

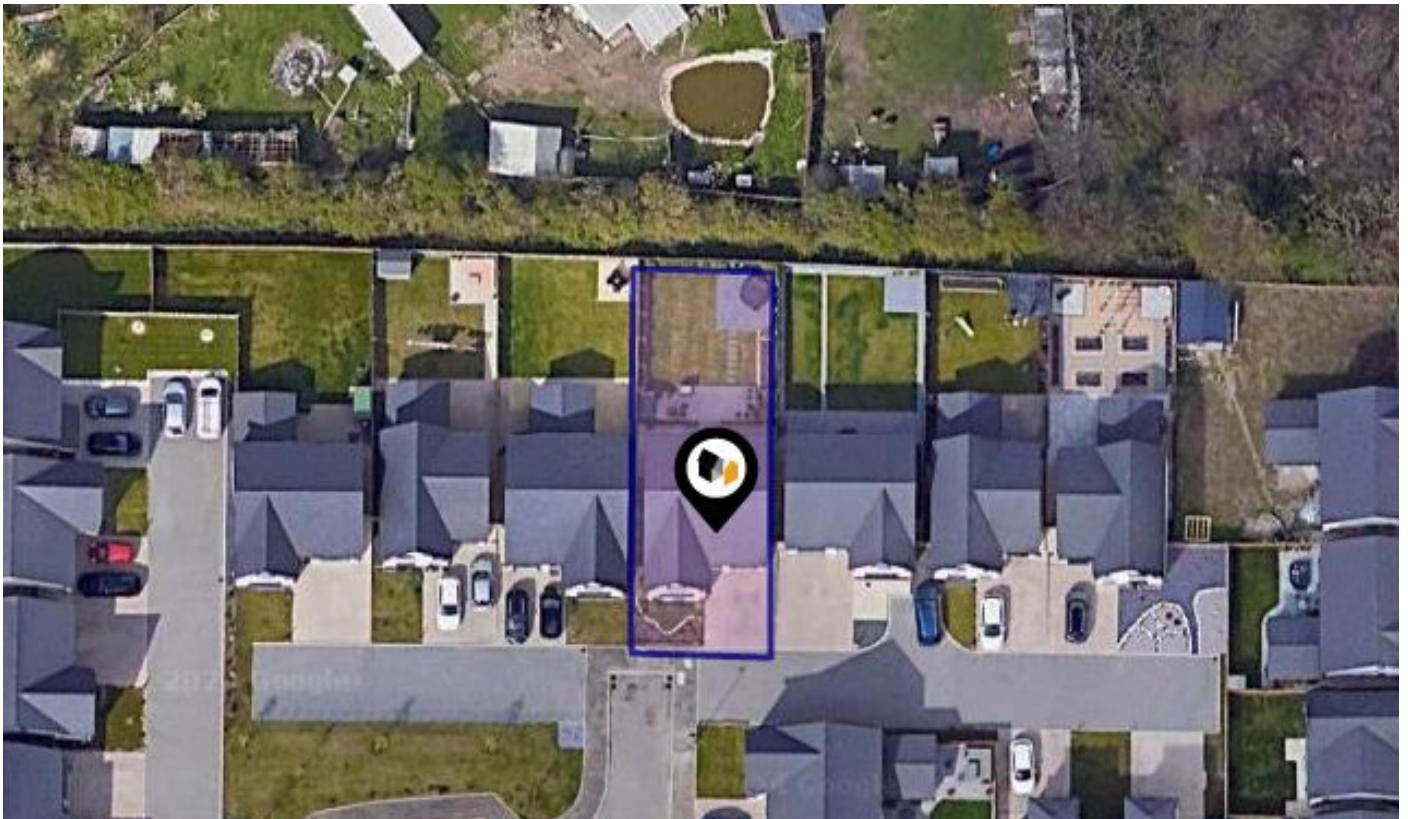


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 13<sup>th</sup> November 2024**



## BLUEBELL WYND, BACKWORTH, NEWCASTLE UPON TYNE, NE27

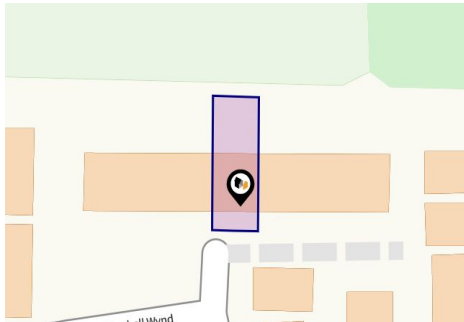
### Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,603 ft <sup>2</sup> / 149 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	2020		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,714		
<b>Title Number:</b>	TY573210		

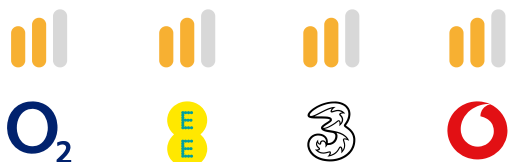
## Local Area

<b>Local Authority:</b>	North tyneside
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

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

<b>28</b> mb/s	<b>1000</b> mb/s

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

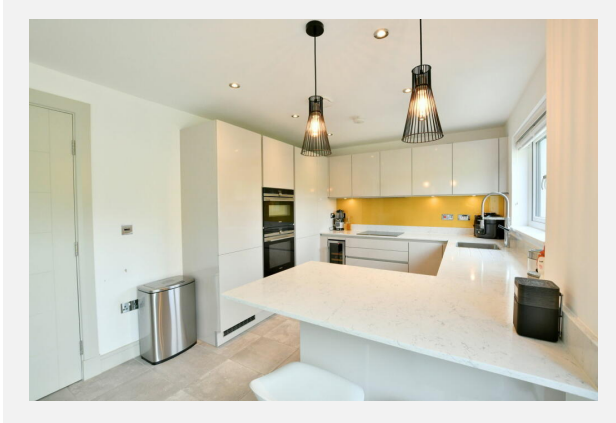
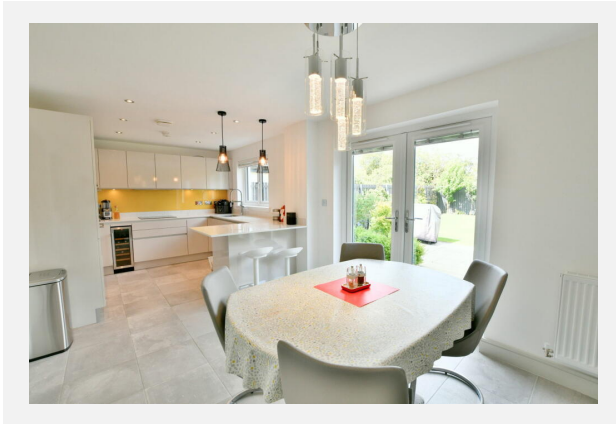
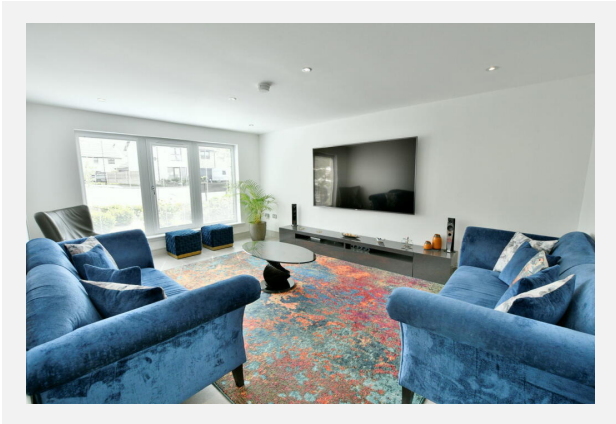
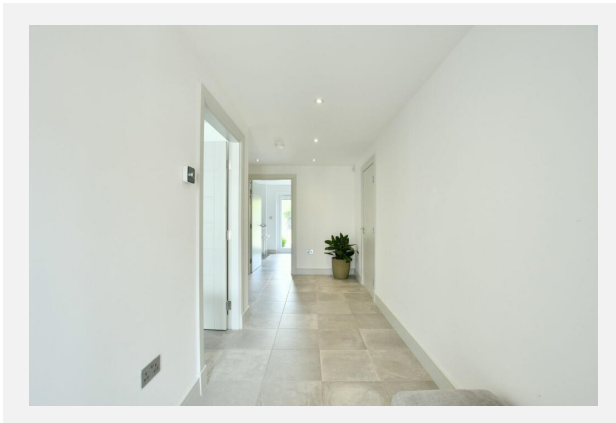


### Satellite/Fibre TV Availability:

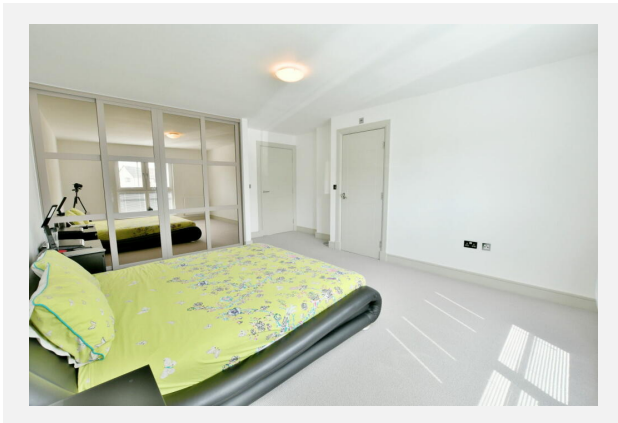
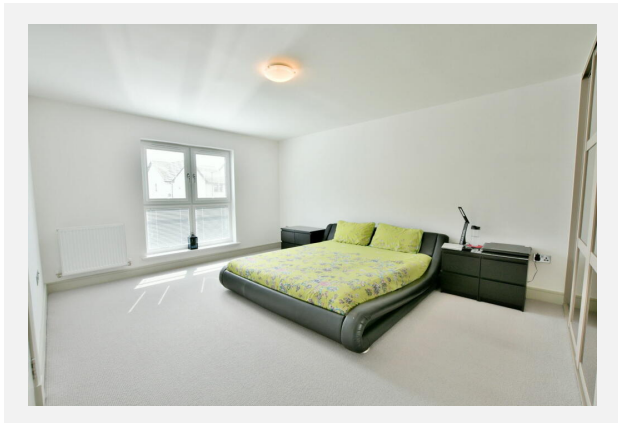
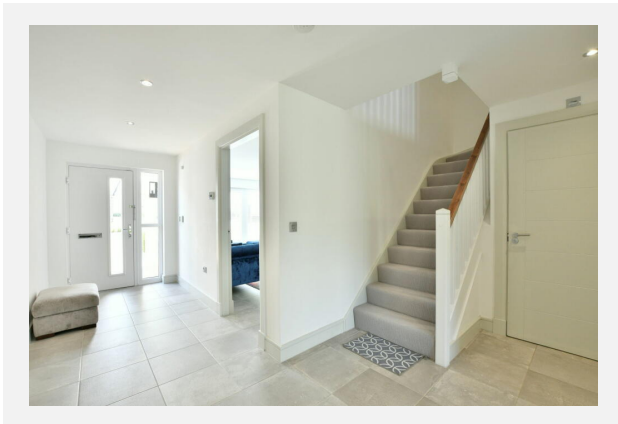
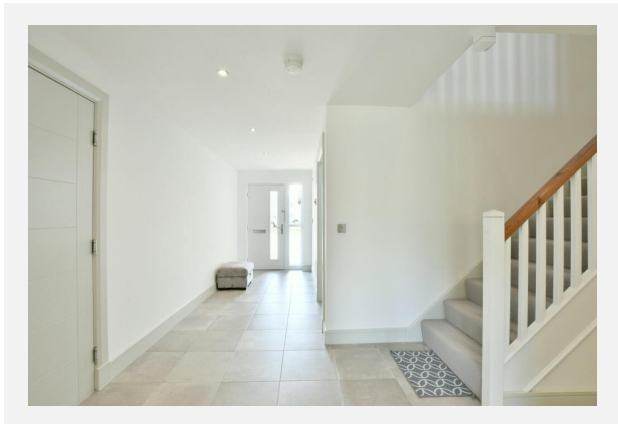
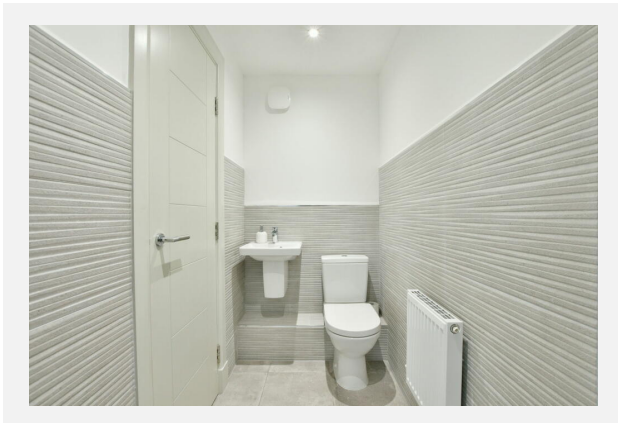


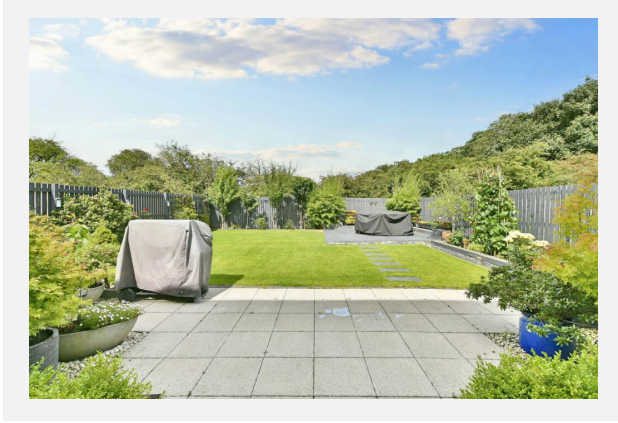
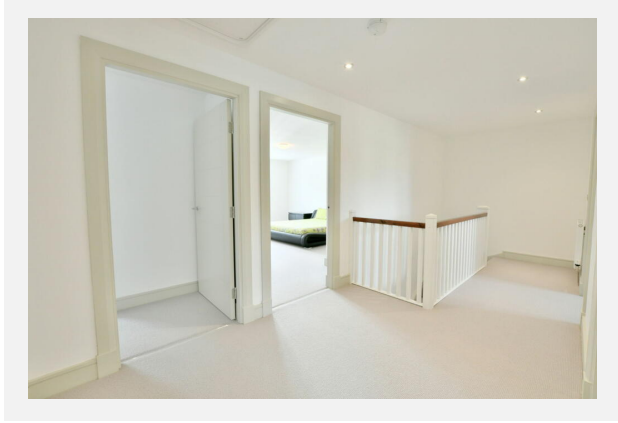
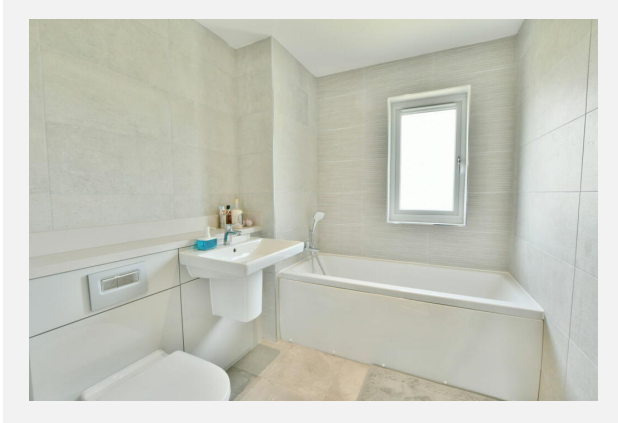
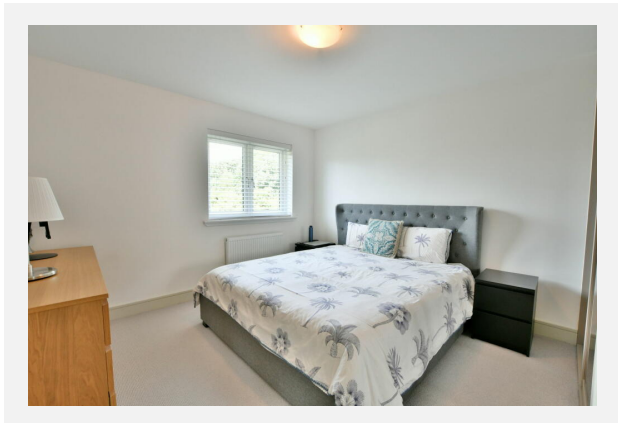
Planning records for: *22 Bluebell Wynd Backworth Newcastle Upon Tyne NE27 0XE*

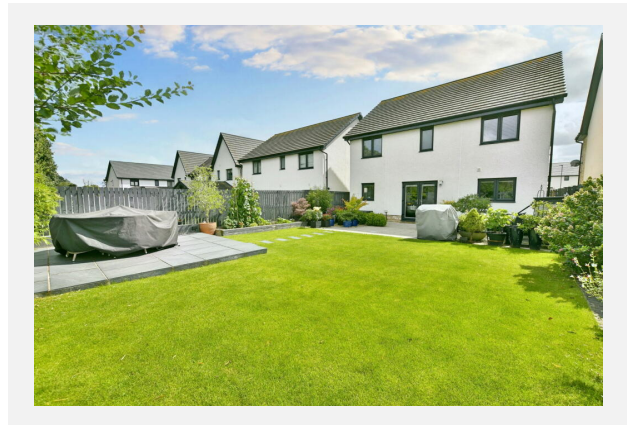
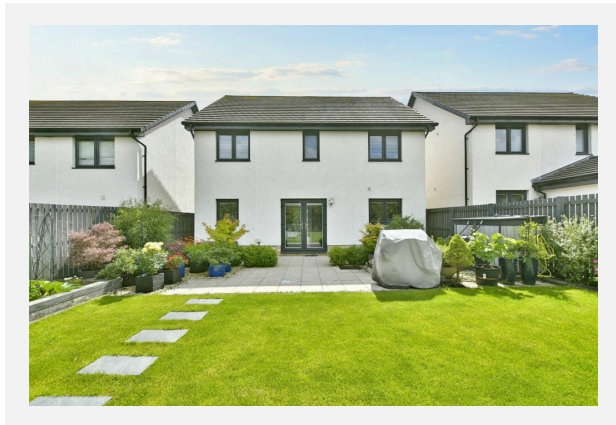
<b>Reference - 24/00693/CLPROP</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th June 2024
<b>Description:</b>	Change of use of garden summerhouse from home office to nail treatment business plus office













## BLUEBELL WYND, BACKWORTH, NEWCASTLE UPON TYNE, NE27





**BLUEBELL WYND, BACKWORTH, NEWCASTLE UPON  
TYNE, NE27**



Bluebell Wynd, Backworth, NE27

Energy rating

**B**

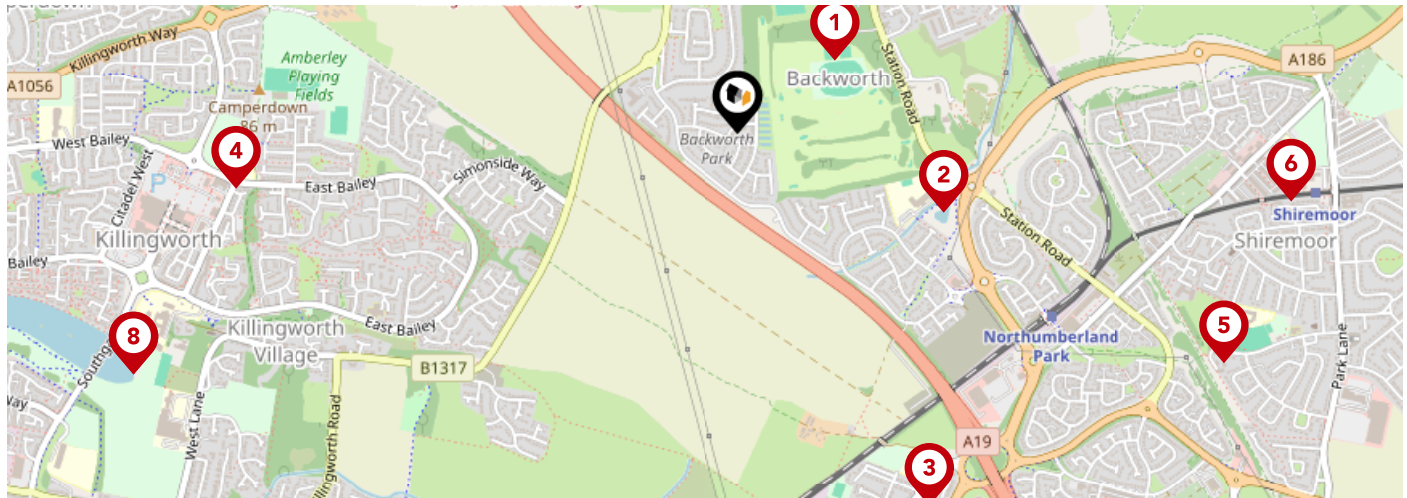
Valid until 05.02.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84   <b>B</b>	92   <b>A</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

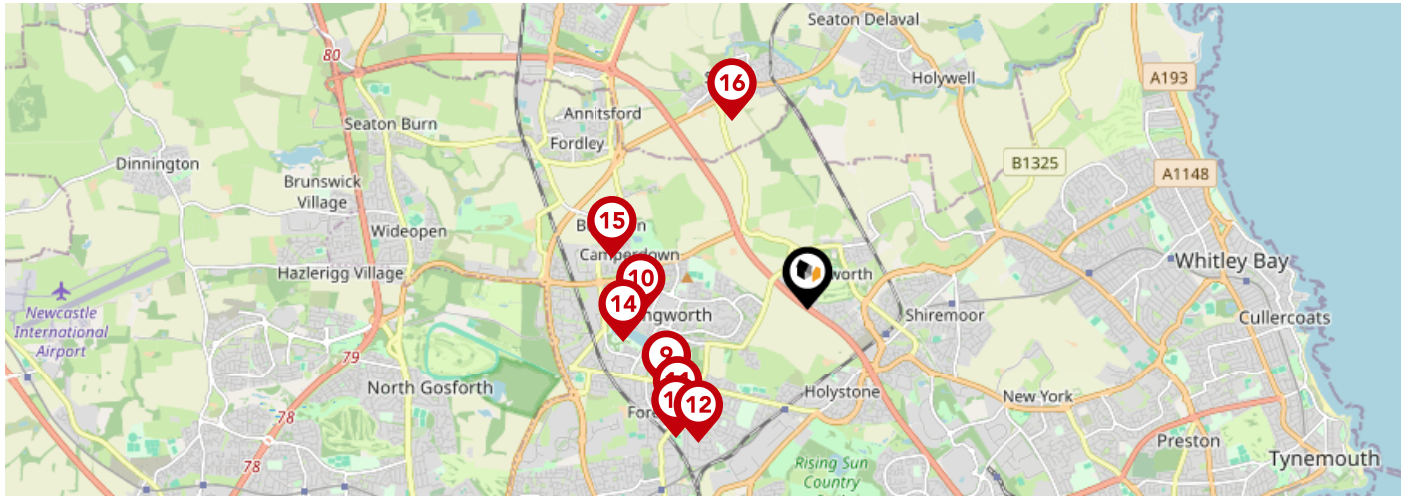
### Additional EPC Data




<b>Property Type:</b>	House
<b>Build Form:</b>	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 0.22 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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 0.17 W/m-Â°K
<b>Total Floor Area:</b>	149 m <sup>2</sup>





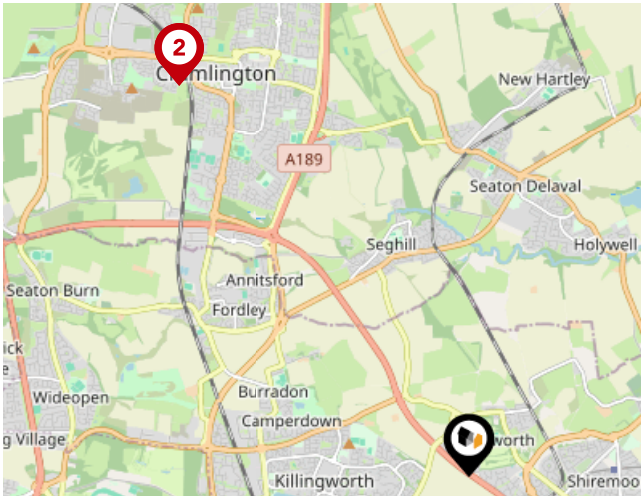
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Backworth Park Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Parkside House School</b> Ofsted Rating: Good   Pupils: 54   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Holystone Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Amberley Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Shiremoor Primary School</b> Ofsted Rating: Good   Pupils: 384   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Moorbridge</b> Ofsted Rating: Good   Pupils: 166   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Westmoor Primary School</b> Ofsted Rating: Requires improvement   Pupils: 334   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>George Stephenson High School</b> Ofsted Rating: Good   Pupils: 1207   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Percy Hedley School</b> Ofsted Rating: Outstanding   Pupils: 155   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bailey Green Primary School</b> Ofsted Rating: Outstanding   Pupils: 457   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Marys Catholic Primary School, Forest Hall</b> Ofsted Rating: Good   Pupils: 203   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ivy Road Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Forest Hall Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grasmere Academy</b> Ofsted Rating: Good   Pupils: 112   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Burradon Community Primary School</b> Ofsted Rating: Good   Pupils: 163   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Seghill First School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

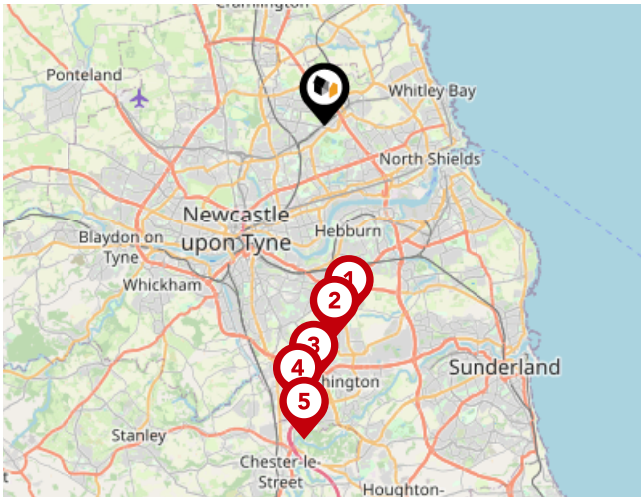
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Railway station	4.13 miles
2	Cramlington Rail Station	4.14 miles
3	Manors Rail Station	5.37 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A194(M) J3	6.57 miles
2	A194(M) J2	7.27 miles
3	A194(M) J1	8.79 miles
4	A1(M) J65	9.58 miles
5	A1(M) J64	10.72 miles



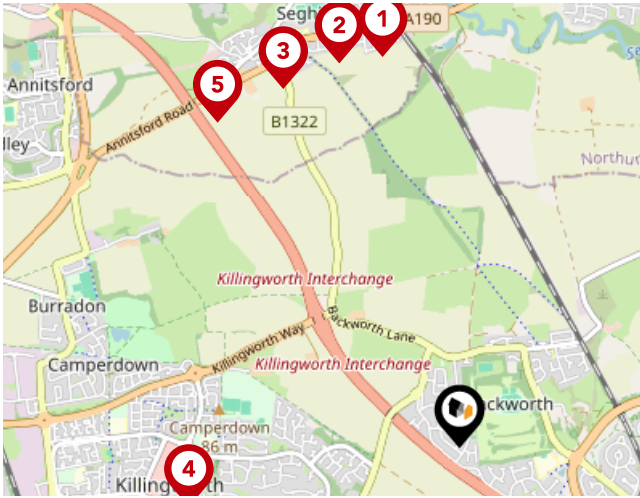
### Airports/Helipads

Pin	Name	Distance
1	Airport	6.87 miles
2	Teesside Airport	36.73 miles
3	Leeds Bradford Airport	81.15 miles
4	Irthington	50.75 miles



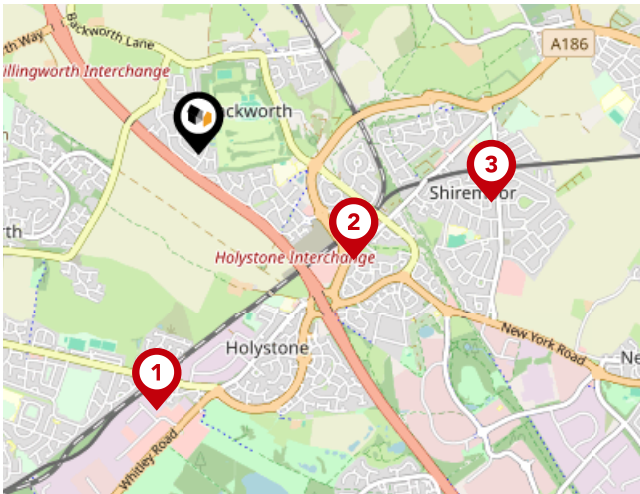
# Area

## Transport (Local)



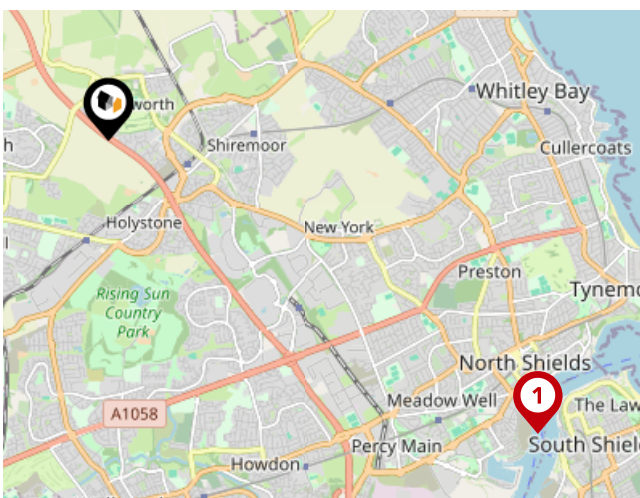
### Bus Stops/Stations

Pin	Name	Distance
1	Railway crossing	1.69 miles
2	Blake Arms	1.71 miles
3	Chester Grove	1.7 miles
4	Killingworth Bus Station	1.18 miles
5	Reid's Lane	1.72 miles



### Local Connections

Pin	Name	Distance
1	Palmerston (Tyne and Wear Metro Station)	1.11 miles
2	Northumberland Park (Tyne & Wear Metro Station)	0.8 miles
3	Shiremoor (Tyne and Wear Metro Station)	1.26 miles



### Ferry Terminals

Pin	Name	Distance
1	North Shields Ferry Terminal	4.41 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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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 Estate Agents

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

