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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 05<sup>th</sup> January 2026**



**CAUNTON ROAD, HOCKERTON, SOUTHWELL, NG25**

**Alasdair Morrison & Mundys**

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

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[amorrison-mundys.net](http://amorrison-mundys.net)

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,302 ft <sup>2</sup> / 121 m <sup>2</sup>		
Plot Area:	0.15 acres		
Council Tax :	Band E		
Annual Estimate:	£3,156		
Title Number:	NT548021		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>80</b> mb/s	- mb/s

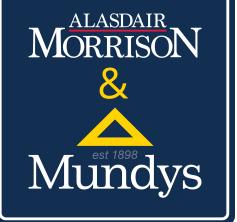
**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: ***Caunton Road, Hockerton, Southwell, NG25***

## Reference - 20/00175/NMA

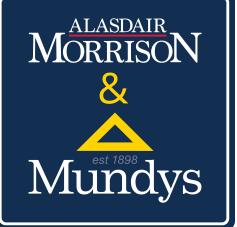
**Decision:** -

**Date:** 30th January 2020

**Description:**

Application for non-material amendment to construct Green oak front frame with ledge and brace doors attached to planning permission 18/01196/FUL; Application to vary conditions 02 and 03 of planning permission 15/01709/FUL to allow the construction of garages to each plot.

# Property EPC - Certificate



Caunton Road, Hockerton, NG25

Energy rating

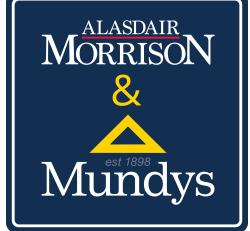
C

Valid until 23.08.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



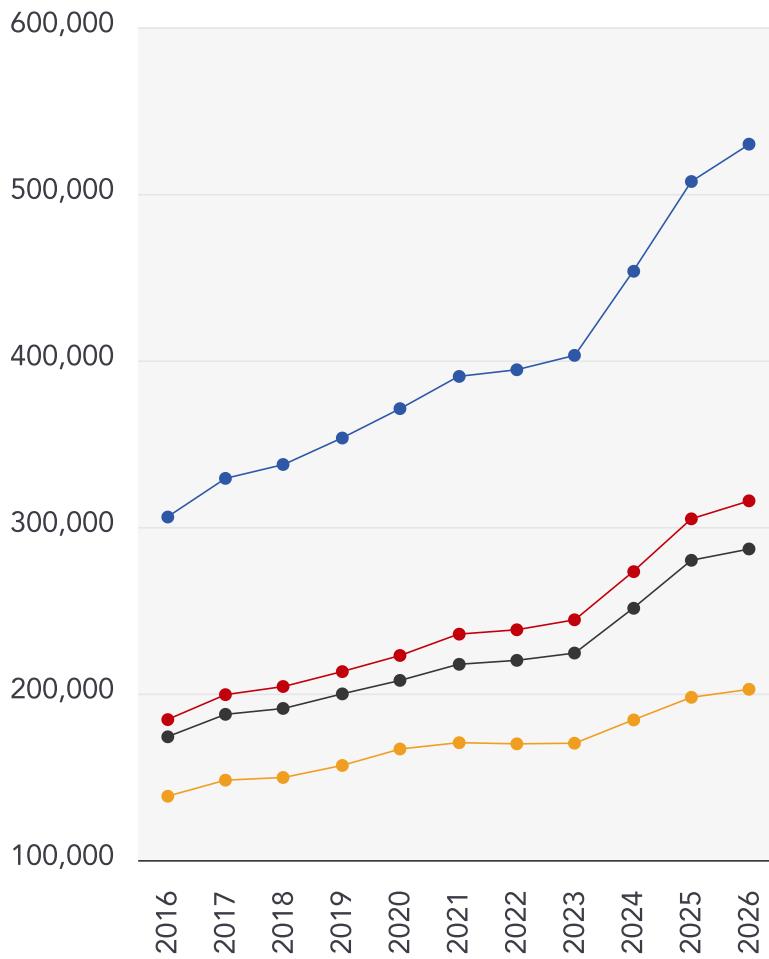
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	LPG - this is for backwards compatibility only and should not be used
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.18 W/m-°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.09 W/m-°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, LPG
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system, flue gas heat recovery
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.11 W/m-°K
<b>Total Floor Area:</b>	121 m <sup>2</sup>

# Market House Price Statistics



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



Detached

**+73.17%**

Semi-Detached

**+71.26%**

Terraced

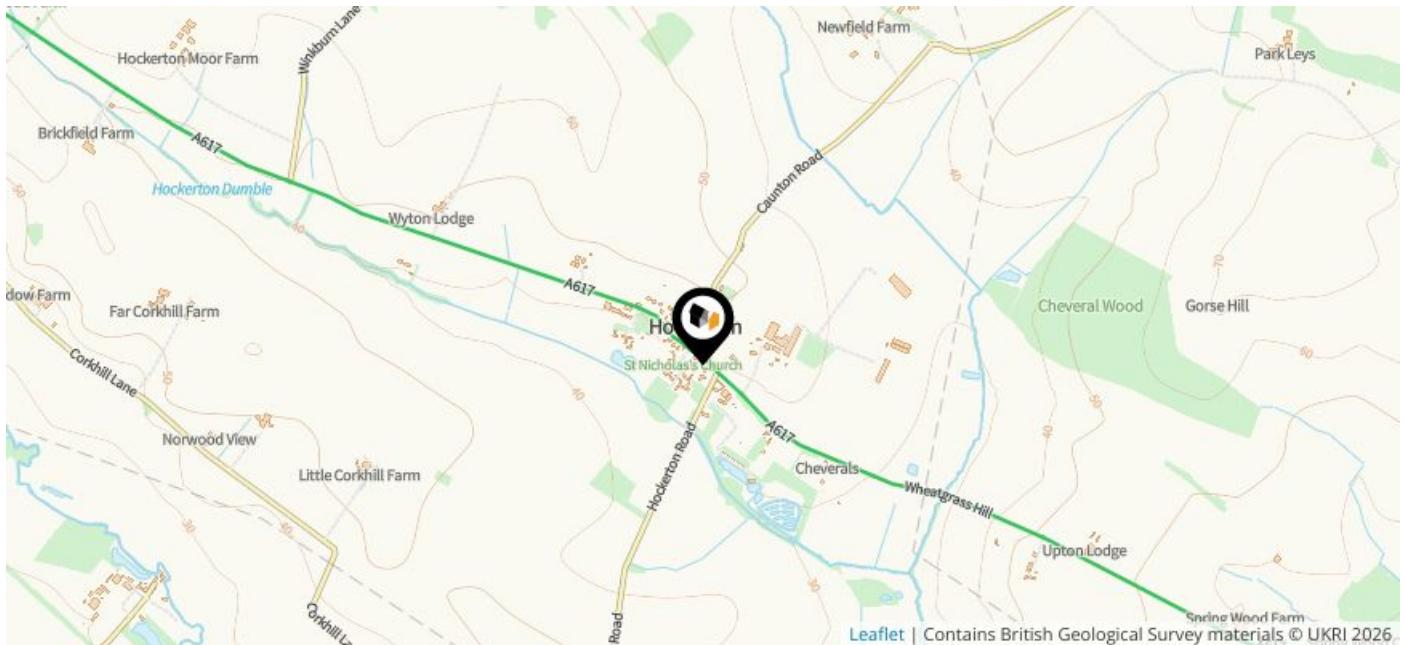
**+64.82%**

Flat

**+46.42%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

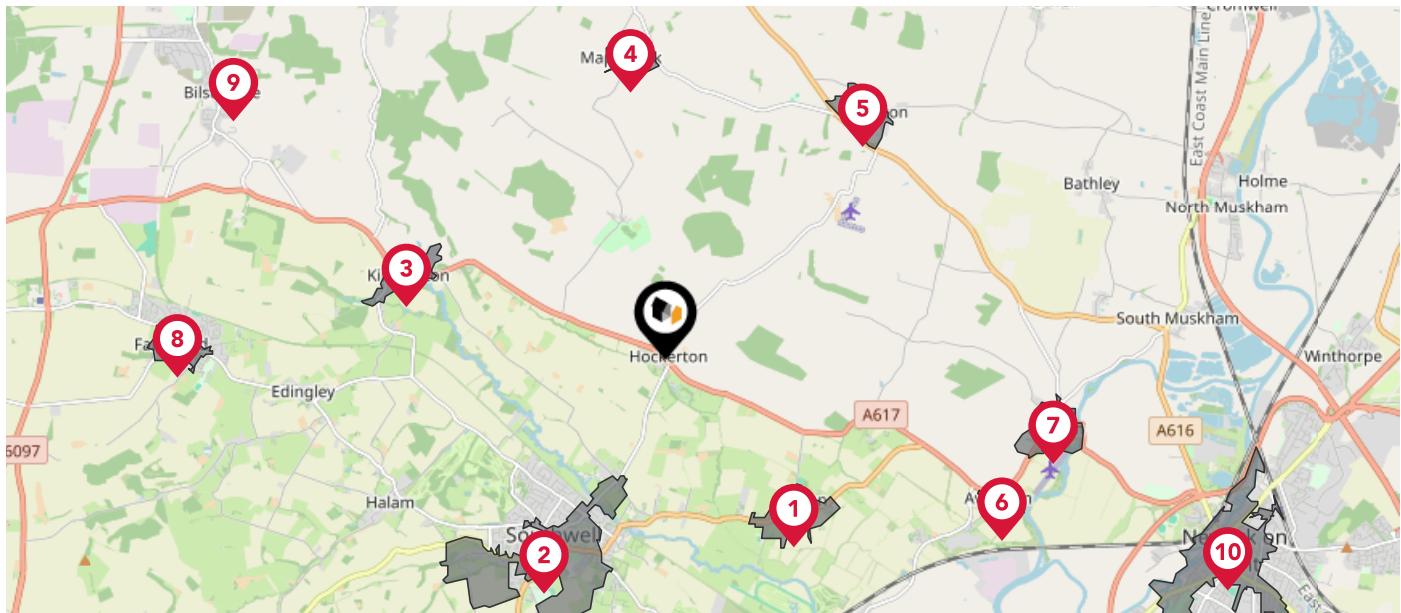
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



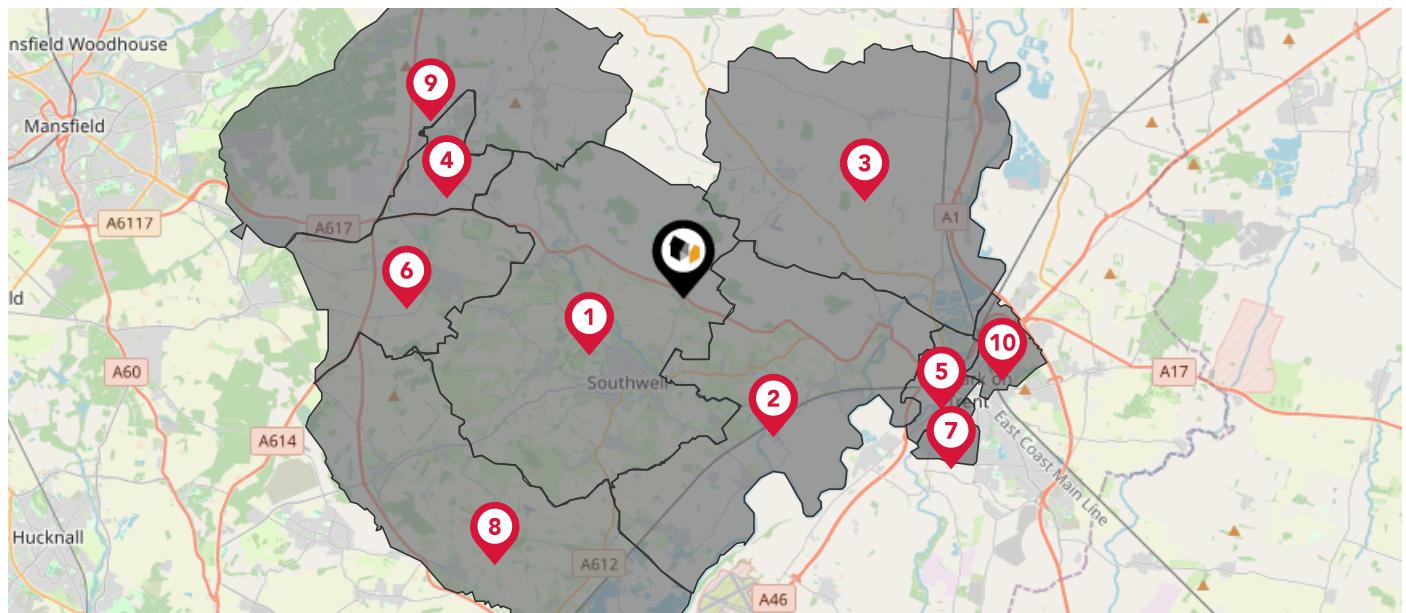
### Nearby Conservation Areas

-  1 Upton
-  2 Southwell
-  3 Kirklington
-  4 Maplebeck
-  5 Caunton
-  6 Averham
-  7 Kelham
-  8 Farnsfield
-  9 Bilsthorpe
-  10 Newark

# 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



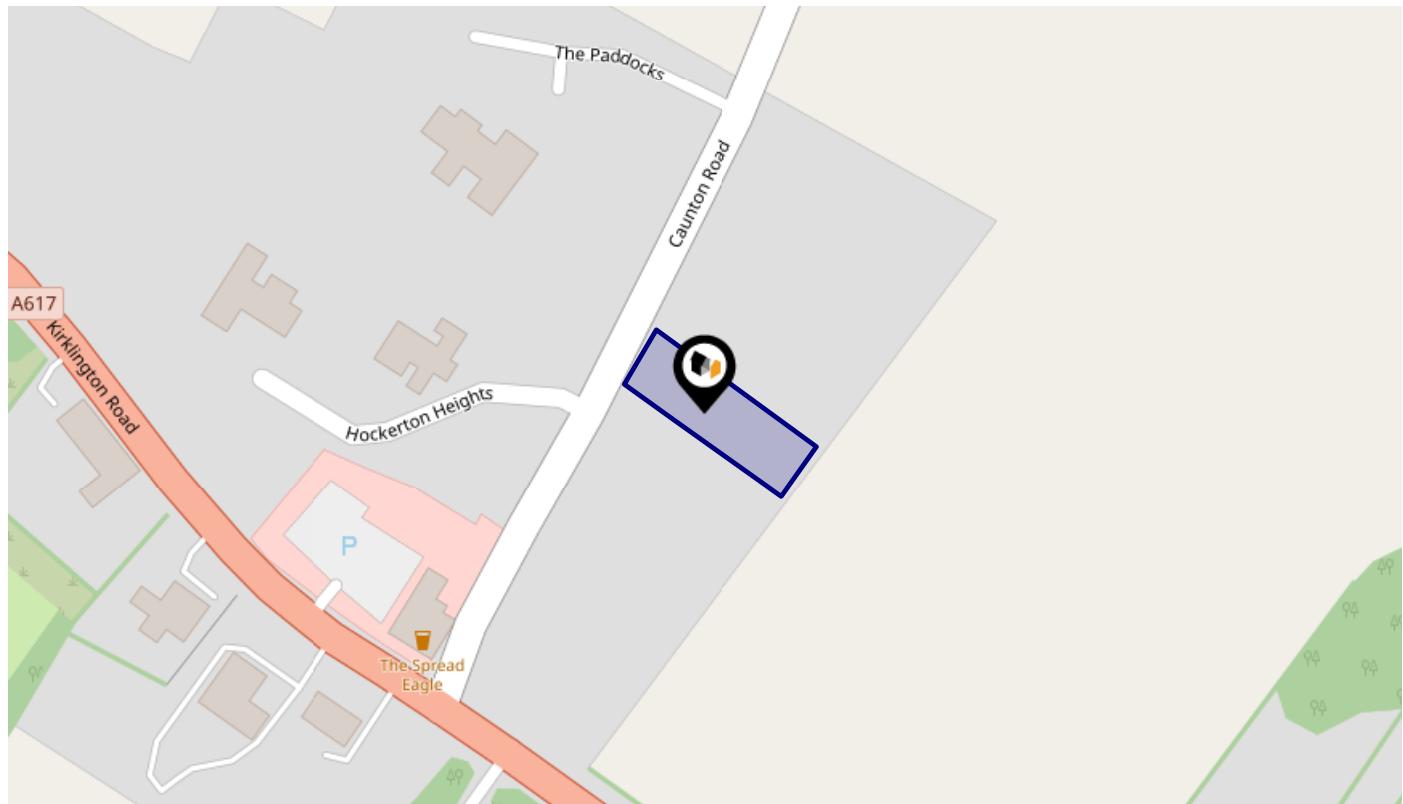
### Nearby Council Wards

- 1 Southwell Ward
- 2 Trent Ward
- 3 Muskham Ward
- 4 Bilston Ward
- 5 Castle Ward
- 6 Farnsfield Ward
- 7 Devon Ward
- 8 Dover Beck 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.

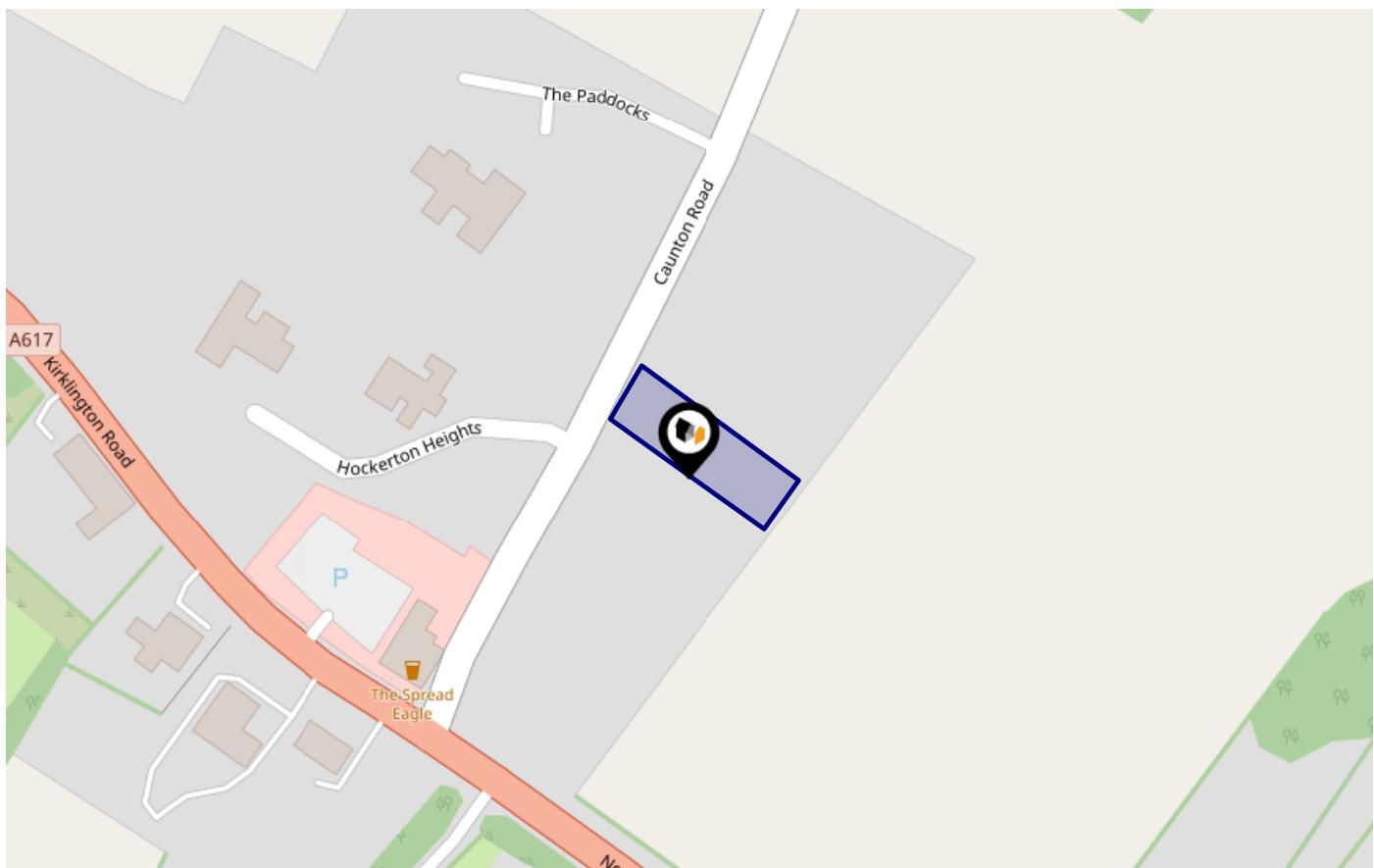
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="background-color: darkred; width: 10px; height: 10px; display: inline-block;"></span>
4		70.0-74.9 dB	<span style="background-color: orange; width: 10px; height: 10px; display: inline-block;"></span>
3		65.0-69.9 dB	<span style="background-color: yellow; width: 10px; height: 10px; display: inline-block;"></span>
2		60.0-64.9 dB	<span style="background-color: green; width: 10px; height: 10px; display: inline-block;"></span>
1		55.0-59.9 dB	<span style="background-color: lightblue; width: 10px; height: 10px; display: inline-block;"></span>

# 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.

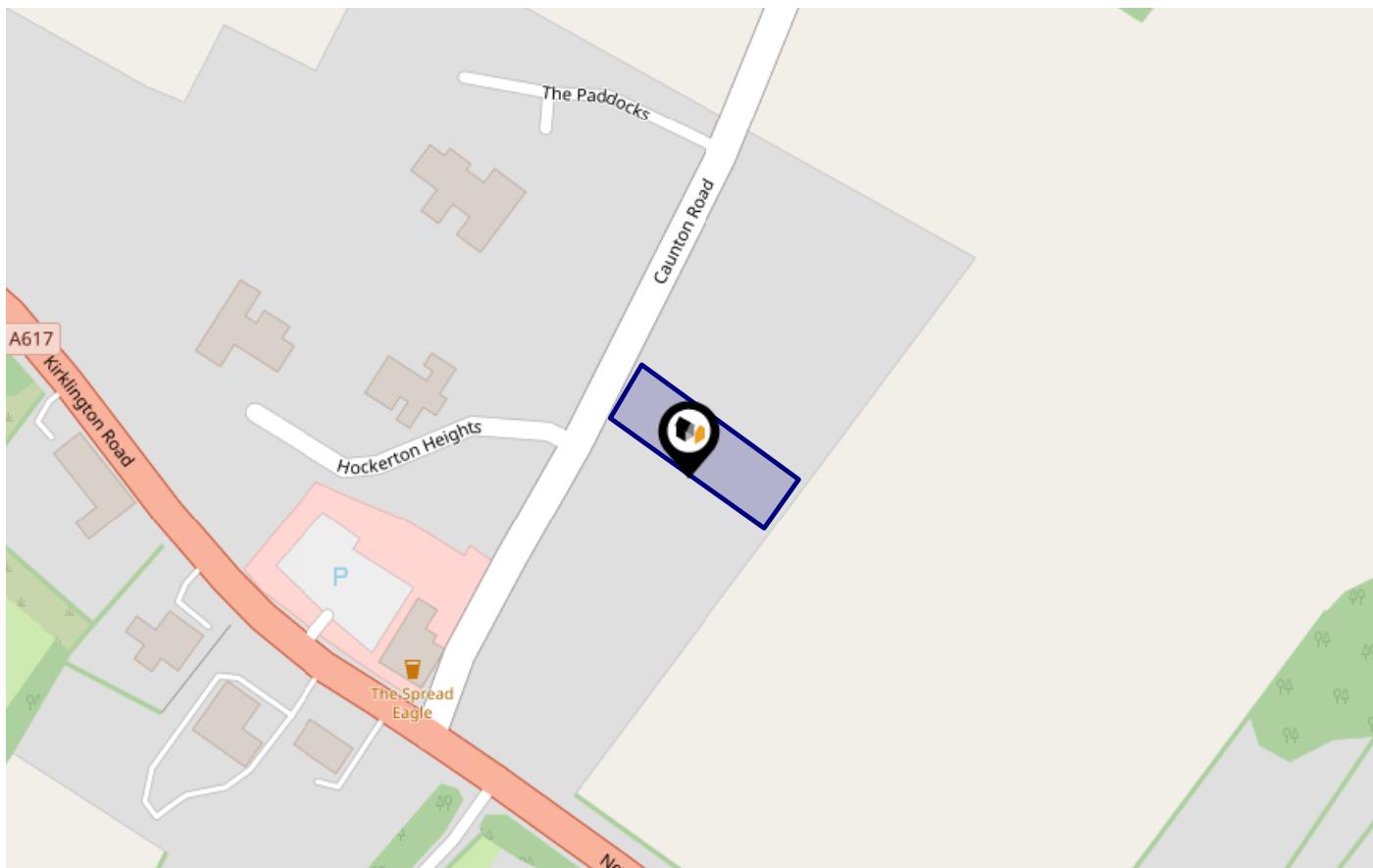
Chance of flooding to the following depths at this property:



# 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.

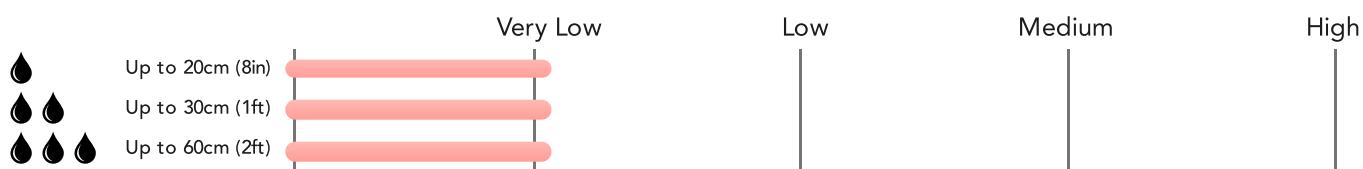


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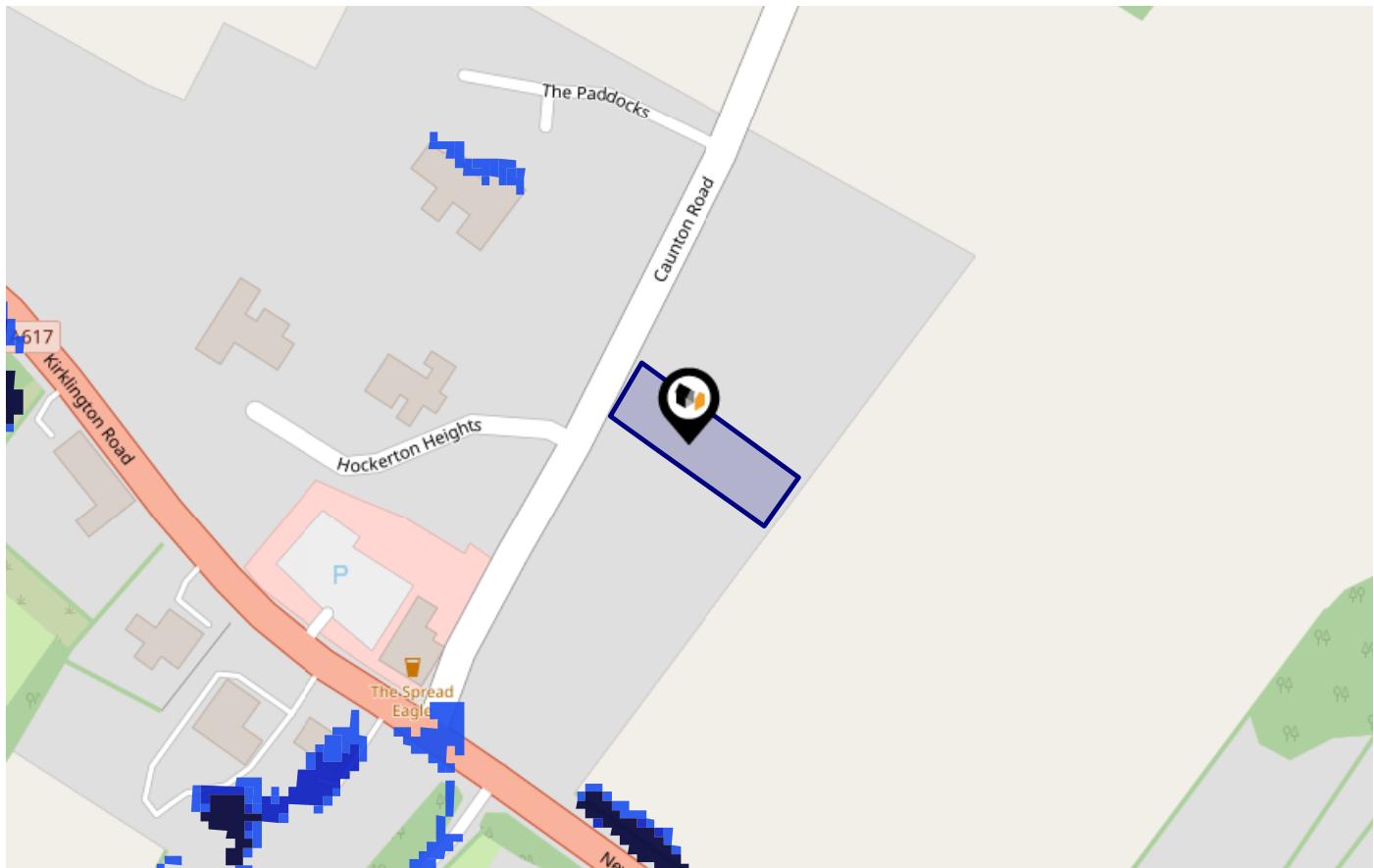
Chance of flooding to the following depths at this property:



# 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.

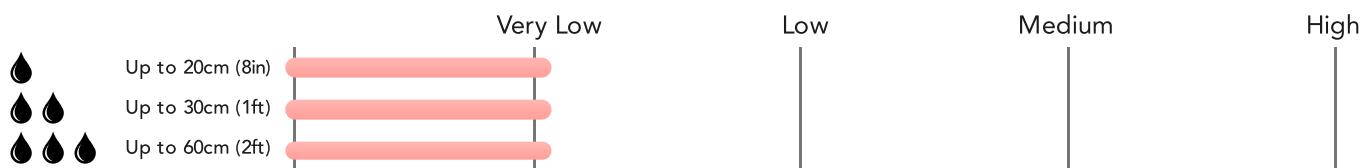


Risk Rating: Very low

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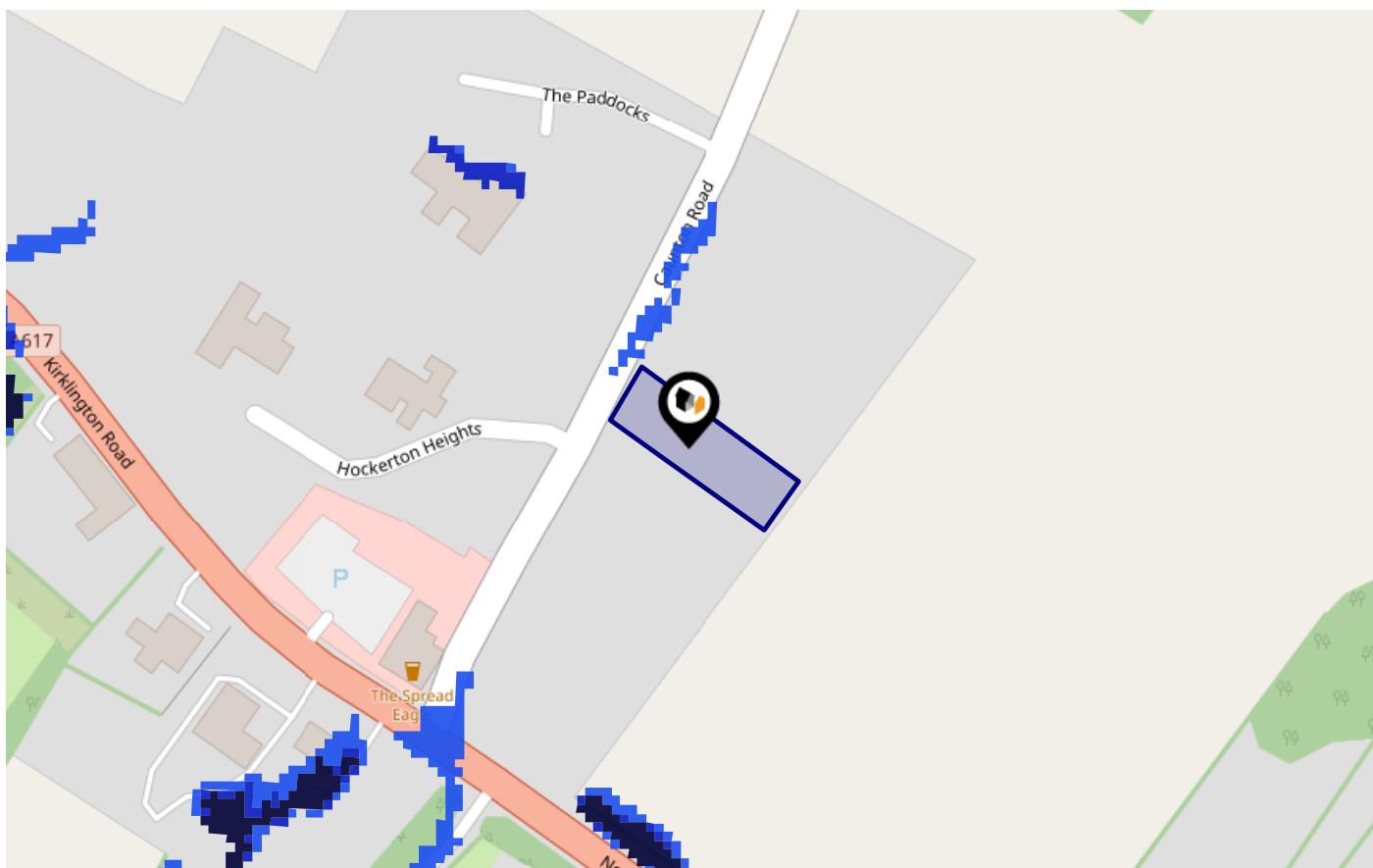
Chance of flooding to the following depths at this property:



# 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.

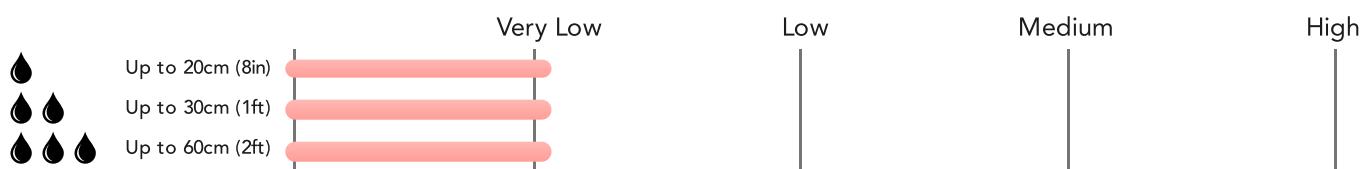


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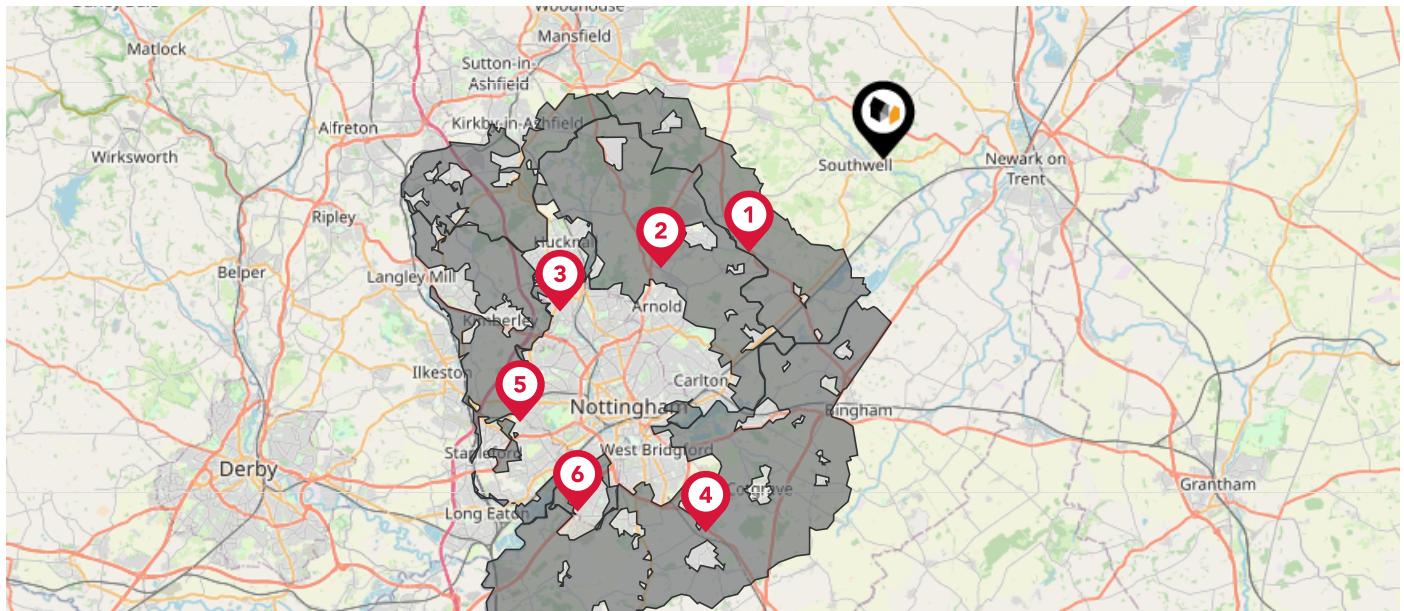
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



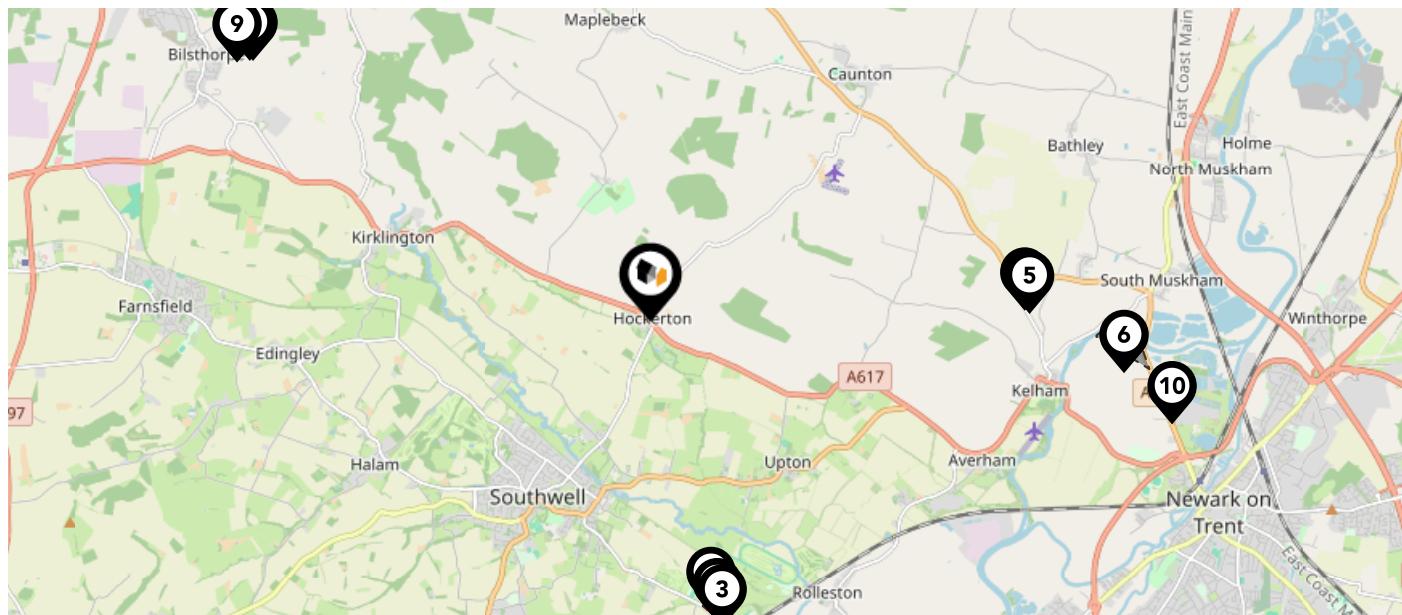
### Nearby Green Belt Land

- 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 - 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.



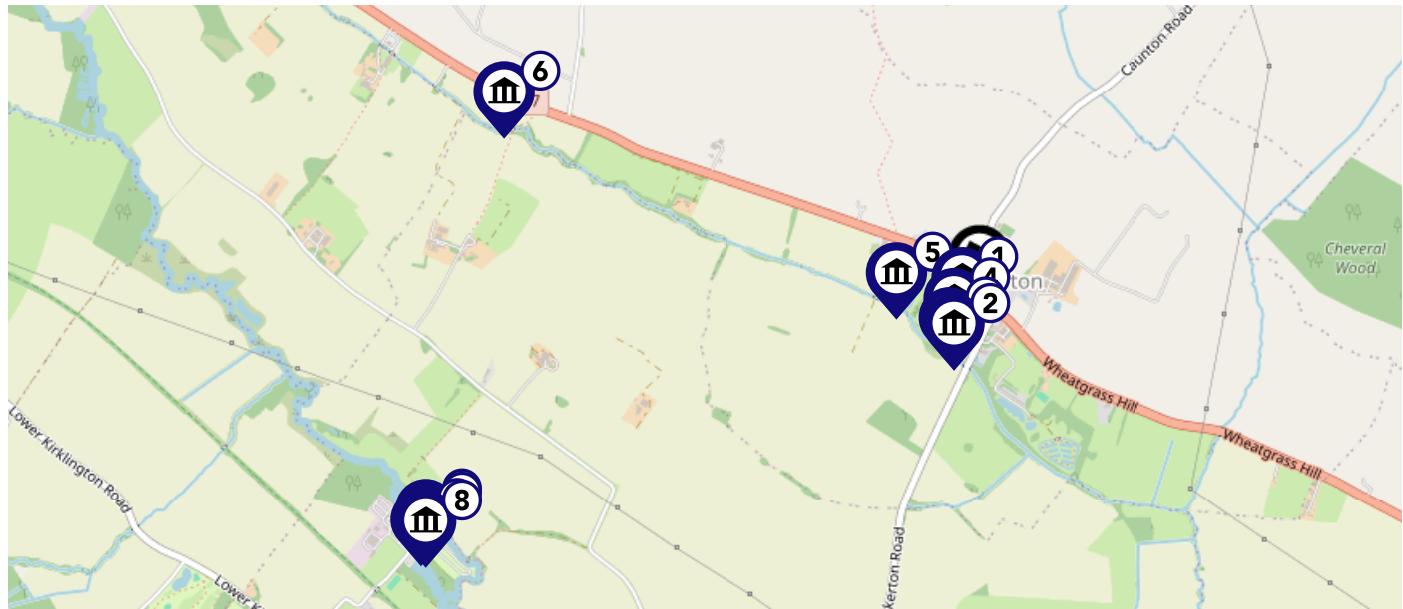
### Nearby Landfill Sites

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	Former Clay Quarry and Bilthorpe Brickworks Landfill Site-Brailswood Road, Bilthorpe, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
8	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
9	Bilthorpe Brickworks-Bilthorpe	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/HP3297FD/V002	Active Landfill	<input checked="" type="checkbox"/>

# Maps

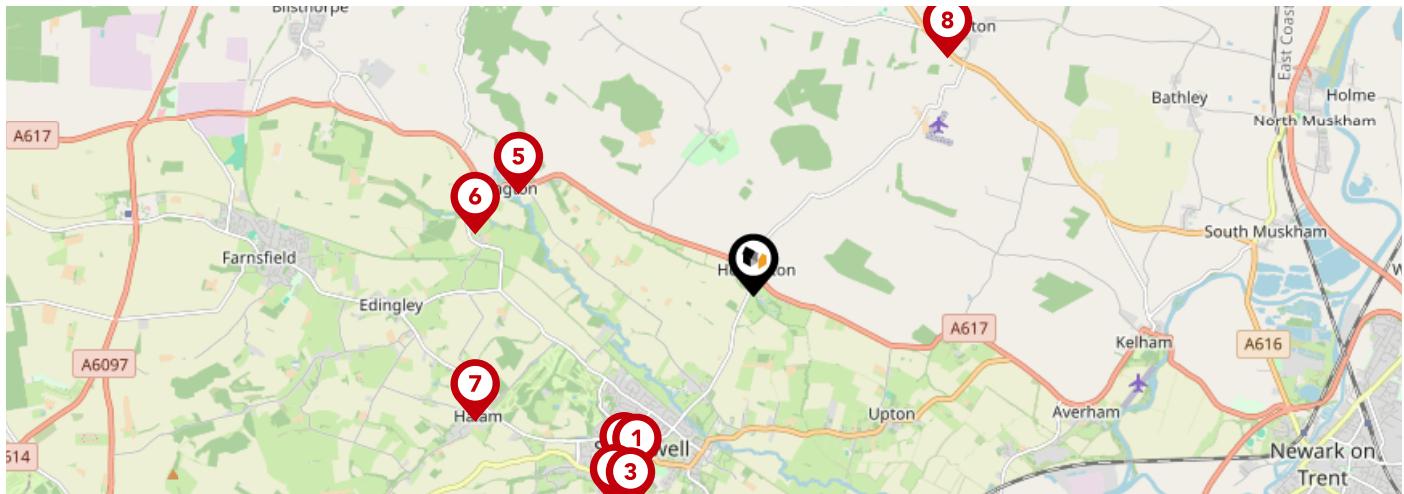
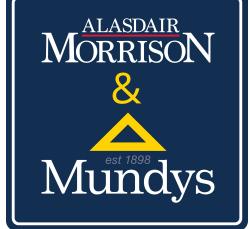
## Listed Buildings

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
1370186 - Bank Cottages	Grade II	0.0 miles
1370225 - Manor Farmhouse	Grade II	0.1 miles
1045487 - Barn And Attached Stable At Manor Farm	Grade II	0.1 miles
1045486 - Church Of St Nicholas	Grade II	0.1 miles
1045488 - Pigeoncote And Attached Stable Blocks At Hockerton Grange Farm	Grade II	0.2 miles
1045489 - Milestone	Grade II	1.1 miles
1369921 - Sluice Gates And Gears 3 Metres North West Of North Mill	Grade II	1.3 miles
1046140 - Cottages Opposite Former North Mill	Grade II	1.3 miles
1046141 - Former North Mill	Grade II	1.3 miles
1289444 - Former South Mill	Grade II	1.4 miles

# Area Schools



Nursery Primary Secondary College Private



## Lowe's Wong Anglican Methodist Junior School

Ofsted Rating: Good | Pupils: 322 | Distance: 1.9



## Lowe's Wong Infant School

Ofsted Rating: Requires improvement | Pupils: 170 | Distance: 1.95



## The Minster School

Ofsted Rating: Good | Pupils: 1647 | Distance: 2.19



## Holy Trinity CofE Infant School

Ofsted Rating: Outstanding | Pupils: 54 | Distance: 2.24



## Wings School Notts

Ofsted Rating: Good | Pupils: 33 | Distance: 2.28



## Kirklington Primary School

Ofsted Rating: Good | Pupils: 104 | Distance: 2.54



## Halam Church of England Primary School

Ofsted Rating: Good | Pupils: 72 | Distance: 2.72

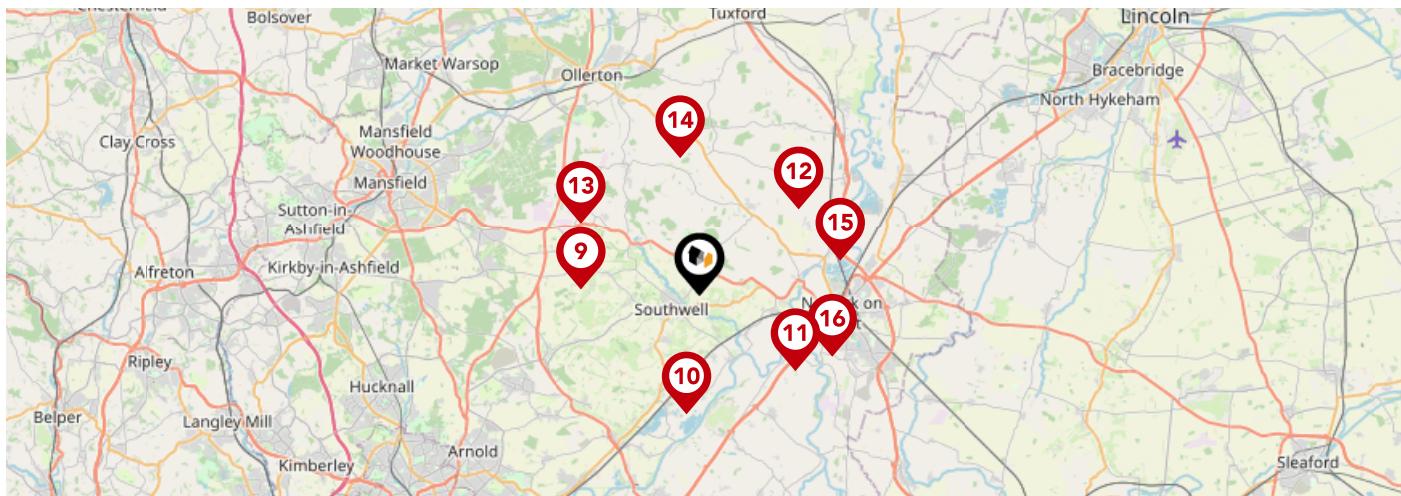


## Caunton Dean Hole CofE Primary School

Ofsted Rating: Good | Pupils: 28 | Distance: 2.74



# Area Schools



Nursery Primary Secondary College Private



## Farnsfield St Michael's Church of England Primary School

Ofsted Rating: Good | Pupils: 280 | Distance: 4.23



## Bleasby Church of England Primary School

Ofsted Rating: Good | Pupils: 129 | Distance: 4.24



## St Peter's Crosskeys CofE Academy

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



## Norwell CofE Primary School

Ofsted Rating: Good | Pupils: 49 | Distance: 4.69



## Bilsthorpe Flying High Academy

Ofsted Rating: Good | Pupils: 213 | Distance: 4.92



## Kneesall CofE Primary School

Ofsted Rating: Good | Pupils: 108 | Distance: 4.93



## Muskham Primary School

Ofsted Rating: Good | Pupils: 163 | Distance: 5.17

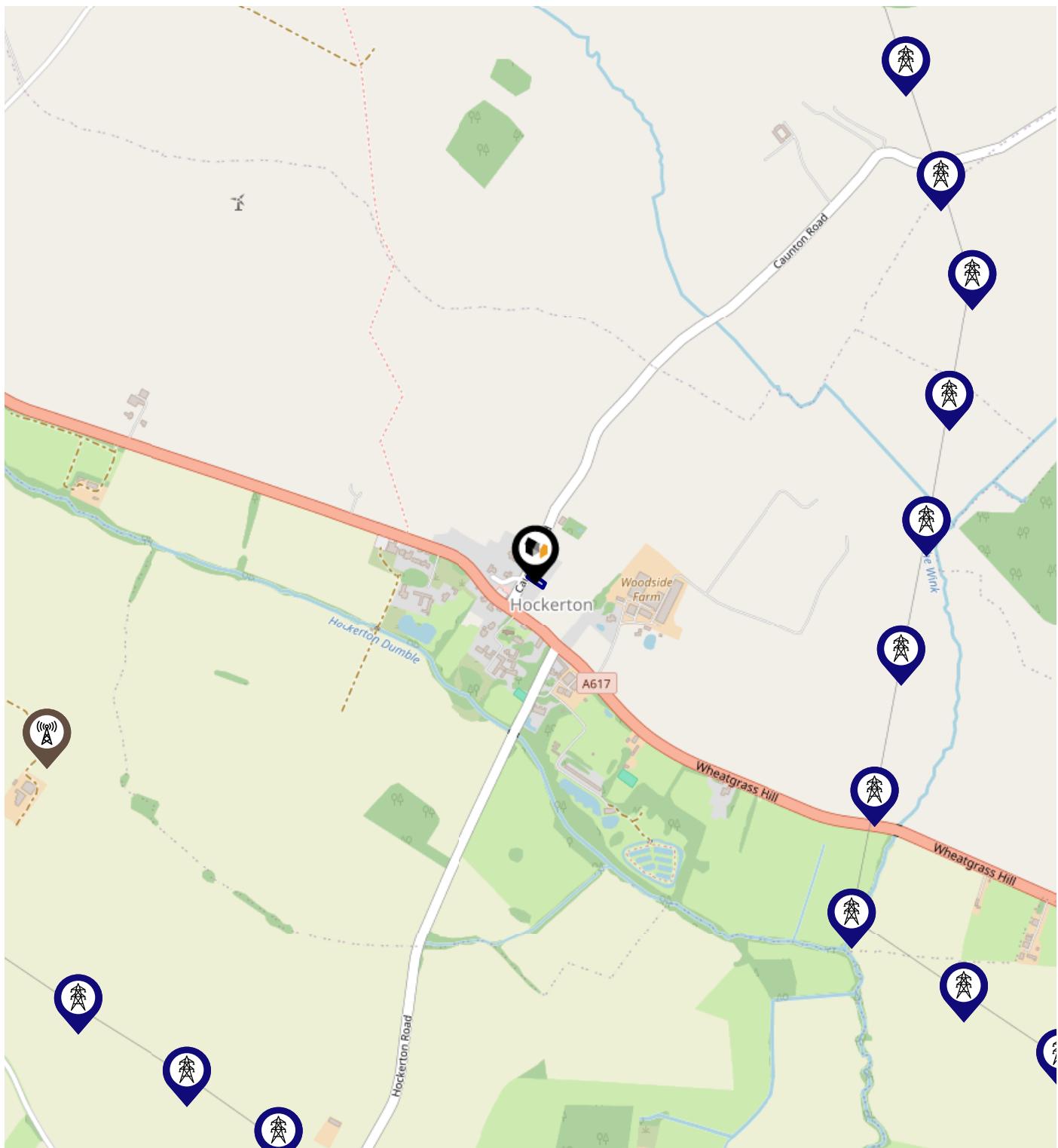


## Holy Trinity Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 294 | Distance: 5.2



# Local Area Masts & Pylons



## Key:

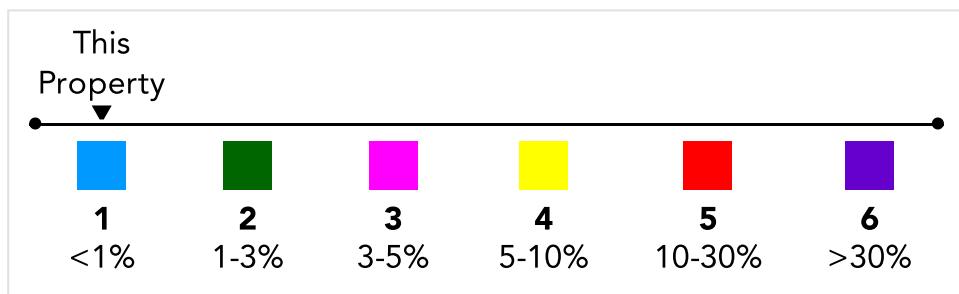
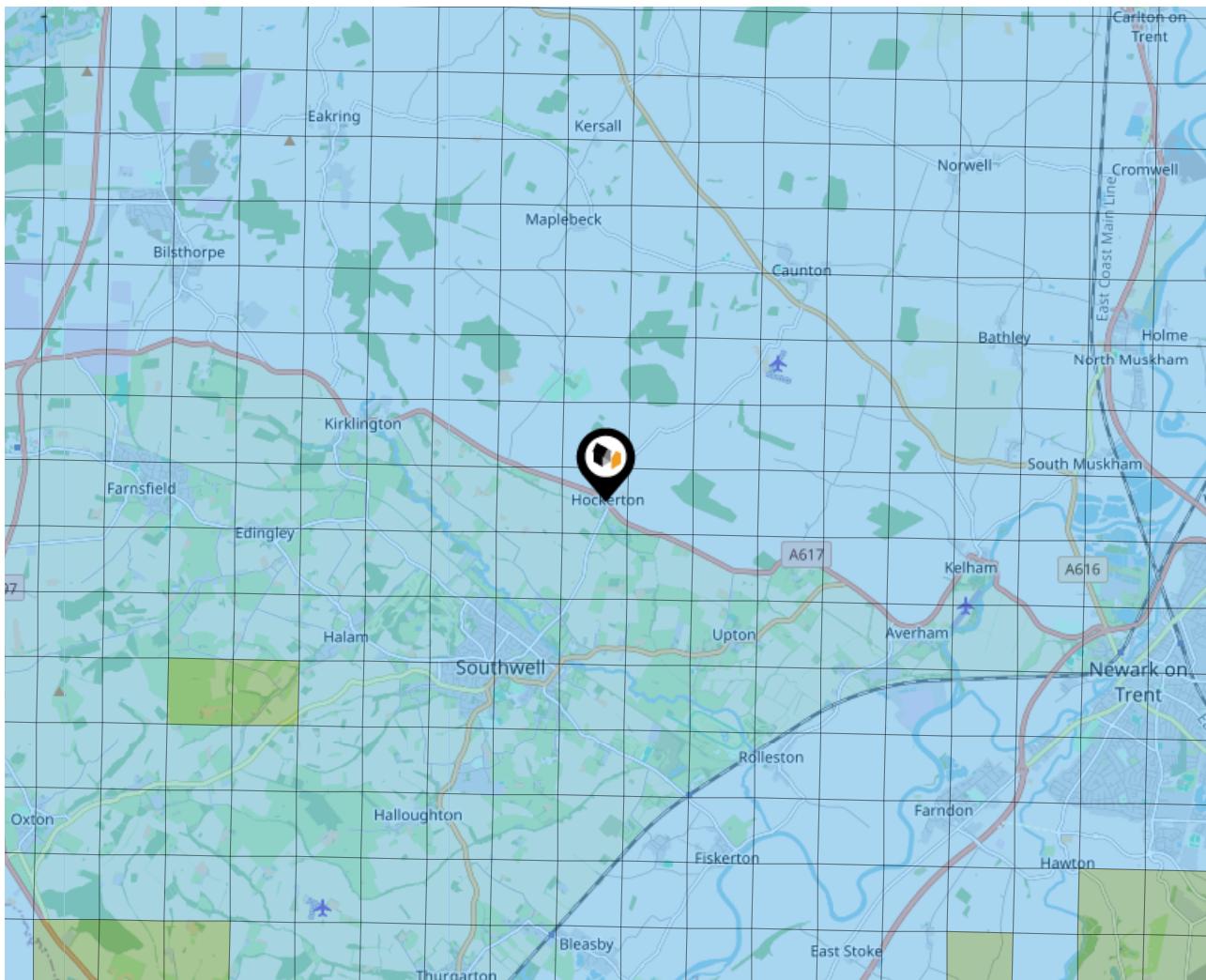
-  Power Pylons
-  Communication Masts

# Environment

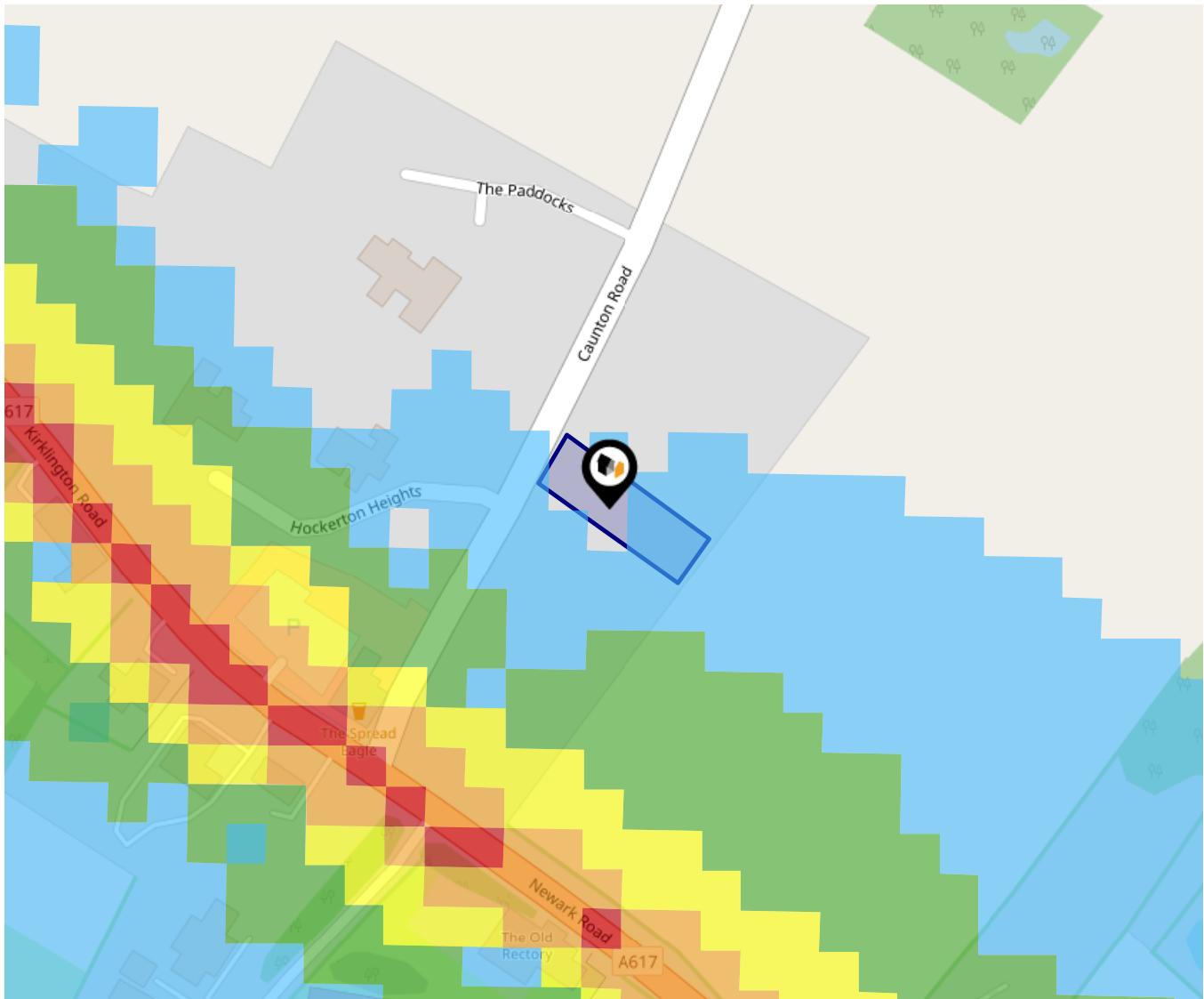
## Radon Gas

### 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/m<sup>3</sup>).



# Local Area Road Noise



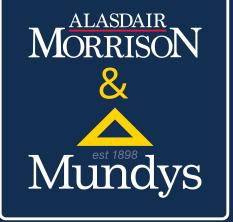
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

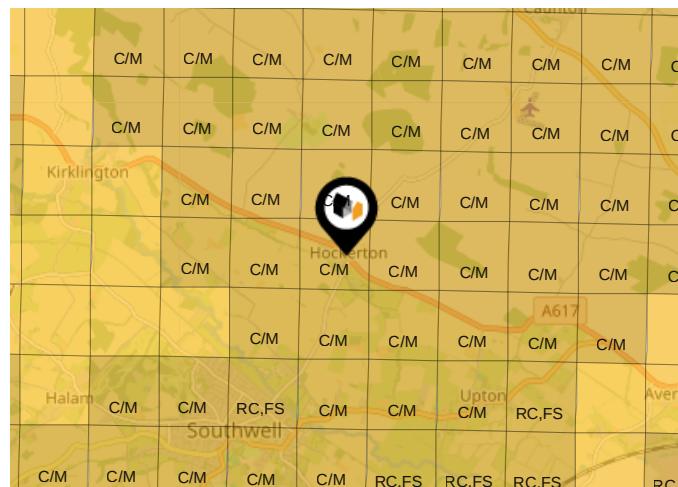
# Environment

## Soils & Clay



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

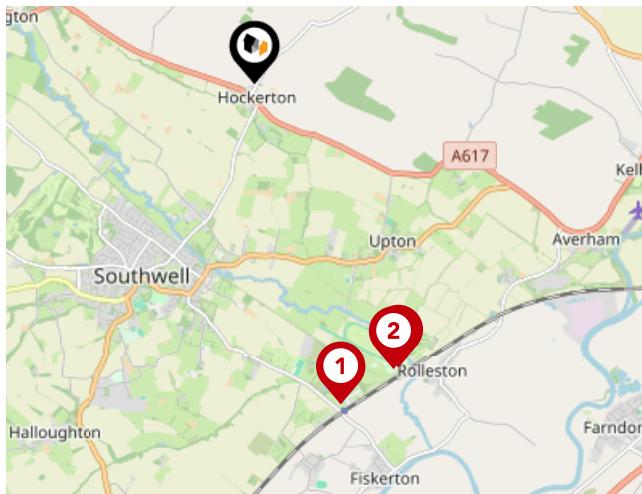
**Carbon Content:** LOW      **Soil Texture:** CLAYEY LOAM TO SILTY  
**Parent Material Grain:** ARGILLACEOUS      **Soil Depth:** LOAM  
**Soil Group:** MEDIUM TO LIGHT(SILTY)      **Soil Depth:** DEEP  
TO HEAVY



### Primary Classifications (Most Common Clay Types)

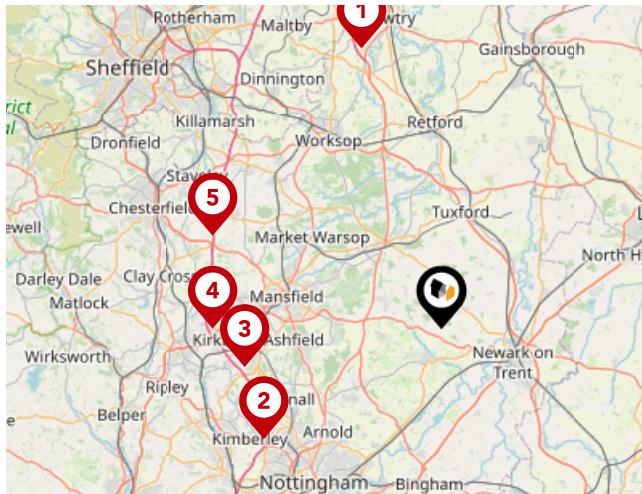
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Fiskerton Rail Station	2.95 miles
2	Rolleston Rail Station	2.83 miles
3	Rolleston Rail Station	2.83 miles



## Trunk Roads/Motorways

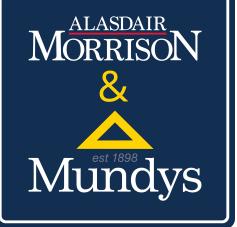
Pin	Name	Distance
1	A1(M) J34	20.76 miles
2	M1 J26	14.87 miles
3	M1 J27	14.28 miles
4	M1 J28	16.34 miles
5	M1 J29	17.57 miles



## Airports/Helpads

Pin	Name	Distance
1	Finningley	26.43 miles
2	East Mids Airport	25.25 miles
3	Humberside Airport	41.1 miles
4	Baginton	55.63 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Hockerton Road	0.12 miles
2	Nottsbus On Demand	0.09 miles
3	Newark Road	0.12 miles
4	Winkburn Lane	1.23 miles
5	Corkhill Lane	1.23 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.

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### Alasdair Morrison & Mundys

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

