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MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th November 2025



**CAVENDISH PLACE, HOBSON, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

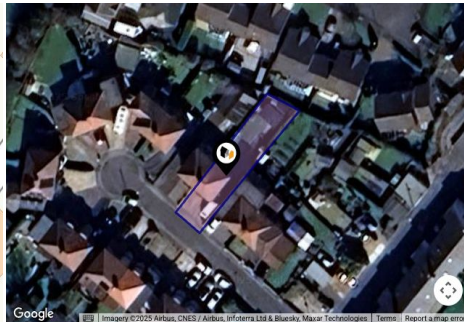
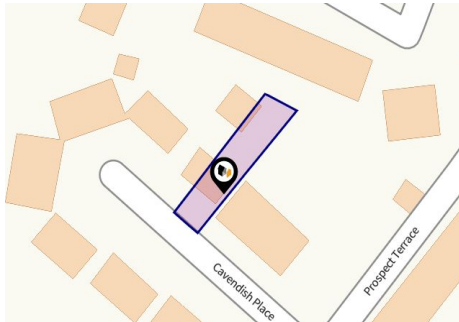
2a Gateshead Road, Sunniside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	710 ft ² / 66 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,701		
Title Number:	DU140533		

Local Area

Local Authority:	Durham	Estimated Broadband Speeds				
Conservation Area:	No	(Standard - Superfast - Ultrafast)				
Flood Risk:						
• Rivers & Seas	Very low	8	43	-		
• Surface Water	Very low	mb/s	mb/s	mb/s		
						
Mobile Coverage:		Satellite/Fibre TV Availability:				
(based on calls indoors)						
						
						

Planning records for: **1 Cavendish Place Hobson Newcastle Upon Tyne NE16 6EN**

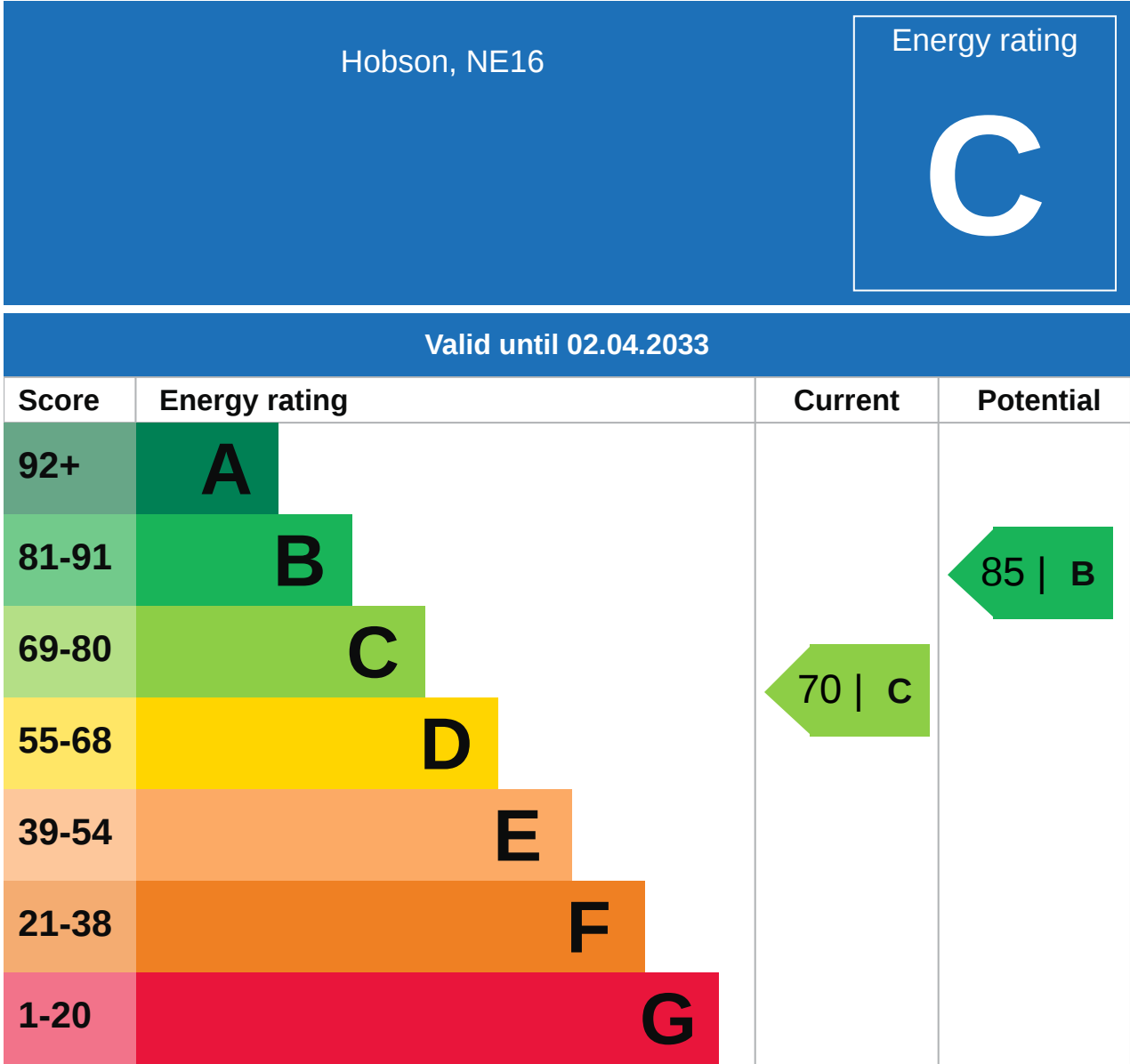
Reference - 1/2006/0454/56787	
Decision:	Not Available
Date:	-
Description:	Pitched Roof To Side

Planning records for: **3 Cavendish Place Hobson Newcastle Upon Tyne NE16 6EN**

Reference - DM/22/00660/FPA	
Decision:	Decided
Date:	02nd March 2022
Description:	Replace existing flat mineral felt roof with extended hip roof

Planning records for: **4 Cavendish Place Hobson Newcastle Upon Tyne NE16 6EN**

Reference - DM/17/01759/FPA	
Decision:	Not Available
Date:	-
Description:	Two Storey Side And Single Storey Front And Rear Extensions



Additional EPC Data

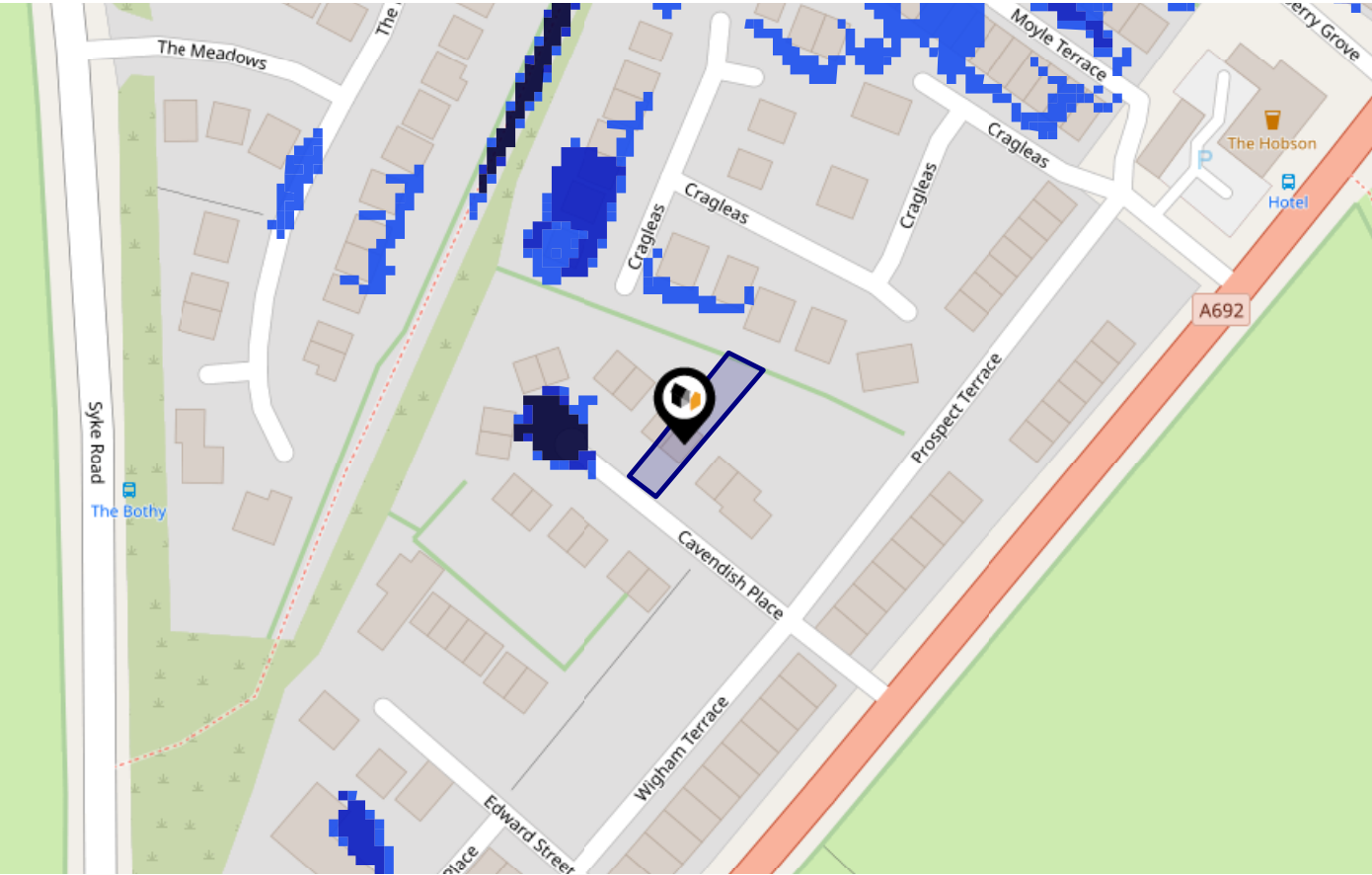
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	66 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.

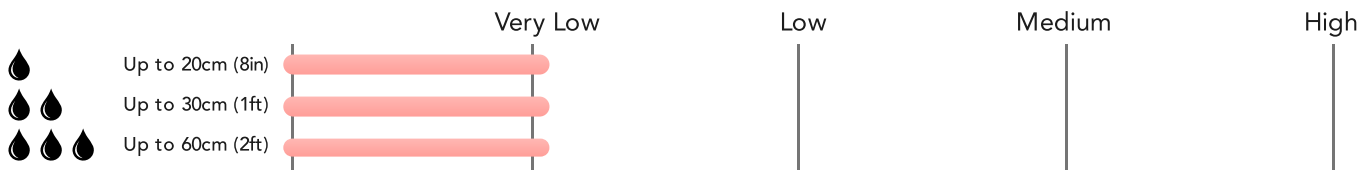


Risk Rating: Very low

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:

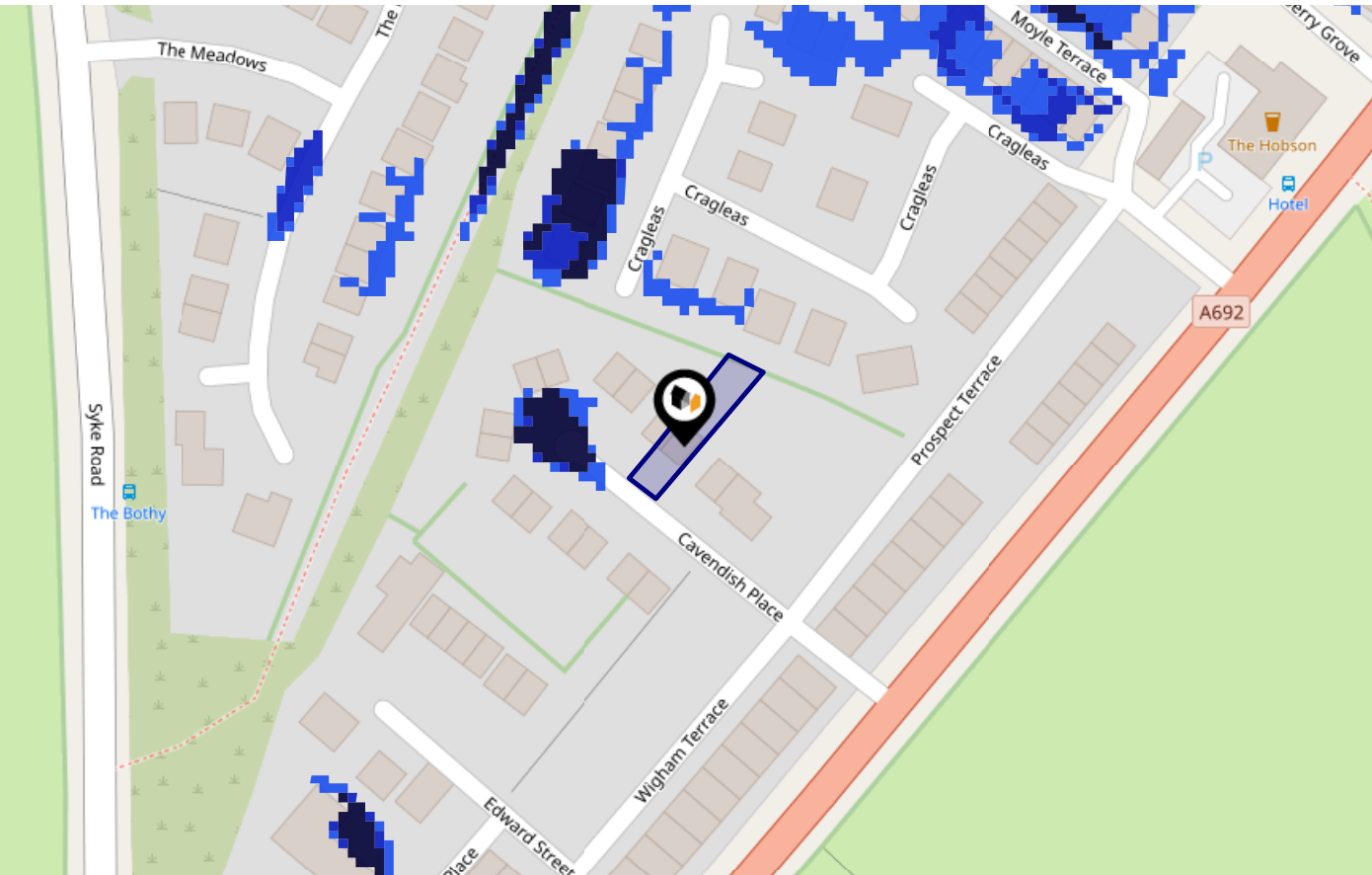


Flood Risk

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.

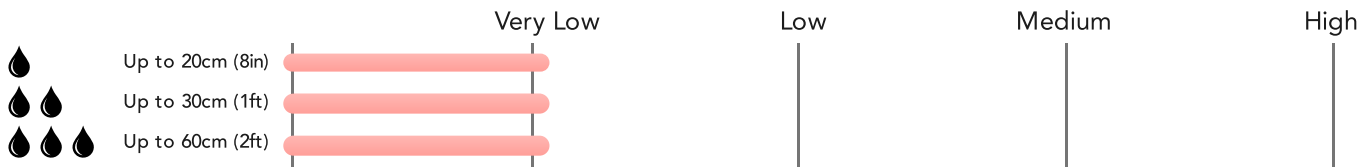


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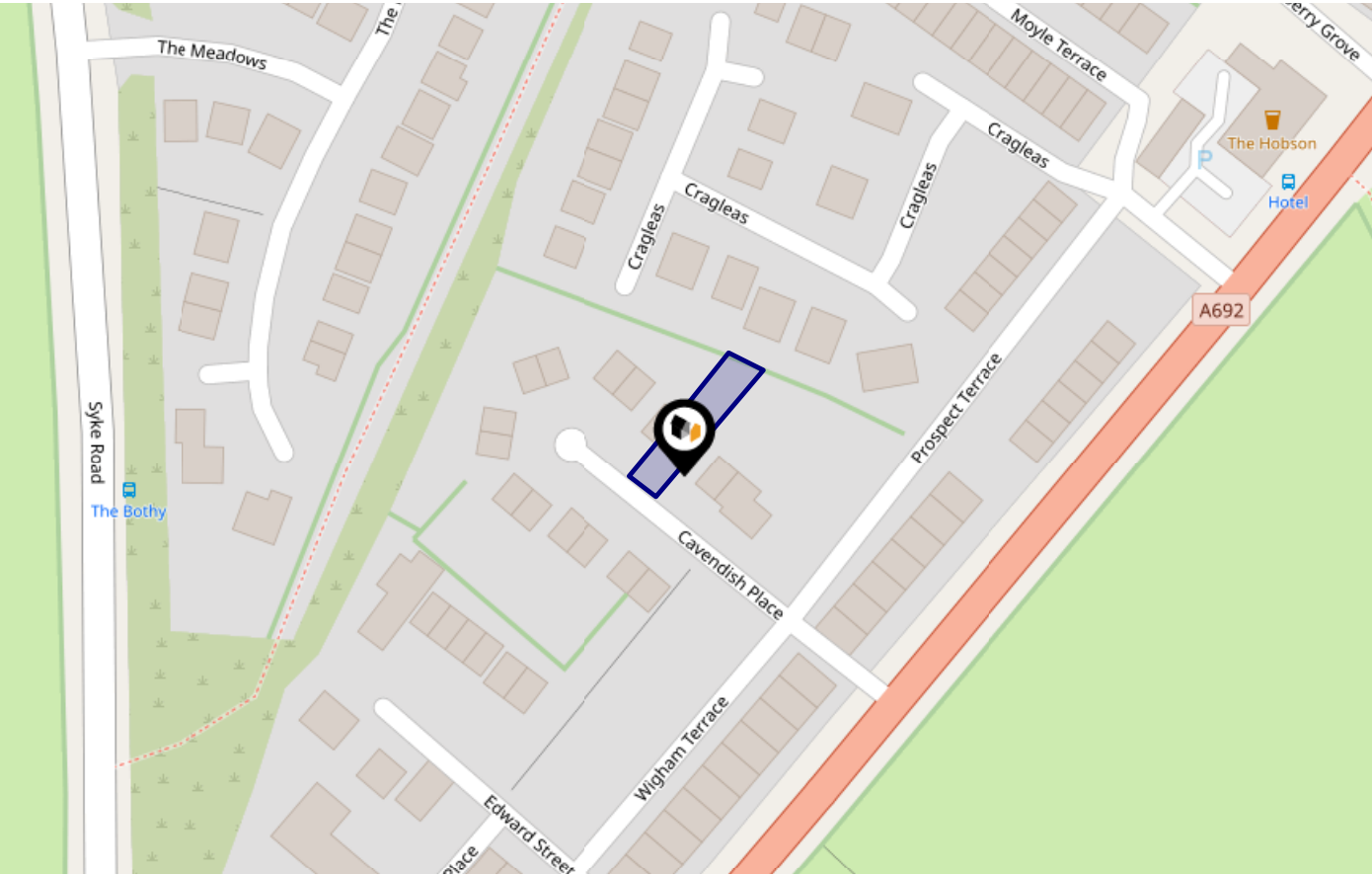


Flood Risk

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.

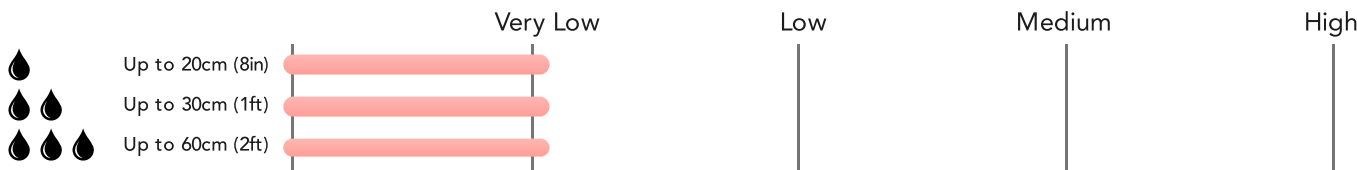


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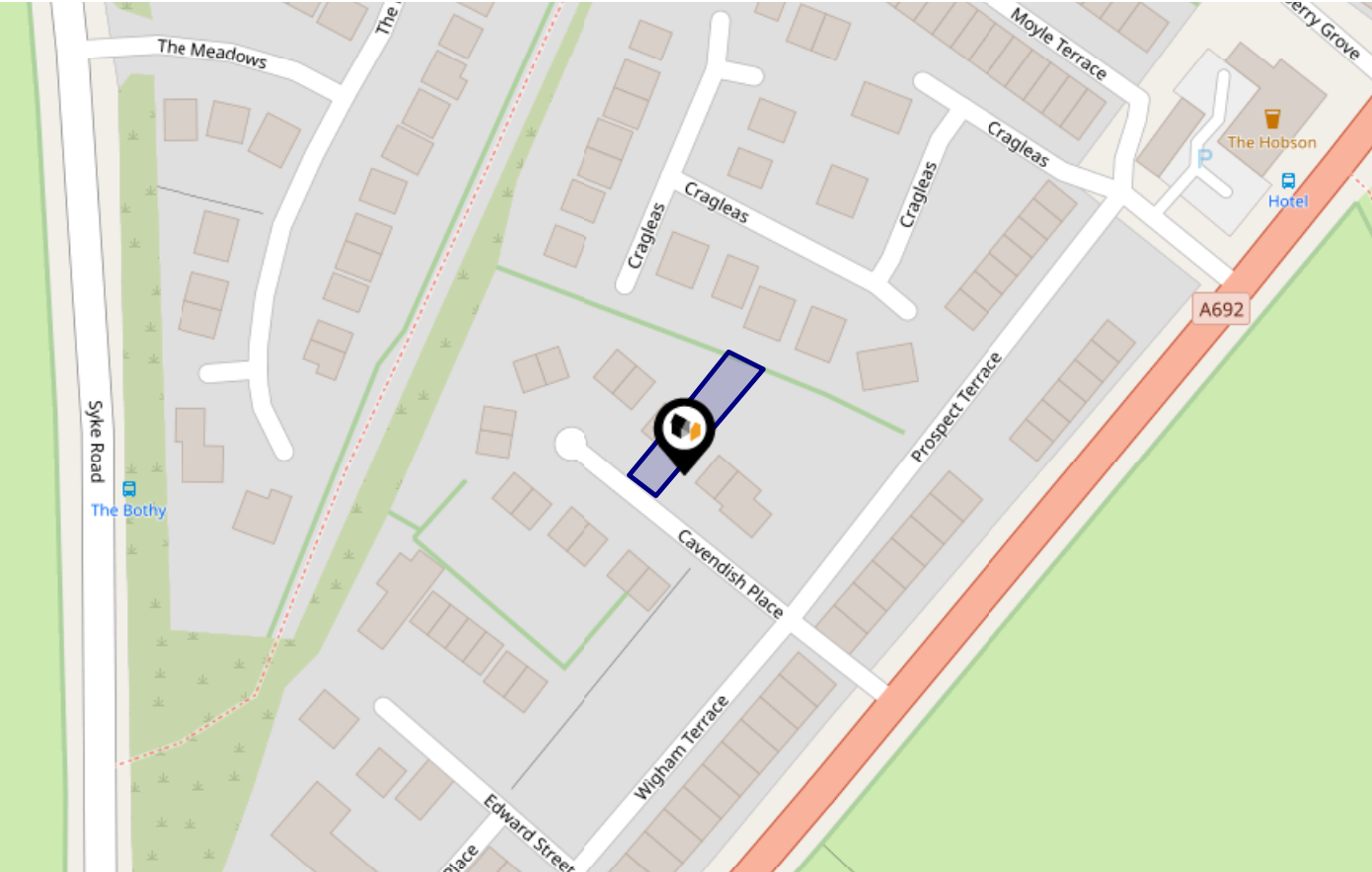


Flood Risk

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.

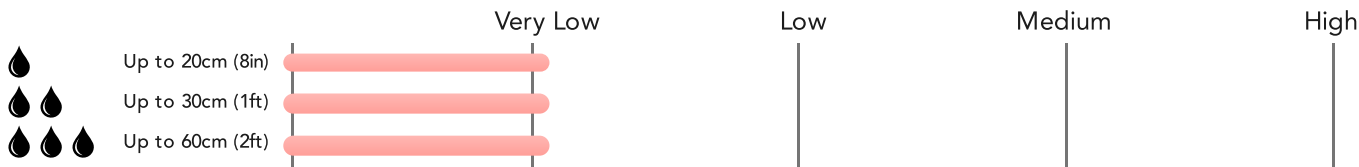


Risk Rating: Very low

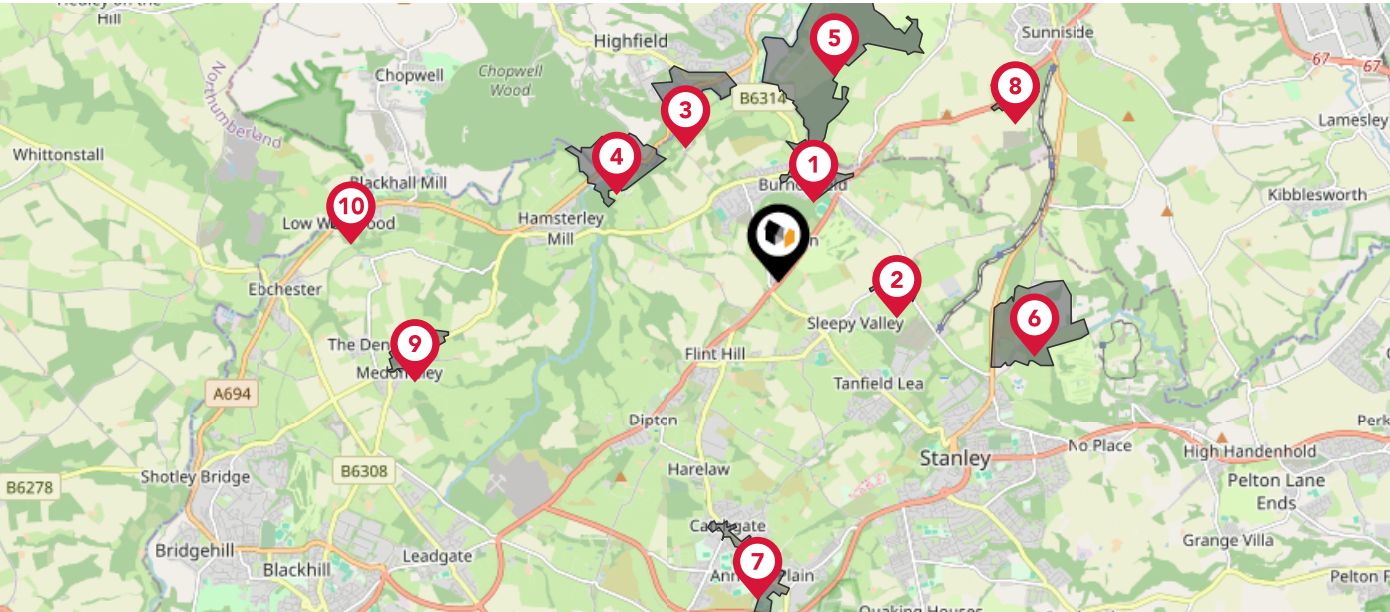
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Chance of flooding to the following depths at this property:



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	Burnopfield
2	Tanfield
3	Rowlands Gill CA
4	Lintzford
5	Gibside CA
6	Beamish Burn
7	Annfield Plain
8	Marley Hill CA
9	Medomsley
10	Low Westwood

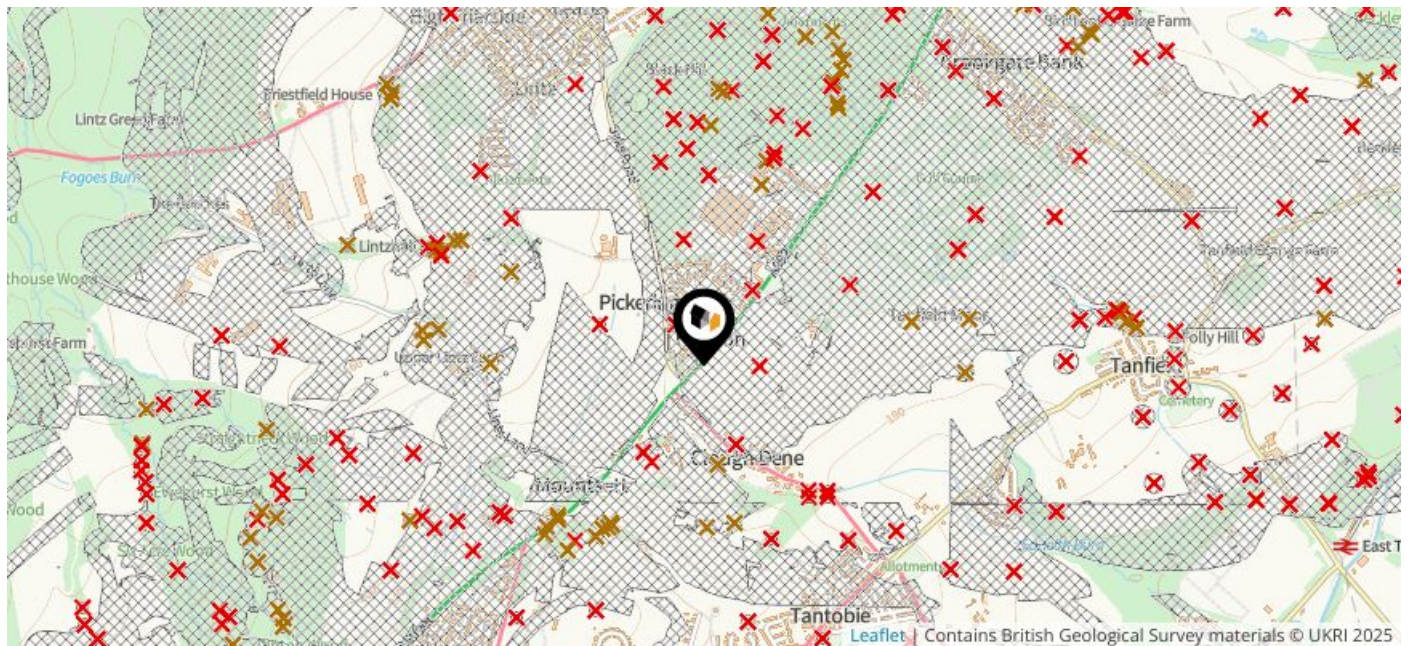
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Area F South of Burnopfield-Derwentside, County Durham	Historic Landfill 
	Bowes Hobson Opencast Site-Burnopfield, Newcastle-upon-Tyne, County Durham	Historic Landfill 
	East of Flint Hill-Derwentside, County Durham	Historic Landfill 
	Penshaw View-Tantobie, Stanley, County Durham	Historic Landfill 
	Burnopfield Refuse Disposal Tip-Lobleyhill Road, Byermoor, Burnopfield, County Durham	Historic Landfill 
	Burnopfield Waste Disposal Sit-Burnopfield, Consett, County Durham	Historic Landfill 
	Tanfield Lee Tip-Derwentside, County Durham	Historic Landfill 
	Tanfield Lee Tip No.1-Derwentside, County Durham	Historic Landfill 
	East Tanfield Sewage Treatment-Tanfield Lane Farm, Tanfield, Stanley, County Durham	Historic Landfill 
	Former Tanfield Brickworks-Derwentside, County Durham	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



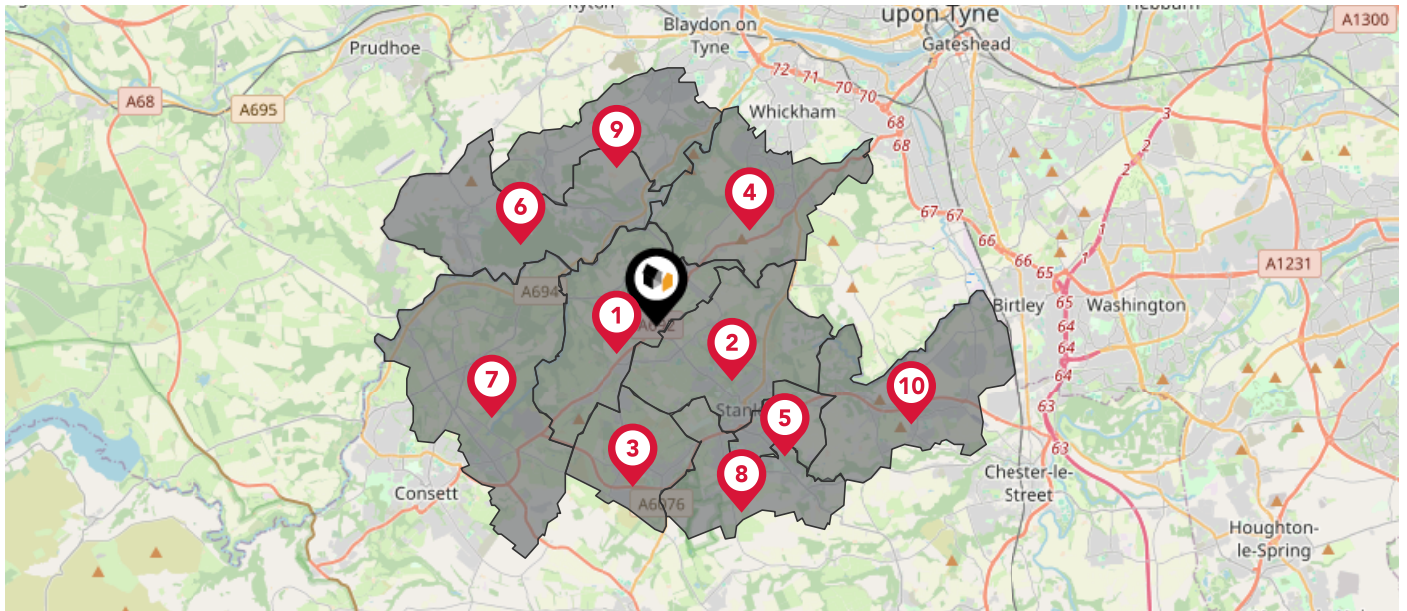
Mine Entry

- ✕ 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

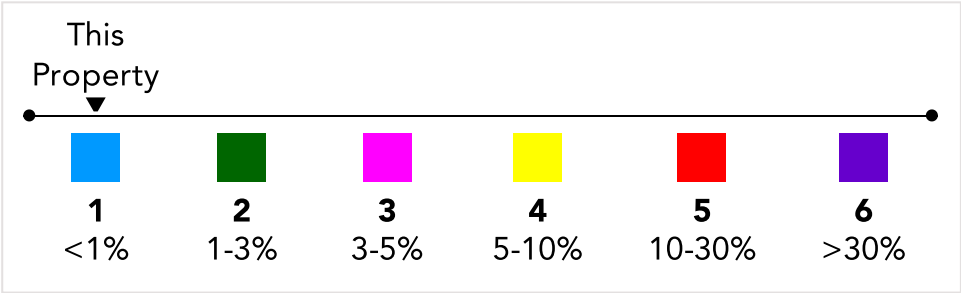
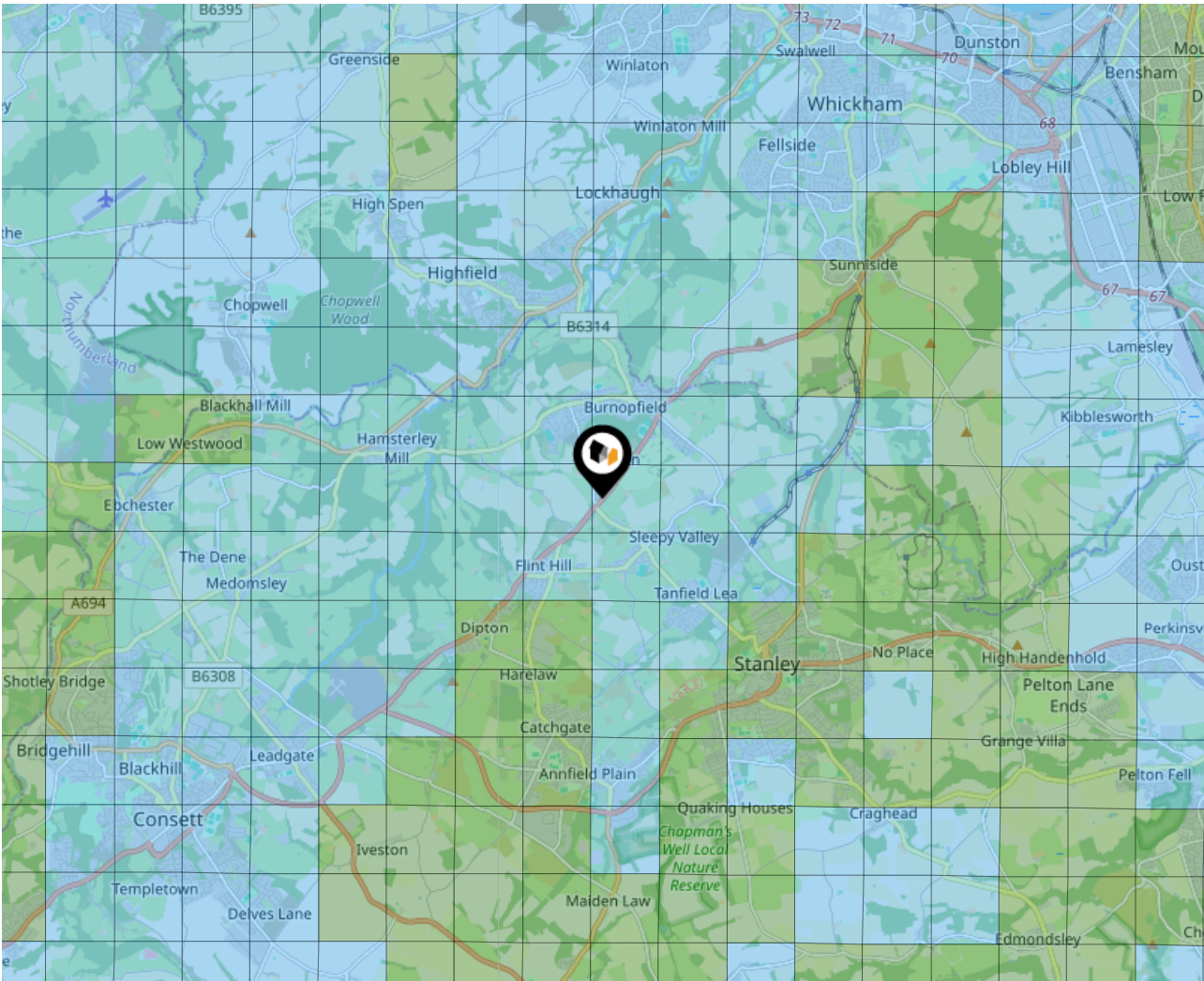


Nearby Council Wards

- 1 Burnopfield and Dipton ED
- 2 Tanfield ED
- 3 Annfield Plain ED
- 4 Wickham South and Sunnyside Ward
- 5 Stanley ED
- 6 Chopwell and Rowlands Gill Ward
- 7 Leadgate and Medomsley ED
- 8 Craghead and South Moor ED
- 9 Winlaton and High Spennear Ward
- 10 Pelton ED

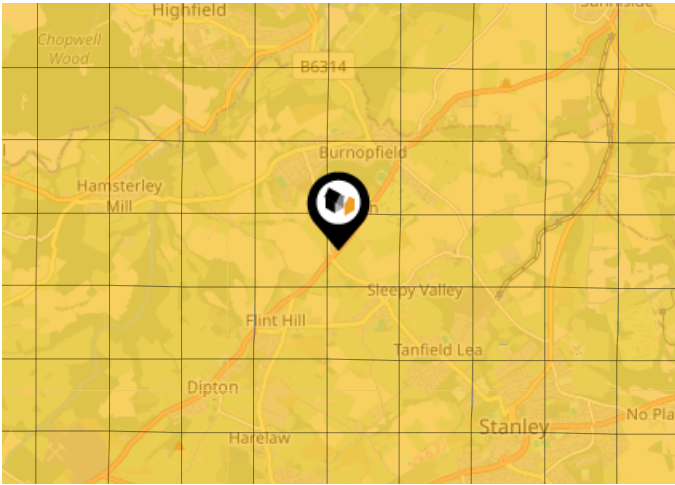
What is Radon?

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)

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		

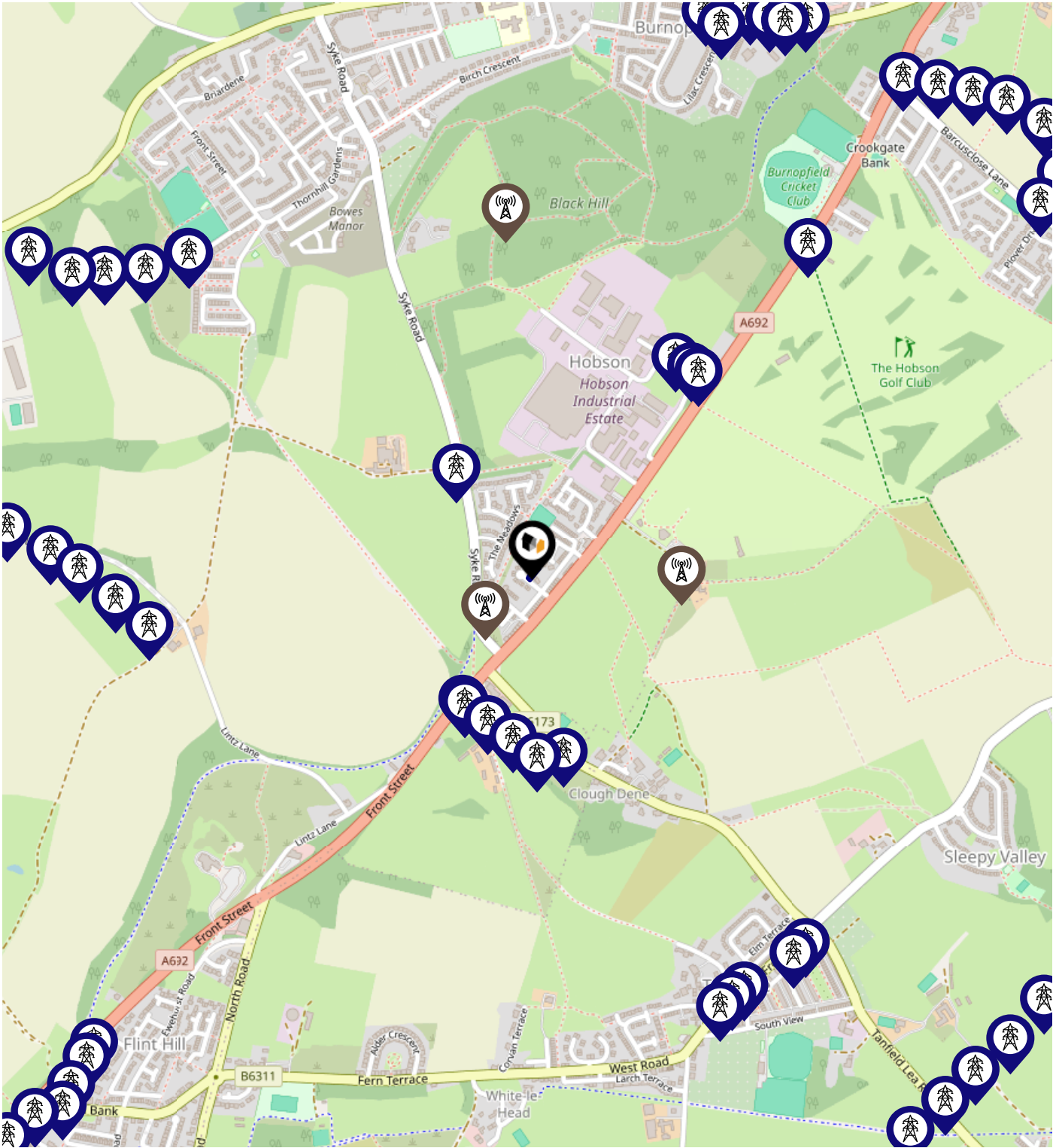


Primary Classifications (Most Common Clay Types)

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

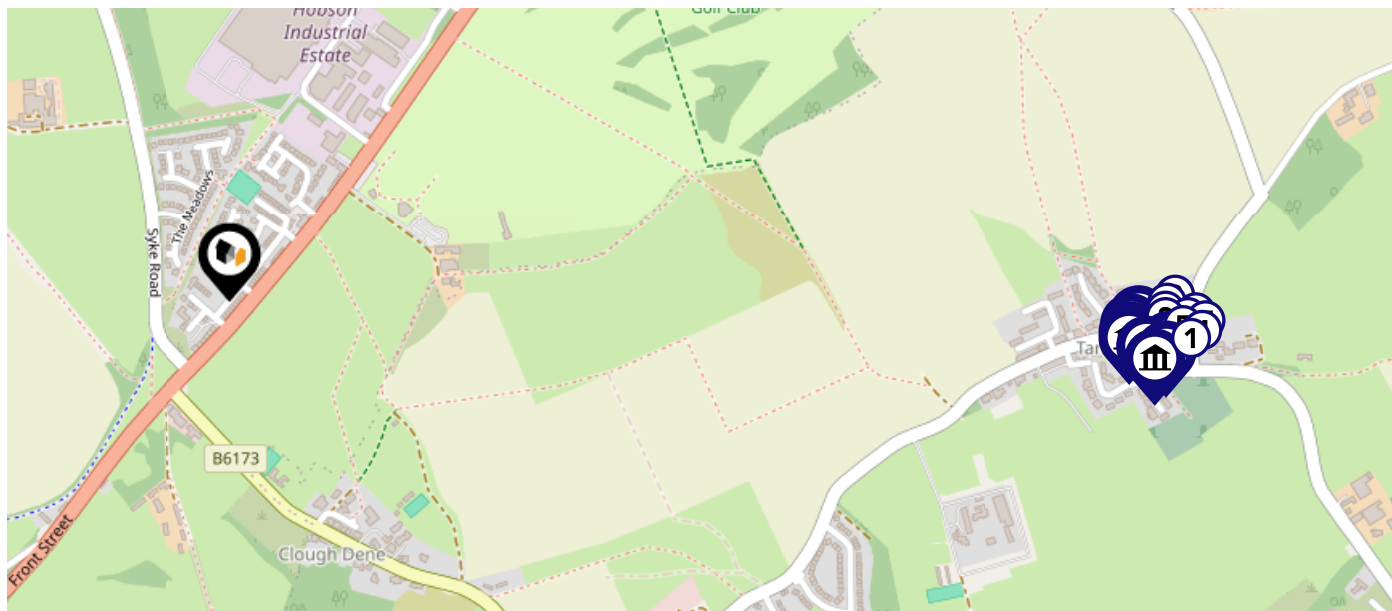
Masts & Pylons



Key:

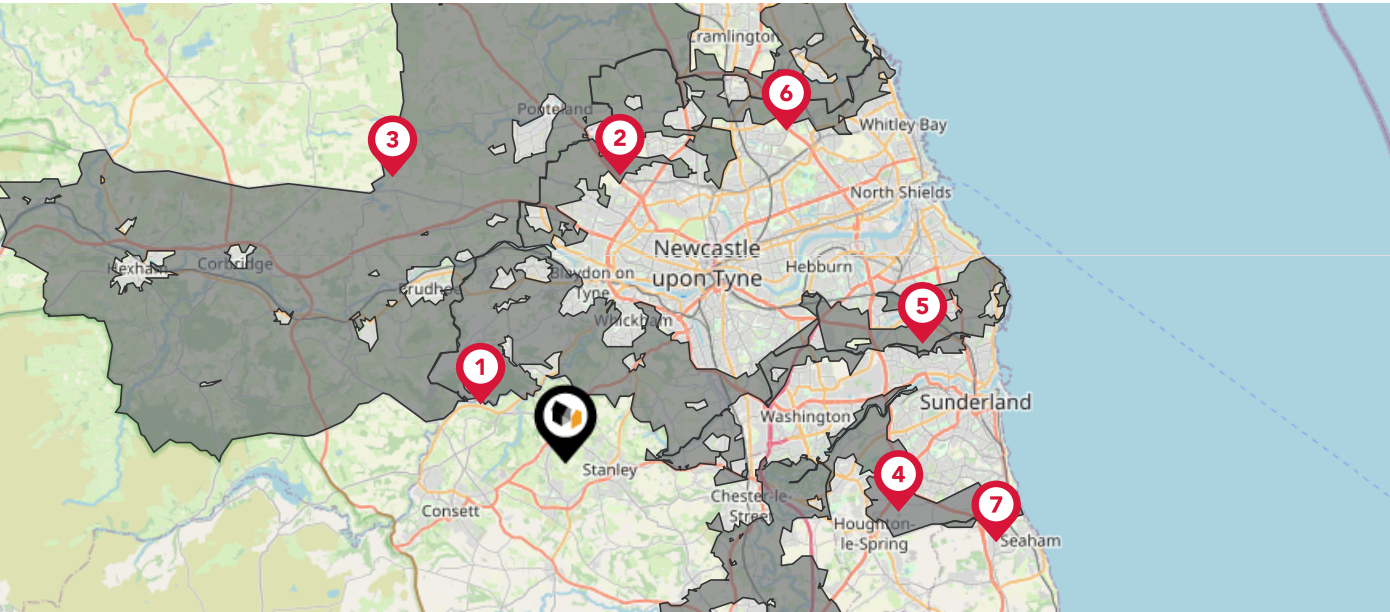
-  Power Pylons
-  Communication Masts

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



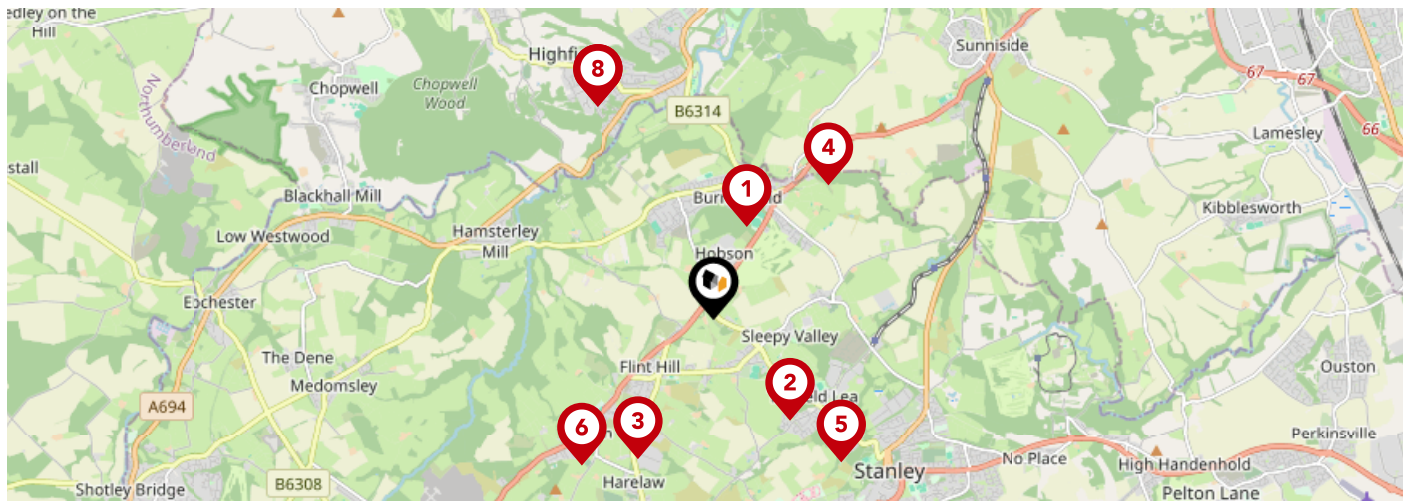
Listed Buildings in the local district	Grade	Distance
 1260786 - Walls And Gate Piers South Of Church Of St Margaret	Grade II	1.0 miles
 1260782 - Stables To Rear Of Number 40	Grade II	1.0 miles
 1240887 - Church Of St Margaret	Grade II	1.0 miles
 1240891 - Joicey Tomb Circa 20 Metres North East Of Gates To Church Of St Margaret	Grade II	1.0 miles
 1260785 - Grey Tomb Circa 10 Metres South West Of Church Of St Margaret	Grade II	1.0 miles
 1240888 - Cock Grave Cover Adjacent To West Wall Of South Side Of Church Of St Margaret	Grade II	1.0 miles
 1240890 - Turnbull Tomb Circa 10 Metres South East Of Church Of St Margaret	Grade II	1.0 miles
 1260765 - Gate Piers West Of Church Of St Margaret	Grade II	1.0 miles
 1260781 - St Margarets House	Grade II	1.0 miles
 1240886 - The Gatehouse	Grade II	1.0 miles

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

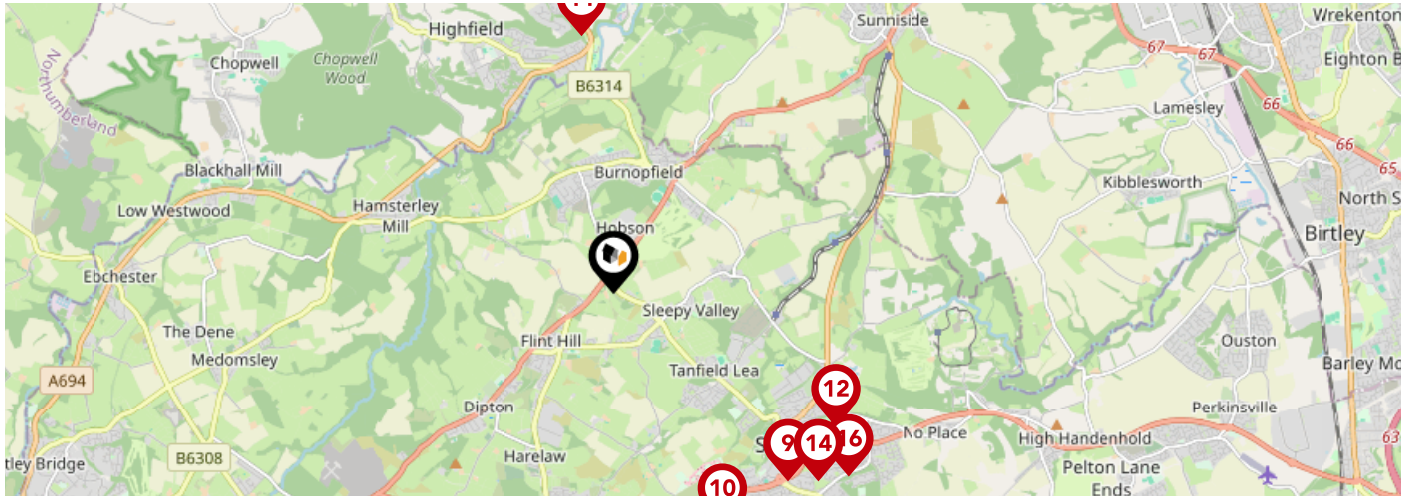


Nearby Green Belt Land

- 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 - Sunderland
- 5 Tyne and Wear Green Belt - South Tyneside
- 6 Tyne and Wear Green Belt - North Tyneside
- 7 Tyne and Wear Green Belt - County Durham



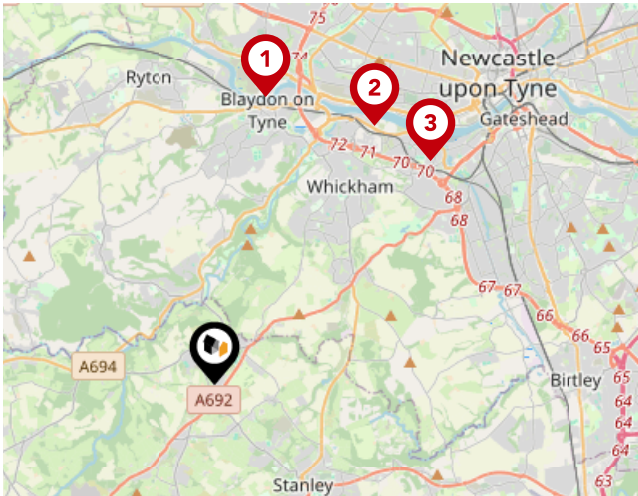
		Nursery	Primary	Secondary	College	Private
1	Burnopfield Primary School Ofsted Rating: Good Pupils: 374 Distance:0.84	☐	☒	☐	☐	☐
2	Tanfield Lea Community Primary School Ofsted Rating: Good Pupils: 336 Distance:1.08	☐	☒	☐	☐	☐
3	St Patrick's Catholic Primary School, Dipton Ofsted Rating: Good Pupils: 145 Distance:1.35	☐	☒	☐	☐	☐
4	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.51	☐	☒	☐	☐	☐
5	Tanfield School Ofsted Rating: Not Rated Pupils: 710 Distance:1.63	☐	☐	☒	☐	☐
6	Collierley Nursery and Primary School Ofsted Rating: Good Pupils: 142 Distance:1.67	☐	☒	☐	☐	☐
7	St Joseph's Roman Catholic Voluntary Aided Primary School, Highfield Ofsted Rating: Good Pupils: 93 Distance:2.06	☐	☒	☐	☐	☐
8	Highfield Community Primary School Ofsted Rating: Good Pupils: 121 Distance:2.06	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Joseph's Catholic Primary, Stanley Ofsted Rating: Good Pupils: 226 Distance:2.19	☐	☒	☐	☐	☐
10	Oxhill Nursery School Ofsted Rating: Good Pupils: 107 Distance:2.2	☒	☐	☐	☐	☐
11	Rowlands Gill Community Primary School Ofsted Rating: Good Pupils: 196 Distance:2.21	☐	☒	☐	☐	☐
12	Shield Row Primary School Ofsted Rating: Good Pupils: 160 Distance:2.21	☐	☒	☐	☐	☐
13	Catchgate Primary School Ofsted Rating: Good Pupils:0 Distance:2.36	☐	☒	☐	☐	☐
14	North Durham Academy Ofsted Rating: Good Pupils: 1000 Distance:2.37	☐	☐	☒	☐	☐
15	Croft Community School Ofsted Rating: Good Pupils: 253 Distance:2.53	☐	☐	☒	☐	☐
16	East Stanley School Ofsted Rating: Good Pupils: 197 Distance:2.54	☐	☒	☐	☐	☐

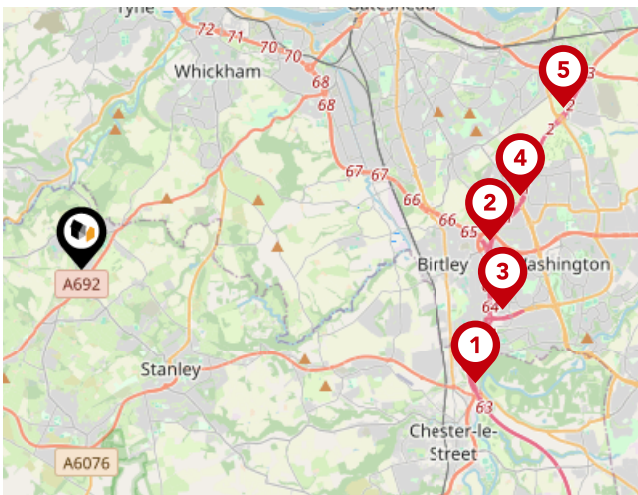
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Blaydon Rail Station	4.98 miles
2	Metrocentre Rail Station	5.19 miles
3	Dunston Rail Station	5.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J63	6.99 miles
2	A1(M) J65	6.96 miles
3	A1(M) J64	7.2 miles
4	A194(M) J1	7.56 miles
5	A194(M) J2	8.65 miles

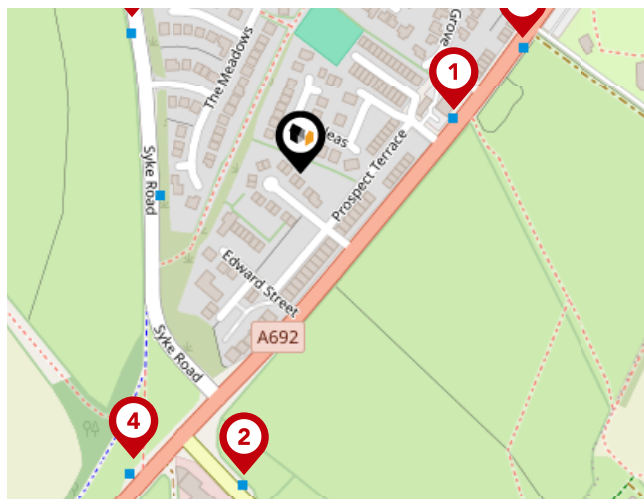


Airports/Helipads

Pin	Name	Distance
1	Airport	9.9 miles
2	Teesside Airport	29.15 miles
3	Leeds Bradford Airport	71.04 miles
4	Irthlington	42.66 miles

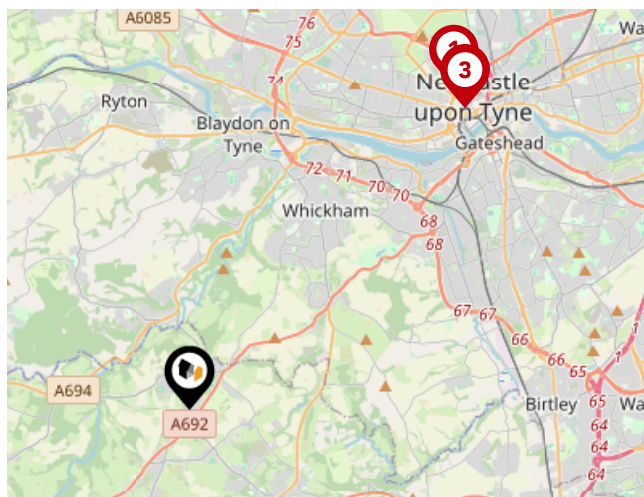
Area

Transport (Local)



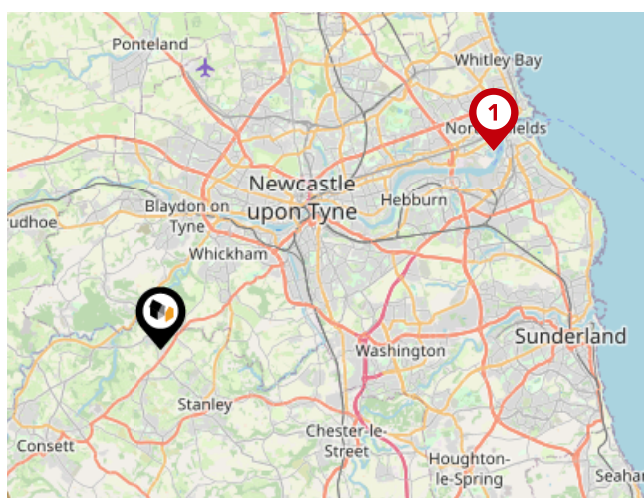
Bus Stops/Stations

Pin	Name	Distance
1	Hotel	0.09 miles
2	Road End	0.16 miles
3	The Bothy	0.12 miles
4	Road End	0.18 miles
5	Hotel	0.14 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	7.09 miles
2	Central Station (Tyne and Wear Metro Station)	6.97 miles
3	Central Station (Tyne and Wear Metro Station)	6.96 miles

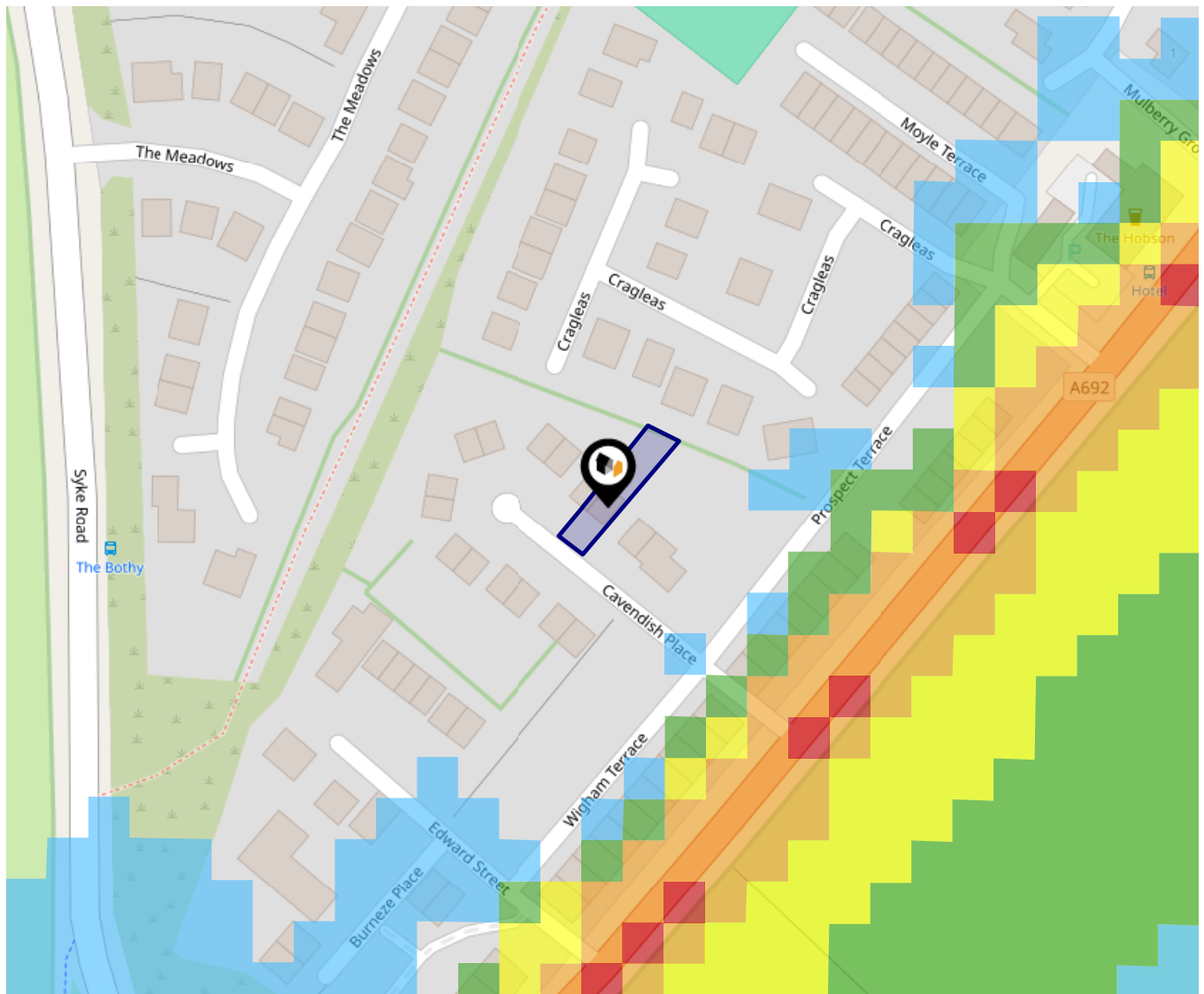


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	13.18 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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Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside
0191 440 8173
chris@walkersxchange.com
www.walkersxchange.com/

