KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th July 2025

ST. MARYS ROOMS, GUILDHALL STREET, NEWARK, NG24
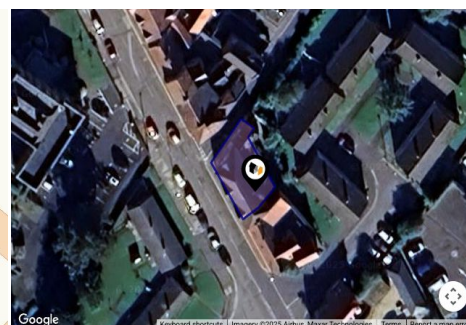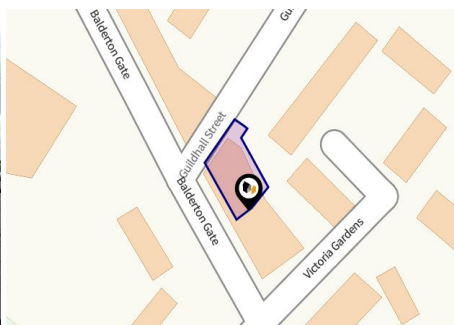
Property
Overview

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	1	**Start Date:**	19/12/2018
Floor Area:	581 ft^2 / 54 m^2	**End Date:**	19/12/3017
Plot Area:	0.05 acres	**Lease Term:**	999 years from and including 20 December 2018 to and including 19 December 3017
Title Number:	NT543992	**Term Remaining:**	993 years

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Newark

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s

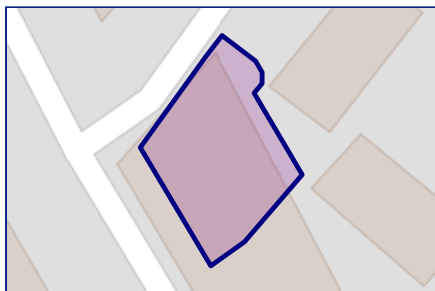**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

KFB - Key Facts For Buyers

Property
Multiple Title Plans

Freehold Title Plan

NT335455

Leasehold Title Plan
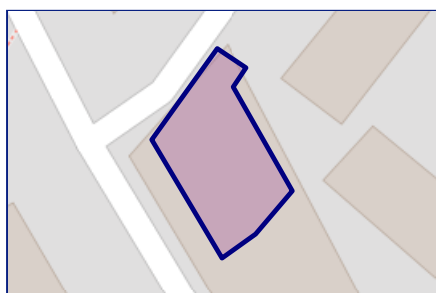
NT543992

Start Date:	19/12/2018
End Date:	19/12/3017
Lease Term:	999 years from and including 20 December 2018 to and including 19 December 3017
Term Remaining:	993 years

Property
EPC - Certificate

St. Marys Rooms, Guildhall Street, NG24

Energy rating

C

Valid until 05.05.2027

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		84 | B
69-80	**C**	72 | C	
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		
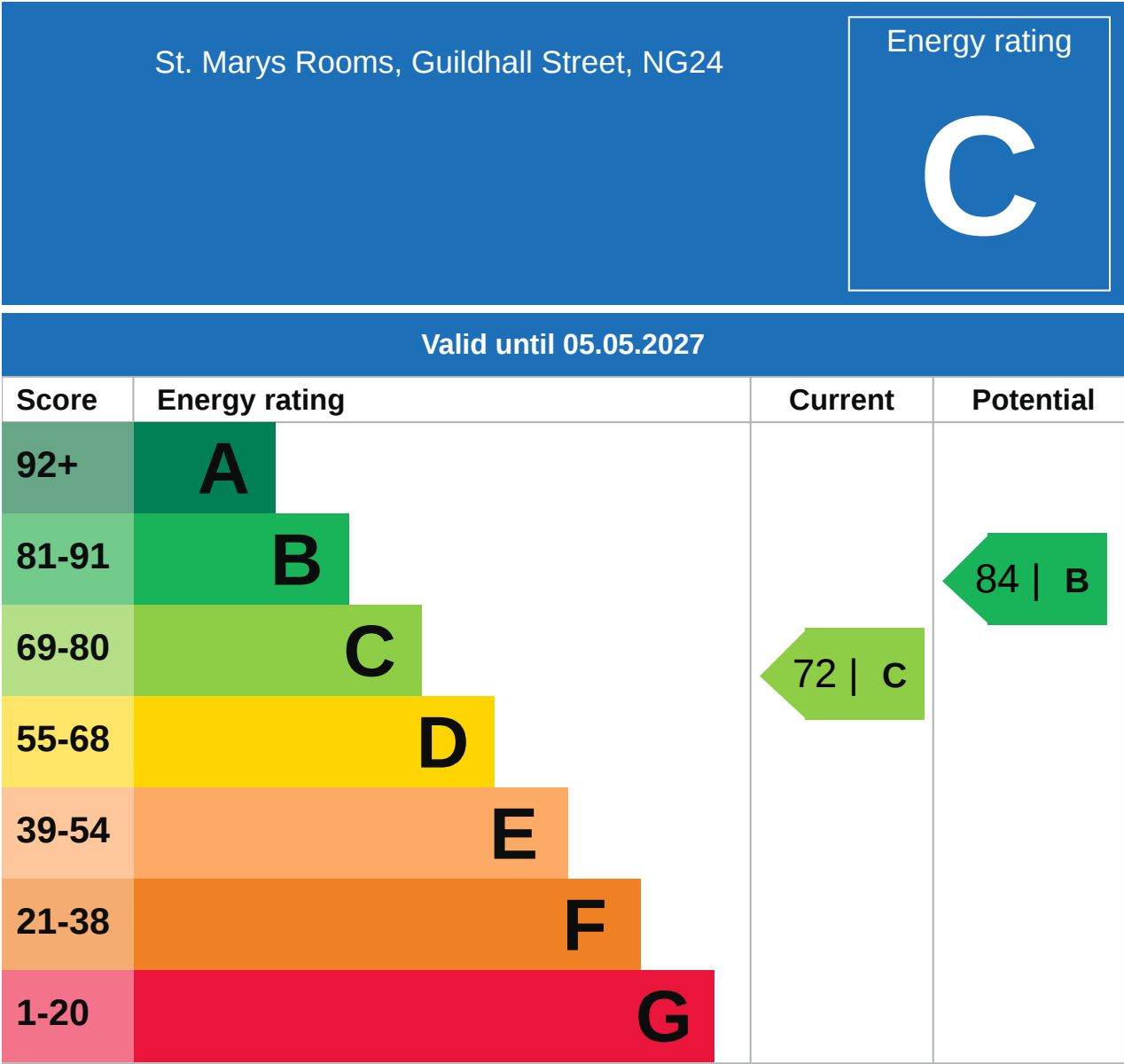
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
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:	Solid brick, with internal insulation
Walls Energy:	Very Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated
Total Floor Area:	54 m^2

Market
House Price Statistics

ALASDAIR
MORRISON
&
Mundys
est 1898

10 Year History of Average House Prices by Property Type in NG24

400,000	
300,000	
200,000	
100,000	
0	

2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025
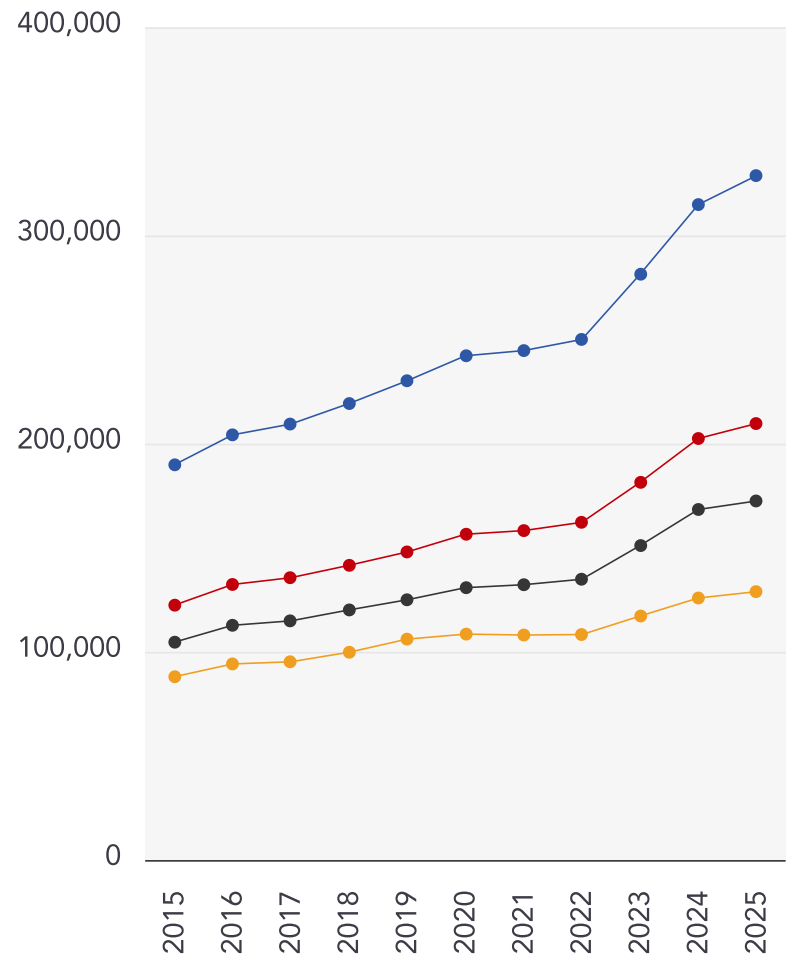
Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

Flat

+46.42%

KFB - Key Facts For Buyers

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
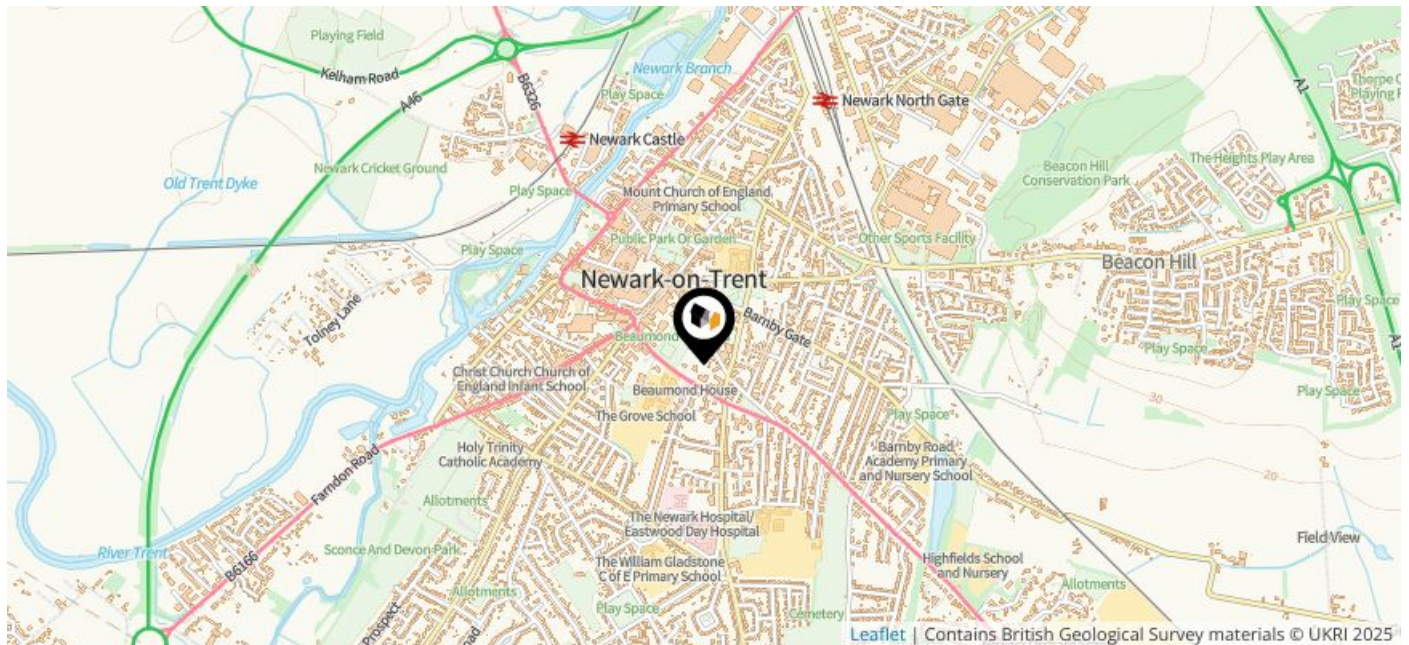
Mine Entry

✕ Adit
✕ Gutter Pit
✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
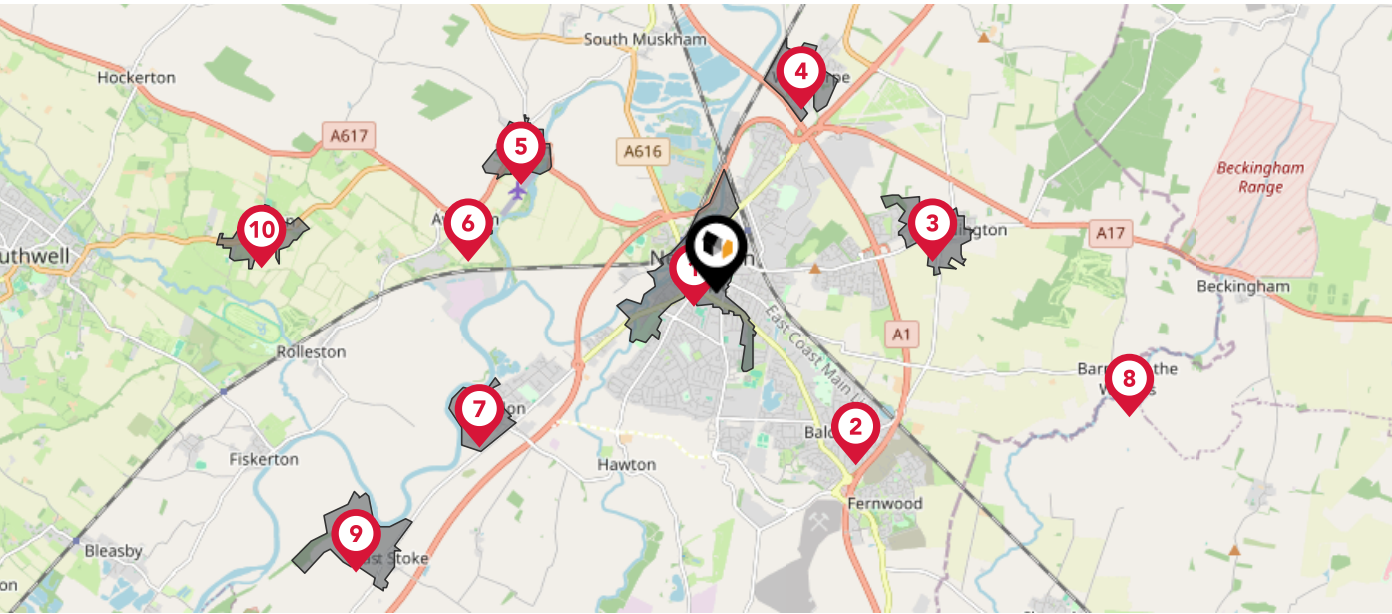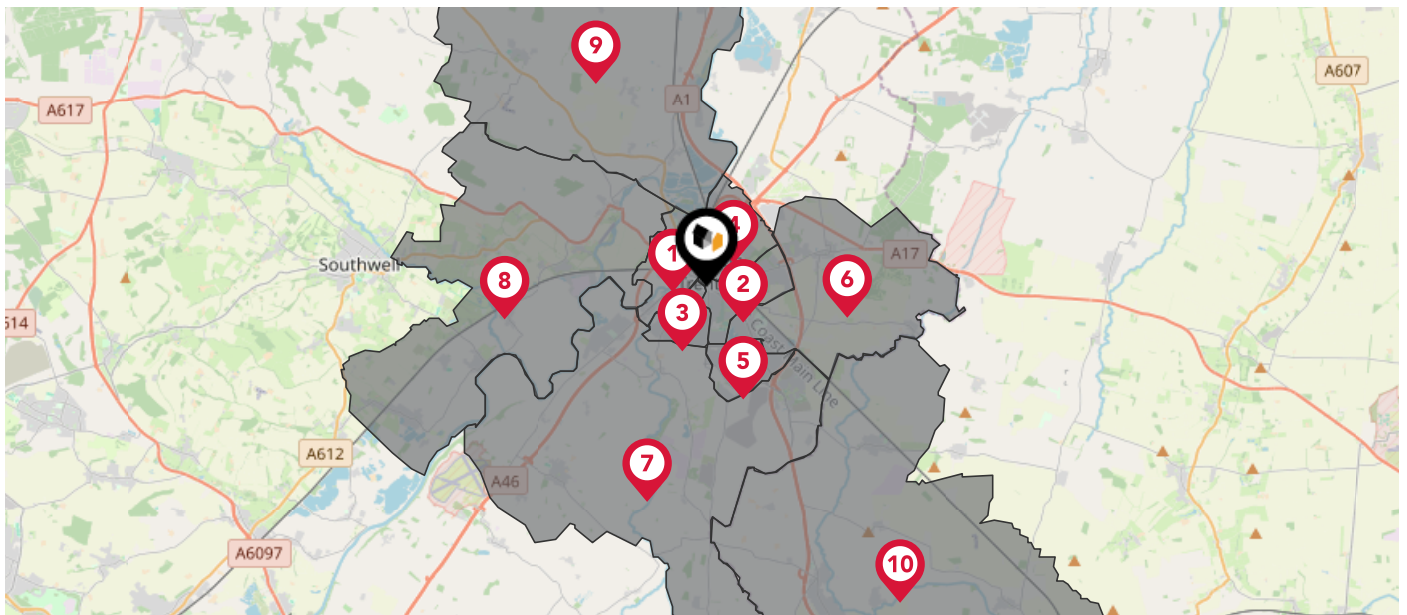

Nearby Conservation Areas	
1	Newark
2	Balderton
3	Coddington
4	Winthorpe
5	Kelham
6	Averham
7	Farndon
8	Barnby in the Willows
9	East Stoke
10	Upton

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

Nearby Council Wards	
1	Castle Ward
2	Beacon Ward
3	Devon Ward
4	Bridge Ward
5	Balderton South Ward
6	Balderton North & Coddington Ward
7	Farndon & Fernwood Ward
8	Trent Ward
9	Muskham Ward
10	Viking Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
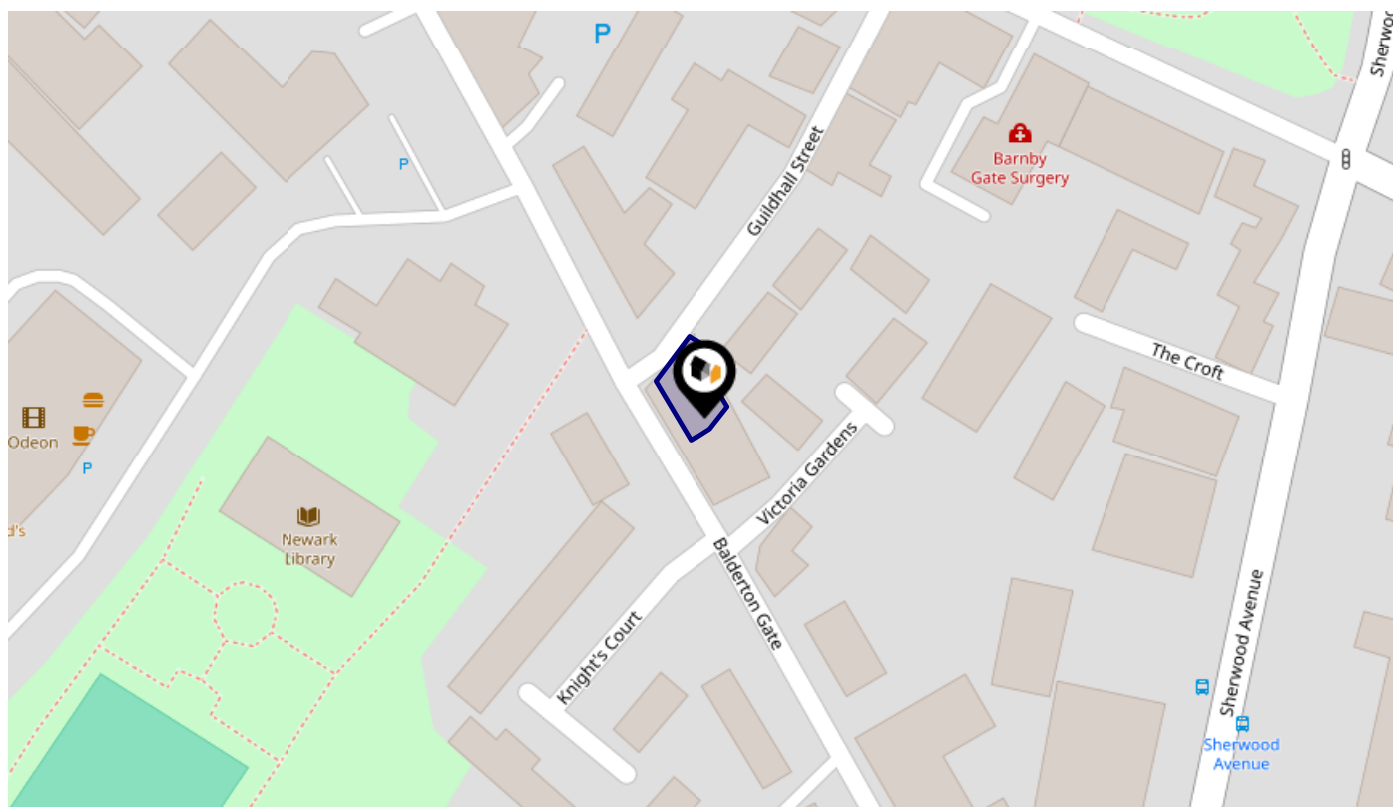
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

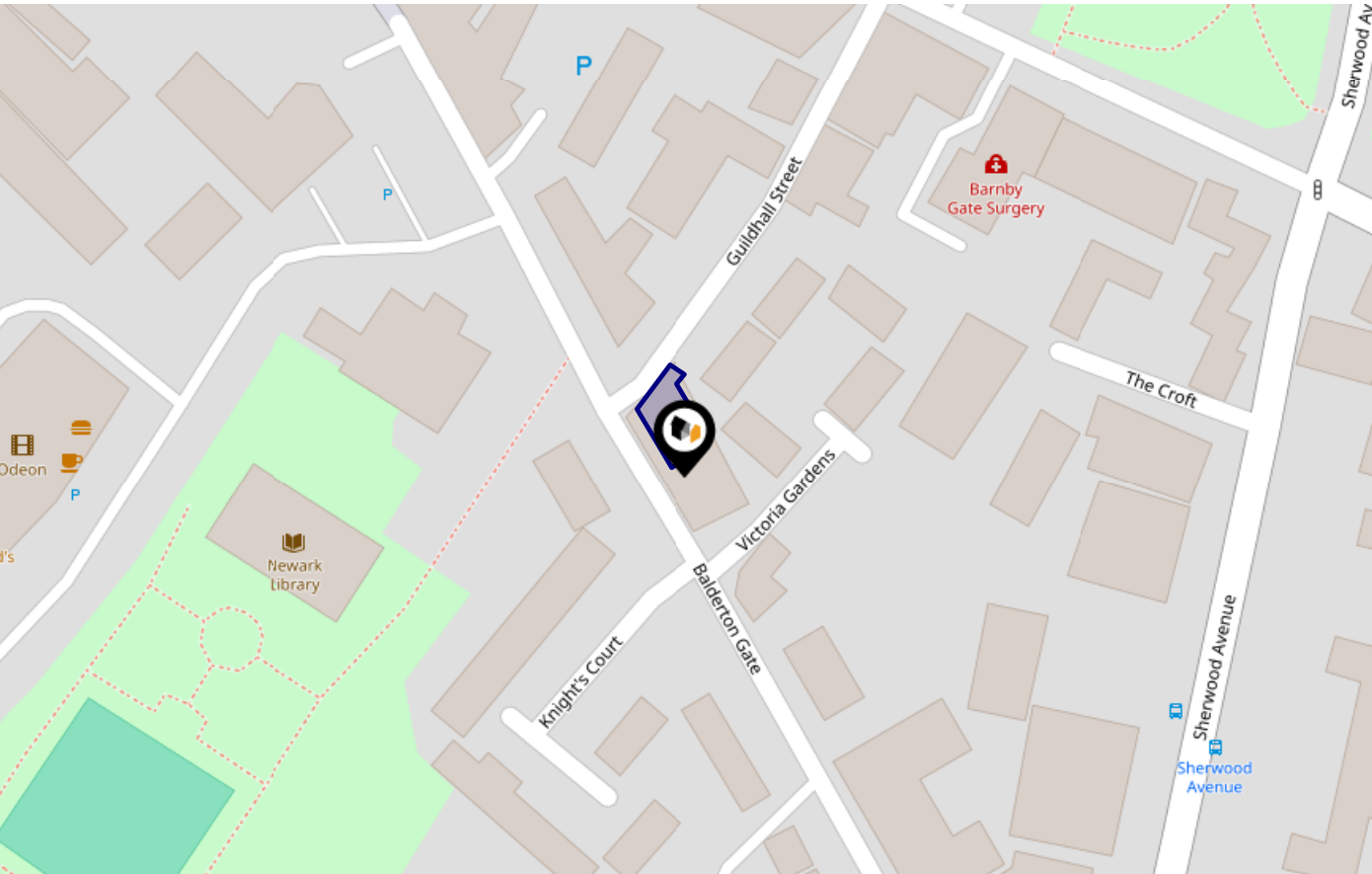The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
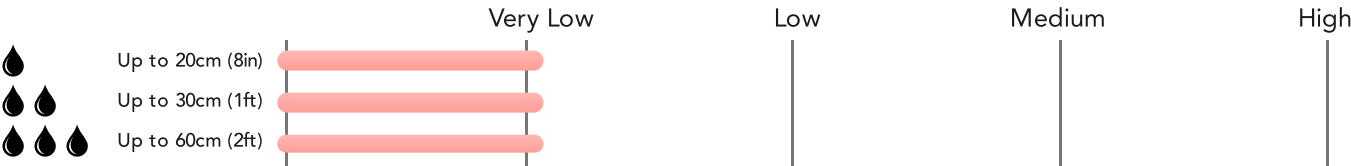

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🖤	Up to 20cm (8in)				
🖤🖤	Up to 30cm (1ft)				
🖤🖤🖤	Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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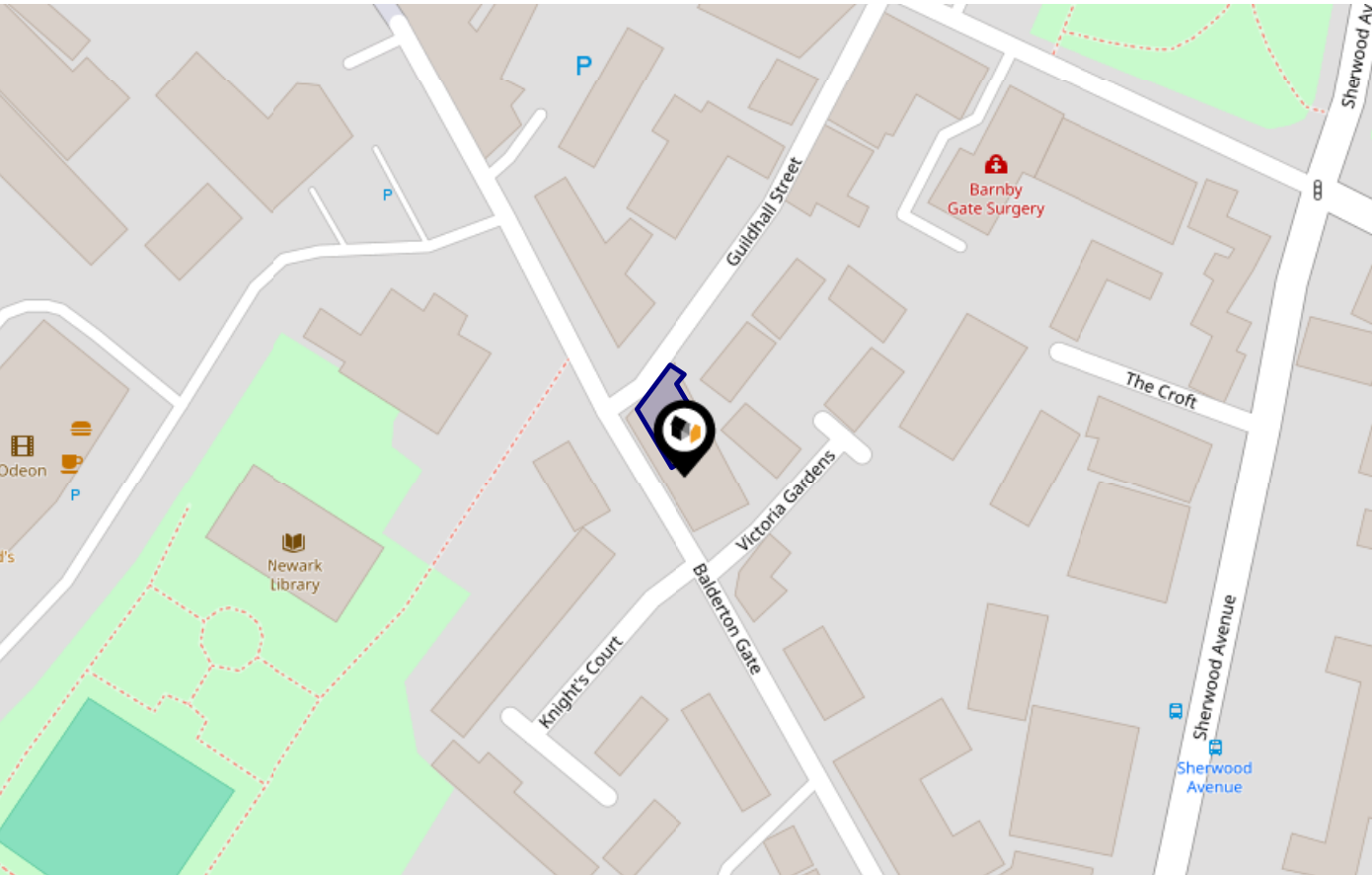
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

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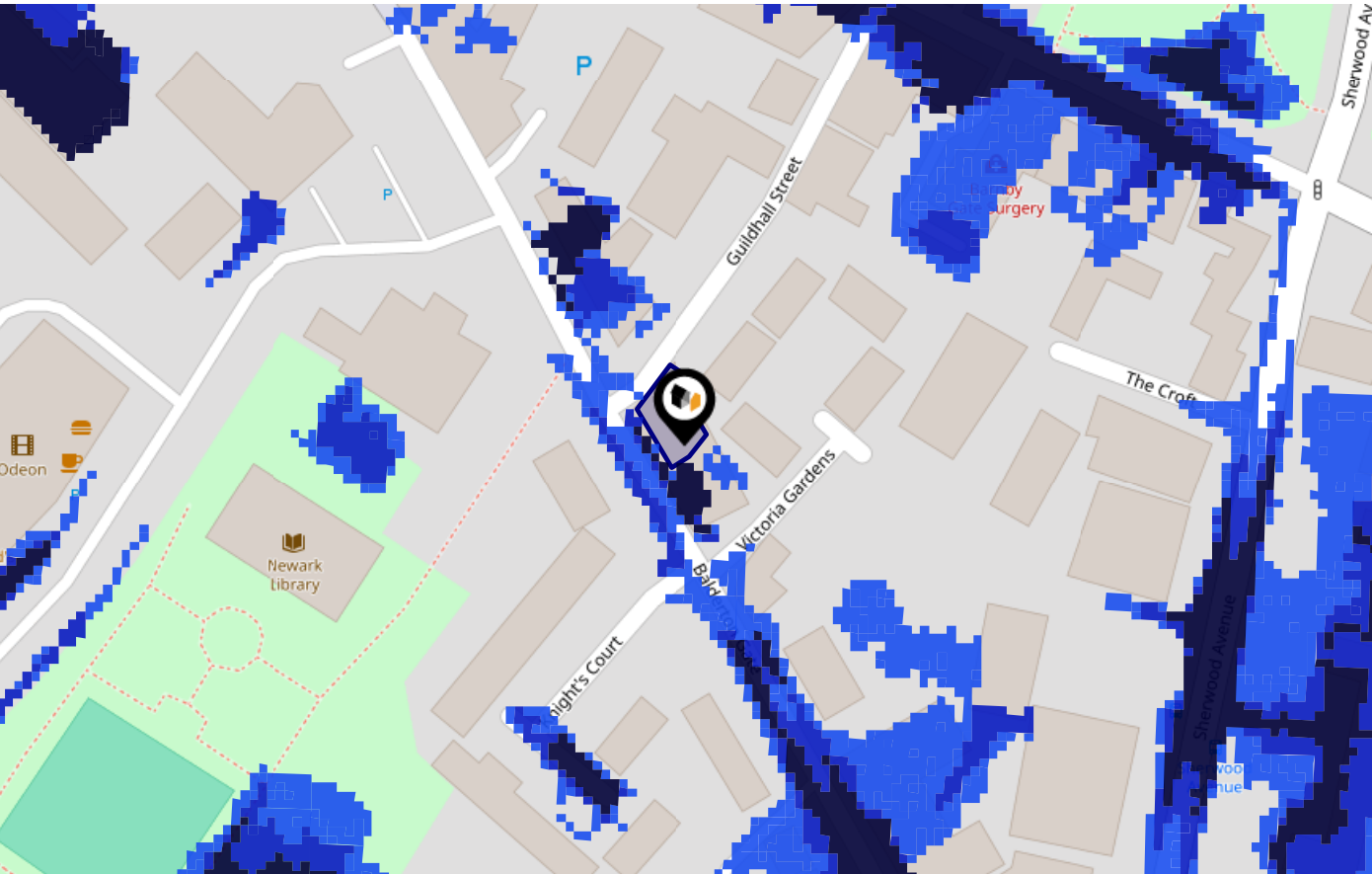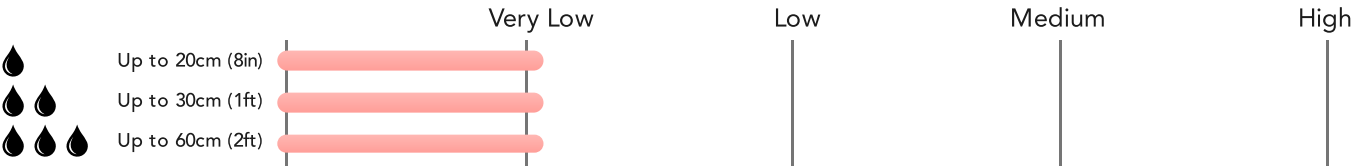**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

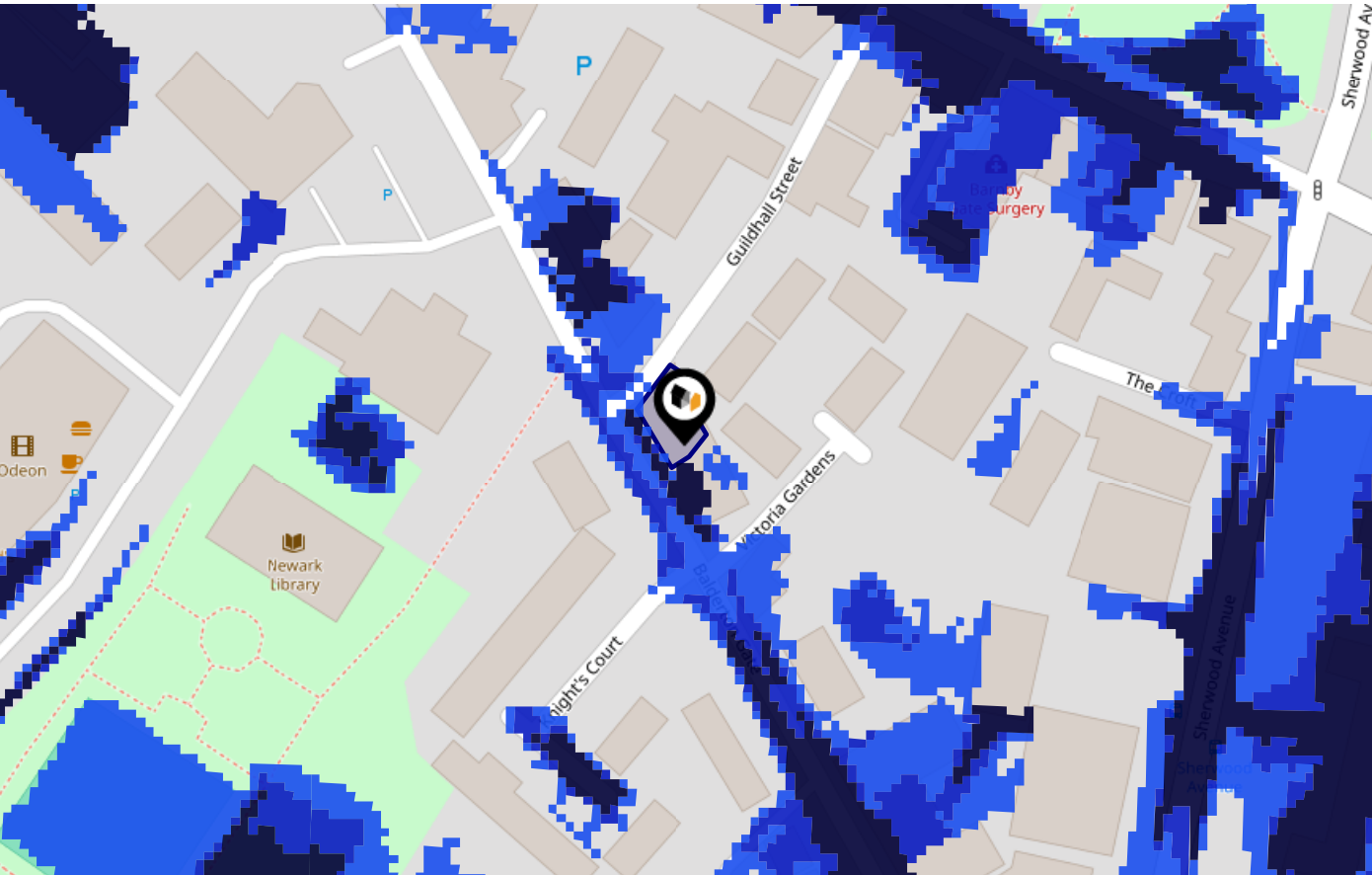|		Very Low	Low	Medium	High
	Up to 20cm (8in)				
	Up to 30cm (1ft)				
	Up to 60cm (2ft)				

Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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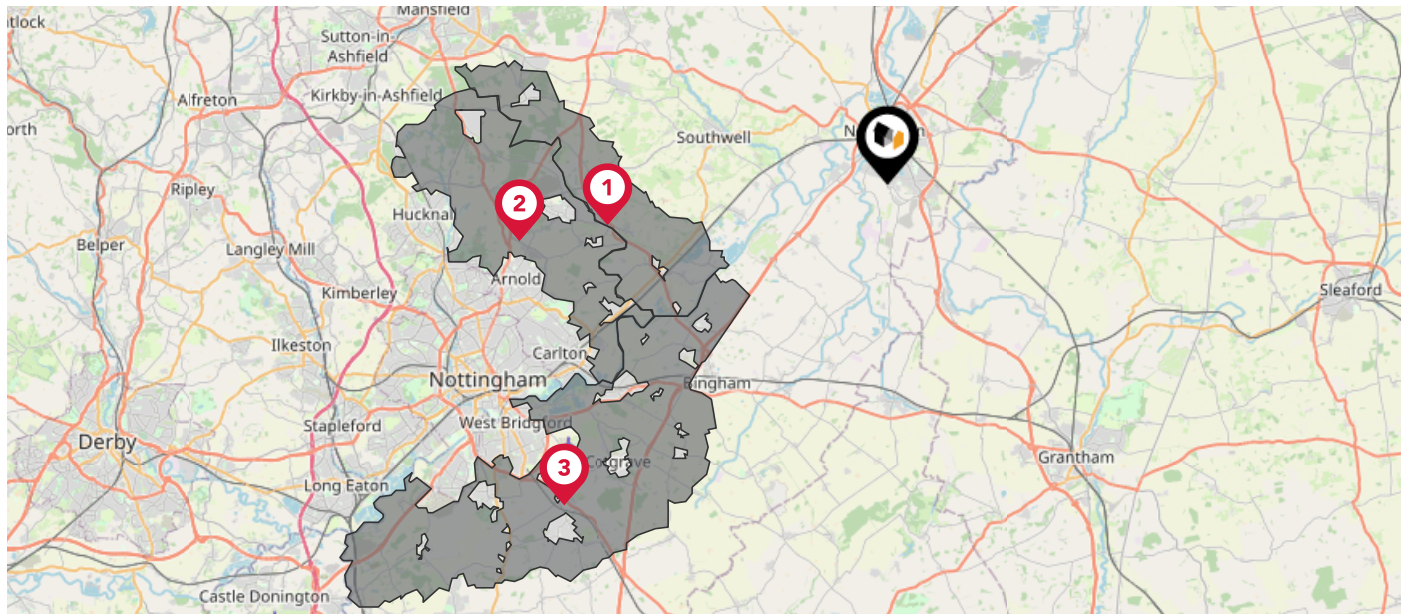□ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land

1. Derby and Nottingham Green Belt - Newark and Sherwood

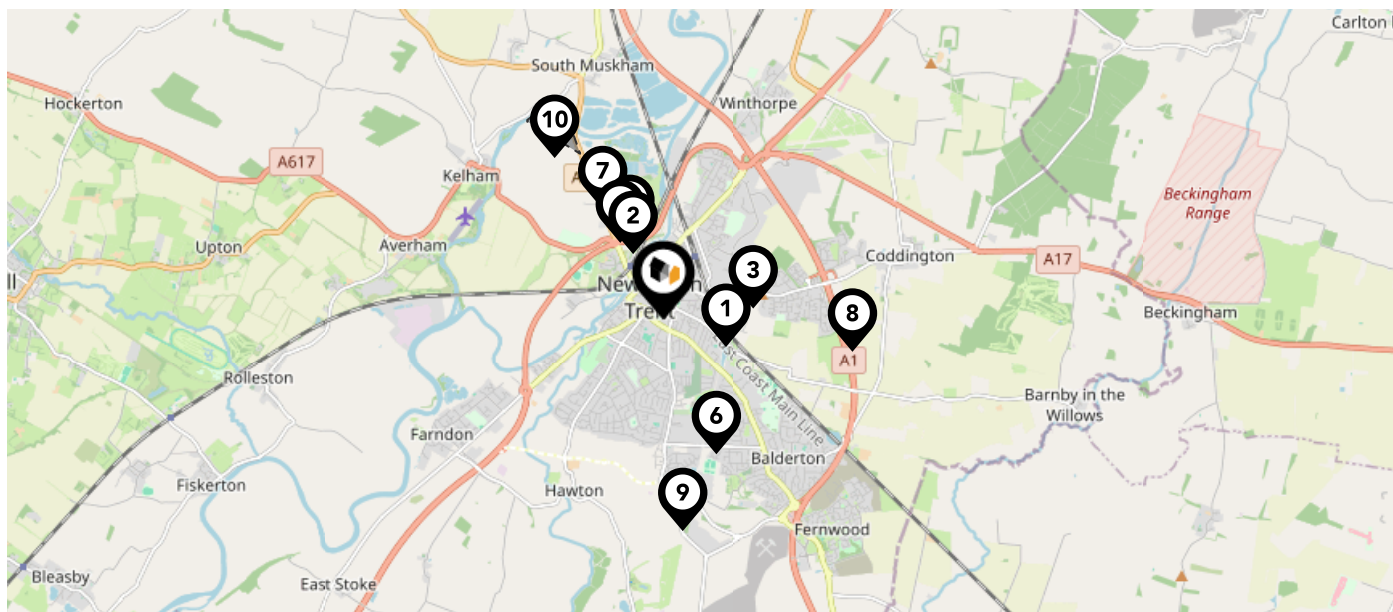2. Derby and Nottingham Green Belt - Gedling

3. Derby and Nottingham Green Belt - Rushcliffe

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.


Nearby Landfill Sites

1	Clay Lane-Newark	Historic Landfill	
2	EA/EPR/LP3090CL/A001	Active Landfill	▨
3	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill	
4	Muskham Road-Newark, Nottinghamshire	Historic Landfill	
5	EA/EPR/ZP3897FS/V002	Active Landfill	▨
6	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill	
7	EA/EPR/HP3297FD/V002	Active Landfill	▨
8	Coddington Mill Site-Newark-on-Trent, Nottinghamshire	Historic Landfill	
9	Land At Bowbridge Lane Balderton Newark-Bowbridge Lane,Newark,Nottinghamshire	Historic Landfill	
10	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill	

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
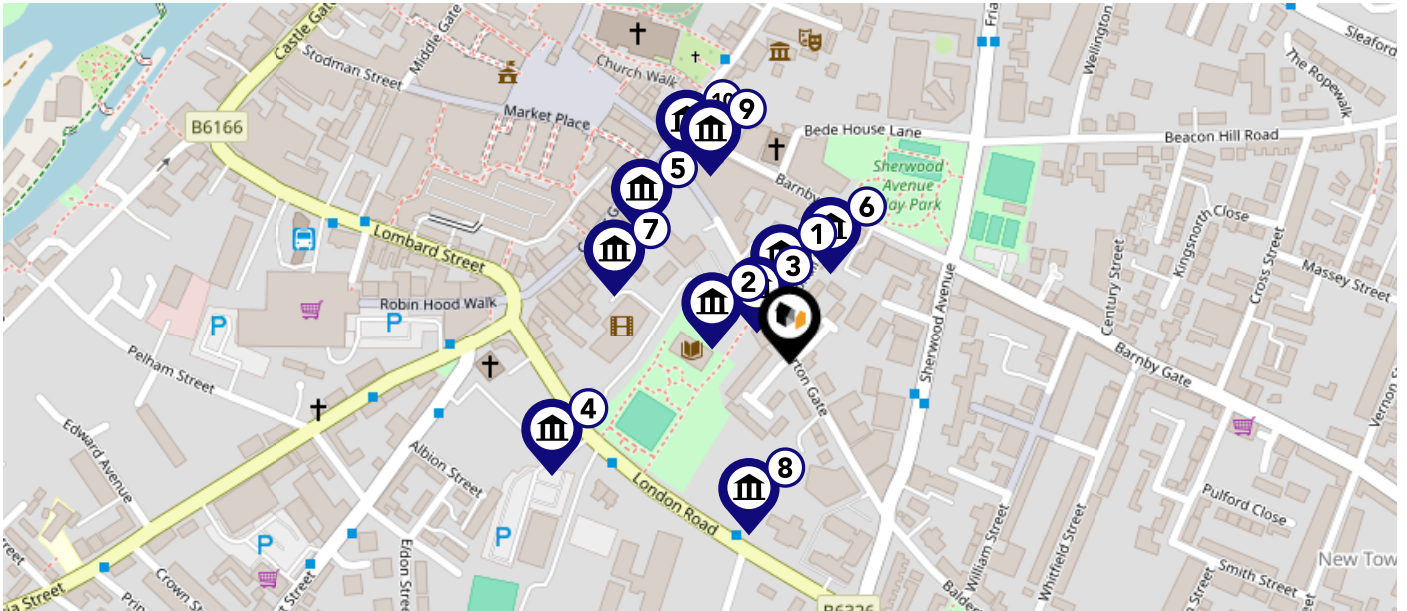

Listed Buildings in the local district	Grade	Distance
1 1279369 - Former Methodist Chapel (h And S Group Services Limited)	Grade II	0.0 miles
2 1196072 - Nottinghamshire County Council Social Services Office	Grade II	0.0 miles
3 1287891 - 47 And 49, Balderton Gate	Grade II	0.0 miles
4 1279074 - Beaumond Cross House	Grade II	0.1 miles
5 1196045 - 13-17, Carter Gate	Grade II	0.1 miles
6 1228861 - 2, Guildhall Street	Grade II	0.1 miles
7 1196046 - 25, Carter Gate	Grade II	0.1 miles
8 1196272 - Abbeywood	Grade II	0.1 miles
9 1287869 - 11, 11a And 11b, Barnby Gate	Grade II	0.1 miles
10 1287857 - 1-9, Barnby Gate	Grade II	0.1 miles

	Nursery	Primary	Secondary	College	Private
1 **Mount CofE Primary School** Ofsted Rating: Good	Pupils: 211	Distance:0.26	☐	☑	☐	☐	☐
2 **Christ Church C of E Primary School** Ofsted Rating: Good	Pupils: 196	Distance:0.36	☐	☑	☐	☐	☐
3 **Magnus Church of England Academy** Ofsted Rating: Good	Pupils: 754	Distance:0.43	☐	☐	☑	☐	☐
4 **Lovers Lane Primary and Nursery School** Ofsted Rating: Requires improvement	Pupils: 148	Distance:0.5	☐	☑	☐	☐	☐
5 **Barnby Road Academy Primary and Nursery school** Ofsted Rating: Good	Pupils: 606	Distance:0.51	☐	☑	☐	☐	☐
6 **The King's Church of England Primary Academy** Ofsted Rating: Good	Pupils: 256	Distance:0.52	☐	☑	☐	☐	☐
7 **Holy Trinity Catholic Voluntary Academy** Ofsted Rating: Good	Pupils: 294	Distance:0.54	☐	☑	☐	☐	☐
8 **The Sir Donald Bailey Academy** Ofsted Rating: Good	Pupils: 529	Distance:0.92	☐	☑	☐	☐	☐

Area
Schools
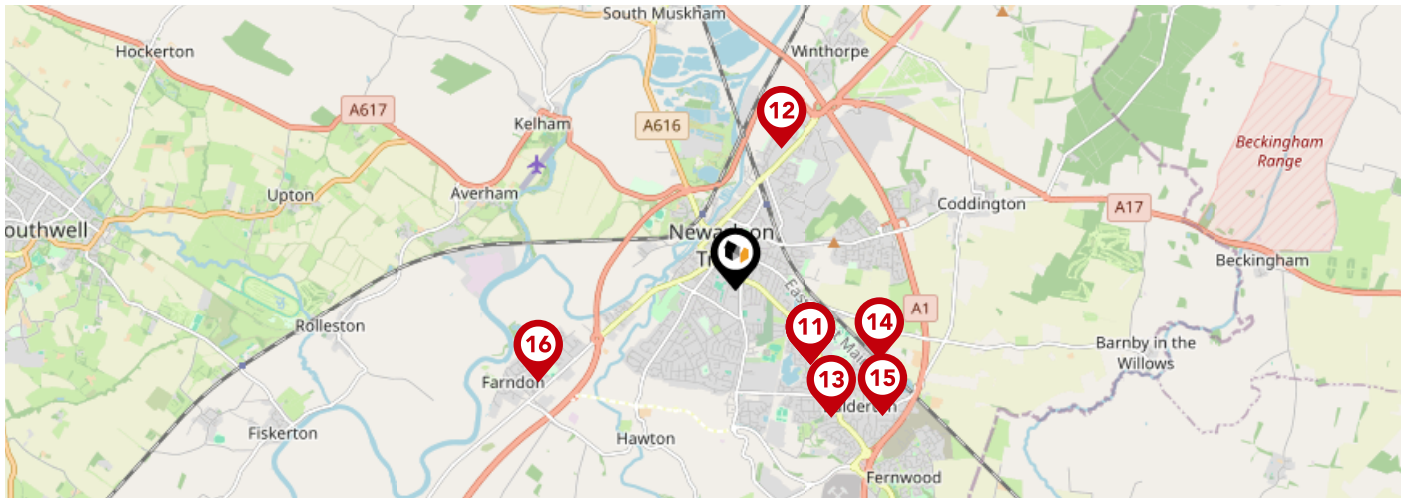
		Nursery	Primary	Secondary	College	Private
9	**Highfields School** Ofsted Rating: Not Rated | Pupils: 113 | Distance:0.95	☐	☑	☐	☐	☐
10	**Newark Orchard School** Ofsted Rating: Good | Pupils: 170 | Distance:0.95	☐	☐	☑	☐	☐
11	**The Newark Academy** Ofsted Rating: Good | Pupils: 1144 | Distance:0.95	☐	☐	☑	☐	☐
12	**Bishop Alexander L.E.A.D. Academy** Ofsted Rating: Good | Pupils: 231 | Distance:1.32	☐	☑	☐	☐	☐
13	**John Hunt Academy** Ofsted Rating: Good | Pupils: 355 | Distance:1.42	☐	☑	☐	☐	☐
14	**Hope House School** Ofsted Rating: Requires improvement | Pupils: 28 | Distance:1.42	☐	☐	☑	☐	☐
15	**Chuter Ede Primary School** Ofsted Rating: Outstanding | Pupils: 611 | Distance:1.72	☐	☑	☐	☐	☐
16	**St Peter's Crosskeys CofE Academy** Ofsted Rating: Good | Pupils: 178 | Distance:1.94	☐	☑	☐	☐	☐
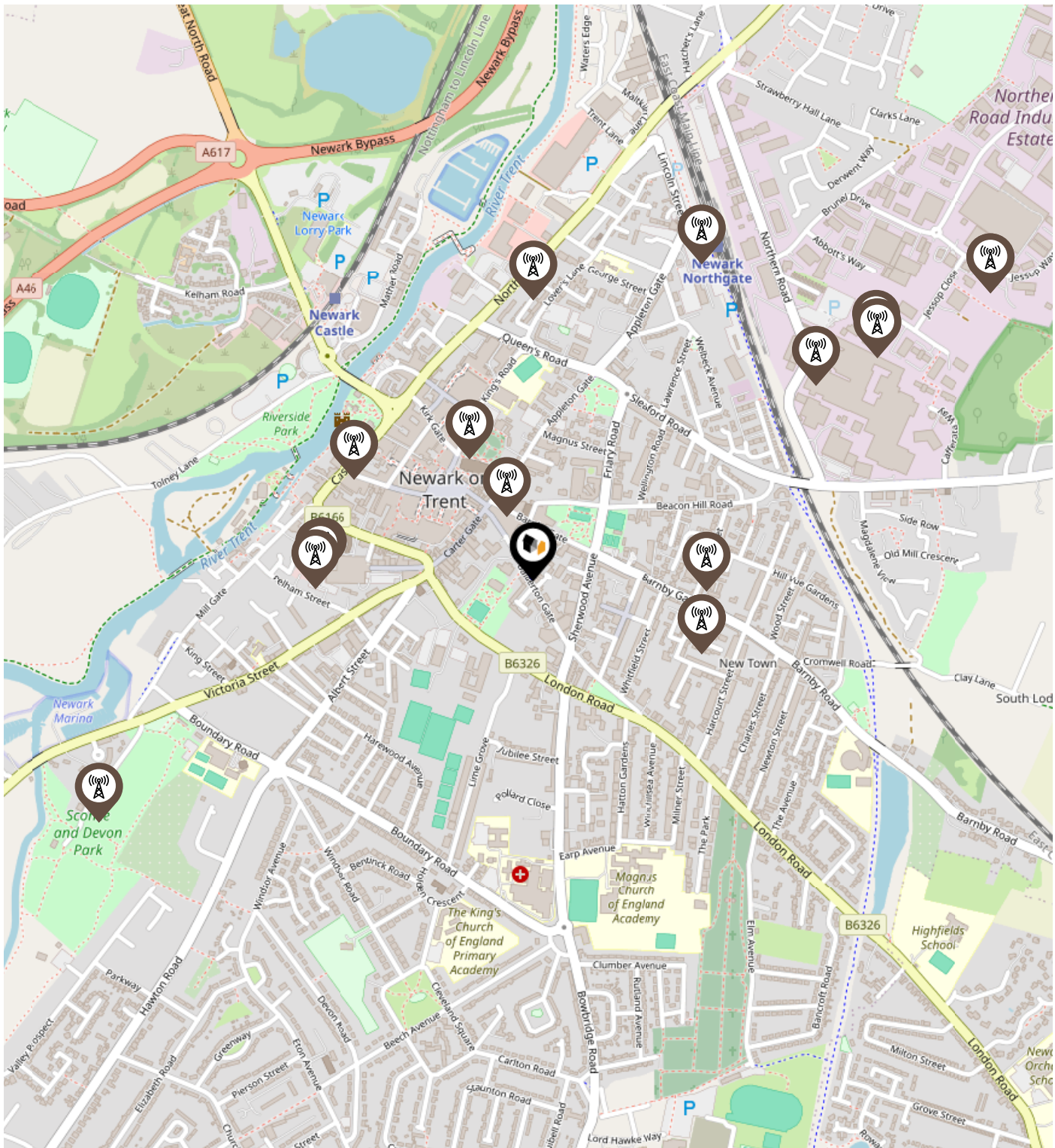
Key:

Power Pylons

Communication Masts

Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).
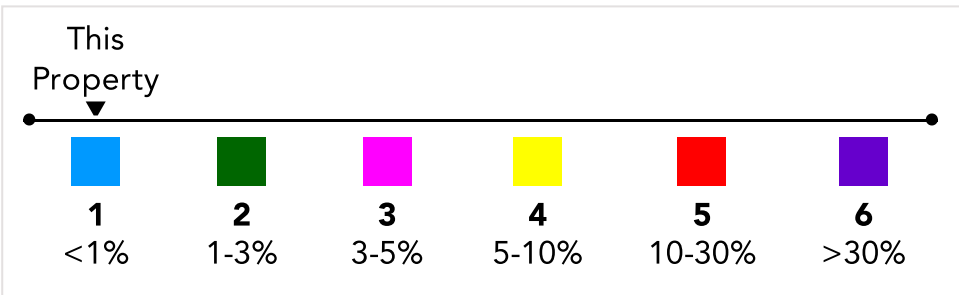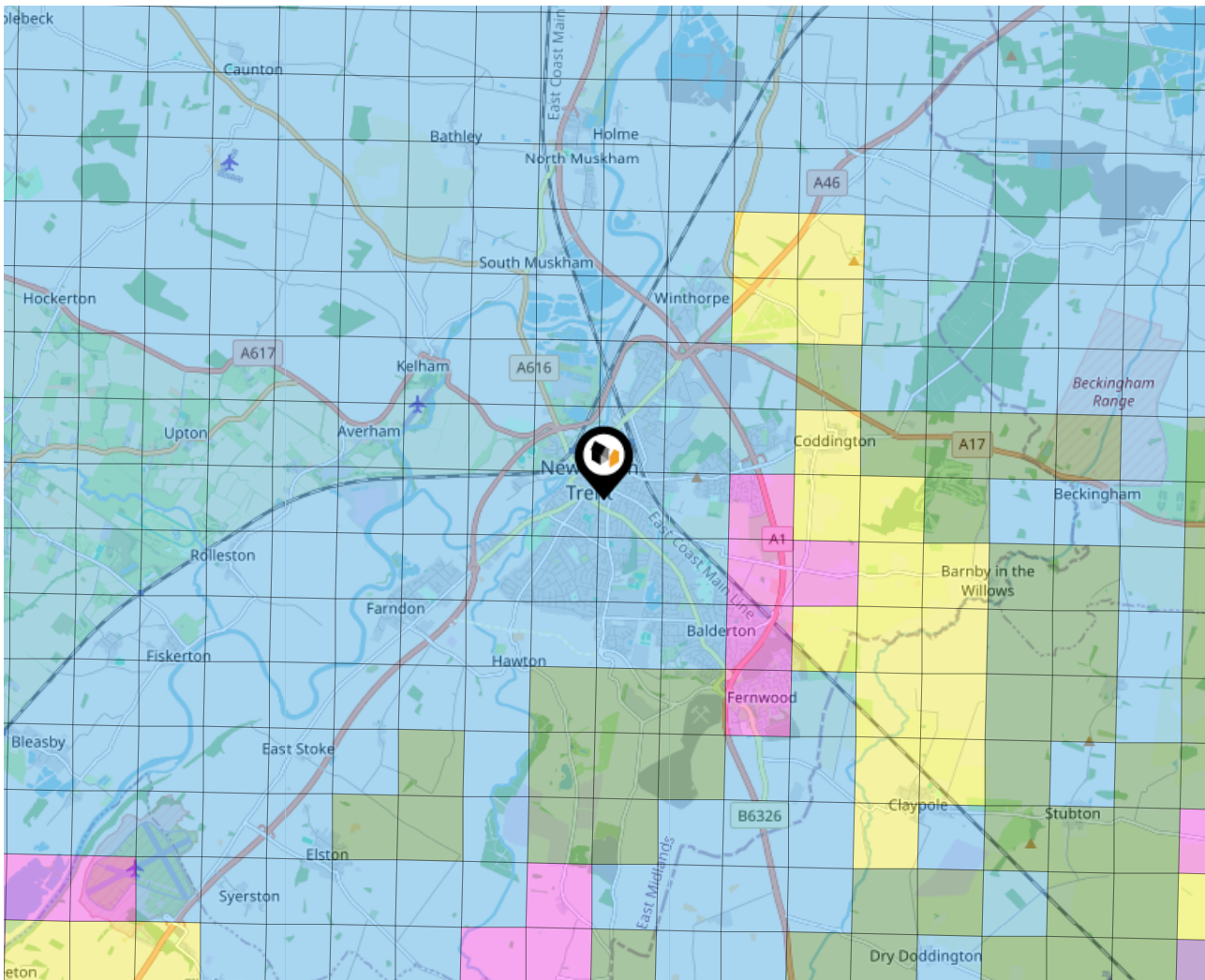
	This Property ▼	

1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
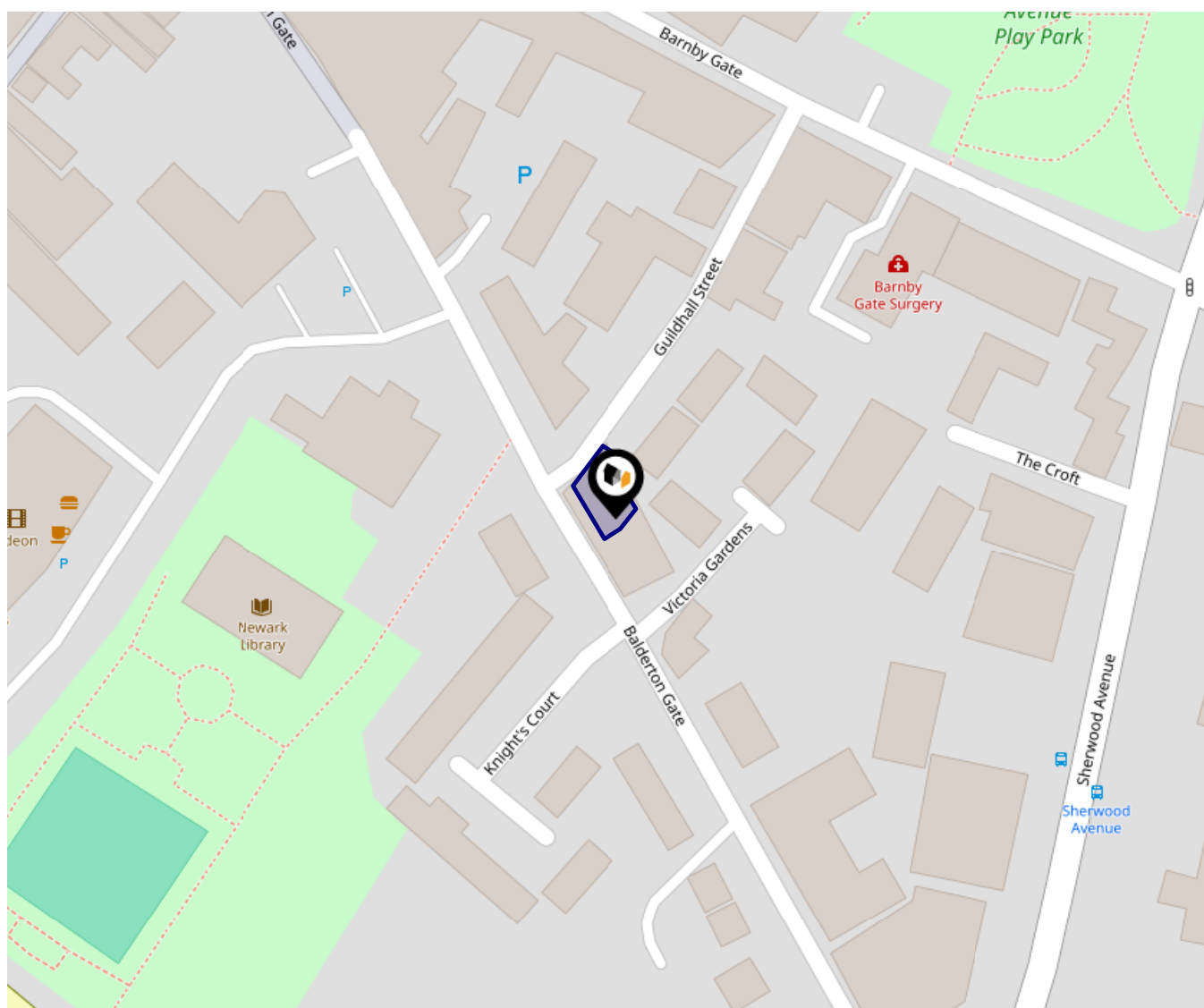
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		
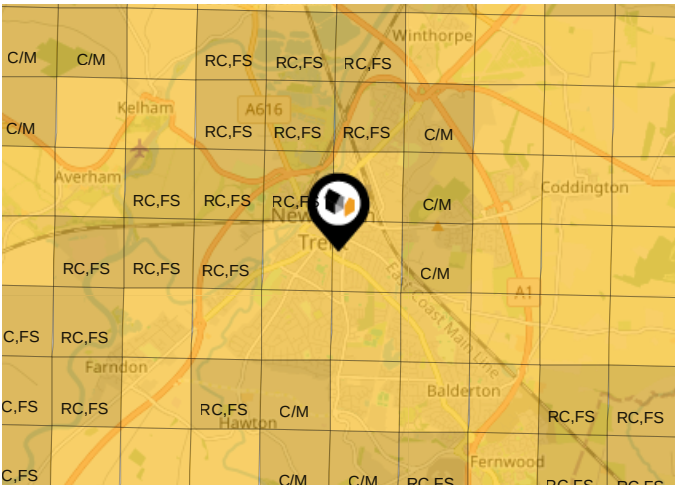
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area
Transcript (National)
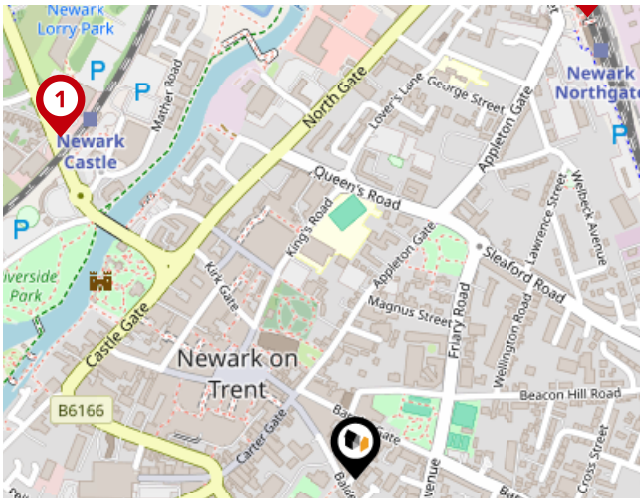
National Rail Stations

Pin	Name	Distance
1	Newark Castle Rail Station	0.5 miles
2	Newark North Gate Rail Station	0.58 miles
3	Newark North Gate Rail Station	0.58 miles
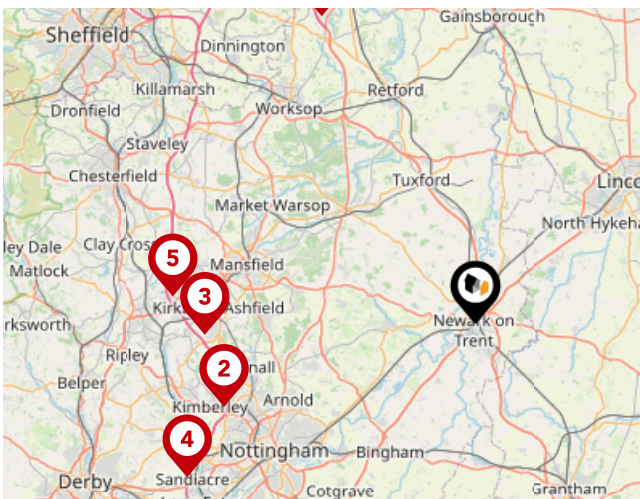
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	24.4 miles
2	M1 J26	18.82 miles
3	M1 J27	19.25 miles
4	M1 J25	23.29 miles
5	M1 J28	21.62 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	29.36 miles
2	East Mids Airport	27.74 miles
3	Humberside Airport	39.96 miles
4	Baginton	56.33 miles

Area
Transport (Local)
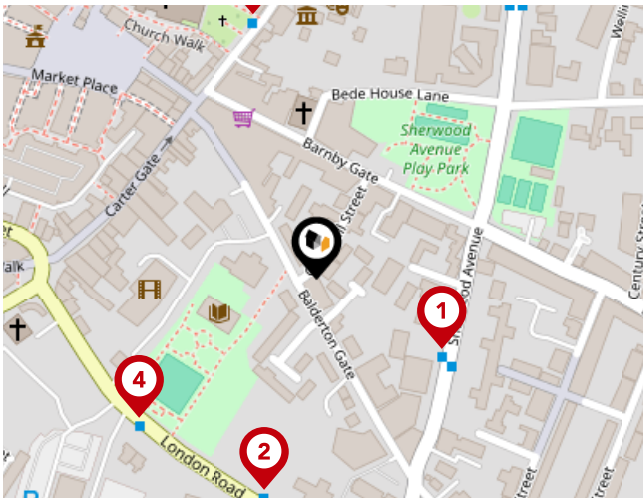
Bus Stops/Stations

Pin	Name	Distance
1	Sherwood Avenue	0.08 miles
2	Lime Grove	0.12 miles
3	Appleton Gate	0.15 miles
4	Beaumond Gardens	0.13 miles
5	College	0.19 miles

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• Surveys and Professional Valuations

• Commercial Sales and Rentals

• New Homes

• Development Proposals

• Mortgage Advice

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Data Quality

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Historic England

Office for National Statistics

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