

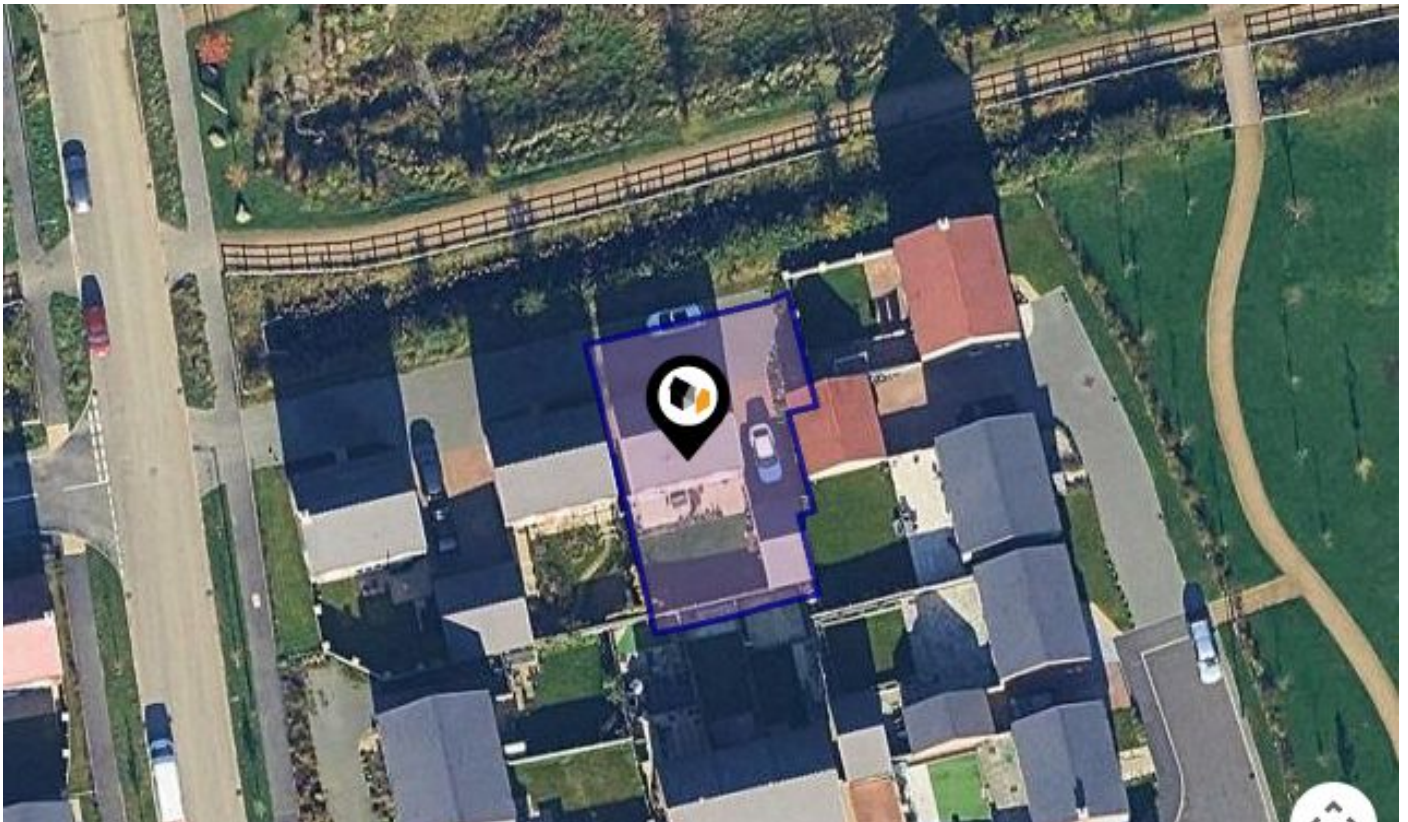


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 12th September 2025



MEADOW HILL, NEWCASTLE UPON TYNE, NE15

Walkersxchange Estate Agents

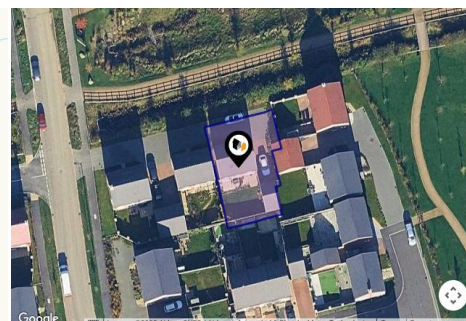
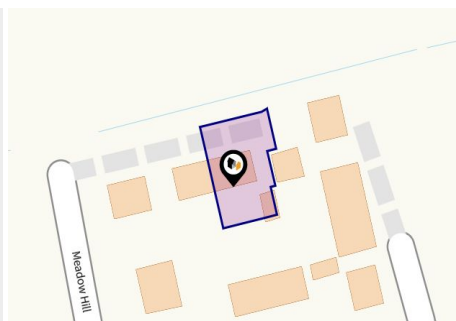
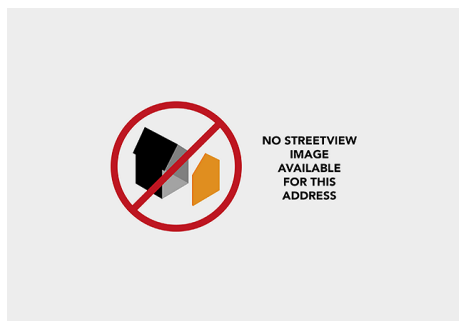
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.09 acres		
Year Built :	2017		
Council Tax :	Band E		
Annual Estimate:	£2,949		
Title Number:	TY586580		

Local Area

Local Authority:	Newcastle upon tyne
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

26 mb/s	1800 mb/s

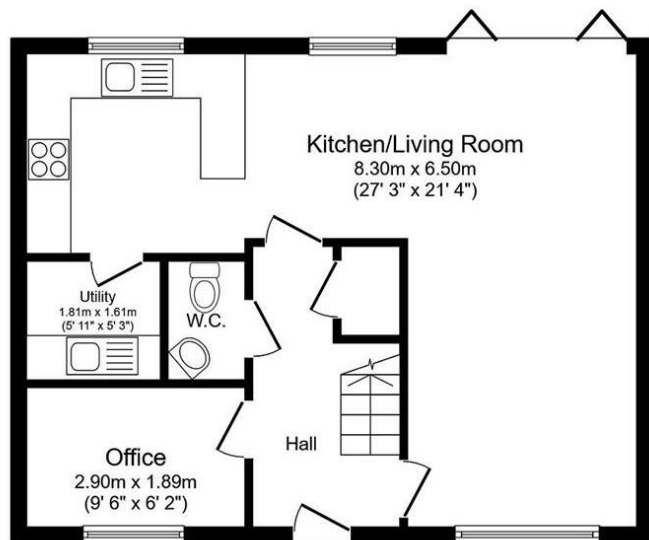
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

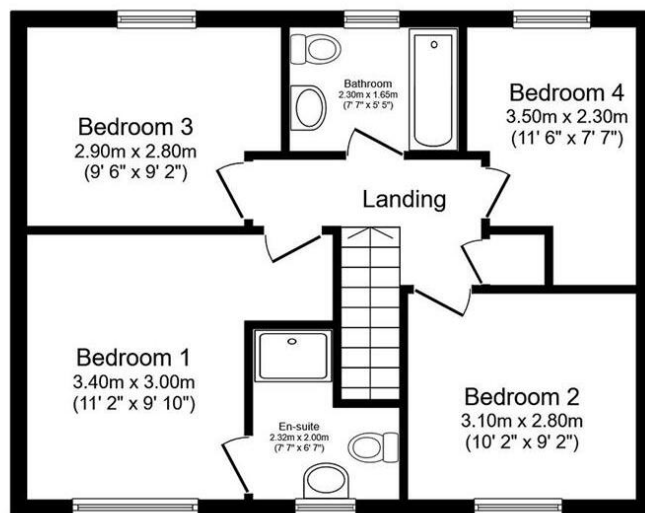


MEADOW HILL, NEWCASTLE UPON TYNE, NE15



Ground Floor

Floor area 52.8 sq.m. (568 sq.ft.)



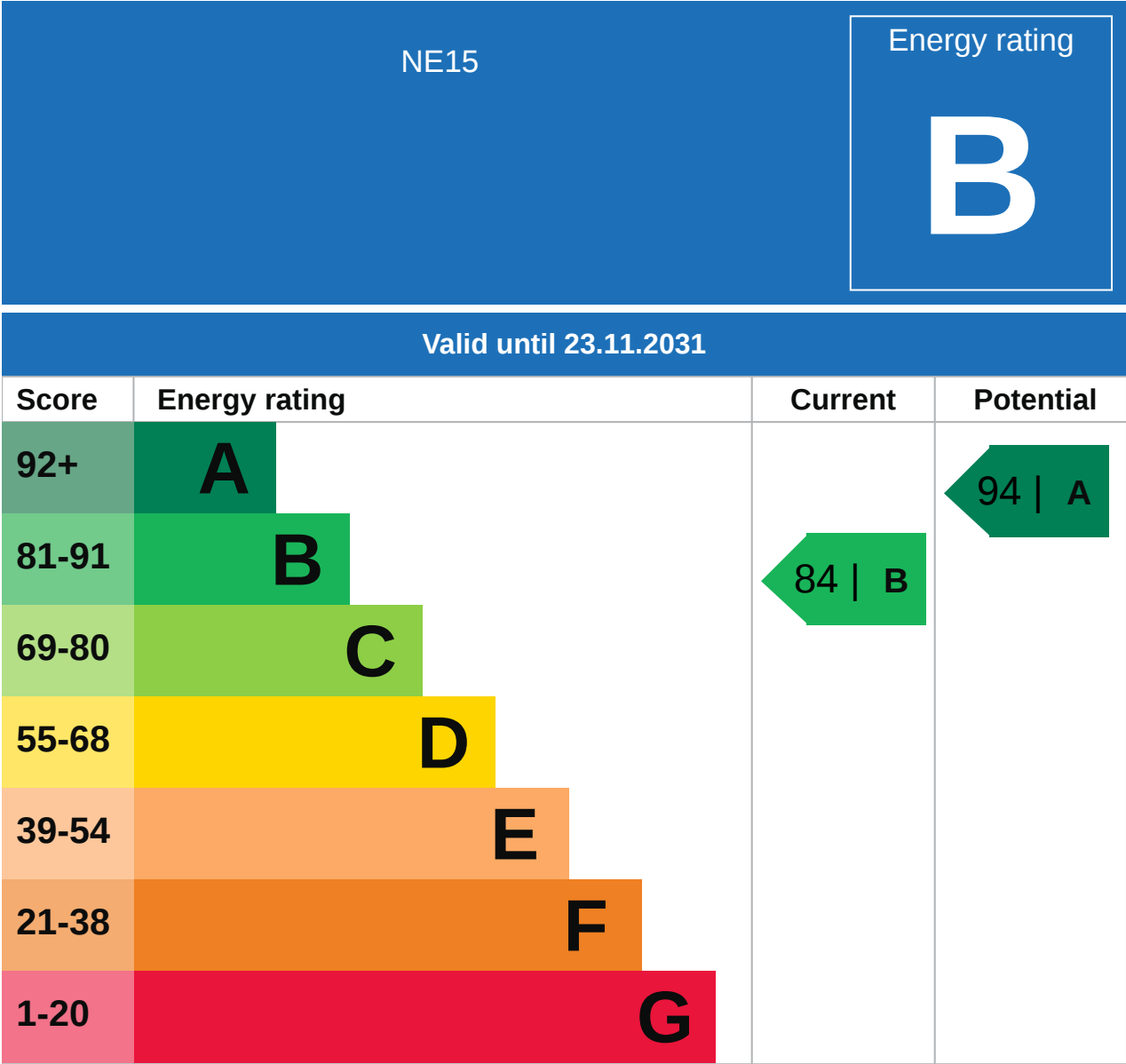
First Floor

Floor area 52.8 sq.m. (568 sq.ft.)

Total floor area: 105.6 sq.m. (1,136 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





Additional EPC Data

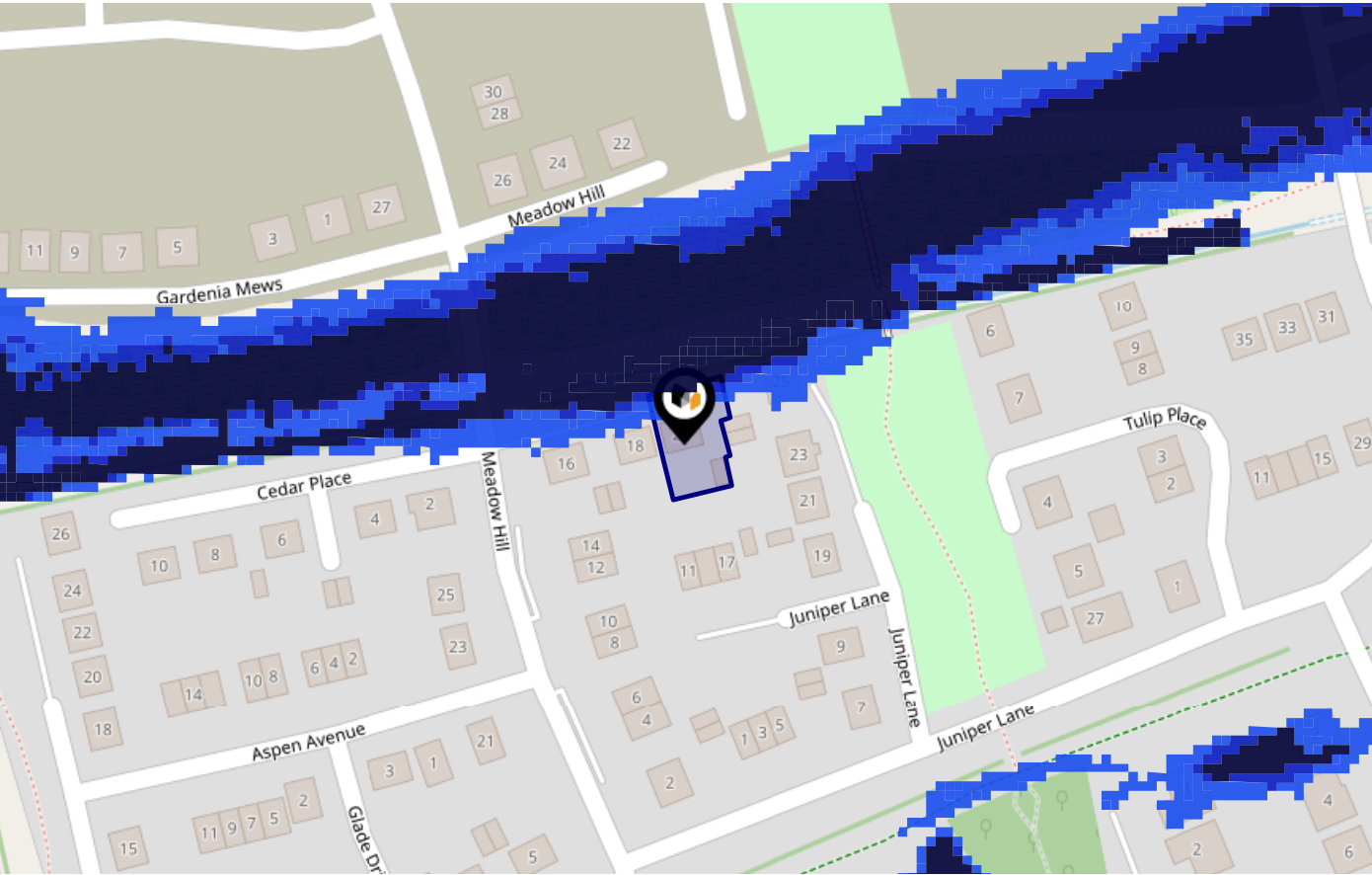
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	112 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.

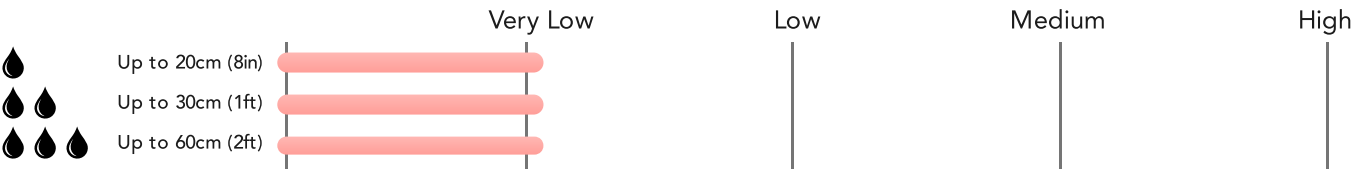


Risk Rating: Very low

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:

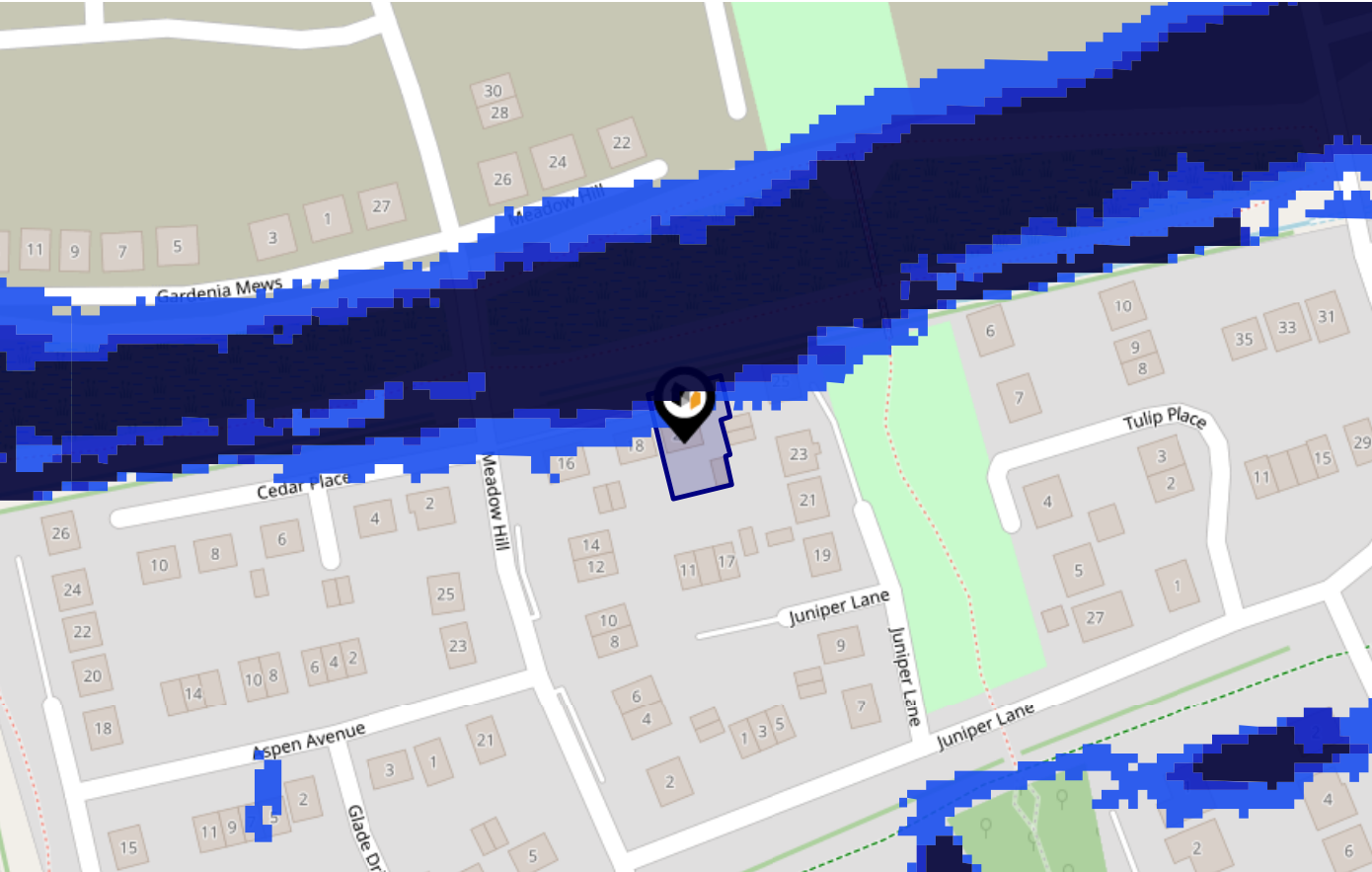


Flood Risk

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.

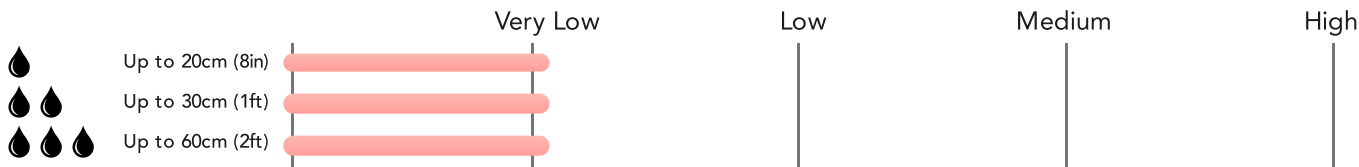


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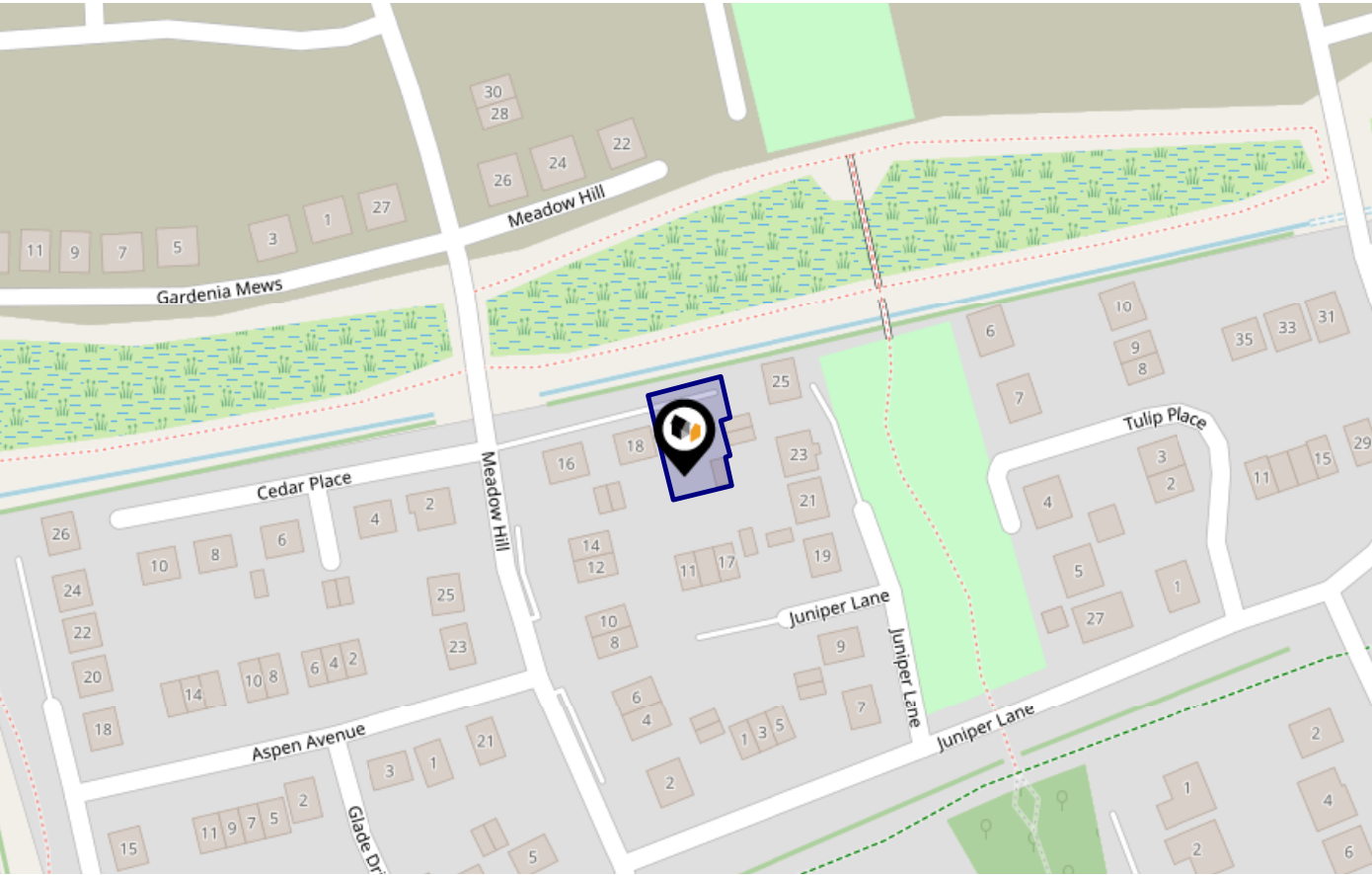


Flood Risk

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.

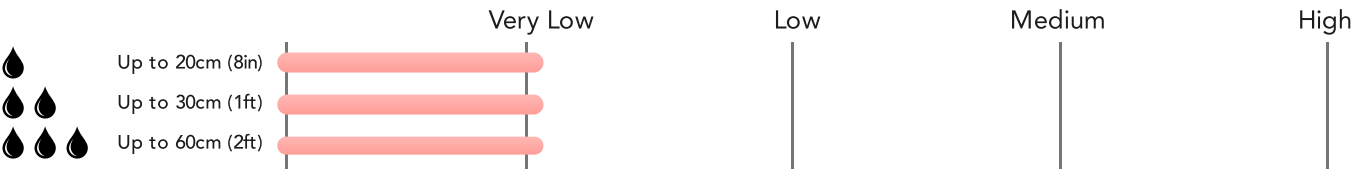


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

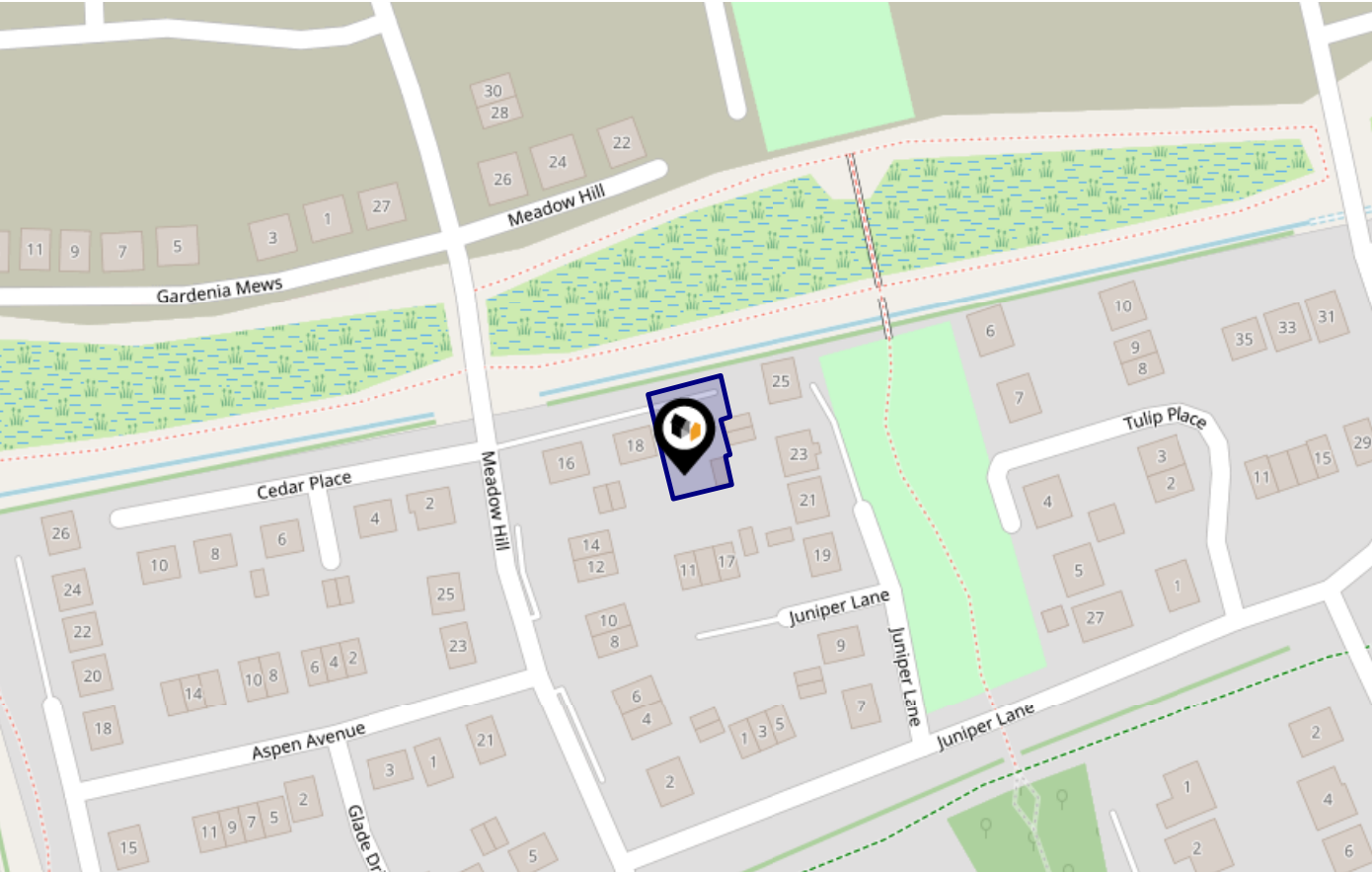


Flood Risk

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.

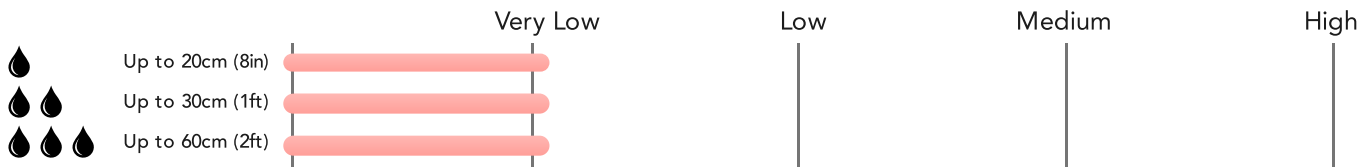


Risk Rating: Very low

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:

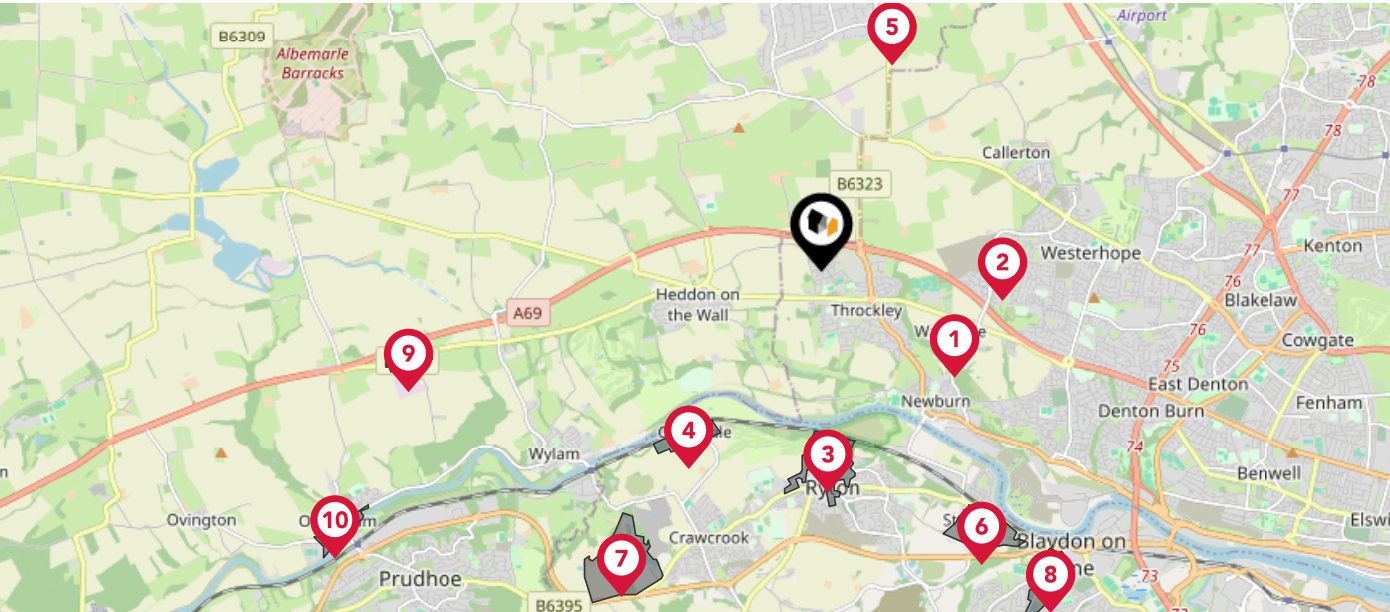


Maps

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	Walbottle
2	Northumberland Gardens
3	Ryton CA
4	Clara Vale CA
5	High Callerton
6	Path Head CA
7	Bradley Park CA
8	Blaydon CA
9	Horsley
10	Ovingham

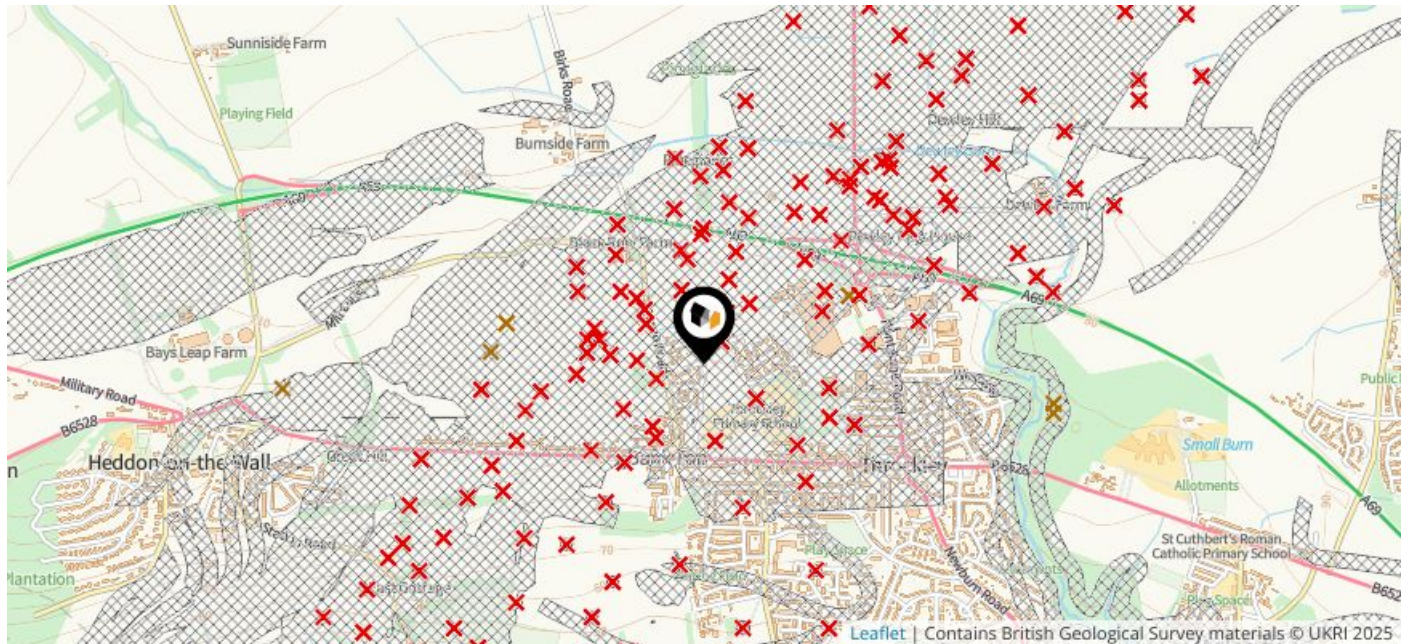
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Throckley West Quarry-Throckley, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill 
	Throckley Park-Hexham Road, Throckley	Historic Landfill 
	Throckley-Throckley, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill 
	Reigh Burn-Newburn, Newcastle upon Tyne	Historic Landfill 
	Grange Farm-Newcastle Upon Tyne, Newburn, Tyne & Wear	Historic Landfill 
	Newburn Sands-Newburn, Newcastle upon Tyne	Historic Landfill 
	Heddon Common Quarry-Heddon-on-the-Wall, Northumberland	Historic Landfill 
	West Acres-Heddon-on-the-Wall, Northumberland	Historic Landfill 
	Heddon Common-Heddon Common, Heddon On The Wall, Northumberland	Historic Landfill 
	Heddon Mill Waste Disposal Sit-Heddon Mill Farm, Heddon On The Wall, Northumberland	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



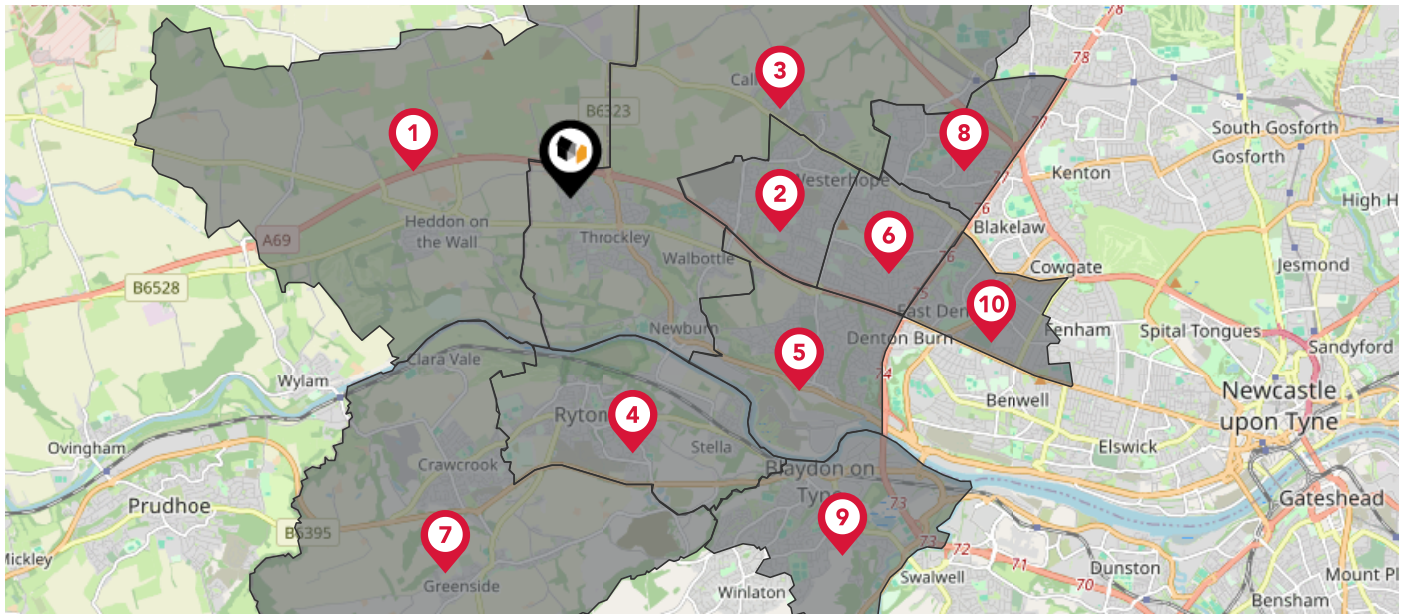
Mine Entry

- ✕ 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

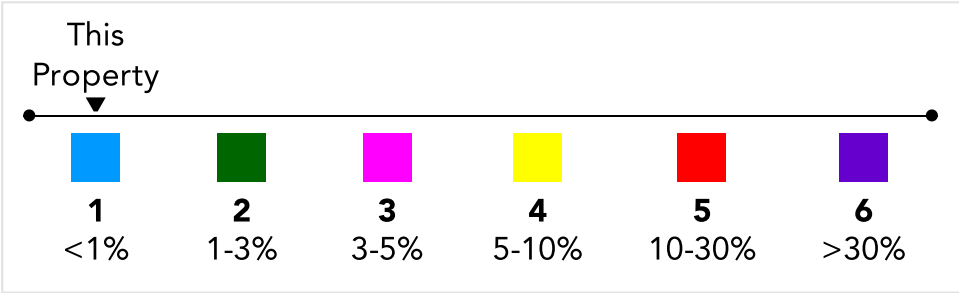
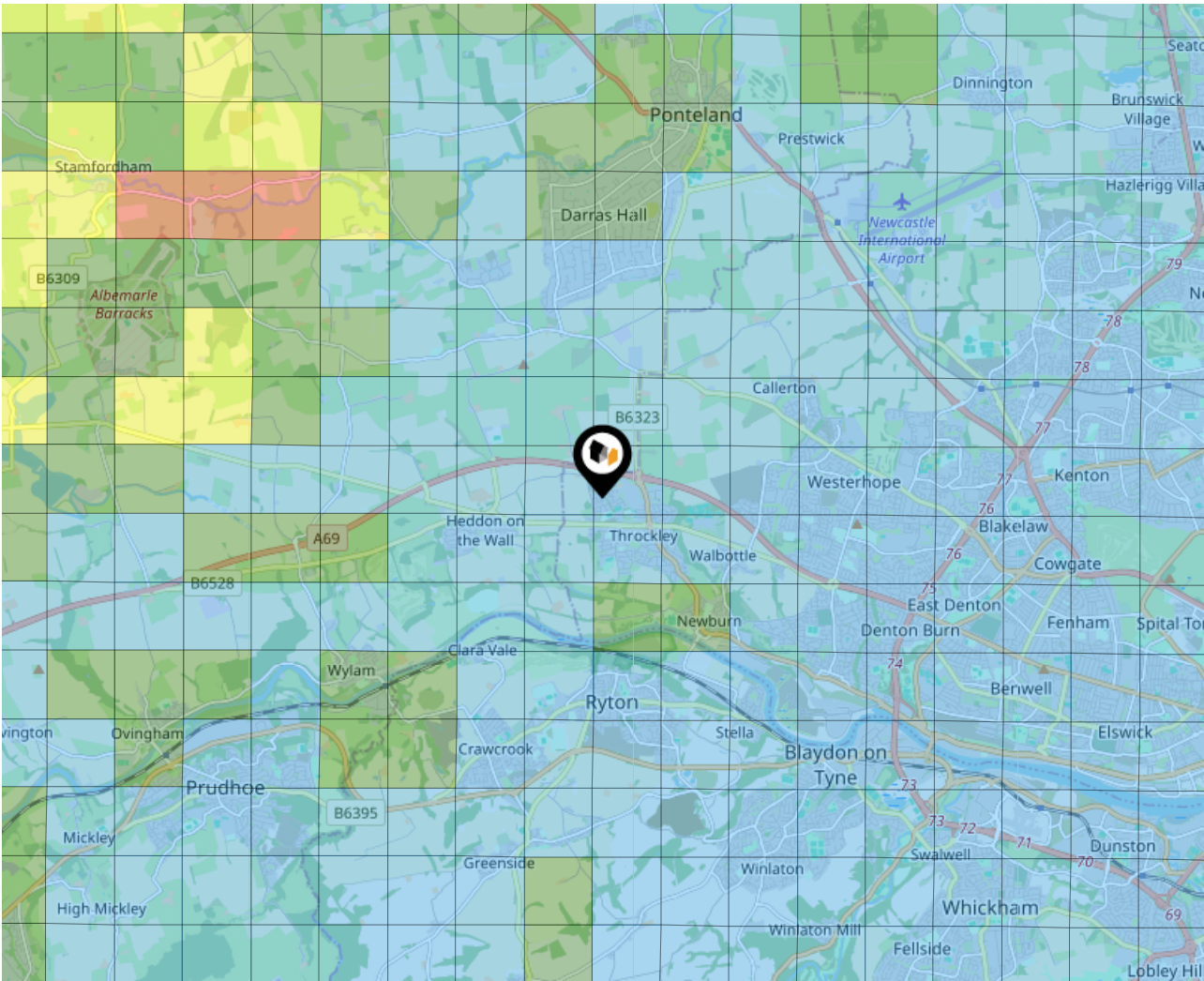


Nearby Council Wards

- 1 Ponteland South with Heddon ED
- 2 Chapel Ward
- 3 Callerton & Throckley Ward
- 4 Ryton, Crookhill and Stella Ward
- 5 Lemington Ward
- 6 Denton & Westerhope Ward
- 7 Crawcrook and Greenside Ward
- 8 Kingston Park South & Newbiggin Hall Ward
- 9 Blaydon Ward
- 10 West Fenham Ward

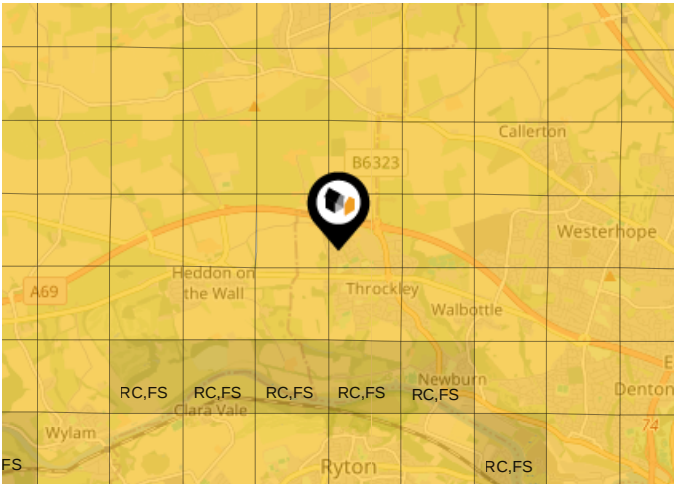
What is Radon?

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:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)		LOAM
		Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

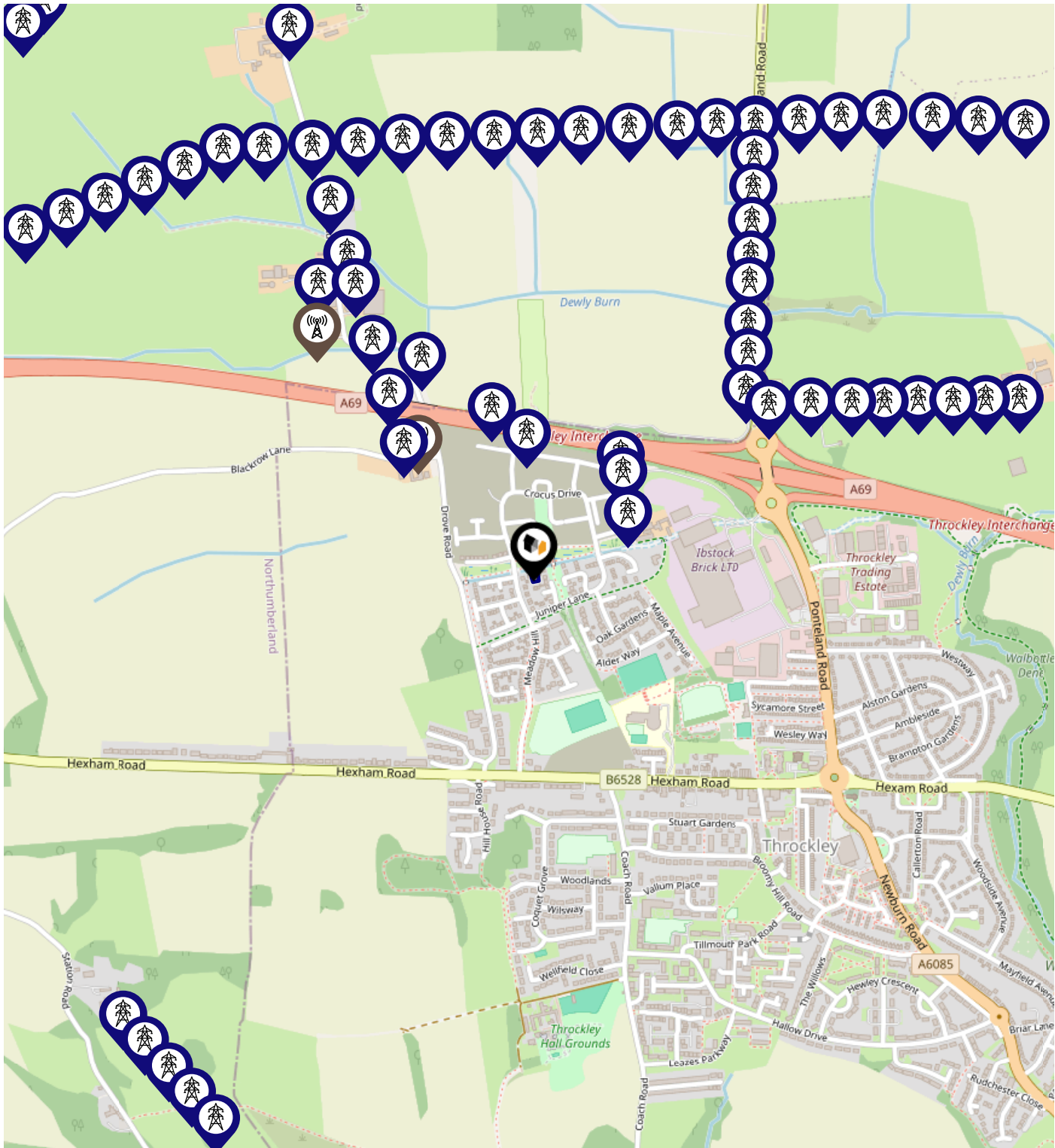


Primary Classifications (Most Common Clay Types)

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

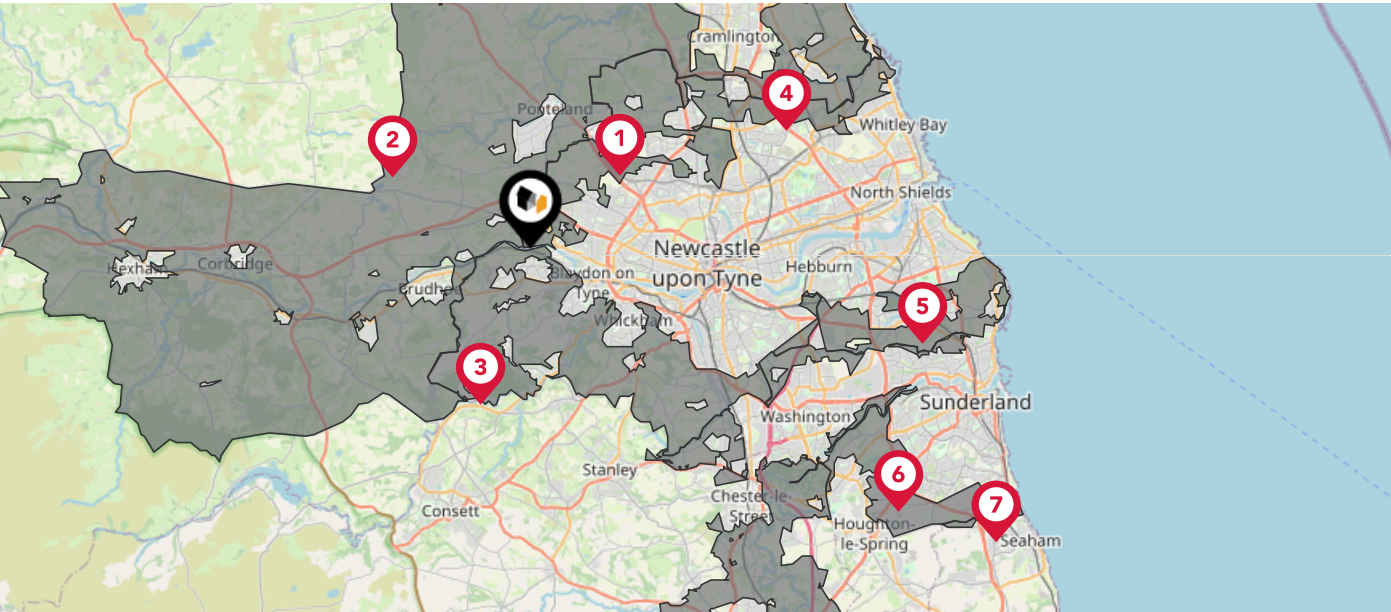
Listed Buildings

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



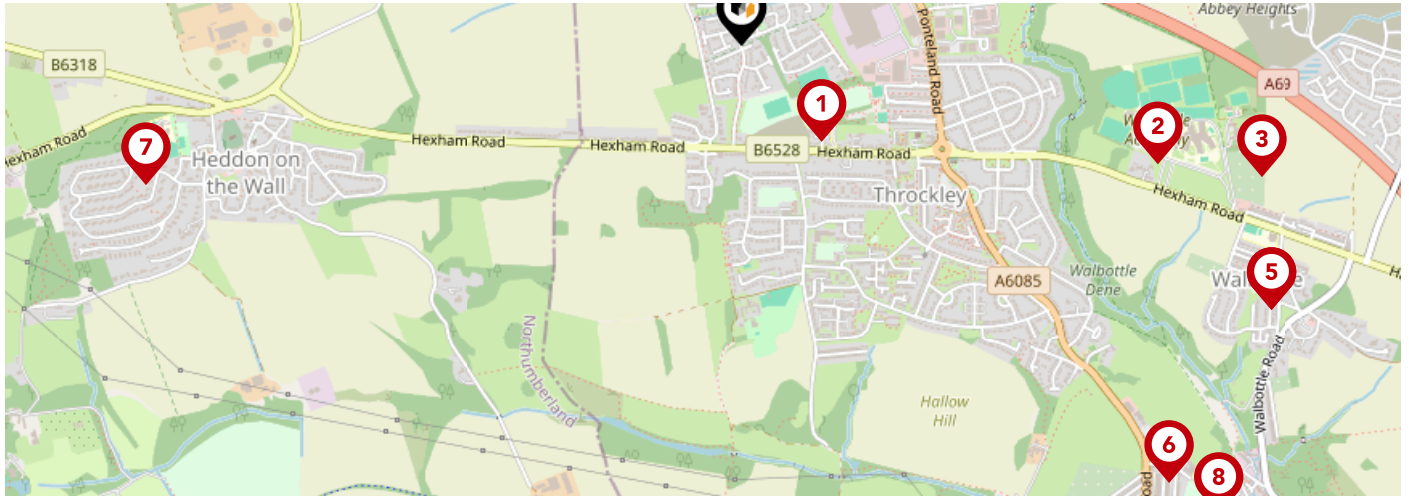
Listed Buildings in the local district	Grade	Distance
 1024975 - Former Valve House	Grade II	0.2 miles
 1186057 - Valve House West Of Junction With Coach Road	Grade II	0.3 miles
 1186066 - Church Of St Mary	Grade II	0.5 miles
 1431167 - Throckley War Memorial	Grade II	0.5 miles
 1042769 - Heddon Hall	Grade II	0.9 miles
 1483329 - Milestone 7	Grade II	1.0 miles
 1438077 - Heddon-on-the-wall Memorial Cross With Memorial Park Walls And Gate Piers	Grade II	1.1 miles
 1024976 - Milestone About 21 Metres East Of Small Burn Conduit	Grade II	1.1 miles
 1042770 - Church Of St Andrew	Grade I	1.1 miles
 1042807 - Heddon Banks Farmhouse	Grade II	1.3 miles

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

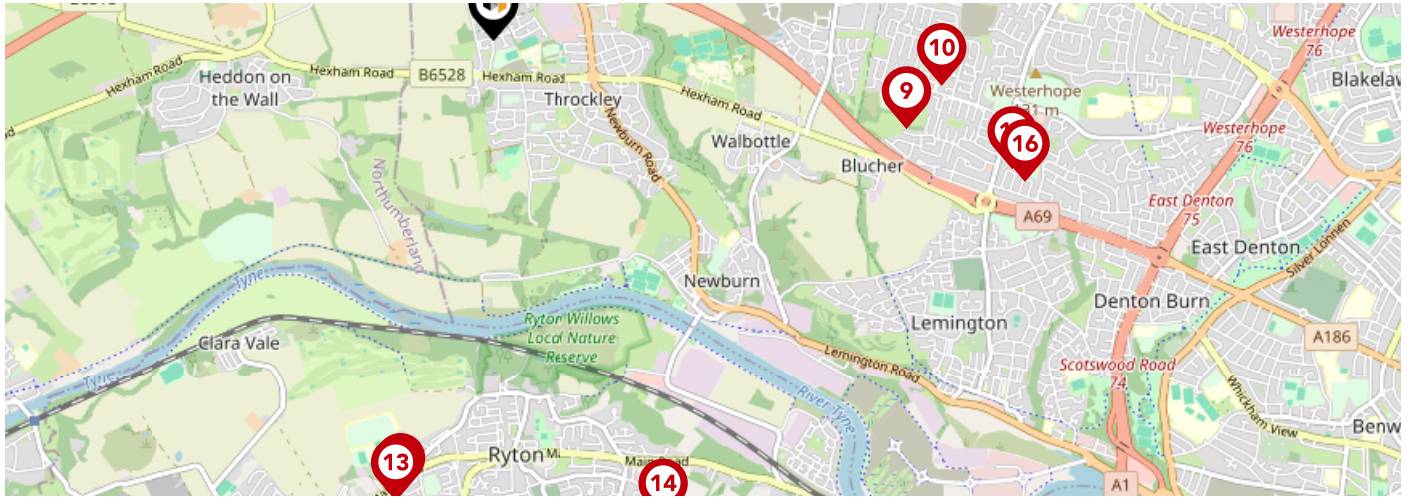


Nearby Green Belt Land

- 1 Tyne and Wear Green Belt - Newcastle upon Tyne
- 2 Tyne and Wear Green Belt - Northumberland
- 3 Tyne and Wear Green Belt - Gateshead
- 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



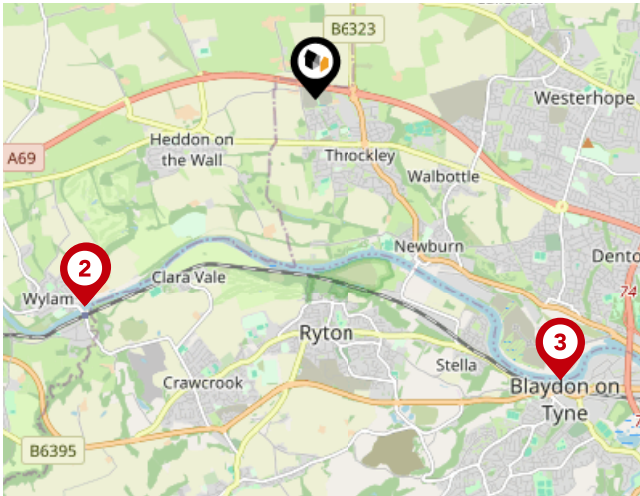
		Nursery	Primary	Secondary	College	Private
1	Throckley Primary School Ofsted Rating: Outstanding Pupils: 372 Distance:0.26	☐	☒	☐	☐	☐
2	Walbottle Academy Ofsted Rating: Good Pupils: 1681 Distance:0.92	☐	☐	☒	☐	☐
3	Talbot House Children's Charity Ofsted Rating: Good Pupils: 50 Distance:1.14	☐	☐	☒	☐	☐
4	St Cuthbert's Catholic Primary School Ofsted Rating: Good Pupils: 197 Distance:1.26	☐	☒	☐	☐	☐
5	Walbottle Village Primary School Ofsted Rating: Good Pupils: 168 Distance:1.26	☐	☒	☐	☐	☐
6	Newburn Manor Nursery School Ofsted Rating: Good Pupils: 60 Distance:1.3	☒	☐	☐	☐	☐
7	Heddon-on-the-Wall, St Andrew's Church of England Primary School Ofsted Rating: Good Pupils: 219 Distance:1.3	☐	☒	☐	☐	☐
8	Newburn Manor Primary School Ofsted Rating: Good Pupils: 207 Distance:1.42	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Knop Law Primary School Ofsted Rating: Outstanding Pupils: 406 Distance: 1.79	☐	☒	☐	☐	☐
	Milecastle Primary School Ofsted Rating: Good Pupils: 203 Distance: 1.92	☐	☒	☐	☐	☐
	Thorp Academy Ofsted Rating: Good Pupils: 1460 Distance: 1.97	☐	☐	☒	☐	☐
	Ryton Junior School Ofsted Rating: Good Pupils: 128 Distance: 2	☐	☒	☐	☐	☐
	Ryton Community Infant School Ofsted Rating: Good Pupils: 119 Distance: 2	☐	☒	☐	☐	☐
	Crookhill Community Primary School Ofsted Rating: Good Pupils: 181 Distance: 2.17	☐	☒	☐	☐	☐
	St John Vianney Catholic Primary School, West Denton Ofsted Rating: Good Pupils: 445 Distance: 2.27	☐	☒	☐	☐	☐
	West Denton Primary School Ofsted Rating: Good Pupils: 335 Distance: 2.34	☐	☒	☐	☐	☐

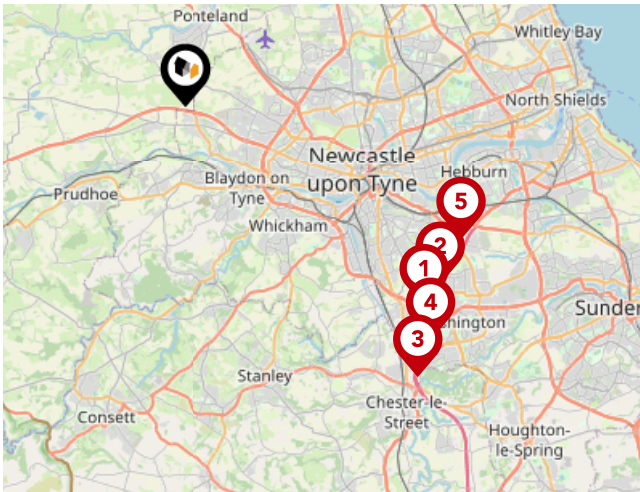
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wylam Rail Station	2.62 miles
2	Wylam Station	2.63 miles
3	Blaydon Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	10.62 miles
2	A194(M) J1	10.57 miles
3	A1(M) J63	12.17 miles
4	A1(M) J64	11.56 miles
5	A194(M) J2	10.44 miles

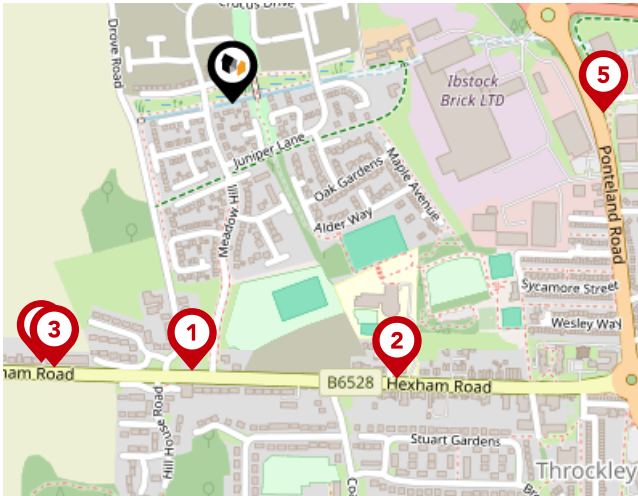


Airports/Helipads

Pin	Name	Distance
1	Airport	3.37 miles
2	Teesside Airport	36.34 miles
3	Irthington	41.45 miles
4	Leeds Bradford Airport	78.37 miles

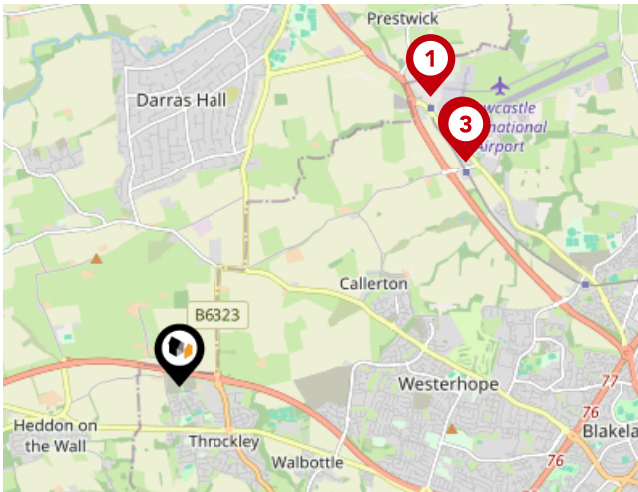
Area

Transport (Local)



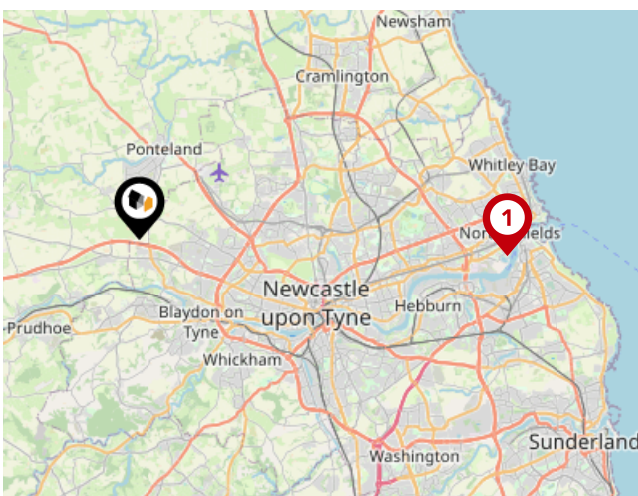
Bus Stops/Stations

Pin	Name	Distance
1	Hexham Road-Drove Road	0.29 miles
2	Hexham Road-Middle School	0.34 miles
3	Hexham Road-Bank Top	0.34 miles
4	Hexham Road-Bank Top	0.34 miles
5	Ponteland Road - Trading Estate	0.4 miles



Local Connections

Pin	Name	Distance
1	Newcastle Airport (Tyne and Wear Metro Station)	3.26 miles
2	Callerton Parkway (Tyne and Wear Metro Station)	3.09 miles
3	Callerton Parkway (Tyne and Wear Metro Station)	3.1 miles

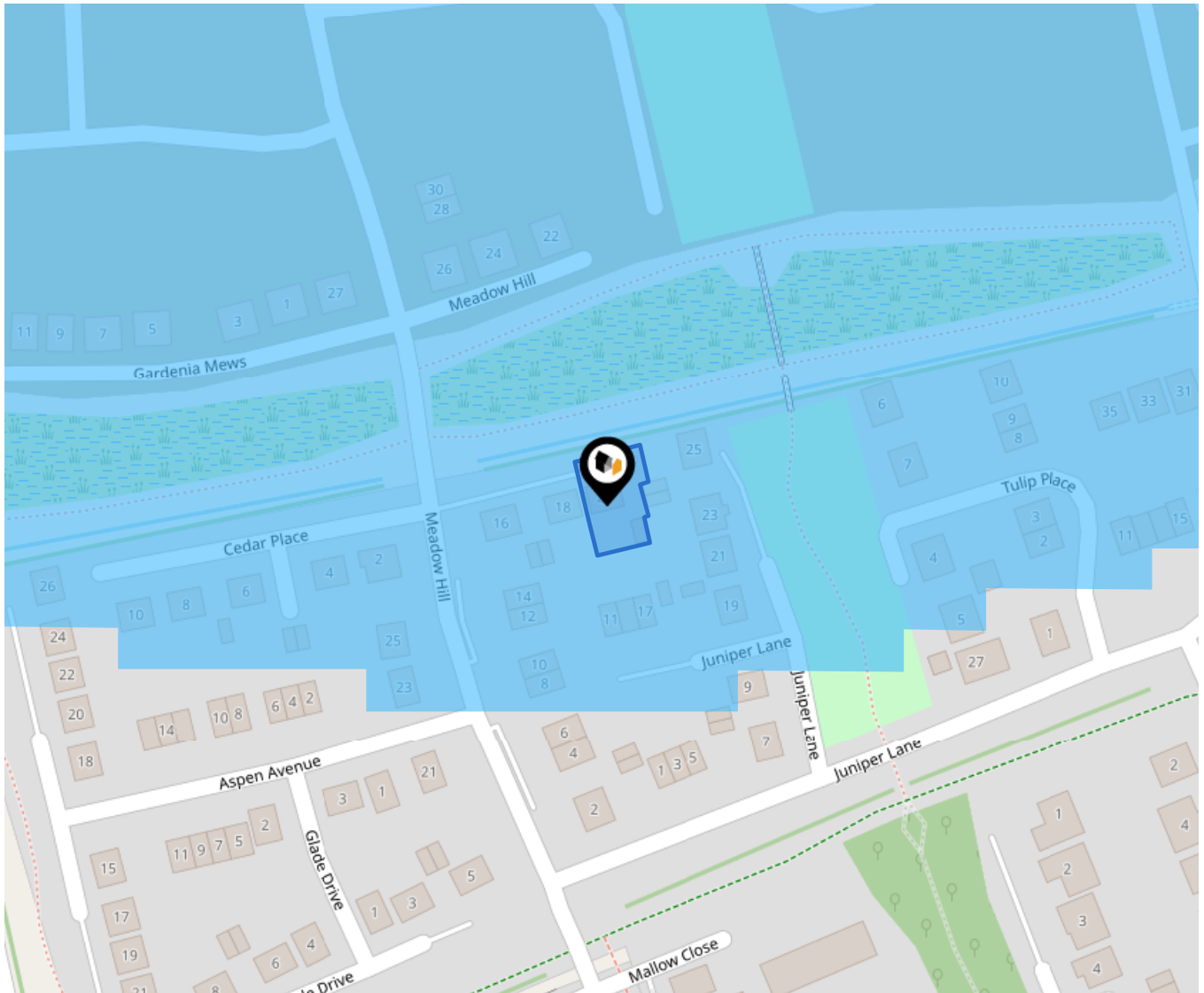


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	12.53 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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