

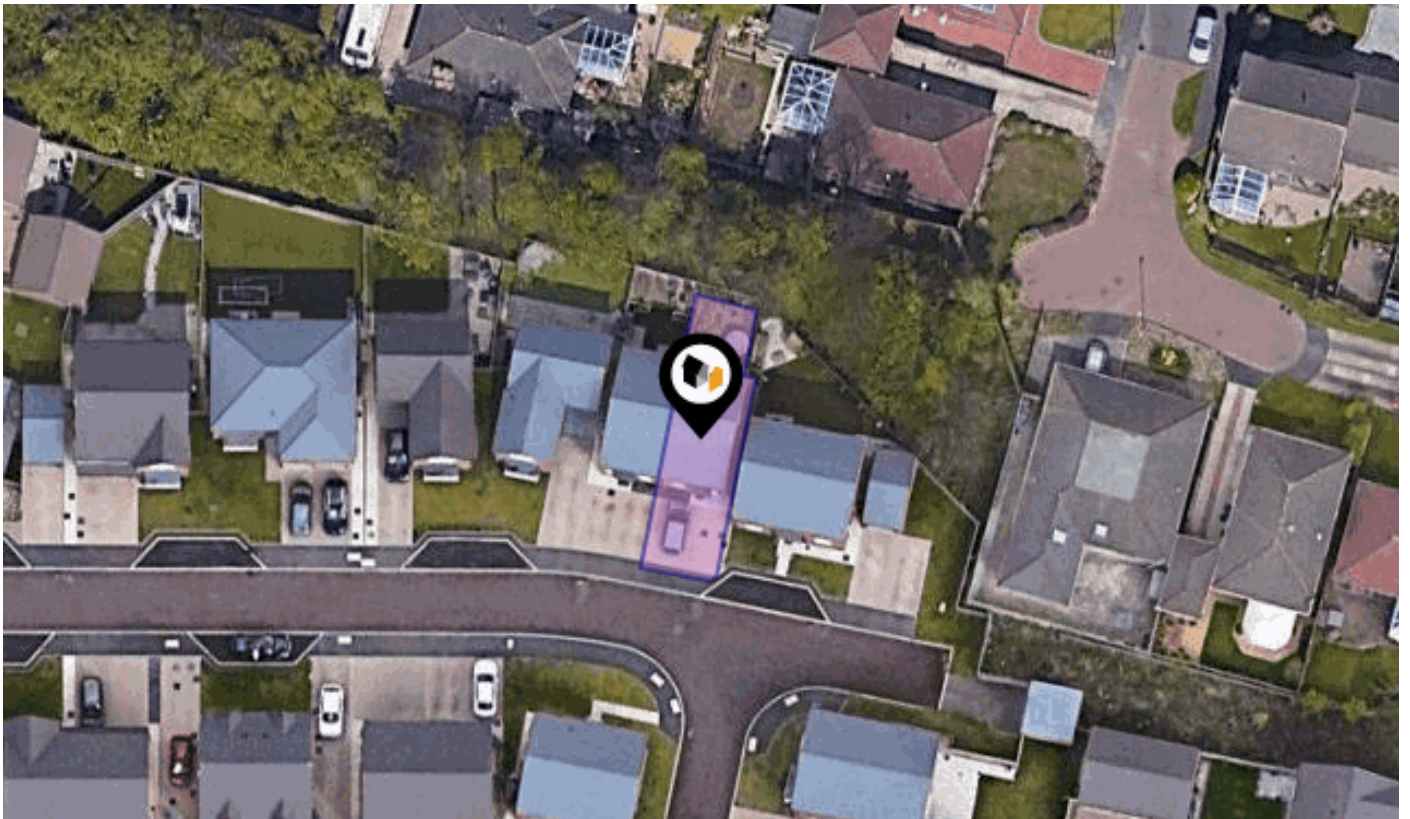


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# MIR: Material Info

The Material Information Affecting this Property

Tuesday 10<sup>th</sup> December 2024



**SWIFT GROVE, HEBBURN, NE31**

## Walkersxchange Estate Agents

2a Gateshead Road, Sunniside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	2020		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,709		
<b>Title Number:</b>	TY579276		

## Local Area

<b>Local Authority:</b>	South tyneside
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>9</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

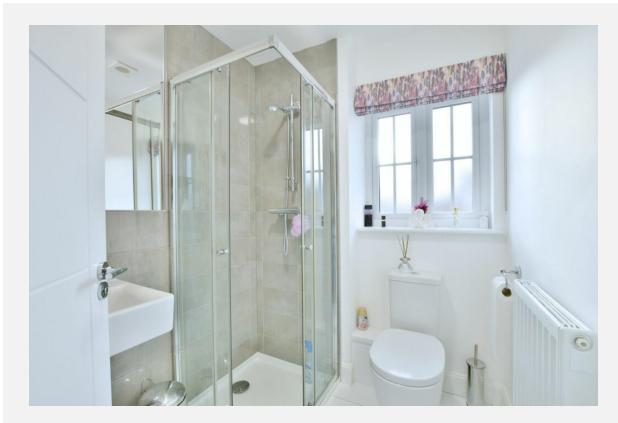
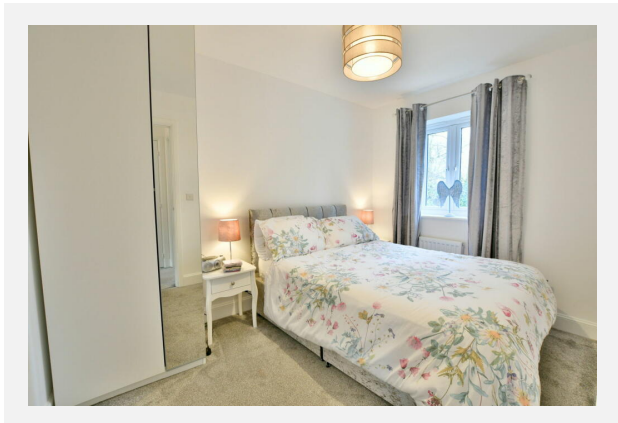
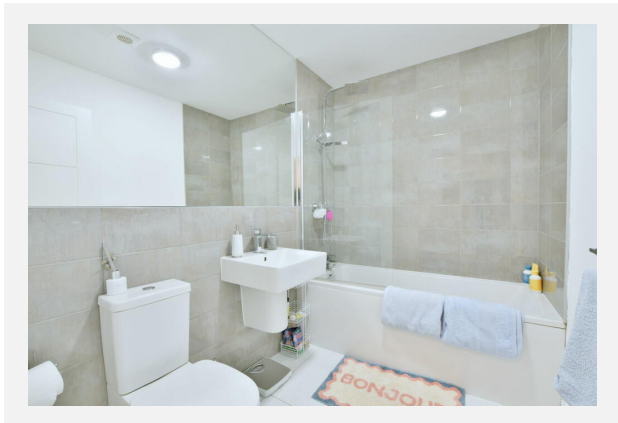
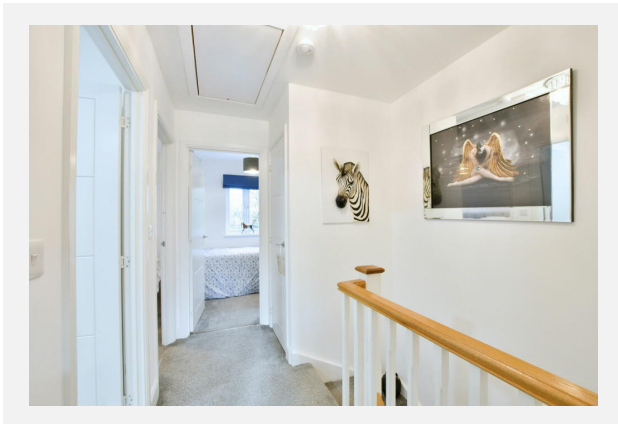
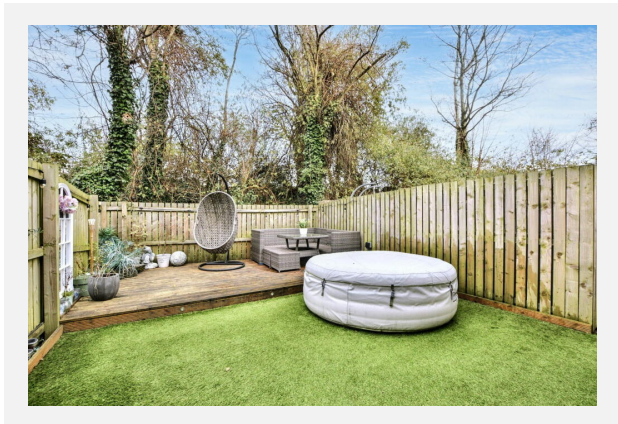
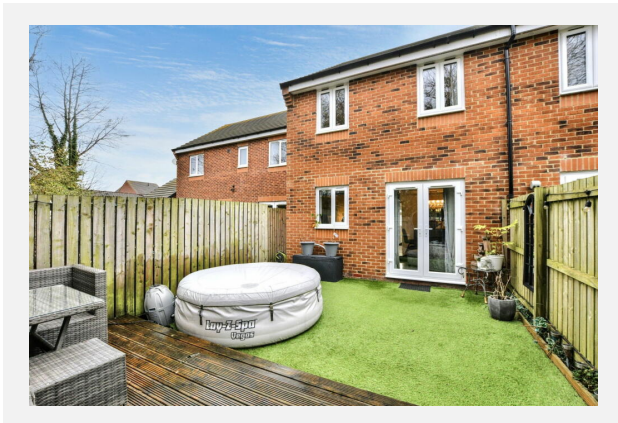
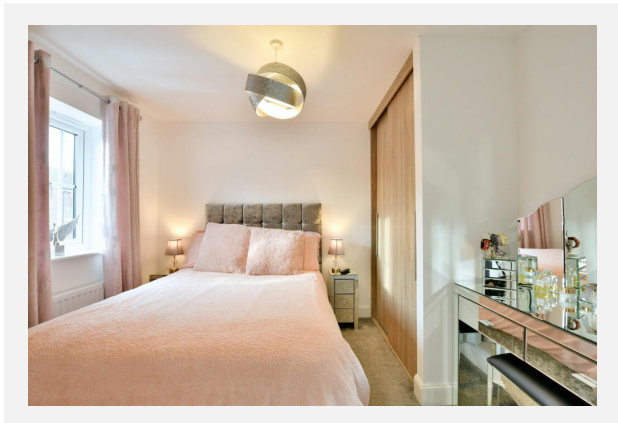


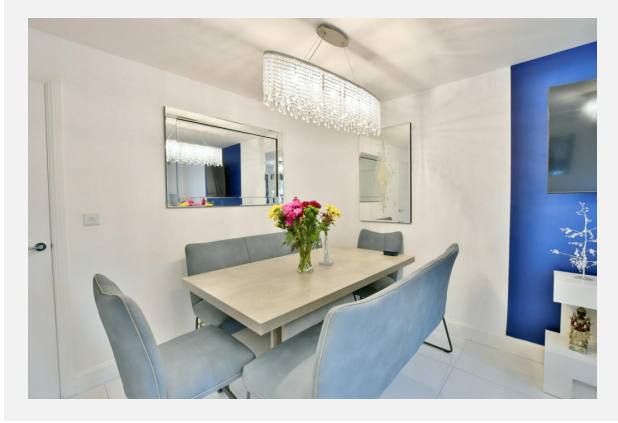
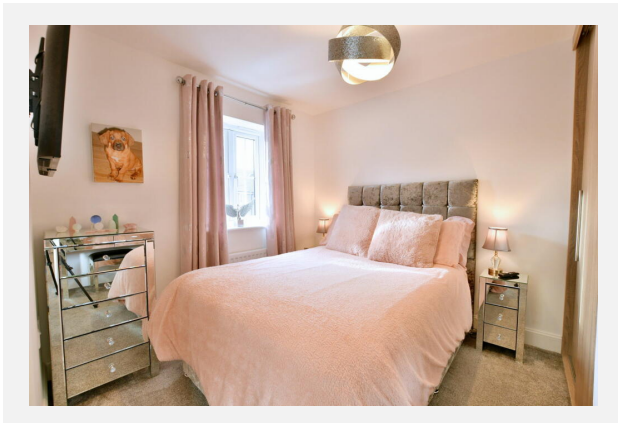
Planning records for: *31 Swift Grove Hebburn NE31 1FA*

Reference - ST/0231/24/HFUL	
<b>Decision:</b>	FINAL DECISION
<b>Date:</b>	09th April 2024
<b>Description:</b>	Garage conversion. Remove 2No garage doors and replace with windows, brickwork and artstone below window. Garage to become Living Room

Planning records for: *33 Swift Grove Hebburn South Tyneside NE31 1FA*

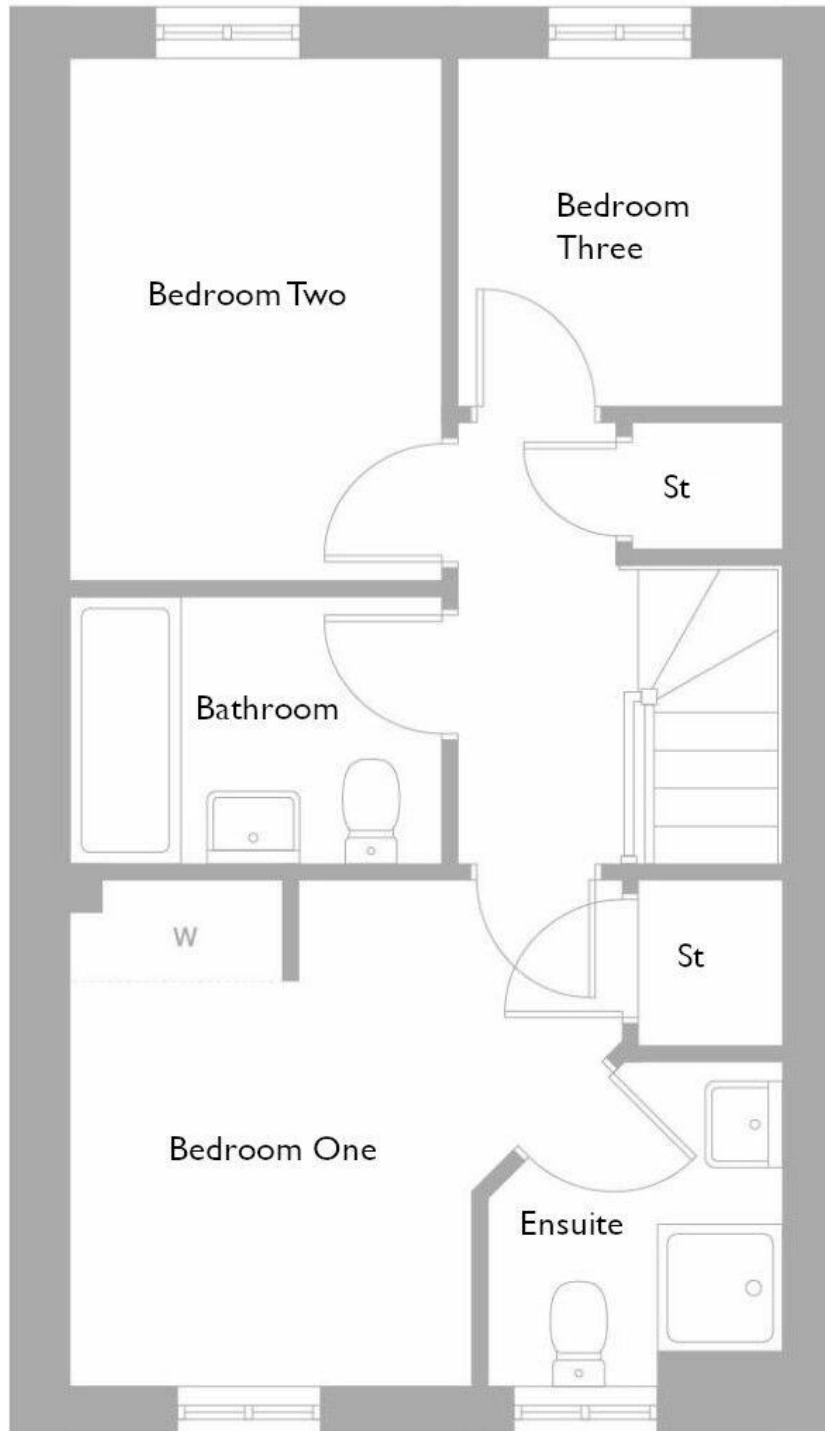
Reference - ST/0064/23/HFUL	
<b>Decision:</b>	FINAL DECISION
<b>Date:</b>	02nd February 2023
<b>Description:</b>	Rear elevation single storey extension.



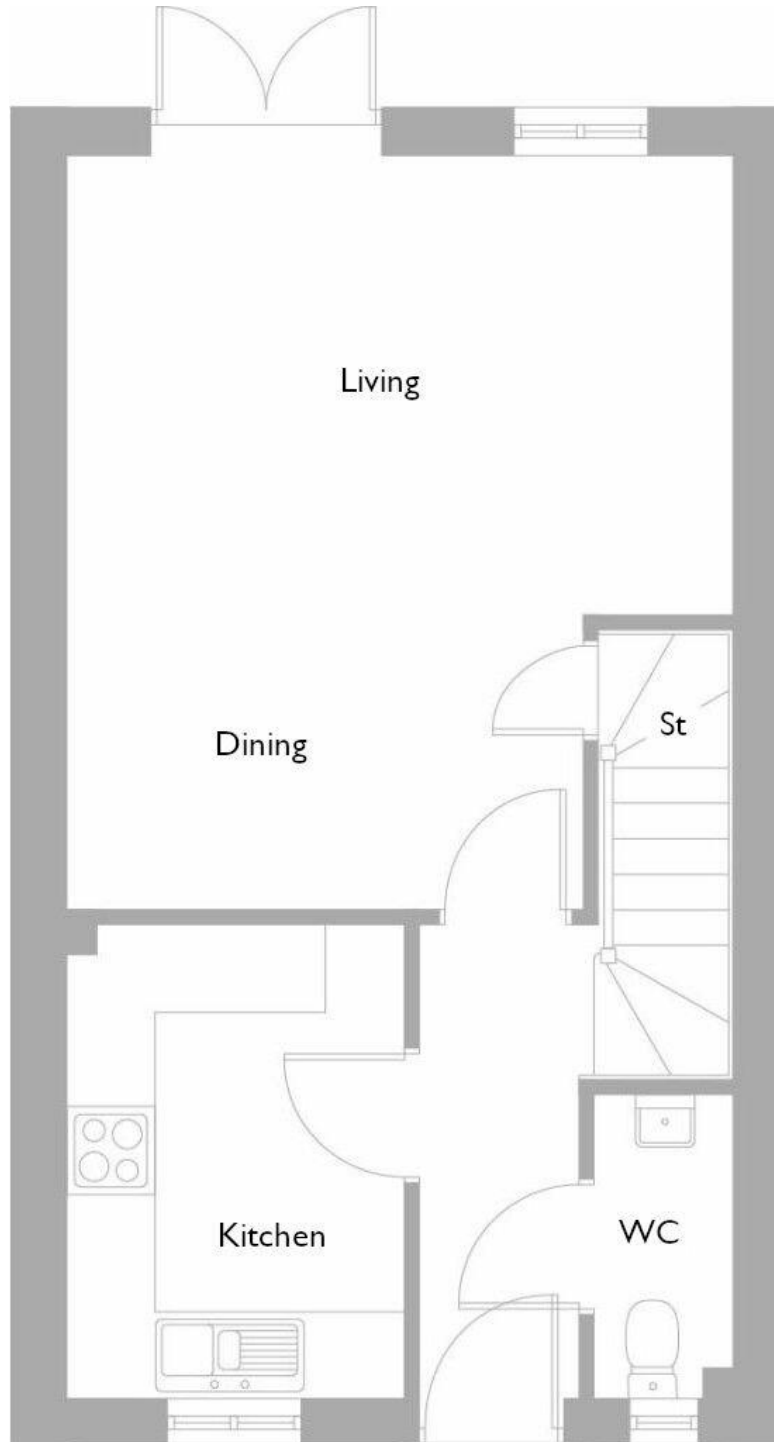




## SWIFT GROVE, HEBBURN, NE31



## SWIFT GROVE, HEBBURN, NE31





Swift Grove, NE31

Energy rating

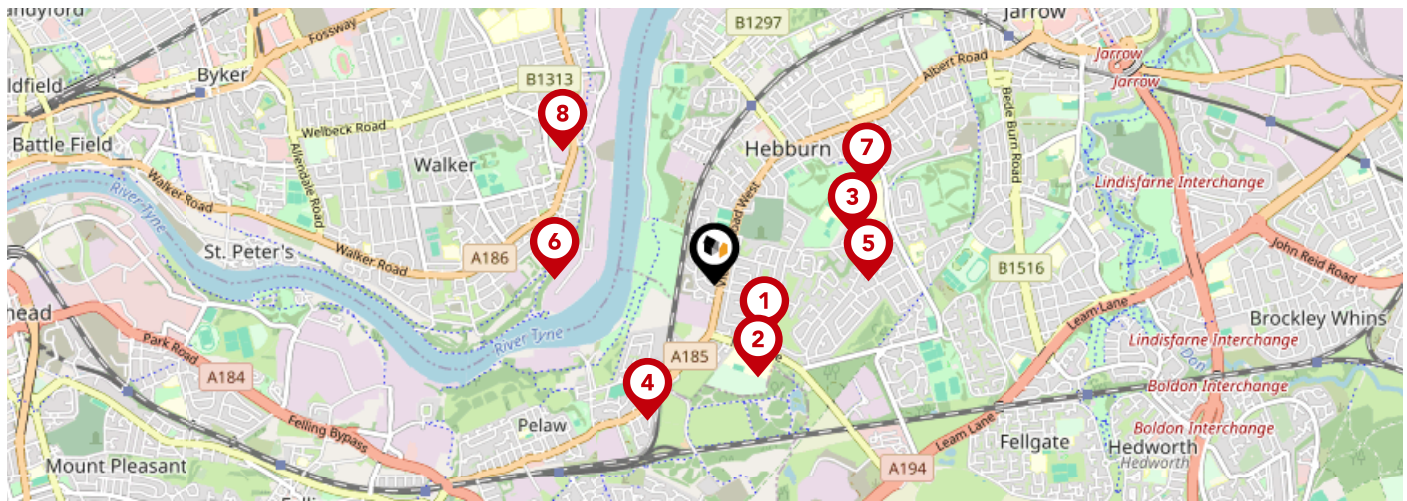
# B

Valid until 20.11.2029

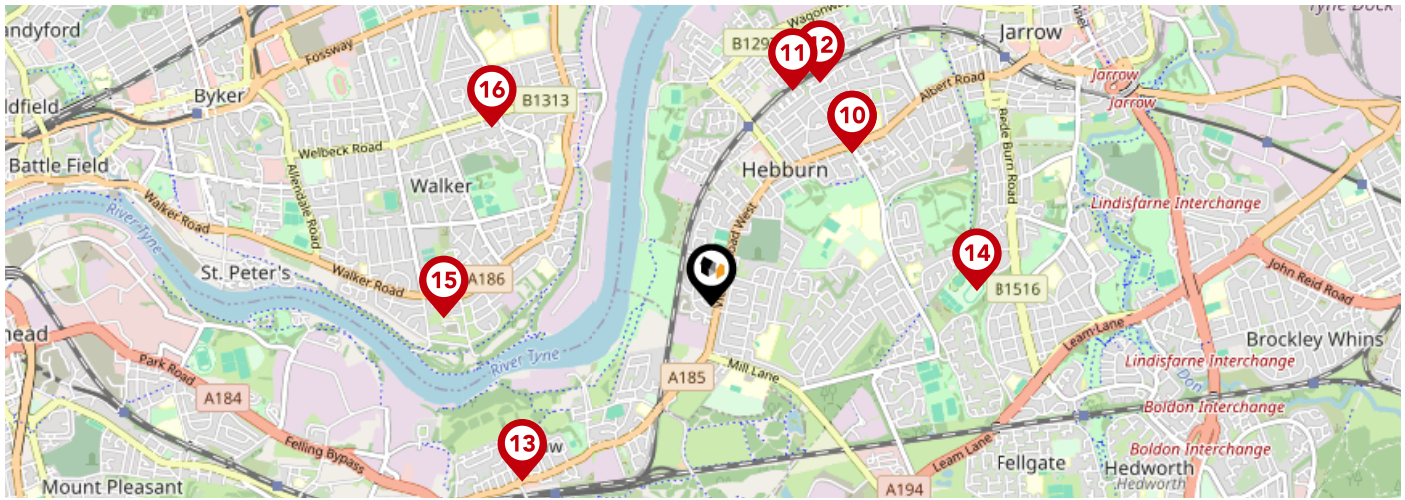
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.27 W/m-Â K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.16 W/m-Â K
<b>Roof Energy:</b>	Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.19 W/m-Â K
<b>Total Floor Area:</b>	76 m <sup>2</sup>



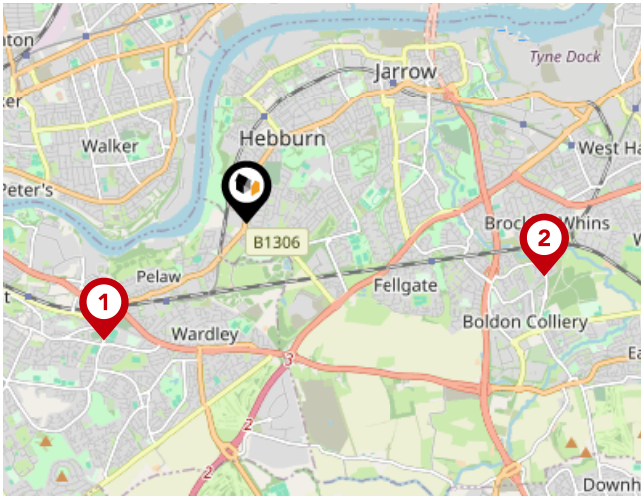
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Toner Avenue Primary School</b> Ofsted Rating: Good   Pupils: 477   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Joseph's Catholic Academy</b> Ofsted Rating: Good   Pupils: 1367   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Hebburn Comprehensive School</b> Ofsted Rating: Requires improvement   Pupils: 945   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Bill Quay Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>St James' Catholic Primary School, Hebburn</b> Ofsted Rating: Good   Pupils: 175   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>West Walker Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Hebburn Lakes Primary School</b> Ofsted Rating: Good   Pupils: 474   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Tyneview Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Sue Hedley Nursery School</b> Ofsted Rating: Outstanding   Pupils: 83   Distance:0.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Keelman's Way School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Aloysius Catholic Junior School Academy</b> Ofsted Rating: Outstanding   Pupils: 242   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Aloysius Catholic Infant School, Hebburn</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Alban's Catholic Primary School, Pelaw</b> Ofsted Rating: Good   Pupils: 206   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Bede Burn Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Central Walker Church of England Primary School</b> Ofsted Rating: Good   Pupils: 437   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Sir Charles Parsons School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

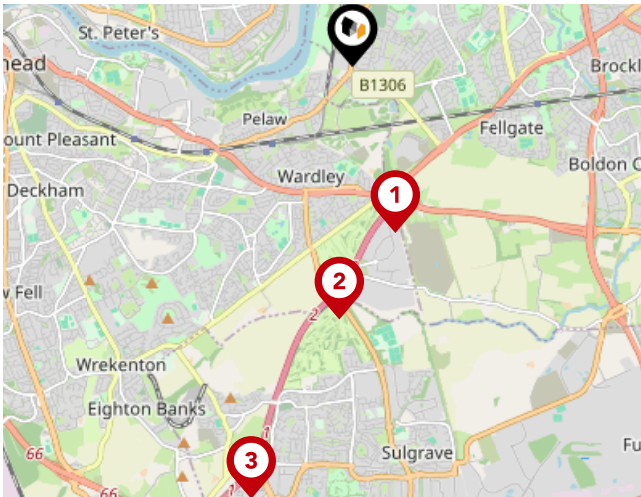
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Heworth Rail Station	1.58 miles
2	Brockley Whins Rail Station	2.57 miles
3	Manors Rail Station	3.19 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	1.48 miles
2	A194(M) J2	2.17 miles
3	A194(M) J1	3.78 miles
4	A1(M) J65	4.65 miles
5	A1(M) J64	5.72 miles

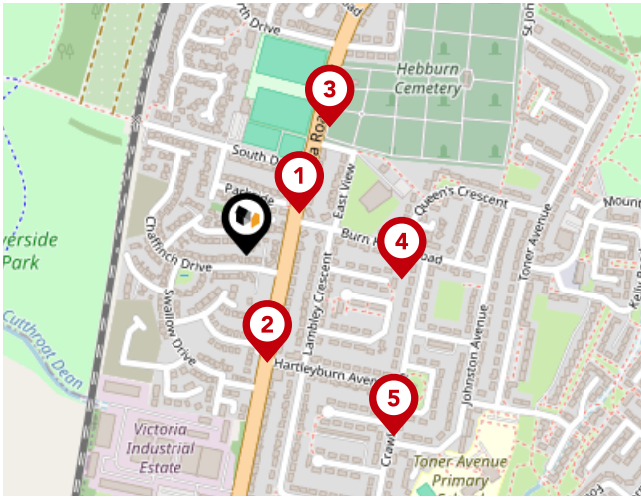


### Airports/Helipads

Pin	Name	Distance
1	Airport	8.82 miles
2	Teesside Airport	31.61 miles
3	Leeds Bradford Airport	76.09 miles
4	Irthington	50.82 miles

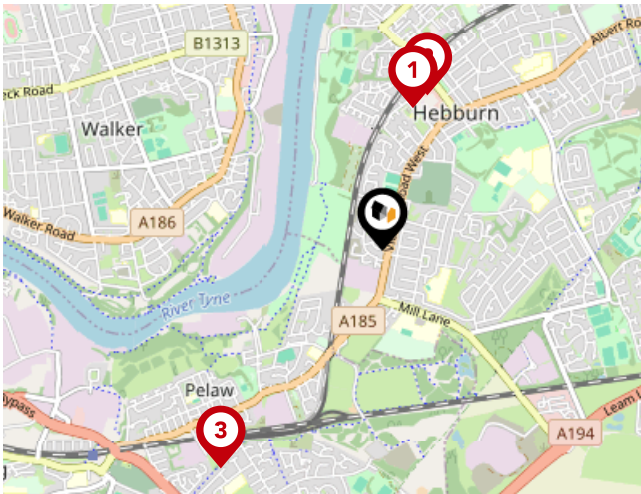
# Area

## Transport (Local)



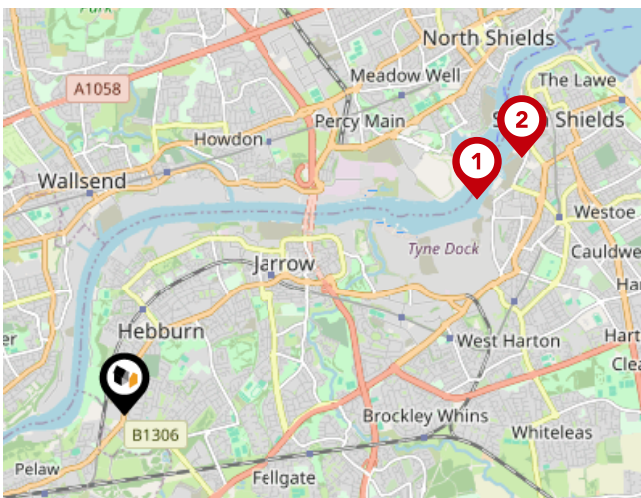
### Bus Stops/Stations

Pin	Name	Distance
1	Victoria Road West-South Drive	0.07 miles
2	Victoria Road West-Hartleyburn	0.12 miles
3	Victoria Road West-Sports Ground	0.16 miles
4	Burn Heads Road-Queens Crescent	0.17 miles
5	Hartleyburn Estate	0.25 miles



### Local Connections

Pin	Name	Distance
1	Hebburn (Tyne and Wear Metro Station)	0.62 miles
2	Hebburn (Tyne and Wear Metro Station)	0.69 miles
3	Pelaw (Tyne and Wear Metro Station)	1.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	3.52 miles
2	South Shields Ferry Terminal	4.02 miles

# Walkersxchange Estate Agents

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### Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside  
0191 440 8173  
chris@walkersxchange.com  
www.walkersxchange.com/

