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# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Tuesday 20<sup>th</sup> January 2026 @ 1:29pm**



**QUEENS DRIVE, WHICKHAM, NEWCASTLE UPON TYNE,  
NE16**

## Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

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street-view-image



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,578		
<b>Title Number:</b>	TY119772		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>38</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *1 Queens Drive Whickham Newcastle Upon Tyne Tyne And Wear NE16 4PX*

Reference - Gateshead/DC/06/01529/FUL	
Decision:	Decided
Date:	26th September 2006
Description:	External alterations and provision of pitched roof over existing conservatory at front (south elevation) of dwellinghouse and erection of new conservatory at side (west elevation).

Reference - Gateshead/DC/13/01180/TPO	
Decision:	Decided
Date:	16th September 2013
Description:	Works to 2 Sycamore trees in rear garden of 1 Queens Drive.

Planning records for: *6 Queens Drive Whickham Newcastle Upon Tyne NE16 4PX*

Reference - DC/22/00282/HHA	
Decision:	Awaiting decision
Date:	16th March 2022
Description:	Variation of condition 1 (approved plans) of planning permission DC/19/00490/HHA to allow the repositioning of the northern gable wall and the addition of 2no. windows to the north elevation (retrospective) (amended plan 11.05.2022)

Planning records for: *8 Queens Drive Whickham Newcastle Upon Tyne Tyne And Wear NE16 4PX*

Reference - Gateshead/DC/07/01096/FUL	
Decision:	Decided
Date:	04th July 2007
Description:	Erection of two-storey extension at side of dwellinghouse and conservatory at rear.

Planning records for: **13 Queens Drive Whickham Whickham NE16 4PX**

<b>Reference - DC/20/00145/HHA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th February 2020
<b>Description:</b>	Construction of two storey side and single storey rear extension and front porch (amended description 28.07.2020)

<b>Reference - DC/21/01152/HHA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th October 2021
<b>Description:</b>	Demolition of existing garage, proposed erection of two storey side extension, single storey rear extension and front porch (Revision of DC/20/00145/HHA) (amended plans and description 16.02.2022 and 17.02.2022)

<b>Reference - 21/01152/DOC1</b>	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	08th March 2023
<b>Description:</b>	Discharge of condition 4 (Bat Strategy) of planning application DC/21/01152/HHA (amended information received 19.04.2023).

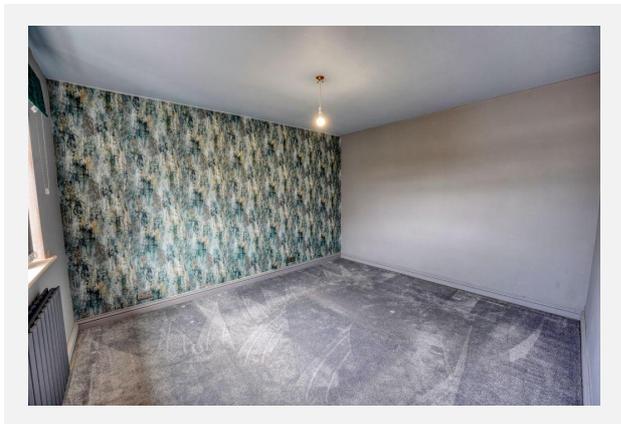
Planning records for: **14 Queens Drive Whickham Newcastle Upon Tyne NE16 4PX**

<b>Reference - Gateshead/DC/12/00869/HHA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th August 2012
<b>Description:</b>	Erection of two storey extension at side of dwellinghouse.

Planning records for: *15 Queens Drive Whickham Gateshead NE16 4PX*

Reference - DC/22/01105/HHA	
<b>Decision:</b>	Decided
<b>Date:</b>	26th September 2022
<b>Description:</b>	Proposed first floor side extension and part 2 storey/single storey rear extension (Amended Plans received 13.07.2023)







QUEENS DRIVE, WHICKHAM, NEWCASTLE UPON TYNE,  
NE16



# Property EPC - Certificate

Whickham, NE16

Energy rating

# D

Valid until 05.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 91% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

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**Other**

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**Other**

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## Electricity Supply

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## Gas Supply

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## Central Heating

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## Water Supply

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## Drainage

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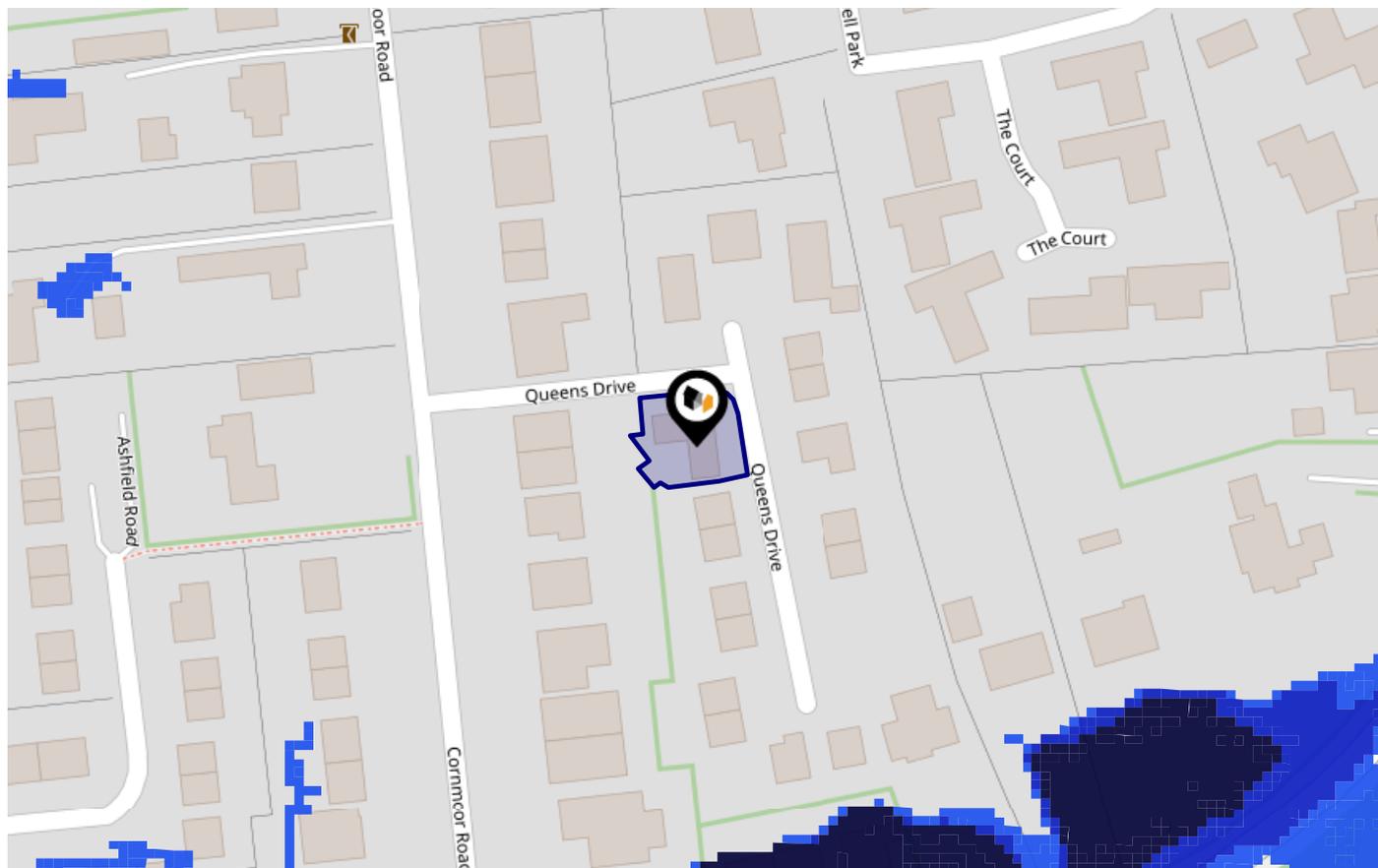
## Important - Please read

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# 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.

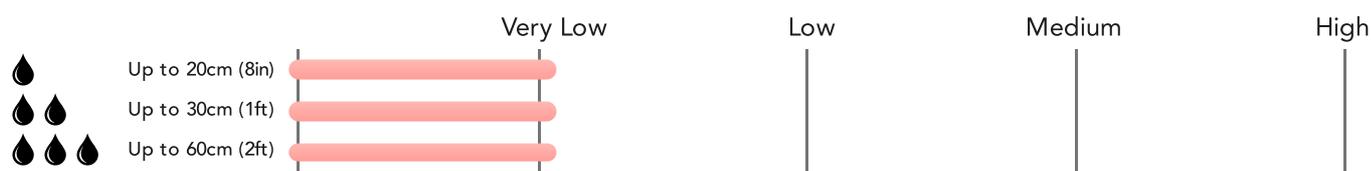


Risk Rating: Very low

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.

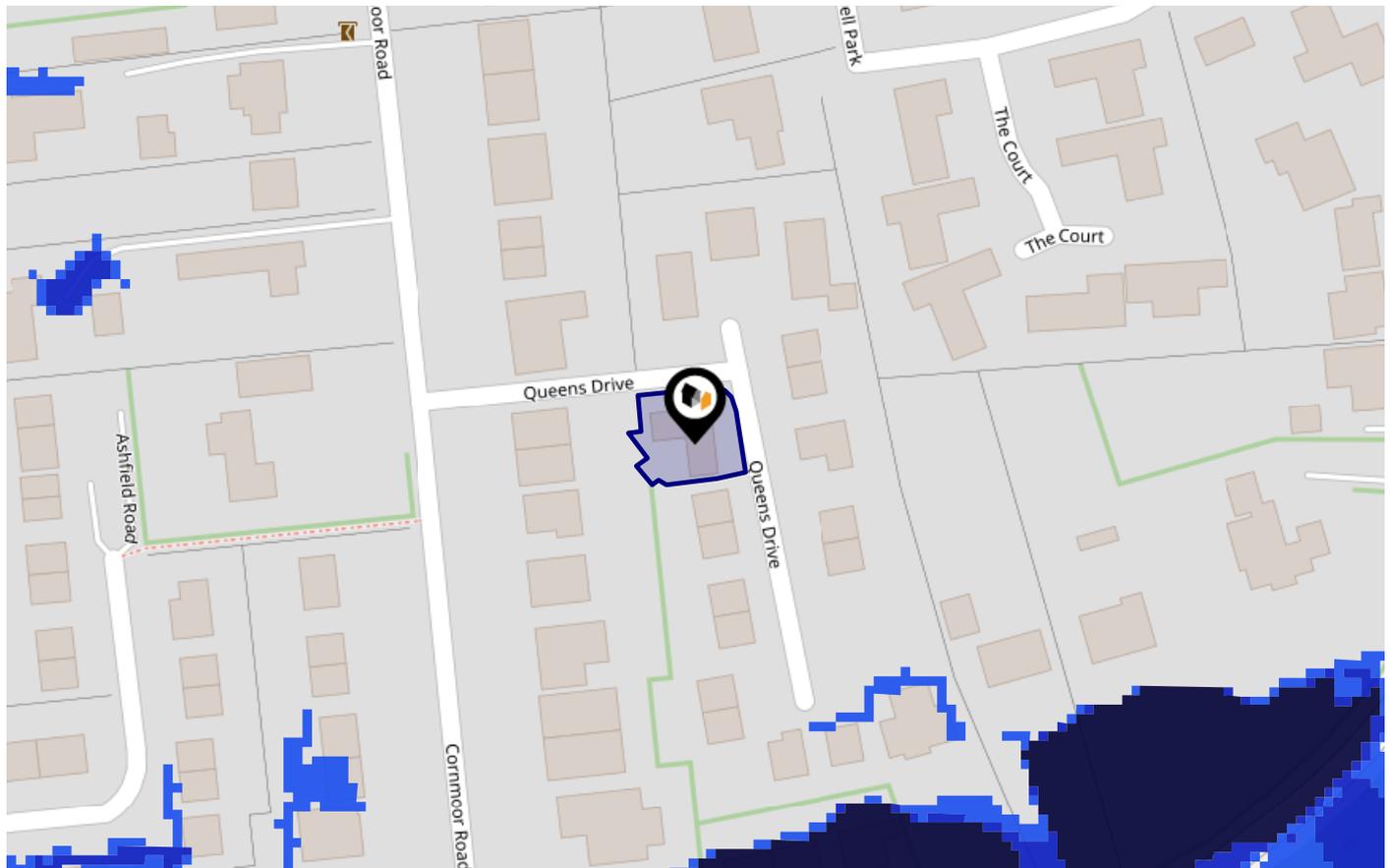
Chance of flooding to the following depths at this property:



# 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**

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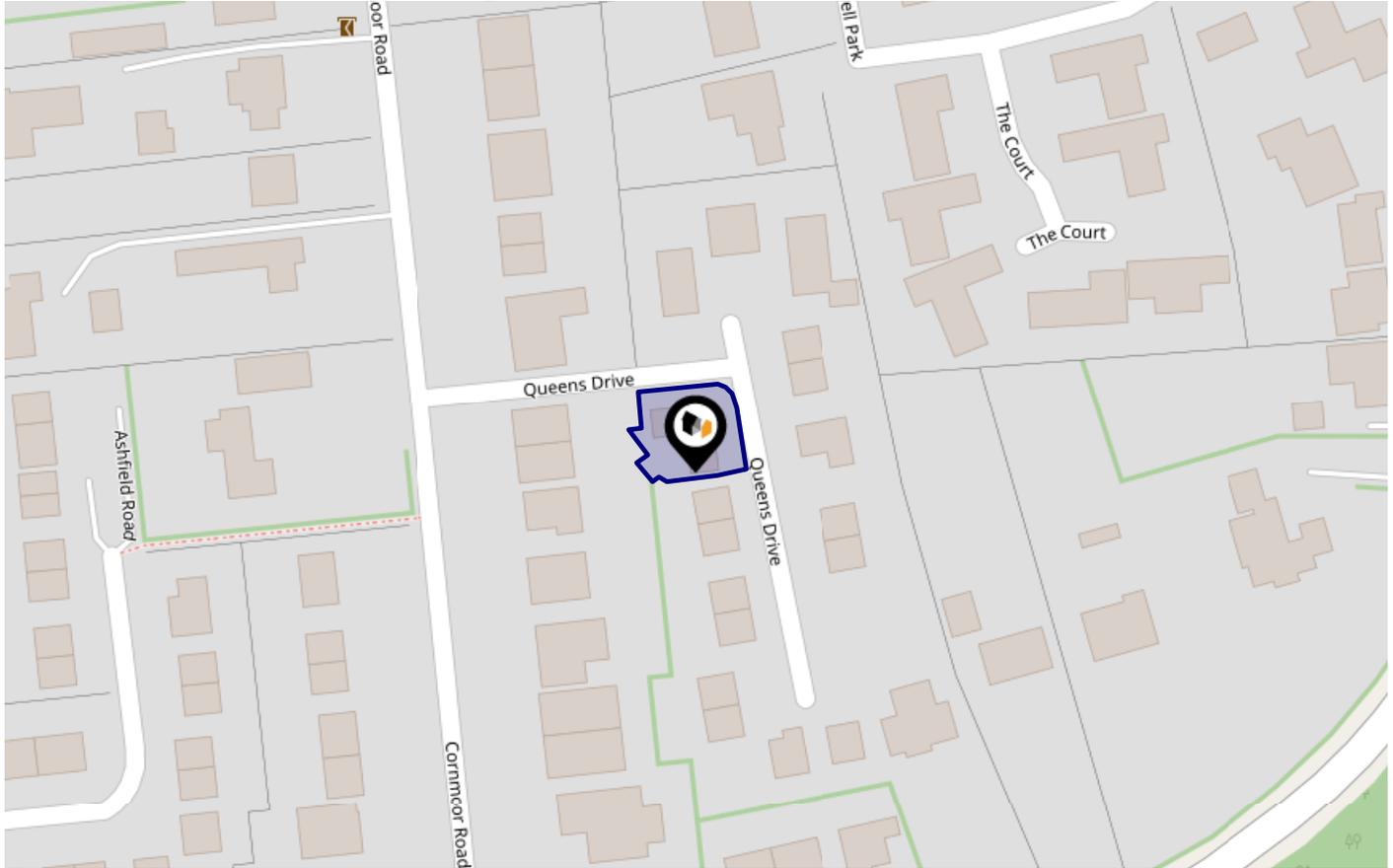
Chance of flooding to the following depths at this property:



# 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.

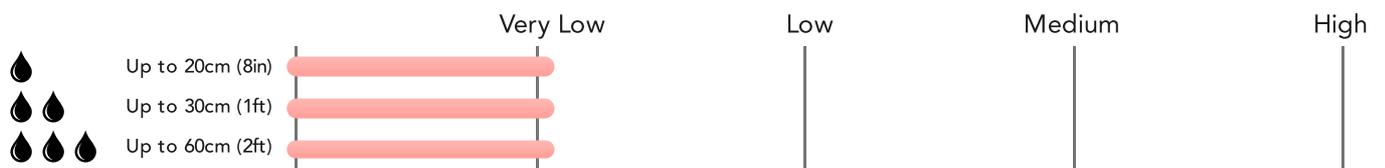


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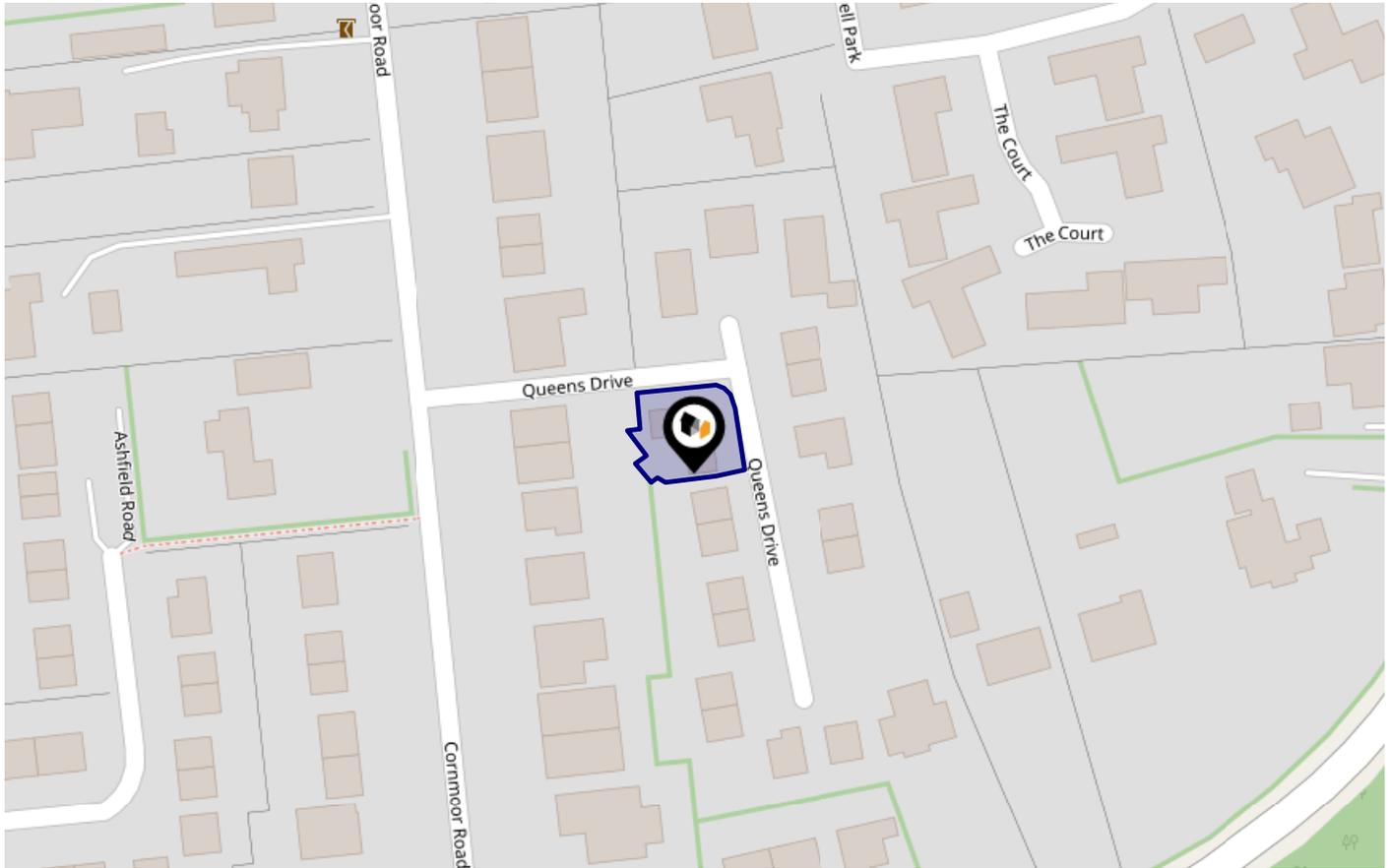
Chance of flooding to the following depths at this property:



# 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**

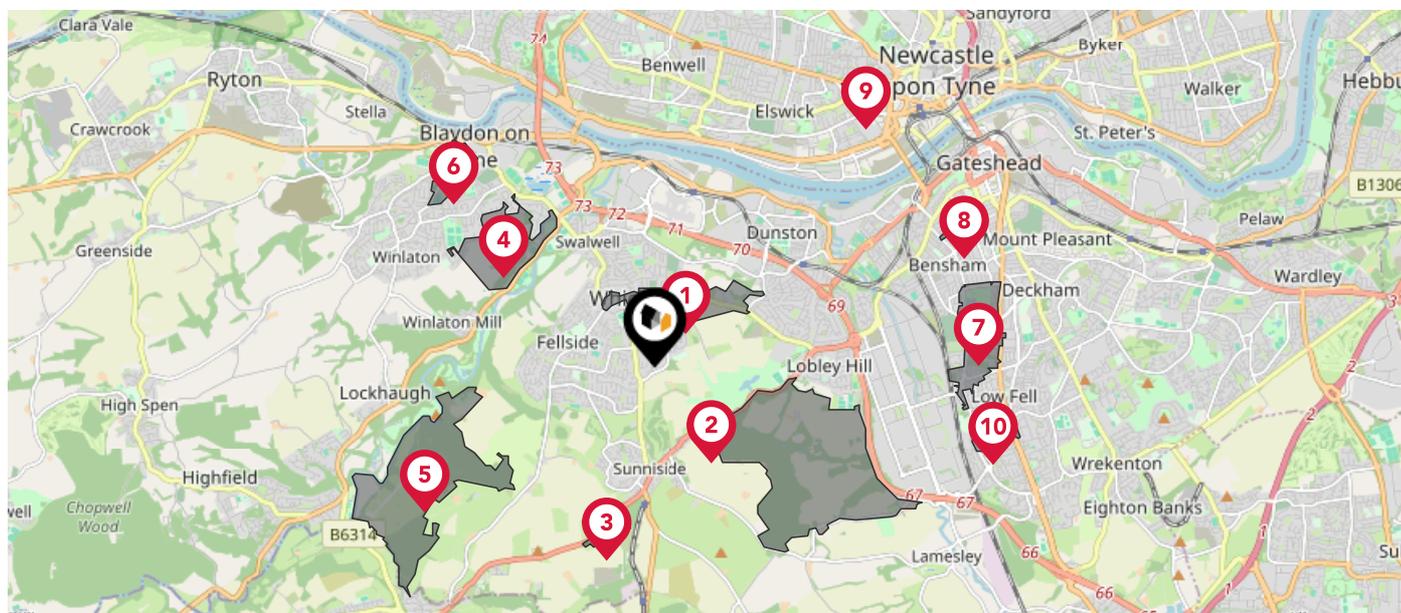
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Chance of flooding to the following depths at this property:



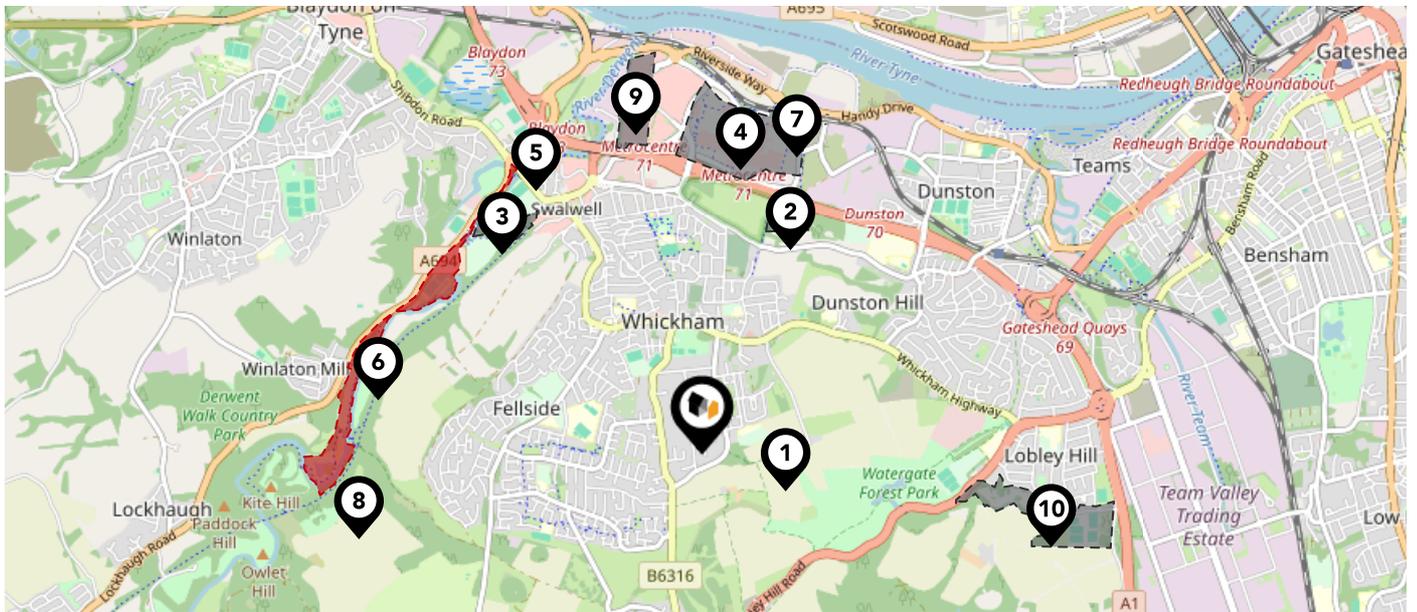
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Whickham CA
-  Ravensworth CA
-  Marley Hill CA
-  Axwell CA
-  Gibside CA
-  Blaydon CA
-  Saltwell CA
-  Coatsworth CA
-  Summerhill Square
-  Chowdene CA

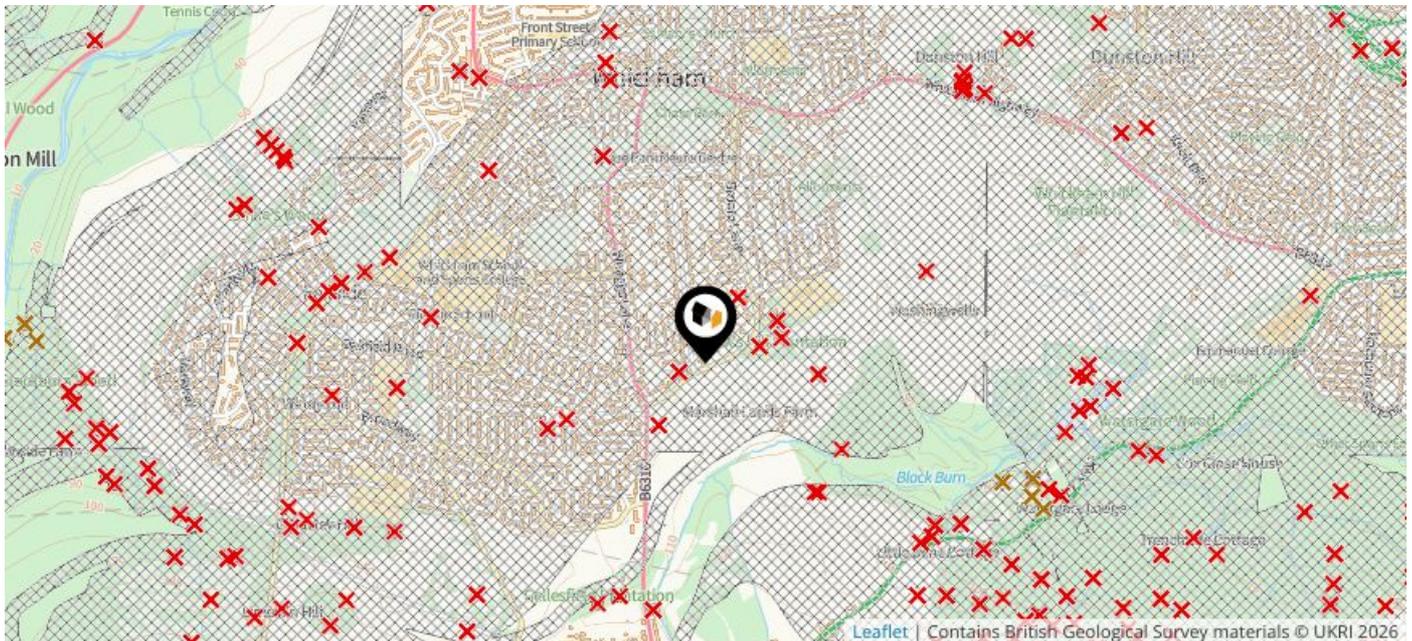
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Marshall Lands-Whickham, Gateshead	Historic Landfill
<b>2</b>	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill
<b>3</b>	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill
<b>4</b>	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill
<b>5</b>	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and Wear	Historic Landfill
<b>6</b>	EA/EPR/ZP3597ZV/V002	Active Landfill
<b>7</b>	Dunston Power Station-Whickham Junction, Cross Lane, Whickham, Tyne and Wear	Historic Landfill
<b>8</b>	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill
<b>9</b>	Metro Centre Phase 4-Metro Centre Development, Gateshead, Tyne and Wear	Historic Landfill
<b>10</b>	Beggars Wood-Coach Road, Lobley Hill	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

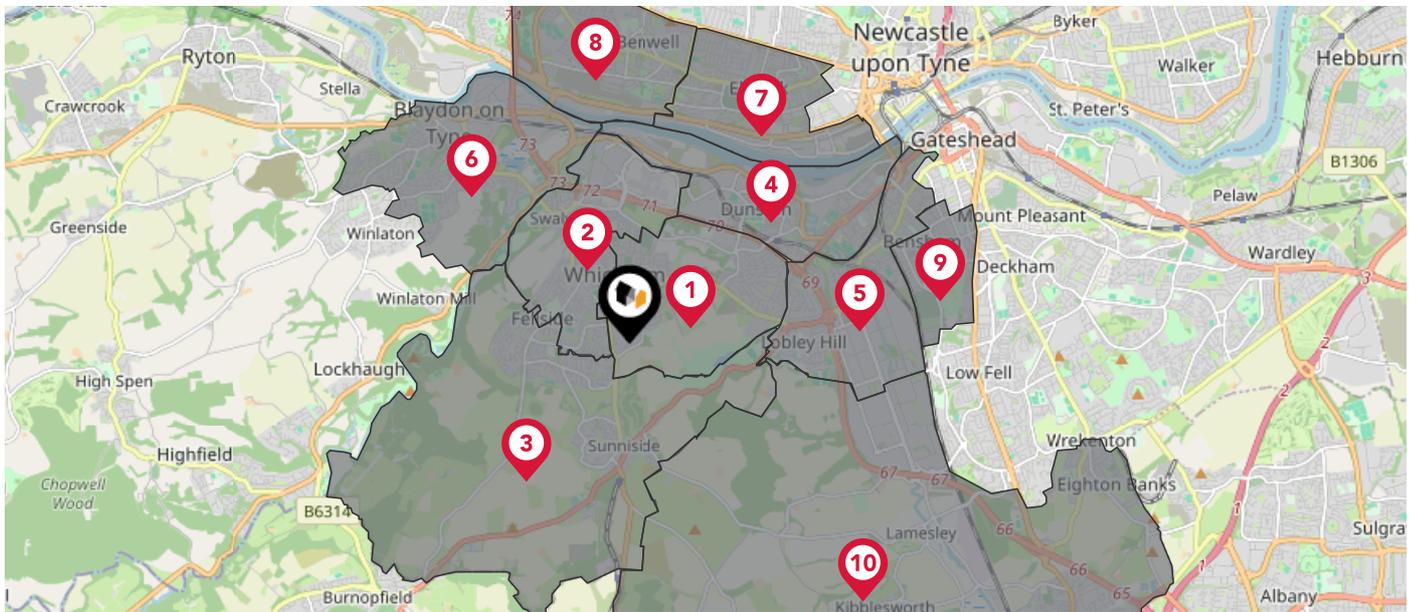
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

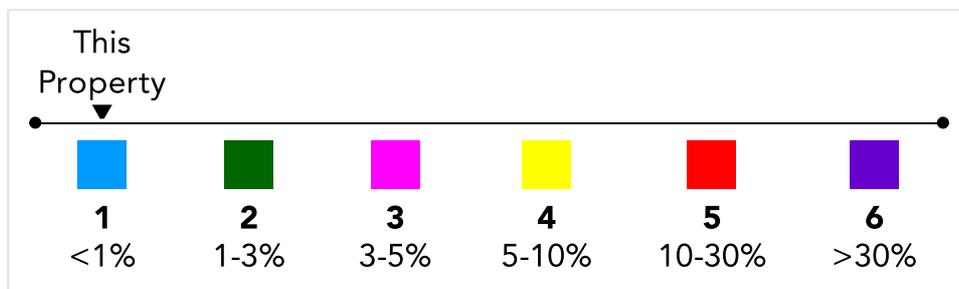
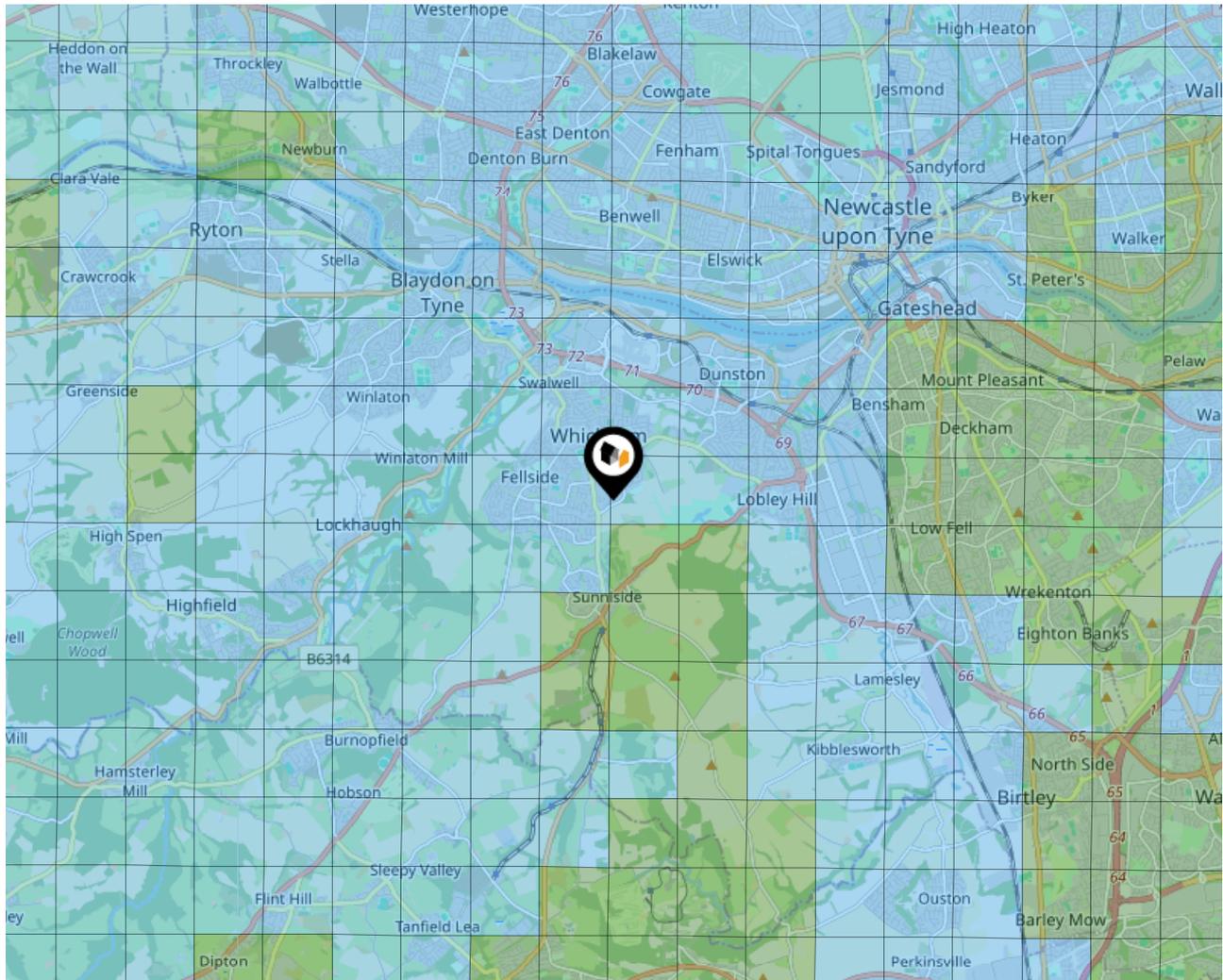


### Nearby Council Wards

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

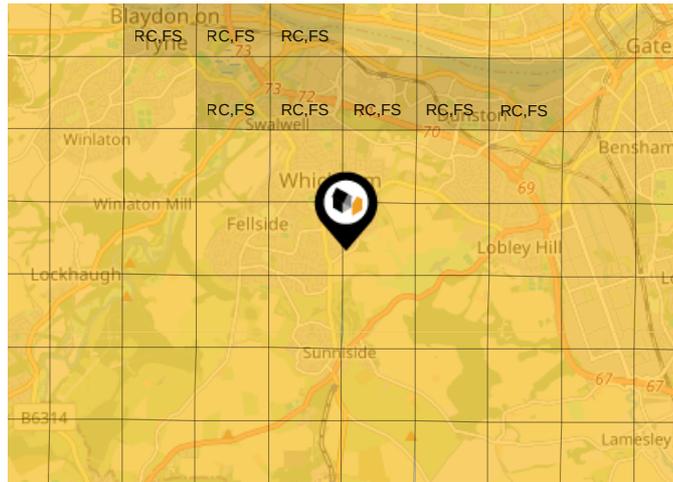
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

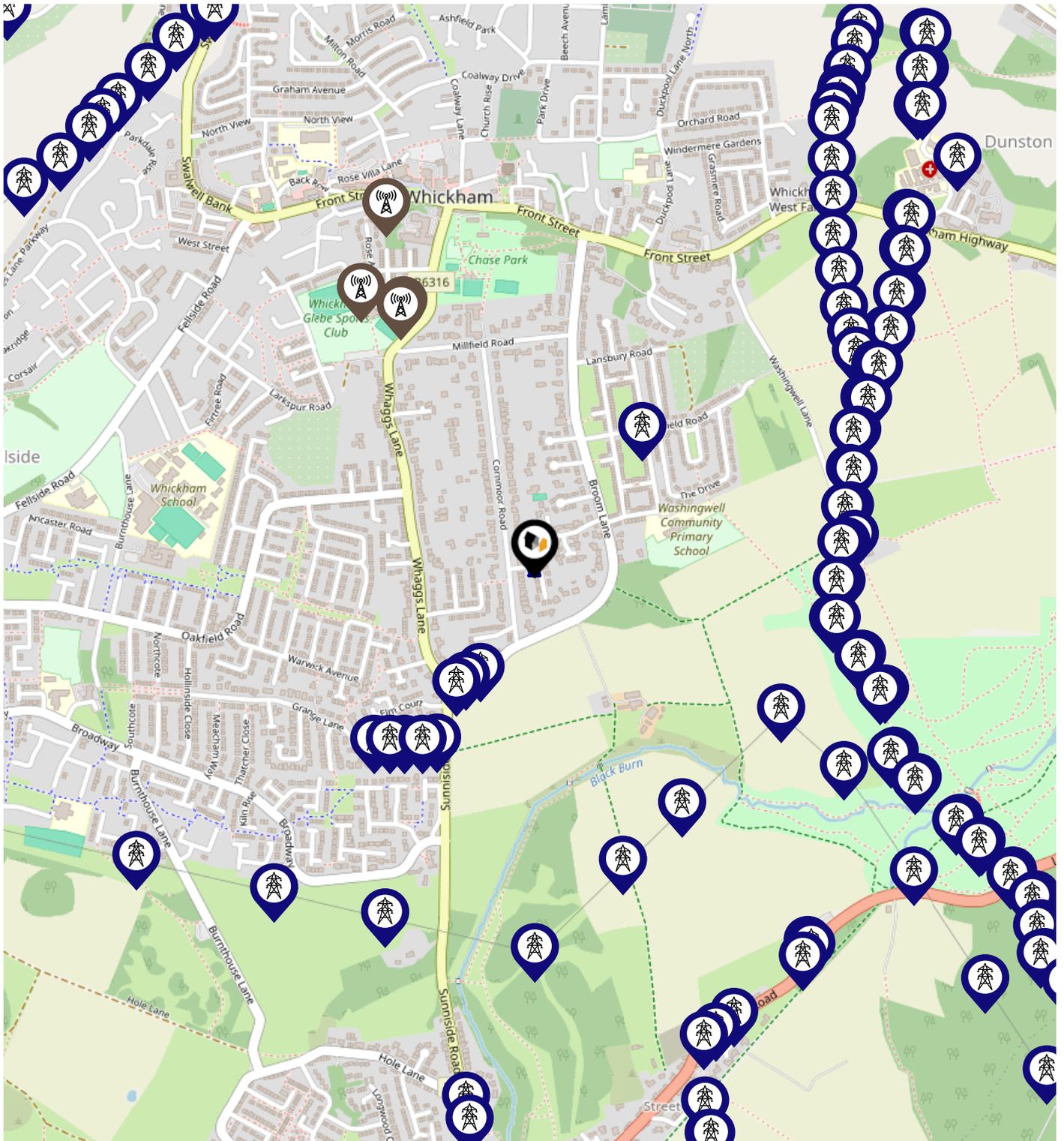


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area

## Masts & Pylons

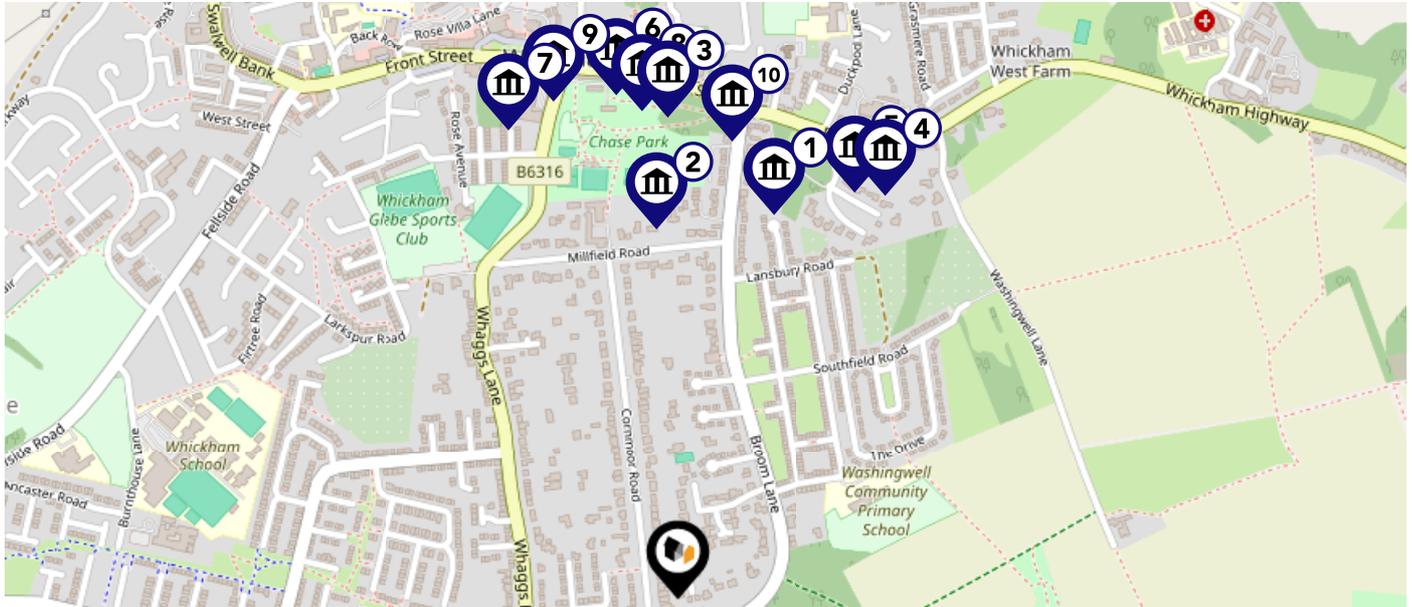


- Key:**
-  Power Pylons
  -  Communication Masts

# 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
 1355104 - Whickham Lodge And Wing At Right	Grade II	0.4 miles
 1299676 - Windmill In King Georges Field (chase Park) 180 Metres South Of Street	Grade II	0.4 miles
 1025148 - K6 Telephone Kiosk Adjacent To Council Offices	Grade II	0.5 miles
 1299664 - Oak Villa	Grade II	0.5 miles
 1025141 - 11 And 13, Front Street	Grade II	0.5 miles
 1185397 - 20, Front Street	Grade II	0.5 miles
 1025142 - Whickham Cottage Hospital	Grade II	0.5 miles
 1442959 - Whickham War Memorial	Grade II	0.5 miles
 1355103 - Bust Of John English At West Corner Of Church Chare	Grade II	0.5 miles
 1025139 - 12 And 14, Front Street	Grade II	0.5 miles

# Area Schools



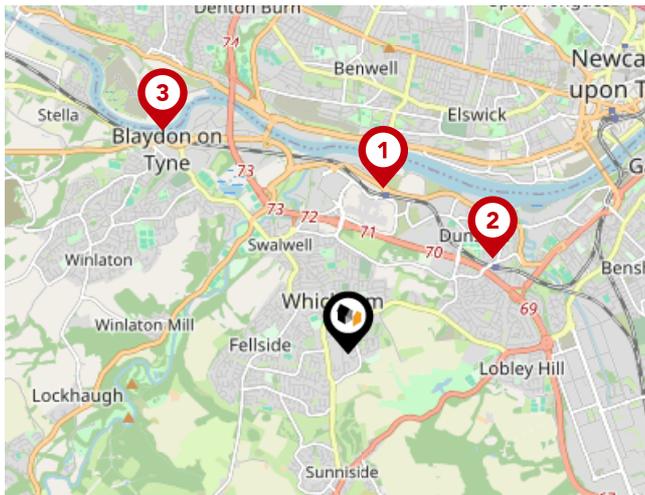
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Washingwell Community Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whickham School</b> Ofsted Rating: Good   Pupils: 1673   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Catholic Primary School, Whickham</b> Ofsted Rating: Good   Pupils: 198   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Gibside School</b> Ofsted Rating: Outstanding   Pupils: 195   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fellside Community Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Whickham Parochial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Front Street Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 410   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Clover Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Swalwell Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Dunston Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kingsmeadow Community Comprehensive School</b> Ofsted Rating: Good   Pupils: 970   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Emmanuel College</b> Ofsted Rating: Outstanding   Pupils: 1495   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lobley Hill Primary School</b> Ofsted Rating: Good   Pupils: 347   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Philip Neri Catholic Primary School, Dunston</b> Ofsted Rating: Good   Pupils: 162   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Riverside Primary Academy</b> Ofsted Rating: Good   Pupils: 315   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parkhead Community Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

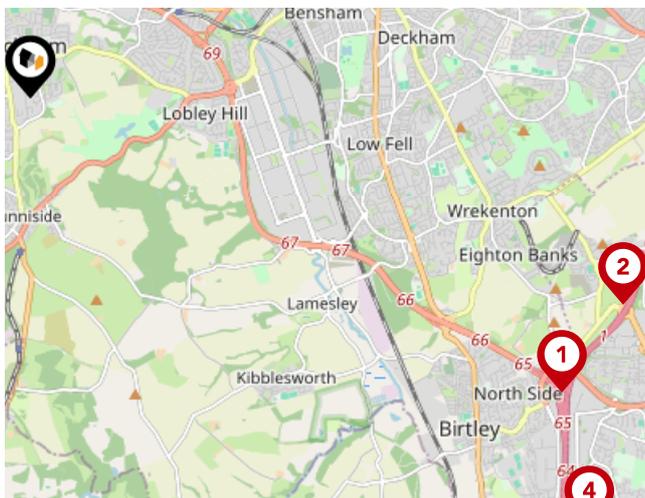
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	1.46 miles
2	Dunston Rail Station	1.48 miles
3	Blaydon Rail Station	2.47 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	5.16 miles
2	A194(M) J1	5.33 miles
3	A1(M) J63	6.53 miles
4	A1(M) J64	5.99 miles
5	A194(M) J2	5.77 miles

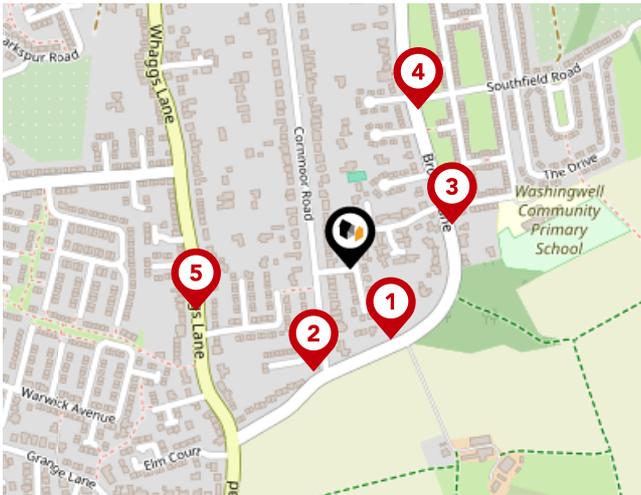


### Airports/Helipads

Pin	Name	Distance
1	Airport	7.01 miles
2	Teesside Airport	31.06 miles
3	Leeds Bradford Airport	73.97 miles
4	Irthington	44.94 miles

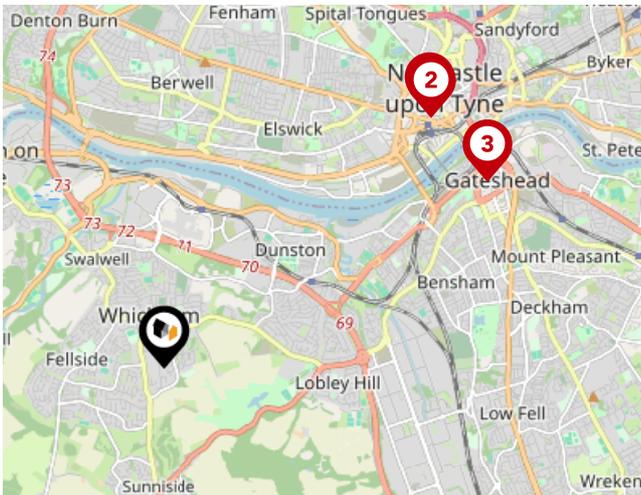
# Area

## Transport (Local)



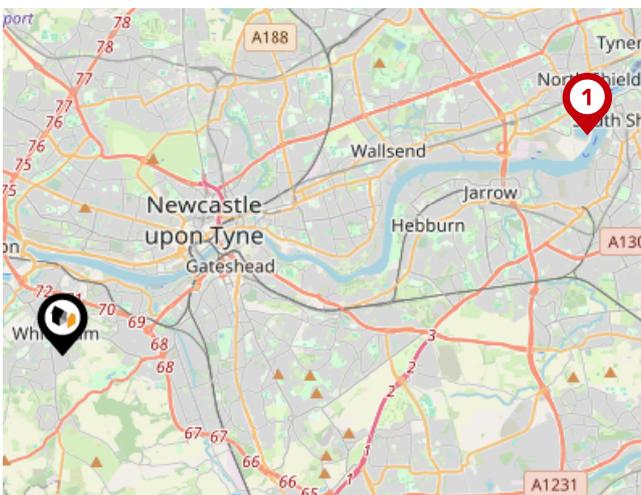
### Bus Stops/Stations

Pin	Name	Distance
1	Broom Lane-Farm	0.09 miles
2	Broom Lane-Cornmoor Road	0.12 miles
3	Broom Lane-School	0.12 miles
4	Broom Lane-Broadpool Terrace	0.18 miles
5	Whaggs Lane-Ashfield Road	0.17 miles



### Local Connections

Pin	Name	Distance
1	Central Station (Tyne and Wear Metro Station)	3.13 miles
2	Central Station (Tyne and Wear Metro Station)	3.12 miles
3	Gateshead (Tyne and Wear Metro Station)	3.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.65 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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