

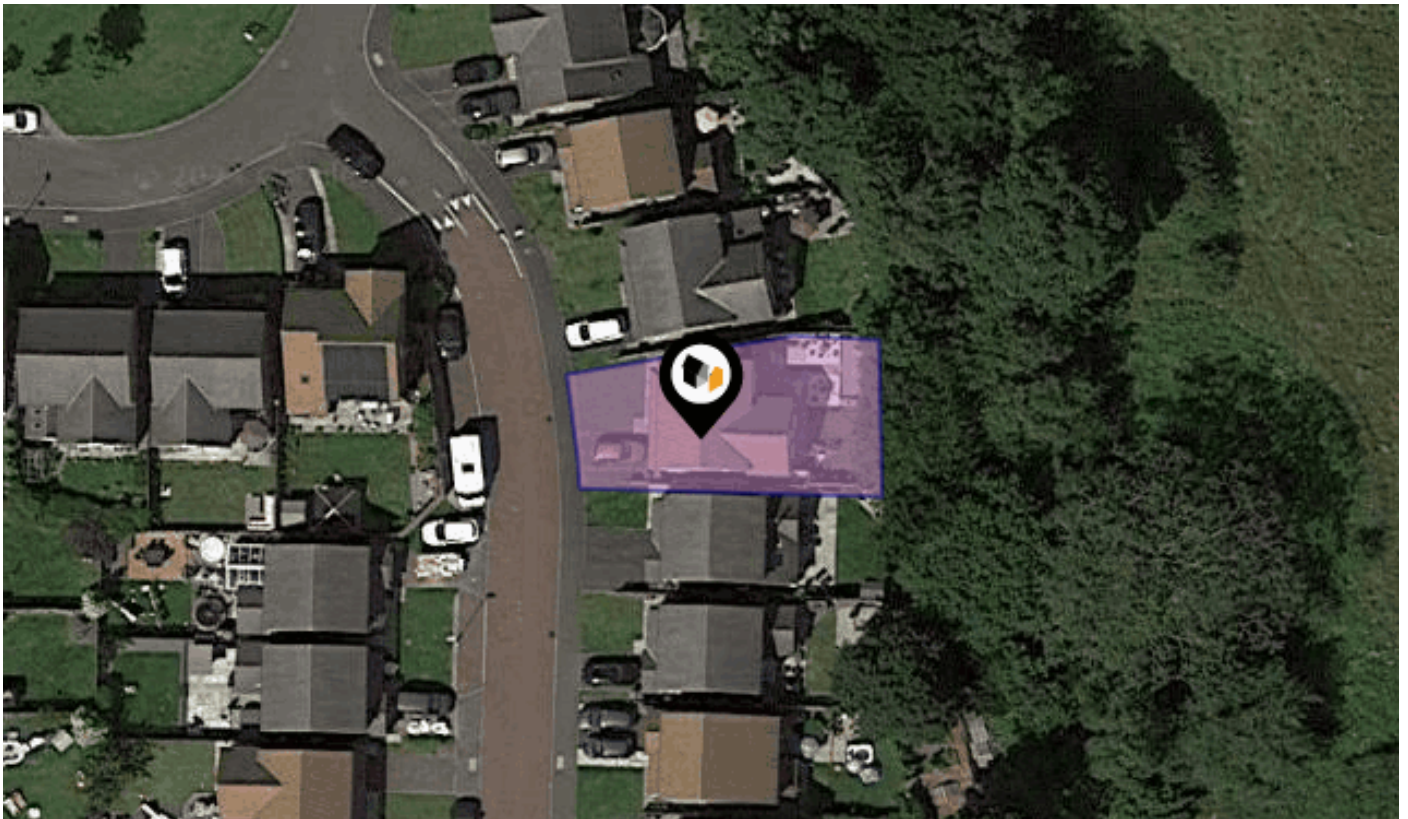


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th November 2024



**WEST MEADOWS, CHOPWELL, NEWCASTLE UPON TYNE,
NE17**

Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

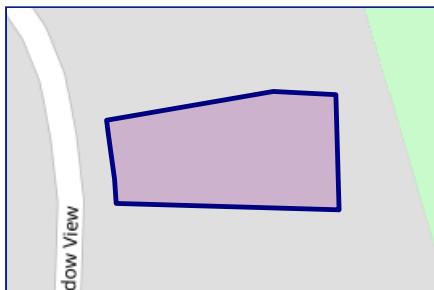
0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/

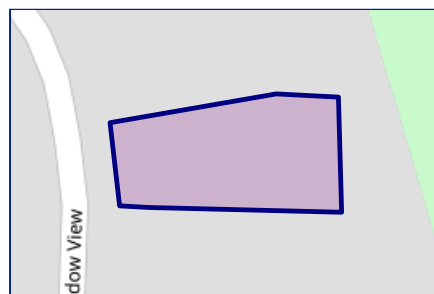


Freehold Title Plan



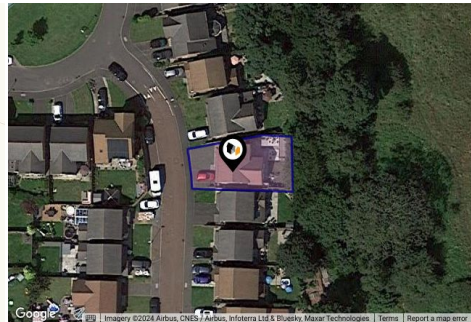
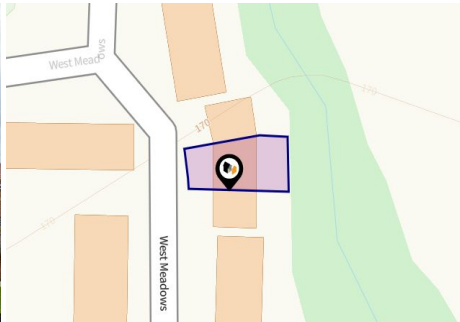
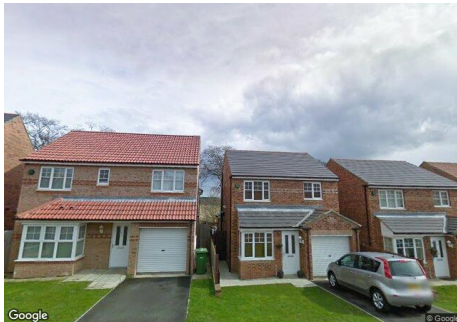
TY582019

Leasehold Title Plan



TY468836

Start Date: 24/07/2005
End Date: 01/11/2102
Lease Term: 99 years from 1 November 2003
Term Remaining: 78 years



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	24/07/2005
Floor Area:	1,248 ft ² / 116 m ²	End Date:	01/11/2102
Plot Area:	0.07 acres	Lease Term:	99 years from 1 November 2003
Year Built :	2003-2006	Term Remaining:	78 years
Council Tax :	Band D		
Annual Estimate:	£2,451		
Title Number:	TY468836		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *23 West Meadows Chopwell Newcastle Upon Tyne NE17 7BG*

Reference - Gateshead/DC/07/00068/FUL
Decision: Decided
Date: 16th January 2007
Description: Erection of single-storey extension at rear of dwellinghouse.

Planning records for: *44 West Meadows Chopwell Blaydon NE17 7BG*

Reference - Gateshead/DC/17/01170/HHA
Decision: Decided
Date: 08th November 2017
Description: Two storey rear extension and front porch

Planning records for: *50 West Meadows Chopwell Newcastle Upon Tyne NE17 7BG*

Reference - Gateshead/DC/06/01053/FUL
Decision: Decided
Date: 10th July 2006
Description: Erection of single-storey extension at rear of dwellinghouse.

Planning records for: *43 West Meadows Chopwell Newcastle Upon Tyne NE17 7BG*

Reference - Gateshead/DC/05/01996/FUL
Decision: Decided
Date: 13th December 2005
Description: Erection of conservatory at rear of dwellinghouse.

Planning records for: *26 West Meadows Chopwell Newcastle Upon Tyne NE17 7BG*

Reference - Gateshead/DC/07/00020/FUL
Decision: Decided
Date: 08th January 2007
Description: Erection of conservatory at rear of dwellinghouse.

Planning records for: *22 West Meadows Chopwell Newcastle Upon Tyne NE17 7BG*

Reference - Gateshead/DC/10/01302/HHA
Decision: Decided
Date: 08th December 2010
Description: Erection of conservatory at rear of dwellinghouse (retrospective application) (amended 23/12/10).

Planning records for: *20 West Meadows Chopwell Newcastle Upon Tyne NE17 7BG*

Reference - Gateshead/DC/08/00131/FUL
Decision: Decided
Date: 06th February 2008
Description: Erection of conservatory at rear of dwellinghouse.

Planning records for: *24 West Meadows Chopwell Newcastle Upon Tyne NE17 7BG*

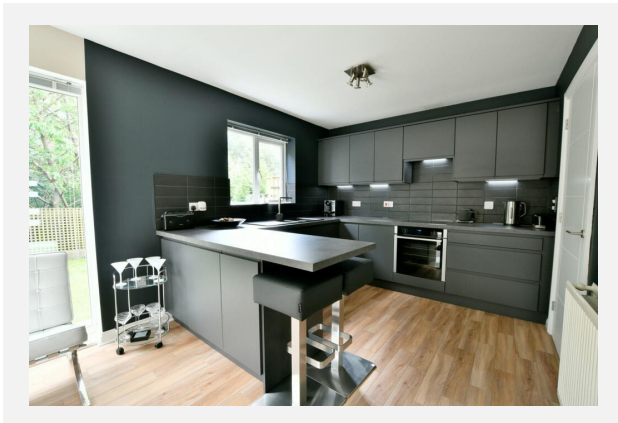
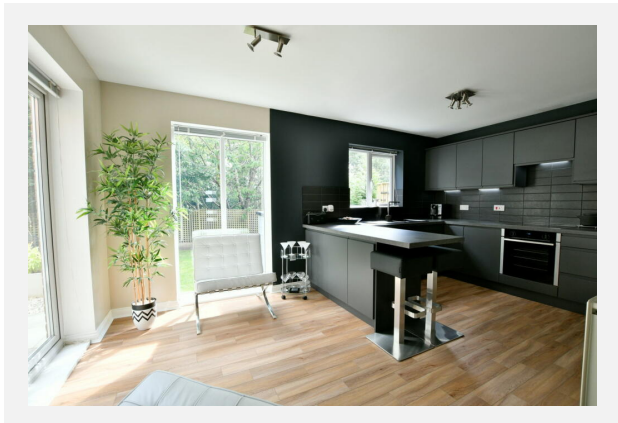
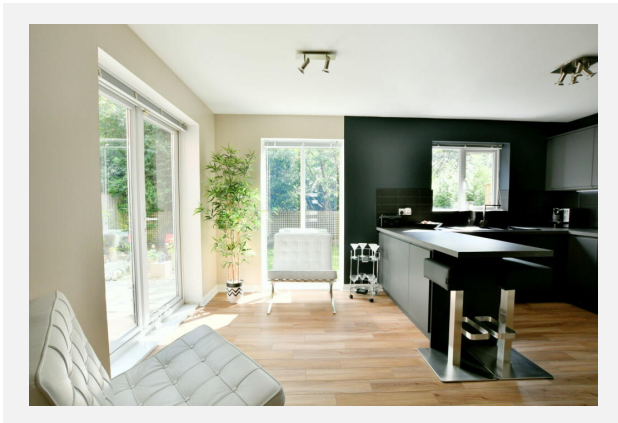
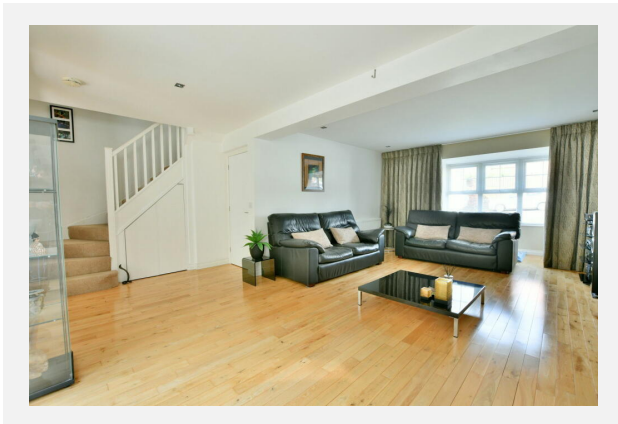
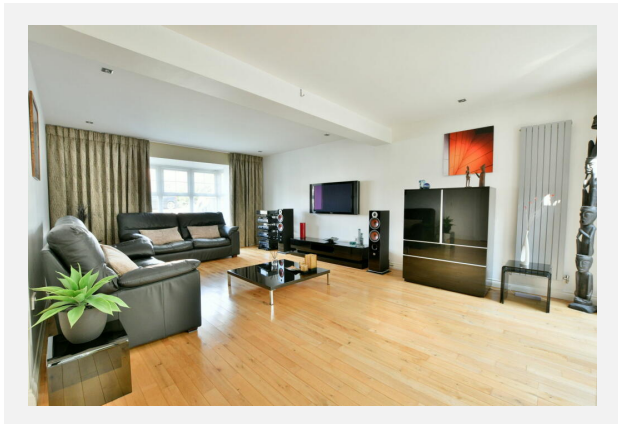
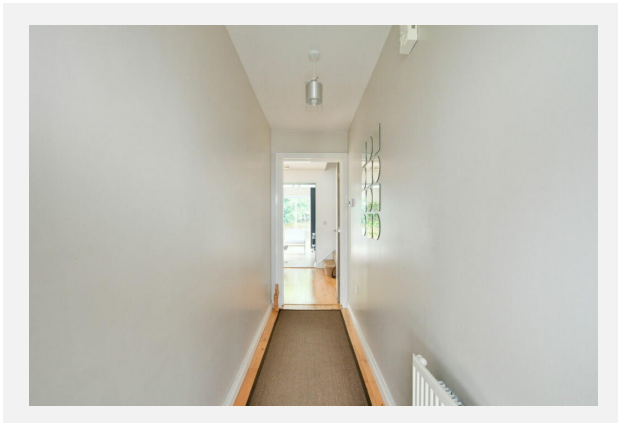
Reference - Gateshead/DC/13/01367/HHA
Decision: Decided
Date: 31st October 2013
Description: Erection of single storey extension to rear of dwelling, rise in height of roof and installation of dormer window in roofspace to rear.

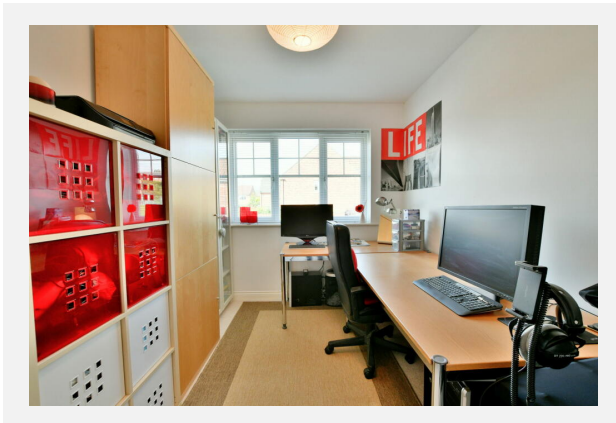
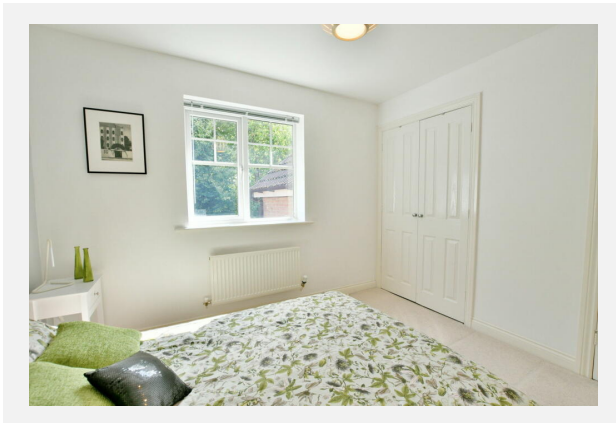
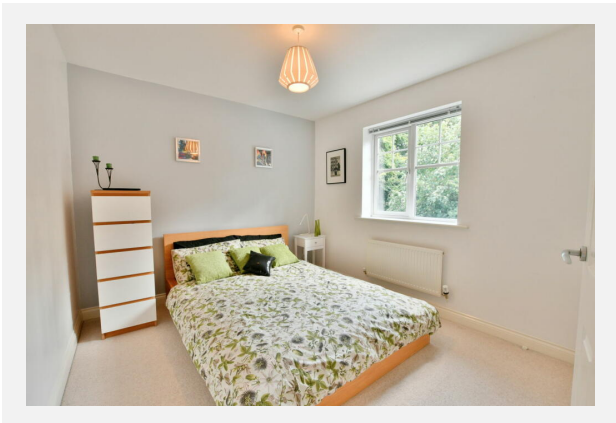
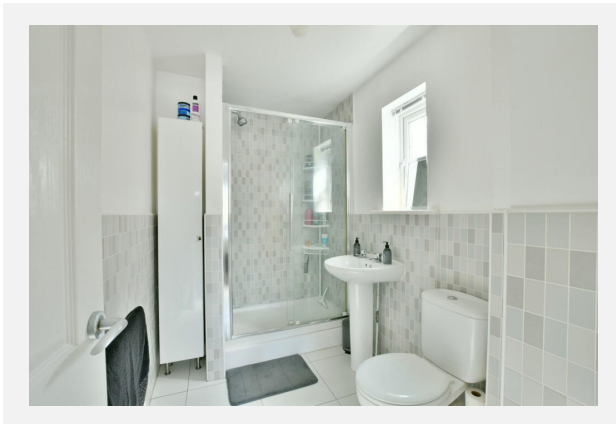
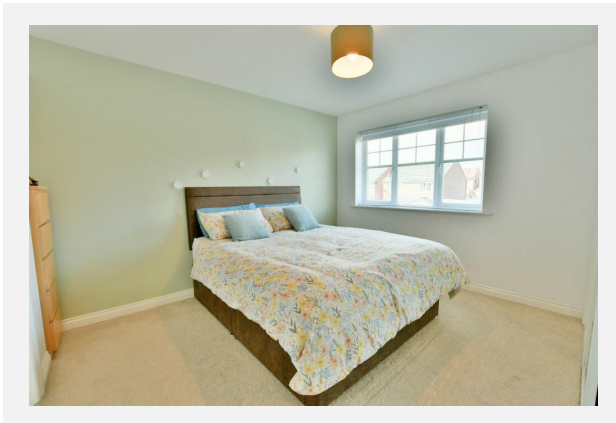
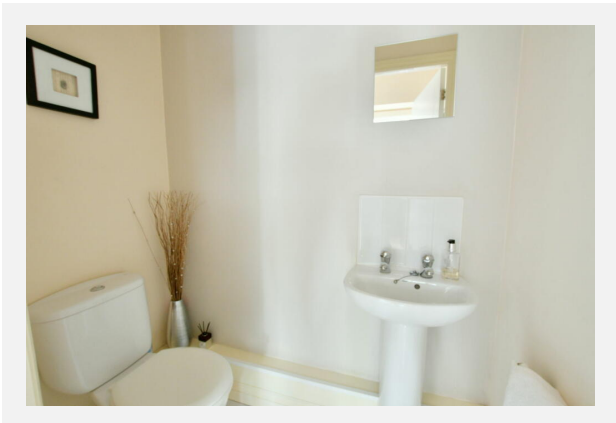
Planning records for: *31 West Meadows Chopwell Blaydon NE17 7BG*

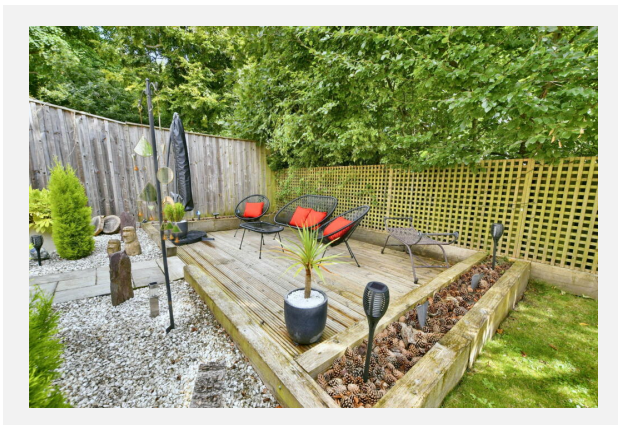
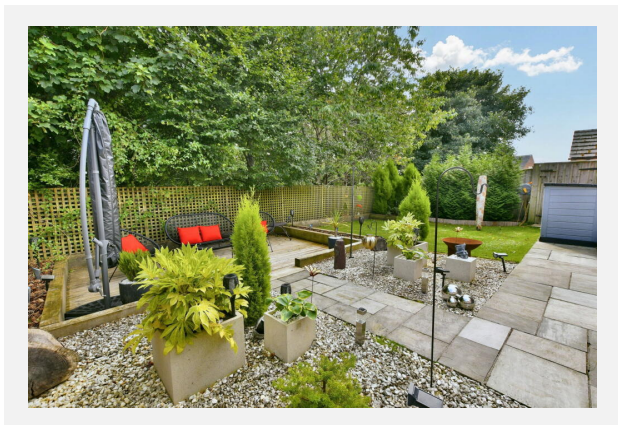
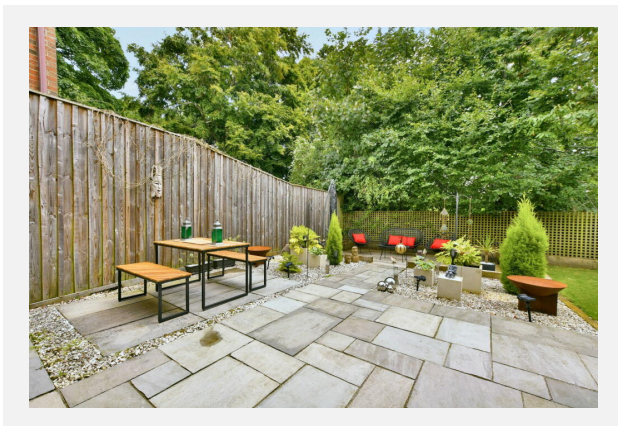
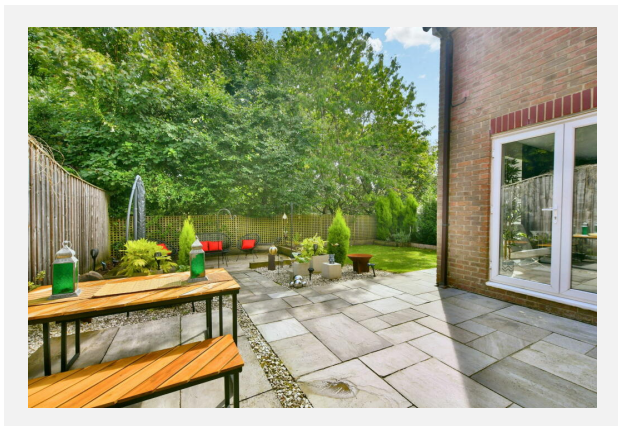
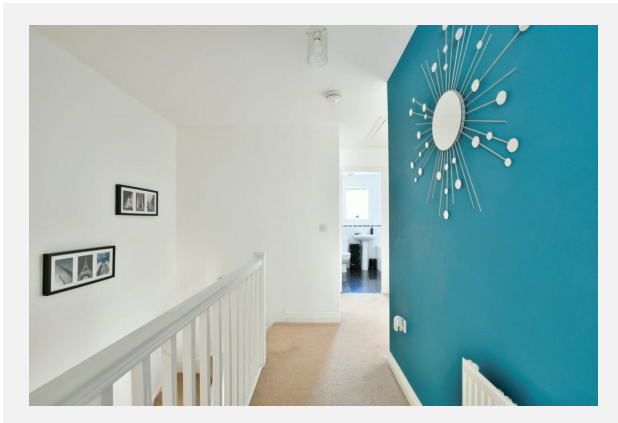
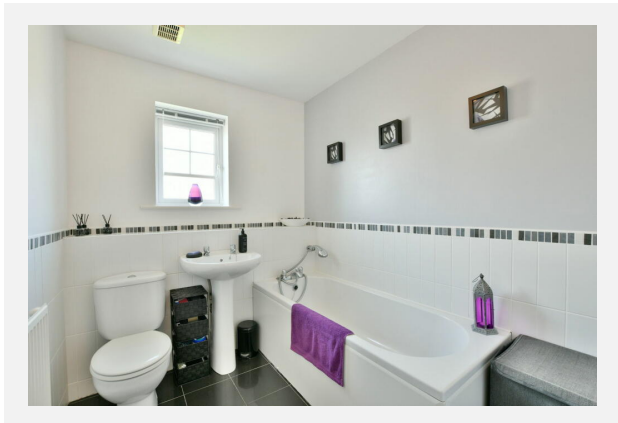
Reference - Gateshead/DC/15/00888/HHA	
Decision:	Decided
Date:	03rd September 2015
Description:	Construction of single storey kitchen/dining room extension to the side of the dwelling

Planning records for: *4 West Meadows Chopwell Newcastle Upon Tyne NE17 7BG*

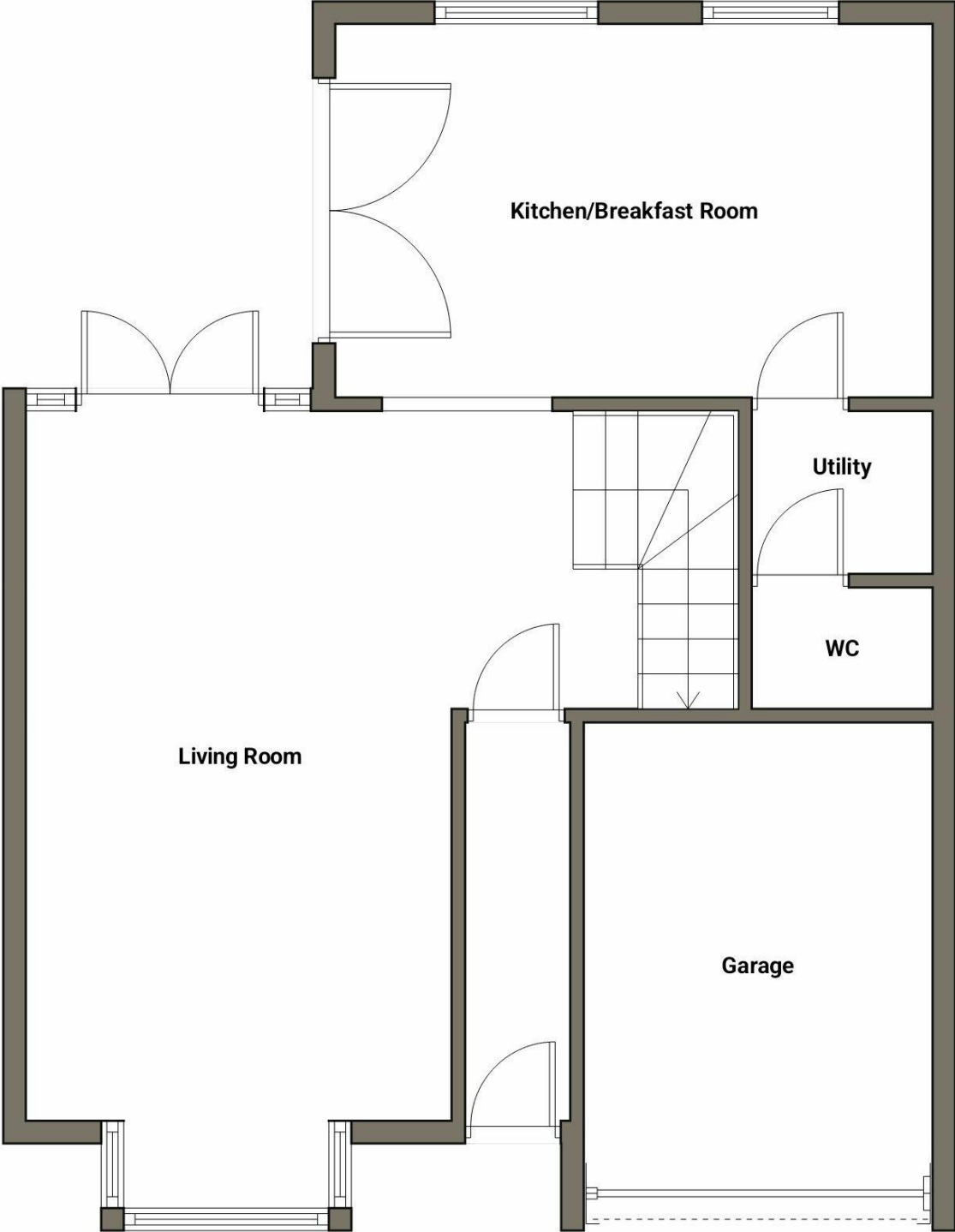
Reference - Gateshead/DC/08/00716/FUL	
Decision:	Decided
Date:	20th June 2008
Description:	Erection of conservatory at rear of dwellinghouse.



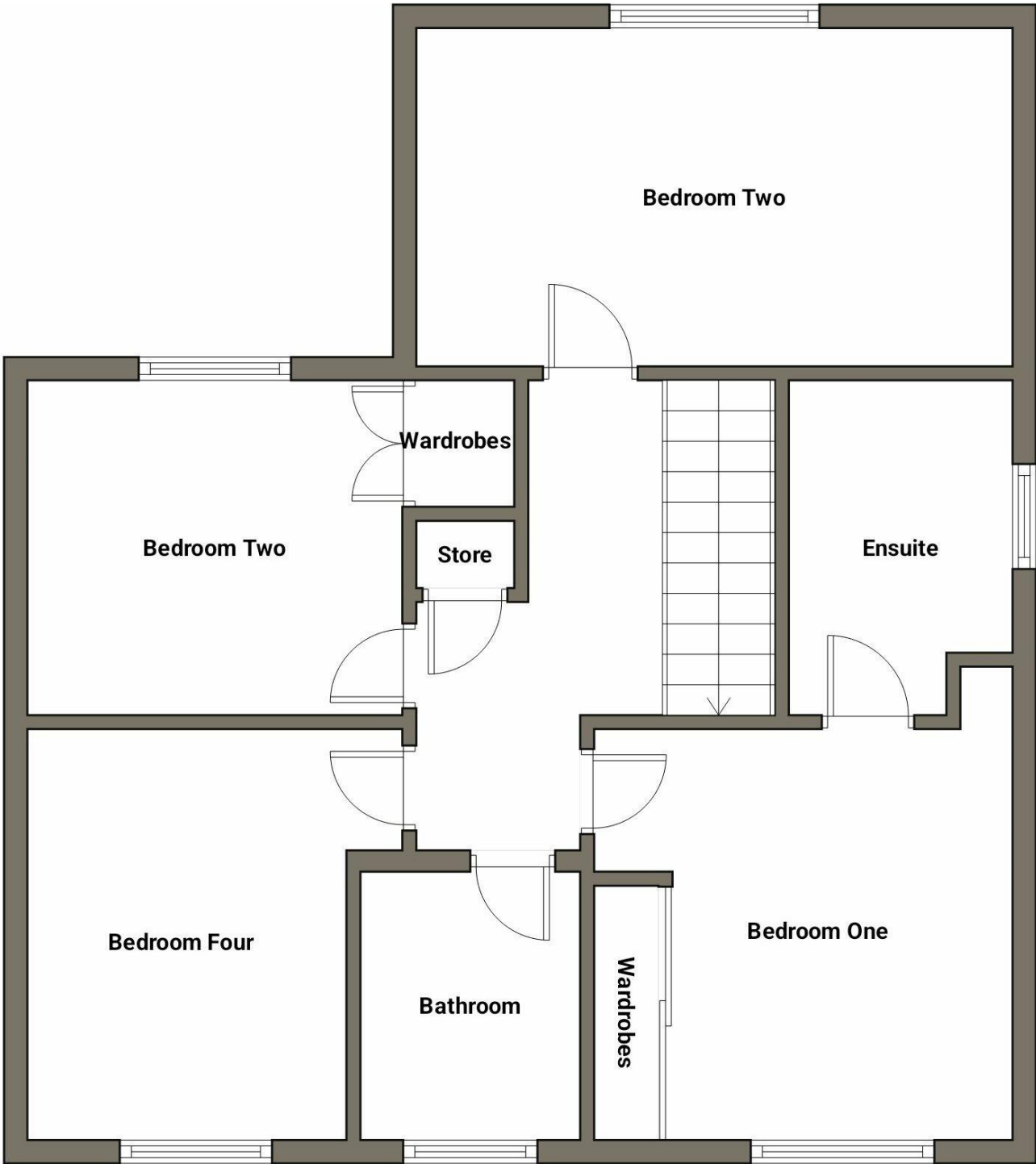




**WEST MEADOWS, CHOPWELL, NEWCASTLE UPON TYNE,
NE17**



**WEST MEADOWS, CHOPWELL, NEWCASTLE UPON TYNE,
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West Meadows, Chopwell, NE17

Energy rating

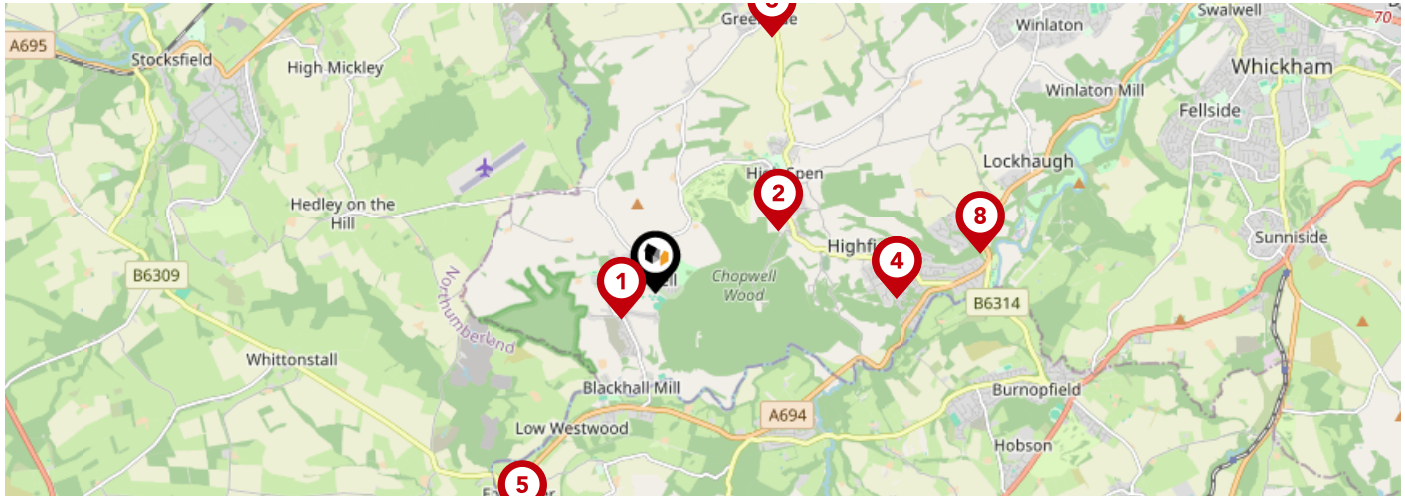
C

Valid until 07.08.2028

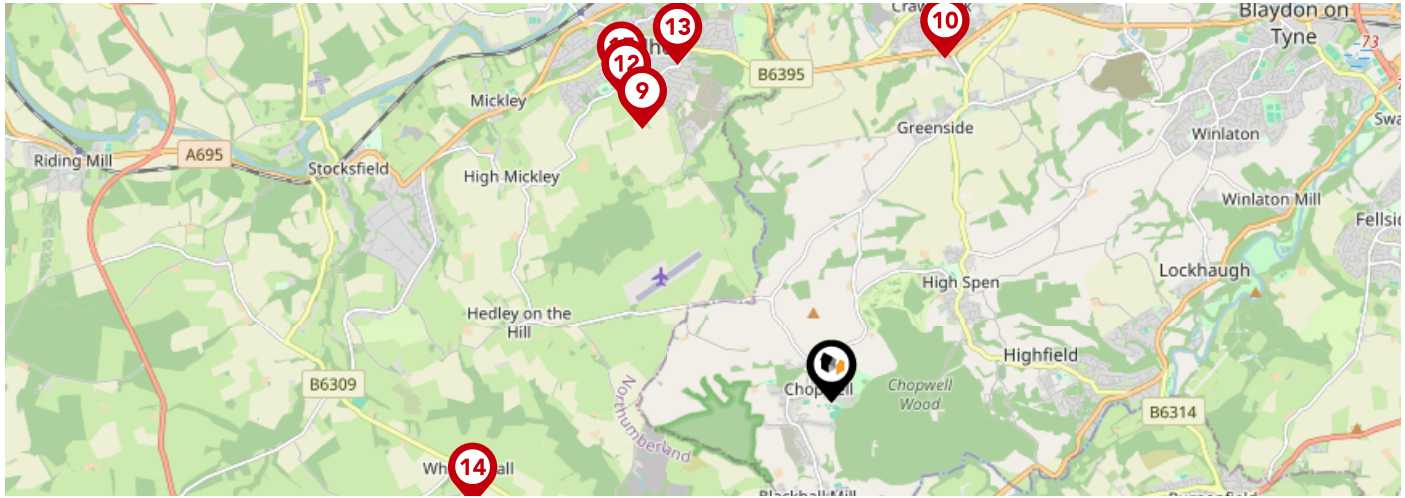
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #008000; color: white; padding: 5px; display: inline-block;"> 87 B </div>
69-80	C	<div style="background-color: #92d050; color: white; padding: 5px; display: inline-block;"> 77 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	116 m ²



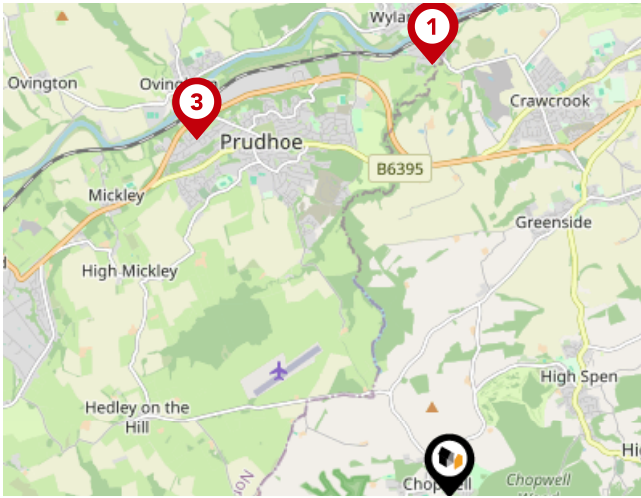
	Nursery	Primary	Secondary	College	Private
1 Chopwell Primary School Ofsted Rating: Good Pupils: 224 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 High Spen Primary School Ofsted Rating: Good Pupils: 192 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Joseph's Roman Catholic Voluntary Aided Primary School, Highfield Ofsted Rating: Good Pupils: 93 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Highfield Community Primary School Ofsted Rating: Good Pupils: 121 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Ebchester CofE Primary School Ofsted Rating: Good Pupils: 91 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Greenside Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bishop Ian Ramsey CofE Primary School Ofsted Rating: Good Pupils: 112 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Rowlands Gill Community Primary School Ofsted Rating: Good Pupils: 196 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Prudhoe Community High School Ofsted Rating: Good Pupils: 713 Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Agnes' Catholic Primary School, Crawcrook Ofsted Rating: Good Pupils: 190 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Catholic Primary School, Prudhoe Ofsted Rating: Good Pupils: 149 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Middle School Ofsted Rating: Good Pupils: 402 Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adderlane Academy Ofsted Rating: Good Pupils: 93 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whittonstall First School Ofsted Rating: Good Pupils: 73 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prudhoe West Academy Ofsted Rating: Good Pupils: 247 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hassockfield Secure Training Centre Ofsted Rating: Not Rated Pupils:0 Distance:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

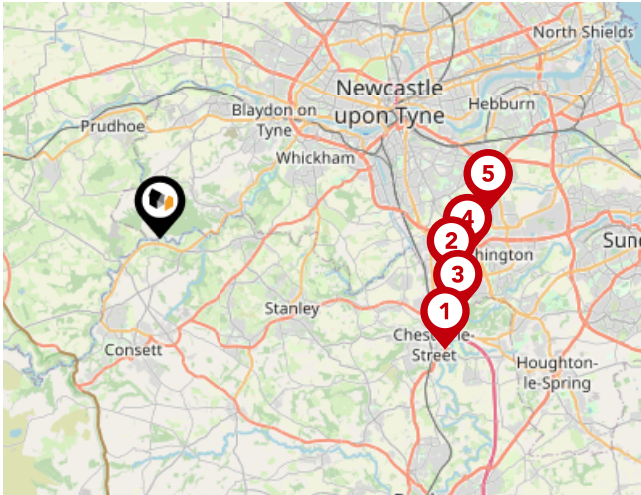
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Wylam Station	3.69 miles
2	Wylam Rail Station	3.7 miles
3	Prudhoe Station	3.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J63	10.47 miles
2	A1(M) J65	10.07 miles
3	A1(M) J64	10.51 miles
4	A194(M) J1	10.52 miles
5	A194(M) J2	11.27 miles

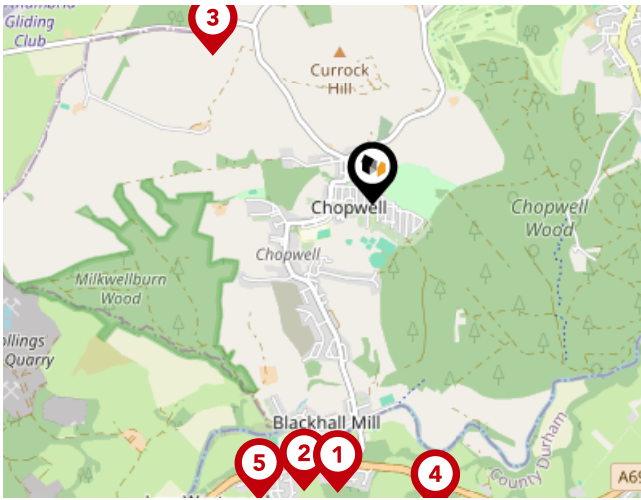


Airports/HELIPADS

Pin	Name	Distance
1	Airport	8.95 miles
2	Teesside Airport	32.07 miles
3	Irthington	39.51 miles
4	Leeds Bradford Airport	73.07 miles

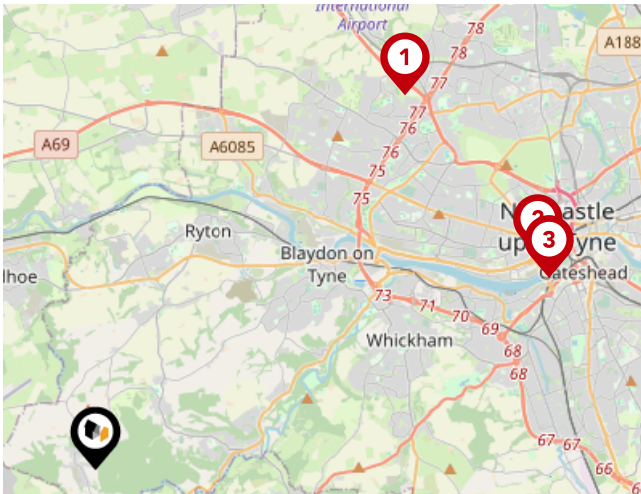
Area

Transport (Local)



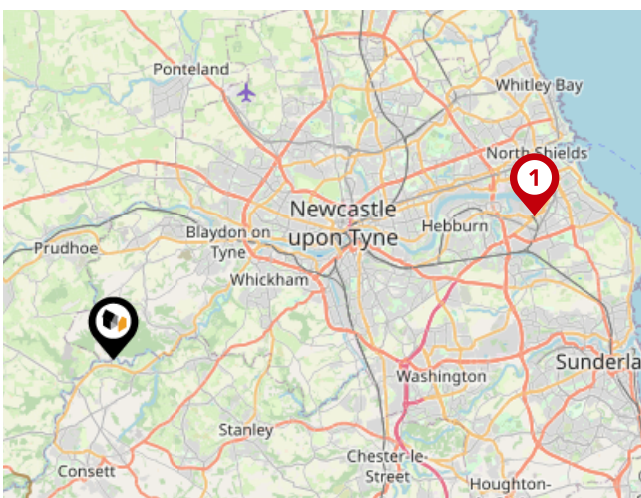
Bus Stops/Stations

Pin	Name	Distance
1	Bank Top	1.24 miles
2	Dene Court	1.26 miles
3	The Four Seasons	0.93 miles
4	Derwent Cote Farm	1.34 miles
5	Derwent Care Home	1.35 miles



Local Connections

Pin	Name	Distance
1	Bank Foot (Tyne and Wear Metro Station)	8.28 miles
2	St James (Tyne and Wear Metro Station)	8.37 miles
3	Central Station (Tyne and Wear Metro Station)	8.4 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	15.16 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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