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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, Sunniside

0191 440 8173

sales@Walkersxchange.com

www.walkersxchange.com



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Property Overview



Property

| | |
|------------------|--|
| Type: | Detached |
| 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 |

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

23
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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

Decision: Decided

Date: 14th May 2008

Description:

Construction of new vehicular access to highway, erection of 4 car ports and access road and erection of stable block.

Reference - Gateshead/DC/09/00293/FUL

Decision: Decided

Date: 09th April 2009

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.

Reference - Gateshead/DC/09/01756/AGR

Decision: Decided

Date: 21st January 2010

Description:

DETERMINATION OF PRIOR APPROVAL: Erection of barn.

Reference - Gateshead/DC/06/00173/FUL

Decision: Decided

Date: 06th February 2006

Description:

Conversion of redundant agricultural buildings into 4 dwellings (use class C3) (resubmission) (amended 18.05.06 and 27.06.06).

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: ***Greentreers 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

Decision: Decided

Date: 13th August 2015

Description:

Construction of a single storey orangery extension to rear and erection of a porch to front elevation.

Reference - Gateshead/DC/10/00266/AGR

Decision: Decided

Date: 17th March 2010

Description:

DETERMINATION OF PRIOR APPROVAL: Erection of agricultural building

Reference - Gateshead/DC/16/01093/HHA

Decision: Decided

Date: 20th October 2016

Description:

Conversion of stable into games room.

Reference - Gateshead/DC/11/00903/FUL

Decision: Decided

Date: 06th October 2011

Description:

Erection of agricultural barn.

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

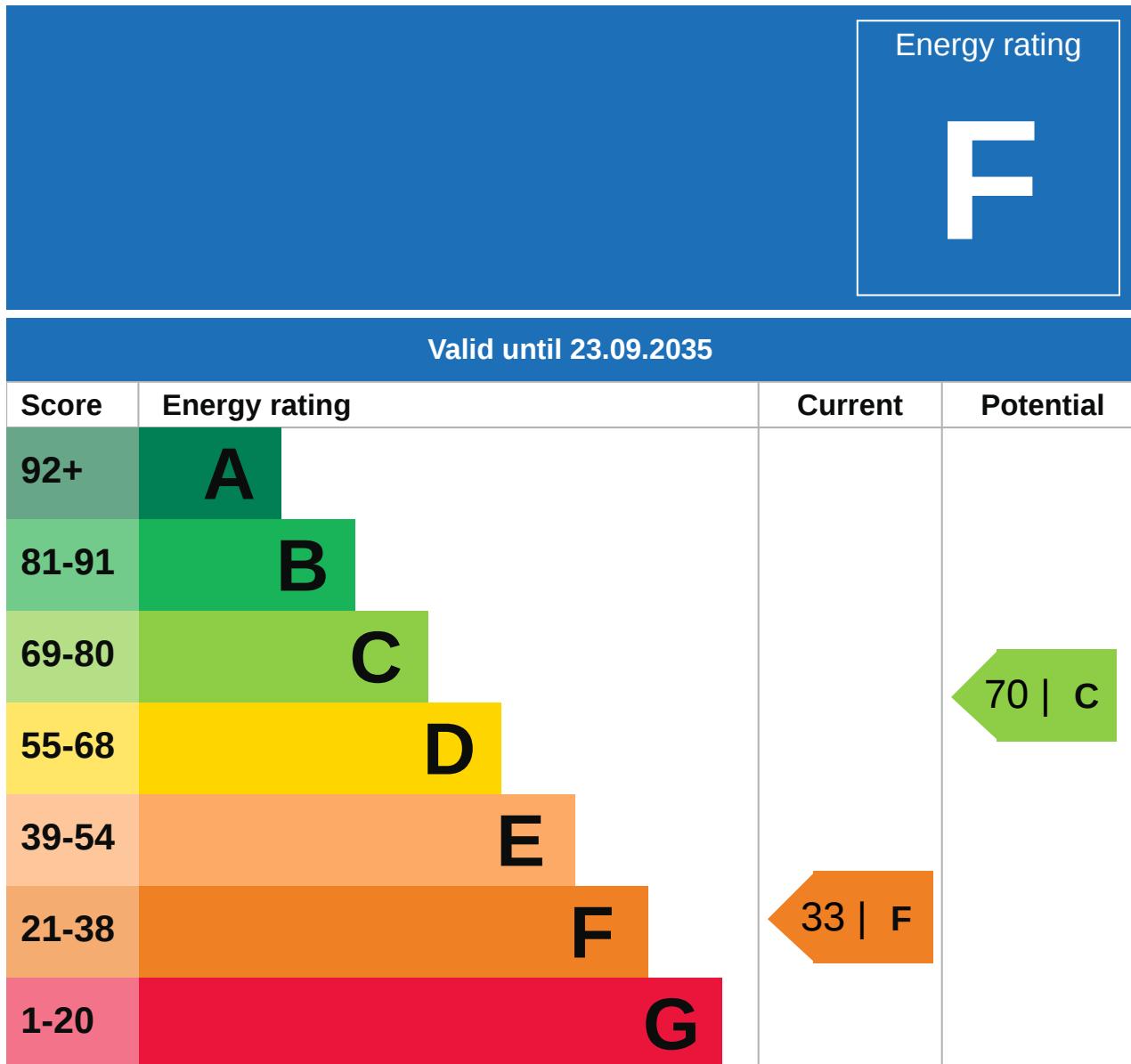
Description:

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. | |

Property EPC - Certificate



Property EPC - Additional Data

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

Disclaimer

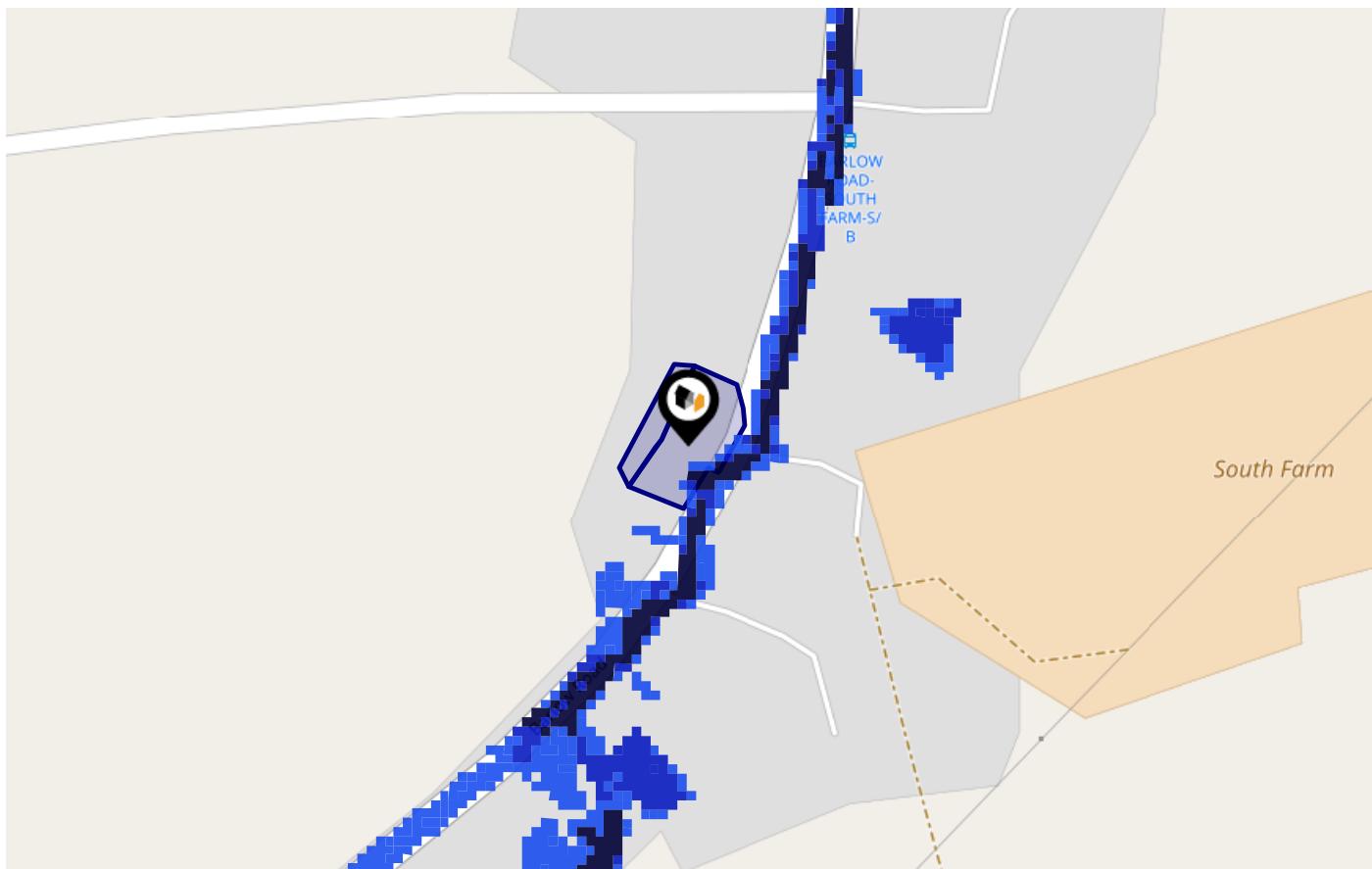


Important - Please read

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.

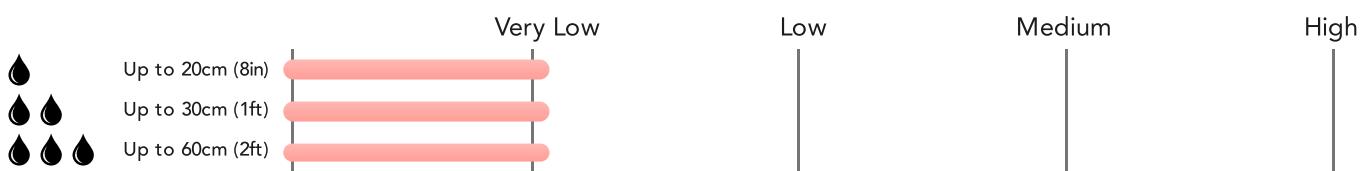


Risk Rating: Very low

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.

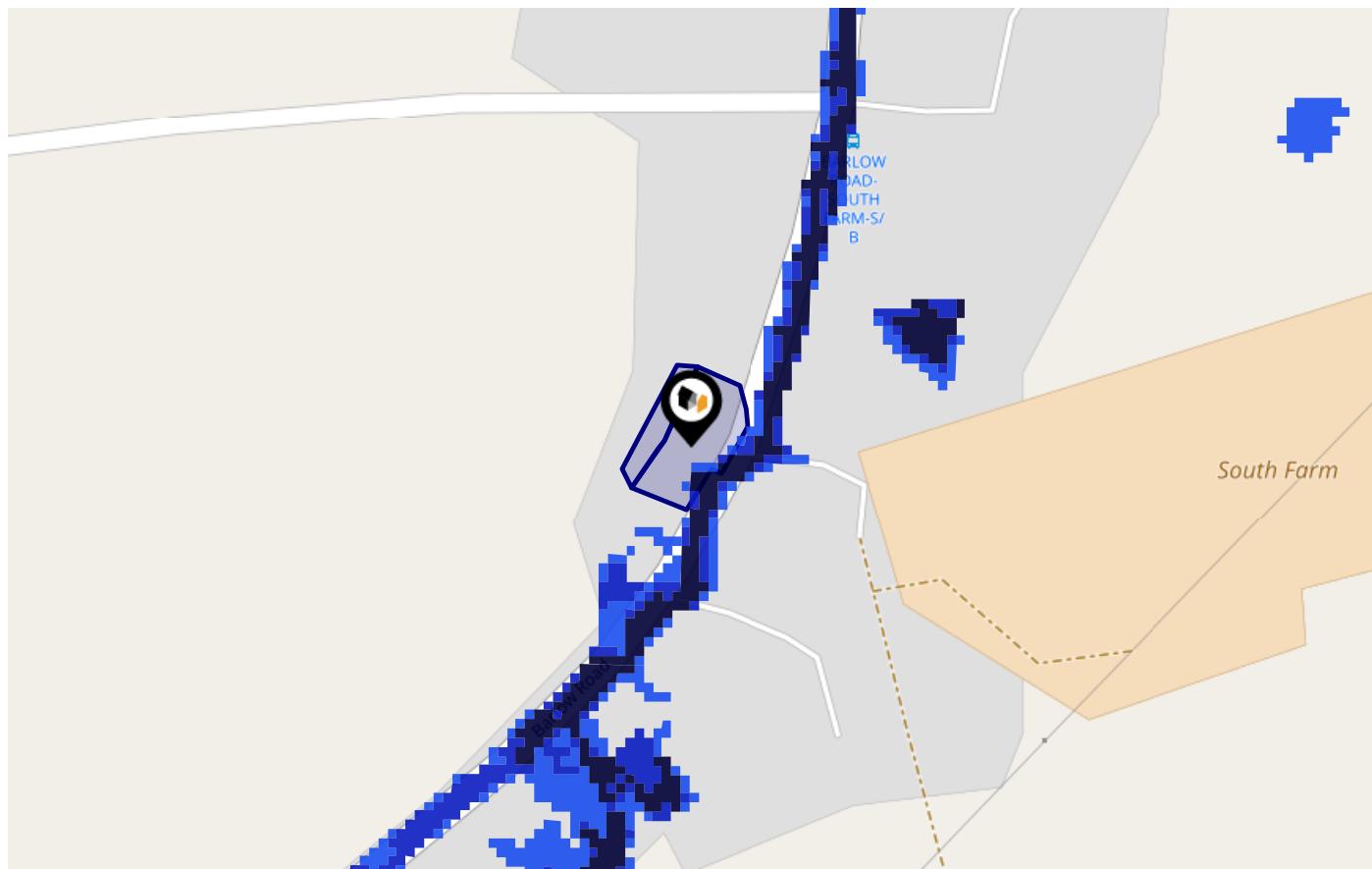
Chance of flooding to the following depths at this property:



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.

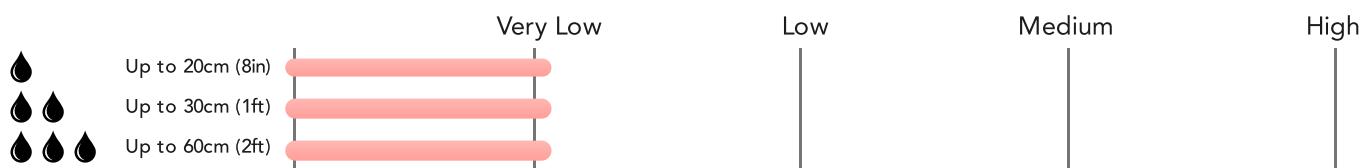


Risk Rating: Very low

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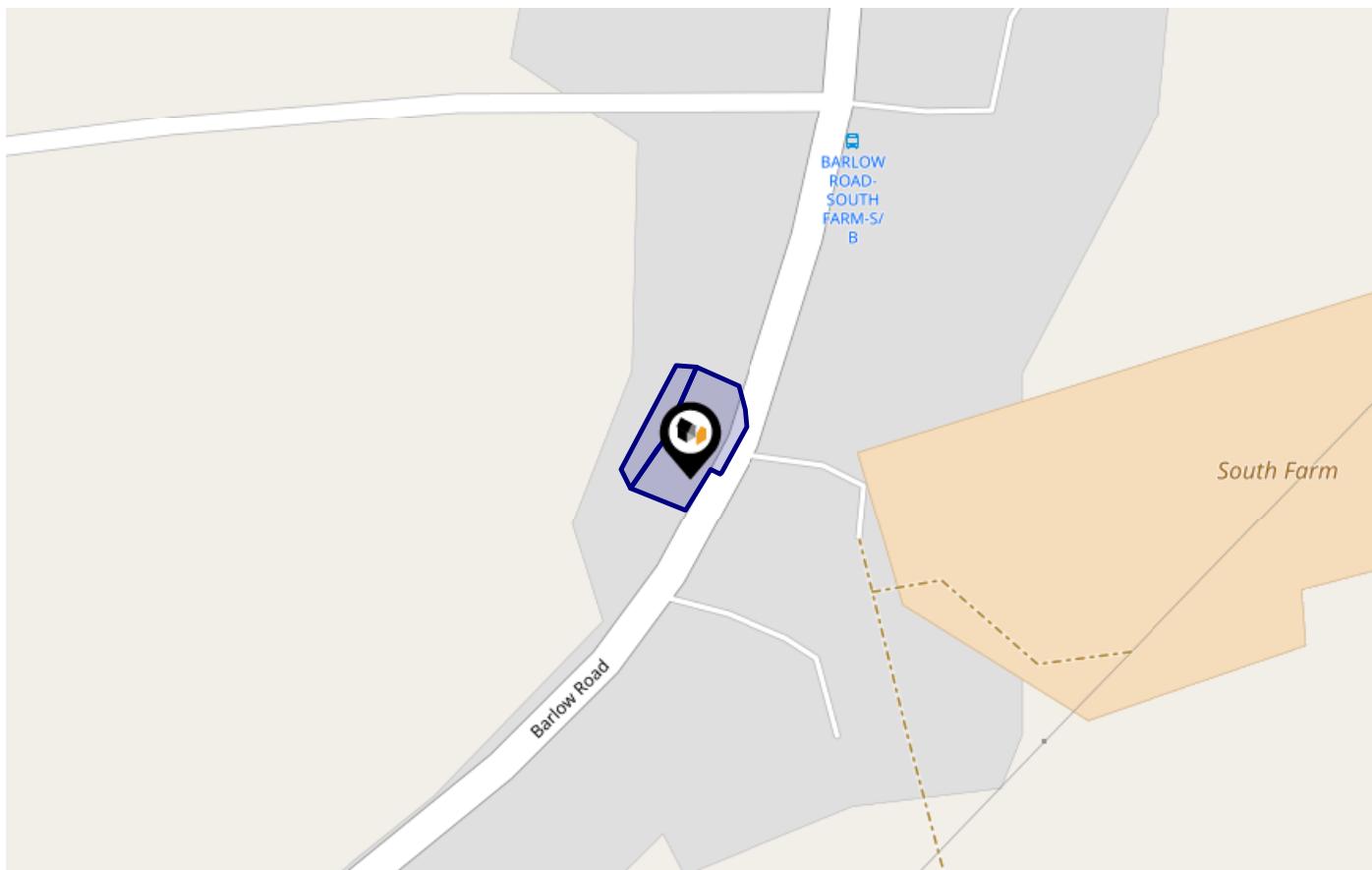
Chance of flooding to the following depths at this property:



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.

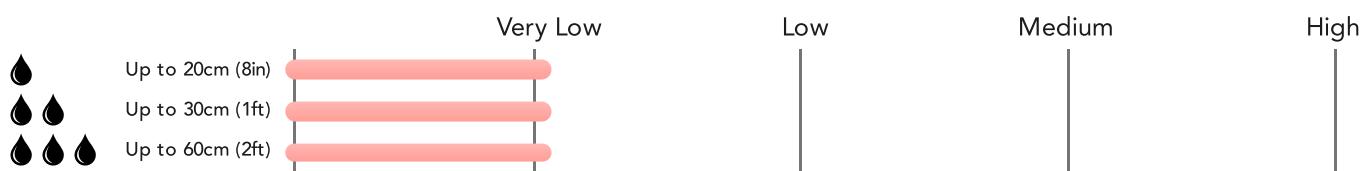


Risk Rating: Very low

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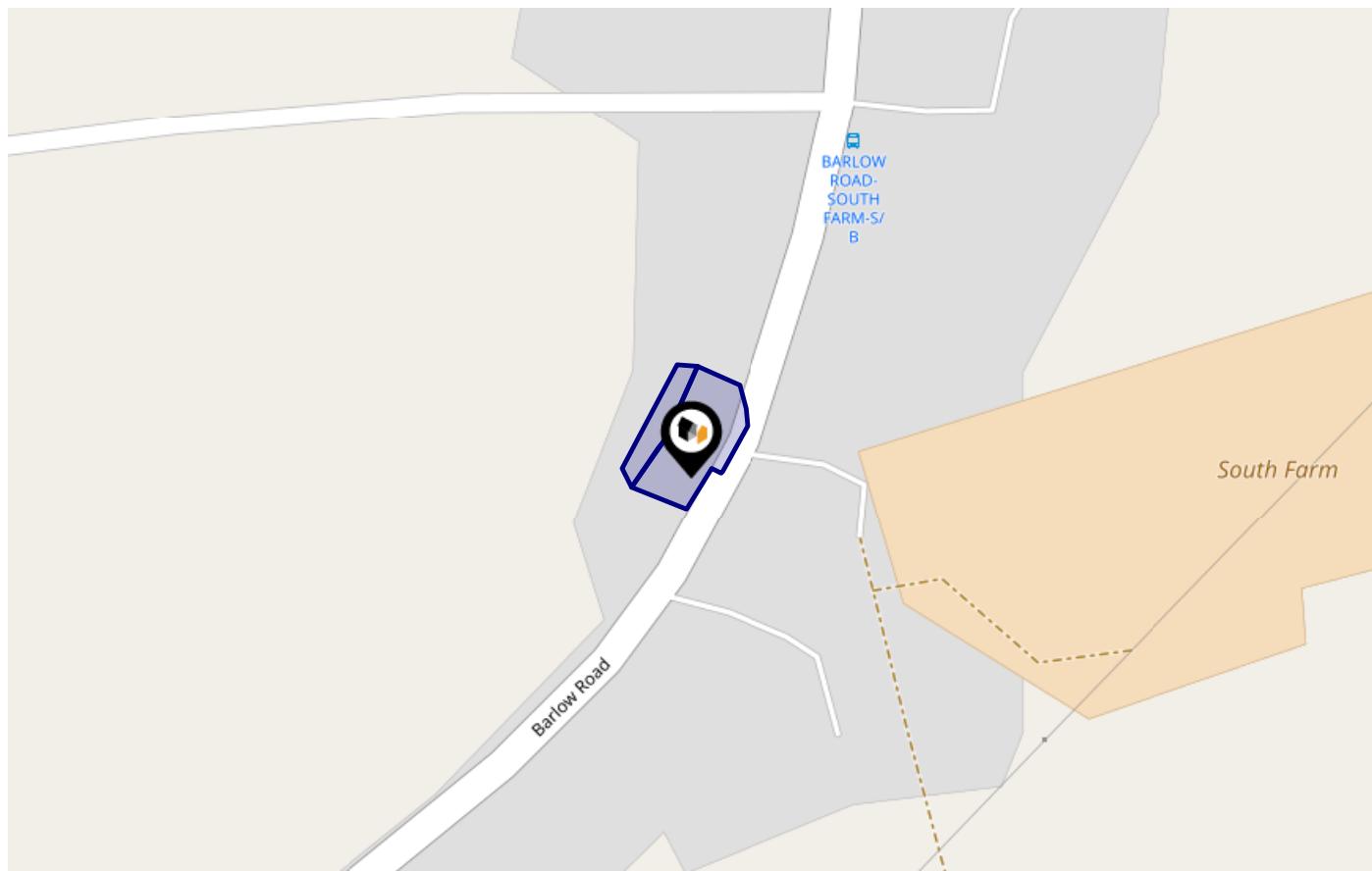
Chance of flooding to the following depths at this property:



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.

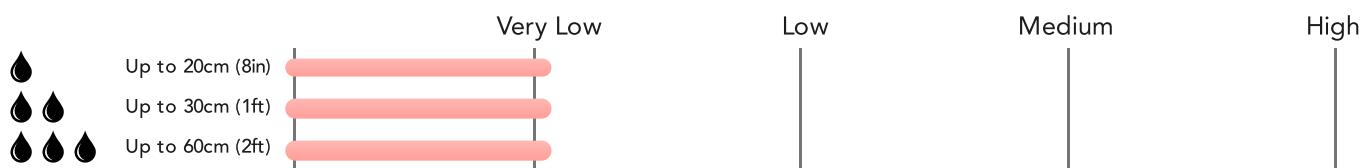


Risk Rating: Very low

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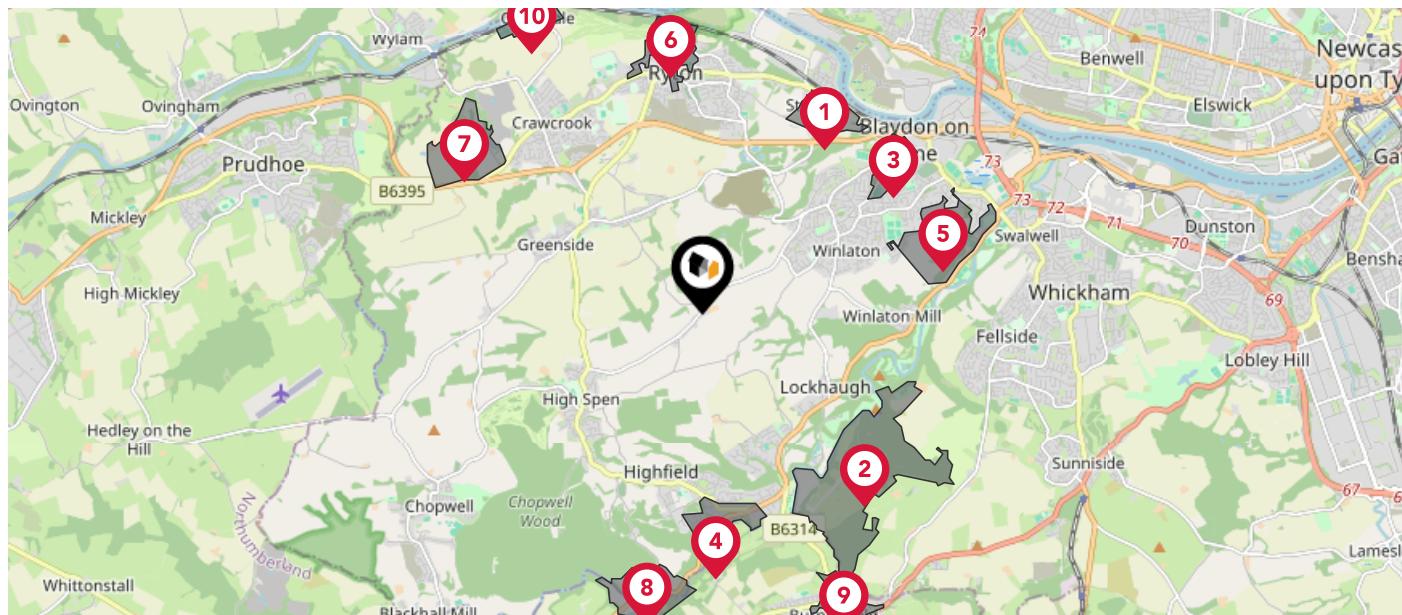
Chance of flooding to the following depths at this property:



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.



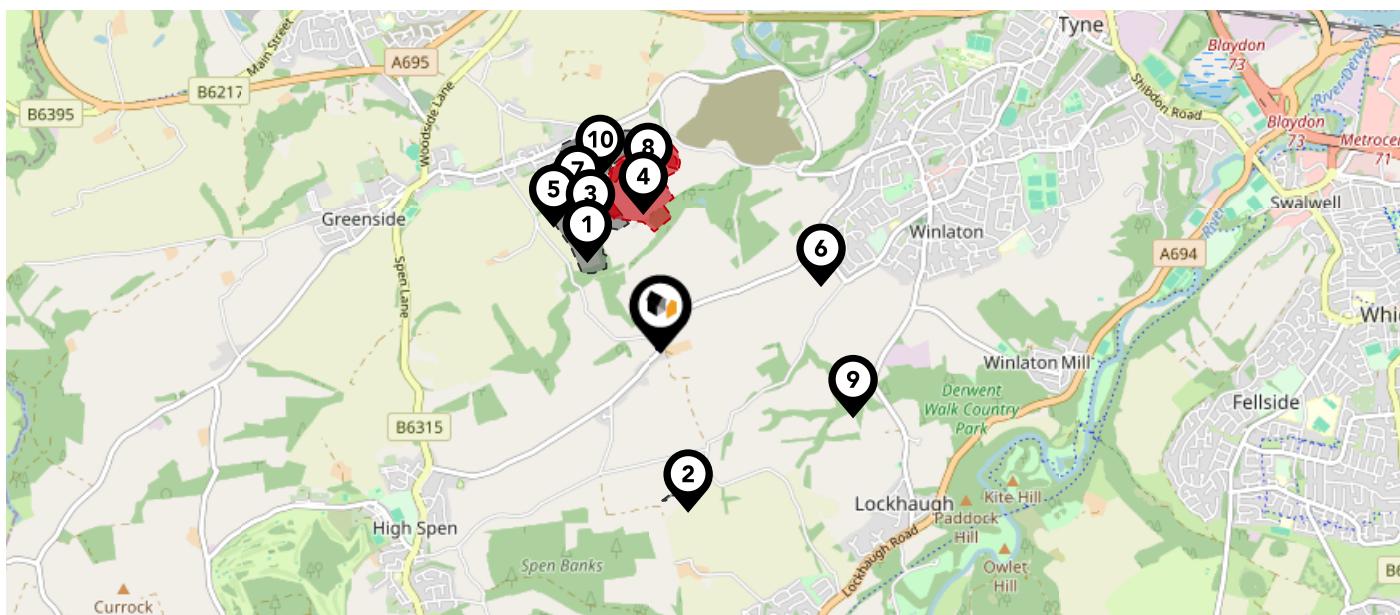
Nearby Conservation Areas

- 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.

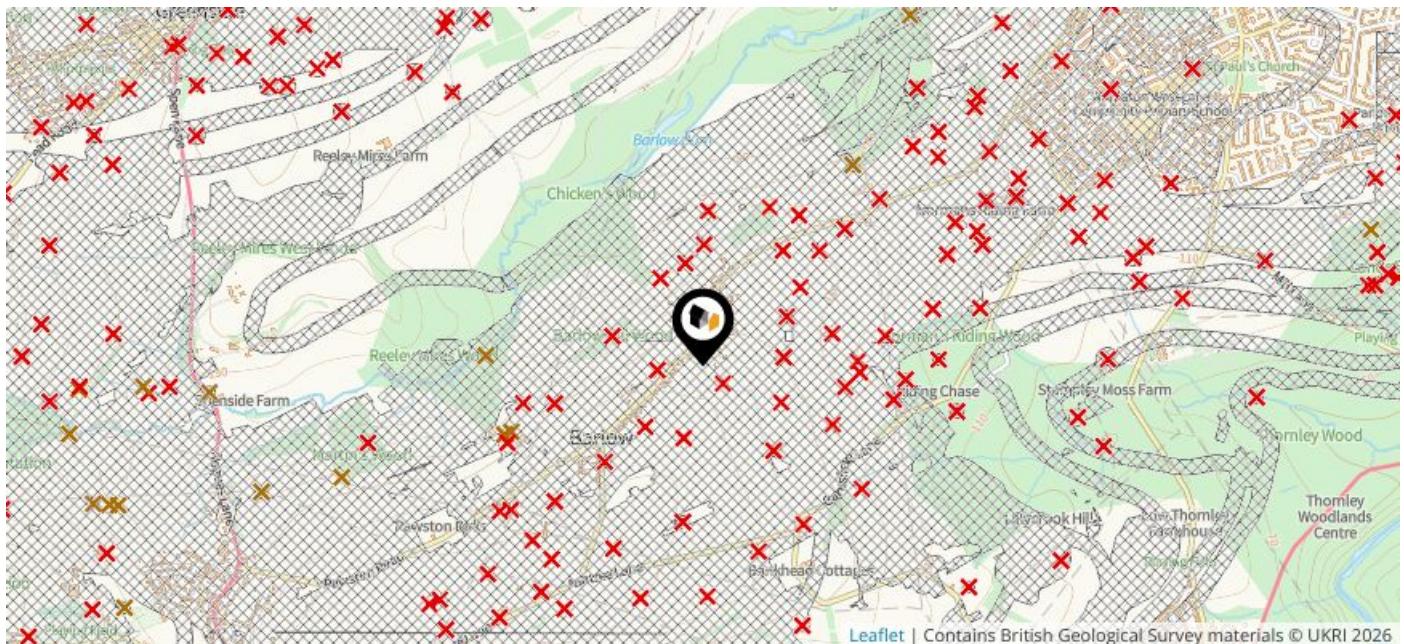


Nearby Landfill Sites

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

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

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

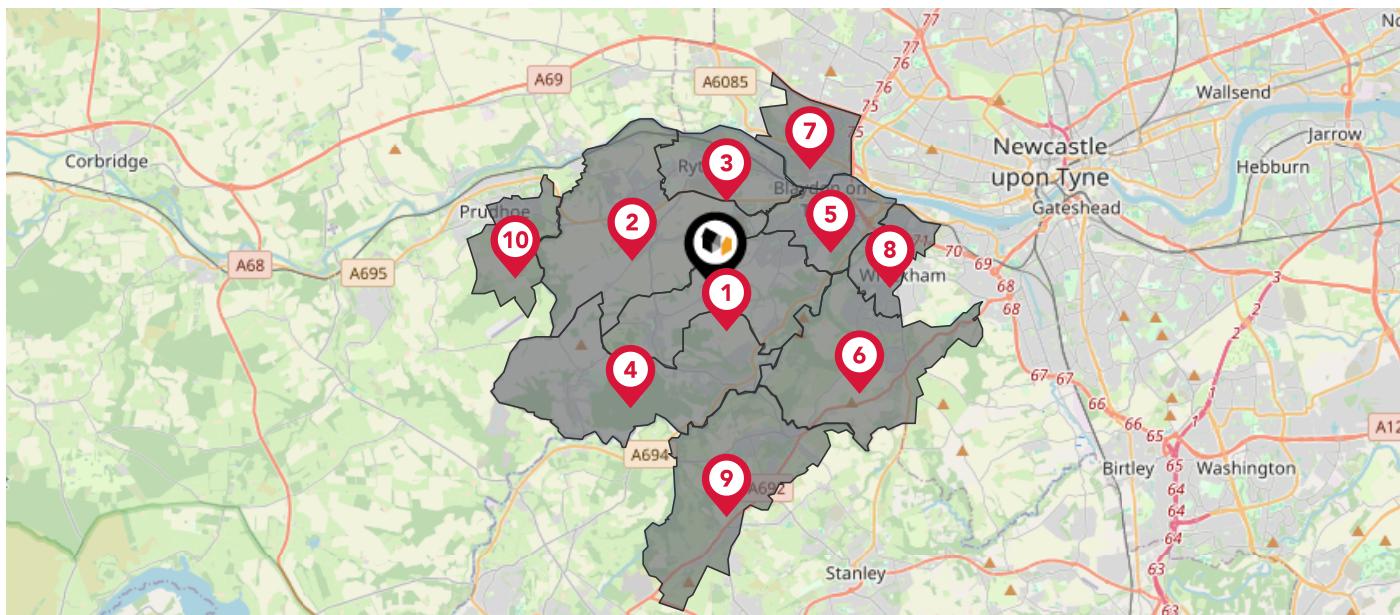
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

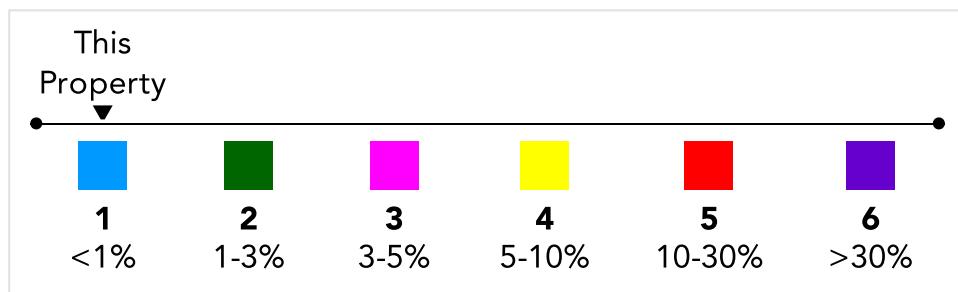
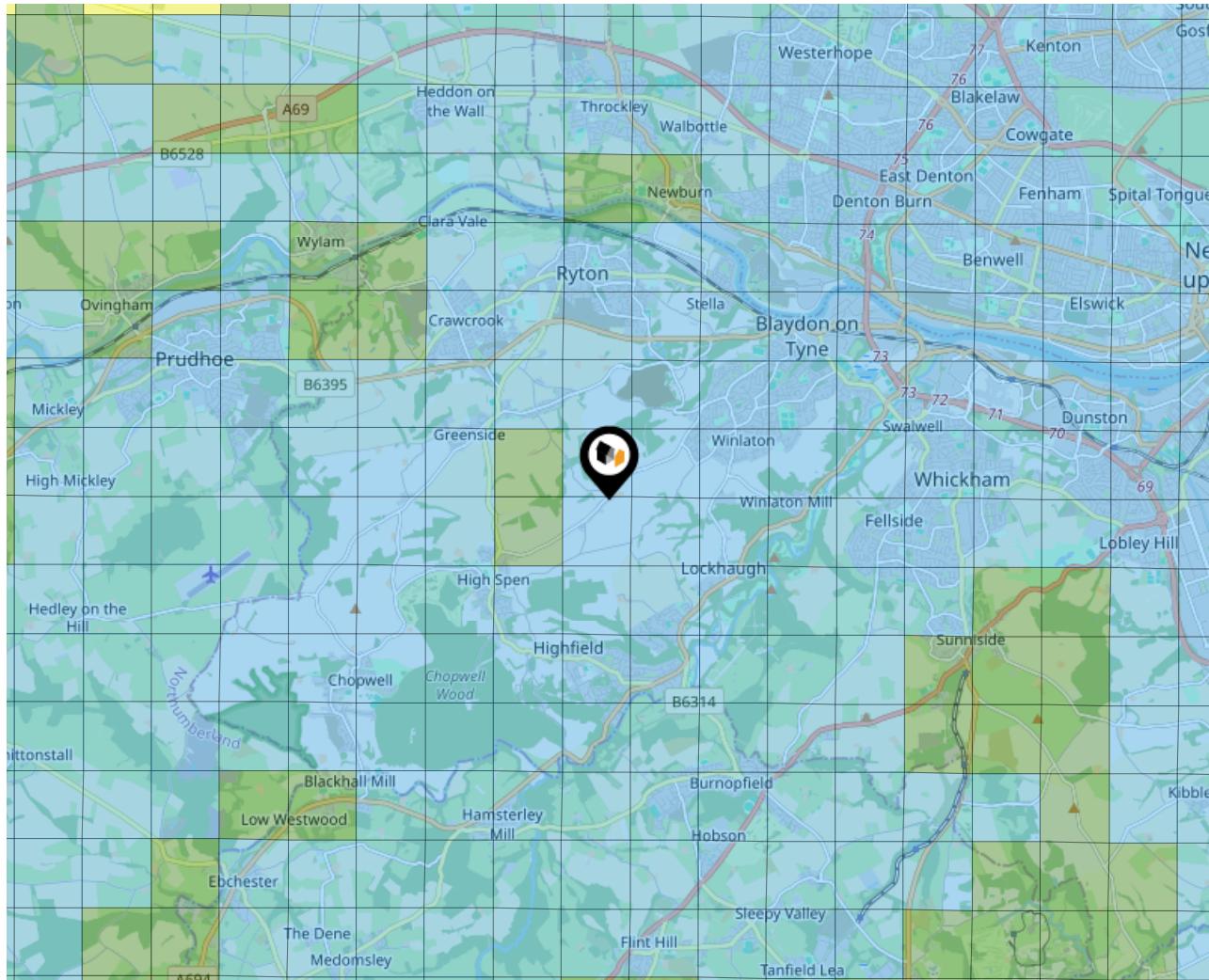
- 1 Winlaton and High Spen Ward
- 2 Crawcrook and Greenside Ward
- 3 Ryton, Crookhill and Stella Ward
- 4 Chopwell and Rowlands Gill Ward
- 5 Blaydon Ward
- 6 Whickham South and Sunniside Ward
- 7 Lemington Ward
- 8 Whickham North Ward
- 9 Burnopfield and Dilton ED
- 10 Prudhoe South ED

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/m³).

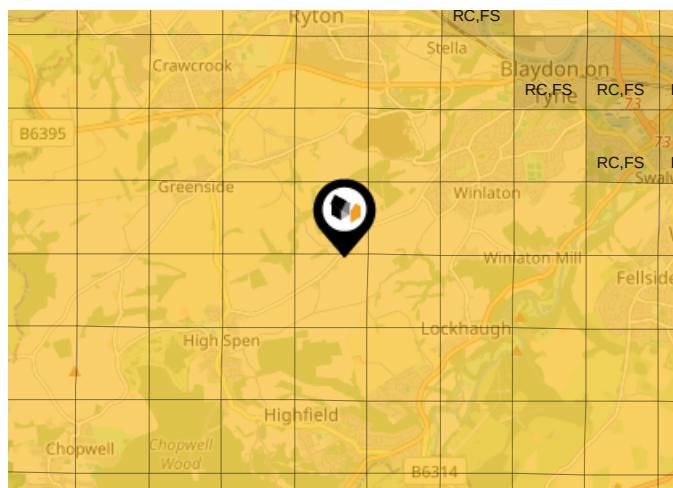


Environment

Soils & Clay

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

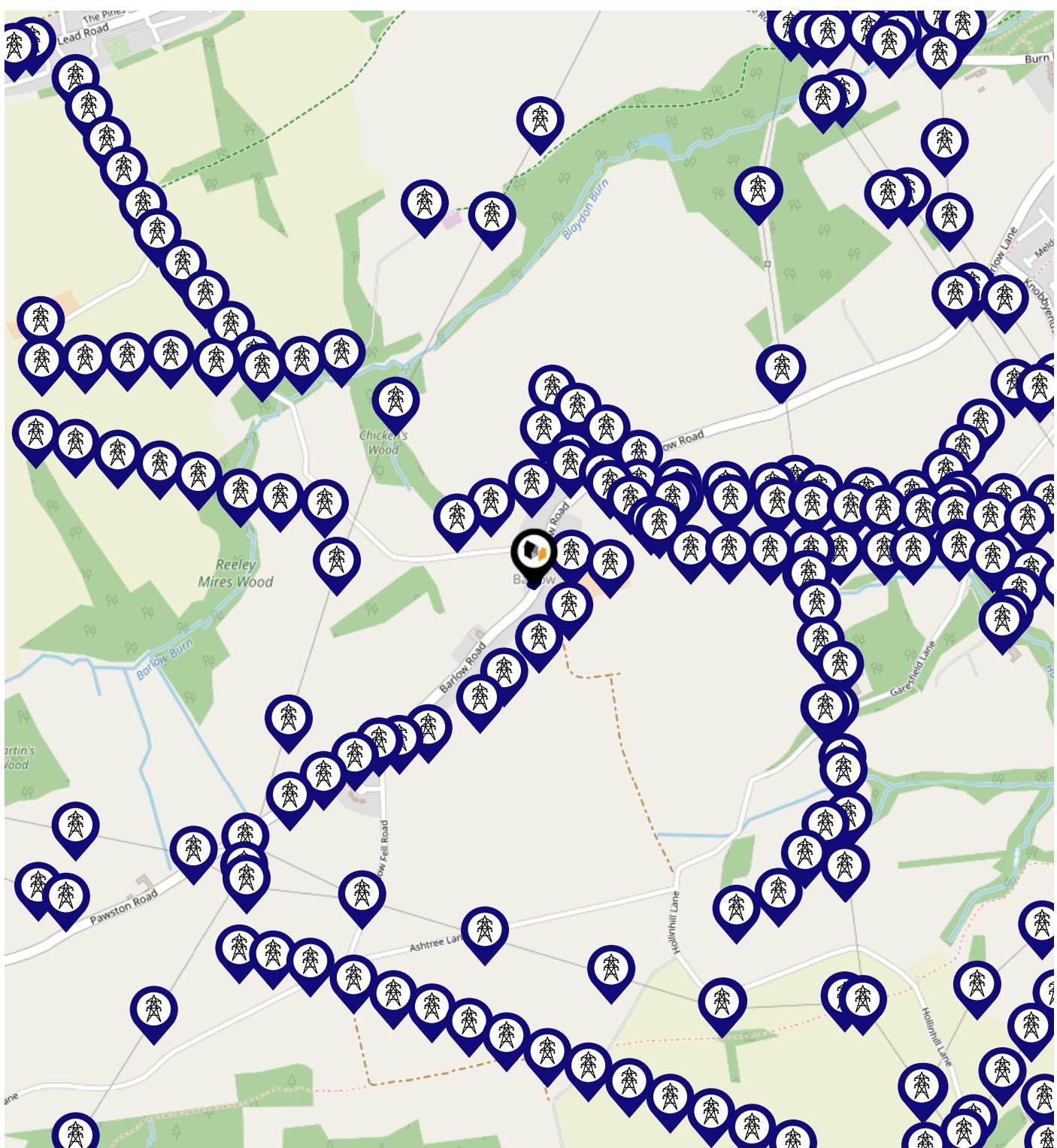
| | | | |
|-------------------------------|---------------------------------|----------------------|----------------------|
| Carbon Content: | VARIABLE(LOW) | Soil Texture: | CLAYEY LOAM TO SILTY |
| Parent Material Grain: | MIXED (ARGILLIC-RUDACEOUS) | Soil Depth: | LOAM |
| Soil Group: | MEDIUM TO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



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



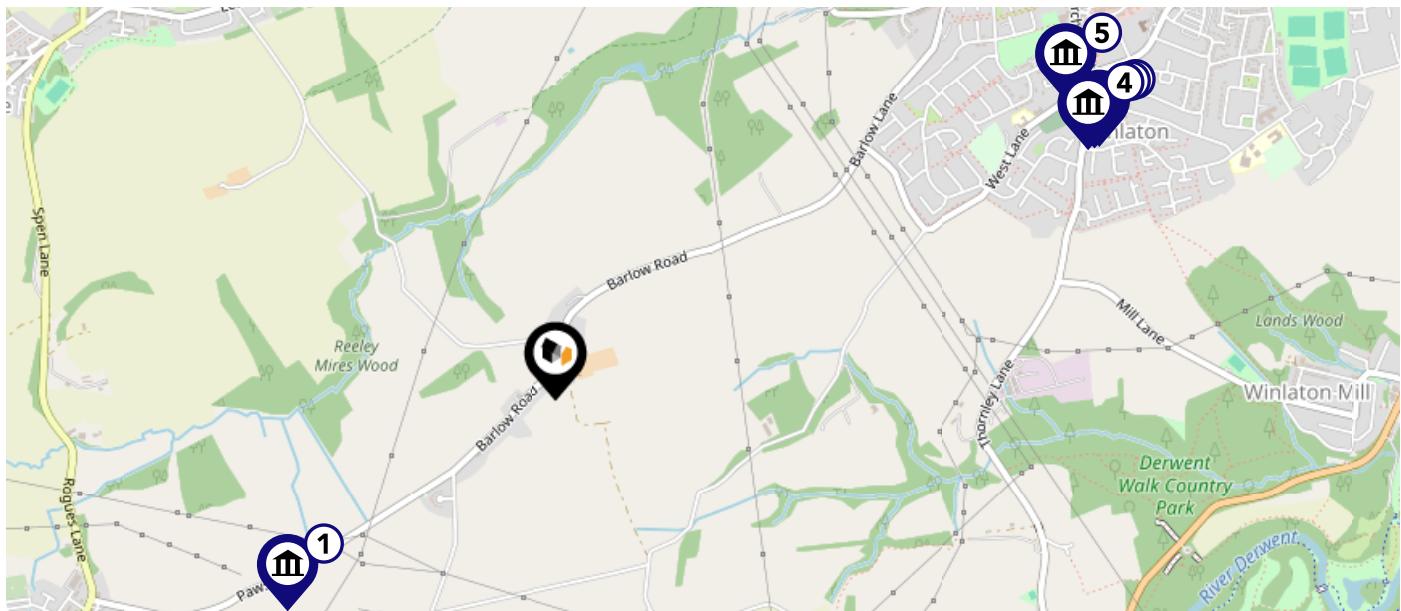
Key:

-  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 |

Area Schools



Nursery Primary Secondary College Private



Winlaton West Lane Community Primary School

Ofsted Rating: Good | Pupils: 366 | Distance: 1.09



Greenside Primary School

Ofsted Rating: Outstanding | Pupils: 184 | Distance: 1.32



Rowlands Gill Community Primary School

Ofsted Rating: Good | Pupils: 196 | Distance: 1.35



High Spen Primary School

Ofsted Rating: Good | Pupils: 192 | Distance: 1.48



Parkhead Community Primary School

Ofsted Rating: Good | Pupils: 323 | Distance: 1.54



St Joseph's Roman Catholic Voluntary Aided Primary School,

Highfield

Ofsted Rating: Good | Pupils: 93 | Distance: 1.58



Highfield Community Primary School

Ofsted Rating: Good | Pupils: 121 | Distance: 1.58

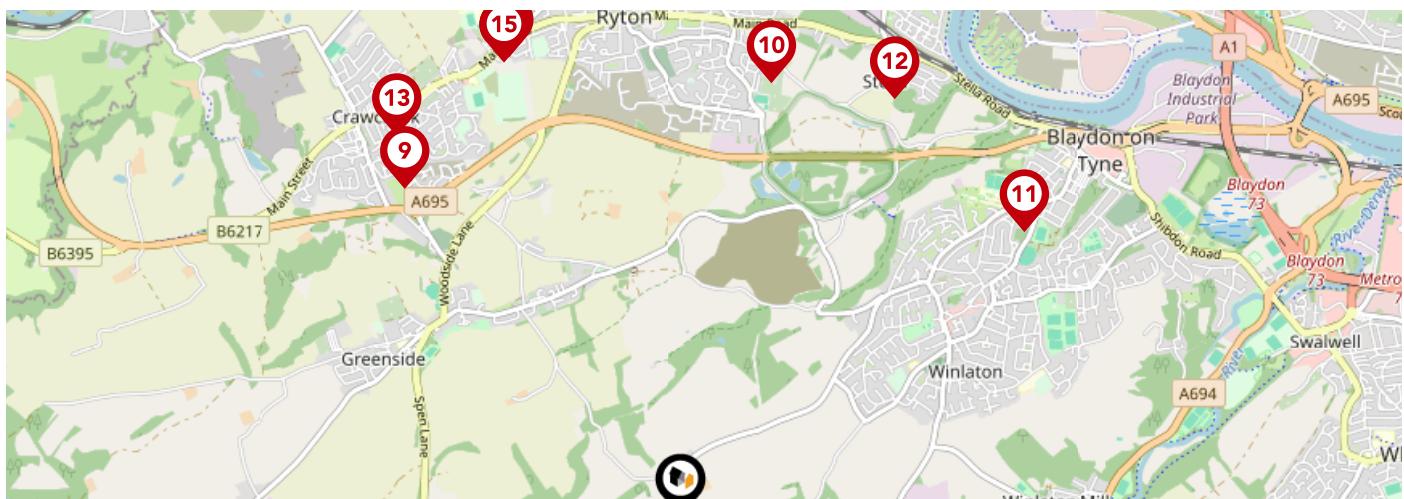


St Thomas More Catholic School, Blaydon

Ofsted Rating: Good | Pupils: 1449 | Distance: 1.81



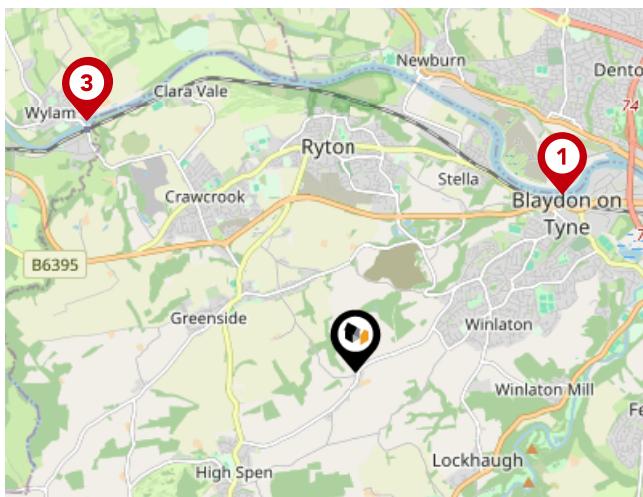
Area Schools



Nursery Primary Secondary College Private

| | | | | | | |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | St Agnes' Catholic Primary School, Crawcrook | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 190 Distance:1.83 | | | | | |
| 10 | Crookhill Community Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 181 Distance:1.89 | | | | | |
| 11 | St Joseph's Catholic Primary School, Blaydon | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 205 Distance:1.91 | | | | | |
| 12 | St Mary & St Thomas Aquinas Catholic Primary School, Blaydon | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 241 Distance:2 | | | | | |
| 13 | Emmaville Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 482 Distance:2.02 | | | | | |
| 14 | Ryton Junior School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 128 Distance:2.08 | | | | | |
| 15 | Ryton Community Infant School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 119 Distance:2.08 | | | | | |
| 16 | Thorp Academy | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 1460 Distance:2.09 | | | | | |

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

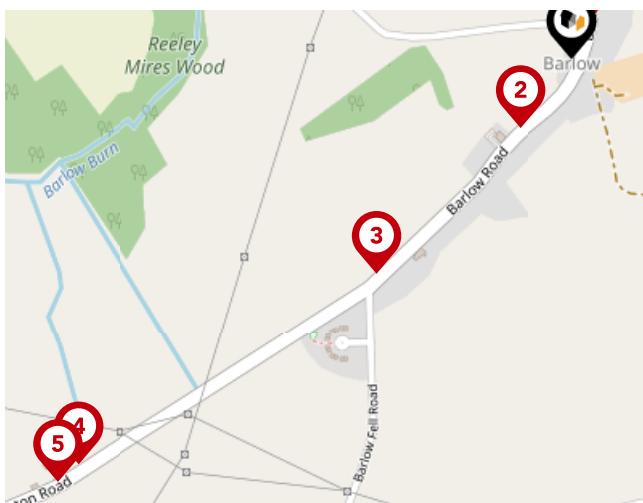
| Pin | Name | Distance |
|-----|------------|------------|
| 1 | A1(M) J65 | 8.35 miles |
| 2 | A1(M) J63 | 9.29 miles |
| 3 | A1(M) J64 | 9.03 miles |
| 4 | A194(M) J1 | 8.62 miles |
| 5 | A194(M) J2 | 9.11 miles |



Airports/Helipads

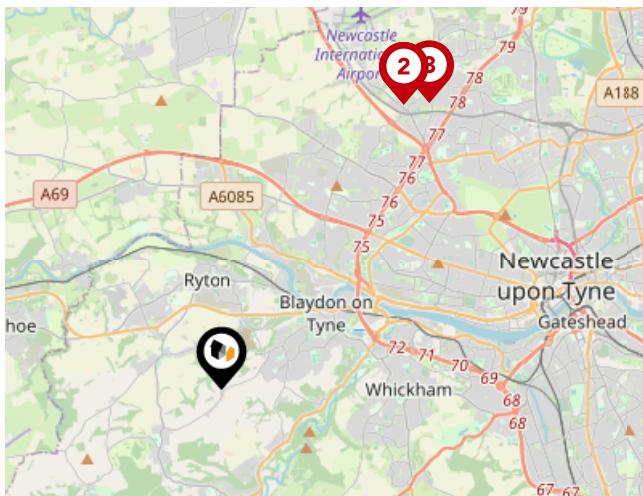
| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Airport | 6.72 miles |
| 2 | Teesside Airport | 32.61 miles |
| 3 | Irthington | 41.61 miles |
| 4 | Leeds Bradford Airport | 74.47 miles |

Area Transport (Local)



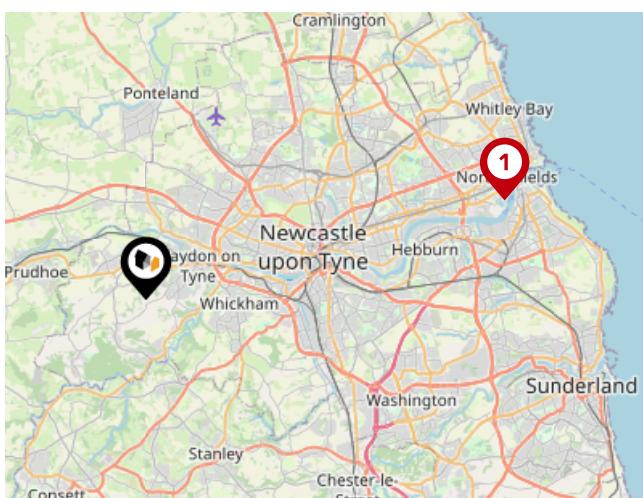
Bus Stops/Stations

| 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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