

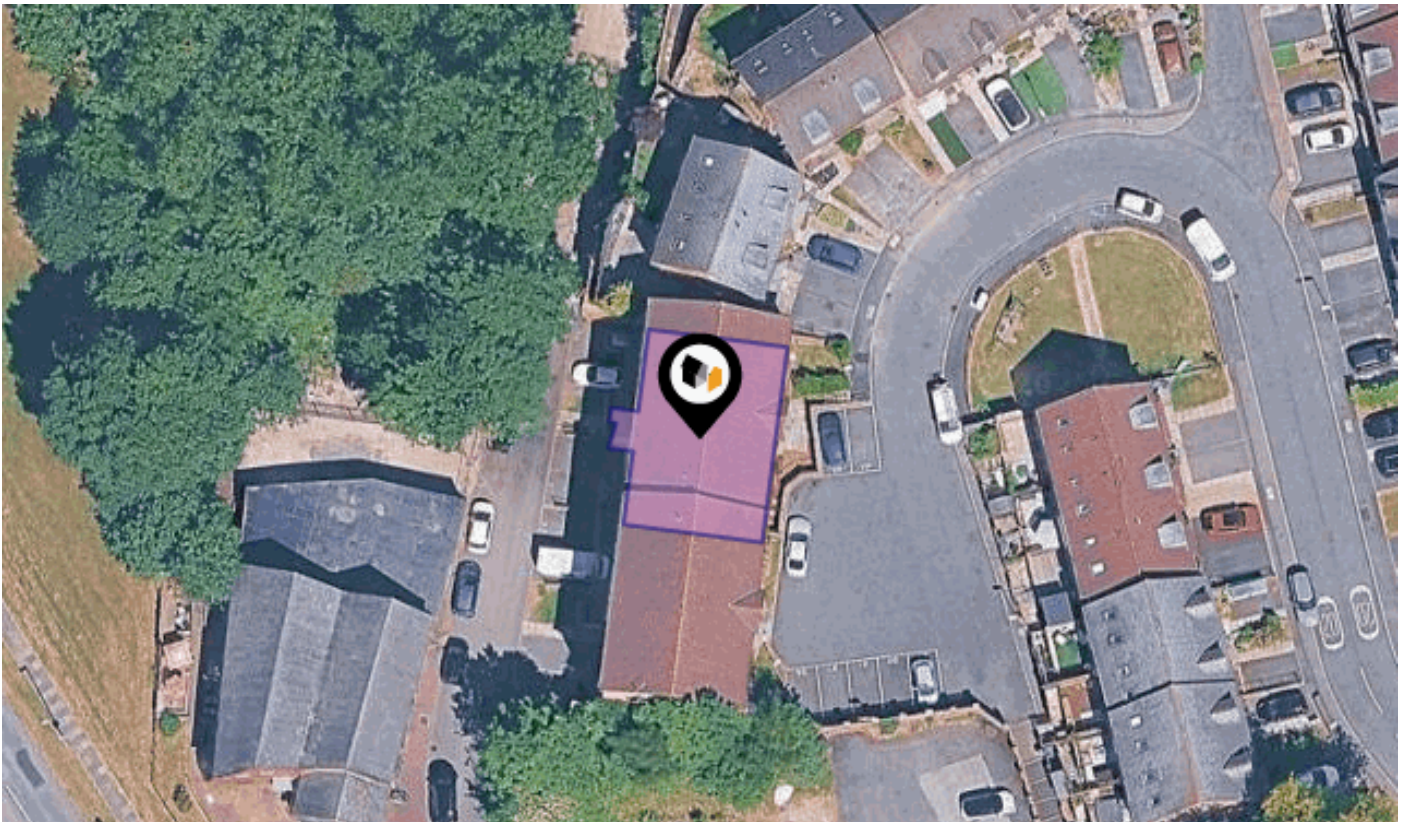


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th November 2025



**ROSEBUD CLOSE, SWALWELL, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

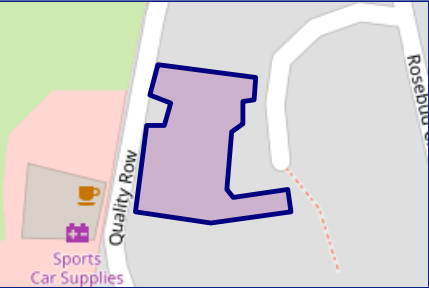
0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/

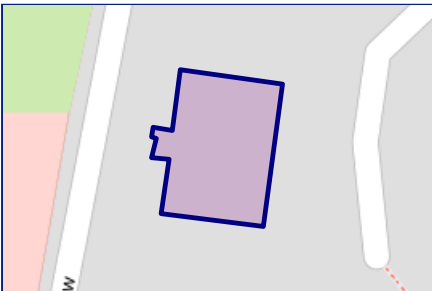


Freehold Title Plan



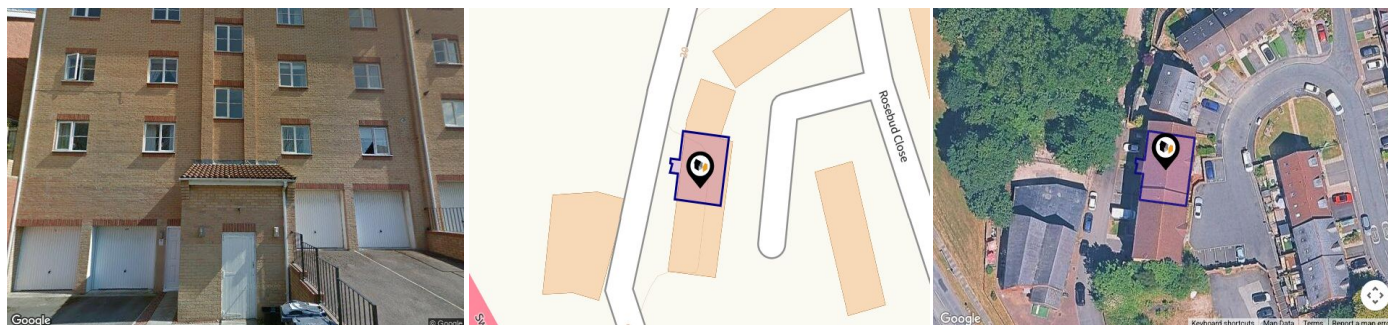
TY454435

Leasehold Title Plan



TY430644

Start Date: 02/12/2004
End Date: 01/07/2158
Lease Term: 155 years from 1 July 2003
Term Remaining: 132 years



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.04 acres
Year Built :	2004
Council Tax :	Band B
Annual Estimate:	£2,005
Title Number:	TY430644

Tenure:	Leasehold
Start Date:	02/12/2004
End Date:	01/07/2158
Lease Term:	155 years from 1 July 2003
Term Remaining:	132 years

Local Area

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

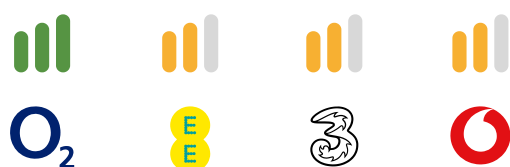
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

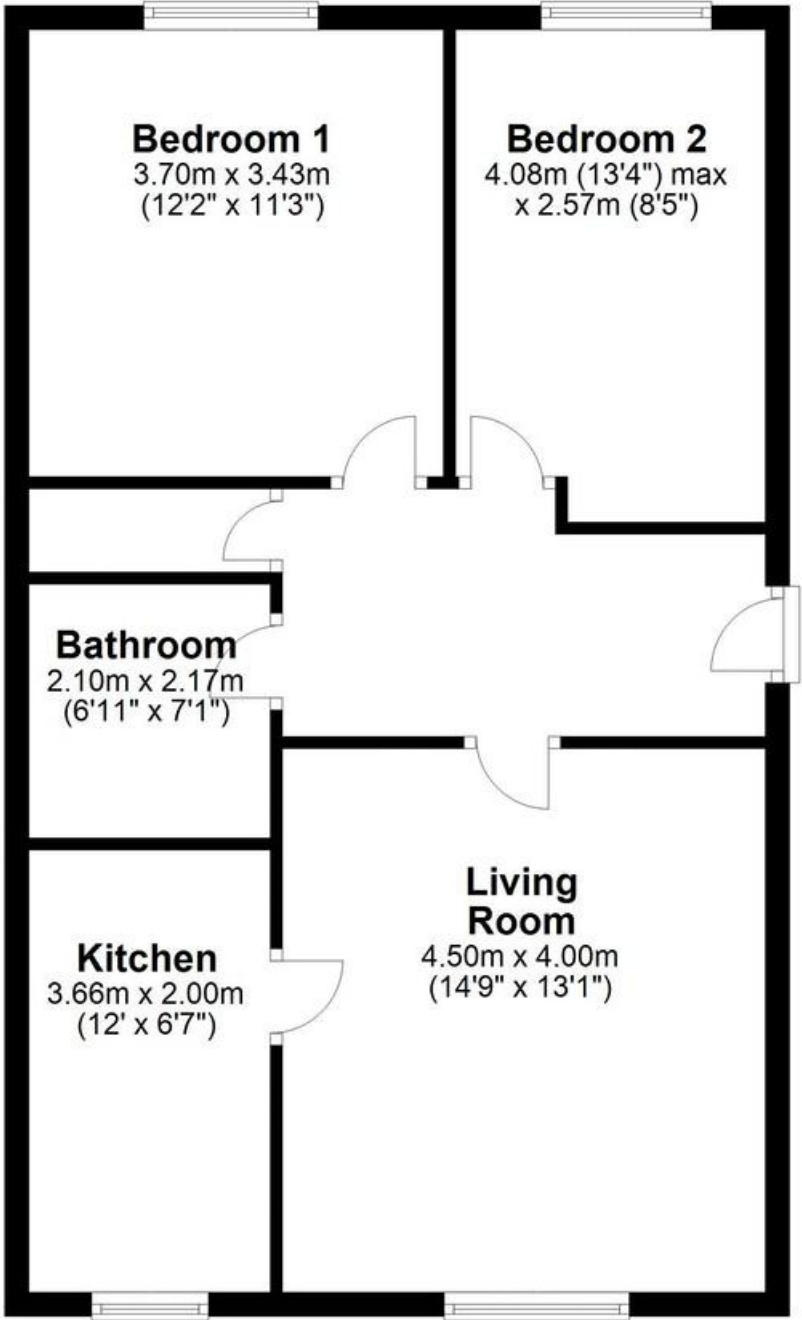


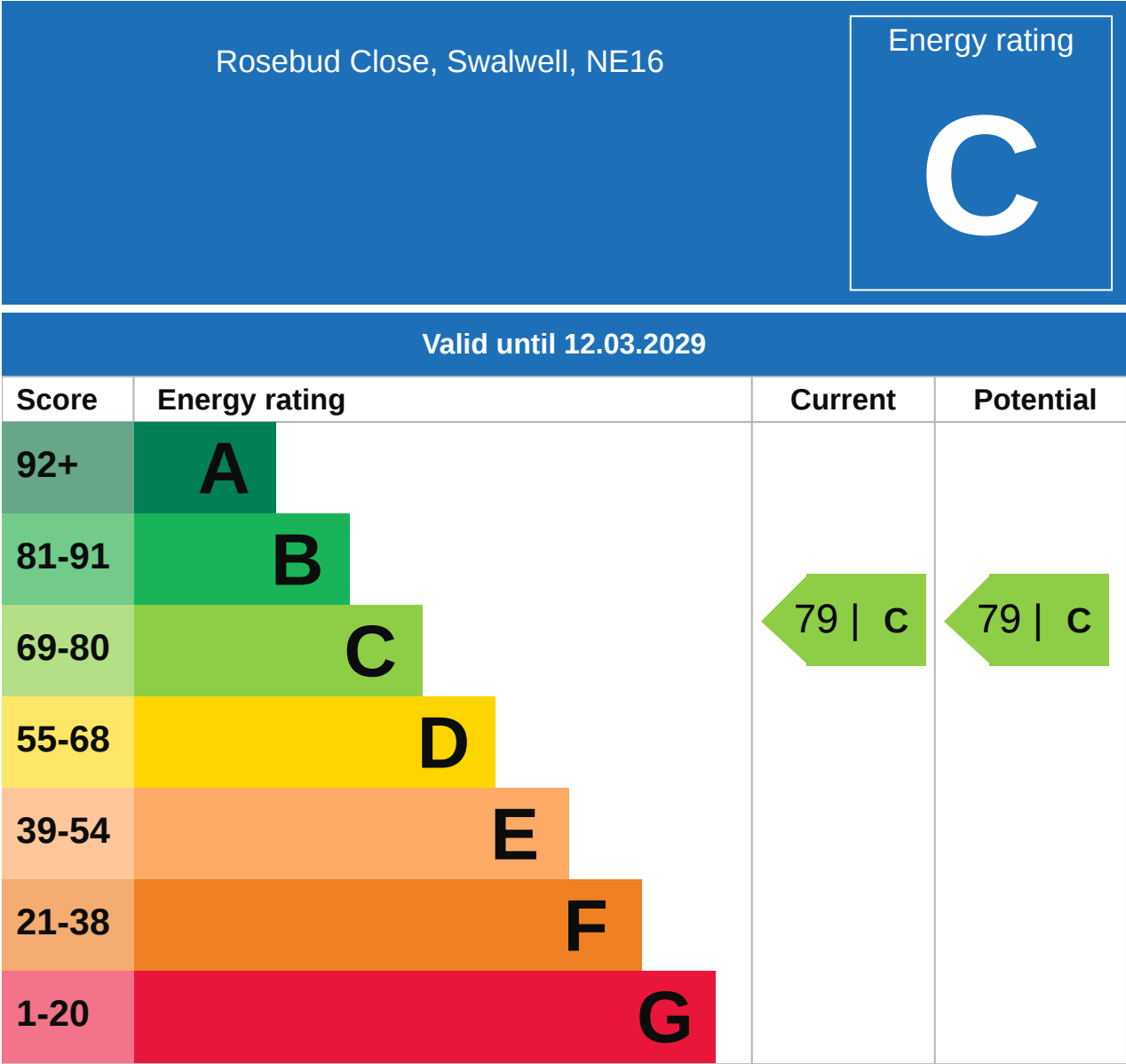
Planning records for: *9 Rosebud Close Whickham NE16 3DF*

Reference - DC/23/00719/HHA	
Decision:	Decided
Date:	15th August 2023
Description:	Installation of air source heat pump to rear of 9 Rosebud Close, as amended 20 October 2023.

ROSEBUD CLOSE, SWALWELL, NEWCASTLE UPON TYNE,
NE16

Ground Floor





Additional EPC Data

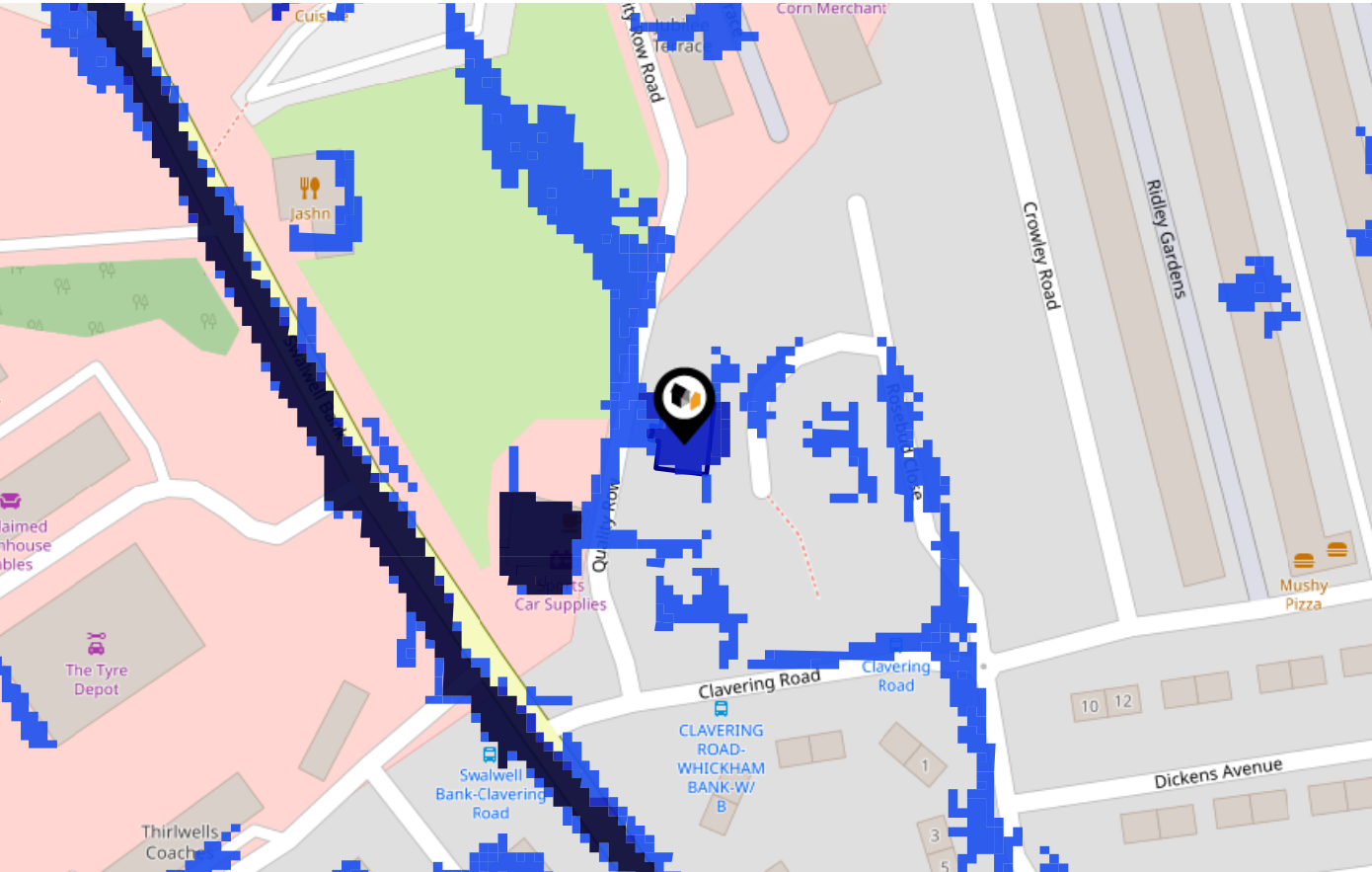
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	63 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.

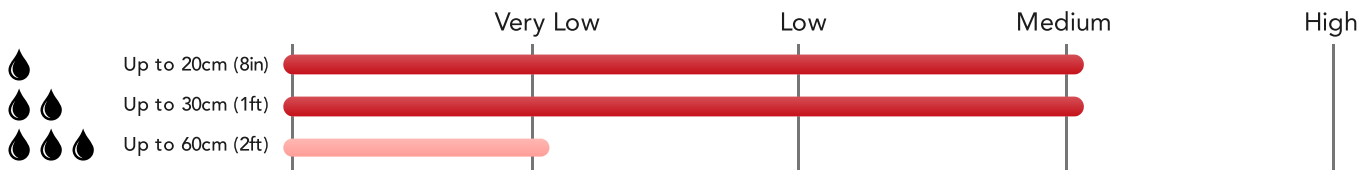


Risk Rating: Medium

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:

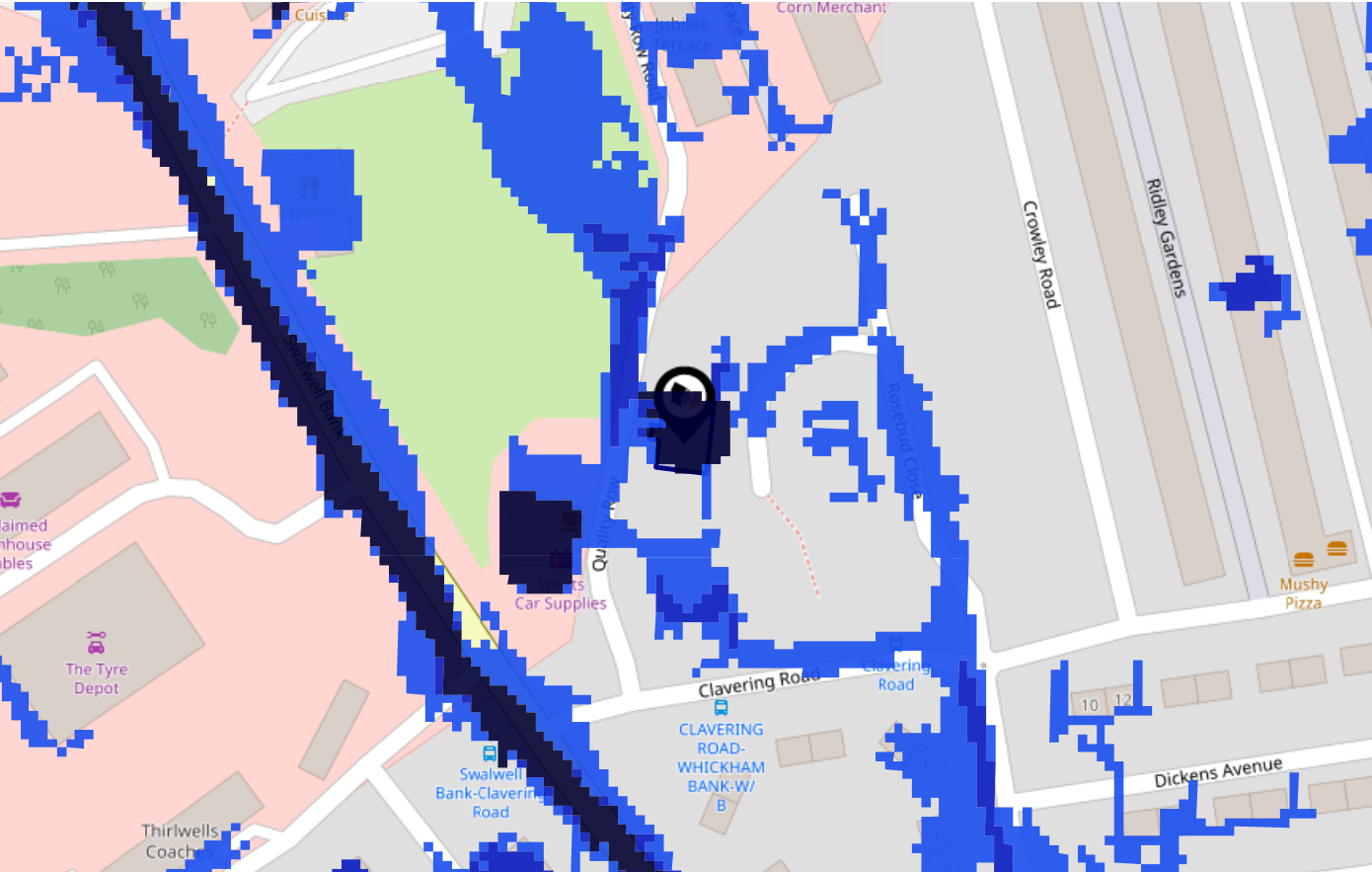


Flood Risk

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.

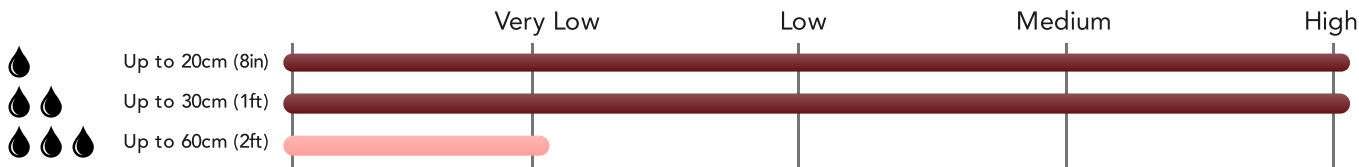


Risk Rating: High

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.

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Chance of flooding to the following depths at this property:

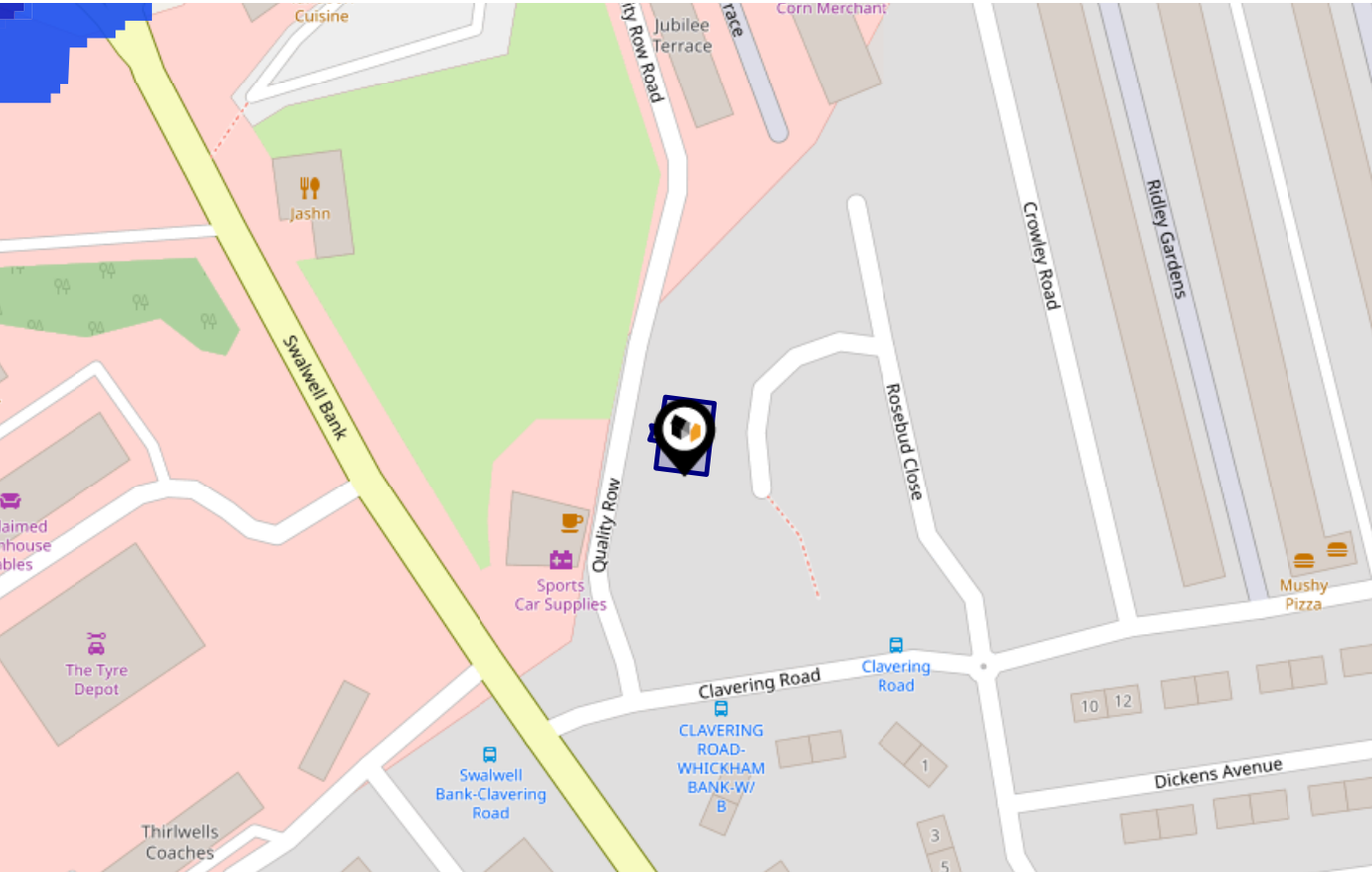


Flood Risk

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.

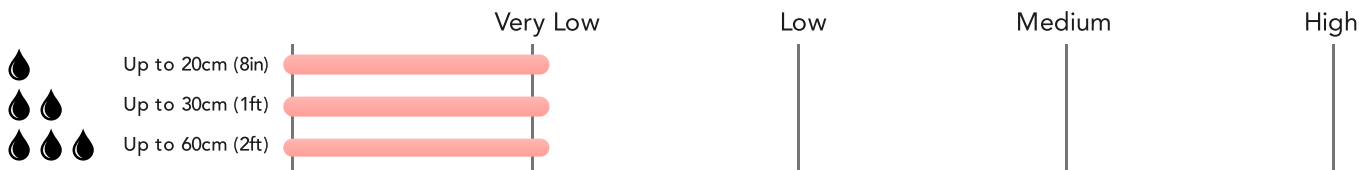


Risk Rating: Very low

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.

- 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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- 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:

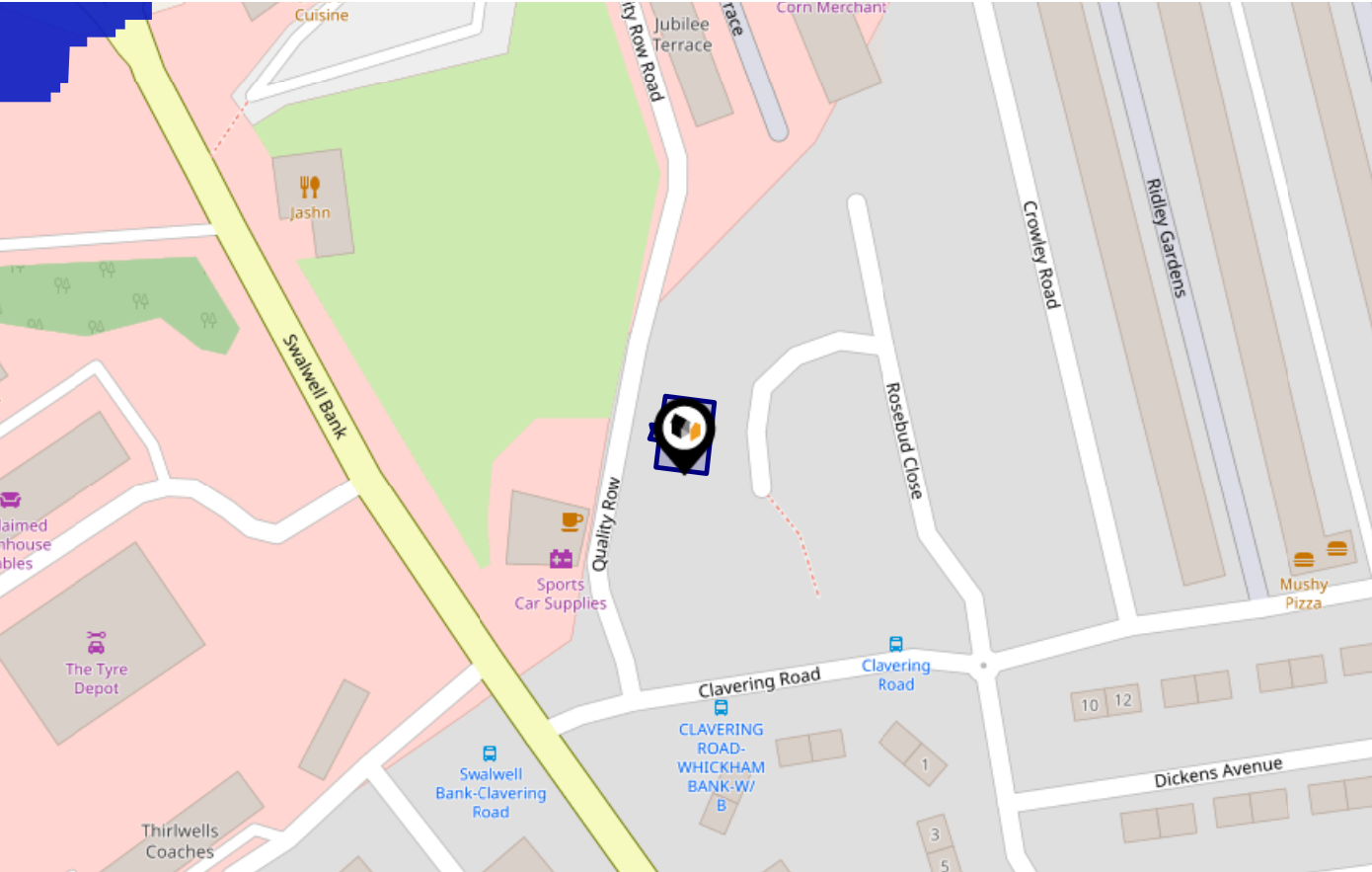


Flood Risk

Rivers & Seas - 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.

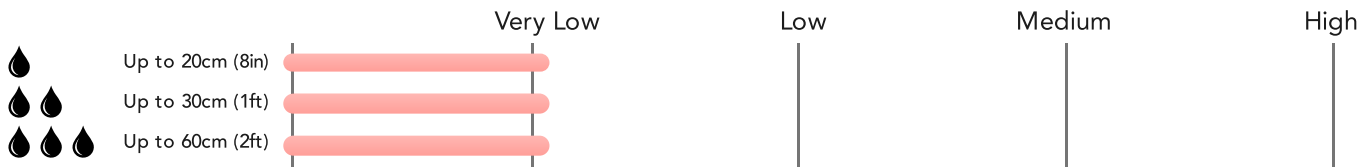


Risk Rating: Very low

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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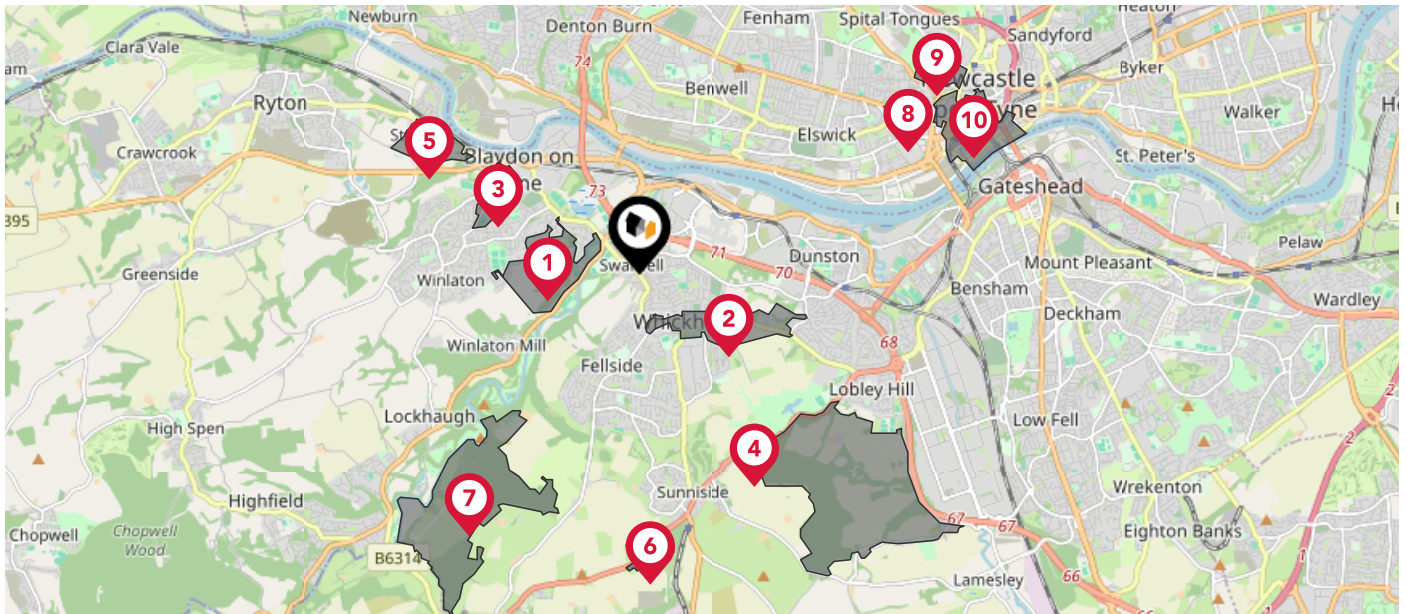
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

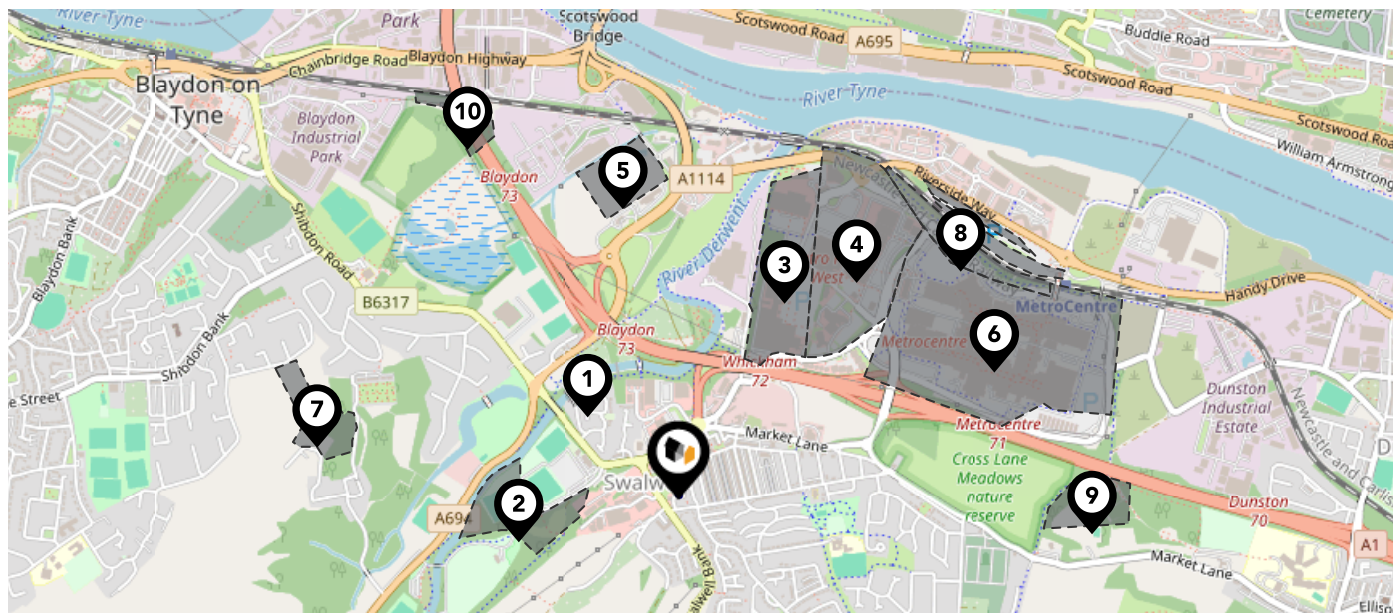
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Axwell CA
- 2 Whickham CA
- 3 Blaydon CA
- 4 Ravensworth CA
- 5 Path Head CA
- 6 Marley Hill CA
- 7 Gibside CA
- 8 Summerhill Square
- 9 Leazes
- 10 Central

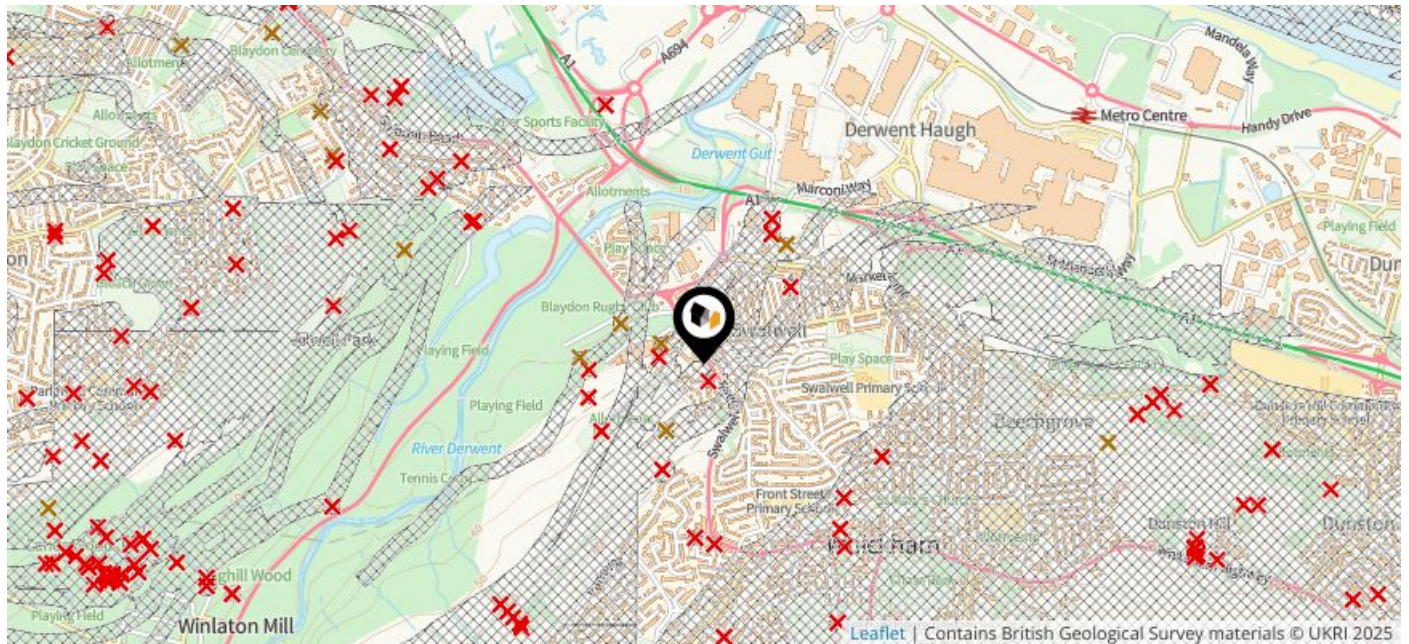
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and Wear	Historic Landfill 
	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill 
	Metro Centre Phase 4-Metro Centre Development, 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 
	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill 
	Axwell Park-Home Farm, Axwell Park, Blaydon, Tyne and Wear	Historic Landfill 
	West Dunston-Riverside Way, Gatehead, Tyne and Wear	Historic Landfill 
	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill 
	Shibdon Landfill Site-East of Cowan Street, Blaydon, Tyne and Wear	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



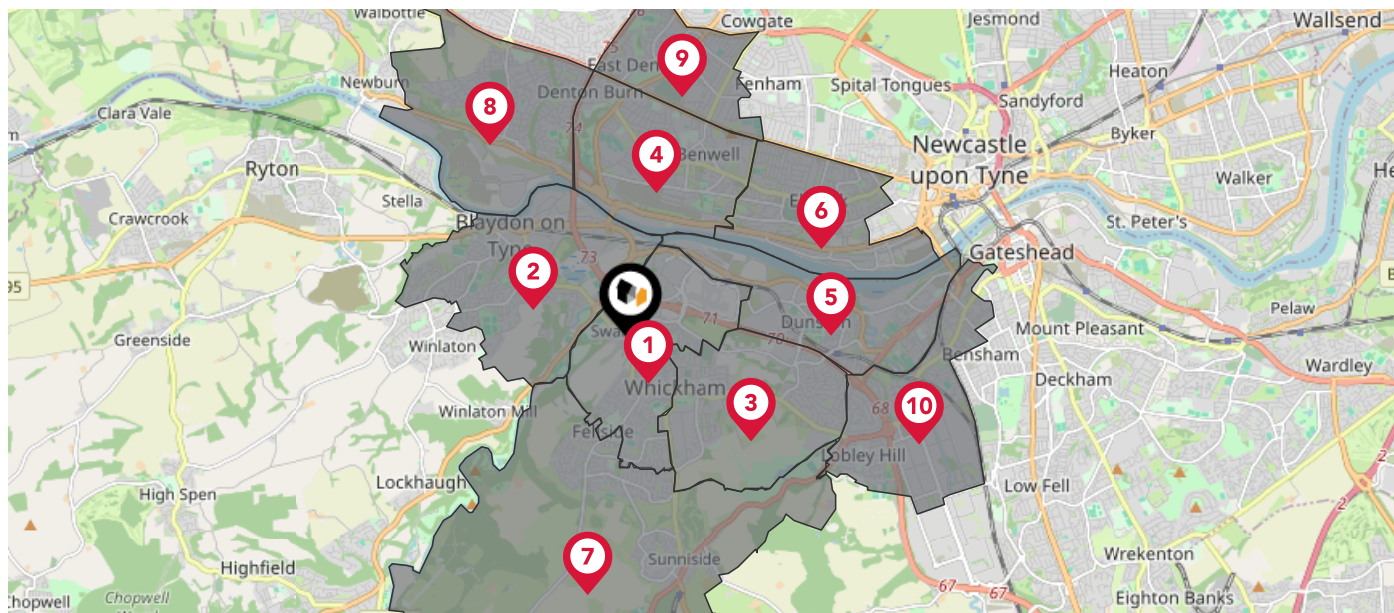
Mine Entry

- ✕ 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



Whickham North Ward



Blaydon Ward



Dunston Hill and Whickham East Ward



Benwell & Scotswood Ward



Dunston and Teams Ward



Elswick Ward



Whickham South and Sunnyside Ward



Lemington Ward



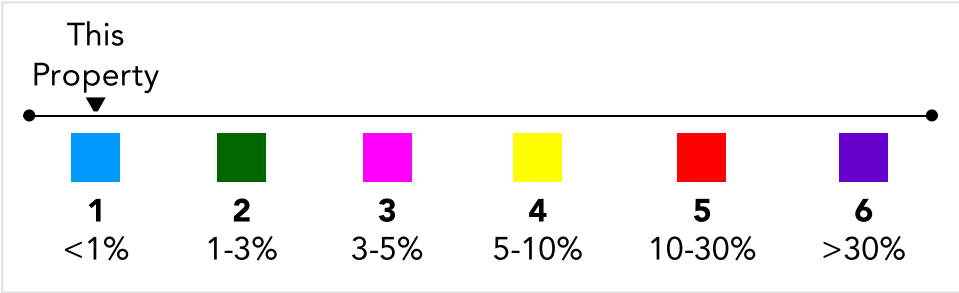
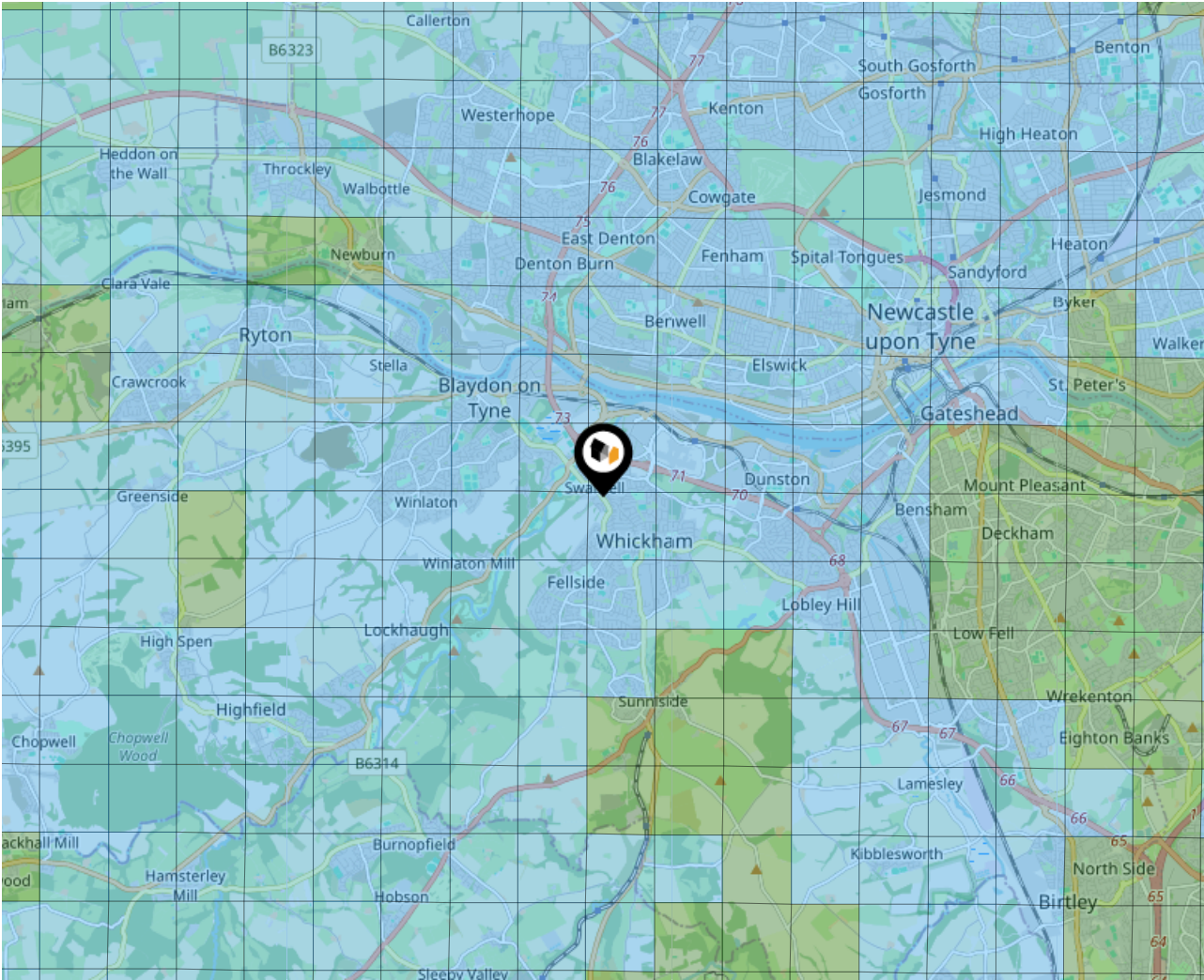
West Fenham Ward



Lobley Hill and Bensham Ward

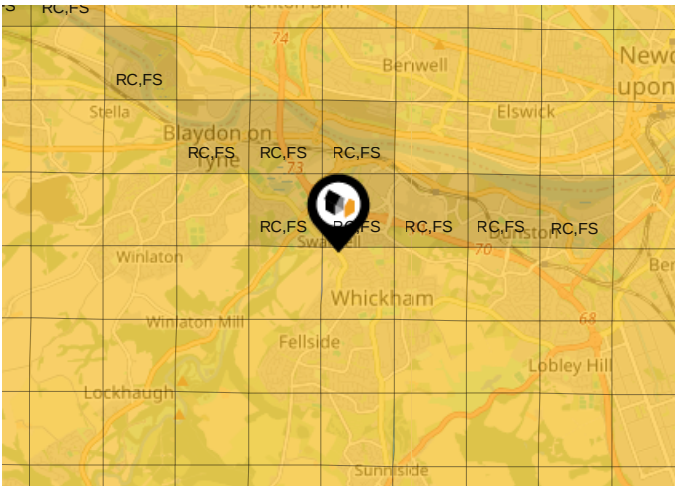
What is Radon?

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

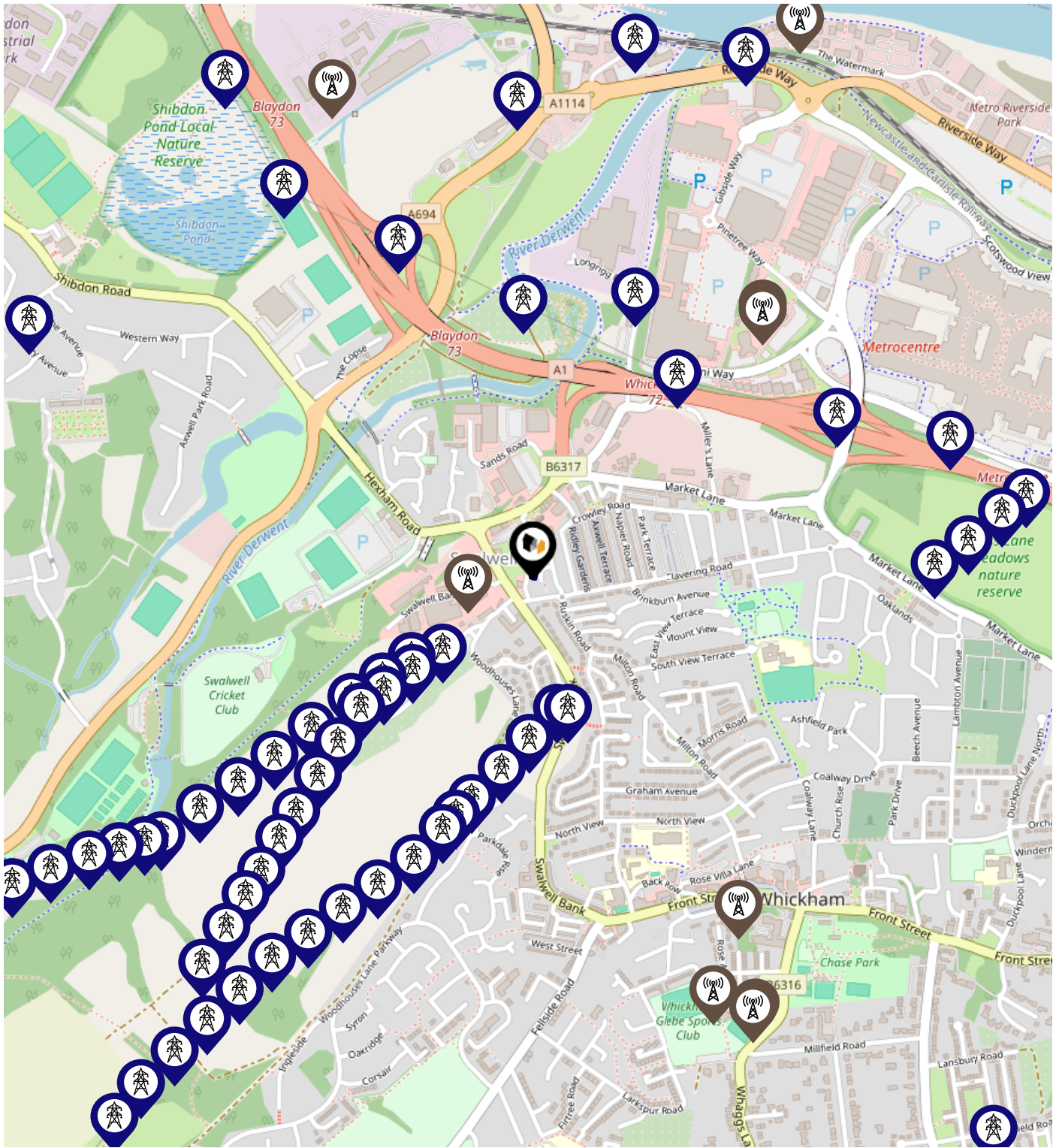


Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

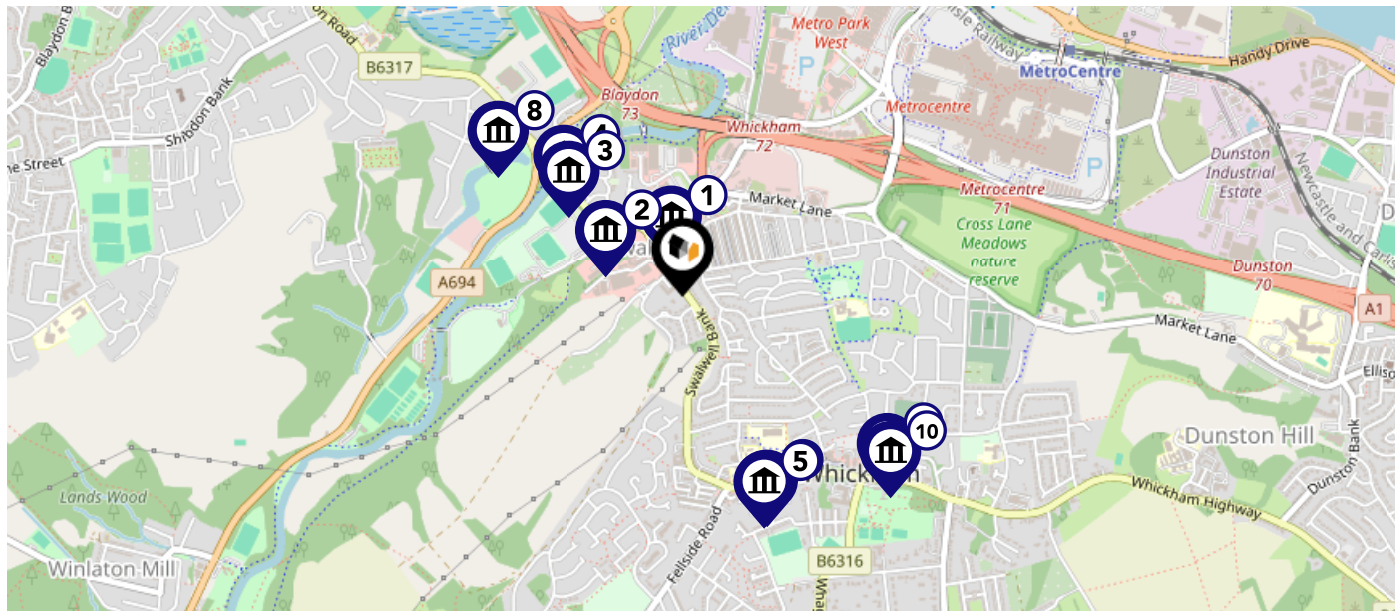


- Key:**
- Power Pylons
 - Communication Masts

Maps

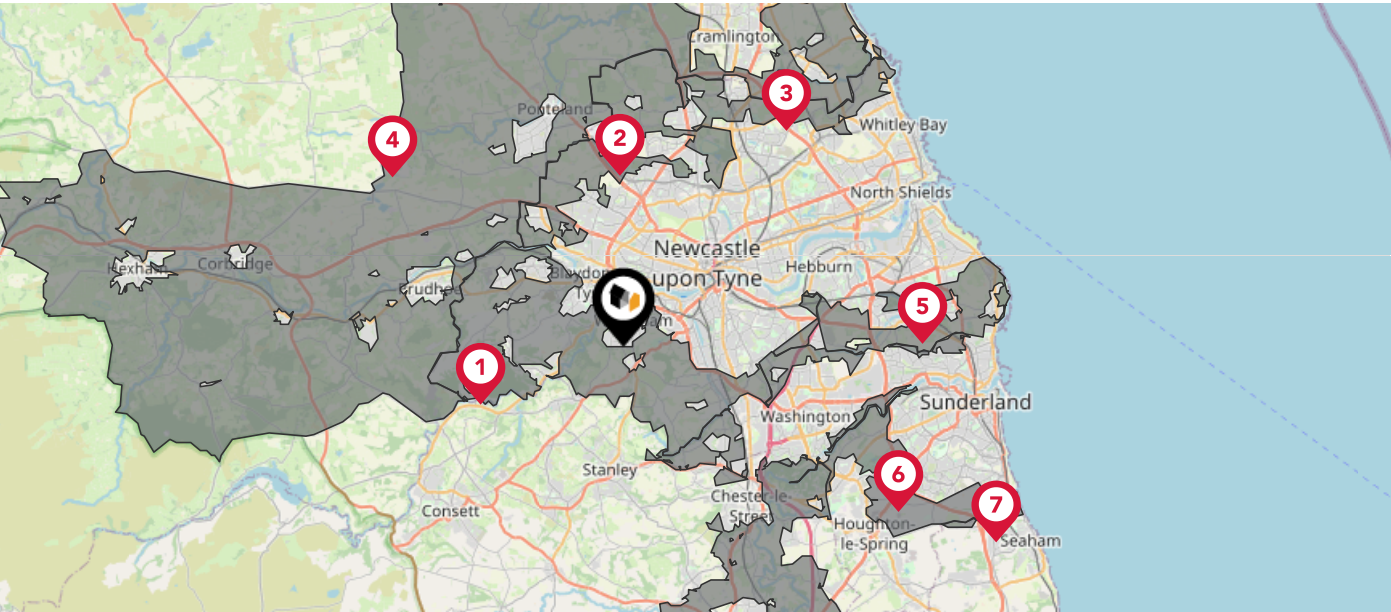
Listed Buildings

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



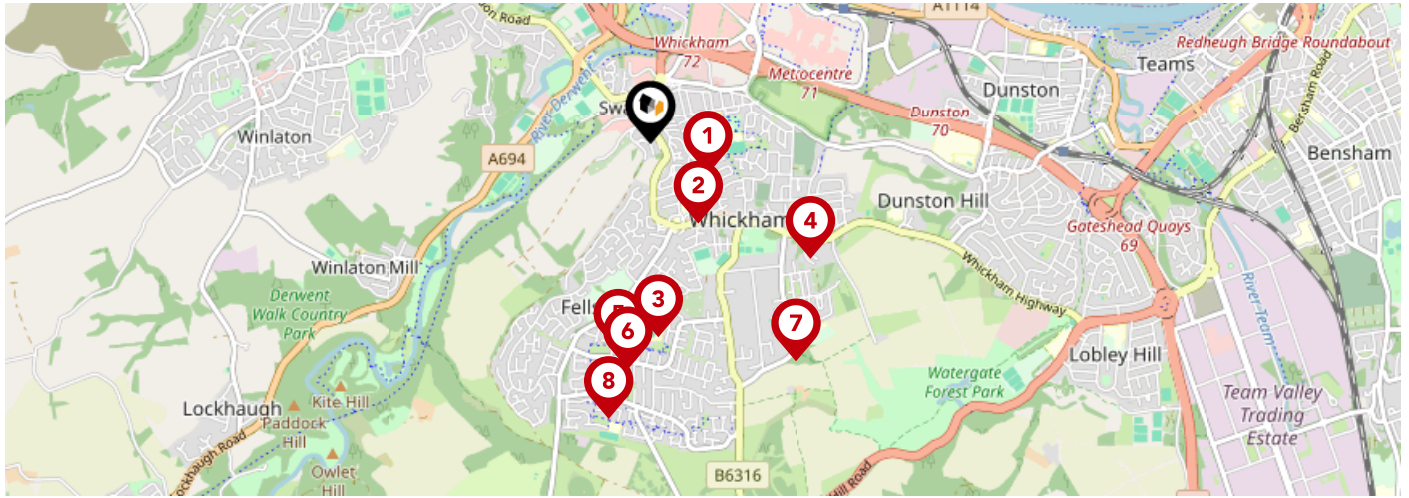
Listed Buildings in the local district	Grade	Distance
 1366091 - War Memorial	Grade II	0.1 miles
 1437836 - 'derwent Walk Express' And Supporting Bridge Abutment And Approach Spans	Grade II	0.2 miles
 1379968 - Old Bridge End Cottage	Grade II	0.3 miles
 1355119 - Bridge Over River Derwent (tyne And Wear Bridge Number 761)	Grade II	0.3 miles
 1366087 - Salisbury House	Grade II	0.5 miles
 1185451 - 67, Front Street	Grade II	0.5 miles
 1355105 - 69, Front Street	Grade II	0.5 miles
 1184875 - Axwell Park Dower House	Grade II	0.5 miles
 1355139 - Tomb Of Henry Clasper About 13 Metres North Of Church Of St Mary	Grade II	0.6 miles
 1185359 - Church Of St Mary	Grade I	0.6 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



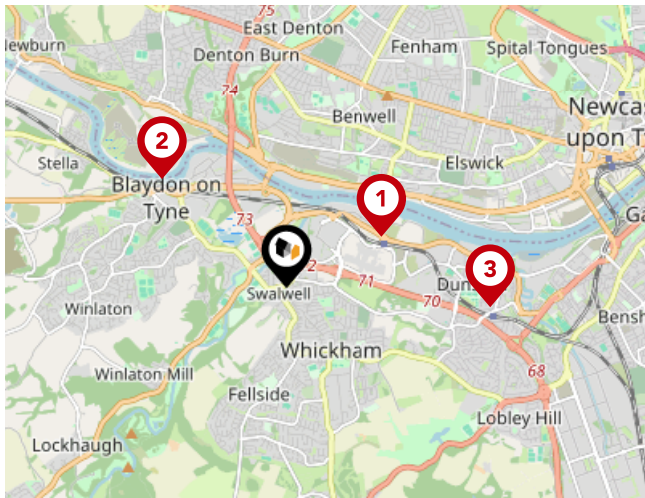
		Nursery	Primary	Secondary	College	Private
1	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:0.27	☐	☒	☐	☐	☐
2	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.4	☐	☒	☐	☐	☐
3	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.83	☐	☐	☒	☐	☐
4	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.84	☐	☒	☐	☐	☐
5	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.9	☐	☒	☐	☐	☐
6	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:0.97	☐	☒	☐	☐	☐
7	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:1.11	☐	☒	☐	☐	☐
8	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.18	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.35	☐	☒	☐	☐	☐
	Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.35	☐	☐	☒	☐	☐
	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:1.35	☐	☒	☐	☐	☐
	Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance:1.36	☐	☒	☐	☐	☐
	Bridgewater Primary School Ofsted Rating: Outstanding Pupils: 472 Distance:1.37	☐	☒	☐	☐	☐
	Blaydon West Primary School Ofsted Rating: Good Pupils: 194 Distance:1.4	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Benwell Ofsted Rating: Good Pupils: 227 Distance:1.4	☐	☒	☐	☐	☐
	Atkinson Road Primary Academy Ofsted Rating: Good Pupils: 425 Distance:1.44	☐	☒	☐	☐	☐

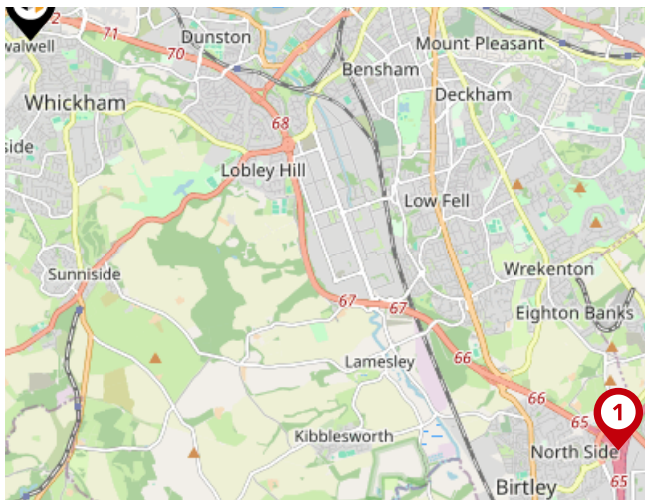
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Metrocentre Rail Station	0.91 miles
	Blaydon Rail Station	1.41 miles
	Dunston Rail Station	1.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	6.11 miles
	A194(M) J1	6.17 miles
	A1(M) J63	7.62 miles
	A1(M) J64	7.01 miles
	A194(M) J2	6.39 miles



Airports/Helipads

Pin	Name	Distance
	Airport	5.94 miles
	Teesside Airport	32.16 miles
	Leeds Bradford Airport	74.97 miles
	Irthlington	44.43 miles

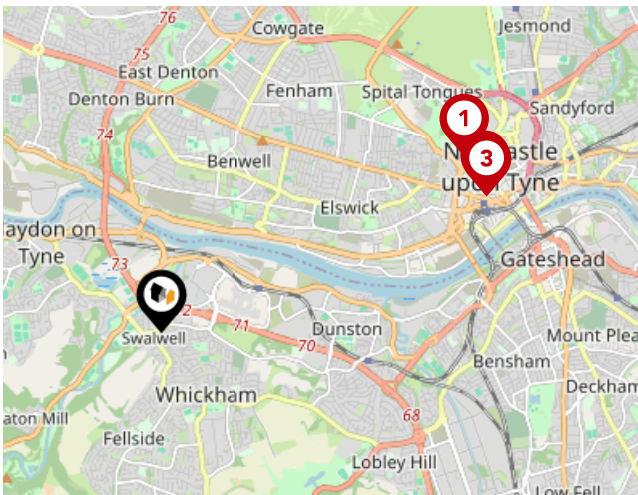
Area

Transport (Local)



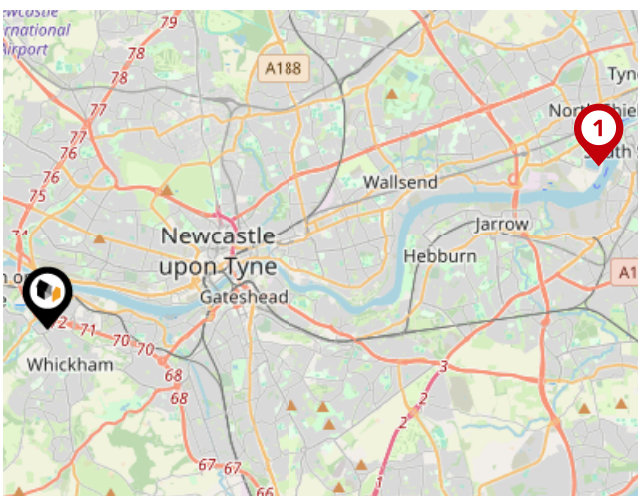
Bus Stops/Stations

Pin	Name	Distance
1	Clavering Road-Whickham Bank	0.04 miles
2	Clavering Road-Crawley Road	0.04 miles
3	Hexham Road - Brewery Bank	0.11 miles
4	Hexham Road - Broadmeadows Close	0.14 miles
5	Clavering Road-Brinkburn Avenue	0.13 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	2.97 miles
2	Central Station (Tyne and Wear Metro Station)	2.99 miles
3	Central Station (Tyne and Wear Metro Station)	2.99 miles

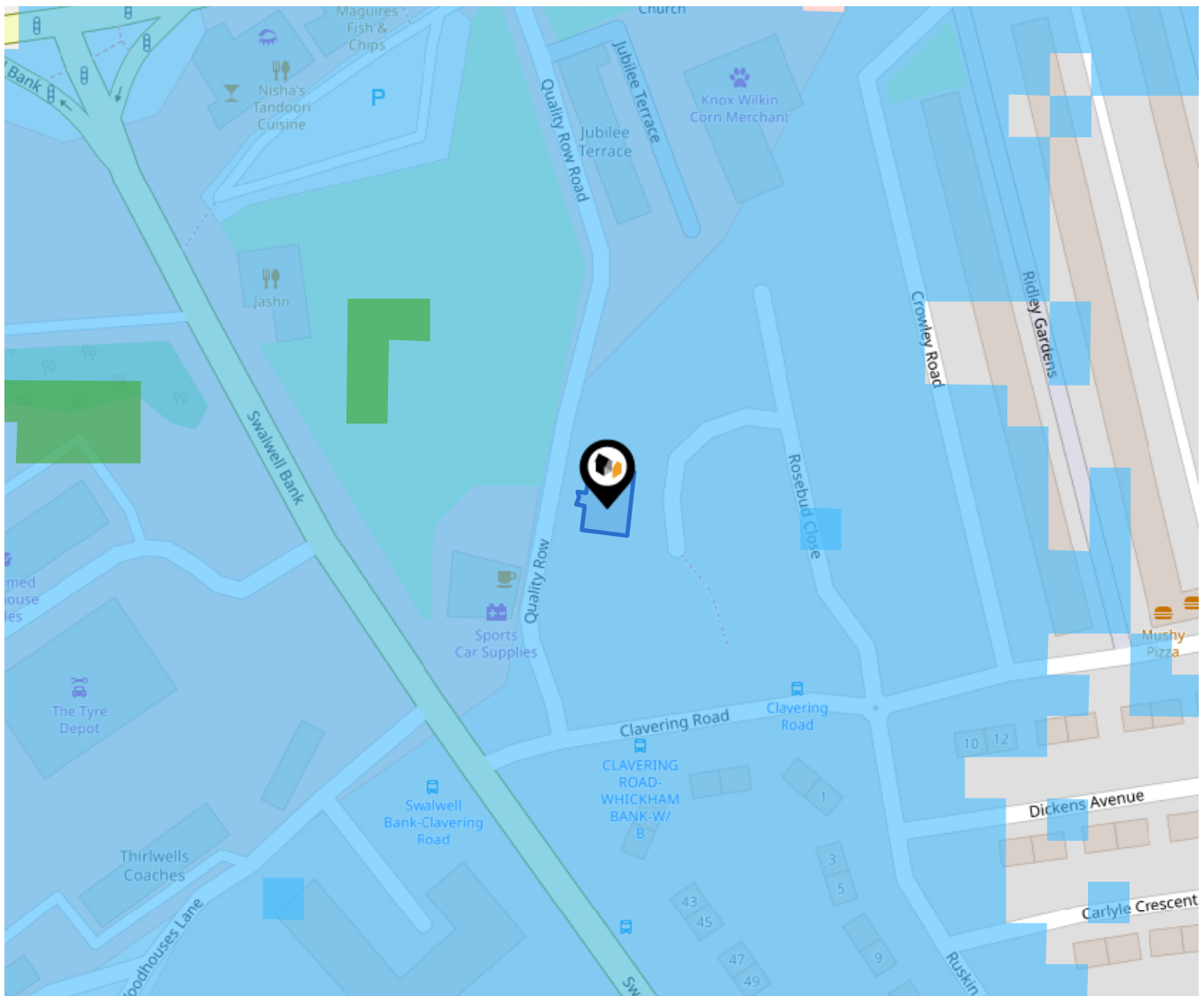


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.78 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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