

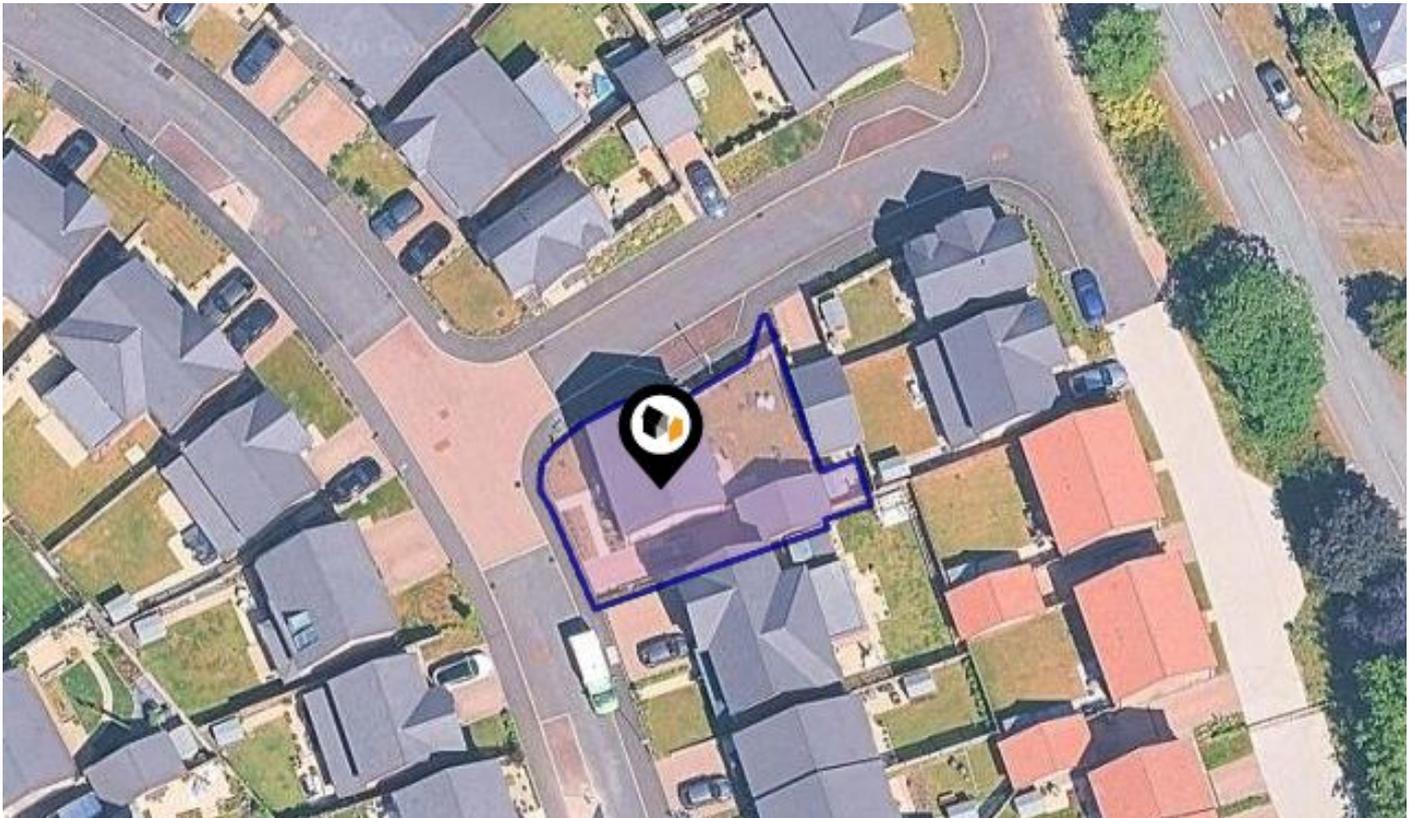


See More Online

MIR: Material Info

The Material Information Affecting this Property

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



**PRIMROSE DRIVE, SUNNISIDE, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

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www.walkersxchange.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.07 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£3,151		
Title Number:	TY591616		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Primrose Drive Sunnside Whickham Gateshead NE16 5DA*

Reference - DC/25/00195/HHA	
Decision:	Decided
Date:	24th March 2025
Description:	Side bay window

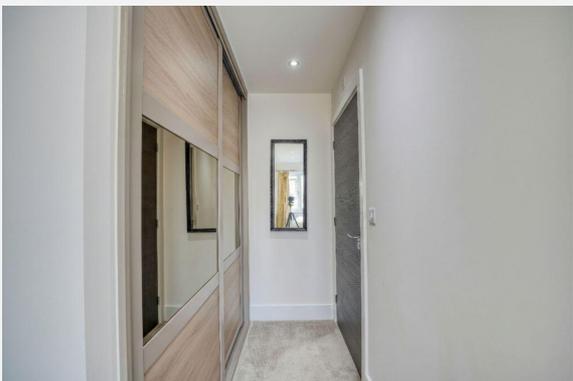
Planning records for: *15 Primrose Drive Sunnside Whickham Gateshead NE16 5DA*

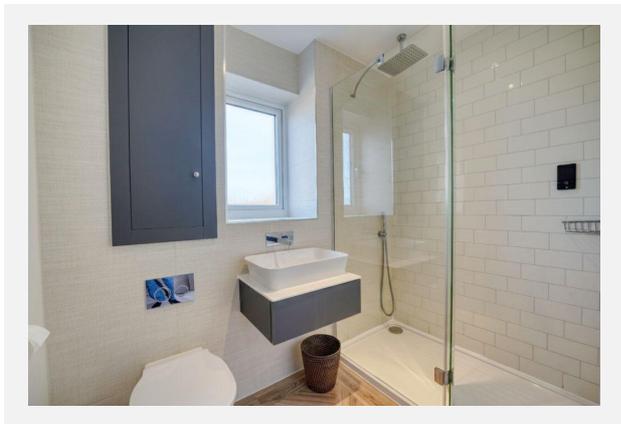
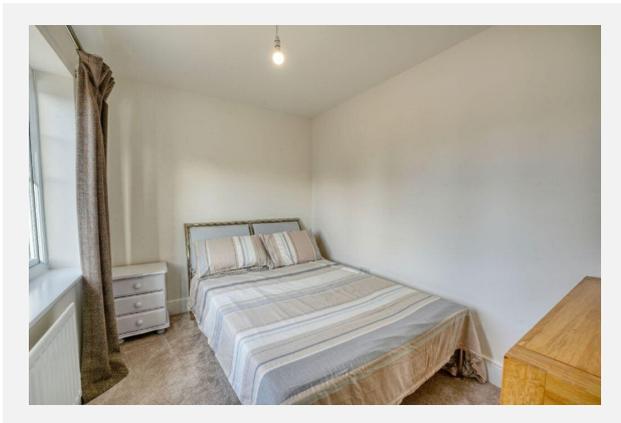
Reference - DC/24/00556/HHA	
Decision:	Decided
Date:	04th July 2024
Description:	Bay window to front of garage conversion

Planning records for: *Land Adjacent 33 Primrose Drive Sunnside Whickham Gateshead NE16 5DA*

Reference - DC/24/00110/COU	
Decision:	Decided
Date:	06th February 2024
Description:	Change of use from open space to private garden (retrospective).







Property EPC - Certificate

SUNNISIDE, NE16

Energy rating

B

Valid until 15.11.2031

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² ·K
Total Floor Area:	126 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

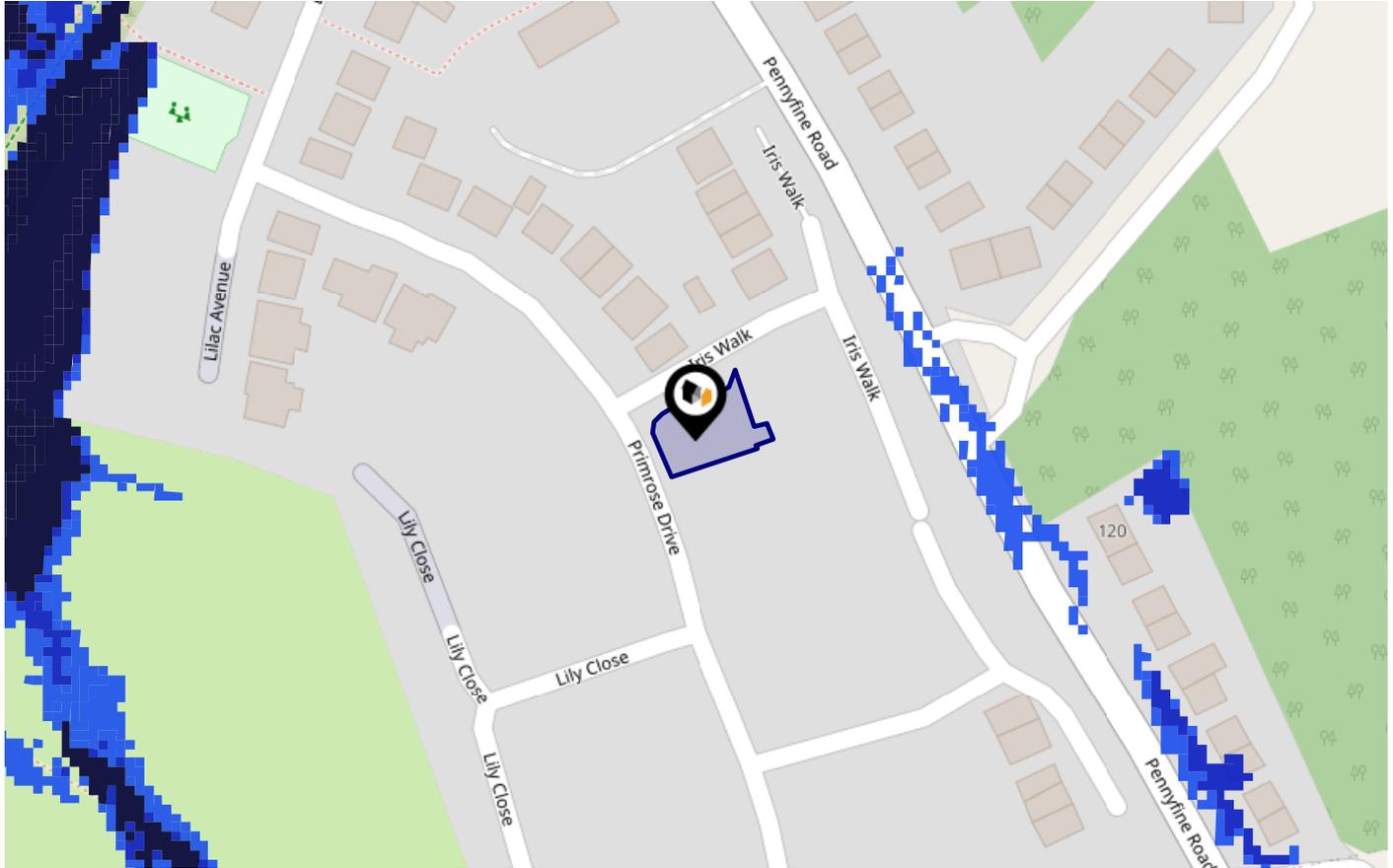
Drainage

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.

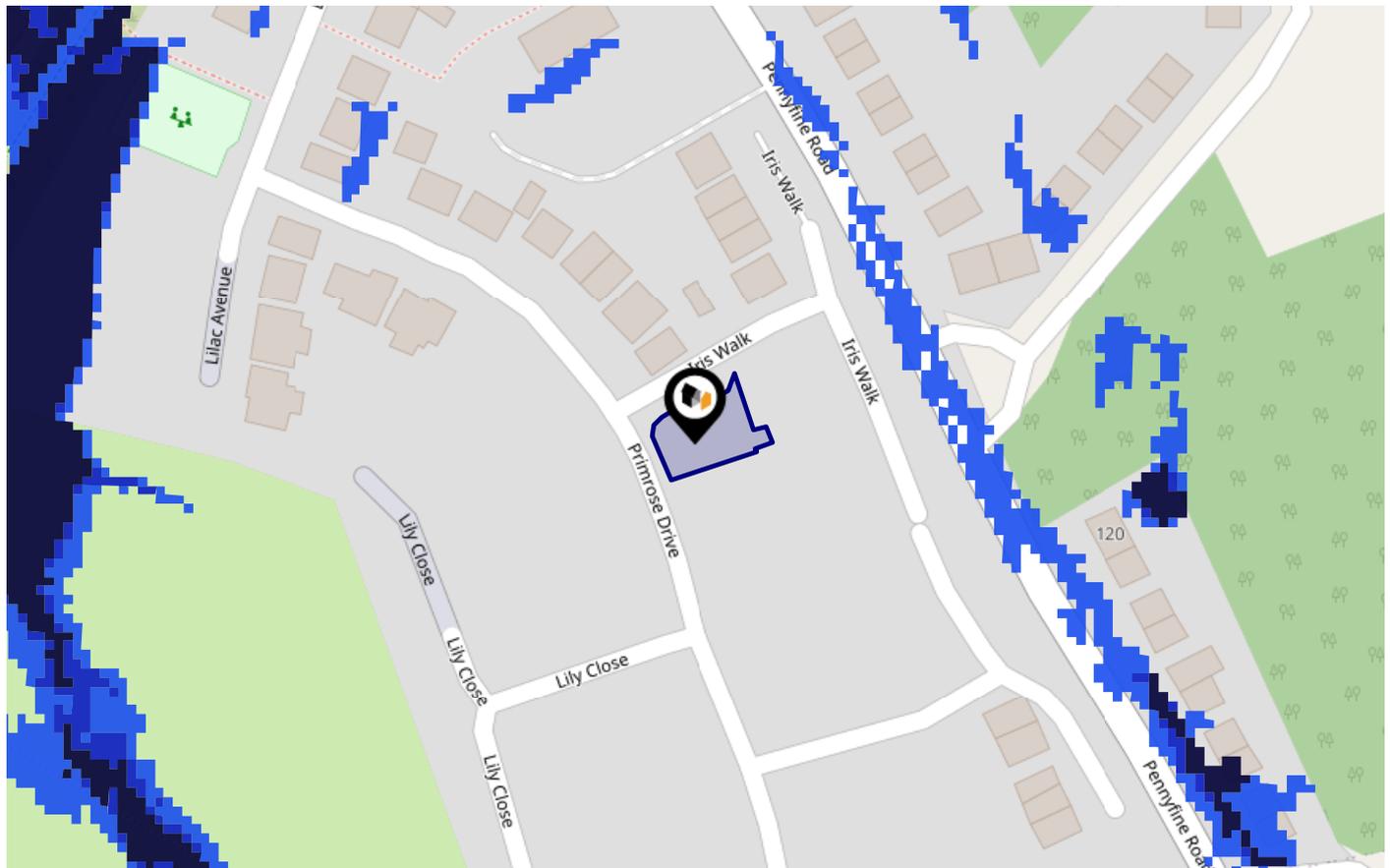
Chance of flooding to the following depths at this property:



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.



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.

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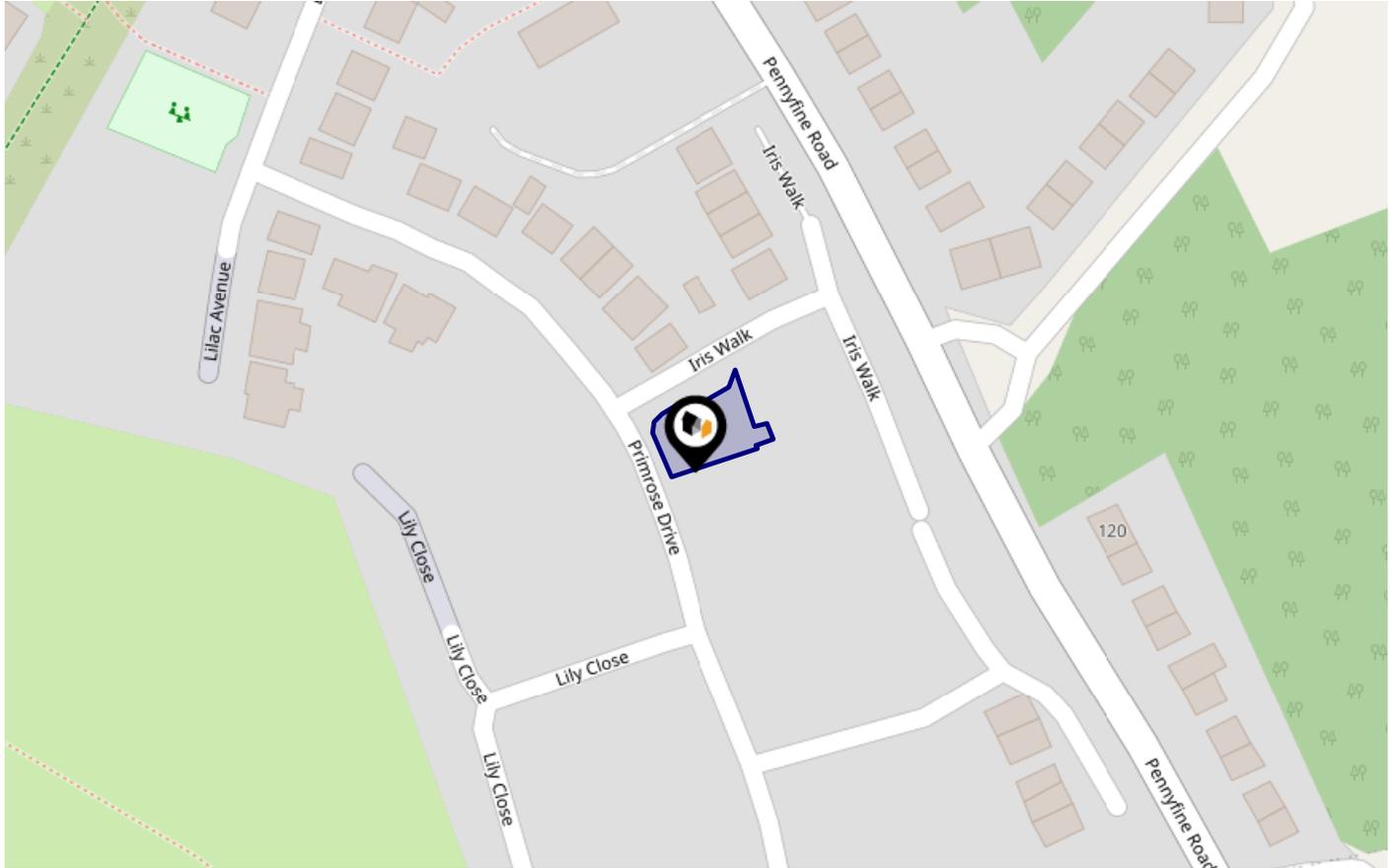
Chance of flooding to the following depths at this property:



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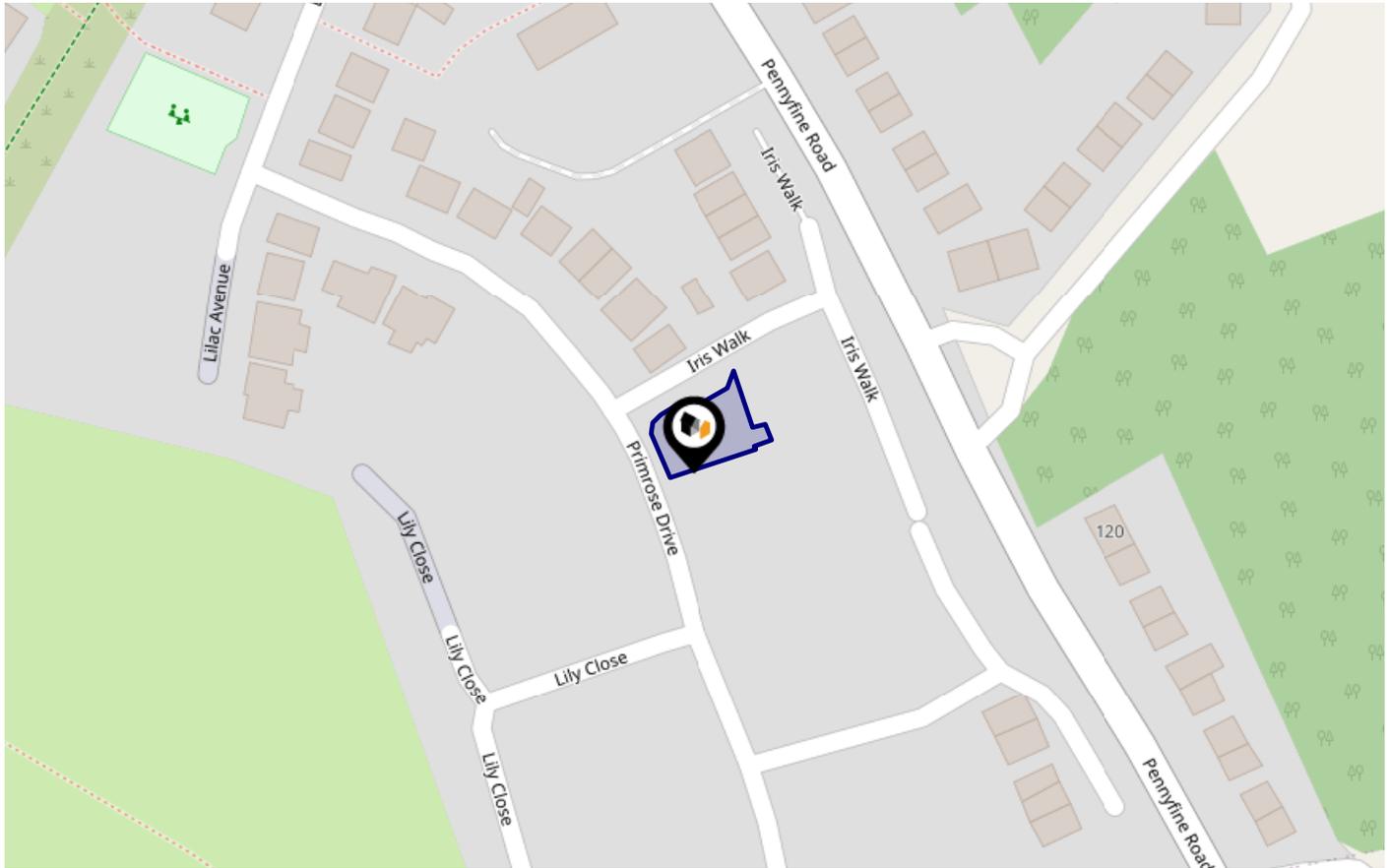
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

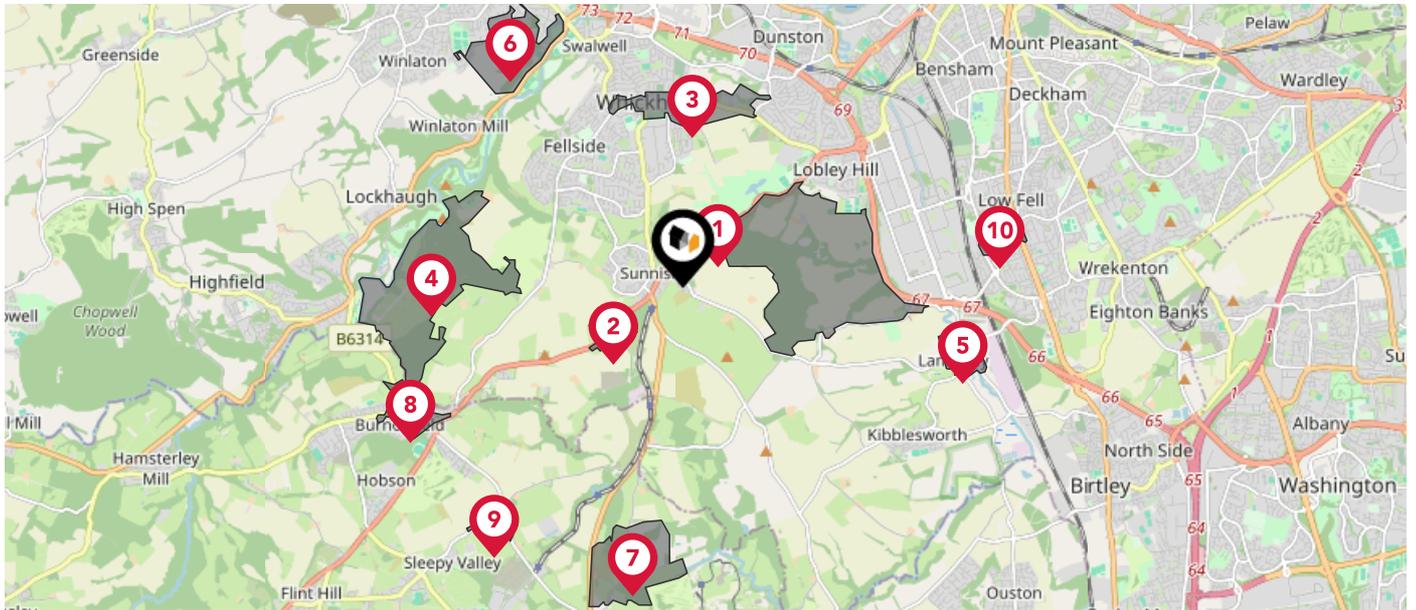
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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 Ravensworth CA

2 Marley Hill CA

3 Whickham CA

4 Gibside CA

5 Lamesley CA

6 Axwell CA

7 Beamish Burn

8 Burnopfield

9 Tanfield

10 Chowdene CA

Maps

Landfill Sites

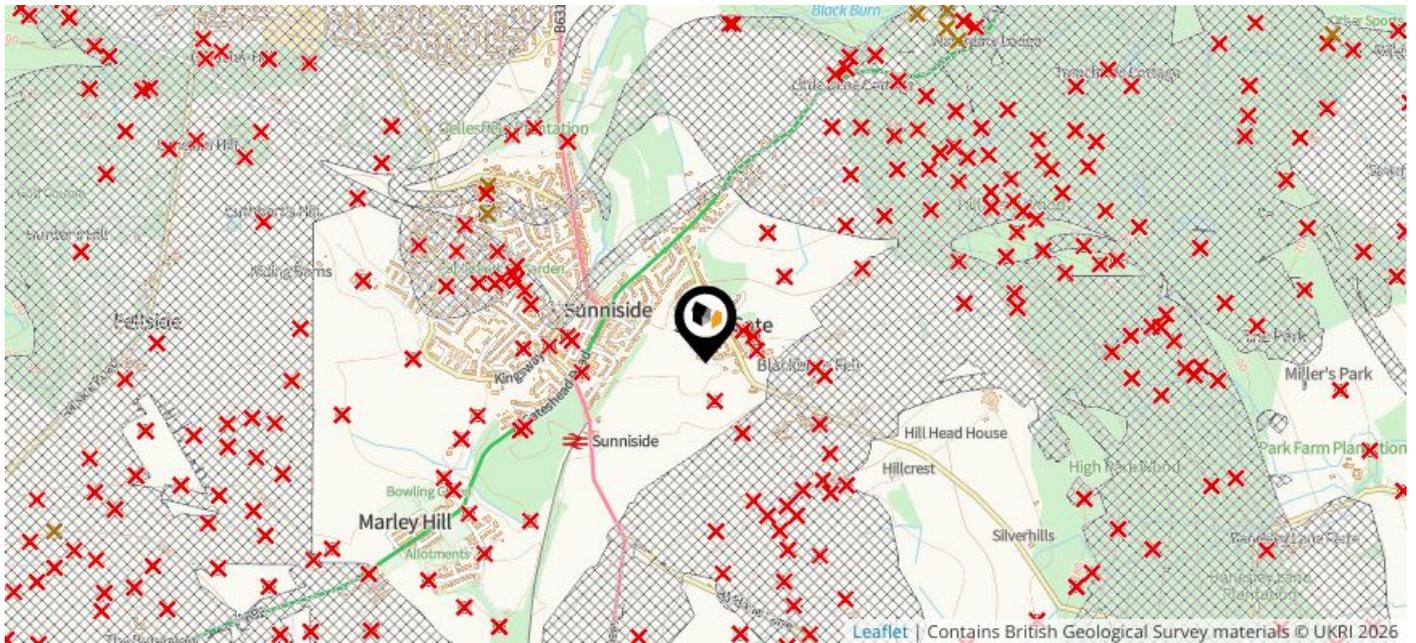
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	St Cuthberts-Sandygate, Marley Hill, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
2	Marshall Lands-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
3	Burdon Dene-Hedley West House Farm, Marley Hill, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
4	Beggars Wood-Coach Road, Lobley Hill	Historic Landfill	<input type="checkbox"/>
5	Longfield House Farm-Off St Cuthbert's Road, Byermoor	Historic Landfill	<input type="checkbox"/>
6	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
7	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/ZP3597ZV/V002	Active Landfill	<input checked="" type="checkbox"/>
9	Gateshead Garden Festival No.1-Norwood Industrial Estate, Lobley Hill Road, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
10	Burnopfield Waste Disposal Sit-Burnopfield, Consett, County Durham	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

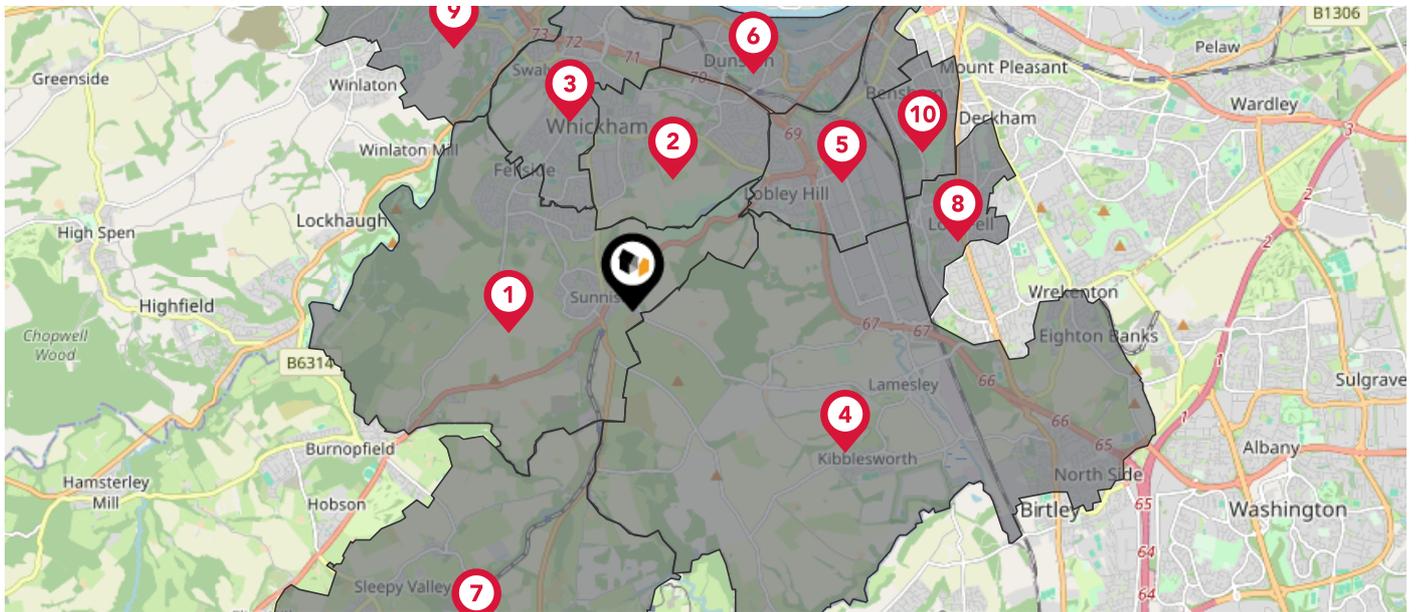
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps

Council Wards

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

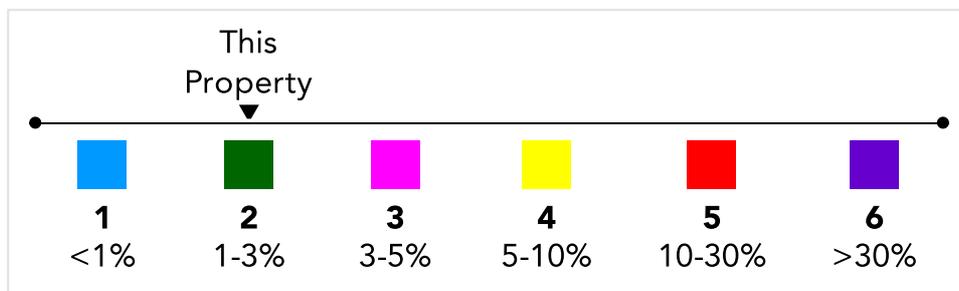
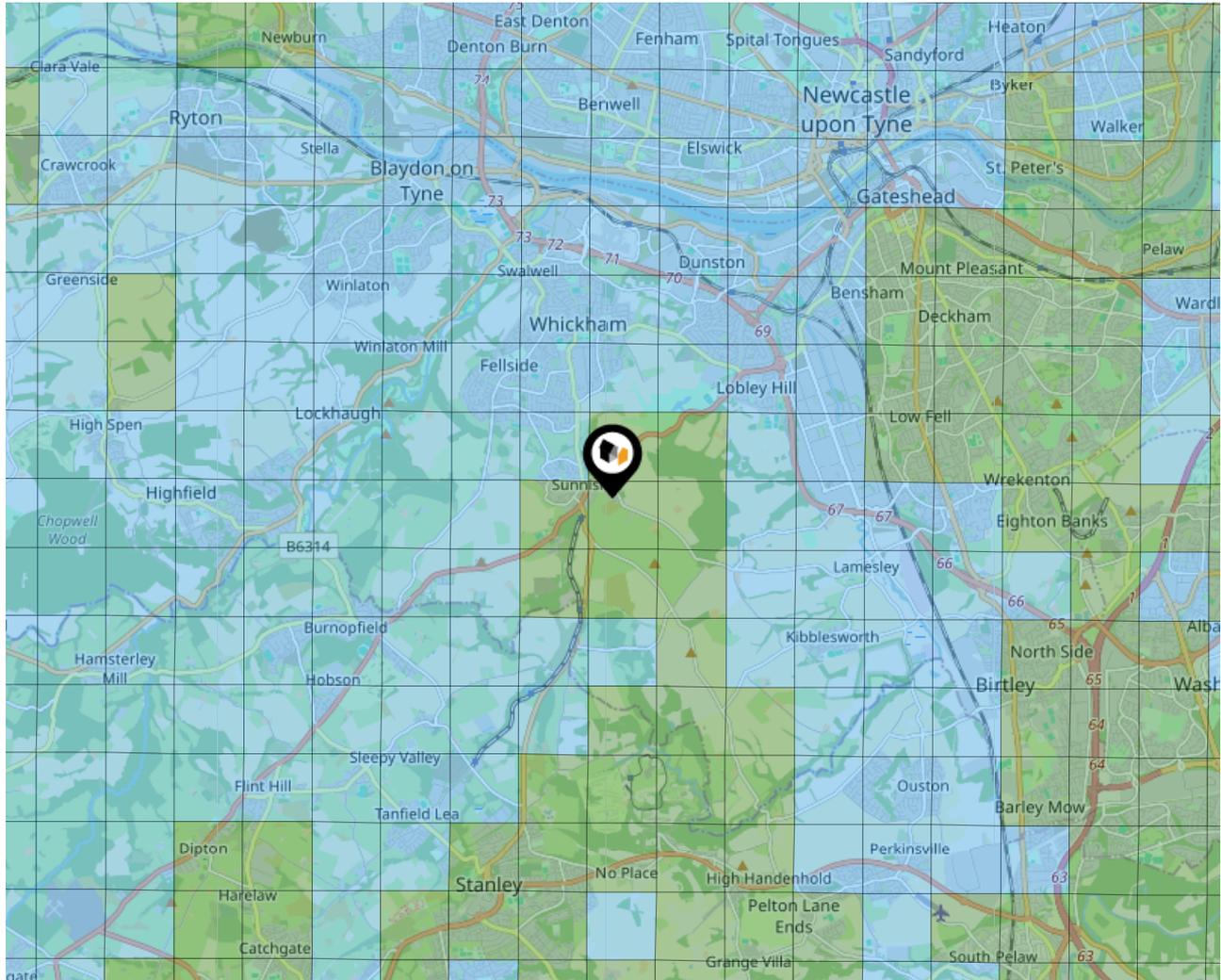


Nearby Council Wards

- 1 Whickham South and Sunnyside Ward
- 2 Dunston Hill and Whickham East Ward
- 3 Whickham North Ward
- 4 Lamesley Ward
- 5 Lobley Hill and Bensham Ward
- 6 Dunston and Teams Ward
- 7 Tanfield ED
- 8 Low Fell Ward
- 9 Blaydon Ward
- 10 Saltwell Ward

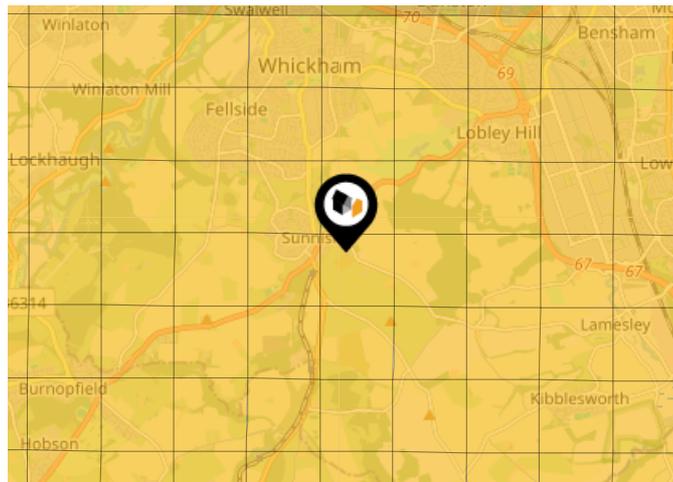
What is Radon?

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)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

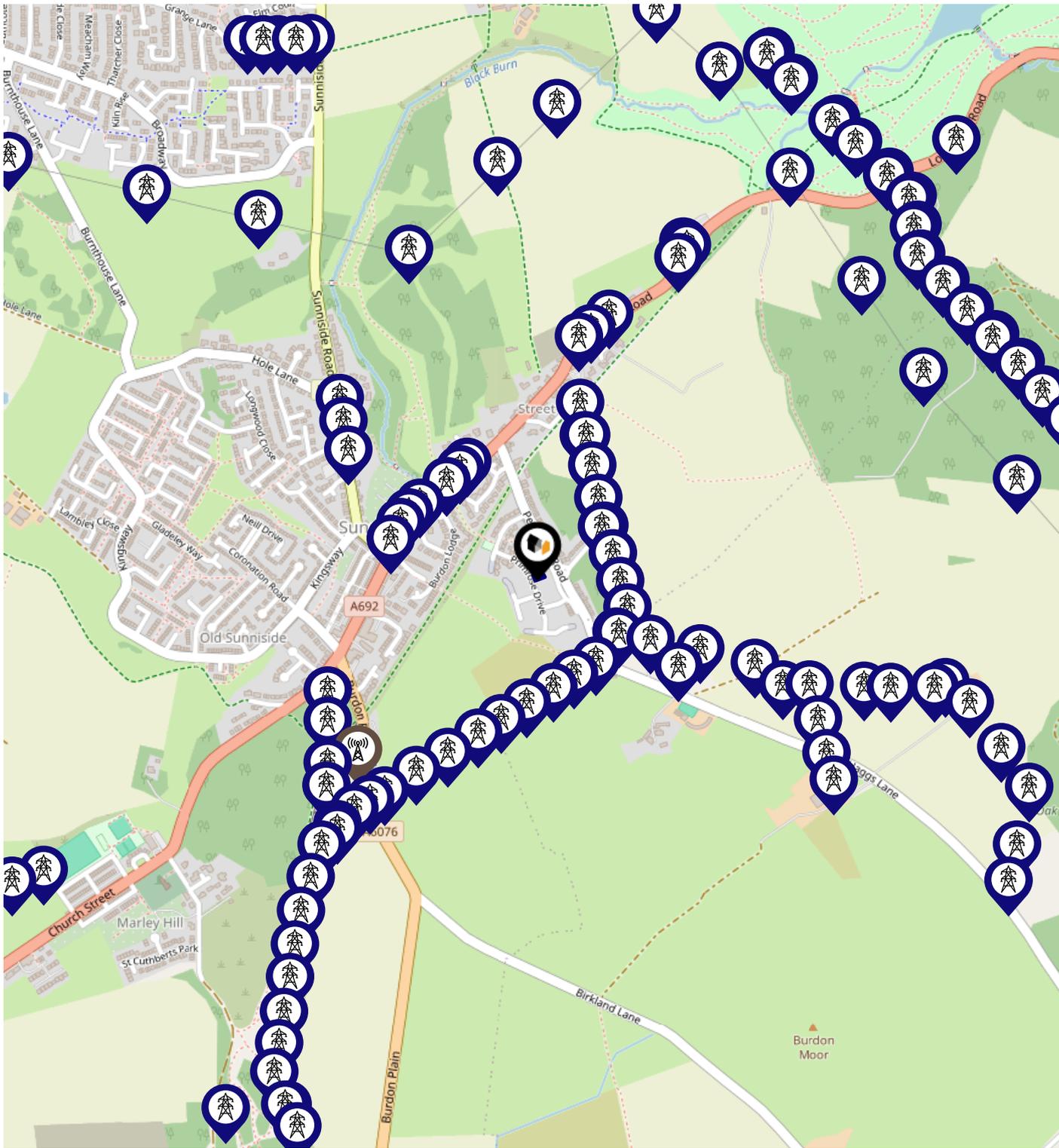


Primary Classifications (Most Common Clay Types)

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



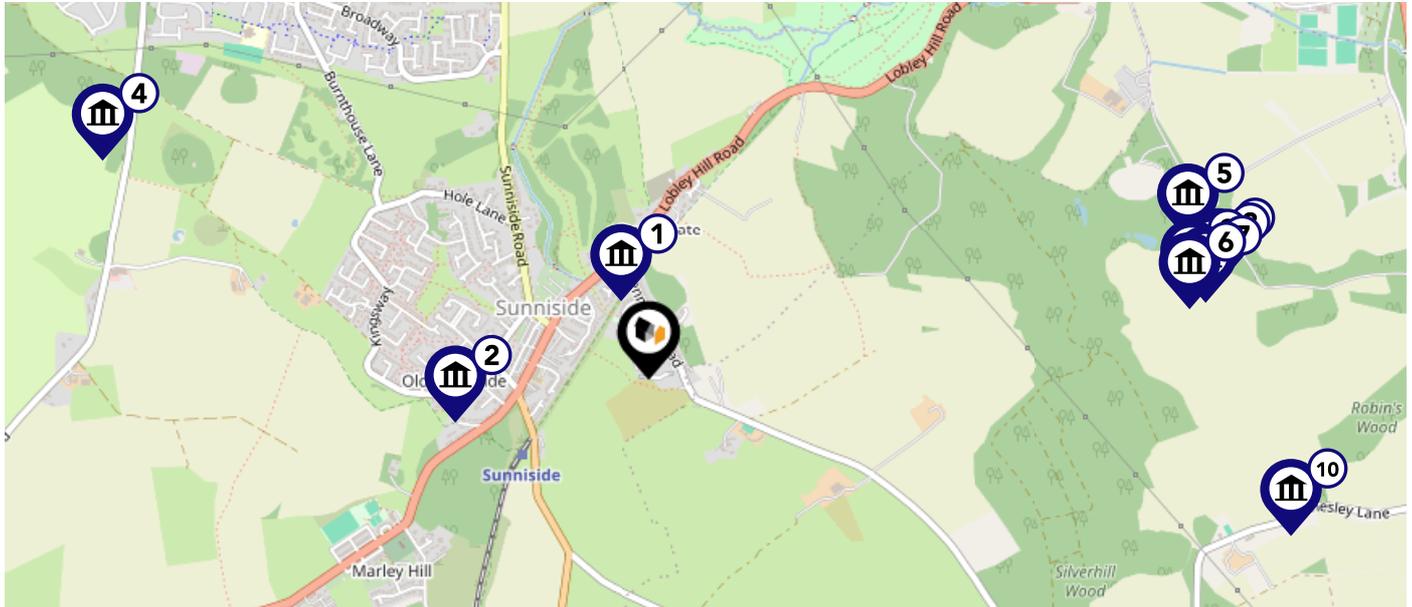
Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

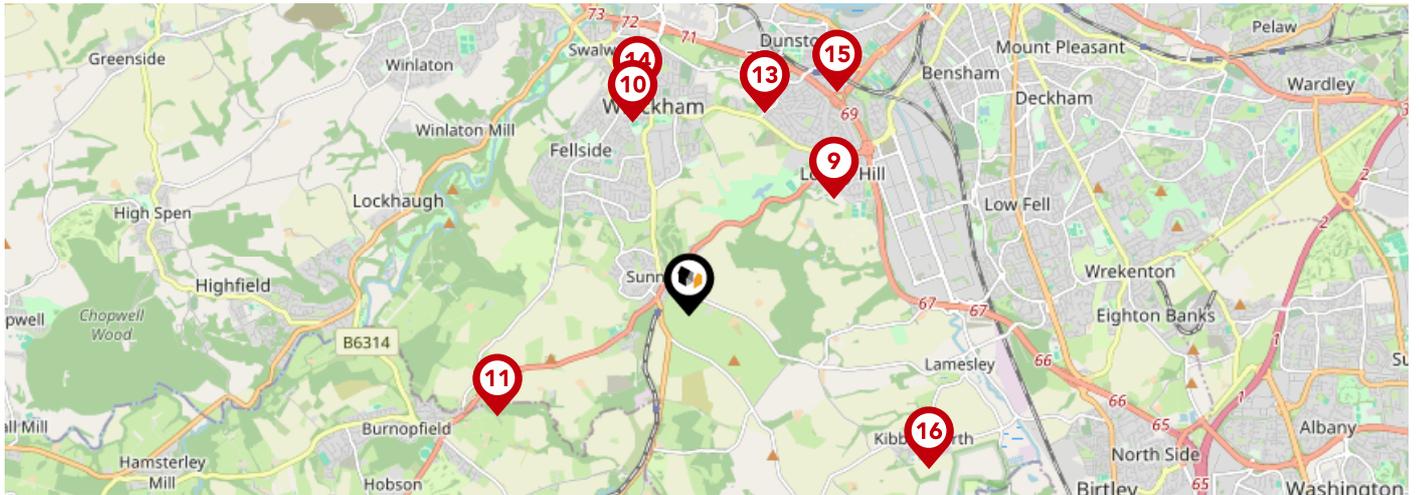
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1355106 - Forge South East Of Junction With A692	Grade II	0.2 miles
1025149 - Old Sunnyside Farmhouse	Grade II	0.4 miles
1185160 - Stable Block And Gatehouses To East Of Ravensworth Castle	Grade II	1.2 miles
1355102 - Lodges And Gate Piers To South Of Junction With Clockburn Lane	Grade II	1.2 miles
1185149 - Butler Cross	Grade II	1.2 miles
1025151 - Ravensworth Castle	Grade II	1.2 miles
1025190 - Ravensworth Castle	Grade II	1.2 miles
1025191 - Well In Stable Yard Of Ravensworth Castle	Grade II	1.2 miles
1025150 - Arch, Walls And Towers To West Of Ravensworth Castle	Grade II	1.2 miles
1185135 - Ravensworth Park Farmhouse	Grade II	1.4 miles



	Nursery	Primary	Secondary	College	Private
Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whickham School Ofsted Rating: Good Pupils: 1673 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kibblesworth Academy Ofsted Rating: Good Pupils: 136 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

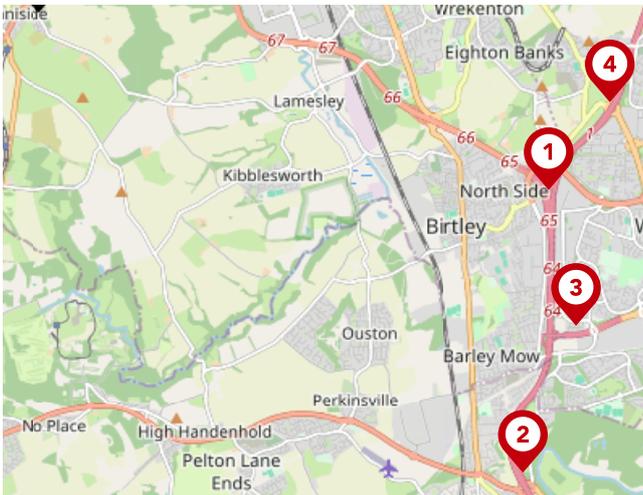
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	2.43 miles
2	Dunston Rail Station	2.11 miles
3	Blaydon Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	4.59 miles
2	A1(M) J63	5.69 miles
3	A1(M) J64	5.28 miles
4	A194(M) J1	4.91 miles
5	A194(M) J2	5.64 miles



Airports/Helipads

Pin	Name	Distance
1	Airport	8.02 miles
2	Teesside Airport	30.06 miles
3	Leeds Bradford Airport	72.97 miles
4	Irthington	45.14 miles

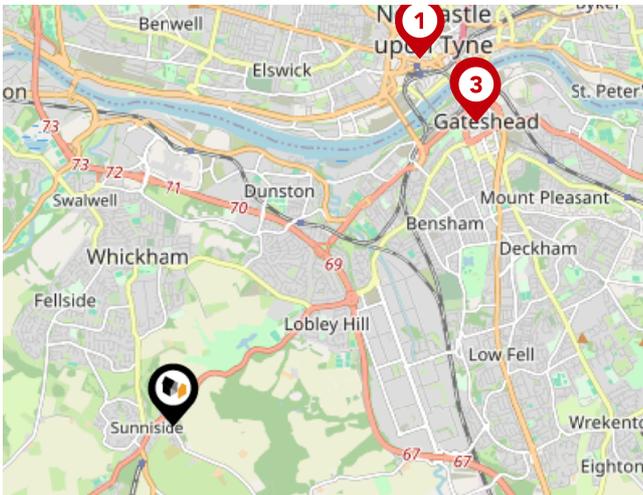
Area

Transport (Local)



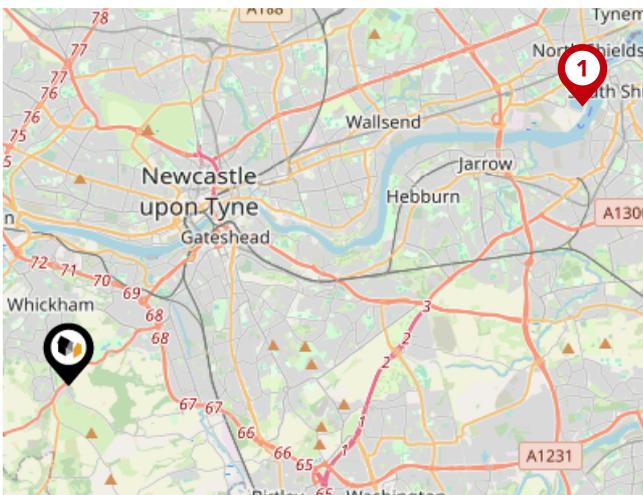
Bus Stops/Stations

Pin	Name	Distance
1	Gateshead Road-Pennyfine Road	0.19 miles
2	Gateshead Road	0.26 miles
3	Sunnyside Road-Hole Lane	0.35 miles
4	Kingsway - Coronation Street	0.37 miles
5	Church Street-The Crescent	0.42 miles



Local Connections

Pin	Name	Distance
1	Central Station (Tyne and Wear Metro Station)	3.77 miles
2	Gateshead (Tyne and Wear Metro Station)	3.67 miles
3	Gateshead (Tyne and Wear Metro Station)	3.65 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.92 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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