

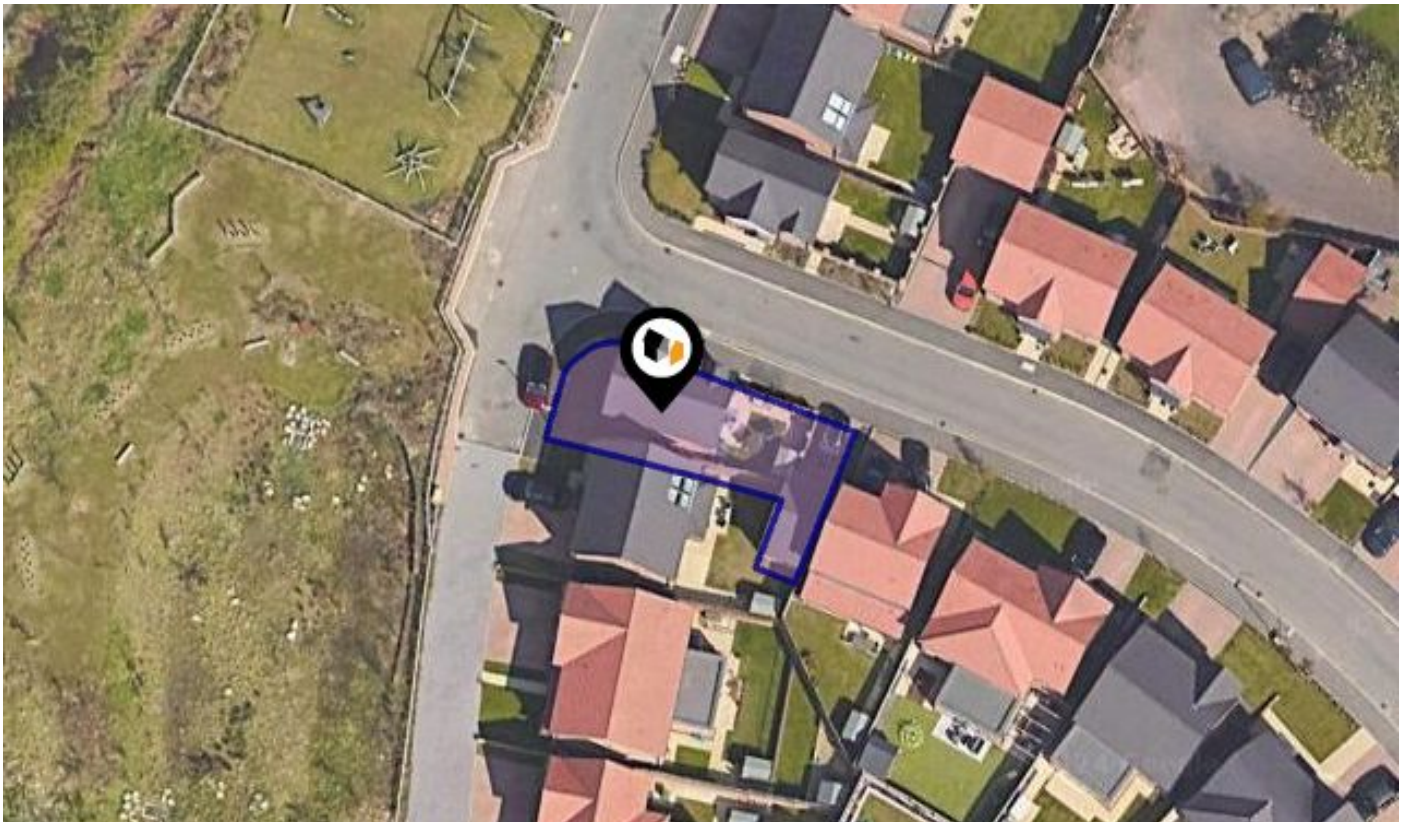


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 11<sup>th</sup> November 2024**



**PRIMROSE DRIVE, SUNNISIDE, NEWCASTLE UPON TYNE,  
NE16**

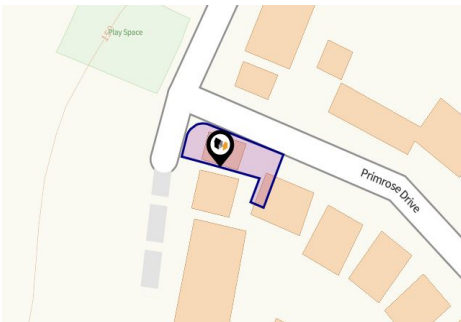
## Walkersxchange Estate Agents

2a Gateshead Road, Sunnyside

0191 440 8173

chris@walkersxchange.com

www.walkersxchange.com/



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	882 ft <sup>2</sup> / 82 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	2019
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,451
<b>Title Number:</b>	TY571284

**Tenure:** Freehold

## Local Area

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

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

<b>5</b> mb/s	<b>80</b> mb/s	<b>940</b> mb/s

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



**Satellite/Fibre TV Availability:**



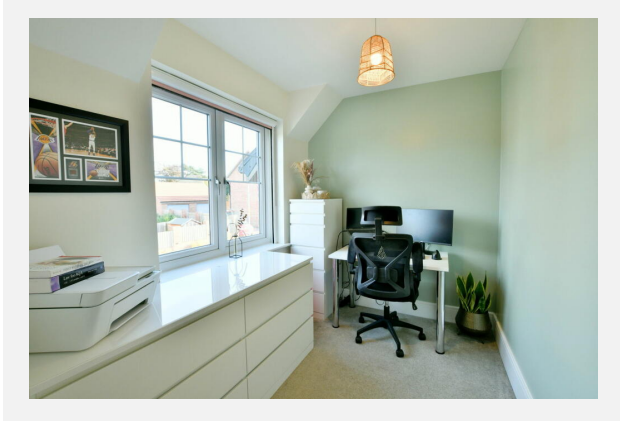
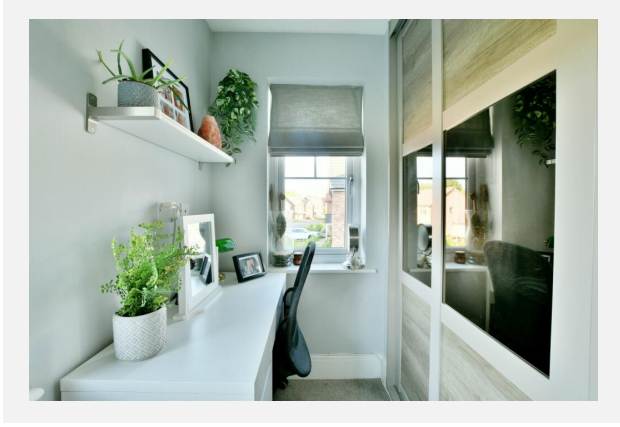
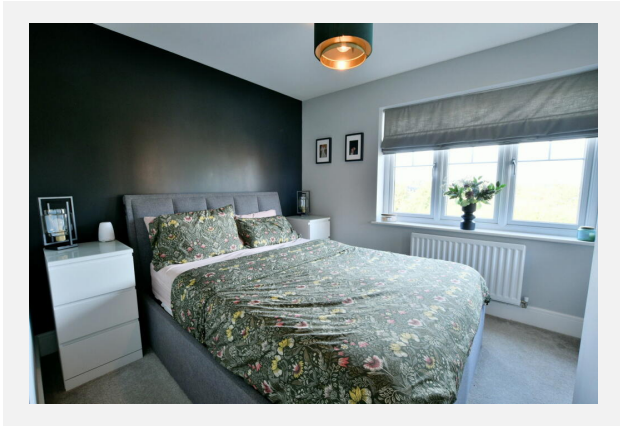
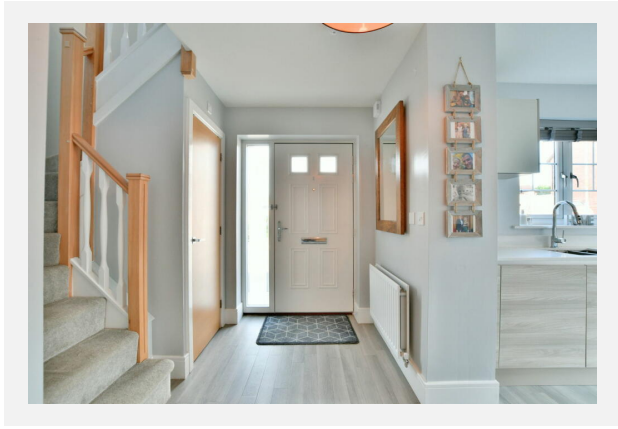
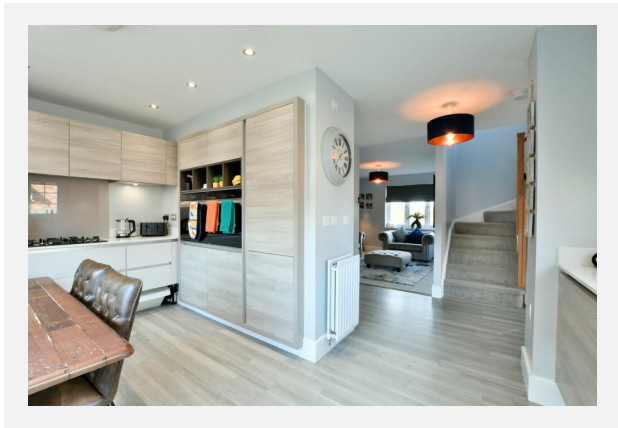
Planning records for: *15 Primrose Drive Sunnyside Whickham Gateshead NE16 5DA*

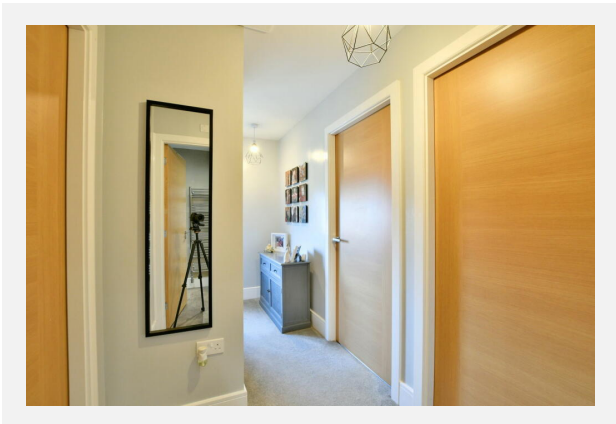
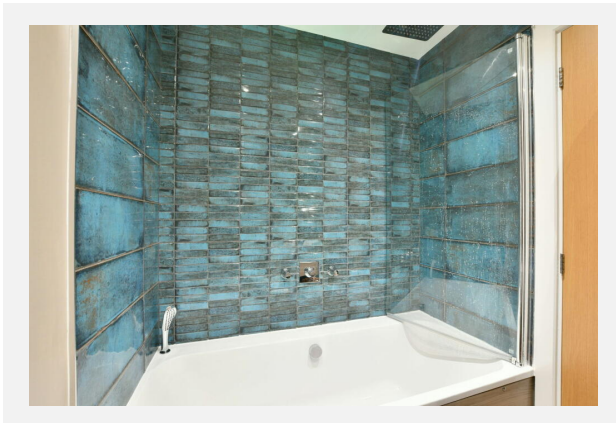
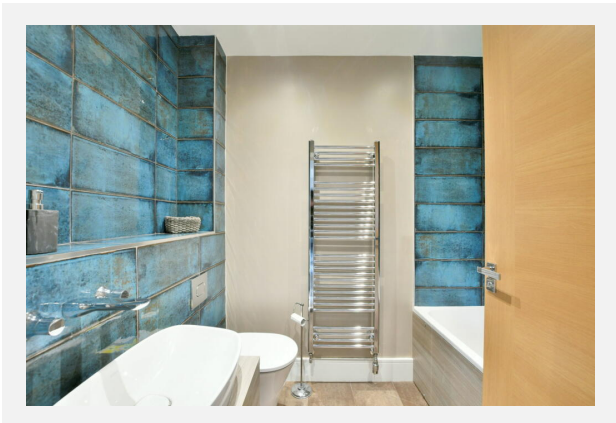
<b>Reference - DC/24/00556/HHA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th July 2024
<b>Description:</b>	Bay window to front of garage conversion

Planning records for: *Land Adjacent 33 Primrose Drive Sunnyside Whickham Gateshead NE16 5DA*

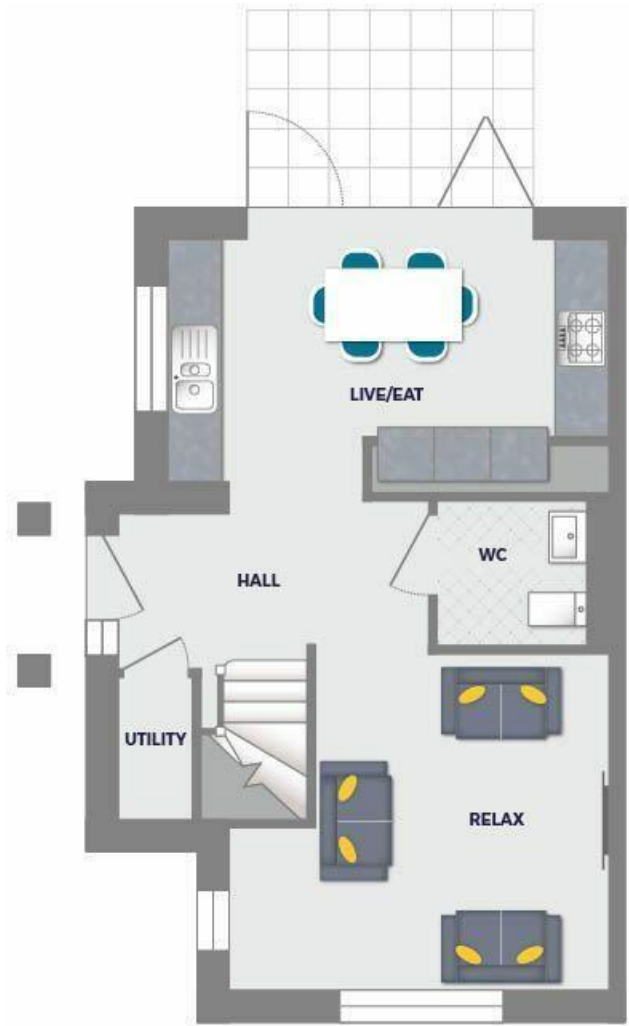
<b>Reference - DC/24/00110/COU</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th February 2024
<b>Description:</b>	Change of use from open space to private garden (retrospective).







**PRIMROSE DRIVE, SUNNISIDE, NEWCASTLE UPON TYNE,  
NE16**

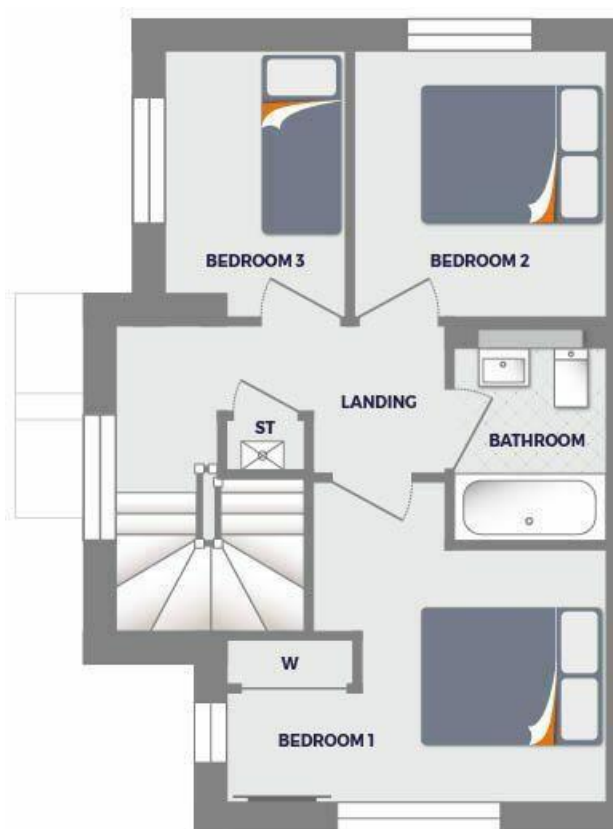


**Ground Floor**

Live/Eat	4.87m x 2.66m*	16'0" x 8'9"*
Relax	4.19m x 3.72m*	13'9" x 12'2"*
Utility	0.83m x 1.54m	2'9" x 5'0"
WC	1.64m x 1.59m	5'5" x 5'3"

\* Maximum dimensions

**PRIMROSE DRIVE, SUNNISIDE, NEWCASTLE UPON TYNE,  
NE16**



**First Floor**

Bedroom 1	4.19m* x 3.54m*	13'9"* x 11'7"*
Bedroom 2	2.79m x 2.94m	9'2" x 9'8"
Bedroom 3	1.98m x 2.94m*	6'6" x 9'8"*
Bathroom	1.70m x 2.12m	5'7" x 6'11"



Primrose Drive, Sunnyside, NE16

Energy rating

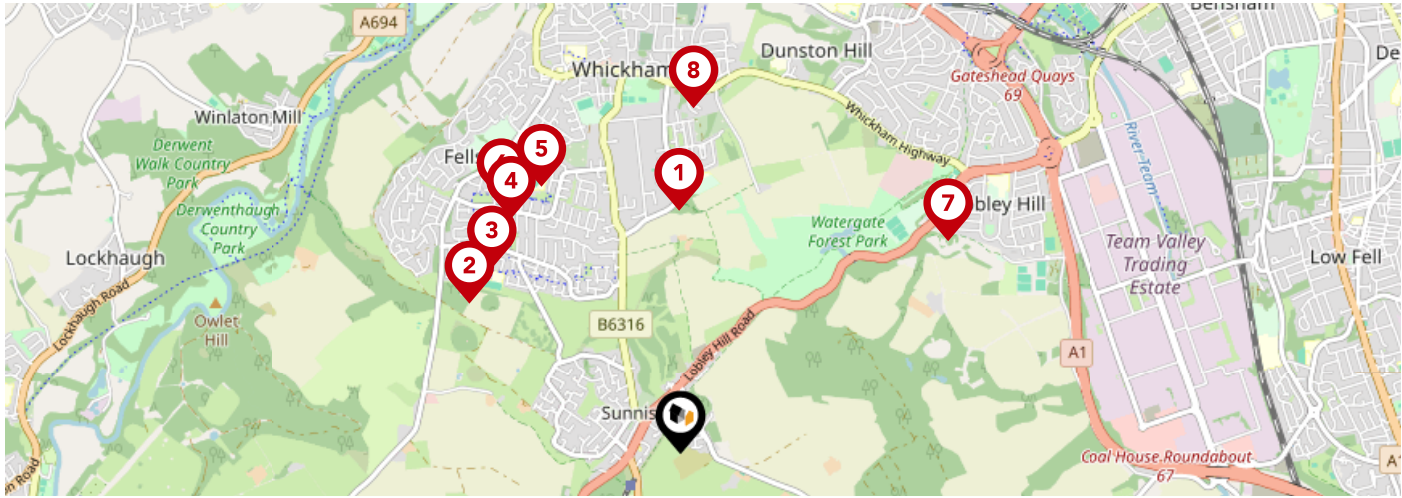
**B**

Valid until 06.10.2029

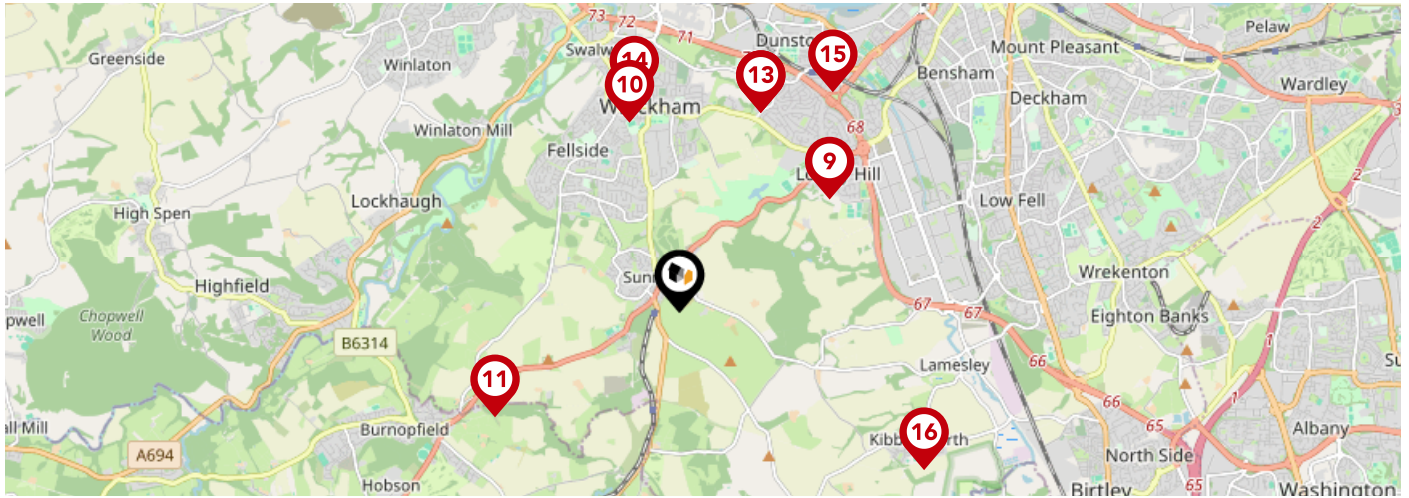
Score	Energy rating	Current	Potential
92+	<b>A</b>		94   <b>A</b>
81-91	<b>B</b>	82   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









### 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 0.23 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 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 0.15 W/m-Â°K
<b>Total Floor Area:</b>	82 m <sup>2</sup>



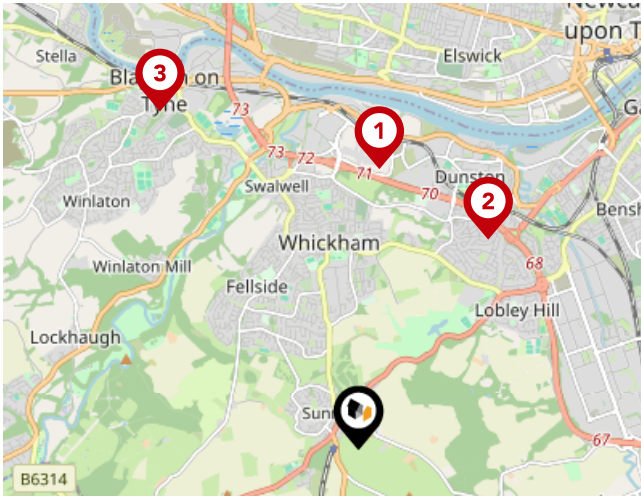
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Washingwell Community Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Clover Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whickham Parochial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Gibside School</b> Ofsted Rating: Outstanding   Pupils: 195   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whickham School</b> Ofsted Rating: Good   Pupils: 1673   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Fellside Community Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Emmanuel College</b> Ofsted Rating: Outstanding   Pupils: 1495   Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's Catholic Primary School, Whickham</b> Ofsted Rating: Good   Pupils: 198   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Lobley Hill Primary School</b> Ofsted Rating: Good   Pupils: 347   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Front Street Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 410   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sacred Heart Catholic Primary School, Byermoor</b> Ofsted Rating: Outstanding   Pupils: 232   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dunston Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kingsmeadow Community Comprehensive School</b> Ofsted Rating: Good   Pupils: 970   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Swalwell Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Philip Neri Catholic Primary School, Dunston</b> Ofsted Rating: Good   Pupils: 162   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kibblesworth Academy</b> Ofsted Rating: Good   Pupils: 136   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

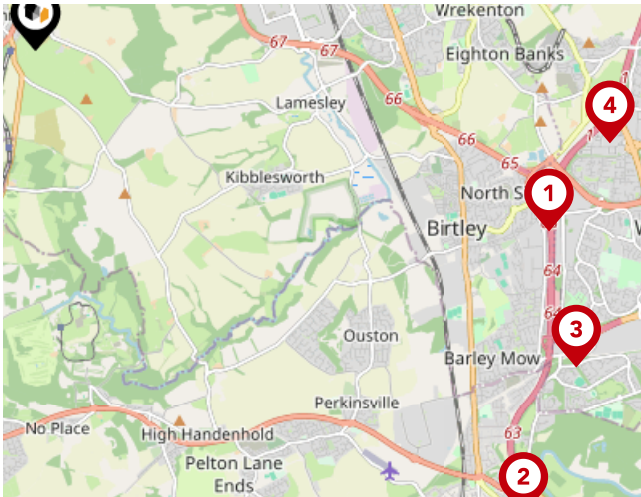
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Metrocentre Rail Station	2.4 miles
2	Dunston Rail Station	2.11 miles
3	Blyth Rail Station	3.34 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J65	4.65 miles
2	A1(M) J63	5.75 miles
3	A1(M) J64	5.34 miles
4	A194(M) J1	4.97 miles
5	A194(M) J2	5.69 miles

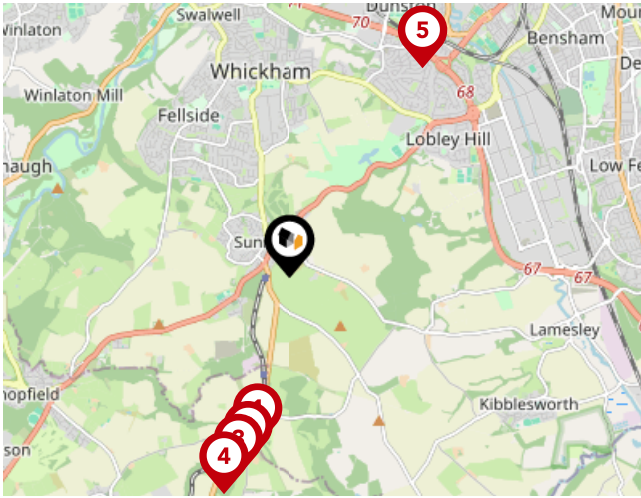


### Airports/Helipads

Pin	Name	Distance
1	Airport	7.98 miles
2	Teesside Airport	30.02 miles
3	Leeds Bradford Airport	73 miles
4	Irthington	45.09 miles

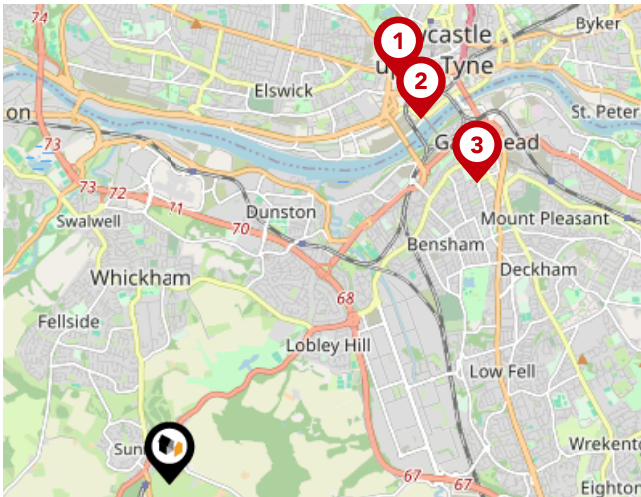
# Area

## Transport (Local)



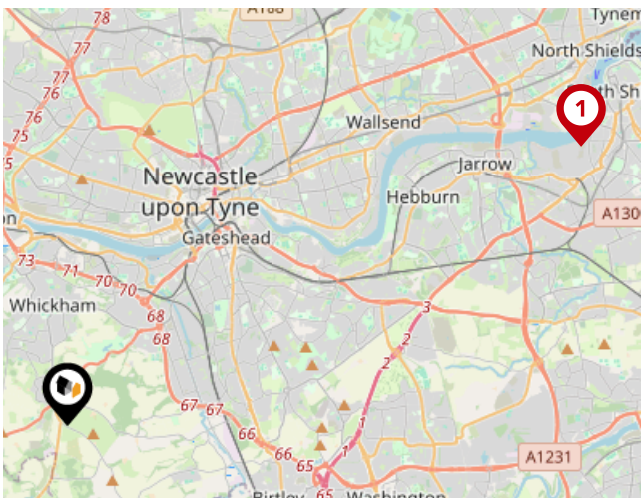
### Bus Stops/Stations

Pin	Name	Distance
1	Hedley West House Farm	1.45 miles
2	Causey Arch Inn	1.62 miles
3	Causey Arch Country Park	1.74 miles
4	Causey Bridge End	1.92 miles
5	Dunston	2.12 miles



### Local Connections

Pin	Name	Distance
1	St James (Tyne and Wear Metro Station)	3.97 miles
2	Central Station (Tyne and Wear Metro Station)	3.78 miles
3	Gateshead (Tyne and Wear Metro Station)	3.68 miles



### Ferry Terminals

Pin	Name	Distance
1	Newcastle International Ferry Terminal	9.96 miles

# Walkersxchange Estate Agents

## Data Quality

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