



WALKERSXCHANGE

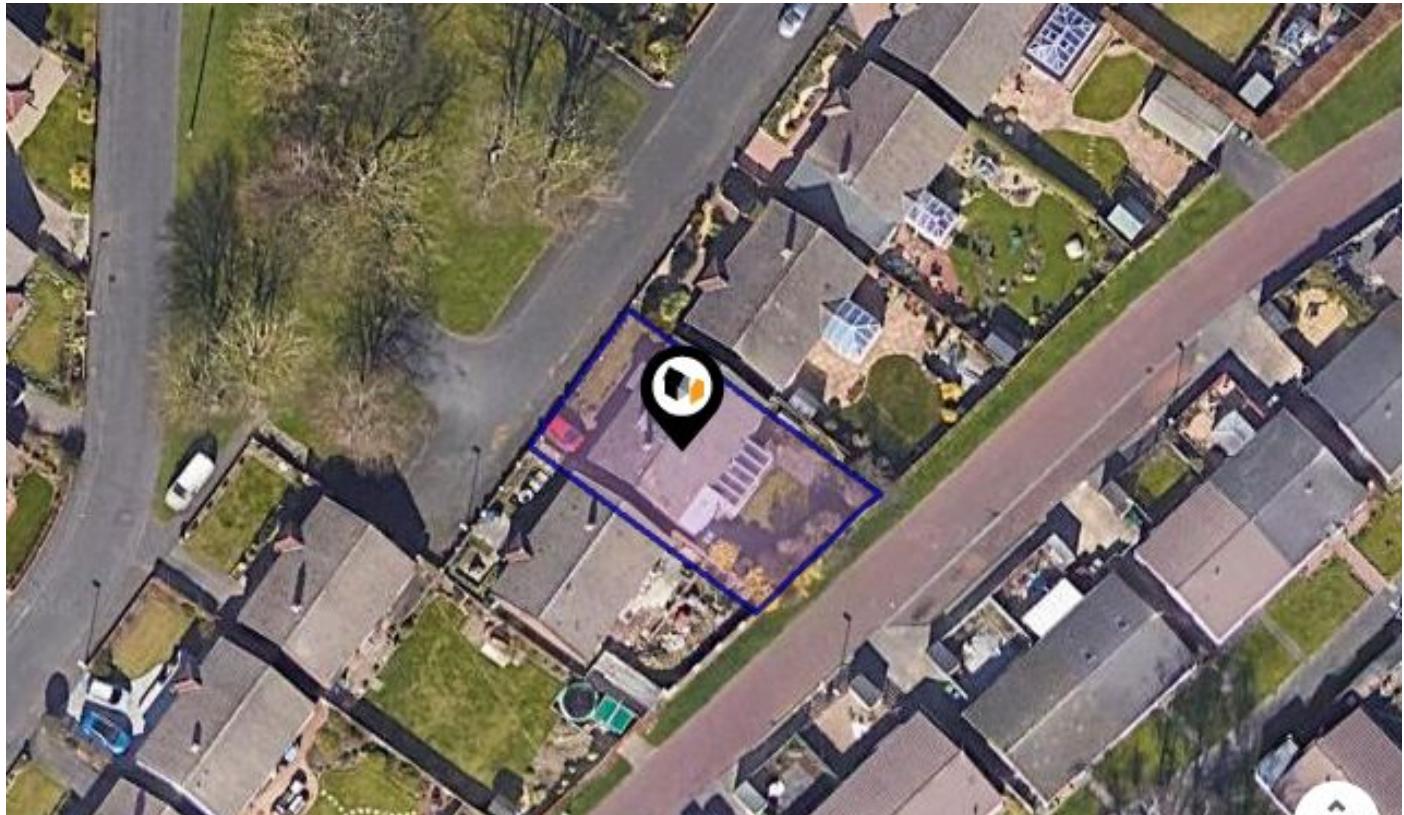


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025



REDEWATER GARDENS, WHICKHAM, NEWCASTLE UPON TYNE, NE16

Walkersxchange Estate Agents

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.08 acres
Council Tax :	Band E
Annual Estimate:	£3,151
Title Number:	TY54532

Tenure: Freehold

Local Area

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

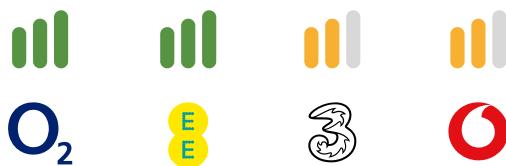
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **8 Redewater Gardens Whickham NE16 4LQ**

Reference - DC/23/00298/HHA

Decision: Decided

Date: 27th March 2023

Description:

Proposed single storey rear extension and addition of roof lights to front and rear elevation. Addition of pitched roof to existing front porch.

Gallery Photos



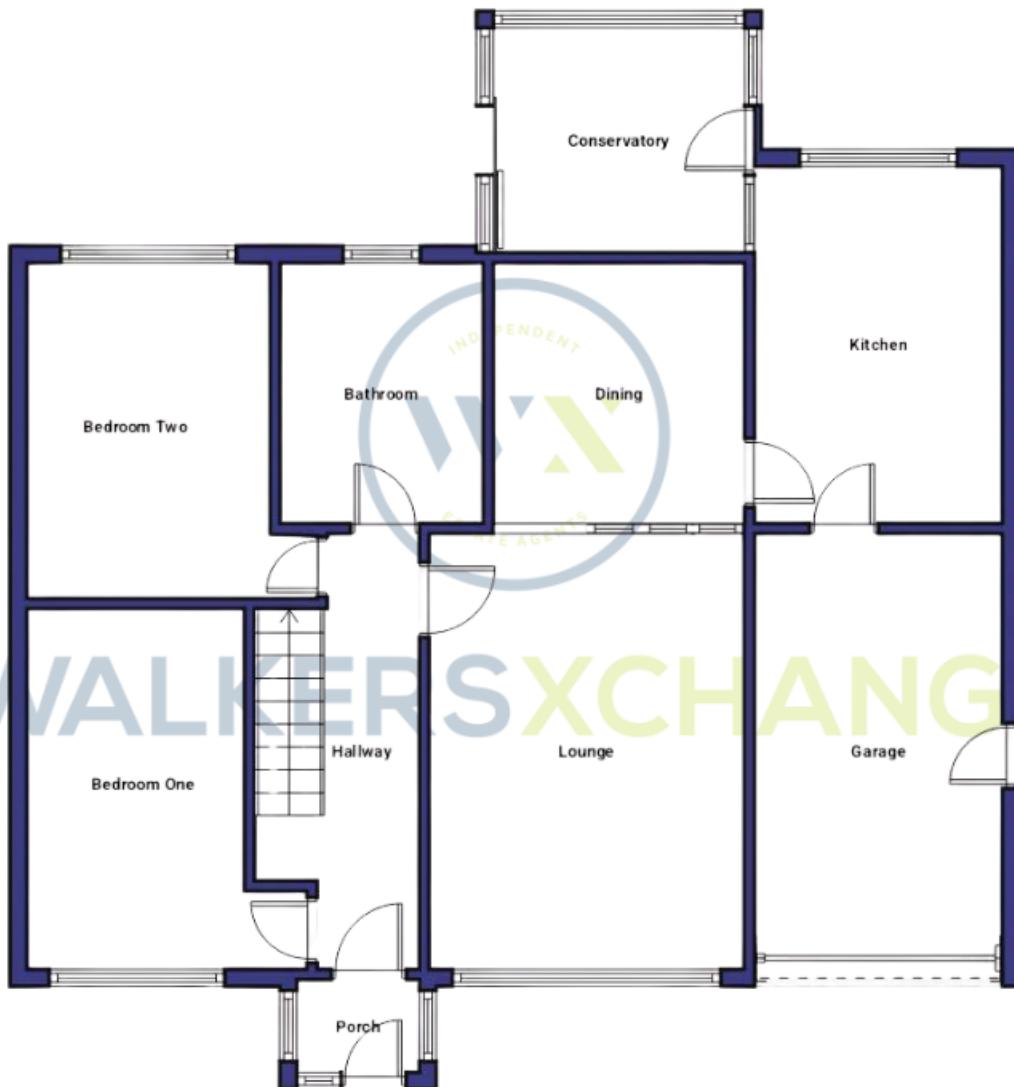
Gallery Photos



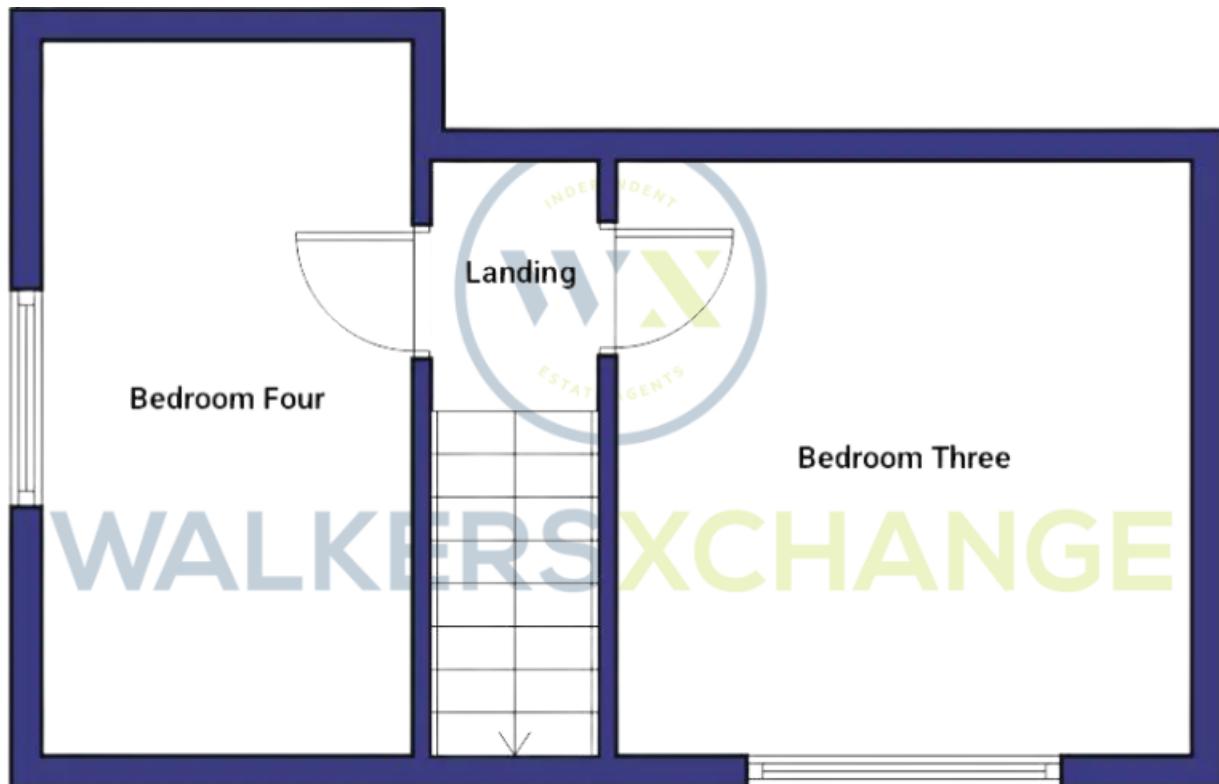
Gallery Photos



REDEWATER GARDENS, WHICKHAM, NEWCASTLE UPON TYNE, NE16



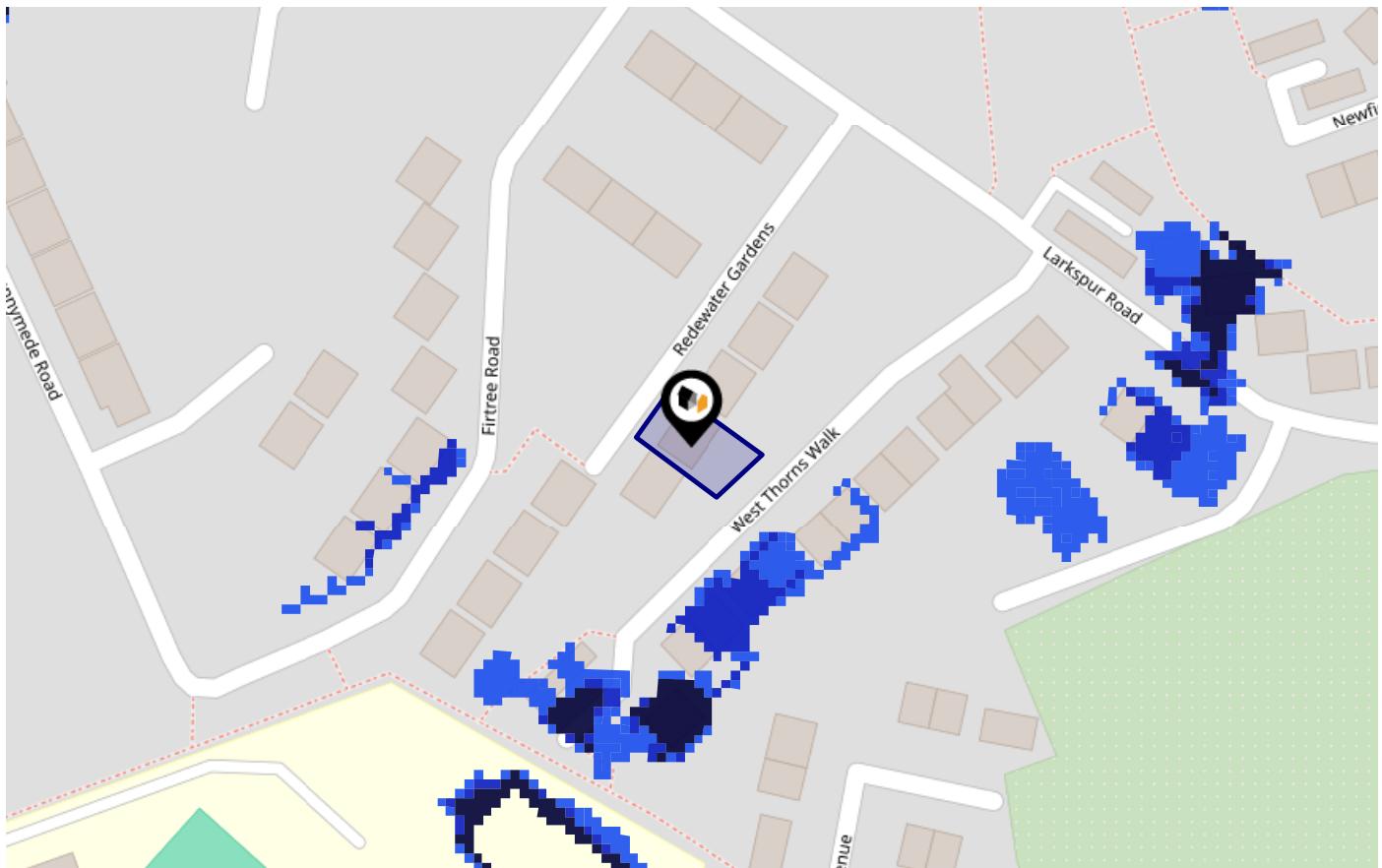
**REDEWATER GARDENS, WHICKHAM, NEWCASTLE UPON
TYNE, NE16**



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.

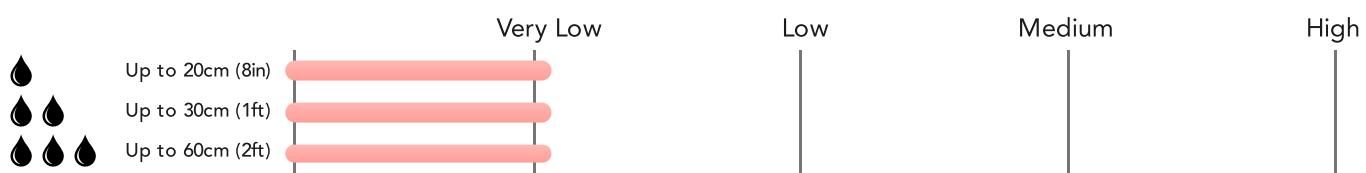


Risk Rating: Very low

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.

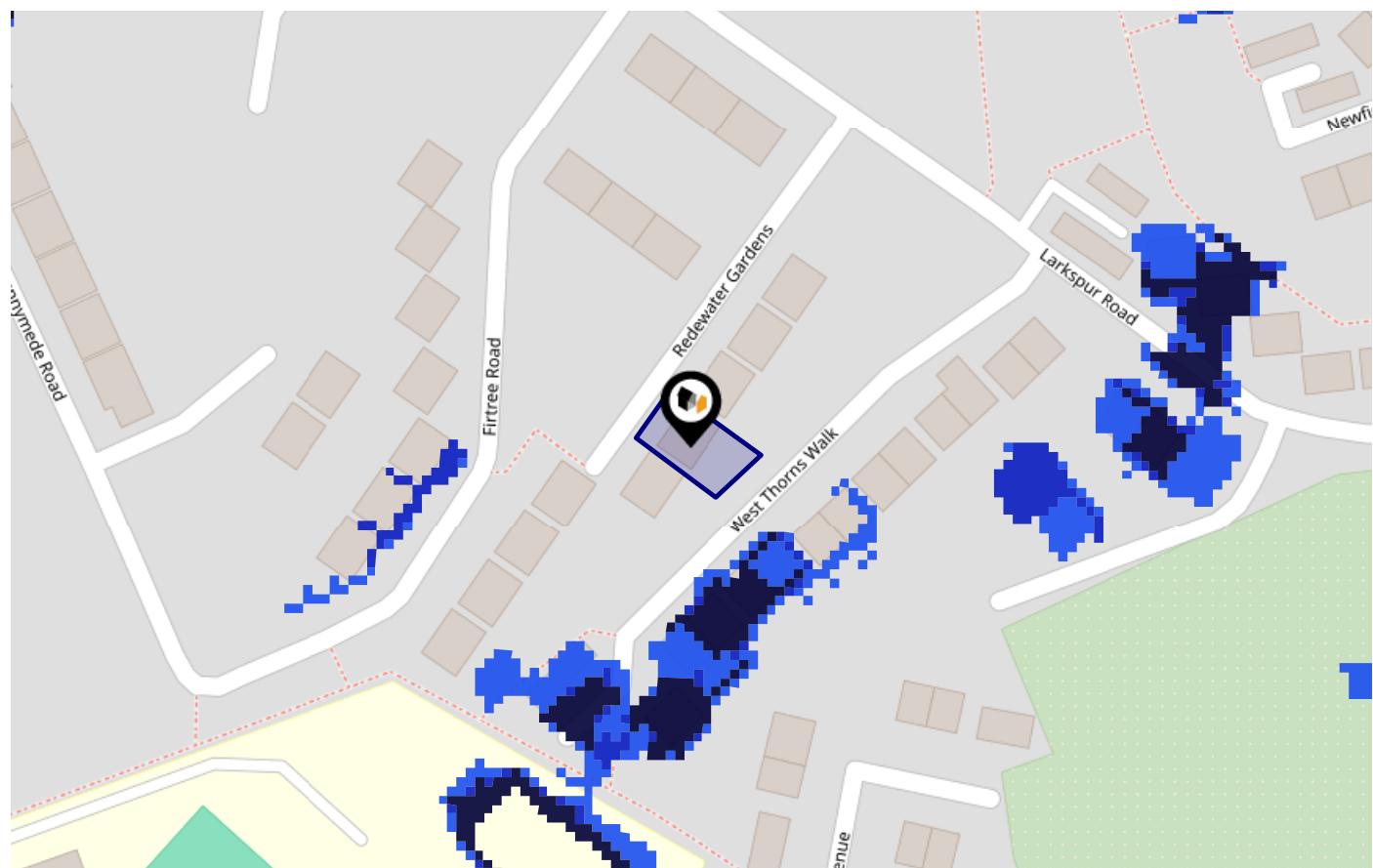
Chance of flooding to the following depths at this property:



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.

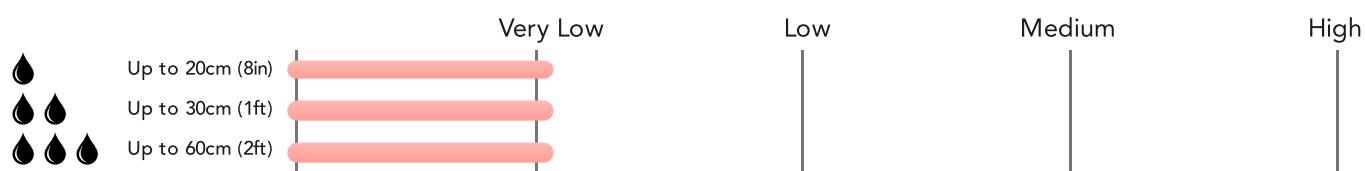


Risk Rating: Very low

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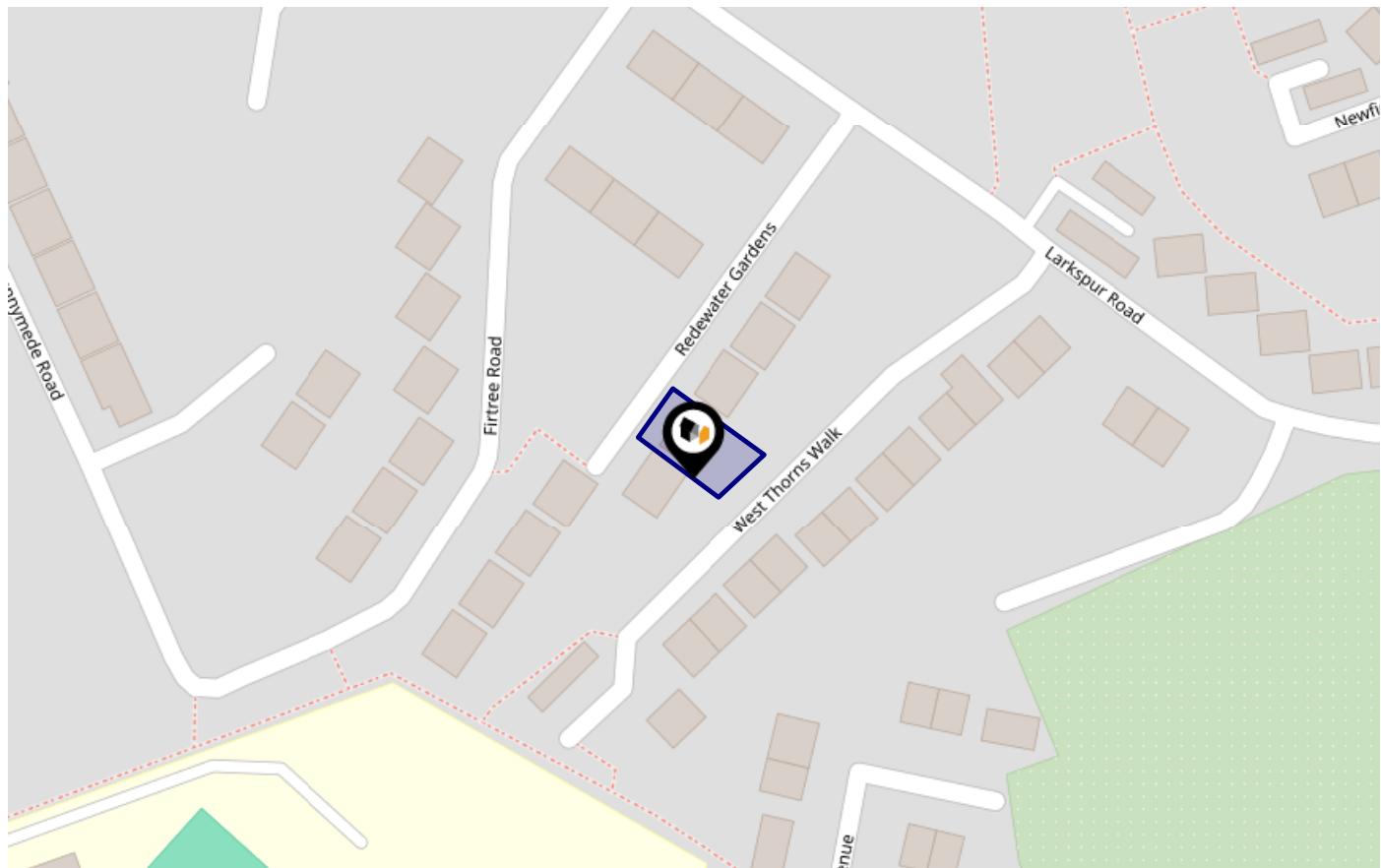
Chance of flooding to the following depths at this property:



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.

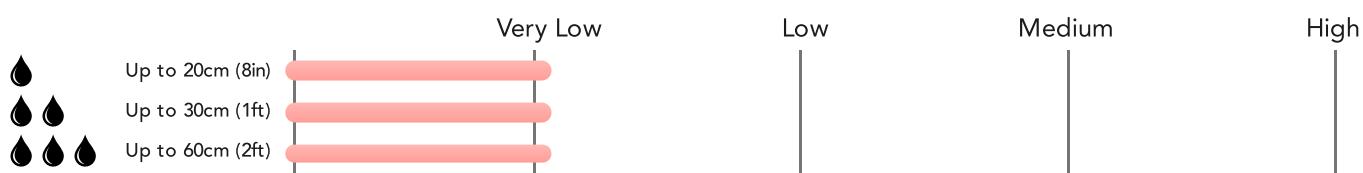


Risk Rating: Very low

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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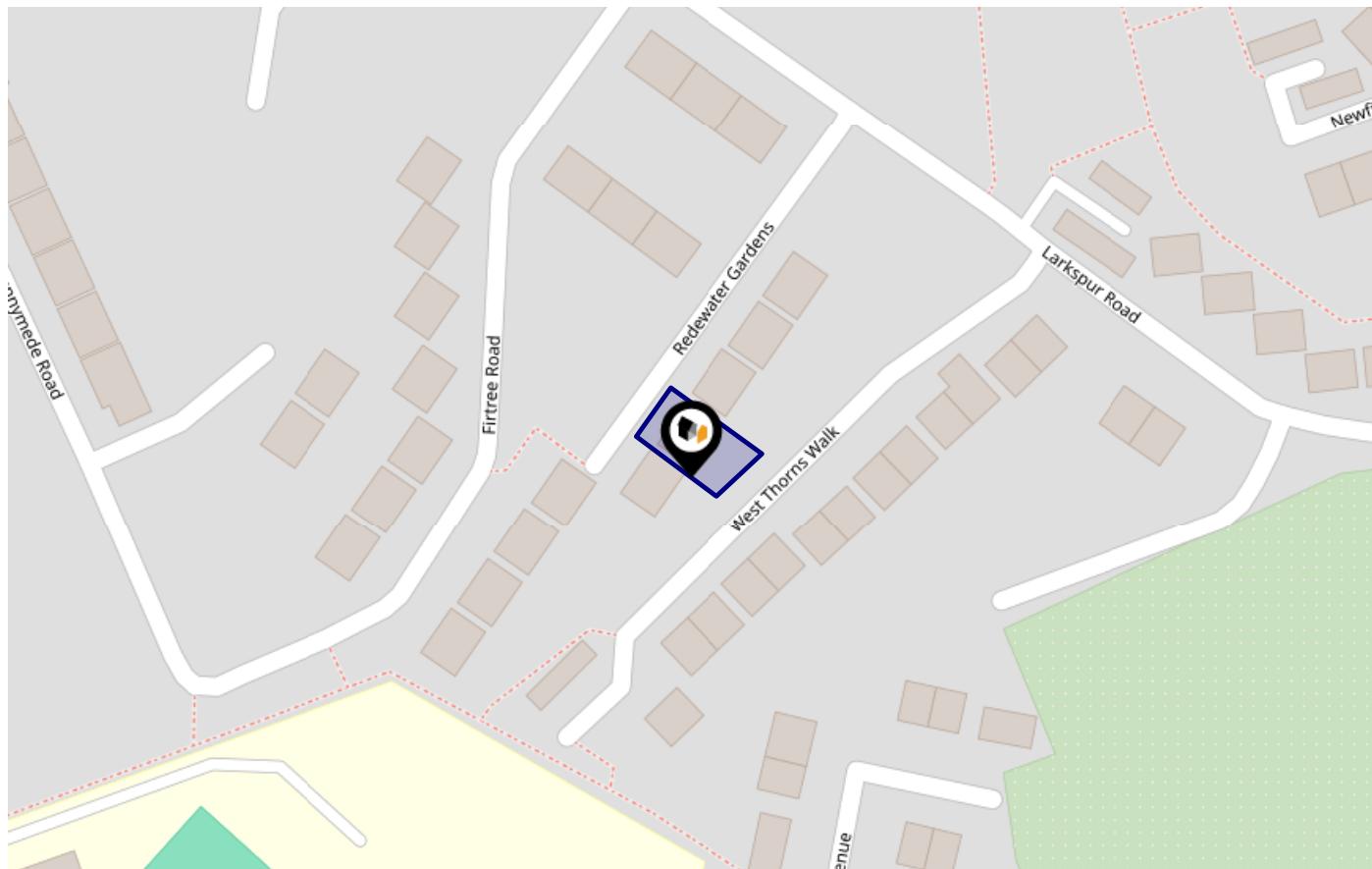
Chance of flooding to the following depths at this property:



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.

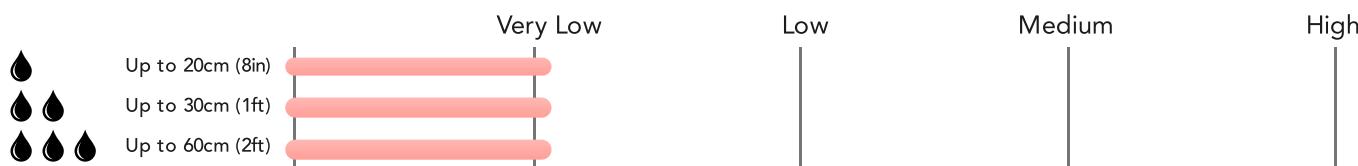


Risk Rating: Very low

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.

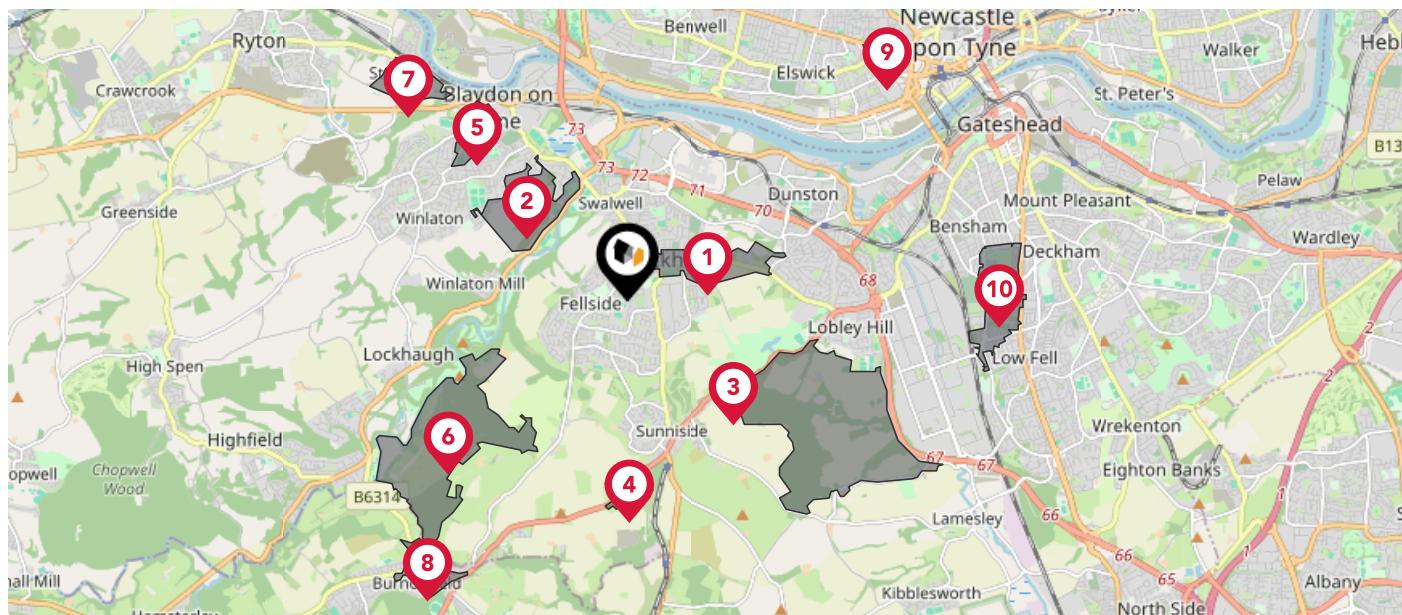
Chance of flooding to the following depths at this property:



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 Whickham CA
- 2 Axwell CA
- 3 Ravensworth CA
- 4 Marley Hill CA
- 5 Blaydon CA
- 6 Gibside CA
- 7 Path Head CA
- 8 Burnopfield
- 9 Summerhill Square
- 10 Saltwell 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.



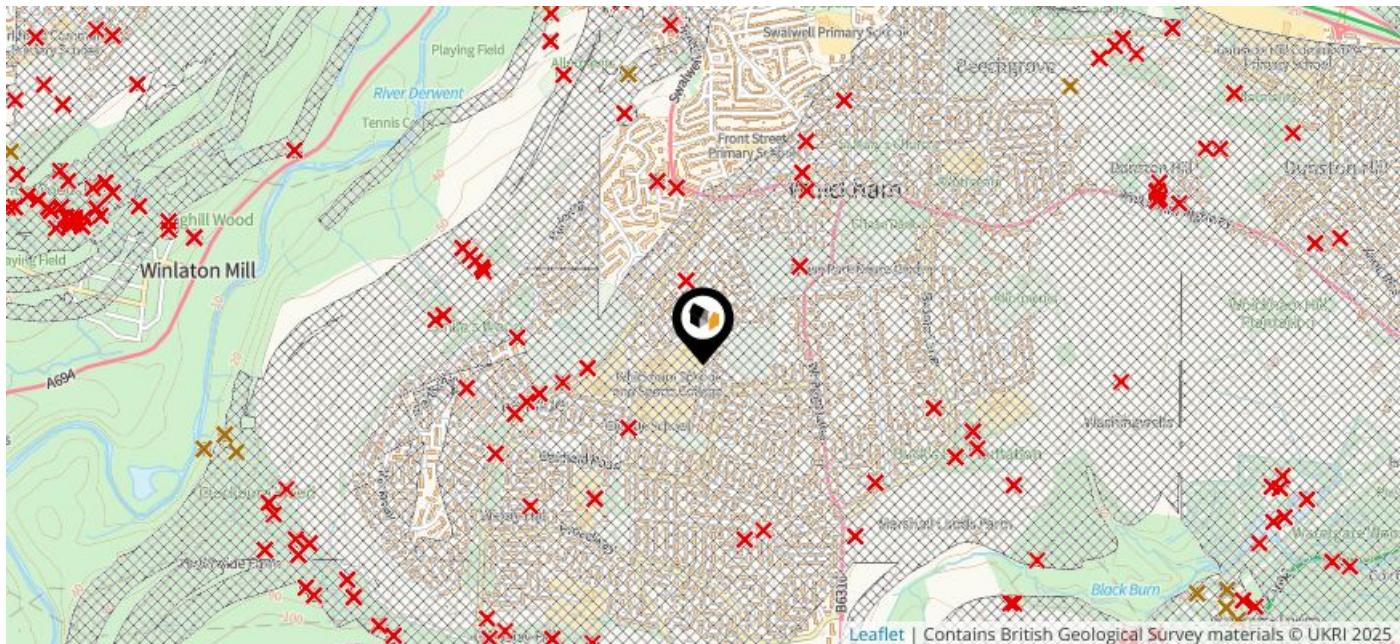
Nearby Landfill Sites

1	Marshall Lands-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
2	Rugby Club Swalwell-Hexham Road, Whickham	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/ZP3597ZV/V002	Active Landfill	<input checked="" type="checkbox"/>
4	Old Bridge Caravan Site-Swalwell, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
5	Crowley Hotel - Whickham Thorns-Whickham, Gateshead	Historic Landfill	<input type="checkbox"/>
6	Hollinside Farm-Whickham, Newcastle Upon Tyne, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
7	Tyneside Commercial Park-Dunston, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
8	Metro Centre Phase 4-Metro Centre Development, Gateshead, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
9	Axwell Park-Home Farm, Axwell Park, Blaydon, Tyne and Wear	Historic Landfill	<input type="checkbox"/>
10	Metro Centre-Swalwell, Gateshead, Tyne and Wear	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

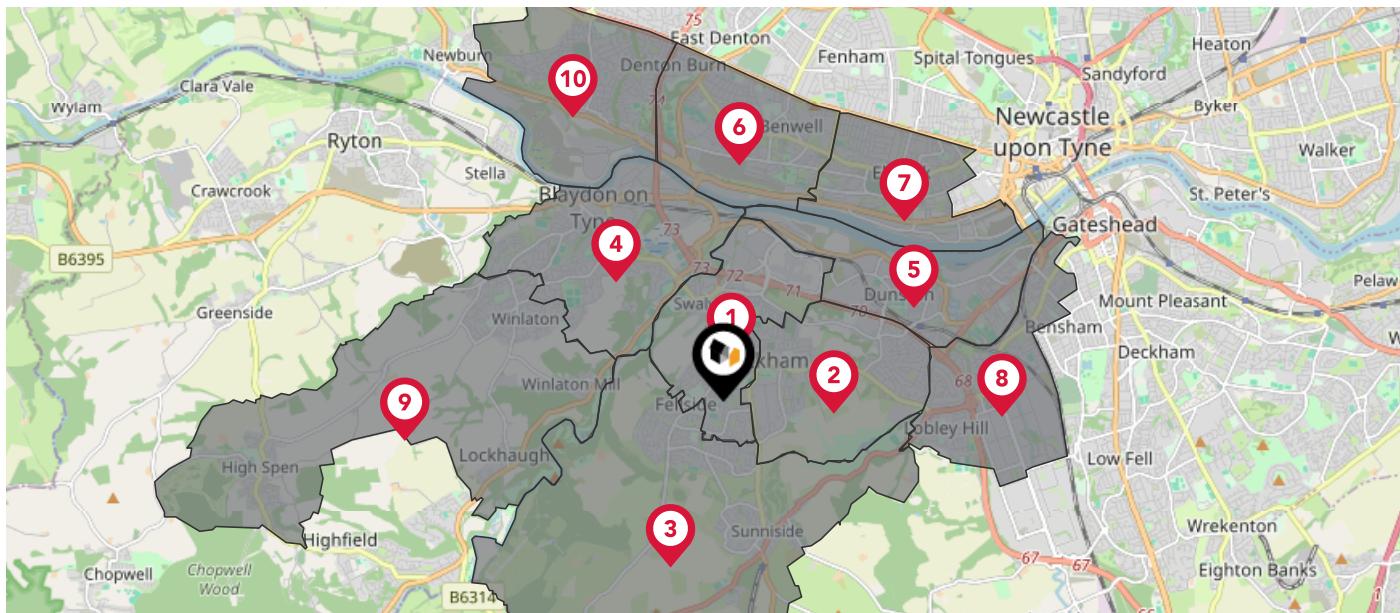
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

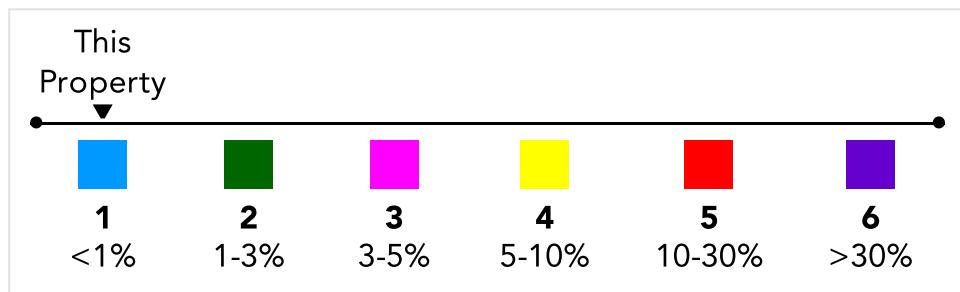
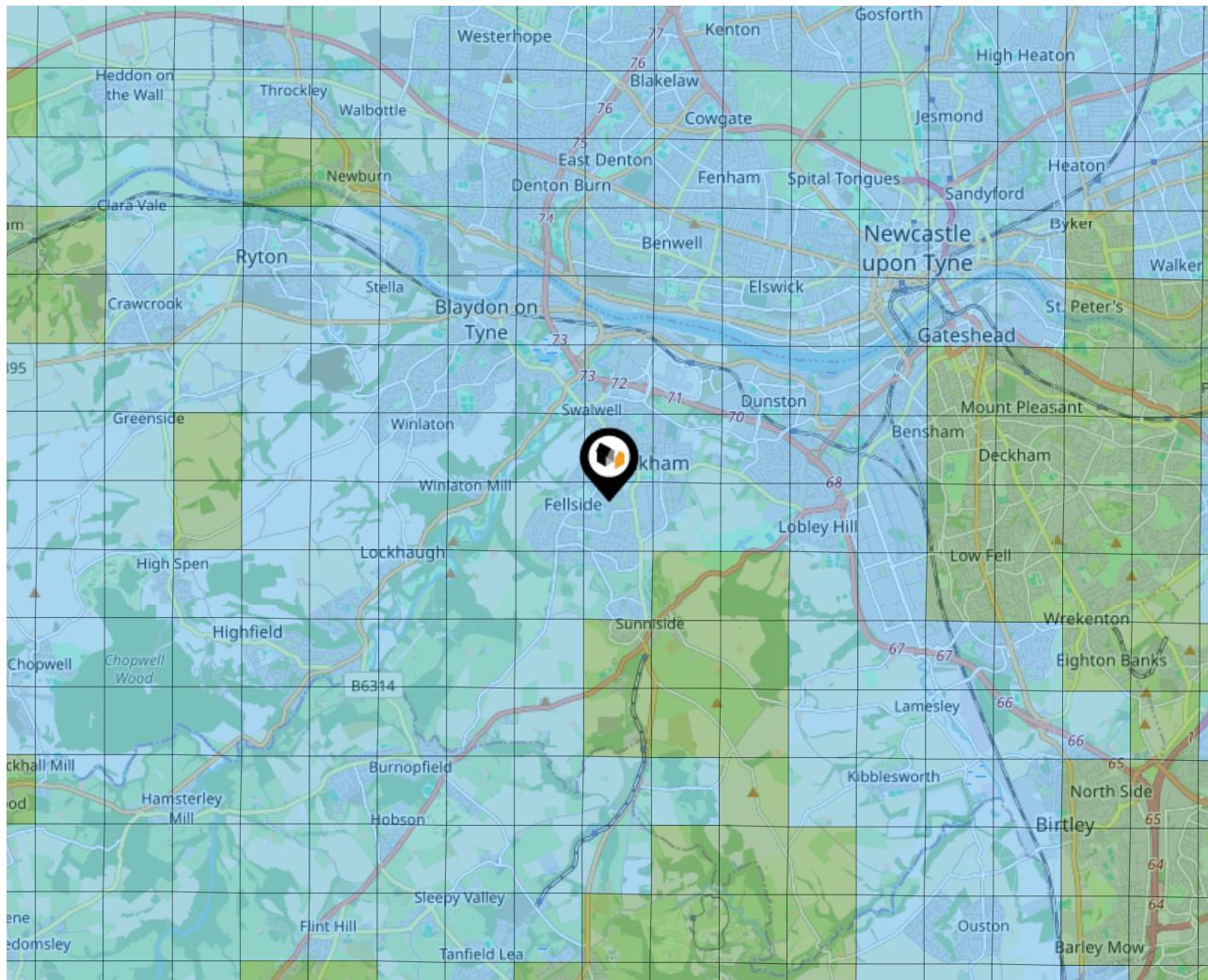
- 1 Whickham North Ward
- 2 Dunston Hill and Whickham East Ward
- 3 Whickham South and Sunniside Ward
- 4 Blaydon Ward
- 5 Dunston and Teams Ward
- 6 Benwell & Scotswood Ward
- 7 Elswick Ward
- 8 Lobley Hill and Bensham Ward
- 9 Winlaton and High Spen Ward
- 10 Lemington Ward

Environment

Radon Gas

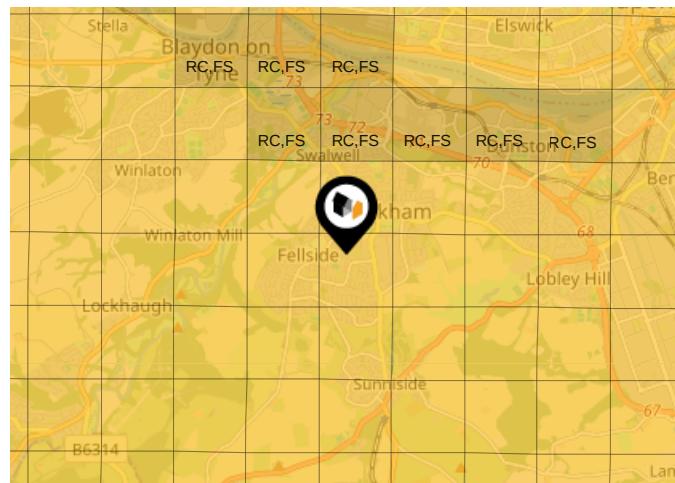
What is Radon?

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/m³).



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

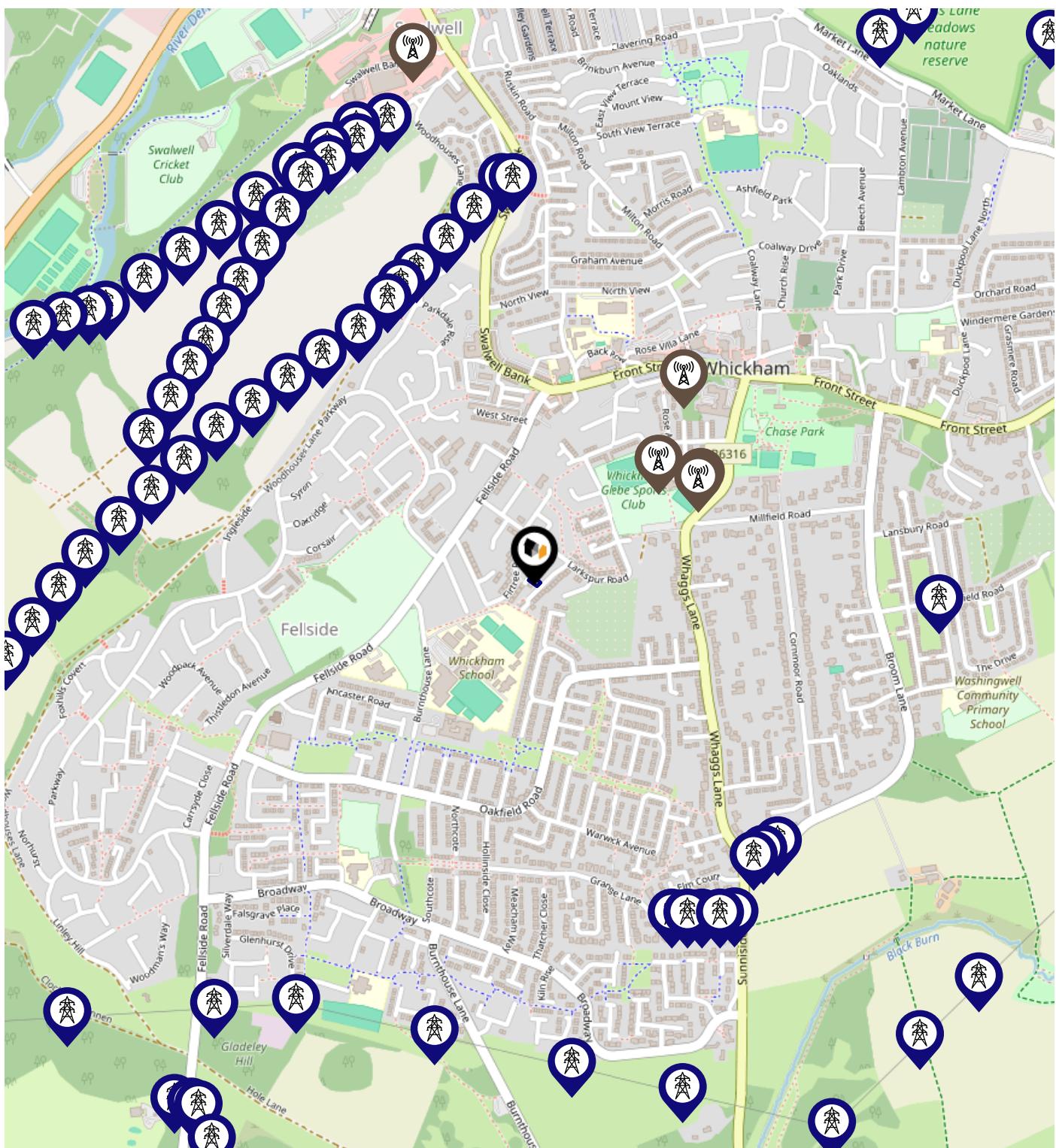
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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



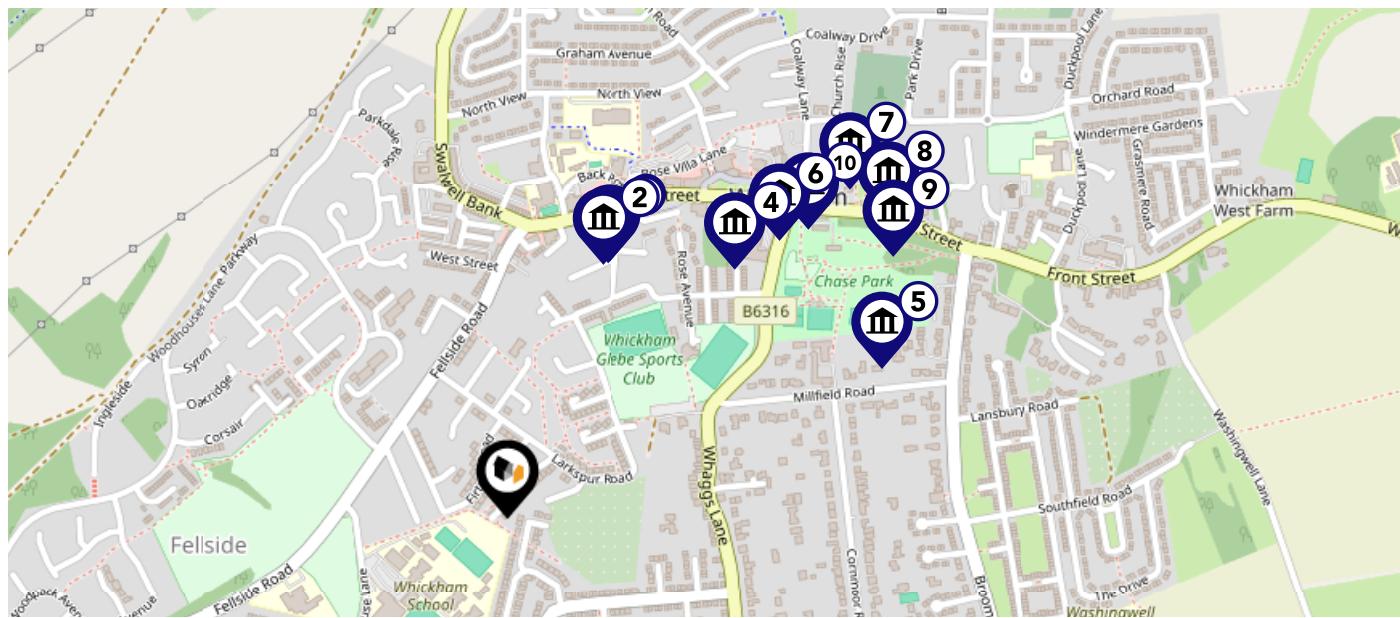
Key:

- 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...

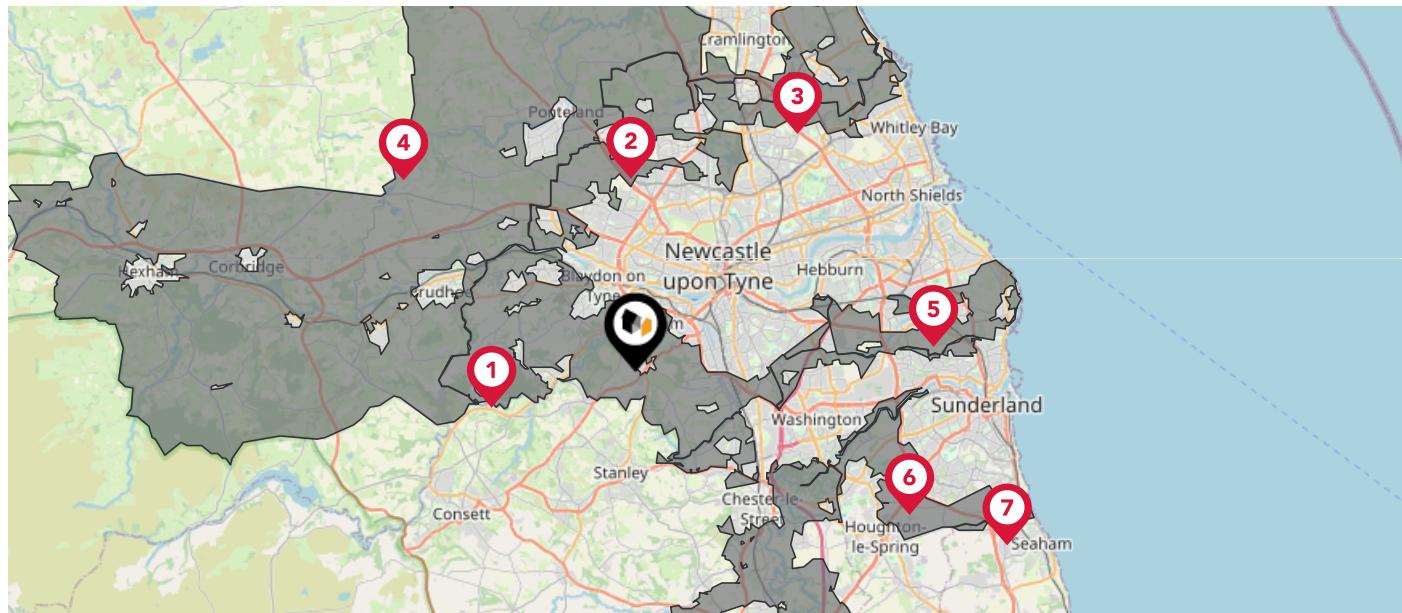


Listed Buildings in the local district	Grade	Distance
 1185451 - 67, Front Street	Grade II	0.3 miles
 1366087 - Salisbury House	Grade II	0.3 miles
 1355105 - 69, Front Street	Grade II	0.3 miles
 1025142 - Whickham Cottage Hospital	Grade II	0.4 miles
 1299676 - Windmill In King Georges Field (chase Park) 180 Metres South Of Street	Grade II	0.4 miles
 1355103 - Bust Of John English At West Corner Of Church Chare	Grade II	0.4 miles
 1355139 - Tomb Of Henry Clasper About 13 Metres North Of Church Of St Mary	Grade II	0.5 miles
 1025144 - Park Cottage	Grade II	0.5 miles
 1025148 - K6 Telephone Kiosk Adjacent To Council Offices	Grade II	0.5 miles
 1355140 - 11, Church Chare	Grade II	0.5 miles

Maps

Green Belt

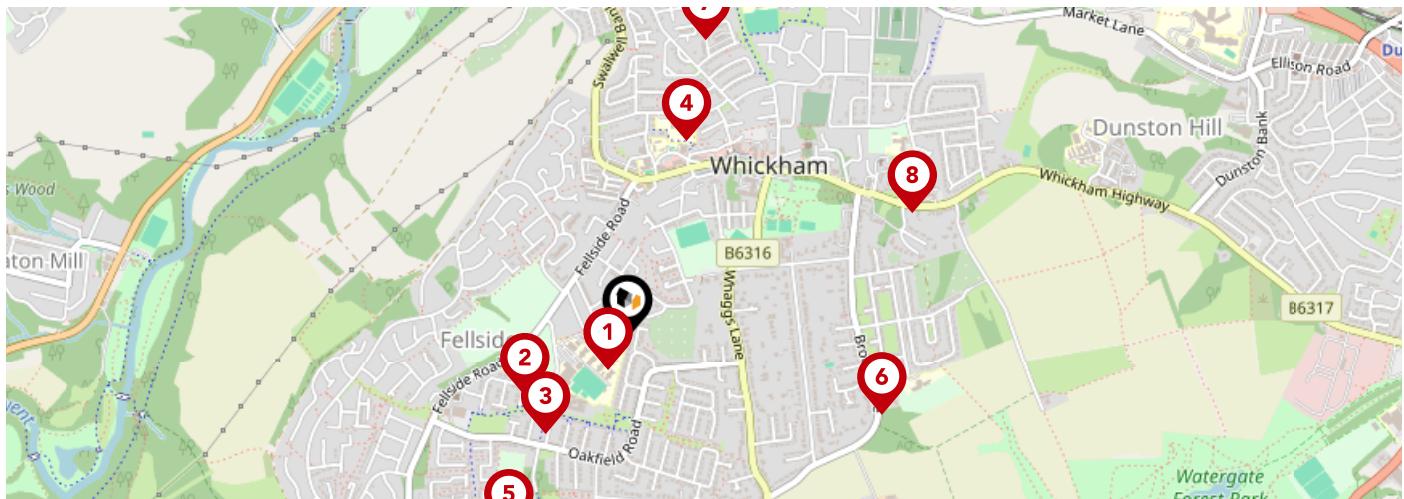
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Tyne and Wear Green Belt - Gateshead
- 2 Tyne and Wear Green Belt - Newcastle upon Tyne
- 3 Tyne and Wear Green Belt - North Tyneside
- 4 Tyne and Wear Green Belt - Northumberland
- 5 Tyne and Wear Green Belt - South Tyneside
- 6 Tyne and Wear Green Belt - Sunderland
- 7 Tyne and Wear Green Belt - County Durham

Area Schools



Nursery Primary Secondary College Private

	Whickham School						
1	Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

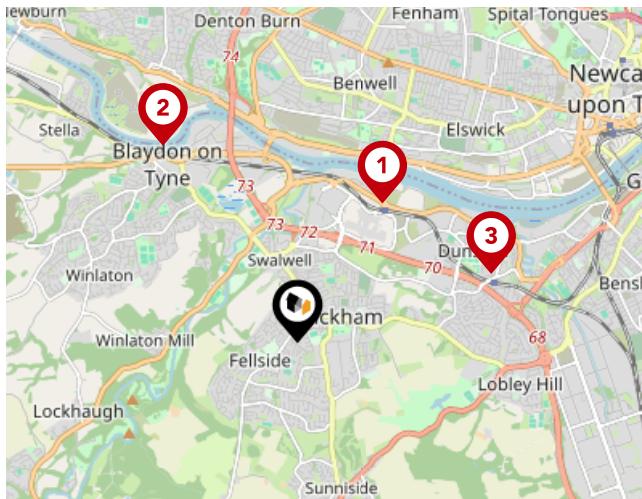
Area Schools



Nursery Primary Secondary College Private

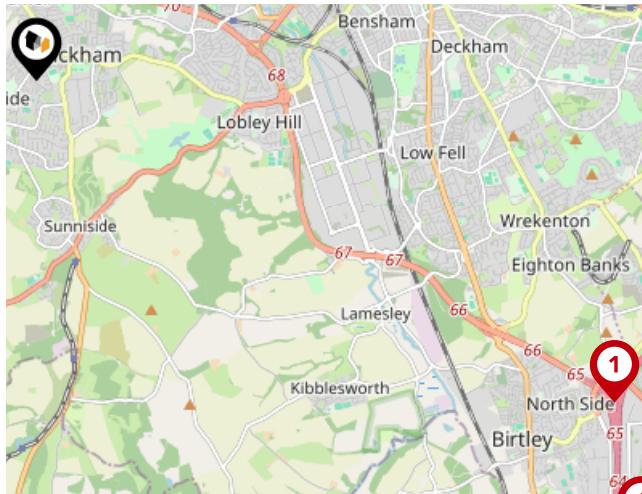
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Clover Hill Community Primary School	Good	205	0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Dunston Hill Community Primary School	Good	387	1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Kingsmeadow Community Comprehensive School	Good	970	1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Parkhead Community Primary School	Good	323	1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Emmanuel College	Outstanding	1495	1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lobley Hill Primary School	Good	347	1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Riverside Primary Academy	Good	315	1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Blaydon West Primary School	Good	194	1.97	<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	1.39 miles
2	Blaydon Rail Station	2.03 miles
3	Dunston Rail Station	1.76 miles



Trunk Roads/Motorways

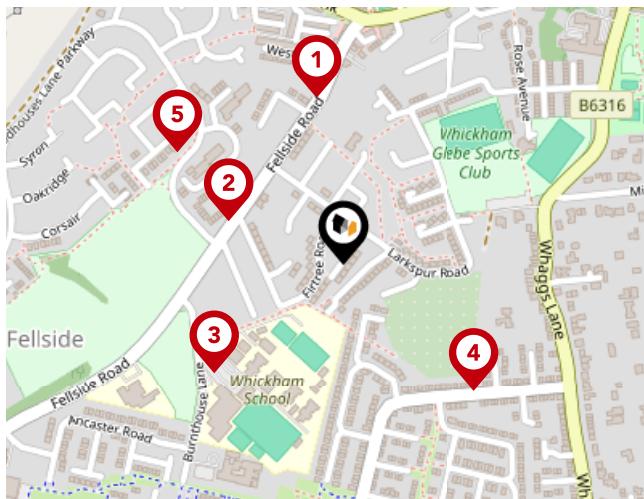
Pin	Name	Distance
1	A1(M) J65	5.64 miles
2	A1(M) J63	6.99 miles
3	A194(M) J1	5.8 miles
4	A1(M) J64	6.47 miles
5	A194(M) J2	6.21 miles



Airports/Helpads

Pin	Name	Distance
1	Airport	6.7 miles
2	Teesside Airport	31.42 miles
3	Leeds Bradford Airport	74.21 miles
4	Irthington	44.51 miles

Area Transport (Local)



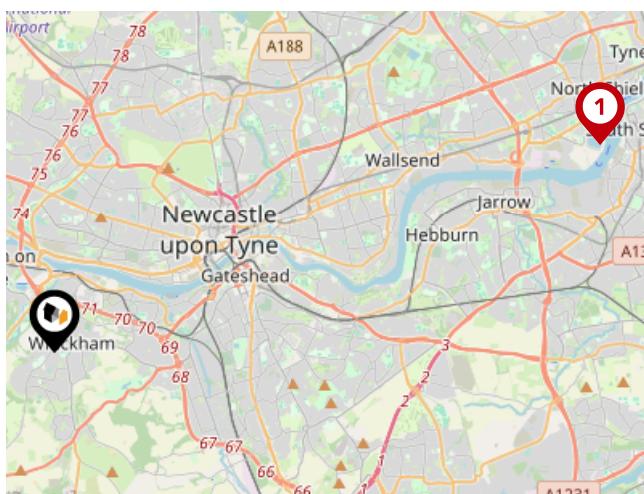
Bus Stops/Stations

Pin	Name	Distance
1	Fellside Road - Axwell View	0.18 miles
2	Fellside Road-Runnymede Road	0.13 miles
3	Whickham School	0.18 miles
4	Oakfield Road-Oakfield Close	0.19 miles
5	Parkway-Tindale Drive	0.21 miles



Local Connections

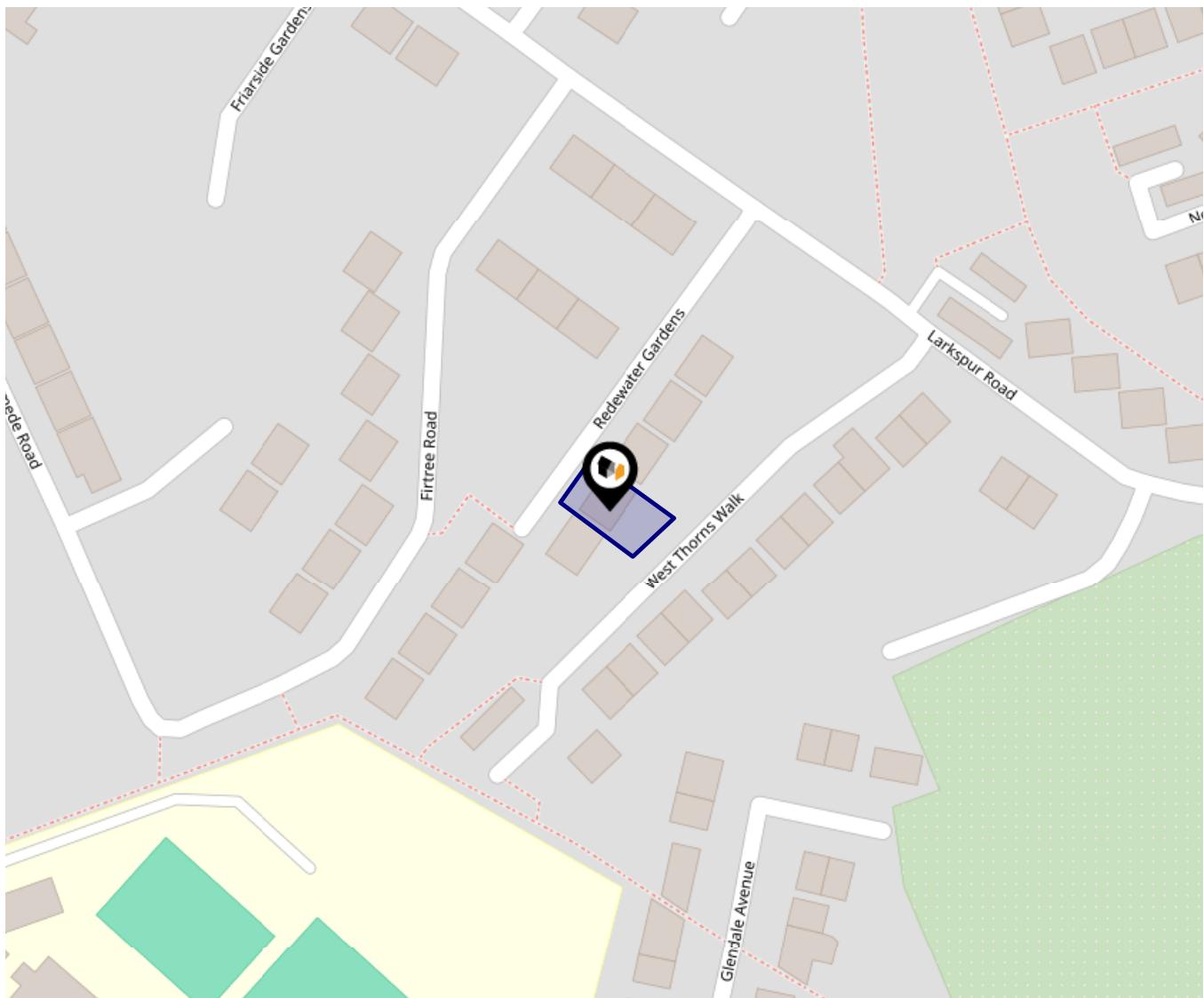
Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.36 miles
2	Central Station (Tyne and Wear Metro Station)	3.3 miles
3	Central Station (Tyne and Wear Metro Station)	3.29 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.95 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.

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