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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 12th May 2026



BELL LANE, COLLINGHAM, NEWARK, NG23

Alasdair Morrison & Mundys

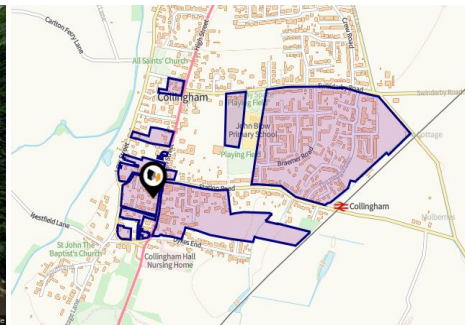
22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

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amorrison-mundys.net





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	80.37 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,384		
Title Number:	NT455003		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Collingham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

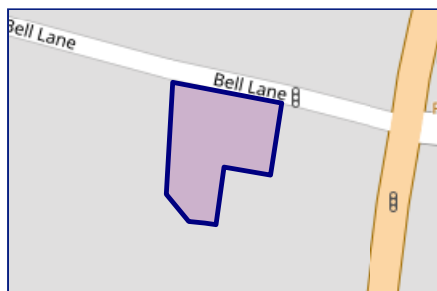
This Address



Planning records for: *Bell Lane, Collingham, Newark, NG23*

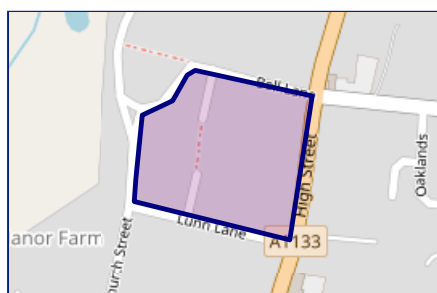
Reference - 25/00779/HOUSE
Decision: -
Date: 12th May 2025
Description: Replace existing timber framed double doors with full height oak framed windows, replace rear timber framed single door with glazed oak framed patio double doors. Erect timber shed within 'side' garden. To trim back hedge and install new timber double gates.

Multiple Freehold Title Plans Detected



NT532935

Multiple Freehold Title Plans Detected



NT455003

Gallery Photos





BELL LANE, COLLINGHAM, NEWARK, NG23



BELL LANE, COLLINGHAM, NEWARK, NG23



Property EPC - Certificate



Collingham, NG23

Energy rating

E

Valid until 28.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

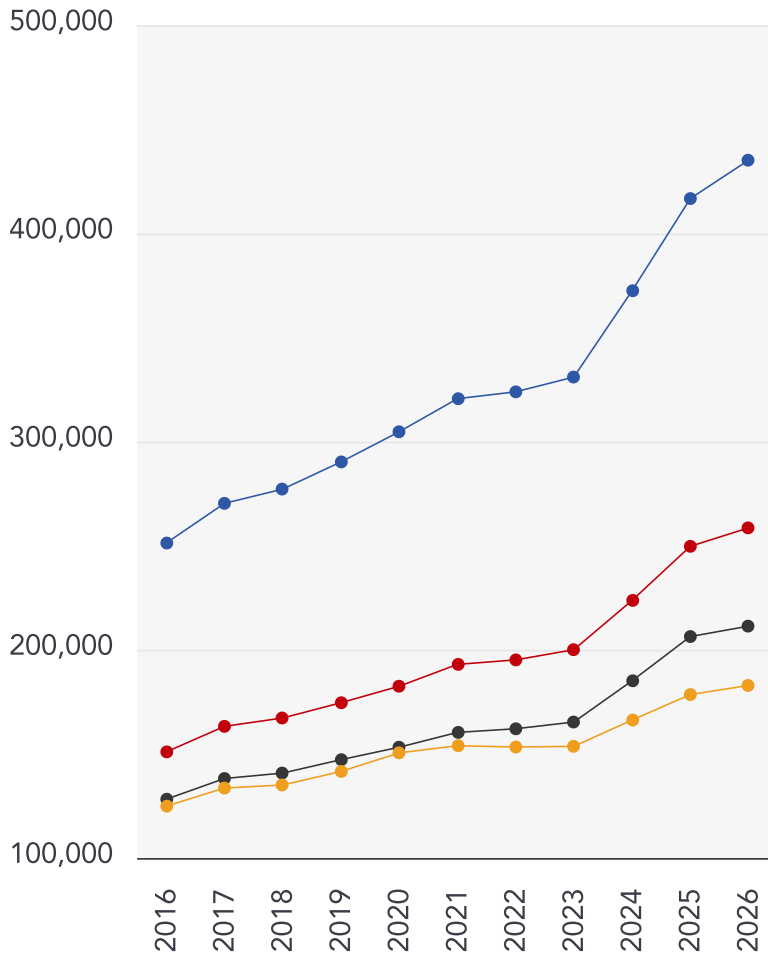
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²

Market

House Price Statistics



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



Detached

+73.17%

Semi-Detached

+71.26%

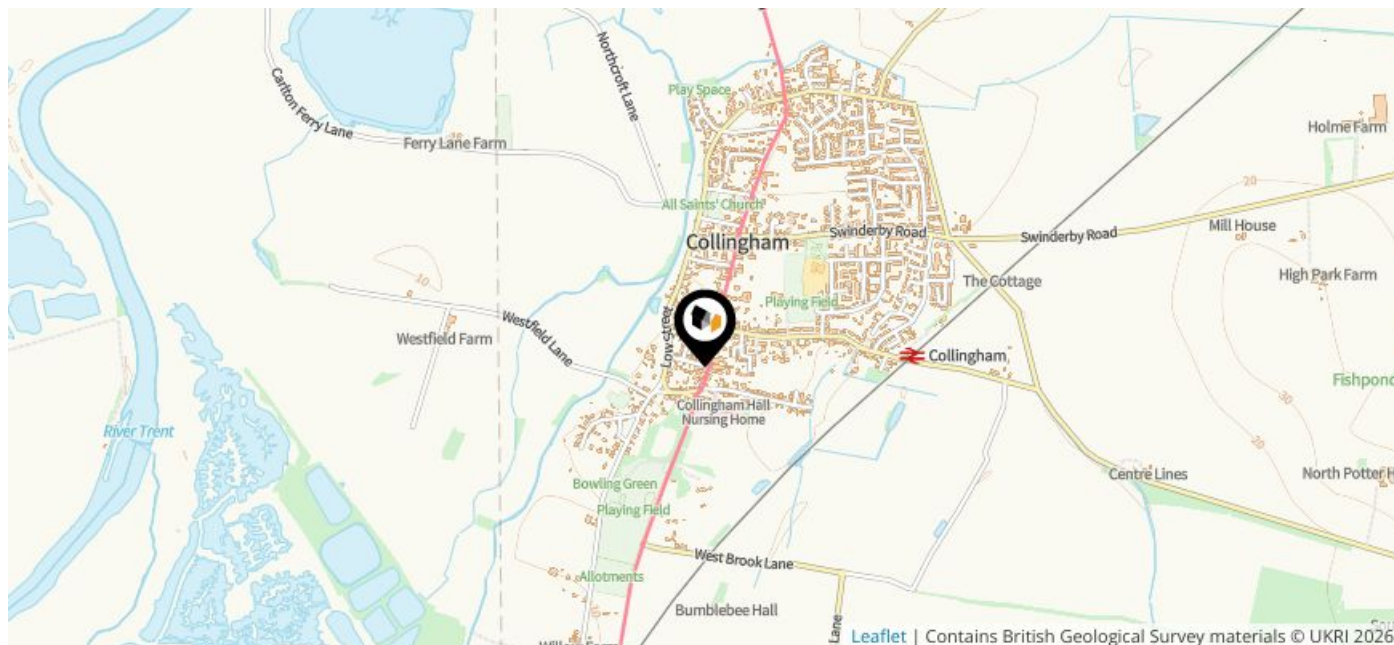
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

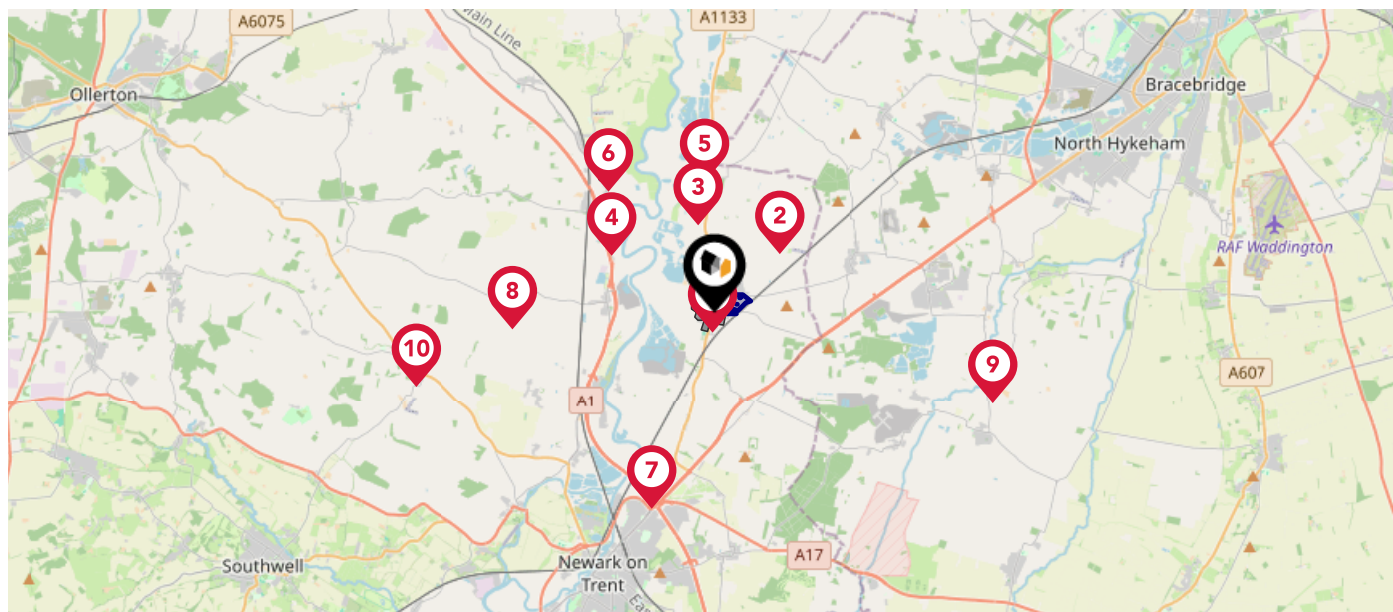
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



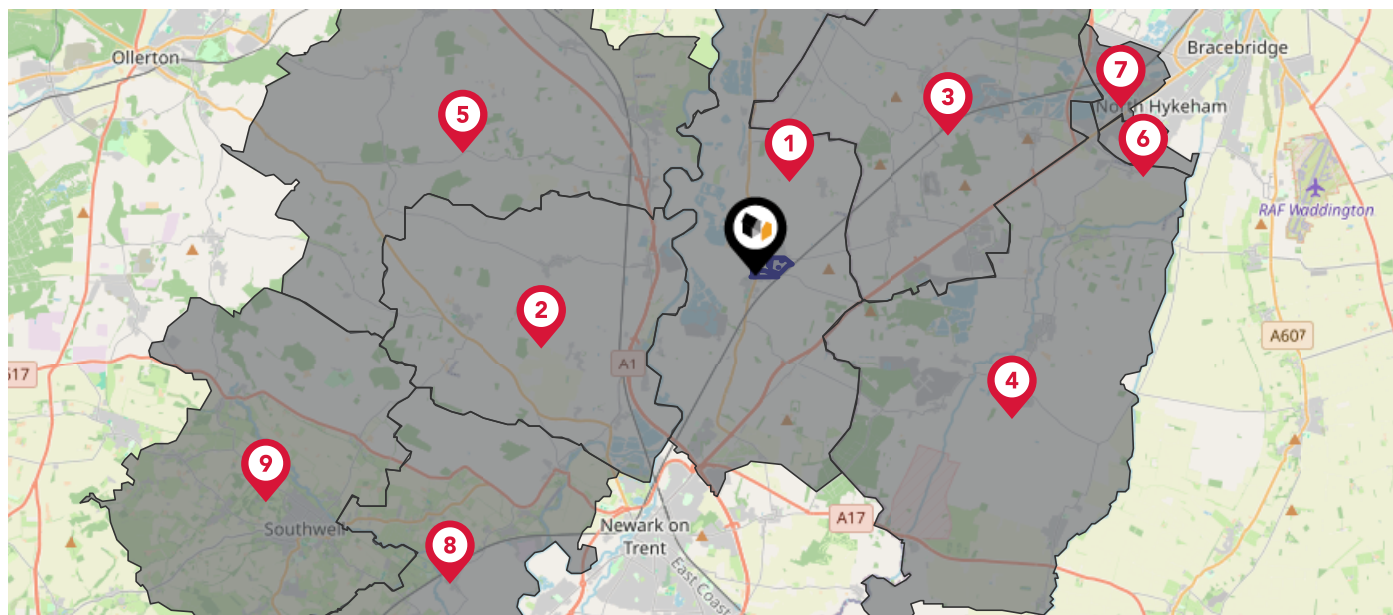
Nearby Conservation Areas

- 1 Collingham
- 2 South Scarle
- 3 Besthorpe
- 4 Carlton on Trent
- 5 Girton
- 6 Sutton on Trent
- 7 Winthorpe
- 8 Norwell
- 9 Bassingham
- 10 Caunton










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



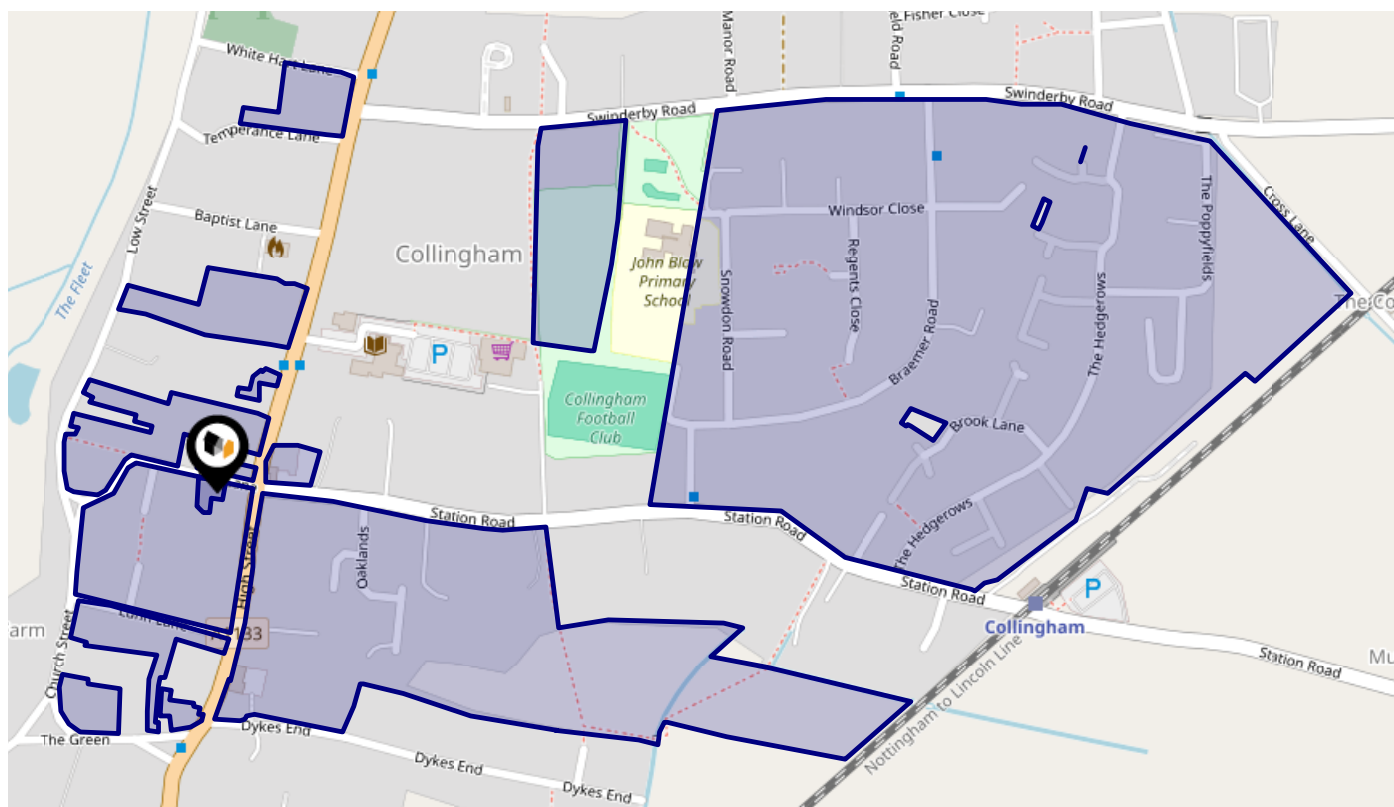
Nearby Council Wards

-  Collingham Ward
-  Muskham Ward
-  Eagle, Swinderby and Witham St. Hughs Ward
-  Bassingham and Brant Broughton Ward
-  Sutton-on-Trent Ward
-  North Hykeham Mill Ward
-  North Hykeham Memorial Ward
-  Trent Ward
-  Southwell Ward

Maps

Rail Noise

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

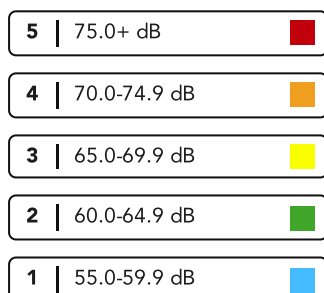


Rail Noise Data

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.

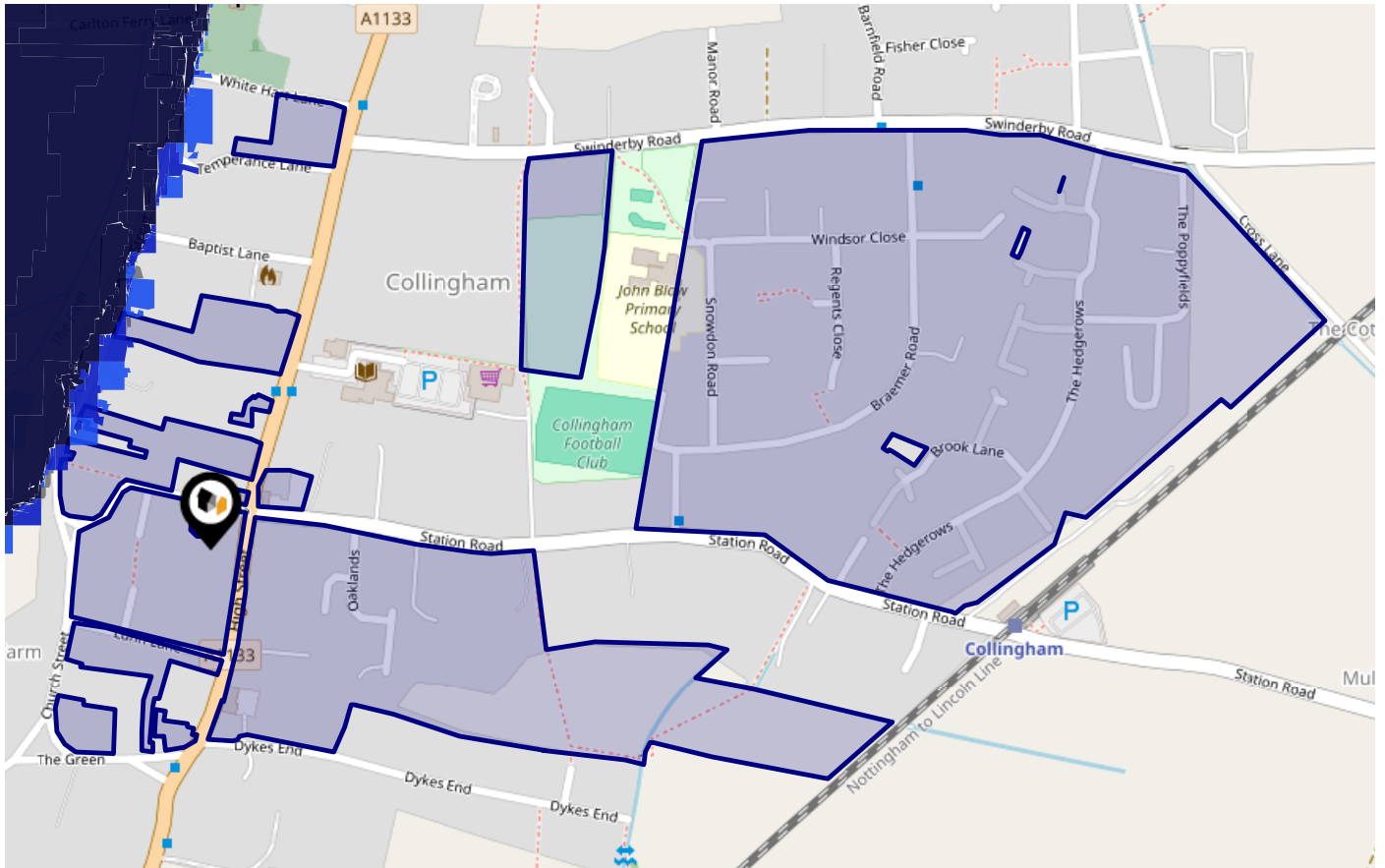
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

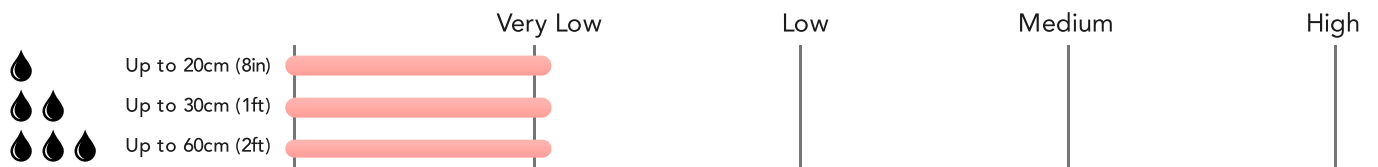


Risk Rating: Very low

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.

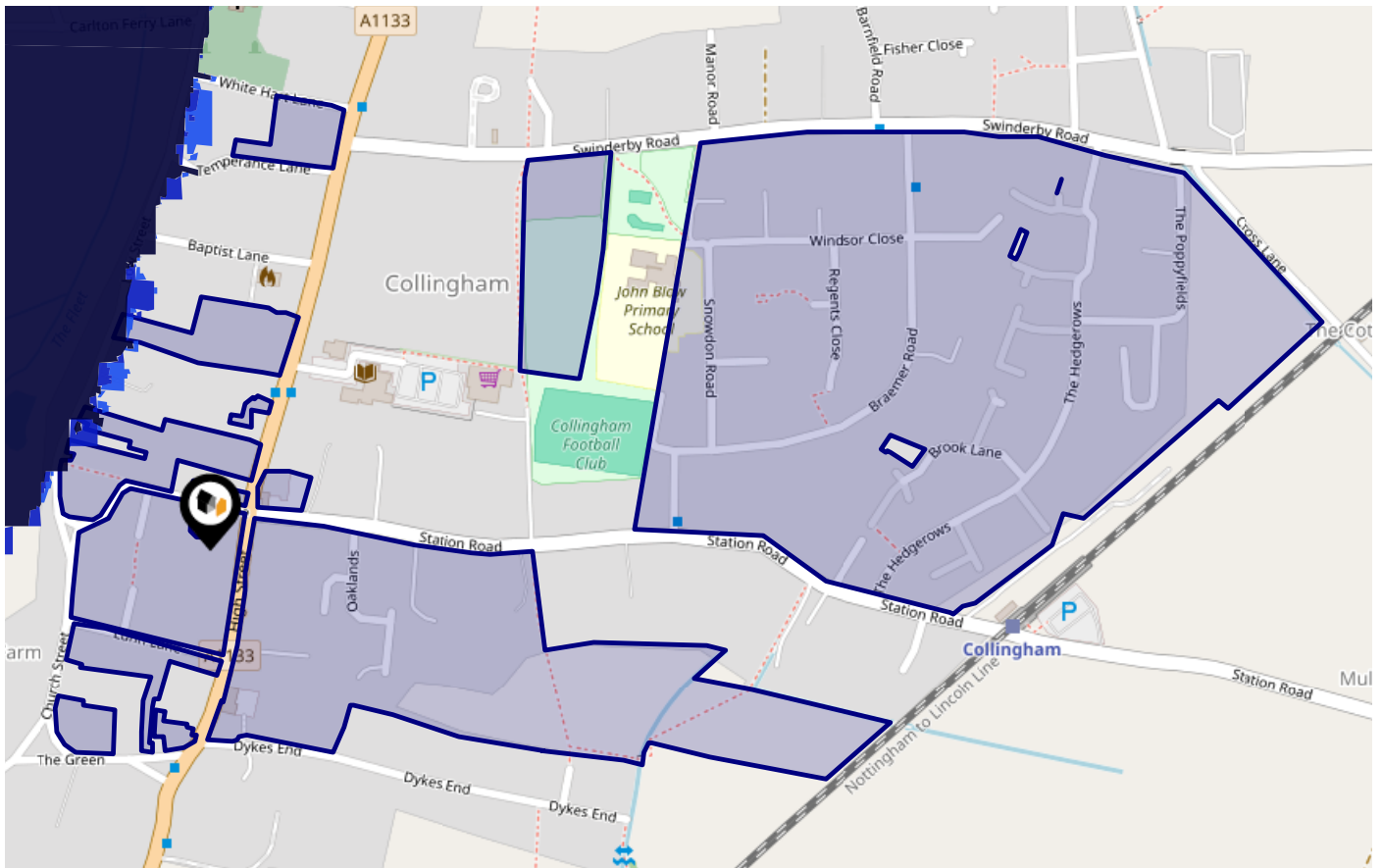
Chance of flooding to the following depths at this property:



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

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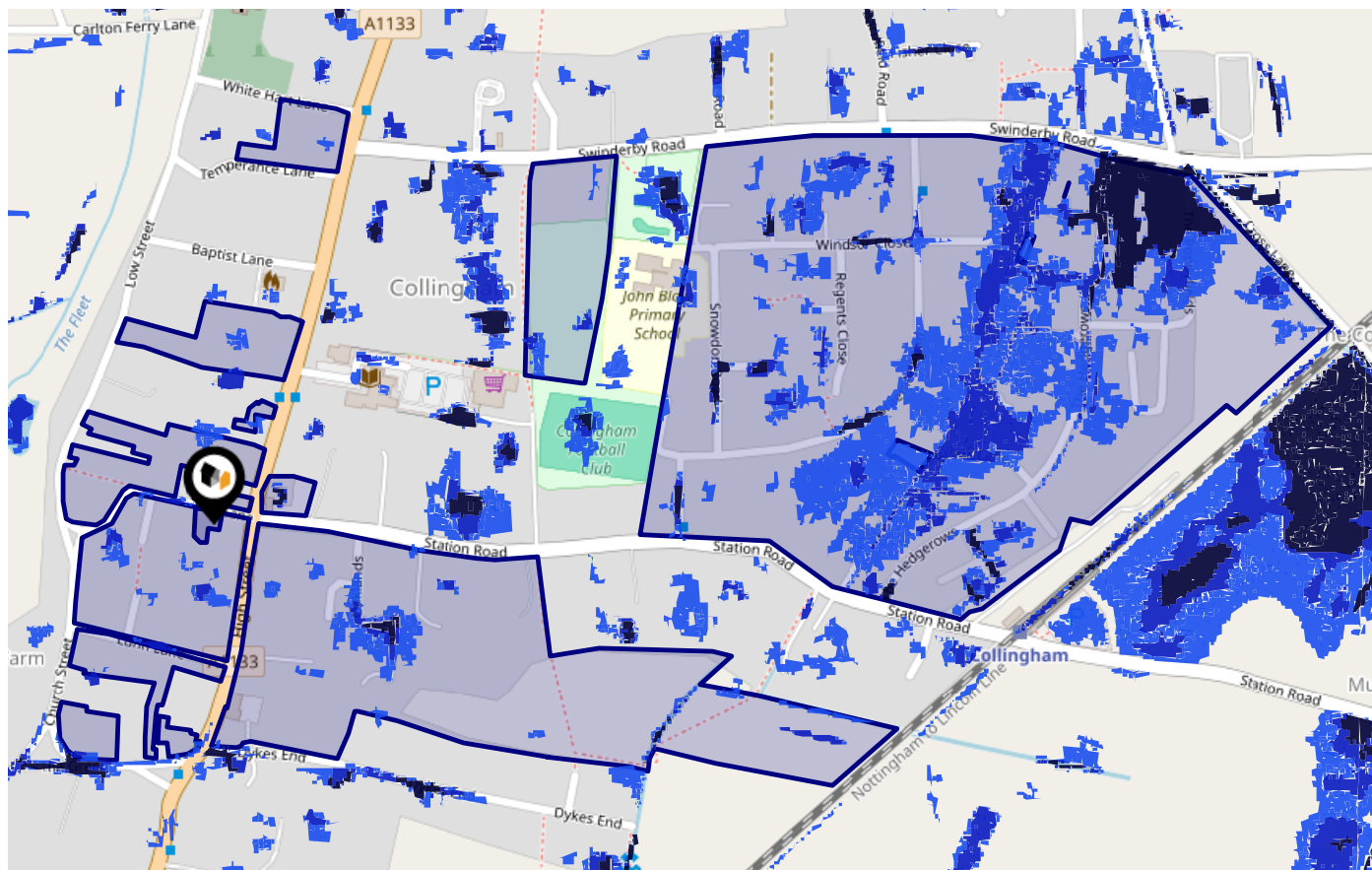
Chance of flooding to the following depths at this property:



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.

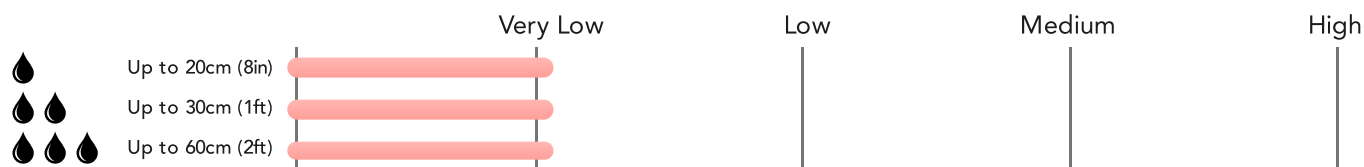


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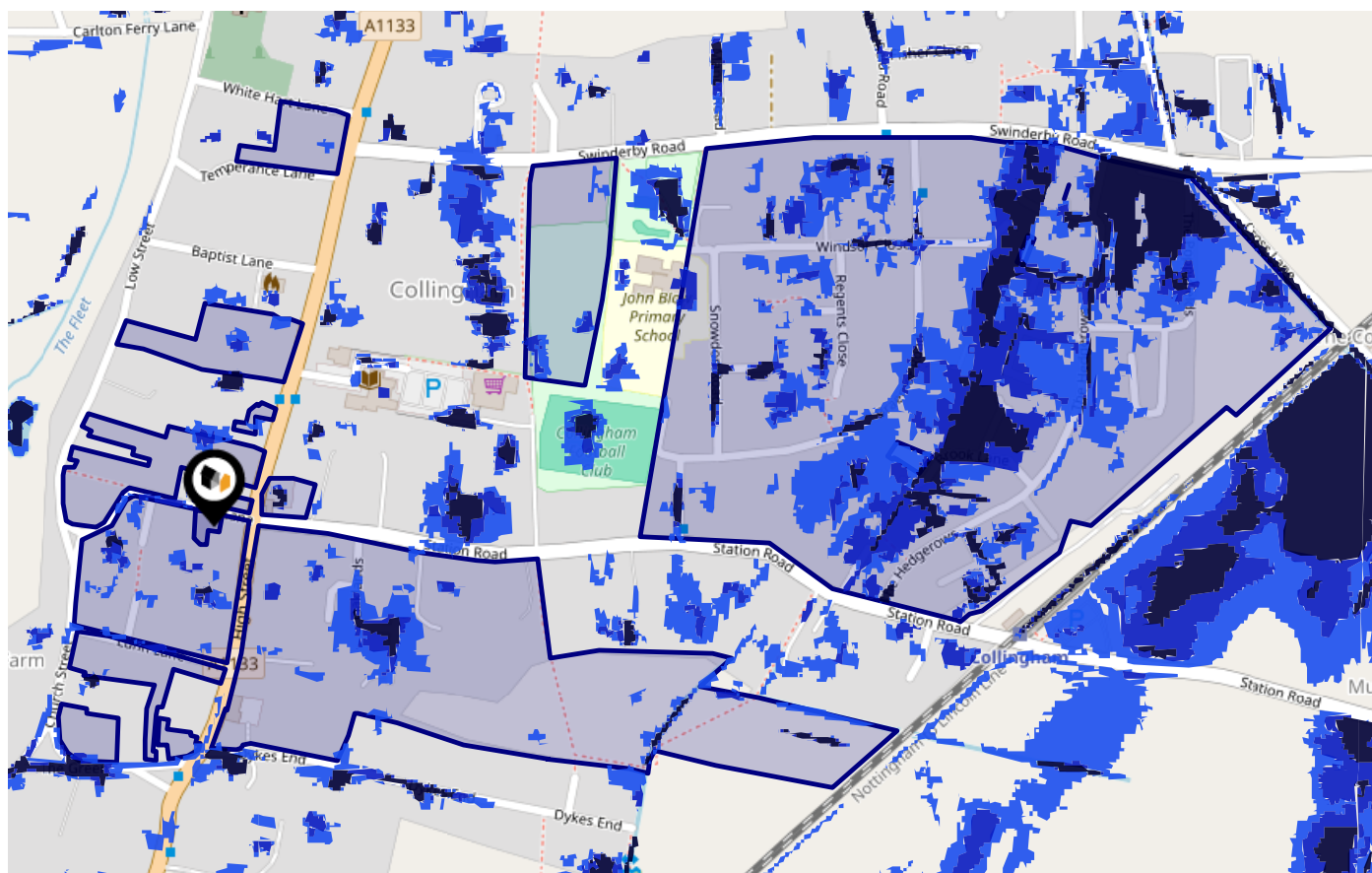
Chance of flooding to the following depths at this property:



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.

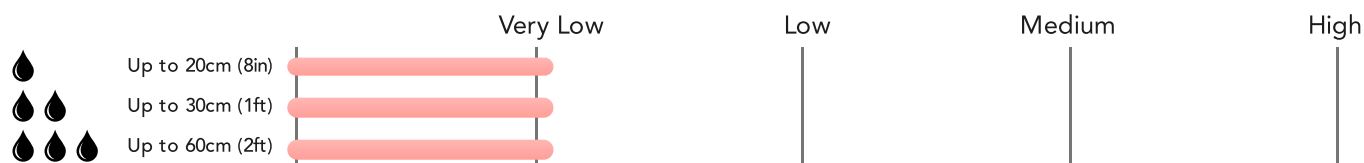


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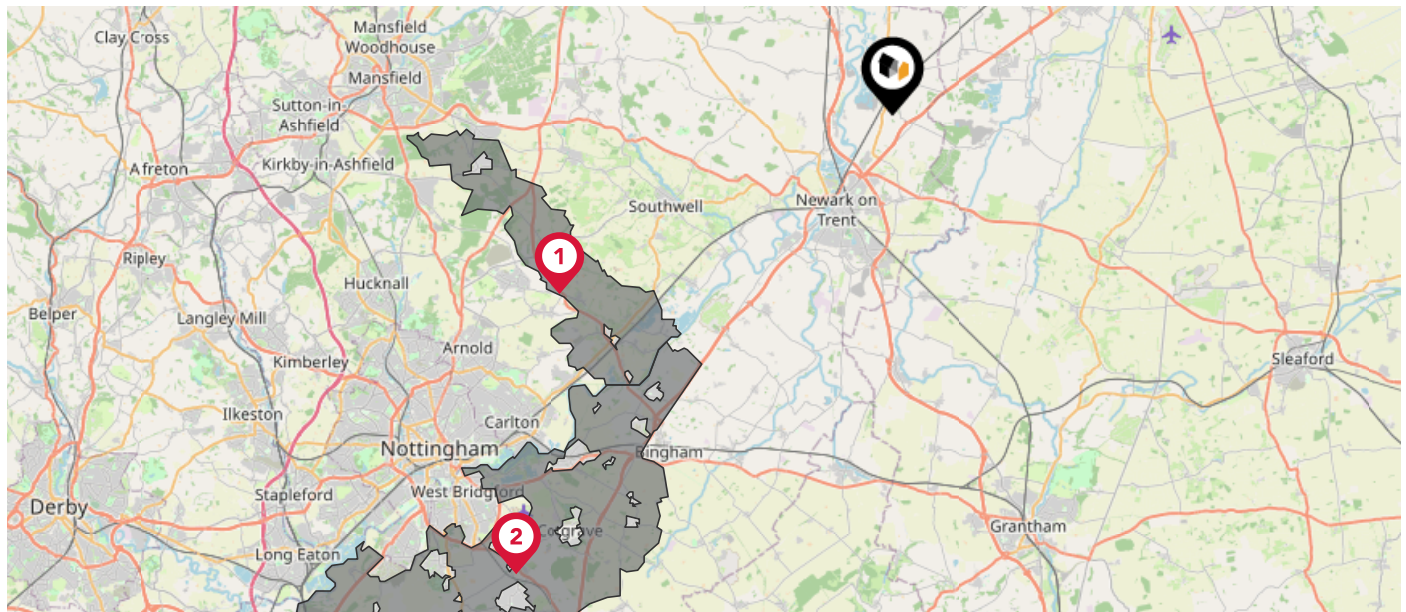
Chance of flooding to the following depths at this property:



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

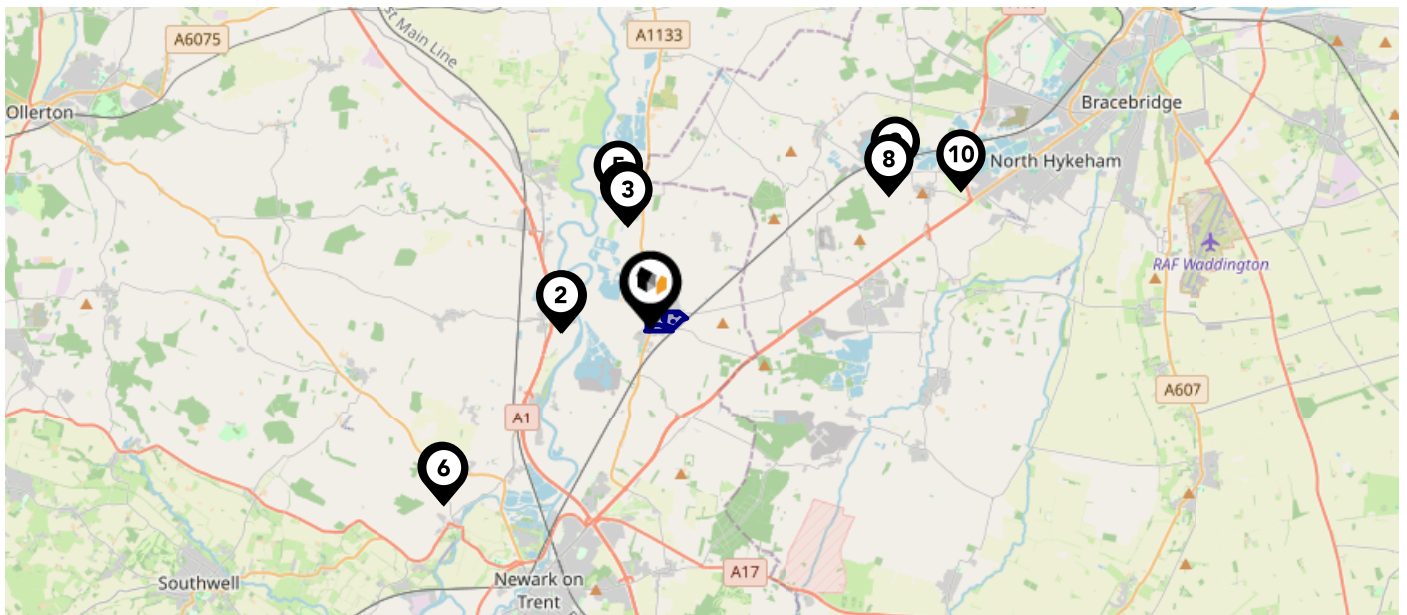
2

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

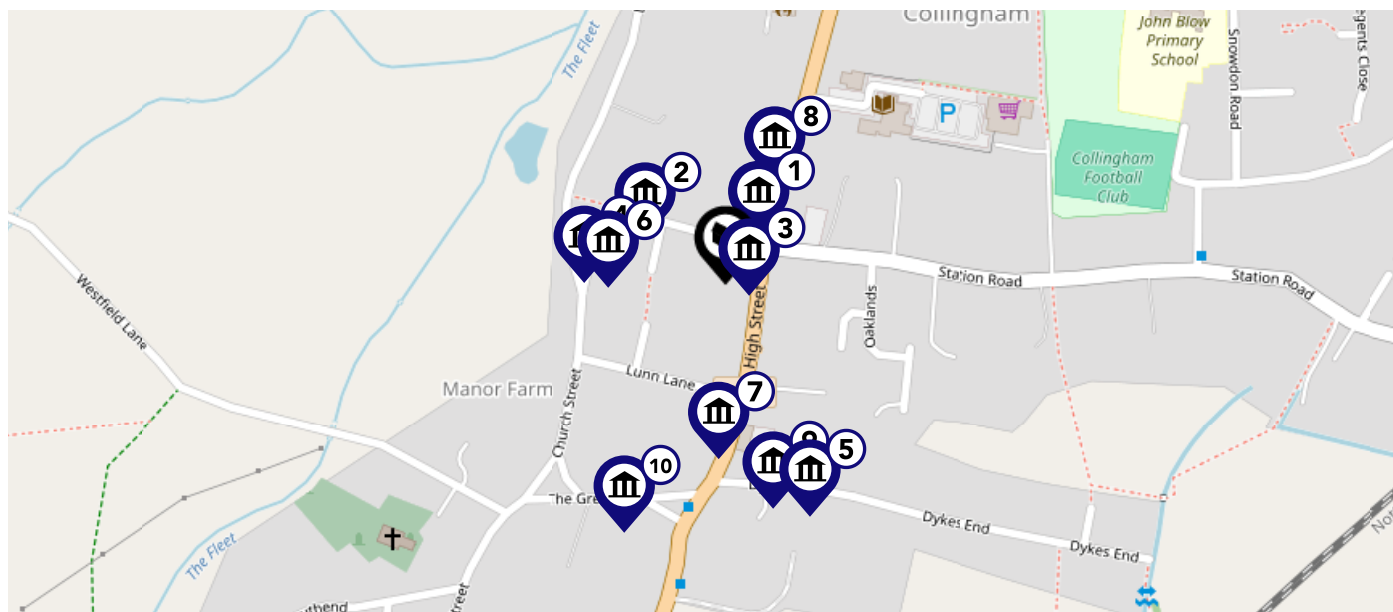
1	College Farm-North Road, Cromwell, Newark	Historic Landfill
2	Cromwell Quarry-Newark, Cromwell, Nottinghamshire	Historic Landfill
3	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill
4	Besthorpe Ash Lagoons-Besthorpe	Historic Landfill
5	High Marnaham Power Station, Besthorpe Lagoon 14-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill
6	Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill
7	Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill
8	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
9	Whisby Landfill Site-Thorpe Road, Whisby, Lincoln, Lincolnshire	Historic Landfill
10	EA/EPR/AP3094NF/A001 - Mr M H Hazelwood	Active Landfill











Maps

Listed Buildings

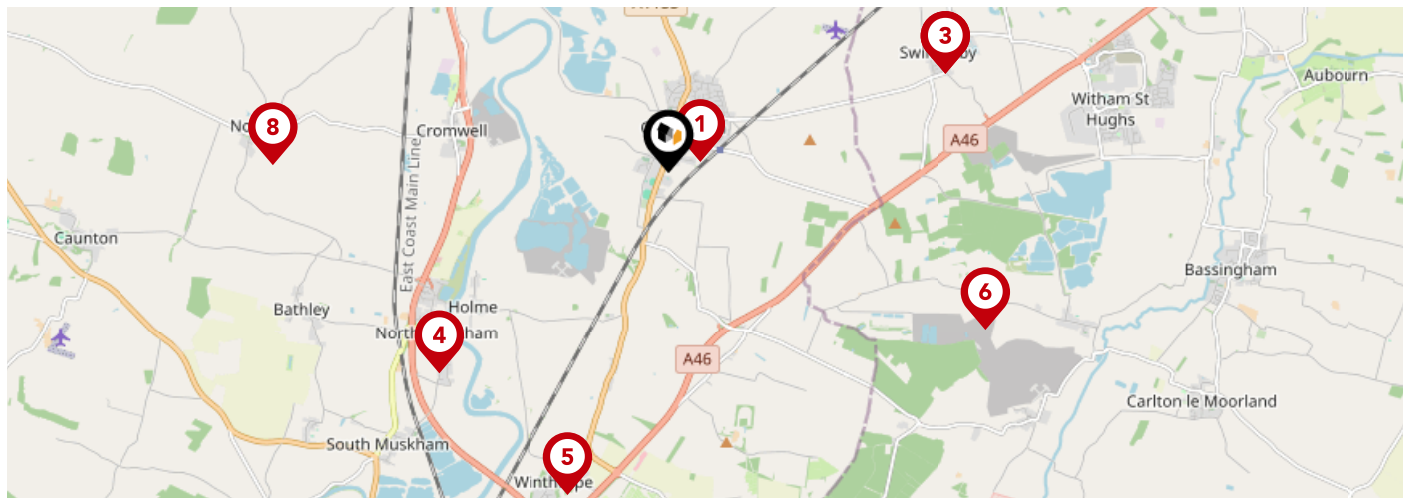


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



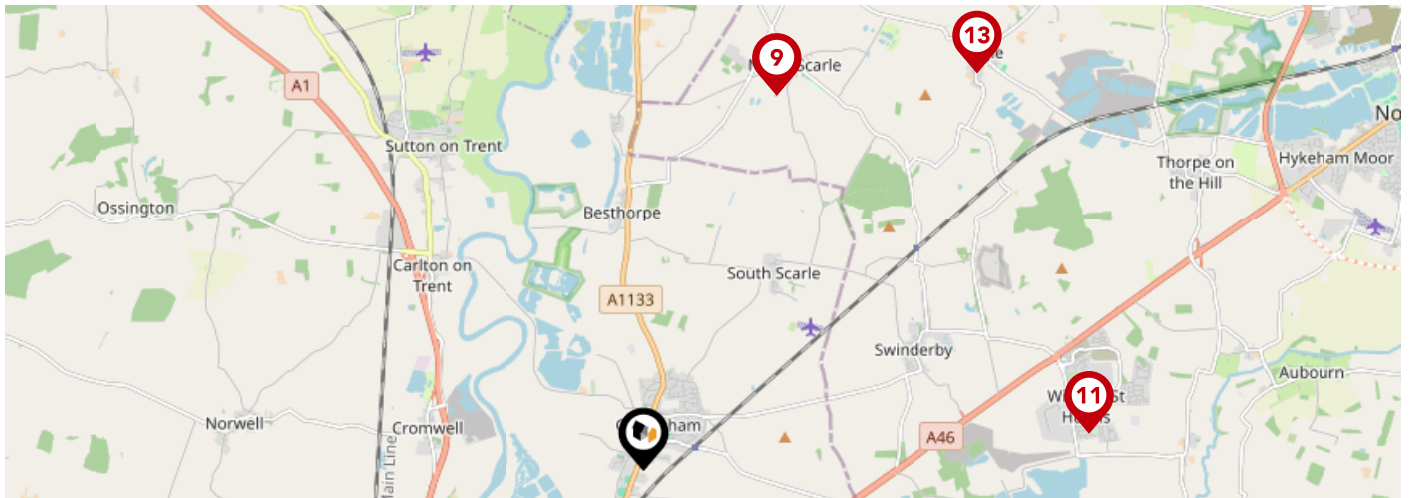
Listed Buildings in the local district	Grade	Distance
 1369910 - Fern Cottage And Darcy's Cottage	Grade II	0.0 miles
 1046066 - The Nook	Grade II	0.0 miles
 1046076 - 37, High Street	Grade II	0.0 miles
 1369934 - The Chestnuts And Garden Wall	Grade II	0.1 miles
 1156836 - Tudor Cottage	Grade II	0.1 miles
 1156958 - Coach House At The Chestnuts	Grade II	0.1 miles
 1156852 - 15, High Street	Grade II	0.1 miles
 1302663 - 55 And 57, High Street	Grade II	0.1 miles
 1046069 - 7, Dykes End	Grade II	0.1 miles
 1046073 - Yew Tree Farmhouse	Grade II	0.1 miles

Area Schools



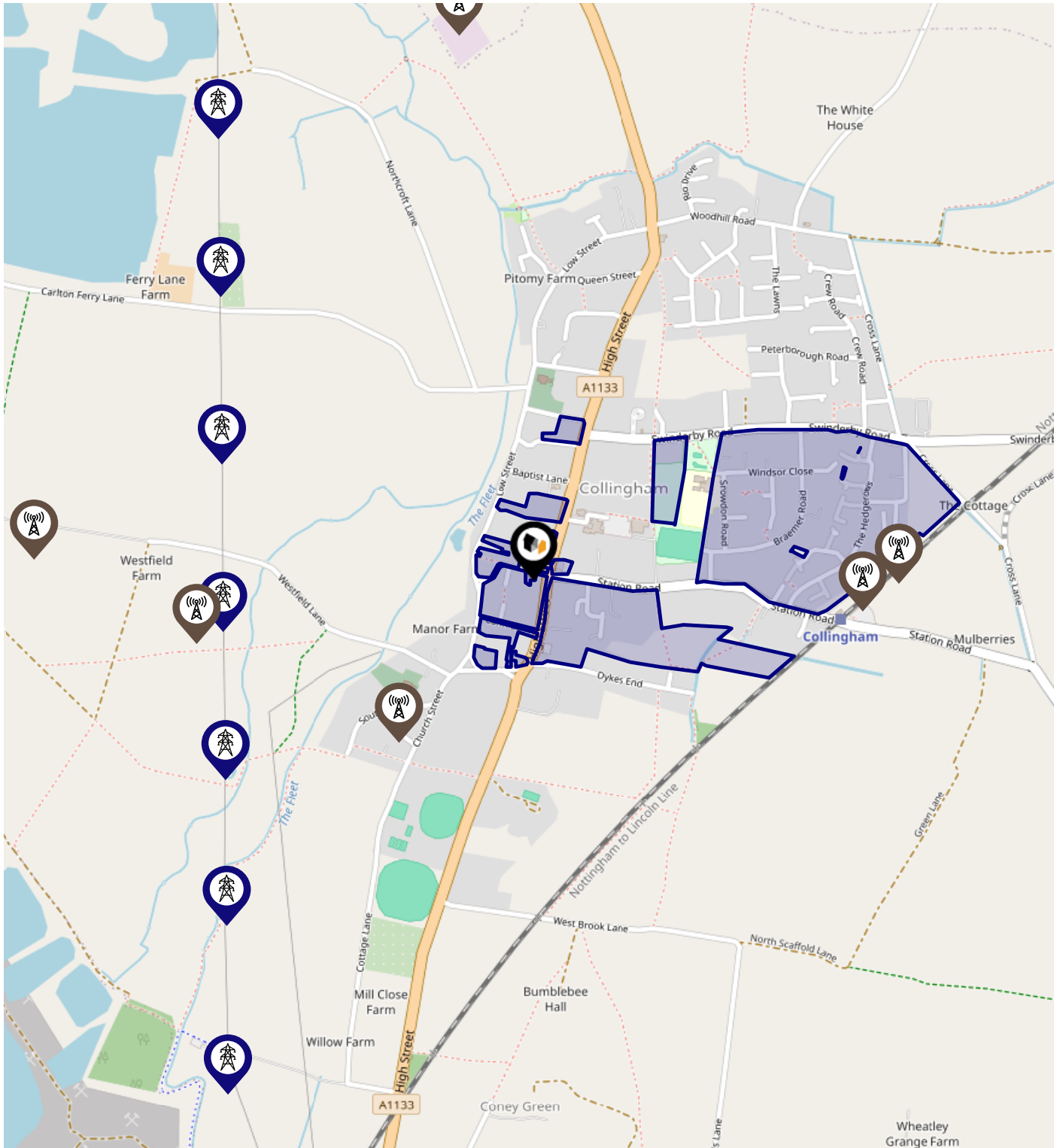
		Nursery	Primary	Secondary	College	Private
1	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Muskham Primary School Ofsted Rating: Good Pupils: 163 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Norwell CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:3.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:3.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:3.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:4.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:4.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:4.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:5.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:5.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

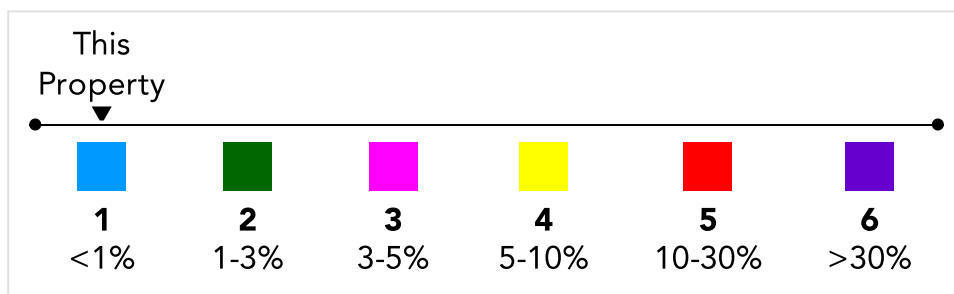
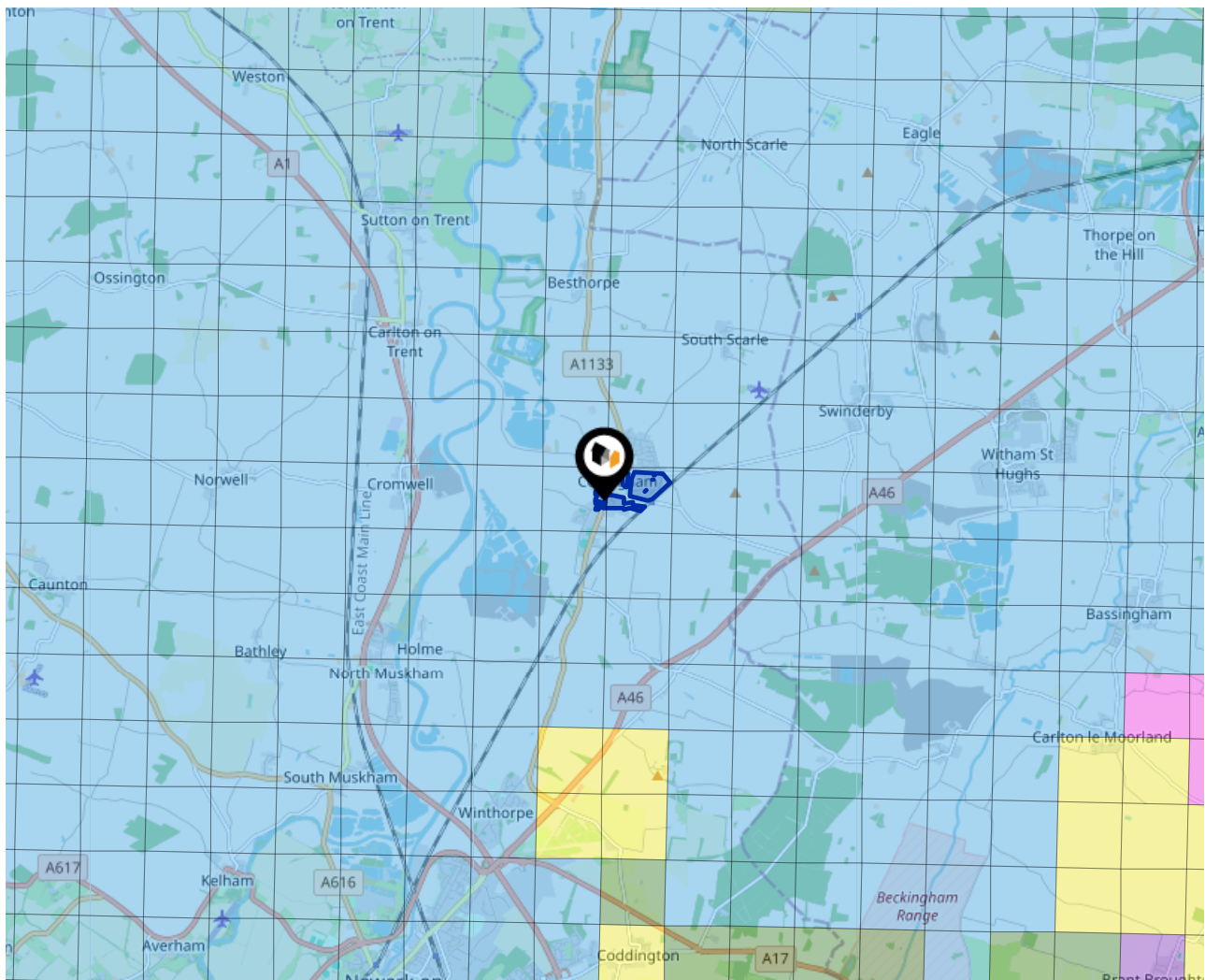
-  Power Pylons
-  Communication Masts

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

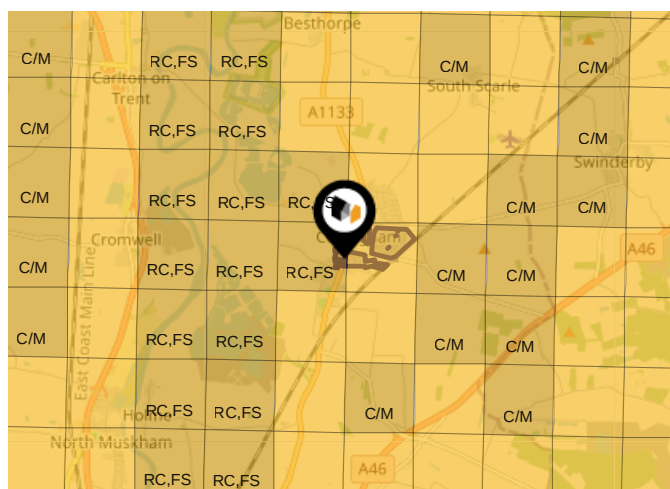


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		

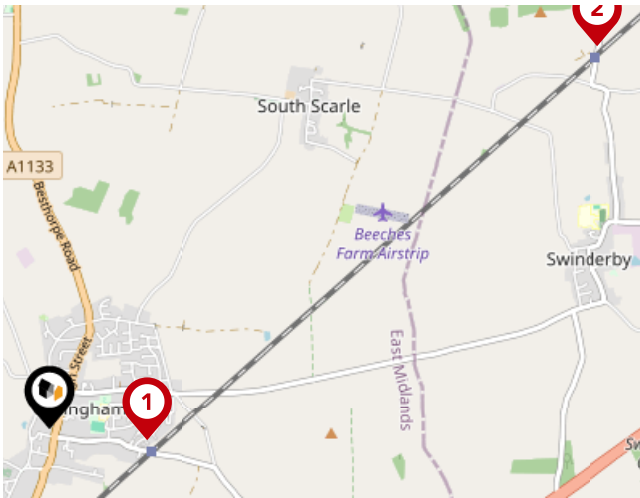


Primary Classifications (Most Common Clay Types)

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

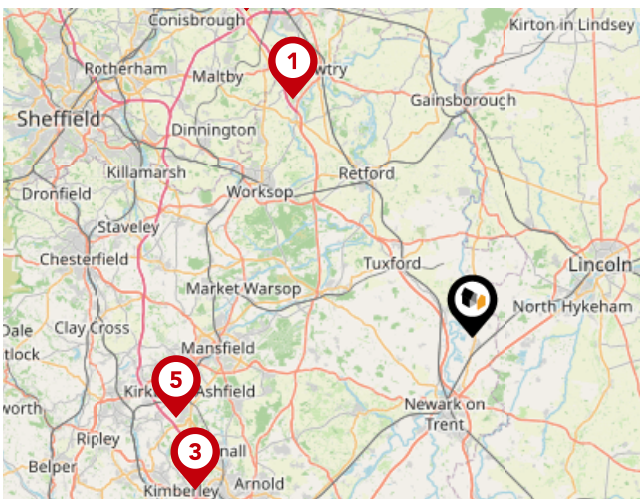
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Collingham Rail Station	0.44 miles
2	Swinderby Rail Station	2.97 miles
3	Newark North Gate Rail Station	4.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	21.2 miles
2	M18 J3	27.92 miles
3	M1 J26	22.48 miles
4	M18 J2	28.12 miles
5	M1 J27	21.83 miles

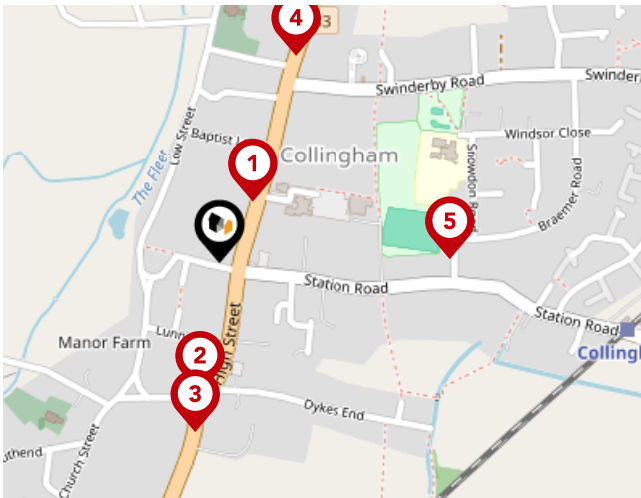


Airports/Helipads

Pin	Name	Distance
1	Finningley	25.42 miles
2	Humberside Airport	34.78 miles
3	East Mids Airport	32.33 miles
4	Baginton	61.5 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Memorial Hall	0.08 miles
2	The Green	0.15 miles
3	The Green	0.19 miles
4	Swinderby Road	0.24 miles
5	Thornton Road	0.26 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 provided

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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