See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th July 2025

SPRING GARDENS, NEWARK, NG24

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

melissa.trussler@amorrison-mundys.net

https://amorrison-mundys.net/

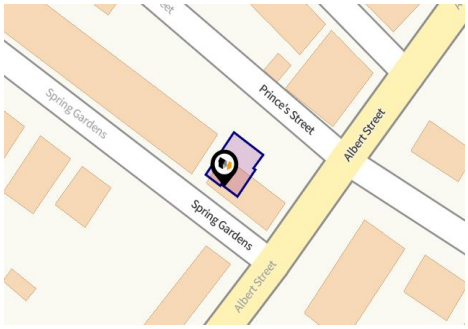
arla | propertymark PROTECTED

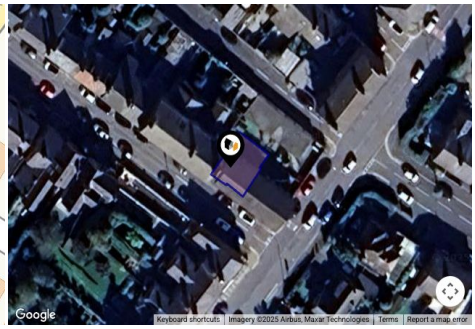
naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview





Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	22/09/2019
Floor Area:	613 ft^2 / 57 m^2	**End Date:**	01/07/2473
Plot Area:	0.03 acres	**Lease Term:**	500 years commencing 1 July 1973
Year Built :	1983-1990		
Title Number:	NT551008	**Term Remaining:**	448 years

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **80** mb/s **1800** mb/s

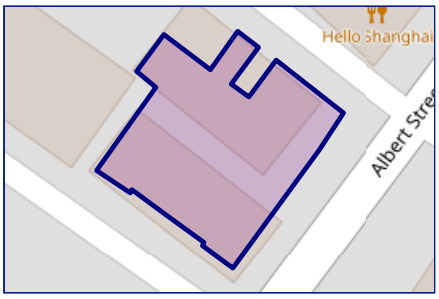
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Powered by sprift
Know any property instantly

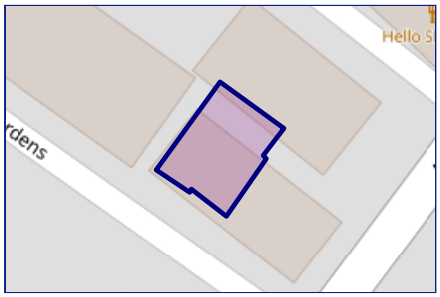
Property
Multiple Title Plans

Freehold Title Plan



NT293467

Leasehold Title Plan



NT551008

Start Date:	22/09/2019
End Date:	01/07/2473
Lease Term:	500 years commencing 1 July 1973
Term Remaining:	448 years

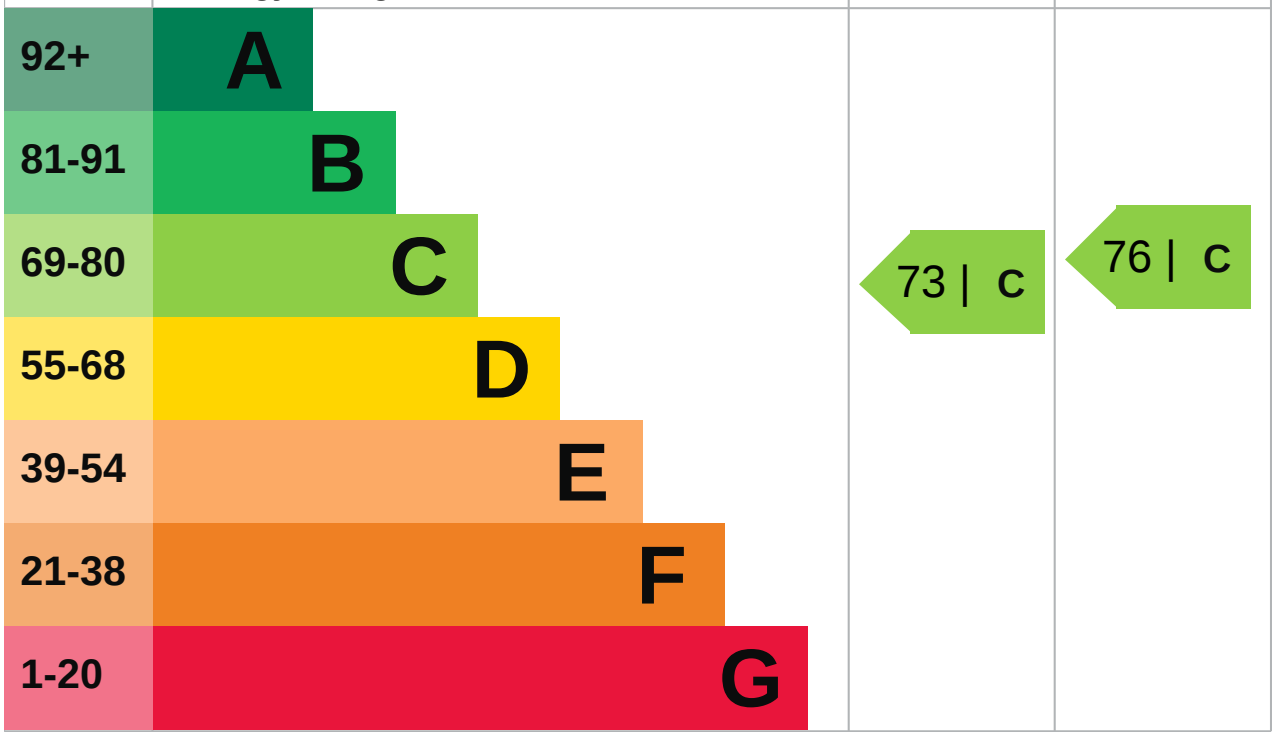
Property
EPC - Certificate

Spring Gardens, NG24

Energy rating

C

Valid until 27.07.2032



Powered by sprift
Know any property instantly

Property
EPC - Additional Data

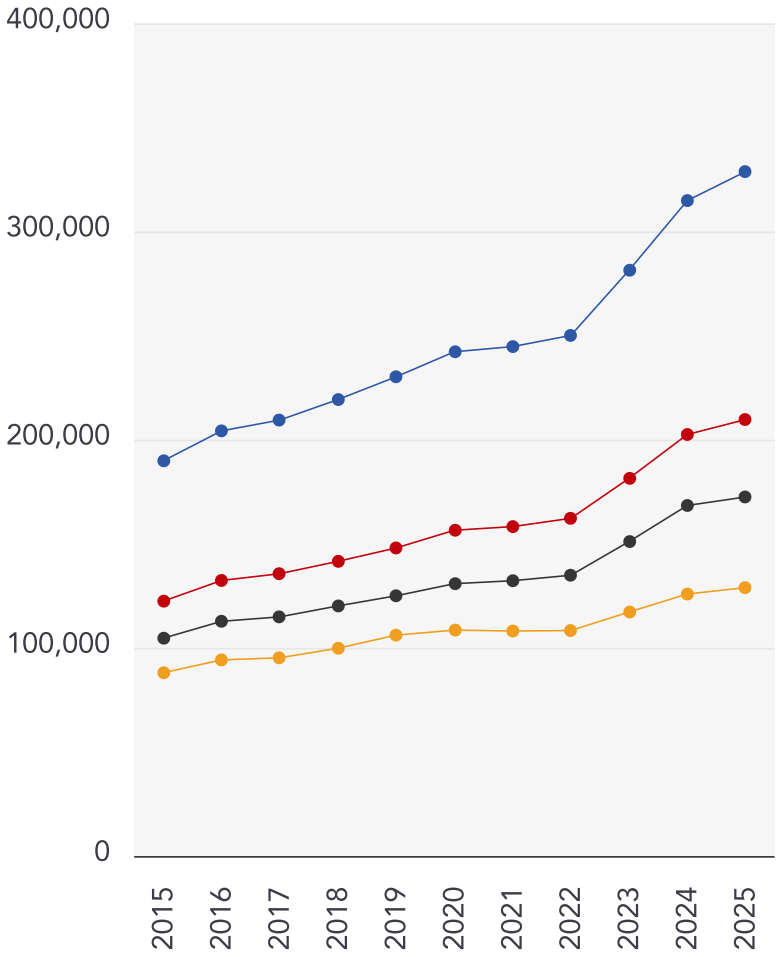
Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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:	Solid, no insulation (assumed)
Total Floor Area:	57 m^2

Powered by sprift
Know any property instantly

Market
House Price Statistics

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



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

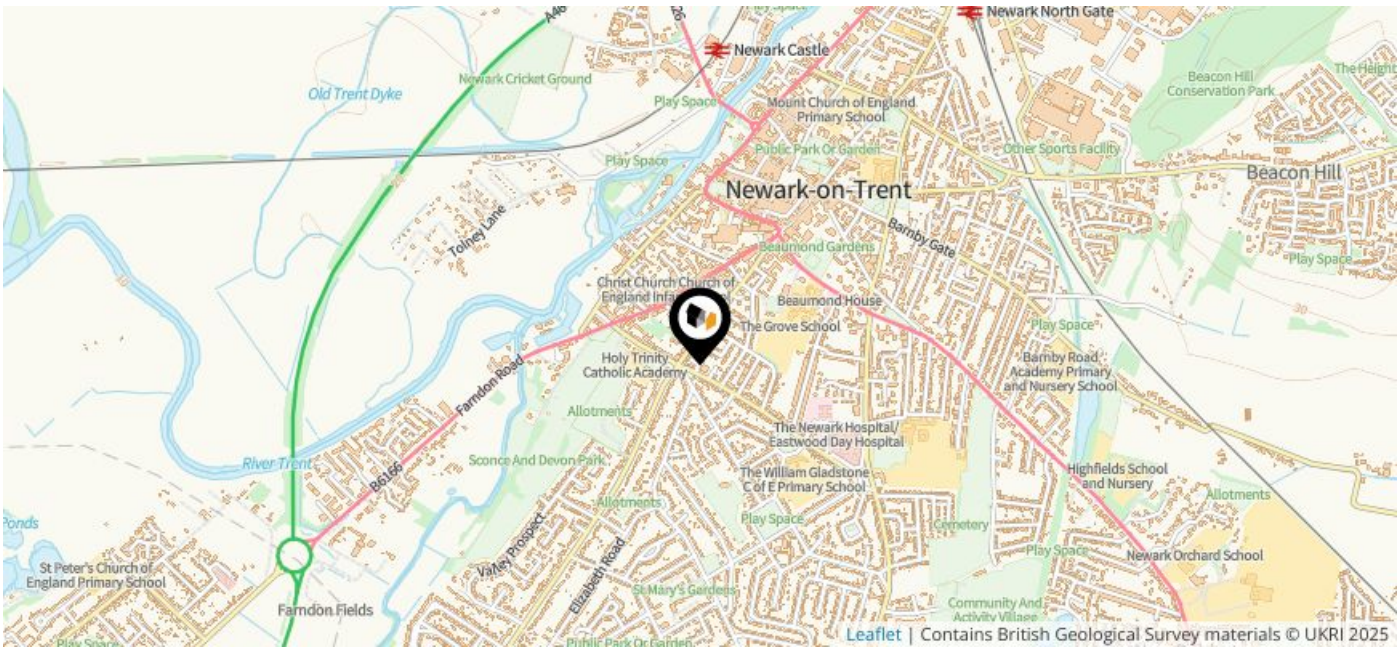
Flat

+46.42%

Powered by sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

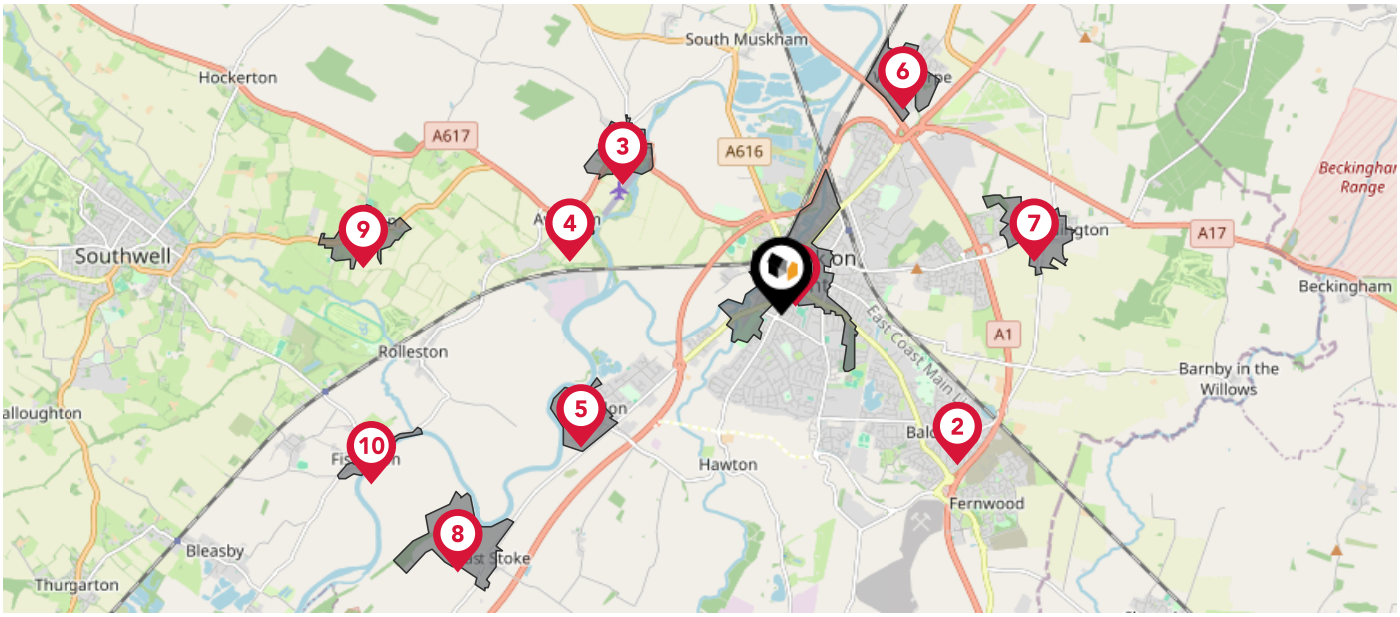
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Powered by sprift

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.



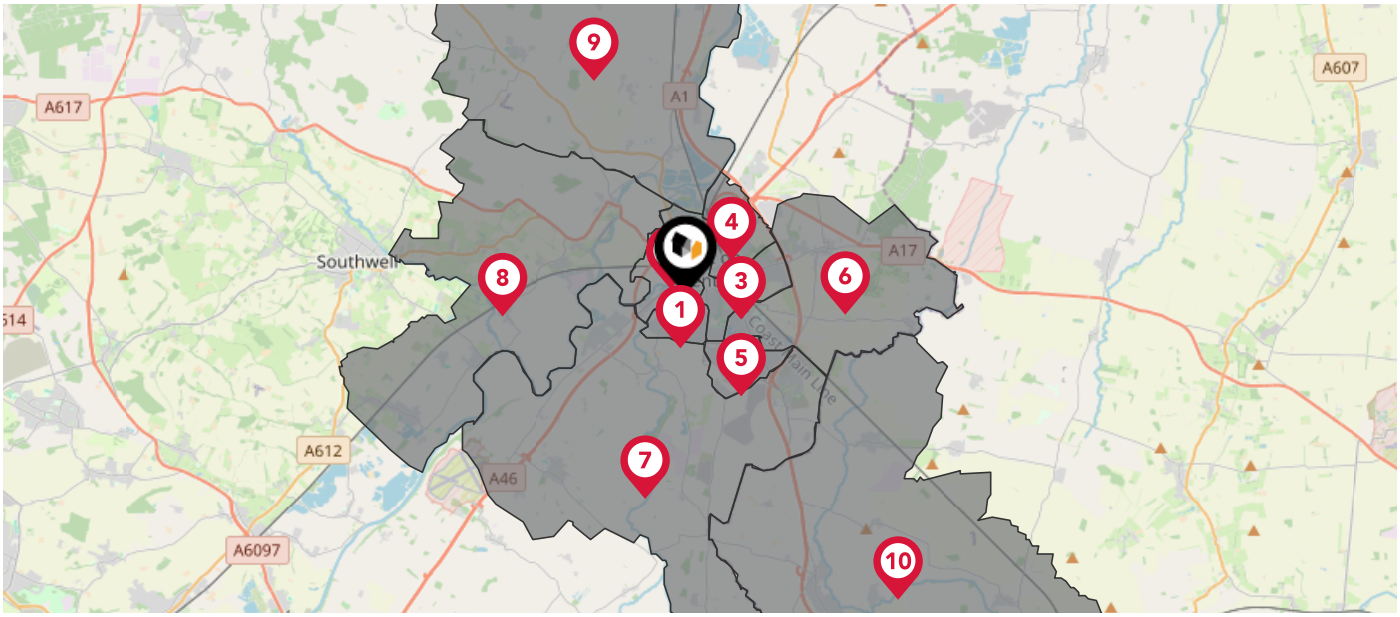
Nearby Conservation Areas

1	Newark
2	Balderton
3	Kelham
4	Averham
5	Farndon
6	Winthorpe
7	Coddington
8	East Stoke
9	Upton
10	Fiskerton

Powered by sprift

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

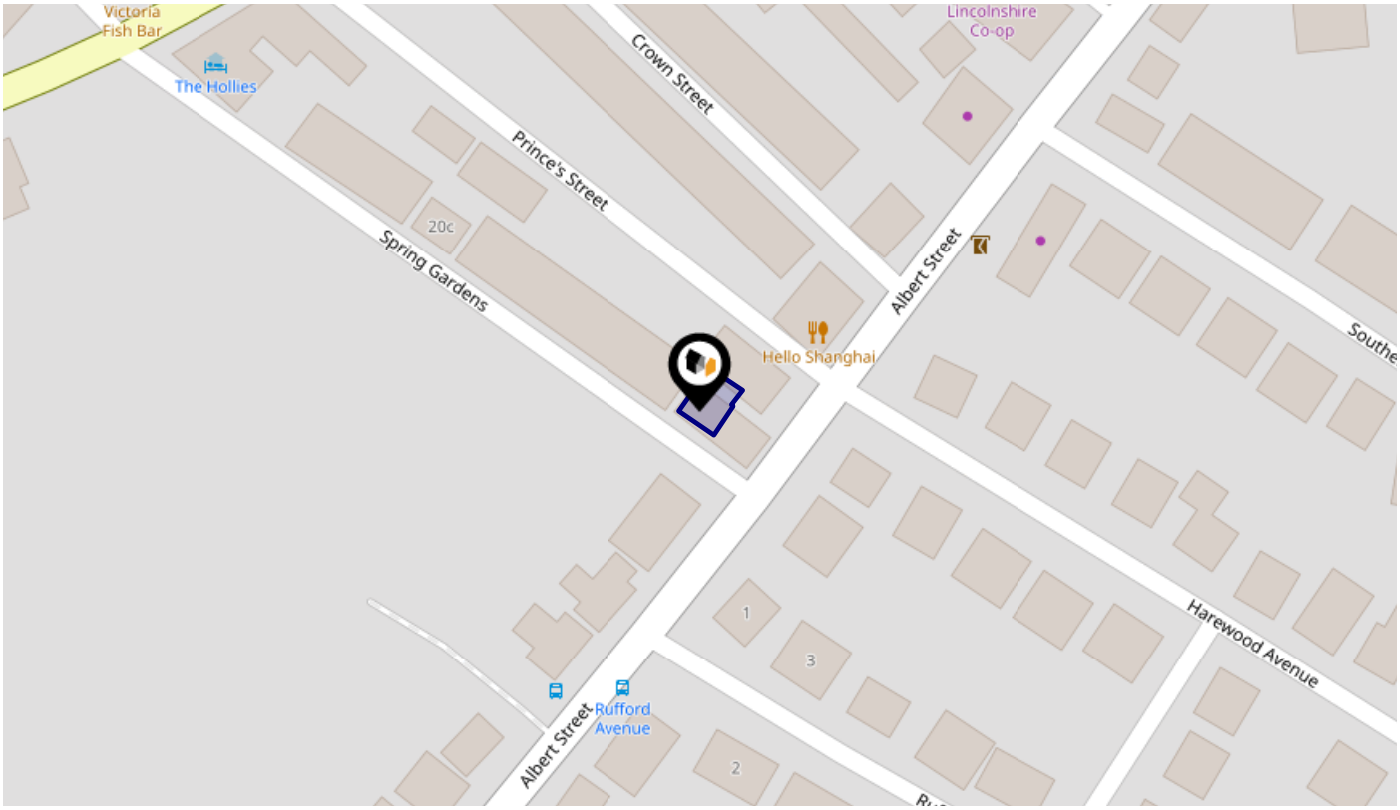


Nearby Council Wards	
1	Devon Ward
2	Castle Ward
3	Beacon Ward
4	Bridge Ward
5	Balderton South Ward
6	Balderton North & Coddington Ward
7	Farndon & Fernwood Ward
8	Trent Ward
9	Muskham Ward
10	Viking Ward

Powered by sprift

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.

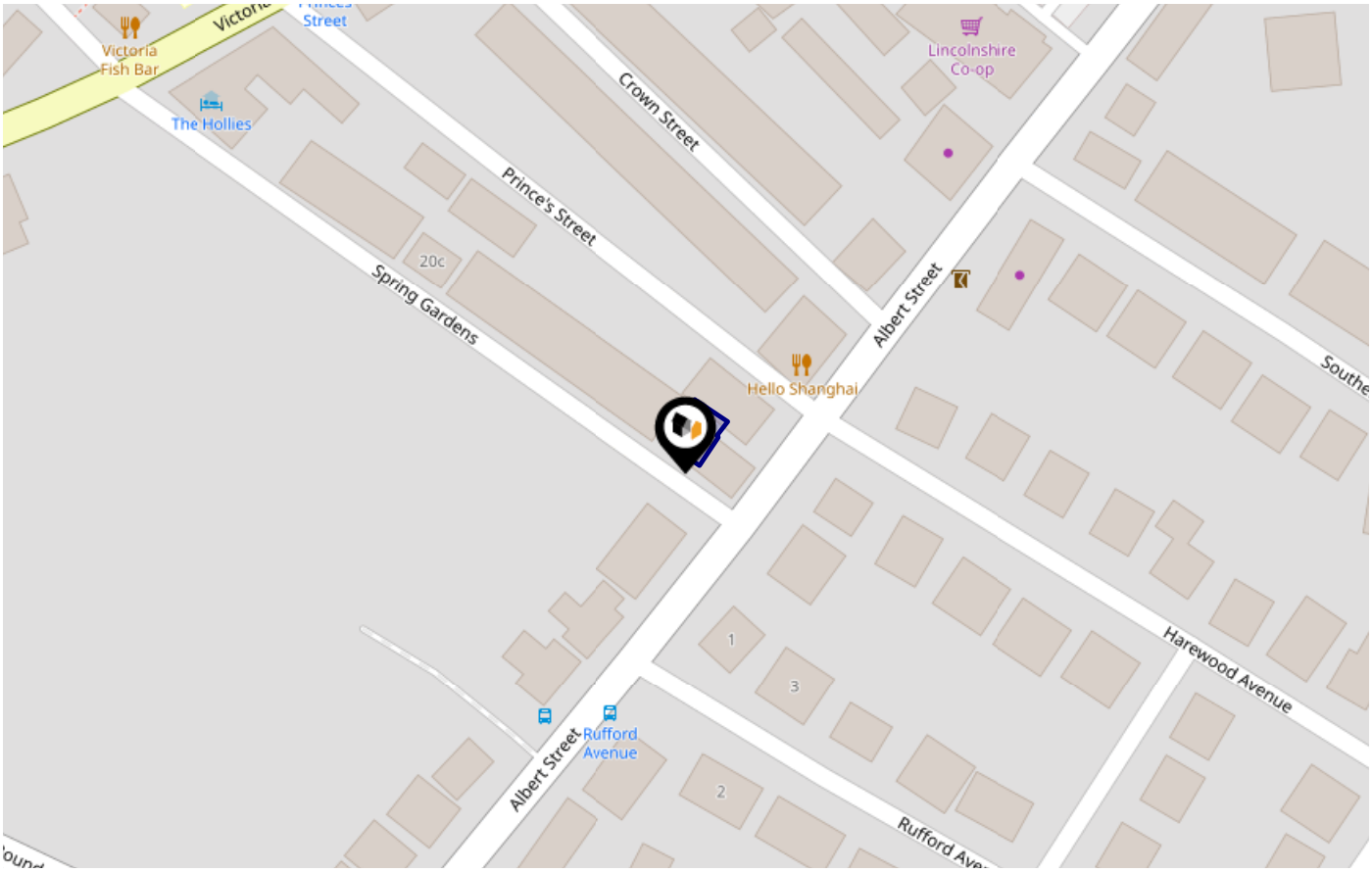
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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.

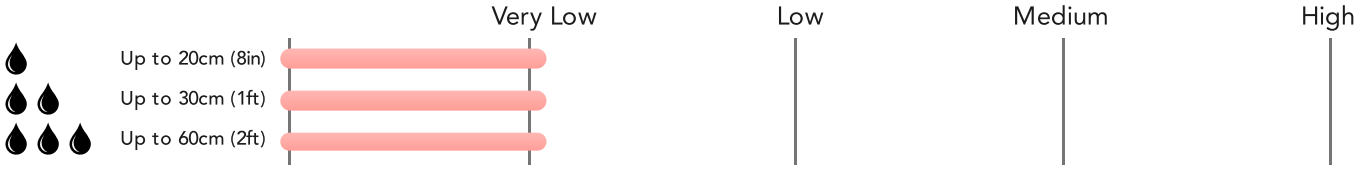


Risk Rating: Very low

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.

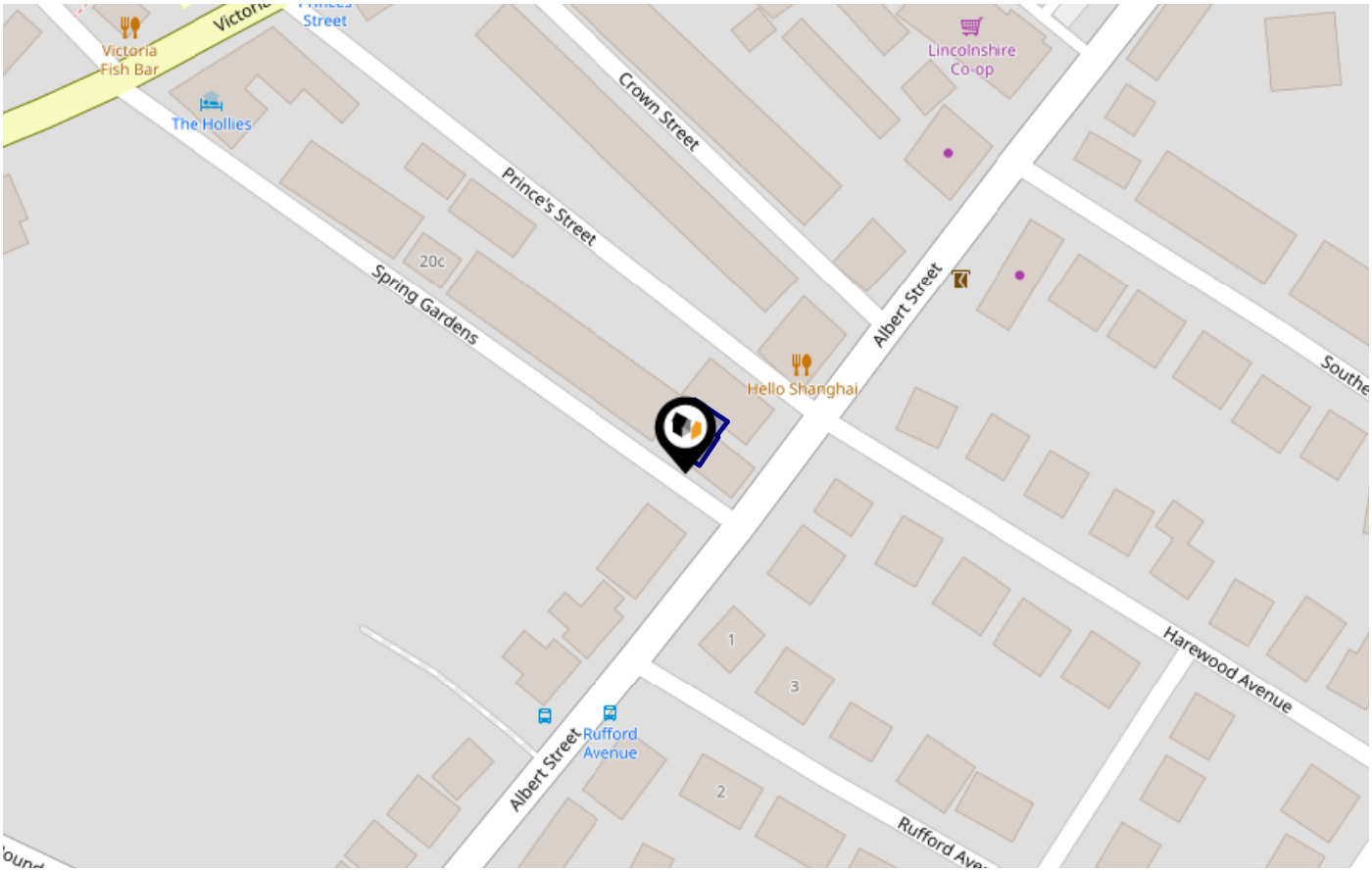
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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.

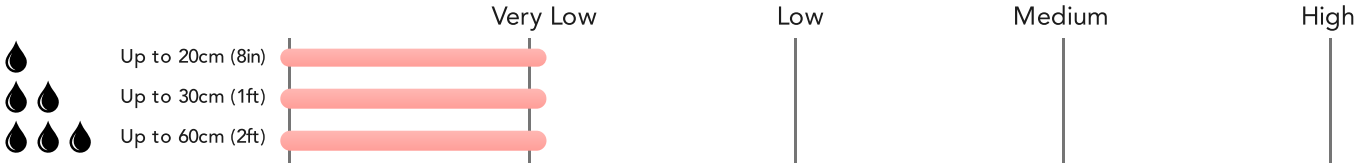


Risk Rating: Very low

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.
- **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.

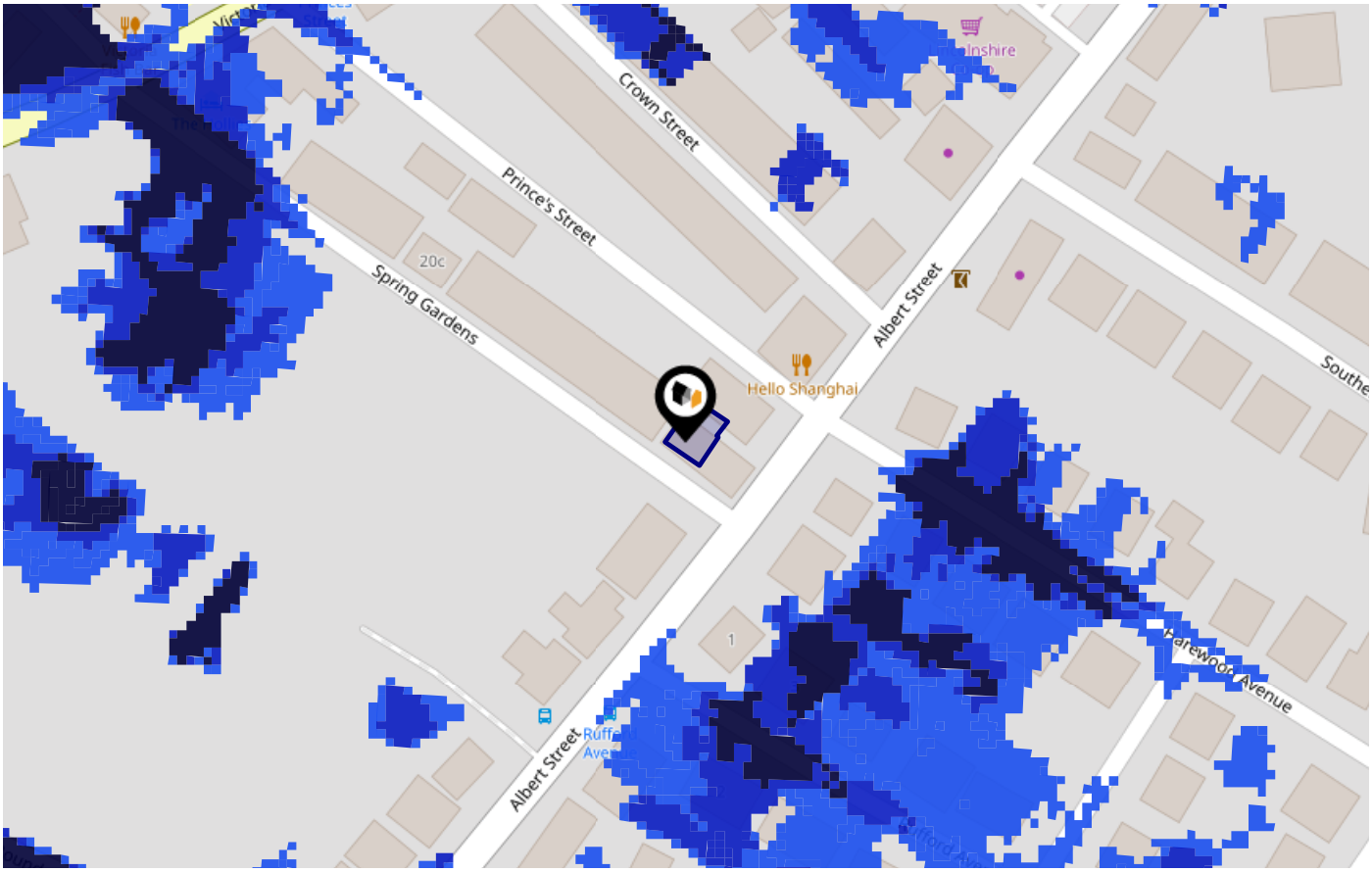
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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.

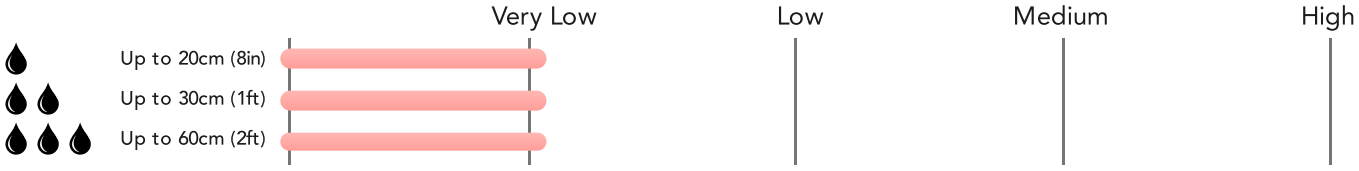


Risk Rating: Very low

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.
- **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.

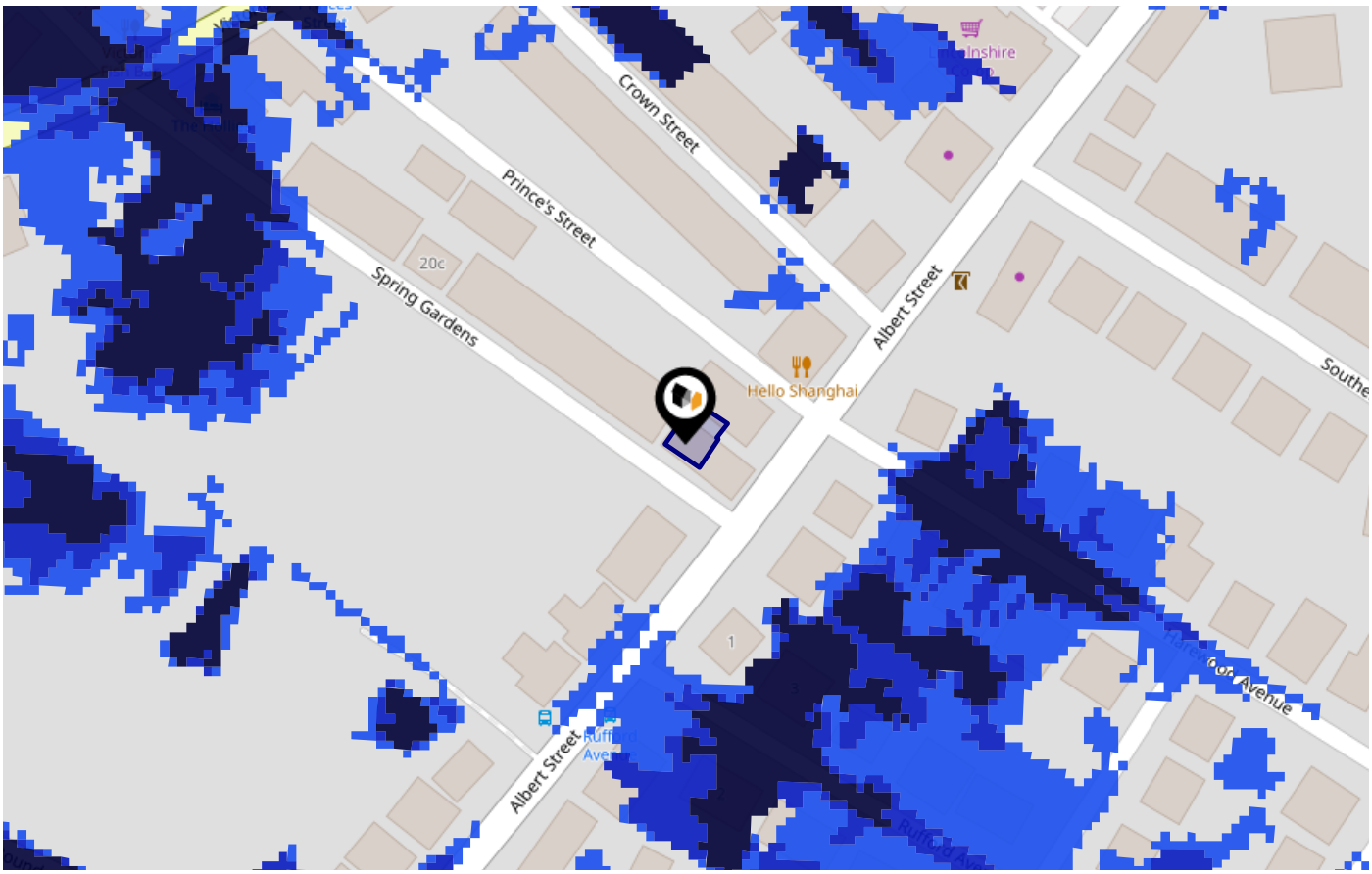
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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.

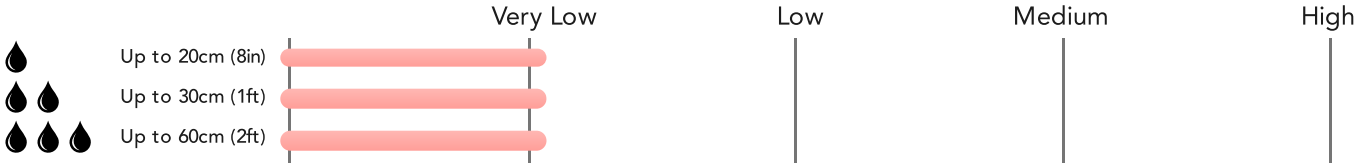


Risk Rating: Very low

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.
- **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.

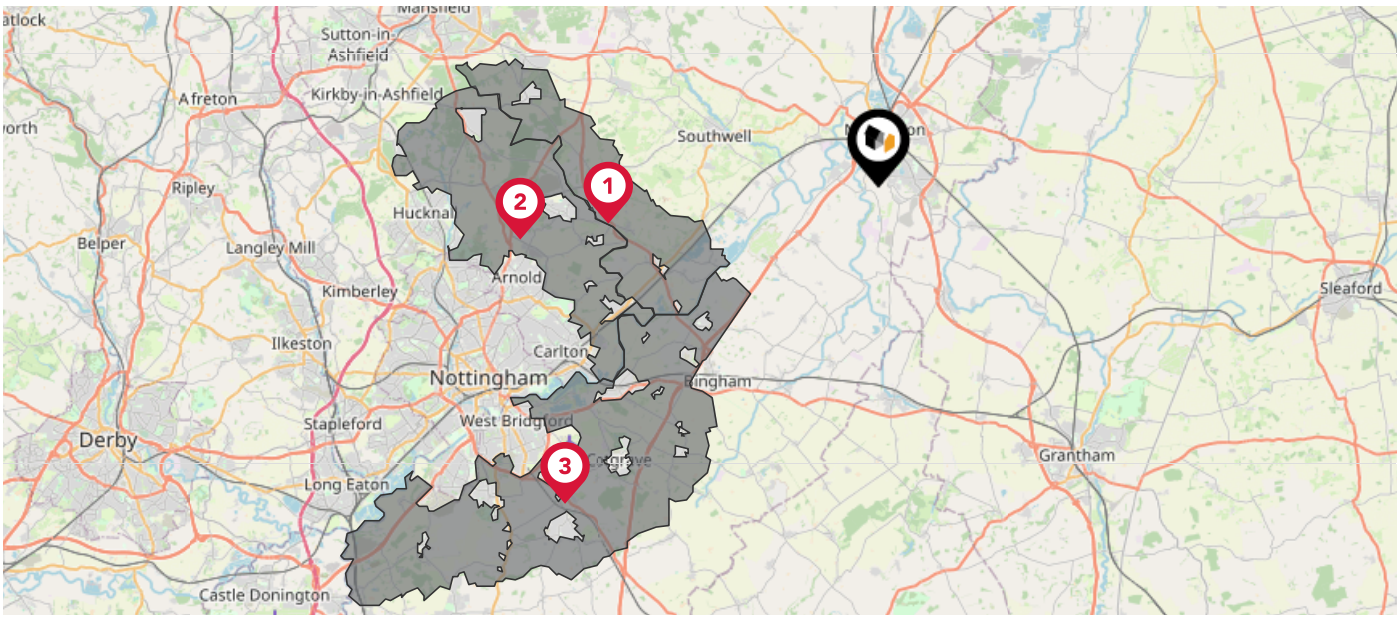
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Maps
Green Belt

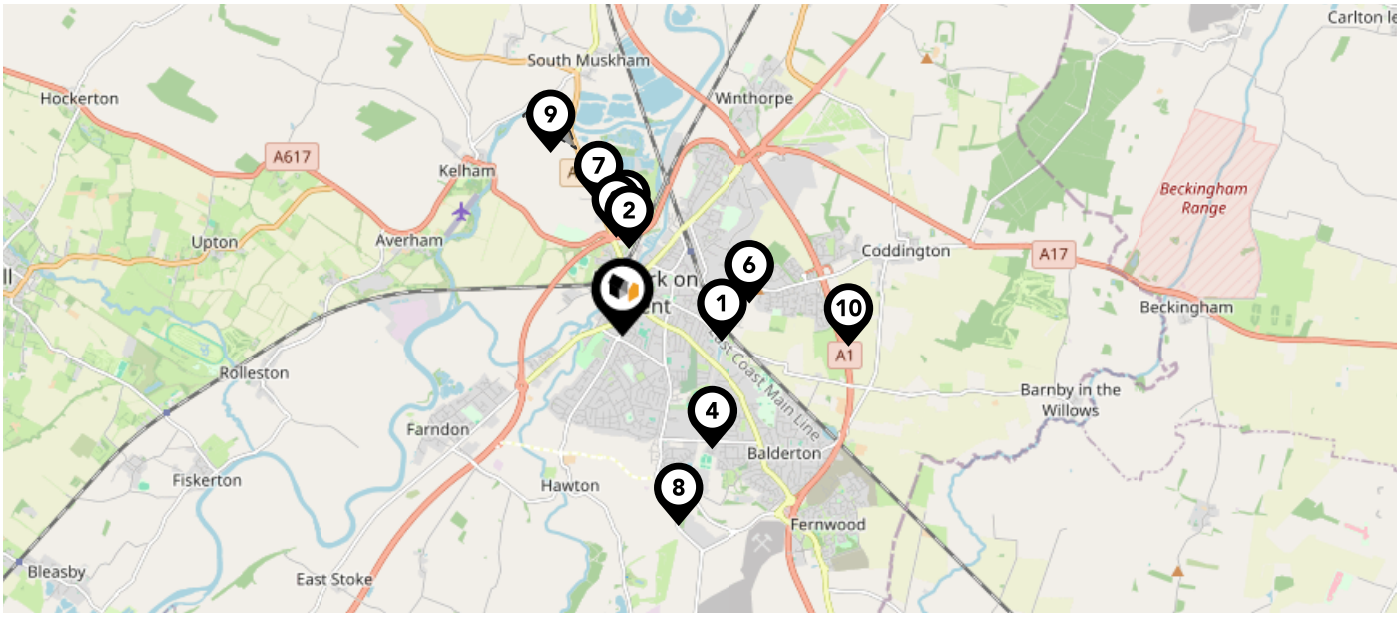
This map displays nearby areas that have been designated as Green Belt...



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

Powered by sprift

Maps
Listed Buildings

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

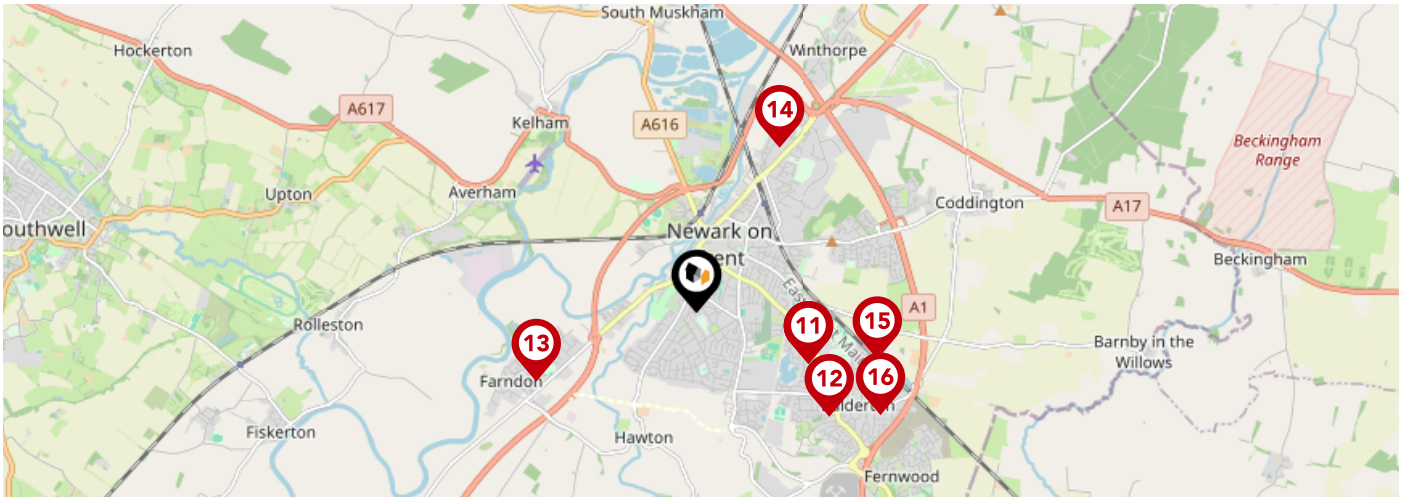
Listed Buildings in the local district		Grade	Distance
1	1279324 - 37 And 39, King Street	Grade II	0.1 miles
2	1232051 - 1 And 3, Victoria Street	Grade II	0.1 miles
3	1297657 - The Hollies	Grade II	0.1 miles
4	1232084 - Holly Cottage	Grade II	0.1 miles
5	1232092 - Brunswick House	Grade II	0.1 miles
6	1231721 - 28-38, Parliament Street	Grade II	0.1 miles
7	1297658 - Hesketh House	Grade II	0.1 miles
8	1277247 - Numbers 23 And 25 And Attached Railing	Grade II	0.1 miles
9	1196294 - Former King's Arms Public House	Grade II	0.1 miles
10	1196386 - 37, Victoria Street	Grade II	0.1 miles

Powered by sprift

Area
Schools

		Nursery	Primary	Secondary	College	Private
1	Christ Church C of E Primary School Ofsted Rating: Good | Pupils: 196 | Distance:0.1	☐	☑	☐	☐	☐
2	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good | Pupils: 294 | Distance:0.15	☐	☑	☐	☐	☐
3	The King's Church of England Primary Academy Ofsted Rating: Good | Pupils: 256 | Distance:0.33	☐	☑	☐	☐	☐
4	Magnus Church of England Academy Ofsted Rating: Good | Pupils: 754 | Distance:0.45	☐	☐	☑	☐	☐
5	Mount CofE Primary School Ofsted Rating: Good | Pupils: 211 | Distance:0.53	☐	☑	☐	☐	☐
6	The Sir Donald Bailey Academy Ofsted Rating: Good | Pupils: 529 | Distance:0.72	☐	☑	☐	☐	☐
7	Barnby Road Academy Primary and Nursery school Ofsted Rating: Good | Pupils: 606 | Distance:0.77	☐	☑	☐	☐	☐
8	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement | Pupils: 148 | Distance:0.83	☐	☑	☐	☐	☐

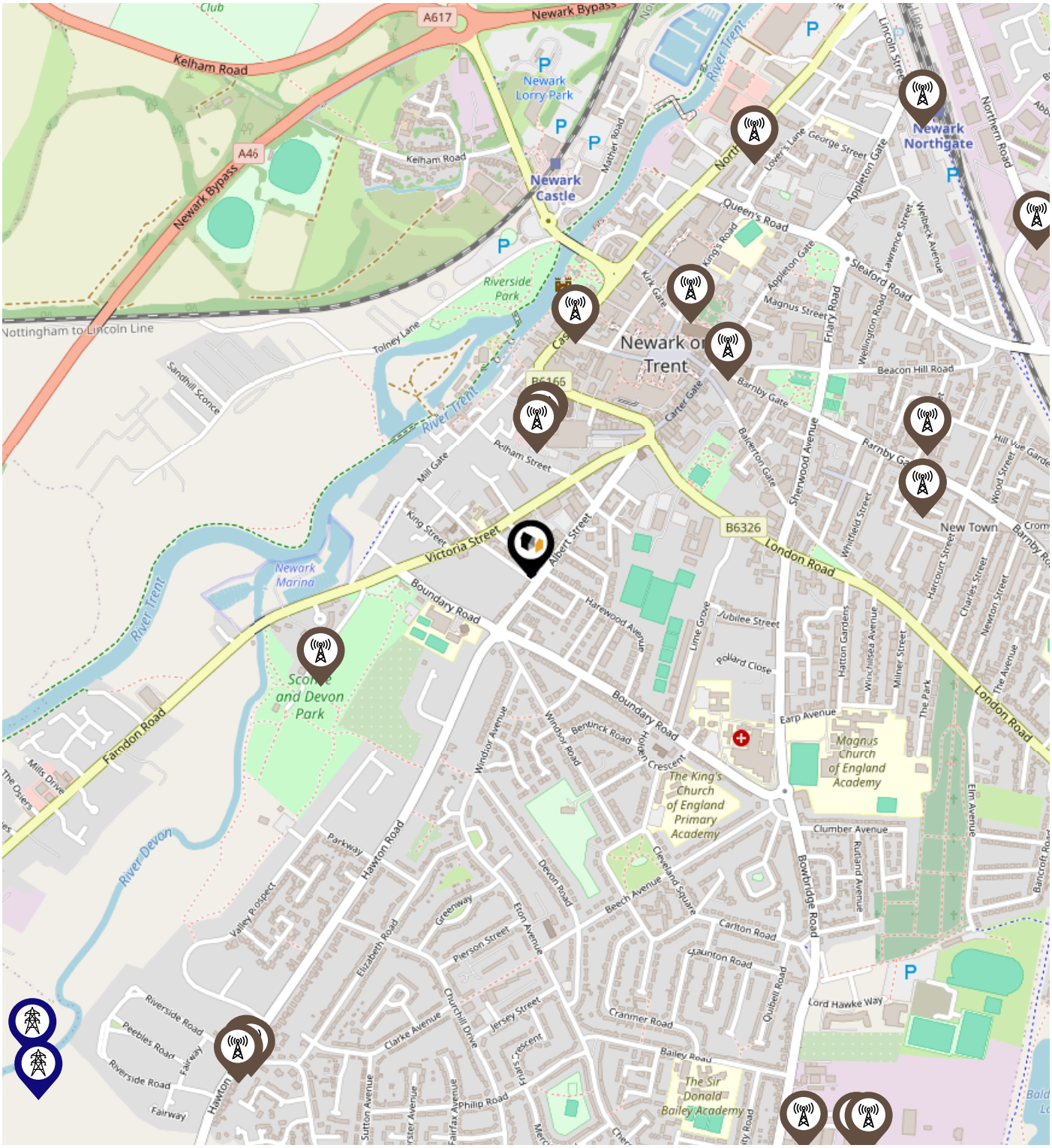
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Highfields School** Ofsted Rating: Not Rated | Pupils: 113 | Distance:1.11	☐	☑	☐	☐	☐
10	**Newark Orchard School** Ofsted Rating: Good | Pupils: 170 | Distance:1.11	☐	☐	☑	☐	☐
11	**The Newark Academy** Ofsted Rating: Good | Pupils: 1144 | Distance:1.11	☐	☐	☑	☐	☐
12	**John Hunt Academy** Ofsted Rating: Good | Pupils: 355 | Distance:1.51	☐	☑	☐	☐	☐
13	**St Peter's Crosskeys CofE Academy** Ofsted Rating: Good | Pupils: 178 | Distance:1.56	☐	☑	☐	☐	☐
14	**Bishop Alexander L.E.A.D. Academy** Ofsted Rating: Good | Pupils: 231 | Distance:1.63	☐	☑	☐	☐	☐
15	**Hope House School** Ofsted Rating: Requires improvement | Pupils: 28 | Distance:1.67	☐	☐	☑	☐	☐
16	**Chuter Ede Primary School** Ofsted Rating: Outstanding | Pupils: 611 | Distance:1.88	☐	☑	☐	☐	☐

Powered by sprift

Local Area
Masts & Pylons



Key:

Power Pylons

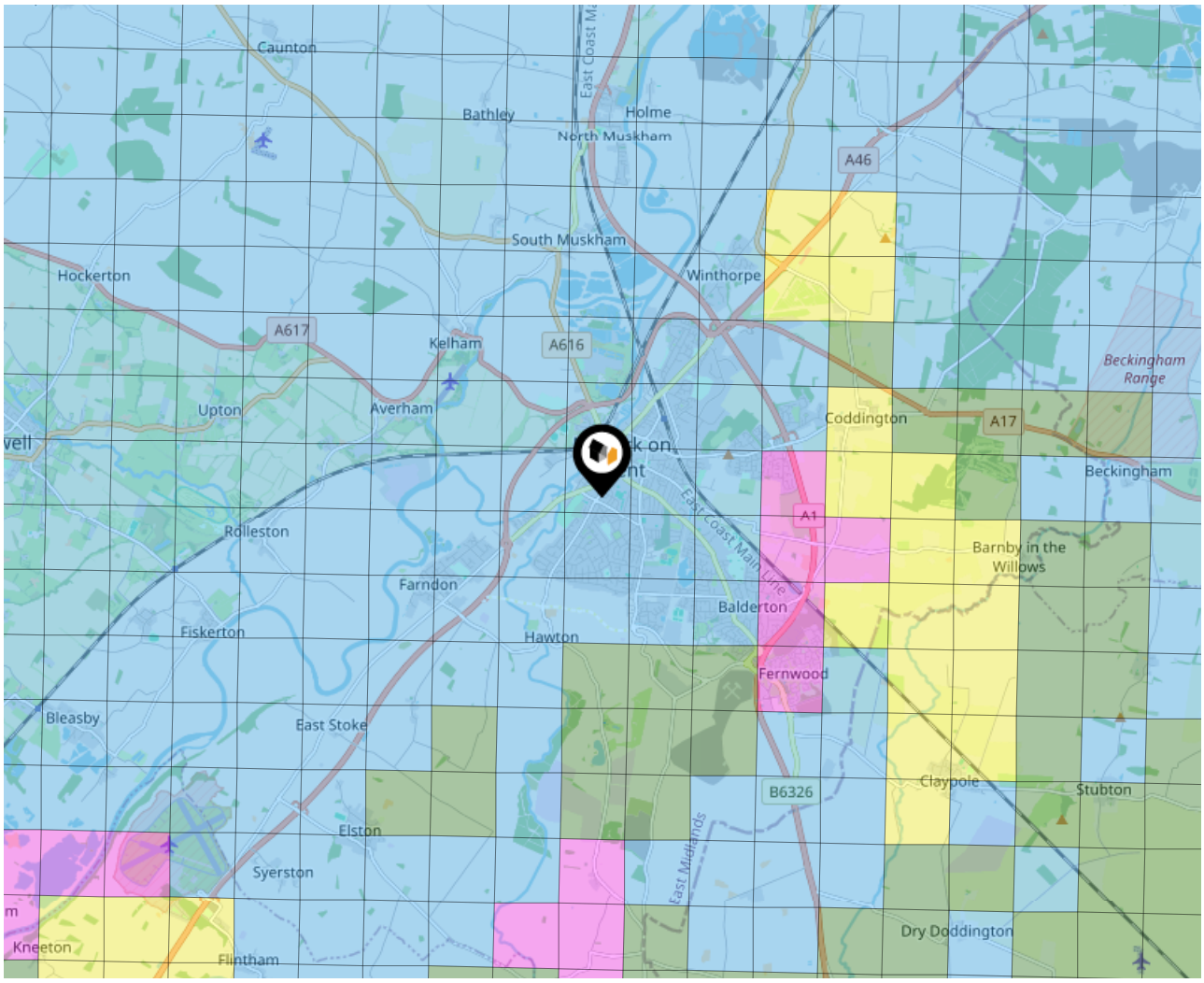
Communication Masts

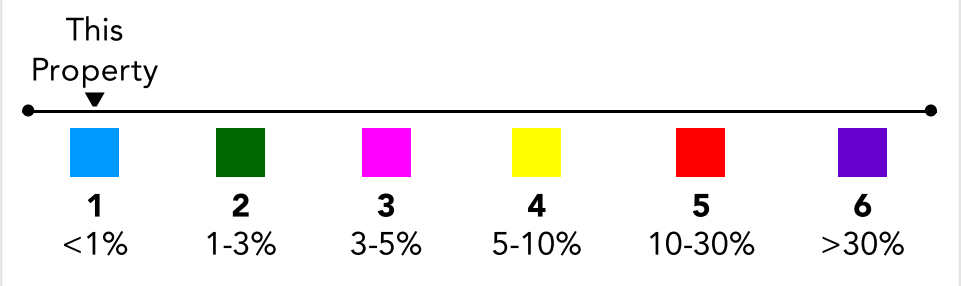
Powered by sprift
Know any property instantly

Environment
Radon Gas

What is Radon?

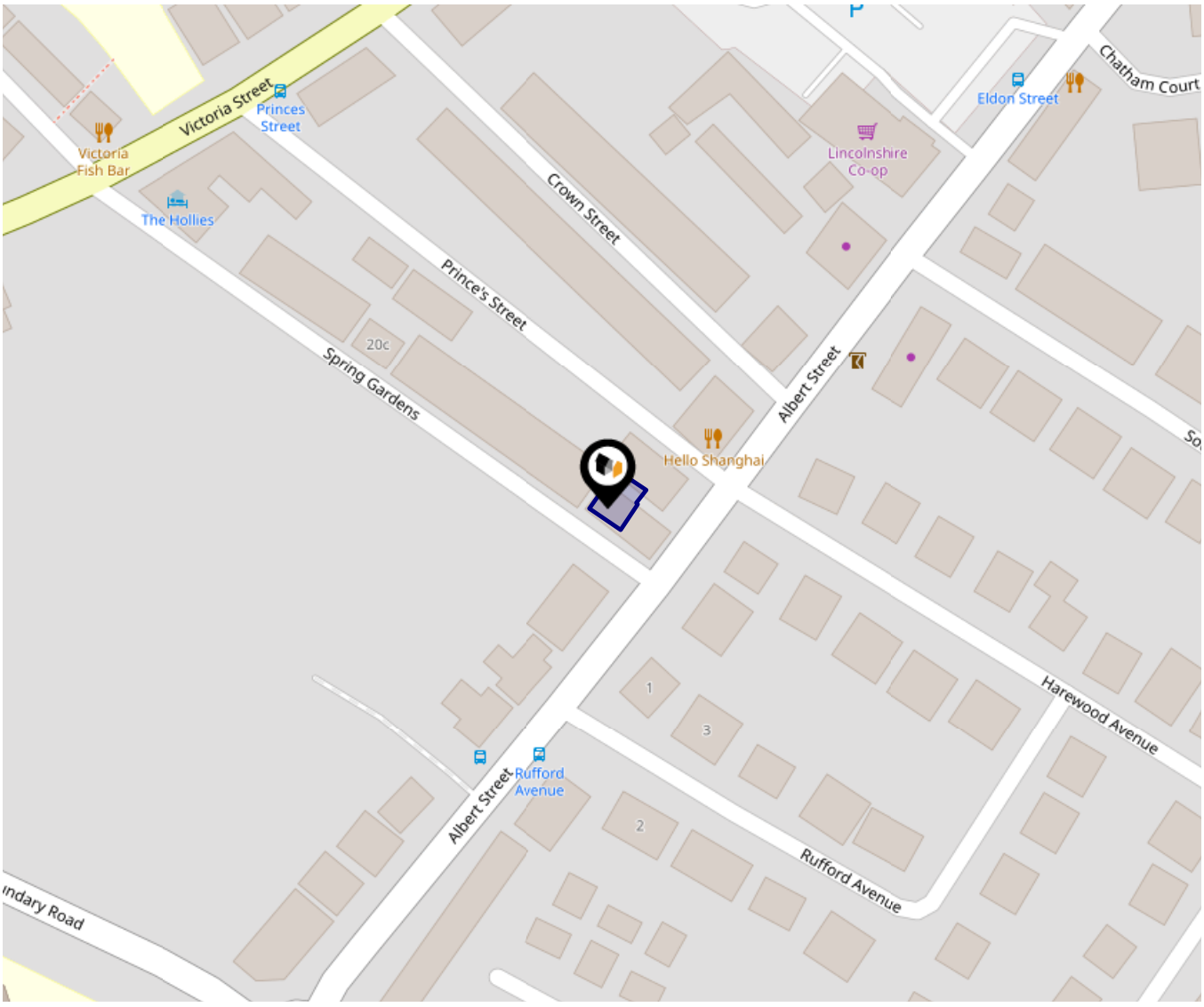
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





Powered by sprift
Know any property instantly

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:

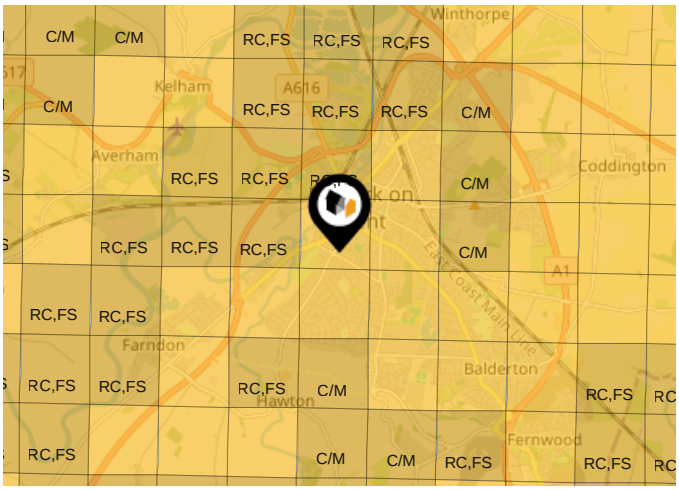
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Powered by sprift

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		

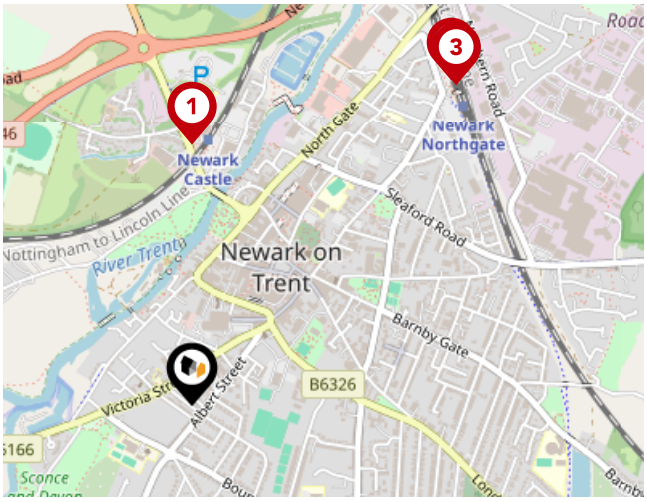


Primary Classifications (Most Common Clay Types)

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

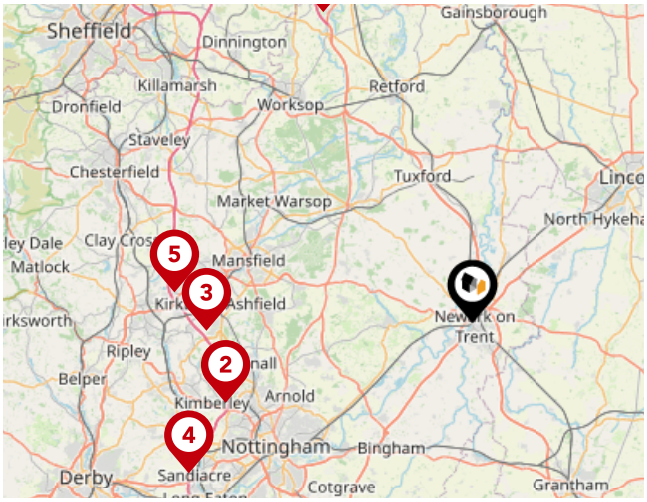
Powered by sprift
Know any property instantly

Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Newark Castle Rail Station	0.58 miles
2	Newark North Gate Rail Station	0.93 miles
3	Newark North Gate Rail Station	0.93 miles



Trunk Roads/Motorways

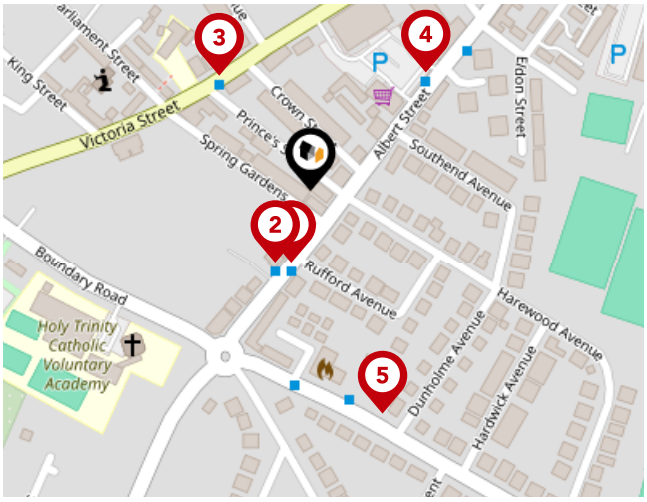
Pin	Name	Distance
1	A1(M) J34	24.44 miles
2	M1 J26	18.44 miles
3	M1 J27	18.91 miles
4	M1 J25	22.91 miles
5	M1 J28	21.31 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	29.46 miles
2	East Mids Airport	27.36 miles
3	Humberside Airport	40.29 miles
4	Baginton	55.99 miles

Powered by sprift

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rufford Avenue	0.04 miles
2	Rufford Avenue	0.04 miles
3	Princes Street	0.08 miles
4	Chatham Court	0.09 miles
5	Boundary Court	0.13 miles

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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.

Alasdair Morrison & Mundys

22 King Street, Southwell,
Nottinghamshire, NG25 0EN
01636 813971
melissa.trussler@amorrison-mundys.net
https://amorrison-mundys.net/

Ordnance Survey
Land Registry
Environment Agency
Historic England
Office for National Statistics
Ofcom
Valuation Office Agency
Ofsted
Royal Mail