

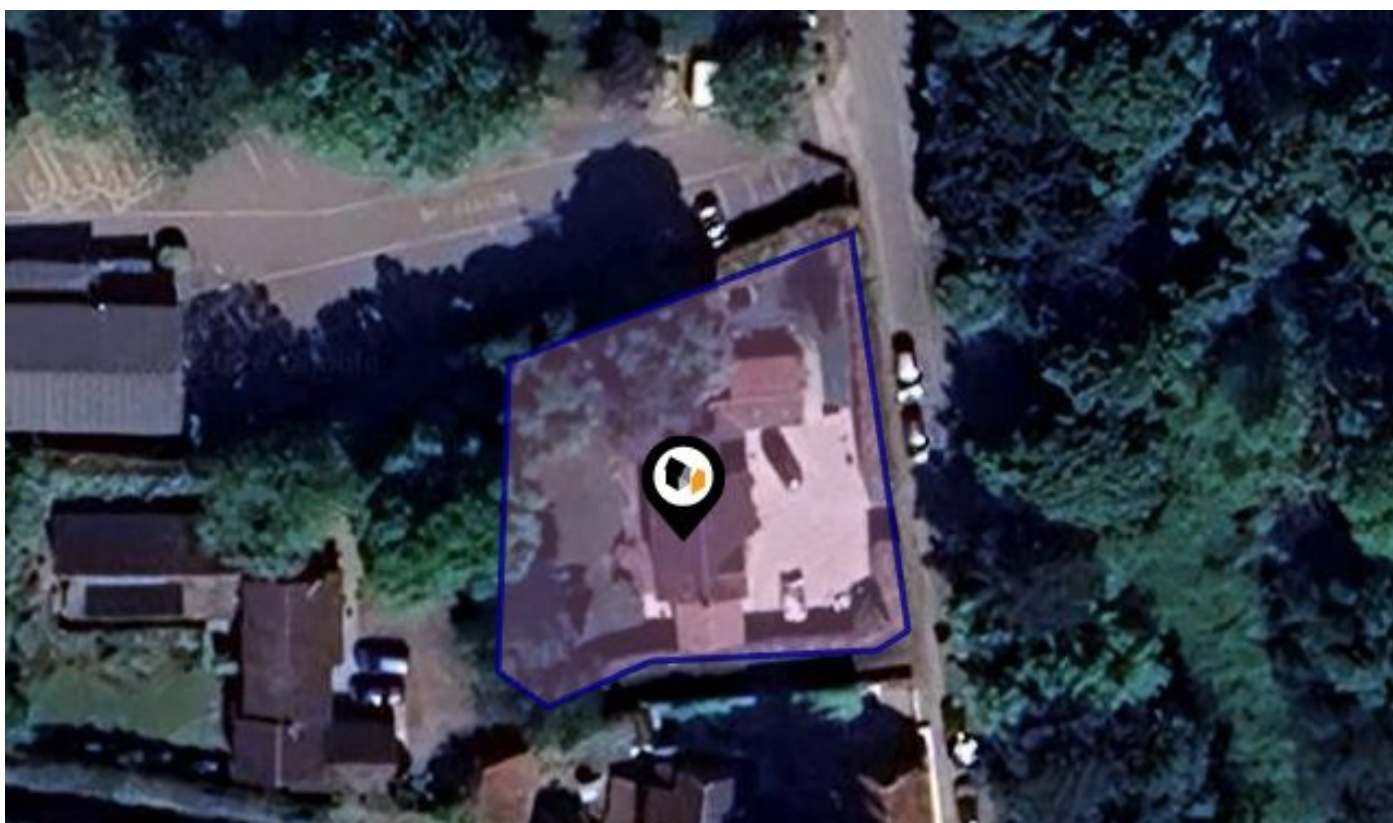


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th April 2026



MAIN STREET, OXTON, SOUTHWELL, NG25

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

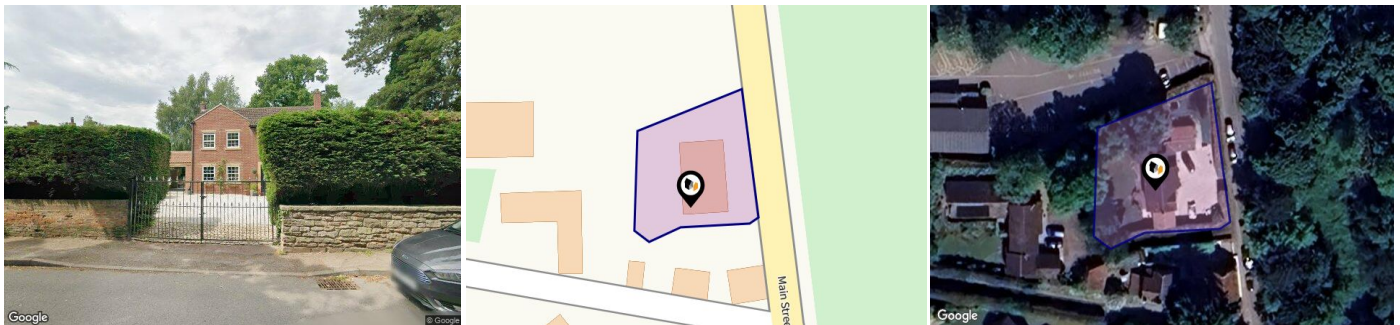
melissa.trussler@amorrison-mundys.net

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



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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,776 ft ² / 165 m ²		
Plot Area:	0.24 acres		
Year Built :	1967-1975		
Council Tax :	Band G		
Annual Estimate:	£4,470		
Title Number:	NT552213		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Oxton
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	40 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Main Street, Oxton, Southwell, NG25*

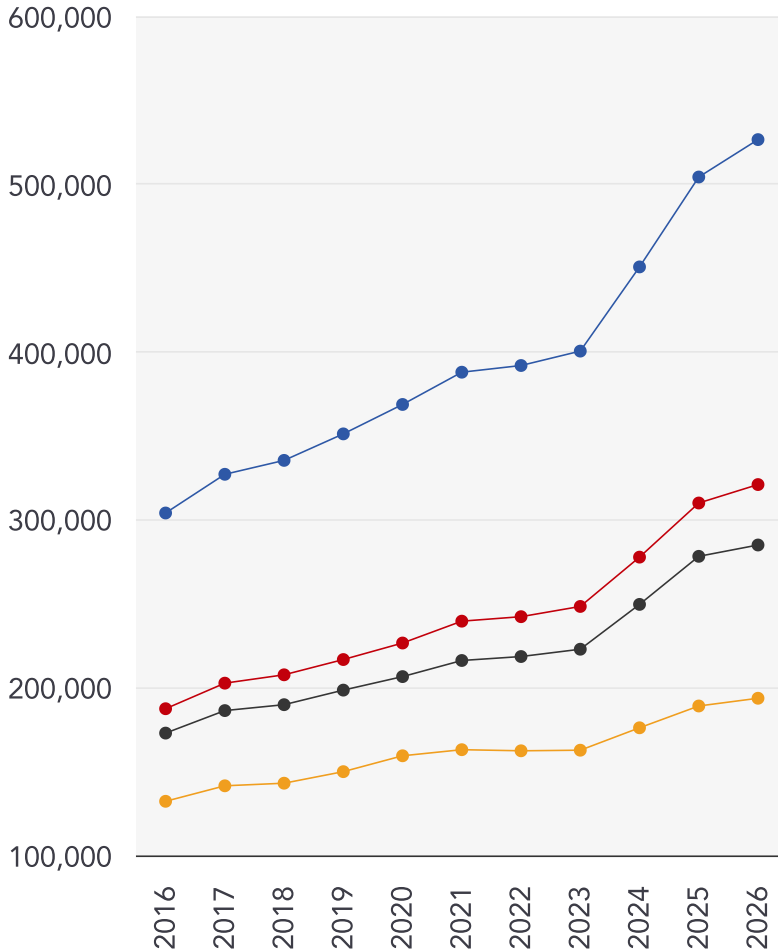
Reference - 22/00516/DISCON
Decision: -
Date: 04th March 2022
Description: Request for confirmation of discharge of condition 4 (windows and doors) attached to planning permission 21/00223/HOUSE; Erection of a new garage extension and link extension to a new home working space (study), external and internal alterations to the property

Reference - 21/00223/HOUSE
Decision: -
Date: 29th January 2021
Description: Erection of a new garage extension and link extension to a new home working space (study), external and internal alterations to the property

Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG25



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

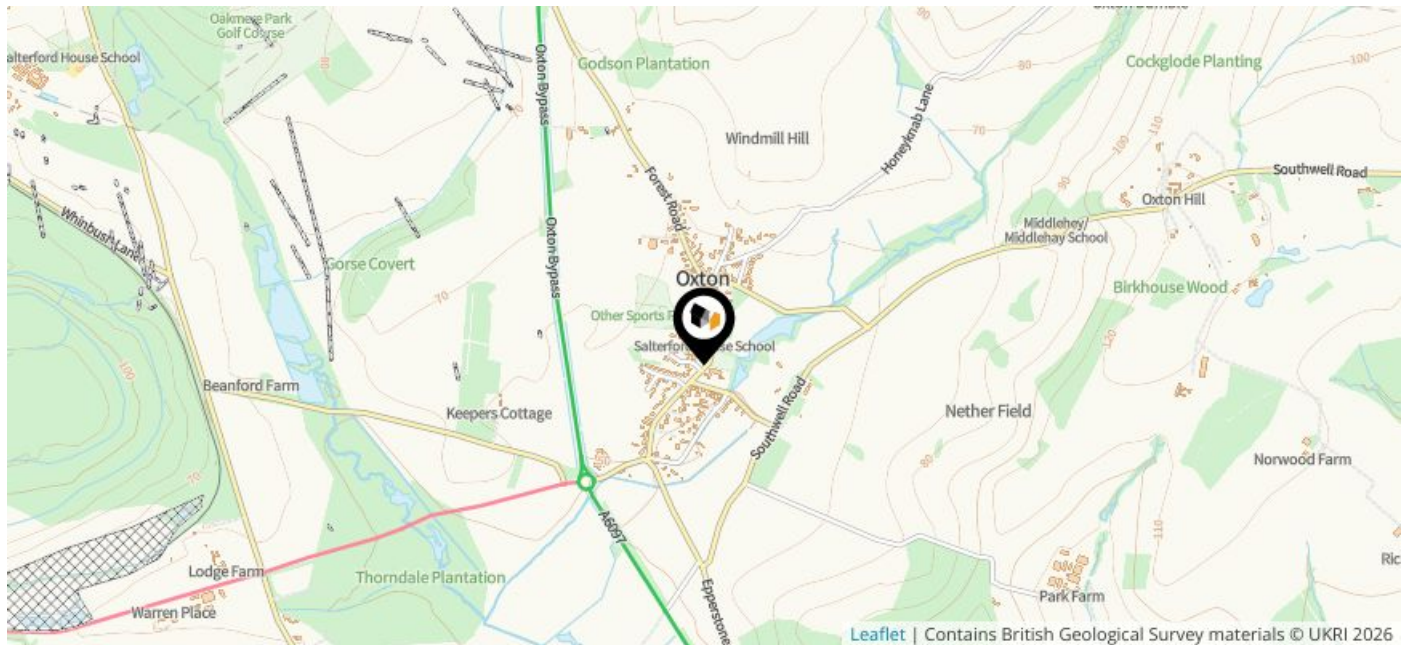
Flat

+46.42%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

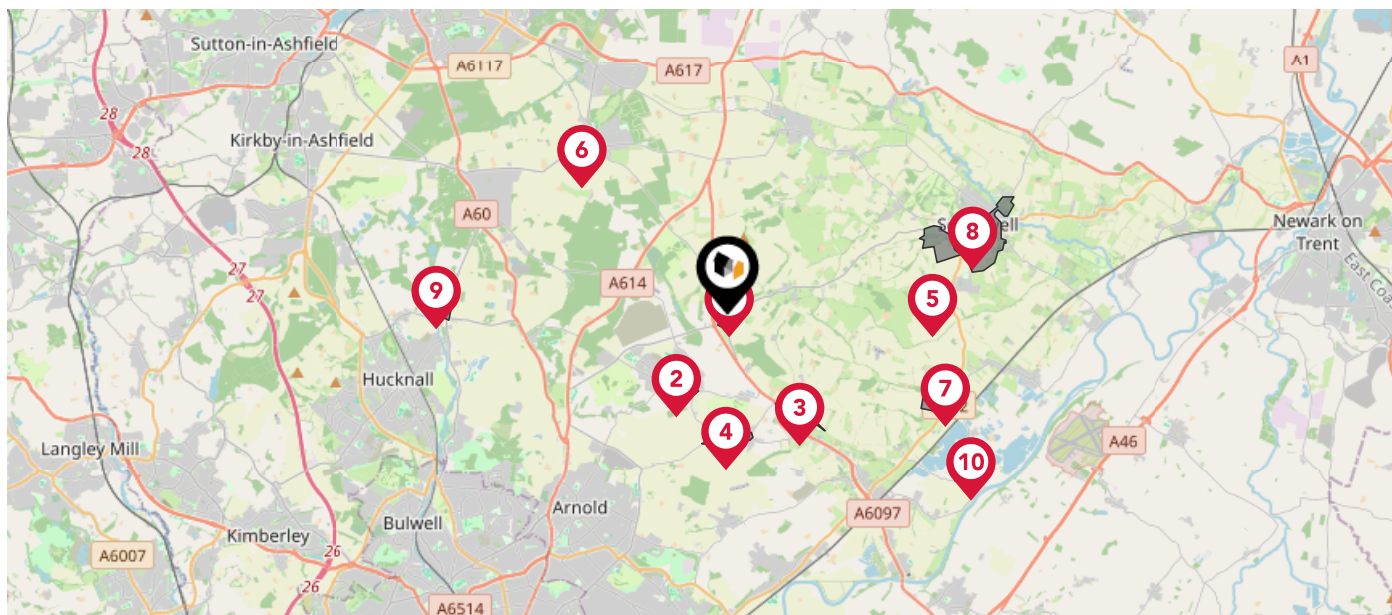
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



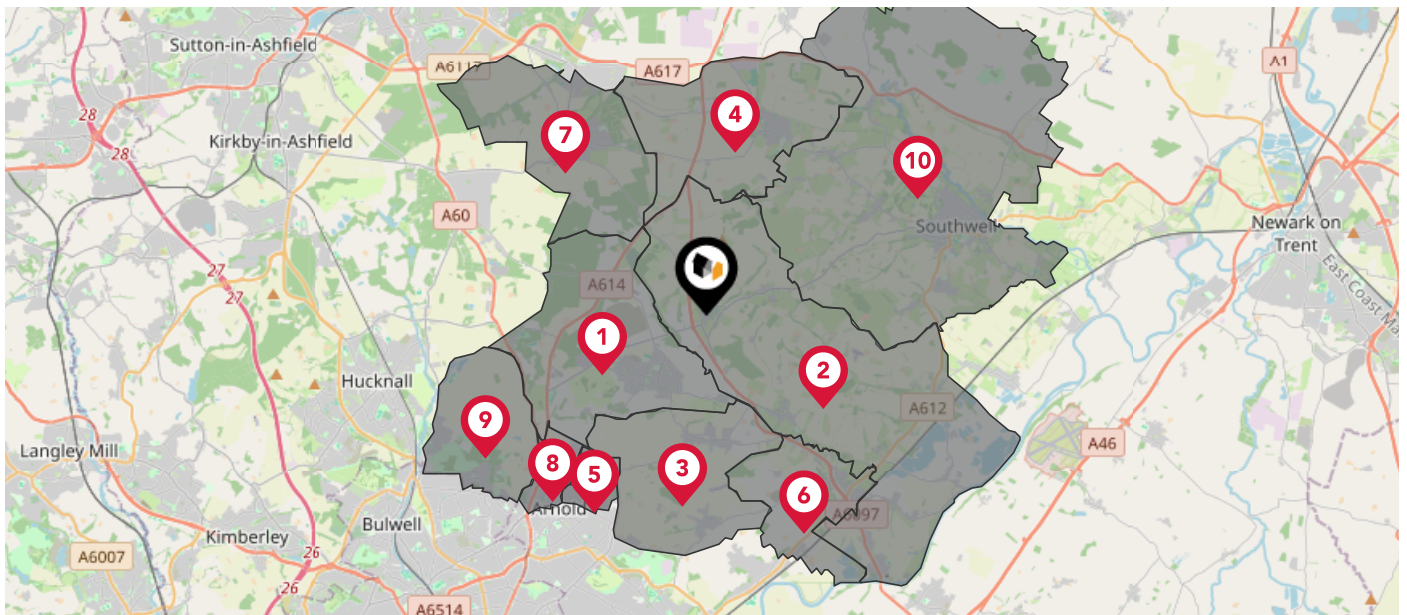
Nearby Conservation Areas

- 1 Oxtun
- 2 Calverton
- 3 Epperstone
- 4 Woodborough
- 5 Halloughton
- 6 Blidworth
- 7 Thurgarton
- 8 Southwell
- 9 Papplewick
- 10 Hoveringham











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



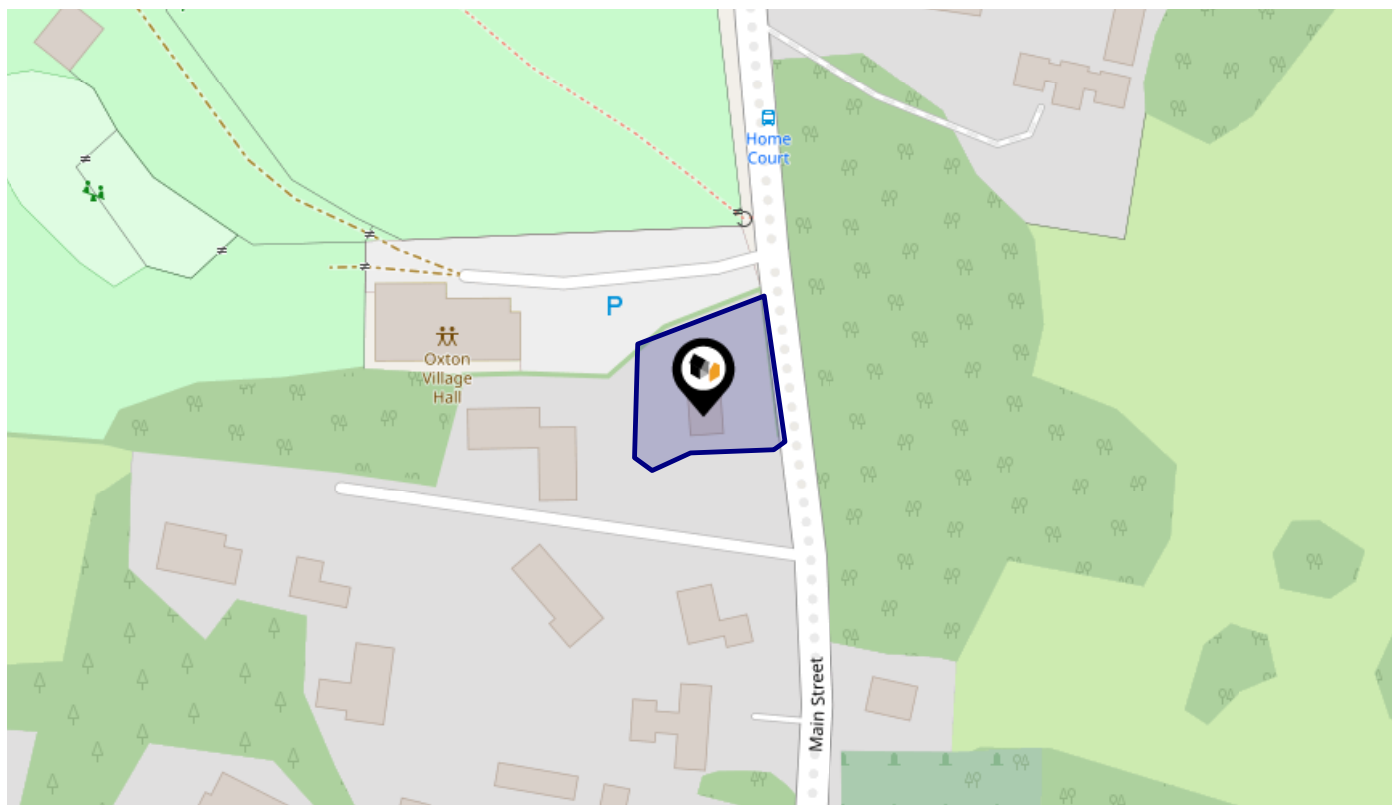
Nearby Council Wards

-  Calverton Ward
-  Dover Beck Ward
-  Dumbles Ward
-  Farnsfield Ward
-  Coppice Ward
-  Lowdham Ward
-  Rainworth South & Blidworth Ward
-  Redhill Ward
-  Bestwood St. Albans 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.

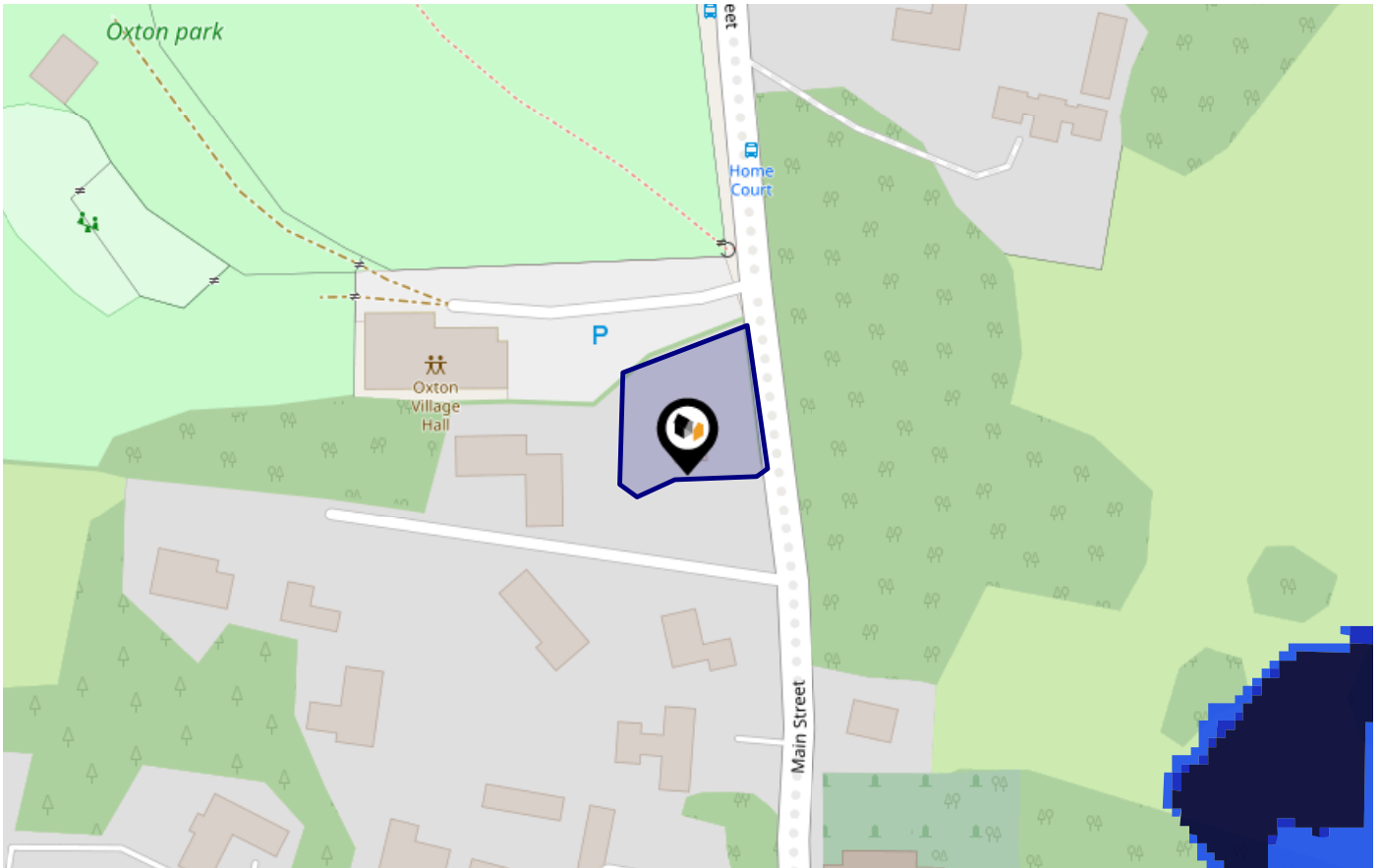
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

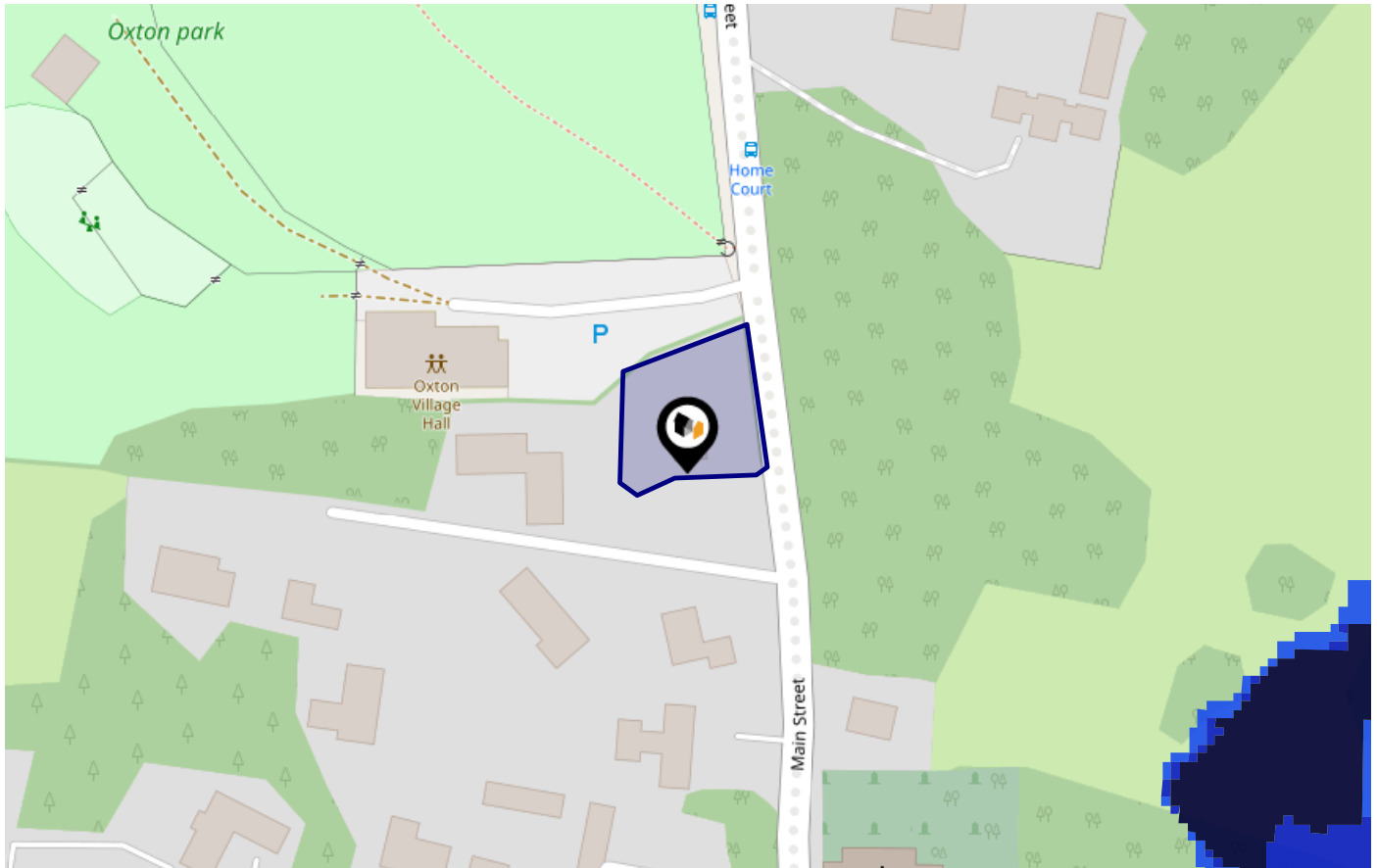
Chance of flooding to the following depths at this property:



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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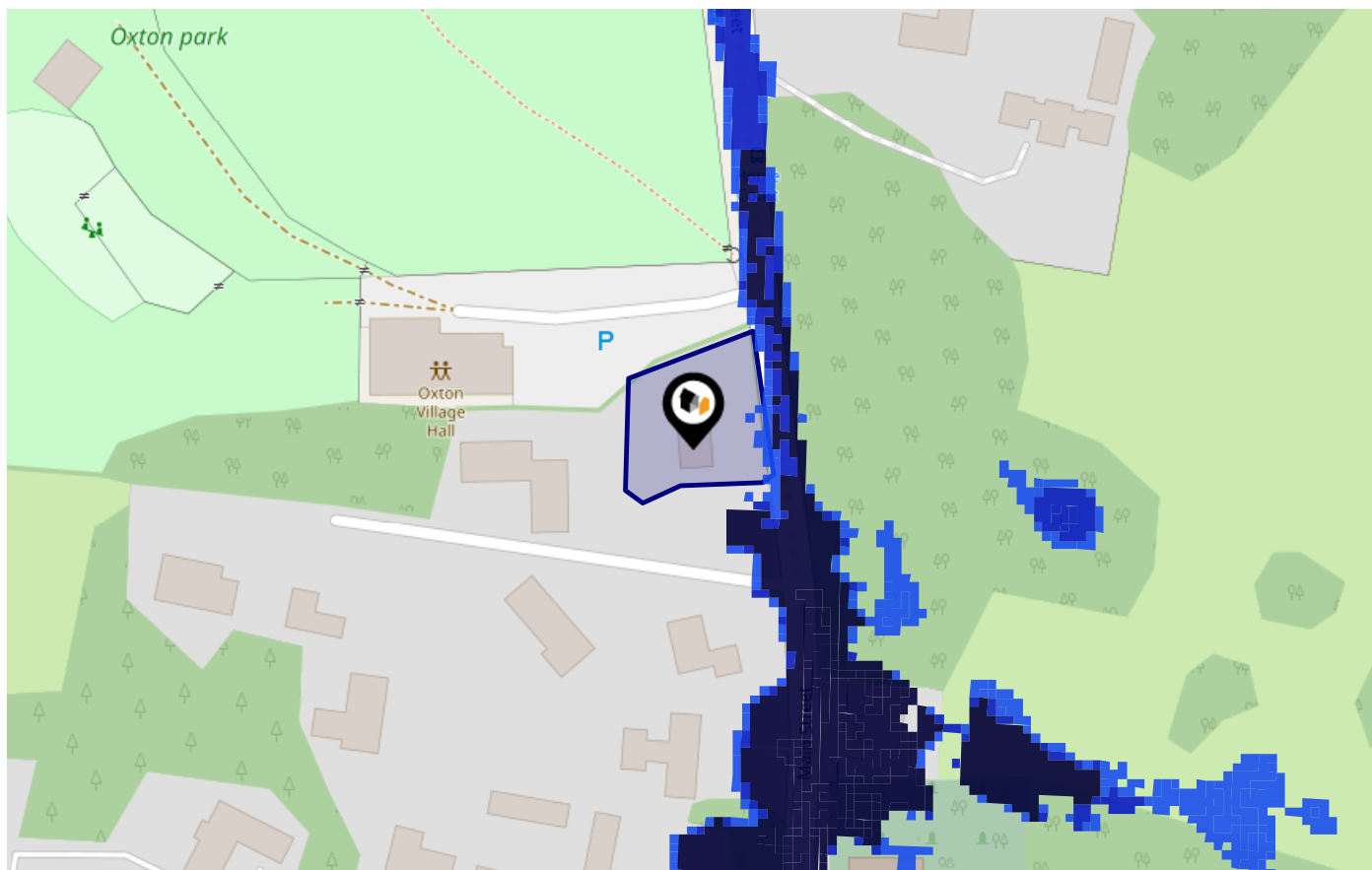
Chance of flooding to the following depths at this property:



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.

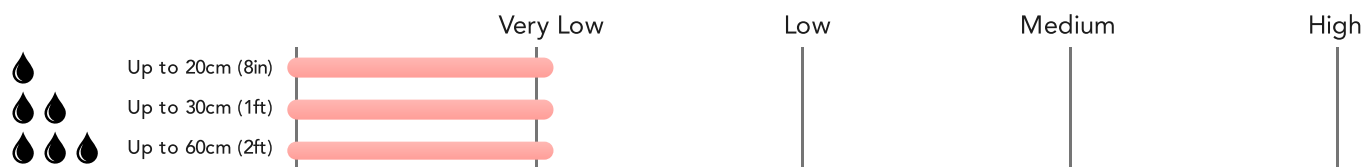


Risk Rating: Very low

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

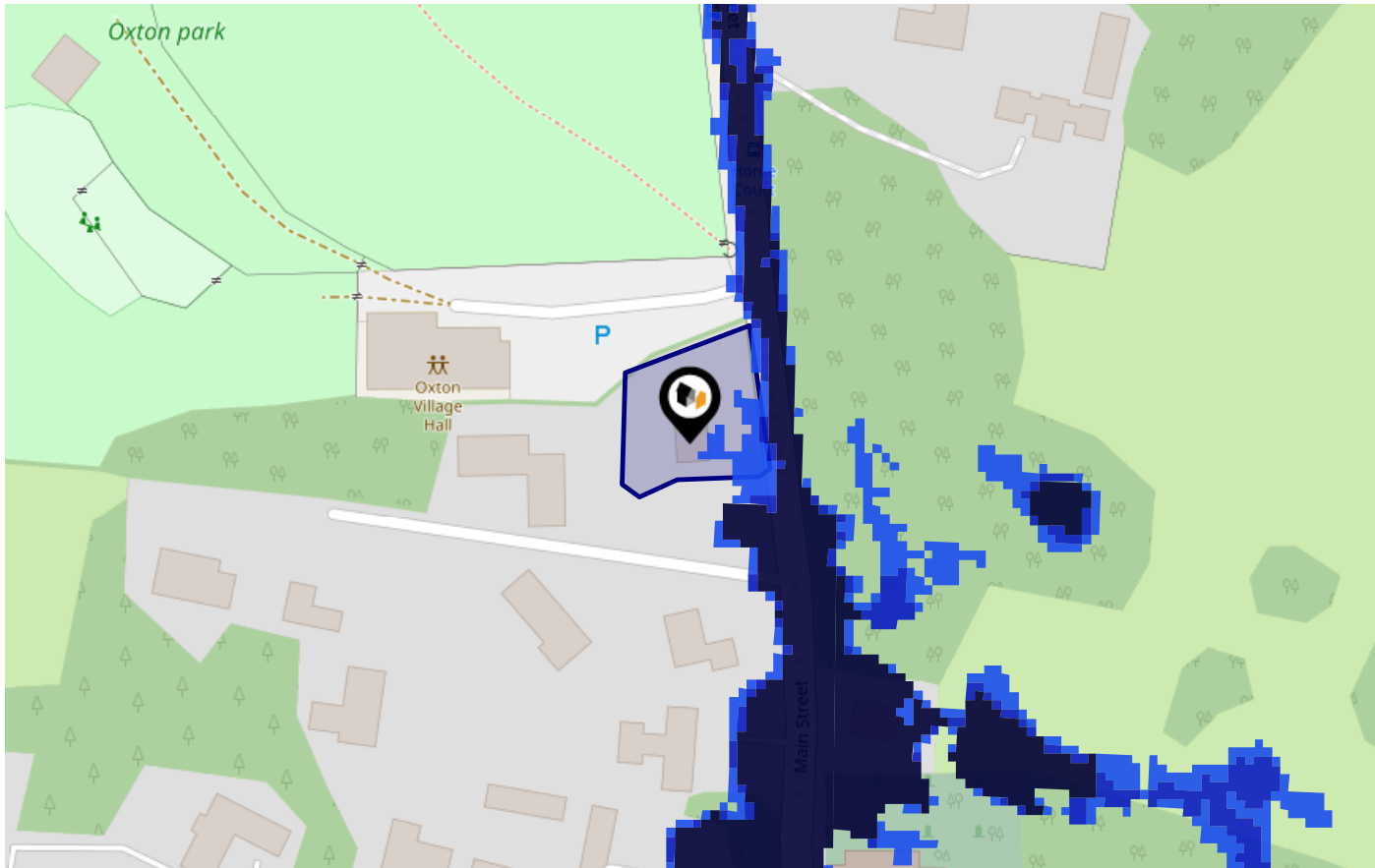


Flood Risk

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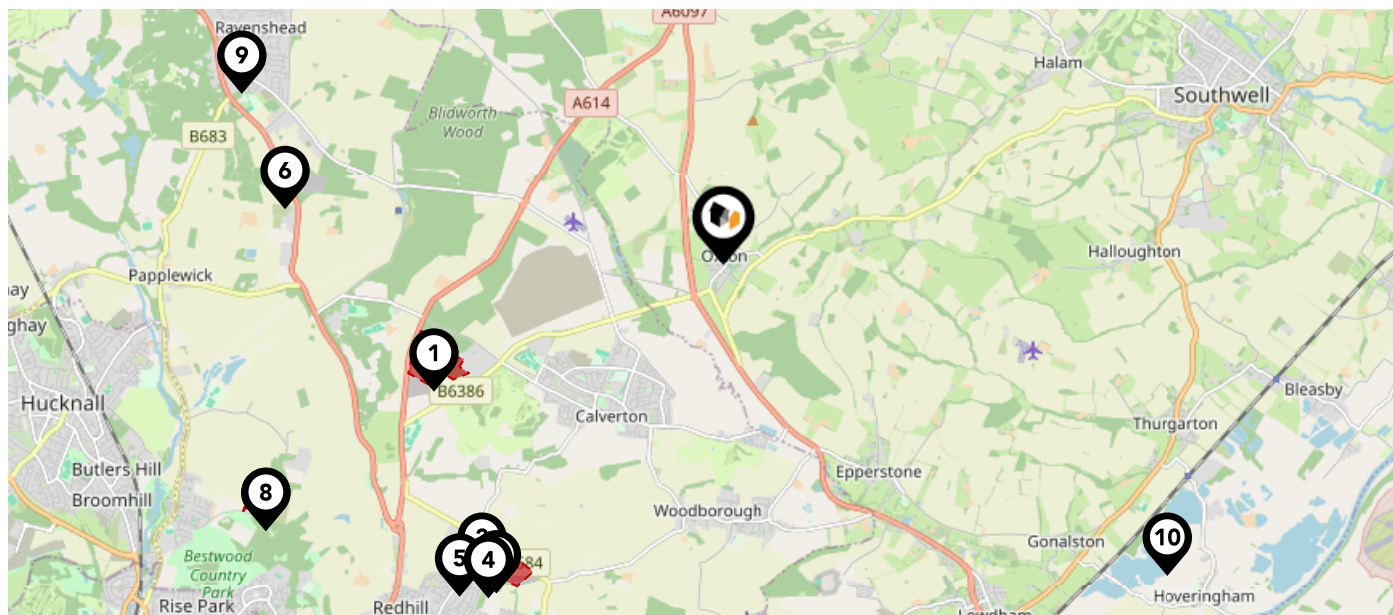
Chance of flooding to the following depths at this property:



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.



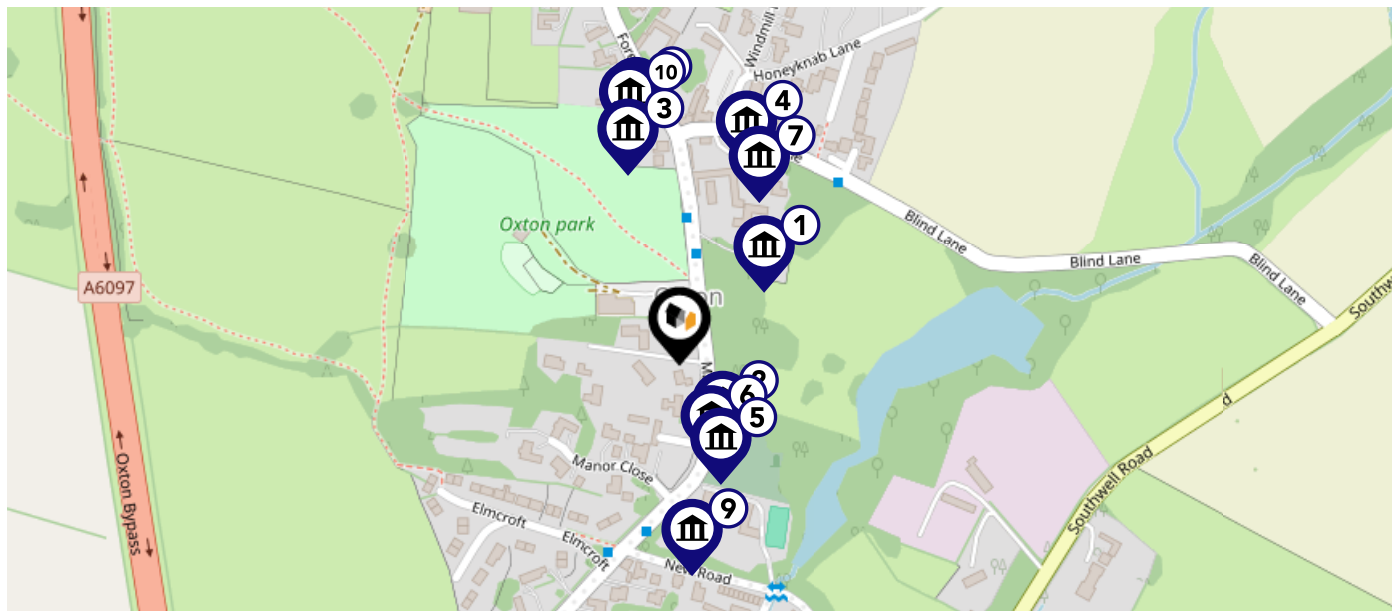
Nearby Landfill Sites

1	EA/EPR/HP3597FS/V010	Active Landfill
2	Dorket Head Quarry-Woodborough Lane, Calverton Road, Arnold, Gelding, Nottingham	Historic Landfill
3	No name provided by source	Active Landfill
4	EA/EPR/UP3690CP/A001	Active Landfill
5	Calverton Road-Arnold	Historic Landfill
6	Devils Elbow-Kighill, Ravenshead, Papplewick	Historic Landfill
7	EA/EPR/HP3497FP/A001	Active Landfill
8	Bestwood Landfill Site/Bestwood Quarry-Northern Drive, Bestwood, Nottingham	Historic Landfill
9	TAC Quarry-Longsdale Lane, Ravenshead, Nottinghamshire	Historic Landfill
10	Pit R2 Hoveringham Quarry-Hoveringham, Nottingham	Historic Landfill

Maps

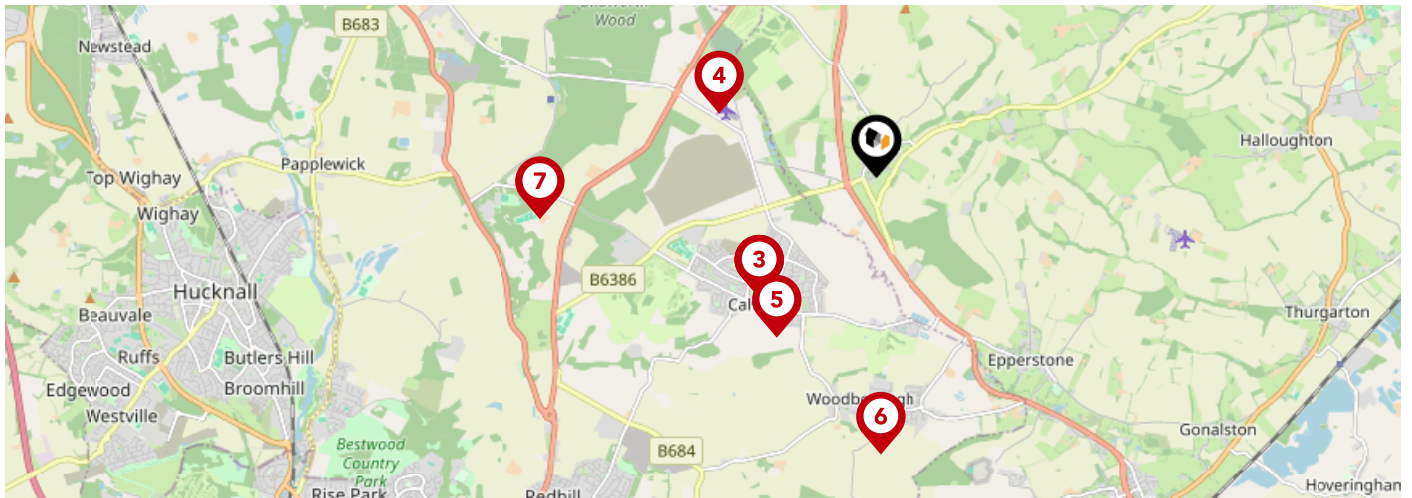
Listed Buildings

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
1285630 - Former Laundry In Grounds Of Former Oxton Hall	Grade II	0.1 miles
1285629 - Garden House	Grade II	0.1 miles
1045499 - Home Farmhouse	Grade II	0.1 miles
1045498 - Numbers 1, 2 And 3 The Cottages	Grade II	0.1 miles
1285622 - Church Of St Peter And St Paul	Grade I	0.1 miles
1045501 - Gateway To Church Of St Peter Churchyard, 6 Metres North Of The Church	Grade II	0.1 miles
1285619 - Tomb Chest Of Robert Sherbrooke Adjacent The East Side Of Workshops In Former Wood Yard Of Oxton Hall	Grade II	0.1 miles
1387166 - Petrol Pump To East Of The Forge	Grade II	0.1 miles
1045500 - Church Farmhouse	Grade II	0.1 miles
1245027 - The Old Forge	Grade II	0.1 miles

Area Schools



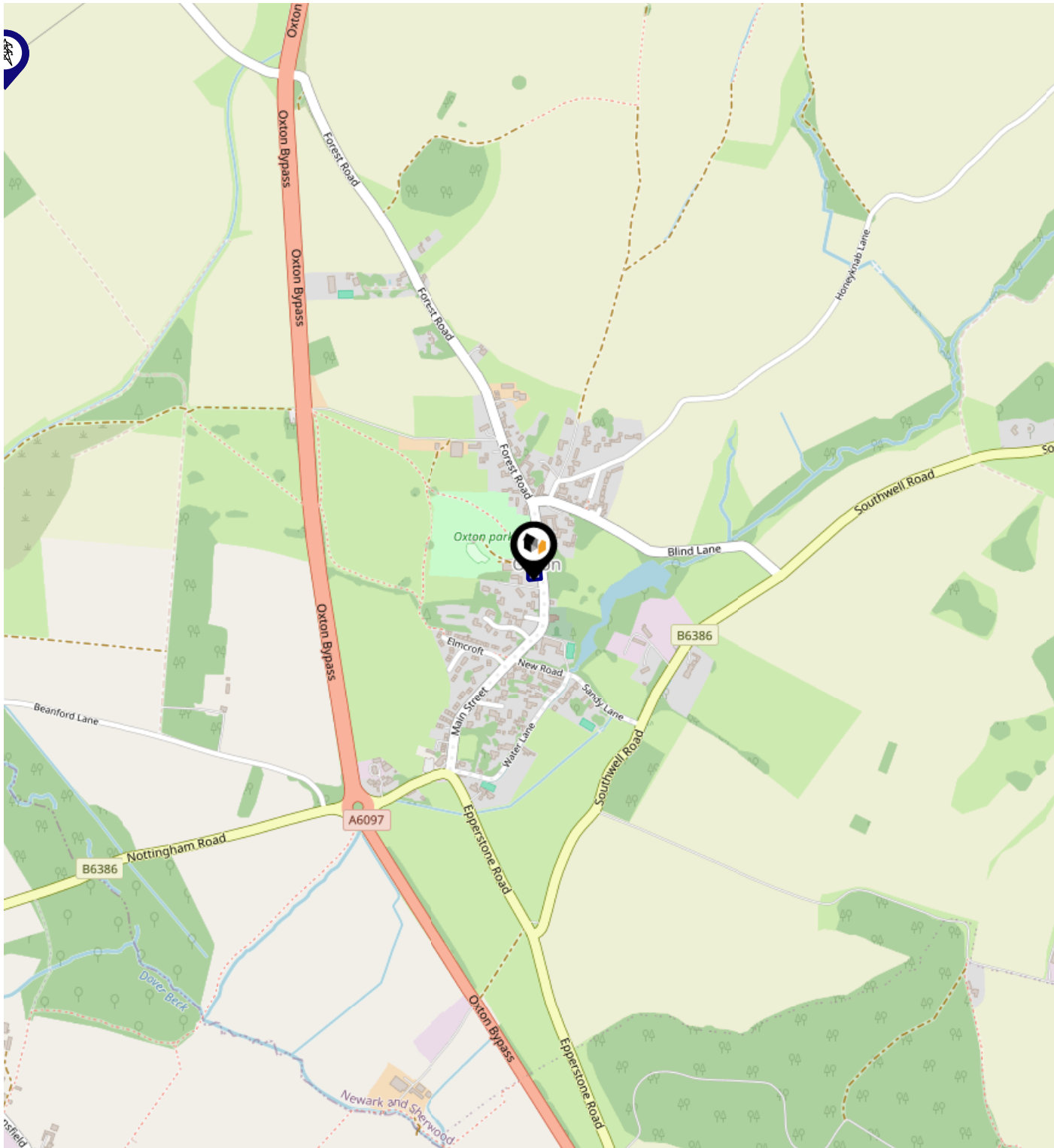
		Nursery	Primary	Secondary	College	Private
1	Manor Park Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sir John Sherbrooke Junior School Ofsted Rating: Good Pupils: 199 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Colonel Frank Seely Academy Ofsted Rating: Good Pupils: 828 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Salterford House School Ofsted Rating: Not Rated Pupils: 66 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Wilfrid's CofE Primary School Ofsted Rating: Good Pupils: 207 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wood's Foundation CofE Primary School Ofsted Rating: Good Pupils: 176 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burntstump Seely CofE Primary Academy Ofsted Rating: Good Pupils: 72 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.53	<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 Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:3.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lambley Primary School Ofsted Rating: Good Pupils: 189 Distance:3.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Blidworth Oaks Primary School Ofsted Rating: Good Pupils: 369 Distance:3.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:3.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Pinewood Infant and Nursery School Ofsted Rating: Outstanding Pupils: 204 Distance:3.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Richard Bonington Primary and Nursery School Ofsted Rating: Good Pupils: 459 Distance:4.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Killisick Junior School Ofsted Rating: Good Pupils: 203 Distance:4.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Coppice Farm Primary School Ofsted Rating: Good Pupils: 182 Distance:4.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

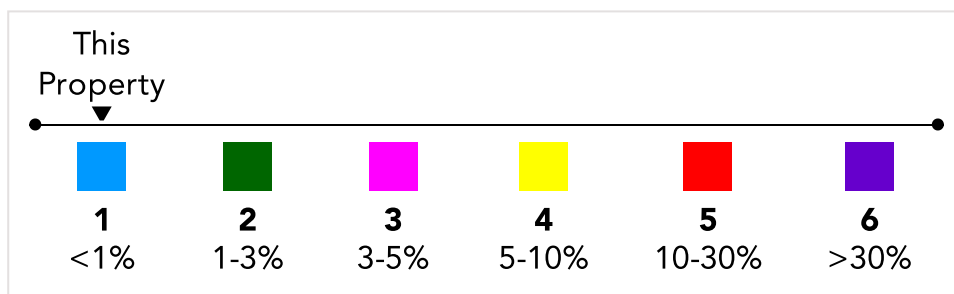
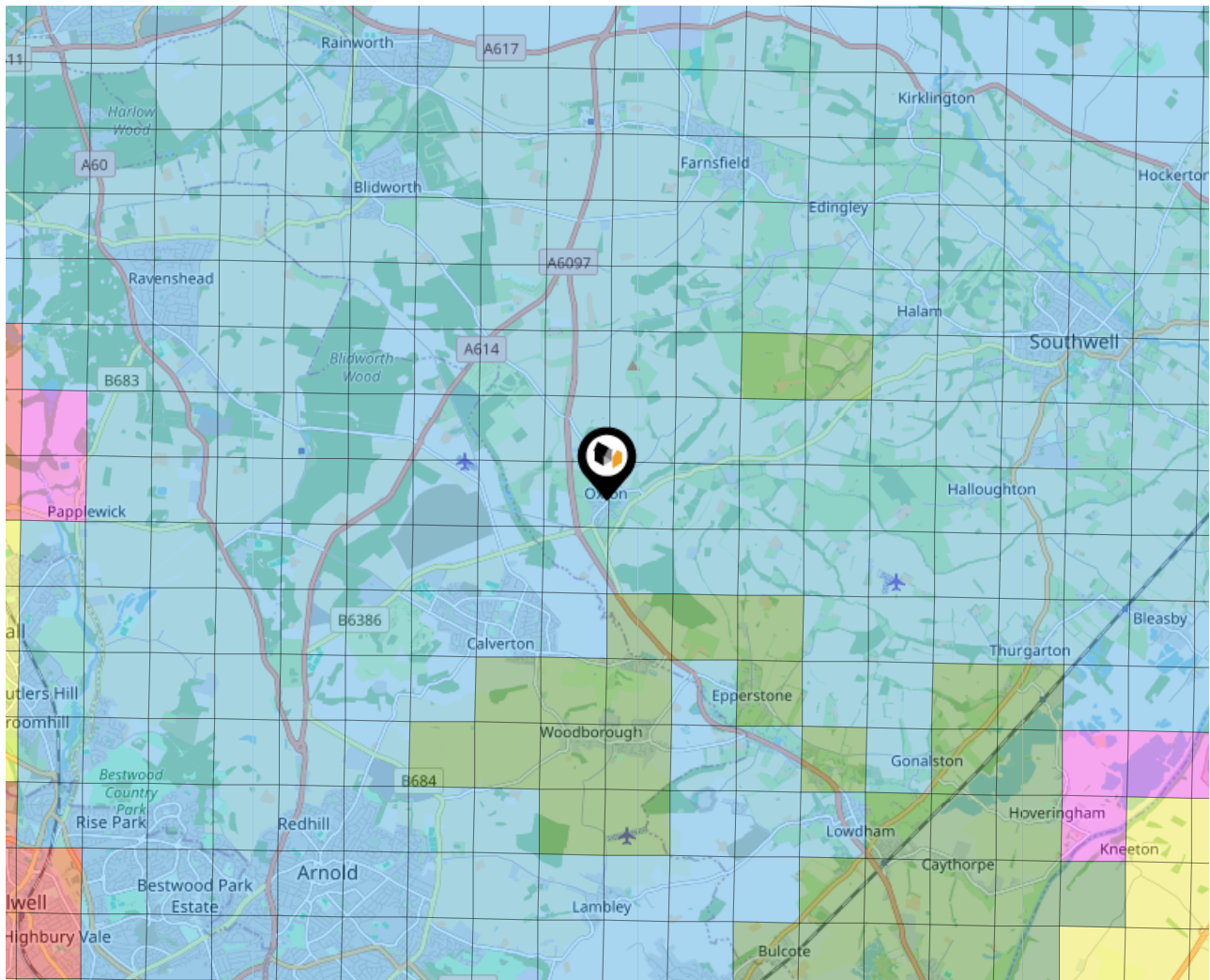
-  Power Pylons
-  Communication Masts

Environment

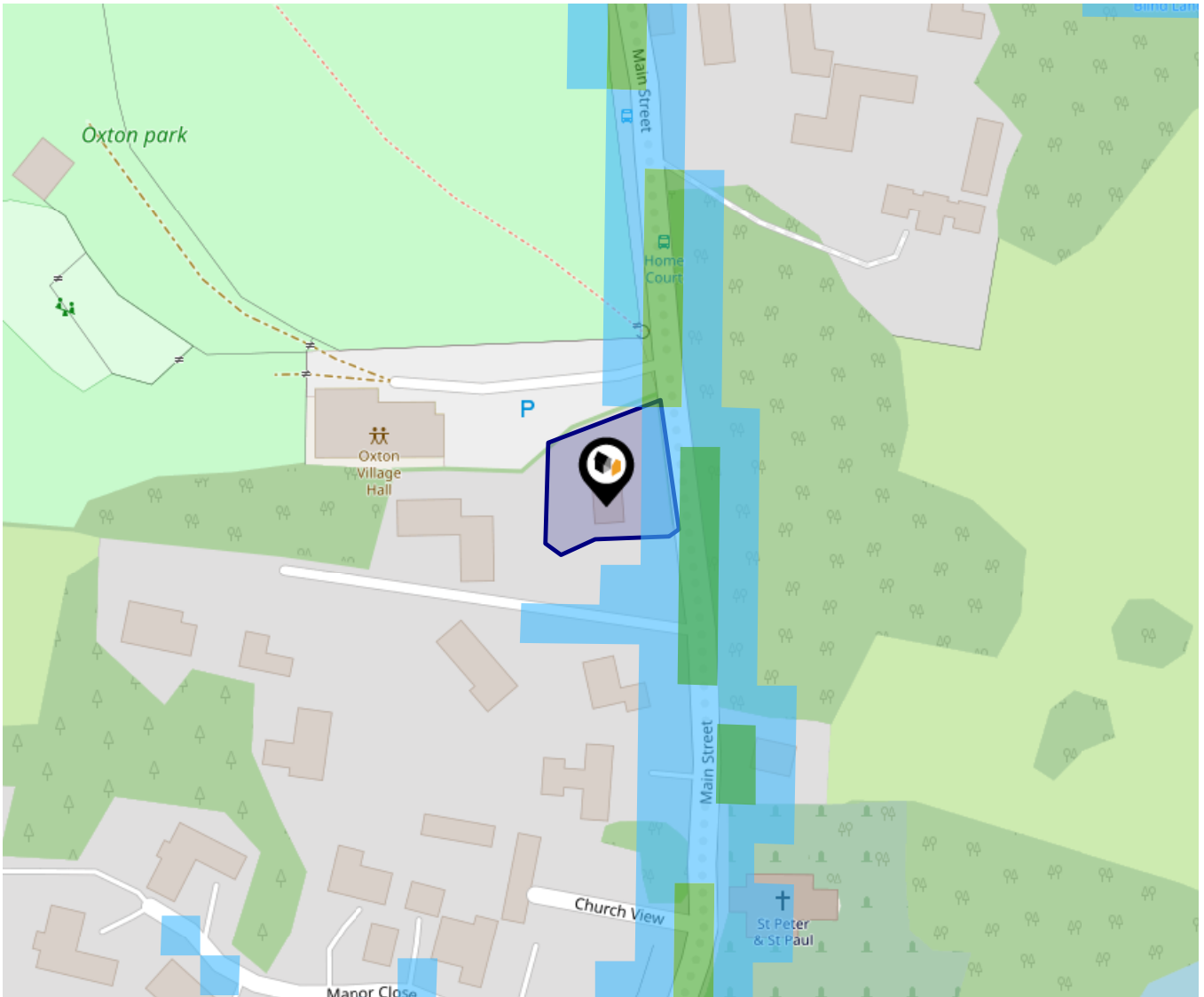
Radon Gas

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

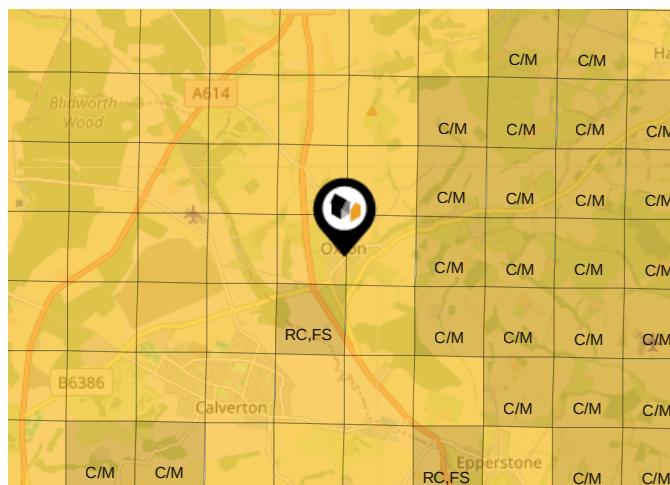


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

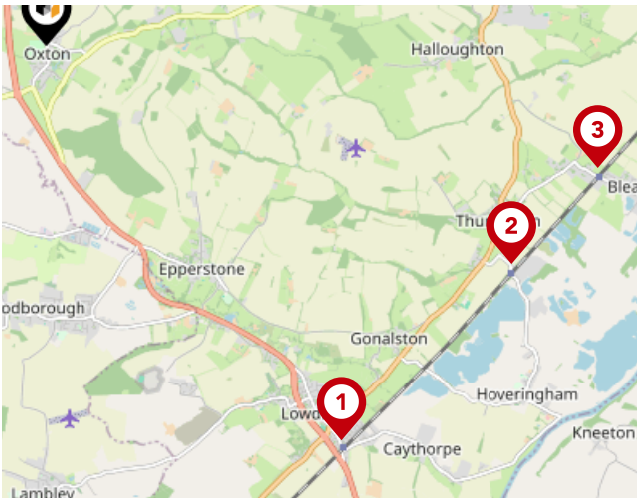
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

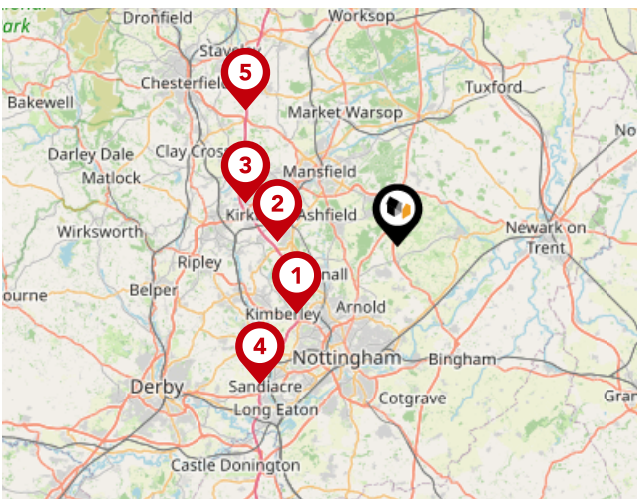
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Lowdham Rail Station	4.39 miles
2	Thurgarton Rail Station	4.58 miles
3	Bleasby Rail Station	5.03 miles



Trunk Roads/Motorways

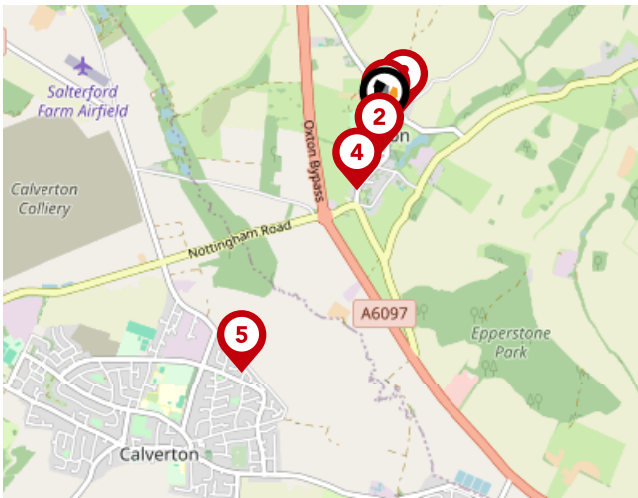
Pin	Name	Distance
1	M1 J26	8.63 miles
2	M1 J27	8.61 miles
3	M1 J28	11.34 miles
4	M1 J25	13.91 miles
5	M1 J29	14.59 miles



Airports/HELIPADS

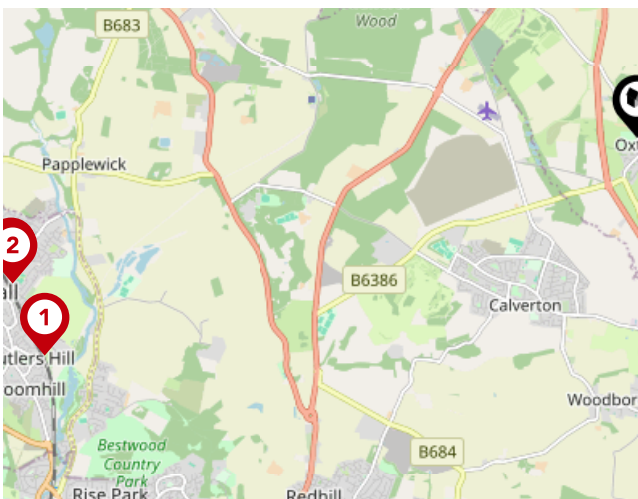
Pin	Name	Distance
1	East Mids Airport	19.46 miles
2	Finningley	29.38 miles
3	Humberside Airport	46.84 miles
4	Birmingham Airport	50.3 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.04 miles
2	New Road	0.12 miles
3	Blind Lane	0.12 miles
4	Nottingham Road	0.29 miles
5	Broom Road	1.25 miles



Local Connections

Pin	Name	Distance
1	Butler's Hill Tram Stop	5.62 miles
2	Hucknall Tram Stop	5.71 miles
3	Hucknall Tram Stop	5.72 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
<https://amorrison-mundys.net/>

