



See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 07th October 2025



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

Walkersxchange Estate Agents

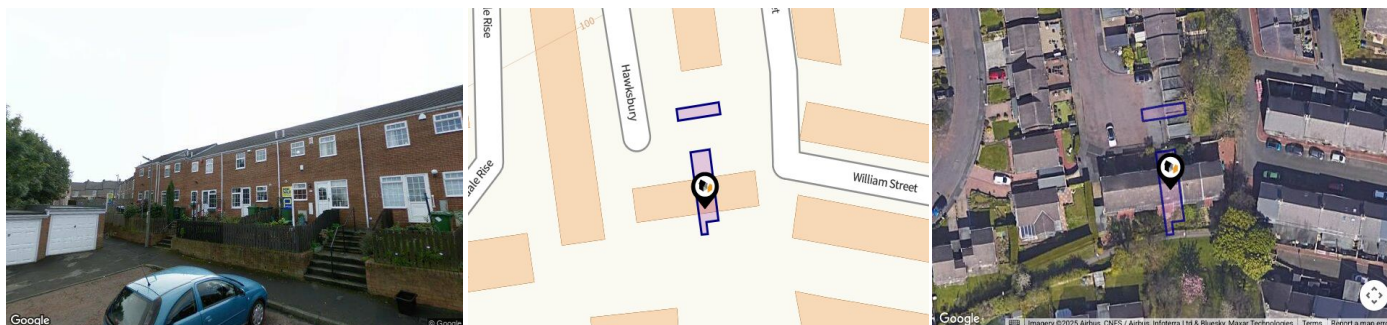
2a Gateshead Road, Sunniside

0191 440 8173

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www.walkersxchange.com/





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.03 acres		
Year Built :	1976-1982		
Title Number:	TY430304		

Local Area

Local Authority:	Gateshead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 **54** **1000**
mb/s mb/s mb/s



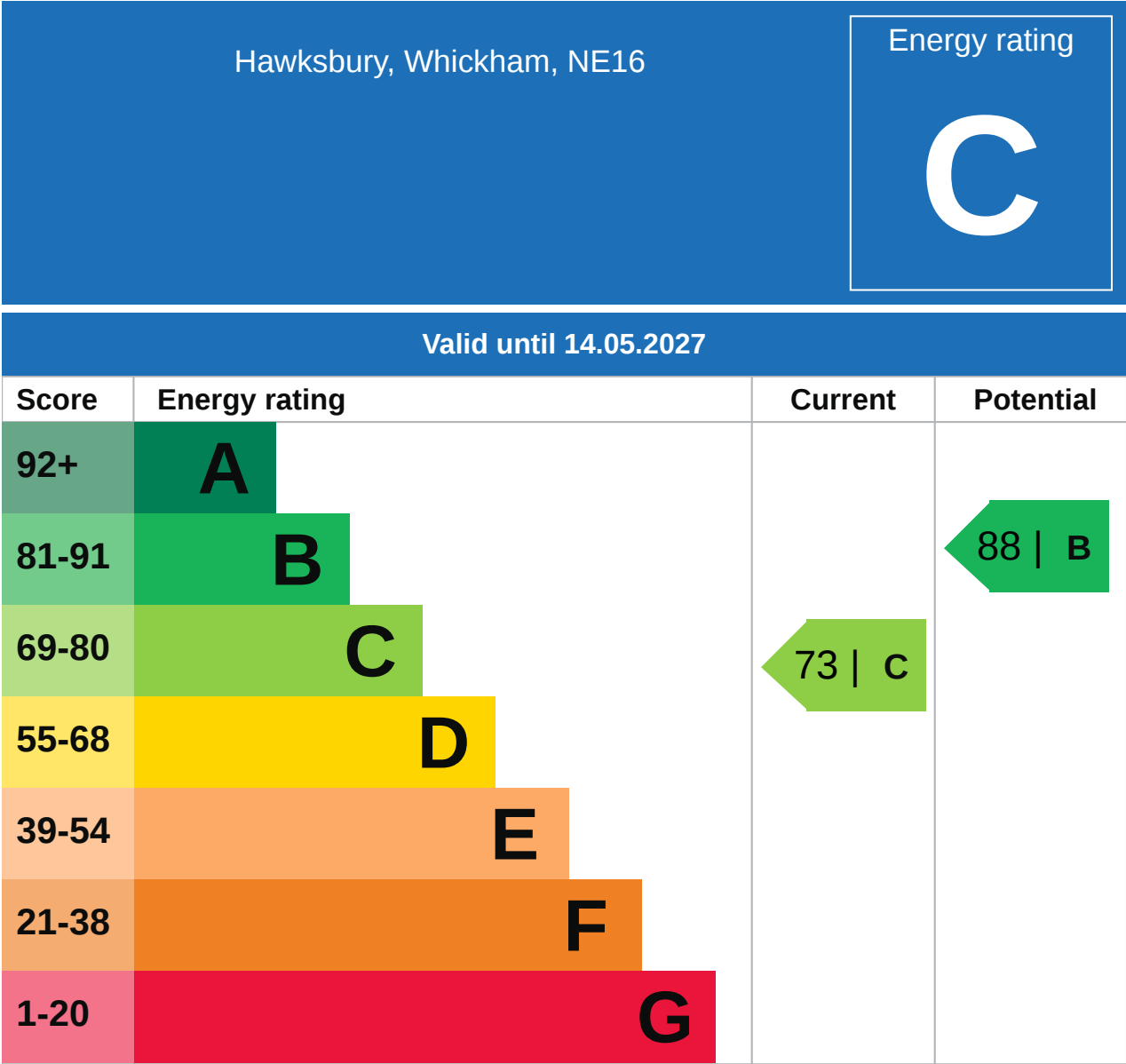
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

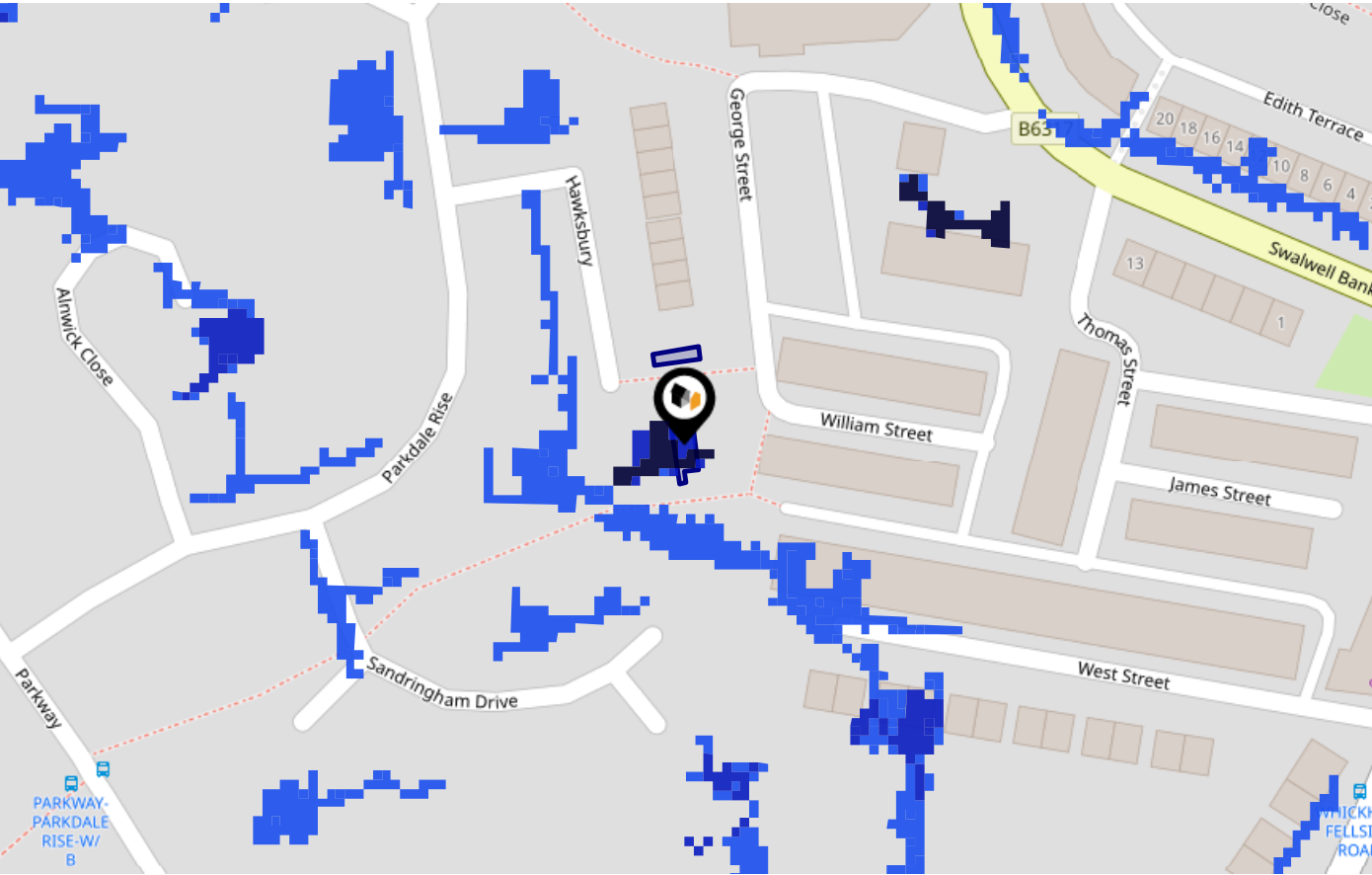
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	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:	Low energy lighting in 80% of fixed outlets
Floors:	Suspended, no insulation (assumed)
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: Medium

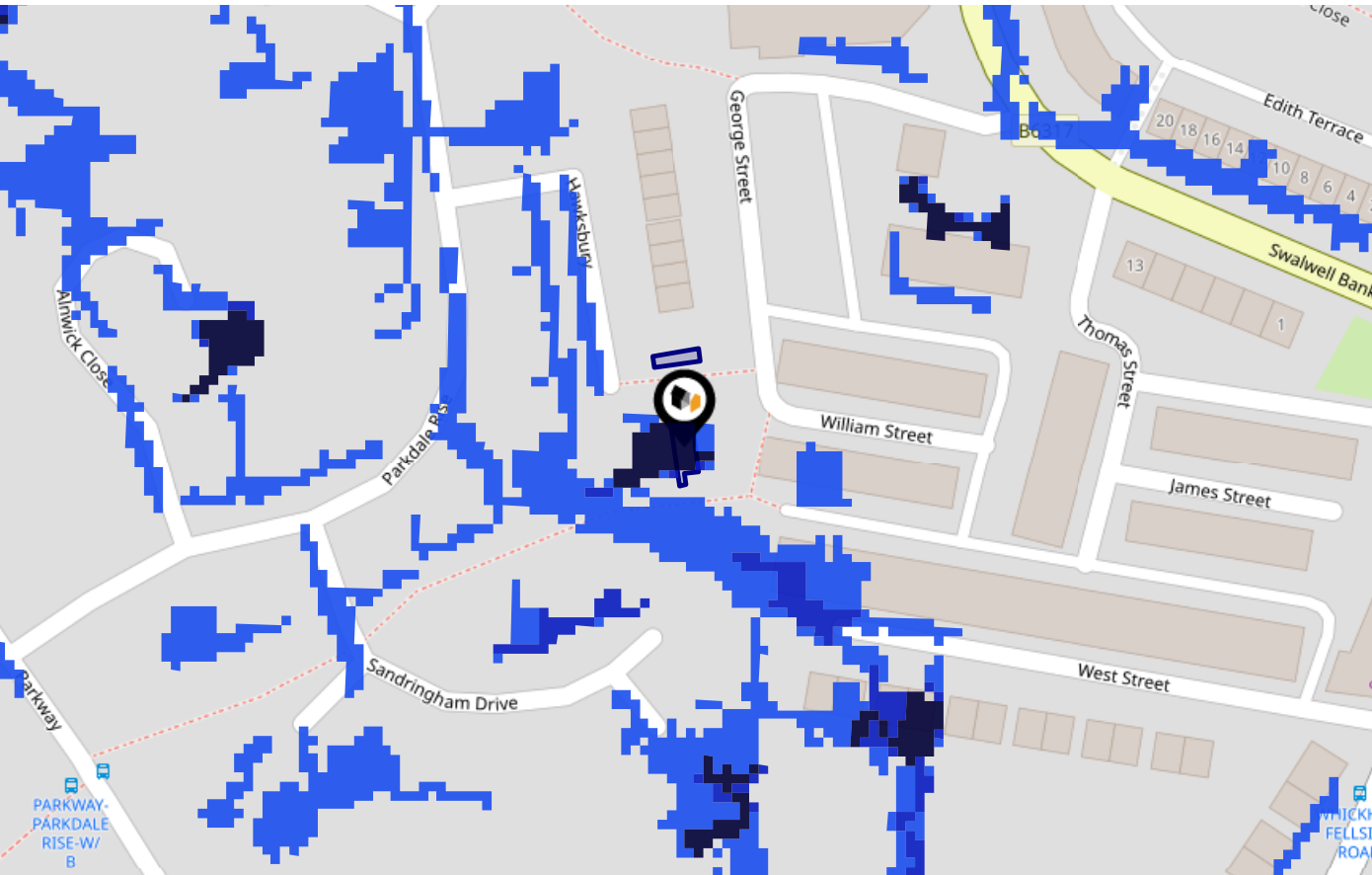
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

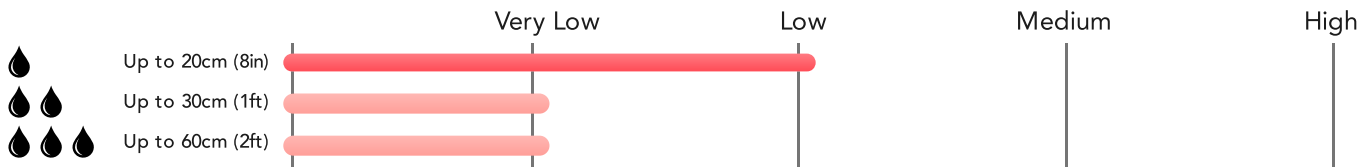


Risk Rating: High

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:

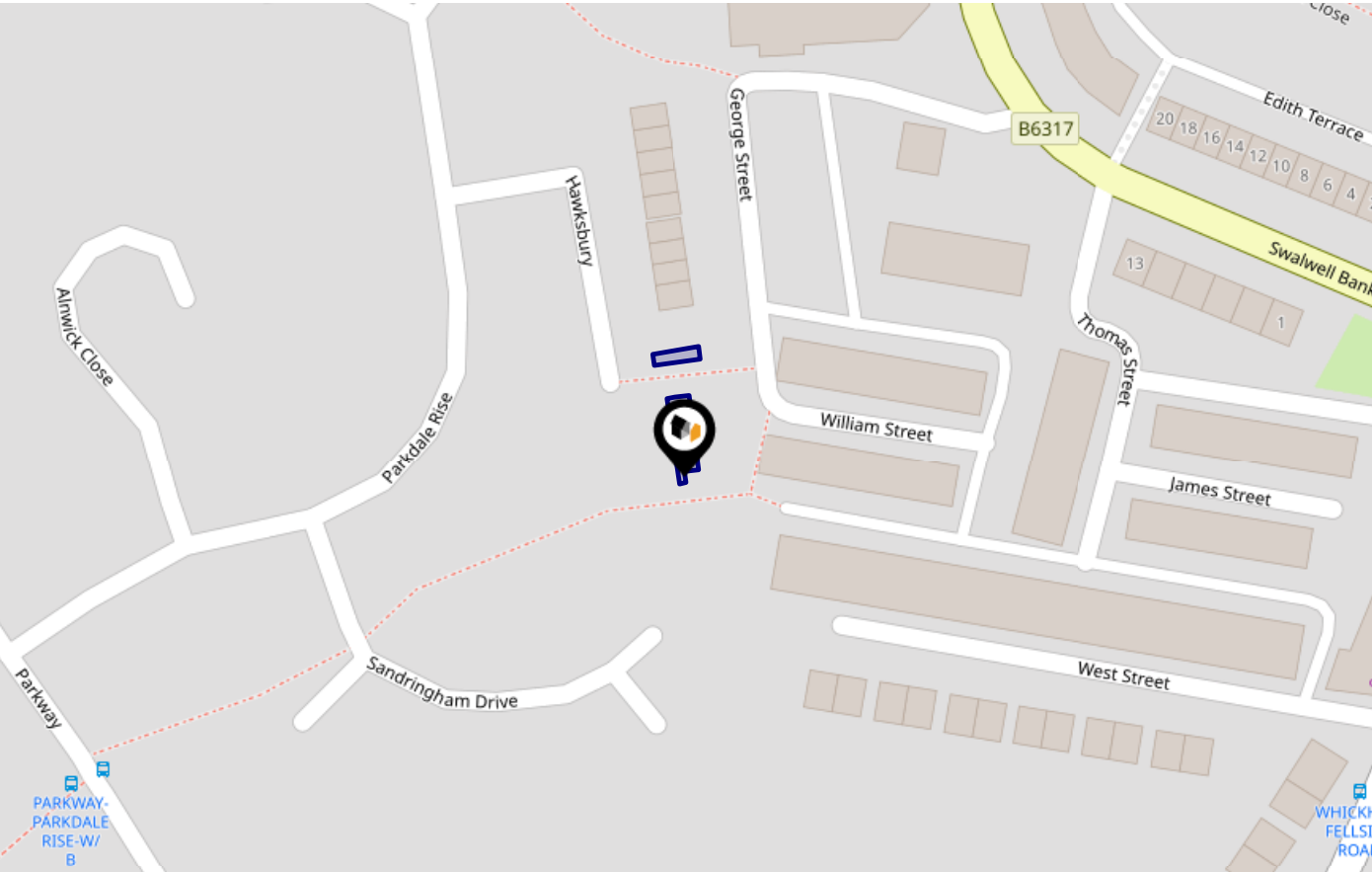


Flood Risk

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.

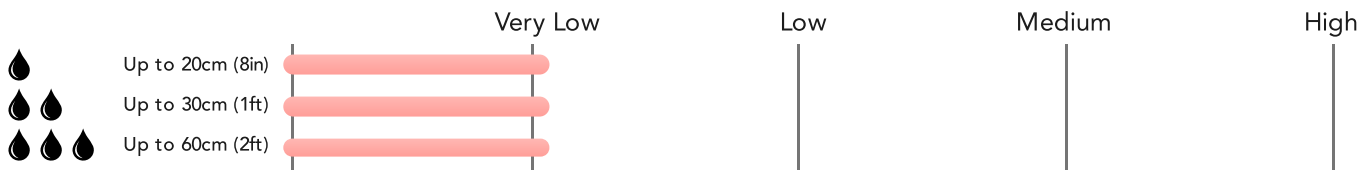


Risk Rating: Very low

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.

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- 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:



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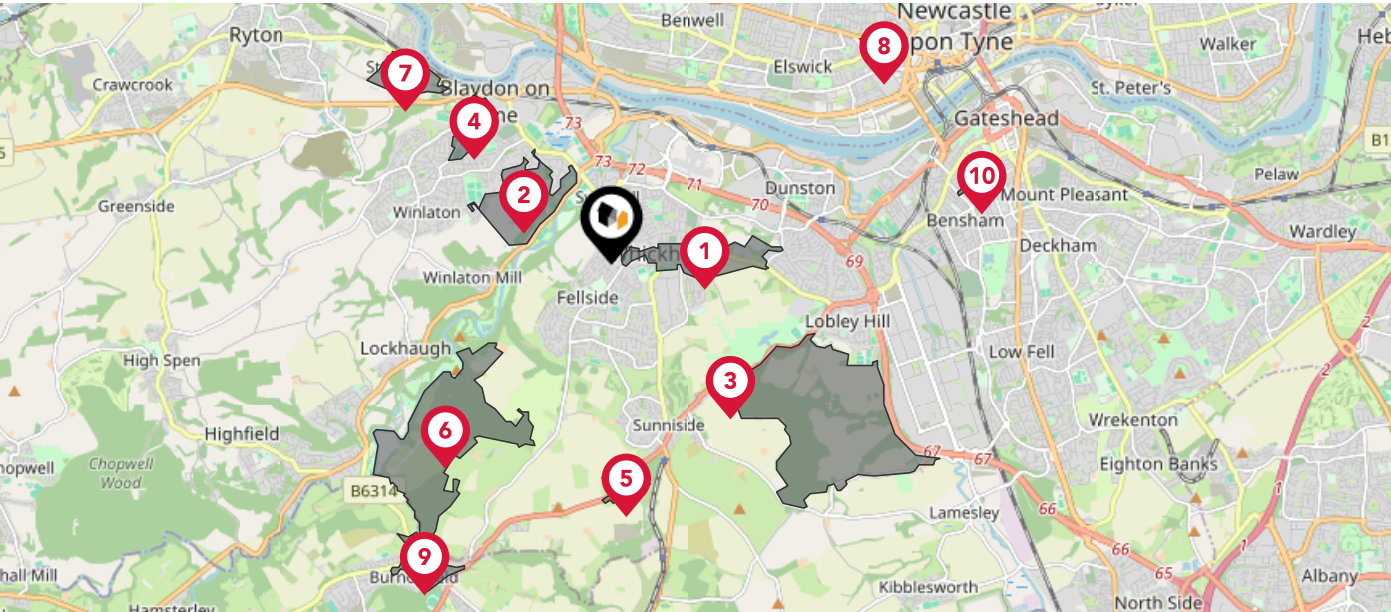
The map displays a residential area with several streets. A blue location pin is positioned on George Street, just north of its intersection with William Street. To the west of this pin is a row of five terraced houses. To the east, along George Street, are more houses, including one with the number 13. Further east, a yellow road number B6317 is visible. Other streets shown include Alwick Close, Parkdale Rise, Sandringham Drive, Thomas Street, James Street, and West Street. A red dashed line runs diagonally across the map, possibly indicating a boundary or a specific route. The map also shows some green spaces and a small blue icon near the bottom left corner.

Scenario	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

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	Ravensworth CA
4	Blaydon CA
5	Marley Hill CA
6	Gibside CA
7	Path Head CA
8	Summerhill Square
9	Burnopfield
10	Coatsworth CA

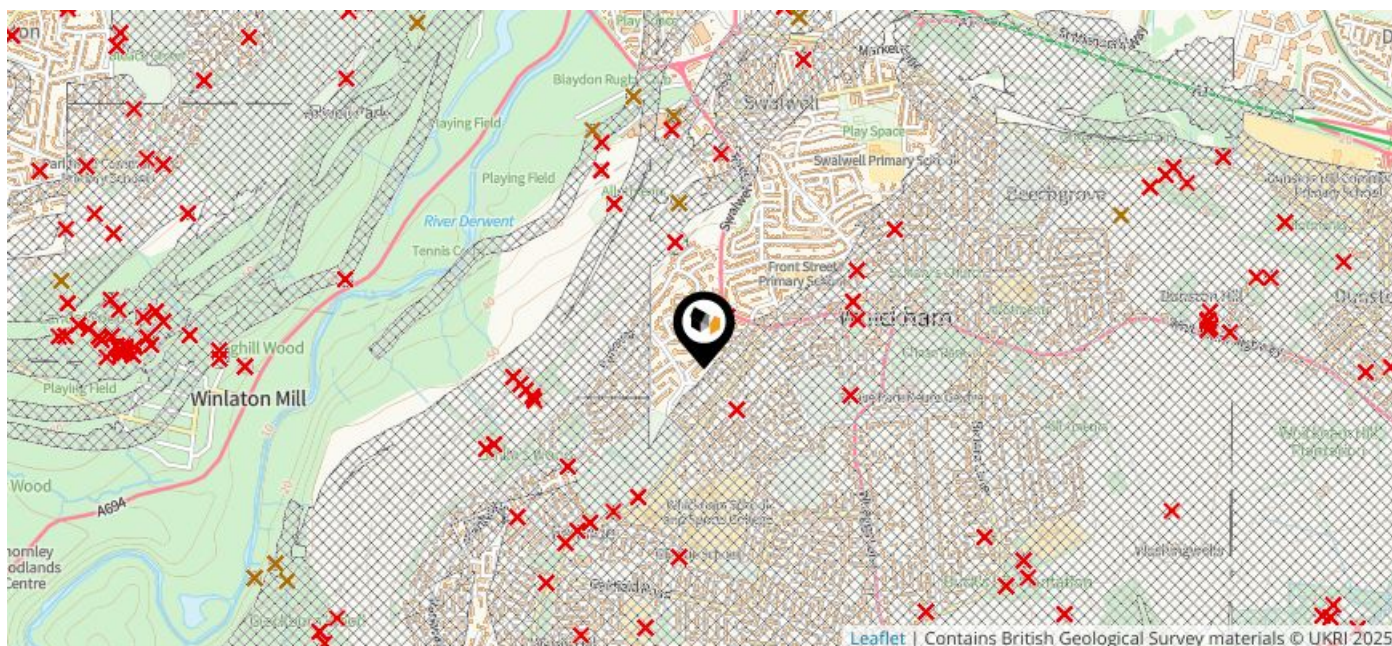
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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 
	Marshall Lands-Whickham, Gateshead	Historic Landfill 
	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill 
	Metro Centre-Swalwell, Gateshead, Tyne and Wear	Historic Landfill 
	Derwenthaugh Road-Newcastle Upon Tyne, Swalwell, Tyne & Wear	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



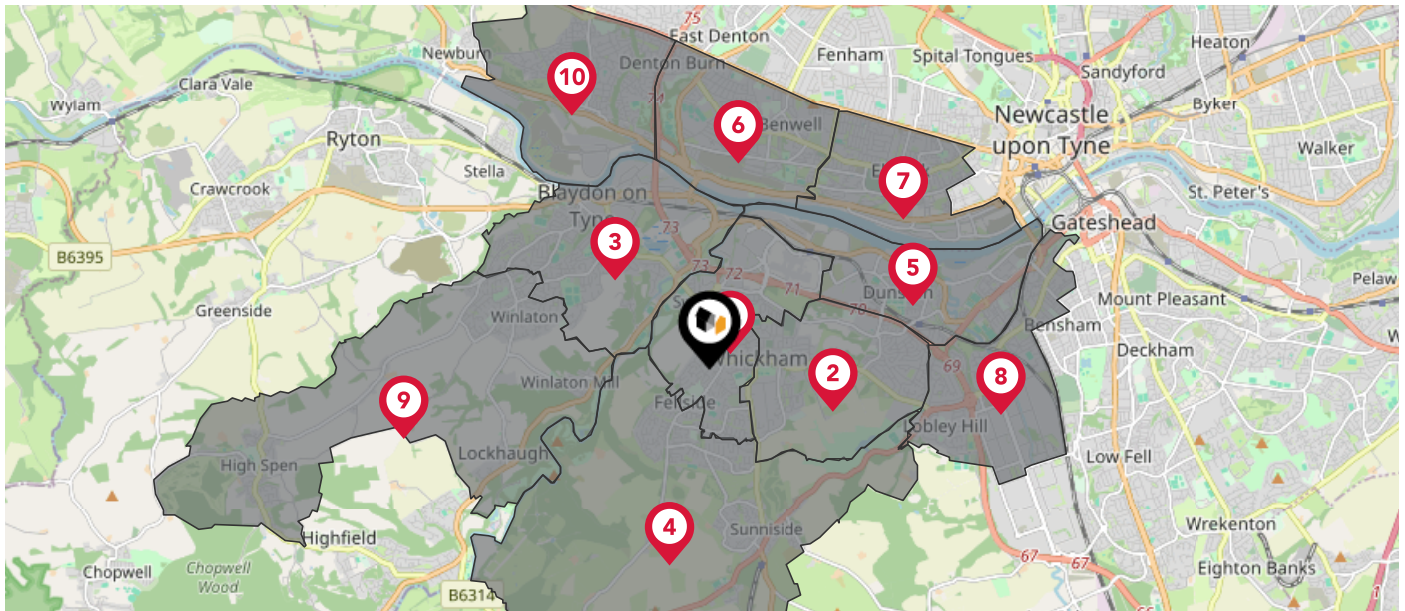
Mine Entry

- ✕ 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

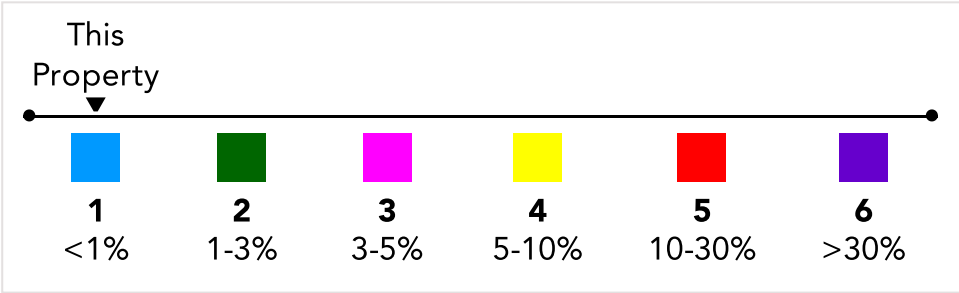
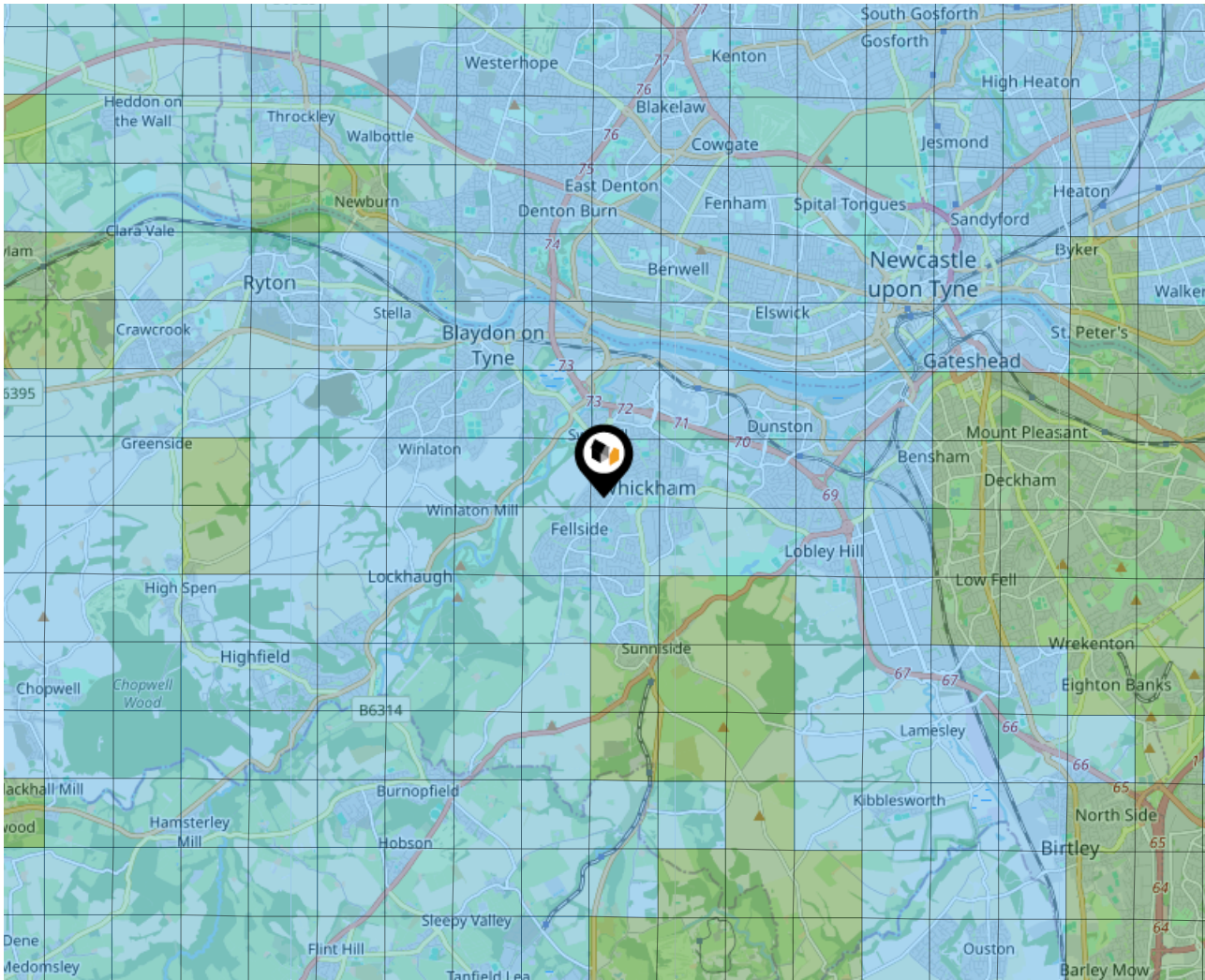


Nearby Council Wards

- 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 Spenn Ward
- 10 Lemington Ward

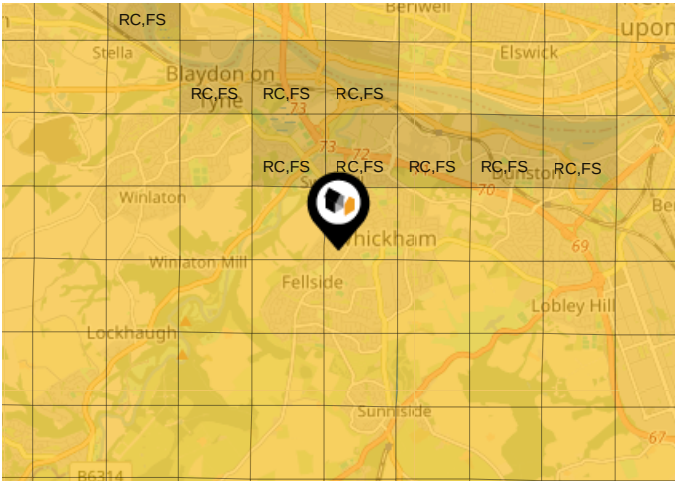
What is Radon?

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		

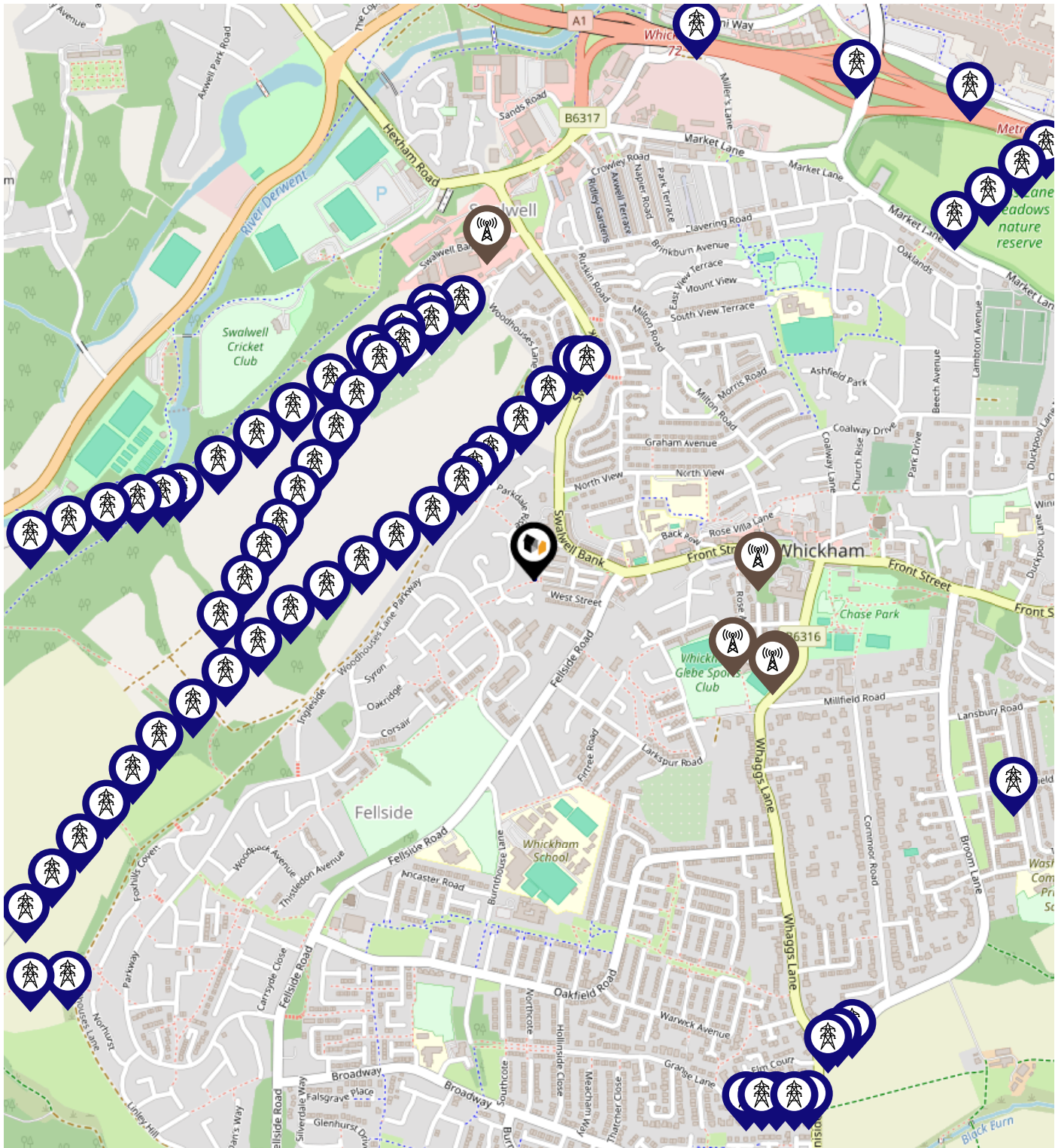


Primary Classifications (Most Common Clay Types)

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

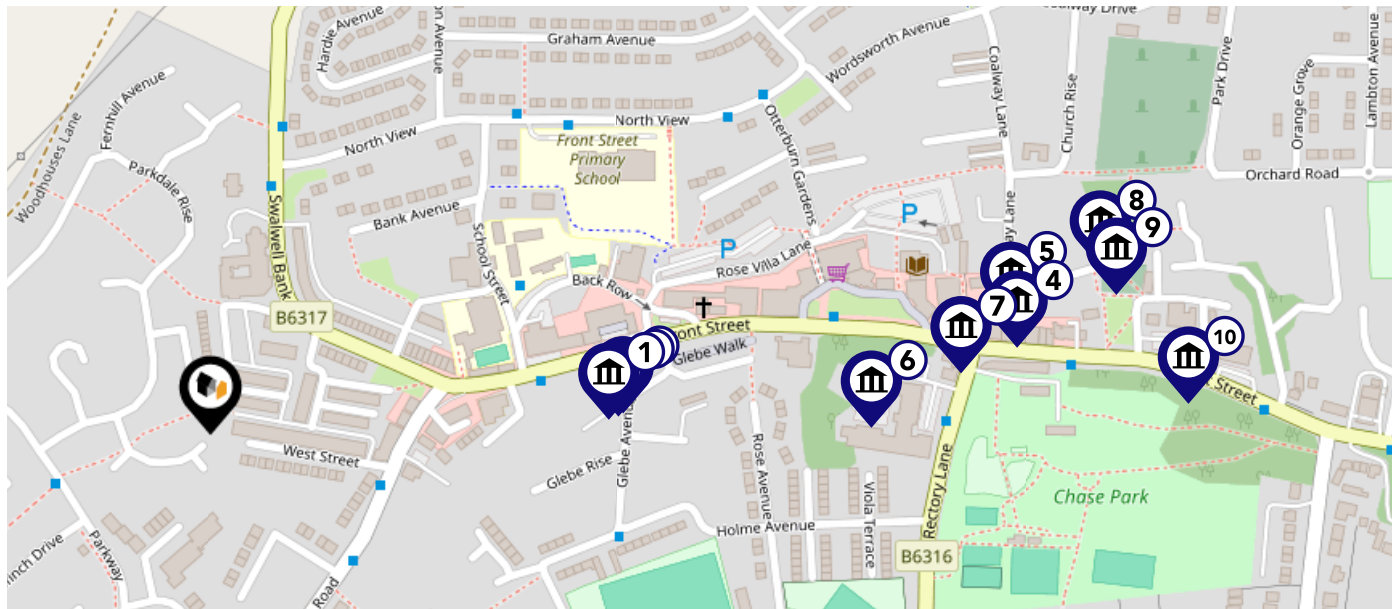
Masts & Pylons



Maps

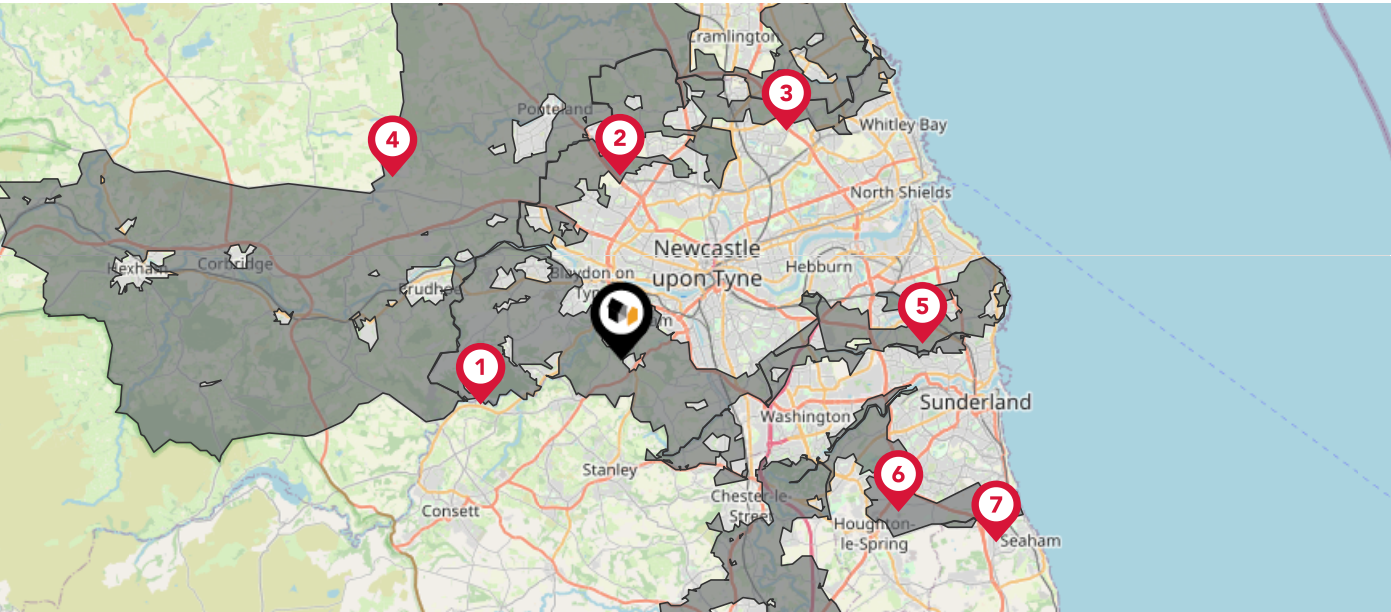
Listed Buildings

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



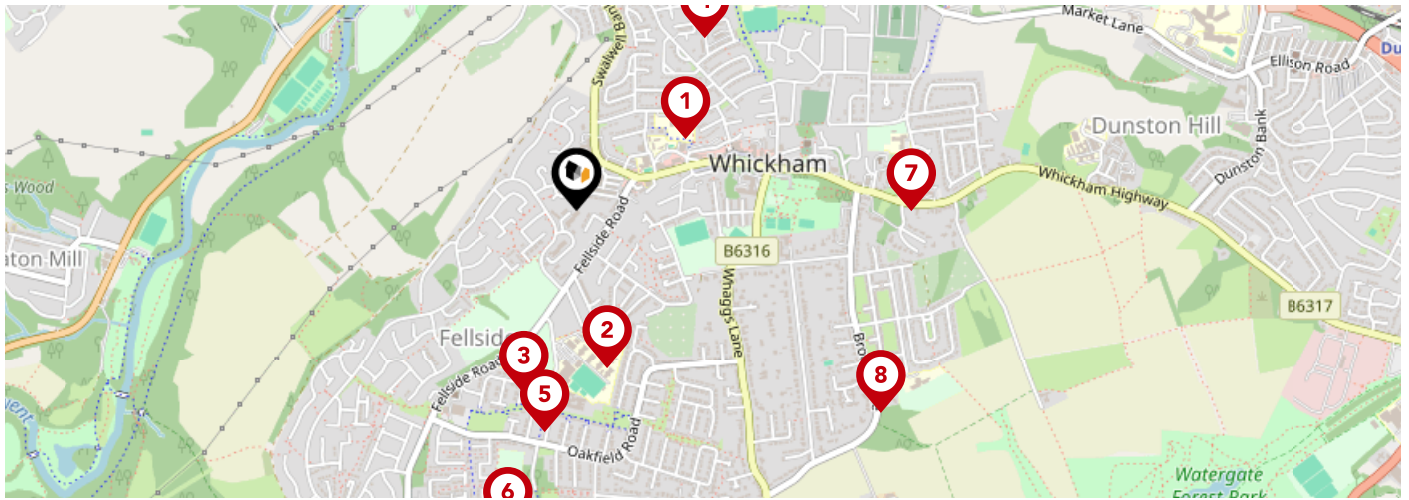
Listed Buildings in the local district	Grade	Distance
 1366087 - Salisbury House	Grade II	0.2 miles
 1185451 - 67, Front Street	Grade II	0.2 miles
 1355105 - 69, Front Street	Grade II	0.2 miles
 1355140 - 11, Church Chare	Grade II	0.4 miles
 1025170 - Restaurant And House Opposite Number 11	Grade II	0.4 miles
 1025142 - Whickham 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
 1185359 - Church Of St Mary	Grade I	0.5 miles
 1025148 - K6 Telephone Kiosk Adjacent To Council Offices	Grade II	0.5 miles

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

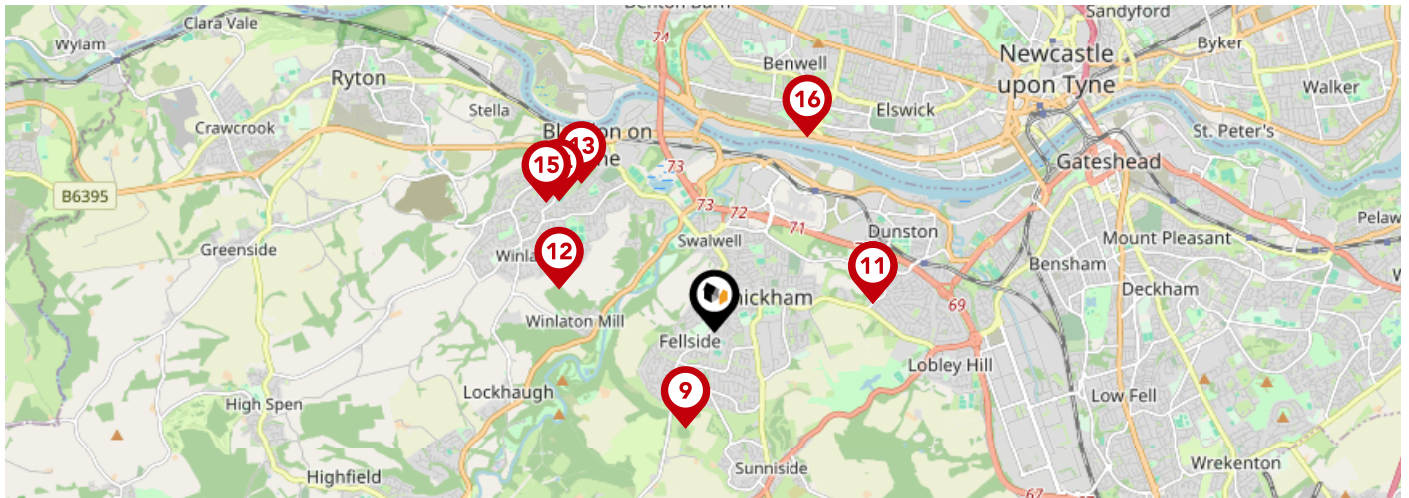


Nearby Green Belt Land

- 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



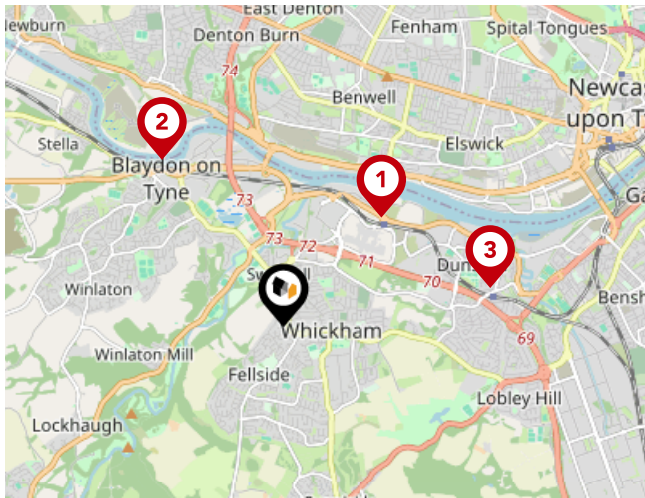
		Nursery	Primary	Secondary	College	Private
1	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.28	☐	☒	☐	☐	☐
2	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.34	☐	☐	☒	☐	☐
3	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.41	☐	☒	☐	☐	☐
4	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:0.46	☐	☒	☐	☐	☐
5	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:0.47	☐	☒	☐	☐	☐
6	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.69	☐	☒	☐	☐	☐
7	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.71	☐	☒	☐	☐	☐
8	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:0.78	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:0.86	☐	☒	☐	☐	☐
	Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.37	☐	☒	☐	☐	☐
	Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.37	☐	☐	☒	☐	☐
	Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance:1.38	☐	☒	☐	☐	☐
	Blaydon West Primary School Ofsted Rating: Good Pupils: 194 Distance:1.7	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Blaydon Ofsted Rating: Good Pupils: 205 Distance:1.73	☐	☒	☐	☐	☐
	St Thomas More Catholic School, Blaydon Ofsted Rating: Good Pupils: 1449 Distance:1.81	☐	☐	☒	☐	☐
	St Joseph's Catholic Primary School, Benwell Ofsted Rating: Good Pupils: 227 Distance:1.84	☐	☒	☐	☐	☐

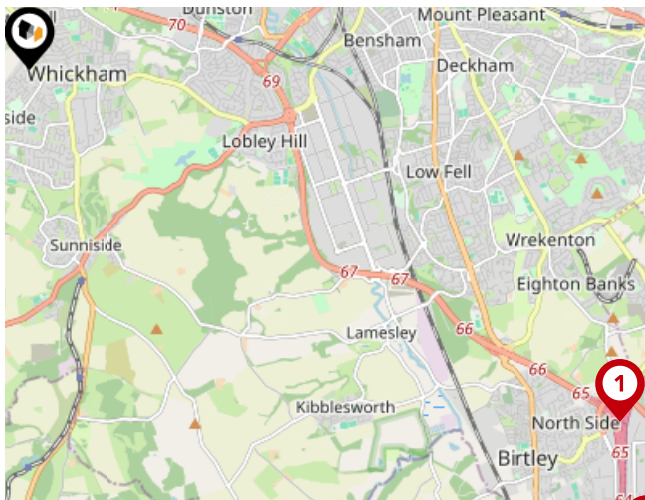
Area

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	5.87 miles
2	A194(M) J1	5.99 miles
3	A1(M) J63	7.26 miles
4	A1(M) J64	6.71 miles
5	A194(M) J2	6.34 miles

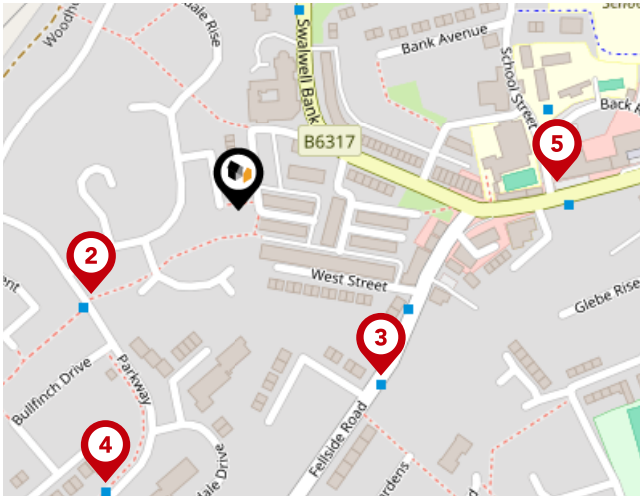


Airports/Helipads

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

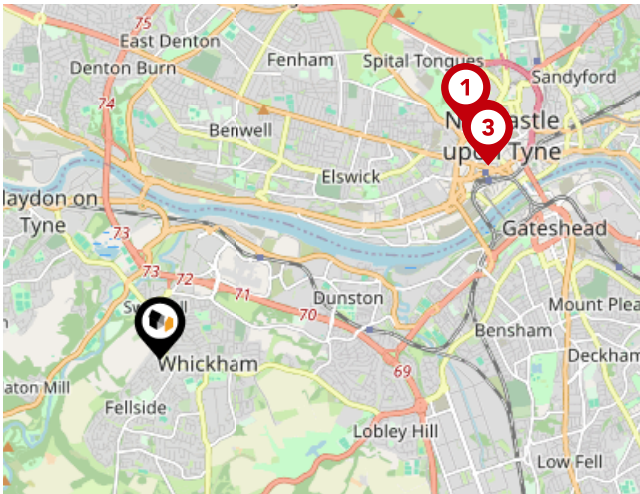
Area

Transport (Local)



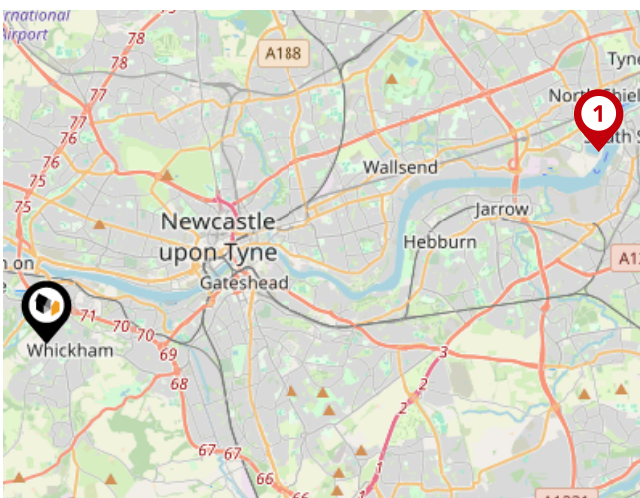
Bus Stops/Stations

Pin	Name	Distance
1	Whickham Bank-North View	0.12 miles
2	Parkway-Parkdale Rise	0.09 miles
3	Fellside Road - Axwell View	0.12 miles
4	Parkway-Tindale Drive	0.16 miles
5	Front Street Community Primary School	0.17 miles



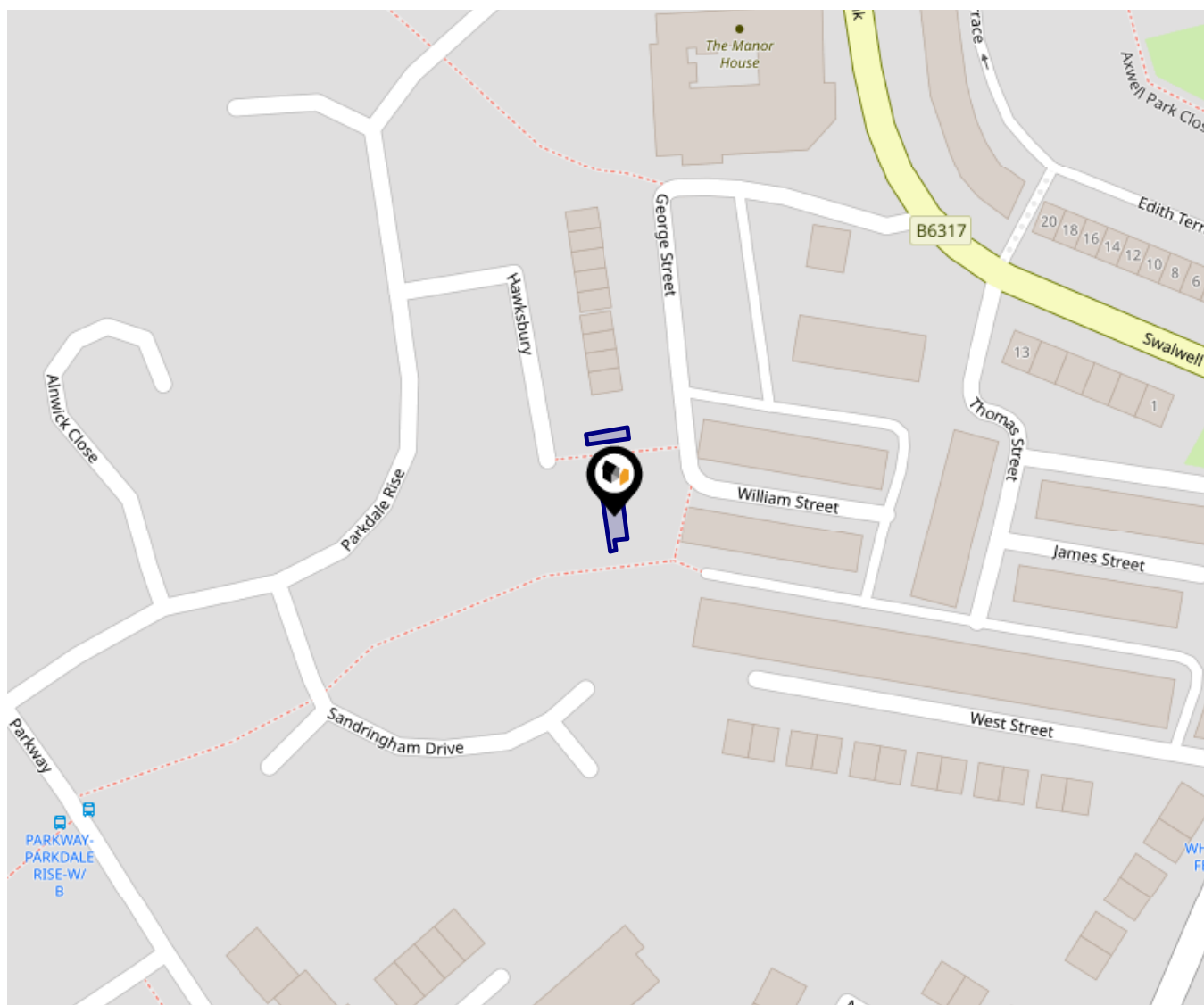
Local Connections

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)	3.24 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.96 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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