

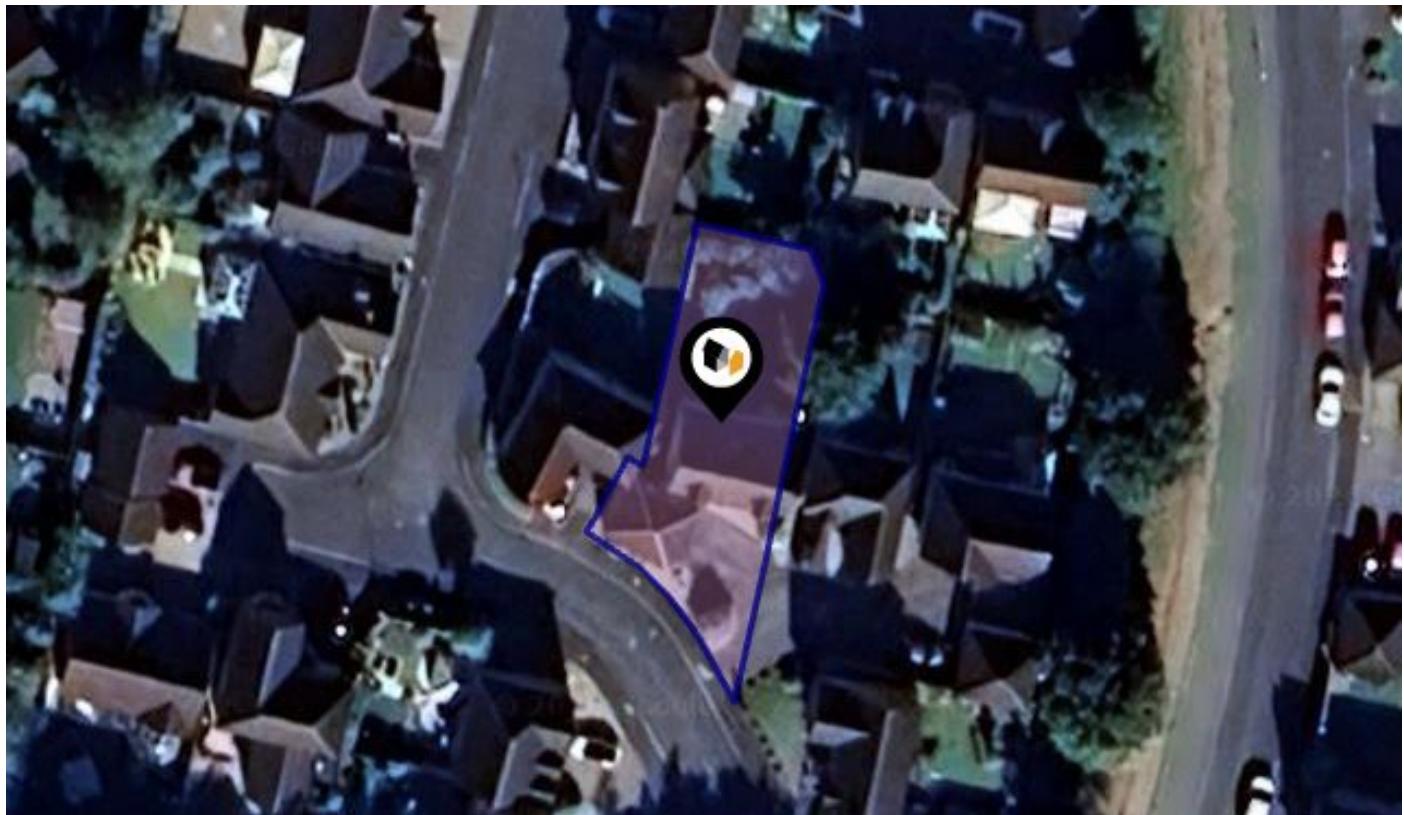


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th January 2026



ADWALTON CLOSE, NEWARK, NG24

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: 0.09 acres
Year Built : 2002
Council Tax : Band E
Annual Estimate: £3,156
Title Number: NT376513

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 **67**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



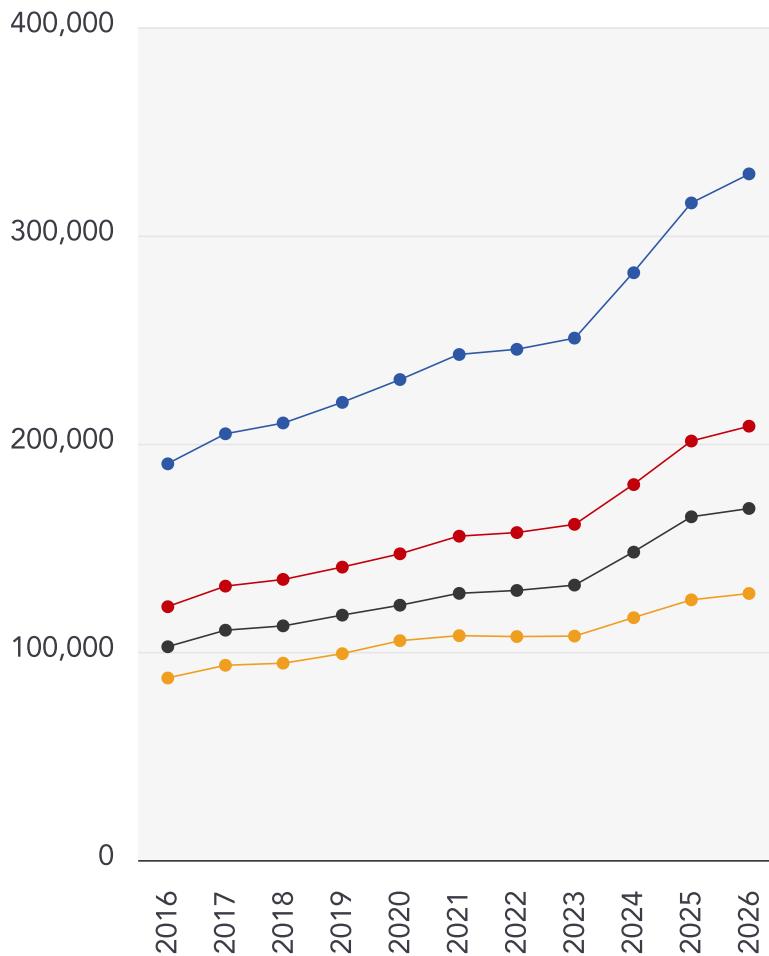
Satellite/Fibre TV Availability:



Market House Price Statistics



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



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

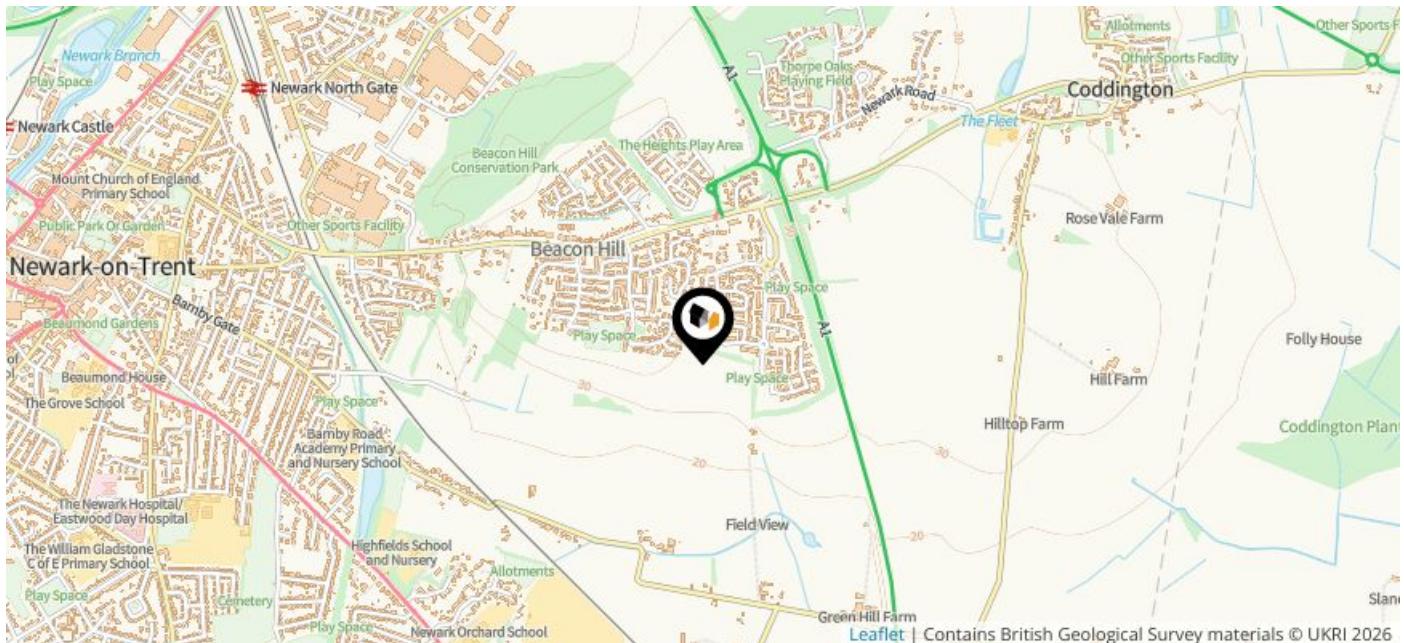
+64.82%

Flat

+46.42%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

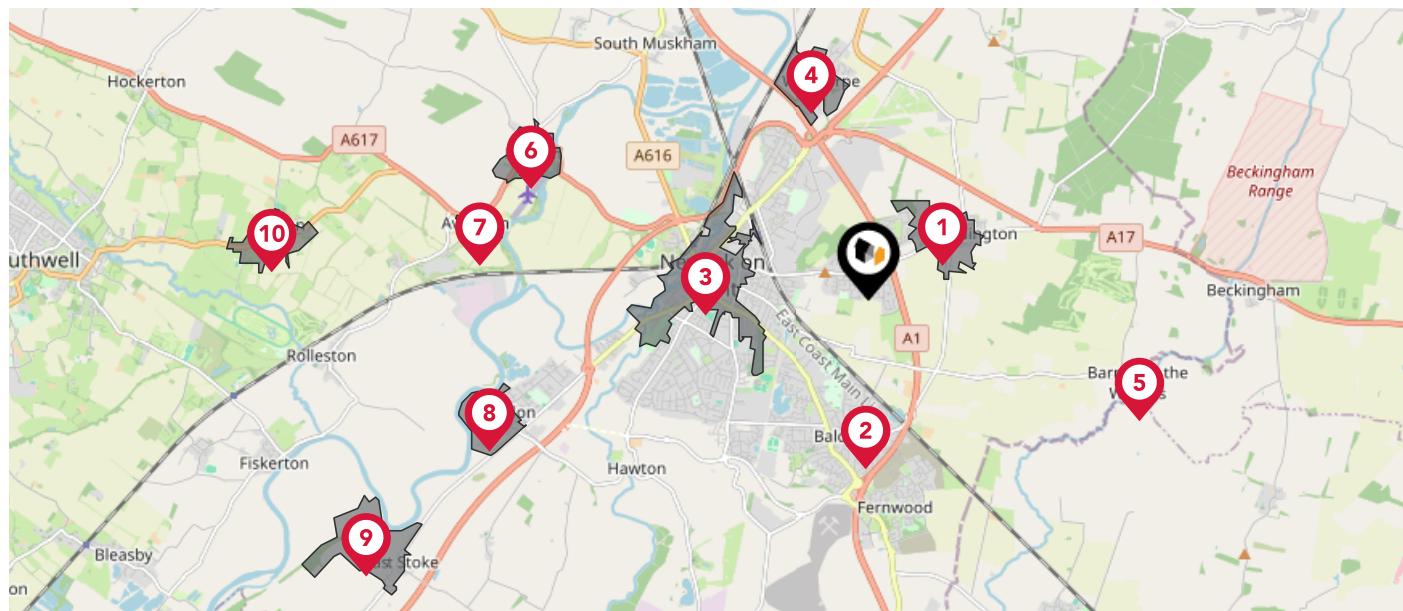
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



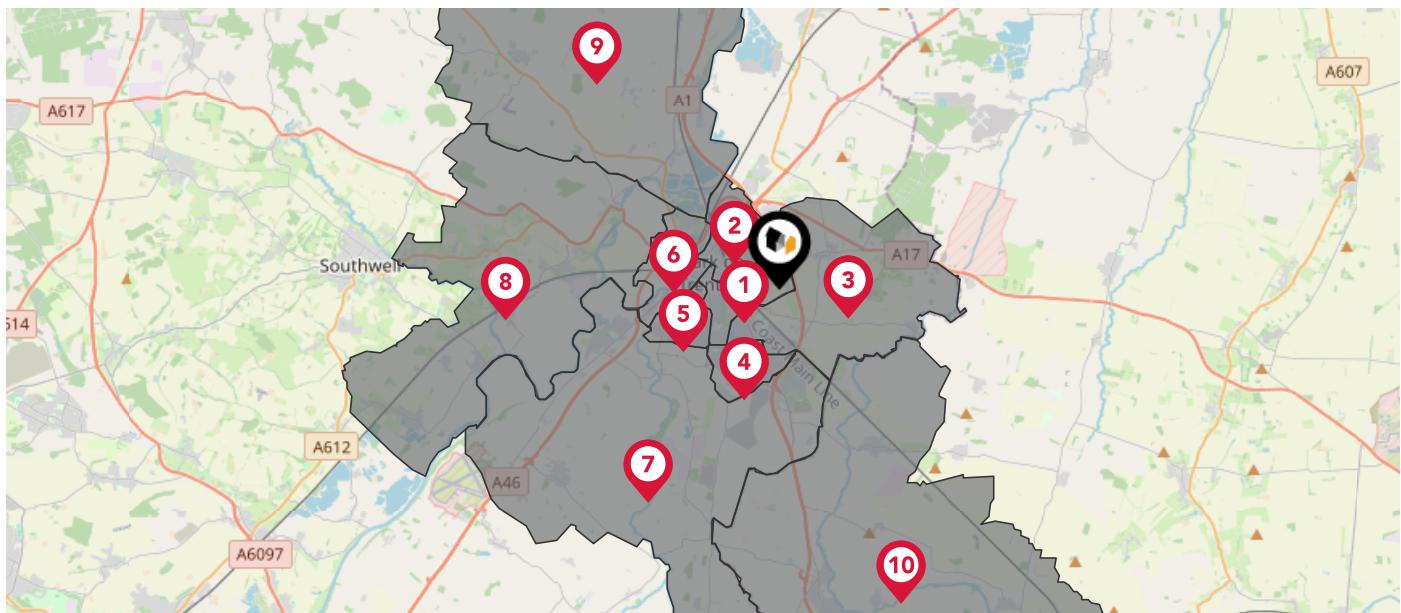
Nearby Conservation Areas

- 1 Coddington
- 2 Balderton
- 3 Newark
- 4 Winthorpe
- 5 Barnby in the Willows
- 6 Kelham
- 7 Averham
- 8 Farndon
- 9 East Stoke
- 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



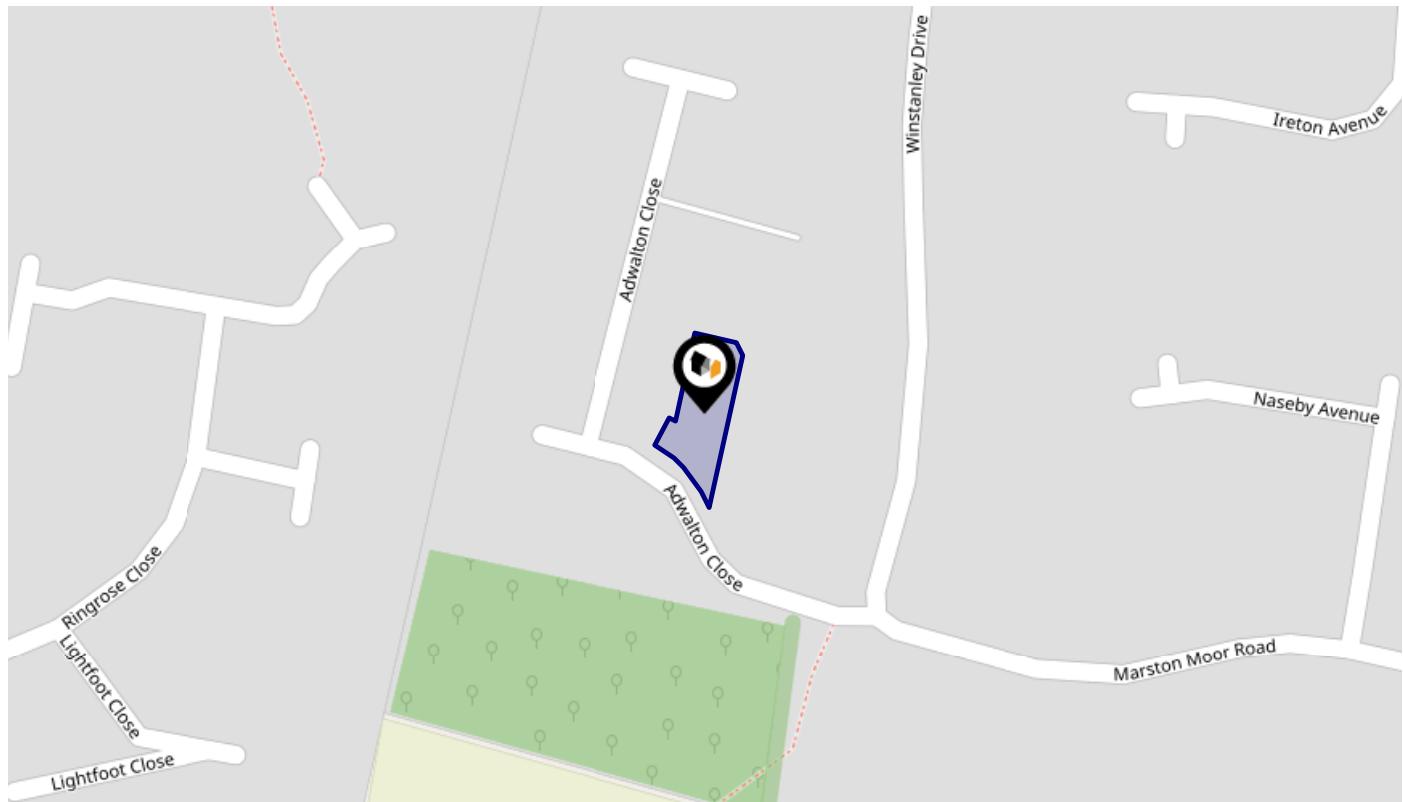
Nearby Council Wards

- 1 Beacon Ward
- 2 Bridge Ward
- 3 Balderton North & Coddington Ward
- 4 Balderton South Ward
- 5 Devon Ward
- 6 Castle 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...

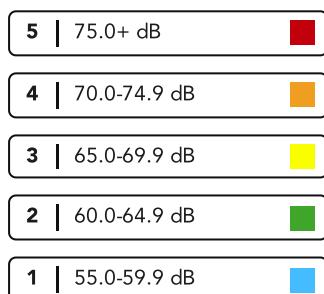


Rail Noise Data

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.

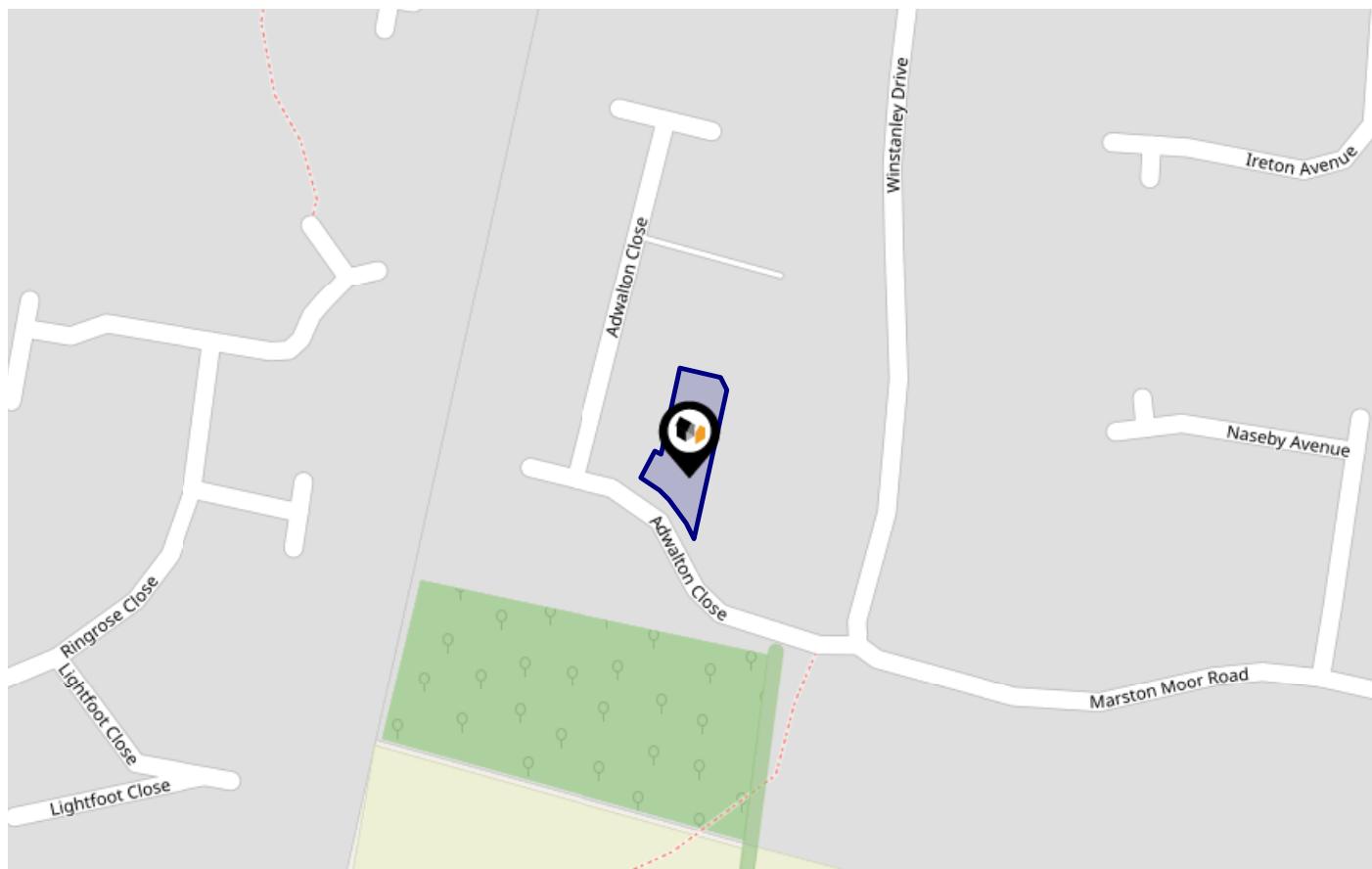
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

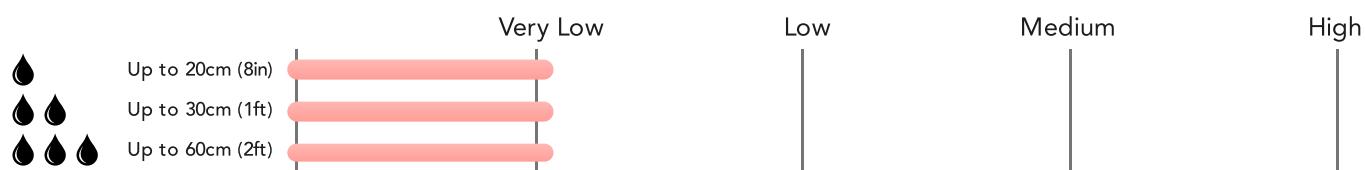


Risk Rating: Very low

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.

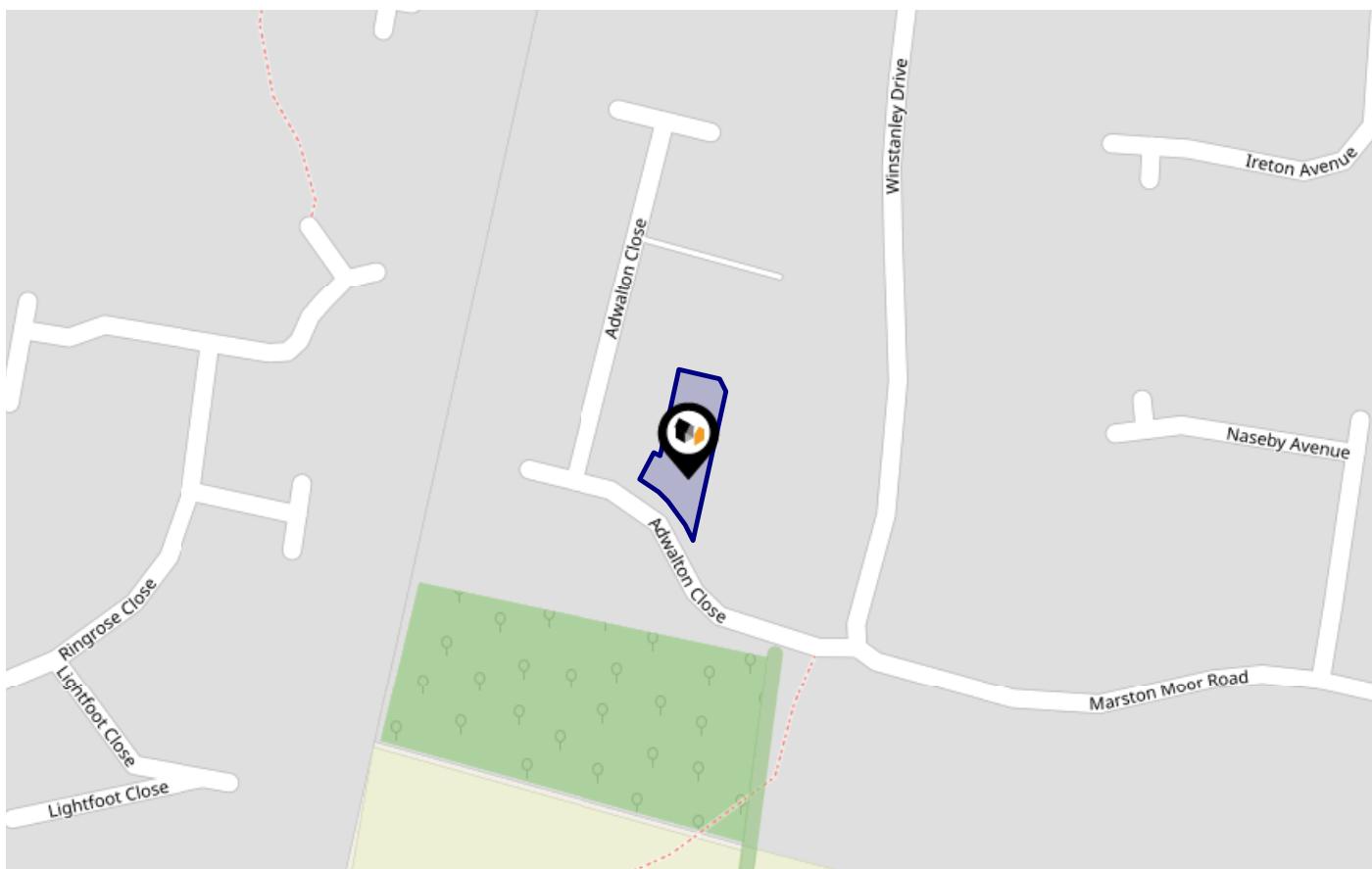
Chance of flooding to the following depths at this property:



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.

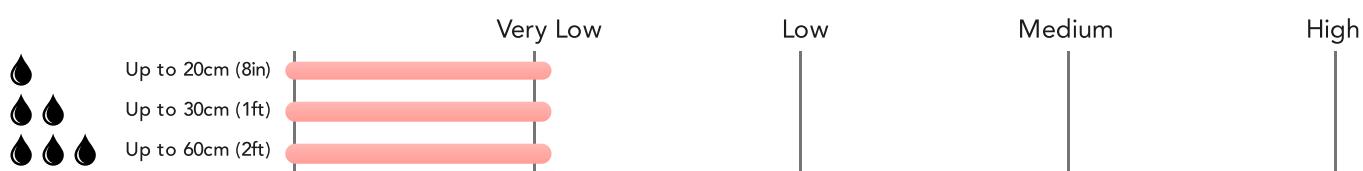


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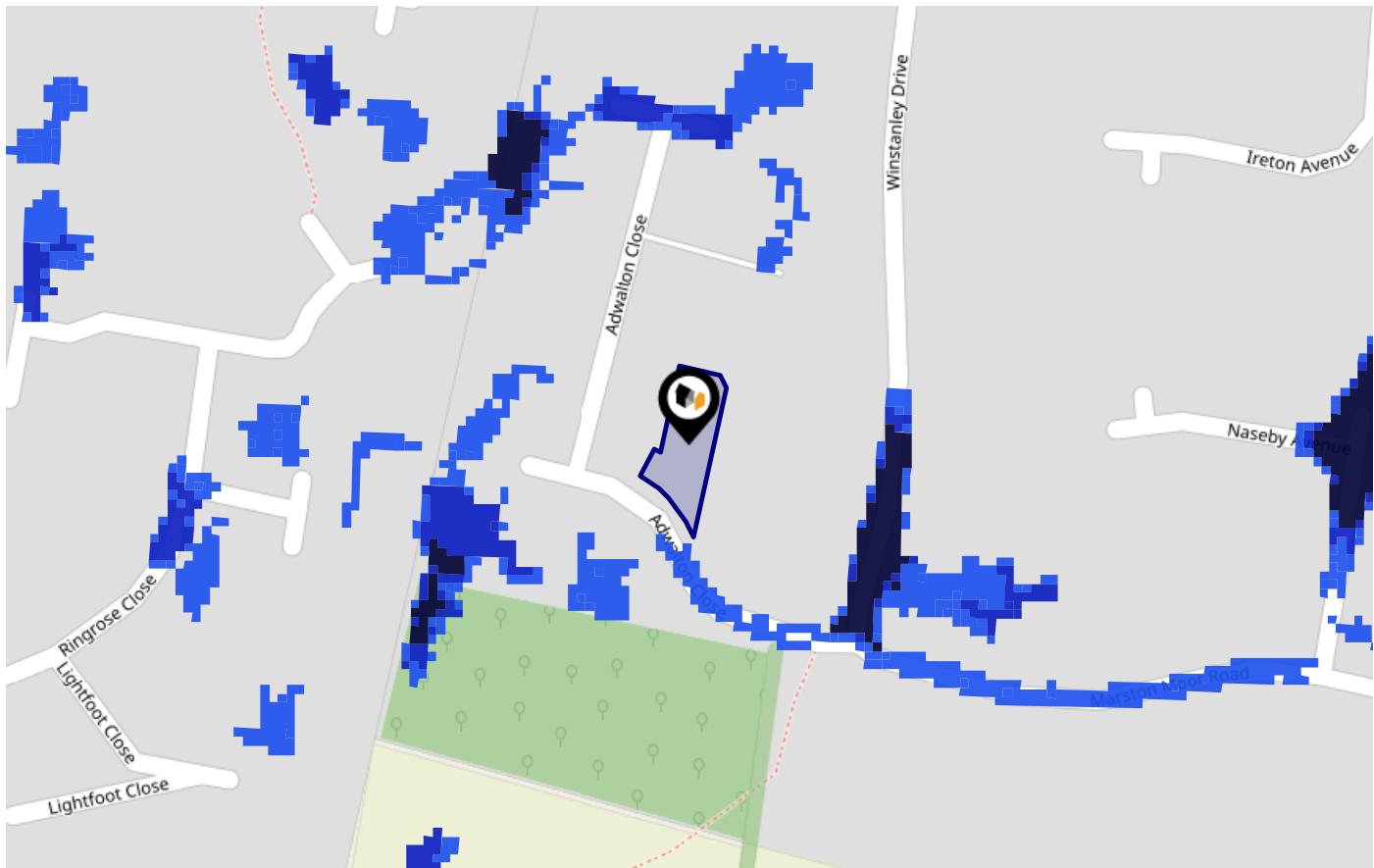
Chance of flooding to the following depths at this property:



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.



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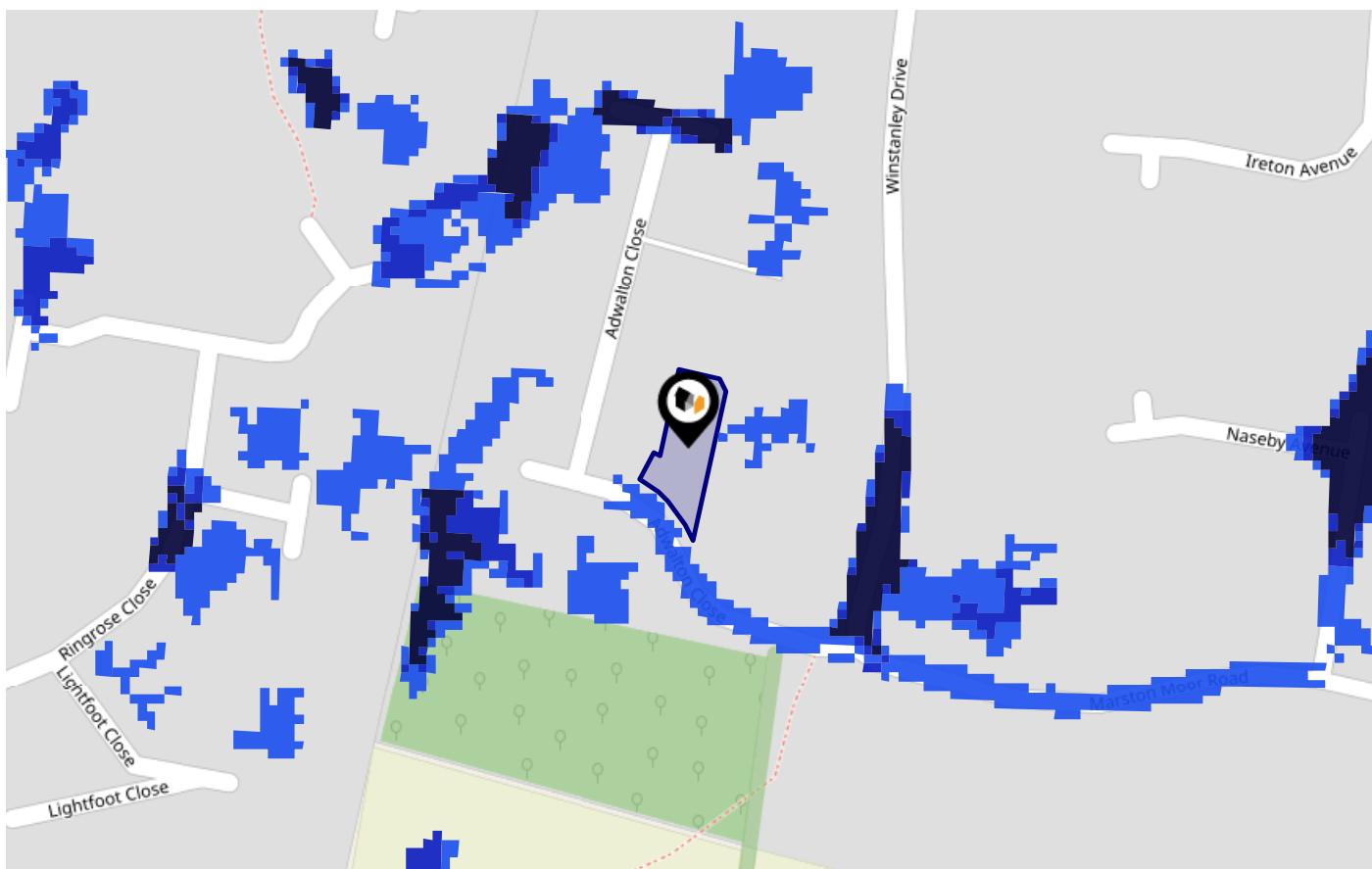
Chance of flooding to the following depths at this property:



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.

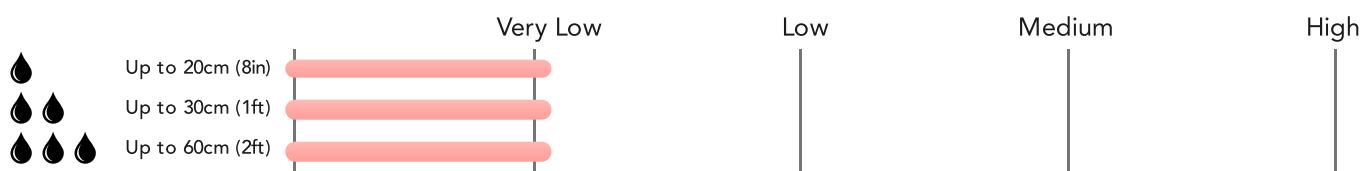


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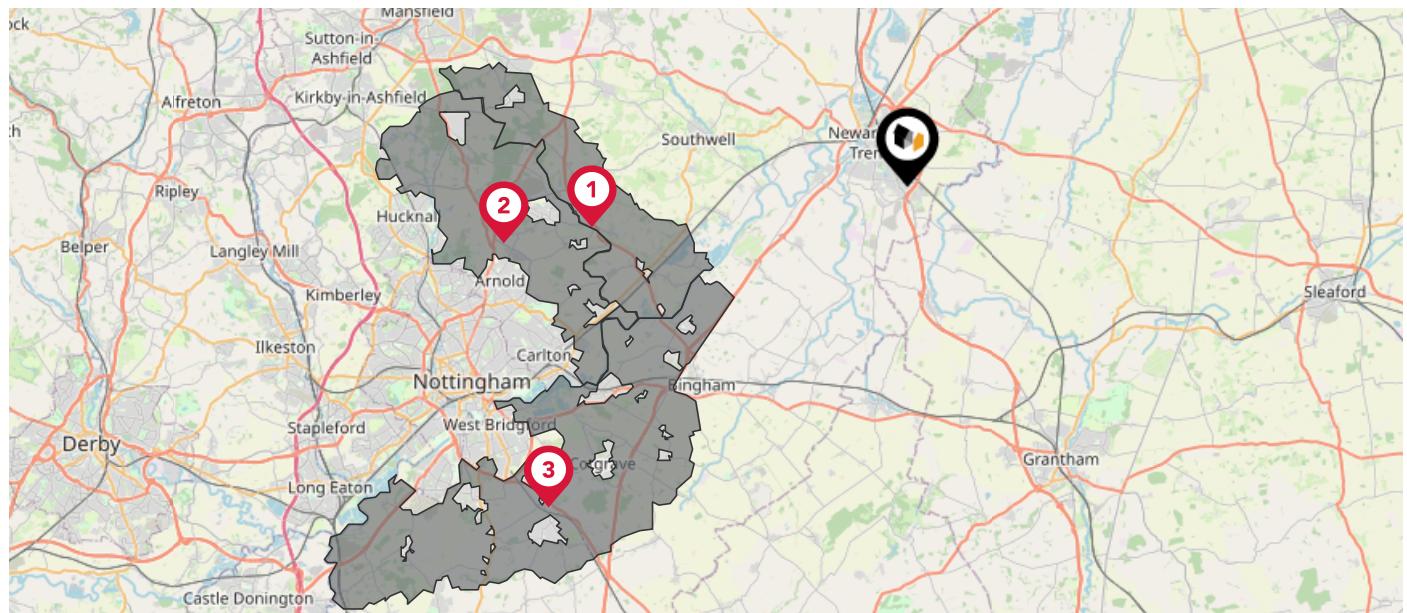


Maps

Green Belt



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

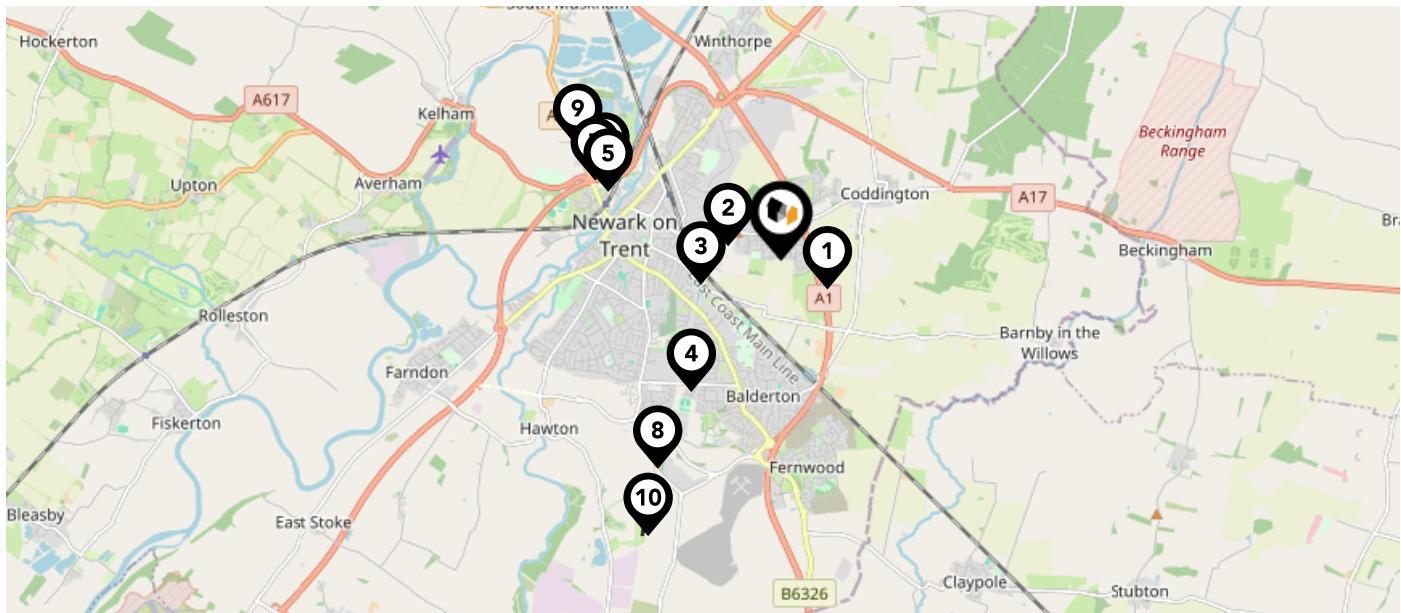


Nearby Green Belt Land

- 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.



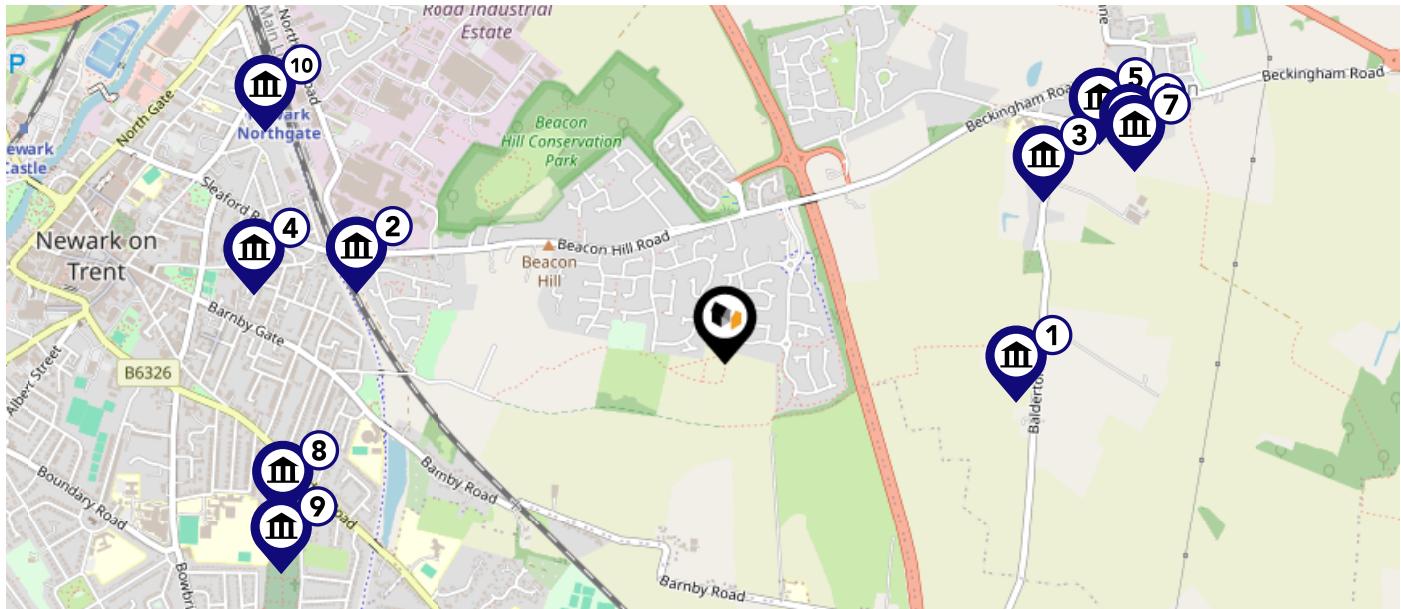
Nearby Landfill Sites

1	Coddington Mill Site-Newark-on-Trent, Nottinghamshire	Historic Landfill	
2	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill	
3	Clay Lane-Newark	Historic Landfill	
4	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill	
5	EA/EPR/LP3090CL/A001	Active Landfill	
6	EA/EPR/ZP3897FS/V002	Active Landfill	
7	Muskham Road-Newark, Nottinghamshire	Historic Landfill	
8	Land At Bowbridge Lane Balderton Newark-Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill	
9	EA/EPR/HP3297FD/V002	Active Landfill	
10	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill	

Maps

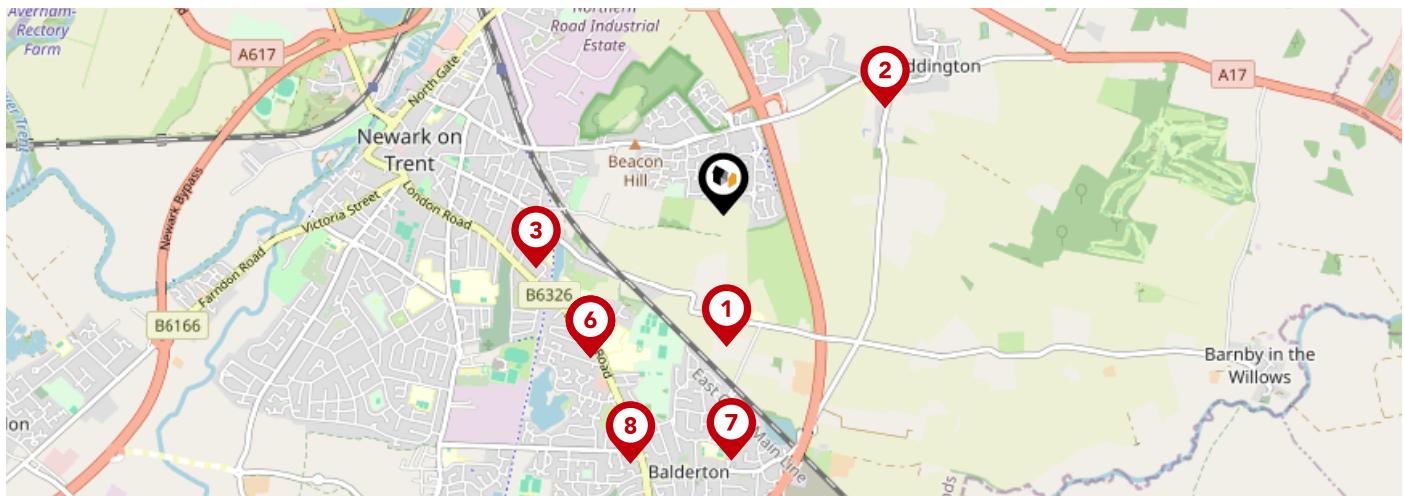
Listed Buildings

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
1302683 - Coddington Windmill	Grade II	0.7 miles
1297821 - Beacon Hill Tollhouse	Grade II	0.8 miles
1046028 - The Old Forge	Grade II	0.8 miles
1366047 - Newark Working Men's Club	Grade II	1.0 miles
1157230 - Church Of All Saints	Grade II	1.0 miles
1157268 - Old Manor Farmhouse	Grade II	1.0 miles
1302449 - Dovecote Cottage Behind Old Manor Farmhouse	Grade II	1.0 miles
1229499 - Gateway To Cemetery Chapels	Grade II	1.0 miles
1297720 - Cemetery Chapels	Grade II	1.1 miles
1196065 - Northgate Railway Station	Grade II	1.1 miles

Area Schools



Nursery Primary Secondary College Private



Hope House School

Ofsted Rating: Requires improvement | Pupils: 28 | Distance:0.59



Coddington CofE Primary and Nursery School

Ofsted Rating: Good | Pupils: 383 | Distance:0.87



Barnby Road Academy Primary and Nursery school

Ofsted Rating: Good | Pupils: 606 | Distance:0.87



Highfields School

Ofsted Rating: Not Rated | Pupils: 113 | Distance:0.87



Newark Orchard School

Ofsted Rating: Good | Pupils: 170 | Distance:0.87



The Newark Academy

Ofsted Rating: Good | Pupils: 1144 | Distance:0.87



Chuter Ede Primary School

Ofsted Rating: Outstanding | Pupils: 611 | Distance:1.09

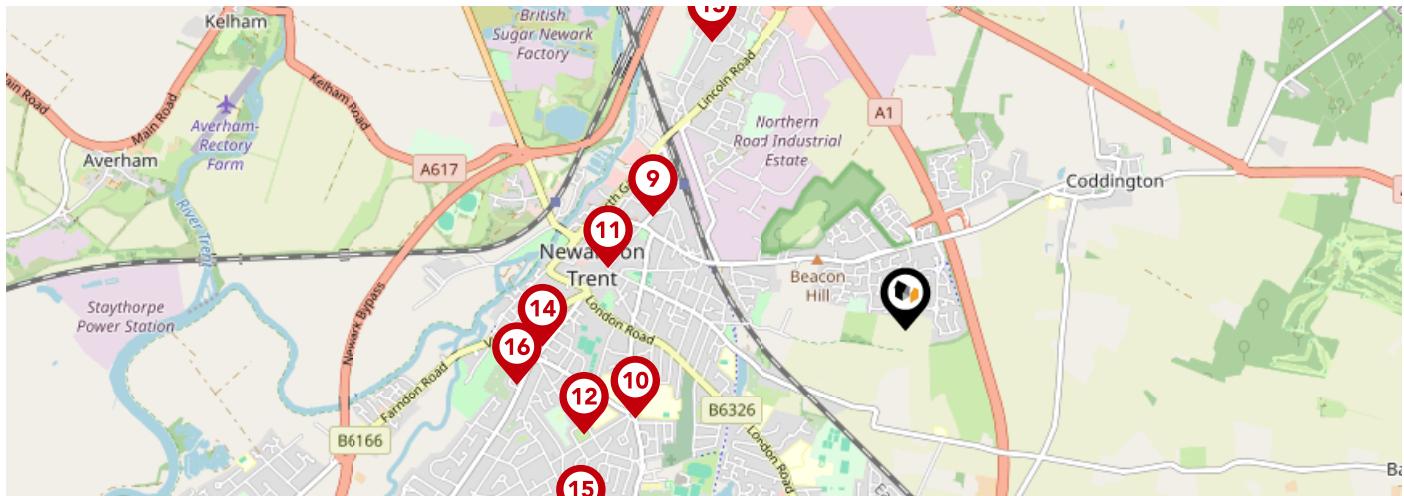


John Hunt Academy

Ofsted Rating: Good | Pupils: 355 | Distance:1.18



Area Schools



Nursery Primary Secondary College Private



Lovers Lane Primary and Nursery School

Ofsted Rating: Requires improvement | Pupils: 148 | Distance: 1.24



Magnus Church of England Academy

Ofsted Rating: Good | Pupils: 754 | Distance: 1.27



Mount CofE Primary School

Ofsted Rating: Good | Pupils: 211 | Distance: 1.35



The King's Church of England Primary Academy

Ofsted Rating: Good | Pupils: 256 | Distance: 1.51



Bishop Alexander L.E.A.D. Academy

Ofsted Rating: Good | Pupils: 231 | Distance: 1.55



Christ Church C of E Primary School

Ofsted Rating: Good | Pupils: 196 | Distance: 1.62



The Sir Donald Bailey Academy

Ofsted Rating: Good | Pupils: 529 | Distance: 1.69

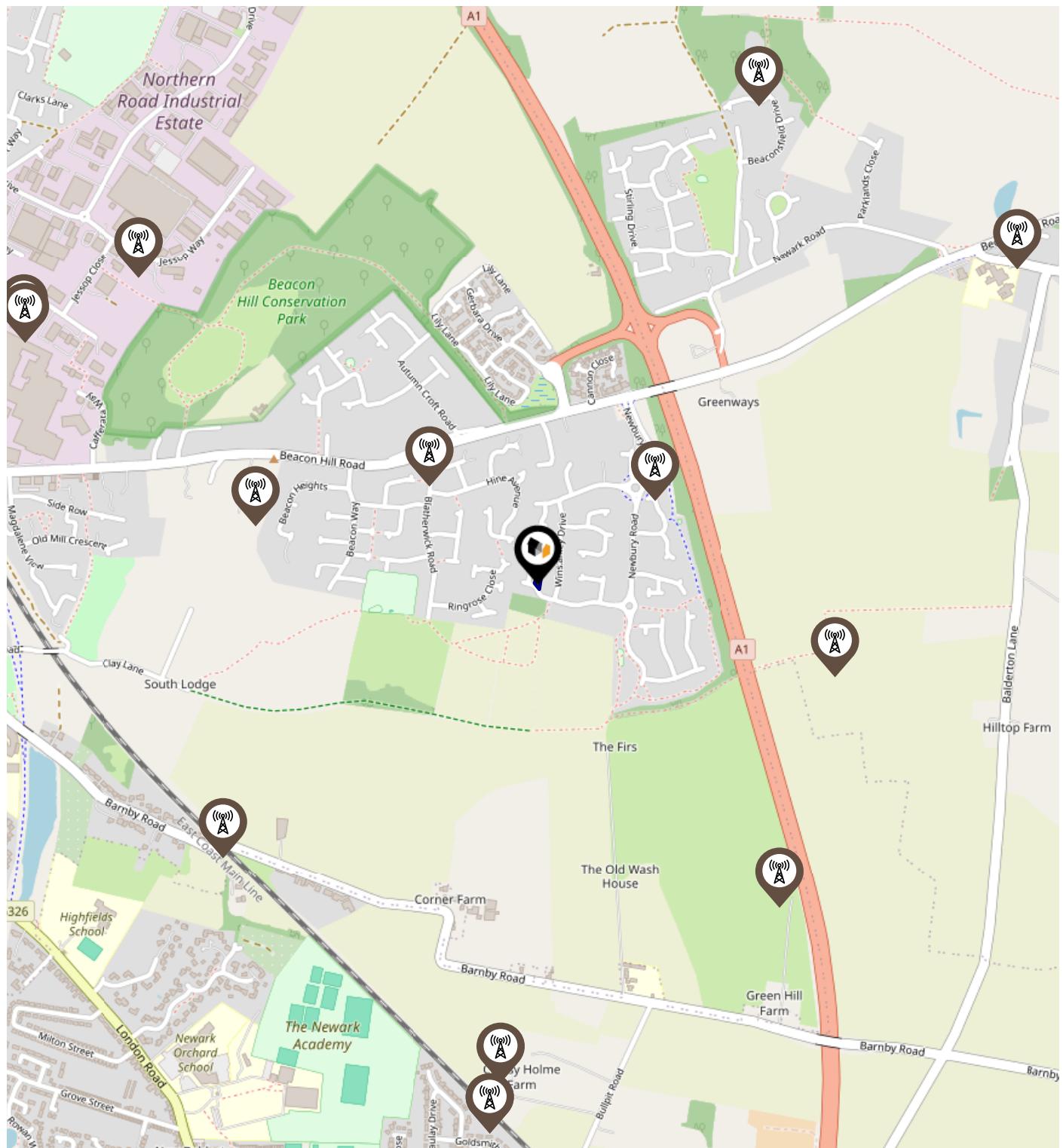


Holy Trinity Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 294 | Distance: 1.75



Local Area Masts & Pylons



Key:

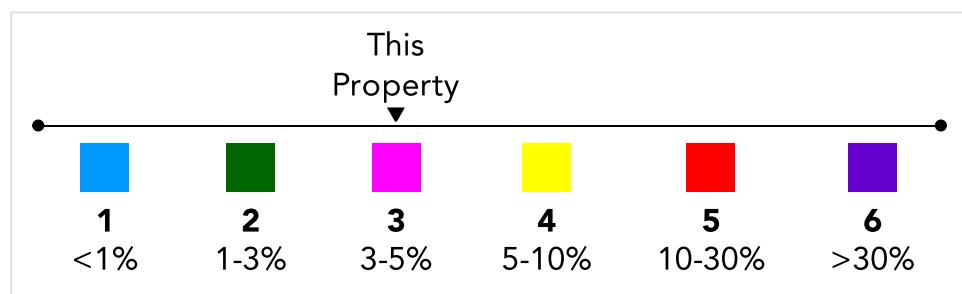
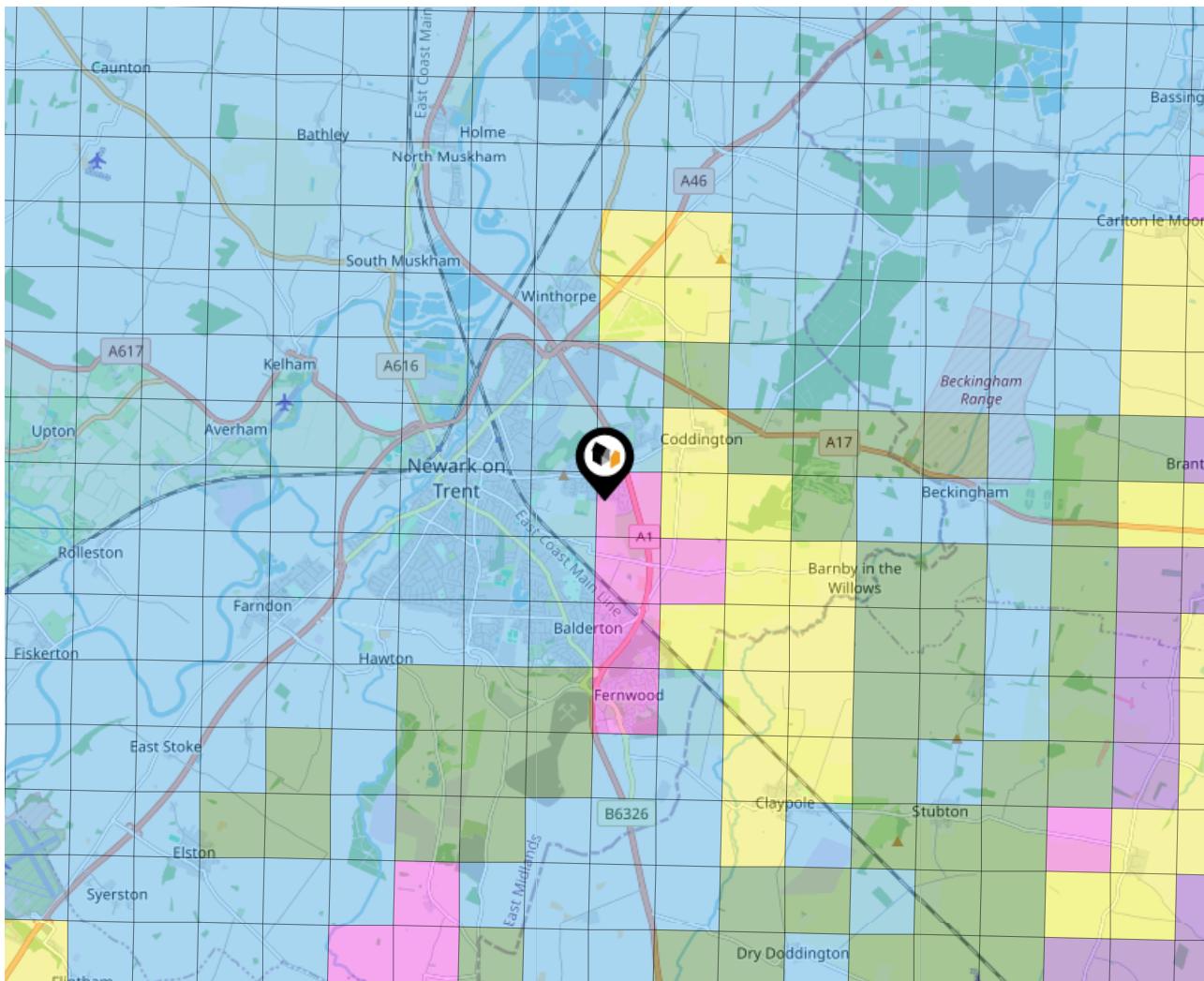
- Power Pylons
- Communication Masts

Environment

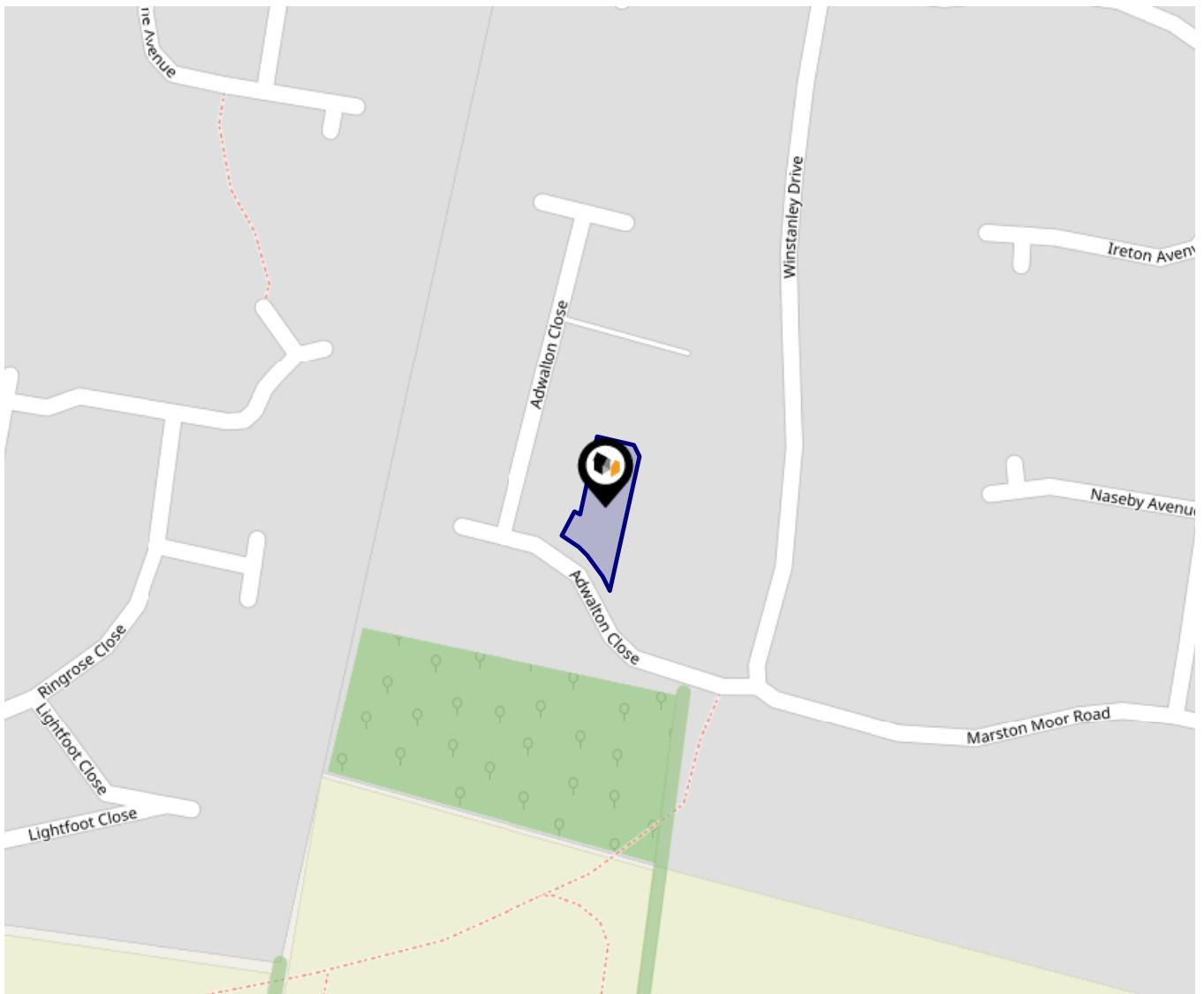
Radon Gas

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



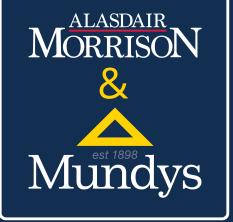
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

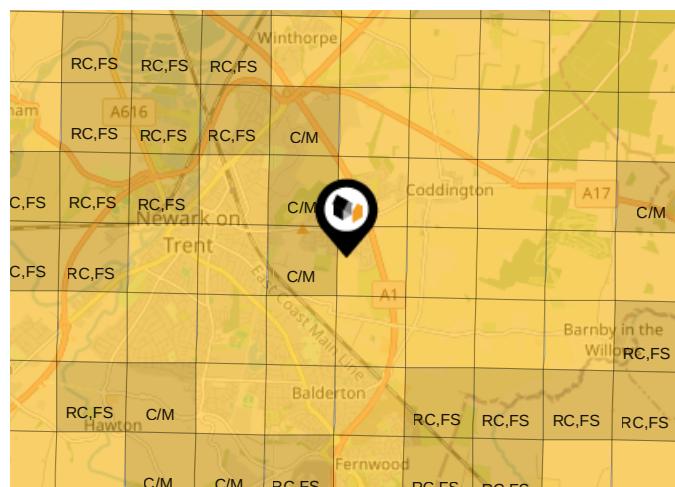
Environment

Soils & Clay



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

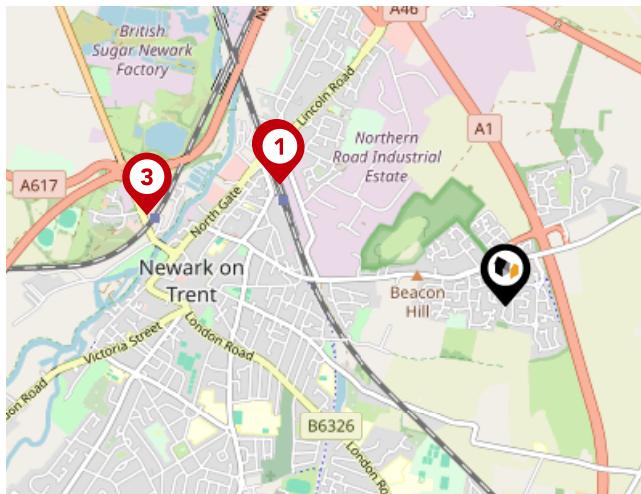
Carbon Content: NONE **Soil Texture:** SAND TO SANDY LOAM
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
Soil Group: RUDACEOUS
LIGHT(SANDY) TO
MEDIUM(SANDY)



Primary Classifications (Most Common Clay Types)

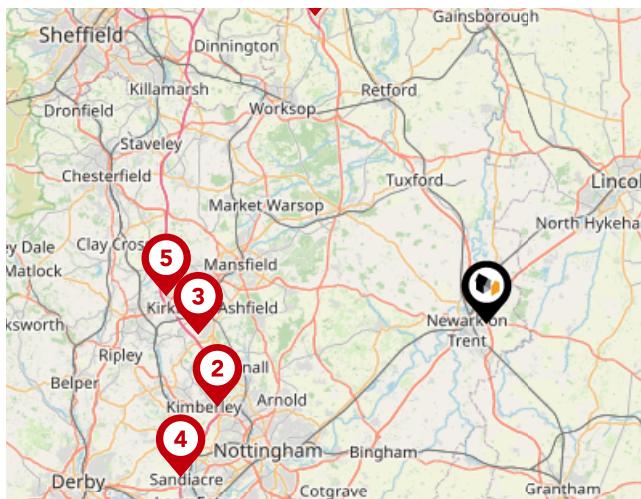
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Newark North Gate Rail Station	1.15 miles
2	Newark North Gate Rail Station	1.16 miles
3	Newark Castle Rail Station	1.65 miles



Trunk Roads/Motorways

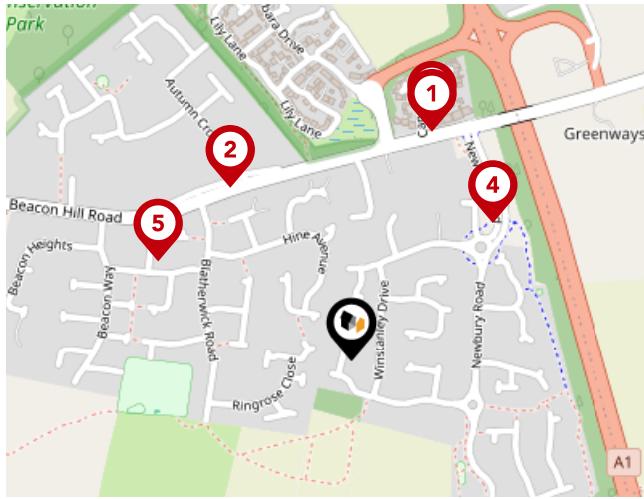
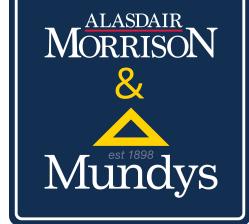
Pin	Name	Distance
1	A1(M) J34	25.02 miles
2	M1 J26	20.02 miles
3	M1 J27	20.52 miles
4	M1 J25	24.41 miles
5	M1 J28	22.89 miles



Airports/Helpads

Pin	Name	Distance
1	Finningley	29.78 miles
2	East Mids Airport	28.74 miles
3	Humberside Airport	39.4 miles
4	Baginton	56.95 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cannon Close	0.27 miles
2	Blatherwick Road	0.24 miles
3	Cannon Close	0.28 miles
4	Newbury Road	0.22 miles
5	Sheldrake Road	0.24 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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