



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20<sup>th</sup> January 2026



**ADWALTON CLOSE, NEWARK, NG24**

## Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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amorrison-mundys.net



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	2002		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£3,156		
<b>Title Number:</b>	NT376513		

## Local Area

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

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

<b>3</b> mb/s	<b>67</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:

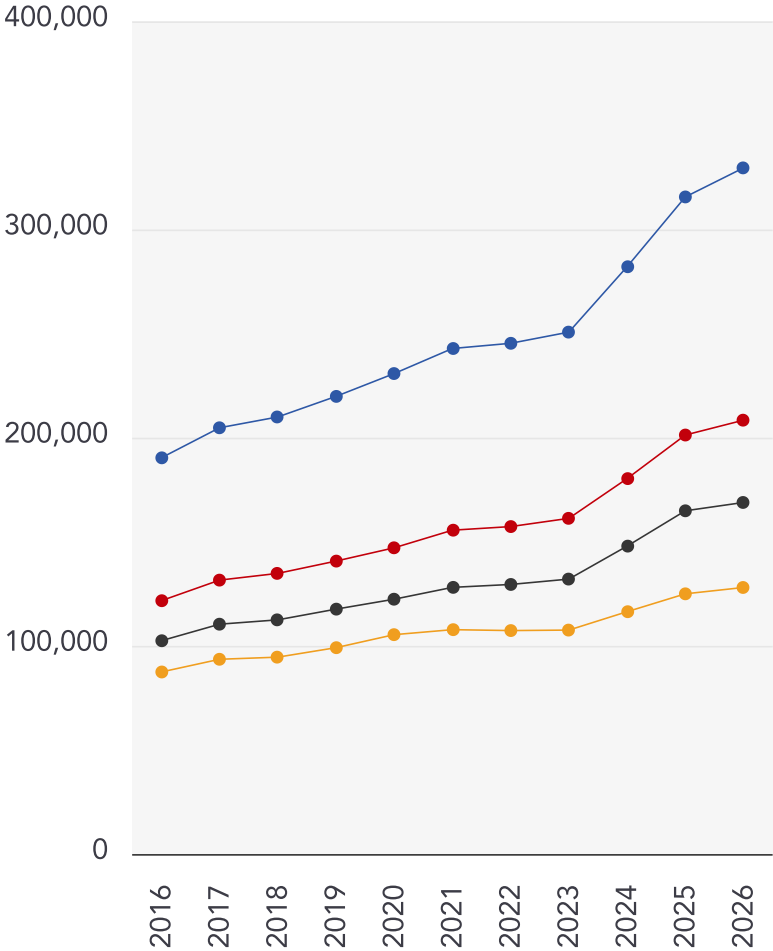


# Market

## 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%**

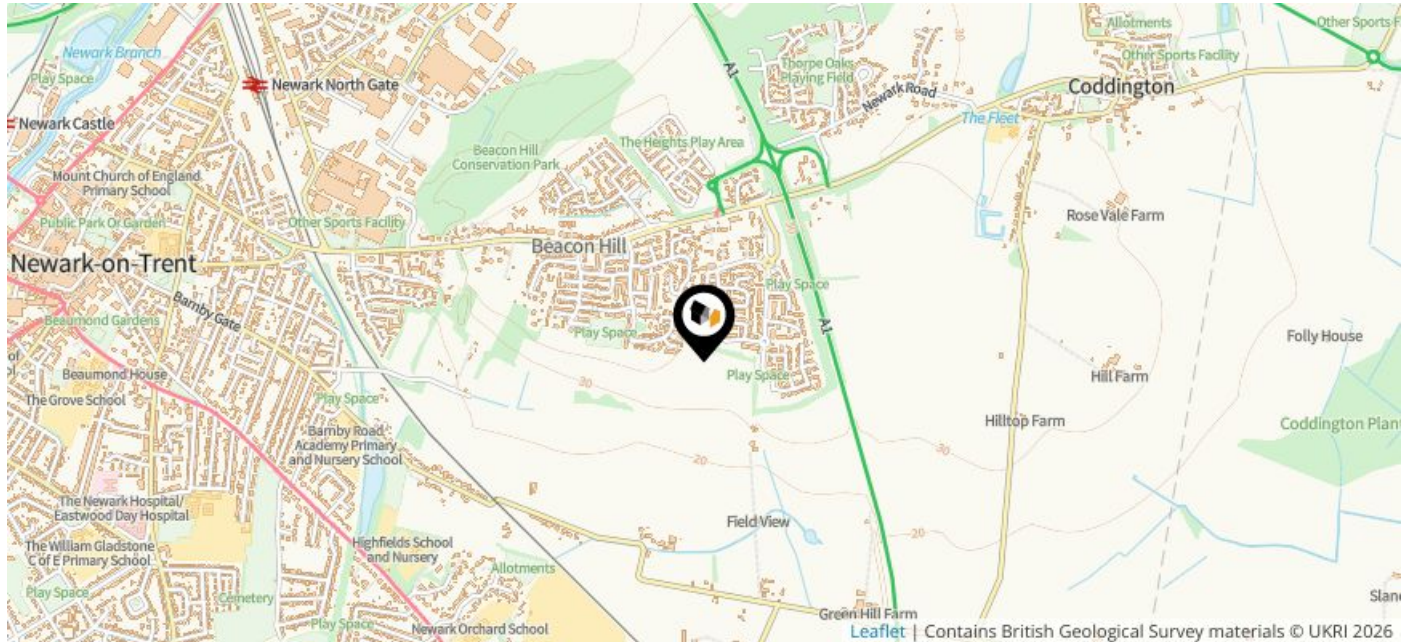
Flat

**+46.42%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

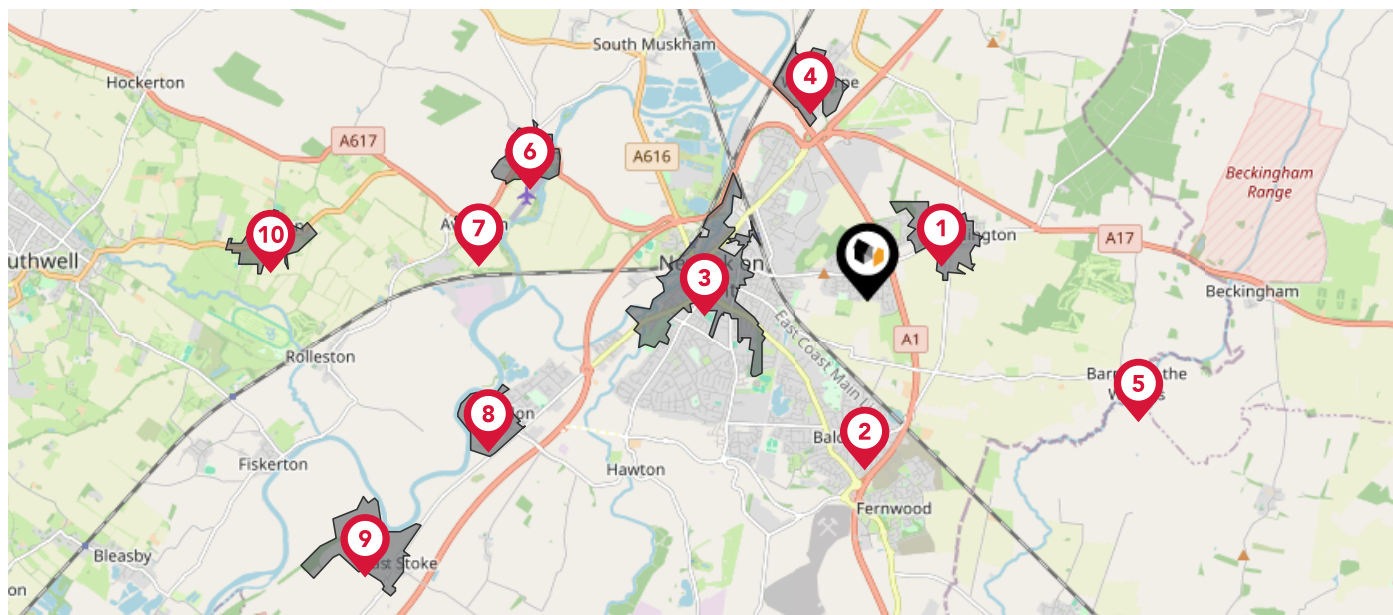
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



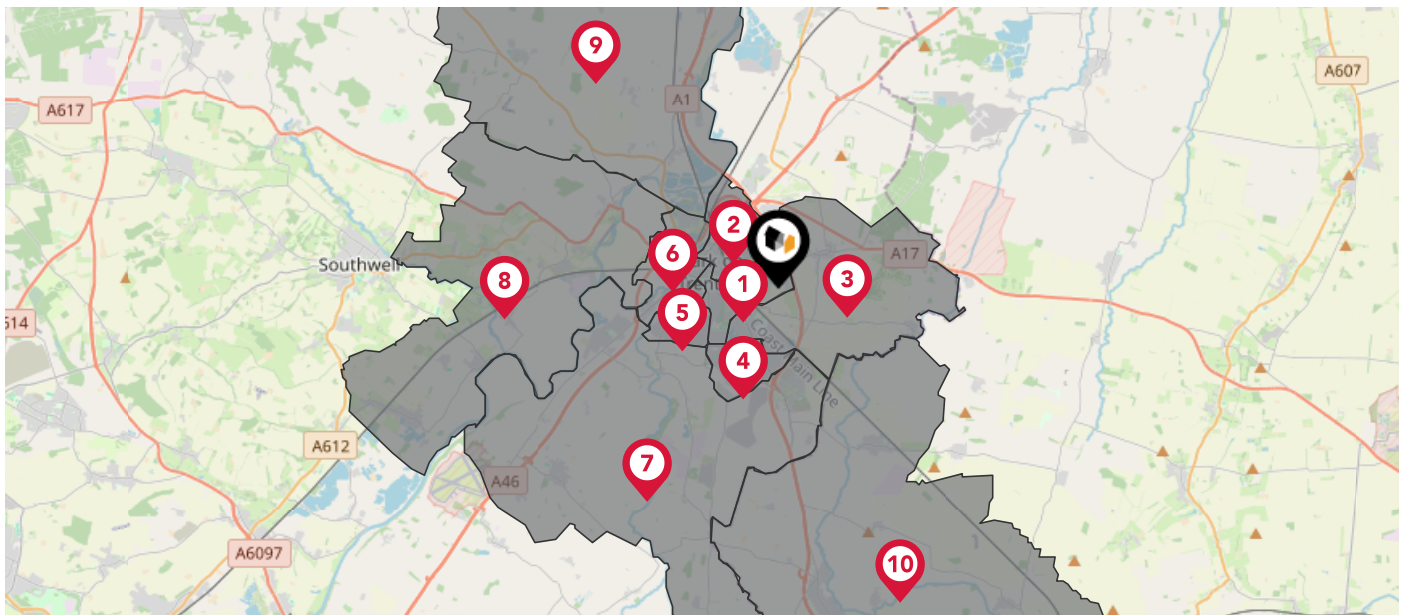
### Nearby Conservation Areas

-  Coddington
-  Balderton
-  Newark
-  Winthorpe
-  Barnby in the Willows
-  Kelham
-  Averham
-  Farndon
-  East Stoke
-  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

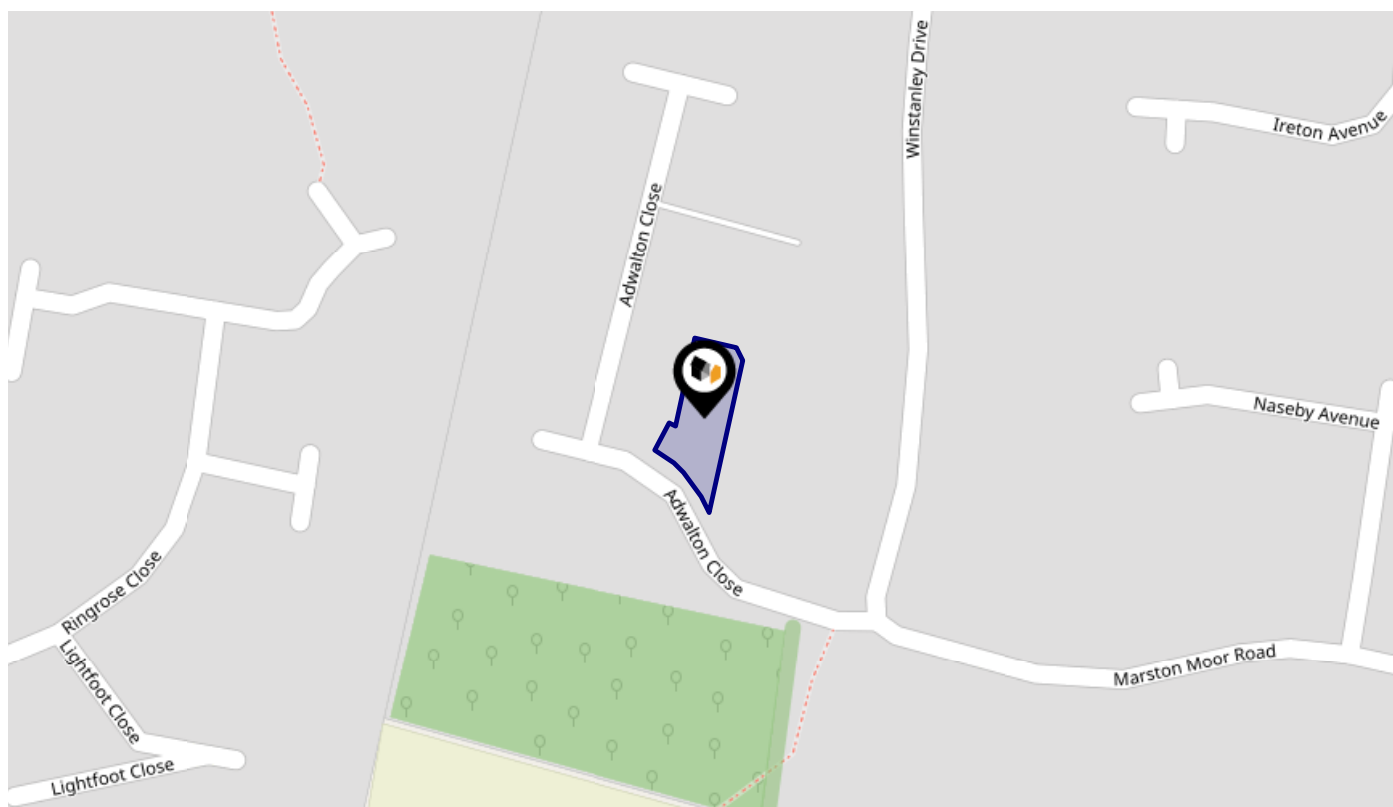
-  Beacon Ward
-  Bridge Ward
-  Balderton North & Coddington Ward
-  Balderton South Ward
-  Devon Ward
-  Castle Ward
-  Farndon & Fernwood Ward
-  Trent Ward
-  Muskham Ward
-  Viking Ward

# 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:

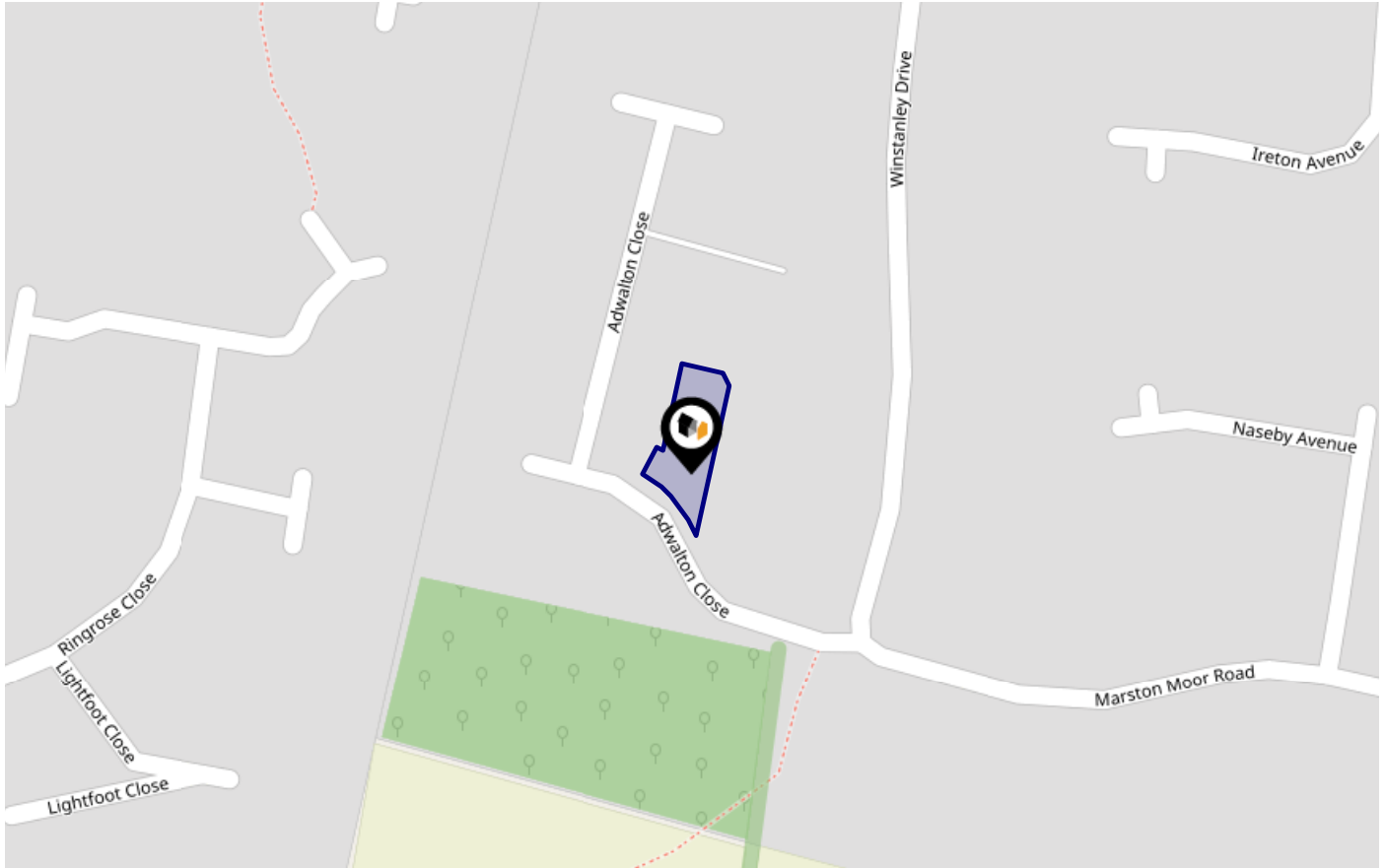
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

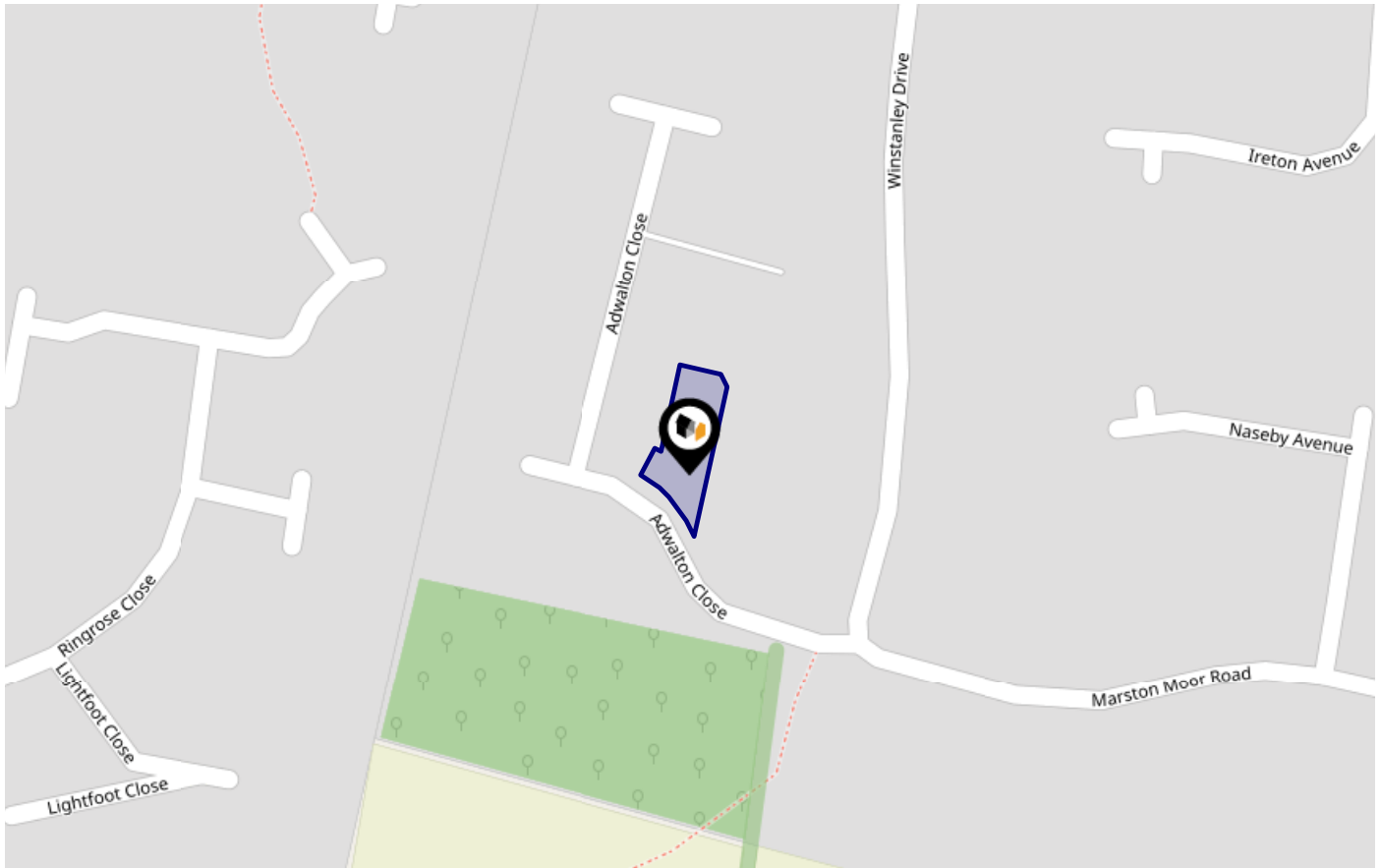




# Flood Risk

## 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**

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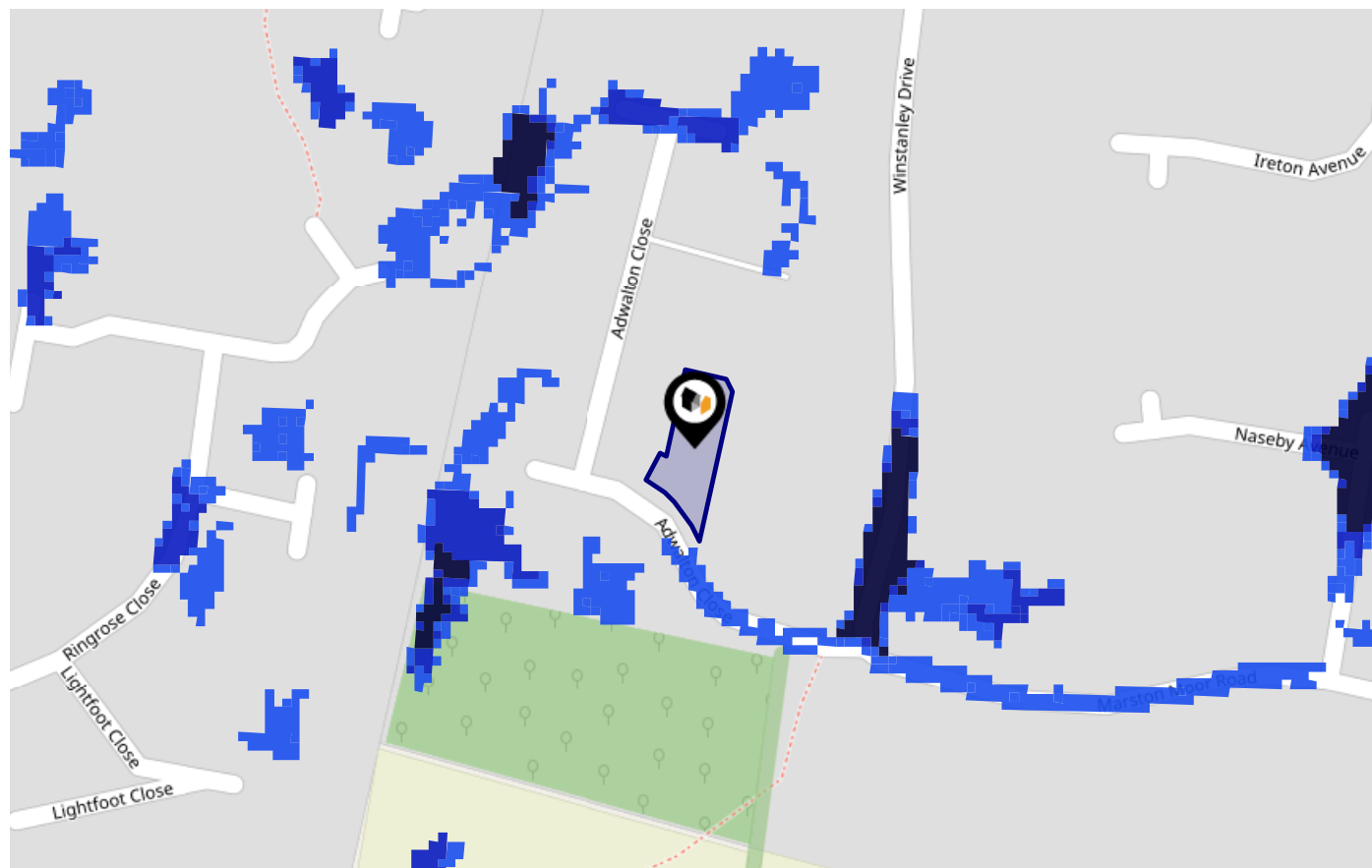


# Flood Risk

## 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.

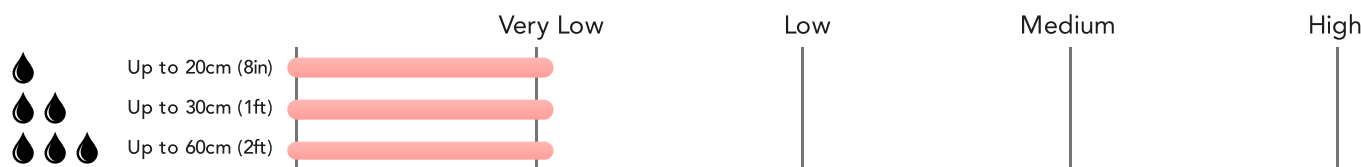


Risk Rating: Very low

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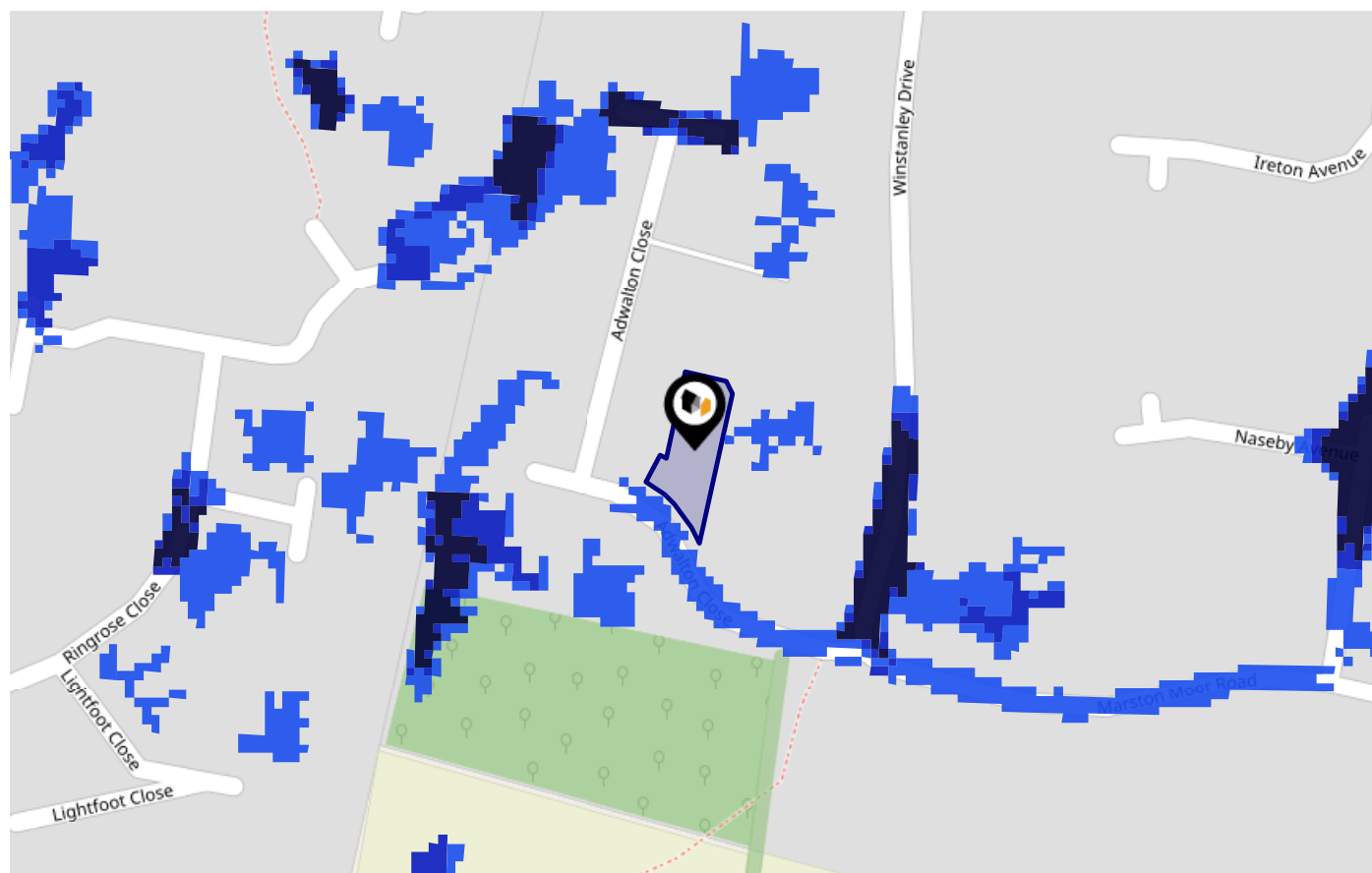
Chance of flooding to the following depths at this property:



# 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.

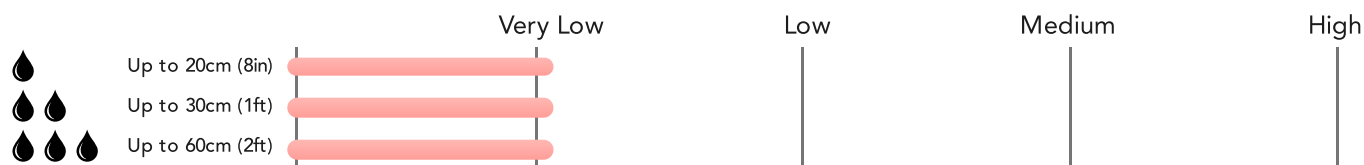


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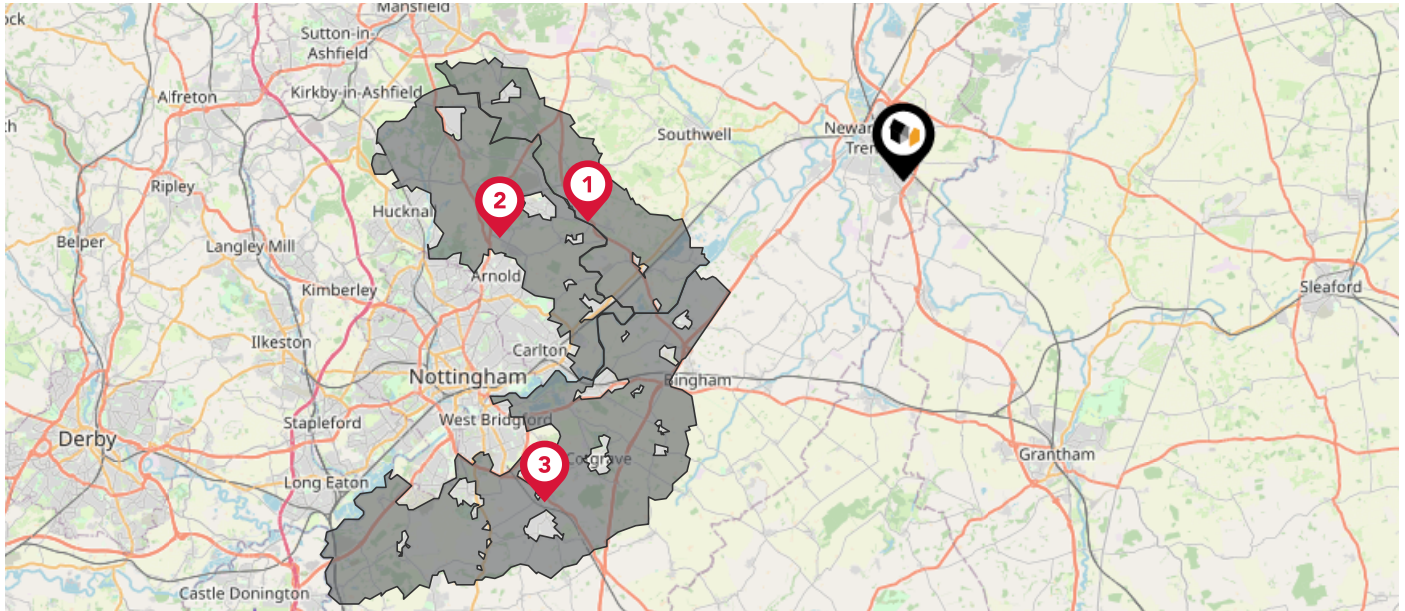
Chance of flooding to the following depths at this property:



# 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

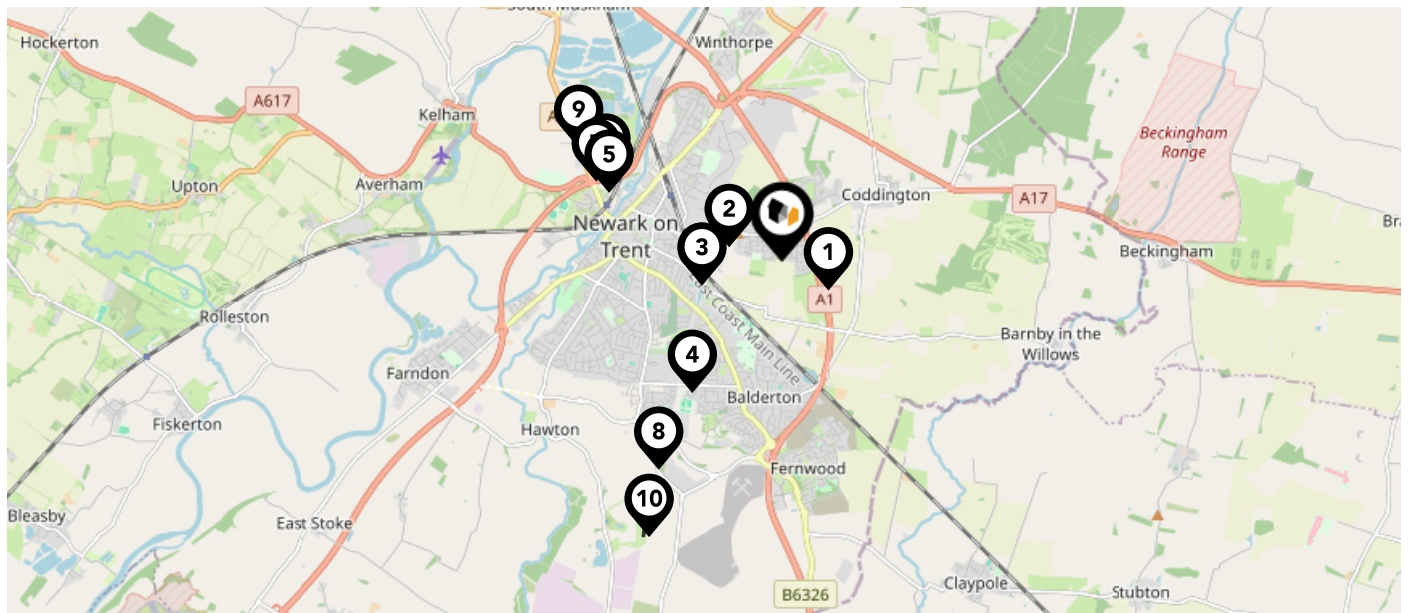
3

Derby and Nottingham Green Belt - 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.



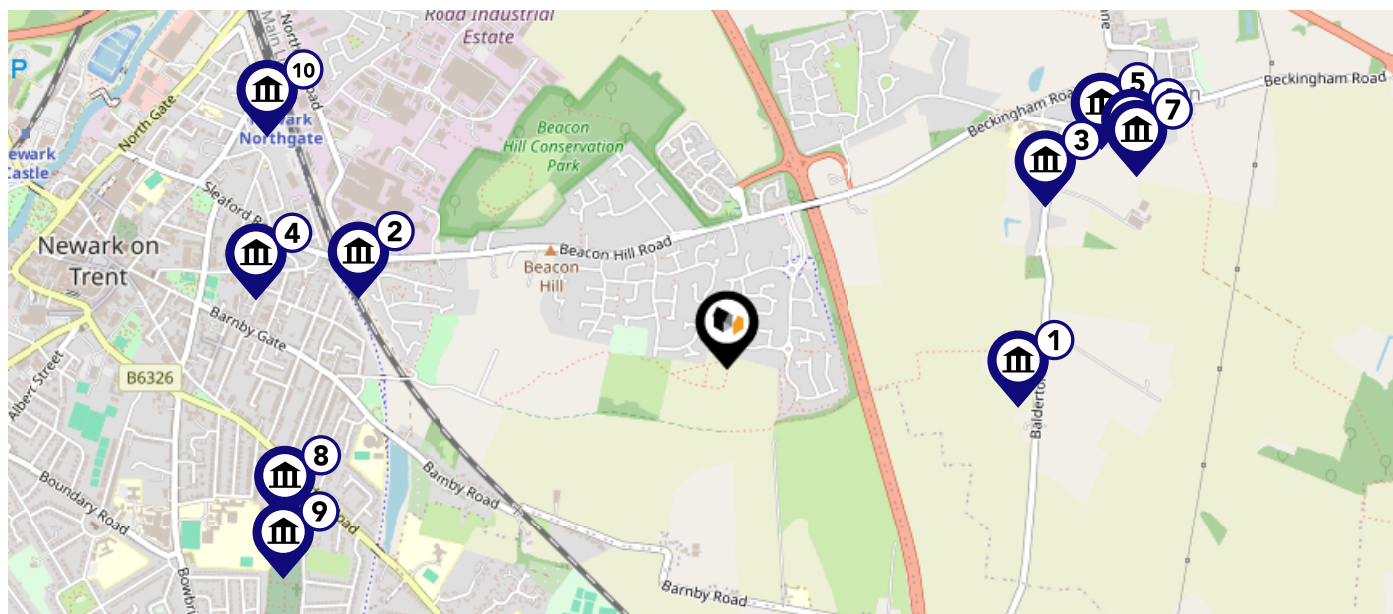
### Nearby Landfill Sites

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

# Maps

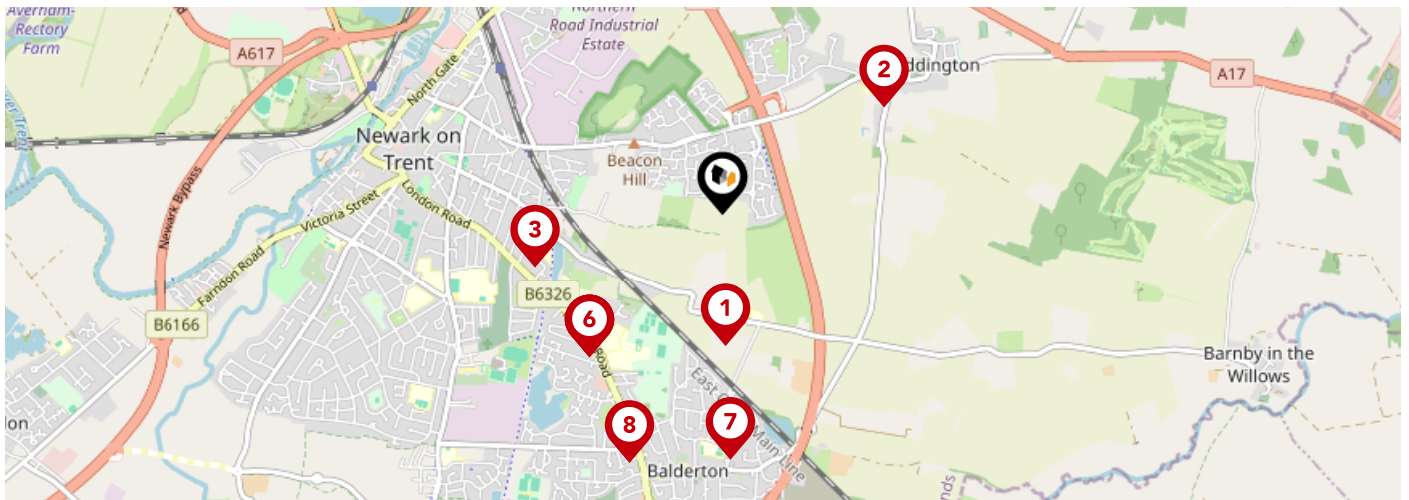
## Listed Buildings

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



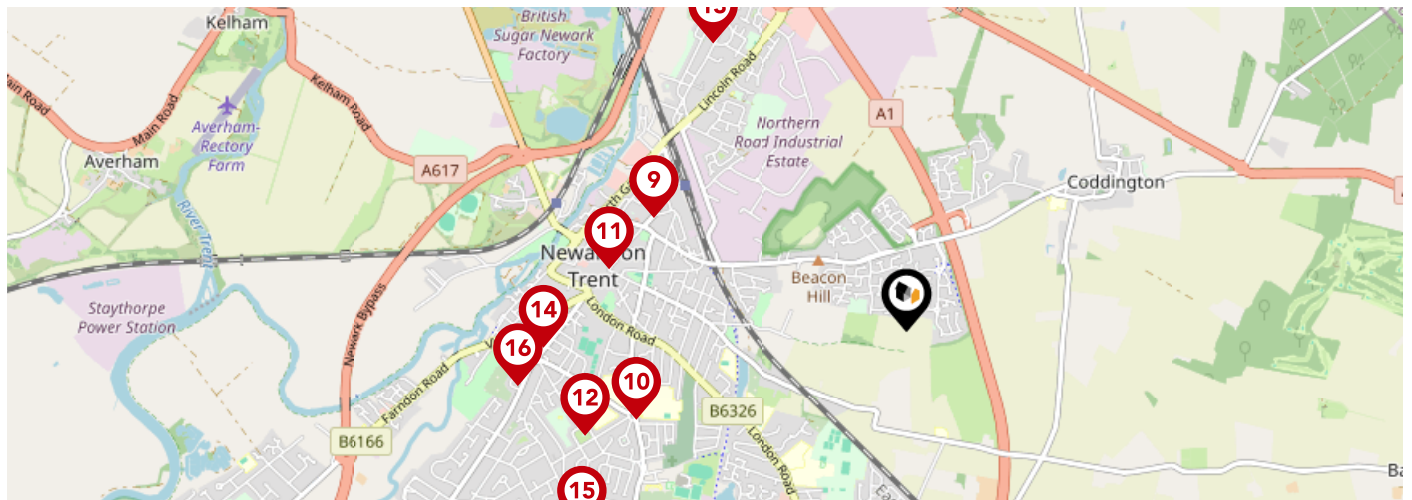
Listed Buildings in the local district	Grade	Distance
1302683 - Coddington Windmill	Grade II	0.7 miles
1297821 - Beacon Hill Tollhouse	Grade II	0.8 miles
1046028 - The Old Forge	Grade II	0.8 miles
1366047 - Newark Working Men's Club	Grade II	1.0 miles
1157230 - Church Of All Saints	Grade II	1.0 miles
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
<b>1</b>	<b>Hope House School</b> Ofsted Rating: Requires improvement   Pupils: 28   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coddington CofE Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 383   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barnby Road Academy Primary and Nursery school</b> Ofsted Rating: Good   Pupils: 606   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Highfields School</b> Ofsted Rating: Not Rated   Pupils: 113   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Newark Orchard School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Newark Academy</b> Ofsted Rating: Good   Pupils: 1144   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chuter Ede Primary School</b> Ofsted Rating: Outstanding   Pupils: 611   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>John Hunt Academy</b> Ofsted Rating: Good   Pupils: 355   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

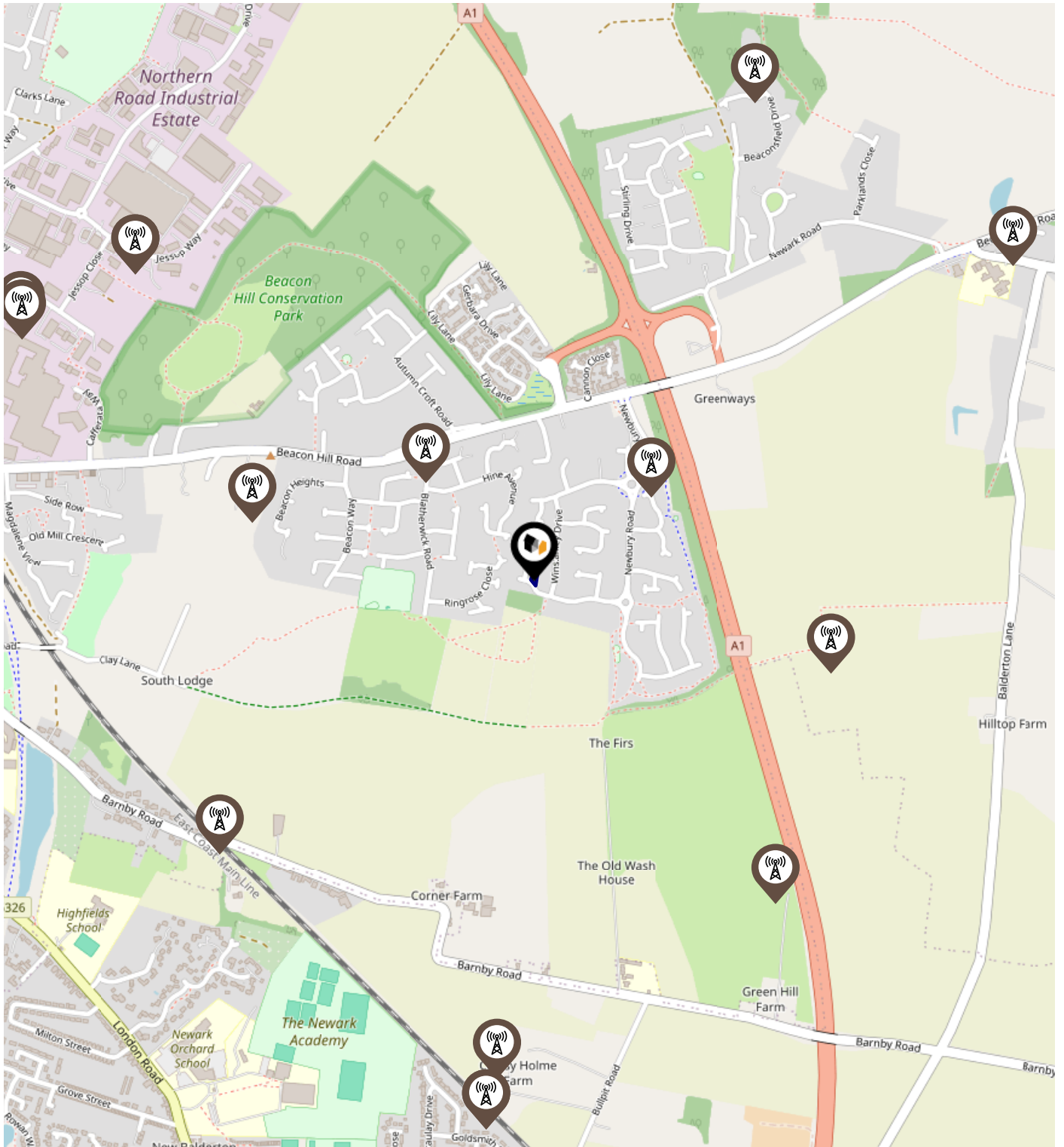
# Area Schools





	Nursery	Primary	Secondary	College	Private
 <b>Lovers Lane Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Magnus Church of England Academy</b> Ofsted Rating: Good   Pupils: 754   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mount CofE Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The King's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 256   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bishop Alexander L.E.A.D. Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Christ Church C of E Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Sir Donald Bailey Academy</b> Ofsted Rating: Good   Pupils: 529   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Holy Trinity Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 294   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



### Key:

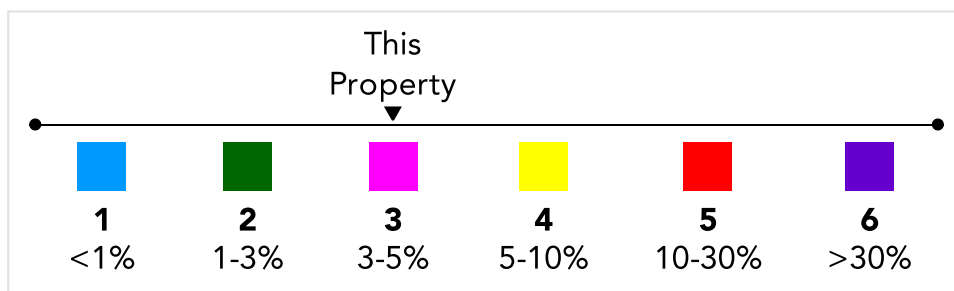
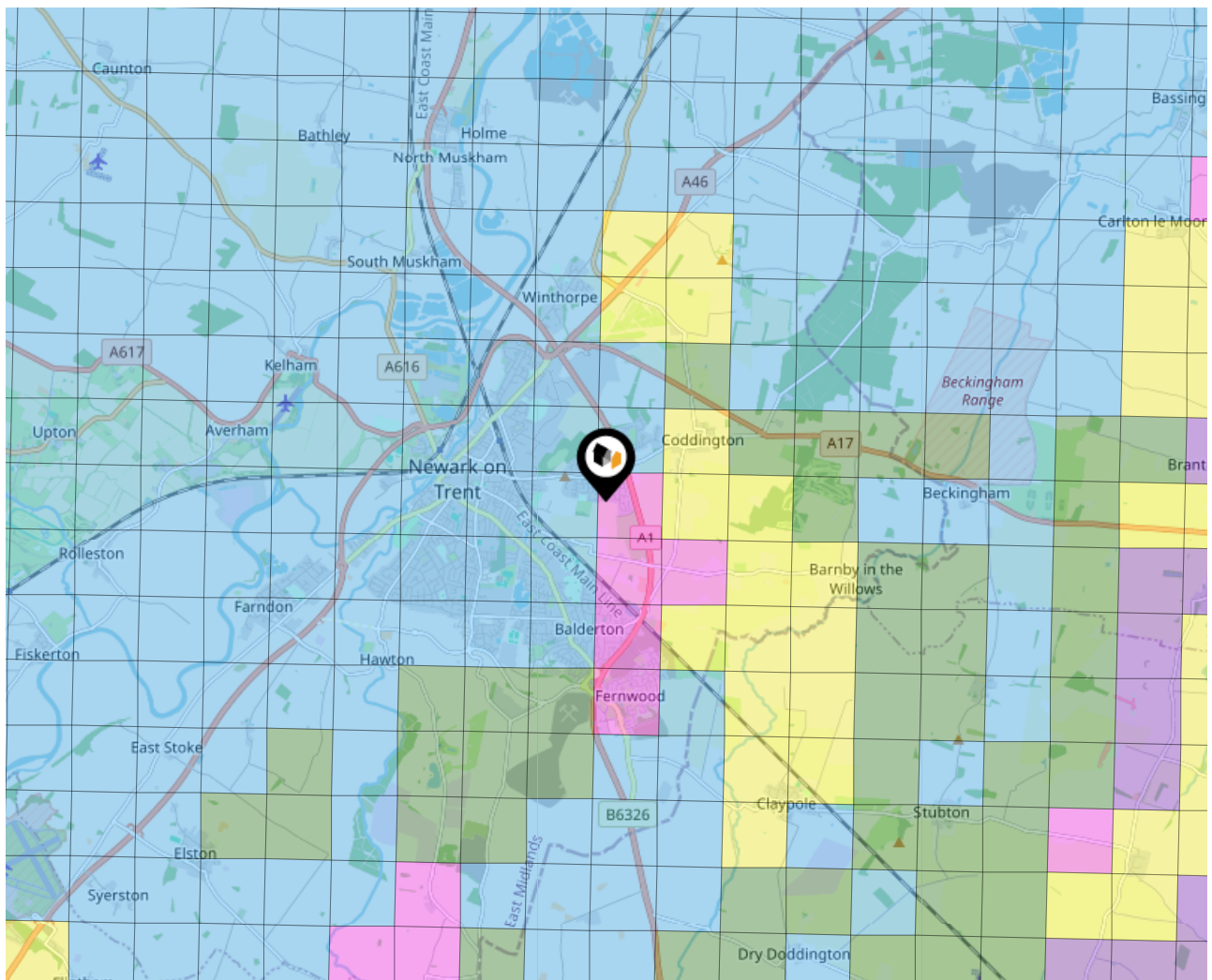
-  Power Pylons
-  Communication Masts

# Environment

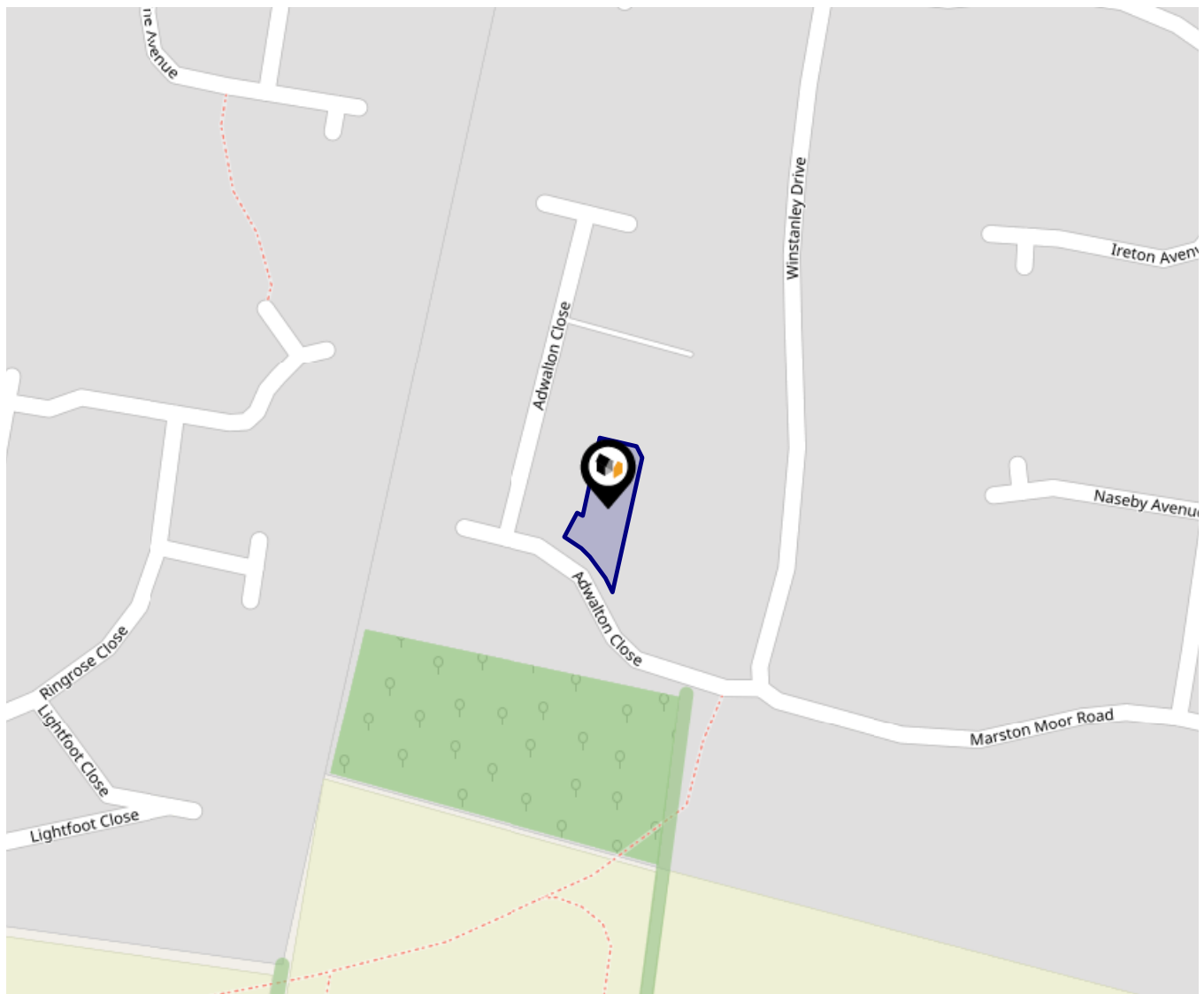
## Radon Gas

### 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



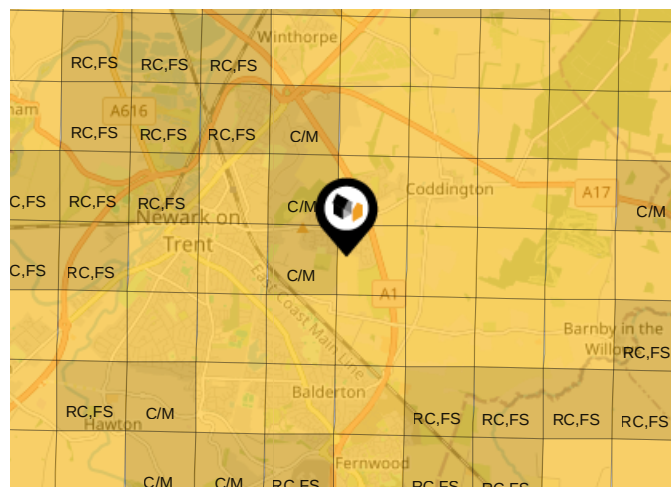
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

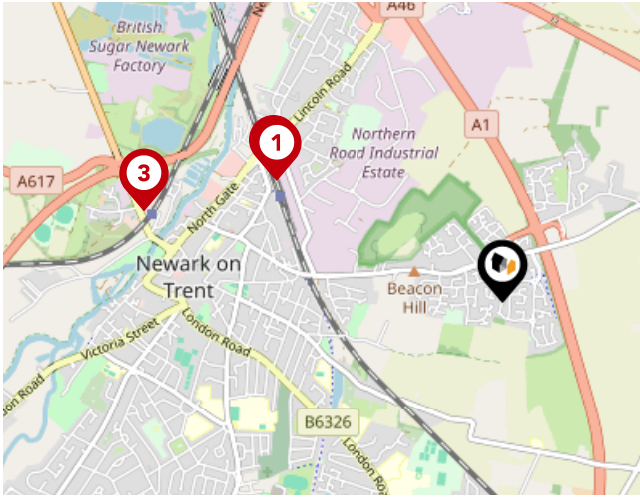


### Primary Classifications (Most Common Clay Types)

<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

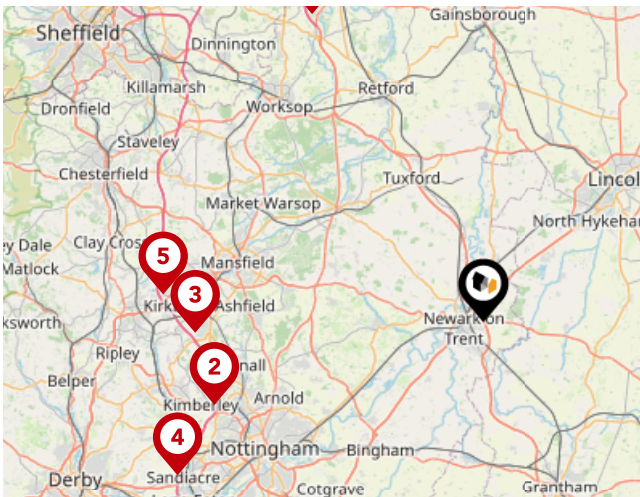
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	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

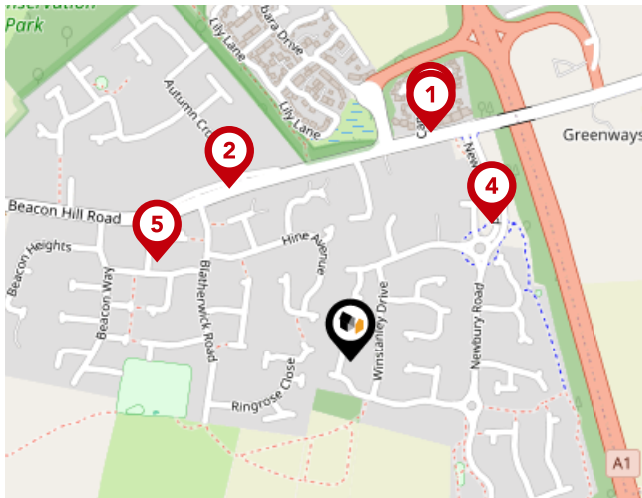


### Airports/Helipads

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

## About Us



### Alasdair Morrison & Mundys

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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.



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