



See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Tuesday 20th January 2026 @ 1:03pm



BARLOW ROAD, BARLOW, BLAYDON-ON-TYNE, NE21

Walkersxchange Estate Agents

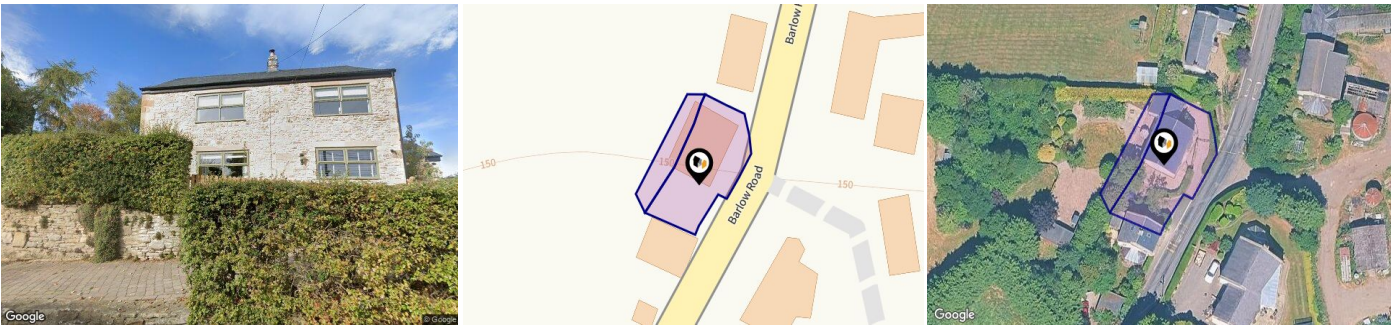
2a Gateshead Road, Sunnyside

0191 440 8173

sales@Walkersxchange.com

www.walkersxchange.com
















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,905 ft ² / 177 m ²		
Plot Area:	0.13 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,578		
Title Number:	TY44591		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		23	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

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

Planning History

This Address

Planning records for: **Barlow Road, Barlow, Blaydon-on-tyne, NE21**

Reference - Gateshead/DC/08/00771/FUL	
Decision:	Decided
Date:	14th July 2008
Description:	Erection of conservatory at side of dwellinghouse.

Reference - Gateshead/DC/18/00216/HHA	
Decision:	Decided
Date:	13th March 2018
Description:	Demolition of conservatory, workshop and garage, erection of new single storey side and rear extension. Minor external alterations (amended plans received 23.04.18)

Planning records for: *East Farm Barlow Road Barlow Blaydon On Tyne Tyne And Wear NE21 6JT*

Reference - Gateshead/DC/08/00440/FUL
<p>Decision: Decided</p>
<p>Date: 14th May 2008</p>
<p>Description: Construction of new vehicular access to highway, erection of 4 car ports and access road and erection of stable block.</p>
Reference - Gateshead/DC/09/00293/FUL
<p>Decision: Decided</p>
<p>Date: 09th April 2009</p>
<p>Description: Erection of single-storey stable building to provide 6 x stables, 3 x tack/feed stores and 1 x communal hay store with concrete courtyard.</p>
Reference - Gateshead/DC/09/01756/AGR
<p>Decision: Decided</p>
<p>Date: 21st January 2010</p>
<p>Description: DETERMINATION OF PRIOR APPROVAL: Erection of barn.</p>
Reference - Gateshead/DC/06/00173/FUL
<p>Decision: Decided</p>
<p>Date: 06th February 2006</p>
<p>Description: Conversion of redundant agricultural buildings into 4 dwellings (use class C3) (resubmission) (amended 18.05.06 and 27.06.06).</p>

Planning records for: ***East Farm Barlow Road Barlow Blaydon On Tyne NE21 6JT***

Reference - Gateshead/DC/10/00374/FUL	
Decision:	Decided
Date:	20th April 2010
Description:	Removal of condition 6 of planning application DC/09/00293/FUL relating to need for archaeological work.

Reference - Gateshead/DC/08/01456/FUL	
Decision:	Decided
Date:	15th October 2008
Description:	Construction of new vehicular access to highway, erection of 4 car ports and access road and associated external works (revised application). Retrospective. (Amended 20th January 2009)

Planning records for: ***Greentrees Barlow Road Blaydon NE21 6JT***

Reference - Gateshead/DC/15/00171/HHA	
Decision:	Decided
Date:	25th February 2015
Description:	Single storey front and rear extensions, additional garage to side and box dormer (incorporating balconies) on rear elevation

Planning records for: ***Grizzel Stables Barlow Road Barlow Blaydon On Tyne NE21 6JT***

Reference - DC/19/00609/AGR	
Decision:	Decided
Date:	11th June 2019
Description:	Erection of building for the storage and maintenance of farm vehicles, machinery and materials

Planning records for: *Grizzel Stables Barlow Road Barlow Blaydon On Tyne Tyne And Wear NE21 6JT*

Reference - Gateshead/DC/08/00720/FUL	
Decision:	Decided
Date:	30th May 2008
Description:	Erection of replacement stable block comprising 12 stables, feed room, hay store, tack room and wash bay (retrospective application).

Planning records for: *4 East Farm Cottage And East Farm Barlow Road Barlow Blaydon On Tyne Tyne And Wear NE21 6JT*

Reference - Gateshead/DC/07/00347/FUL	
Decision:	Decided
Date:	05th March 2007
Description:	Erection of extension at rear of dwellinghouses including internal alterations.

Reference - Gateshead/DC/07/01321/FUL	
Decision:	Decided
Date:	08th August 2007
Description:	Erection of single-storey extension at rear of dwellinghouse (revised application).

Reference - Gateshead/DC/07/01083/COU	
Decision:	Decided
Date:	03rd July 2007
Description:	Conversion of redundant agricultural buildings into 4 dwellings (use class C3) (revised application) (amended 10.03.08).

Planning records for: *The Farm House North Farm Barlow Road Barlow Blaydon NE21 6JT*

Reference - Gateshead/DC/15/00822/HHA
<p>Decision: Decided</p>
<p>Date: 13th August 2015</p>
<p>Description: Construction of a single storey orangery extension to rear and erection of a porch to front elevation.</p>
Reference - Gateshead/DC/10/00266/AGR
<p>Decision: Decided</p>
<p>Date: 17th March 2010</p>
<p>Description: DETERMINATION OF PRIOR APPROVAL: Erection of agricultural building</p>
Reference - Gateshead/DC/16/01093/HHA
<p>Decision: Decided</p>
<p>Date: 20th October 2016</p>
<p>Description: Conversion of stable into games room.</p>
Reference - Gateshead/DC/11/00903/FUL
<p>Decision: Decided</p>
<p>Date: 06th October 2011</p>
<p>Description: Erection of agricultural barn.</p>

Planning records for: *The Stables East Farm Barlow Road Barlow Blaydon On Tyne NE21 6JT*

Reference - Gateshead/DC/10/00611/HHA	
Decision:	Decided
Date:	28th June 2010
Description:	Erection of single-storey extension at side of dwellinghouse (amended plan received 10.08.10).

Planning records for: *10 Barlow Road Barlow Blaydon On Tyne NE21 6JT*

Reference - Gateshead/DC/10/00656/HHA	
Decision:	Decided
Date:	02nd July 2010
Description:	Erection of two-storey extension at rear of dwellinghouse and porch at front.

Reference - Gateshead/DC/10/00787/FUL	
Decision:	Decided
Date:	23rd August 2010
Description:	Erection of 2 wooden stables, tack room and retaining wall and area of hardstanding measuring 8m x 14m (part retrospective).

Reference - Gateshead/DC/10/00356/HHA	
Decision:	Decided
Date:	12th May 2010
Description:	Erection of porch at front of dwellinghouse, two-storey extension at rear and extension of existing hardstanding including erection of shed and retaining wall on land to rear (part retrospective application).

Planning records for: *Highbarnes Barlow Road Barlow Blaydon On Tyne Tyne And Wear NE21 6JT*

Reference - Gateshead/DC/08/00189/CPL	
Decision:	Decided
Date:	12th February 2008
Description:	CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT: Conversion of garage to living accommodation and erection of bay window.

Reference - Gateshead/DC/08/01832/AGR	
Decision:	Decided
Date:	10th December 2008
Description:	DETERMINATION OF PRIOR APPROVAL: Erection of barn for machine and fodder storage in connection with rearing of rare breed sheep.

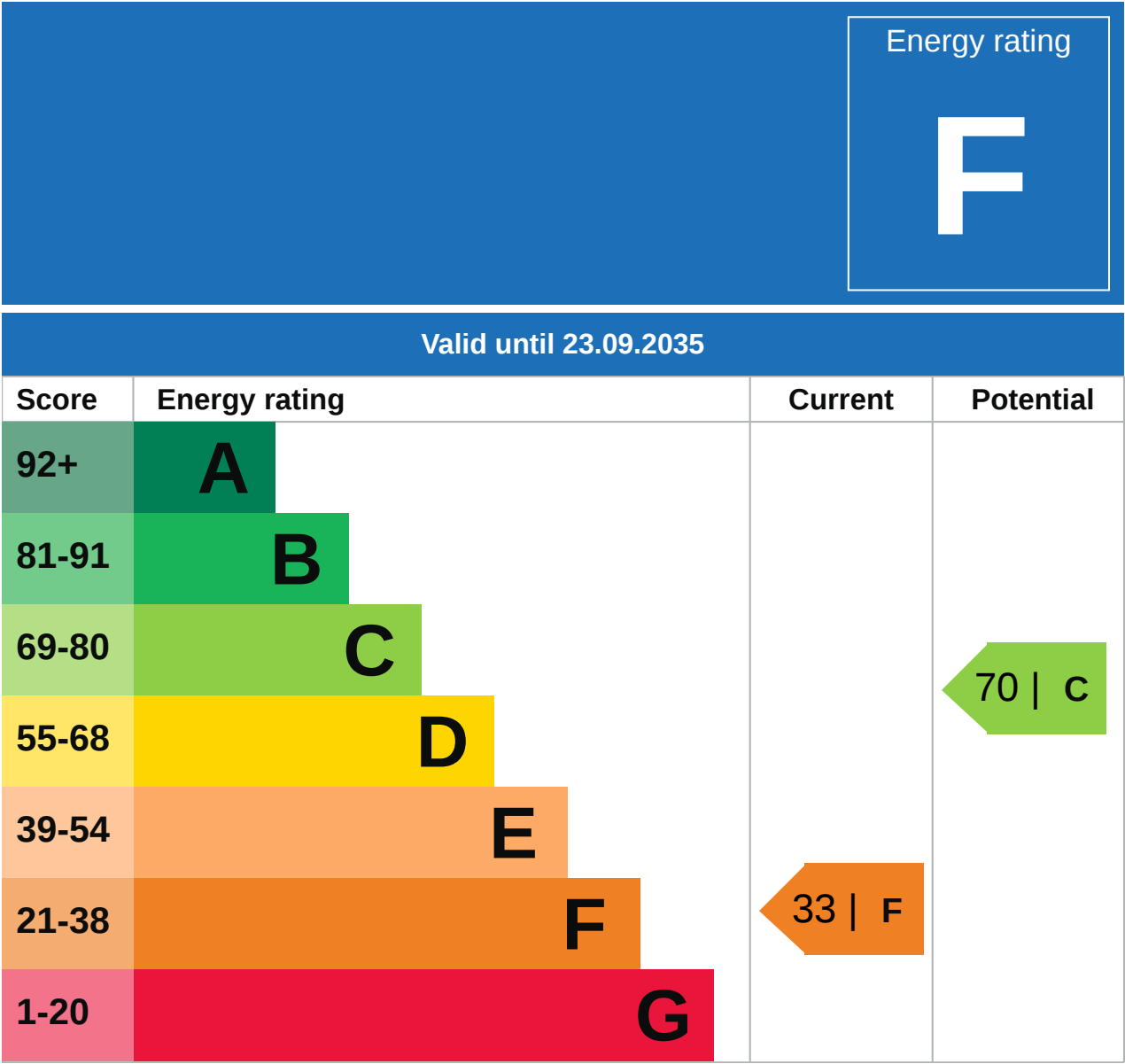
Reference - Gateshead/DC/08/00649/FUL	
Decision:	Decided
Date:	20th May 2008
Description:	Conversion of garage to living accommodation incorporating installation of bay window.

Planning records for: *South Farm Barlow Road Barlow Blaydon On Tyne Tyne And Wear NE21 6JT*

Reference - Gateshead/DC/07/01028/FUL	
Decision:	Decided
Date:	22nd June 2007
Description:	Erection of conservatory on south side of dwellinghouse.

Planning records for: *North Farm Barlow Road Barlow Blaydon On Tyne Tyne And Wear NE21 6JT*

Reference - Gateshead/DC/06/01026/COU	
Decision:	Decided
Date:	18th July 2006
Description:	Change of use and conversion of existing office into residential dwelling house and re-location of existing porch on front elevation.



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Sandstone, as built, no insulation (assumed)
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Pitched, 350 mm loft insulation
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	177 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

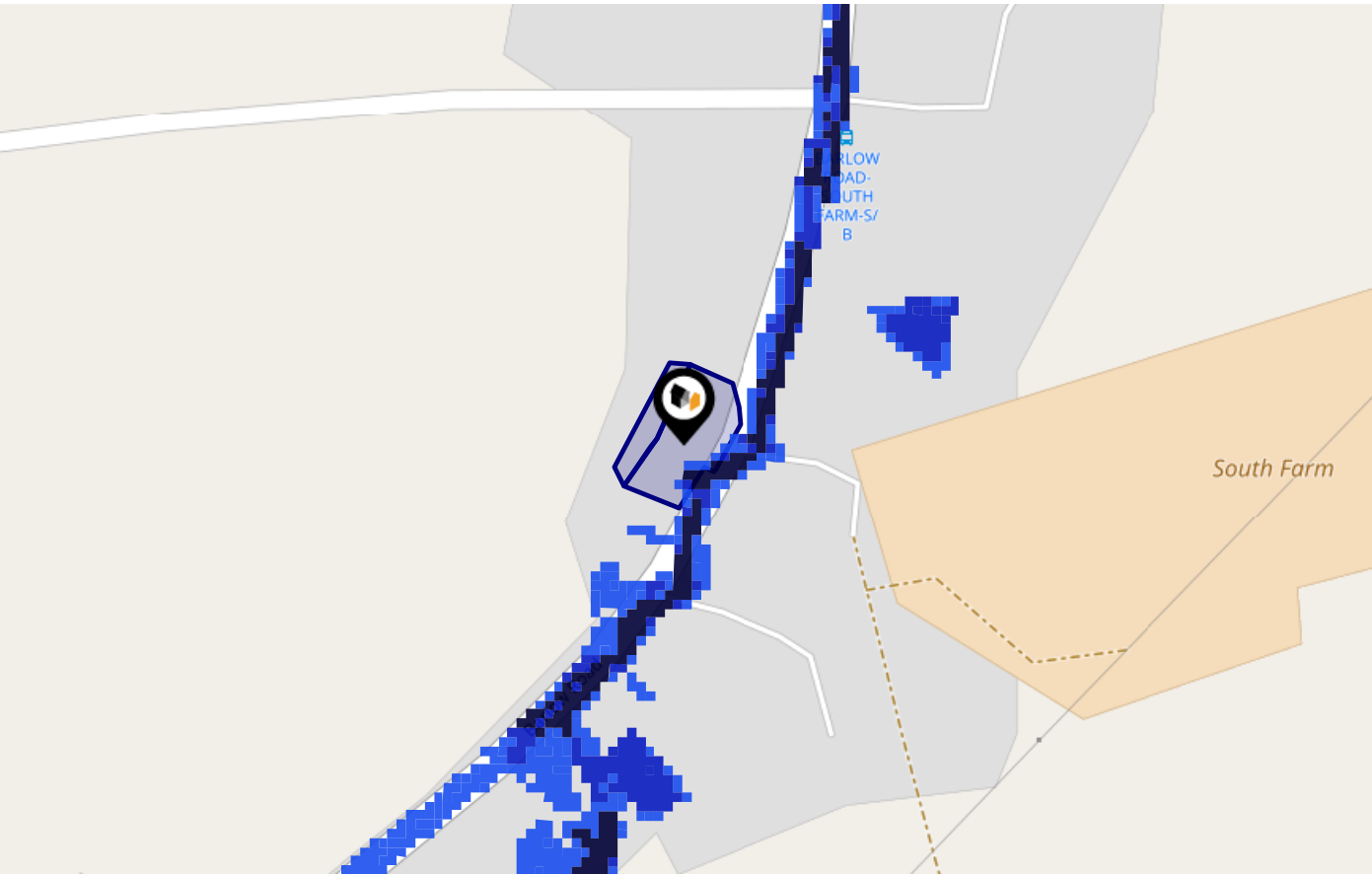
Drainage

Important - Please read

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.

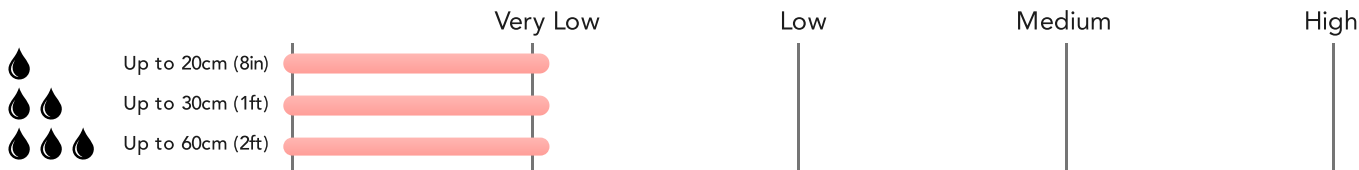


Risk Rating: Very low

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.

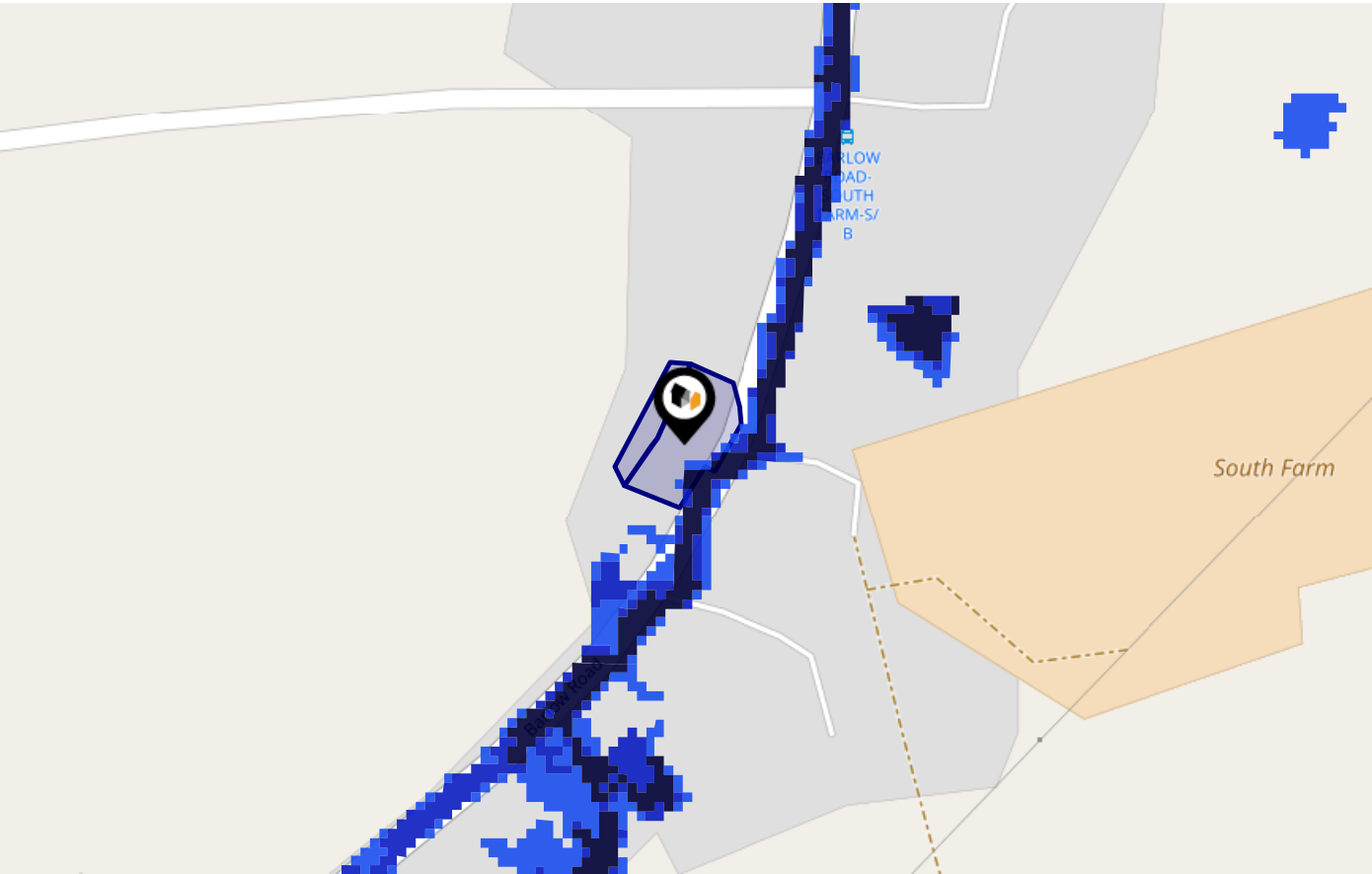
Chance of flooding to the following depths at this property:



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.

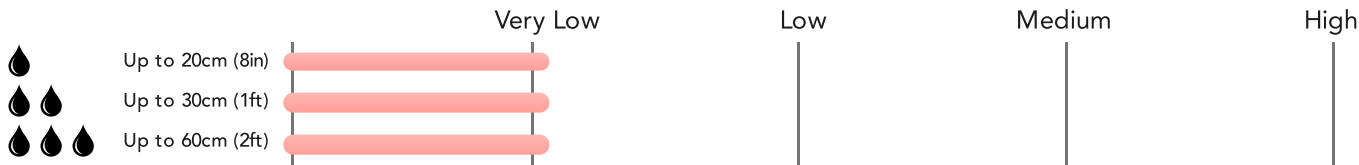


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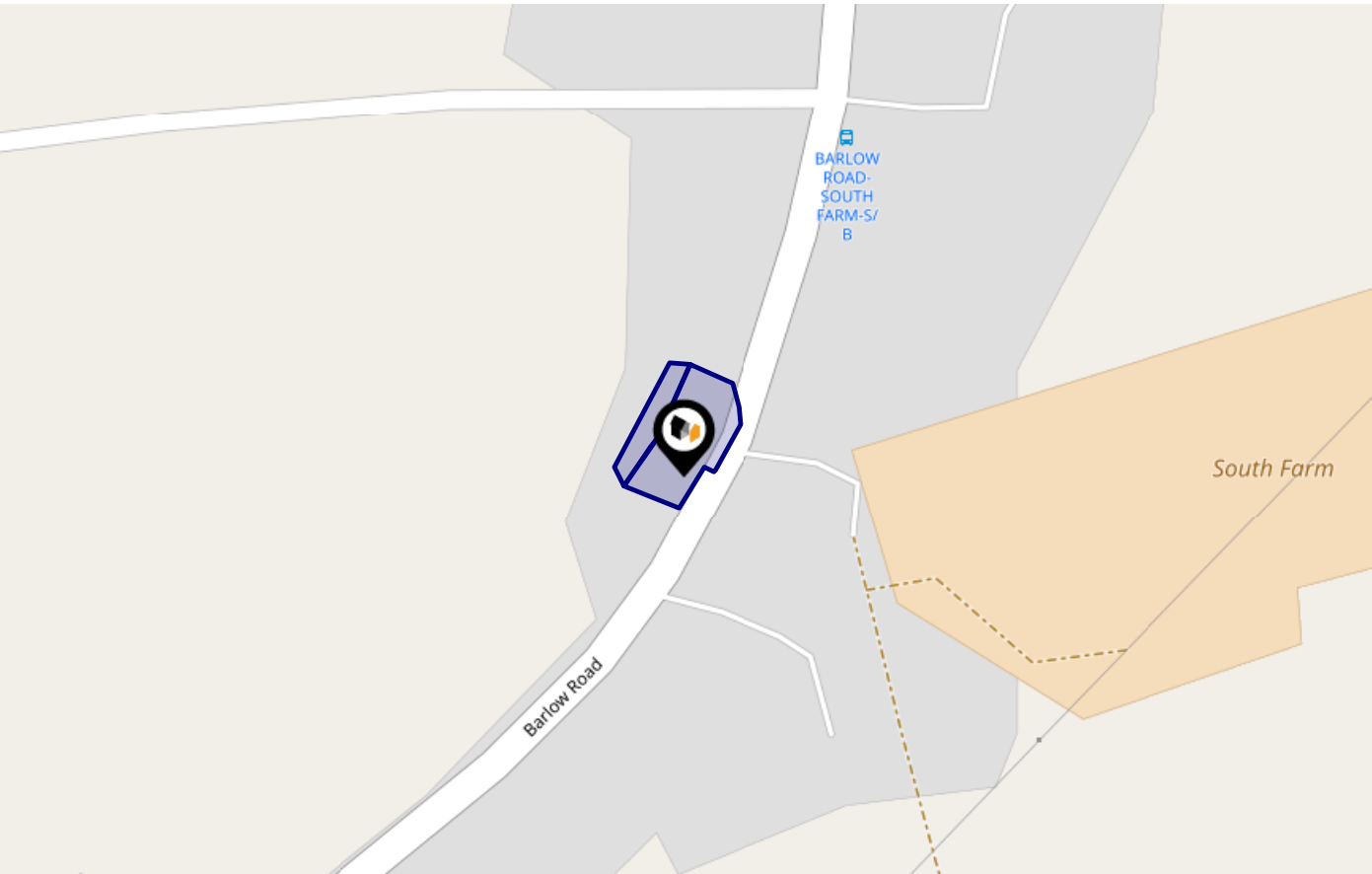
Chance of flooding to the following depths at this property:



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.

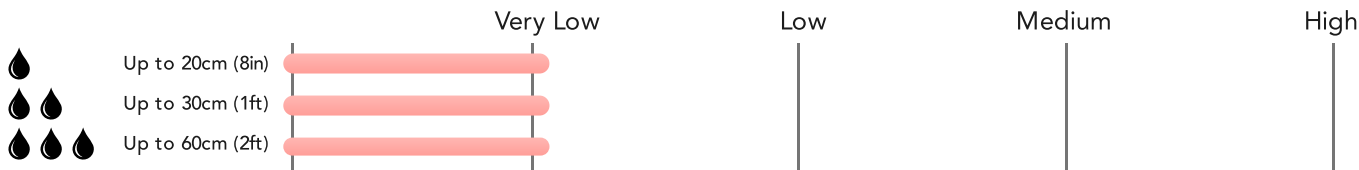


Risk Rating: Very low

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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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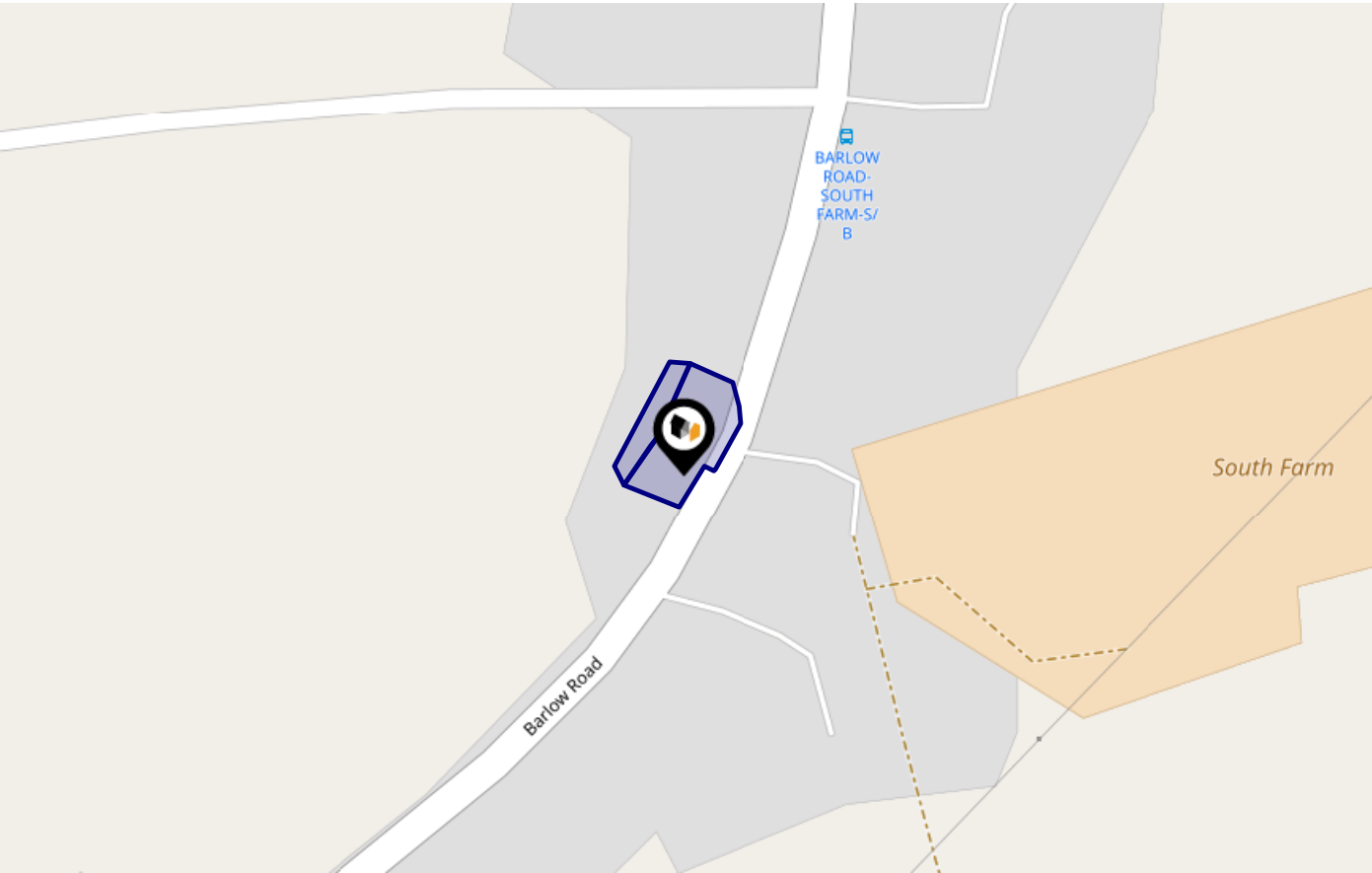
Chance of flooding to the following depths at this property:



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.

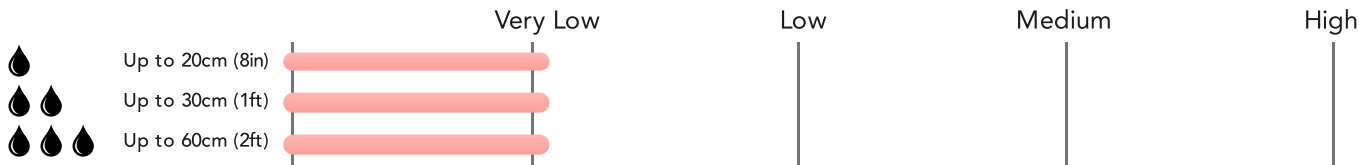


Risk Rating: Very low

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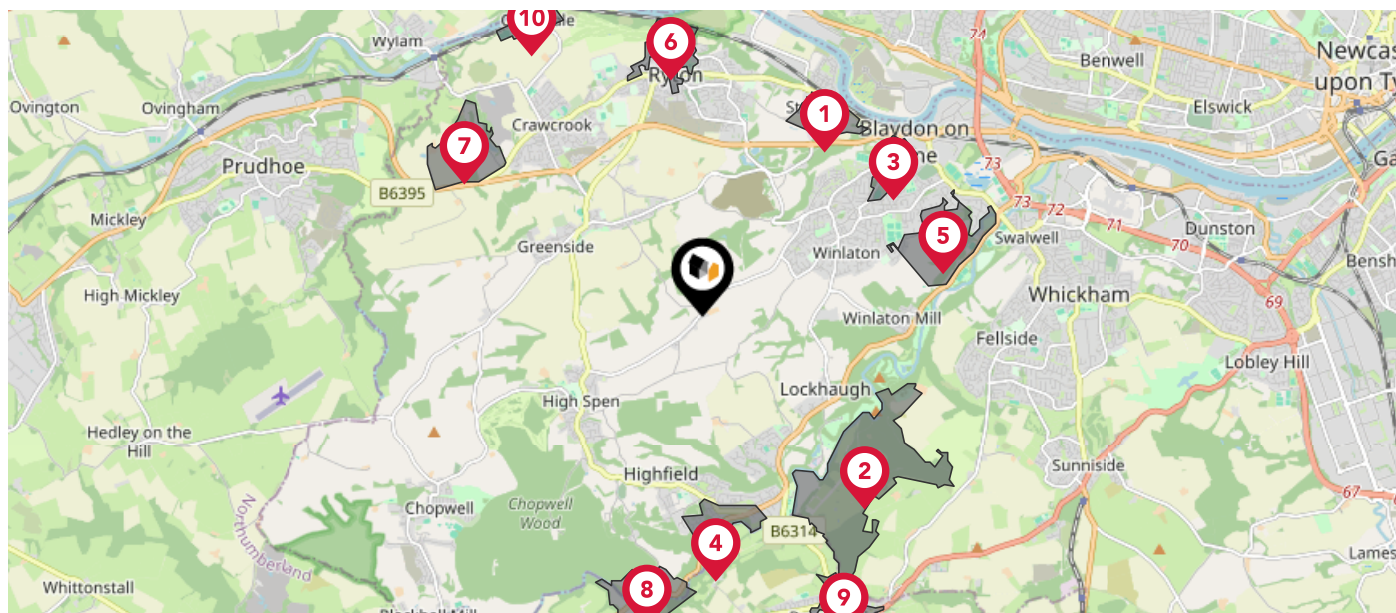
Chance of flooding to the following depths at this property:



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

Path Head CA

2

Gibside CA

3

Blaydon CA

4

Rowlands Gill CA

5

Axwell CA

6

Ryton CA

7

Bradley Park CA

8

Lintzford

9

Burnopfield

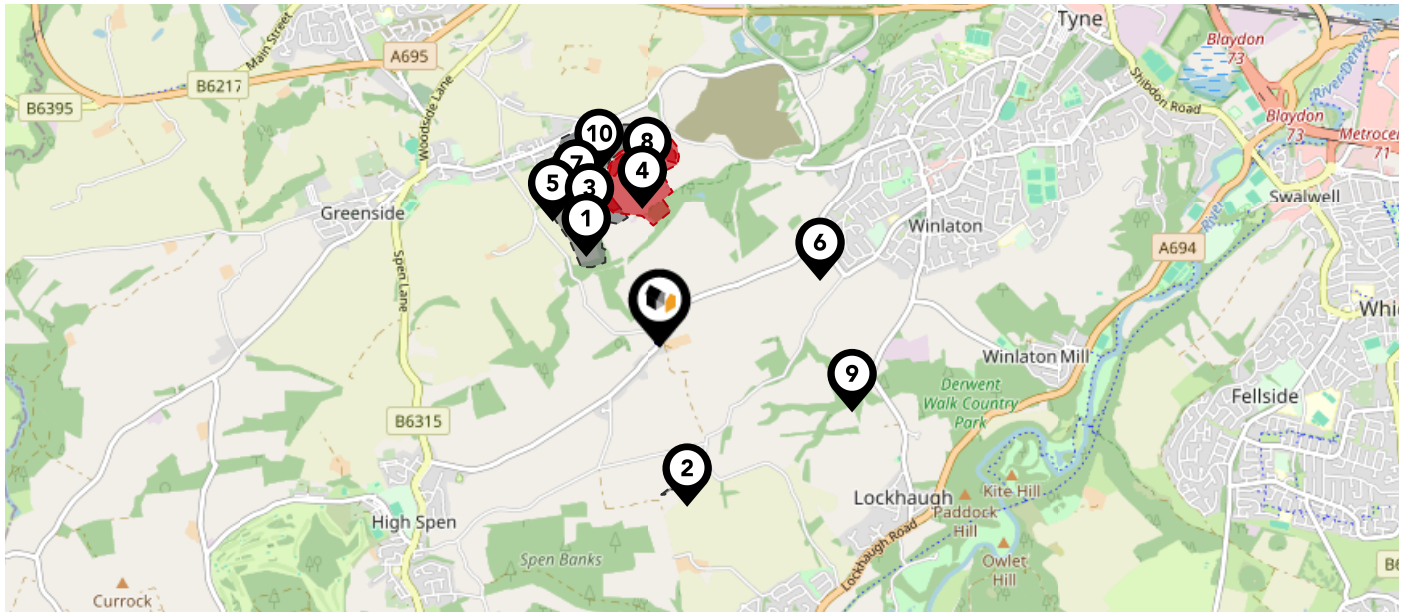
10

Clara Vale CA

Maps

Landfill Sites

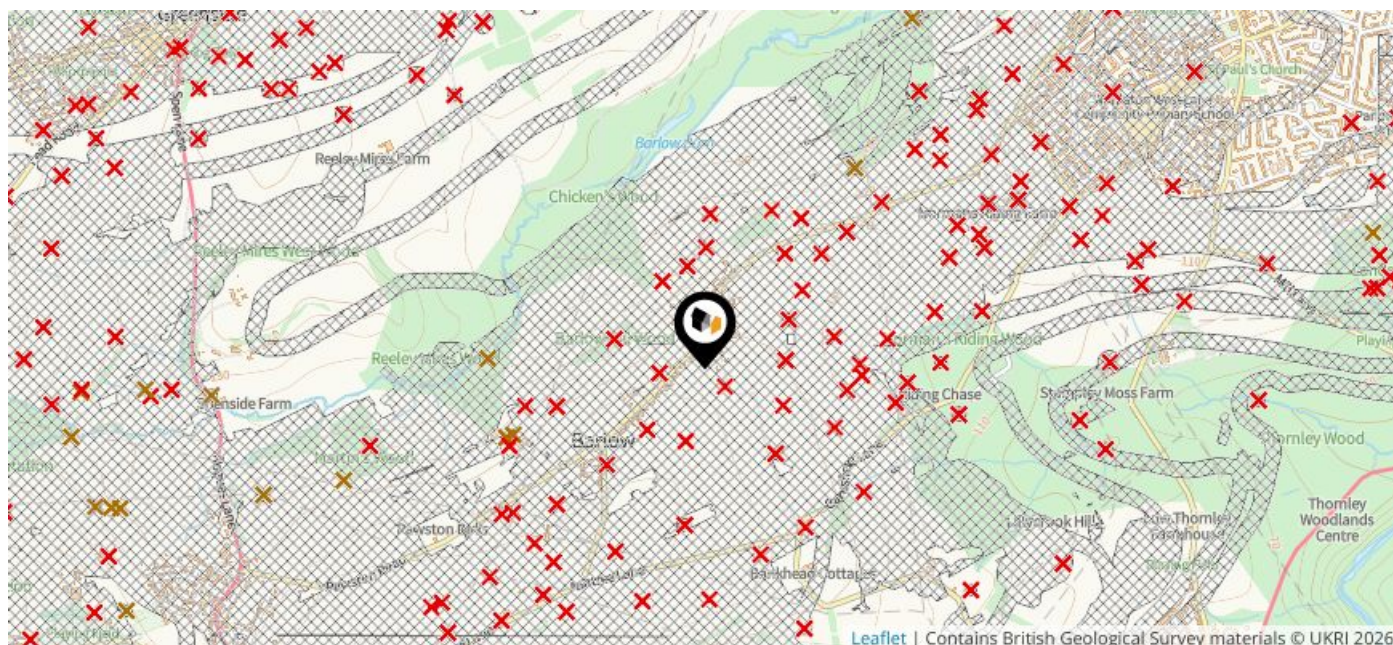
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Burnhills Quarry No.2-Greenside, Ryton, Tyne and Wear	Historic Landfill	
2	Hollin Hill Lane-Hollinhill Lane, Rowlands Gill, Tyne and Wear	Historic Landfill	
3	EA/EPR/EP3097ZT/V007	Active Landfill	
4	EA/EPR/MP3293NB/V004	Active Landfill	
5	EA/EPR/SP3893NR/V006	Active Landfill	
6	Knobby Ends Lane-Blaydon Burn, Blaydon, Gateshead	Historic Landfill	
7	Folly Quarry / Beatwaste-Lead Road, Greenside, Ryton, Tyne and Wear	Historic Landfill	
8	EA/EPR/CP3197ZT/V006	Active Landfill	
9	Stampley Moss - Thornley Fields-Thornley Lane, Winlaton	Historic Landfill	
10	Folly Quarry-Lead Road, Greenside, Ryton, Tyne and Wear	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

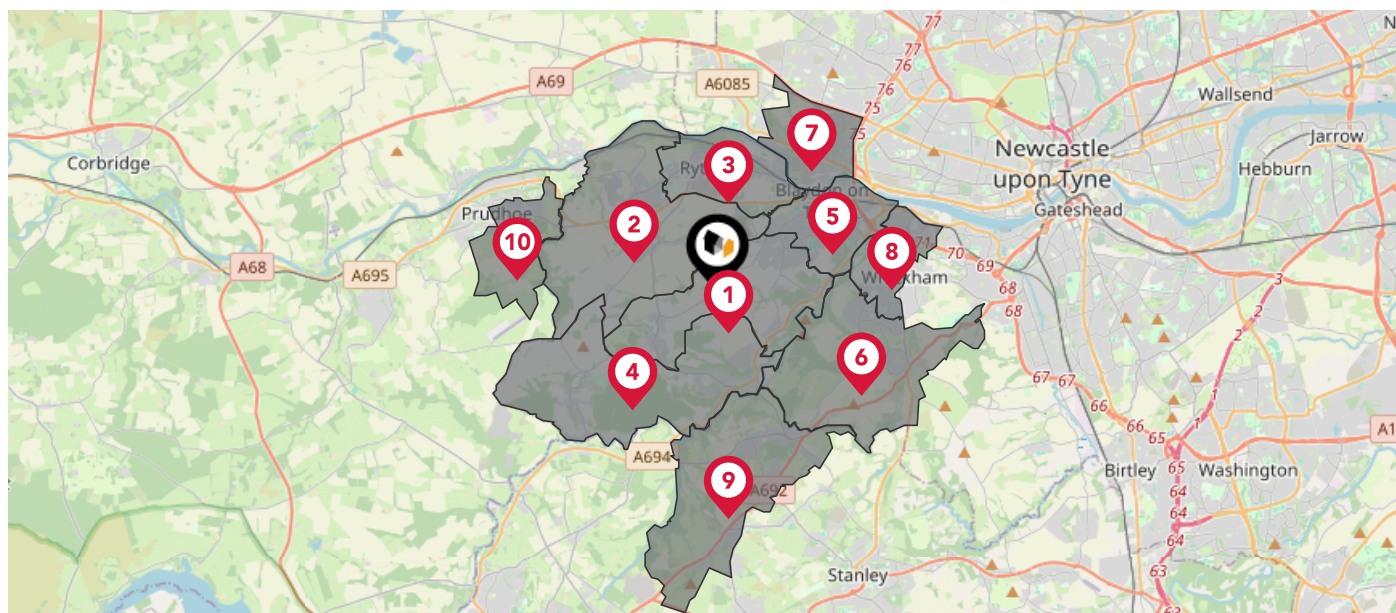
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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

Winlaton and High Spen Ward

2

Crawcrook and Greenside Ward

3

Ryton, Crookhill and Stella Ward

4

Chopwell and Rowlands Gill Ward

5

Blaydon Ward

6

Whickham South and Sunniside Ward

7

Lemington Ward

8

Whickham North Ward

9

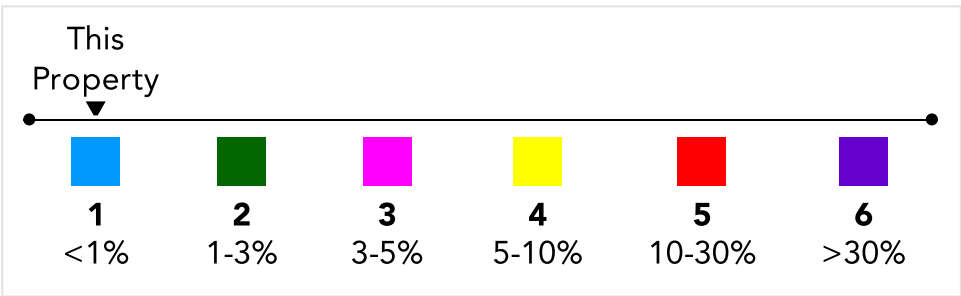
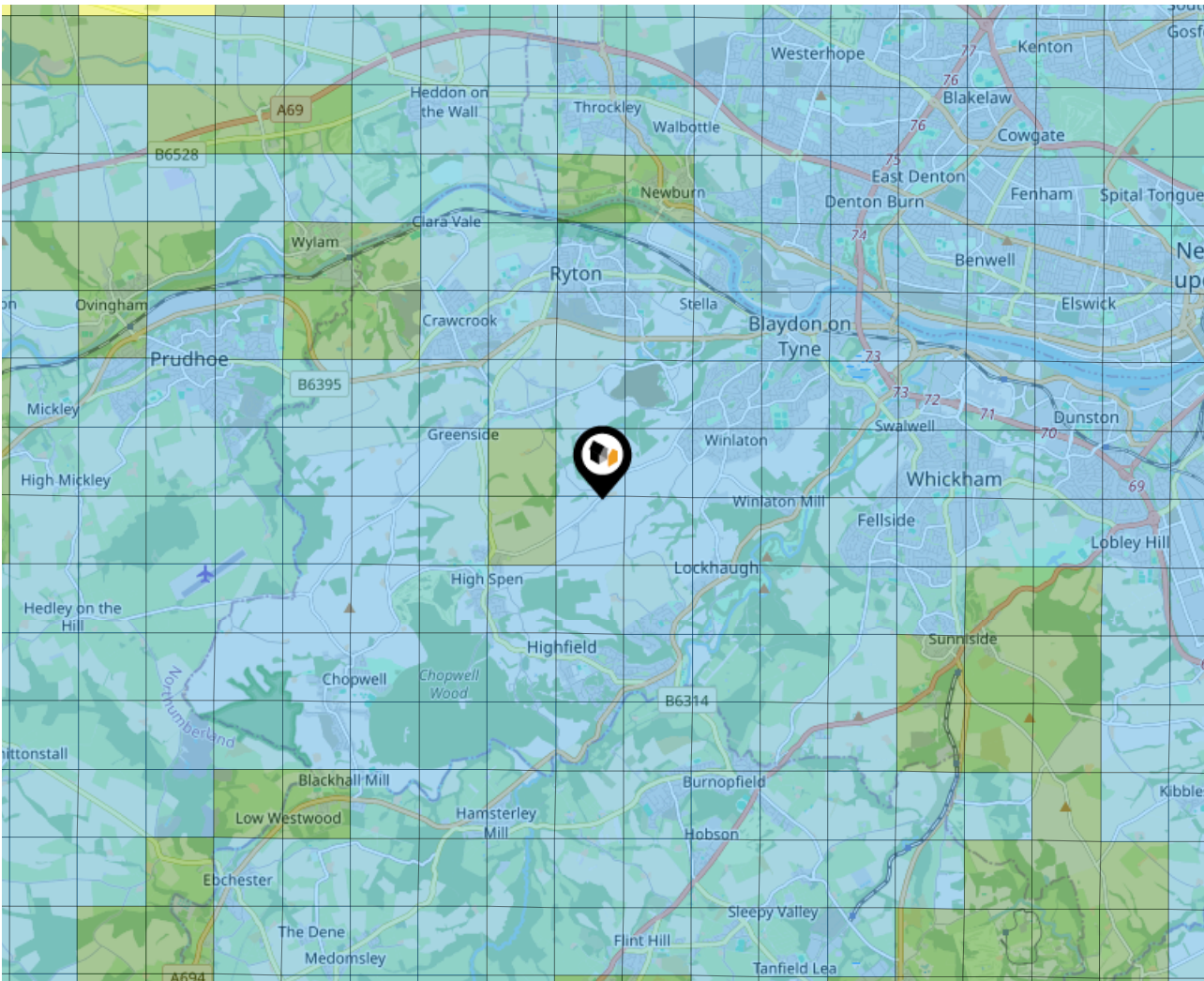
Burnopfield and Dipton ED

10

Prudhoe South ED

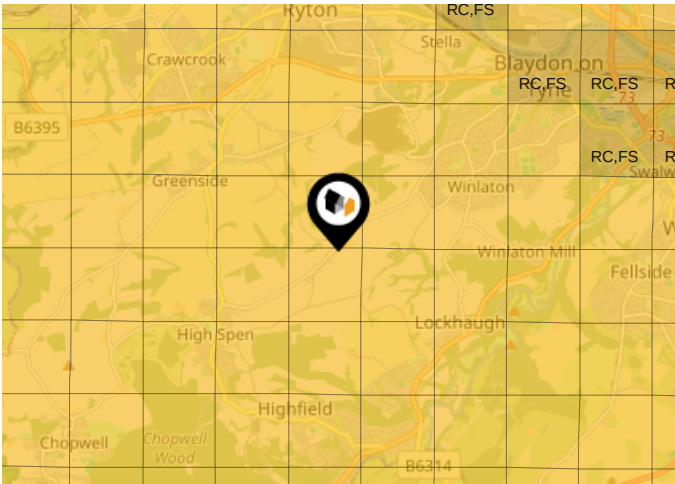
What is Radon?

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)

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

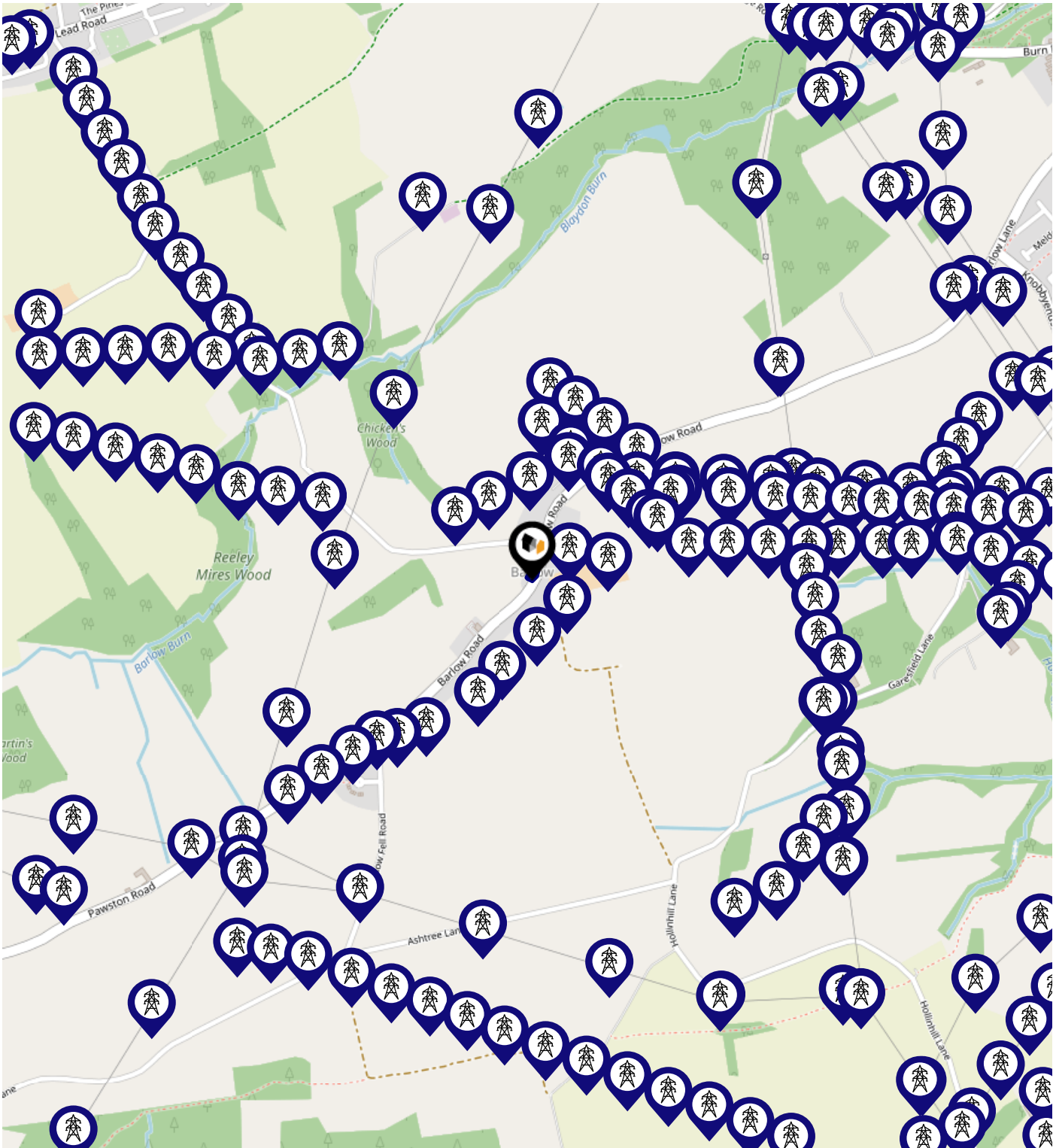


Primary Classifications (Most Common Clay Types)



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



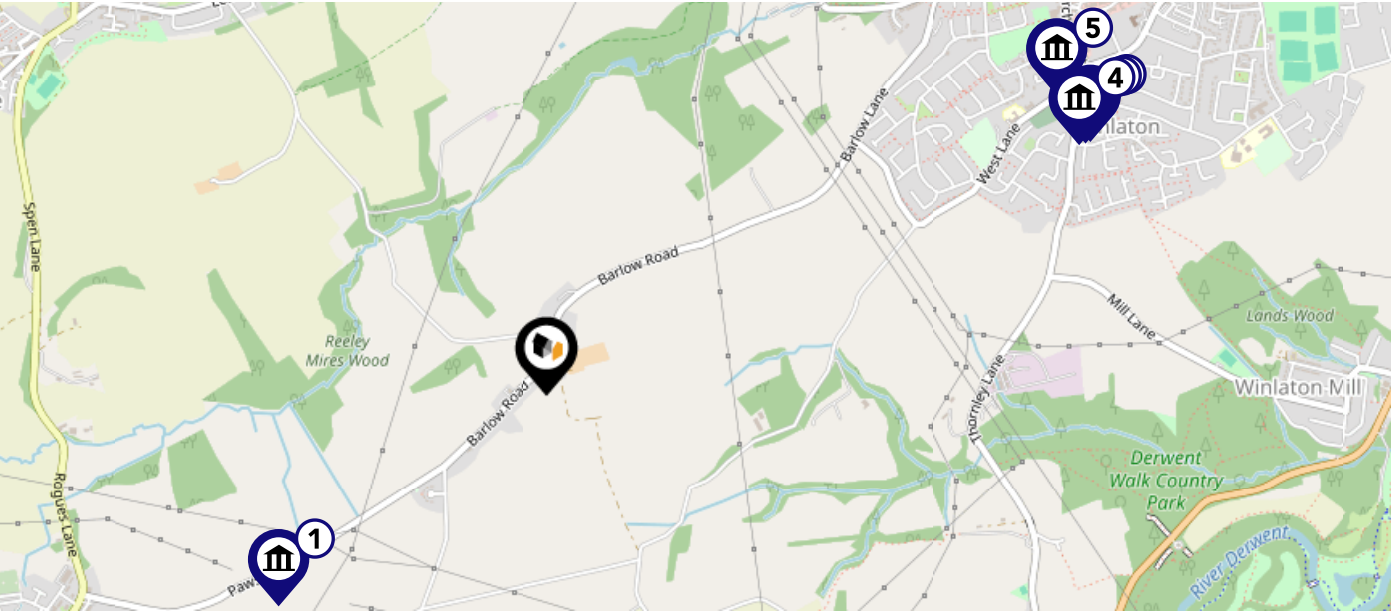
Key:






-  Power Pylons
-  Communication Masts

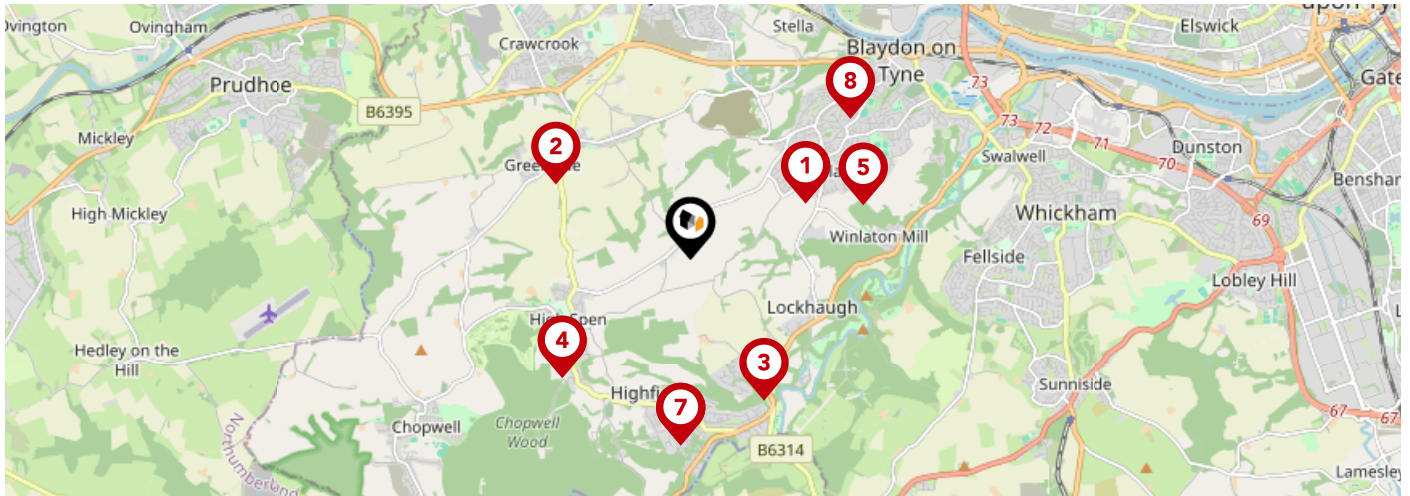
Maps

Listed Buildings

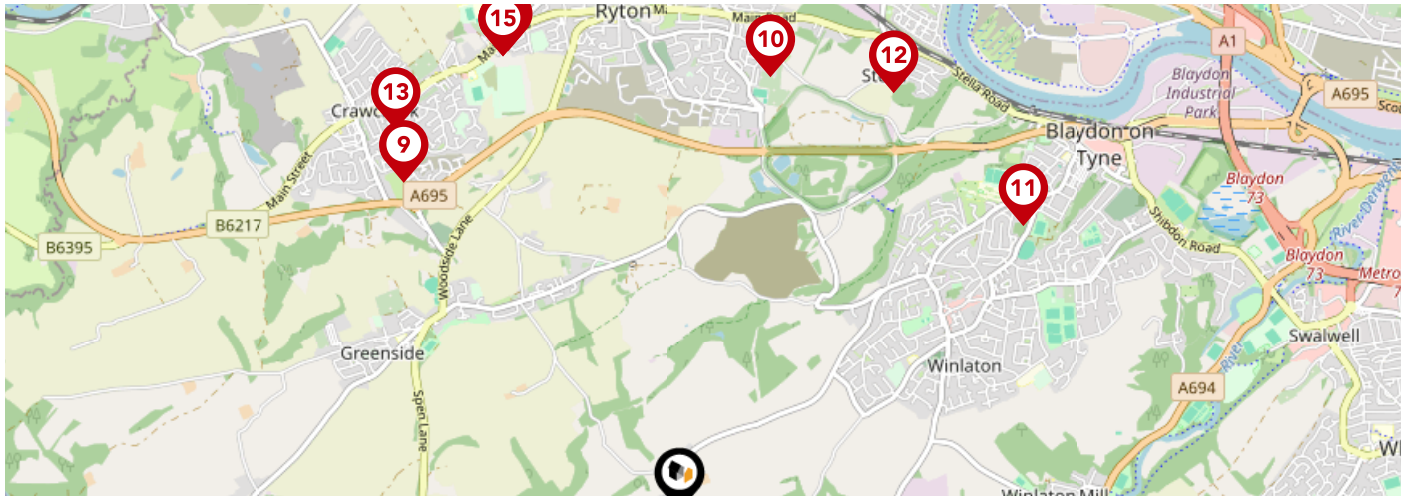
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1025174 - Pawston Birks Farmhouse	Grade II	0.7 miles
	1025175 - Church Of St Paul	Grade II	1.3 miles
	1025176 - Cowen Family Tomb And Wall Attached To North East Of Church Of St Paul	Grade II	1.3 miles
	1442836 - Winlaton War Memorial	Grade II	1.3 miles
	1025172 - Winlaton Forge	Grade II	1.3 miles



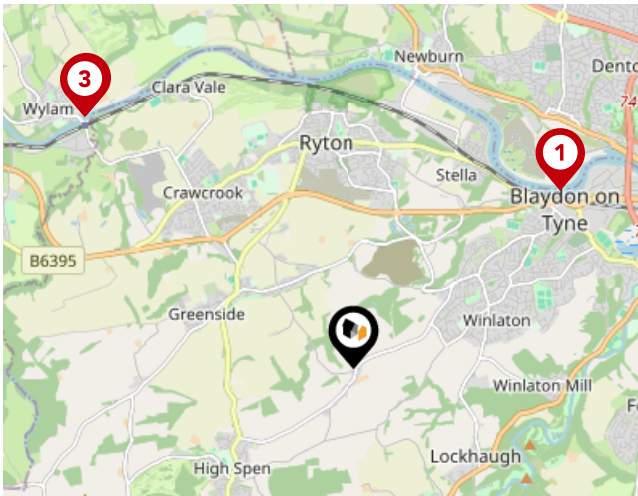
		Nursery	Primary	Secondary	College	Private
1	Winlaton West Lane Community Primary School Ofsted Rating: Good Pupils: 366 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Greenside Primary School Ofsted Rating: Outstanding Pupils: 184 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rowlands Gill Community Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	High Spen Primary School Ofsted Rating: Good Pupils: 192 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Joseph's Roman Catholic Voluntary Aided Primary School, Highfield Ofsted Rating: Good Pupils: 93 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highfield Community Primary School Ofsted Rating: Good Pupils: 121 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Thomas More Catholic School, Blaydon Ofsted Rating: Good Pupils: 1449 Distance: 1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Agnes' Catholic Primary School, Crawcrook Ofsted Rating: Good Pupils: 190 Distance: 1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crookhill Community Primary School Ofsted Rating: Good Pupils: 181 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Blaydon Ofsted Rating: Good Pupils: 205 Distance: 1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary & St Thomas Aquinas Catholic Primary School, Blaydon Ofsted Rating: Outstanding Pupils: 241 Distance: 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Emmaville Primary School Ofsted Rating: Outstanding Pupils: 482 Distance: 2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ryton Junior School Ofsted Rating: Good Pupils: 128 Distance: 2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ryton Community Infant School Ofsted Rating: Good Pupils: 119 Distance: 2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorp Academy Ofsted Rating: Good Pupils: 1460 Distance: 2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

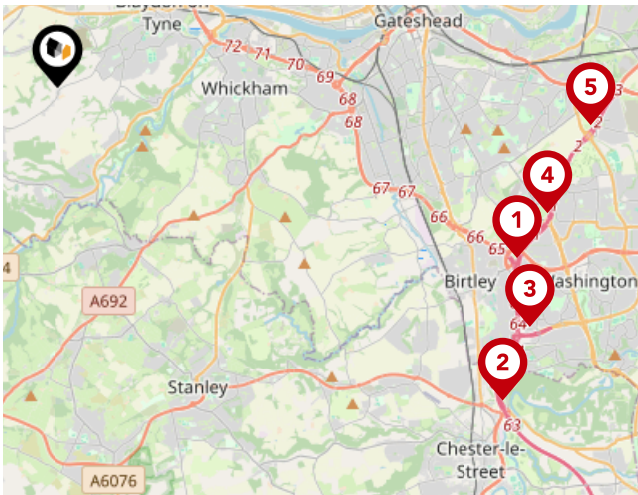
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Blaydon Rail Station	2.32 miles
2	Wylam Rail Station	3.14 miles
3	Wylam Station	3.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	8.35 miles
2	A1(M) J63	9.29 miles
3	A1(M) J64	9.03 miles
4	A194(M) J1	8.62 miles
5	A194(M) J2	9.11 miles



Airports/Helipads

Pin	Name	Distance
1	Airport	6.72 miles
2	Teesside Airport	32.61 miles
3	Irthlington	41.61 miles
4	Leeds Bradford Airport	74.47 miles

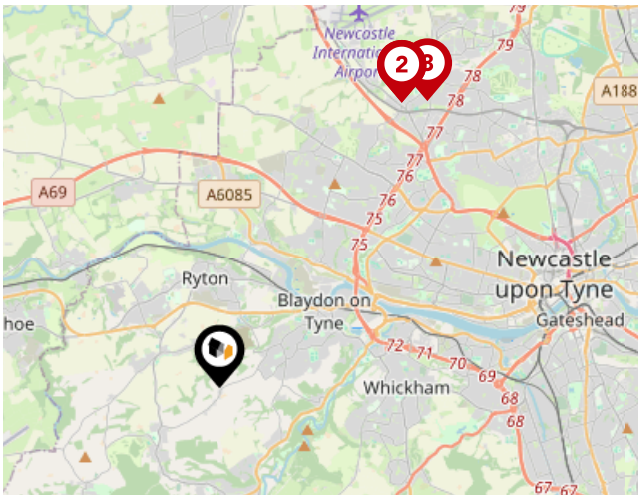
Area

Transport (Local)



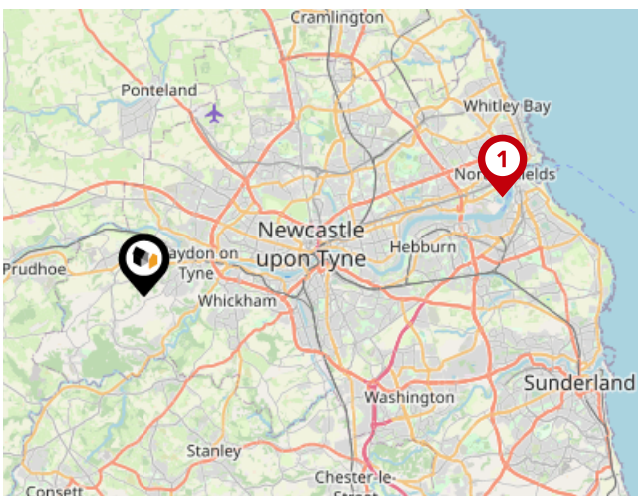
Bus Stops/Stations

Pin	Name	Distance
1	Barlow Road-South Farm	0.05 miles
2	Barlow Road	0.09 miles
3	Barlow Road-Barlow Fell Road	0.31 miles
4	Pawston Road	0.68 miles
5	Pawston Road	0.71 miles



Local Connections

Pin	Name	Distance
1	Bank Foot (Tyne and Wear Metro Station)	5.76 miles
2	Bank Foot (Tyne and Wear Metro Station)	5.77 miles
3	Kingston Park (Tyne and Wear Metro Station)	6.04 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	12.65 miles

Walkersxchange Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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