

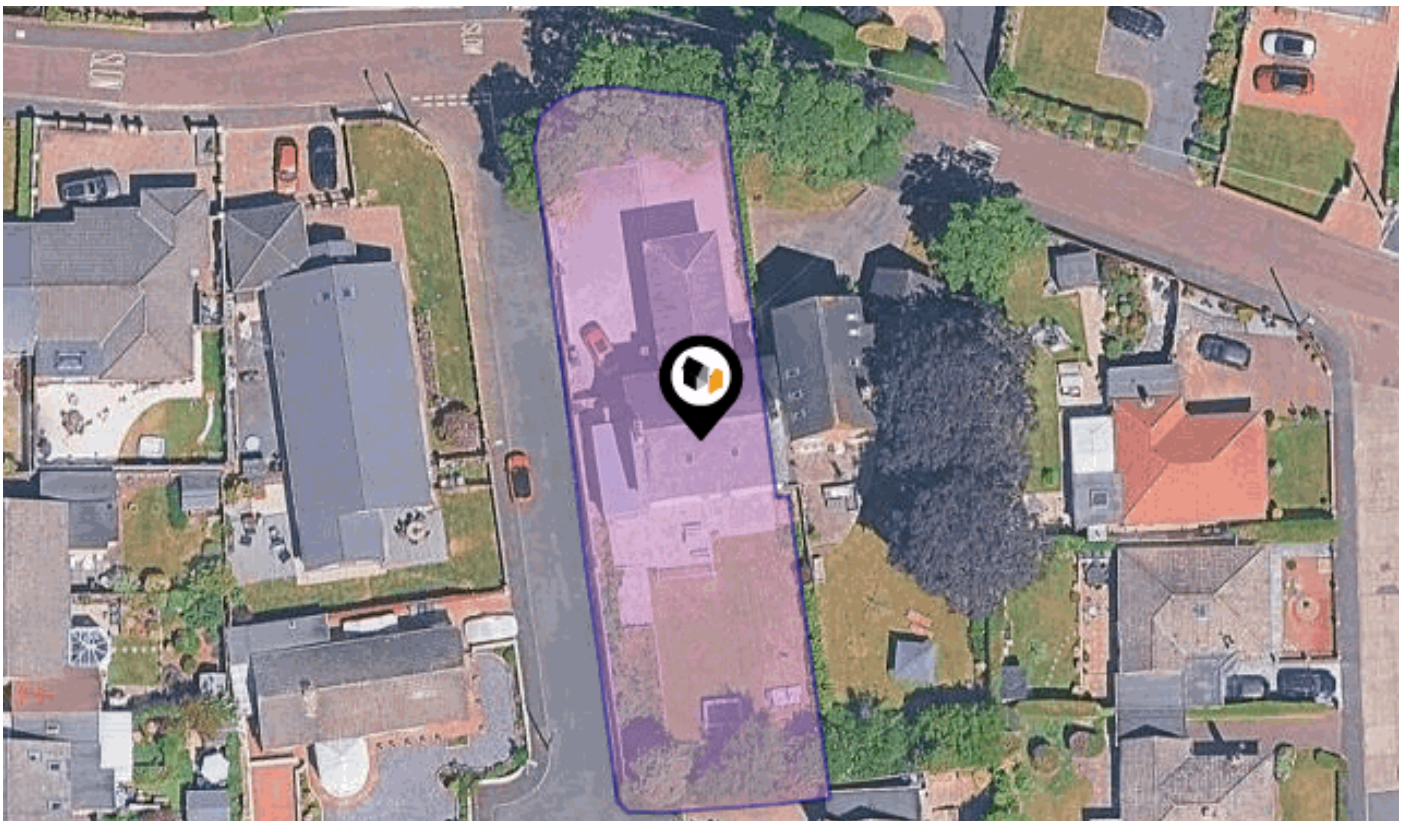


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th November 2025



**GRANGE LANE, WHICKHAM, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

0191 440 8173

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,830 ft ² / 263 m ²		
Plot Area:	0.22 acres		
Year Built :	1900-1929		
Council Tax :	Band F		
Annual Estimate:	£3,724		
Title Number:	TY29893		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12	57	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Grange Lane, Whickham, Newcastle Upon Tyne, NE16*

Reference - Gateshead/DC/11/00094/FUL

Decision: Decided

Date: 01st March 2011

Description:

Erection of detached dwellinghouse with integral garage (use class C3) in garden area to east side of existing dwellinghouse.

Reference - Gateshead/DC/11/01007/FUL

Decision: Decided

Date: 19th September 2011

Description:

Erection of detached dwellinghouse with garage (use class C3) in garden area to east side of existing dwellinghouse (revised application).

Reference - Gateshead/DC/13/01330/TPO

Decision: Decided

Date: 17th October 2013

Description:

Felling of 1 Hawthorn tree and 1 Laburnum tree at 59 Grange Lane.

Planning records for: **57 Grange Lane Baysgarth House Gateshead Wickham NE16 5AH**

Reference - DC/22/00370/TPO	
Decision:	Decided
Date:	14th April 2022
Description:	Pruning of 2 Beech trees located on boundary between 57 Grange lane and 28 Westacre Avenue. (Amended 27/09/2022)

Reference - Gateshead/DC/14/01188/TPO	
Decision:	Decided
Date:	28th October 2014
Description:	Tree works to 2 Copper Beech trees at Baysgarth House, 57 Grange Lane, Wickham.

Planning records for: **38 Grange Lane Wickham Newcastle Upon Tyne Tyne And Wear NE16 5AH**

Reference - Gateshead/DC/06/01477/FUL	
Decision:	Decided
Date:	10th October 2006
Description:	Erection of conservatory at side of dwellinghouse.

Planning records for: **44 Grange Lane Wickham Newcastle Upon Tyne NE16 5AH**

Reference - Gateshead/DC/14/00391/HHA	
Decision:	Decided
Date:	09th April 2014
Description:	Erection of double garage to the front of property, relocation of access and new boundary treatment including pitched roof to existing kitchen

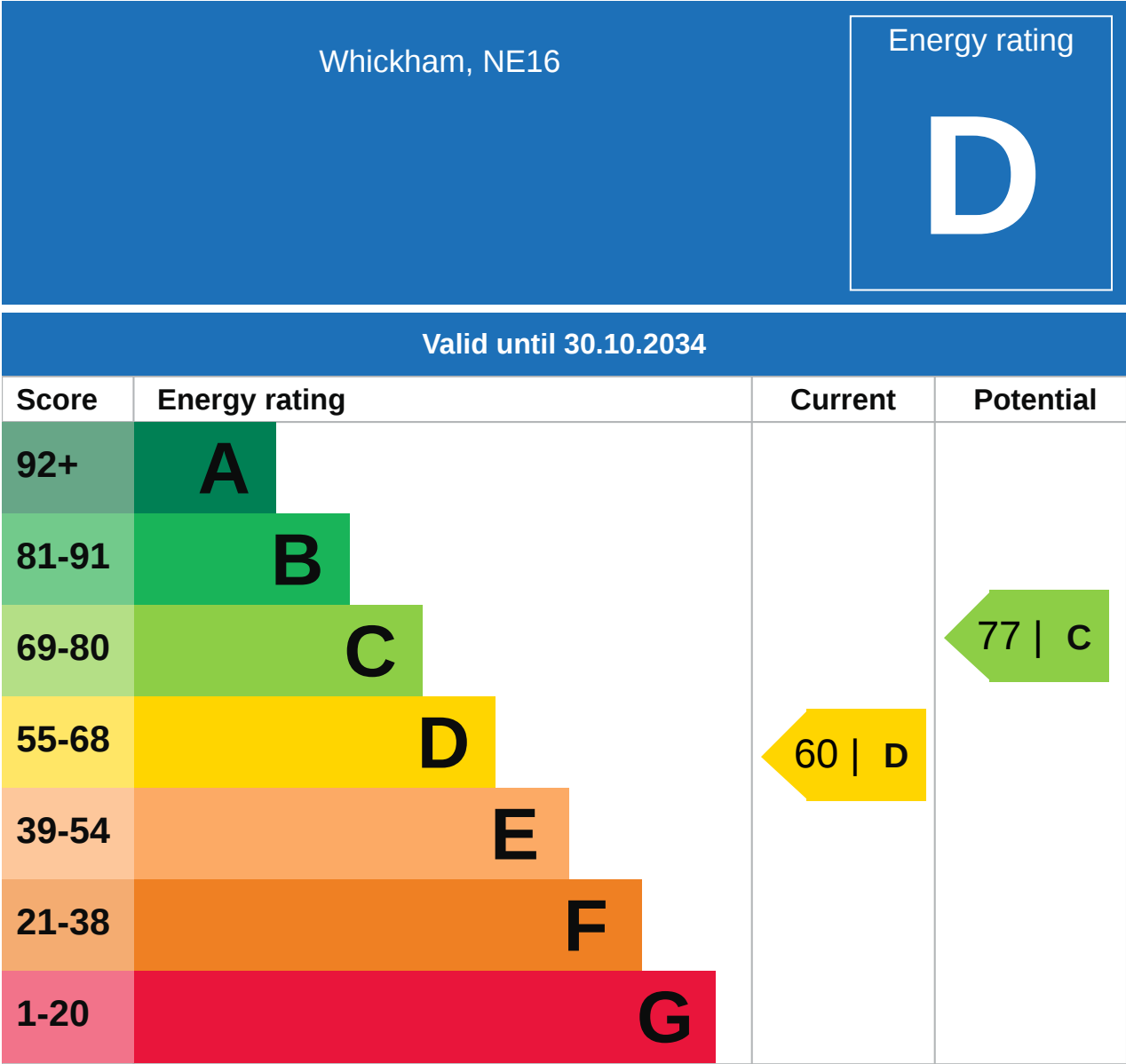
Planning records for: **44 Grange Lane Whickham Newcastle Upon Tyne Tyne And Wear NE16 5AH**

Reference - Gateshead/DC/07/00180/FUL	
Decision:	Decided
Date:	06th February 2007
Description:	Erection of single-storey extension at rear of dwellinghouse.

Planning records for: **65 Grange Lane Whickham Whickham NE16 5AH**

Reference - DC/18/00740/HHA	
Decision:	Decided
Date:	17th July 2018
Description:	Wall along east boundary and front gates to serve driveway (amended 28.10.18)

Reference - DC/21/00087/HHA	
Decision:	Decided
Date:	29th January 2021
Description:	Proposed boundary wall to front of property



Additional EPC Data

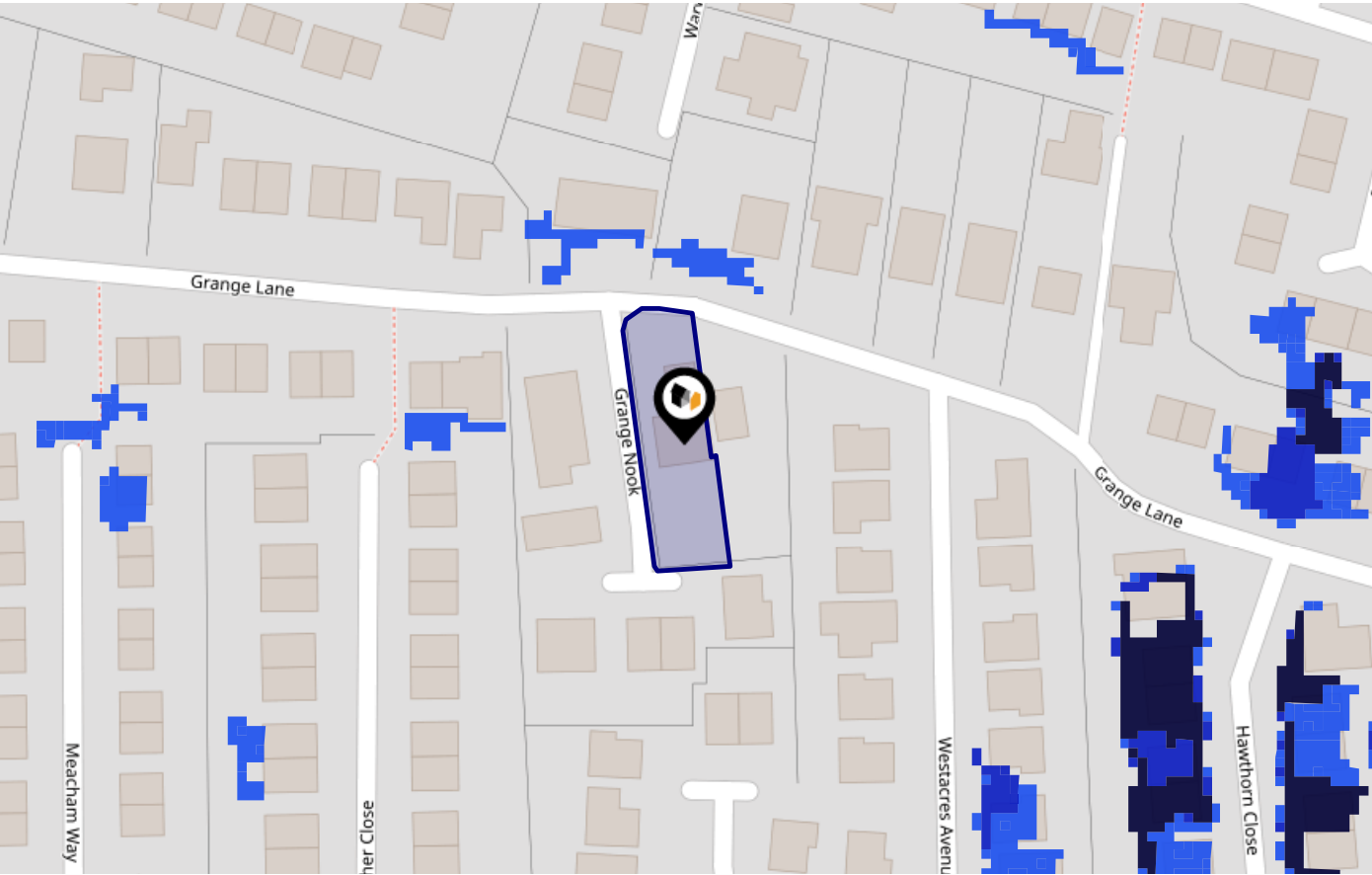
Property Type:	House
Build Form:	Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 83% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	263 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.

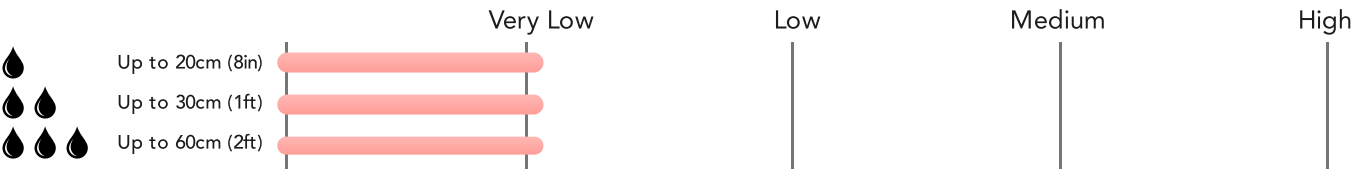


Risk Rating: Very low

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:

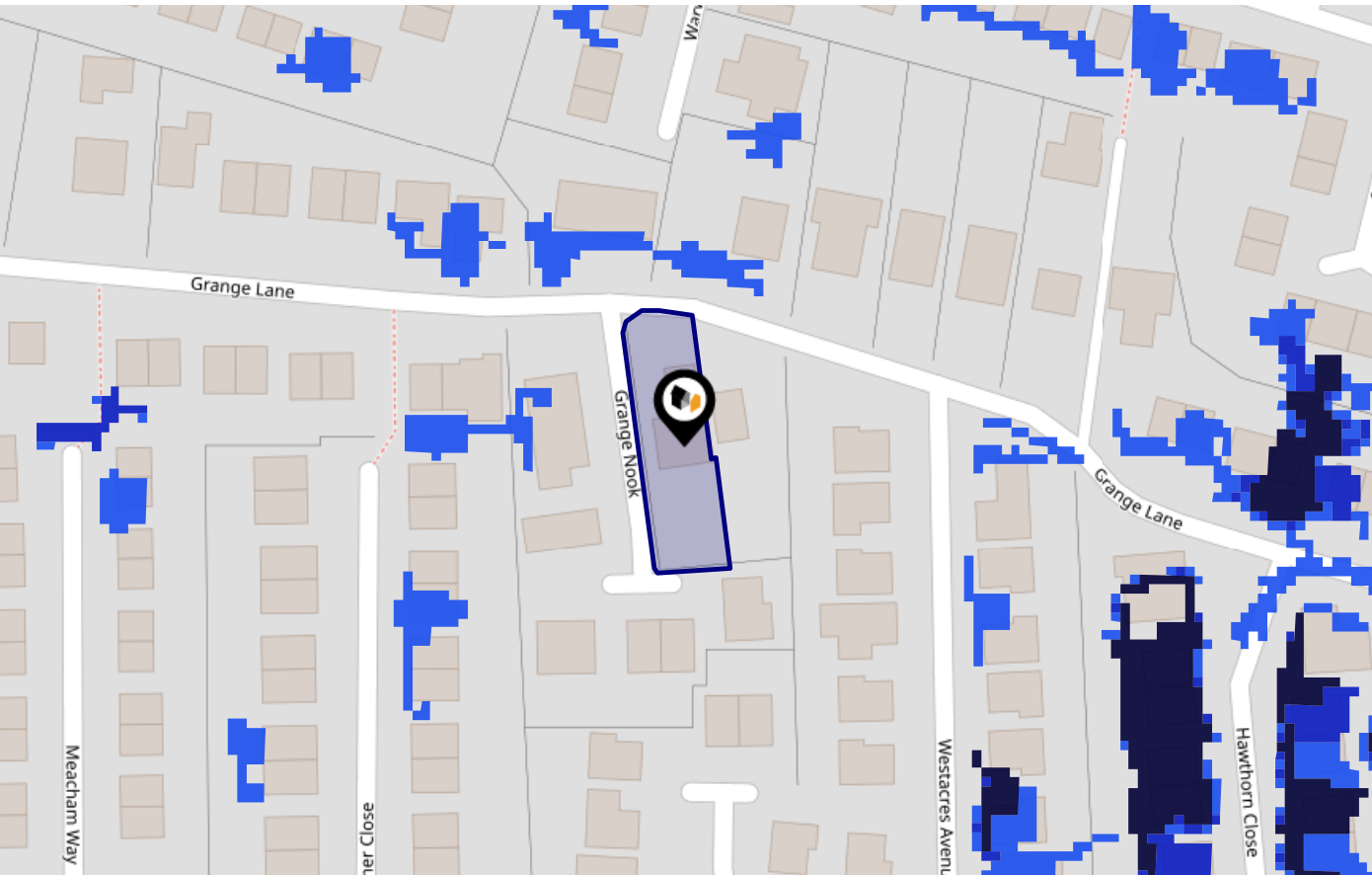


Flood Risk

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.

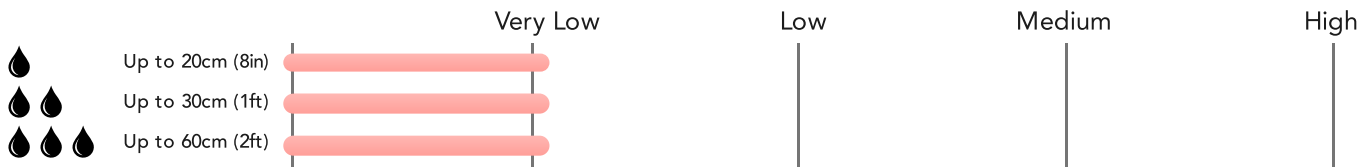


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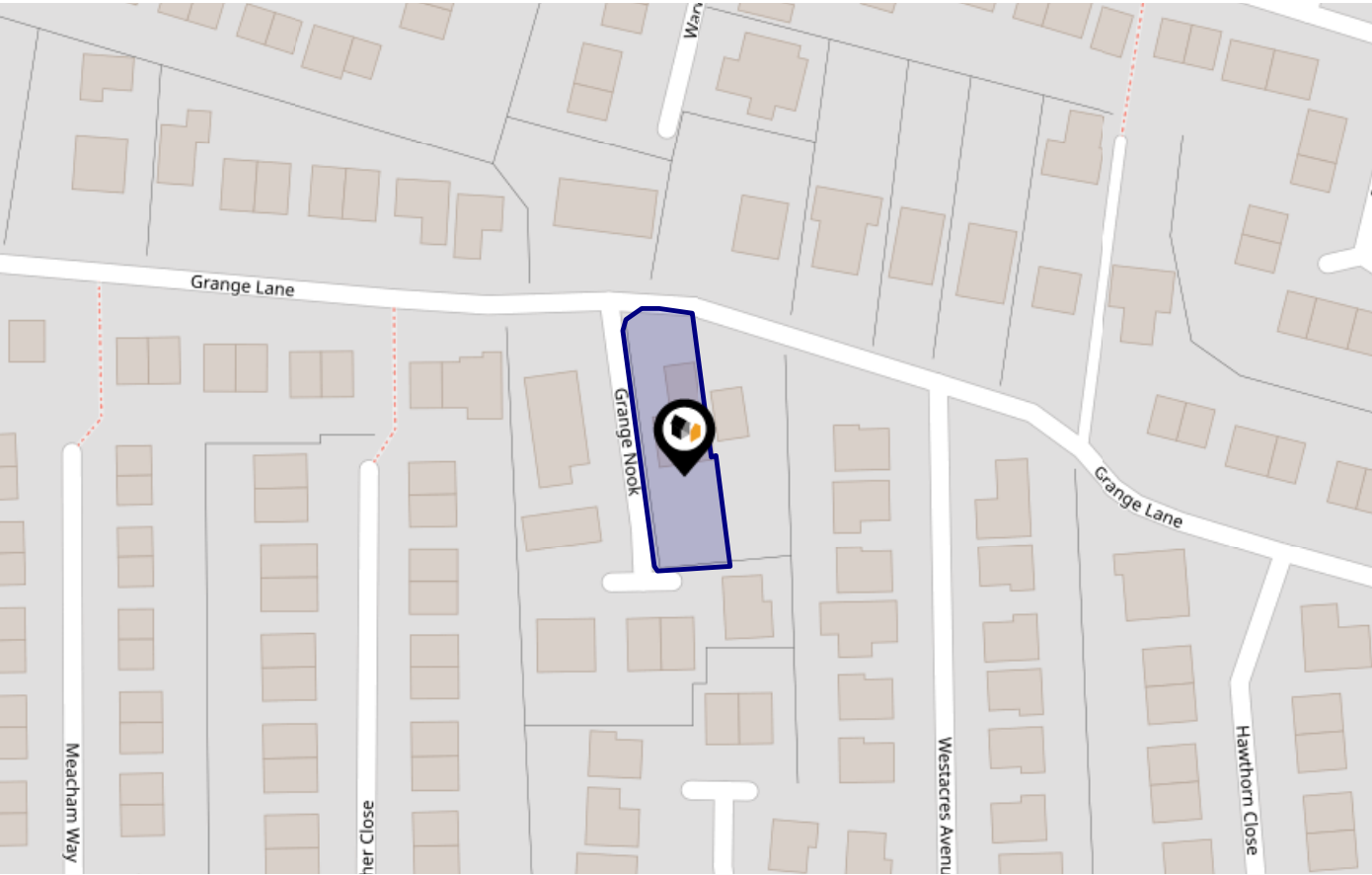


Flood Risk

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.

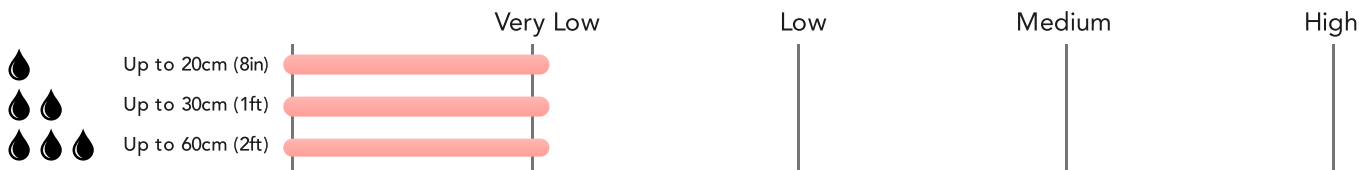


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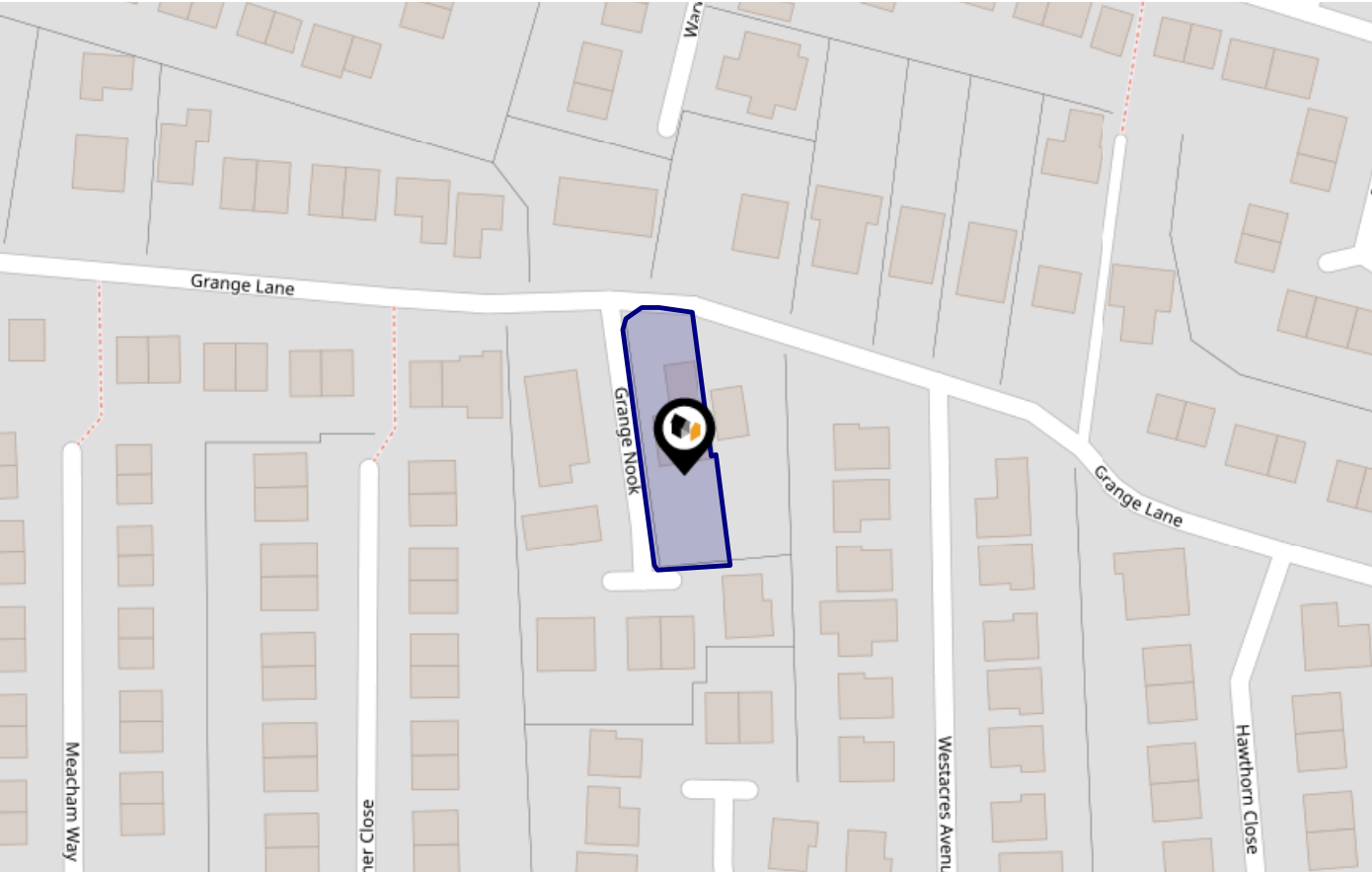


Flood Risk

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.

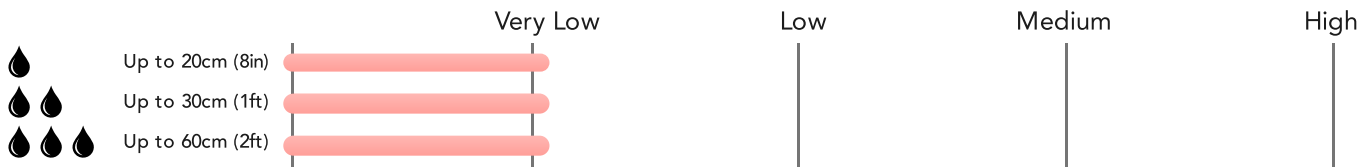


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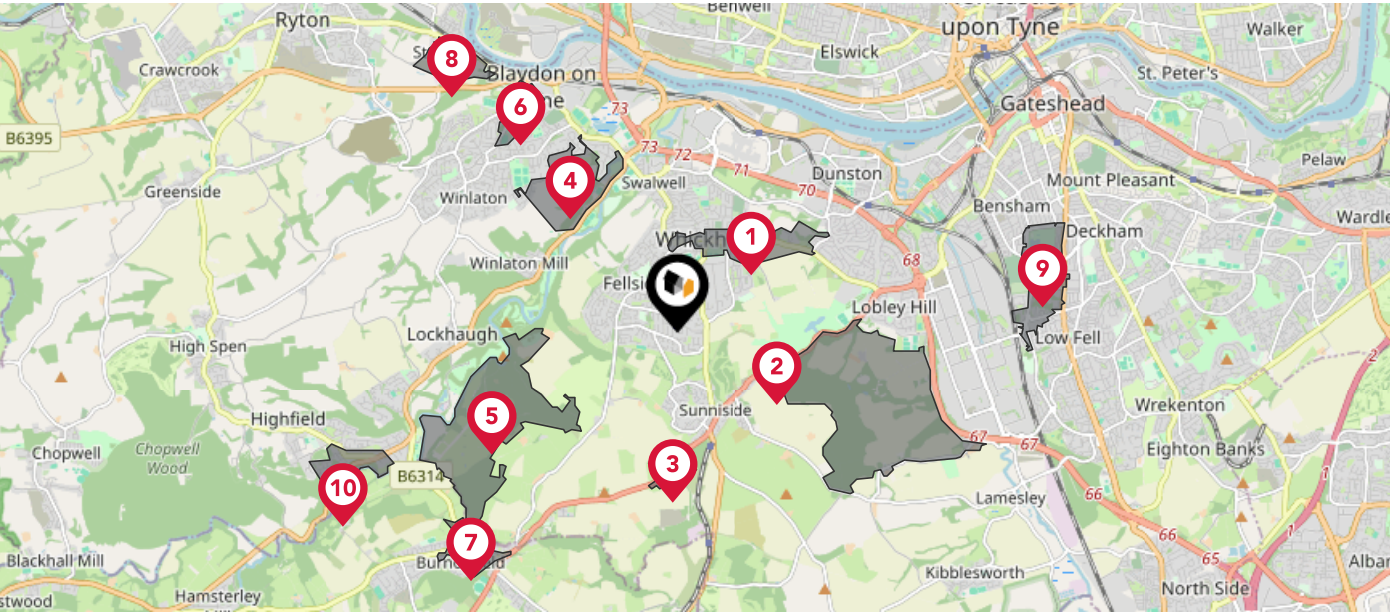


Maps

Conservation Areas

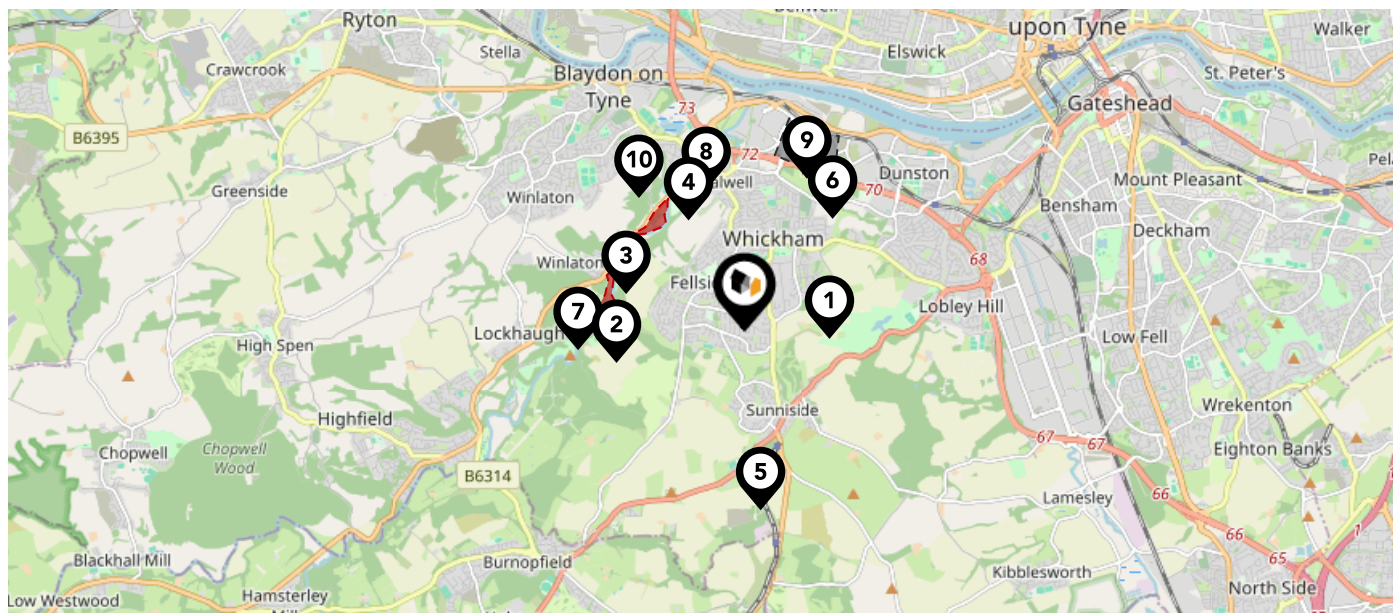


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Whickham CA
2	Ravensworth CA
3	Marley Hill CA
4	Axwell CA
5	Gibside CA
6	Blaydon CA
7	Burnopfield
8	Path Head CA
9	Saltwell CA
10	Rowlands Gill CA

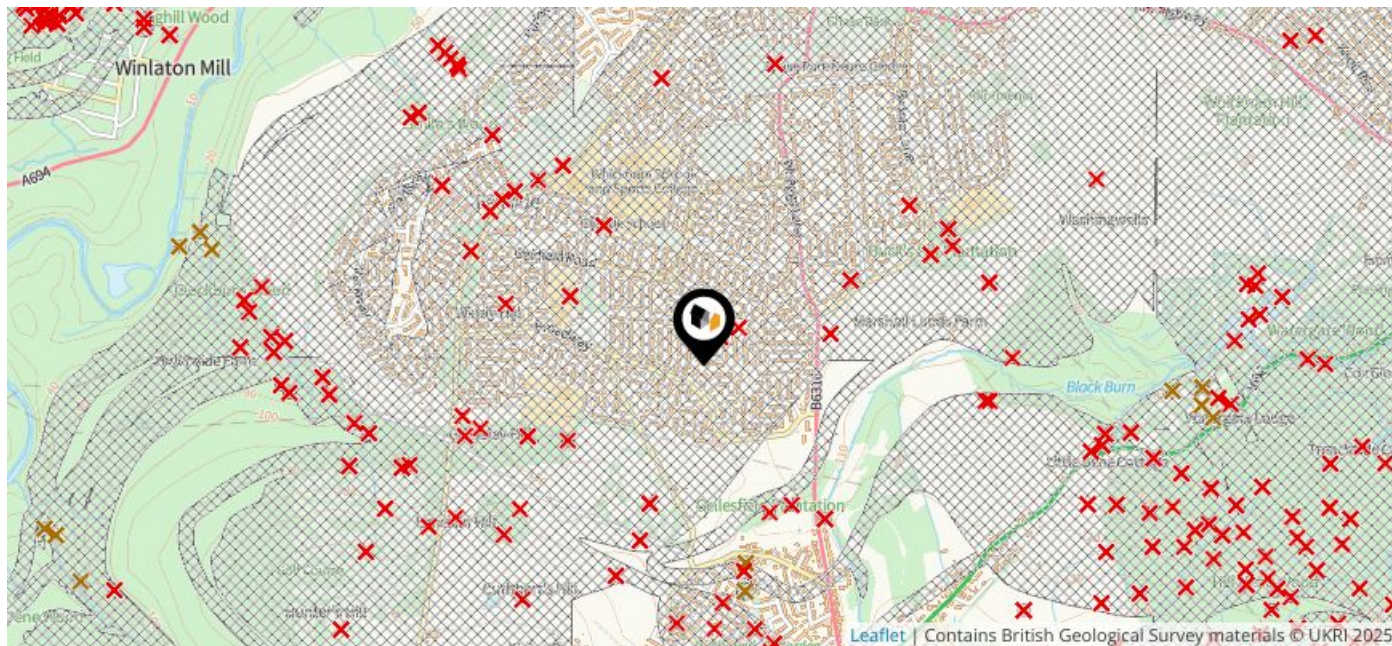
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Marshall Lands-Whickham, Gateshead	Historic Landfill 
	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill 
	EA/EPR/ZP3597ZV/V002	Active Landfill 
	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill 
	St Cuthberts-Sandygate, Marley Hill, Tyne and Wear	Historic Landfill 
	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill 
	Goodshields Haugh-Winlaton Mill, Blaydon, Tyne and Wear	Historic Landfill 
	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and 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 

This map displays nearby coal mine entrances and their classifications.



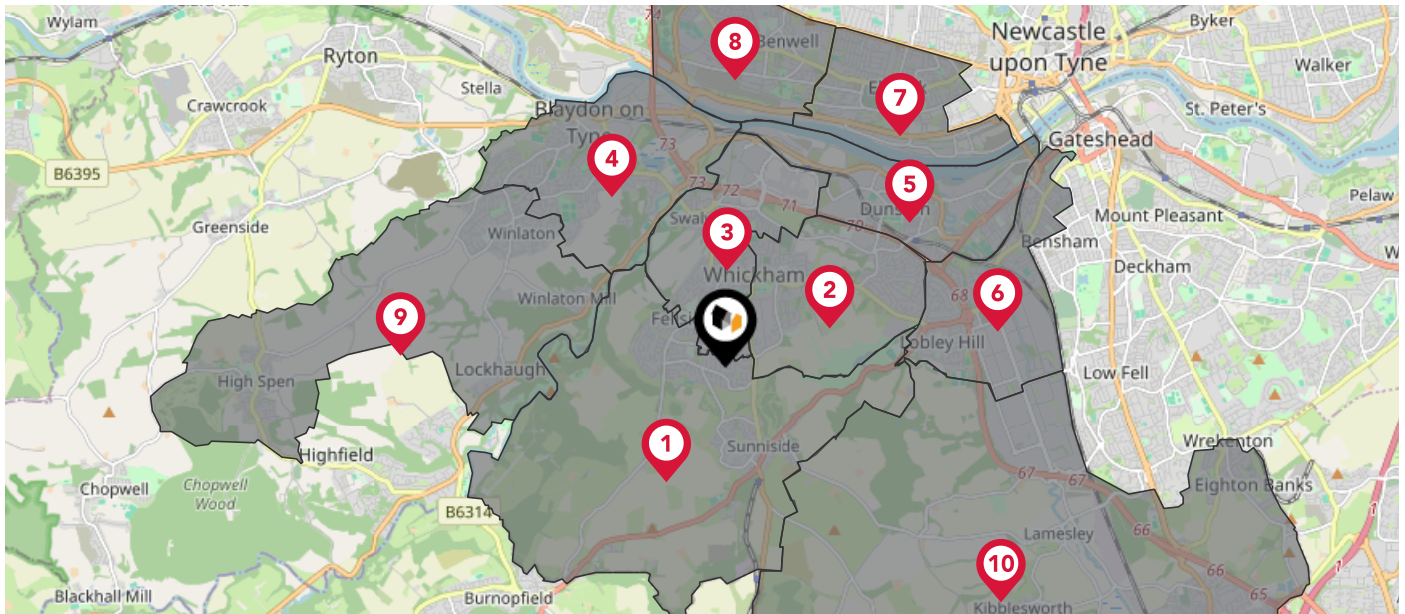
Mine Entry

- ✕ 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

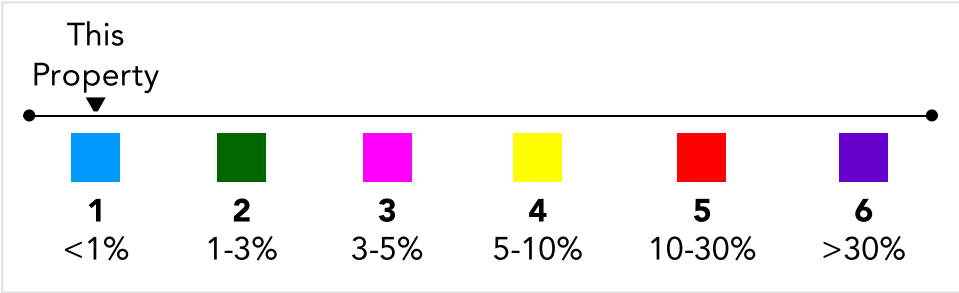
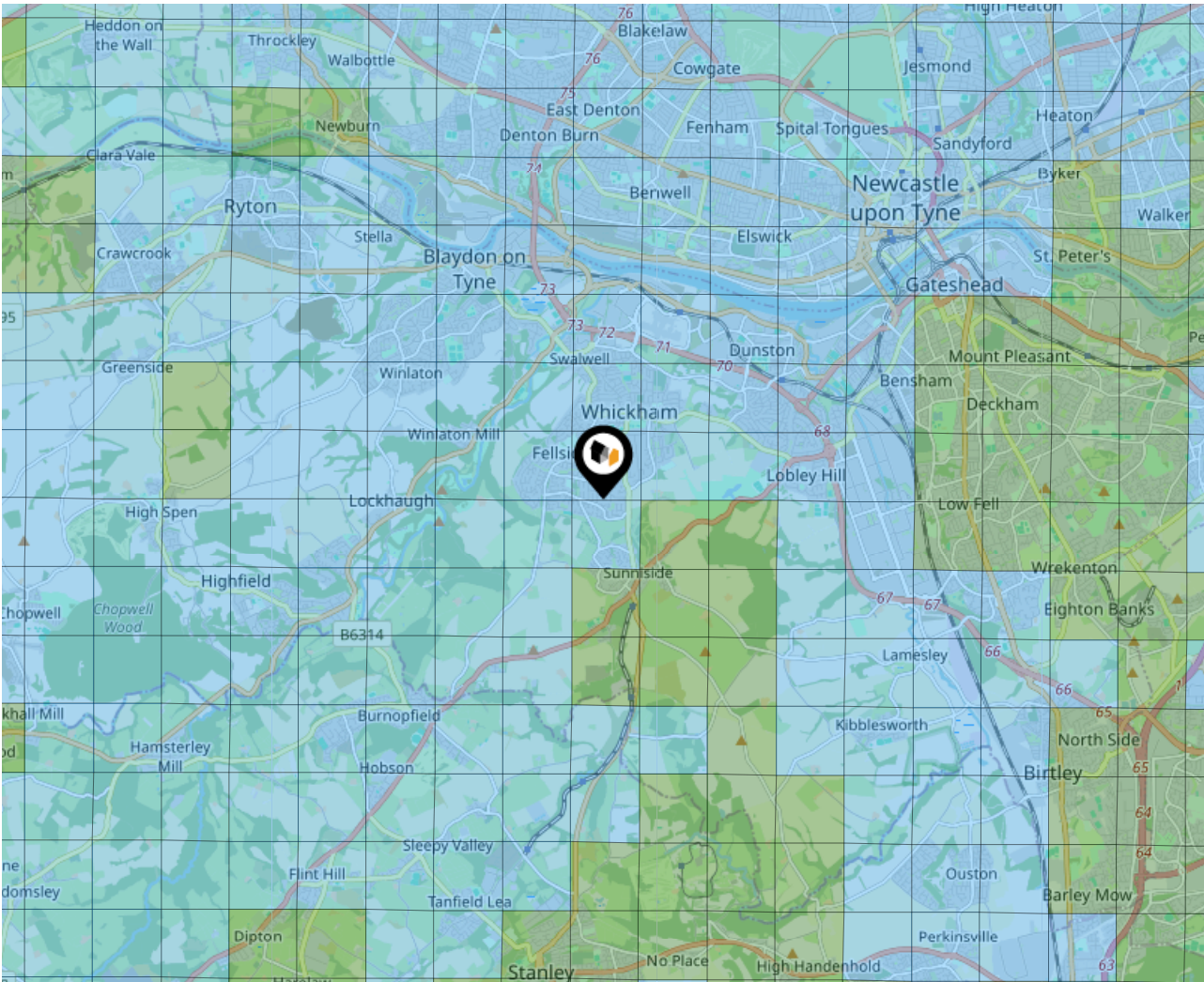


Nearby Council Wards

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

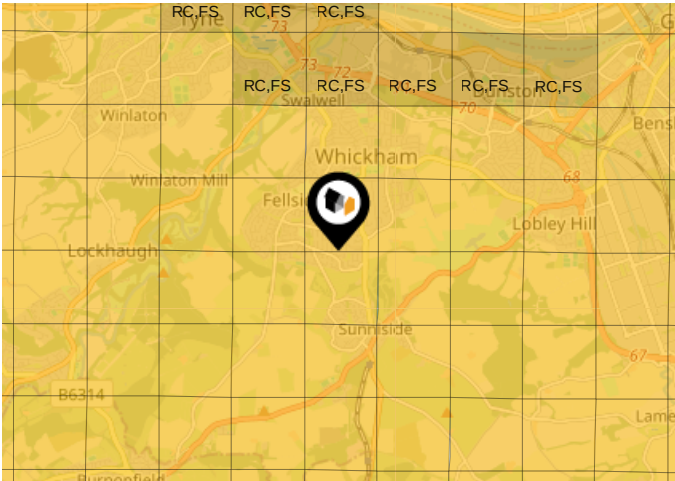
What is Radon?

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

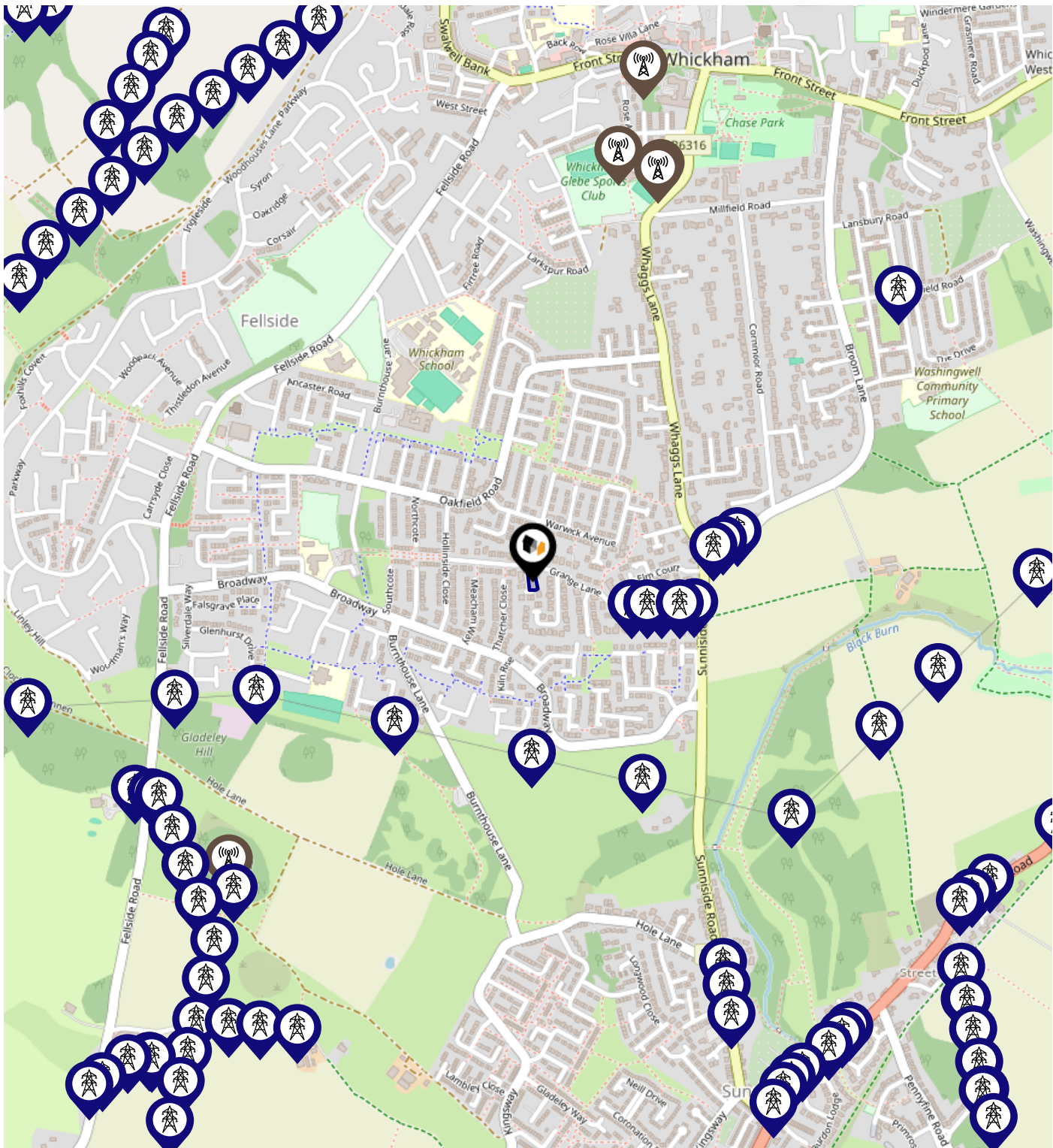


Primary Classifications (Most Common Clay Types)

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

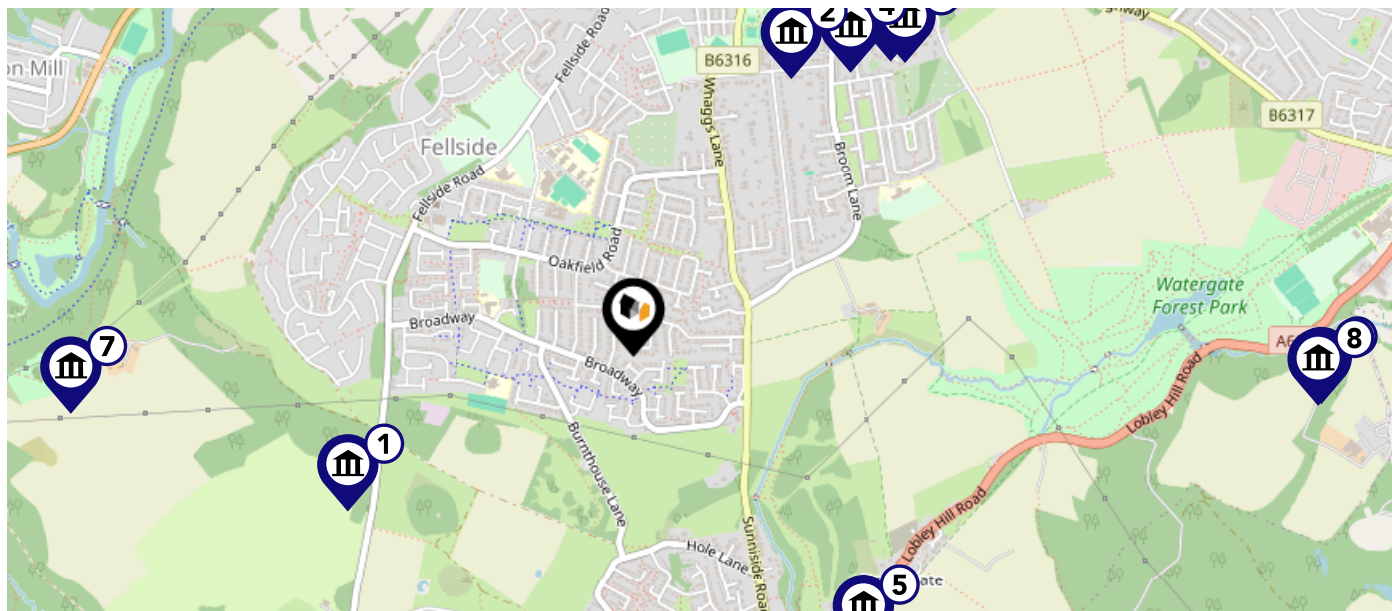
Masts & Pylons



Key:

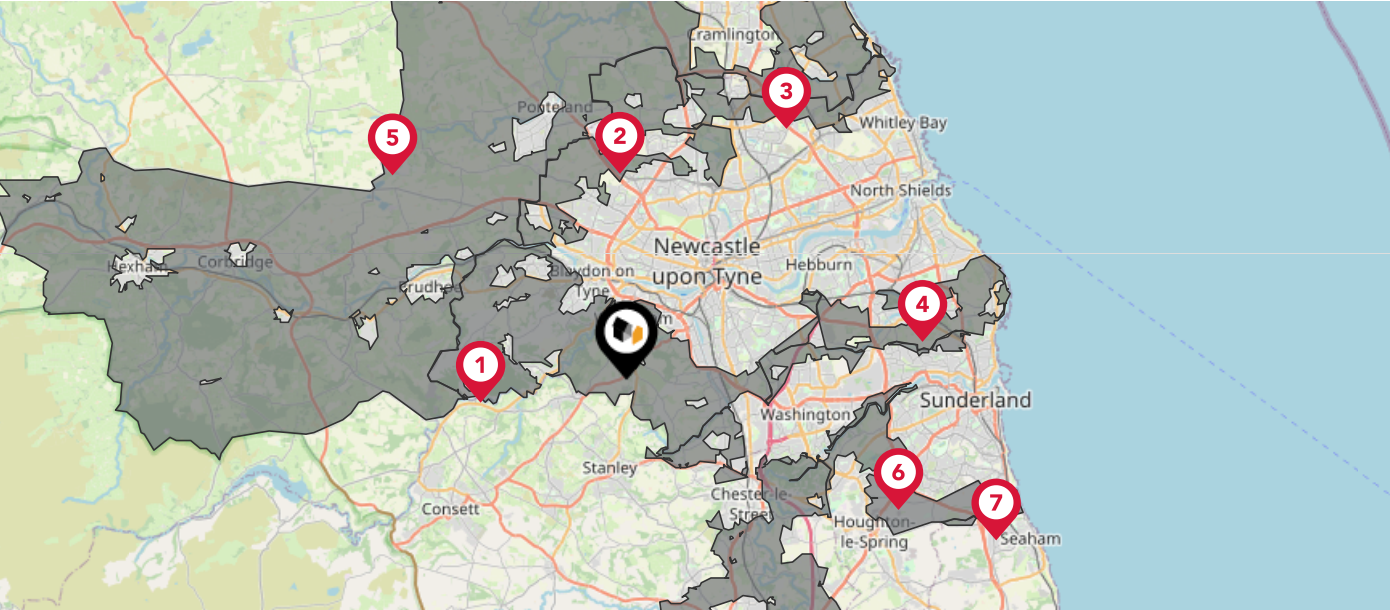
-  Power Pylons
-  Communication Masts

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



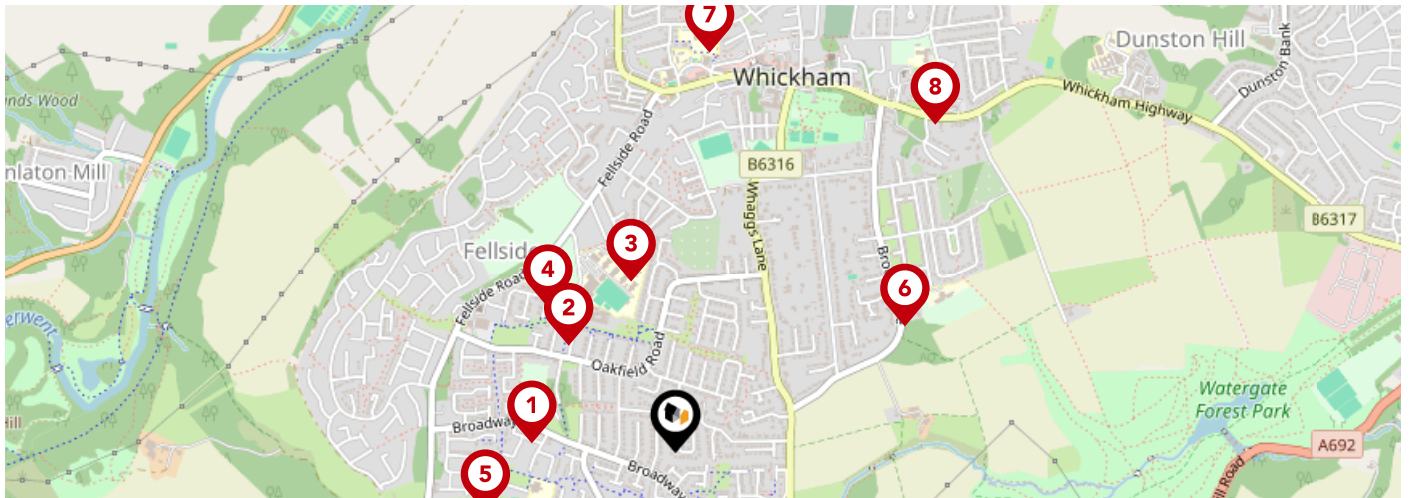
Listed Buildings in the local district	Grade	Distance
 1355102 - Lodges And Gate Piers To South Of Junction With Clockburn Lane	Grade II	0.7 miles
 1299676 - Windmill In King Georges Field (chase Park) 180 Metres South Of Street	Grade II	0.7 miles
 1025141 - 11 And 13, Front Street	Grade II	0.8 miles
 1355104 - Whickham Lodge And Wing At Right	Grade II	0.8 miles
 1355106 - Forge South East Of Junction With A692	Grade II	0.8 miles
 1299664 - Oak Villa	Grade II	0.9 miles
 1025137 - Old Hollinside	Grade I	1.2 miles
 1185286 - Cox Close House	Grade II	1.5 miles
 1355117 - House Behind Cox Close Cottage	Grade II	1.5 miles

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

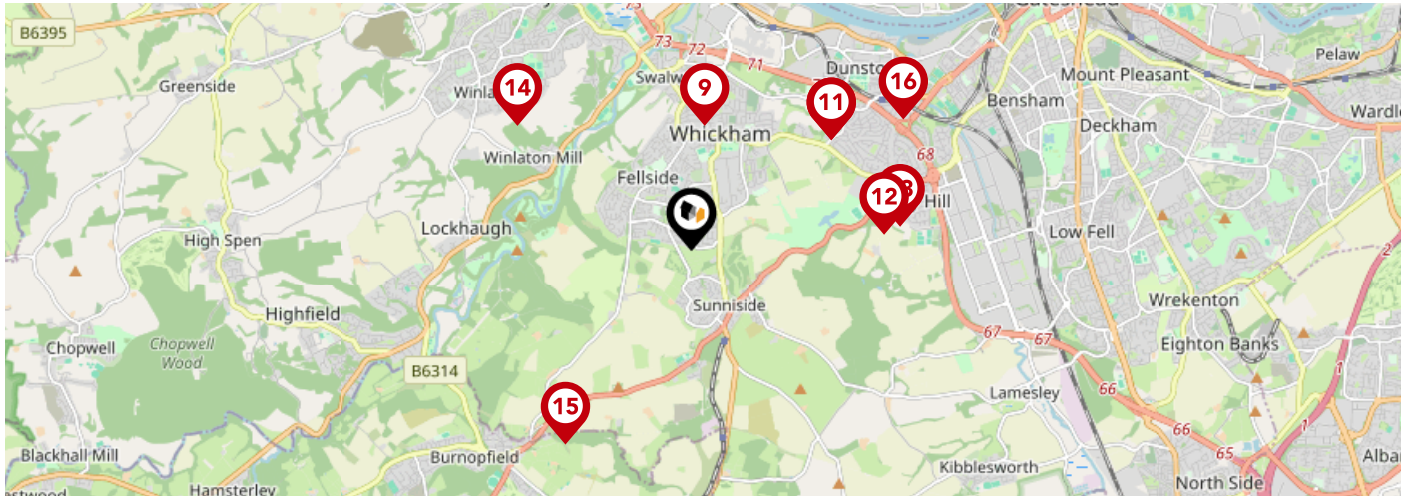


Nearby Green Belt Land

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



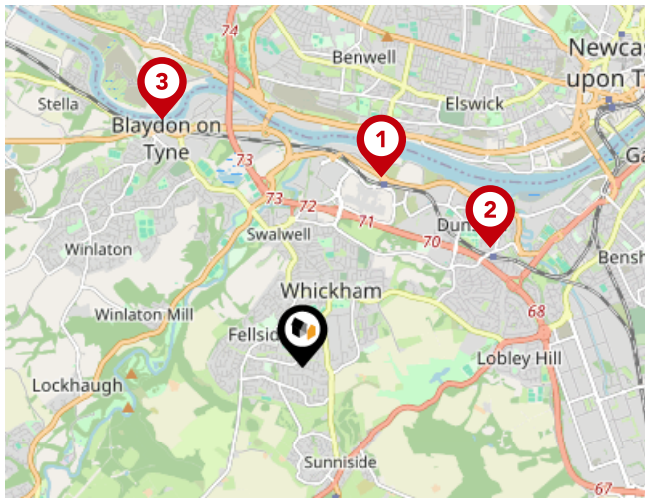
		Nursery	Primary	Secondary	College	Private
1	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.31	☐	☒	☐	☐	☐
2	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:0.32	☐	☒	☐	☐	☐
3	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.38	☐	☐	☒	☐	☐
4	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.41	☐	☒	☐	☐	☐
5	Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:0.43	☐	☒	☐	☐	☐
6	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:0.55	☐	☒	☐	☐	☐
7	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.86	☐	☒	☐	☐	☐
8	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.89	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.07	☐	☒	☐	☐	☐
	Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.52	☐	☒	☐	☐	☐
	Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.52	☐	☐	☒	☐	☐
	Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.64	☐	☐	☒	☐	☐
	Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:1.78	☐	☒	☐	☐	☐
	Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance:1.83	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.97	☐	☒	☐	☐	☐
	St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:2.12	☐	☒	☐	☐	☐

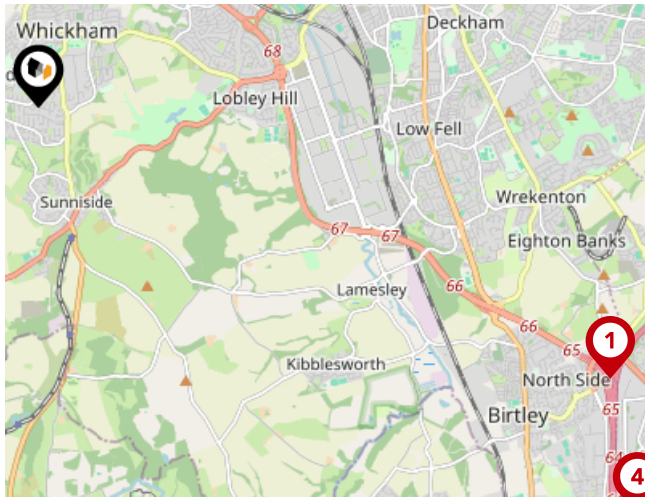
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	1.76 miles
2	Dunston Rail Station	1.9 miles
3	Blaydon Rail Station	2.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	5.4 miles
2	A1(M) J63	6.64 miles
3	A194(M) J1	5.61 miles
4	A1(M) J64	6.17 miles
5	A194(M) J2	6.13 miles



Airports/Helipads

Pin	Name	Distance
1	Airport	7.14 miles
2	Teesside Airport	30.99 miles
3	Leeds Bradford Airport	73.77 miles
4	Irthlington	44.57 miles

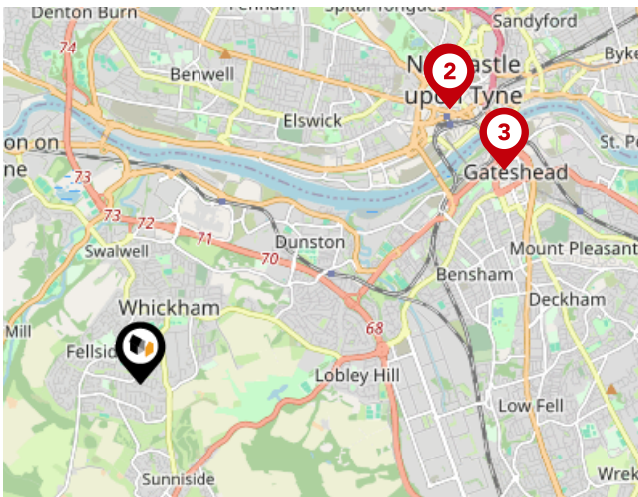
Area

Transport (Local)



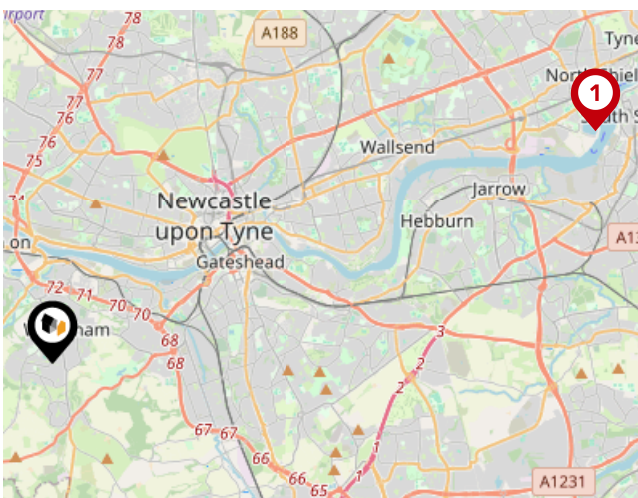
Bus Stops/Stations

Pin	Name	Distance
1	Broadway - Thornley Close	0.13 miles
2	Oakfield Road-Amberly Grove	0.19 miles
3	Burnthouse Lane	0.23 miles
4	Oakfield Road-Bexley Place	0.22 miles
5	Broadway	0.22 miles



Local Connections

Pin	Name	Distance
1	Central Station (Tyne and Wear Metro Station)	3.53 miles
2	Central Station (Tyne and Wear Metro Station)	3.52 miles
3	Gateshead (Tyne and Wear Metro Station)	3.6 miles

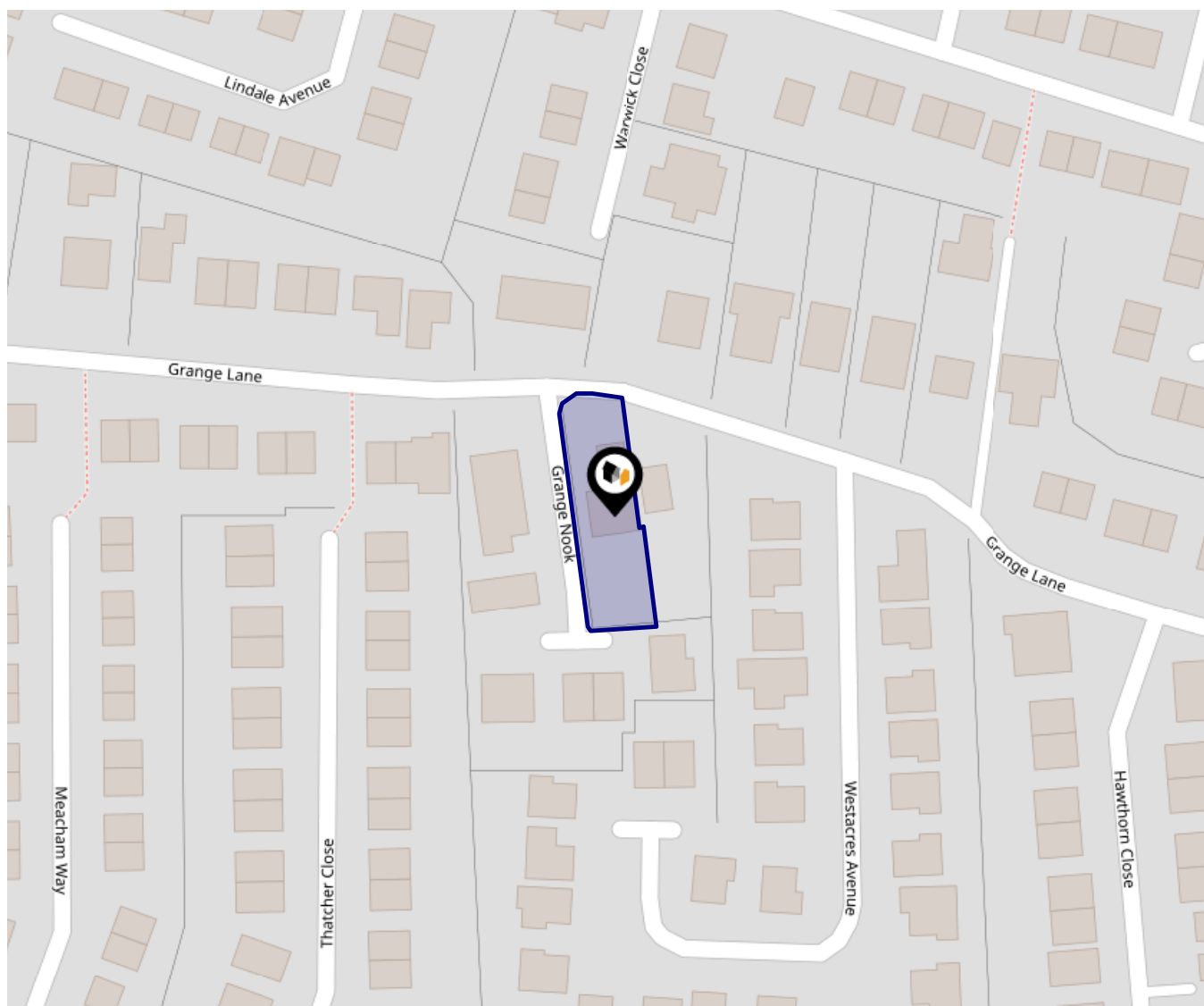


Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.06 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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