

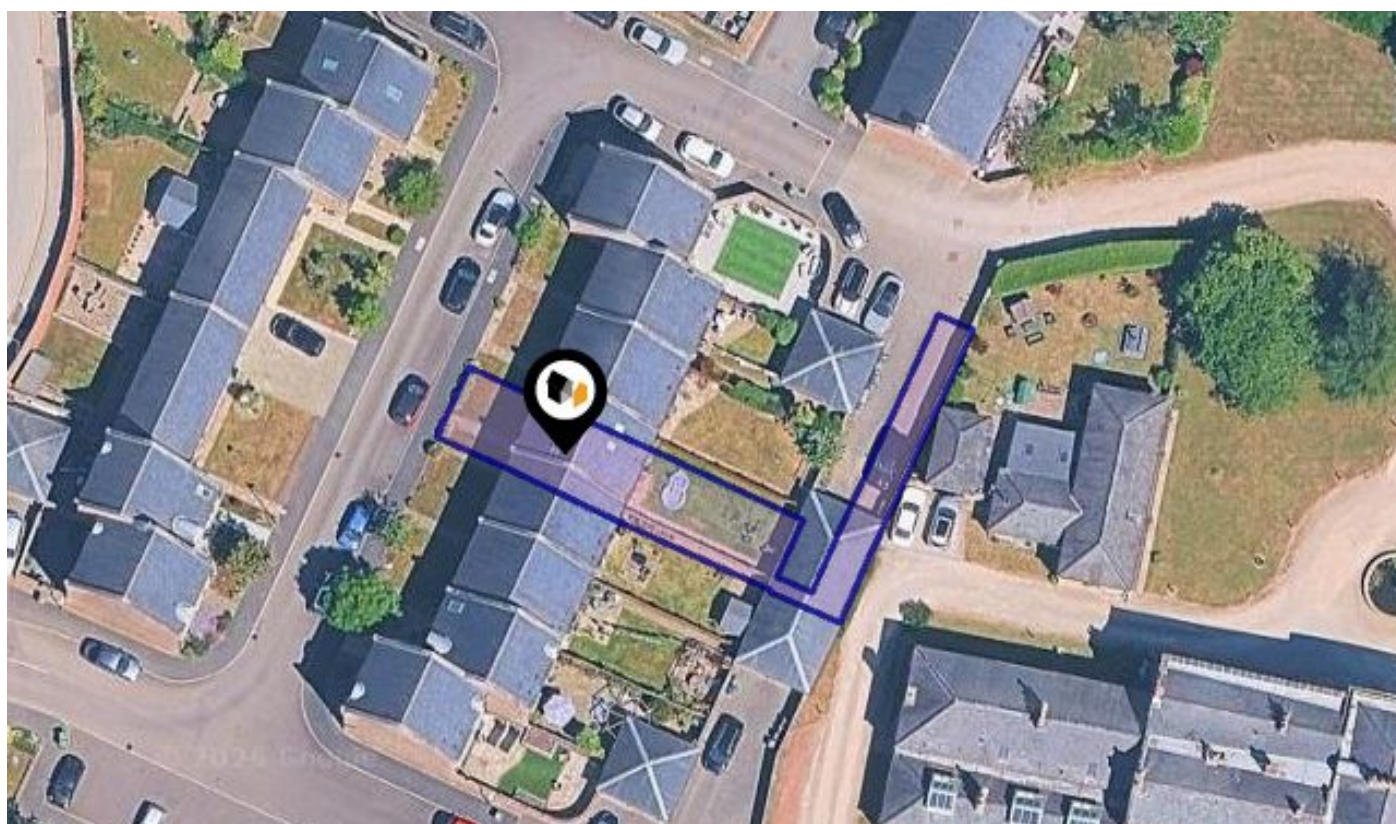


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Tuesday 20<sup>th</sup> January 2026 @ 1:41pm**



## MANSION HEIGHTS, GATESHEAD, NE11

### Walkersxchange Estate Agents

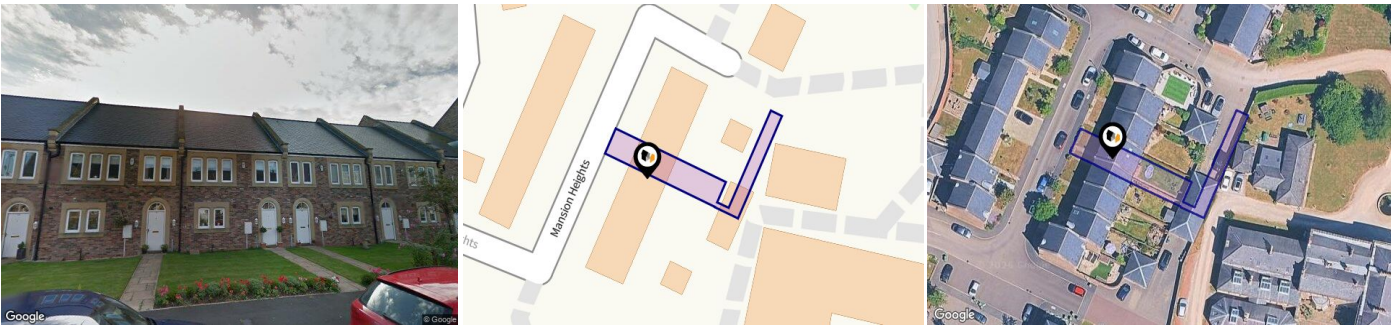
2a Gateshead Road, Sunnyside

0191 440 8173

[sales@Walkersxchange.com](mailto:sales@Walkersxchange.com)

[www.walkersxchange.com](http://www.walkersxchange.com)






















Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	0		
Floor Area:	1,442 ft <sup>2</sup> / 134 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	2004		
Council Tax :	Band D		
Annual Estimate:	£2,578		
Title Number:	TY427292		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds		
Conservation Area:	Whickham CA	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	10	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				

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

Planning records for: *Mansion Heights, Gateshead, NE11*

Reference - DC/18/00499/HHA	
Decision:	Decided
Date:	17th May 2018
Description:	Installation of 1No rooflight to front elevation; Installation of 2 No rooflights to rear elevation (as amended 21.06.2018)

Reference - Gateshead/DC/08/01274/FUL	
Decision:	Decided
Date:	12th August 2008
Description:	Installation of 1 rooflight in roofspace at front of dwellinghouse and 1 rooflight at rear.

Reference - DC/18/00853/HHA	
Decision:	Decided
Date:	16th August 2018
Description:	Installation of 2No rooflights to front elevation; Installation of 2No rooflights to rear elevation.

Planning records for: *The Cottage Mansion Heights Dunston Hill Whickham NE11 9DL*

<b>Reference - TREE/20/042</b>
<b>Decision:</b> -
<b>Date:</b> 15th July 2020
<b>Description:</b> Tree works at The Cottage Mansion Heights

<b>Reference - DC/23/00073/TREE</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 31st January 2023
<b>Description:</b> Fell Sycamore tree T1 located to the west of The Cottage Mansion Heights Whickham.

<b>Reference - DC/23/00258/TREE</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 21st March 2023
<b>Description:</b> Tree works at The Cottage Whickham

<b>Reference - Gateshead/DC/08/00394/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th March 2008
<b>Description:</b> Erection of detached dwellinghouse (use class C3) with associated parking in garden area to west of existing dwellinghouse.

Planning records for: *The Cottage Mansion Heights Whickham NE11 9DL*

Reference - DC/25/00249/FUL	
Decision:	Decided
Date:	04th April 2025
Description:	Conversion of garages to residential annex, including single storey extension (Amended plans received on 08.07.2025)

Planning records for: *Gardeners Cottage Mansion Heights Gateshead NE11 9DL*

Reference - Gateshead/DC/16/00481/HHA	
Decision:	Decided
Date:	12th May 2016
Description:	Erection of single-storey extension at side and rear of dwelling following demolition of existing conservatory.

Reference - Gateshead/DC/16/00482/LBC	
Decision:	Decided
Date:	12th May 2016
Description:	LISTED BUILDING CONSENT: Erection of single-storey extension at side and rear of dwelling following demolition of existing conservatory.

Planning records for: *Hayloft Mansion Heights Gateshead Tyne And Wear NE11 9DL*

Reference - Gateshead/DC/10/00848/HHA	
Decision:	Decided
Date:	19th August 2010
Description:	Erection of single-storey extension at side and rear of dwellinghouse.

Planning records for: **4 Mansion Heights Gateshead NE11 9DL**

Reference - Gateshead/DC/16/01132/HHA	
Decision:	Decided
Date:	14th February 2017
Description:	Single storey rear extension

Planning records for: **5 Mansion Heights Gateshead Tyne And Wear NE11 9DL**

Reference - Gateshead/DC/06/00552/FUL	
Decision:	Decided
Date:	10th April 2006
Description:	Installation of rooflights at front and rear of dwellinghouse.

Planning records for: **6 Mansion Heights Gateshead Tyne And Wear NE11 9DL**

Reference - Gateshead/DC/06/00072/FUL	
Decision:	Decided
Date:	16th January 2006
Description:	Installation of rooflights at front and rear of dwellinghouse.(Amended 09.03.06)

Planning records for: **8 Mansion Heights Gateshead NE11 9DL**

Reference - Gateshead/DC/10/00183/HHA	
Decision:	Decided
Date:	25th February 2010
Description:	Erection of single-storey extension at rear of dwellinghouse.

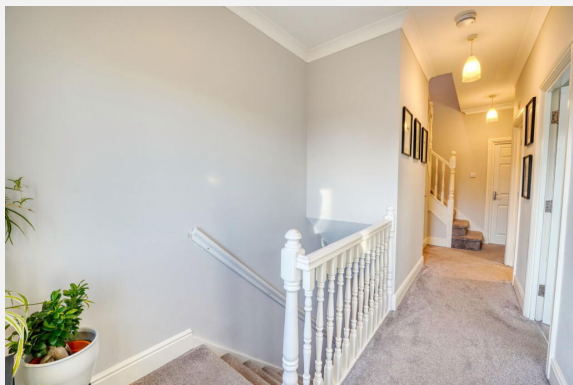
Planning records for: **32 Mansion Heights Gateshead NE11 9DL**

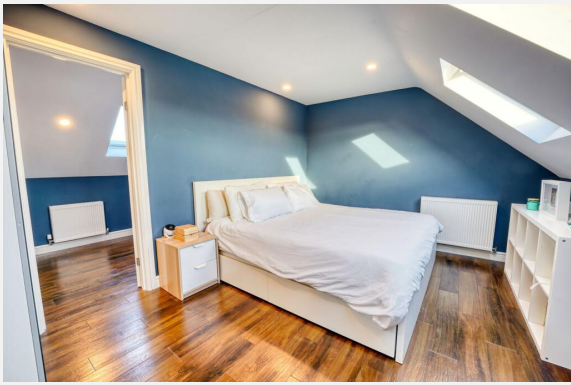
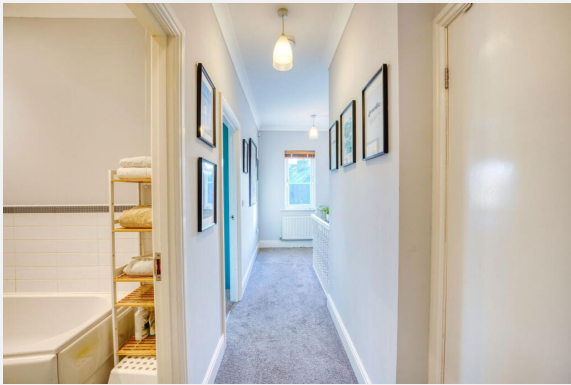
Reference - TREE/19/041	
Decision:	-
Date:	12th May 2019
Description:	Tree works at land adjacent to 32 Mansion Heights.



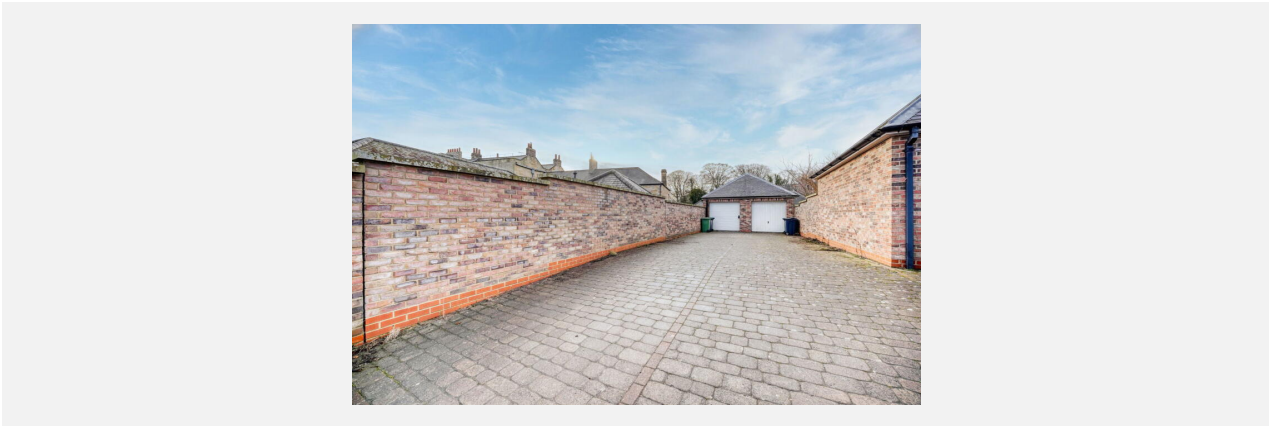






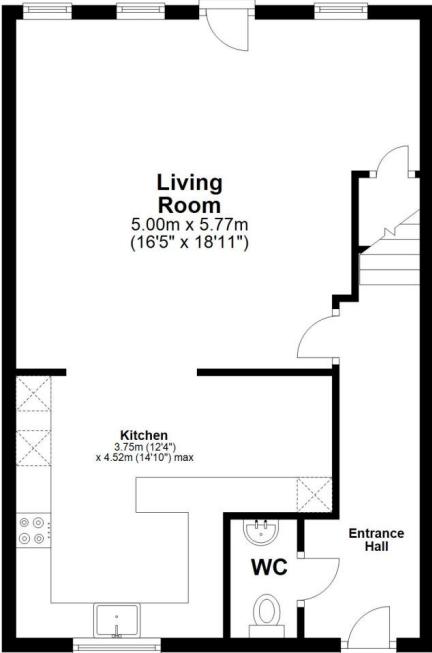




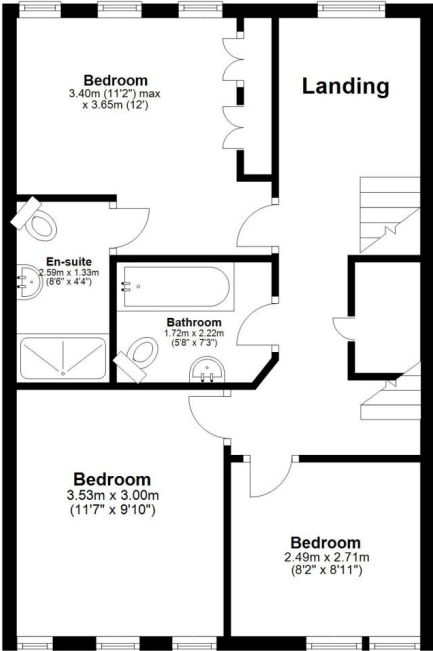


MANSION HEIGHTS, GATESHEAD, NE11

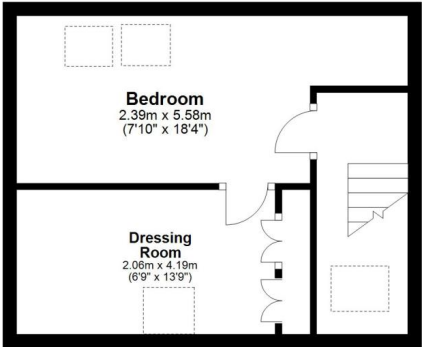
Ground Floor



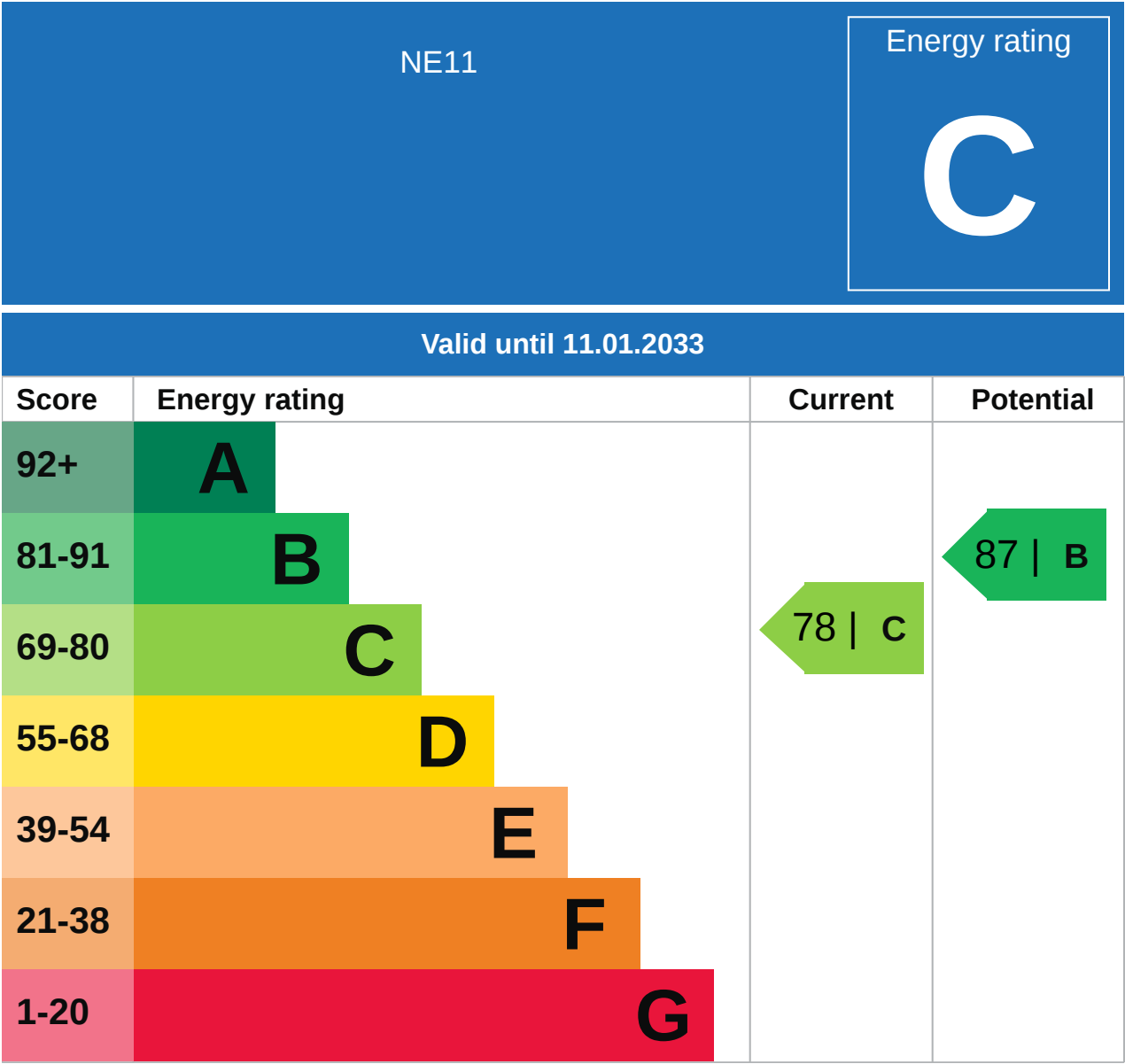
First Floor



Second Floor



Note : Plans are for illustration purposes only and are not to scale.  
Plan produced using PlanUp.





### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<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 during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	134 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

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**Other**

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**Other**

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## Electricity Supply

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## Gas Supply

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## Central Heating

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## Water Supply

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## Drainage

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## Important - Please read

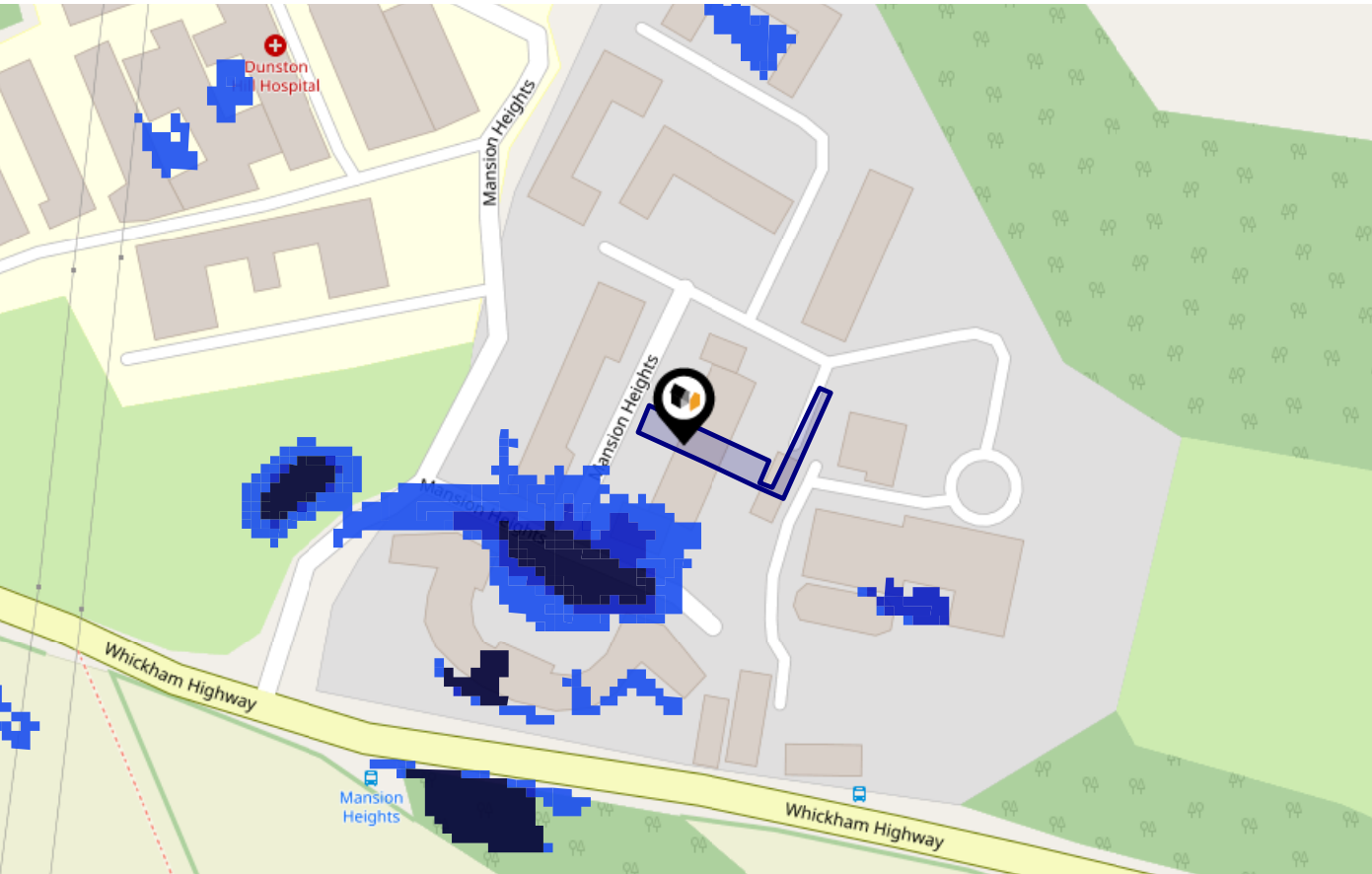
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# Flood Risk

## 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.

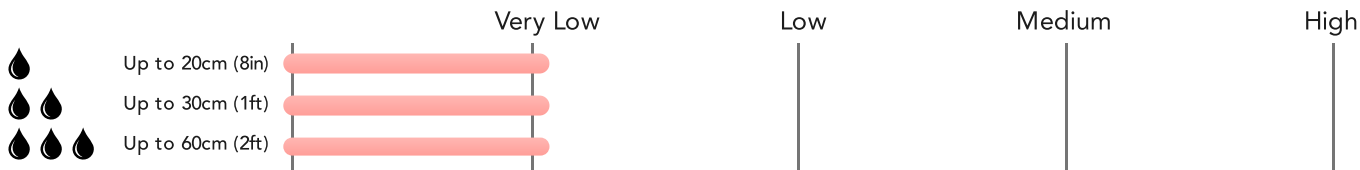


Risk Rating: Very low

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.

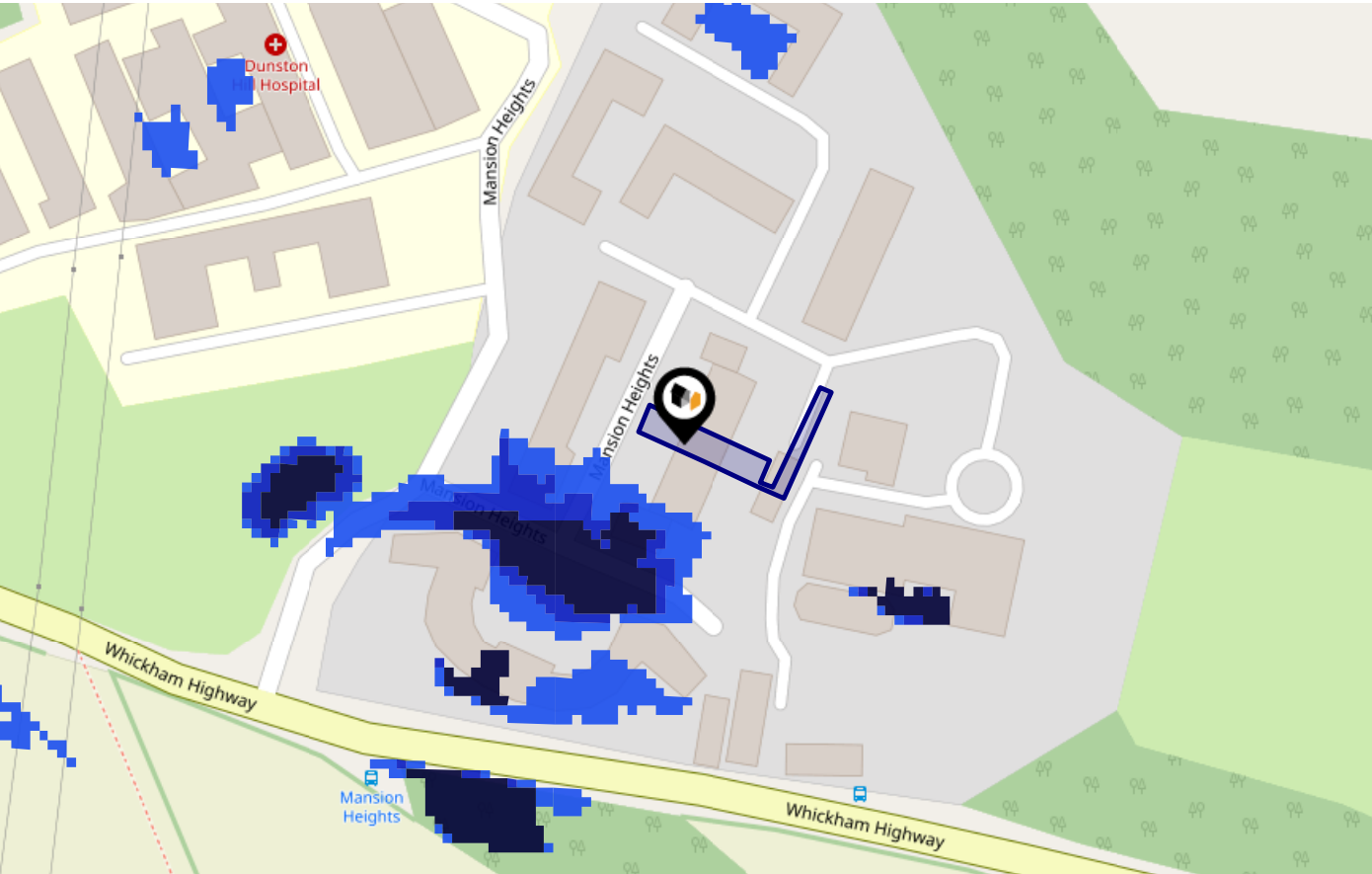
Chance of flooding to the following depths at this property:



# 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.

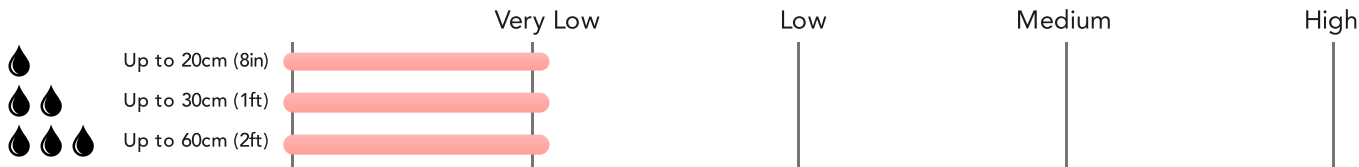


Risk Rating: Very low

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.

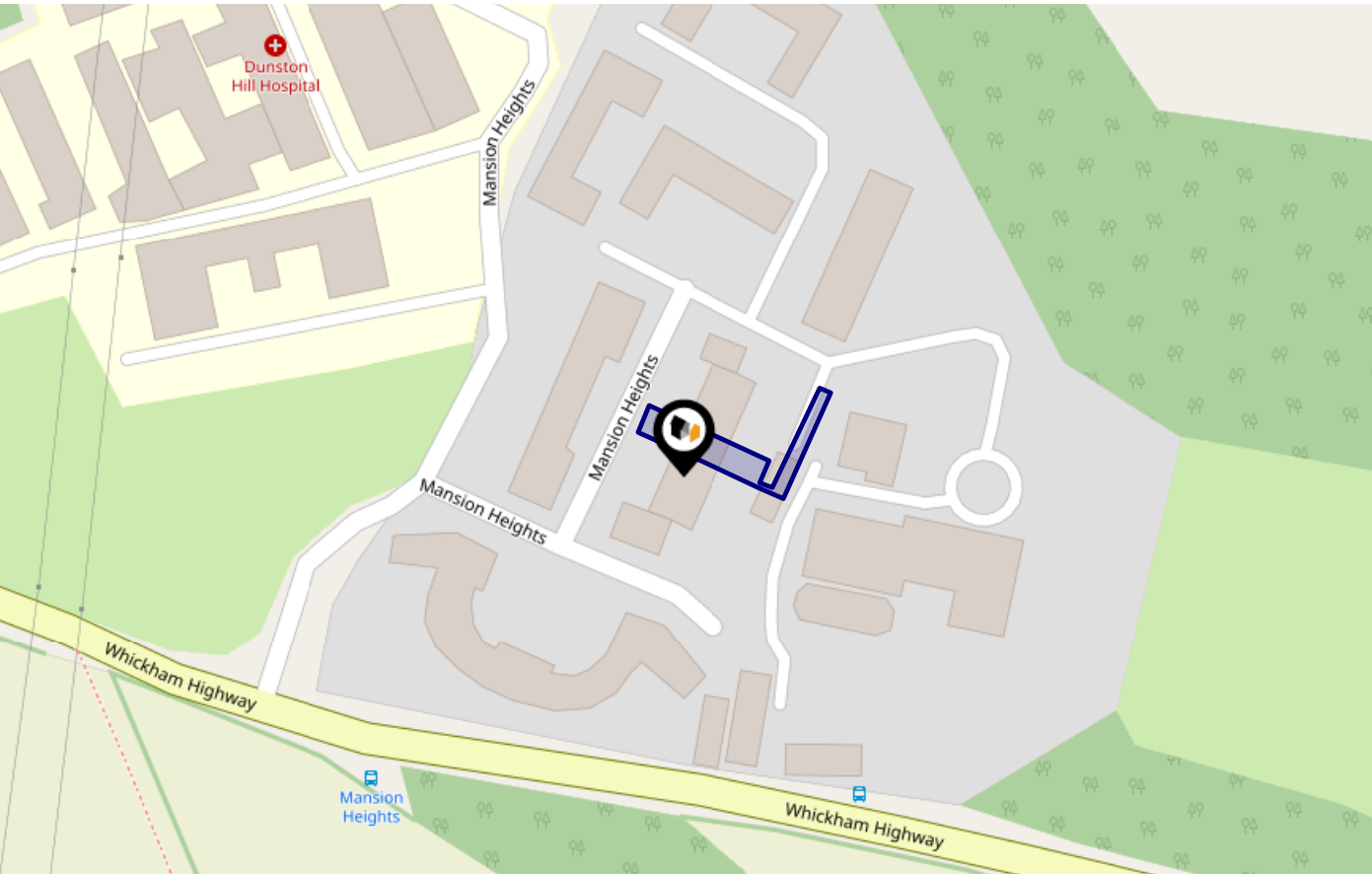
Chance of flooding to the following depths at this property:



# 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.

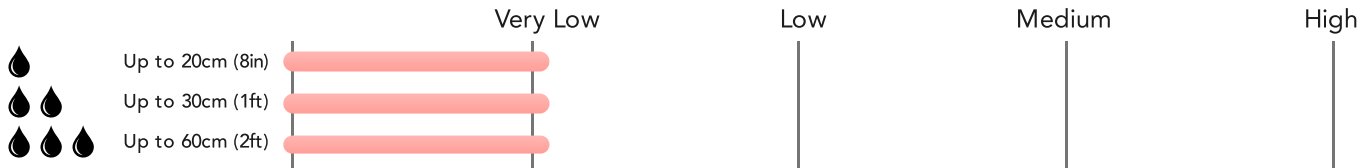


**Risk Rating:** Very low

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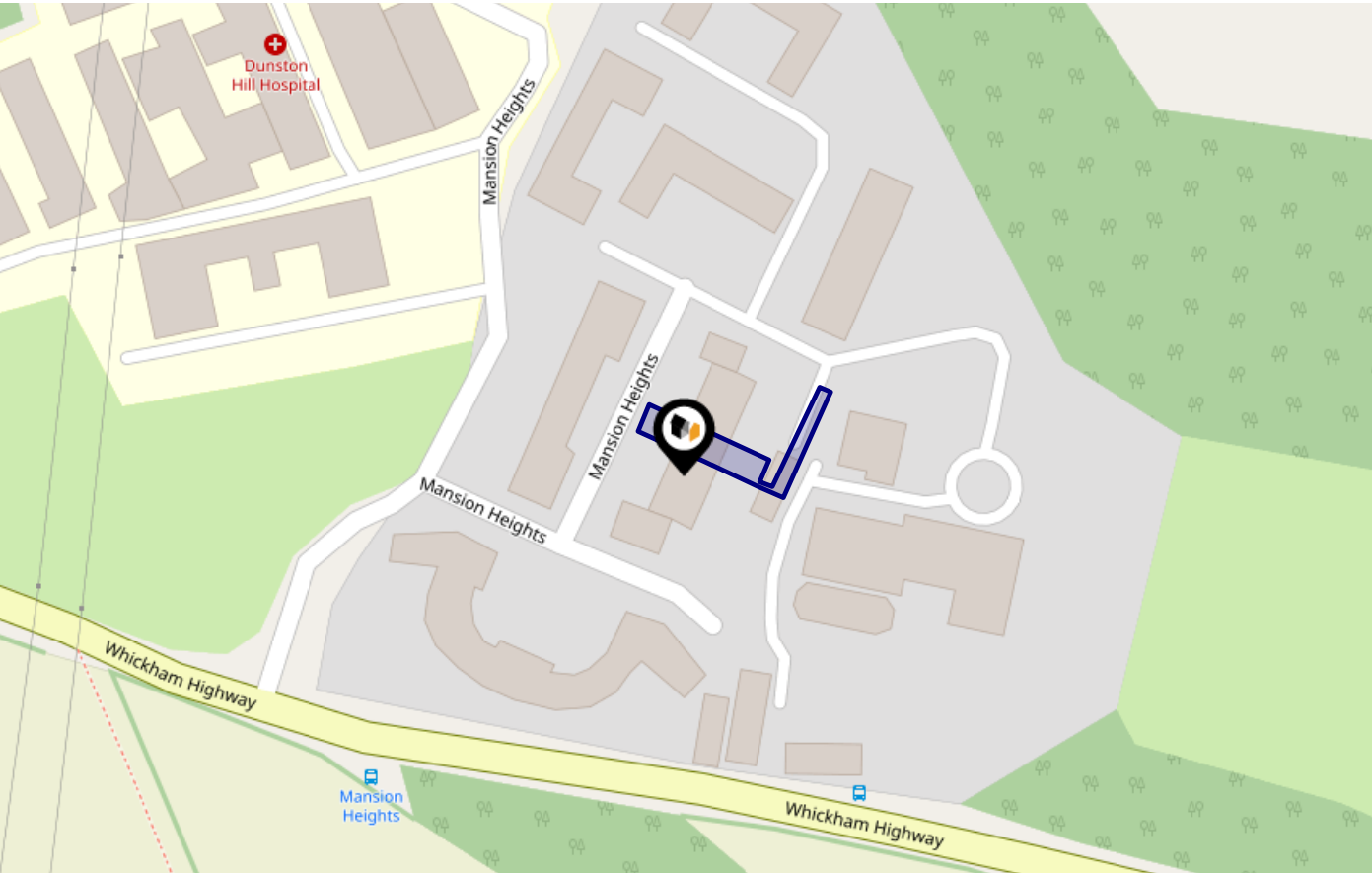
Chance of flooding to the following depths at this property:



# 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.

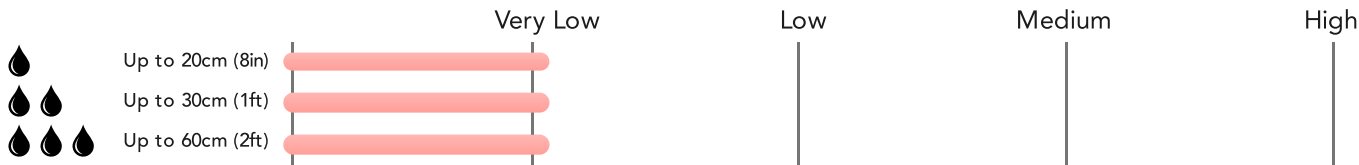


**Risk Rating:** Very low

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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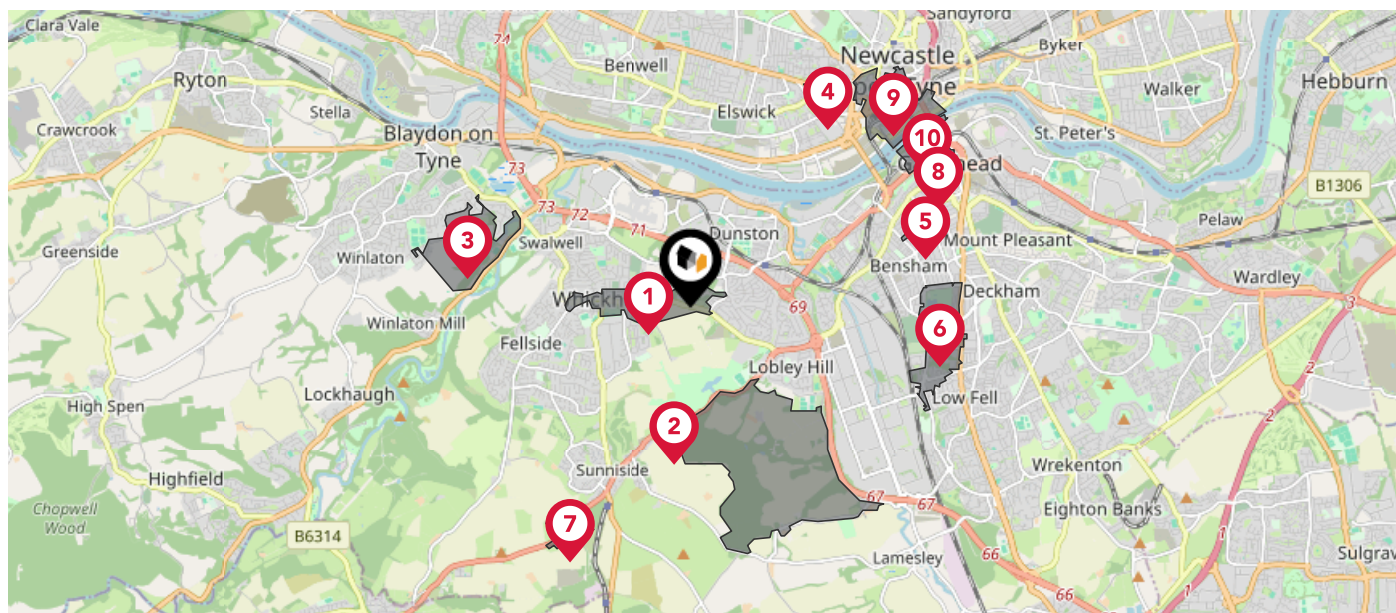
Chance of flooding to the following depths at this property:



# 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

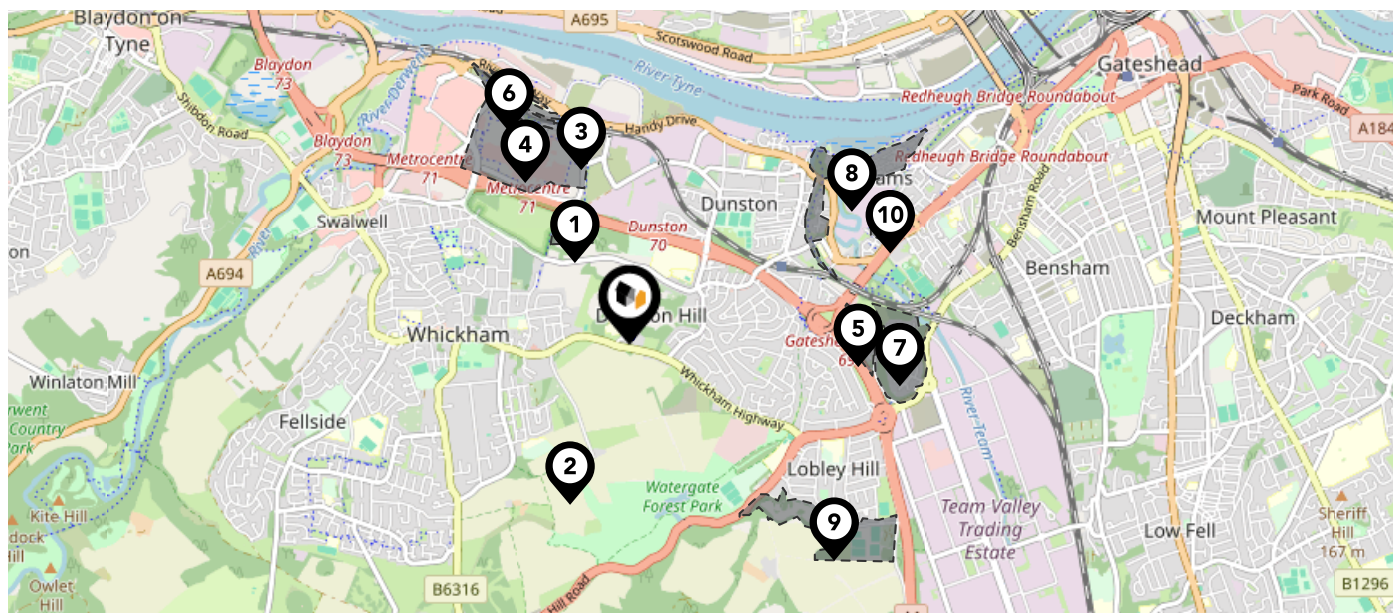
- 1 Whickham CA
- 2 Ravensworth CA
- 3 Axwell CA
- 4 Summerhill Square
- 5 Coatsworth CA
- 6 Saltwell CA
- 7 Marley Hill CA
- 8 Walker Terrace/Regent Street CA
- 9 Central
- 10 Bridges Ca



# Maps

## Landfill Sites

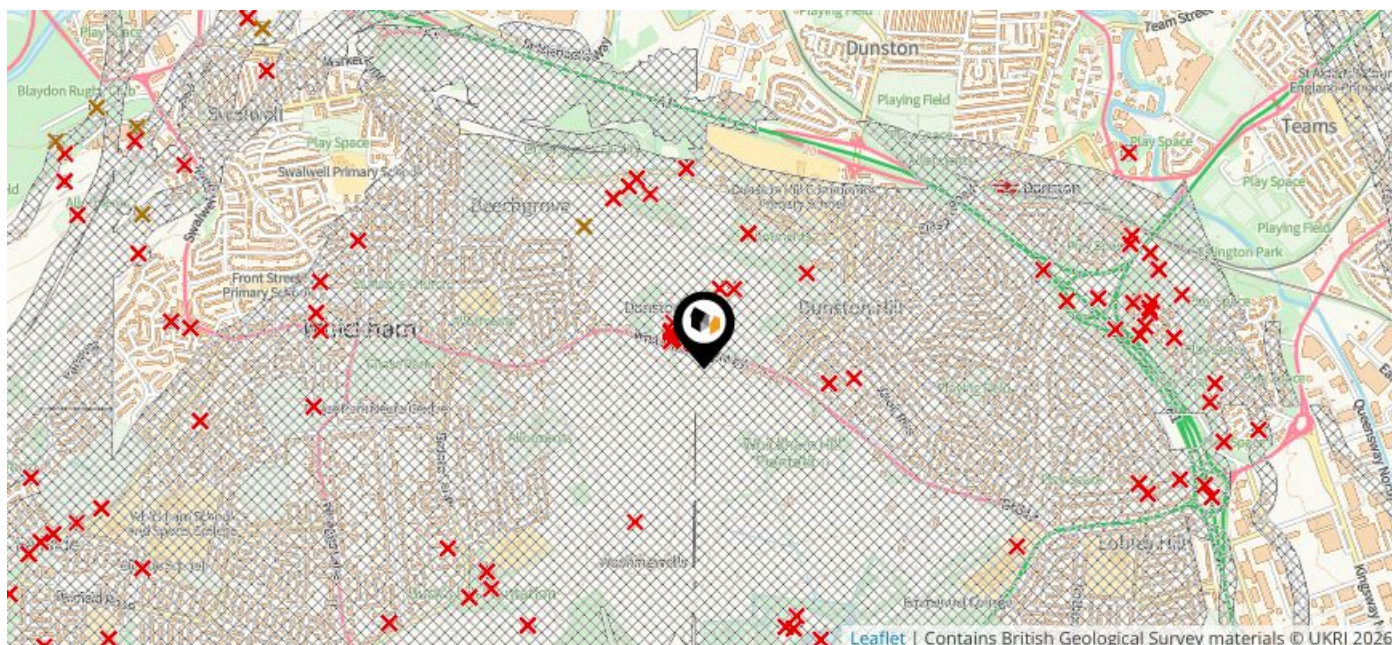
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




### Nearby Landfill Sites

1	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
2	Marshall Lands-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
3	Dunston Power Station-Whickham Junction, Cross Lane, Whickham, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
4	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
5	Gateshead Garden Festival No.1-Norwood Industrial Estate, Lobjell Hill Road, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
6	West Dunston-Riverside Way, Gatehead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
7	Gateshead Garden Festival No.2-Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
8	Redheugh Gasworks-Team Street, Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
9	Beggars Wood-Coach Road, Lobjell Hill	Historic Landfill	<input type="checkbox"/>
10	Ropery Road-Teams, Gateshead	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.

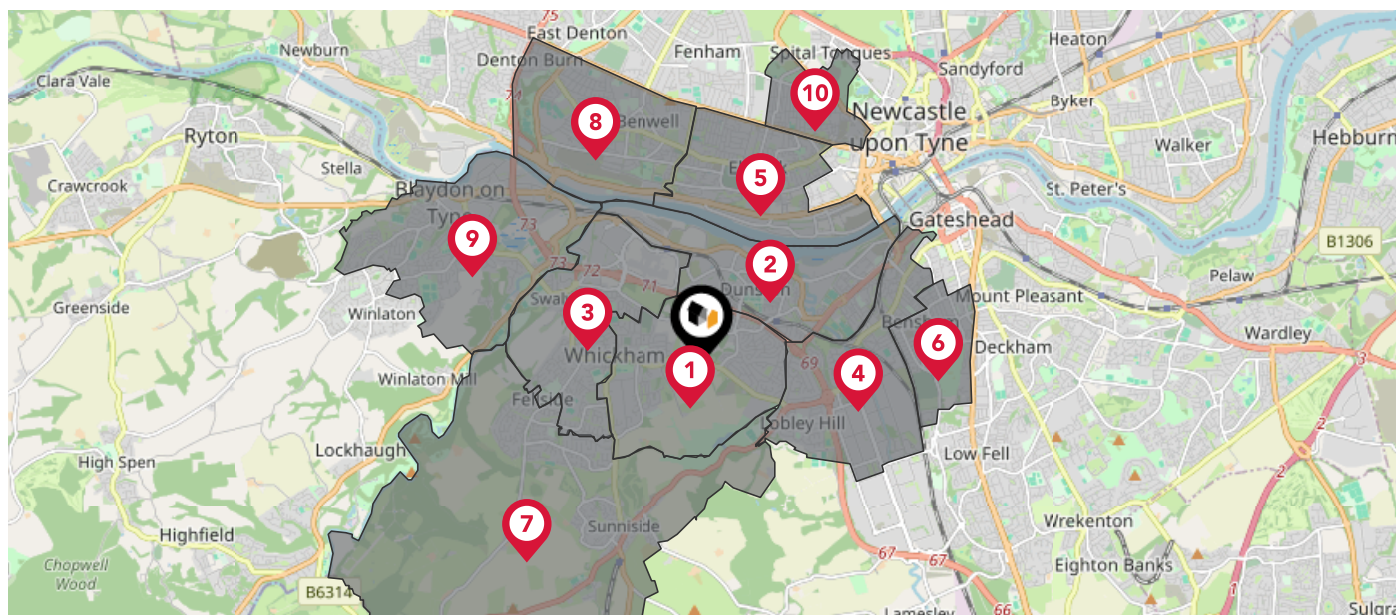
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Dunston Hill and Whickham East Ward

2

Dunston and Teams Ward

3

Whickham North Ward

4

Lobley Hill and Bensham Ward

5

Elswick Ward

6

Saltwell Ward

7

Whickham South and Sunnyside Ward

8

Benwell & Scotswood Ward

9

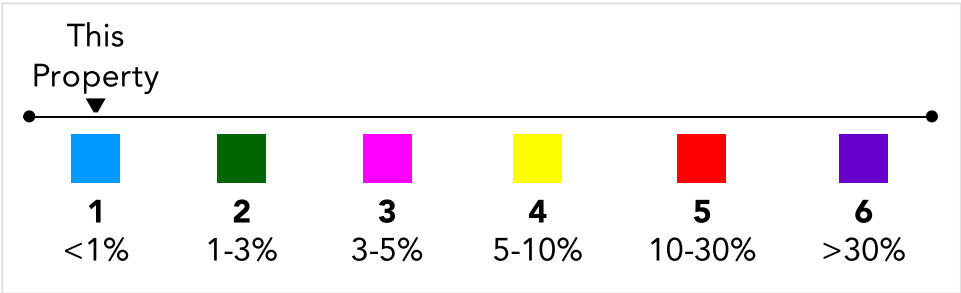
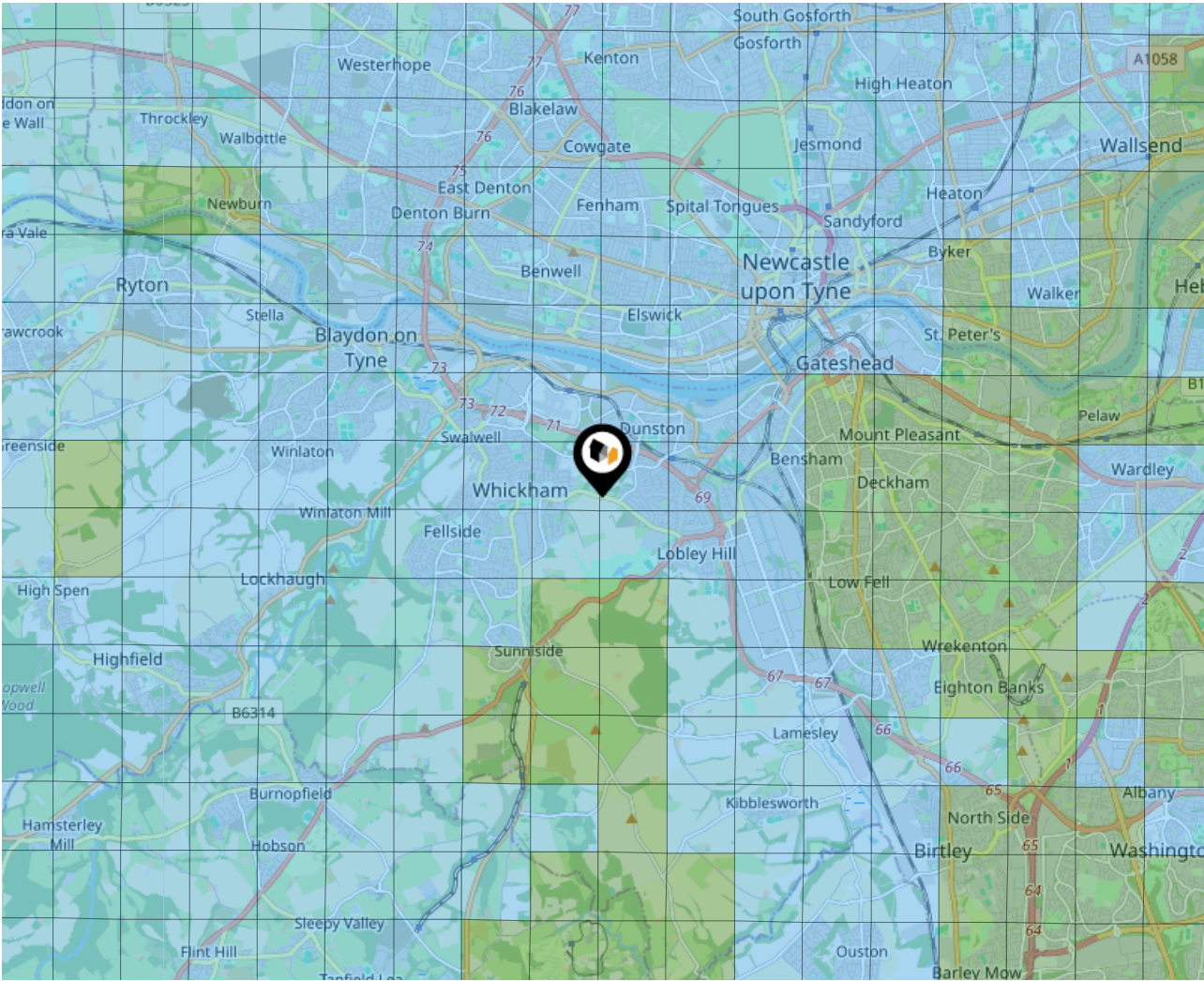
Blaydon Ward

10

Arthur's Hill Ward

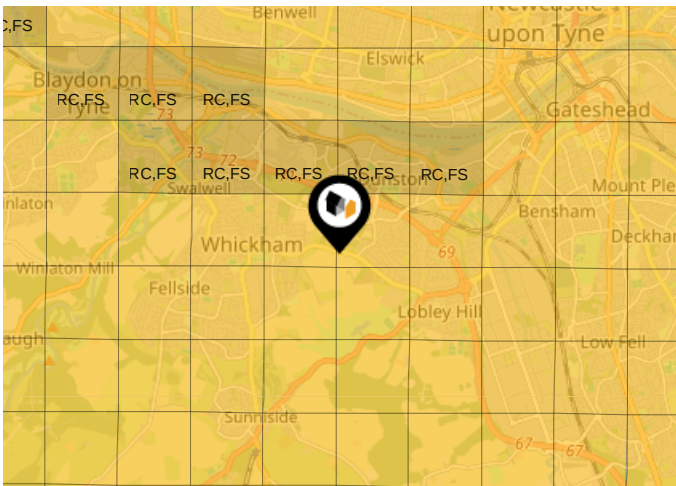
### What is Radon?

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/m<sup>3</sup>).



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

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



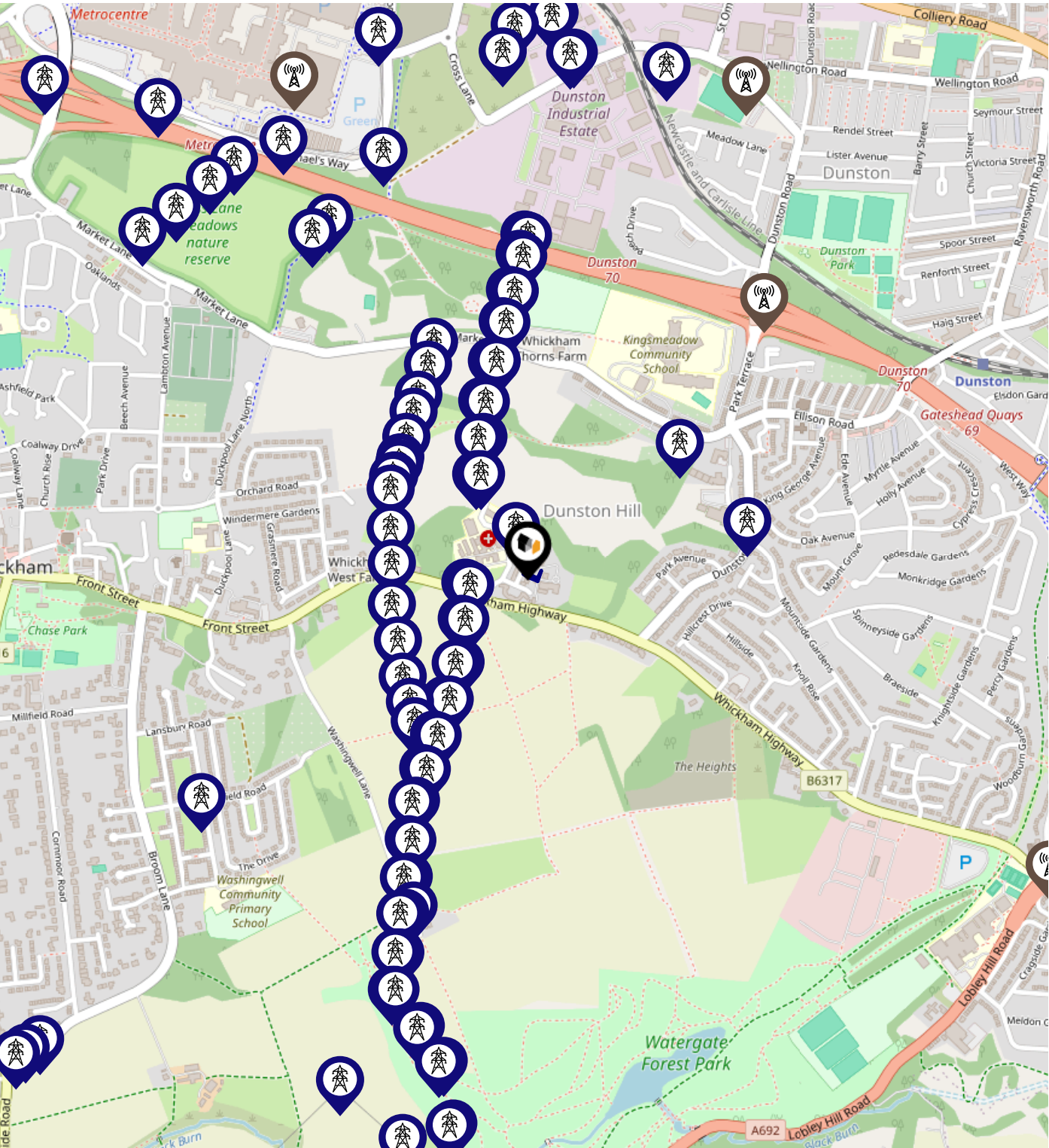
Primary Classifications (Most Common Clay Types)

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

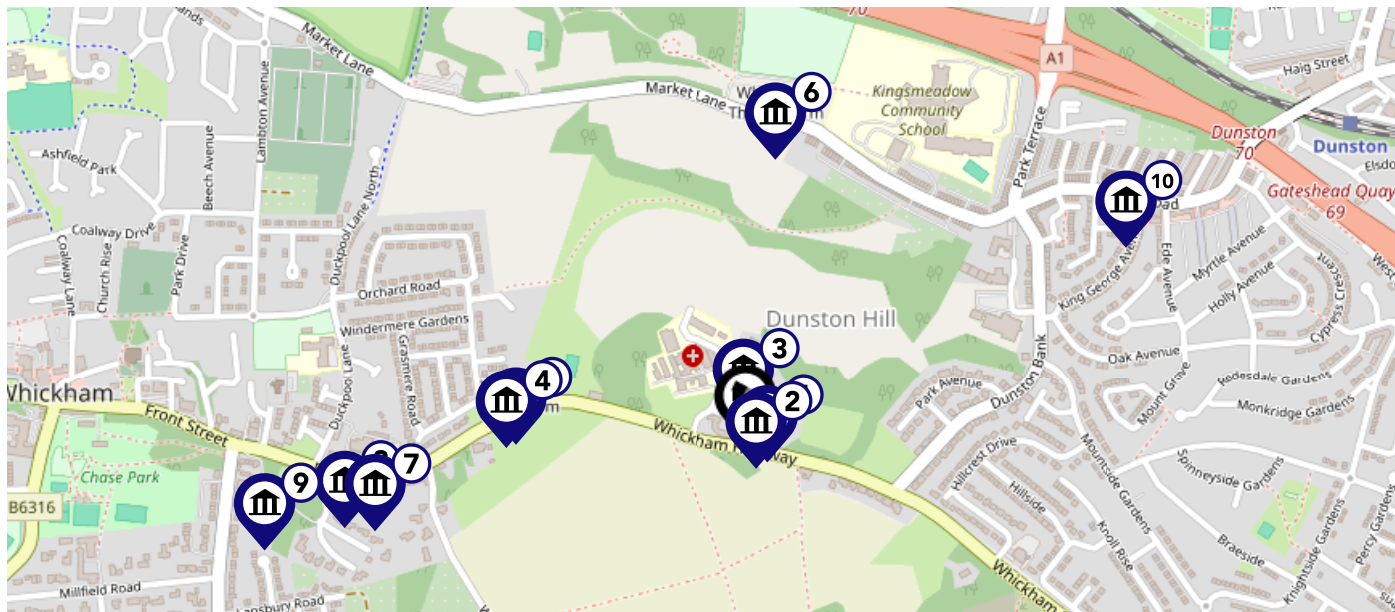












- Key:**
-  Power Pylons
  -  Communication Masts

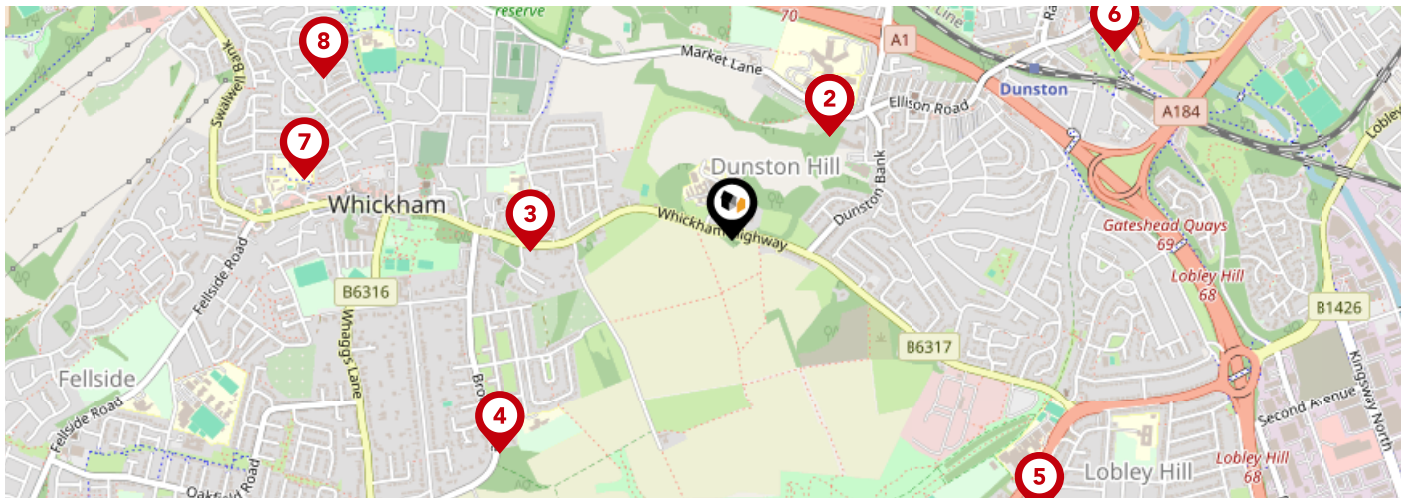
# Maps

## Listed Buildings

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

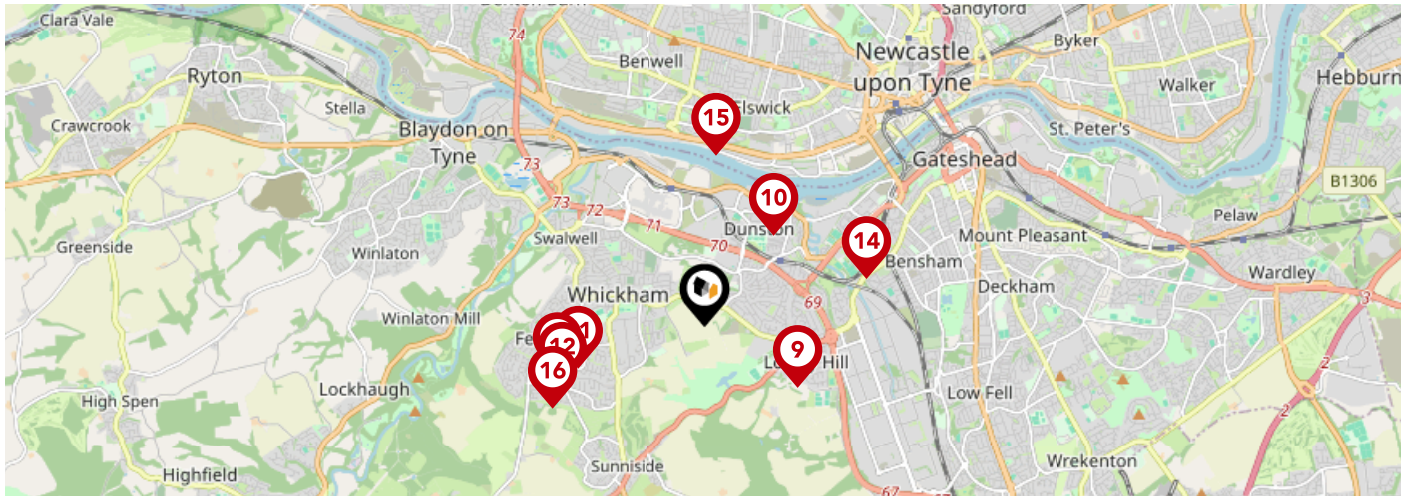










Listed Buildings in the local district		Grade	Distance
	1366097 - Dunston Hill Hospital	Grade II	0.0 miles
	1299642 - Duston Hill Hospital Outpatients Department	Grade II	0.0 miles
	1025145 - Stables North Of Dunston Hill Hospital	Grade II	0.0 miles
	1366093 - Whickham Riding School	Grade II	0.2 miles
	1355107 - Farm Building To East Of Whickham Riding School House	Grade II	0.2 miles
	1025143 - Whickham Thorns Farmhouse	Grade II	0.3 miles
	1299664 - Oak Villa	Grade II	0.4 miles
	1025141 - 11 And 13, Front Street	Grade II	0.4 miles
	1355104 - Whickham Lodge And Wing At Right	Grade II	0.5 miles
	1425084 - Dunston Hill War Memorial	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Dunston Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kingsmeadow Community Comprehensive School</b> Ofsted Rating: Good   Pupils: 970   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Catholic Primary School, Whickham</b> Ofsted Rating: Good   Pupils: 198   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Washingwell Community Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Emmanuel College</b> Ofsted Rating: Outstanding   Pupils: 1495   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Philip Neri Catholic Primary School, Dunston</b> Ofsted Rating: Good   Pupils: 162   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Front Street Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 410   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Swalwell Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

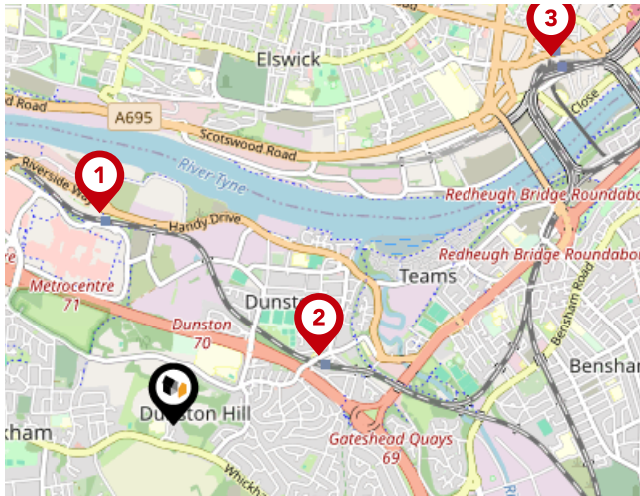




		Nursery	Primary	Secondary	College	Private
	<b>Lobley Hill Primary School</b> Ofsted Rating: Good   Pupils: 347   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Riverside Primary Academy</b> Ofsted Rating: Good   Pupils: 315   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whickham School</b> Ofsted Rating: Good   Pupils: 1673   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gibside School</b> Ofsted Rating: Outstanding   Pupils: 195   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fellside Community Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eslington Primary School</b> Ofsted Rating: Outstanding   Pupils: 68   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Johns Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whickham Parochial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

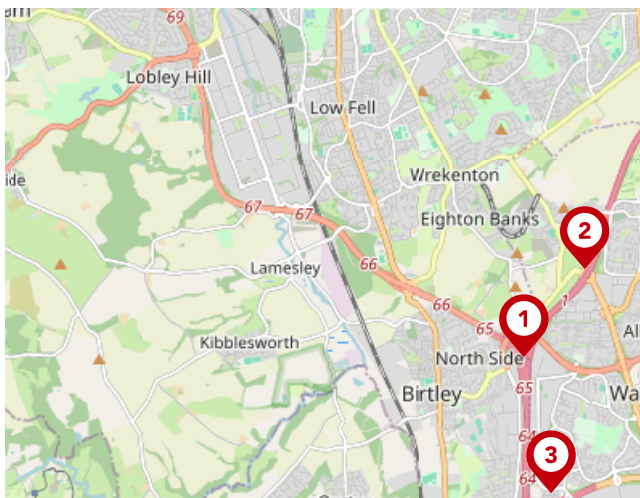
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	0.96 miles
2	Dunston Rail Station	0.69 miles
3	Newcastle Rail Station	2.25 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	4.93 miles
2	A194(M) J1	4.97 miles
3	A1(M) J64	5.88 miles
4	A1(M) J63	6.58 miles
5	A194(M) J2	5.21 miles

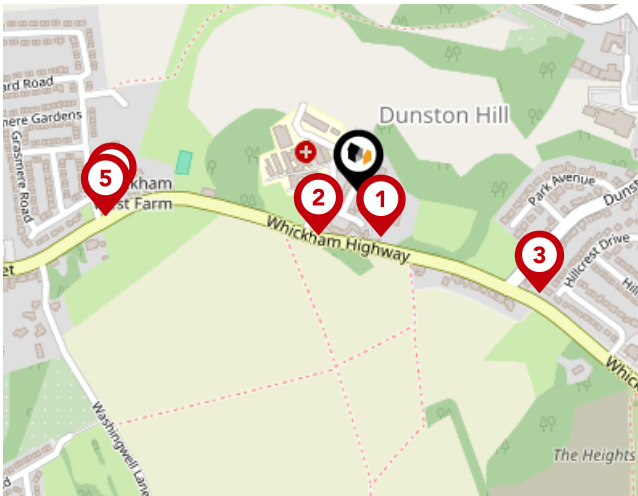


### Airports/Helipads

Pin	Name	Distance
1	Airport	6.66 miles
2	Teesside Airport	31.38 miles
3	Leeds Bradford Airport	74.49 miles
4	Irthlington	45.55 miles

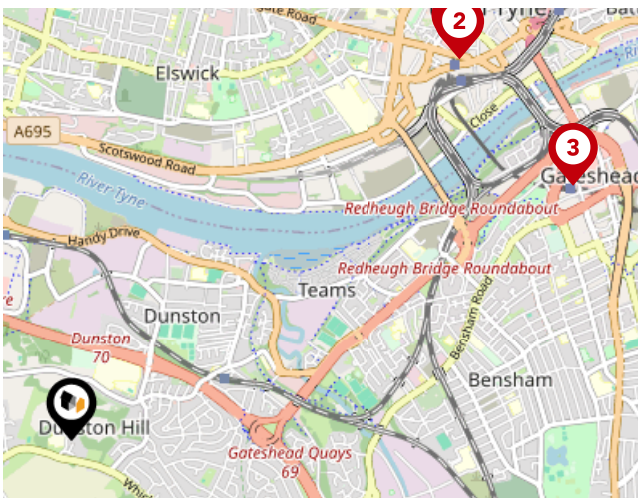
# Area

## Transport (Local)



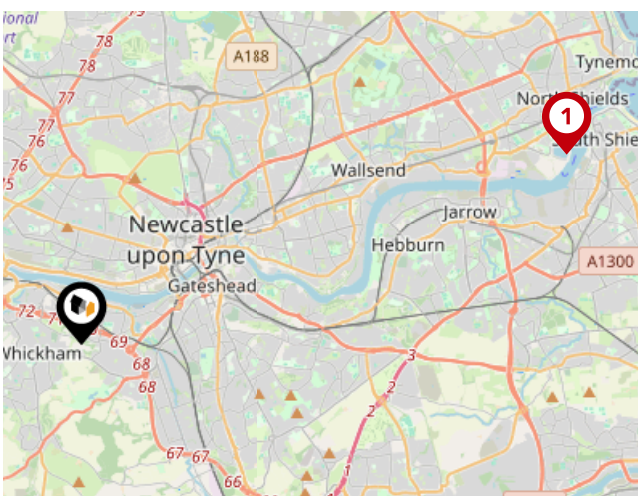
### Bus Stops/Stations

Pin	Name	Distance
1	Mansion Heights	0.05 miles
2	Mansion Heights	0.06 miles
3	Whickham Highway-Hillcrest Drive	0.22 miles
4	Whickham Highway-Coniston Avenue	0.26 miles
5	Whickham Highway-Coniston Avenue	0.27 miles



### Local Connections

Pin	Name	Distance
1	Central Station (Tyne and Wear Metro Station)	2.32 miles
2	Central Station (Tyne and Wear Metro Station)	2.31 miles
3	Gateshead (Tyne and Wear Metro Station)	2.39 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	8.88 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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Valuation Office  
Agency

