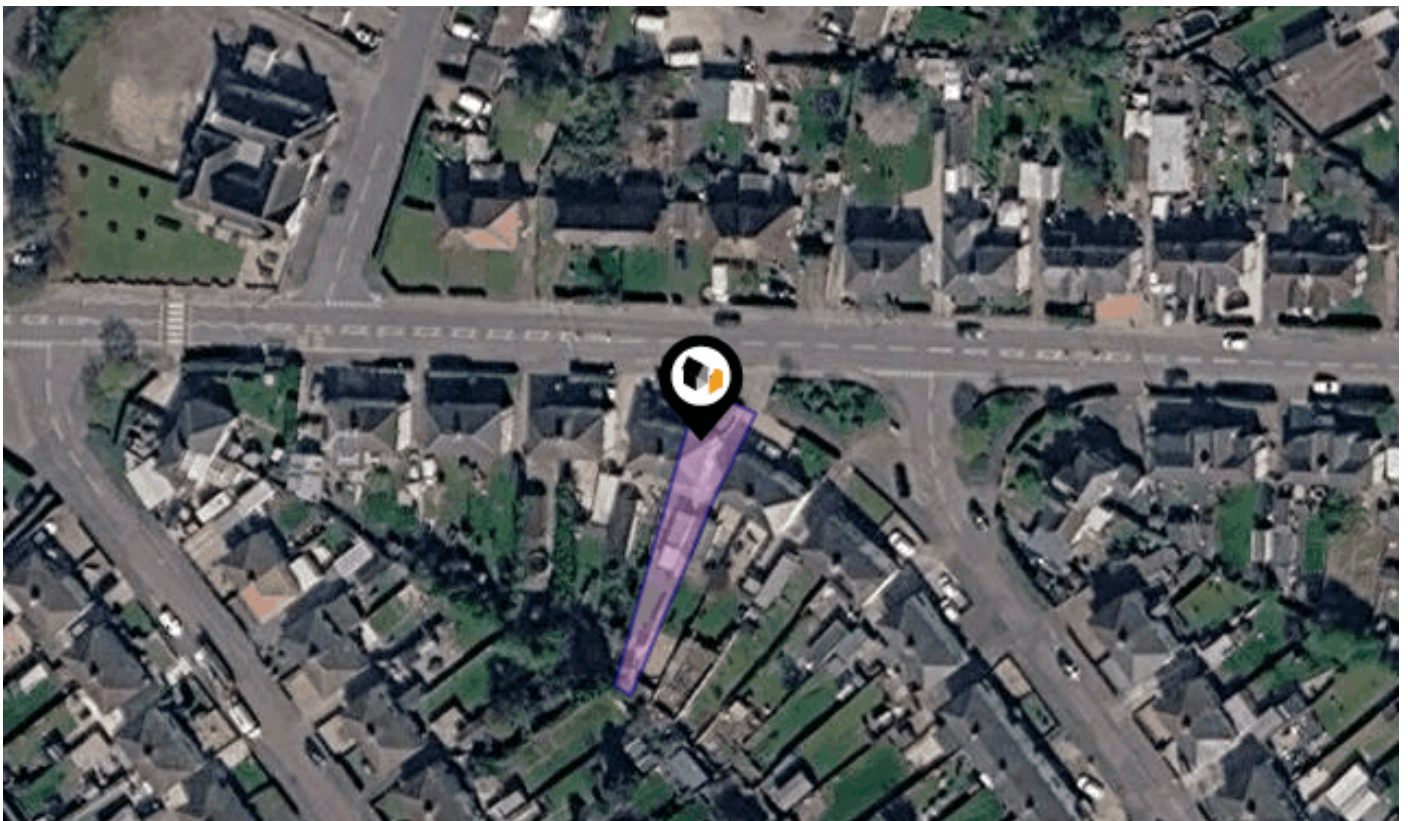




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th May 2026



MICKLEDALE LANE, BILSTHORPE, NEWARK, NG22

Alasdair Morrison & Mundys

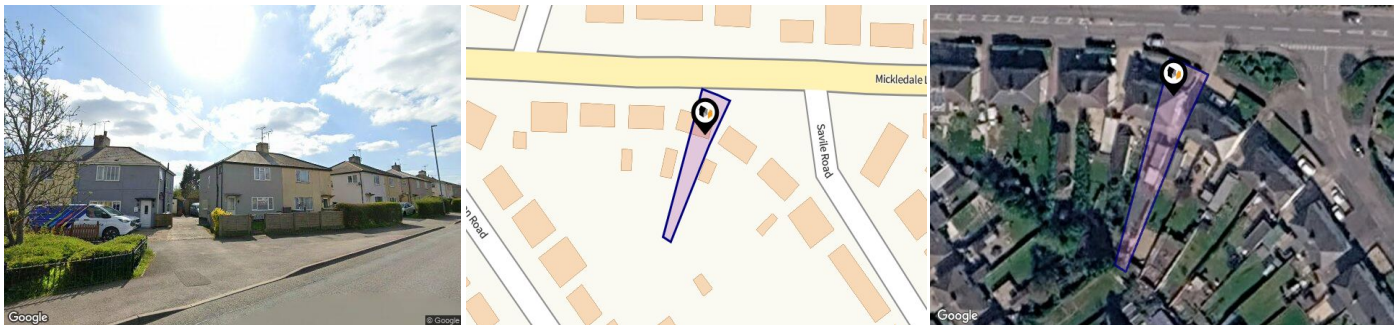
22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band A		
Annual Estimate:	£1,788		
Title Number:	NT313504		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)

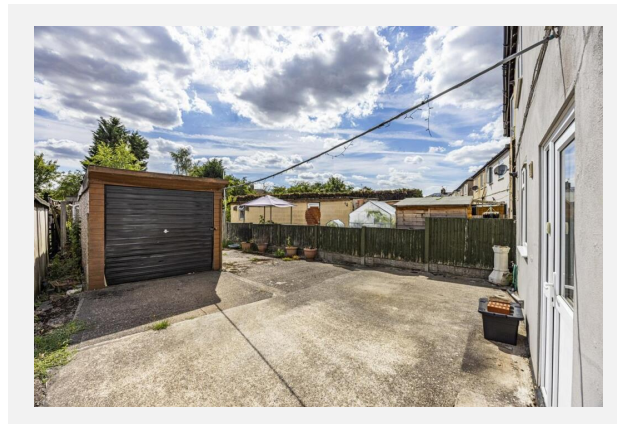
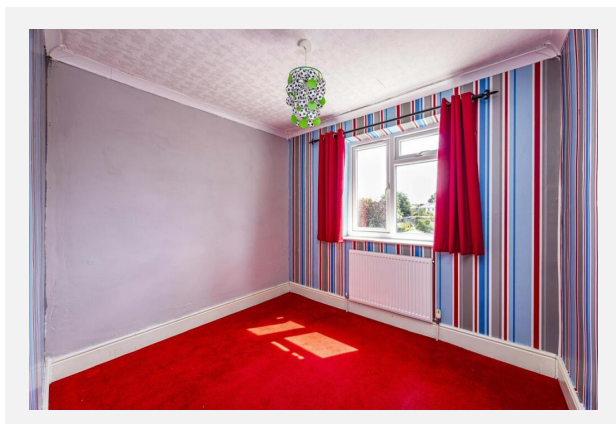


Satellite/Fibre TV Availability:





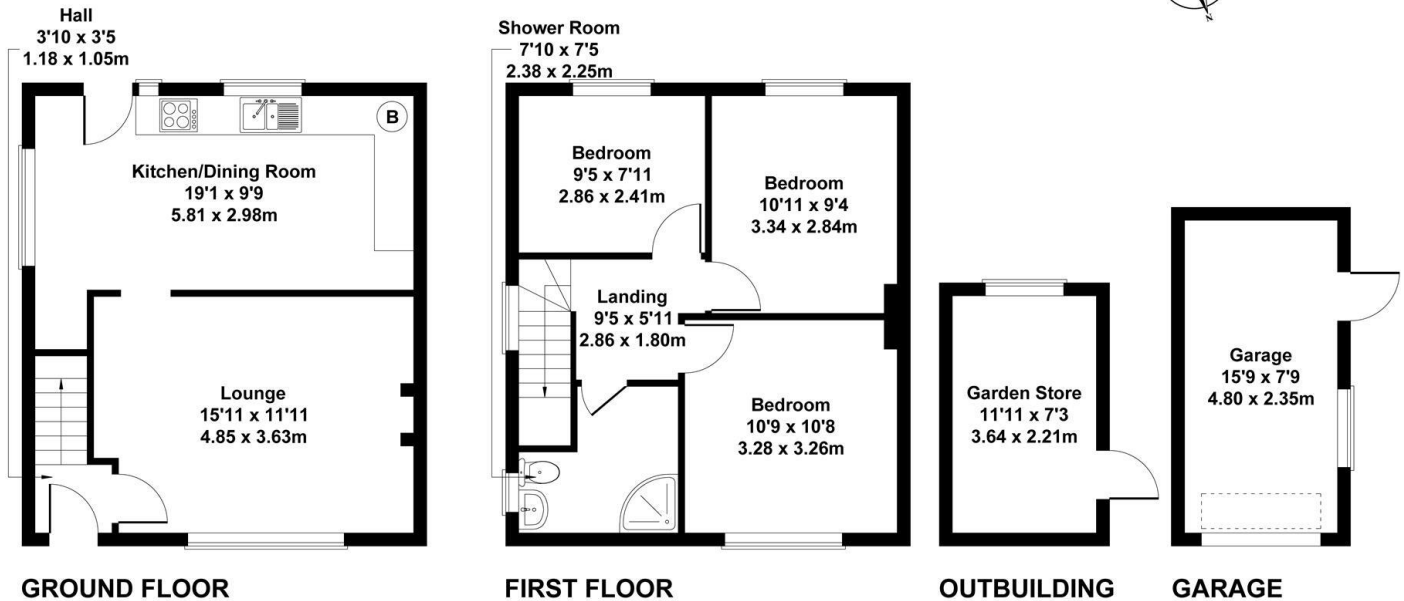
Gallery Photos



MICKLEDALE LANE, BILSTHORPE, NEWARK, NG22

22 Mickledale Lane, Bilsthorpe, NG22 8QA

Approximate Gross Internal Area
1044 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Property EPC - Certificate



Bilsthorpe, NEWARK, NG22

Energy rating

D

Valid until 09.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

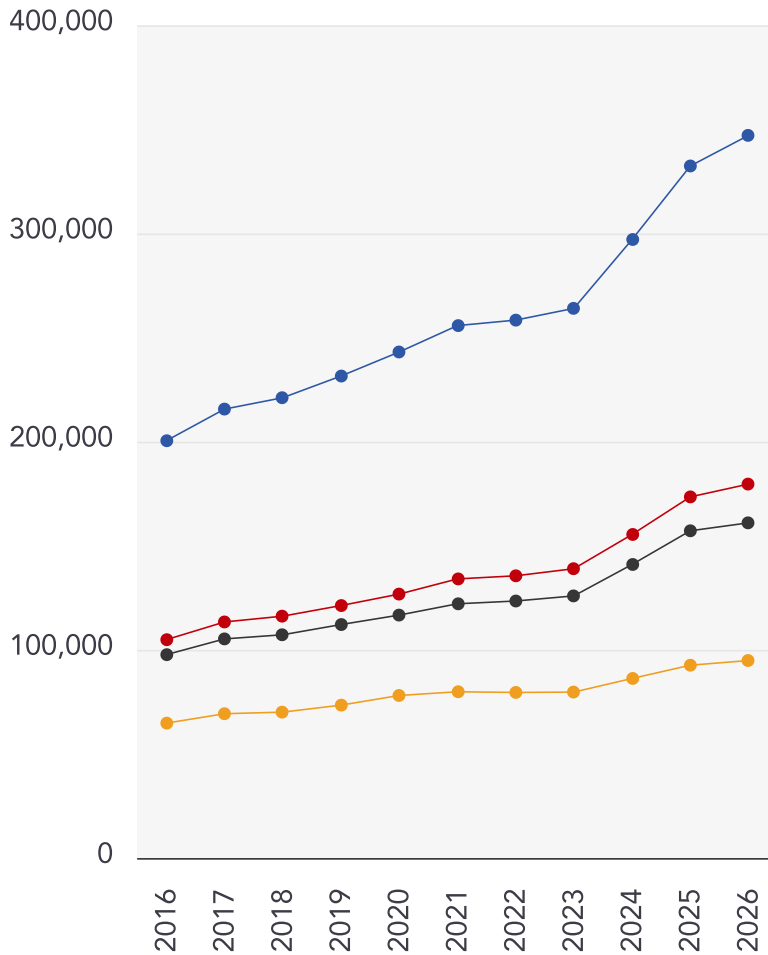
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	78 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG22



Detached

+73.17%

Semi-Detached

+71.26%

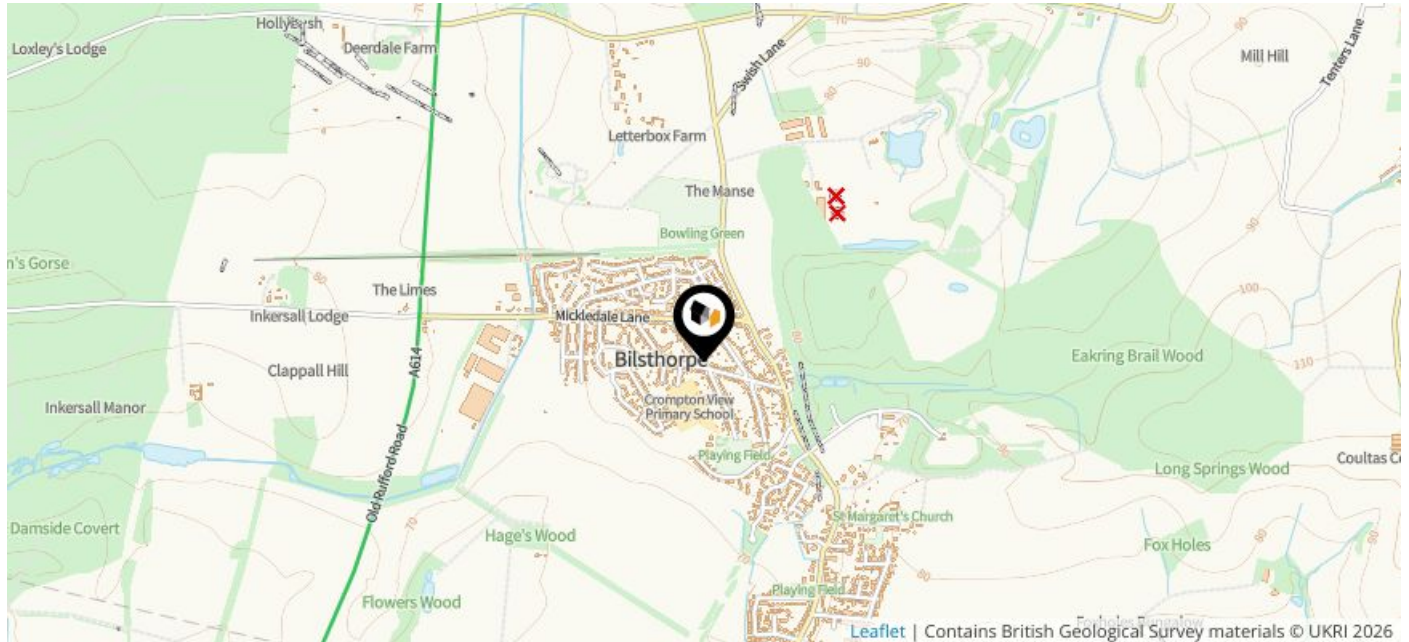
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

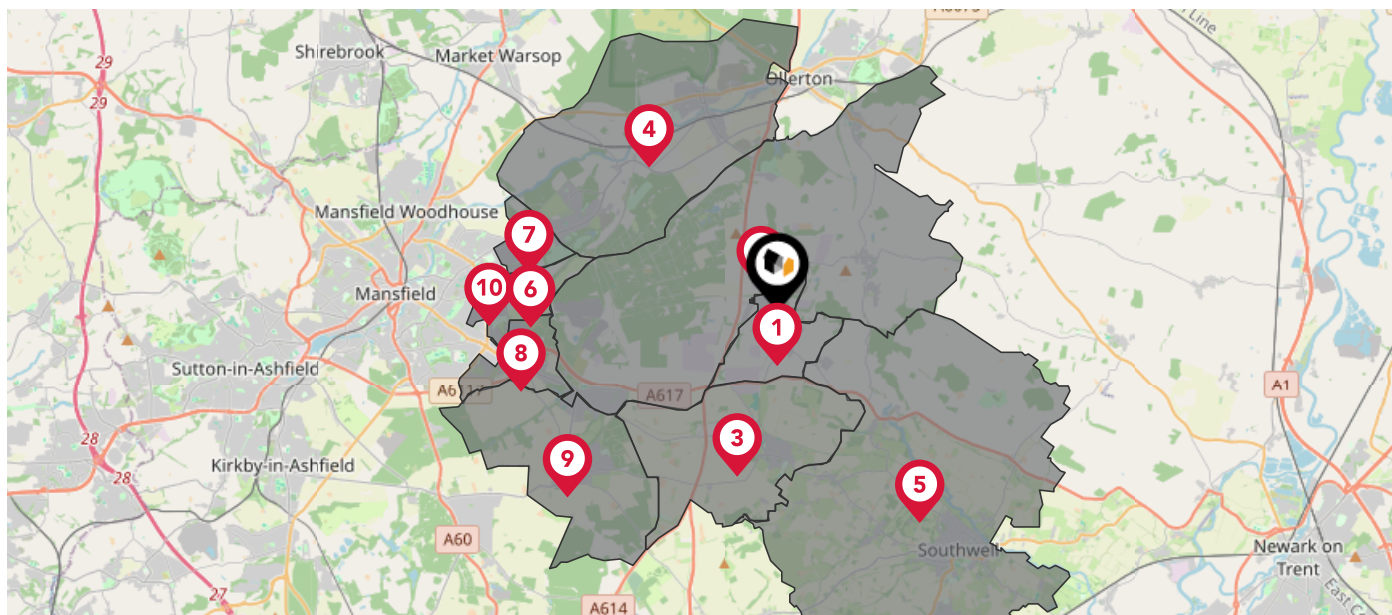
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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



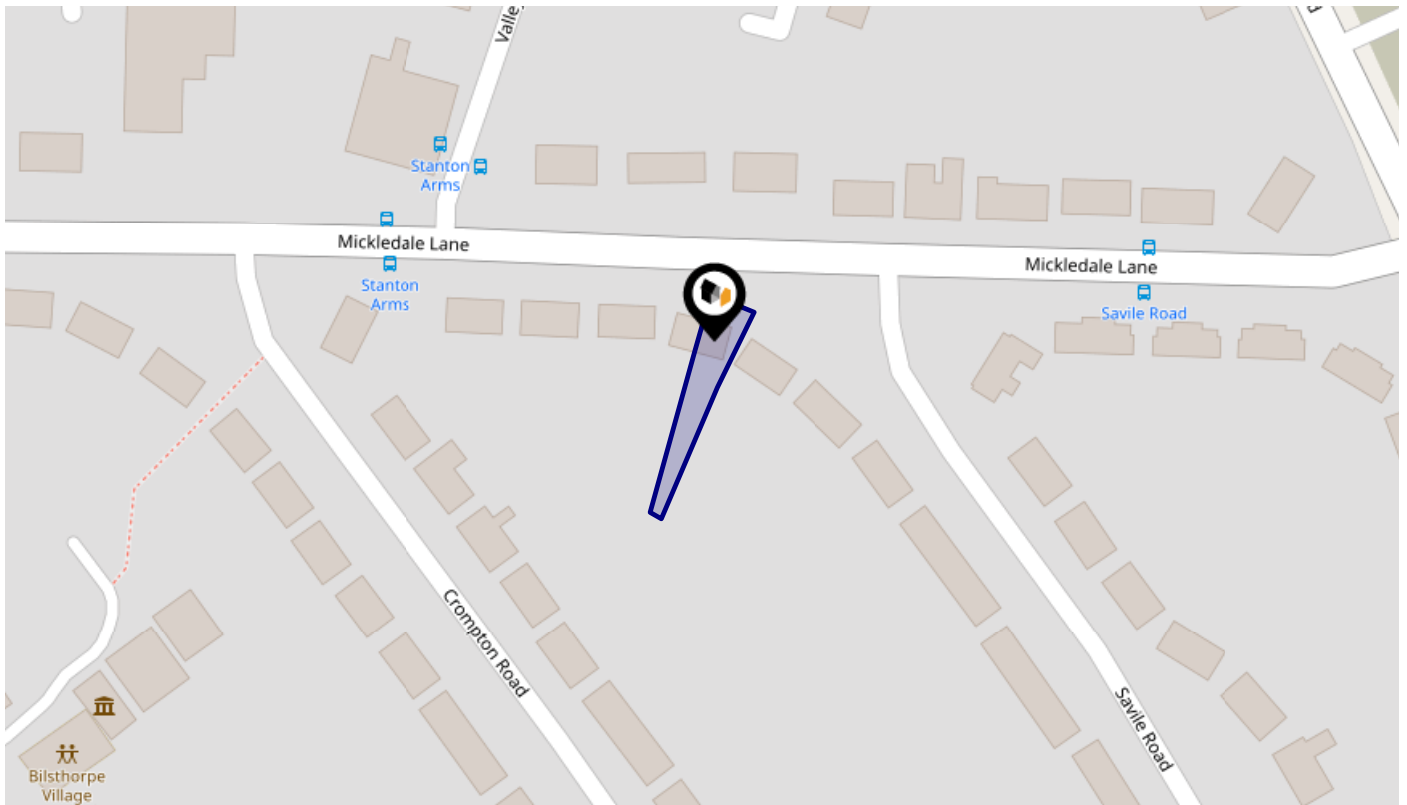
Nearby Council Wards

-  1 Bilsthorpe Ward
-  2 Rainworth North & Rufford Ward
-  3 Farnsfield Ward
-  4 Edwinstowe & Clipstone Ward
-  5 Southwell Ward
-  6 Oak Tree Ward
-  7 Newlands Ward
-  8 Ransom Wood Ward
-  9 Rainworth South & Blidworth Ward
-  10 Ling Forest 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.

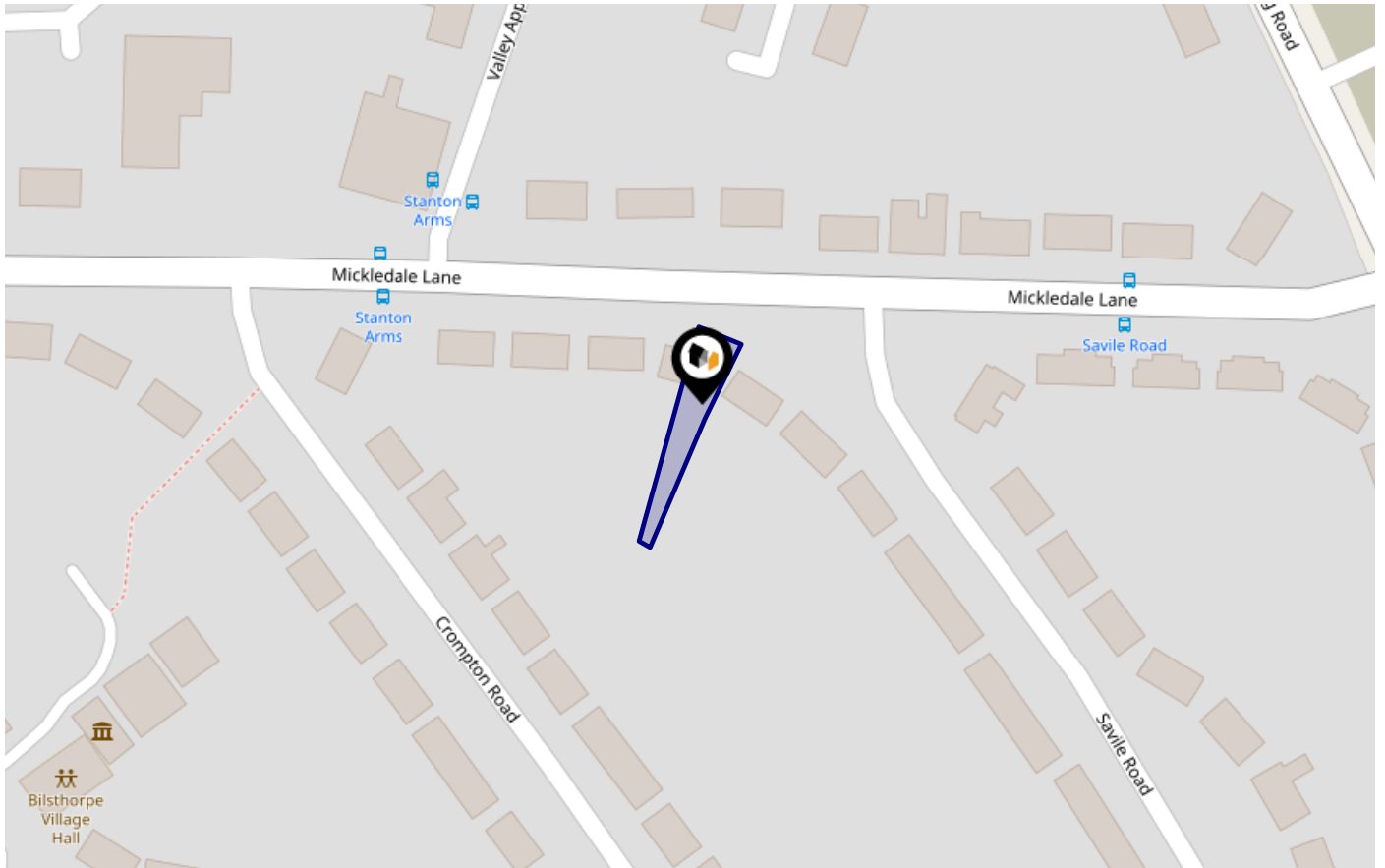
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

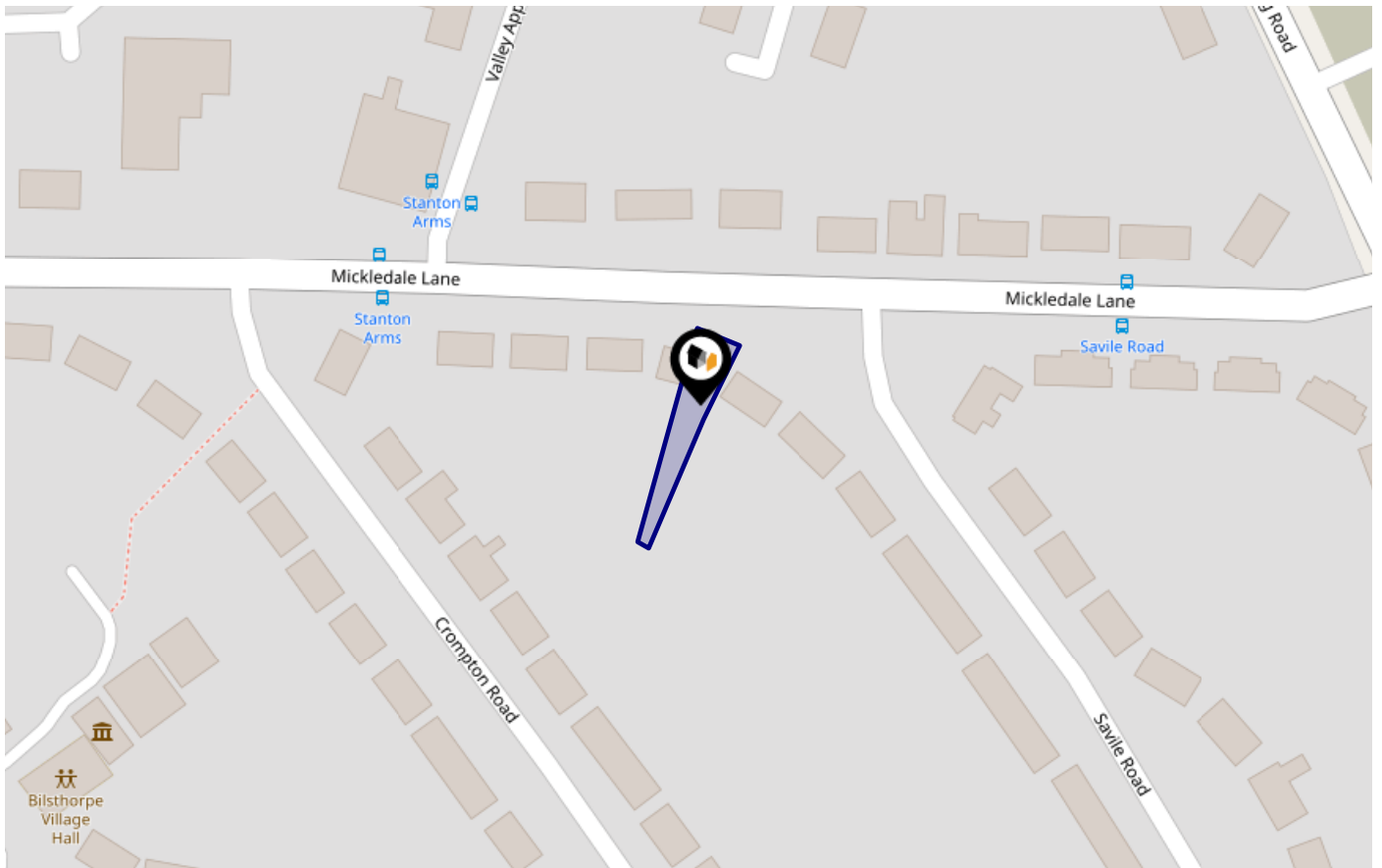
Chance of flooding to the following depths at this property:



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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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

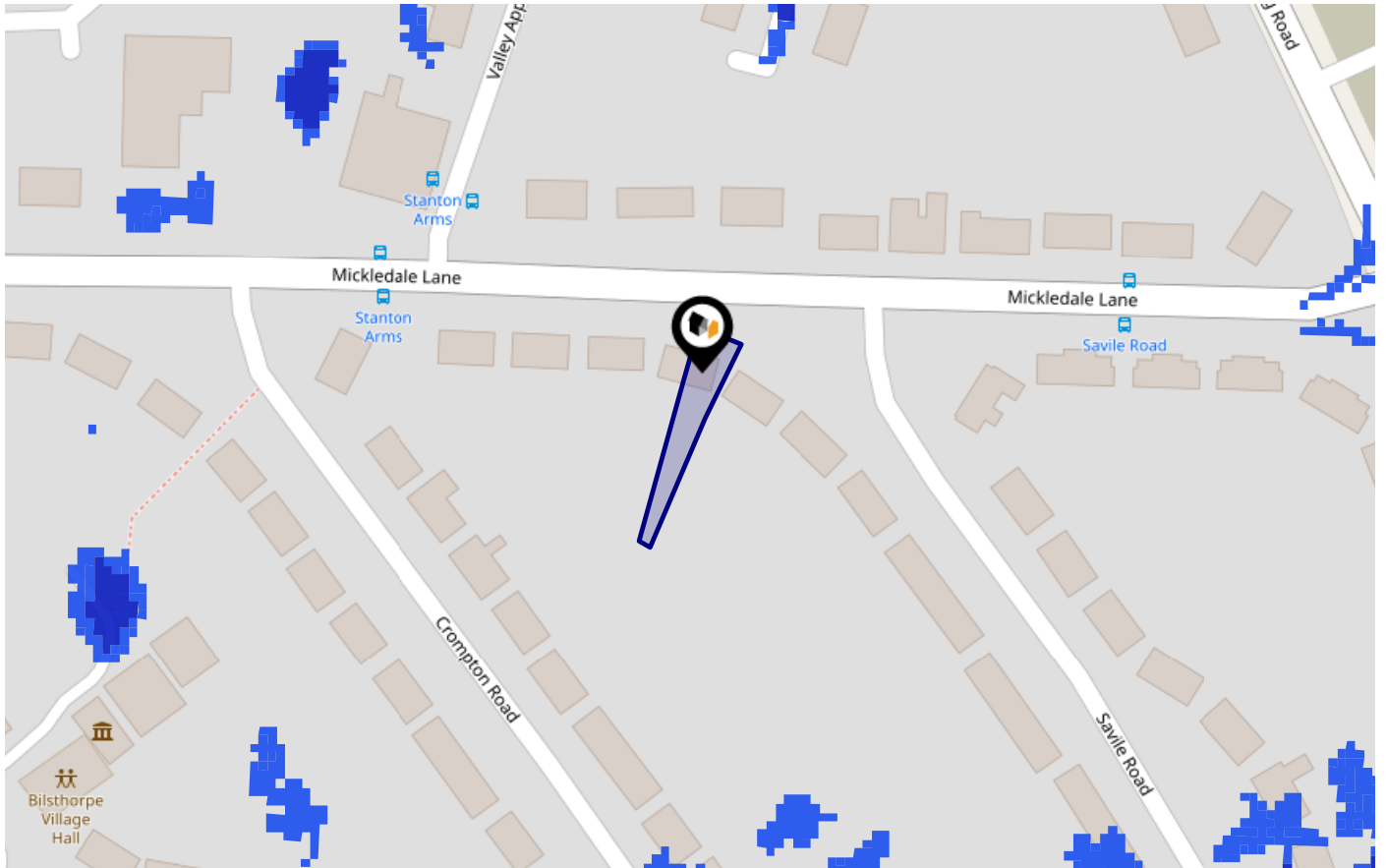
Chance of flooding to the following depths at this property:



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.

- **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:

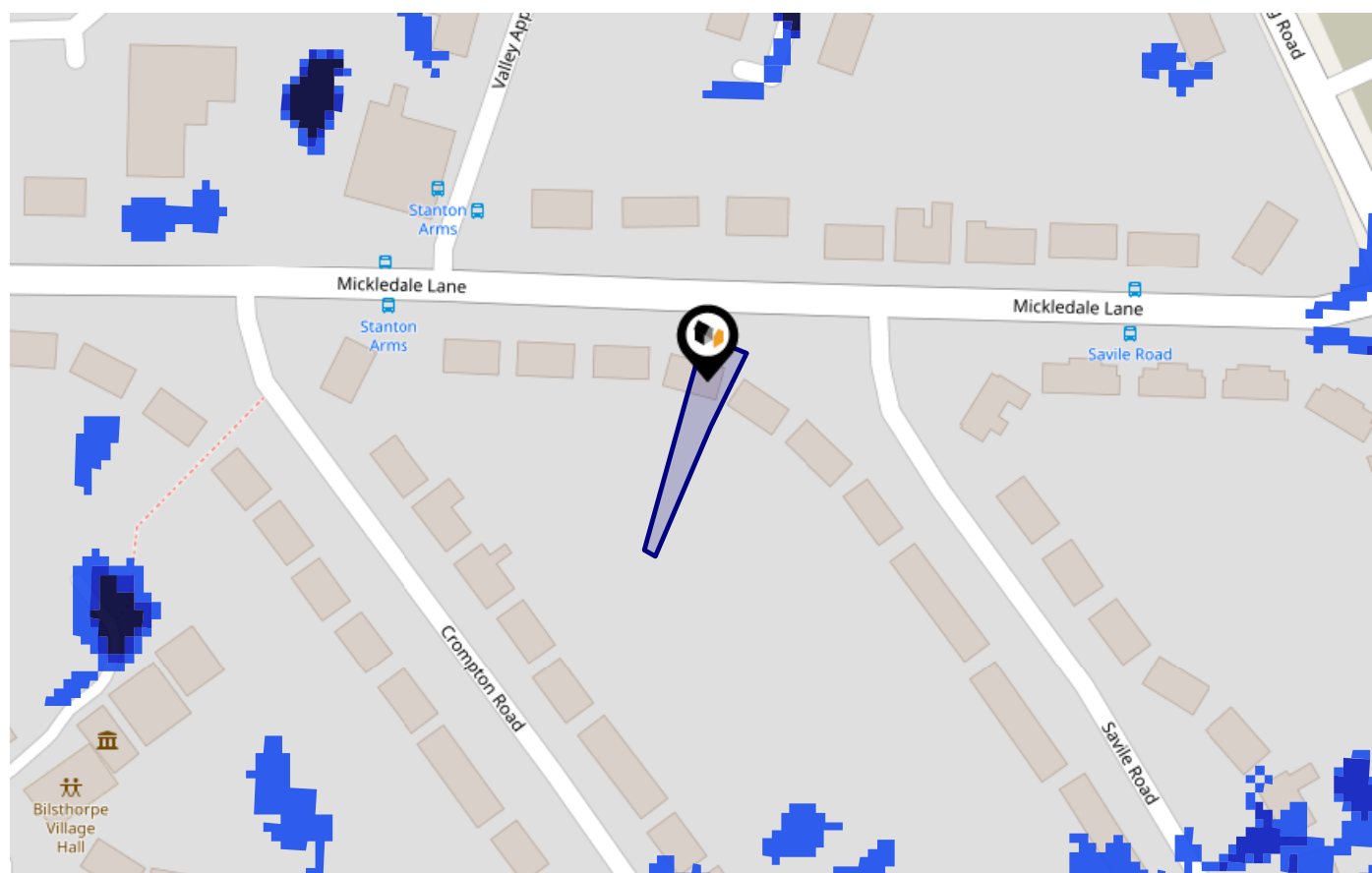


Flood Risk

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

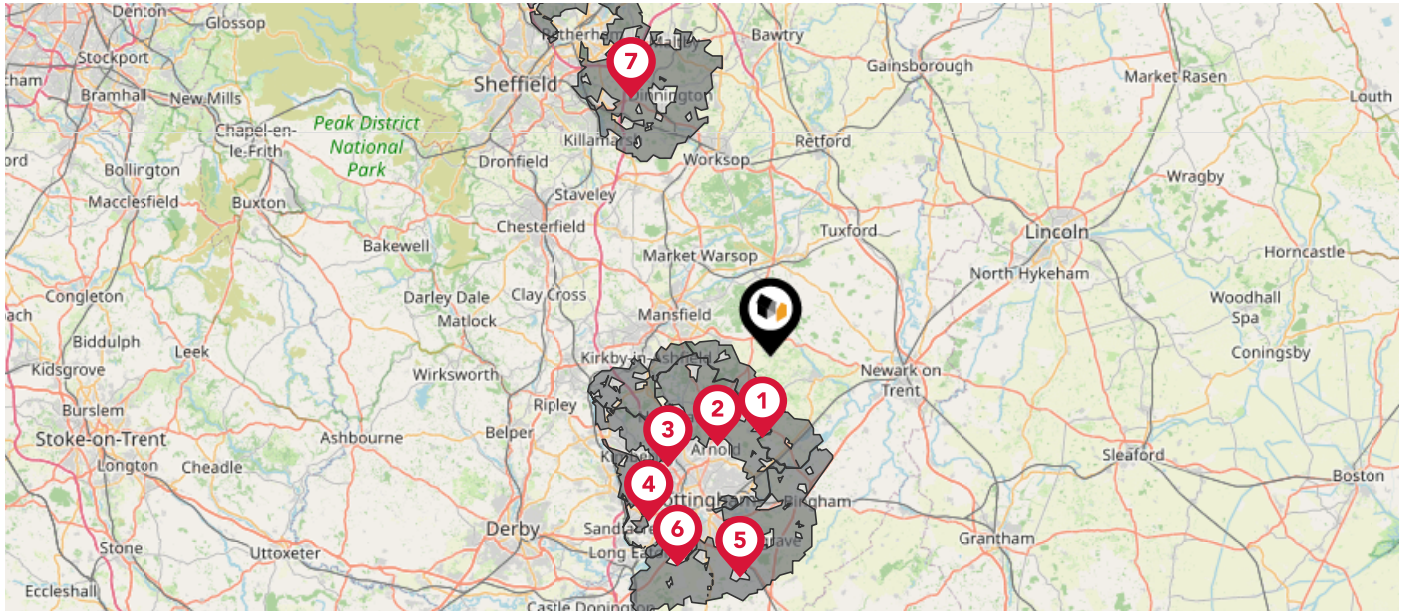
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



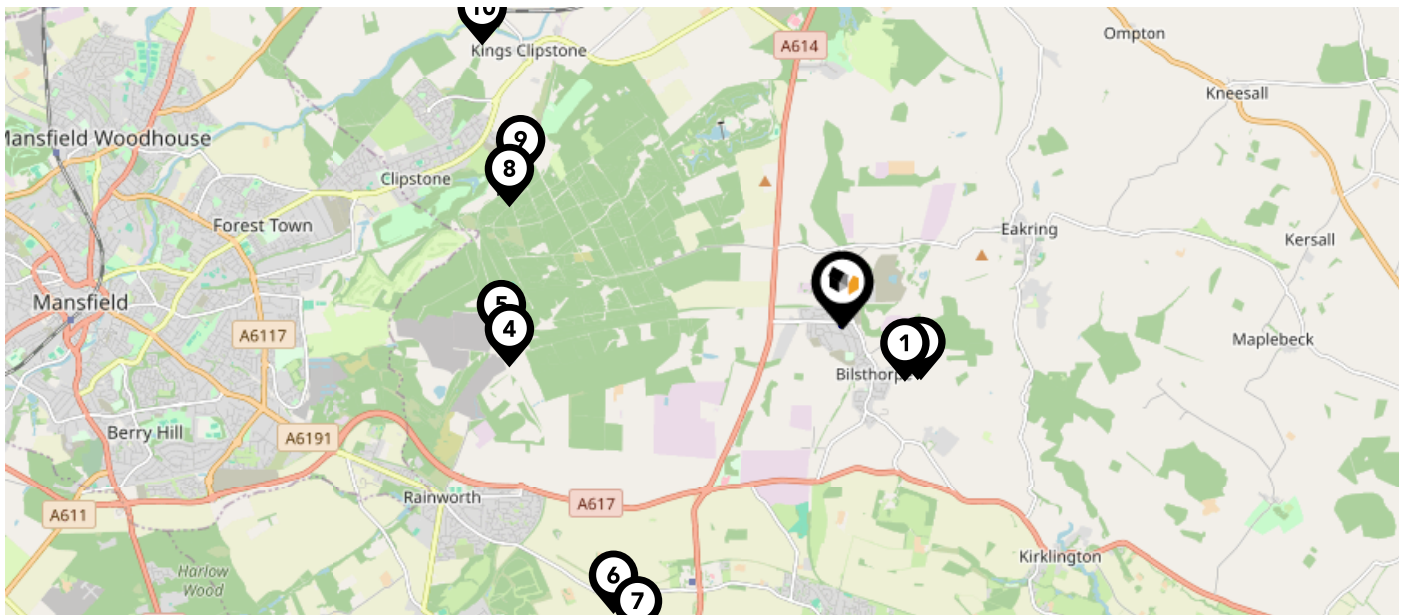
Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Newark and Sherwood
- 2 Derby and Nottingham Green Belt - Gedling
- 3 Derby and Nottingham Green Belt - Ashfield
- 4 Derby and Nottingham Green Belt - Nottingham
- 5 Derby and Nottingham Green Belt - Rushcliffe
- 6 Derby and Nottingham Green Belt - Broxtowe
- 7 South and West Yorkshire Green Belt - Rotherham

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.



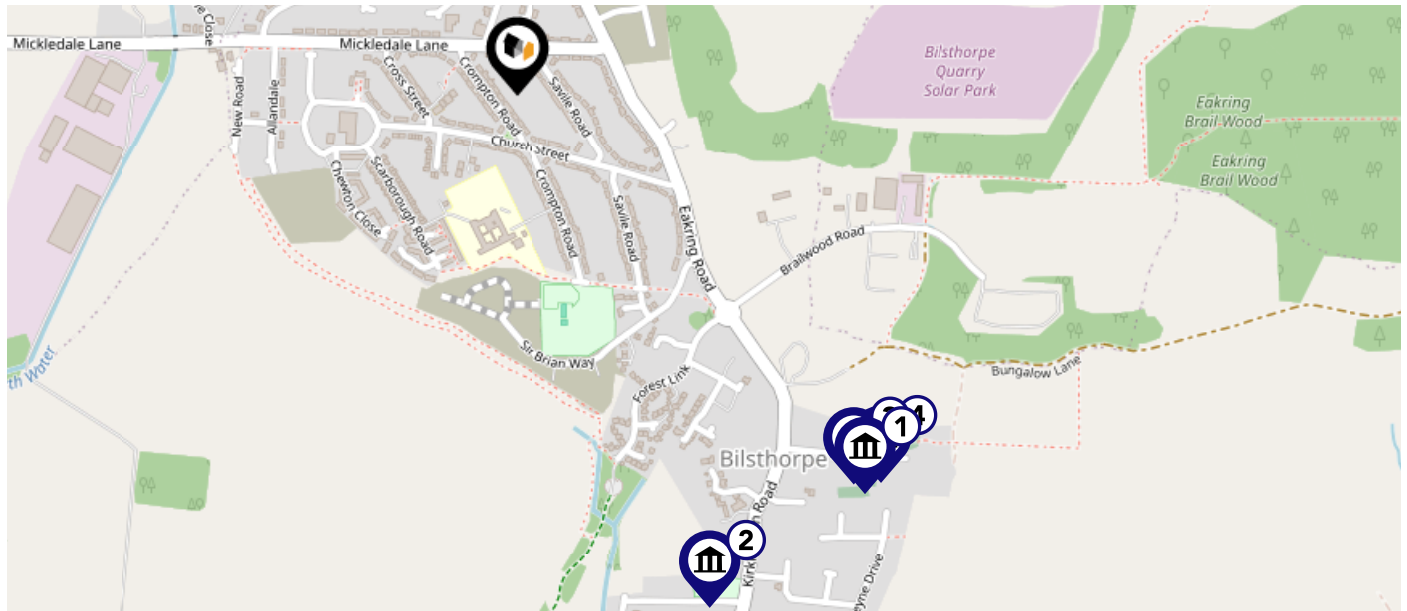
Nearby Landfill Sites





	Bilsthorpe Brickworks-Bilsthorpe	Historic Landfill
	No name provided by source	Active Landfill
	Former Clay Quarry and Bilsthorpe Brickworks Landfill Site-Brailswood Road, Bilsthorpe, Nottinghamshire	Historic Landfill
	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill
	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill
	Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill
	Lurcher Farm-Farnsfield	Historic Landfill
	Baulker Lane Cutting, Clipstone-Disused Railway Cutting, Baulker Lane, Off Baulker Lane, Clipstone, Nottinghamshire	Historic Landfill
	Bulker Lane-Bulker Lane, Clipstone	Historic Landfill
	Gorsethorpe Tip-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
 1370128 - Boundary Wall And Steps At Church Of St Margaret	Grade II	0.6 miles
 1045618 - 56, Kirklington Road	Grade II	0.6 miles
 1045617 - Manor Farmhouse	Grade II	0.6 miles
 1045616 - Church Of St Margaret	Grade I	0.6 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Bilthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Python Hill Academy Ofsted Rating: Good Pupils: 308 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Wellow House School Ofsted Rating: Not Rated Pupils: 188 Distance:3.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 King Edwin Primary and Nursery School Ofsted Rating: Good Pupils: 454 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Samuel Barlow Primary Academy Ofsted Rating: Good Pupils: 249 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

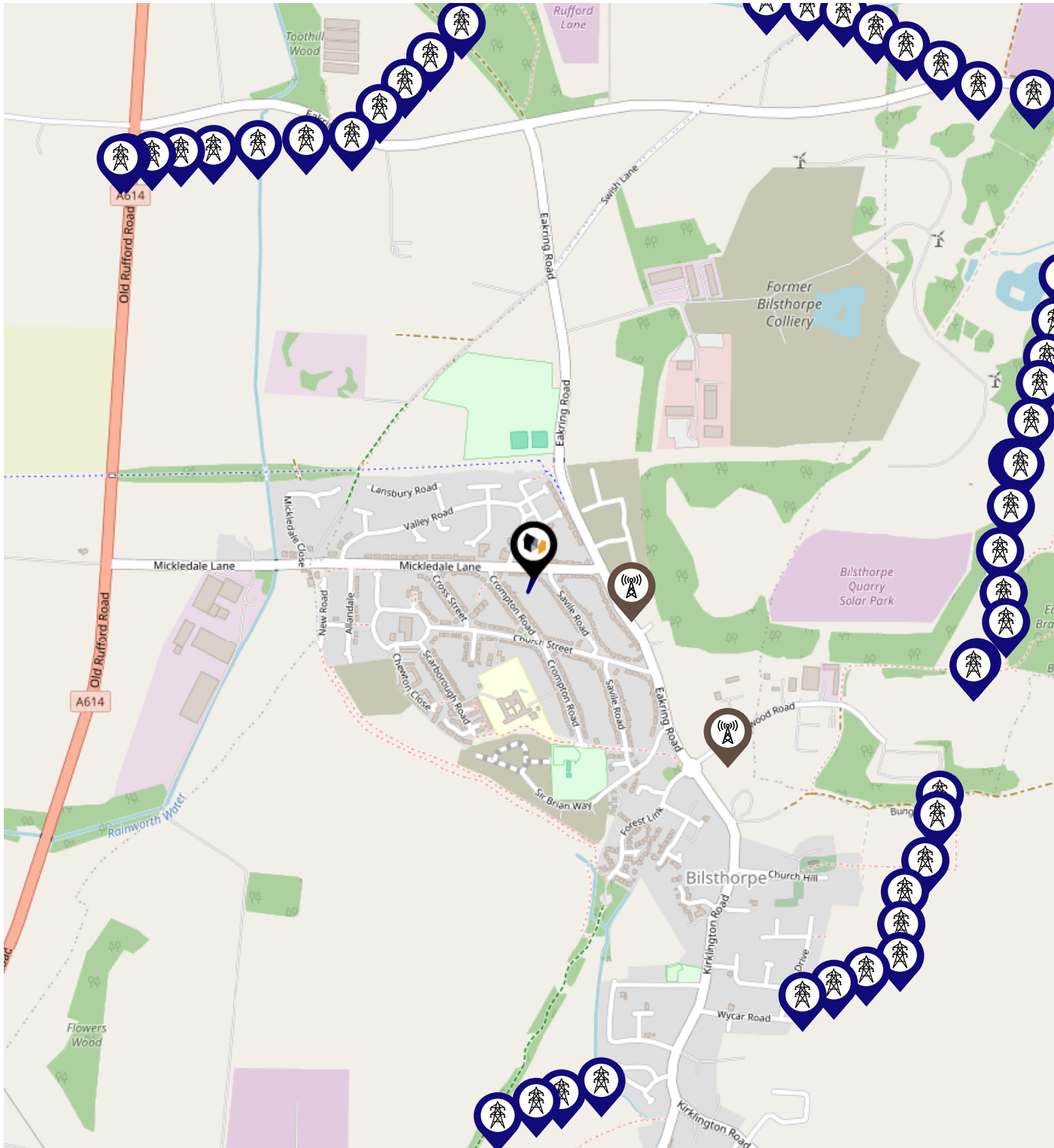
Area Schools





	Nursery	Primary	Secondary	College	Private
The Joseph Whitaker School Ofsted Rating: Good Pupils: 1371 Distance:4.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lake View Primary and Nursery School Ofsted Rating: Good Pupils: 209 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kneesall CofE Primary School Ofsted Rating: Good Pupils: 108 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St. Mary's Church of England Primary School, Edwinstowe Ofsted Rating: Good Pupils: 118 Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn House School Ofsted Rating: Outstanding Pupils: 94 Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Garibaldi School Ofsted Rating: Good Pupils: 970 Distance:4.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heathlands Primary School Ofsted Rating: Good Pupils: 169 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

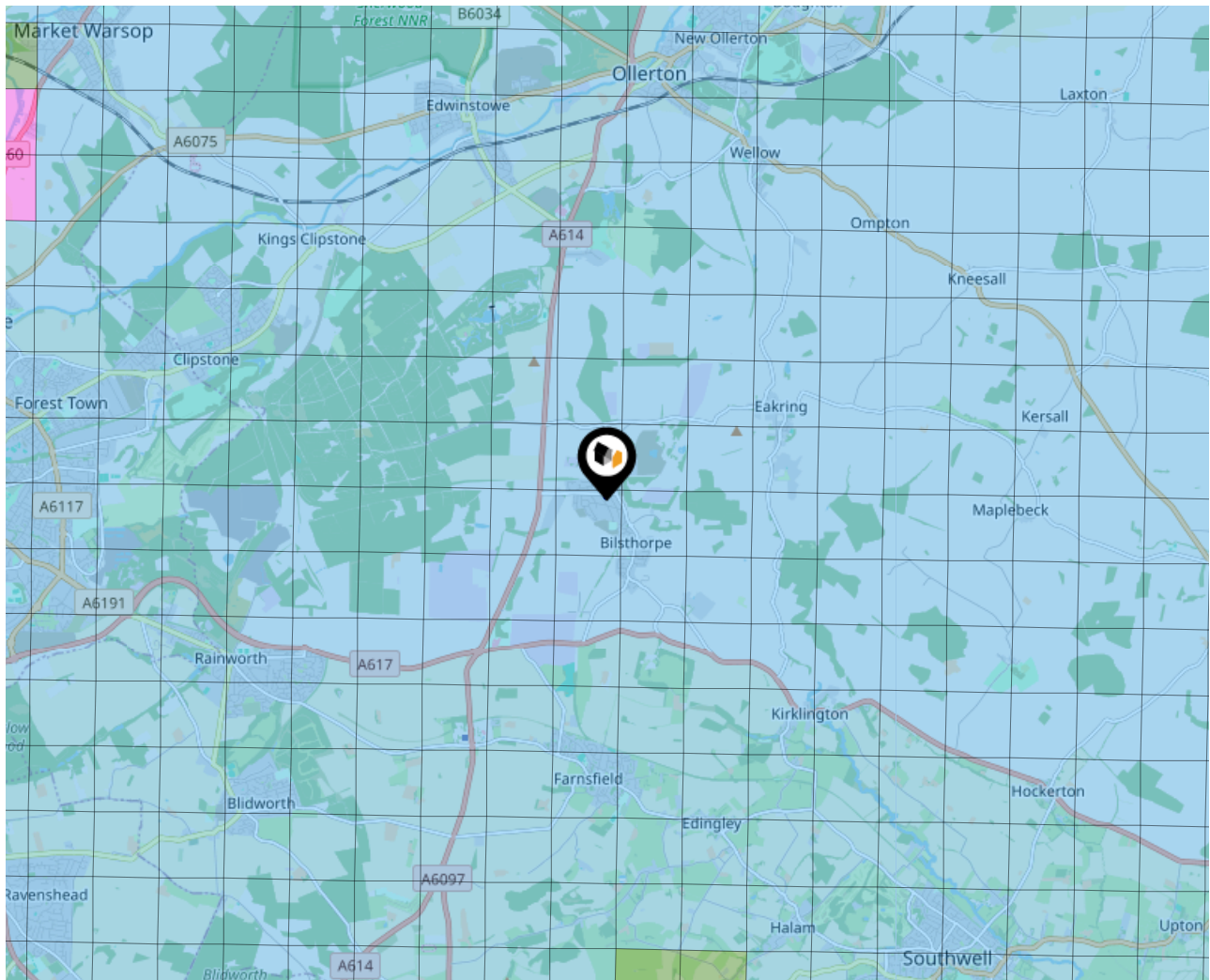
-  Power Pylons
-  Communication Masts

Environment

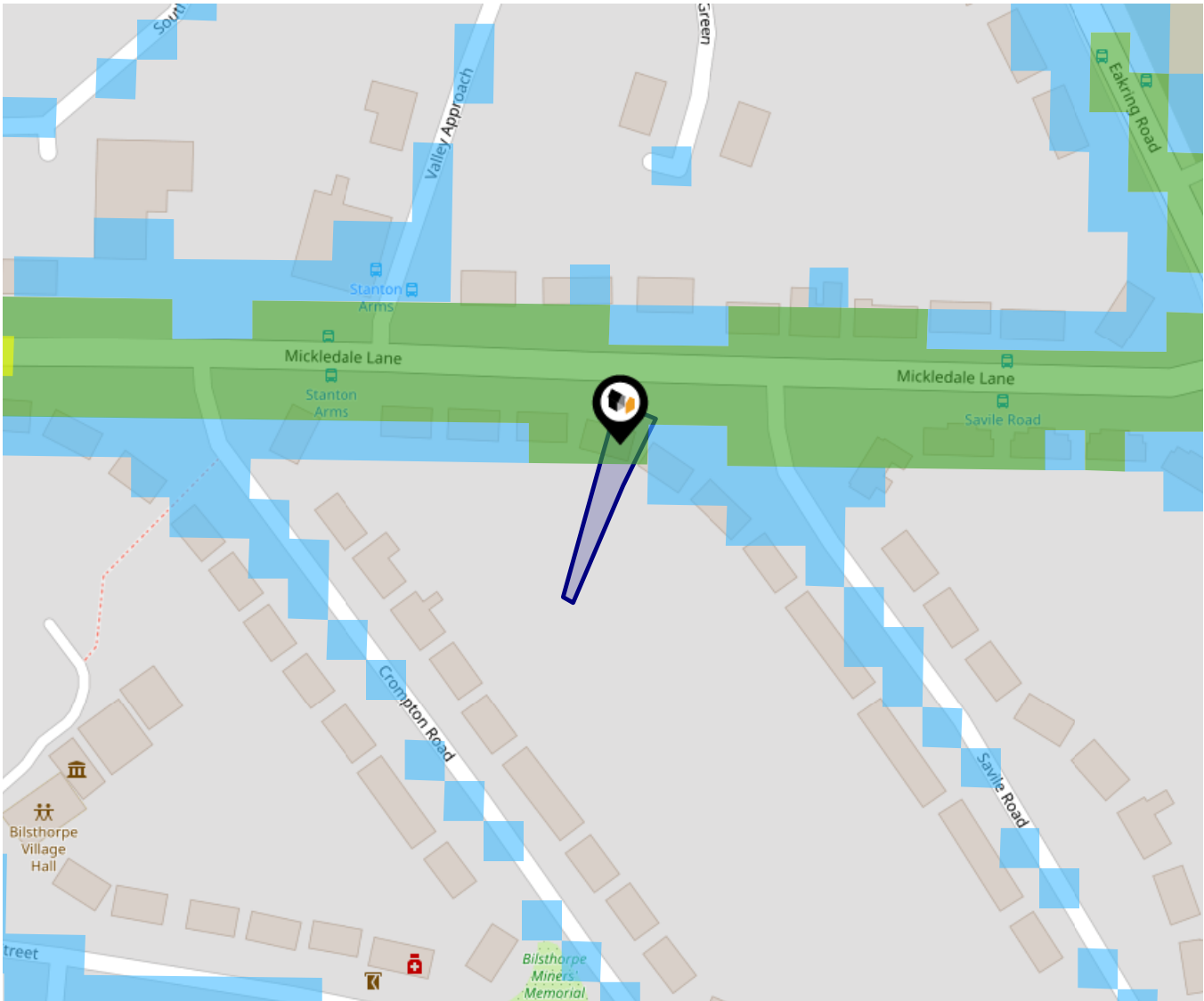
Radon Gas

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

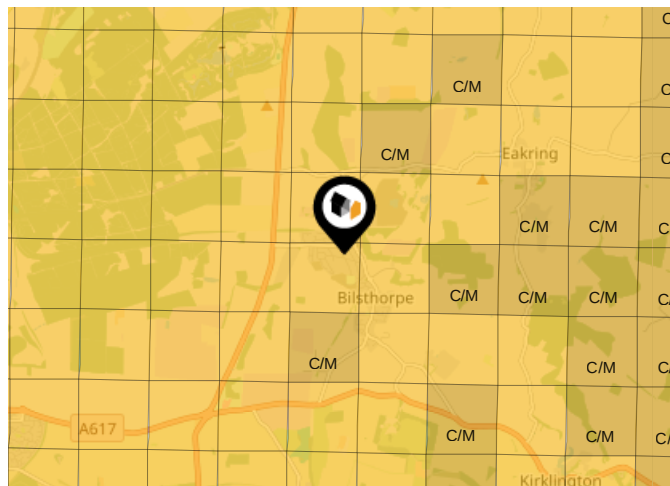


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

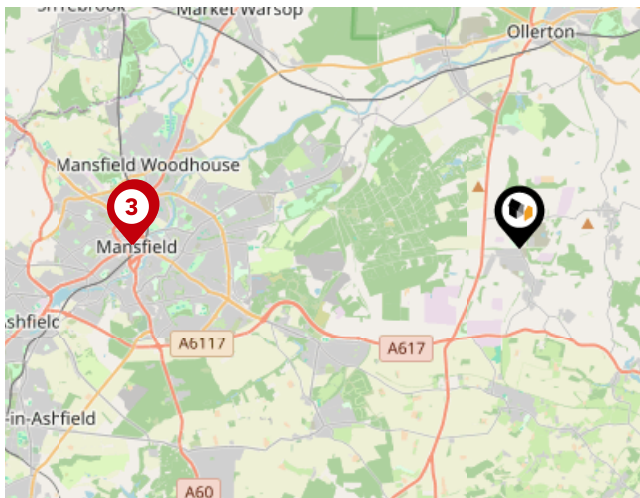


Primary Classifications (Most Common Clay Types)

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

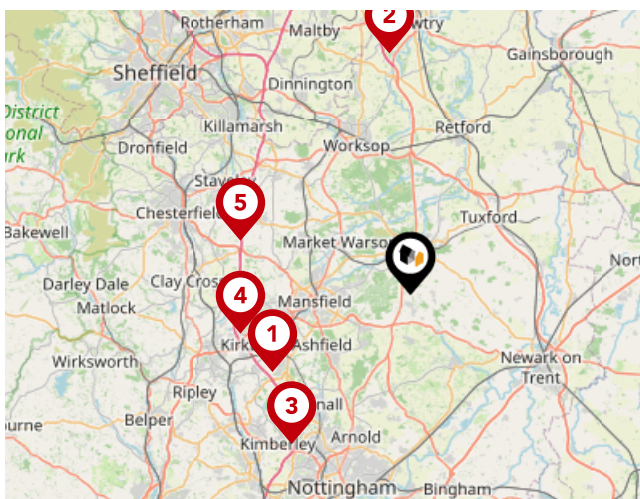
Area

Transport (National)



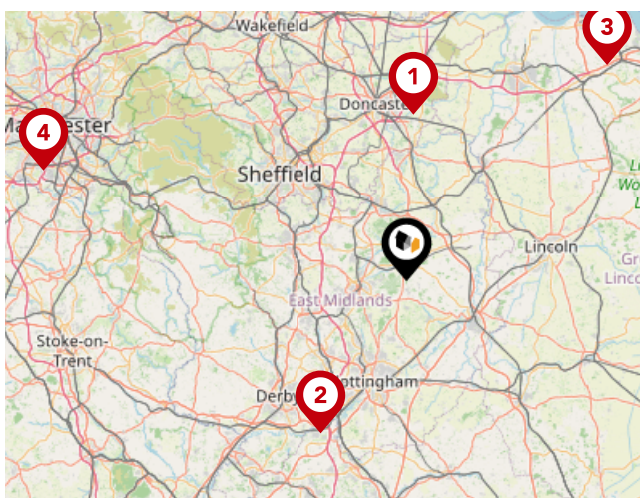
National Rail Stations

Pin	Name	Distance
1	Mansfield Rail Station	6.82 miles
2	Mansfield Rail Station	6.86 miles
3	Mansfield Rail Station	6.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	11.19 miles
2	A1(M) J34	17.27 miles
3	M1 J26	13.51 miles
4	M1 J28	12.41 miles
5	M1 J29	12.63 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	23.48 miles
2	East Mids Airport	25.05 miles
3	Humberside Airport	41.62 miles
4	Manchester Airport	53.89 miles

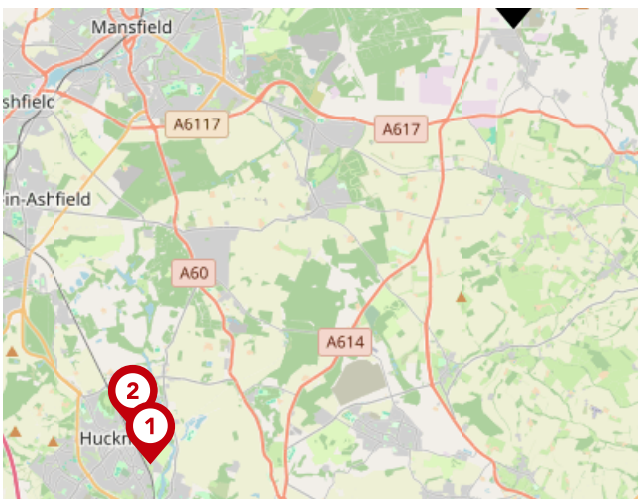
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stanton Arms	0.04 miles
2	Savile Road	0.06 miles
3	The Green	0.1 miles
4	Eakring Road	0.1 miles
5	Stanton Arms	0.09 miles



Local Connections

Pin	Name	Distance
1	Butler's Hill Tram Stop	10.12 miles
2	Hucknall Tram Stop	9.84 miles
3	Hucknall Tram Stop	9.82 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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Alasdair Morrison & Mundys

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