



See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 18<sup>th</sup> July 2025



**DURHAM ROAD, GATESHEAD, NE8**

## Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,786 ft <sup>2</sup> / 166 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£3,151		
<b>Title Number:</b>	TY290525		

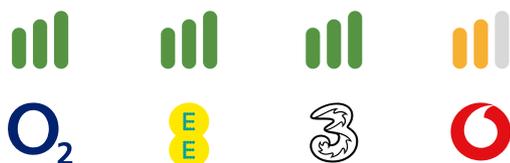
## Local Area

<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>9</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: *208 Durham Road Gateshead Tyne And Wear NE8 4JR*

<b>Reference - Gateshead/DC/05/02035/COU</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st December 2005
<b>Description:</b> Change of use from office (Use Class B1) to a dwellinghouse (Use Class C3)

Planning records for: *Dominos 226 Durham Road Gateshead Gateshead NE8 4JR*

<b>Reference - Gateshead/DC/15/00382/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th April 2015
<b>Description:</b> VARIATION OF CONDITION 3 of application 1320/89: The premises shall not be open for business or counter sales before 0900hr or after 0030hr each day of the week or for delivery sales before 0900hr or after 0100hr Monday to Friday and 0330hr Saturdays and Sundays.

<b>Reference - Gateshead/DC/06/02019/ADV</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st December 2006
<b>Description:</b> Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign on front elevation.

<b>Reference - Gateshead/DC/06/02009/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st December 2006
<b>Description:</b> Erection of single storey cold room extension at rear of shop including installation of replacement extractor unit and installation of replacement entrance door.

Planning records for: *Domino's Pizza 226 Durham Road Gateshead Tyne And Wear NE8 4JR*

Reference - Gateshead/DC/14/00075/ADV	
<b>Decision:</b>	Decided
<b>Date:</b>	27th January 2014
<b>Description:</b>	Display of replacement fascia sign (930mm x 4710mm) and projecting sign (750 x 750mm) both internally illuminated, both reading, 'Domino's' and bearing new logo image

Planning records for: *Anglo Pizza 236 Durham Road Gateshead NE8 4JR*

Reference - Gateshead/DC/10/00650/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd June 2010
<b>Description:</b>	Variation of condition 2 of planning permission 215/73 to extend opening hours until midnight.

Reference - Gateshead/DC/10/01142/ADV	
<b>Decision:</b>	Decided
<b>Date:</b>	15th November 2010
<b>Description:</b>	Display of internally illuminated projecting sign reading "ANGLO PIZZA AND KEBAB" on front elevation of hot food take-away shop.

Planning records for: *Paprika Tandoori 248 Durham Road Gateshead NE8 4JR*

Reference - Gateshead/DC/10/00944/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	13th September 2010
<b>Description:</b>	Installation of new shop front.

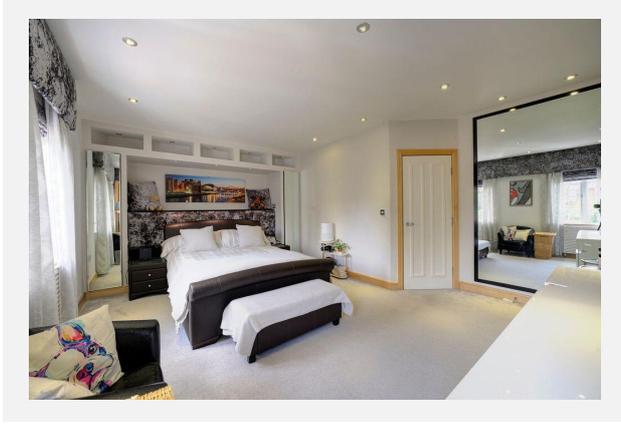
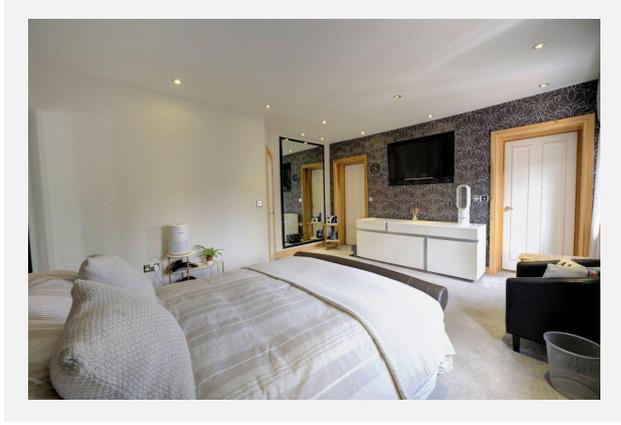
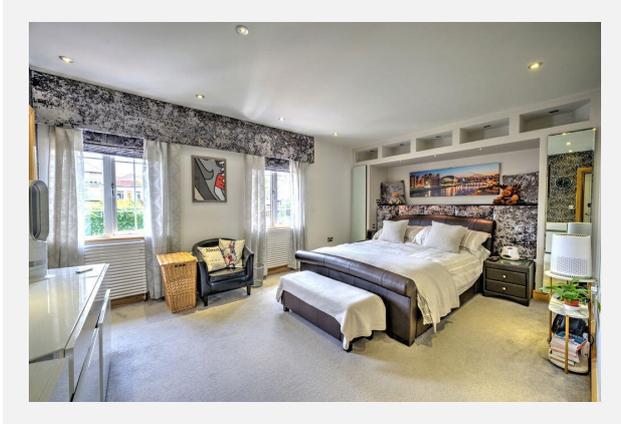
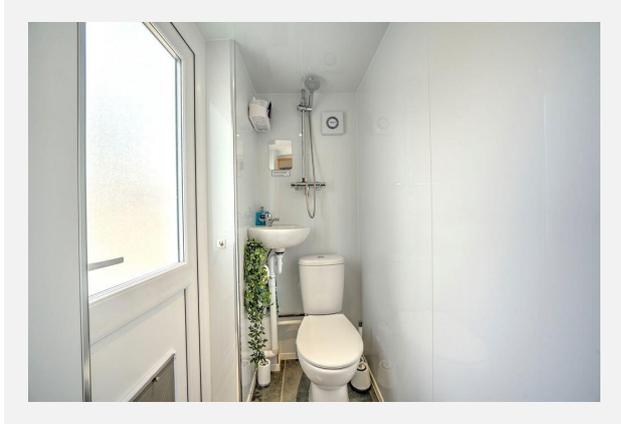
Planning records for: *212 Durham Road Gateshead NE8 4JR*

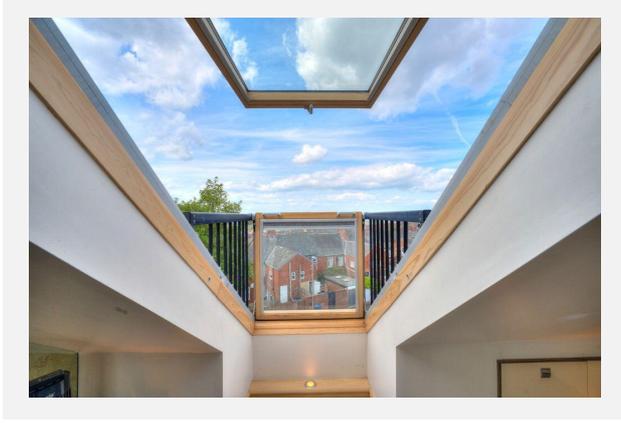
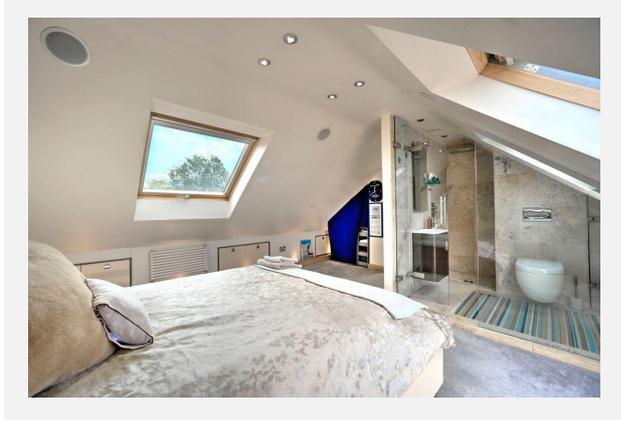
Reference - Gateshead/DC/17/01281/FUL
<b>Decision:</b> Decided
<b>Date:</b> 02nd January 2018
<b>Description:</b> Installation of ATM in front elevation (retrospective)

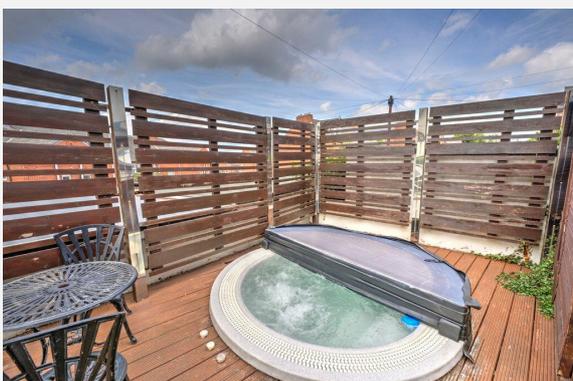
  

Reference - Gateshead/DC/17/01282/ADV
<b>Decision:</b> Decided
<b>Date:</b> 02nd January 2018
<b>Description:</b> Display of internally illuminated ATM sign and logo panel (retrospective)



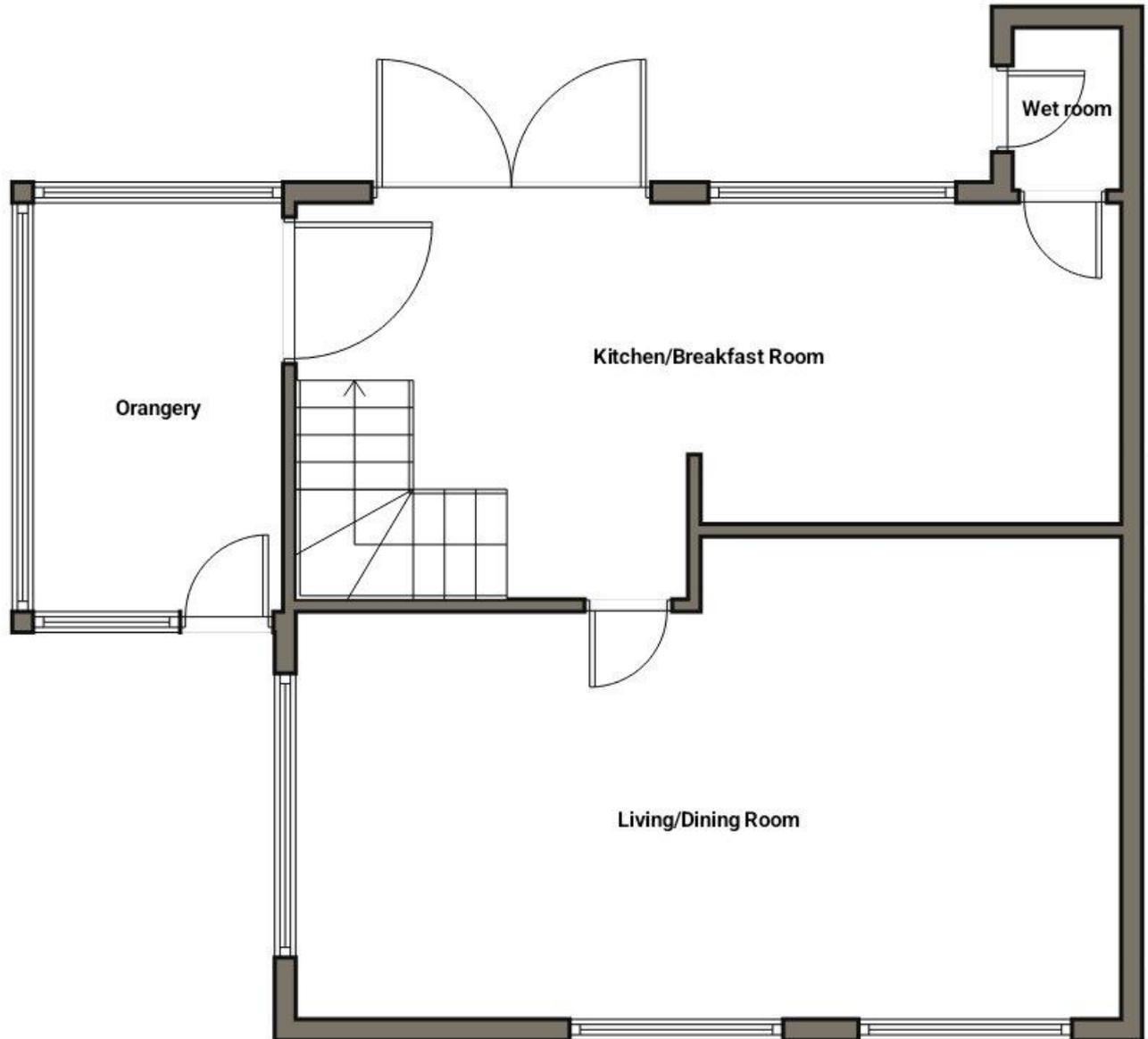




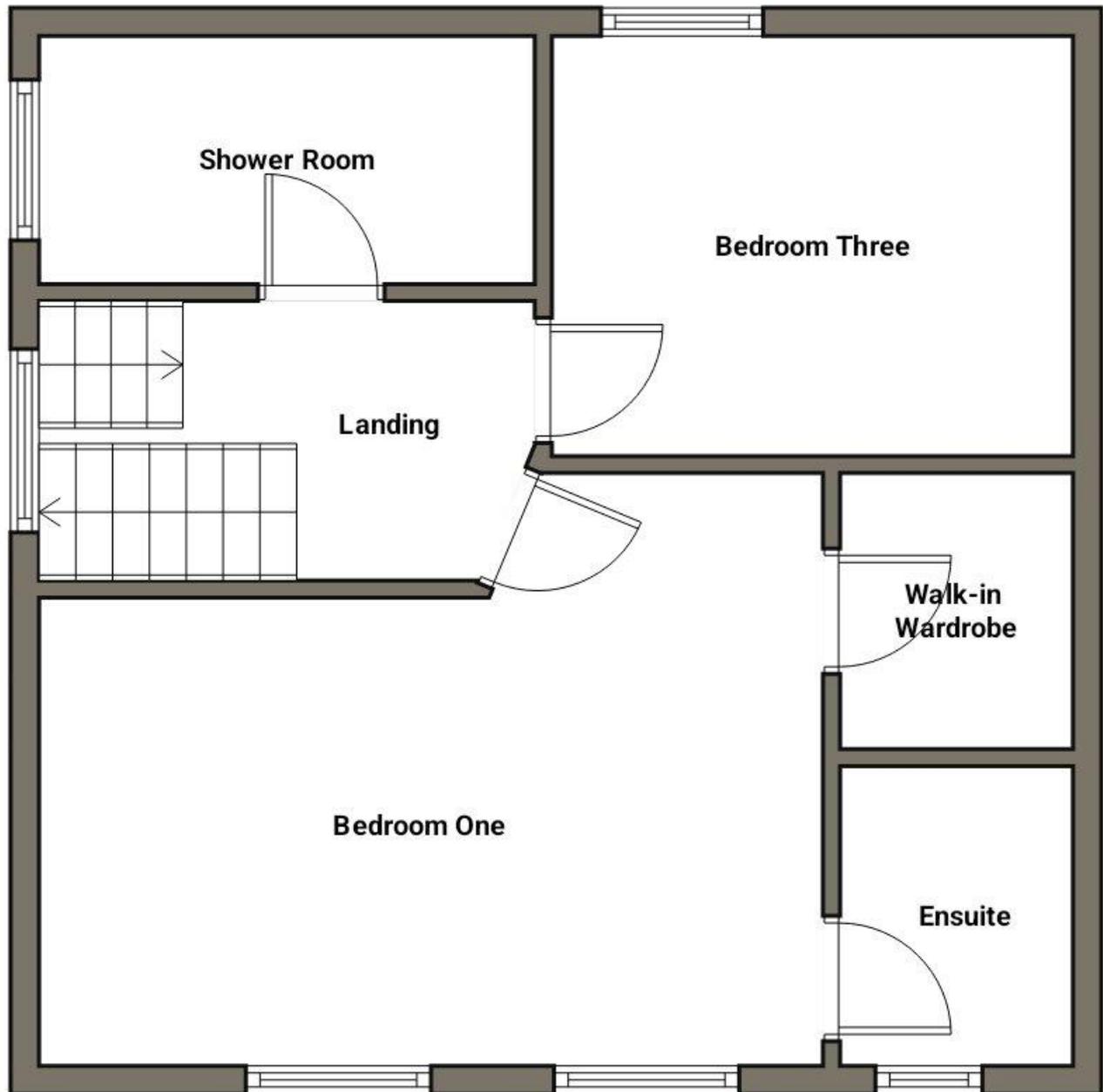




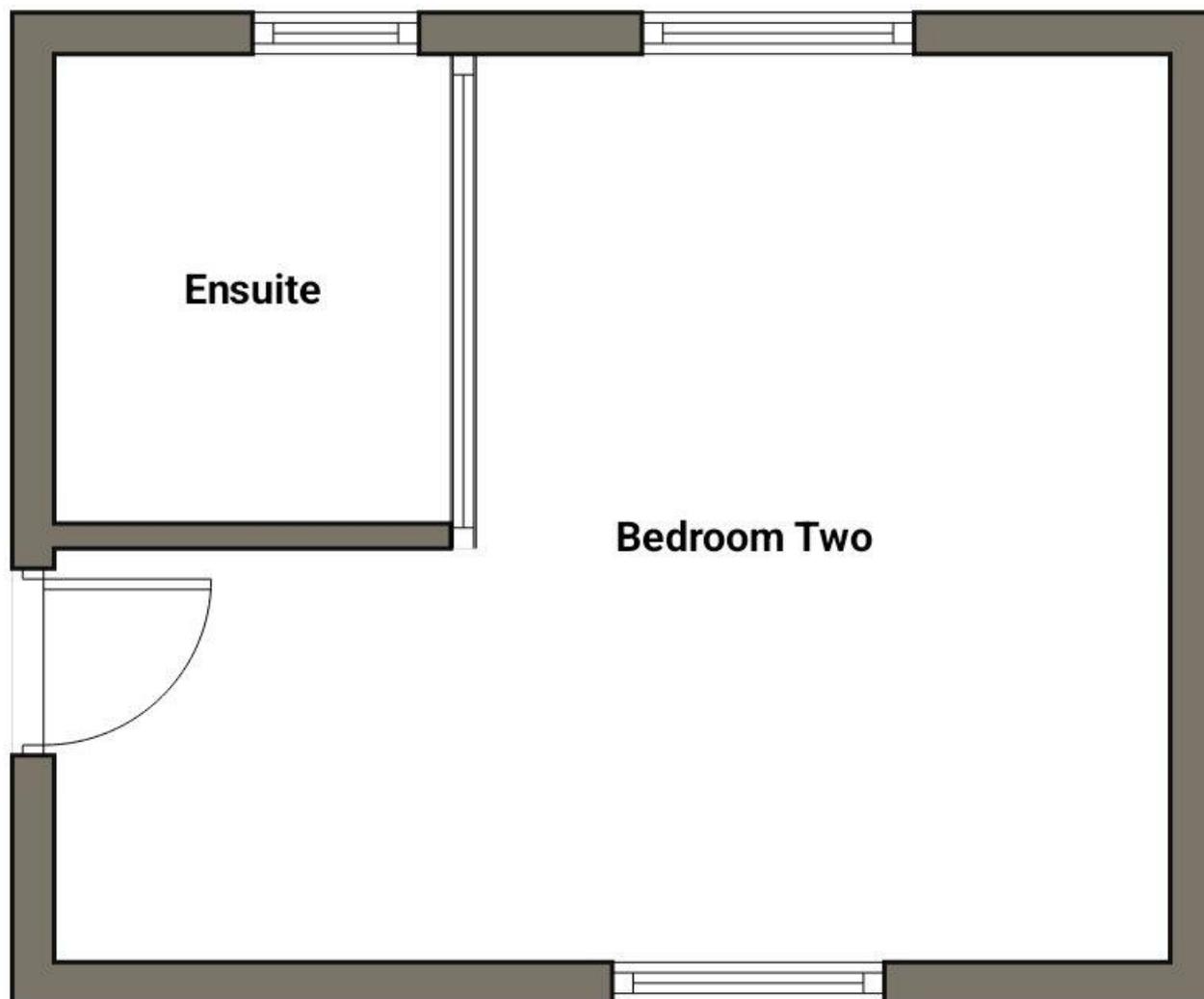
## DURHAM ROAD, GATESHEAD, NE8



## DURHAM ROAD, GATESHEAD, NE8



## DURHAM ROAD, GATESHEAD, NE8



Durham Road, NE8

Energy rating

# E

Valid until 16.12.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	46   E	
21-38	F		
1-20	G		

### Additional EPC Data

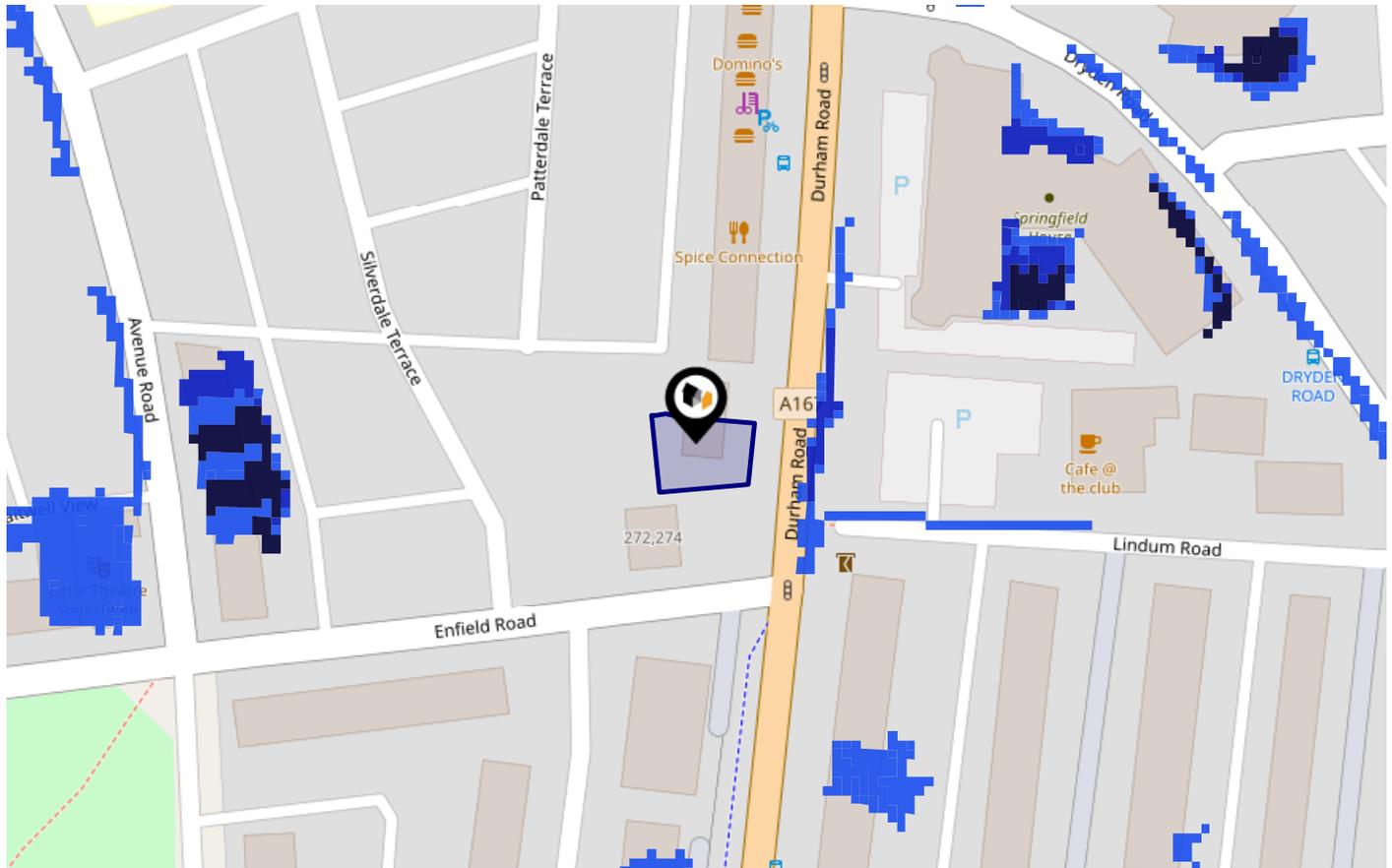
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<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>	Good
<b>Lighting:</b>	Low energy lighting in 87% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	166 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:

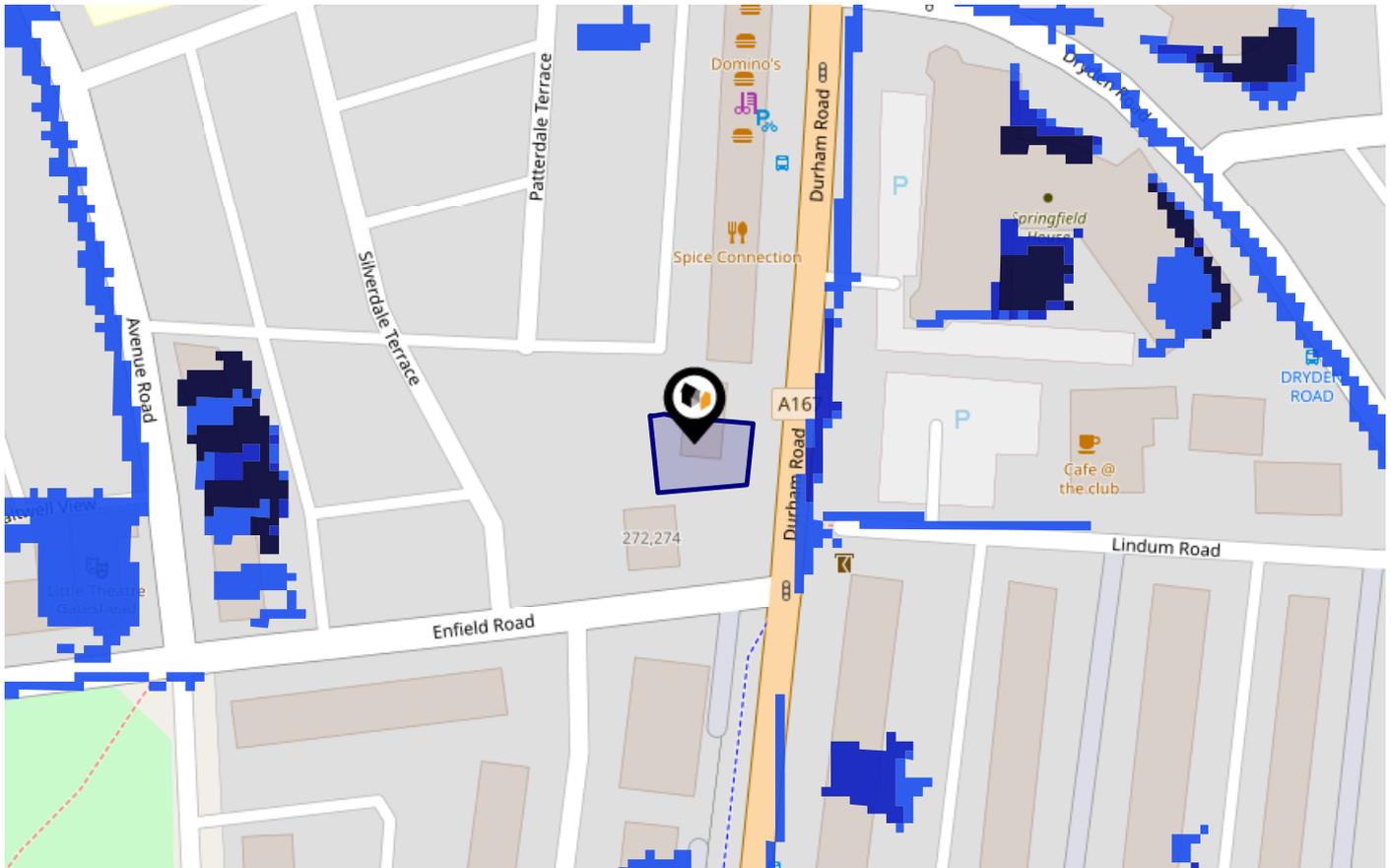


# Flood Risk

## 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.
- 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:

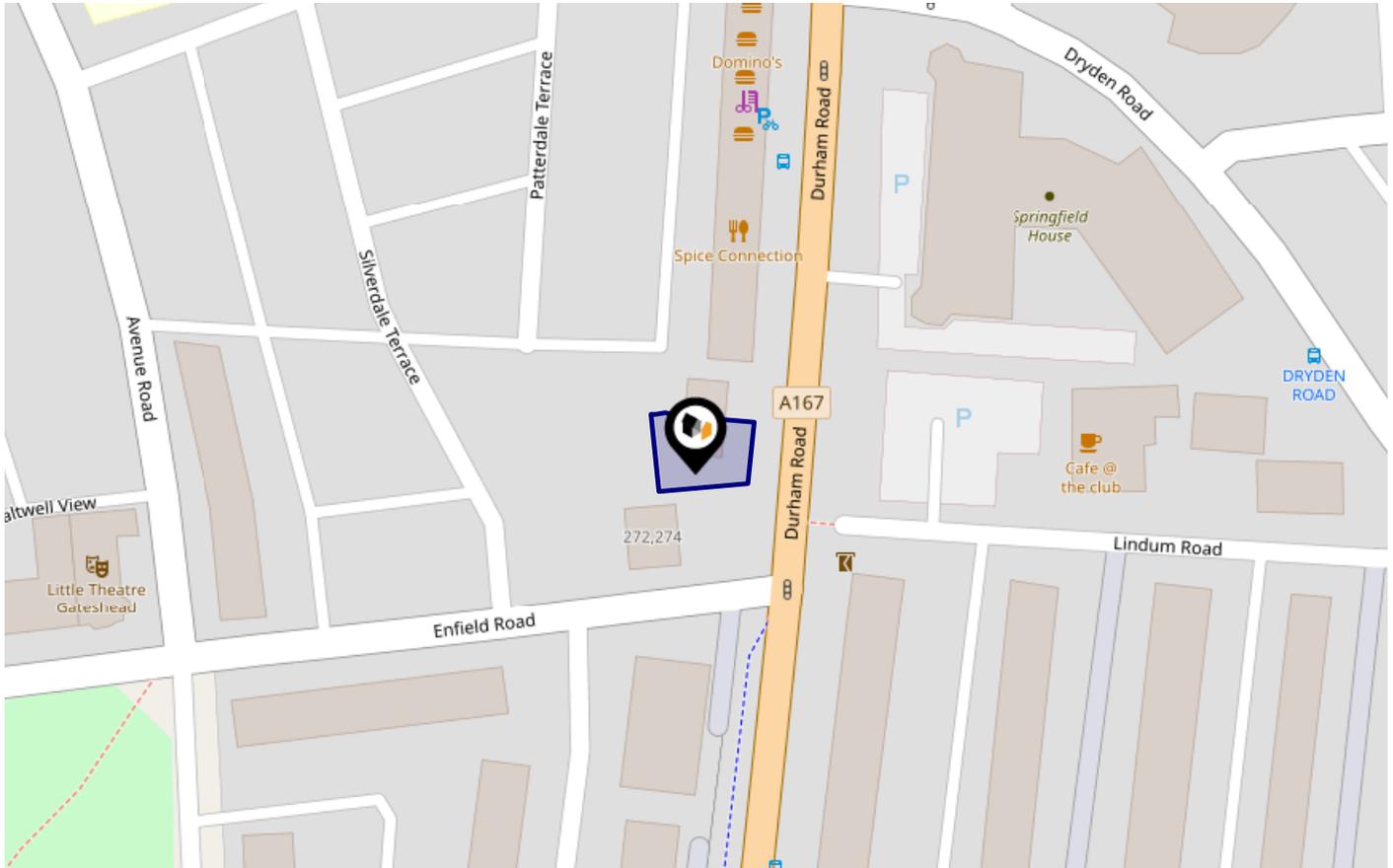


# Flood Risk

## Rivers & Seas - 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:

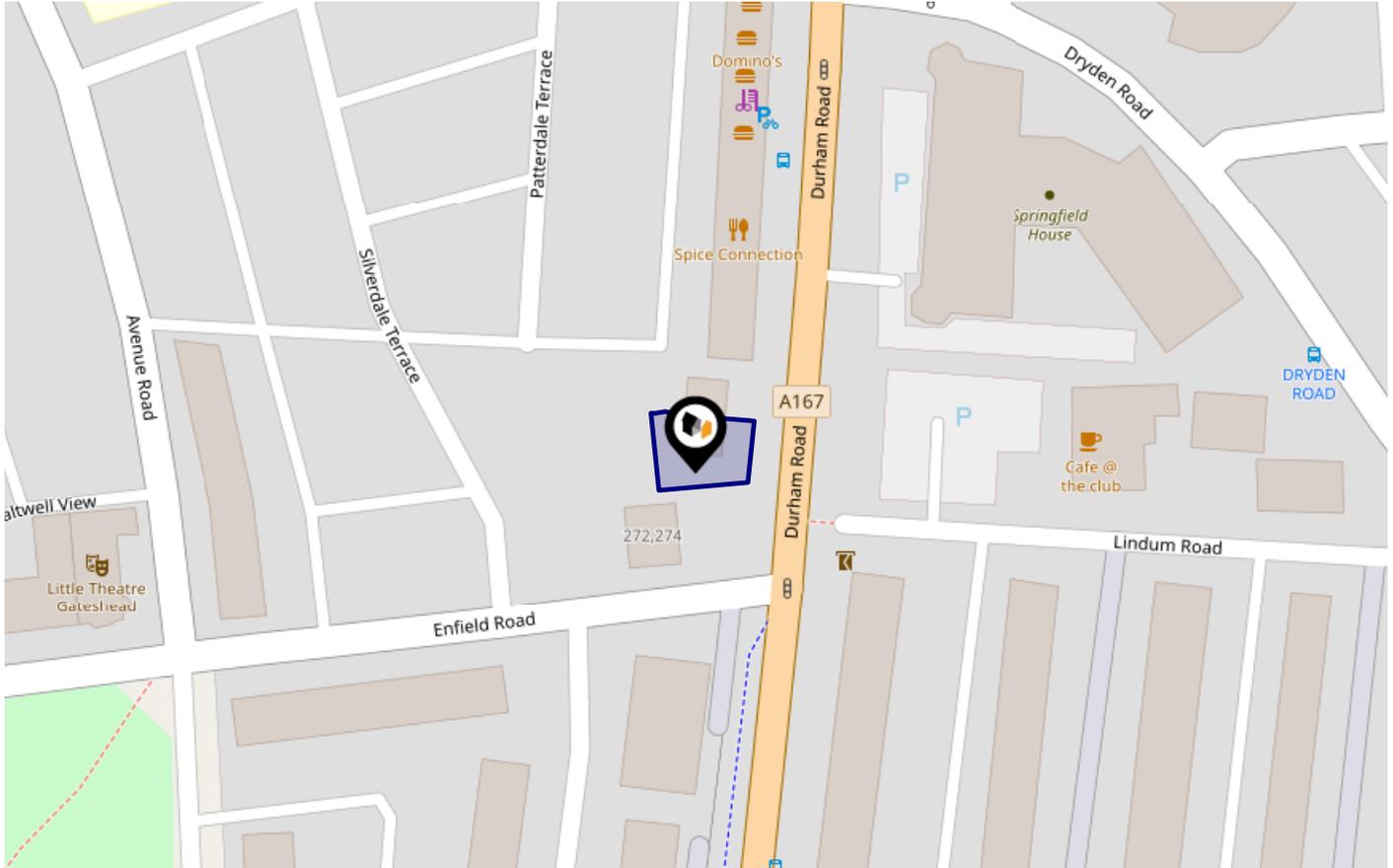


# Flood Risk

## 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.
- 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:

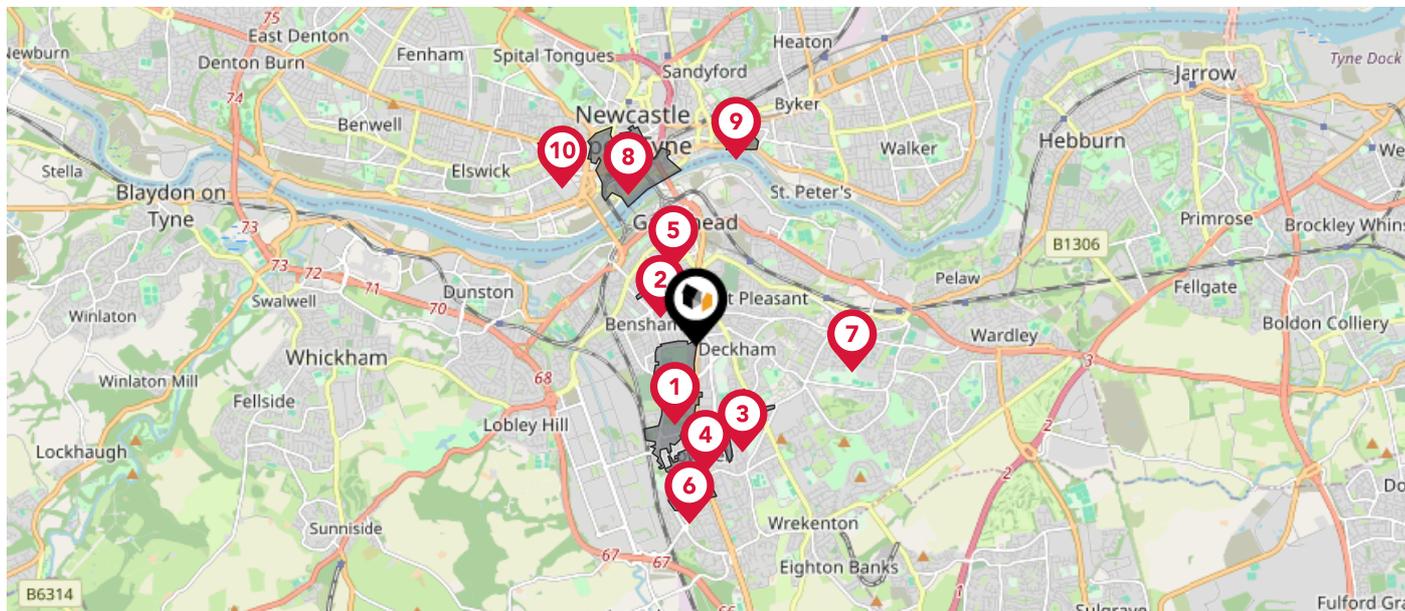


# Maps

## 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

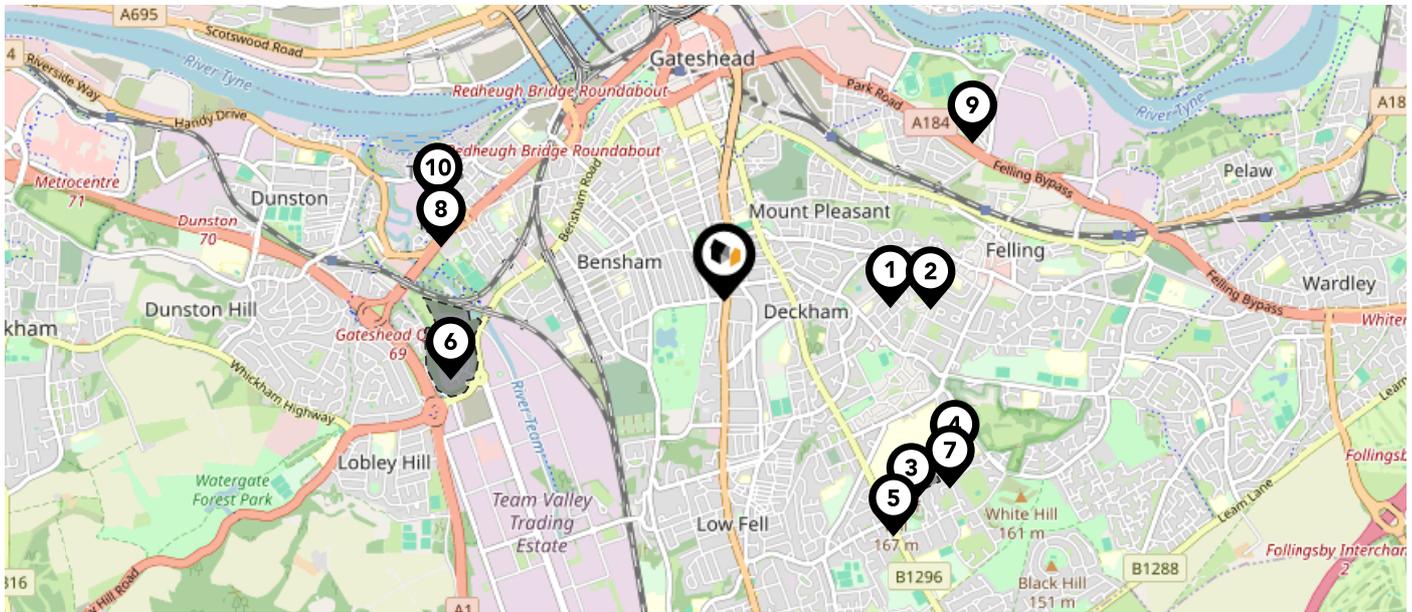
- 1 Saltwell CA
- 2 Coatsworth CA
- 3 Sheriff Hill CA
- 4 Low Fell CA
- 5 Walker Terrace/Regent Street CA
- 6 Chowdene CA
- 7 Crow Hall CA
- 8 Central
- 9 Ouseburn
- 10 Summerhill Square

# Maps

## Landfill Sites



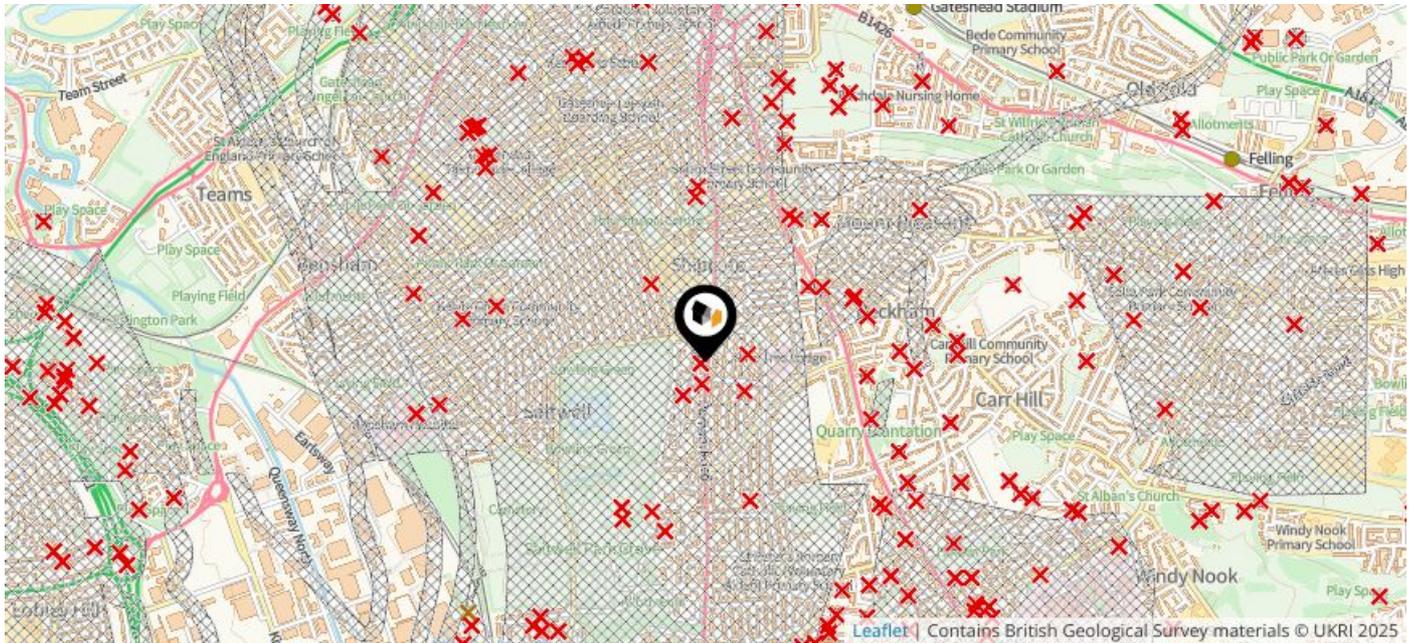
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Sheriffs Rise-Felling, Gateshead	Historic Landfill
<b>2</b>	Balmoral Drive-Felling, Gateshead	Historic Landfill
<b>3</b>	Beacon Lough School-Sheriff Hill, Gateshead	Historic Landfill
<b>4</b>	Crossfield Industrial Park Windy Nook Industrial Park-Whitehills Drive, Felling, Gateshead, Tyne and Wear	Historic Landfill
<b>5</b>	Beacon Rise-Sheriff Hill, Gateshead	Historic Landfill
<b>6</b>	Gateshead Garden Festival No.2-Gateshead, Tyne and Wear	Historic Landfill
<b>7</b>	High Fell-Windy Nook	Historic Landfill
<b>8</b>	Ropery Road-Teams, Gateshead	Historic Landfill
<b>9</b>	EA/EPR/XP3993NS/A001	Active Landfill
<b>10</b>	Redheugh Gasholder-Team Street, Dunston, Gateshead, Tyne and Wear	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



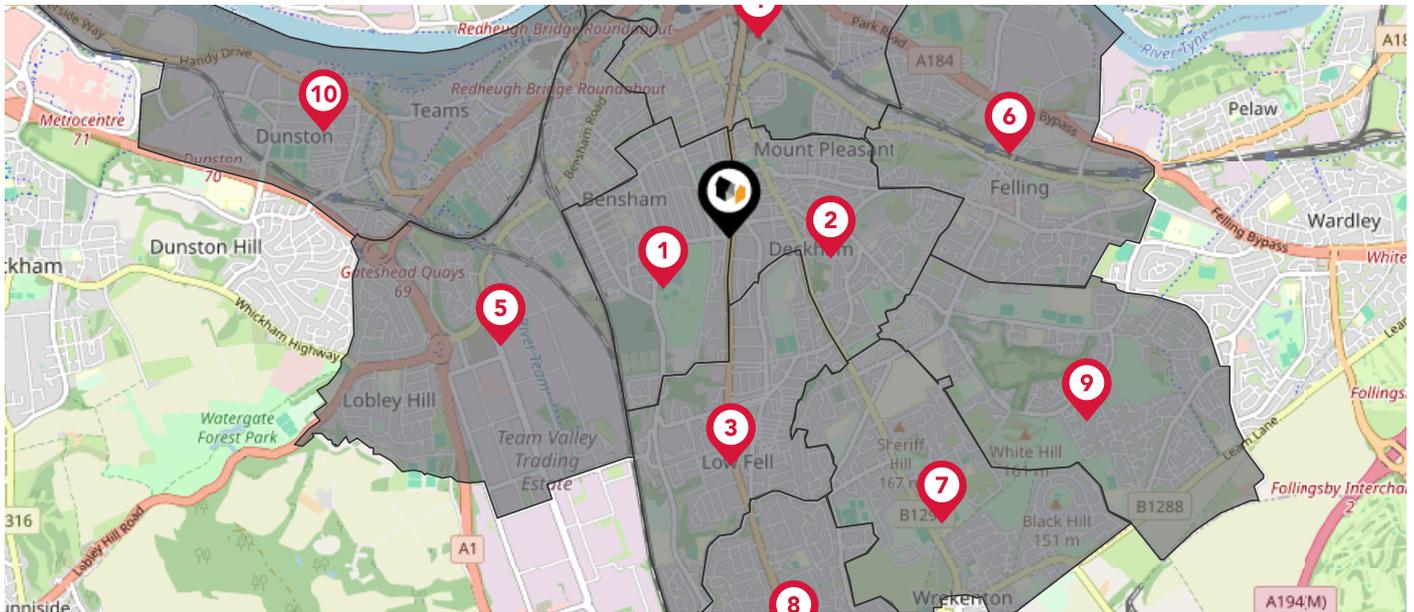
### Mine Entry

- ✕ 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.

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

-  Saltwell Ward
-  Deckham Ward
-  Low Fell Ward
-  Bridges Ward
-  Lobley Hill and Bensham Ward
-  Felling Ward
-  High Fell Ward
-  Chowdene Ward
-  Windy Nook and Whitehills Ward
-  Dunston and Teams Ward

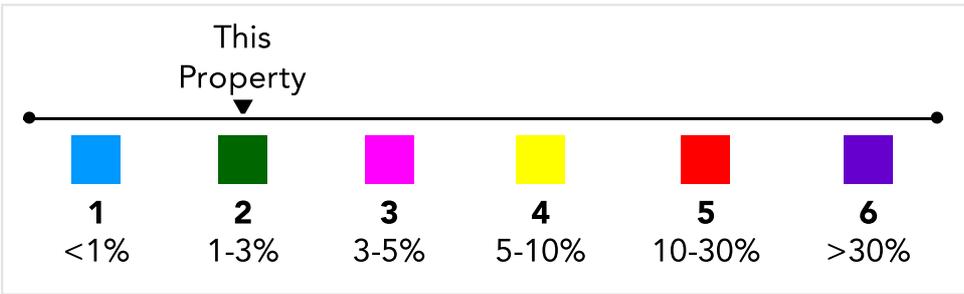
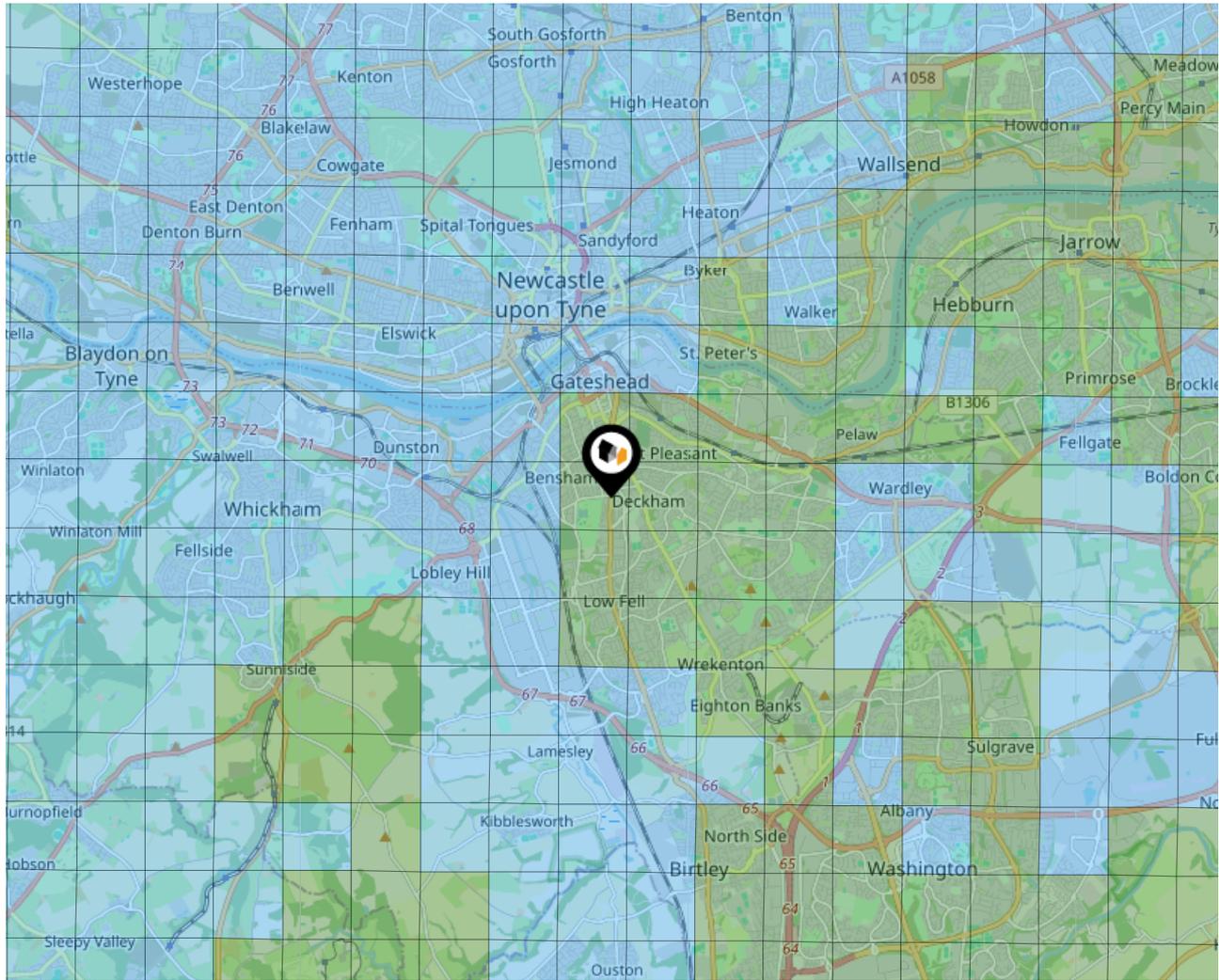
# Environment

## Radon Gas



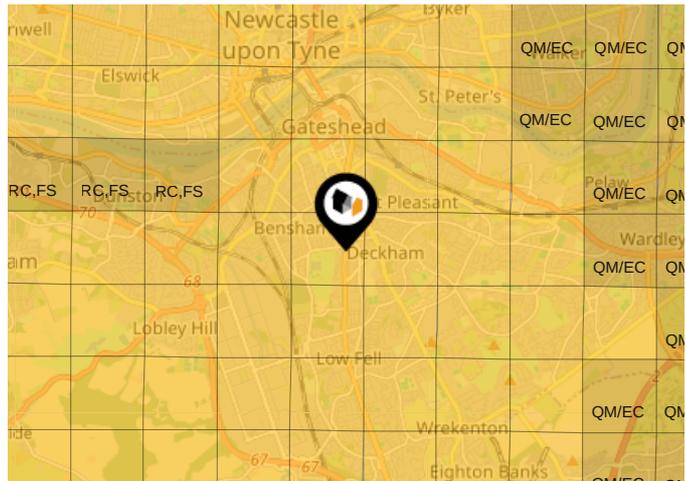
### What is Radon?

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>).



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

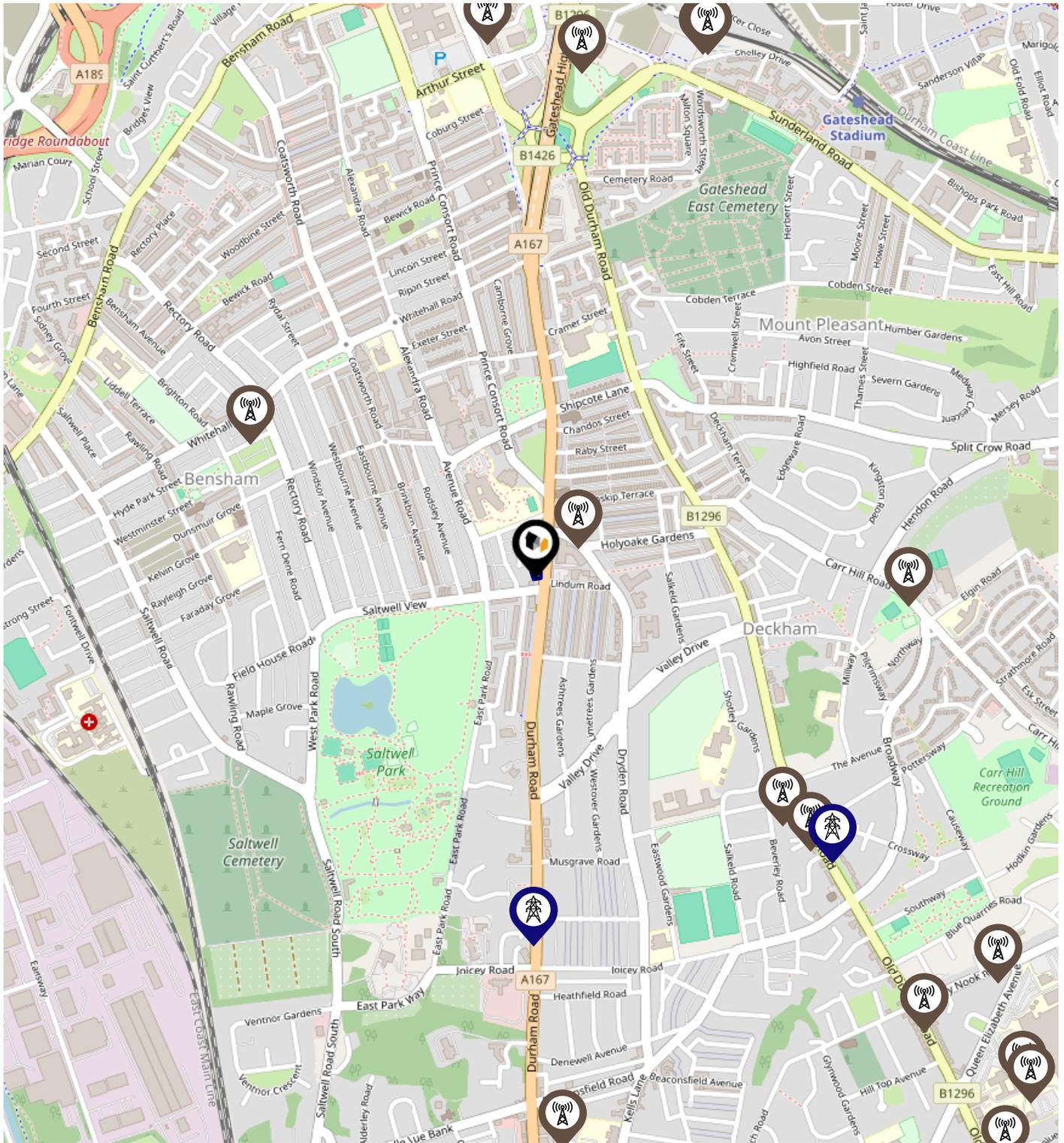
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



### 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:**

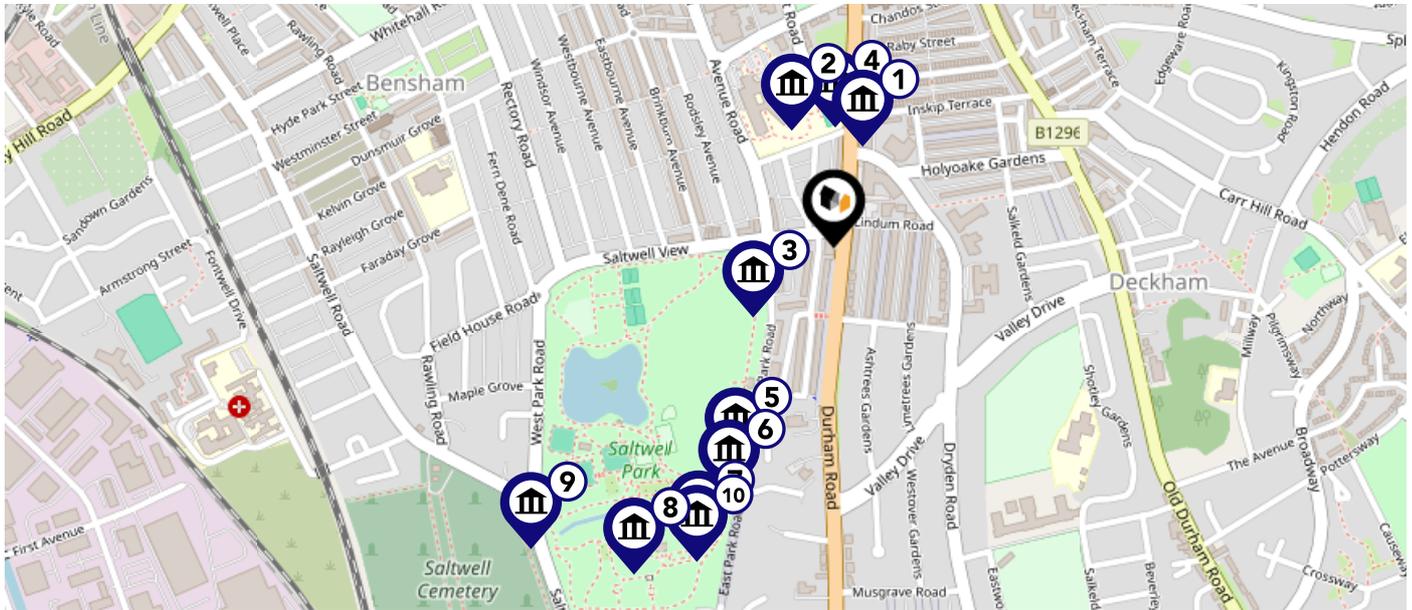
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

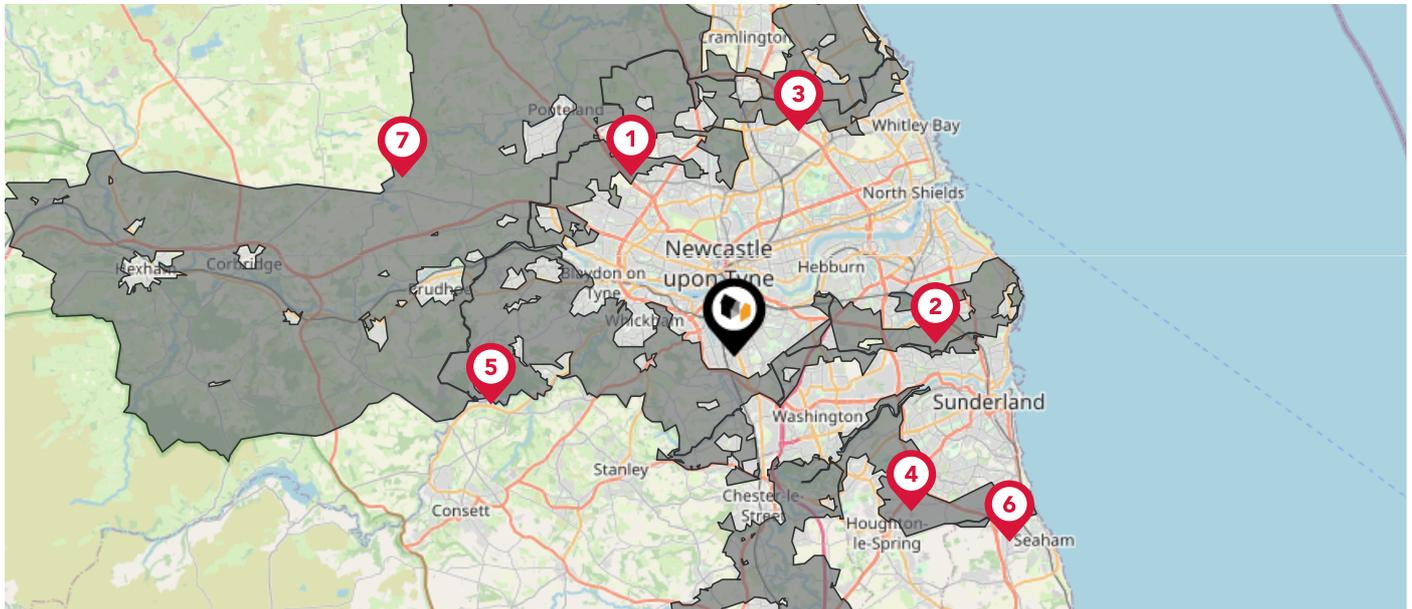


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



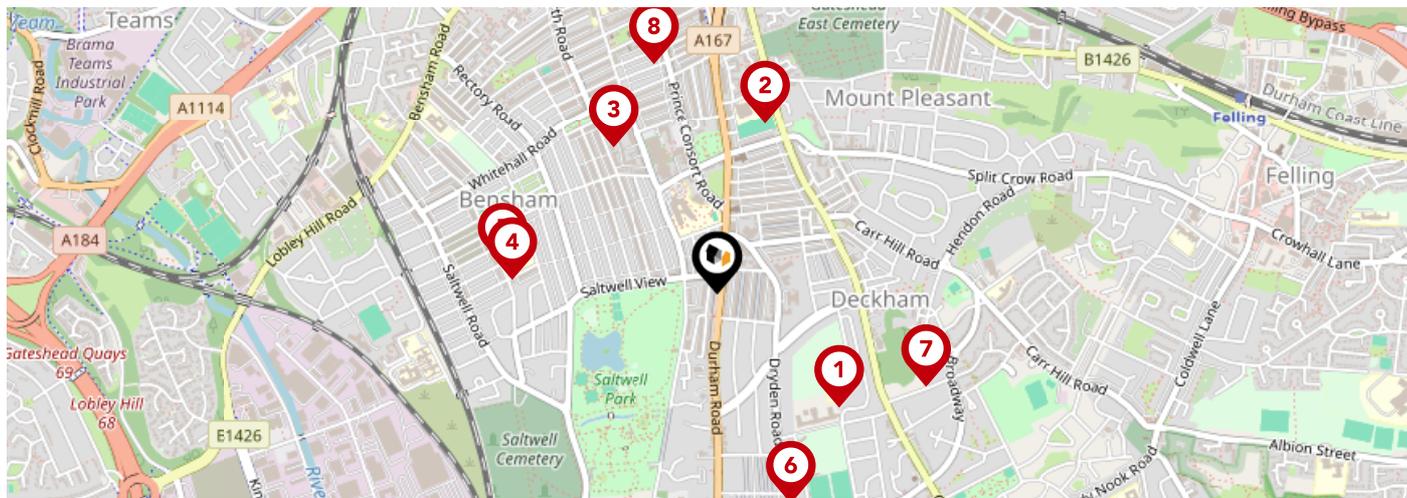
Listed Buildings in the local district	Grade	Distance
1248725 - Church Of St George	Grade II	0.1 miles
1248566 - Shipleigh Art Gallery	Grade II	0.1 miles
1248555 - North Shelter In Saltwell Park	Grade II	0.1 miles
1277766 - War Memorial	Grade II	0.1 miles
1248769 - Statue Of Alderman John Lucas	Grade II	0.2 miles
1277742 - South Shelter In Saltwell Park	Grade II	0.3 miles
1277773 - Stable Block To North East Of Saltwell Towers	Grade II	0.3 miles
1248553 - Charlton Memorial Drinking Fountain To North West Of Saltwell Towers	Grade II	0.4 miles
1277843 - Entrance Gates And Piers To Saltwell Park	Grade II	0.4 miles
1248554 - Aviaries To North East Of Saltwell Towers	Grade II	0.4 miles

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



### Nearby Green Belt Land

-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  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 - Gateshead
-  Tyne and Wear Green Belt - County Durham
-  Tyne and Wear Green Belt - Northumberland



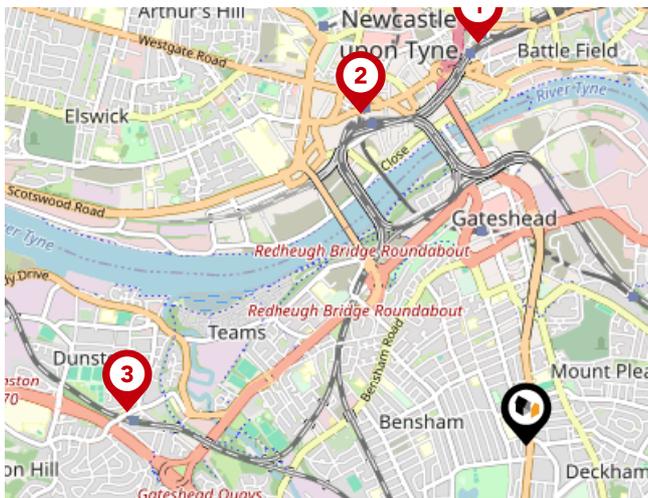
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Dryden School</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>South Street Community Primary School</b> Ofsted Rating: Good   Pupils: 226   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Caedmon Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Kelvin Grove Community Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Corpus Christi Catholic Primary School, Gateshead</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Peter's Catholic Primary School, Low Fell</b> Ofsted Rating: Good   Pupils: 213   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>River Tyne Academy Gateshead</b> Ofsted Rating: Good   Pupils: 111   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Keser Torah Boys' School</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Haskel School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gateshead Jewish Boarding School</b> Ofsted Rating: Requires improvement   Pupils: 132   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brighton Avenue Primary School</b> Ofsted Rating: Outstanding   Pupils: 362   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Keser Girls School</b> Ofsted Rating: Requires improvement   Pupils: 340   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Carr Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 333   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Gateshead</b> Ofsted Rating: Good   Pupils: 191   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tashbar Boys Nursery</b> Ofsted Rating: Good   Pupils: 25   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gateshead Jewish Nursery School</b> Ofsted Rating: Good   Pupils: 144   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

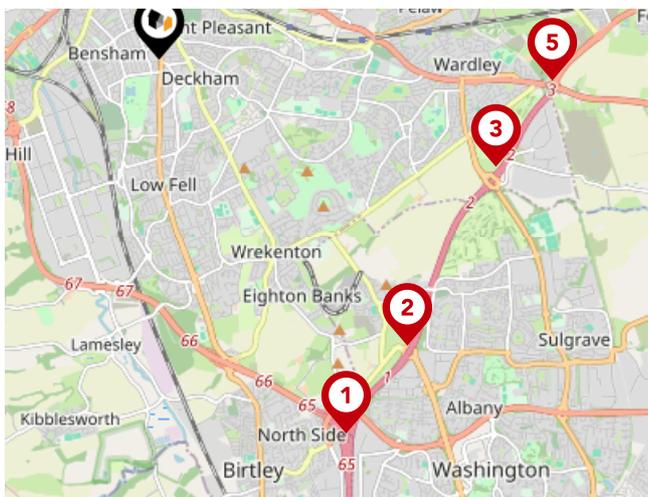
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Manors Rail Station	1.73 miles
	Newcastle Rail Station	1.58 miles
	Dunston Rail Station	1.69 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	3.56 miles
	A194(M) J1	3.22 miles
	A194(M) J2	2.99 miles
	A1(M) J64	4.71 miles
	A194(M) J3	3.34 miles

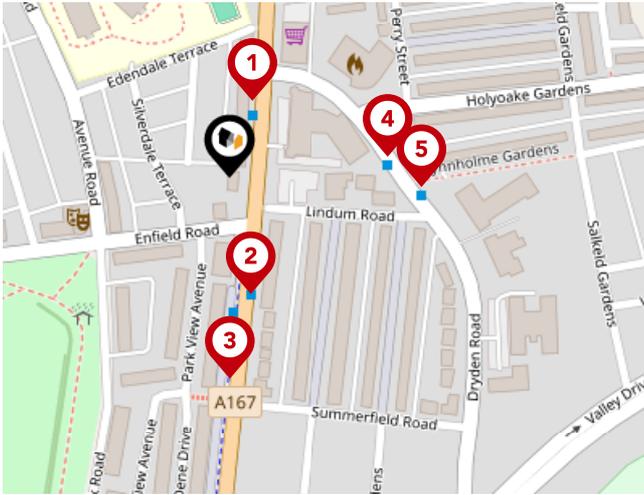


### Airports/HELIPADS

Pin	Name	Distance
	Airport	7.56 miles
	Teesside Airport	30.95 miles
	Leeds Bradford Airport	74.69 miles
	Irthington	47.85 miles

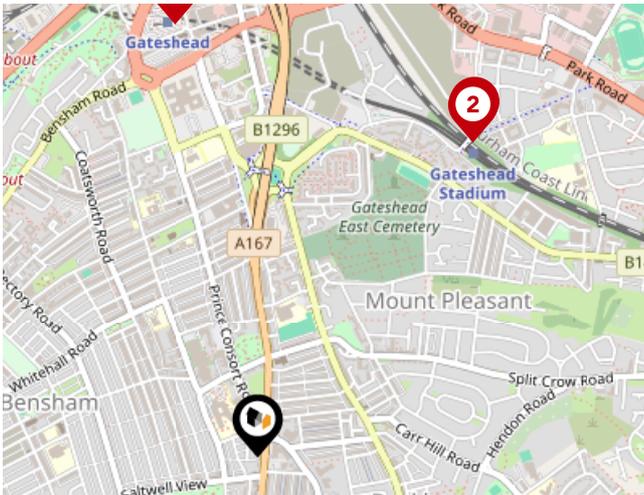
# Area

## Transport (Local)



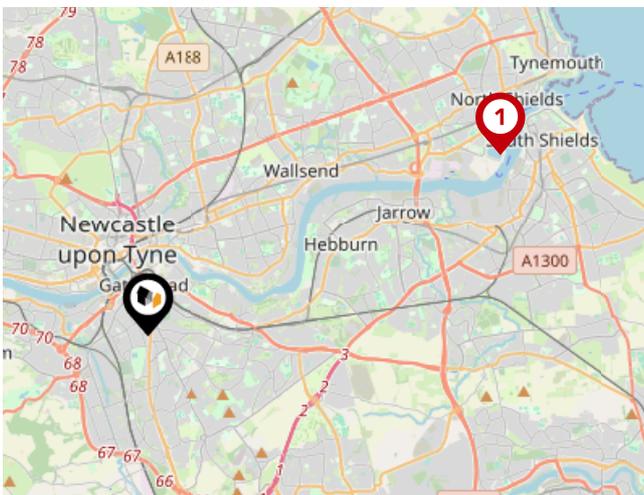
### Bus Stops/Stations

Pin	Name	Distance
1	Durham Road-Dryden Road	0.04 miles
2	Durham Road Saltwell Park	0.06 miles
3	Durham Road Saltwell Park	0.11 miles
4	Dryden Road	0.08 miles
5	Dryden Road	0.1 miles



### Local Connections

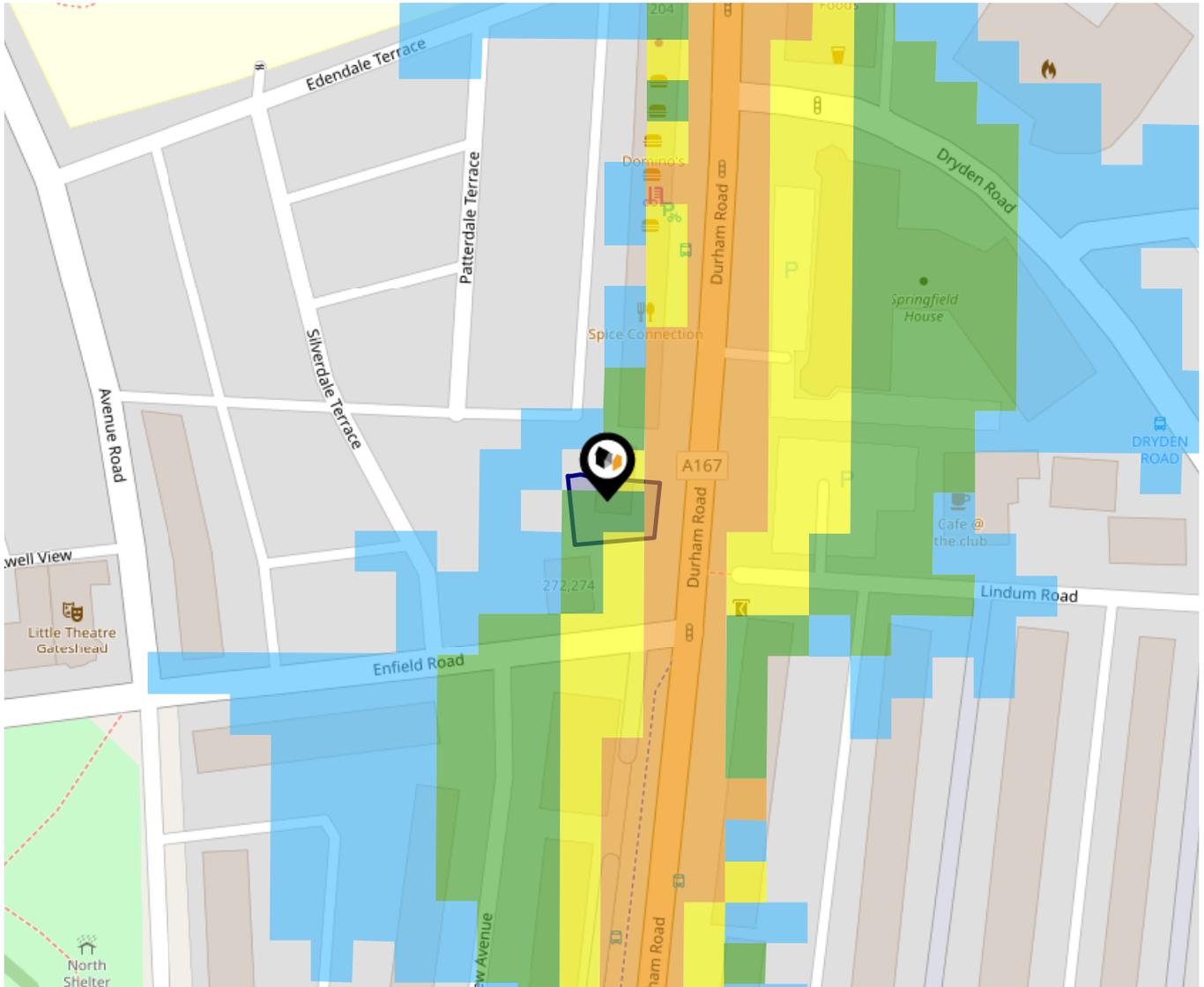
Pin	Name	Distance
1	Gateshead (Tyne and Wear Metro Station)	0.94 miles
2	Gateshead Stadium (Tyne and Wear Metro Station)	0.81 miles
3	Gateshead Stadium (Tyne and Wear Metro Station)	0.82 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	6.71 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside  
0191 440 8173  
chris@walkersxchange.com  
www.walkersxchange.com/

