



See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Tuesday 20th January 2026 @ 12:56pm



COWEN GARDENS, GATESHEAD, NE9

Walkersxchange Estate Agents

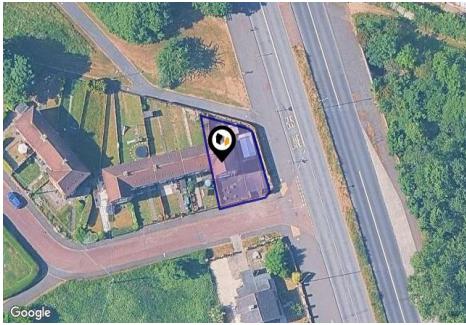
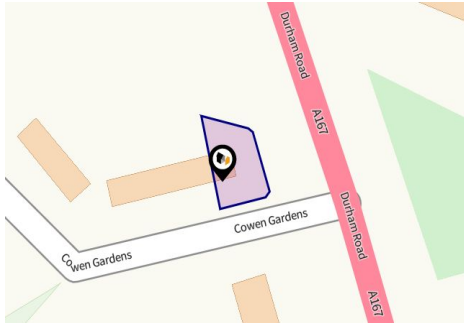
2a Gateshead Road, Sunnyside

0191 440 8173

sales@Walkersxchange.com

www.walkersxchange.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,719		
Title Number:	TY315994		

Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	16	1000
• Surface Water	Very low	mb/s	mb/s

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

Planning records for: **13 Cowen Gardens Harlow Green Gateshead Tyne And Wear NE9 7TY**

Reference - Gateshead/DC/07/00401/FUL	
Decision:	Decided
Date:	14th March 2007
Description:	Erection of single-storey extension at front of dwellinghouse and conservatory at rear (revised application).

Reference - Gateshead/DC/06/01765/FUL	
Decision:	Decided
Date:	03rd November 2006
Description:	Erection of single storey extension at front of dwellinghouse and erection of conservatory at rear.

Planning records for: **16 Cowen Gardens Allerdene Gateshead NE9 7TY**

Reference - Gateshead/DC/18/00081/HHA	
Decision:	Decided
Date:	29th January 2018
Description:	Two storey side and front extension, rear ballustrade to first floor rear window and new boundary fencing and gates (revised application)

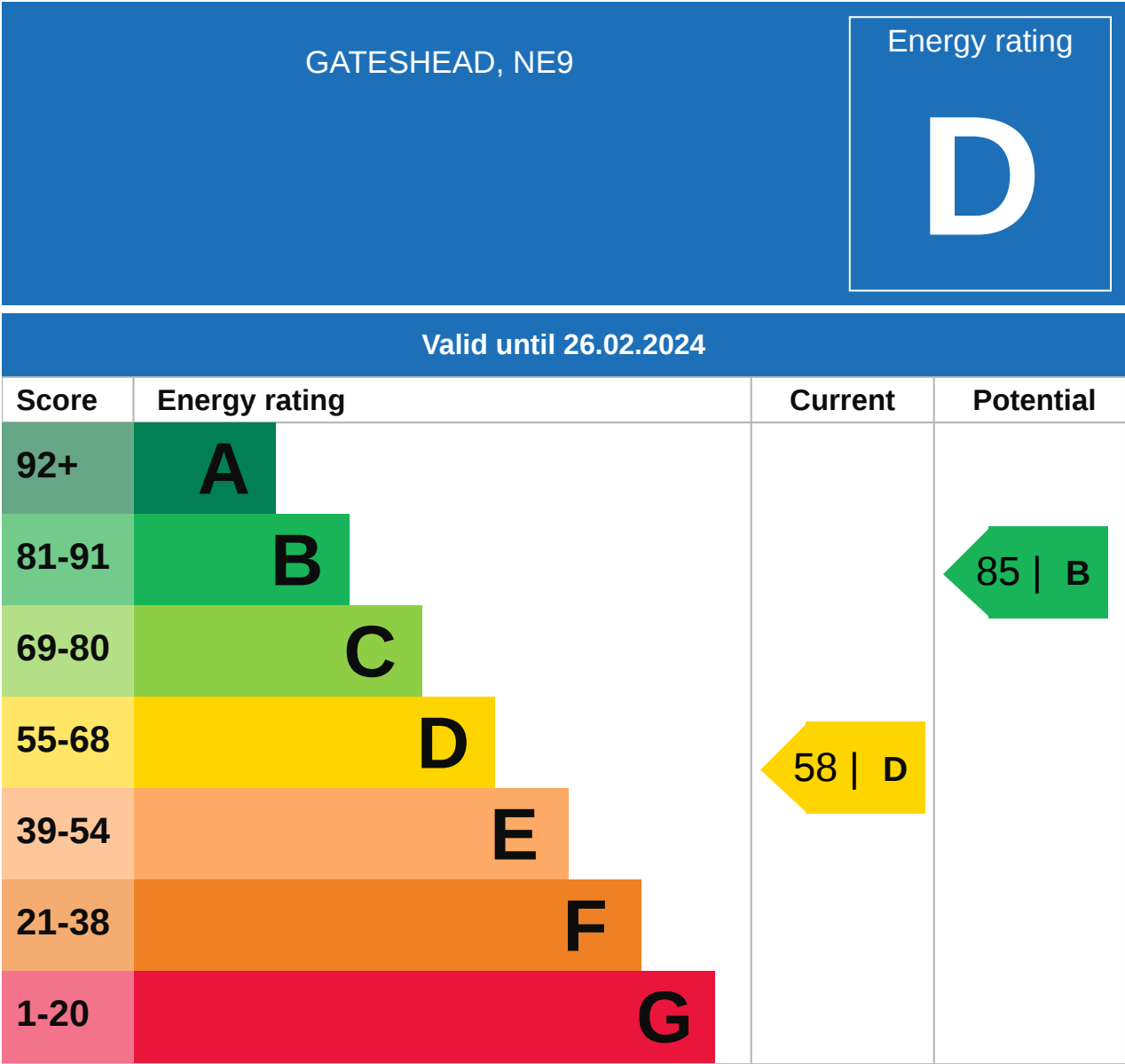
Reference - Gateshead/DC/16/01022/HHA	
Decision:	Decided
Date:	19th May 2017
Description:	Two storey side extension, single storey rear extension, front porch, detached garage and creation of driveway and new access.

Planning records for: **17 Cowen Gardens Allerdene Gateshead NE9 7TY**

Reference - DC/19/00761/HHA	
Decision:	Decided
Date:	22nd July 2019
Description:	Decking erected to the front and rear of property (amended plan 18.09.2019).

Planning records for: **23 Cowen Gardens Gateshead NE9 7TY**

Reference - DC/18/00681/HHA	
Decision:	Decided
Date:	25th June 2018
Description:	Proposed boundary wall (amended plans received 03.01.19)



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	61 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

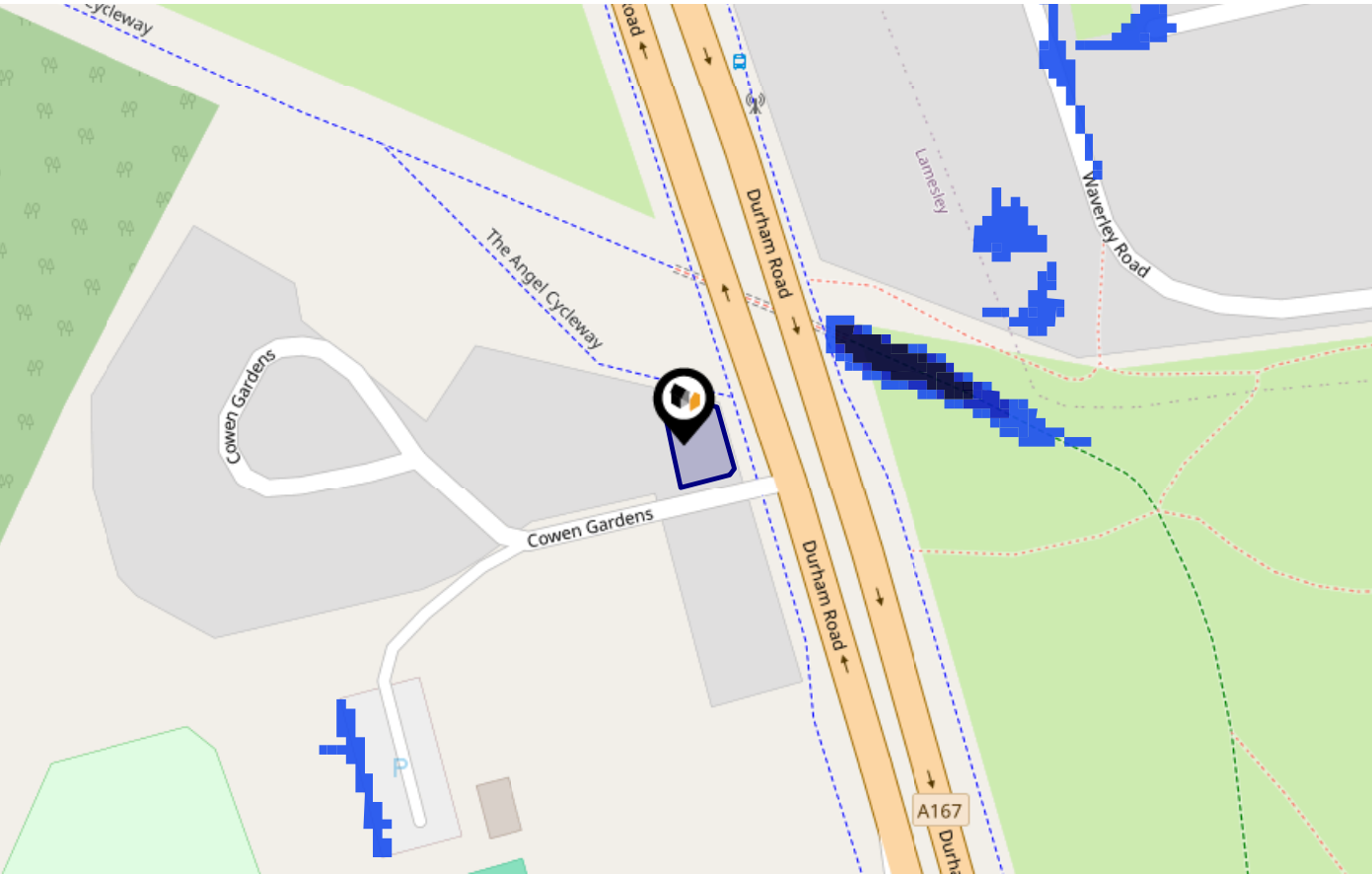
Drainage

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.

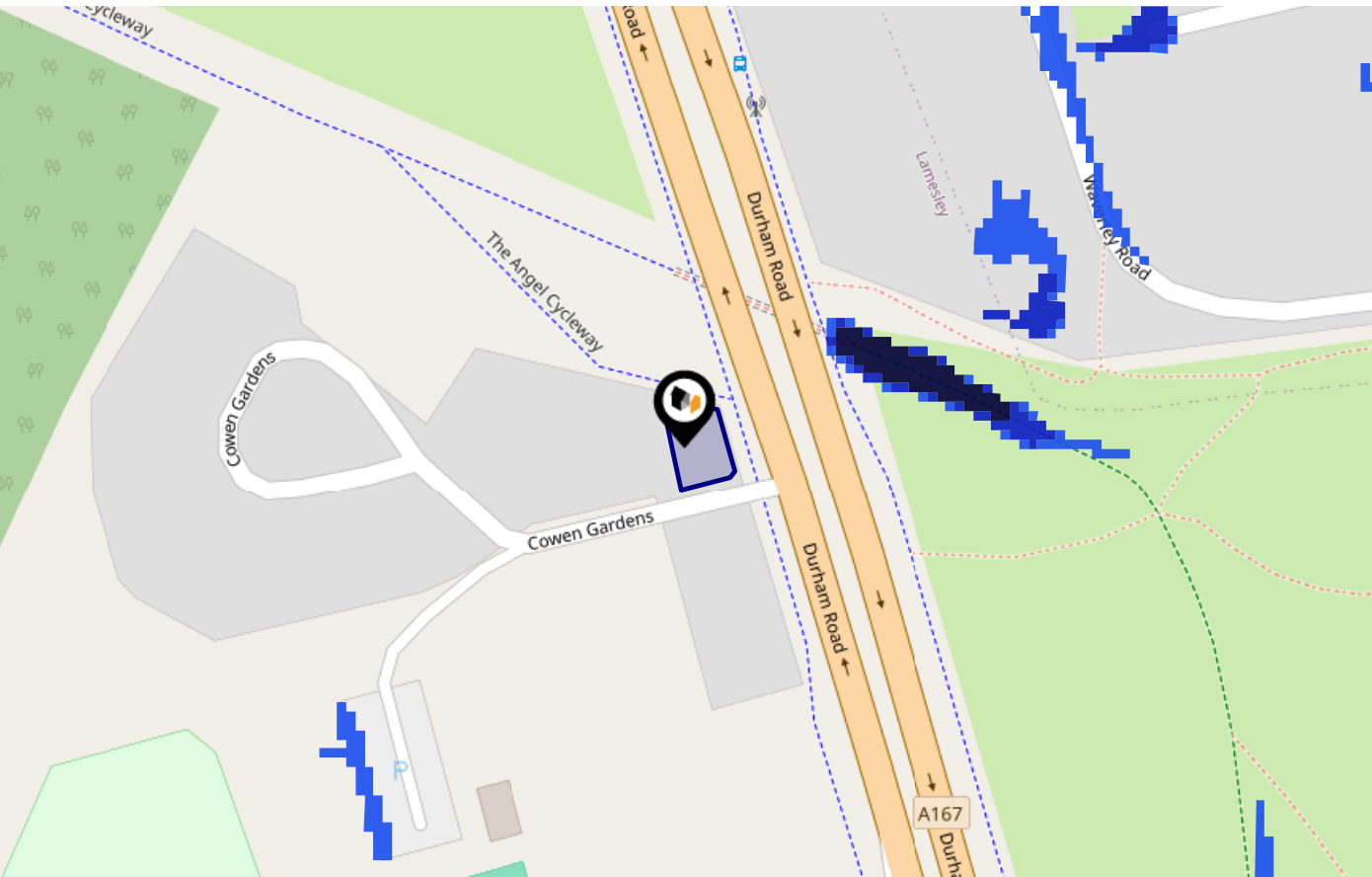
Chance of flooding to the following depths at this property:



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

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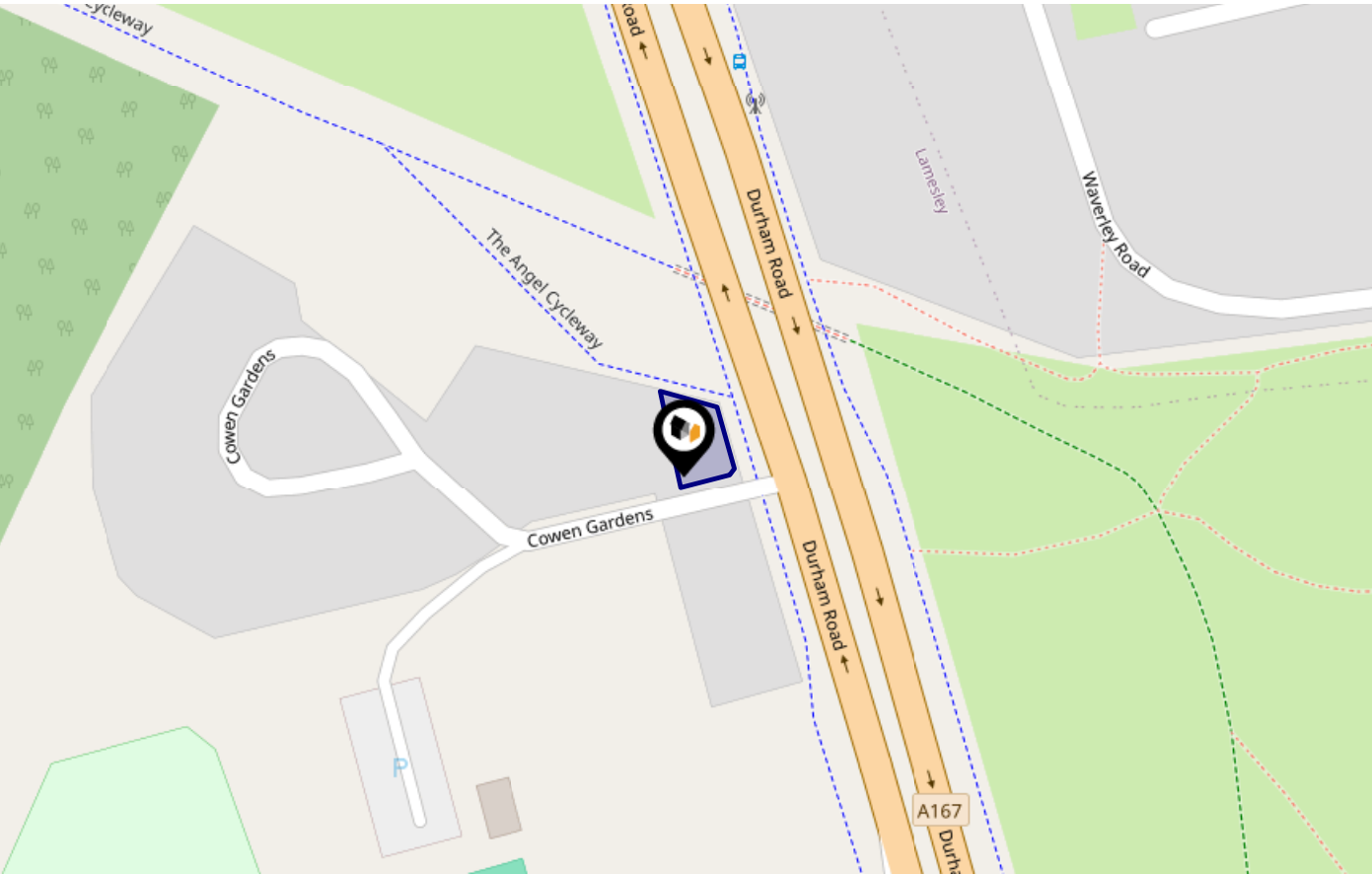
Chance of flooding to the following depths at this property:



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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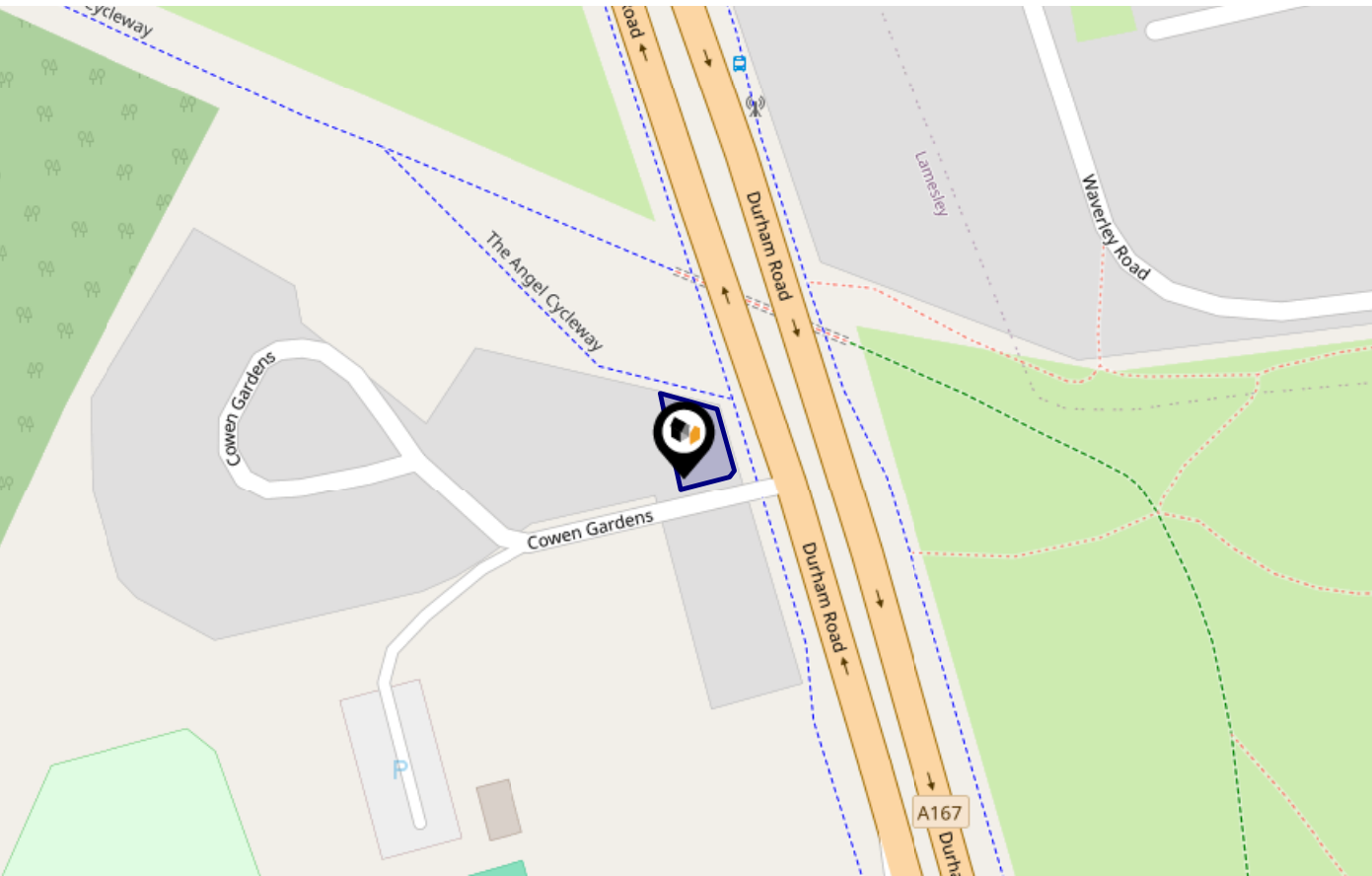
Chance of flooding to the following depths at this property:



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.

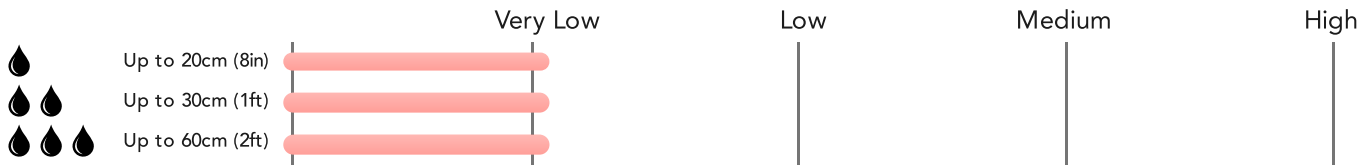


Risk Rating: Very low

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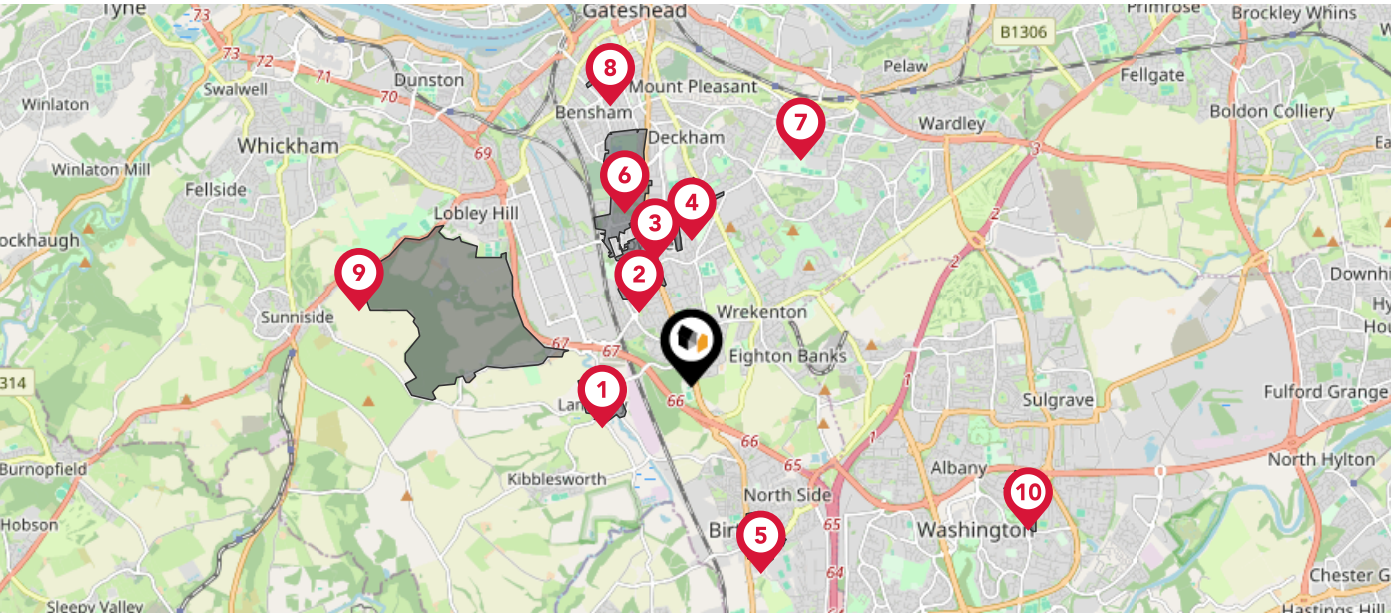
Chance of flooding to the following depths at this property:













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.

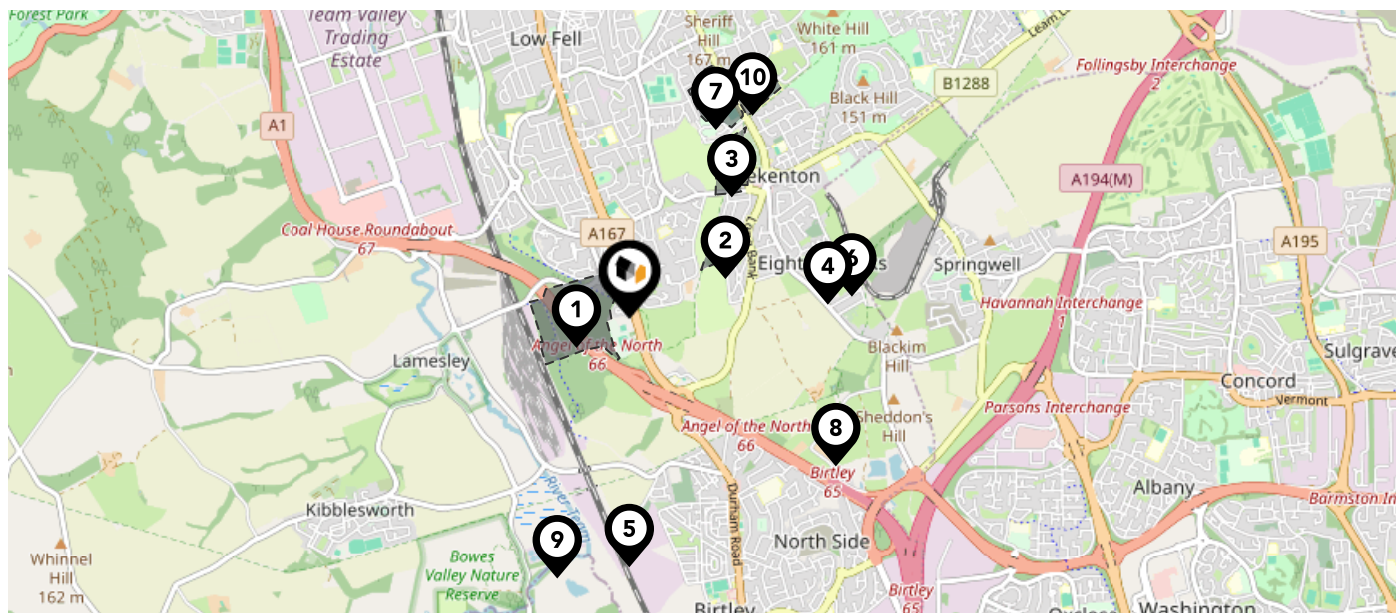


Nearby Conservation Areas	
	Lamesley CA
	Chowdene CA
	Low Fell CA
	Sheriff Hill CA
	Birtley CA
	Saltwell CA
	Crow Hall CA
	Coatsworth CA
	Ravensworth CA
	Washington Village

Maps

Landfill Sites

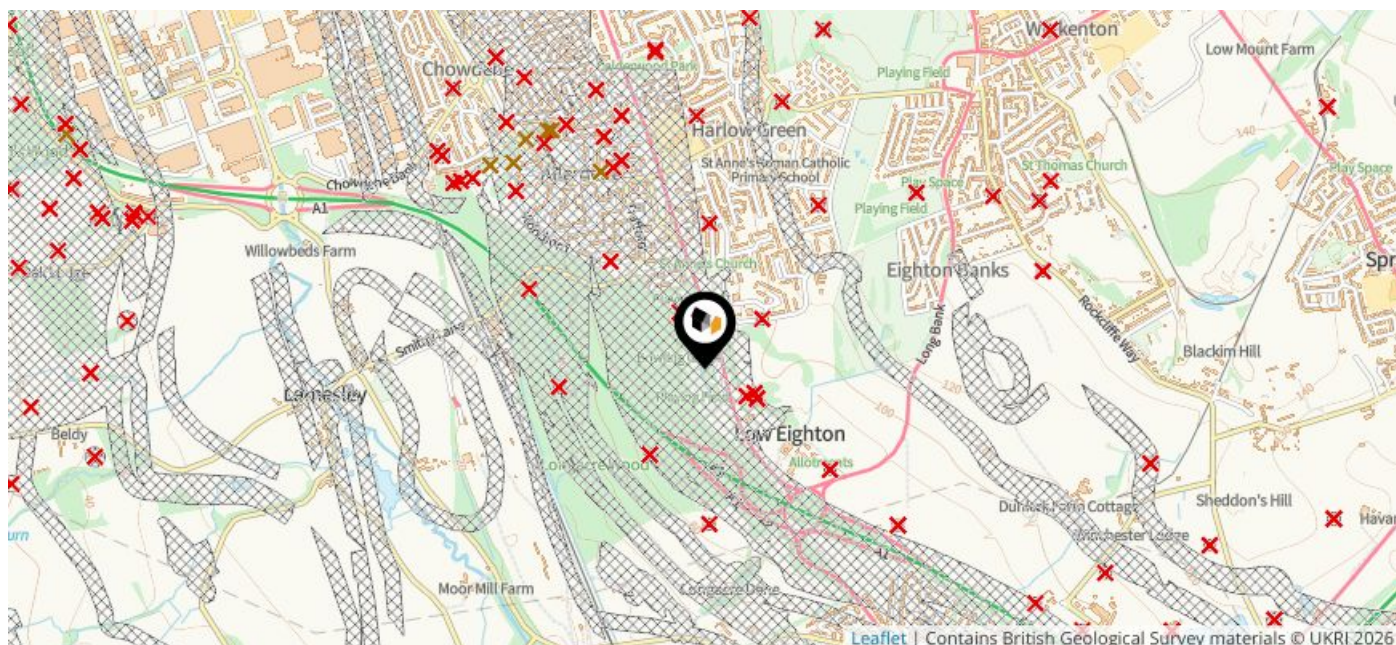
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ravensworth Anne Pit Heap-Durham Road, Allerdene	Historic Landfill	
2	Long Bank-Wrekenton	Historic Landfill	
3	Ravensworth Golf Course-Wrekenton, Gateshead	Historic Landfill	
4	Clementis Crescent - Greymare Quarry-Clematis Crescent, Eighton Banks, Gateshead, Tyne and Wear	Historic Landfill	
5	Durham Chemicals-Mary Avenue, Birtley, Chester-le-Street, County Durham, Tyne and Wear	Historic Landfill	
6	Galloping Green-Galloping Green Road, Eighton Banks	Historic Landfill	
7	Moss Heaps-Beacan Lough, Gateshead	Historic Landfill	
8	Northside Eighton Banks-Northside, Eighton Banks, Gateshead, Tyne and Wear	Historic Landfill	
9	Birtley Sewage Treatment Works-Birtley, Tyne and Wear	Historic Landfill	
10	Whitehouse Lane-Beacan Lough, Gateshead	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

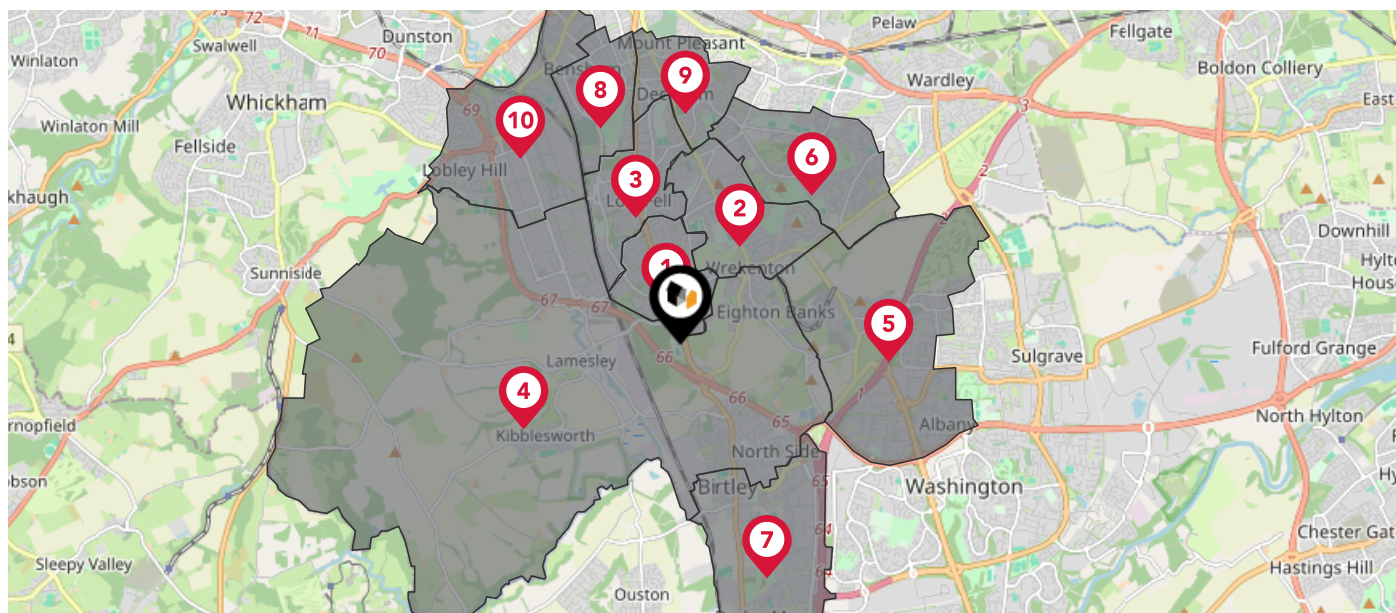
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps

Council Wards

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



Nearby Council Wards

1

Chowdene Ward

2

High Fell Ward

3

Low Fell Ward

4

Lamesley Ward

5

Washington West Ward

6

Windy Nook and Whitehills Ward

7

Birtley Ward

8

Saltwell Ward

9

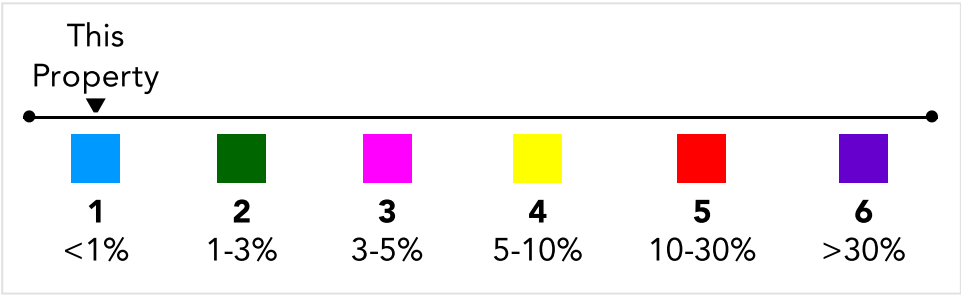
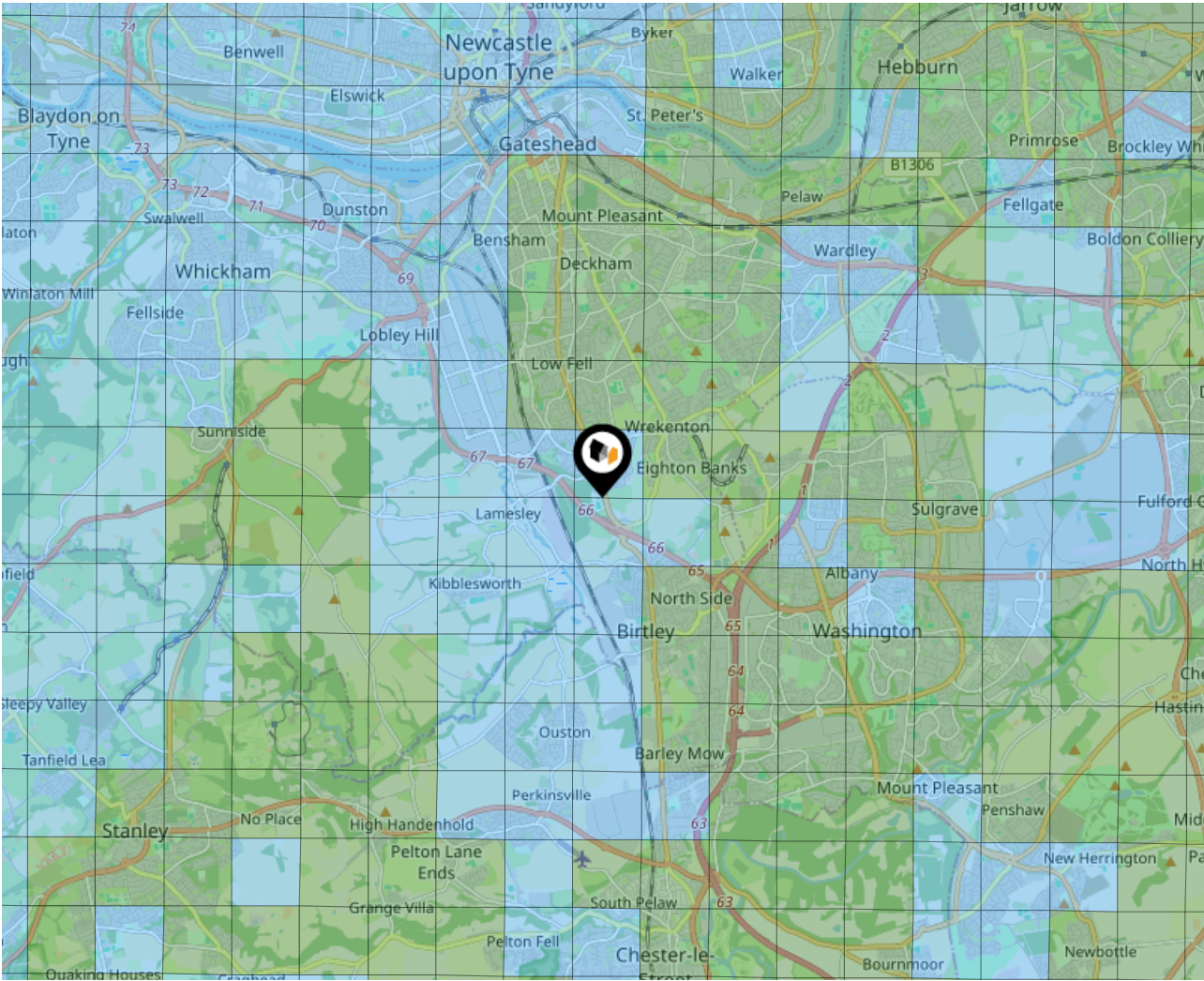
Deckham Ward

10

Lobley Hill and Bensham Ward

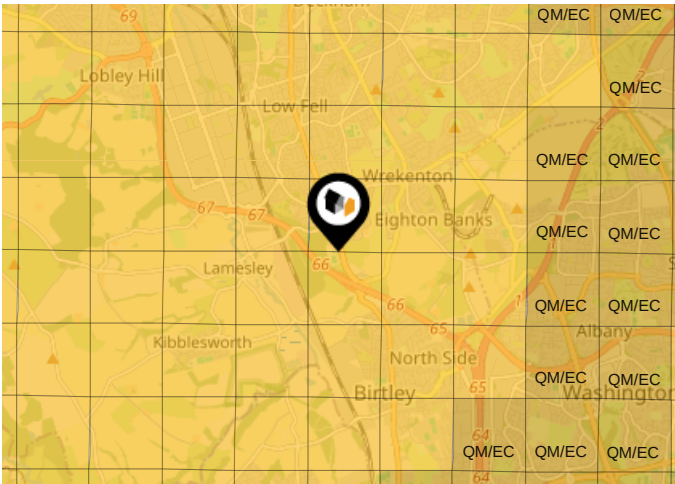
What is Radon?

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

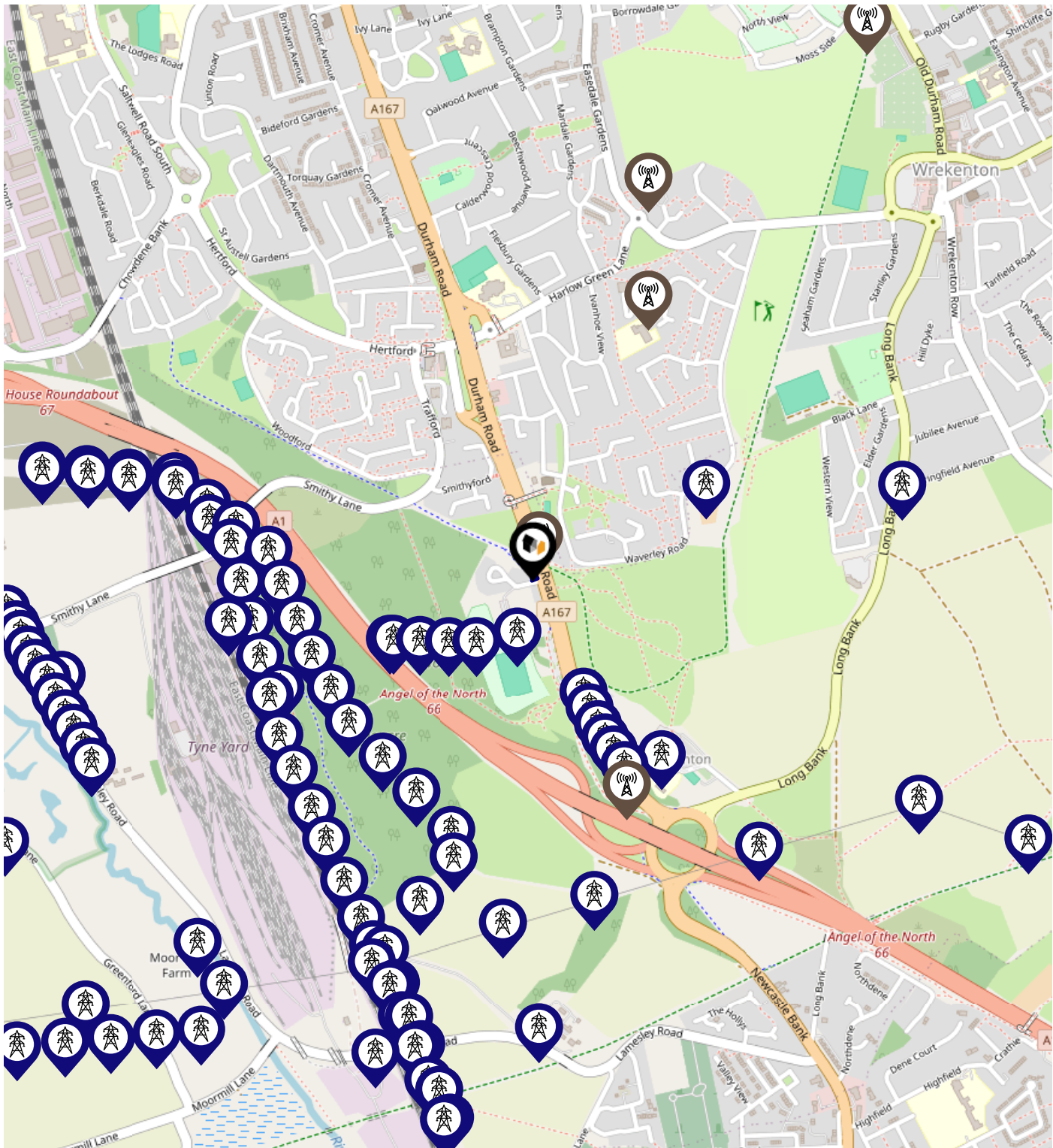


Primary Classifications (Most Common Clay Types)



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



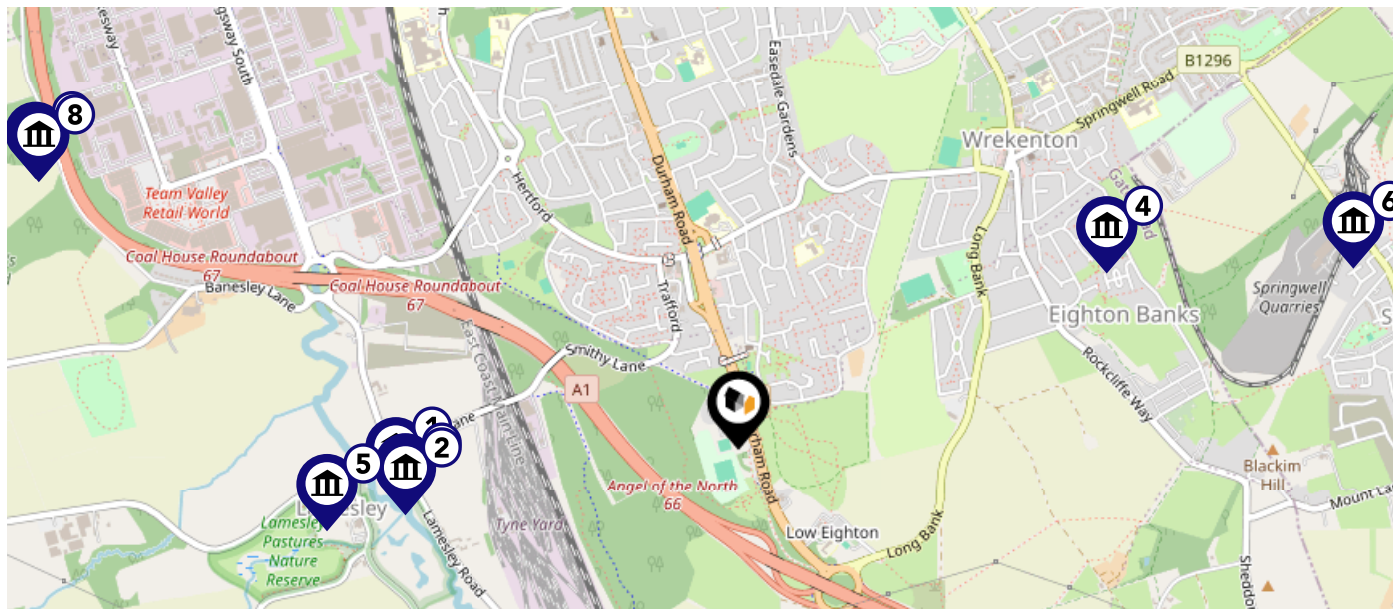
Key:









-  Power Pylons
-  Communication Masts

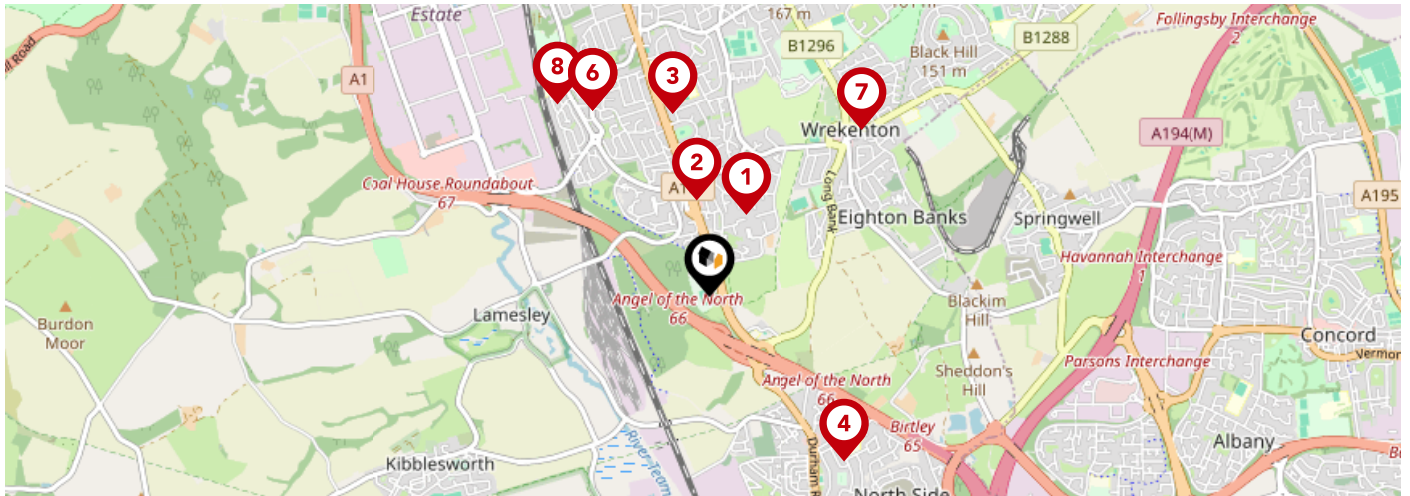
Maps

Listed Buildings

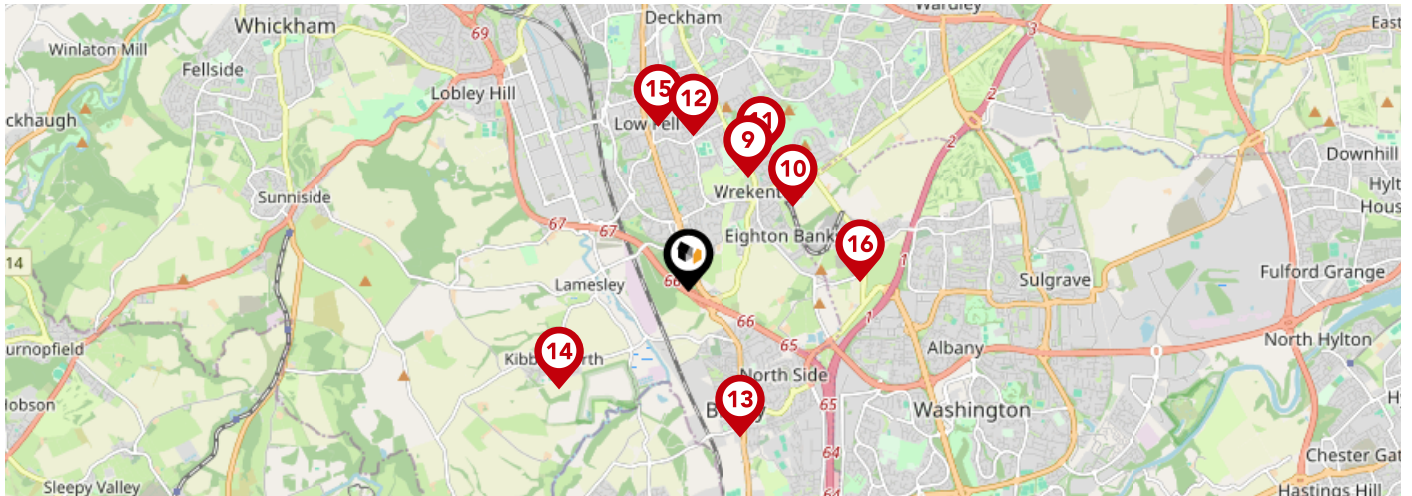
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1025153 - Temple Meads	Grade II	0.7 miles
 1355109 - Tomb Of Robert Moscrop About 4 Metres South And 5 Metres East Of West End Of Church Of St Andrew	Grade II	0.7 miles
 1025154 - Church Of St Andrew	Grade II	0.7 miles
 1464125 - Eighton Banks War Memorial	Grade II	0.9 miles
 1355108 - Kenmore The Old Vicarage	Grade II	0.9 miles
 1185130 - Red Hill House	Grade II	1.4 miles
 1025188 - South Lodge	Grade II	1.6 miles
 1025189 - Arch And Walls Adjoining South Lodge	Grade II	1.6 miles



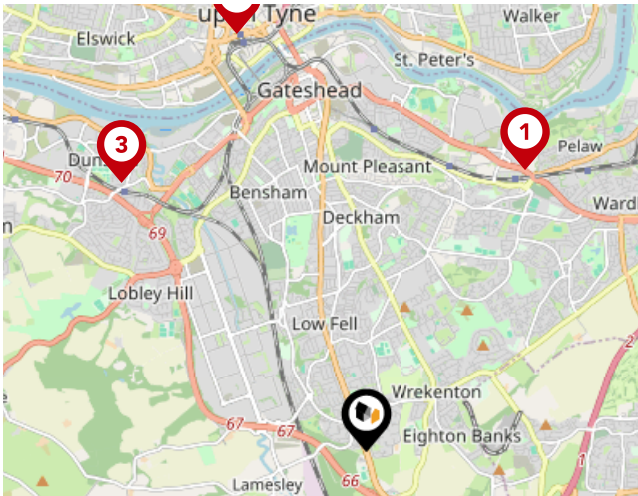
		Nursery	Primary	Secondary	College	Private
1	St Anne's Catholic Primary School, Harlow Green Ofsted Rating: Good Pupils: 137 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harlow Green Community Primary School Ofsted Rating: Good Pupils: 405 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Cedars Academy Ofsted Rating: Good Pupils: 231 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Birtley East Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oakfield Infant School - Part of Oakfield Schools Federation Ofsted Rating: Requires improvement Pupils: 168 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oakfield Junior School - Part of Oakfield Schools Federation Ofsted Rating: Good Pupils: 230 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Oswald's Catholic Primary, Wrekenton Ofsted Rating: Good Pupils: 196 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grace College Ofsted Rating: Requires improvement Pupils: 1190 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cardinal Hume Catholic School, Gateshead Ofsted Rating: Outstanding Pupils: 1530 Distance: 1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fell Dyke Community Primary School Ofsted Rating: Good Pupils: 281 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Larkspur Community Primary School Ofsted Rating: Good Pupils: 124 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glynwood Community Primary School Ofsted Rating: Outstanding Pupils: 432 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Infant School, Birtley Ofsted Rating: Good Pupils: 64 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kibblesworth Academy Ofsted Rating: Good Pupils: 136 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kells Lane Primary School Ofsted Rating: Good Pupils: 451 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springwell Village Primary School Ofsted Rating: Good Pupils: 197 Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

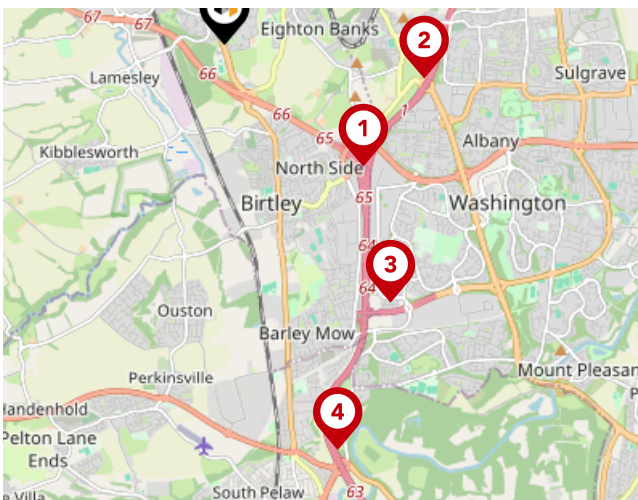
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Heworth Rail Station	2.75 miles
2	Newcastle Rail Station	3.72 miles
3	Dunston Rail Station	3.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	1.59 miles
2	A194(M) J1	1.74 miles
3	A1(M) J64	2.62 miles
4	A1(M) J63	3.6 miles
5	A194(M) J2	2.74 miles



Airports/Helipads

Pin	Name	Distance
1	Airport	9.59 miles
2	Teesside Airport	28.77 miles
3	Leeds Bradford Airport	72.56 miles
4	Irthington	48.3 miles

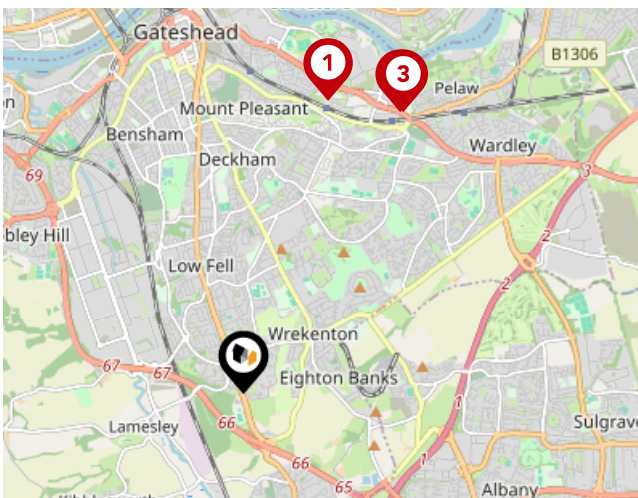
Area

Transport (Local)



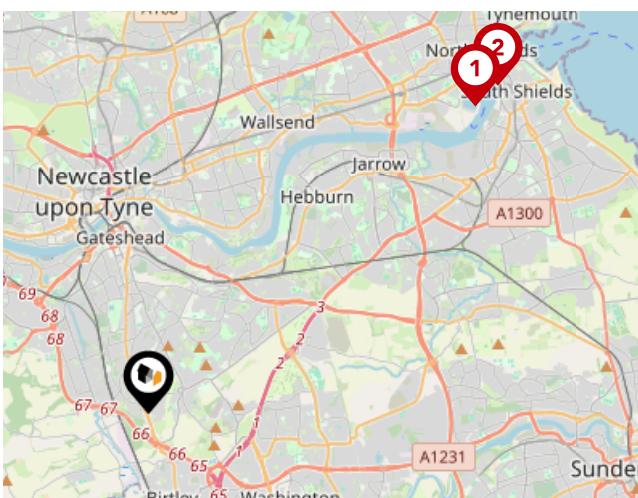
Bus Stops/Stations

Pin	Name	Distance
1	Durham Road-Deneford	0.06 miles
2	Durham Road-Deneford	0.09 miles
3	Harlow Green-Ripley Court	0.1 miles
4	Trafford-Stretford Court	0.21 miles
5	Harlow Green-Willerby Court	0.17 miles



Local Connections

Pin	Name	Distance
1	Felling (Tyne and Wear Metro Station)	2.59 miles
2	Heworth (Tyne and Wear Metro Station)	2.74 miles
3	Heworth (Tyne and Wear Metro Station)	2.77 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	7.64 miles
2	South Shields Ferry Terminal	8.15 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

