

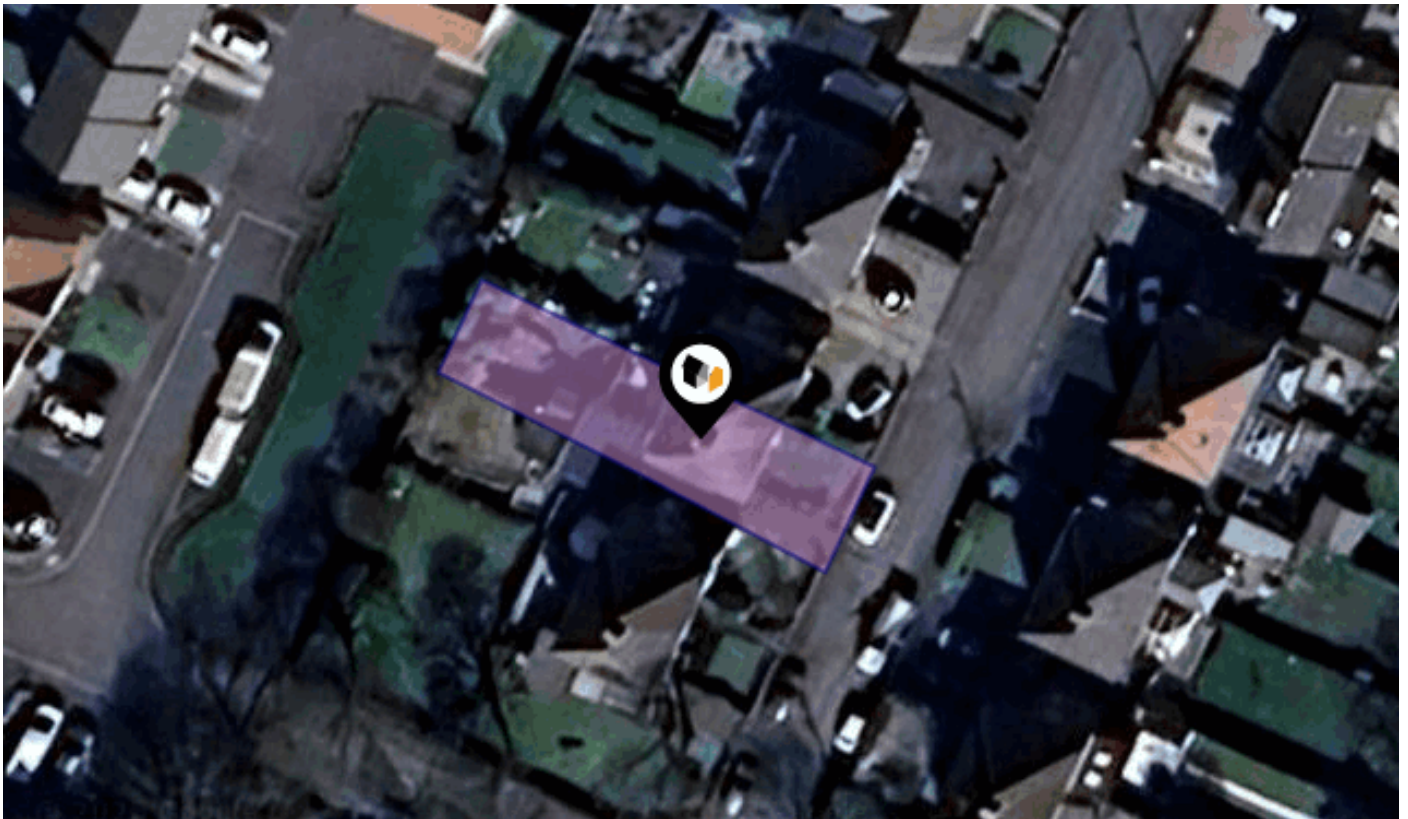


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th November 2025



PLUNKETT ROAD, DIPTON, STANLEY, DH9

Walkersxchange Estate Agents

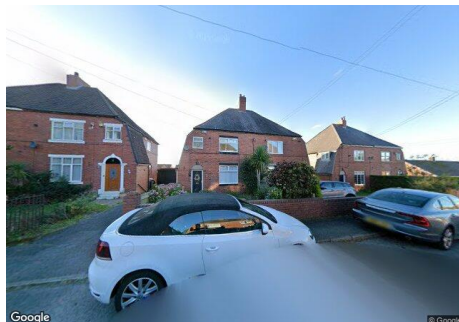
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,076 ft ² / 100 m ²
Plot Area:	0.07 acres
Council Tax :	Band A
Annual Estimate:	£1,701
Title Number:	DU232598

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19
mb/s



120
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Plunkett Road Dipton Stanley DH9 9BJ**

Reference - DM/22/01181/OUT	
Decision:	Decided
Date:	21st April 2022
Description:	Erection of one dwelling (Outline with access) and demolition of existing outbuilding

Reference - DM/24/01555/DRC	
Decision:	Decided
Date:	11th June 2024
Description:	Application to discharge conditions of planning permission DM/24/00640/FPA -Condition 3 - Landscaping Scheme, Condition 5 - Contaminated Land, Condition 6 - Construction management plan, Condition 7 - Surface and foul water drainage, Condition 11 - EV Charging point and Condition 12 - Bin storage.

Reference - DM/24/00640/FPA	
Decision:	Decided
Date:	08th March 2024
Description:	Proposed detached dwelling and detached garage on vacant site and new dropped kerb road crossing

Planning records for: **3 Plunkett Road Dipton Stanley DH9 9BJ**

Reference - DM/18/02031/TPO	
Decision:	Decided
Date:	04th July 2018
Description:	Pruning of one Beech tree within the garden of 3 Plunkett Road to reduce overhang over the access and the site area immediately behind the access (TPO G1-DER-233)

Planning records for: **3 Plunkett Road Dipton Stanley DH9 9BJ**

Reference - DM/20/01735/TPO
Decision: Decided
Date: 01st July 2020
Description: Removal of two low overhanging branches from one tree within garden of 3 Plunkett Road covered by TPO DER-223
Reference - DM/20/01735/TPO
Decision: Not Available
Date: -
Description: Removal Of Two Low Overhanging Branches From One Tree Within Garden Of 3 Plunkett Road Covered By Tpo Der-223
Reference - DM/18/02031/TPO
Decision: Not Available
Date: -
Description: Pruning Of One Beech Tree Within The Garden Of 3 Plunkett Road To Reduce Overhang Over The Access And The Site Area Immediately Behind The Access (Tpo G1-Der-233)
Reference - DM/16/02416/TPO
Decision: Not Available
Date: -
Description: Three Sycamores - Varying Crown Lift And Crown Thin 20%, One Beech - Cutting Back Over-Reaching Branch Currently Supported By Another Tree & Trim Small Branches To Clear Entrance To Existing Garage. (Tpo 223) Removal Of Any Dead Branches From All As Discovered During Works.

Planning records for: **3 Plunkett Road Dipton Stanley DH9 9BJ**

Reference - DM/21/01081/TPO
Decision: Decided
Date: 25th March 2021
Description: Removal of two low branches from one Sycamore tree (TPO DER-223)
Reference - DM/24/02581/TPO
Decision: Decided
Date: 19th September 2024
Description: T1. Sycamore closest the copper Beech. - Dead wood and target prune 3/4, mid height side limbs to produce an even crown. T2. Large Sycamore. Deadwood and pull back lower, south facing limbs by approximately 2 meters to a height no greater than 2/3rds of the trees canopy. T3. Silver Birch. - Remove. T4. Sycamore nearest the house. - Deadwood and reduce lower limbs by approximately 2 meters to a height no greater than 50% of the crown height (gutter line of the house roughly), and remove one lower limb situated above an electrical cable to the garage. T5. Beech, roadside. - Deadwood crown and reduce back to suitable nodes, two lower limbs overhanging the drive. TPO - DER-223
Reference - DM/16/01770/TPO
Decision: Not Available
Date: -
Description: Crown Lift To 5 Meters Of Three Sycamore Trees, Removal Of Some Dead Branches From The One Beech Tree (Tpo 223)
Reference - DM/18/01354/TPO
Decision: Decided
Date: 04th May 2018
Description: Pruning of one Beech and one Sycamore tree (TPO DER - 223)

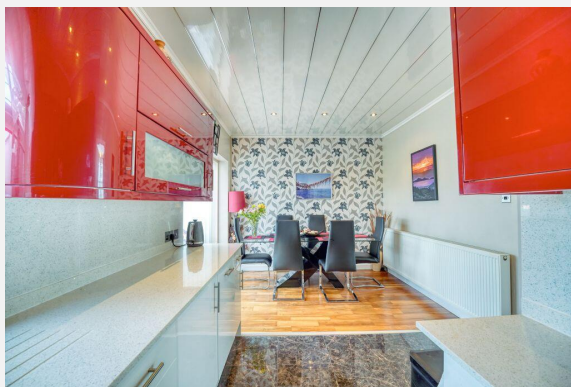
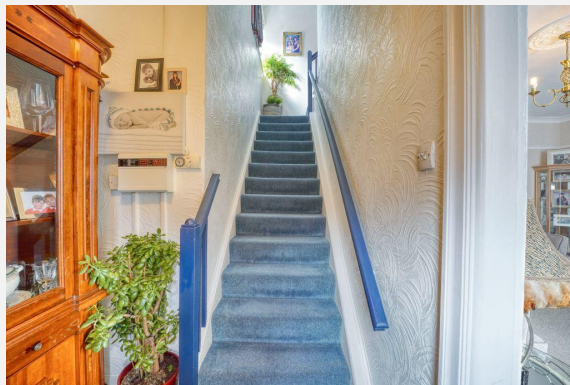
Planning records for: **3 Plunkett Road Dipton Stanley DH9 9BJ**

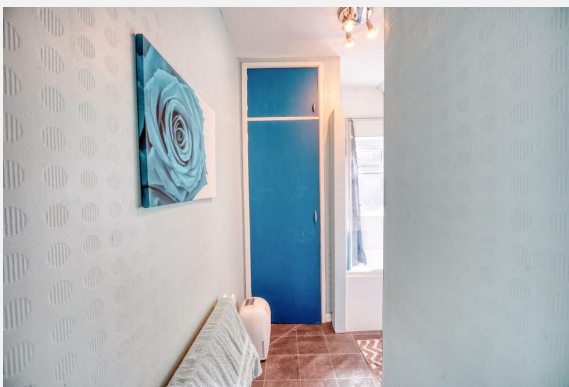
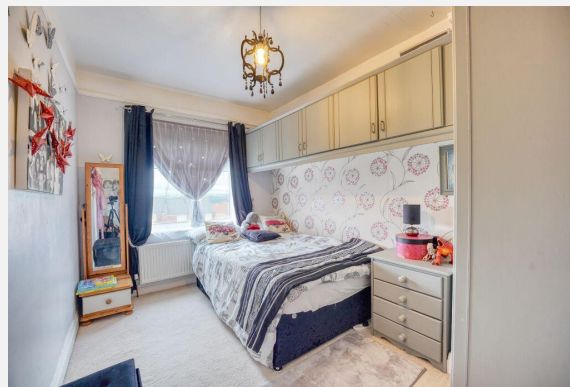
Reference - DM/18/01354/TPO	
Decision:	Not Available
Date:	-
Description: Pruning Of One Beech And One Sycamore Tree (Tpo Der - 223)	

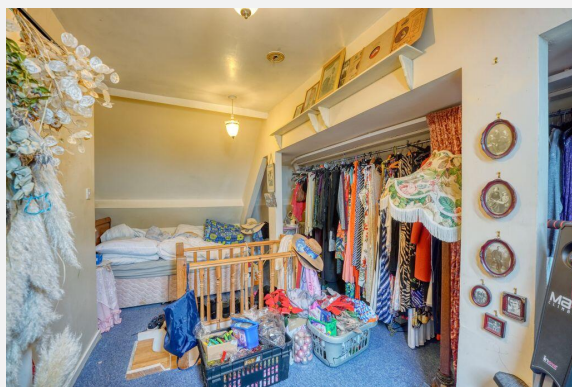
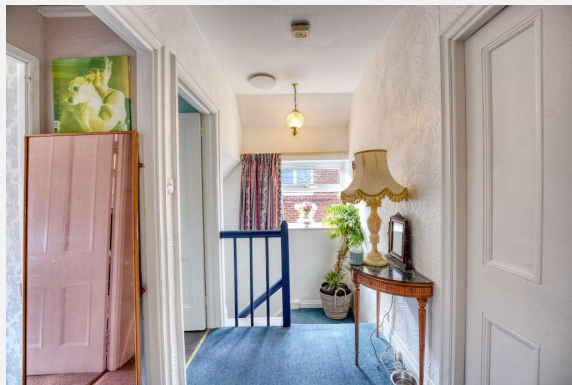
Planning records for: **13 Plunkett Road Dipton Stanley DH9 9BJ**

Reference - DM/17/03206/HPN	
Decision:	Not Available
Date:	-
Description: Prior Notification Application For The Erection Of A Single Storey Rear Extension With A Projection Of 4 Metres, An Eaves Height Of 2.4 Metres And A Total Height Of 3Metres.	

Reference - DM/17/01036/HPN	
Decision:	Not Available
Date:	-
Description: Prior Notification Application For The Erection Of A Single Storey Rear Extension With A Projection Of 4 Metres, An Eaves Height Of 2.55 Metres And A Total Height Of 3.65 Metres.	





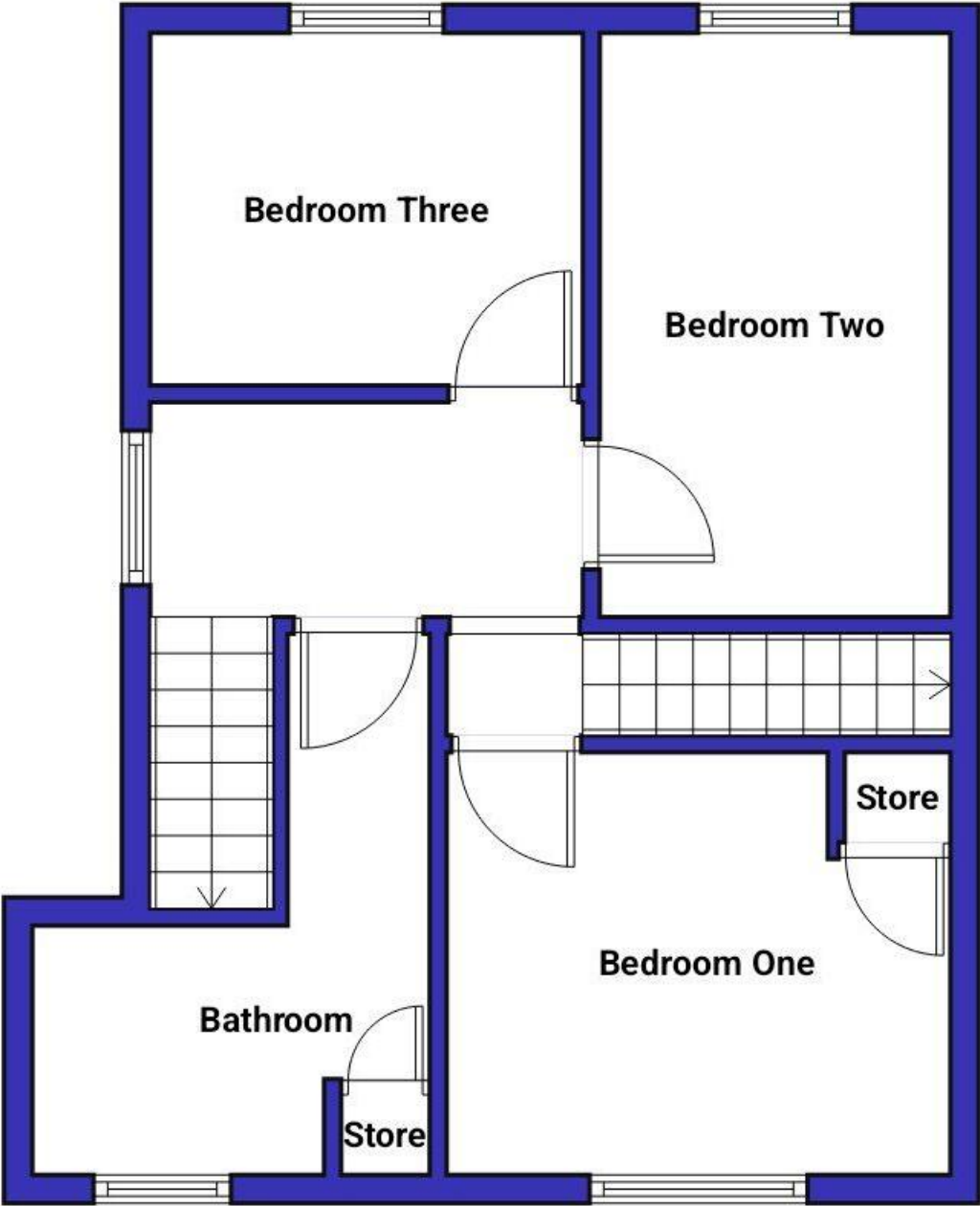


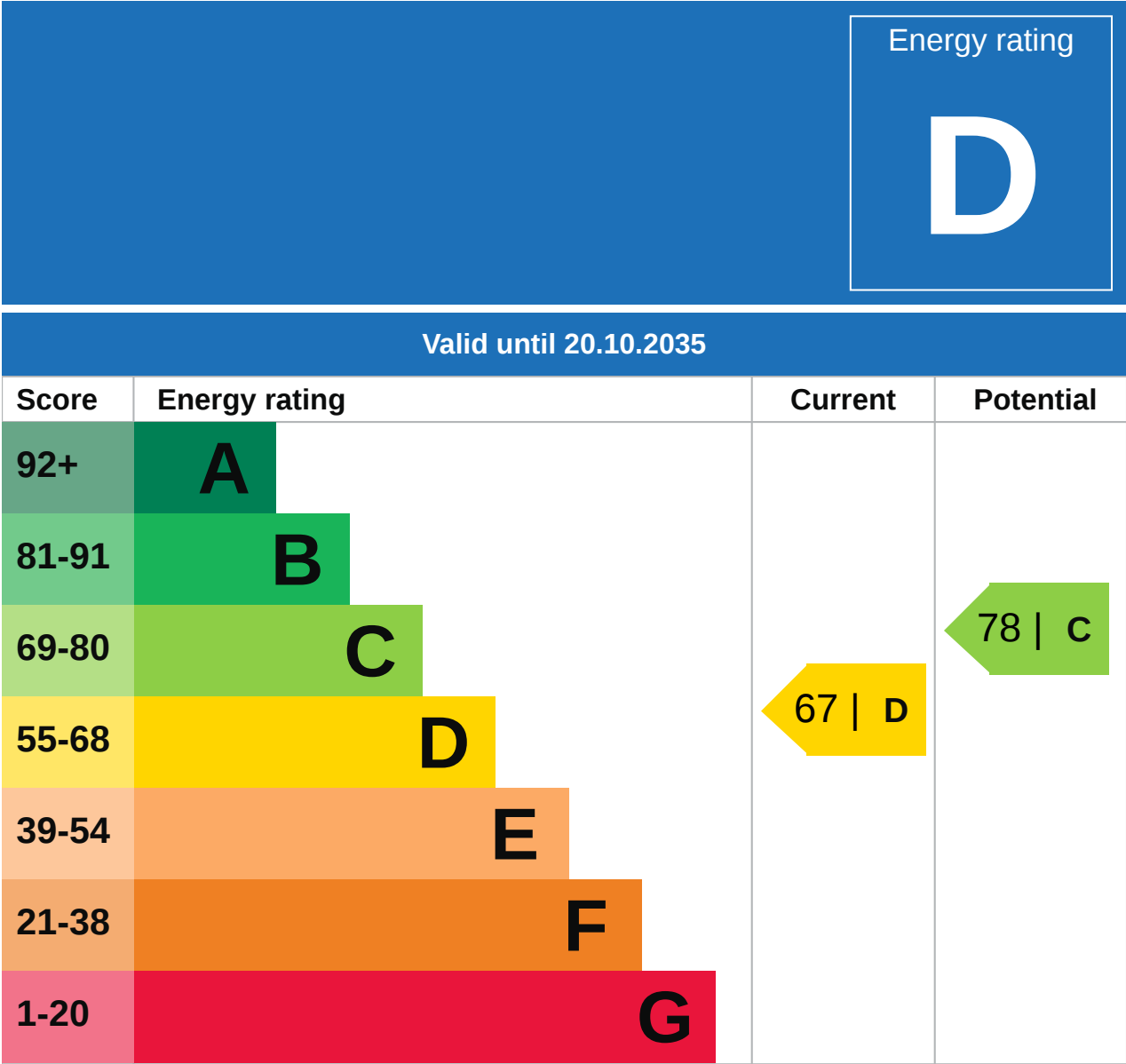


PLUNKETT ROAD, DIPTON, STANLEY, DH9



PLUNKETT ROAD, DIPTON, STANLEY, DH9





Additional EPC Data

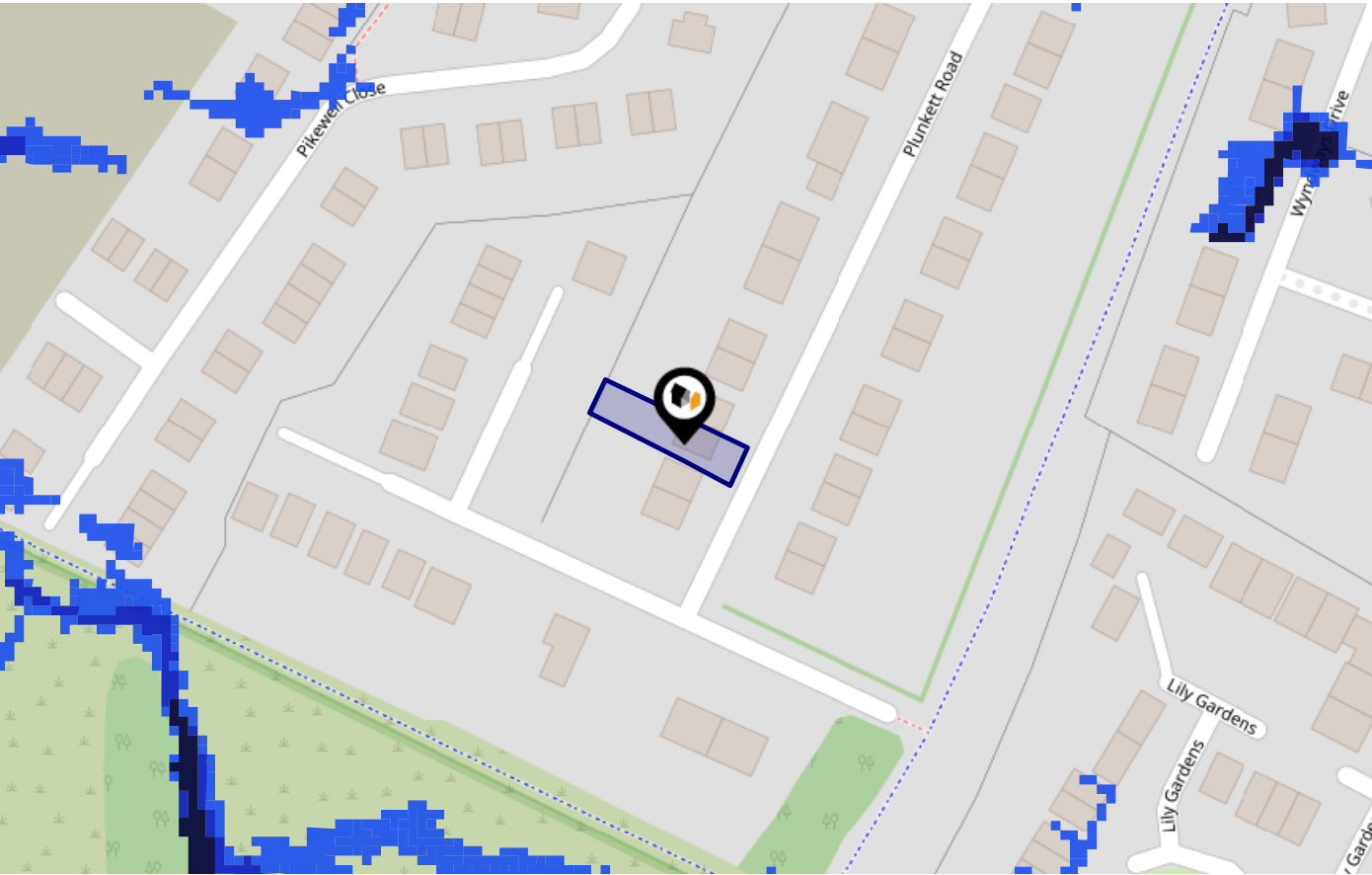
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	100 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.

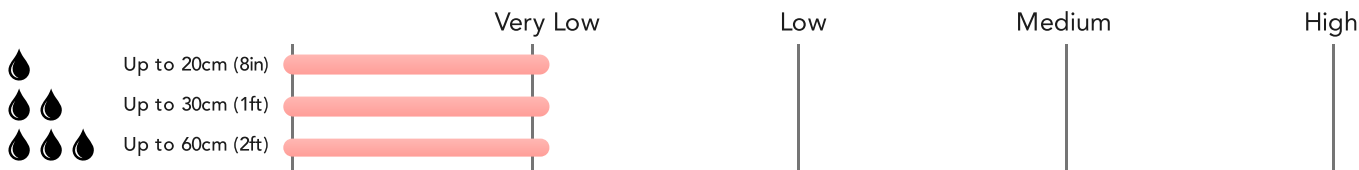


Risk Rating: Very low

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:

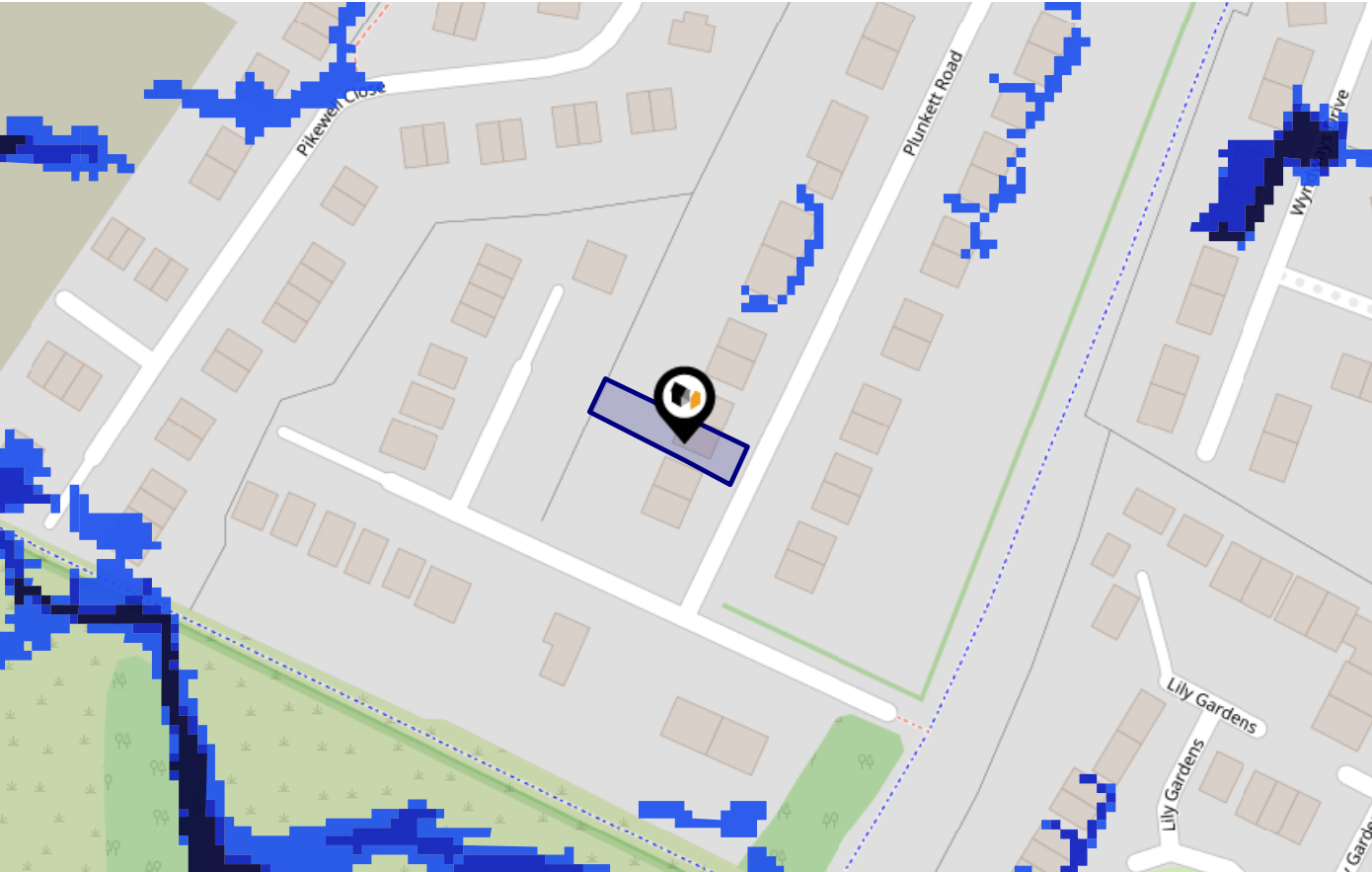


Flood Risk

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.

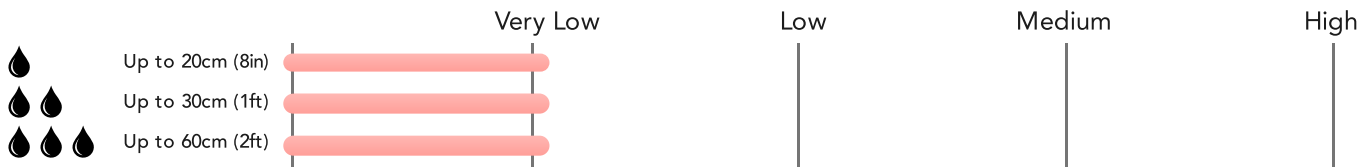


Risk Rating: Very low

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:

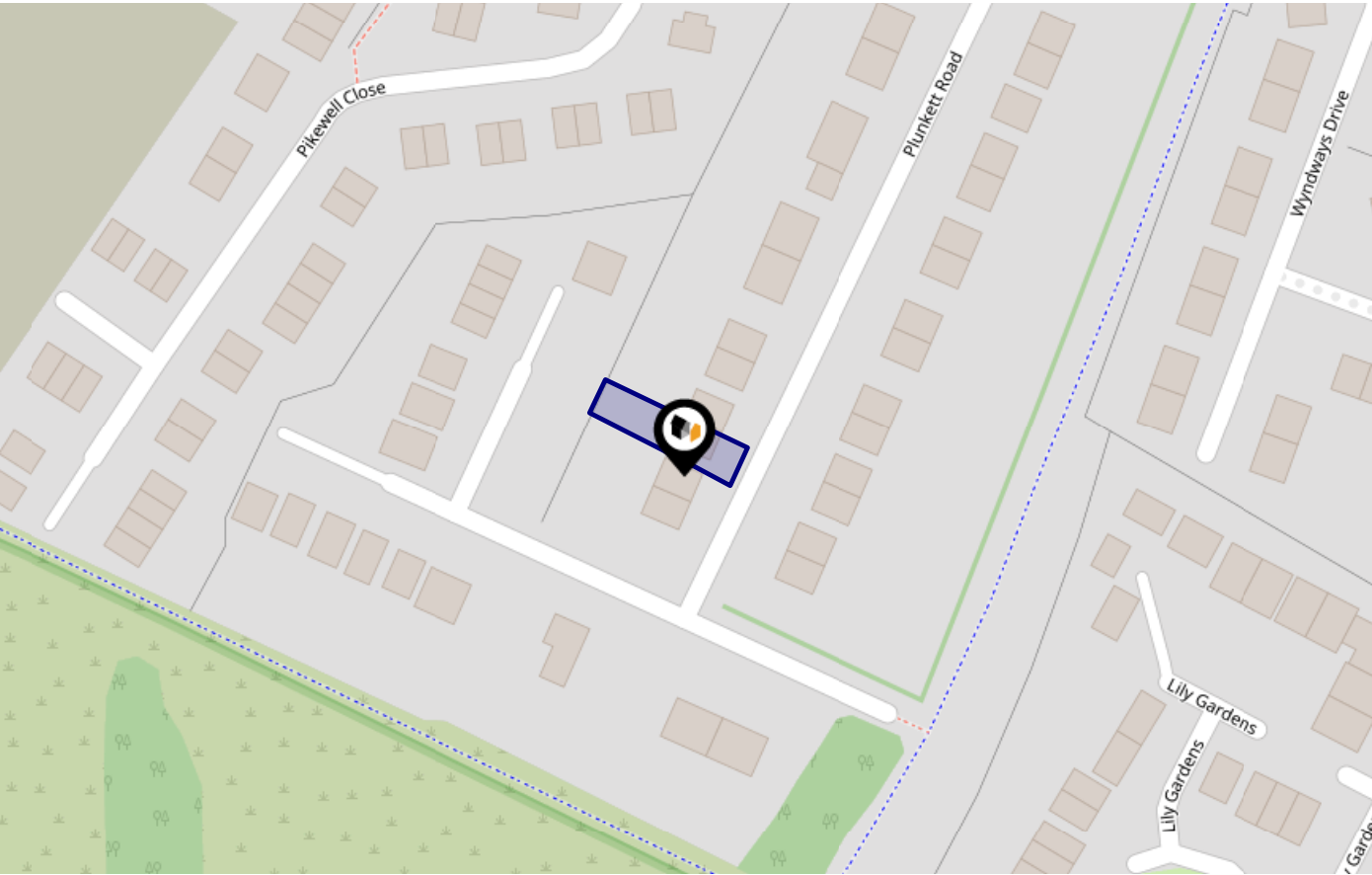


Flood Risk

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.

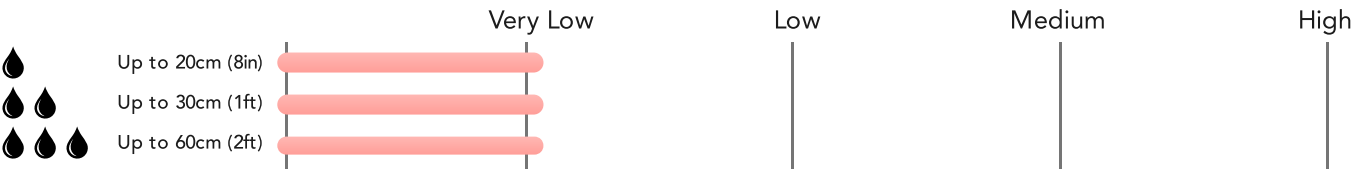


Risk Rating: Very low

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:

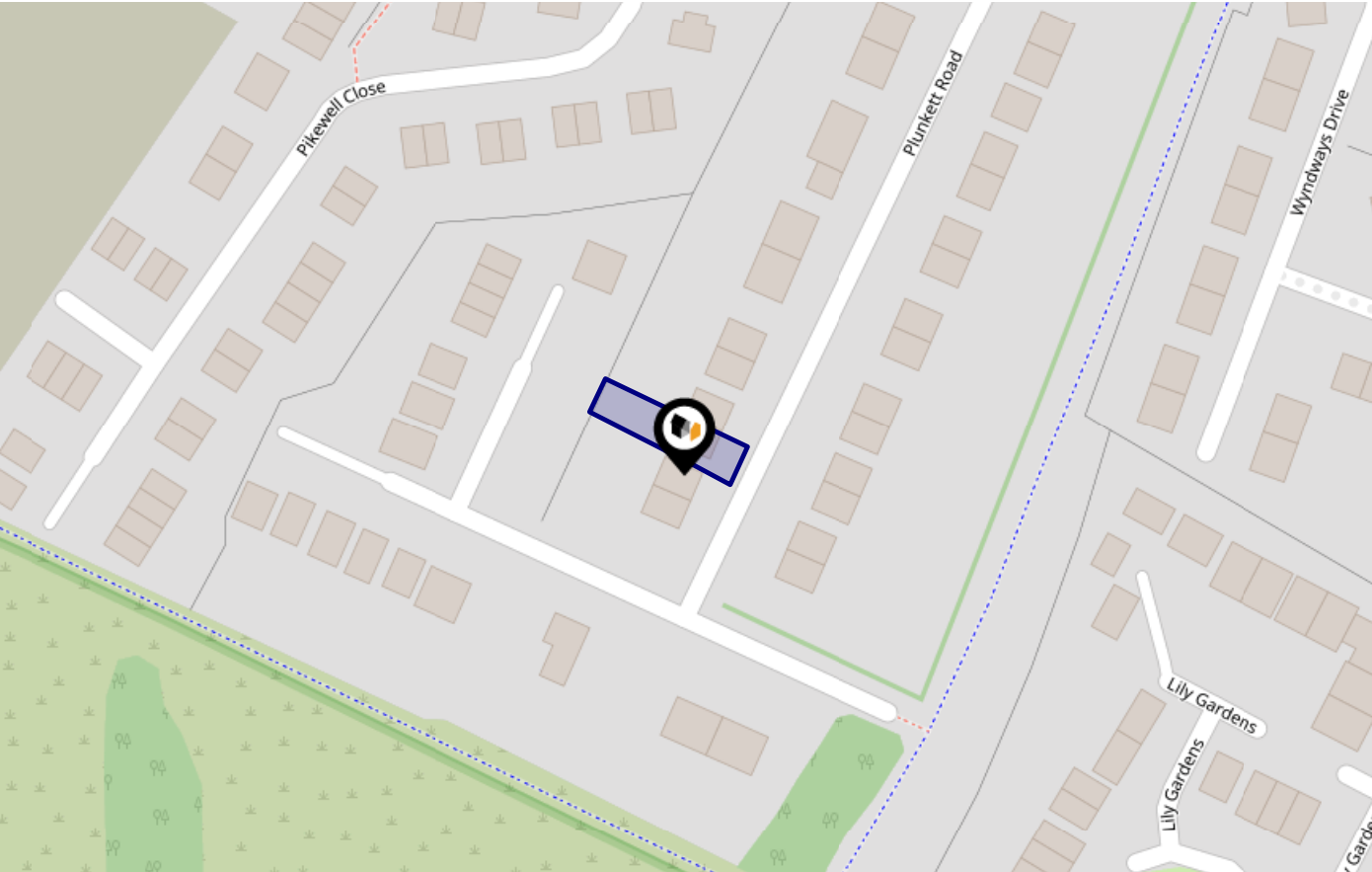


Flood Risk

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.

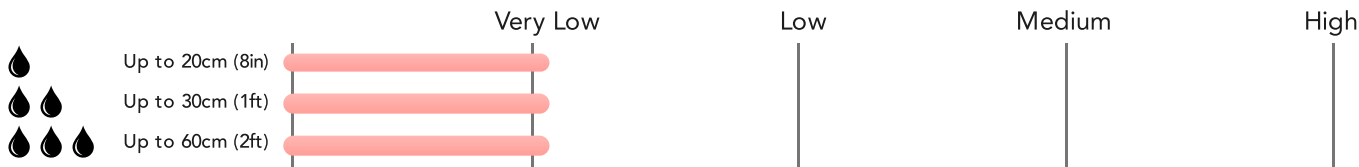


Risk Rating: Very low

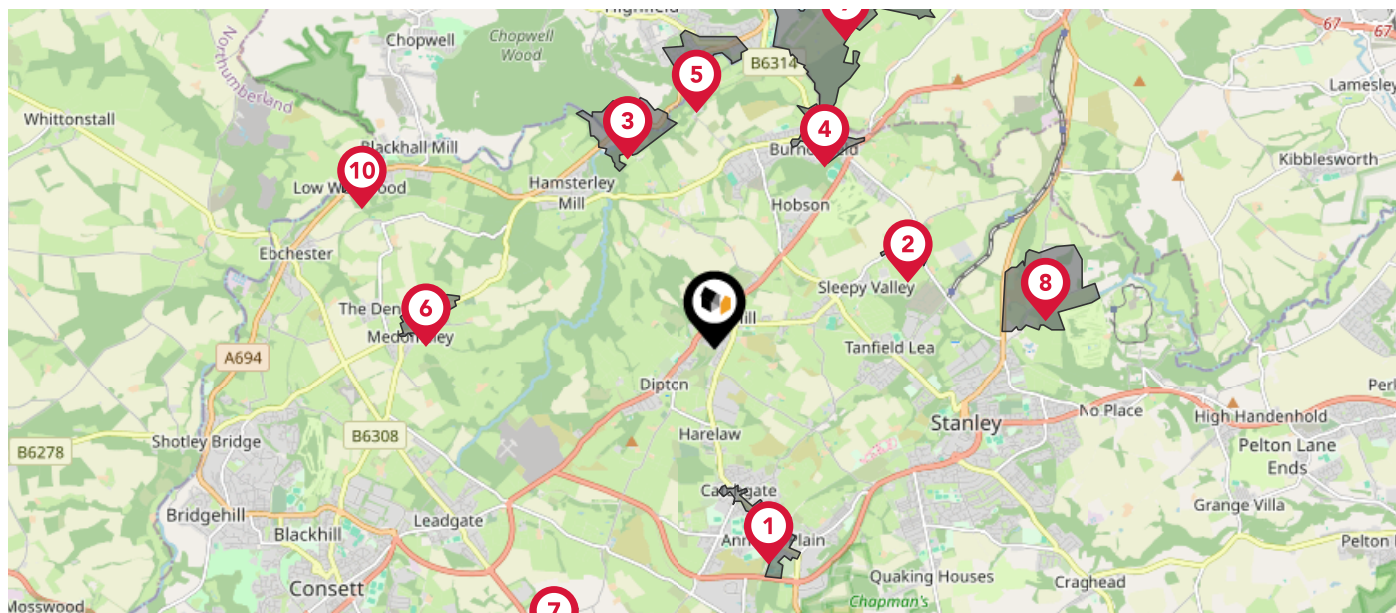
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



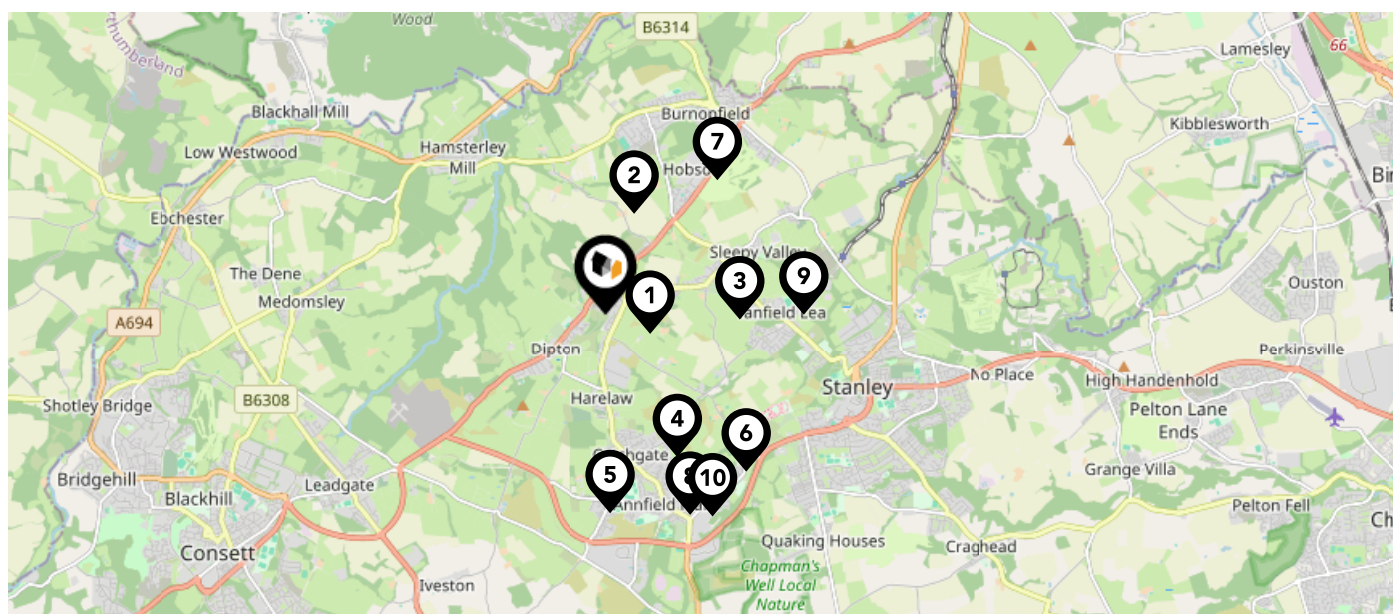
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Annfield Plain
-  Tanfield
-  Lintzford
-  Burnopfield
-  Rowlands Gill CA
-  Medomsley
-  Iveston
-  Beamish Burn
-  Gibside CA
-  Low Westwood

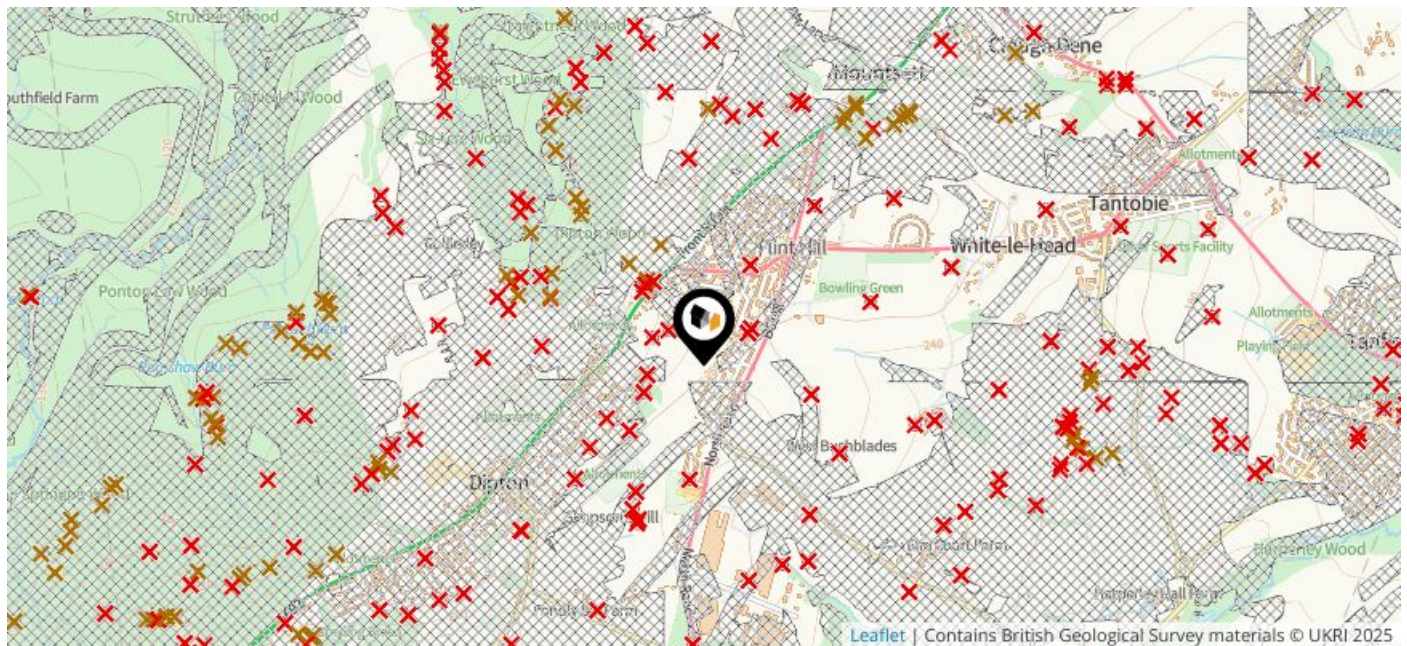
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	East of Flint Hill-Derwentside, County Durham	Historic Landfill
2	Area F South of Burnopfield-Derwentside, County Durham	Historic Landfill
3	Penshaw View-Tantobie, Stanley, County Durham	Historic Landfill
4	Area J North of West Kyo-Derwentside, County Durham	Historic Landfill
5	Land North of Greencroft-Derwentside, County Durham	Historic Landfill
6	Area G West of Oxhill-Derwentside, County Durham	Historic Landfill
7	Bowes Hobson Opencast Site-Burnopfield, Newcastle-upon-Tyne, County Durham	Historic Landfill
8	Area H North of Kyo-Derwentside, County Durham	Historic Landfill
9	Tanfield Lee Tip-Derwentside, County Durham	Historic Landfill
10	New Kyo-Derwentside, County Durham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



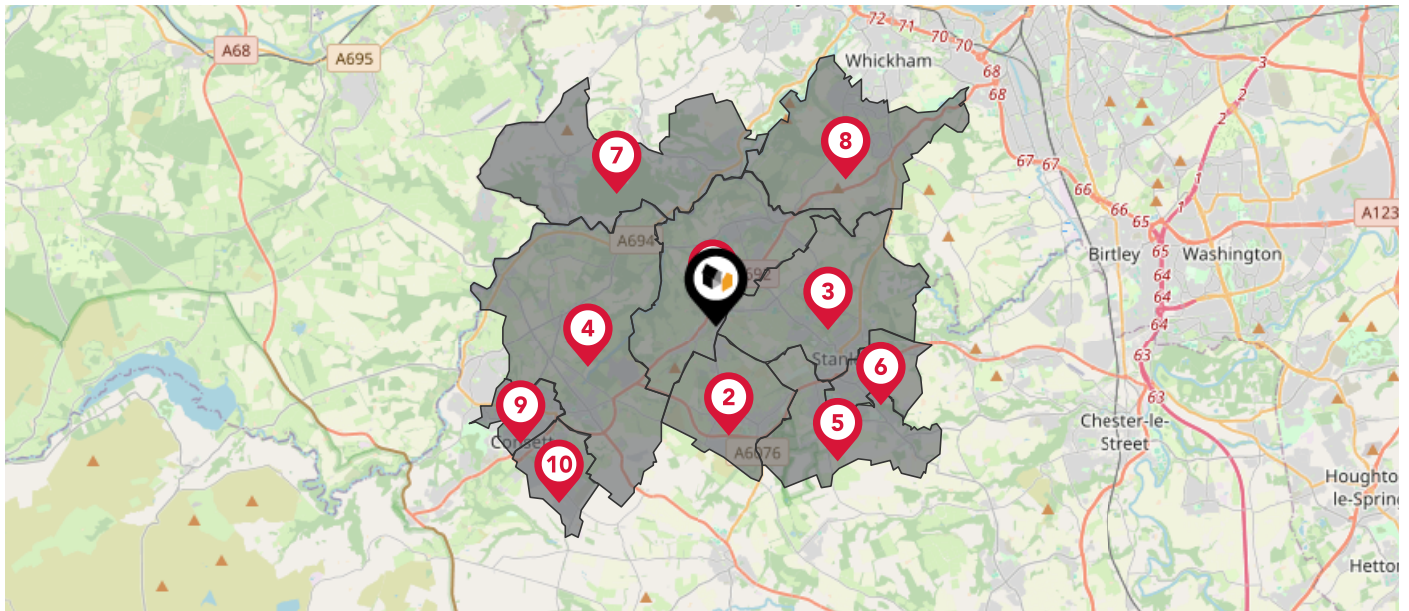
Mine Entry

- ✕ 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

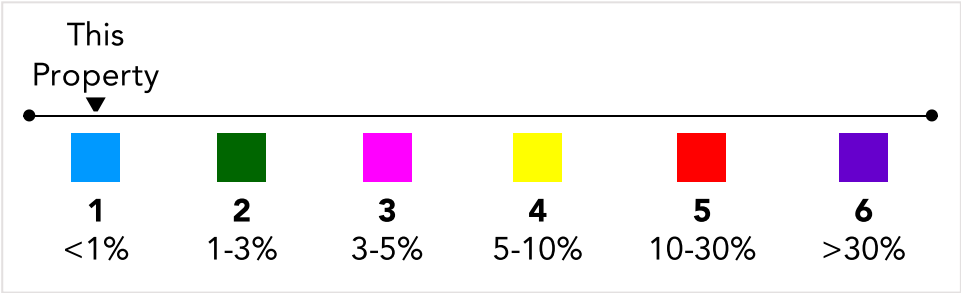
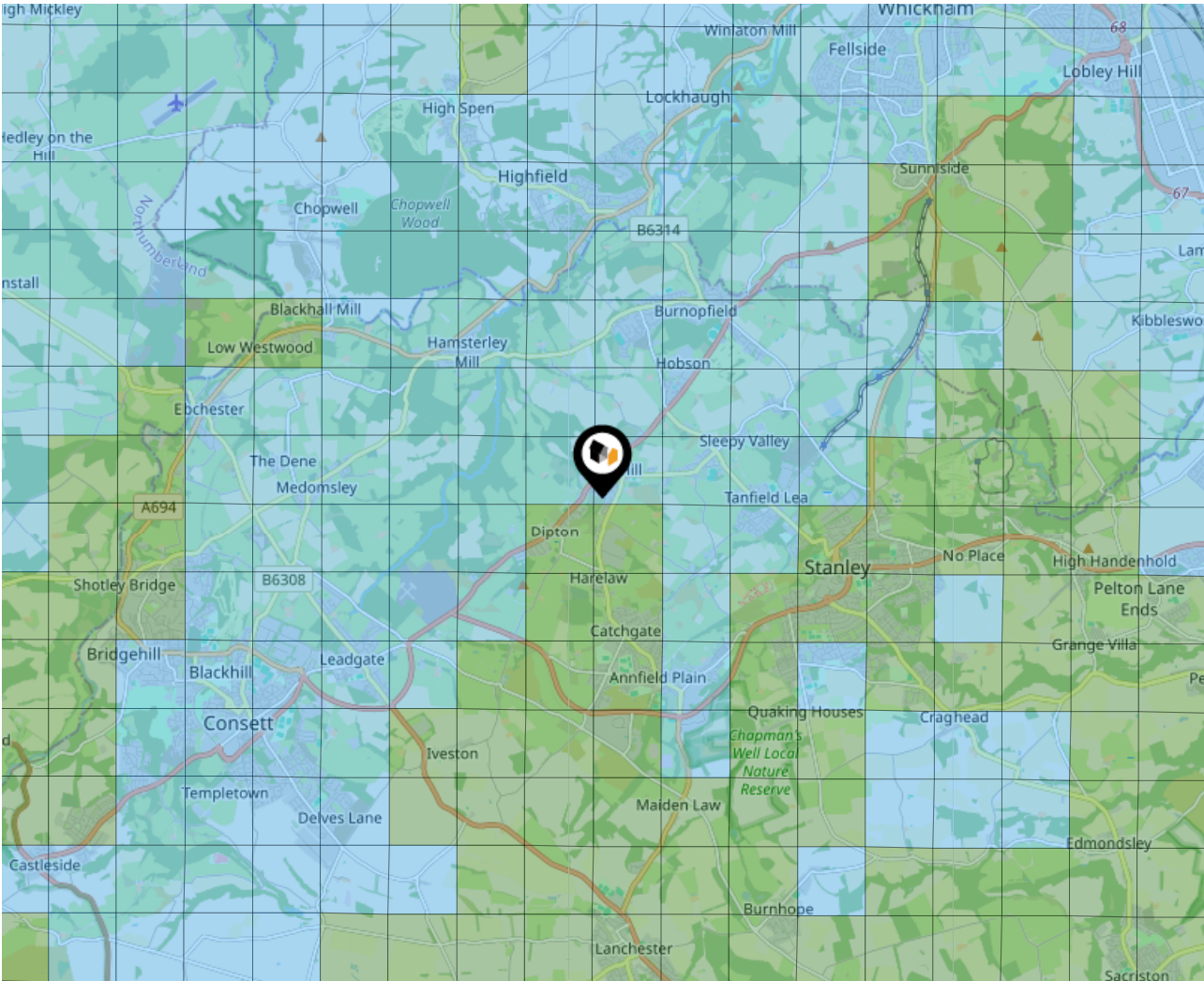


Nearby Council Wards

- 1 Burnopfield and Dipton ED
- 2 Annfield Plain ED
- 3 Tanfield ED
- 4 Leadgate and Medomsley ED
- 5 Craghead and South Moor ED
- 6 Stanley ED
- 7 Chopwell and Rowlands Gill Ward
- 8 Whickham South and Sunnyside Ward
- 9 Consett North ED
- 10 Delves Lane ED

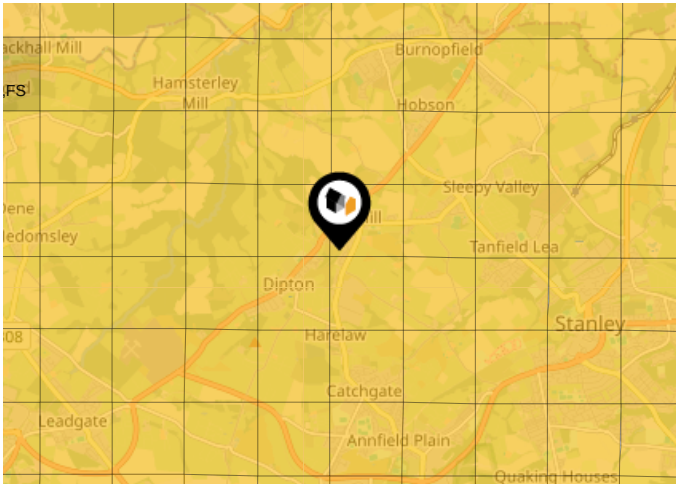
What is Radon?

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)	Soil Depth:	LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		DEEP

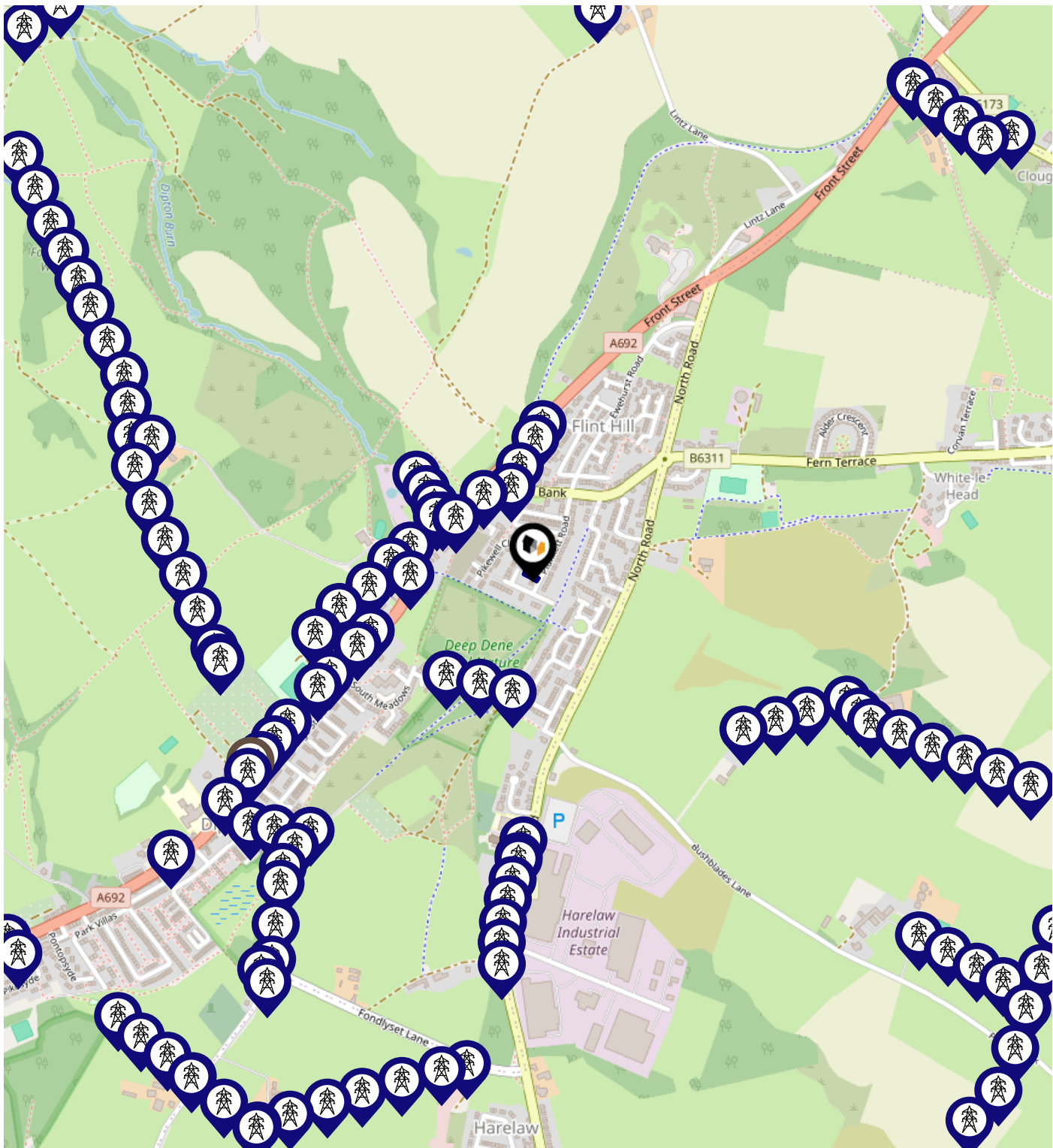


Primary Classifications (Most Common Clay Types)

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

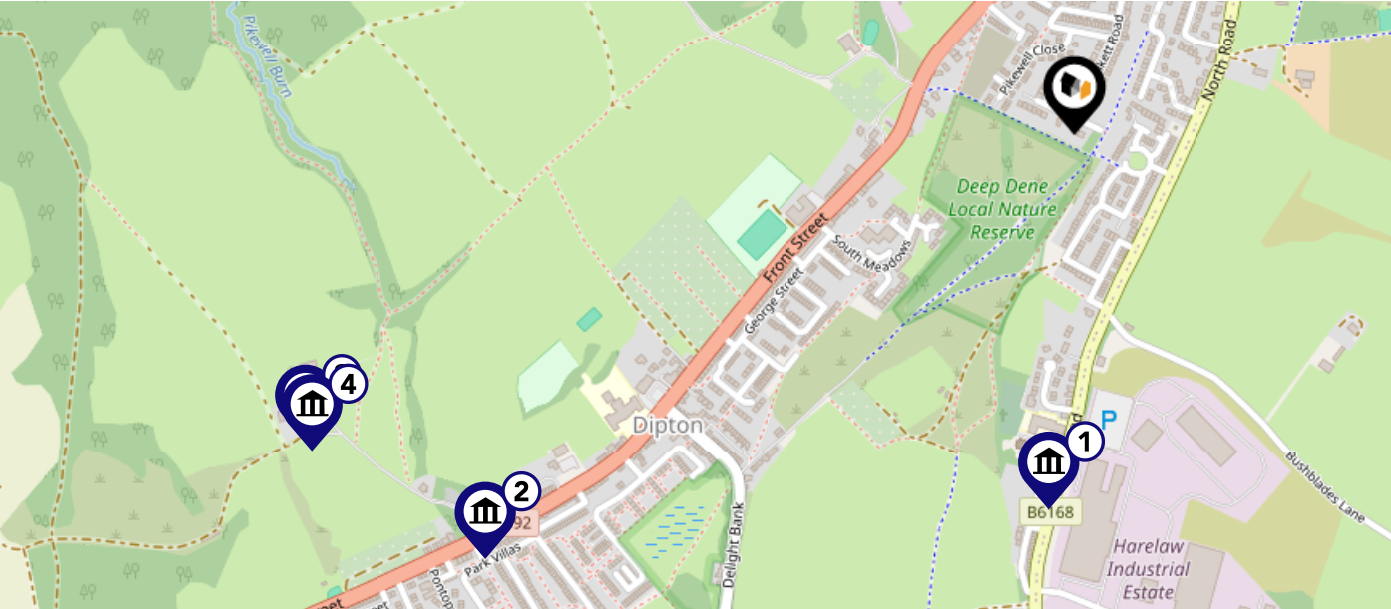
Masts & Pylons



Key:

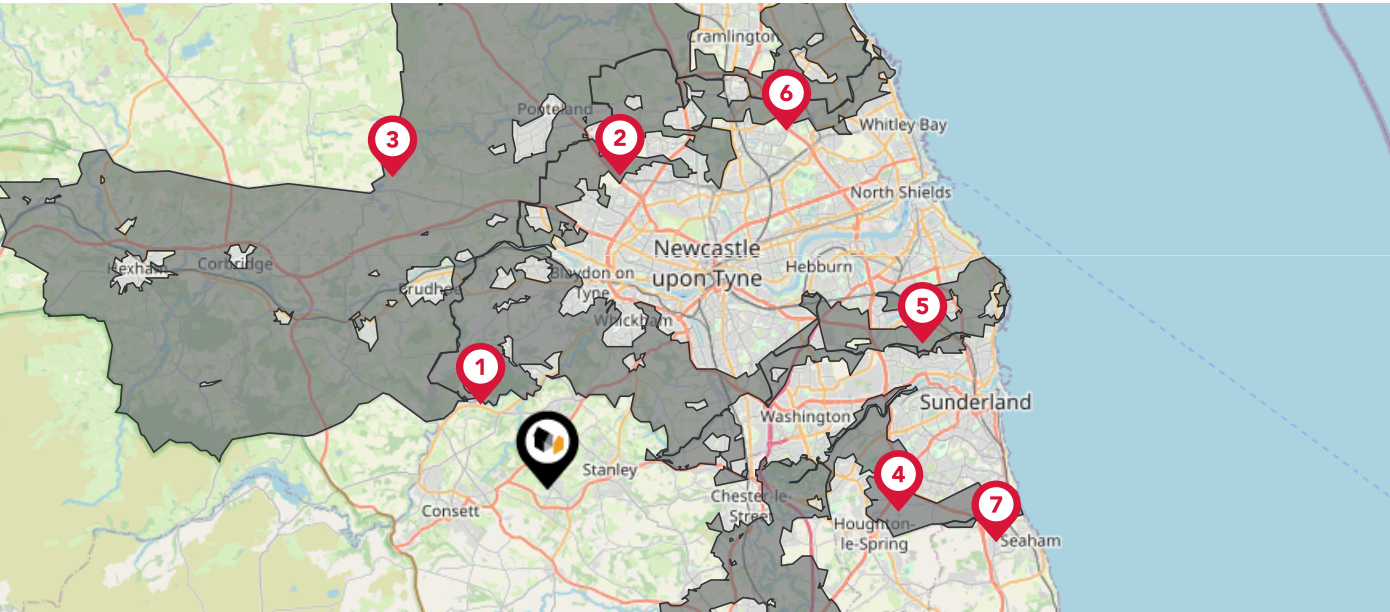
-  Power Pylons
-  Communication Masts

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



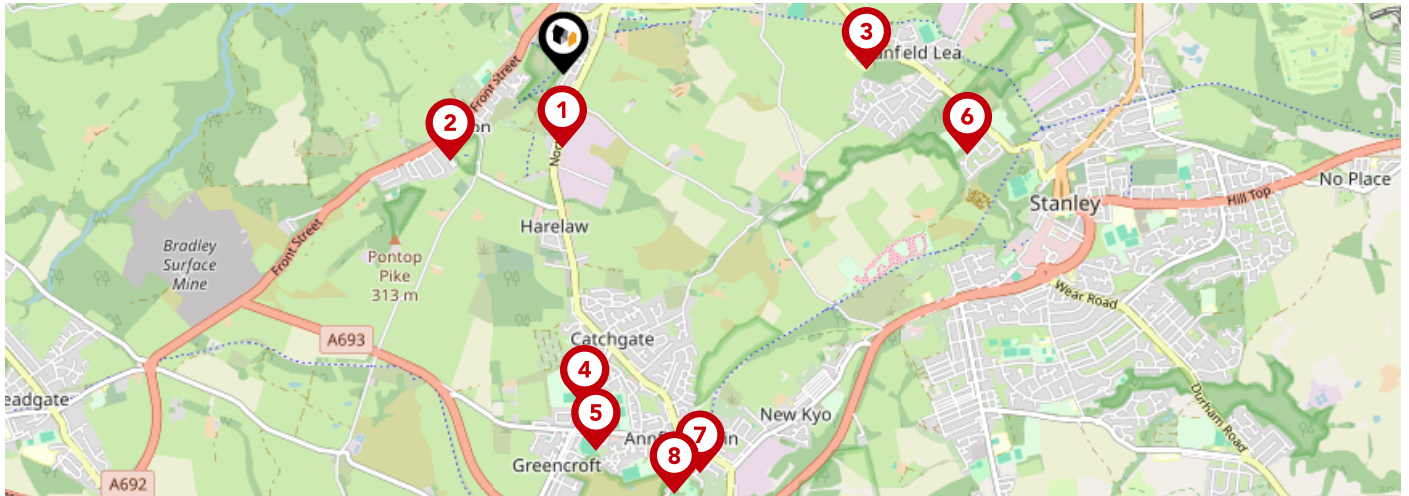
Listed Buildings in the local district		Grade	Distance
	1430731 - St Patrick's Congregation War Memorial, Dipton	Grade II	0.4 miles
	1240728 - Church Of St John	Grade II	0.8 miles
	1240730 - Pontop Hall	Grade II	0.9 miles
	1240731 - Gate Piers And Walls In Front Of Pontop Hall	Grade II	0.9 miles

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

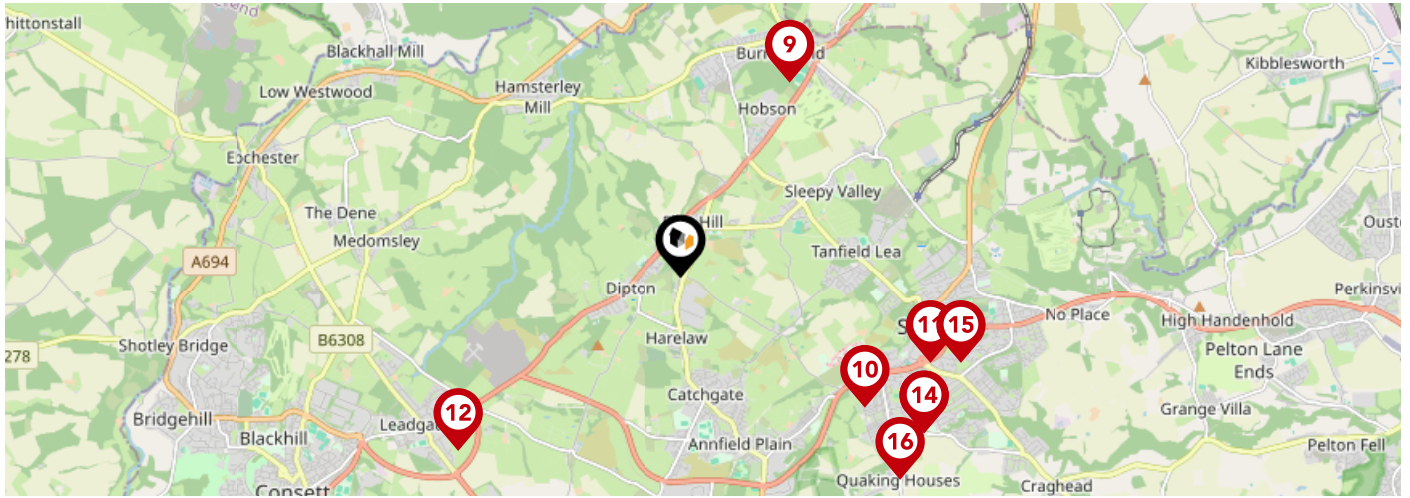


Nearby Green Belt Land

- 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



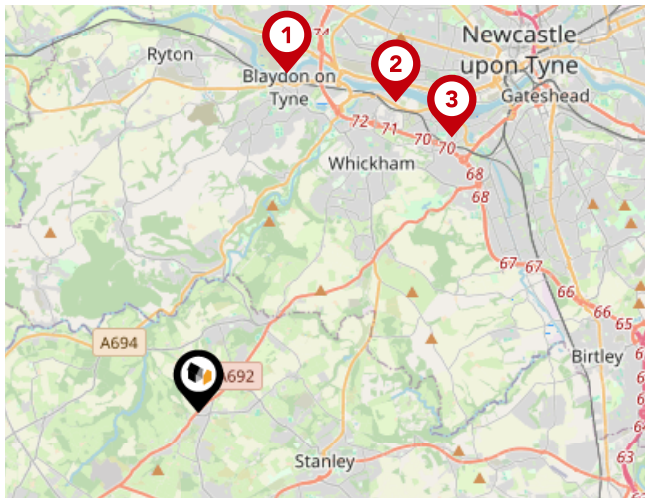
		Nursery	Primary	Secondary	College	Private
1	St Patrick's Catholic Primary School, Dipton Ofsted Rating: Good Pupils: 145 Distance:0.31	☐	☒	☐	☐	☐
2	Collierley Nursery and Primary School Ofsted Rating: Good Pupils: 142 Distance:0.6	☐	☒	☐	☐	☐
3	Tanfield Lea Community Primary School Ofsted Rating: Good Pupils: 336 Distance:1.29	☐	☒	☐	☐	☐
4	Catchgate Primary School Ofsted Rating: Good Pupils:0 Distance:1.42	☐	☒	☐	☐	☐
5	Croft Community School Ofsted Rating: Good Pupils: 253 Distance:1.61	☐	☐	☒	☐	☐
6	Tanfield School Ofsted Rating: Not Rated Pupils: 710 Distance:1.76	☐	☐	☒	☐	☐
7	Annfield Plain Junior School Ofsted Rating: Good Pupils: 122 Distance:1.8	☐	☒	☐	☐	☐
8	Annfield Plain Infant School Ofsted Rating: Good Pupils: 96 Distance:1.85	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Burnopfield Primary School Ofsted Rating: Good Pupils: 374 Distance:1.91	☐	☒	☐	☐	☐
	Oxhill Nursery School Ofsted Rating: Good Pupils: 107 Distance:1.92	☒	☐	☐	☐	☐
	St Joseph's Catholic Primary, Stanley Ofsted Rating: Good Pupils: 226 Distance:2.25	☐	☒	☐	☐	☐
	Our Lady and St Joseph Brooms Catholic Primary School, Leadgate Ofsted Rating: Requires improvement Pupils: 72 Distance:2.41	☐	☒	☐	☐	☐
	South Stanley Infant and Nursery School Ofsted Rating: Good Pupils: 128 Distance:2.46	☐	☒	☐	☐	☐
	South Stanley Junior School Ofsted Rating: Good Pupils: 179 Distance:2.46	☐	☒	☐	☐	☐
	North Durham Academy Ofsted Rating: Good Pupils: 1000 Distance:2.49	☐	☐	☒	☐	☐
	Greenland Community Primary School Ofsted Rating: Good Pupils: 345 Distance:2.54	☐	☒	☐	☐	☐

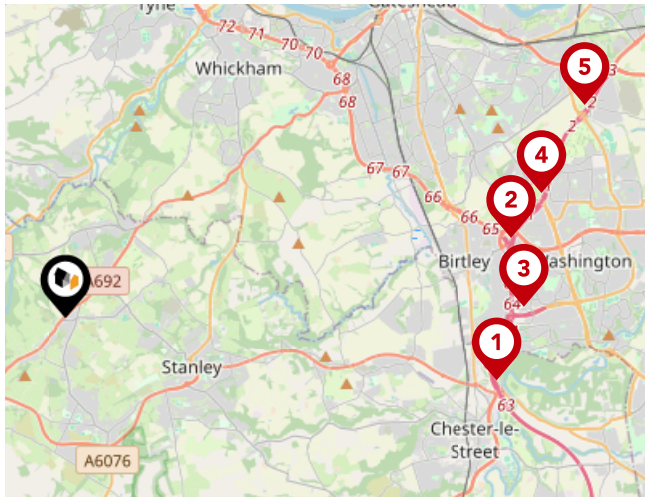
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Blaydon Rail Station	5.98 miles
2	Metrocentre Rail Station	6.27 miles
3	Dunston Rail Station	6.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J63	7.43 miles
2	A1(M) J65	7.7 miles
3	A1(M) J64	7.81 miles
4	A194(M) J1	8.37 miles
5	A194(M) J2	9.55 miles

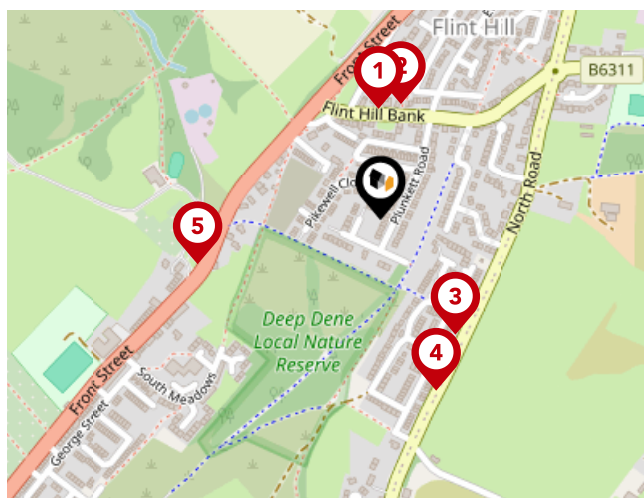


Airports/Helipads

Pin	Name	Distance
1	Airport	10.85 miles
2	Teesside Airport	28.63 miles
3	Leeds Bradford Airport	70.19 miles
4	Irthington	42.12 miles

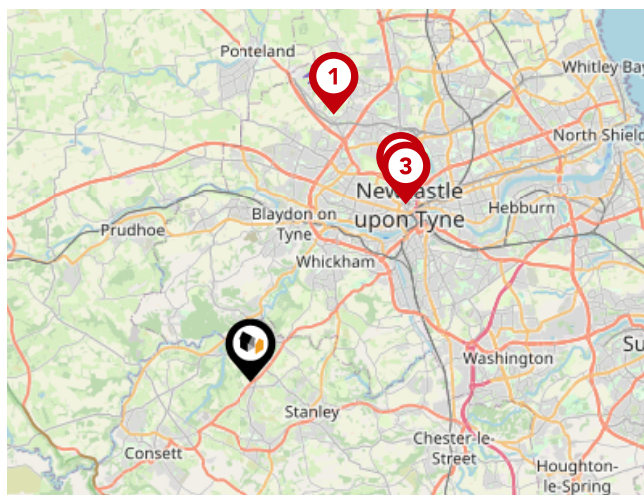
Area

Transport (Local)



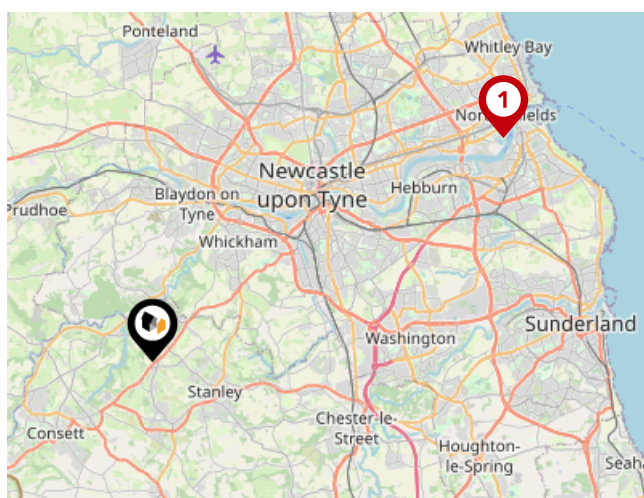
Bus Stops/Stations

Pin	Name	Distance
1	Ewehurst Gardens	0.12 miles
2	Ewehurst Gardens	0.12 miles
3	Lily Gardens	0.15 miles
4	Lily Gardens	0.19 miles
5	Derwent View Terrace	0.2 miles



Local Connections

Pin	Name	Distance
1	Bank Foot (Tyne and Wear Metro Station)	9.56 miles
2	St James (Tyne and Wear Metro Station)	8.17 miles
3	Central Station (Tyne and Wear Metro Station)	8.05 miles

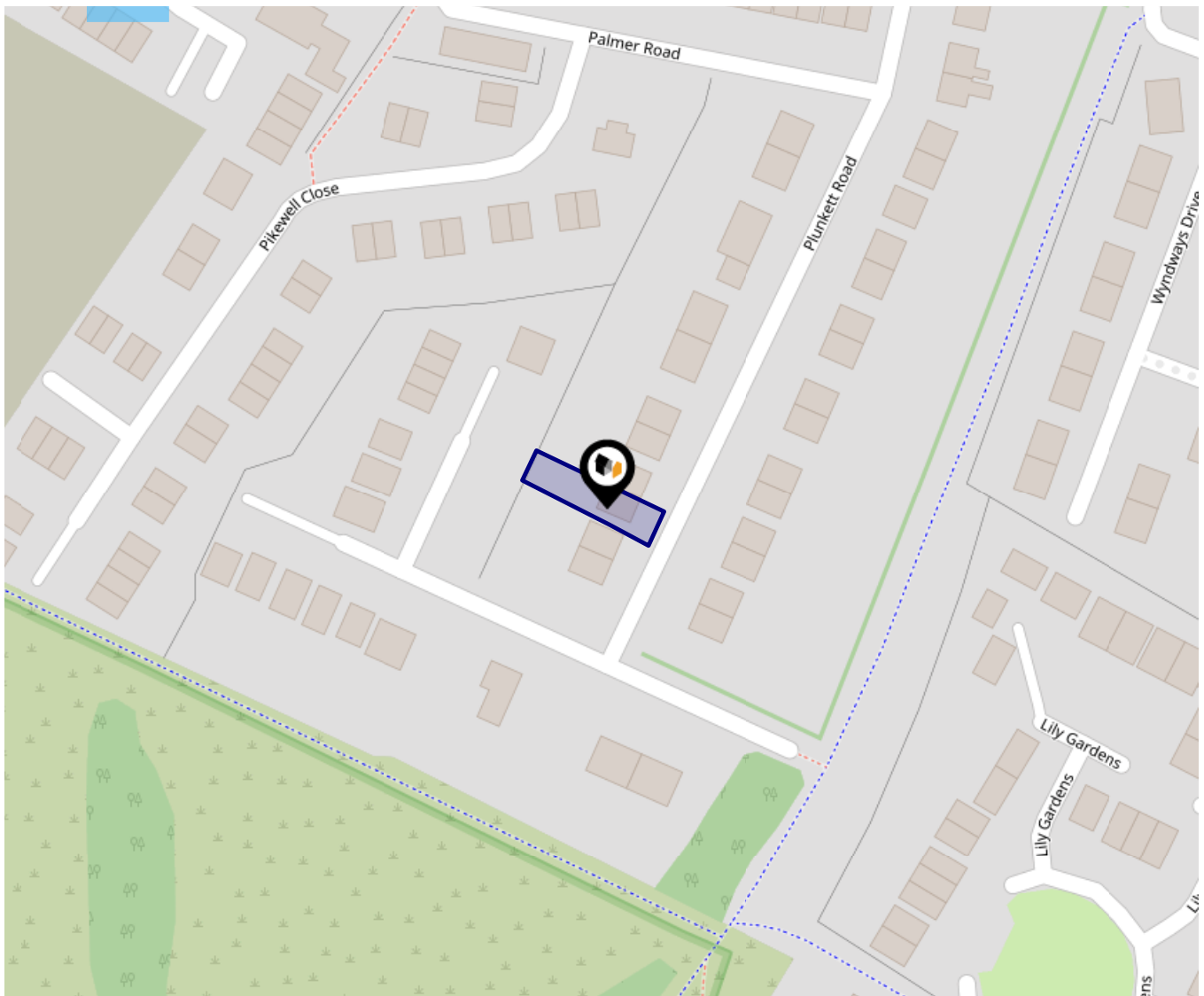


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	14.18 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Walkersxchange Estate Agents

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

