

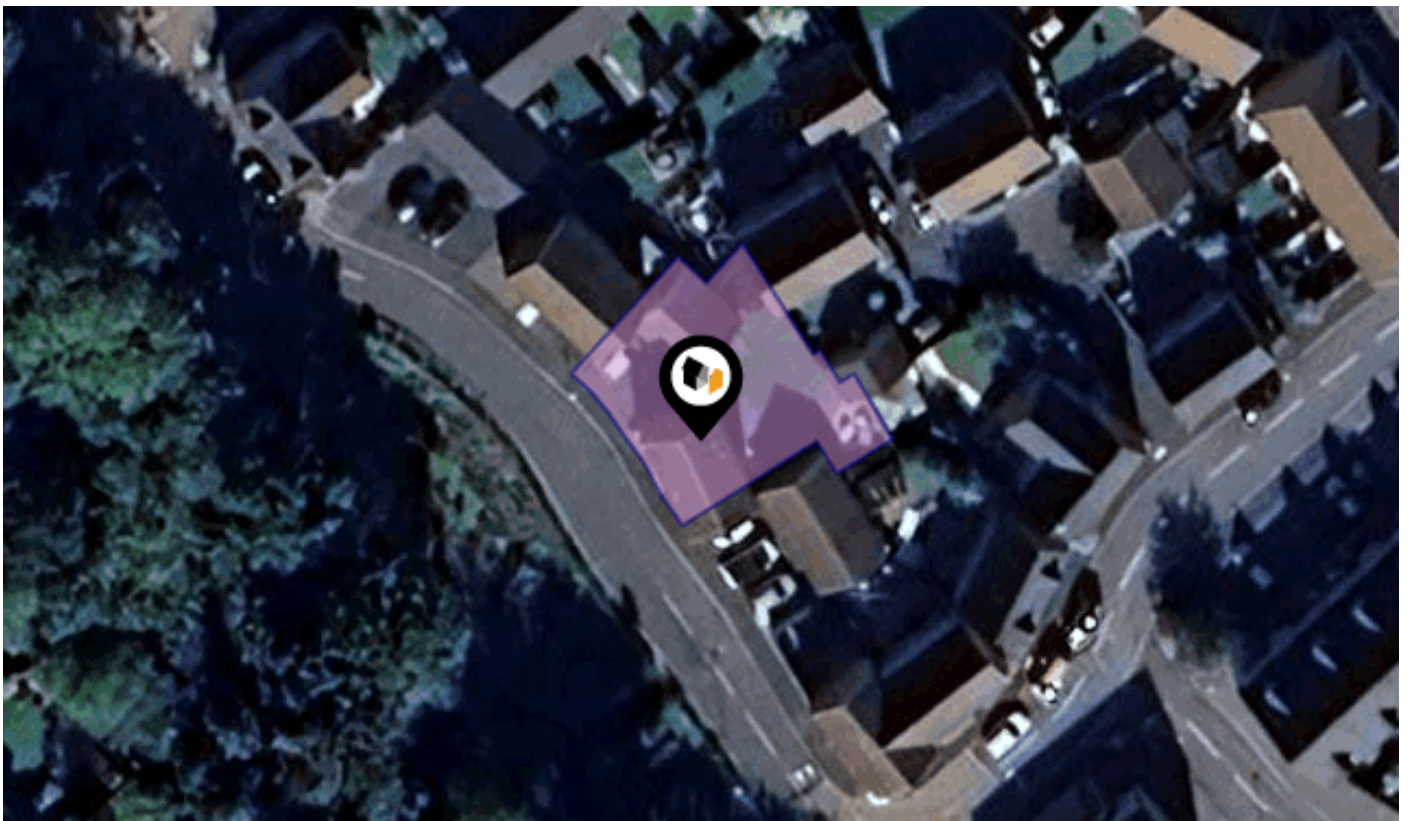


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th April 2026



LILY LANE, NEWARK, NG24

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

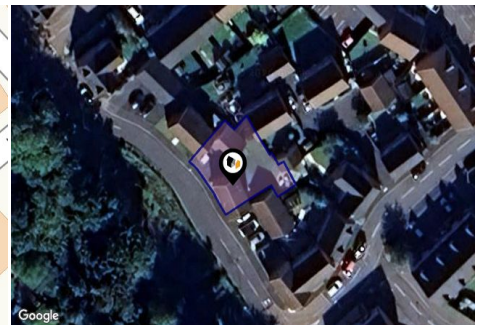
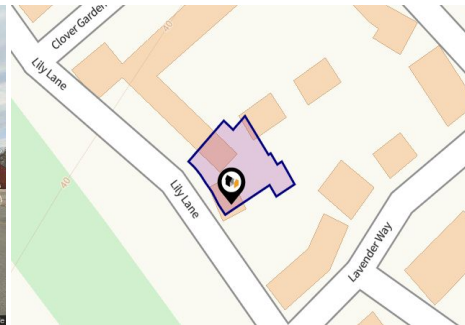
01636 813971

melissa.trussler@amorrison-mundys.net

<https://amorrison-mundys.net/>



Property Overview



Property

| | | | |
|-------------------------|---|----------------|-----------|
| Type: | Detached | Tenure: | Leasehold |
| Bedrooms: | 3 | | |
| Floor Area: | 979 ft ² / 91 m ² | | |
| Plot Area: | 0.08 acres | | |
| Year Built : | 2016 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,384 | | |
| Title Number: | NT526557 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|------------------|---------------------|
| 4 mb/s | 2000 mb/s |
| | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Lily Lane, Newark, NG24*

| Reference - 24/00107/FUL |
|---|
| Decision: - |
| Date: 22nd January 2024 |
| Description: Two storey and single storey infill front extension between dwelling and detached garage. First floor window to side elevation. Alterations to fenestration. |
| Reference - 24/00139/LDCP |
| Decision: - |
| Date: 22nd January 2024 |
| Description: Application for lawful development certificate for proposed extension to rear of property. |

Property Multiple Title Plans

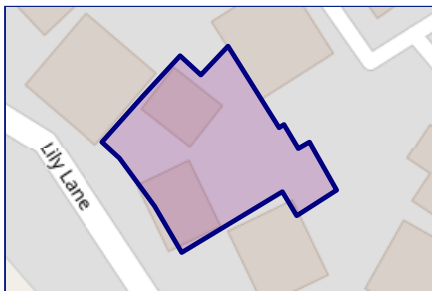


Freehold Title Plan



NT486945

Leasehold Title Plan



NT526557

Start Date: 15/12/2016
End Date: 01/01/3014
Lease Term: 999 years from 1 January 2015
Term Remaining: 988 years

Property EPC - Certificate



Lily Lane, NG24

Energy rating

B

Valid until 31.10.2026

| Score | Energy rating | Current | Potential |
|-------|---------------|----------|-----------|
| 92+ | A | | ← 93 A |
| 81-91 | B | ← 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



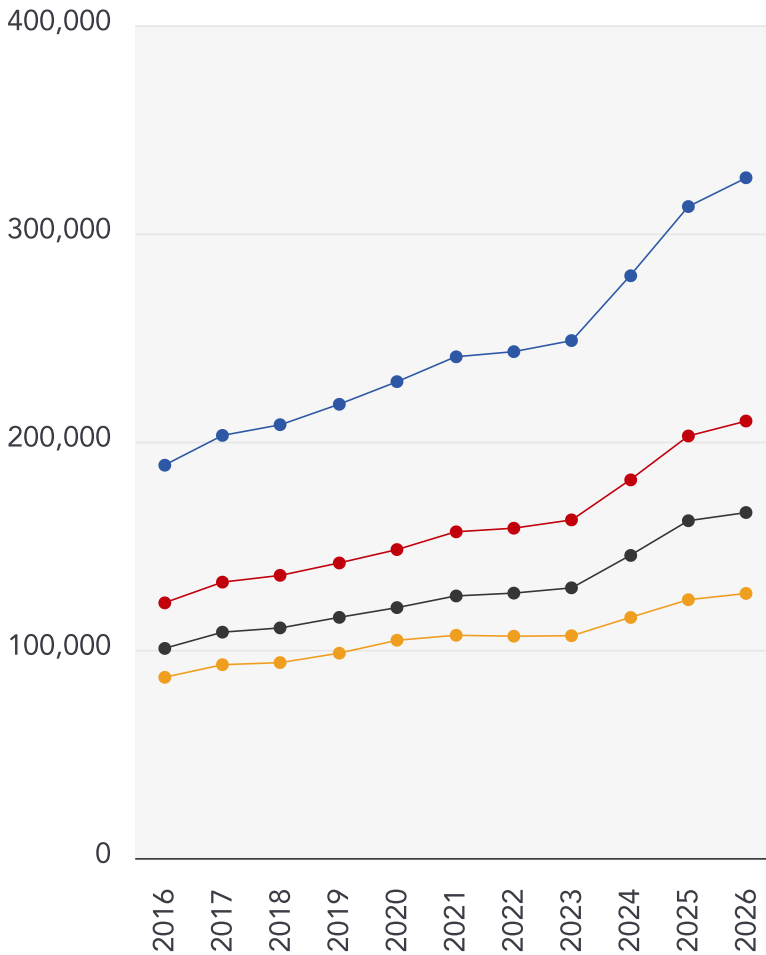
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.28 W/m-Â K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.14 W/m-Â K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.20 W/m-Â K |
| Total Floor Area: | 91 m ² |

Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG24



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

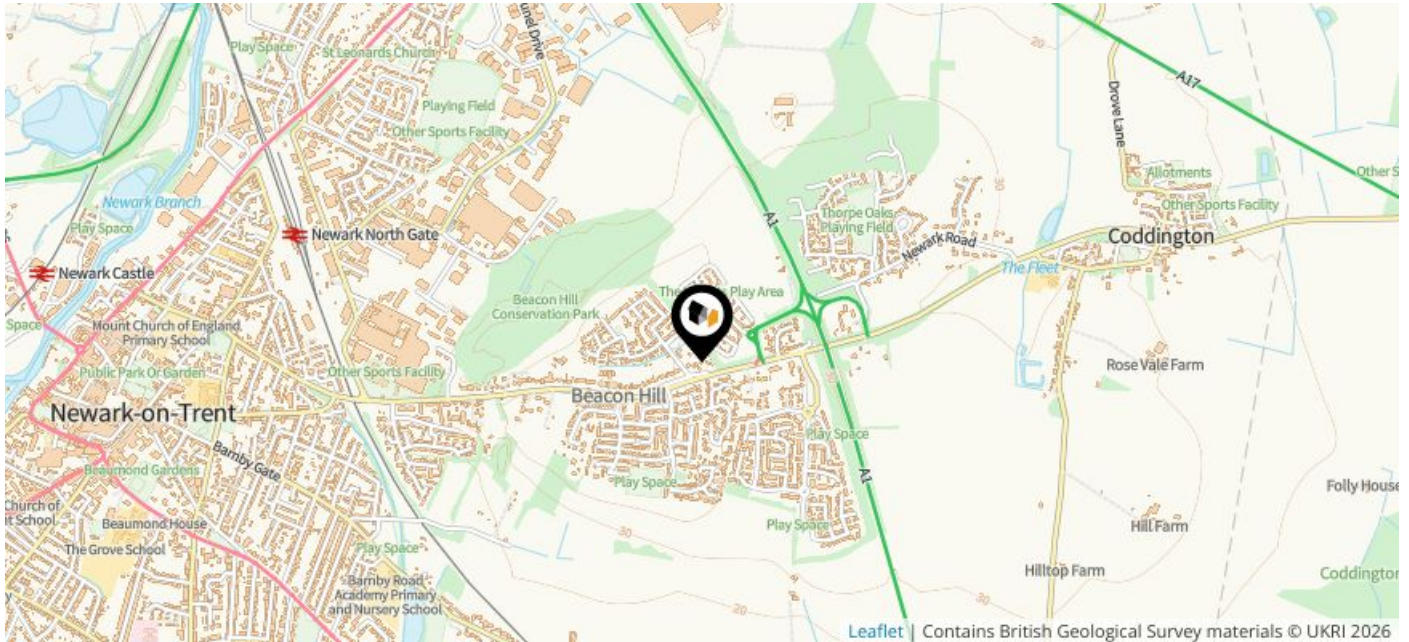
+64.82%

Flat

+46.42%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

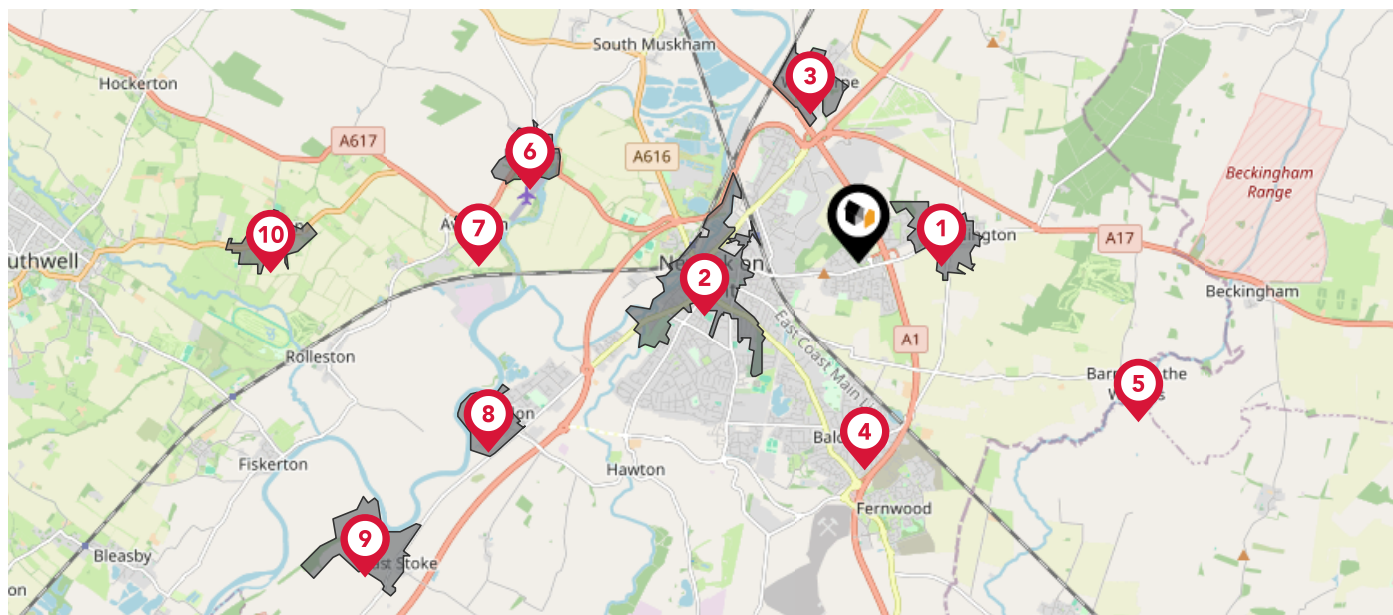
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



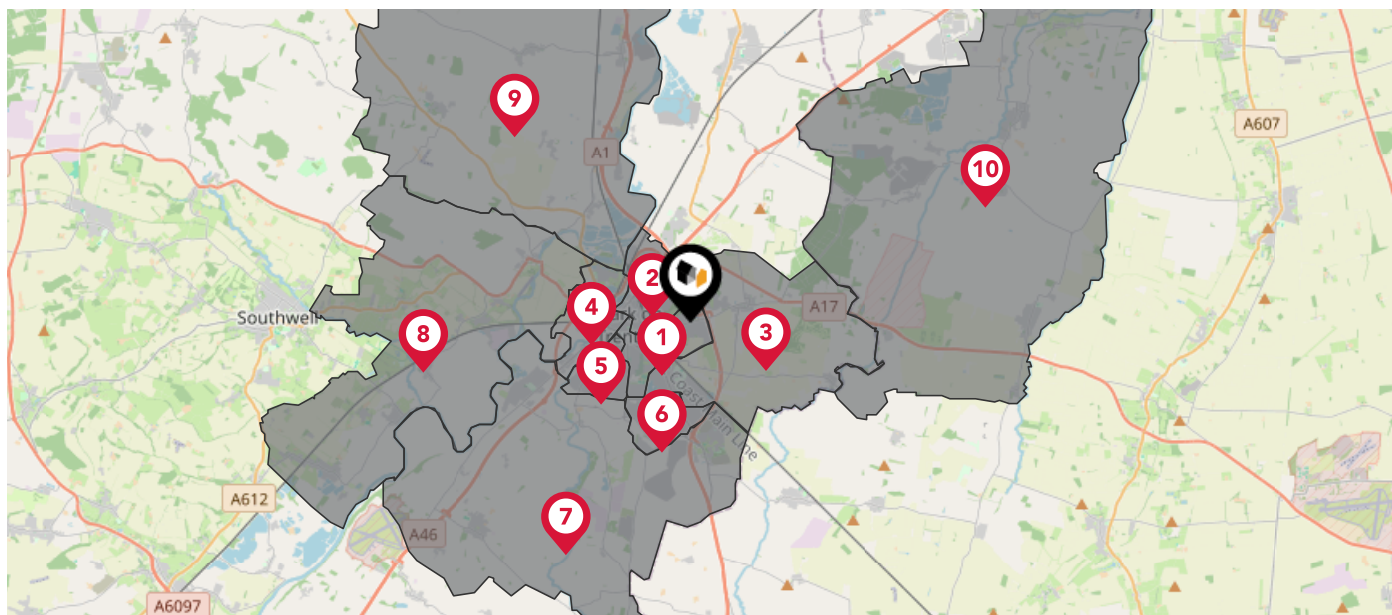
Nearby Conservation Areas

-  Coddington
-  Newark
-  Winthorpe
-  Balderton
-  Barnby in the Willows
-  Kelham
-  Averham
-  Farndon
-  East Stoke
-  Upton











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



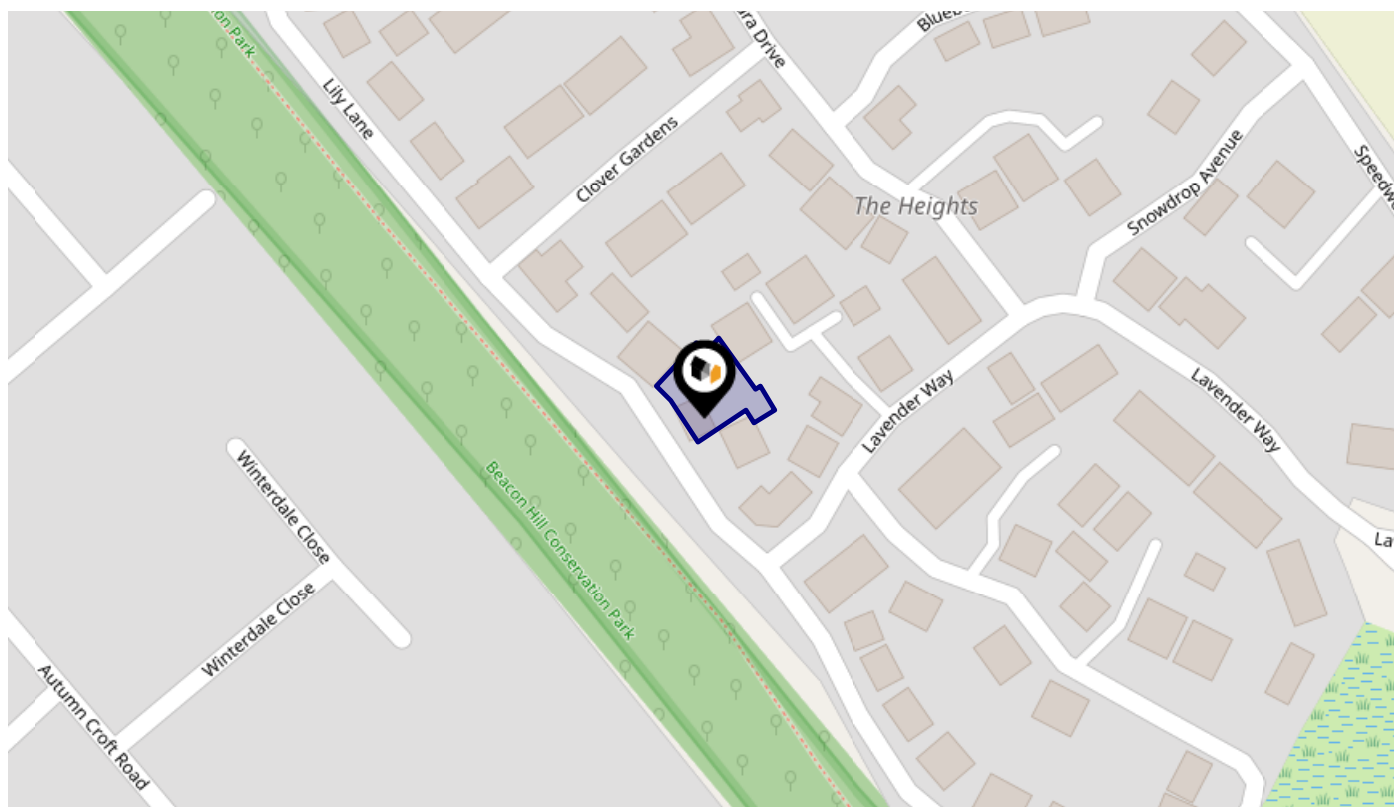
Nearby Council Wards

-  Beacon Ward
-  Bridge Ward
-  Balderton North & Coddington Ward
-  Castle Ward
-  Devon Ward
-  Balderton South Ward
-  Farndon & Fernwood Ward
-  Trent Ward
-  Muskham Ward
-  Bassingham and Brant Broughton 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:

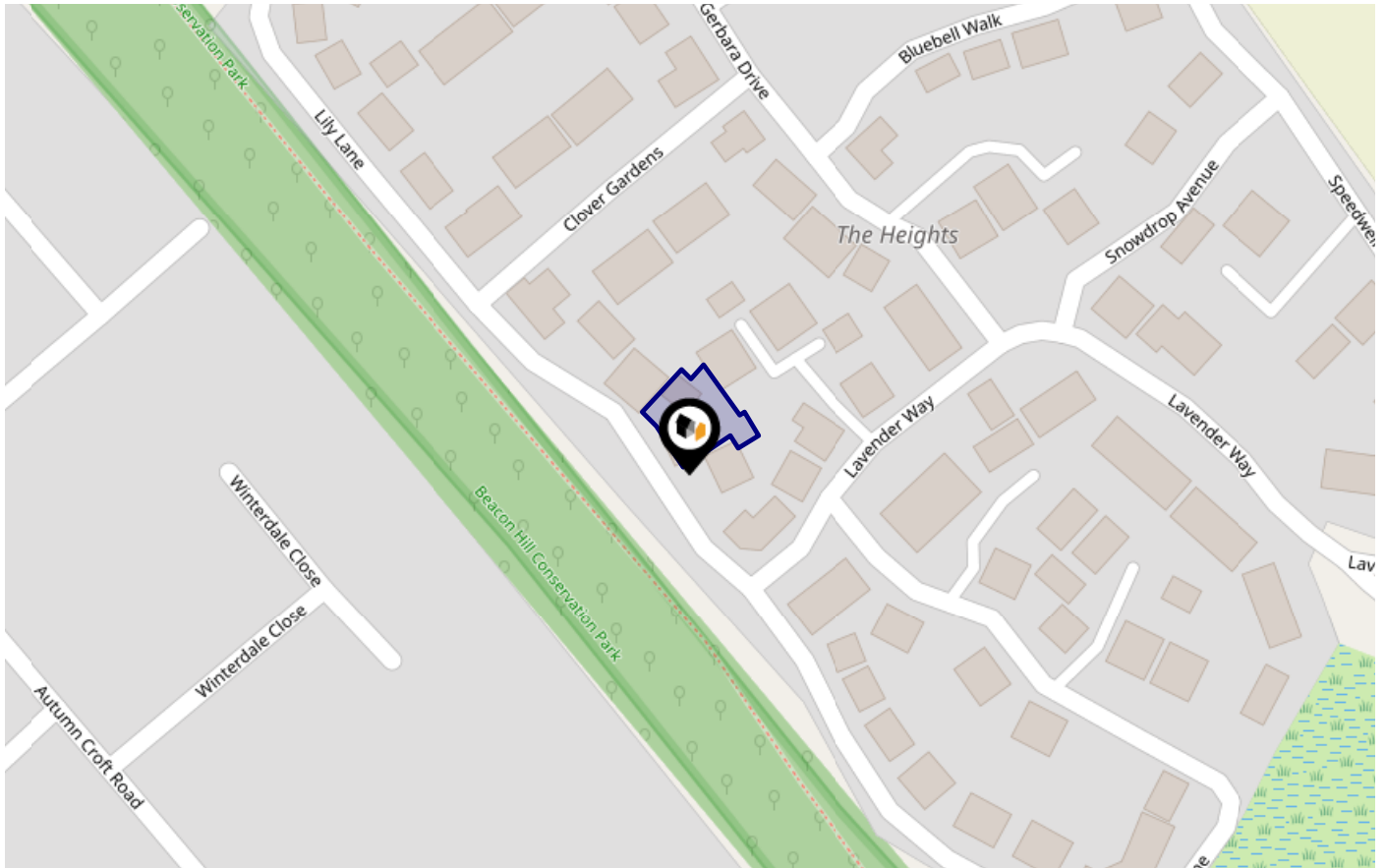
| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

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.

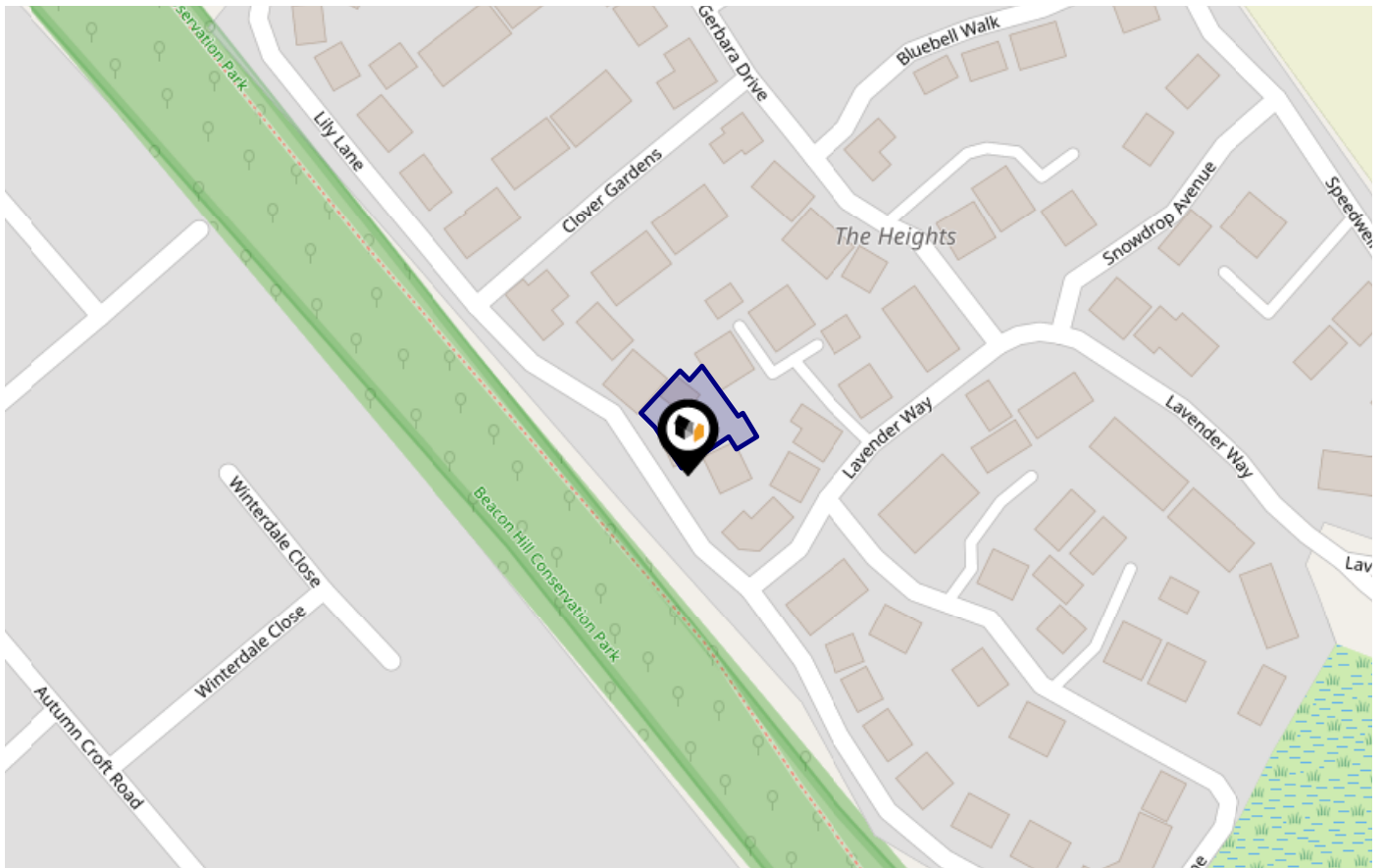
Chance of flooding to the following depths at this property:



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

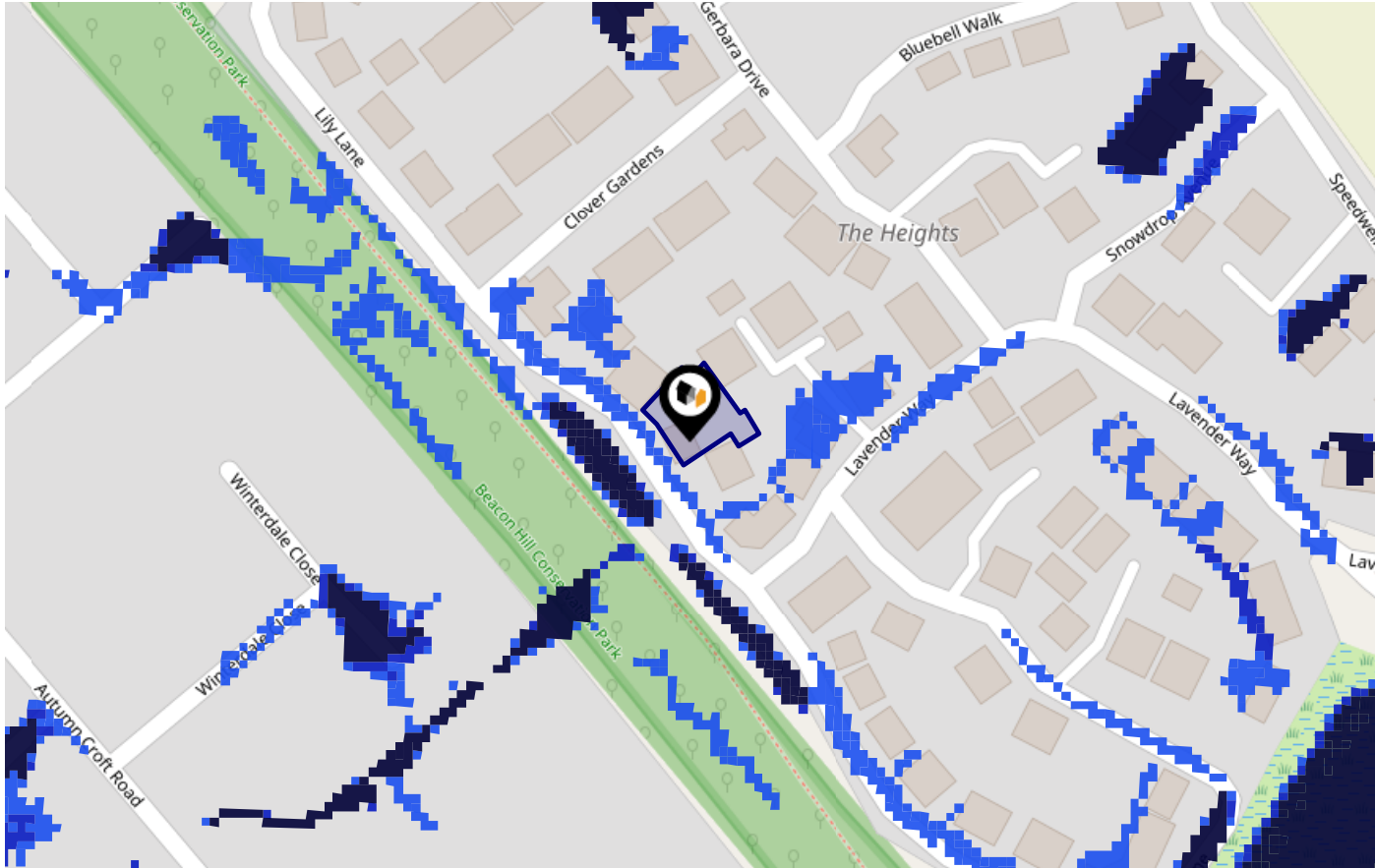


Flood Risk

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.

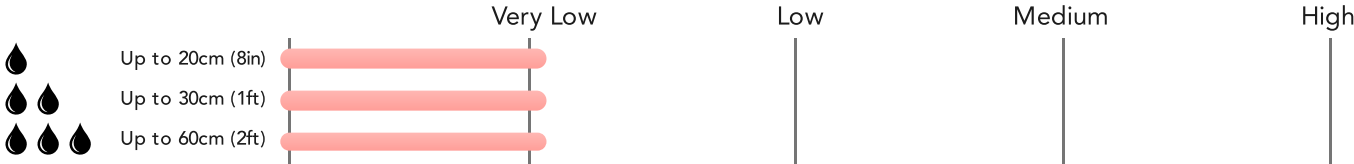


Risk Rating: Very low

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:

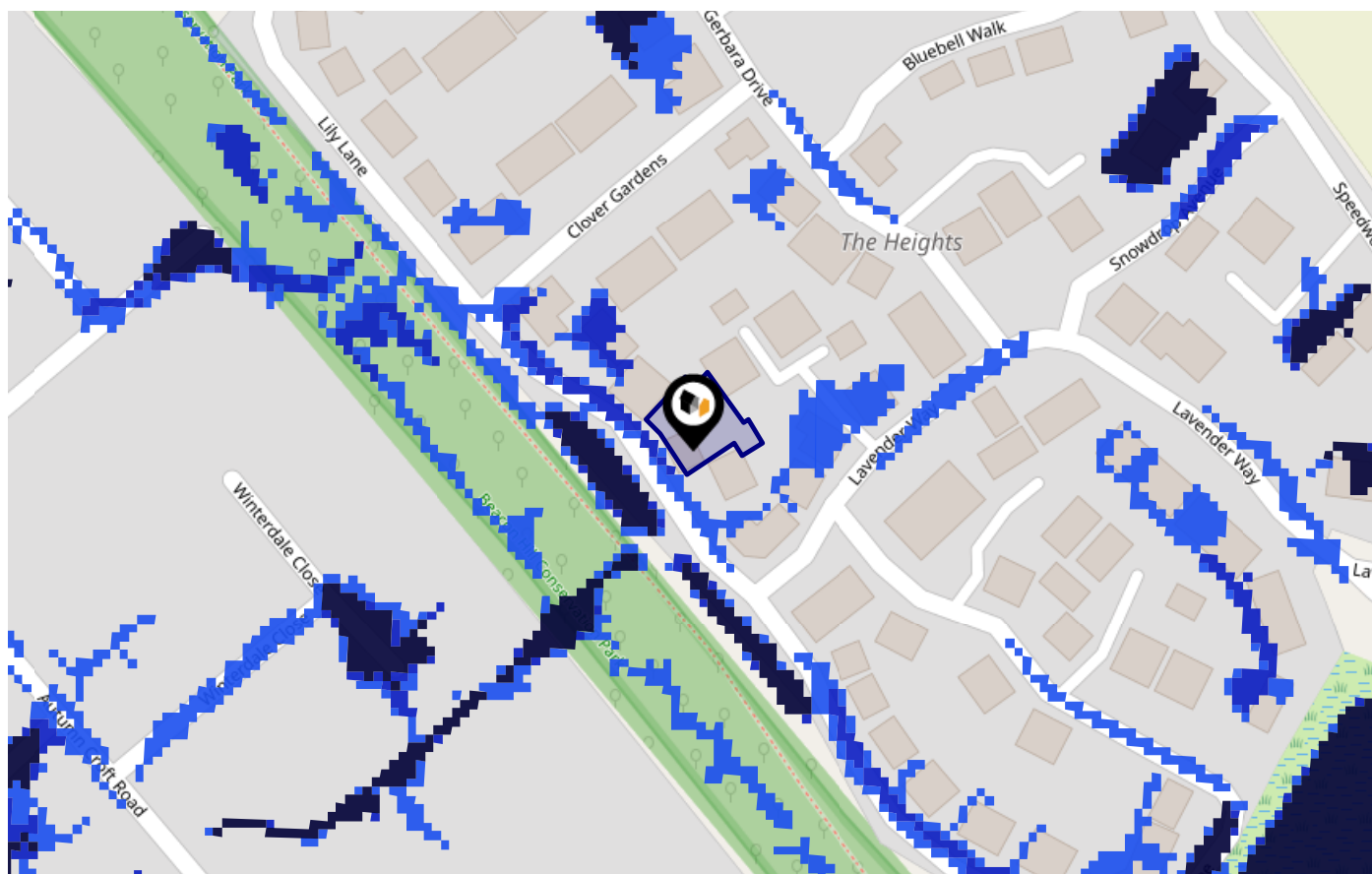


Flood Risk

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.

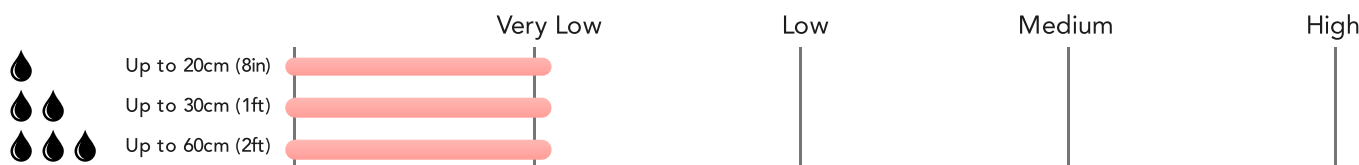


Risk Rating: Very low

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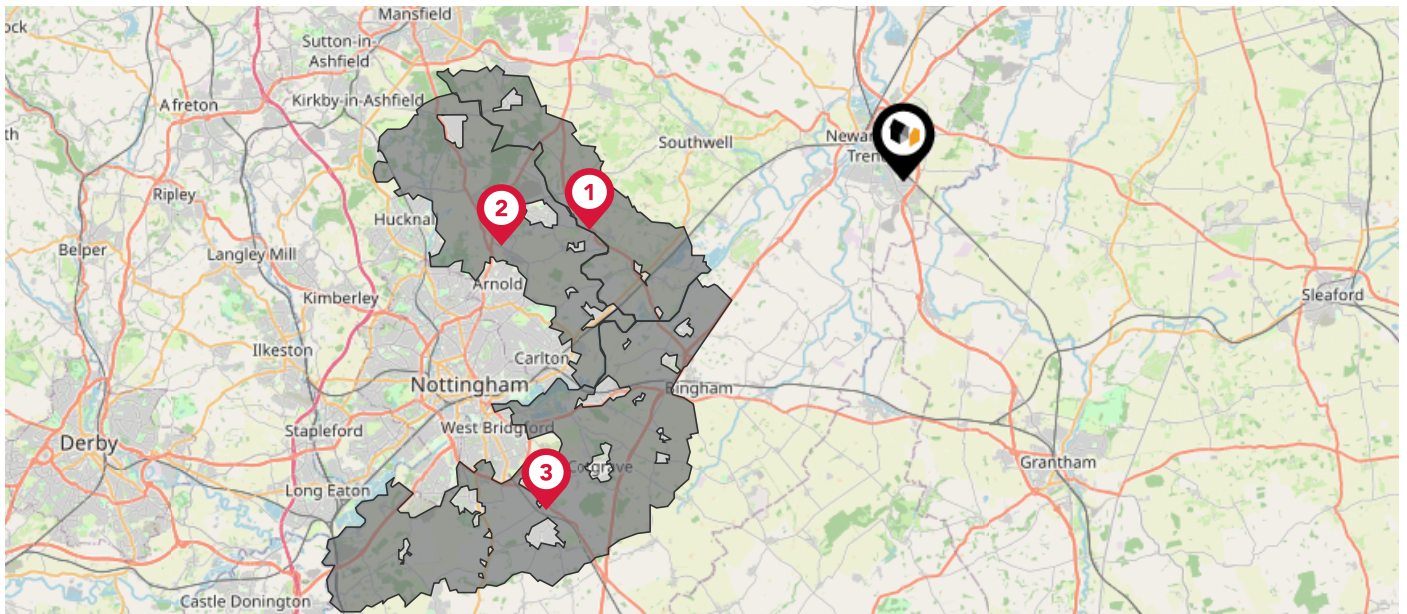
Chance of flooding to the following depths at this property:






Maps

Green Belt

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



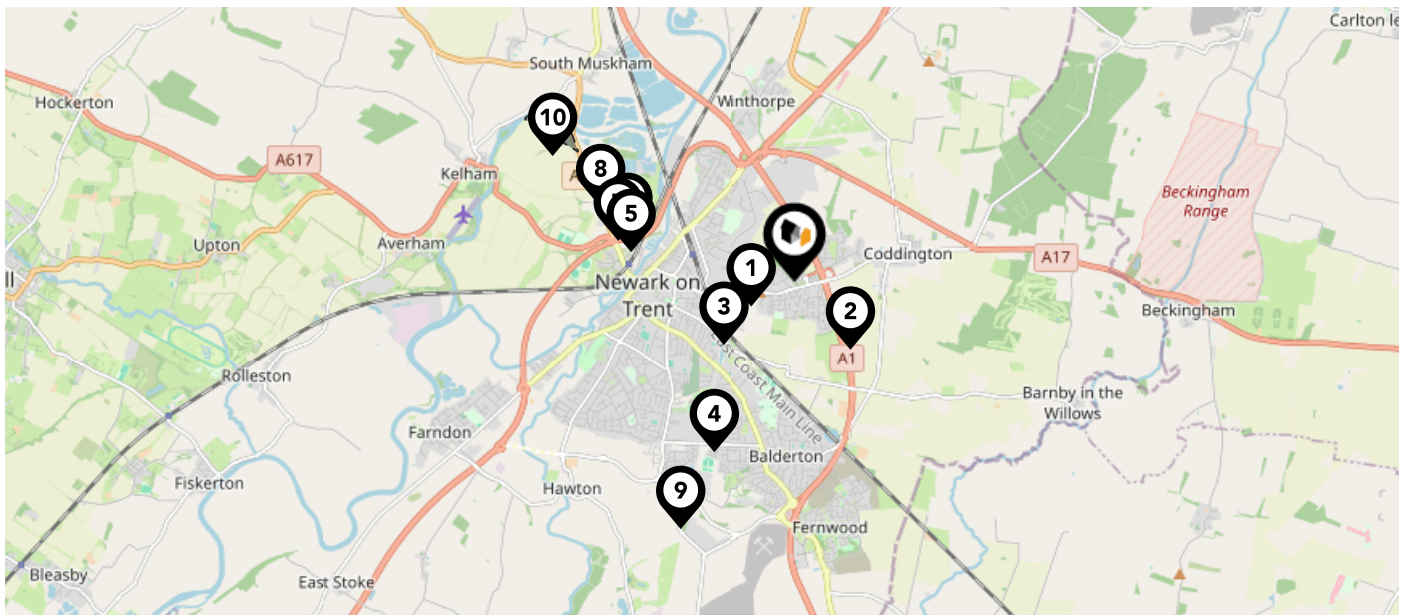
Nearby Green Belt Land

-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Gedling
-  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

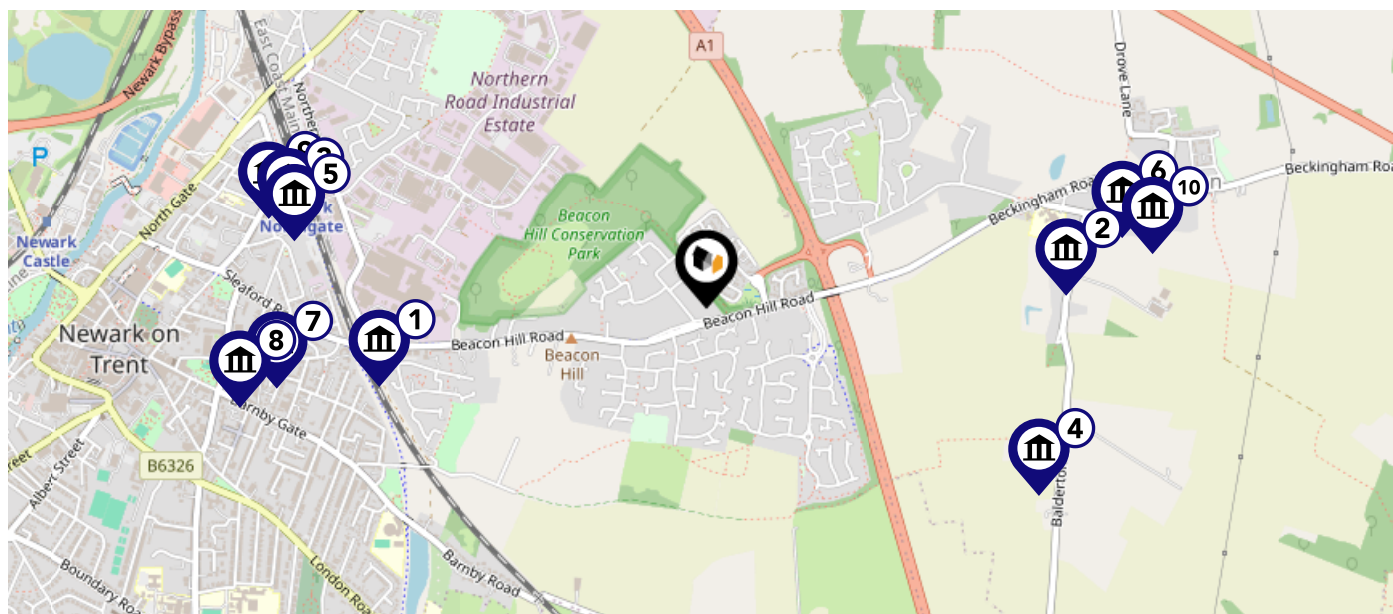
| | | |
|---|---|---|
|  | British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire | Historic Landfill  |
|  | Coddington Mill Site-Newark-on-Trent, Nottinghamshire | Historic Landfill  |
|  | Clay Lane-Newark | Historic Landfill  |
|  | Grove Sand Pit-London Road, Newark, Nottinghamshire | Historic Landfill  |
|  | EA/EPR/LP3090CL/A001 | Active Landfill  |
|  | EA/EPR/ZP3897FS/V002 | Active Landfill  |
|  | Muskham Road-Newark, Nottinghamshire | Historic Landfill  |
|  | EA/EPR/HP3297FD/V002 | Active Landfill  |
|  | Land At Bowbridge Lane Balderton Newark- Bowbridge Lane, Newark, Nottinghamshire | Historic Landfill  |
|  | Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire | Historic Landfill  |











Maps

Listed Buildings

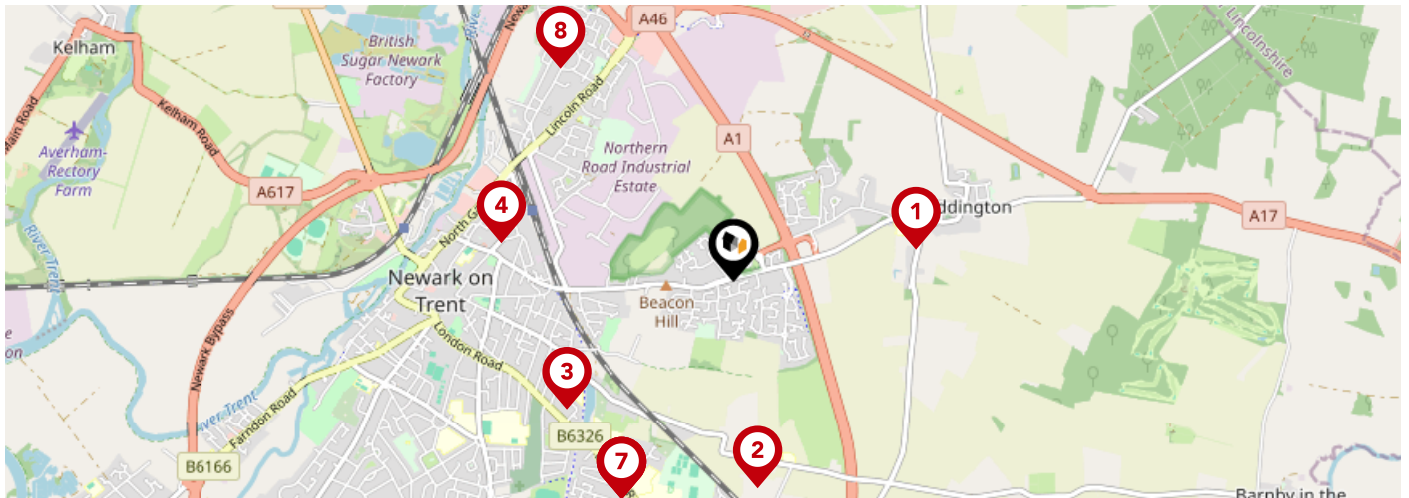


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



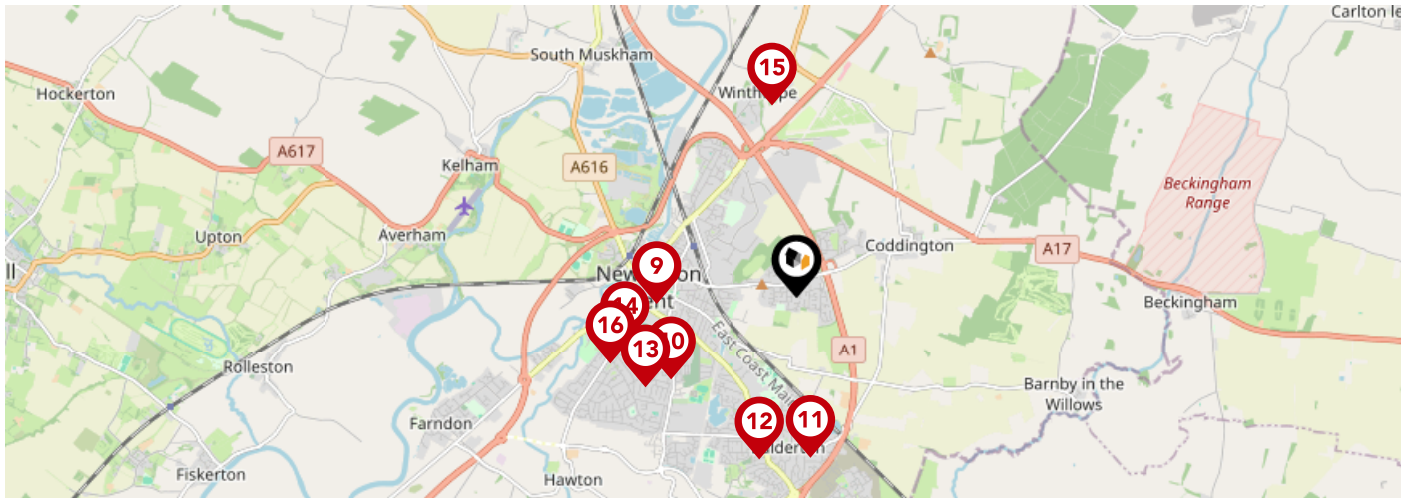
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1297821 - Beacon Hill Tollhouse | Grade II | 0.7 miles |
|  1046028 - The Old Forge | Grade II | 0.8 miles |
|  1196065 - Northgate Railway Station | Grade II | 0.9 miles |
|  1302683 - Coddington Windmill | Grade II | 0.9 miles |
|  1288004 - Former Offices At South End Of Northgate Railway Station | Grade II | 0.9 miles |
|  1157230 - Church Of All Saints | Grade II | 1.0 miles |
|  1366047 - Newark Working Men's Club | Grade II | 1.0 miles |
|  1287676 - Tadorna | Grade II | 1.0 miles |
|  1196066 - Alishaan Restaurant | Grade II | 1.0 miles |
|  1157268 - Old Manor Farmhouse | Grade II | 1.0 miles |

Area Schools



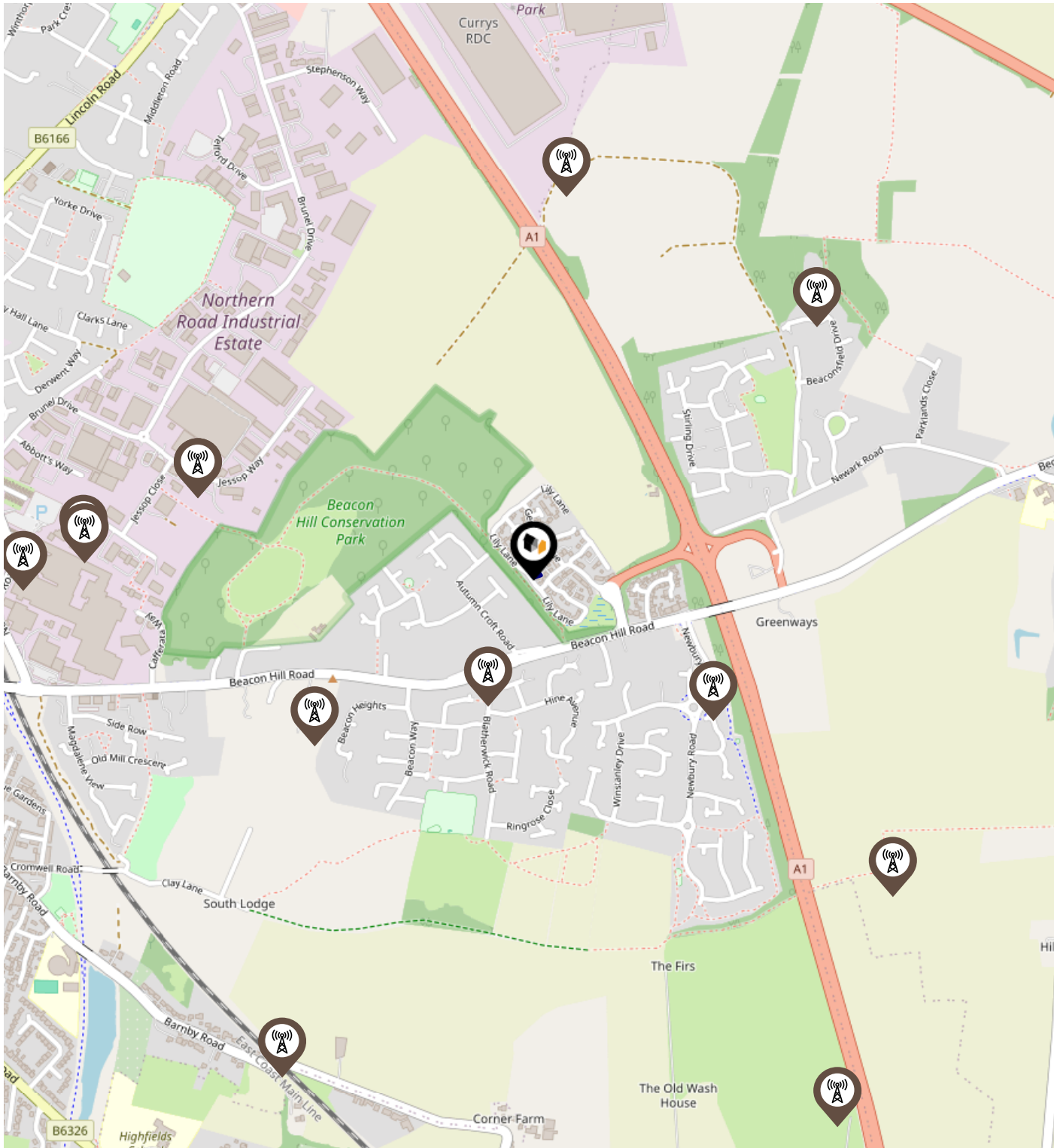
| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:0.93 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:1.09 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:1.09 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:1.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:1.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:1.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:1.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:1.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:1.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons



Key:

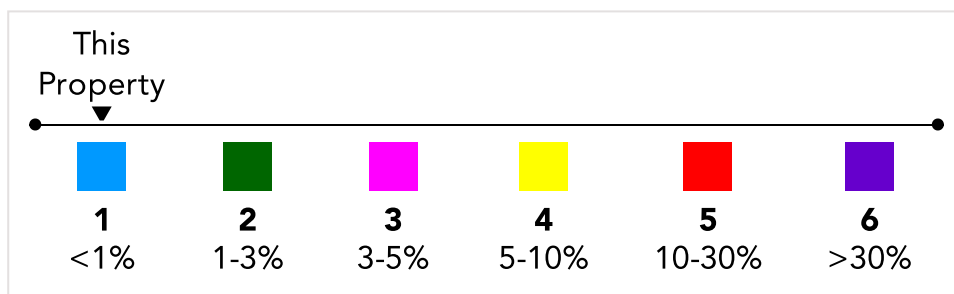
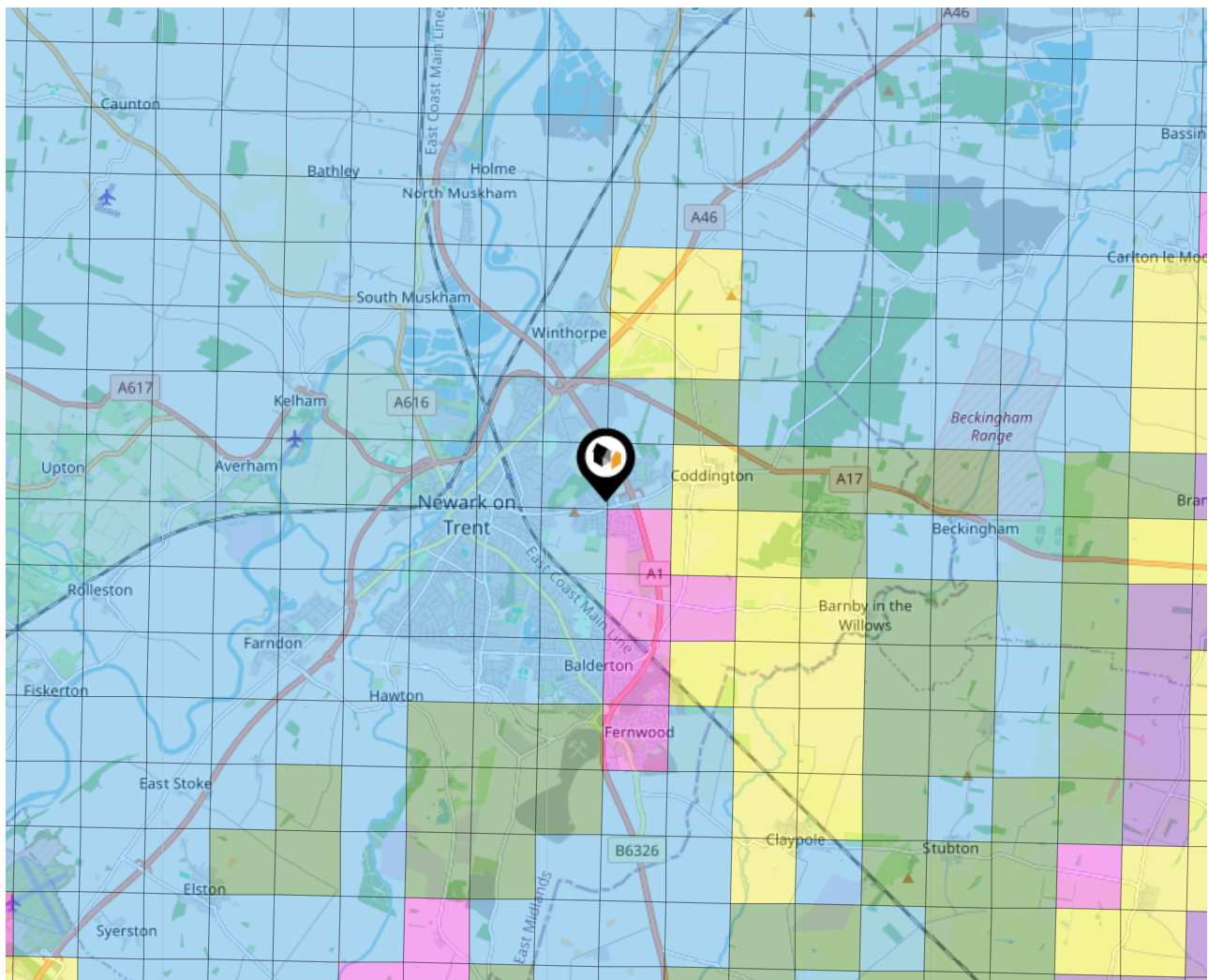
-  Power Pylons
-  Communication Masts

Environment

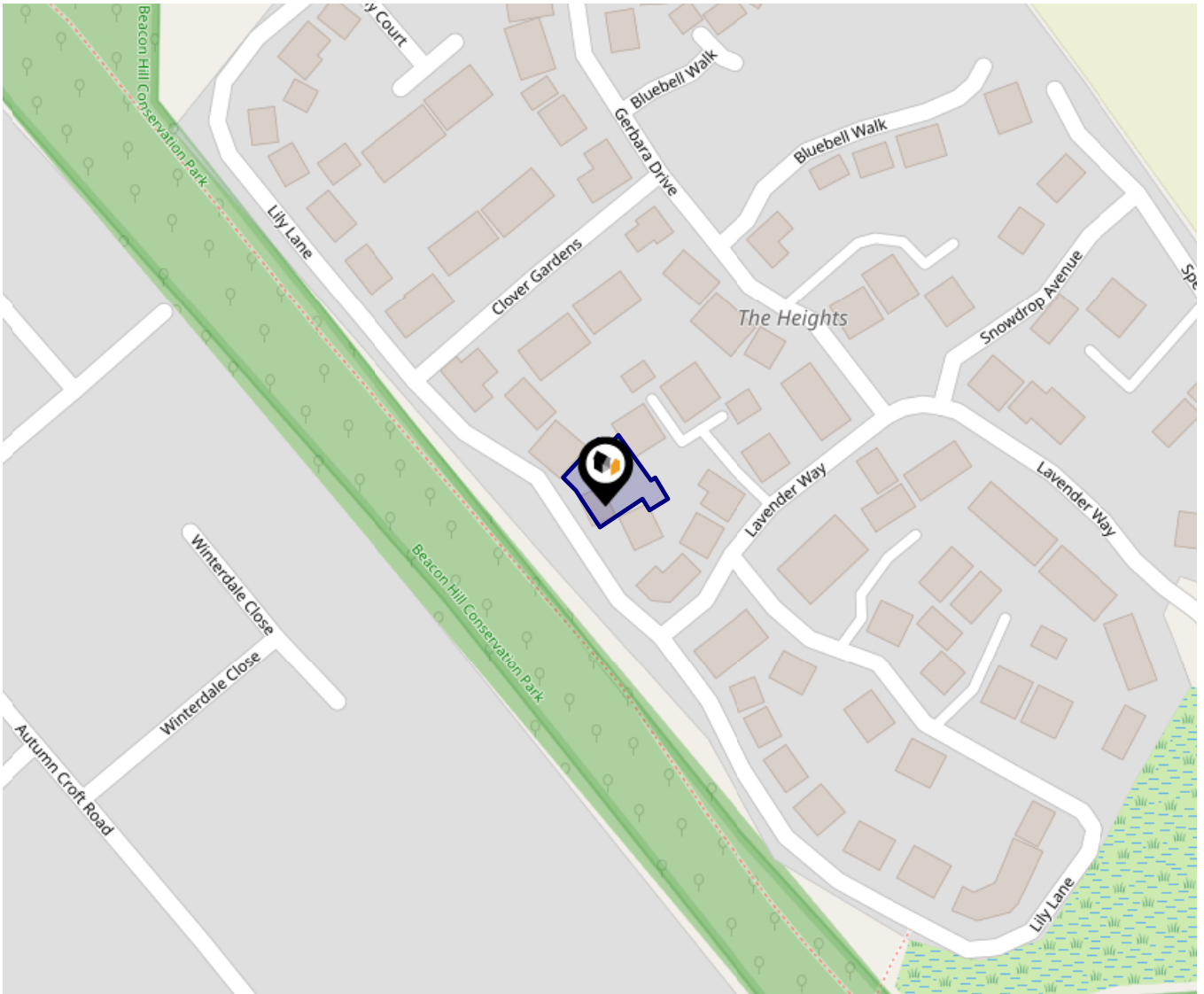
Radon Gas

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/m³).



Local Area Road Noise

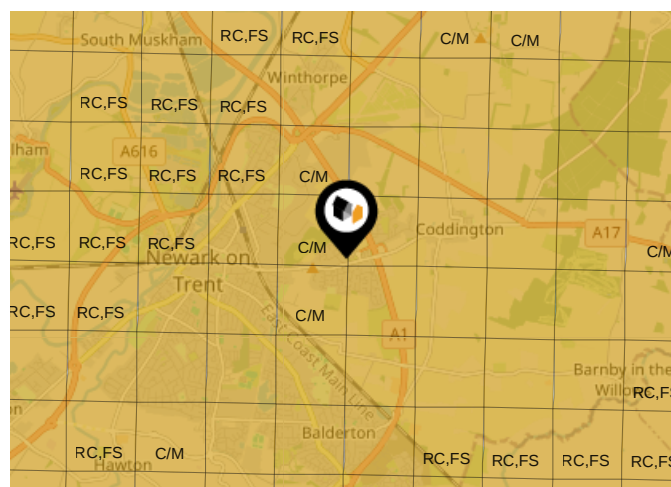


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

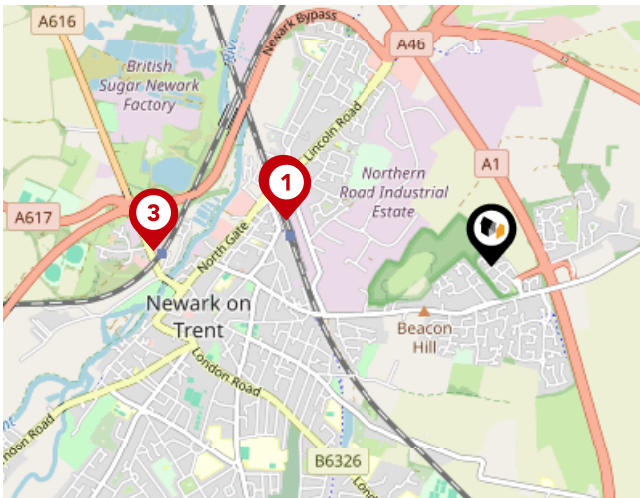
| | | | |
|-------------------------------|----------------------------------|----------------------|--------------------|
| Carbon Content: | NONE | Soil Texture: | SAND TO SANDY LOAM |
| Parent Material Grain: | ARENACEOUS - RUDACEOUS | Soil Depth: | DEEP |
| Soil Group: | LIGHT(SANDY) TO MEDIUM(SANDY)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



Primary Classifications (Most Common Clay Types)

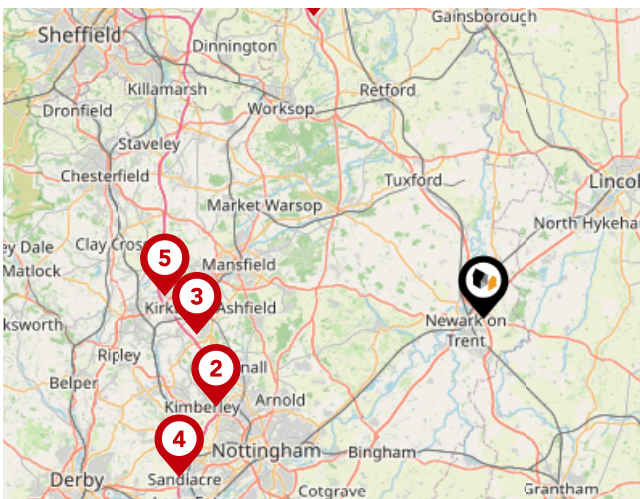
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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 | Newark North Gate Rail Station | 0.94 miles |
| 2 | Newark North Gate Rail Station | 0.95 miles |
| 3 | Newark Castle Rail Station | 1.51 miles |



Trunk Roads/Motorways

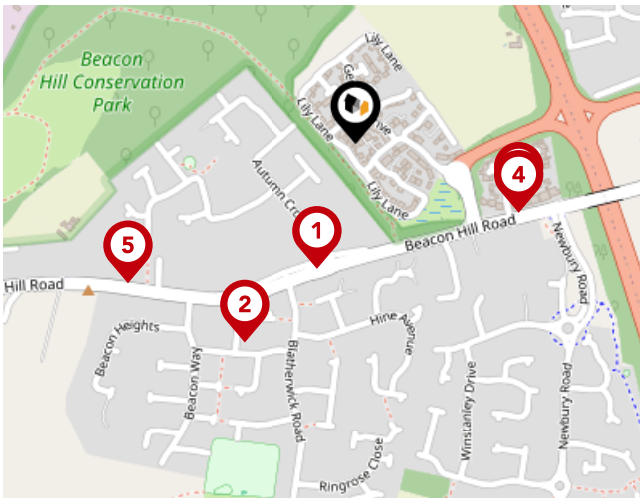
| Pin | Name | Distance |
|-----|-----------|-------------|
| 1 | A1(M) J34 | 24.68 miles |
| 2 | M1 J26 | 20.03 miles |
| 3 | M1 J27 | 20.44 miles |
| 4 | M1 J25 | 24.48 miles |
| 5 | M1 J28 | 22.77 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Finningley | 29.43 miles |
| 2 | East Mids Airport | 28.86 miles |
| 3 | Humberside Airport | 39.15 miles |
| 4 | Baginton | 57.19 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Blatherwick Road | 0.15 miles |
| 2 | Sheldrake Road | 0.25 miles |
| 3 | Cannon Close | 0.19 miles |
| 4 | Cannon Close | 0.2 miles |
| 5 | Beacon Way | 0.3 miles |

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice

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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