



WALKERSXCHANGE

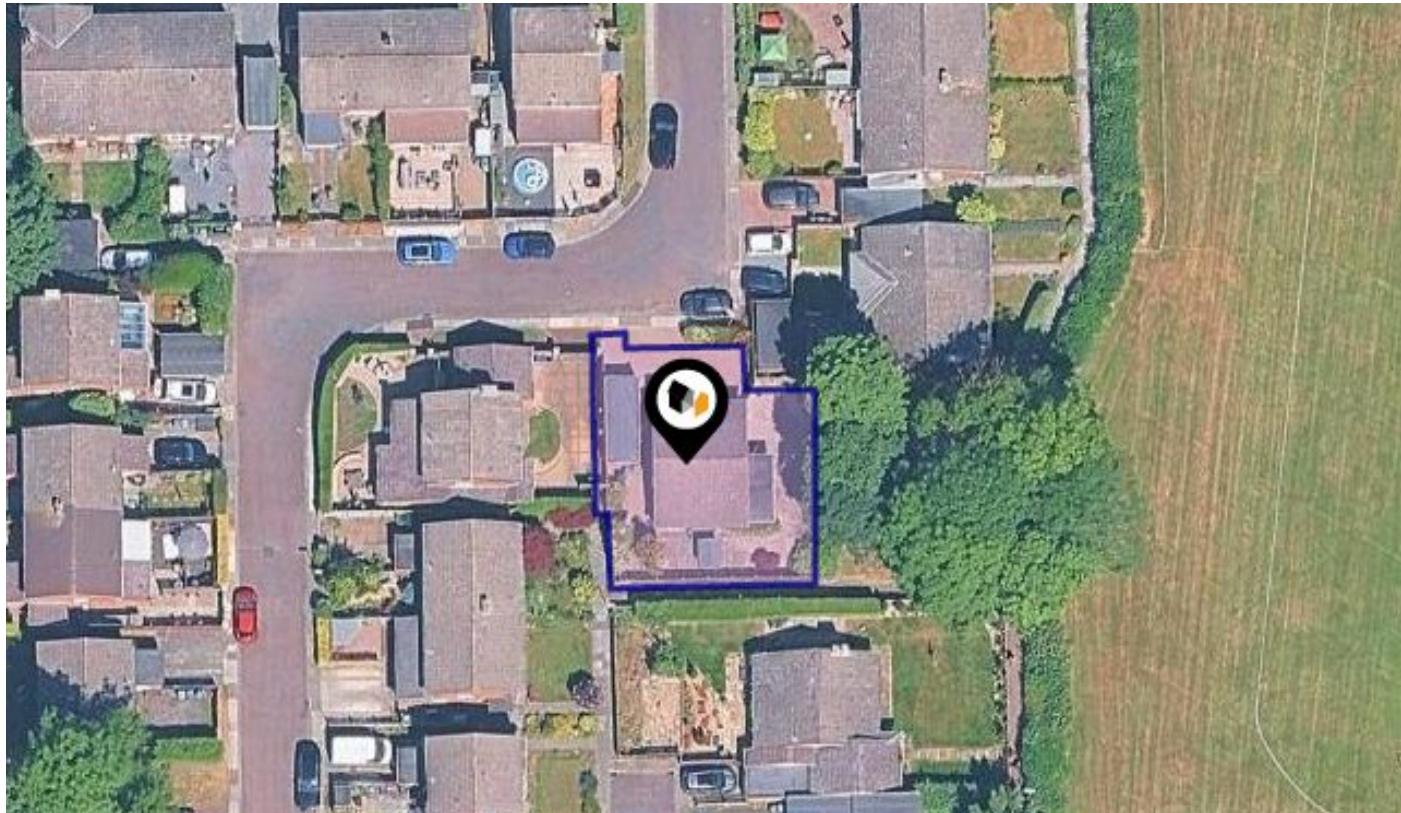


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Tuesday 20<sup>th</sup> January 2026 @ 1:07pm**



**CALOW WAY, WHICKHAM, NEWCASTLE UPON TYNE,  
NE16**

**Walkersxchange Estate Agents**

2a Gateshead Road, Sunniside

0191 440 8173

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

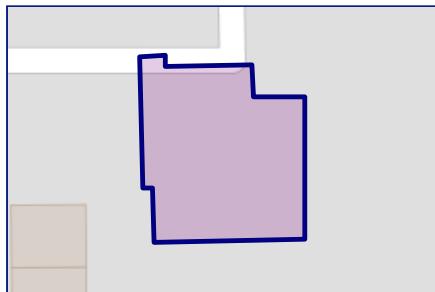
[www.walkersxchange.com](http://www.walkersxchange.com)



Powered by  
**sprint**  
Know any property instantly

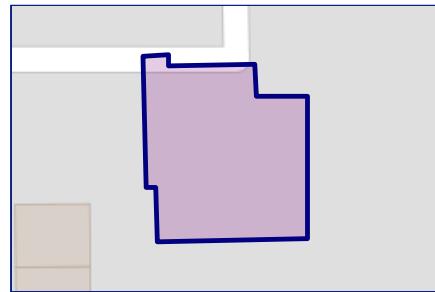
# Property Multiple Title Plans

## Freehold Title Plan



**TY164542**

## Leasehold Title Plan



**TY335874**

Start Date: 29/03/1967  
End Date: 01/12/2965  
Lease Term: 999 years from 1 December 1966  
Term Remaining: 940 years

# Property Overview



## Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	29/03/1967
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>	End Date:	01/12/2965
Plot Area:	0.08 acres	Lease Term:	999 years from 1 December 1966
Council Tax :	Band C	Term Remaining:	940 years
Annual Estimate:	£2,292		
Title Number:	TY335874		

## Local Area

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

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

**10**  
mb/s      **1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



Planning records for: **10 Calow Way Whickham Newcastle Upon Tyne Tyne And Wear NE16 5RP**

**Reference - Gateshead/DC/08/00299/FUL**

**Decision:** Decided

**Date:** 28th February 2008

**Description:**

Erection of single-storey extension at front/side and rear of dwellinghouse (revised plans).

**Reference - Gateshead/DC/08/01157/FUL**

**Decision:** Decided

**Date:** 24th July 2008

**Description:**

Erection of single-storey extension at front/side and rear of dwellinghouse (revised application).

Planning records for: **12 Calow Way Whickham Newcastle Upon Tyne Tyne And Wear NE16 5RP**

**Reference - Gateshead/DC/07/00299/FUL**

**Decision:** Decided

**Date:** 23rd February 2007

**Description:**

Erection of single-storey extension at rear of dwellinghouse.

Planning records for: **17 Calow Way Whickham Newcastle Upon Tyne NE16 5RP**

**Reference - DC/19/00632/HHA**

**Decision:** Decided

**Date:** 21st June 2019

**Description:**

Garage conversion to habitable room and single storey rear extension

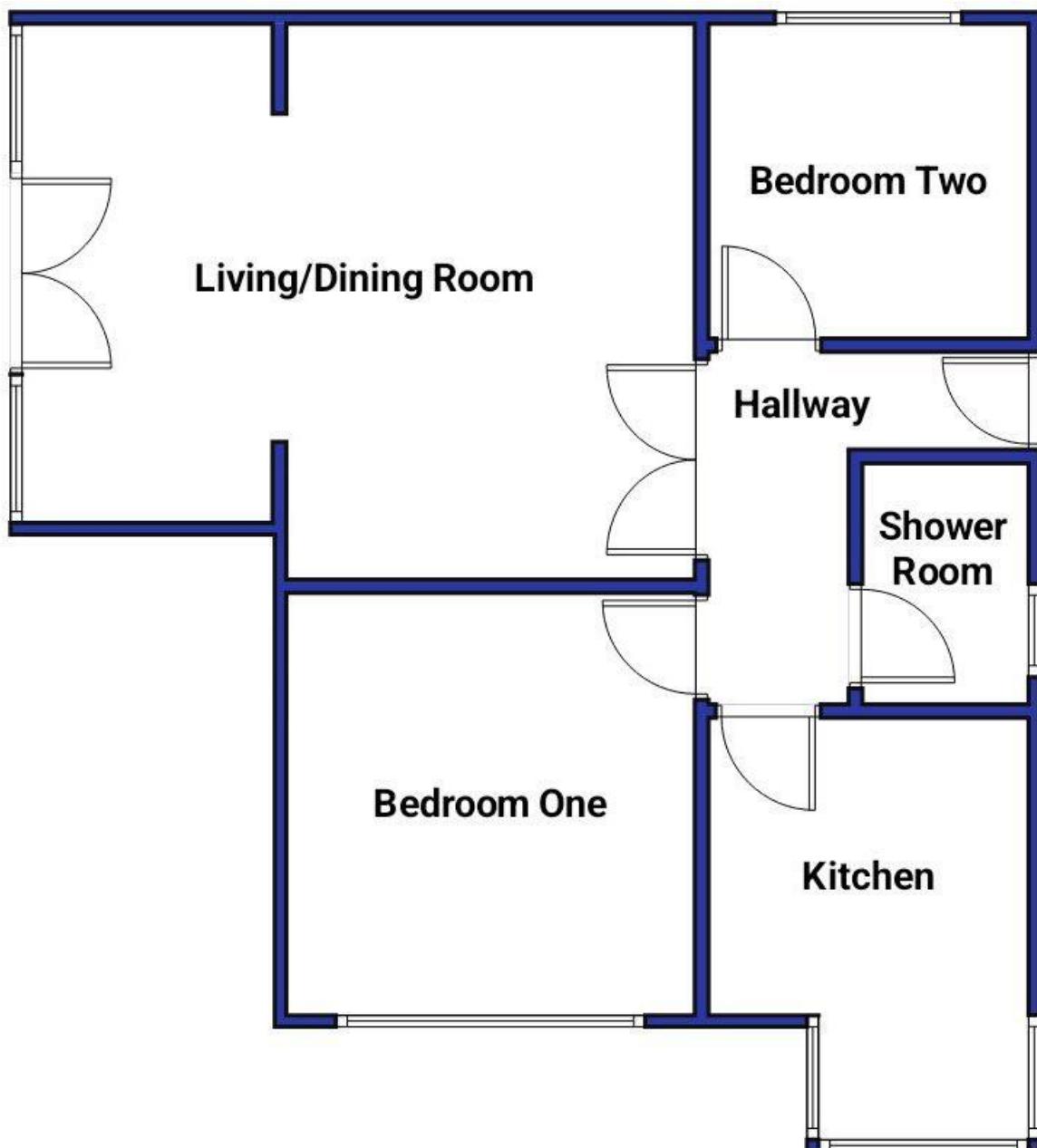
# Gallery Photos



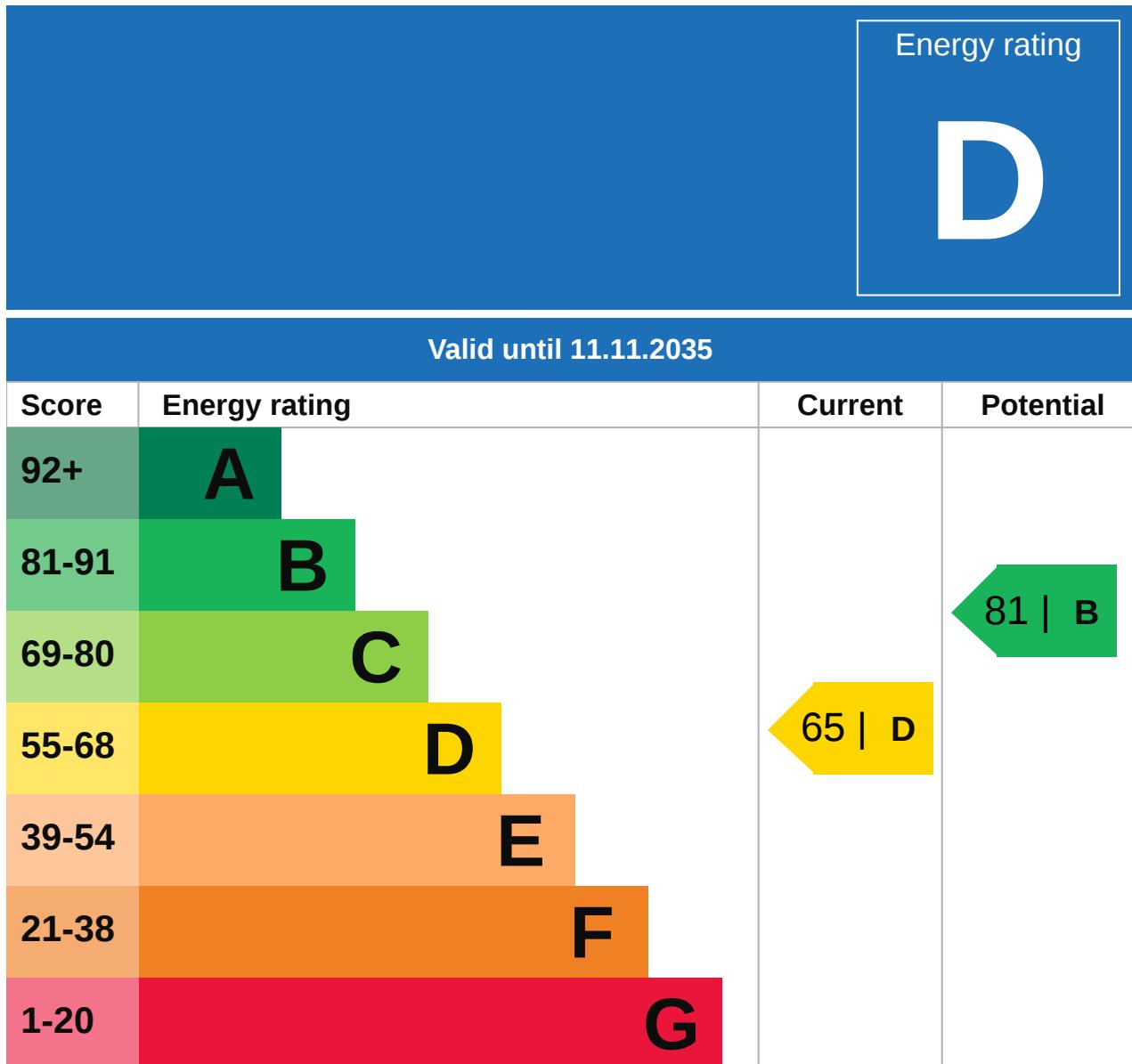
# Gallery Photos



**CALOW WAY, WHICKHAM, NEWCASTLE UPON TYNE,  
NE16**



# Property EPC - Certificate



# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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, no insulation (assumed)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

---

## 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

---

# Disclaimer



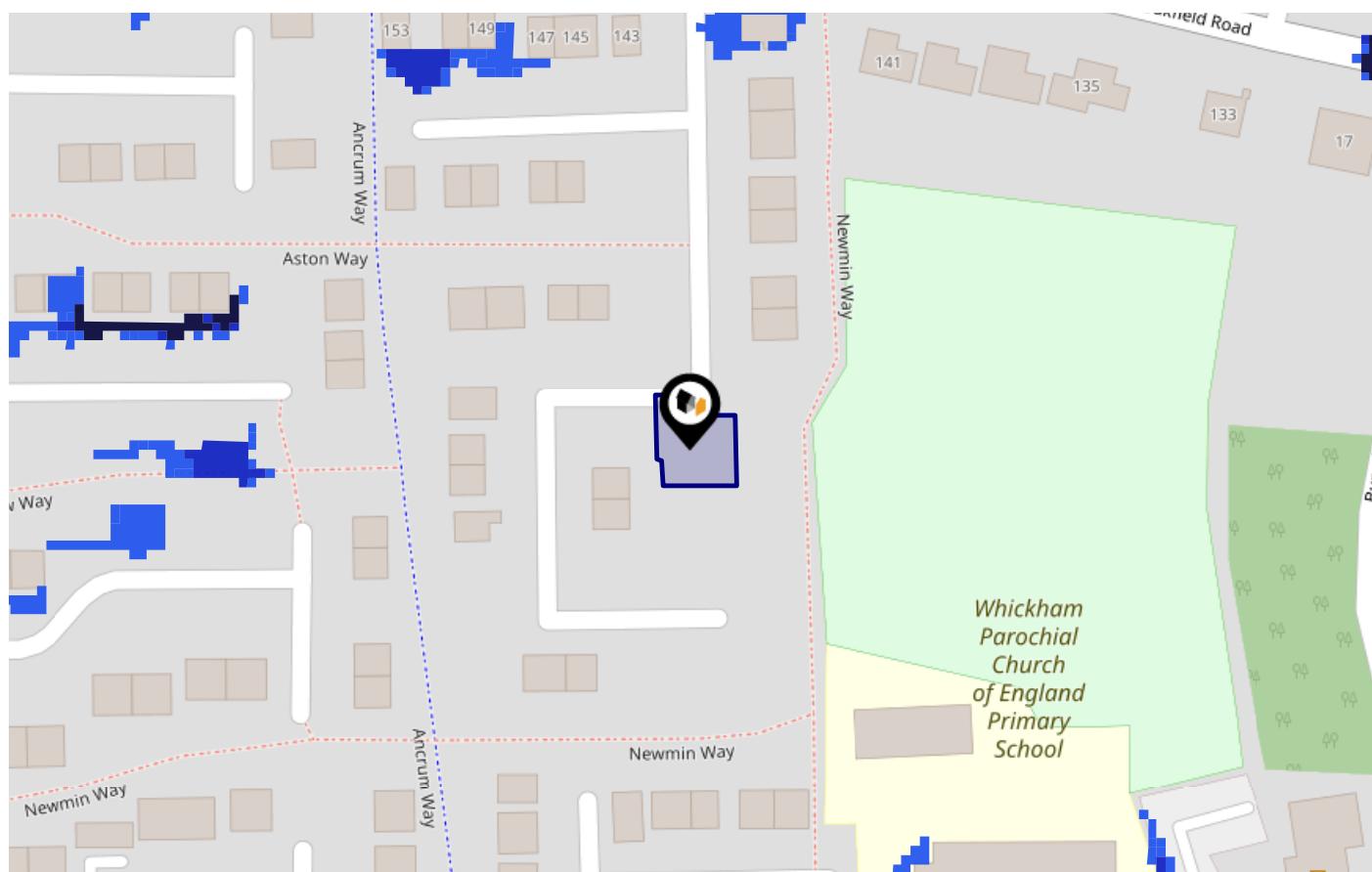
## **Important - Please read**

---

# 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.

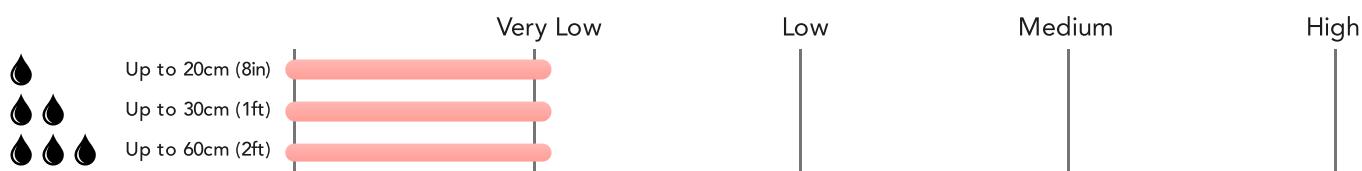


Risk Rating: Very low

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.

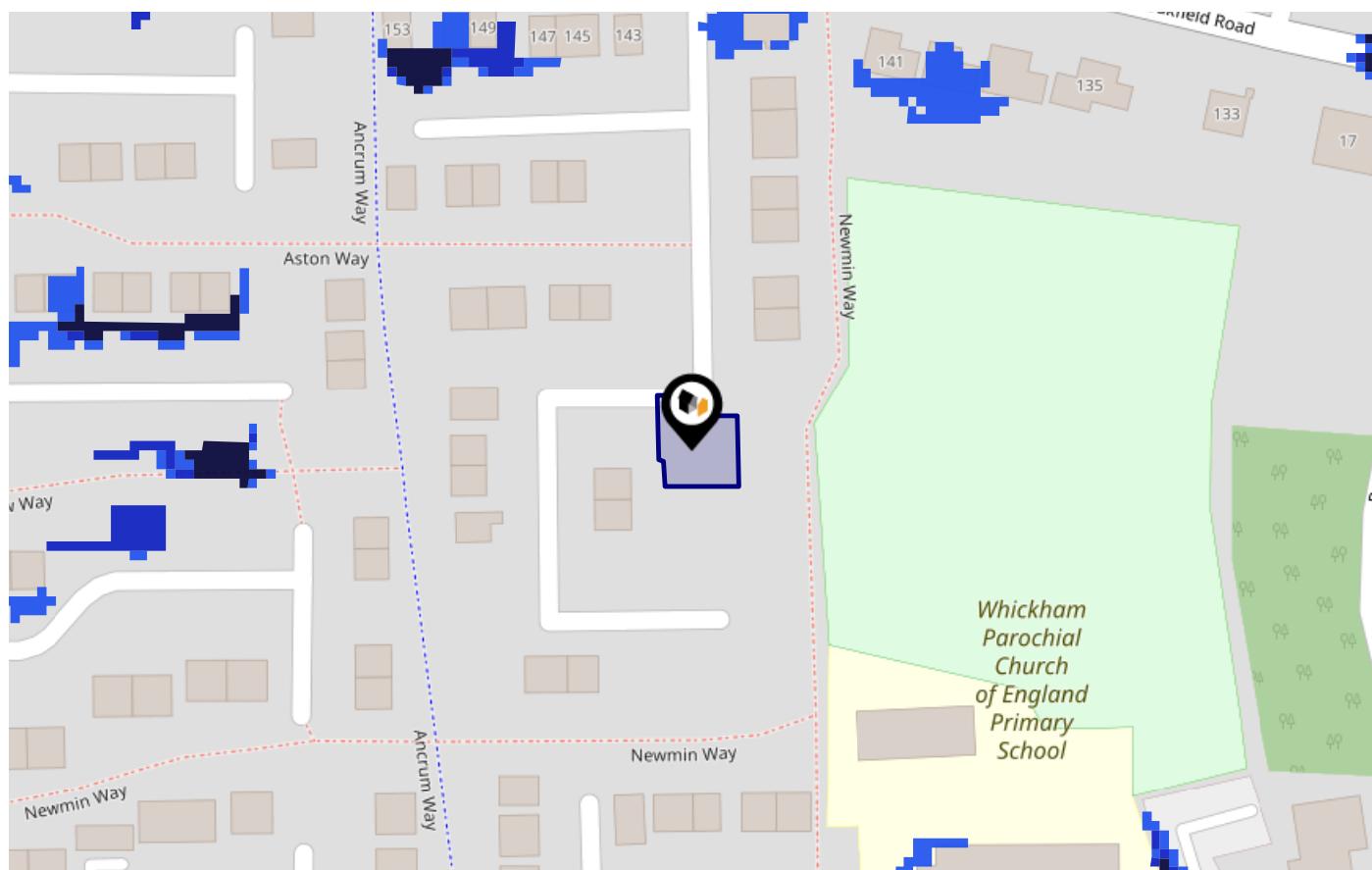
Chance of flooding to the following depths at this property:



# 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.

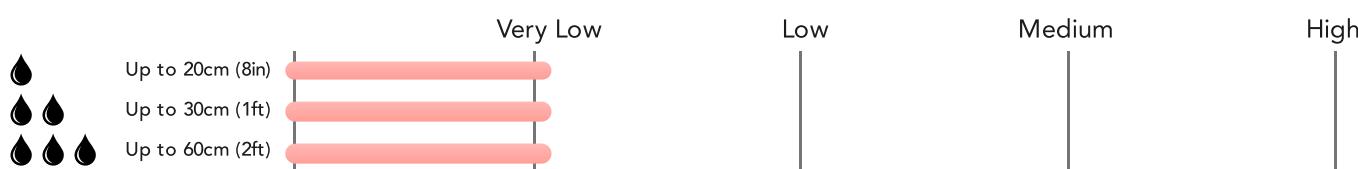


Risk Rating: Very low

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.

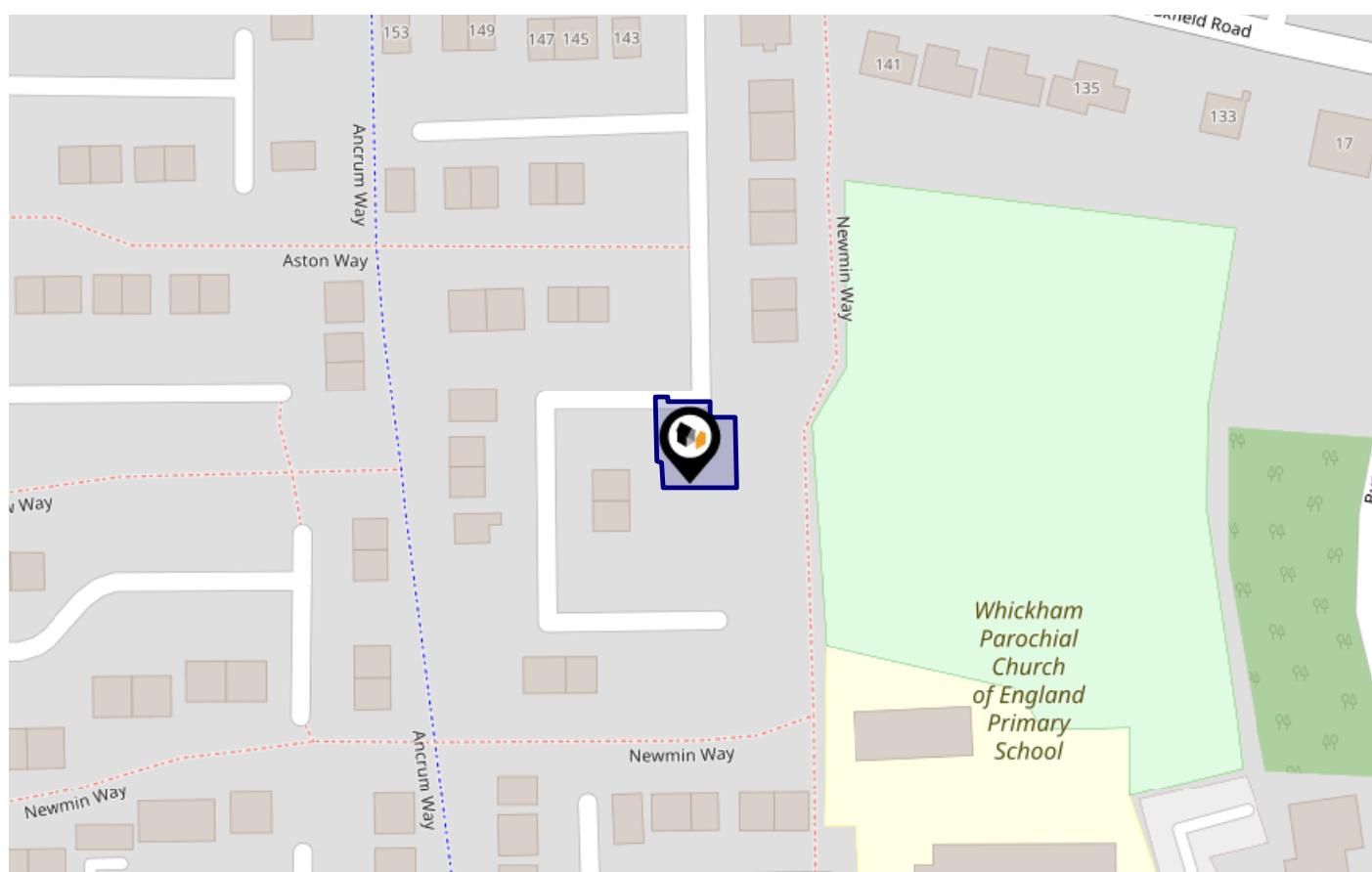
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

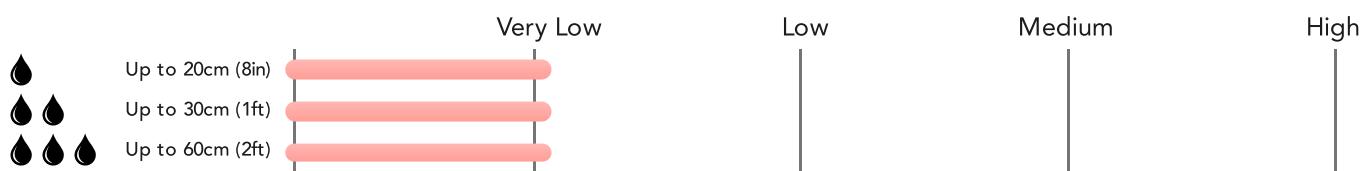


Risk Rating: Very low

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.

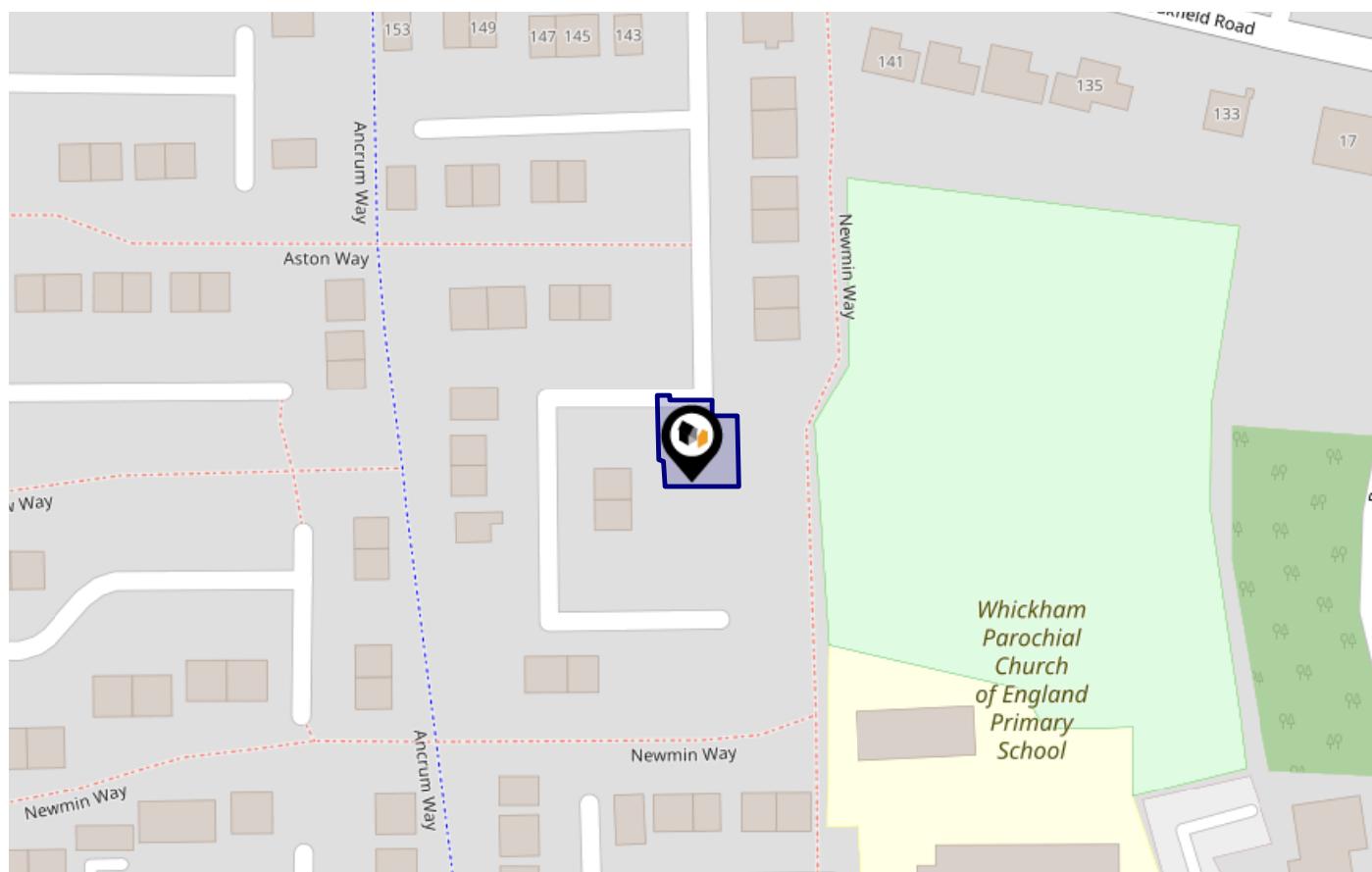
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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 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.

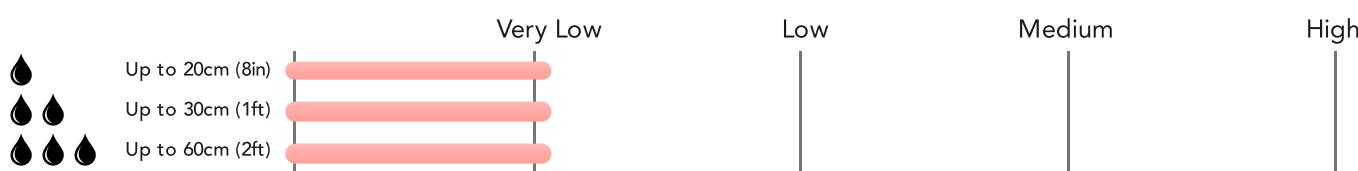


Risk Rating: Very low

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.

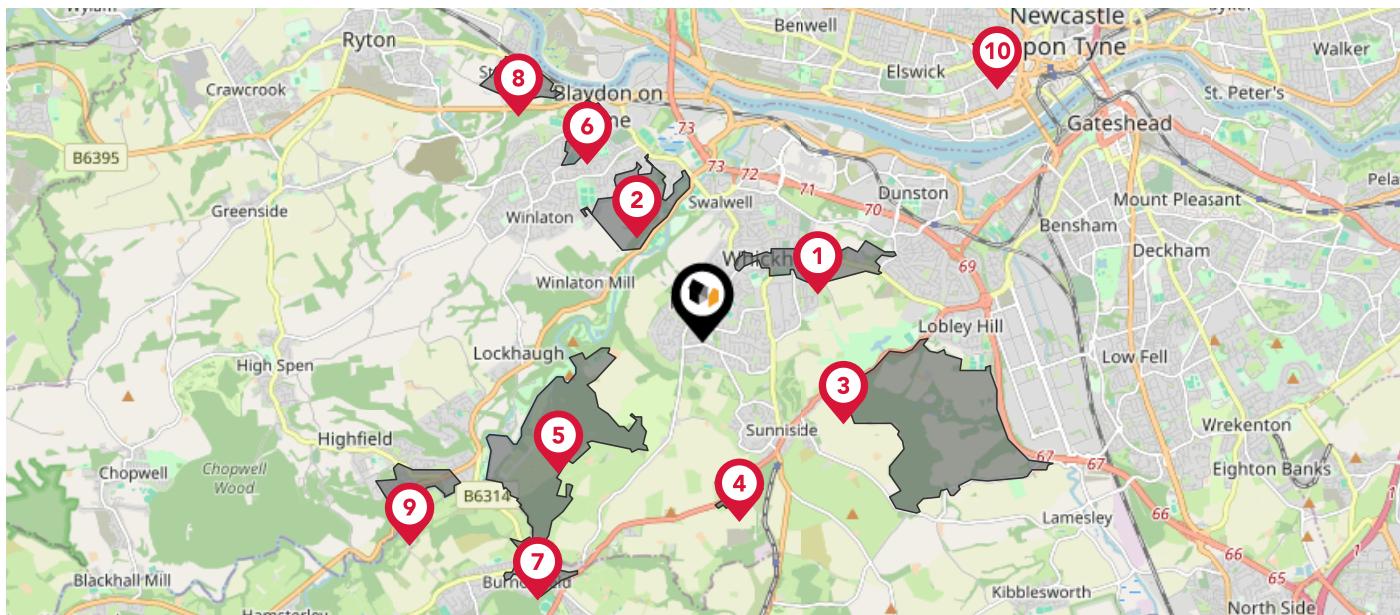
Chance of flooding to the following depths at this property:



# 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 Gibside CA
- 6 Blaydon CA
- 7 Burnopfield
- 8 Path Head CA
- 9 Rowlands Gill CA
- 10 Summerhill Square

# 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.

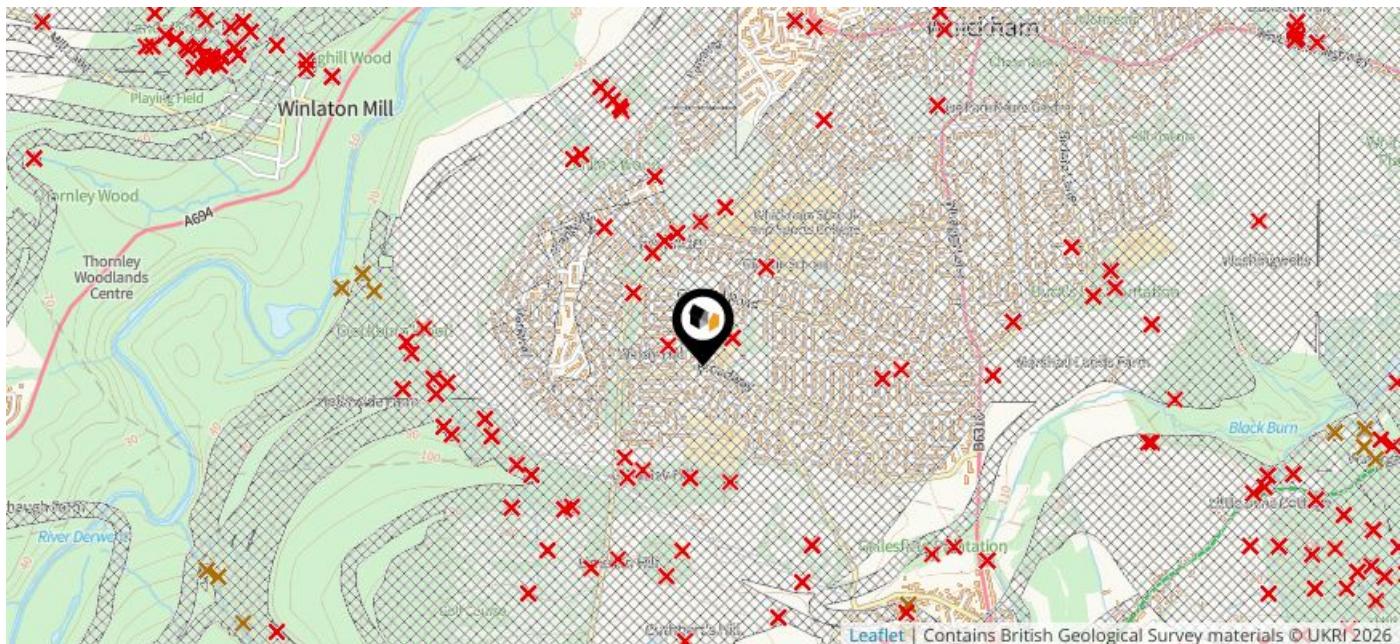


### Nearby Landfill Sites

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

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- Adit
- Gutter Pit
- Shaft

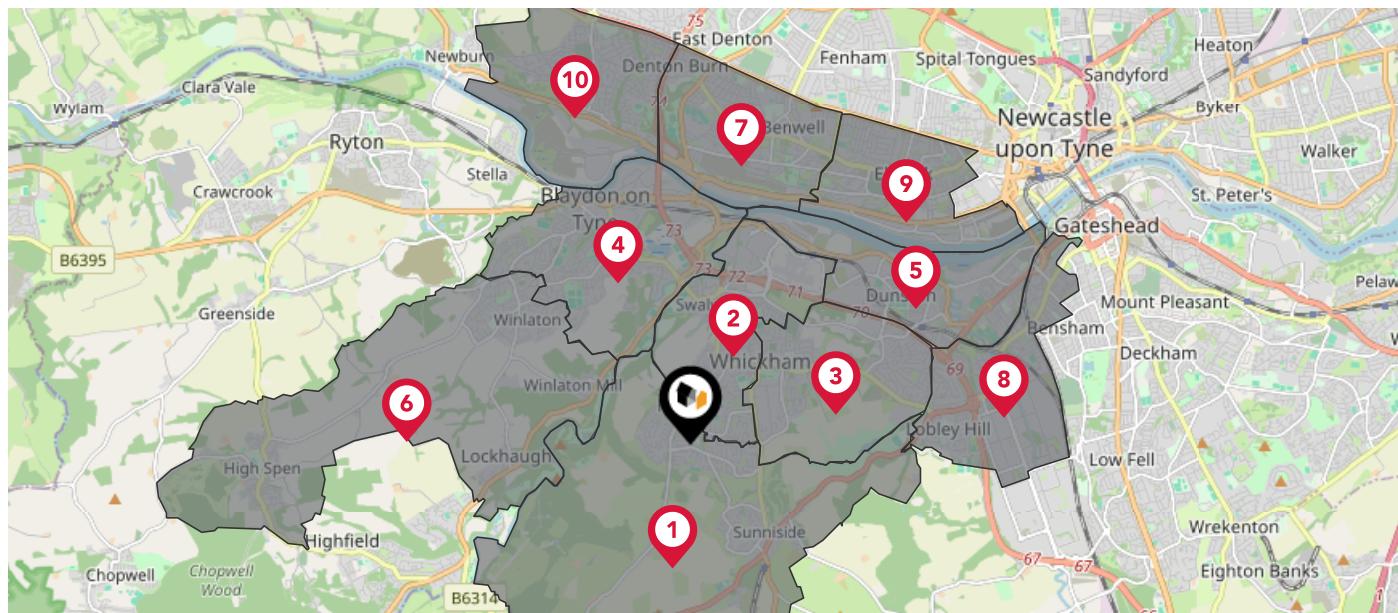
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

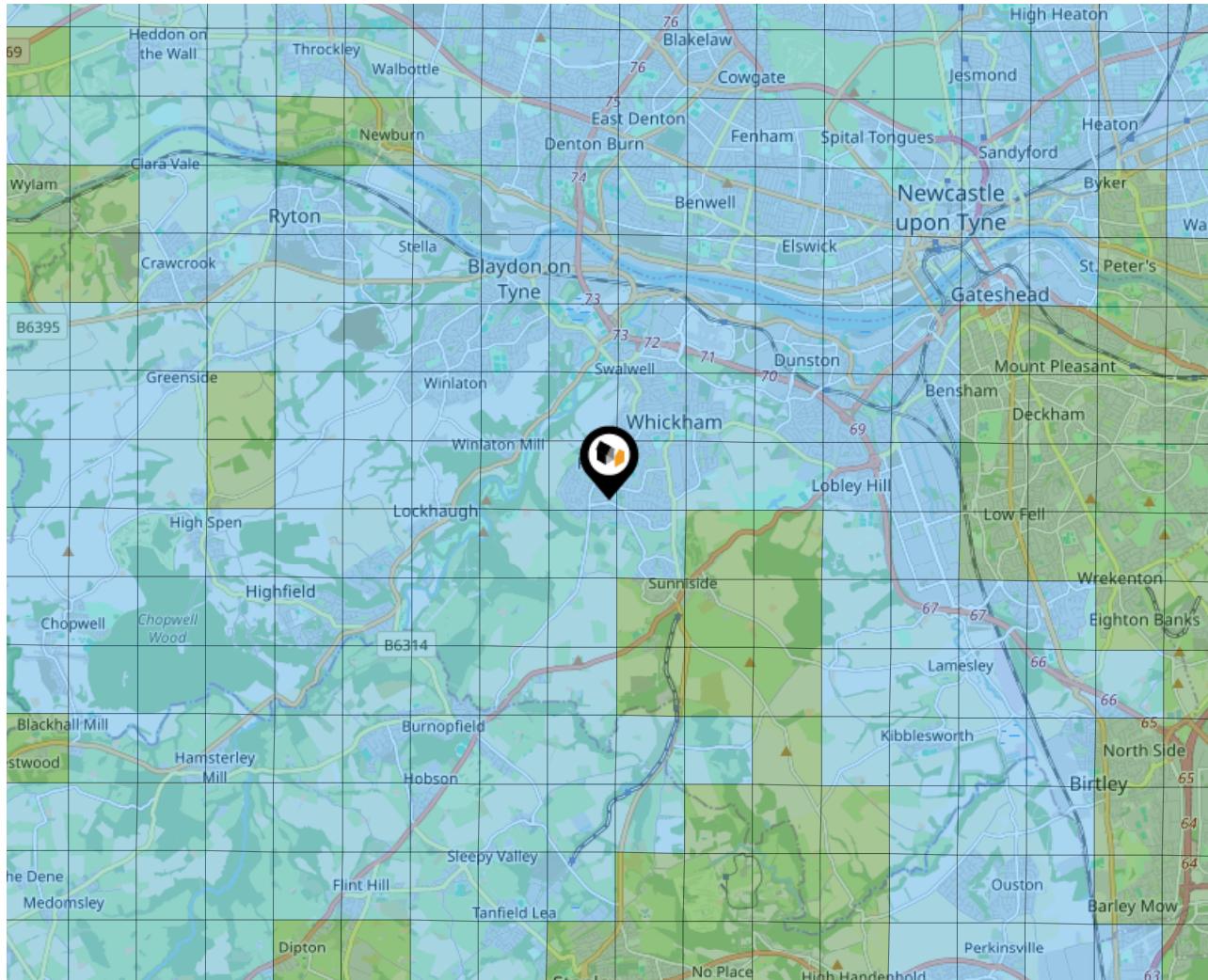
- 1 Whickham South and Sunniside Ward
- 2 Whickham North Ward
- 3 Dunston Hill and Whickham East Ward
- 4 Blaydon Ward
- 5 Dunston and Teams Ward
- 6 Winlaton and High Spen Ward
- 7 Benwell & Scotswood Ward
- 8 Lobley Hill and Bensham Ward
- 9 Elswick Ward
- 10 Lemington Ward

# Environment

## Radon Gas

### What is Radon?

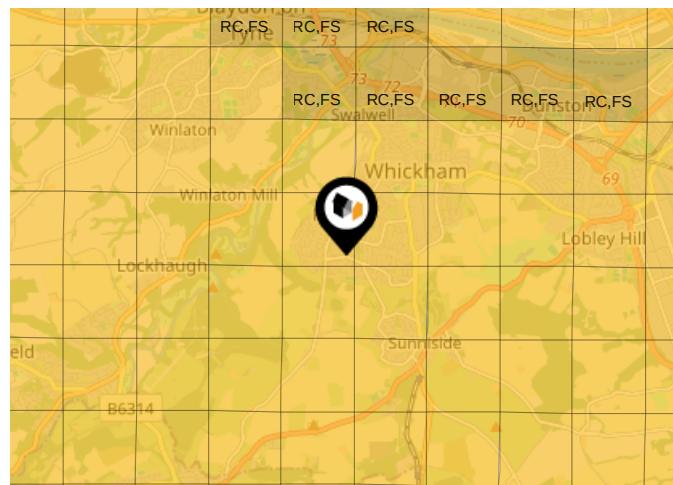
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



# Environment Soils & Clay

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

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

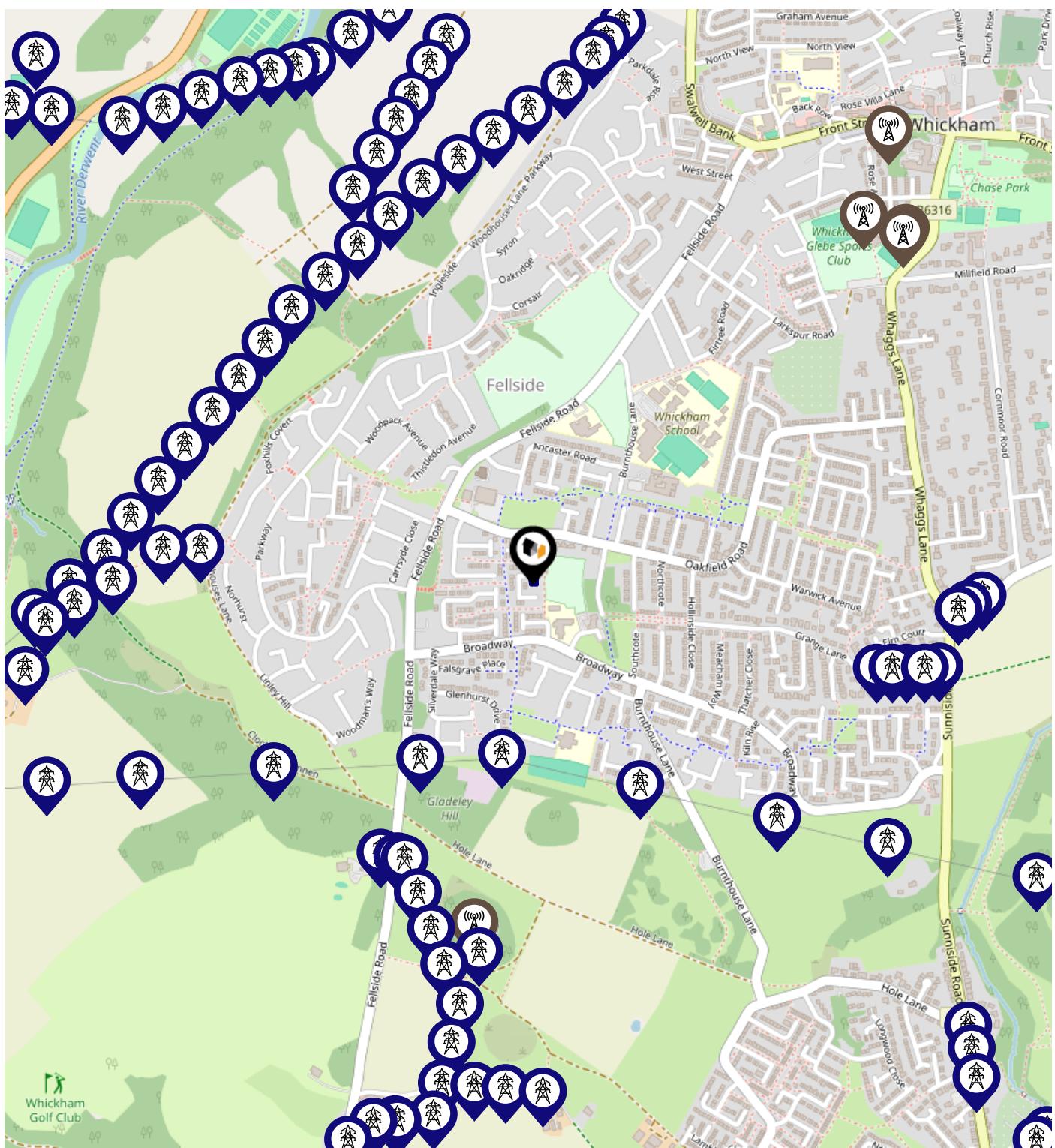


## Primary Classifications (Most Common Clay Types)

<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

WALKERSXCHANGE



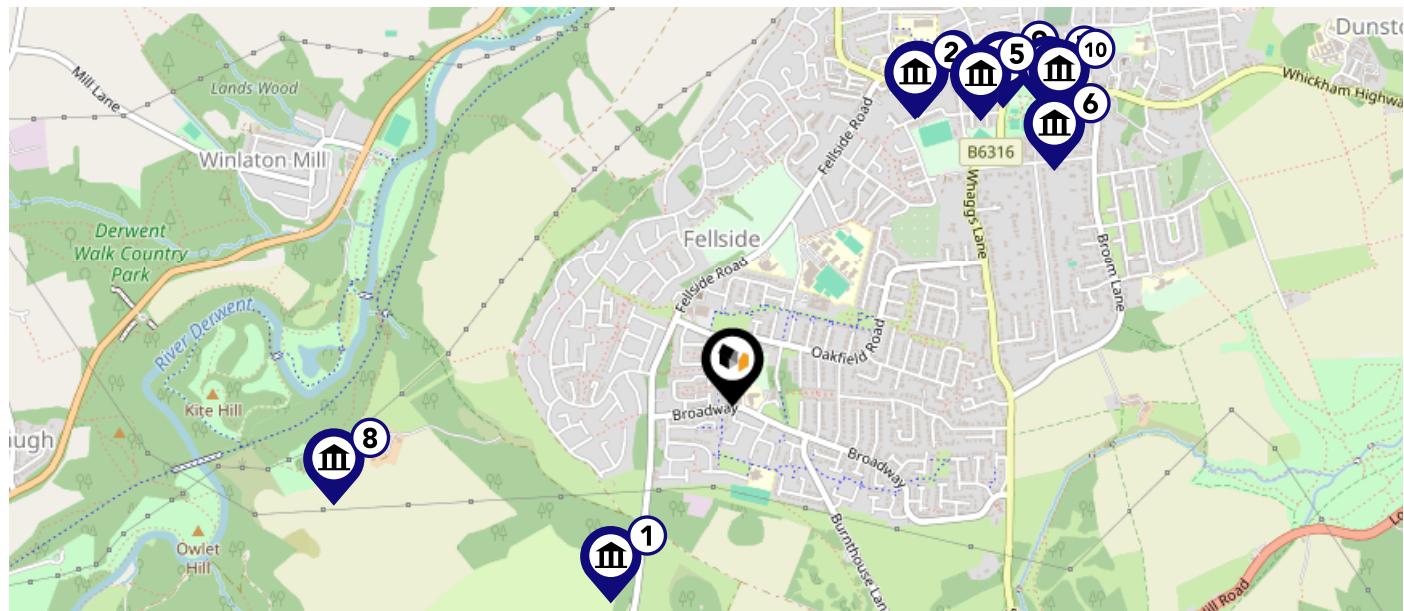
## Key:

- Power Pylons
- Communication Masts

# Maps

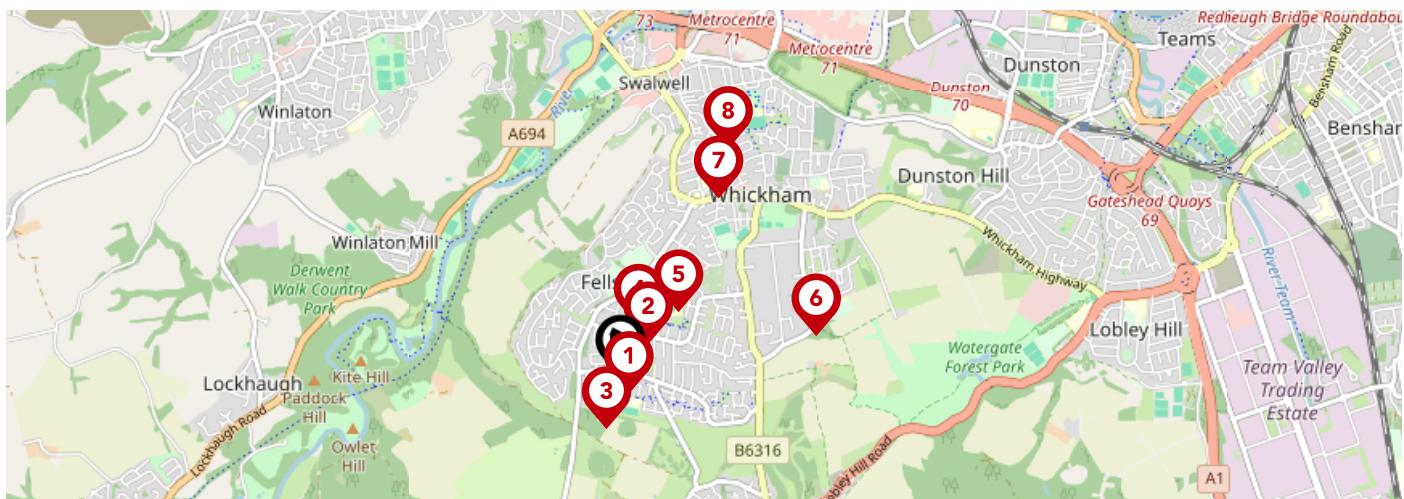
## Listed Buildings

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



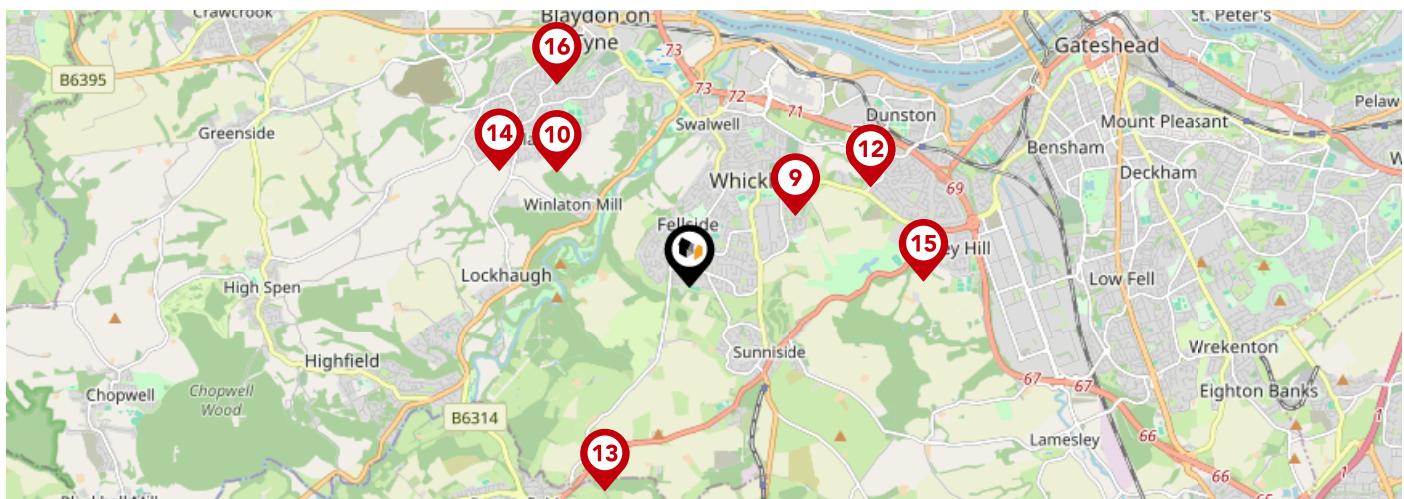
Listed Buildings in the local district		Grade	Distance
 <sup>1</sup>	1355102 - Lodges And Gate Piers To South Of Junction With Clockburn Lane	Grade II	0.5 miles
 <sup>2</sup>	1366087 - Salisbury House	Grade II	0.7 miles
 <sup>3</sup>	1185451 - 67, Front Street	Grade II	0.7 miles
 <sup>4</sup>	1355105 - 69, Front Street	Grade II	0.7 miles
 <sup>5</sup>	1025142 - Whickham Cottage Hospital	Grade II	0.8 miles
 <sup>6</sup>	1299676 - Windmill In King Georges Field (chase Park) 180 Metres South Of Street	Grade II	0.9 miles
 <sup>7</sup>	1442959 - Whickham War Memorial	Grade II	0.9 miles
 <sup>8</sup>	1025137 - Old Hollinside	Grade I	0.9 miles
 <sup>9</sup>	1355103 - Bust Of John English At West Corner Of Church Chare	Grade II	0.9 miles
 <sup>10</sup>	1025148 - K6 Telephone Kiosk Adjacent To Council Offices	Grade II	1.0 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
1	<b>Whickham Parochial Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 210   Distance:0.08					
2	<b>Gibside School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 195   Distance:0.18					
3	<b>Clover Hill Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 205   Distance:0.22					
4	<b>Fellside Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 231   Distance:0.23					
5	<b>Whickham School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1673   Distance:0.37					
6	<b>Washingwell Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 175   Distance:0.85					
7	<b>Front Street Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 410   Distance:0.87					
8	<b>Swalwell Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 151   Distance:1.08					

# Area Schools



Nursery Primary Secondary College Private

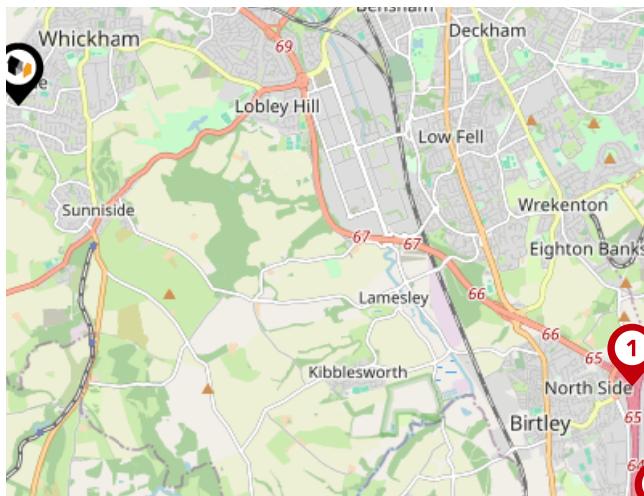
<b>9</b>	<b>St Mary's Catholic Primary School, Whickham</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 198   Distance:1.09					
<b>10</b>	<b>Parkhead Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 323   Distance:1.5					
<b>11</b>	<b>Dunston Hill Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 387   Distance:1.76					
<b>12</b>	<b>Kingsmeadow Community Comprehensive School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 970   Distance:1.76					
<b>13</b>	<b>Sacred Heart Catholic Primary School, Byemoor</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 232   Distance:1.89					
<b>14</b>	<b>Winlaton West Lane Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 366   Distance:1.9					
<b>15</b>	<b>Emmanuel College</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 1495   Distance:1.98					
<b>16</b>	<b>St Joseph's Catholic Primary School, Blydon</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 205   Distance:2.07					

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	1.84 miles
2	Blaydon Rail Station	2.2 miles
3	Dunston Rail Station	2.16 miles



## Trunk Roads/Motorways

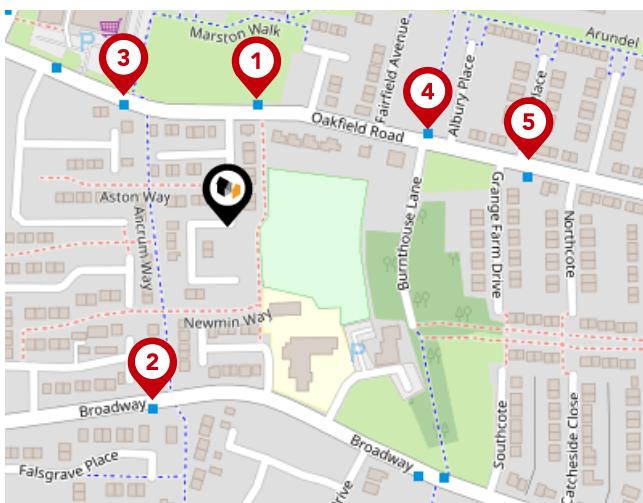
Pin	Name	Distance
1	A1(M) J65	5.75 miles
2	A1(M) J63	6.95 miles
3	A194(M) J1	5.97 miles
4	A1(M) J64	6.51 miles
5	A194(M) J2	6.48 miles



## Airports/Helpads

Pin	Name	Distance
1	Airport	7.01 miles
2	Teesside Airport	31.19 miles
3	Leeds Bradford Airport	73.87 miles
4	Irthington	44.22 miles

# Area Transport (Local)



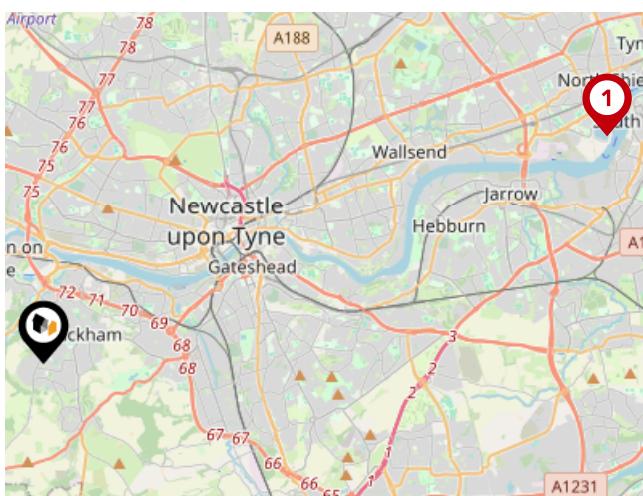
## Bus Stops/Stations

Pin	Name	Distance
1	Oakfield Road-Marston Walk	0.07 miles
2	Broadway	0.1 miles
3	Oakfield Road - Fellside Road	0.09 miles
4	Oakfield Road-Burnthouse Lane	0.12 miles
5	Oakfield Road-Bexley Place	0.16 miles



## Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.81 miles
2	Central Station (Tyne and Wear Metro Station)	3.74 miles
3	Central Station (Tyne and Wear Metro Station)	3.74 miles



## Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	10.35 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.

Powered by



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



WALKERSXCHANGE

### Walkersxchange Estate Agents

2a Gateshead Road, Sunniside  
0191 440 8173  
sales@Walkersxchange.com  
www.walkersxchange.com

