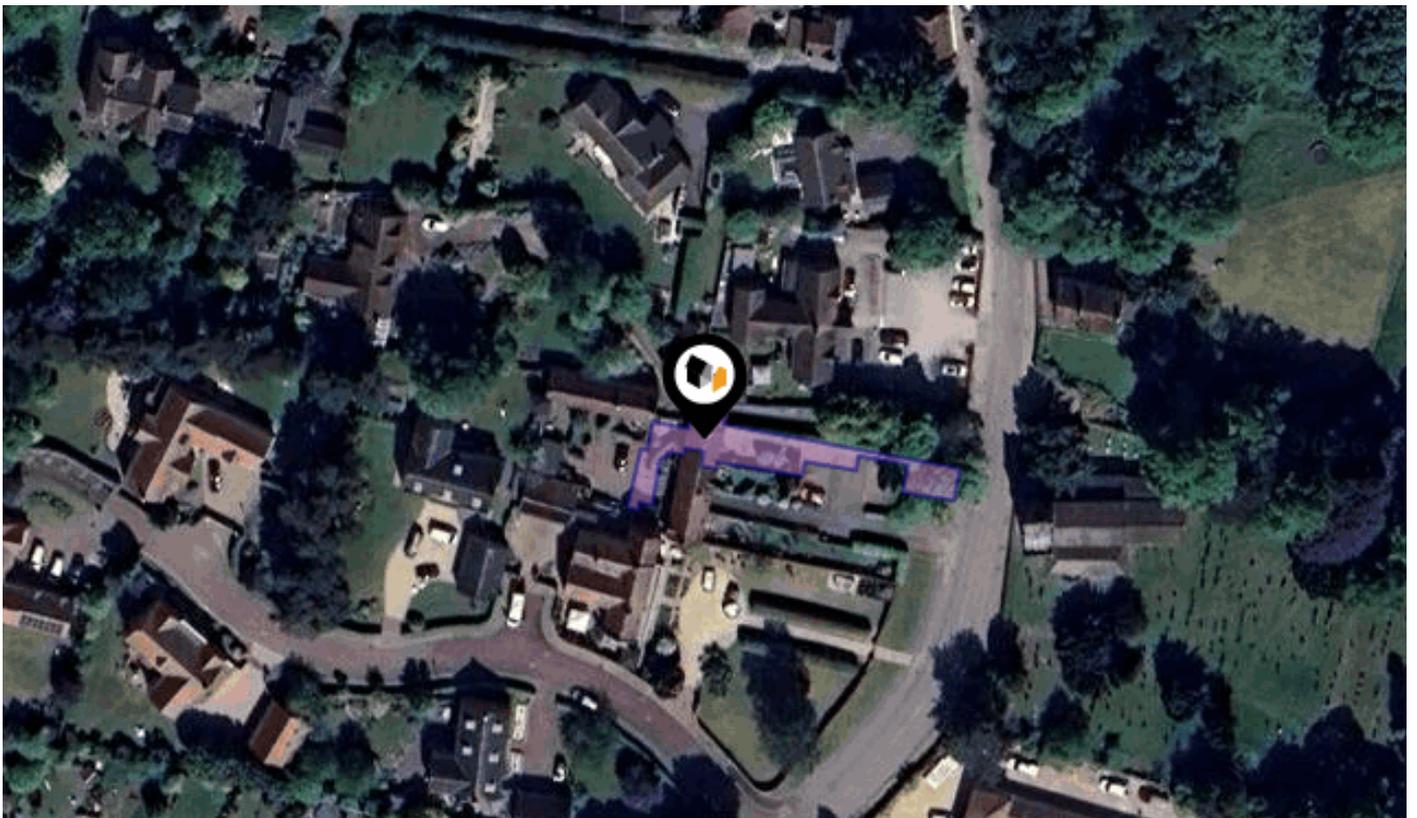# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 23rd February 2026

CHURCH VIEW, OXTON, SOUTHWELL, NG25

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Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	678 ft^2 / 63 m^2		
Plot Area:	0.07 acres		
Year Built :	2001		
Council Tax :	Band C		
Annual Estimate:	£2,295		
Title Number:	NT361620		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Oxton
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	66 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3ˣ   Vodafoneˣ

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

KFB - Key Facts For Buyers

Property
EPC - Certificate

NG25

Energy rating

C

Valid until 13.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 | B
69-80	C	75 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	63 m^2

Market
House Price Statistics
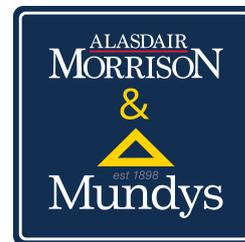
10 Year History of Average House Prices by Property Type in NG25
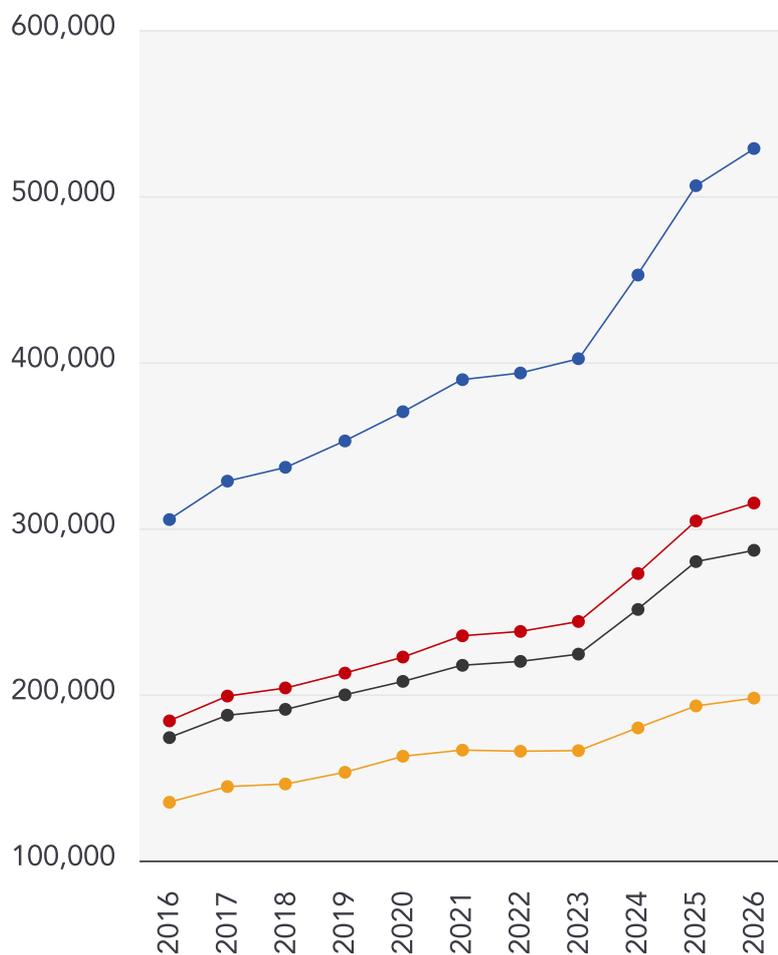
Detached	**+73.17%**
Semi-Detached	**+71.26%**
Terraced	**+64.82%**
Flat	**+46.42%**

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
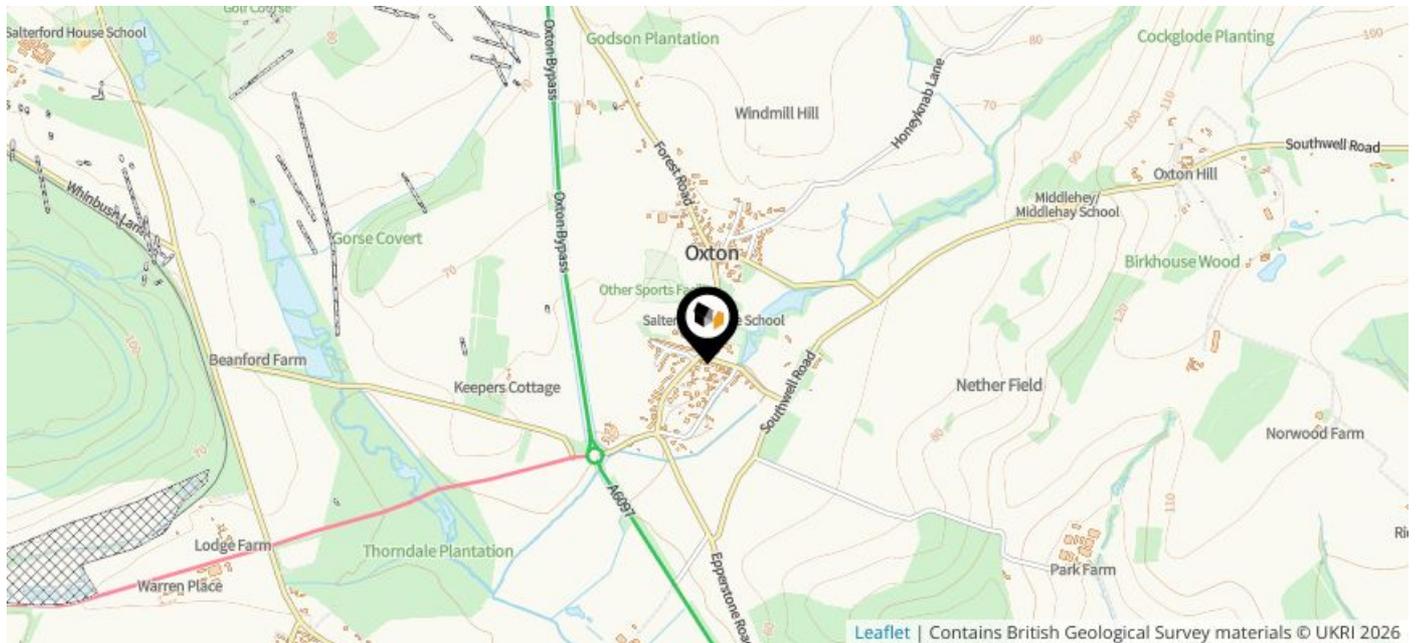
Mine Entry

✕ 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.
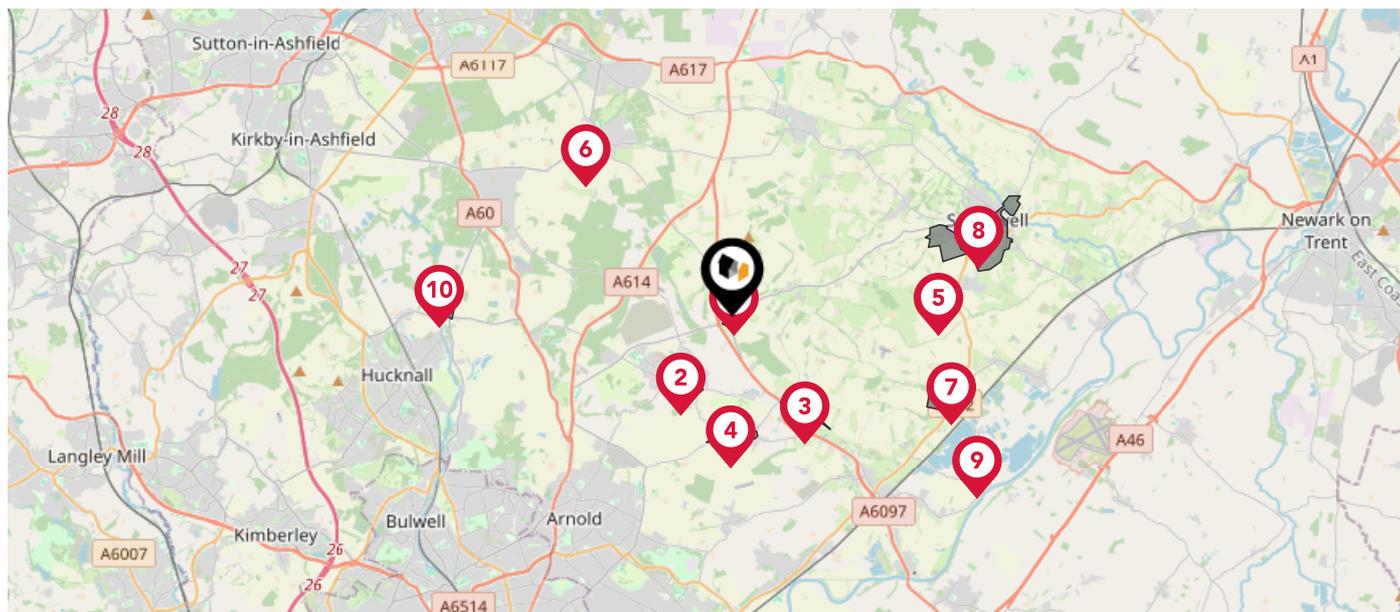

Nearby Conservation Areas	
1	Oxton
2	Calverton
3	Epperstone
4	Woodborough
5	Halloughton
6	Blidworth
7	Thurgarton
8	Southwell
9	Hoveringham
10	Papplewick

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
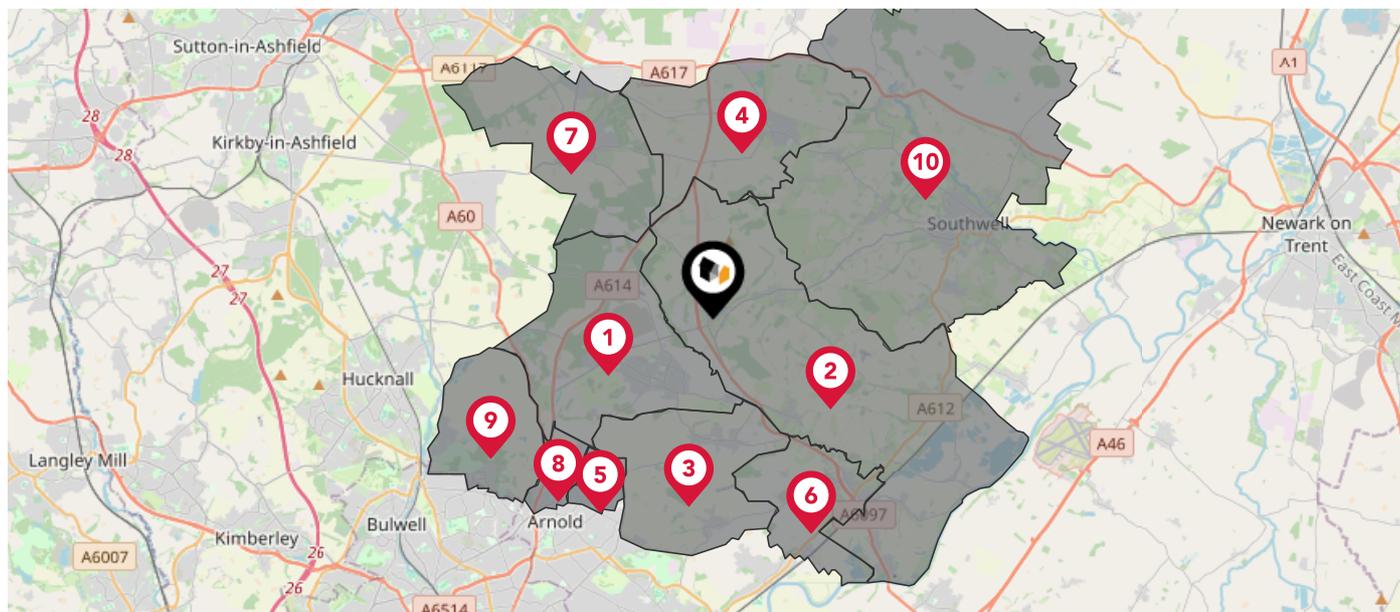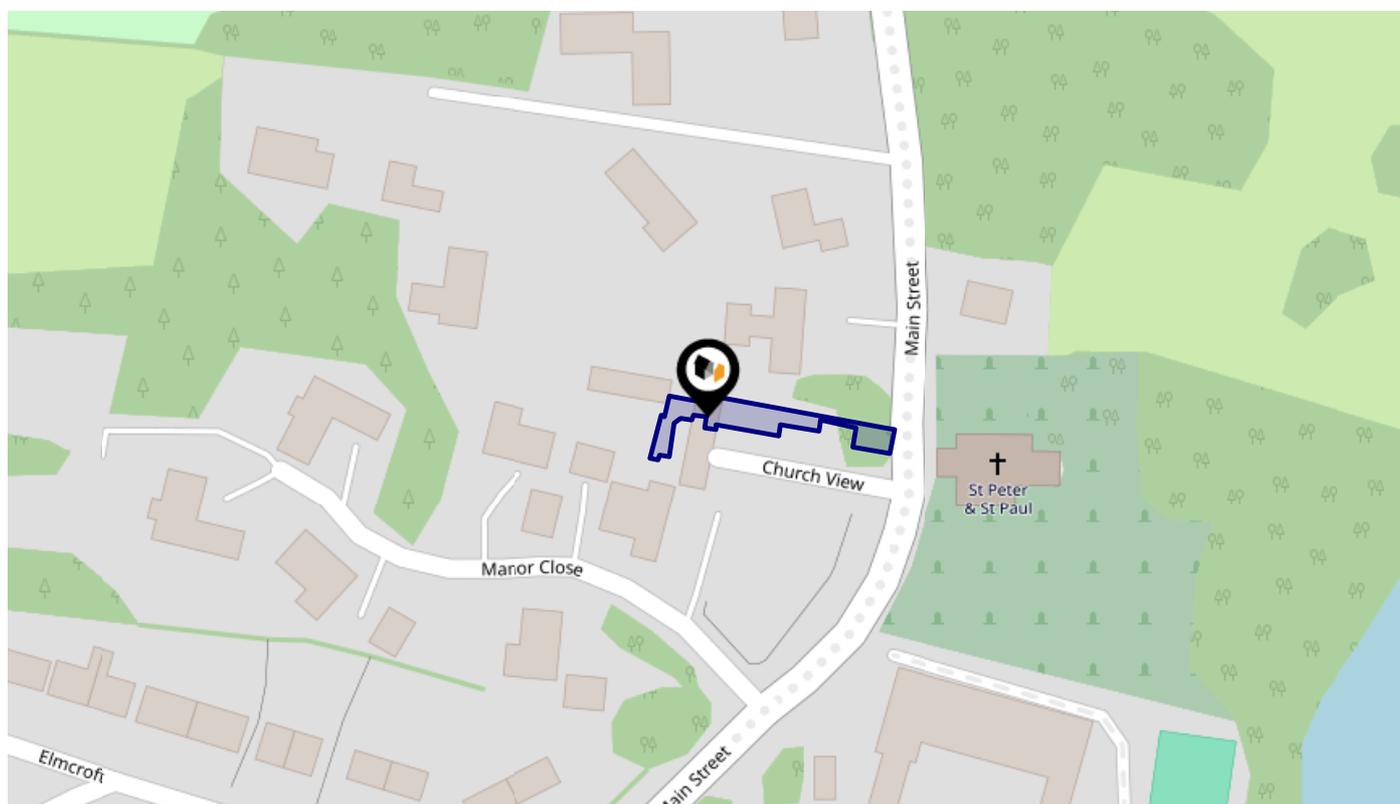

Nearby Council Wards	
1	Calverton Ward
2	Dover Beck Ward
3	Dumbles Ward
4	Farnsfield Ward
5	Coppice Ward
6	Lowdham Ward
7	Rainworth South & Blidworth Ward
8	Redhill Ward
9	Bestwood St. Albans Ward
10	Southwell Ward

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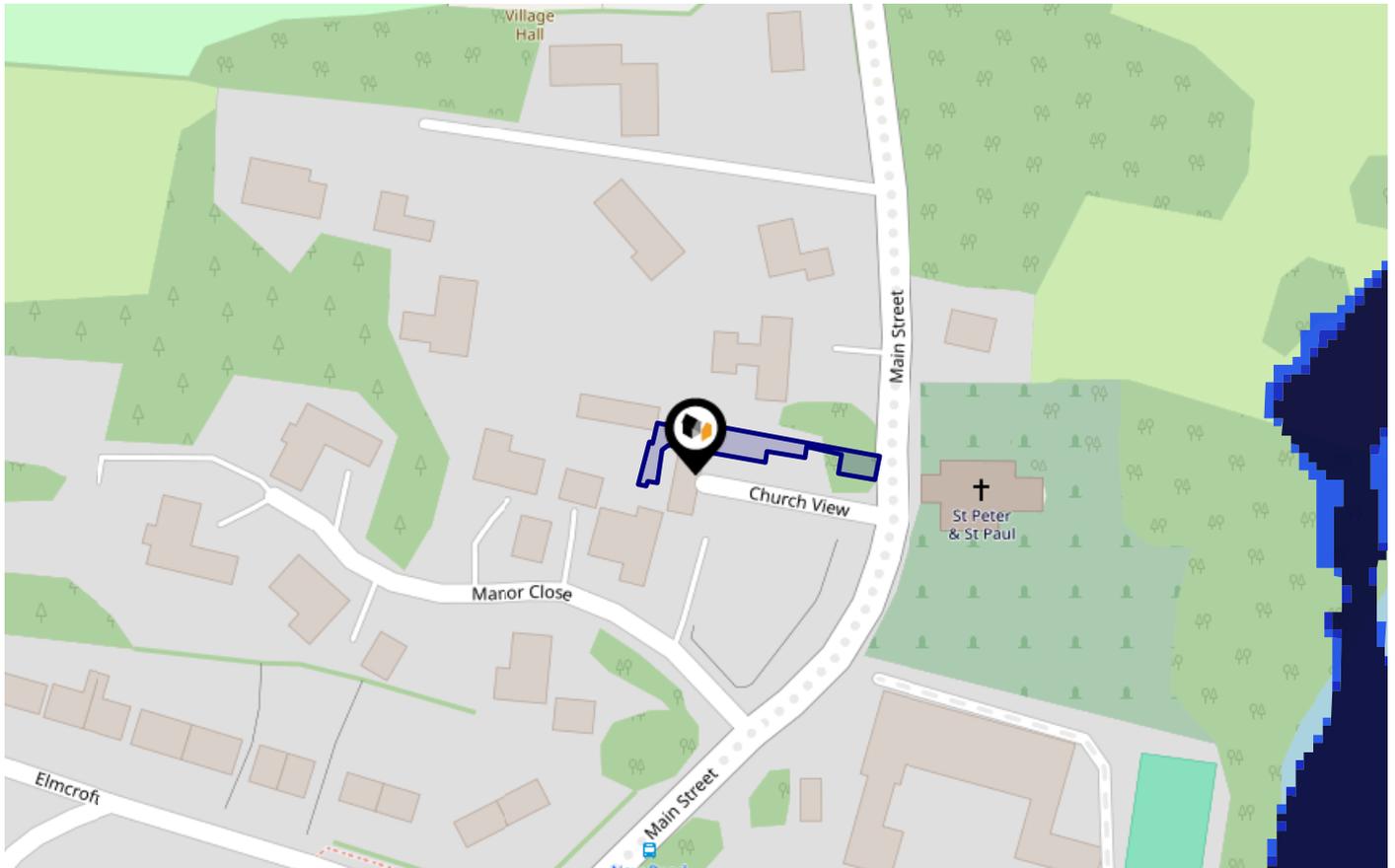
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

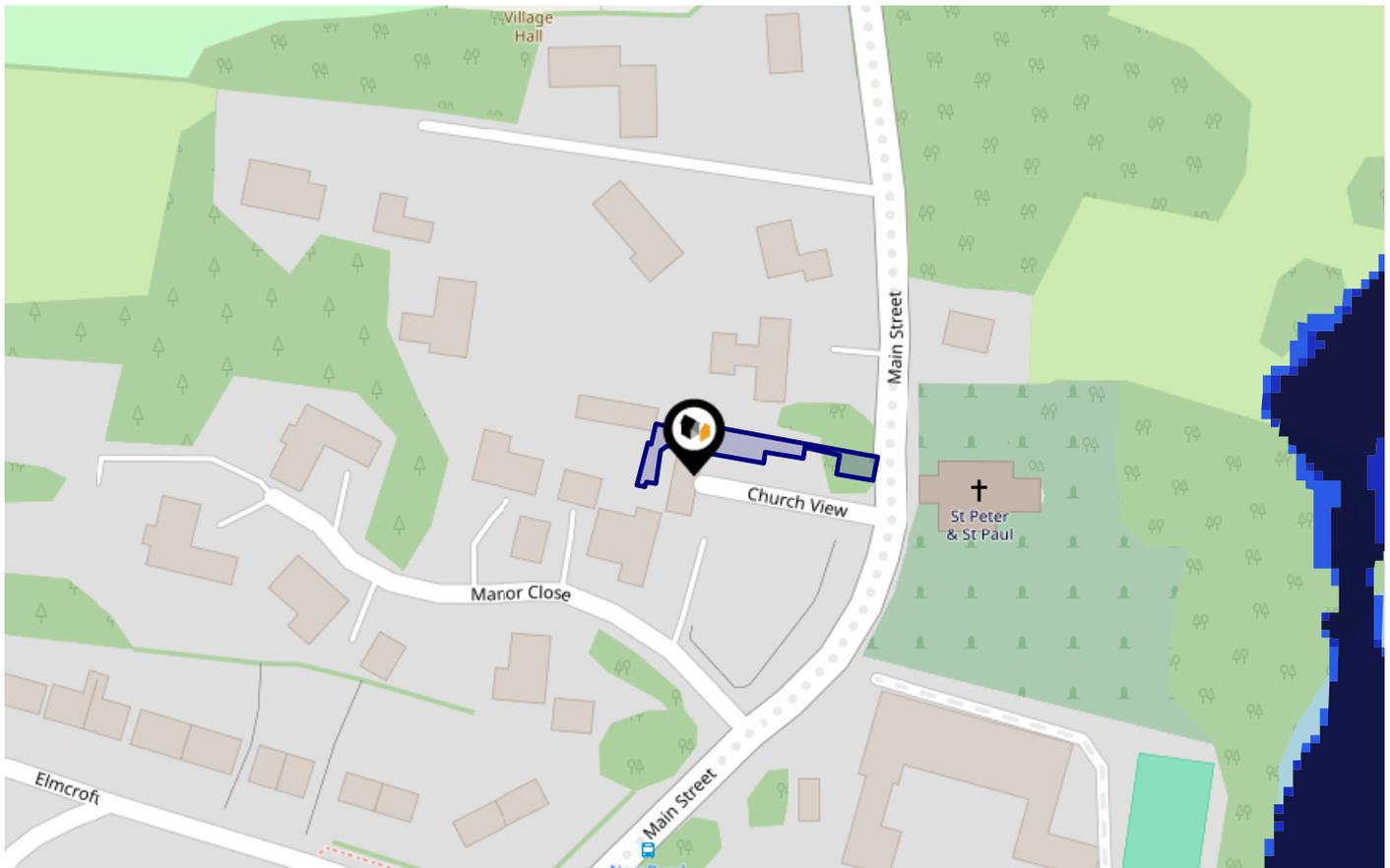**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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)				

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.

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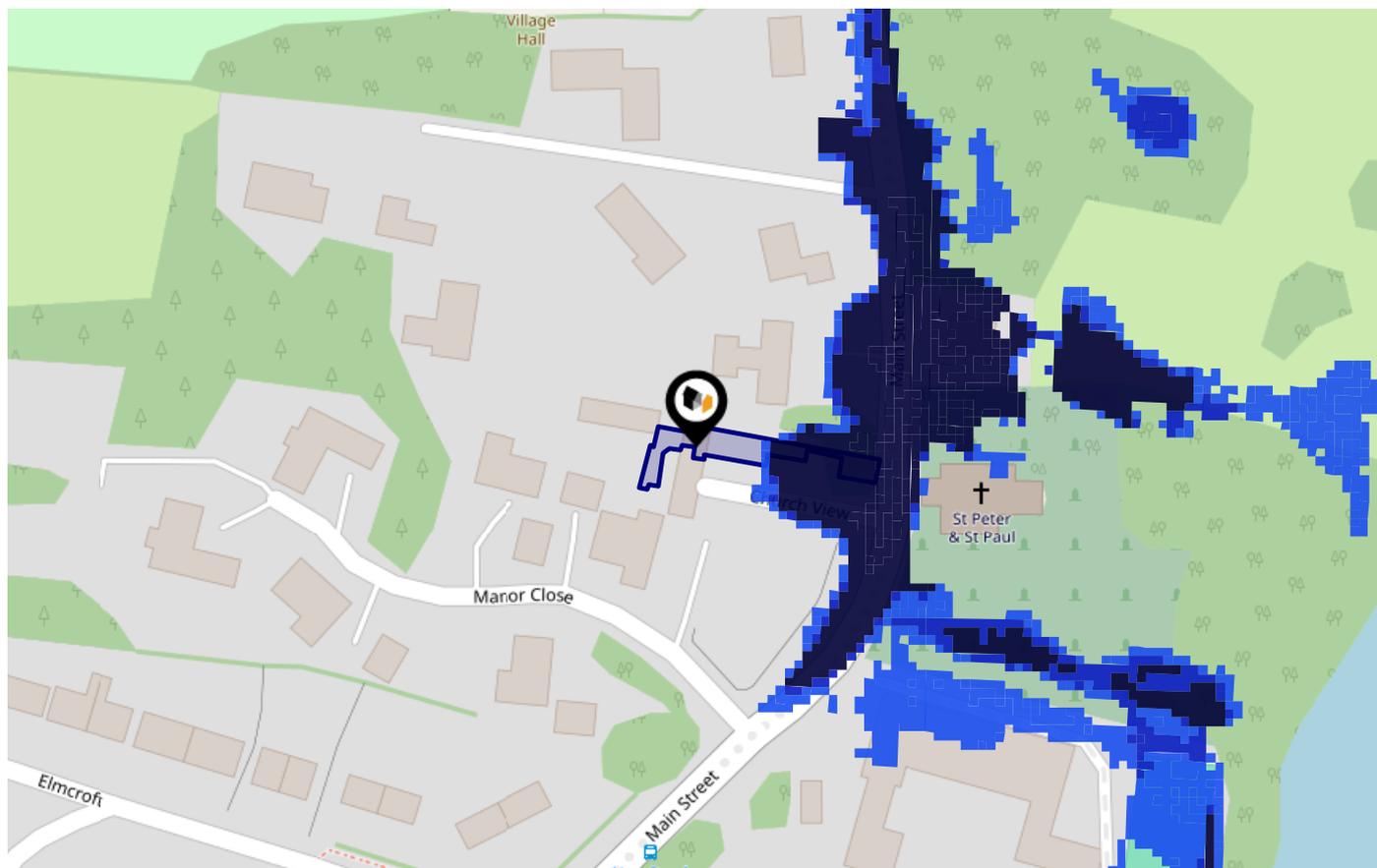
Chance of flooding to the following depths at this property:

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

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.
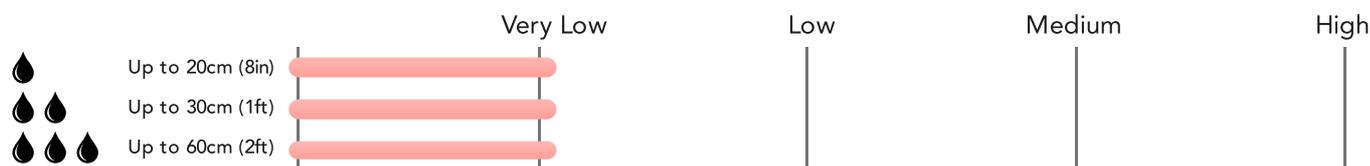

Risk Rating: Very low

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.

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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.

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

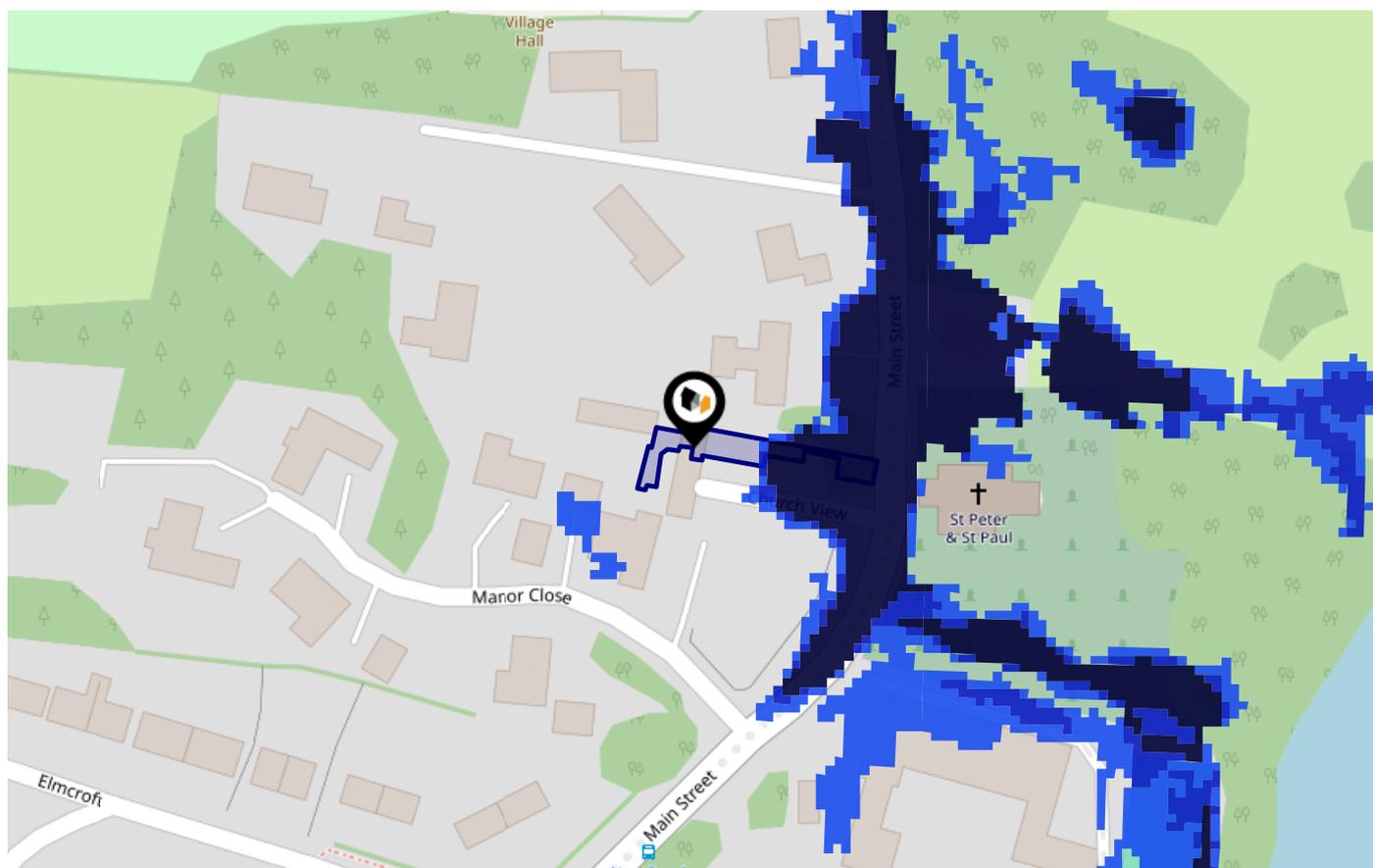**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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)					

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.
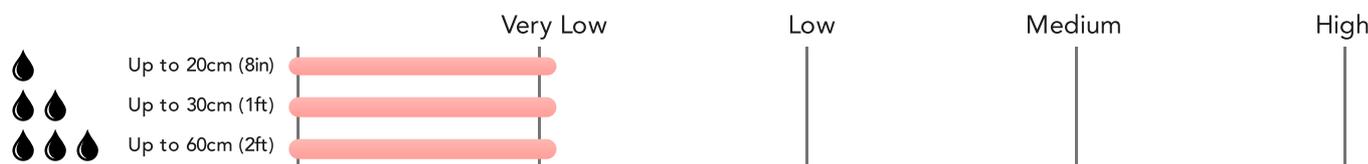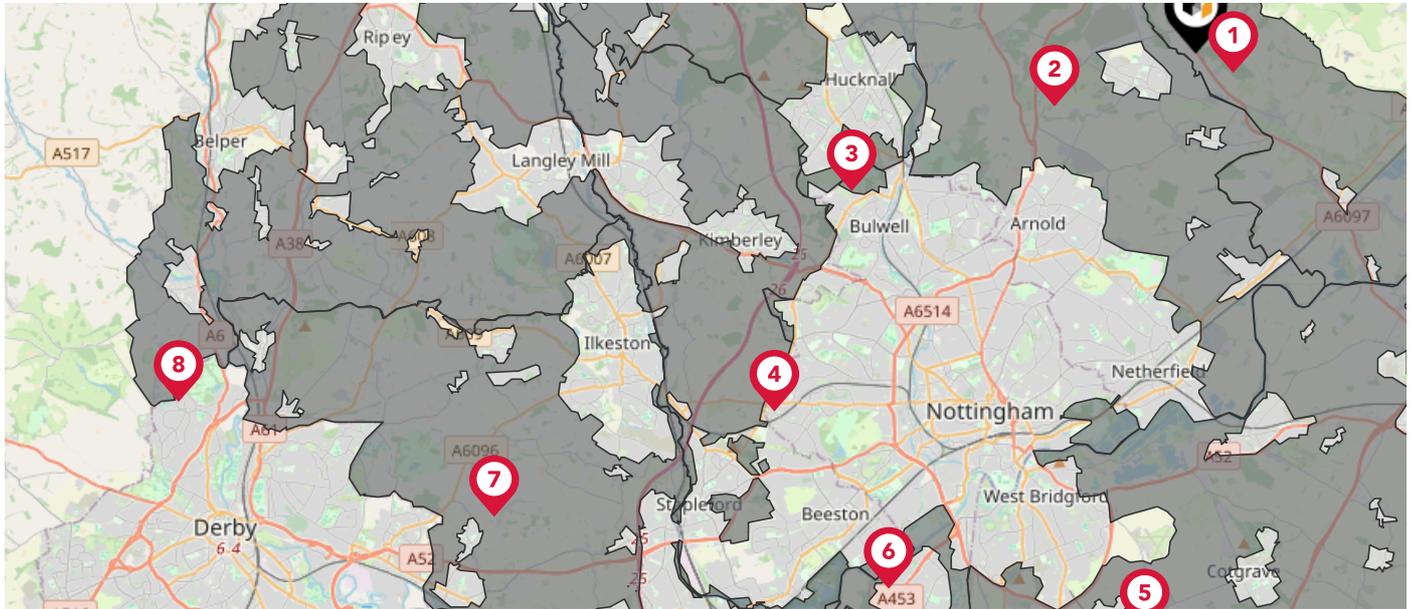

Risk Rating: Very low

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)				

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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 - 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

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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.
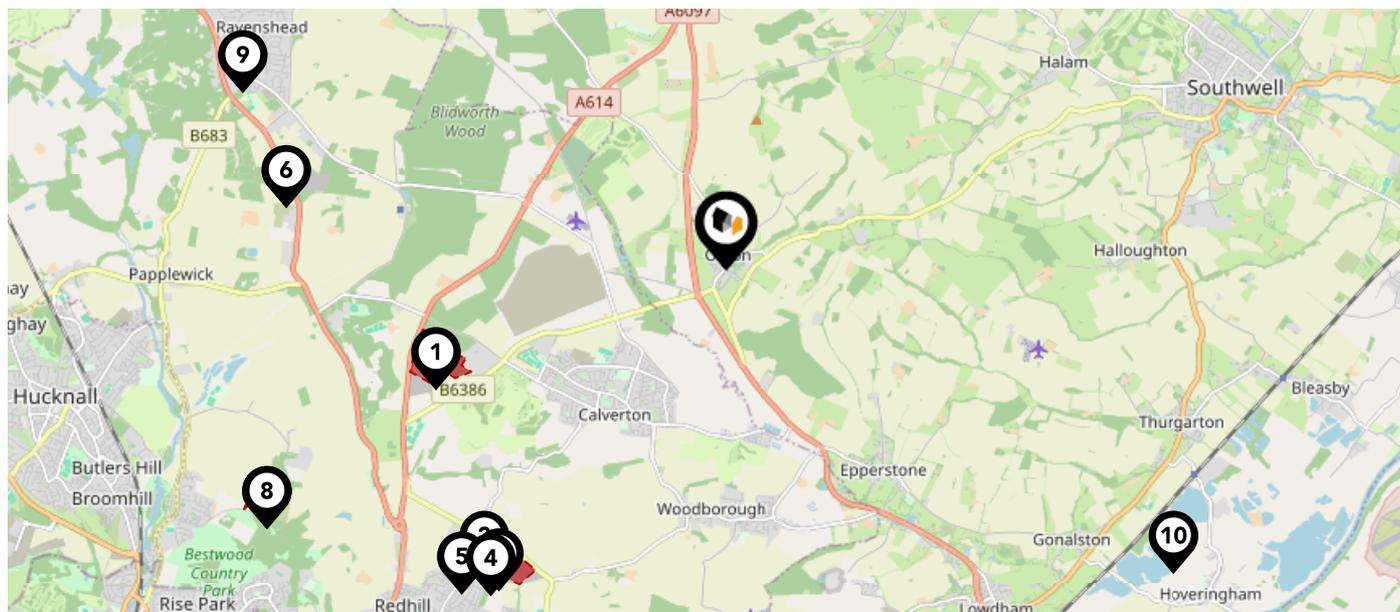
| Nearby Landfill Sites		
1	EA/EPR/HP3597FS/V010	Active Landfill
2	Dorket Head Quarry-Woodborugh Lane, Calverton Road, Arnold, Gelding, Nottingham	Historic Landfill
3	No name provided by source	Active Landfill
4	EA/EPR/UP3690CP/A001	Active Landfill
5	Calverton Road-Arnold	Historic Landfill
6	Devils Elbow-Kighill, Ravenshead, Papplewick	Historic Landfill
7	Bestwood Landfill Site/Bestwood Quarry-Northern Drive, Bestwood, Nottingham	Historic Landfill
8	EA/EPR/HP3497FP/A001	Active Landfill
9	TAC Quarry-Longsdale Lane, Ravenshead, Nottinghamshire	Historic Landfill
10	Pit R2 Hoveringham Quarry-Hoveringham, Nottingham	Historic Landfill

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Maps
Listed Buildings

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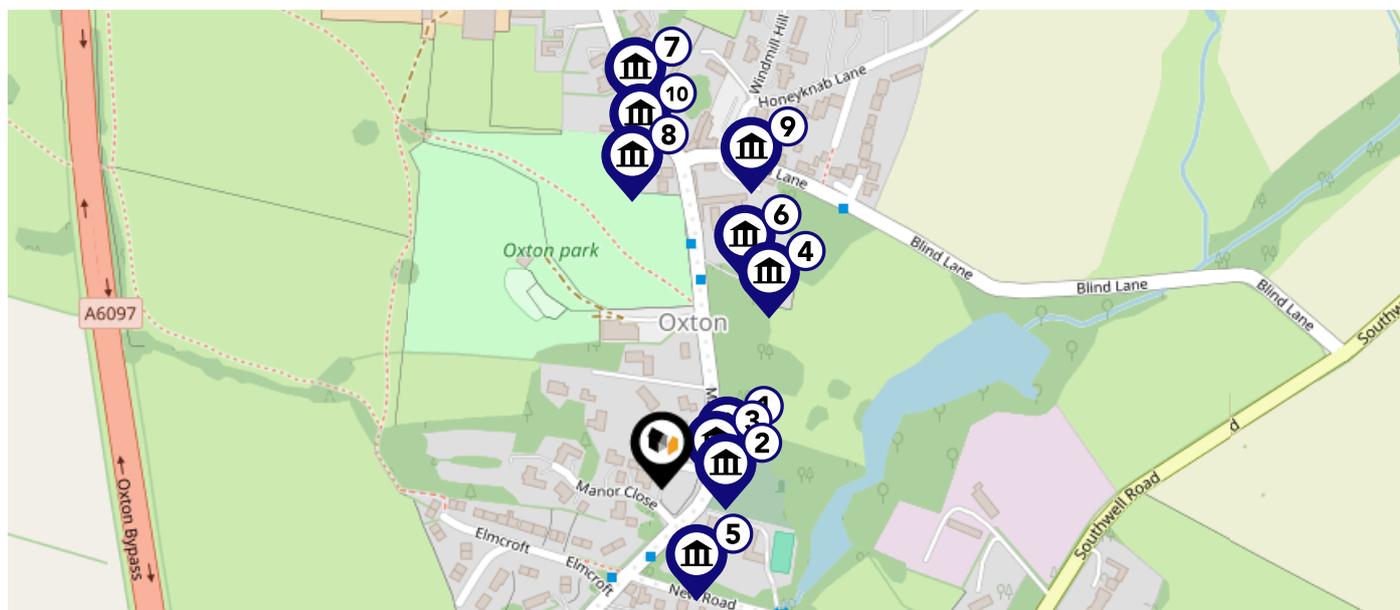

Listed Buildings in the local district	Grade	Distance
① 1285629 - Garden House	Grade II	0.0 miles
② 1285622 - Church Of St Peter And St Paul	Grade I	0.0 miles
③ 1045501 - Gateway To Church Of St Peter Churchyard, 6 Metres North Of The Church	Grade II	0.0 miles
④ 1285630 - Former Laundry In Grounds Of Former Oxton Hall	Grade II	0.1 miles
⑤ 1045500 - Church Farmhouse	Grade II	0.1 miles
⑥ 1045502 - Coach House In Grounds Of Former Oxton Hall	Grade II	0.1 miles
⑦ 1379932 - Wesley House	Grade II	0.2 miles
⑧ 1045499 - Home Farmhouse	Grade II	0.2 miles
⑨ 1045498 - Numbers 1, 2 And 3 The Cottages	Grade II	0.2 miles
⑩ 1387166 - Petrol Pump To East Of The Forge	Grade II	0.2 miles

Area
Schools
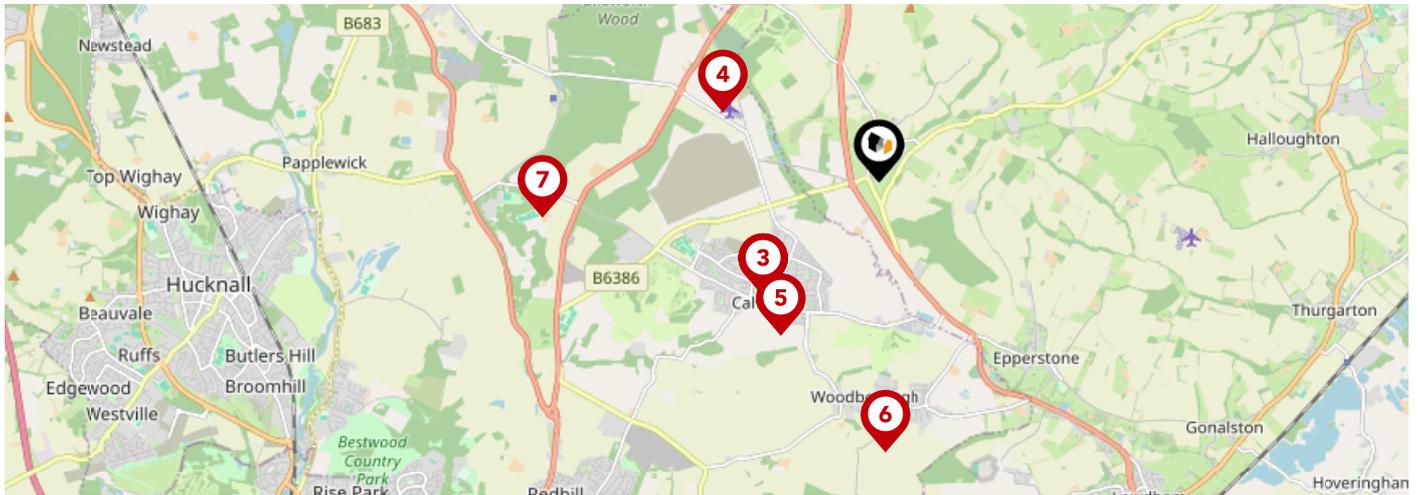
	Nursery	Primary	Secondary	College	Private
1 **Manor Park Infant and Nursery School** Ofsted Rating: Good | Pupils: 208 | Distance:1.44	☐	☑	☐	☐	☐
2 **Sir John Sherbrooke Junior School** Ofsted Rating: Good | Pupils: 199 | Distance:1.44	☐	☑	☐	☐	☐
3 **Colonel Frank Seely Academy** Ofsted Rating: Good | Pupils: 828 | Distance:1.44	☐	☐	☑	☐	☐
4 **Salterford House School** Ofsted Rating: Not Rated | Pupils: 66 | Distance:1.52	☐	☑	☐	☐	☐
5 **St Wilfrid's CofE Primary School** Ofsted Rating: Good | Pupils: 207 | Distance:1.61	☐	☑	☐	☐	☐
6 **Wood's Foundation CofE Primary School** Ofsted Rating: Good | Pupils: 176 | Distance:2.41	☐	☑	☐	☐	☐
7 **Burntstump Seely CofE Primary Academy** Ofsted Rating: Good | Pupils: 72 | Distance:3	☐	☑	☐	☐	☐
8 **Farnsfield St Michael's Church of England Primary School** Ofsted Rating: Good | Pupils: 280 | Distance:3.59	☐	☑	☐	☐	☐

Area
Schools
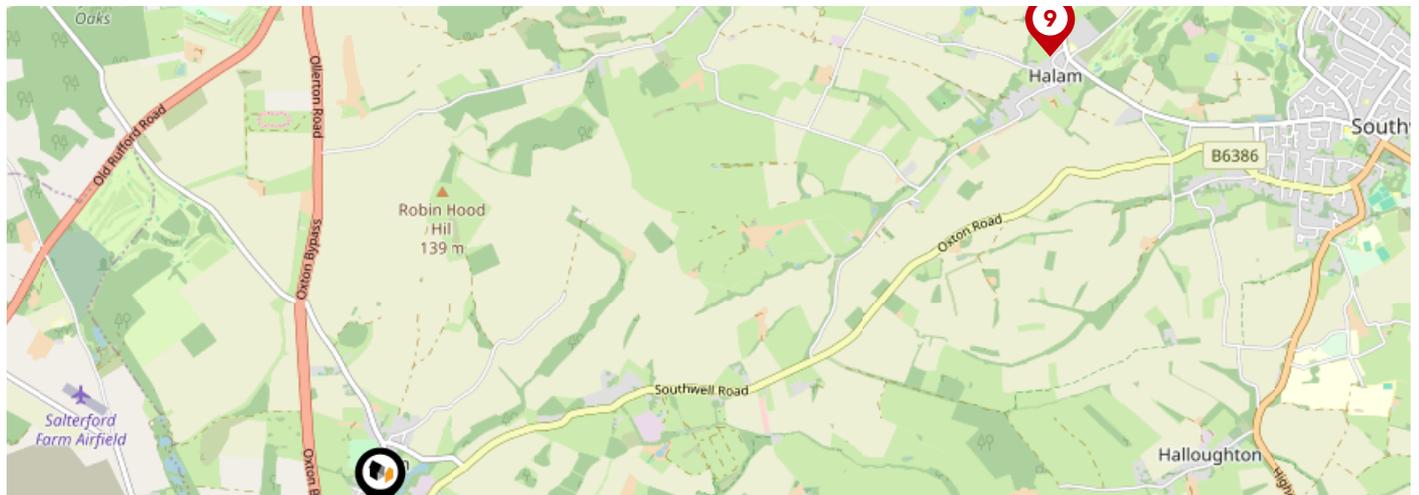
		Nursery	Primary	Secondary	College	Private
9	**Halam Church of England Primary School** Ofsted Rating: Good | Pupils: 72 | Distance:3.59	☐	☑	☐	☐	☐
10	**Lambley Primary School** Ofsted Rating: Good | Pupils: 189 | Distance:3.74	☐	☑	☐	☐	☐
11	**Lowdham CofE Primary School** Ofsted Rating: Outstanding | Pupils: 198 | Distance:3.85	☐	☑	☐	☐	☐
12	**Blidworth Oaks Primary School** Ofsted Rating: Good | Pupils: 369 | Distance:3.87	☐	☑	☐	☐	☐
13	**Pinewood Infant and Nursery School** Ofsted Rating: Outstanding | Pupils: 204 | Distance:3.89	☐	☑	☐	☐	☐
14	**Richard Bonington Primary and Nursery School** Ofsted Rating: Good | Pupils: 459 | Distance:4	☐	☑	☐	☐	☐
15	**Killisick Junior School** Ofsted Rating: Good | Pupils: 203 | Distance:4	☐	☑	☐	☐	☐
16	**Coppice Farm Primary School** Ofsted Rating: Good | Pupils: 182 | Distance:4.26	☐	☑	☐	☐	☐

Local Area
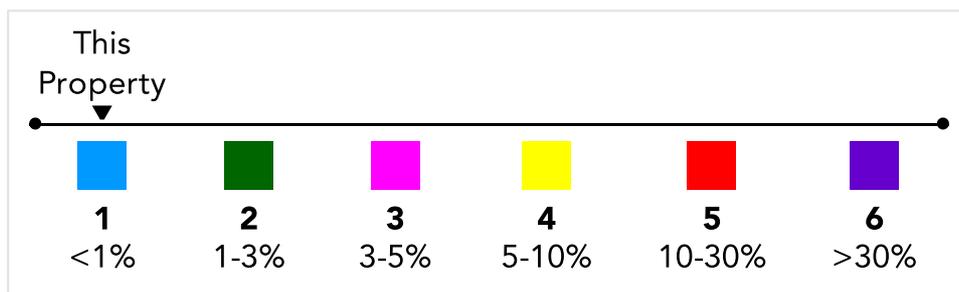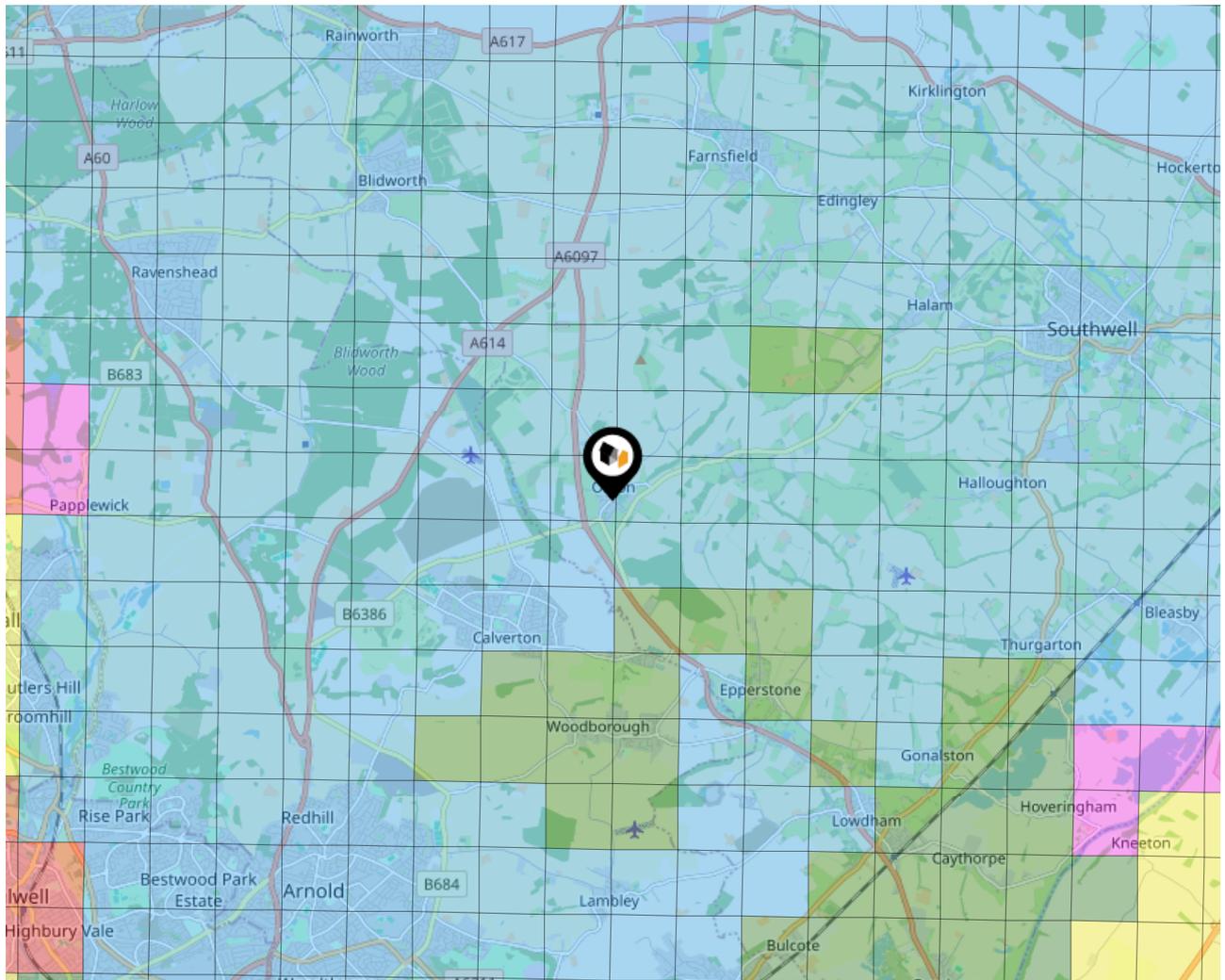## Masts & Pylons
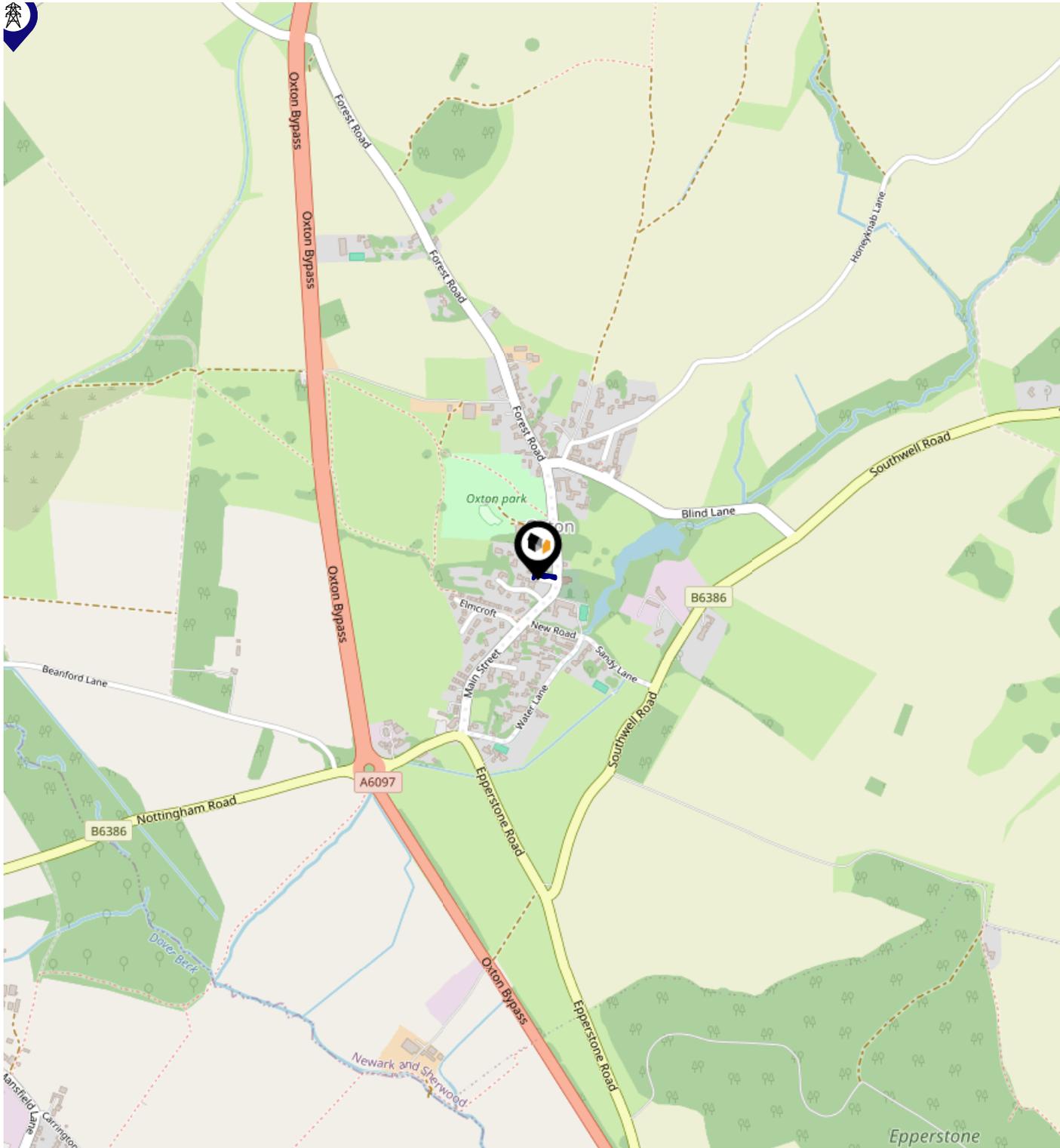
Key:

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).

This
Property
▼

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

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ALASDAIR
MORRISON
&
Mundys
est 1898
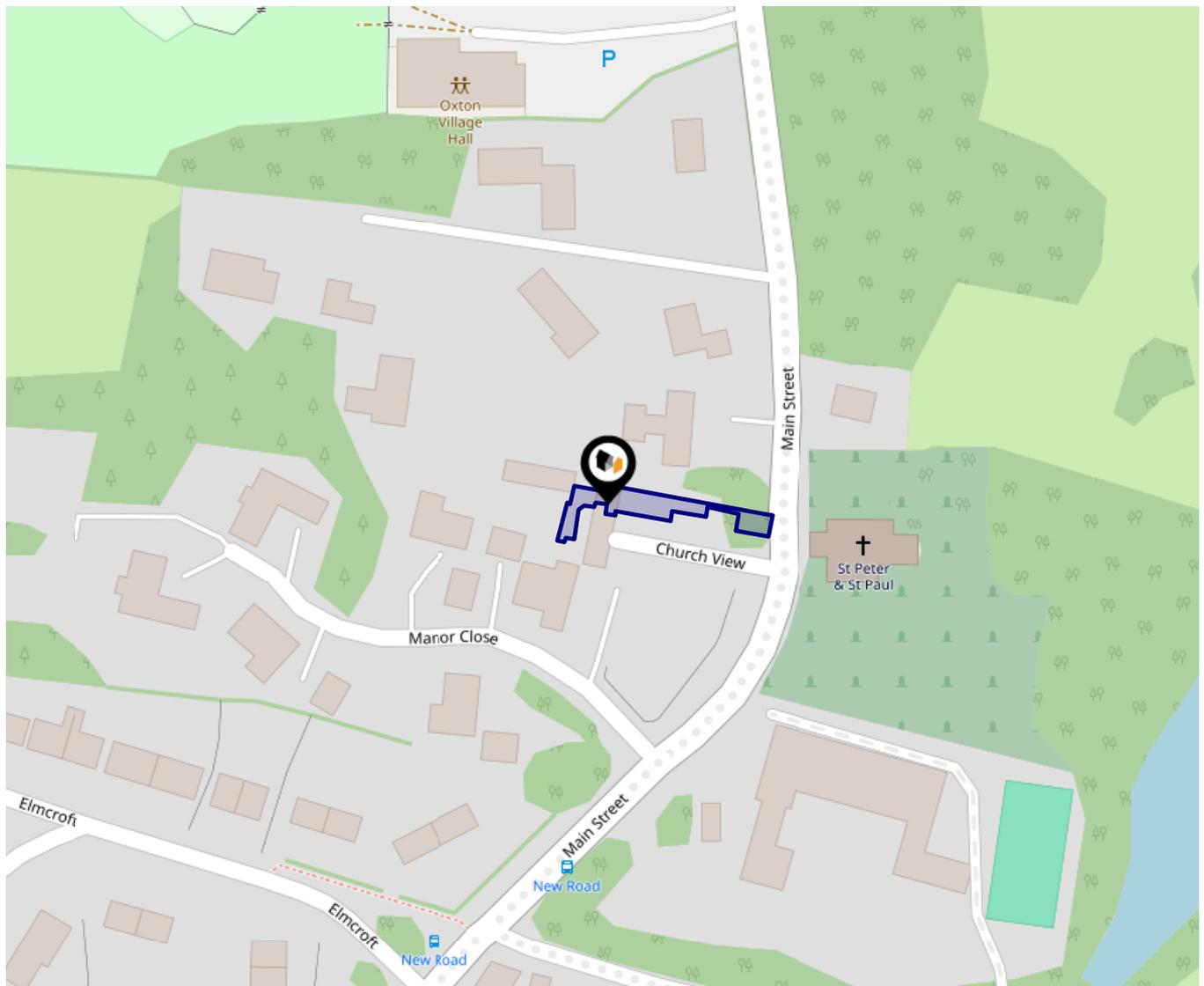
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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: NONE

Parent Material Grain: ARENACEOUS - RUDACEOUS

Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP-INTERMEDIATE
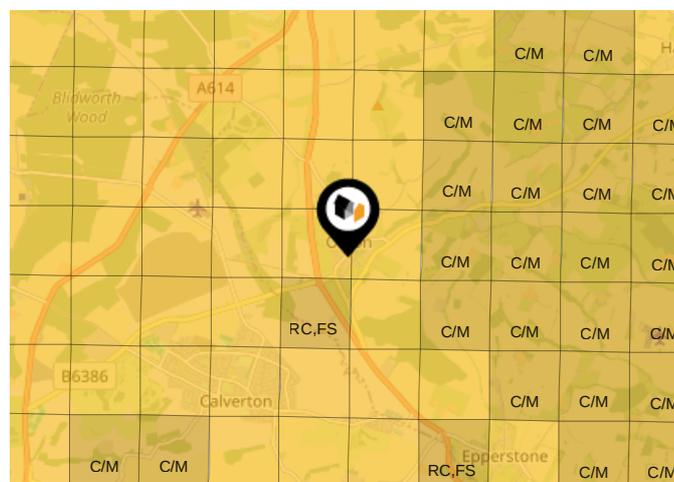
Primary Classifications (Most Common Clay Types)

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)
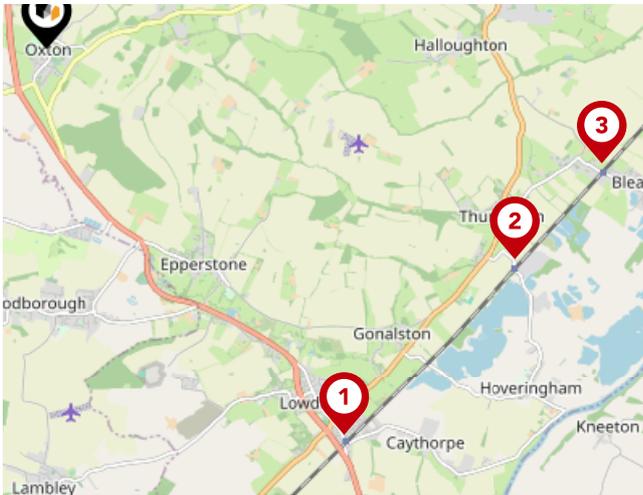
National Rail Stations

Pin	Name	Distance
1	Lowdham Rail Station	4.36 miles
2	Thurgarton Rail Station	4.57 miles
3	Bleasby Rail Station	5.03 miles
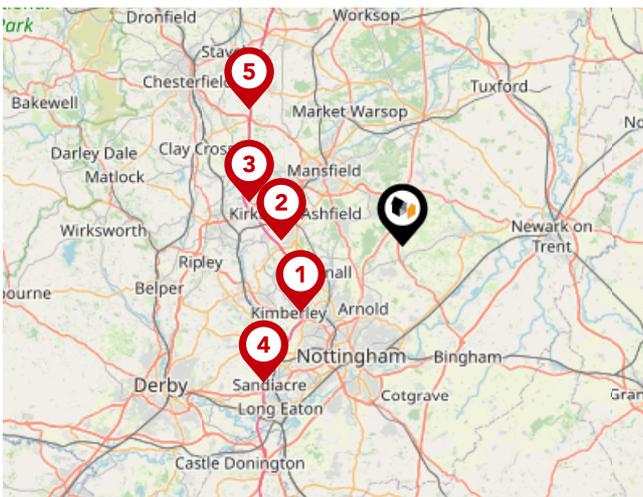
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	8.59 miles
2	M1 J27	8.6 miles
3	M1 J28	11.34 miles
4	M1 J25	13.87 miles
5	M1 J29	14.62 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	19.41 miles
2	Finningley	29.44 miles
3	Humberside Airport	46.89 miles
4	Birmingham Airport	50.25 miles
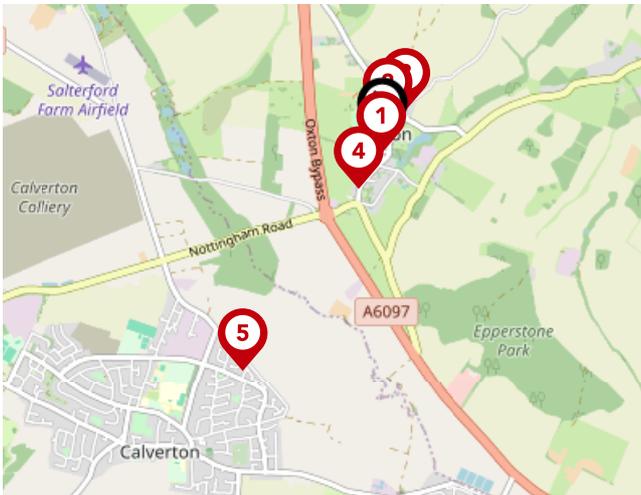
Bus Stops/Stations

Pin	Name	Distance
1	New Road	0.06 miles
2	Village Hall	0.1 miles
3	Blind Lane	0.17 miles
4	Nottingham Road	0.24 miles
5	Broom Road	1.2 miles
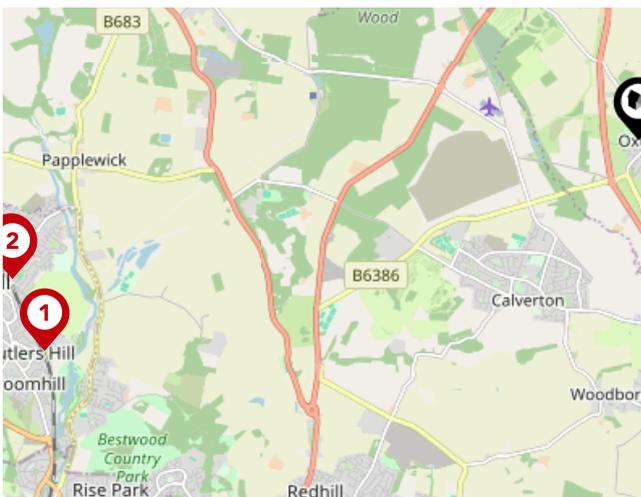
Local Connections

Pin	Name	Distance
1	Butler's Hill Tram Stop	5.59 miles
2	Hucknall Tram Stop	5.69 miles
3	Hucknall Tram Stop	5.7 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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail