



WALKERSXCHANGE

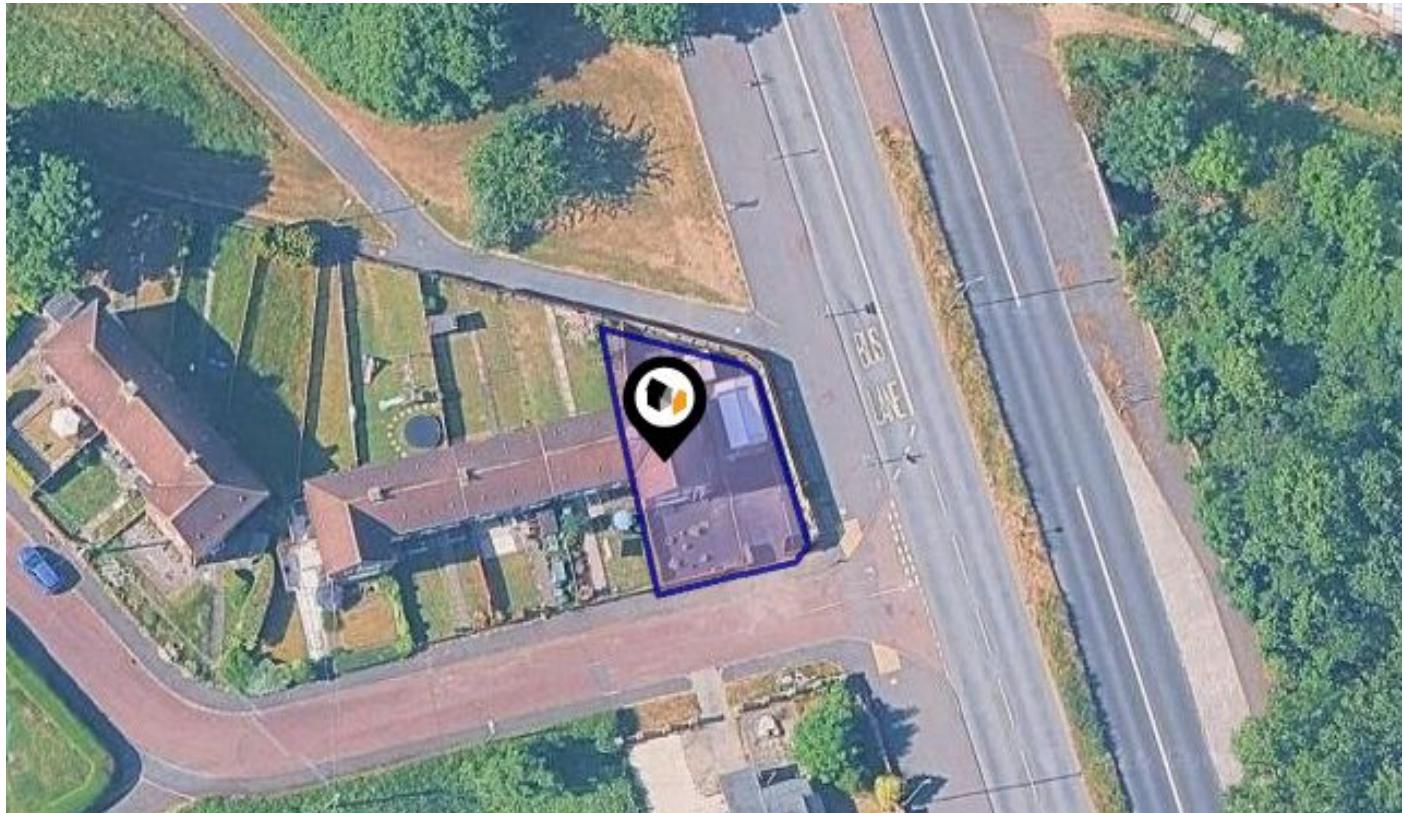


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Tuesday 20<sup>th</sup> January 2026 @ 12:56pm**



**COWEN GARDENS, GATESHEAD, NE9**

**Walkersxchange Estate Agents**

2a Gateshead Road, Sunniside

0191 440 8173

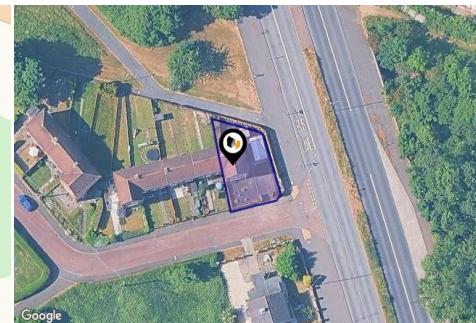
[sales@Walkersxchange.com](mailto:sales@Walkersxchange.com)

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



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# Property Overview



## Property

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

## Local Area

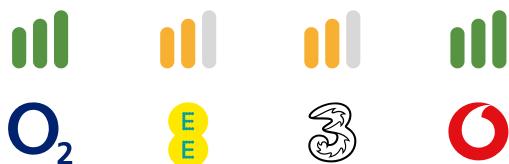
Local Authority:	Gateshead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**16**  
mb/s      **1000**  
mb/s



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



### Satellite/Fibre TV Availability:



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)

# Property EPC - Certificate

GATESHEAD, NE9

Energy rating

D

Valid until 26.02.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		58   D
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	61 m <sup>2</sup>

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## 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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# Disclaimer



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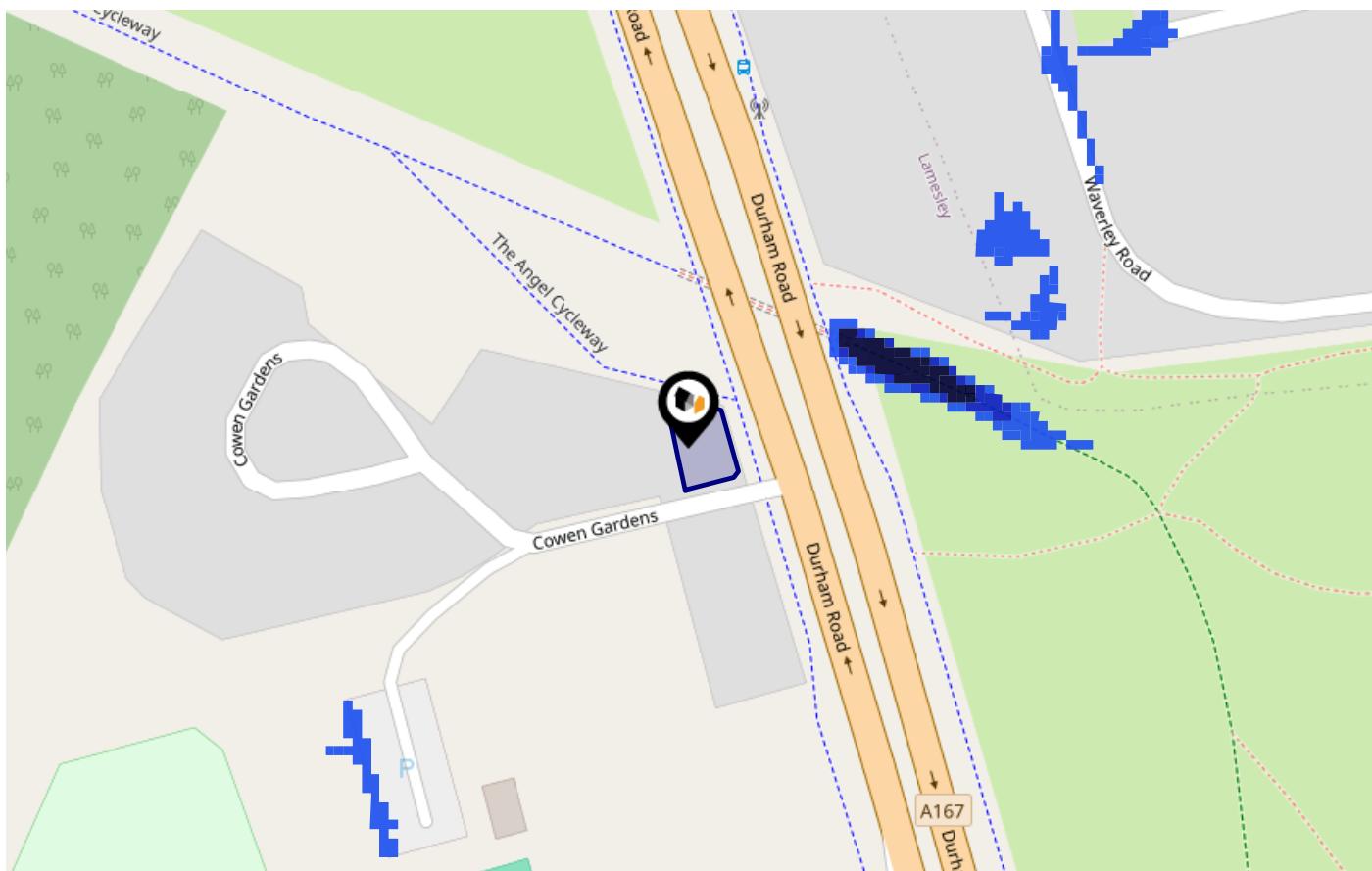
## Important - Please read

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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.

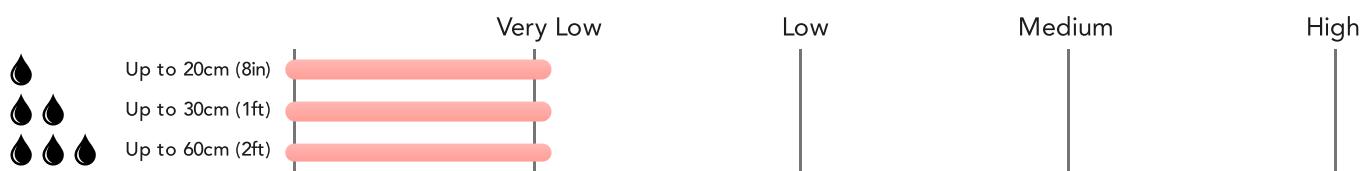


Risk Rating: Very low

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.

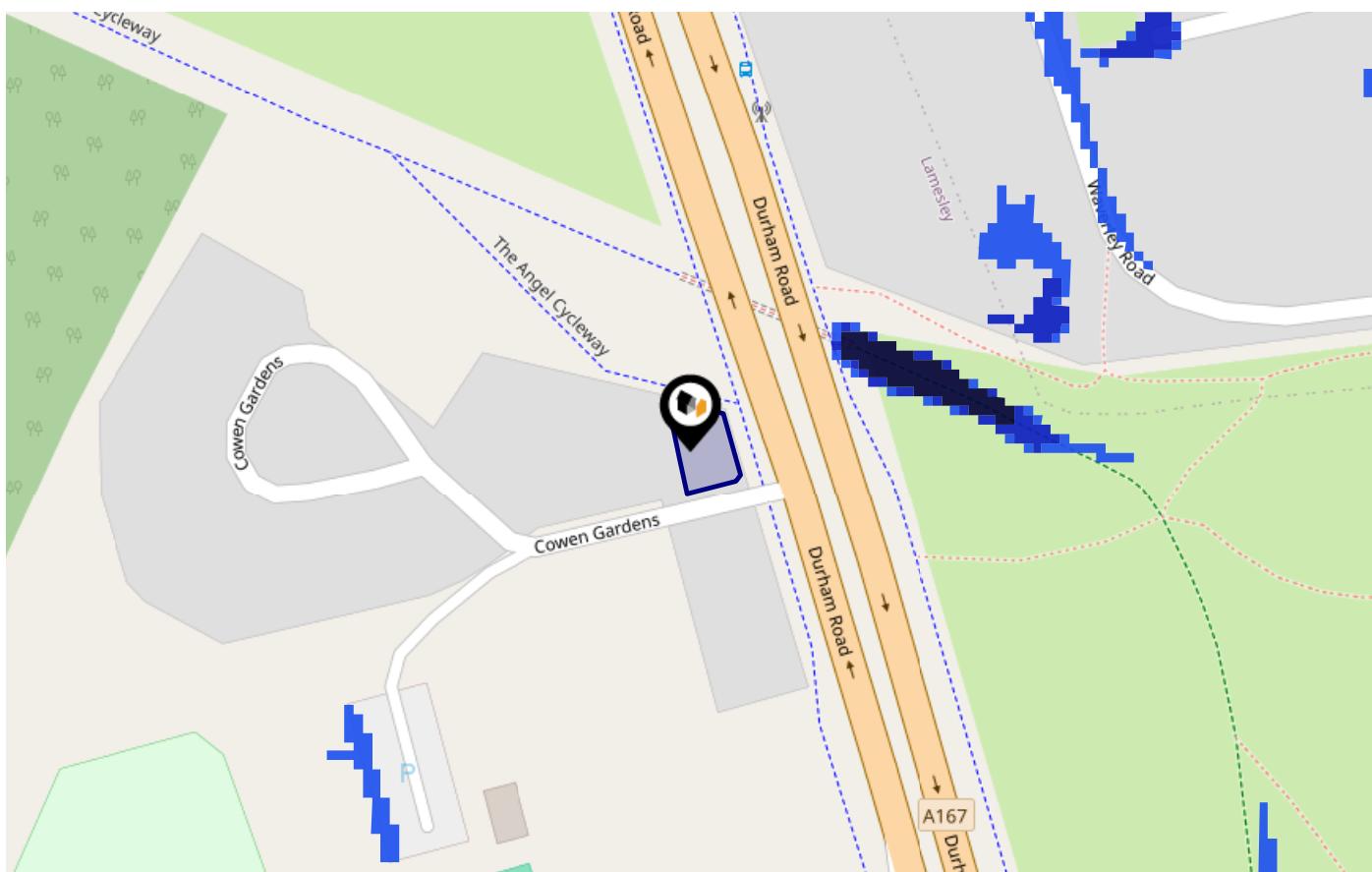
Chance of flooding to the following depths at this property:



# 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.

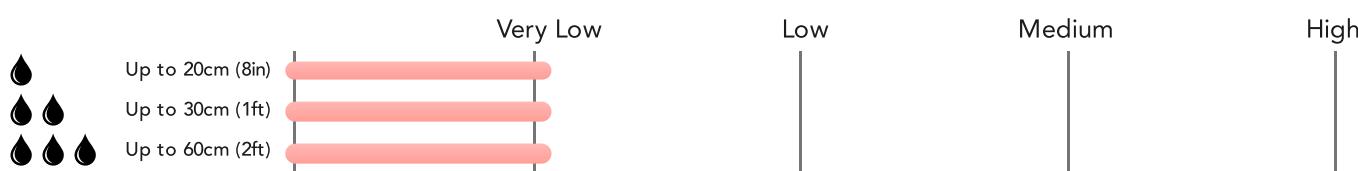


Risk Rating: Very low

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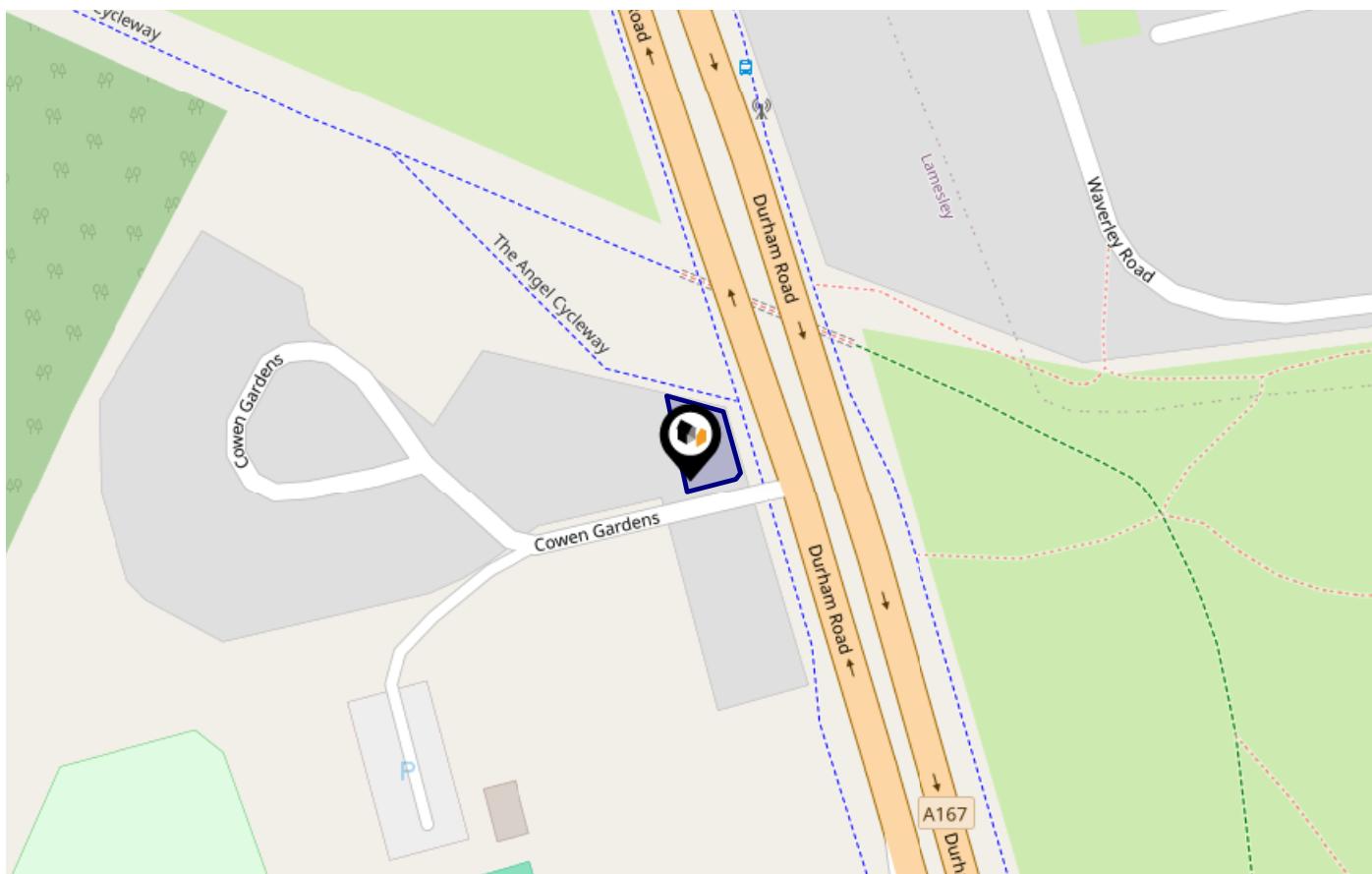
Chance of flooding to the following depths at this property:



# 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.

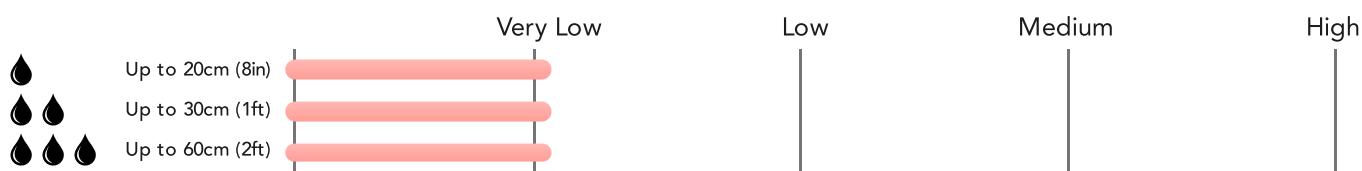


Risk Rating: Very low

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.

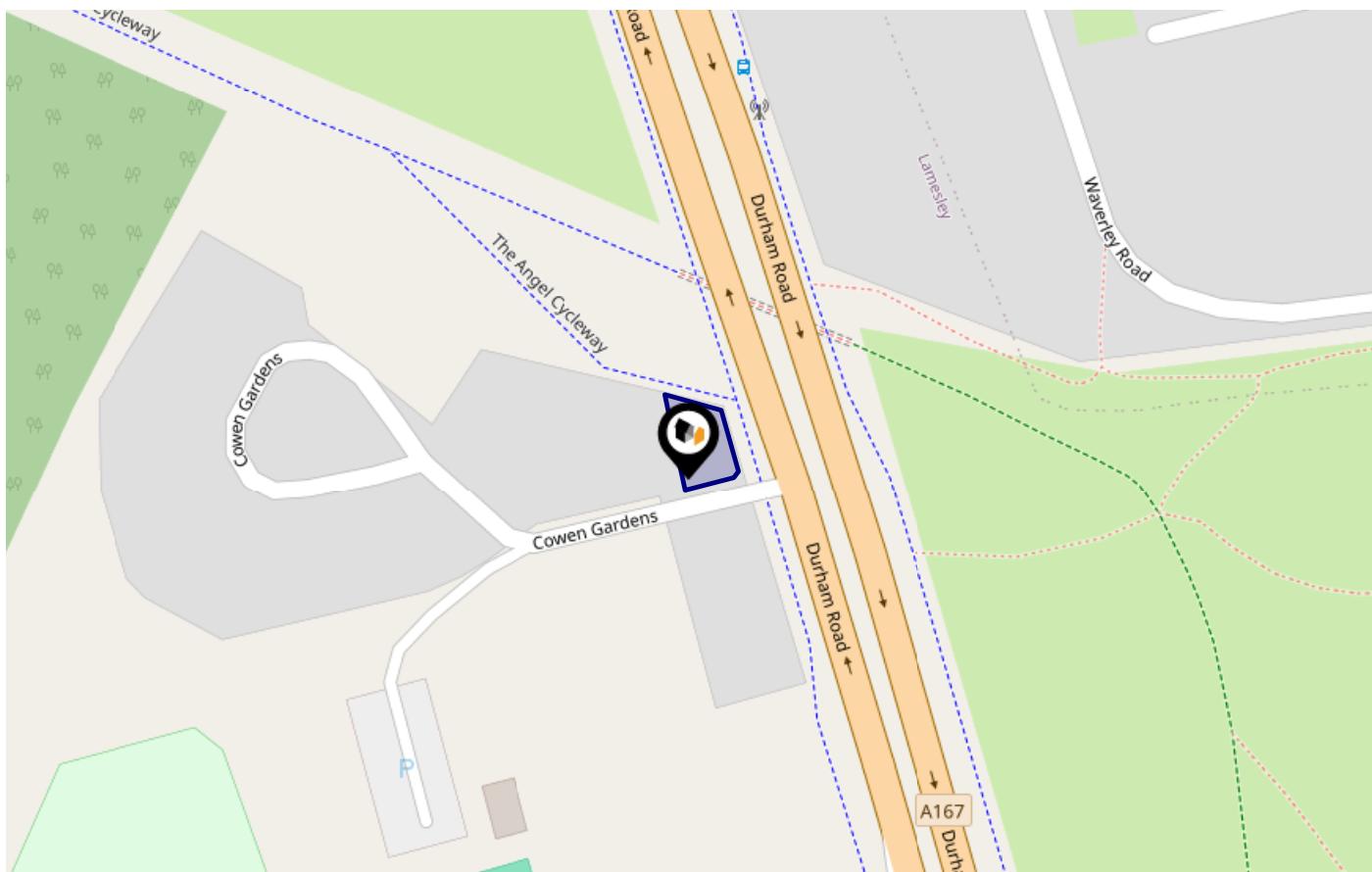
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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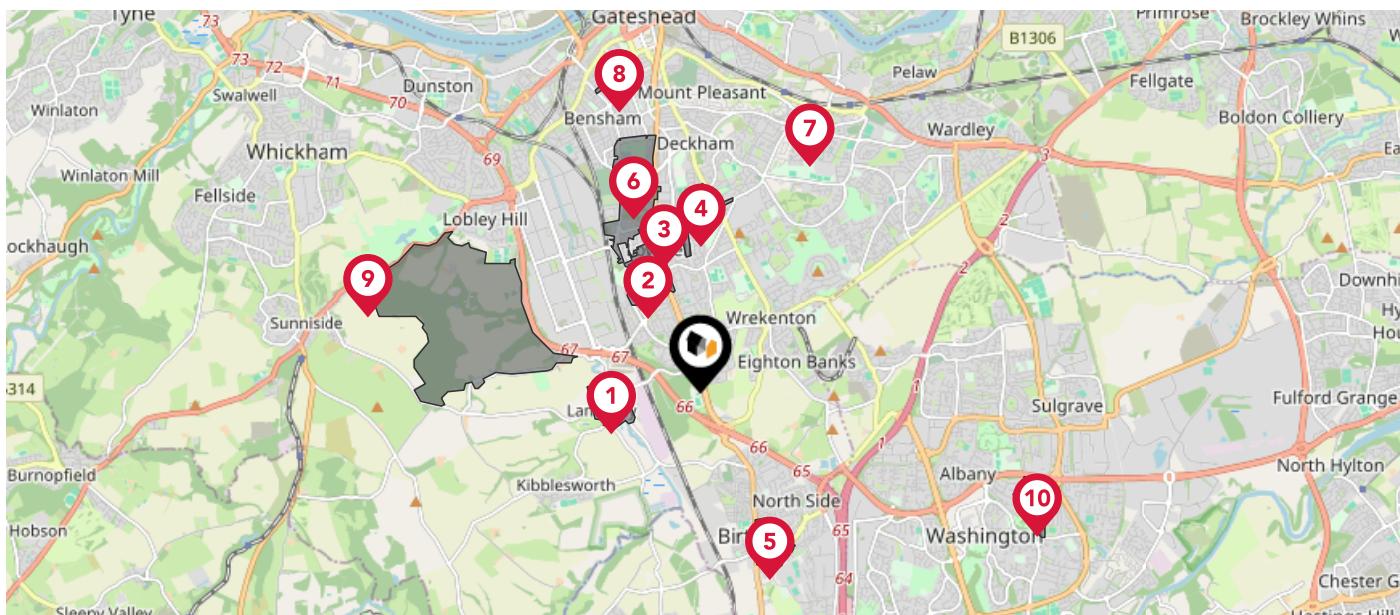
Chance of flooding to the following depths at this property:



# 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.



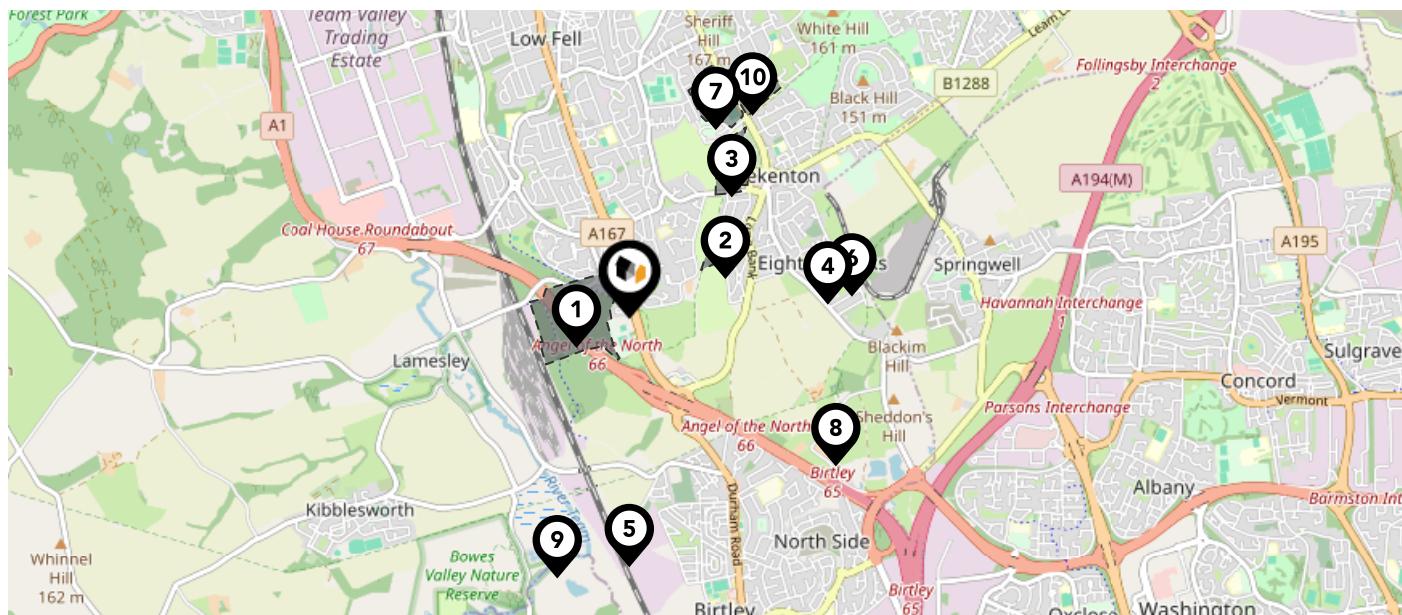
### Nearby Conservation Areas

1	Lamesley CA
2	Chowdene CA
3	Low Fell CA
4	Sheriff Hill CA
5	Birtley CA
6	Saltwell CA
7	Crow Hall CA
8	Coatsworth CA
9	Ravensworth CA
10	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.

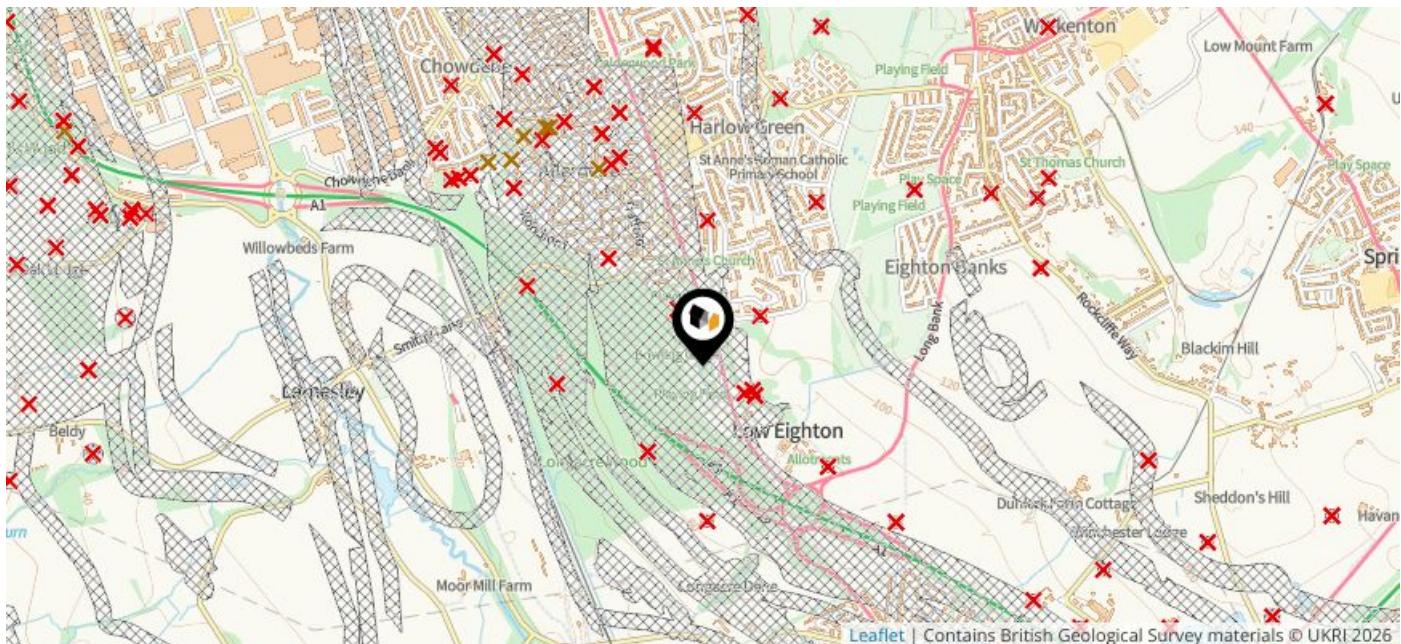


### Nearby Landfill Sites

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

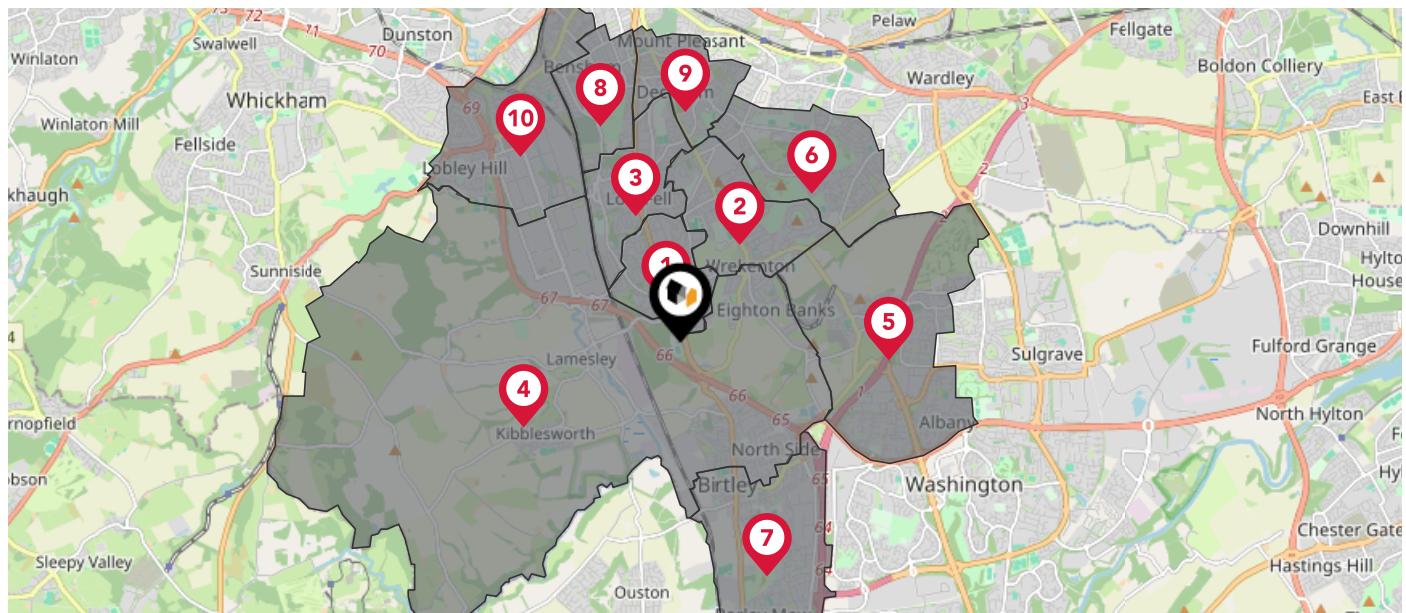
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

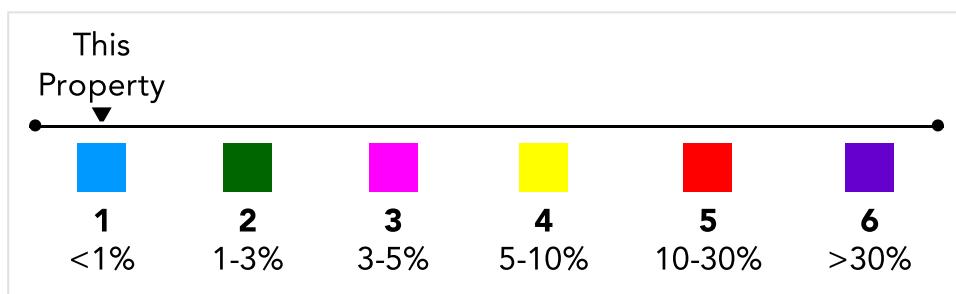
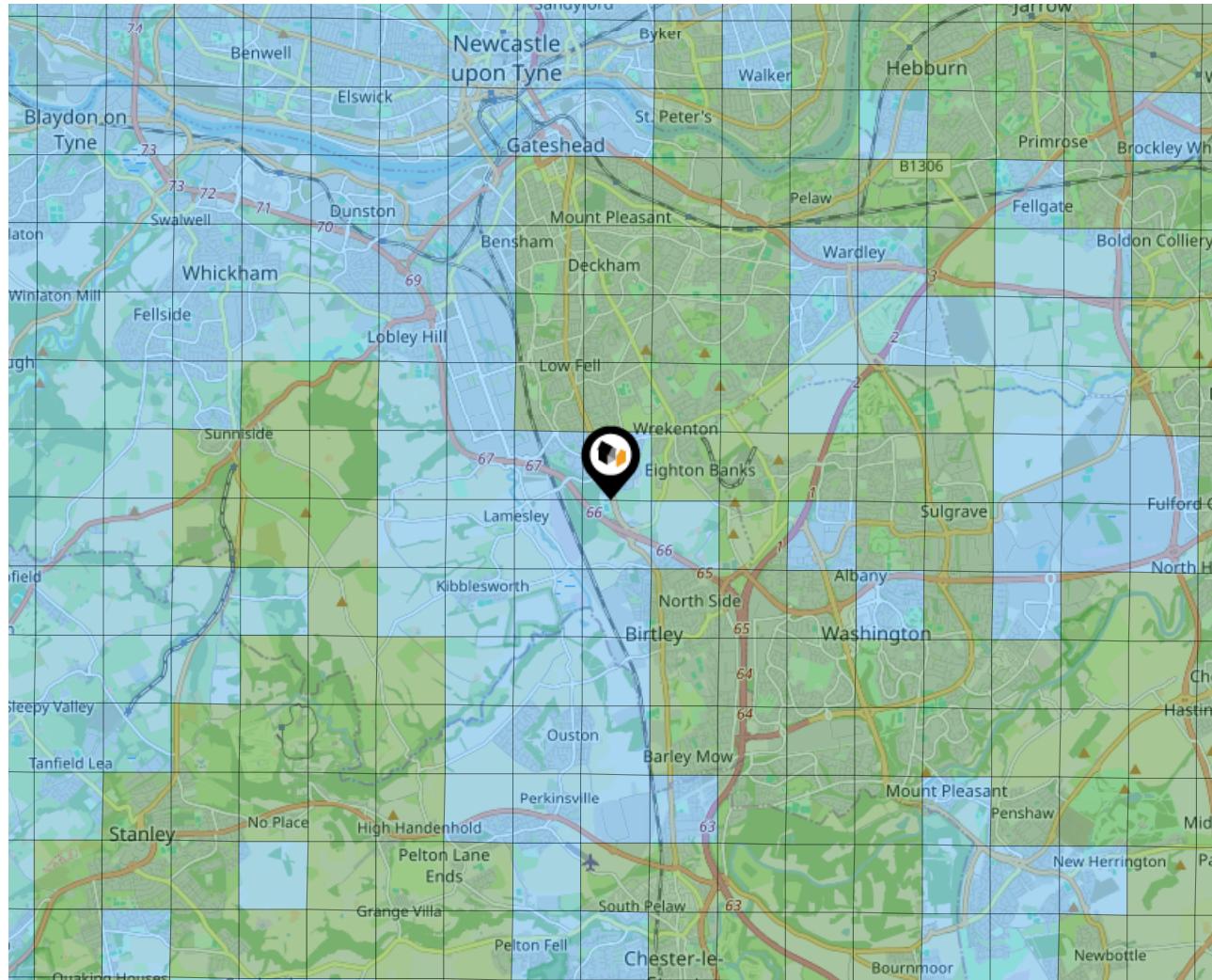
- 1 Chowdene Ward
- 2 High Fell Ward
- 3 Low Fell Ward
- 4 Lamesley Ward
- 5 Washington West Ward
- 6 Windy Nook and Whitehills Ward
- 7 Birtley Ward
- 8 Saltwell Ward
- 9 Deckham Ward
- 10 Lobley Hill and Bensham Ward

# Environment

## Radon Gas

### What is Radon?

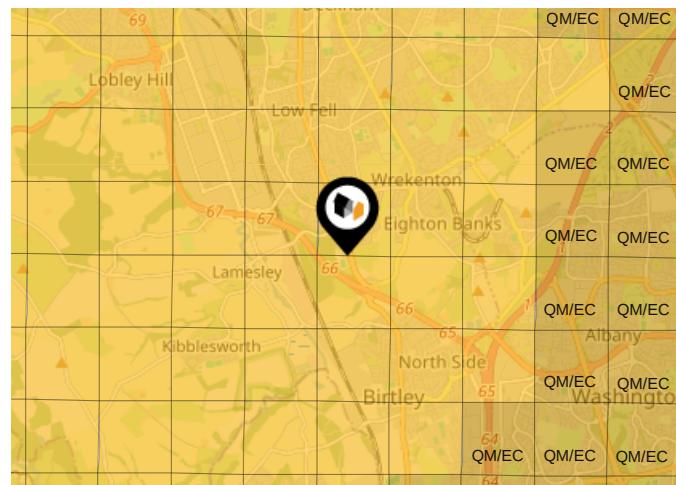
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Environment Soils & Clay

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

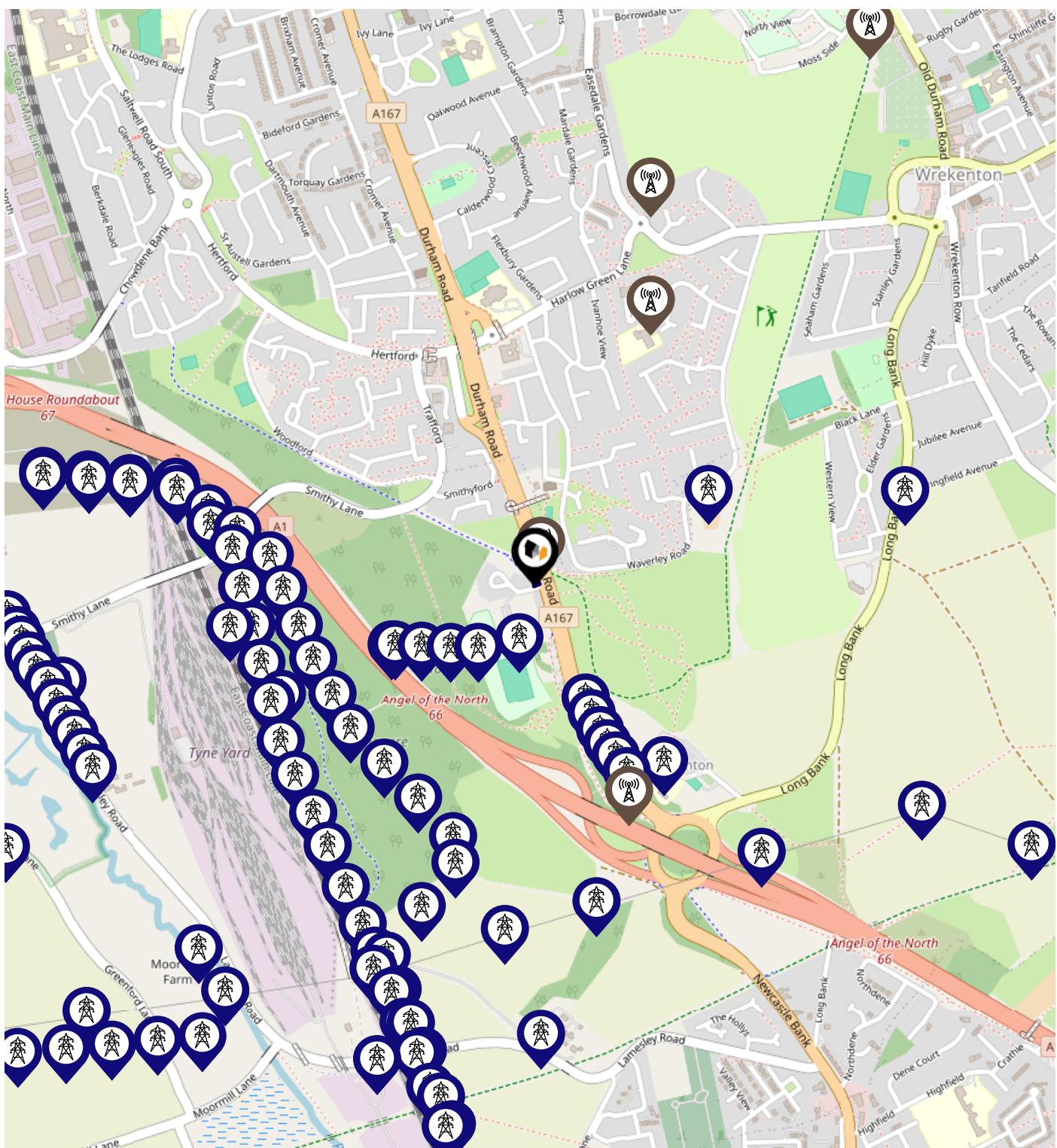
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOAM
<b>Soil Group:</b>	MEDIUM TO HEAVY		DEEP



## 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



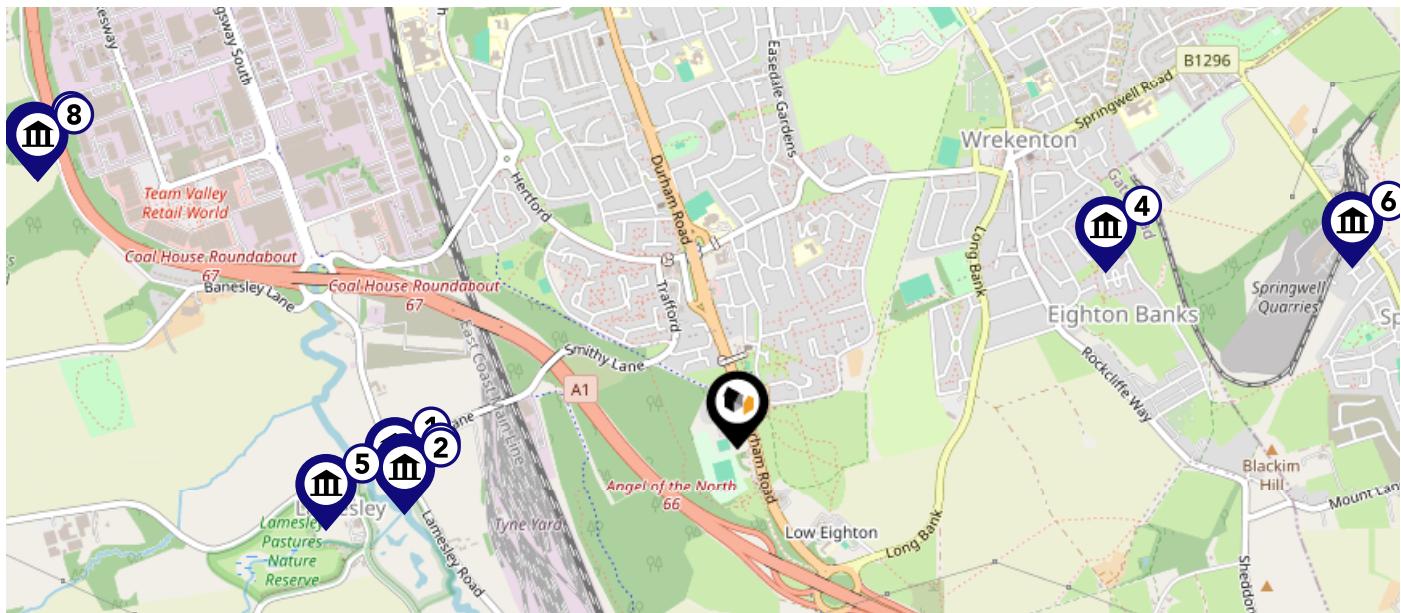
## Key:

- Power Pylons
- Communication Masts

# Maps

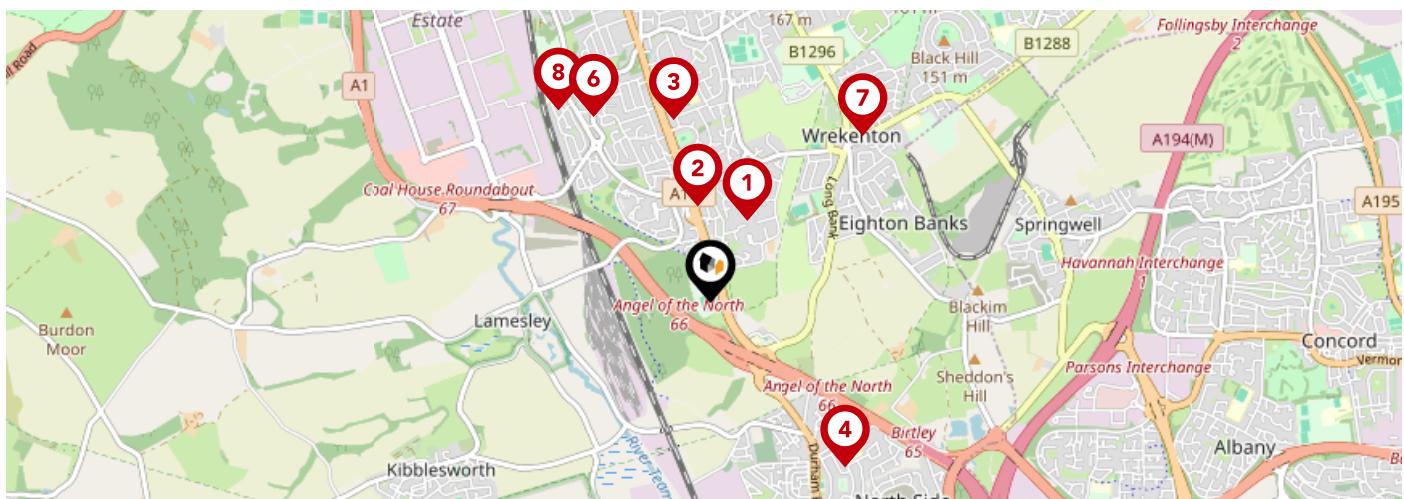
## Listed Buildings

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
	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

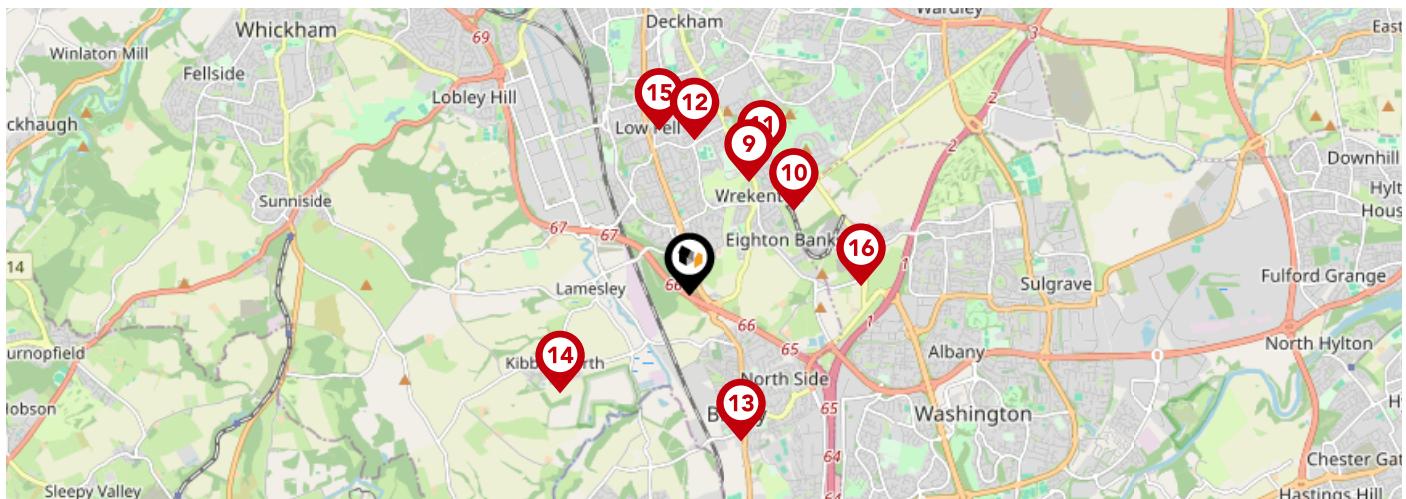
# Area Schools



Nursery Primary Secondary College Private

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

# Area Schools



Nursery Primary Secondary College Private



## Cardinal Hume Catholic School, Gateshead

Ofsted Rating: Outstanding | Pupils: 1530 | Distance: 1.09



## Fell Dyke Community Primary School

Ofsted Rating: Good | Pupils: 281 | Distance: 1.14



## Larkspur Community Primary School

Ofsted Rating: Good | Pupils: 124 | Distance: 1.29



## Glynwood Community Primary School

Ofsted Rating: Outstanding | Pupils: 432 | Distance: 1.32



## St Joseph's Catholic Infant School, Birtley

Ofsted Rating: Good | Pupils: 64 | Distance: 1.33



## Kibblesworth Academy

Ofsted Rating: Good | Pupils: 136 | Distance: 1.39



## Kells Lane Primary School

Ofsted Rating: Good | Pupils: 451 | Distance: 1.43

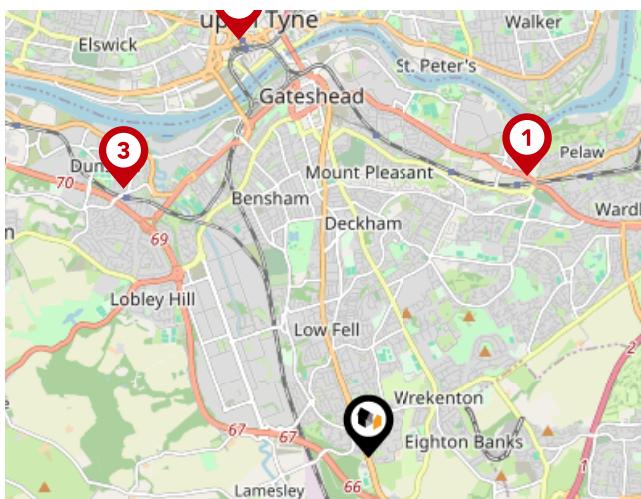


## Springwell Village Primary School

Ofsted Rating: Good | Pupils: 197 | Distance: 1.47

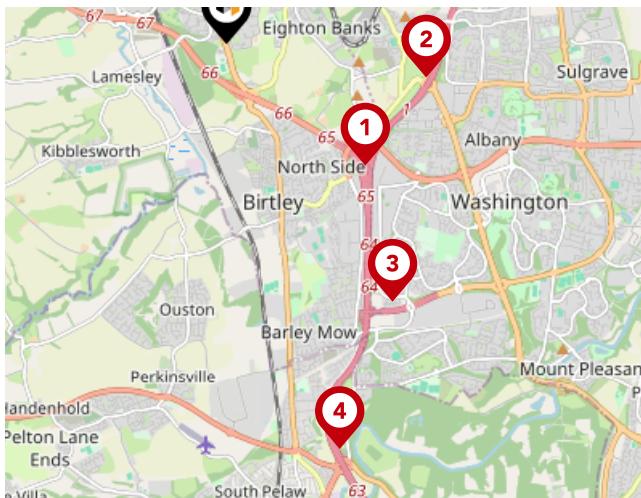


# Area Transport (National)



## 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

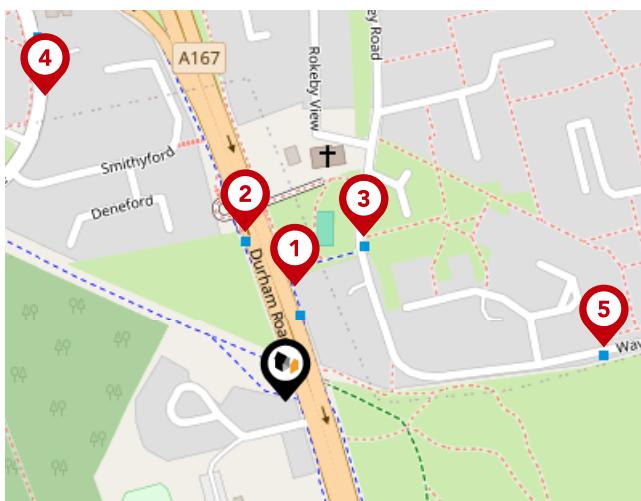
Pin	Name	Distance
1	A1(M) J65	1.59 miles
2	A194(M) J1	1.74 miles
3	A1(M) J64	2.62 miles
4	A1(M) J63	3.6 miles
5	A194(M) J2	2.74 miles



## Airports/Helipads

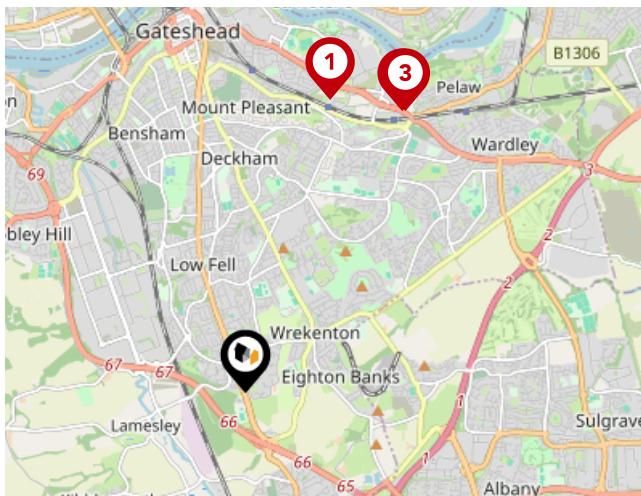
Pin	Name	Distance
1	Airport	9.59 miles
2	Teesside Airport	28.77 miles
3	Leeds Bradford Airport	72.56 miles
4	Irthington	48.3 miles

# 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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**WALKERSXCHANGE**

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Valuation Office  
Agency

