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MIR: Material Info

The Material Information Affecting this Property

Friday 12th September 2025



**WESTON AVENUE, WHICKHAM, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

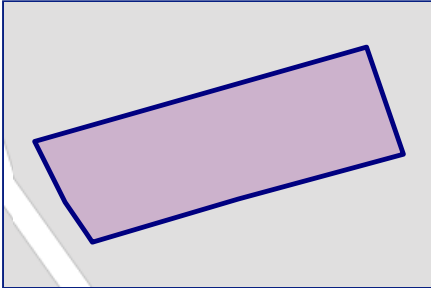
0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/

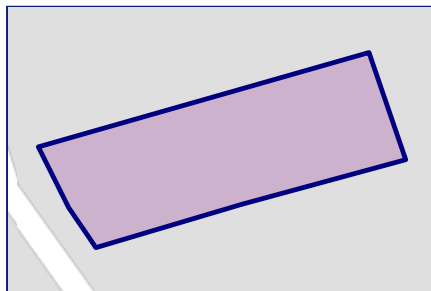


Freehold Title Plan



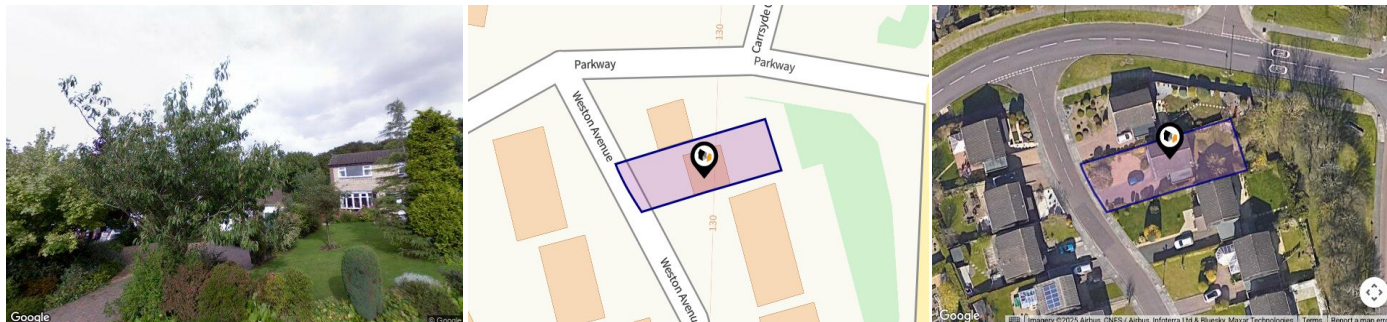
TY164548

Leasehold Title Plan



TY22268




Start Date:	29/03/1976
End Date:	01/12/2965
Lease Term:	999 years from 1 December 1966
Term Remaining:	940 years














Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	29/03/1976
Floor Area:	1,140 ft ² / 106 m ²	End Date:	01/12/2965
Plot Area:	0.11 acres	Lease Term:	999 years from 1 December 1966
Council Tax :	Band D	Term Remaining:	940 years
Annual Estimate:	£2,578		
Title Number:	TY22268		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		12	60	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

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

Planning records for: *Oak Tree House 23 Weston Avenue Fellside Park Whickham NE16 5TS*

Reference - DC/21/01259/TPO	
Decision:	Decided
Date:	19th October 2021
Description:	Tree work at Oak Tree House, 23 Weston Avenue.

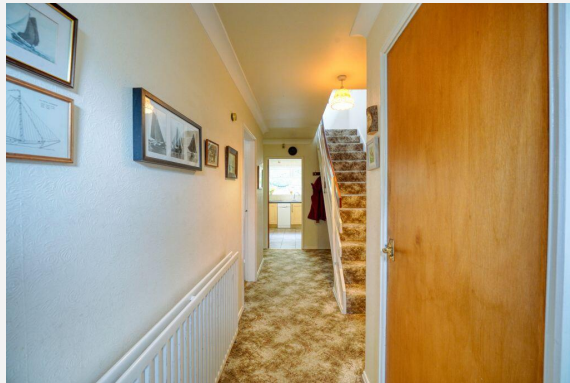
Reference - DC/22/01301/TPO	
Decision:	Decided
Date:	21st November 2022
Description:	Tree works at Oak Tree House 23 Weston Avenue Fellside Park

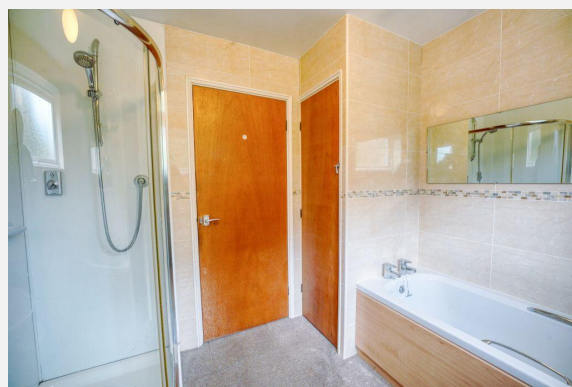
Planning records for: *10 Weston Avenue Whickham Newcastle Upon Tyne NE16 5TS*

Reference - Gateshead/DC/15/00409/HHA	
Decision:	Decided
Date:	23rd April 2015
Description:	Proposed 2 storey part single storey side extension

Planning records for: *13 Weston Avenue Fellside Park Whickham NE16 5TS*

Reference - DC/19/01038/HHA	
Decision:	Decided
Date:	09th October 2019
Description:	Proposed single storey rear and side extension to include a flat roof with two lantern windows, provision of a new porch to the side and relocation of external stairs to rear elevation.

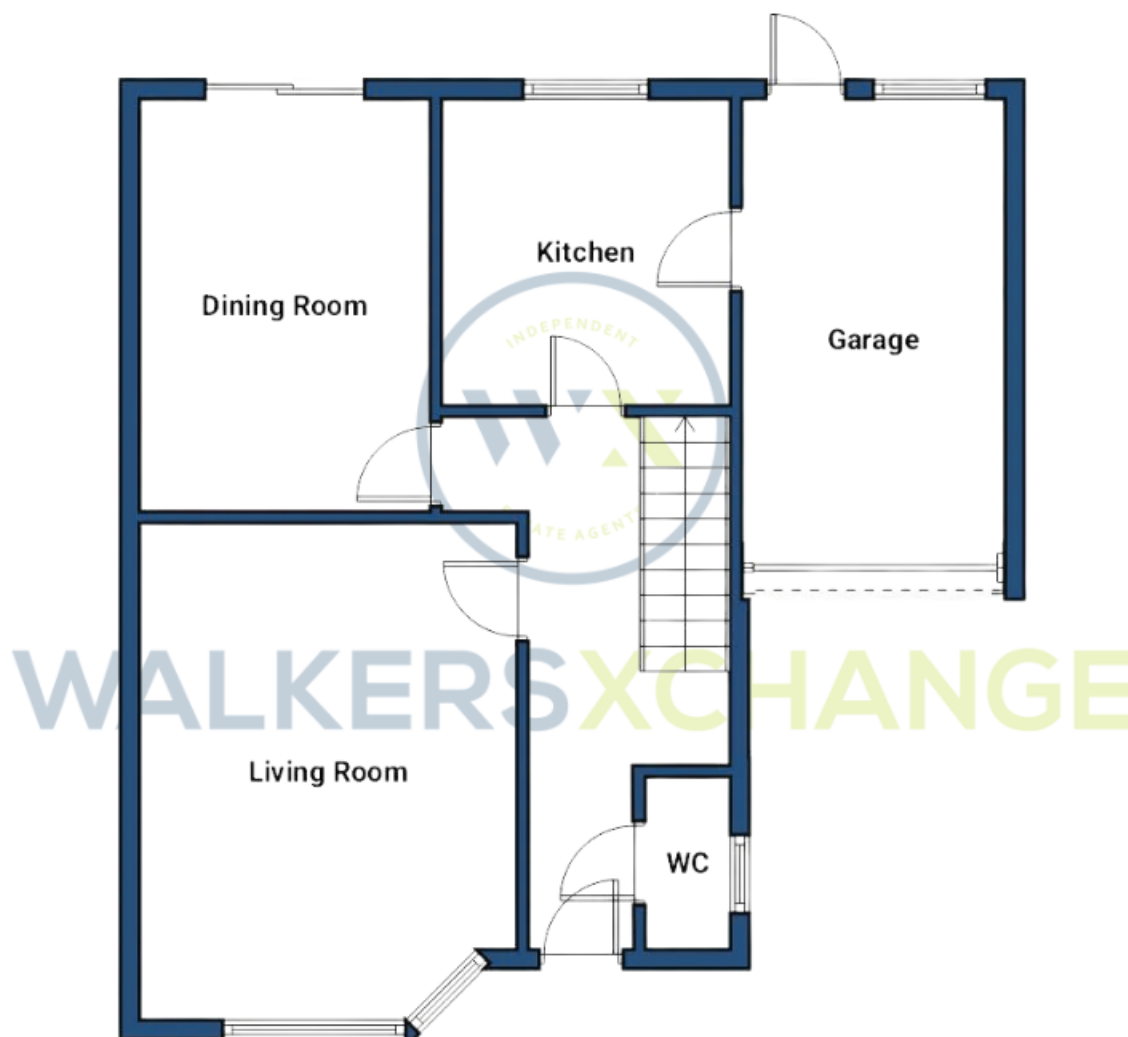






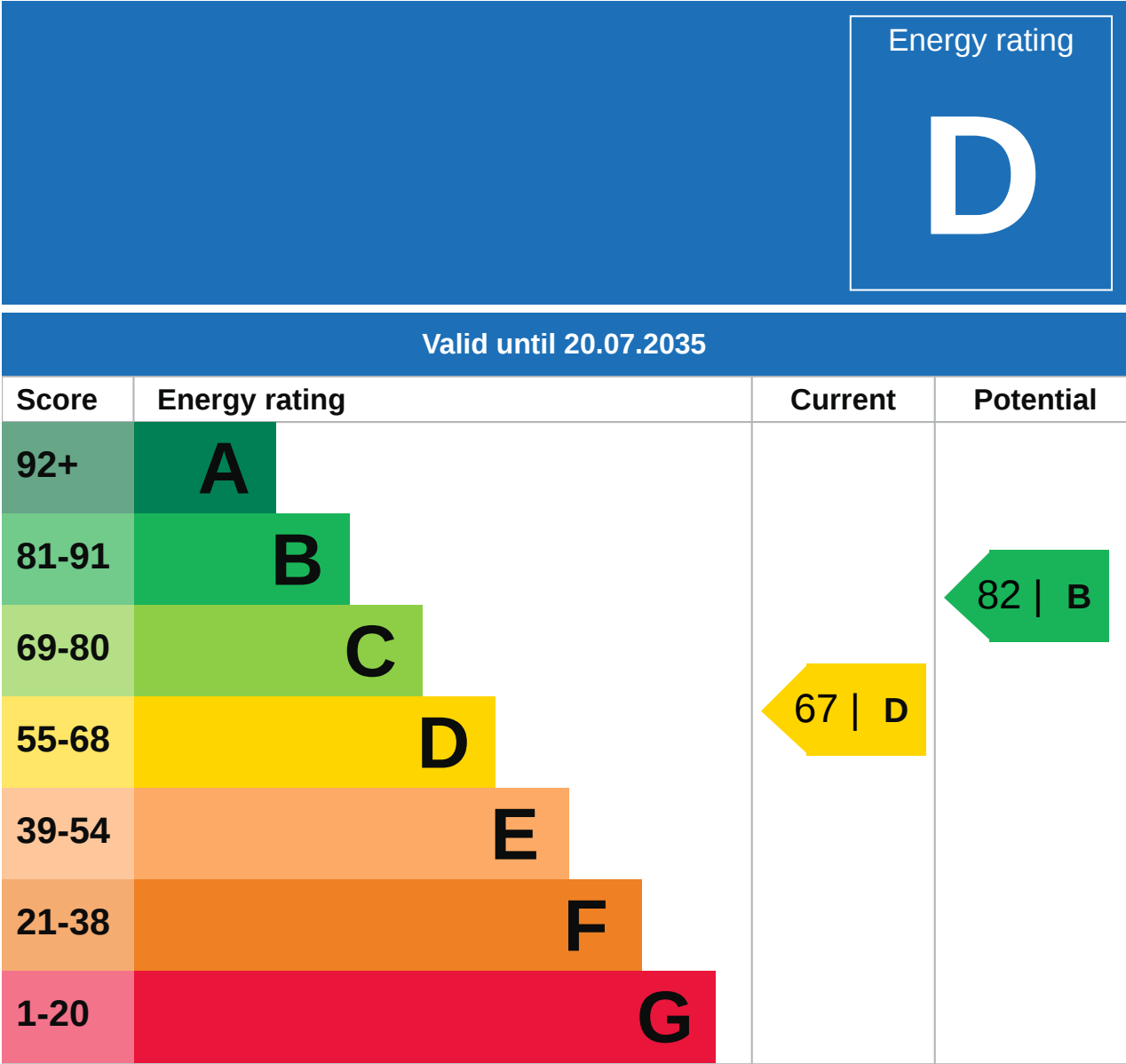


WESTON AVENUE, WHICKHAM, NEWCASTLE UPON TYNE, NE16



**WESTON AVENUE, WHICKHAM, NEWCASTLE UPON TYNE,
NE16**





Additional EPC Data

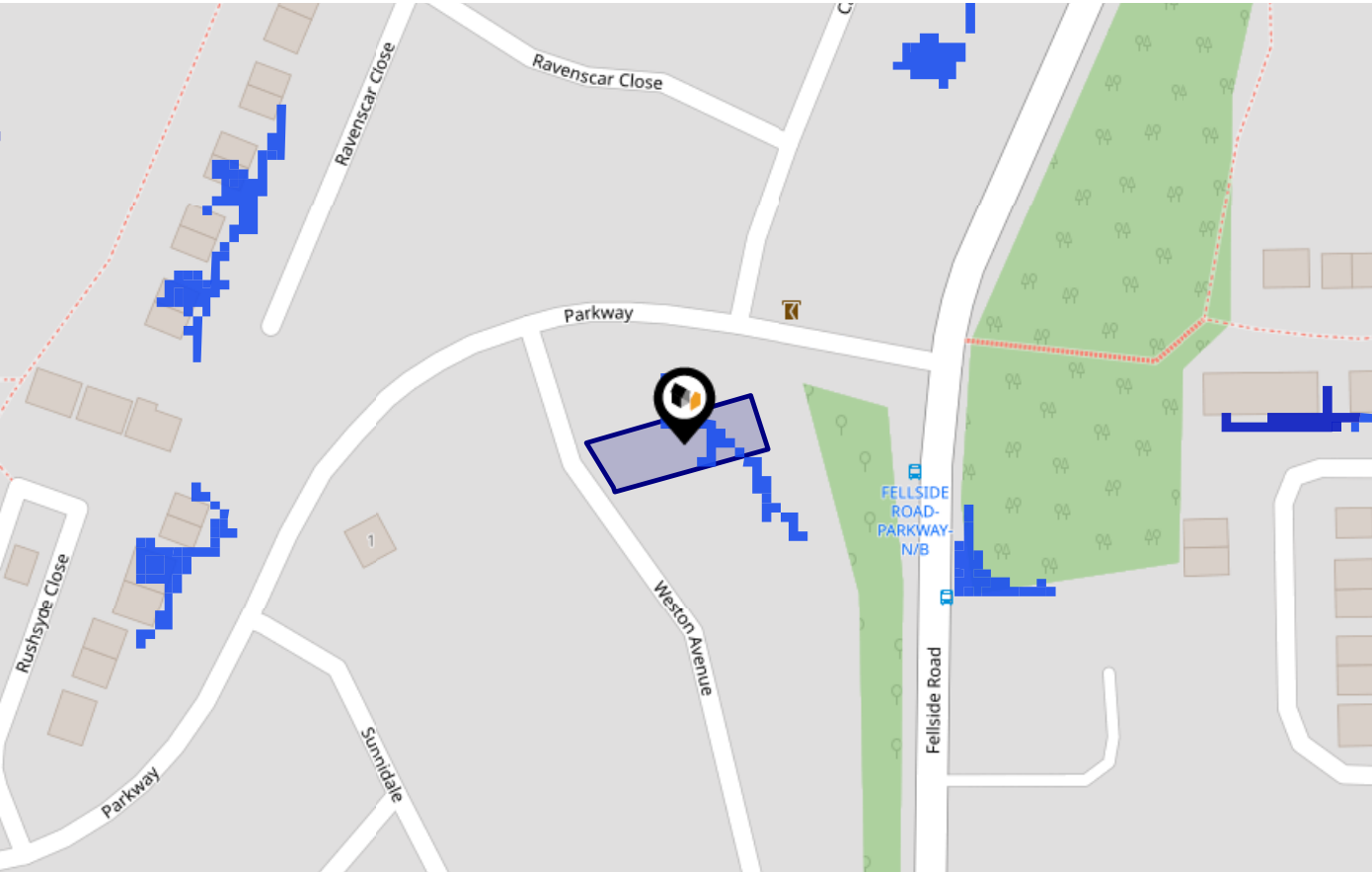
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Pitched, 50 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	106 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.

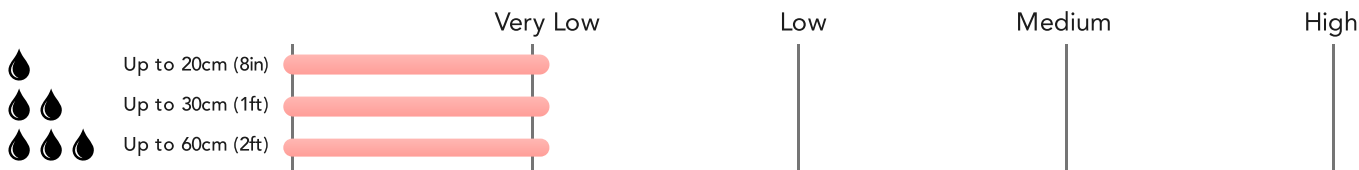


Risk Rating: Very low

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:

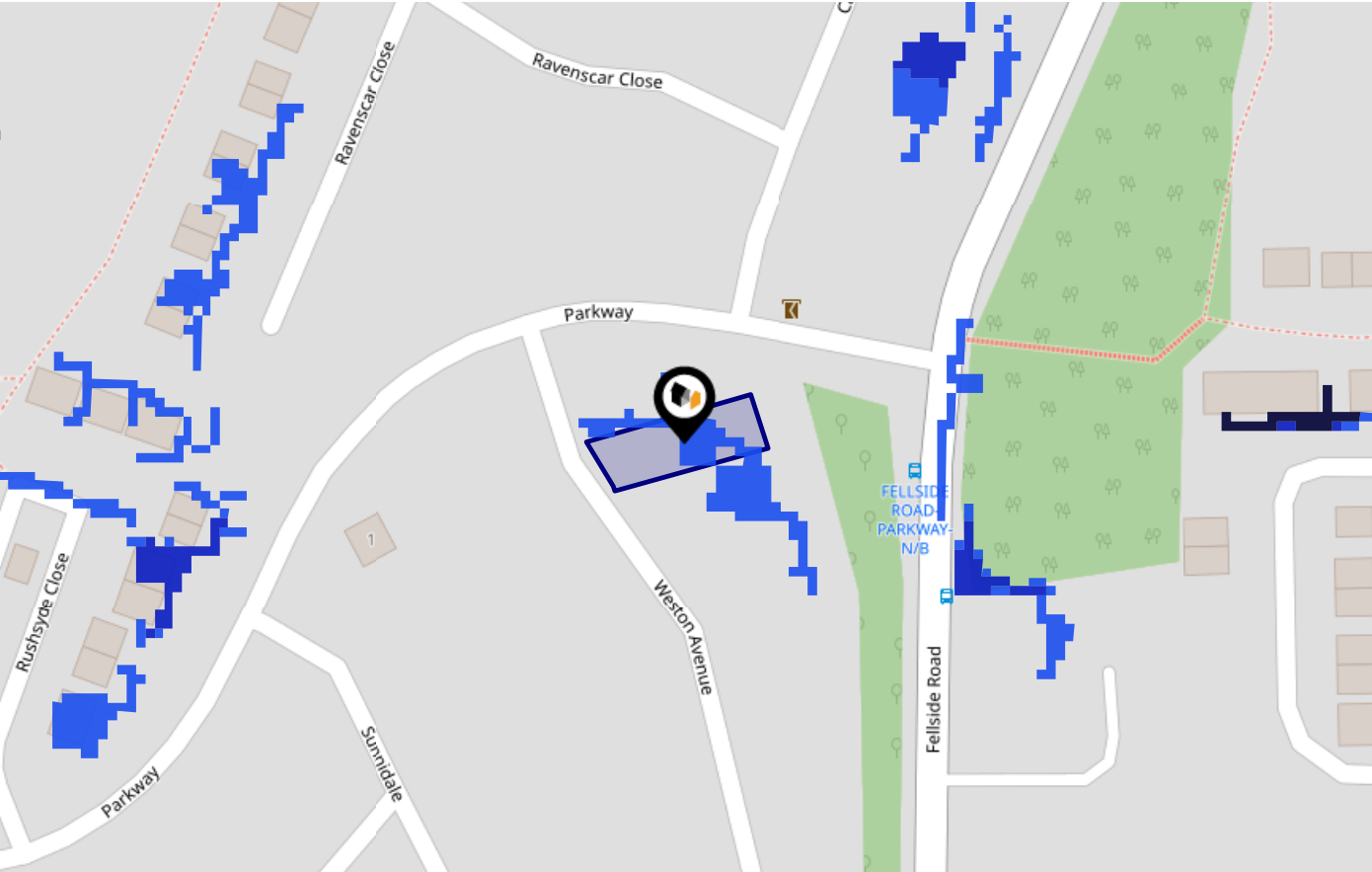


Flood Risk

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.

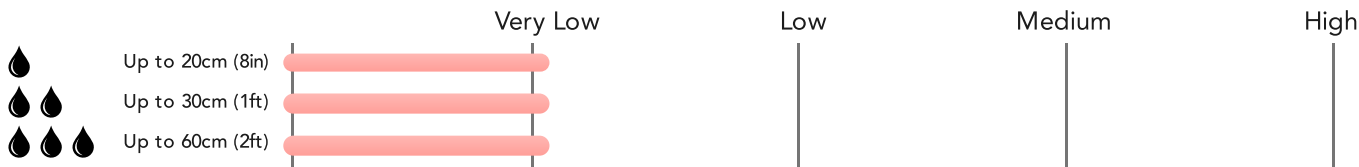


Risk Rating: Low

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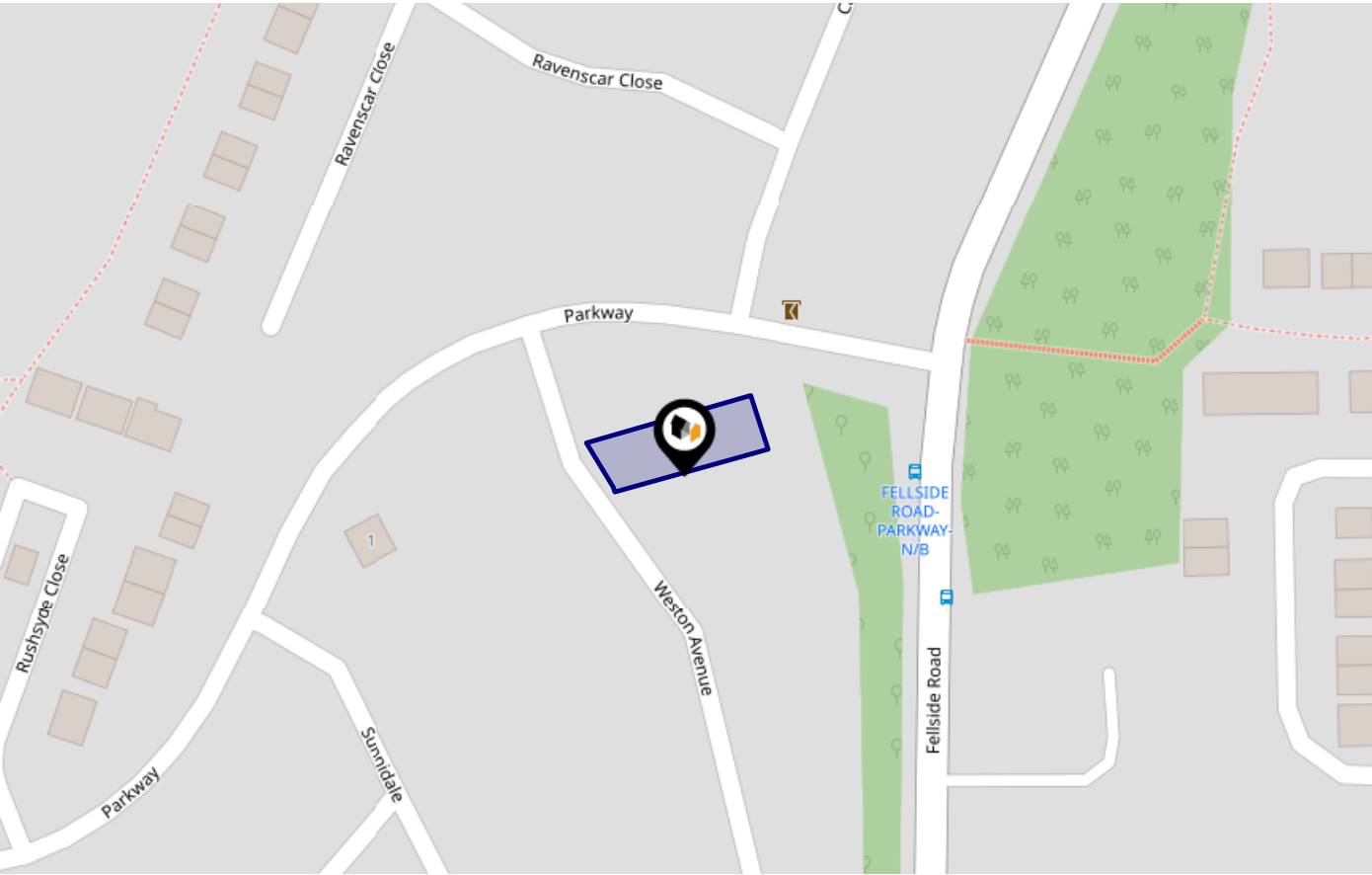


Flood Risk

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.

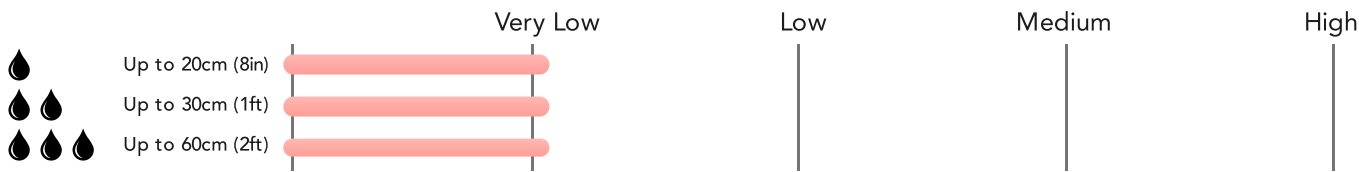


Risk Rating: Very low

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- 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:

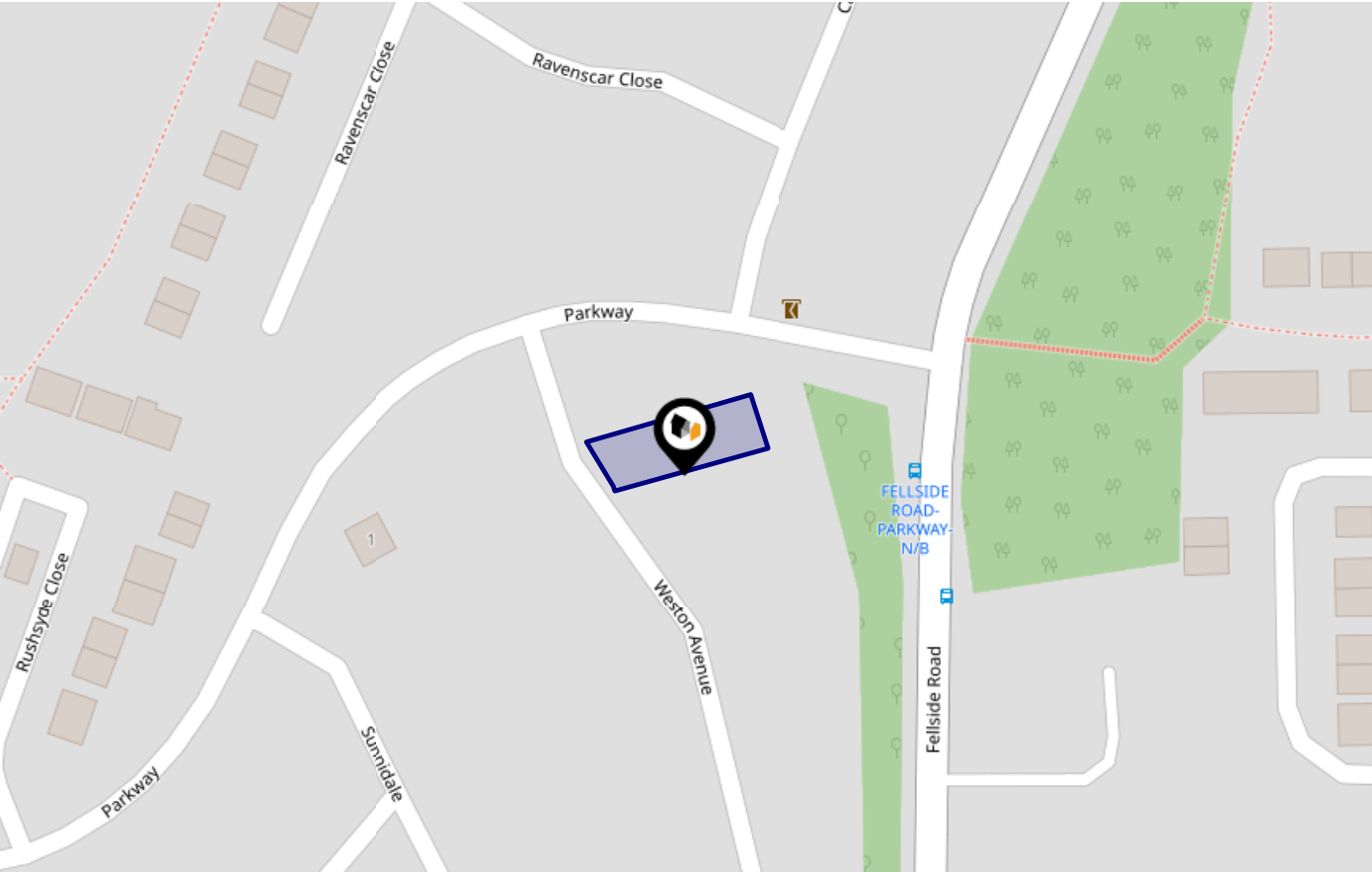


Flood Risk

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.

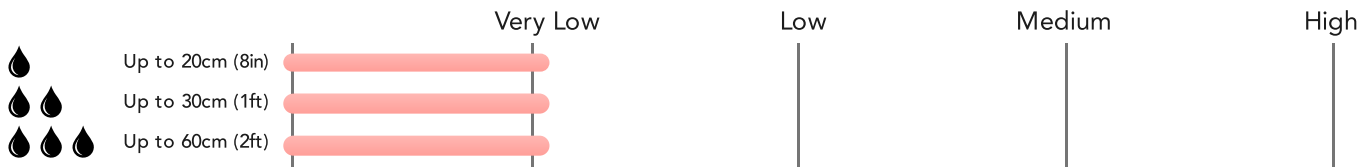


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

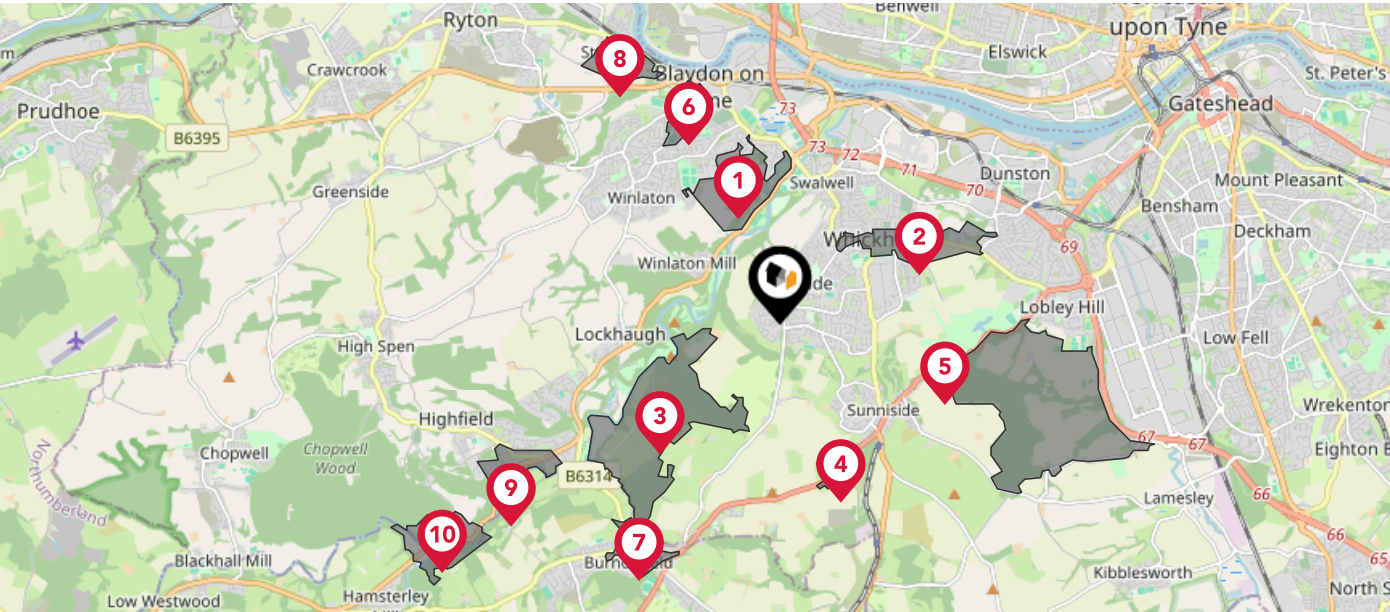


Maps

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

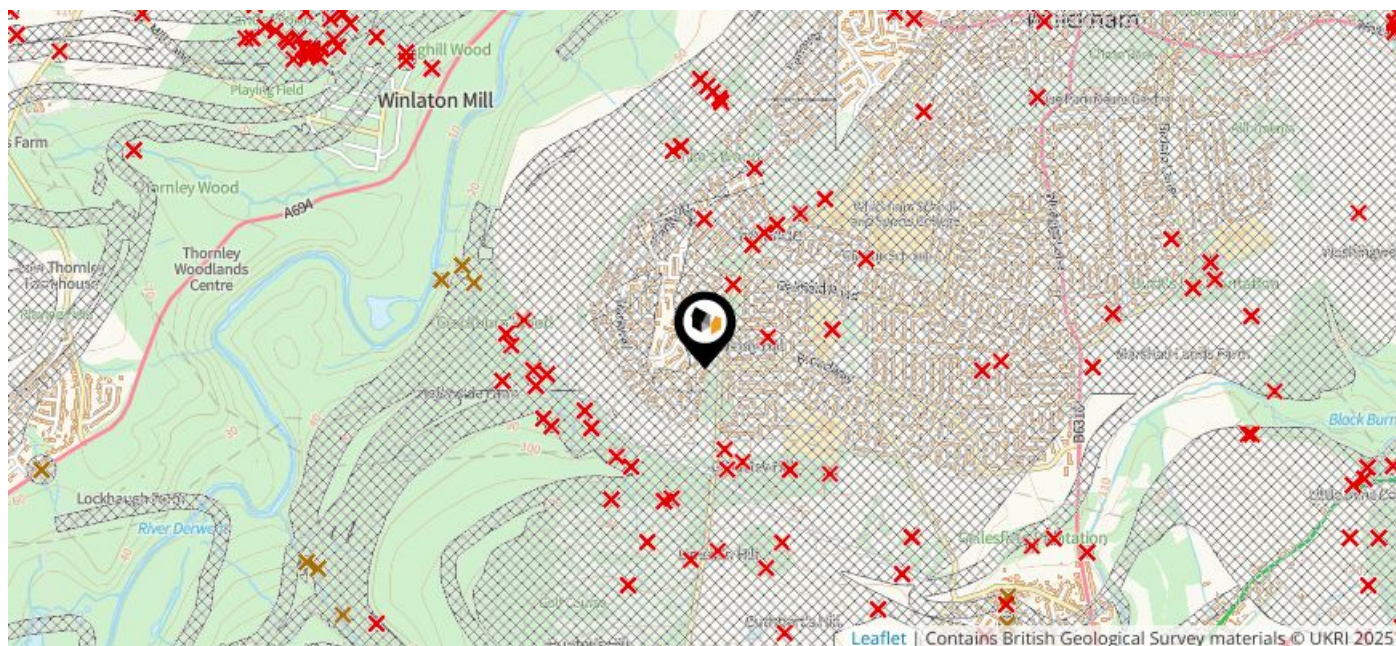
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
2	EA/EPR/ZP3597ZV/V002	Active Landfill
3	Goodshields Haugh-Winlaton Mill, Blaydon, Tyne and Wear	Historic Landfill
4	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill
5	Marshall Lands-Whickham, Gateshead	Historic Landfill
6	Axwell Park-Home Farm, Axwell Park, Blaydon, Tyne and Wear	Historic Landfill
7	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and Wear	Historic Landfill
8	Stampley Moss Tip-Thornley Lane, Winlaton	Historic Landfill
9	St Cuthberts-Sandygate, Marley Hill, Tyne and Wear	Historic Landfill
10	Hollin Hill Farm No.2-Beamish, Tyne and Wear	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



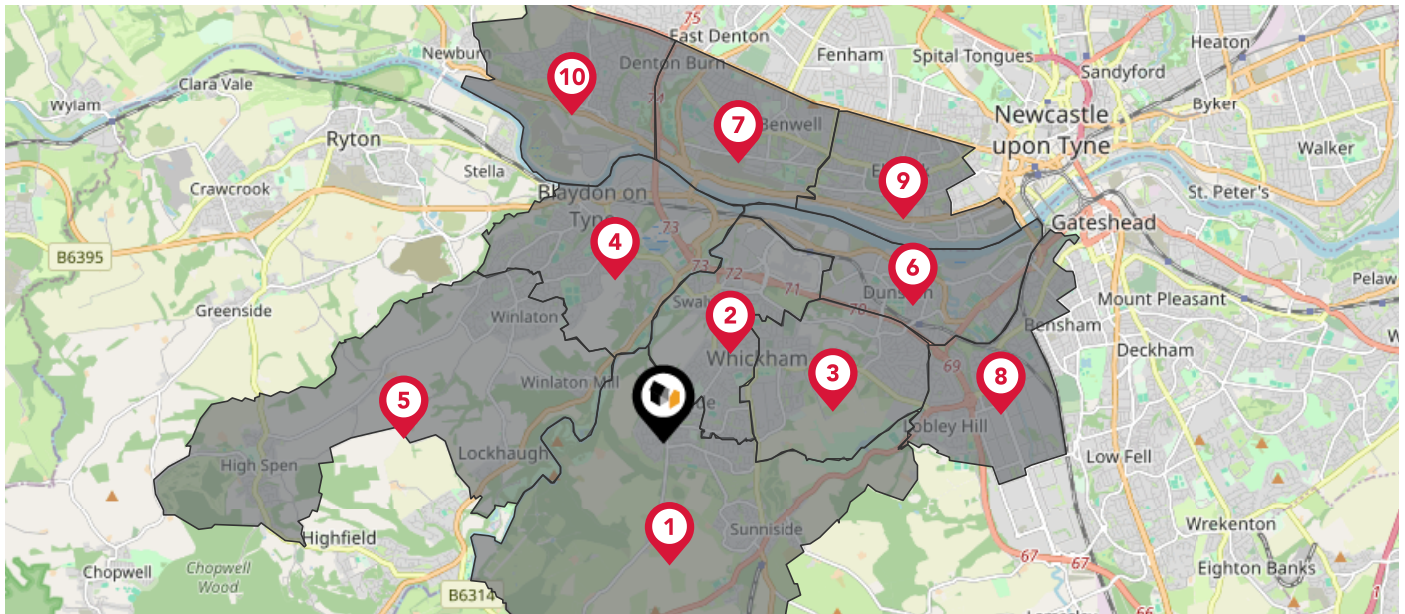
Mine Entry

- ✕ 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

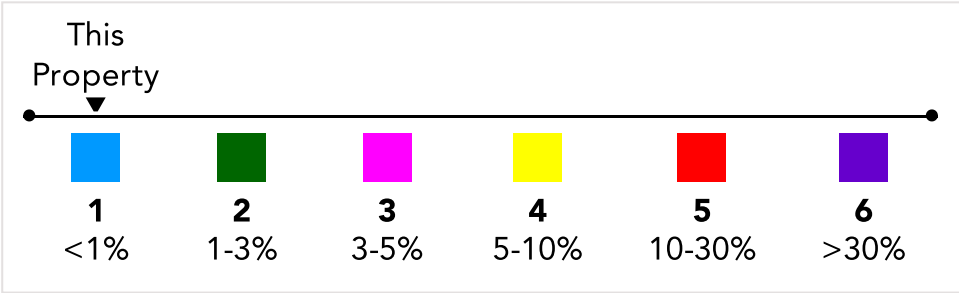
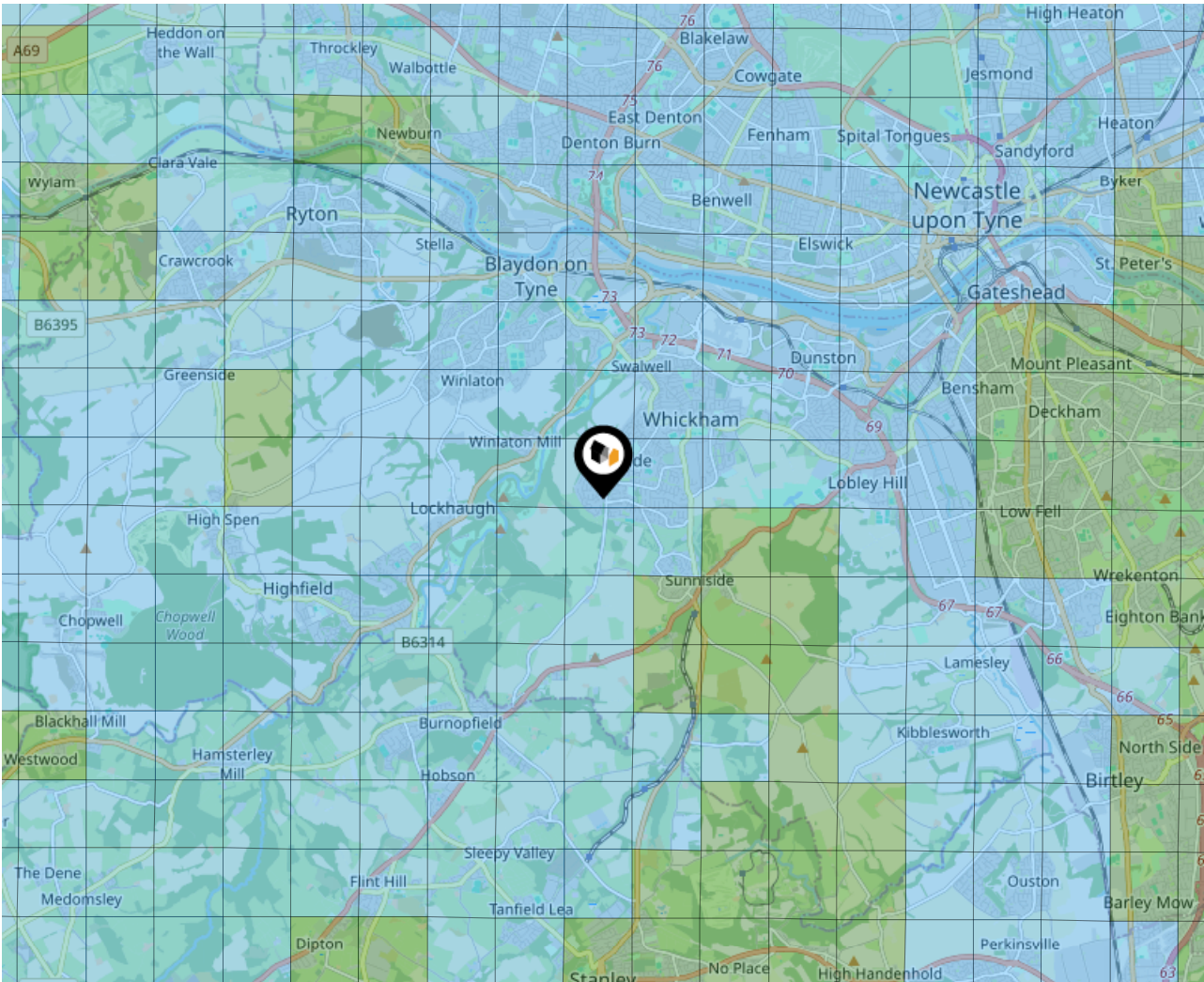


Nearby Council Wards

- 1 Whickham South and Sunnside Ward
- 2 Whickham North Ward
- 3 Dunston Hill and Whickham East Ward
- 4 Blaydon Ward
- 5 Winlaton and High Spen Ward
- 6 Dunston and Teams Ward
- 7 Benwell & Scotswood Ward
- 8 Lobley Hill and Bensham Ward
- 9 Elswick Ward
- 10 Lemington Ward

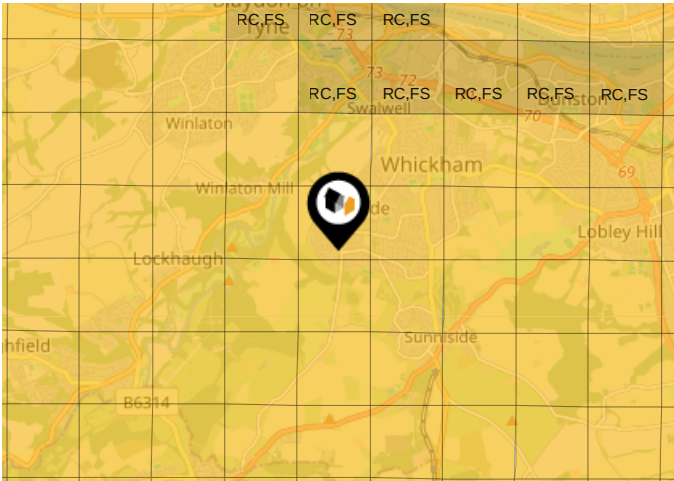
What is Radon?

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		

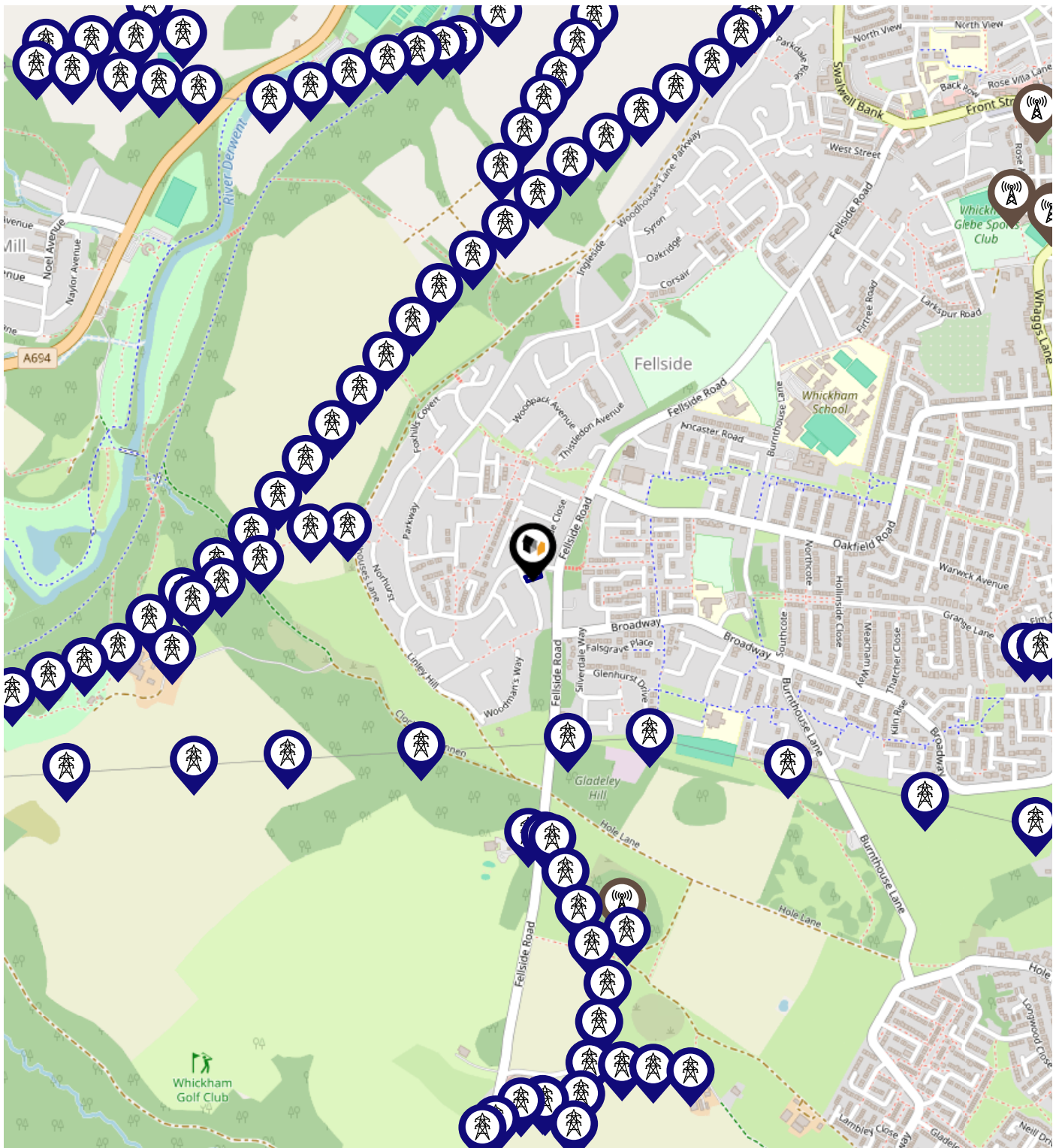


Primary Classifications (Most Common Clay Types)



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

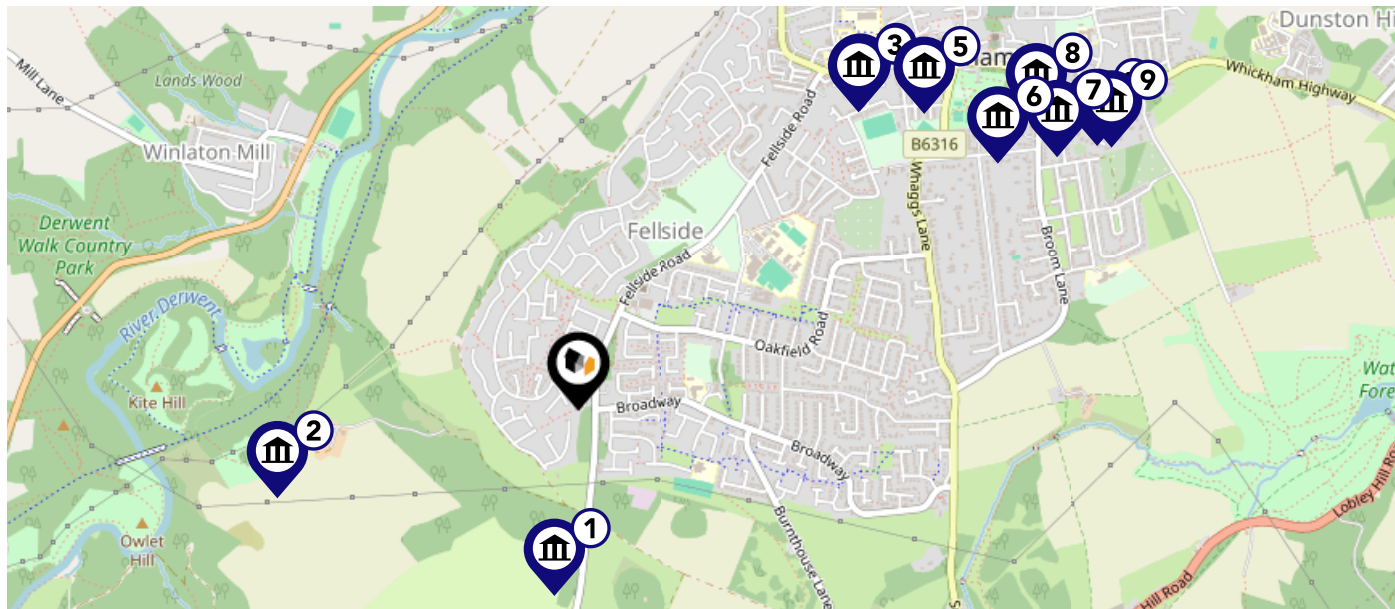
Masts & Pylons













Key:

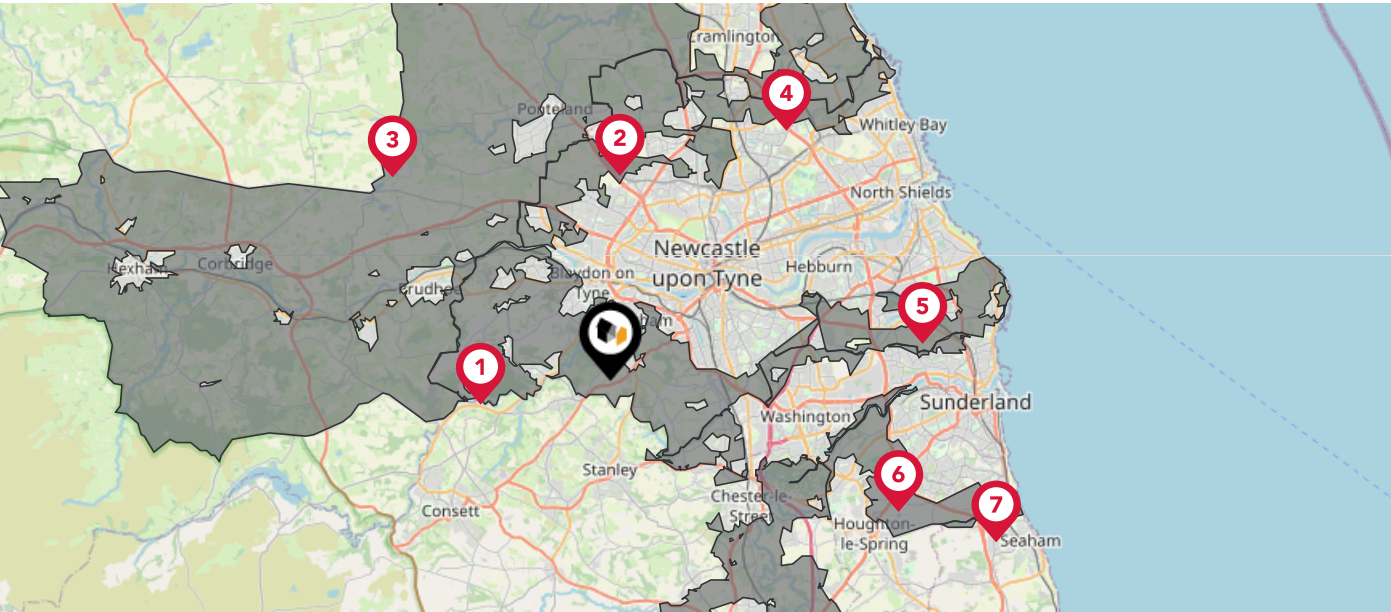
-  Power Pylons
-  Communication Masts

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



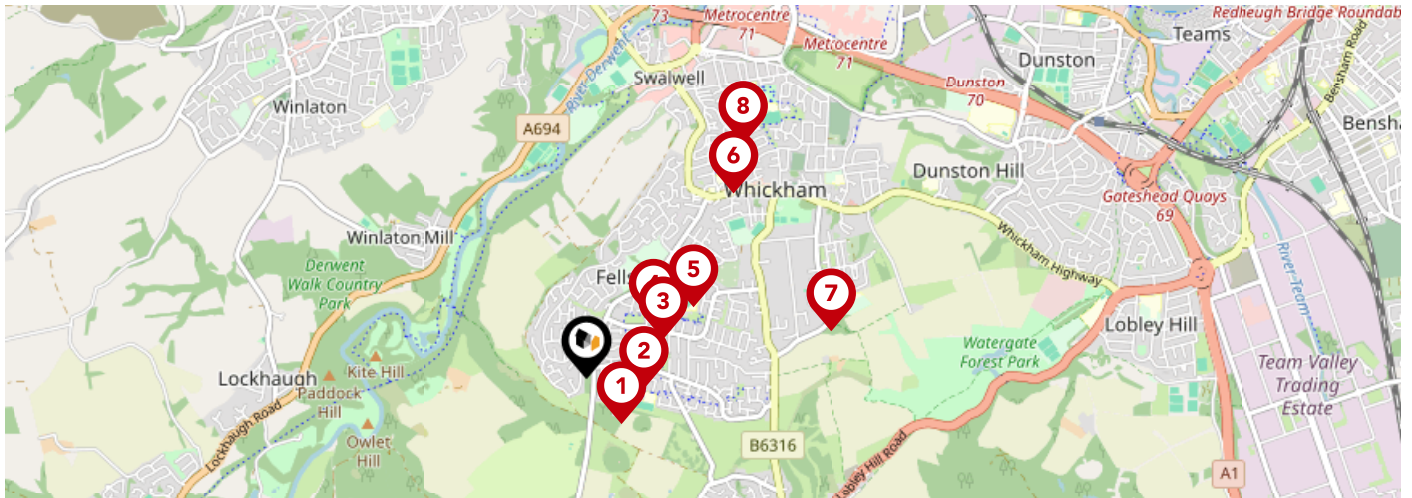
Listed Buildings in the local district		Grade	Distance
	1355102 - Lodges And Gate Piers To South Of Junction With Clockburn Lane	Grade II	0.4 miles
	1025137 - Old Hollinside	Grade I	0.6 miles
	1366087 - Salisbury House	Grade II	0.9 miles
	1355105 - 69, Front Street	Grade II	0.9 miles
	1025142 - Whickham Cottage Hospital	Grade II	1.0 miles
	1299676 - Windmill In King Georges Field (chase Park) 180 Metres South Of Street	Grade II	1.1 miles
	1355104 - Whickham Lodge And Wing At Right	Grade II	1.2 miles
	1025139 - 12 And 14, Front Street	Grade II	1.2 miles
	1299664 - Oak Villa	Grade II	1.3 miles
	1025141 - 11 And 13, Front Street	Grade II	1.3 miles

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

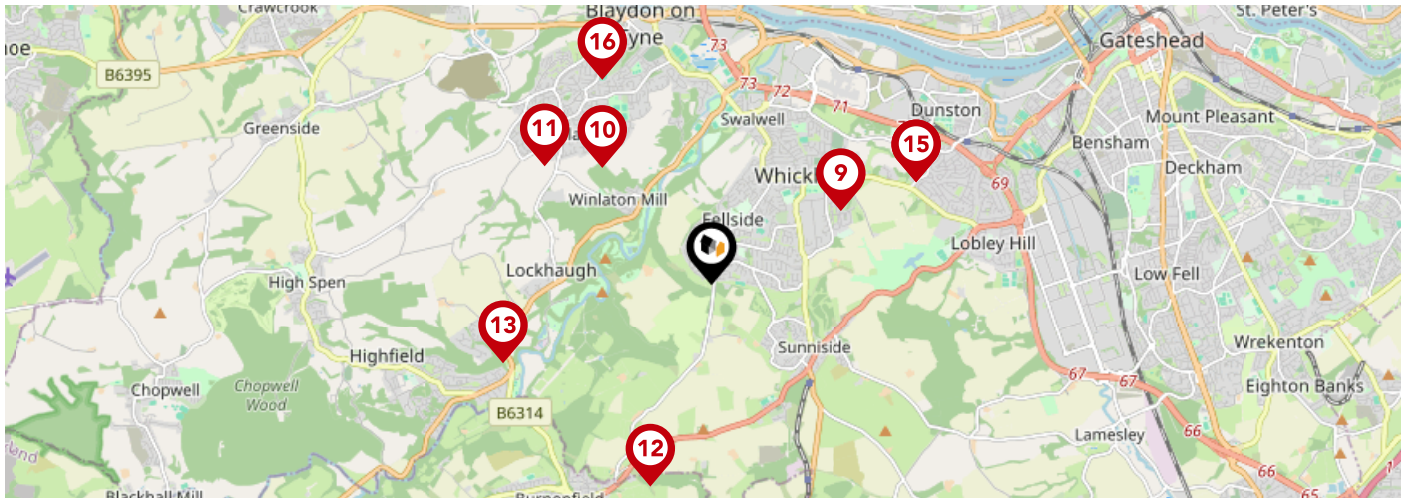










Nearby Green Belt Land

- 1 Tyne and Wear Green Belt - 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



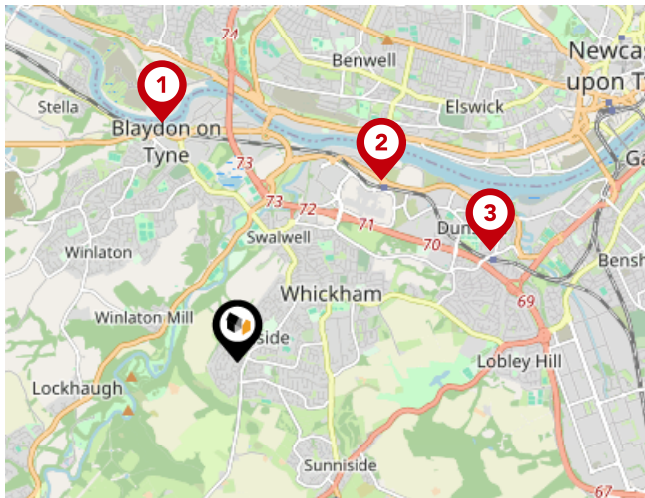
		Nursery	Primary	Secondary	College	Private
1	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winlaton West Lane Community Primary School Ofsted Rating: Good Pupils: 366 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rowlands Gill Community Primary School Ofsted Rating: Good Pupils: 196 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Blaydon Ofsted Rating: Good Pupils: 205 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

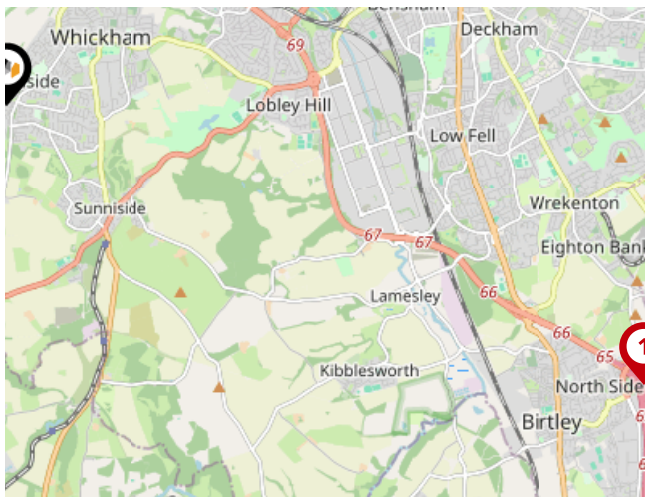
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Blaydon Rail Station	2.15 miles
	Metrocentre Rail Station	1.98 miles
	Dunston Rail Station	2.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	5.93 miles
	A1(M) J63	7.08 miles
	A1(M) J64	6.67 miles
	A194(M) J1	6.17 miles
	A194(M) J2	6.69 miles

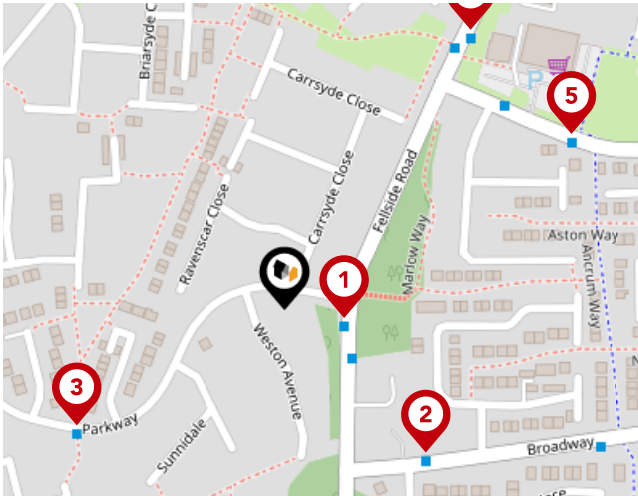


Airports/Helipads

Pin	Name	Distance
	Airport	7.01 miles
	Teesside Airport	31.23 miles
	Leeds Bradford Airport	73.85 miles
	Irthlington	44.02 miles

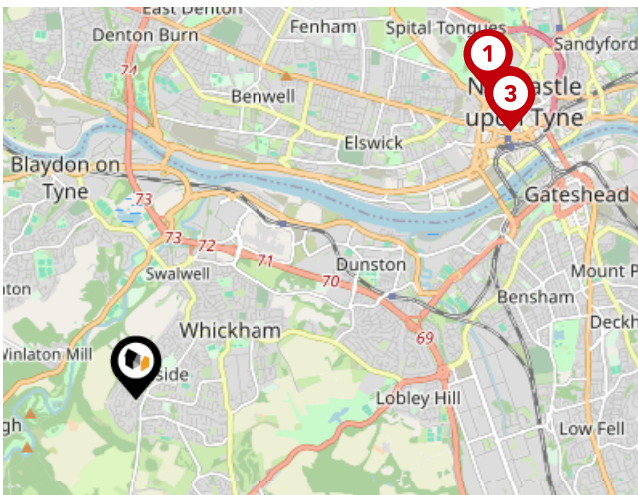
Area

Transport (Local)



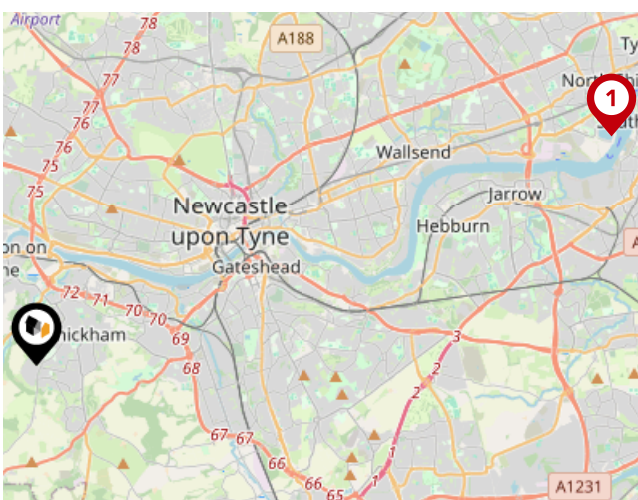
Bus Stops/Stations

Pin	Name	Distance
1	Fellside Road-Parkway	0.03 miles
2	Broadway	0.11 miles
3	Parkway-Rushsyde Close	0.13 miles
4	Fellside Park	0.18 miles
5	Oakfield Road - Fellside Road	0.18 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.98 miles
2	Central Station (Tyne and Wear Metro Station)	3.92 miles
3	Central Station (Tyne and Wear Metro Station)	3.92 miles

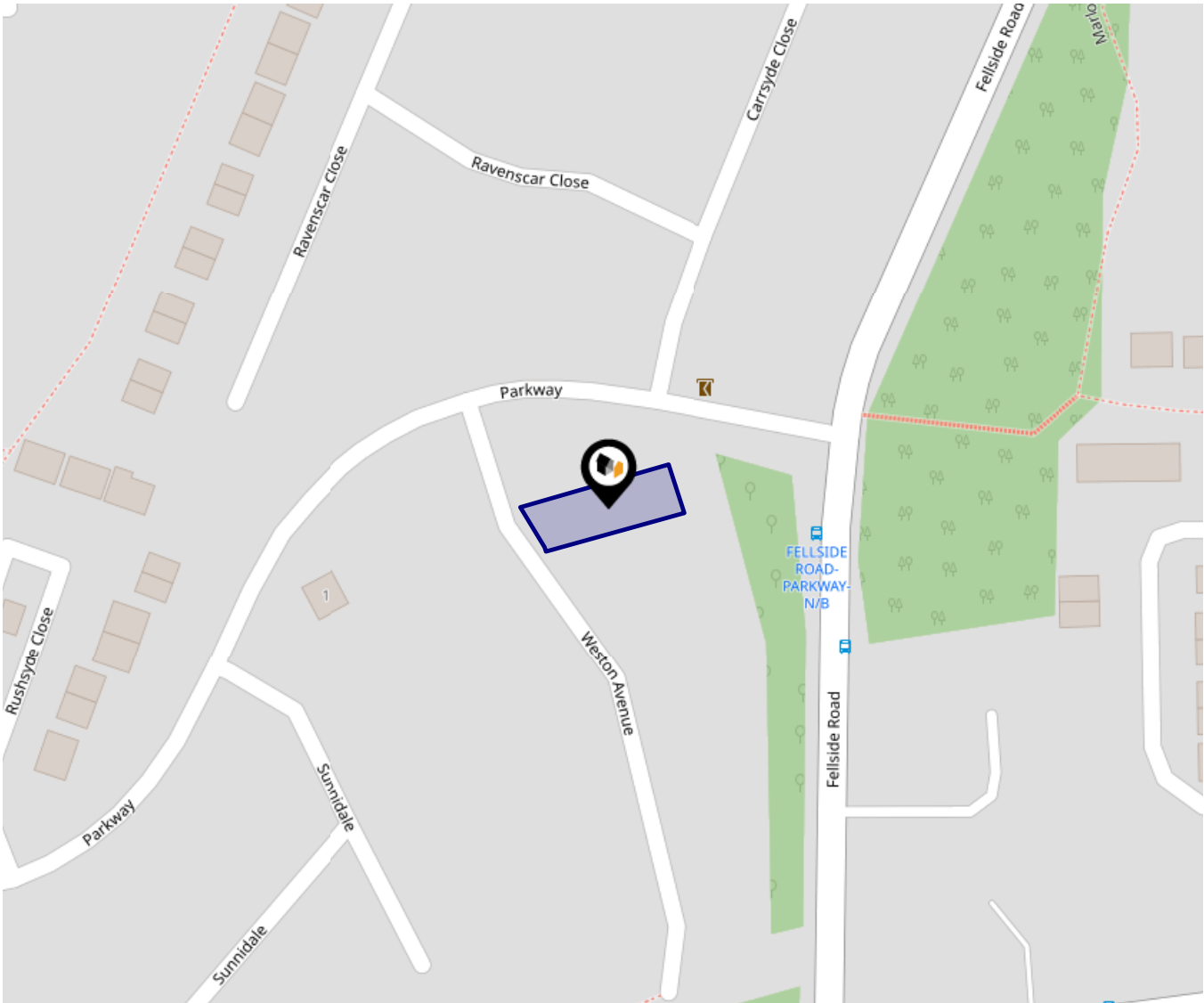


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.55 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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