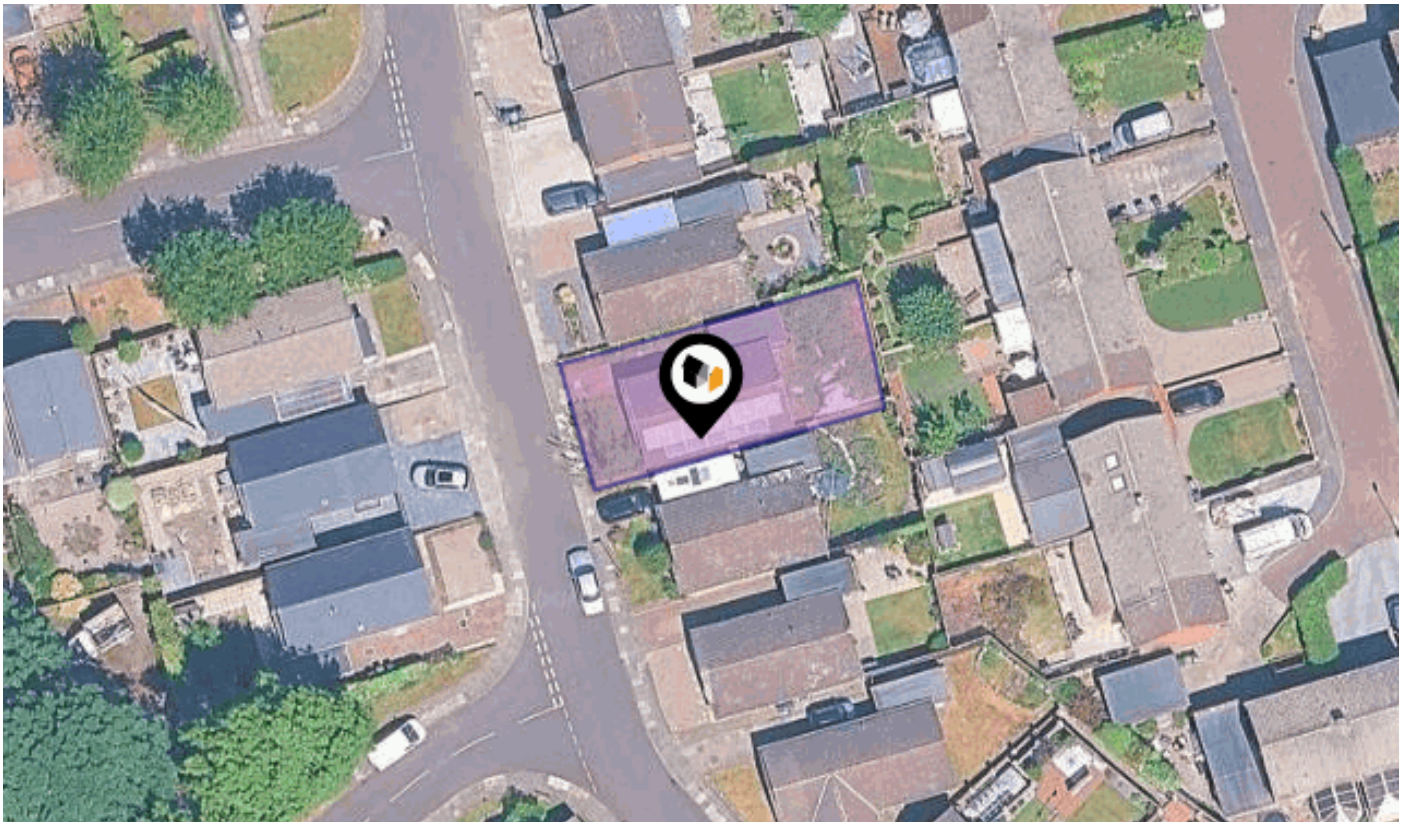




# MIR: Material Info

The Material Information Affecting this Property

Wednesday 05<sup>th</sup> November 2025



**LONGWOOD CLOSE, SUNNISIDE, NEWCASTLE UPON TYNE, NE16**

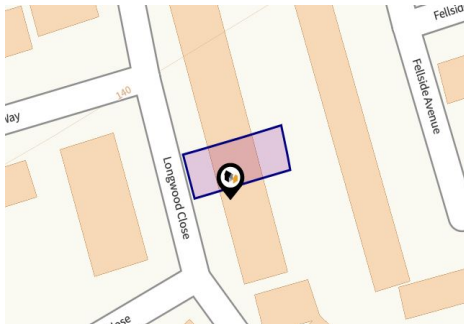
## Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,292		
<b>Title Number:</b>	TY32089		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>78</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **38 Longwood Close Sunnside Newcastle Upon Tyne NE16 5QD**

<b>Reference - DC/24/00495/HHA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th June 2024
<b>Description:</b>	Conversion of garage to habitable rooms, addition of a mono-pitch roof over said garage, with associated internal changes to the house

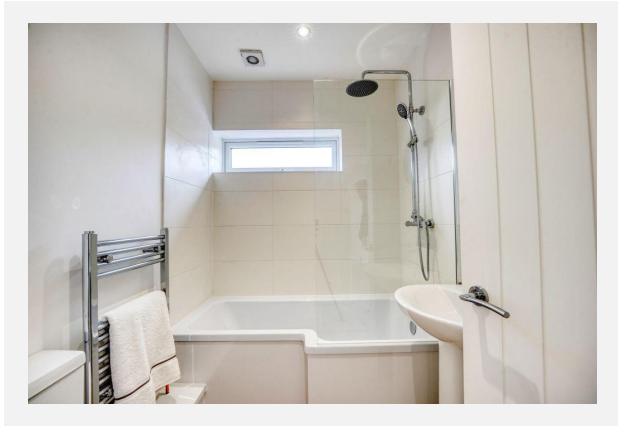
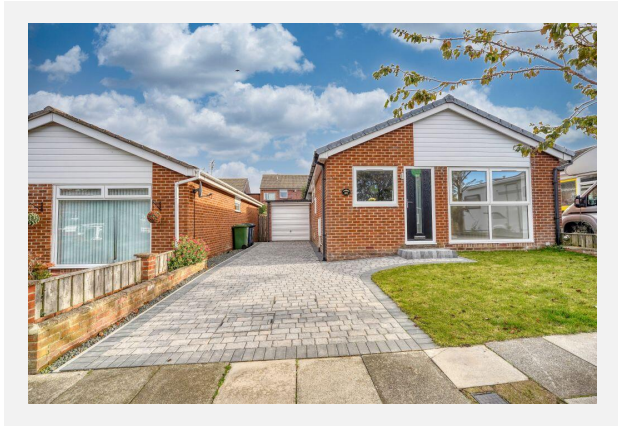
Planning records for: **44 Longwood Close Sunnside Whickham NE16 5QD**

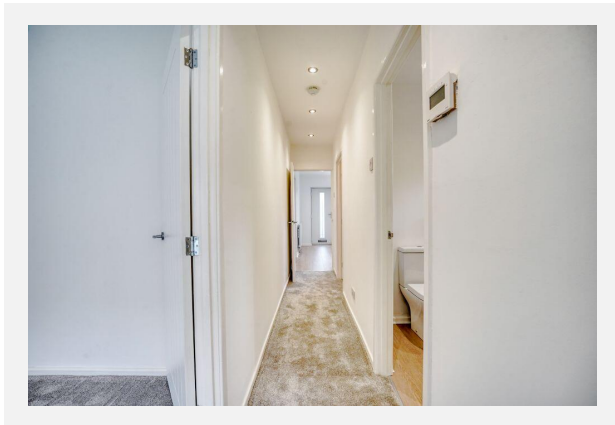
<b>Reference - Gateshead/DC/17/00690/HHA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th June 2017
<b>Description:</b>	Erection of boundary fence.

<b>Reference - Gateshead/DC/10/01022/HHA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th October 2010
<b>Description:</b>	Erection of single-storey extension at side of dwellinghouse and porch at front, with canopy to front. (Amended 18.11.10)

Planning records for: **48 Longwood Close Sunnside Gateshead Tyne And Wear NE16 5QD**

<b>Reference - Gateshead/DC/08/00267/FUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th February 2008
<b>Description:</b>	Erection of new conservatory at rear of flat.(Retrospective)





## LONGWOOD CLOSE, SUNNISIDE, NEWCASTLE UPON TYNE, NE16



Sunniside, NE16

Energy rating

# A

Valid until 13.05.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>	97   <b>A</b>	100   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

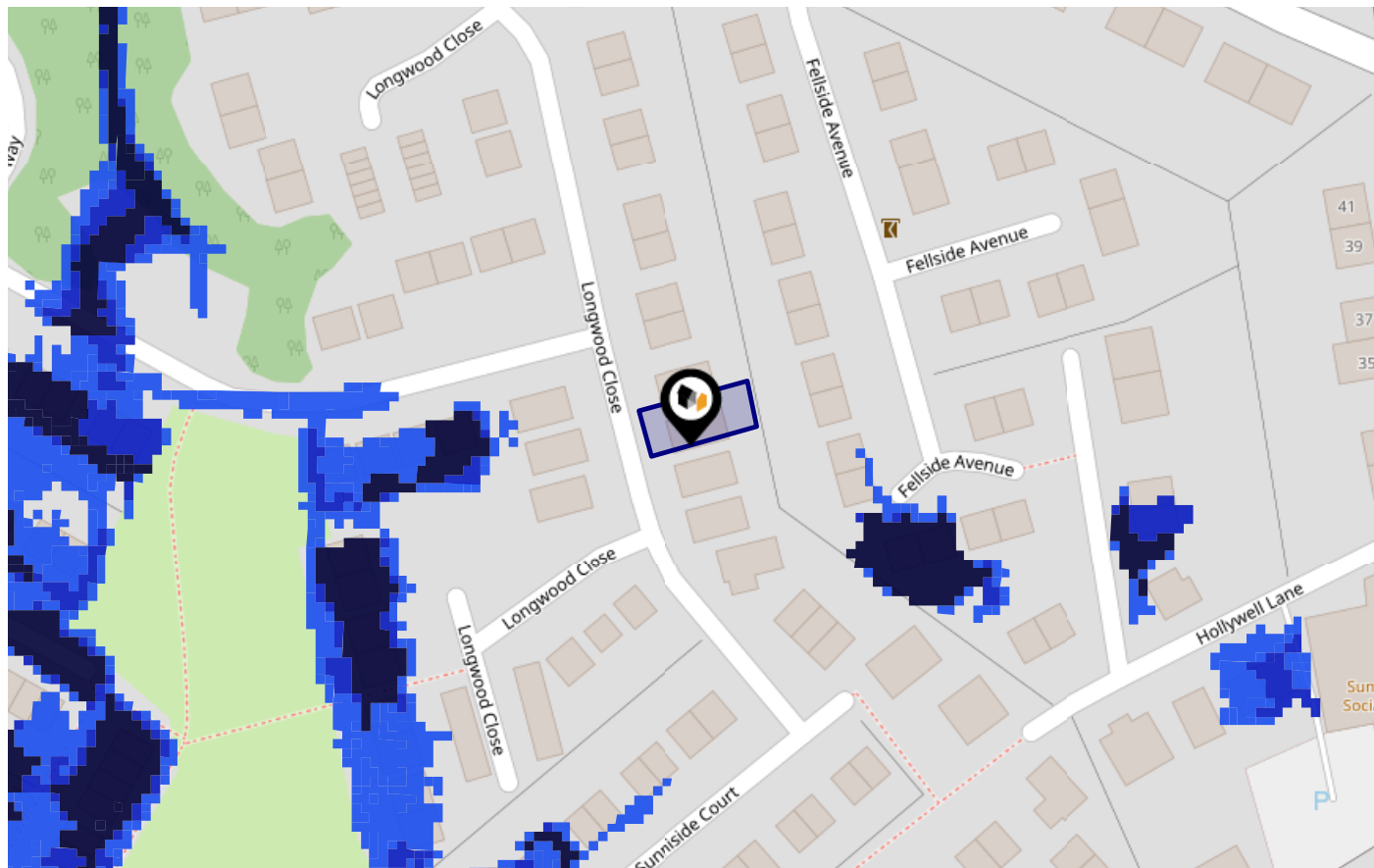
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

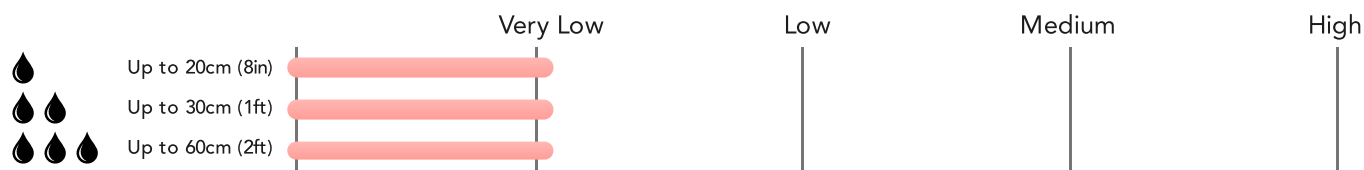


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

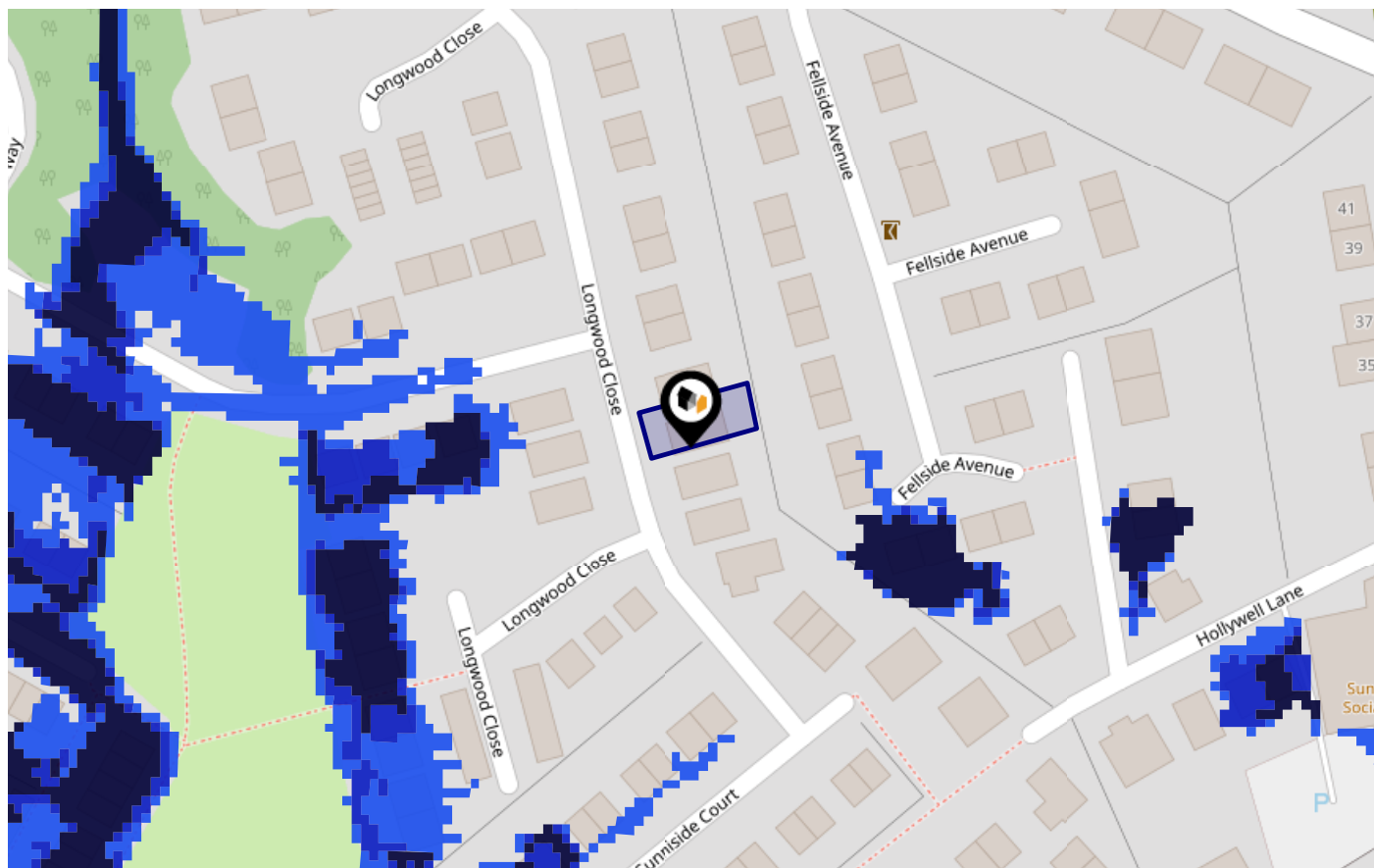


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

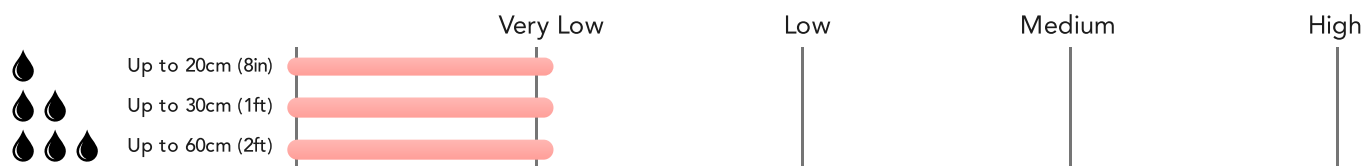


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

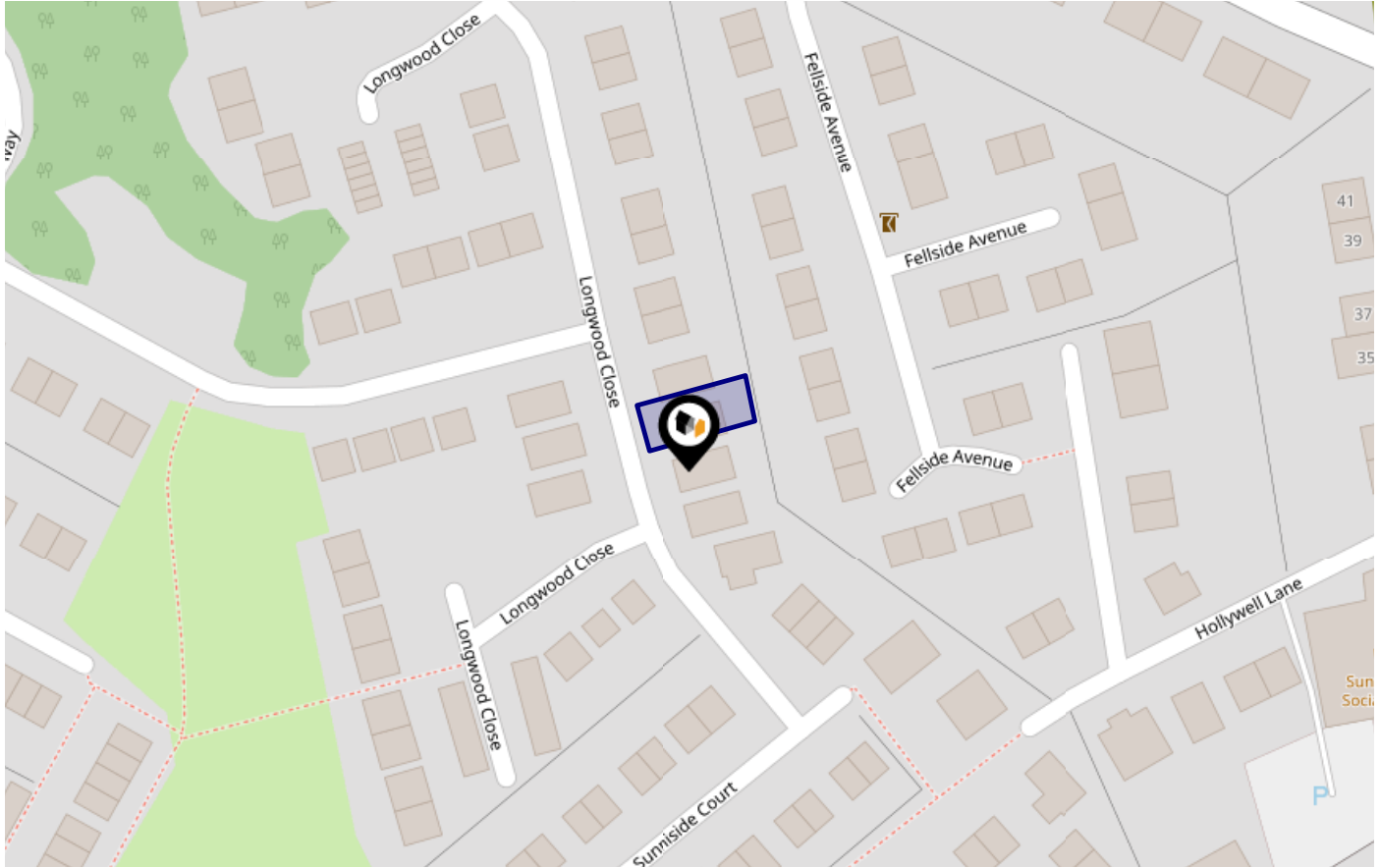


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

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

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

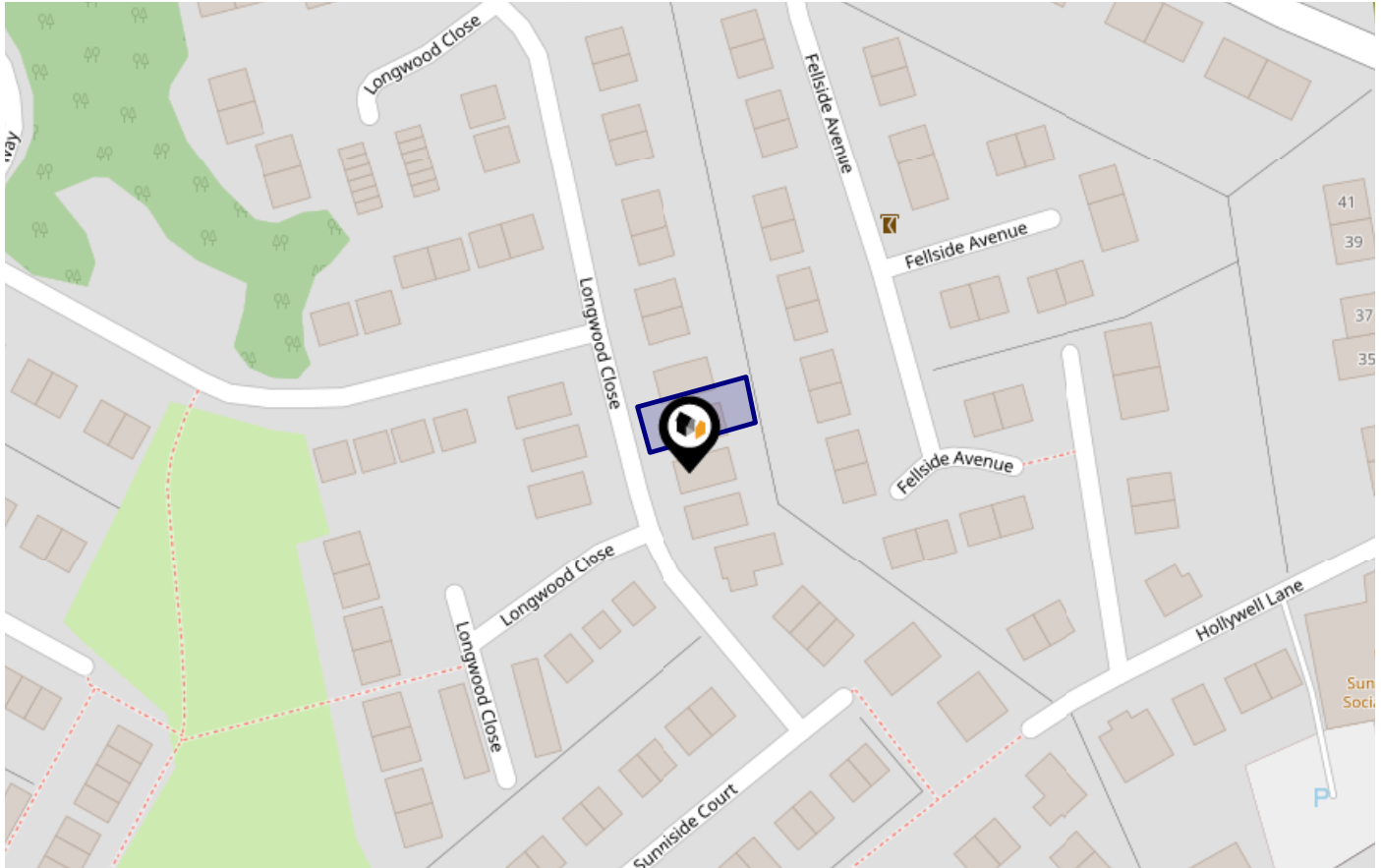


# Flood Risk

## Rivers & Seas - Climate Change



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



Risk Rating: **Very low**

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

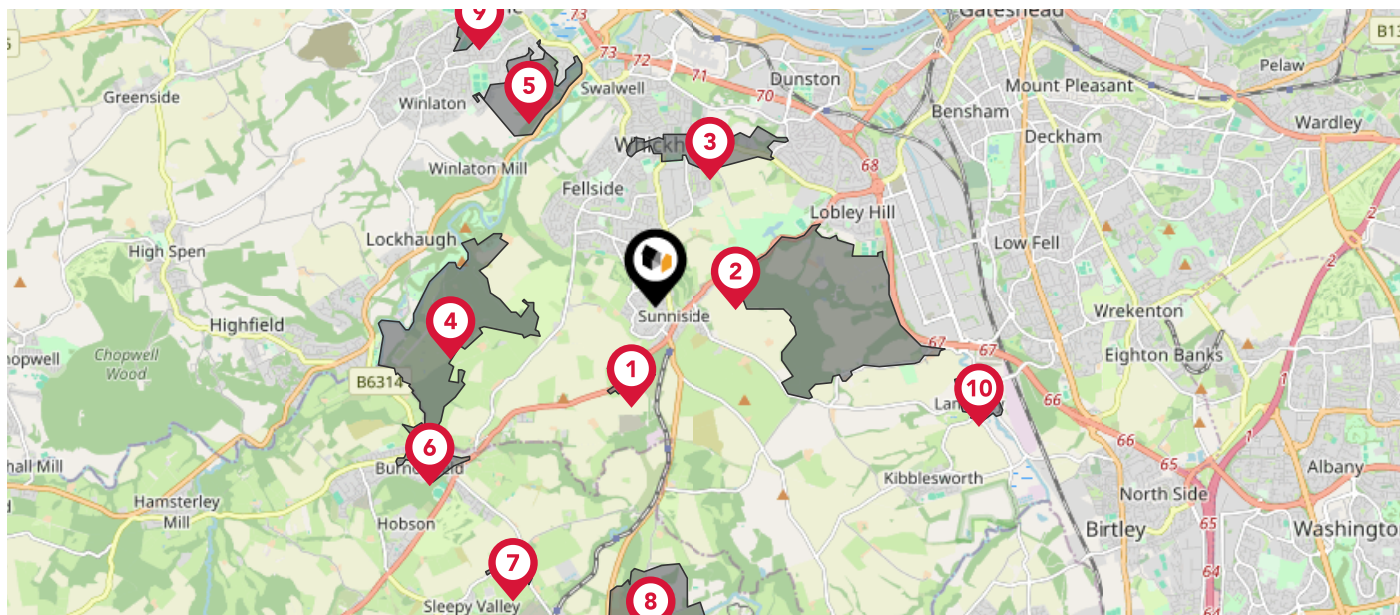


# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Marley Hill CA
- 2 Ravensworth CA
- 3 Whickham CA
- 4 Gibside CA
- 5 Axwell CA
- 6 Burnopfield
- 7 Tanfield
- 8 Beamish Burn
- 9 Blaydon CA
- 10 Lamesley CA

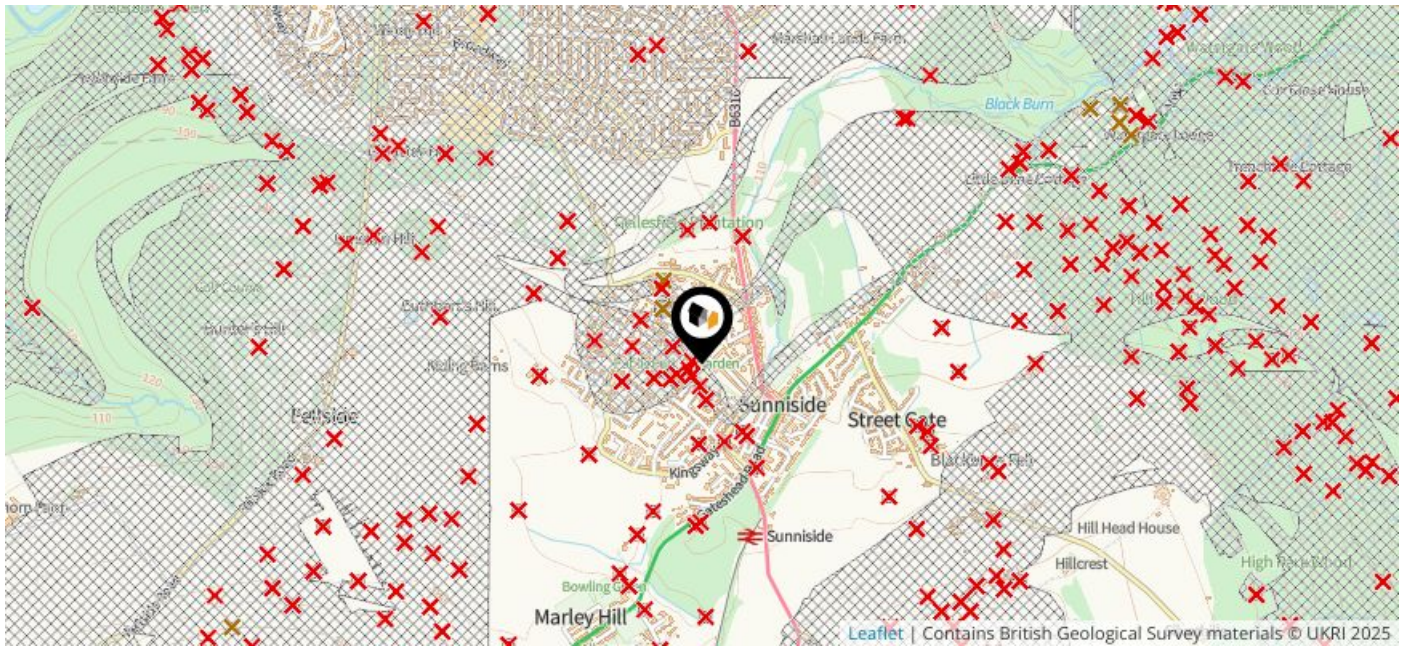
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	St Cuthberts-Sandygate, Marley Hill, Tyne and Wear	Historic Landfill <input type="checkbox"/>
<b>2</b>	Marshall Lands-Whickham, Gateshead	Historic Landfill <input type="checkbox"/>
<b>3</b>	Burdon Dene-Hedley West House Farm, Marley Hill, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill <input type="checkbox"/>
<b>4</b>	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill <input type="checkbox"/>
<b>5</b>	EA/EPR/ZP3597ZV/V002	Active Landfill <input checked="" type="checkbox"/>
<b>6</b>	Longfield House Farm-Off St Cuthbert's Road, Byermoor	Historic Landfill <input type="checkbox"/>
<b>7</b>	Goodshields Haugh-Winlaton Mill, Blaydon, Tyne and Wear	Historic Landfill <input type="checkbox"/>
<b>8</b>	Beggars Wood-Coach Road, Lobley Hill	Historic Landfill <input type="checkbox"/>
<b>9</b>	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill <input type="checkbox"/>
<b>10</b>	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



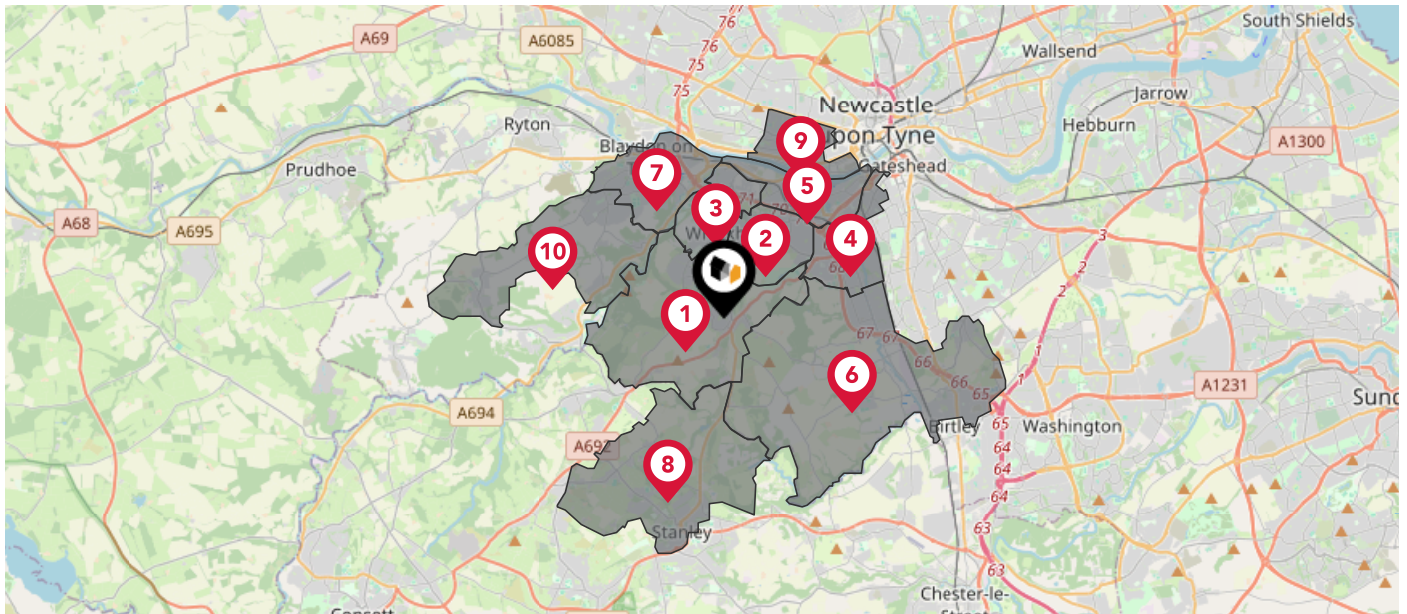
### Mine Entry

- ✕ 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.

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

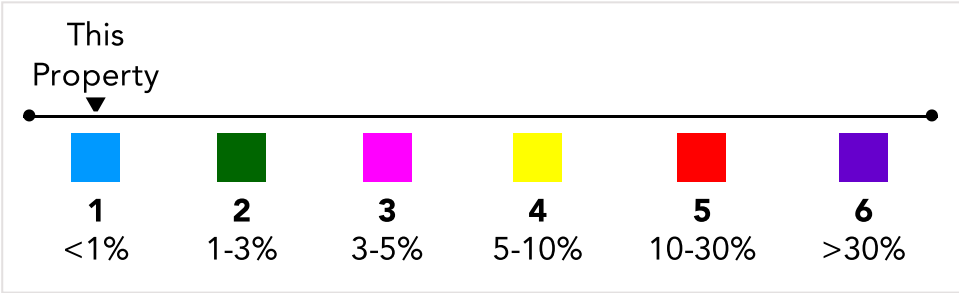
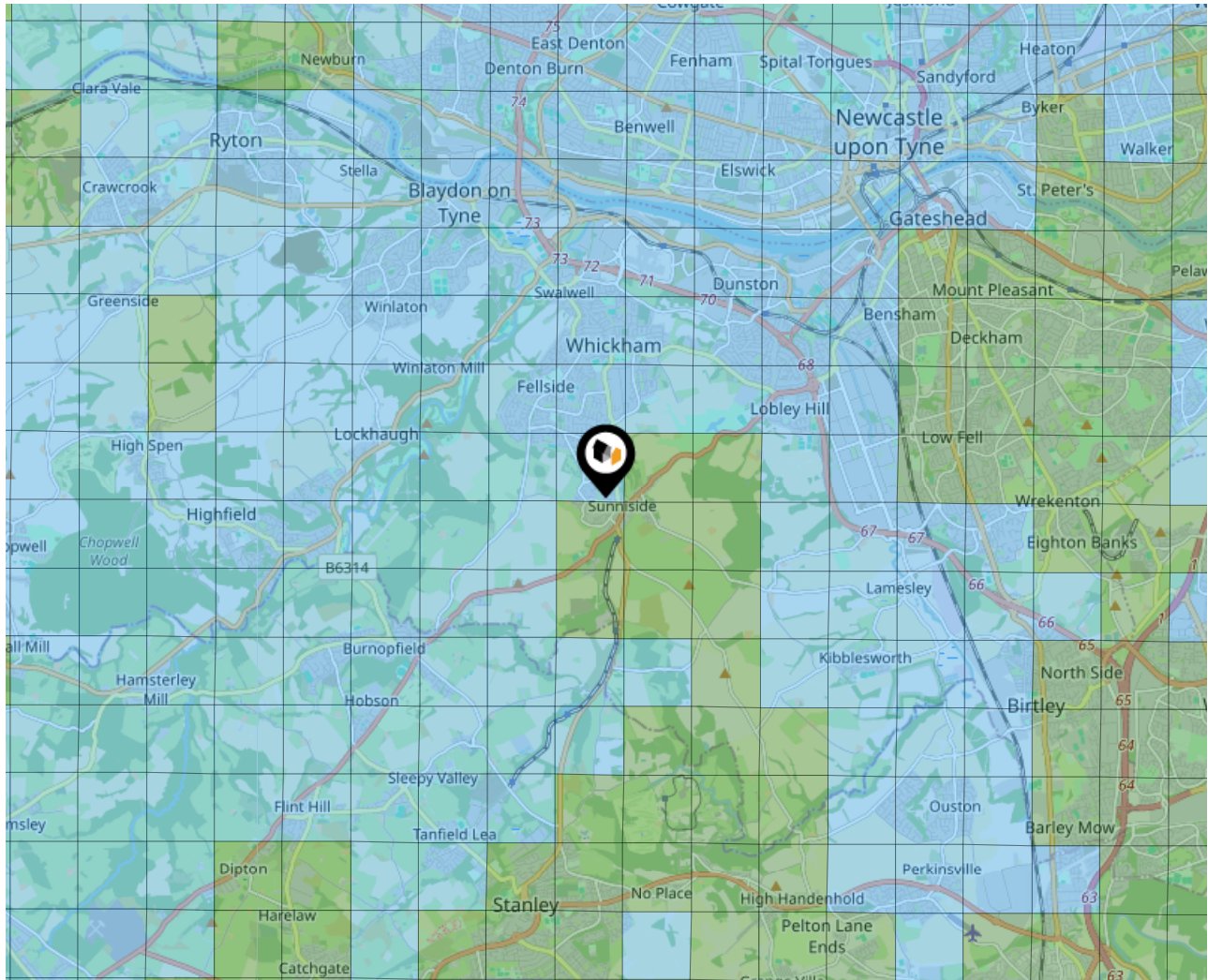


### Nearby Council Wards

-  Wickham South and Sunnyside Ward
-  Dunston Hill and Wickham East Ward
-  Wickham North Ward
-  Lobley Hill and Bensham Ward
-  Dunston and Teams Ward
-  Lamesley Ward
-  Blaydon Ward
-  Tanfield ED
-  Elswick Ward
-  Winlaton and High Spen Ward

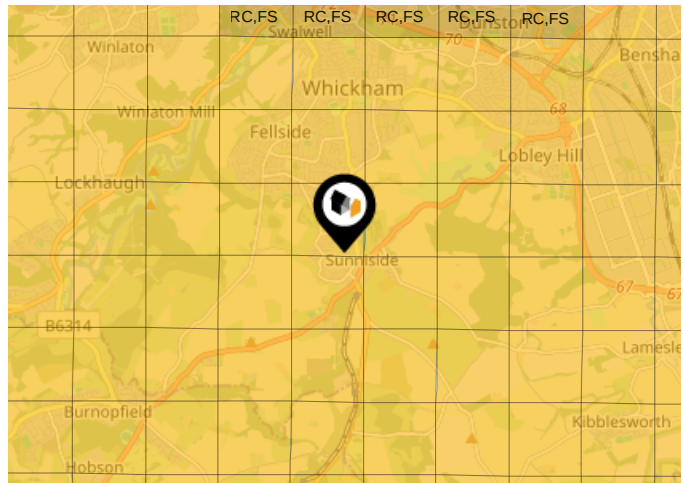
### What is Radon?

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)

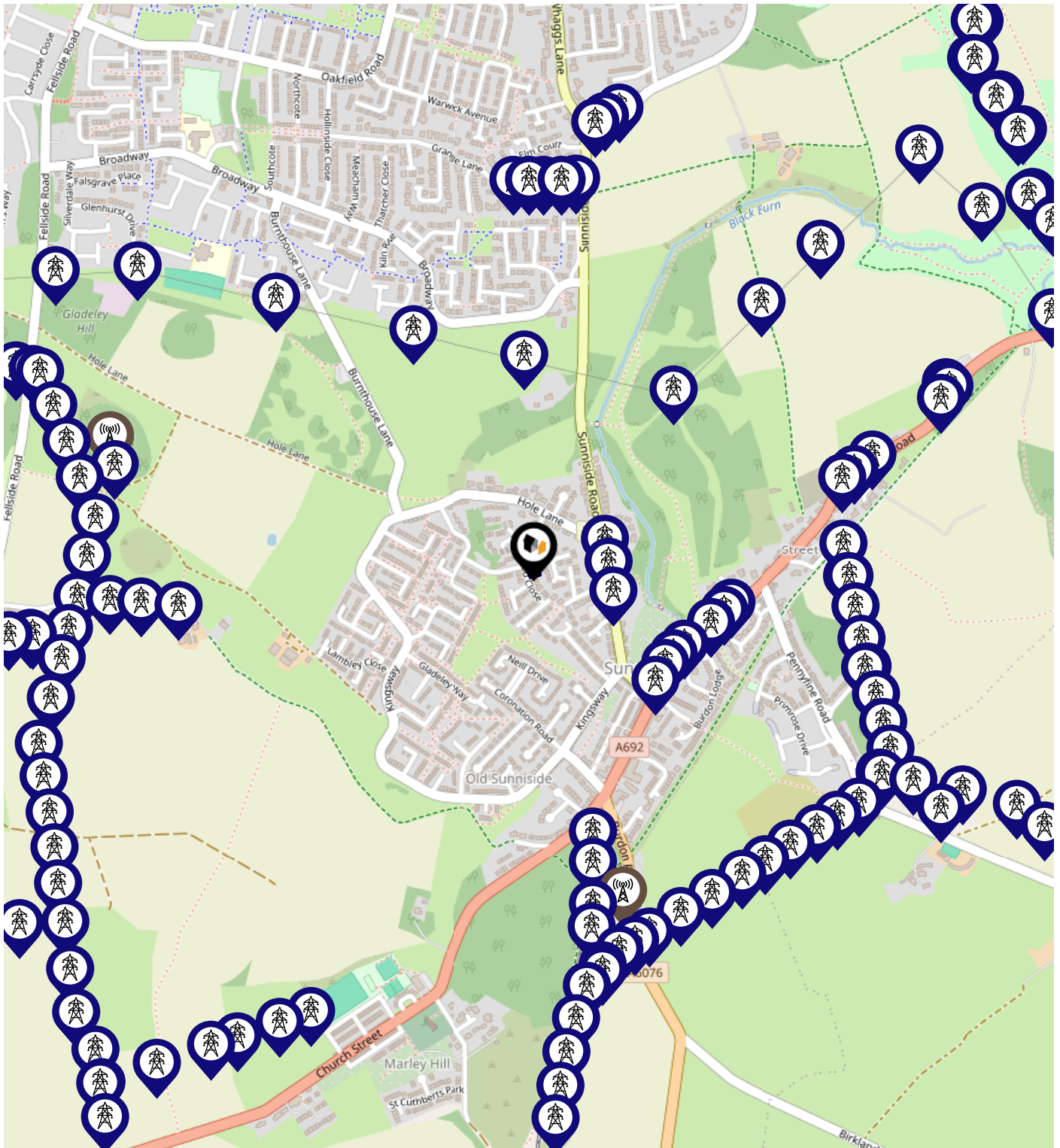
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		





### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



**Key:**

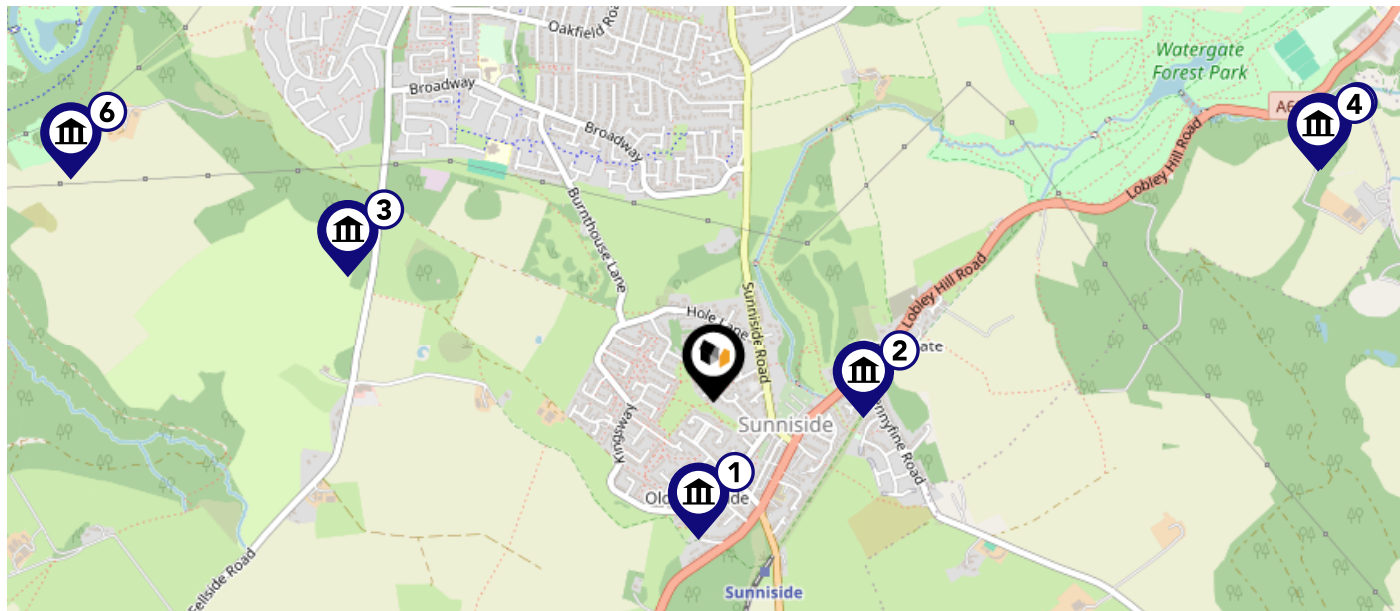
-  Power Pylons
-  Communication Masts







# Maps

## Listed Buildings

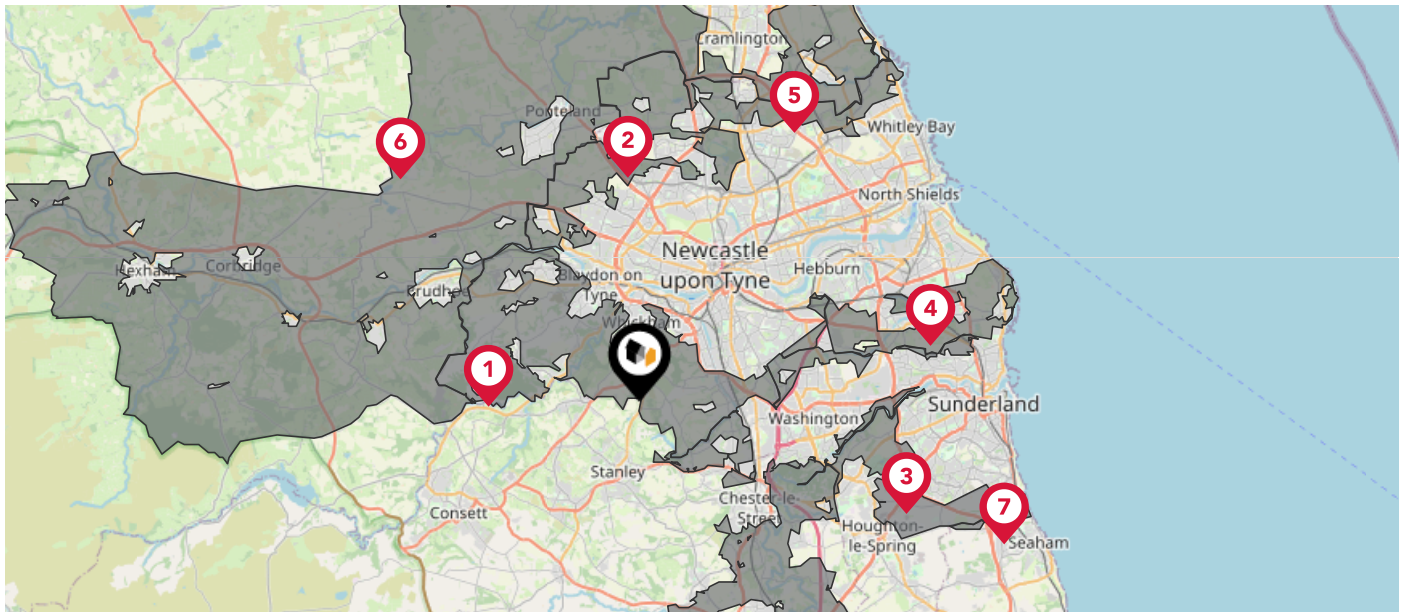


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...










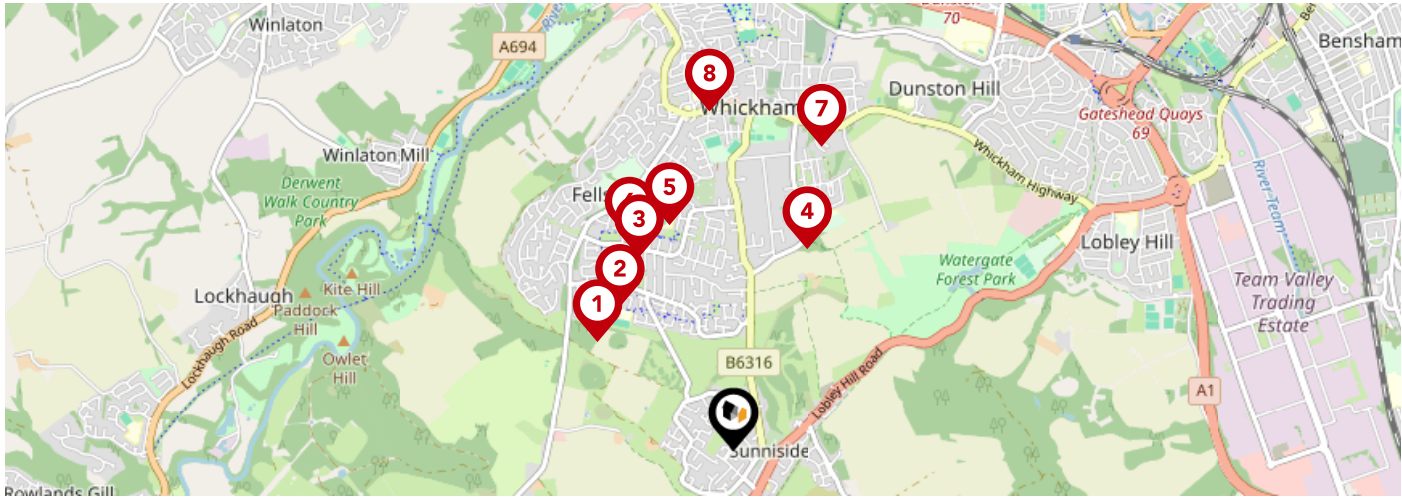
Listed Buildings in the local district	Grade	Distance
 1025149 - Old Sunnyside Farmhouse	Grade II	0.3 miles
 1355106 - Forge South East Of Junction With A692	Grade II	0.3 miles
 1355102 - Lodges And Gate Piers To South Of Junction With Clockburn Lane	Grade II	0.8 miles
 1185286 - Cox Close House	Grade II	1.4 miles
 1355117 - House Behind Cox Close Cottage	Grade II	1.4 miles
 1025137 - Old Hollinside	Grade I	1.4 miles

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



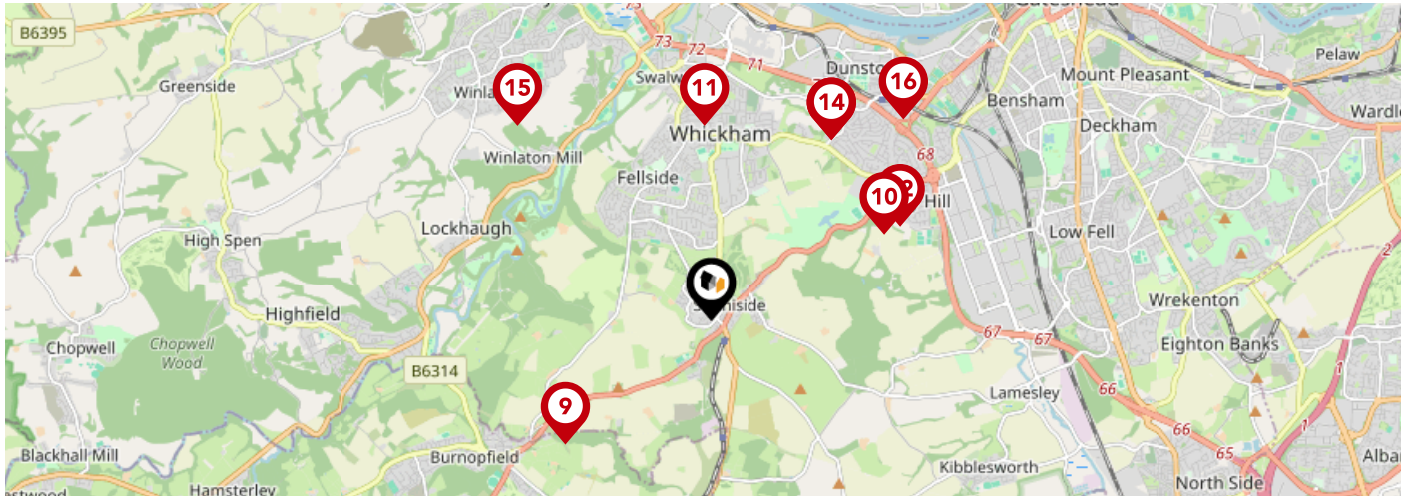
### Nearby Green Belt Land









-  Tyne and Wear Green Belt - Gateshead
-  Tyne and Wear Green Belt - Newcastle upon Tyne
-  Tyne and Wear Green Belt - Sunderland
-  Tyne and Wear Green Belt - South Tyneside
-  Tyne and Wear Green Belt - North Tyneside
-  Tyne and Wear Green Belt - Northumberland
-  Tyne and Wear Green Belt - County Durham



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cllover Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whickham Parochial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Gibside School</b> Ofsted Rating: Outstanding   Pupils: 195   Distance:0.92	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whickham School</b> Ofsted Rating: Good   Pupils: 1673   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Fellside Community Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Catholic Primary School, Whickham</b> Ofsted Rating: Good   Pupils: 198   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Front Street Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 410   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

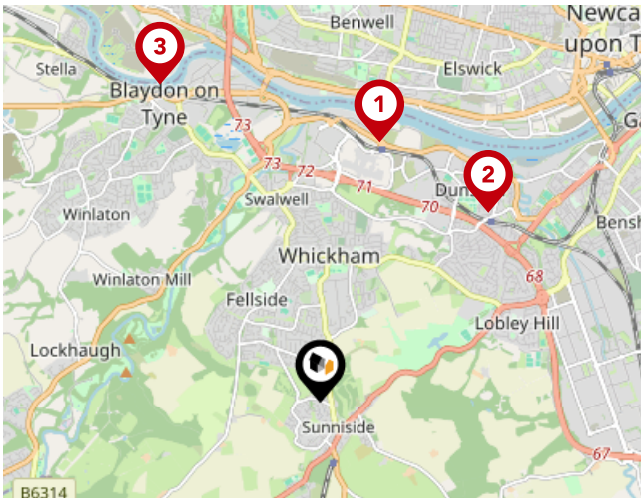
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Sacred Heart Catholic Primary School, Byermoor</b> Ofsted Rating: Outstanding   Pupils: 232   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Emmanuel College</b> Ofsted Rating: Outstanding   Pupils: 1495   Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Swalwell Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lobley Hill Primary School</b> Ofsted Rating: Good   Pupils: 347   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dunston Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kingsmeadow Community Comprehensive School</b> Ofsted Rating: Good   Pupils: 970   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Parkhead Community Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Philip Neri Catholic Primary School, Dunston</b> Ofsted Rating: Good   Pupils: 162   Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

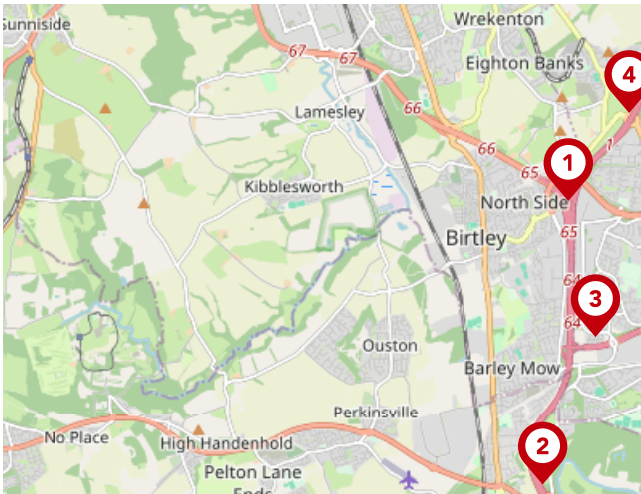
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	2.28 miles
2	Dunston Rail Station	2.16 miles
3	Blaydon Rail Station	3.04 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	5.01 miles
2	A1(M) J63	6.1 miles
3	A1(M) J64	5.71 miles
4	A194(M) J1	5.31 miles
5	A194(M) J2	5.99 miles

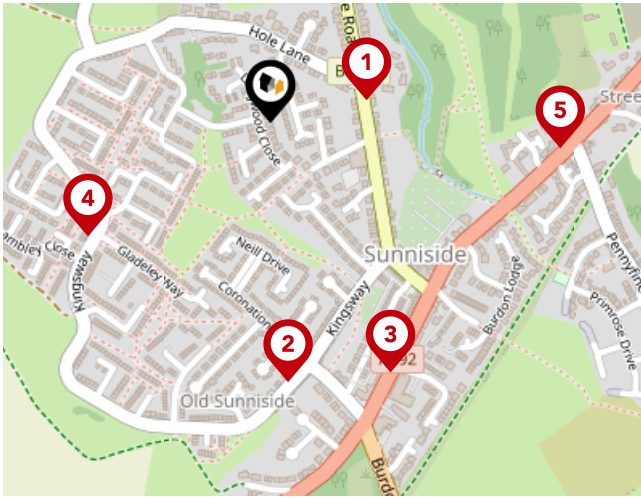


### Airports/Helipads

Pin	Name	Distance
1	Airport	7.75 miles
2	Teesside Airport	30.37 miles
3	Leeds Bradford Airport	73.17 miles
4	Irthington	44.76 miles

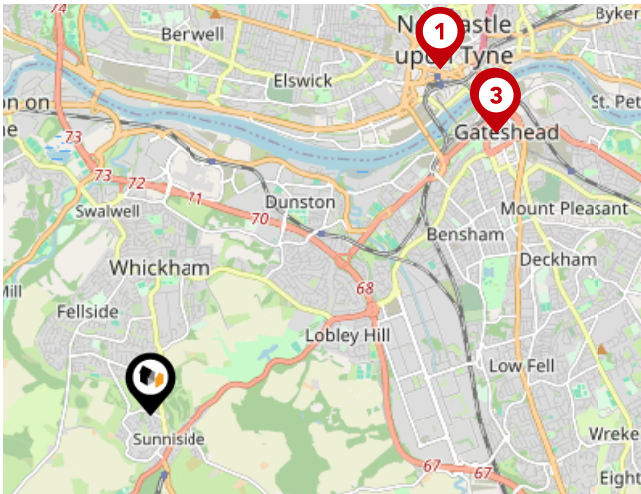
# Area

## Transport (Local)



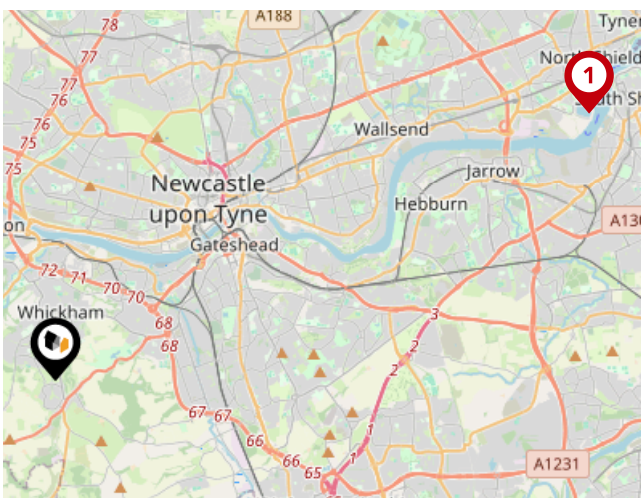
### Bus Stops/Stations

Pin	Name	Distance
1	Sunnyside Road-Hole Lane	0.11 miles
2	Kingsway - Coronation Street	0.28 miles
3	Gateshead Road	0.3 miles
4	Kingsway-Gladeley Way	0.23 miles
5	Gateshead Road-Pennyfine Road	0.31 miles



### Local Connections

Pin	Name	Distance
1	Central Station (Tyne and Wear Metro Station)	3.83 miles
2	Gateshead (Tyne and Wear Metro Station)	3.81 miles
3	Gateshead (Tyne and Wear Metro Station)	3.8 miles

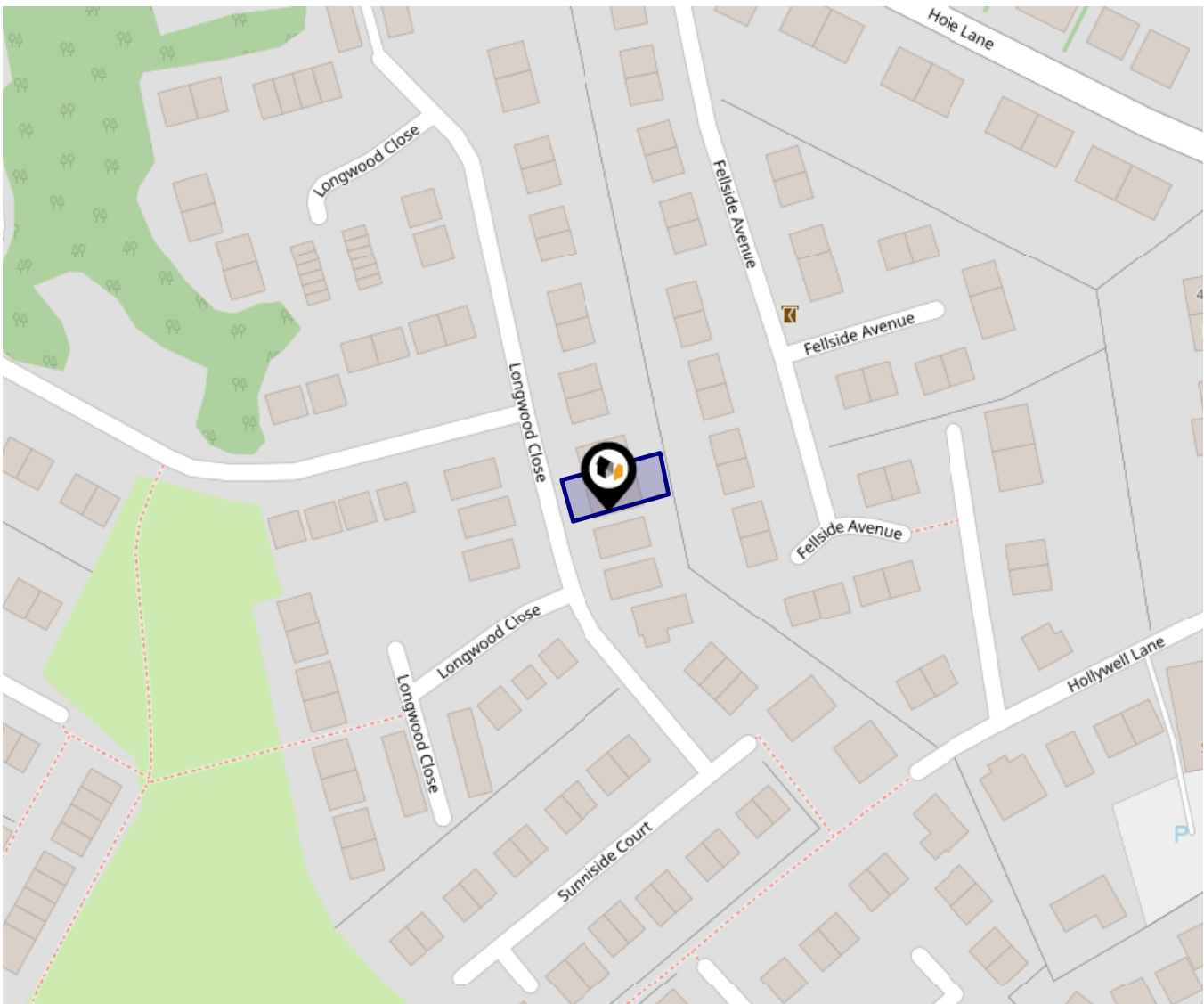


### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.16 miles

# Local Area

## Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Walkersxchange Estate Agents

## Data Quality

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



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

The information contained within this report is for general information purposes only.

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

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



### Walkersxchange Estate Agents

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

