

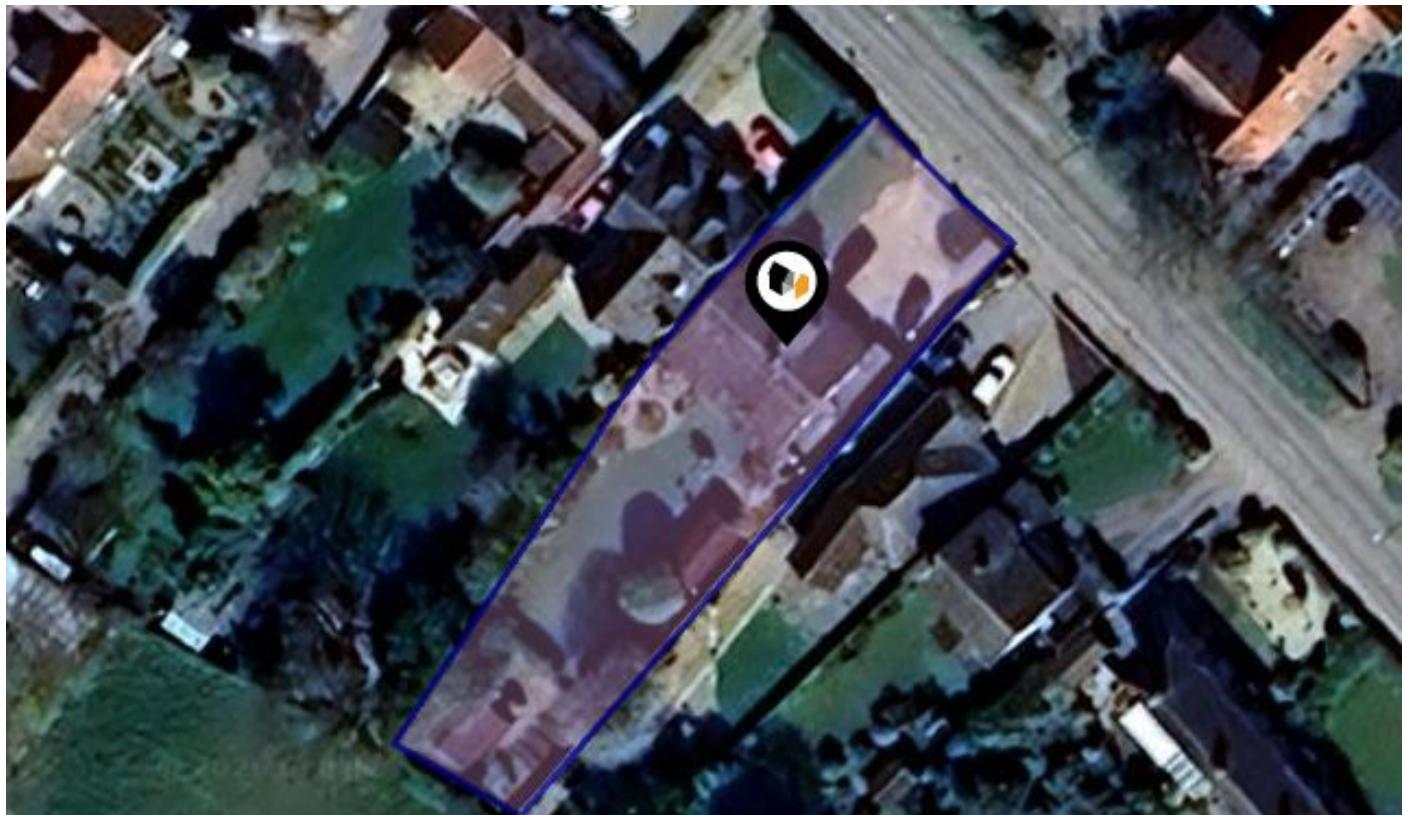


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th February 2026



FISKERTON ROAD, ROLLESTON, NEWARK, NG23

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

Property Overview



Property

Type: Detached
Bedrooms: 5
Plot Area: 0.24 acres
Year Built : 1950-1966
Council Tax : Band D
Annual Estimate: £2,582
Title Number: NT1098

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3
mb/s **80**
mb/s -
mb/s



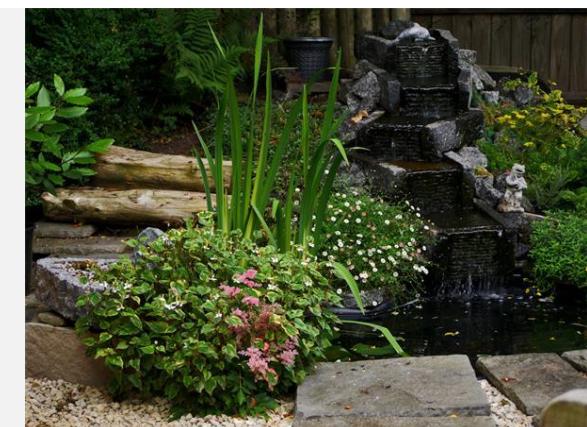
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



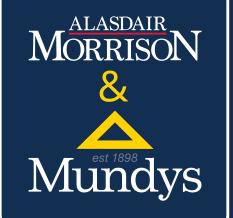
Gallery Photos



Gallery Photos

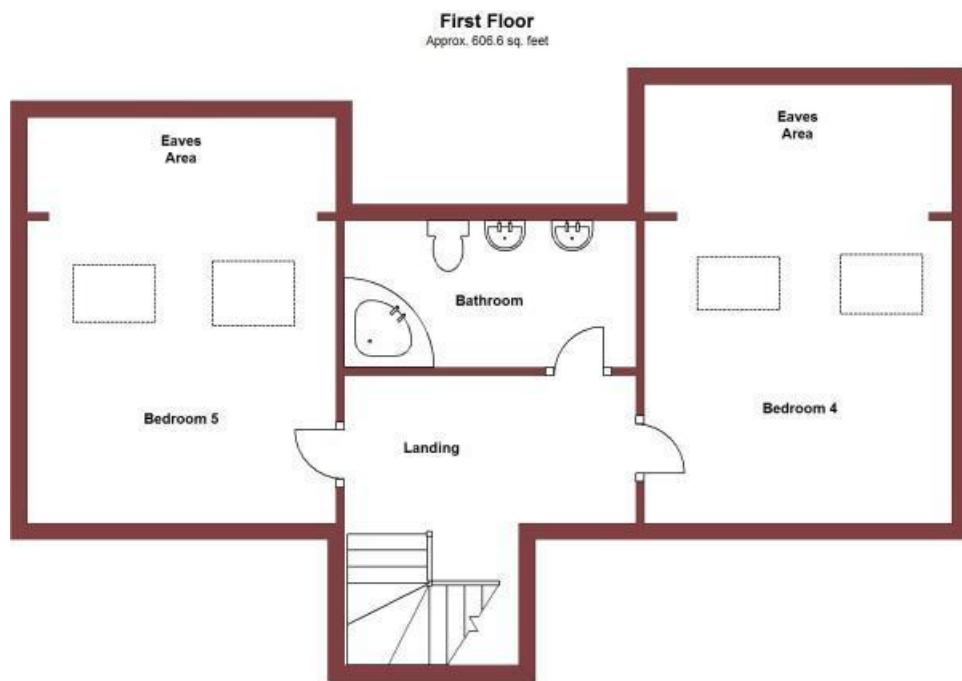


Gallery Photos



Gallery Floorplan

FISKERTON ROAD, ROLLESTON, NEWARK, NG23



Gallery Floorplan

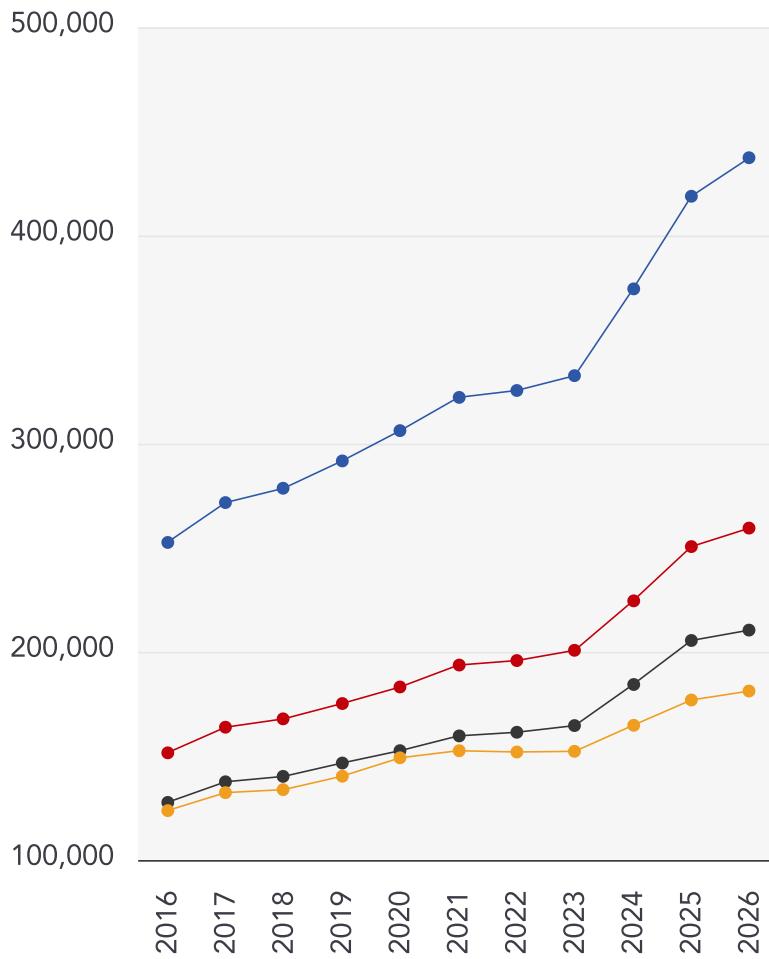
FISKERTON ROAD, ROLLESTON, NEWARK, NG23



Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG23



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

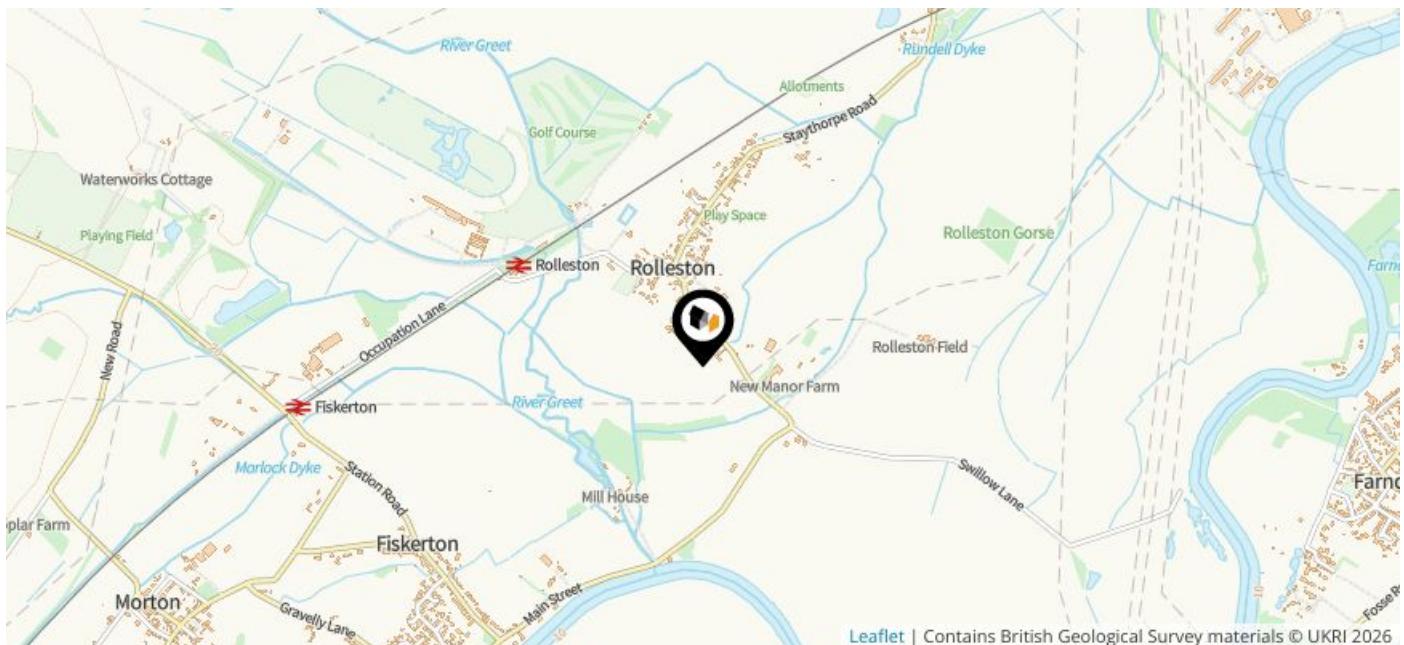
Flat

+46.42%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

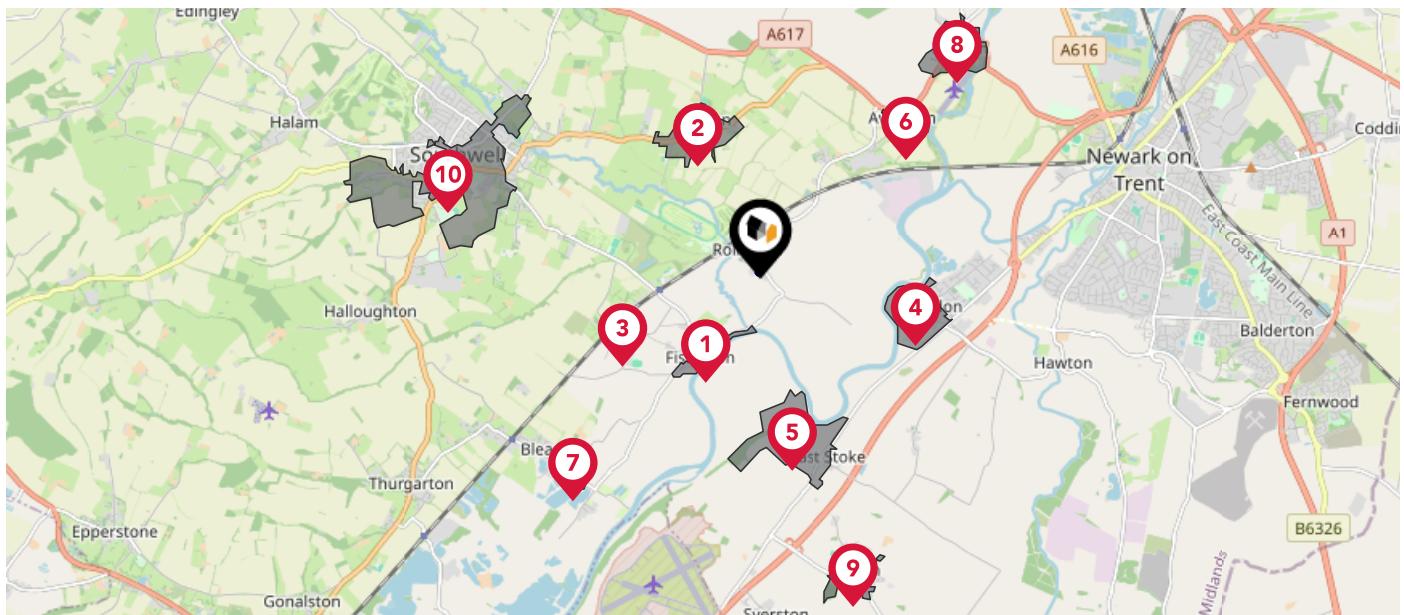
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



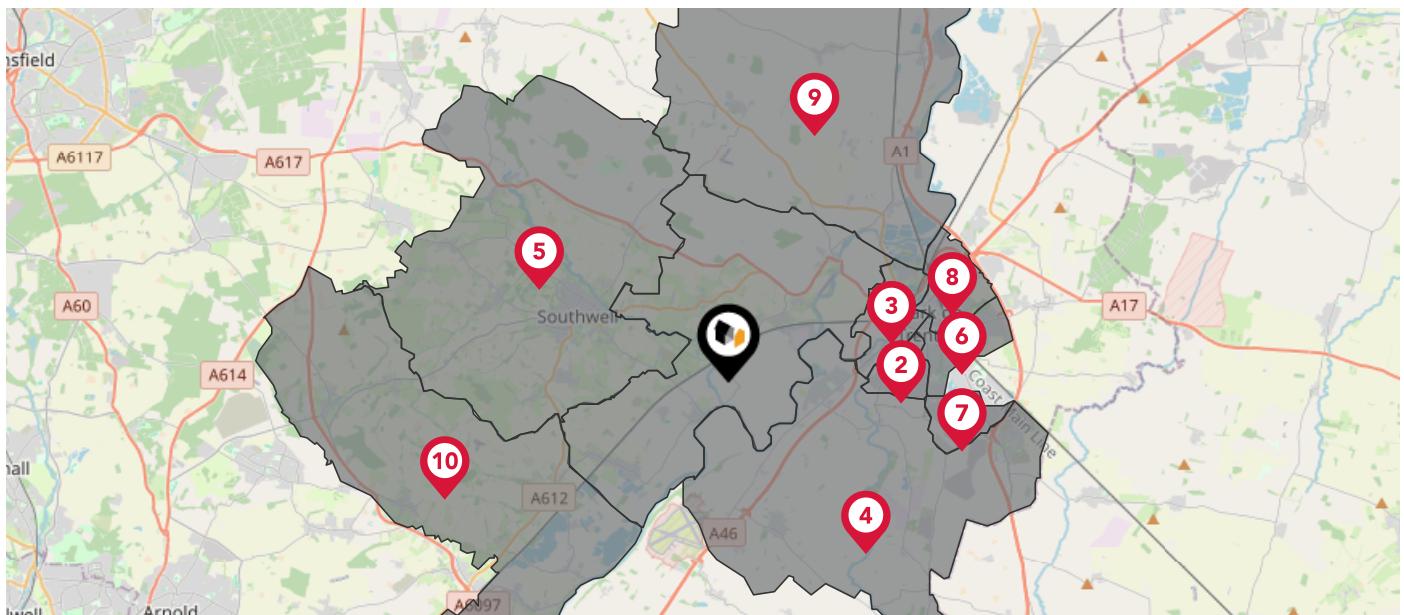
Nearby Conservation Areas

- 1 Fiskerton
- 2 Upton
- 3 Morton
- 4 Farndon
- 5 East Stoke
- 6 Averham
- 7 Bleasby
- 8 Kelham
- 9 Elston
- 10 Southwell

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



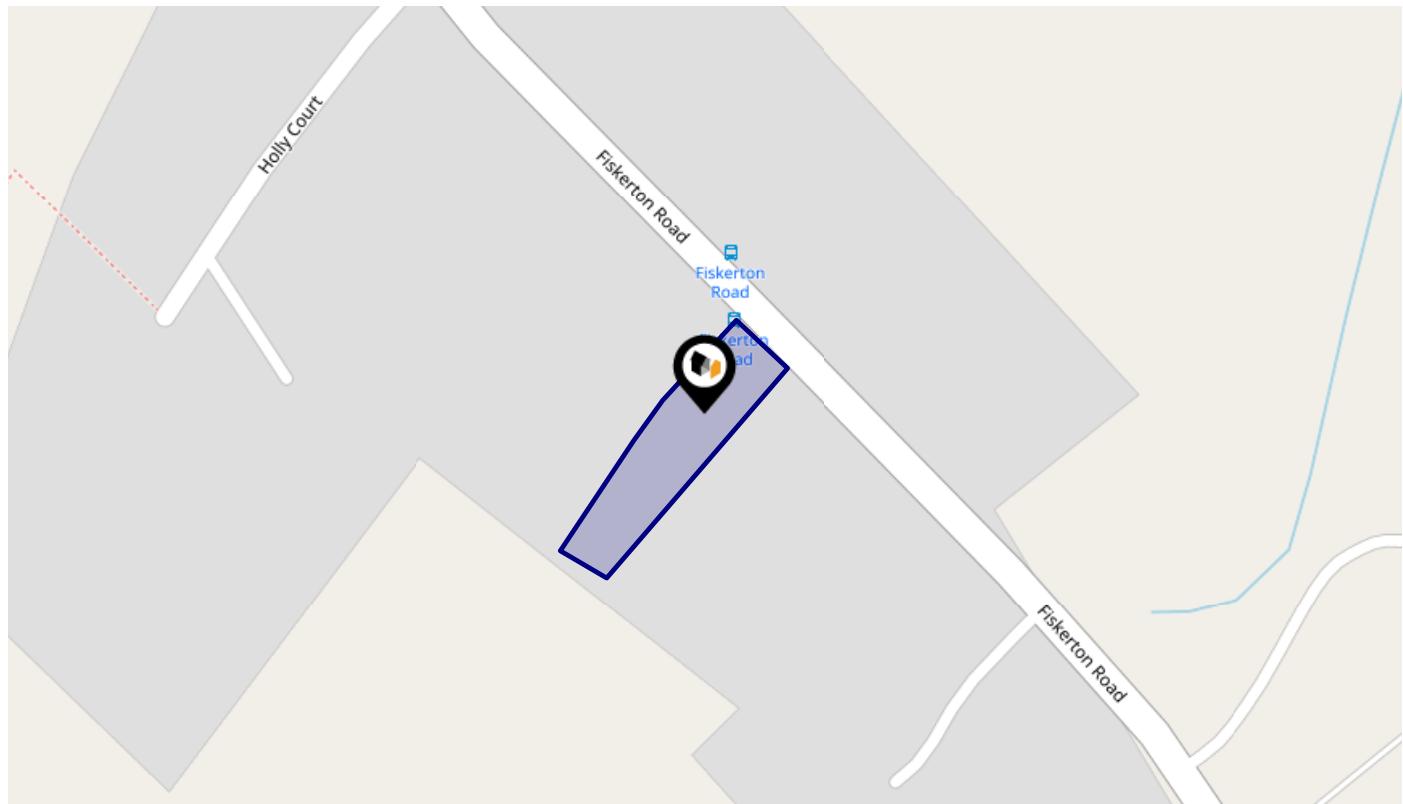
Nearby Council Wards

- 1 Trent Ward
- 2 Devon Ward
- 3 Castle Ward
- 4 Farndon & Fernwood Ward
- 5 Southwell Ward
- 6 Beacon Ward
- 7 Balderton South Ward
- 8 Bridge Ward
- 9 Muskhham Ward
- 10 Dover Beck 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	
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.

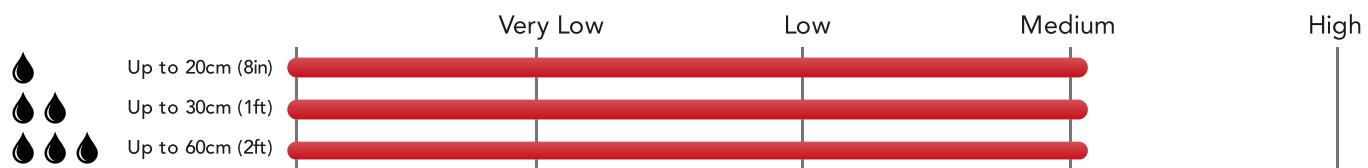


Risk Rating: Medium

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.

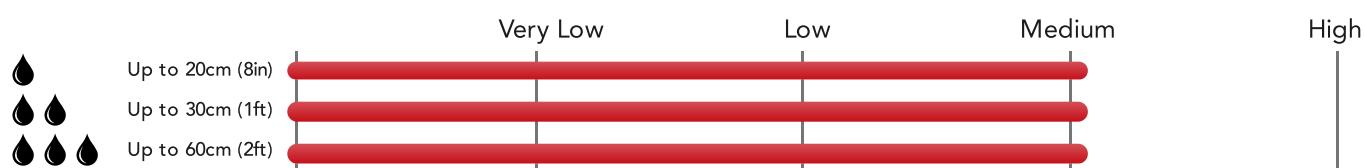


Risk Rating: Medium

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.

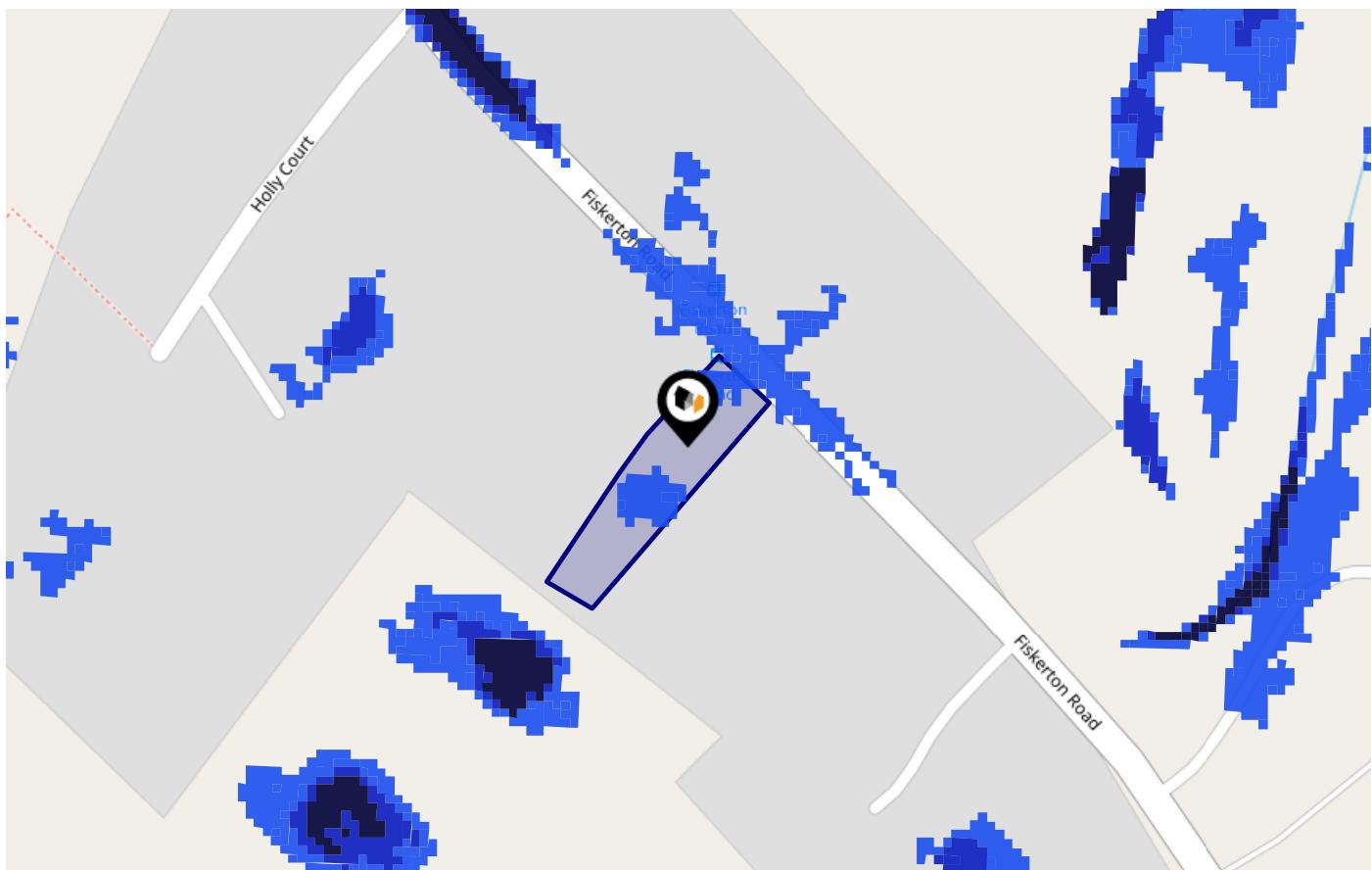
Chance of flooding to the following depths at this property:



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.

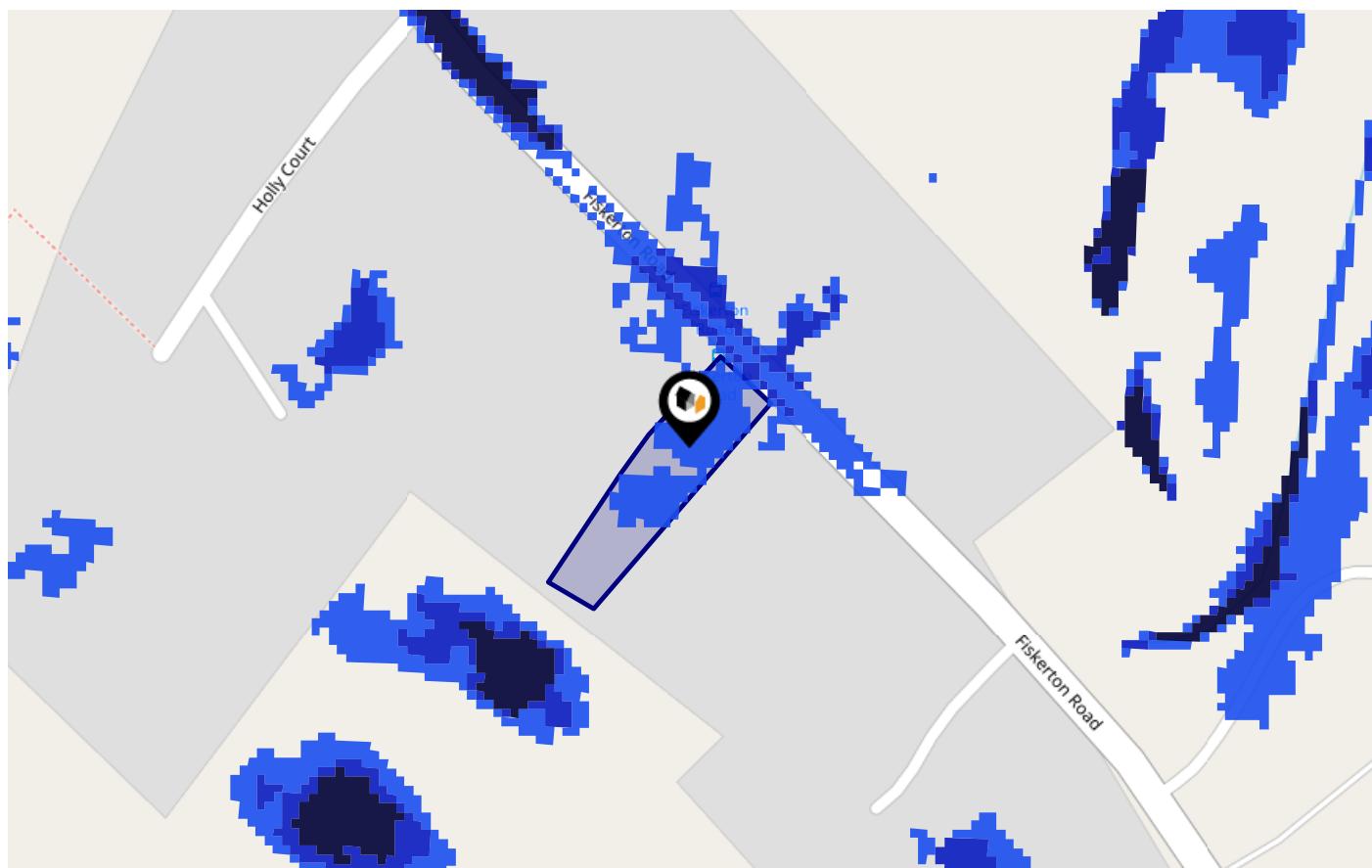
Chance of flooding to the following depths at this property:



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.

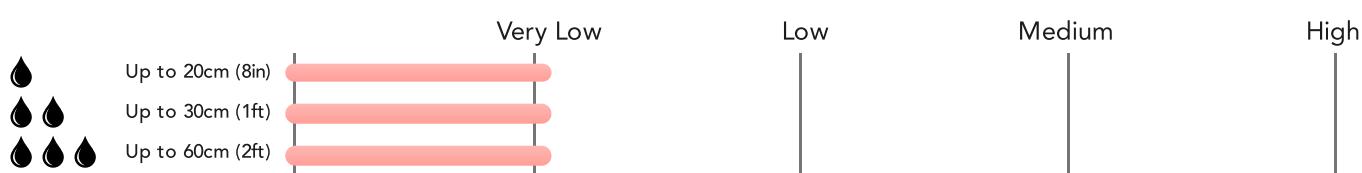


Risk Rating: Low

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.

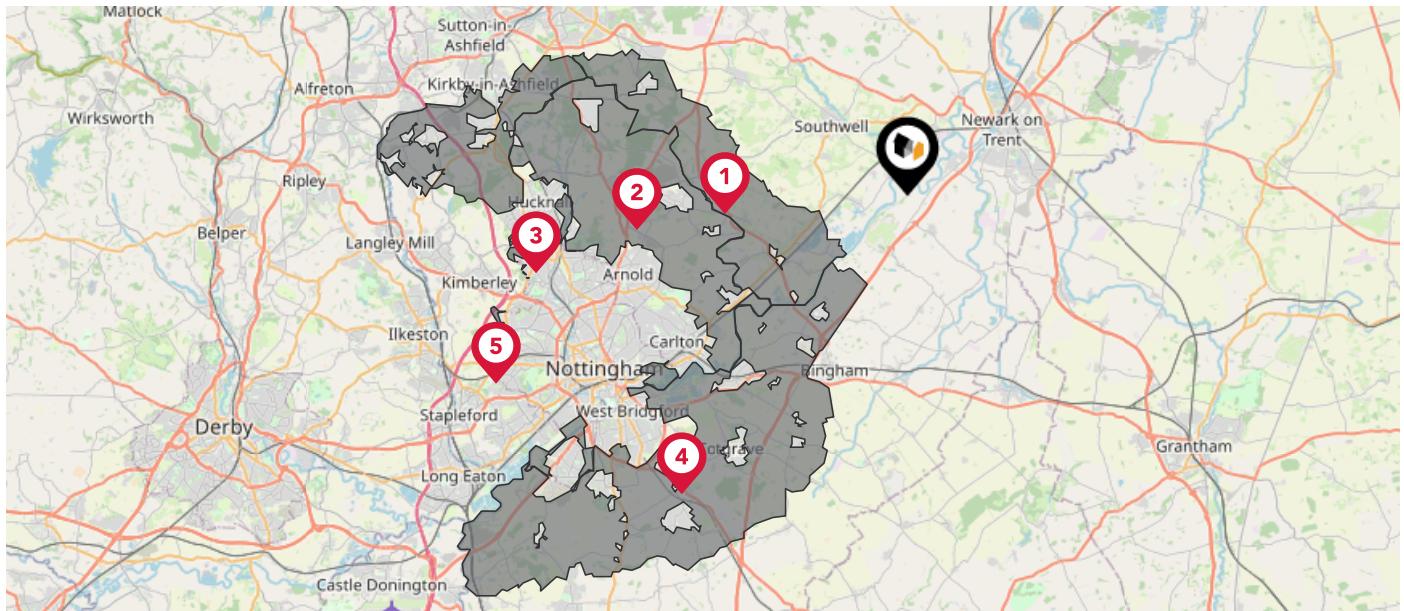
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



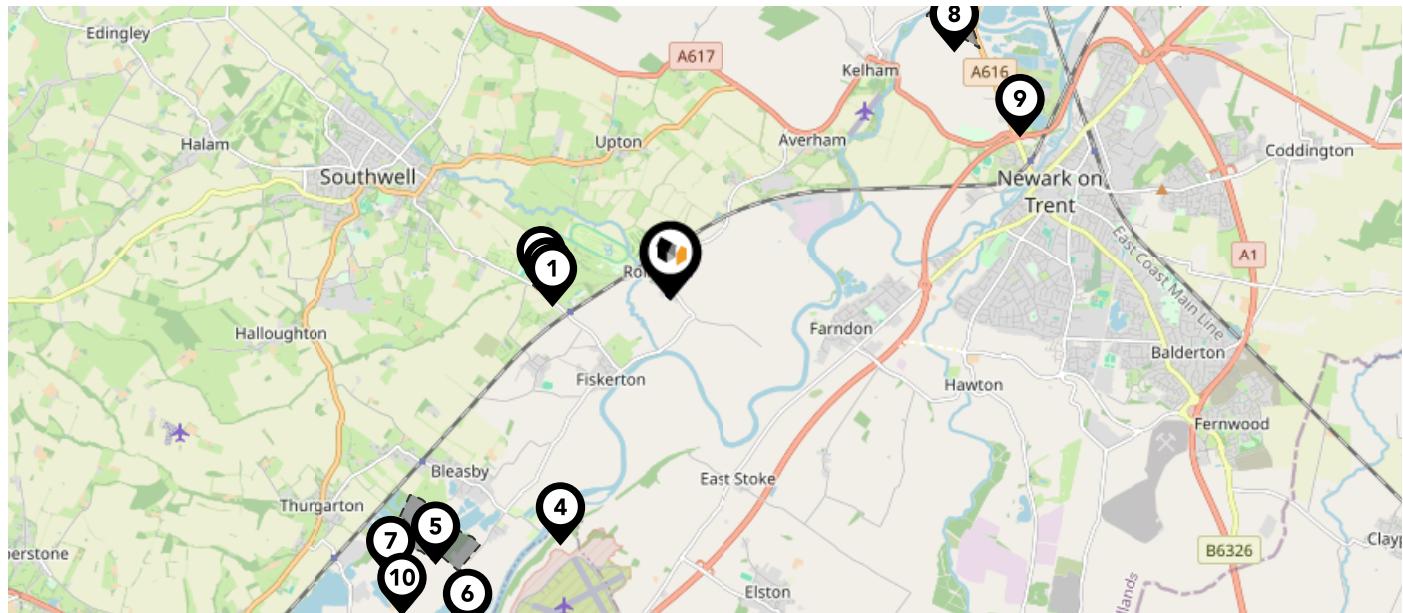
Nearby Green Belt Land

- 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

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.



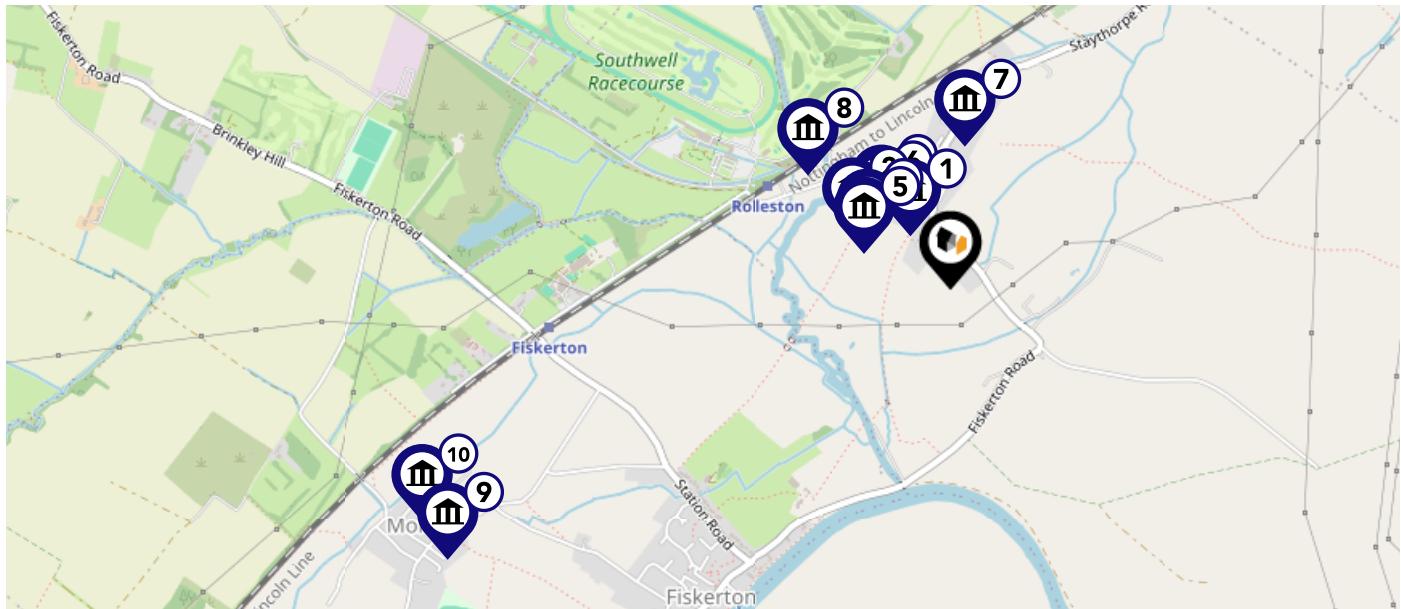
Nearby Landfill Sites

1	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	EA/EPR/ZP3497FA/V011	Active Landfill	<input checked="" type="checkbox"/>
3	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
4	British Waterways Hazelford Lock-The Nabbs Island In The River Trent, Hazelford Lock, Dredging Site, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
5	Hoveringham Ash Lagoons-Near Bleasby, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	Hoveringham Ash Lagoons, Pit T-Near Bleasby, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	Hoveringham Quarry, Rear Factory Premises-Hoveringham, Nottingham	Historic Landfill	<input type="checkbox"/>
8	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
9	Muskham Road-Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	Coneygre Farm-Hoveringham Lane, Hoveringham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

Maps

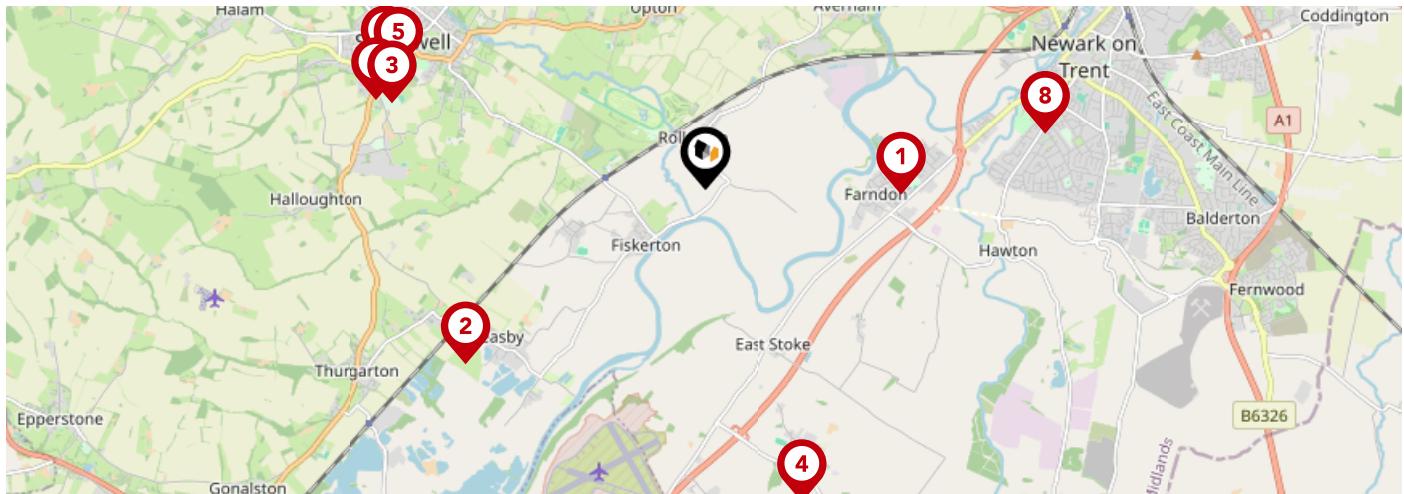
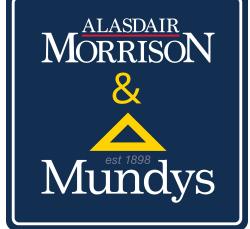
Listed Buildings

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
 1370182 - Village Cross At Junction Of Fiskerton Road And Staythorpe Road	Grade II	0.1 miles
 1370183 - The Vicarage	Grade II	0.2 miles
 1045559 - Church Of Holy Trinity	Grade I	0.2 miles
 1178834 - The Barn At Rolleston Manor	Grade II	0.2 miles
 1302264 - Sundial In Churchyard 11 Metres South Of The Porch Of Church Of Holy Trinity	Grade II	0.2 miles
 1045560 - Rolleston Manor	Grade II	0.2 miles
 1178836 - Sunnyside	Grade II	0.3 miles
 1178806 - Mill At Mill Farm	Grade II	0.4 miles
 1302376 - Church Of St Denis	Grade II	1.2 miles
 1370156 - Pigeoncote At Manor Farm	Grade II	1.3 miles

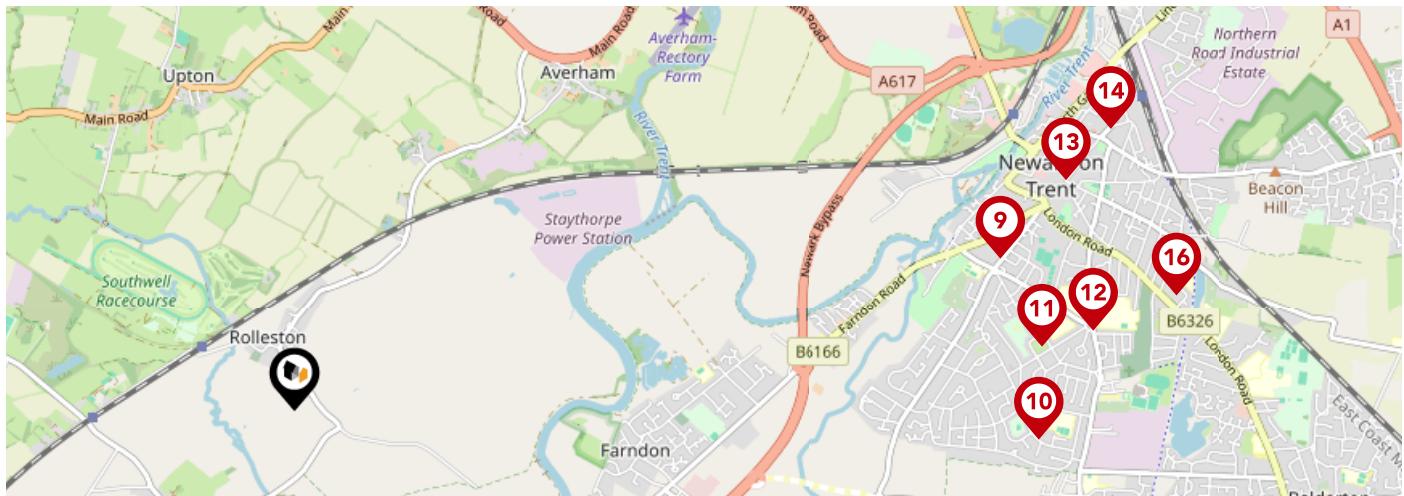
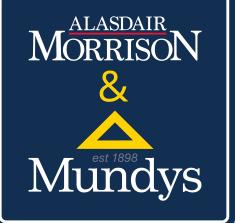
Area Schools



Nursery Primary Secondary College Private

1	St Peter's Crosskeys CofE Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 178 Distance:1.74					
2	Bleasby Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 129 Distance:2.64					
3	The Minster School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1647 Distance:2.9					
4	All Saints Anglican/Methodist Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 91 Distance:2.91					
5	Lowe's Wong Anglican Methodist Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 322 Distance:2.94					
6	Holy Trinity CofE Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 54 Distance:3.05					
7	Lowe's Wong Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 170 Distance:3.05					
8	Holy Trinity Catholic Voluntary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 294 Distance:3.08					

Area Schools



Nursery Primary Secondary College Private



Christ Church C of E Primary School

Ofsted Rating: Good | Pupils: 196 | Distance: 3.22



The Sir Donald Bailey Academy

Ofsted Rating: Good | Pupils: 529 | Distance: 3.32



The King's Church of England Primary Academy

Ofsted Rating: Good | Pupils: 256 | Distance: 3.35



Magnus Church of England Academy

Ofsted Rating: Good | Pupils: 754 | Distance: 3.58



Mount CofE Primary School

Ofsted Rating: Good | Pupils: 211 | Distance: 3.59



Lovers Lane Primary and Nursery School

Ofsted Rating: Requires improvement | Pupils: 148 | Distance: 3.85



Flintham Primary School

Ofsted Rating: Good | Pupils: 96 | Distance: 3.85

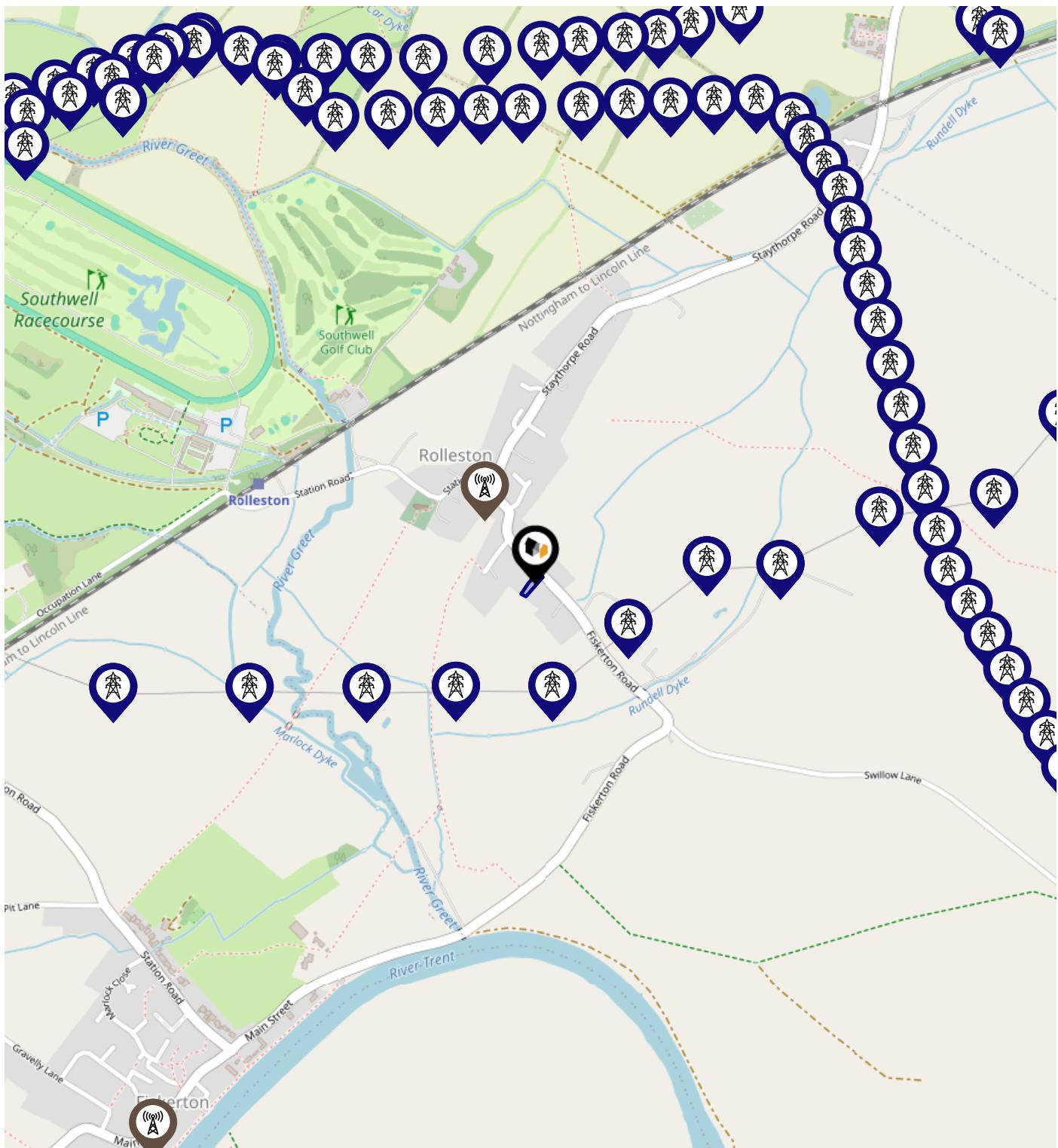


Barnby Road Academy Primary and Nursery school

Ofsted Rating: Good | Pupils: 606 | Distance: 3.97



Local Area Masts & Pylons



Key:

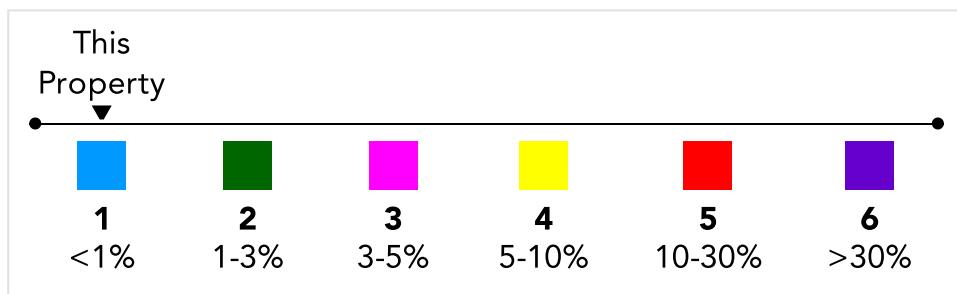
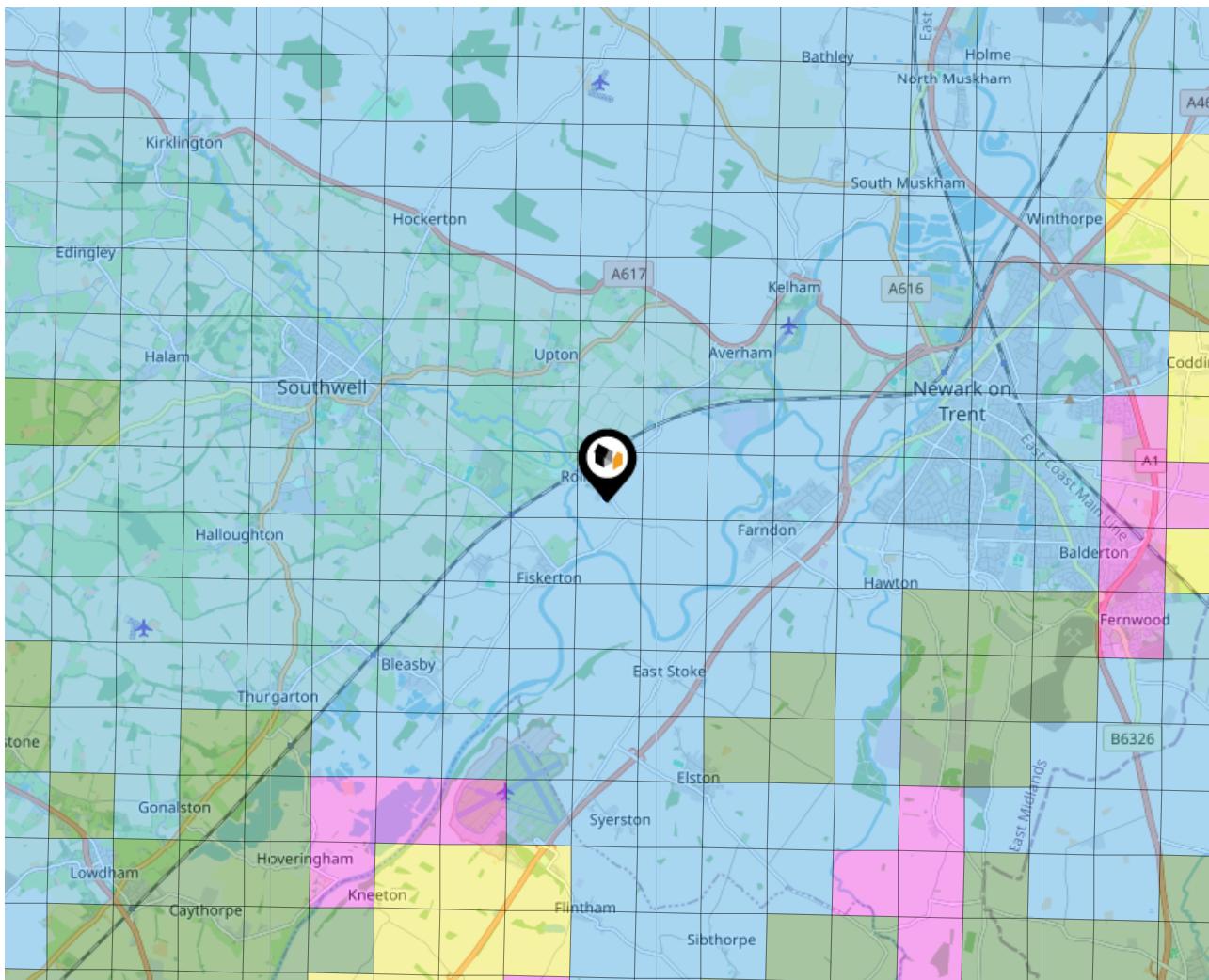
- Power Pylons
- Communication Masts

Environment

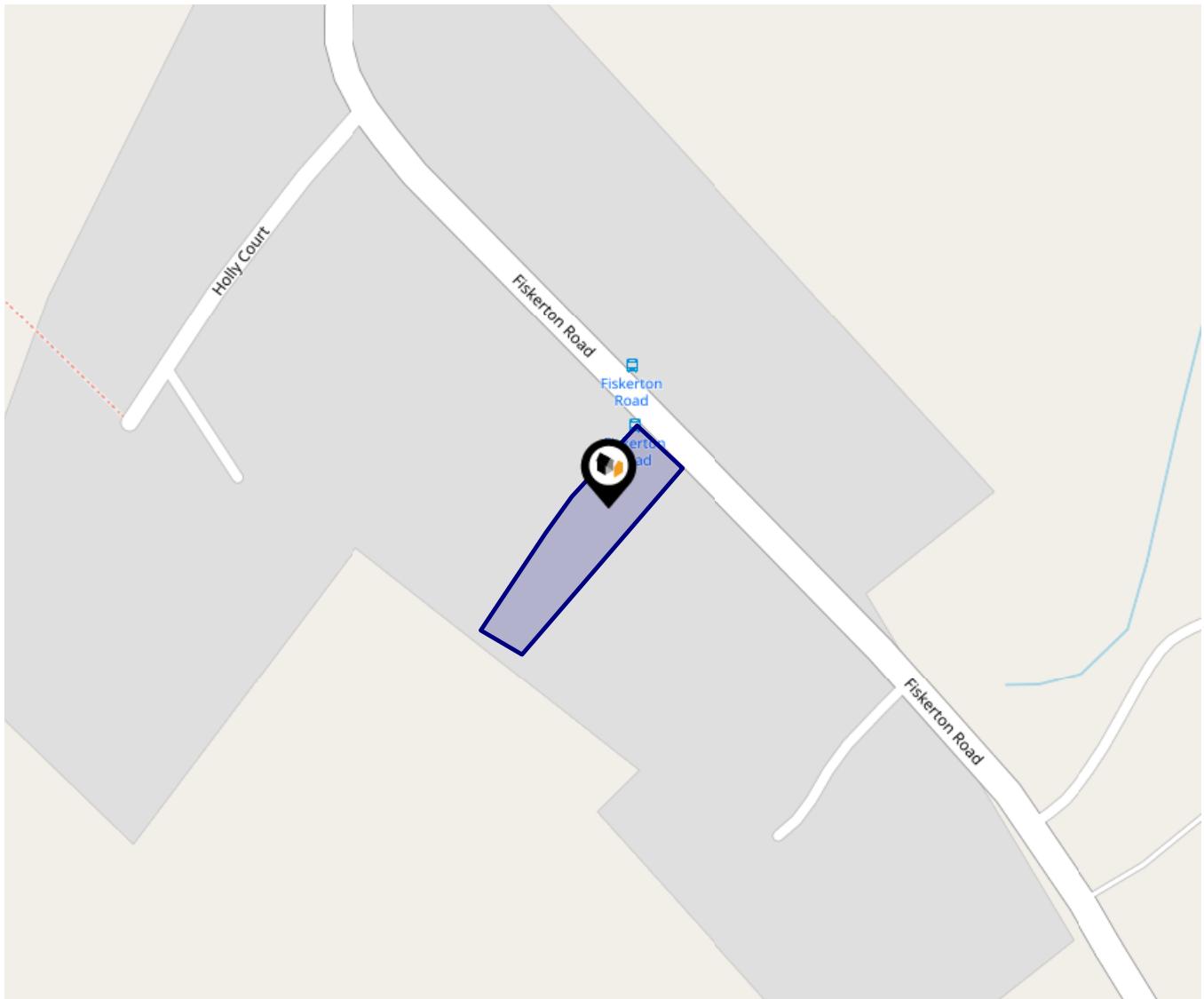
Radon Gas

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



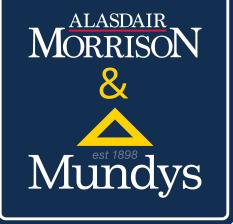
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

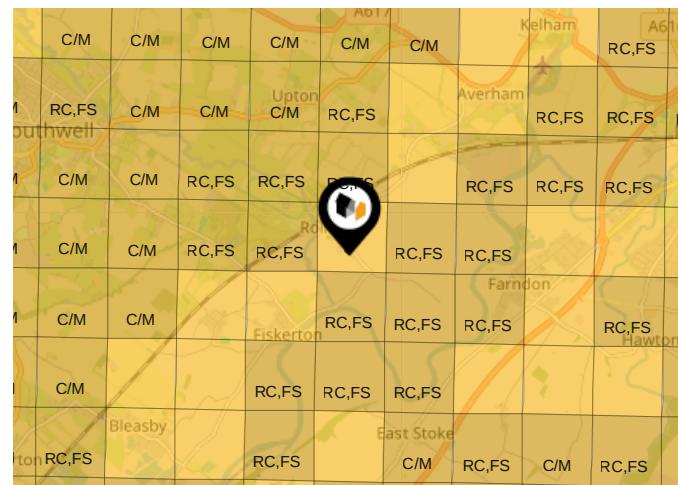
Environment

Soils & Clay



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

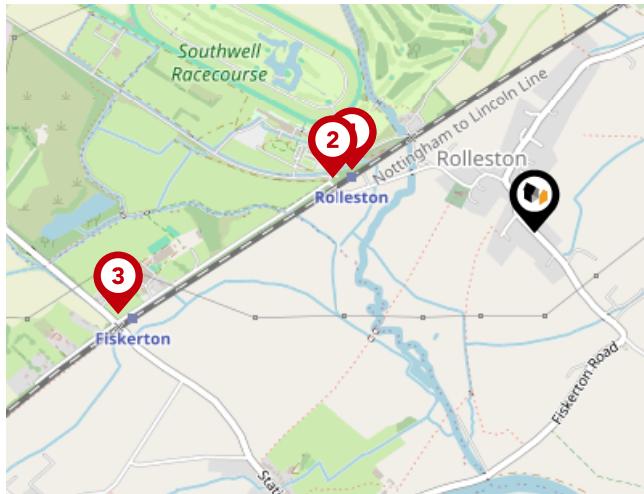
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL



Primary Classifications (Most Common Clay Types)

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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Rolleston Rail Station	0.43 miles
2	Rolleston Rail Station	0.47 miles
3	Fiskerton Rail Station	0.95 miles



Trunk Roads/Motorways

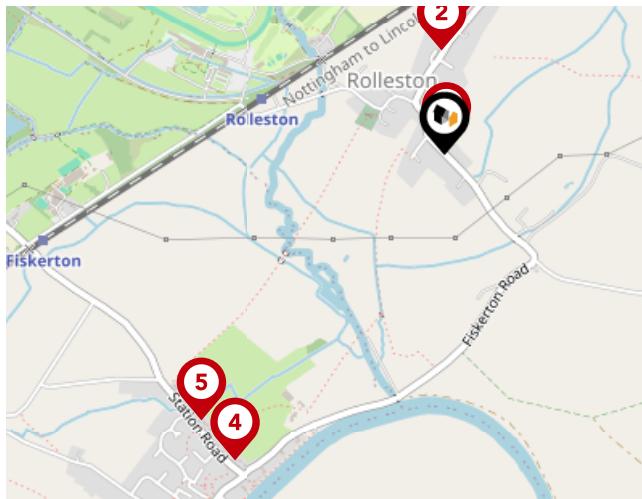
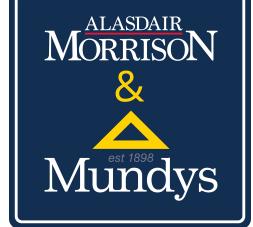
Pin	Name	Distance
1	M1 J26	15.25 miles
2	A1(M) J34	23.81 miles
3	M1 J27	15.74 miles
4	M1 J25	19.86 miles
5	M1 J28	18.24 miles



Airports/Helpads

Pin	Name	Distance
1	Finningley	29.32 miles
2	East Mids Airport	24.56 miles
3	Humberside Airport	42.38 miles
4	Baginton	53.97 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fiskerton Road	0.02 miles
2	Croft Farm Close	0.23 miles
3	Croft Farm Close	0.29 miles
4	Main Street	0.83 miles
5	Station Road	0.8 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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