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# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Tuesday 20<sup>th</sup> January 2026 @ 12:51pm**



**DURHAM ROAD, GATESHEAD, NE9**

## Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

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














## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1996-2002		
Council Tax :	Band D		
Annual Estimate:	£2,578		
Title Number:	TY378970		

## Local Area

Local Authority:	Gateshead	Estimated Broadband Speeds	
Conservation Area:	Saltwell CA	(Standard - Superfast - Ultrafast)	
Flood Risk:		18	1000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

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

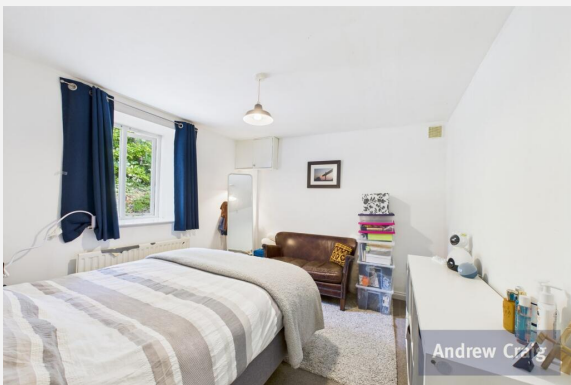
Planning records for: **474 Durham Road Gateshead Tyne And Wear NE9 5AQ**

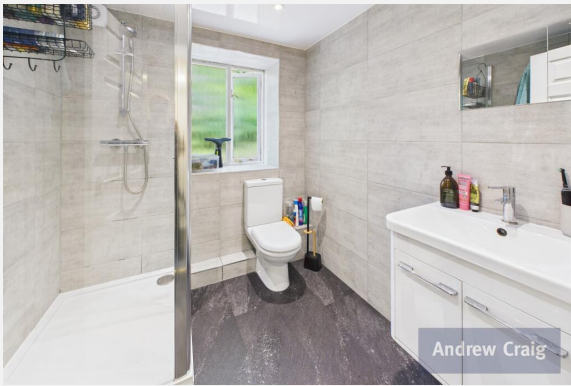
Reference - Gateshead/DC/14/01233/HHA	
Decision:	Decided
Date:	20th November 2014
Description:	Demolition of existing conservatory and entrance porches, erection of conservatory & entrance canopies, refurbishment of existing single storey family room/kitchen, replacement windows & vehicle access gate alterations (amended 05/01/15).
Reference - Gateshead/DC/16/00650/FUL	
Decision:	Decided
Date:	15th July 2016
Description:	Proposed 3 bedroom residential dwelling adjacent to the Great House

Planning records for: **470 Durham Road Gateshead NE9 5AQ**

Reference - TREE/22/053	
Decision:	-
Date:	29th June 2022
Description:	Tree works at 470 Durham Road
Reference - DC/24/00928/TREE	
Decision:	Awaiting decision
Date:	28th October 2024
Description:	Crown lift Sycamore trees to a height of 4.5m over the access road.

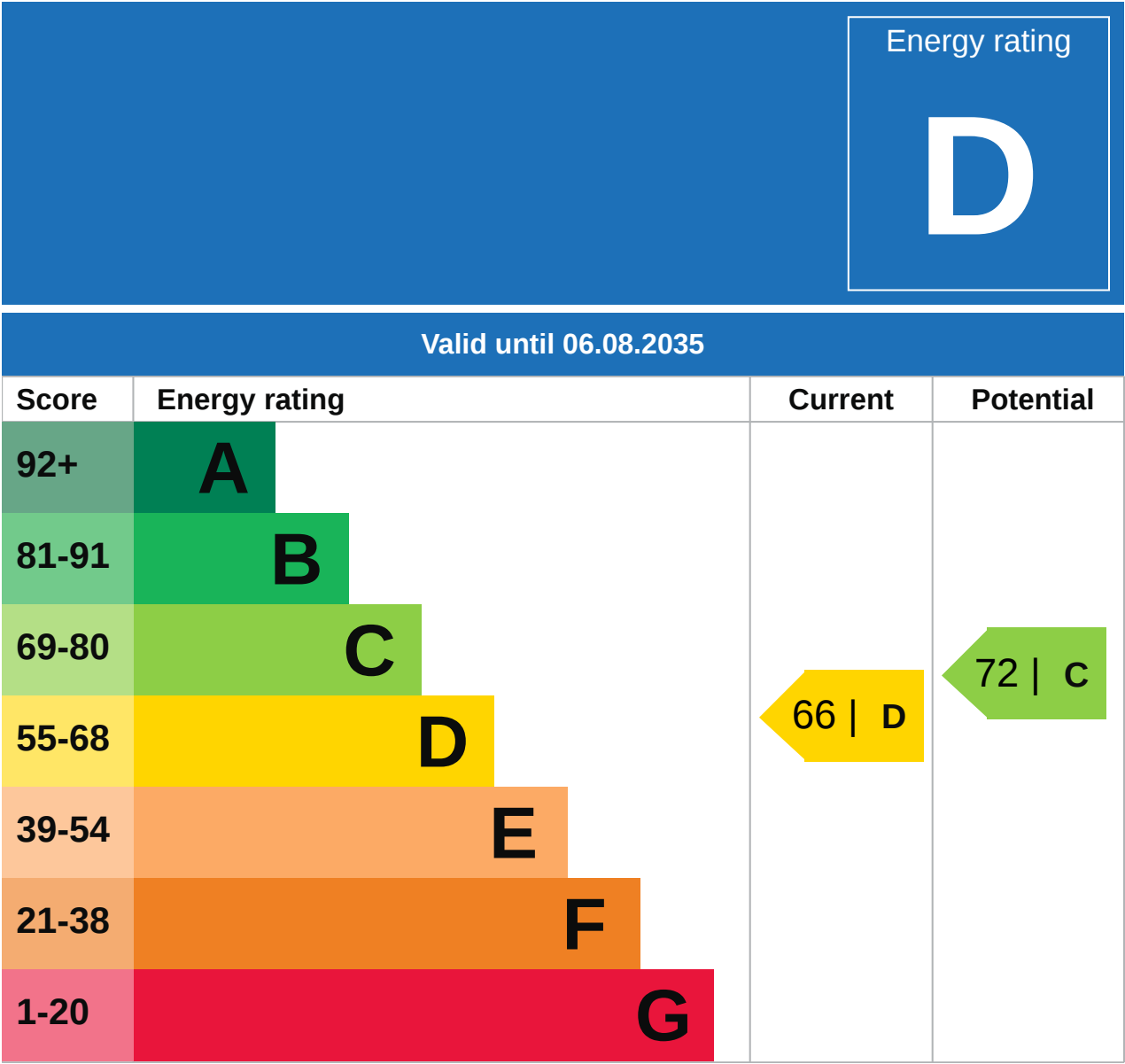






DURHAM ROAD, GATESHEAD, NE9





### Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Sandstone, as built, insulated (assumed)
<b>Walls Energy:</b>	Sandstone, as built, insulated (assumed)
<b>Roof:</b>	Pitched, insulated
<b>Roof Energy:</b>	Pitched, insulated
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	91 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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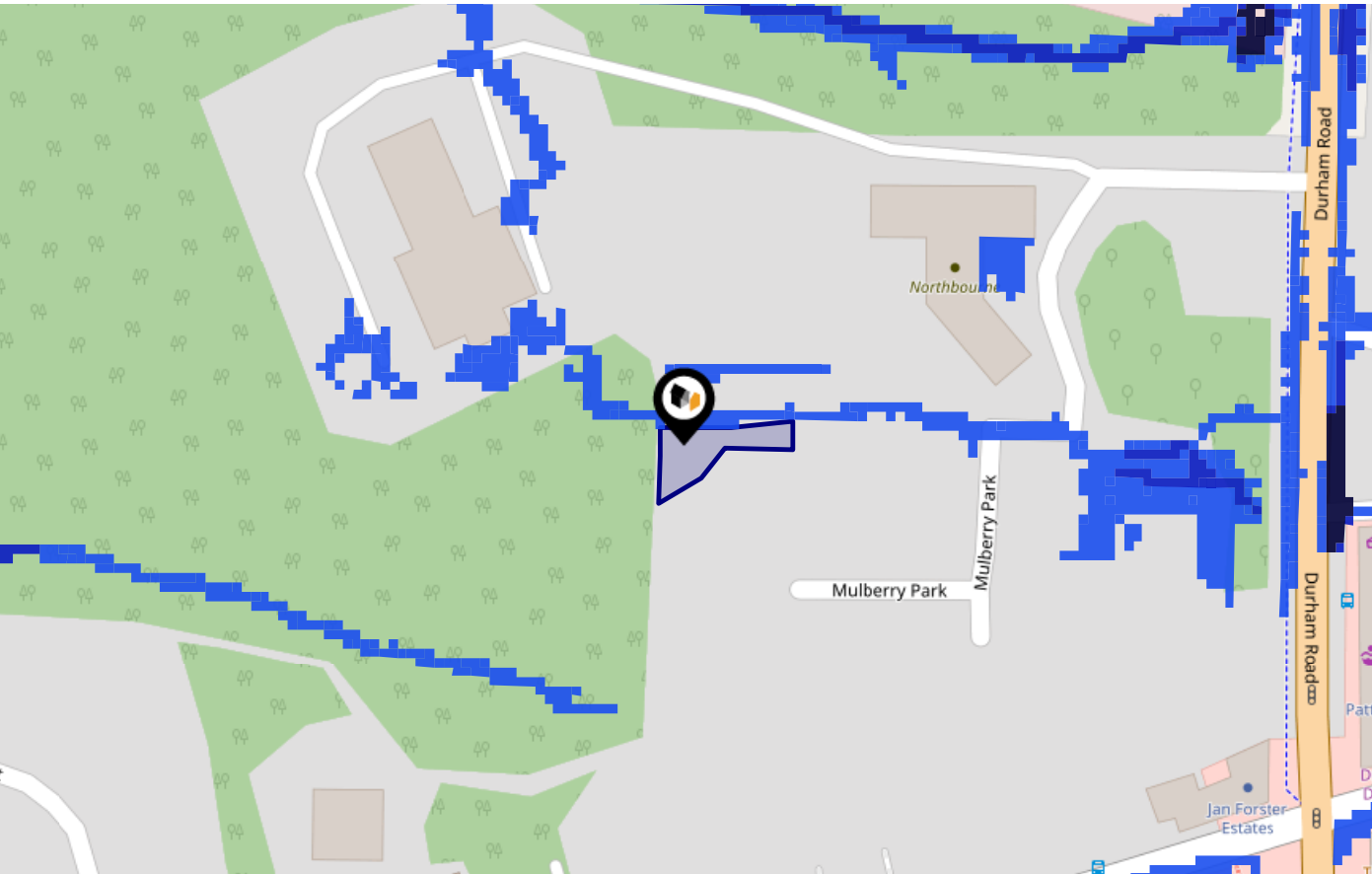
**Important - Please read**

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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.

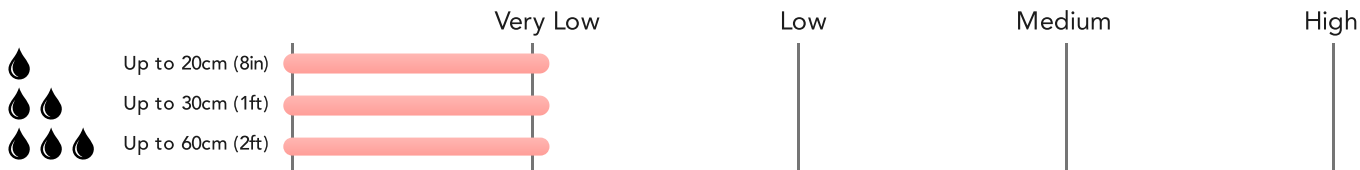


Risk Rating: **Very low**

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:

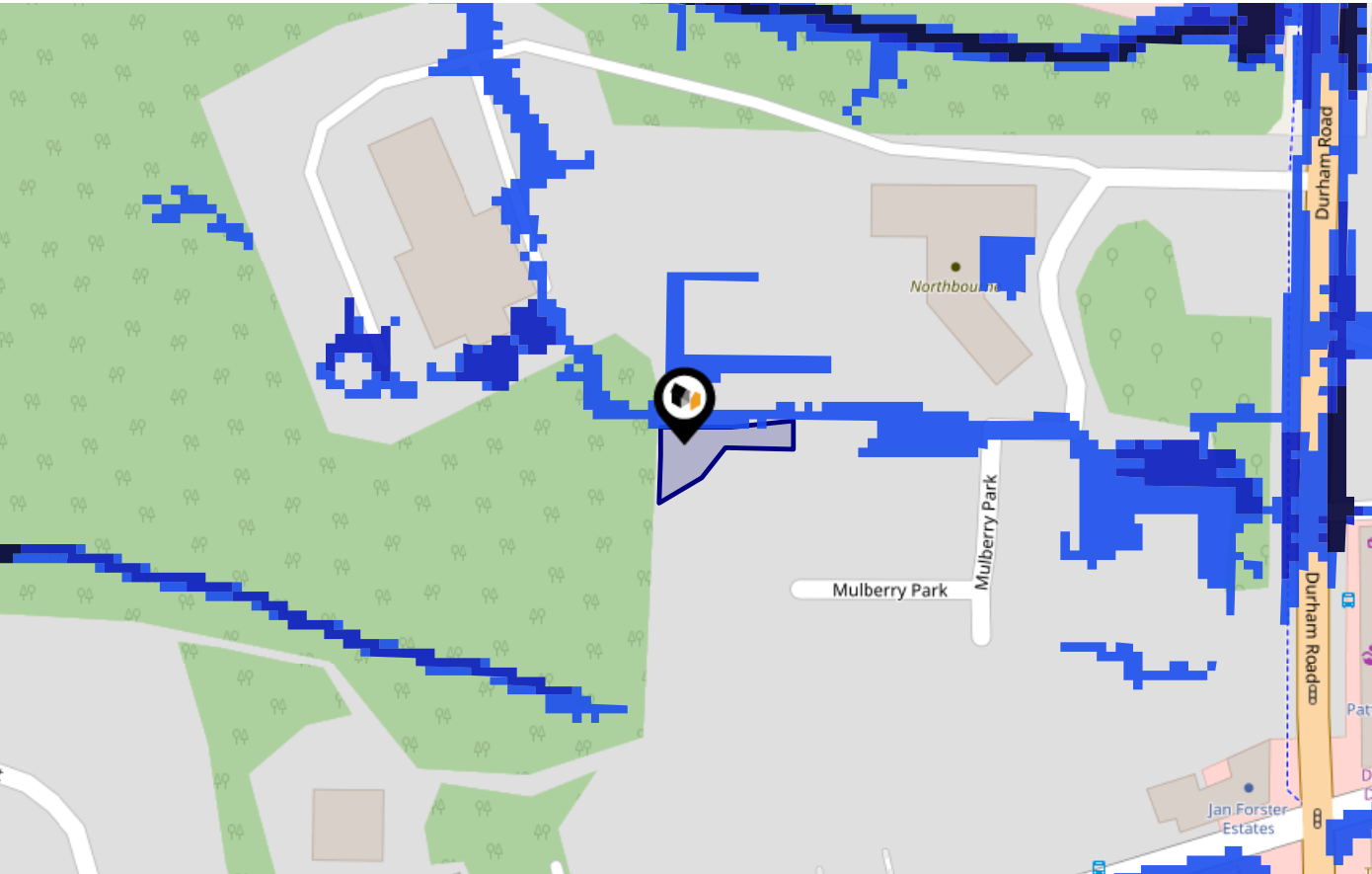




# Flood Risk





## 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.

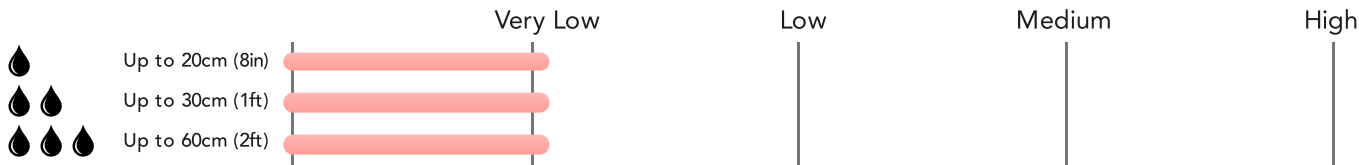


Risk Rating: Very low

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-  **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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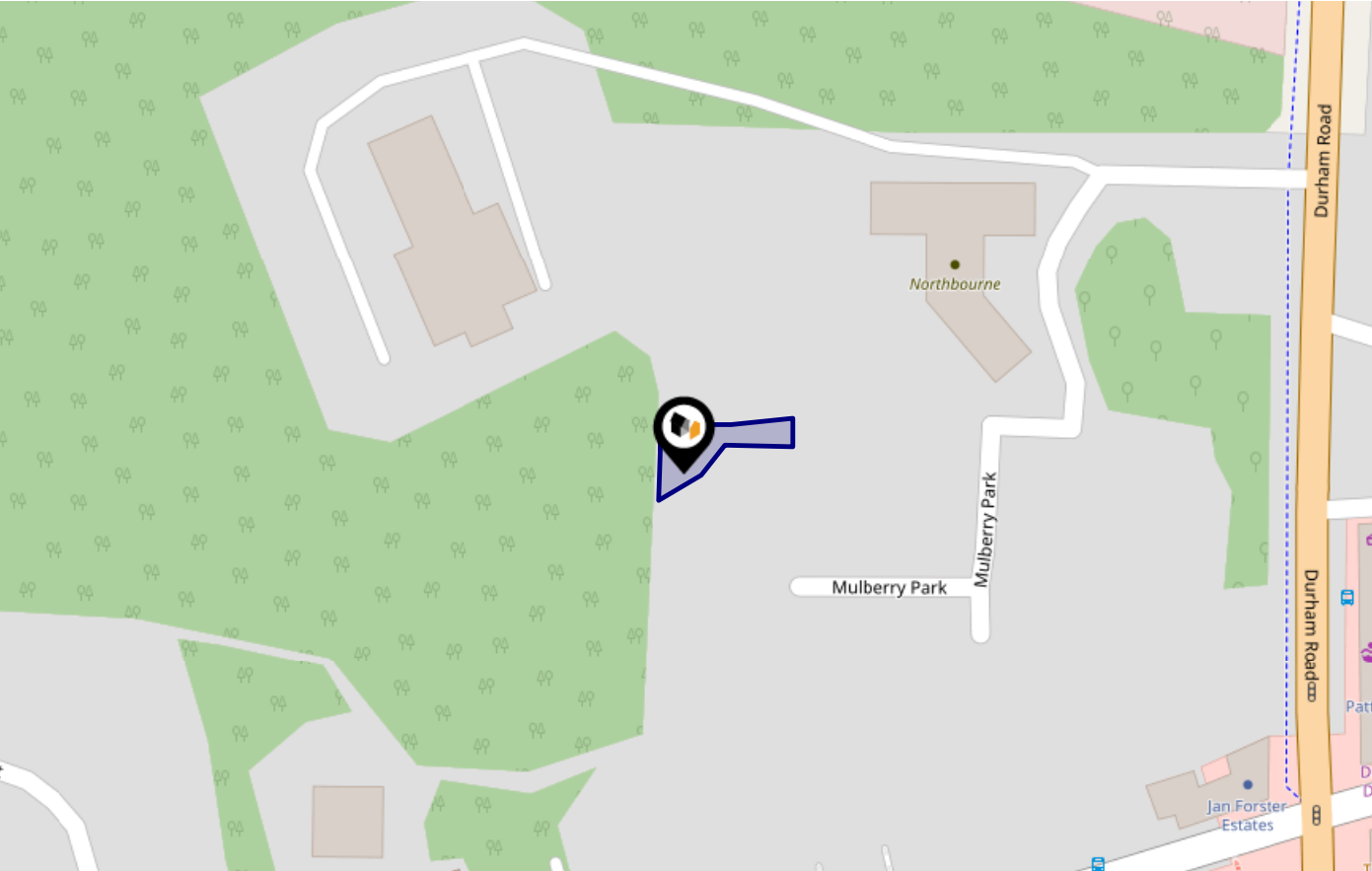
Chance of flooding to the following depths at this property:



# Flood Risk





## Rivers & Seas - Flood Risk

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

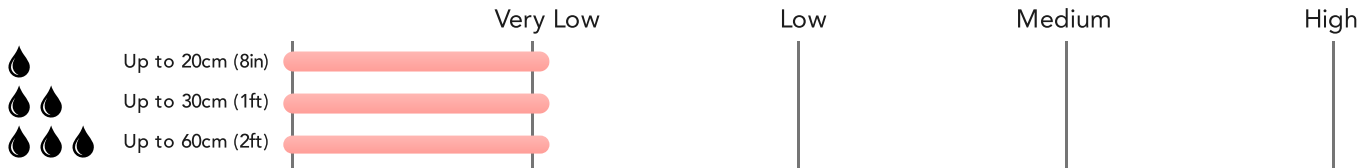


Risk Rating: Very low

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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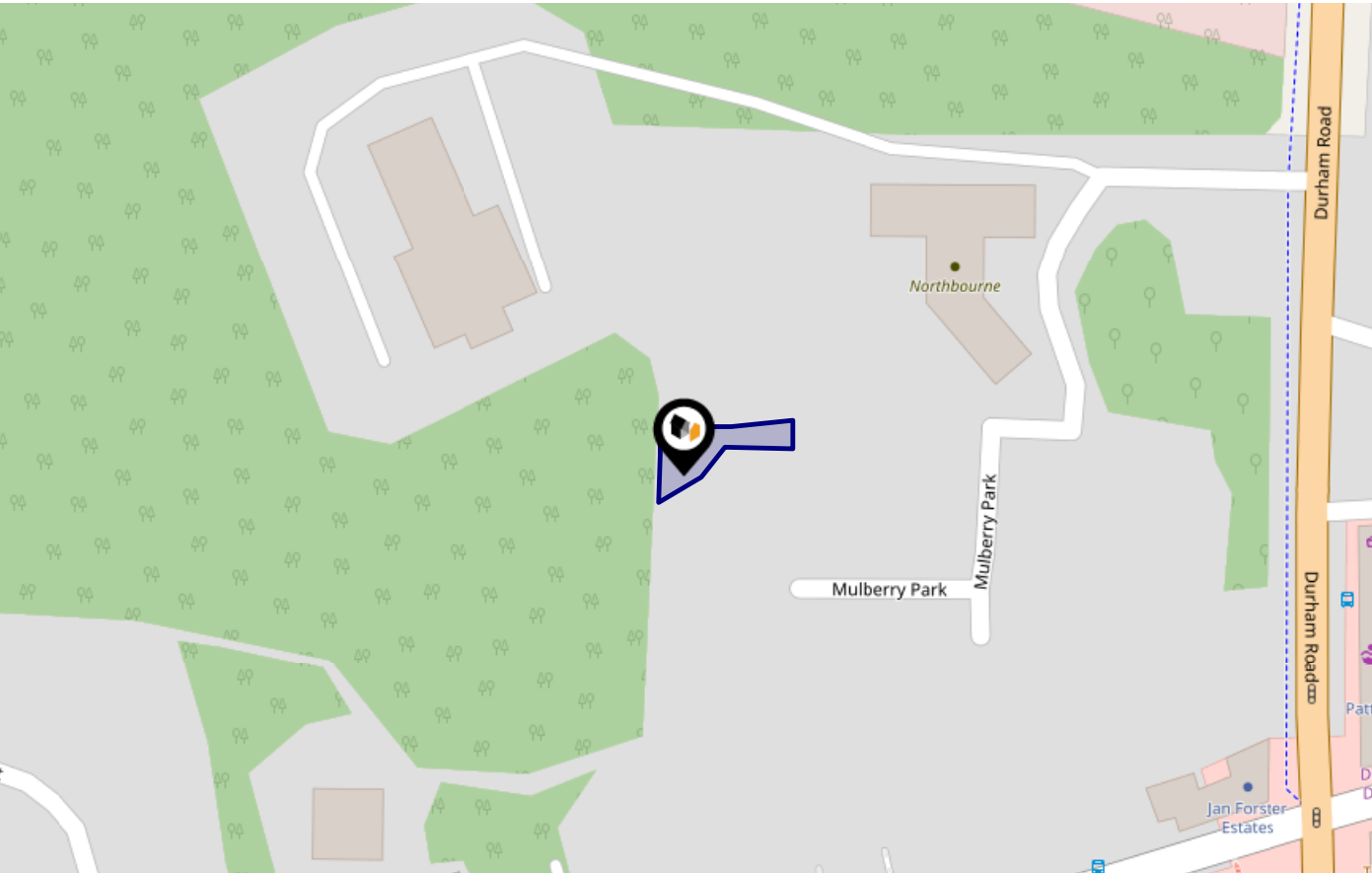
Chance of flooding to the following depths at this property:



# 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.

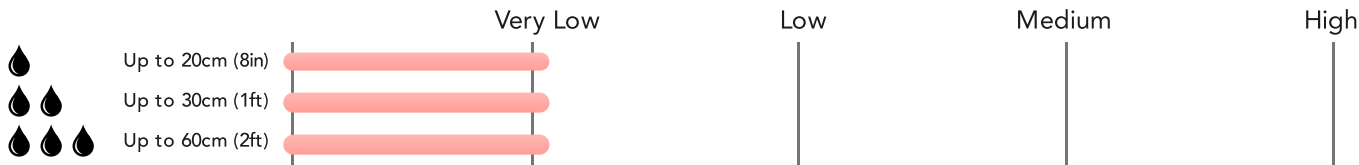


Risk Rating: Very low

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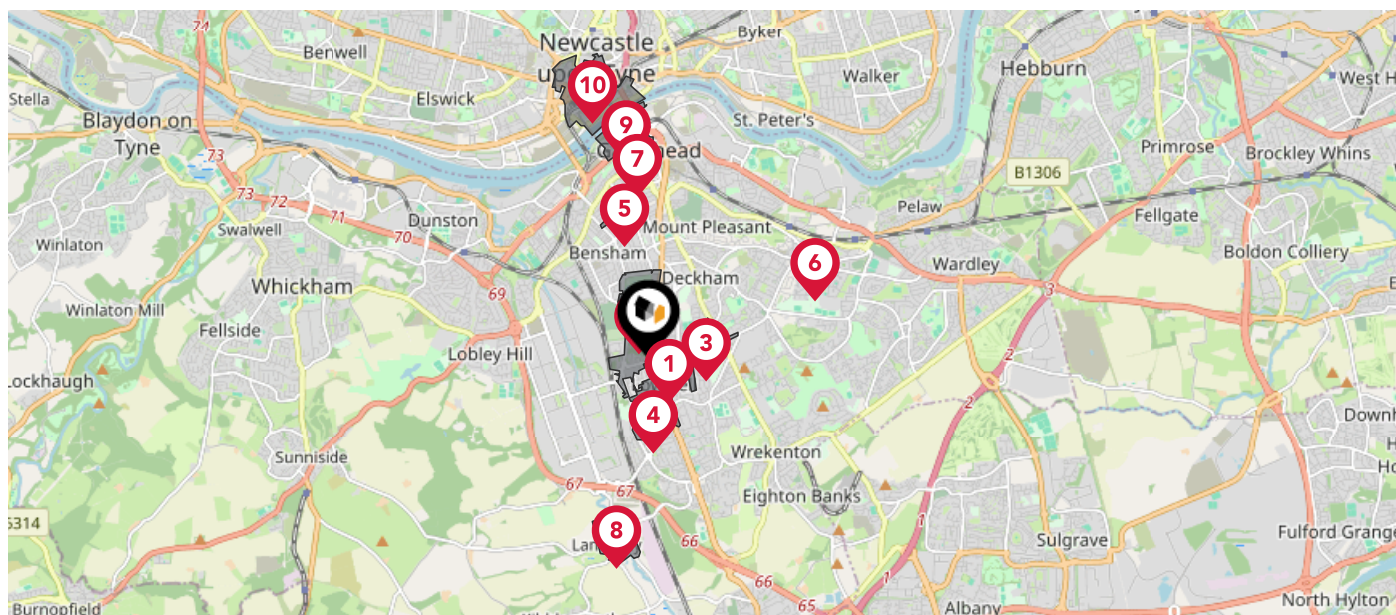
Chance of flooding to the following depths at this property:













# 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.



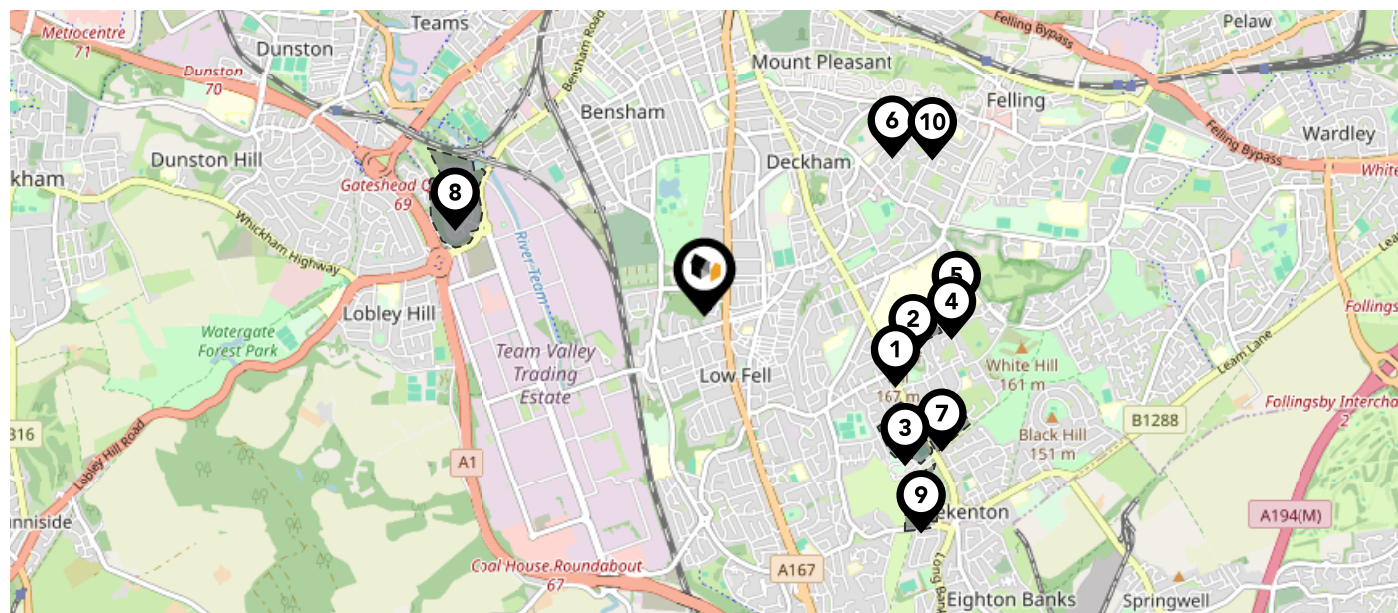
### Nearby Conservation Areas

-  1 Low Fell CA
-  2 Saltwell CA
-  3 Sheriff Hill CA
-  4 Chowdene CA
-  5 Coatsworth CA
-  6 Crow Hall CA
-  7 Walker Terrace/Regent Street CA
-  8 Lamesley CA
-  9 Bridges Ca
-  10 Central

# 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.

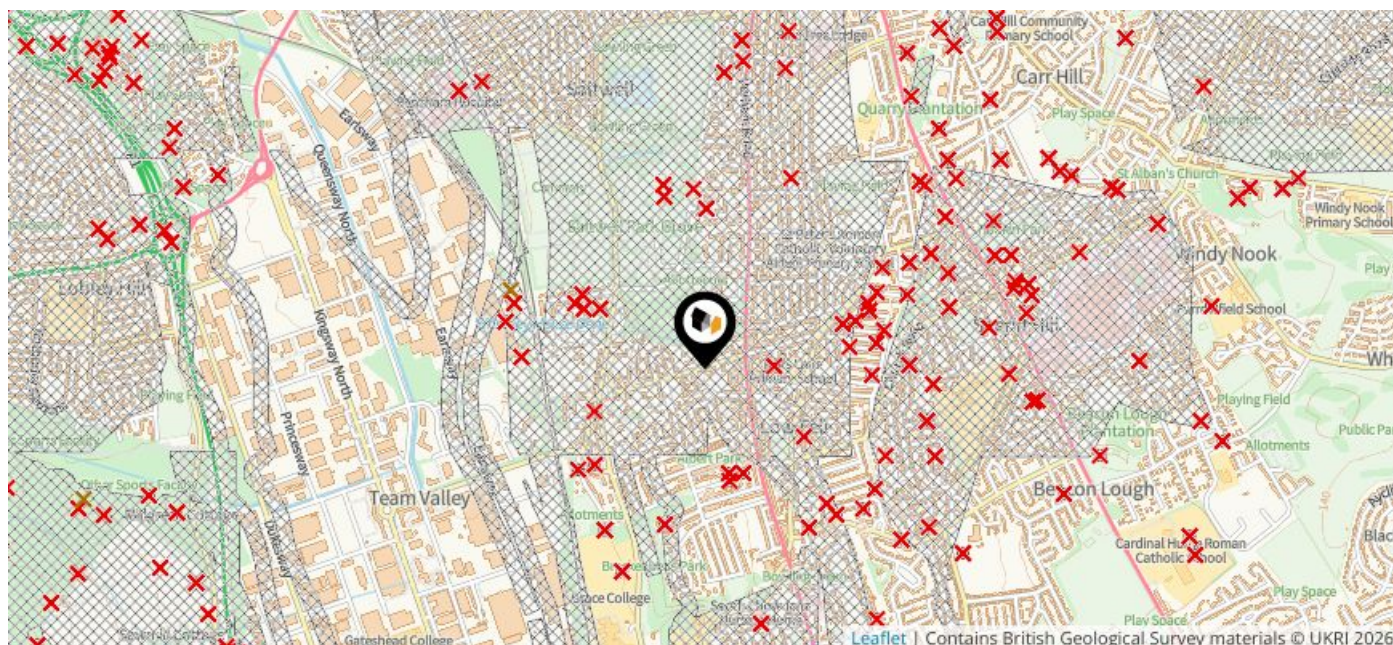


### Nearby Landfill Sites

1	Beacon Rise-Sheriff Hill, Gateshead	Historic Landfill	
2	Beacon Lough School-Sheriff Hill, Gateshead	Historic Landfill	
3	Moss Heaps-Beacan Lough, Gateshead	Historic Landfill	
4	High Fell-Windy Nook	Historic Landfill	
5	Crossfield Industrial Park Windy Nook Industrial Park-Whitehills Drive, Felling, Gateshead, Tyne and Wear	Historic Landfill	
6	Sheriffs Rise-Felling, Gateshead	Historic Landfill	
7	Whitehouse Lane-Beacan Lough, Gateshead	Historic Landfill	
8	Gateshead Garden Festival No.2-Gateshead, Tyne and Wear	Historic Landfill	
9	Ravensworth Golf Course-Wrekenton, Gateshead	Historic Landfill	
10	Balmoral Drive-Felling, Gateshead	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

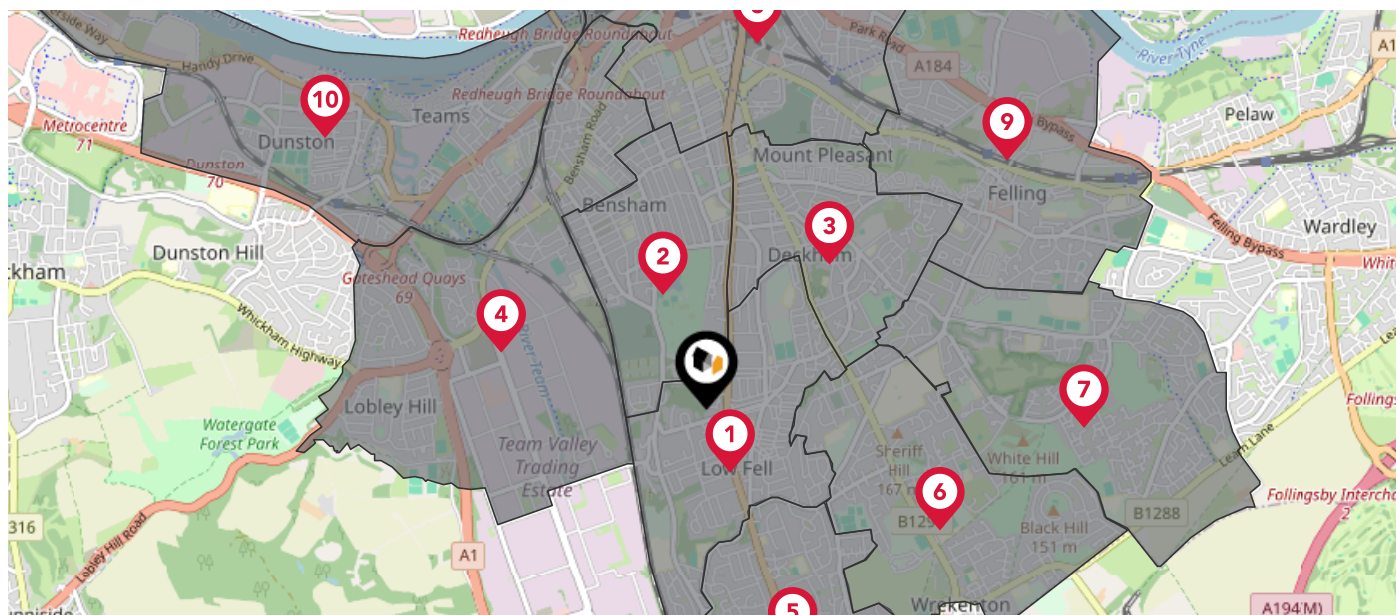
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



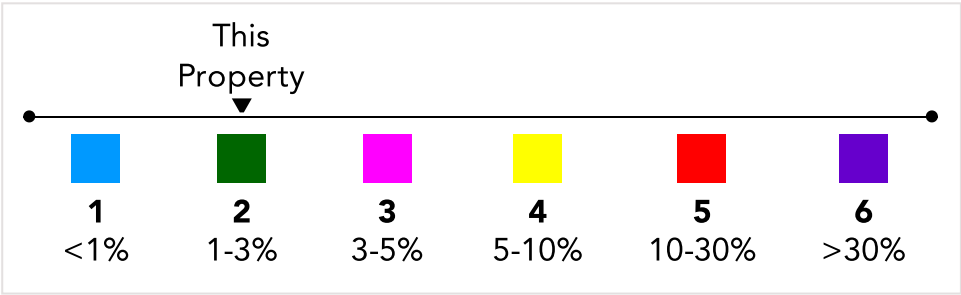
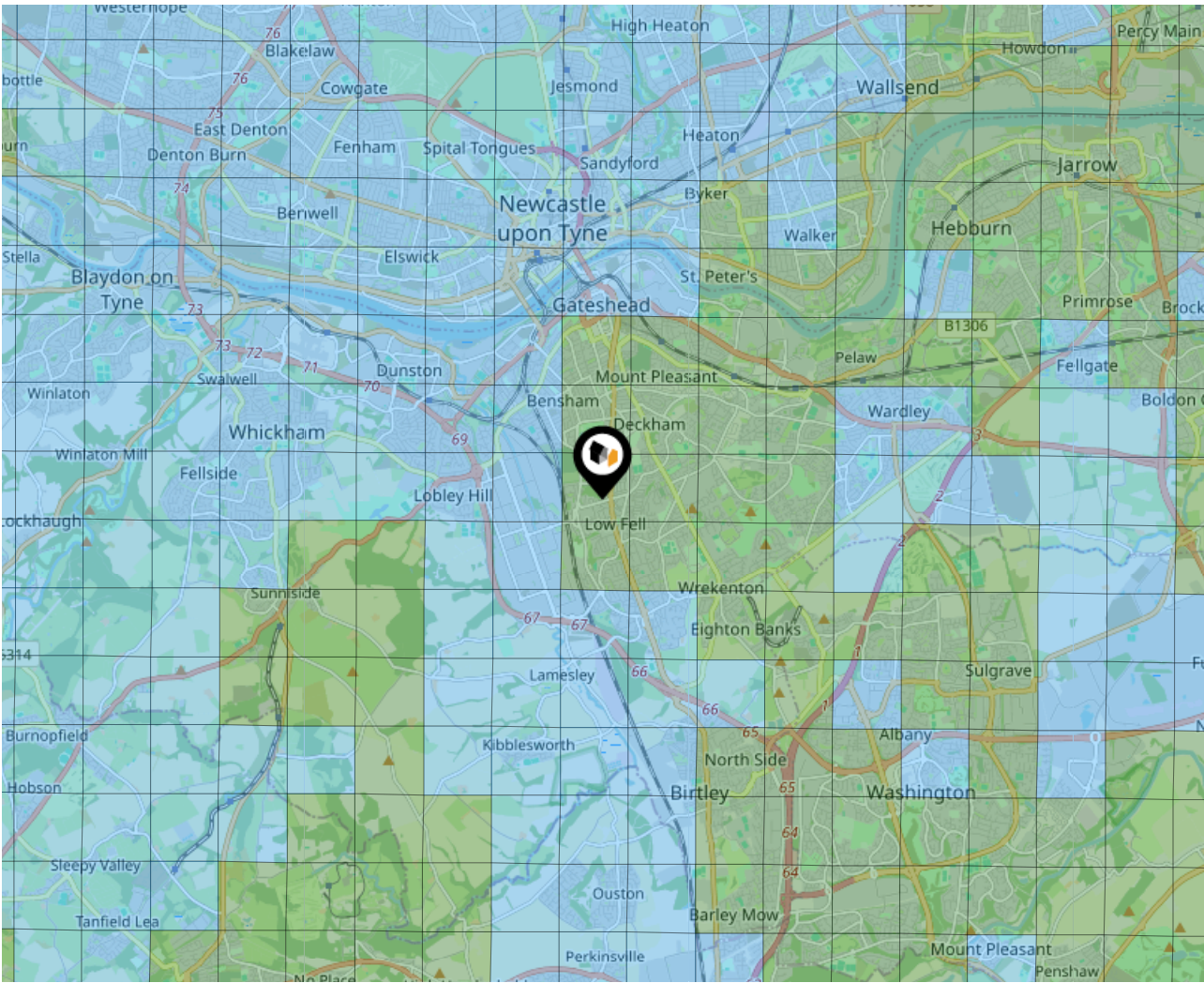
### Nearby Council Wards

- 1 Low Fell Ward
- 2 Saltwell Ward
- 3 Deckham Ward
- 4 Lobley Hill and Bensham Ward
- 5 Chowdene Ward
- 6 High Fell Ward
- 7 Windy Nook and Whitehills Ward
- 8 Bridges Ward
- 9 Felling Ward
- 10 Dunston and Teams Ward



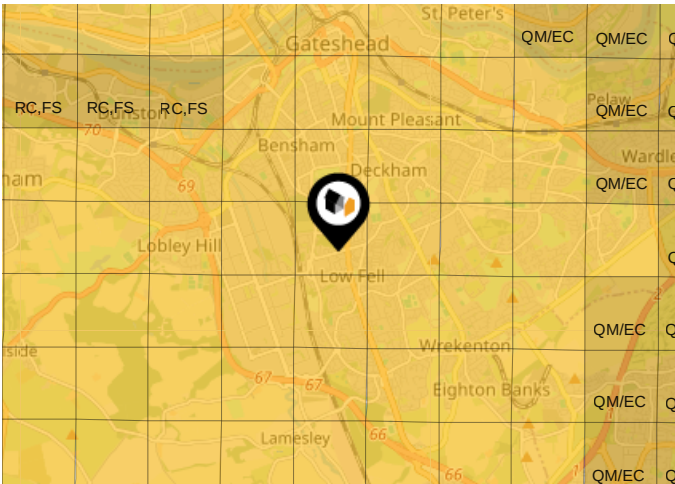
### What is Radon?

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)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO HEAVY		



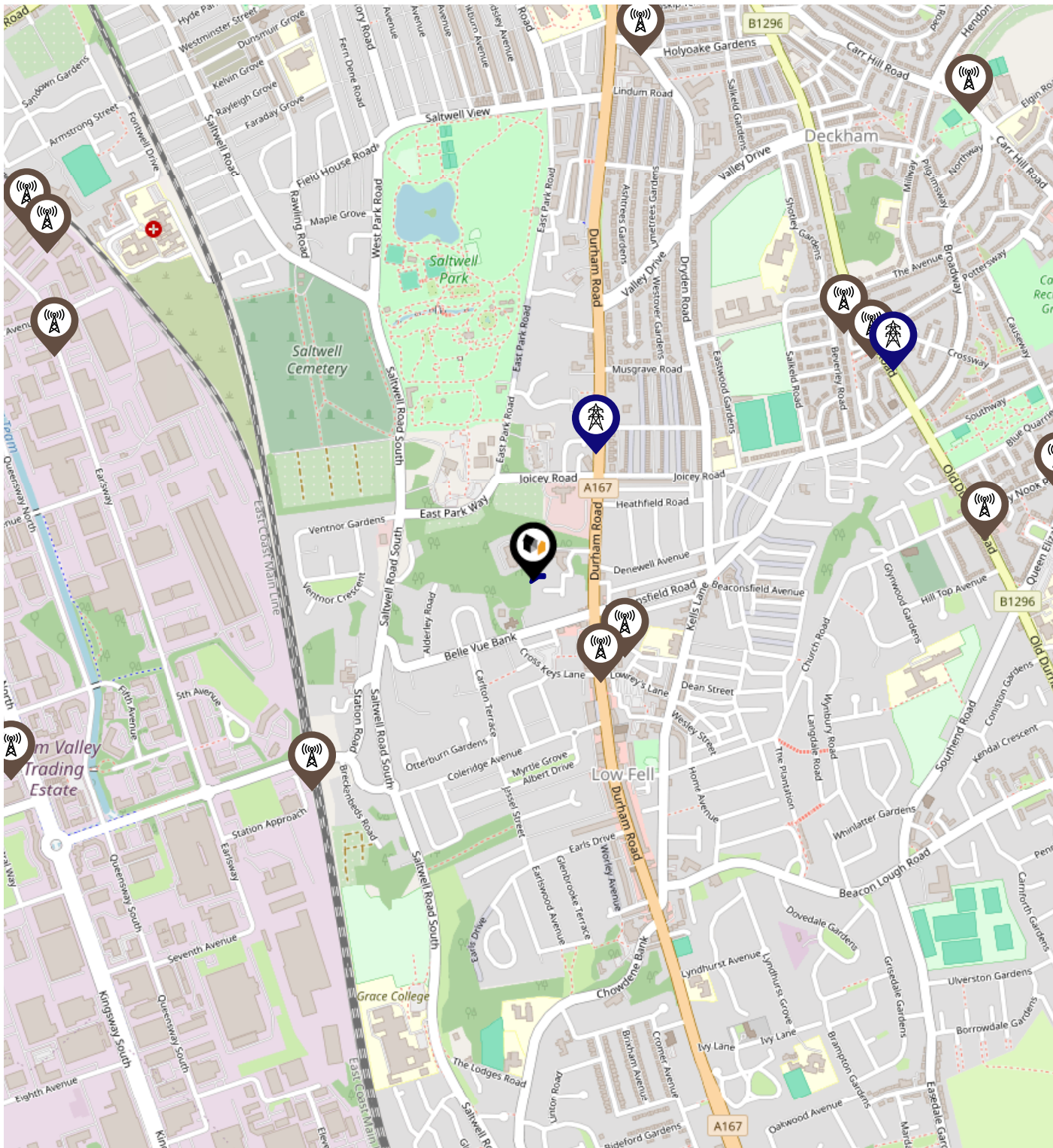
Primary Classifications (Most Common Clay Types)


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



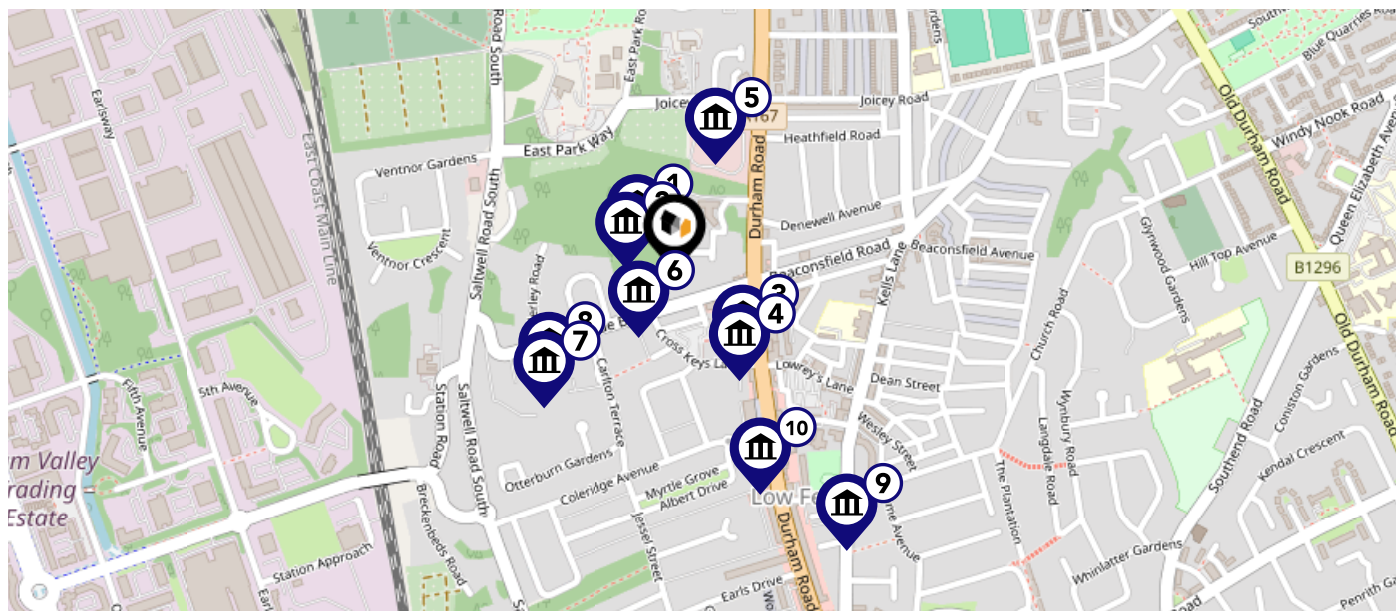
- Key:**
-  Power Pylons
  -  Communication Masts













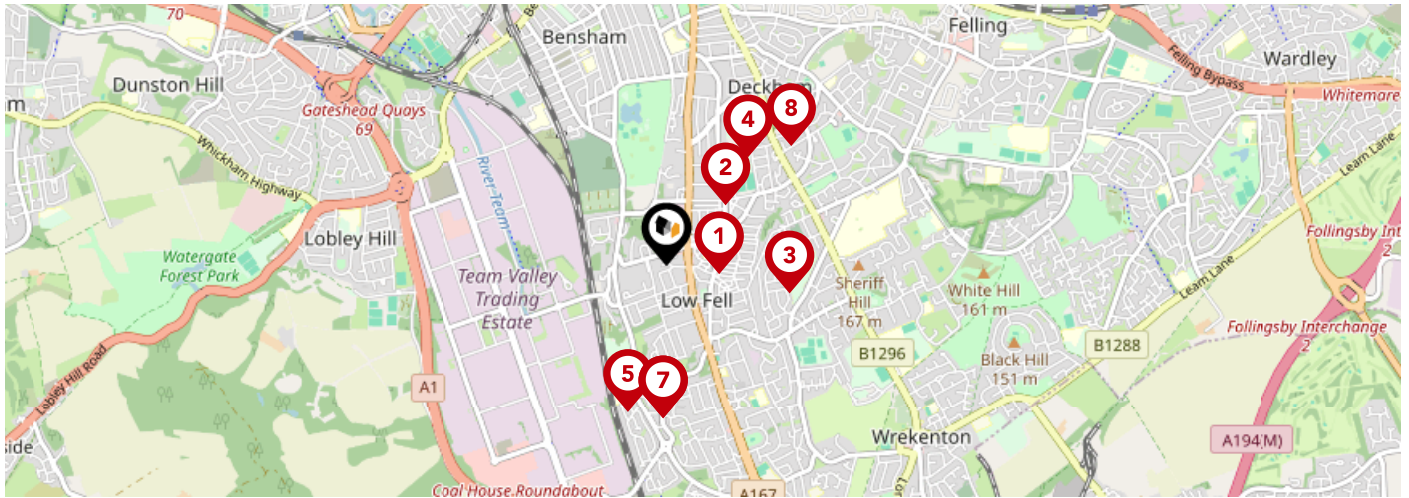
# Maps

## Listed Buildings

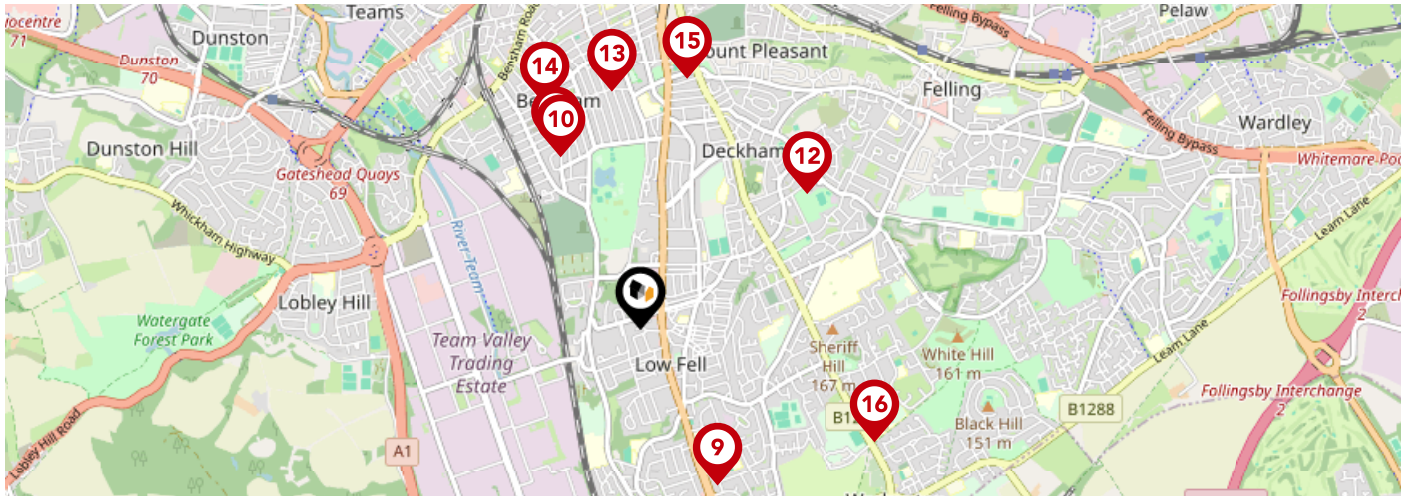
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1248548 - Winney House Hospital	Grade II	0.0 miles
 1248755 - Fountain In Grounds To South West Of Whinney Hospital	Grade II	0.0 miles
 1248549 - South Africa War Memorial	Grade II	0.1 miles
 1277872 - Lloyd's Bank	Grade II	0.1 miles
 1392603 - Former Joicey Road Open Air School	Grade II	0.1 miles
 1248532 - Church Of St Helen	Grade II	0.1 miles
 1277821 - Bellevue House	Grade II	0.2 miles
 1277863 - Bellevue Lodge, Walls And Gate Piers	Grade II	0.2 miles
 1248564 - Home House	Grade II	0.3 miles
 1277771 - Carter's Well Opposite Methodist Church Hall	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kells Lane Primary School</b> Ofsted Rating: Good   Pupils: 451   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's Catholic Primary School, Low Fell</b> Ofsted Rating: Good   Pupils: 213   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Glynwood Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 432   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Dryden School</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grace College</b> Ofsted Rating: Requires improvement   Pupils: 1190   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oakfield Infant School - Part of Oakfield Schools Federation</b> Ofsted Rating: Requires improvement   Pupils: 168   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oakfield Junior School - Part of Oakfield Schools Federation</b> Ofsted Rating: Good   Pupils: 230   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>River Tyne Academy Gateshead</b> Ofsted Rating: Good   Pupils: 111   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

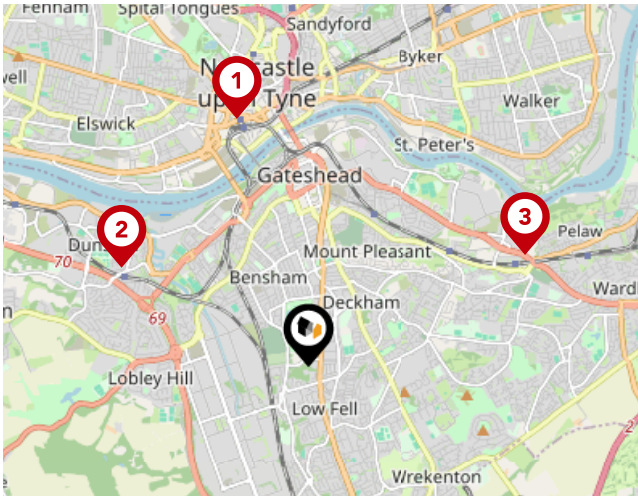


		Nursery	Primary	Secondary	College	Private
	<b>The Cedars Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kelvin Grove Community Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Corpus Christi Catholic Primary School, Gateshead</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Carr Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 333   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caedmon Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brighton Avenue Primary School</b> Ofsted Rating: Outstanding   Pupils: 362   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>South Street Community Primary School</b> Ofsted Rating: Good   Pupils: 226   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardinal Hume Catholic School, Gateshead</b> Ofsted Rating: Outstanding   Pupils: 1530   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



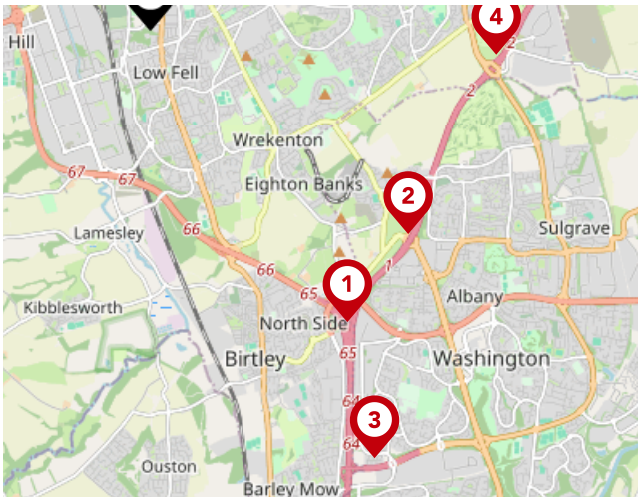
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Newcastle Rail Station	2.2 miles
	Dunston Rail Station	1.81 miles
	Heworth Rail Station	2.06 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J65	3 miles
	A194(M) J1	2.8 miles
	A1(M) J64	4.12 miles
	A194(M) J2	2.95 miles
	A1(M) J63	5.12 miles

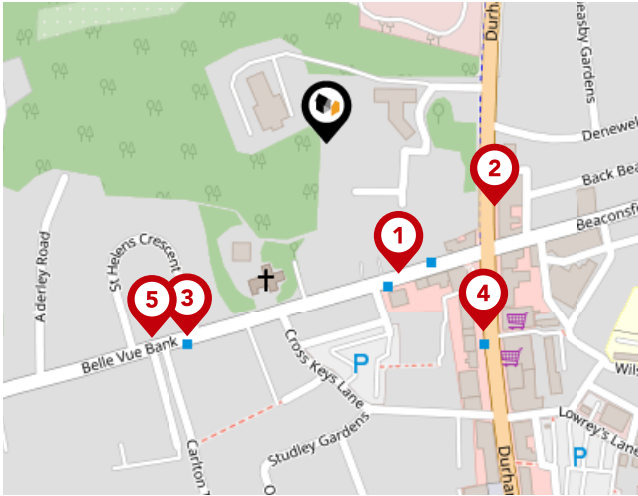


### Airports/Helipads

Pin	Name	Distance
	Airport	8.1 miles
	Teesside Airport	30.29 miles
	Leeds Bradford Airport	73.98 miles
	Irthington	47.77 miles

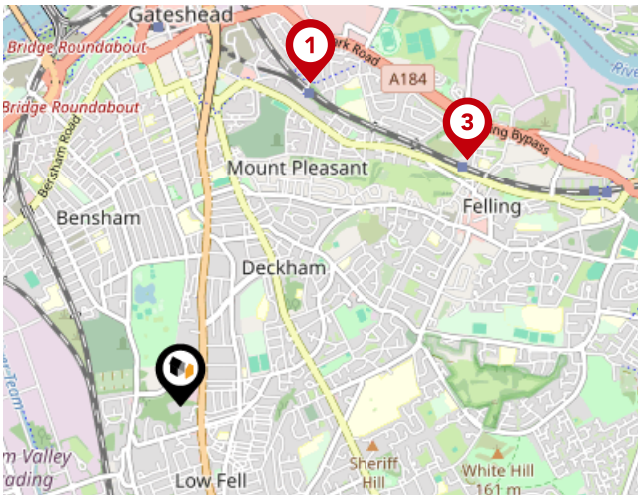
# Area

## Transport (Local)



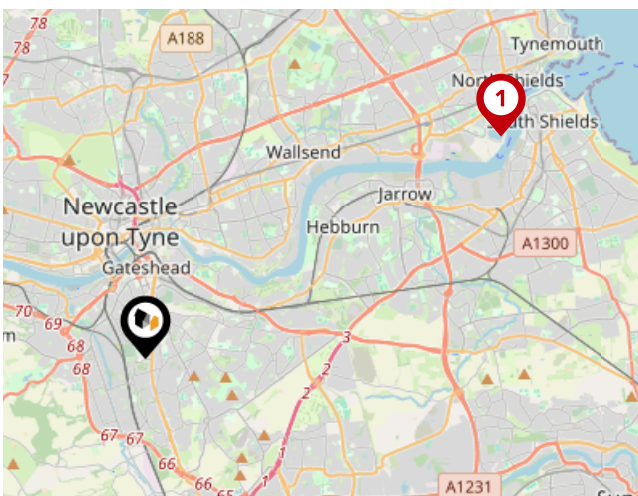
### Bus Stops/Stations

Pin	Name	Distance
1	Belle Vue Bank - Belle Vue Grove	0.08 miles
2	Durham Road - Beaconsfield Road	0.1 miles
3	Belle Vue Bank	0.13 miles
4	Durham Road - Elder Grove	0.13 miles
5	Belle Vue Bank	0.14 miles



### Local Connections

Pin	Name	Distance
1	Gateshead Stadium (Tyne and Wear Metro Station)	1.48 miles
2	Gateshead Stadium (Tyne and Wear Metro Station)	1.49 miles
3	Felling (Tyne and Wear Metro Station)	1.6 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	7.14 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

