

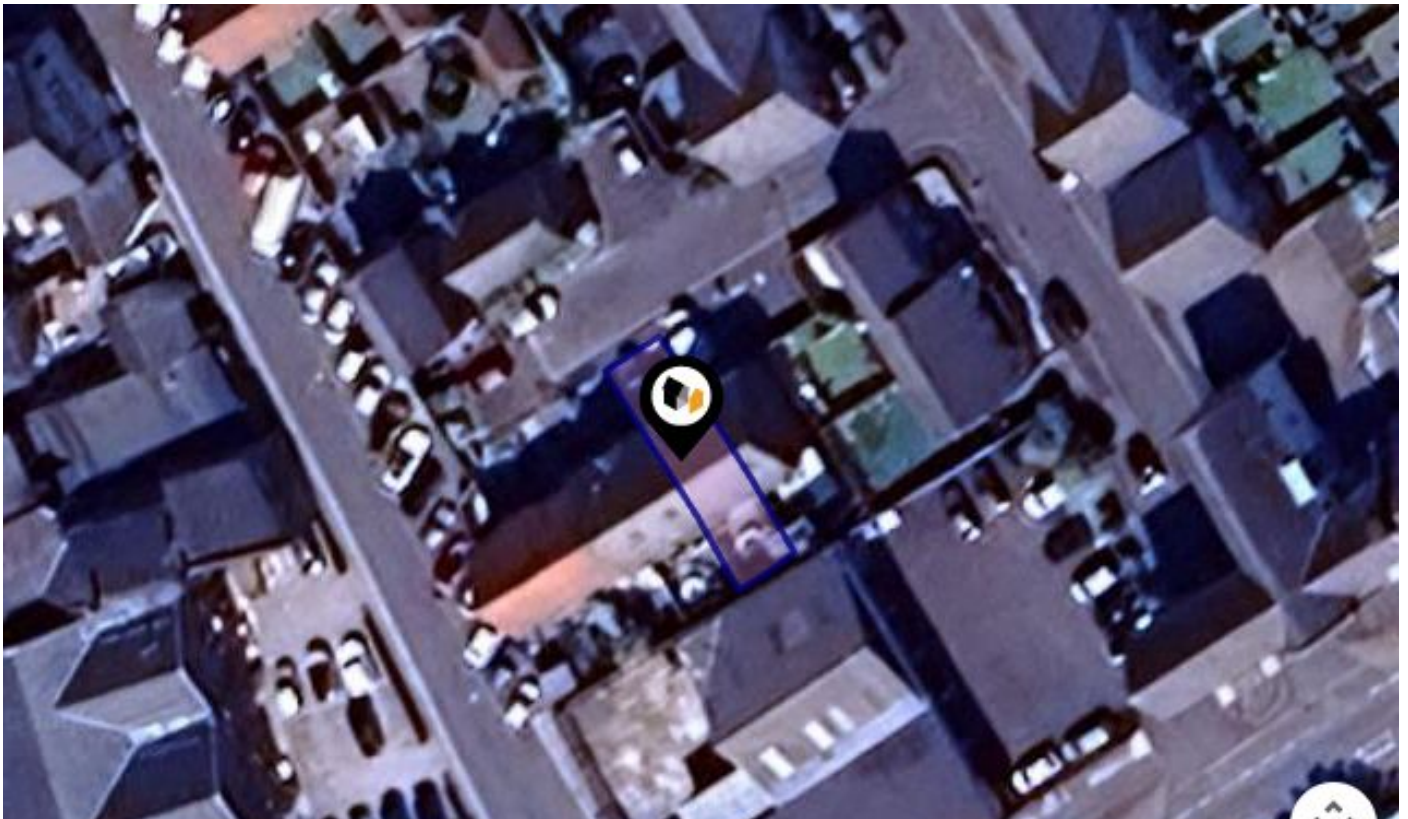


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Friday 12<sup>th</sup> September 2025**



**MEADOWSWEET CLOSE, CONSETT, DH8**

## Walkersxchange Estate Agents

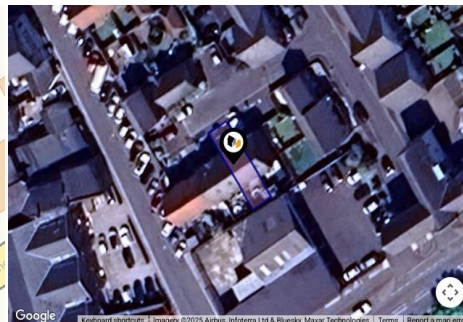
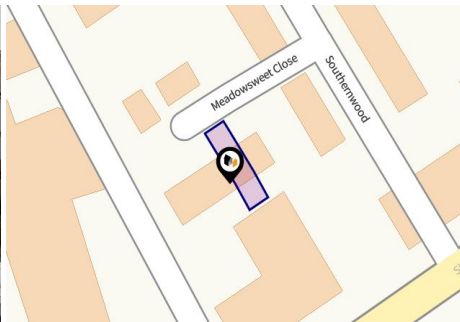
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





## Property

|                  |            |         |          |
|------------------|------------|---------|----------|
| Type:            | Terraced   | Tenure: | Freehold |
| Bedrooms:        | 3          |         |          |
| Plot Area:       | 0.03 acres |         |          |
| Year Built :     | 2004       |         |          |
| Council Tax :    | Band C     |         |          |
| Annual Estimate: | £2,268     |         |          |
| Title Number:    | DU269960   |         |          |

## Local Area

|                          |          |                                                                                     |                                                                                      |                                                                                       |
|--------------------------|----------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:         | Durham   | Estimated Broadband Speeds                                                          |                                                                                      |                                                                                       |
| Conservation Area:       | No       | (Standard - Superfast - Ultrafast)                                                  |                                                                                      |                                                                                       |
| Flood Risk:              |          |                                                                                     |                                                                                      |                                                                                       |
| • Rivers & Seas          | Very low | 17                                                                                  | 80                                                                                   | 1800                                                                                  |
| • Surface Water          | Very low | mb/s                                                                                | mb/s                                                                                 | mb/s                                                                                  |
|                          |          |  |  |  |
| Mobile Coverage:         |          | Satellite/Fibre TV Availability:                                                    |                                                                                      |                                                                                       |
| (based on calls indoors) |          |                                                                                     |                                                                                      |                                                                                       |



MEADOWSWEET CLOSE, CONSETT, DH8



Approximate total area<sup>(1)</sup>  
964 ft<sup>2</sup>  
89.5 m<sup>2</sup>

Reduced headroom  
34 ft<sup>2</sup>  
3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

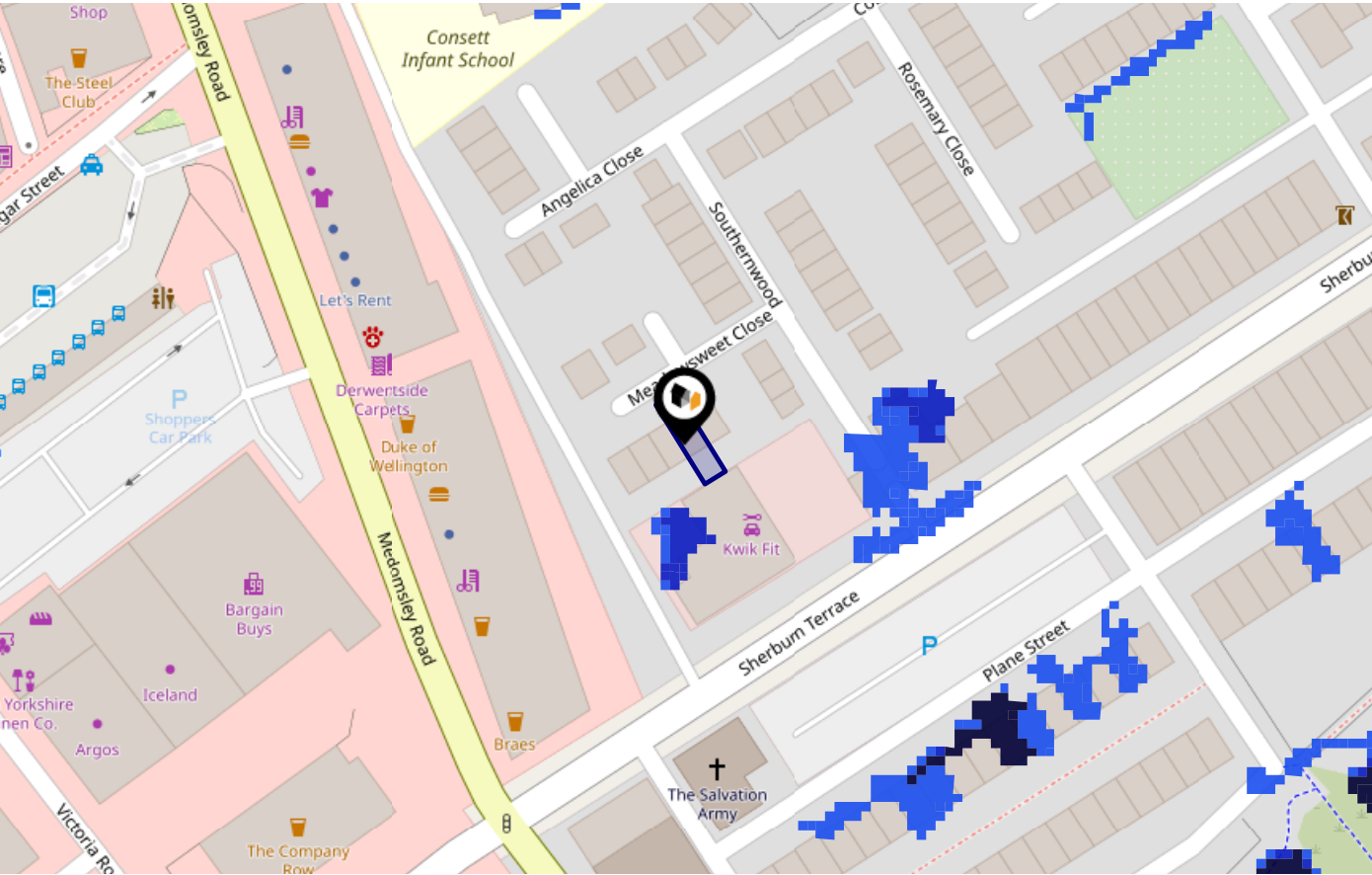
GIRAFFE360

# 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.

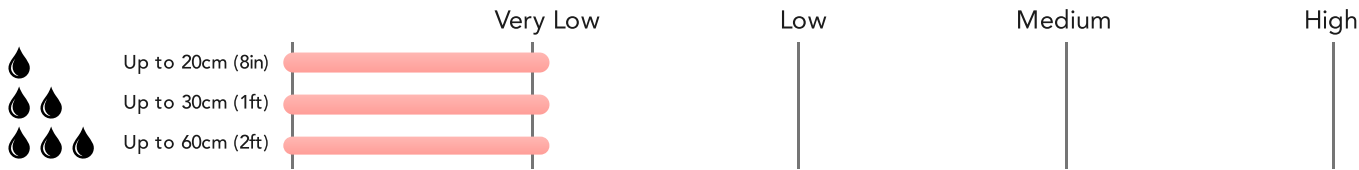


Risk Rating: Very low

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:

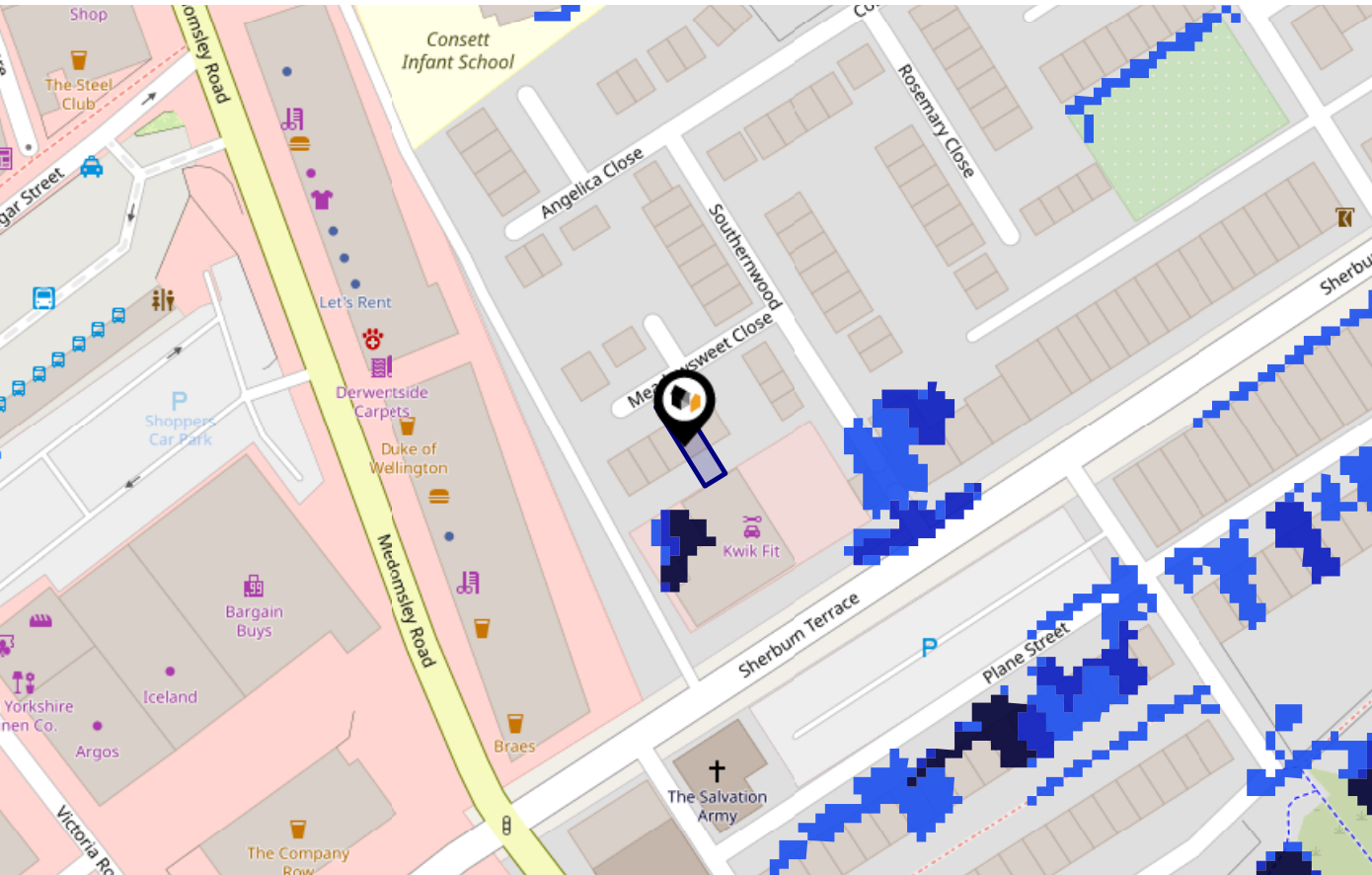


# Flood Risk

## 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.

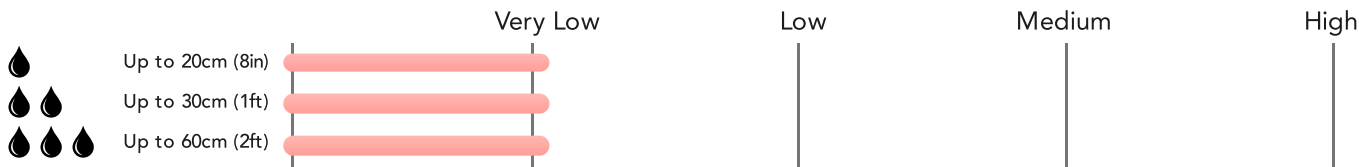


Risk Rating: Very low

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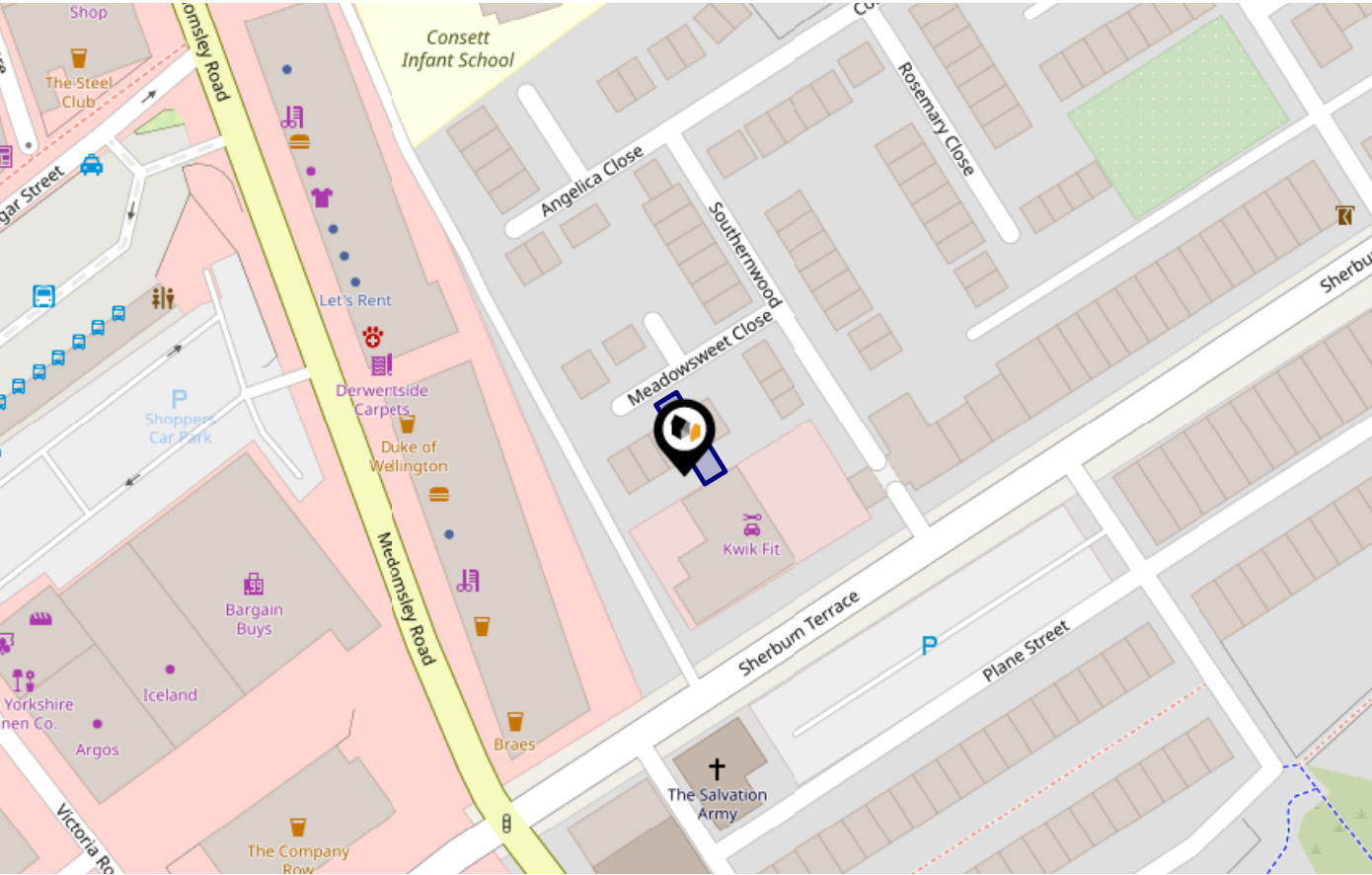


# Flood Risk

## 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.

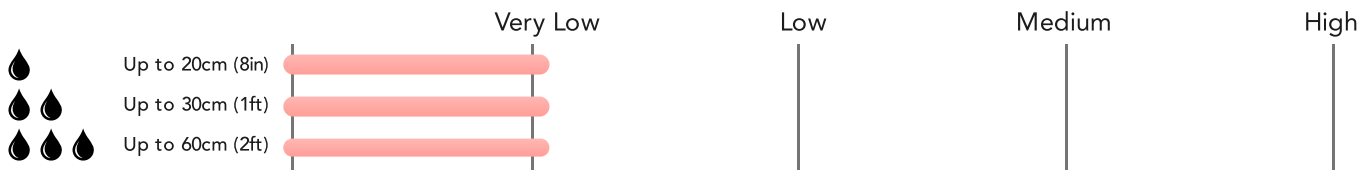


### Risk Rating: Very low

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Chance of flooding to the following depths at this property:

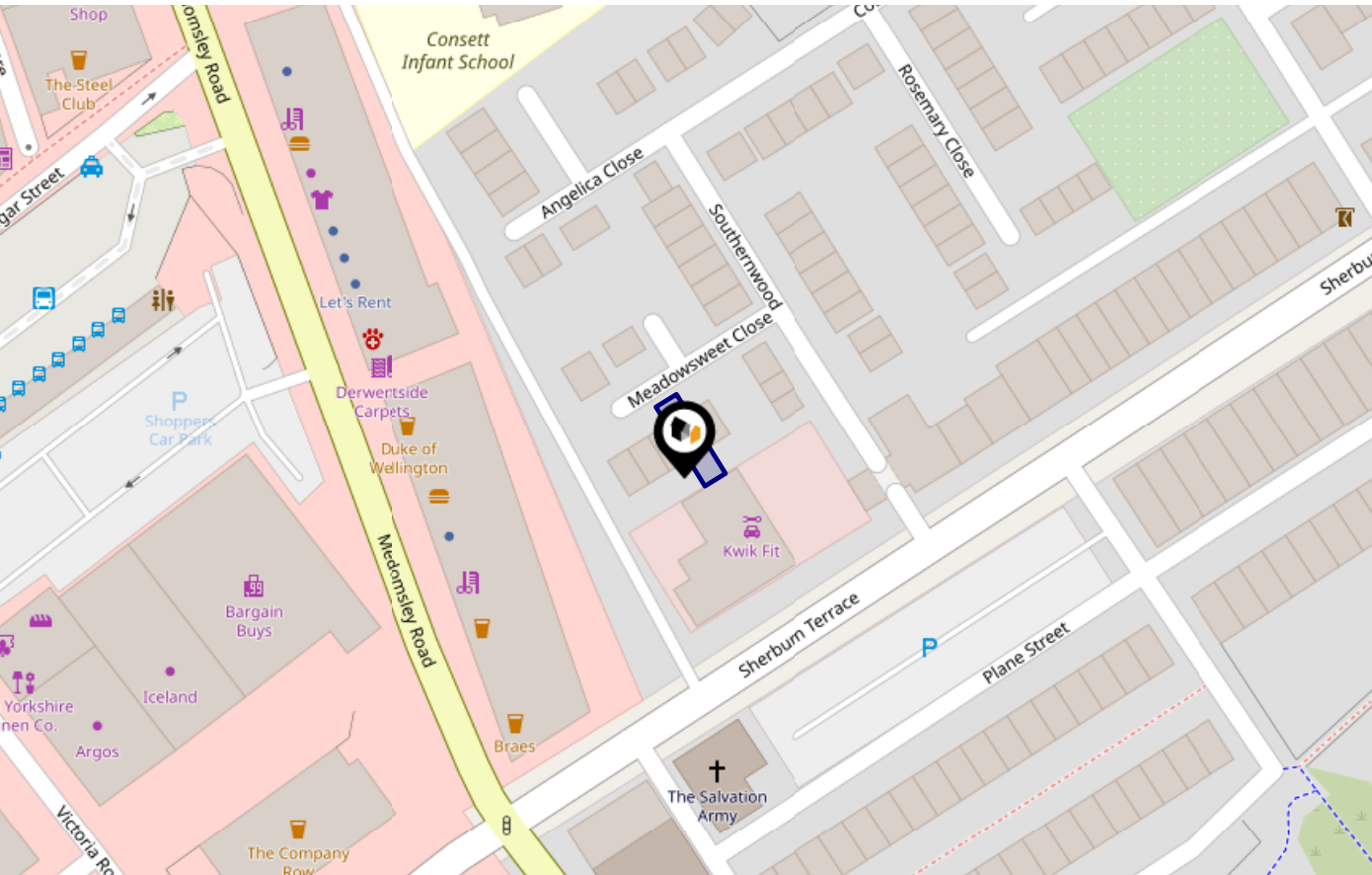


# Flood Risk

## 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.

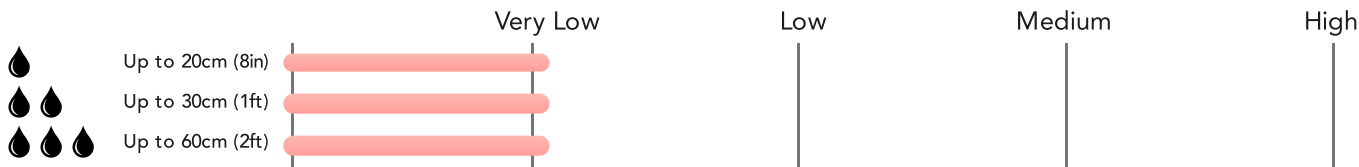


Risk Rating: Very low

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.

- 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:

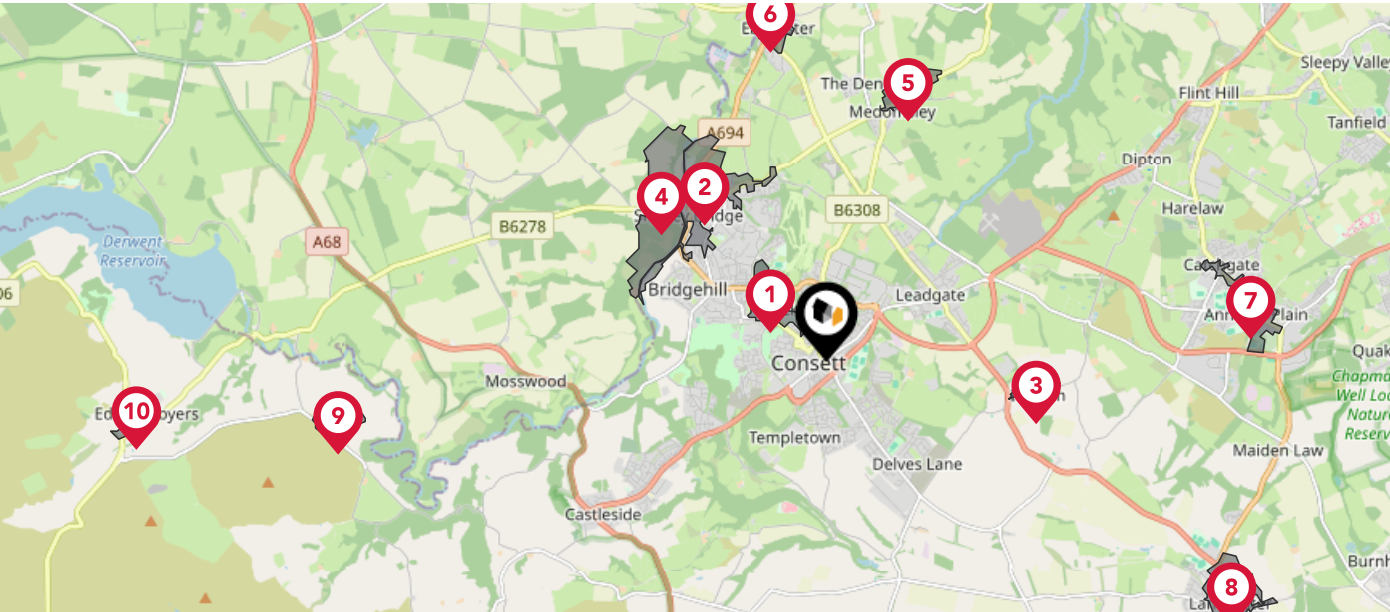


# Maps

## Conservation Areas

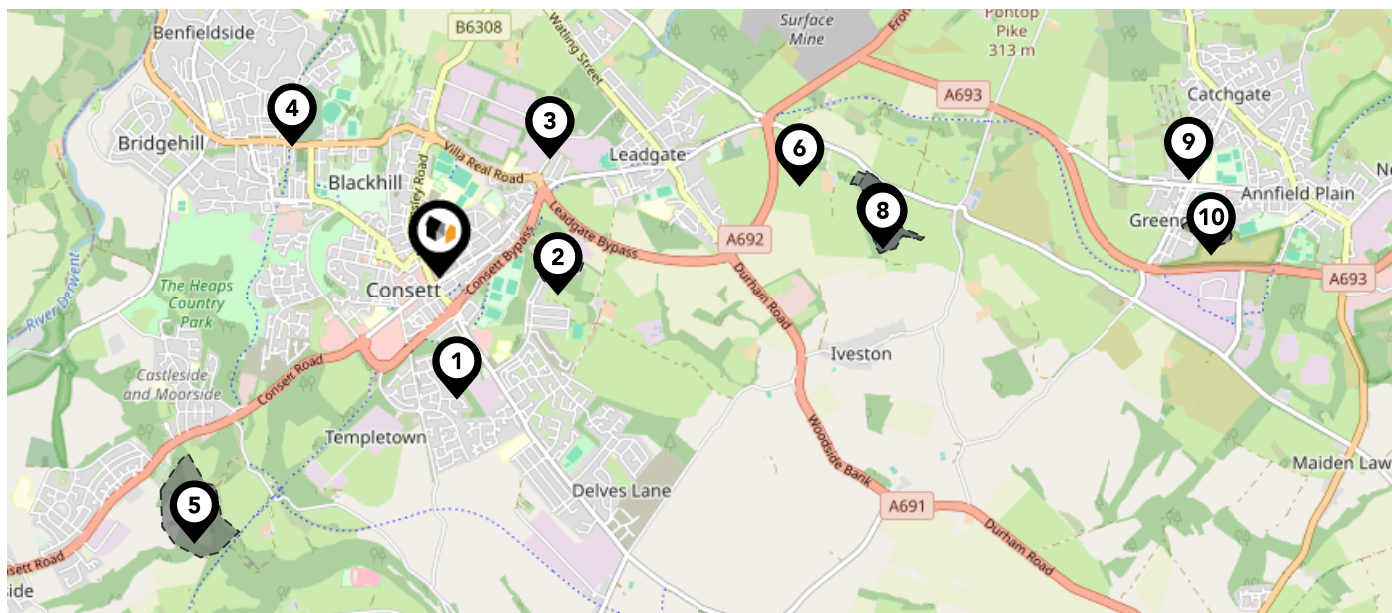


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



| Nearby Conservation Areas |                |
|---------------------------|----------------|
| 1                         | Blackhill      |
| 2                         | Shotley Bridge |
| 3                         | Iveston        |
| 4                         | Shotley        |
| 5                         | Medomsley      |
| 6                         | Ebchester      |
| 7                         | Annfield Plain |
| 8                         | Lanchester     |
| 9                         | Muggleswick    |
| 10                        | Edmondbyers    |

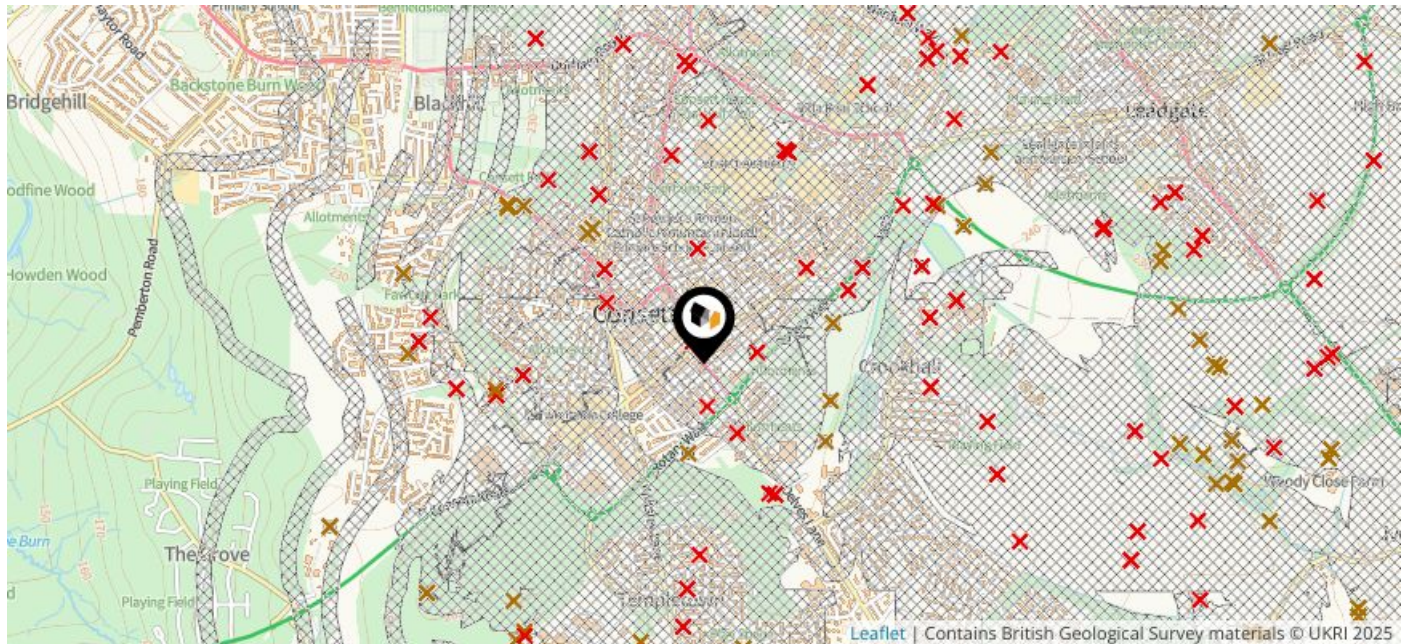
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|           |                                                                         |                   |
|-----------|-------------------------------------------------------------------------|-------------------|
| <b>1</b>  | Templeton Works-Templetown Works, Knitsley Lane, Consett, County Durham | Historic Landfill |
| <b>2</b>  | Crookhall Works-Crookhall Works, Crookhall, Consett, County Durham      | Historic Landfill |
| <b>3</b>  | North of Villa Real-Derwentside, County Durham                          | Historic Landfill |
| <b>4</b>  | Area K Benfieldside Cemetery-Derwentside, County Durham                 | Historic Landfill |
| <b>5</b>  | Hownsgill Tip-Consett Works, Consett, County Durham                     | Historic Landfill |
| <b>6</b>  | High Brooms-Brooms Lane, Leadgate, Consett, County Durham               | Historic Landfill |
| <b>7</b>  | Brooms Dene Waste Disposal Site-Near Leadgate, Consett, County Durham   | Historic Landfill |
| <b>8</b>  | Brooms Dene Tip-Leadgate, Consett, County Durham                        | Historic Landfill |
| <b>9</b>  | Land North of Greencroft-Derwentside, County Durham                     | Historic Landfill |
| <b>10</b> | Land South of Greencroft-Derwentside, County Durham                     | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



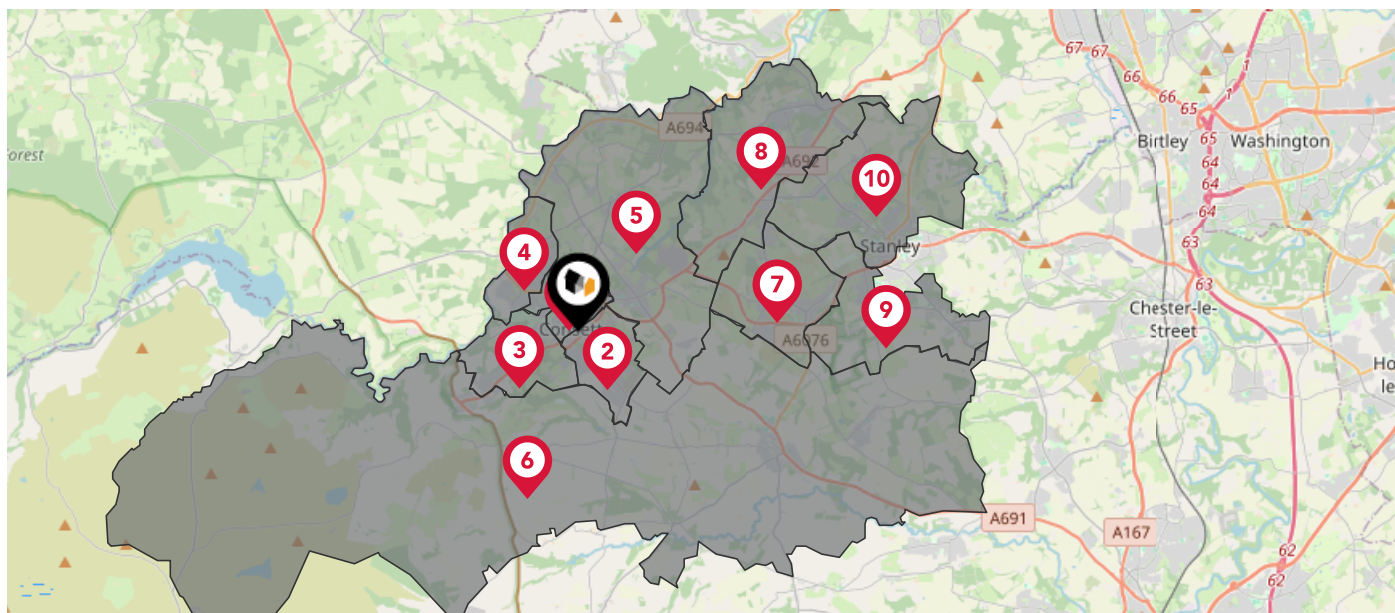
### Mine Entry

- ✕ 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

Consett North ED

2

Delves Lane ED

3

Consett South ED

4

Benfieldside ED

5

Leadgate and Medomsley ED

6

Lanchester ED

7

Annfield Plain ED

8

Burnopfield and Dipton ED

9

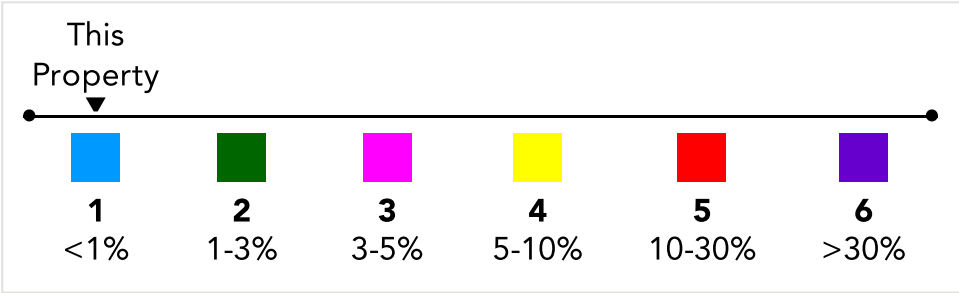
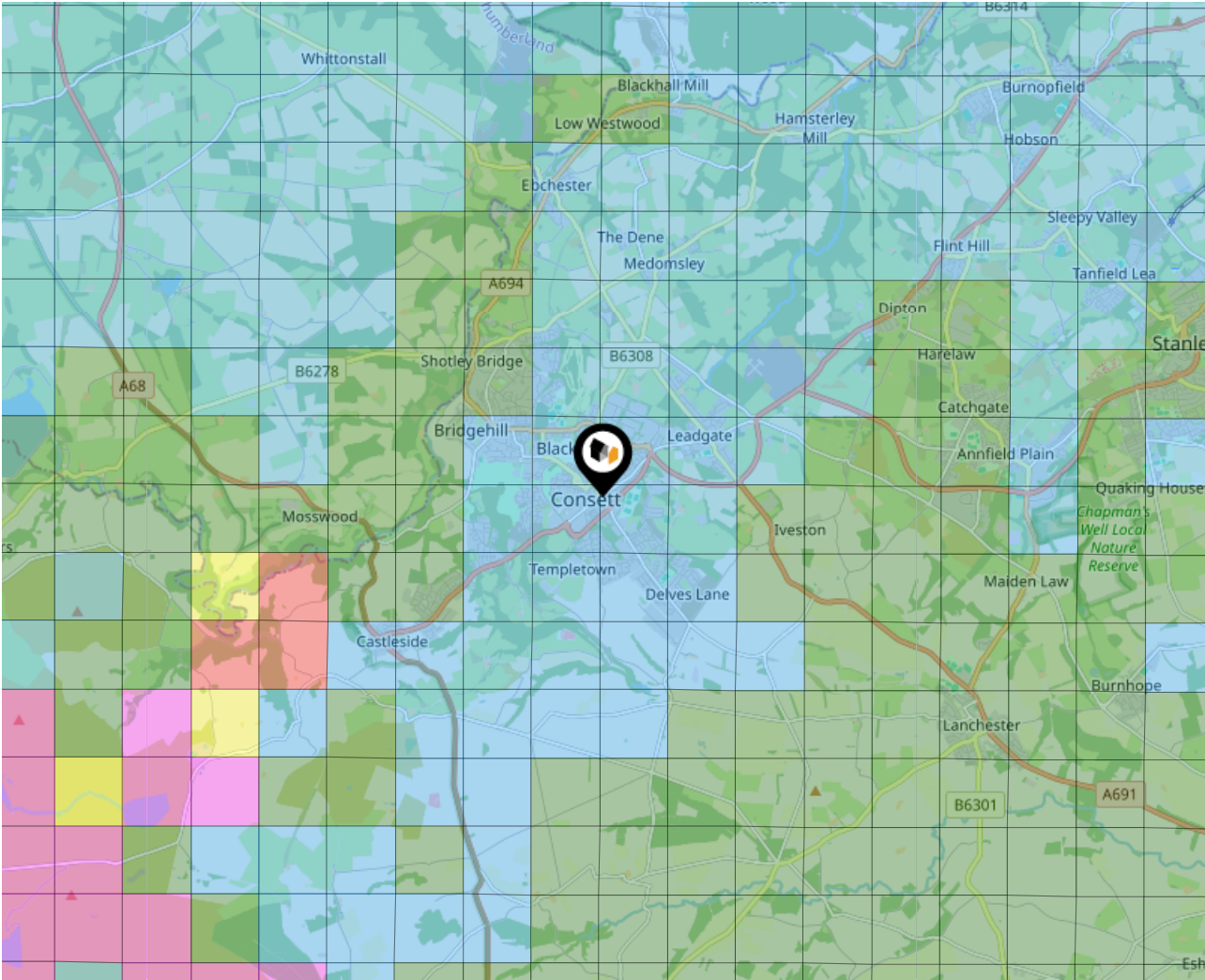
Craghead and South Moor ED

10

Tanfield ED

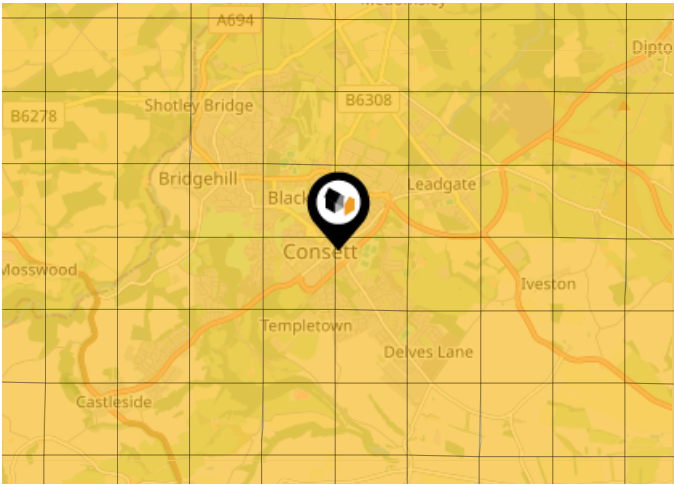
### What is Radon?

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)

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

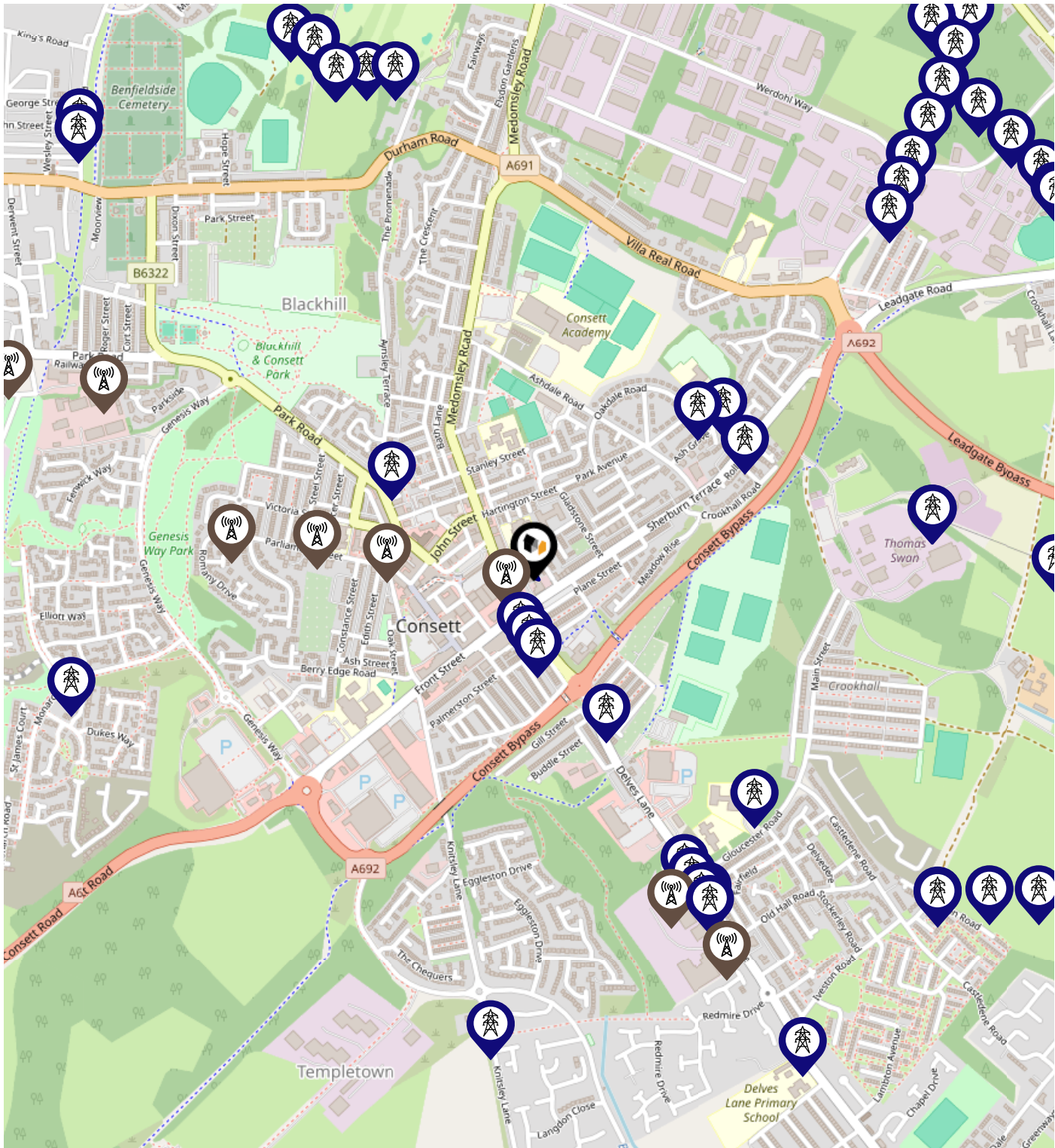


Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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

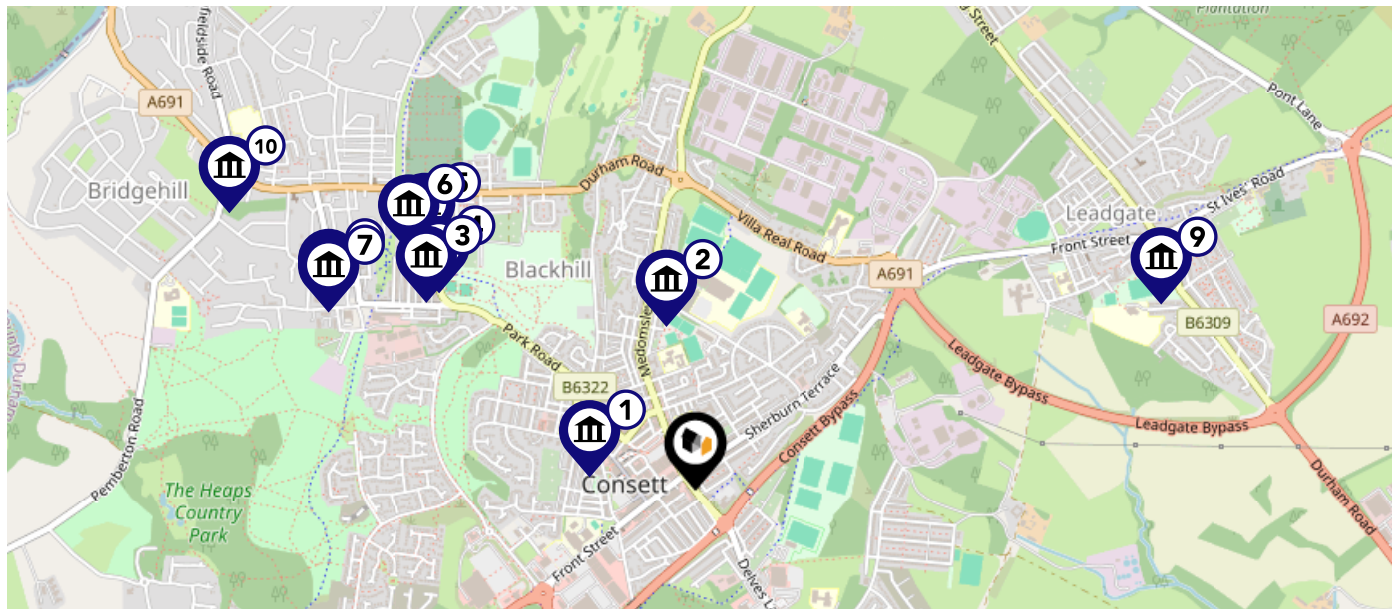
## Masts & Pylons



### Key:

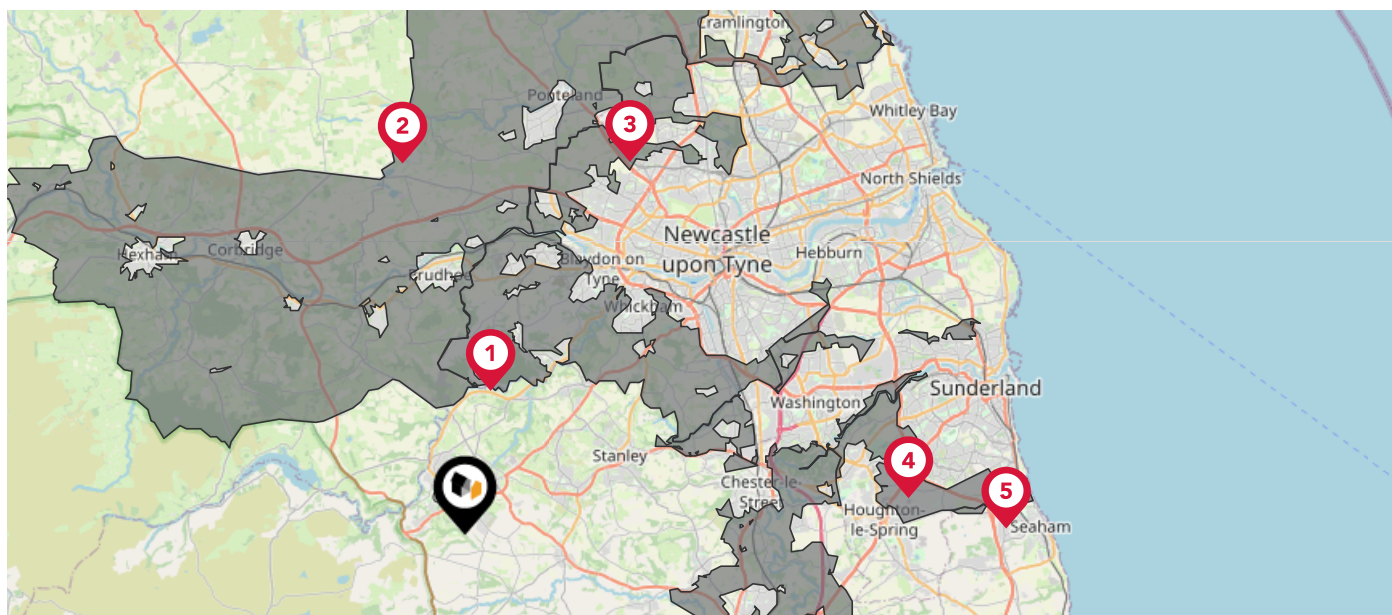
- Power Pylons
- Communication Masts

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



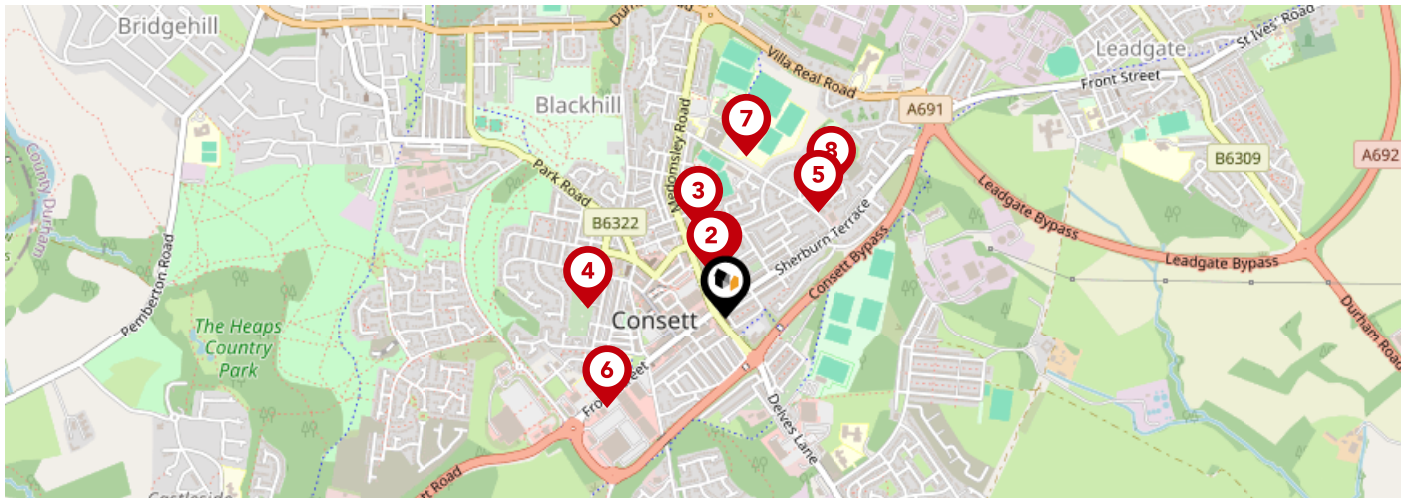
| Listed Buildings in the local district                                              |                                                         | Grade    | Distance  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------|----------|-----------|
|  | 1242728 - Christ Church Church Hall                     | Grade II | 0.2 miles |
|  | 1392969 - War Memorial At The Civic Centre              | Grade II | 0.4 miles |
|  | 1260991 - Church Of St Aidan                            | Grade II | 0.7 miles |
|  | 1240532 - Vicarage Of St Aidan                          | Grade II | 0.7 miles |
|  | 1240407 - East Mortuary Chapel Of Benfieldside Cemetery | Grade II | 0.8 miles |
|  | 1261051 - West Mortuary Chapel In Blackhill Cemetery    | Grade II | 0.8 miles |
|  | 1467845 - Blackhill War Memorial                        | Grade II | 0.9 miles |
|  | 1260966 - Church Of Our Blessed Lady Immaculate         | Grade II | 0.9 miles |
|  | 1438942 - Leadgate War Memorial                         | Grade II | 1.1 miles |
|  | 1356662 - Nos. 2-4 Benfieldside Road                    | Grade II | 1.1 miles |

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

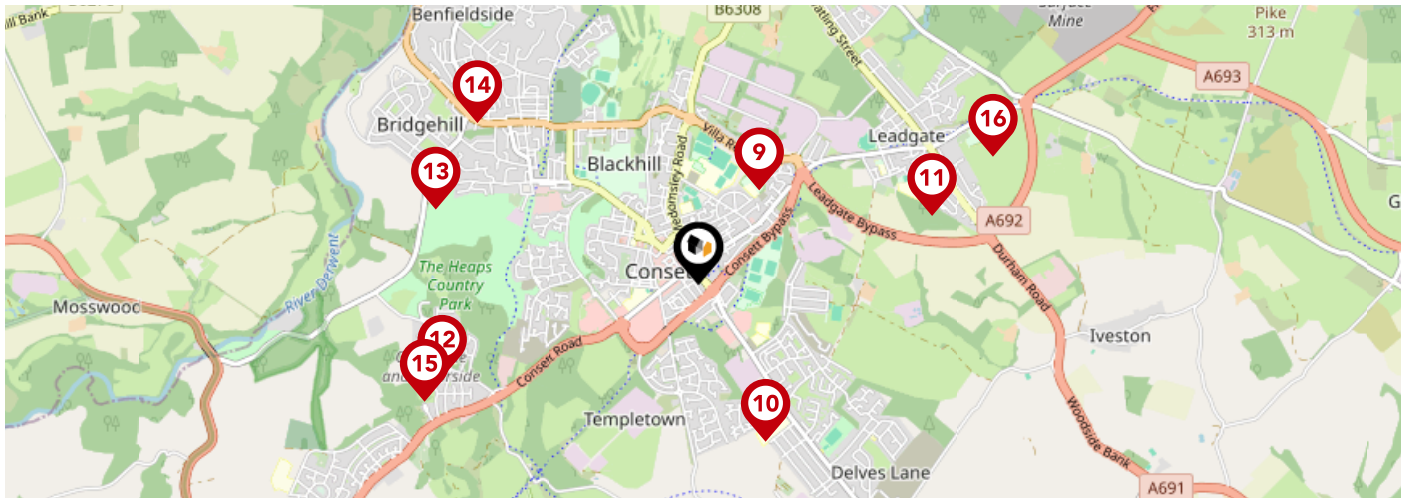


### Nearby Green Belt Land

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



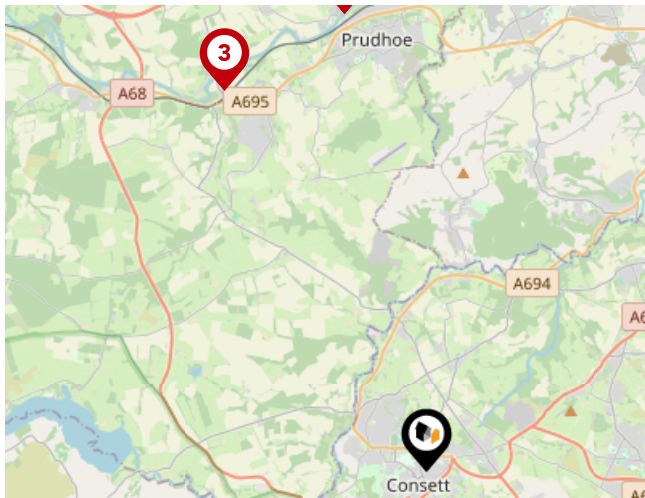
|          |                                                                                                          | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Consett Infant School</b><br>Ofsted Rating: Good   Pupils: 157   Distance:0.09                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Learning for Life</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.1                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Patrick's Catholic Primary School, Consett</b><br>Ofsted Rating: Good   Pupils: 405   Distance:0.2 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Delta Independent School</b><br>Ofsted Rating: Not Rated   Pupils: 46   Distance:0.29                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Beechdale Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 67   Distance:0.3                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Derwentside College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.32                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Consett Academy</b><br>Ofsted Rating: Good   Pupils: 1577   Distance:0.35                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Consett Junior School</b><br>Ofsted Rating: Good   Pupils: 226   Distance:0.36                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                                                            | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Villa Real School</b><br>Ofsted Rating: Good   Pupils: 120   Distance:0.48                                                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Delves Lane Primary School</b><br>Ofsted Rating: Good   Pupils: 300   Distance:0.73                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Leadgate Primary School - Split Site</b><br>Ofsted Rating: Good   Pupils: 194   Distance:1.04                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Grove Primary School</b><br>Ofsted Rating: Good   Pupils: 197   Distance:1.16                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Mary's Catholic Primary School, Blackhill</b><br>Ofsted Rating: Good   Pupils: 206   Distance:1.17                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Benfieldside Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 211   Distance:1.17                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Pius Xth Catholic Primary School, Consett</b><br>Ofsted Rating: Good   Pupils: 87   Distance:1.27                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady and St Joseph Brooms Catholic Primary School, Leadgate</b><br>Ofsted Rating: Requires improvement   Pupils: 72   Distance:1.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

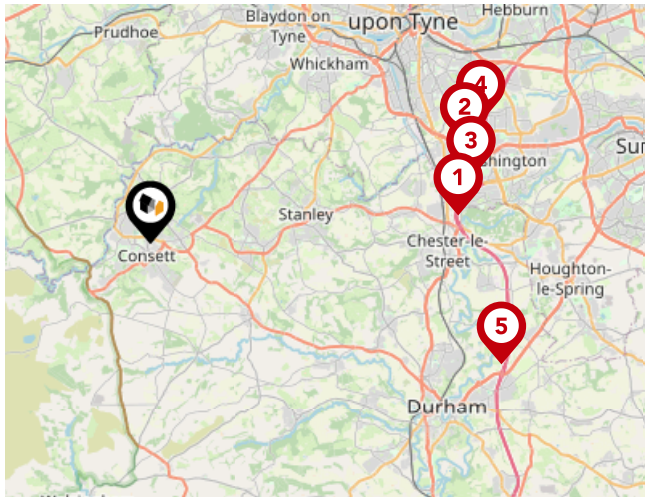
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
|     | Prudhoe Station      | 7.93 miles |
|     | Prudhoe Rail Station | 7.94 miles |
|     | Railway station      | 7.36 miles |



### Trunk Roads/Motorways

| Pin | Name       | Distance    |
|-----|------------|-------------|
|     | A1(M) J63  | 10.57 miles |
|     | A1(M) J65  | 11.27 miles |
|     | A1(M) J64  | 11.2 miles  |
|     | A194(M) J1 | 12 miles    |
|     | A1(M) J62  | 12.68 miles |

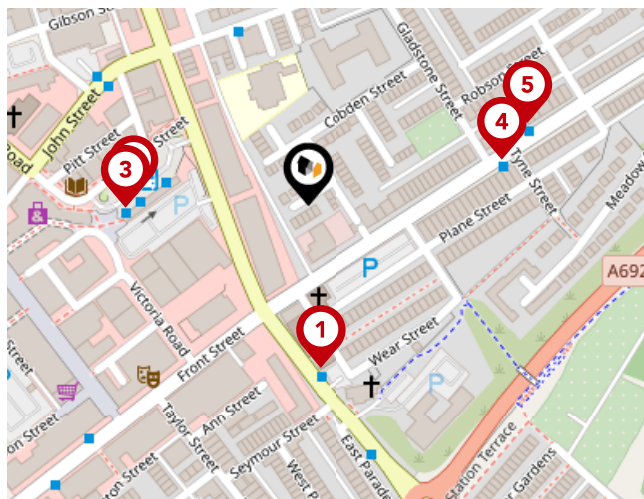


### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
|     | Airport                | 13.61 miles |
|     | Teesside Airport       | 28.47 miles |
|     | Irthington             | 39.25 miles |
|     | Leeds Bradford Airport | 68.41 miles |

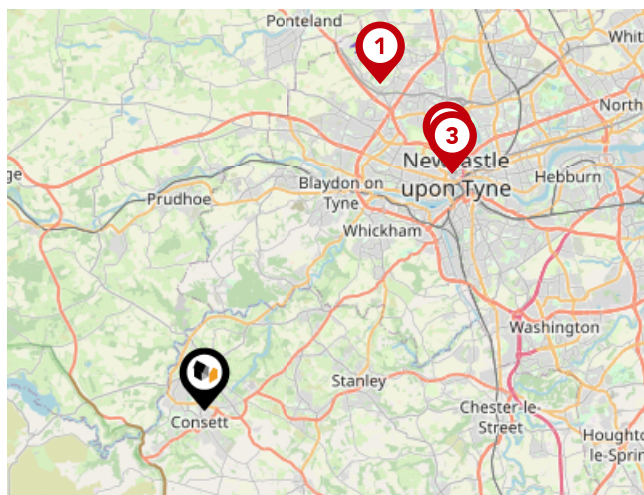
# Area

## Transport (Local)



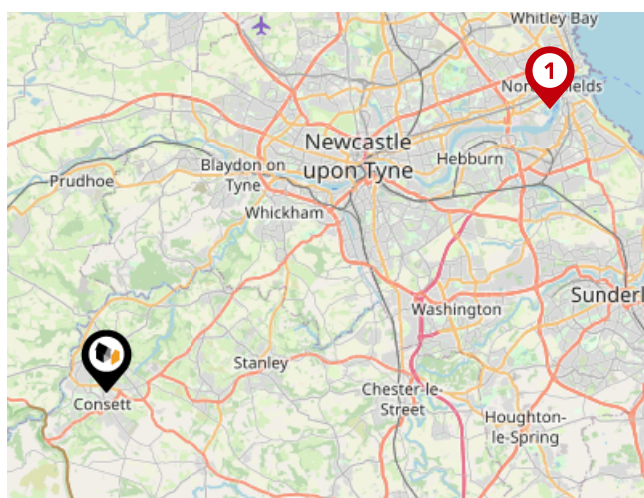
### Bus Stops/Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
| 1   | Station Road                | 0.09 miles |
| 2   | Consett Bus Station Stand C | 0.09 miles |
| 3   | Consett Bus Station Stand A | 0.1 miles  |
| 4   | Sherburn Terrace            | 0.11 miles |
| 5   | Sherburn Terrace            | 0.13 miles |



### Local Connections

| Pin | Name                                          | Distance    |
|-----|-----------------------------------------------|-------------|
| 1   | Bank Foot (Tyne and Wear Metro Station)       | 12.66 miles |
| 2   | St James (Tyne and Wear Metro Station)        | 11.79 miles |
| 3   | Central Station (Tyne and Wear Metro Station) | 11.7 miles  |

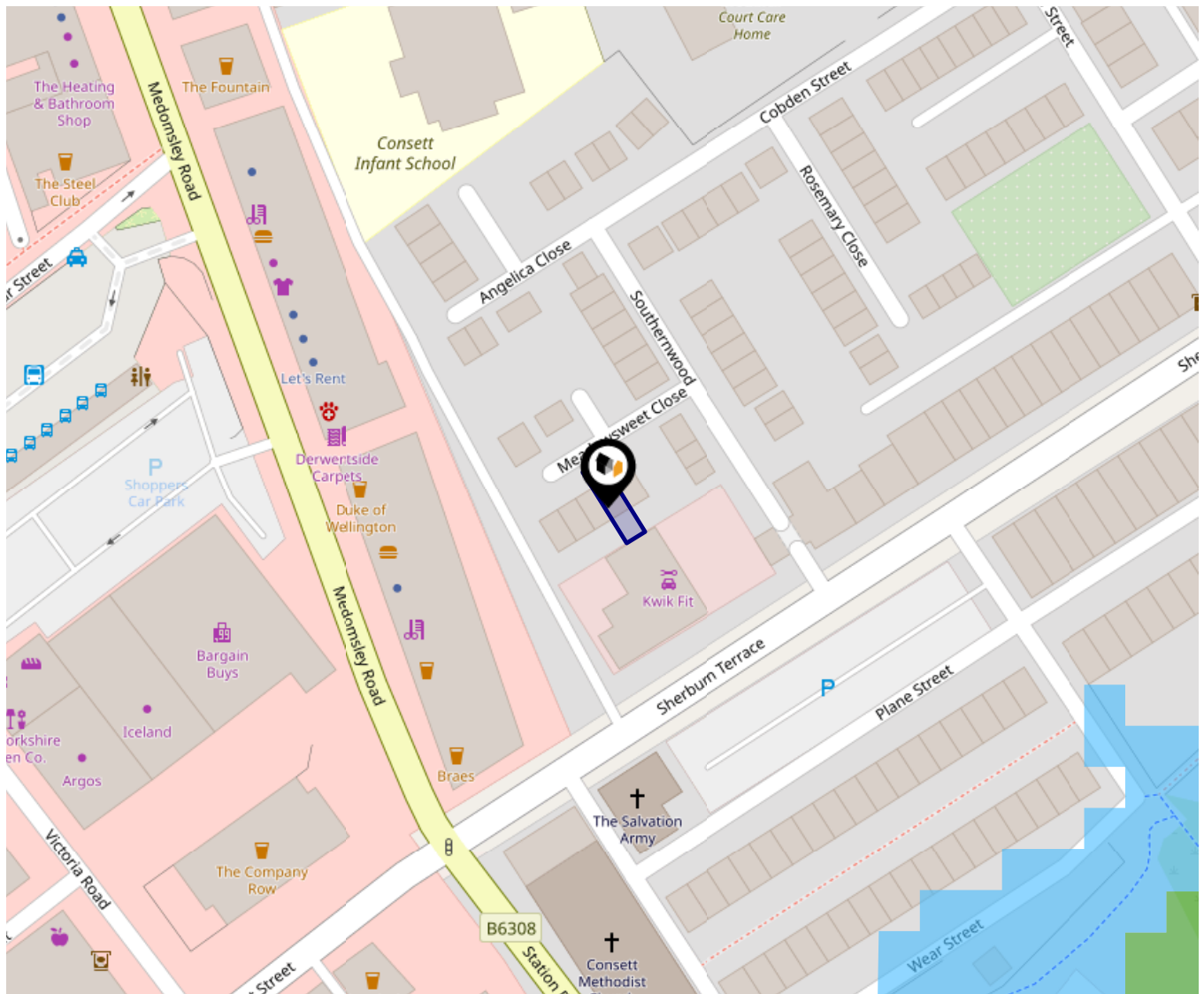


### Ferry Terminals

| Pin | Name                                   | Distance    |
|-----|----------------------------------------|-------------|
| 1   | Newcastle International Ferry Terminal | 17.94 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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