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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



MAIN STREET, OXTON, SOUTHWELL, NG25

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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amorrison-mundys.net

Property Overview



Property

Type: Terraced
Bedrooms: 4
Plot Area: 0.16 acres
Council Tax : Band F
Annual Estimate: £3,730
Title Number: NT375332

Tenure: Freehold

Local Area

Local Authority: Nottinghamshire
Conservation Area: Oxton
Flood Risk:

- Rivers & Seas
- Surface Water

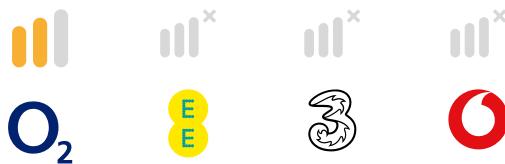
Very low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6
mb/s **40**
mb/s -
mb/s



Mobile Coverage:
(based on calls indoors)



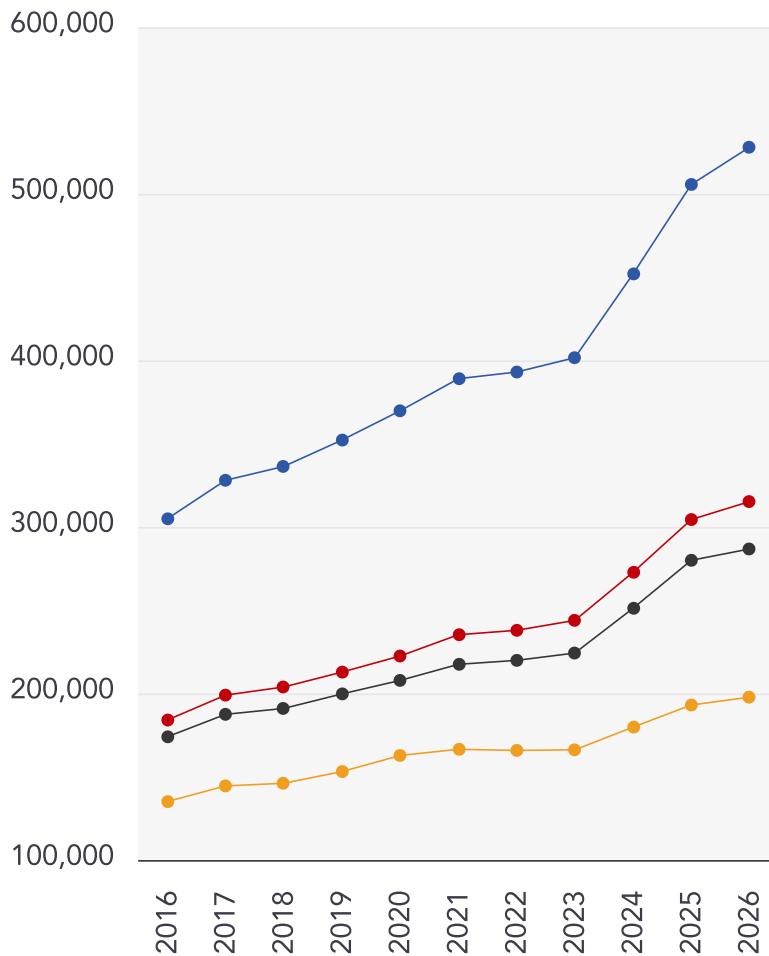
Satellite/Fibre TV Availability:



Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG25



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

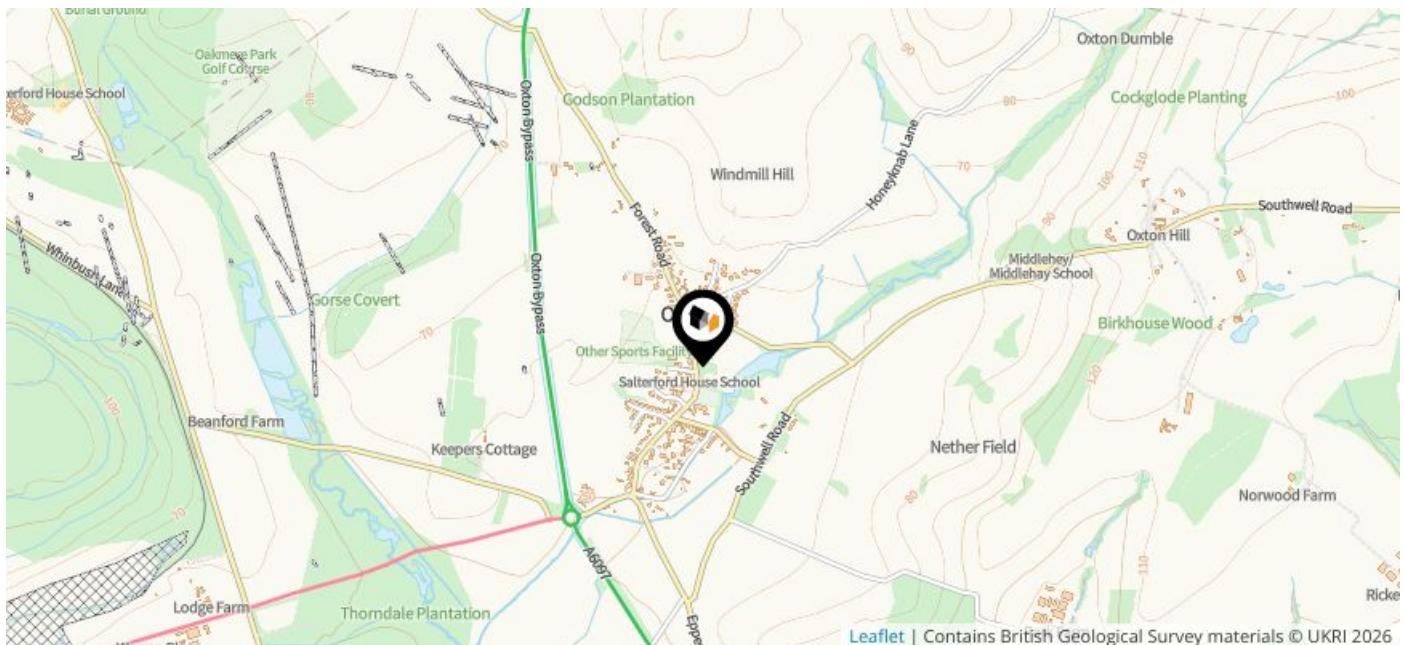
+64.82%

Flat

+46.42%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

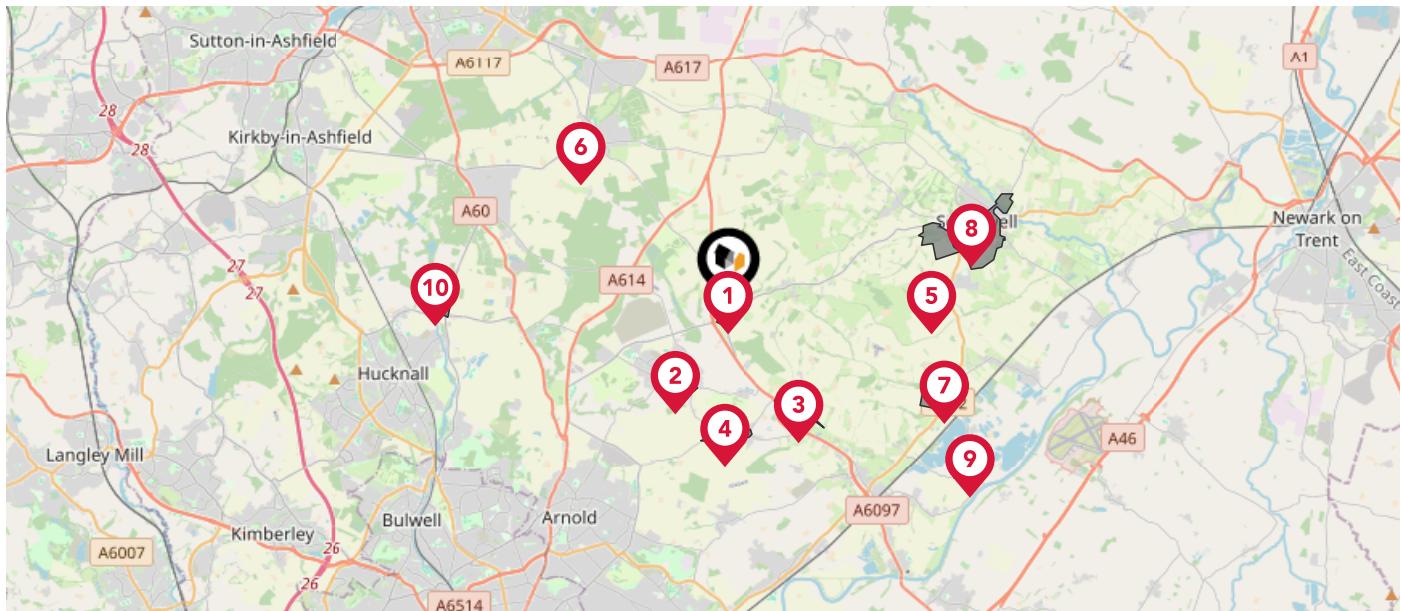
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



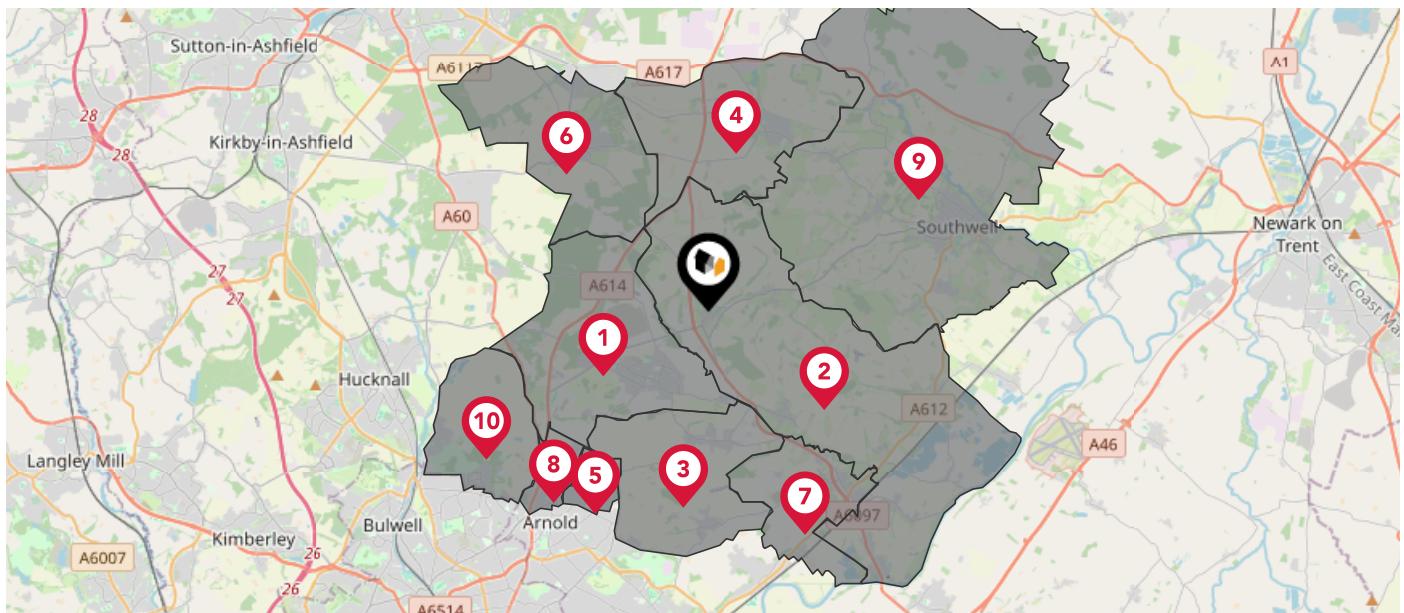
Nearby Conservation Areas

- 1 Oxton
- 2 Calverton
- 3 Epperstone
- 4 Woodborough
- 5 Halloughton
- 6 Blidworth
- 7 Thurgarton
- 8 Southwell
- 9 Hoveringham
- 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

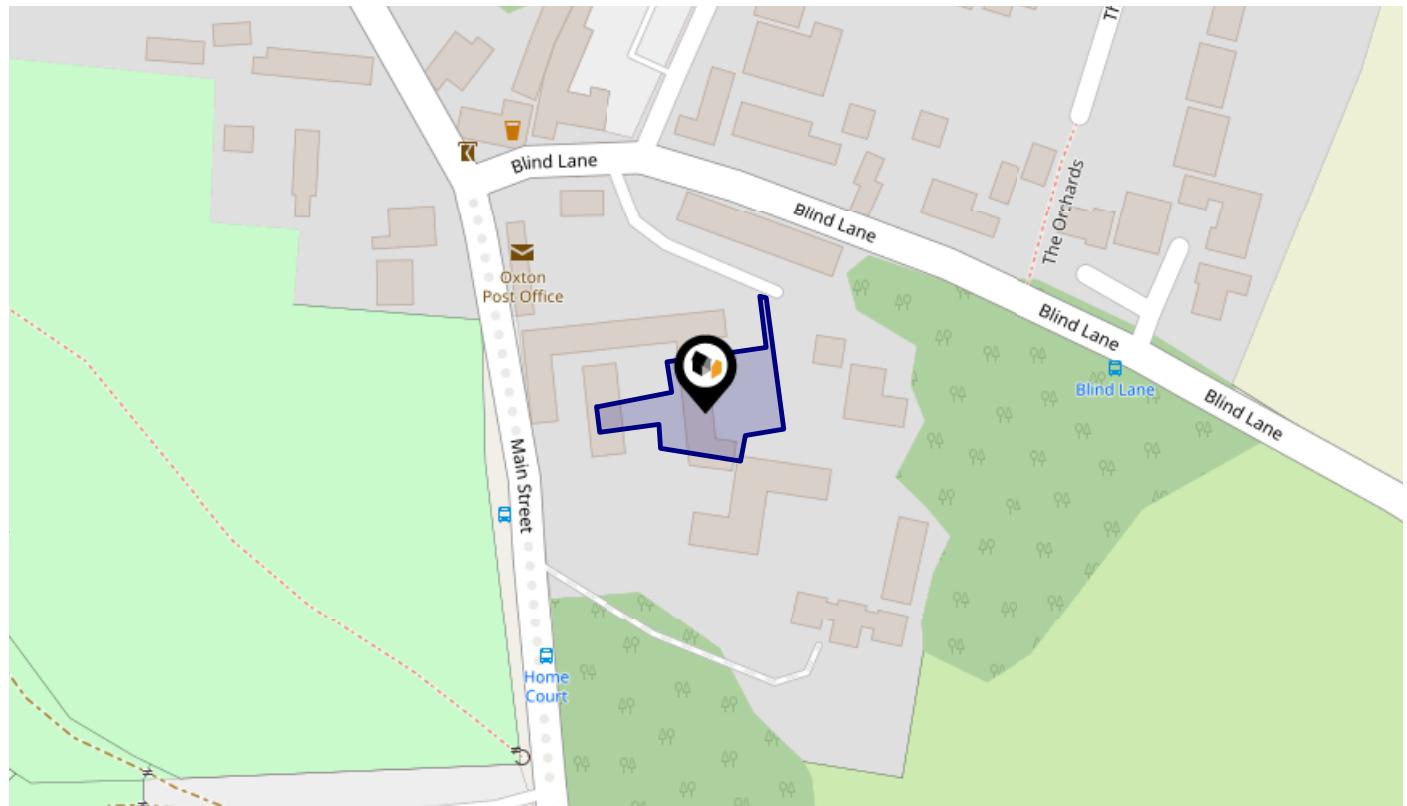


Nearby Council Wards

- 1 Calverton Ward
- 2 Dover Beck Ward
- 3 Dumbles Ward
- 4 Farnsfield Ward
- 5 Coppice Ward
- 6 Rainworth South & Blidworth Ward
- 7 Lowdham Ward
- 8 Redhill Ward
- 9 Southwell Ward
- 10 Bestwood St. Albans Ward

Maps Rail Noise

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

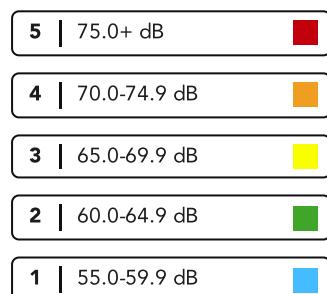


Rail Noise Data

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.

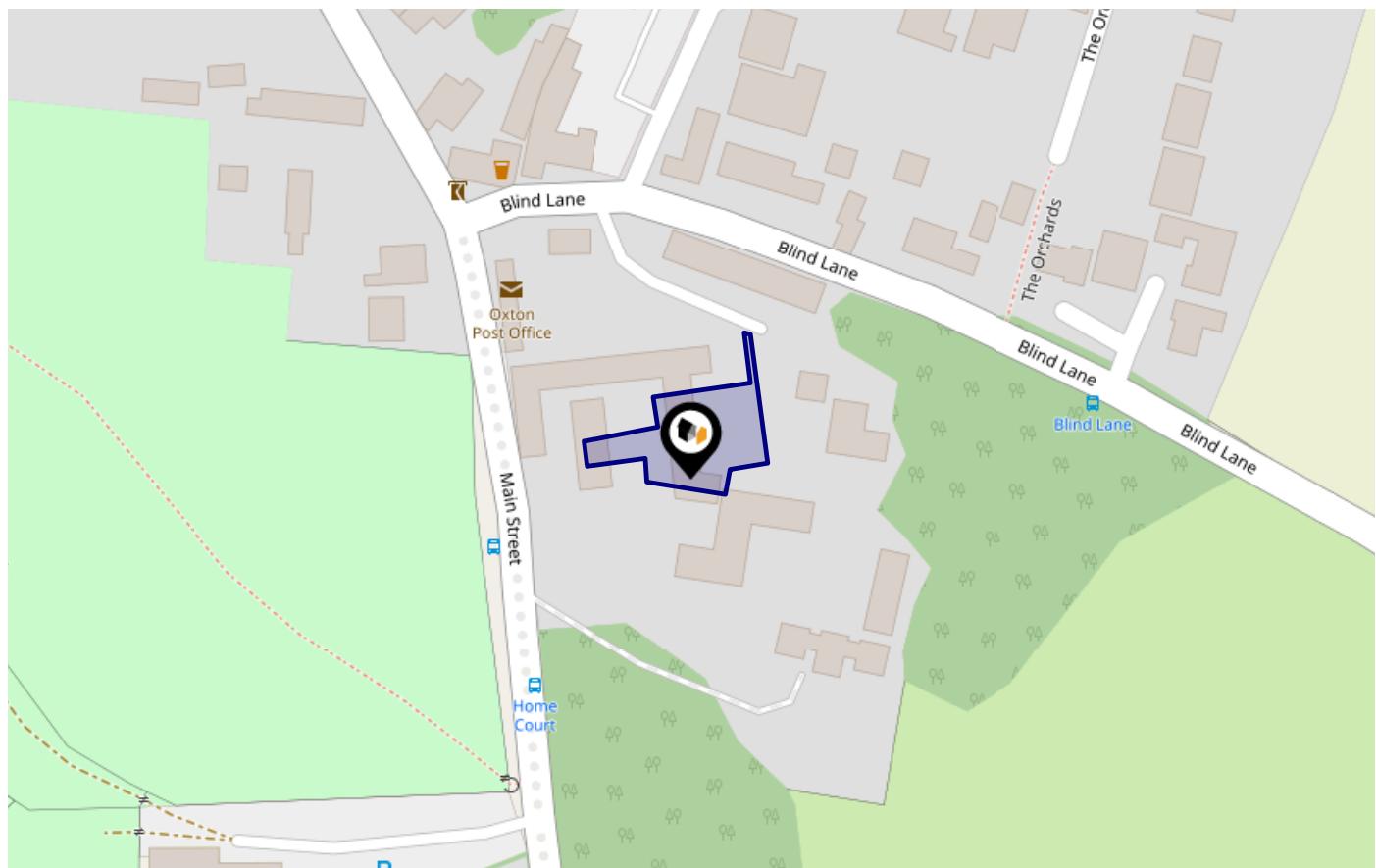
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

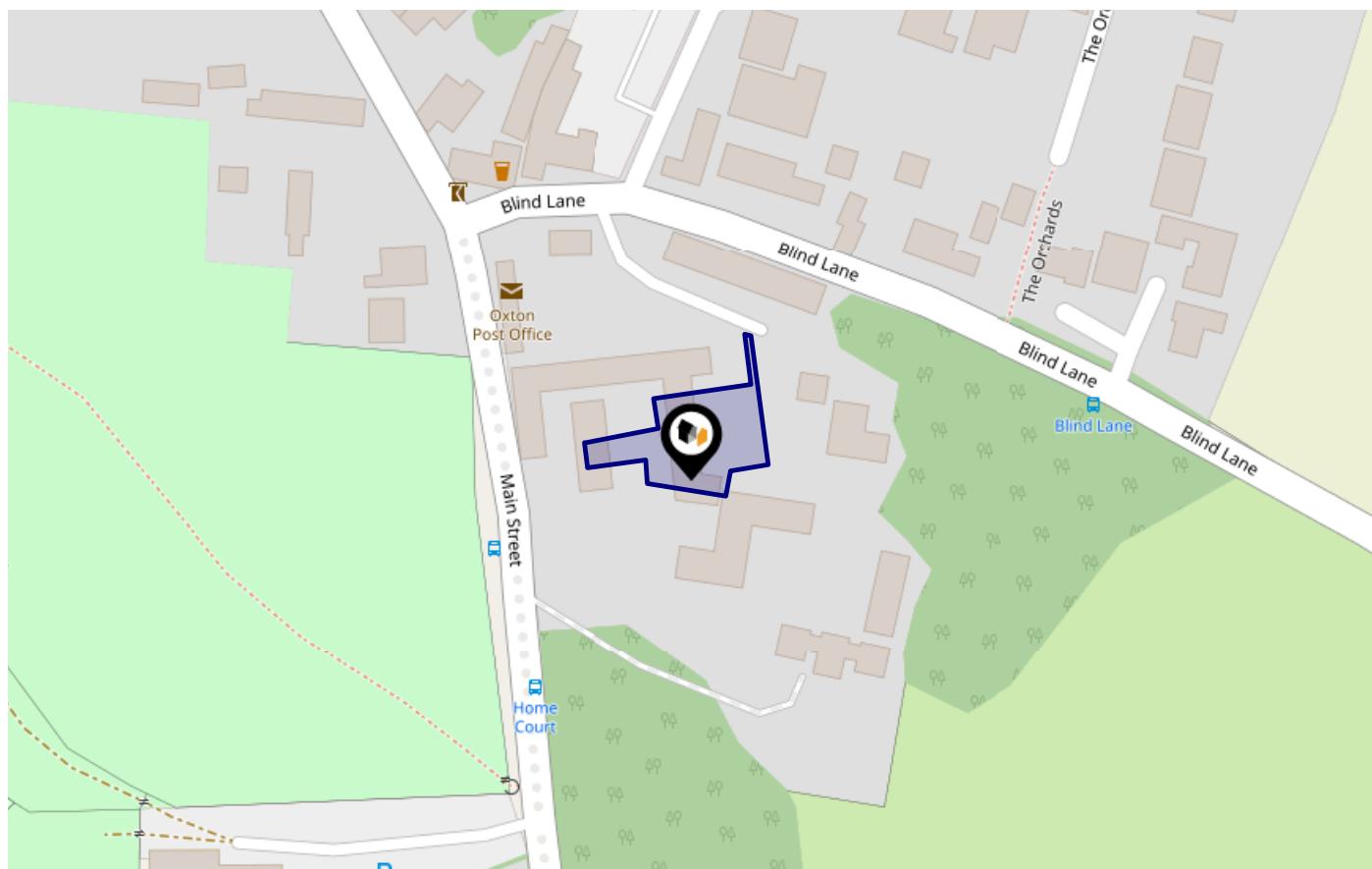
Chance of flooding to the following depths at this property:



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.

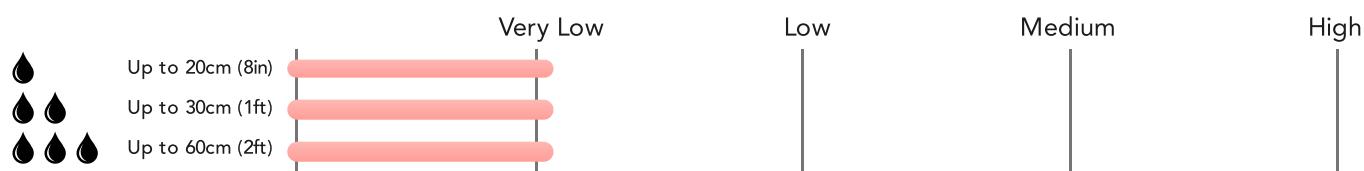


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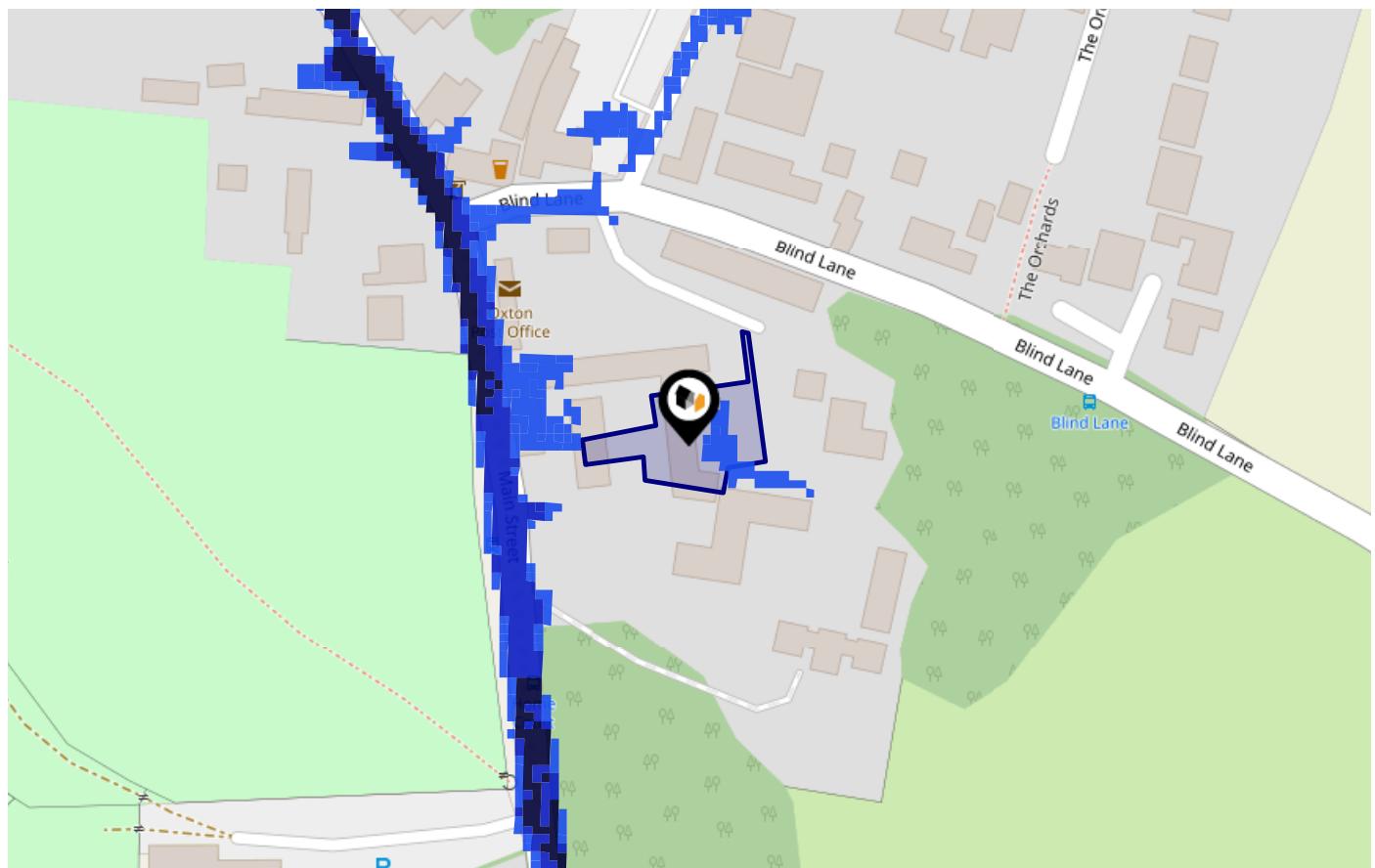
Chance of flooding to the following depths at this property:



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.



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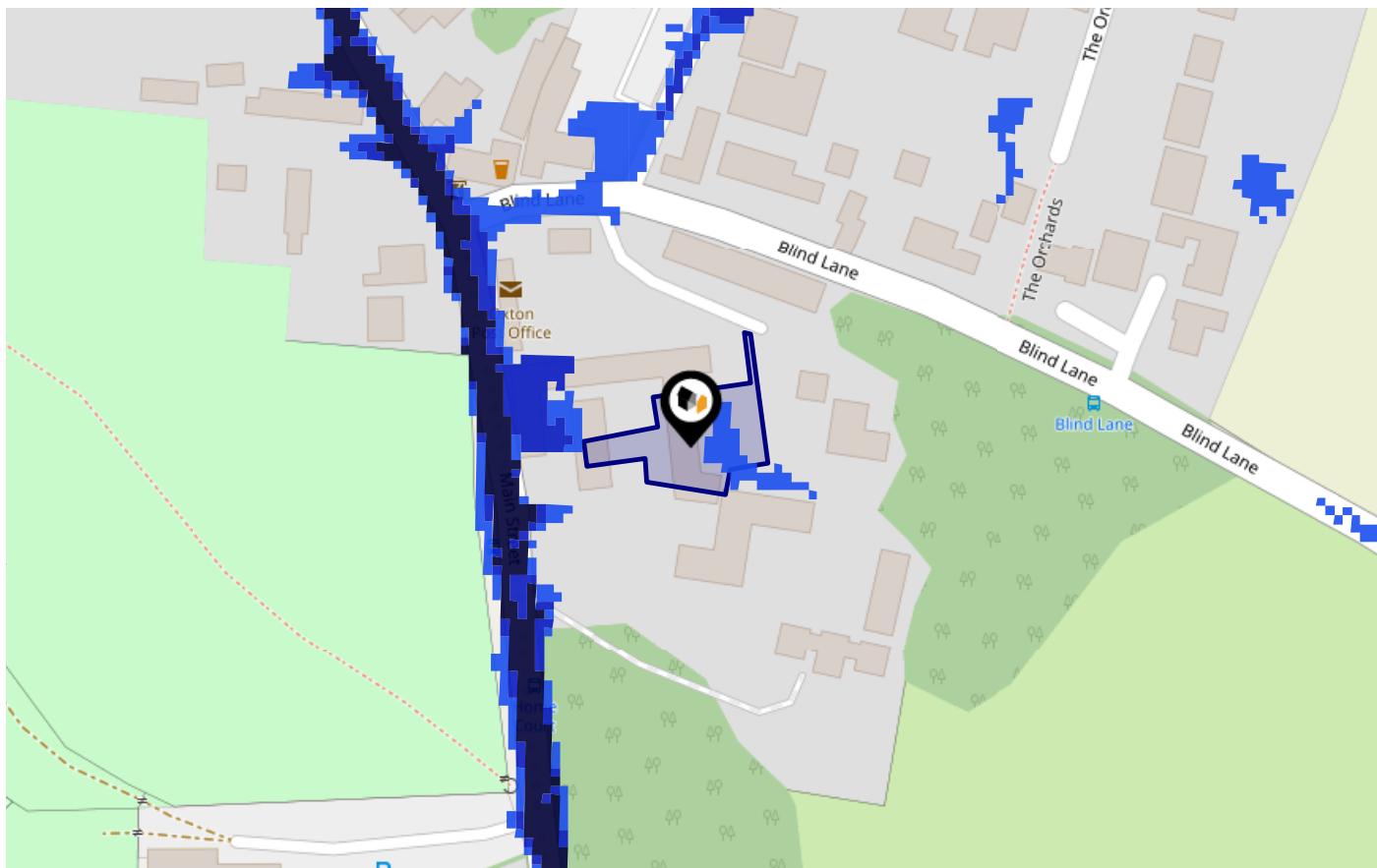
Chance of flooding to the following depths at this property:



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.

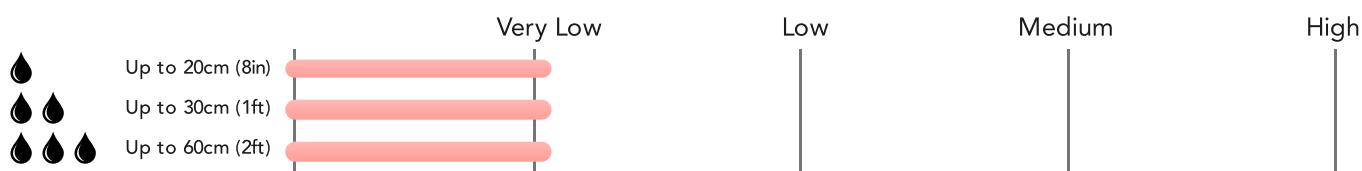


Risk Rating: Very low

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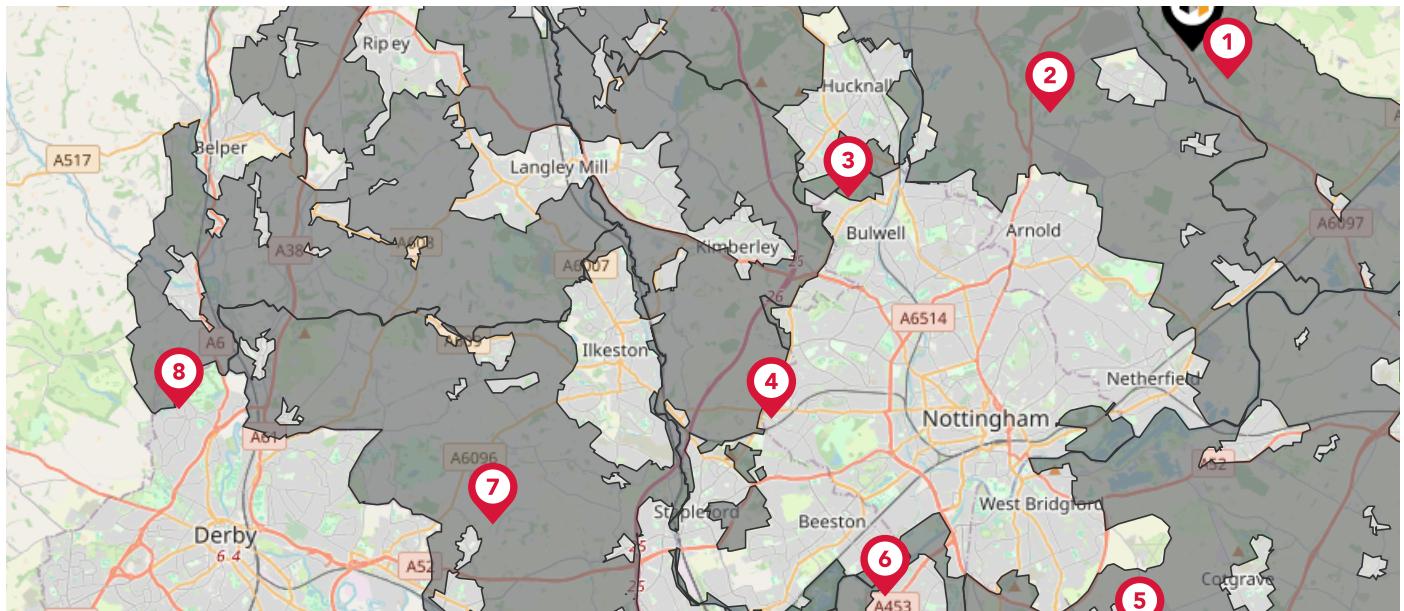
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



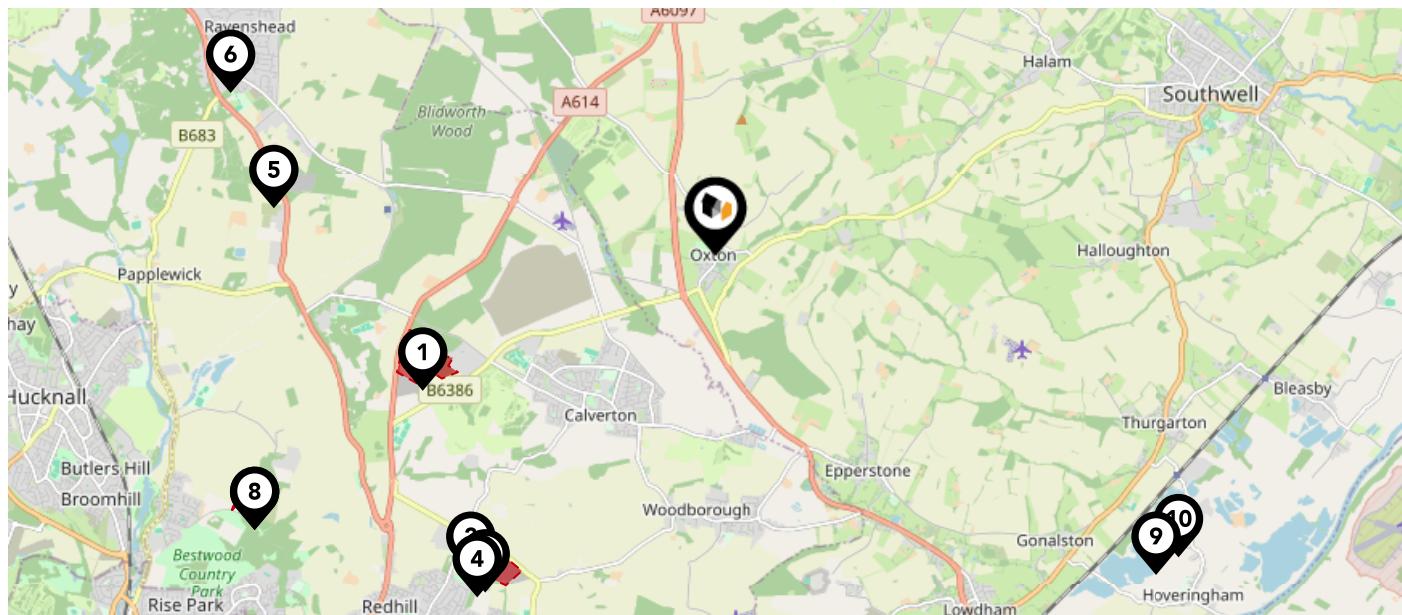
Nearby Green Belt Land

- 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.



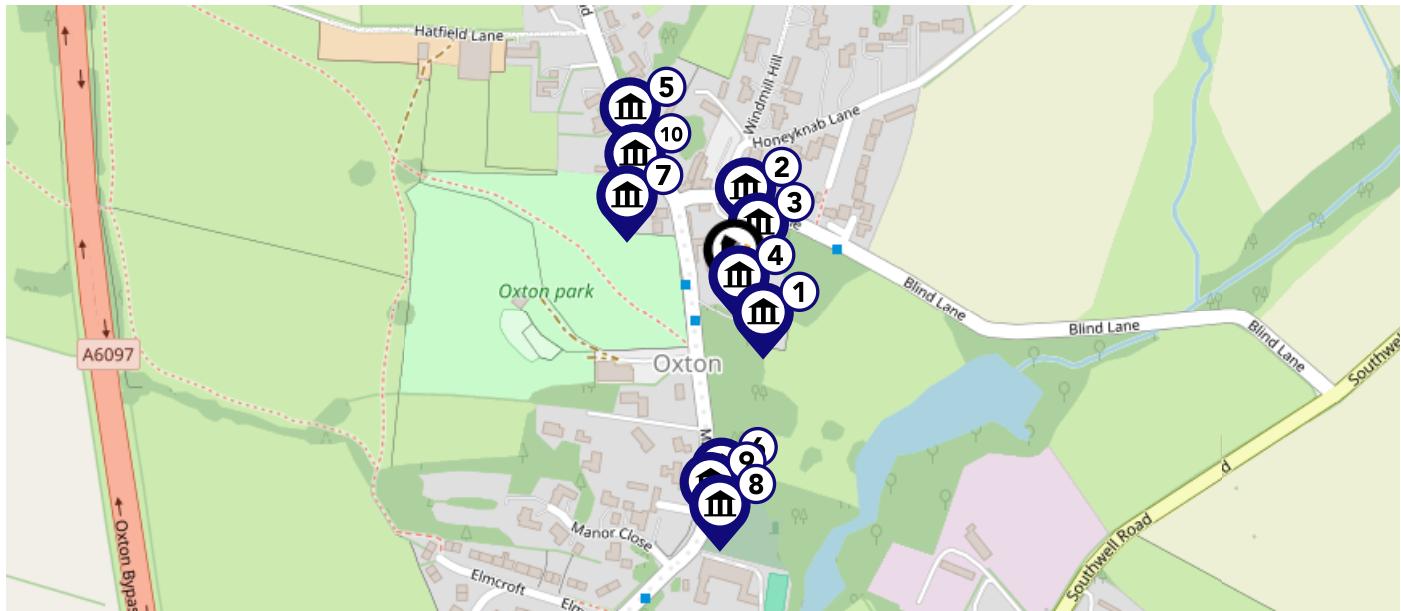
Nearby Landfill Sites

| | | | |
|----|---|-------------------|-------------------------------------|
| 1 | EA/EPR/HP3597FS/V010 | Active Landfill | <input checked="" type="checkbox"/> |
| 2 | Dorket Head Quarry-Woodborough Lane, Calverton Road, Arnold, Nottingham | Historic Landfill | <input type="checkbox"/> |
| 3 | No name provided by source | Active Landfill | <input checked="" type="checkbox"/> |
| 4 | EA/EPR/UP3690CP/A001 | Active Landfill | <input checked="" type="checkbox"/> |
| 5 | Devils Elbow-Kighill, Ravenshead, Papplewick | Historic Landfill | <input type="checkbox"/> |
| 6 | TAC Quarry-Longsdale Lane, Ravenshead, Nottinghamshire | Historic Landfill | <input type="checkbox"/> |
| 7 | EA/EPR/HP3497FP/A001 | Active Landfill | <input checked="" type="checkbox"/> |
| 8 | Bestwood Landfill Site/Bestwood Quarry-Northern Drive, Bestwood, Nottingham | Historic Landfill | <input type="checkbox"/> |
| 9 | Pit R2 Hoveringham Quarry-Hoveringham, Nottingham | Historic Landfill | <input type="checkbox"/> |
| 10 | Hoveringham Ash-Hoveringham Ash, Bleasby | Historic Landfill | <input type="checkbox"/> |

Maps

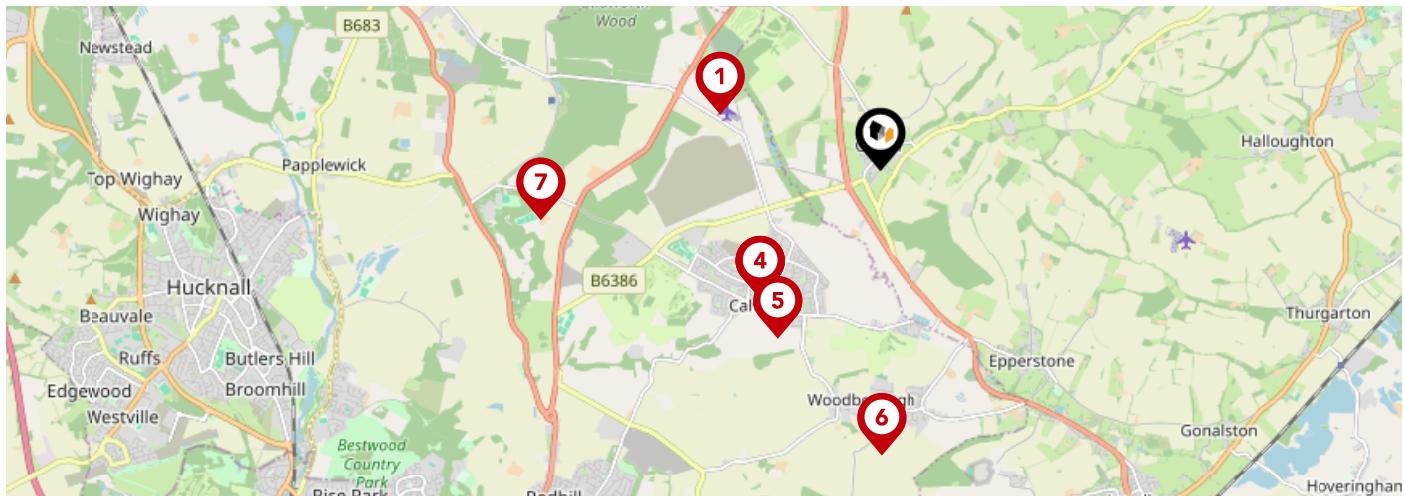
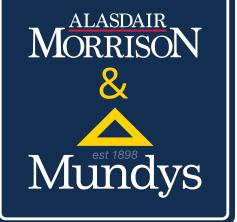
Listed Buildings

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 |
|---|----------|-----------|
| 1 1285630 - Former Laundry In Grounds Of Former Oxton Hall | Grade II | 0.0 miles |
| 2 1045498 - Numbers 1, 2 And 3 The Cottages | Grade II | 0.0 miles |
| 3 1285619 - Tomb Chest Of Robert Sherbrooke Adjacent The East Side Of Workshops In Former Wood Yard Of Oxton Hall | Grade II | 0.0 miles |
| 4 1045502 - Coach House In Grounds Of Former Oxton Hall | Grade II | 0.0 miles |
| 5 1379932 - Wesley House | Grade II | 0.1 miles |
| 6 1285629 - Garden House | Grade II | 0.1 miles |
| 7 1045499 - Home Farmhouse | Grade II | 0.1 miles |
| 8 1285622 - Church Of St Peter And St Paul | Grade I | 0.1 miles |
| 9 1045501 - Gateway To Church Of St Peter Churchyard, 6 Metres North Of The Church | Grade II | 0.1 miles |
| 10 1387166 - Petrol Pump To East Of The Forge | Grade II | 0.1 miles |

Area Schools



Nursery Primary Secondary College Private



1 Salterford House School

Ofsted Rating: Not Rated | Pupils: 66 | Distance:1.51



2 Manor Park Infant and Nursery School

Ofsted Rating: Good | Pupils: 208 | Distance:1.57



3 Sir John Sherbrooke Junior School

Ofsted Rating: Good | Pupils: 199 | Distance:1.57



4 Colonel Frank Seely Academy

Ofsted Rating: Good | Pupils: 828 | Distance:1.57



5 St Wilfrid's CofE Primary School

Ofsted Rating: Good | Pupils: 207 | Distance:1.75



6 Wood's Foundation CofE Primary School

Ofsted Rating: Good | Pupils: 176 | Distance:2.54



7 Burntstump Seely CofE Primary Academy

Ofsted Rating: Good | Pupils: 72 | Distance:3.06

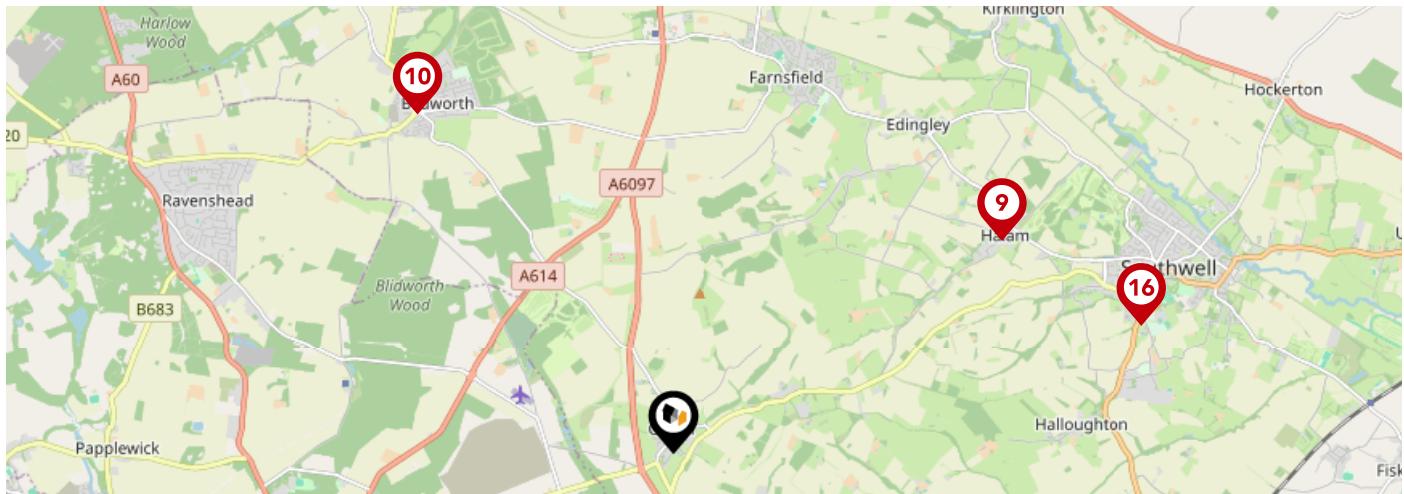


8 Farnsfield St Michael's Church of England Primary School

Ofsted Rating: Good | Pupils: 280 | Distance:3.45



Area Schools



Nursery Primary Secondary College Private



Halam Church of England Primary School

Ofsted Rating: Good | Pupils: 72 | Distance: 3.49



Blidworth Oaks Primary School

Ofsted Rating: Good | Pupils: 369 | Distance: 3.79



Lambley Primary School

Ofsted Rating: Good | Pupils: 189 | Distance: 3.88



Lowdham CofE Primary School

Ofsted Rating: Outstanding | Pupils: 198 | Distance: 3.92



Pinewood Infant and Nursery School

Ofsted Rating: Outstanding | Pupils: 204 | Distance: 4.03



Richard Bonington Primary and Nursery School

Ofsted Rating: Good | Pupils: 459 | Distance: 4.13



Killisick Junior School

Ofsted Rating: Good | Pupils: 203 | Distance: 4.14

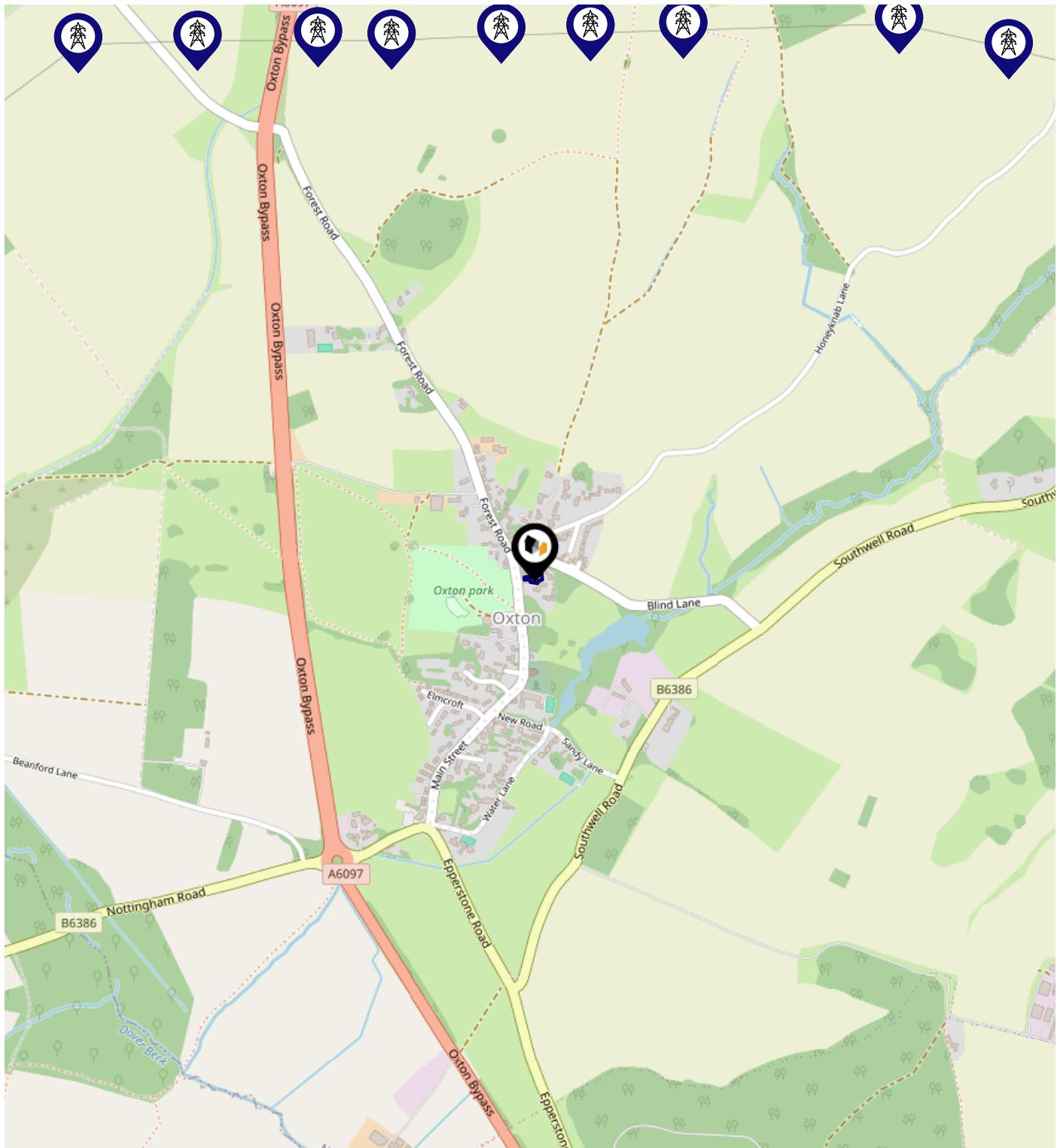


Holy Trinity CofE Infant School

Ofsted Rating: Outstanding | Pupils: 54 | Distance: 4.32



Local Area Masts & Pylons



Key:

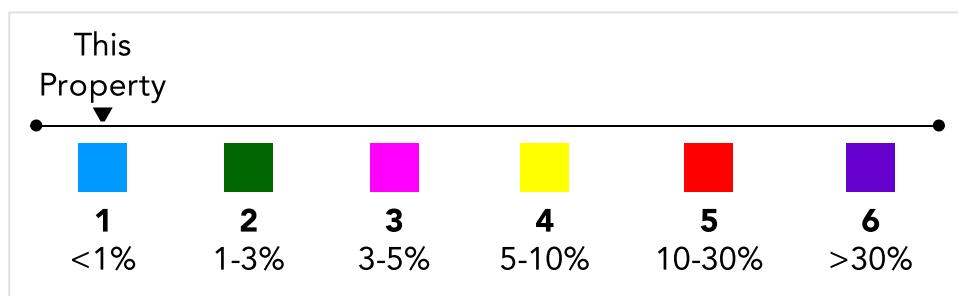
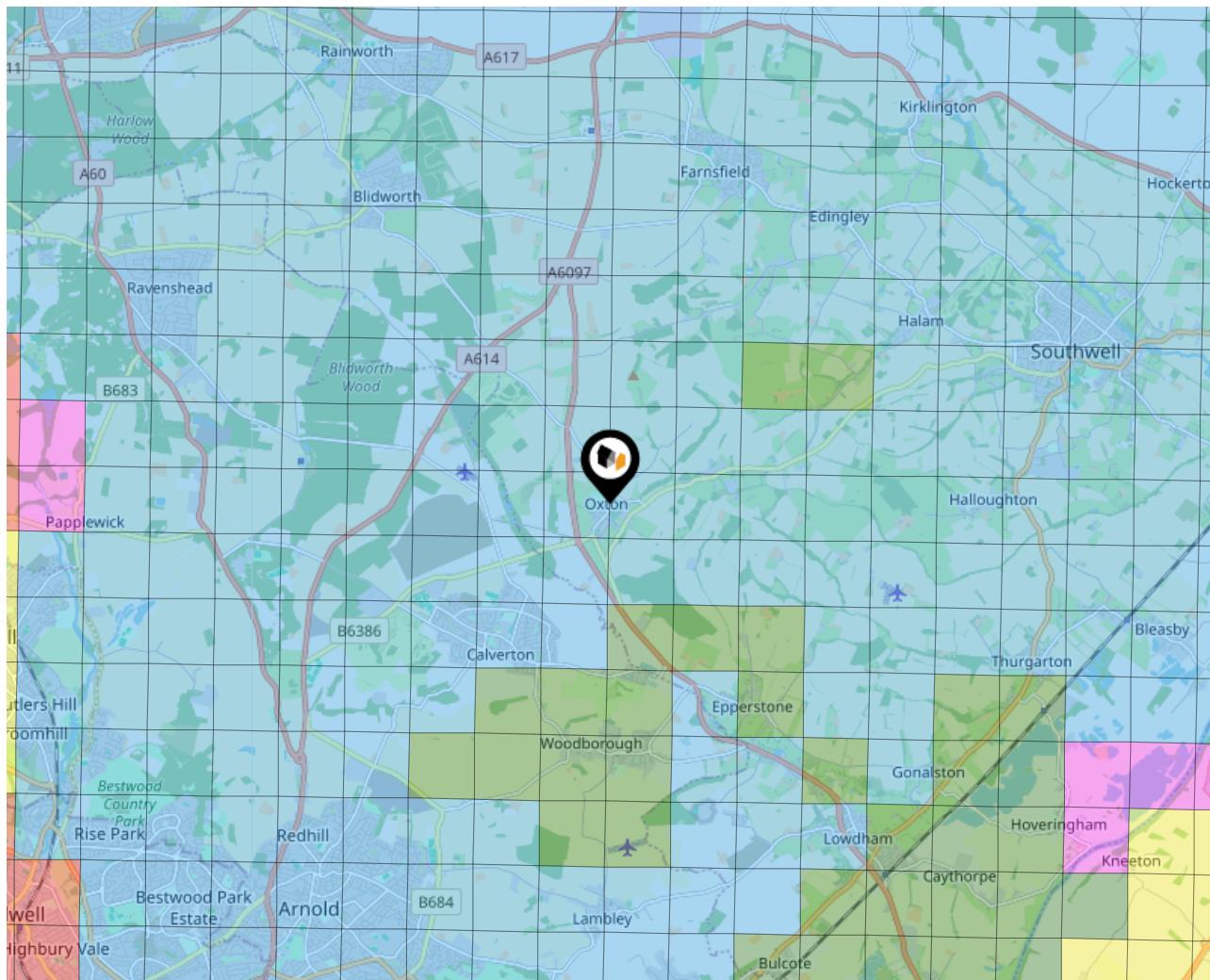
-  Power Pylons
-  Communication Masts

Environment

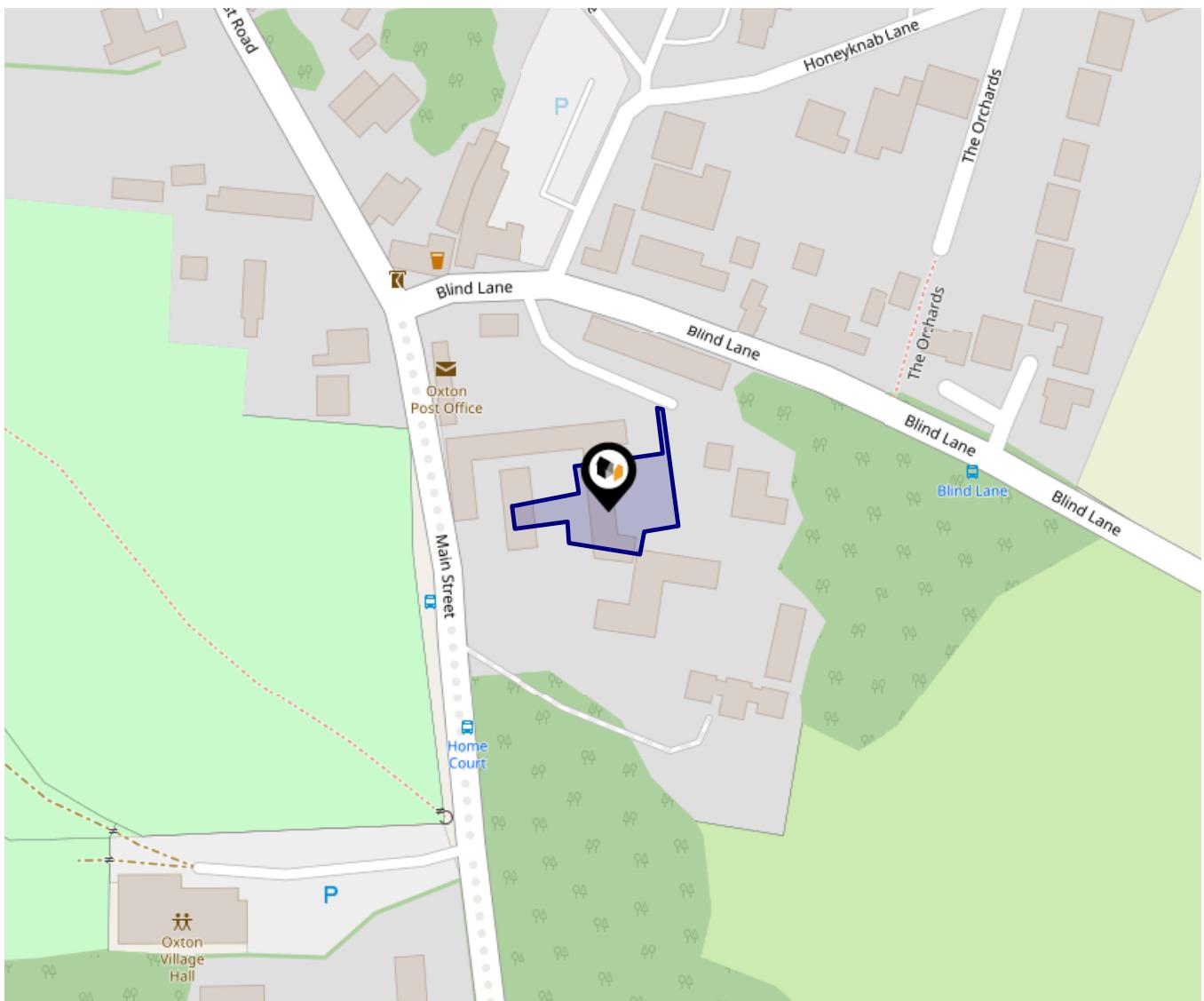
Radon Gas

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

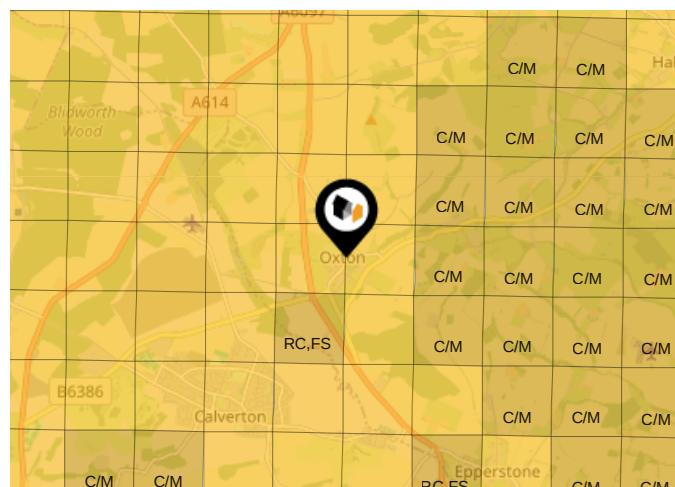
Environment

Soils & Clay



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

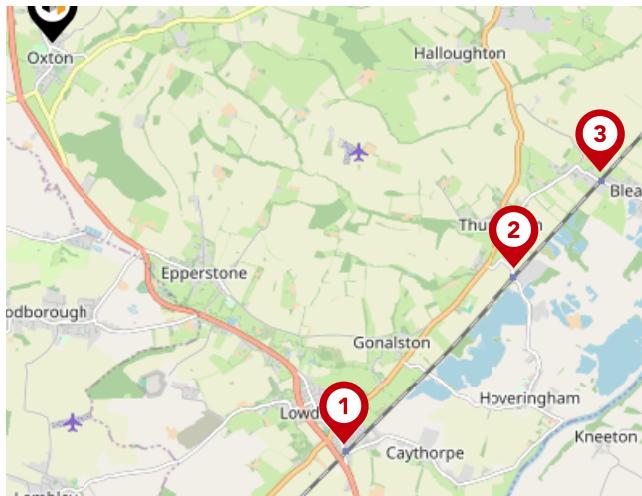
| | | | |
|-------------------------------|-------------------------------|----------------------|----------------------|
| Carbon Content: | VARIABLE | Soil Texture: | CLAYEY LOAM TO SANDY |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | LOAM INTERMEDIATE |
| Soil Group: | LIGHT(SILTY) TO MEDIUM(SILTY) | | |



Primary Classifications (Most Common Clay Types)

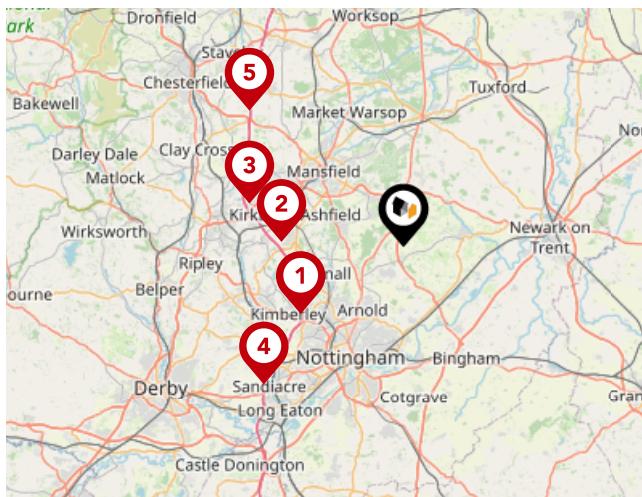
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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 | Lowdham Rail Station | 4.44 miles |
| 2 | Thurgarton Rail Station | 4.58 miles |
| 3 | Bleasby Rail Station | 5.02 miles |



Trunk Roads/Motorways

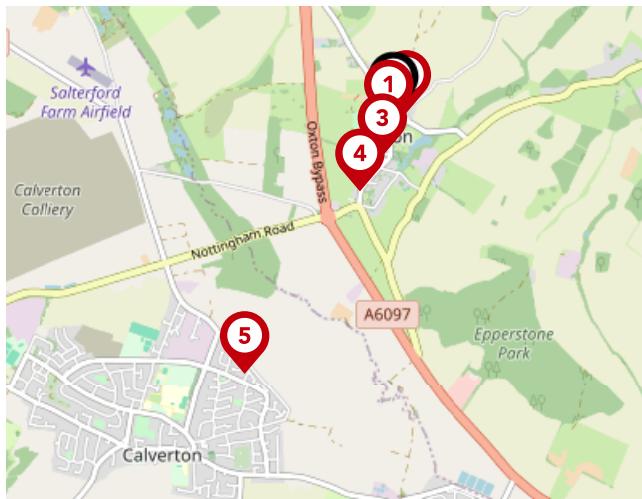
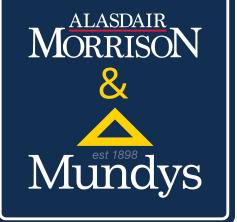
| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M1 J26 | 8.69 miles |
| 2 | M1 J27 | 8.64 miles |
| 3 | M1 J28 | 11.35 miles |
| 4 | M1 J25 | 13.99 miles |
| 5 | M1 J29 | 14.56 miles |



Airports/Helipads

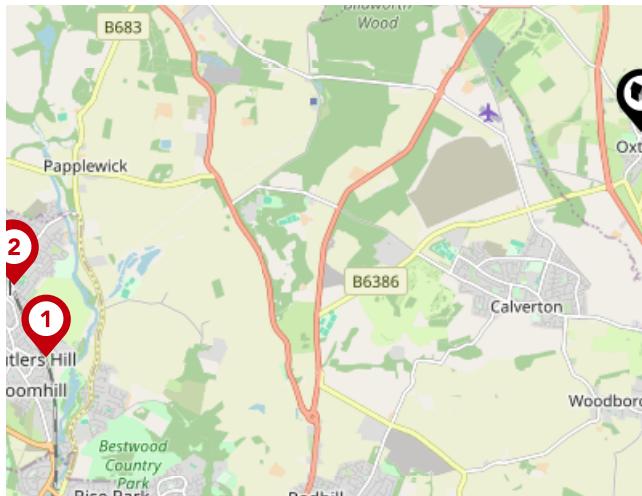
| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | East Mids Airport | 19.54 miles |
| 2 | Finningley | 29.31 miles |
| 3 | Humberside Airport | 46.76 miles |
| 4 | Birmingham Airport | 50.38 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Village Hall | 0.04 miles |
| 2 | Blind Lane | 0.06 miles |
| 3 | New Road | 0.2 miles |
| 4 | Nottingham Road | 0.38 miles |
| 5 | Broom Road | 1.33 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Butler's Hill Tram Stop | 5.67 miles |
| 2 | Hucknall Tram Stop | 5.76 miles |
| 3 | Hucknall Tram Stop | 5.77 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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