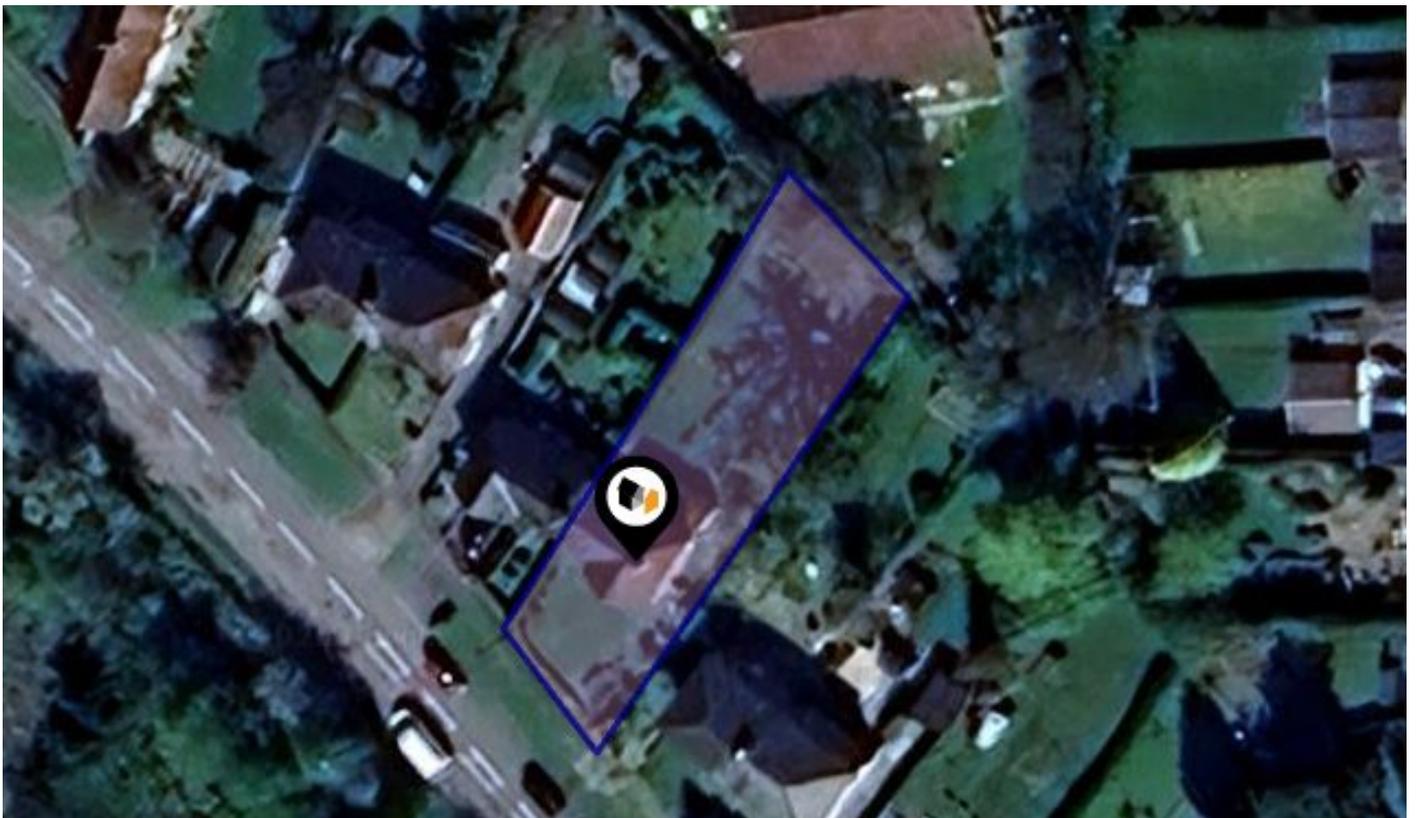




# KFB: Key Facts For Buyers

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



**OXTON ROAD, SOUTHWELL, NG25**

## Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,367 ft <sup>2</sup> / 127 m <sup>2</sup>		
<b>Plot Area:</b>	0.14 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£2,008		
<b>Title Number:</b>	NT354790		

## 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>14</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s

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



### Satellite/Fibre TV Availability:







**OXTON ROAD, SOUTHWELL, NG25**



# Property EPC - Certificate



SOUTHWELL, NG25

Energy rating

**C**

Valid until 17.02.2024

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	69   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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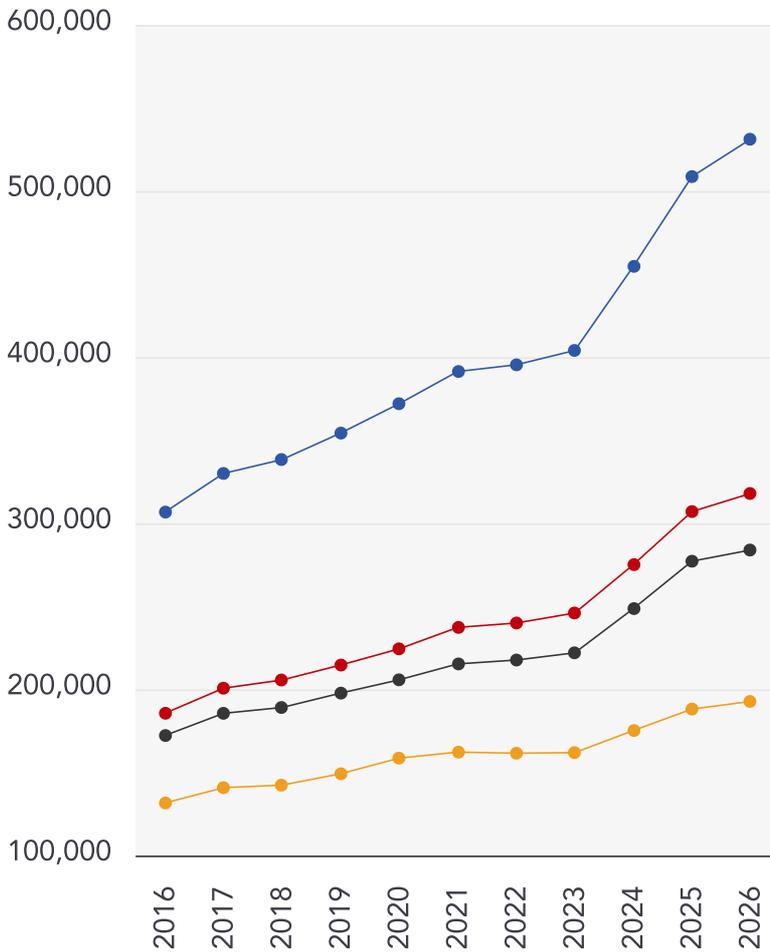
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 53% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	127 m <sup>2</sup>

# 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%**

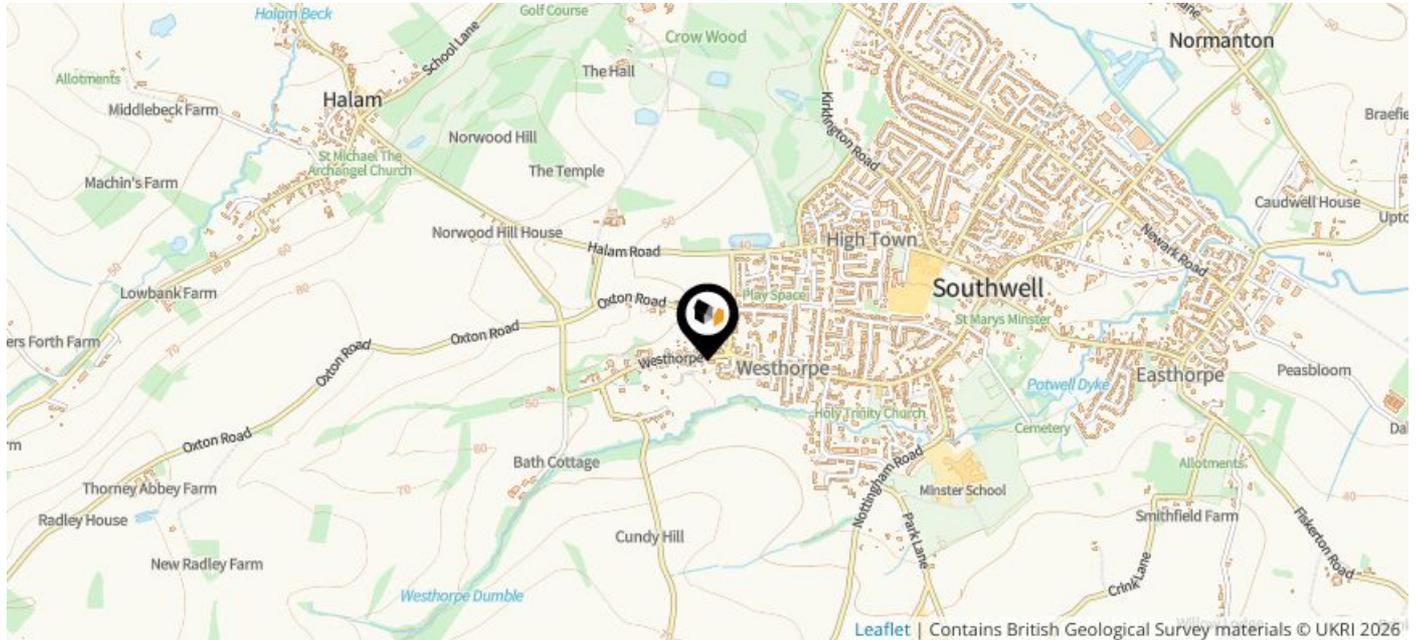
Flat

**+46.42%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

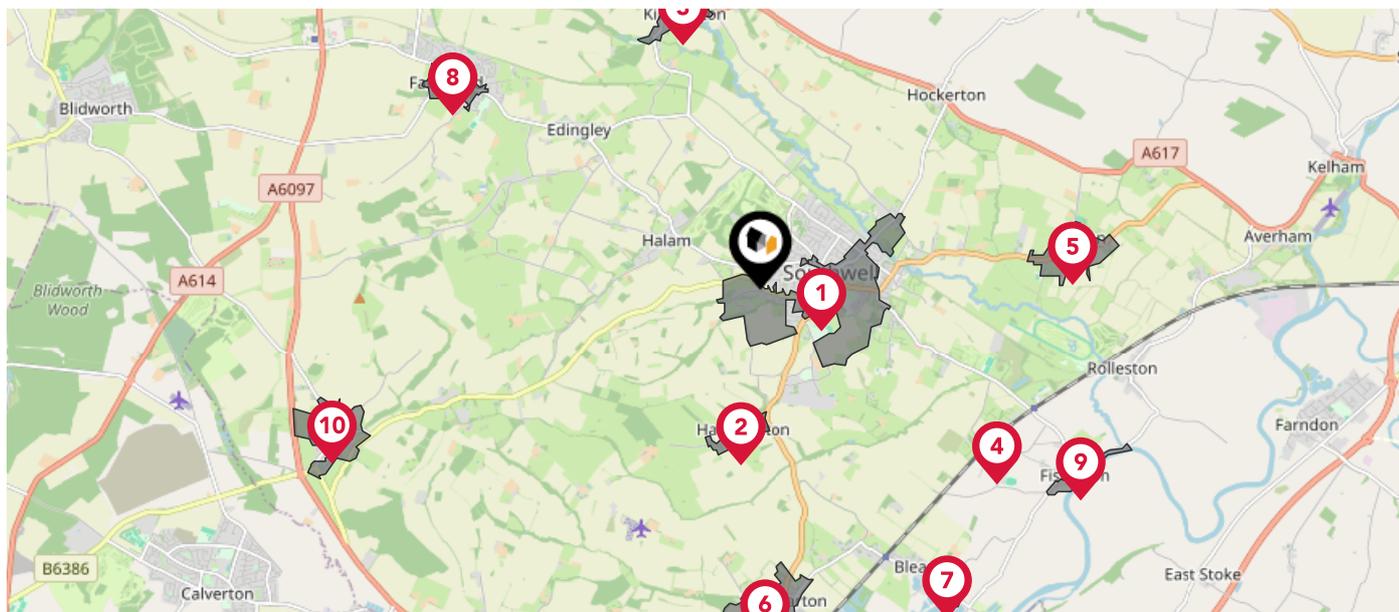
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

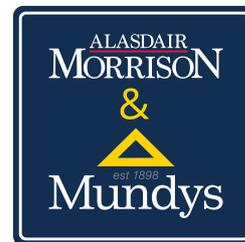


### Nearby Conservation Areas

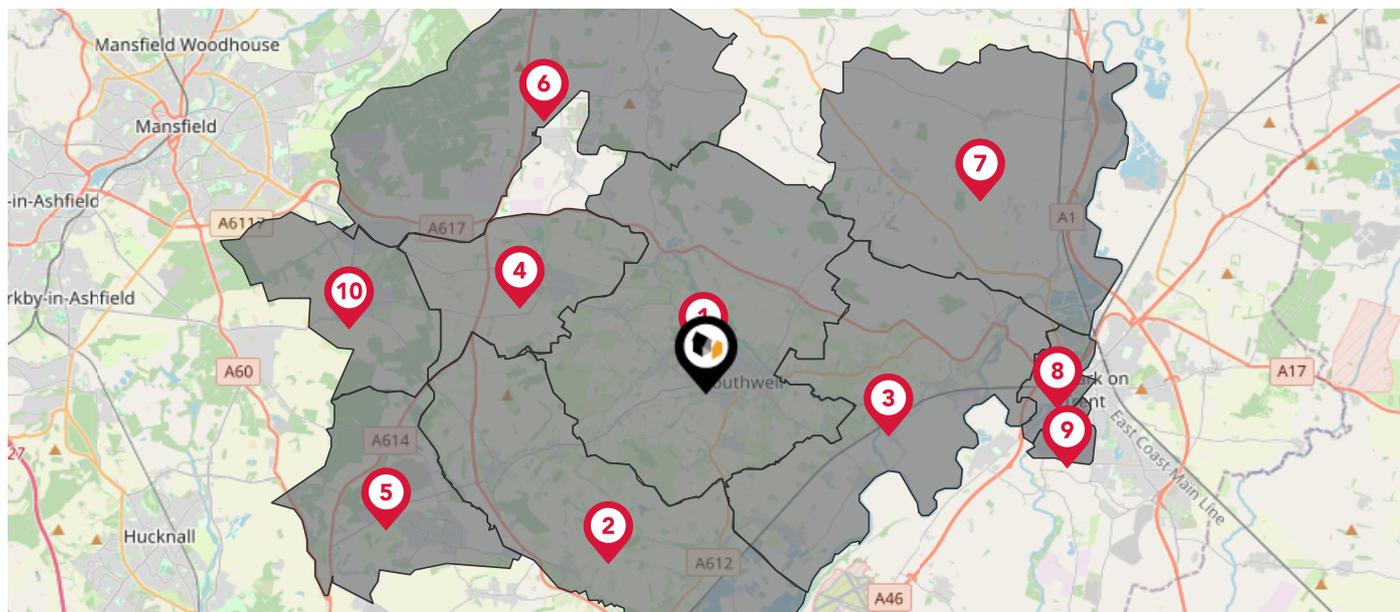
-  1 Southwell
-  2 Halloughton
-  3 Kirklington
-  4 Morton
-  5 Upton
-  6 Thurgarton
-  7 Bledby
-  8 Farnsfield
-  9 Fiskerton
-  10 Oxtan

# 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



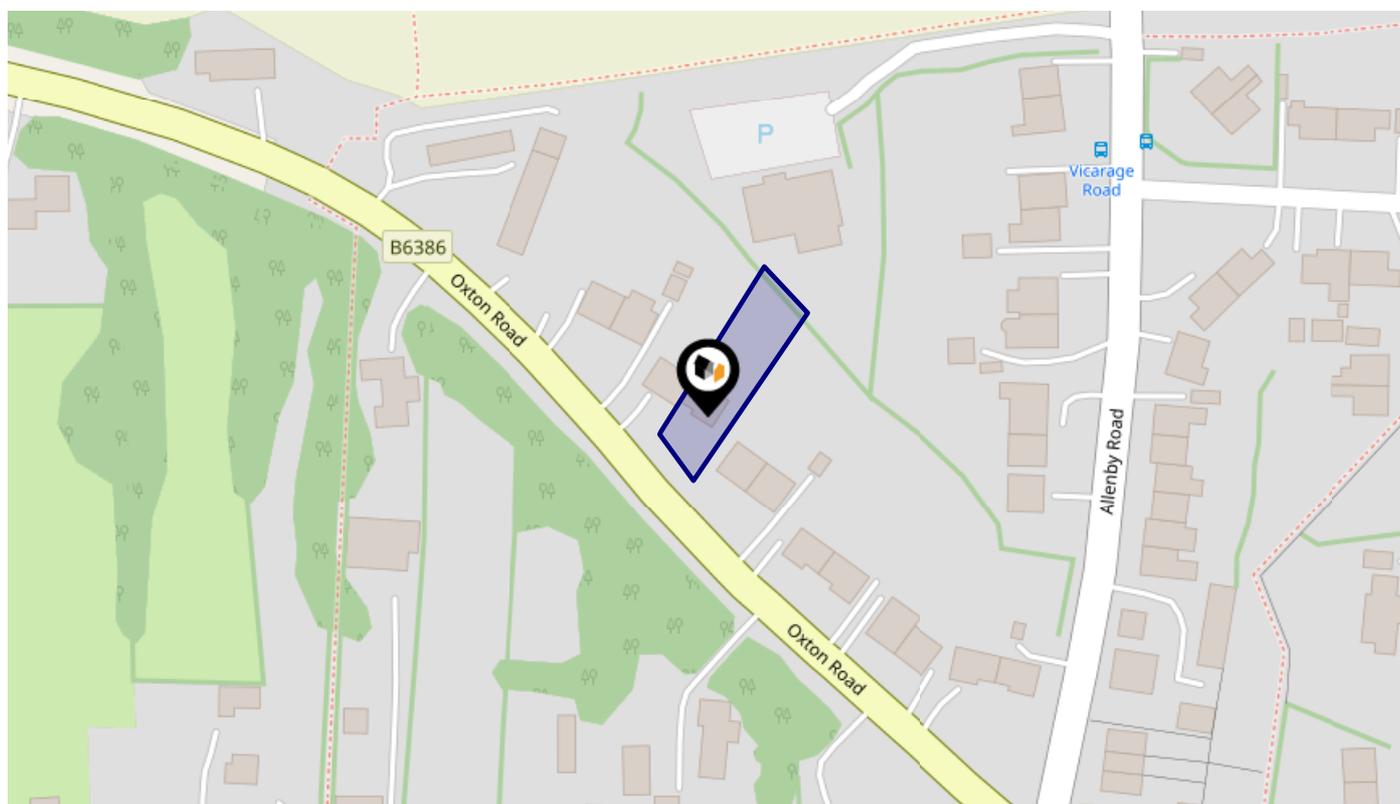
### Nearby Council Wards

-  Southwell Ward
-  Dover Beck Ward
-  Trent Ward
-  Farnsfield Ward
-  Calverton Ward
-  Rainworth North & Rufford Ward
-  Muskham Ward
-  Castle Ward
-  Devon Ward
-  Rainworth South & Blidworth 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.

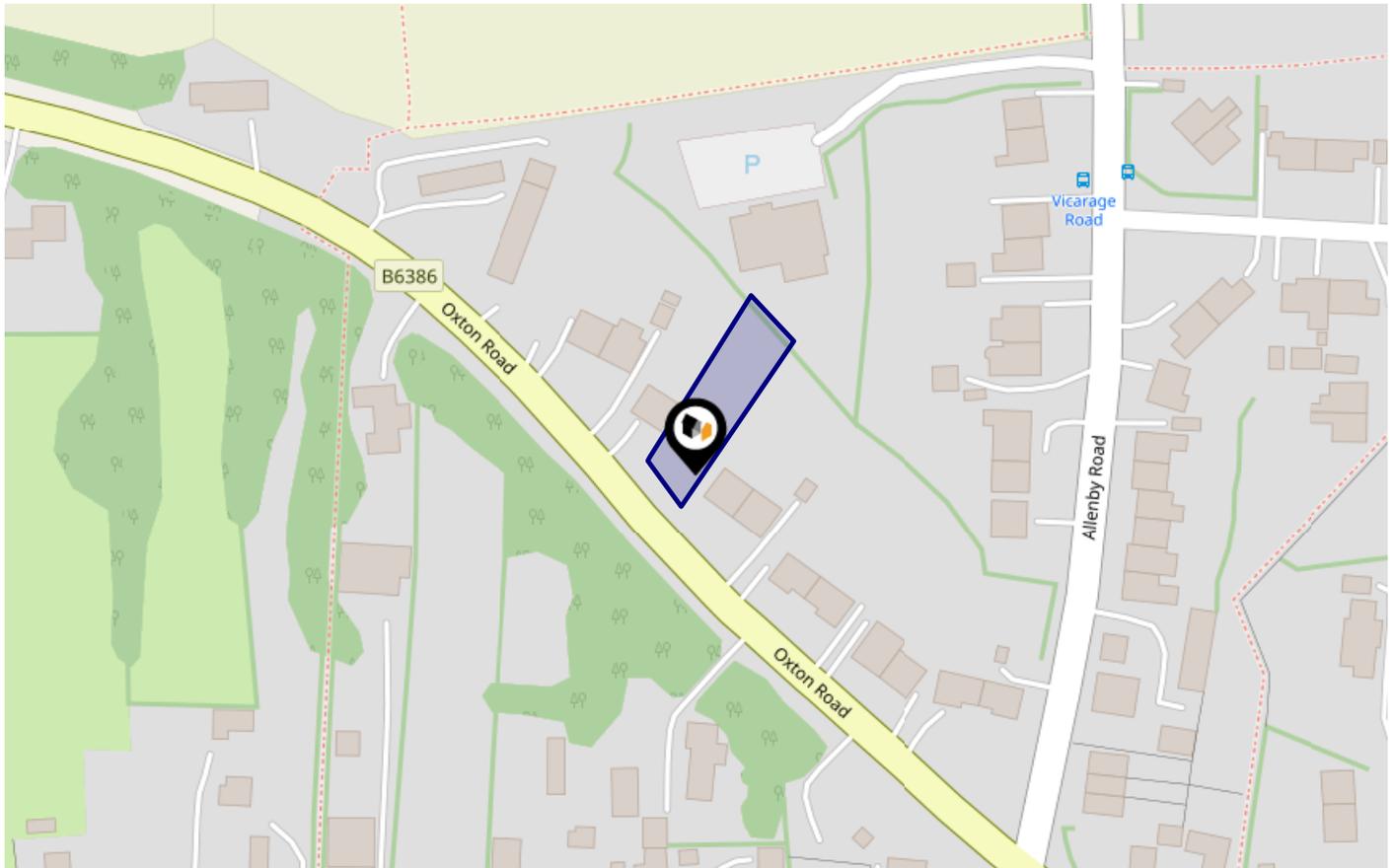
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

# 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.

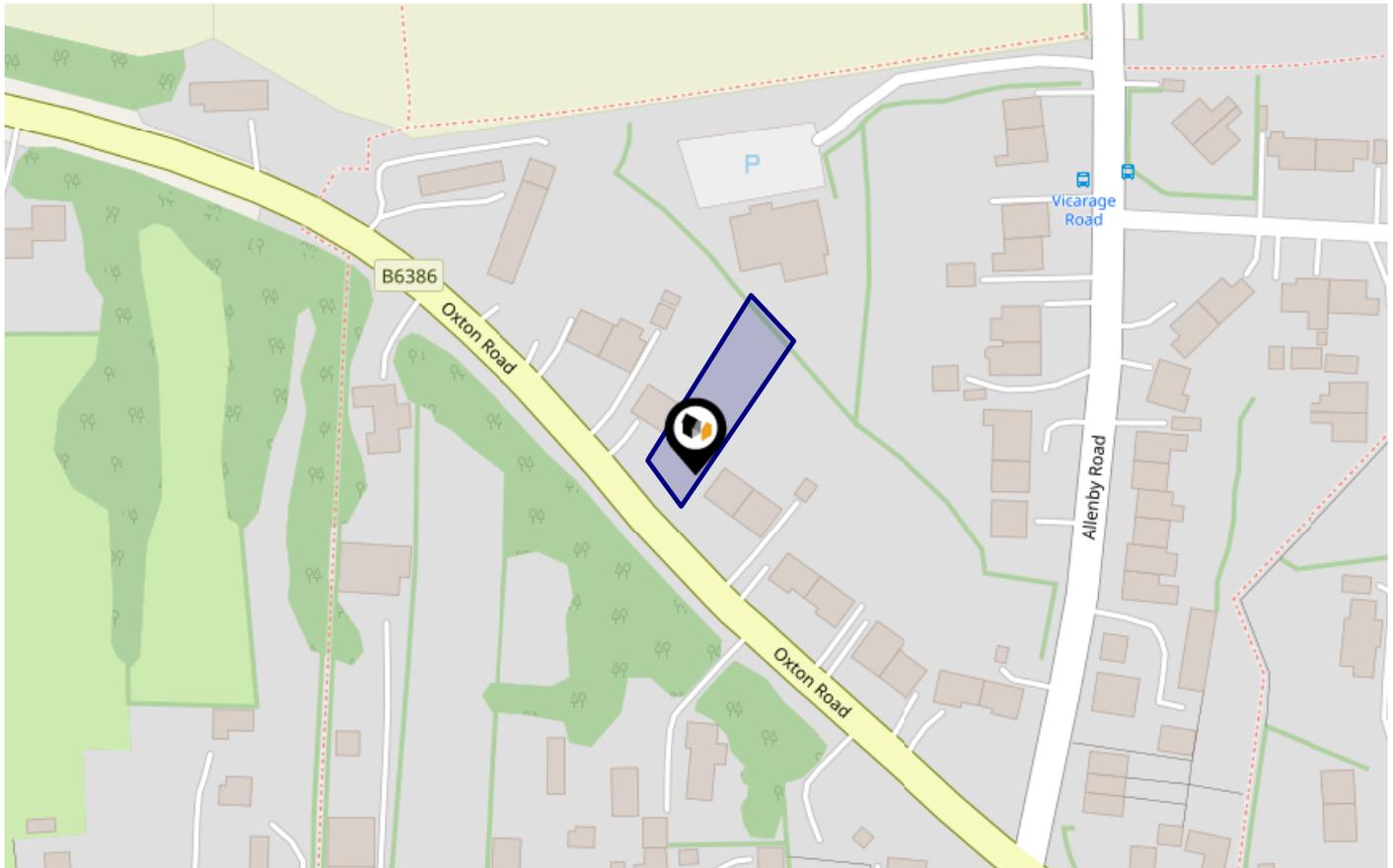
Chance of flooding to the following depths at this property:



# 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

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.

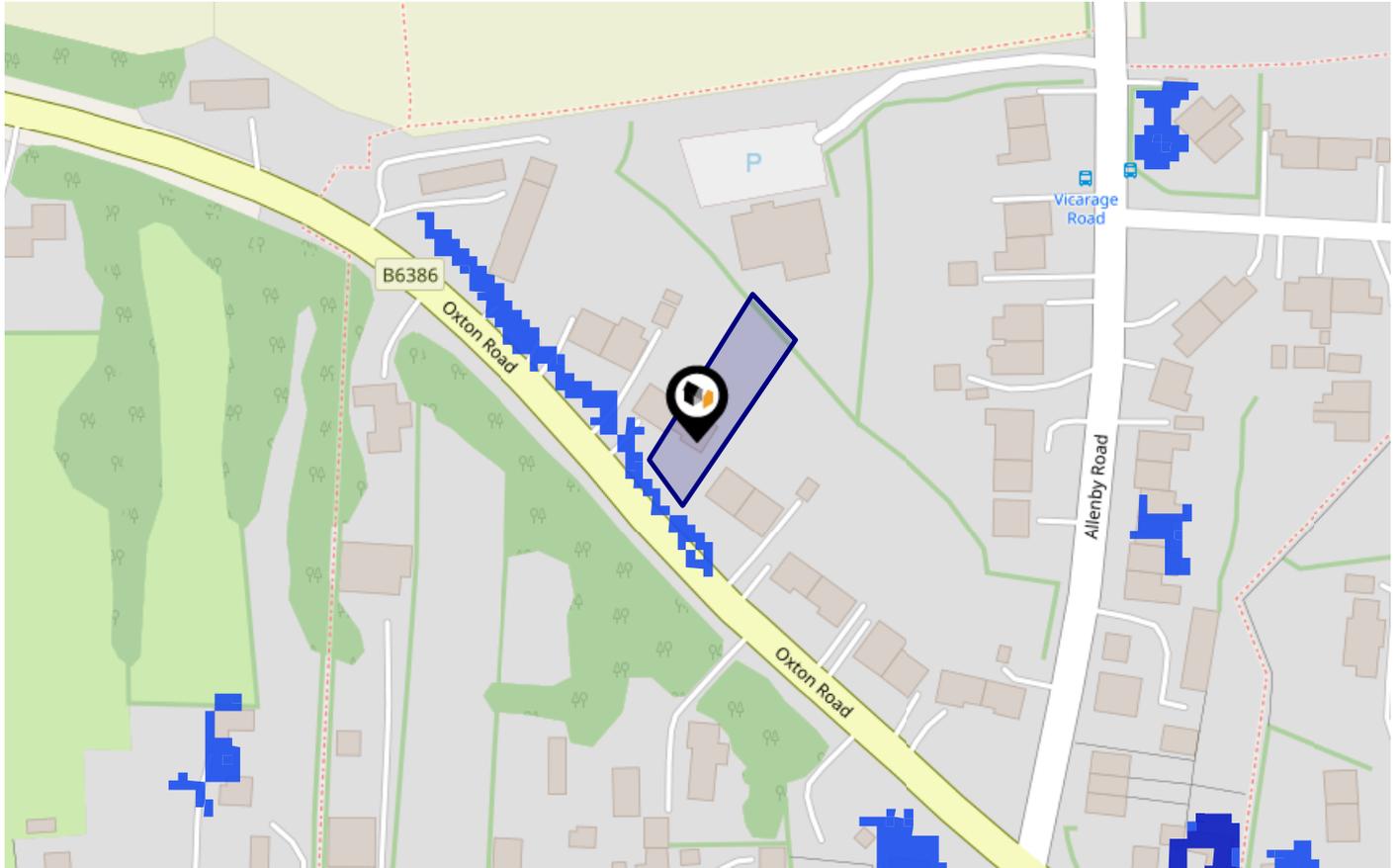
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

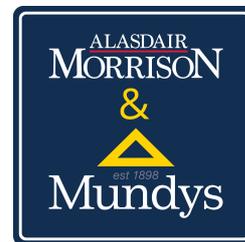
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:

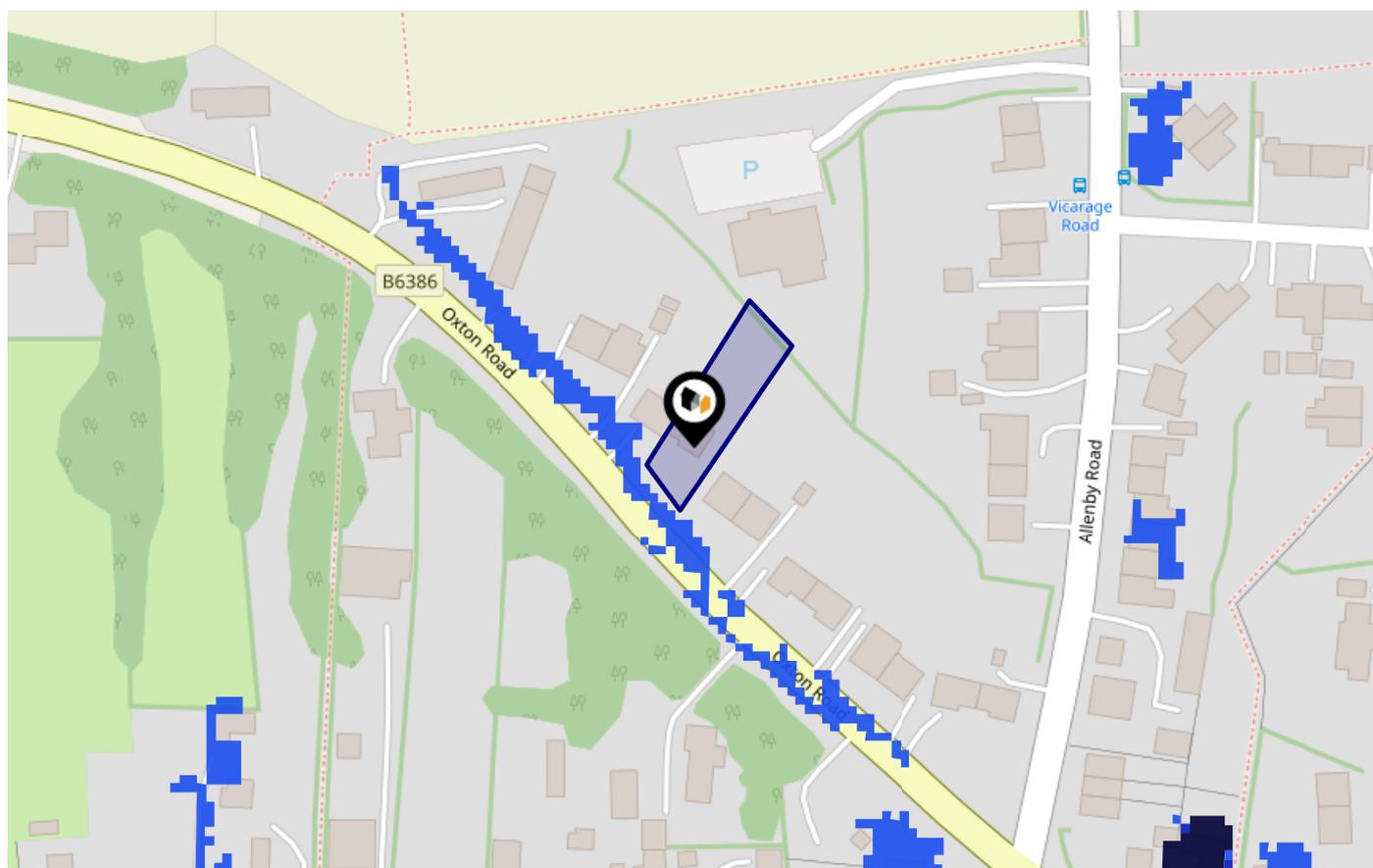


# Flood Risk

## 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.

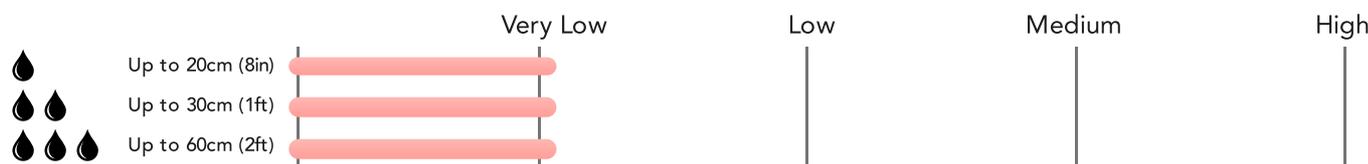


Risk Rating: Very low

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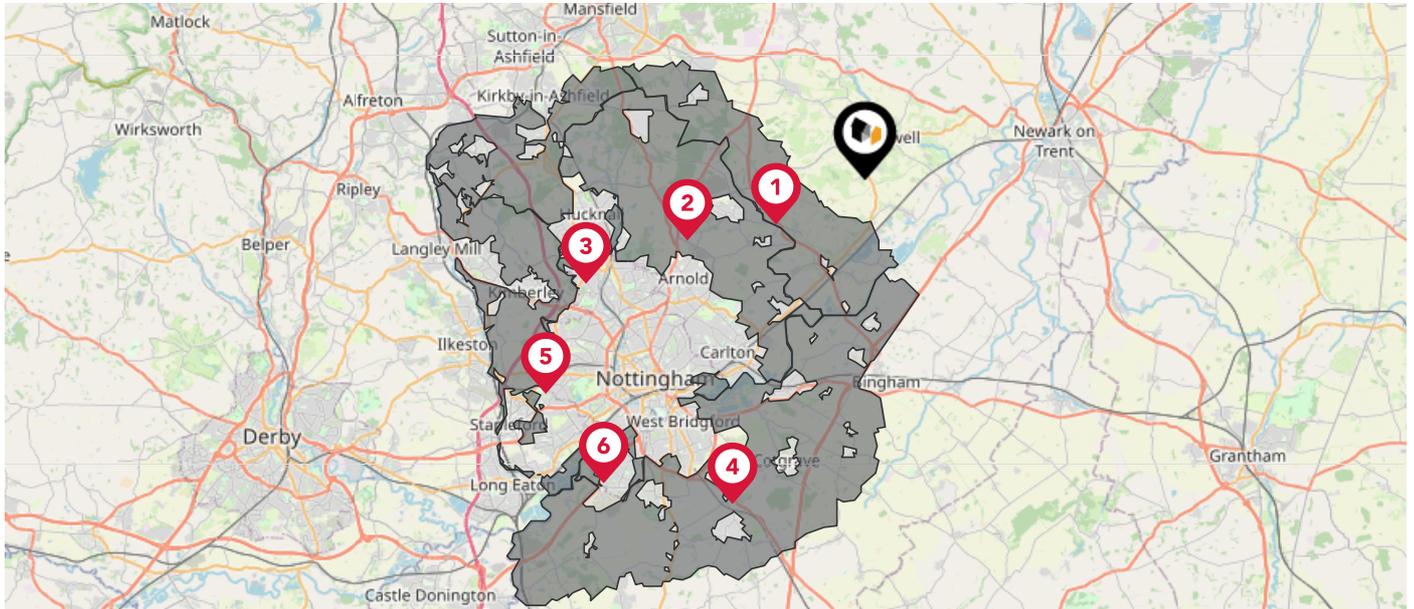
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



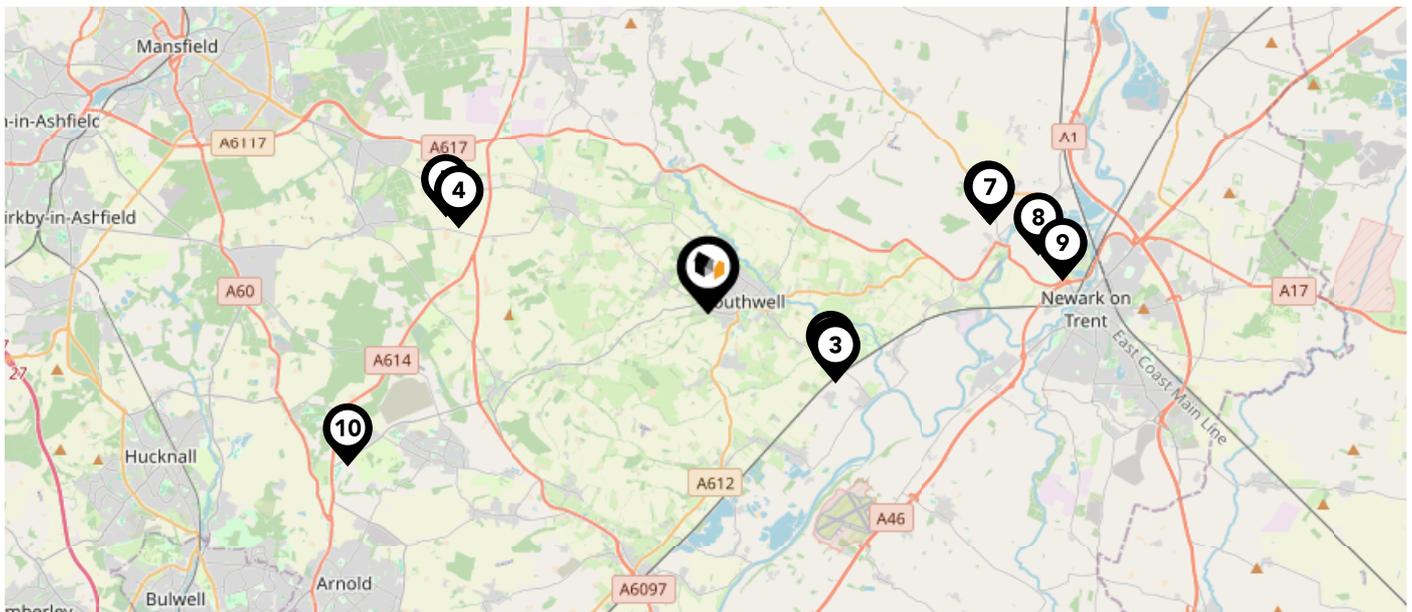
### Nearby Green Belt Land

- 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 - 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.

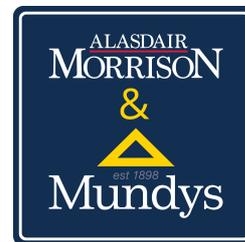


### Nearby Landfill Sites

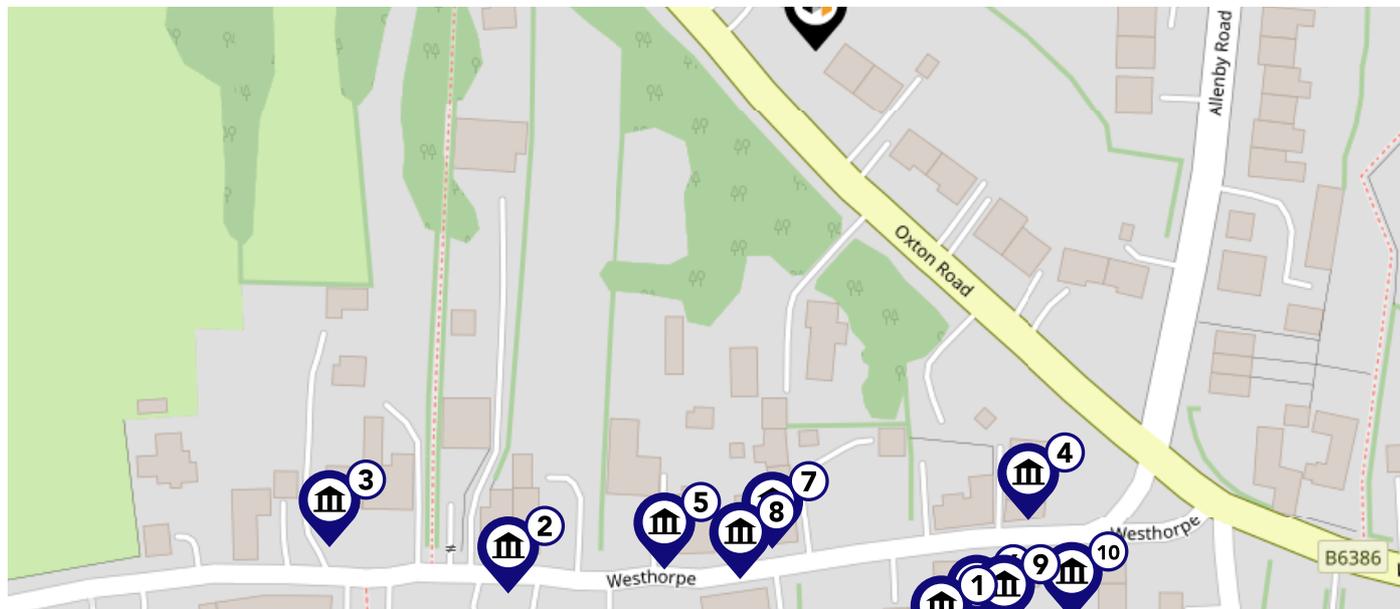
	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill 
	EA/EPR/ZP3497FA/V011	Active Landfill 
	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill 
	Lurcher Farm-Farnsfield	Historic Landfill 
	Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill 
	Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill 
	Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill 
	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill 
	EA/EPR/HP3297FD/V002	Active Landfill 
	EA/EPR/HP3597FS/V010	Active Landfill 

# Maps

## Listed Buildings

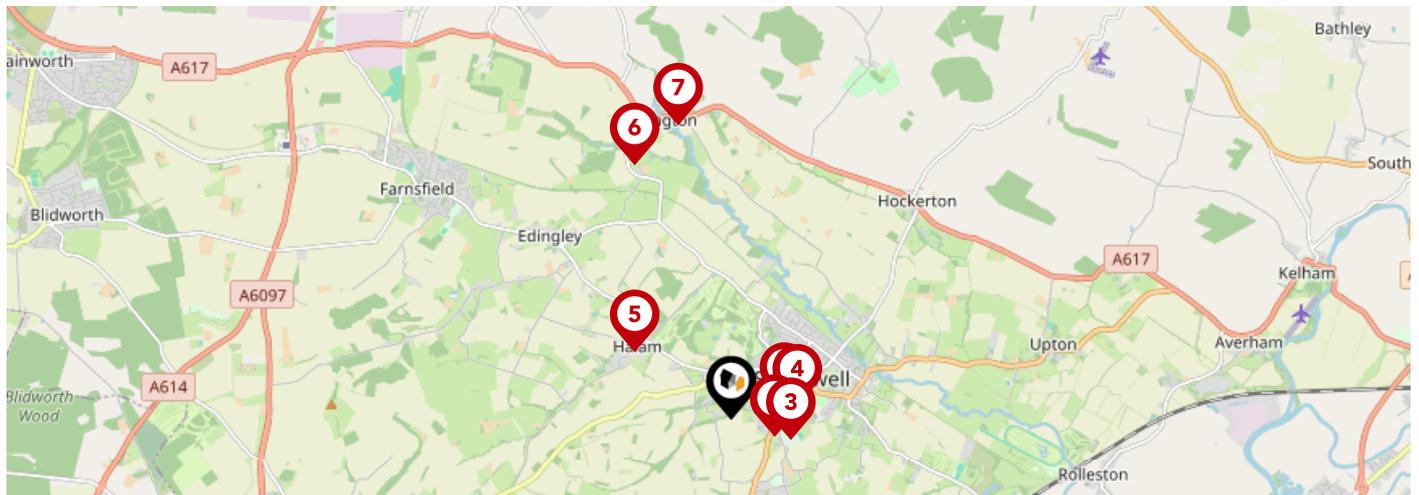


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1046098 - 35, Westhorpe	Grade II	0.1 miles
 1214786 - 46, 48 And 50, Westhorpe	Grade II	0.1 miles
 1214793 - Staffords' Farm	Grade II	0.1 miles
 1288369 - Sunnyside	Grade II	0.1 miles
 1046099 - Outbuildings And Attached Water Pump Adjoining 40 And 42	Grade II	0.1 miles
 1369919 - 33, Westhorpe	Grade II	0.1 miles
 1214726 - Calvert's Farmhouse	Grade II	0.1 miles
 1214748 - 36 And 38, Westhorpe	Grade II	0.1 miles
 1288465 - 31, Westhorpe	Grade II	0.1 miles
 1046097 - 27 And 29, Westhorpe	Grade II	0.1 miles

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Holy Trinity CofE Infant School</b> Ofsted Rating: Outstanding   Pupils: 54   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Lowe's Wong Infant School</b> Ofsted Rating: Requires improvement   Pupils: 170   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>The Minster School</b> Ofsted Rating: Good   Pupils: 1647   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Lowe's Wong Anglican Methodist Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Halam Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Kirklington Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Wings School Notts</b> Ofsted Rating: Good   Pupils: 33   Distance:2.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Bleasby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 129   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

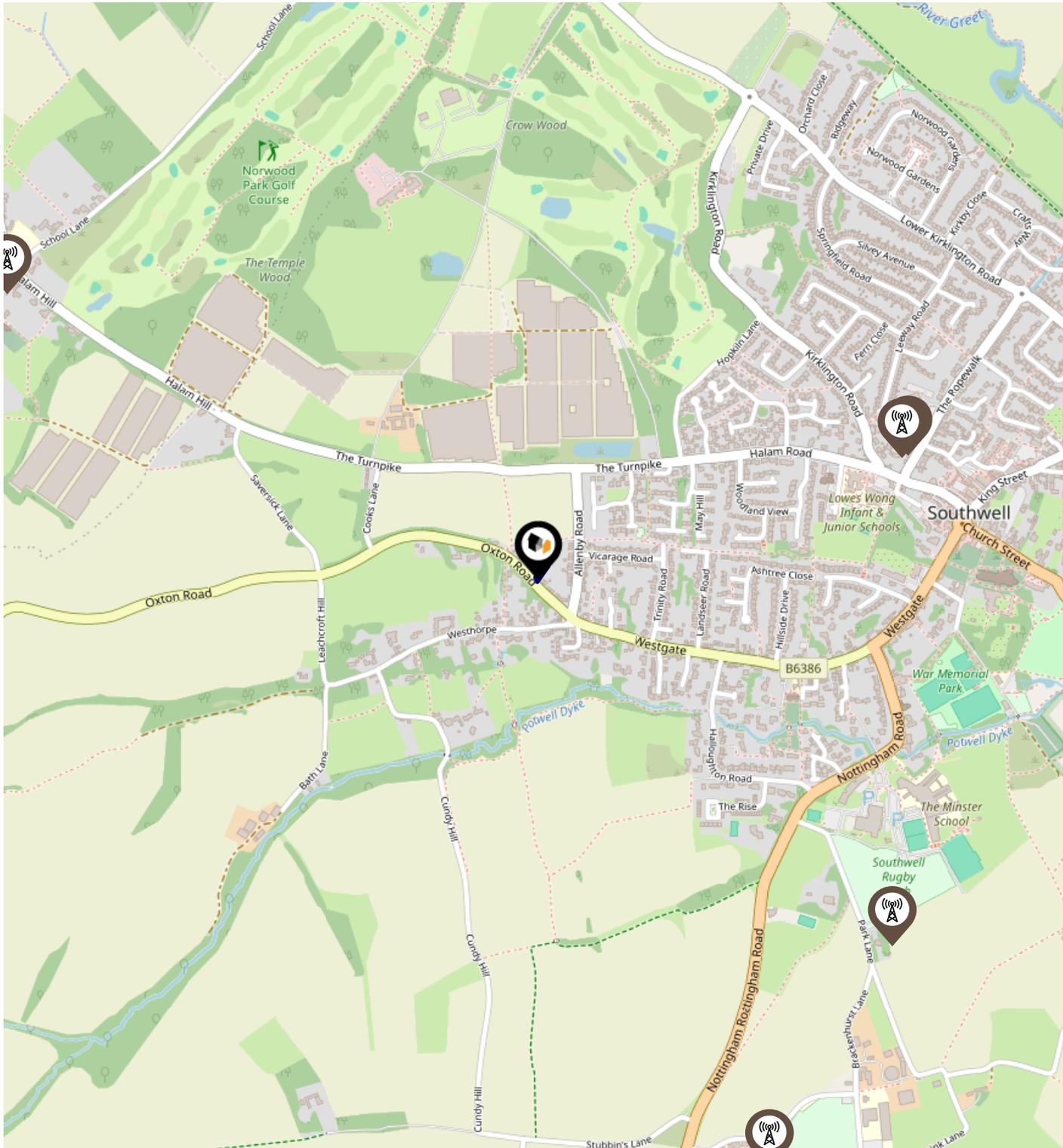
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Farnsfield St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 280   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lowdham CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 198   Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bilthorpe Flying High Academy</b> Ofsted Rating: Good   Pupils: 213   Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caunton Dean Hole CofE Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Crosskeys CofE Academy</b> Ofsted Rating: Good   Pupils: 178   Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Salterford House School</b> Ofsted Rating: Not Rated   Pupils: 66   Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wood's Foundation CofE Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 208   Distance:5.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



**Key:**

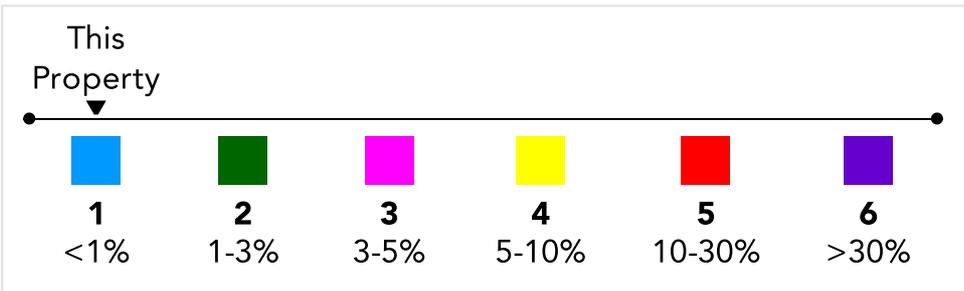
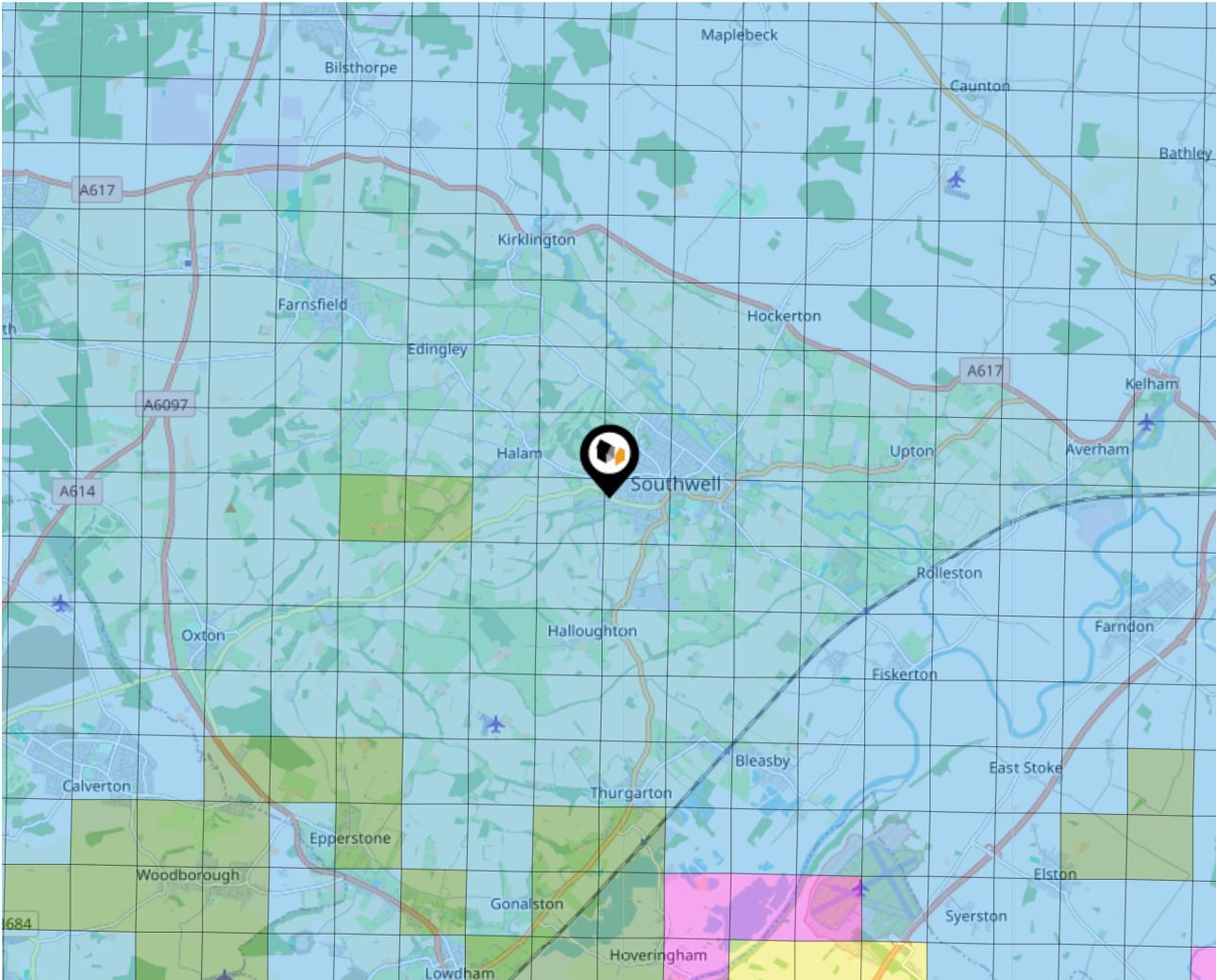
-  Power Pylons
-  Communication Masts

# Environment

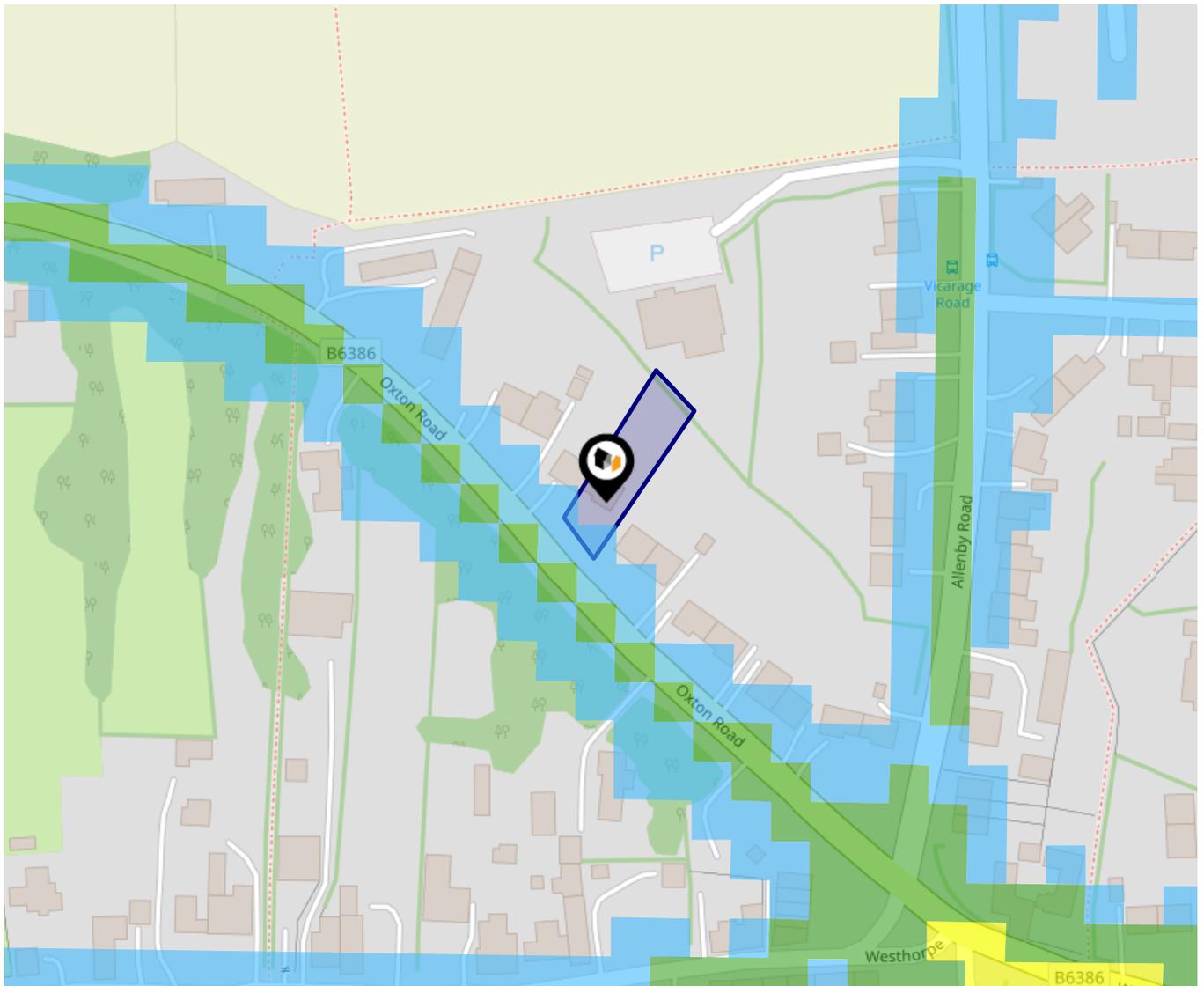
## Radon Gas

### 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

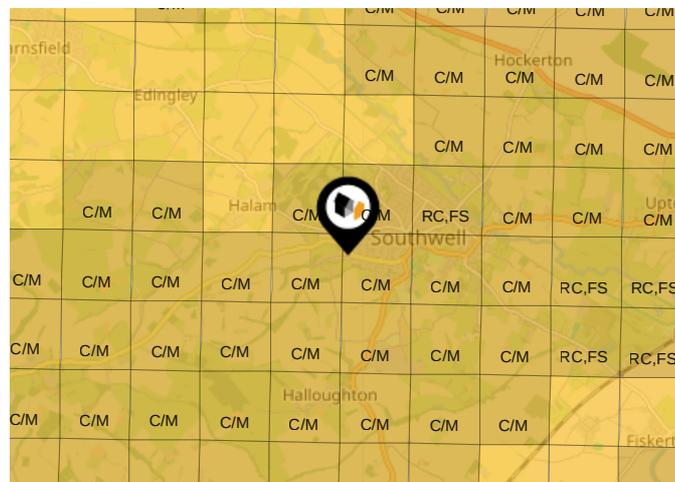


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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>	VARIABLE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		



### 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	Bleasby Rail Station	2.69 miles
2	Fiskerton Rail Station	2.65 miles
3	Rolleston Rail Station	2.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	12.61 miles
2	M1 J27	12.45 miles
3	A1(M) J34	22.06 miles
4	M1 J28	14.82 miles
5	M1 J25	17.68 miles



### Airports/Helipads

Pin	Name	Distance
1	Finningley	27.98 miles
2	East Mids Airport	22.9 miles
3	Humberside Airport	43.43 miles
4	Baginton	53.41 miles

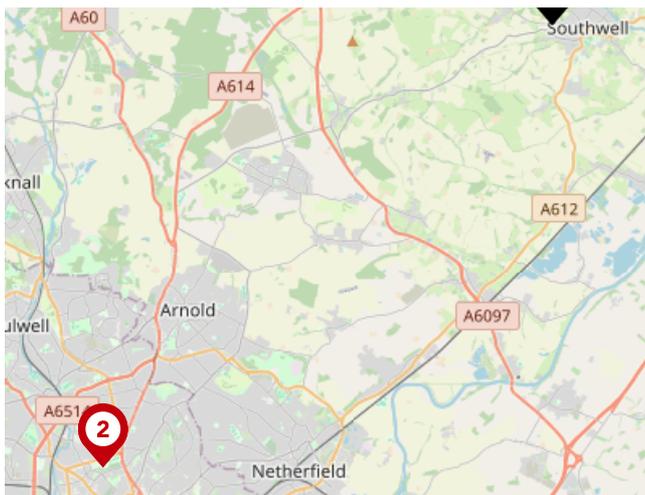
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Vicarage Road	0.07 miles
2	The Dumbles	0.14 miles
3	Landseer Road	0.25 miles
4	Halam Road	0.3 miles
5	Landseer Road	0.29 miles



### Local Connections

Pin	Name	Distance
1	High School Tram Stop	11.23 miles
2	High School Tram Stop	11.23 miles
3	High School Tram Stop	11.23 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Alasdair Morrison & Mundys

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