

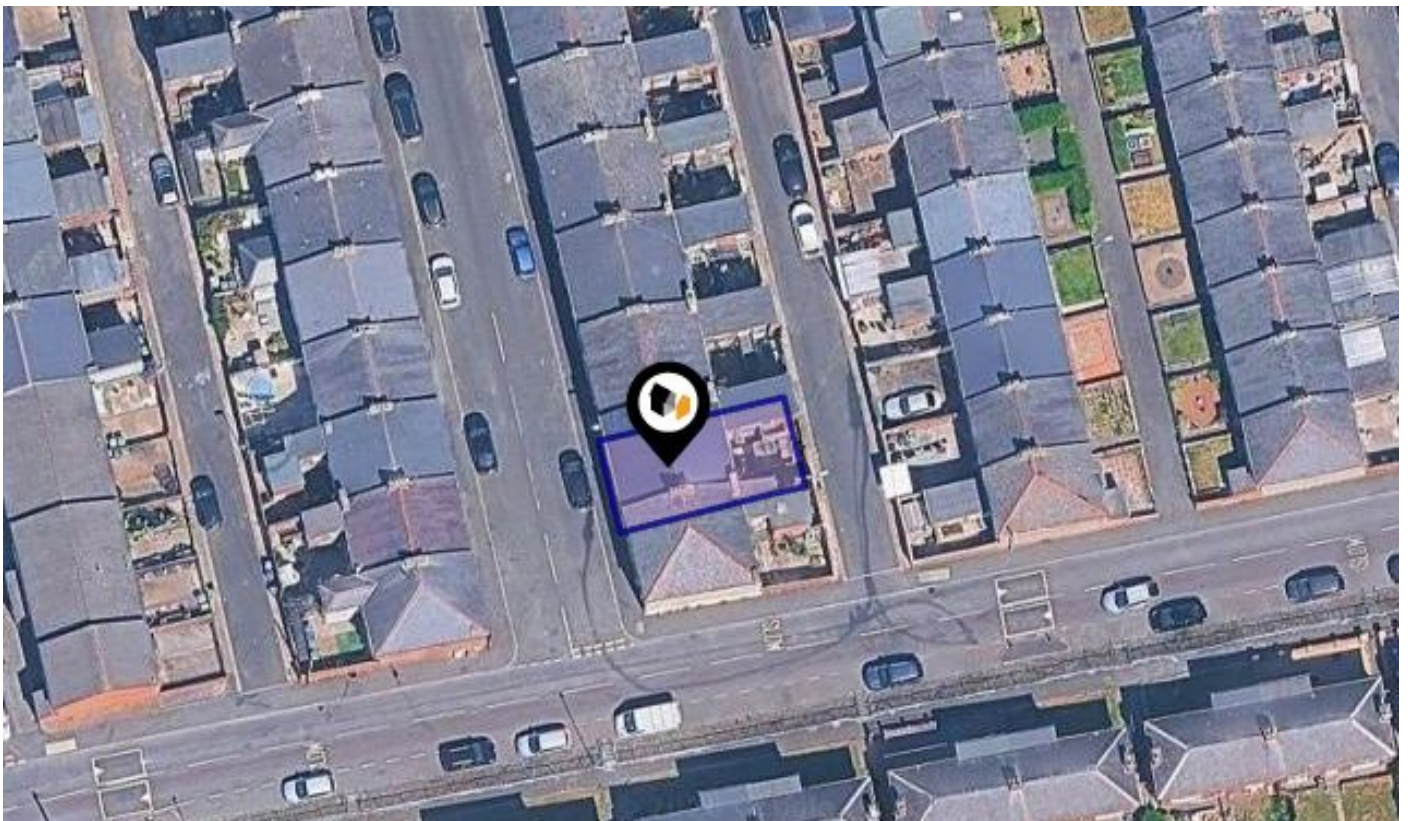


See More Online

# 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

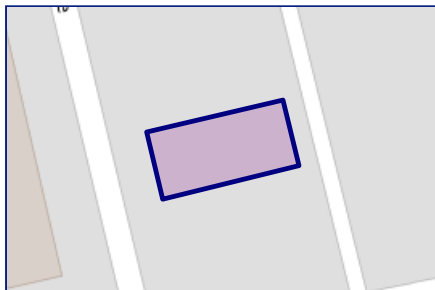
0191 440 8173

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

[www.walkersxchange.com](http://www.walkersxchange.com)

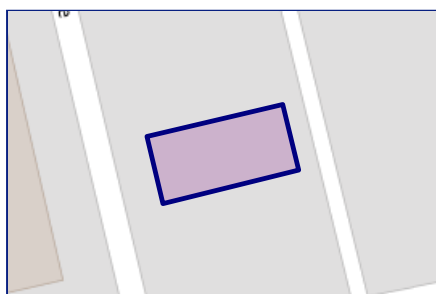


## Freehold Title Plan



**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

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	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

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

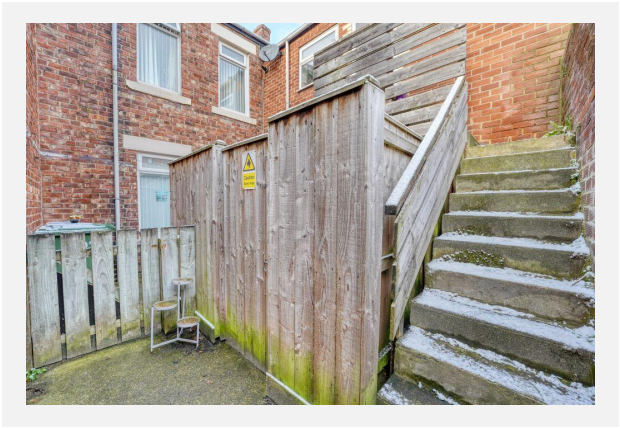
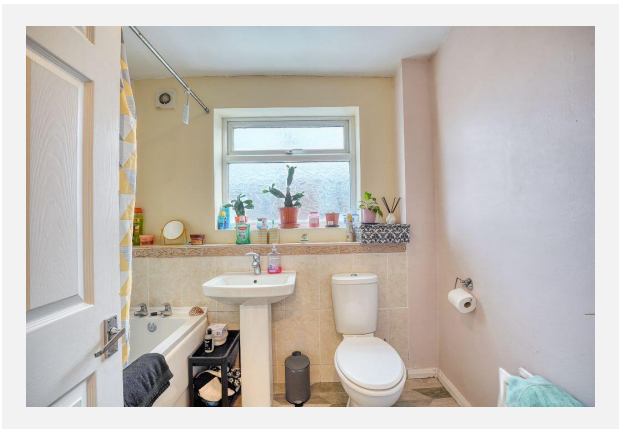
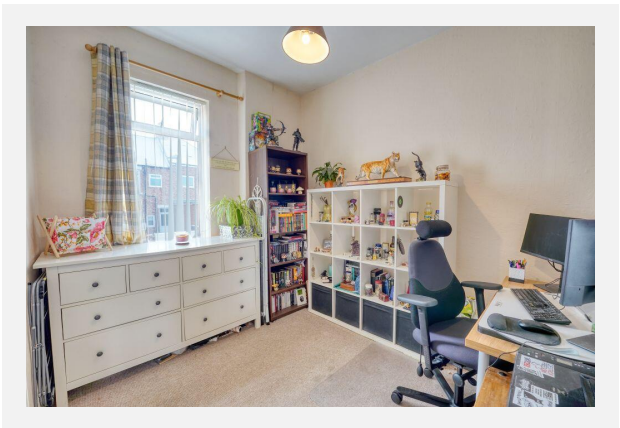
Reference - Gateshead/DC/07/01829/FUL	
Decision:	Decided
Date:	28th November 2007
Description:	Conversion of dwellinghouse into two flats (use class C3) (revised application).

Reference - Gateshead/DC/07/01372/FUL	
Decision:	Decided
Date:	21st August 2007
Description:	Conversion of dwellinghouse into two flats (use class C3).



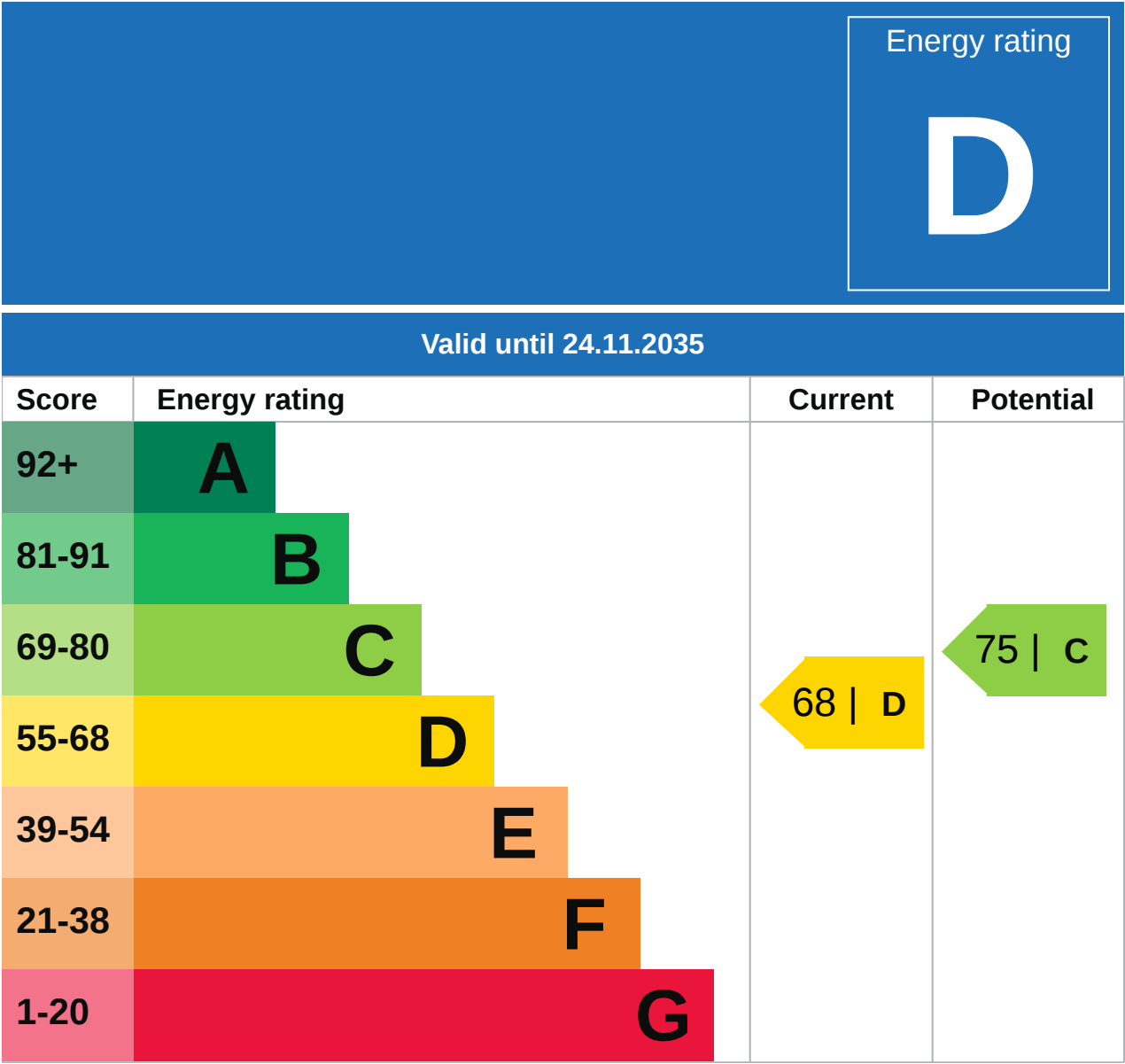






PARK TERRACE, SWALWELL, NEWCASTLE UPON TYNE,  
NE16





### Additional EPC Data

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<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>



**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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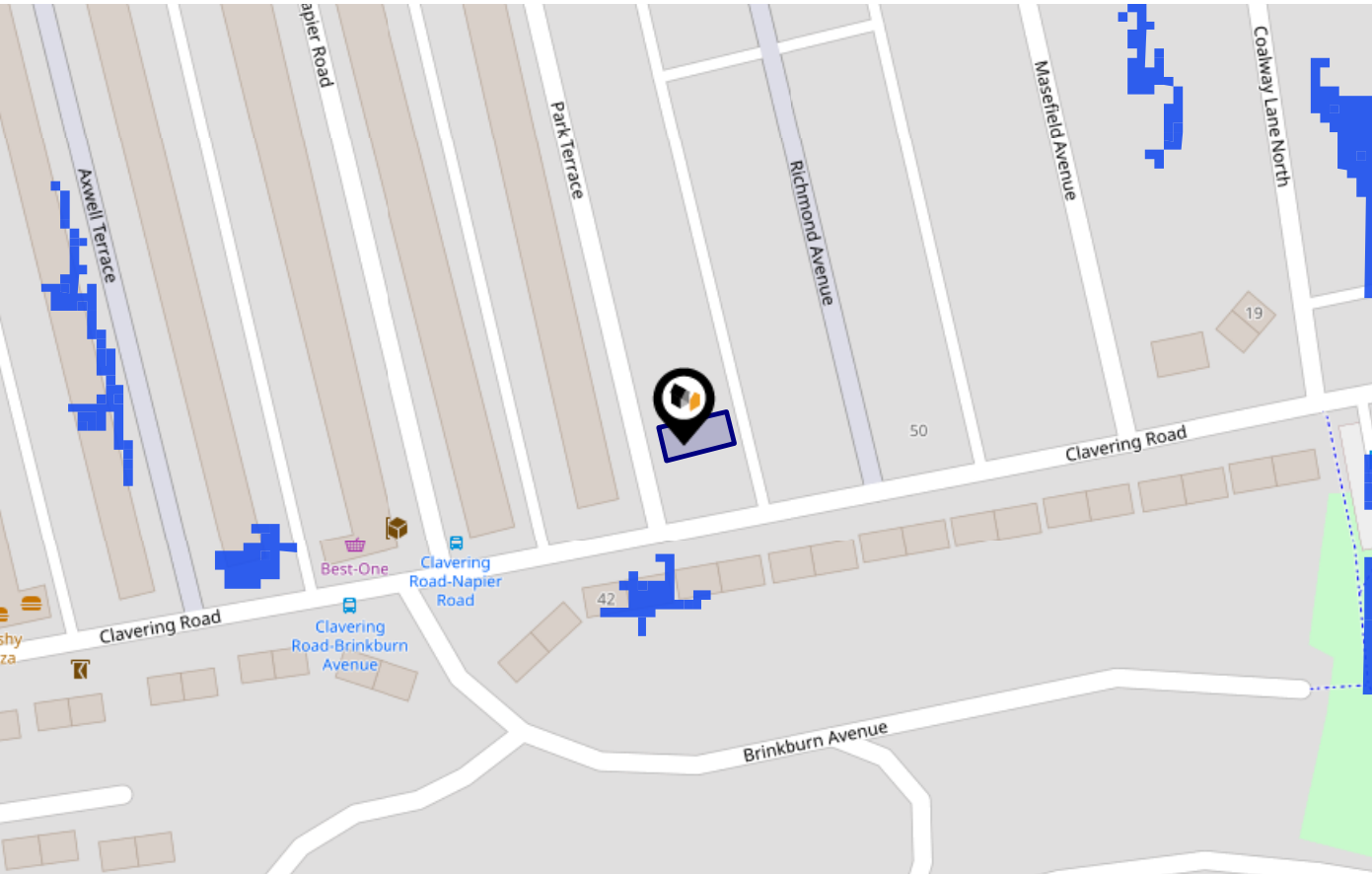
**Important - Please read**

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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.

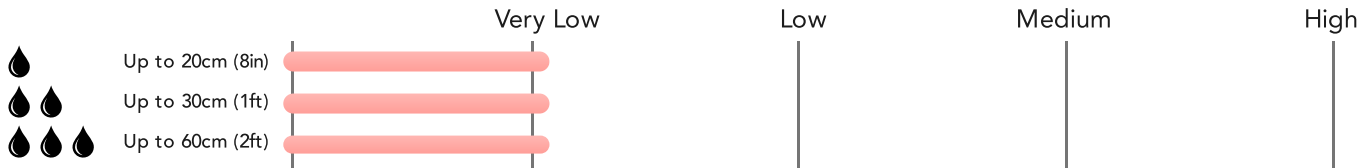


Risk Rating: Very low

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:

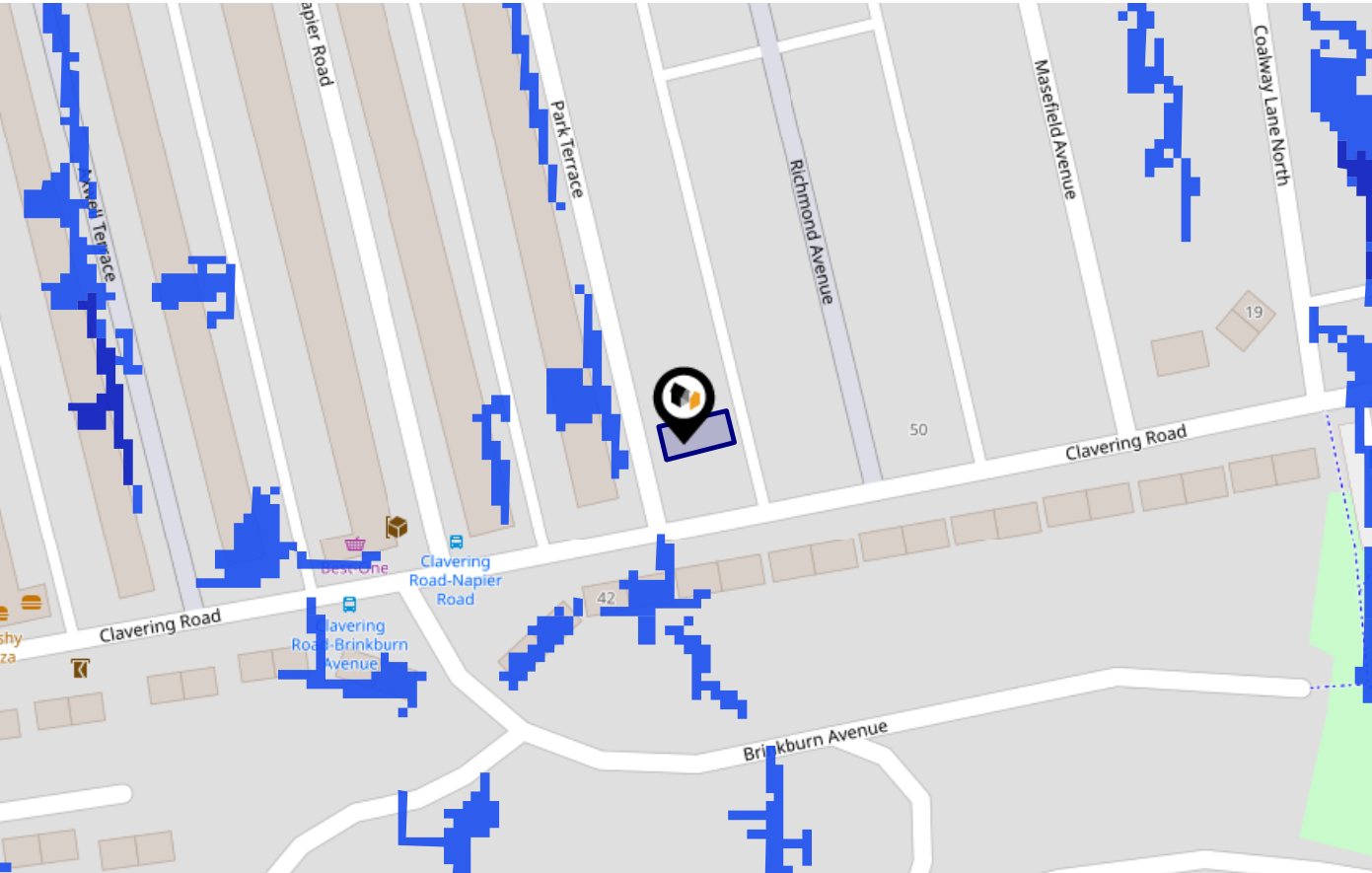




# Flood Risk

## 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.

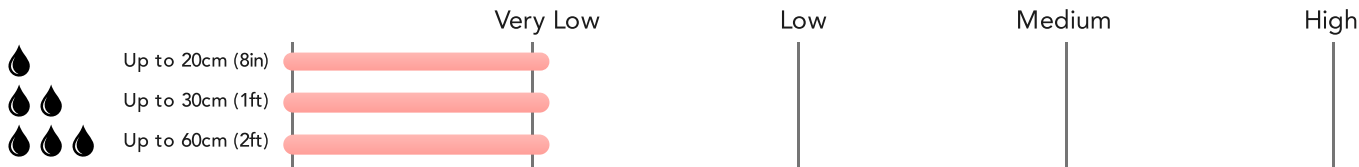


Risk Rating: Very low

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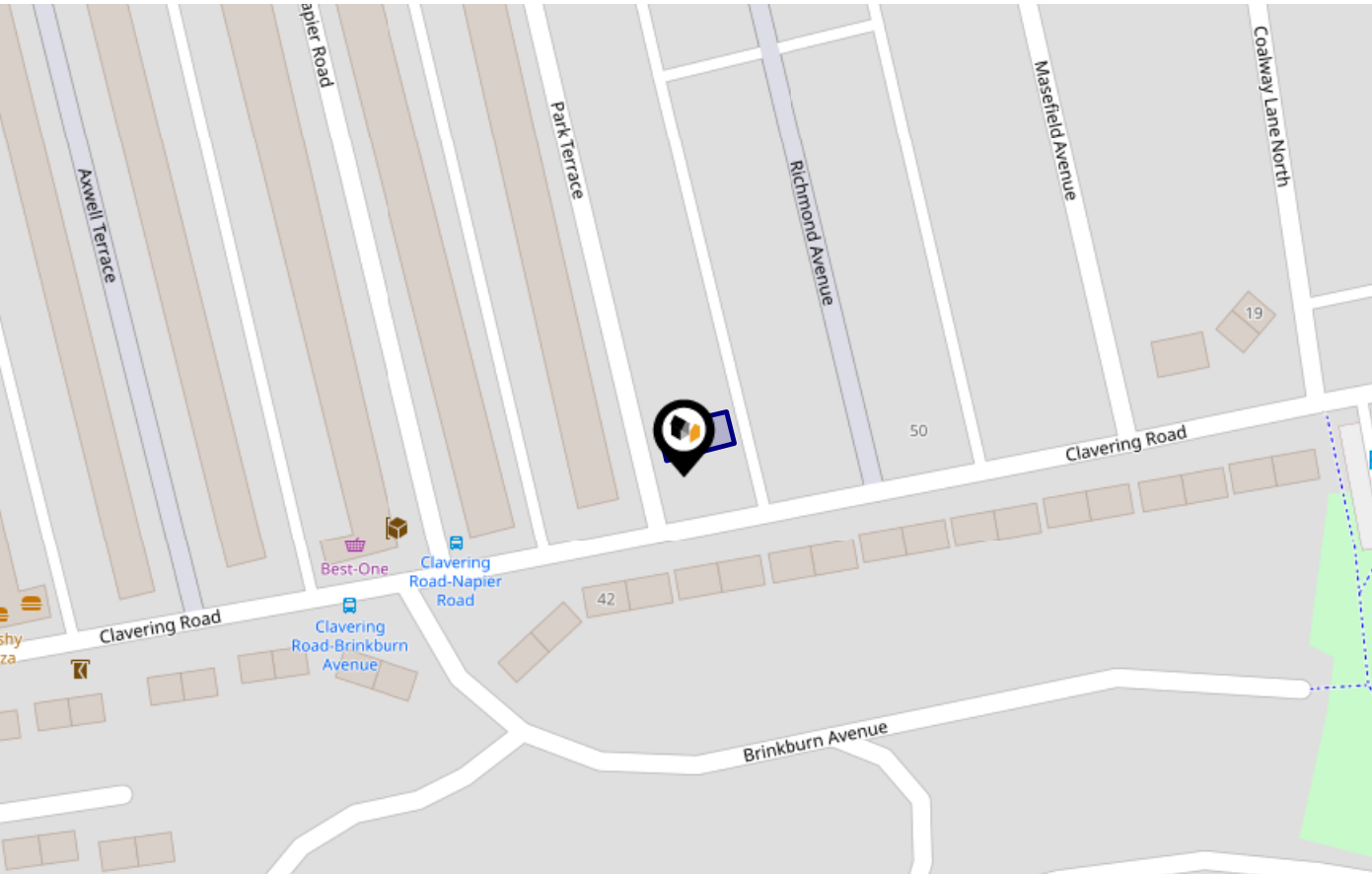
Chance of flooding to the following depths at this property:



# 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.

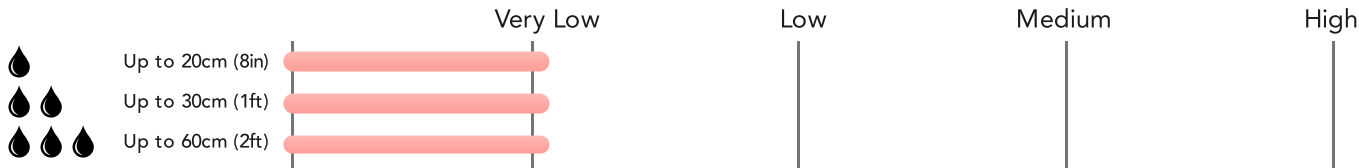


Risk Rating: Very low

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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.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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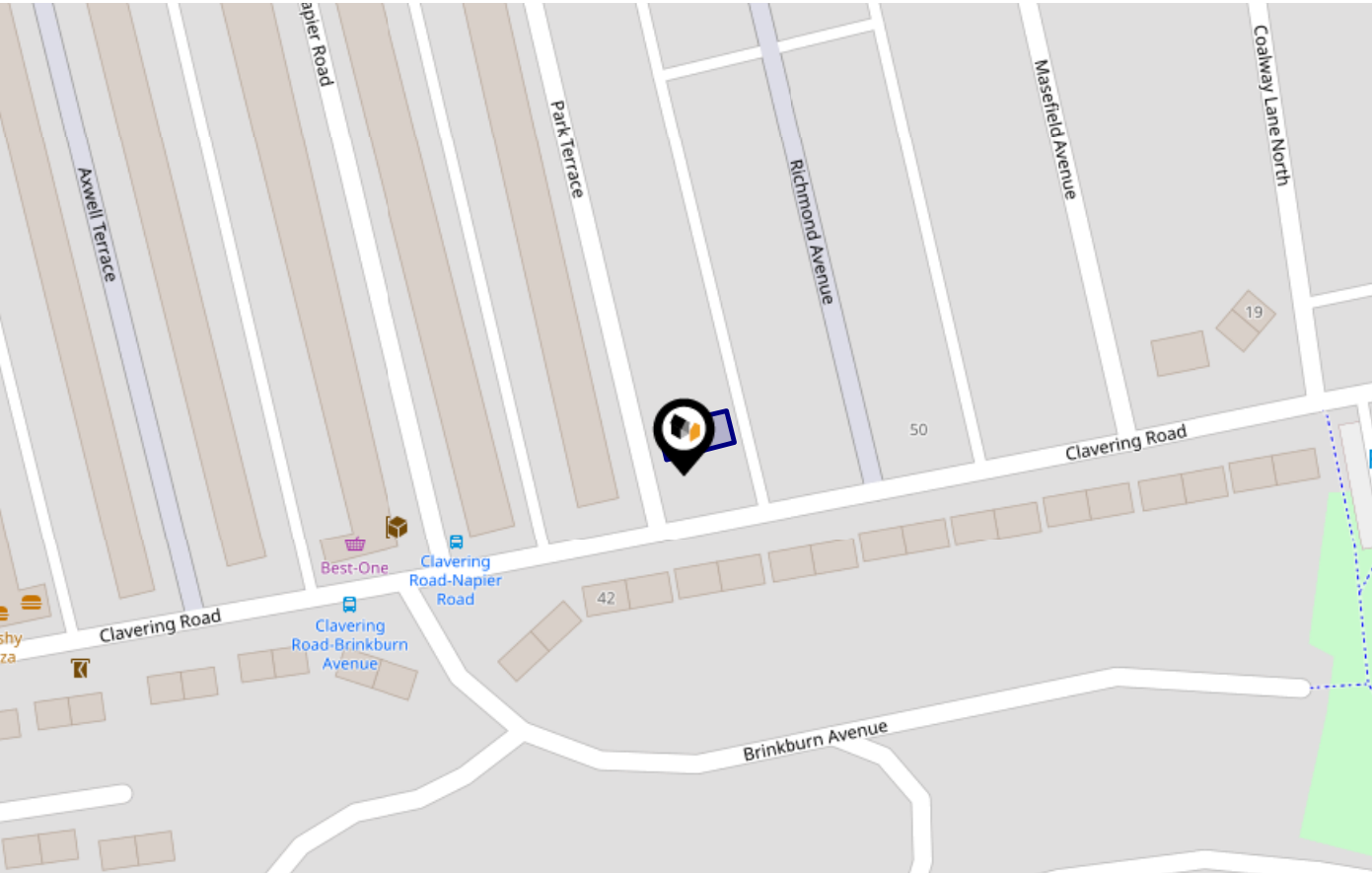
Chance of flooding to the following depths at this property:



# 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.

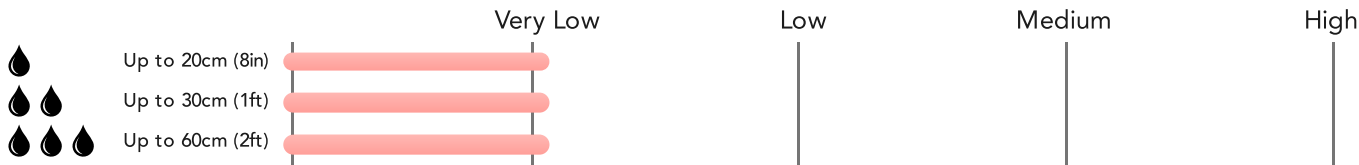


Risk Rating: Very low

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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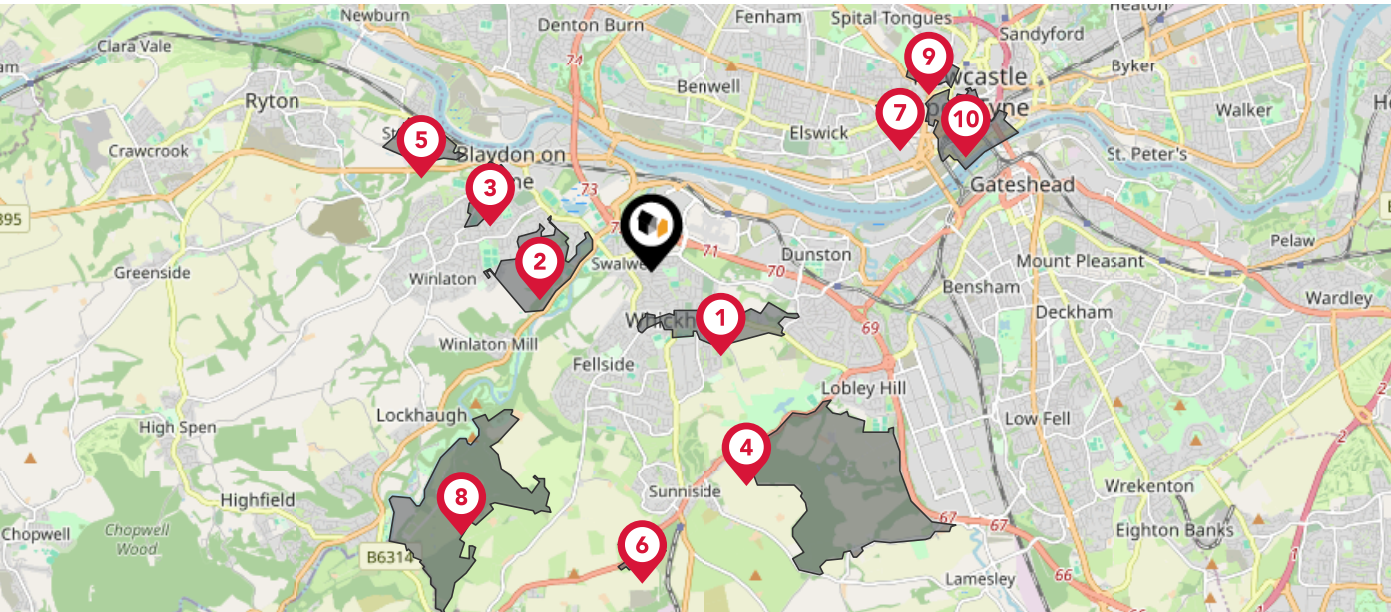
Chance of flooding to the following depths at this property:













# 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	
	Whickham CA
	Axwell CA
	Blaydon CA
	Ravensworth CA
	Path Head CA
	Marley Hill CA
	Summerhill Square
	Gibside CA
	Leazes
	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.

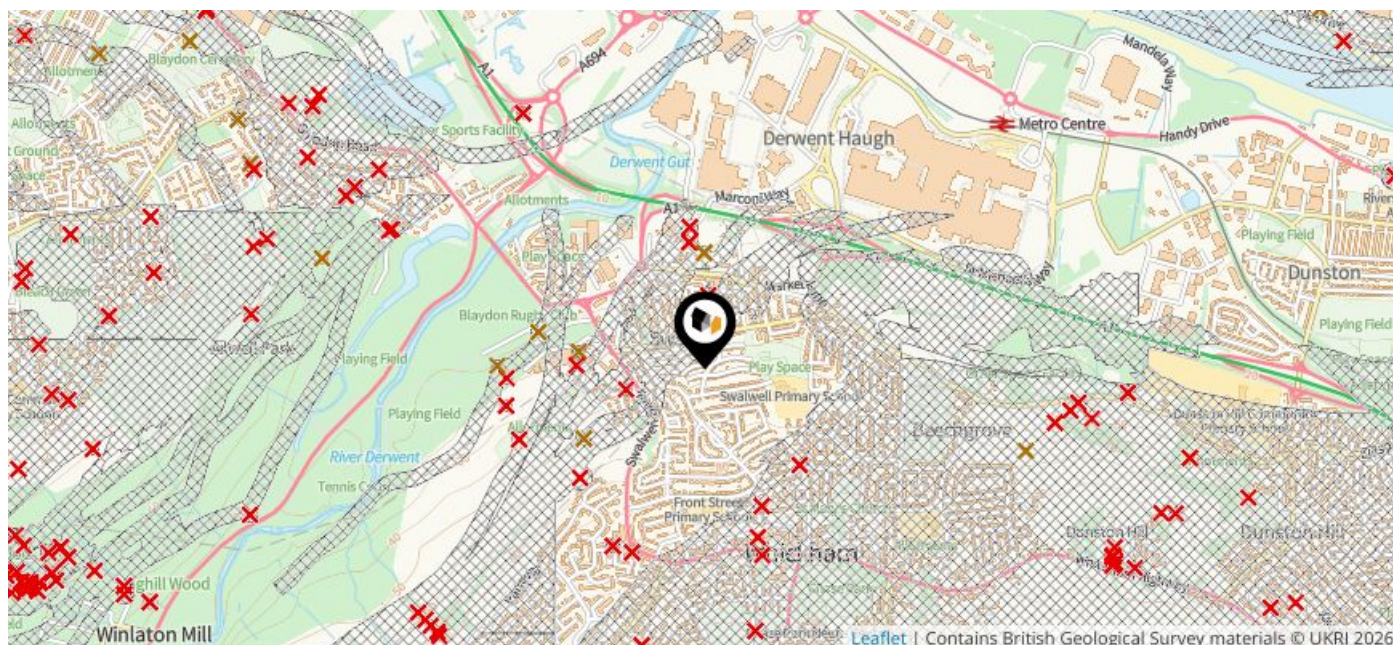


### Nearby Landfill Sites

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	Derwenthaugh 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"/>



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

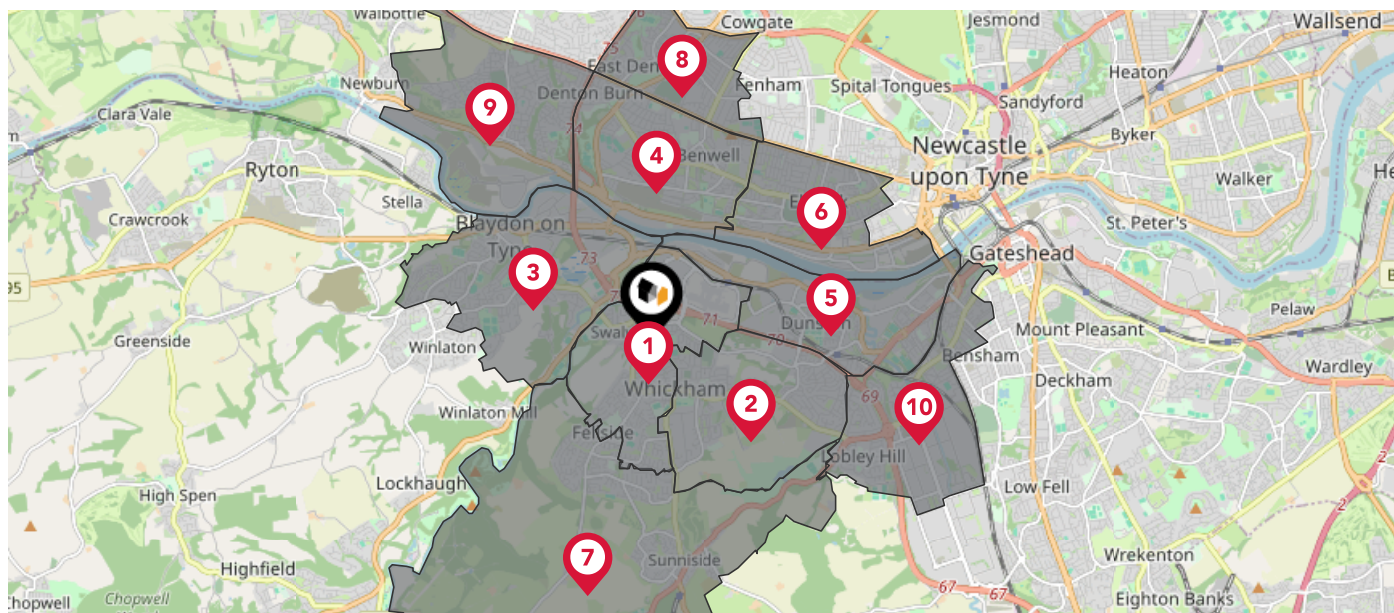
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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 Sunnyside Ward

8

West Fenham Ward

9

Lemington Ward

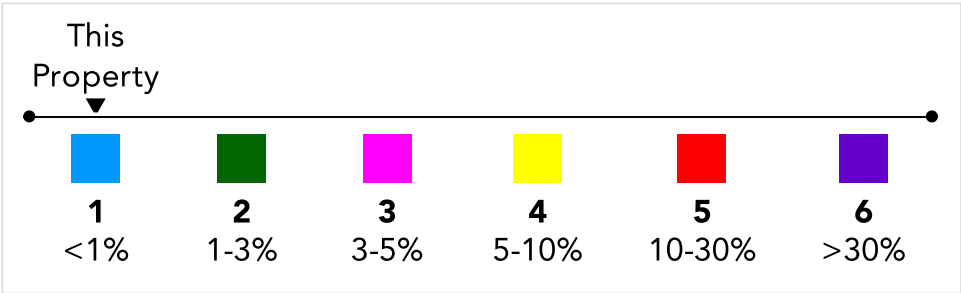
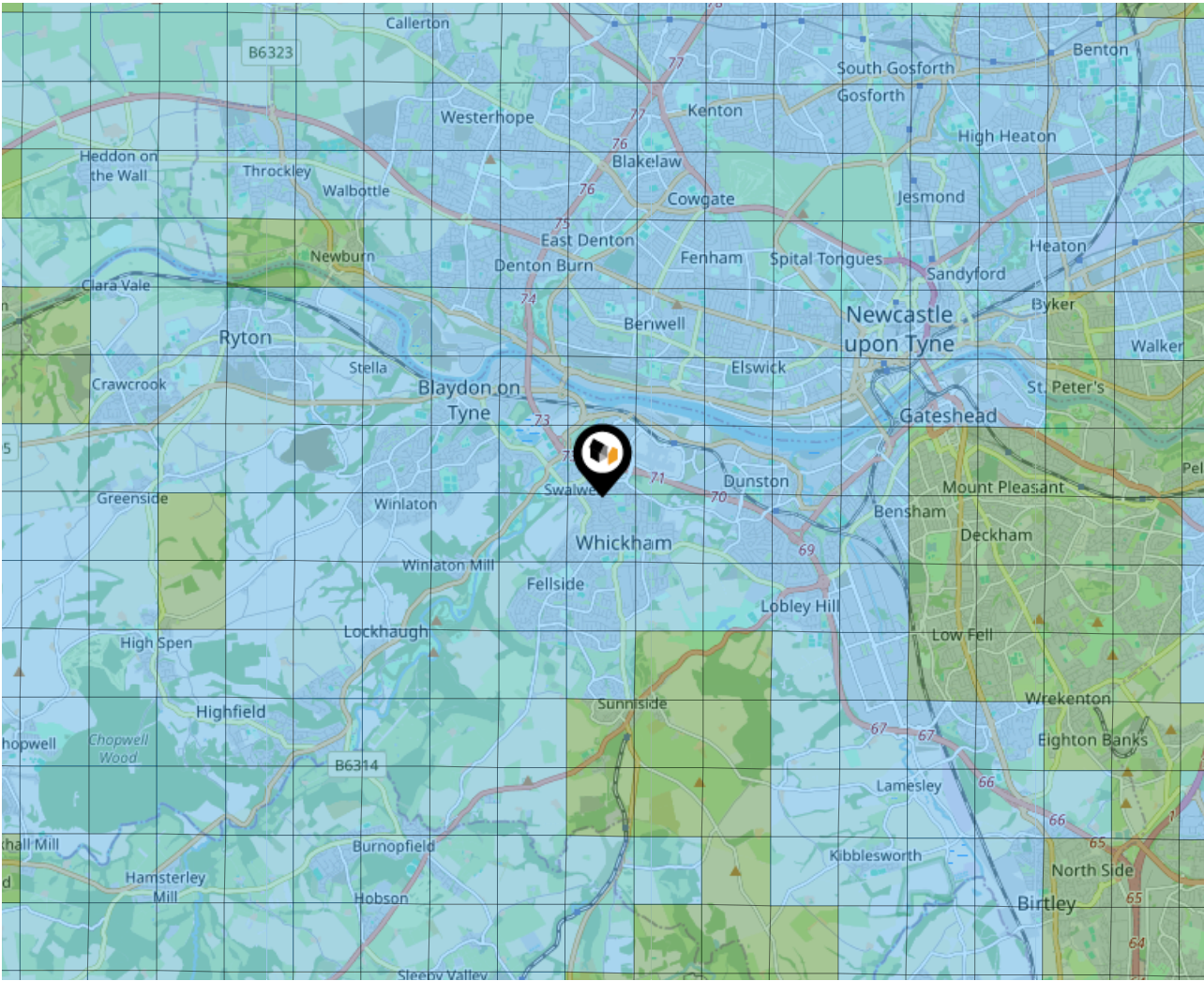
10

Lobley Hill and Bensham Ward



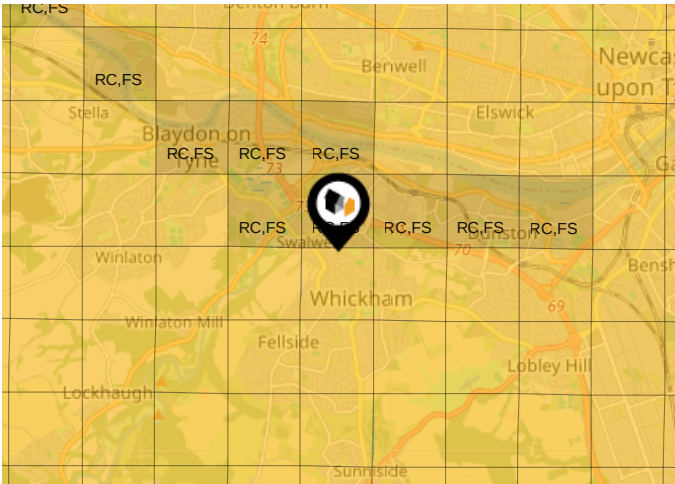
### What is Radon?

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)

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



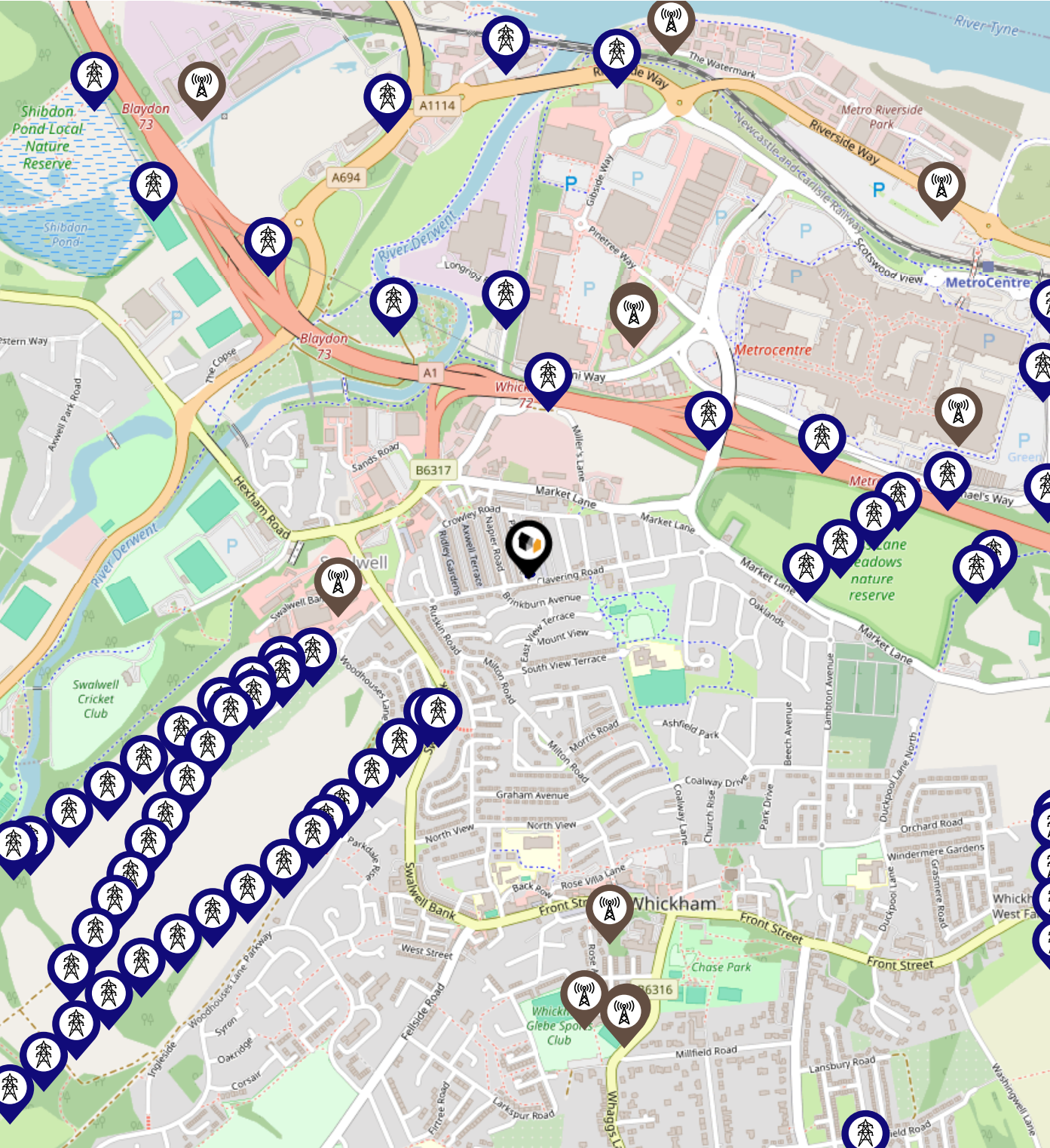
Primary Classifications (Most Common Clay Types)

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



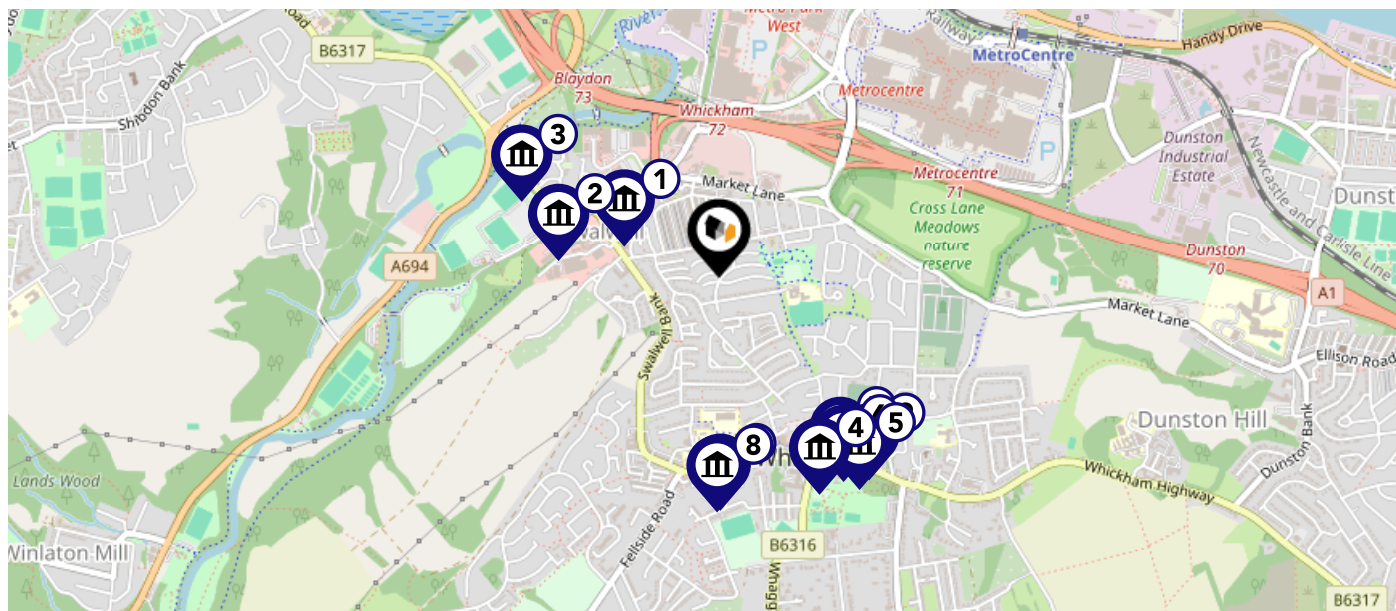
- Key:**
-  Power Pylons
  -  Communication Masts













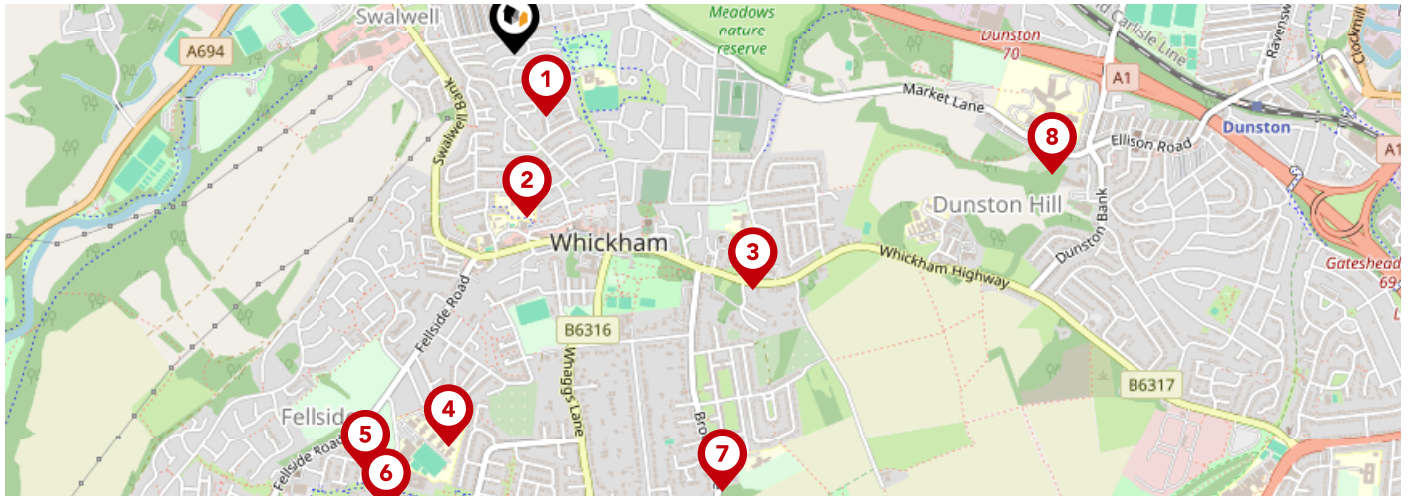
# Maps

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



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

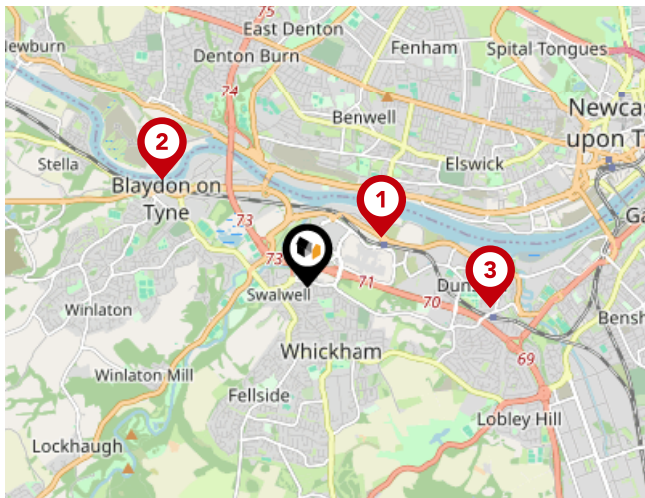


		Nursery	Primary	Secondary	College	Private
	<b>Kingsmeadow Community Comprehensive School</b> Ofsted Rating: Good   Pupils: 970   Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whickham Parochial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Benwell</b> Ofsted Rating: Good   Pupils: 227   Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgewater Primary School</b> Ofsted Rating: Outstanding   Pupils: 472   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Atkinson Road Primary Academy</b> Ofsted Rating: Good   Pupils: 425   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Newcastle Academy</b> Ofsted Rating: Good   Pupils: 196   Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clover Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Johns Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






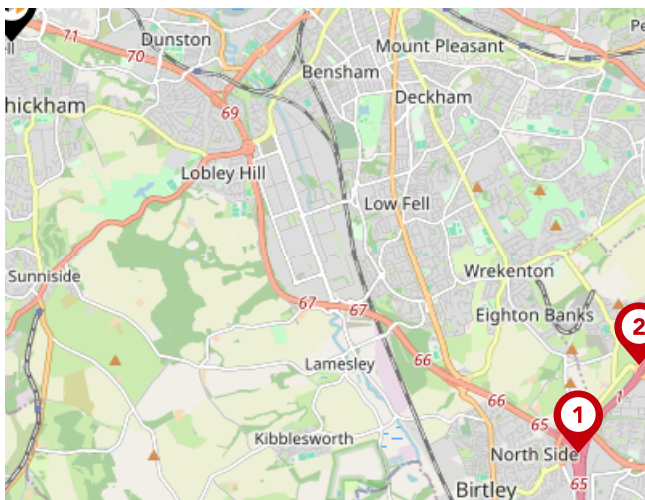
# Area

## Transport (National)








### National Rail Stations

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







### Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	5.97 miles
	A194(M) J1	6.02 miles
	A1(M) J64	6.88 miles
	A1(M) J63	7.51 miles
	A194(M) J2	6.21 miles

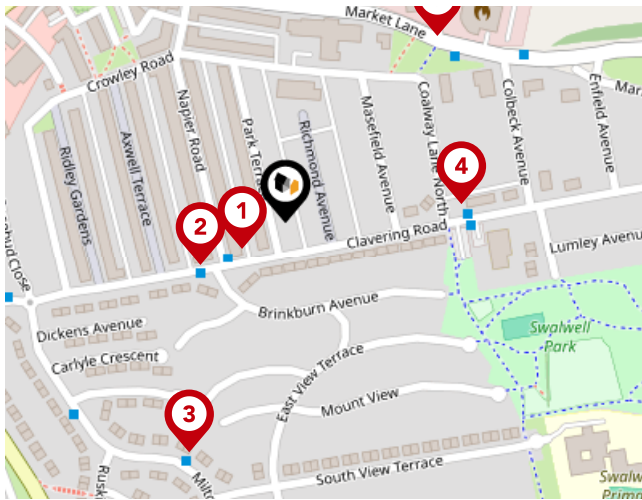


### Airports/Helipads

Pin	Name	Distance
	Airport	5.96 miles
	Teesside Airport	32.11 miles
	Leeds Bradford Airport	74.97 miles
	Irthlington	44.61 miles

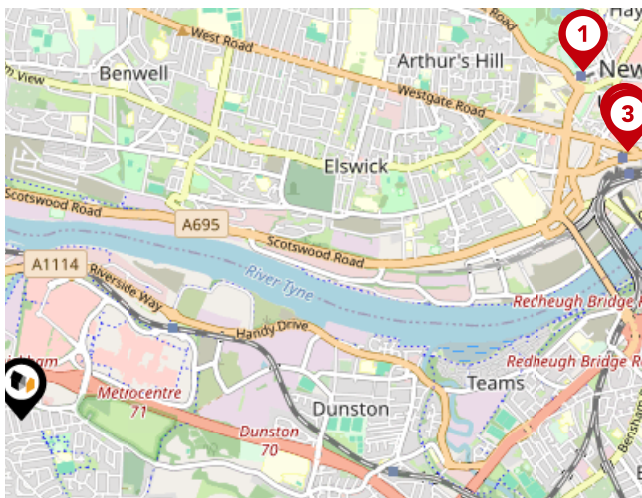
# Area

## Transport (Local)



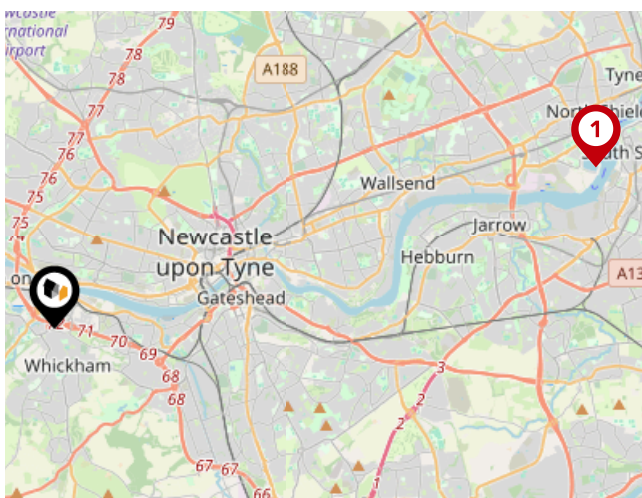
### Bus Stops/Stations

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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[www.walkersxchange.com](http://www.walkersxchange.com)

