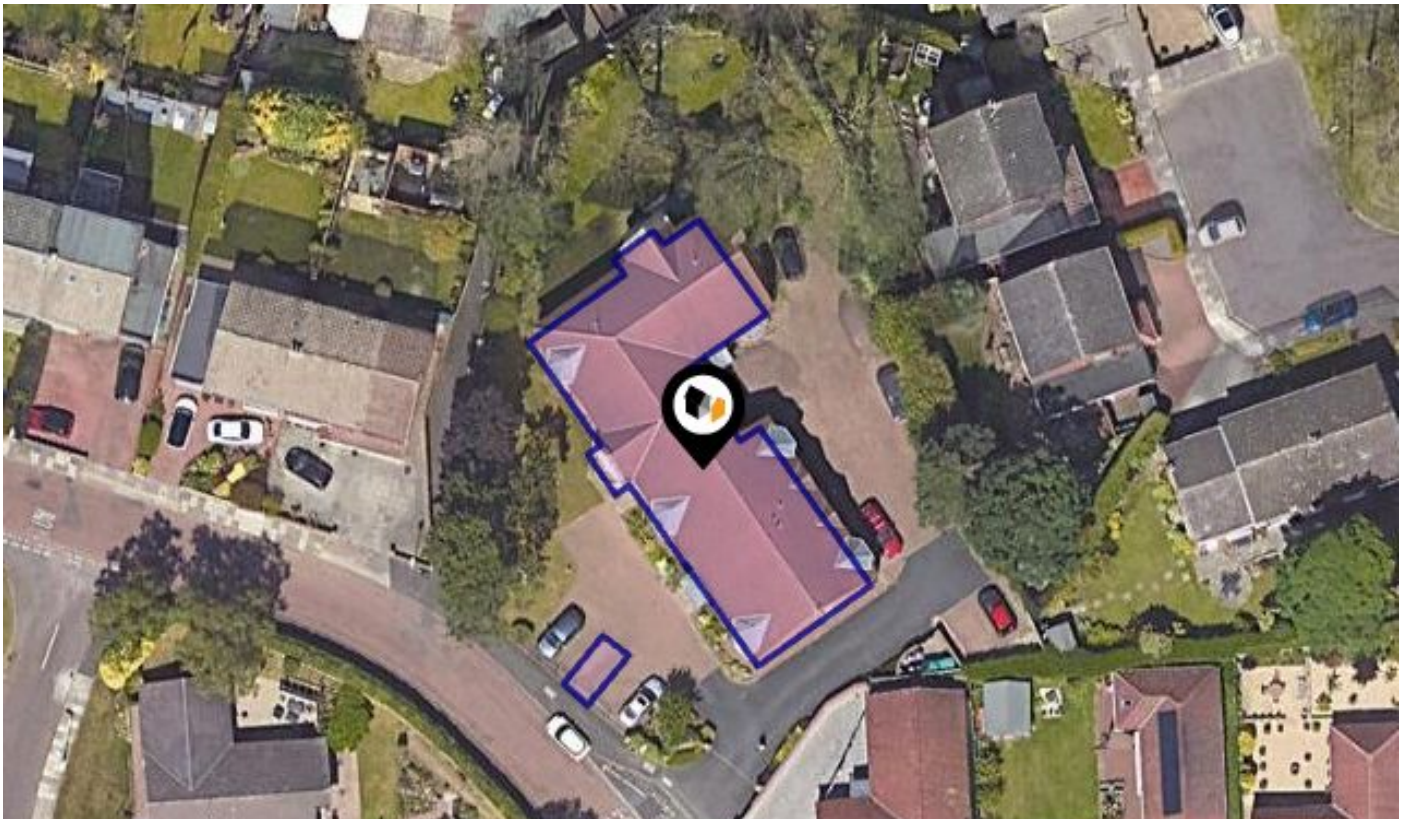




MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th November 2024



**GRANGE LANE, WHICKHAM, NEWCASTLE UPON TYNE,
NE16**

Walkersxchange Estate Agents

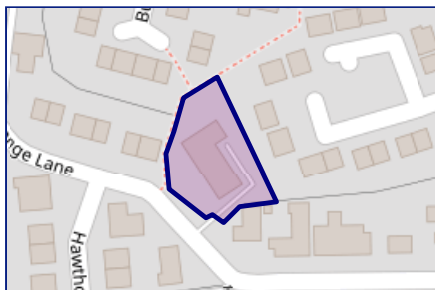
2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

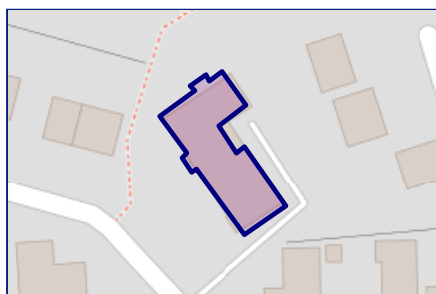
www.walkersxchange.com/

Freehold Title Plan



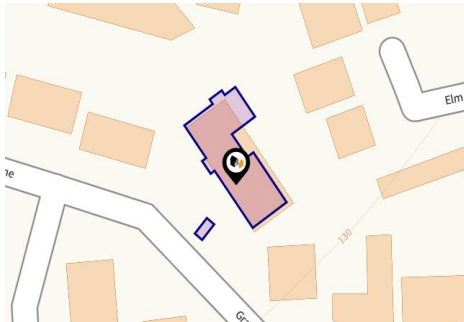
TY393802

Leasehold Title Plan



TY414956

Start Date: 22/04/2004
End Date: 19/03/3003
Lease Term: 999 years from 19 March 2004
Term Remaining: 978 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	22/04/2004
Floor Area:	731 ft ² / 68 m ²	End Date:	19/03/3003
Plot Area:	0.1 acres	Lease Term:	999 years from 19 March 2004
Year Built :	2004	Term Remaining:	978 years
Council Tax :	Band C		
Annual Estimate:	£2,179		
Title Number:	TY414956		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



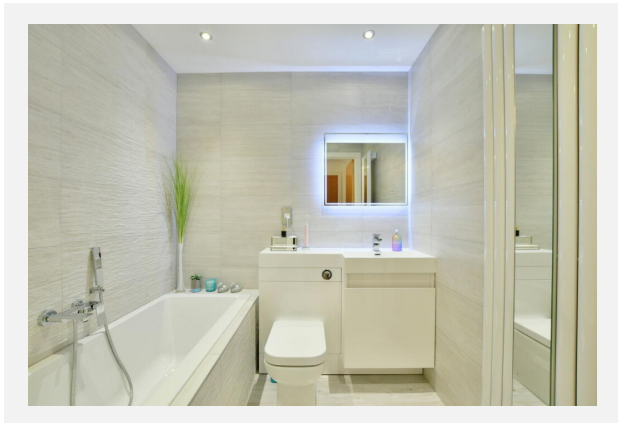
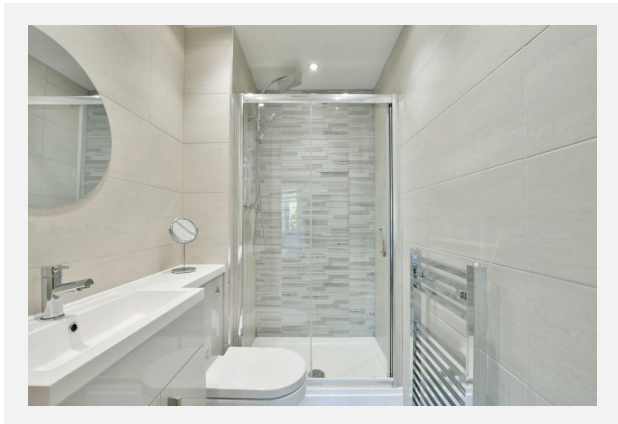
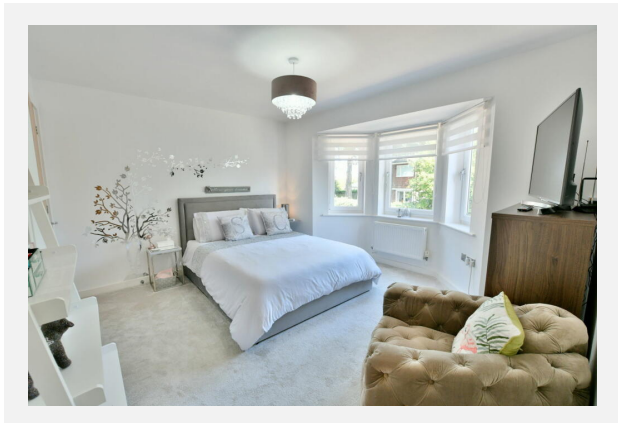
Satellite/Fibre TV Availability:



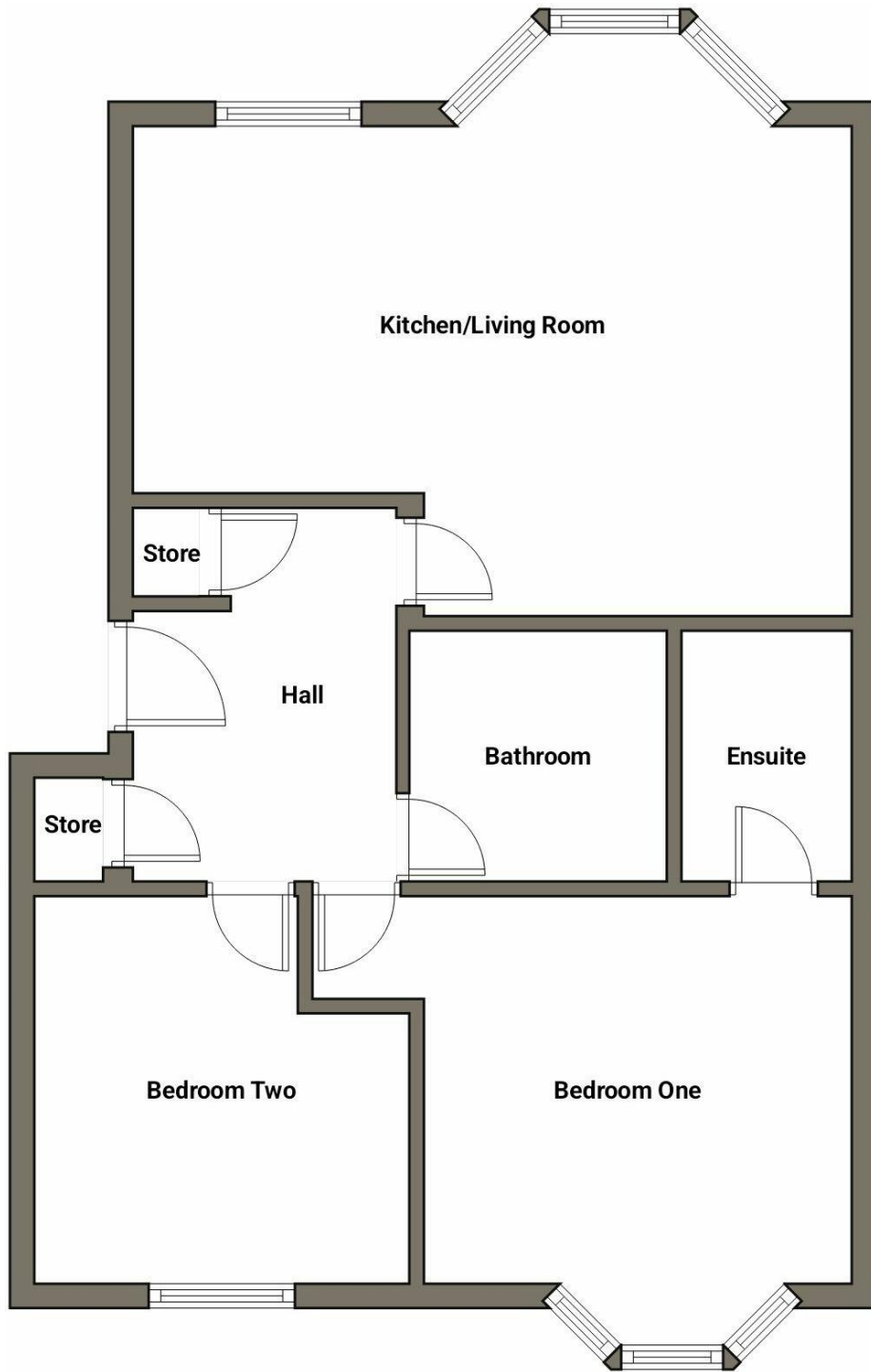
Planning records for: *2 Grange Manor Whickham Newcastle Upon Tyne NE16 5JS*

Reference - Gateshead/DC/11/00357/TPO	
Decision:	Decided
Date:	04th April 2011
Description:	Crown reduction to west side of Oak tree protected by TPO No 102.





GRANGE LANE, WHICKHAM, NEWCASTLE UPON TYNE, NE16



Grange Lane, Wickham, NE16

Energy rating

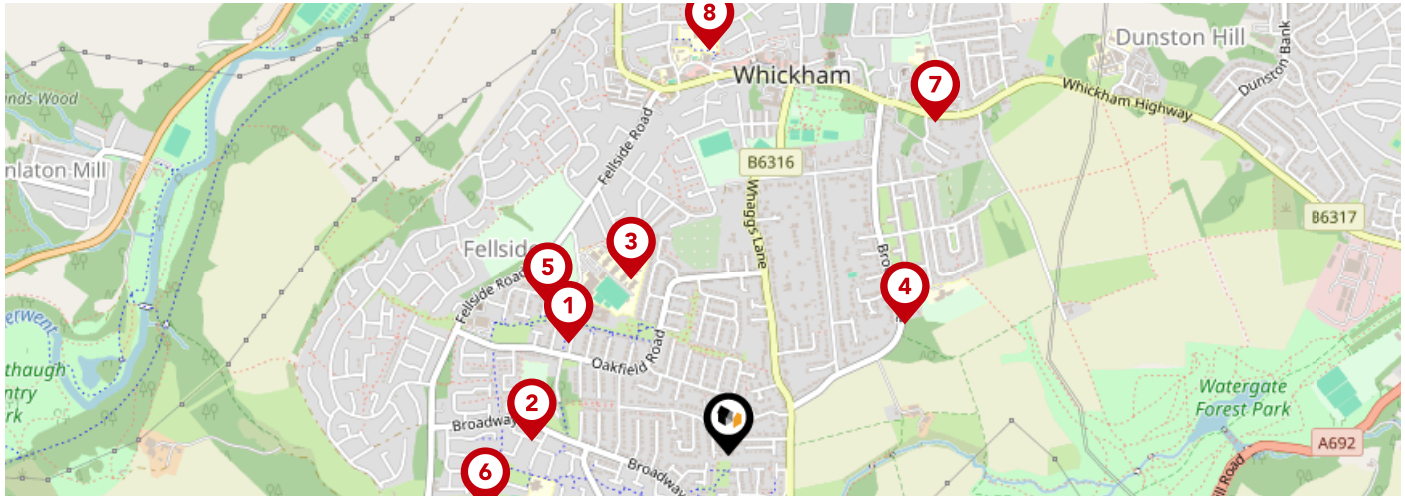
B

Valid until 13.09.2034

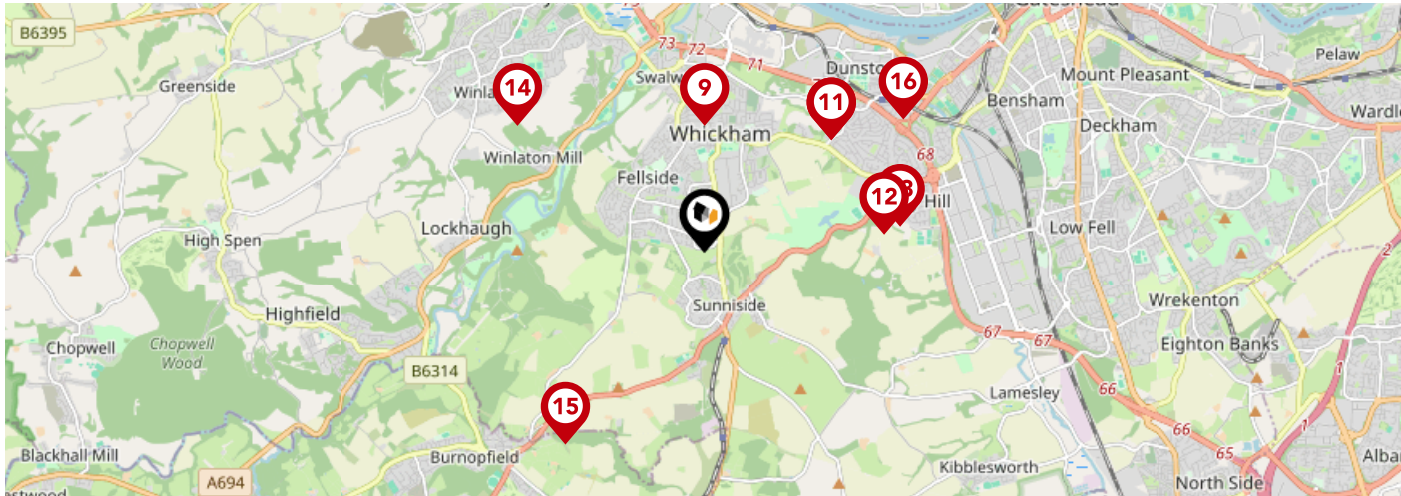
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	68 m ²



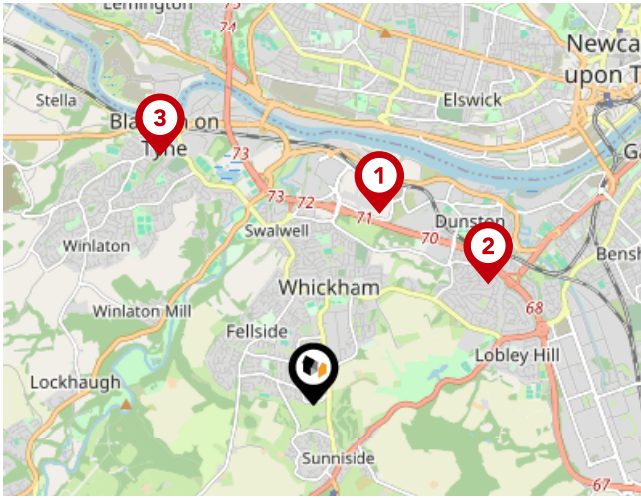
	Nursery	Primary	Secondary	College	Private
1 Gibside School Ofsted Rating: Outstanding Pupils: 195 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Whickham Parochial Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Whickham School Ofsted Rating: Good Pupils: 1673 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Washingwell Community Primary School Ofsted Rating: Good Pupils: 175 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Fellside Community Primary School Ofsted Rating: Good Pupils: 231 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Clover Hill Community Primary School Ofsted Rating: Good Pupils: 205 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Mary's Catholic Primary School, Whickham Ofsted Rating: Good Pupils: 198 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Front Street Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Swalwell Primary School Ofsted Rating: Good Pupils: 151 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dunston Hill Community Primary School Ofsted Rating: Good Pupils: 387 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsmeadow Community Comprehensive School Ofsted Rating: Good Pupils: 970 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Emmanuel College Ofsted Rating: Outstanding Pupils: 1495 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lobley Hill Primary School Ofsted Rating: Good Pupils: 347 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Parkhead Community Primary School Ofsted Rating: Good Pupils: 323 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sacred Heart Catholic Primary School, Byermoor Ofsted Rating: Outstanding Pupils: 232 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Philip Neri Catholic Primary School, Dunston Ofsted Rating: Good Pupils: 162 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

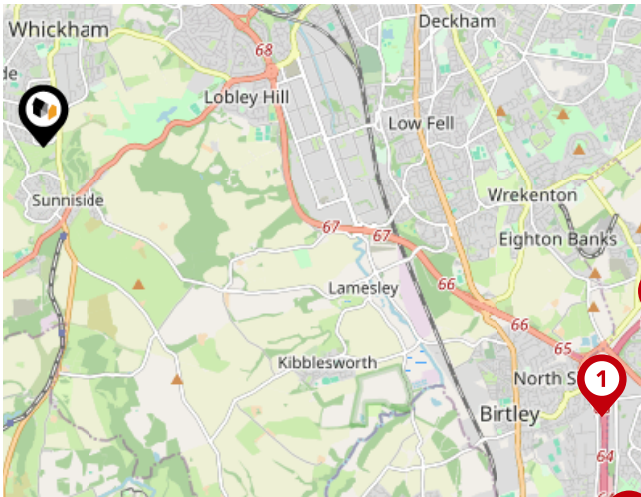
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	1.73 miles
2	Dunston Rail Station	1.82 miles
3	Blythdon Rail Station	2.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	5.29 miles
2	A1(M) J63	6.55 miles
3	A194(M) J1	5.5 miles
4	A1(M) J64	6.07 miles
5	A194(M) J2	6.02 miles

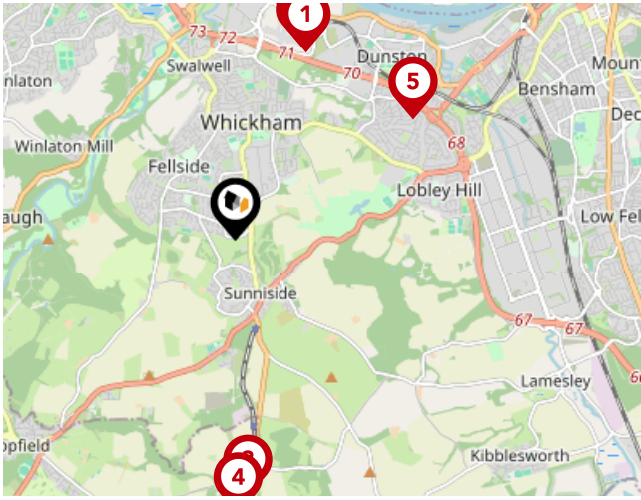


Airports/Helipads

Pin	Name	Distance
1	Airport	7.17 miles
2	Teesside Airport	30.86 miles
3	Leeds Bradford Airport	73.76 miles
4	Irthington	44.69 miles

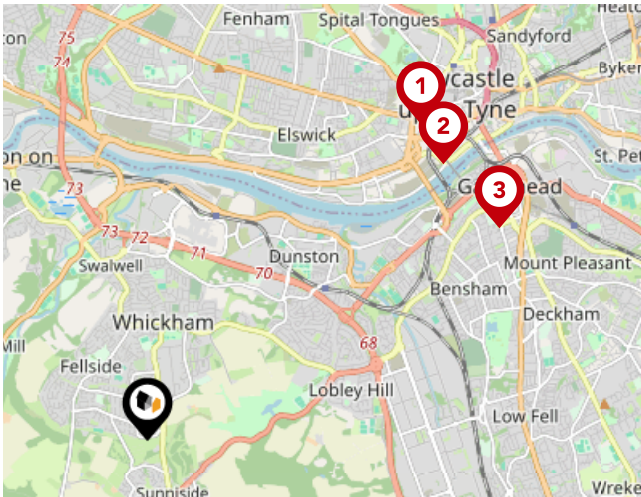
Area

Transport (Local)



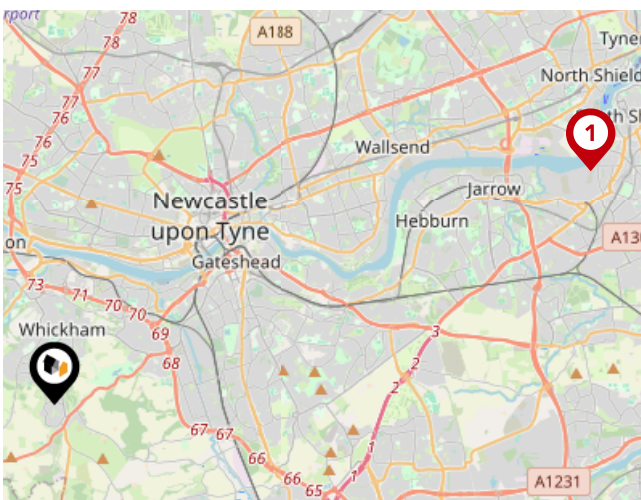
Bus Stops/Stations

Pin	Name	Distance
1	Metrocentre Interchange	1.71 miles
2	Metrocentre	1.74 miles
3	Hedley West House Farm	2.19 miles
4	Causey Arch Inn	2.34 miles
5	Dunston	1.83 miles



Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.56 miles
2	Central Station (Tyne and Wear Metro Station)	3.45 miles
3	Gateshead (Tyne and Wear Metro Station)	3.51 miles



Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.97 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/

