

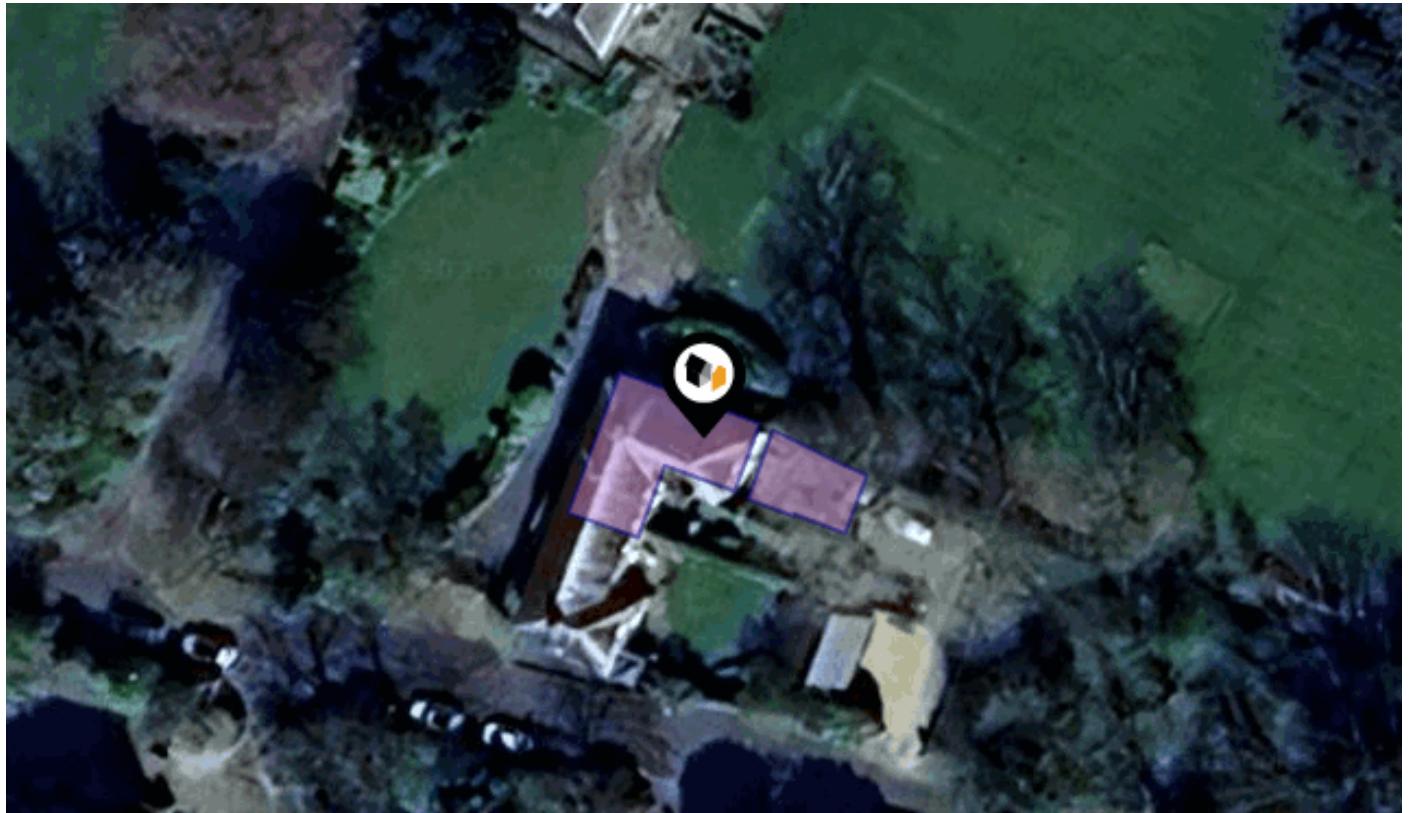


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd December 2025



HILL HOUSE LODGE, BURGAGE LANE, SOUTHWELL, NG25

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£2,008
Title Number:	NT360010

Tenure:	Leasehold
Start Date:	05/04/2001
End Date:	01/04/3000
Lease Term:	999 years from 1 April 2001
Term Remaining:	974 years

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Southwell
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s **80** mb/s **10000** mb/s



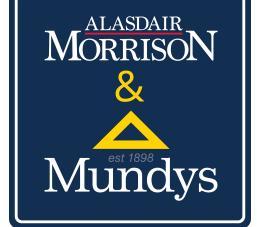
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans



Freehold Title Plan



NT342184

Leasehold Title Plan



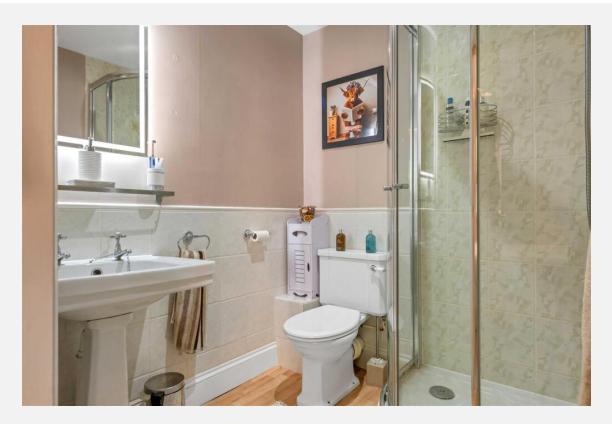
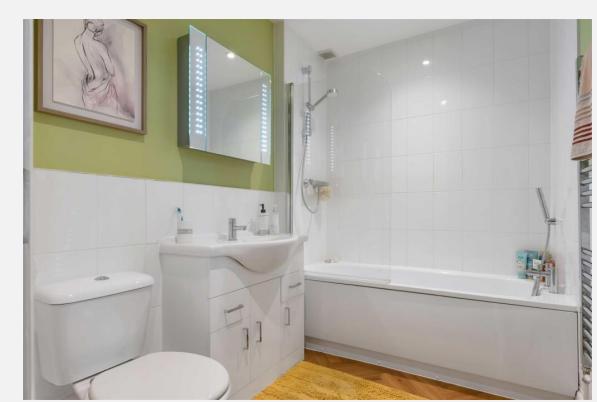
NT360010

Start Date: 05/04/2001
End Date: 01/04/3000
Lease Term: 999 years from 1 April 2001
Term Remaining: 974 years

Gallery Photos



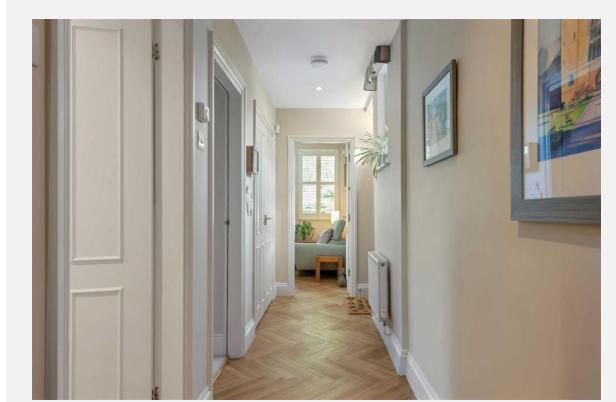
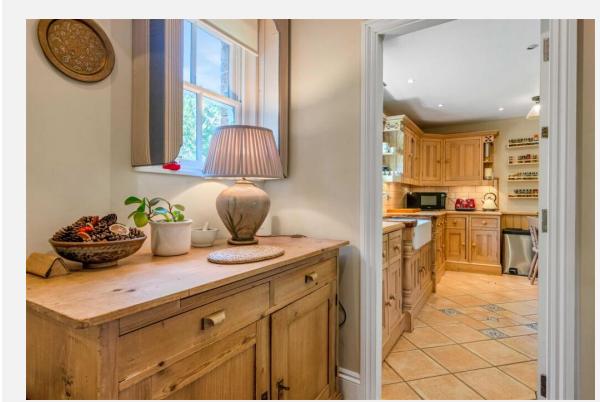
Gallery Photos



Gallery Photos



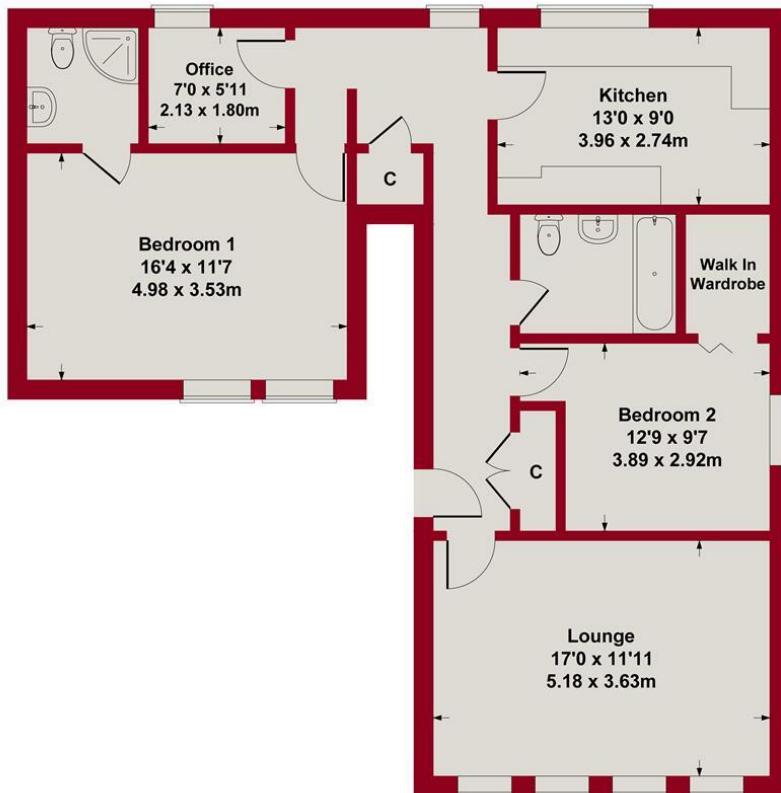
Gallery Photos



Gallery Floorplan

HILL HOUSE LODGE, BURGAGE LANE, SOUTHWELL, NG25

Approximate Gross Internal Area
977 sq ft - 90.00 sq m

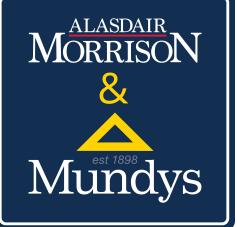


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

RICHARD
WATKINSON
PARTNERS

Property EPC - Certificate



Burgage Lane, NG25

Energy rating

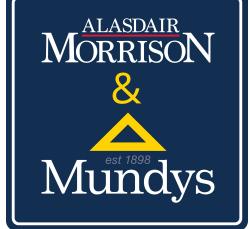
D

Valid until 20.01.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



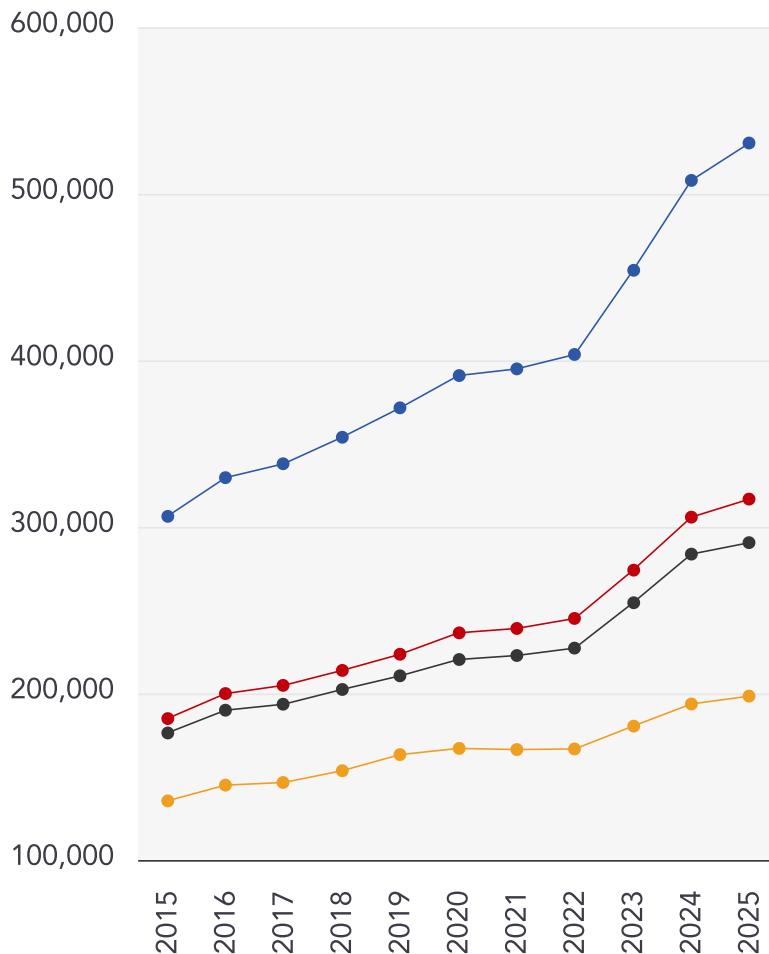
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
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 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG25



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

- Yellow X: Adit
- Green X: Gutter Pit
- Red X: Shaft

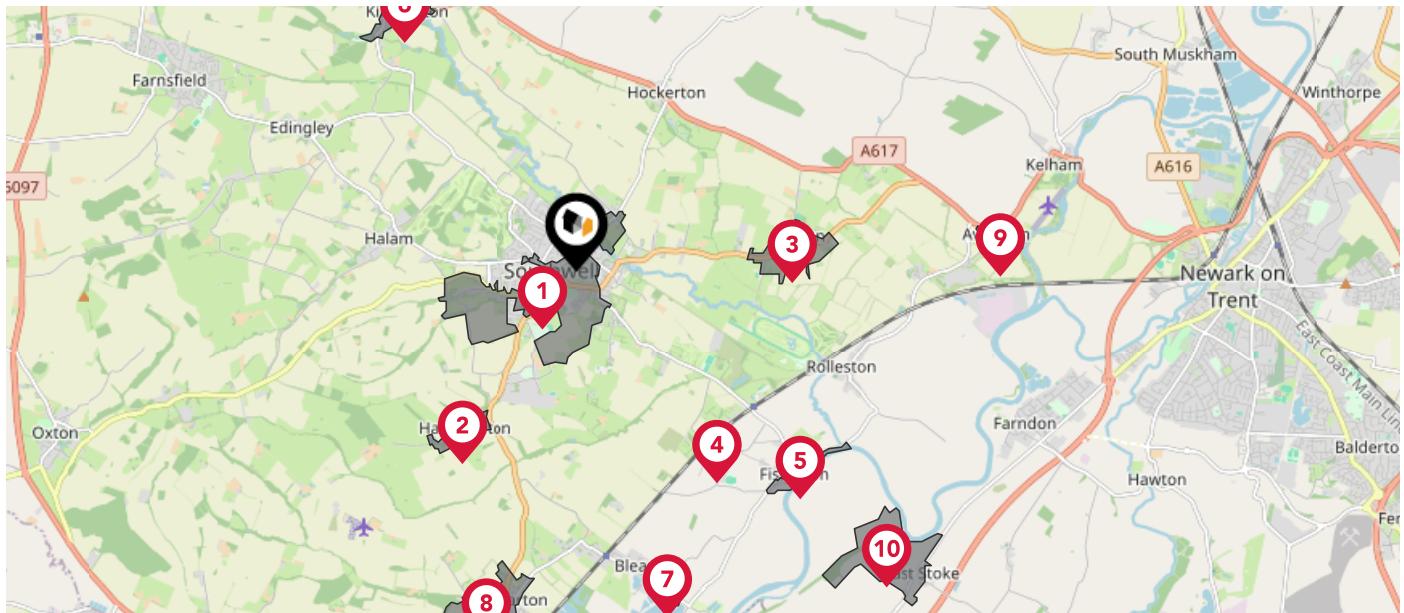
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



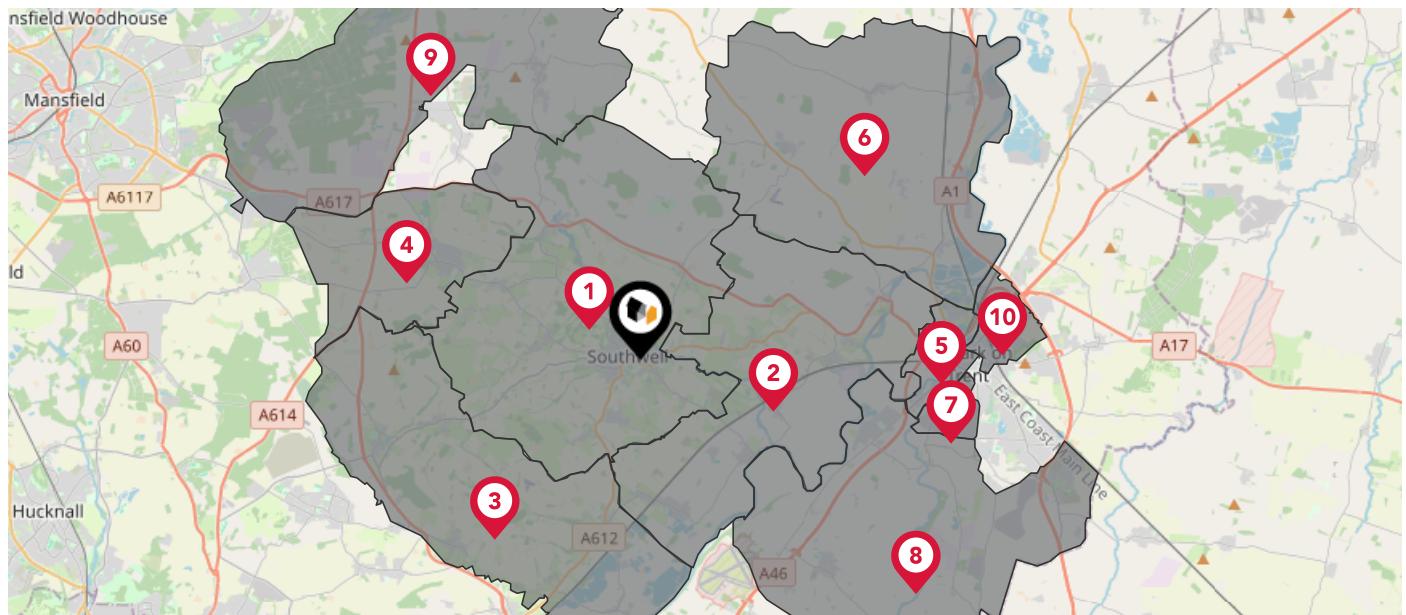
Nearby Conservation Areas

- 1 Southwell
- 2 Halloughton
- 3 Upton
- 4 Morton
- 5 Fiskerton
- 6 Kirklington
- 7 Bleasby
- 8 Thurgarton
- 9 Averham
- 10 East Stoke

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



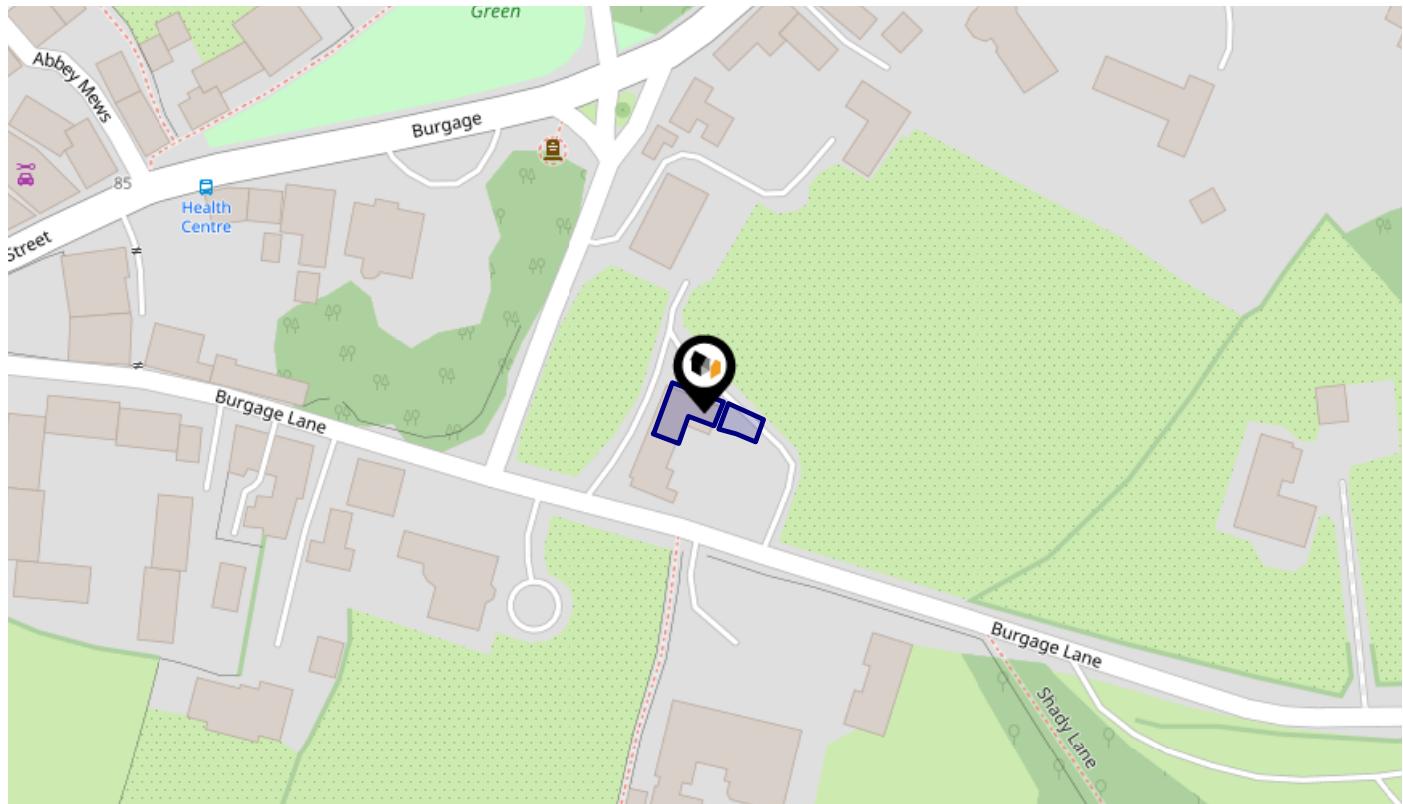
Nearby Council Wards

- 1 Southwell Ward
- 2 Trent Ward
- 3 Dover Beck Ward
- 4 Farnsfield Ward
- 5 Castle Ward
- 6 Muskham Ward
- 7 Devon Ward
- 8 Farndon & Fernwood Ward
- 9 Rainworth North & Rufford Ward
- 10 Bridge Ward

Maps

Rail Noise

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

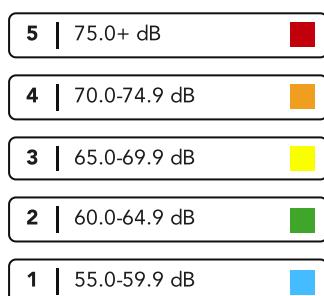


Rail Noise Data

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.

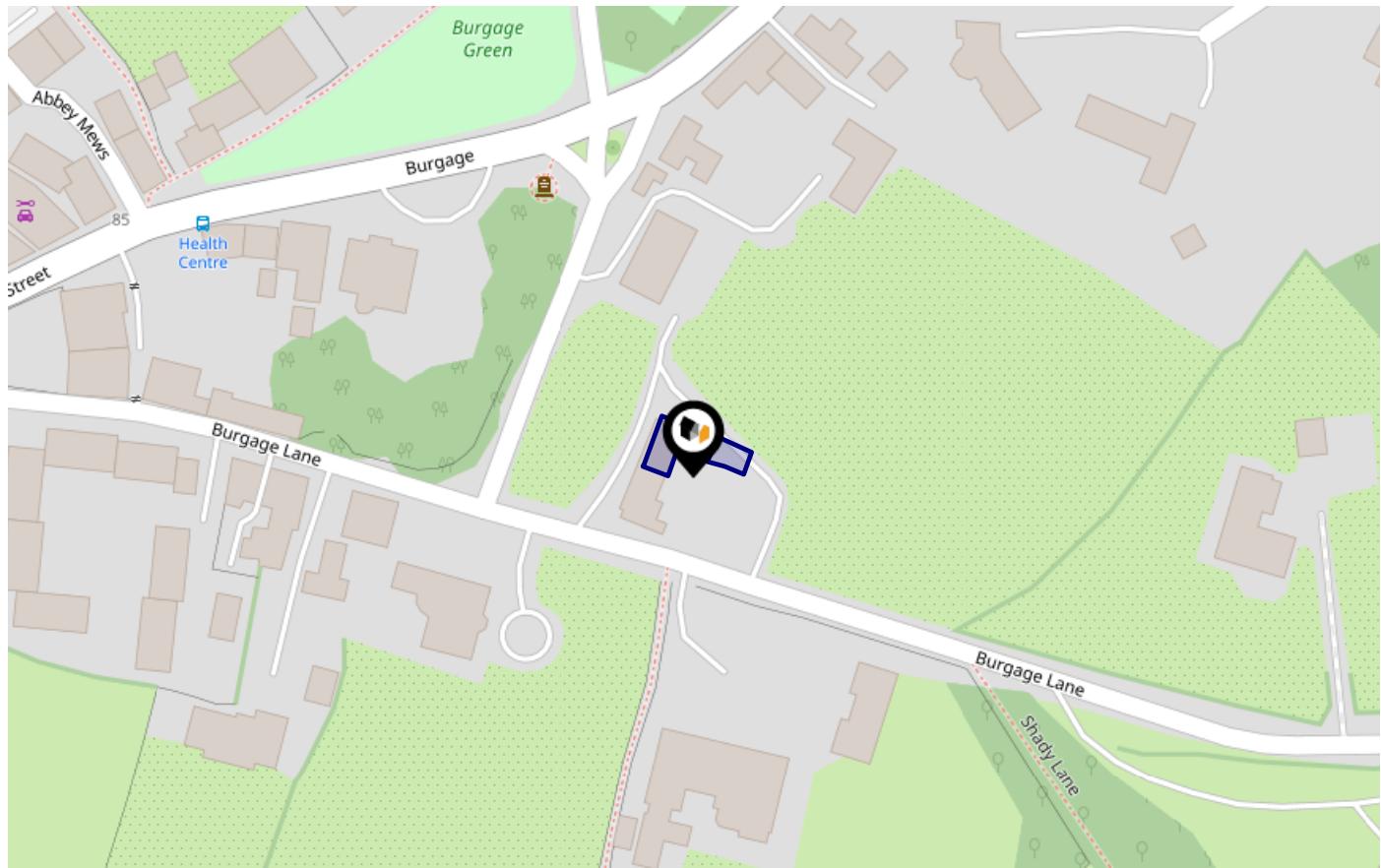
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

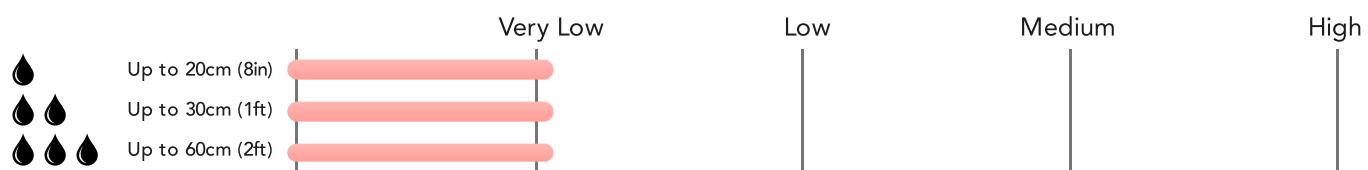


Risk Rating: Very low

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.

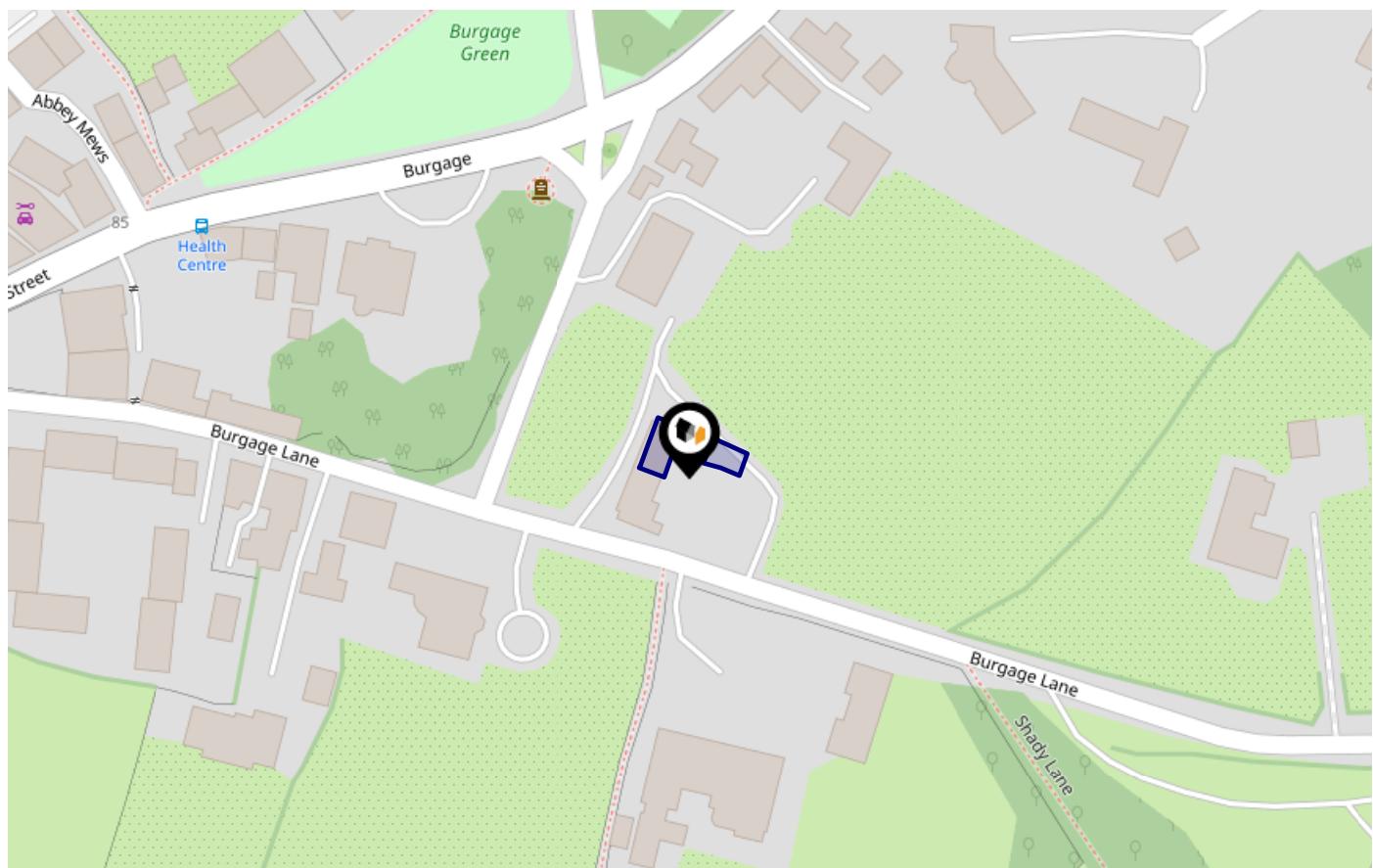
Chance of flooding to the following depths at this property:



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.

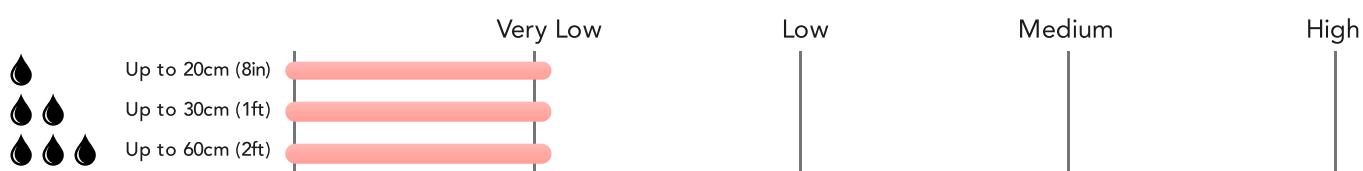


Risk Rating: Very low

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:

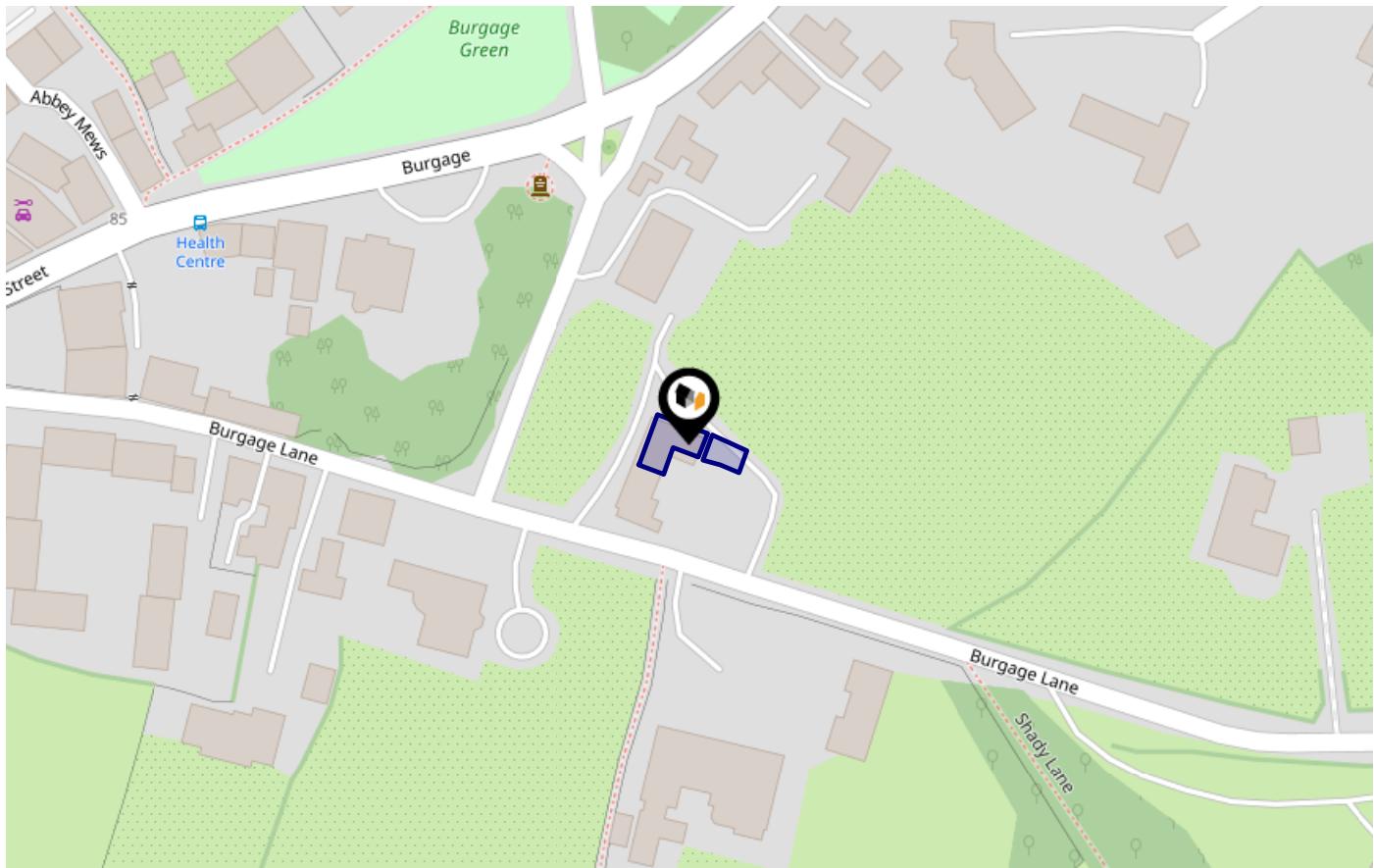


Flood Risk

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.

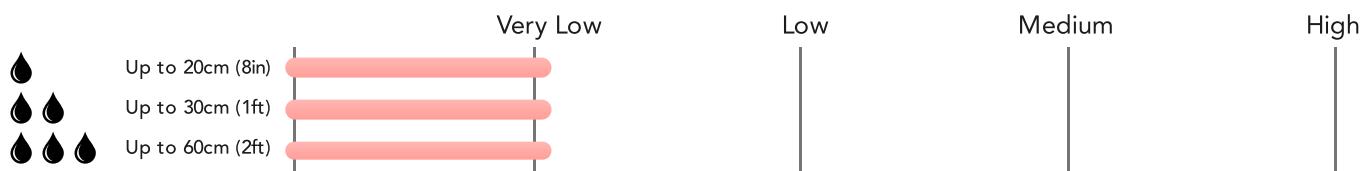


Risk Rating: Very low

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.

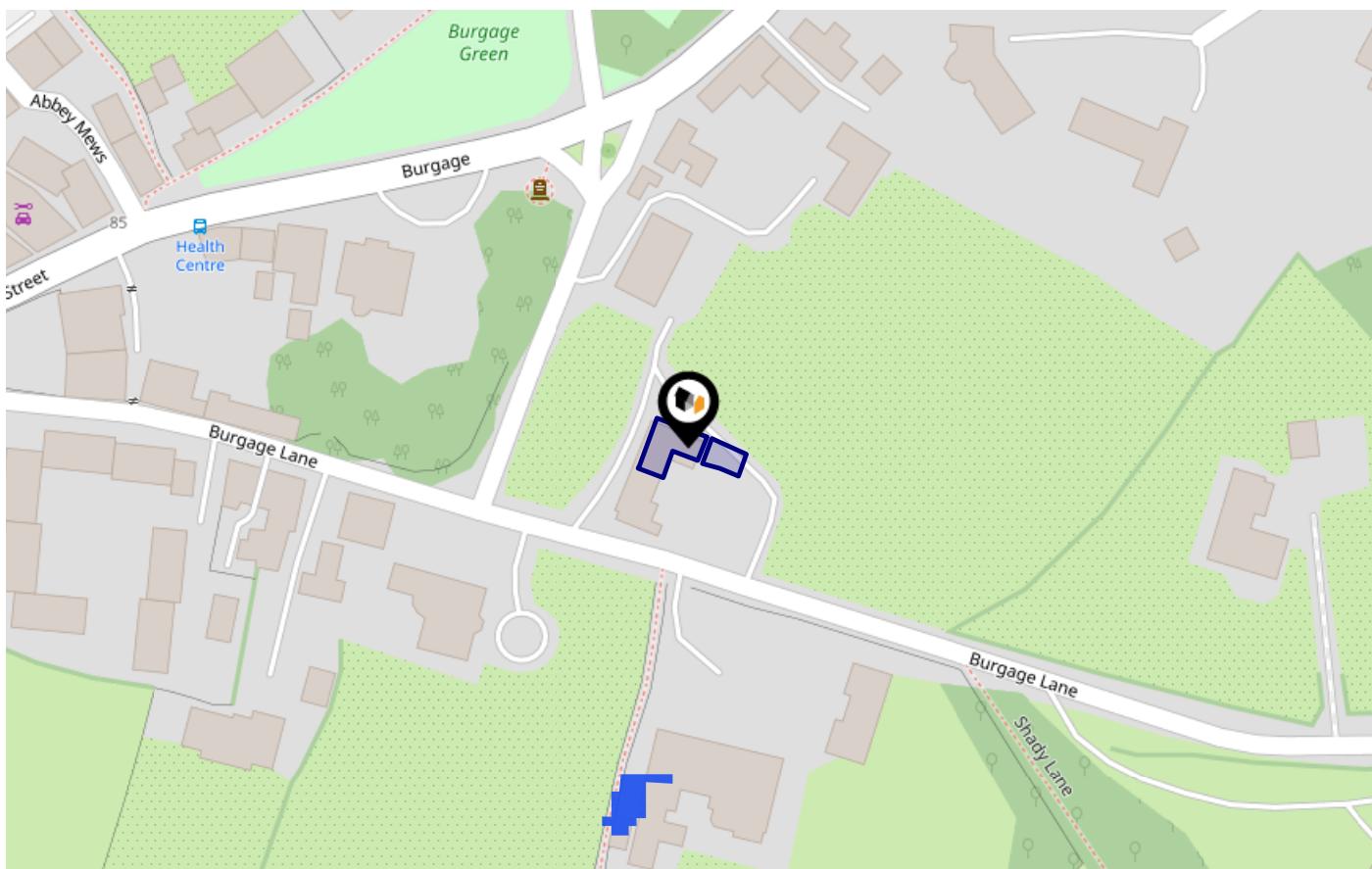
Chance of flooding to the following depths at this property:



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.

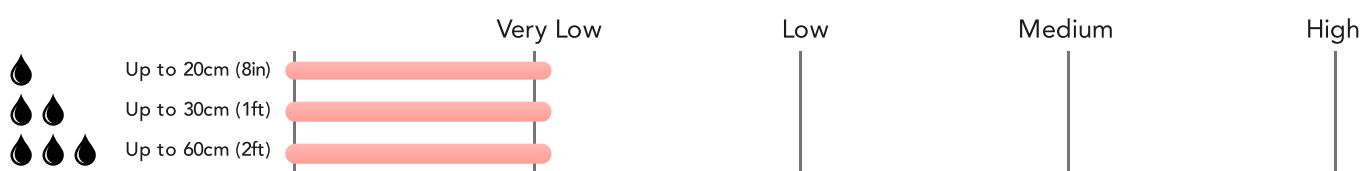


Risk Rating: Very low

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.

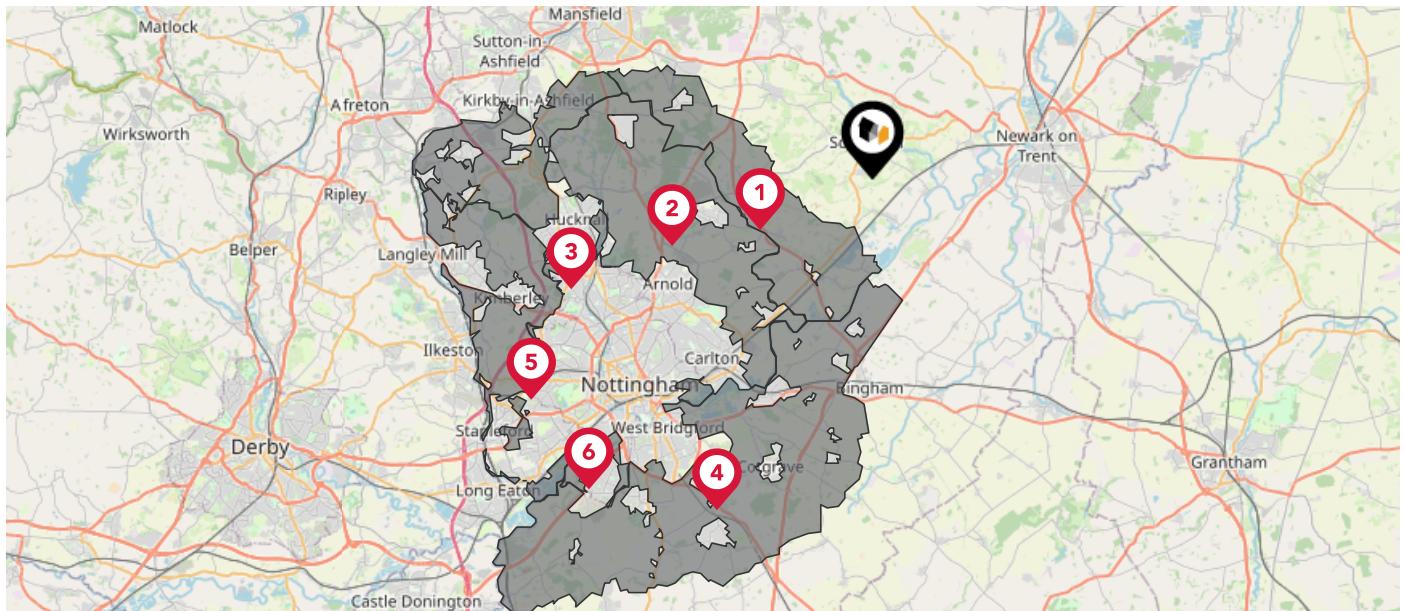
Chance of flooding to the following depths at this property:



Maps

Green Belt

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

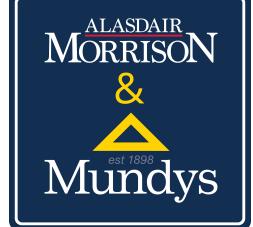


Nearby Green Belt Land

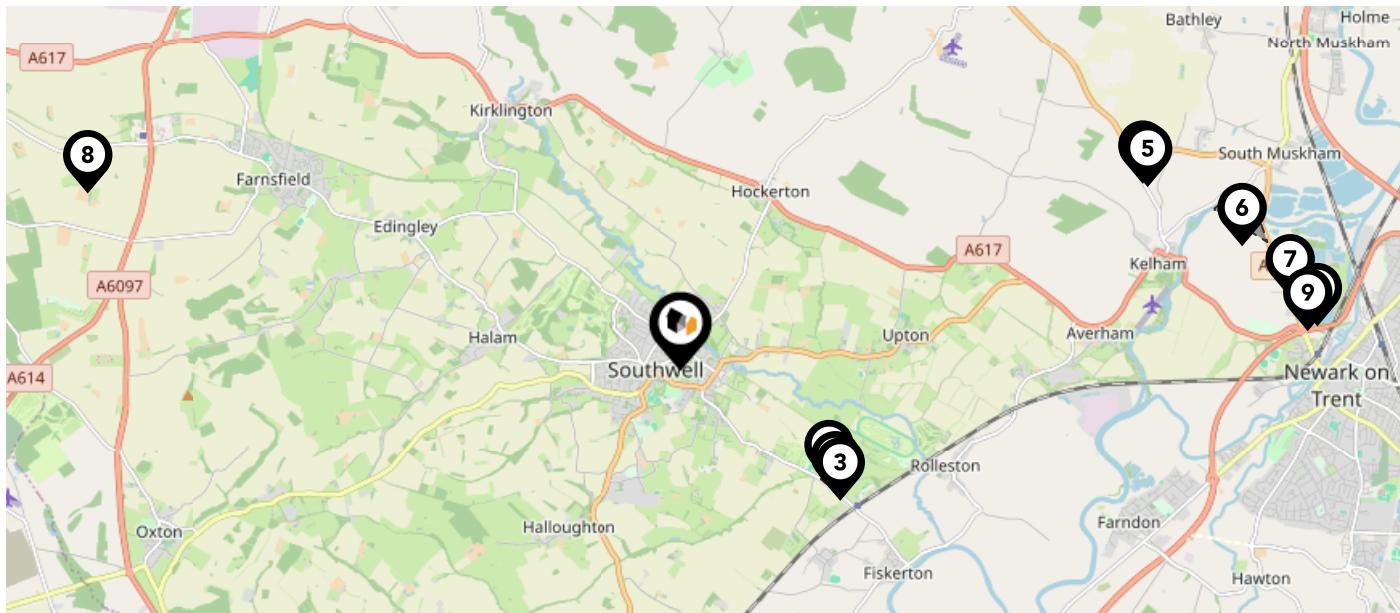
- 1 Derby and Nottingham Green Belt - Newark and Sherwood
- 2 Derby and Nottingham Green Belt - Gedling
- 3 Derby and Nottingham Green Belt - Ashfield
- 4 Derby and Nottingham Green Belt - Rushcliffe
- 5 Derby and Nottingham Green Belt - Nottingham
- 6 Derby and Nottingham Green Belt - Broxtowe

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.



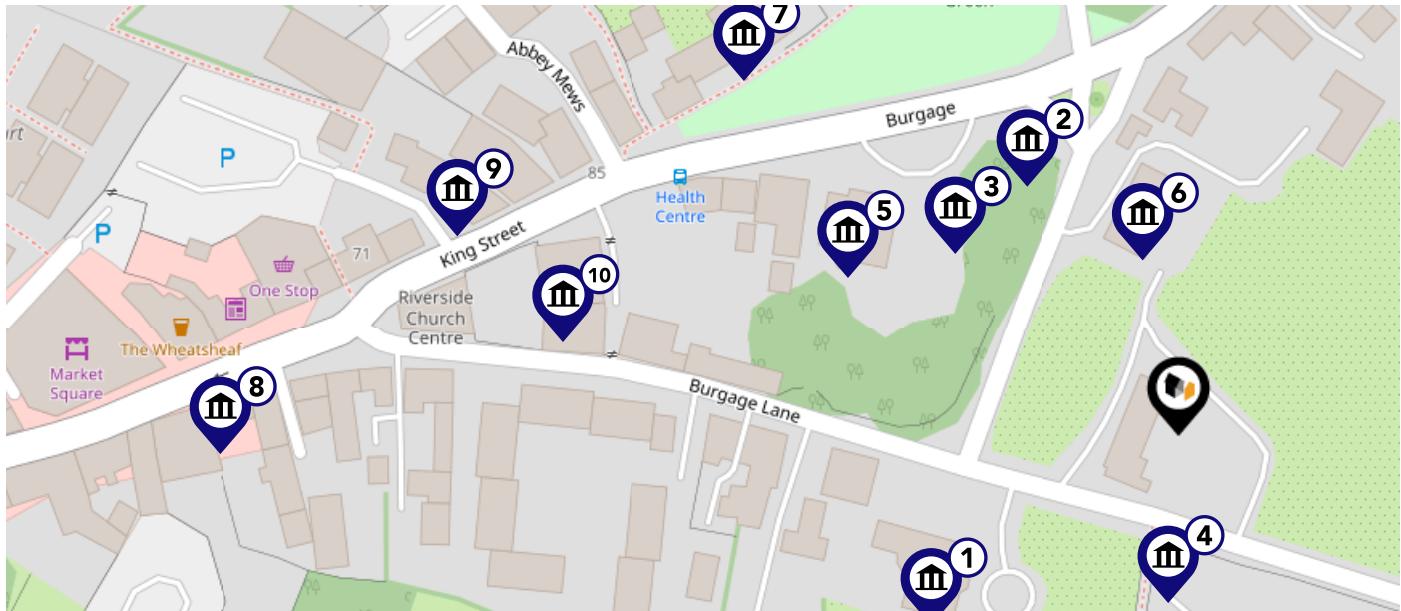
Nearby Landfill Sites

1	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	EA/EPR/ZP3497FA/V011	Active Landfill	<input checked="" type="checkbox"/>
3	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
4	Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
5	Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/HP3297FD/V002	Active Landfill	<input checked="" type="checkbox"/>
8	Lurcher Farm-Farnsfield	Historic Landfill	<input type="checkbox"/>
9	Muskham Road-Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/ZP3897FS/V002	Active Landfill	<input checked="" type="checkbox"/>

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
1211517 - Burgage Court	Grade II	0.0 miles
1211468 - War Memorial 50 Metres West Of Elmfield House	Grade II	0.0 miles
1211504 - Brick Garden Walls To North, East And South Of The Burgage	Grade II	0.0 miles
1289958 - Boundary Wall And Gatepiers At Hill House	Grade II	0.0 miles
1045461 - The Burgage	Grade II	0.0 miles
1045459 - Elmfield House And Attached Garden Walls	Grade II	0.0 miles
1045458 - Burgage Manor And Attached Boundary Wall	Grade II	0.1 miles
1212425 - 58, King Street	Grade II	0.1 miles
1289478 - 85 And 85a, King Street	Grade II	0.1 miles
1290007 - Burgage House Youth And Community Centre And Boundary Walls	Grade II	0.1 miles

Area Schools



Nursery Primary Secondary College Private



Lowe's Wong Anglican Methodist Junior School

Ofsted Rating: Good | Pupils: 322 | Distance: 0.27



Lowe's Wong Infant School

Ofsted Rating: Requires improvement | Pupils: 170 | Distance: 0.38



The Minster School

Ofsted Rating: Good | Pupils: 1647 | Distance: 0.46



Holy Trinity CofE Infant School

Ofsted Rating: Outstanding | Pupils: 54 | Distance: 0.55



Halam Church of England Primary School

Ofsted Rating: Good | Pupils: 72 | Distance: 1.76



Bleasby Church of England Primary School

Ofsted Rating: Good | Pupils: 129 | Distance: 2.68



Kirklington Primary School

Ofsted Rating: Good | Pupils: 104 | Distance: 2.71

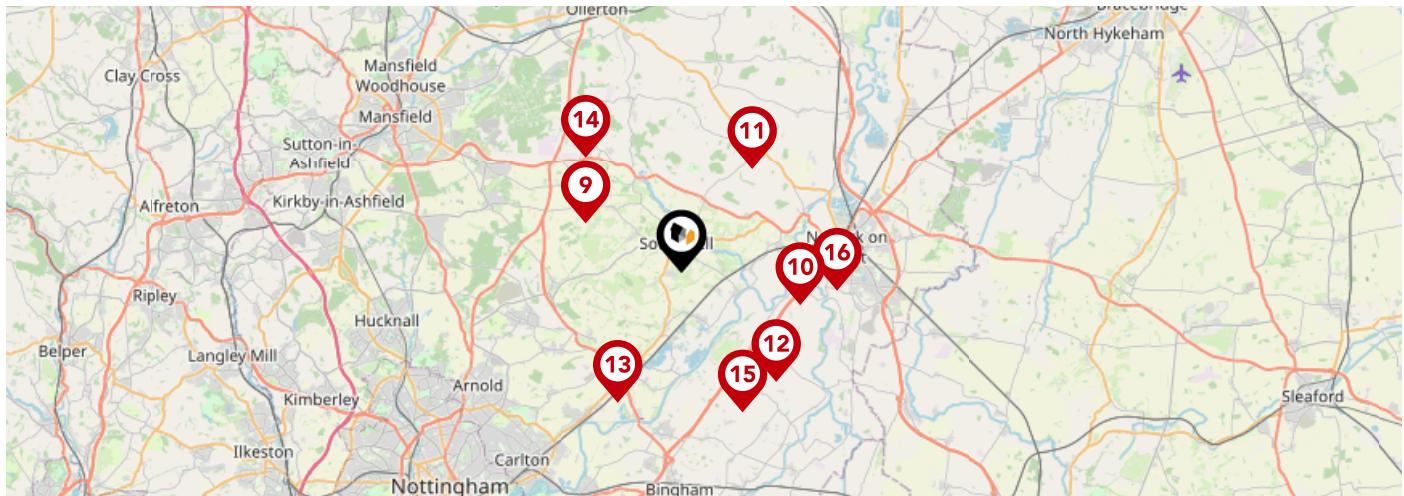
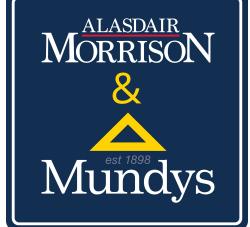


Wings School Notts

Ofsted Rating: Good | Pupils: 33 | Distance: 2.8



Area Schools



Nursery Primary Secondary College Private



Farnsfield St Michael's Church of England Primary School

Ofsted Rating: Good | Pupils: 280 | Distance: 3.89



St Peter's Crosskeys CofE Academy

Ofsted Rating: Good | Pupils: 178 | Distance: 4.37



Caunton Dean Hole CofE Primary School

Ofsted Rating: Good | Pupils: 28 | Distance: 4.46



All Saints Anglican/Methodist Primary School

Ofsted Rating: Good | Pupils: 91 | Distance: 5.12



Lowdham CofE Primary School

Ofsted Rating: Outstanding | Pupils: 198 | Distance: 5.13



Bilsthorpe Flying High Academy

Ofsted Rating: Good | Pupils: 213 | Distance: 5.27



Flintham Primary School

Ofsted Rating: Good | Pupils: 96 | Distance: 5.4

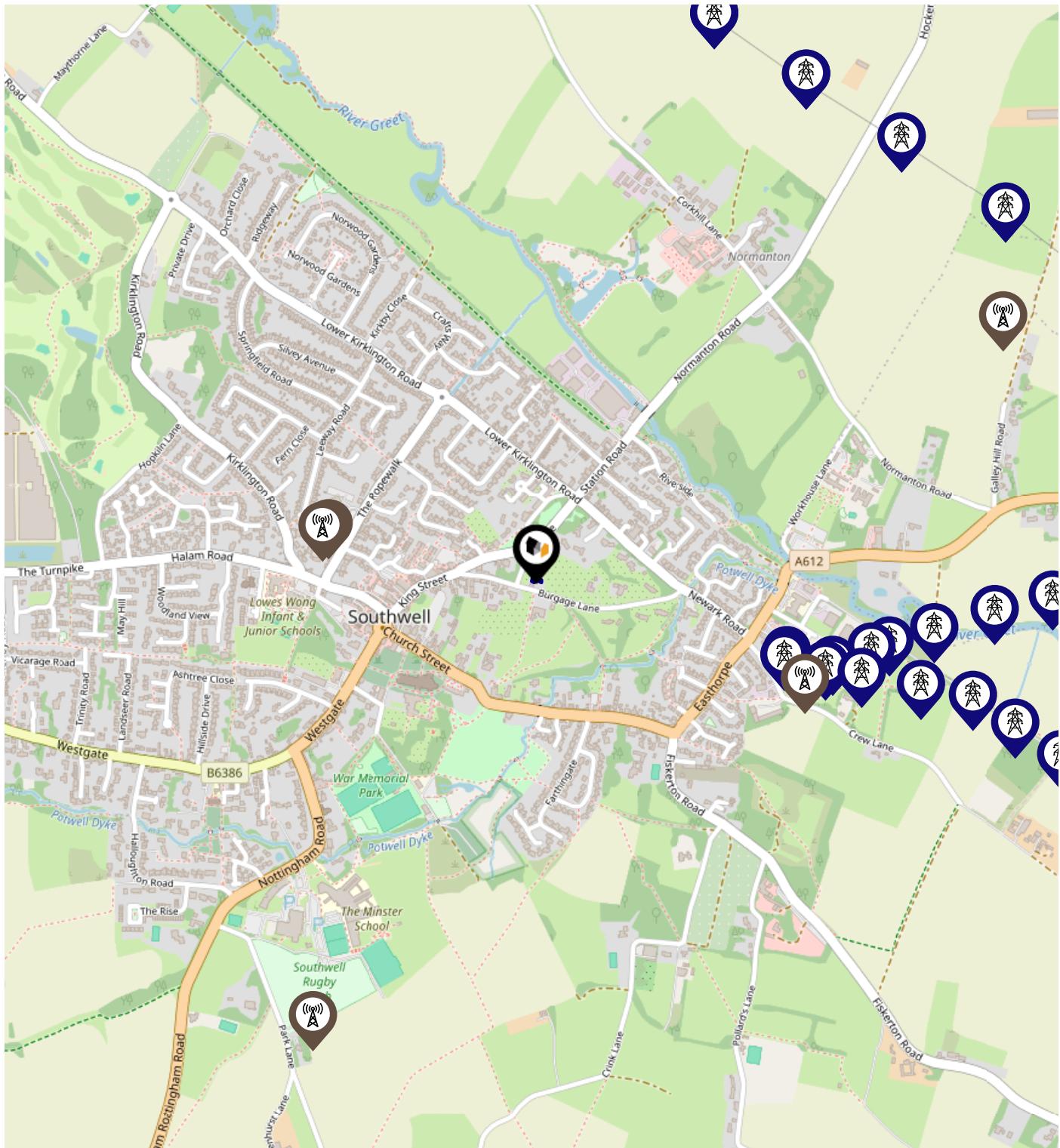
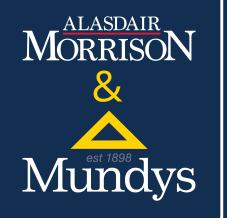


Holy Trinity Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 294 | Distance: 5.54



Local Area Masts & Pylons



Key:

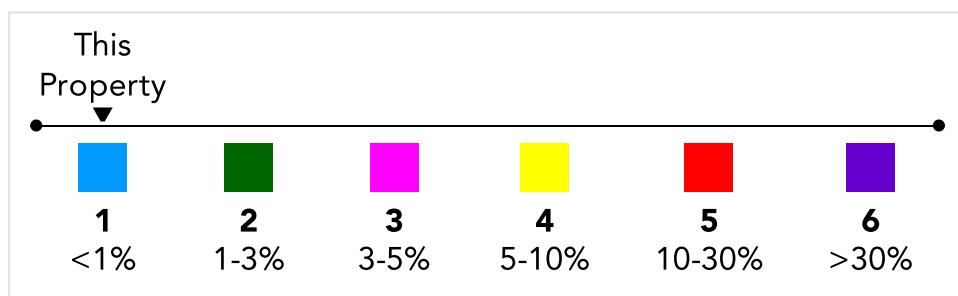
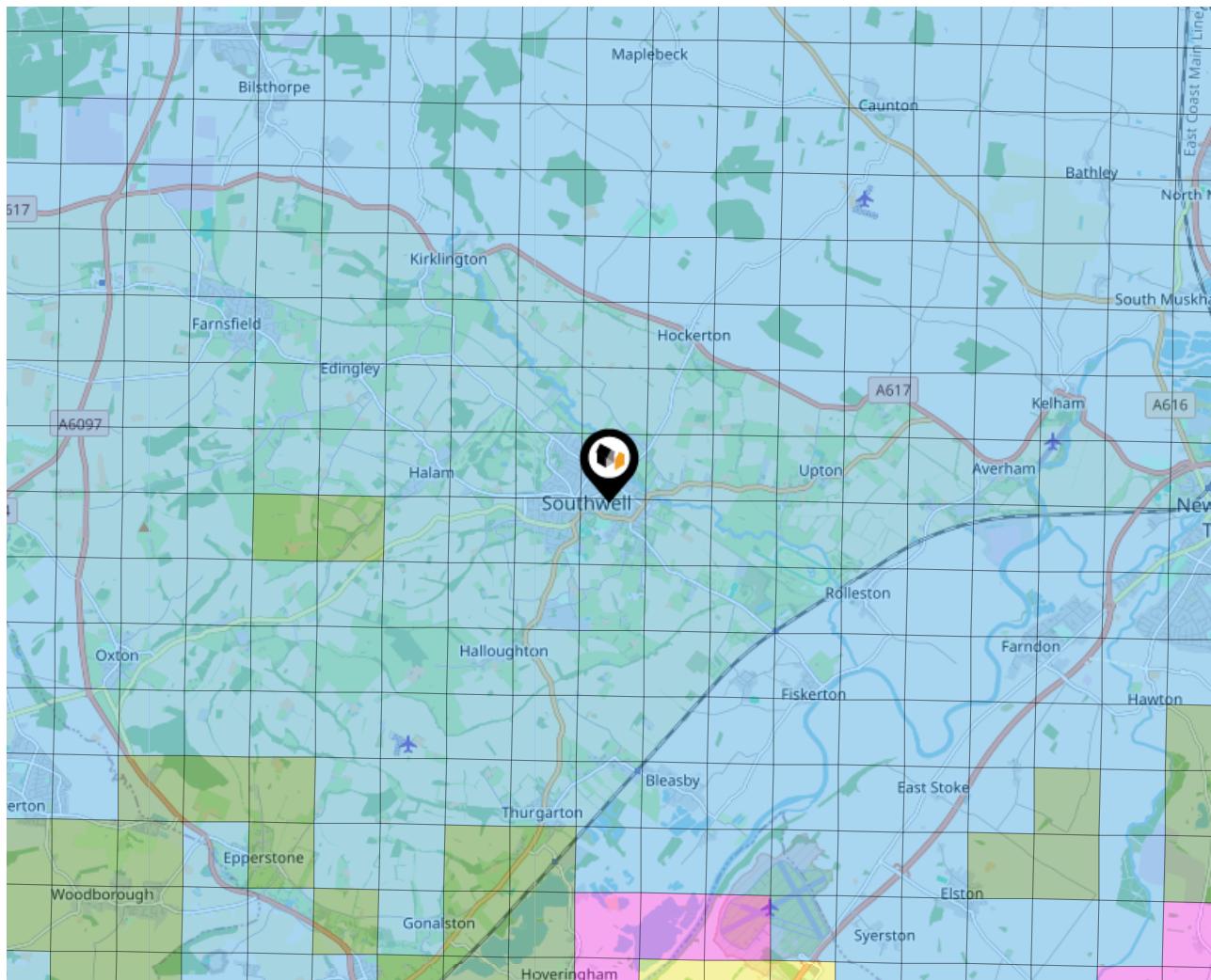
-  Power Pylons
-  Communication Masts

Environment

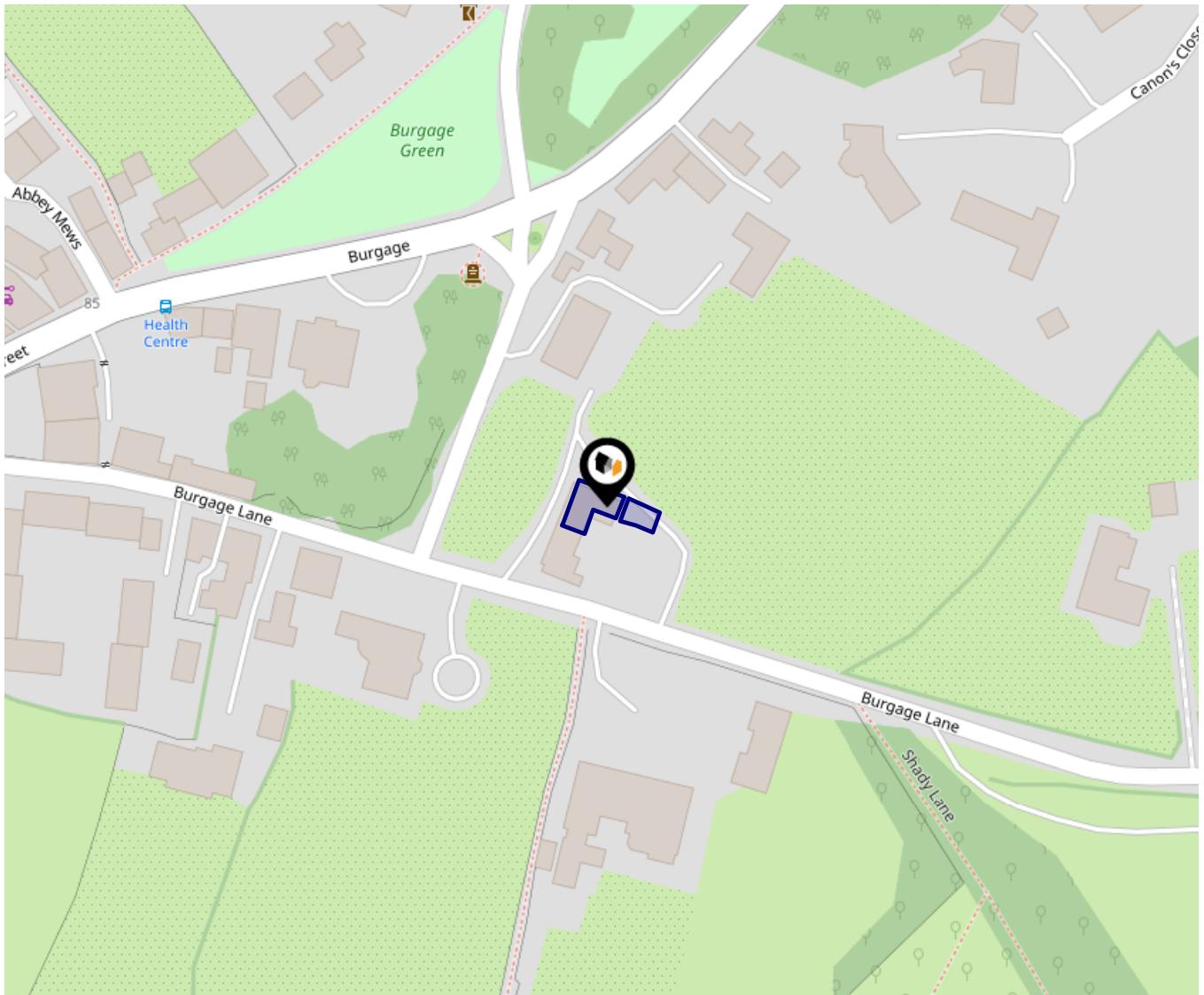
Radon Gas

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).



Local Area Road Noise

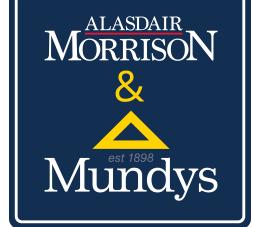


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

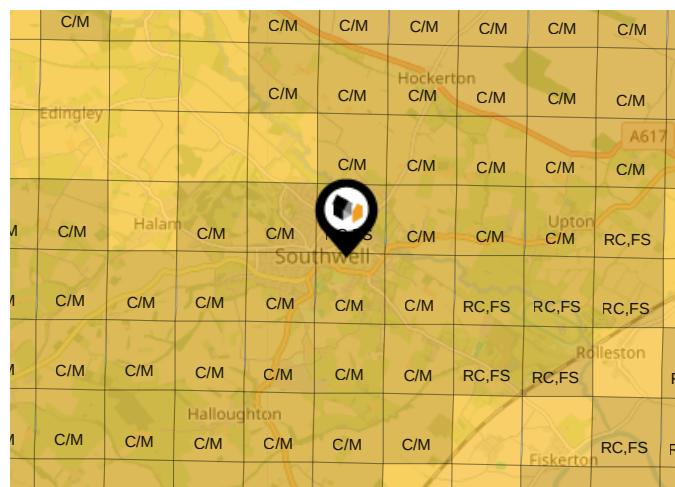
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



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

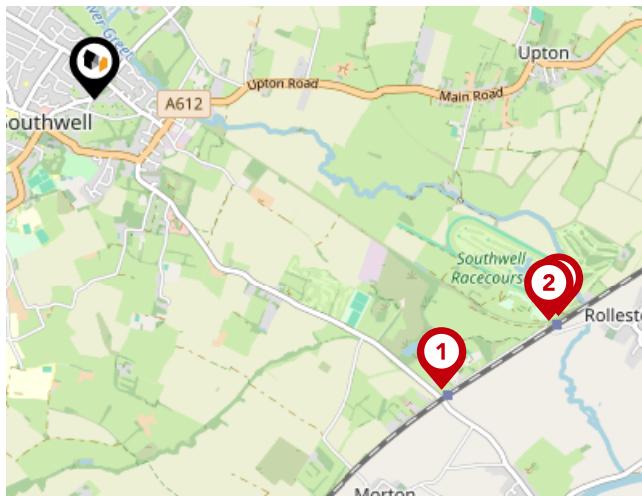
Carbon Content: LOW **Soil Texture:** CLAYEY LOAM TO SILTY
Parent Material Grain: ARGILLACEOUS **Soil Depth:** LOAM
Soil Group: MEDIUM TO LIGHT(SILTY) **Soil Depth:** DEEP
TO HEAVY



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
1	Fiskerton Rail Station	2.01 miles
2	Rolleston Rail Station	2.25 miles
3	Rolleston Rail Station	2.28 miles



Trunk Roads/Motorways

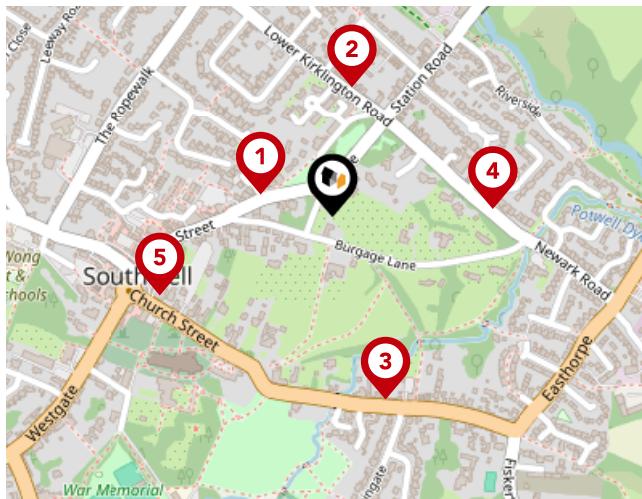
Pin	Name	Distance
1	M1 J26	13.42 miles
2	M1 J27	13.3 miles
3	A1(M) J34	22.09 miles
4	M1 J28	15.64 miles
5	M1 J25	18.43 miles



Airports/Helpads

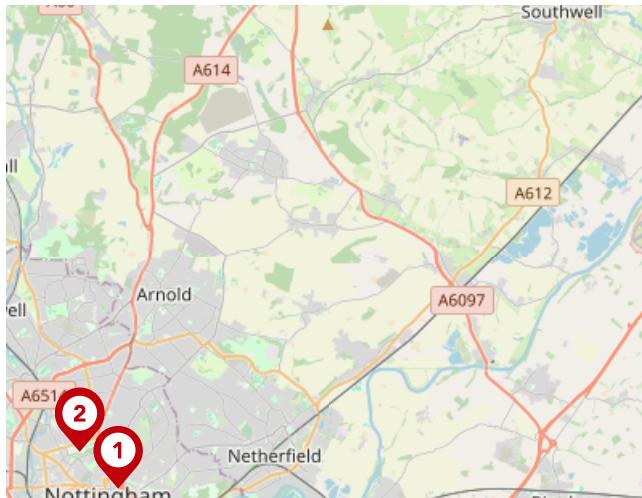
Pin	Name	Distance
1	Finningley	27.9 miles
2	East Mids Airport	23.57 miles
3	Humberside Airport	42.82 miles
4	Baginton	53.89 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burgage	0.08 miles
2	Station Road	0.15 miles
3	Farthingate	0.21 miles
4	Meadow View	0.18 miles
5	The Minster	0.21 miles



Local Connections

Pin	Name	Distance
1	Lace Market Tram Stop	11.93 miles
2	High School Tram Stop	11.95 miles
3	High School Tram Stop	11.94 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 provid

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



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
chris.pick@amorrison-mundys.net
amorrison-mundys.net

