



WALKERSXCHANGE

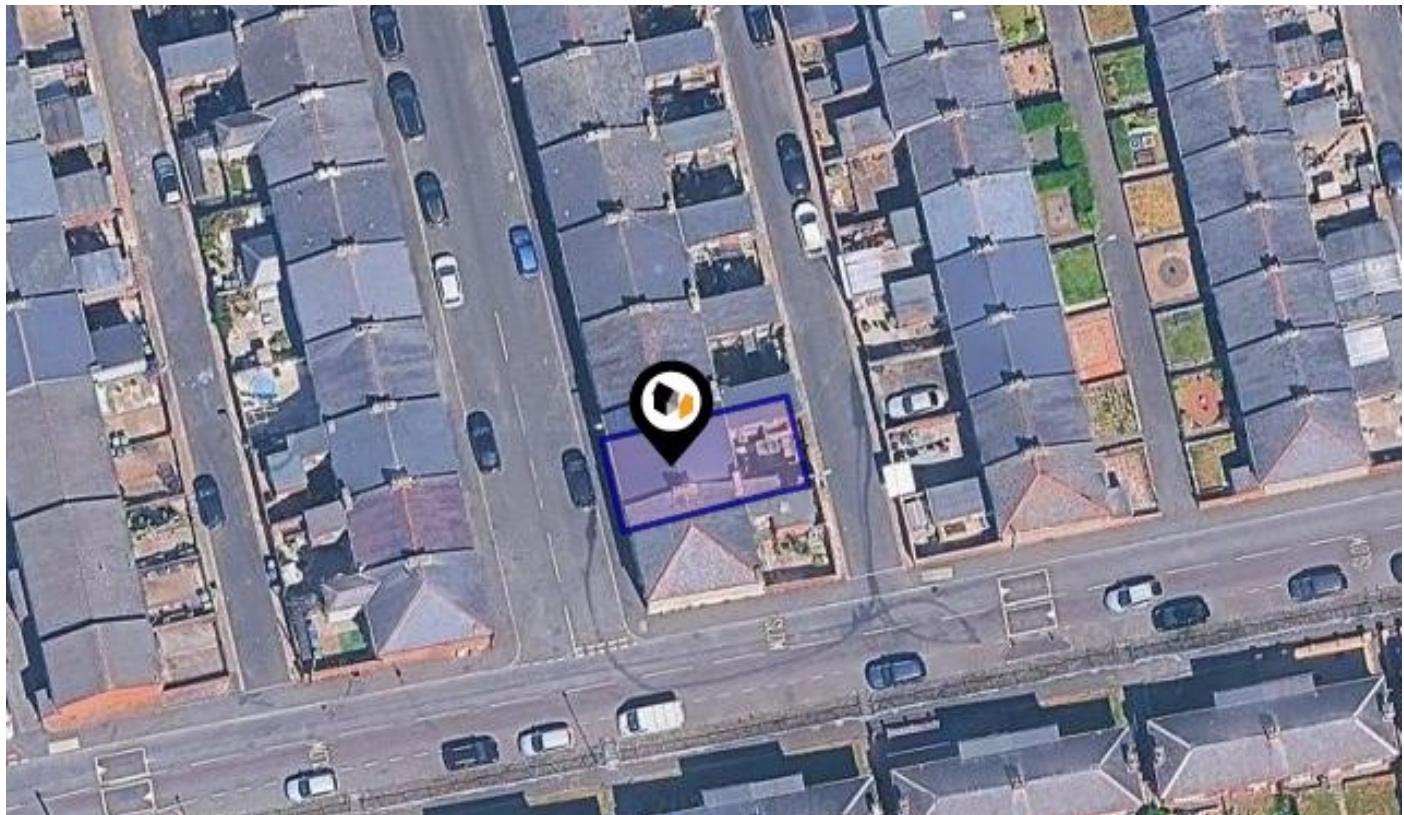


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Tuesday 20<sup>th</sup> January 2026 @ 1:12pm**



**PARK TERRACE, SWALWELL, NEWCASTLE UPON TYNE,  
NE16**

**Walkersxchange Estate Agents**

2a Gateshead Road, Sunniside

0191 440 8173

[sales@Walkersxchange.com](mailto:sales@Walkersxchange.com)

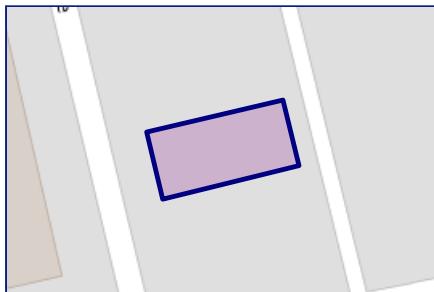
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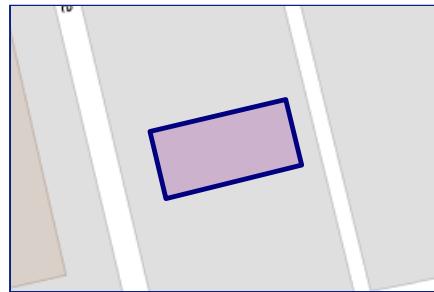
# Property Multiple Title Plans

## Freehold Title Plan



**TY400251**

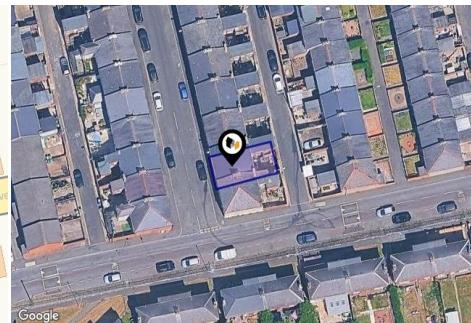
## Leasehold Title Plan



**TY399783**

Start Date: 13/02/2003  
End Date: 14/02/3002  
Lease Term: 999 years from 14 February 2003  
Term Remaining: 976 years

# Property Overview



## Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	3	Start Date:	13/02/2003
Floor Area:	775 ft <sup>2</sup> / 72 m <sup>2</sup>	End Date:	14/02/3002
Plot Area:	0.03 acres	Lease Term:	999 years from 14 February 2003
Year Built :	1900-1929	Term Remaining:	976 years
Council Tax :	Band A		
Annual Estimate:	£1,719		
Title Number:	TY399783		

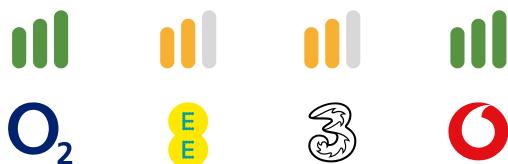
## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **71 Park Terrace Swalwell Whickham Tyne And Wear NE16 3BU**

## Reference - Gateshead/DC/07/01829/FUL

**Decision:** Decided

**Date:** 28th November 2007

**Description:**

Conversion of dwellinghouse into two flats (use class C3) (revised application).

## Reference - Gateshead/DC/07/01372/FUL

**Decision:** Decided

**Date:** 21st August 2007

**Description:**

Conversion of dwellinghouse into two flats (use class C3).

# Gallery Photos



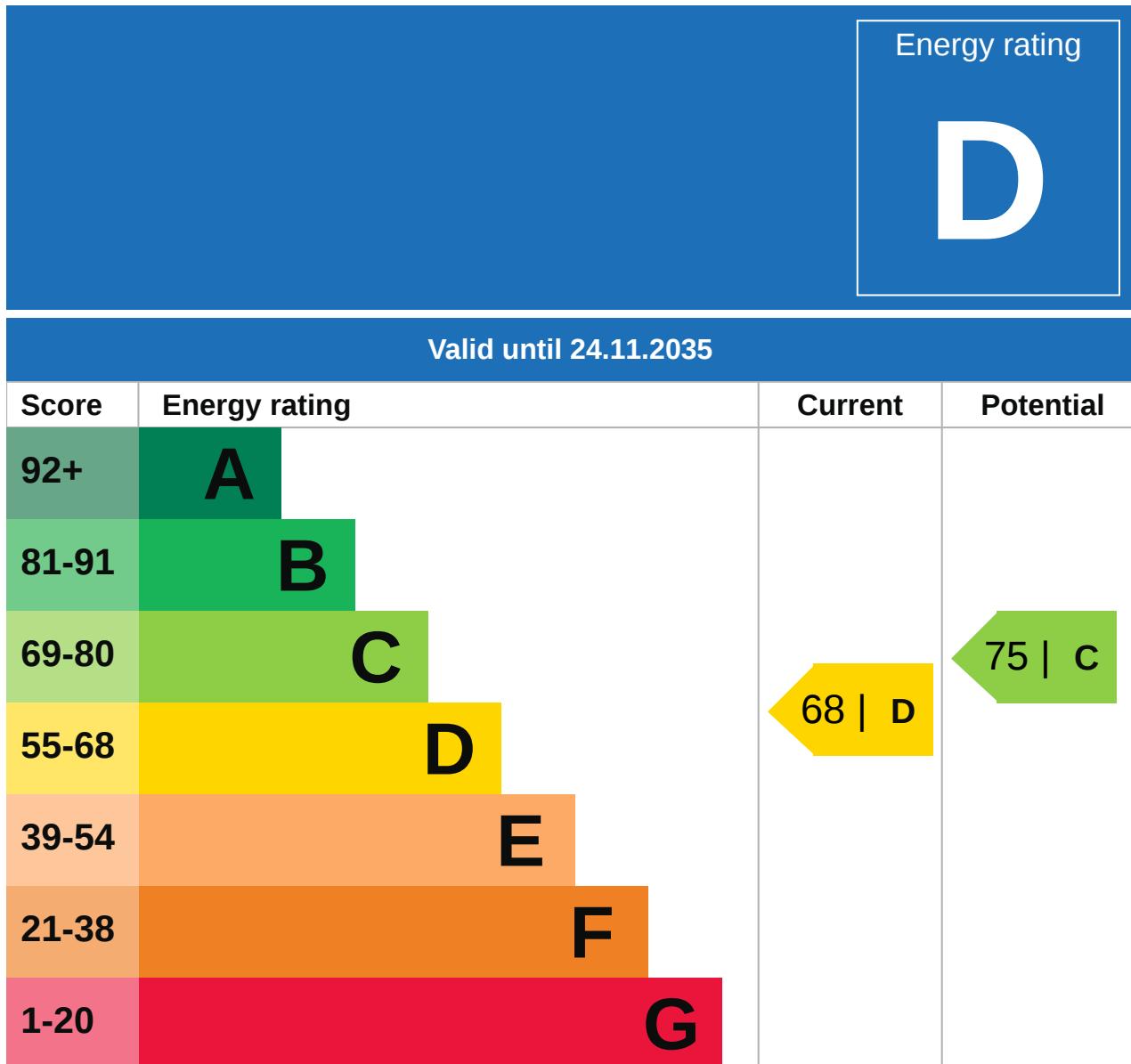
# Gallery Photos



## PARK TERRACE, SWALWELL, NEWCASTLE UPON TYNE, NE16



# Property EPC - Certificate



# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Pitched, 300 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

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## 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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# Disclaimer



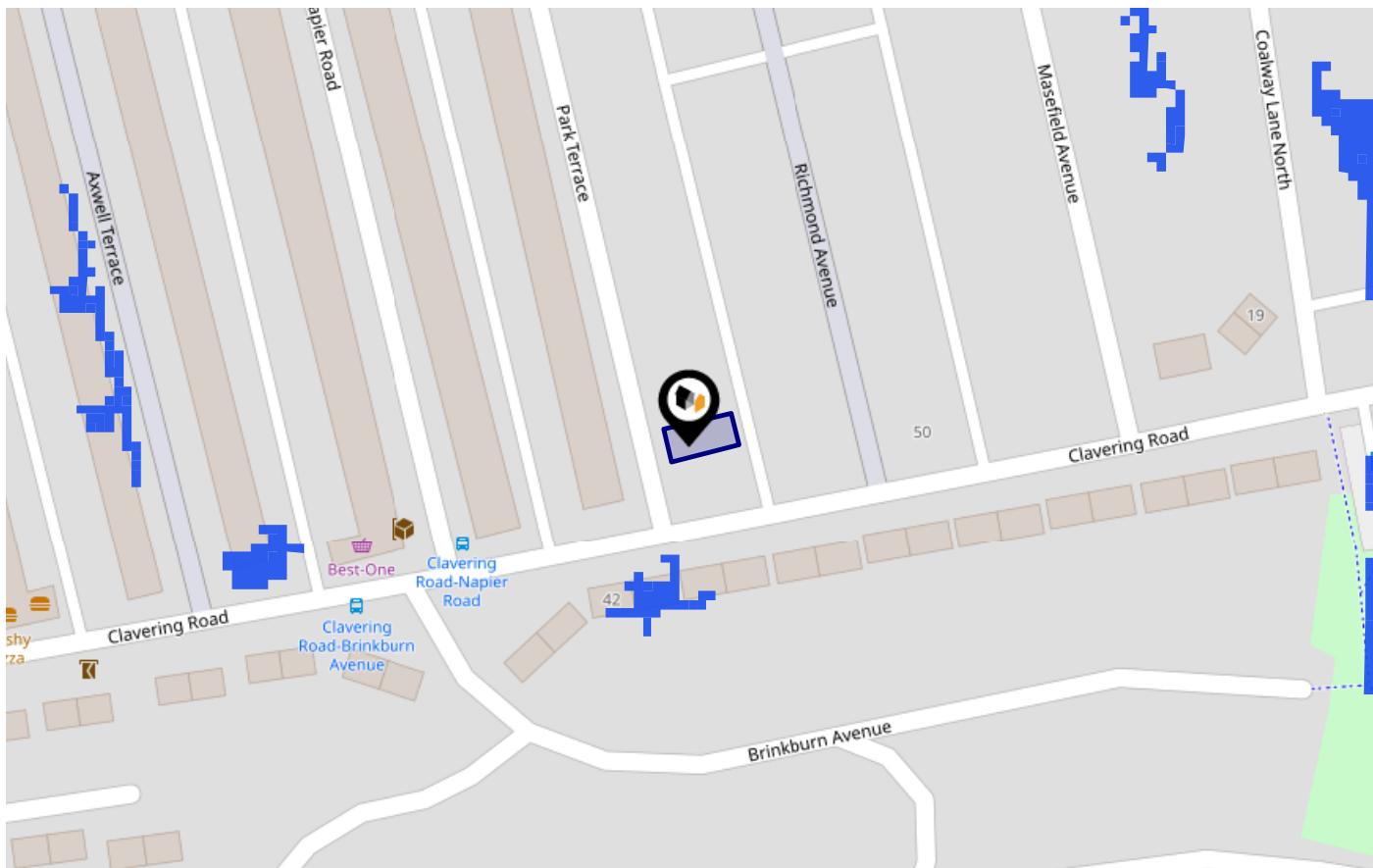
## Important - Please read

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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.

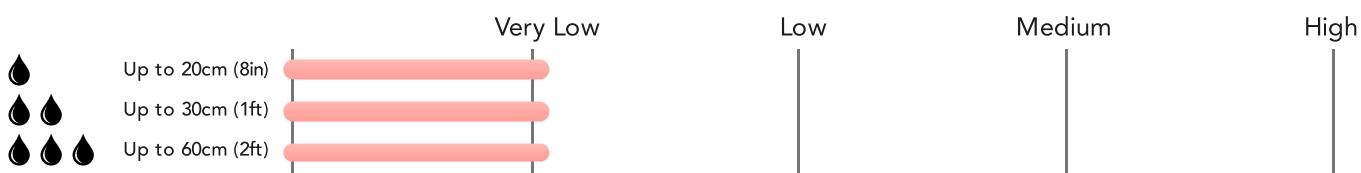


Risk Rating: Very low

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.

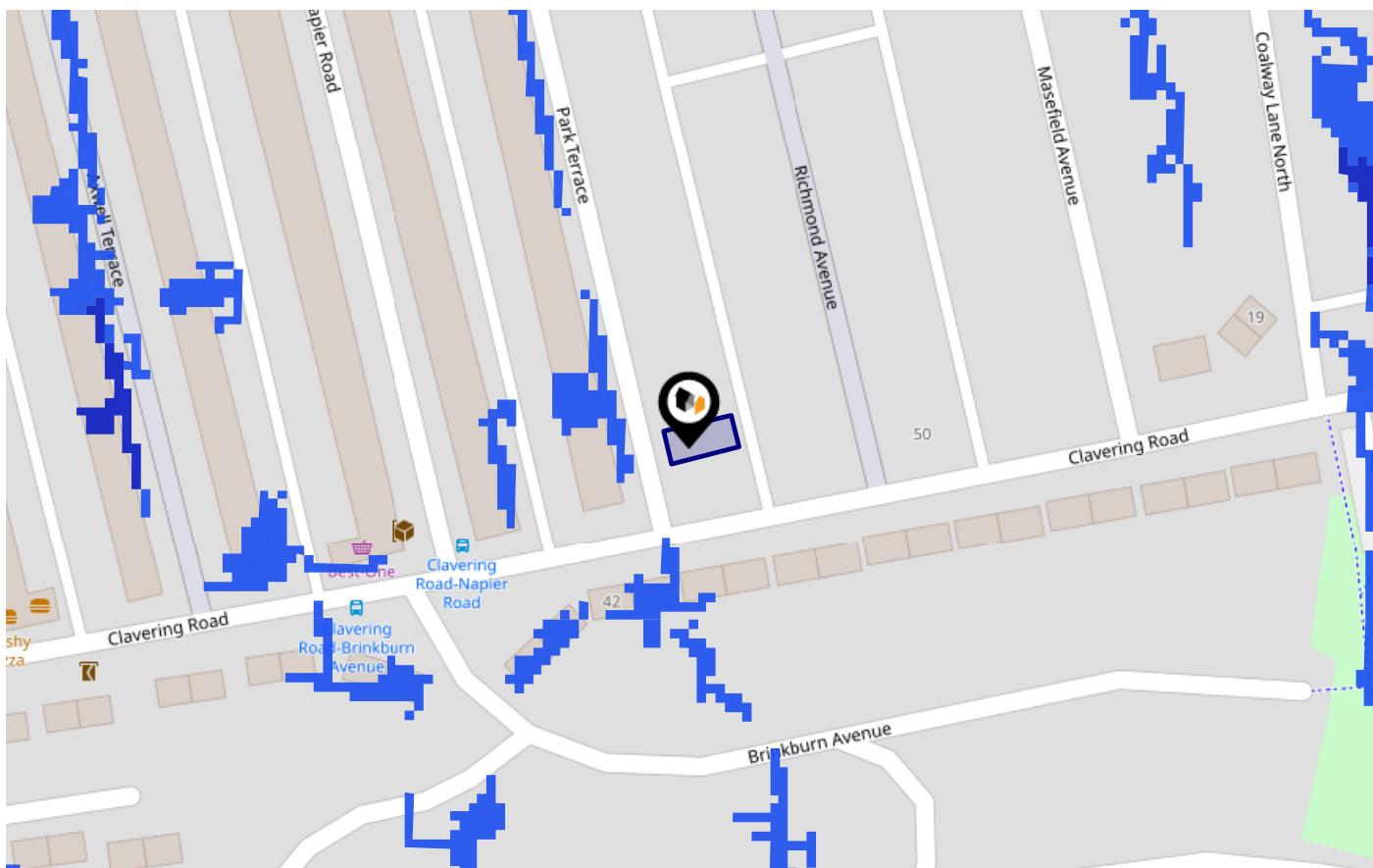
Chance of flooding to the following depths at this property:



# 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.

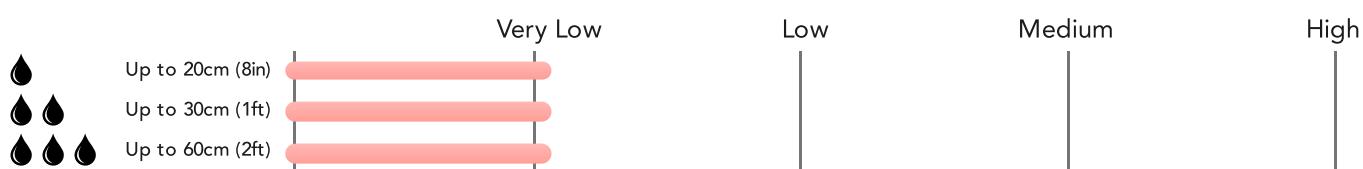


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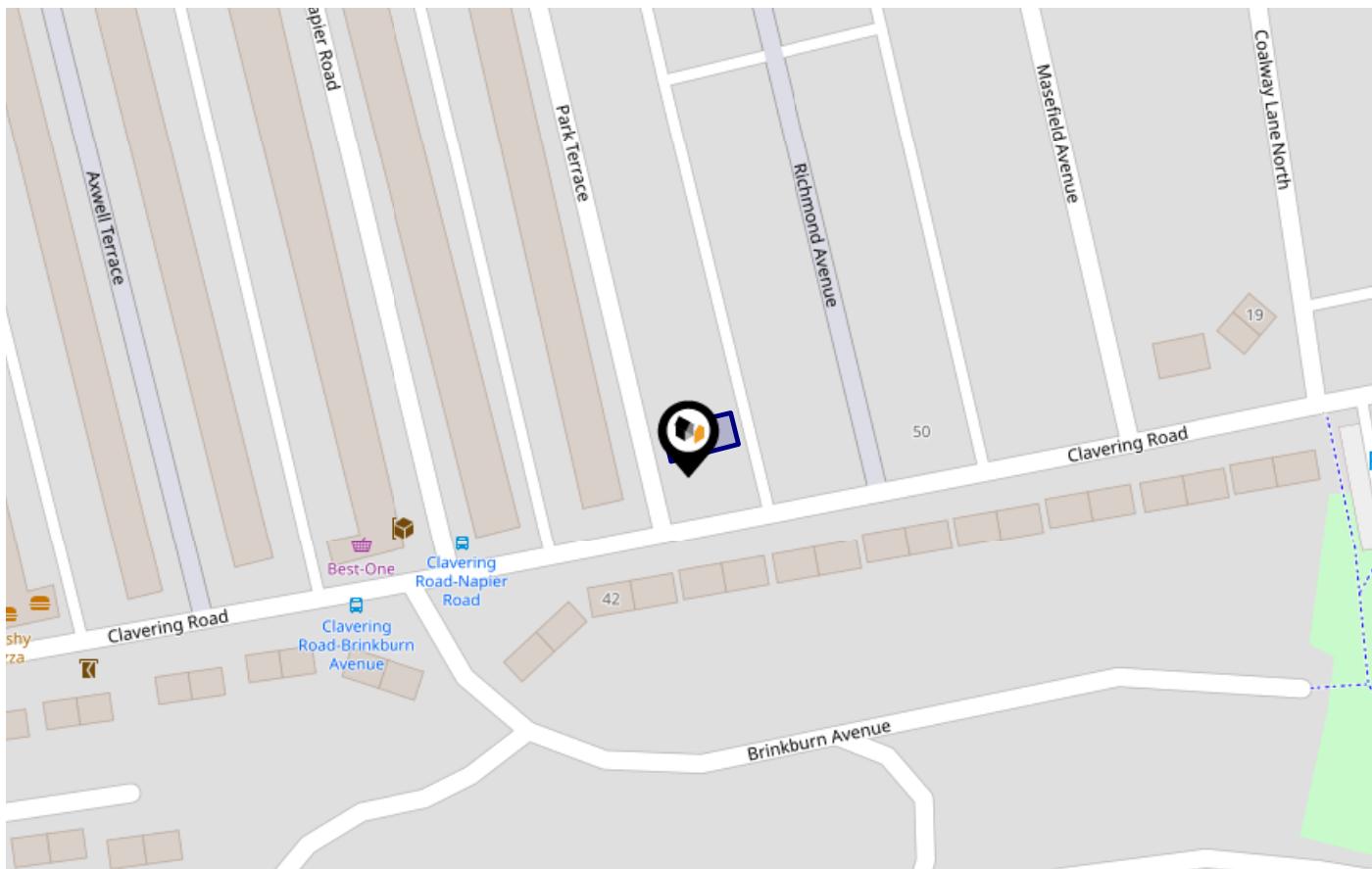
Chance of flooding to the following depths at this property:



# 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.

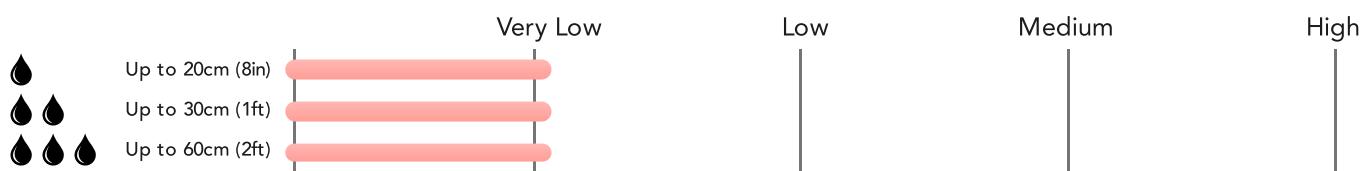


Risk Rating: Very low

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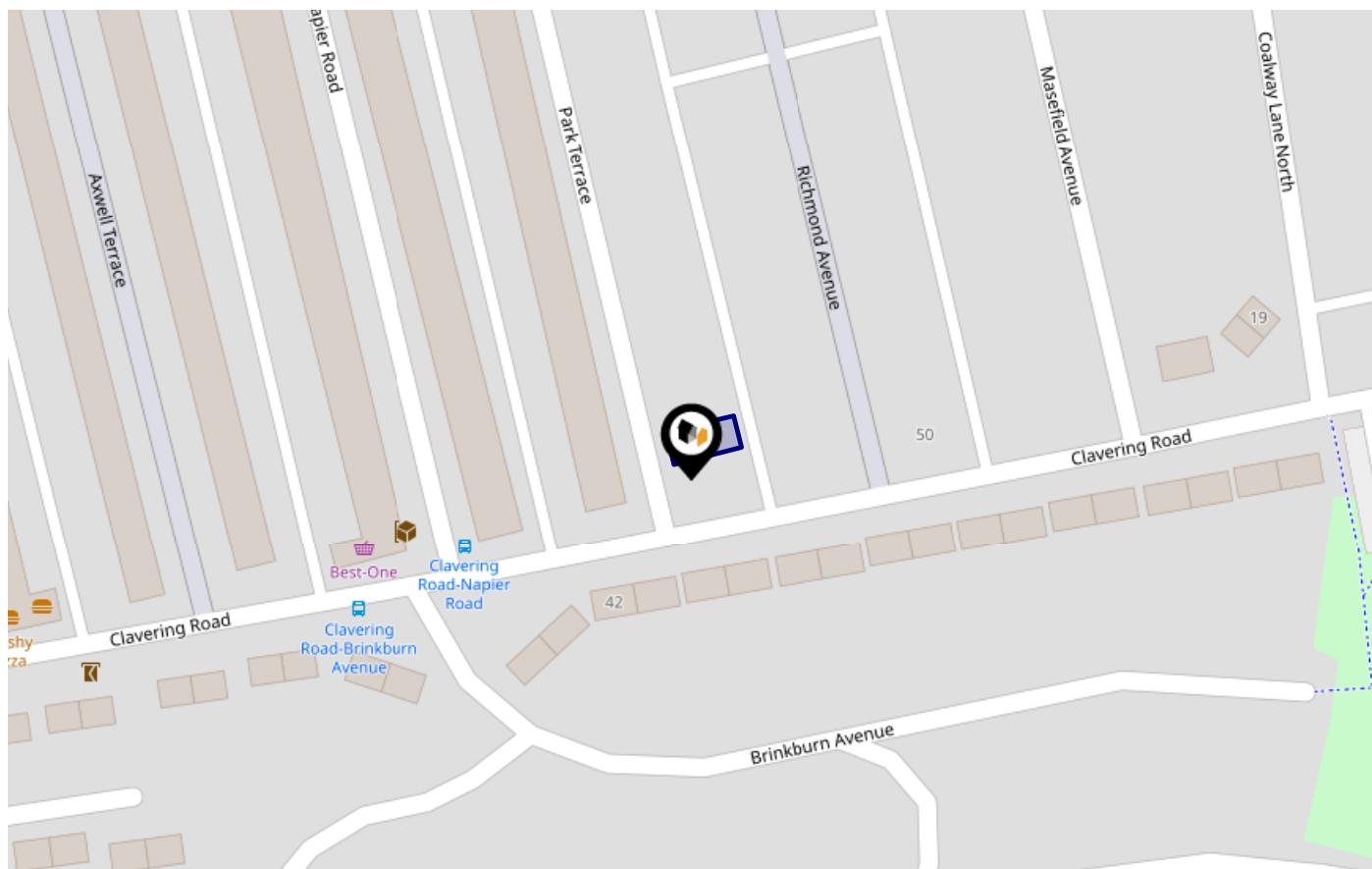
Chance of flooding to the following depths at this property:



# 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.

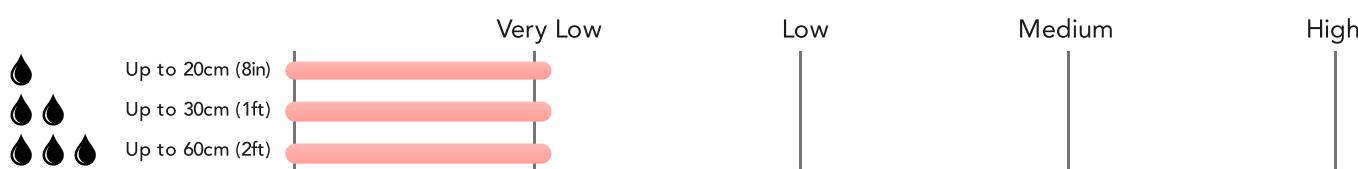


Risk Rating: Very low

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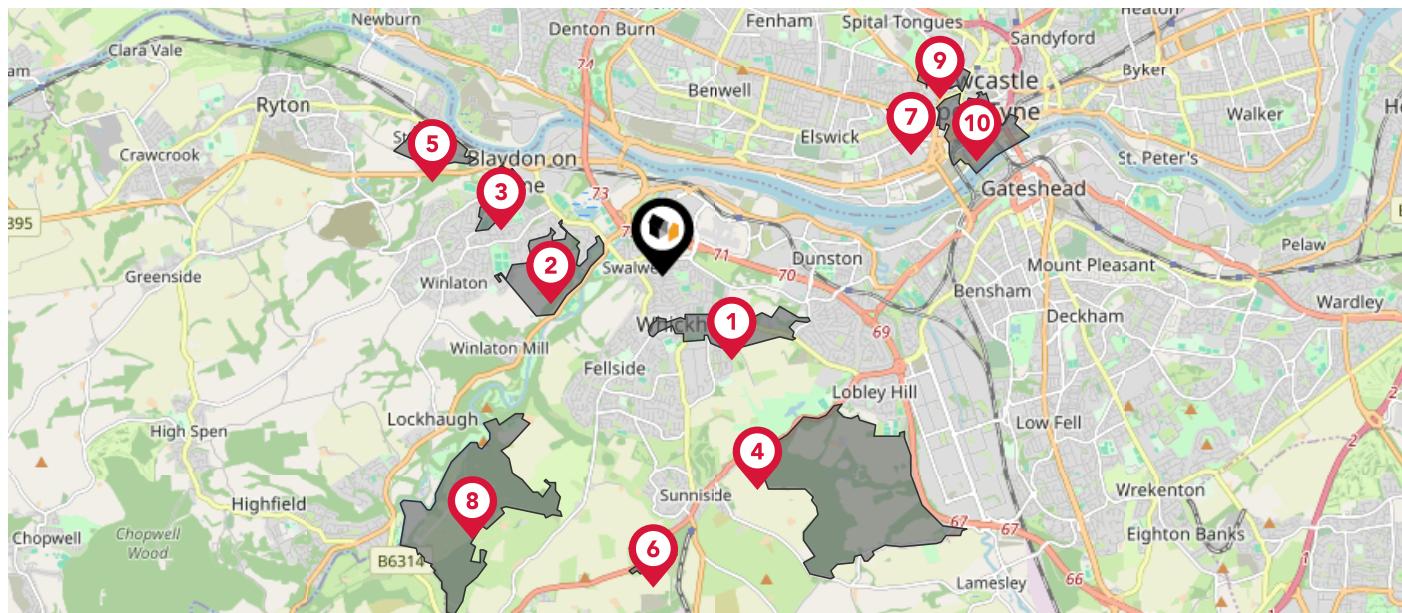
Chance of flooding to the following depths at this property:



# 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.



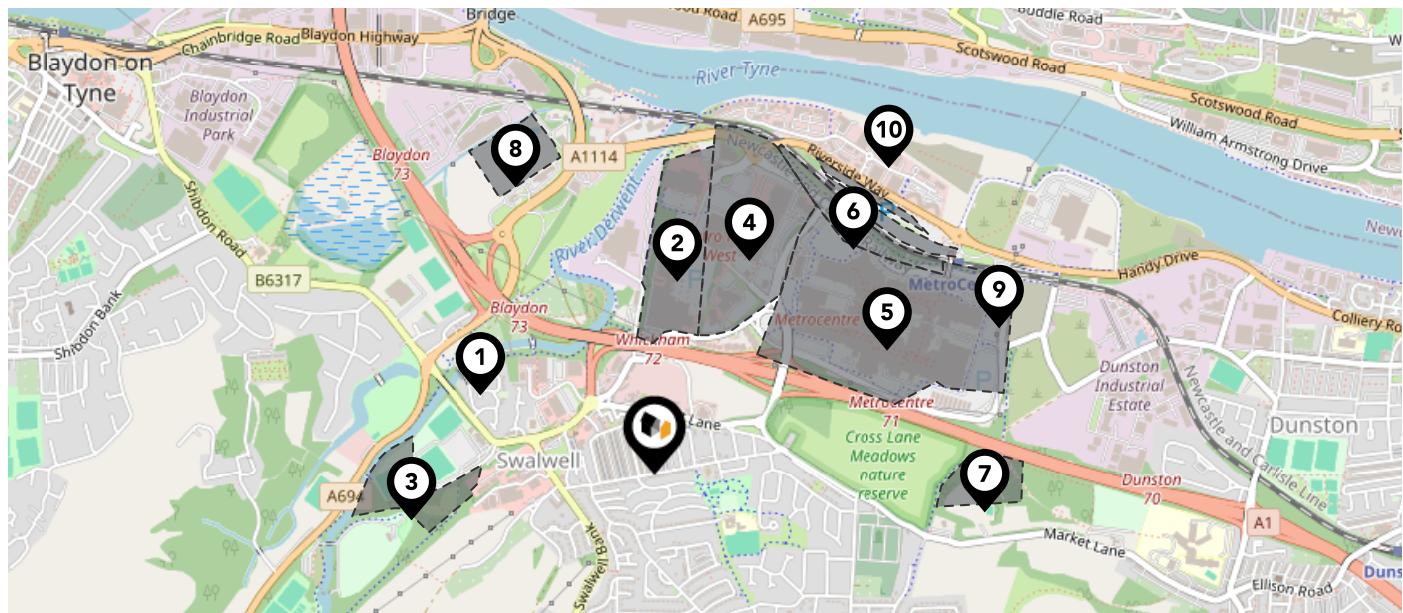
### Nearby Conservation Areas

- 1 Whickham CA
- 2 Axwell CA
- 3 Blaydon CA
- 4 Ravensworth CA
- 5 Path Head CA
- 6 Marley Hill CA
- 7 Summerhill Square
- 8 Gibside CA
- 9 Leazes
- 10 Central

# 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	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
2	Metro Centre Phase 4-Metro Centre Development, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
3	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill	<input type="checkbox"/>
4	Metro Centre-Swalwell, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
5	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
6	West Dunston-Riverside Way, Gatehead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
7	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
8	Derwenthough Road-Newcastle Upon Tyne, Swalwell, Tyne & Wear	Historic Landfill	<input type="checkbox"/>
9	Dunston Power Station-Whickham Junction, Cross Lane, Whickham, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
10	Delta Ironworks-West Dunston Coal Staithes, Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- Yellow 'X': Adit
- Green 'X': Gutter Pit
- Red 'X': Shaft

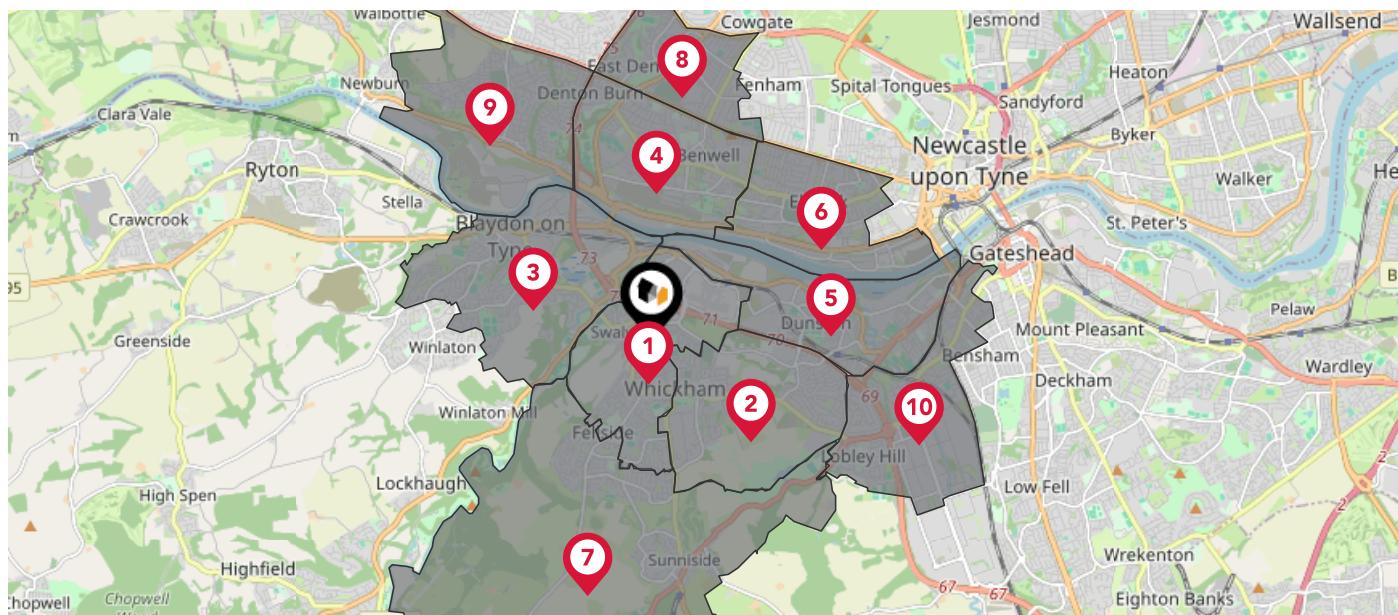
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

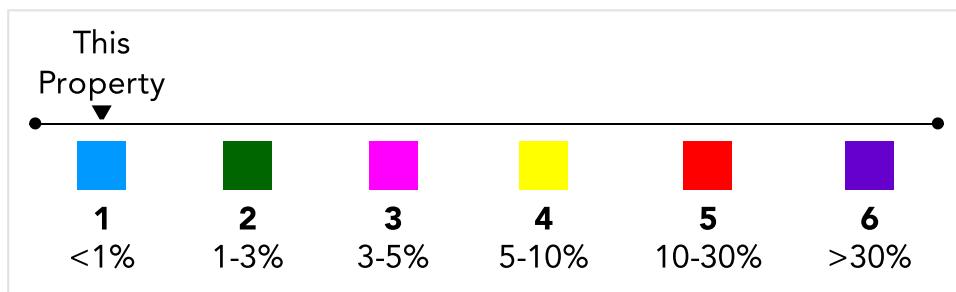
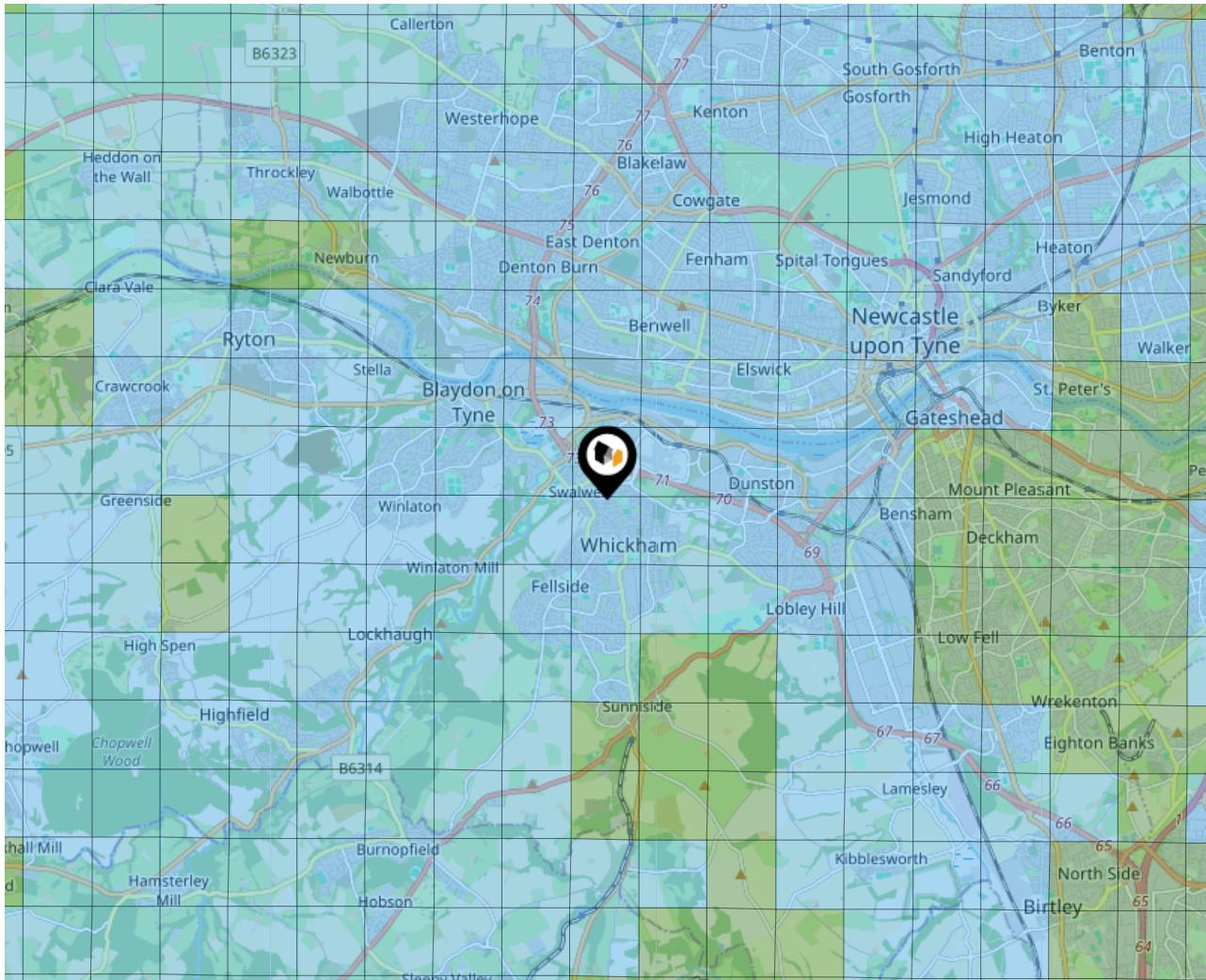
- 1 Whickham North Ward
- 2 Dunston Hill and Whickham East Ward
- 3 Blaydon Ward
- 4 Benwell & Scotswood Ward
- 5 Dunston and Teams Ward
- 6 Elswick Ward
- 7 Whickham South and Sunniside Ward
- 8 West Fenham Ward
- 9 Lemington Ward
- 10 Lolley Hill and Bensham Ward

# Environment

## Radon Gas

### What is Radon?

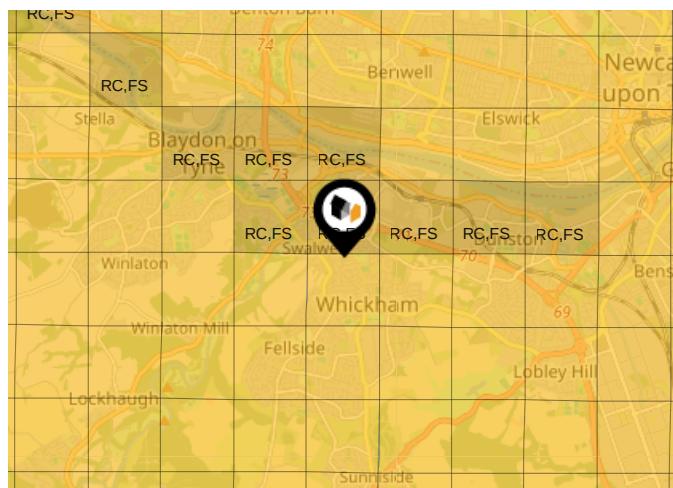
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Environment Soils & Clay

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

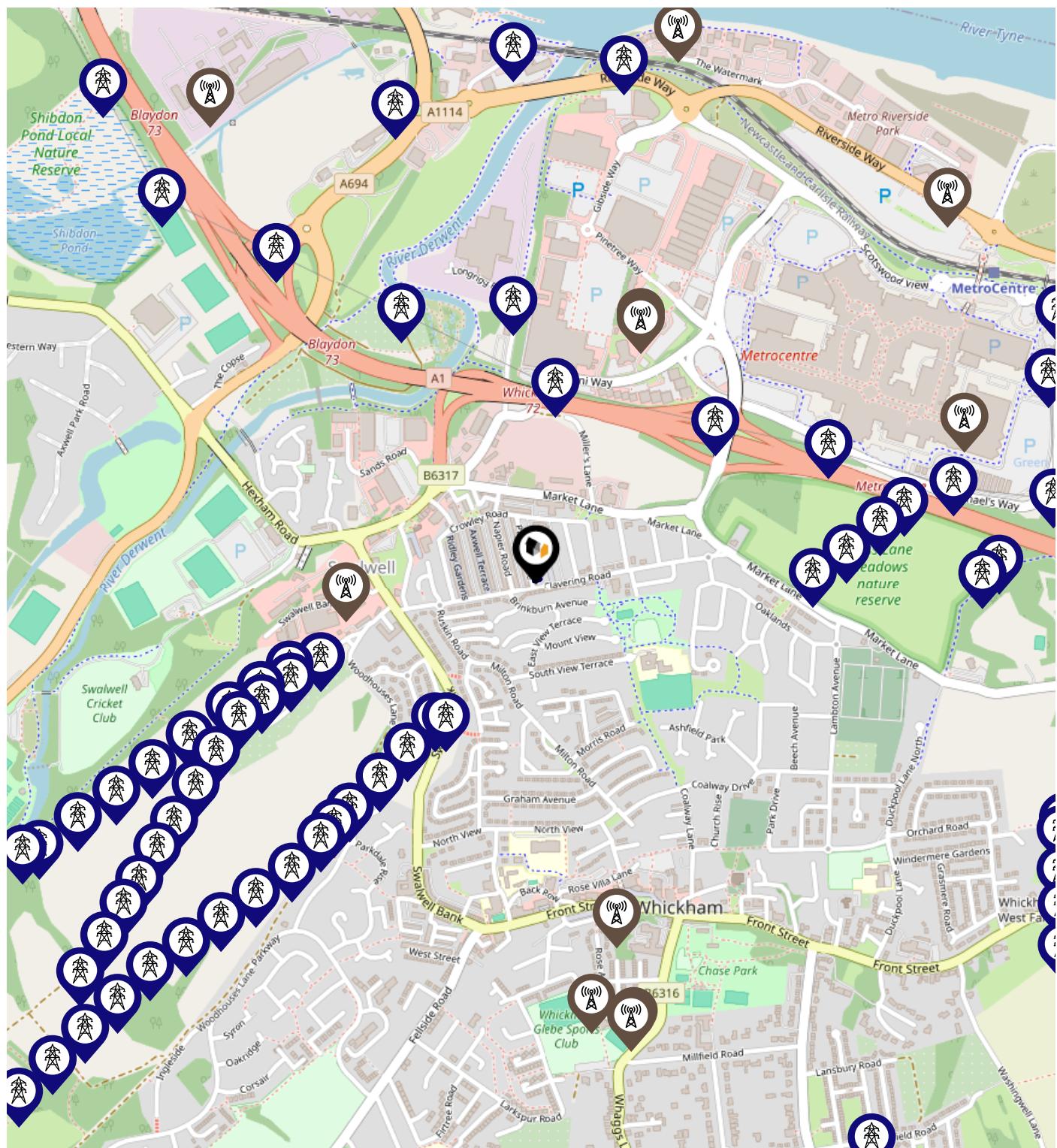
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## 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



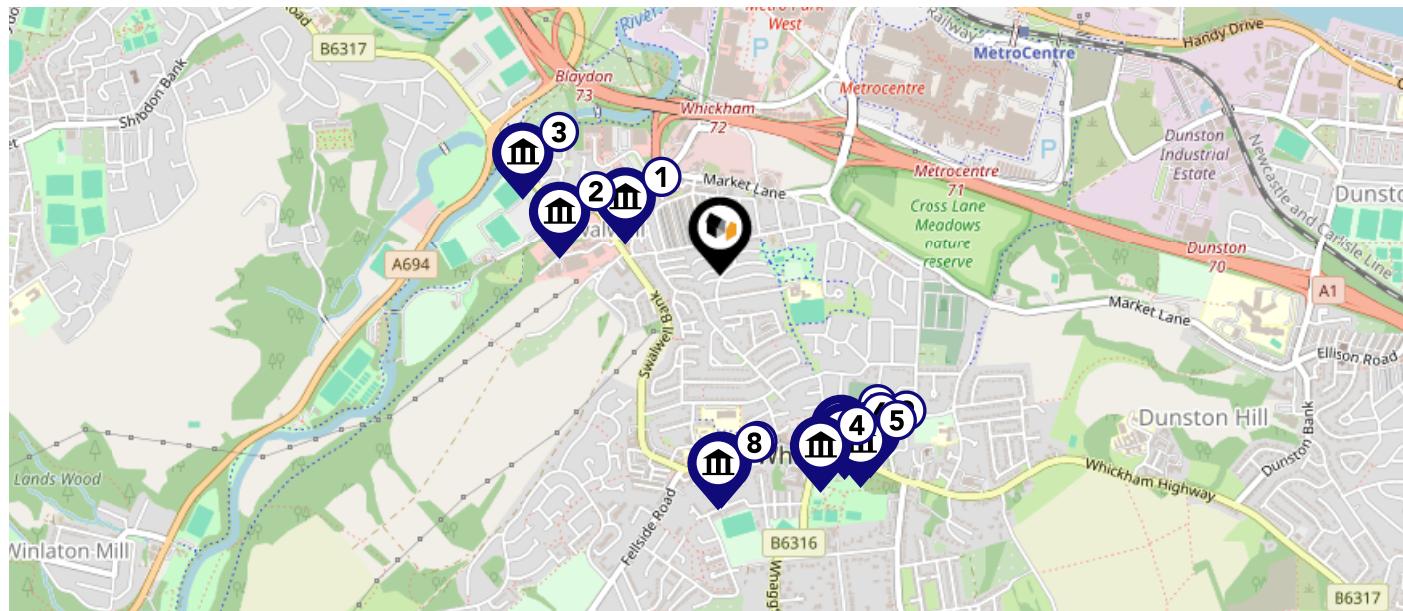
## Key:

- 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
1 1366091 - War Memorial	Grade II	0.2 miles
2 1437836 - 'derwent Walk Express' And Supporting Bridge Abutment And Approach Spans	Grade II	0.3 miles
3 1379968 - Old Bridge End Cottage	Grade II	0.4 miles
4 1355140 - 11, Church Chare	Grade II	0.5 miles
5 1025144 - Park Cottage	Grade II	0.5 miles
6 1185359 - Church Of St Mary	Grade I	0.5 miles
7 1355139 - Tomb Of Henry Clasper About 13 Metres North Of Church Of St Mary	Grade II	0.5 miles
8 1366087 - Salisbury House	Grade II	0.5 miles
9 1025140 - Whickham Park Whickham Park	Grade II	0.5 miles
10 1185451 - 67, Front Street	Grade II	0.5 miles

# Area Schools



Nursery Primary Secondary College Private

<b>1</b>	<b>Swalwell Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 151   Distance:0.15					
<b>2</b>	<b>Front Street Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 410   Distance:0.35					
<b>3</b>	<b>St Mary's Catholic Primary School, Whickham</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 198   Distance:0.71					
<b>4</b>	<b>Whickham School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1673   Distance:0.85					
<b>5</b>	<b>Fellside Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 231   Distance:0.95					
<b>6</b>	<b>Gibside School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 195   Distance:1.01					
<b>7</b>	<b>Washingwell Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 175   Distance:1.03					
<b>8</b>	<b>Dunston Hill Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 387   Distance:1.18					

# Area Schools



Nursery Primary Secondary College Private



## Kingsmeadow Community Comprehensive School

Ofsted Rating: Good | Pupils: 970 | Distance: 1.18



## Whickham Parochial Church of England Primary School

Ofsted Rating: Good | Pupils: 210 | Distance: 1.23



## St Joseph's Catholic Primary School, Benwell

Ofsted Rating: Good | Pupils: 227 | Distance: 1.3



## Bridgewater Primary School

Ofsted Rating: Outstanding | Pupils: 472 | Distance: 1.31



## Atkinson Road Primary Academy

Ofsted Rating: Good | Pupils: 425 | Distance: 1.33



## West Newcastle Academy

Ofsted Rating: Good | Pupils: 196 | Distance: 1.39



## Clover Hill Community Primary School

Ofsted Rating: Good | Pupils: 205 | Distance: 1.4

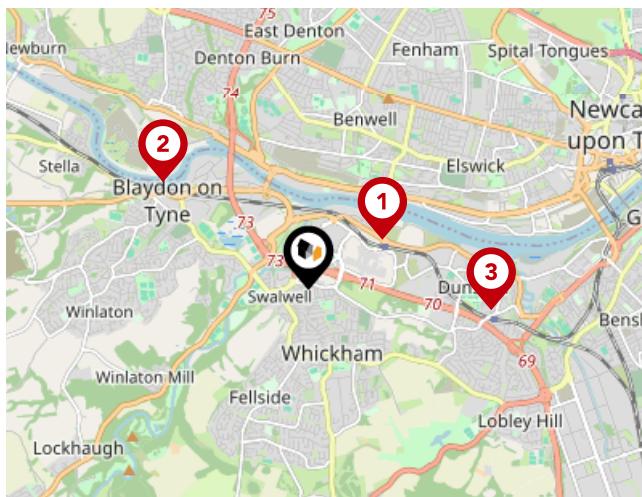


## St Johns Primary School

Ofsted Rating: Good | Pupils: 231 | Distance: 1.43

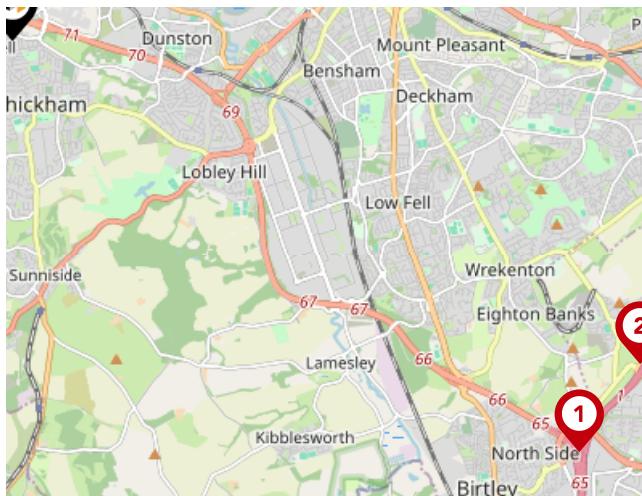


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	0.75 miles
2	Blaydon Rail Station	1.54 miles
3	Dunston Rail Station	1.57 miles



## Trunk Roads/Motorways

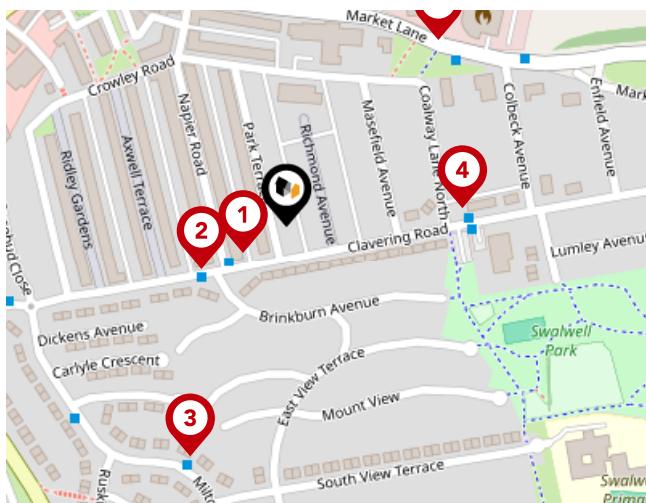
Pin	Name	Distance
1	A1(M) J65	5.97 miles
2	A194(M) J1	6.02 miles
3	A1(M) J64	6.88 miles
4	A1(M) J63	7.51 miles
5	A194(M) J2	6.21 miles



## Airports/Helpads

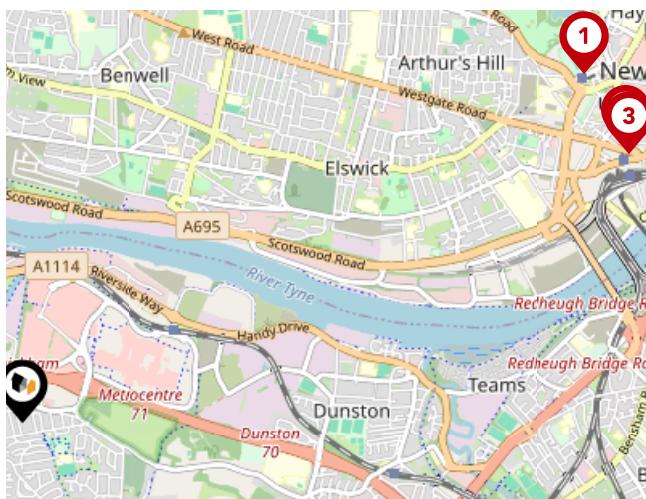
Pin	Name	Distance
1	Airport	5.96 miles
2	Teesside Airport	32.11 miles
3	Leeds Bradford Airport	74.97 miles
4	Irthington	44.61 miles

# Area Transport (Local)



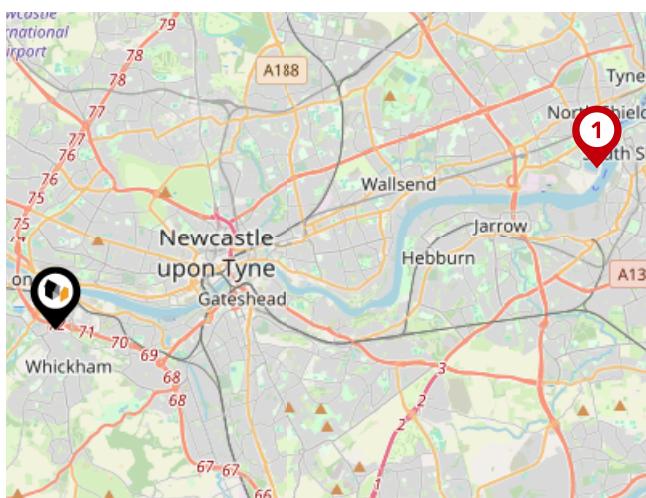
## Bus Stops/Stations

Pin	Name	Distance
1	Clavering Road-Napier Road	0.03 miles
2	Clavering Road-Brinkburn Avenue	0.05 miles
3	Milton Road-South View Terrace	0.13 miles
4	Clavering Road-Colbeck Avenue	0.09 miles
5	Market Lane-Millers Lane	0.13 miles



## Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	2.82 miles
2	Central Station (Tyne and Wear Metro Station)	2.83 miles
3	Central Station (Tyne and Wear Metro Station)	2.83 miles



## Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.61 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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WALKERSXCHANGE

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