



WALKERSXCHANGE

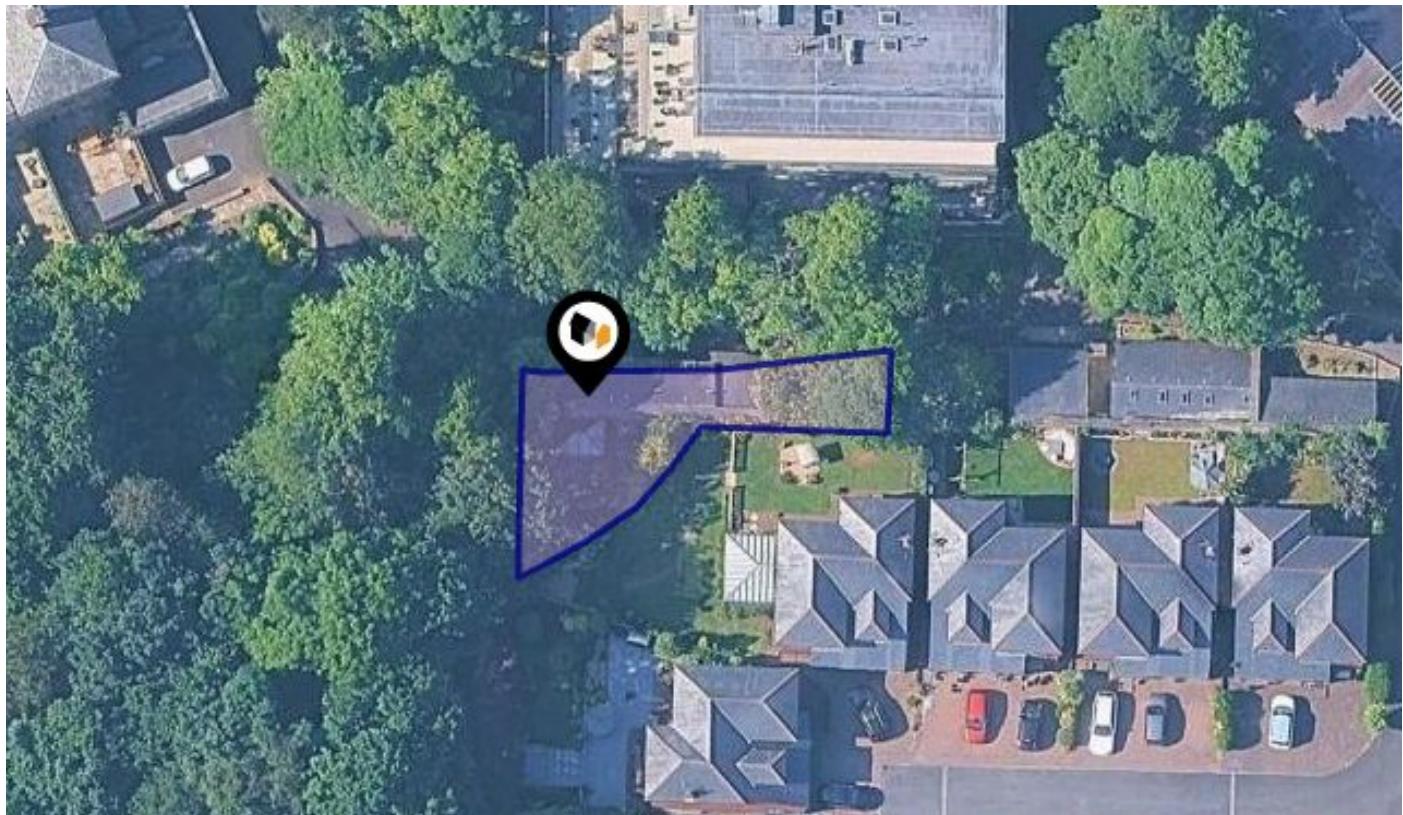


See More Online

# 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, Sunniside

0191 440 8173

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

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

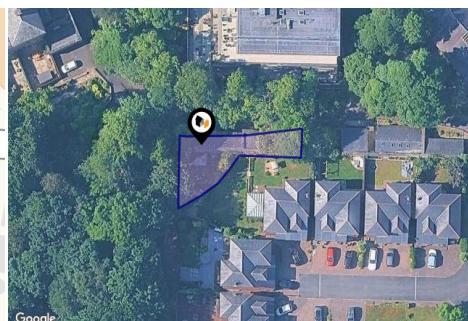


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# Property Overview



NO STREETVIEW  
IMAGE  
AVAILABLE  
FOR THIS  
ADDRESS



## Property

Type:	Detached
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

Tenure: Freehold

## Local Area

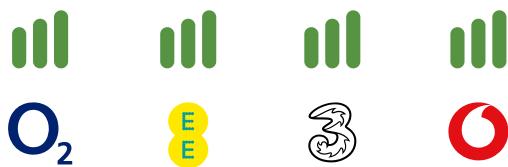
Local Authority:	Gateshead
Conservation Area:	Saltwell CA
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**18**  
mb/s      **1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



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

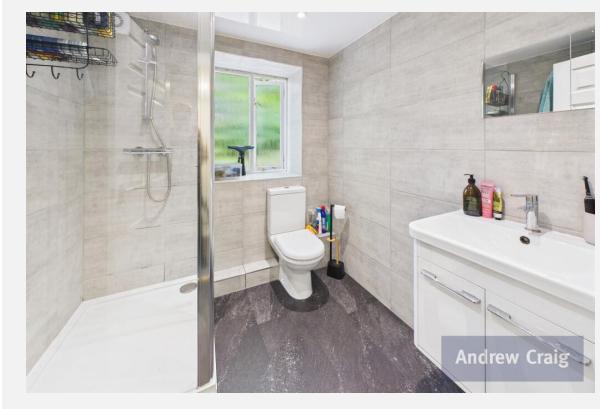
**Description:**

Crown lift Sycamore trees to a height of 4.5m over the access road.

# Gallery Photos



# Gallery Photos

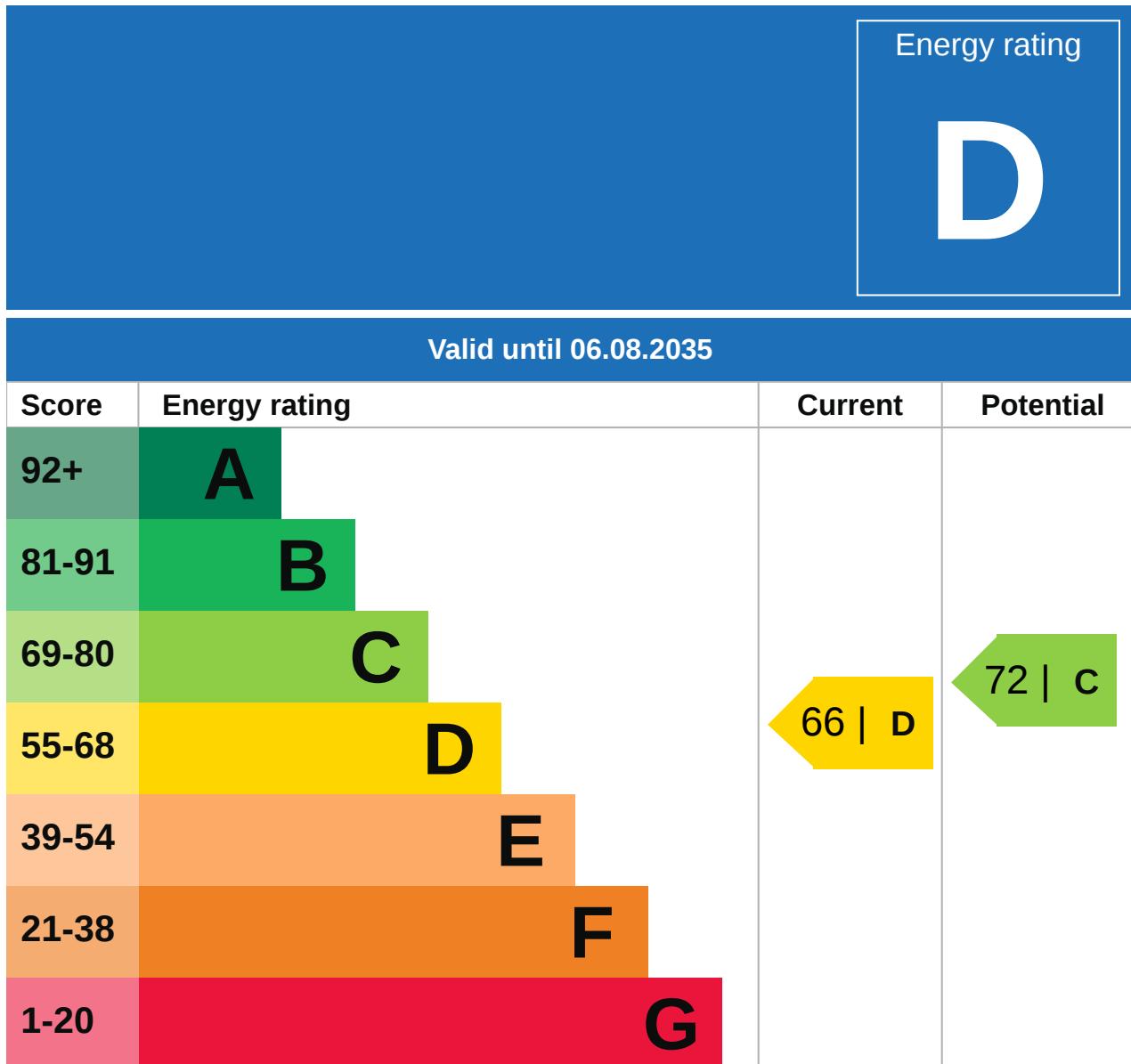


# Gallery Floorplan

## DURHAM ROAD, GATESHEAD, NE9



# Property EPC - Certificate



# Property EPC - Additional Data

## Additional EPC Data

<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>

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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



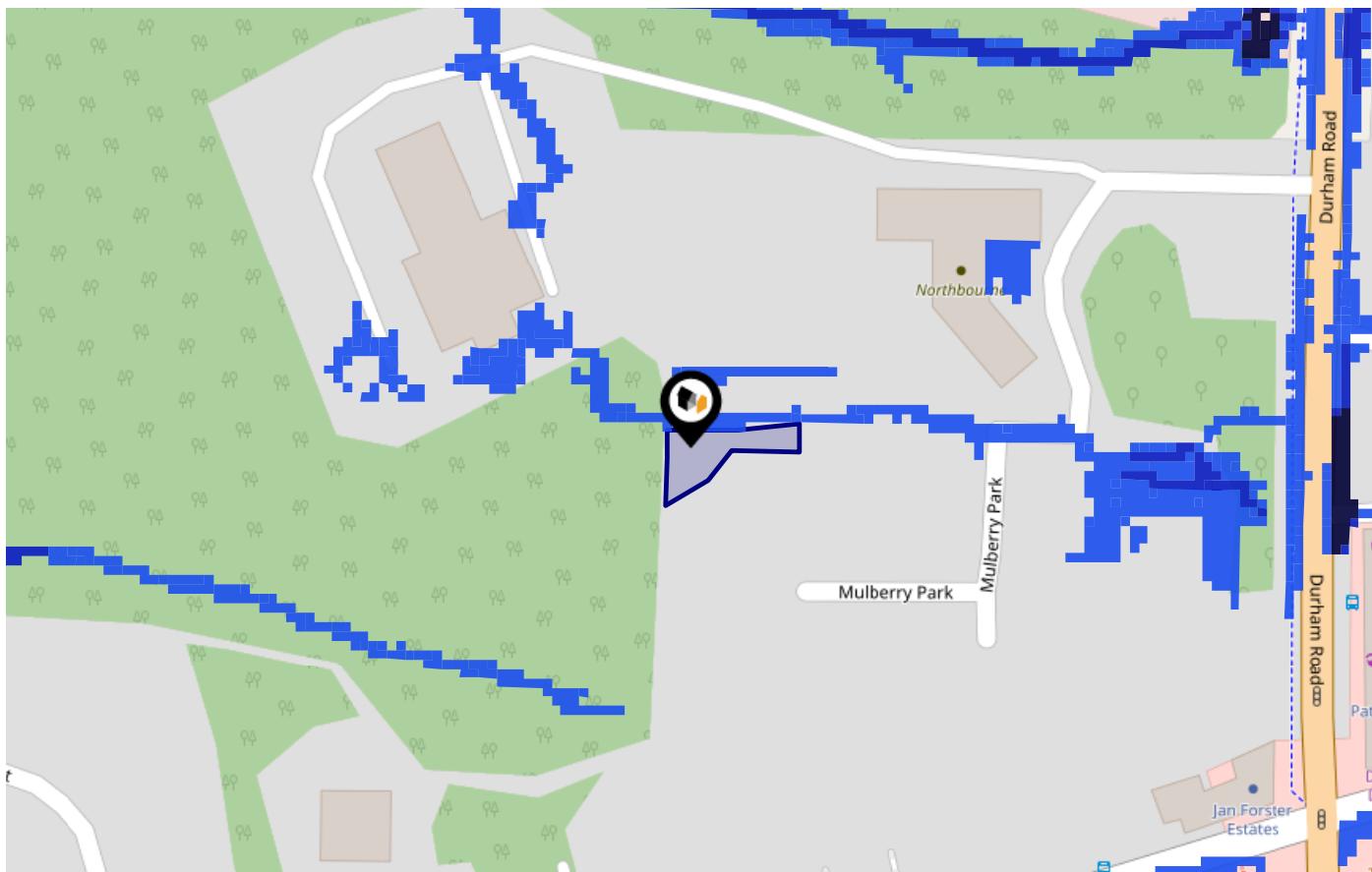
## Important - Please read

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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.

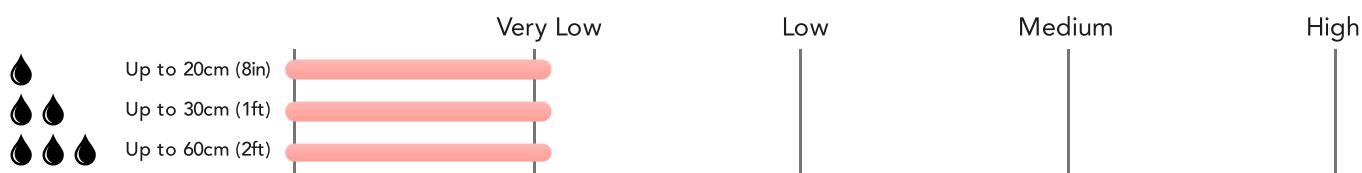


Risk Rating: Very low

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.

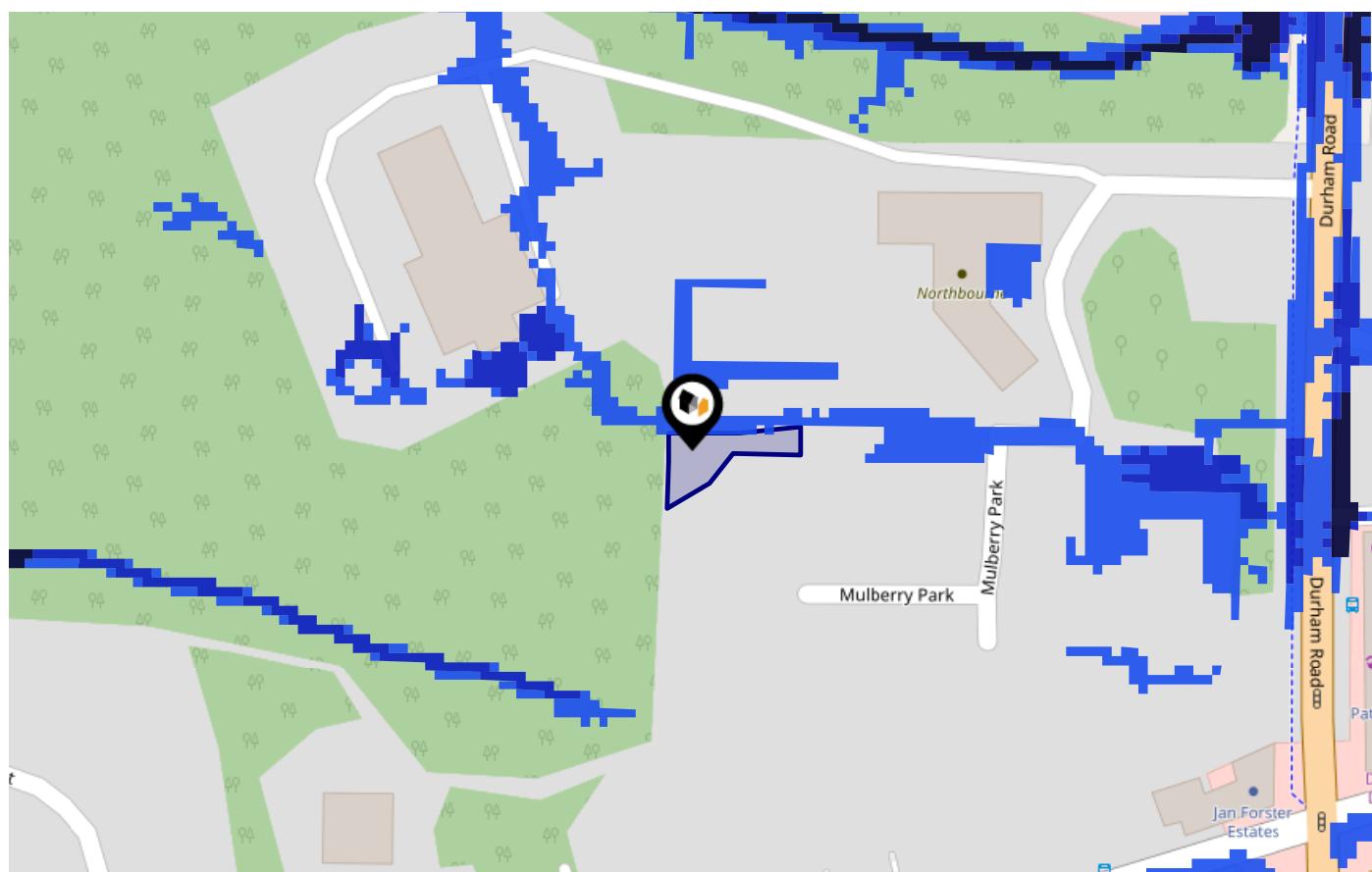
Chance of flooding to the following depths at this property:



# 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.

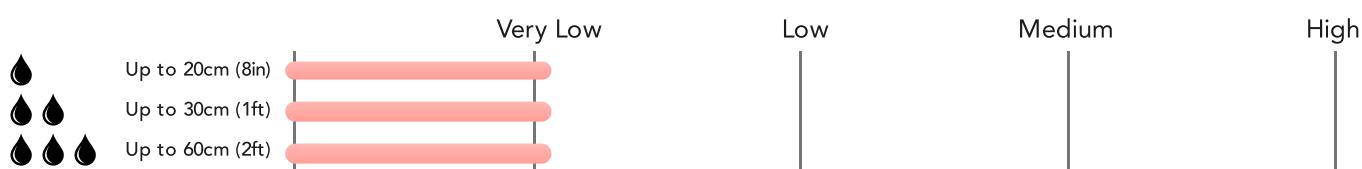


Risk Rating: Very low

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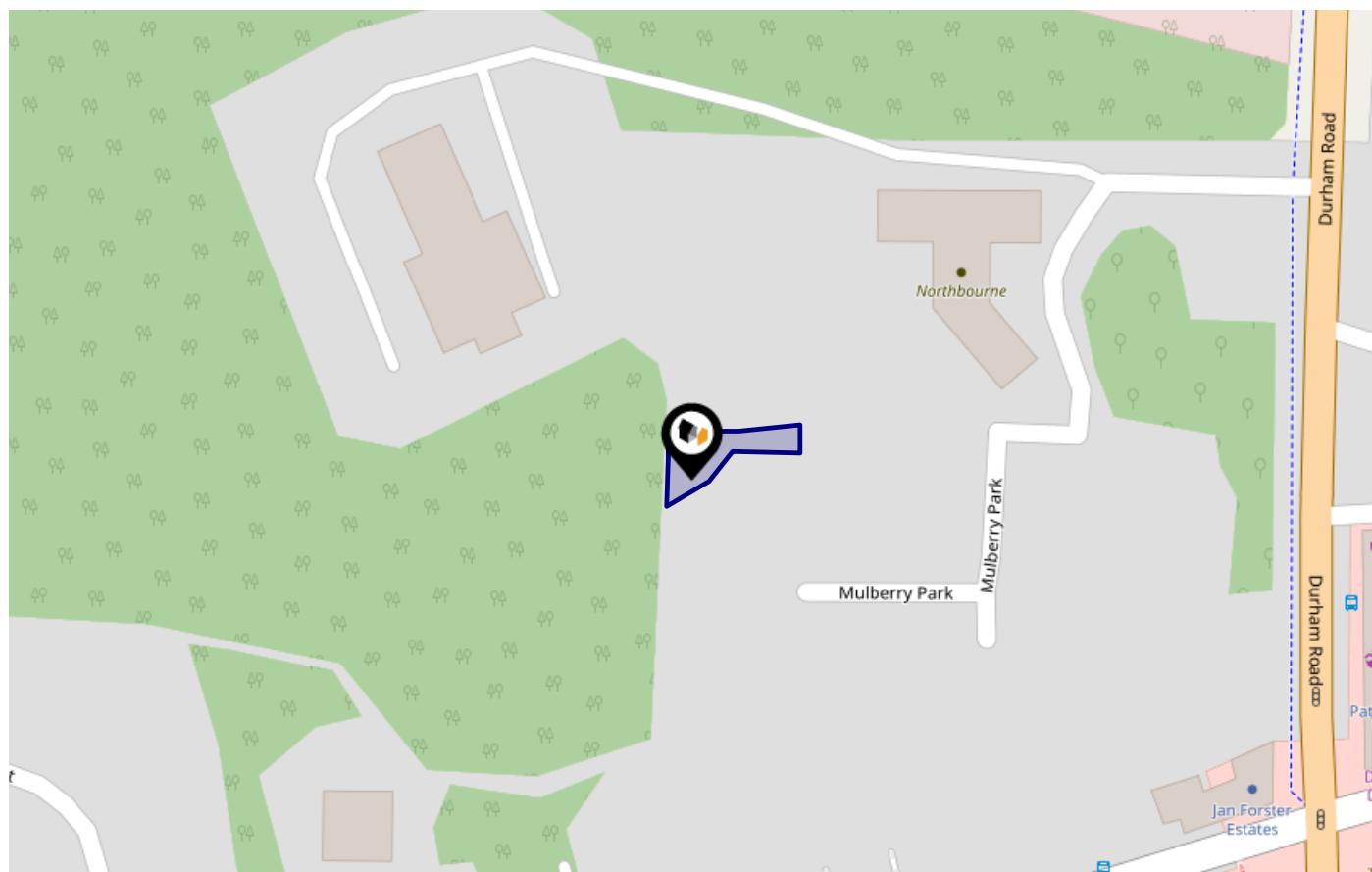
Chance of flooding to the following depths at this property:



# 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.

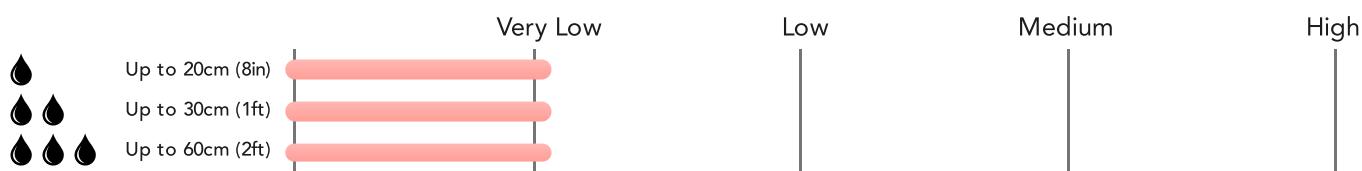


**Risk Rating: Very low**

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.

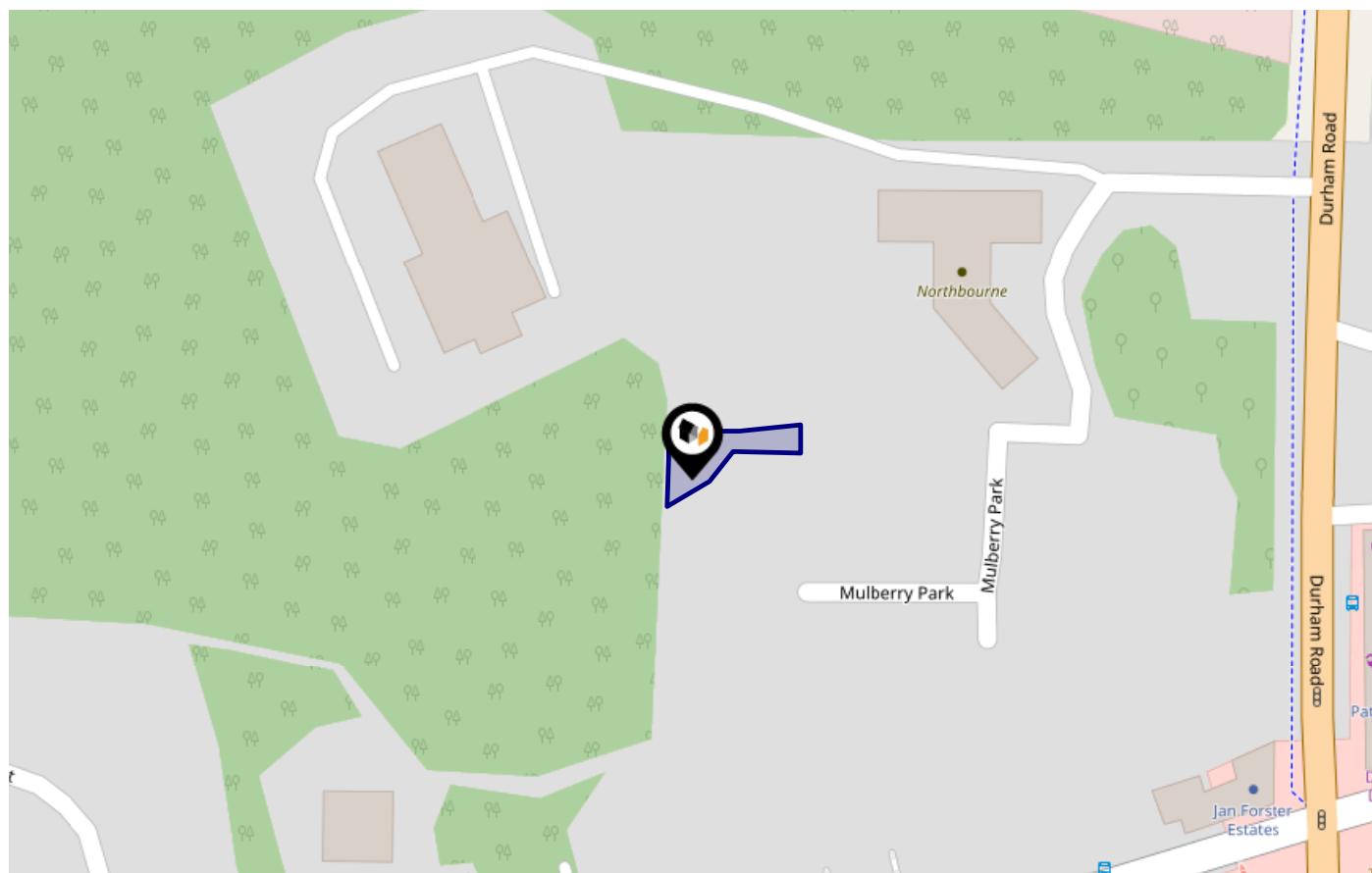
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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- Very Low Risk** - an area in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

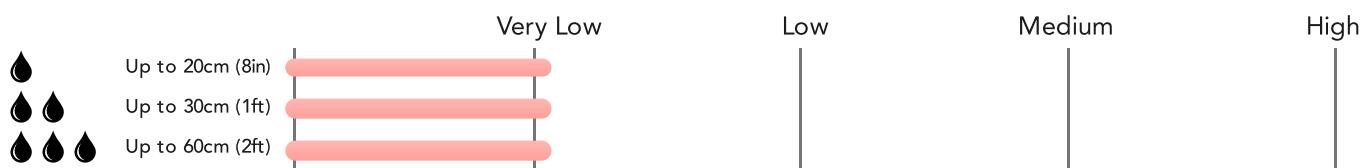


Risk Rating: Very low

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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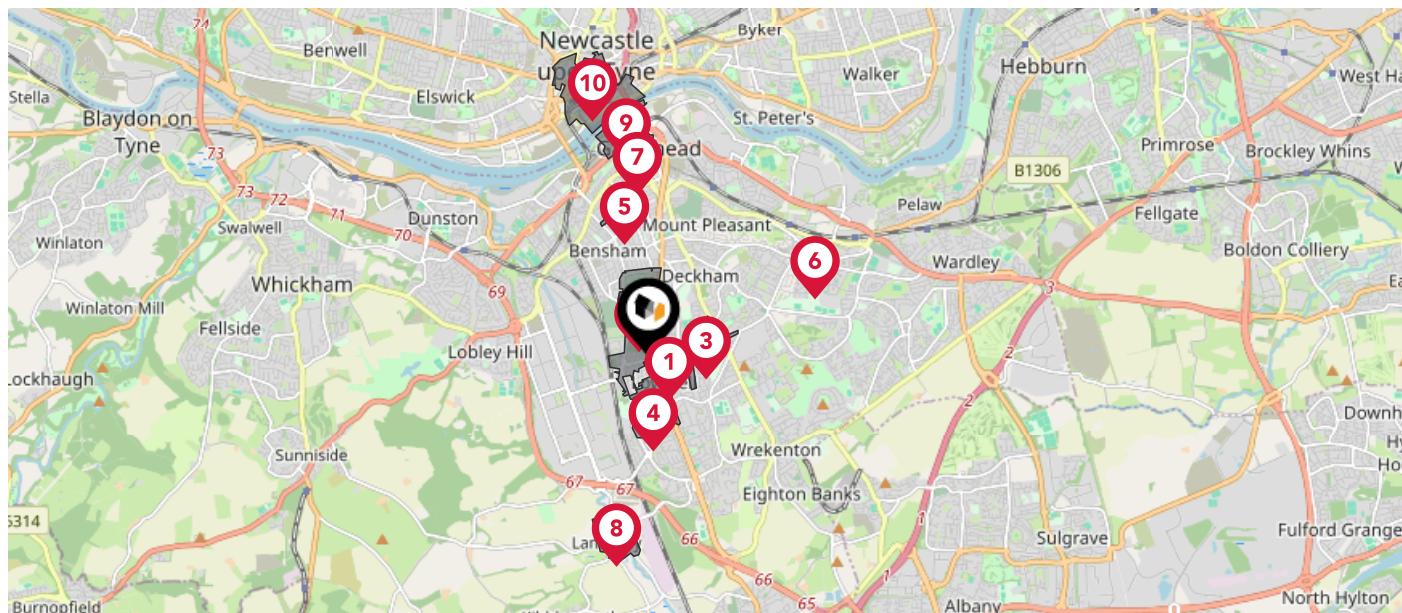
Chance of flooding to the following depths at this property:



# 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.



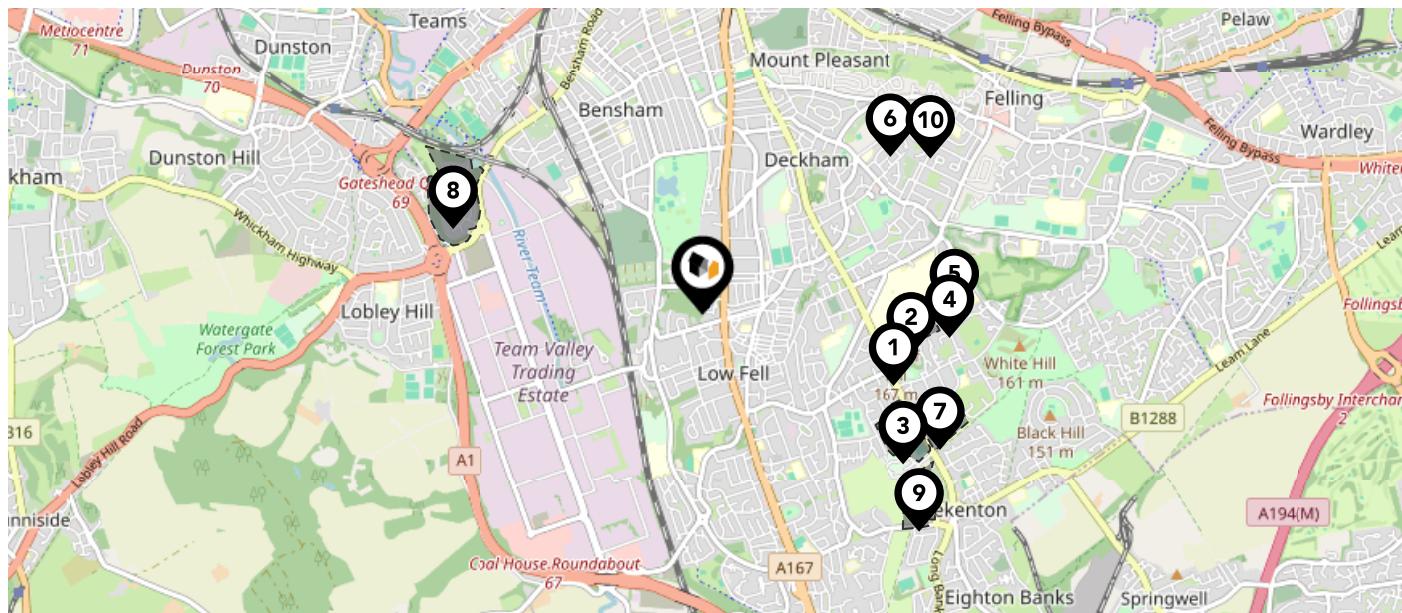
### Nearby Conservation Areas

- 1 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.

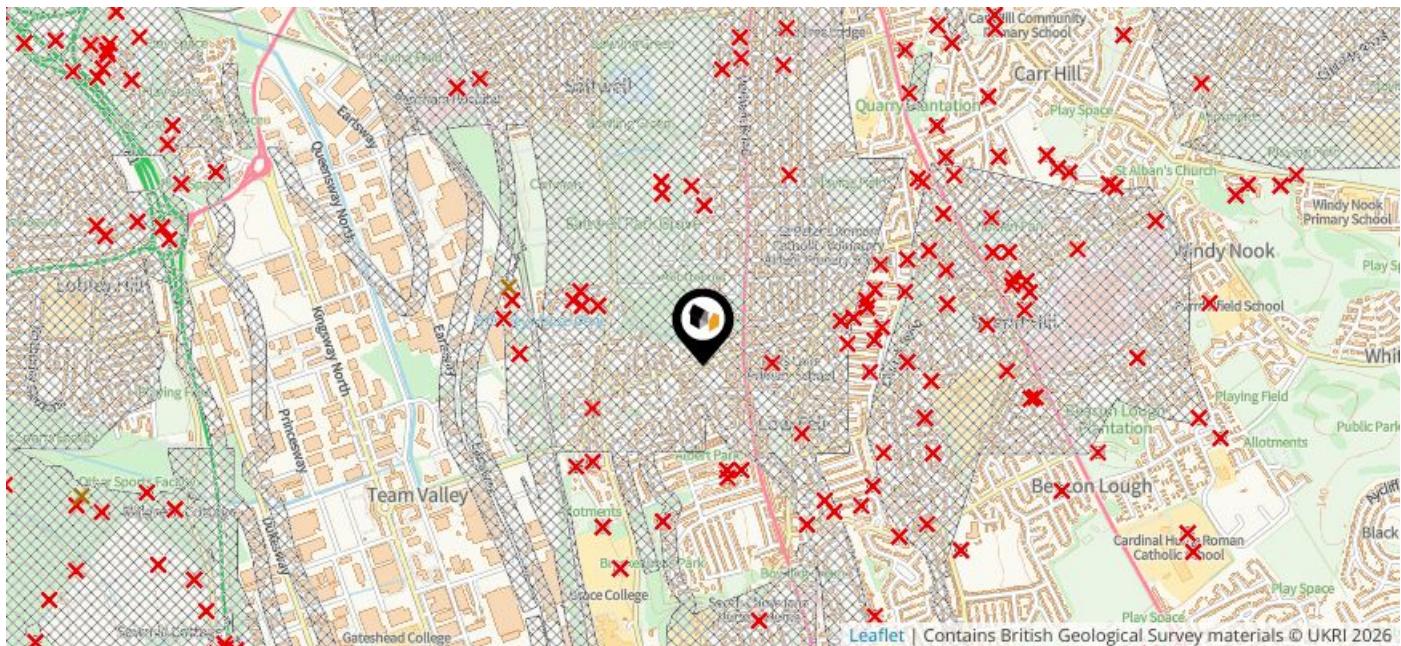


### Nearby Landfill Sites

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

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- Adit
- Gutter Pit
- Shaft

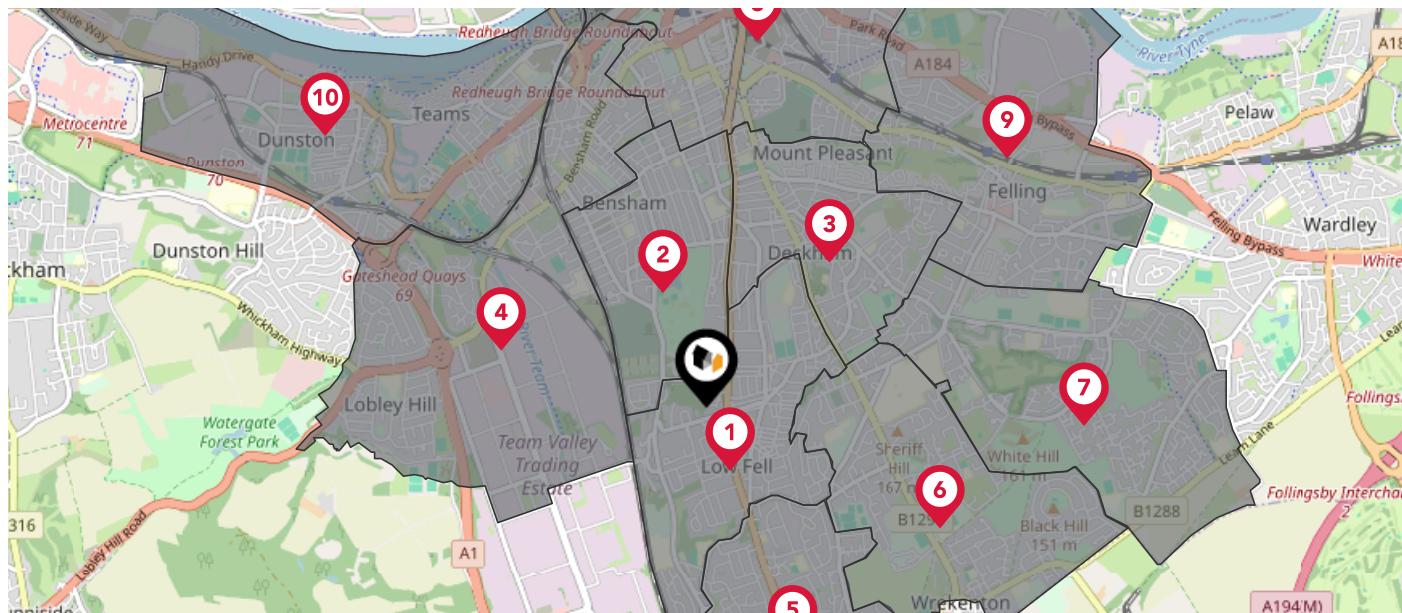
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

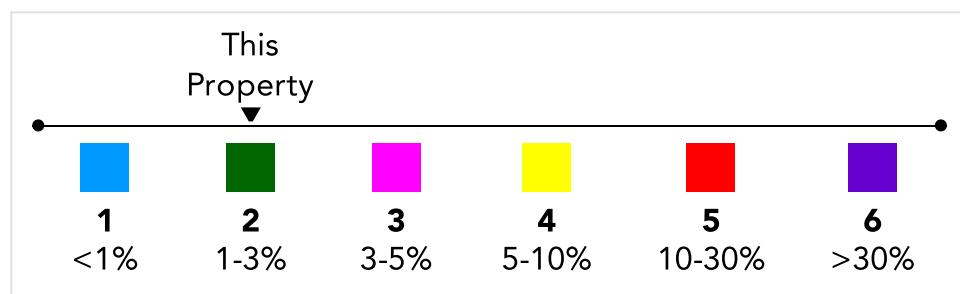
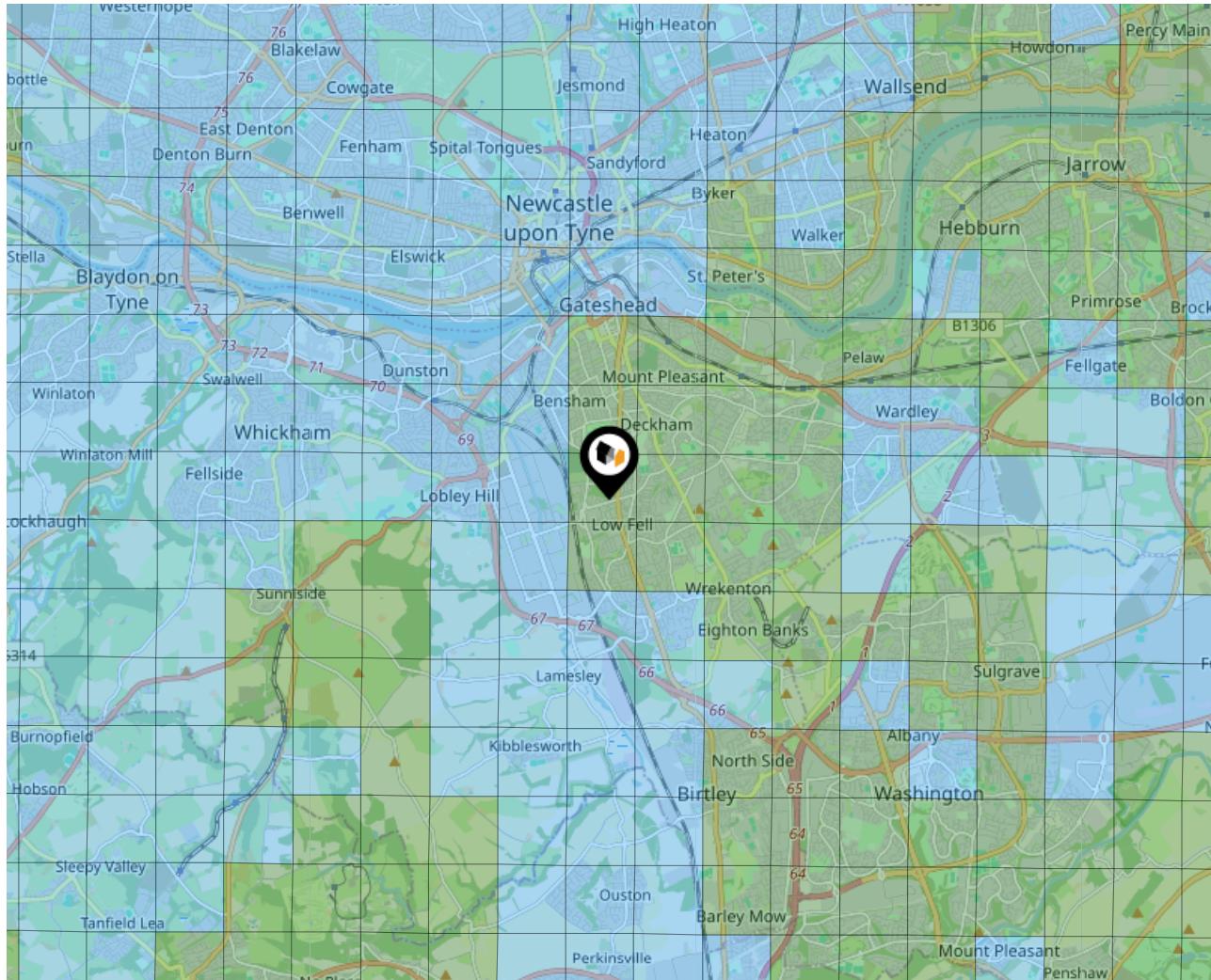
- 1 Low Fell Ward
- 2 Saltwell Ward
- 3 Deckham Ward
- 4 Lobley Hill and Bensham Ward
- 5 Chowdene Ward
- 6 High Fell Ward
- 7 Windy Nook and Whitehills Ward
- 8 Bridges Ward
- 9 Felling Ward
- 10 Dunston and Teams Ward

# Environment

## Radon Gas

### What is Radon?

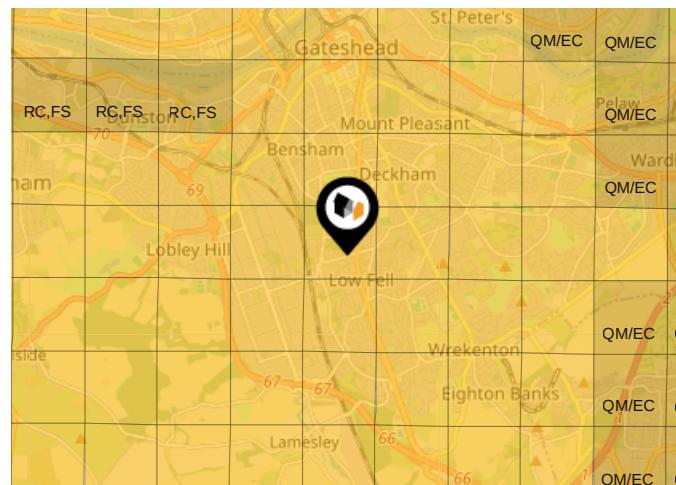
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



# Environment Soils & Clay

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

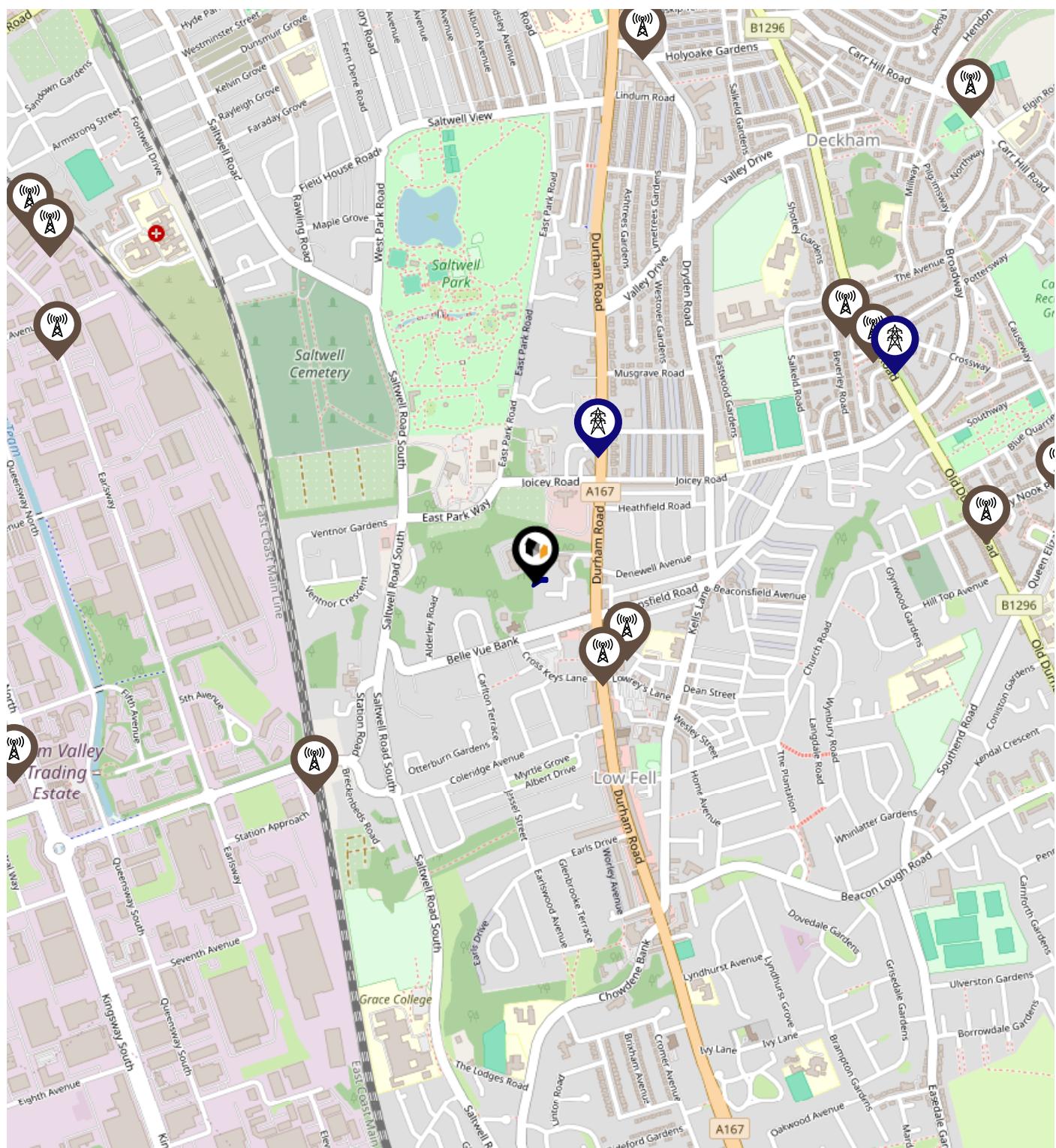
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLO-RUDACEOUS)	<b>Soil Depth:</b>	LOAM
<b>Soil Group:</b>	MEDIUM TO HEAVY		DEEP



## 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



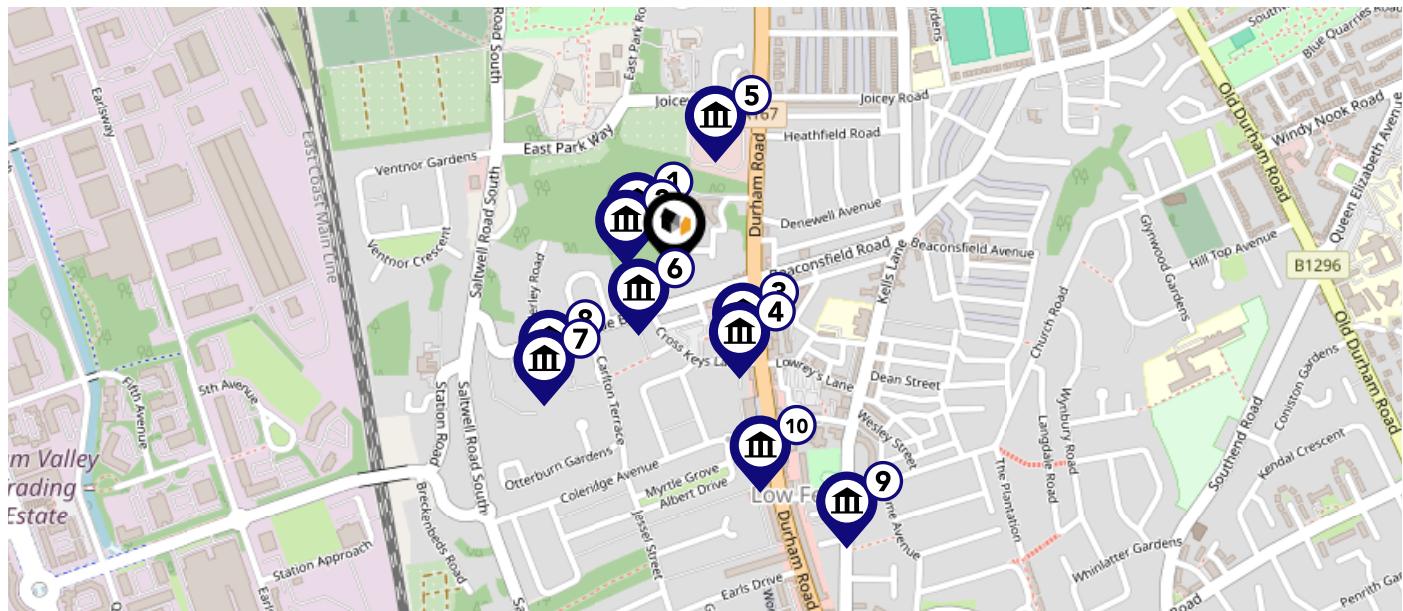
## Key:

- Power Pylons
- Communication Masts

# Maps

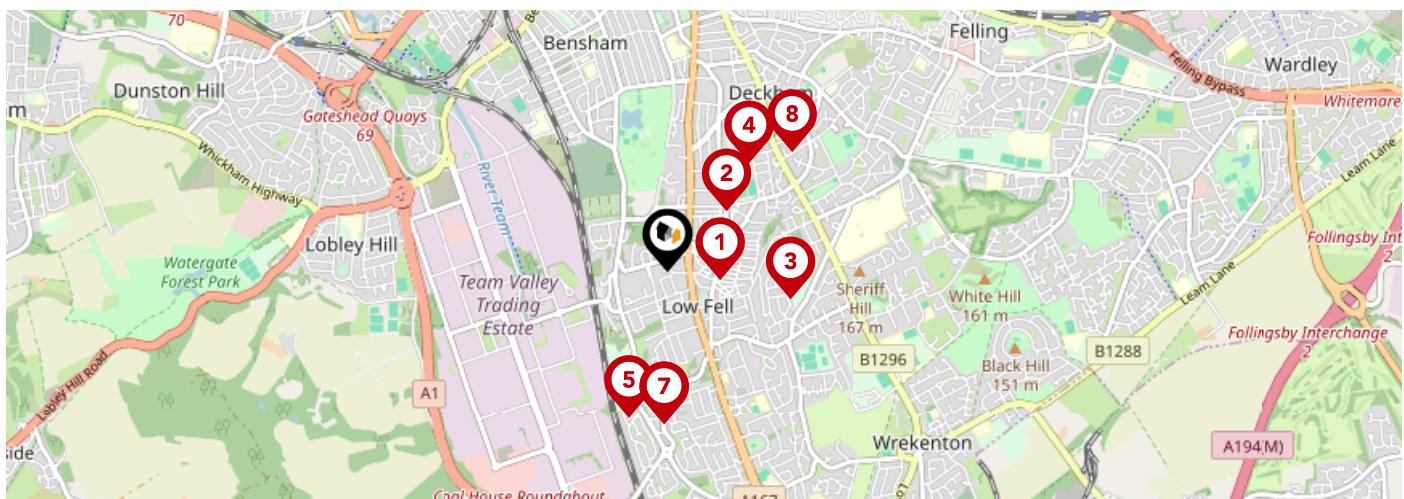
## Listed Buildings

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
 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

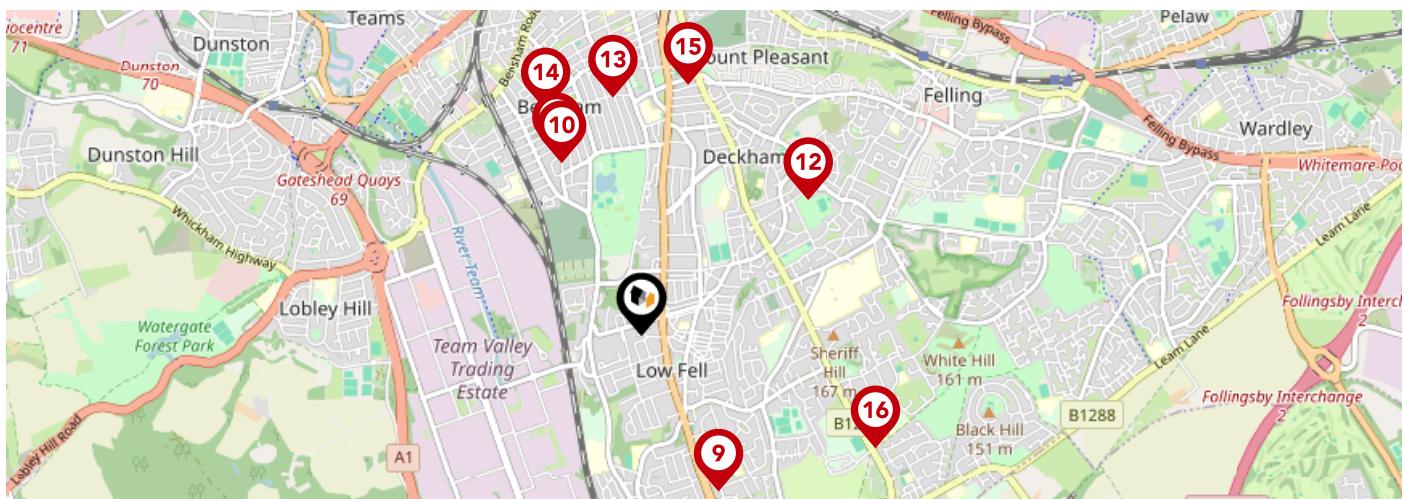
# Area Schools



Nursery Primary Secondary College Private

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

# Area Schools



Nursery Primary Secondary College Private



## The Cedars Academy

Ofsted Rating: Good | Pupils: 231 | Distance: 0.74



## Kelvin Grove Community Primary School

Ofsted Rating: Good | Pupils: 387 | Distance: 0.81



## Corpus Christi Catholic Primary School, Gateshead

Ofsted Rating: Outstanding | Pupils: 230 | Distance: 0.85



## Carr Hill Community Primary School

Ofsted Rating: Good | Pupils: 333 | Distance: 0.92



## Caedmon Community Primary School

Ofsted Rating: Good | Pupils: 253 | Distance: 1.02



## Brighton Avenue Primary School

Ofsted Rating: Outstanding | Pupils: 362 | Distance: 1.04



## South Street Community Primary School

Ofsted Rating: Good | Pupils: 226 | Distance: 1.09

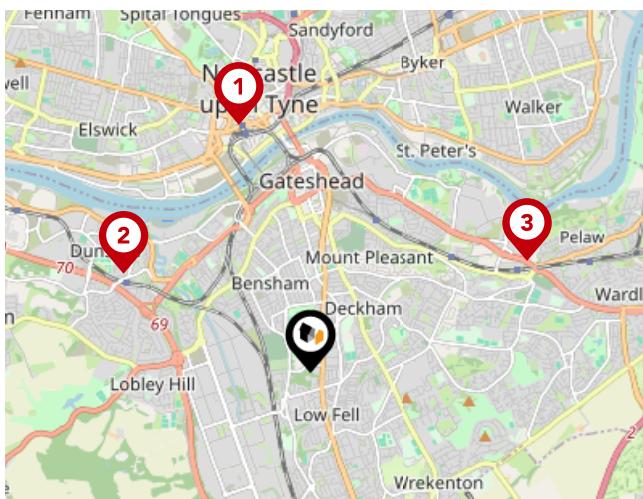


## Cardinal Hume Catholic School, Gateshead

Ofsted Rating: Outstanding | Pupils: 1530 | Distance: 1.1

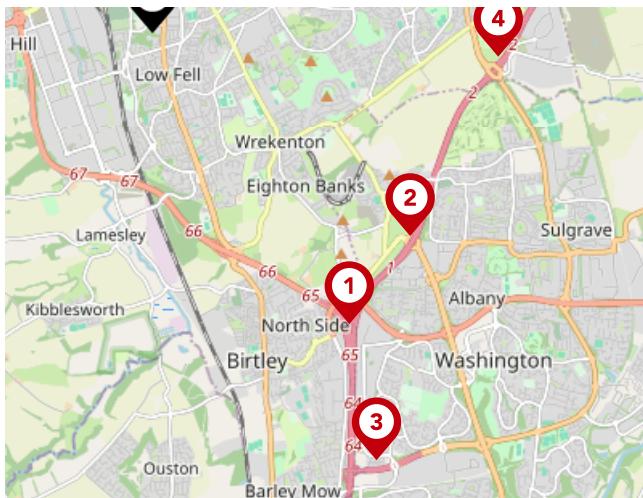


# Area Transport (National)



## National Rail Stations

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



## Trunk Roads/Motorways

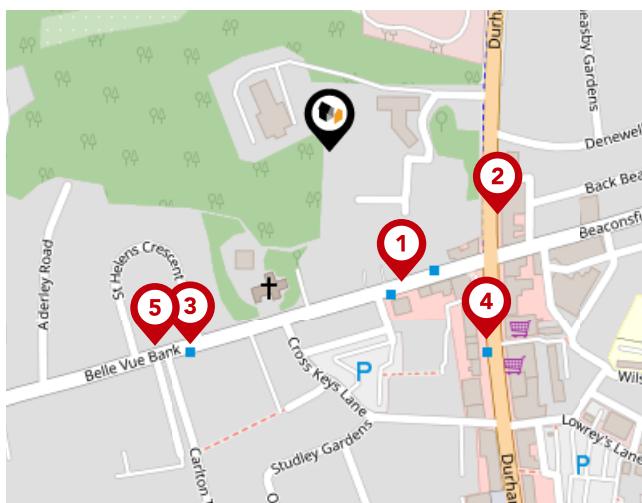
Pin	Name	Distance
1	A1(M) J65	3 miles
2	A194(M) J1	2.8 miles
3	A1(M) J64	4.12 miles
4	A194(M) J2	2.95 miles
5	A1(M) J63	5.12 miles



## Airports/Helpads

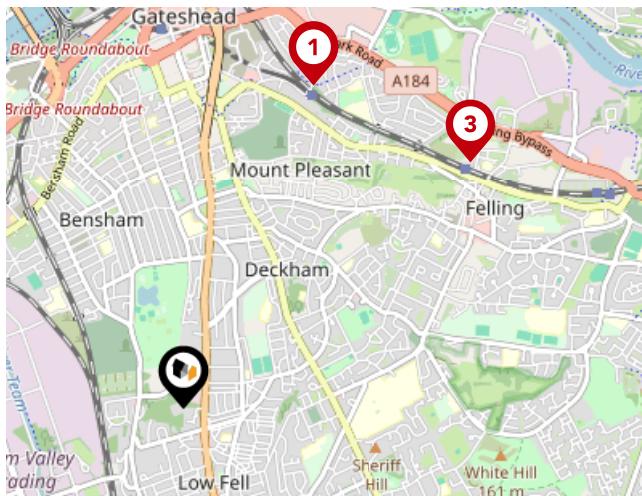
Pin	Name	Distance
1	Airport	8.1 miles
2	Teesside Airport	30.29 miles
3	Leeds Bradford Airport	73.98 miles
4	Irthington	47.77 miles

# Area Transport (Local)



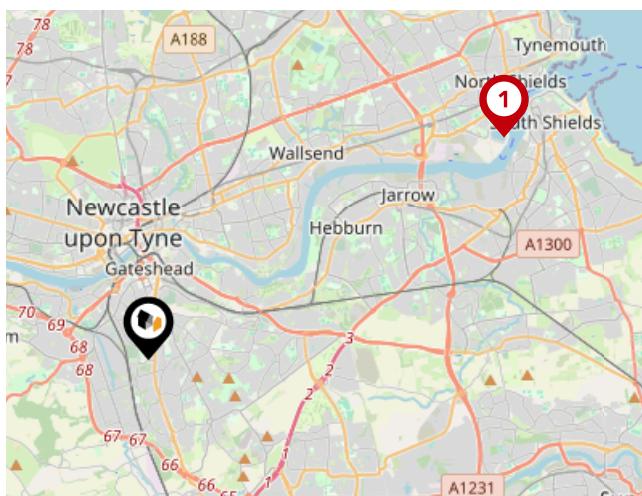
## Bus Stops/Stations

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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WALKERSXCHANGE

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