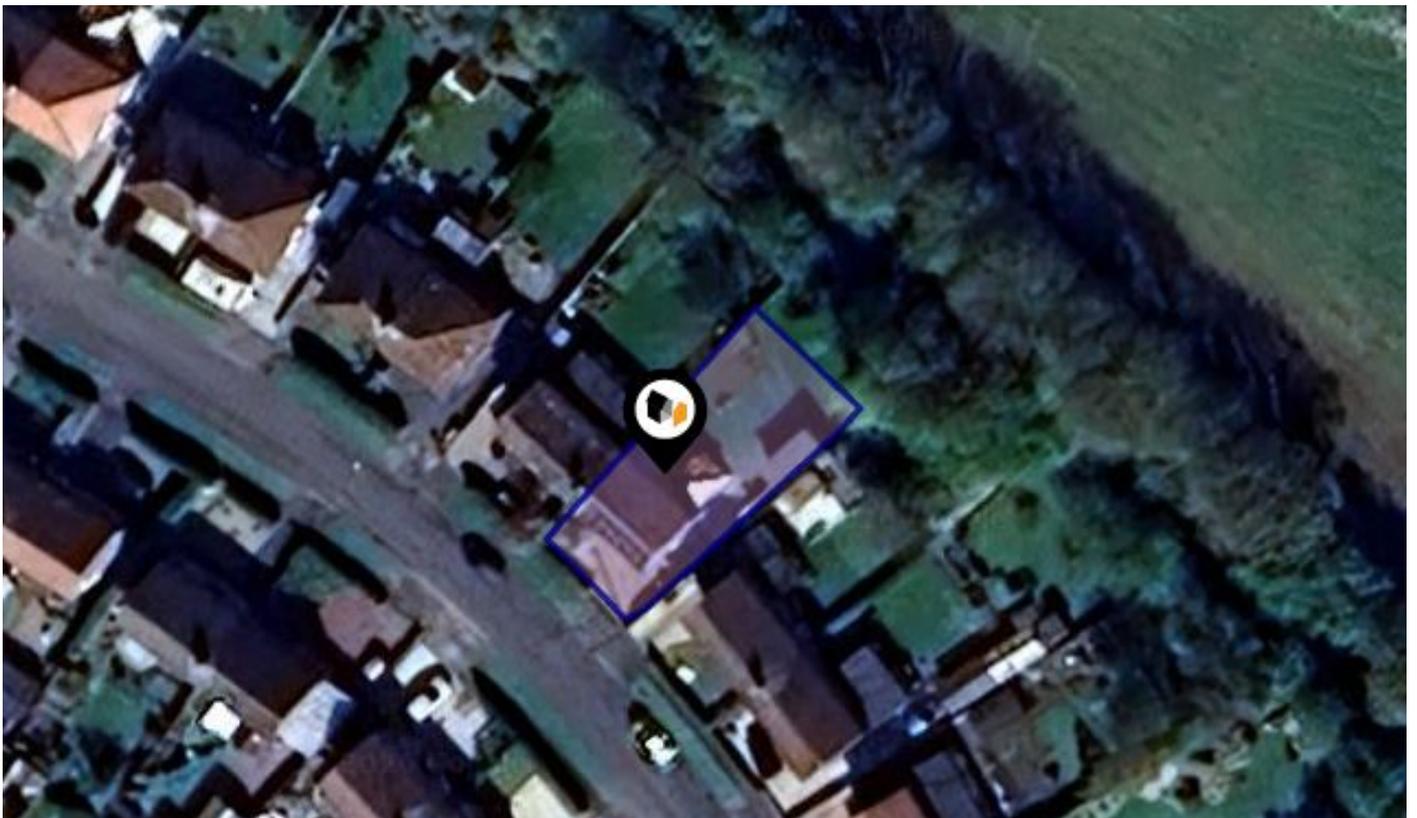# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 24th February 2026

NORWOOD GARDENS, SOUTHWELL, NG25

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	882 ft^2 / 82 m^2		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£2,008		
Title Number:	NT282664		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**65** mb/s	**2000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
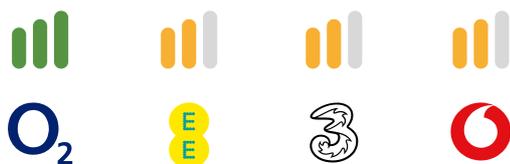
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Gallery
Photos

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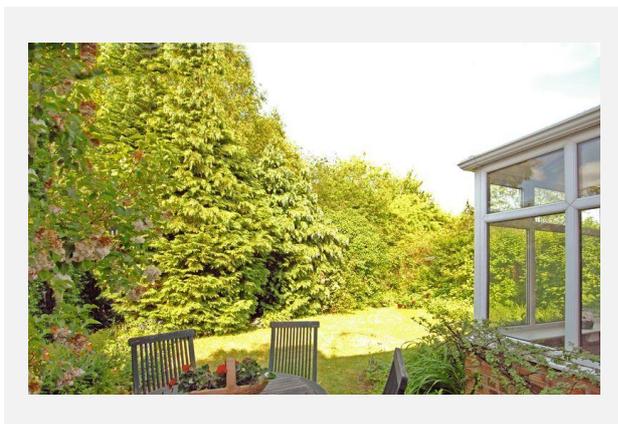
NORWOOD GARDENS, SOUTHWELL, NG25

Ground Floor
Approx. 48.0 sq. metres (516.9 sq. feet)

Conservatory
2.79m x 2.40m
(9'2" x 7'11")

Kitchen
2.47m x 4.27m
(8'1" x 14')

Lounge
5.15m x 3.63m
(16'11" x 11'11")

Entrance
Hall

Bathroom
2.52m x 1.47m
(8'3" x 4'10")
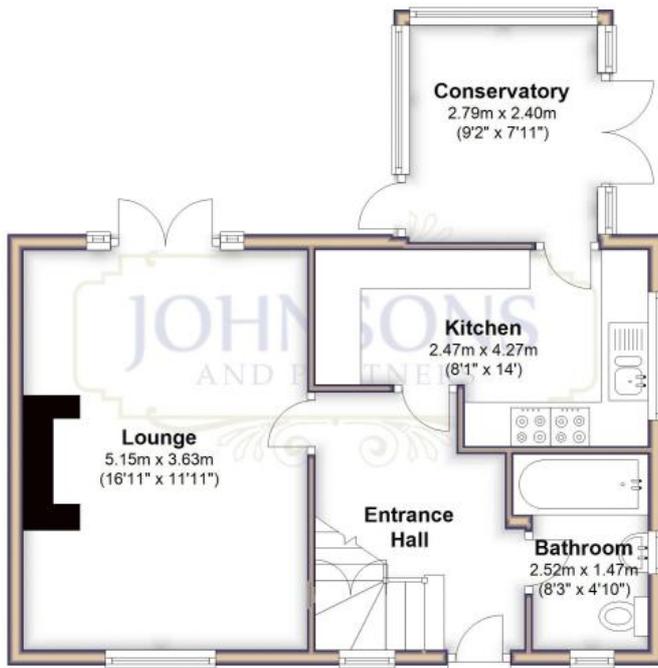
First Floor
Approx. 41.1 sq. metres (442.0 sq. feet)

Bedroom 3
2.32m x 3.63m
(7'7" x 11'11")

Landing

Bedroom 1
5.15m x 3.28m
(16'11" x 10'9")

Bedroom 2
2.75m x 3.63m
(9' x 11'11")
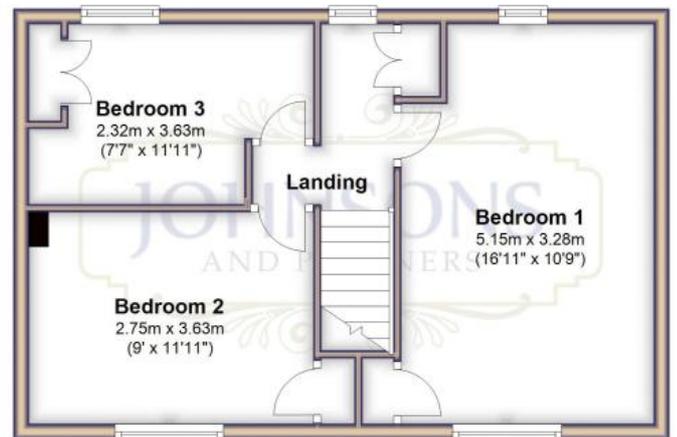
Total area: approx. 89.1 sq. metres (958.9 sq. feet)

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Property
EPC - Certificate

Norwood Gardens, NG25

Energy rating

B

Valid until 11.06.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 | B	
69-80	C		94 | A
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m^2

Market
House Price Statistics

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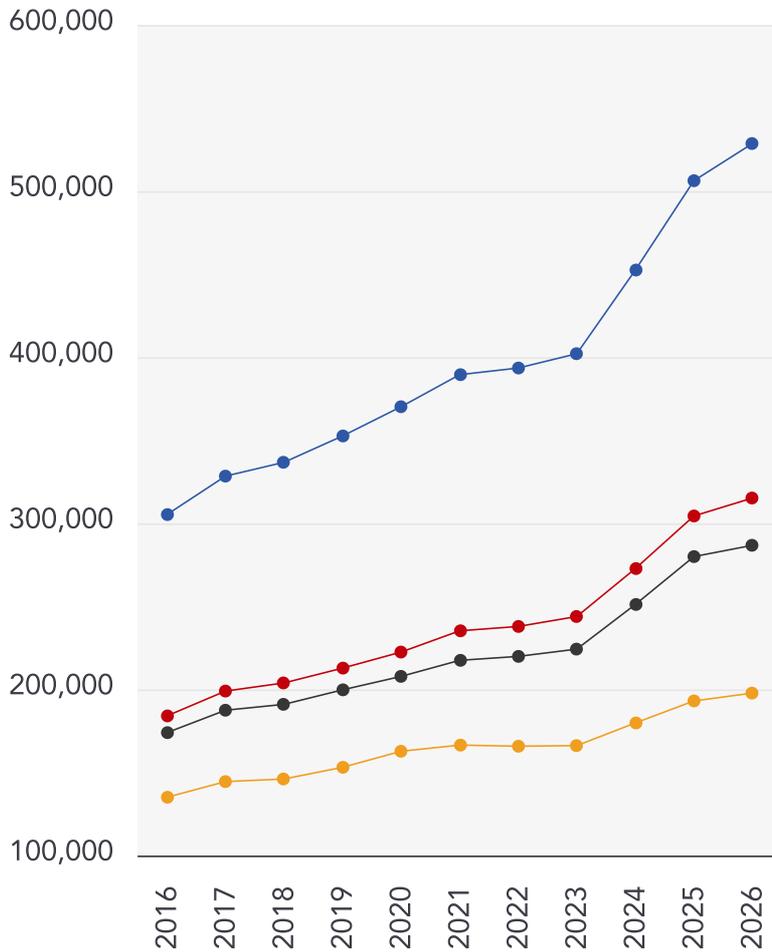
Detached

+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.

Leaflet | Contains British Geological Survey materials © UKRI 2026

**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.
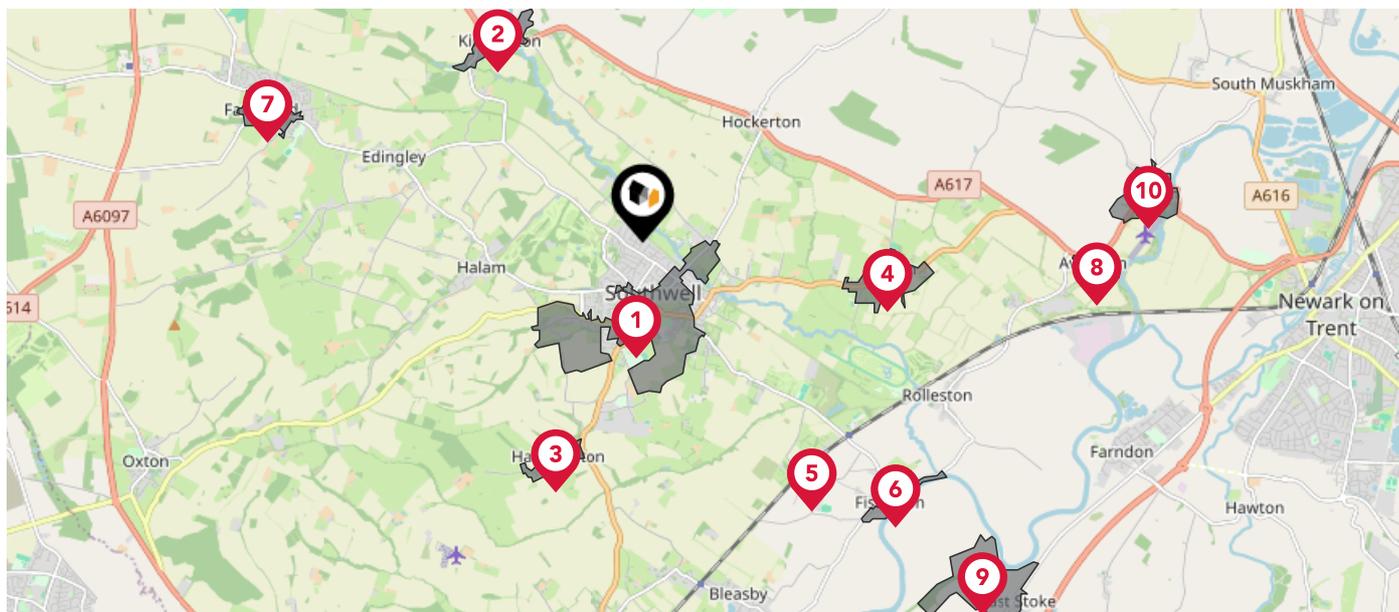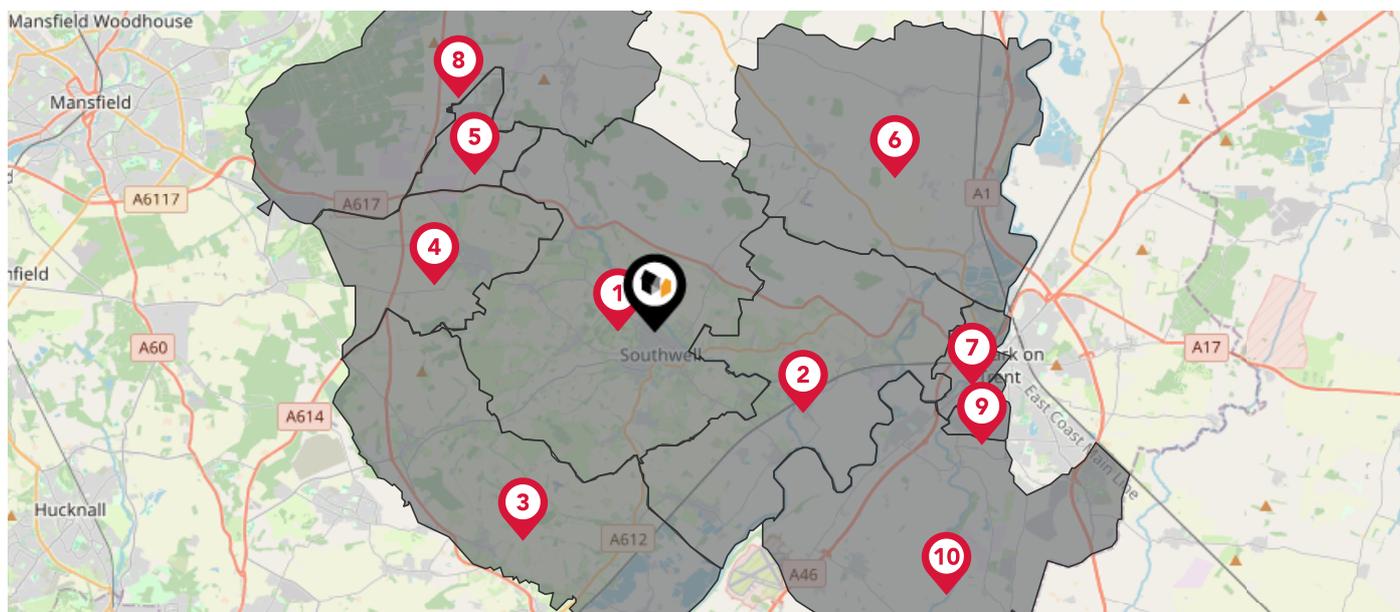

Nearby Conservation Areas	
1	Southwell
2	Kirklington
3	Halloughton
4	Upton
5	Morton
6	Fiskerton
7	Farnsfield
8	Averham
9	East Stoke
10	Kelham

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
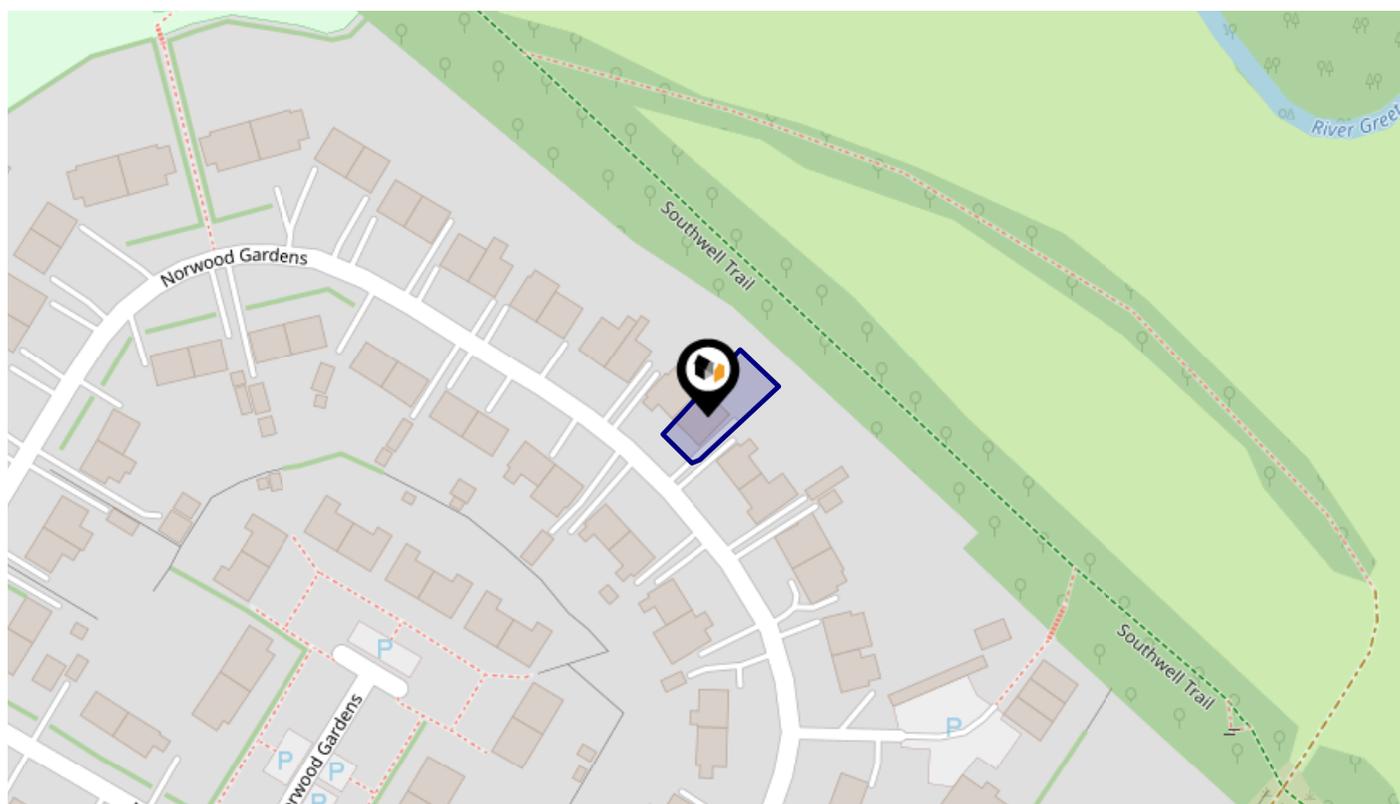

Nearby Council Wards	
1	Southwell Ward
2	Trent Ward
3	Dover Beck Ward
4	Farnsfield Ward
5	Bilsthorpe Ward
6	Muskham Ward
7	Castle Ward
8	Rainworth North & Rufford Ward
9	Devon Ward
10	Farndon & Fernwood Ward

KFB - Key Facts For Buyers

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:
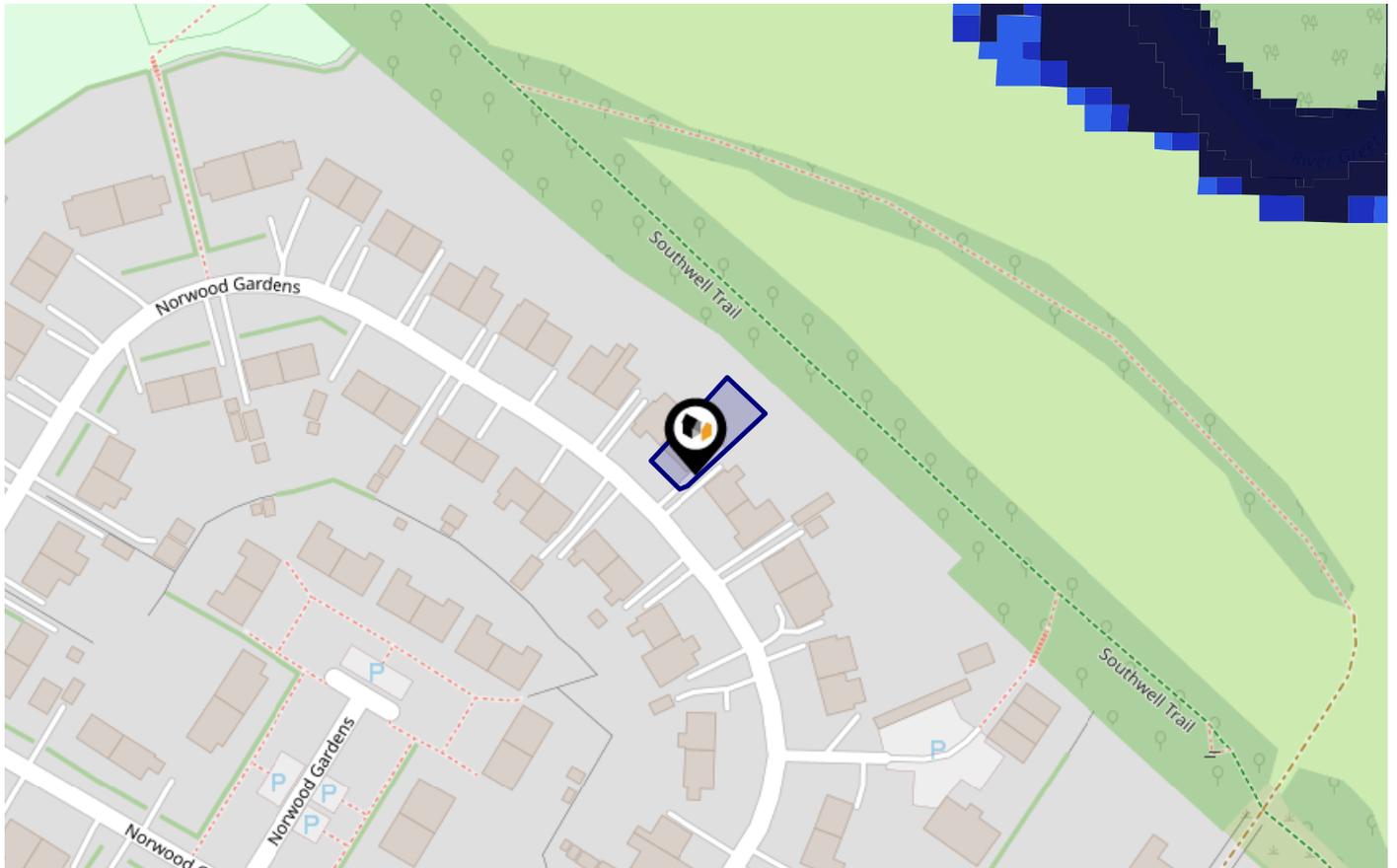
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.

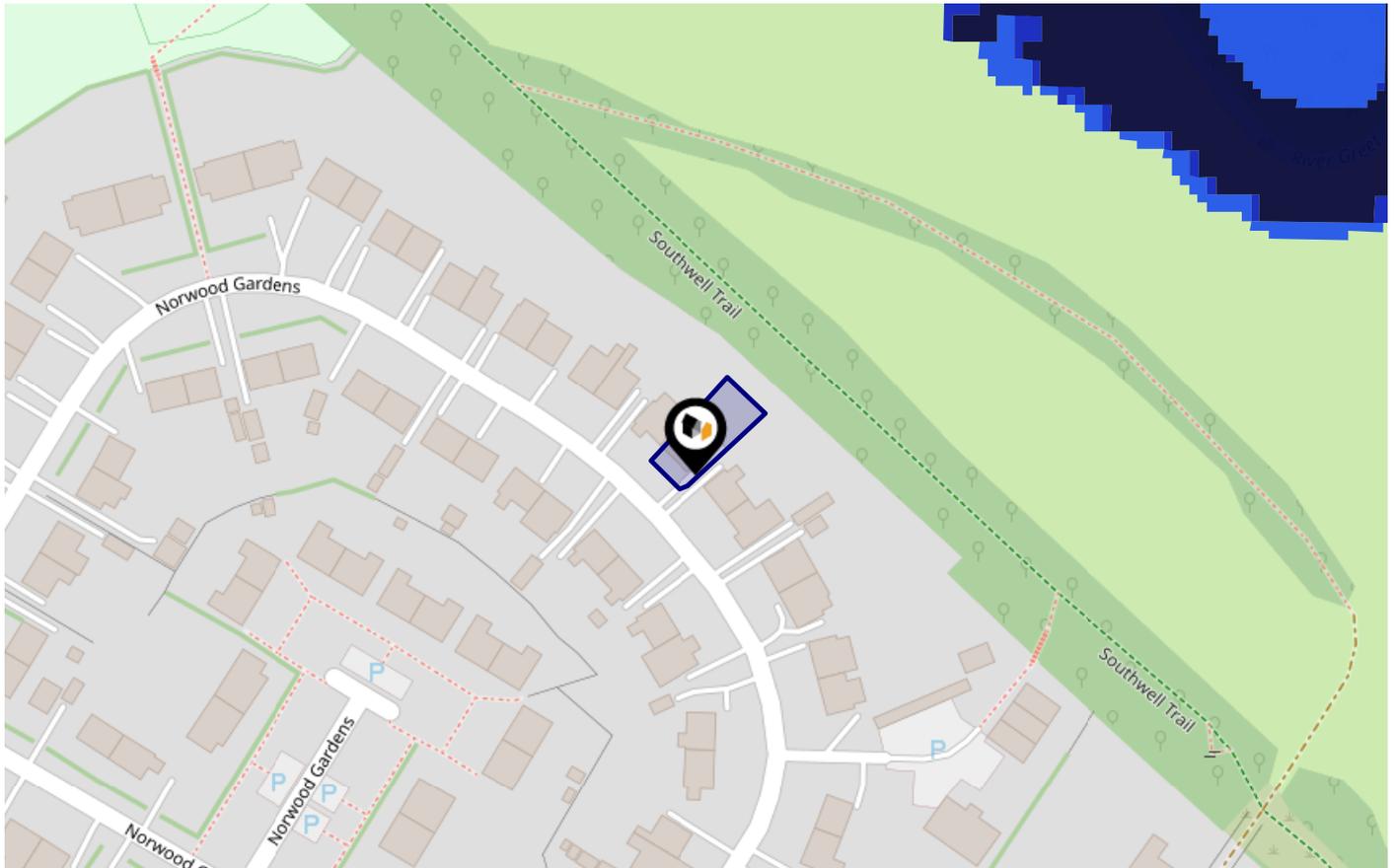**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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.
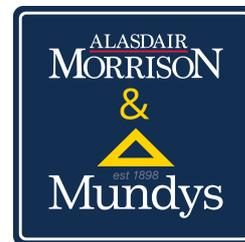
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Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

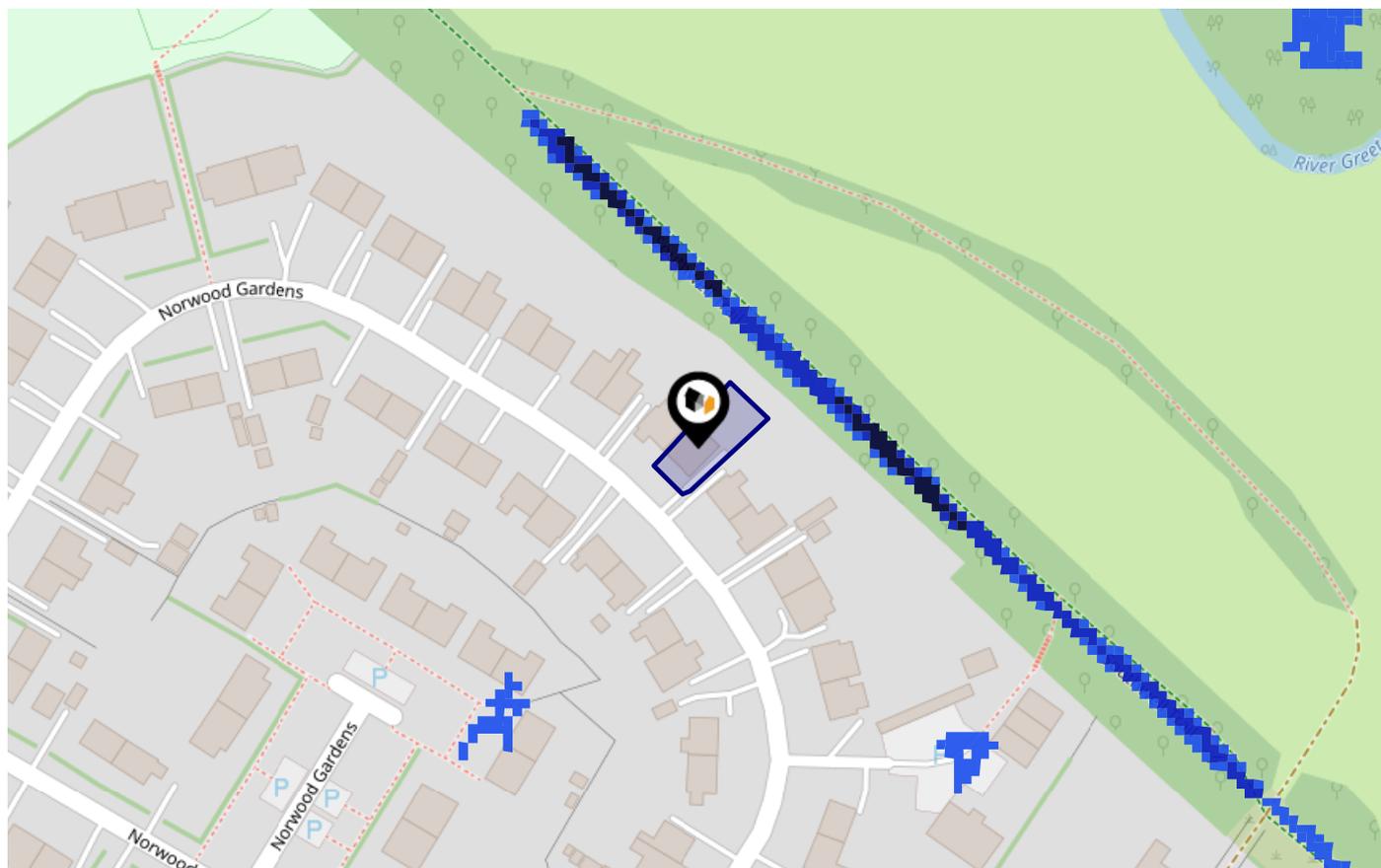Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
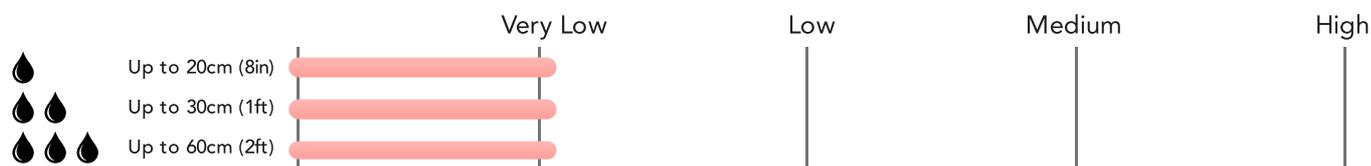

Risk Rating: Very low

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.

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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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Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
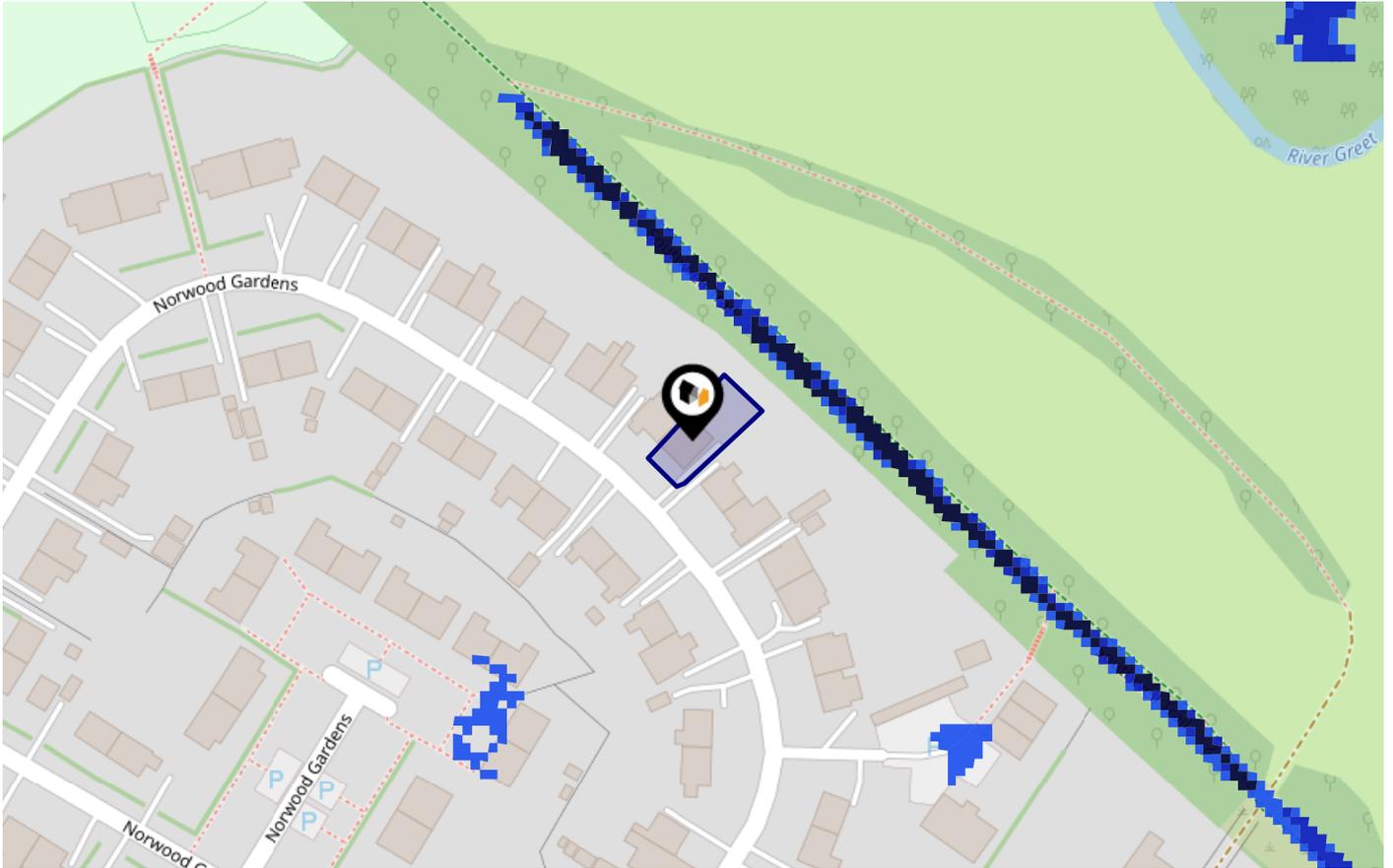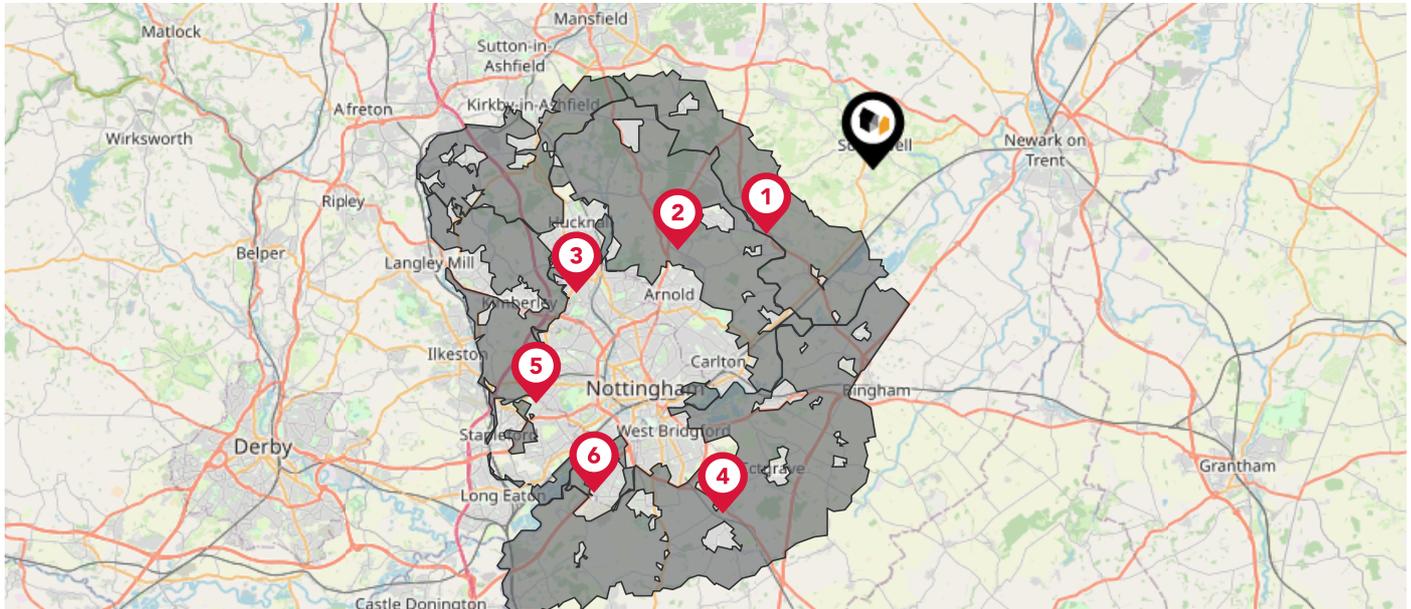
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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 - Rushcliffe
5	Derby and Nottingham Green Belt - Nottingham
6	Derby and Nottingham Green Belt - Broxtowe

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.
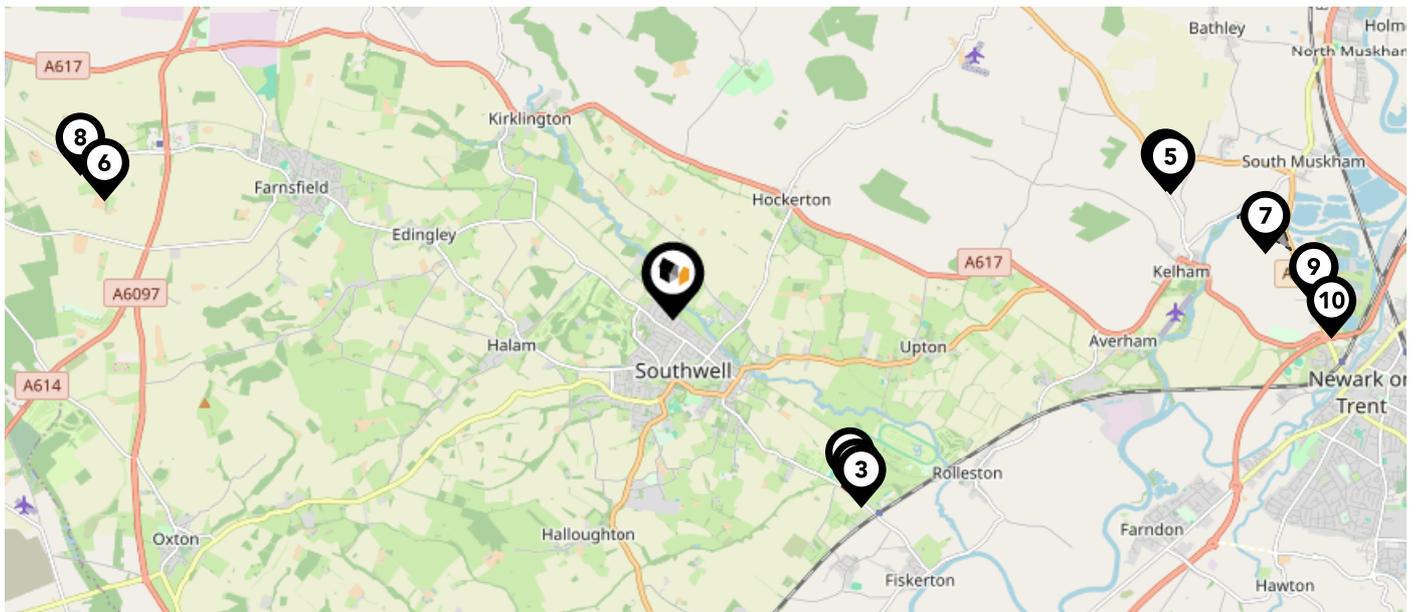

Nearby Landfill Sites		
1 Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill	
2 EA/EPR/ZP3497FA/V011	Active Landfill	
3 Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill	
4 Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill	
5 Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill	
6 Lurcher Farm-Farnsfield	Historic Landfill	
7 Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill	
8 Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill	
9 EA/EPR/HP3297FD/V002	Active Landfill	
10 Muskham Road-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...
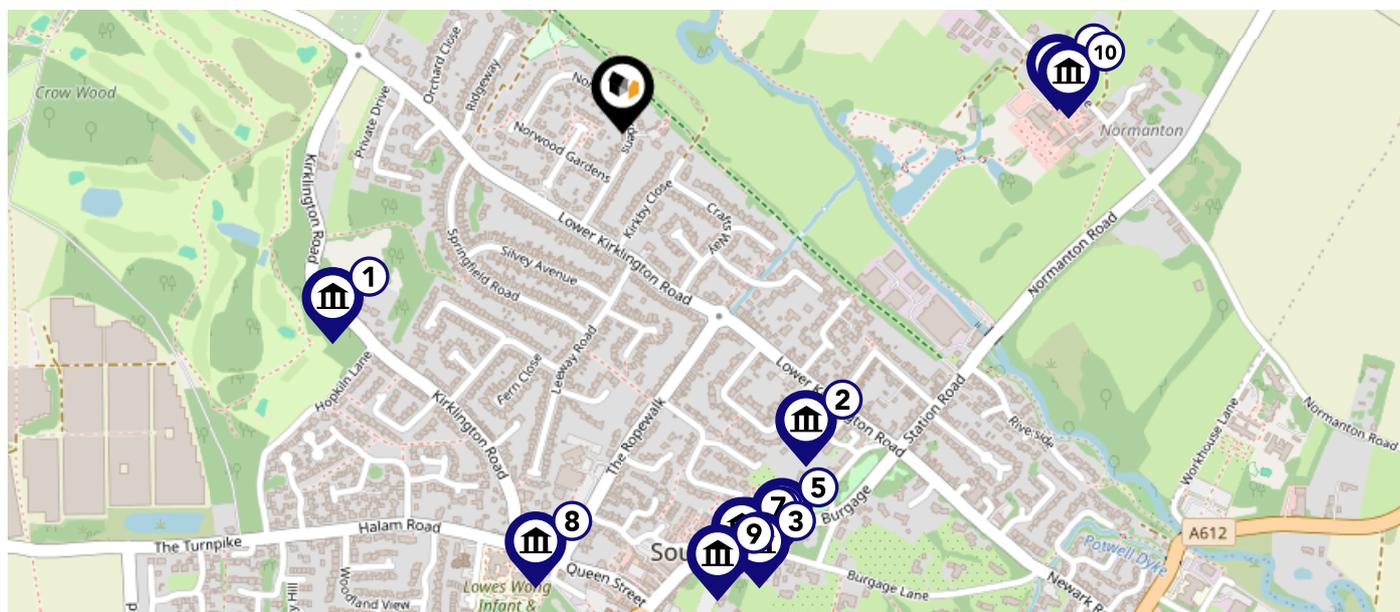

Listed Buildings in the local district	Grade	Distance
1212517 - Pedlar's Cottage	Grade II	0.4 miles
1211471 - Former Workshops At Former House Of Correction	Grade II	0.4 miles
1290007 - Burgage House Youth And Community Centre And Boundary Walls	Grade II	0.5 miles
1046155 - Barn And Pigeoncote 10 Metres North West Of Manor Farmhouse	Grade II	0.5 miles
1045458 - Burgage Manor And Attached Boundary Wall	Grade II	0.5 miles
1289478 - 85 And 85a, King Street	Grade II	0.5 miles
1046137 - 81 And 83, King Street	Grade II	0.5 miles
1046113 - The Hollies	Grade II	0.5 miles
1212425 - 58, King Street	Grade II	0.5 miles
1046157 - Cowsheds And Stables 10 Metres South East Of Manor Farmhouse	Grade II	0.5 miles

Area
Schools

		Nursery	Primary	Secondary	College	Private
1	**Lowe's Wong Anglican Methodist Junior School** Ofsted Rating: Good | Pupils: 322 | Distance:0.55	☐	☑	☐	☐	☐
2	**Lowe's Wong Infant School** Ofsted Rating: Requires improvement | Pupils: 170 | Distance:0.55	☐	☑	☐	☐	☐
3	**Holy Trinity CofE Infant School** Ofsted Rating: Outstanding | Pupils: 54 | Distance:0.85	☐	☑	☐	☐	☐
4	**The Minster School** Ofsted Rating: Good | Pupils: 1647 | Distance:0.85	☐	☐	☑	☐	☐
5	**Halam Church of England Primary School** Ofsted Rating: Good | Pupils: 72 | Distance:1.46	☐	☑	☐	☐	☐
6	**Kirklington Primary School** Ofsted Rating: Good | Pupils: 104 | Distance:2.16	☐	☑	☐	☐	☐
7	**Wings School Notts** Ofsted Rating: Good | Pupils: 33 | Distance:2.23	☐	☐	☑	☐	☐
8	**Bleasby Church of England Primary School** Ofsted Rating: Good | Pupils: 129 | Distance:3.23	☐	☑	☐	☐	☐

Area
Schools
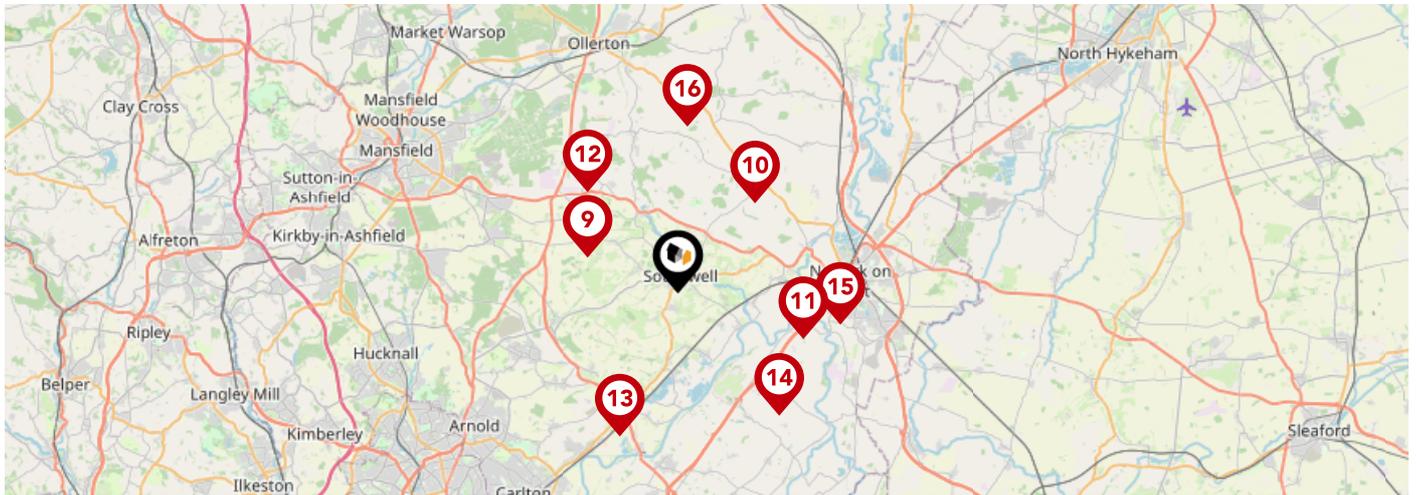
		Nursery	Primary	Secondary	College	Private
9	**Farnsfield St Michael's Church of England Primary School** Ofsted Rating: Good	Pupils: 280	Distance:3.45	☐	☑	☐	☐	☐
10	**Caunton Dean Hole CofE Primary School** Ofsted Rating: Good	Pupils: 28	Distance:4.2	☐	☑	☐	☐	☐
11	**St Peter's Crosskeys CofE Academy** Ofsted Rating: Good	Pupils: 178	Distance:4.76	☐	☑	☐	☐	☐
12	**Bilsthorpe Flying High Academy** Ofsted Rating: Good	Pupils: 213	Distance:4.81	☐	☑	☐	☐	☐
13	**Lowdham CofE Primary School** Ofsted Rating: Outstanding	Pupils: 198	Distance:5.5	☐	☑	☐	☐	☐
14	**All Saints Anglican/Methodist Primary School** Ofsted Rating: Good	Pupils: 91	Distance:5.67	☐	☑	☐	☐	☐
15	**Holy Trinity Catholic Voluntary Academy** Ofsted Rating: Good	Pupils: 294	Distance:5.86	☐	☑	☐	☐	☐
16	**Kneesall CofE Primary School** Ofsted Rating: Good	Pupils: 108	Distance:5.94	☐	☑	☐	☐	☐

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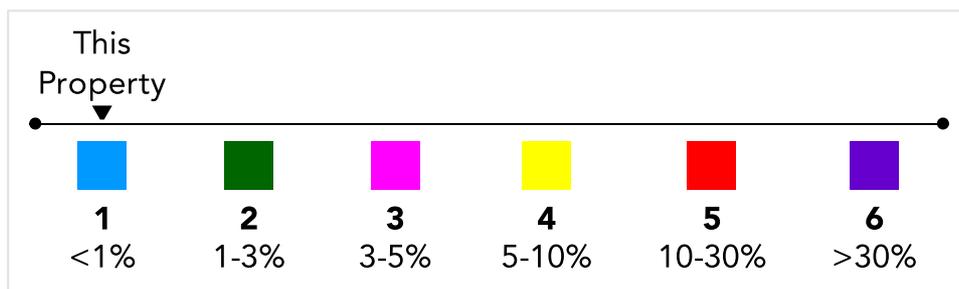KFB - Key Facts For Buyers
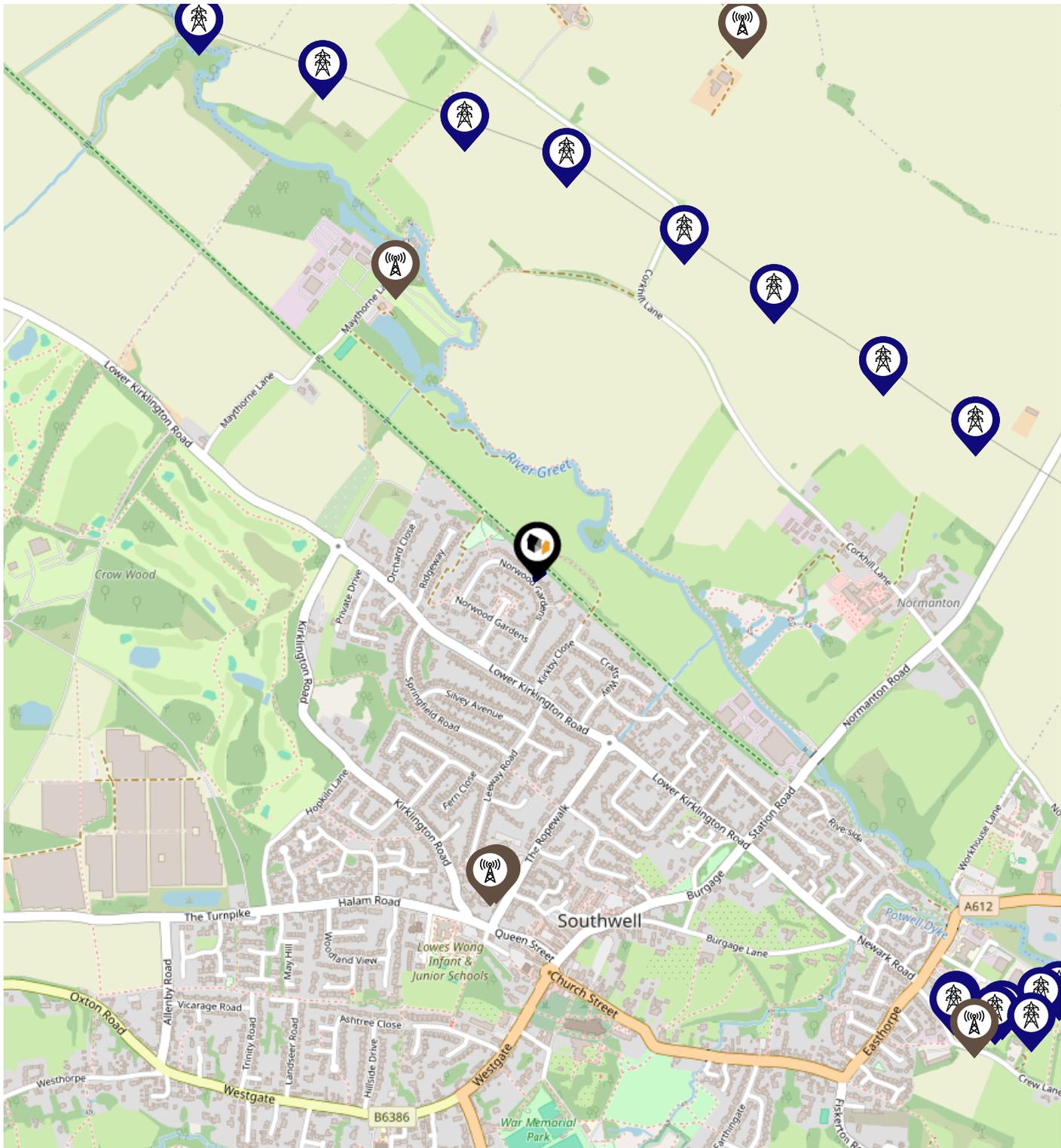
Key:

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).

This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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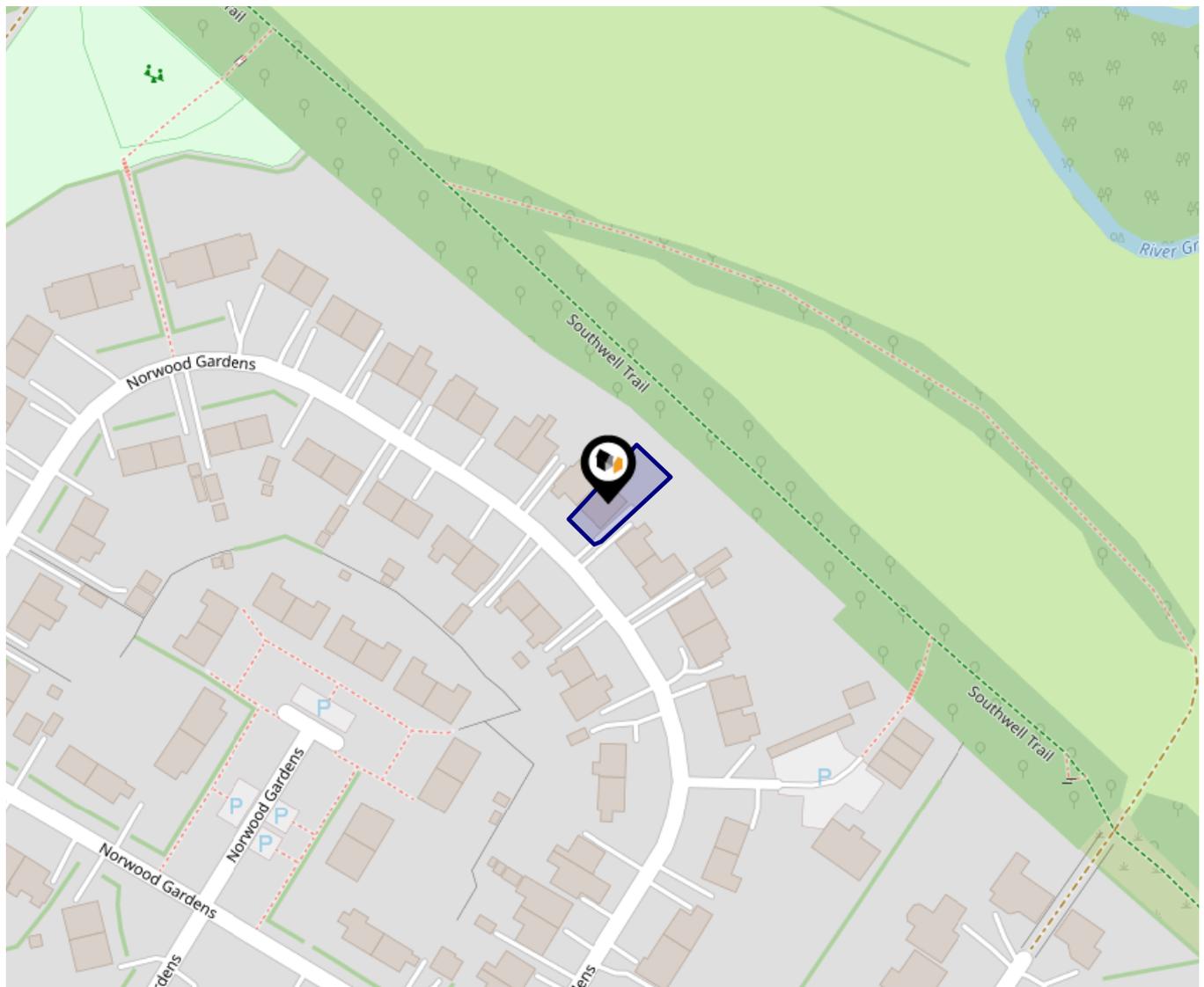
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content:	LOW	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	**Soil Depth:**	DEEP

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)
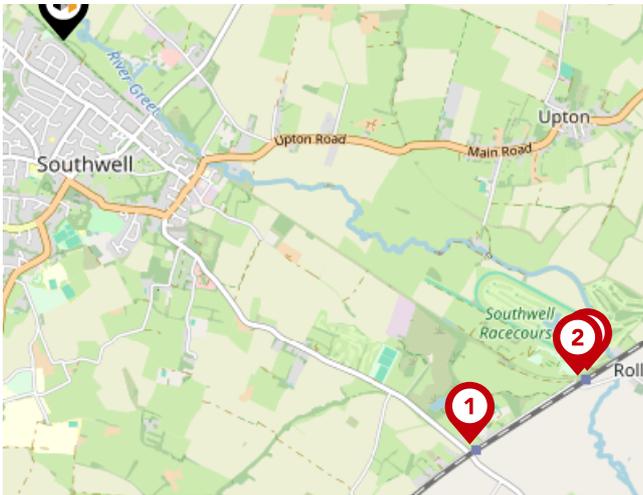
National Rail Stations

Pin	Name	Distance
1	Fiskerton Rail Station	2.54 miles
2	Rolleston Rail Station	2.72 miles
3	Rolleston Rail Station	2.75 miles
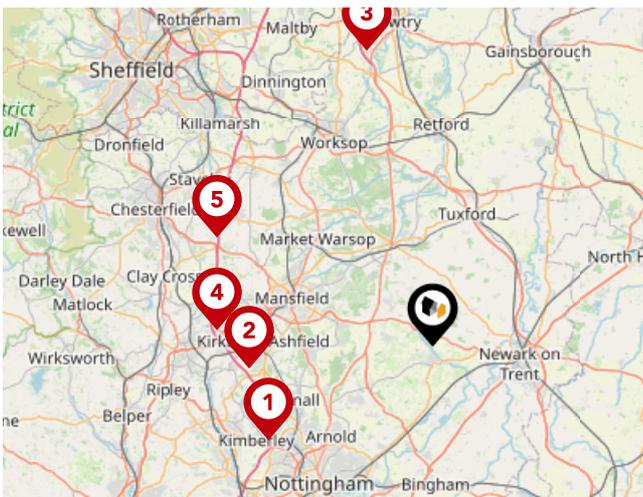
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	13.46 miles
2	M1 J27	13.11 miles
3	A1(M) J34	21.53 miles
4	M1 J28	15.36 miles
5	M1 J29	17.08 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	27.37 miles
2	East Mids Airport	23.79 miles
3	Humberside Airport	42.54 miles
4	Baginton	54.26 miles

Area
Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Norwood Gardens	0.14 miles
2	The Ropewalk	0.25 miles
3	The Ropewalk	0.28 miles
4	Co-op	0.43 miles
5	Station Road	0.46 miles
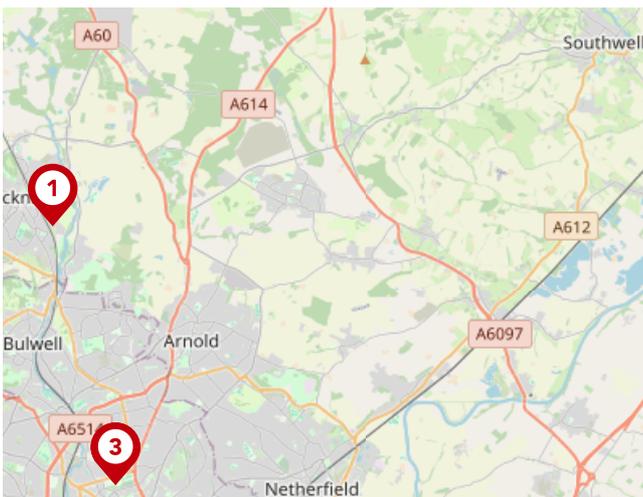
Local Connections

Pin	Name	Distance
1	Butler's Hill Tram Stop	10.47 miles
2	High School Tram Stop	12.13 miles
3	High School Tram Stop	12.13 miles

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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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