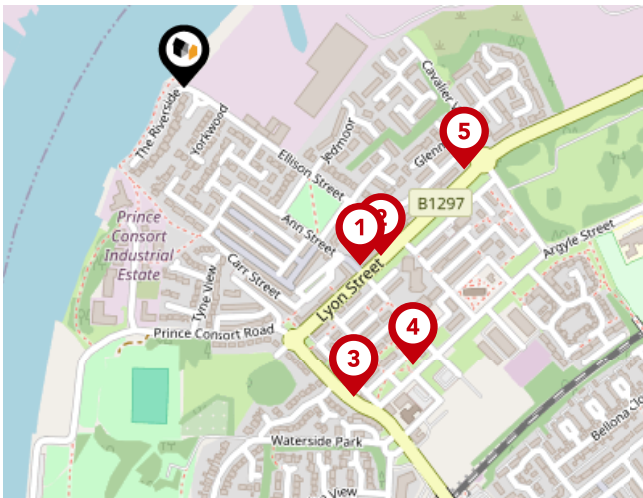
Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	2.55 miles
2	A194(M) J2	3.25 miles
3	A194(M) J1	4.82 miles
4	A1(M) J65	5.66 miles
5	A1(M) J64	6.76 miles



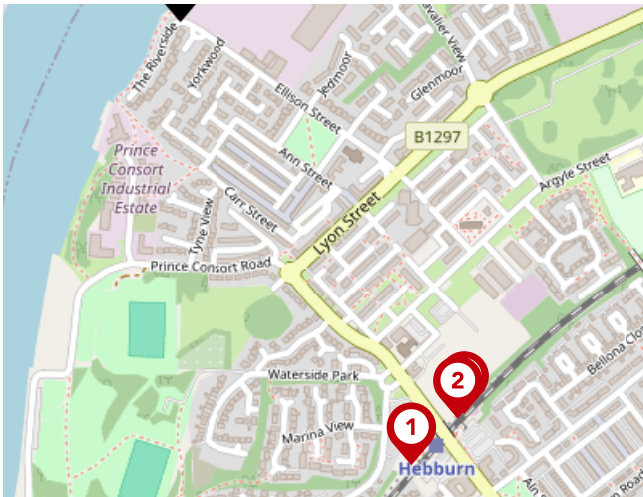
Airports/Helipads

Pin	Name	Distance
1	Airport	8.16 miles
2	Teesside Airport	32.78 miles
3	Leeds Bradford Airport	77.16 miles
4	Irthlington	50.74 miles



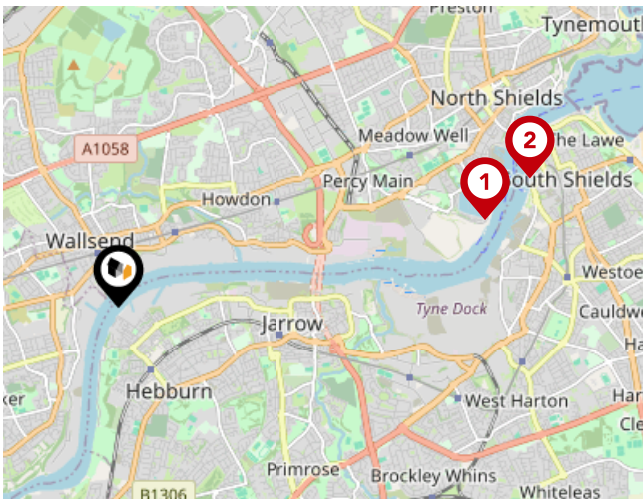
Bus Stops/Stations

Pin	Name	Distance
1	Lyon Street-Albert Street	0.27 miles
2	Lyon Street-Albert Street	0.28 miles
3	Prince Consort Road-Bank	0.38 miles
4	Argyle Street-Coquet Street	0.38 miles
5	Lyon Street-Cavalier View	0.31 miles



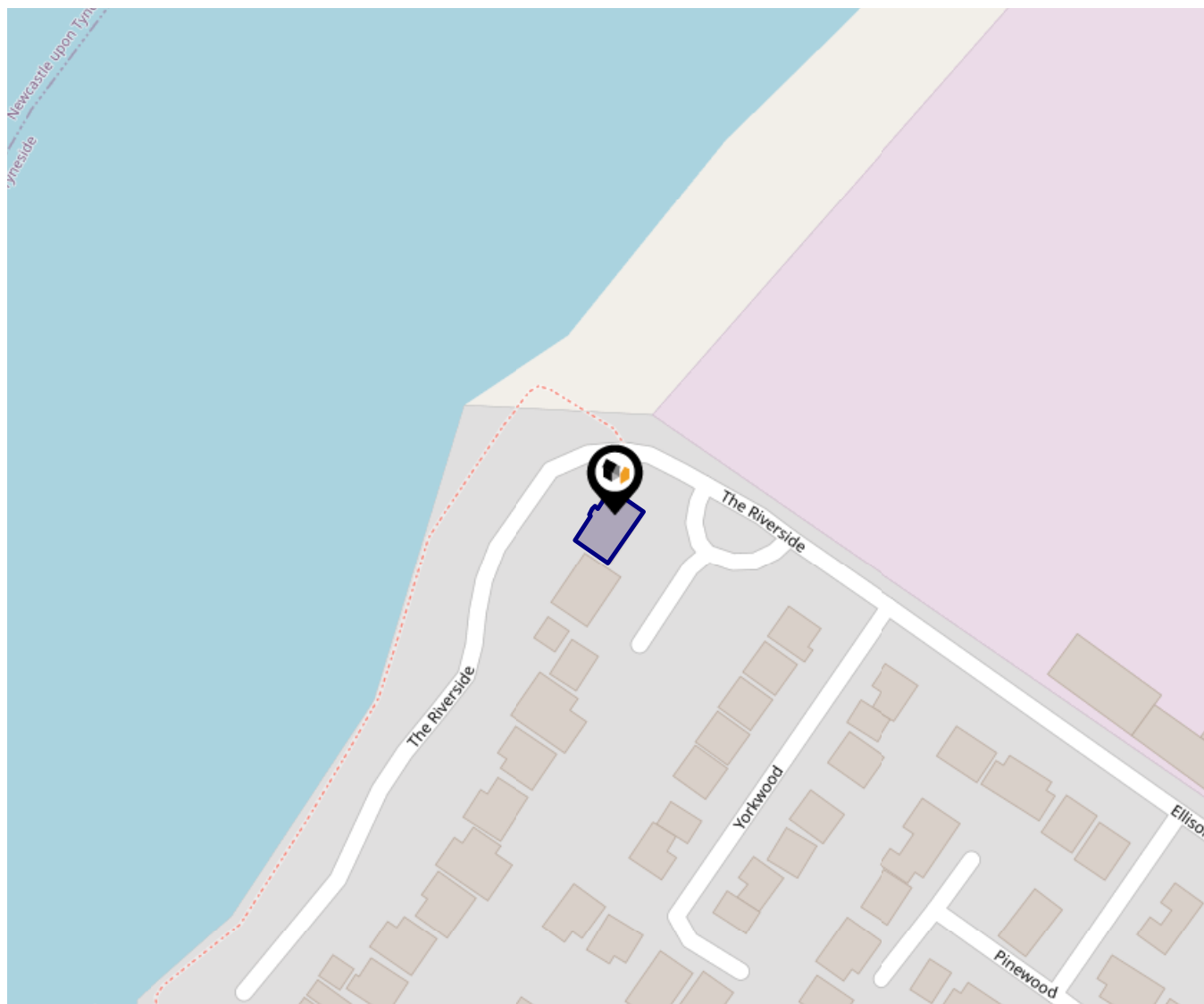
Local Connections

Pin	Name	Distance
1	Hebburn (Tyne and Wear Metro Station)	0.53 miles
2	Hebburn (Tyne and Wear Metro Station)	0.51 miles
3	Hebburn (Tyne and Wear Metro Station)	0.52 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	3.21 miles
2	South Shields Ferry Terminal	3.66 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

2a Gateshead Road, Sunnyside
0191 440 8173
chris@walkersxchange.com
www.walkersxchange.com/

