

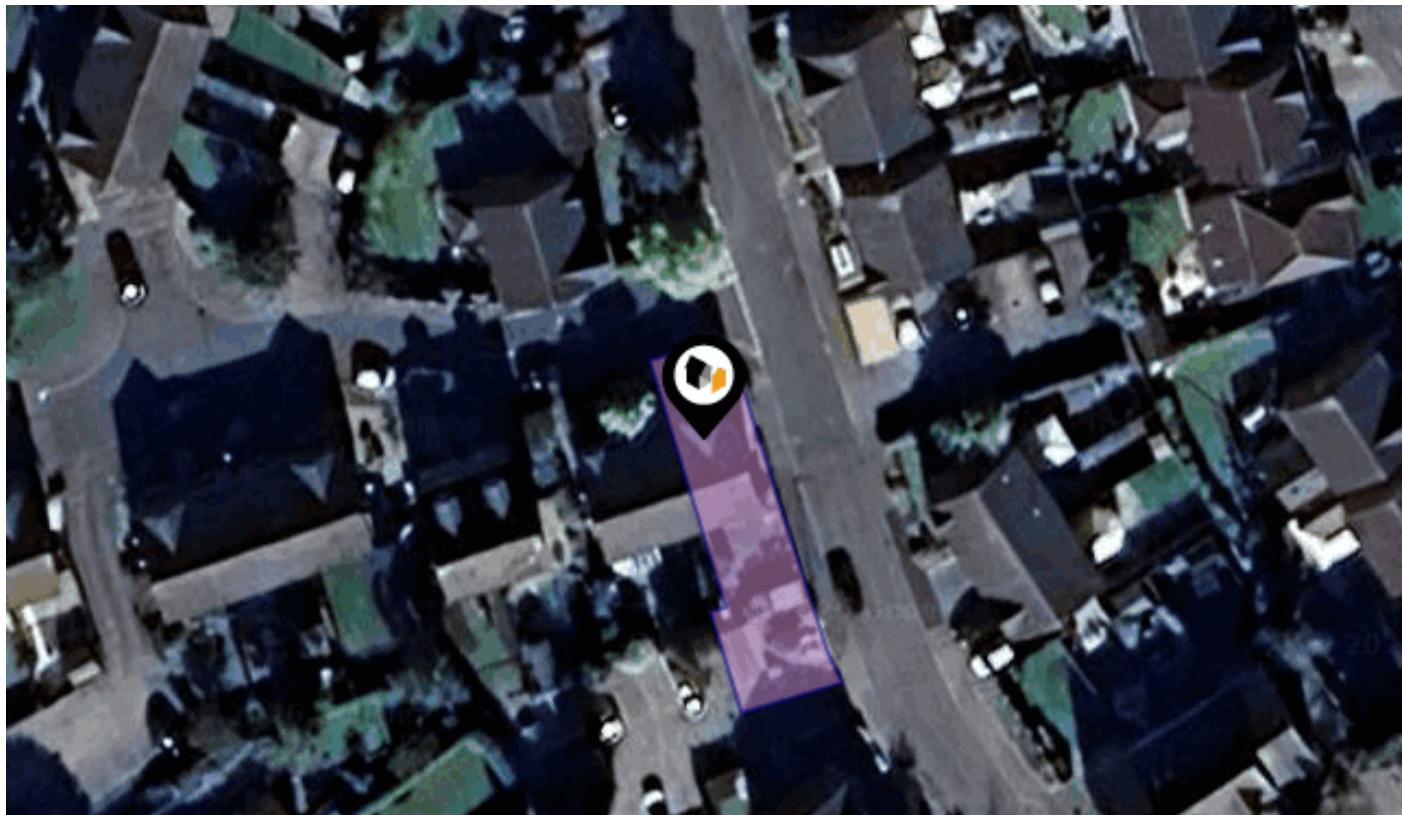


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th January 2026



DE CALDWELL DRIVE, NEWARK, NG24

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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<https://amorrison-mundys.net/>



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Property Overview



Property

Type:	Dwelling
Bedrooms:	3
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.05 acres
Year Built :	2004
Council Tax :	Band B
Annual Estimate:	£2,008
Title Number:	NT393688

Tenure: Freehold

Local Area

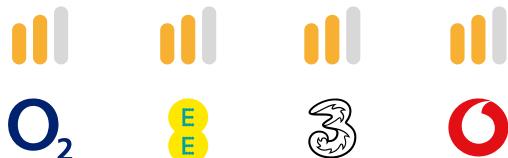
Local Authority:	Nottinghamshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s **80**
mb/s **2000**
mb/s



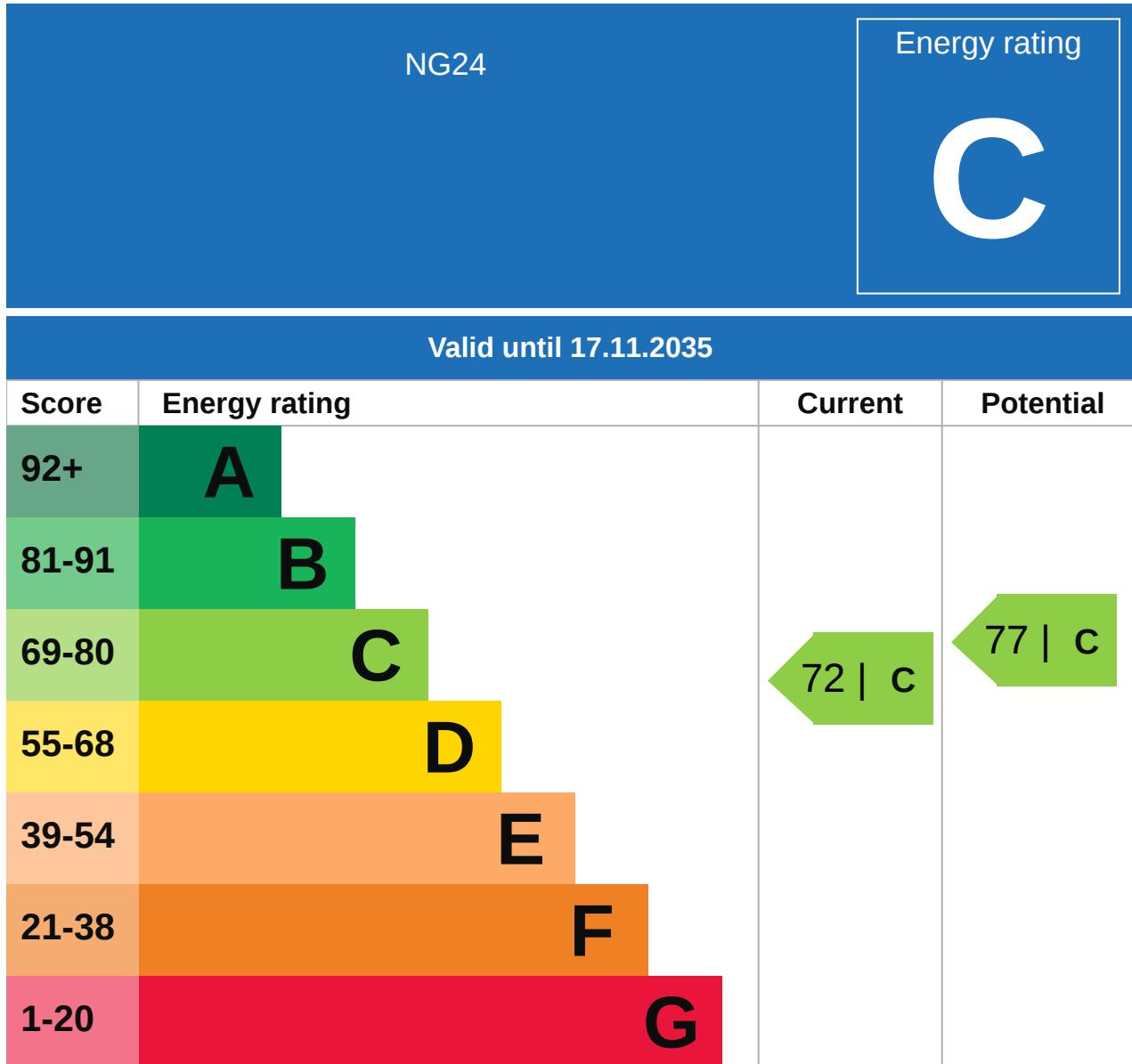
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property

EPC - Additional Data



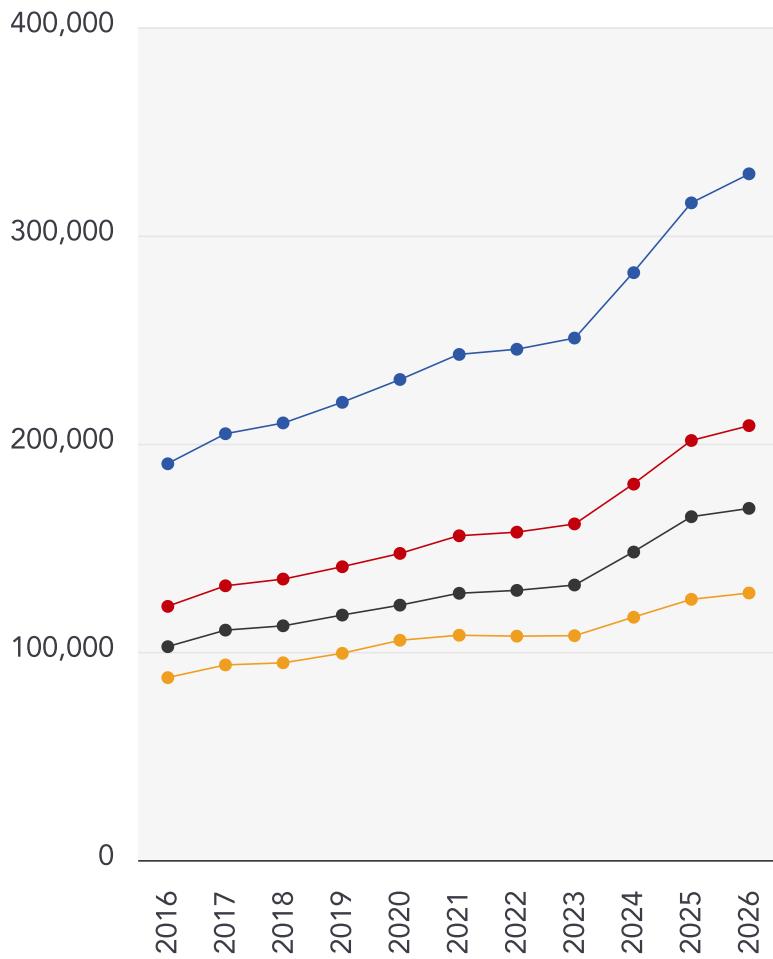
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Below average lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	71 m ²

Market House Price Statistics



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



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

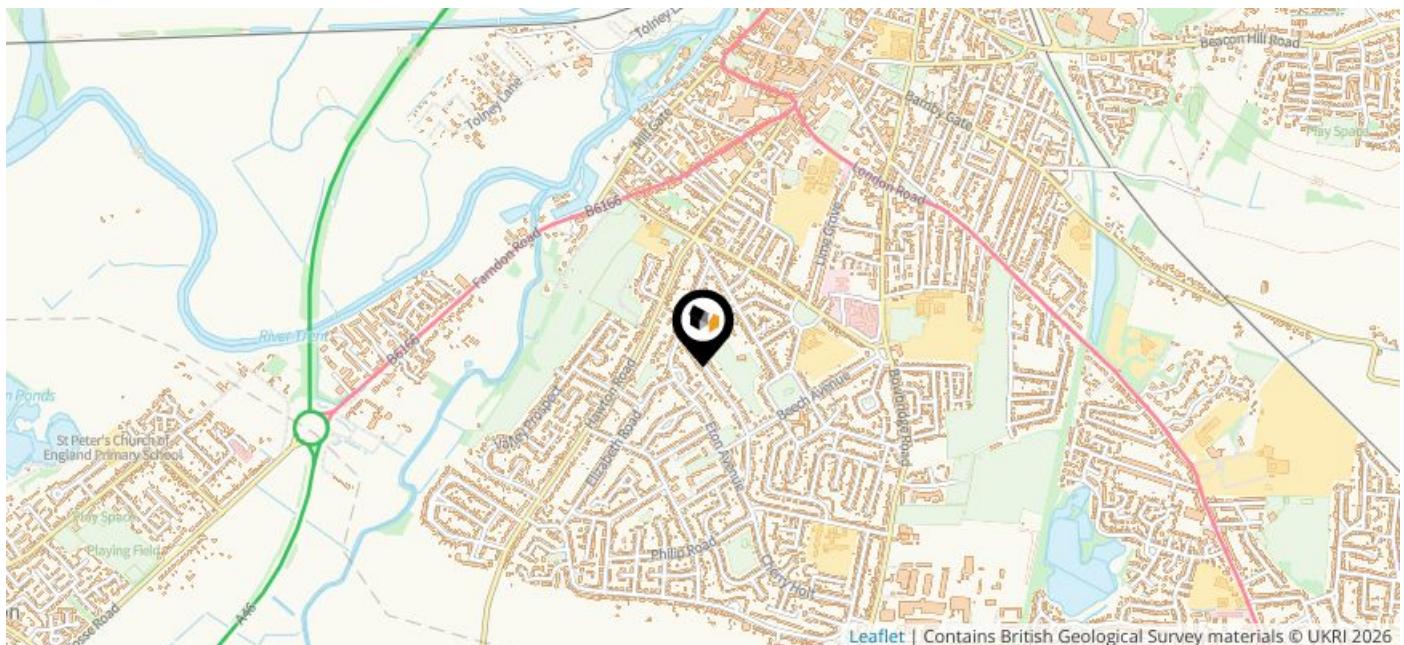
+64.82%

Flat

+46.42%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

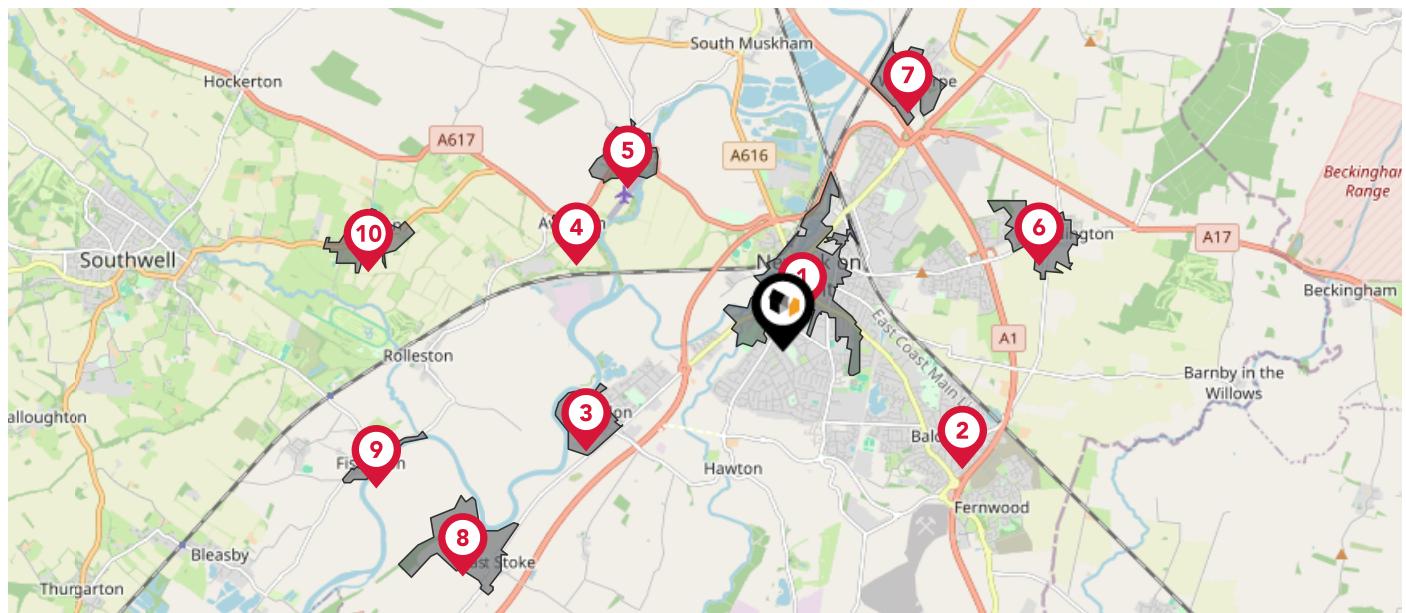
- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

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.

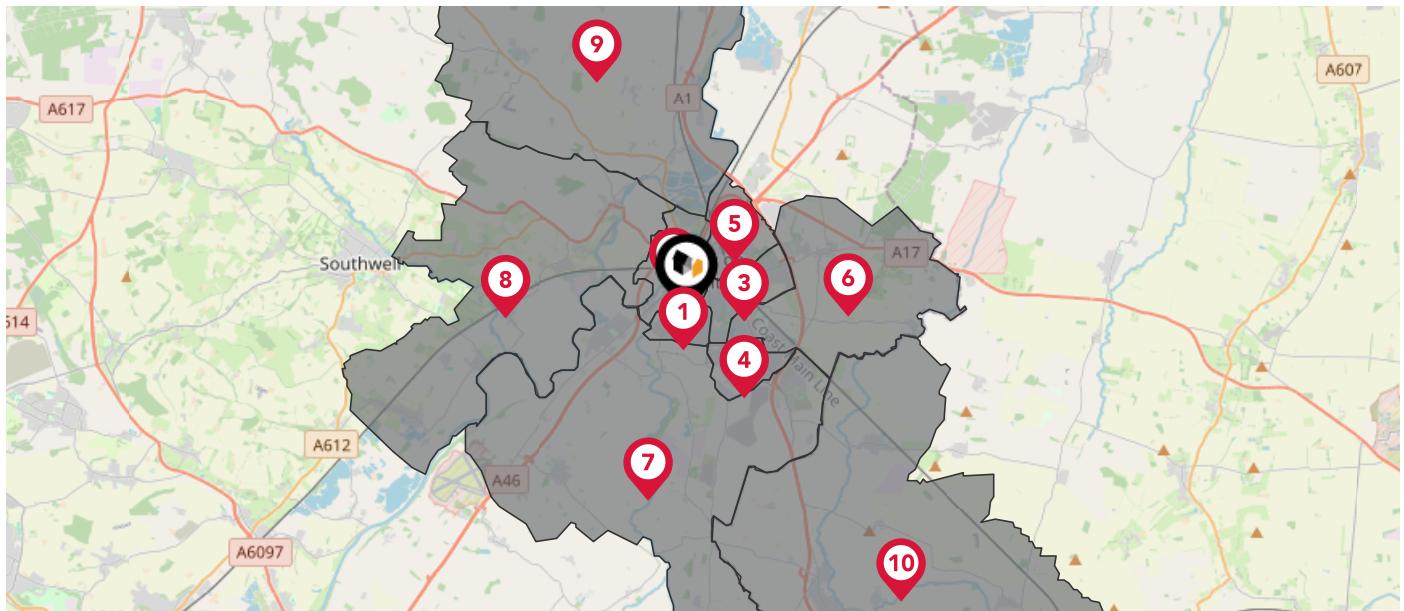


Nearby Conservation Areas

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

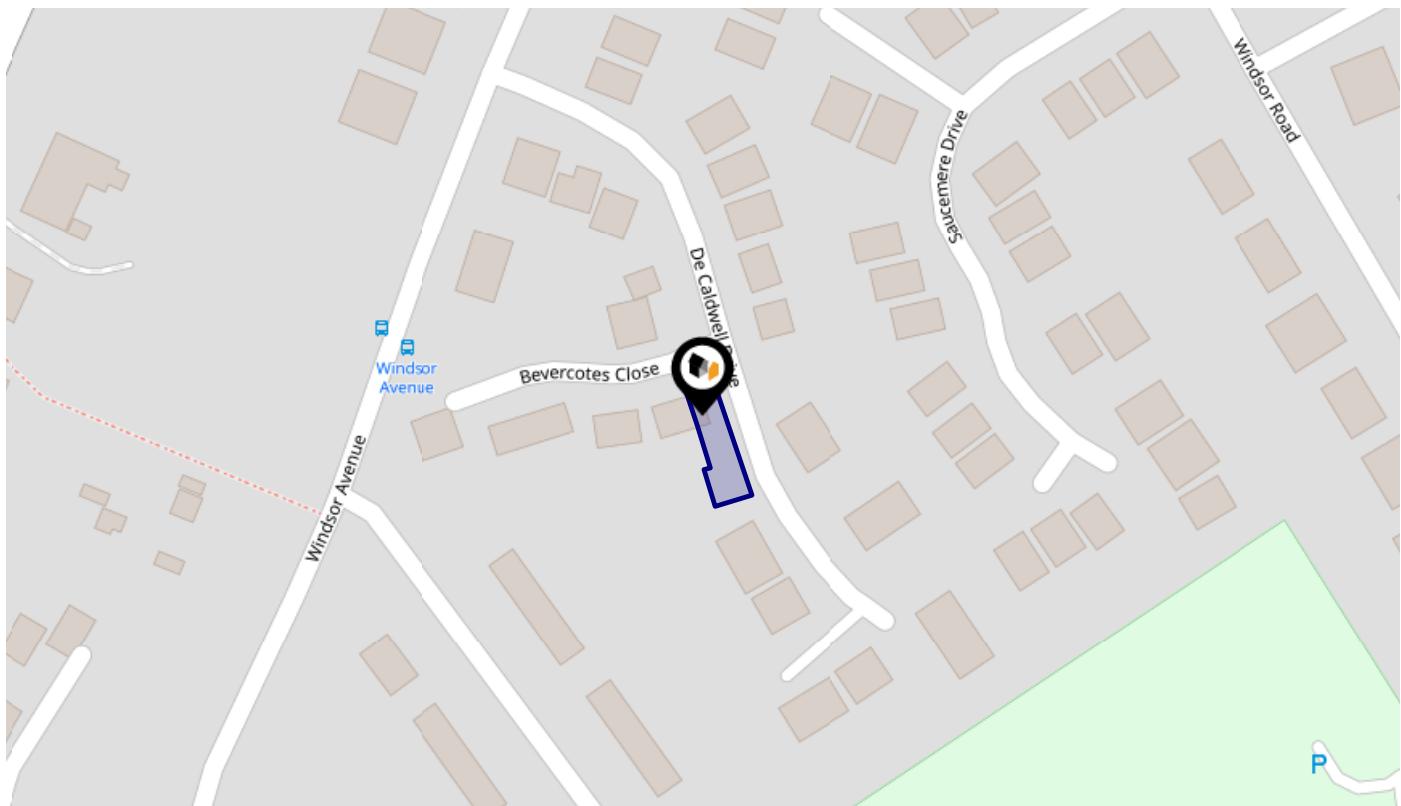


Nearby Council Wards

- 1 Devon Ward
- 2 Castle Ward
- 3 Beacon Ward
- 4 Balderton South Ward
- 5 Bridge 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...

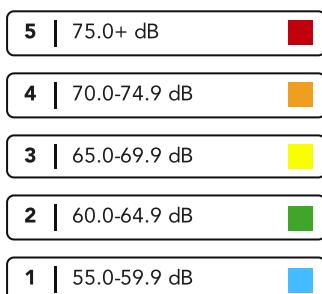


Rail Noise Data

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.

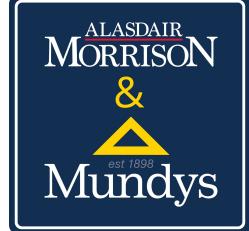
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

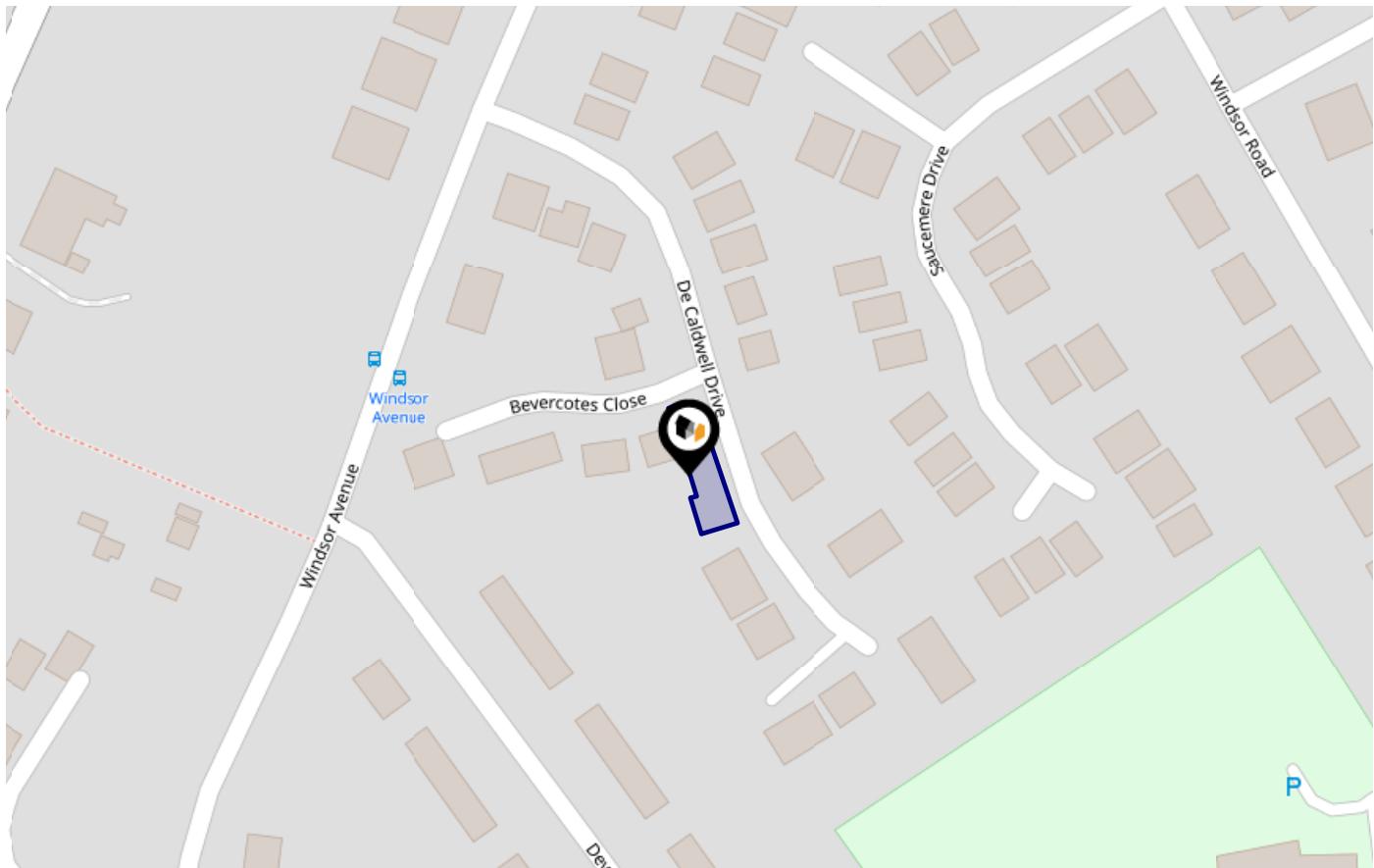


Flood Risk

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.

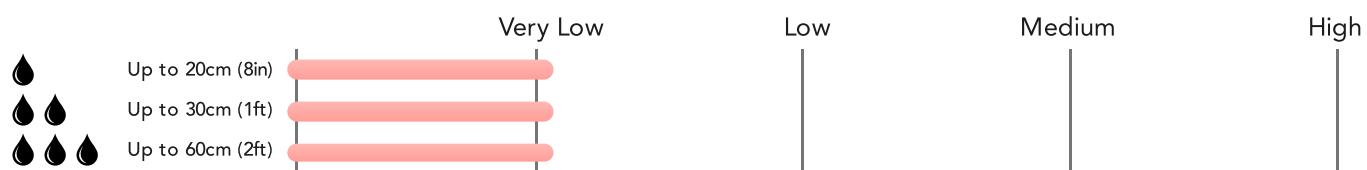


Risk Rating: Very low

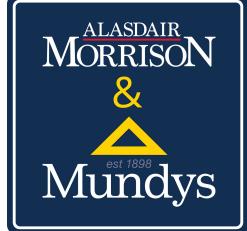
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

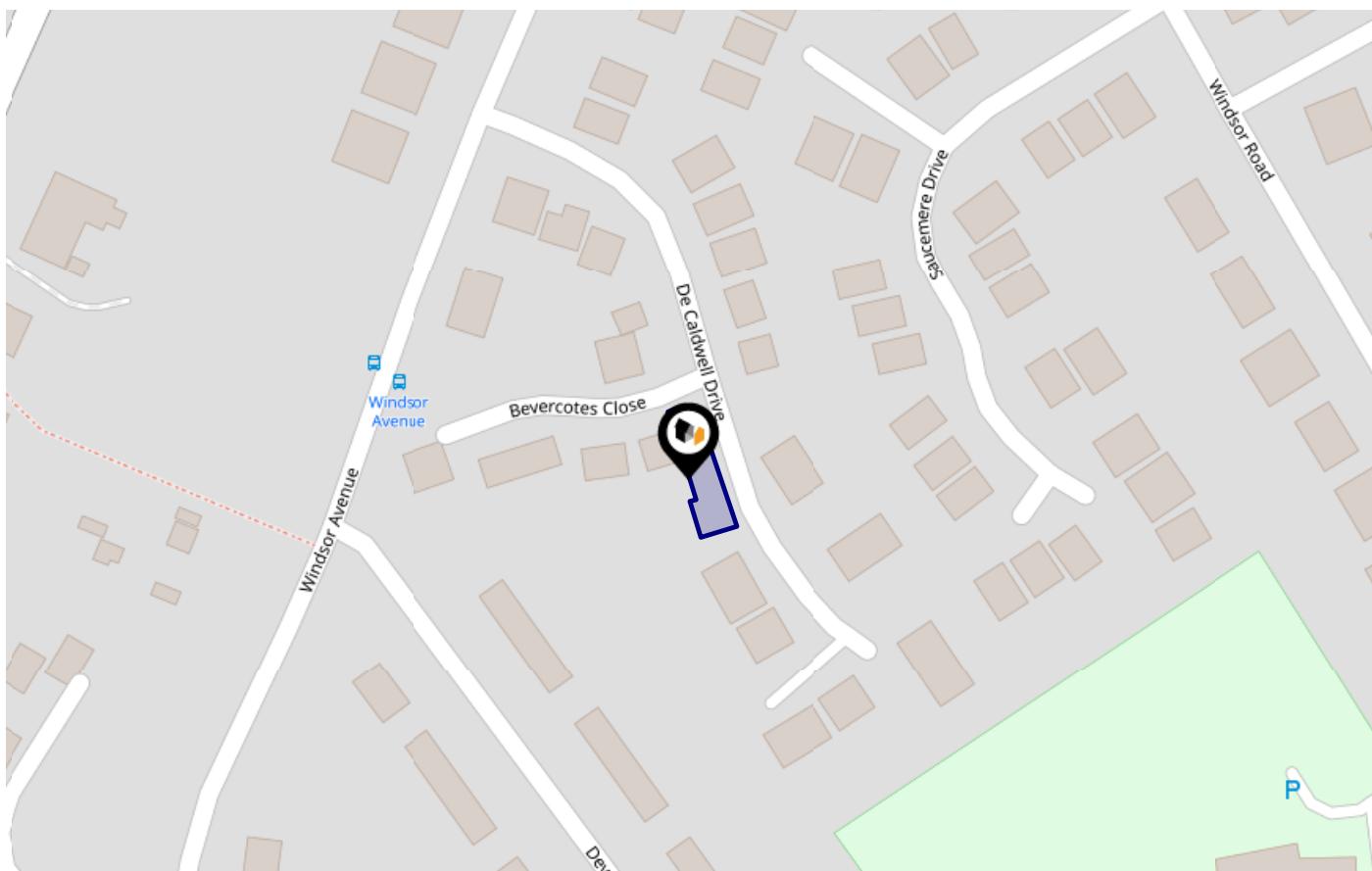
Chance of flooding to the following depths at this property:



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.

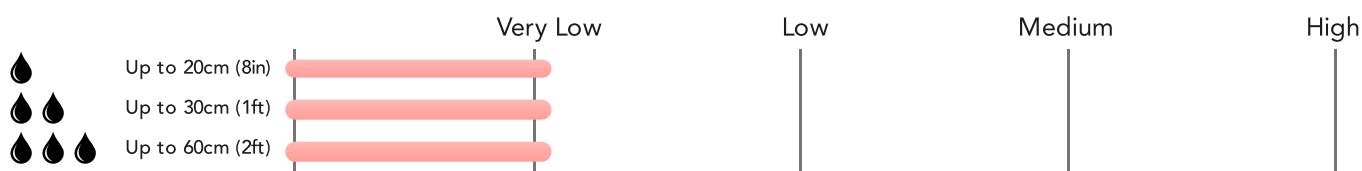


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Chance of flooding to the following depths at this property:

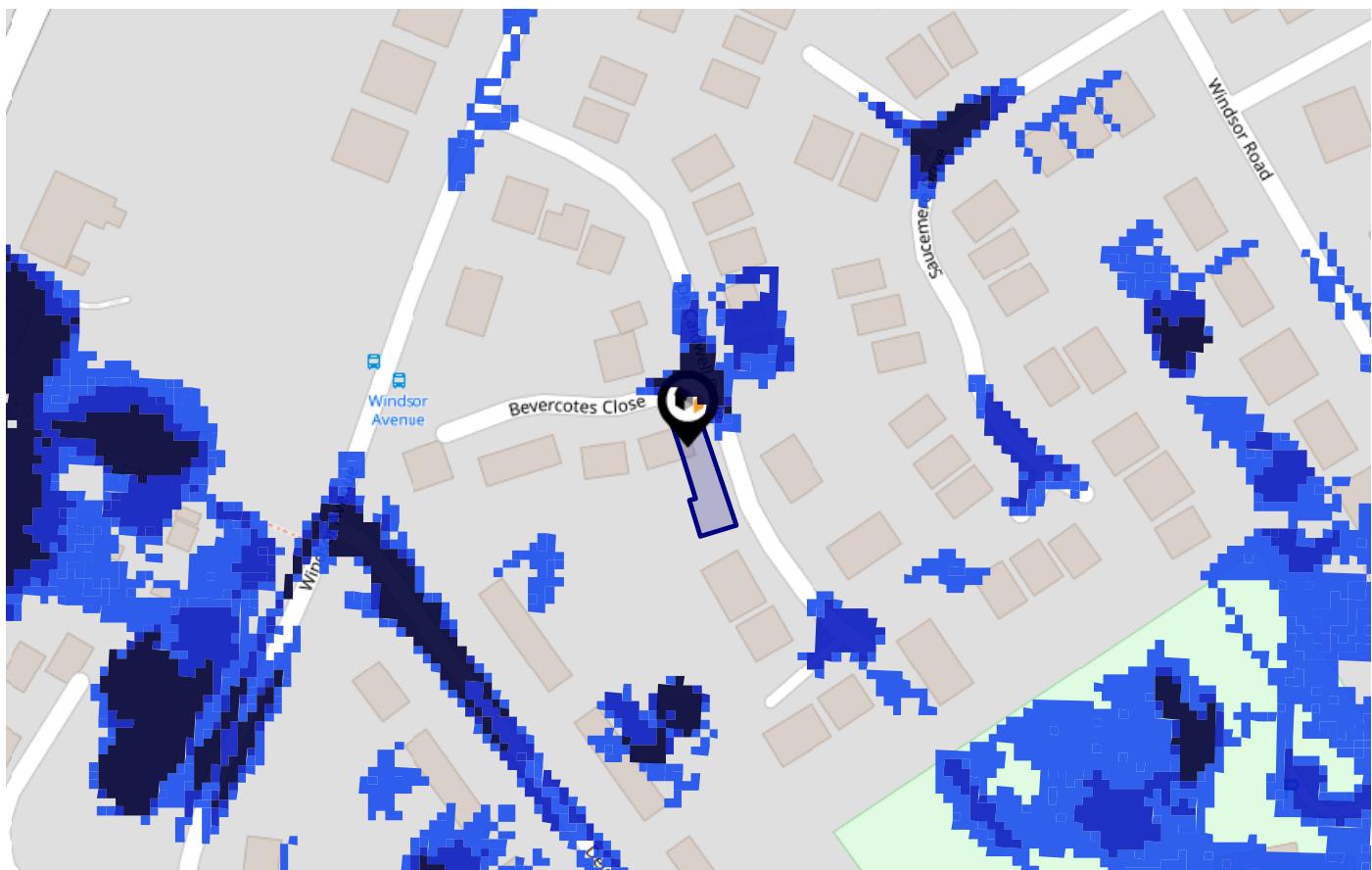


Flood Risk

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

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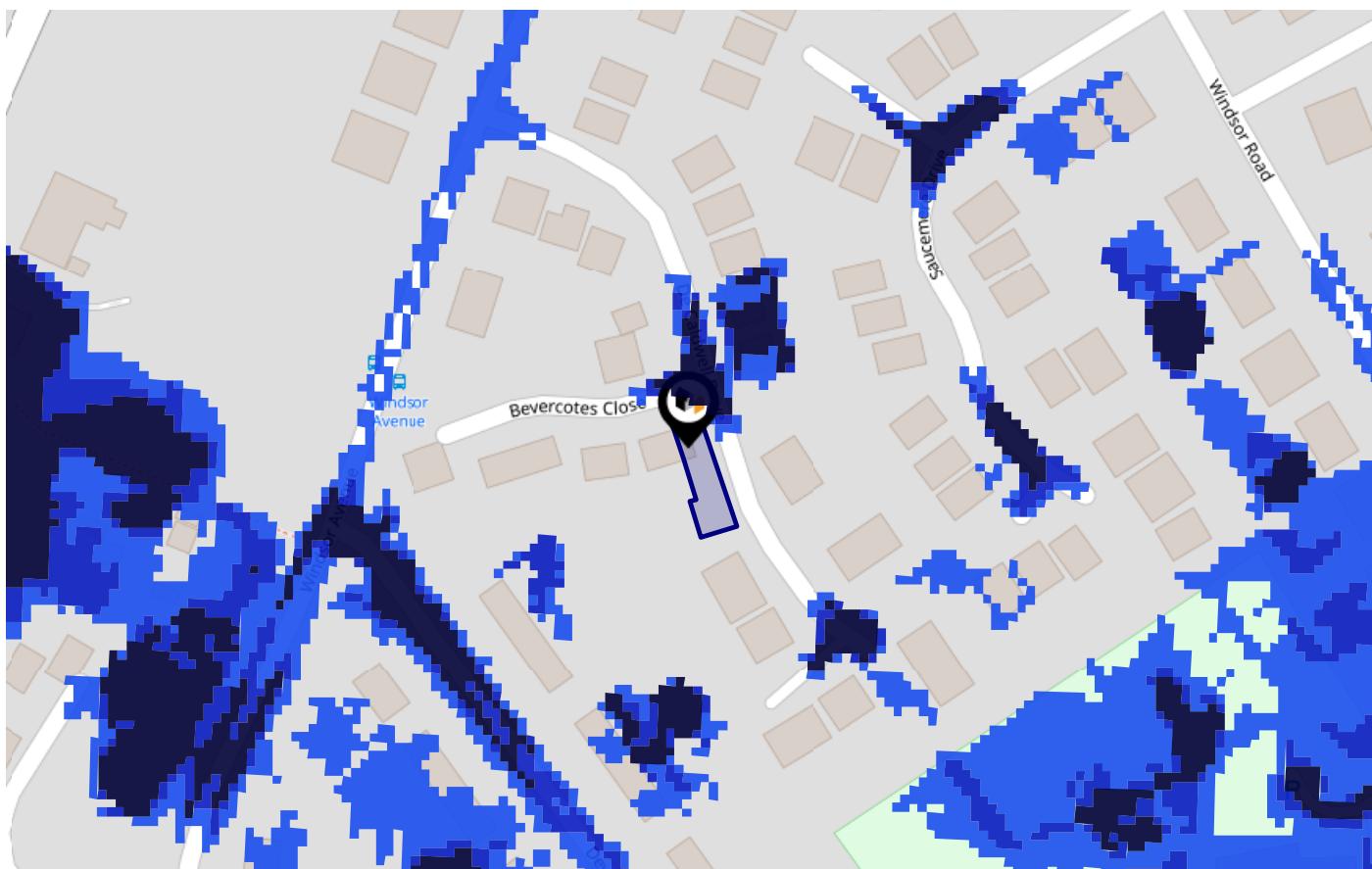
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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.

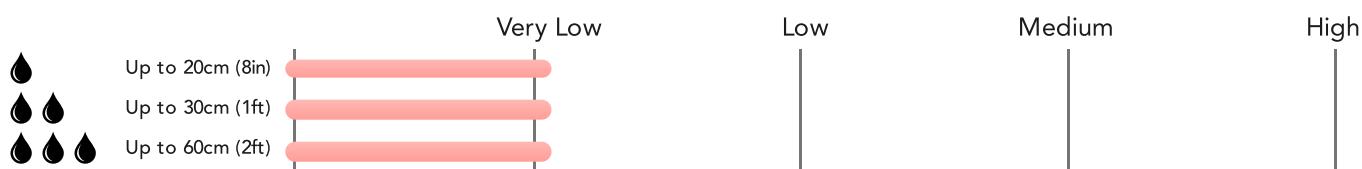


Risk Rating: Very low

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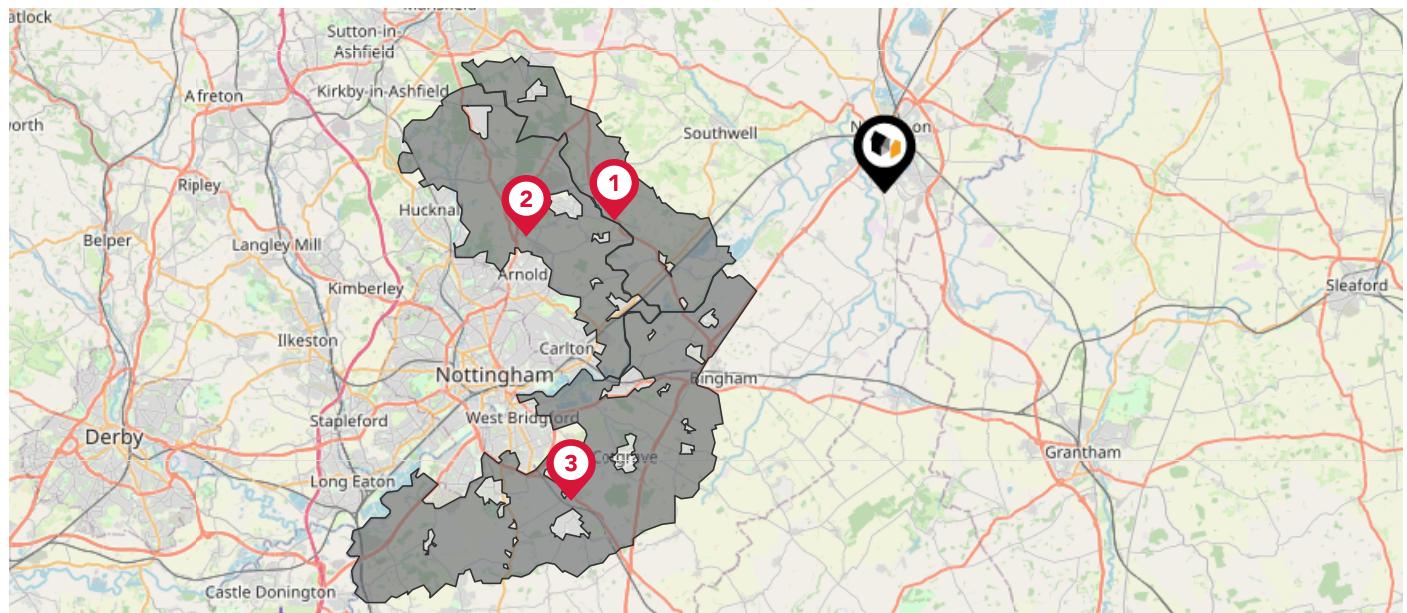
Chance of flooding to the following depths at this property:



Maps

Green Belt

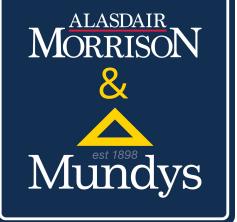
This map displays nearby areas that have been designated as Green Belt...



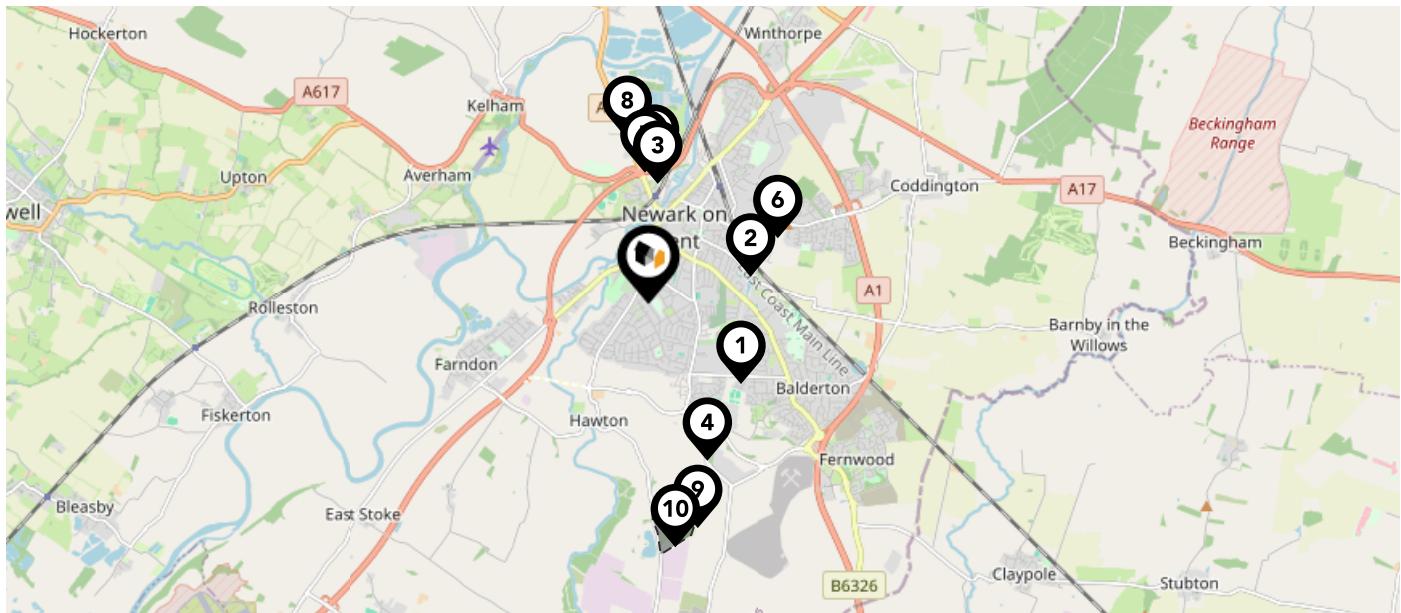
Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Newark and Sherwood
- 2 Derby and Nottingham Green Belt - Gedling
- 3 Derby and Nottingham Green Belt - 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	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	Clay Lane-Newark	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/LP3090CL/A001	Active Landfill	<input checked="" type="checkbox"/>
4	Land At Bowbridge Lane Balderton Newark-Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
5	Muskham Road-Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/ZP3897FS/V002	Active Landfill	<input checked="" type="checkbox"/>
8	EA/EPR/HP3297FD/V002	Active Landfill	<input checked="" type="checkbox"/>
9	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

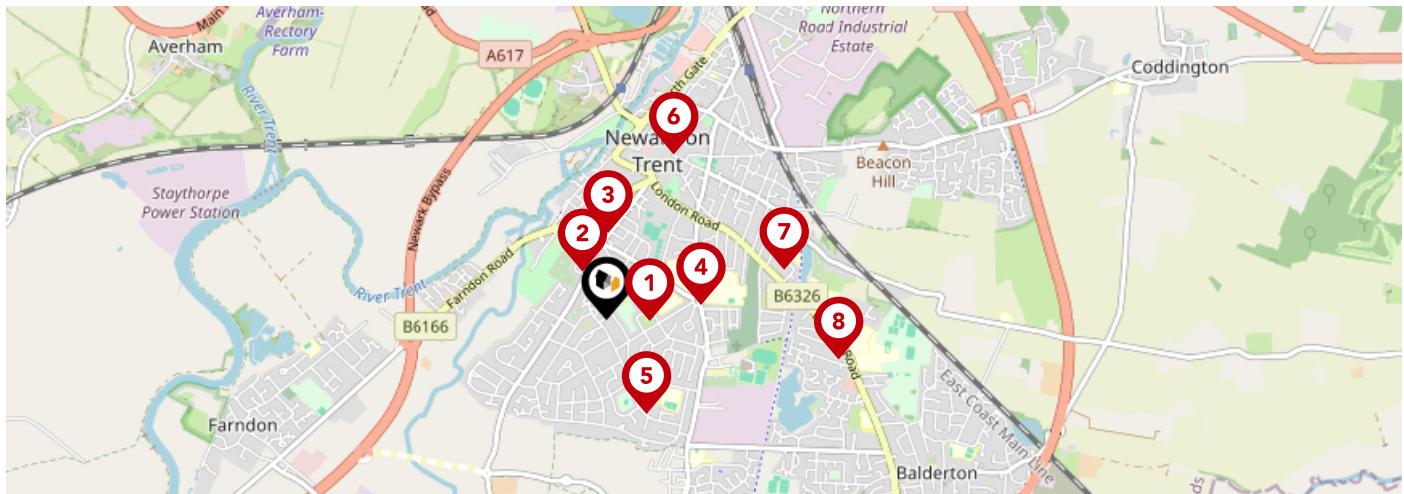
Maps Listed Buildings

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
1297657 - The Hollies	Grade II	0.3 miles
1232092 - Brunswick House	Grade II	0.3 miles
1232084 - Holly Cottage	Grade II	0.3 miles
1297658 - Hesketh House	Grade II	0.3 miles
1196386 - 37, Victoria Street	Grade II	0.3 miles
1196388 - 72 And 74, Victoria Street	Grade II	0.3 miles
1232080 - 39, Victoria Street (see Details For Further Address Information)	Grade II	0.3 miles
1232051 - 1 And 3, Victoria Street	Grade II	0.4 miles
1196416 - 20, Parliament Street	Grade II	0.4 miles
1196404 - Crow View	Grade II	0.4 miles
1228886 - 2-10, King Street	Grade II	0.4 miles

Area Schools



Nursery Primary Secondary College Private

1 The King's Church of England Primary Academy

Ofsted Rating: Good | Pupils: 256 | Distance:0.2



2 Holy Trinity Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 294 | Distance:0.24



3 Christ Church C of E Primary School

Ofsted Rating: Good | Pupils: 196 | Distance:0.39



4 Magnus Church of England Academy

Ofsted Rating: Good | Pupils: 754 | Distance:0.43



5 The Sir Donald Bailey Academy

Ofsted Rating: Good | Pupils: 529 | Distance:0.46



6 Mount CofE Primary School

Ofsted Rating: Good | Pupils: 211 | Distance:0.8



7 Barnby Road Academy Primary and Nursery school

Ofsted Rating: Good | Pupils: 606 | Distance:0.83

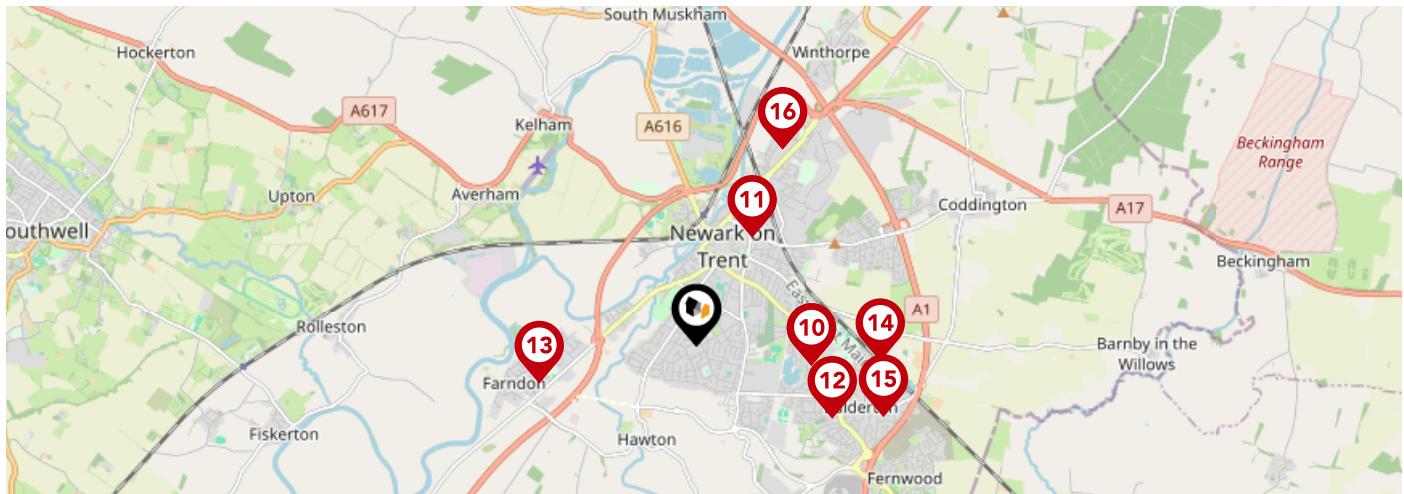


8 Highfields School

Ofsted Rating: Not Rated | Pupils: 113 | Distance:1.05



Area Schools



Nursery Primary Secondary College Private



Newark Orchard School

Ofsted Rating: Good | Pupils: 170 | Distance: 1.05



The Newark Academy

Ofsted Rating: Good | Pupils: 1144 | Distance: 1.05



Lovers Lane Primary and Nursery School

Ofsted Rating: Requires improvement | Pupils: 148 | Distance: 1.09



John Hunt Academy

Ofsted Rating: Good | Pupils: 355 | Distance: 1.38



St Peter's Crosskeys CofE Academy

Ofsted Rating: Good | Pupils: 178 | Distance: 1.44



Hope House School

Ofsted Rating: Requires improvement | Pupils: 28 | Distance: 1.65



Chuter Ede Primary School

Ofsted Rating: Outstanding | Pupils: 611 | Distance: 1.78

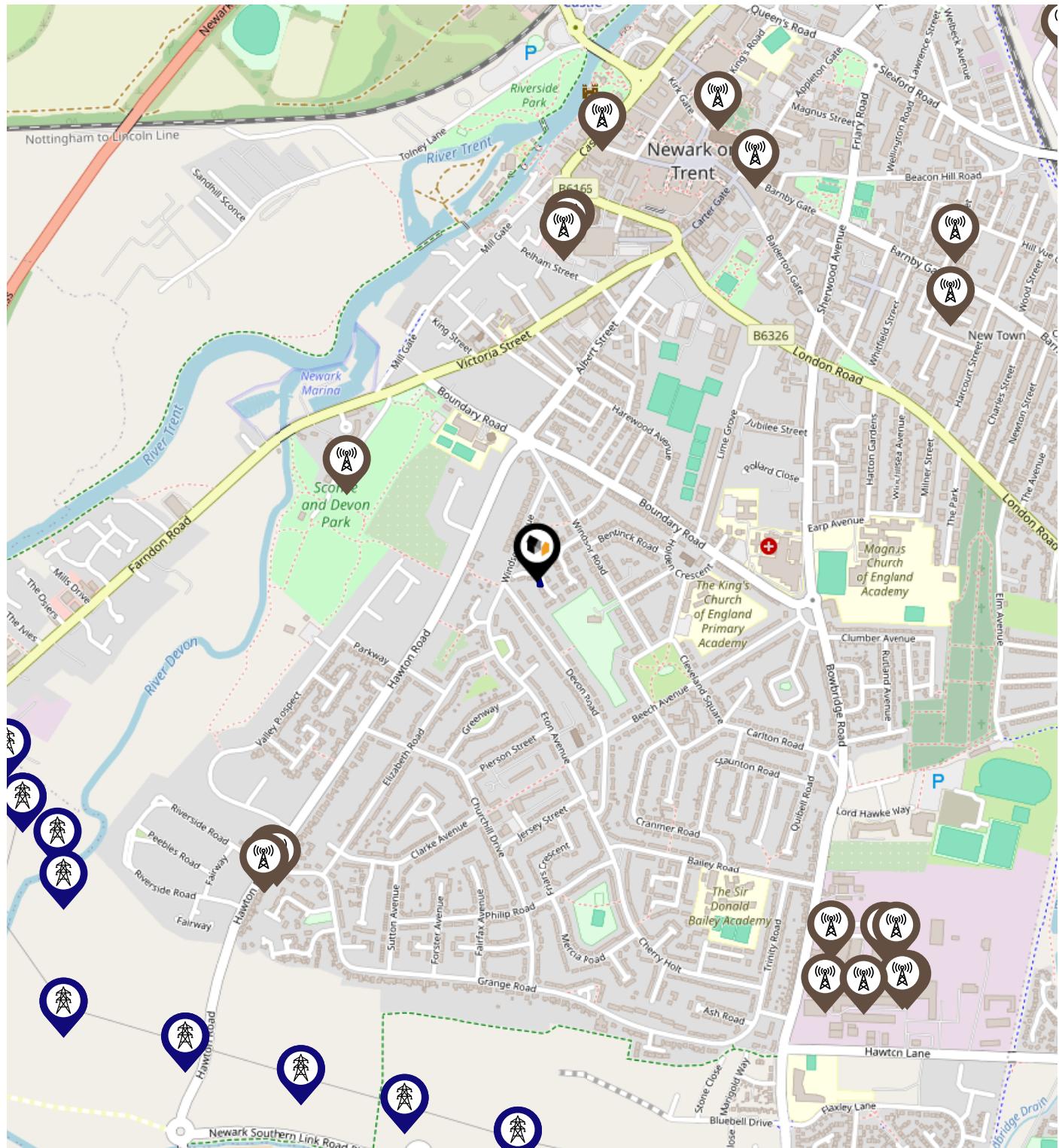
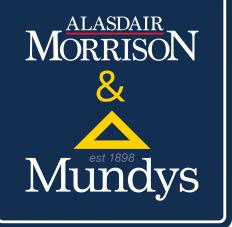


Bishop Alexander L.E.A.D. Academy

Ofsted Rating: Good | Pupils: 231 | Distance: 1.91



Local Area Masts & Pylons



Key:

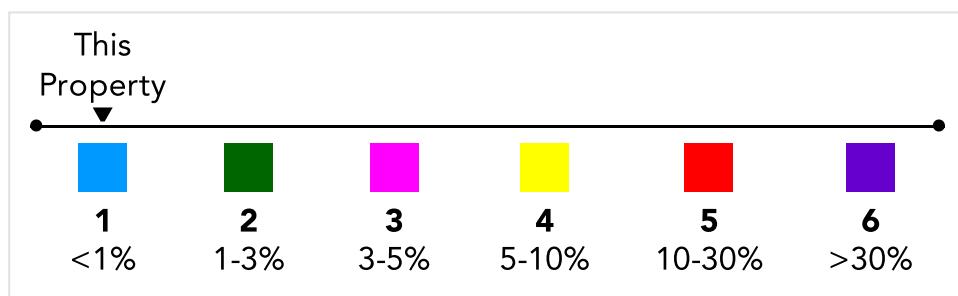
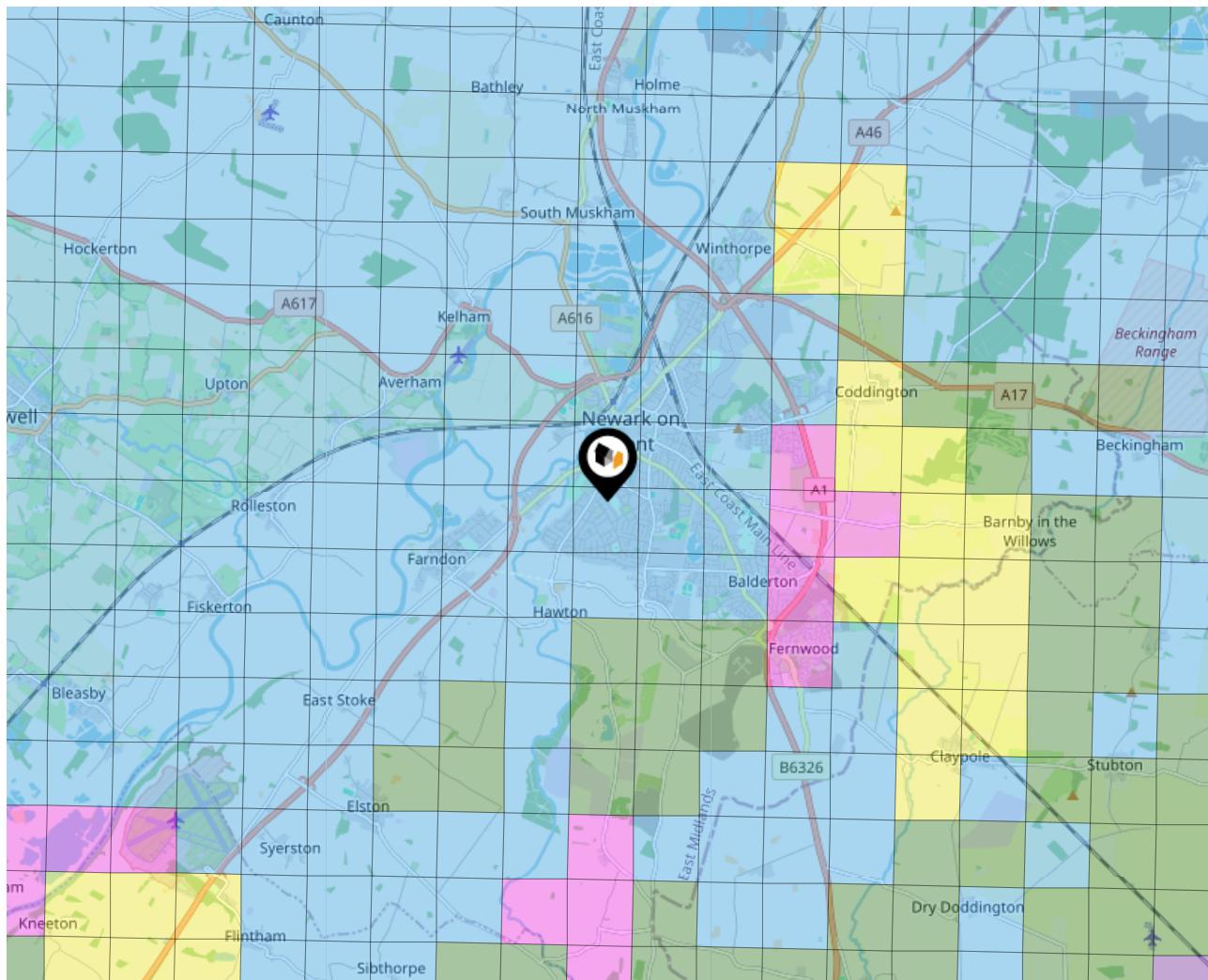
-  Power Pylons
-  Communication Masts

Environment

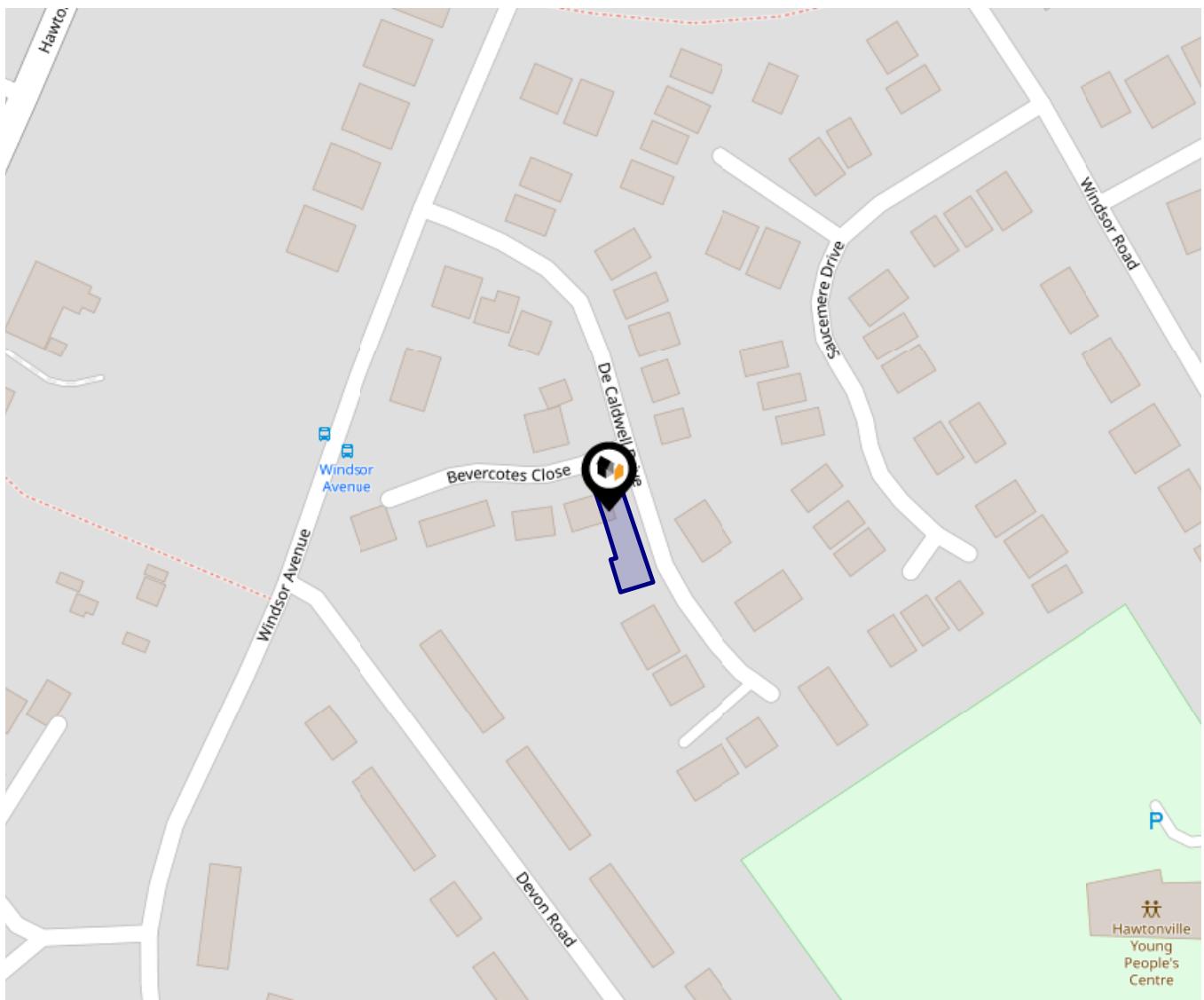
Radon Gas

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

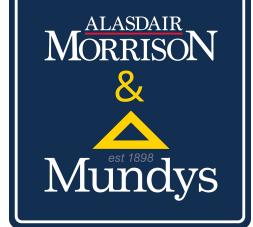


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

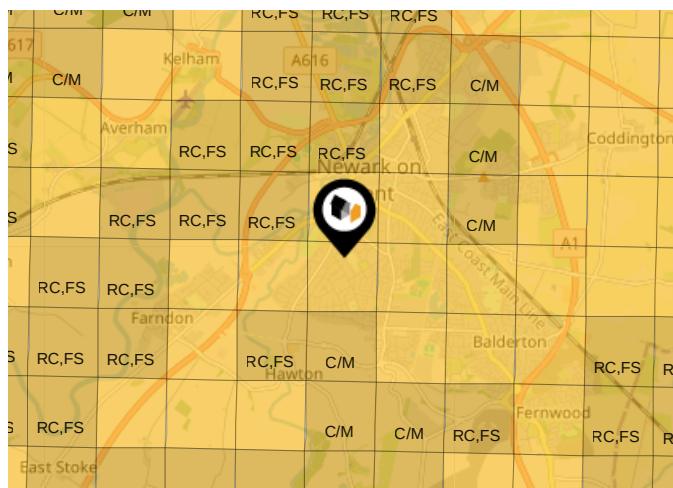
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



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

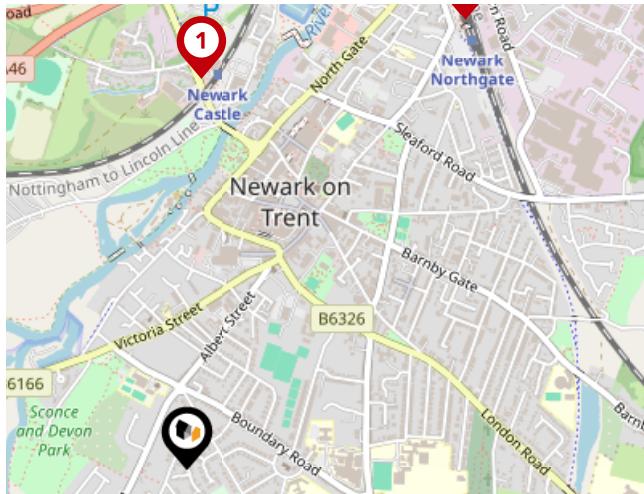
Carbon Content: NONE **Soil Texture:** LOAM TO SANDY LOAM
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
Soil Group: RUDACEOUS
LIGHT(SANDY) TO
MEDIUM(SANDY) TO
HEAVY



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
1	Newark Castle Rail Station	0.87 miles
2	Newark North Gate Rail Station	1.18 miles
3	Newark North Gate Rail Station	1.18 miles



Trunk Roads/Motorways

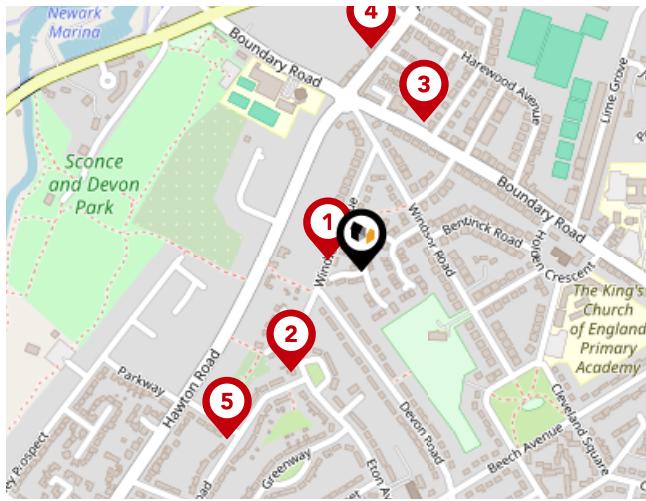
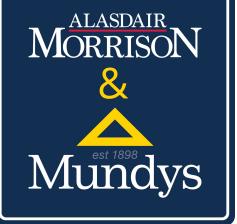
Pin	Name	Distance
1	A1(M) J34	24.69 miles
2	M1 J26	18.33 miles
3	M1 J27	18.88 miles
4	M1 J25	22.75 miles
5	M1 J28	21.31 miles



Airports/Helpads

Pin	Name	Distance
1	Finningley	29.73 miles
2	East Mids Airport	27.16 miles
3	Humberside Airport	40.56 miles
4	Baginton	55.73 miles

Area Transport (Local)

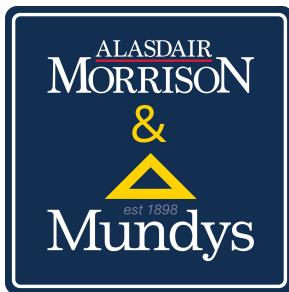


Bus Stops/Stations

Pin	Name	Distance
1	De Caldwell Drive	0.04 miles
2	Eton Avenue	0.14 miles
3	Boundary Court	0.18 miles
4	Rufford Avenue	0.25 miles
5	Orston Avenue	0.24 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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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.



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Land Registry

