

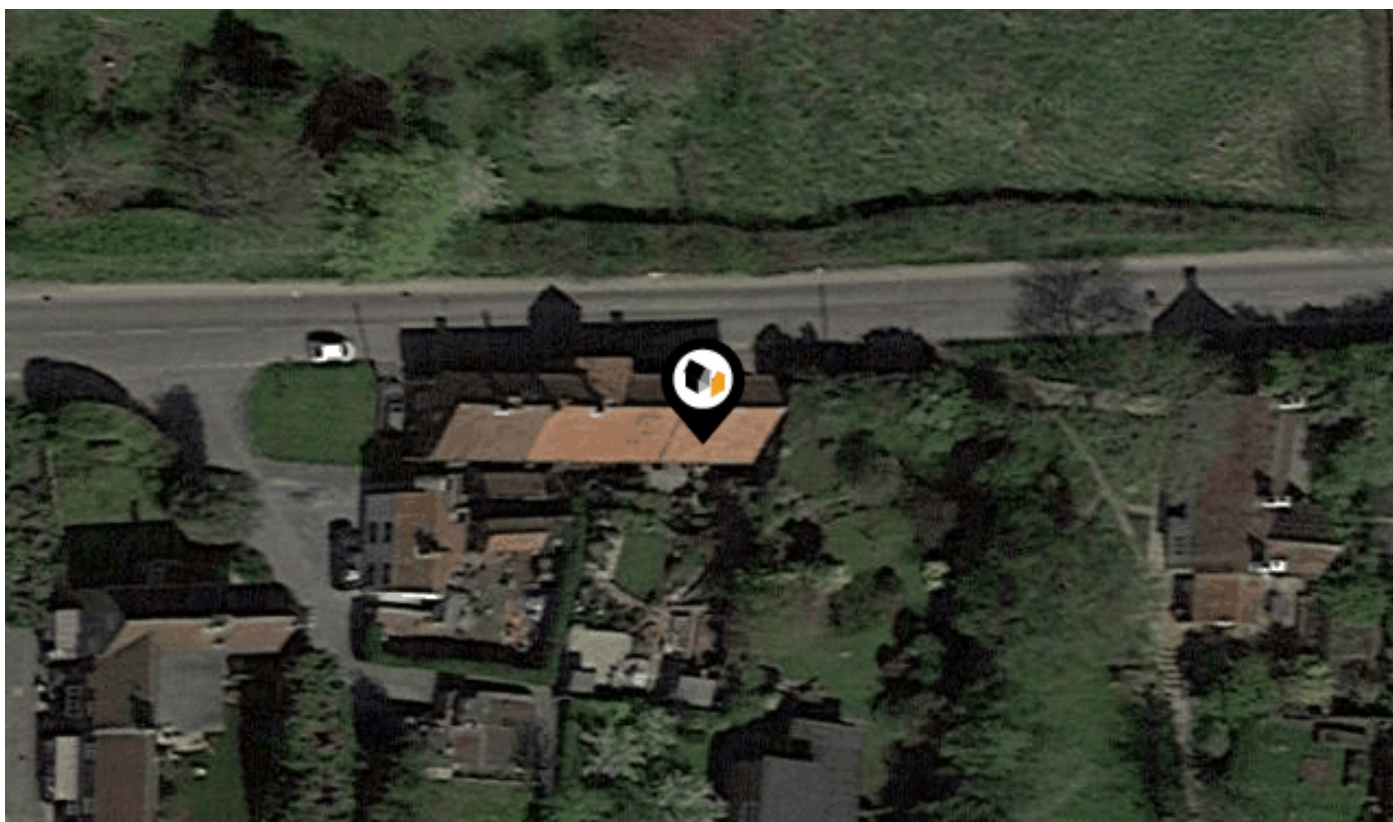


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st April 2025



MAIN STREET, EAKRING, NEWARK, NG22

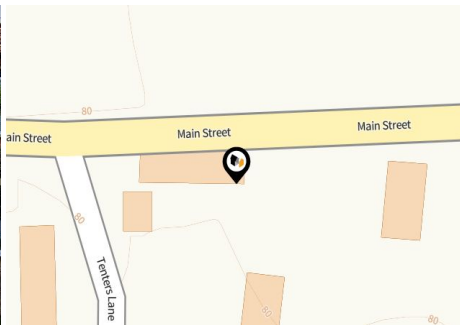
Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



Property

Type:	Terraced
Bedrooms:	3
Council Tax :	Band C
Annual Estimate:	£2,295

Local Area

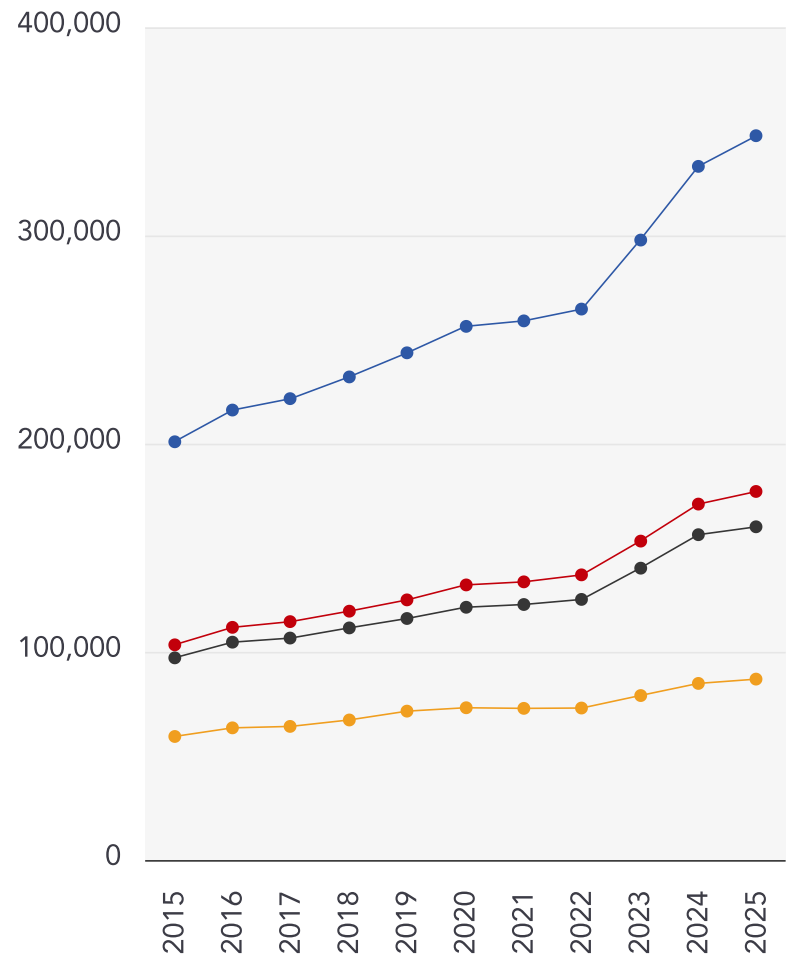
Local Authority:	Nottinghamshire	Estimated Broadband Speeds				
Conservation Area:	Eakring	(Standard - Superfast - Ultrafast)				
Flood Risk:						
• Rivers & Seas	Very low	7	71	-		
• Surface Water	Very low	mb/s	mb/s	mb/s		
Mobile Coverage:		Satellite/Fibre TV Availability:				
(based on calls indoors)						
O ₂	EE	3	O ₂			

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG22



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

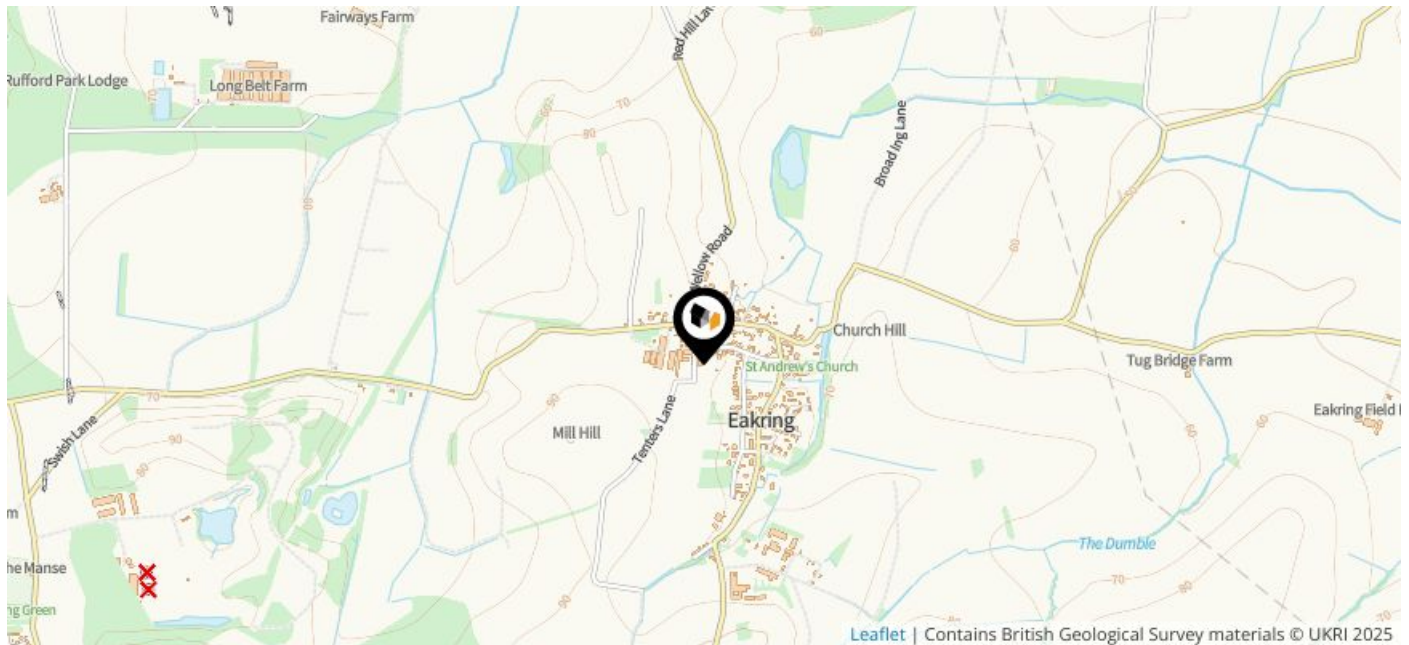
Flat

+46.42%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

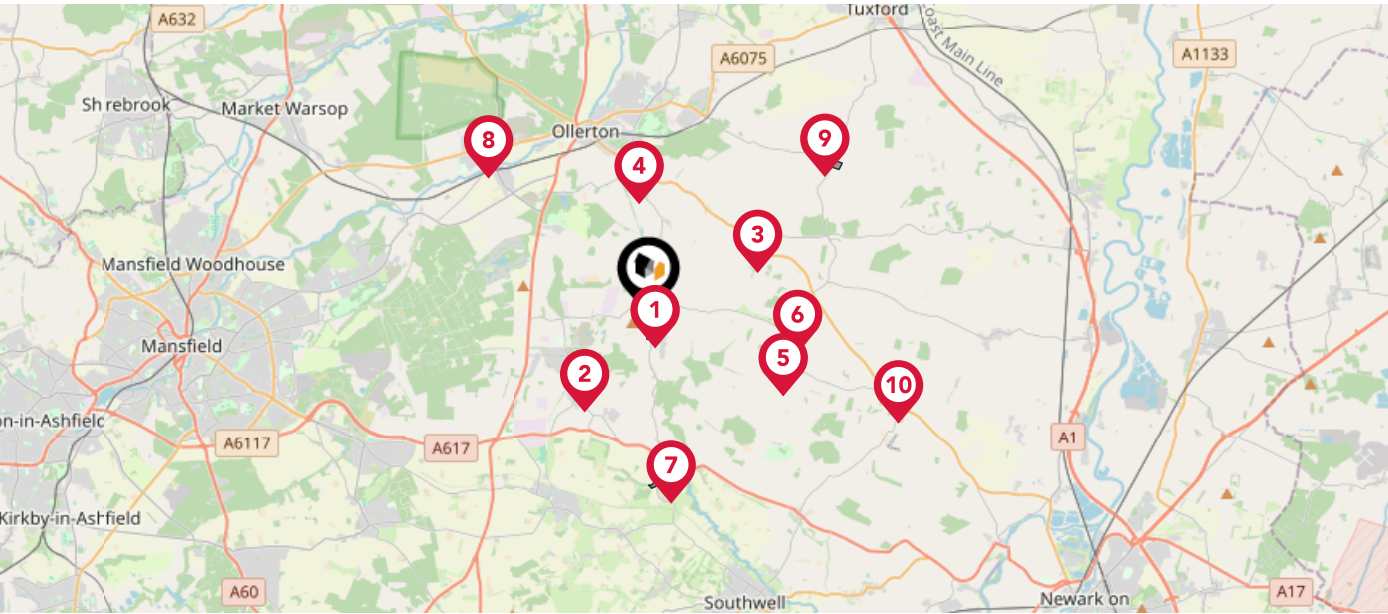
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



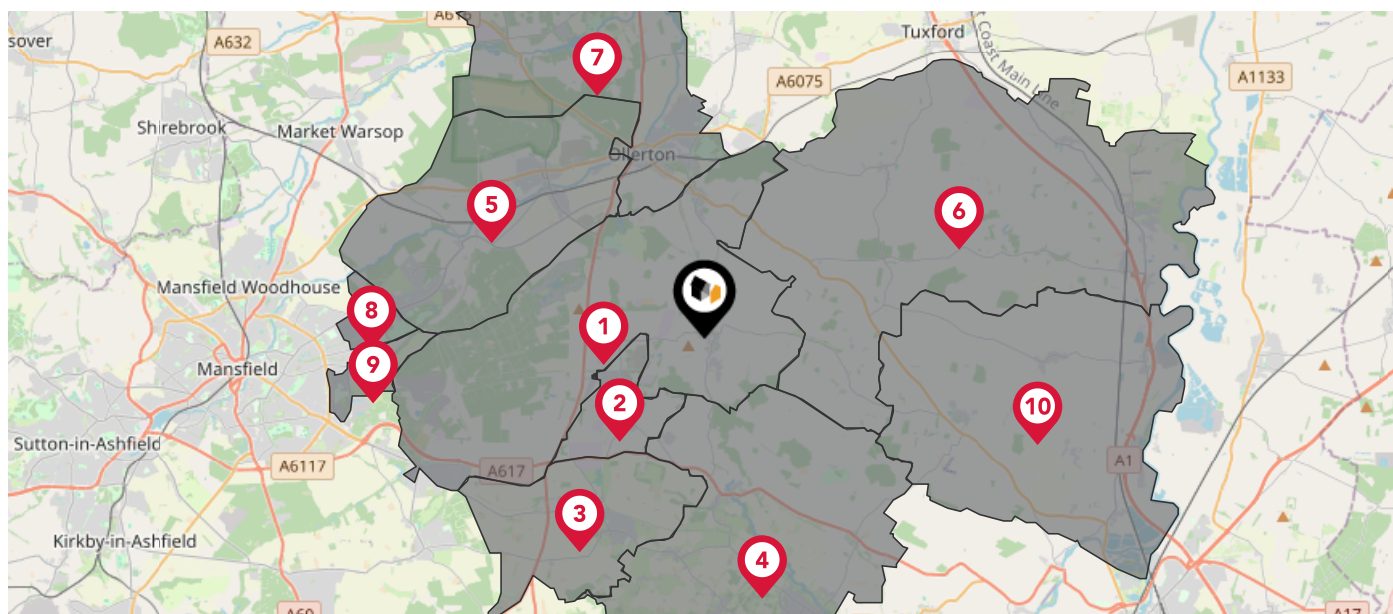
Nearby Conservation Areas

1	Eakring
2	Bilsthorpe
3	Kneesall
4	Wellow
5	Maplebeck
6	Kersall
7	Kirklington
8	Edwinstowe
9	Laxton
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



Rainworth North & Rufford Ward



Bilthorpe Ward



Farnsfield Ward



Southwell Ward



Edwinstowe & Clipstone Ward



Sutton-on-Trent Ward



Ollerton Ward



Newlands Ward



Oak Tree Ward

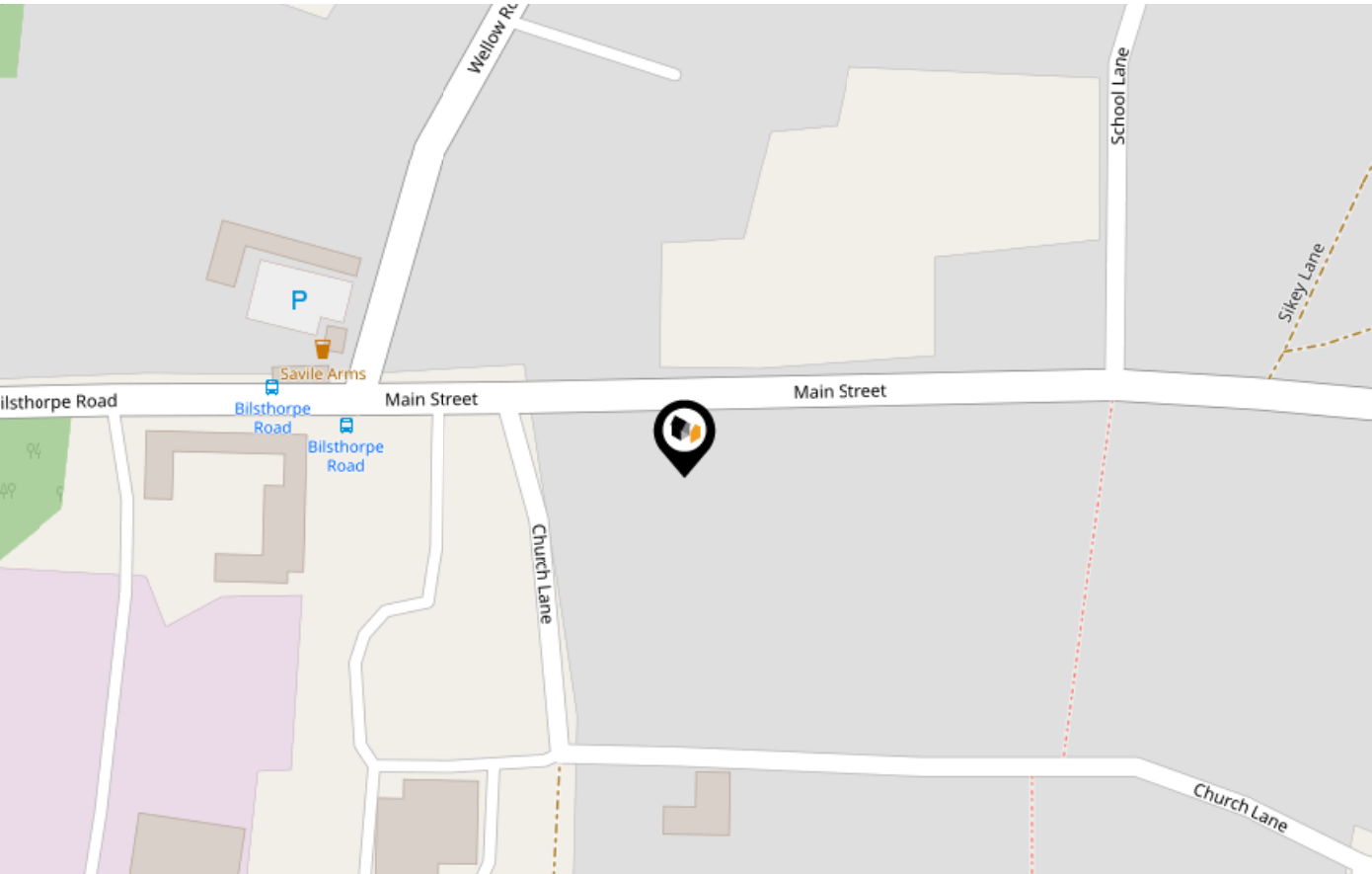


Muskham Ward

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.

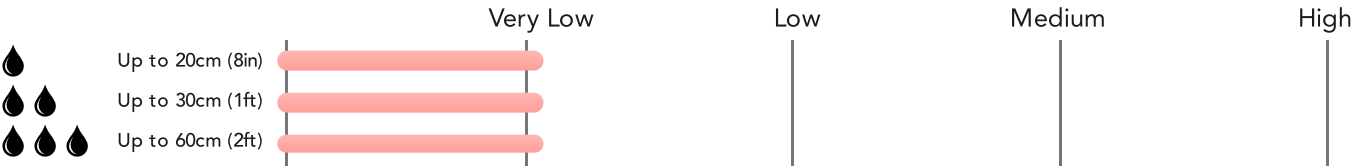


Risk Rating: Very low

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

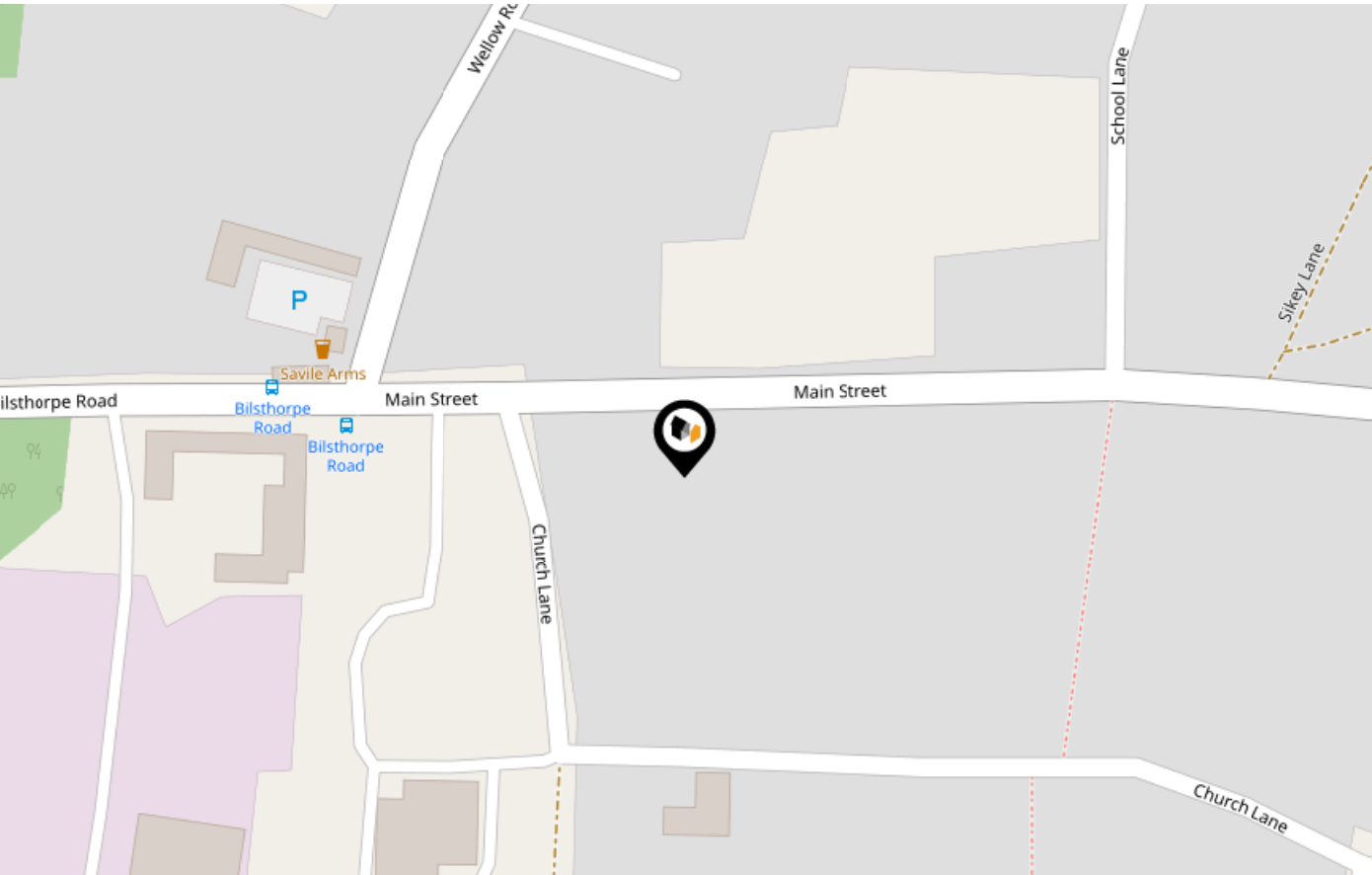
Chance of flooding to the following depths at this property:



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.

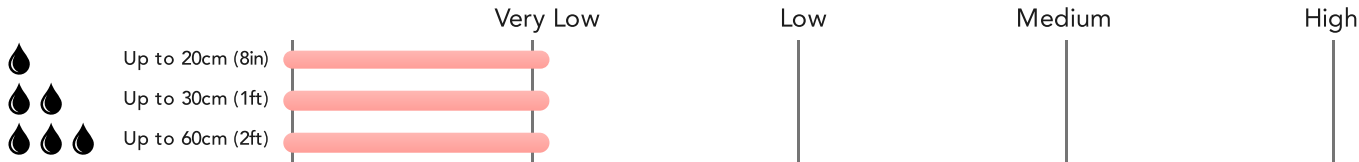


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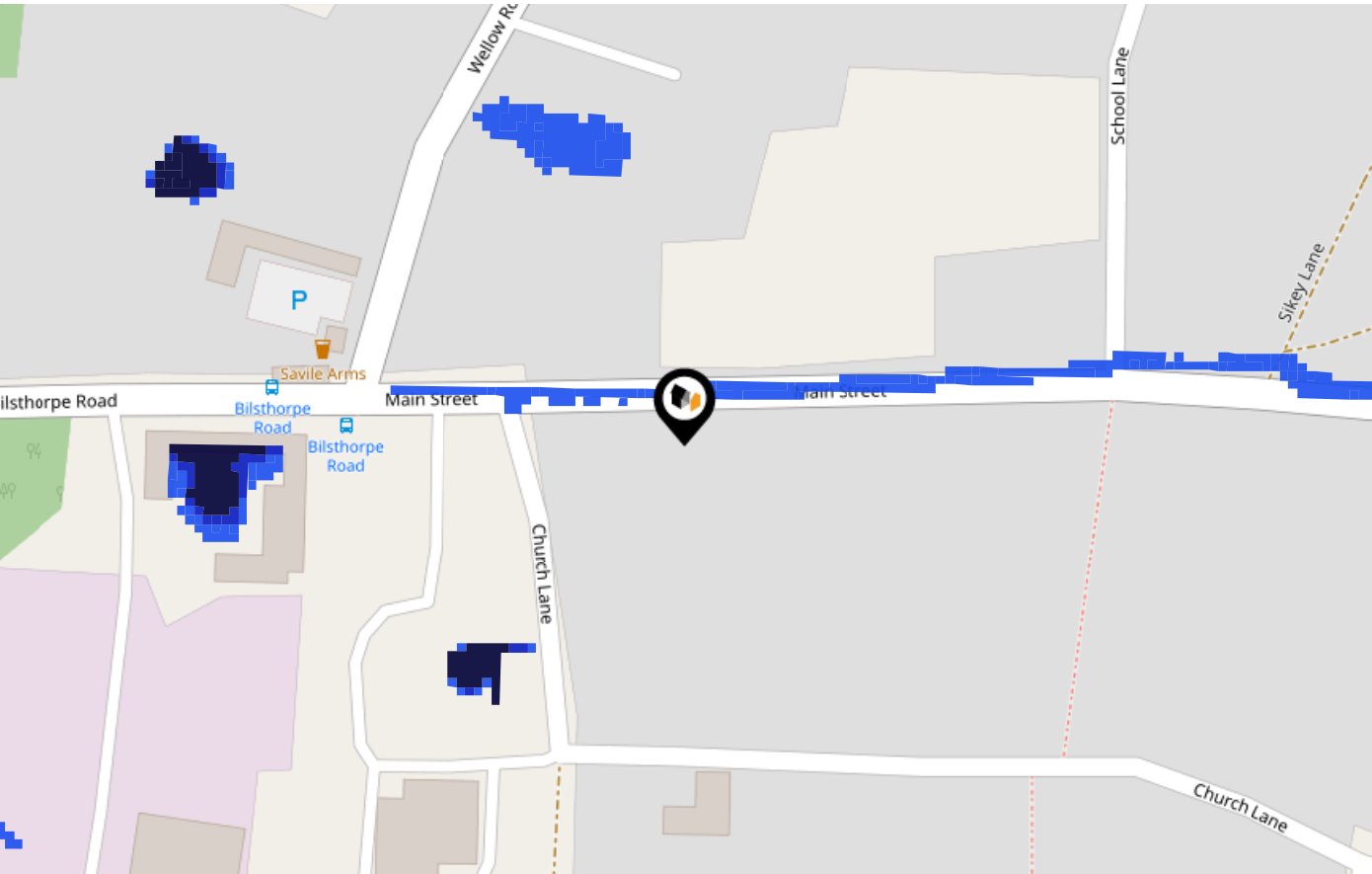
Chance of flooding to the following depths at this property:



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.

- 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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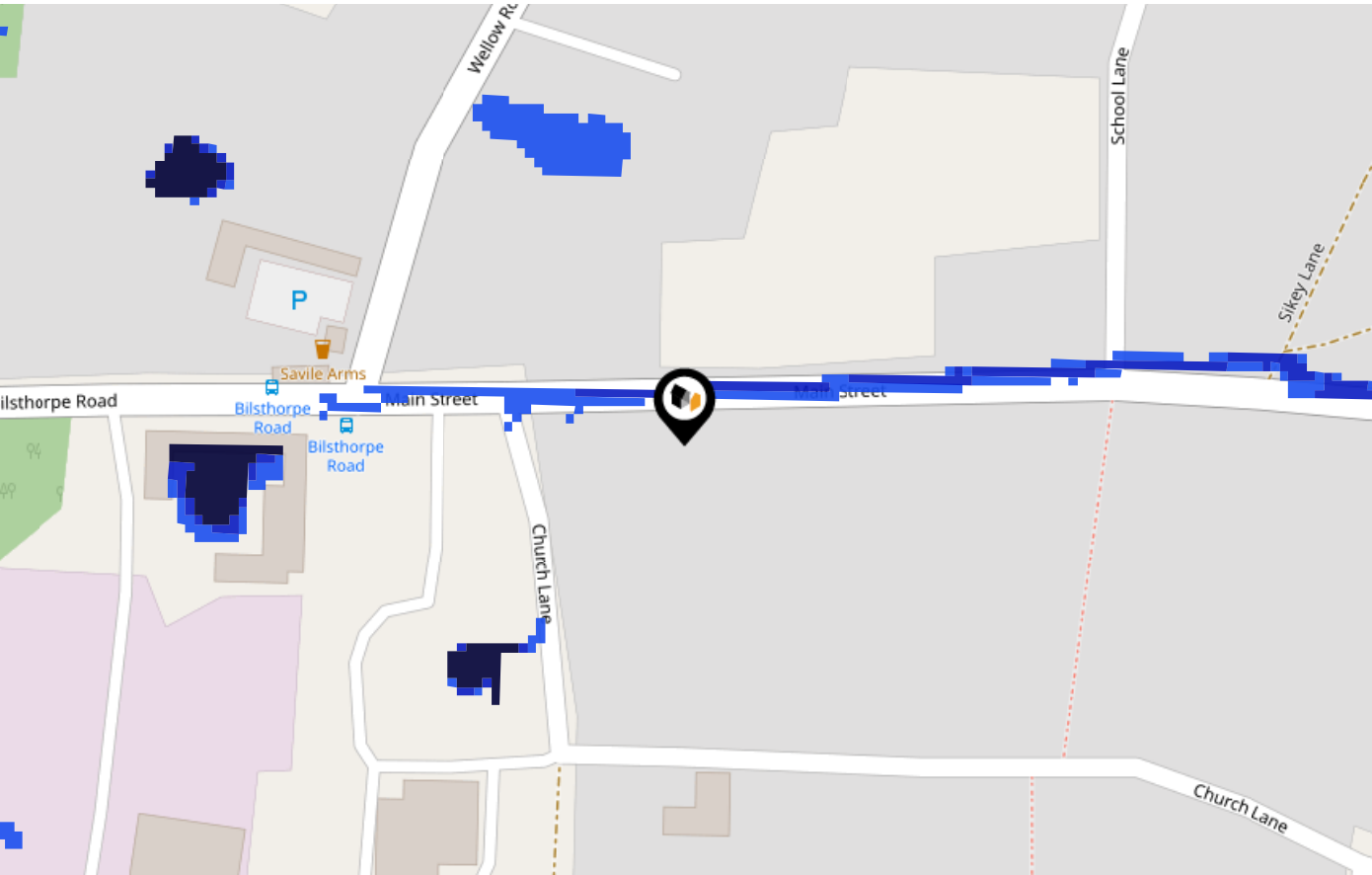
Chance of flooding to the following depths at this property:



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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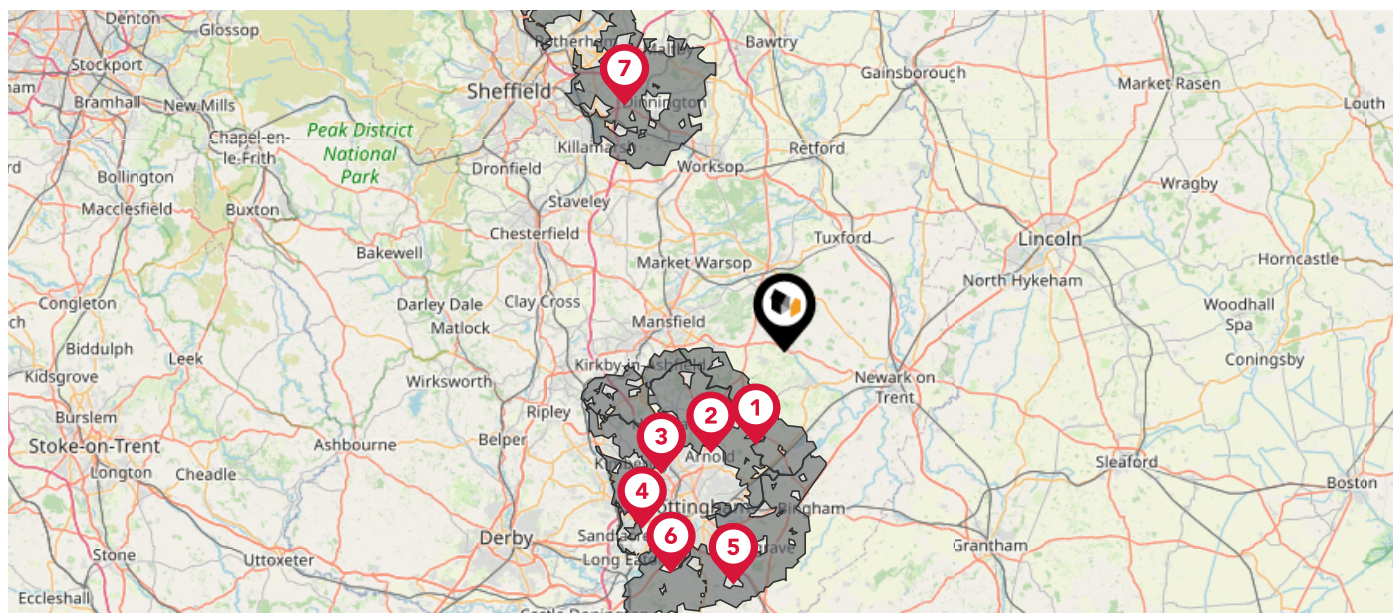
Chance of flooding to the following depths at this property:



Maps

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 - Ashfield

4

Derby and Nottingham Green Belt - Nottingham

5

Derby and Nottingham Green Belt - Rushcliffe

6

Derby and Nottingham Green Belt - Broxtowe

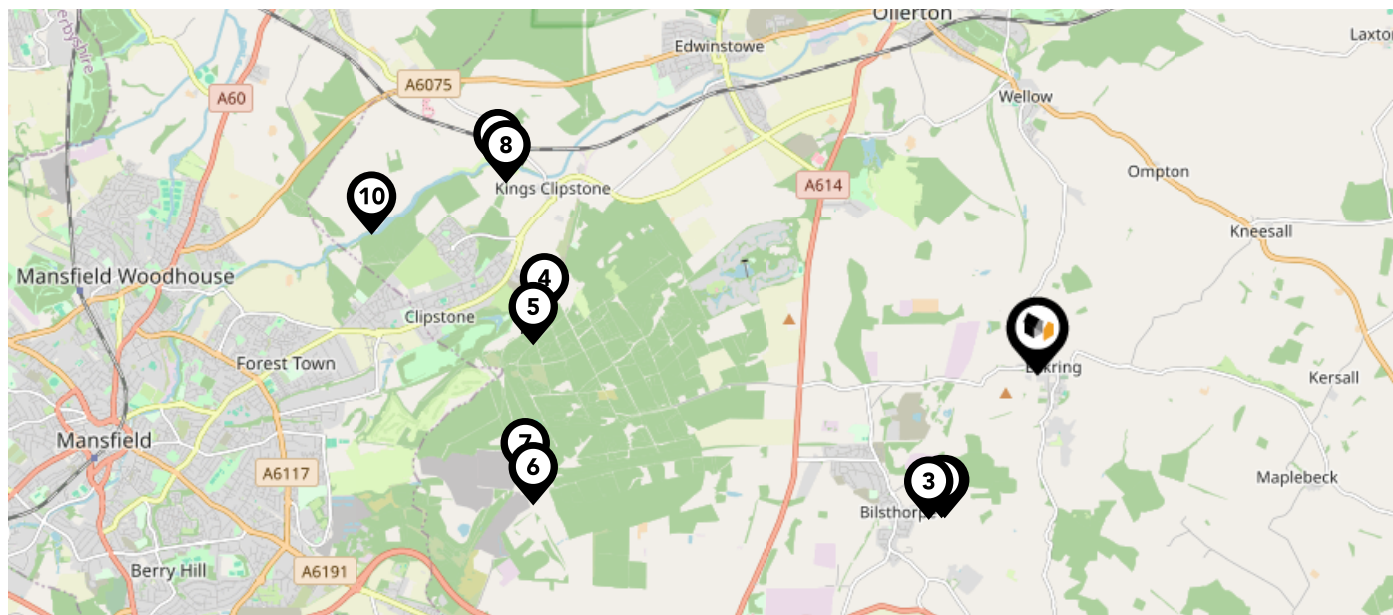
7

South and West Yorkshire Green Belt - Rotherham

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.



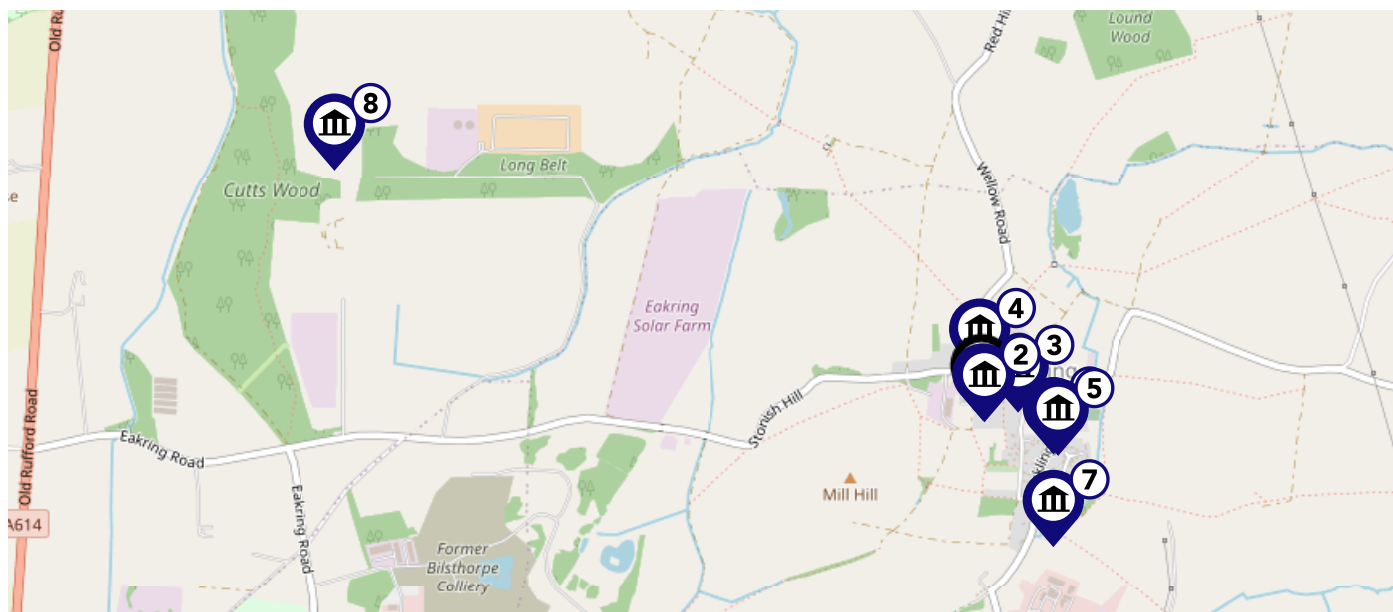
Nearby Landfill Sites









1	Former Clay Quarry and Bilsthorpe Brickworks Landfill Site-Brailswood Road, Bilsthorpe, Nottinghamshire	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Bilsthorpe Brickworks-Bilsthorpe	Historic Landfill	
4	Bulker Lane-Bulker Lane, Clipstone	Historic Landfill	
5	Baulker Lane Cutting, Clipstone-Disused Railway Cutting, Baulker Lane, Off Baulker Lane, Clipstone, Nottinghamshire	Historic Landfill	
6	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
7	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
8	Gorsethorpe Tip-Nottinghamshire	Historic Landfill	
9	Clipstone Sidings-Edwinstowe, Mansfield, Nottinghamshire	Historic Landfill	
10	Cavendish Lodge Farm-Clipstone, Mansfield, Nottinghamshire	Historic Landfill	

Maps

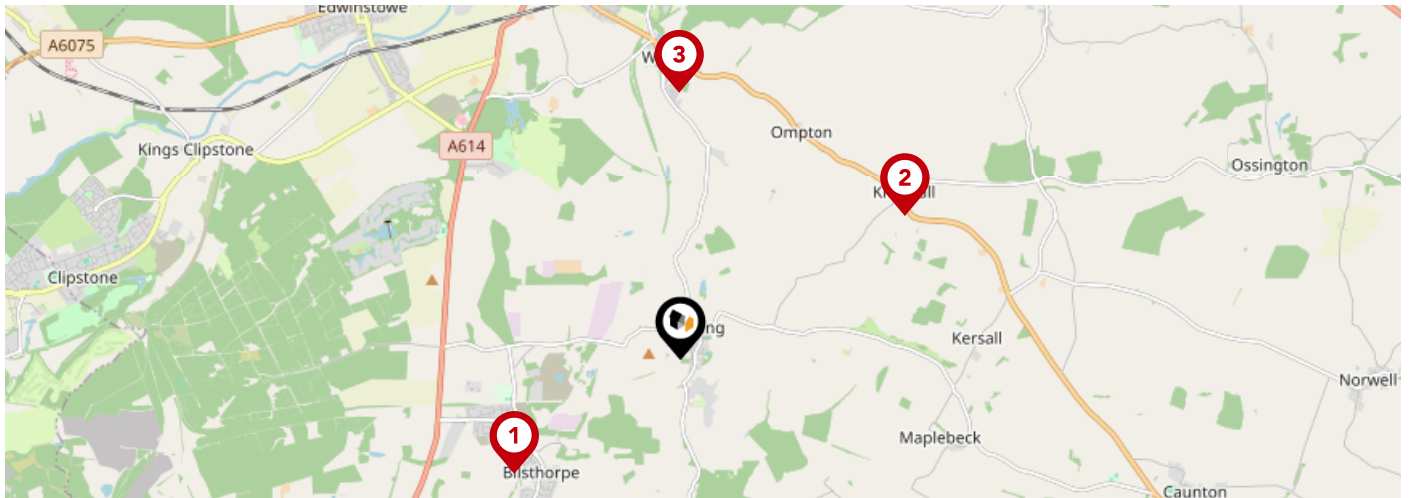
Listed Buildings

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
 1156531 - Walnut Tree Cottage	Grade II	0.0 miles
 1045624 - Well Head At Walnut Tree Cottage	Grade II	0.0 miles
 1045623 - Hall Farmhouse	Grade II	0.1 miles
 1370133 - Eakring Windmill	Grade II	0.1 miles
 1370132 - Church Of St Andrew	Grade II	0.2 miles
 1462821 - Eakring War Memorial	Grade II	0.2 miles
 1156528 - Pond Farm House	Grade II	0.3 miles
 1045608 - Park Lodge	Grade II	1.5 miles

Area Schools



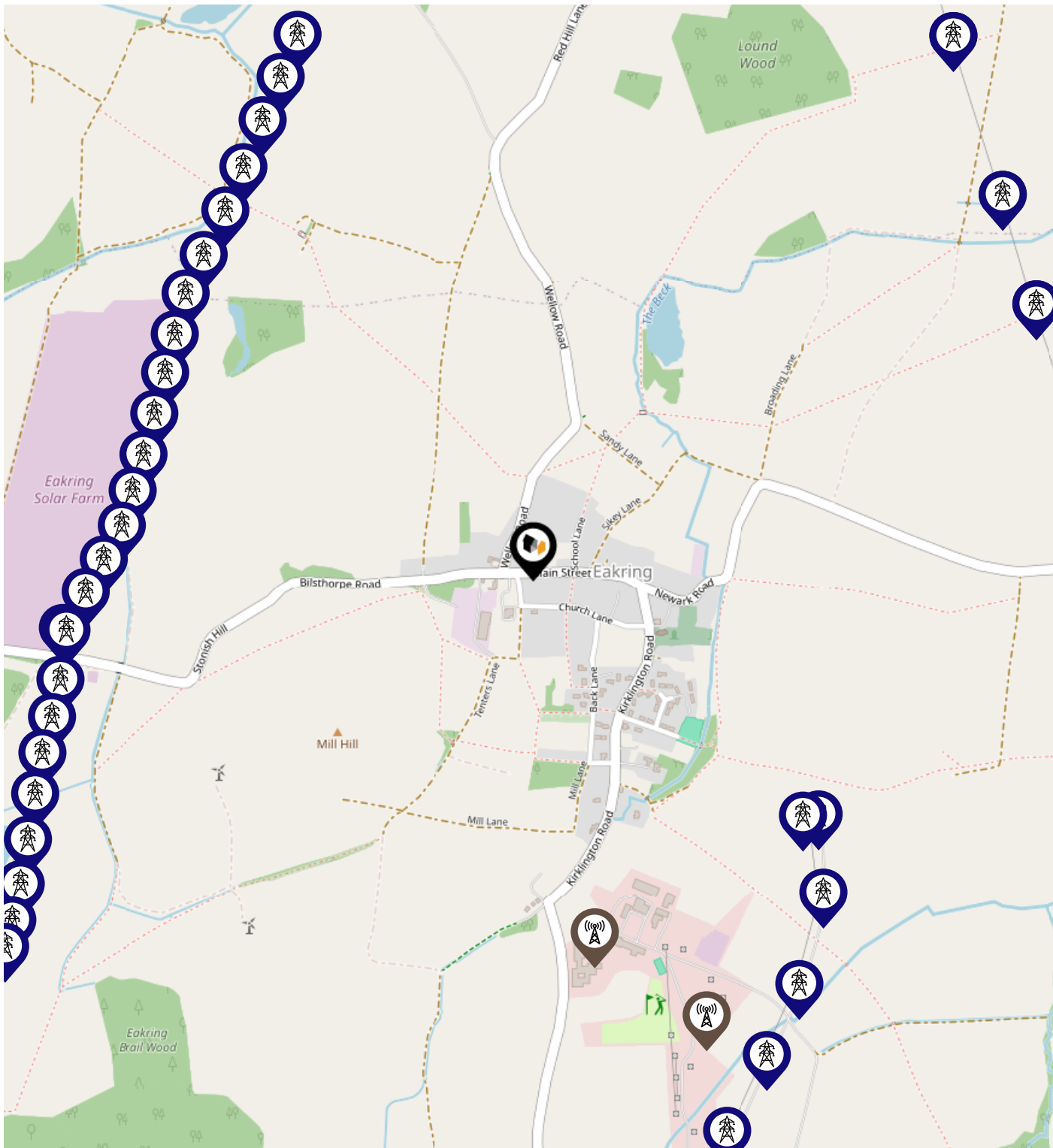
		Nursery	Primary	Secondary	College	Private
1	Bilsthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kneesall CofE Primary School Ofsted Rating: Good Pupils: 108 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wellow House School Ofsted Rating: Not Rated Pupils: 188 Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Joseph's Catholic Primary and Nursery School Ofsted Rating: Good Pupils: 223 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Forest View Academy Ofsted Rating: Good Pupils: 219 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	The Parkgate Academy Ofsted Rating: Good Pupils: 361 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Dukeries Academy Ofsted Rating: Good Pupils: 777 Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	King Edwin Primary and Nursery School Ofsted Rating: Good Pupils: 454 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St. Mary's Church of England Primary School, Edwinstowe Ofsted Rating: Good Pupils: 118 Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Python Hill Academy Ofsted Rating: Good Pupils: 308 Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Samuel Barlow Primary Academy Ofsted Rating: Good Pupils: 249 Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

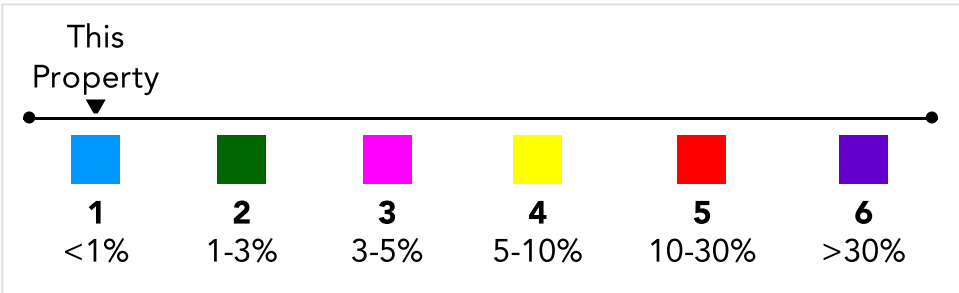
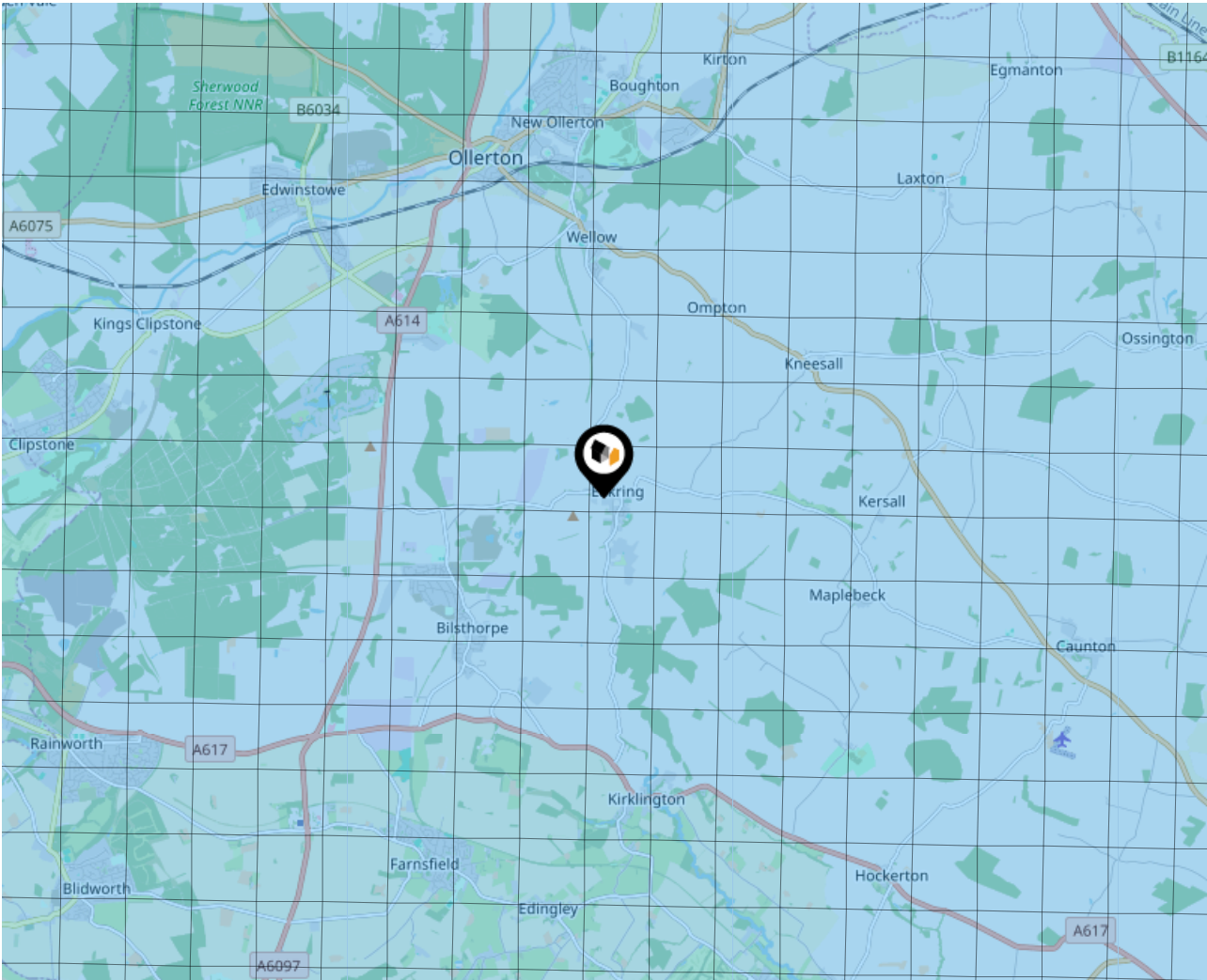


Key:

-  Power Pylons
-  Communication Masts

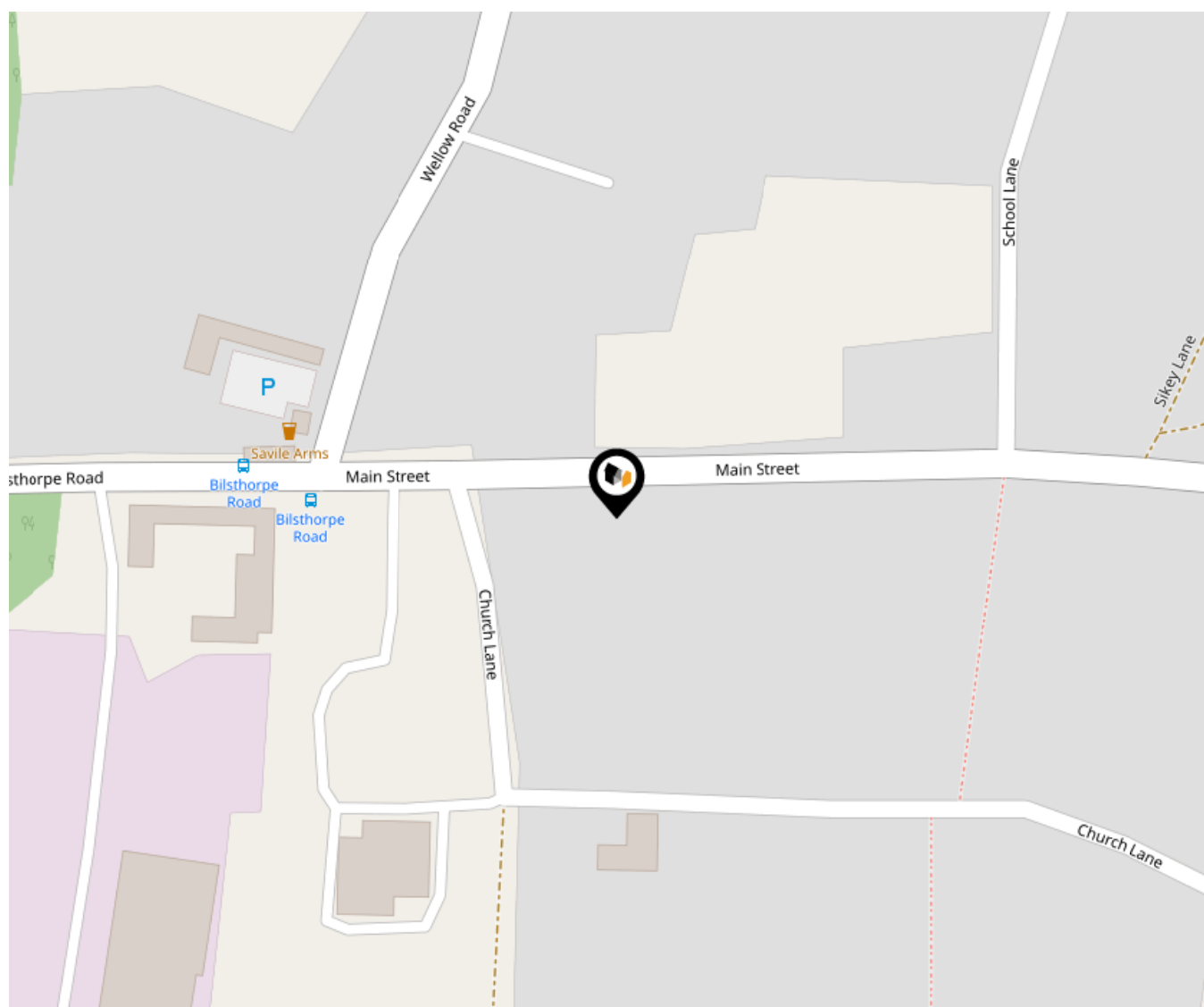
What is Radon?

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



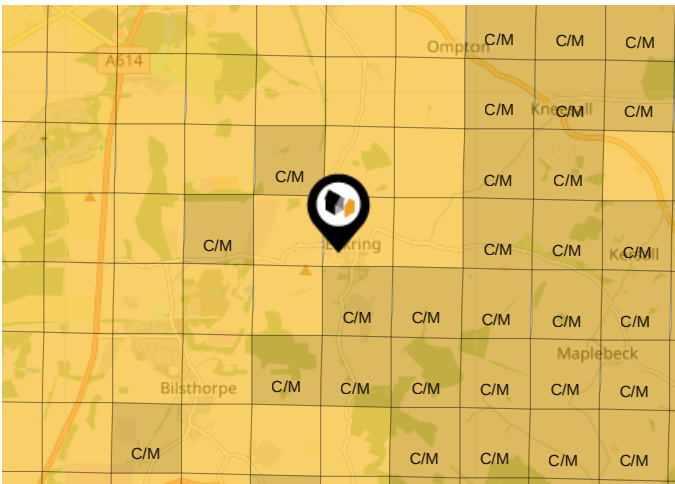
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

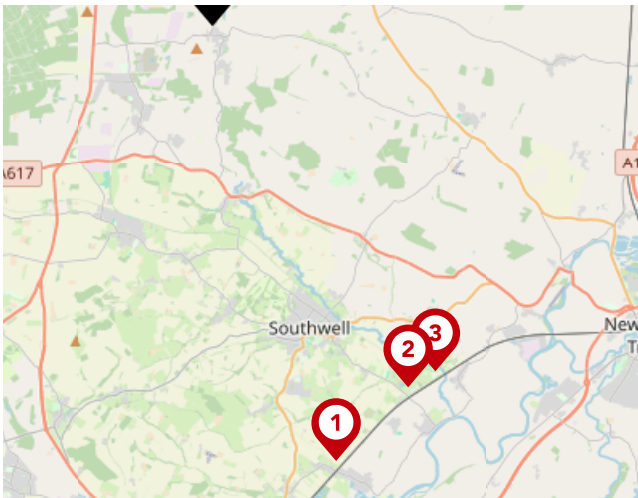


Primary Classifications (Most Common Clay Types)




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

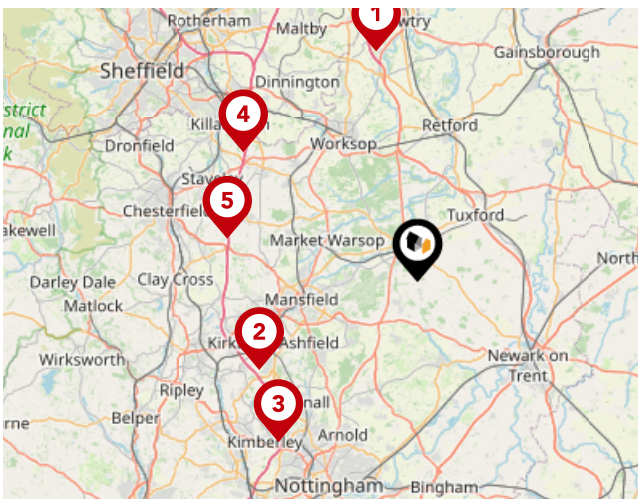
Area

Transport (National)








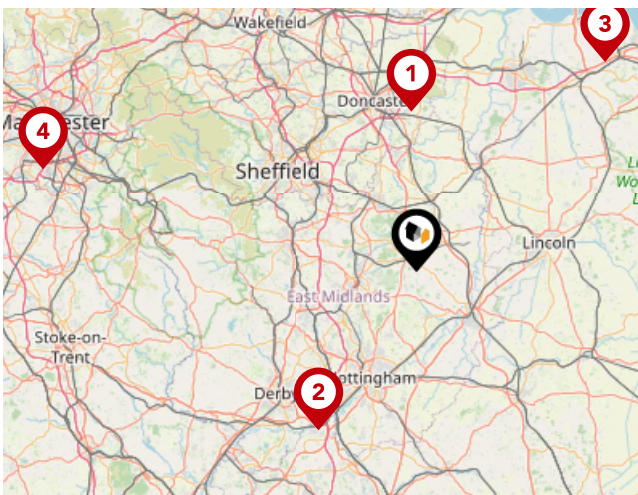
National Rail Stations

Pin	Name	Distance
	Bleasby Rail Station	8.06 miles
	Fiskerton Rail Station	7.32 miles
	Rolleston Rail Station	7.3 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J34	16.65 miles
	M1 J27	12.94 miles
	M1 J26	15.13 miles
	M1 J30	15.44 miles
	M1 J29	13.88 miles

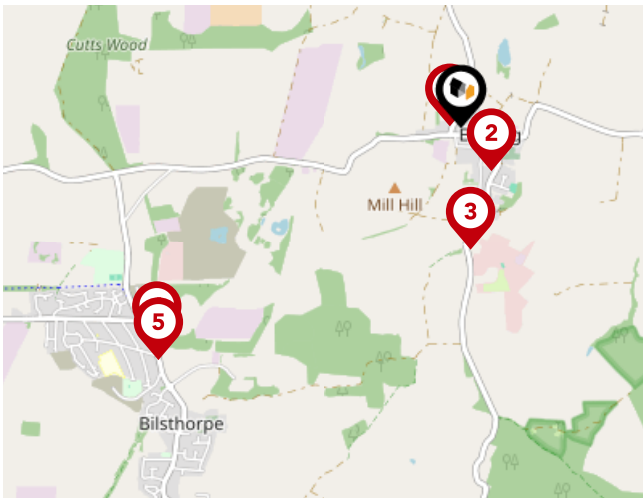


Airports/Helipads

Pin	Name	Distance
	Finningley	22.64 miles
	East Mids Airport	26.55 miles
	Humberside Airport	39.97 miles
	Manchester Airport	54.78 miles

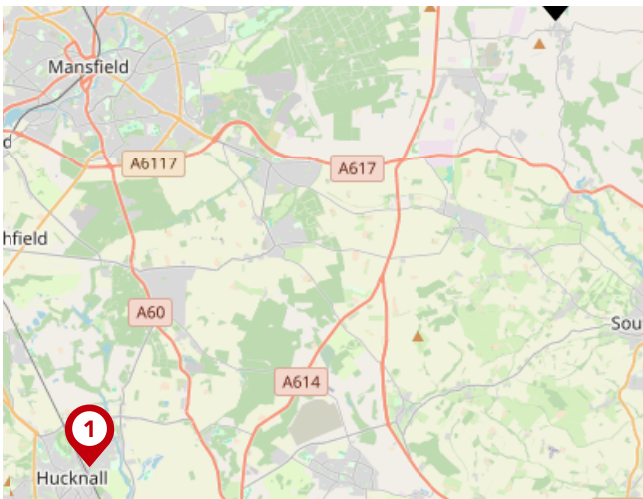
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wellow Road	0.05 miles
2	Triumph Road	0.24 miles
3	National Grid	0.55 miles
4	Church Street	1.66 miles
5	Church Street	1.7 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	11.49 miles



Alasdair Morrison & Mundys

Lincolnshire's largest estate agency Mundys is expanding into Nottinghamshire after acquiring Alasdair Morrison and Partners in Newark and Southwell.

Mundys, which has two offices in Lincoln and one in Market Rasen, has bought the sales side of the business, taking the total number of offices Mundys owns up to five.

Alasdair Morrison has retained the residential lettings arm of the business as Alasdair Morrison Lettings and will operate as normal from the same offices. He will continue to work in the agency as a consultant.

Senior Partner Simon Bentley said the acquisition has significantly increased Mundys' presence across the East Midlands.

"We're delighted to have acquired Alasdair Morrison's long-standing property sales business," said Simon.

"Alasdair Morrison and Partners is one of the leading estate agents in the area and has provided

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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Alasdair Morrison & Mundys

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