

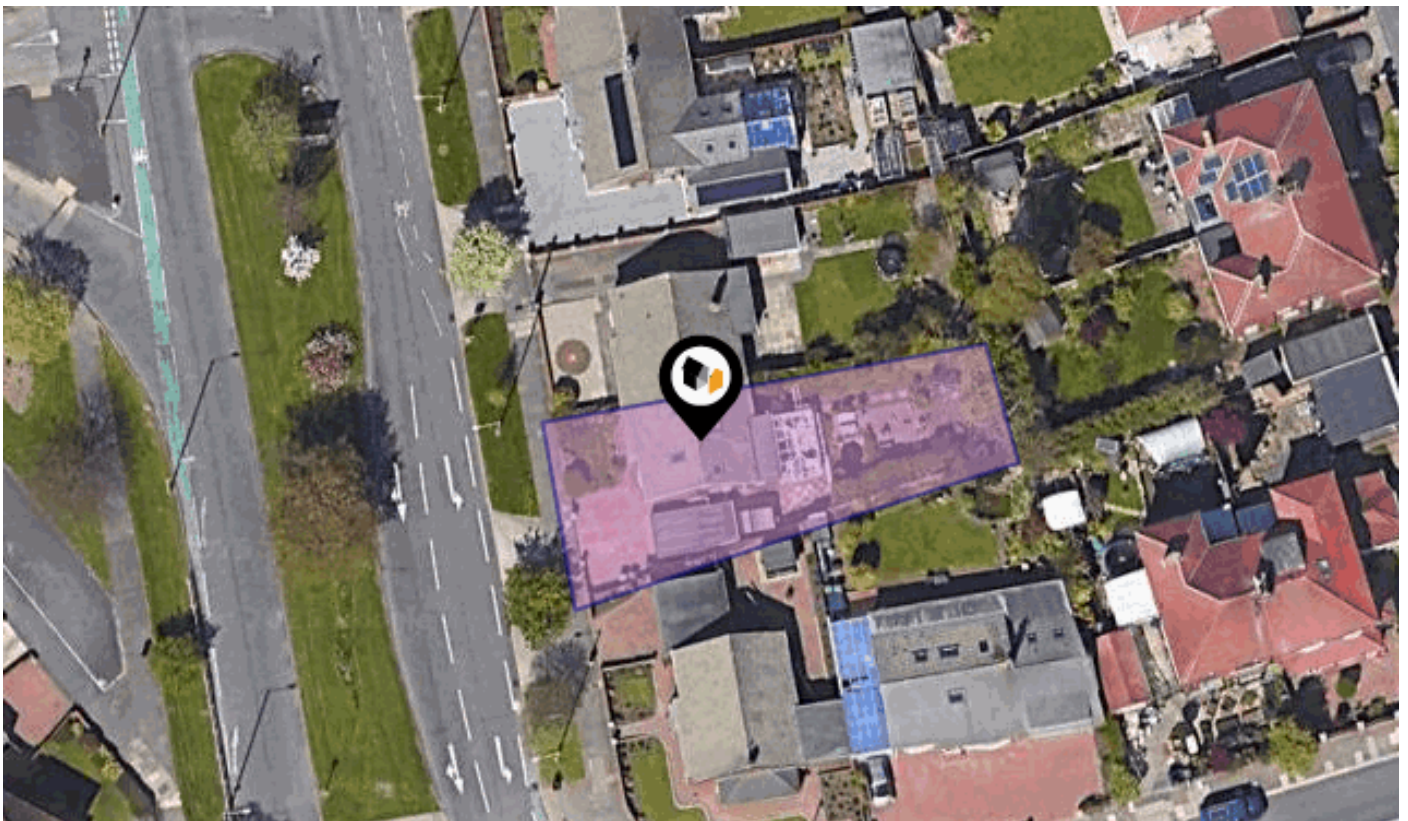


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 05<sup>th</sup> November 2025**



**KING GEORGE ROAD, SOUTH SHIELDS, NE34**

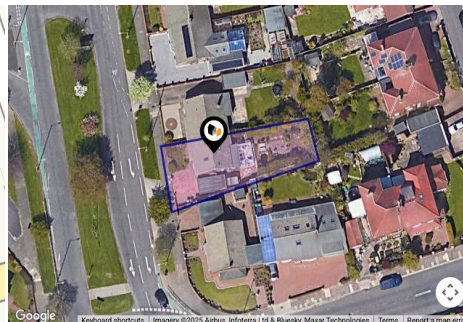
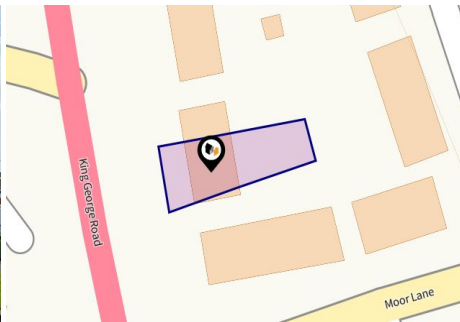
## Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,194 ft <sup>2</sup> / 111 m <sup>2</sup>
Plot Area:	0.11 acres
Council Tax :	Band C
Annual Estimate:	£2,054
Title Number:	TY260562

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

6  
mb/s



60  
mb/s



1000  
mb/s



Mobile Coverage:  
(based on calls indoors)



O<sub>2</sub>



EE



3



O

Satellite/Fibre TV Availability:



Planning records for: *King George Road, South Shields, NE34*

Reference - SouthTyneside/ST/1029/08/FUL	
Decision:	Decided
Date:	22nd May 2008
Description:	Proposed erection of conservatory to rear elevation.

Reference - SouthTyneside/ST/2188/07/FUL	
Decision:	Decided
Date:	16th August 2007
Description:	Proposed single storey rear extension.

Planning records for: **75 King George Road South Shields NE34 0ST**

Reference - SouthTyneside/ST/0211/18/HFUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 26th February 2018</p>
<p><b>Description:</b> Retrospective consent sought for construction of a detached sunroom to rear of property with small upstand at front.</p>
Reference - SouthTyneside/ST/0728/11/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 27th April 2011</p>
<p><b>Description:</b> Proposed demolition of existing garage and construction of single storey extensions to the side and rear elevations.</p>
Reference - SouthTyneside/ST/0310/01//DM
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 09th April 2001</p>
<p><b>Description:</b> Proposed erection of conservatory</p>
Reference - SouthTyneside/ST/0416/01//DM
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 09th May 2001</p>
<p><b>Description:</b> Proposed erection of a conservatory</p>

Planning records for: **81 King George Road South Shields NE34 0ST**

**Reference - SouthTyneside/ST/0309/15/HFUL**

**Decision:** Decided

**Date:** 31st March 2015

**Description:**

Renew front boundary wall, 1 metre high with 1.35m metre piers.

**Reference - SouthTyneside/ST/0655/02//DM**

**Decision:** Decided

**Date:** 11th June 2002

**Description:**

Proposed erection of conservatory

**Reference - SouthTyneside/ST/0511/15/HFUL**

**Decision:** Decided

**Date:** 02nd June 2015

**Description:**

Demolish existing front boundary wall and rebuild to a maximum height of 1.2m with 1.35m high gate piers.

KING GEORGE ROAD, SOUTH SHIELDS, NE34

ColinLilley  
ESTATE AGENTS

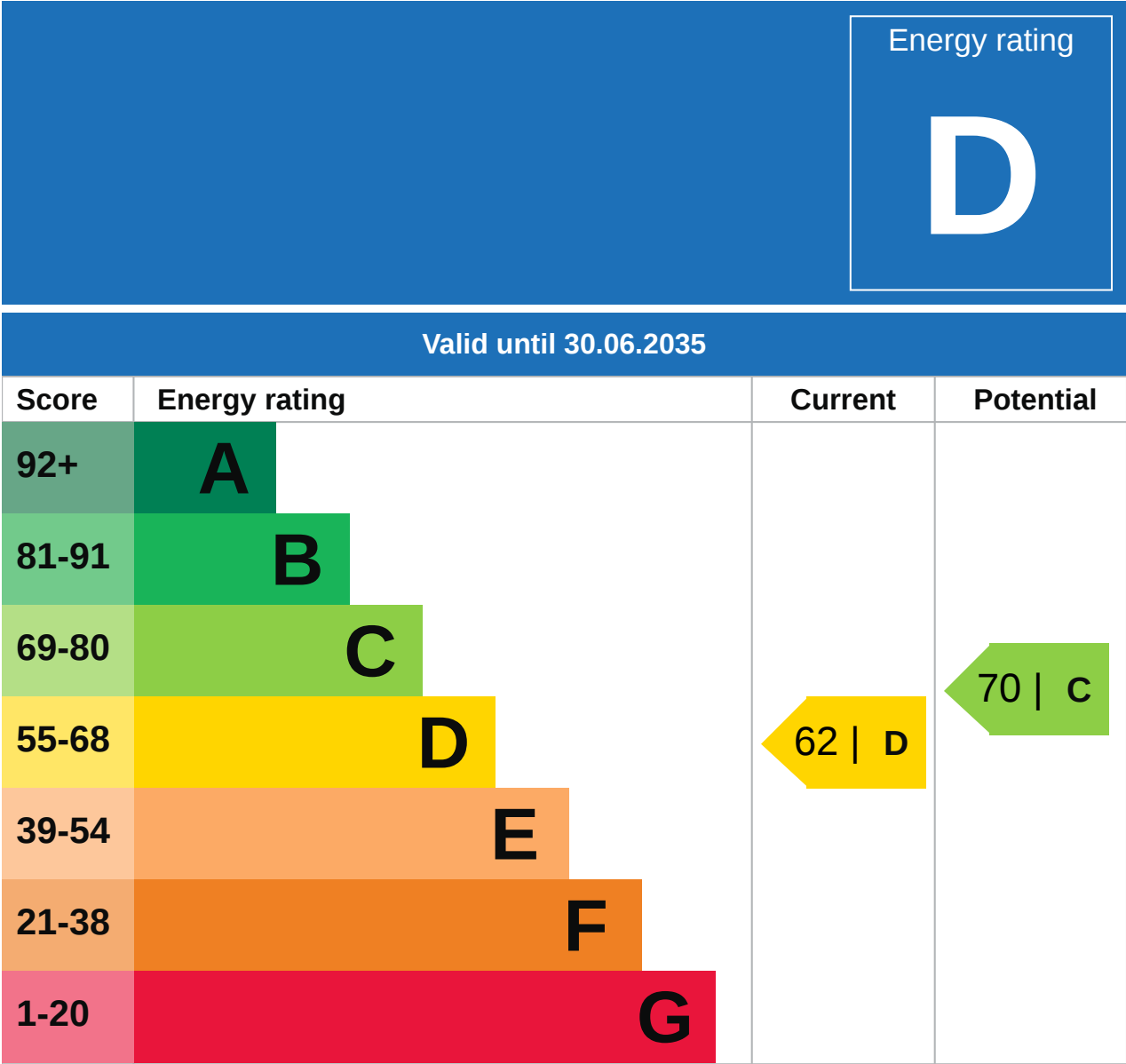
Total Approx Floor Area 1327.29 sq. ft. (123.31 sq. m)



Ground Floor  
Approximate Floor Area  
928.27 sq. ft.  
(86.24 sq. m)

First Floor  
Approximate Floor Area  
399.01 sq. ft.  
(37.07 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	111 m <sup>2</sup>

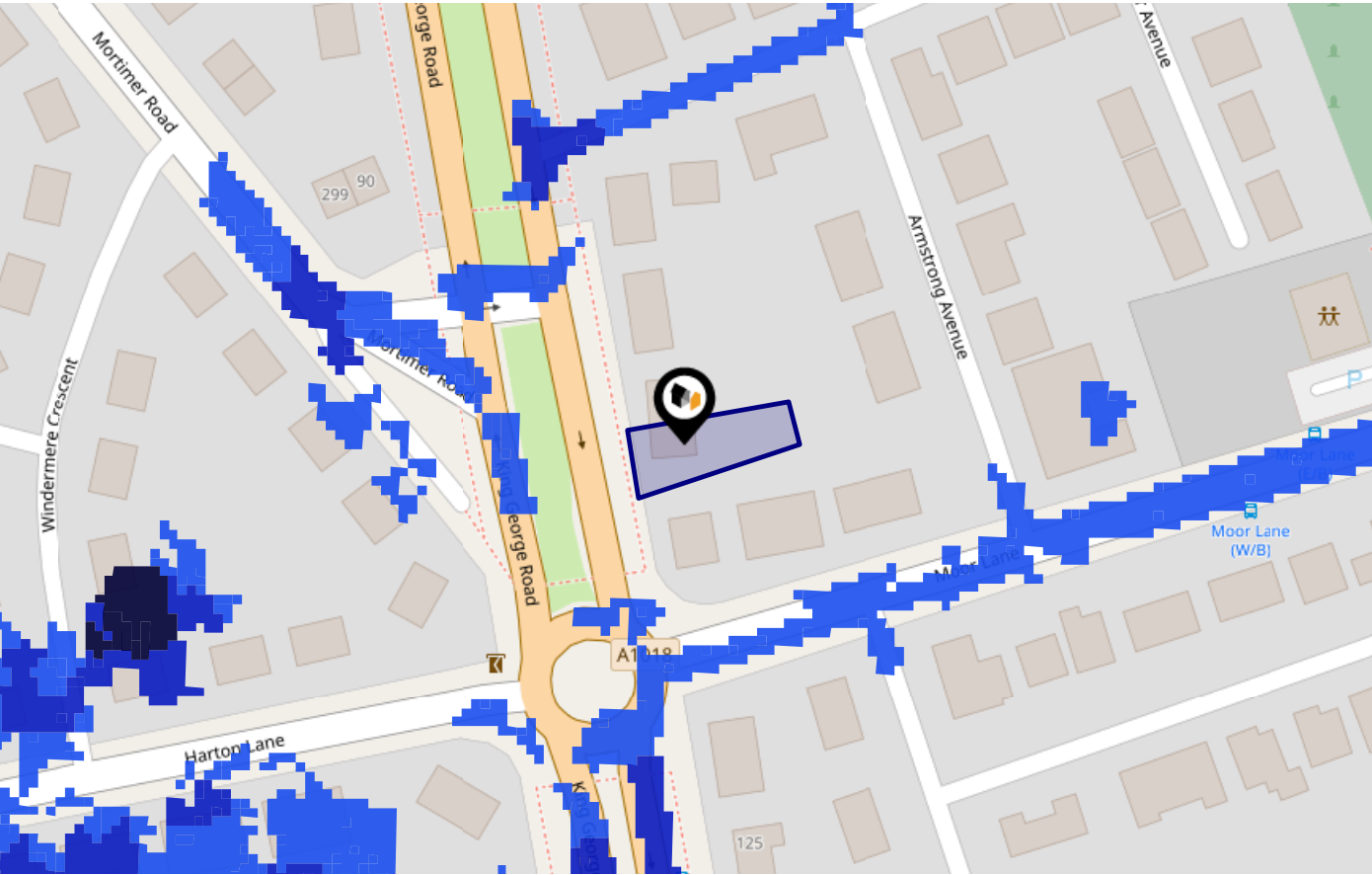


# Flood Risk

## 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.

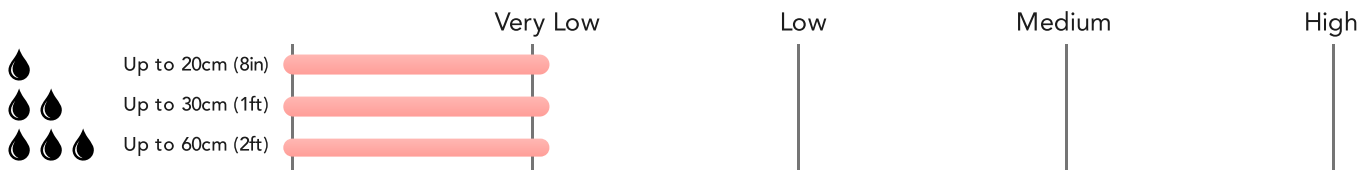


Risk Rating: Very low

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:

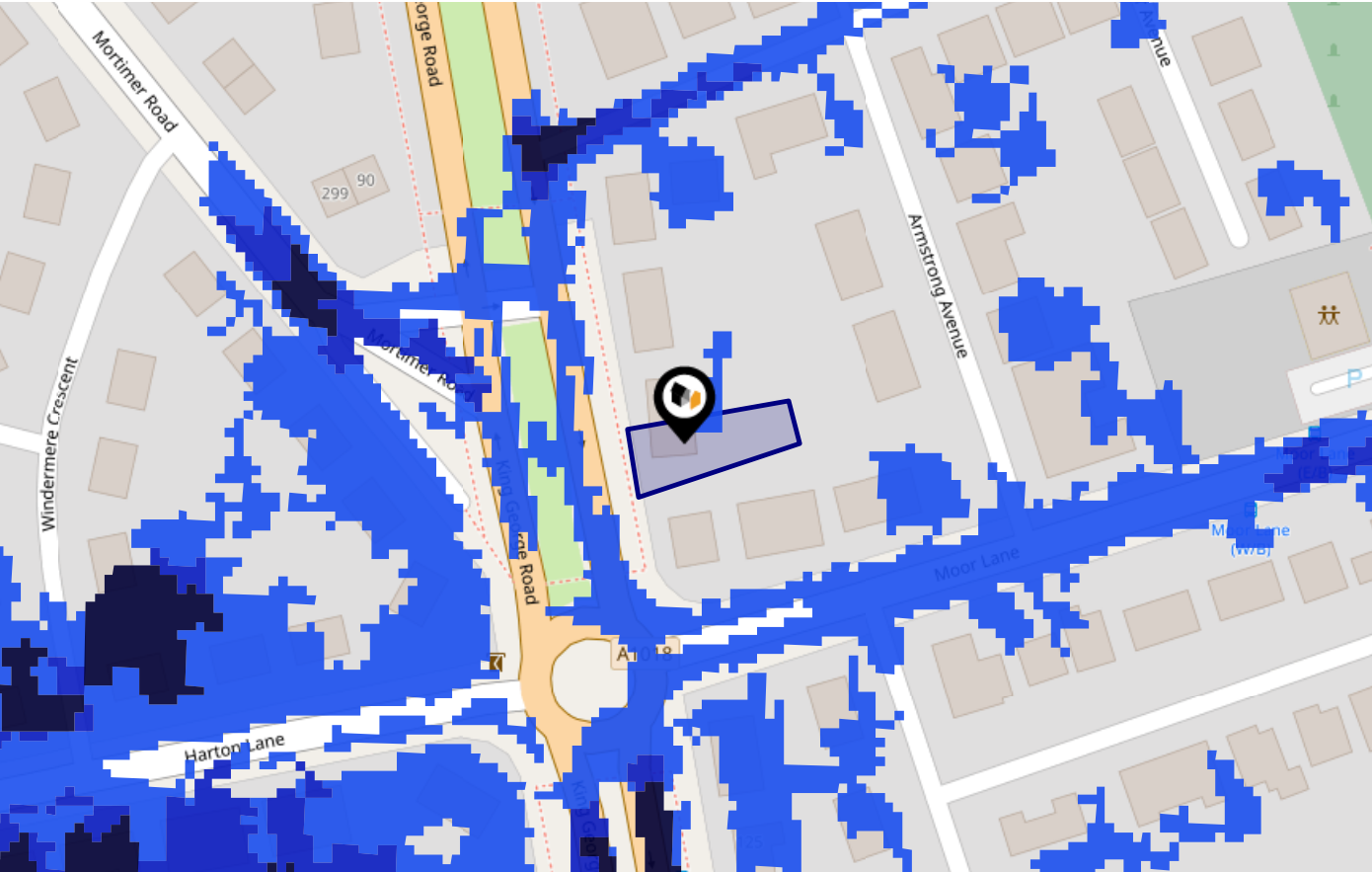


# Flood Risk

## 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.

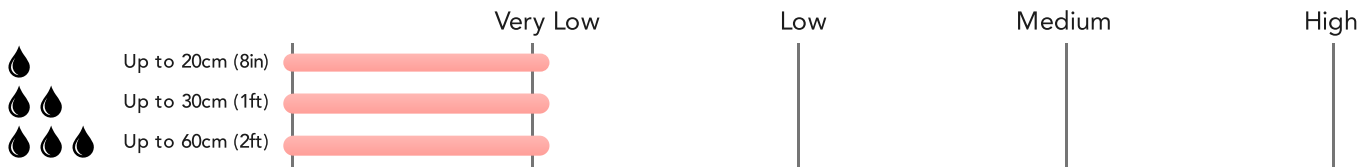


Risk Rating: Very low

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:

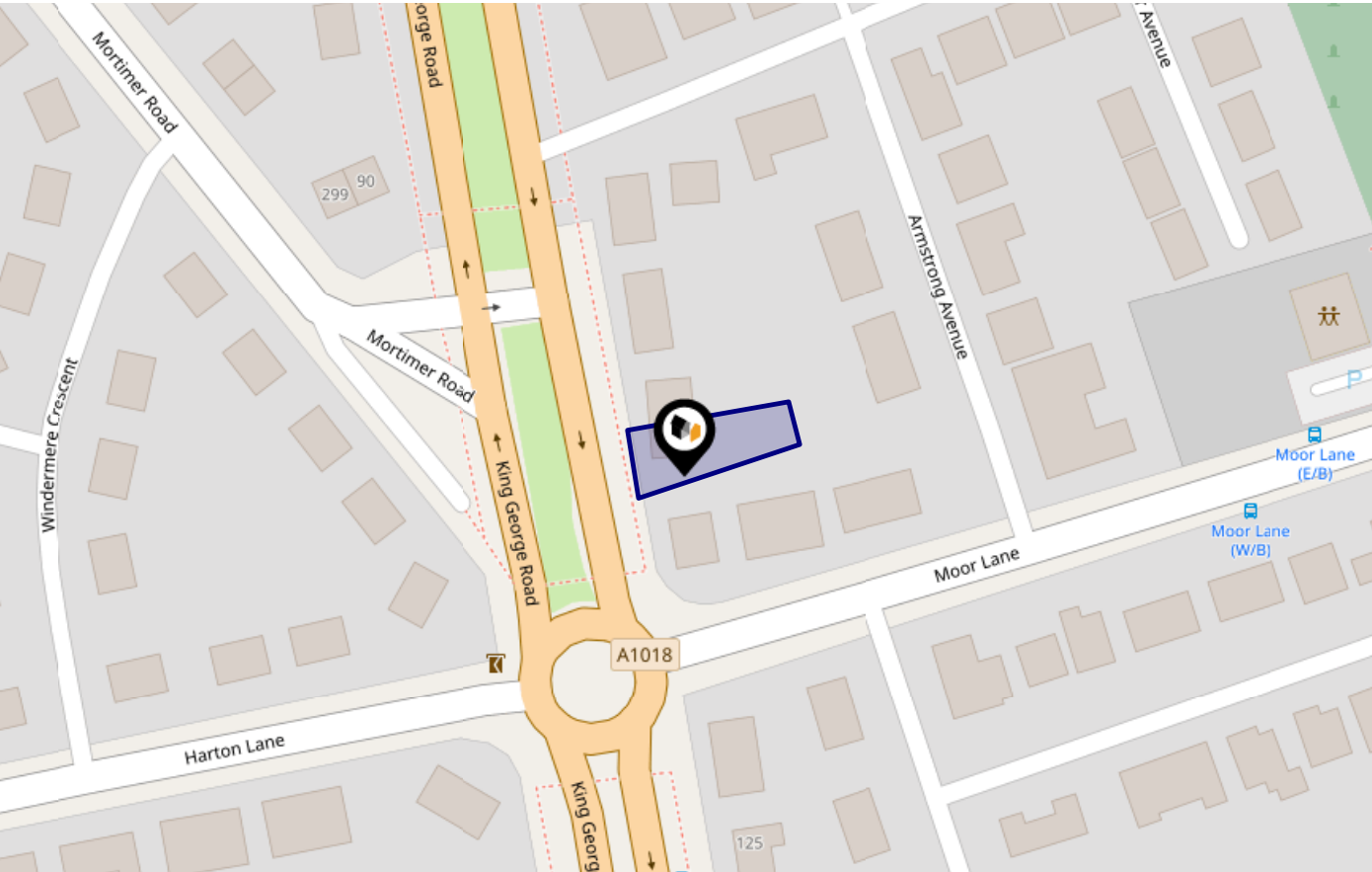


# Flood Risk

## 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.

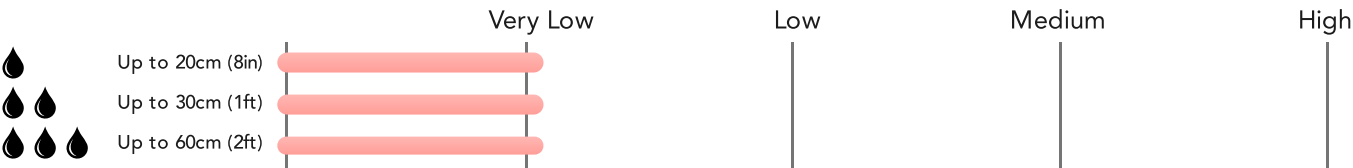


**Risk Rating:** Very low

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.
- 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

## 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.

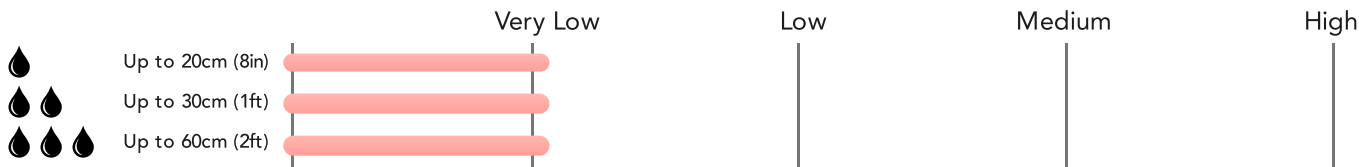


Risk Rating: Very low

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:

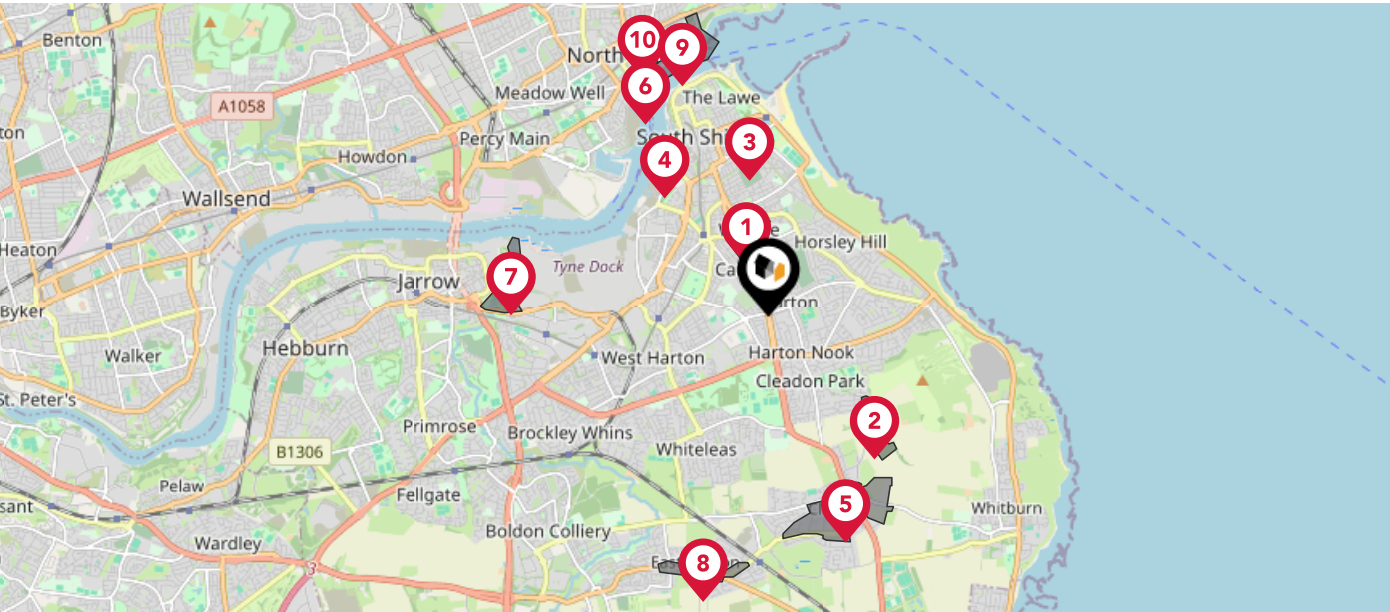


# Maps

## Conservation Areas



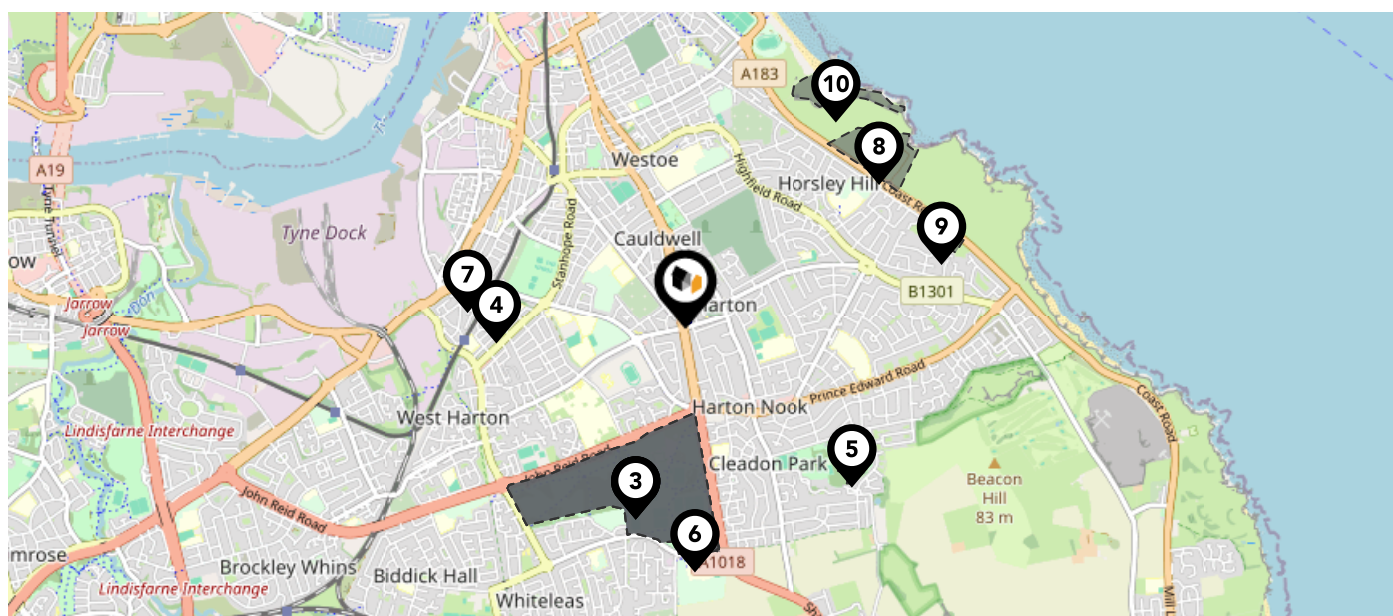
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Westoe
2	Cleadow Hills
3	Mariners' Cottages
4	Mill Dam
5	Cleadow
6	New Quay
7	St Paul's
8	East Boldon
9	Fish Quay
10	Northumberland Square



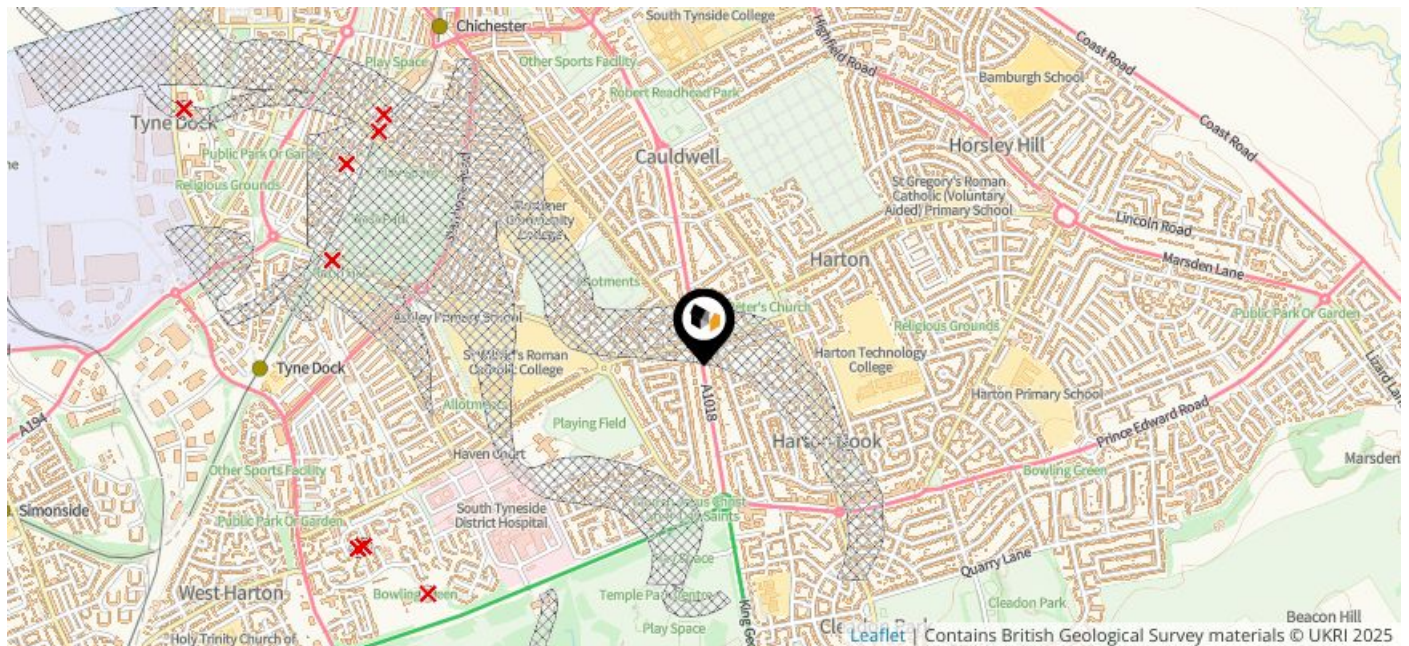
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Temple Memorial Park No.1-John Reid Road, South Shield, Tyne and Wear	Historic Landfill
<b>2</b>	Temple Park No.2-Temple Park, South Shield, Tyne and Wear	Historic Landfill
<b>3</b>	Temple Park No.3-Nevinson Avenue, Whiteleas	Historic Landfill
<b>4</b>	Olive Street-Olive Street, West Harton	Historic Landfill
<b>5</b>	Cleadon Park Quarry-Cleadon Park, South Tyneside	Historic Landfill
<b>6</b>	Temple Memorial Park-King George Road, South Shields, Tyne and Wear	Historic Landfill
<b>7</b>	Westway-South Shield, Tyne and Wear	Historic Landfill
<b>8</b>	Frenchman's Lea-Horsley Hill, Tyne and Wear	Historic Landfill
<b>9</b>	Harton Down Hill-Coast Road, Horsley Hill	Historic Landfill
<b>10</b>	Graham Sands - Trow Quarry-Off Coast Road, Horsley Hill	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



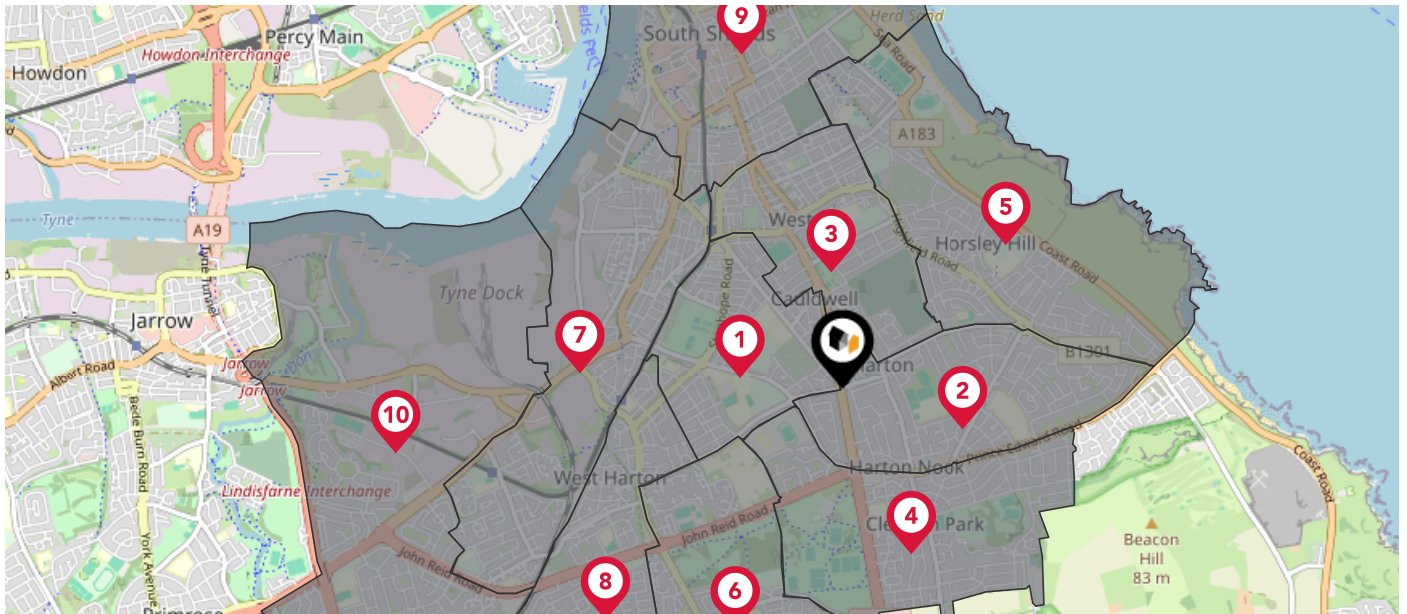
### Mine Entry

- ✕ 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.

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



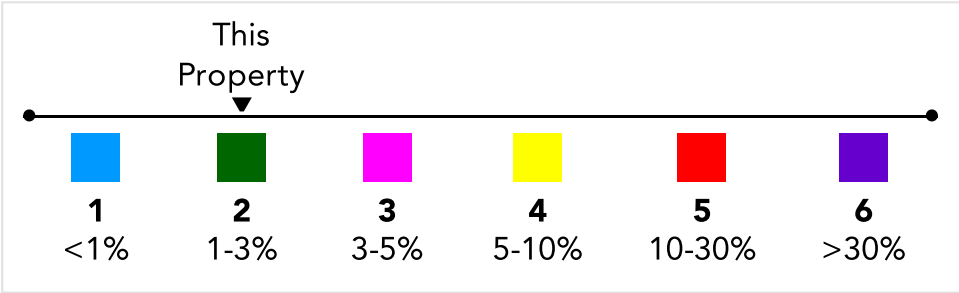
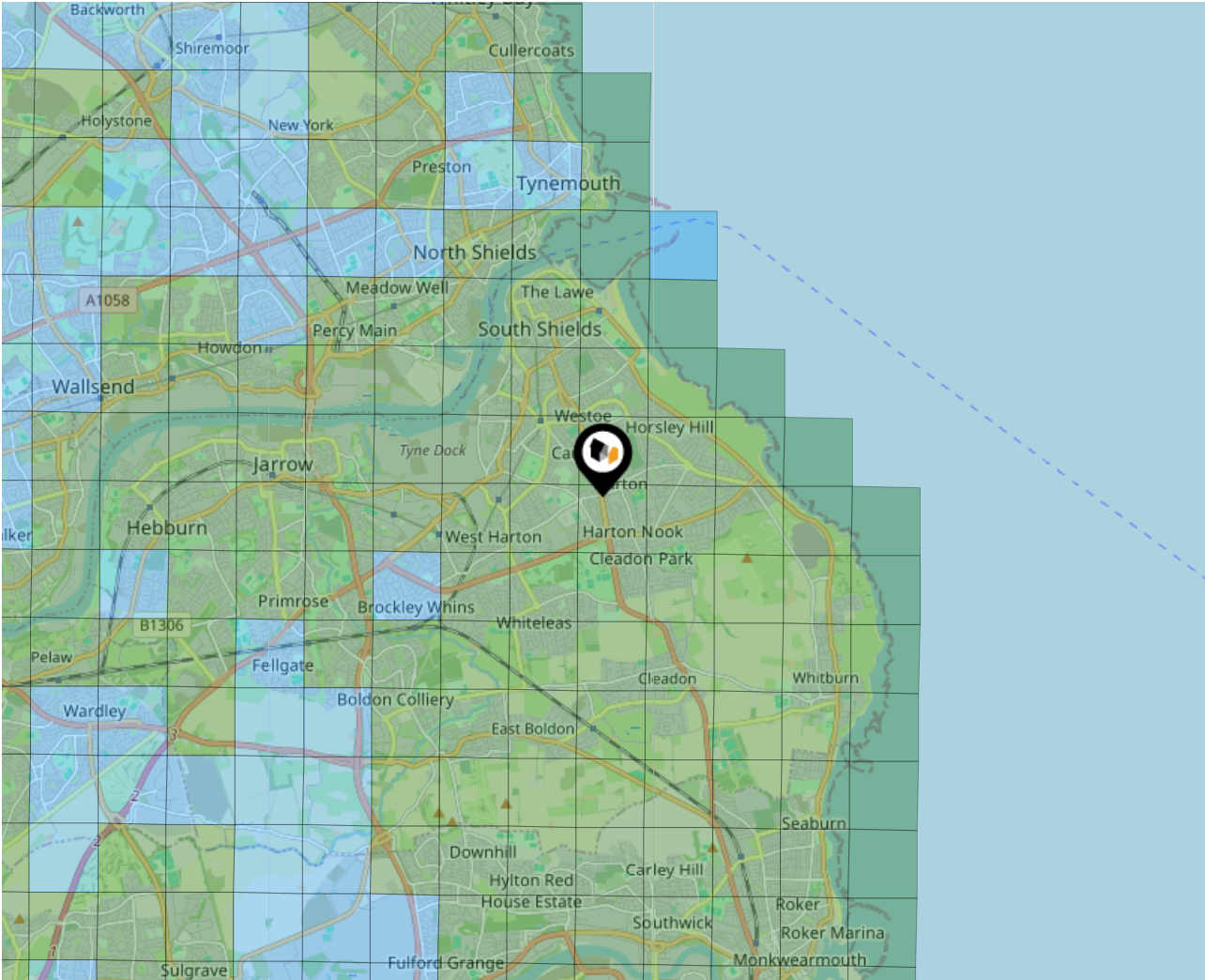
### Nearby Council Wards

- 1 West Park Ward
- 2 Harton Ward
- 3 Westoe Ward
- 4 Cleadon Park Ward
- 5 Horsley Hill Ward
- 6 Whiteleas Ward
- 7 Simonside and Rekendyke Ward
- 8 Biddick and All Saints Ward
- 9 Beacon and Bents Ward
- 10 Bede Ward



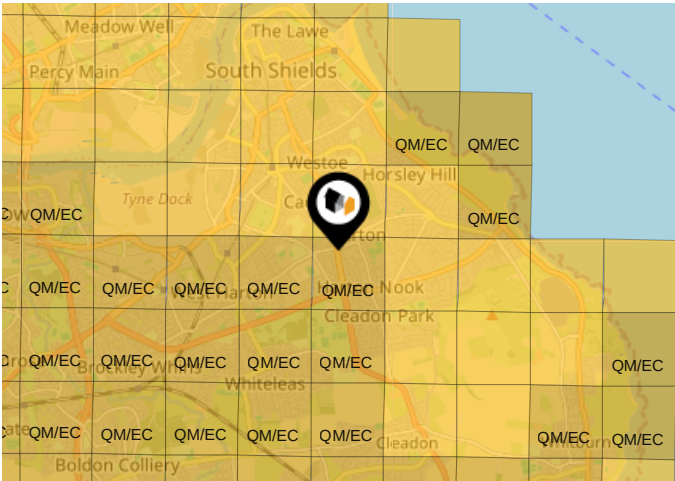
### What is Radon?

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)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM TO LIGHT(SILTY)		



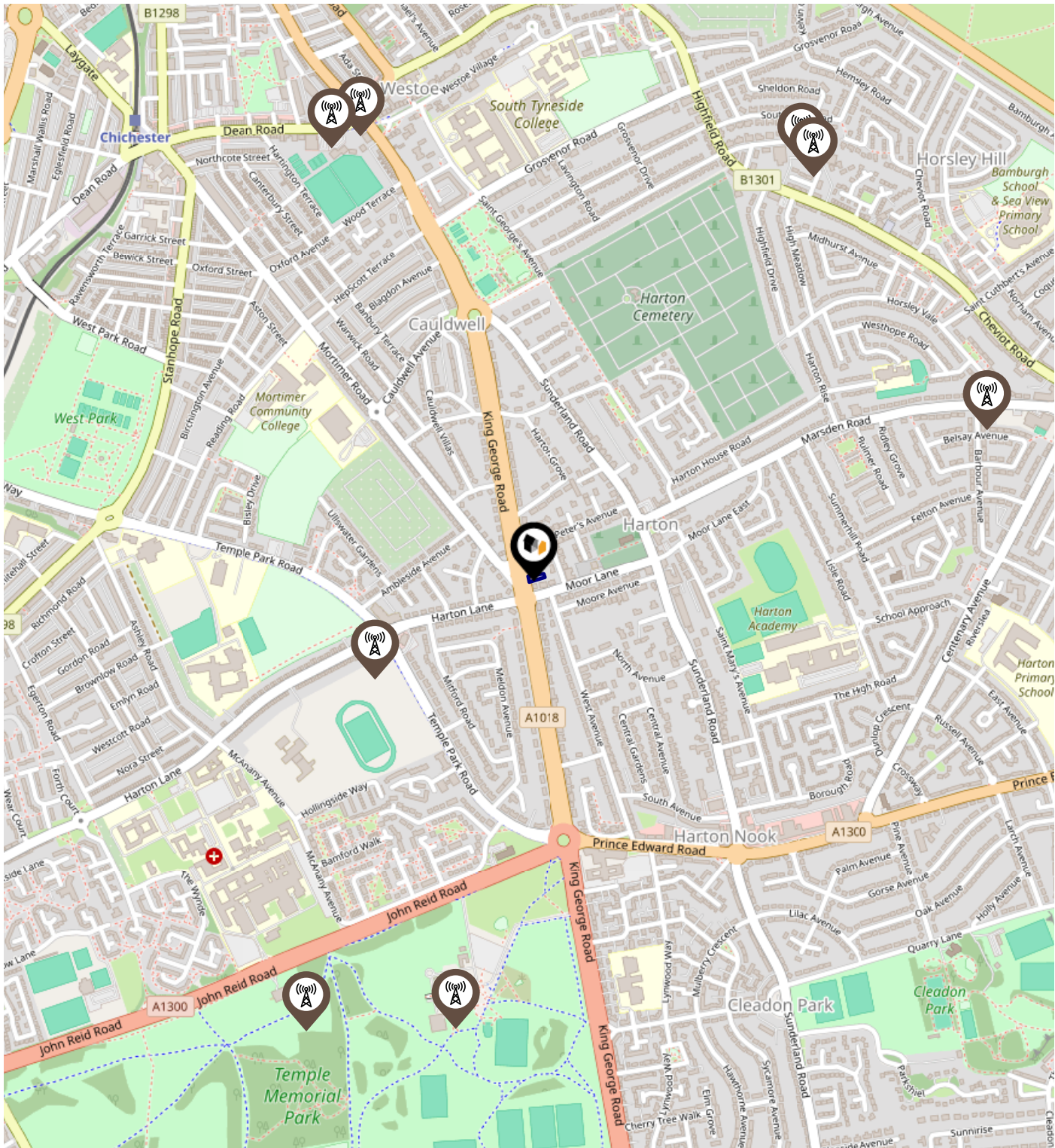
Primary Classifications (Most Common Clay Types)

<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

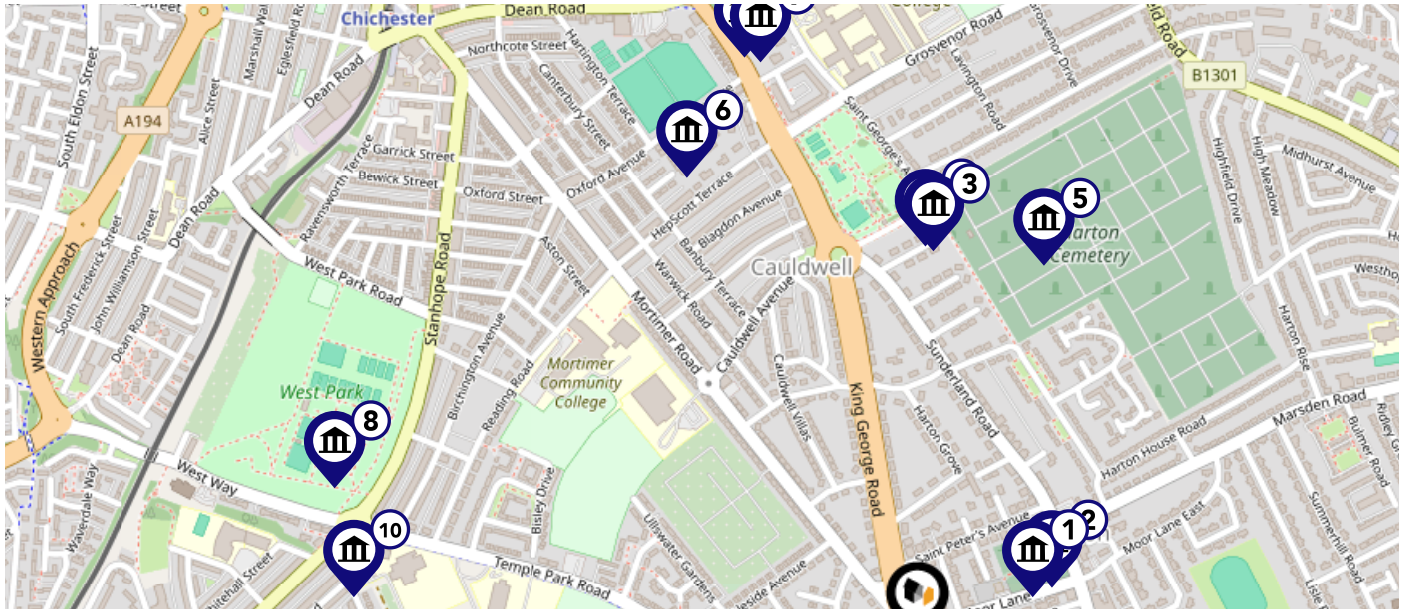












### Key:

-  Power Pylons
-  Communication Masts

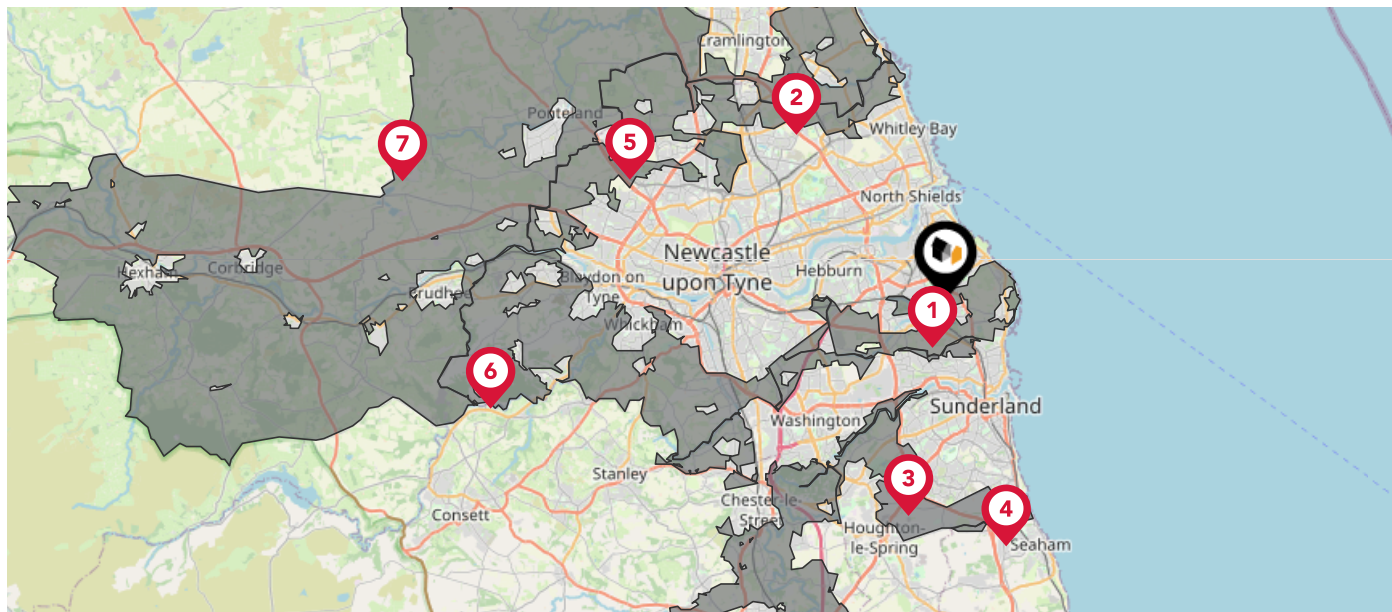


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...






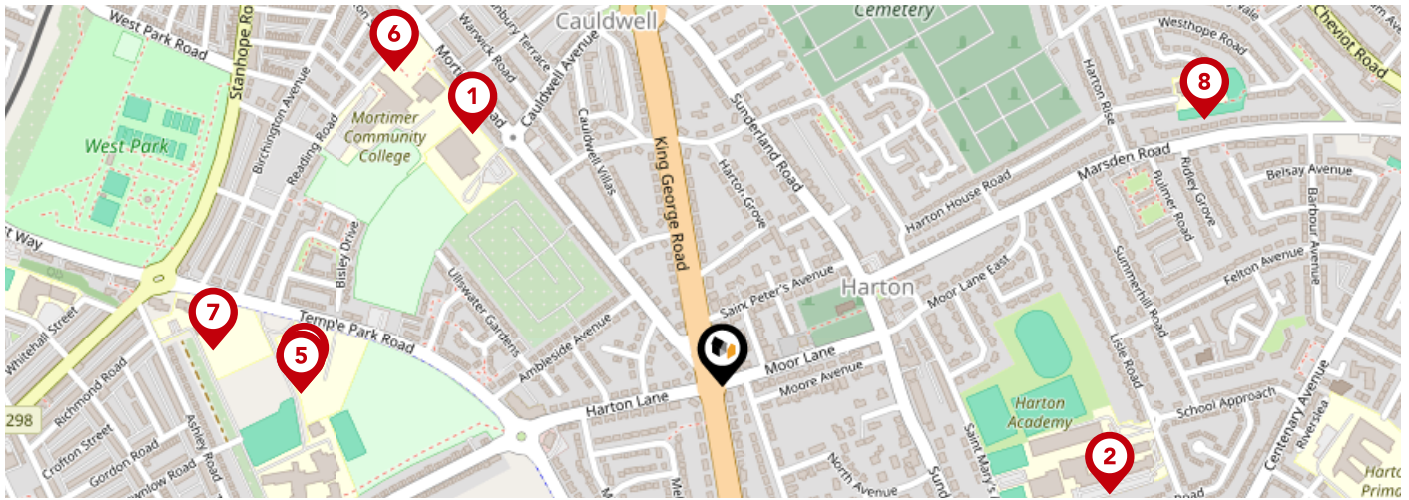
Listed Buildings in the local district		Grade	Distance
	1232324 - Church Of St Peter	Grade II	0.1 miles
	1232560 - Boundary Wall Immediately To South Of Church Of St Peter, Fronting Sunderland Road And Turning Along Moor Road	Grade II	0.2 miles
	1277487 - Lodge To Harton Cemetery	Grade II	0.4 miles
	1277329 - Entrance Gates To Harton Cemetery	Grade II	0.4 miles
	1231987 - Chapels To Harton Cemetery	Grade II	0.4 miles
	1232834 - Westoe Villas	Grade II	0.6 miles
	1246445 - Garden Wall To South East Of Southgarth West	Grade II	0.6 miles
	1277061 - Bandstand In West Park	Grade II	0.6 miles
	1277143 - Southgarth (former Medical Mission Sisters Convent)	Grade II	0.6 miles
	1277482 - Brinkburn Farmhouse	Grade II	0.6 miles

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



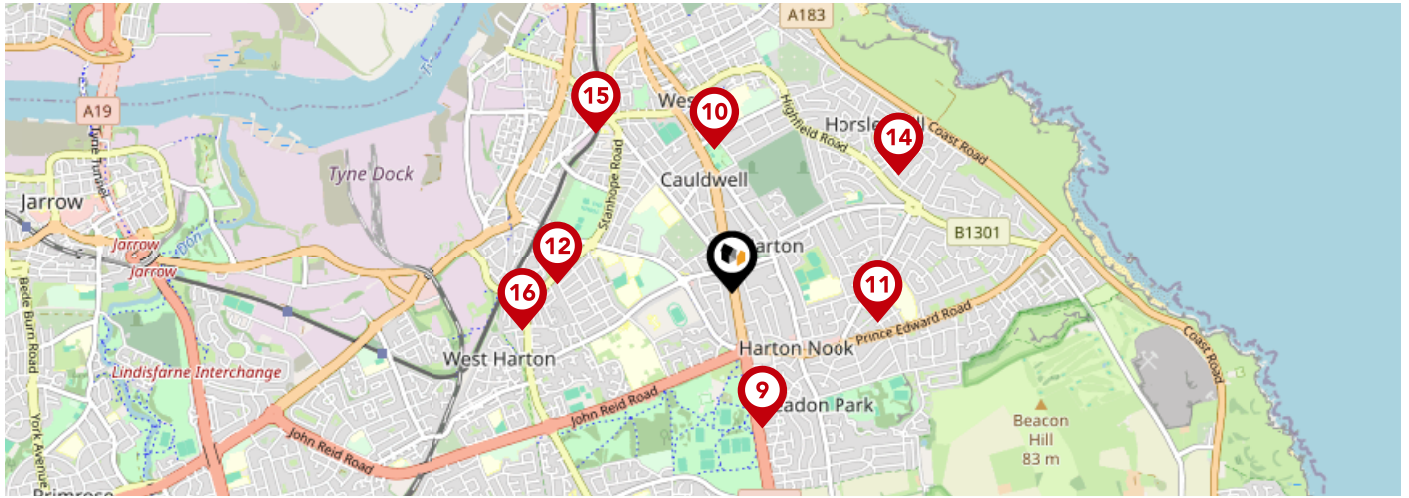
### Nearby Green Belt Land









-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - County Durham
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - Northumberland



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mortimer Primary School</b> Ofsted Rating: Good   Pupils: 613   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Harton Academy</b> Ofsted Rating: Good   Pupils: 1659   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Park View School</b> Ofsted Rating: Good   Pupils: 45   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Wilfrid's RC College</b> Ofsted Rating: Outstanding   Pupils: 1356   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Alternative Education Service - The Beacon Centre</b> Ofsted Rating: Good   Pupils: 62   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mortimer Community College</b> Ofsted Rating: Good   Pupils: 1096   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ashley Academy</b> Ofsted Rating: Not Rated   Pupils: 407   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Gregory's Catholic Primary School, South Shields</b> Ofsted Rating: Good   Pupils: 201   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

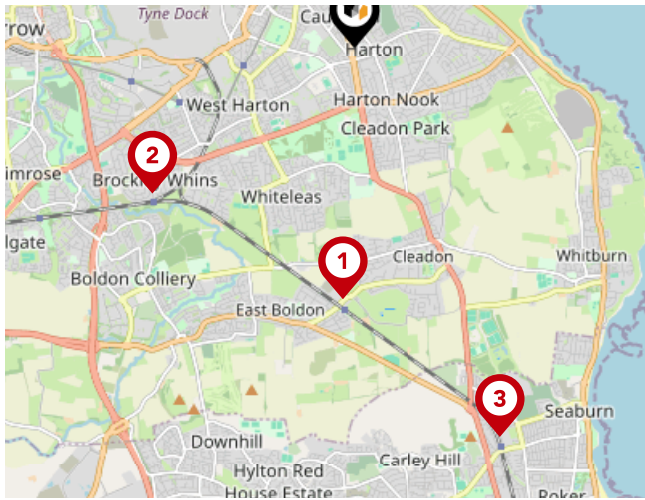




		Nursery	Primary	Secondary	College	Private
	<b>Ridgeway Primary Academy</b> Ofsted Rating: Good   Pupils: 459   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tyne Coast College</b> Ofsted Rating: Good   Pupils:0   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harton Primary School</b> Ofsted Rating: Good   Pupils: 684   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanhope Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sea View Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bamburgh School</b> Ofsted Rating: Good   Pupils: 216   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laygate Community School</b> Ofsted Rating: Good   Pupils: 250   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>SS Peter and Paul Catholic Primary School, South Shields</b> Ofsted Rating: Good   Pupils: 235   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

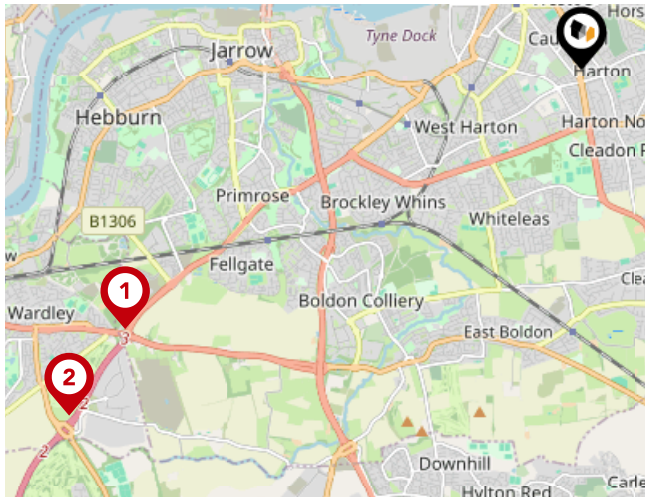
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	East Boldon Rail Station	2.14 miles
2	Brockley Whins Rail Station	2.12 miles
3	Seaburn Rail Station	3.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	4.47 miles
2	A194(M) J2	5.27 miles
3	A194(M) J1	6.79 miles
4	A1(M) J65	7.68 miles
5	A1(M) J64	8.36 miles



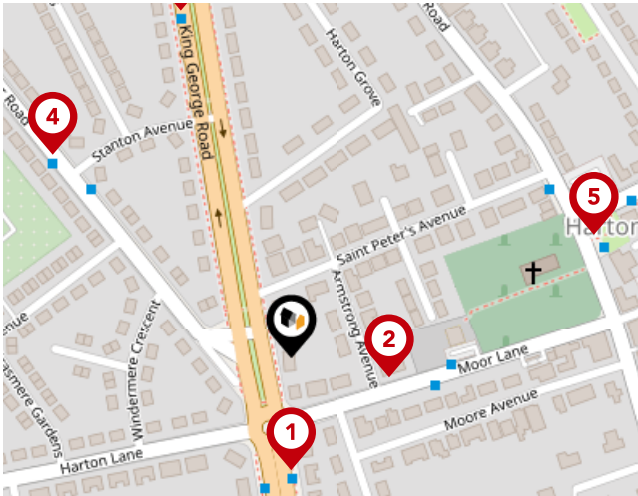
### Airports/Helipads

Pin	Name	Distance
1	Airport	12.3 miles
2	Teesside Airport	32.26 miles
3	Leeds Bradford Airport	77.3 miles
4	Irthlington	55.1 miles



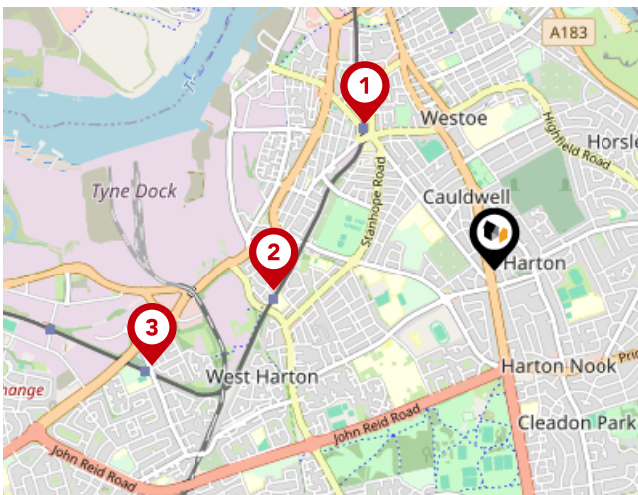
# Area

## Transport (Local)



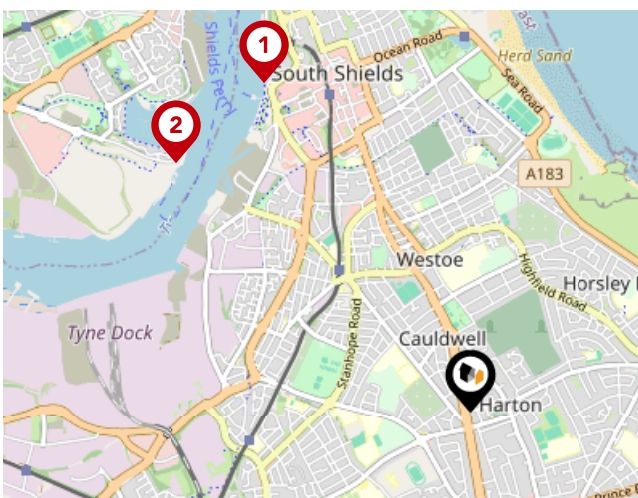
### Bus Stops/Stations

Pin	Name	Distance
1	King George Road-Moor Lane	0.06 miles
2	Moor Lane	0.05 miles
3	King George Road-Stanton Avenue	0.19 miles
4	Mortimer Road-Stanton Avenue	0.17 miles
5	Sunderland Road-Marsden Road	0.17 miles



### Local Connections

Pin	Name	Distance
1	Chichester (Tyne and Wear Metro Station)	0.84 miles
2	Tyne Dock (Tyne and Wear Metro Station)	0.95 miles
3	Simonside (Tyne and Wear Metro Station)	1.52 miles

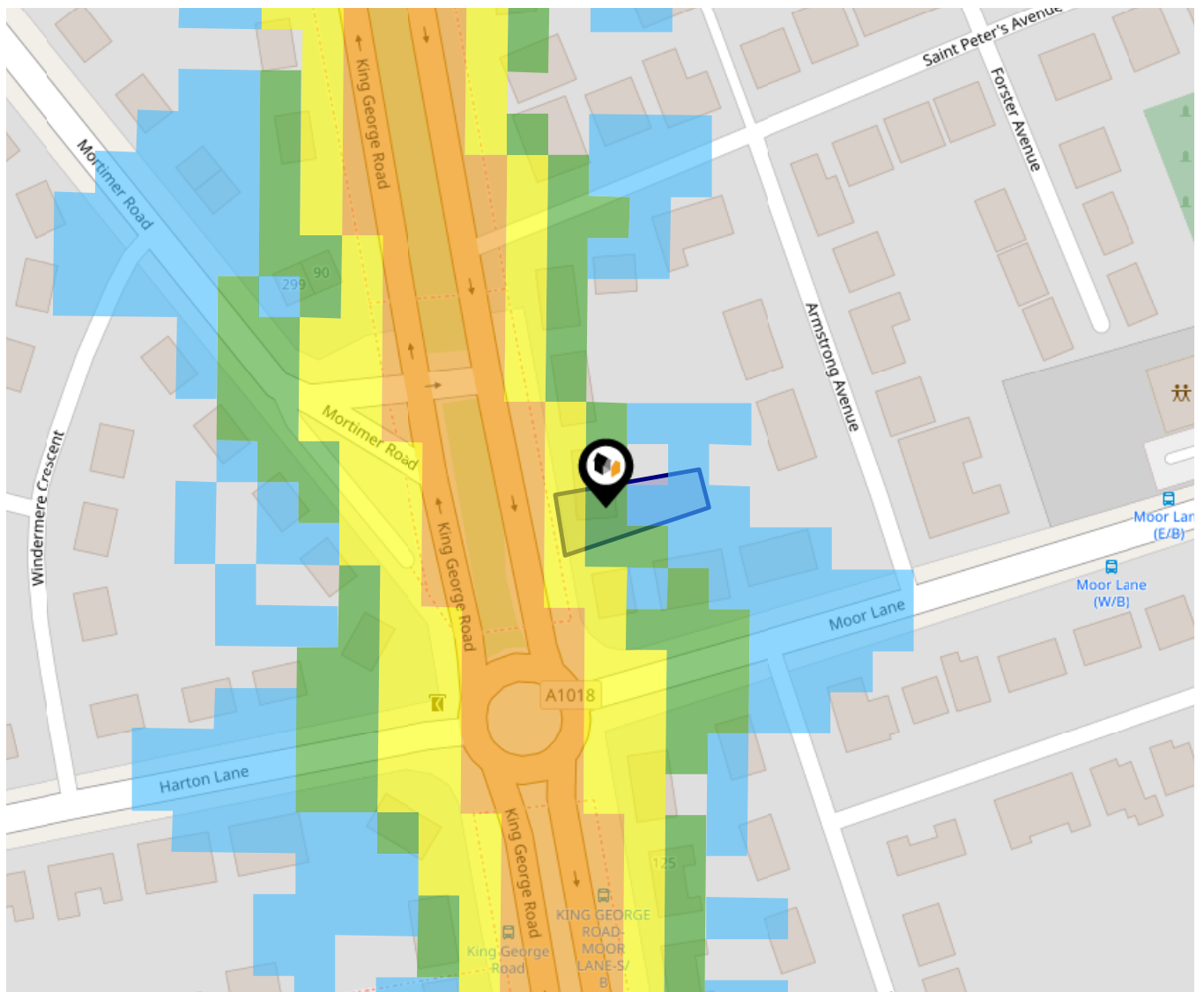


### Ferry Terminals

Pin	Name	Distance
1	South Shields Ferry Terminal	1.66 miles
2	Newcastle International Ferry Terminal	1.64 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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