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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st April 2026



MAIN STREET, SUTTON-ON-TRENT, NEWARK, NG23

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

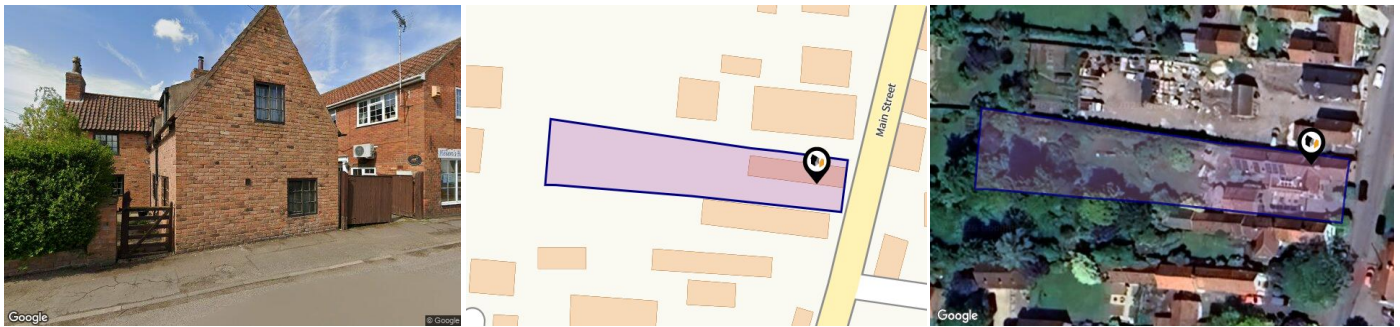
01636 813971

melissa.trussler@amorrison-mundys.net

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



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	0.37 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Title Number:	NT370348		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Sutton on Trent
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	70 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



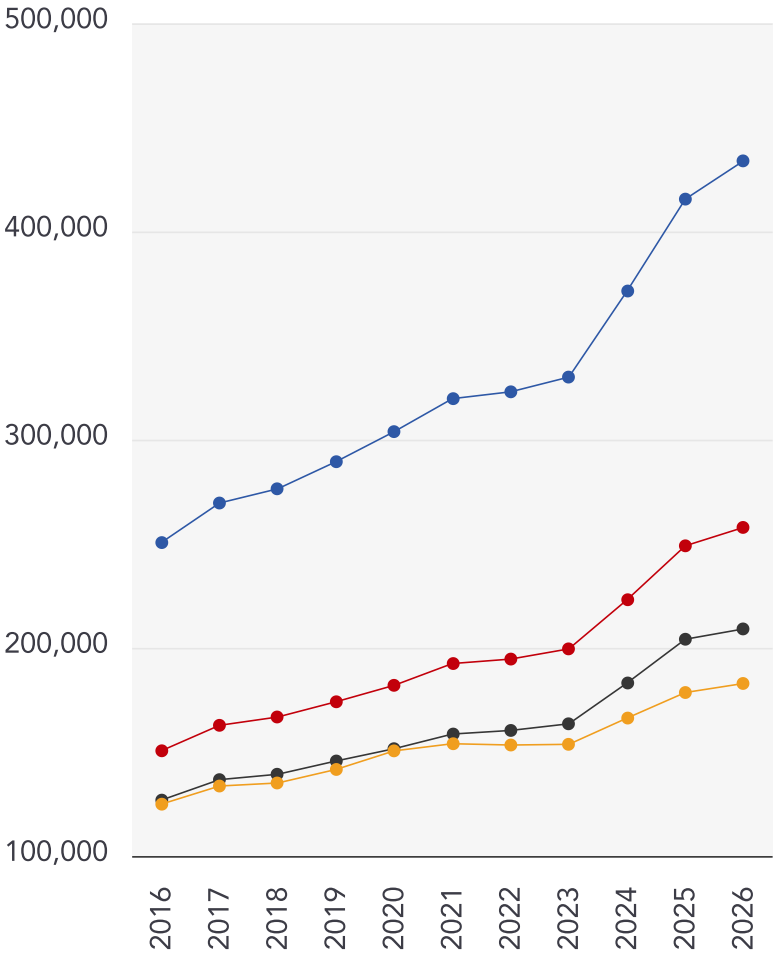
Satellite/Fibre TV Availability:



Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG23



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

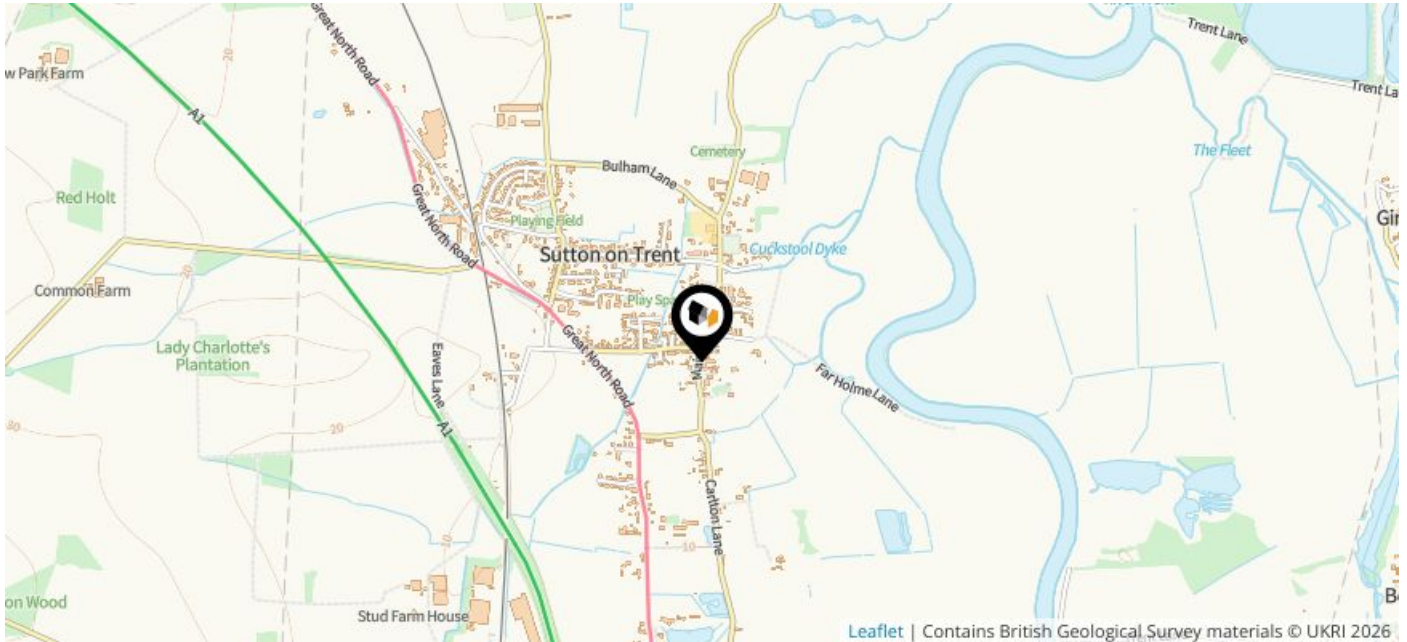
+64.82%

Flat

+46.42%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

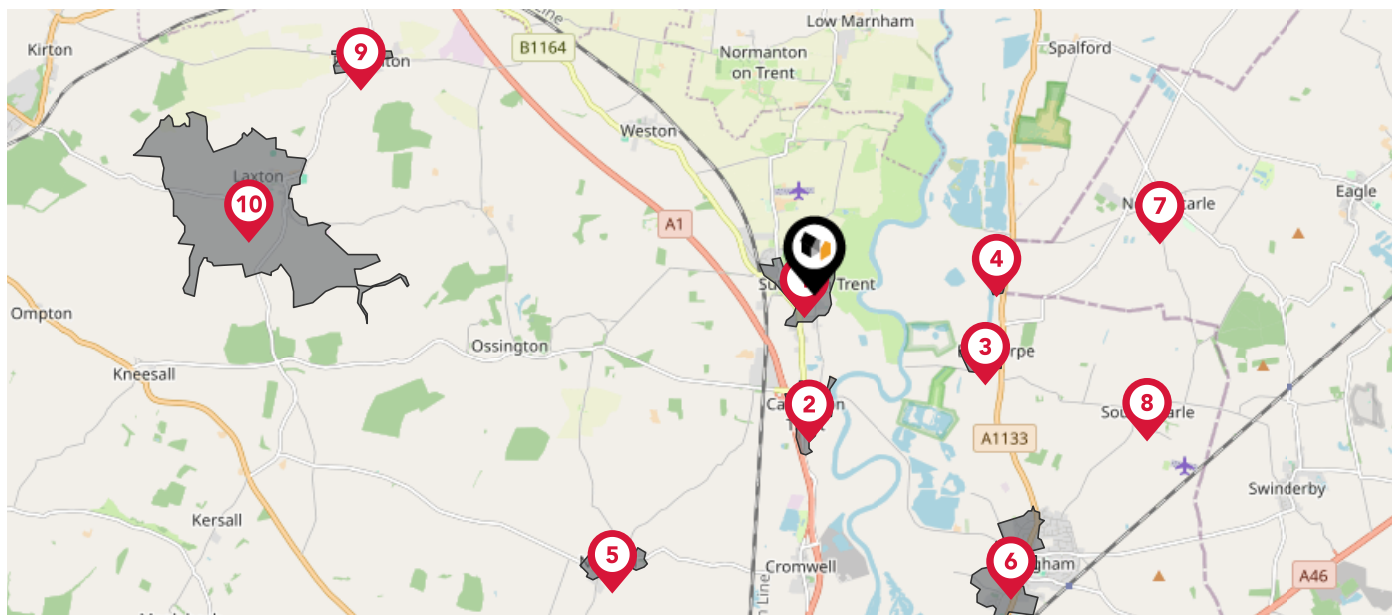
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



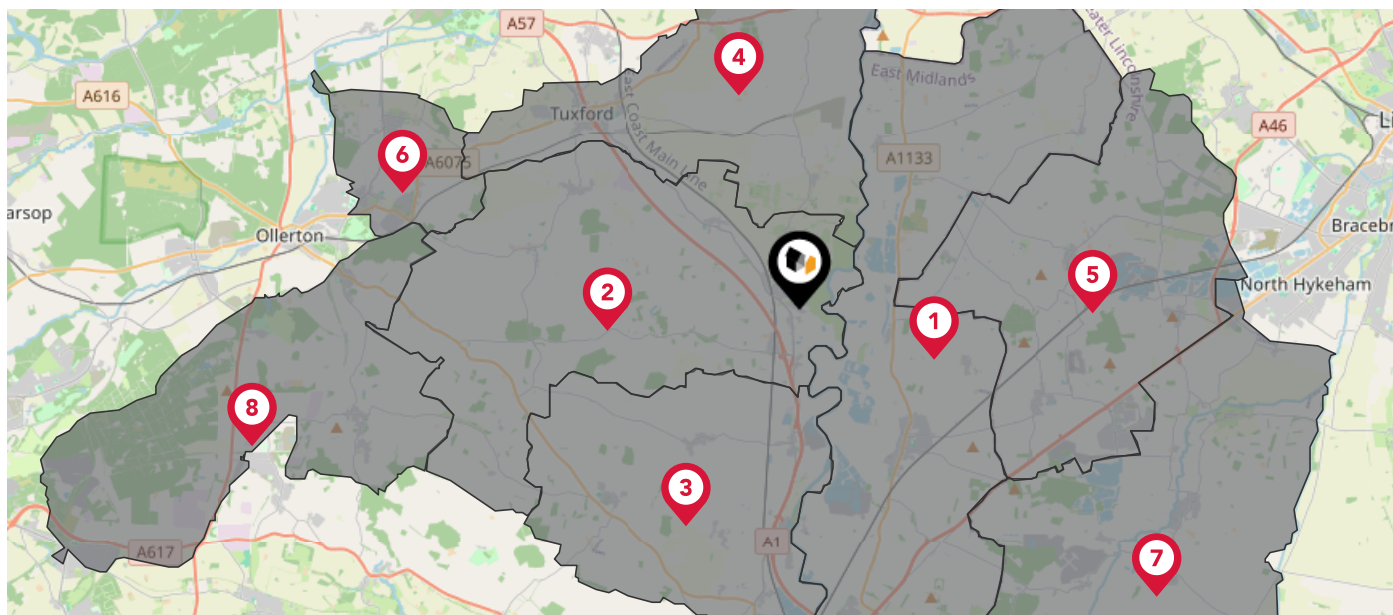
Nearby Conservation Areas

-  1 Sutton on Trent
-  2 Carlton on Trent
-  3 Besthorpe
-  4 Girton
-  5 Norwell
-  6 Collingham
-  7 North Scarle
-  8 South Scarle
-  9 Egmanton
-  10 Laxton









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

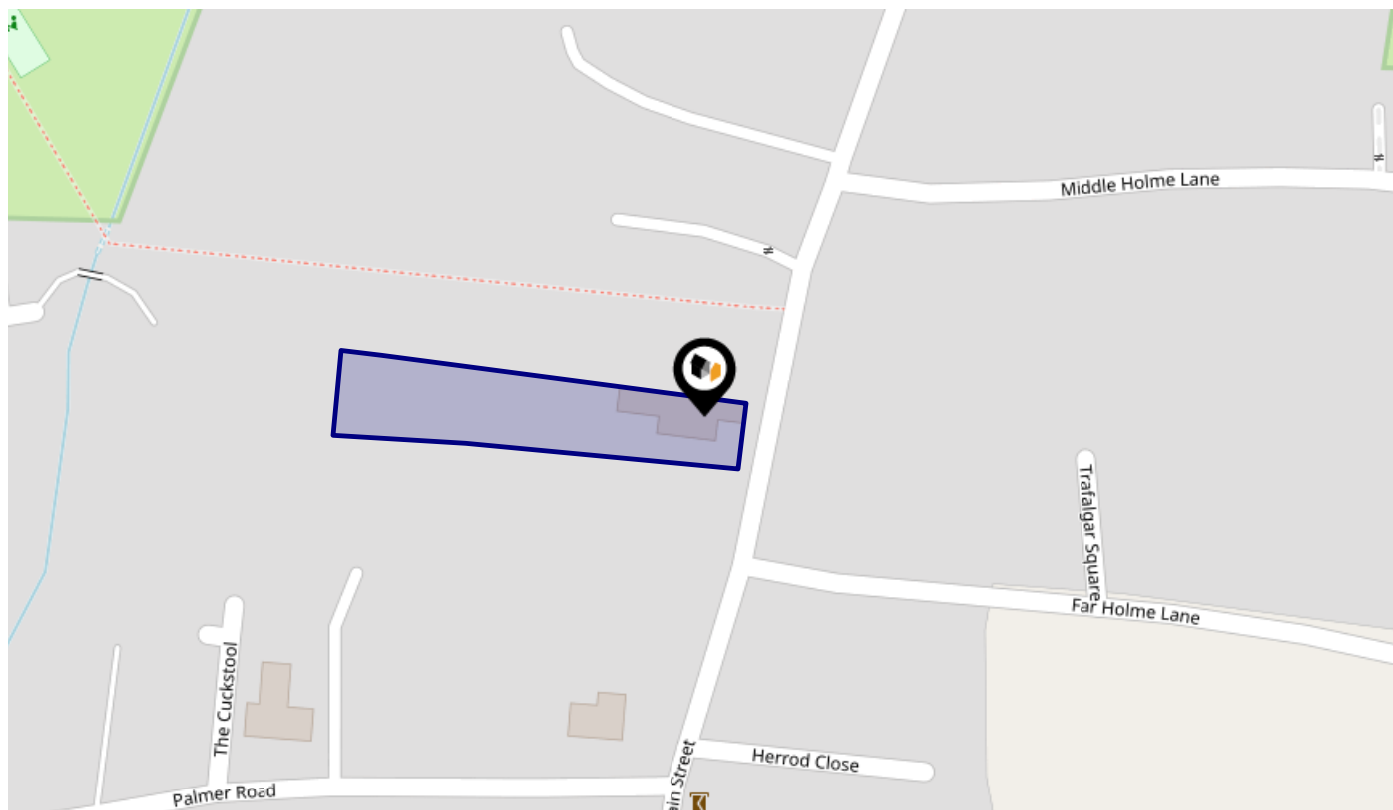
-  Collingham Ward
-  Sutton-on-Trent Ward
-  Muskham Ward
-  Tuxford and Trent Ward
-  Eagle, Swinderby and Witham St. Hughs Ward
-  Boughton Ward
-  Bassingham and Brant Broughton Ward
-  Rainworth North & Rufford Ward

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.

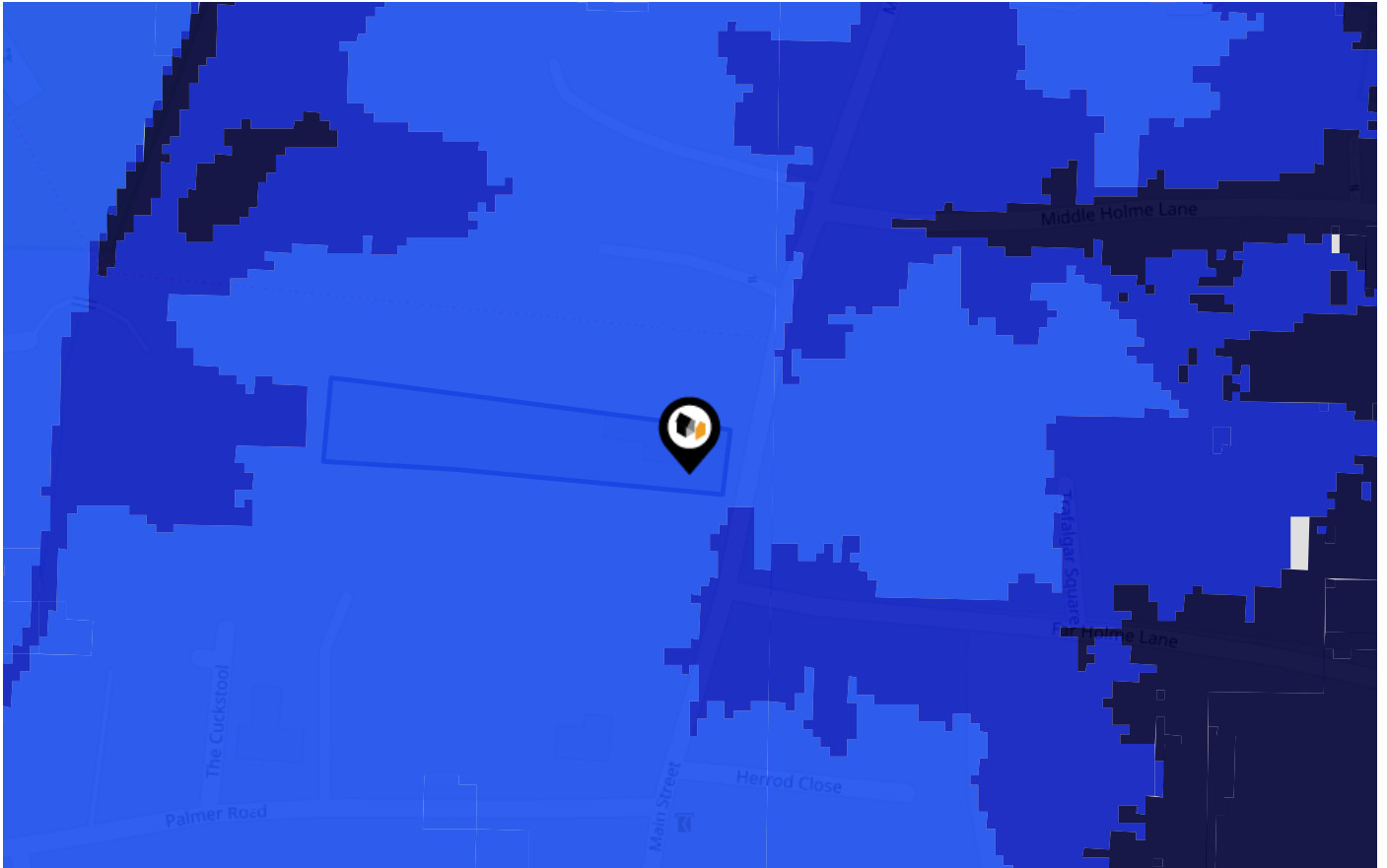
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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: 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:

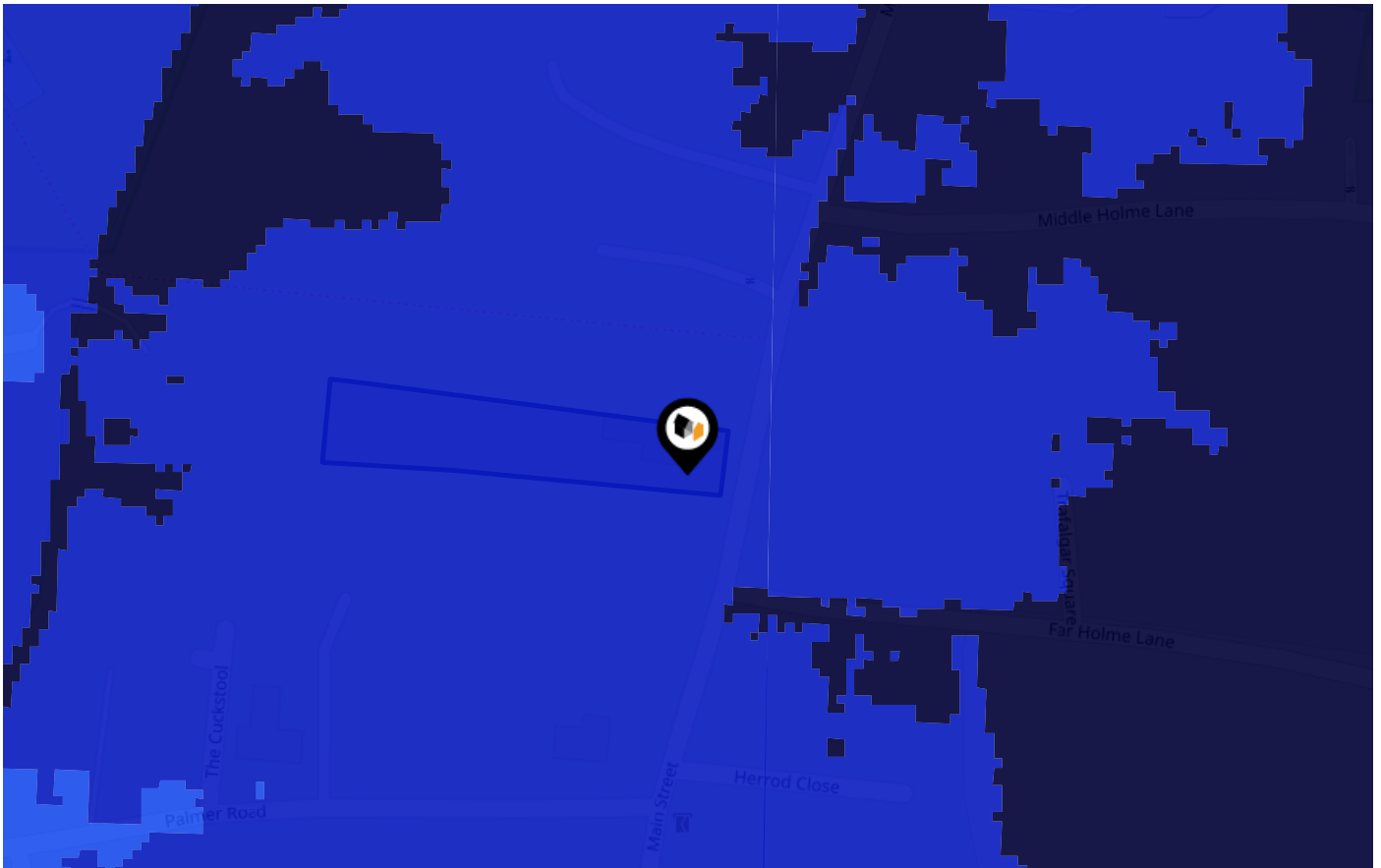


Flood Risk

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: **Medium**

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.

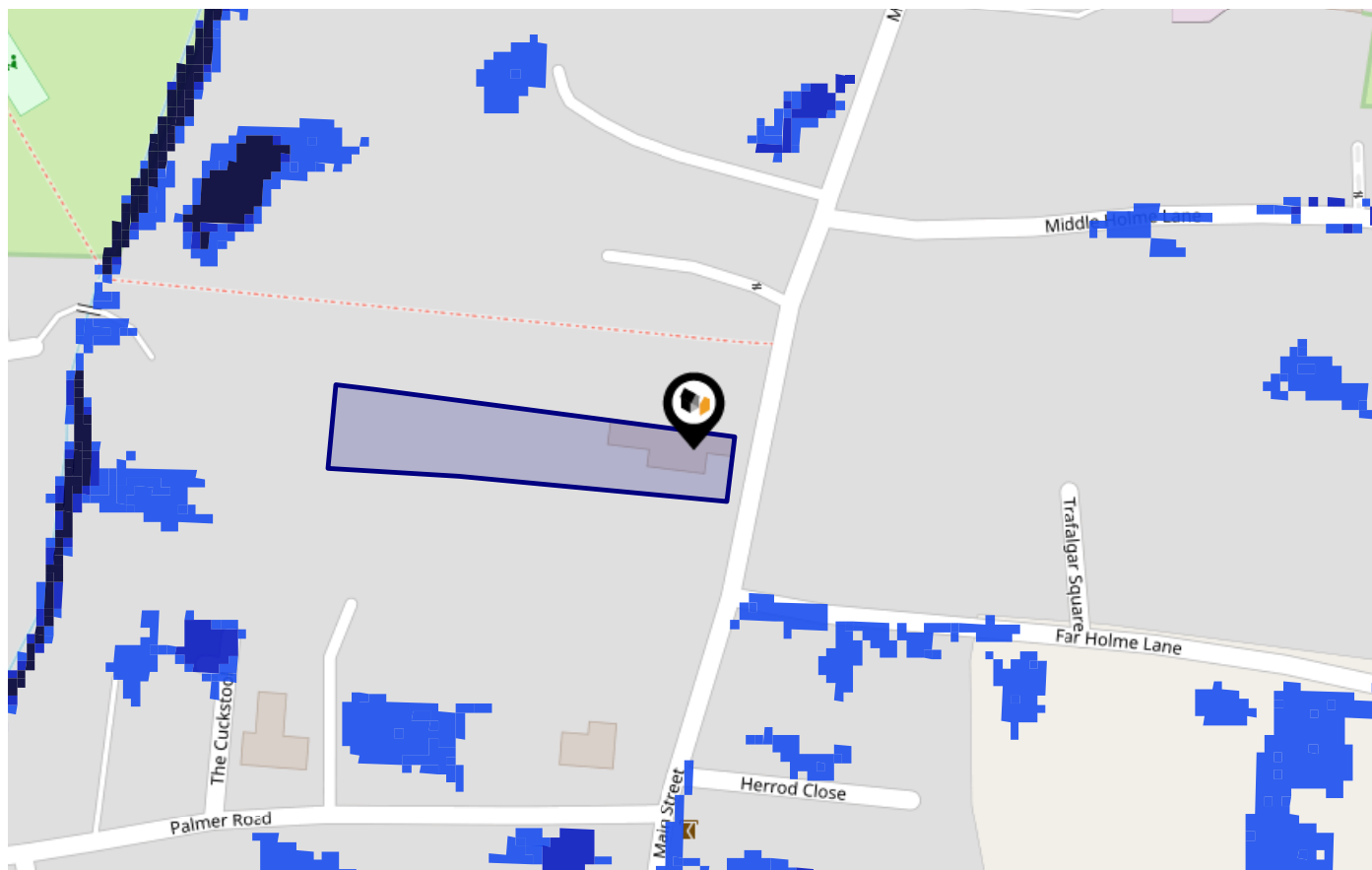
Chance of flooding to the following depths at this property:



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.

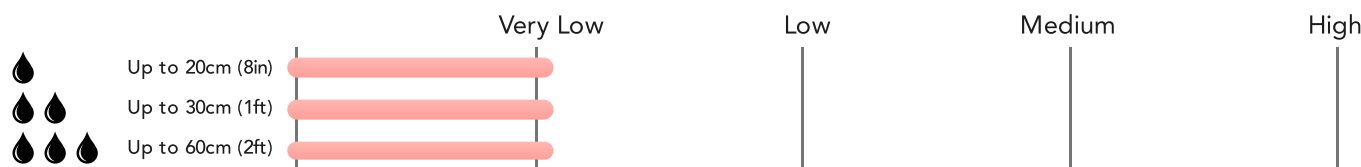


Risk Rating: Very low

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.

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- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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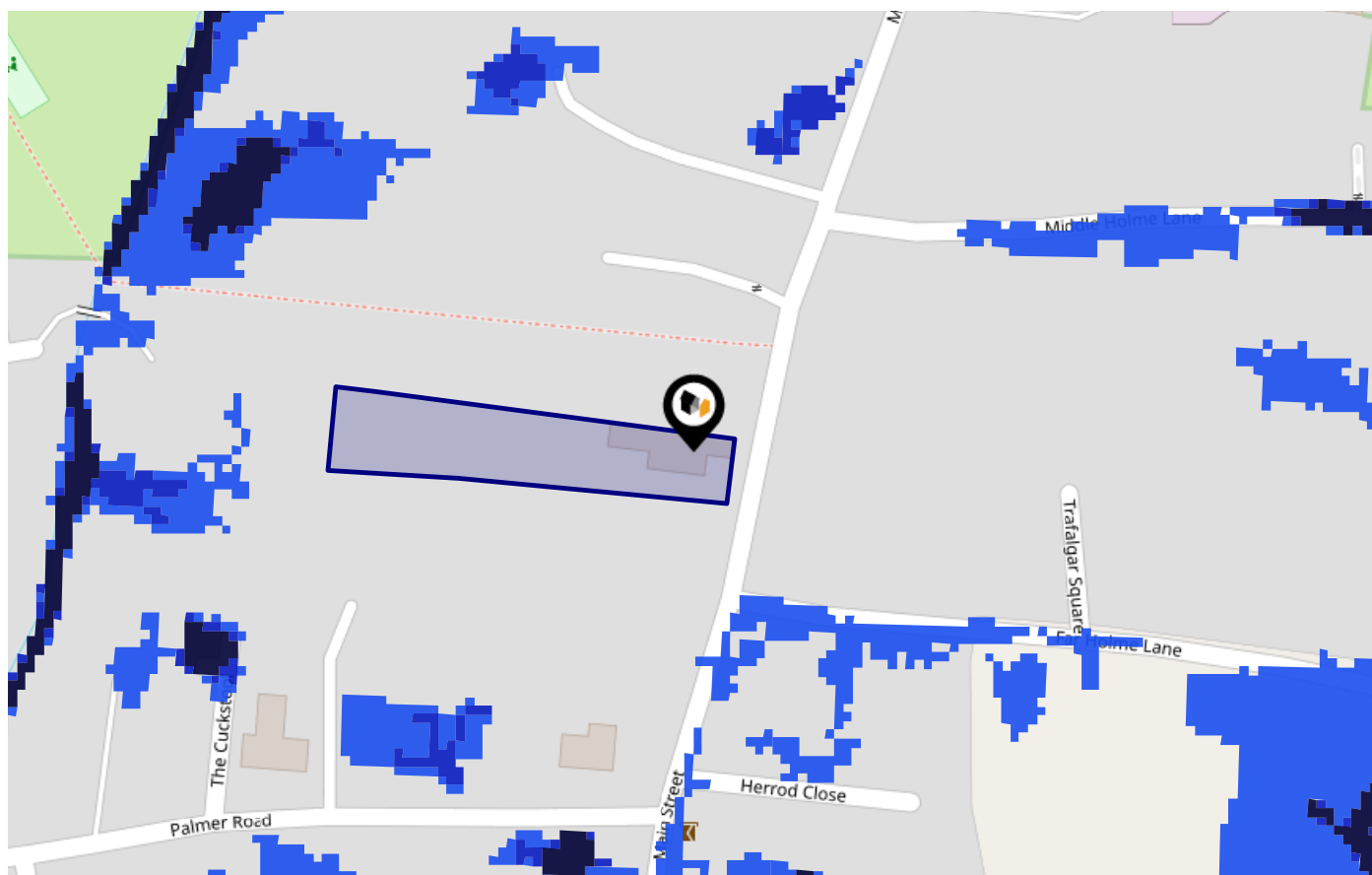
Chance of flooding to the following depths at this property:



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.

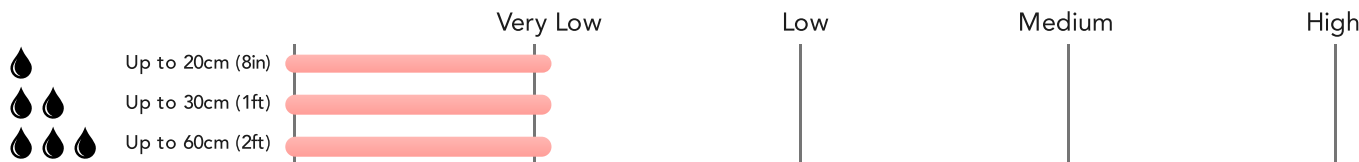


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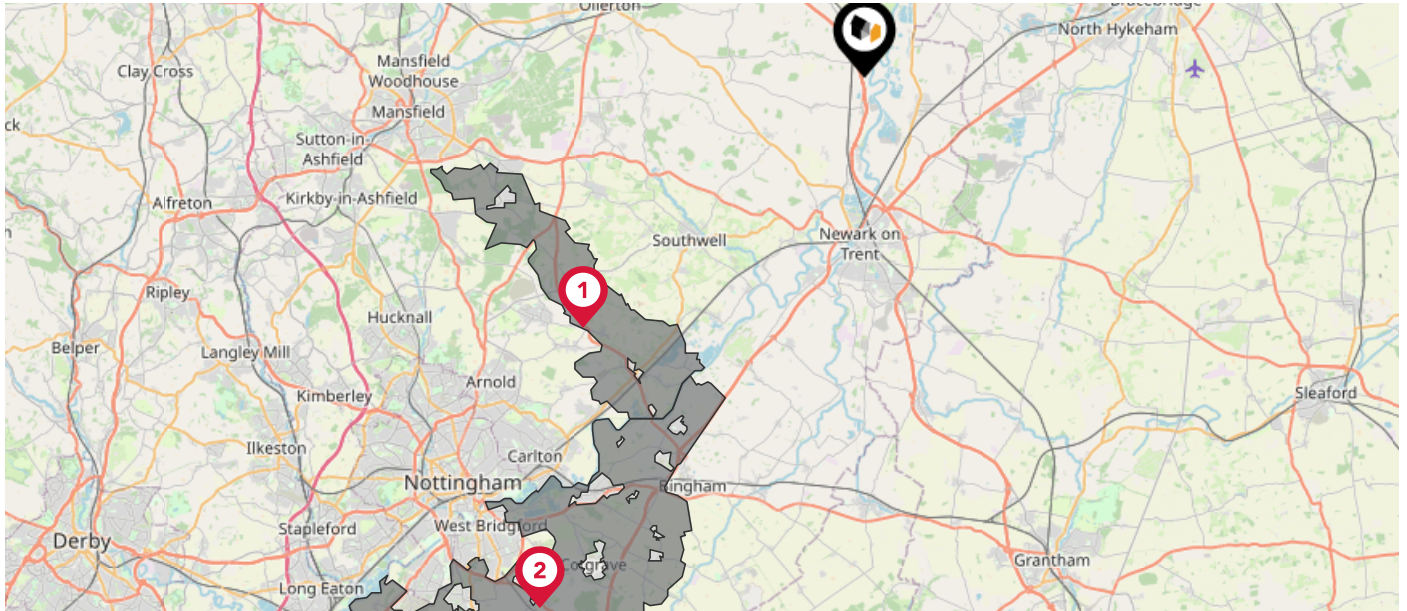
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Chance of flooding to the following depths at this property:



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

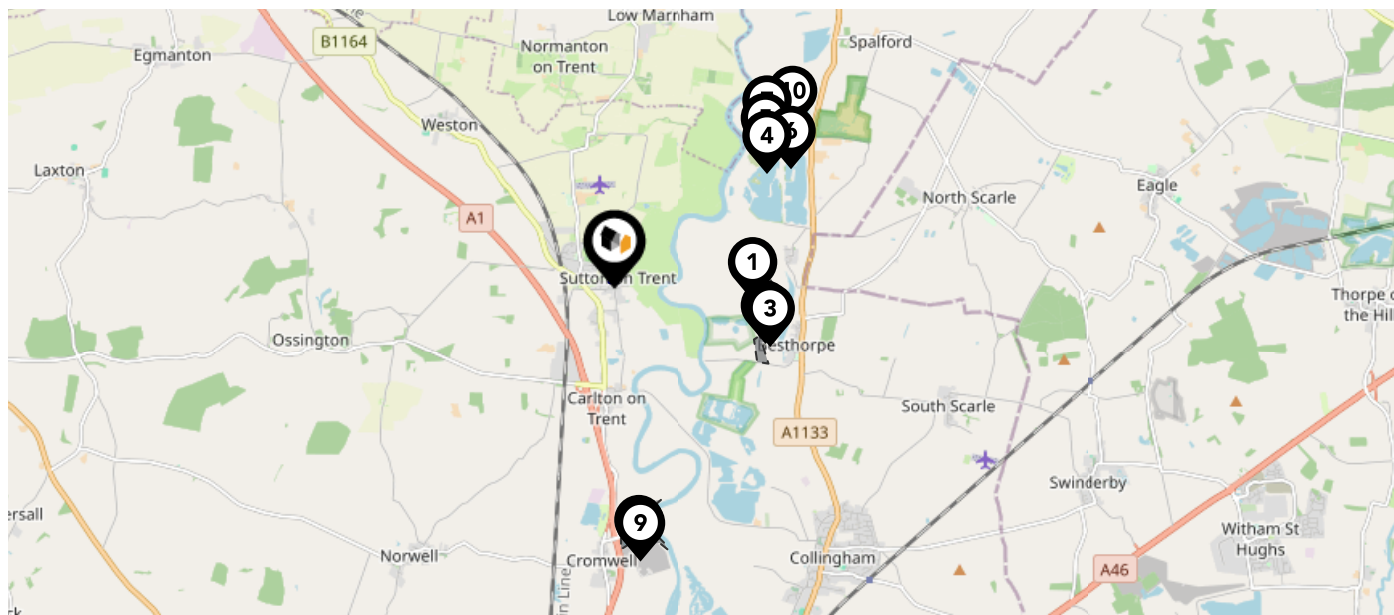
2

Derby and Nottingham Green Belt - 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.



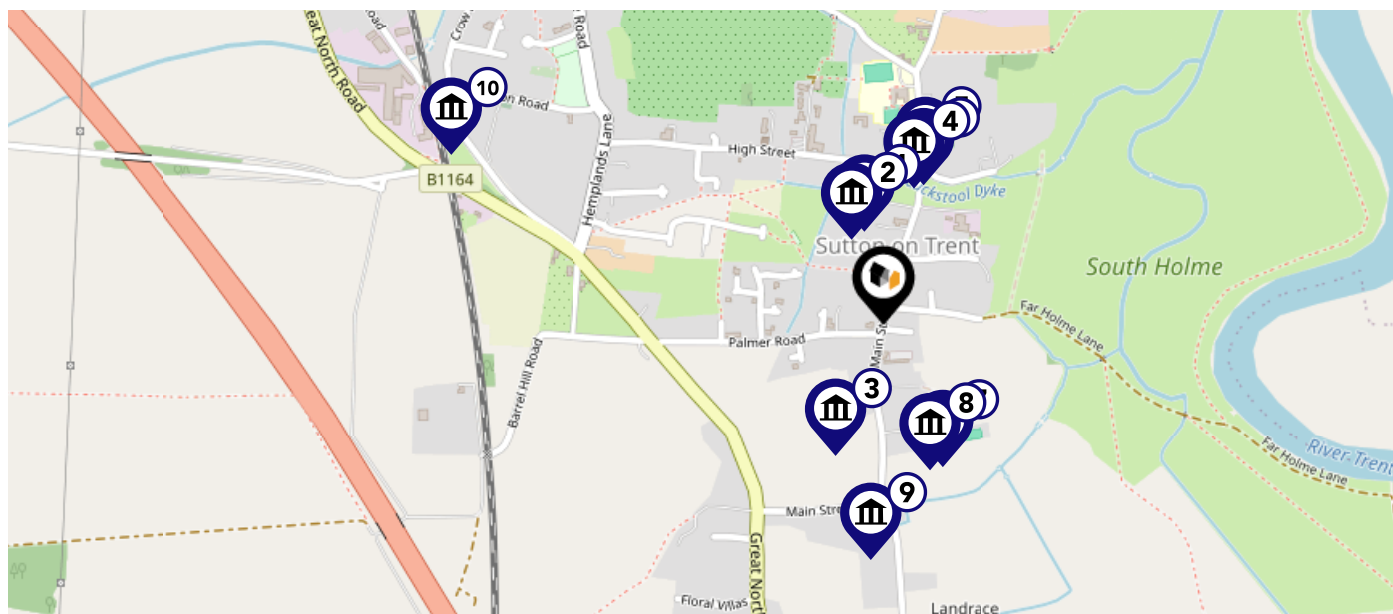
Nearby Landfill Sites

	High Marnham Power Station, Besthorpe Lagoon 14-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill 
	Besthorpe Ash Lagoons-Besthorpe	Historic Landfill 
	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill 
	Girton Ash Disposal Site/Girton No 1 Ash Lagoon-Girton	Historic Landfill 
	Girton Quarry 3/4-Off Trent Valley Way, Newark, North Of Girton, Nottinghamshire	Historic Landfill 
	Girton Quarry, Newark-Newark	Historic Landfill 
	Girton Quarry-Girton Quarry, Newark, Nottinghamshire	Historic Landfill 
	Cromwell Quarry-Newark, Cromwell, Nottinghamshire	Historic Landfill 
	College Farm-North Road, Cromwell, Newark	Historic Landfill 
	Girton Quarry-Girton Quarry, Newark, Nottinghamshire	Historic Landfill 

Maps

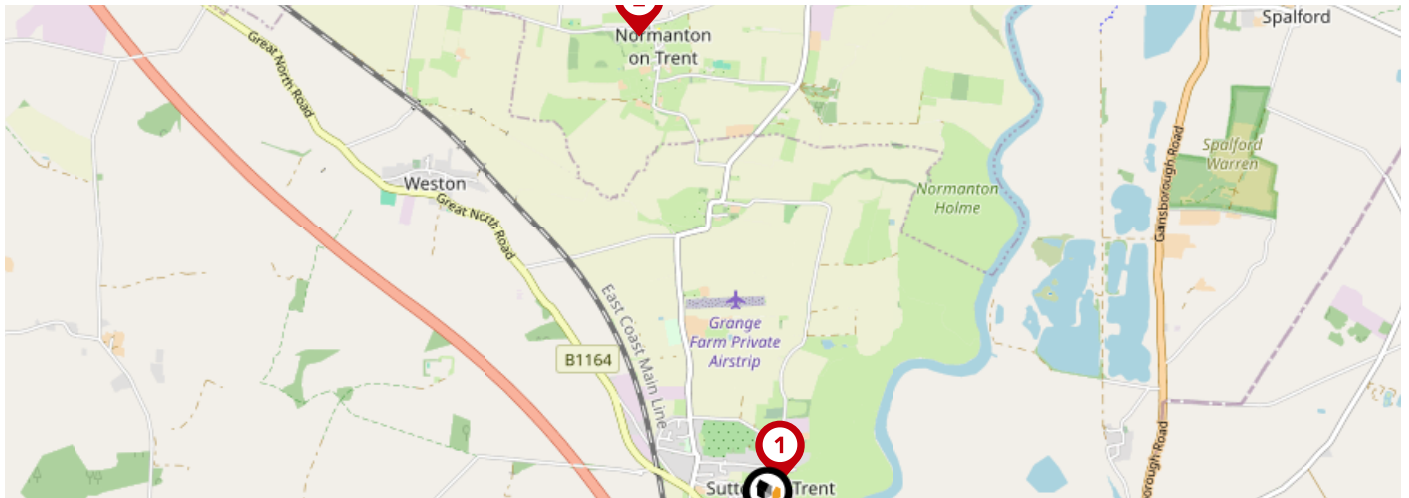
Listed Buildings

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



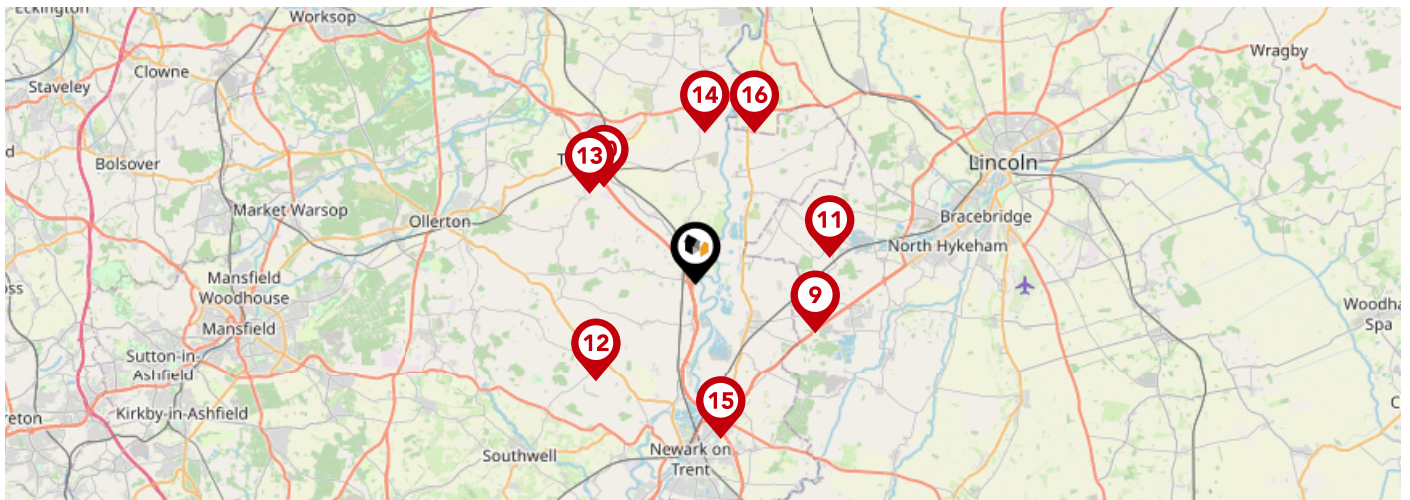
Listed Buildings in the local district	Grade	Distance
1045968 - Holme View Farmhouse	Grade II	0.1 miles
1301884 - Farm Buildings At Holme View Farm	Grade II	0.1 miles
1045967 - Sutton Windmill	Grade II	0.1 miles
1369973 - Lych Gate And Boundary Wall At Church Of All Saints	Grade II	0.2 miles
1301889 - Church Of All Saints	Grade I	0.2 miles
1179580 - Sundial 12 Metres South Of Church Of All Saints	Grade II	0.2 miles
1369974 - Garden Font At Manor House	Grade II	0.2 miles
1179597 - The Manor House	Grade II	0.2 miles
1179605 - The Grange	Grade II	0.3 miles
1369975 - The Nags Head Inn	Grade II	0.5 miles

Area Schools



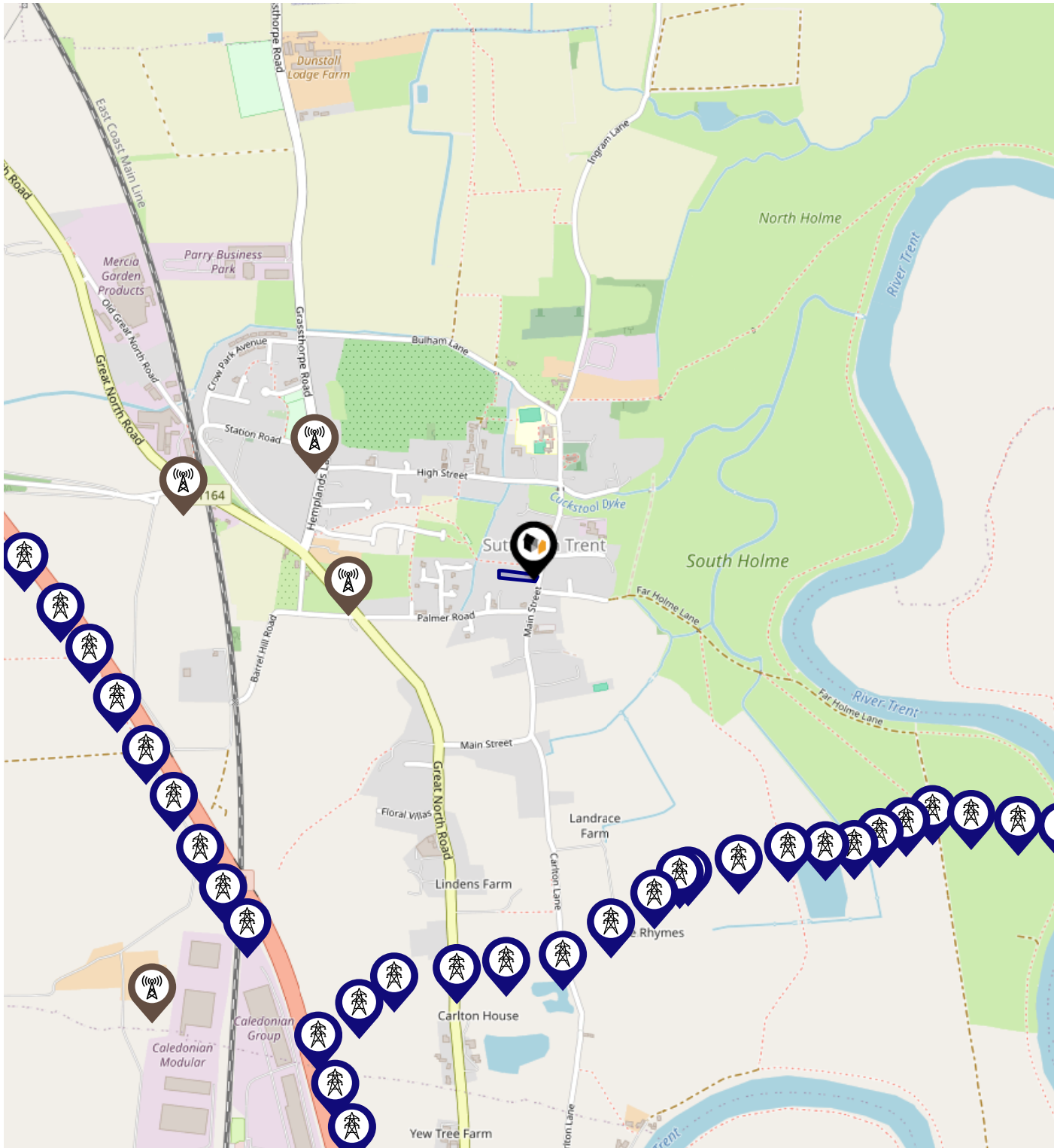
		Nursery	Primary	Secondary	College	Private
1	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Matthew's CofE Primary School Ofsted Rating: Good Pupils: 53 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Norwell CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	North Clifton Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Muskham Primary School Ofsted Rating: Good Pupils: 163 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tuxford Academy Ofsted Rating: Good Pupils: 1483 Distance:4.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tuxford Primary Academy Ofsted Rating: Good Pupils: 250 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunham-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 75 Distance:5.42	<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:5.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newton-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 56 Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

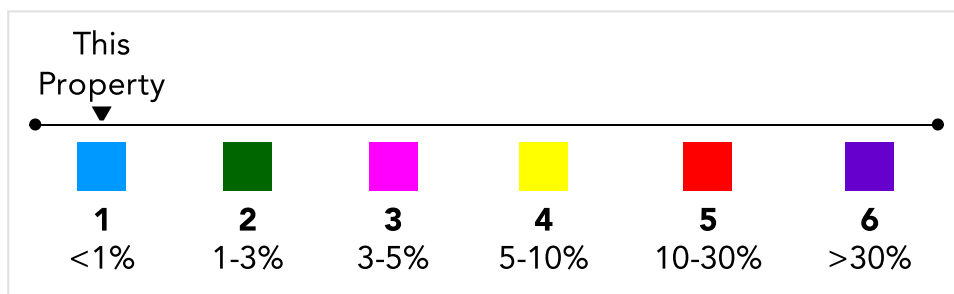
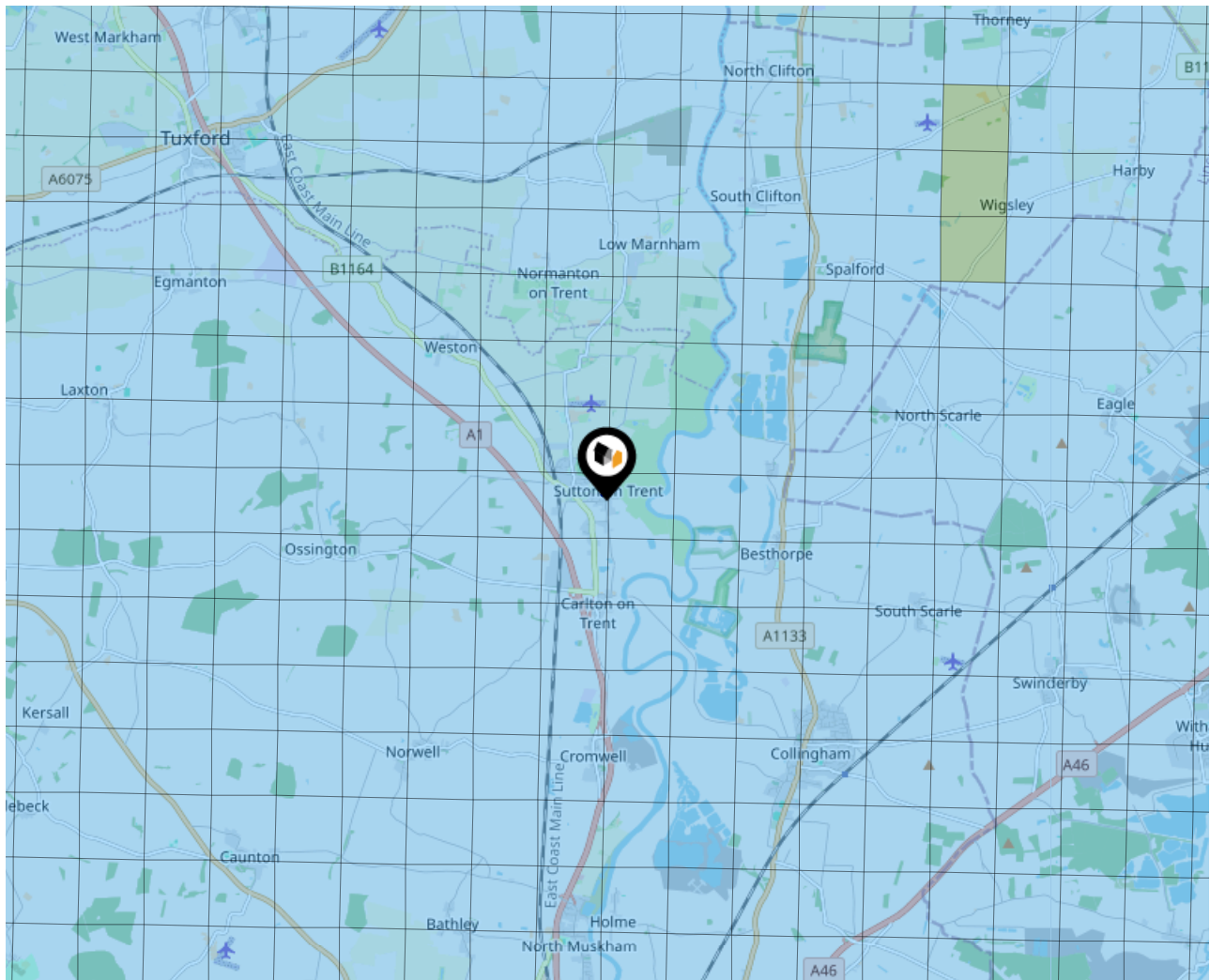
-  Power Pylons
-  Communication Masts

Environment

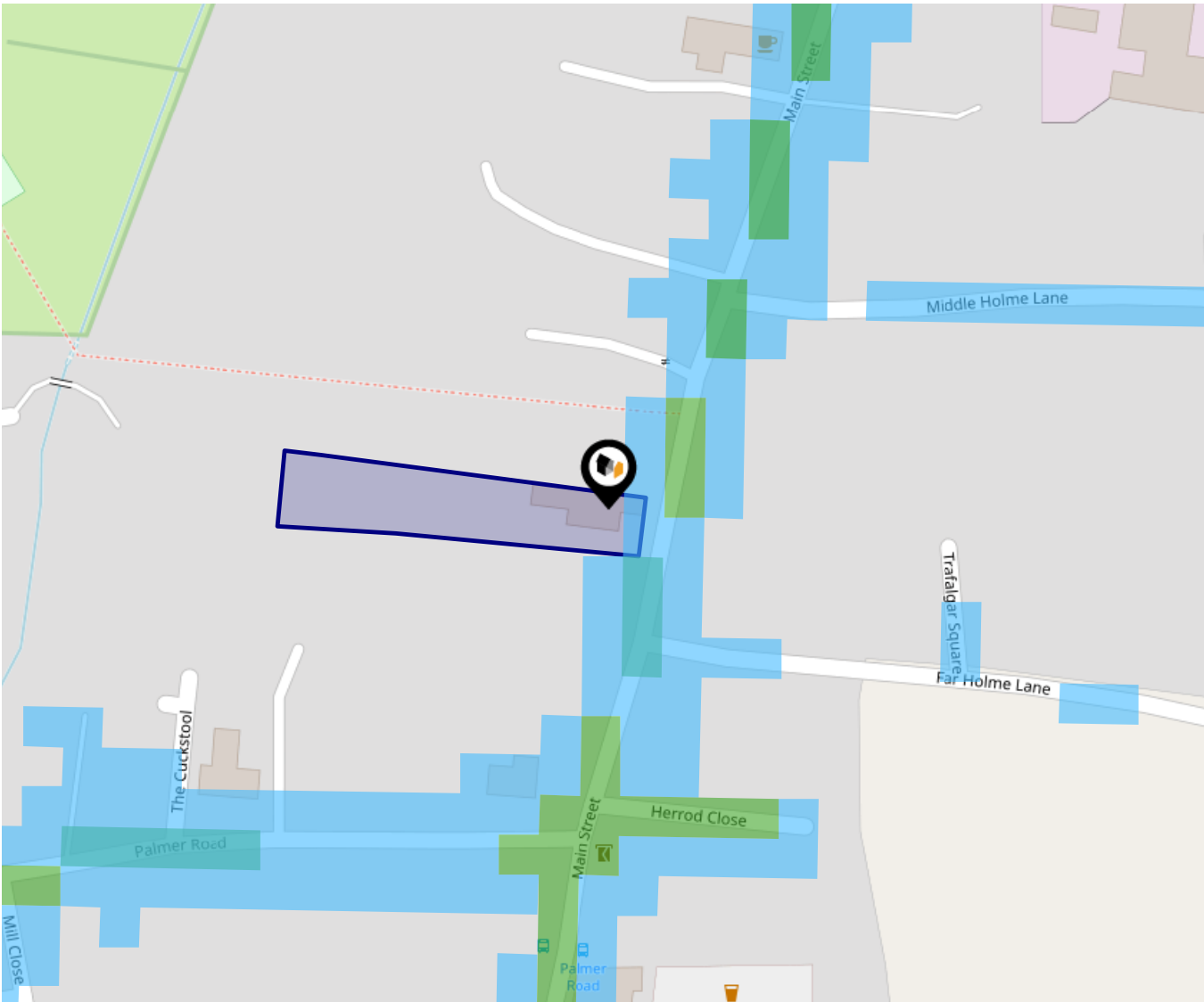
Radon Gas

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

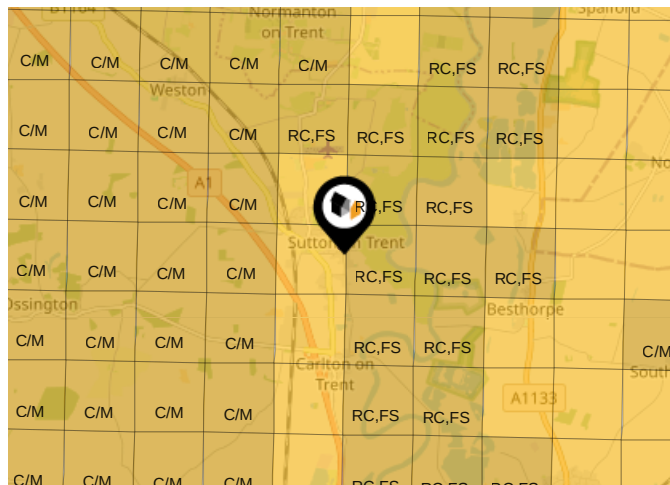


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

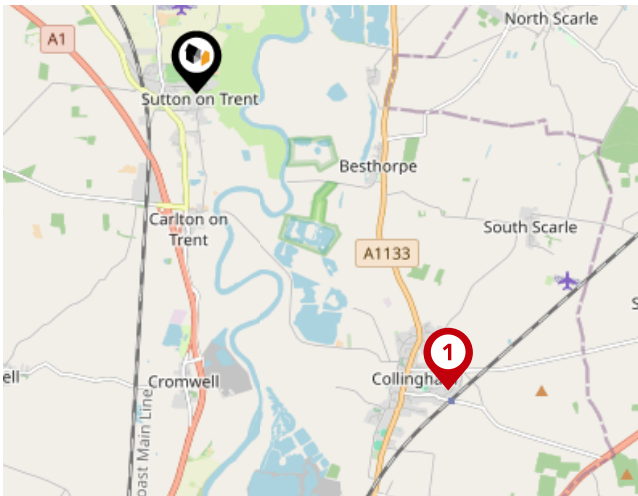
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
 ARENACEOUS
Soil Group: ALL



Primary Classifications (Most Common Clay Types)

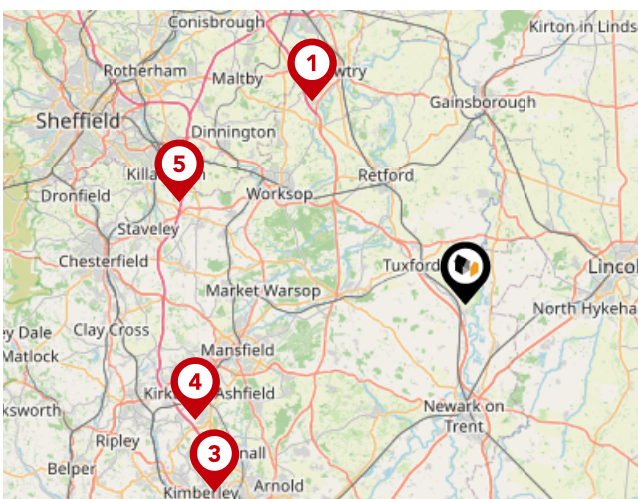
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Collingham Rail Station	3.45 miles
2	Newark North Gate Rail Station	6.93 miles
3	Swinderby Rail Station	4.32 miles



Trunk Roads/Motorways

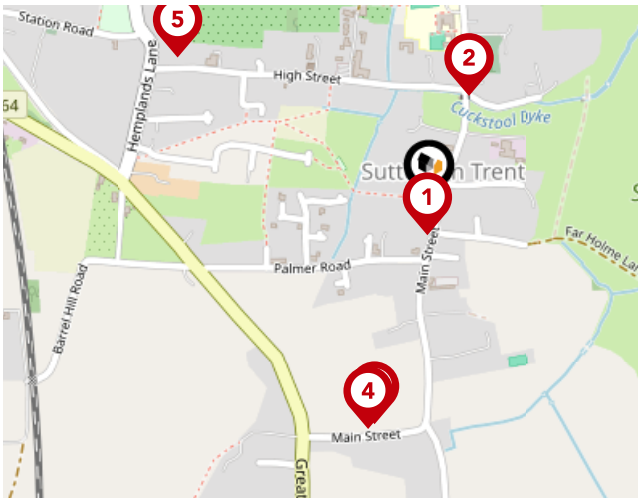
Pin	Name	Distance
1	A1(M) J34	18.06 miles
2	M18 J3	24.79 miles
3	M1 J26	22.34 miles
4	M1 J27	20.95 miles
5	M1 J30	21.59 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	22.34 miles
2	Humberside Airport	33.53 miles
3	East Mids Airport	32.9 miles
4	Leeds Bradford Airport	59.1 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Palmer Road	0.03 miles
2	Main Street	0.13 miles
3	Grangefield	0.25 miles
4	Grangefield	0.26 miles
5	High Street	0.32 miles

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

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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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