

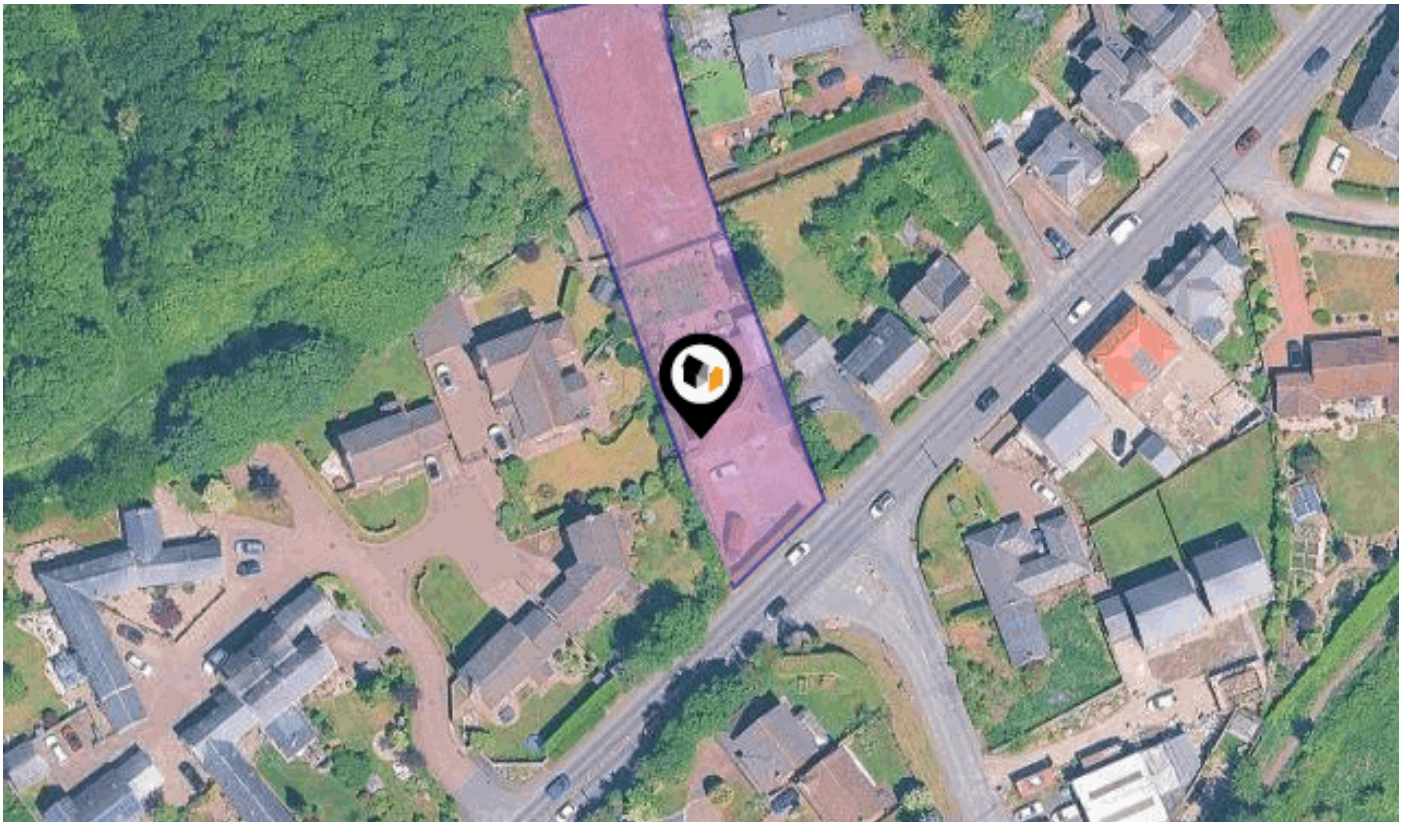


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th November 2025



STREETGATE, SUNNISIDE, NEWCASTLE UPON TYNE, NE16

Walkersxchange Estate Agents

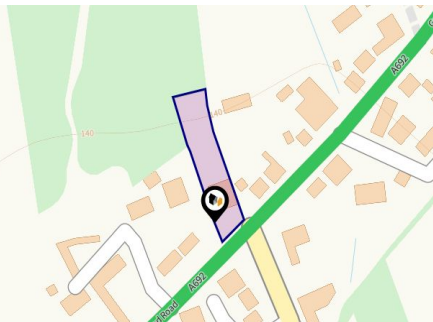
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,690 ft ² / 250 m ²		
Plot Area:	0.42 acres		
Council Tax :	Band E		
Annual Estimate:	£3,151		
Title Number:	TY156413		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	80	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O2	BT	sky	Virgin media

Planning records for: **Streetgate, Sunnyside, Newcastle Upon Tyne, NE16**

Reference - DC/25/00509/NMA

Decision: Decided

Date: 25th June 2025

Description:

Non-Material Amendment of planning application DC/24/00283/FUL to allow minor re-positioning of detached garage to afford required fire tender access for Building Regulations Approved Document B1: Fire Safety. Amendments to dwellinghouse layout & elevations to a) replace Garden Store roller shutter with window, b) provide standard access door to Garden Store located on Left Gable Elevation, c) switch layout of Utility / Lobby / WC to afford internal door access between Garden Store & Utility, d) replace Study window with sliding patio door, e) omit full height window to Living Room to afford greater useable wall area, and f) change Living Room sliding patio door & fixed side windows to French doors with opening side windows. Amendments to detached garage layout & elevations to a) add 2no roof windows to detached garage first floor Store area. Amendments to external materials to a) omit render fully and replace with facing brick, b) add dressed stone quoins to front elevation corners, and c) add dressed stone lintels and sills to Front Elevation openings.

Reference - DC/24/00283/FUL

Decision: Decided

Date: 05th April 2024

Description:

Variation of condition 1 (approved plans) and condition 3 (materials) of planning permission DC/23/00094/FUL to allow changes to design of dwellinghouse and curtilage area as well as re-positioning of detached garage.

Reference - DC/23/00094/FUL

Decision: Decided

Date: 06th February 2023

Description:

Erection of a single two-storey dwelling-house (Use Class C3) with associated access, and surrounding gardens and curtilage areas across remaining parts of site with detached garage block (resubmission with revised highways work and ecology assessments). (Additional information received on 20/04/23 and 09/05/2023) (Amended site location plan received 04/07/2023)

Reference - 24/00283/DOC1

Decision: Awaiting decision

Date: 02nd September 2025

Description:

Discharge of conditions 3 (Submit materials spec), 8 (Bat/ bird roost features), 10 (PCC Gas monitoring), 11 (Submit gas protection if required) and 13 (PCC Coal site investigations).

Planning records for: *Streetgate, Sunnyside, Newcastle Upon Tyne, NE16*

Reference - Gateshead/DC/06/00877/FUL	
Decision:	Decided
Date:	09th June 2006
Description:	Erection of conservatory at rear of dwellinghouse.

Planning records for: ***Bracken Cottage And Ponticherry Cottage Gateshead Road Whickham Newcastle Upon Tyne Tyne And Wear NE16 5LQ***

Reference - Gateshead/DC/08/00685/FUL	
Decision:	Decided
Date:	09th June 2008
Description:	Erection of single-storey extension at rear of dwellinghouses, detached double garage in garden area at side of Bracken Cottage and alterations to existing detached garage, including construction of pitched roof, in garden area at side of Ponticherry Cottage. Amended 1 July 2008

Planning records for: ***Cheviot View Gateshead Road Sunnyside Newcastle Upon Tyne NE16 5LQ***

Reference - DC/24/00423/HHA	
Decision:	Decided
Date:	20th May 2024
Description:	Two storey side and rear extensions, single storey rear extension and single storey front extension

Planning records for: ***Grange House Gateshead Road Sunnyside Newcastle Upon Tyne NE16 5LQ***

Reference - DC/25/00219/HHA	
Decision:	Decided
Date:	28th March 2025
Description:	Single storey rear extension.

Reference - DC/25/00034/HCPL	
Decision:	Decided
Date:	21st January 2025
Description:	single storey extension to rear of property

Planning records for: **Highwynds Gateshead Road Sunnyside Whickham NE16 5LQ**

Reference - DC/20/00095/HHA	
Decision:	Decided
Date:	05th February 2020
Description:	Proposed alterations to front dormer to change from pitched roof to flat roof. Alterations necessary to increase the natural light to the existing main bedroom window.

Reference - Gateshead/DC/08/00108/FUL	
Decision:	Decided
Date:	29th January 2008
Description:	Erection of two-storey extension at side of dwellinghouse, single-storey extension at rear and creation of new access.

Reference - Gateshead/DC/08/00518/FUL	
Decision:	Decided
Date:	25th April 2008
Description:	Erection of two-storey extension at side of dwellinghouse and single-storey extension at rear (revised application).

Planning records for: **Land At Longacre Gateshead Road Sunnyside Newcastle Upon Tyne NE16 5LQ**

Reference - Gateshead/DC/13/01362/OHL	
Decision:	Decided
Date:	24th October 2013
Description:	Erection of aerial bunched conductor at land at Longacre.

Planning records for: ***Monaville Gateshead Road Sunnyside Newcastle Upon Tyne NE16 5LQ***

Reference - DC/24/00664/FUL	
Decision:	Decided
Date:	01st August 2024
Description:	Demolition of the existing bungalow and annex, followed by the construction of a new single dwellinghouse and a detached residential annex, including associated landscaping and parking.

Reference - 24/00664/DOC1	
Decision:	Awaiting decision
Date:	22nd July 2025
Description:	Discharge of conditions 9 (Phase II Report) and 14 (Coal Legacy) of planning application DC/24/00664/FUL

Reference - DC/23/00267/FUL	
Decision:	Decided
Date:	23rd March 2023
Description:	Demolition of existing bungalow and annex and construction of 2no. new self contained properties with associated parking and gardens (additional information received 15/06/23).

Planning records for: ***Rose Villa Gateshead Road Sunnyside Whickham NE16 5LQ***

Reference - Gateshead/DC/17/00831/HHA	
Decision:	Decided
Date:	25th July 2017
Description:	Replace existing first floor conservatory with brick / tile structure

Planning records for: *Seaton House Gateshead Road Sunnyside Newcastle Upon Tyne NE16 5LQ*

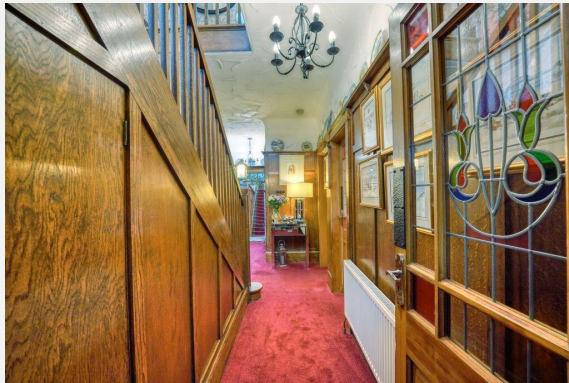
Reference - DC/24/00950/HHA	
Decision:	Decided
Date:	31st October 2024
Description:	Second storey gable extension with car port and single storey rear extension

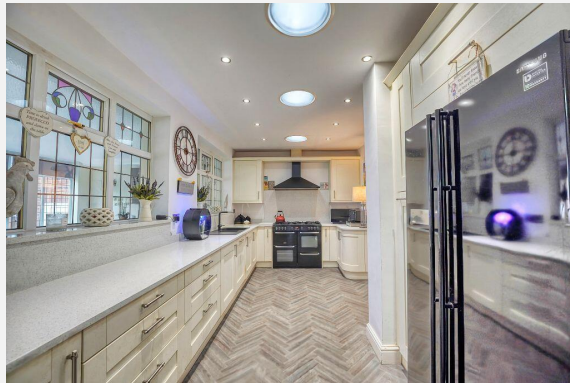
Planning records for: *Wyncliffe Gateshead Road Sunnyside Whickham NE16 5LQ*

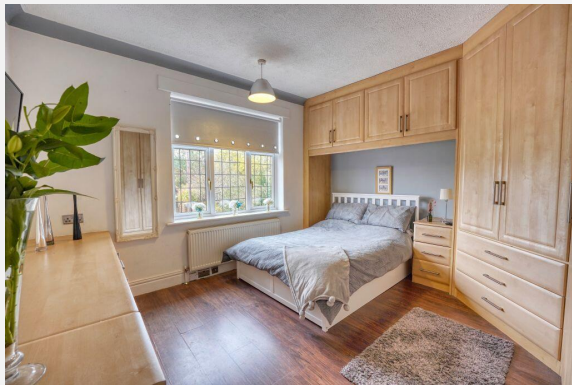
Reference - DC/20/00586/NMA	
Decision:	Decided
Date:	09th July 2020
Description:	Proposed Non Material amendment of DC/19/00033/HHA to alter window types and sizes in the en-suite, rear patio doors and living room patio doors (amended plans received 27.08.20)

Reference - DC/20/00595/HHA	
Decision:	Decided
Date:	11th July 2020
Description:	Proposed addition of a bay window and timber cladding to front elevation (description amended 11.01.20, amended plans received 03.09.20)

Reference - DC/19/00033/HHA	
Decision:	Decided
Date:	16th January 2019
Description:	Proposed two storey side and single storey side and rear extension and partial re-roofing of existing house.



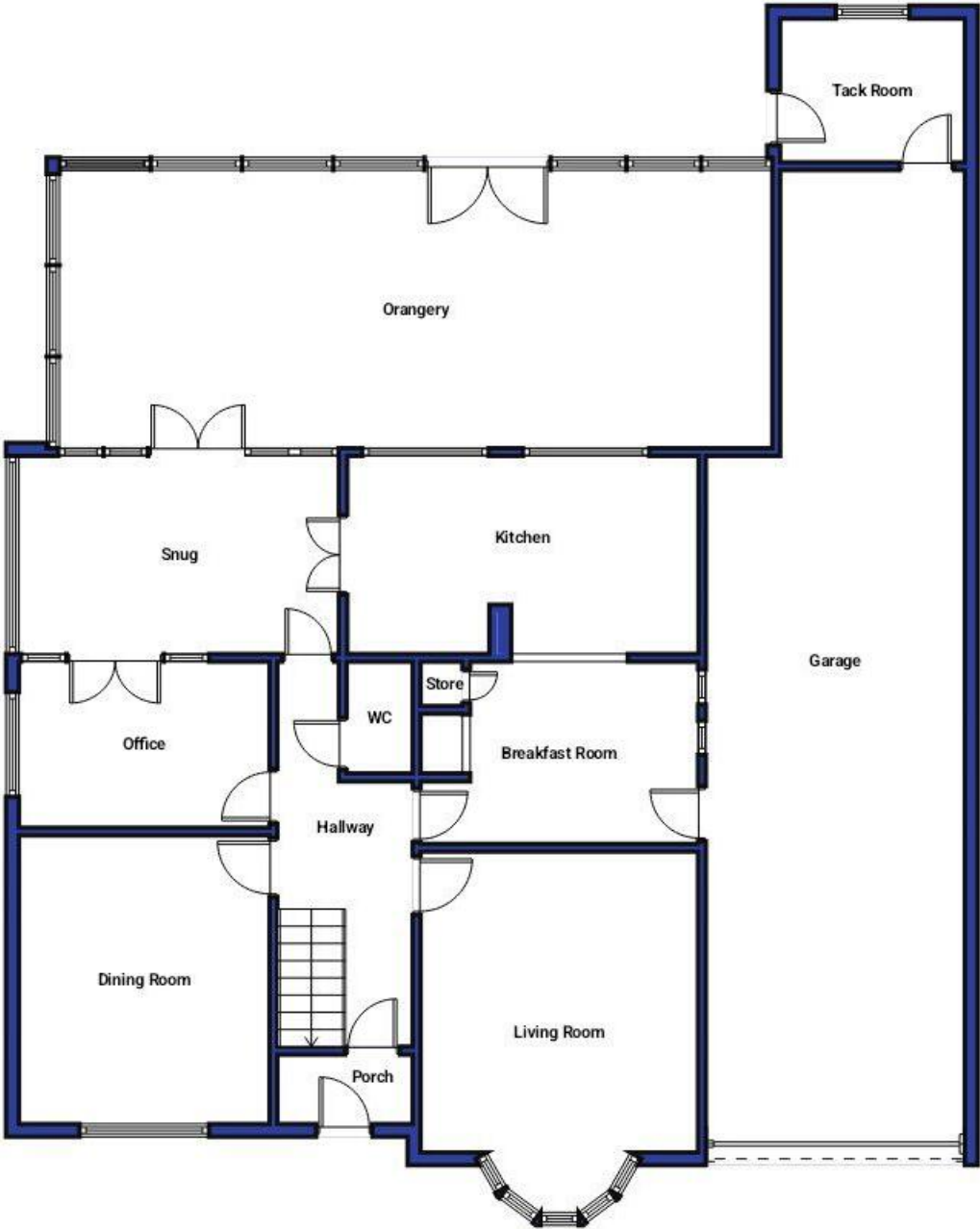








STREETGATE, SUNNISIDE, NEWCASTLE UPON TYNE, NE16



STREETGATE, SUNNISIDE, NEWCASTLE UPON TYNE, NE16



Streetgate, Sunnyside, NEWCASTLE UPON TYNE,
NE16

Energy rating

C

Valid until 04.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

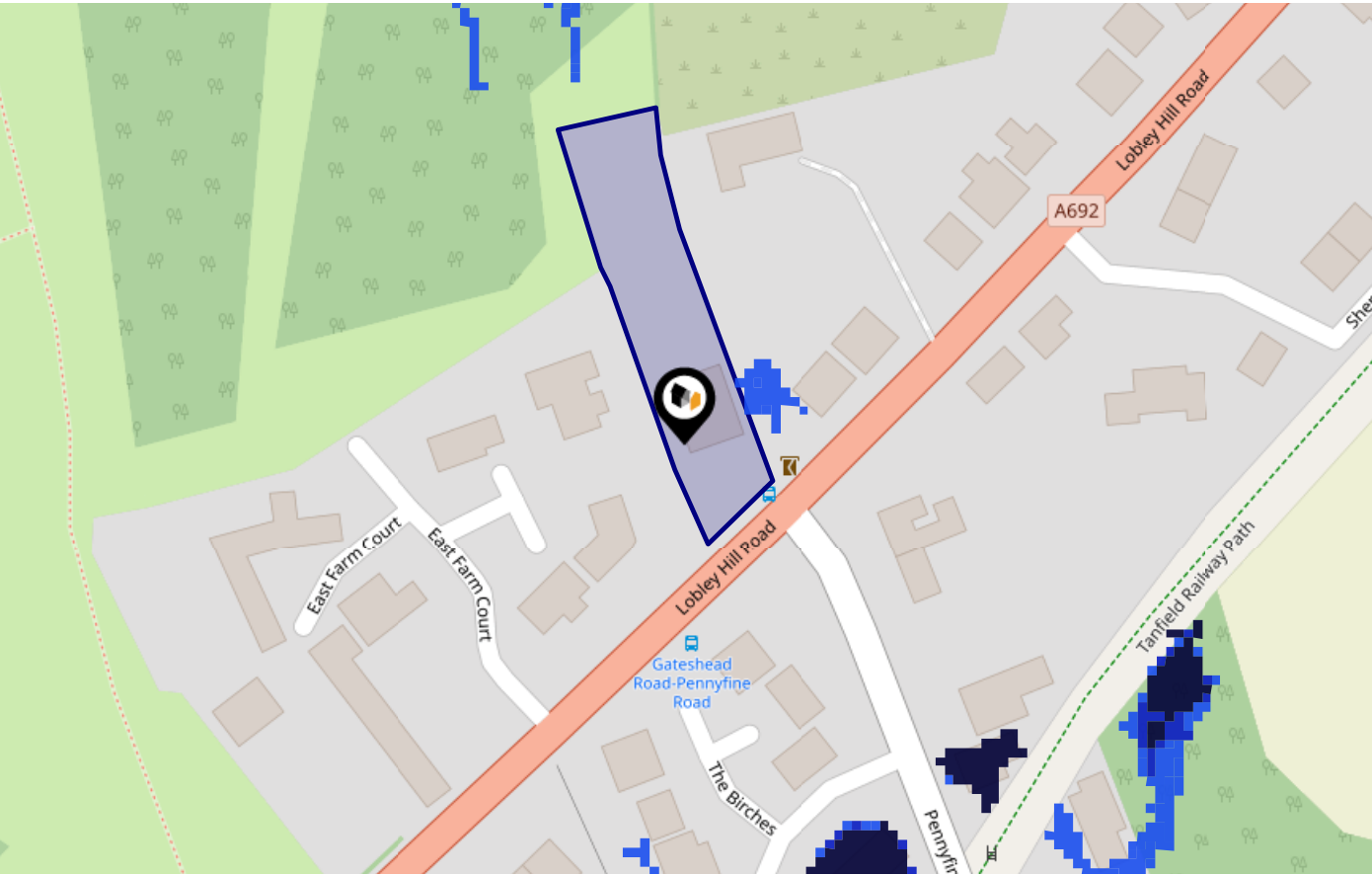
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	250 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.

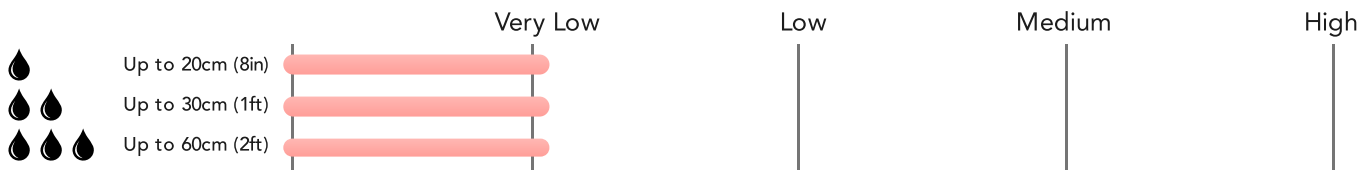


Risk Rating: Very low

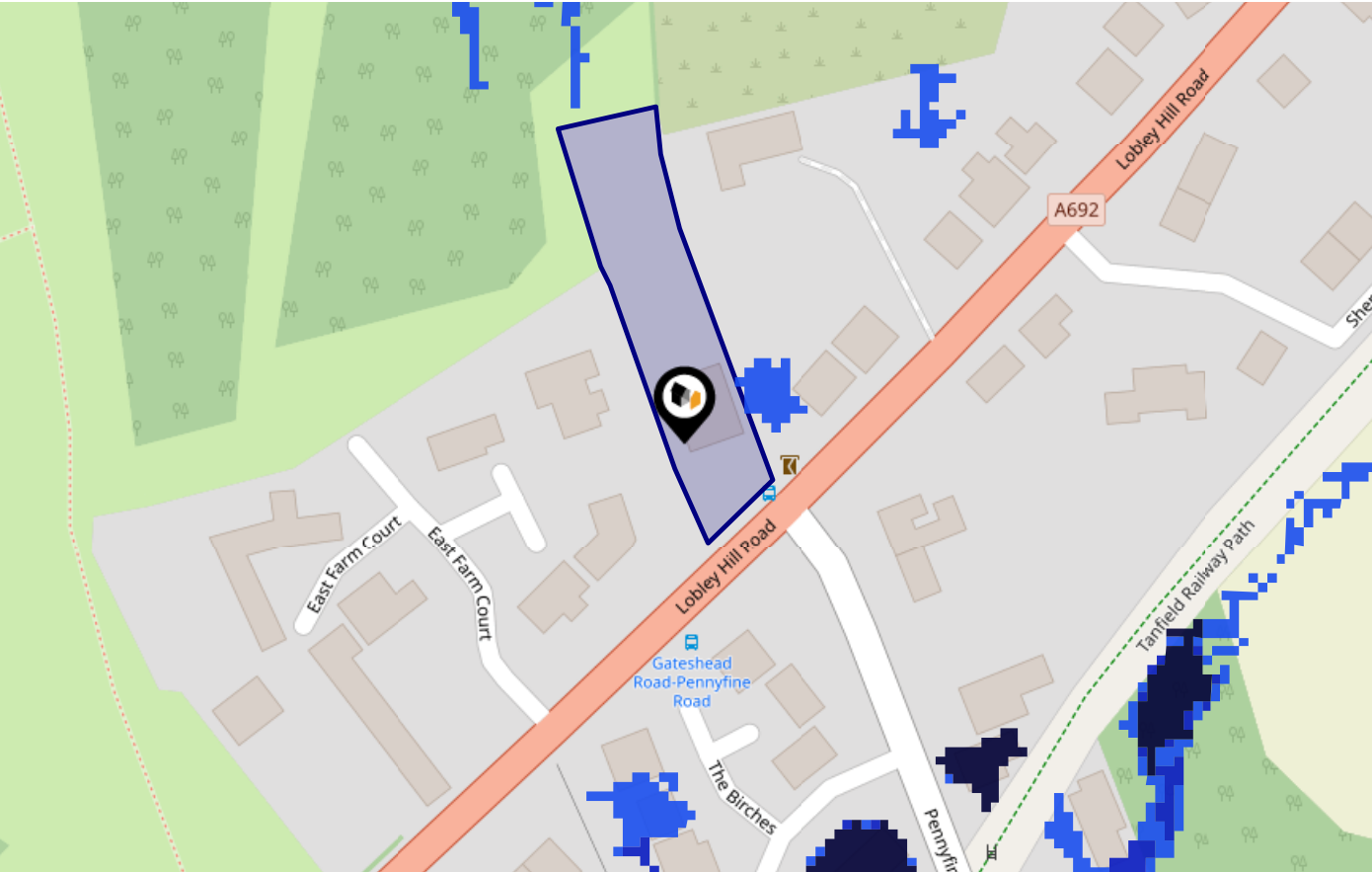
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

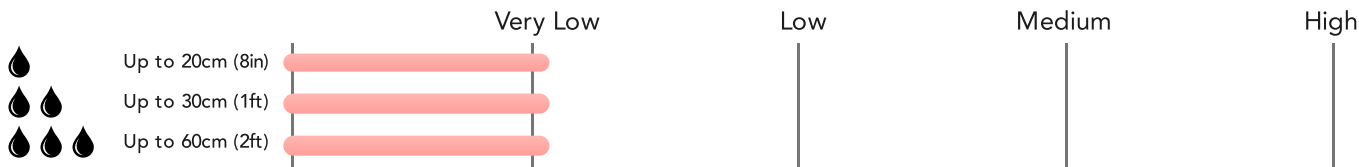


Risk Rating: Very low

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- 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:

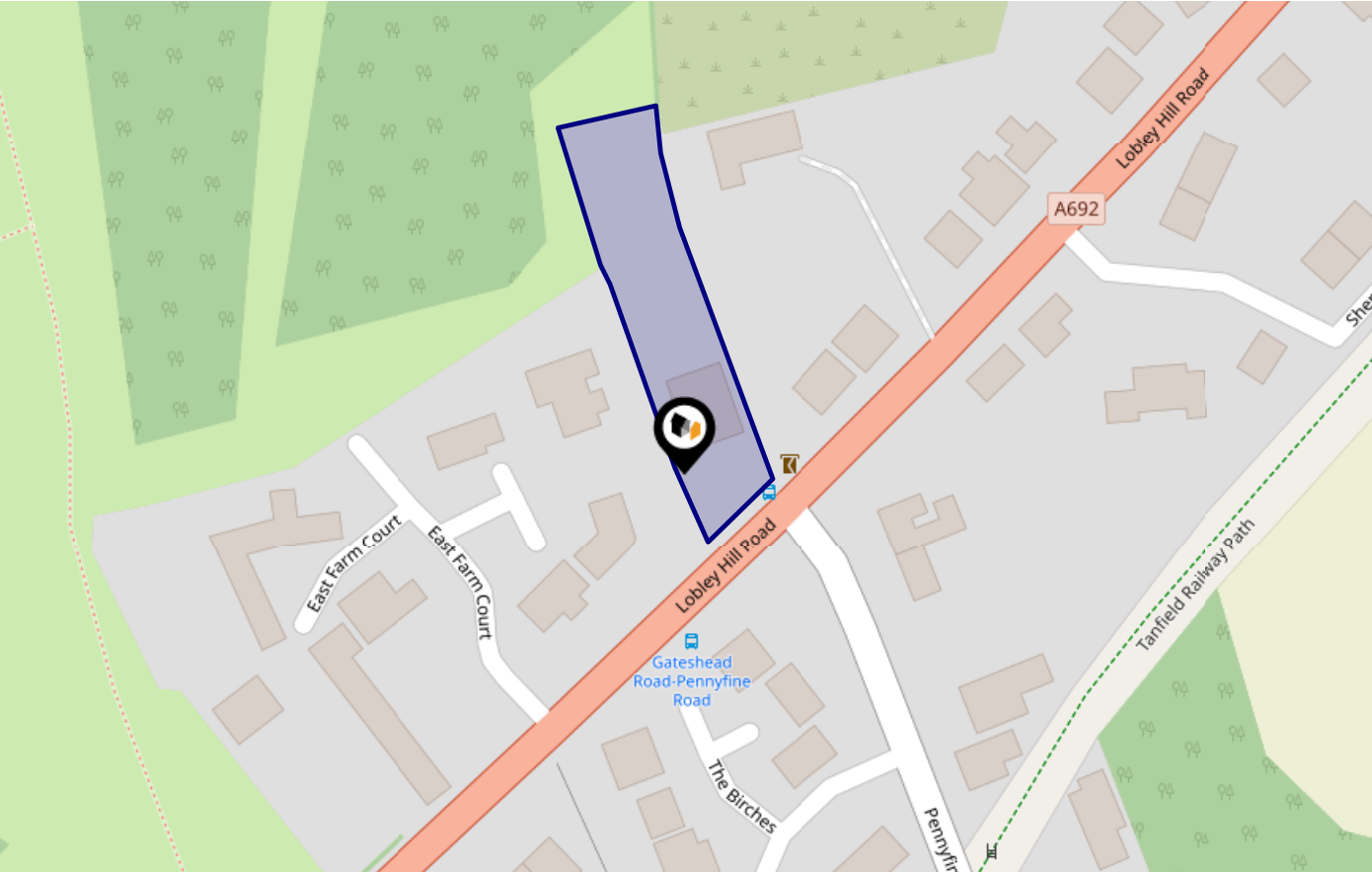


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

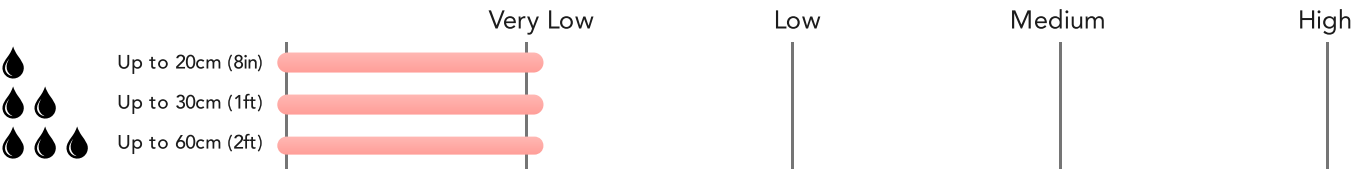


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

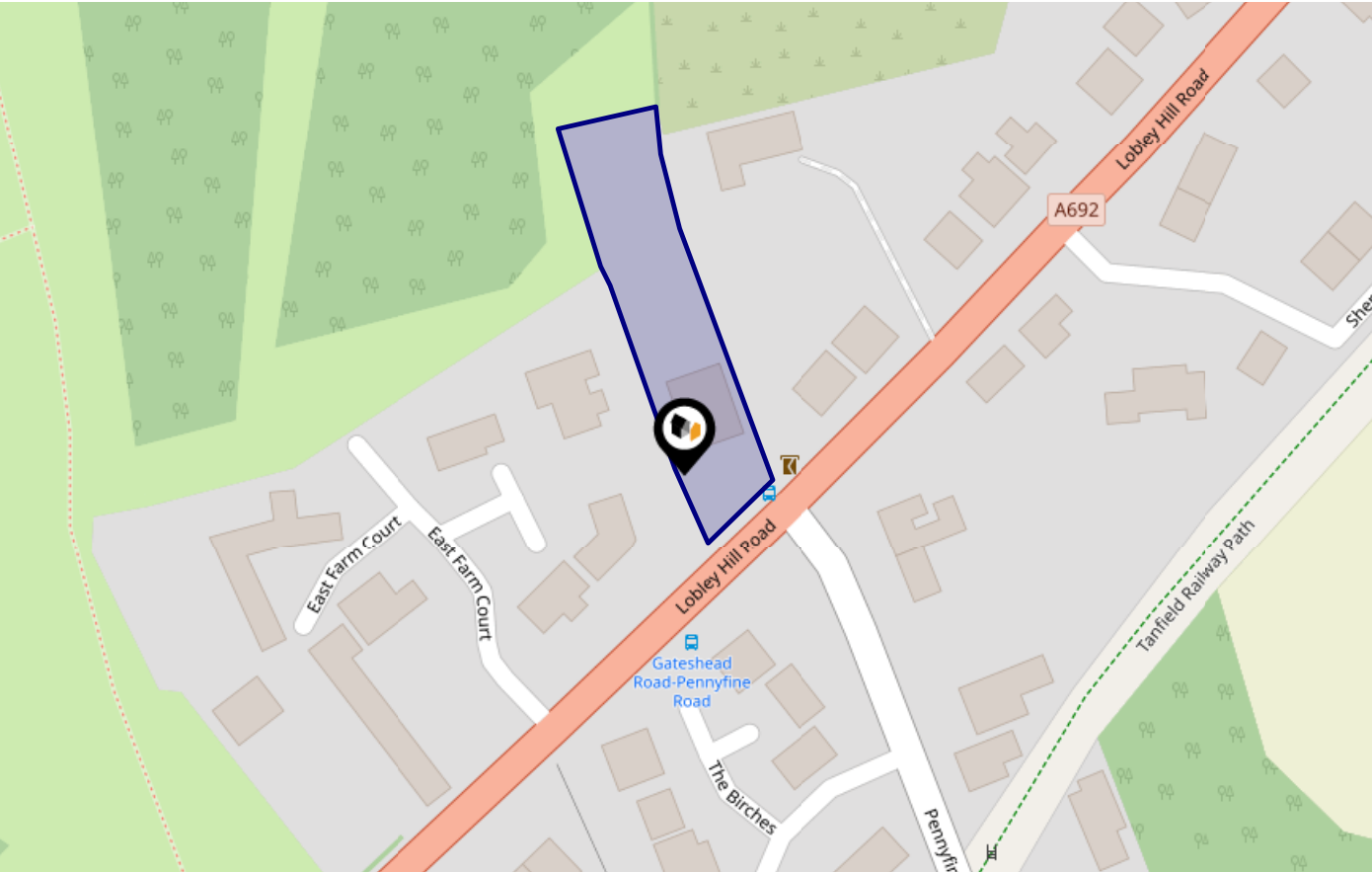


Flood Risk

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.

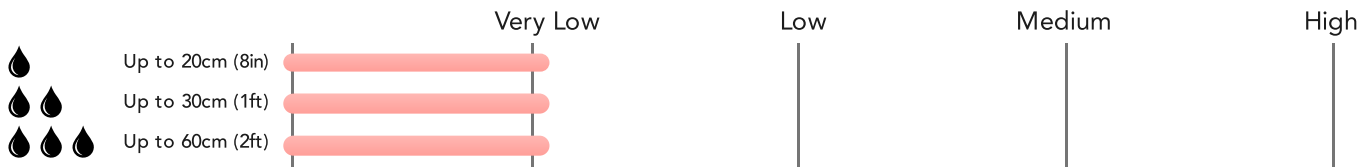


Risk Rating: Very low

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.

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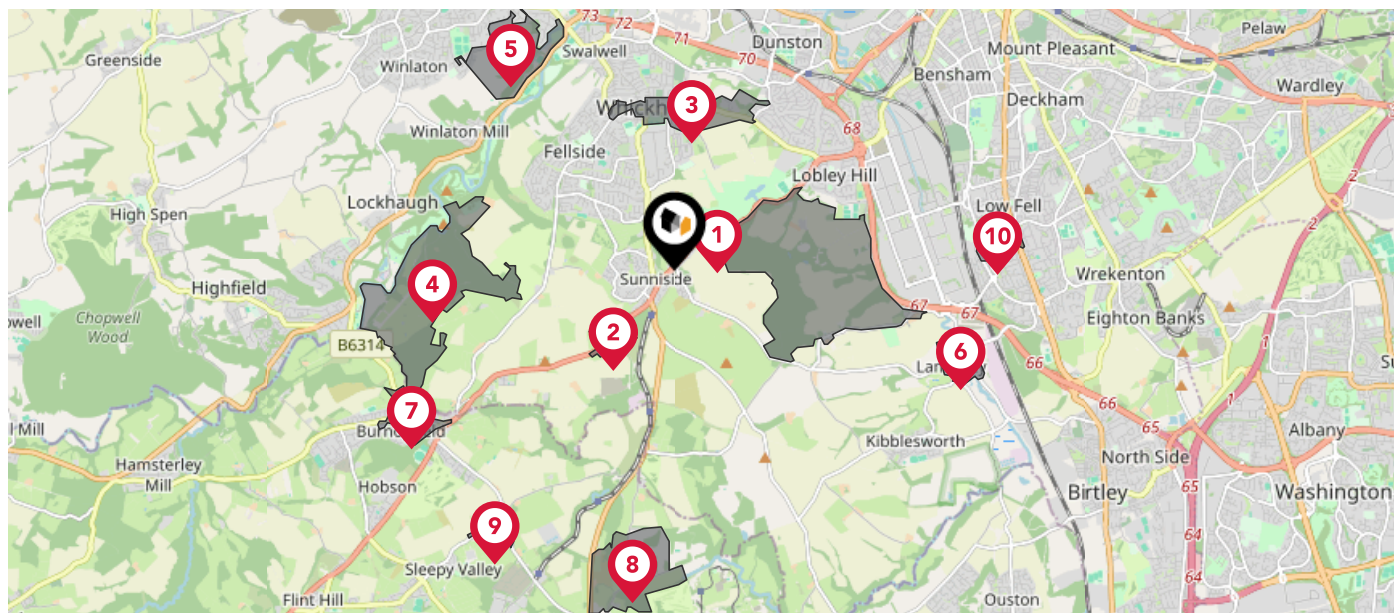
Chance of flooding to the following depths at this property:



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 Ravensworth CA
- 2 Marley Hill CA
- 3 Whickham CA
- 4 Gibside CA
- 5 Axwell CA
- 6 Lamesley CA
- 7 Burnopfield
- 8 Beamish Burn
- 9 Tanfield
- 10 Chowdene CA

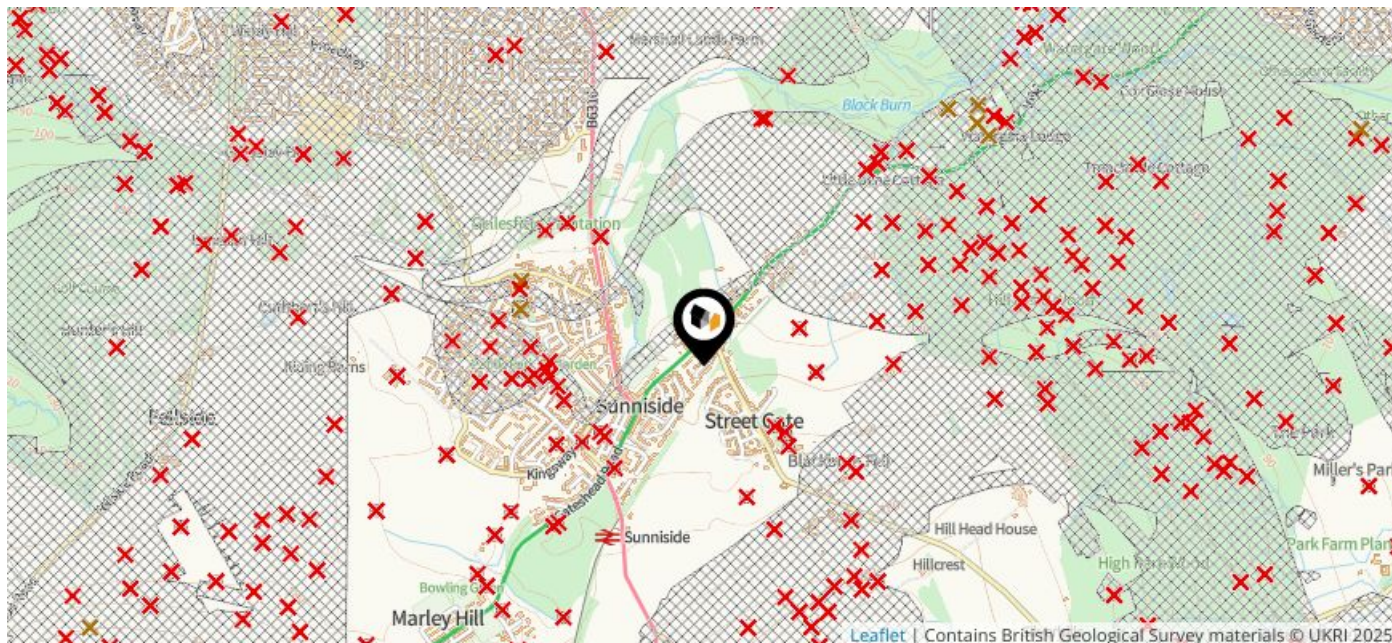
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Marshall Lands-Whickham, Gateshead	Historic Landfill	☐
2	St Cuthberts-Sandygate, Marley Hill, Tyne and Wear	Historic Landfill	☐
3	Burdon Dene-Hedley West House Farm, Marley Hill, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	☐
4	Beggars Wood-Coach Road, Lobley Hill	Historic Landfill	☐
5	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	☐
6	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill	☐
7	Longfield House Farm-Off St Cuthbert's Road, Byermoor	Historic Landfill	☐
8	EA/EPR/ZP3597ZV/V002	Active Landfill	☒
9	Gateshead Garden Festival No.1-Norwood Industrial Estate, Lobley Hill Road, Gateshead, Tyne and Wear	Historic Landfill	☐
10	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill	☐

This map displays nearby coal mine entrances and their classifications.



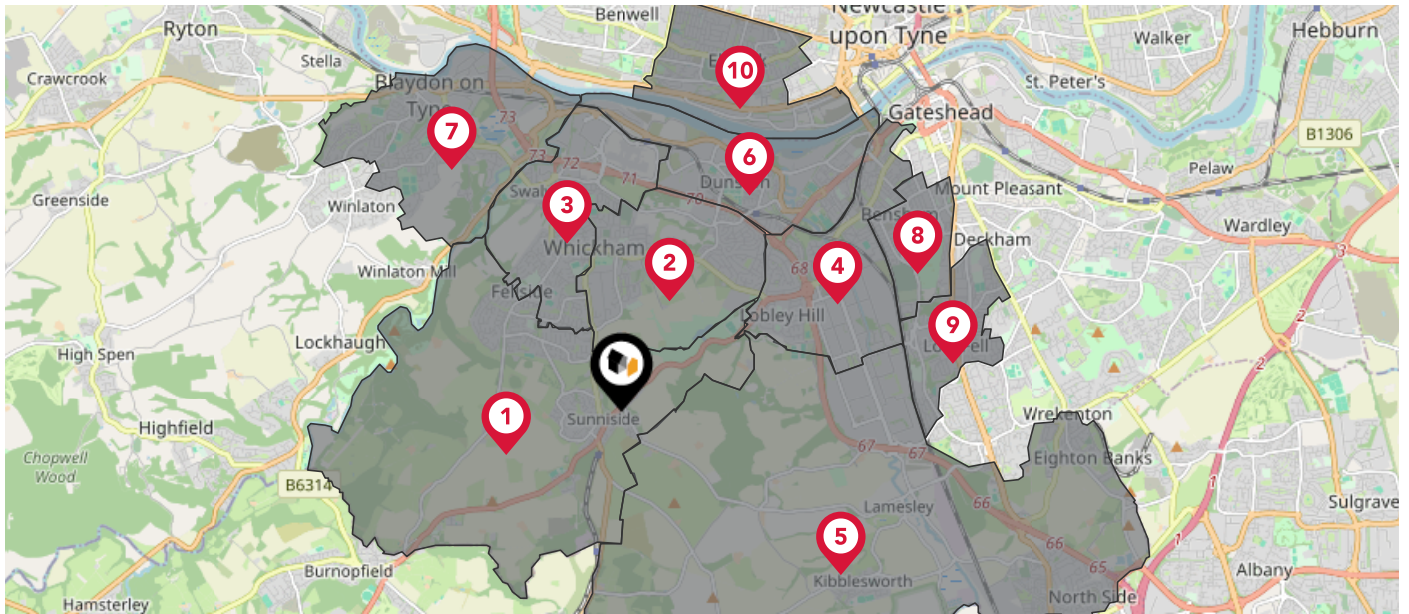
Mine Entry

- ✕ 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

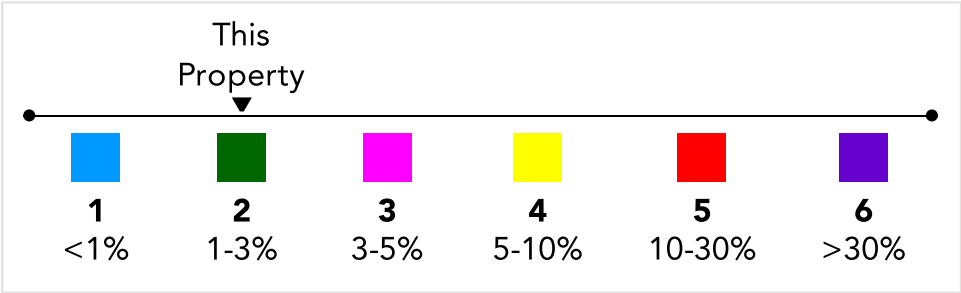
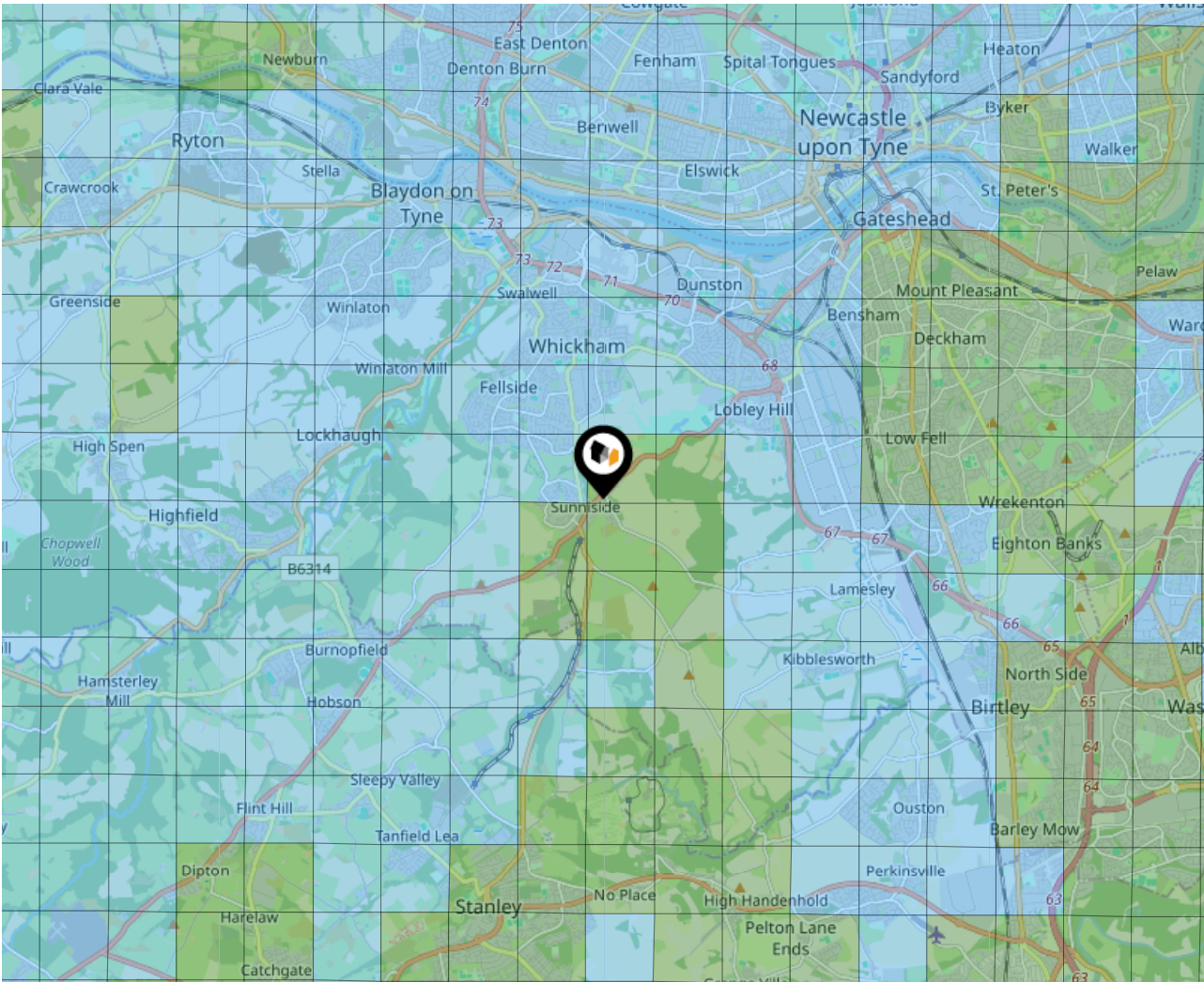


Nearby Council Wards

-  Whickham South and Sunniside Ward
-  Dunston Hill and Whickham East Ward
-  Whickham North Ward
-  Lobley Hill and Bensham Ward
-  Lamesley Ward
-  Dunston and Teams Ward
-  Blaydon Ward
-  Saltwell Ward
-  Low Fell Ward
-  Elswick Ward

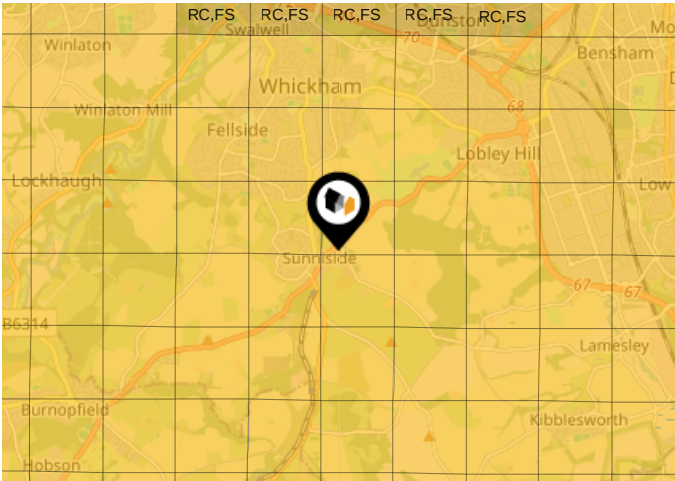
What is Radon?

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

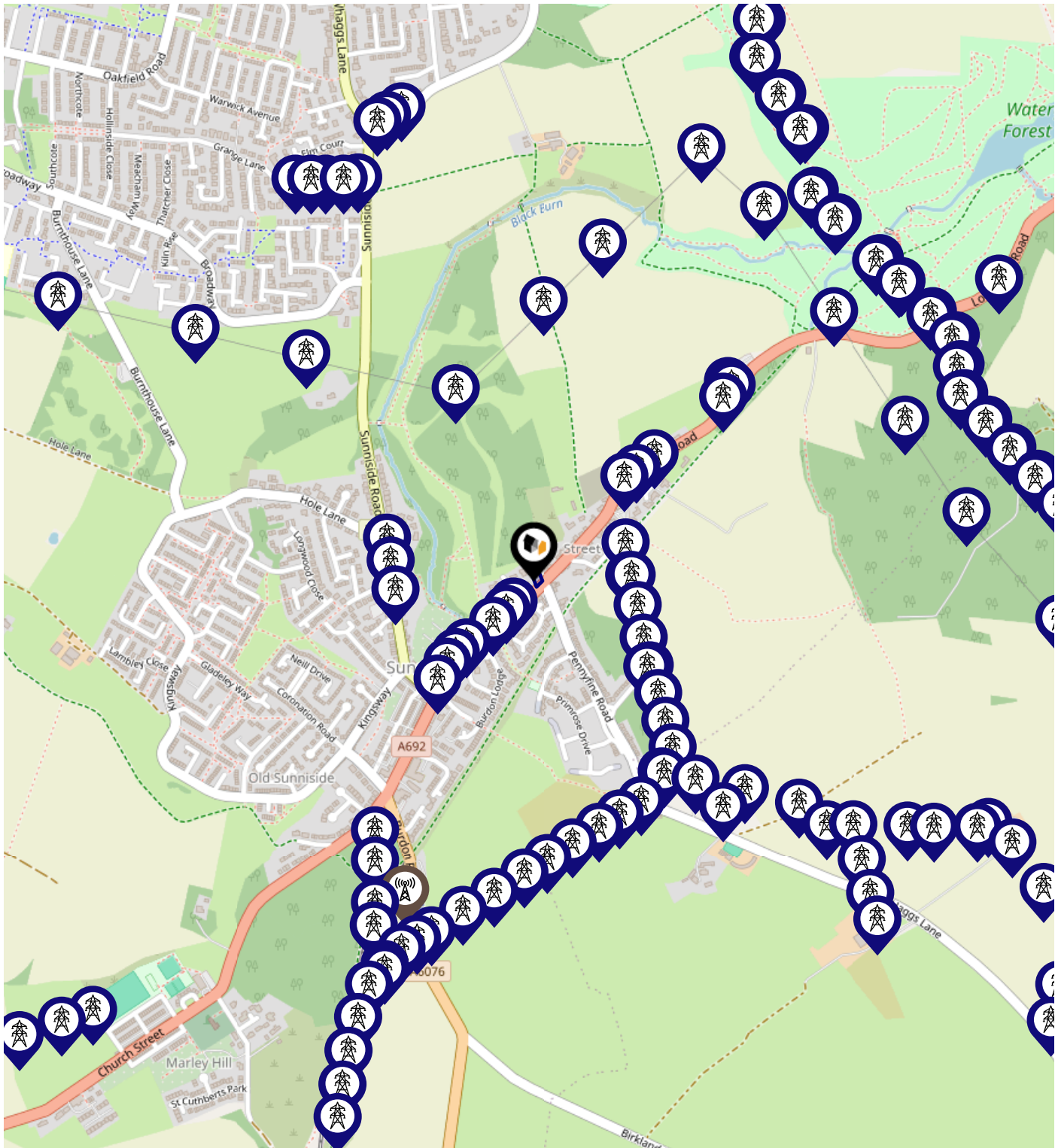


Primary Classifications (Most Common Clay Types)

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

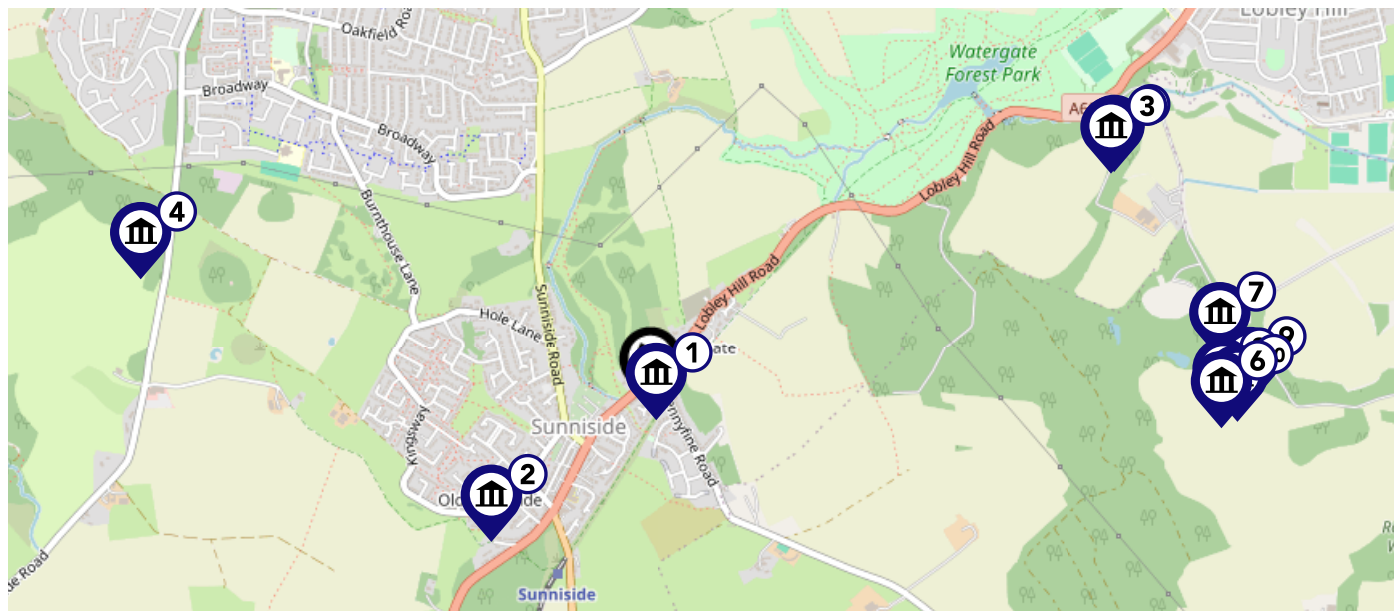
Masts & Pylons



Key:

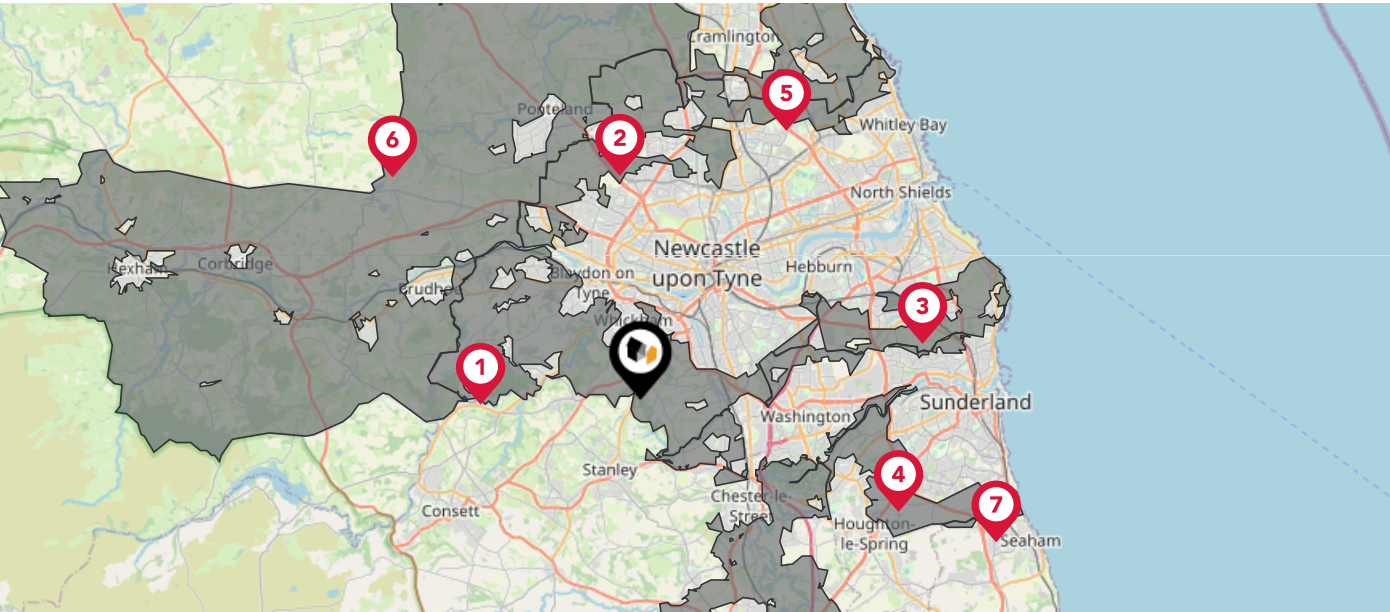
-  Power Pylons
-  Communication Masts

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
 1355106 - Forge South East Of Junction With A692	Grade II	0.0 miles
 1025149 - Old Sunnyside Farmhouse	Grade II	0.4 miles
 1185286 - Cox Close House	Grade II	1.1 miles
 1355102 - Lodges And Gate Piers To South Of Junction With Clockburn Lane	Grade II	1.1 miles
 1355117 - House Behind Cox Close Cottage	Grade II	1.1 miles
 1025151 - Ravensworth Castle	Grade II	1.2 miles
 1185149 - Butler Cross	Grade II	1.2 miles
 1025150 - Arch, Walls And Towers To West Of Ravensworth Castle	Grade II	1.2 miles
 1185160 - Stable Block And Gatehouses To East Of Ravensworth Castle	Grade II	1.3 miles
 1025190 - Ravensworth Castle	Grade II	1.3 miles

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

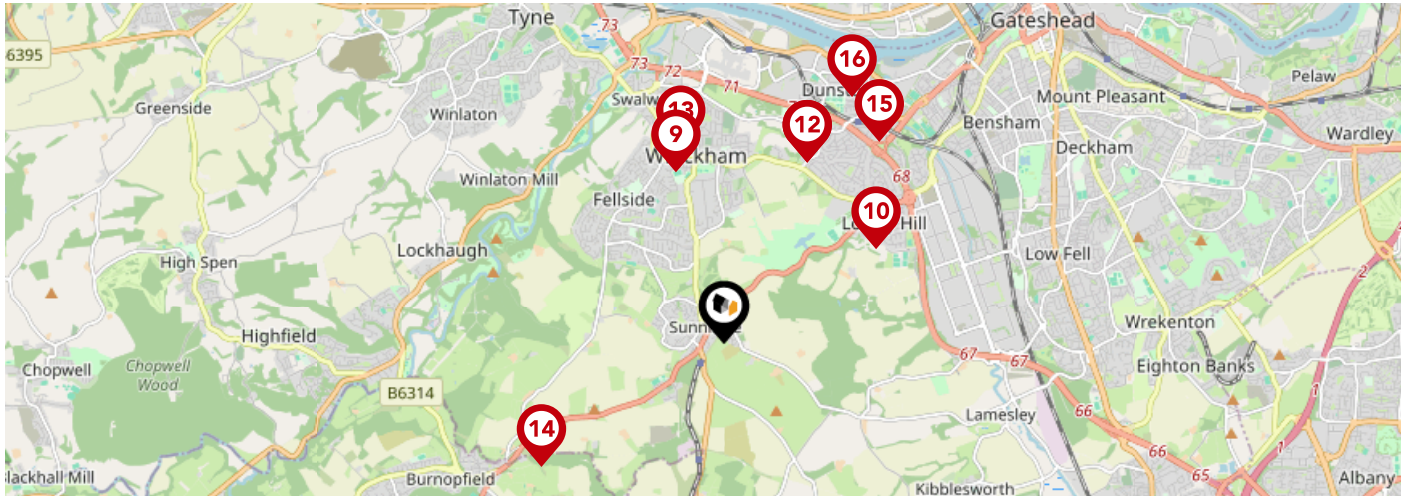


Nearby Green Belt Land

- | | |
|---|--|
|  | Tyne and Wear Green Belt - Gateshead |
|  | Tyne and Wear Green Belt - Newcastle upon Tyne |
|  | Tyne and Wear Green Belt - South Tyneside |
|  | Tyne and Wear Green Belt - Sunderland |
|  | Tyne and Wear Green Belt - North Tyneside |
|  | Tyne and Wear Green Belt - Northumberland |
|  | Tyne and Wear Green Belt - County Durham |



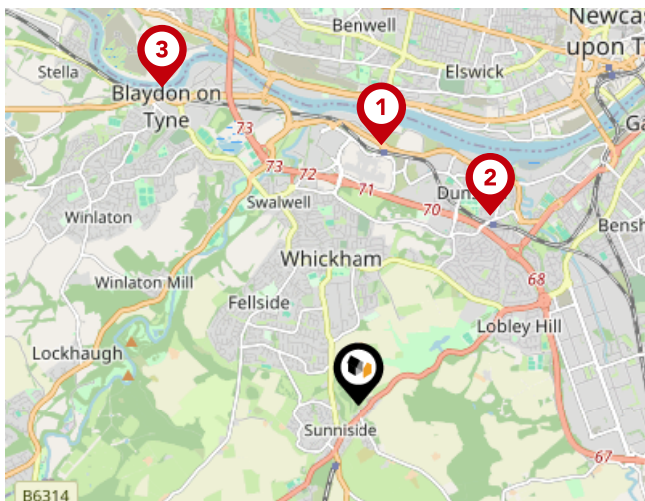
		Nursery	Primary	Secondary	College	Private
1	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:0.87	☐	☒	☐	☐	☐
2	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1	☐	☒	☐	☐	☐
3	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:1	☐	☒	☐	☐	☐
4	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:1.09	☐	☒	☐	☐	☐
5	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:1.12	☐	☐	☒	☐	☐
6	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:1.18	☐	☒	☐	☐	☐
7	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:1.3	☐	☒	☐	☐	☐
8	Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.37	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.51	☐	☒	☐	☐	☐
	Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:1.53	☐	☒	☐	☐	☐
	Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.7	☐	☒	☐	☐	☐
	Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.7	☐	☐	☒	☐	☐
	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.71	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.87	☐	☒	☐	☐	☐
	St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:2.17	☐	☒	☐	☐	☐
	Riverside Primary Academy Ofsted Rating: Good Pupils: 315 Distance:2.37	☐	☒	☐	☐	☐

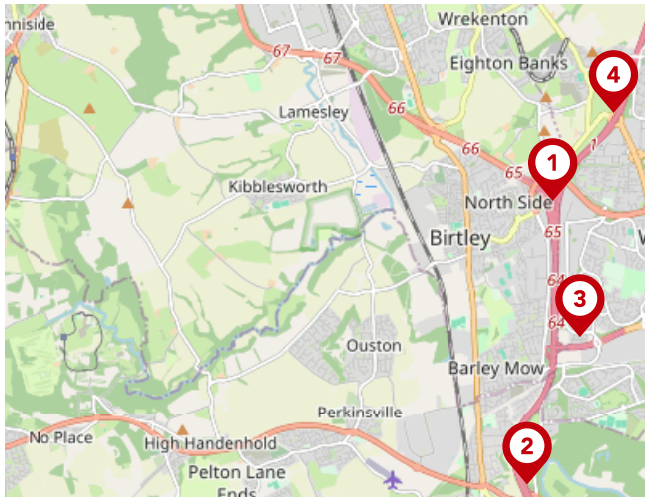
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	2.23 miles
2	Dunston Rail Station	1.98 miles
3	Blaydon Rail Station	3.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	4.72 miles
2	A1(M) J63	5.88 miles
3	A1(M) J64	5.44 miles
4	A194(M) J1	5.01 miles
5	A194(M) J2	5.69 miles

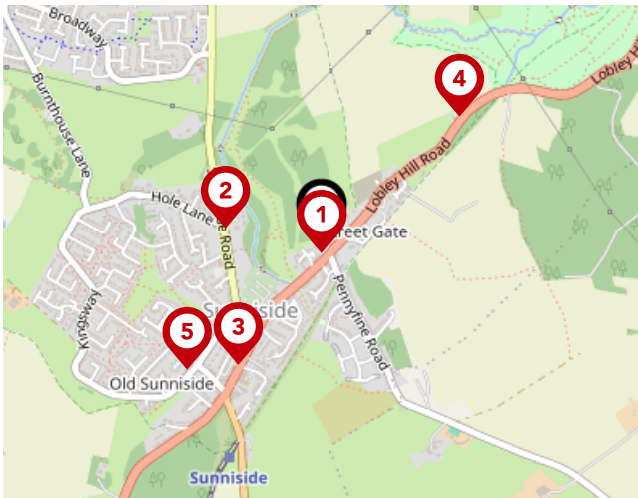


Airports/Helipads

Pin	Name	Distance
1	Airport	7.81 miles
2	Teesside Airport	30.27 miles
3	Leeds Bradford Airport	73.17 miles
4	Irthlington	45.07 miles

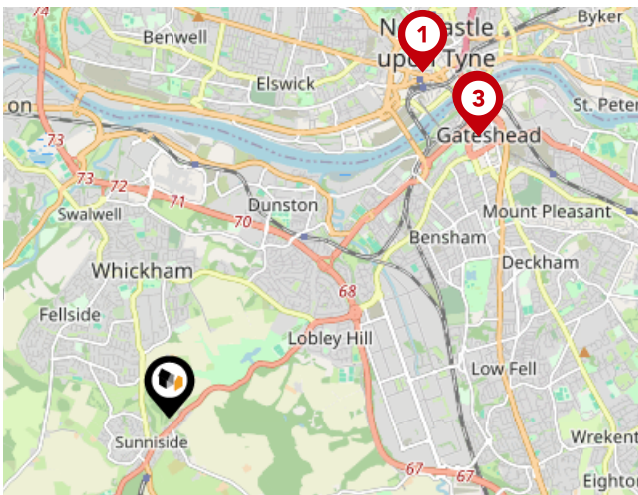
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gateshead Road-Pennyfine Road	0.03 miles
2	Sunniside Road-Hole Lane	0.21 miles
3	Gateshead Road	0.32 miles
4	Watergate Bank-Marquis Of Granby	0.39 miles
5	Kingsway - Coronation Street	0.4 miles



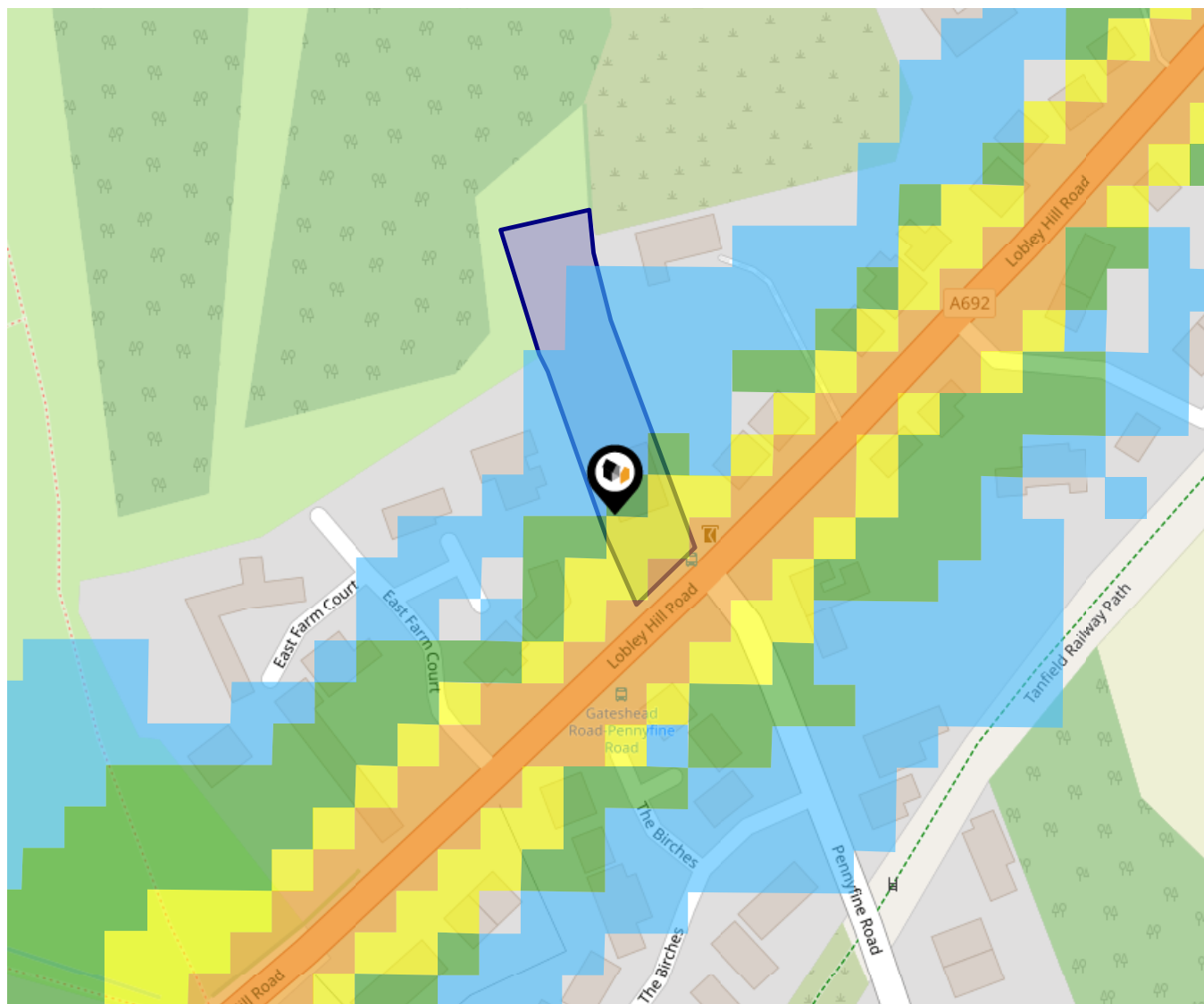
Local Connections

Pin	Name	Distance
1	Central Station (Tyne and Wear Metro Station)	3.65 miles
2	Gateshead (Tyne and Wear Metro Station)	3.58 miles
3	Gateshead (Tyne and Wear Metro Station)	3.57 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.89 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

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Data Quality

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