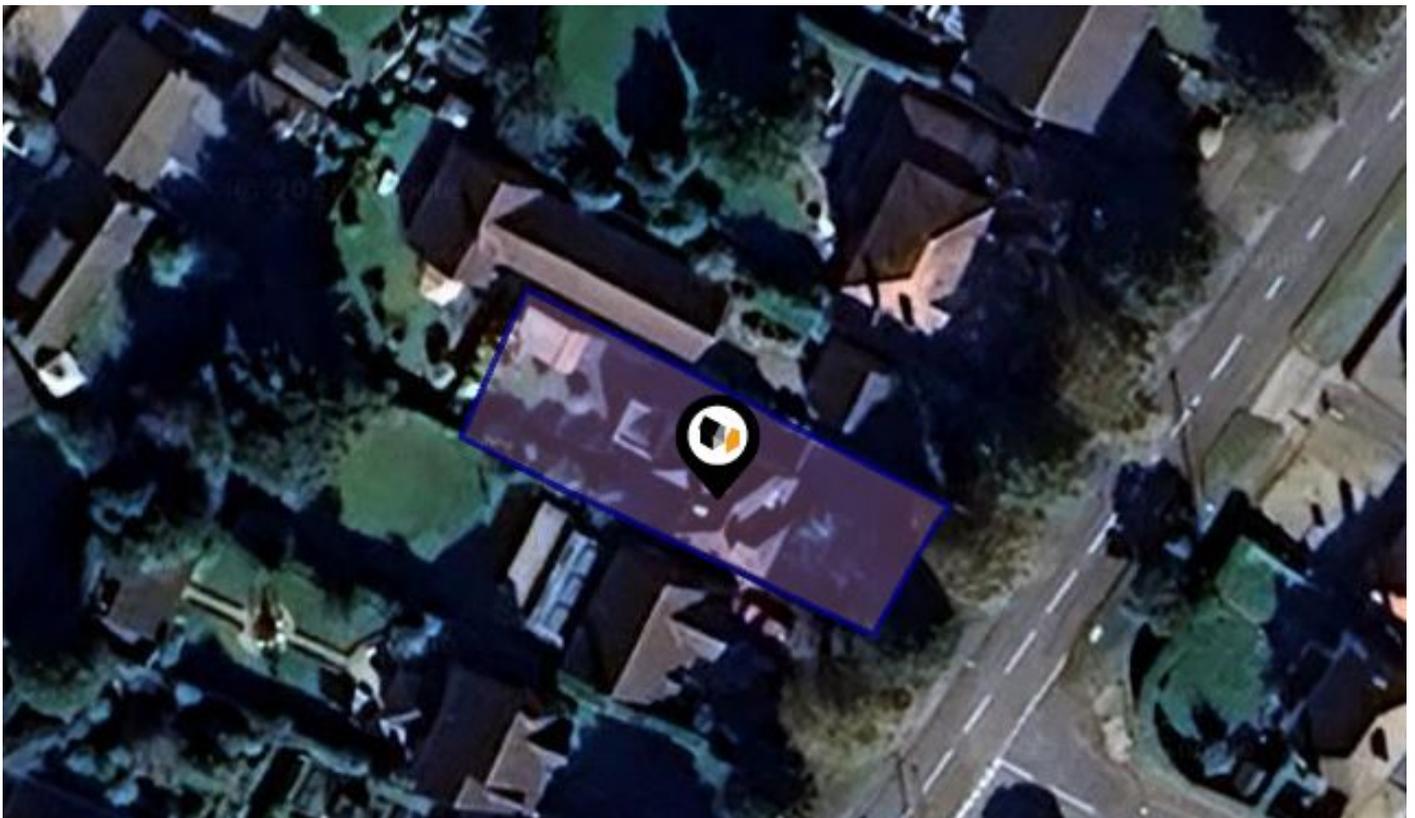




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 27th February 2026**



**HAWTON ROAD, NEWARK, NG24**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

phillip.derby@mundys.net

www.mundys.net



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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£3,156		
<b>Title Number:</b>	NT233631		

## 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>10</b> mb/s	<b>78</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Hawton Road, Newark, NG24*

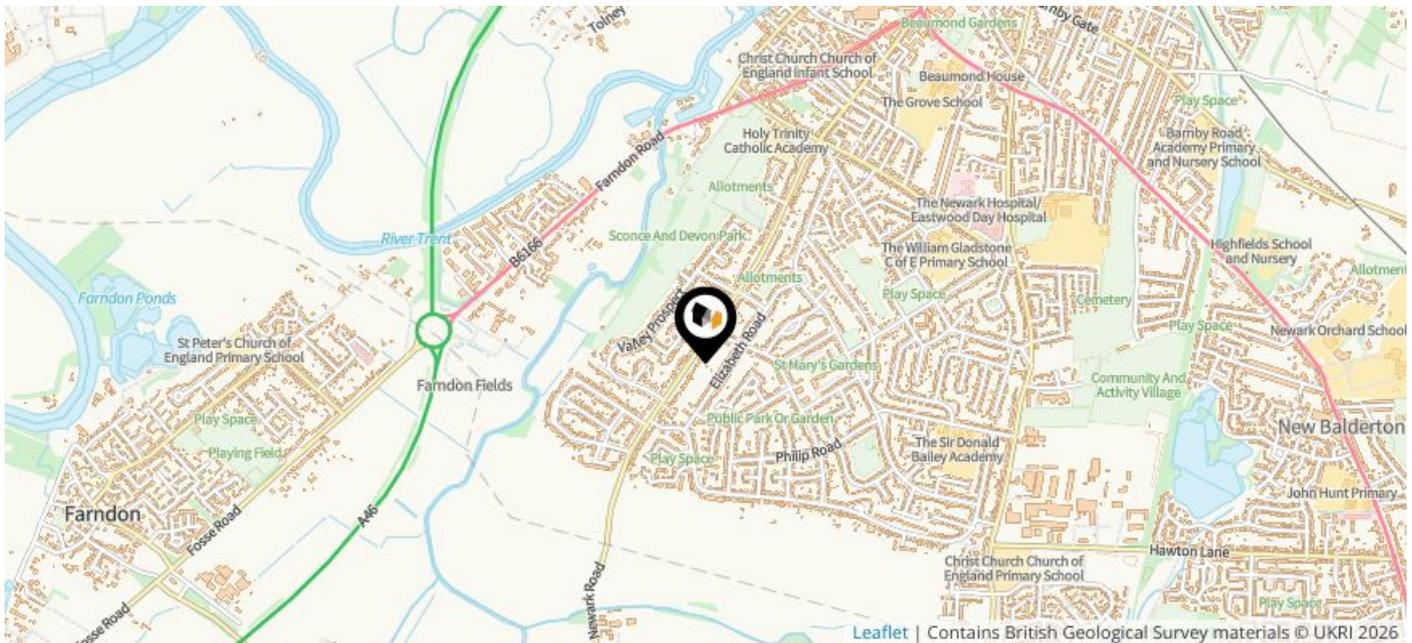
Reference - 21/02091/TPO
<b>Decision:</b> -
<b>Date:</b> 27th September 2021
<b>Description:</b> Undertake works to Lime tree identified as T3 protected by TPO N188; Radial crown reduction of canopy by a maximum of 1 metre including reshaping and balancing. Height reduction by a maximum of 3 metres.

# 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.

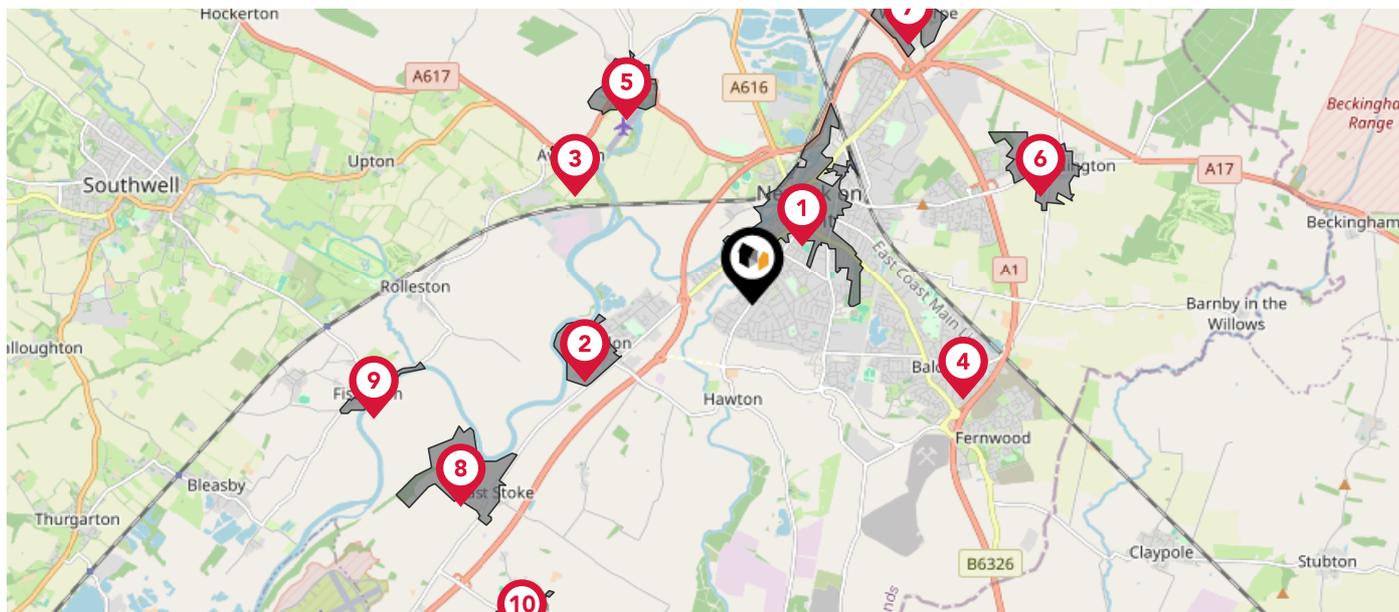
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

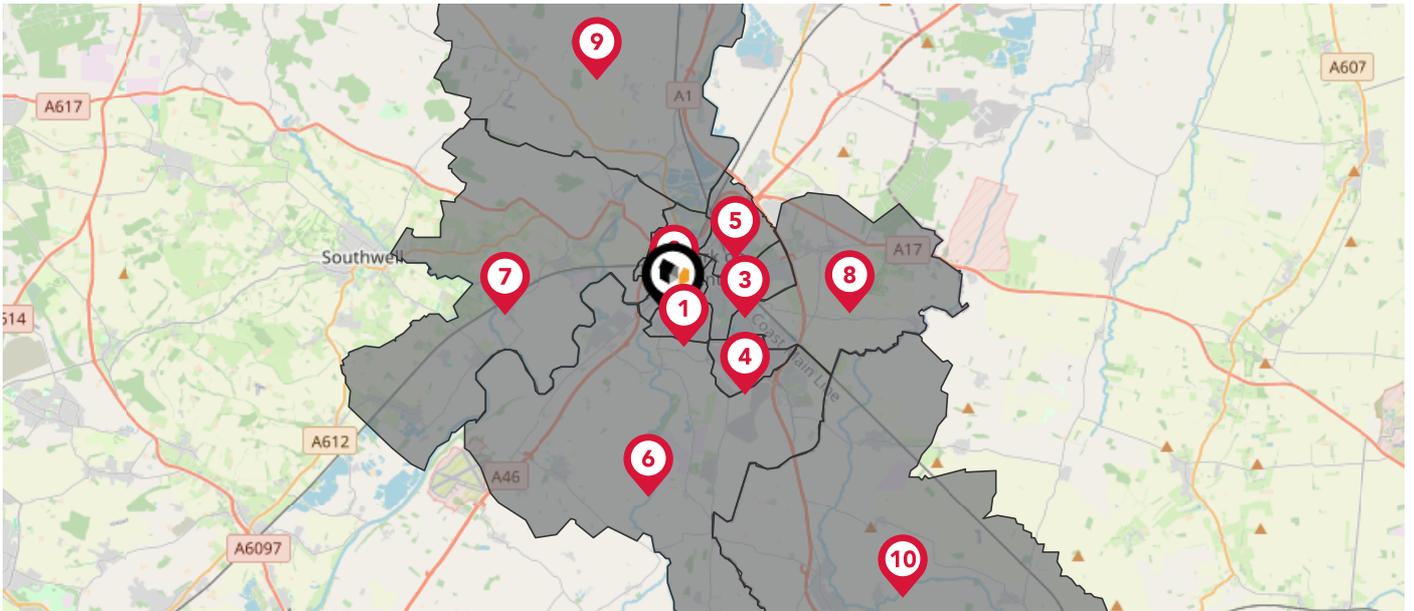
- 1 Newark
- 2 Farndon
- 3 Averham
- 4 Balderton
- 5 Kelham
- 6 Coddington
- 7 Winthorpe
- 8 East Stoke
- 9 Fiskerton
- 10 Elston

# Maps

## Council Wards



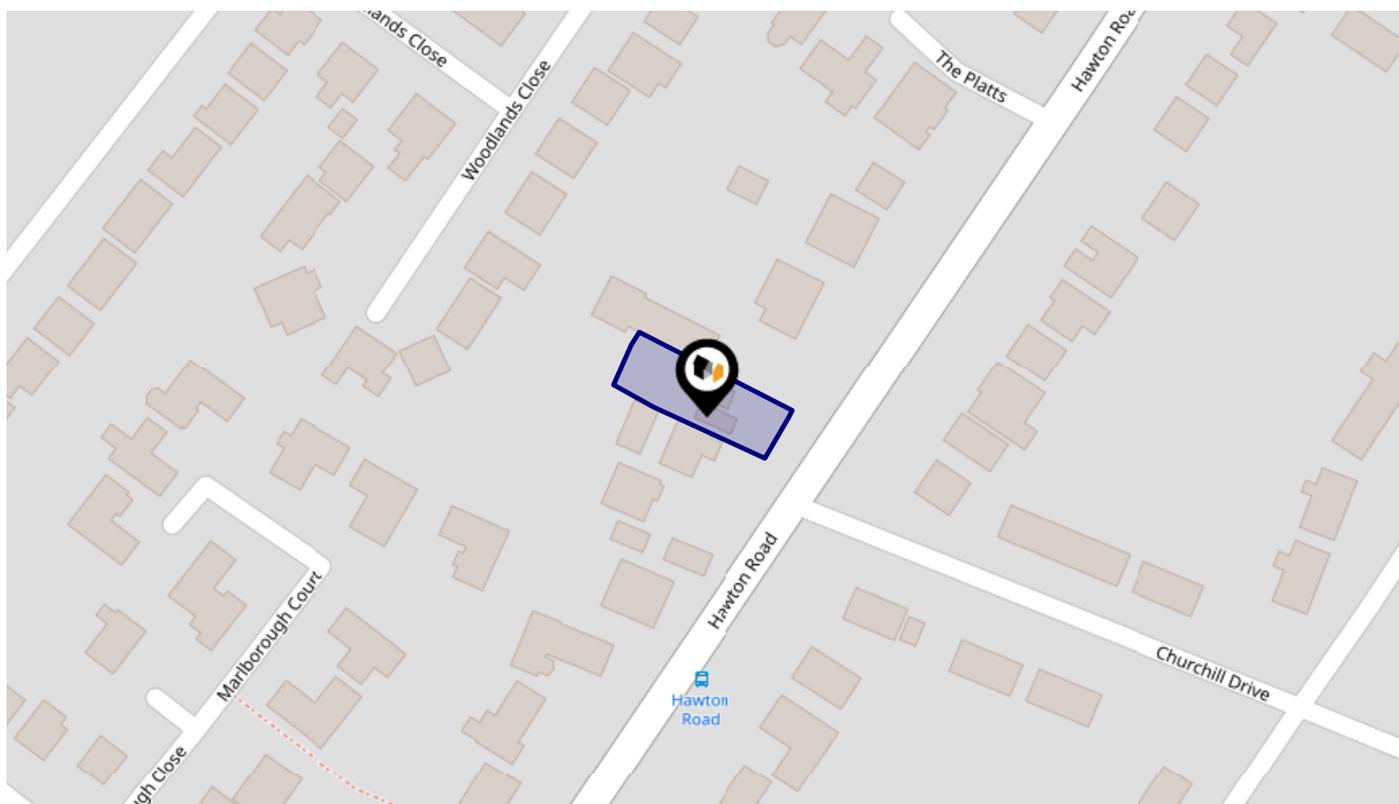
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Devon Ward
-  Castle Ward
-  Beacon Ward
-  Balderton South Ward
-  Bridge Ward
-  Farndon & Fernwood Ward
-  Trent Ward
-  Balderton North & Coddington Ward
-  Muskham Ward
-  Viking Ward

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:

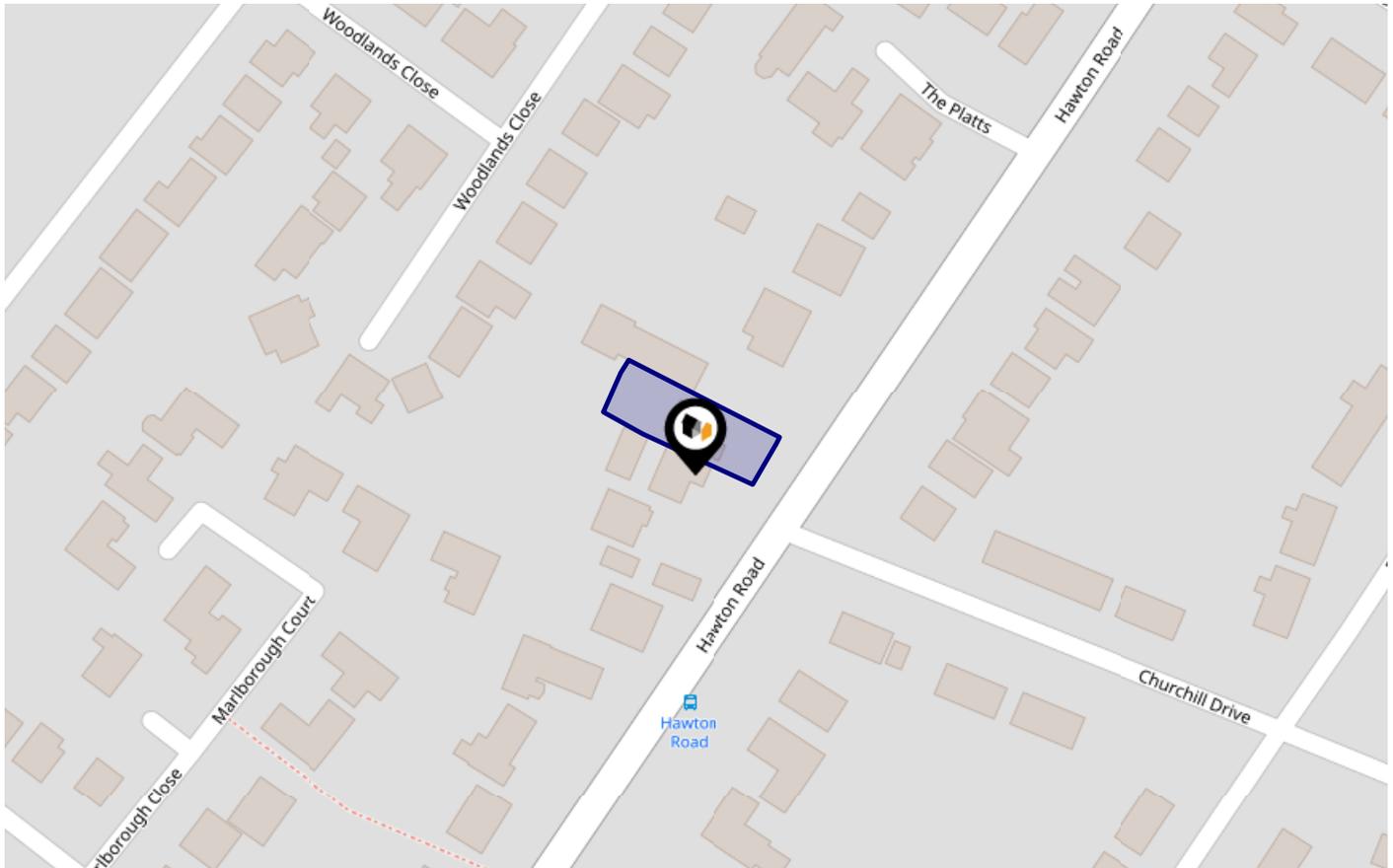
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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:

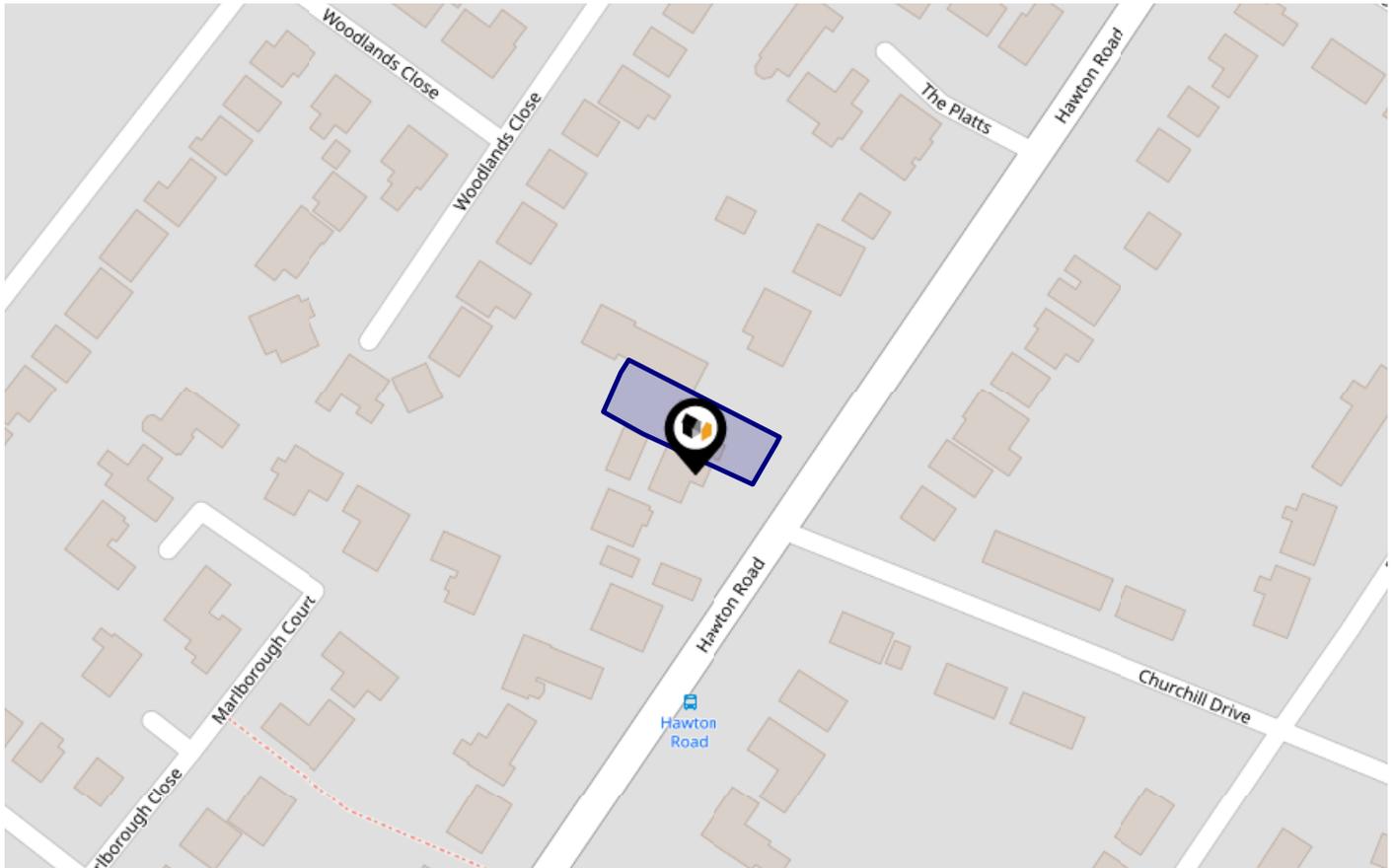


# Flood Risk

## 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.

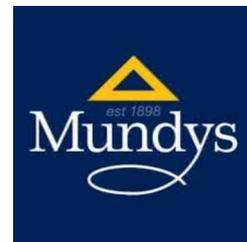
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

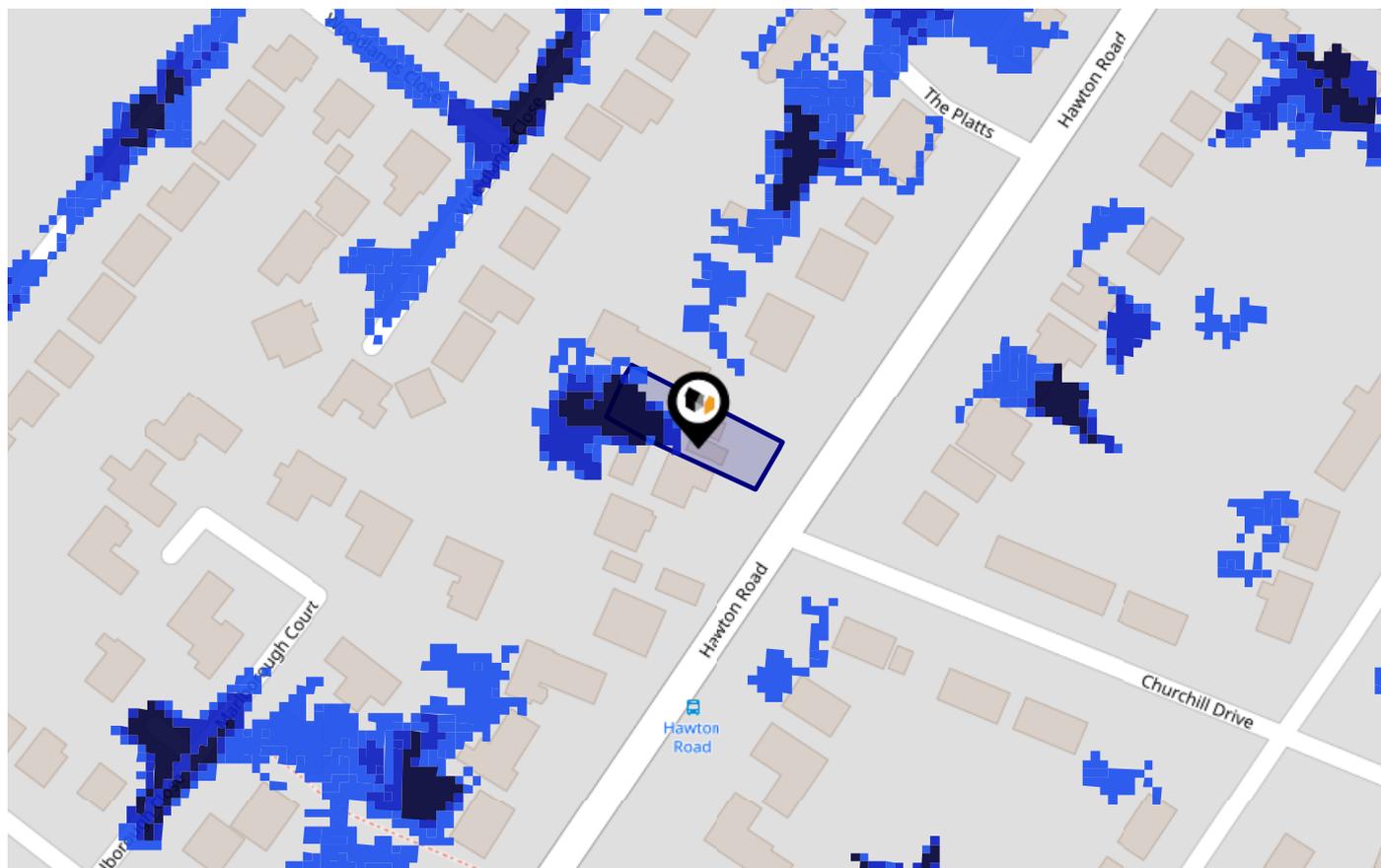


# Flood Risk

## 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.

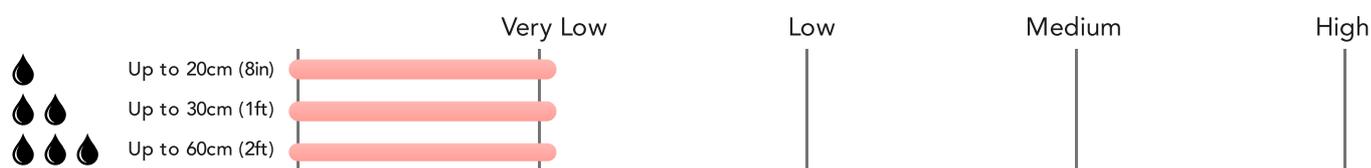


Risk Rating: Very low

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.

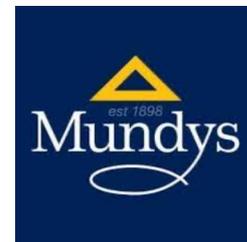
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

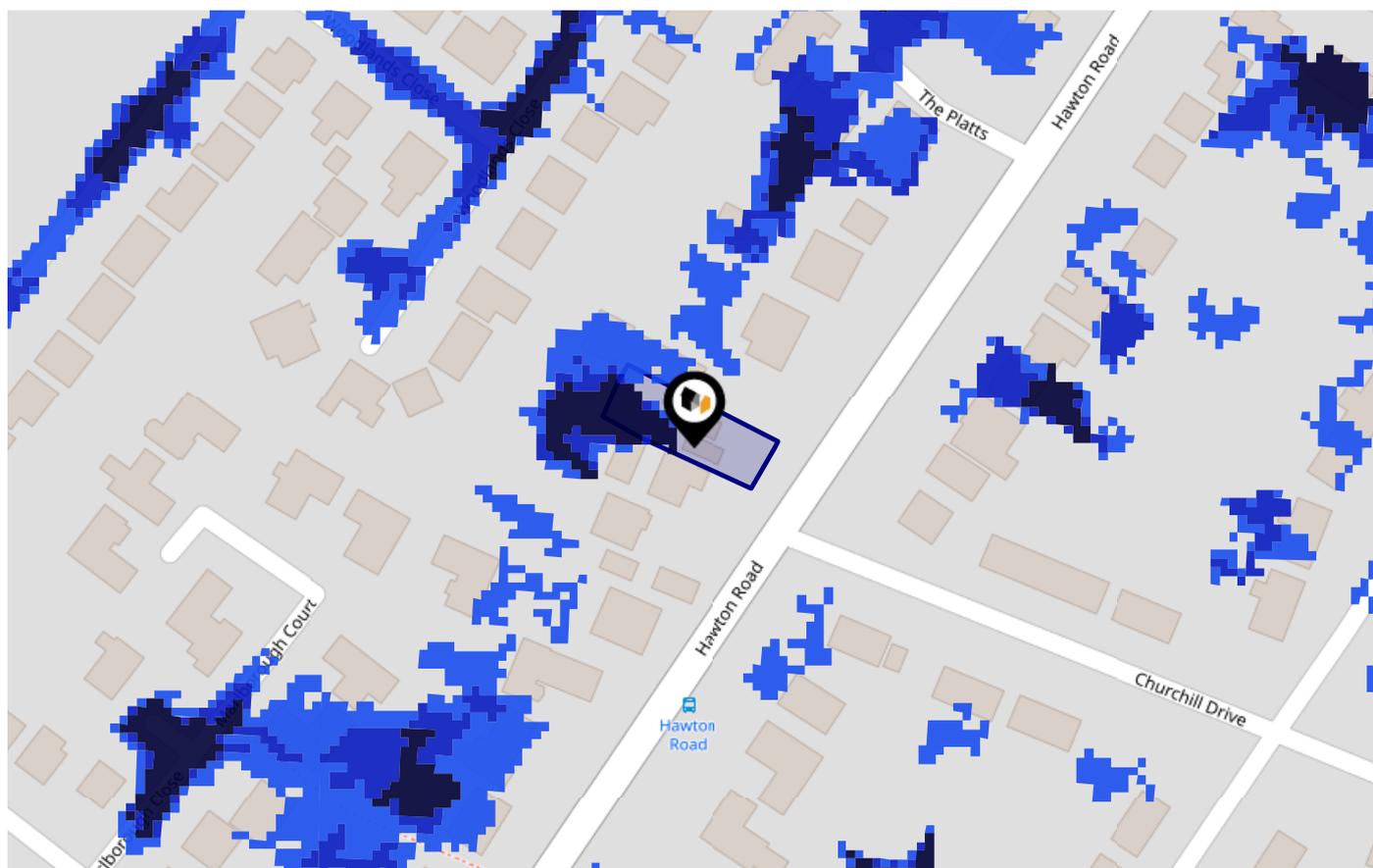


# Flood Risk

## 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

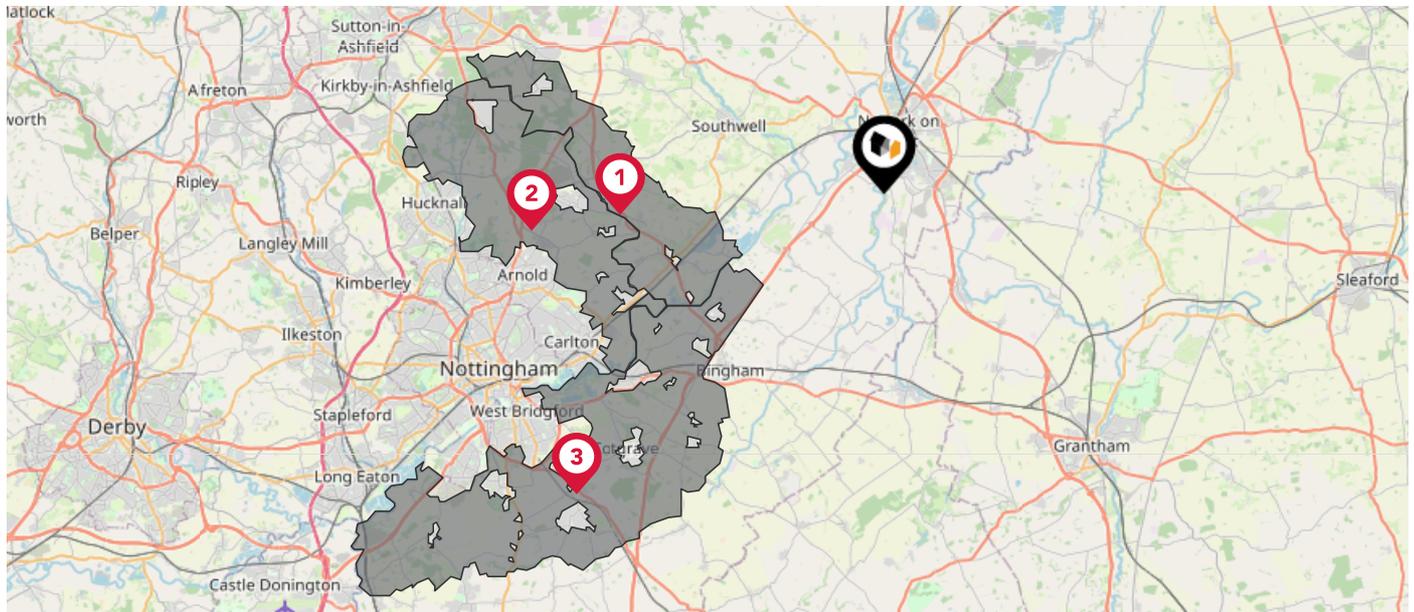
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



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



### Nearby Green Belt Land

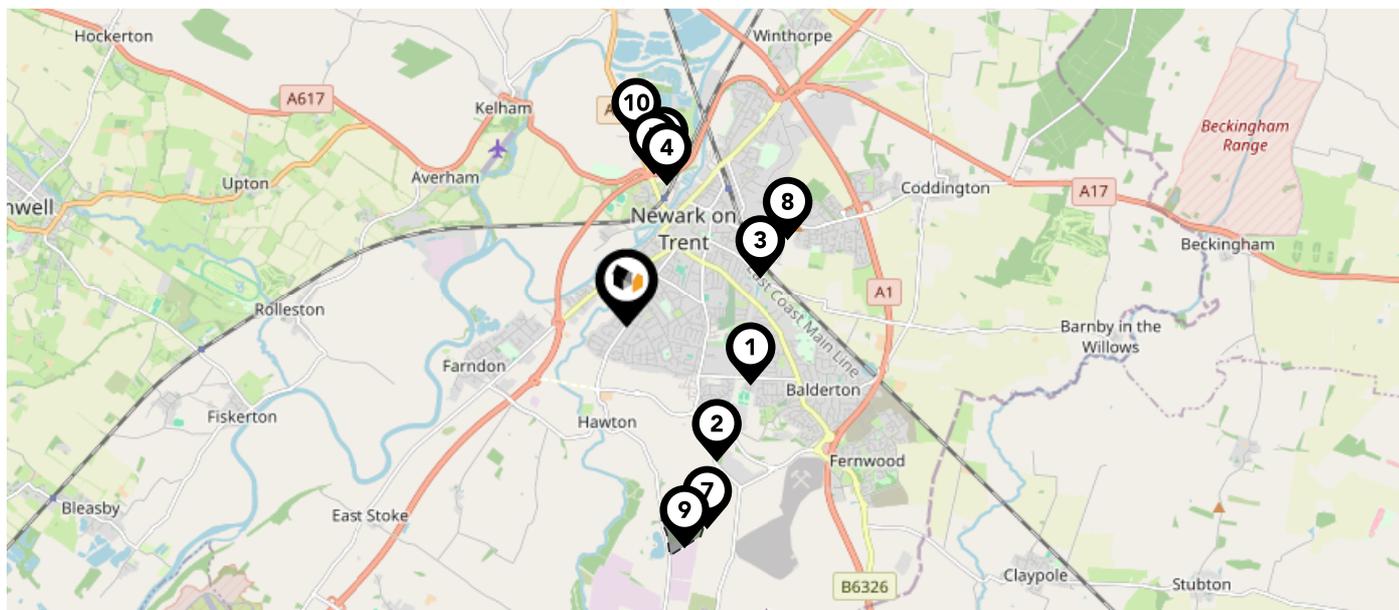
- 1 Derby and Nottingham Green Belt - Newark and Sherwood
- 2 Derby and Nottingham Green Belt - Gedling
- 3 Derby and Nottingham Green Belt - Rushcliffe

# 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

<b>1</b>	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill
<b>2</b>	Land At Bowbridge Lane Balderton Newark-Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill
<b>3</b>	Clay Lane-Newark	Historic Landfill
<b>4</b>	EA/EPR/LP3090CL/A001	Active Landfill
<b>5</b>	Muskham Road-Newark, Nottinghamshire	Historic Landfill
<b>6</b>	EA/EPR/ZP3897FS/V002	Active Landfill
<b>7</b>	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill
<b>8</b>	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill
<b>9</b>	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill
<b>10</b>	EA/EPR/HP3297FD/V002	Active Landfill

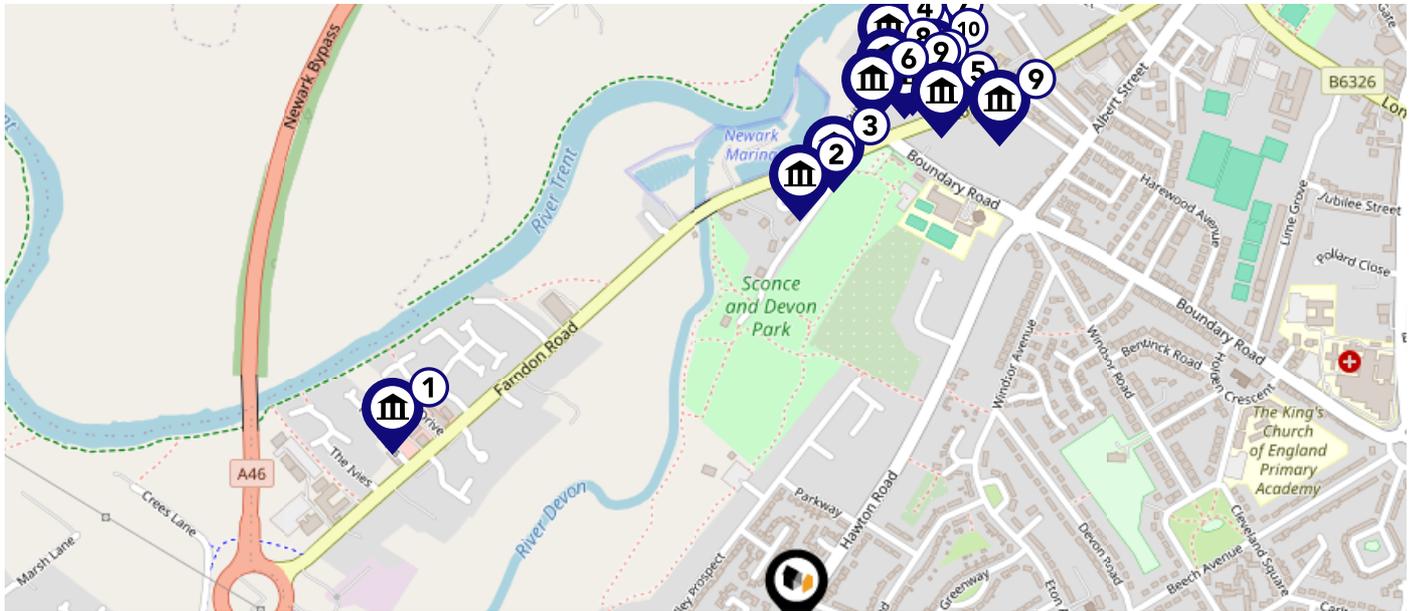


# Maps

## Listed Buildings



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

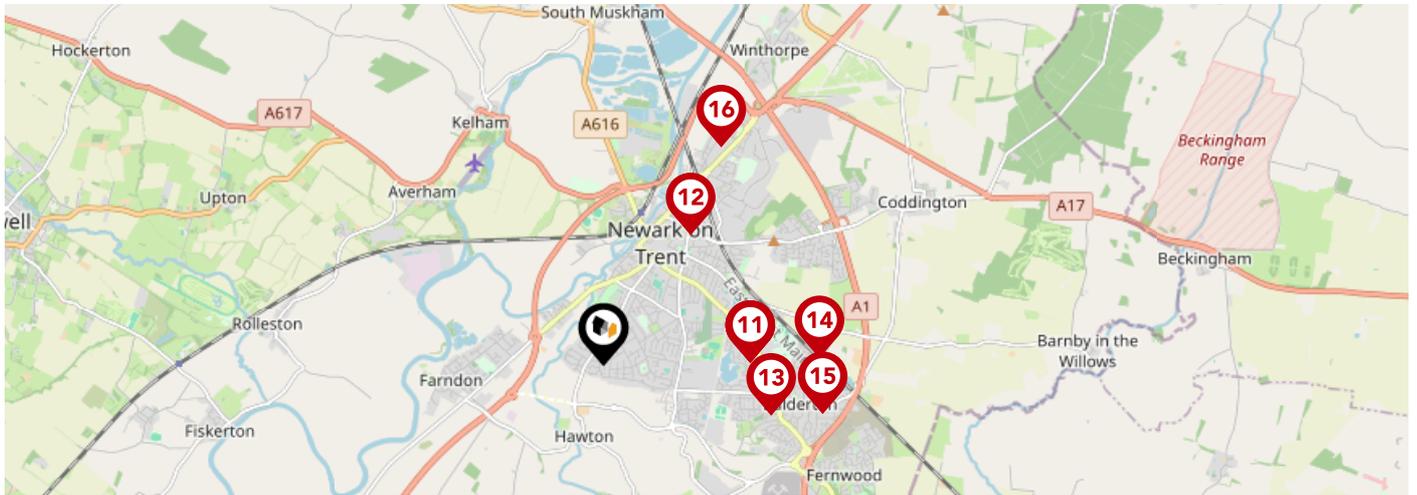


Listed Buildings in the local district		Grade	Distance
	1297725 - The Firs	Grade II	0.5 miles
	1279442 - Orchard House	Grade II	0.5 miles
	1196407 - The Spring House Public House	Grade II	0.5 miles
	1196443 - The White House And Adjoining Outbuildings, Wall And Railings	Grade II	0.6 miles
	1279324 - 37 And 39, King Street	Grade II	0.6 miles
	1297665 - Former Stable Range 5 Metres South West Of 109	Grade II	0.6 miles
	1196414 - 1, Parliament Street	Grade II	0.6 miles
	1196404 - Crow View	Grade II	0.6 miles
	1228886 - 2-10, King Street	Grade II	0.6 miles
	1196416 - 20, Parliament Street	Grade II	0.6 miles
	1297657 - The Hollies	Grade II	0.6 miles
	1228922 - 13, King Street	Grade II	0.6 miles

**KFB** - Key Facts For Buyers



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Holy Trinity Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 294   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>The Sir Donald Bailey Academy</b> Ofsted Rating: Good   Pupils: 529   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>The King's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 256   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Christ Church C of E Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Magnus Church of England Academy</b> Ofsted Rating: Good   Pupils: 754   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Mount CofE Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>St Peter's Crosskeys CofE Academy</b> Ofsted Rating: Good   Pupils: 178   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Barnby Road Academy Primary and Nursery school</b> Ofsted Rating: Good   Pupils: 606   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Highfields School</b> Ofsted Rating: Not Rated   Pupils: 113   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newark Orchard School</b> Ofsted Rating: Good   Pupils: 170   Distance: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Newark Academy</b> Ofsted Rating: Good   Pupils: 1144   Distance: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lovers Lane Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>John Hunt Academy</b> Ofsted Rating: Good   Pupils: 355   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hope House School</b> Ofsted Rating: Requires improvement   Pupils: 28   Distance: 1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chuter Ede Primary School</b> Ofsted Rating: Outstanding   Pupils: 611   Distance: 1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Alexander L.E.A.D. Academy</b> Ofsted Rating: Good   Pupils: 231   Distance: 2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

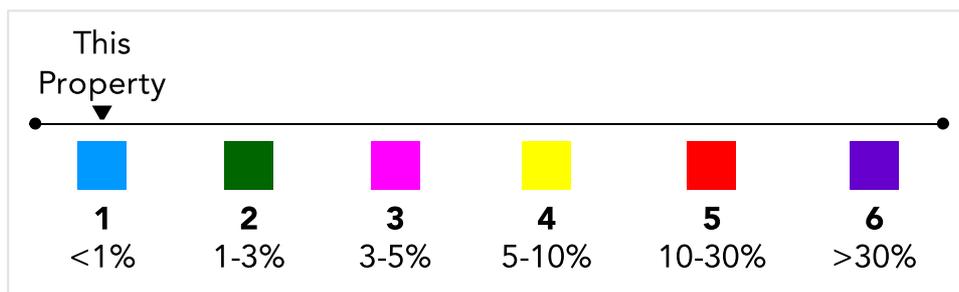
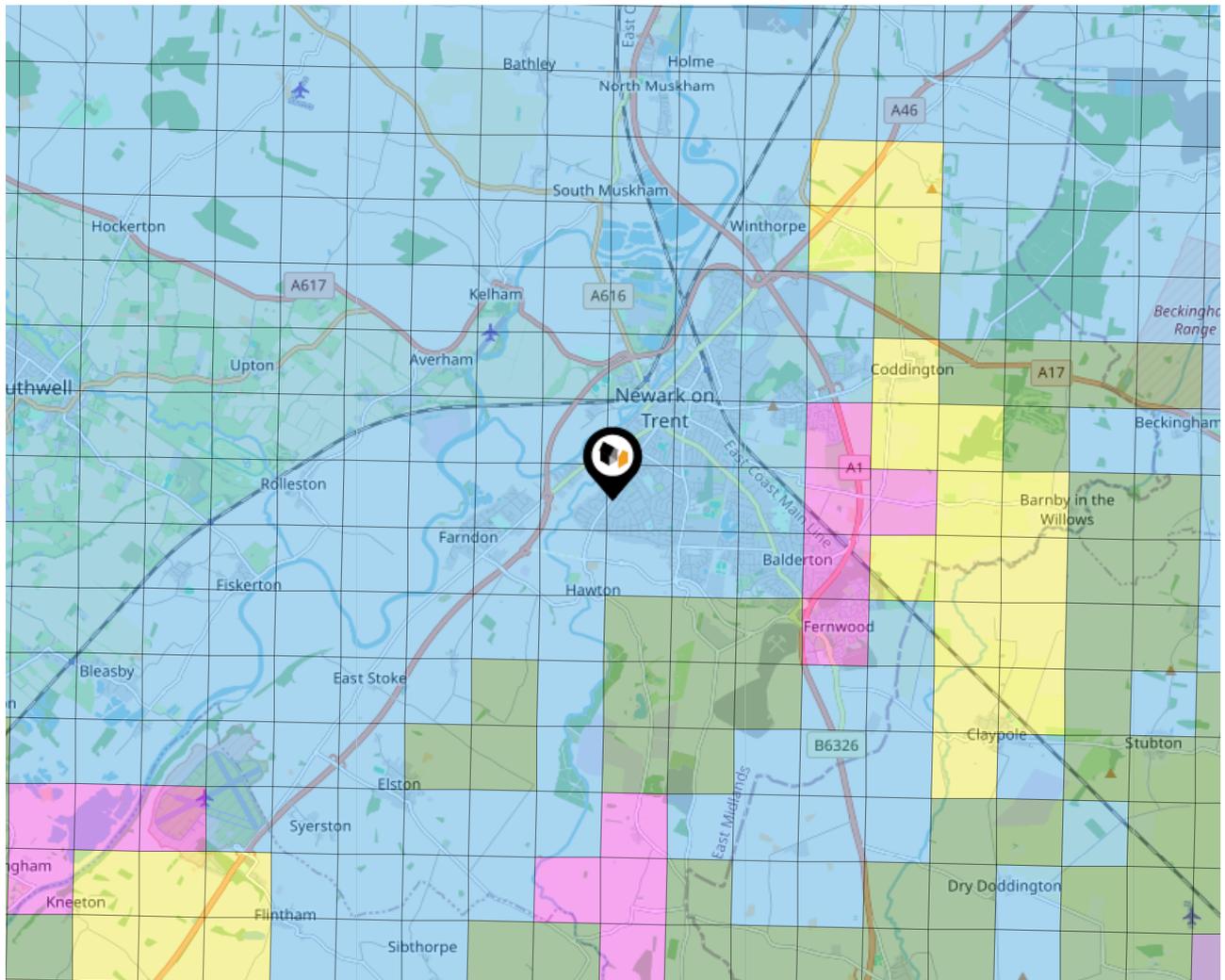


**Key:**

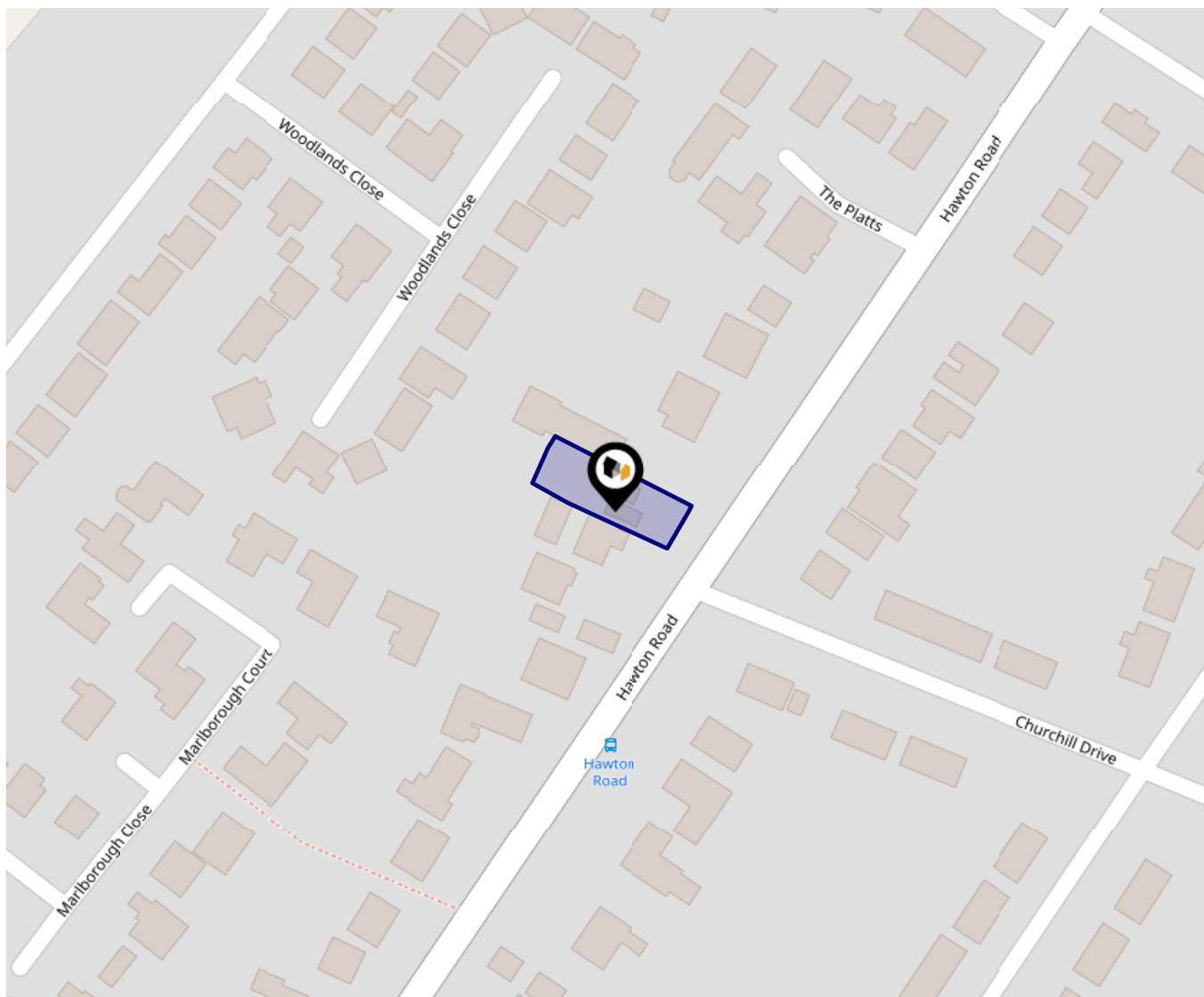
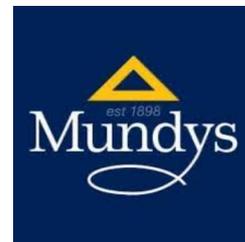
-  Power Pylons
-  Communication Masts

### 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



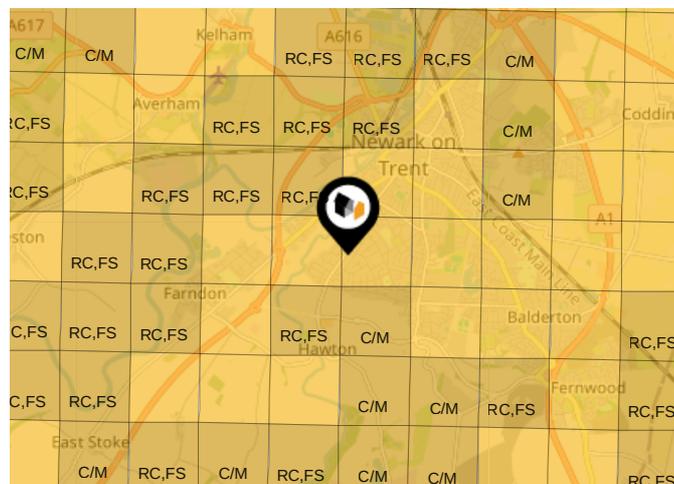
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

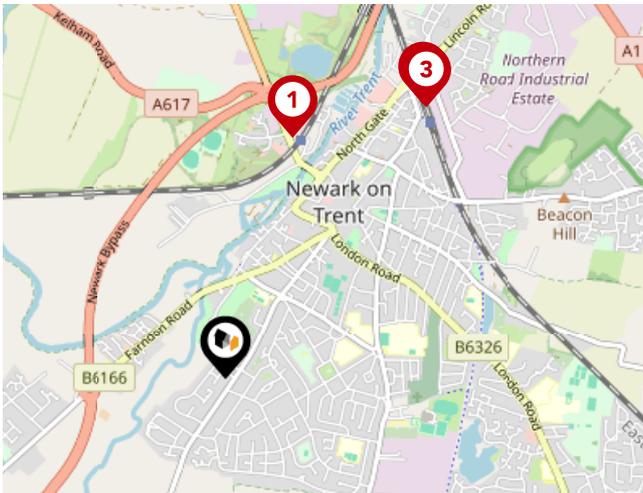
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## Primary Classifications (Most Common Clay Types)

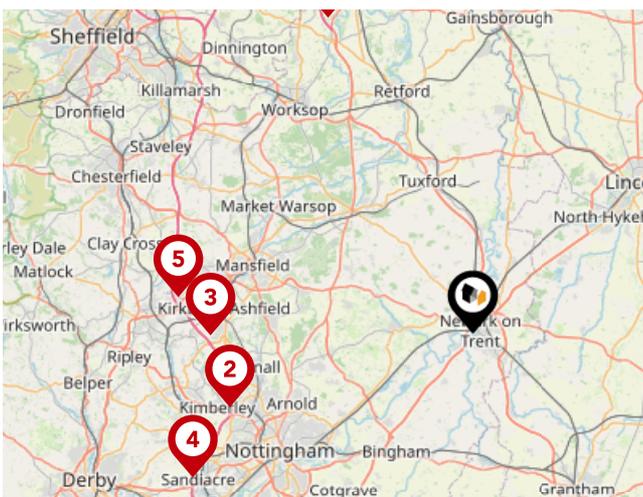
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Newark Castle Rail Station	1.12 miles
2	Newark North Gate Rail Station	1.51 miles
3	Newark North Gate Rail Station	1.5 miles



## Trunk Roads/Motorways

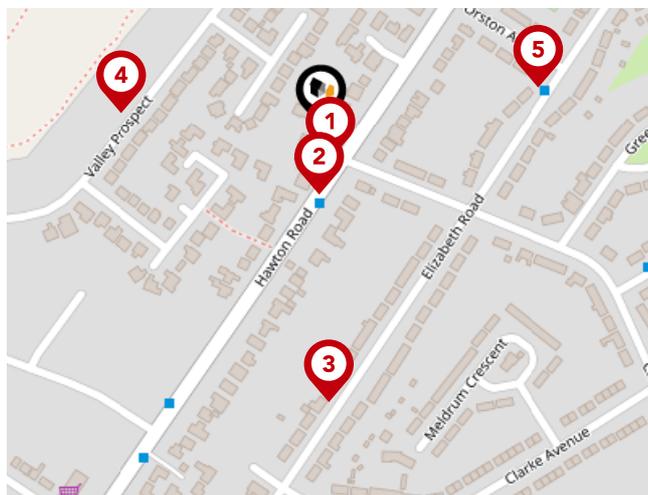
Pin	Name	Distance
1	A1(M) J34	24.77 miles
2	M1 J26	18.01 miles
3	M1 J27	18.61 miles
4	M1 J25	22.41 miles
5	M1 J28	21.07 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	29.86 miles
2	East Mids Airport	26.82 miles
3	Humberside Airport	40.87 miles
4	Baginton	55.41 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Hawton Road	0.02 miles
2	Hawton Road	0.04 miles
3	The Twitchell	0.15 miles
4	Marlborough Close	0.11 miles
5	Orston Avenue	0.12 miles

# 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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