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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th February 2026



GREGORY GARDENS, FARNSFIELD, NEWARK, NG22

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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chris.pick@amorrison-mundys.net

amorrison-mundys.net

Property Overview



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
- Surface Water

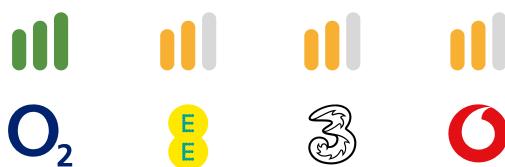
Very low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **54**
mb/s **2000**
mb/s



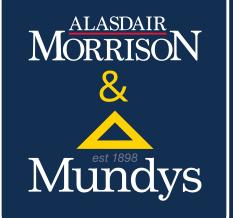
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



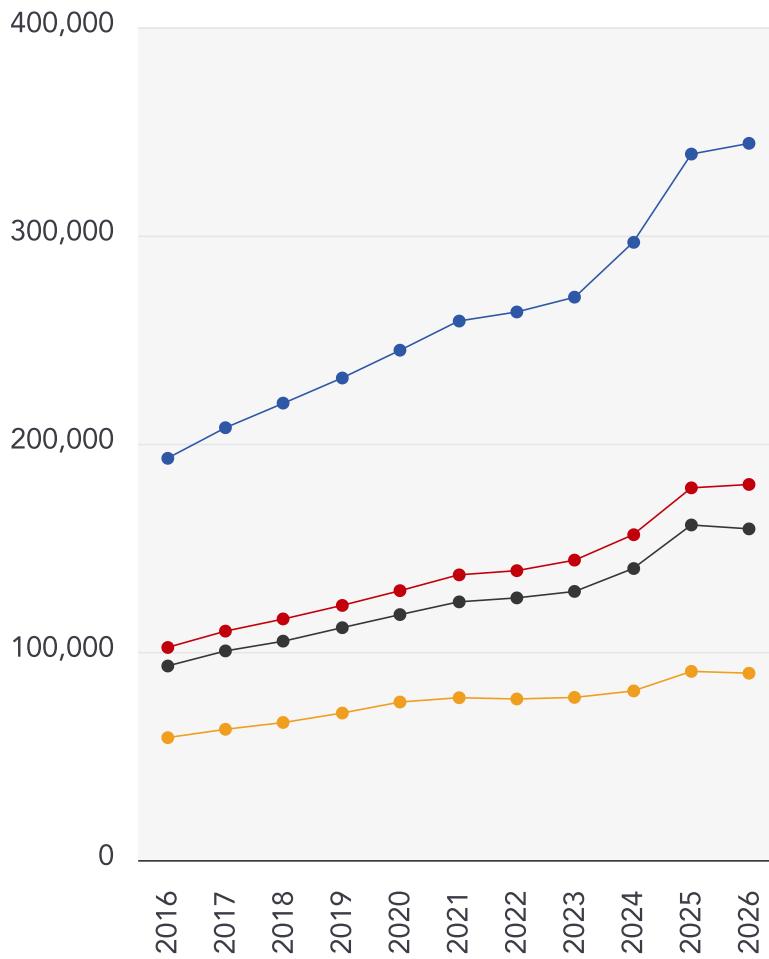
Gallery Photos



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%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

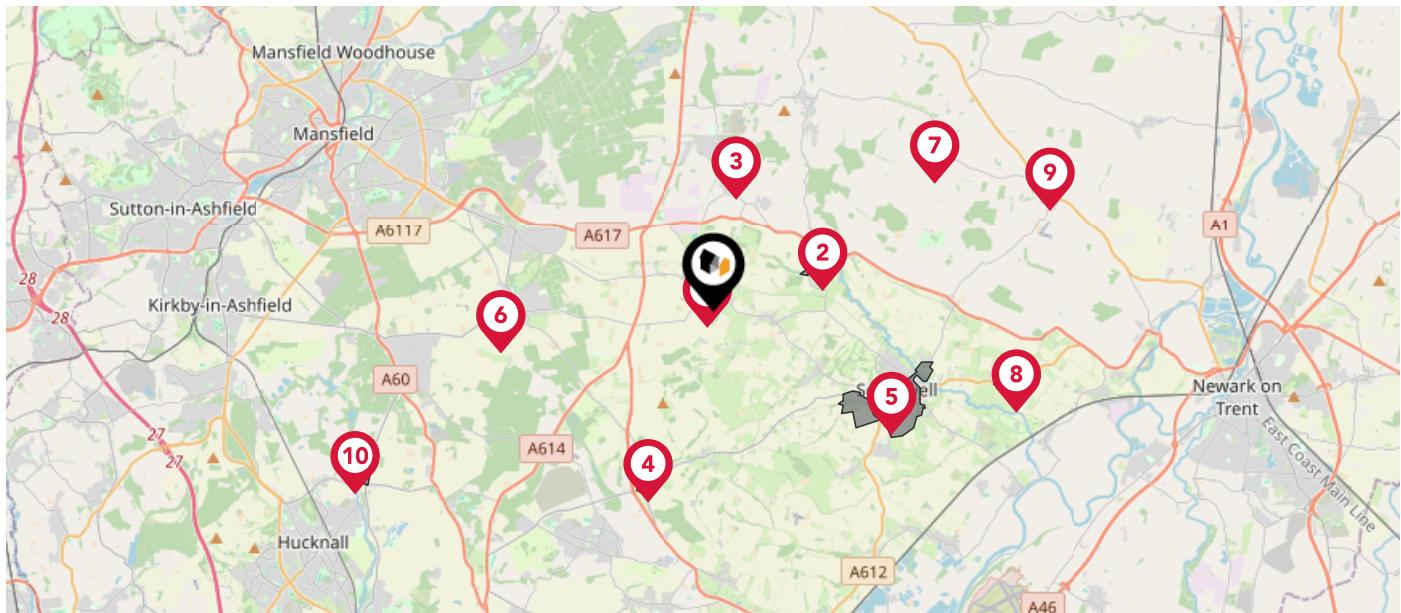
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



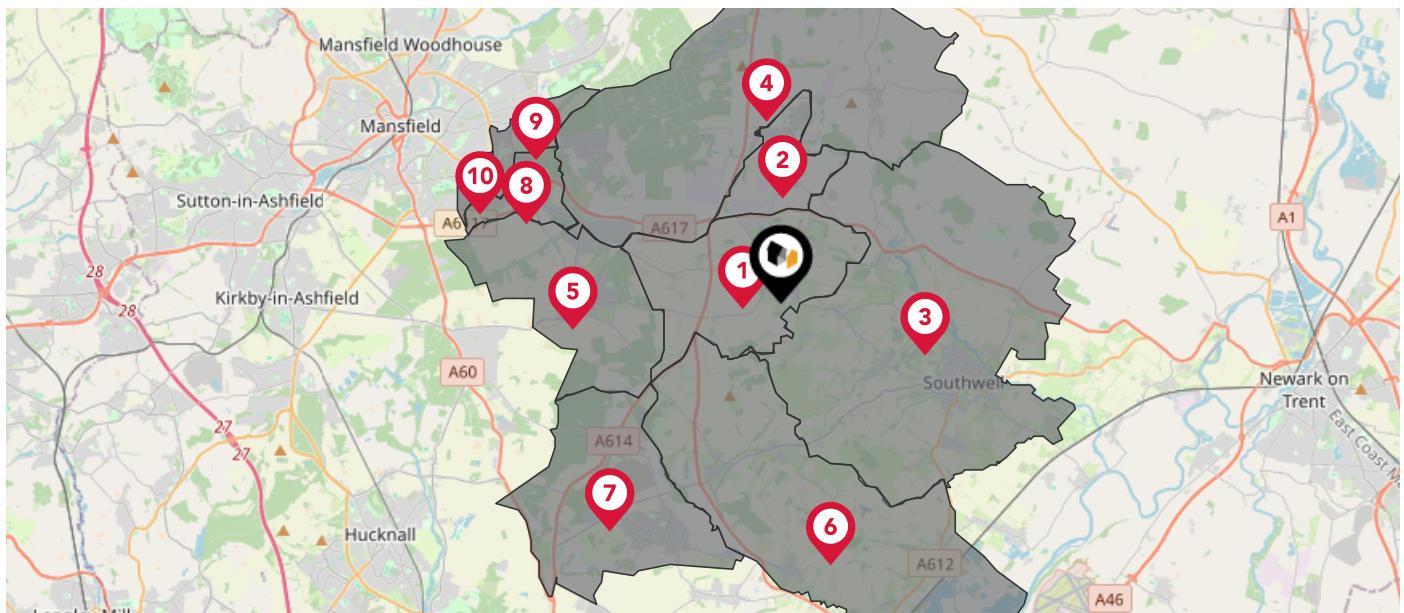
Nearby Conservation Areas

- 1 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



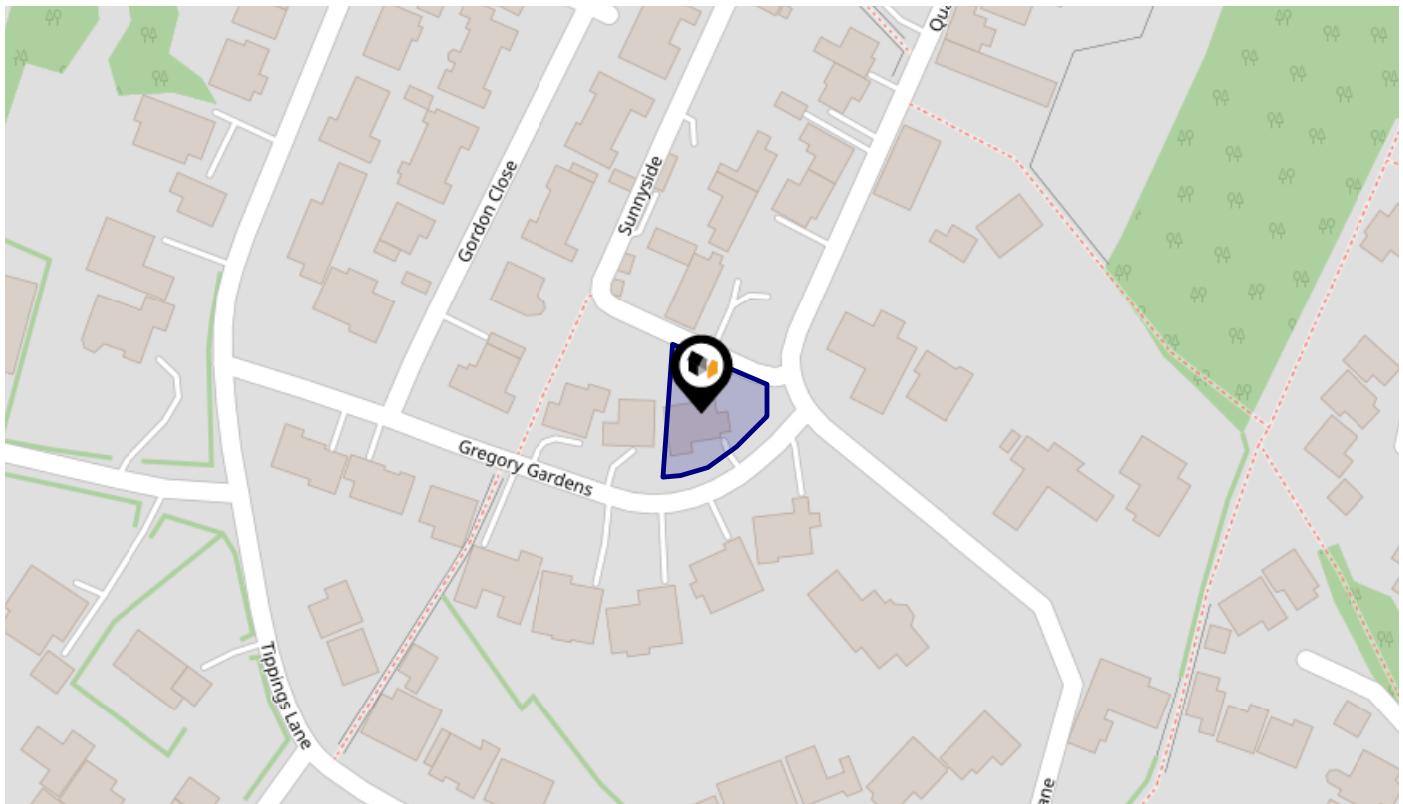
Nearby Council Wards

- 1 Farnsfield Ward
- 2 Bilsthorpe Ward
- 3 Southwell Ward
- 4 Rainworth North & Rufford Ward
- 5 Rainworth South & Blidworth Ward
- 6 Dover Beck Ward
- 7 Calverton Ward
- 8 Ransom Wood Ward
- 9 Oak Tree Ward
- 10 Lindhurst Ward

Maps

Rail Noise

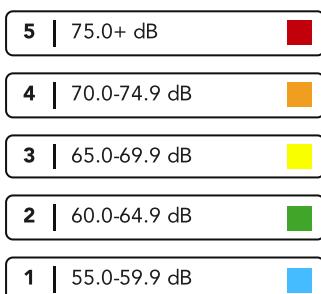
This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



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.

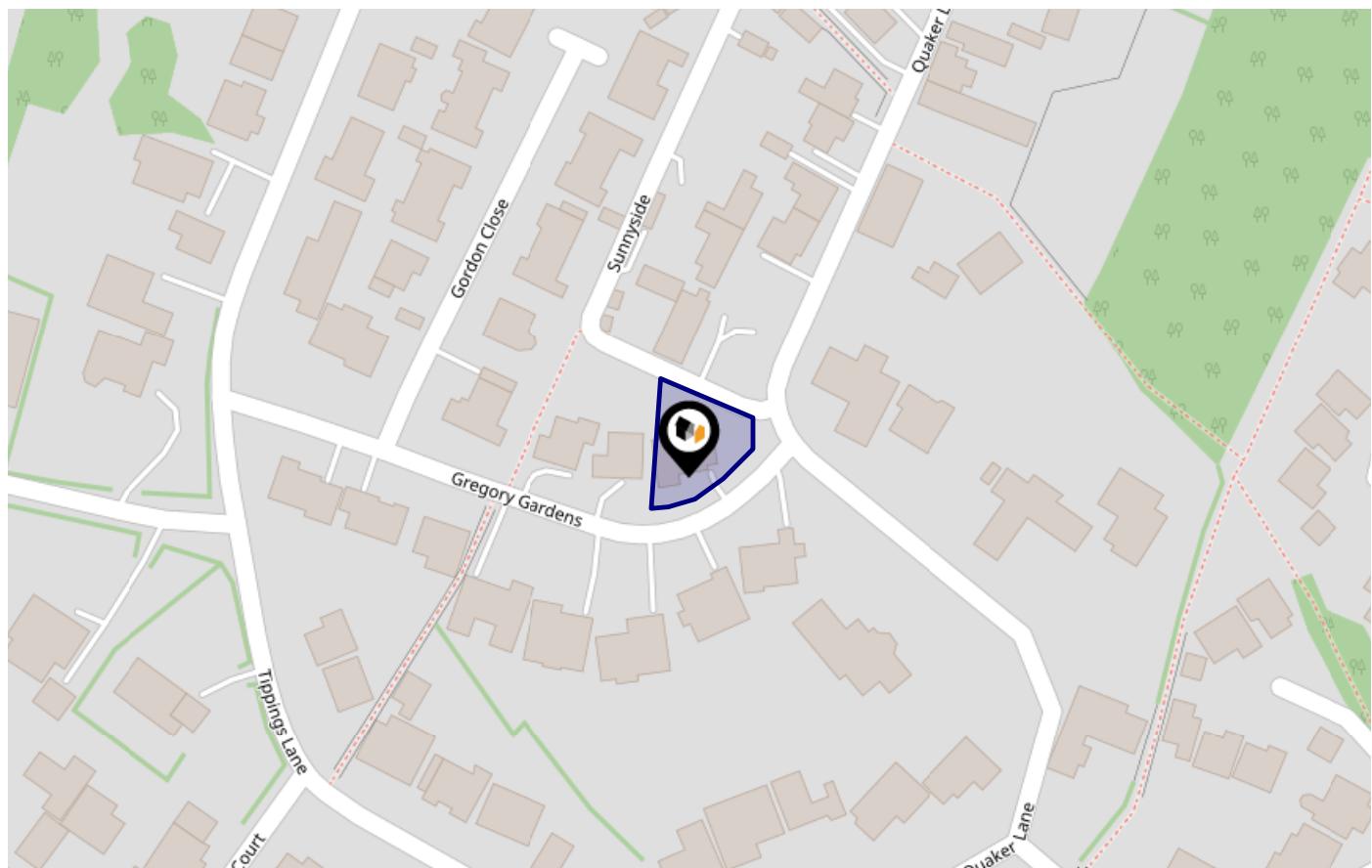
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

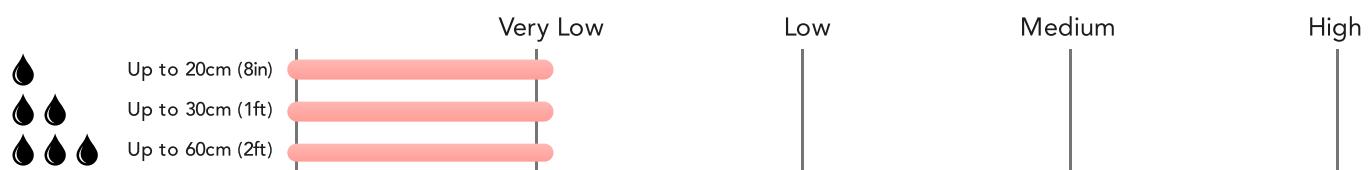


Risk Rating: Very low

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.

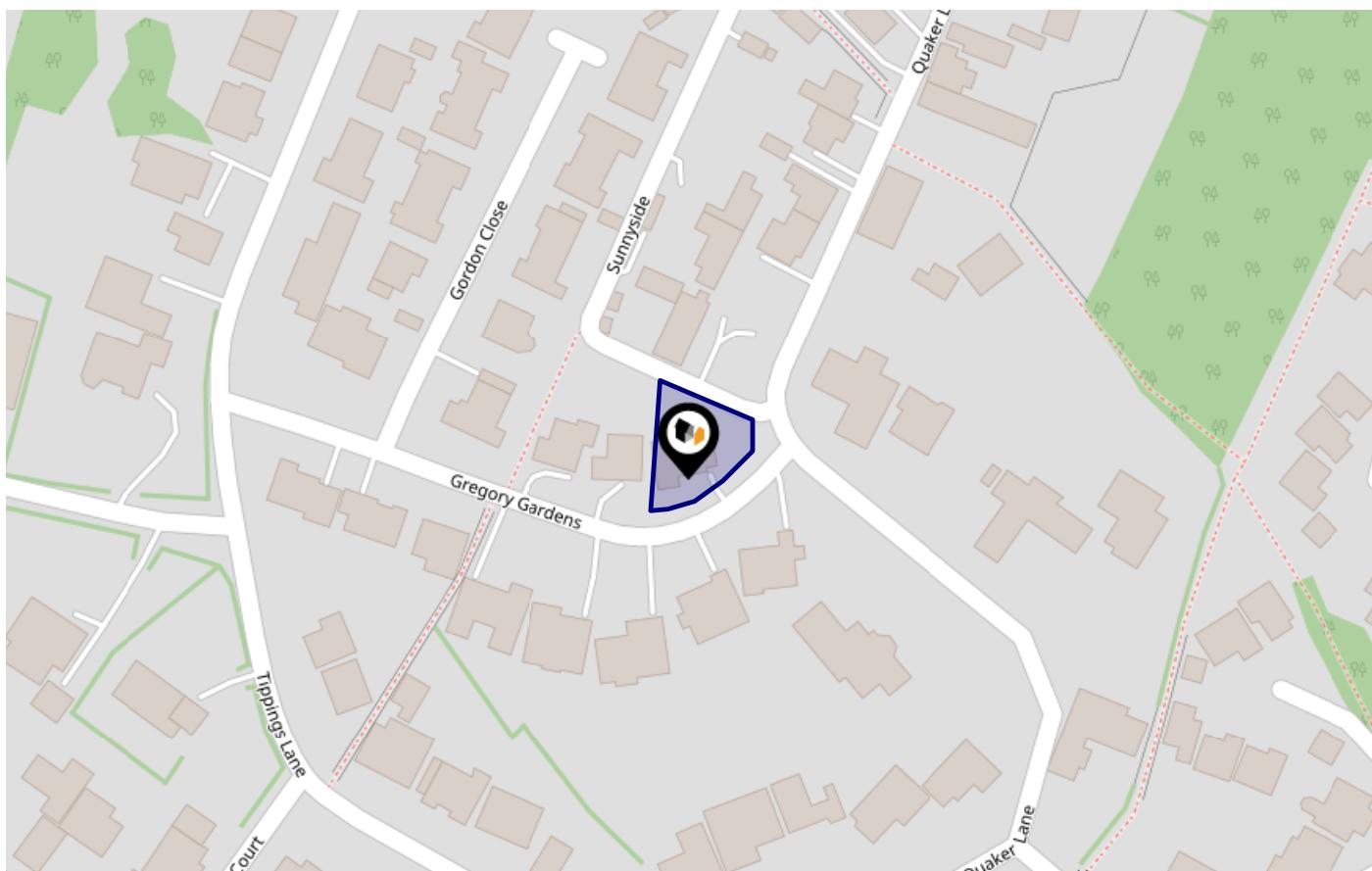
Chance of flooding to the following depths at this property:



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.

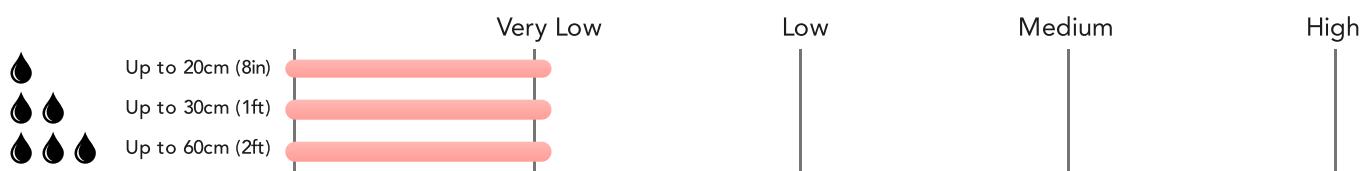


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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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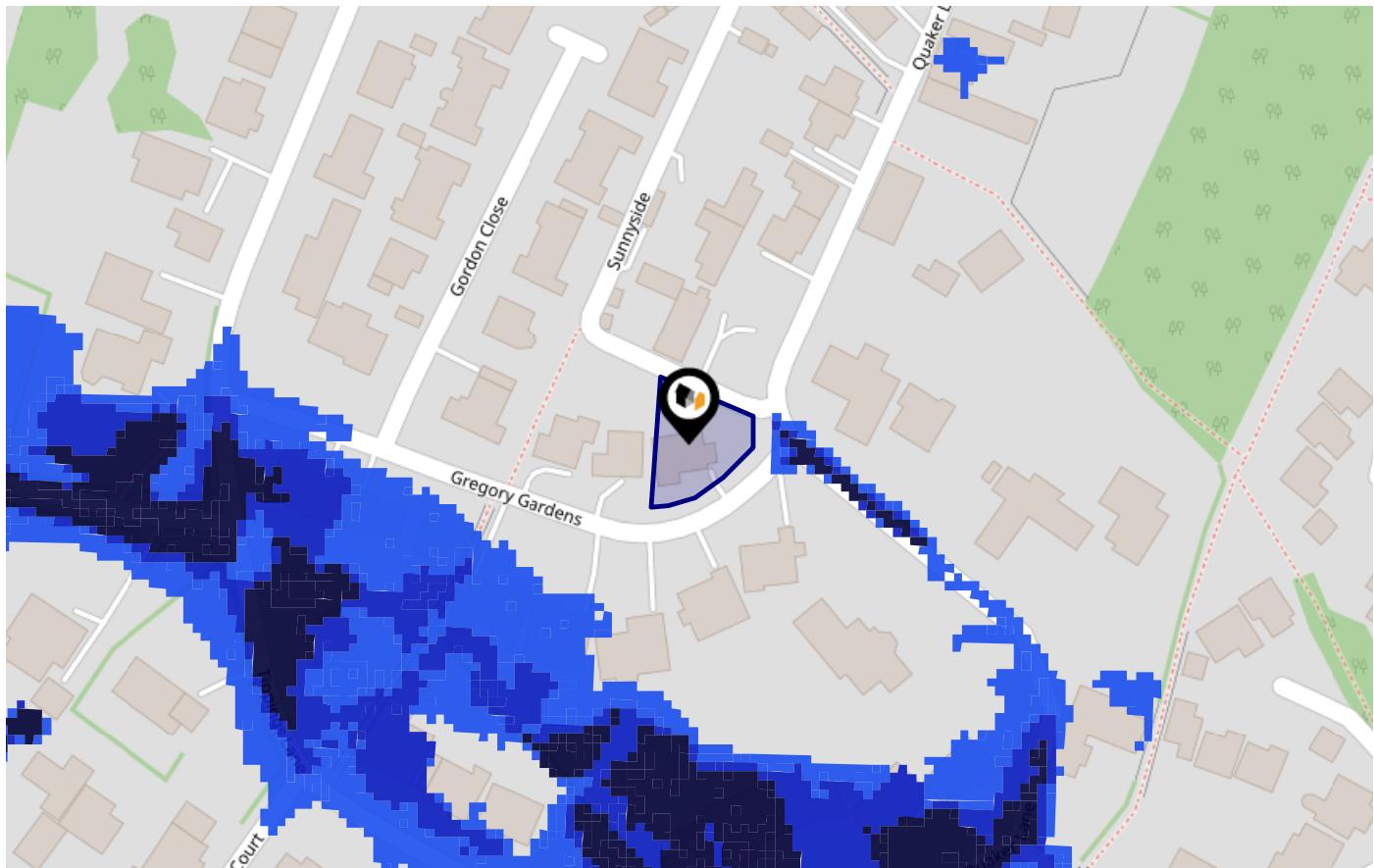
Chance of flooding to the following depths at this property:



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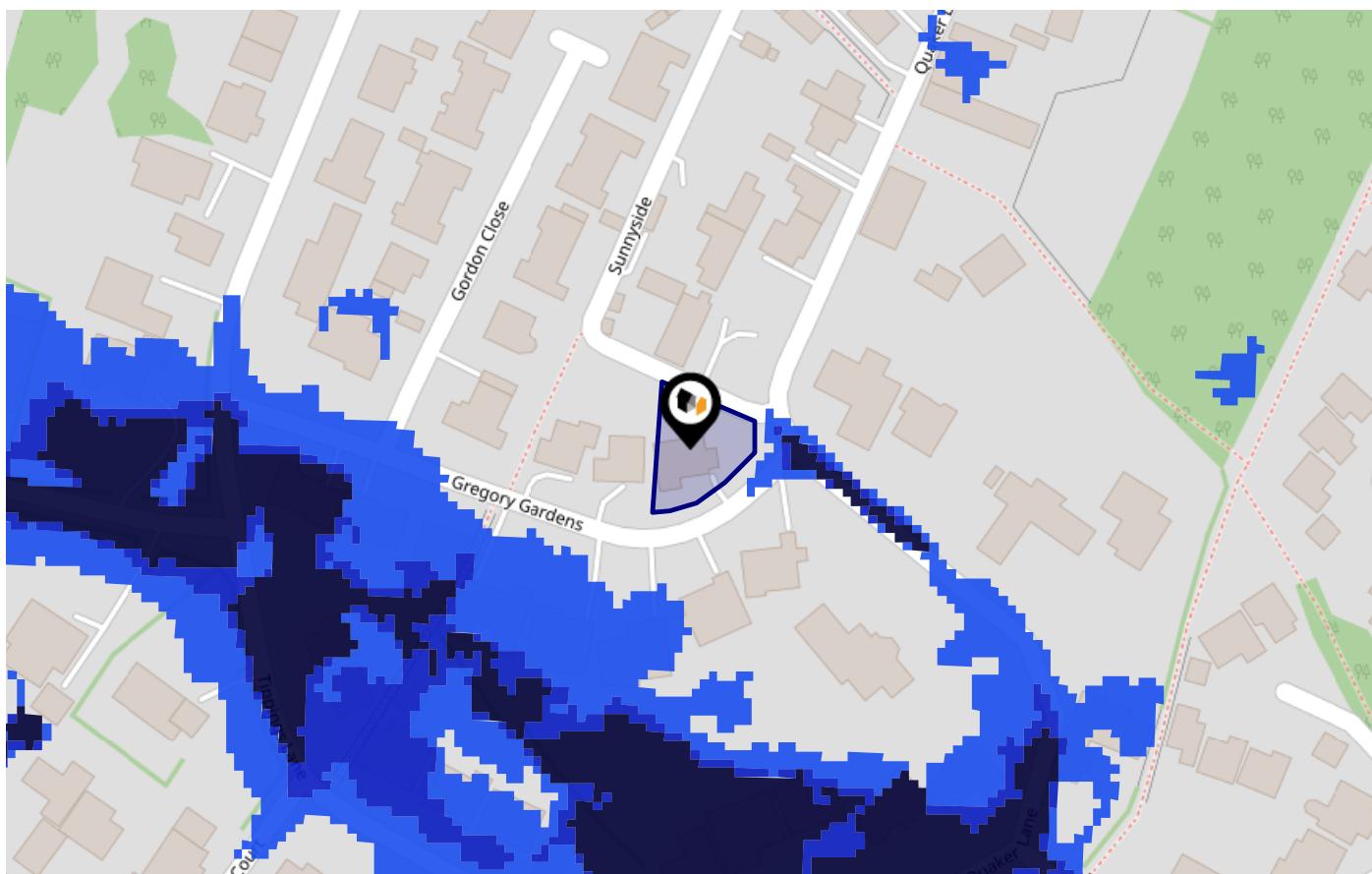
Chance of flooding to the following depths at this property:



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.

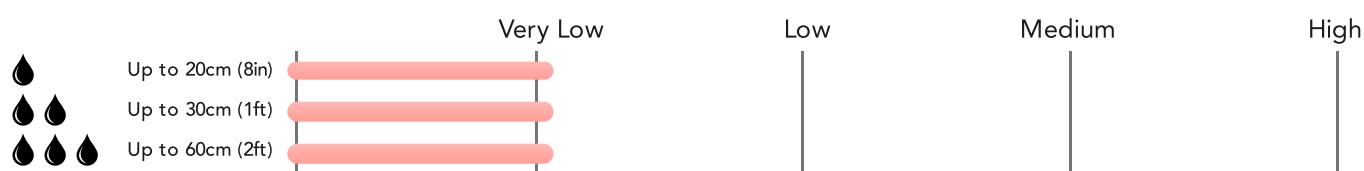


Risk Rating: Very low

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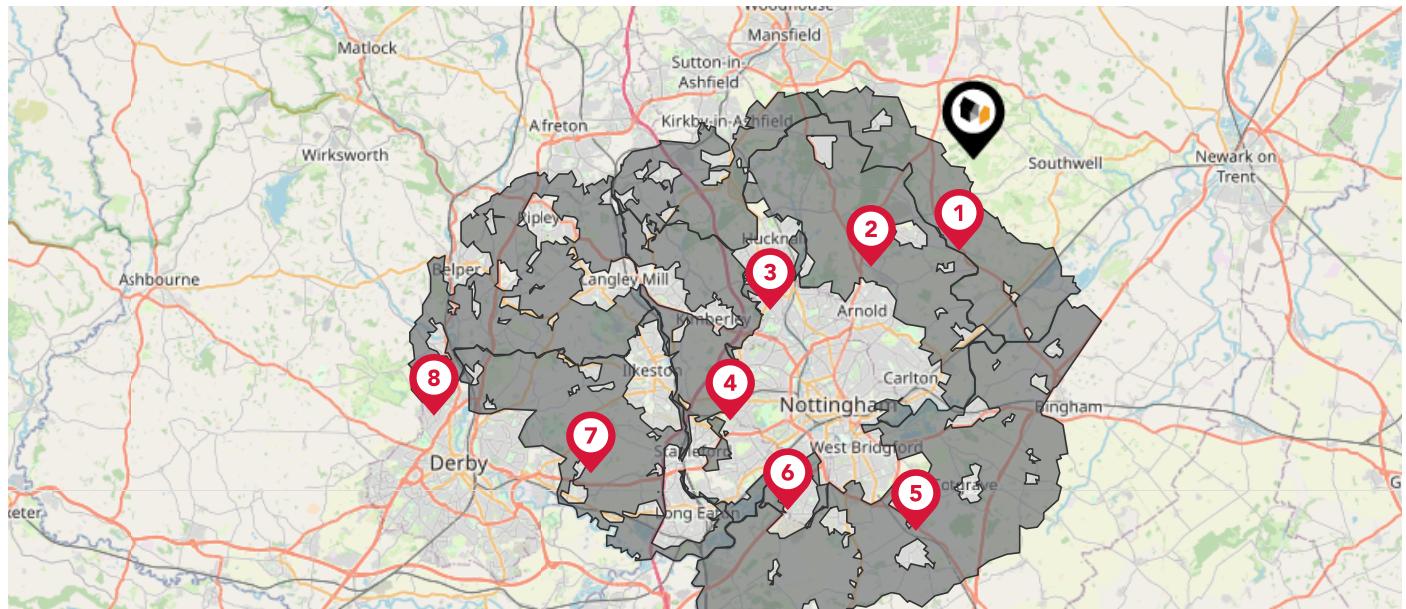
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



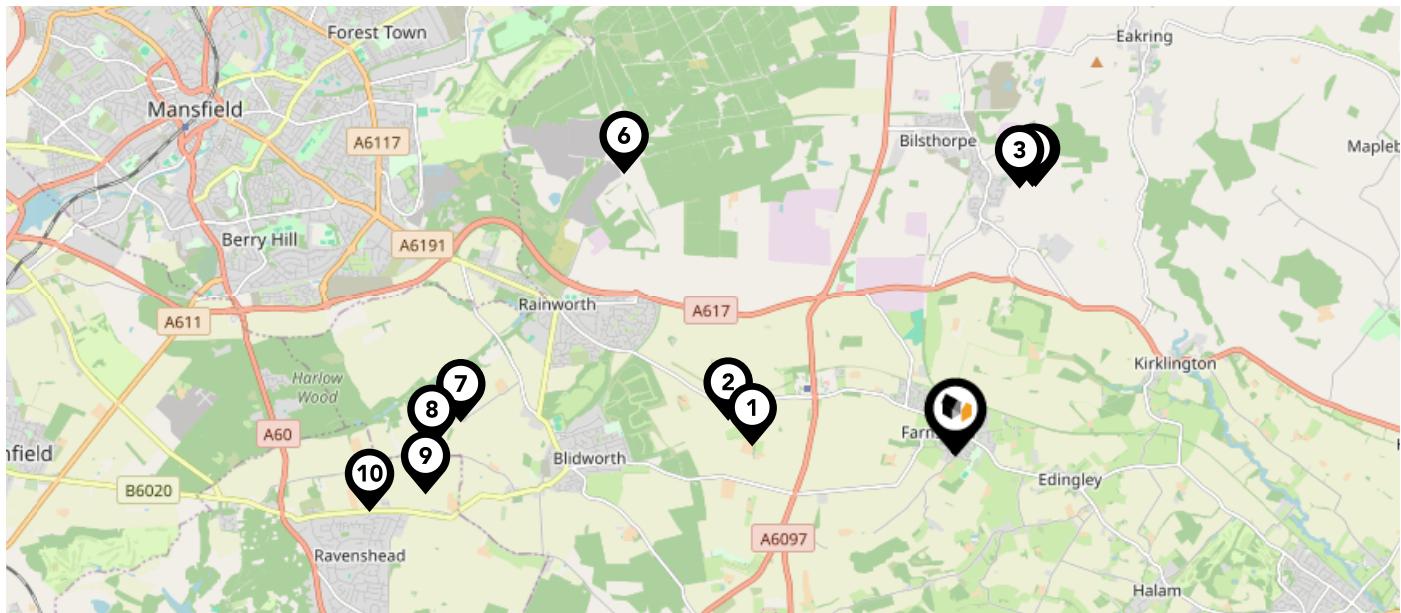
Nearby Green Belt Land

- 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 - Nottingham
- 5 Derby and Nottingham Green Belt - Rushcliffe
- 6 Derby and Nottingham Green Belt - Broxtowe
- 7 Derby and Nottingham Green Belt - Erewash
- 8 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.



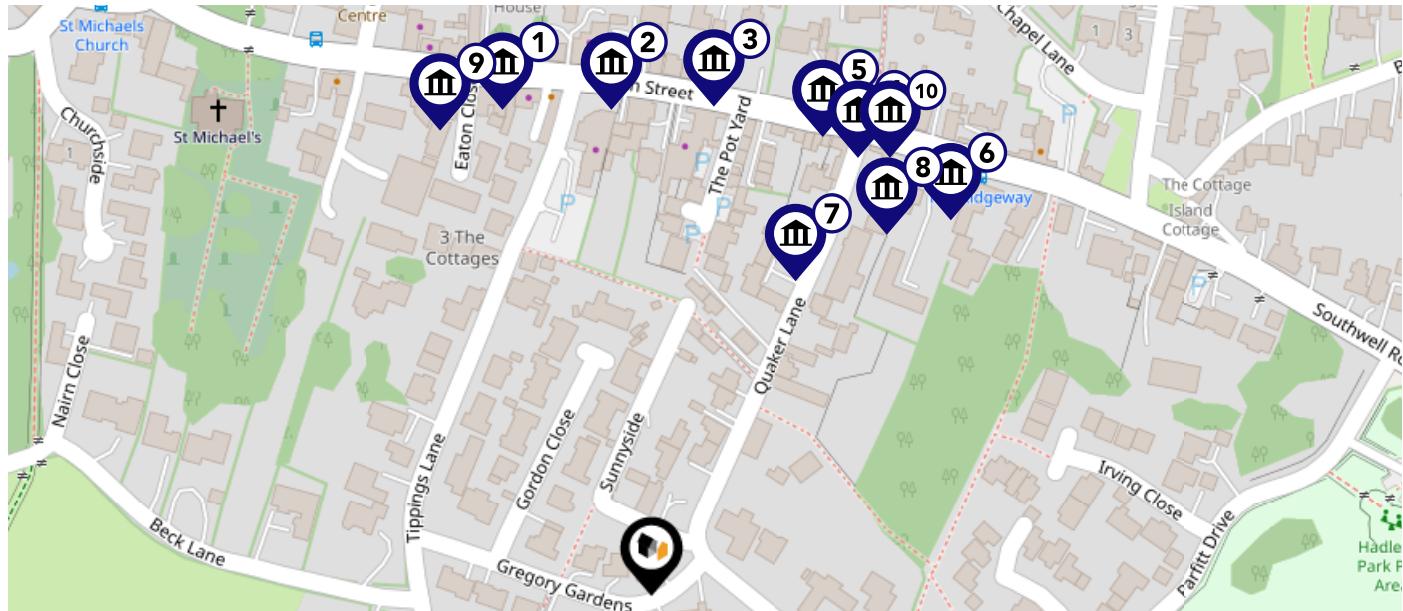
Nearby Landfill Sites

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

Maps

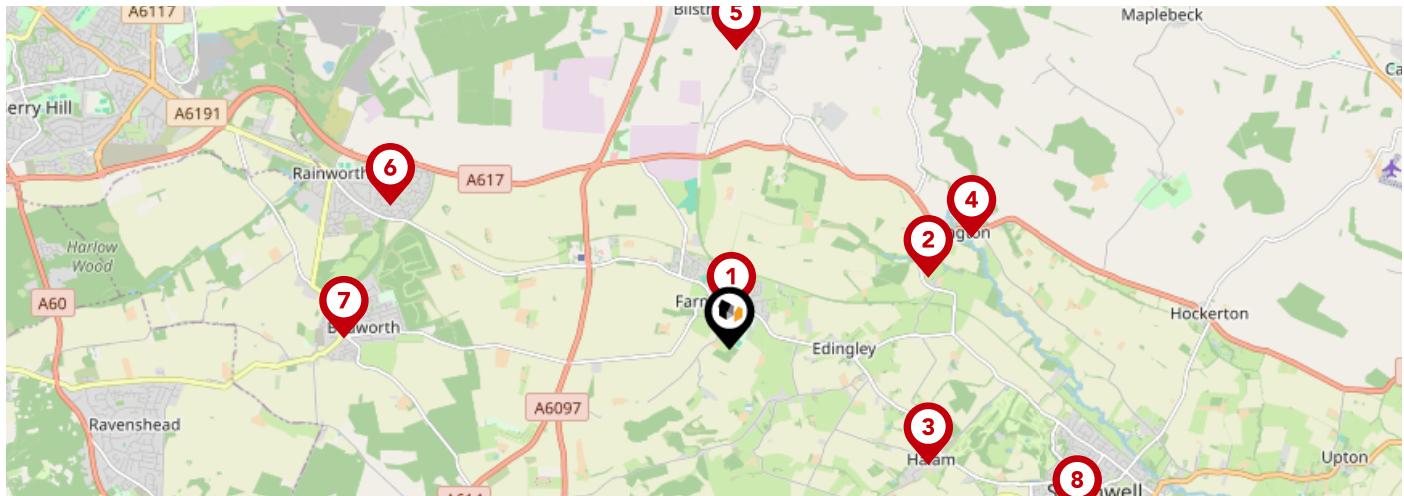
Listed Buildings

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
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

Area Schools



Nursery Primary Secondary College Private

1 Farnsfield St Michael's Church of England Primary School

Ofsted Rating: Good | Pupils: 280 | Distance: 0.32



2 Kirklington Primary School

Ofsted Rating: Good | Pupils: 104 | Distance: 1.89



3 Halam Church of England Primary School

Ofsted Rating: Good | Pupils: 72 | Distance: 2.05



4 Wings School Notts

Ofsted Rating: Good | Pupils: 33 | Distance: 2.38



5 Bilsthorpe Flying High Academy

Ofsted Rating: Good | Pupils: 213 | Distance: 2.66



6 The Python Hill Academy

Ofsted Rating: Good | Pupils: 308 | Distance: 3.28



7 Blidworth Oaks Primary School

Ofsted Rating: Good | Pupils: 369 | Distance: 3.43

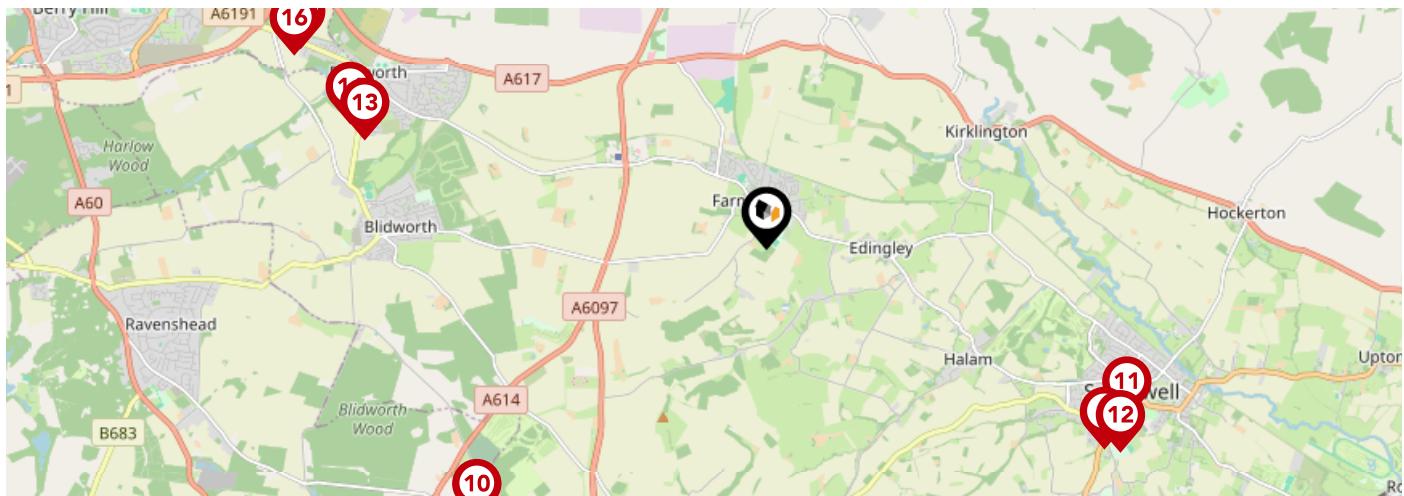
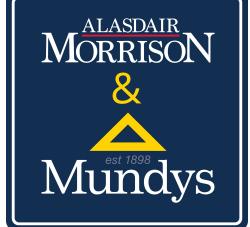


8 Lowe's Wong Infant School

Ofsted Rating: Requires improvement | Pupils: 170 | Distance: 3.44



Area Schools



Nursery Primary Secondary College Private



Holy Trinity CofE Infant School

Ofsted Rating: Outstanding | Pupils: 54 | Distance: 3.5



Salterford House School

Ofsted Rating: Not Rated | Pupils: 66 | Distance: 3.54



Lowe's Wong Anglican Methodist Junior School

Ofsted Rating: Good | Pupils: 322 | Distance: 3.55



The Minster School

Ofsted Rating: Good | Pupils: 1647 | Distance: 3.64



The Joseph Whitaker School

Ofsted Rating: Good | Pupils: 1371 | Distance: 3.7



Lake View Primary and Nursery School

Ofsted Rating: Good | Pupils: 209 | Distance: 3.87



Dawn House School

Ofsted Rating: Outstanding | Pupils: 94 | Distance: 4.51

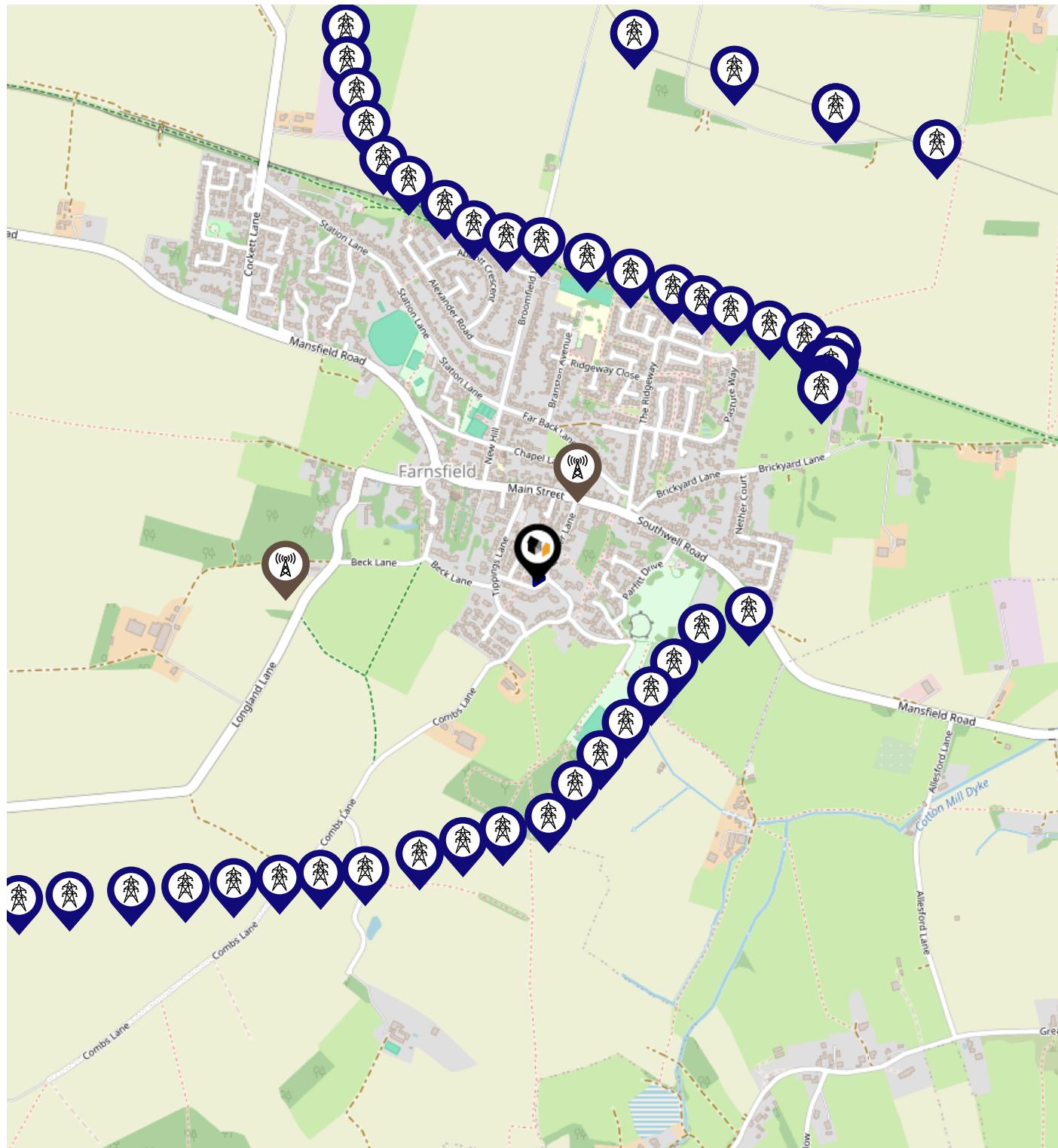


Heathlands Primary School

Ofsted Rating: Good | Pupils: 169 | Distance: 4.54



Local Area Masts & Pylons



Key:

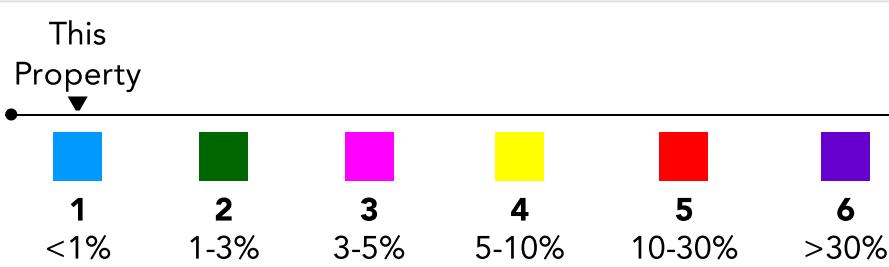
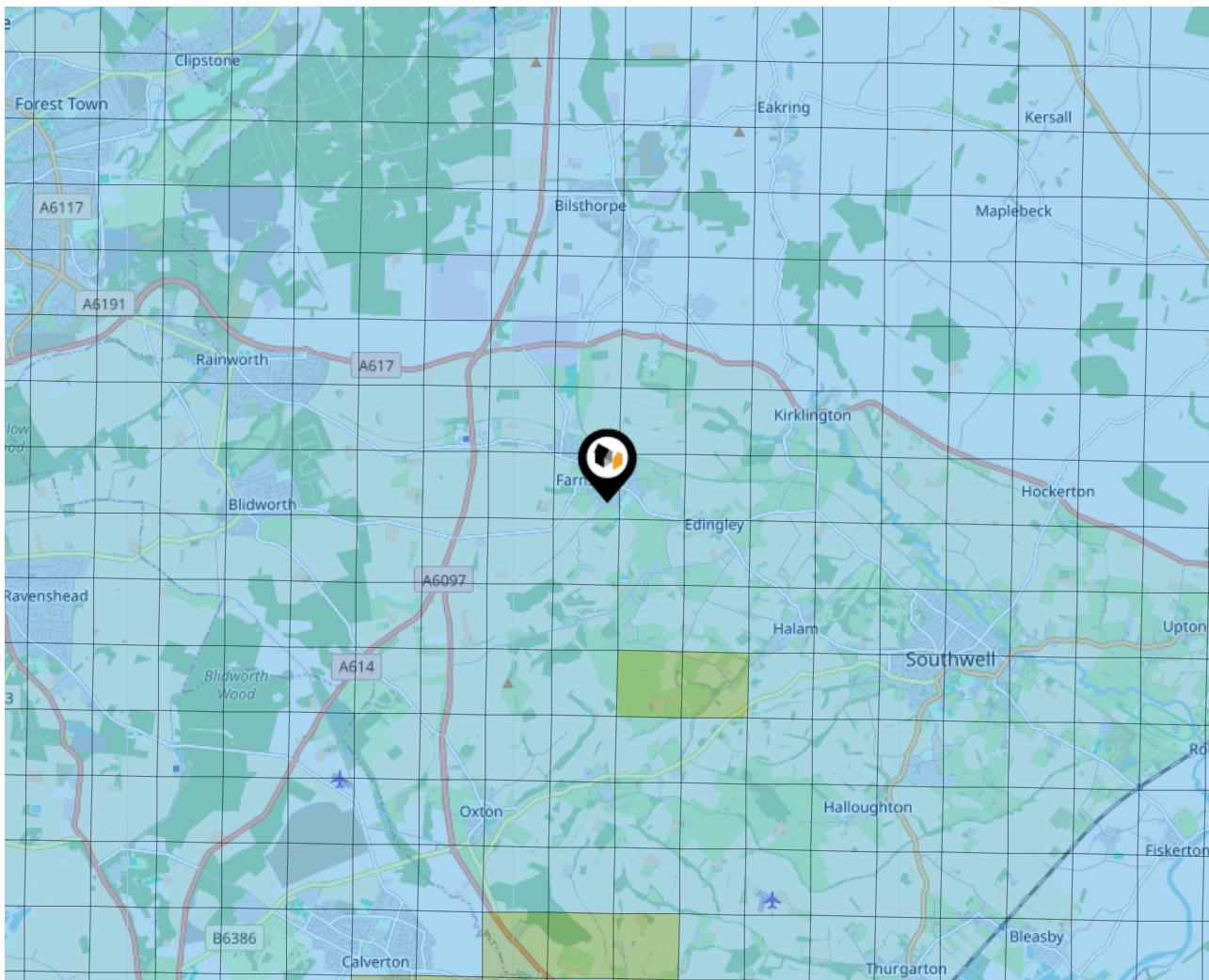
- Power Pylons
- Communication Masts

Environment

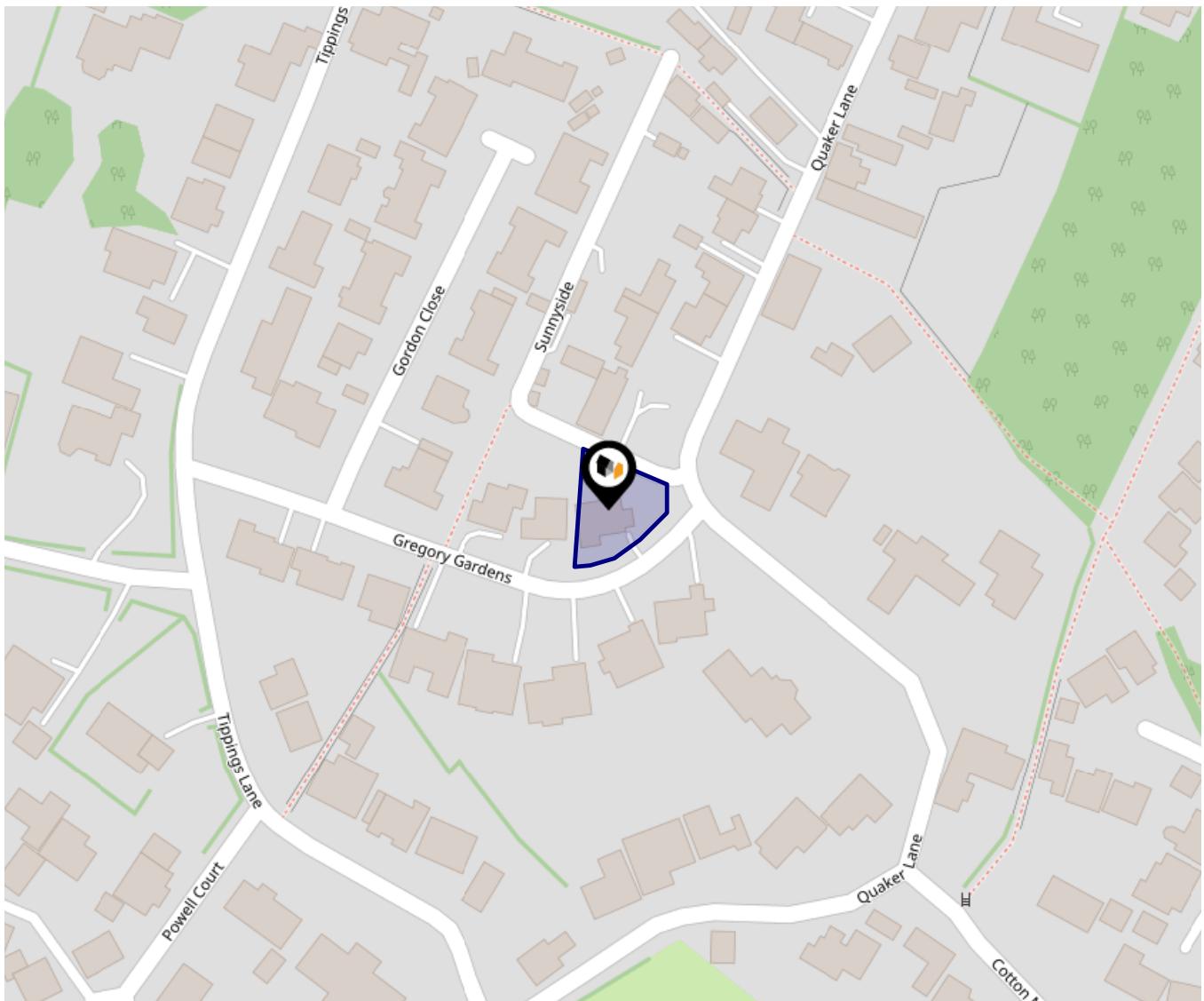
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



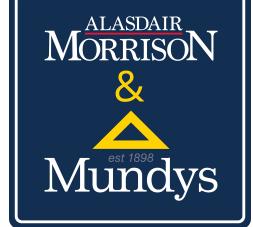
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

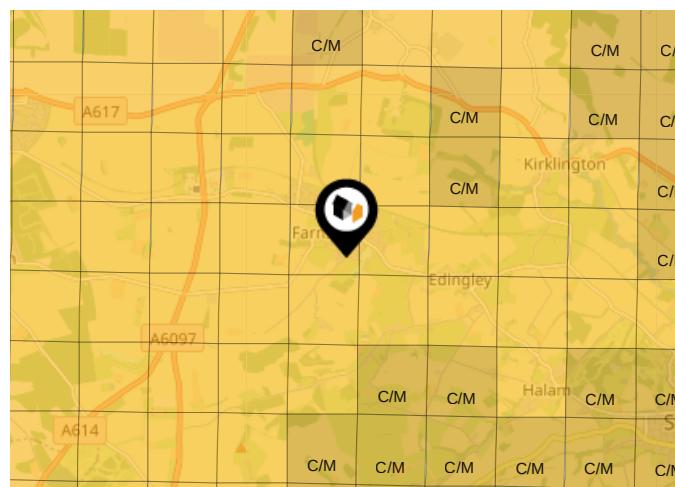
Environment

Soils & Clay



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

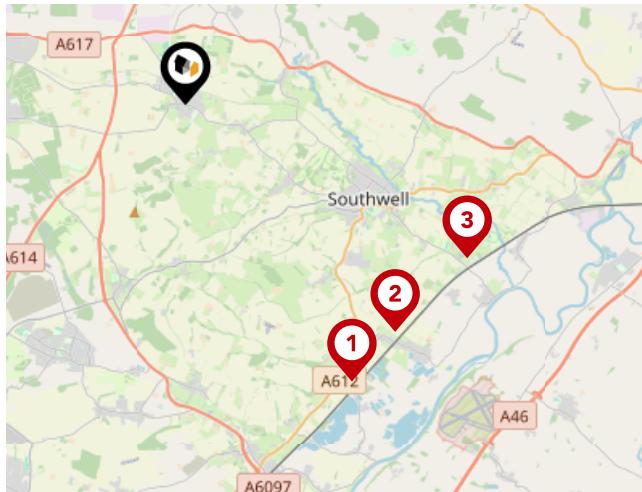
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

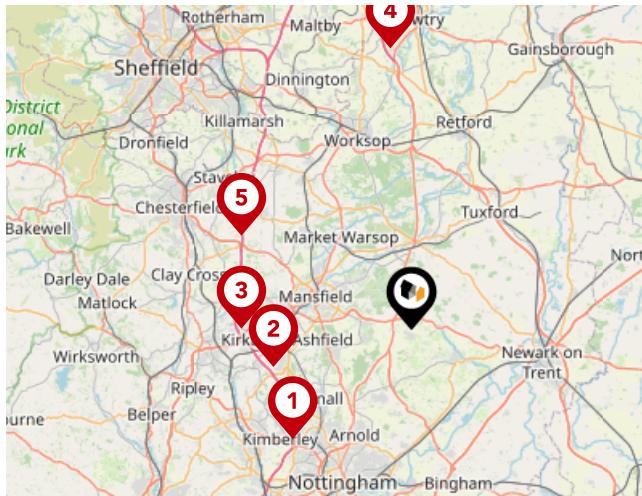
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Thurgarton Rail Station	5.76 miles
2	Bleasby Rail Station	5.53 miles
3	Fiskerton Rail Station	5.73 miles



Trunk Roads/Motorways

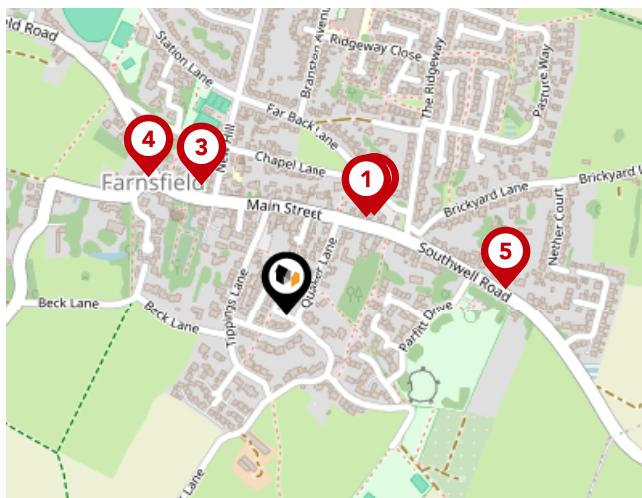
Pin	Name	Distance
1	M1 J26	11.41 miles
2	M1 J27	10.11 miles
3	M1 J28	12.09 miles
4	A1(M) J34	20.11 miles
5	M1 J29	13.78 miles



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 provid

Alasdair Morrison & Mundys

Data Quality

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Alasdair Morrison & Mundys

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