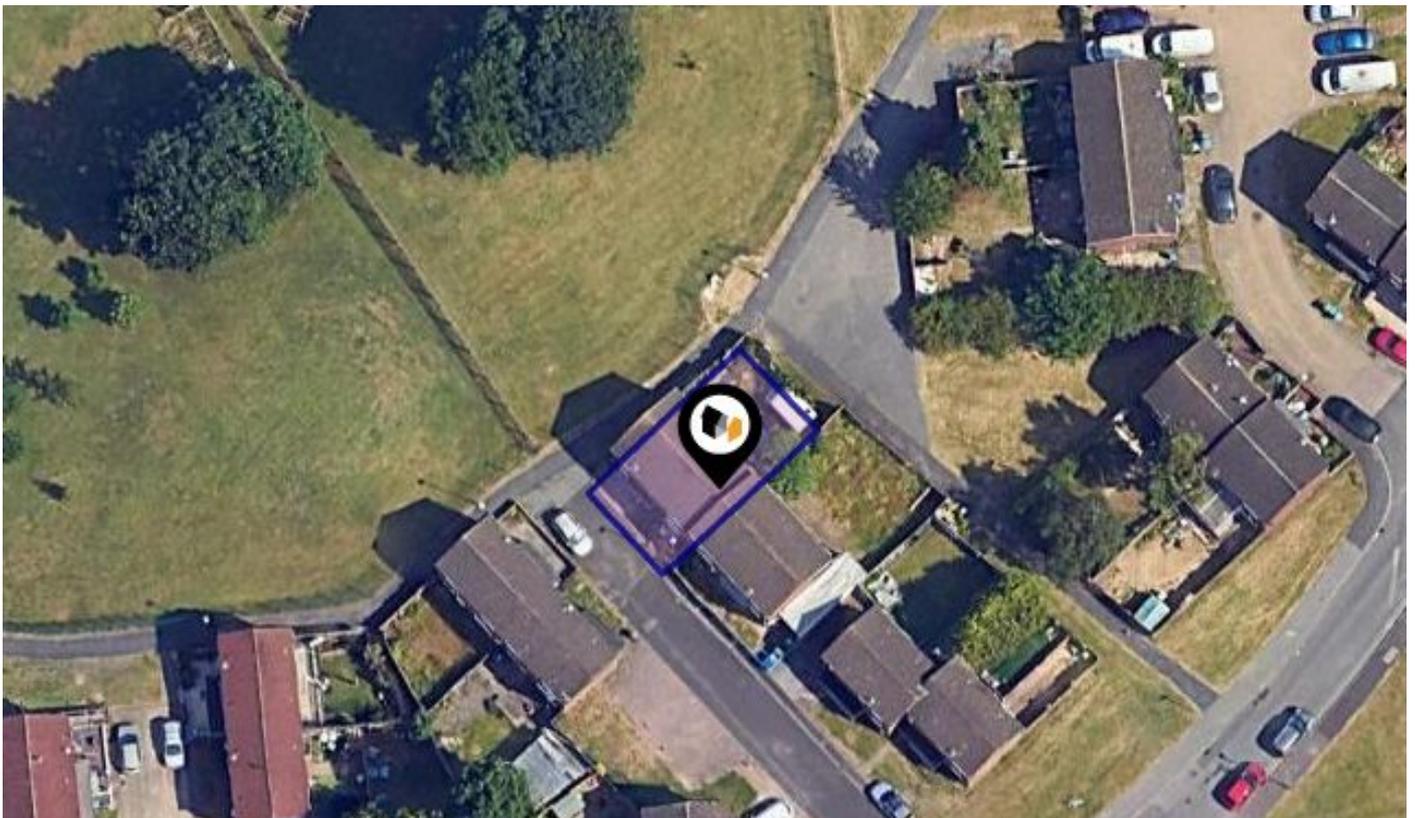




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th March 2026



BRAILSFORD COURT, MANSFIELD, NG18

Alasdair Morrison & Mundys

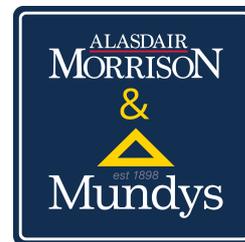
22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,663		
Title Number:	NT389097		

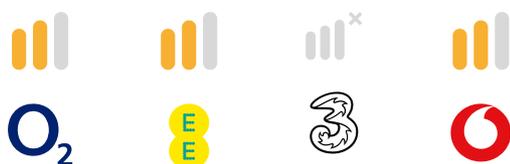
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	72 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

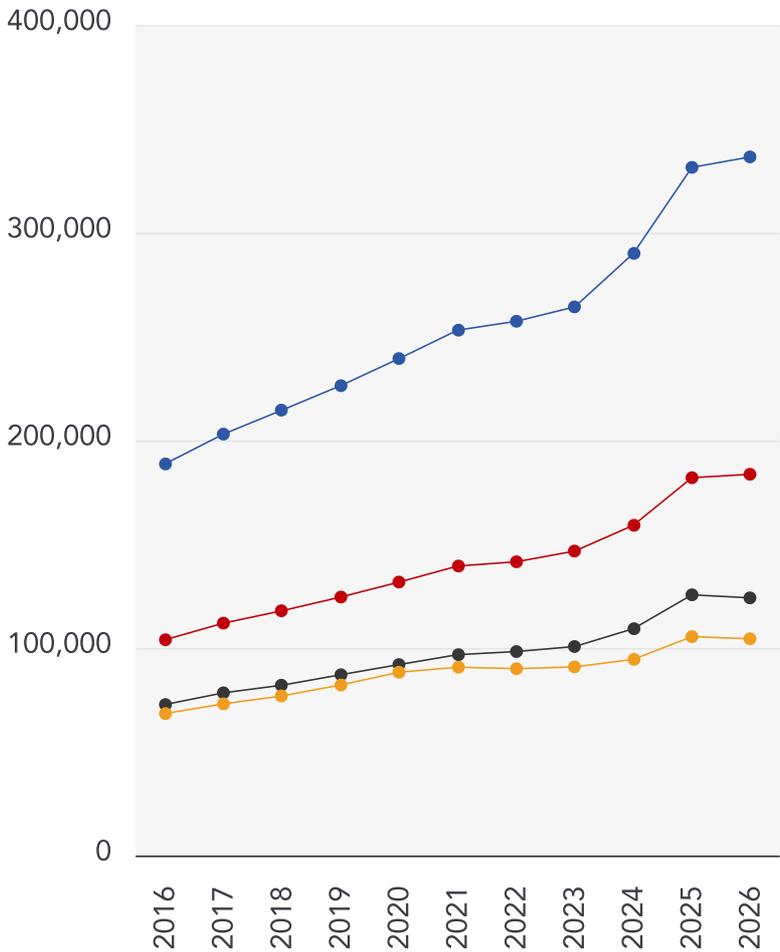


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG18



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

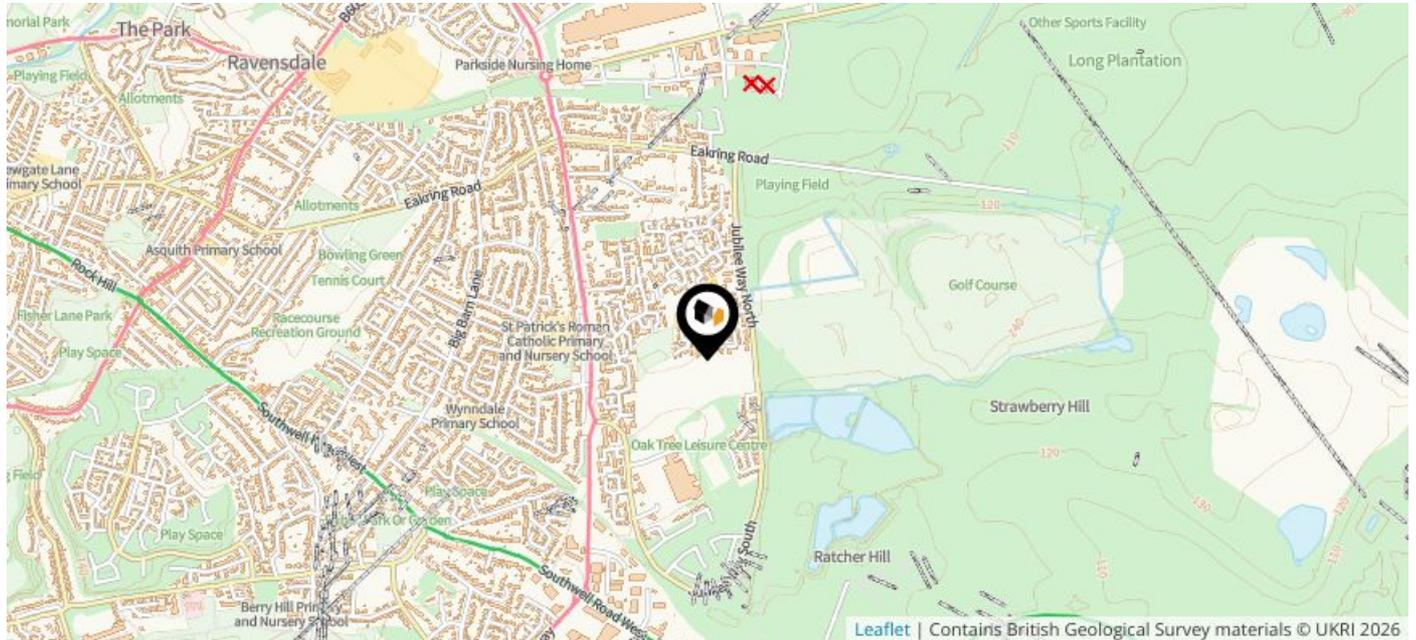
Flat

+52.67%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

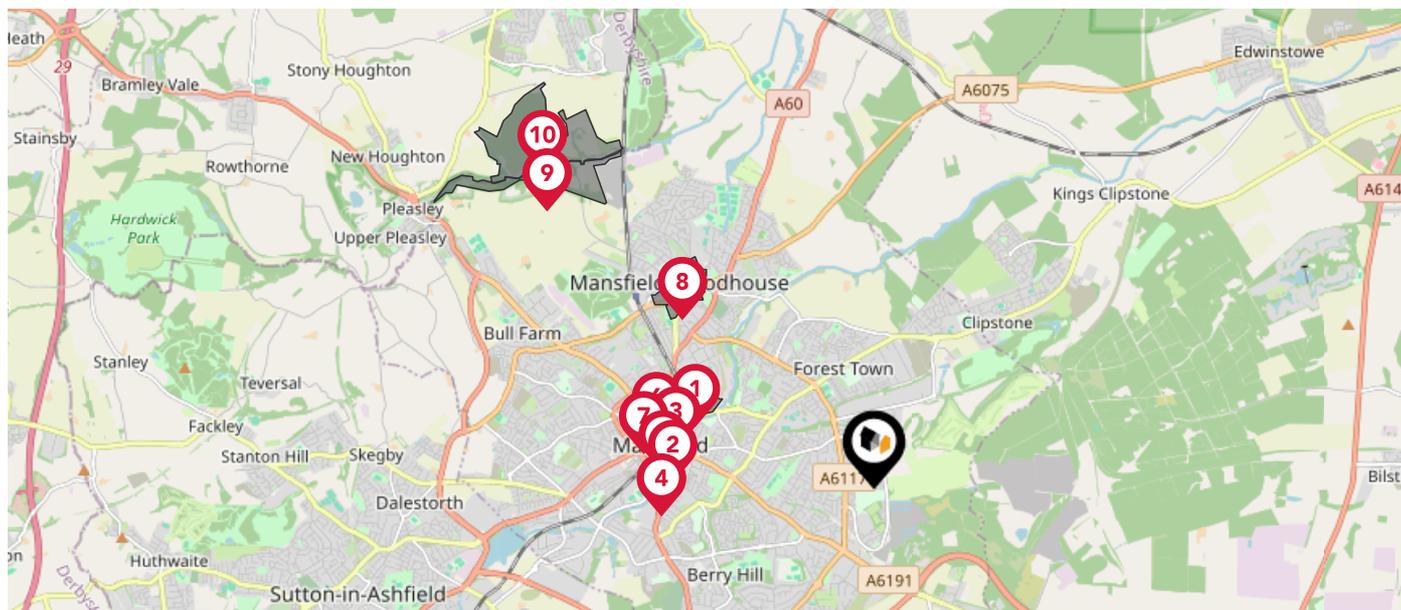
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



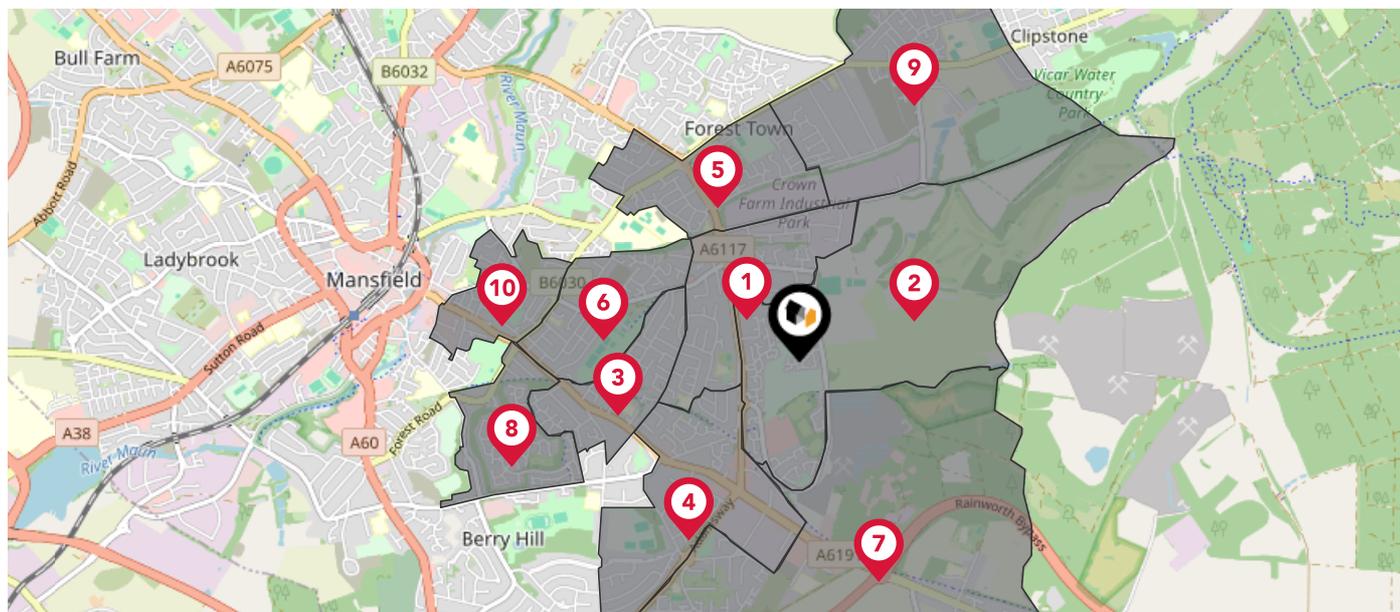
Nearby Conservation Areas

-  The Park
-  Bridge Street
-  Terrace Road
-  Nottingham Road
-  Market Place
-  Crow Hill Drive
-  West Gate
-  Mansfield Woodhouse
-  Pleasley Park and Vale
-  Pleasley Park and Vale

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

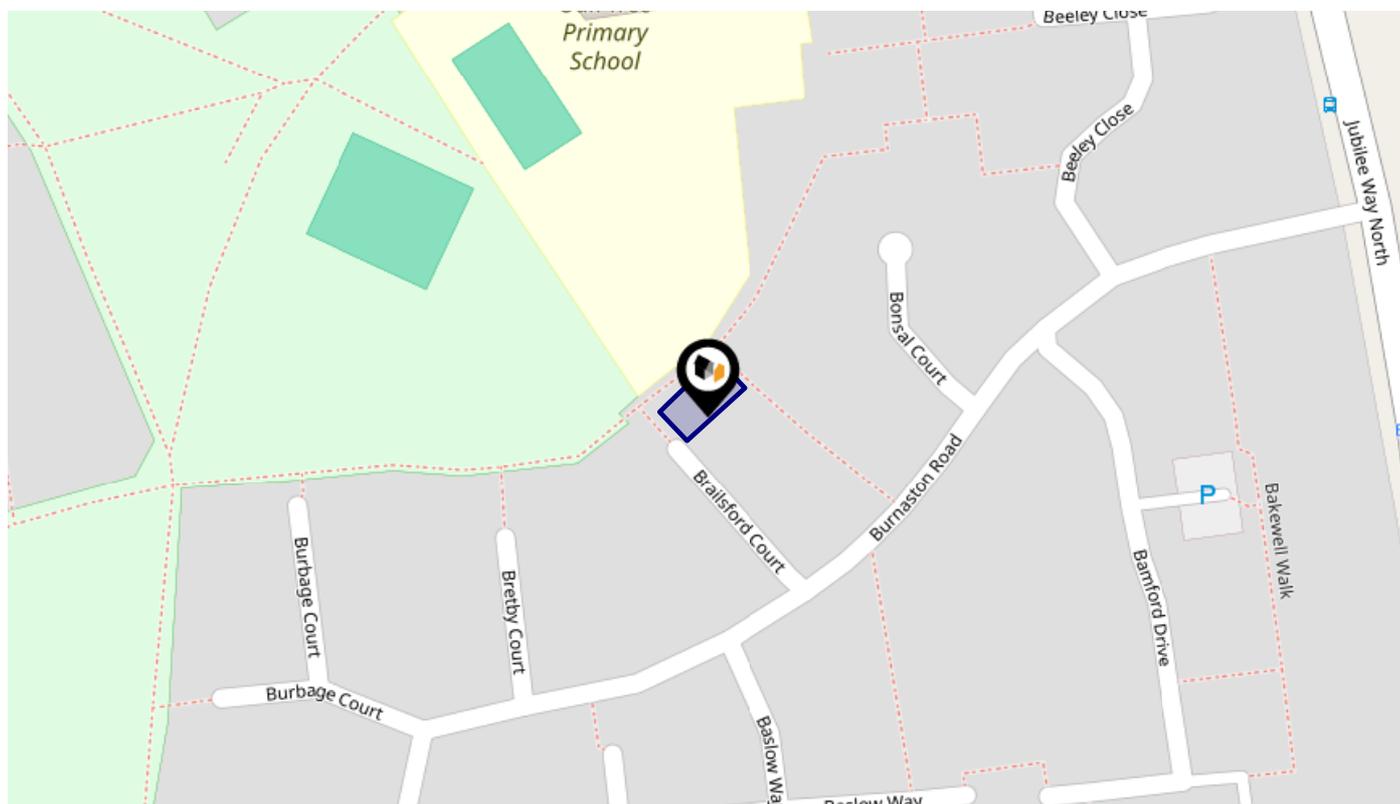
-  1 Ling Forest Ward
-  2 Oak Tree Ward
-  3 Eakring Ward
-  4 Lindhurst Ward
-  5 Kingsway Ward
-  6 Racecourse Ward
-  7 Ransom Wood Ward
-  8 Kings Walk Ward
-  9 Newlands Ward
-  10 Newgate Ward

Maps

Rail Noise



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

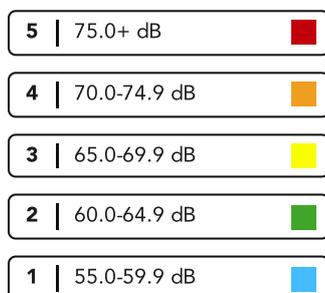


Rail Noise Data

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.

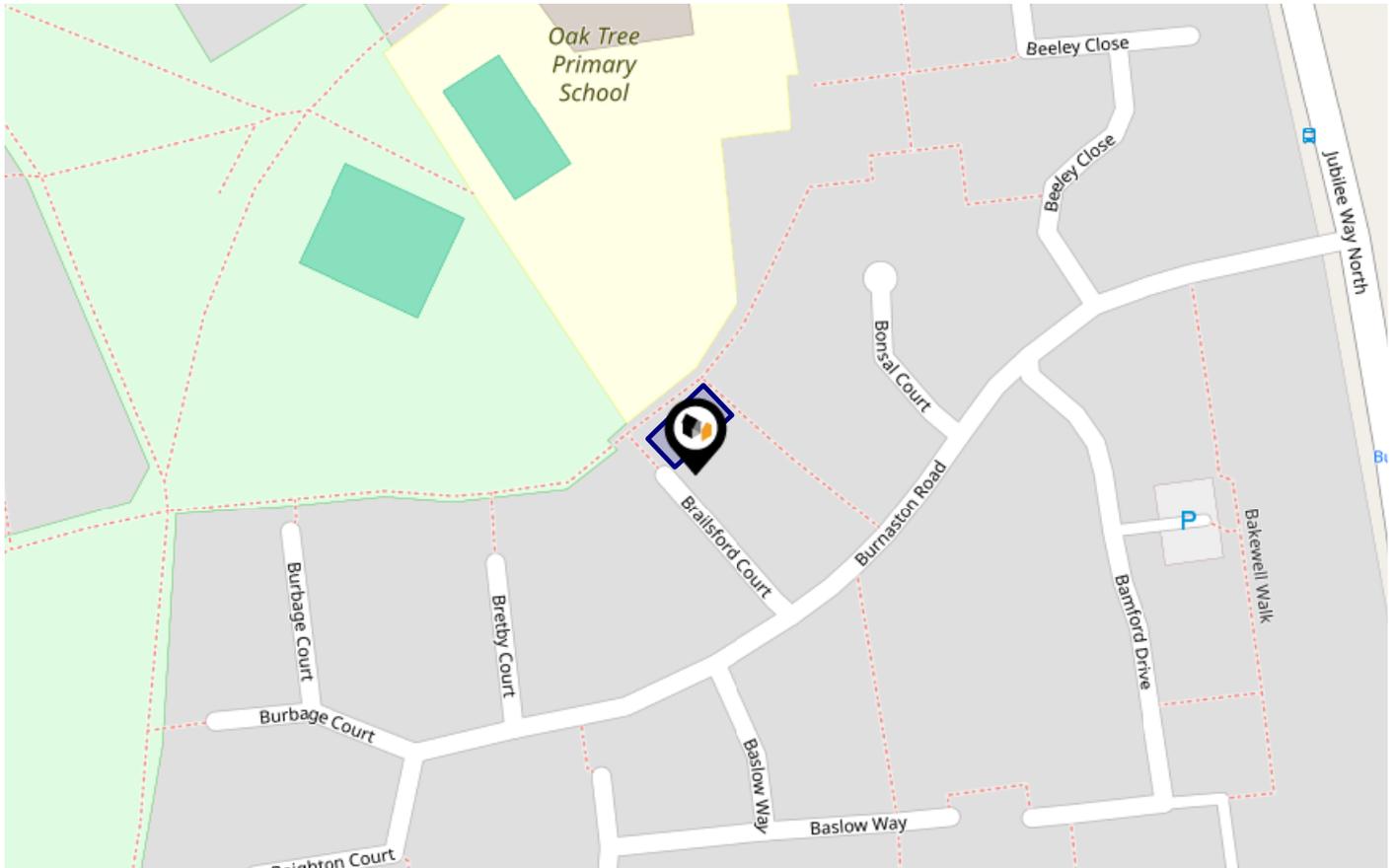
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

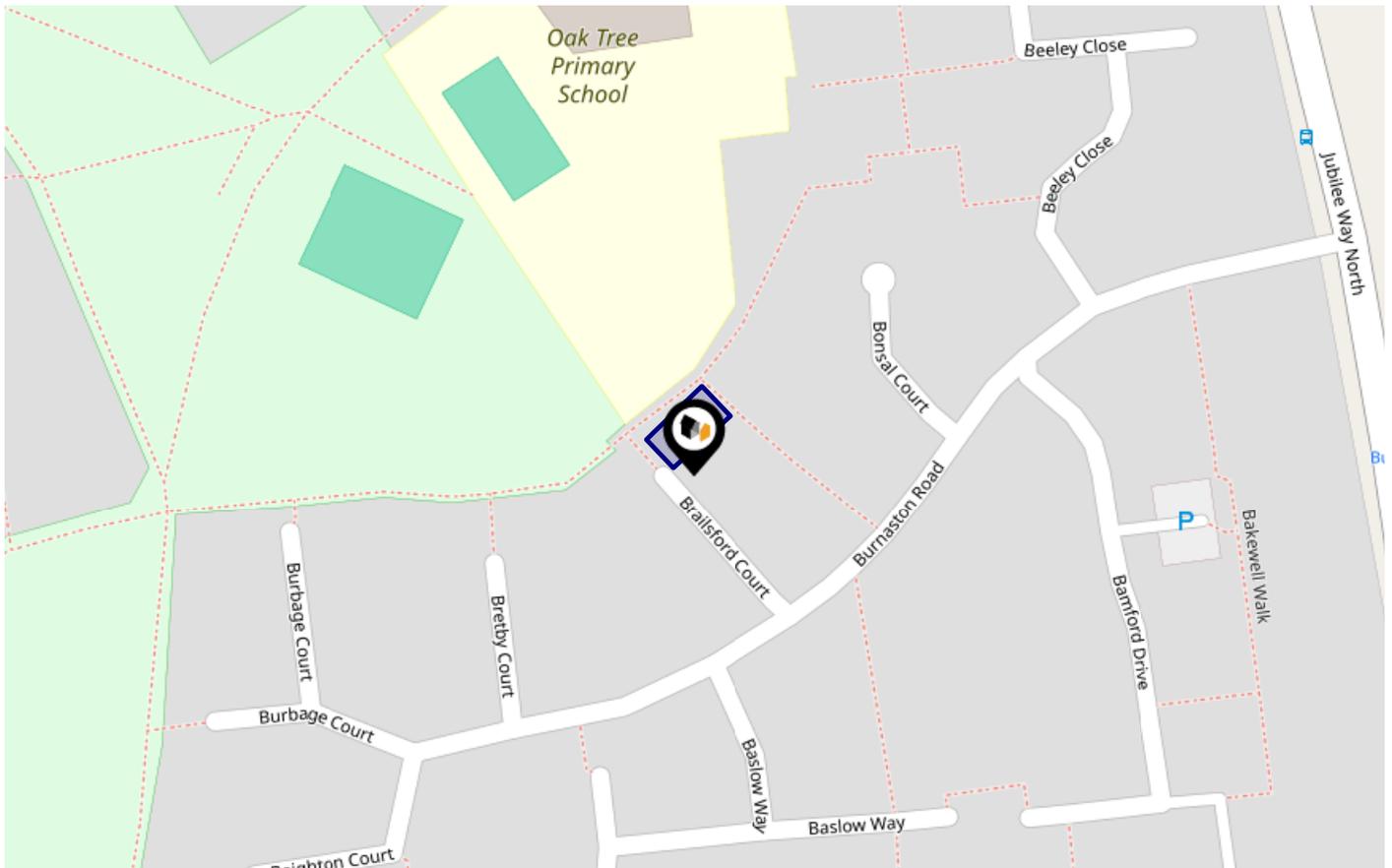
Chance of flooding to the following depths at this property:



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.



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.

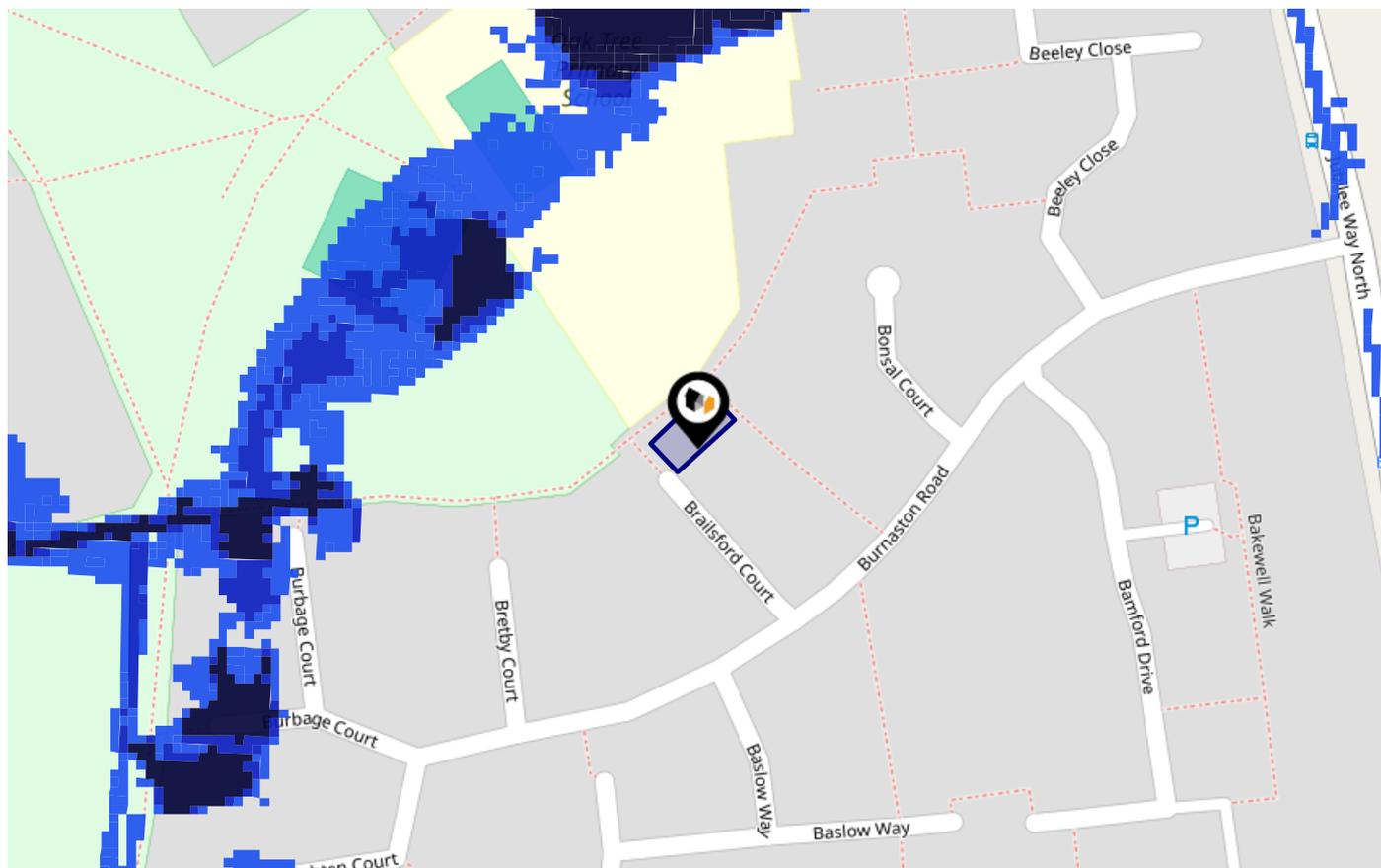
Chance of flooding to the following depths at this property:



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.

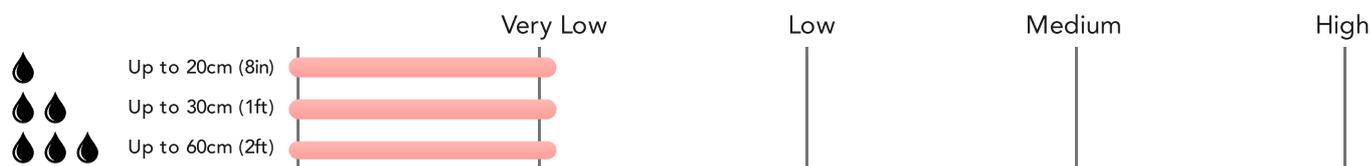


Risk Rating: Very low

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.

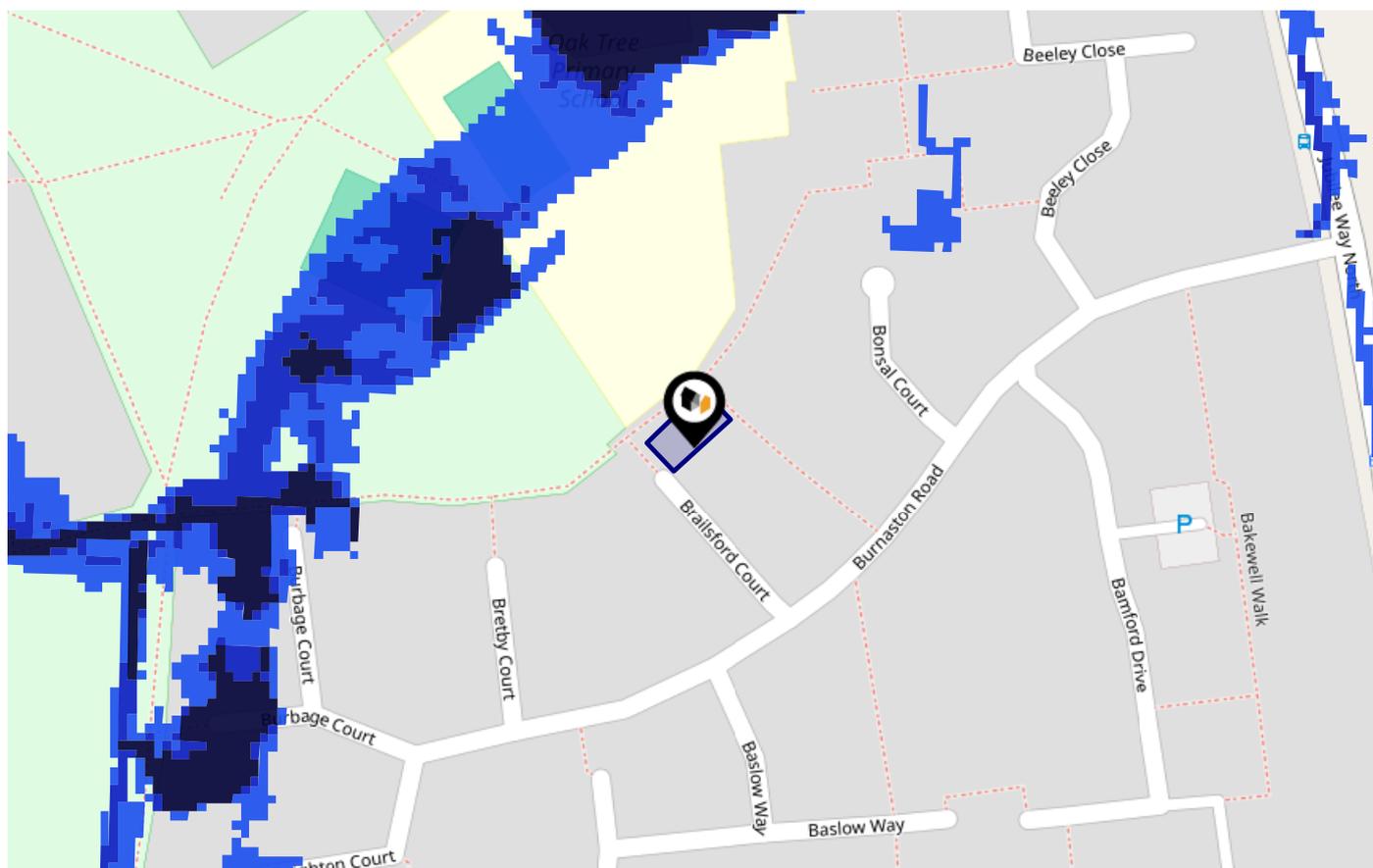
Chance of flooding to the following depths at this property:



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

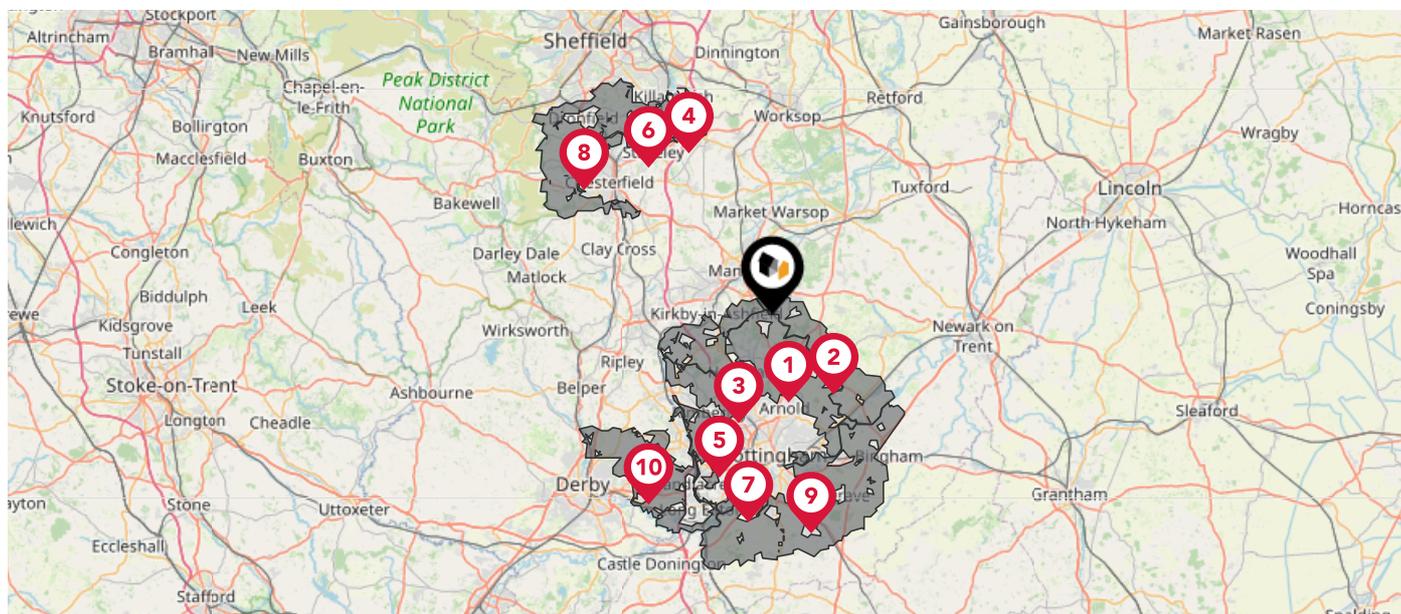
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



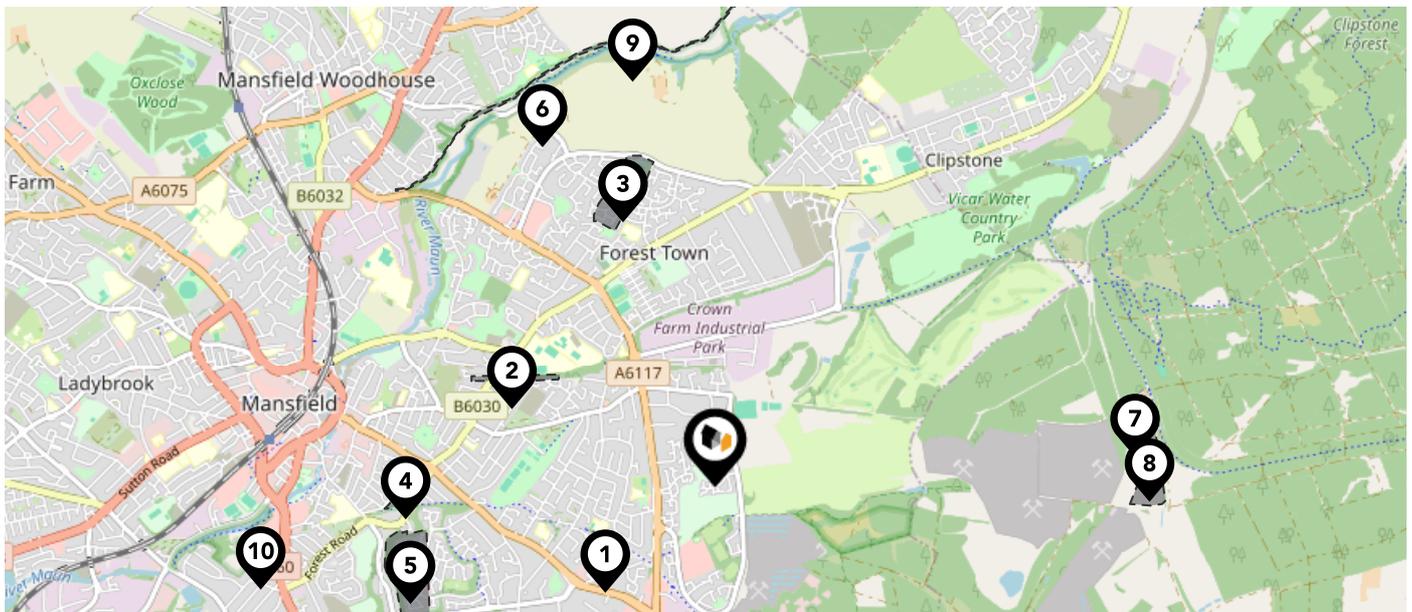
Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Gedling
- 2 Derby and Nottingham Green Belt - Newark and Sherwood
- 3 Derby and Nottingham Green Belt - Ashfield
- 4 South and West Yorkshire Green Belt - Bolsover
- 5 Derby and Nottingham Green Belt - Nottingham
- 6 South and West Yorkshire Green Belt - Chesterfield
- 7 Derby and Nottingham Green Belt - Broxtowe
- 8 South and West Yorkshire Green Belt - North East Derbyshire
- 9 Derby and Nottingham Green Belt - Rushcliffe
- 10 Derby and Nottingham Green Belt - Erewash

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.



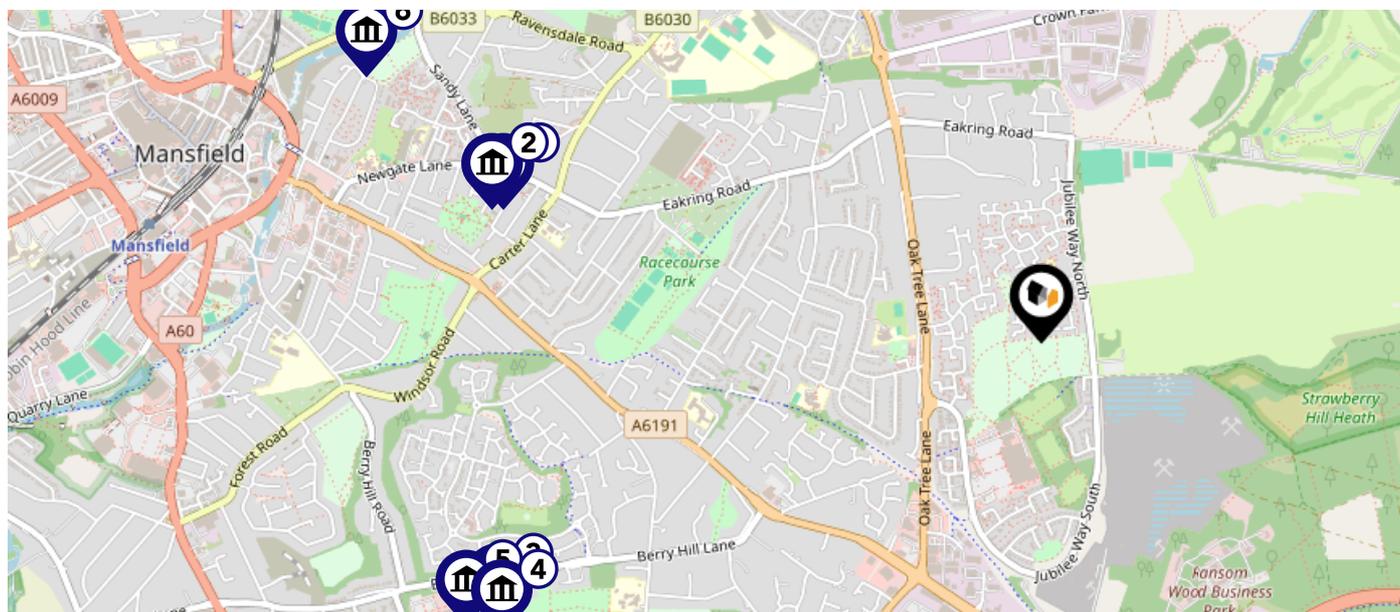
Nearby Landfill Sites

1	Briar Lane-Briar Lane, Mansfield, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	Sherwood Hall Road-Sherwood Hall Road, Mansfield, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
3	New Mill Lane-Forest Town, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
4	Windsor Road-Mansfield, Nottingham	Historic Landfill	<input type="checkbox"/>
5	Land Forming Part Of Berry Hill Quarry-Sand Quarry, Mansfield, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	Warren Farm-Forest Town, Mansfield, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	Rufford Colliery Complex-South Of Eaking Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
8	Rufford Colliery Complex-South Of Eaking Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
9	Flood Dyke from Old Mill Lane to New Buildings Farm-EC Rippon, Mansfield Woodhouse, Nottingham	Historic Landfill	<input type="checkbox"/>
10	Nottingham Road-Mansfield, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

Maps

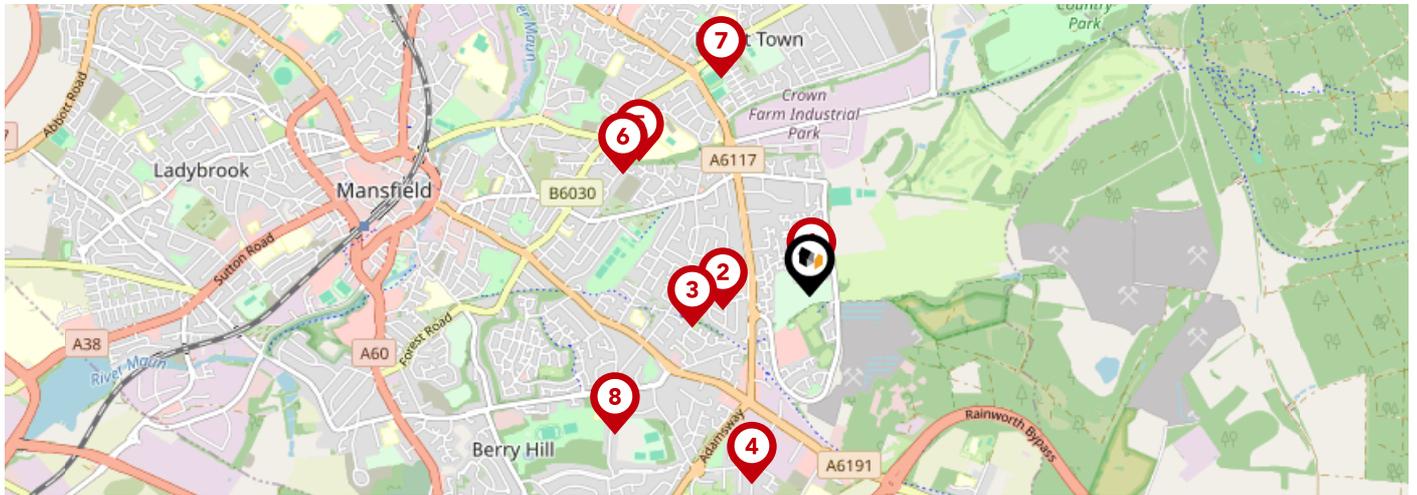
Listed Buildings

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
1207186 - Church Of St Lawrence The Martyr	Grade II	1.2 miles
1215061 - Churchyard Gateway 30 Metres West Of Church Of St Lawrence The Martyr	Grade II	1.2 miles
1207155 - Coach House And Attached Gate Piers At Berry Hill Hall	Grade II	1.3 miles
1207154 - Berry Hill Hall	Grade II	1.3 miles
1207157 - Cartshed 100 Metres West Of Stable Court At Berry Hill Hall	Grade II	1.4 miles
1213720 - Stanton's Mill And Adjoining Outbuildings	Grade II	1.6 miles

Area Schools



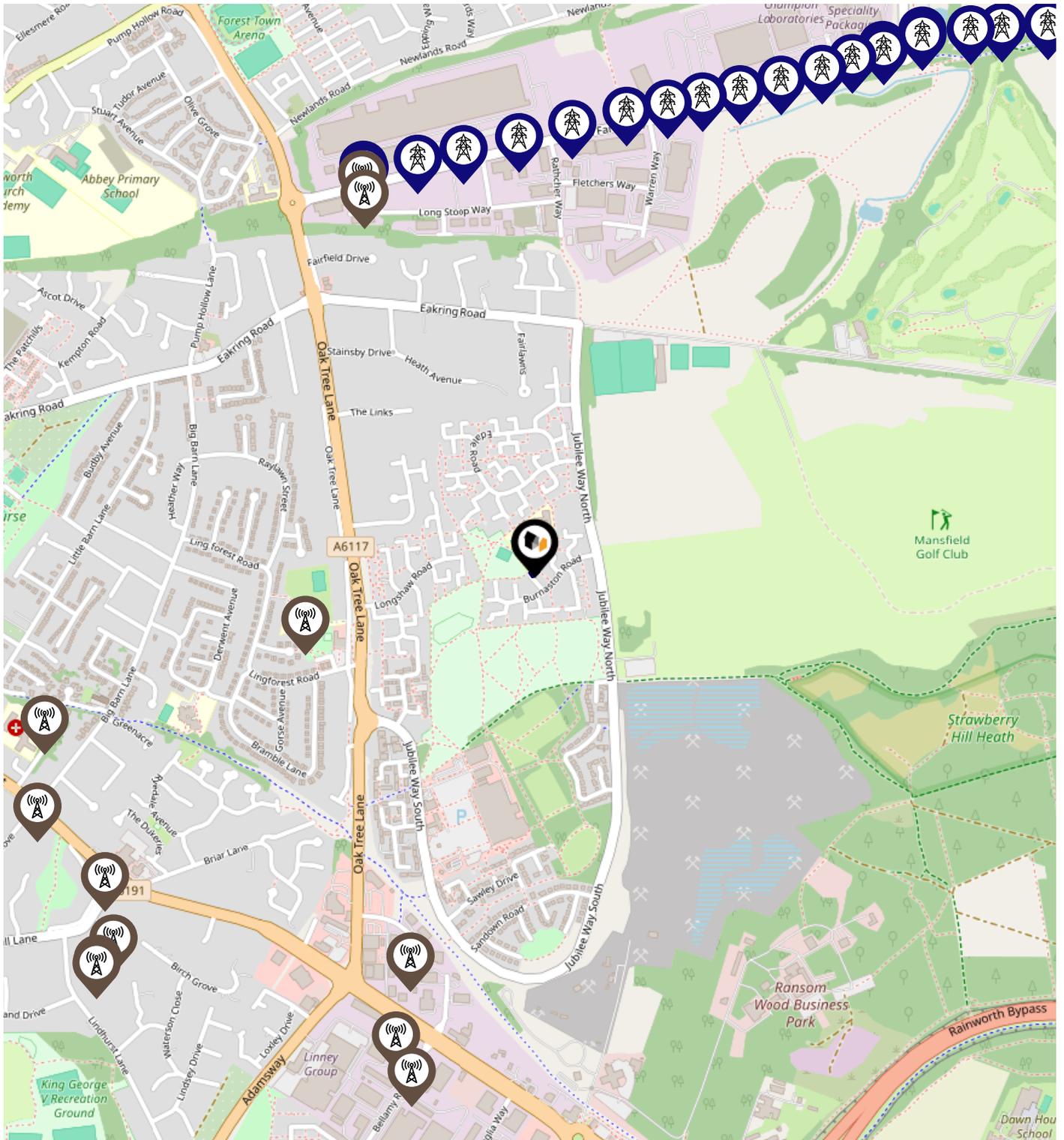
		Nursery	Primary	Secondary	College	Private
1	Oak Tree Primary School Ofsted Rating: Good Pupils: 206 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Patrick's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 236 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wynndale Primary School Ofsted Rating: Good Pupils: 232 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's CofE Primary Academy, Mansfield Ofsted Rating: Good Pupils: 206 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Abbey Primary School Ofsted Rating: Good Pupils: 454 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Samworth Church Academy Ofsted Rating: Requires improvement Pupils: 1011 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Forest Town Primary School Ofsted Rating: Requires improvement Pupils: 359 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Berry Hill Primary School Ofsted Rating: Good Pupils: 451 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
 Asquith Primary School Ofsted Rating: Requires improvement Pupils: 326 Distance:1.09		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holly Primary School Ofsted Rating: Good Pupils: 323 Distance:1.13		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dawn House School Ofsted Rating: Outstanding Pupils: 94 Distance:1.18		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Heathlands Primary School Ofsted Rating: Good Pupils: 169 Distance:1.19		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Heatherley Primary School Ofsted Rating: Good Pupils: 329 Distance:1.3		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mansfield Primary Academy Ofsted Rating: Good Pupils: 225 Distance:1.58		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 King Edward Primary School & Nursery Ofsted Rating: Good Pupils:0 Distance:1.69		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Garibaldi School Ofsted Rating: Good Pupils: 970 Distance:1.71		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

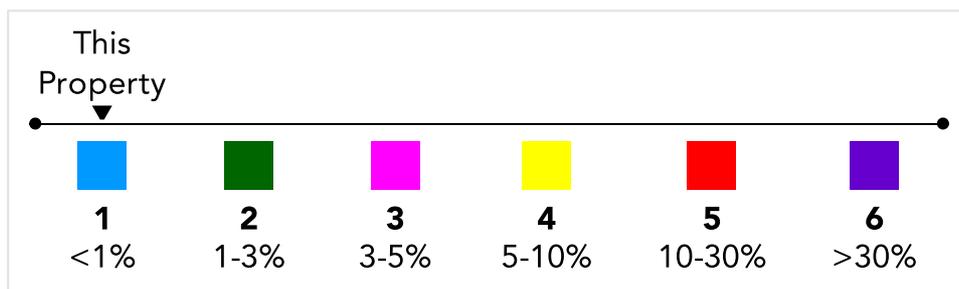
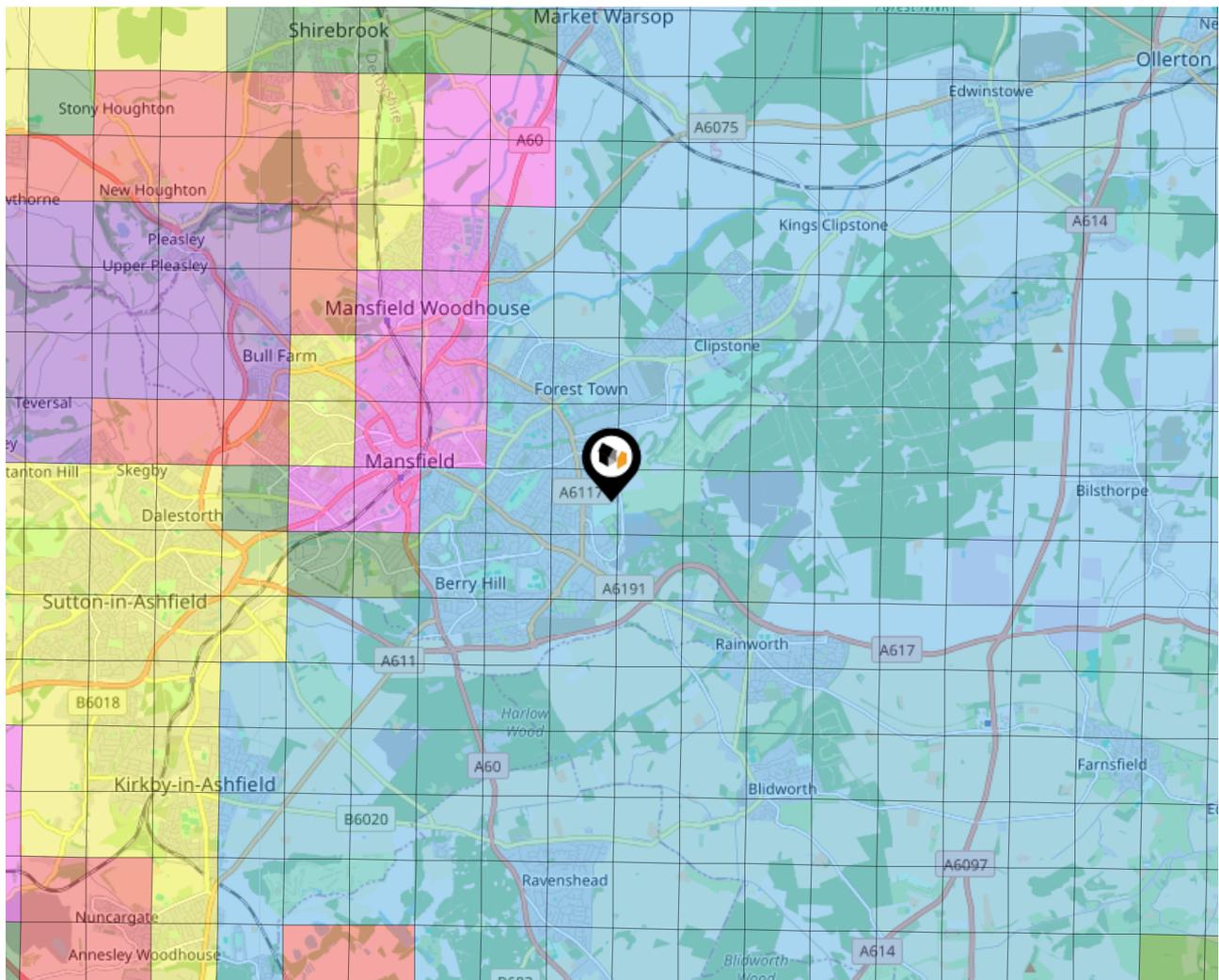
-  Power Pylons
-  Communication Masts

Environment

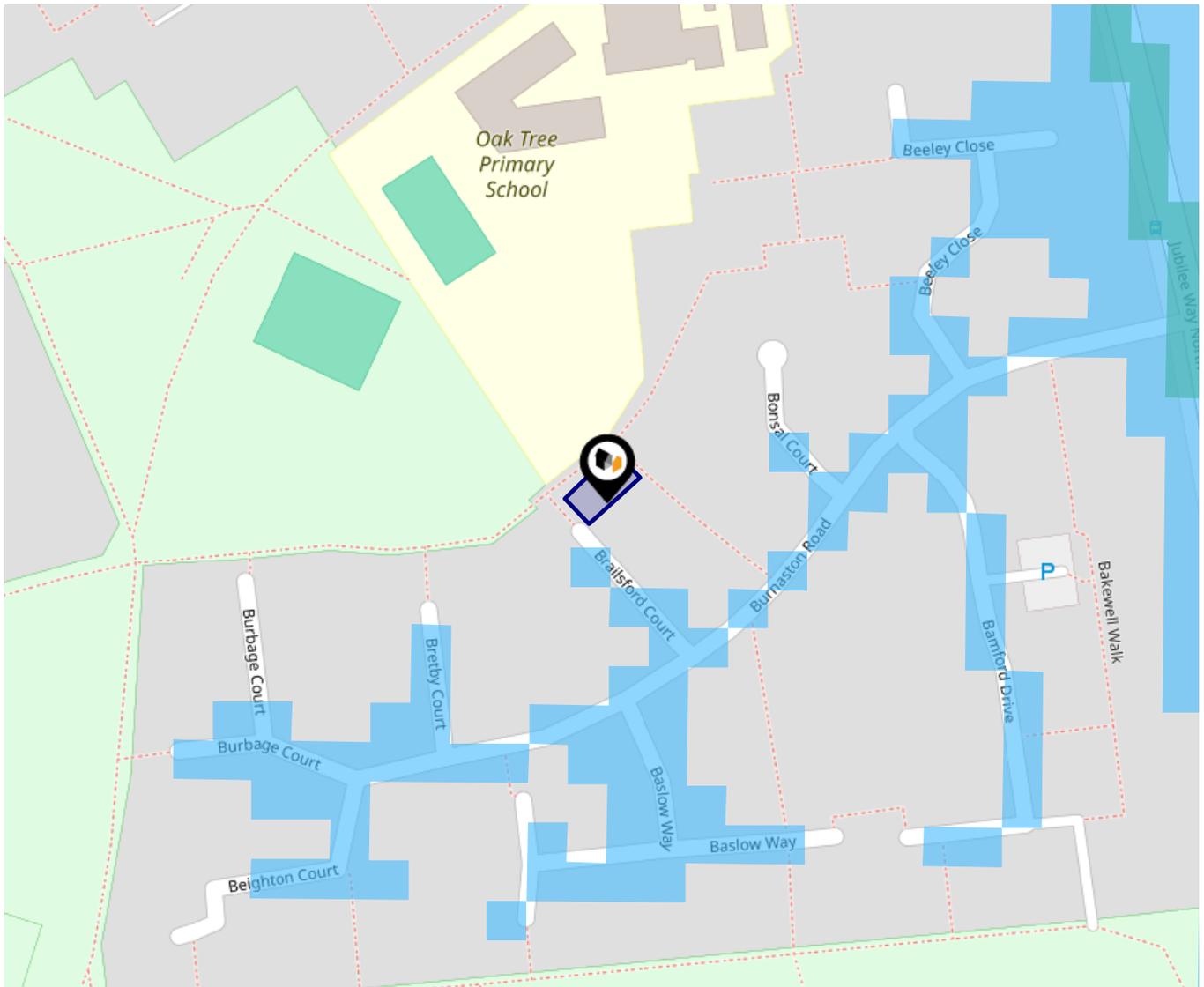
Radon Gas

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/m³).



Local Area Road Noise

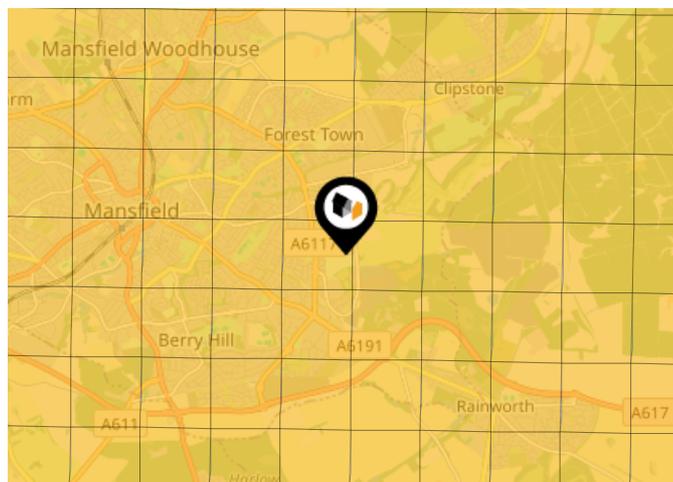


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

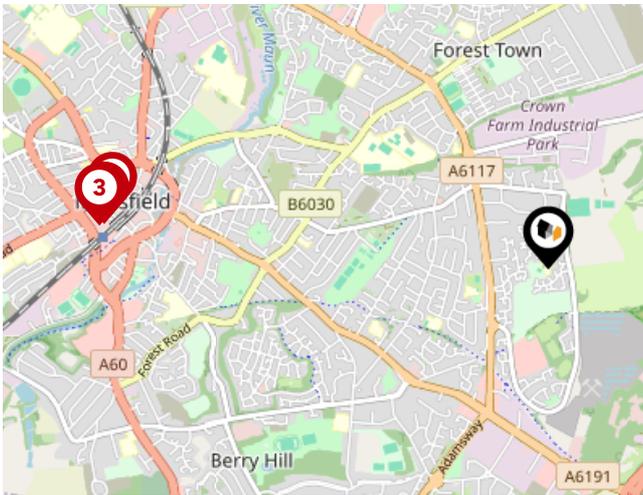


Primary Classifications (Most Common Clay Types)

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	Mansfield Rail Station	1.95 miles
2	Mansfield Rail Station	1.98 miles
3	Mansfield Rail Station	2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	7.2 miles
2	M1 J26	11 miles
3	M1 J28	7.66 miles
4	M1 J29	8.21 miles
5	M1 J30	11.79 miles

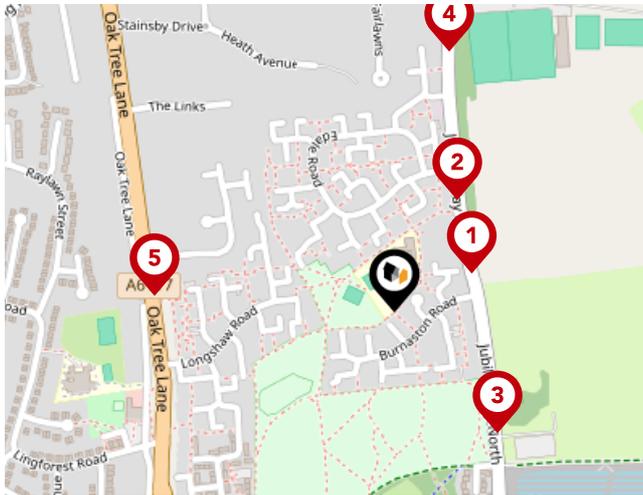


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	22.9 miles
2	Finningley	24.3 miles
3	Humberside Airport	45.16 miles
4	Manchester Airport	49.29 miles

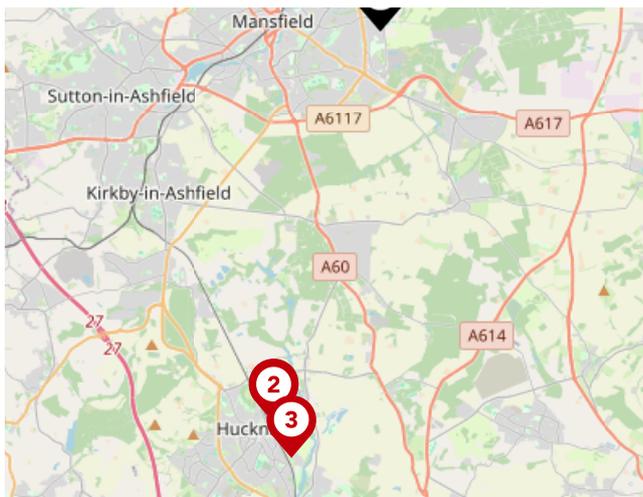
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burnaston Road	0.1 miles
2	Edale Road	0.14 miles
3	The Golf Centre	0.18 miles
4	Jubilee Way North	0.3 miles
5	Cotswold Grove	0.26 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	7.22 miles
2	Hucknall Tram Stop	7.25 miles
3	Butler's Hill Tram Stop	7.8 miles

Alasdair Morrison & Mundys

About Us



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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

22 King Street, Southwell,
Nottinghamshire, NG25 0EN
01636 813971
chris.pick@amorrison-mundys.net
amorrison-mundys.net

