MIR: Material Info

The Material Information Affecting this Property

Friday 12th September 2025

HIGH HORSE CLOSE WOOD, ROWLANDS GILL, NE39

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	6		
Floor Area:	1,280 ft^2 / 119 m^2		
Plot Area:	0.47 acres		
Year Built :	After 2007		
Council Tax :	Band Deleted		
Title Number:	TY395042		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13	**46**	**-**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning records for: *High Horse Close Wood, Rowlands Gill, NE39*

Reference - Gateshead/DC/07/01116/FUL

Decision:	Decided
Date:	18th July 2007

Description:

Demolition of external walls, garage and conservatory of existing dwelling and erection of new part single-storey/part two-storey dwelling (revised description 1/8/07 and 16/8/07 and amended plans 16/8/07 and 5/9/07).

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Planning records for: *Brackenrigg High Horse Close Wood Rowlands Gill NE39 1BQ*

Reference - DC/24/00909/COU	
Decision:	Awaiting decision
Date:	22nd October 2024
Description:	
Change of use of part of an existing ground floor dwelling (Use Class C3) to dog grooming (Sui Generis) (Retrospective) (Amended plans received on 06.03.2025)	

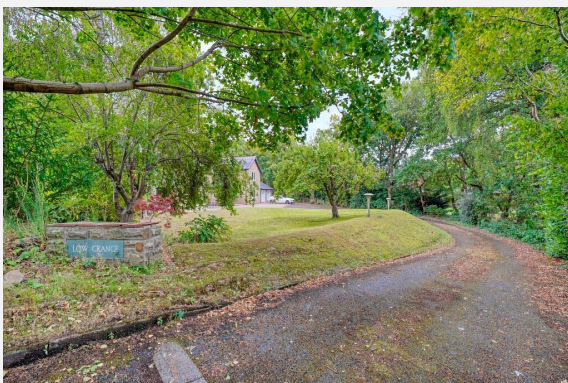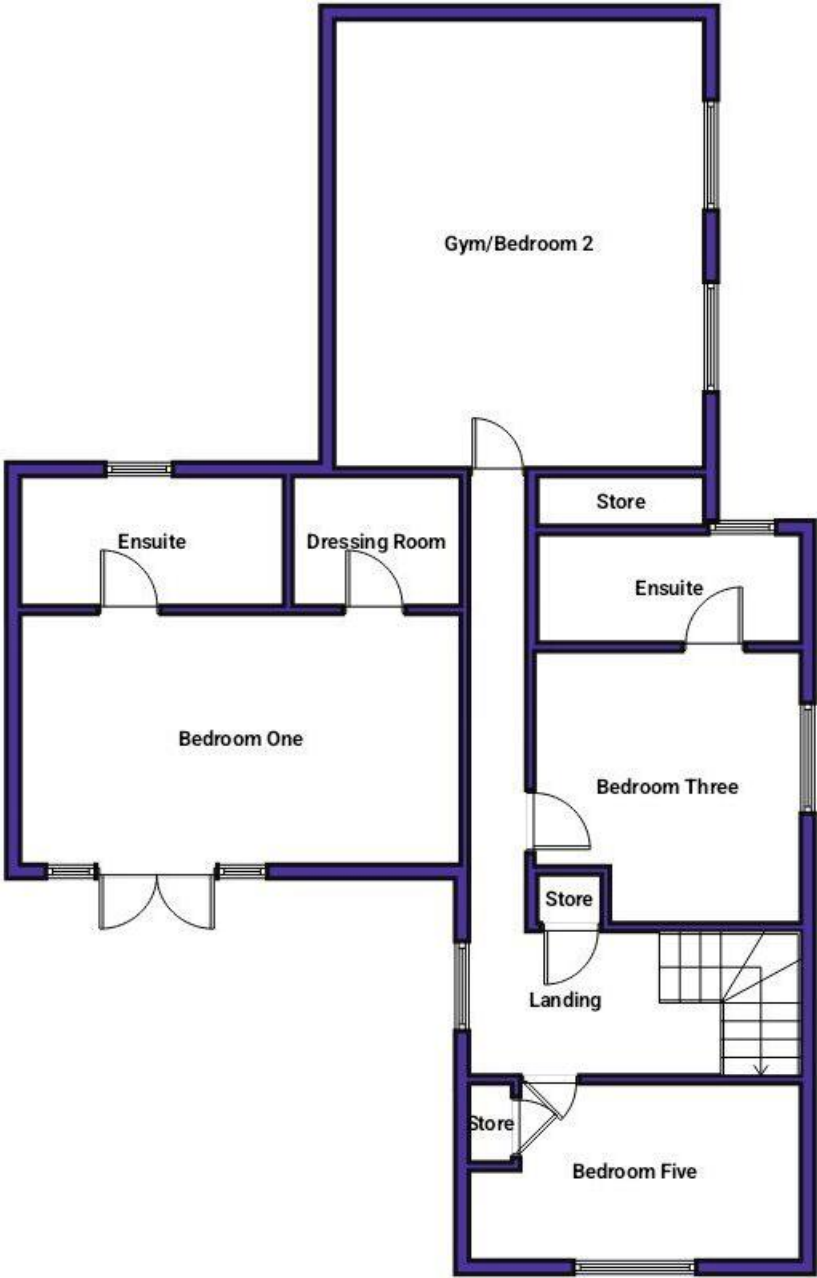| Reference - DC/19/00825/HHA	
Decision:	Decided
Date:	07th August 2019
Description:	
Proposed single storey side extension with raised decking area, single storey rear extension, and the removal and reconstruction of the existing roof to create new living accommodation at first-floor level (description amended 30.10.19)	
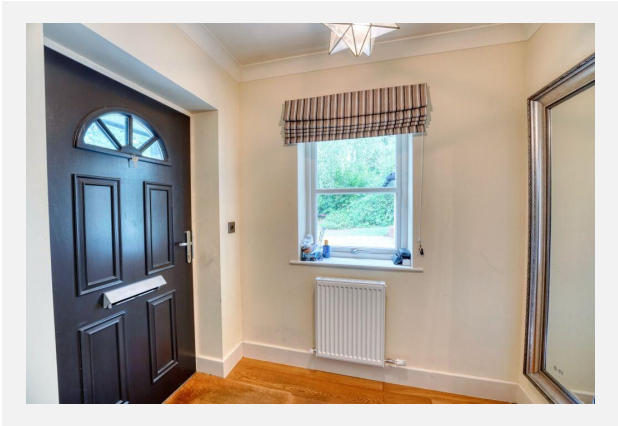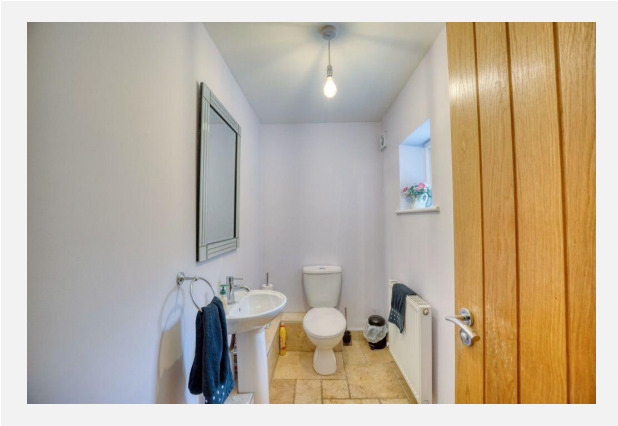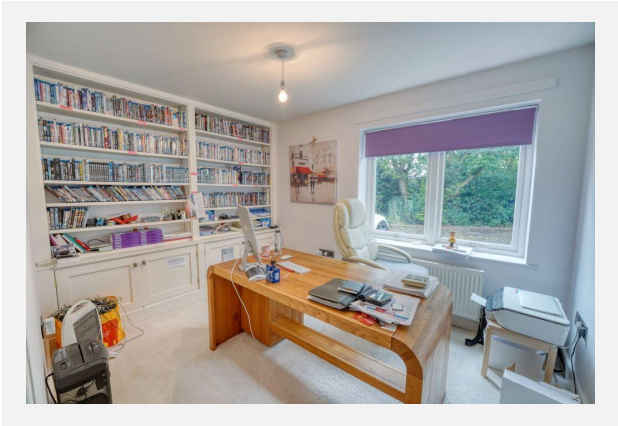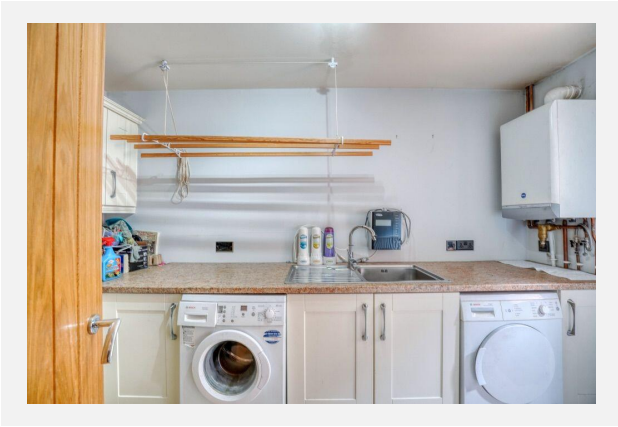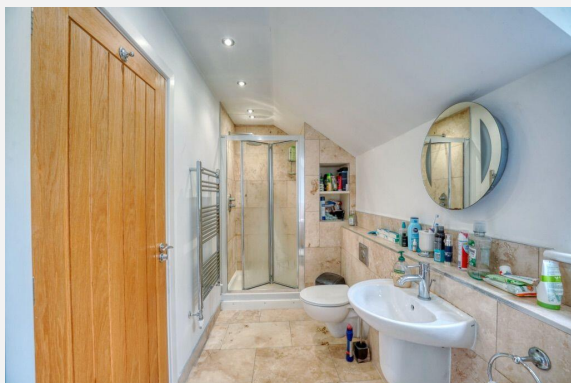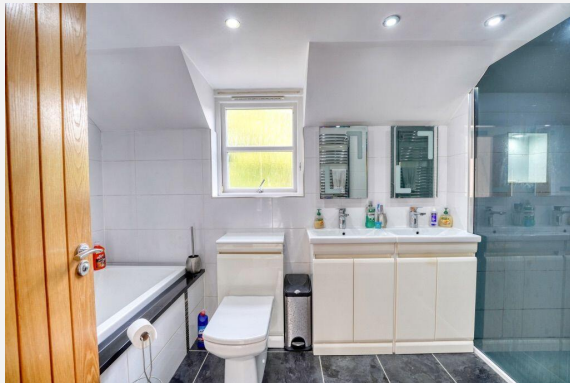
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HIGH HORSE CLOSE WOOD, ROWLANDS GILL, NE39

Bedroom Five

Jack & Jill Bathroom

Bedroom Four

Dining Room

Utility

Sun Room

Living Room

Kitchen

Hallway

Porch

Double Garage

WC

Office

HIGH HORSE CLOSE WOOD, ROWLANDS GILL, NE39

Gym/Bedroom 2

Store

Ensuite

Dressing Room

Ensuite

Bedroom One

Bedroom Three

Store

Landing

Store

Bedroom Five

Property
EPC - Certificate

High Horse Close Wood, ROWLANDS GILL, NE39

Energy rating

C

Valid until 26.10.2021

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**	77 | C	77 | C
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		

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Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	Low energy lighting in 79% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	119 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.
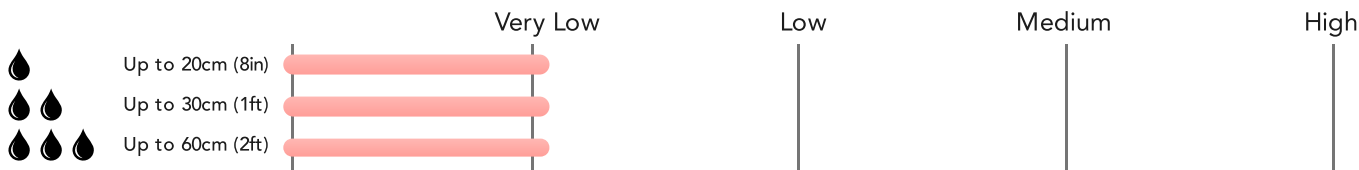

Risk Rating: Very low

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:

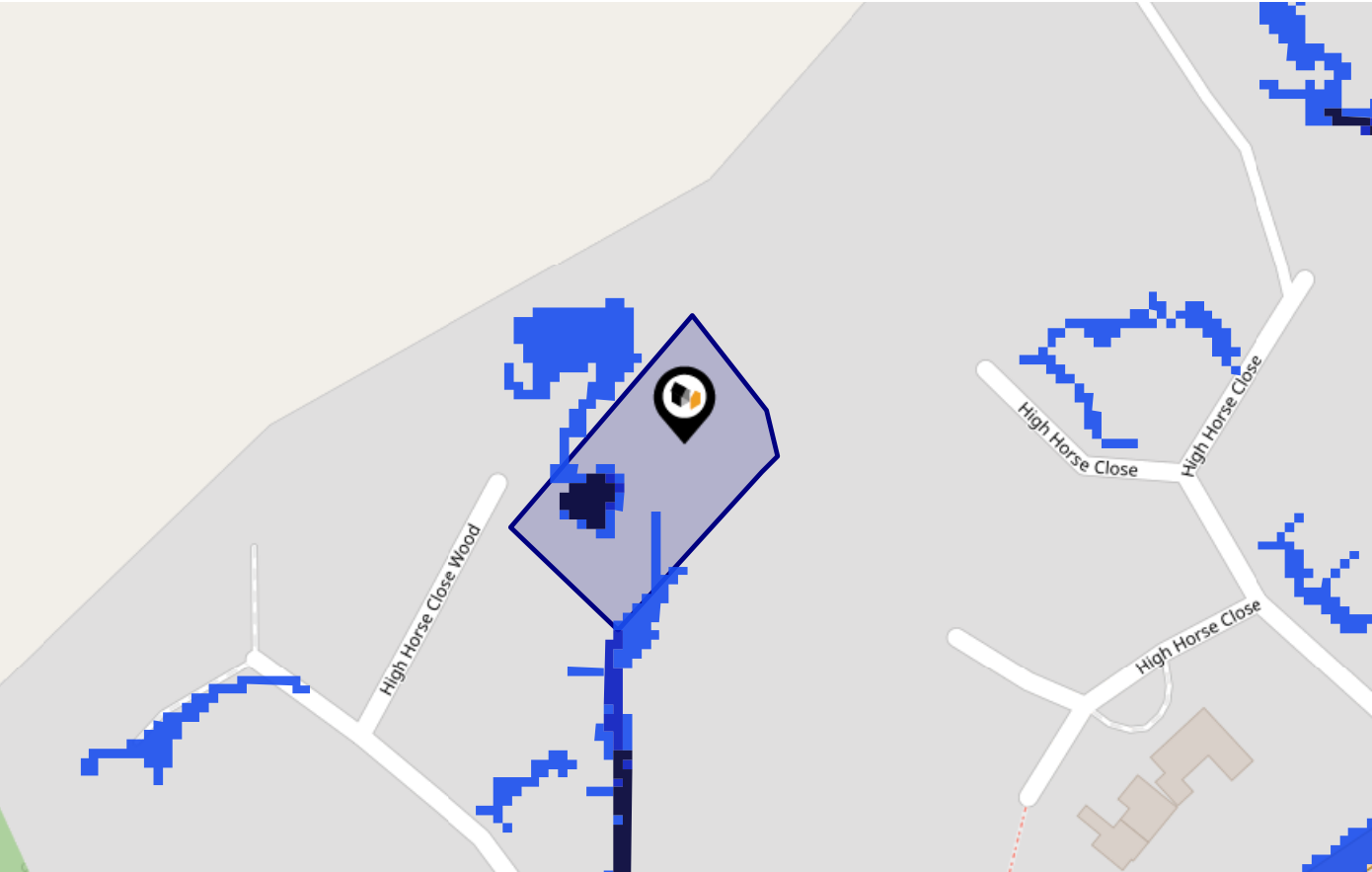|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
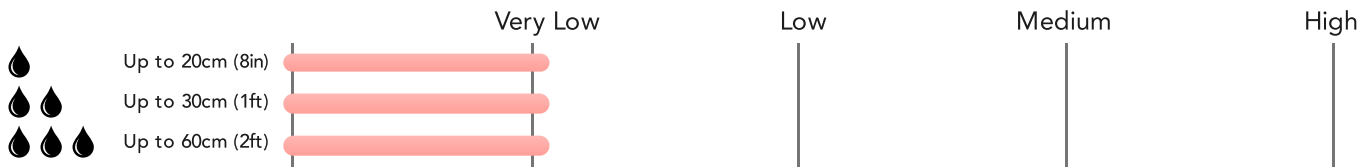

Risk Rating: Very low

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Chance of flooding to the following depths at this property:

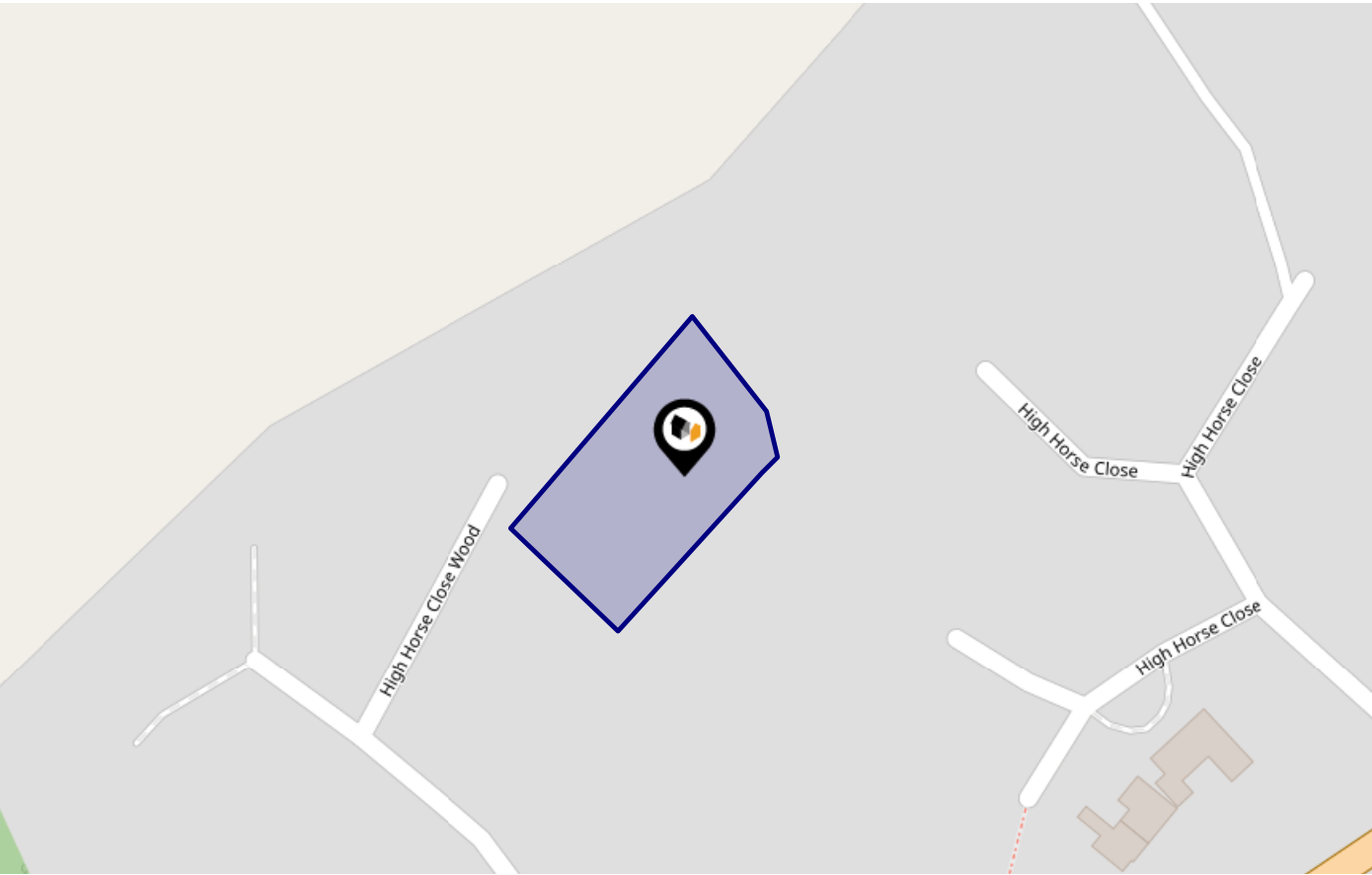|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

MIR - Material Info

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.
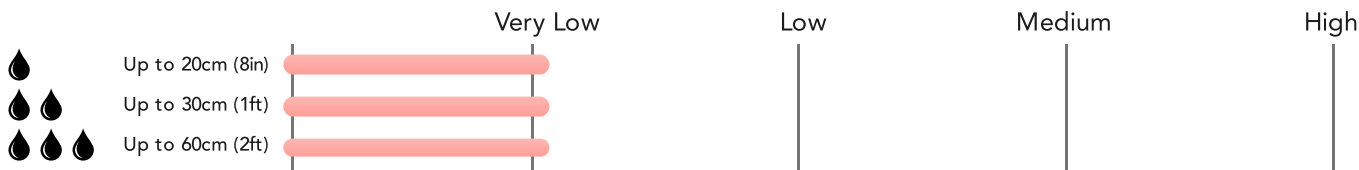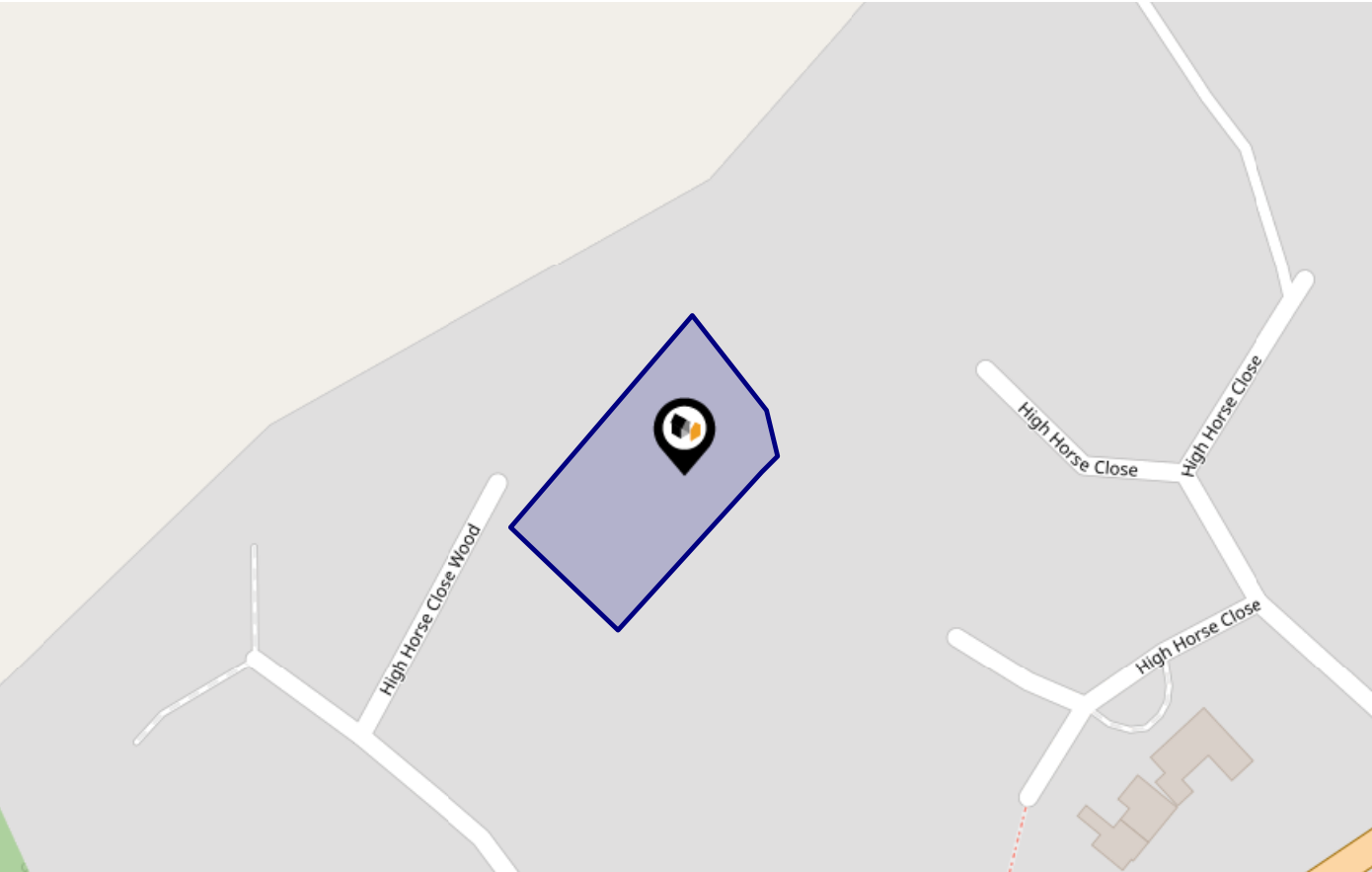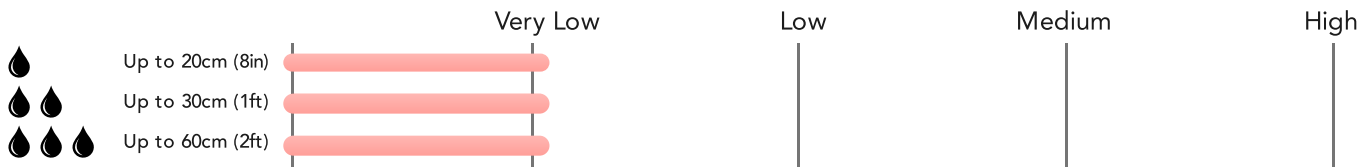

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

MIR - Material Info

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.
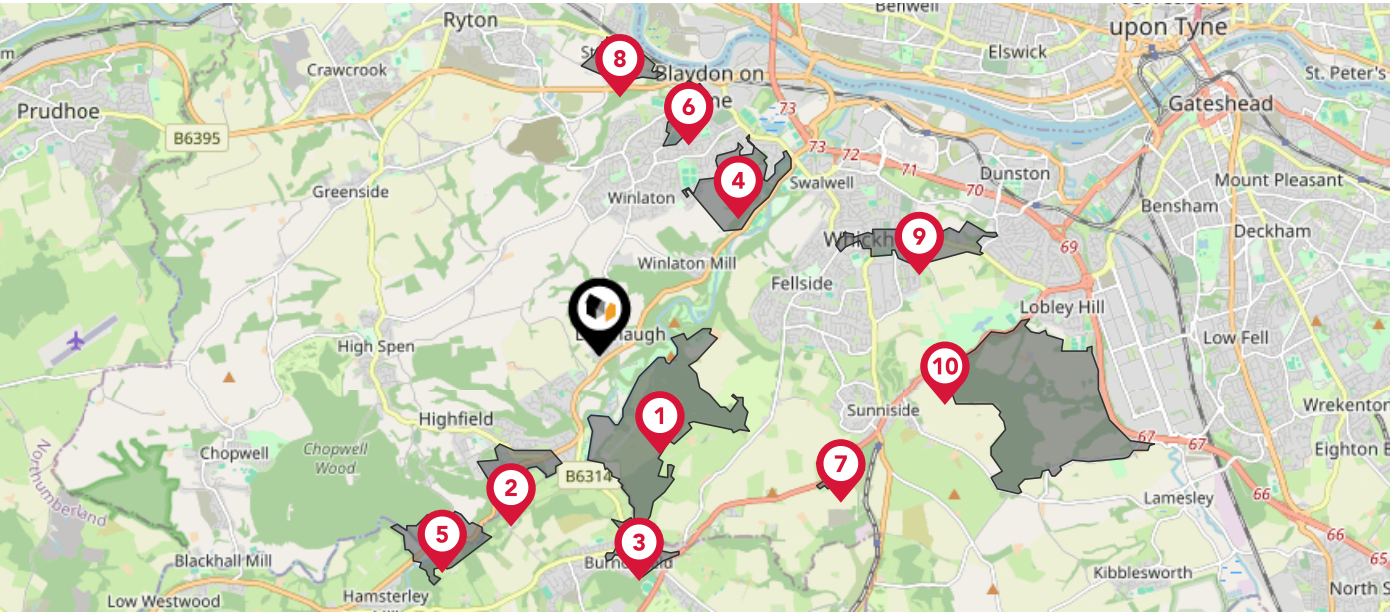
Nearby Conservation Areas
1   Gibside CA
2   Rowlands Gill CA
3   Burnopfield
4   Axwell CA
5   Lintzford
6   Blaydon CA
7   Marley Hill CA
8   Path Head CA
9   Whickham CA
10   Ravensworth CA

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.
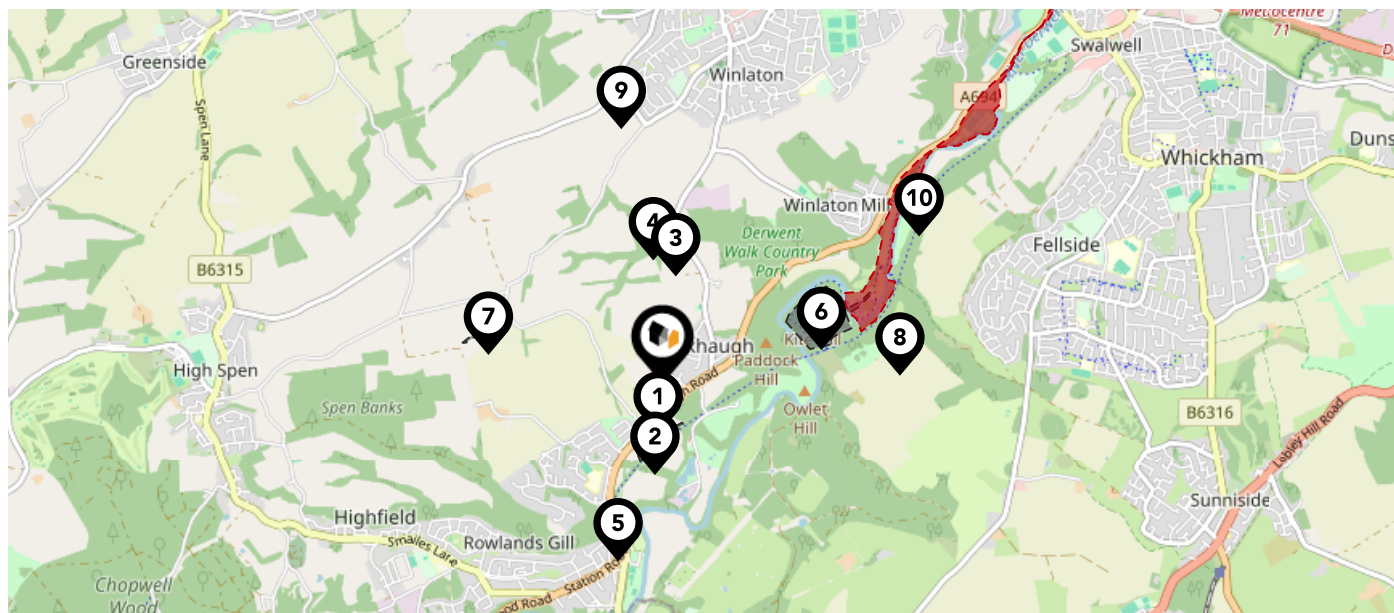
Nearby Landfill Sites

1	Hollin Hill Farm No.2-Beamish, Tyne and Wear	Historic Landfill
2	Hollin Hill Farm No.1-Derwent Walk, Rowlands Gill, Beamish, Tyne and Wear	Historic Landfill
3	Stampley Moss Tip-Thornley Lane, Winlaton	Historic Landfill
4	Stampley Moss - Thornley Fields-Thornley Lane, Winlaton	Historic Landfill
5	Townley Arms-Station Road, Rowlands Gill	Historic Landfill
6	Goodshields Haugh-Winlaton Mill, Blaydon, Tyne and Wear	Historic Landfill
7	Hollin Hill Lane-Hollinhill Lane, Rowlands Gill, Tyne and Wear	Historic Landfill
8	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
9	Knobby Ends Lane-Blaydon Burn, Blaydon, Gateshead	Historic Landfill
10	EA/EPR/ZP3597ZV/V002	Active Landfill

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
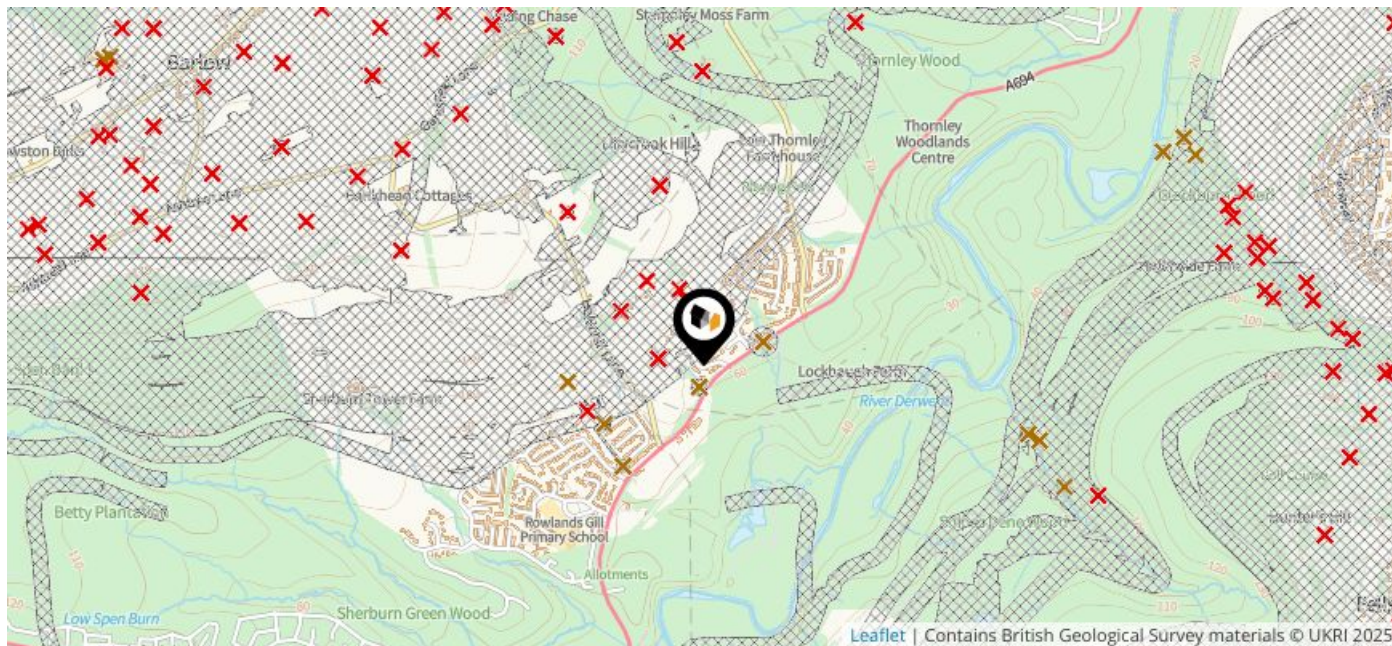
Mine Entry

✕   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.

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
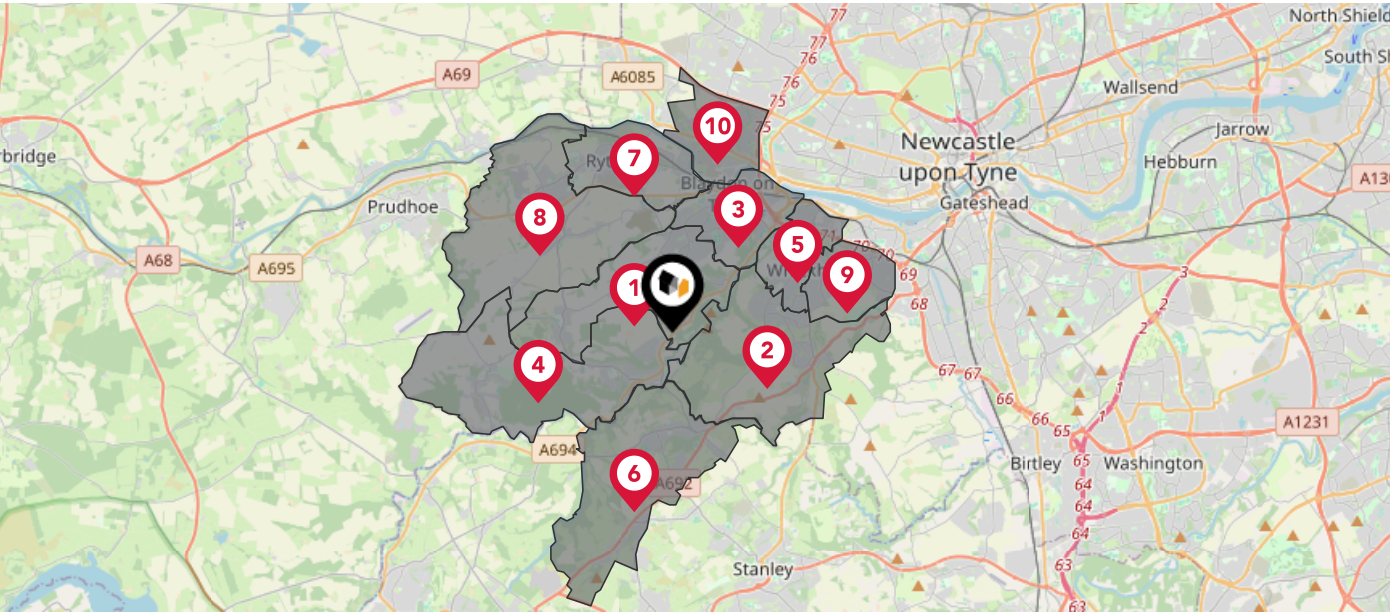
Nearby Council Wards

1	Winlaton and High Spen Ward
2	Whickham South and Sunniside Ward
3	Blaydon Ward
4	Chopwell and Rowlands Gill Ward
5	Whickham North Ward
6	Burnopfield and Dipton ED
7	Ryton, Crookhill and Stella Ward
8	Crawcrook and Greenside Ward
9	Dunston Hill and Whickham East Ward
10	Lemington Ward

MIR - Material Info

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).

This Property ▼					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Environment
Soils & Clay
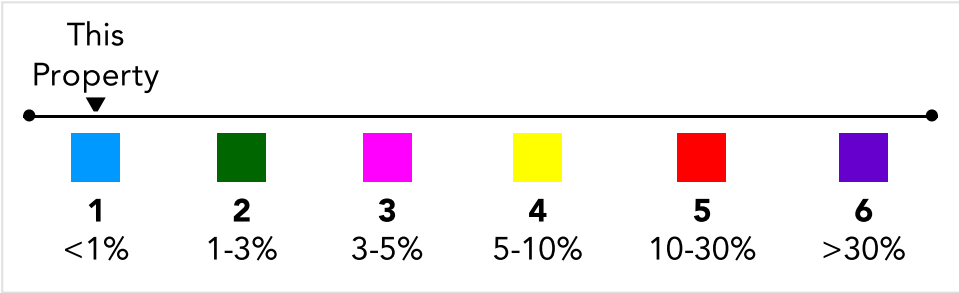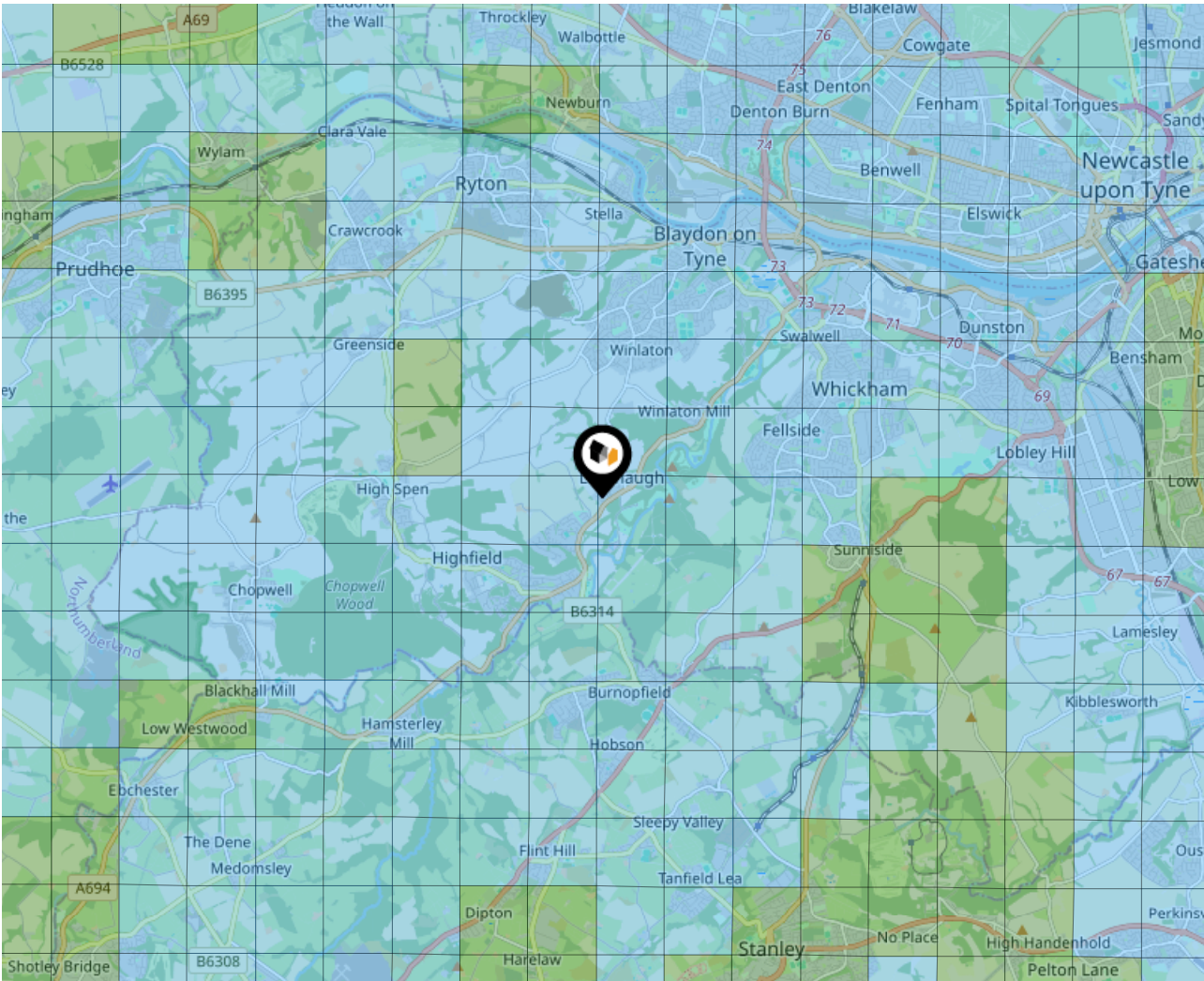
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
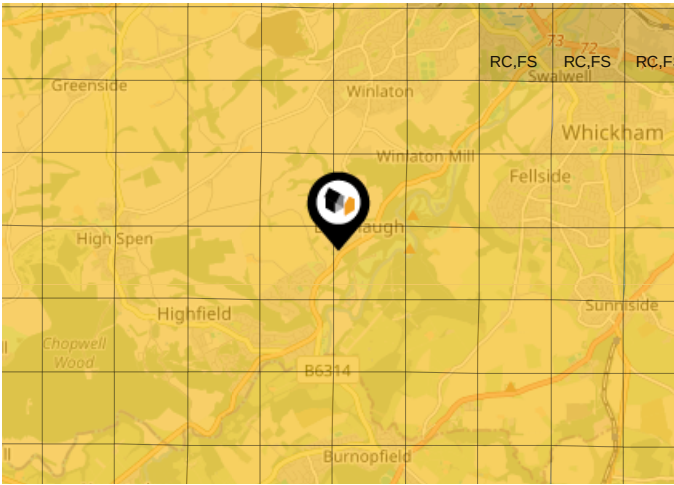
Primary Classifications (Most Common Clay Types)

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
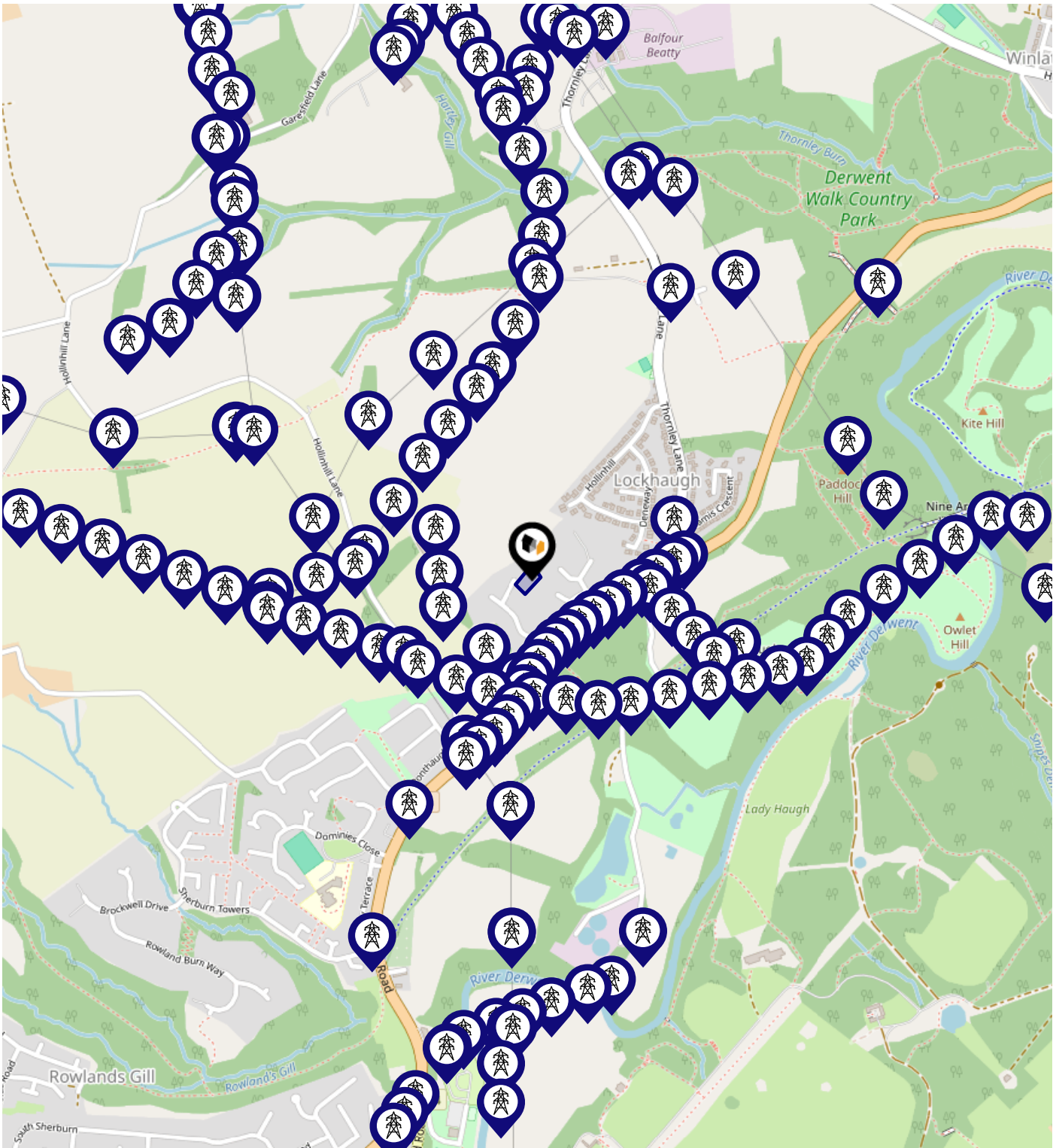
Key:

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...
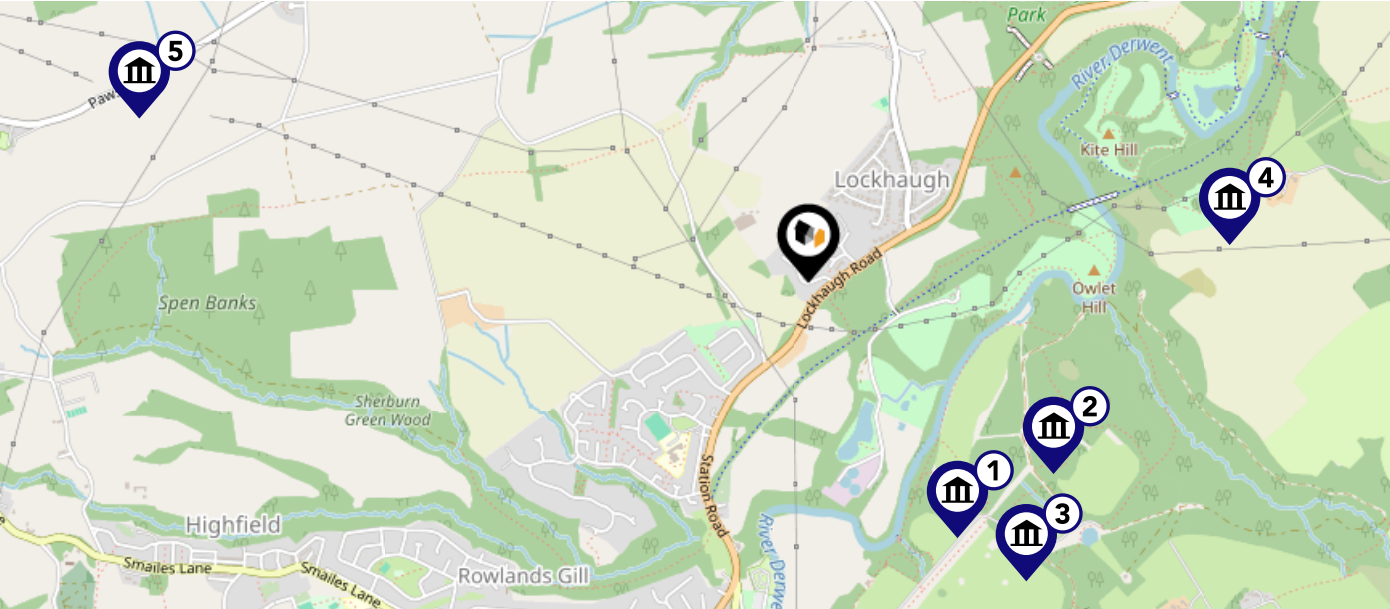

Listed Buildings in the local district	Grade	Distance
1 — 1299730 - Gibside	Grade II	0.6 miles
2 — 1025166 - Monument To British Liberty	Grade I	0.7 miles
3 — 1185328 - Stables To South-east Of Gibside	Grade II	0.8 miles
4 — 1025137 - Old Hollinside	Grade I	0.9 miles
5 — 1025174 - Pawston Birks Farmhouse	Grade II	1.5 miles

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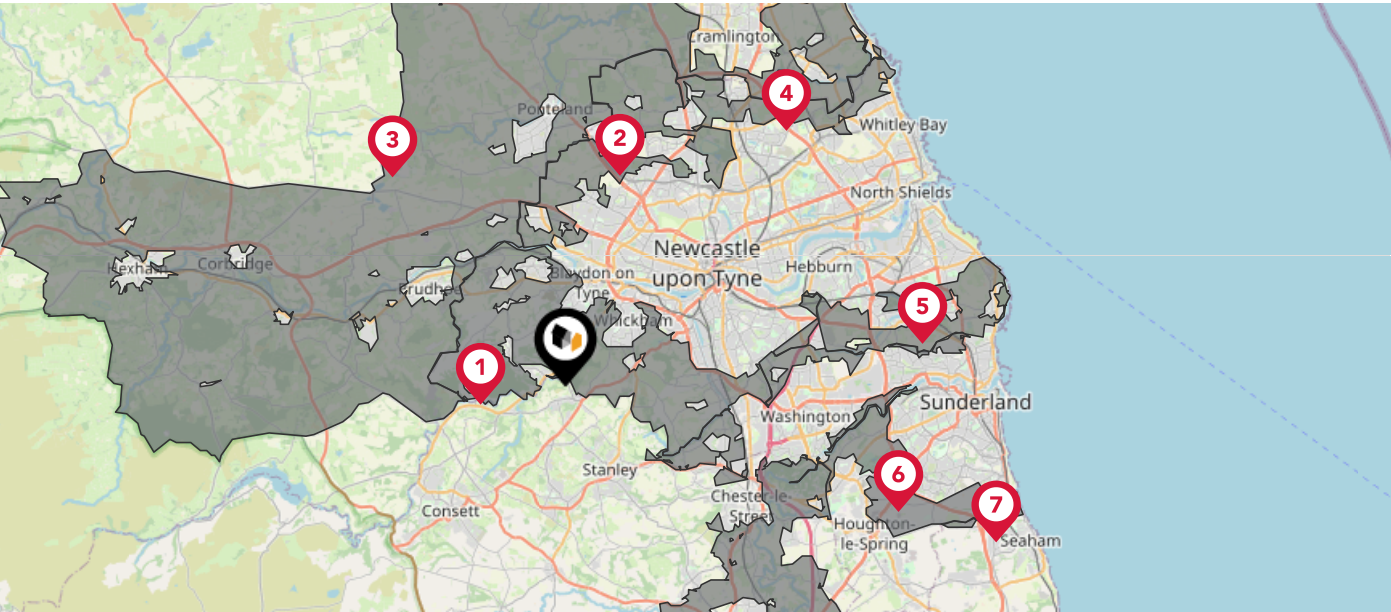
Nearby Green Belt Land

1 Tyne and Wear Green Belt - Gateshead

2 Tyne and Wear Green Belt - Newcastle upon Tyne

3 Tyne and Wear Green Belt - Northumberland

4 Tyne and Wear Green Belt - North Tyneside

5 Tyne and Wear Green Belt - South Tyneside

6 Tyne and Wear Green Belt - Sunderland

7 Tyne and Wear Green Belt - County Durham

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Area
Schools
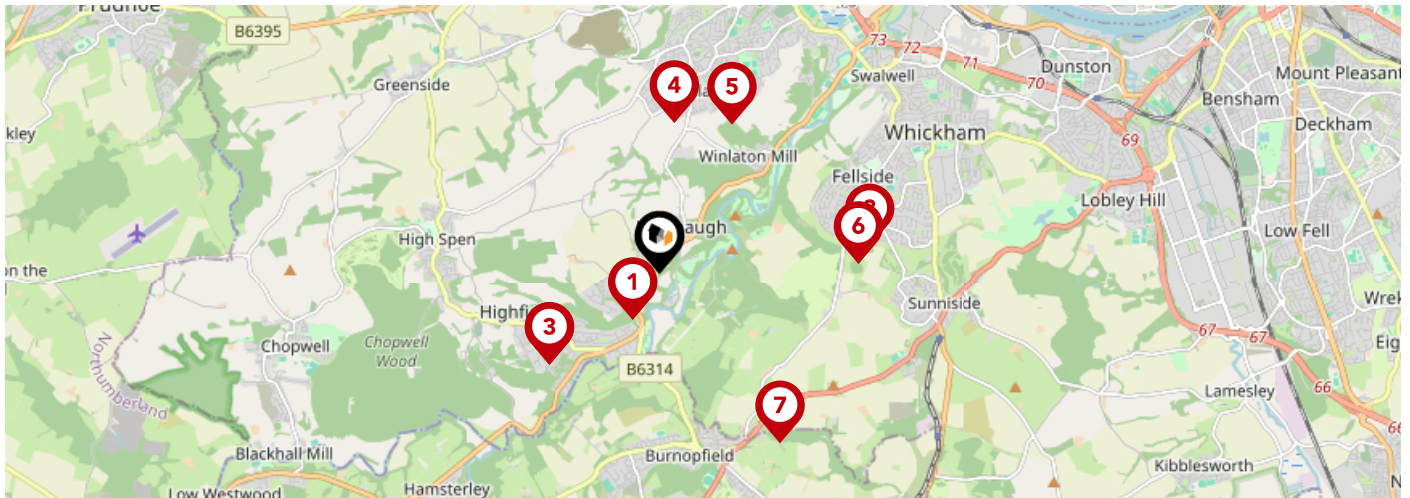
		Nursery	Primary	Secondary	College	Private
1	**Rowlands Gill Community Primary School** Ofsted Rating: Good | Pupils: 196 | Distance:0.46	☐	☑	☐	☐	☐
2	**St Joseph's Roman Catholic Voluntary Aided Primary School, Highfield** Ofsted Rating: Good | Pupils: 93 | Distance:1.22	☐	☑	☐	☐	☐
3	**Highfield Community Primary School** Ofsted Rating: Good | Pupils: 121 | Distance:1.22	☐	☑	☐	☐	☐
4	**Winlaton West Lane Community Primary School** Ofsted Rating: Good | Pupils: 366 | Distance:1.28	☐	☑	☐	☐	☐
5	**Parkhead Community Primary School** Ofsted Rating: Good | Pupils: 323 | Distance:1.41	☐	☑	☐	☐	☐
6	**Clover Hill Community Primary School** Ofsted Rating: Good | Pupils: 205 | Distance:1.69	☐	☑	☐	☐	☐
7	**Sacred Heart Catholic Primary School, Byermoor** Ofsted Rating: Outstanding | Pupils: 232 | Distance:1.78	☐	☑	☐	☐	☐
8	**Whickham Parochial Church of England Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:1.8	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Burnopfield Primary School** Ofsted Rating: Good | Pupils: 374 | Distance:1.83	☐	☑	☐	☐	☐
10	**Fellside Community Primary School** Ofsted Rating: Good | Pupils: 231 | Distance:1.89	☐	☑	☐	☐	☐
11	**Gibside School** Ofsted Rating: Outstanding | Pupils: 195 | Distance:1.91	☐	☑	☐	☐	☐
12	**High Spen Primary School** Ofsted Rating: Good | Pupils: 192 | Distance:1.96	☐	☑	☐	☐	☐
13	**St Thomas More Catholic School, Blaydon** Ofsted Rating: Good | Pupils: 1449 | Distance:2.06	☐	☐	☑	☐	☐
14	**Whickham School** Ofsted Rating: Good | Pupils: 1673 | Distance:2.07	☐	☐	☑	☐	☐
15	**St Joseph's Catholic Primary School, Blaydon** Ofsted Rating: Good | Pupils: 205 | Distance:2.11	☐	☑	☐	☐	☐
16	**Blaydon West Primary School** Ofsted Rating: Good | Pupils: 194 | Distance:2.3	☐	☑	☐	☐	☐

WALKERSXCHANGE
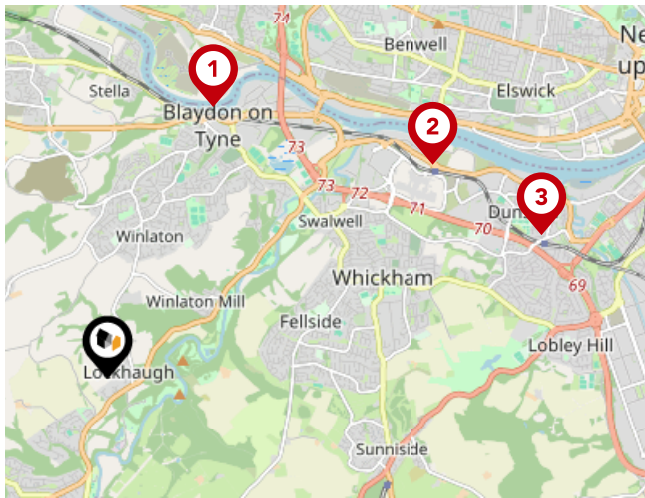
National Rail Stations

Pin	Name	Distance
1	Blaydon Rail Station	2.48 miles
2	Metrocentre Rail Station	3.31 miles
3	Dunston Rail Station	3.89 miles
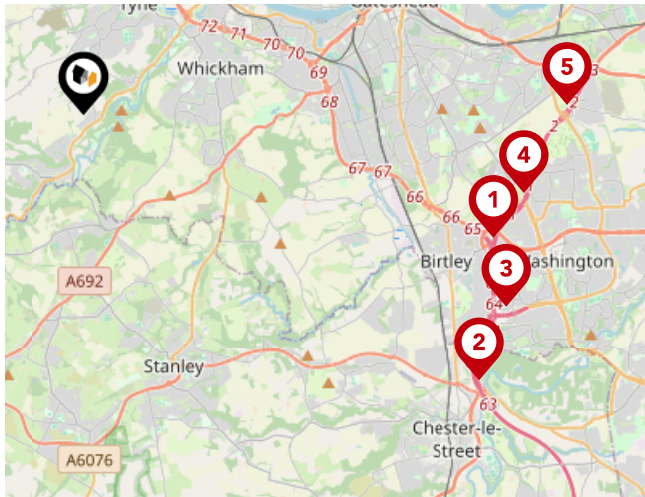
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	7.28 miles
2	A1(M) J63	8.13 miles
3	A1(M) J64	7.91 miles
4	A194(M) J1	7.61 miles
5	A194(M) J2	8.23 miles

Airports/Helipads

Pin	Name	Distance
1	Airport	7.32 miles
2	Teesside Airport	31.54 miles
3	Leeds Bradford Airport	73.63 miles
4	Irthington	42.49 miles

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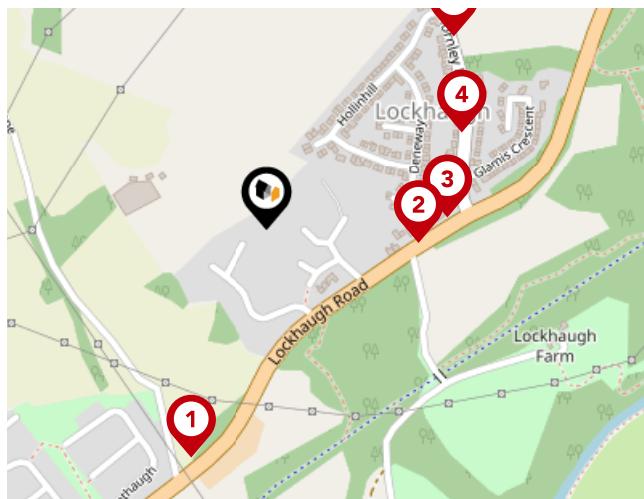
Bus Stops/Stations

Pin	Name	Distance
1	Lockhaugh Road-Hollin Hill Lane	0.25 miles
2	Lockhaugh Road-Farm	0.16 miles
3	Lockhaugh Road-Thornley Lane	0.19 miles
4	Thornley Lane-Glamis Crescent	0.23 miles
5	Thornley Lane-Hollinhill	0.29 miles
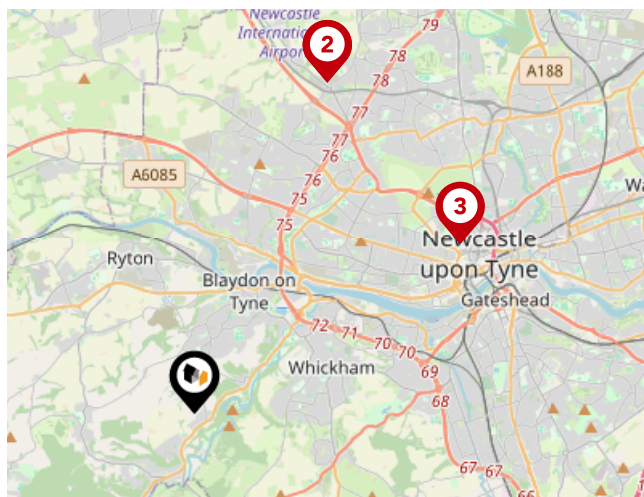
Local Connections

Pin	Name	Distance
1	Bank Foot (Tyne and Wear Metro Station)	6.08 miles
2	Bank Foot (Tyne and Wear Metro Station)	6.09 miles
3	St James (Tyne and Wear Metro Station)	5.37 miles
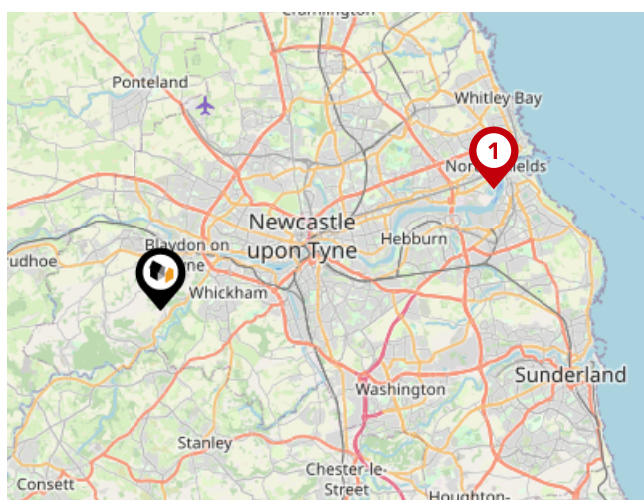
Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	12.08 miles
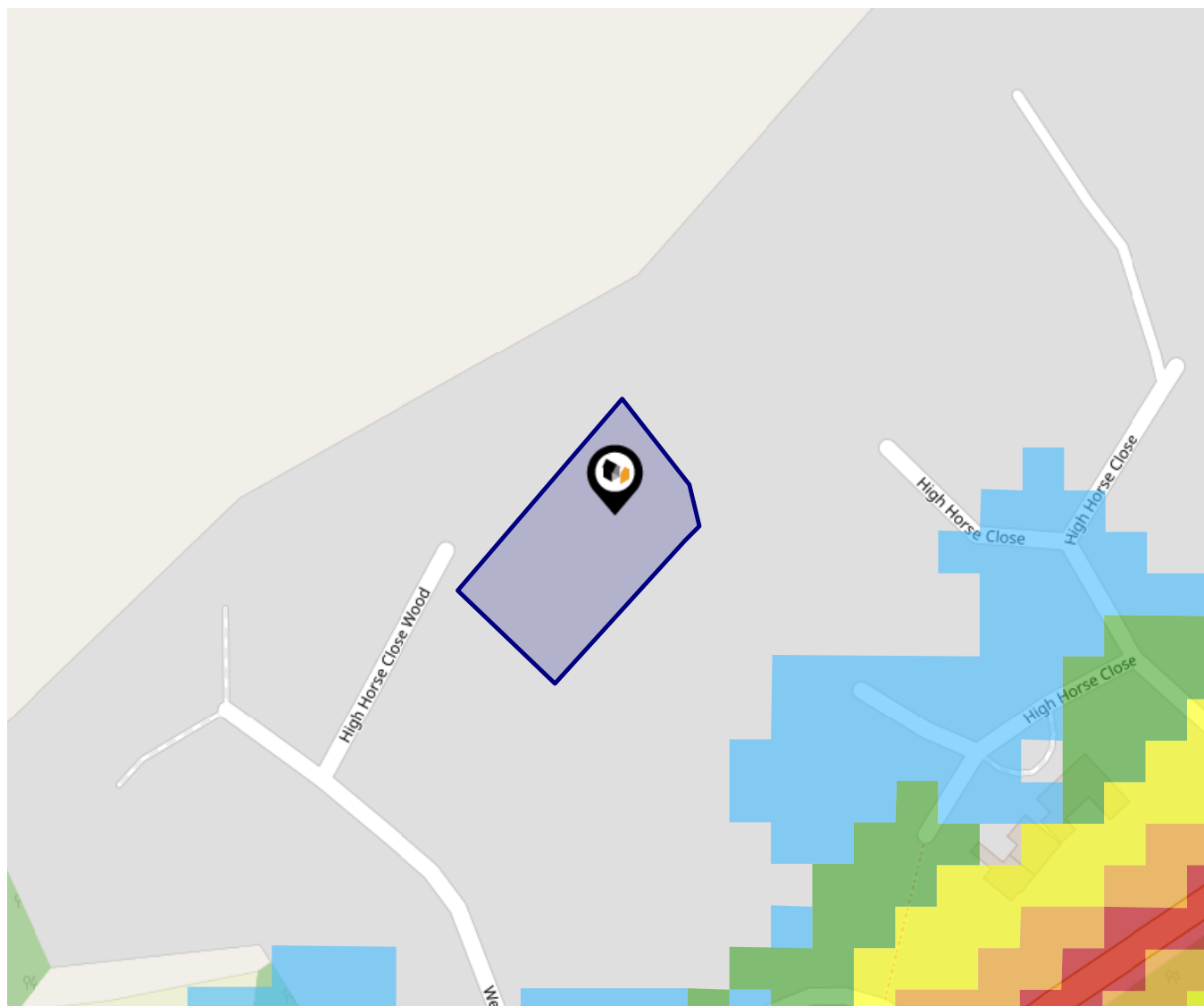
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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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- Ordnance Survey
- Land Registry
- Environment Agency
- Historic England
- Office for National Statistics
- Ofcom
- Valuation Office Agency
- Ofsted
- Royal Mail

MIR - Material Info