



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10<sup>th</sup> February 2026



**GREGORY GARDENS, FARNSFIELD, NEWARK, NG22**

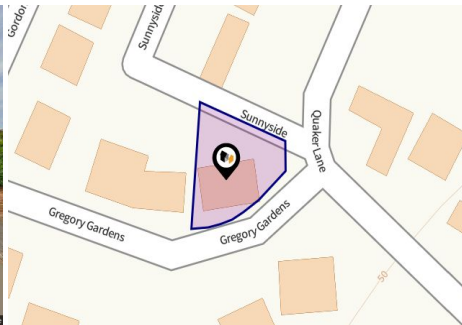
## Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



## Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.11 acres
Council Tax :	Band D
Annual Estimate:	£2,582
Title Number:	NT431959

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)

17  
mb/s



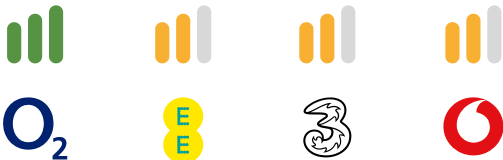
54  
mb/s



2000  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



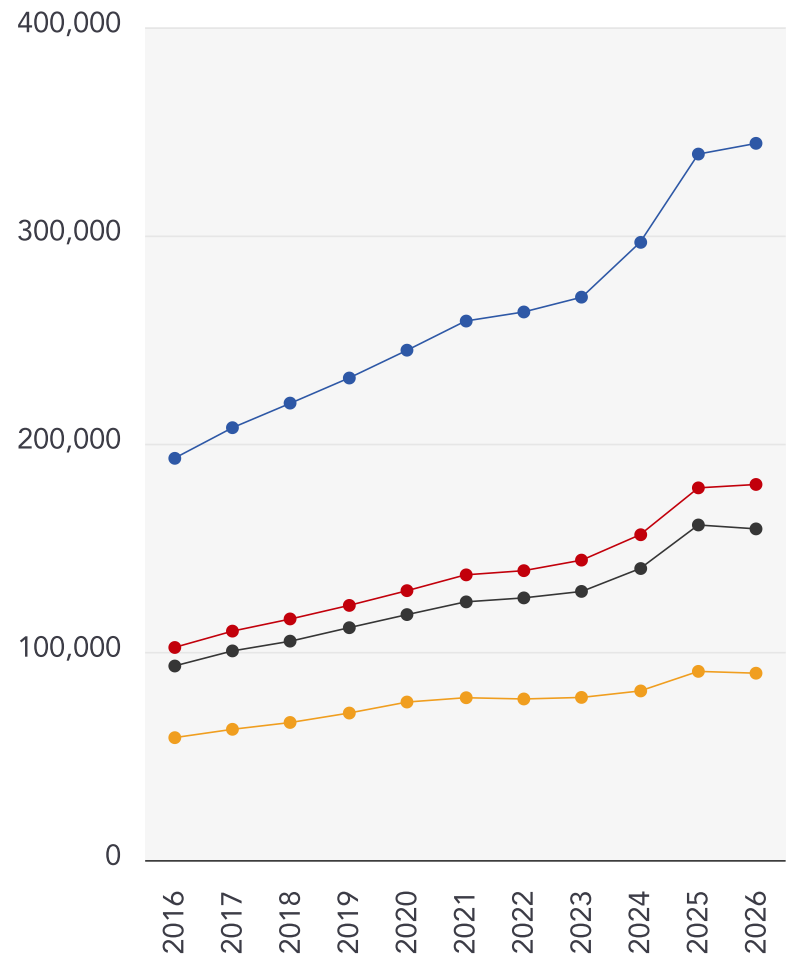


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NG22



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

**+52.67%**

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.

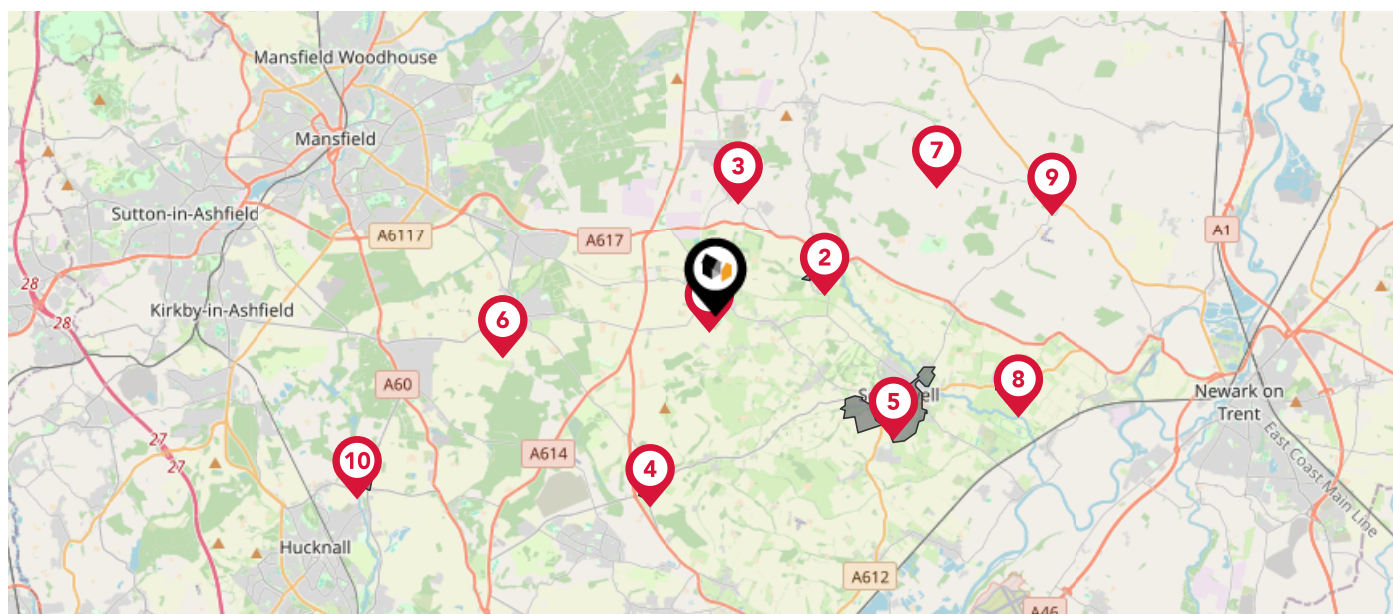
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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.



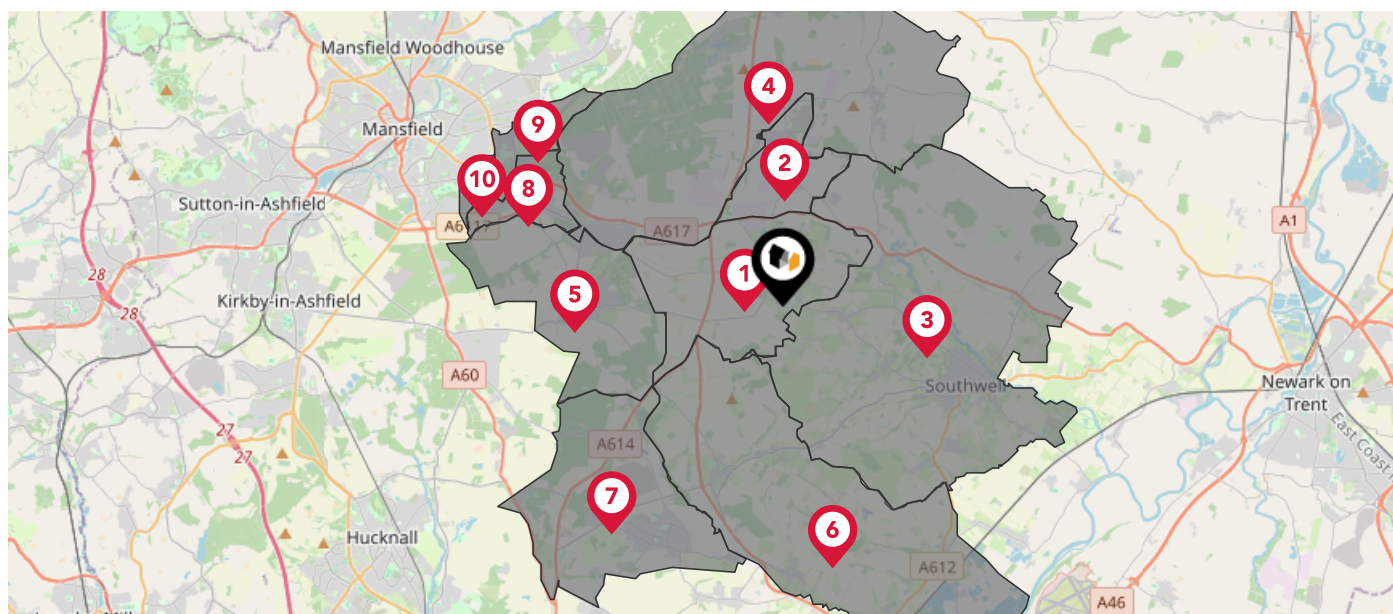
### Nearby Conservation Areas

- |    |             |
|----|-------------|
| 1  | Farnsfield  |
| 2  | Kirklington |
| 3  | Bilsthorpe  |
| 4  | Oxton       |
| 5  | Southwell   |
| 6  | Blidworth   |
| 7  | Maplebeck   |
| 8  | Upton       |
| 9  | Caunton     |
| 10 | Papplewick  |

# 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



Farnsfield Ward



Bilthorpe Ward



Southwell Ward



Rainworth North & Rufford Ward



Rainworth South & Blidworth Ward



Dover Beck Ward



Calverton Ward



Ransom Wood Ward

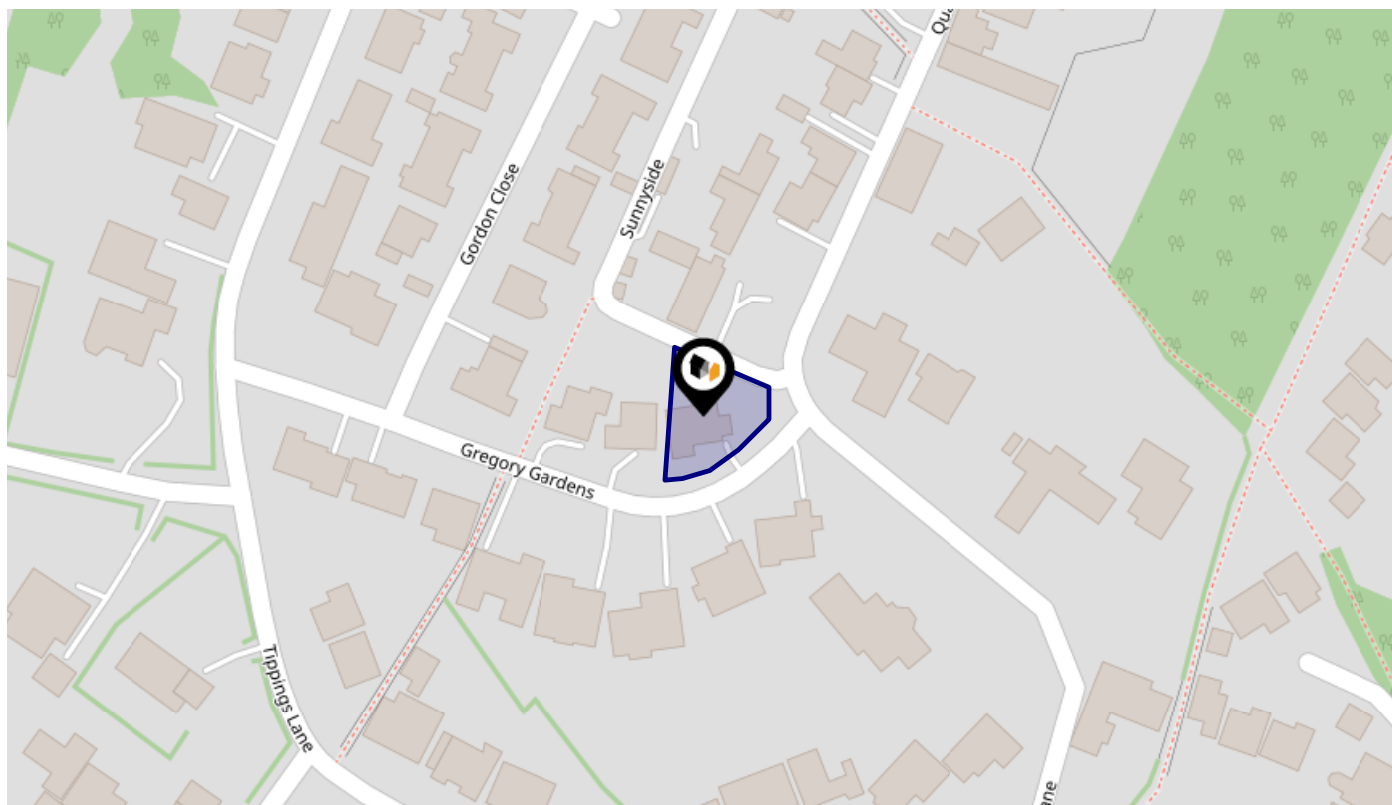


Oak Tree Ward



Lindhurst Ward

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:

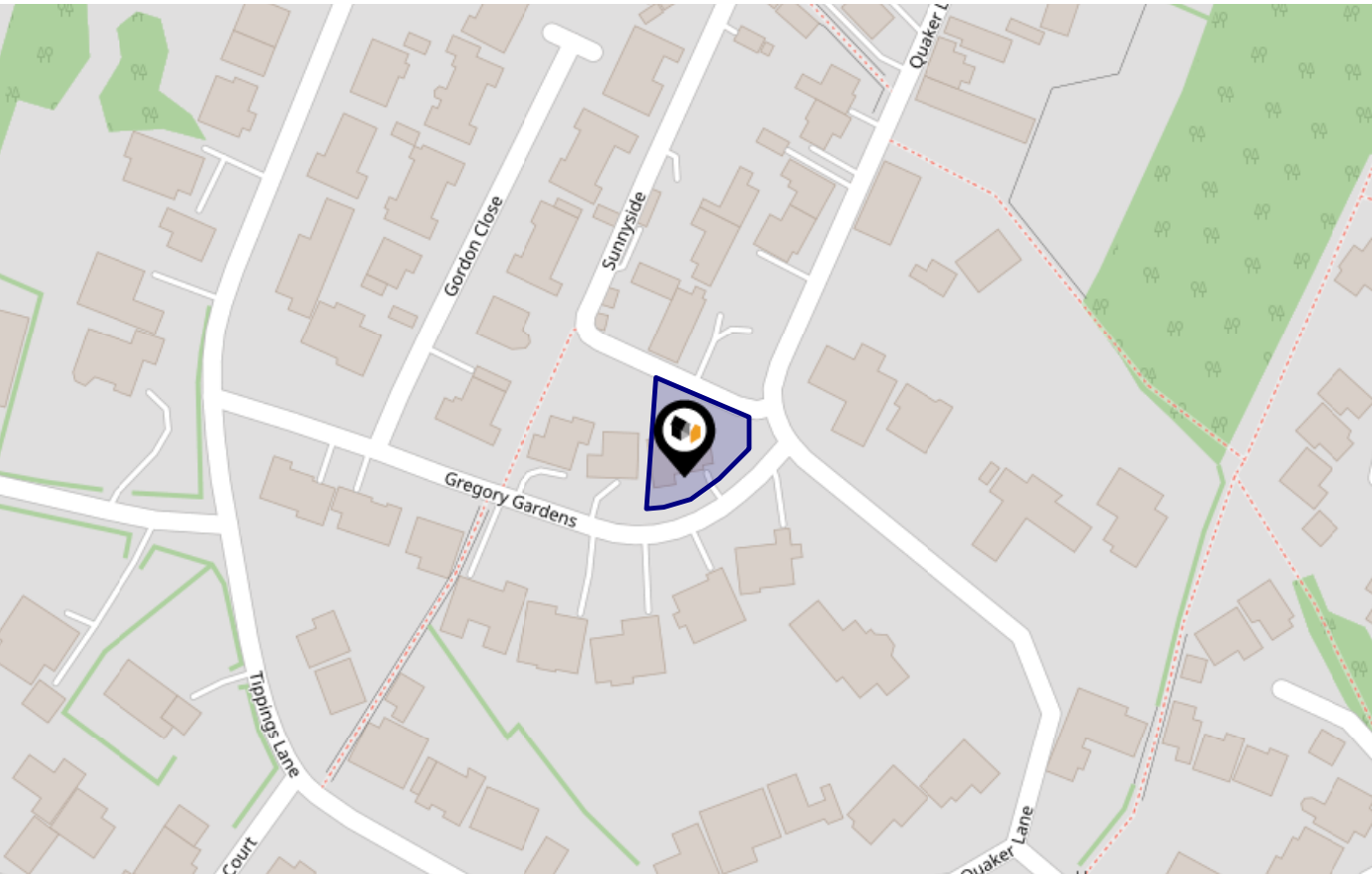
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



# 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.

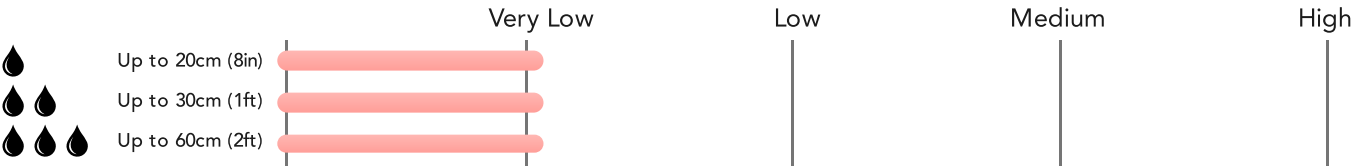


Risk Rating: Very low

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.

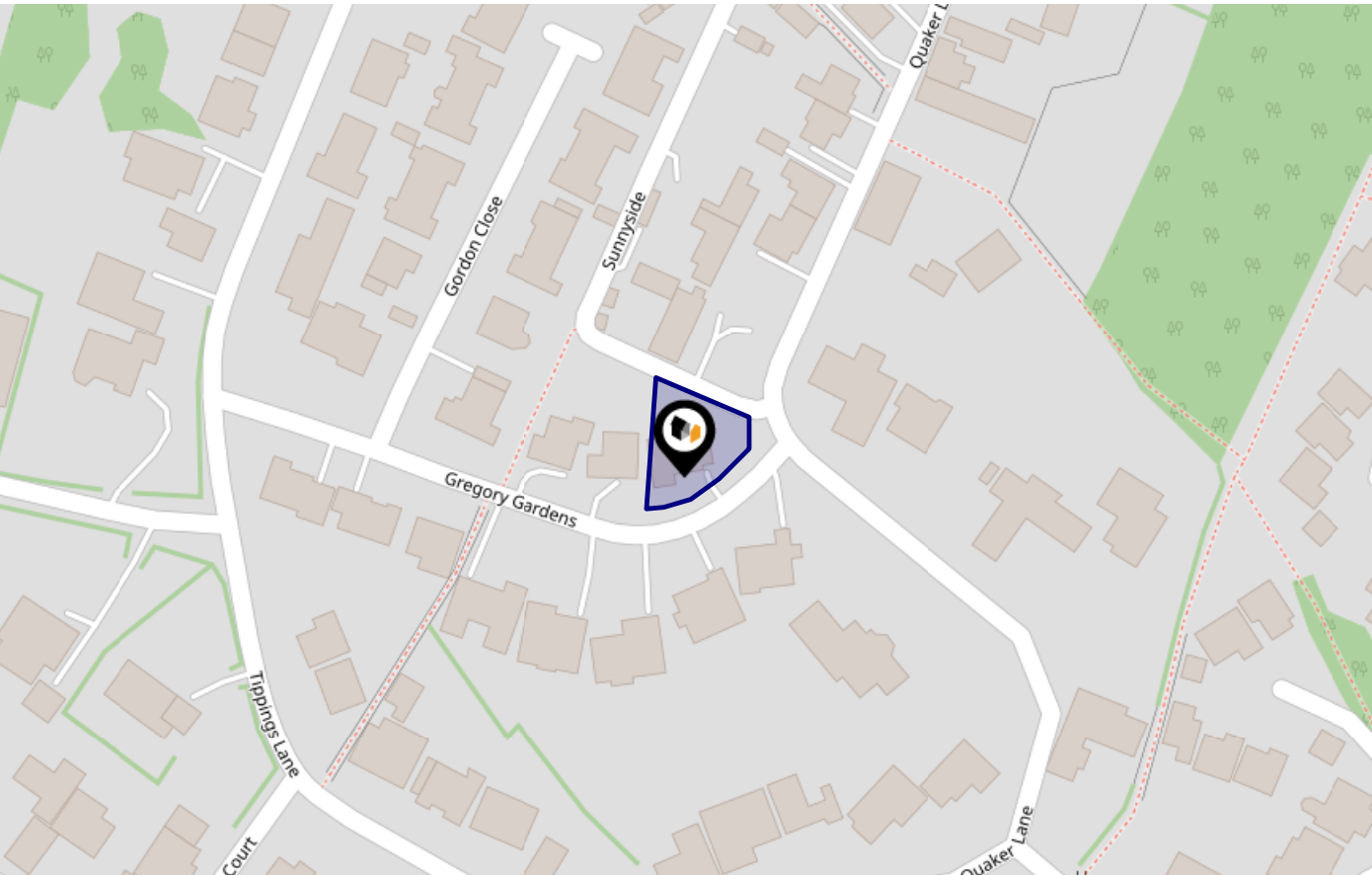
Chance of flooding to the following depths at this property:



# 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.



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.

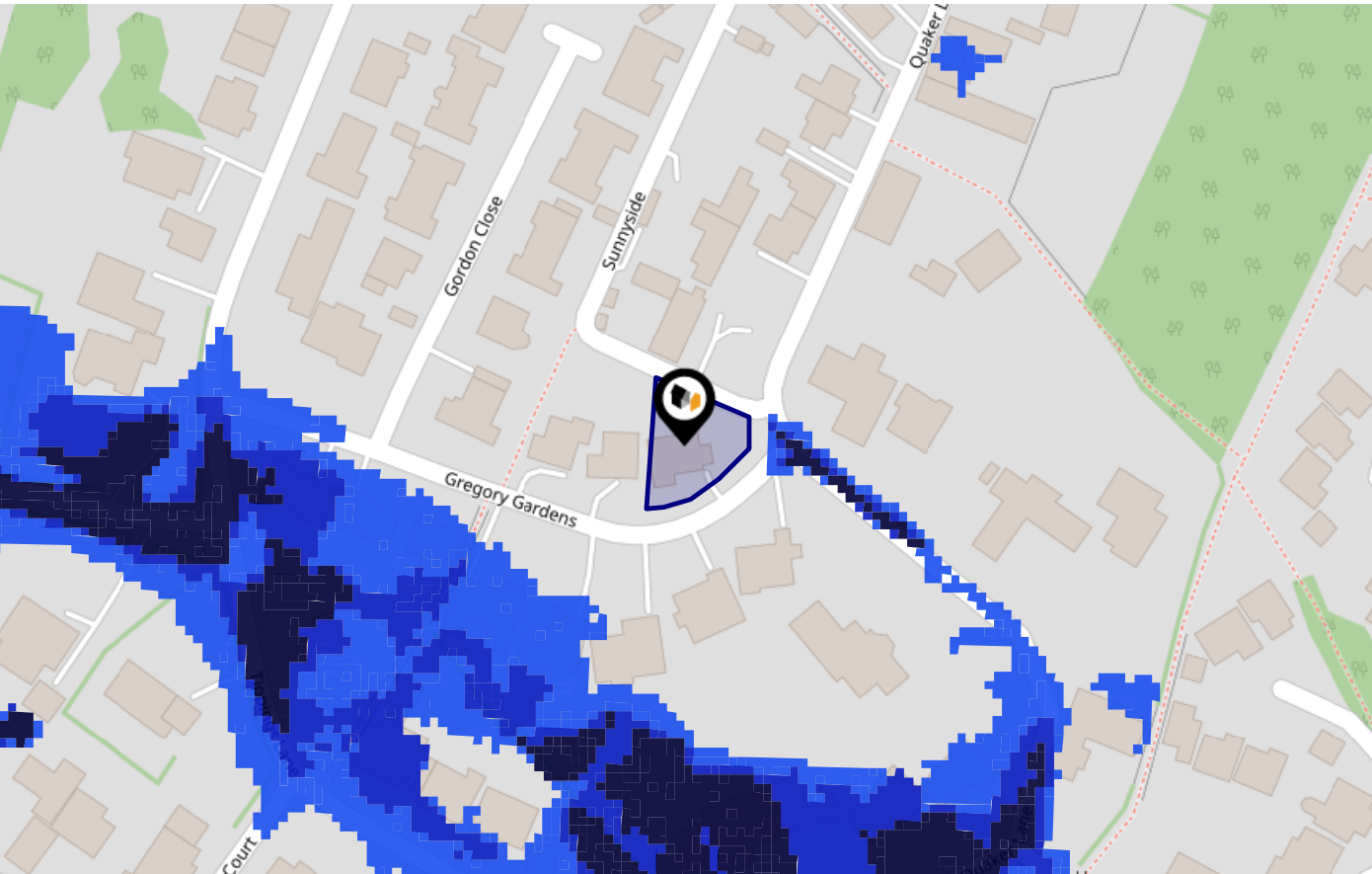
Chance of flooding to the following depths at this property:



# 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.

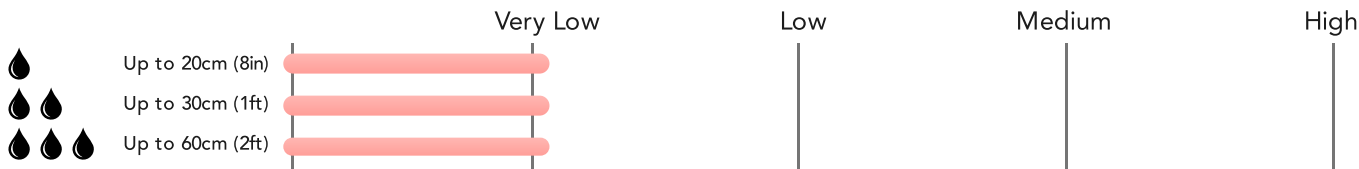


Risk Rating: Very low

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.

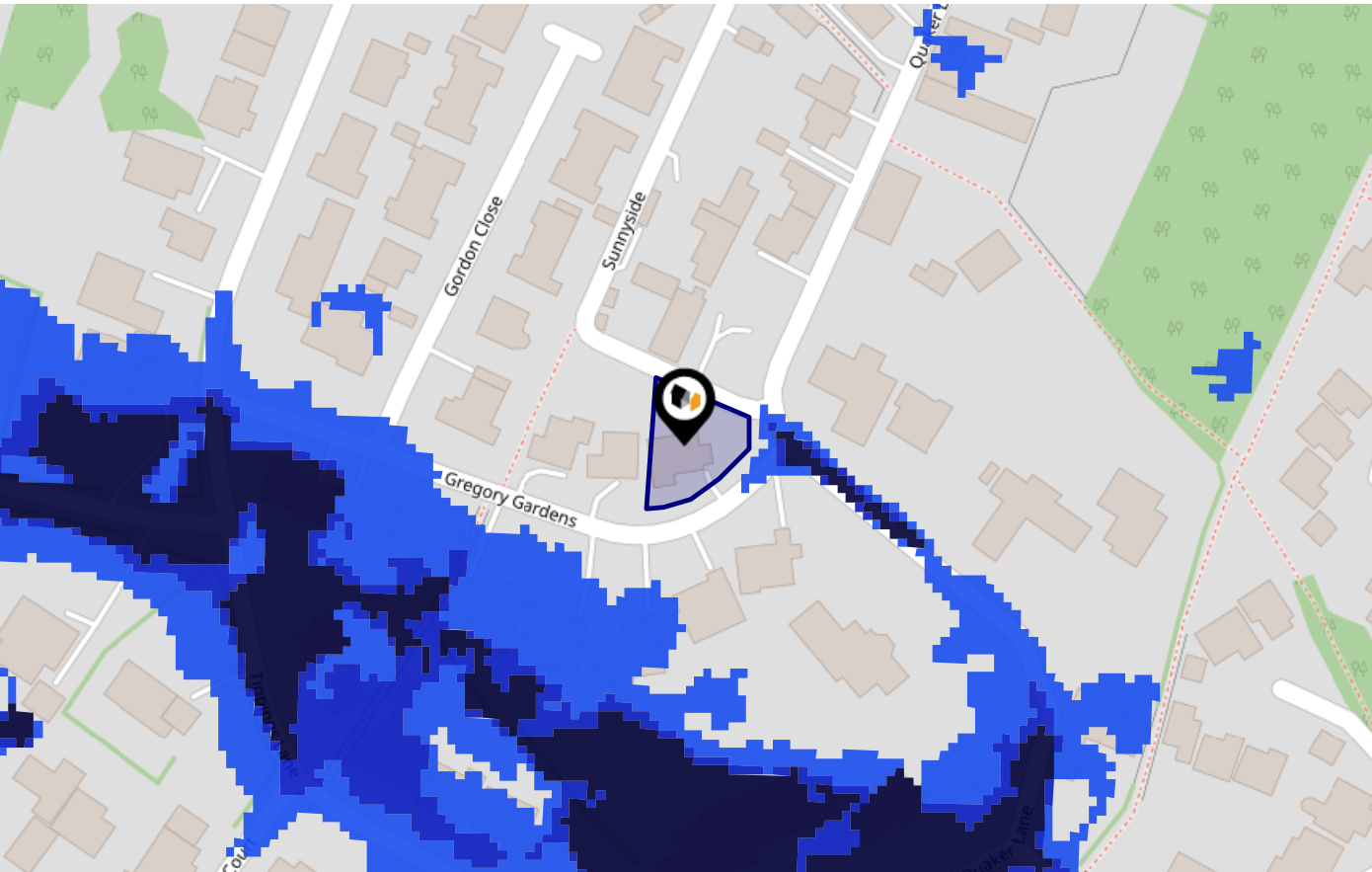
Chance of flooding to the following depths at this property:



# 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.

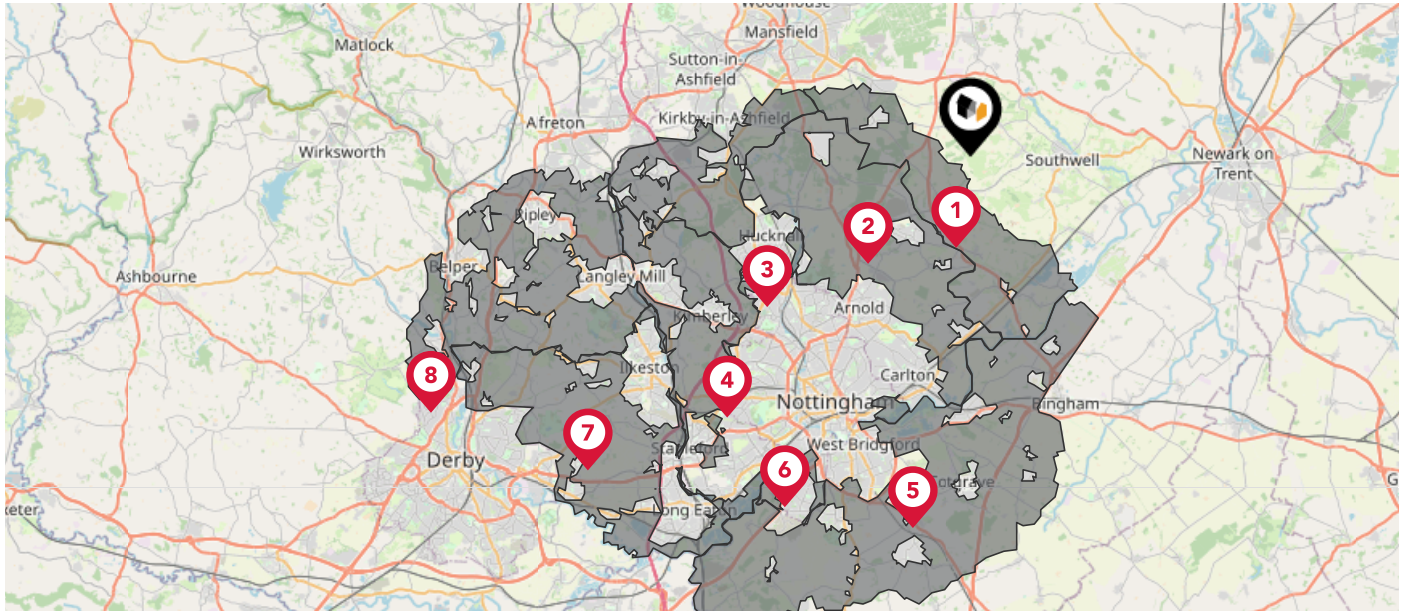
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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





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



### Nearby Green Belt Land

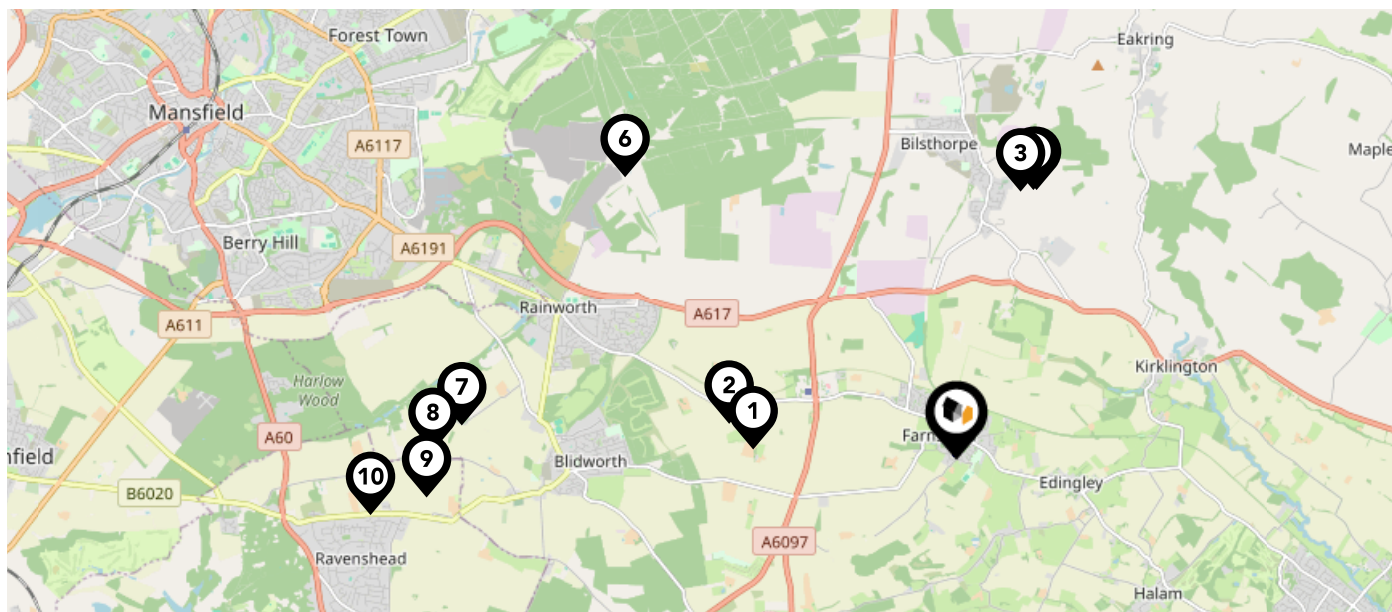
-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Gedling
-  Derby and Nottingham Green Belt - Ashfield
-  Derby and Nottingham Green Belt - Nottingham
-  Derby and Nottingham Green Belt - Rushcliffe
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - Amber Valley



# 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.



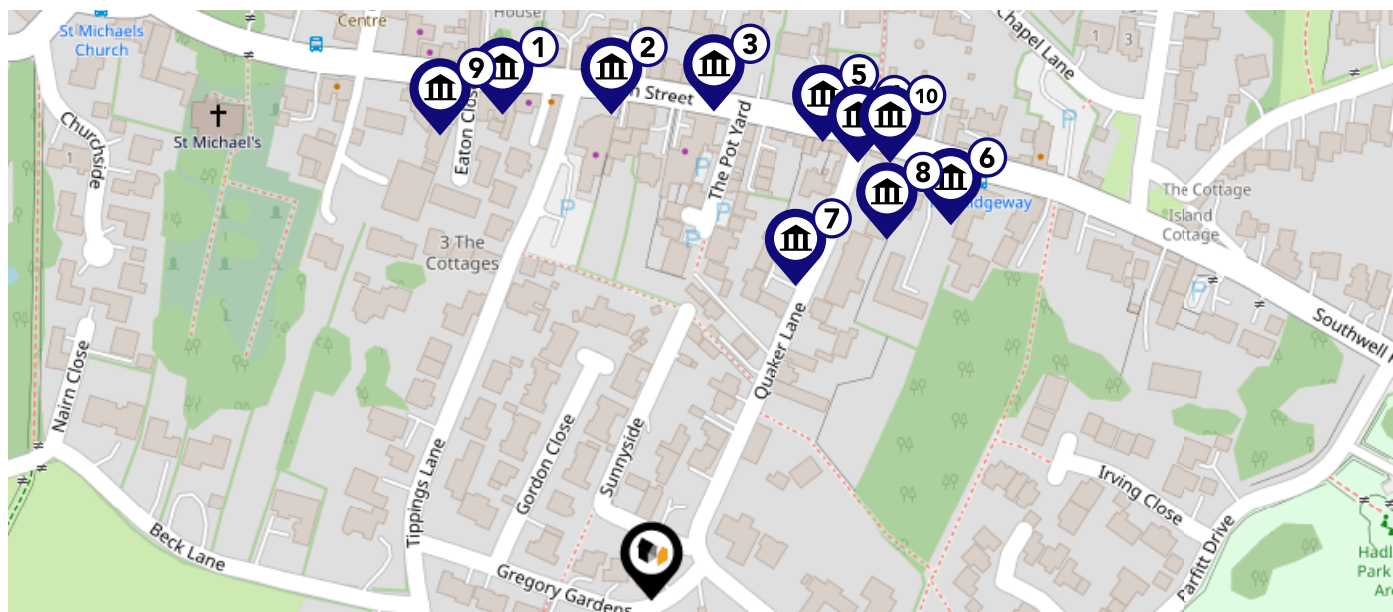
### Nearby Landfill Sites











<b>1</b>	Lurcher Farm-Farnsfield	Historic Landfill	
<b>2</b>	Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill	
<b>3</b>	Bilsthorpe Brickworks-Bilsthorpe	Historic Landfill	
<b>4</b>	Former Clay Quarry and Bilsthorpe Brickworks Landfill Site-Brailswood Road, Bilsthorpe, Nottinghamshire	Historic Landfill	
<b>5</b>	No name provided by source	Active Landfill	
<b>6</b>	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
<b>7</b>	Blidworth Saw Mill-Cross Lane, High Park, Blidworth, Mansfield, Nottinghamshire	Historic Landfill	
<b>8</b>	Stokeley Cross Lane-Blidworth, Near Mansfield, Nottinghamshire	Historic Landfill	
<b>9</b>	Land off Ricket Lane-Blidworth, Near Mansfield, Nottinghamshire	Historic Landfill	
<b>10</b>	Ricket Lane Tip-Blidworth, Nottinghamshire	Historic Landfill	

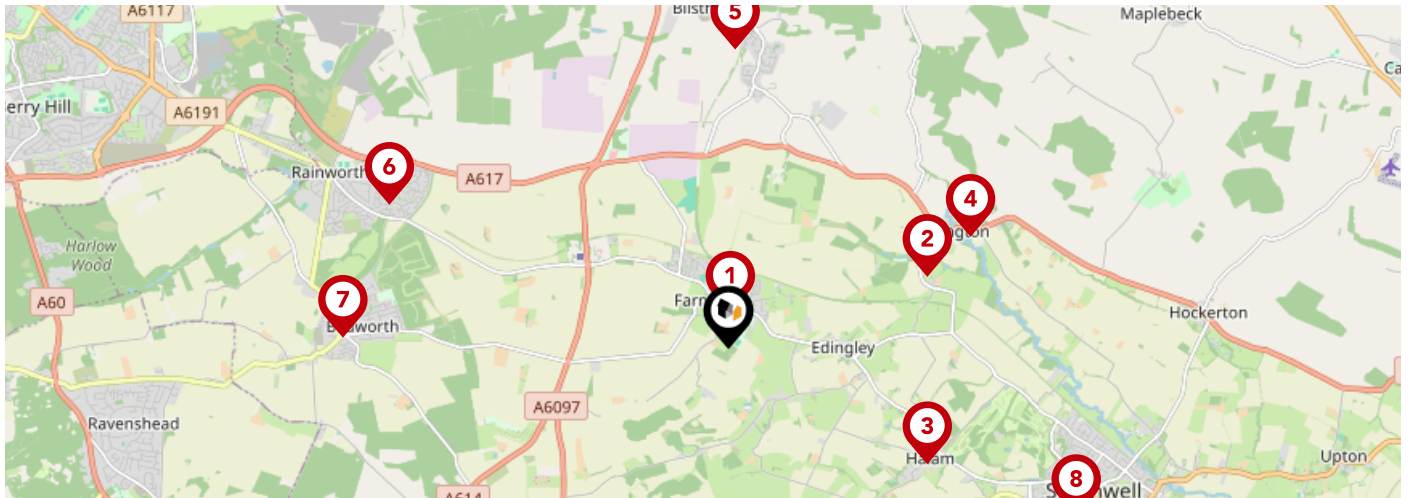
# Maps

## Listed Buildings

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

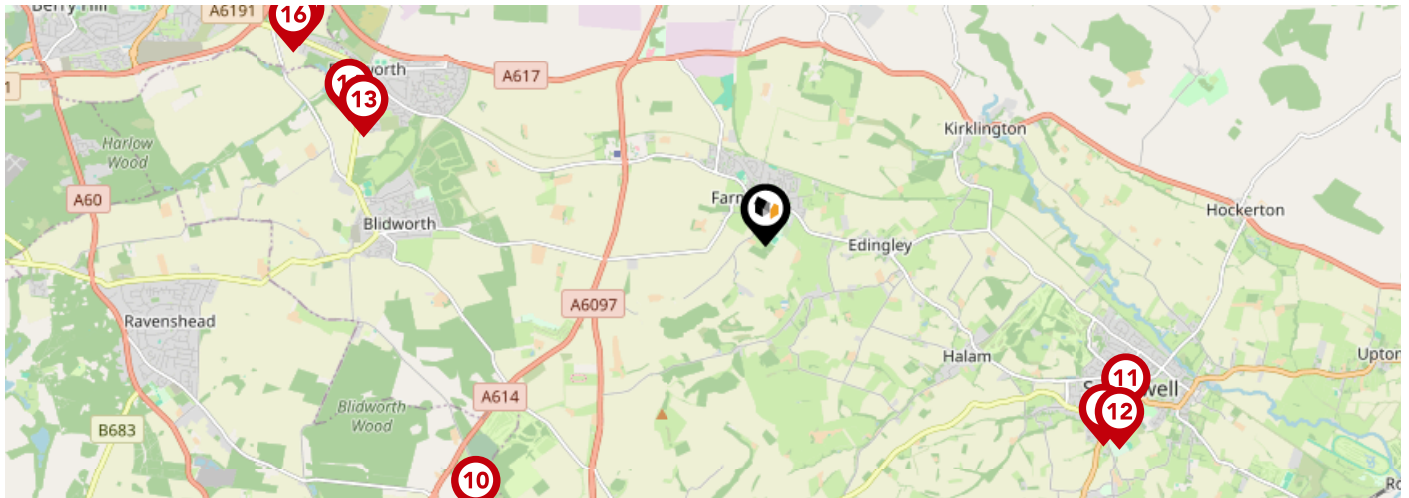










Listed Buildings in the local district	Grade	Distance
 1285994 - Wall And Gate At Burgess House And Burgess Cottage	Grade II	0.1 miles
 1370201 - Tehidy House	Grade II	0.1 miles
 1193777 - The Old School House	Grade II	0.1 miles
 1193810 - Wheatsheaf Cottage	Grade II	0.1 miles
 1045515 - The Old Wheatsheaf And Drayman's Cottage	Grade II	0.1 miles
 1045512 - Barn At Old Manor Farm	Grade II	0.1 miles
 1045517 - Jasmine Cottage	Grade II	0.1 miles
 1193686 - Smith's Cottage	Grade II	0.1 miles
 1370199 - The Bus Stop Pot Shop	Grade II	0.1 miles
 1045516 - Charnwood House	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Farnsfield St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 280   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kirklington Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Halam Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wings School Notts</b> Ofsted Rating: Good   Pupils: 33   Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bilthorpe Flying High Academy</b> Ofsted Rating: Good   Pupils: 213   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Python Hill Academy</b> Ofsted Rating: Good   Pupils: 308   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Blidworth Oaks Primary School</b> Ofsted Rating: Good   Pupils: 369   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lowe's Wong Infant School</b> Ofsted Rating: Requires improvement   Pupils: 170   Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

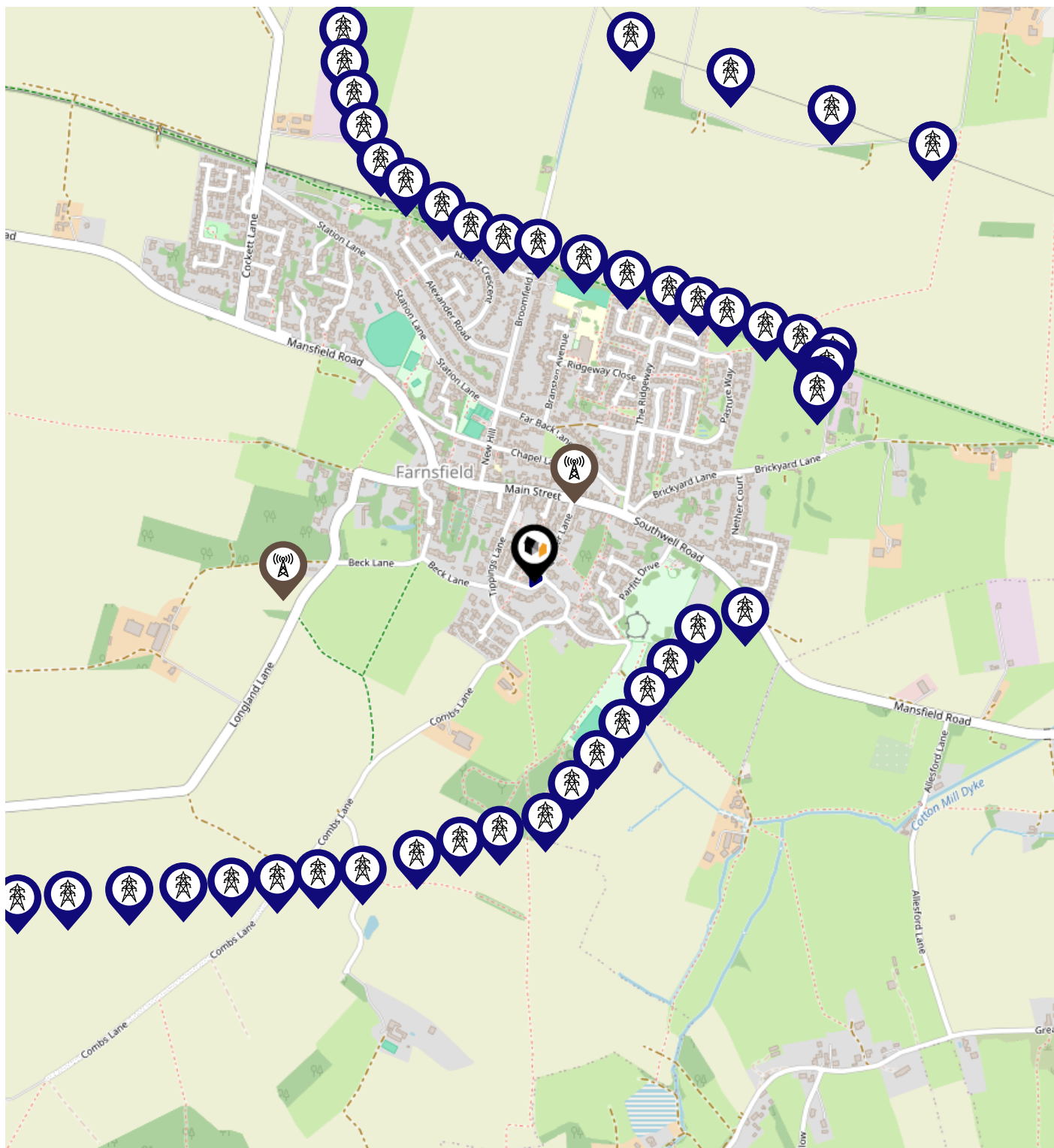


		Nursery	Primary	Secondary	College	Private
	<b>Holy Trinity CofE Infant School</b> Ofsted Rating: Outstanding   Pupils: 54   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Salterford House School</b> Ofsted Rating: Not Rated   Pupils: 66   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lowe's Wong Anglican Methodist Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Minster School</b> Ofsted Rating: Good   Pupils: 1647   Distance:3.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Joseph Whitaker School</b> Ofsted Rating: Good   Pupils: 1371   Distance:3.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lake View Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 209   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dawn House School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:4.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heathlands Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

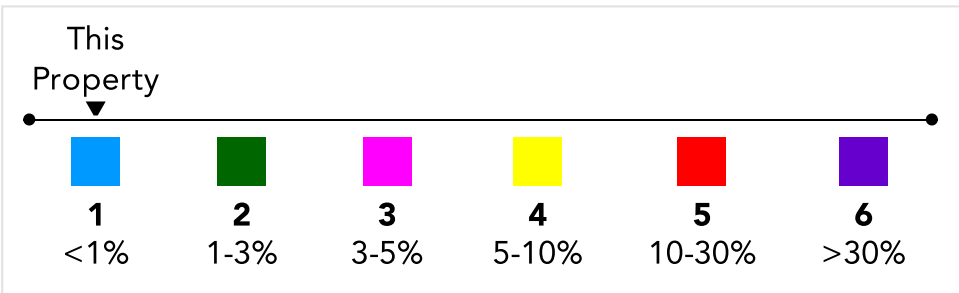
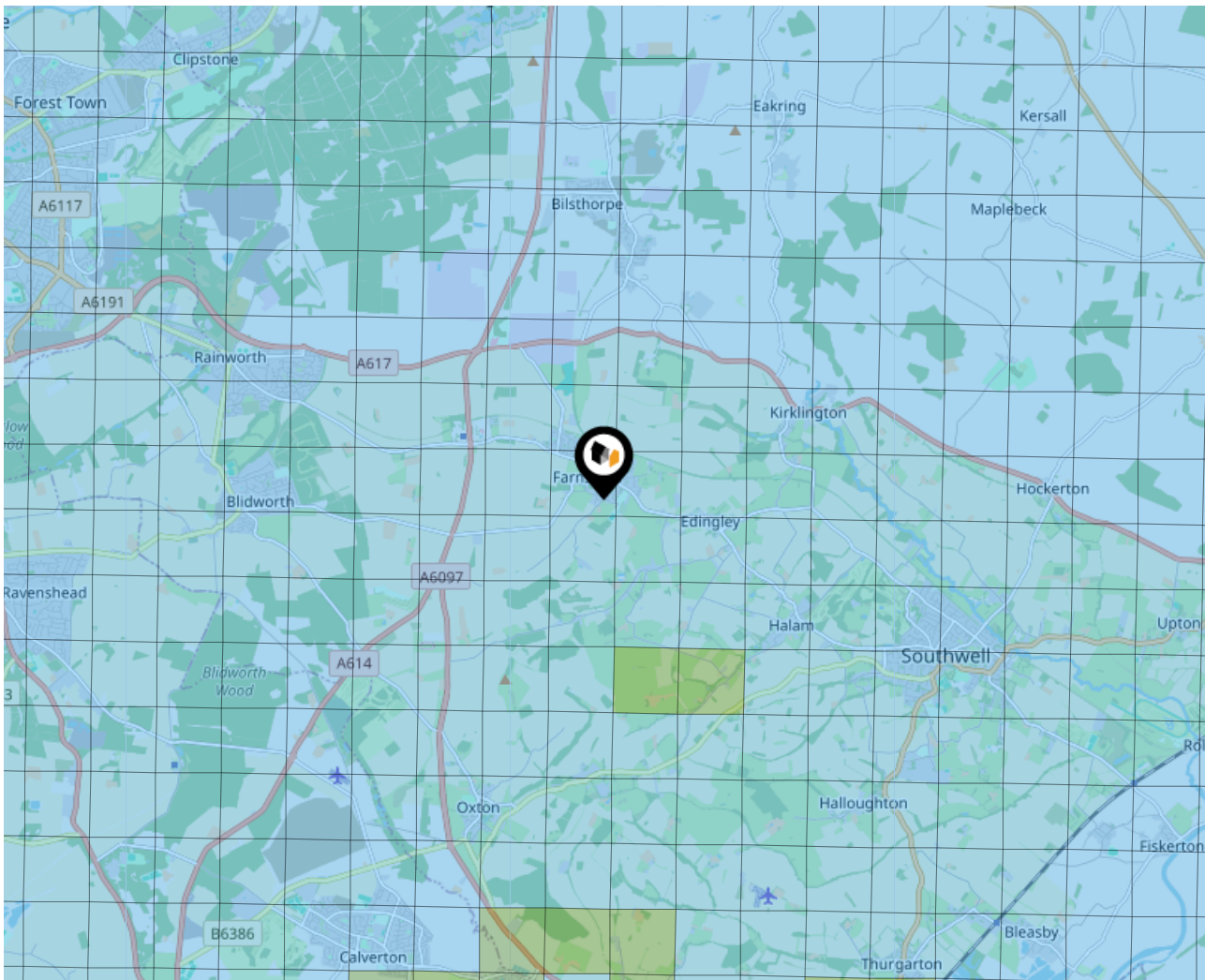


# Environment

## Radon Gas

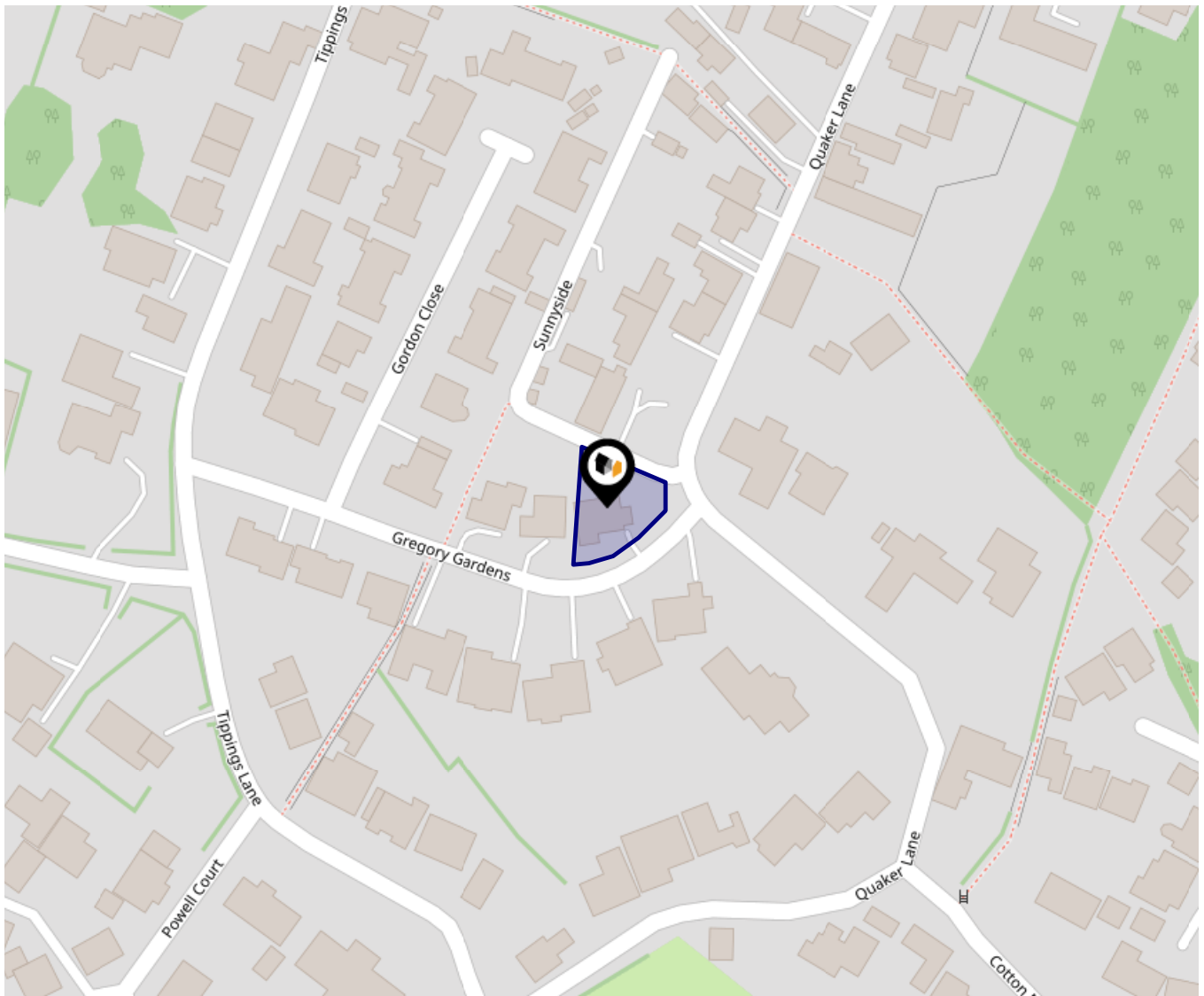
### What is Radon?

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



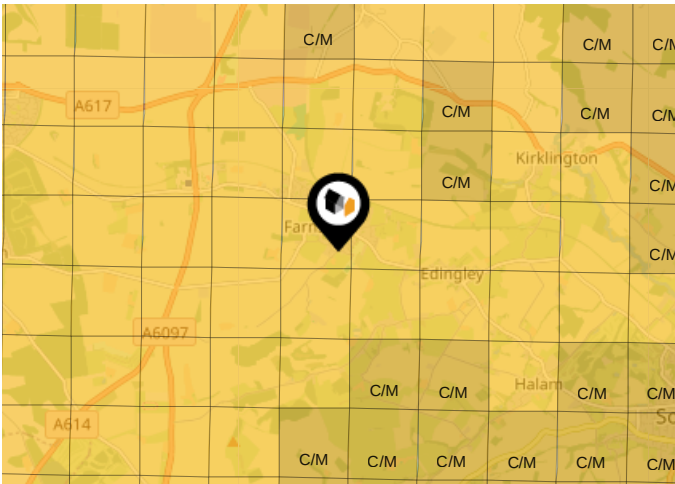
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

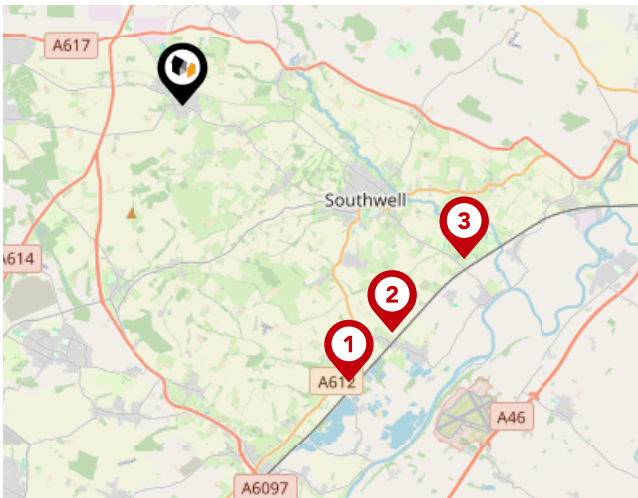


### Primary Classifications (Most Common Clay Types)

<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

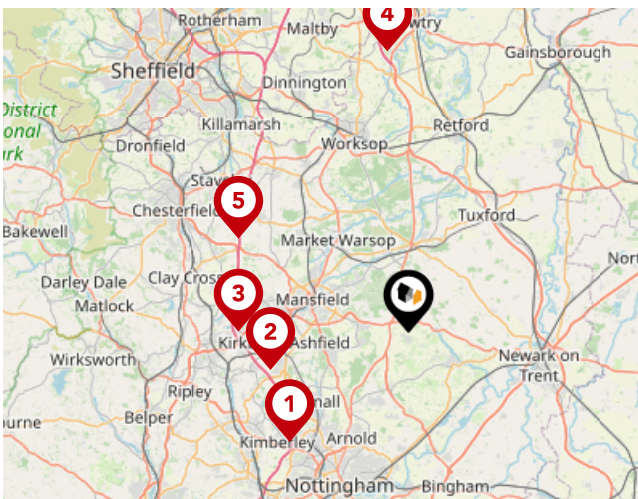
# Area

## Transport (National)



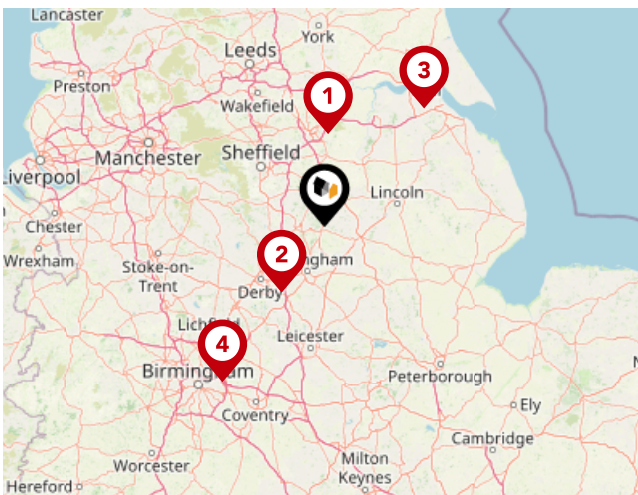
### National Rail Stations

Pin	Name	Distance
1	Thurgarton Rail Station	5.76 miles
2	Bleasby Rail Station	5.53 miles
3	Fiskerton Rail Station	5.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	11.41 miles
2	M1 J27	10.11 miles
3	M1 J28	12.09 miles
4	A1(M) J34	20.11 miles
5	M1 J29	13.78 miles



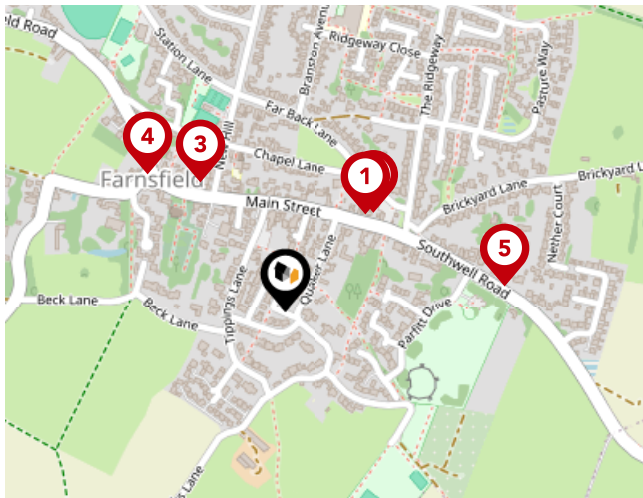
### Airports/Helipads

Pin	Name	Distance
1	Finningley	26.33 miles
2	East Mids Airport	22.61 miles
3	Humberside Airport	43.77 miles
4	Birmingham Airport	53.45 miles



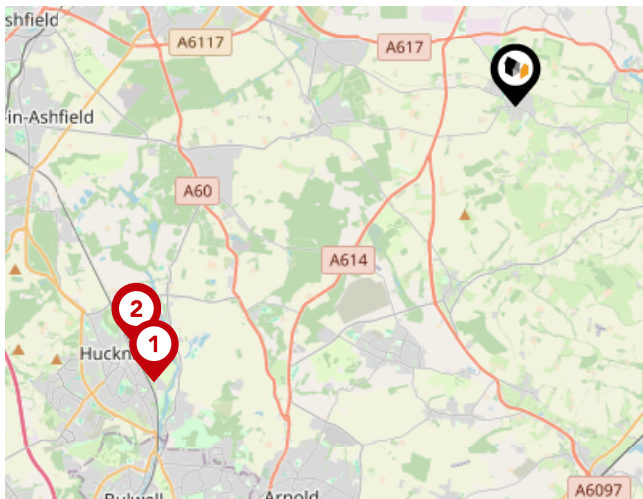
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Ridgeway	0.14 miles
2	The Ridgeway	0.15 miles
3	St Michaels Church	0.17 miles
4	The Lion	0.22 miles
5	Parfitt Drive	0.25 miles



### Local Connections

Pin	Name	Distance
1	Butler's Hill Tram Stop	8.12 miles
2	Hucknall Tram Stop	8 miles
3	Hucknall Tram Stop	7.99 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 provided

# 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.



### 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

