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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st April 2026



## FOSSE ROAD, FARNDON, NEWARK, NG24

### Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

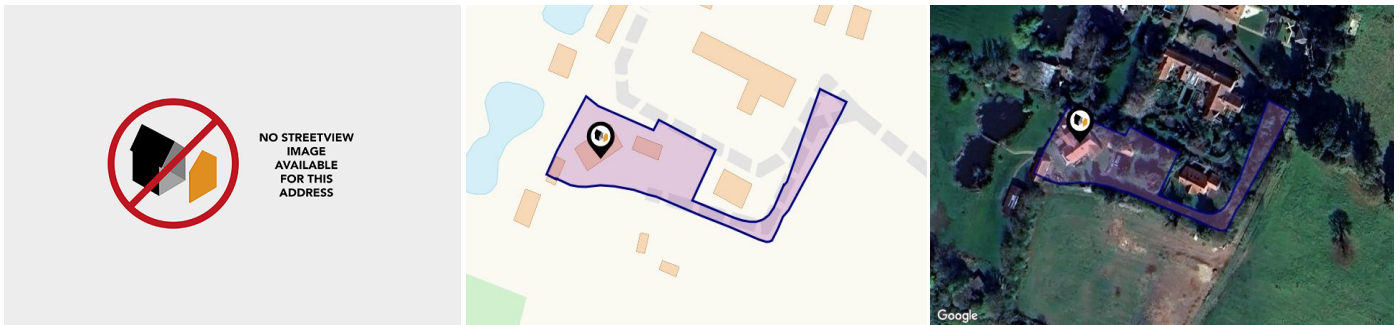
01636 813971

[melissa.trussler@amorrison-mundys.net](mailto:melissa.trussler@amorrison-mundys.net)

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



# Property Overview



## Property

<b>Type:</b>	Property Shell	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,754 ft <sup>2</sup> / 163 m <sup>2</sup>		
<b>Plot Area:</b>	0.61 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band E		
<b>Title Number:</b>	NT427586		

## Local Area

<b>Local Authority:</b>	Nottinghamshire
<b>Conservation Area:</b>	Farndon
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>67</b> mb/s	<b>-</b> mb/s

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



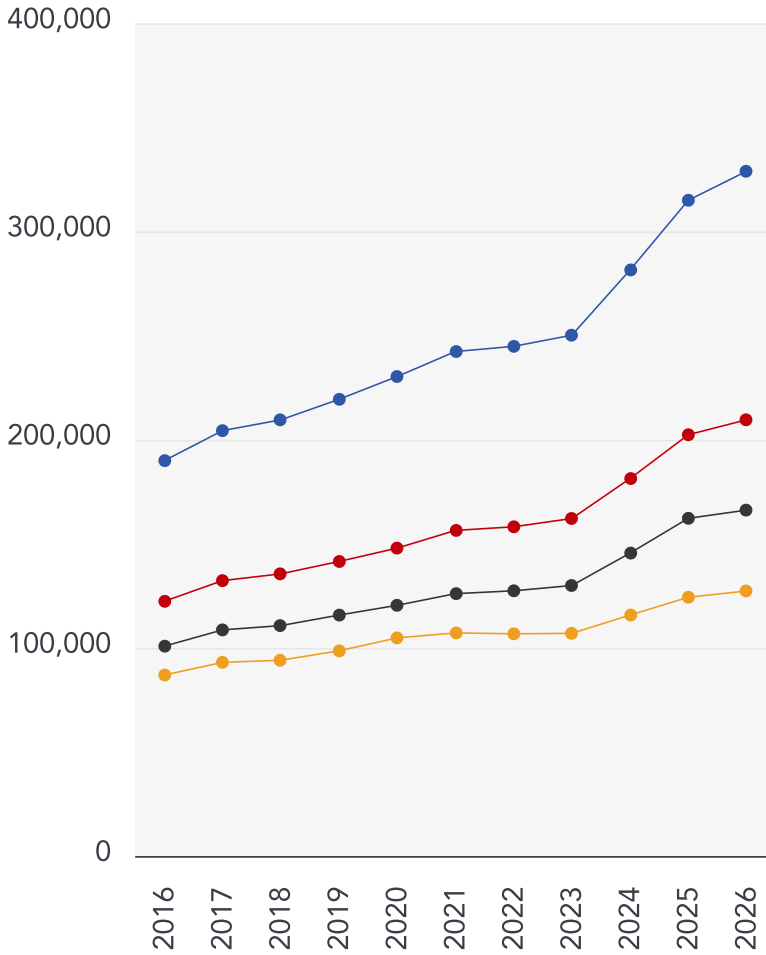
### Satellite/Fibre TV Availability:



# Market House Price Statistics



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



Detached

**+73.17%**

Semi-Detached

**+71.26%**

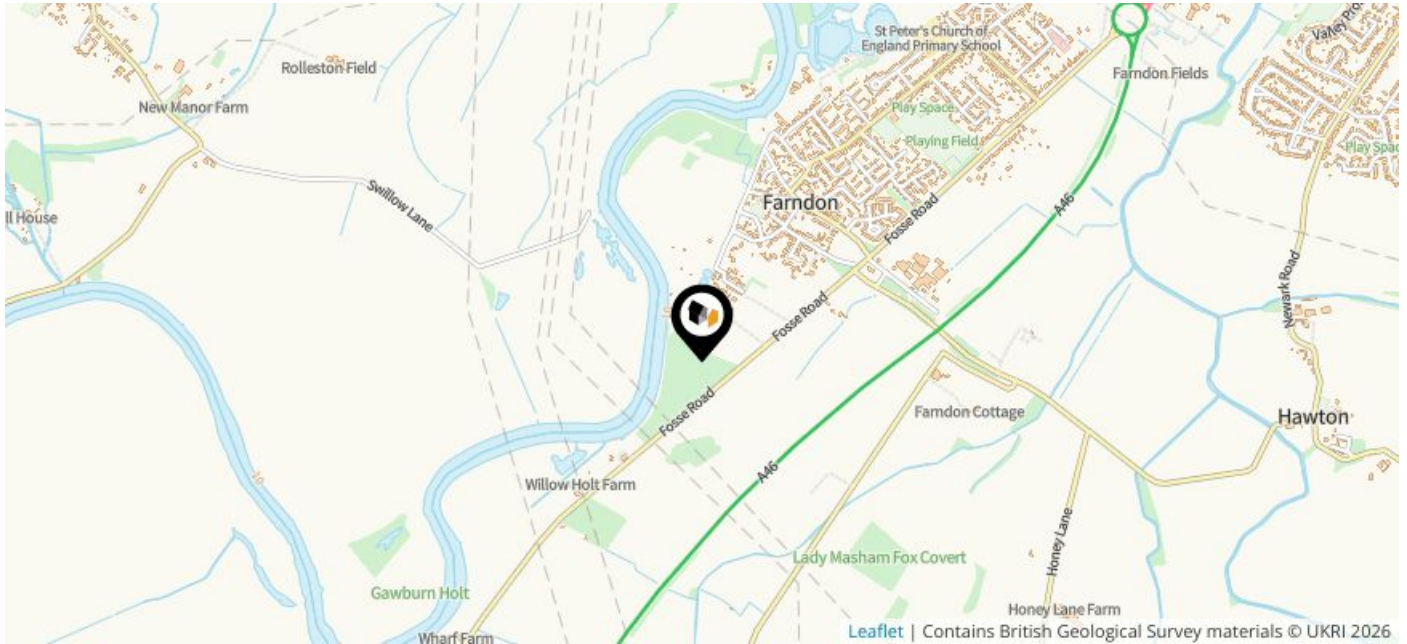
Terraced

**+64.82%**

Flat

**+46.42%**

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

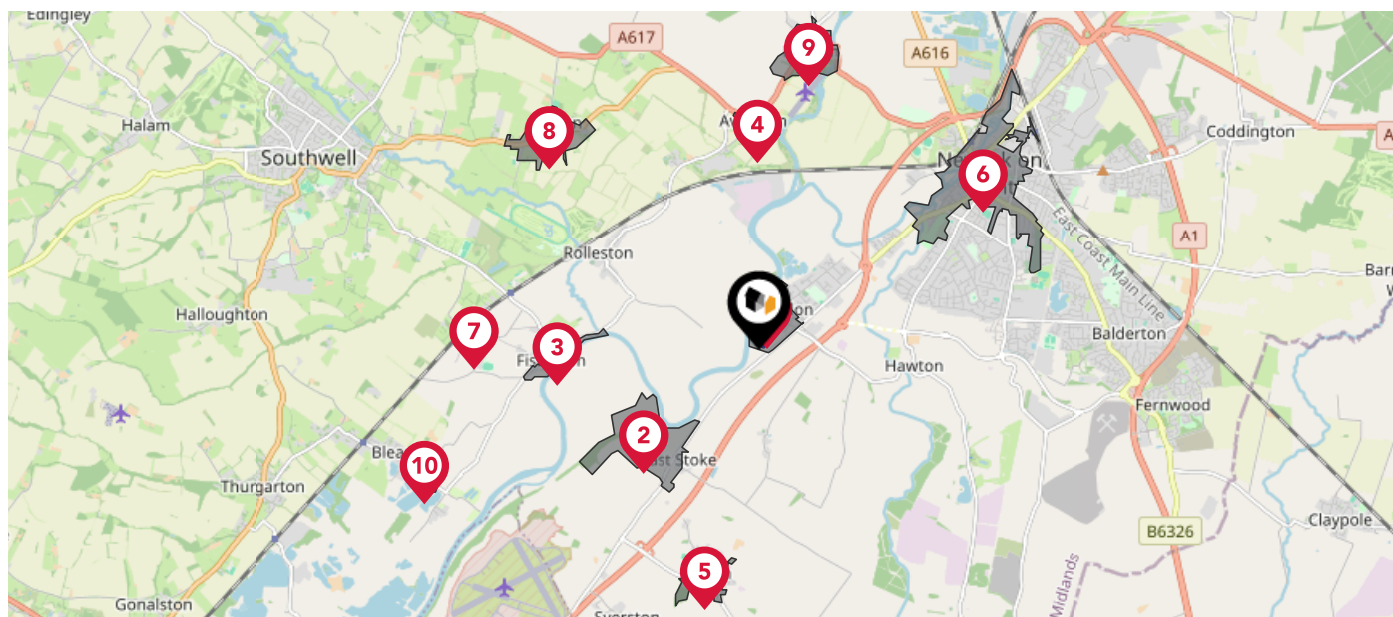
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



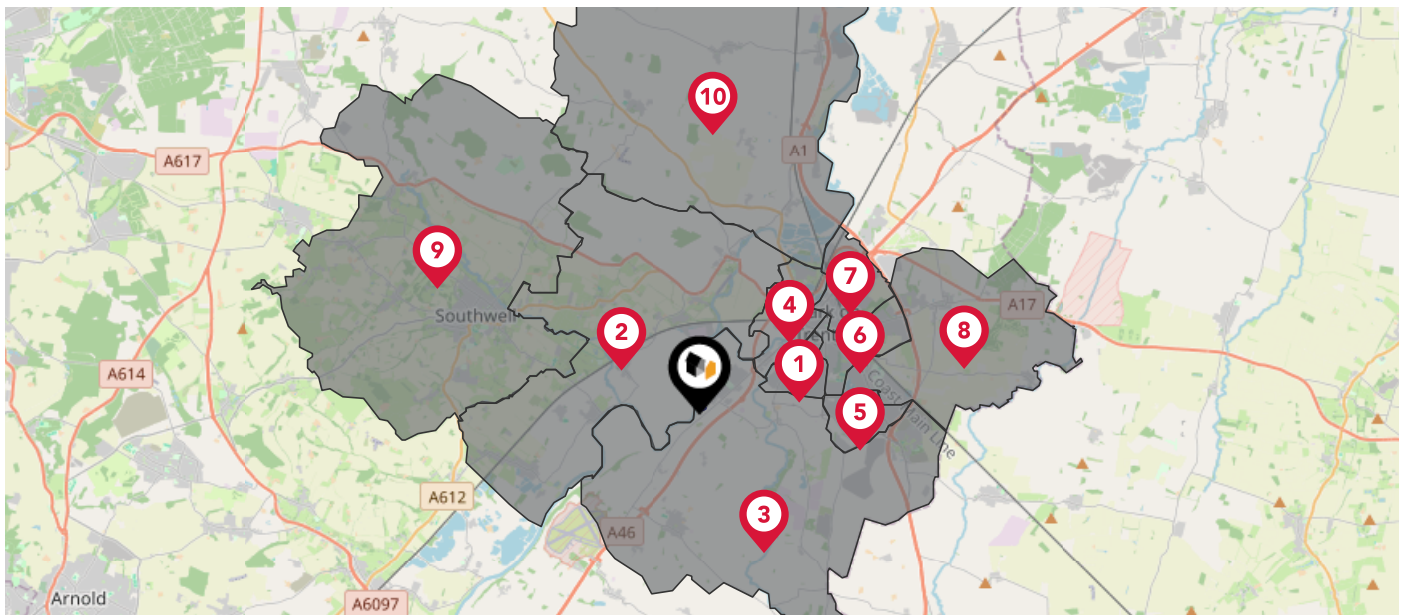
### Nearby Conservation Areas

-  1 Farndon
-  2 East Stoke
-  3 Fiskerton
-  4 Averham
-  5 Elston
-  6 Newark
-  7 Morton
-  8 Upton
-  9 Kelham
-  10 Bleasby











# 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

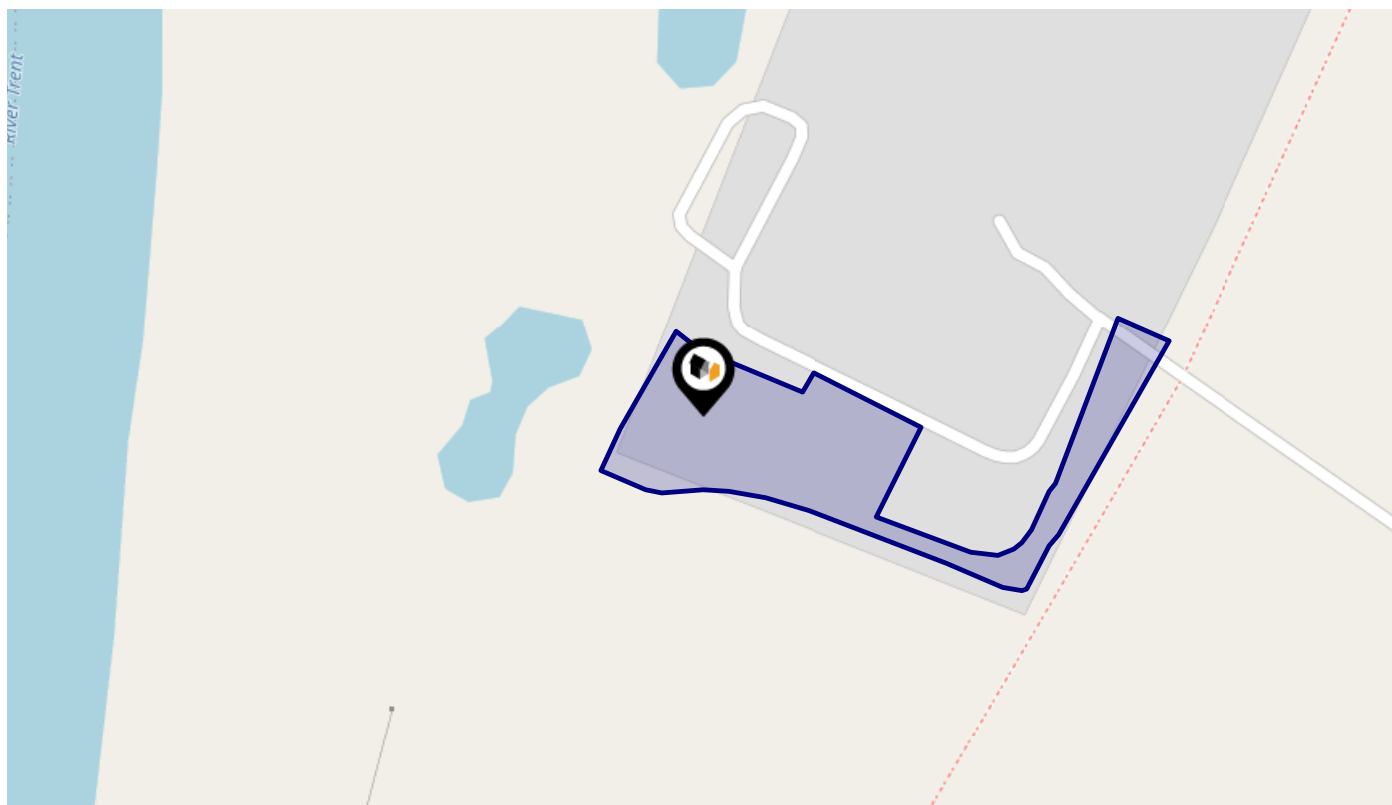
-  1 Devon Ward
-  2 Trent Ward
-  3 Farndon & Fernwood Ward
-  4 Castle Ward
-  5 Balderton South Ward
-  6 Beacon Ward
-  7 Bridge Ward
-  8 Balderton North & Coddington Ward
-  9 Southwell Ward
-  10 Muskham Ward

# 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:

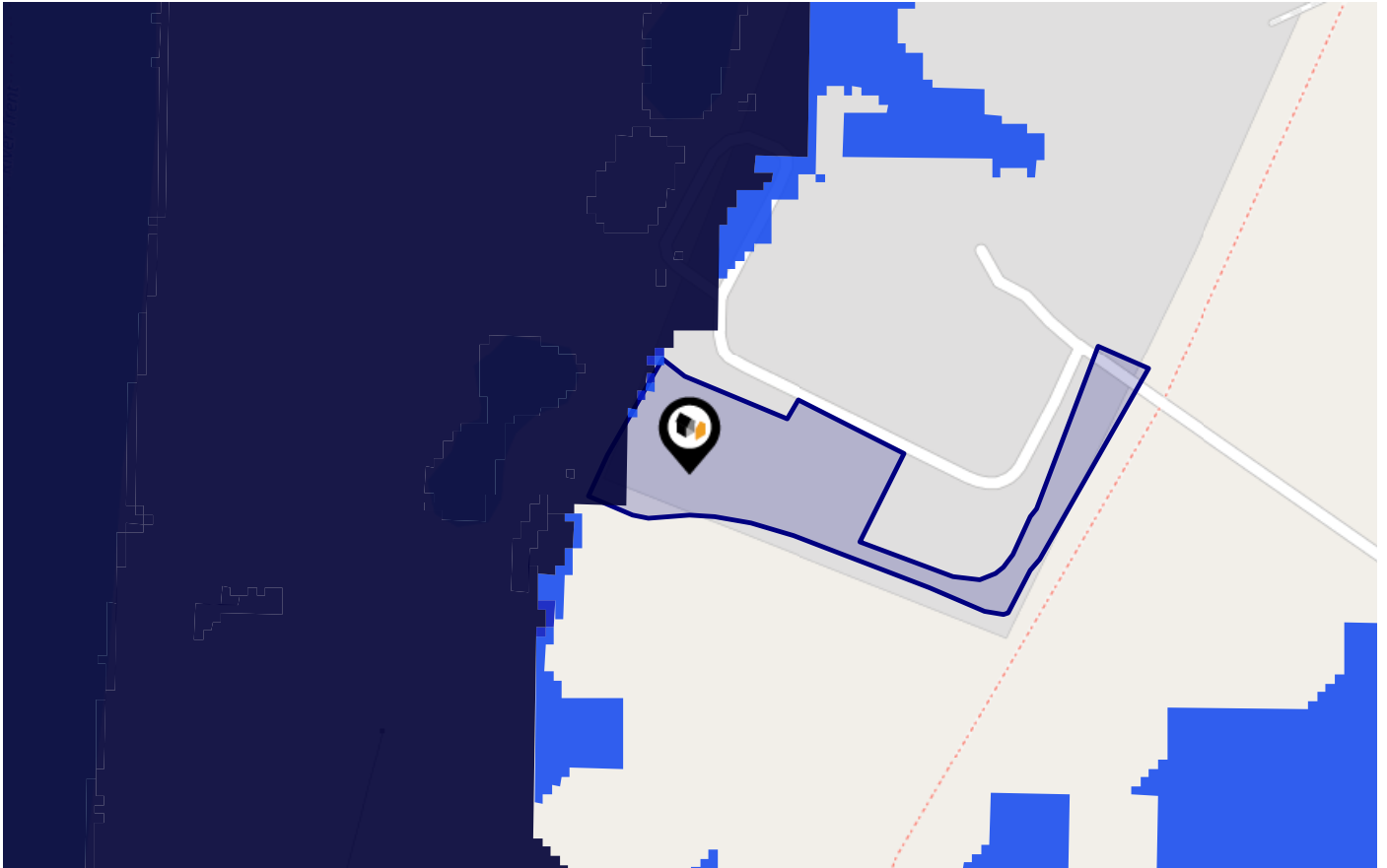
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

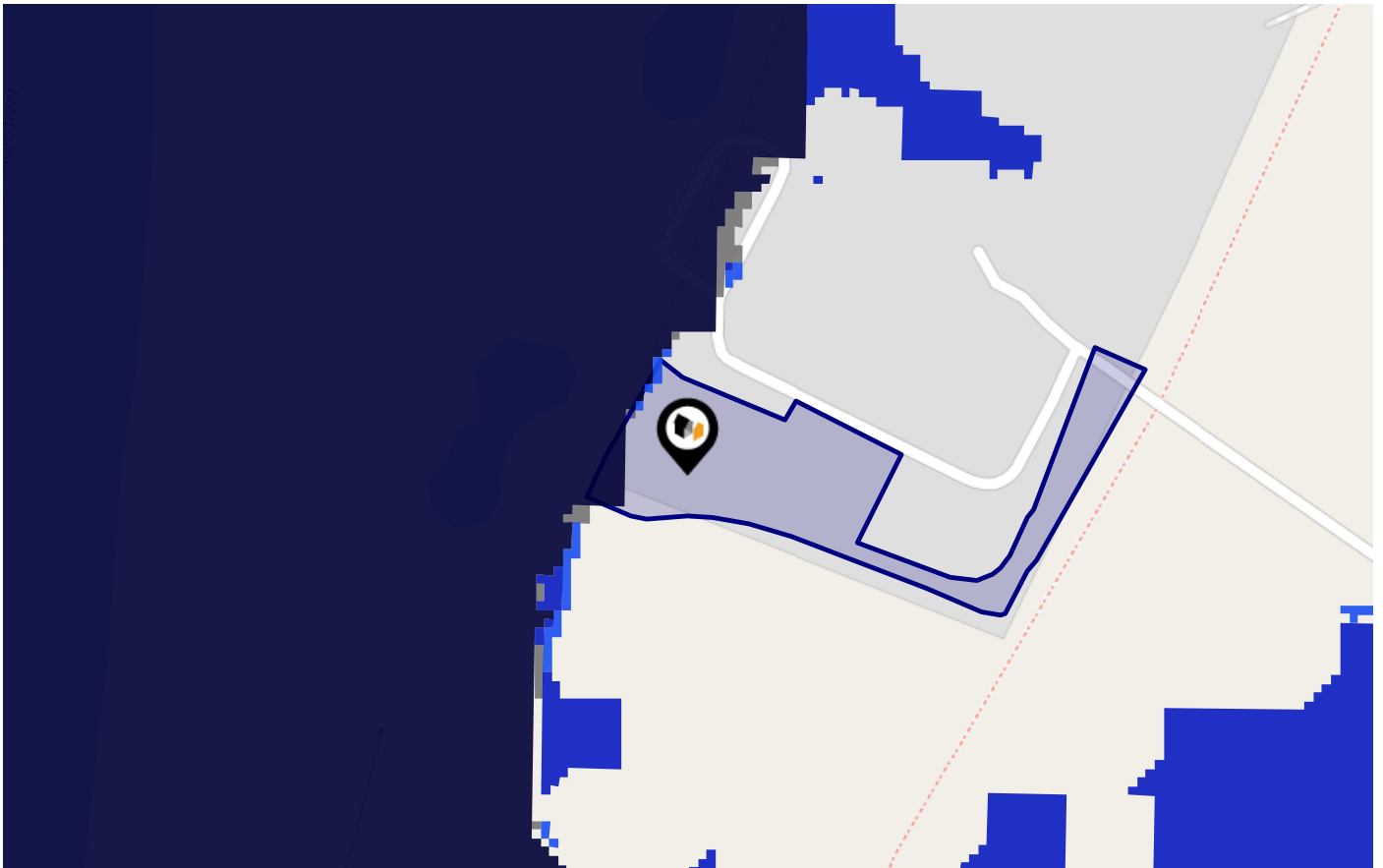


# Flood Risk

## 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

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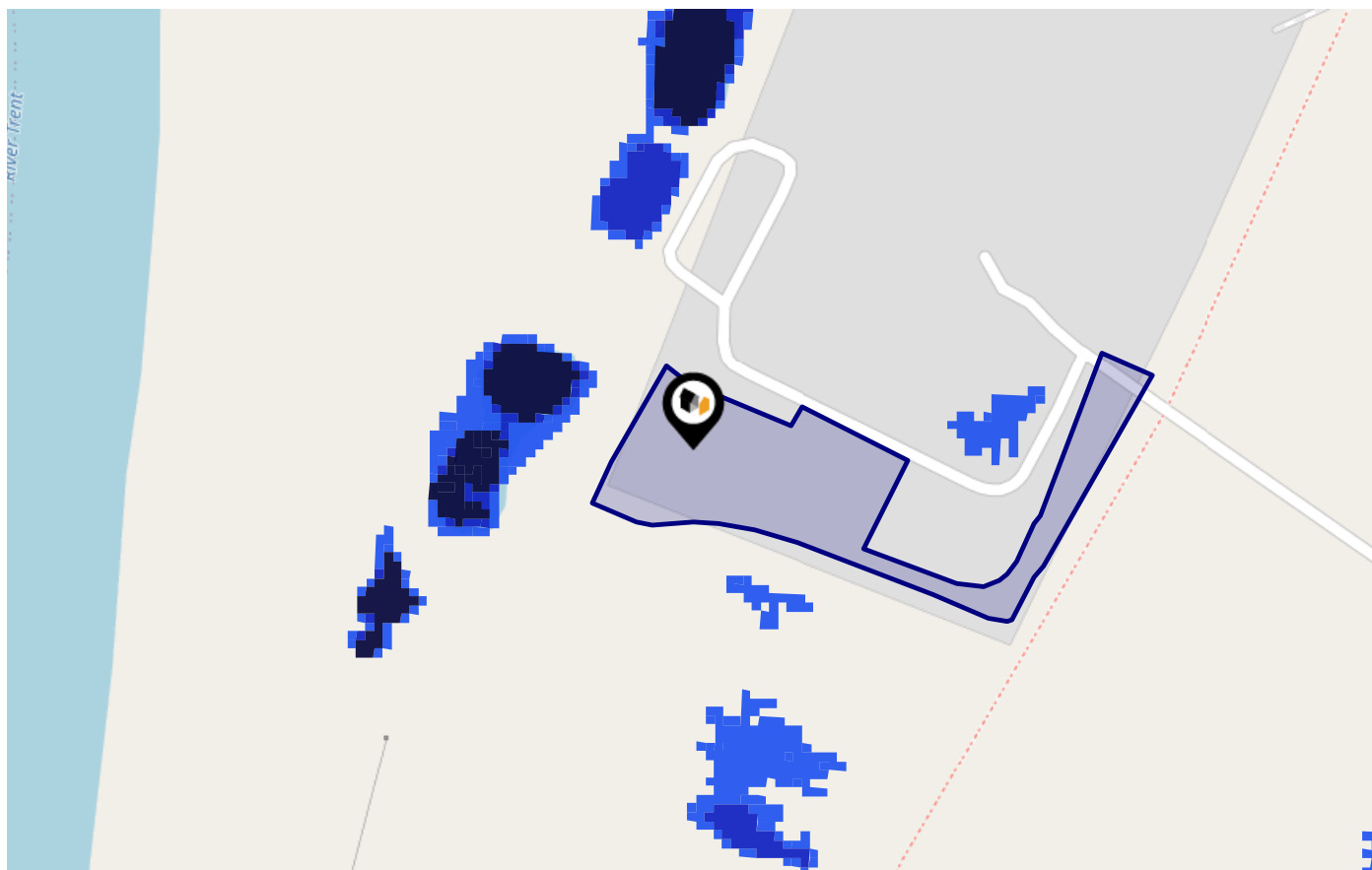
KFB - Key Facts For Buyers

# 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.

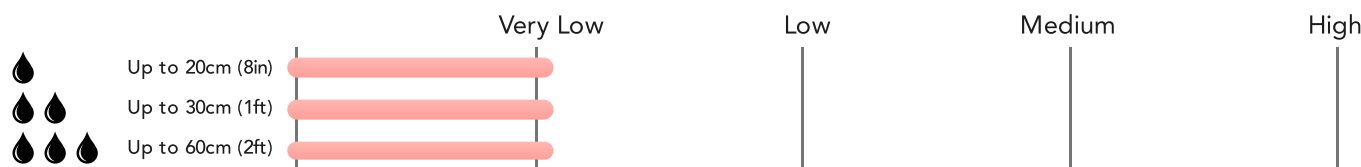


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

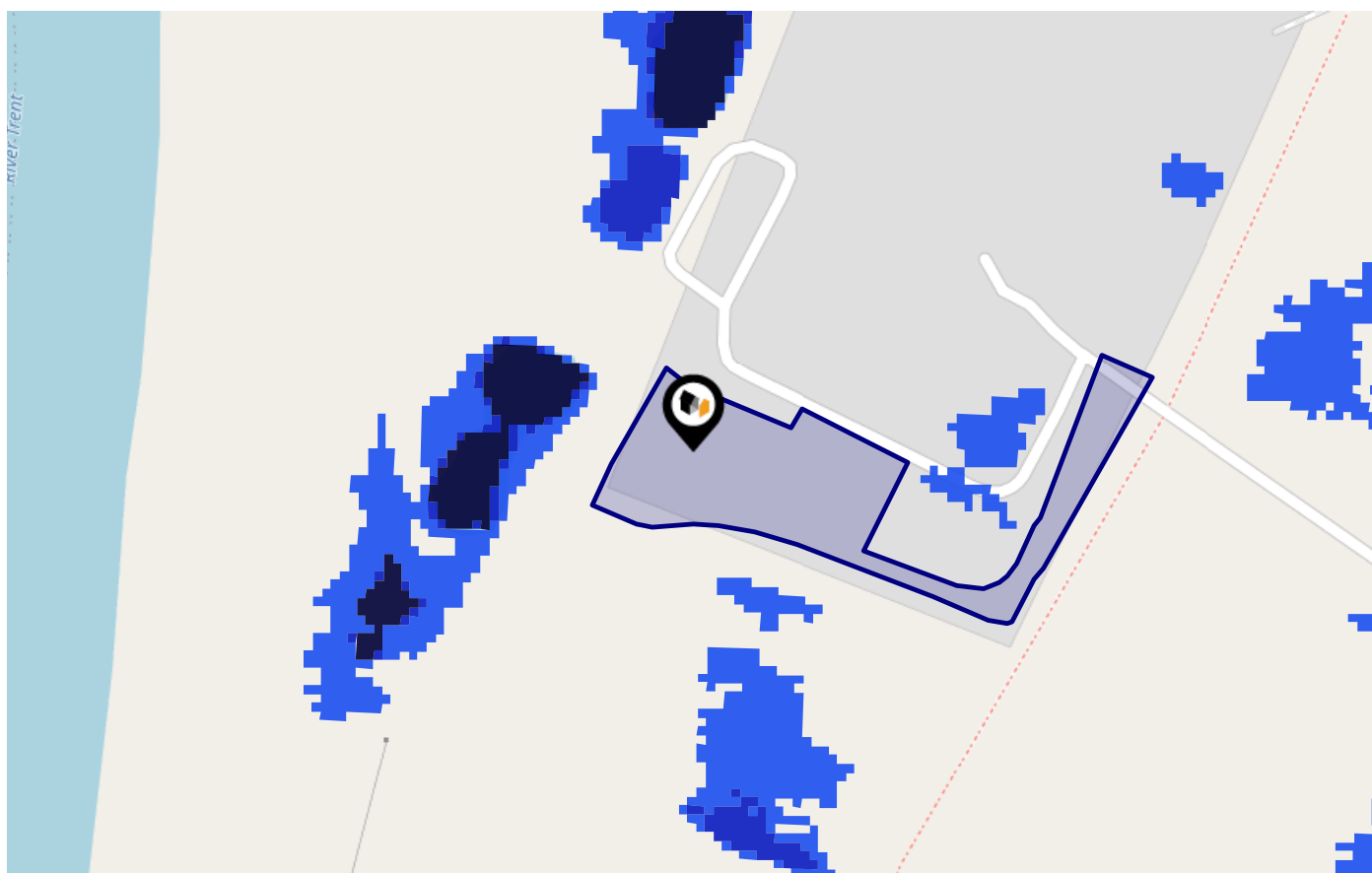


# Flood Risk

## 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.



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.

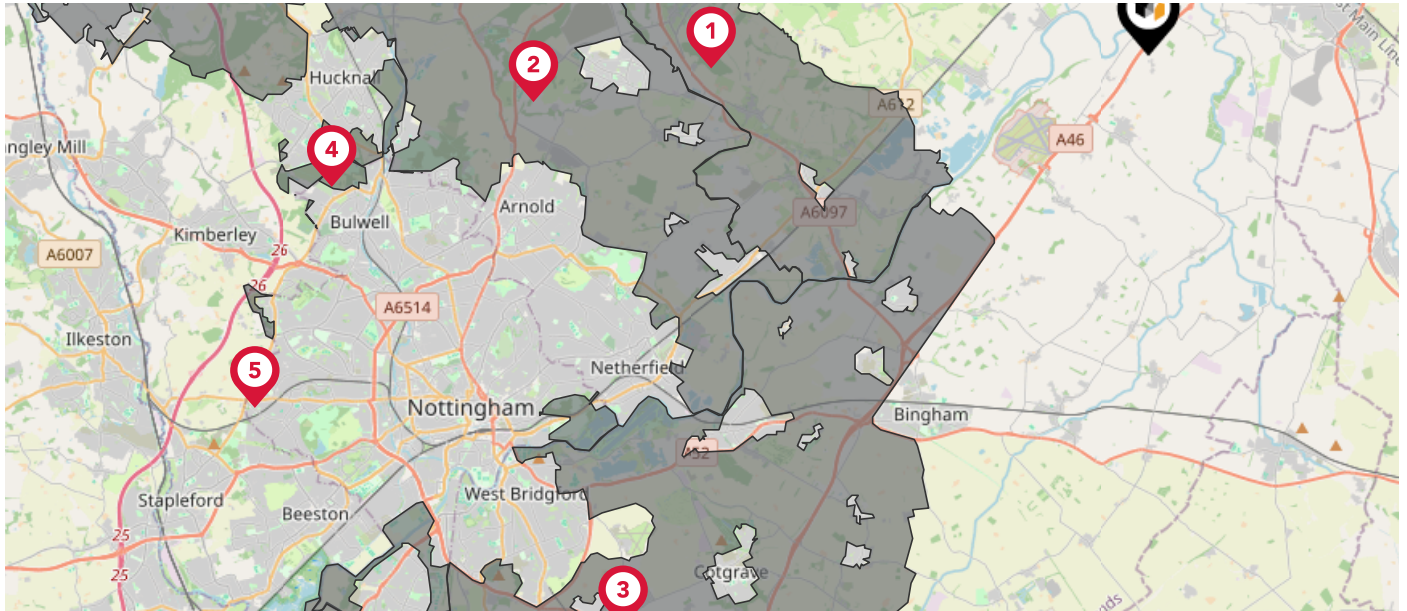
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



# Maps Green Belt

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



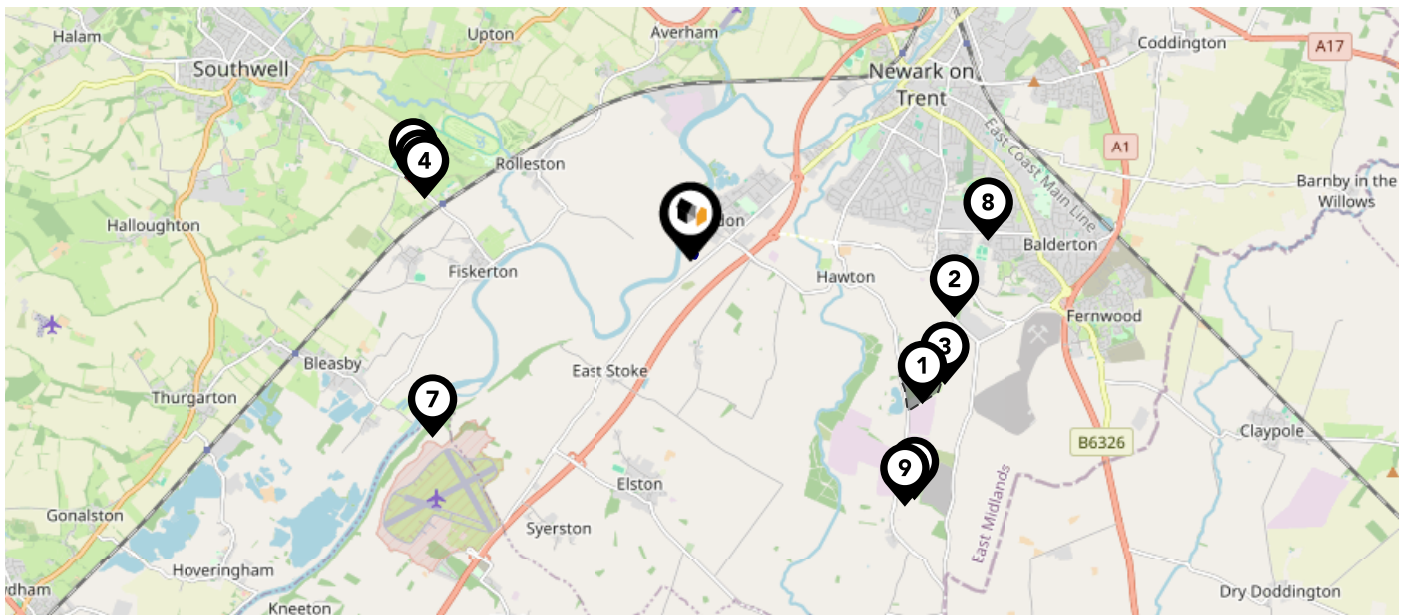
## Nearby Green Belt Land

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

# 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

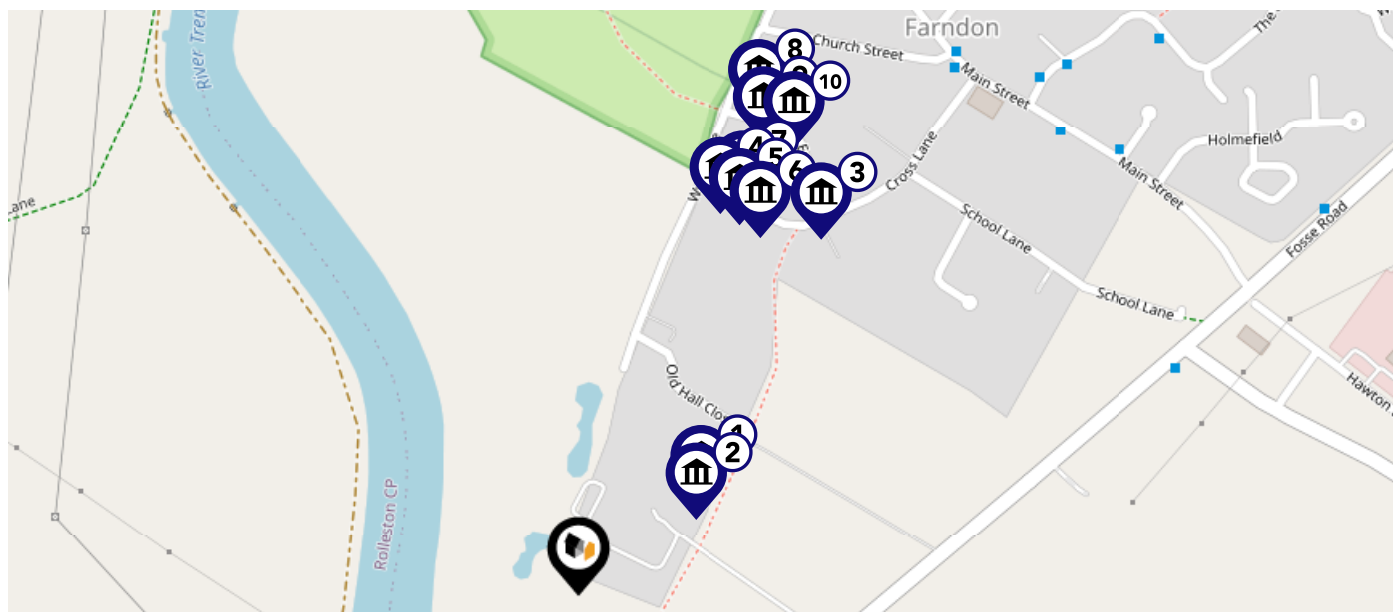
	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill 
	Land At Bowbridge Lane Balderton Newark-Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill 
	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill 
	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill 
	EA/EPR/ZP3497FA/V011	Active Landfill 
	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill 
	British Waterways Hazelford Lock-The Nabbs Island In The River Trent, Hazelford Lock, Dredgng Site, Nottinghamshire	Historic Landfill 
	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill 
	Cotham HWC-Cotham	Historic Landfill 
	Cotham Plasterboard/British Gypsum Limited, Former Hawton Quarry-Cotham Plasterboard, Cotham	Historic Landfill 











# Maps

## Listed Buildings

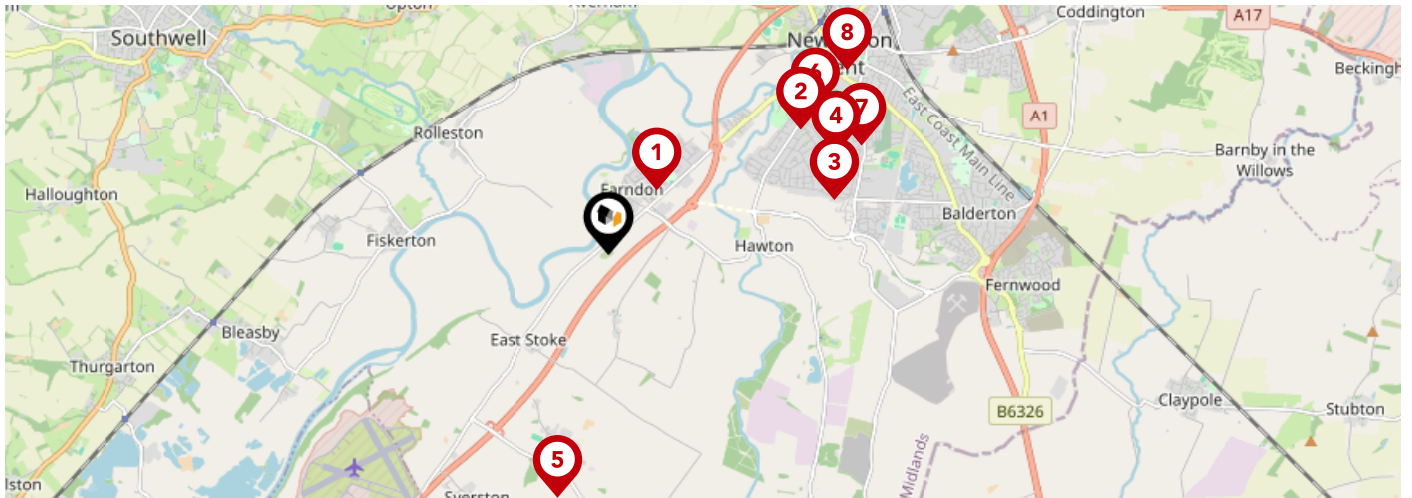


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



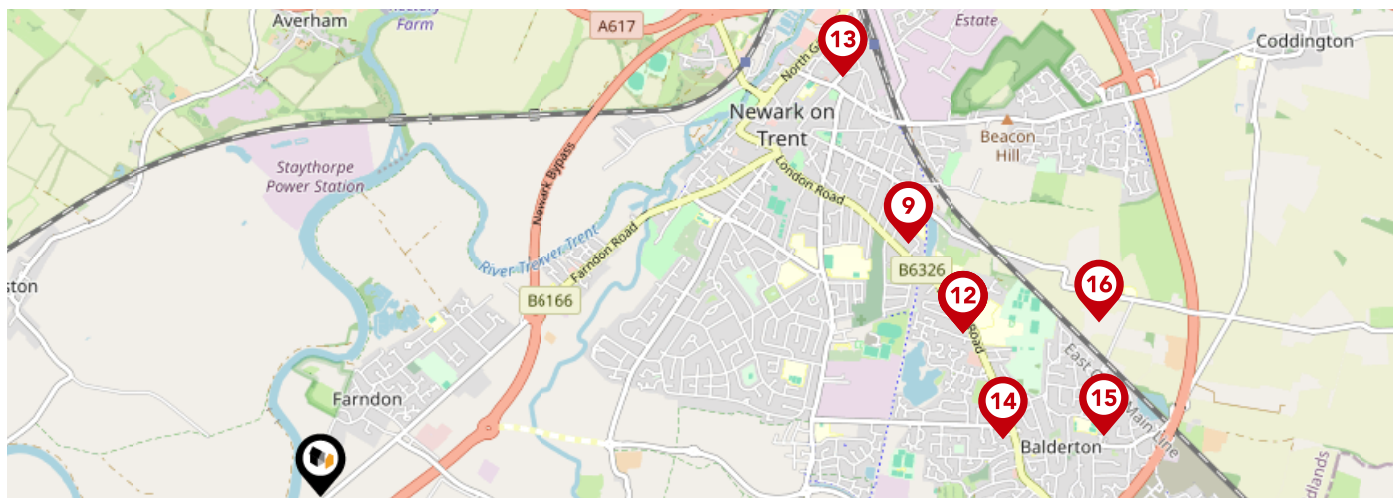
Listed Buildings in the local district	Grade	Distance
 1178524 - The Old Hall	Grade II	0.1 miles
 1045586 - Greenhouse At The Old Hall	Grade II	0.1 miles
 1045585 - Cross Lane Farm House	Grade II	0.2 miles
 1178550 - 8, West End	Grade II	0.2 miles
 1178564 - The Hollies	Grade II	0.2 miles
 1045591 - Willows	Grade II	0.2 miles
 1045590 - Coach House	Grade II	0.2 miles
 1045583 - Farndon Lodge	Grade II	0.3 miles
 1302383 - Gazebo At Farndon Lodge	Grade II	0.3 miles
 1178470 - Church Of St Peter	Grade I	0.3 miles

# Area Schools



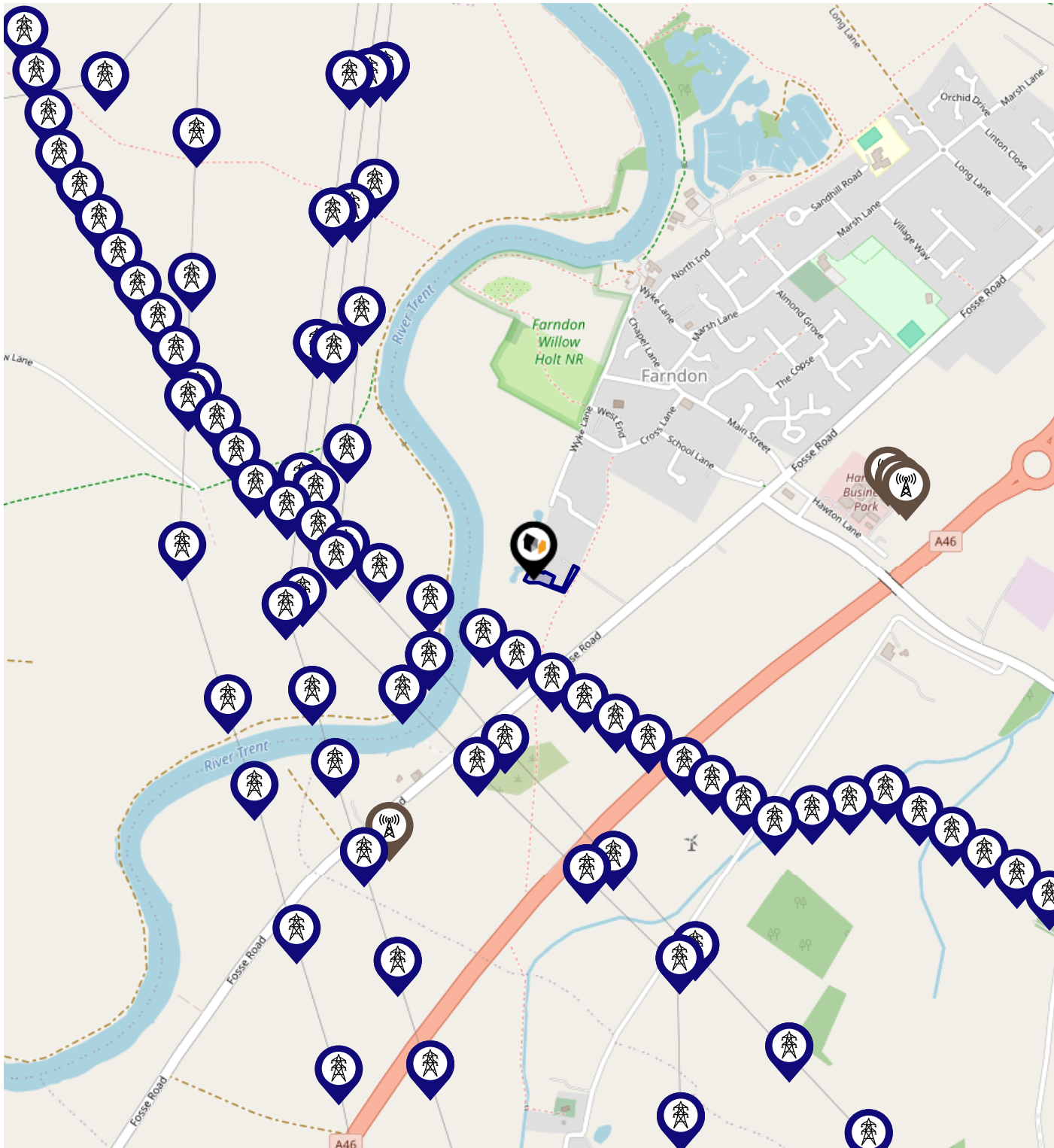
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Peter's Crosskeys CofE Academy</b> Ofsted Rating: Good   Pupils: 178   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holy Trinity Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 294   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Sir Donald Bailey Academy</b> Ofsted Rating: Good   Pupils: 529   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The King's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 256   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>All Saints Anglican/Methodist Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Christ Church C of E Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Magnus Church of England Academy</b> Ofsted Rating: Good   Pupils: 754   Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mount CofE Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Barnby Road Academy Primary and Nursery school</b> Ofsted Rating: Good   Pupils: 606   Distance:2.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Highfields School</b> Ofsted Rating: Not Rated   Pupils: 113   Distance:2.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Newark Orchard School</b> Ofsted Rating: Good   Pupils: 170   Distance:2.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Newark Academy</b> Ofsted Rating: Good   Pupils: 1144   Distance:2.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Lovers Lane Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>John Hunt Academy</b> Ofsted Rating: Good   Pupils: 355   Distance:3.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Chuter Ede Primary School</b> Ofsted Rating: Outstanding   Pupils: 611   Distance:3.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Hope House School</b> Ofsted Rating: Requires improvement   Pupils: 28   Distance:3.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

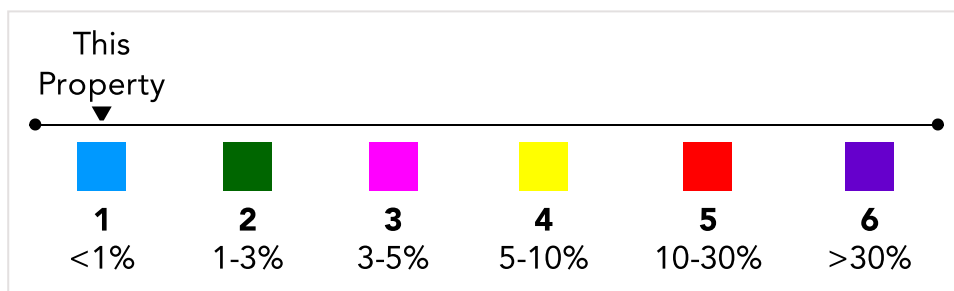
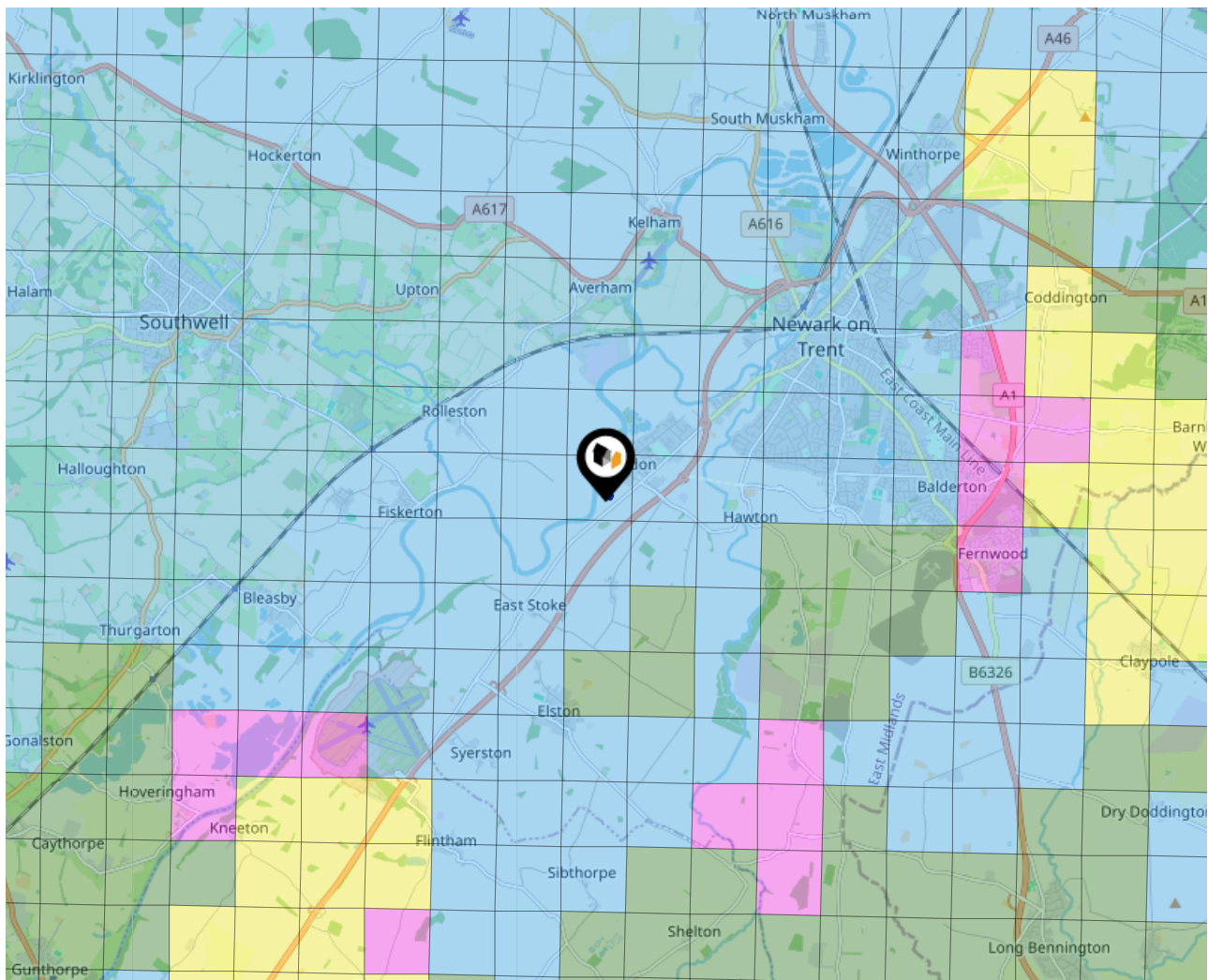


**Key:**

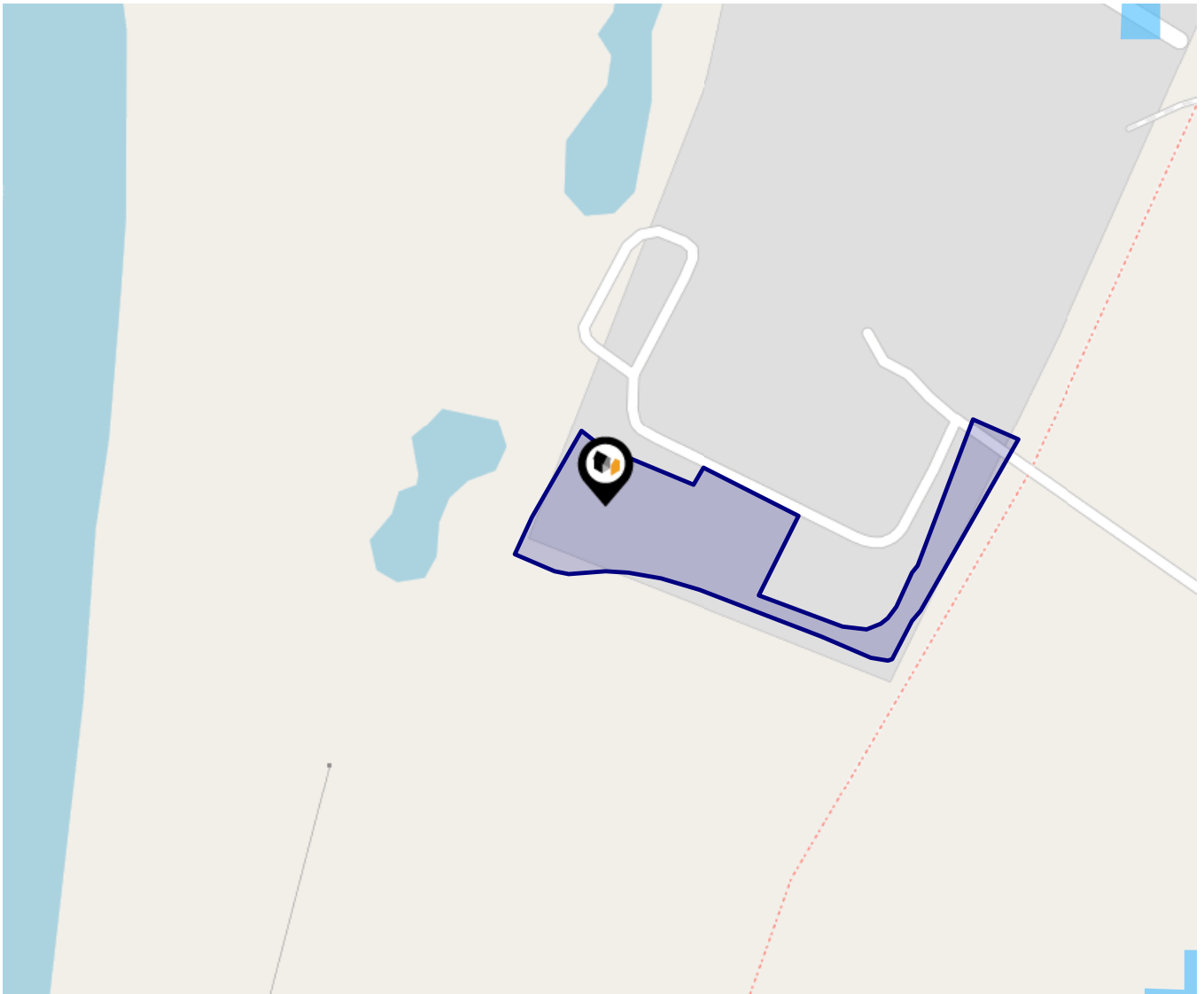
-  Power Pylons
-  Communication Masts

## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

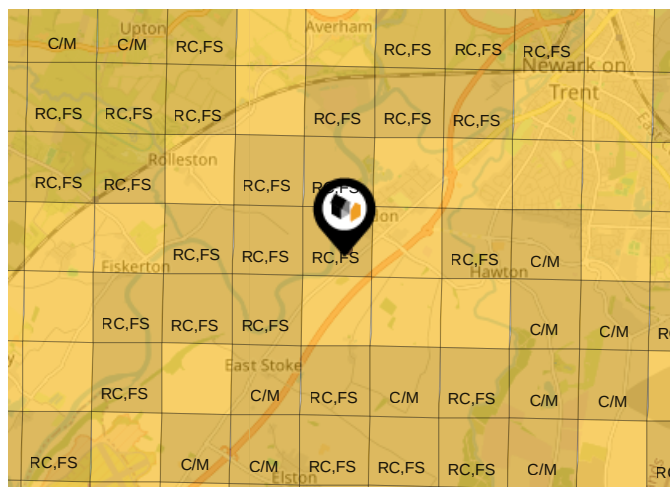


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

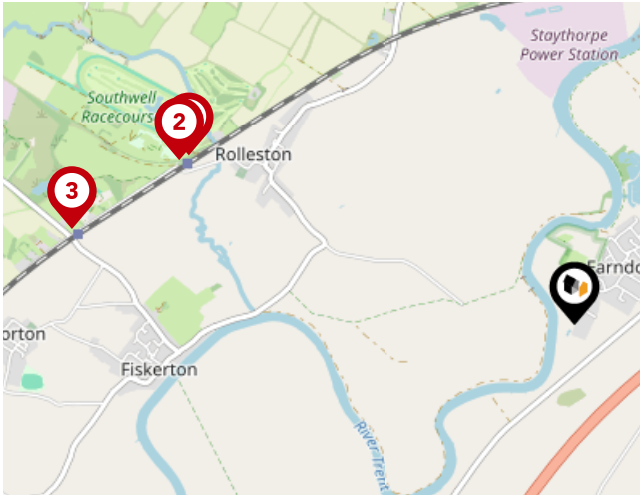
**Carbon Content:** NONE                      **Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC -                      **Soil Depth:** DEEP  
 ARENACEOUS  
**Soil Group:** ALL



## Primary Classifications (Most Common Clay Types)

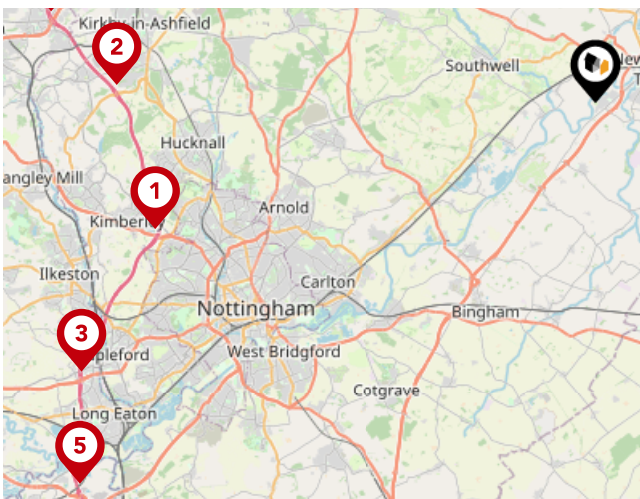
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



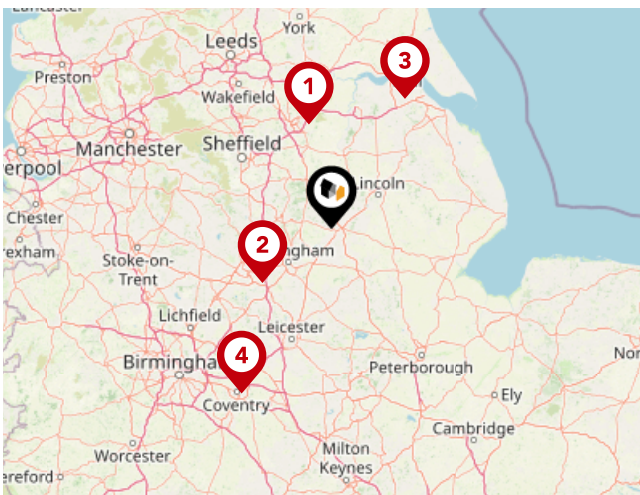
## National Rail Stations

Pin	Name	Distance
1	Rolleston Rail Station	1.88 miles
2	Rolleston Rail Station	1.91 miles
3	Fiskerton Rail Station	2.28 miles



## Trunk Roads/Motorways

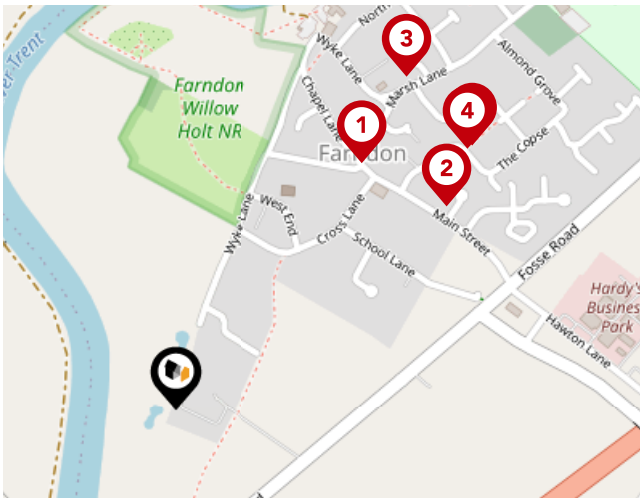
Pin	Name	Distance
1	M1 J26	16.32 miles
2	M1 J27	17.06 miles
3	M1 J25	20.71 miles
4	M1 J28	19.64 miles
5	M1 J24A	22.9 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	30.16 miles
2	East Mids Airport	25.17 miles
3	Humberside Airport	42.23 miles
4	Baginton	54.05 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Church Street	0.34 miles
2	Grays Court	0.38 miles
3	Chestnut Grove	0.45 miles
4	The Copse	0.43 miles
5	The Copse	0.44 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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### Alasdair Morrison & Mundys

22 King Street, Southwell,  
Nottinghamshire, NG25 0EN  
01636 813971

[melissa.trussler@amorrison-mundys.net](mailto:melissa.trussler@amorrison-mundys.net)  
<https://amorrison-mundys.net/>

