

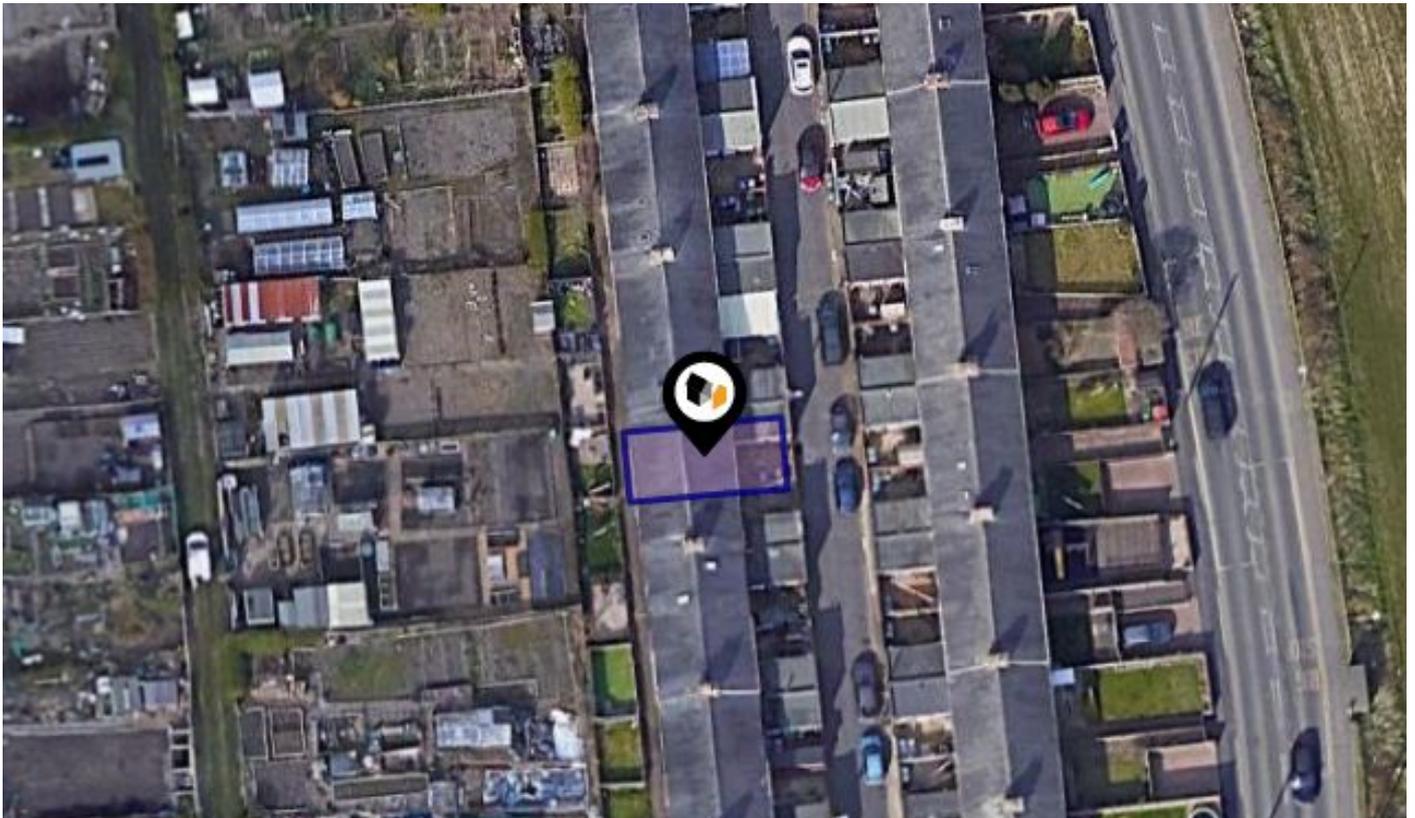


See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Tuesday 20th January 2026 @ 1:24pm



**INSTITUTE TERRACE WEST, PELTON, CHESTER LE STREET,
DH2**

Walkersxchange Estate Agents

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sales@Walkersxchange.com

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	957 ft ² / 89 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,701		
Title Number:	DU58536		

Local Area

Local Authority:	Durham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	7 mb/s	10000 mb/s
Flood Risk:			
• Rivers & Seas	Very low		
• Surface Water	Very low		

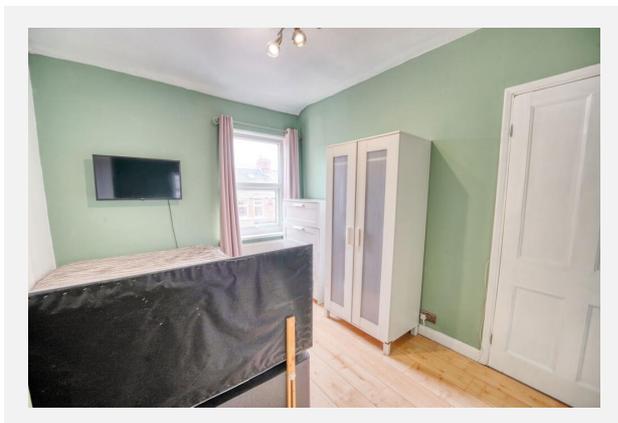
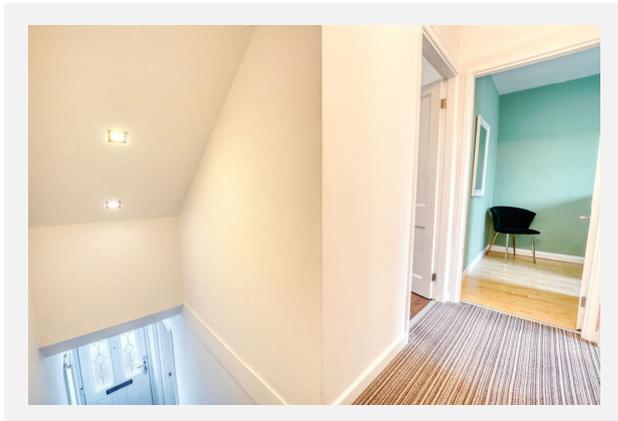
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

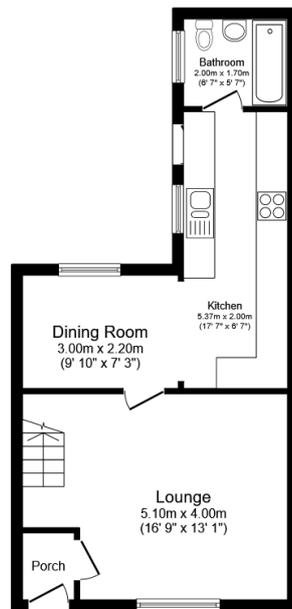






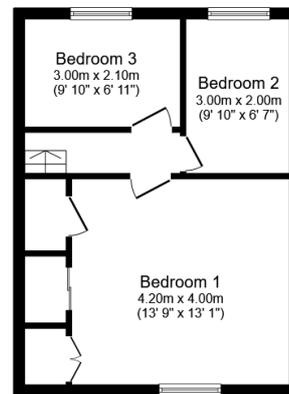


INSTITUTE TERRACE WEST, PELTON, CHESTER LE STREET, DH2



Ground Floor

Floor area 42.1 m² (453 sq.ft.)



First Floor

Floor area 36.2 m² (390 sq.ft.)

TOTAL: 78.3 m² (843 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Reeds Rains

Property EPC - Certificate

Pelton, DH2

Energy rating

D

Valid until 13.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

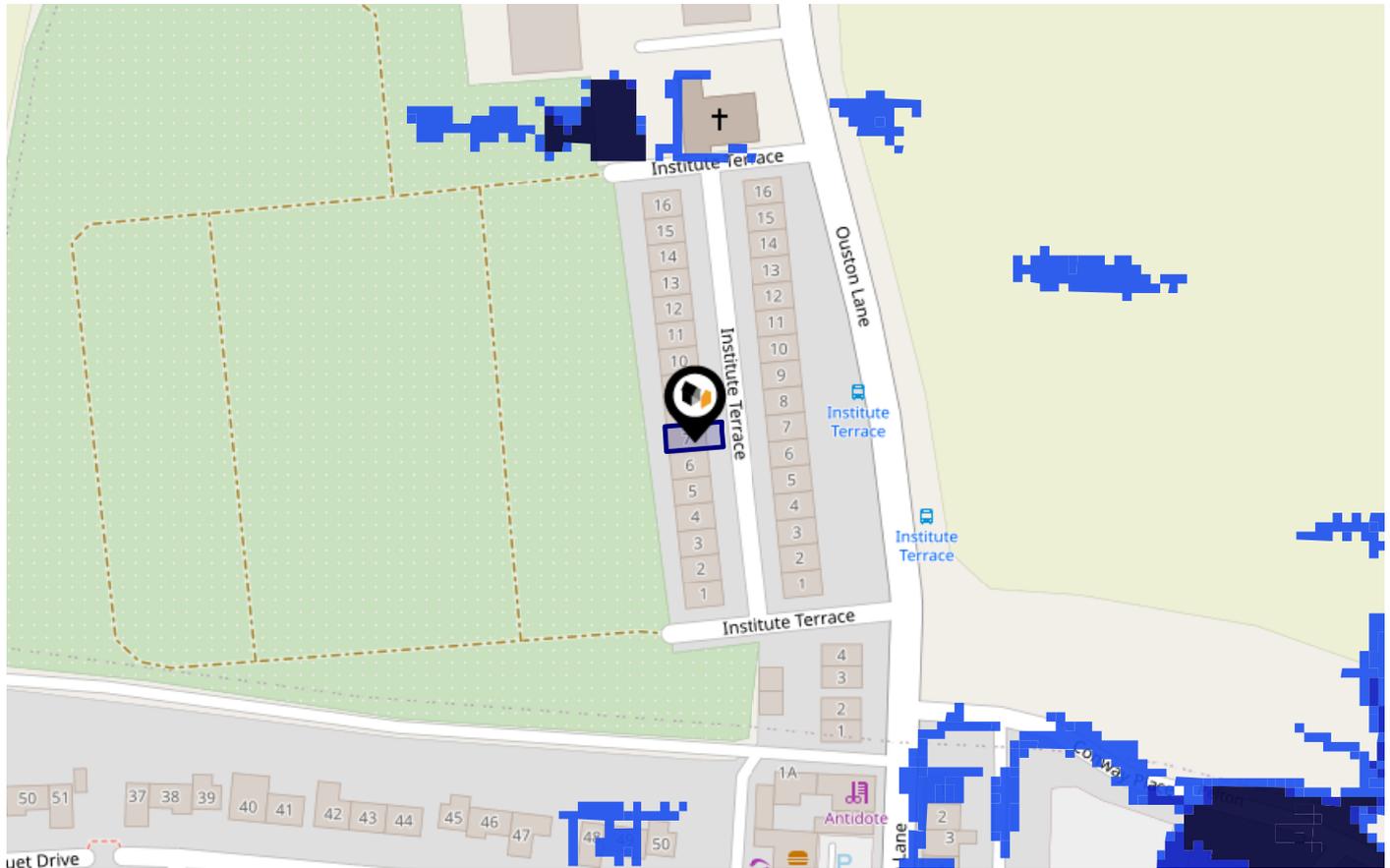
Drainage

Important - Please read

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.

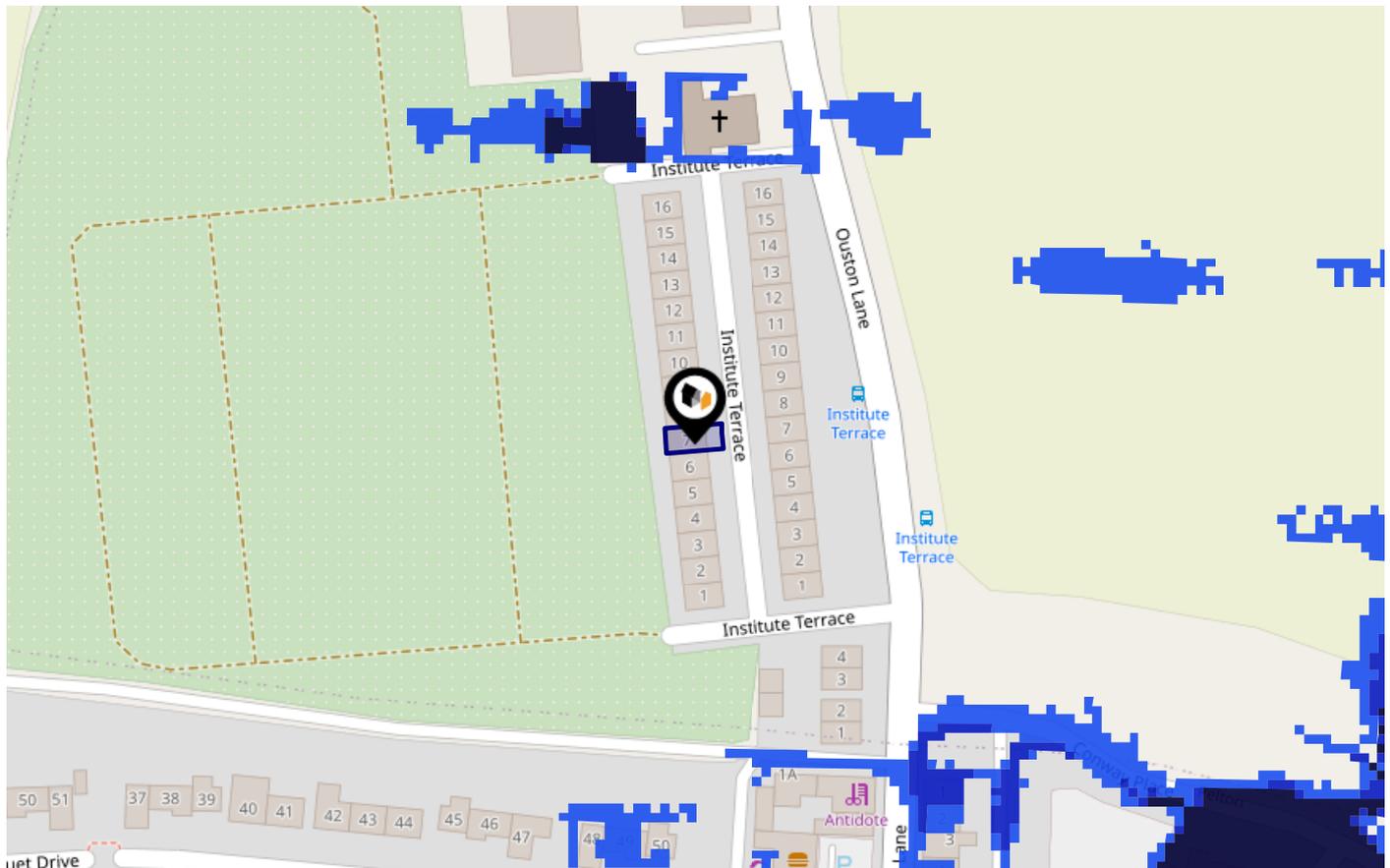
Chance of flooding to the following depths at this property:



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.
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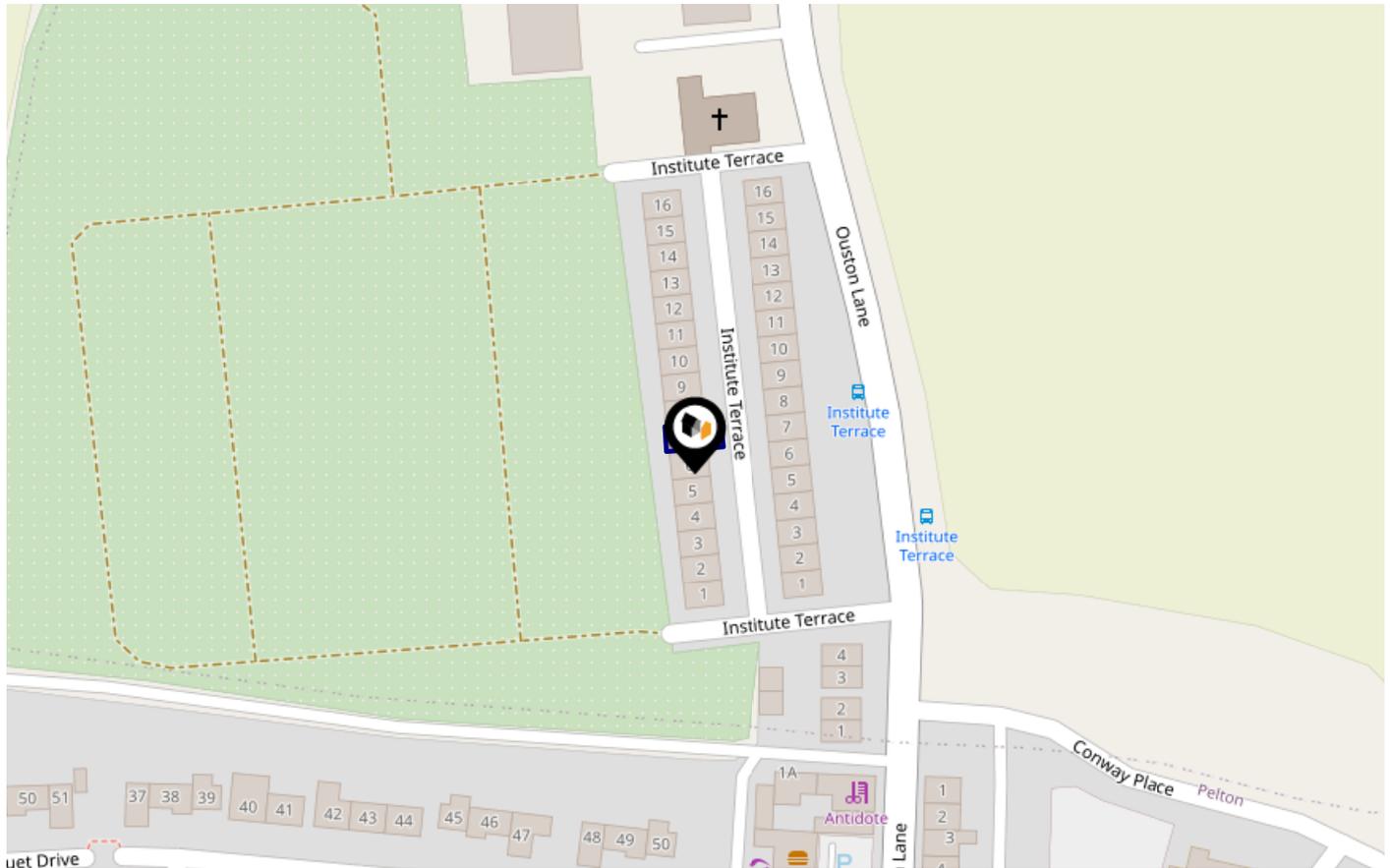
Chance of flooding to the following depths at this property:



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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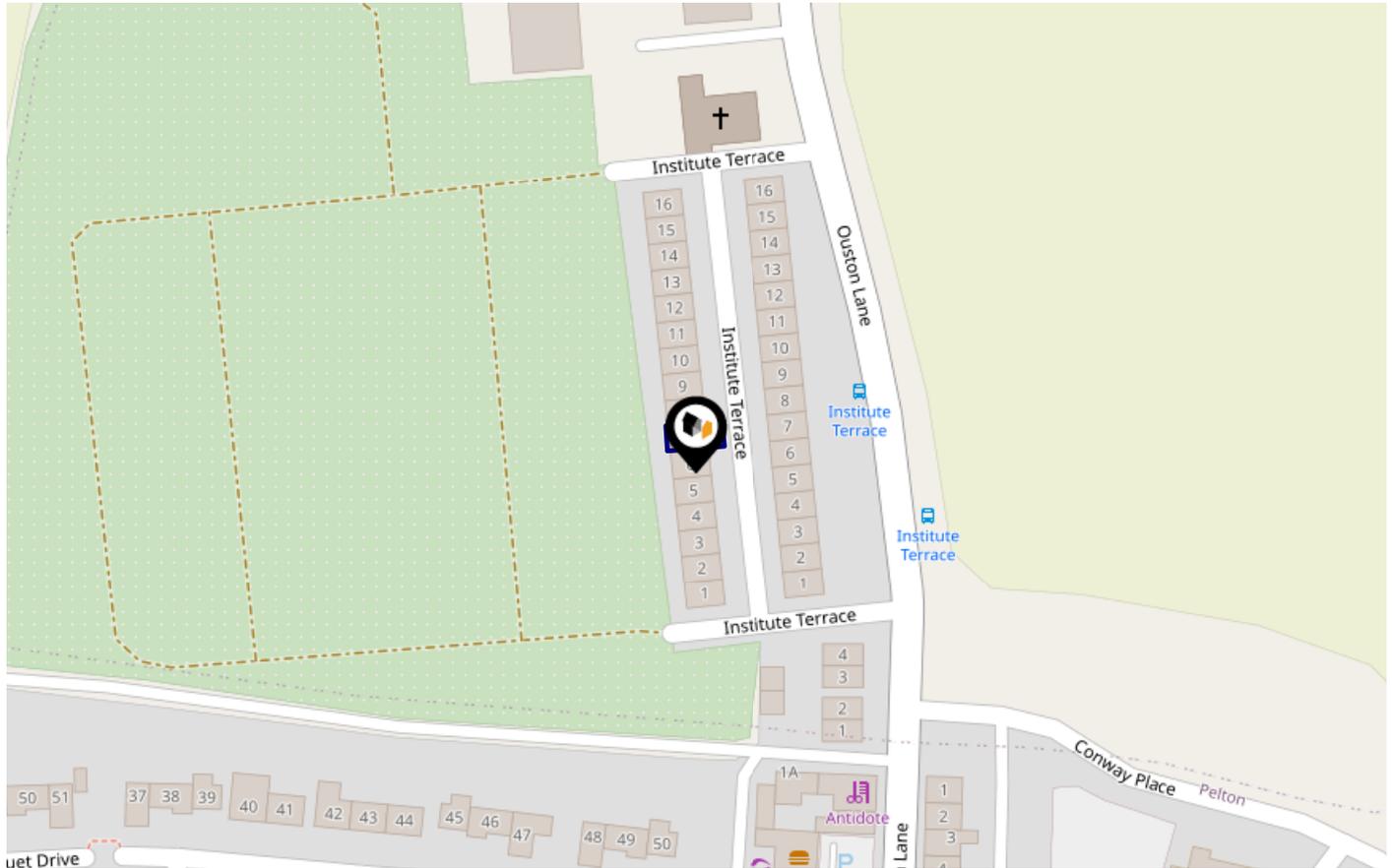
Chance of flooding to the following depths at this property:



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

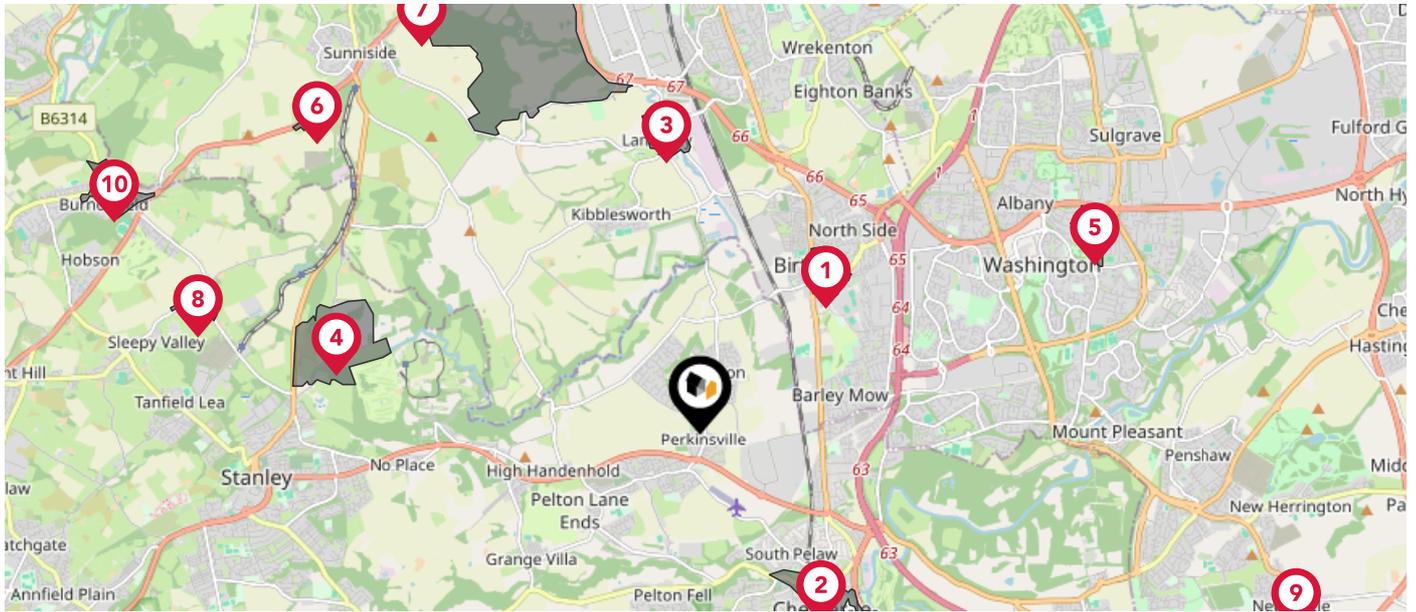
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- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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.



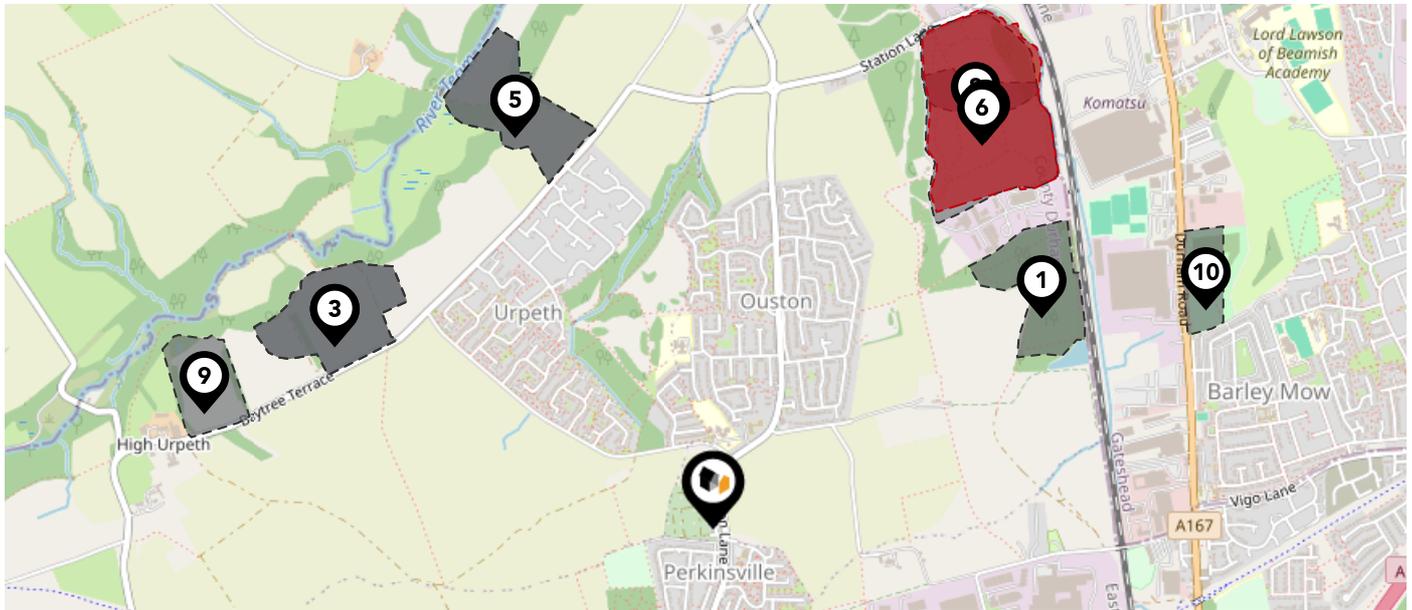
Nearby Conservation Areas

-  1 Birtley CA
-  2 Chester-le-Street
-  3 Lamesley CA
-  4 Beamish Burn
-  5 Washington Village
-  6 Marley Hill CA
-  7 Ravensworth CA
-  8 Tanfield
-  9 Newbottle Village
-  10 Burnopfield

Maps

Landfill Sites

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	Land South of Westline Ind Est-Chester-le-Street, County Durham	Historic Landfill
2	High Urpeth Quarry / Landfill Site / Hargreaves Clearwaste Limited-Mill Lane, Near Birtley, Chester-le-Street, County Durham, Tyne and Wear	Historic Landfill
3	Higher Urpeth Waste Disposal Site-Higher Urpeth, Chester-le-Street, County Durham	Historic Landfill
4	Sledge Hill Reclamation Site-Low Urpeth, Chester-le-Street, County Durham	Historic Landfill
5	Sledge Hill Farm-Urpeth, Birtley, Chester-le Street, Tyne and Wear	Historic Landfill
6	Blythe Brickworks-Blythe Brickworks, Station Lane,Birtley, County Durham	Historic Landfill
7	EA/EPR/AB3209XJ/T001	Active Landfill
8	Station Lane No.1-Stage 2, Station Lane,Birtley, County Durham	Historic Landfill
9	Urpeth Waste Disposal Site-High Urpeth, Chester-le-Street, County Durham	Historic Landfill
10	Barley Mow-Durham Road, Chester le Street, Tyne and Wear	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

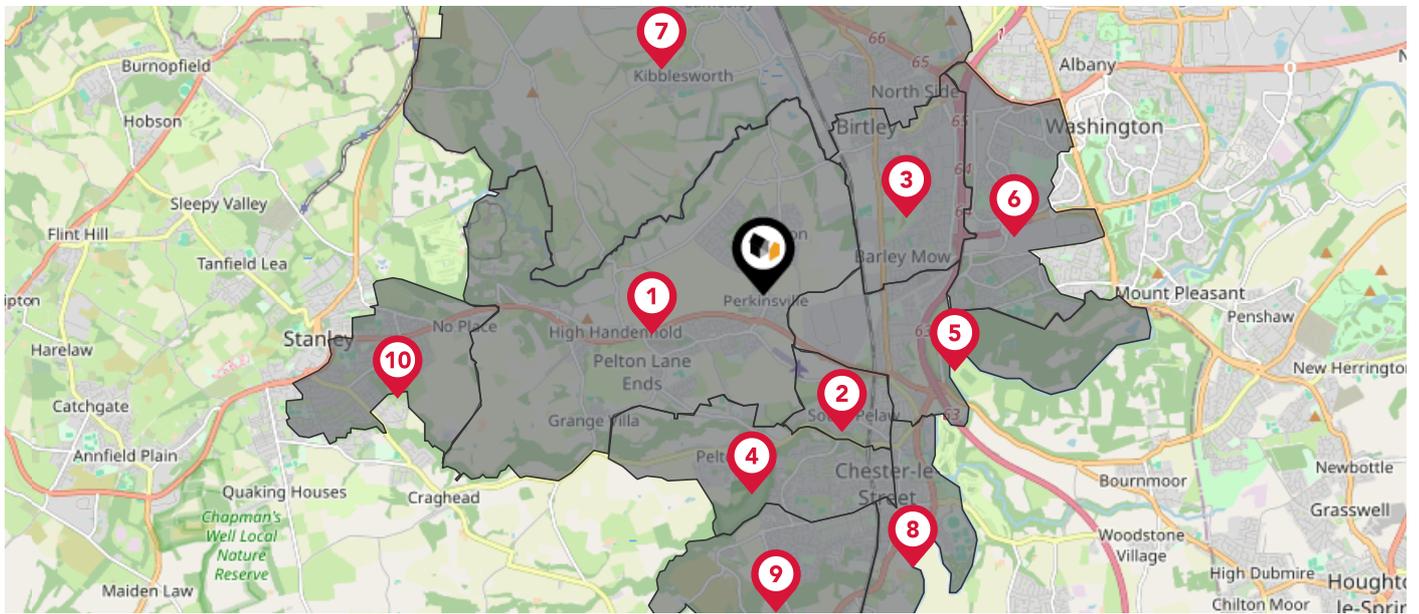
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Council Wards

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

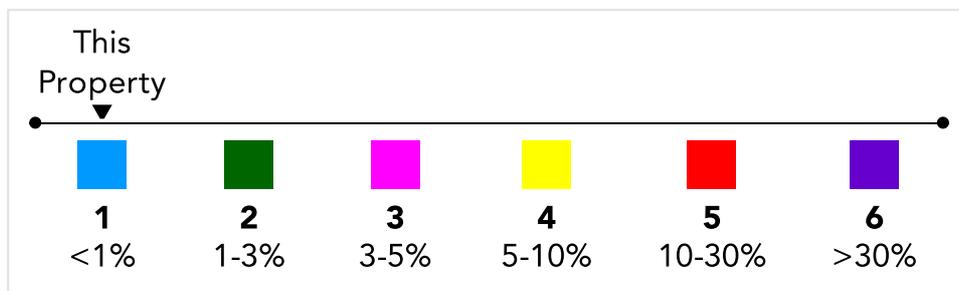
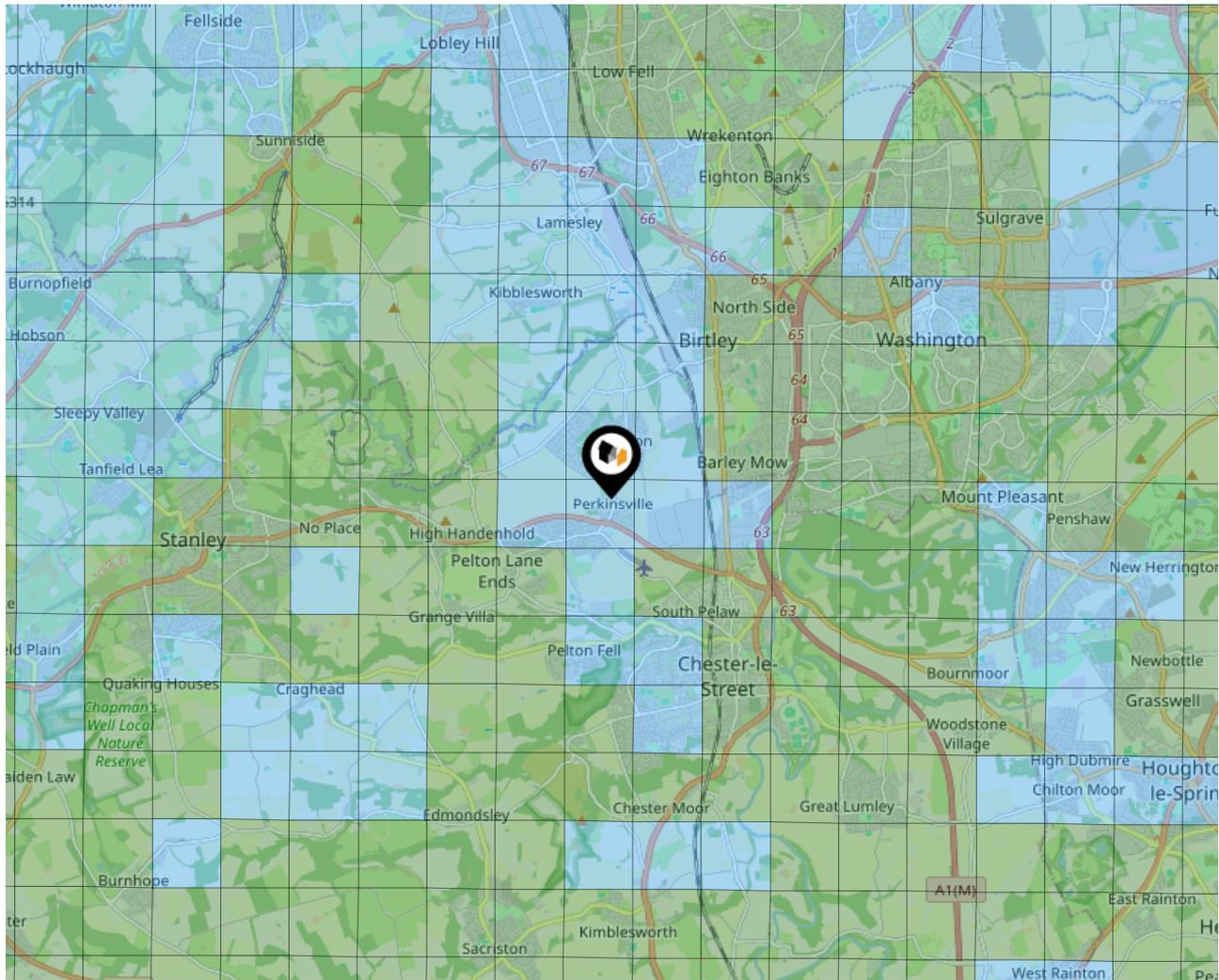


Nearby Council Wards

- 1 Pelton ED
- 2 Chester-le-Street North ED
- 3 Birtley Ward
- 4 Chester-le-Street West Central ED
- 5 North Lodge ED
- 6 Washington South Ward
- 7 Lamesley Ward
- 8 Chester-le-Street East ED
- 9 Chester-le-Street South ED
- 10 Stanley 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 DEEP
Soil Group:	MEDIUM TO HEAVY		

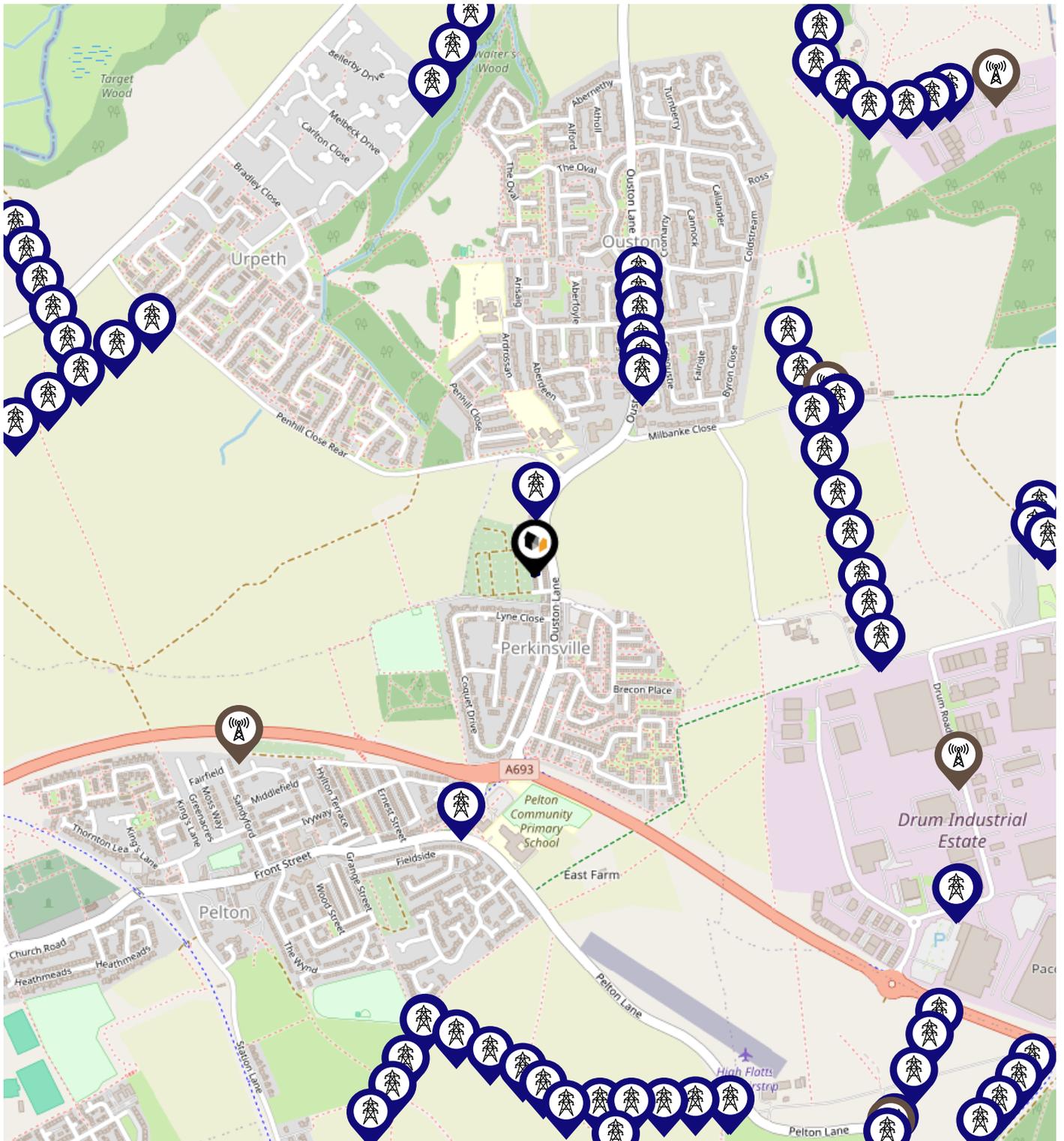


Primary Classifications (Most Common Clay Types)

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

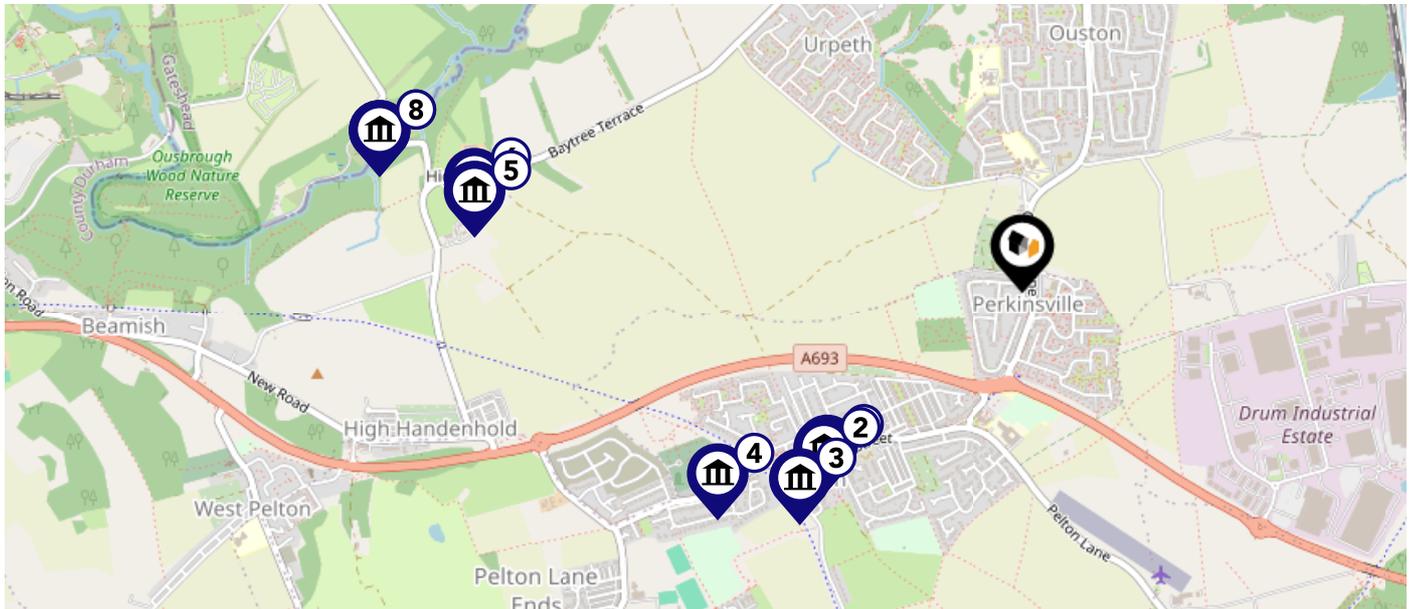


- Key:**
-  Power Pylons
 -  Communication Masts

Maps

Listed Buildings

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



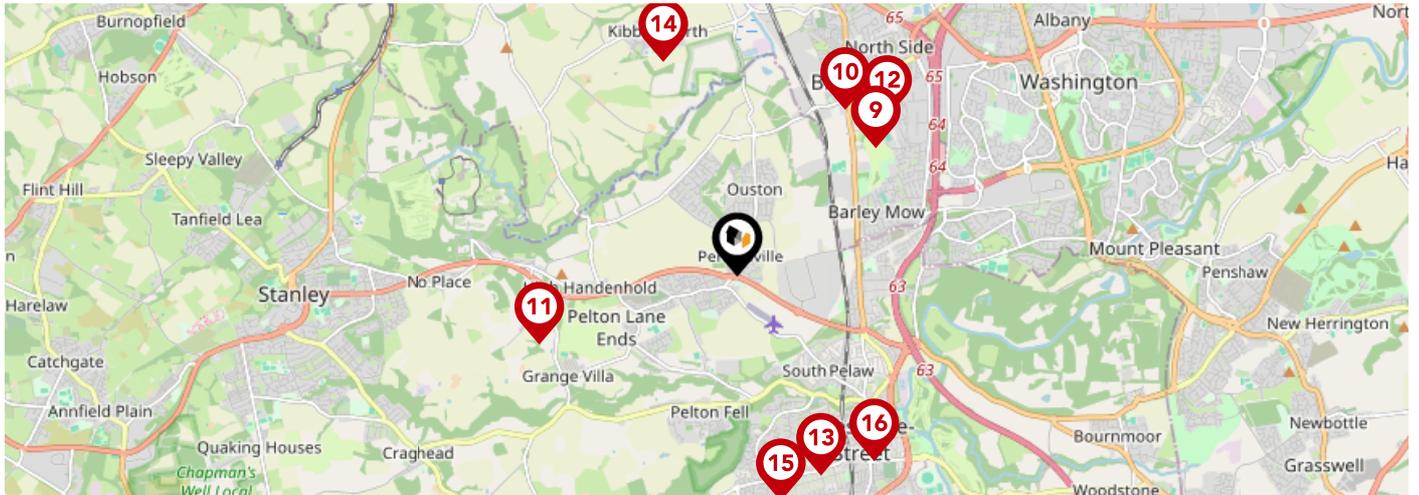
Listed Buildings in the local district		Grade	Distance
	1323092 - Wheldon House	Grade II	0.6 miles
	1159199 - Pelton Farmhouse Front Garden Wall And End Piers	Grade II	0.6 miles
	1159207 - Pelton House	Grade II	0.7 miles
	1120963 - Church Of The Holy Trinity	Grade II	0.8 miles
	1159287 - Urpeth Hall, Eastwood And Westacre	Grade II	1.1 miles
	1120967 - Ice-house, East Of Eastwood (part Of Urpeth Hall)	Grade II	1.2 miles
	1323094 - Upper Forge Bridge	Grade II	1.4 miles
	1025155 - Upper Forge Bridge	Grade II	1.4 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
 St Benet's Catholic Primary School, Ouston Ofsted Rating: Outstanding Pupils: 223 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pelton Community Primary School Ofsted Rating: Good Pupils:0 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ouston Primary School Ofsted Rating: Good Pupils: 239 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Roseberry Primary and Nursery School Ofsted Rating: Good Pupils: 271 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barley Mow Primary School Ofsted Rating: Good Pupils: 167 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chester-Le-Street CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 278 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic Junior School, Birtley Ofsted Rating: Outstanding Pupils: 93 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Portobello Primary School Ofsted Rating: Good Pupils: 196 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

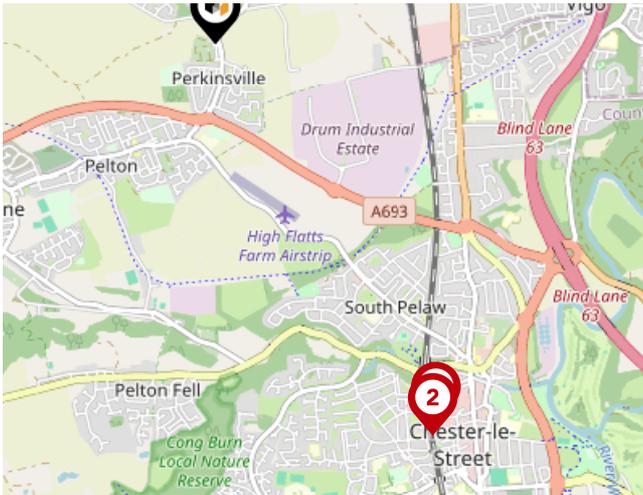
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lord Lawson of Beamish Academy Ofsted Rating: Good Pupils: 1353 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Infant School, Birtley Ofsted Rating: Good Pupils: 64 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Pelton Primary School Ofsted Rating: Good Pupils: 73 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ravensworth Terrace Primary School Ofsted Rating: Good Pupils: 379 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bullion Lane Primary School Ofsted Rating: Good Pupils: 303 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kibblesworth Academy Ofsted Rating: Good Pupils: 136 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hermitage Academy Ofsted Rating: Good Pupils: 1000 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cestria Primary School Ofsted Rating: Good Pupils: 407 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

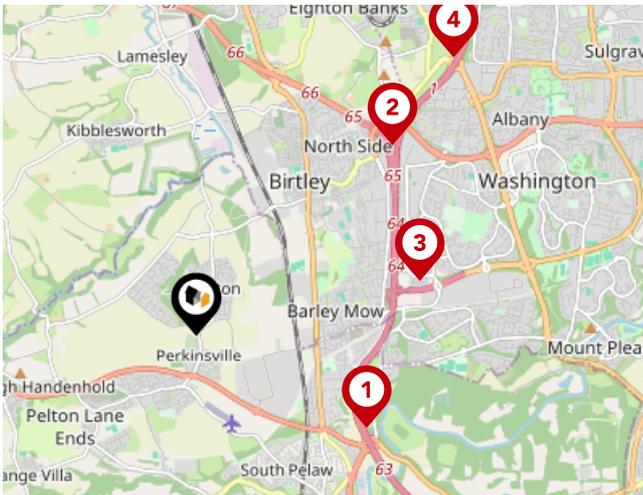
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Station Road	1.88 miles
2	Bullion Lane	1.91 miles
3	Dunston Rail Station	5.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J63	1.65 miles
2	A1(M) J65	2.32 miles
3	A1(M) J64	1.94 miles
4	A194(M) J1	3.22 miles
5	A194(M) J2	4.87 miles



Airports/HELIPADS

Pin	Name	Distance
1	Airport	11.79 miles
2	Teesside Airport	26.3 miles
3	Leeds Bradford Airport	69.88 miles
4	Irthington	48.02 miles

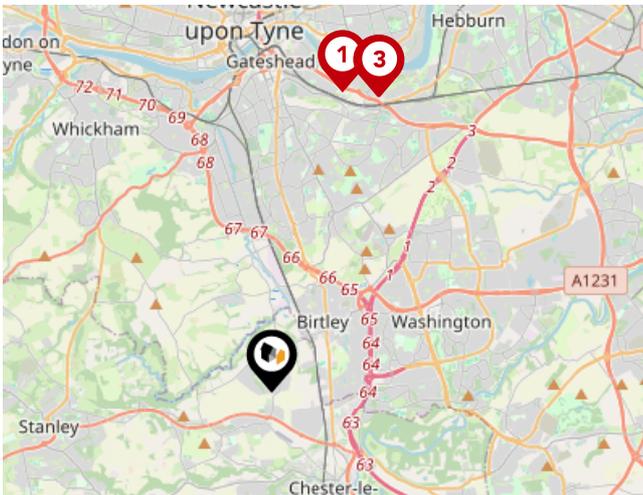
Area

Transport (Local)



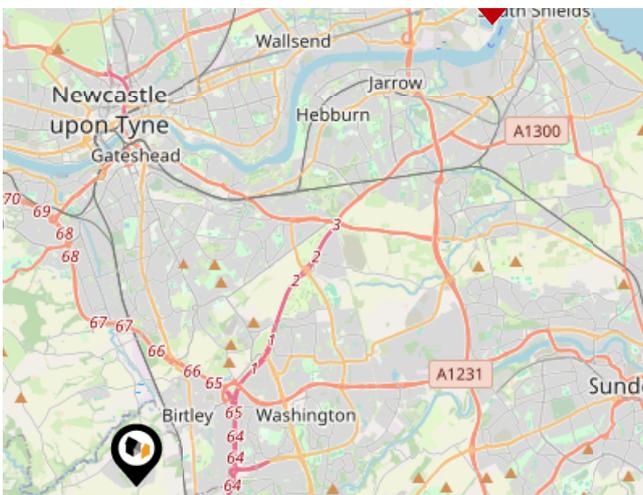
Bus Stops/Stations

Pin	Name	Distance
1	Institute Terrace	0.02 miles
2	Bungalows	0.19 miles
3	Penhill Close	0.18 miles
4	Penhill Close	0.18 miles
5	Bungalows	0.24 miles



Local Connections

Pin	Name	Distance
1	Felling (Tyne and Wear Metro Station)	5.29 miles
2	Heworth (Tyne and Wear Metro Station)	5.37 miles
3	Heworth (Tyne and Wear Metro Station)	5.39 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.94 miles
2	South Shields Ferry Terminal	10.44 miles

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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