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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th March 2025



NIXON WAY, COLLINGHAM, NEWARK, NG23

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	0.16 acres		
Year Built :	2006		
Council Tax :	Band F		
Annual Estimate:	£3,564		
Title Number:	NT429097		

Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Low	16	80	-
● Surface Water	Very low	mb/s	mb/s	mb/s

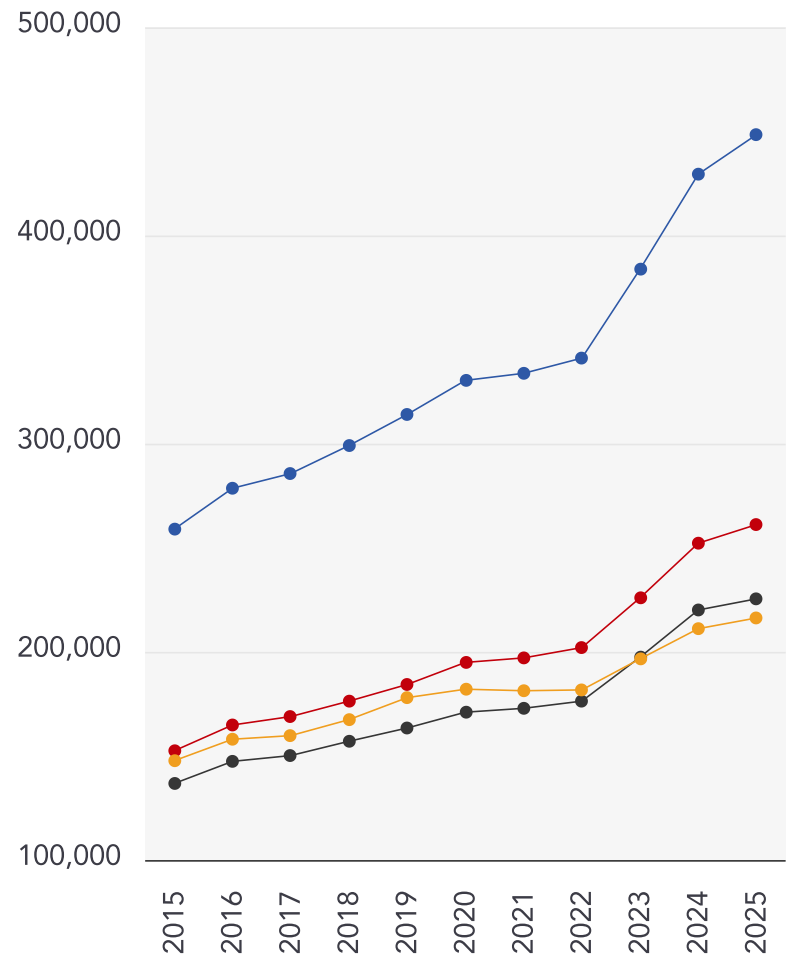
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG23



Detached

+73.17%

Semi-Detached

+71.26%

Flat

+46.42%

Terraced

+64.82%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

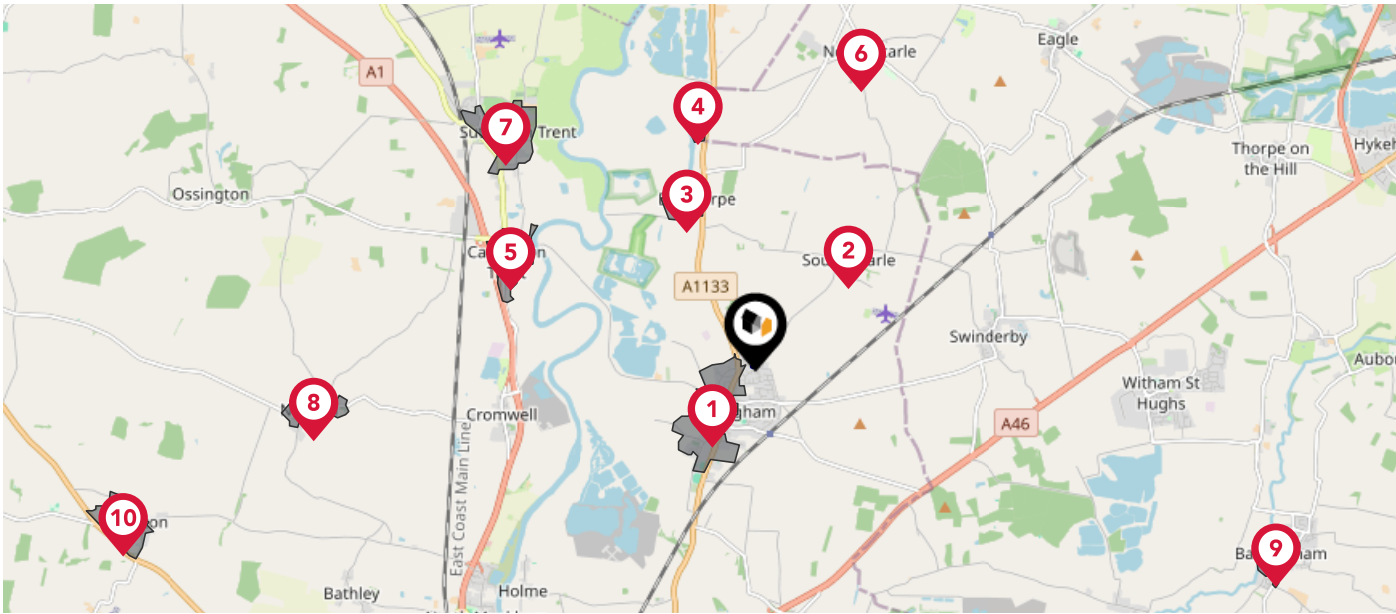
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Collingham

2

South Scarle

3

Besthorpe

4

Girton

5

Carlton on Trent

6

North Scarle

7

Sutton on Trent

8

Norwell

9

Bassingham

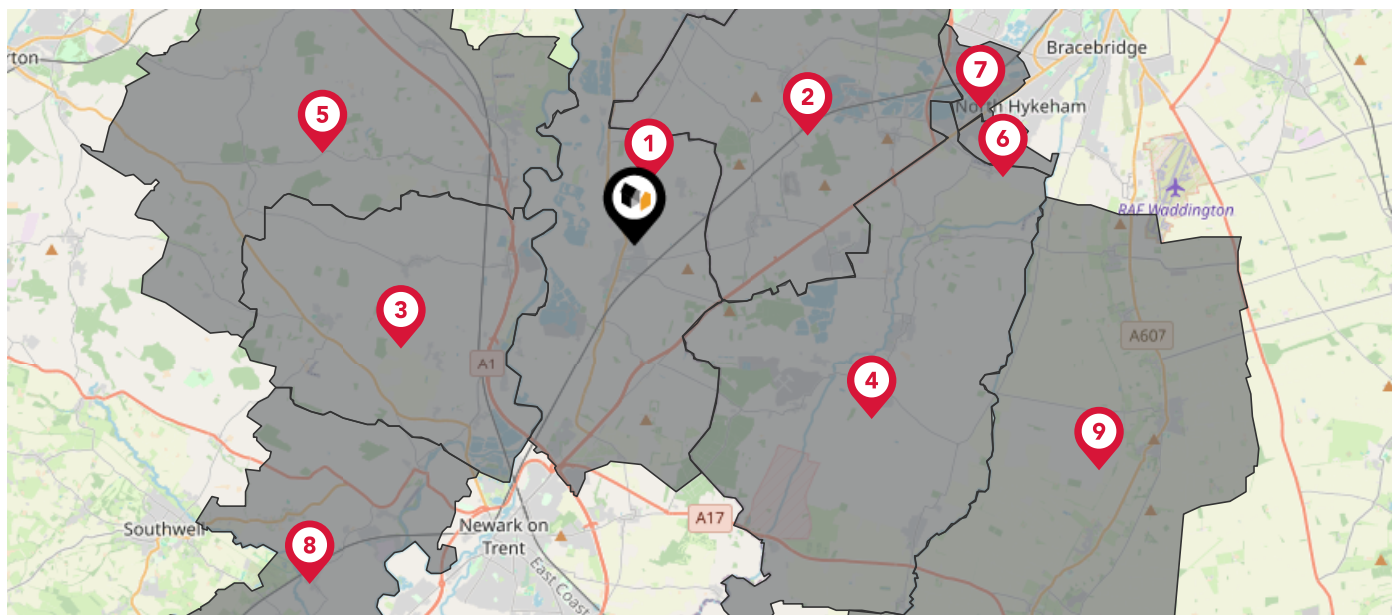
10

Caunton

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



Collingham Ward



Eagle, Swinderby and Witham St. Hughs Ward



Muskham Ward



Bassingham and Brant Broughton Ward



Sutton-on-Trent Ward



North Hykeham Mill Ward



North Hykeham Memorial Ward



Trent Ward

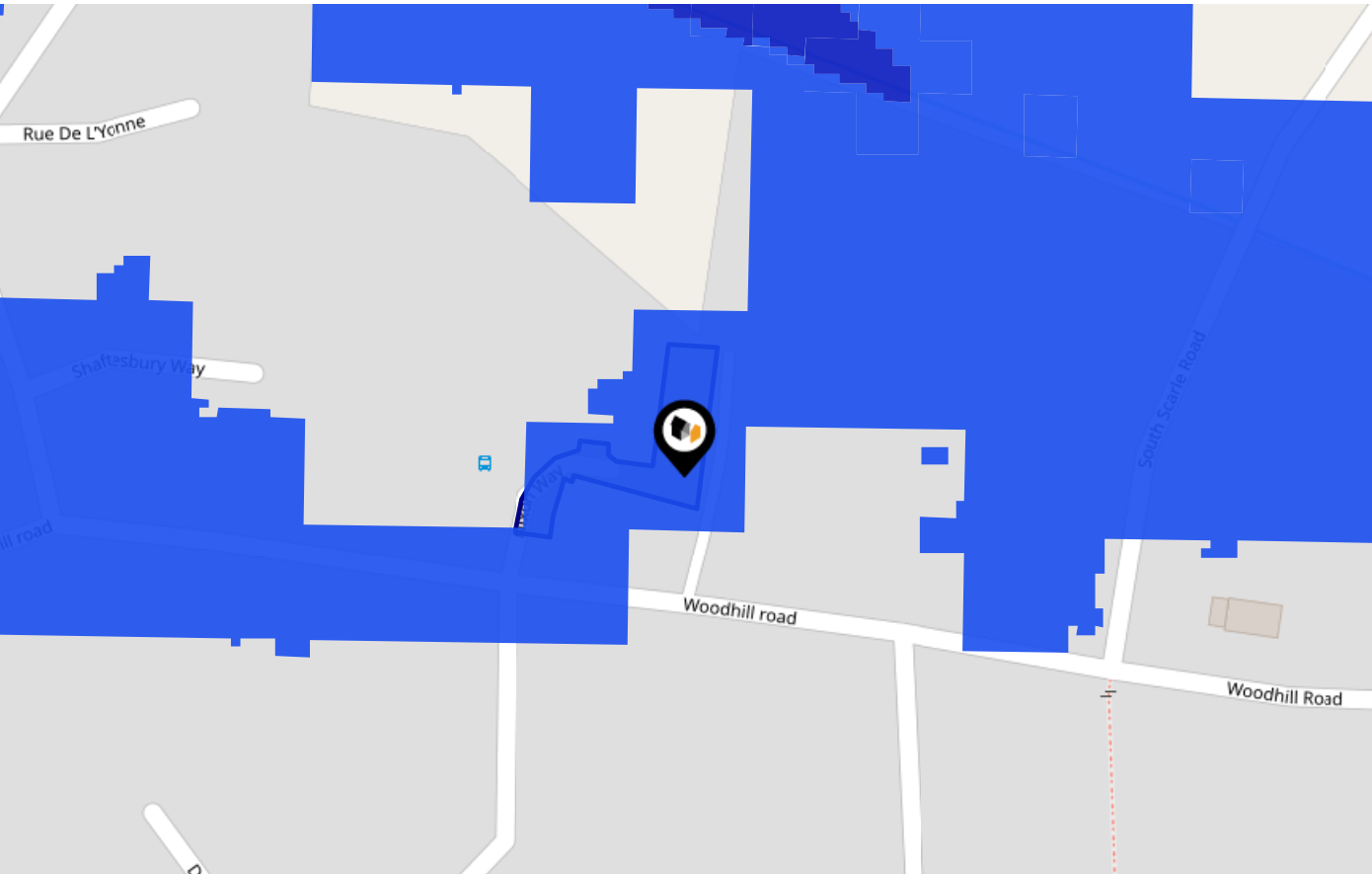


Cliff Villages Ward

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.

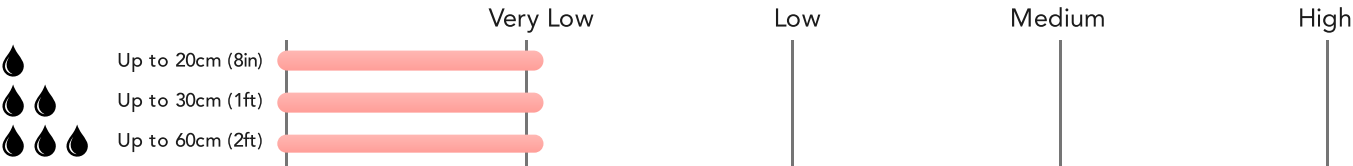


Risk Rating: Low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

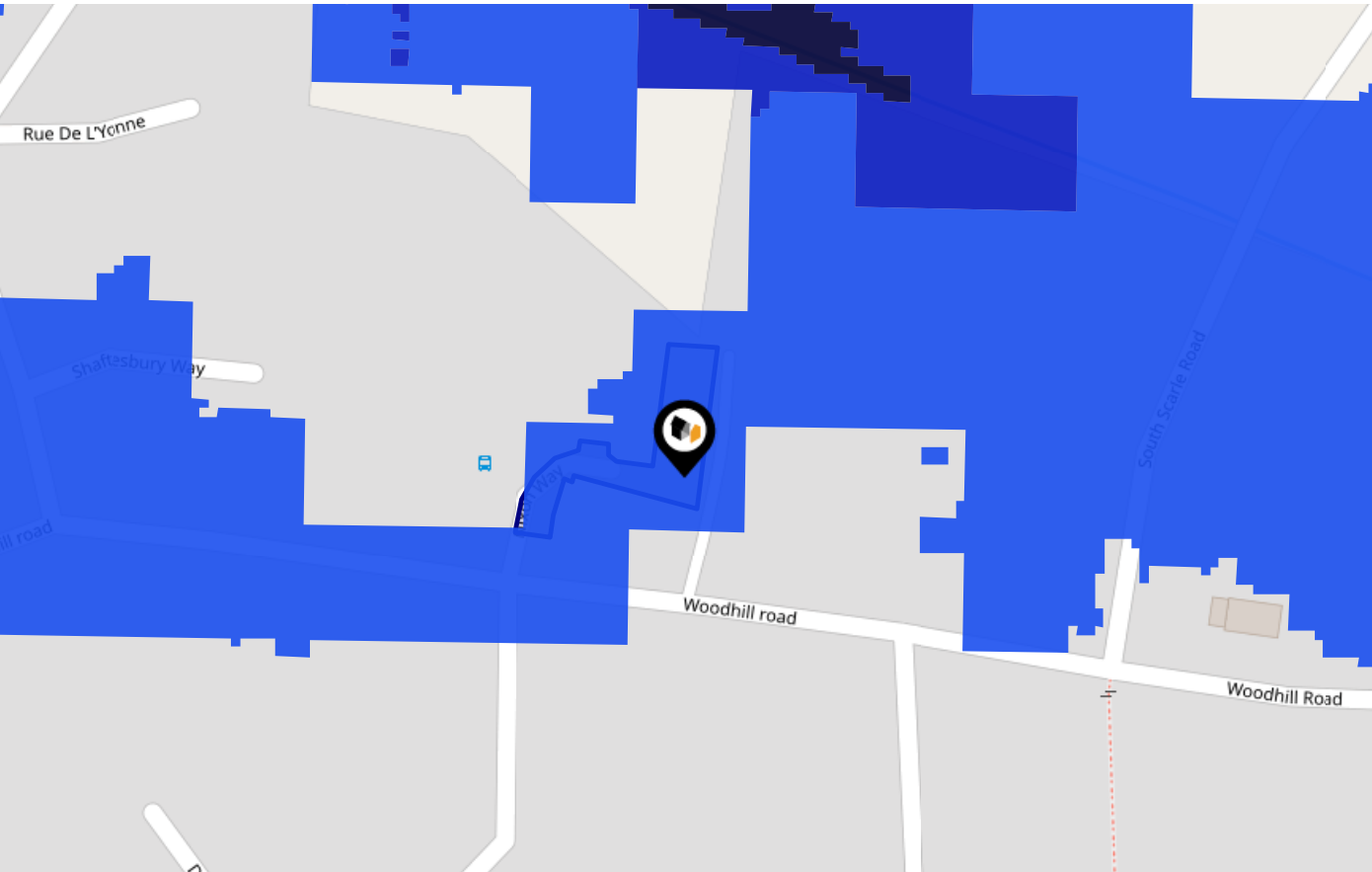
Chance of flooding to the following depths at this property:



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.

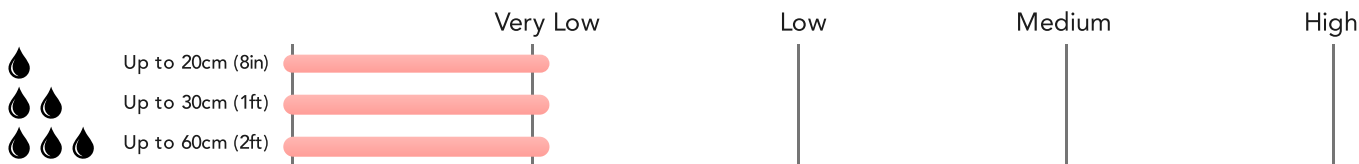


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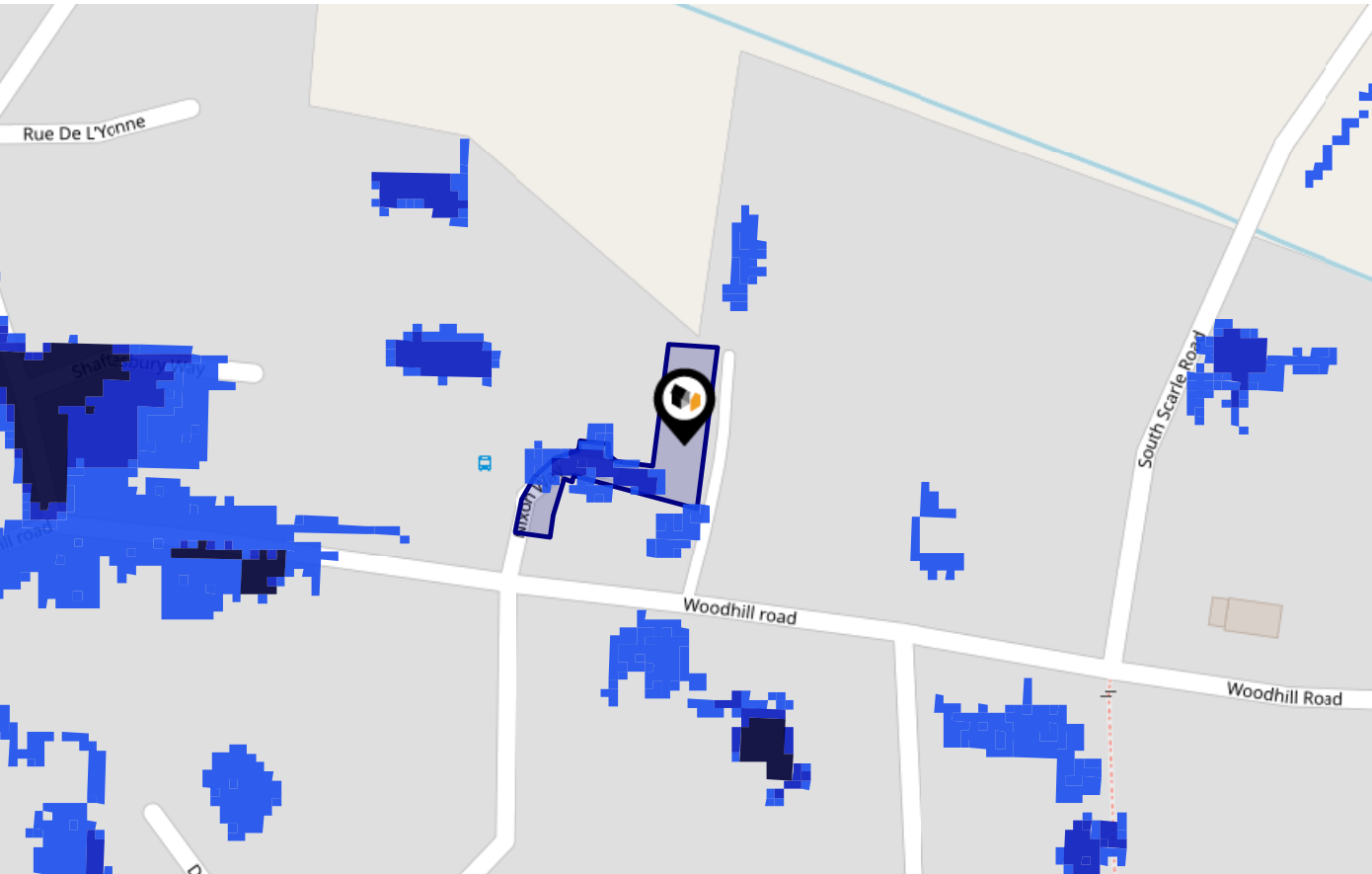
Chance of flooding to the following depths at this property:



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.

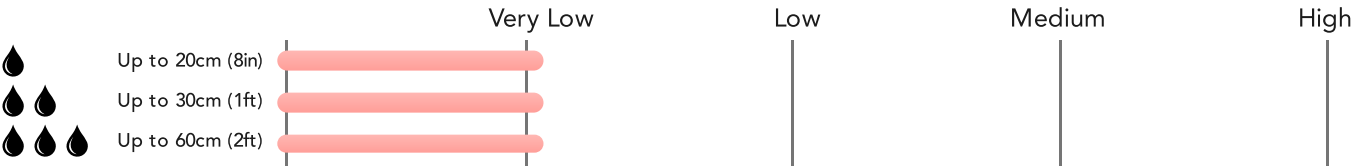


Risk Rating: Very low

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.

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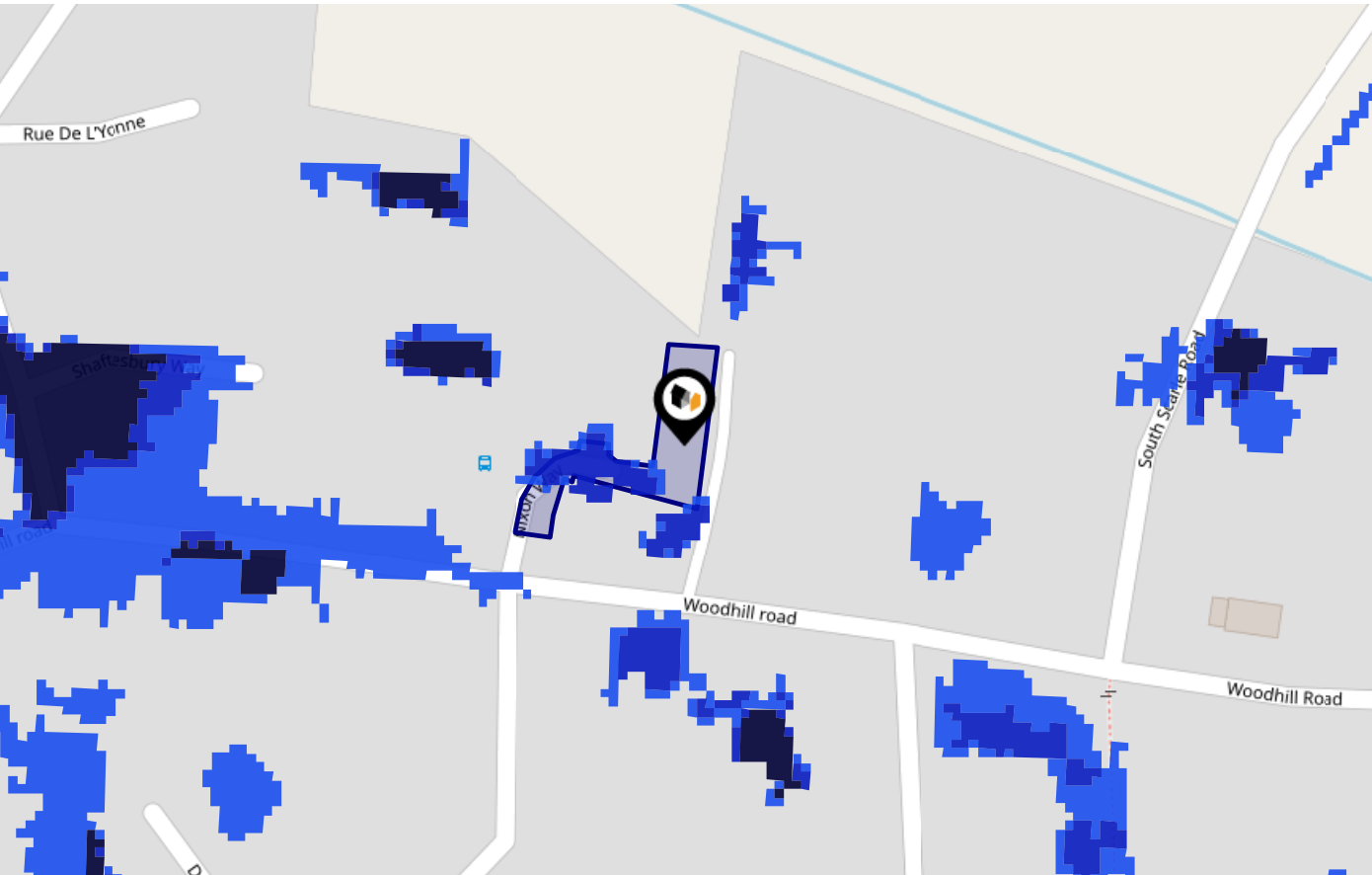
Chance of flooding to the following depths at this property:



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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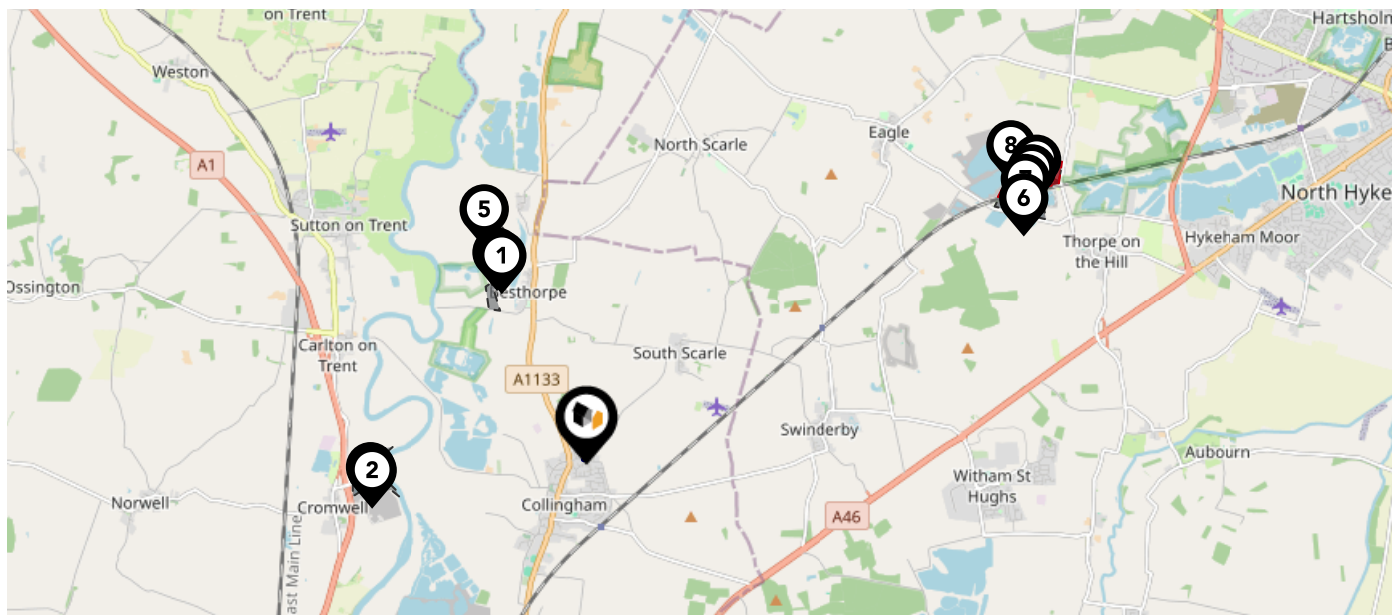
Chance of flooding to the following depths at this property:



Maps

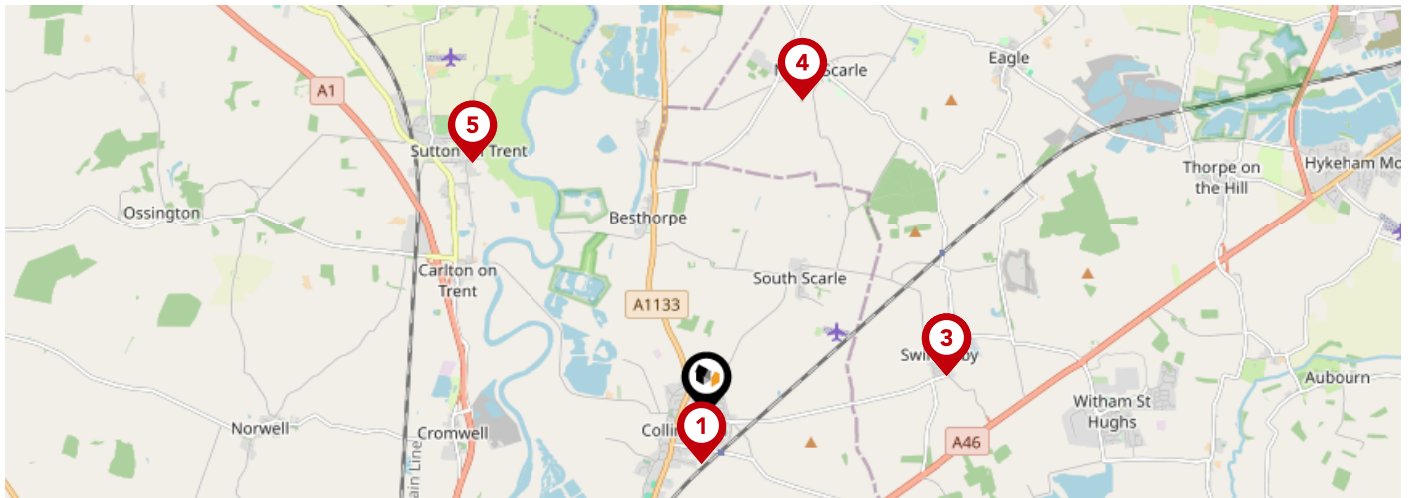
Landfill Sites

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.

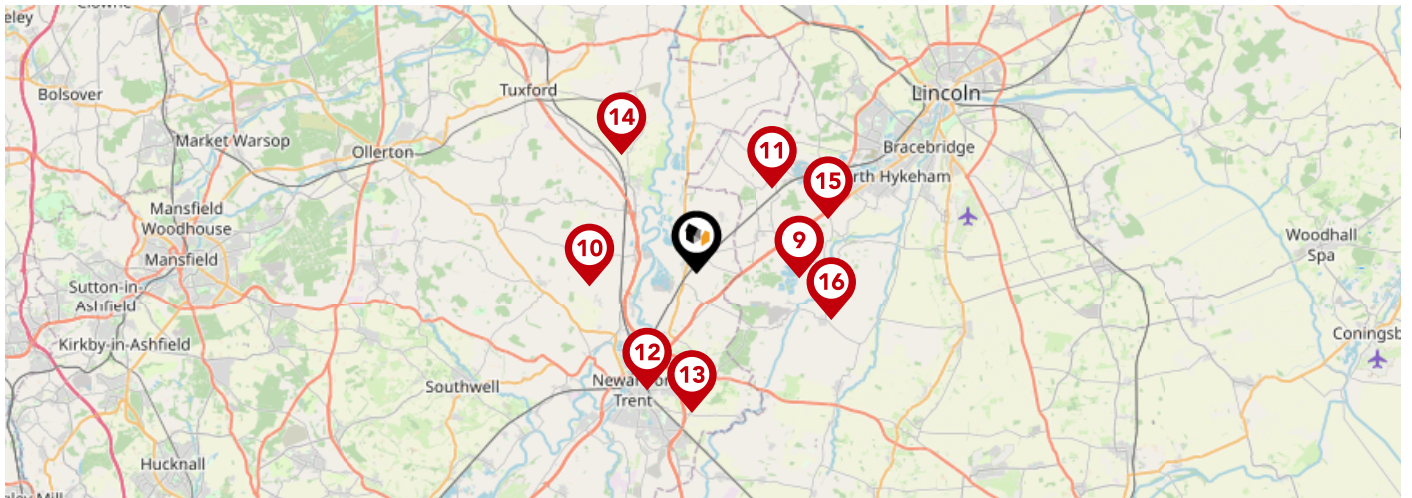


Nearby Landfill Sites

1	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill	
2	College Farm-North Road, Cromwell, Newark	Historic Landfill	
3	Cromwell Quarry-Newark, Cromwell, Nottinghamshire	Historic Landfill	
4	Besthorpe Ash Lagoons-Besthorpe	Historic Landfill	
5	High Marnaham Power Station, Besthorpe Lagoon 14-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill	
6	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	
7	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	
8	Whisby Quarry Silt Lagoons-Thorpe on the Hill, Whisby, Lincolnshire	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	



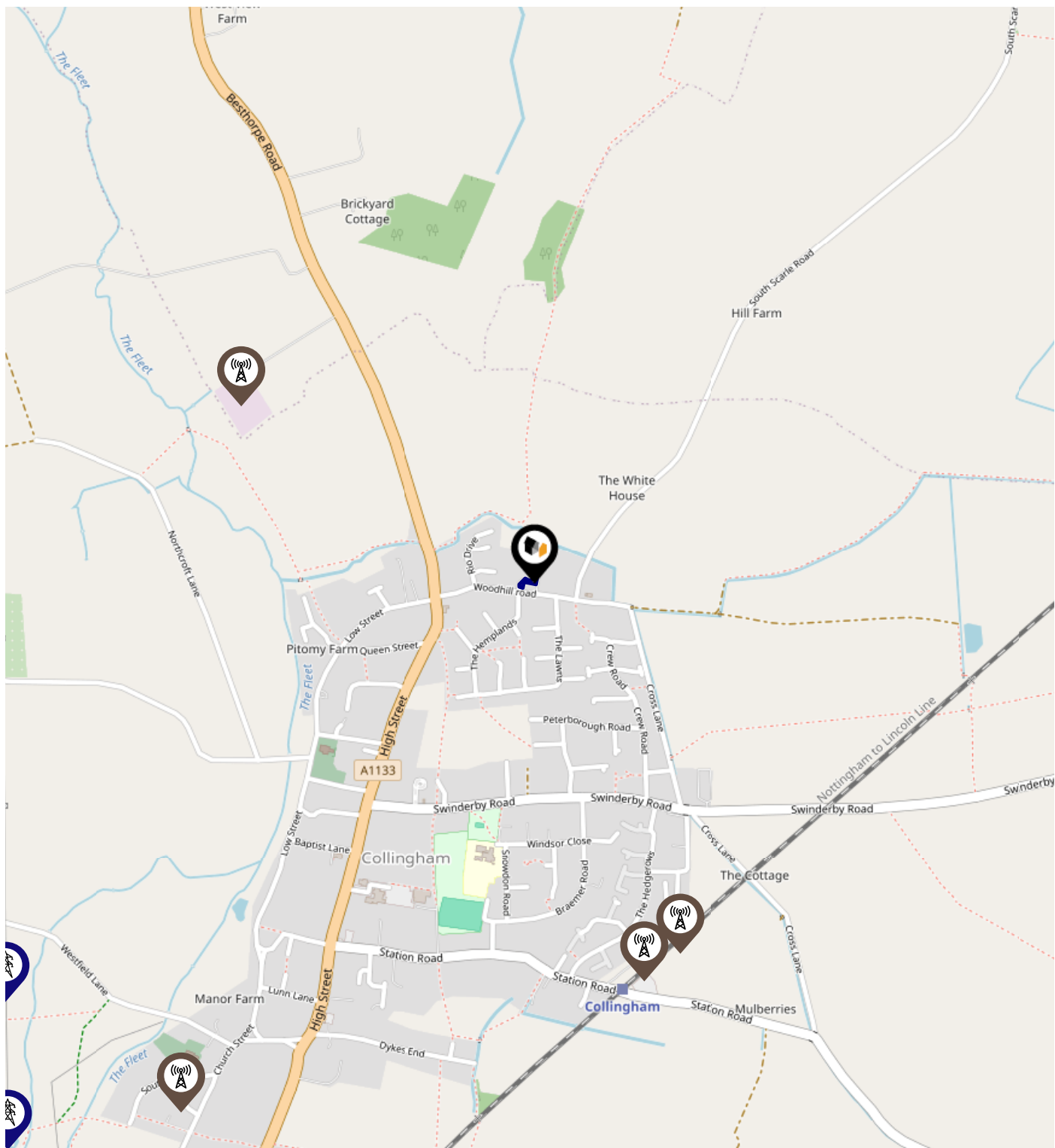
		Nursery	Primary	Secondary	College	Private
1	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:3.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Muskham Primary School Ofsted Rating: Good Pupils: 163 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Norwell CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Matthew's CofE Primary School Ofsted Rating: Good Pupils: 53 Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

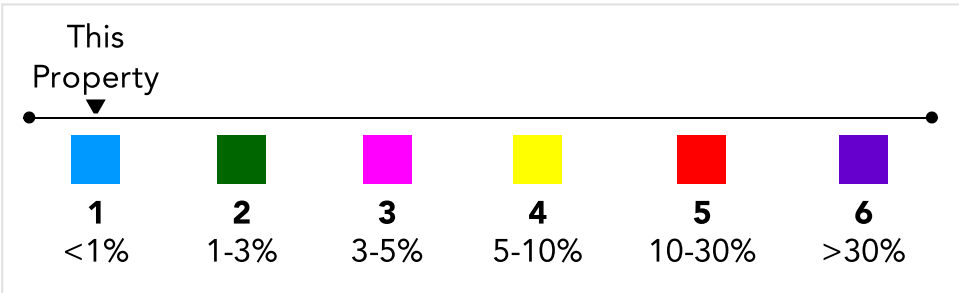
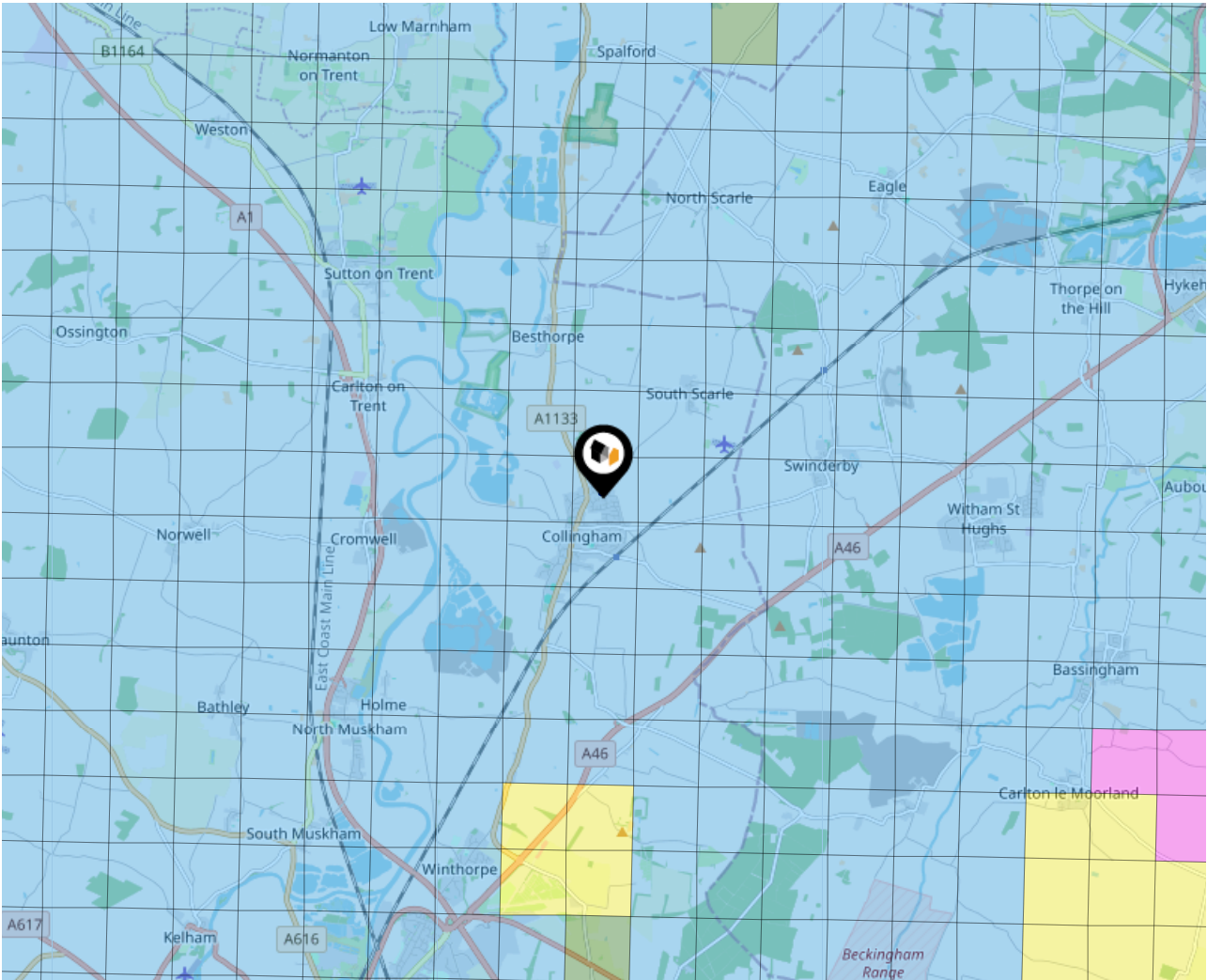


Key:

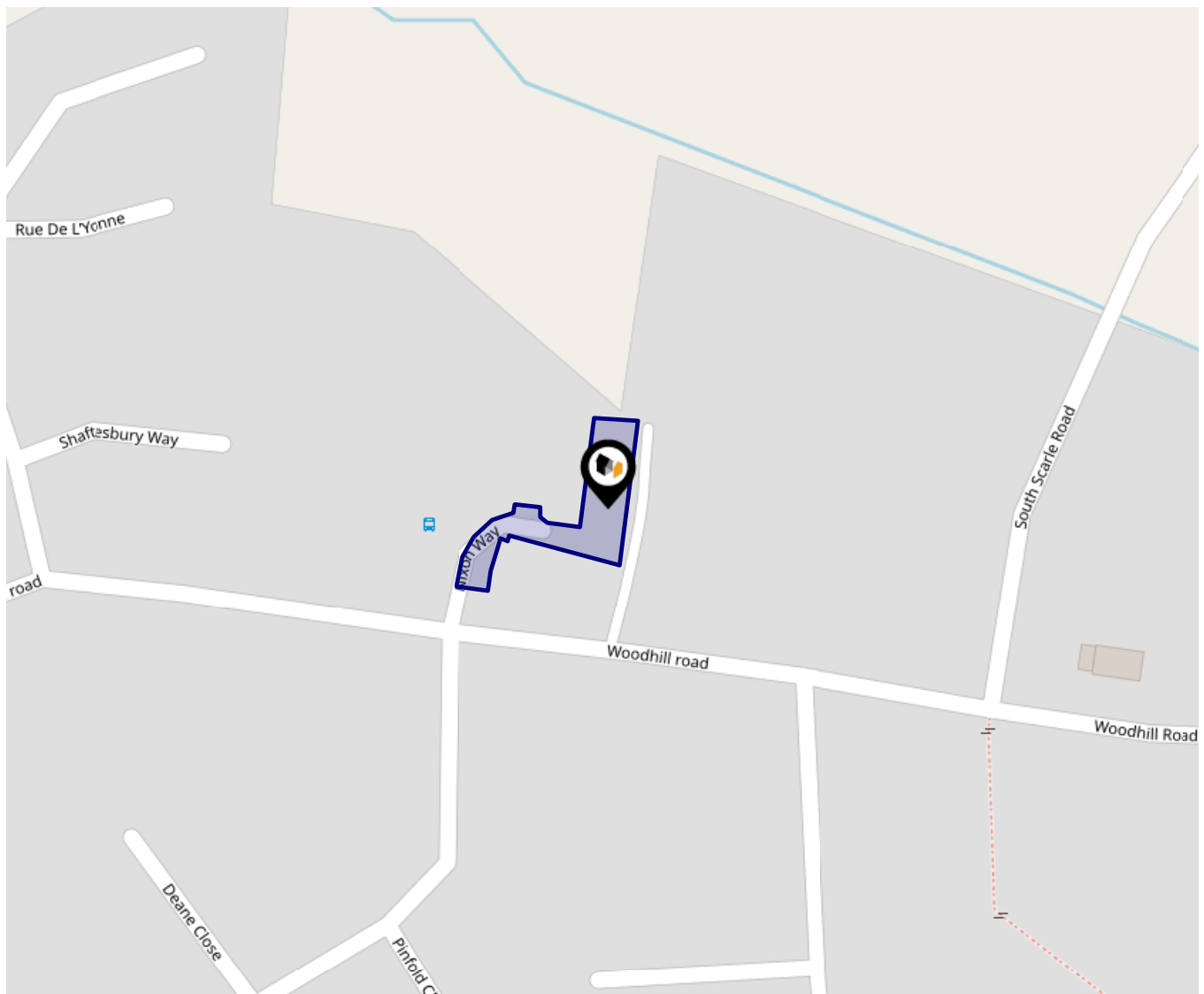
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



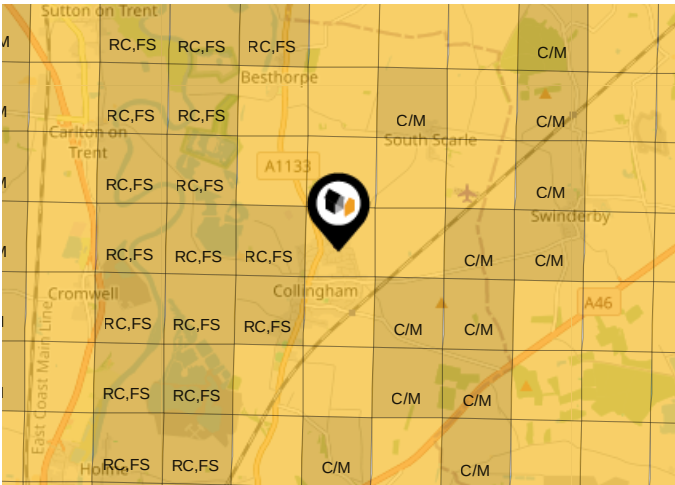
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

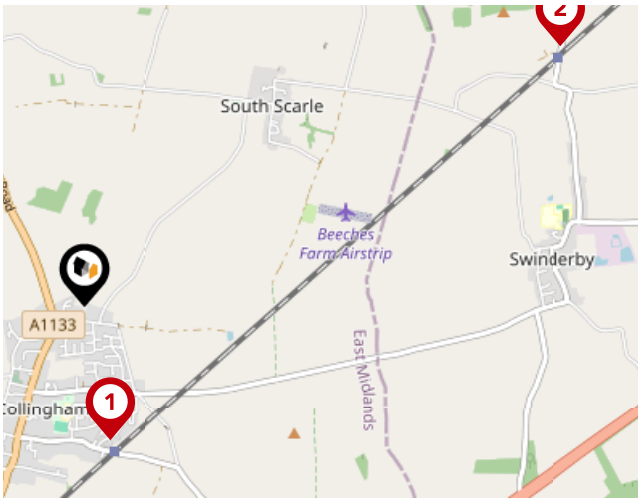
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

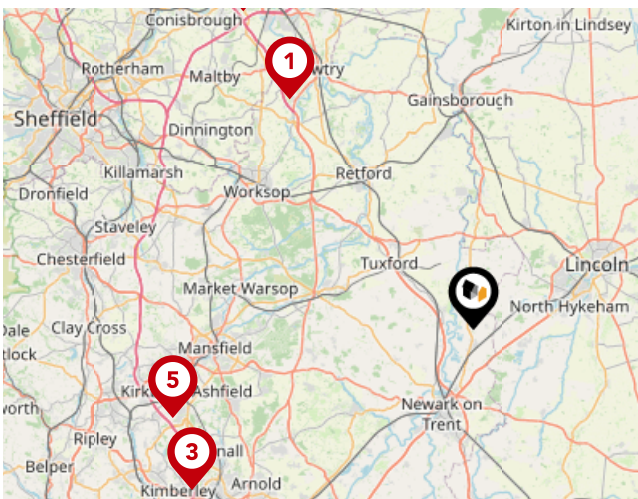
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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 Transport (National)



National Rail Stations

Pin	Name	Distance
	Collingham Rail Station	0.61 miles
	Swinderby Rail Station	2.41 miles
	Newark North Gate Rail Station	5.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J34	20.96 miles
	M18 J3	27.64 miles
	M1 J26	23.03 miles
	M18 J2	27.87 miles
	M1 J27	22.28 miles

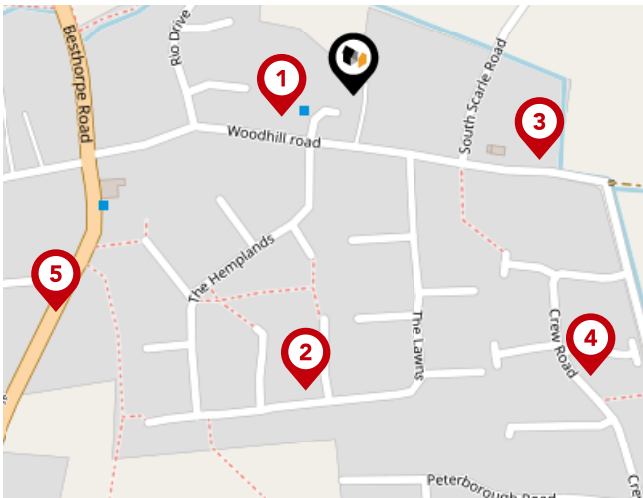


Airports/Helipads

Pin	Name	Distance
	Finningley	25.06 miles
	Humberside Airport	34.15 miles
	East Mids Airport	32.94 miles
	Leeds Bradford Airport	62 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Hemplands	0.04 miles
2	The Rookery	0.17 miles
3	Cross Lane	0.11 miles
4	Crew Road	0.2 miles
5	Queen Street	0.21 miles

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice

Alasdair Morrison & Mundys

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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