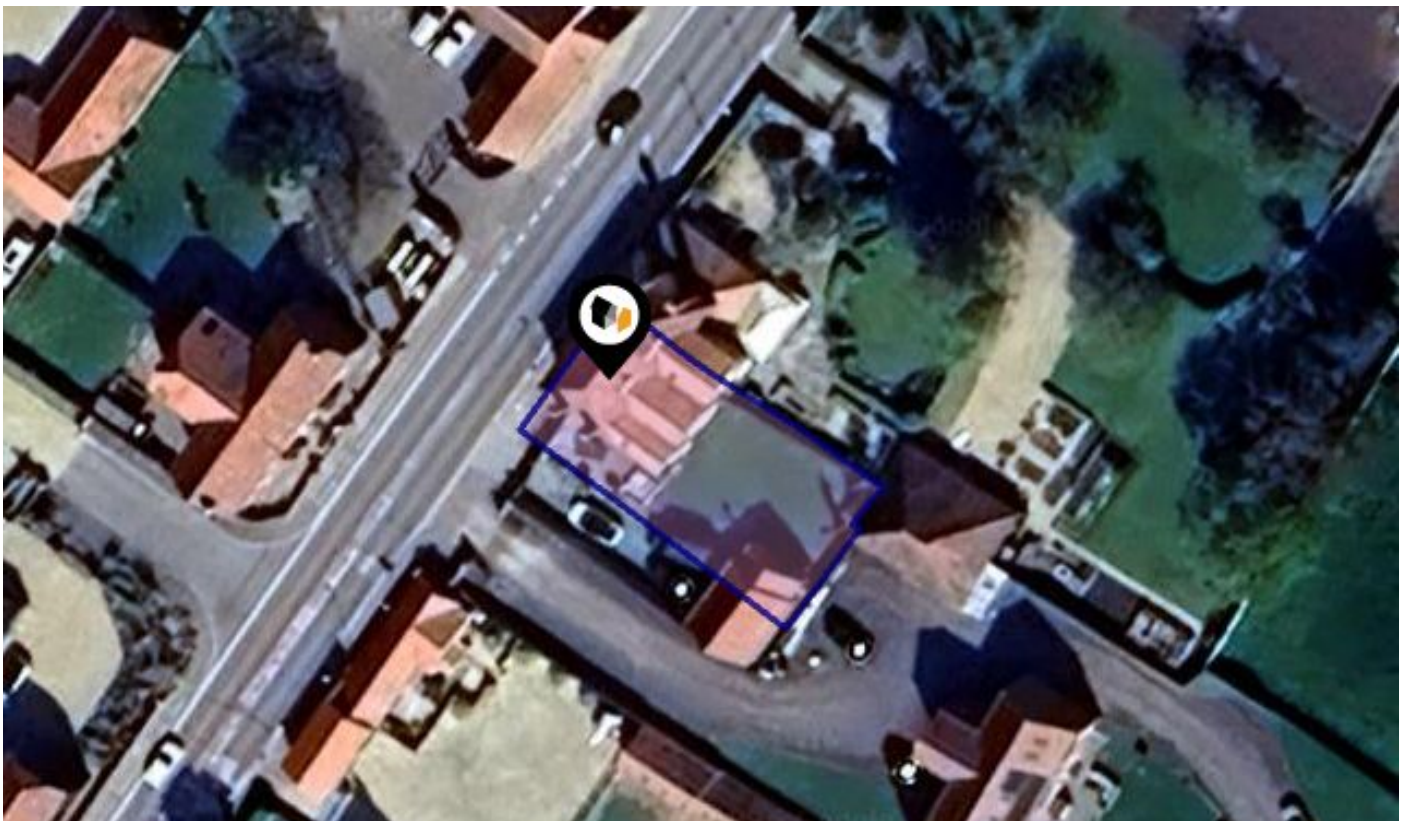




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 29th May 2026



FOSSE ROAD, EAST STOKE, 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:	4		
Floor Area:	1,711 ft ² / 159 m ²		
Plot Area:	0.09 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,682		
Title Number:	NT501367		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	East Stoke
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)



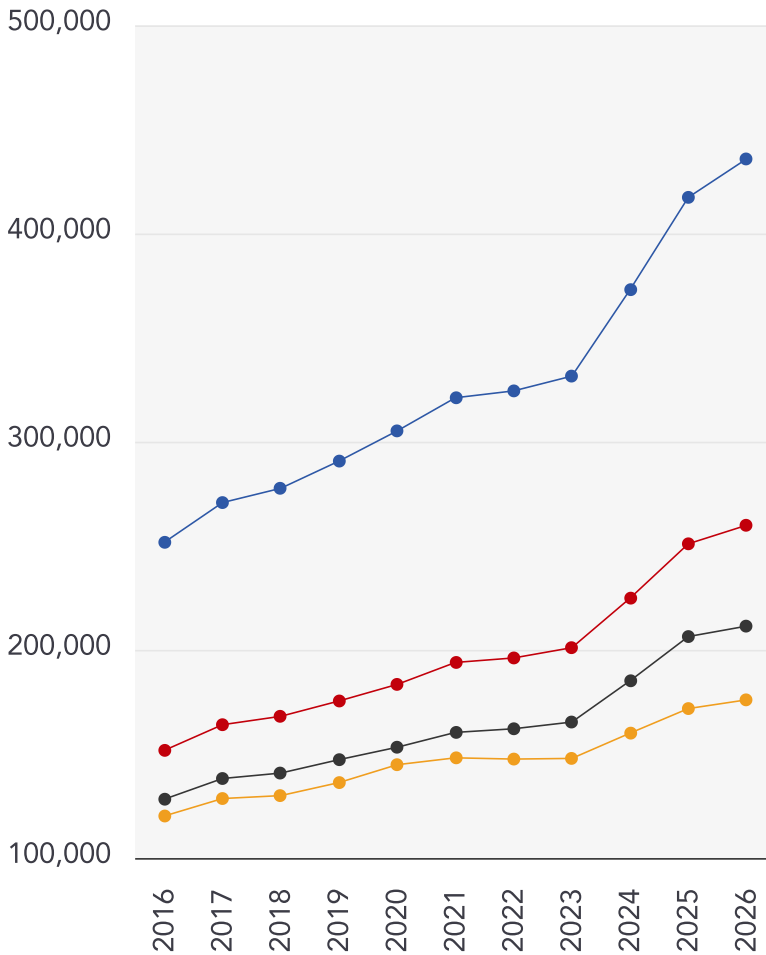
Satellite/Fibre TV Availability:



Market House Price Statistics



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



Detached

+73.17%

Semi-Detached

+71.26%

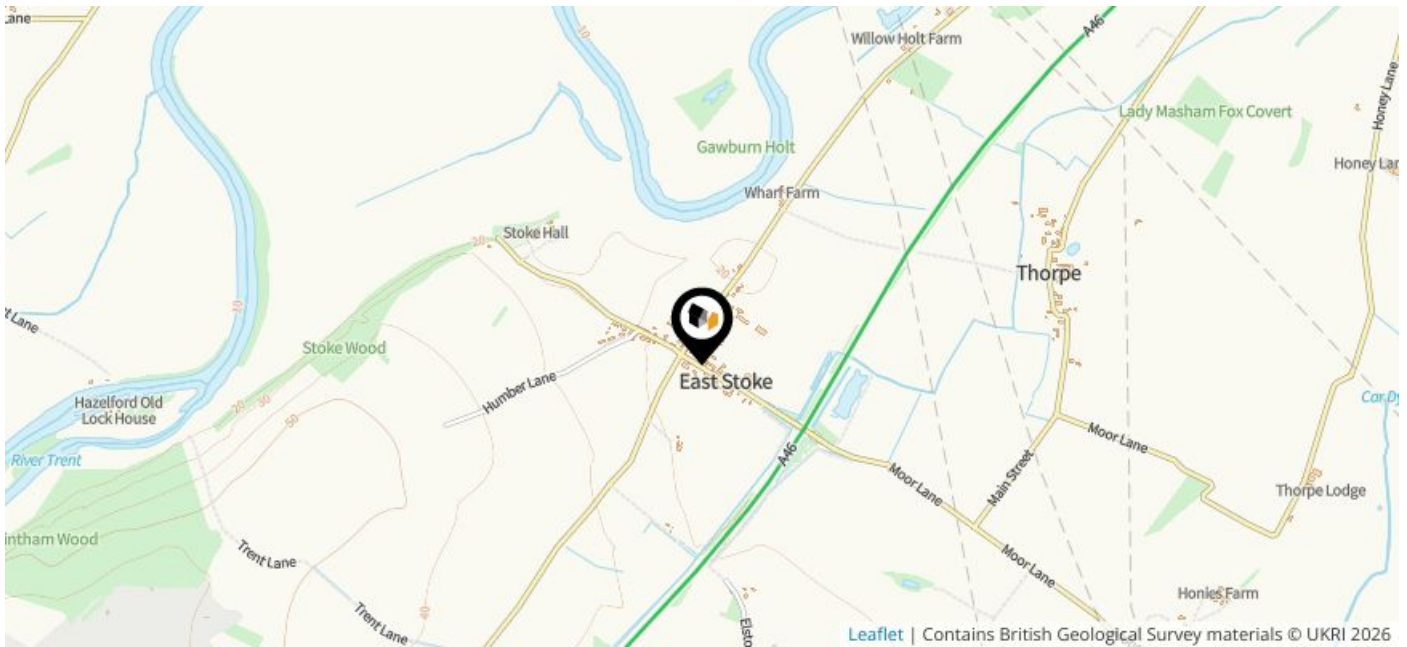
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

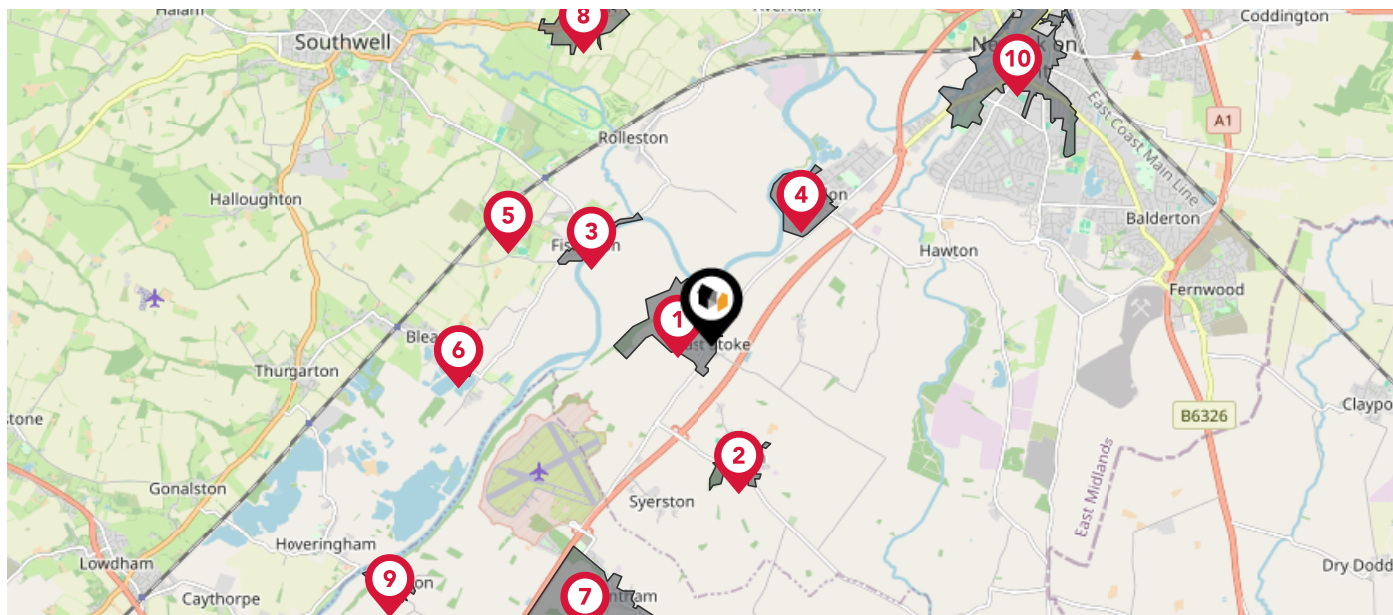
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



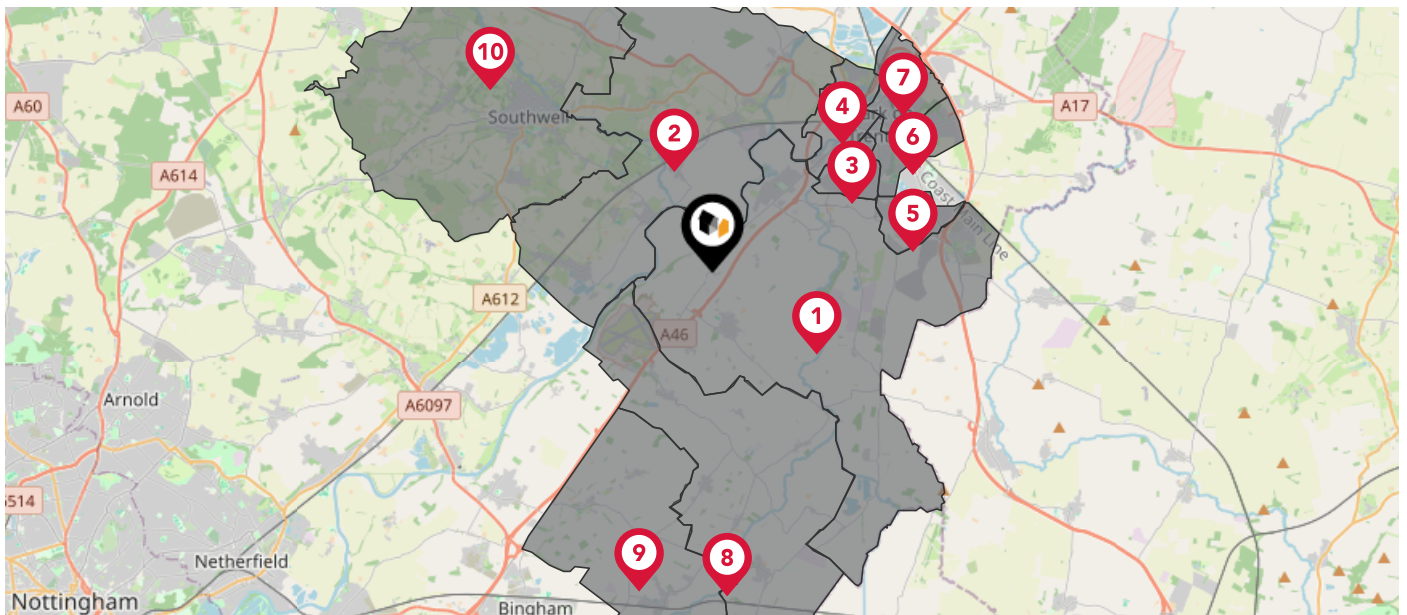
Nearby Conservation Areas

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











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

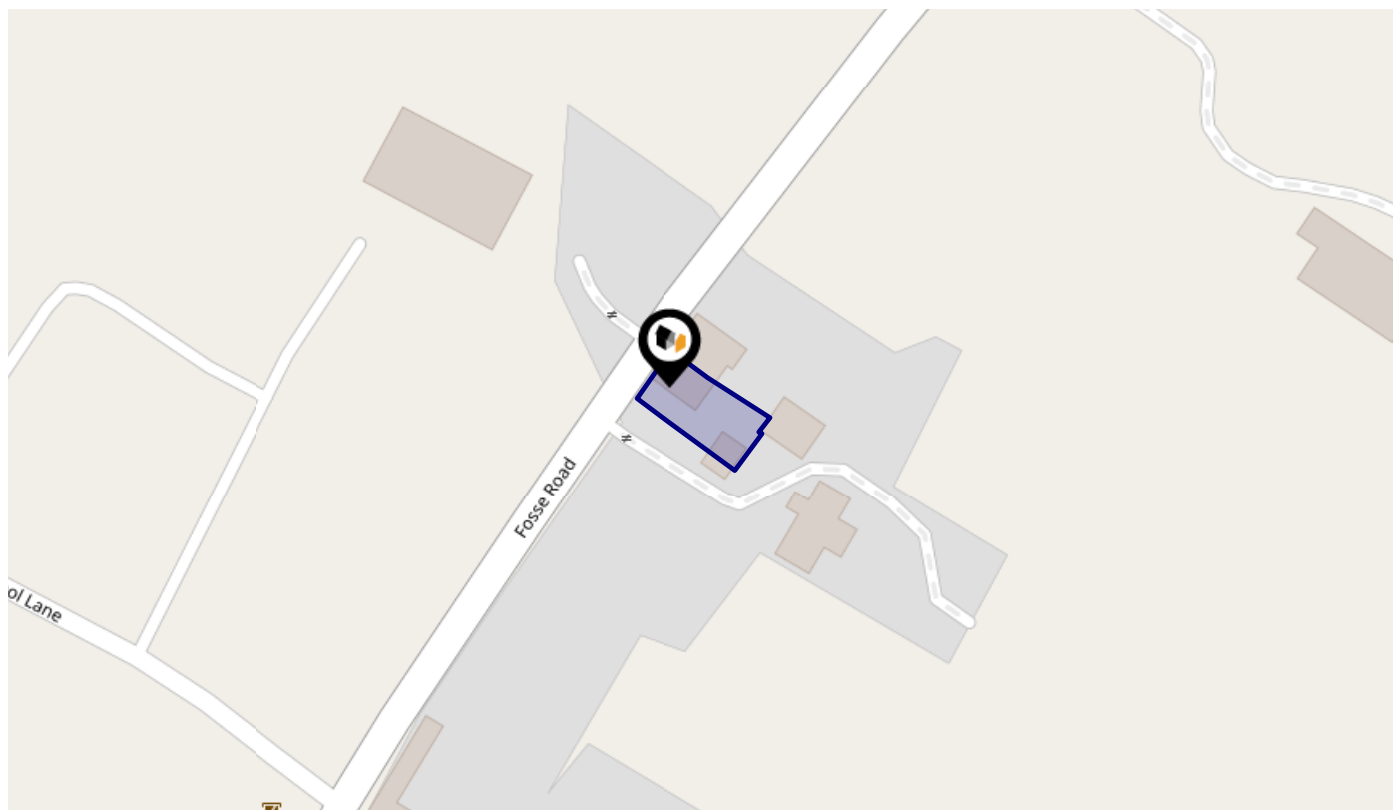
-  Farndon & Fernwood Ward
-  Trent Ward
-  Devon Ward
-  Castle Ward
-  Balderton South Ward
-  Beacon Ward
-  Bridge Ward
-  Thoroton Ward
-  Cranmer Ward
-  Southwell Ward

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:

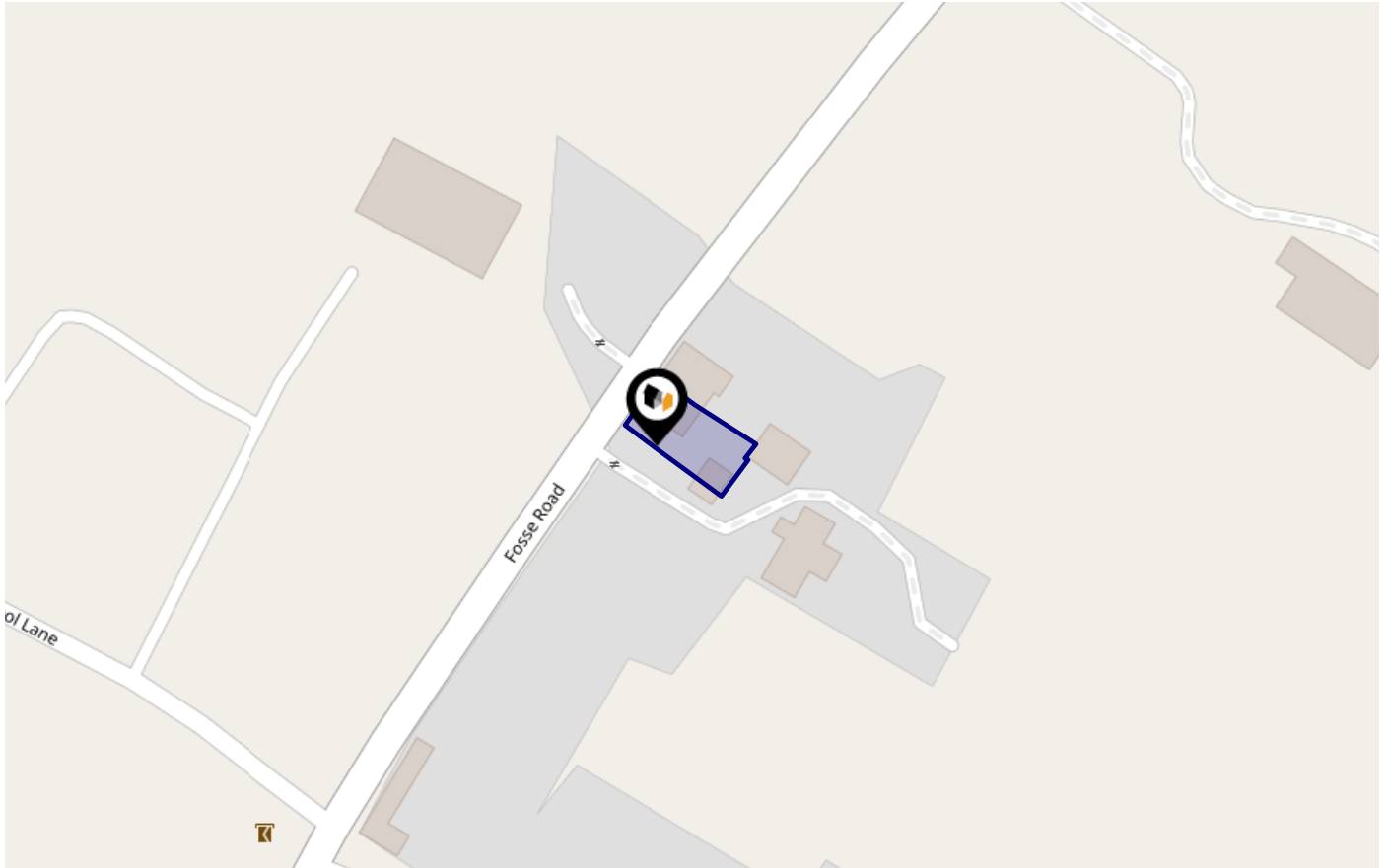
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

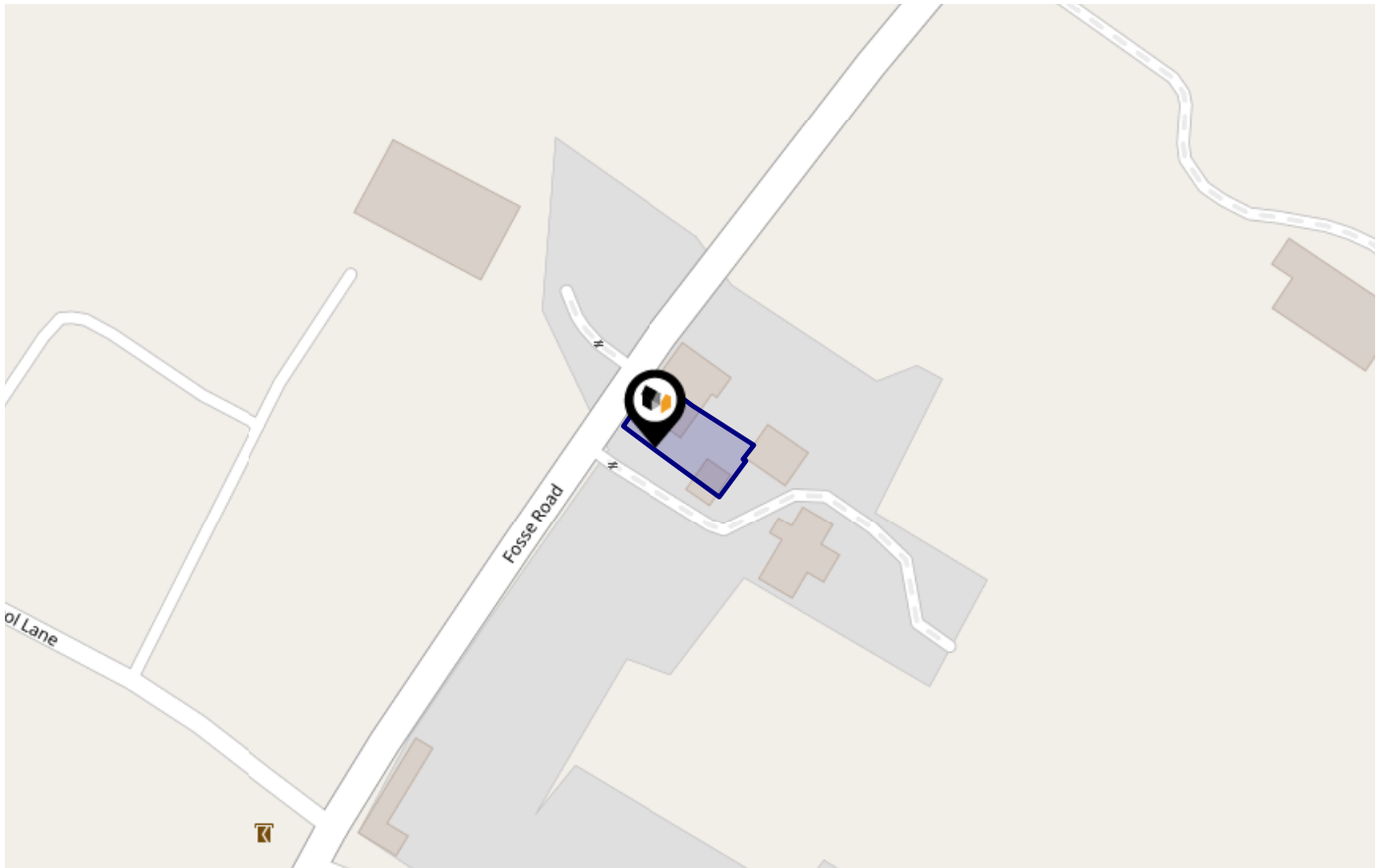


Flood Risk

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.
- **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.

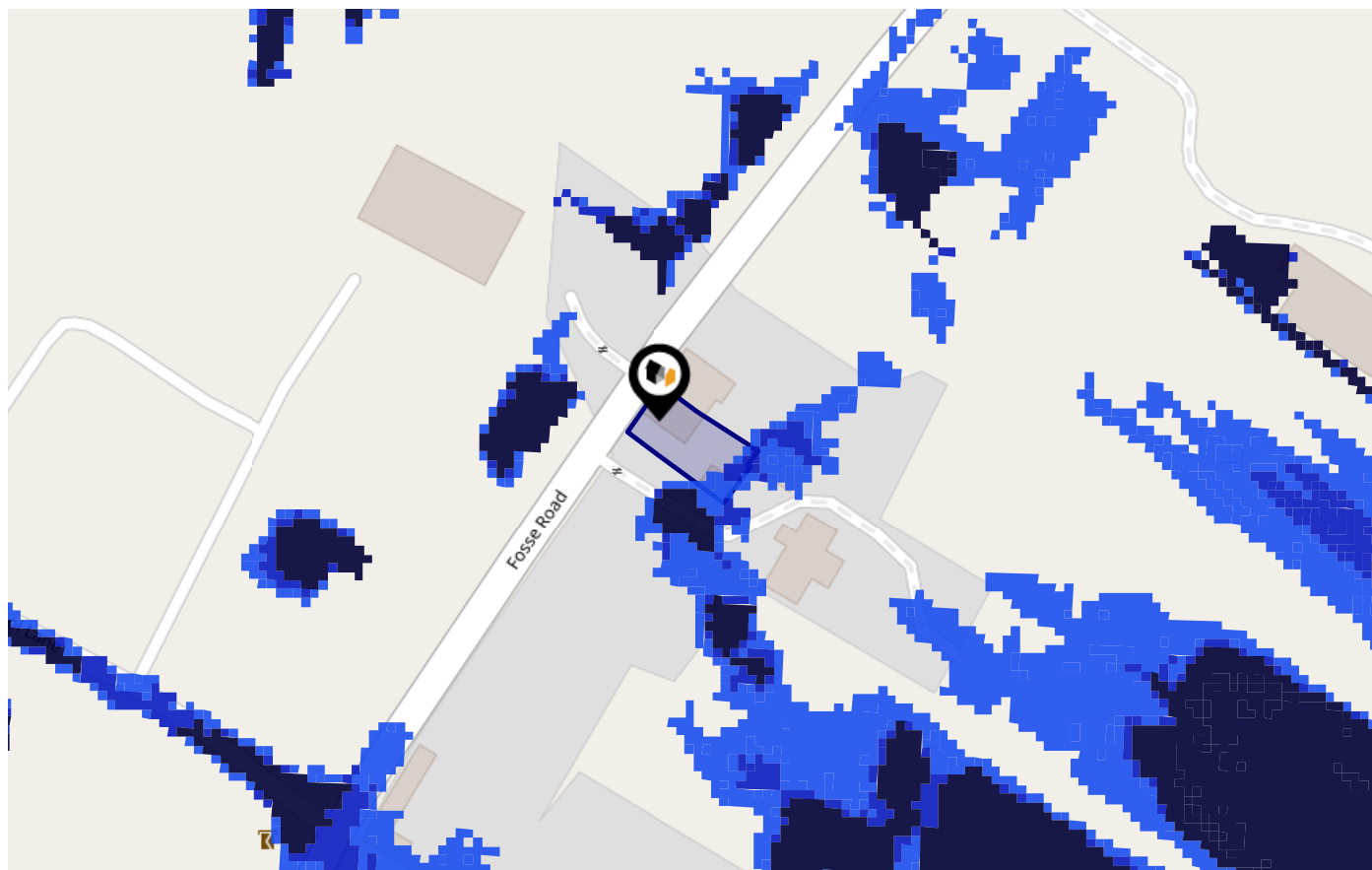
Chance of flooding to the following depths at this property:



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.

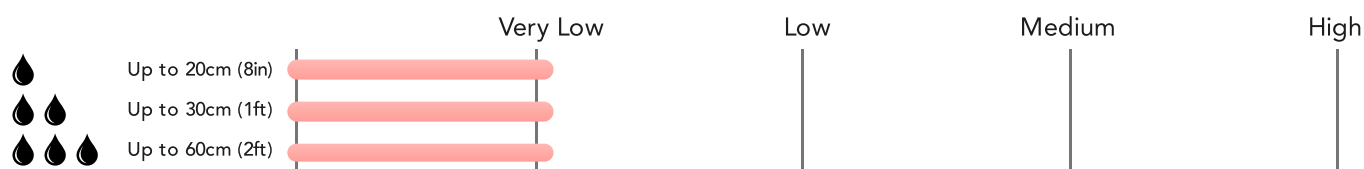


Risk Rating: Very low

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.

- 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:

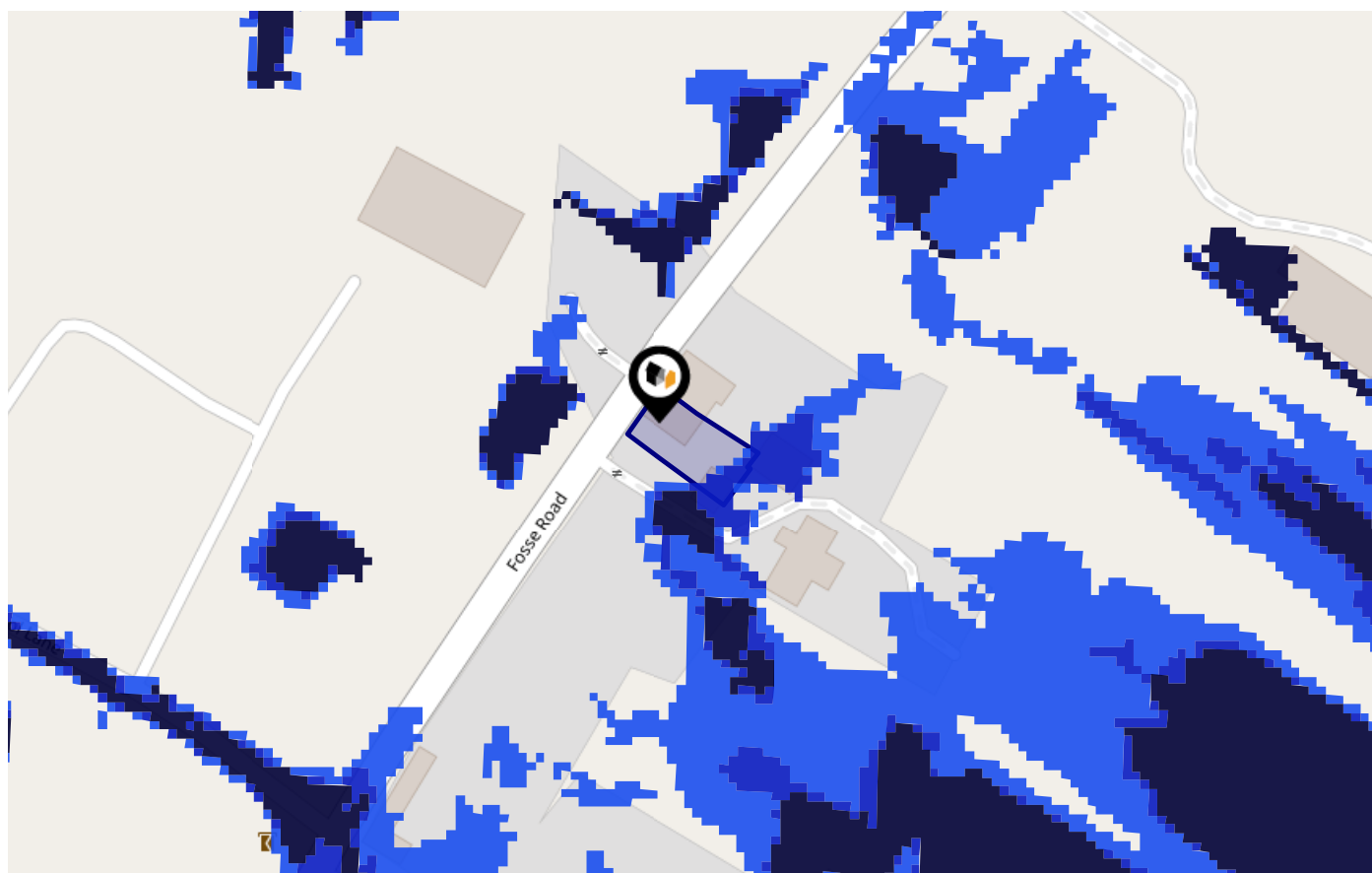


Flood Risk

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

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.

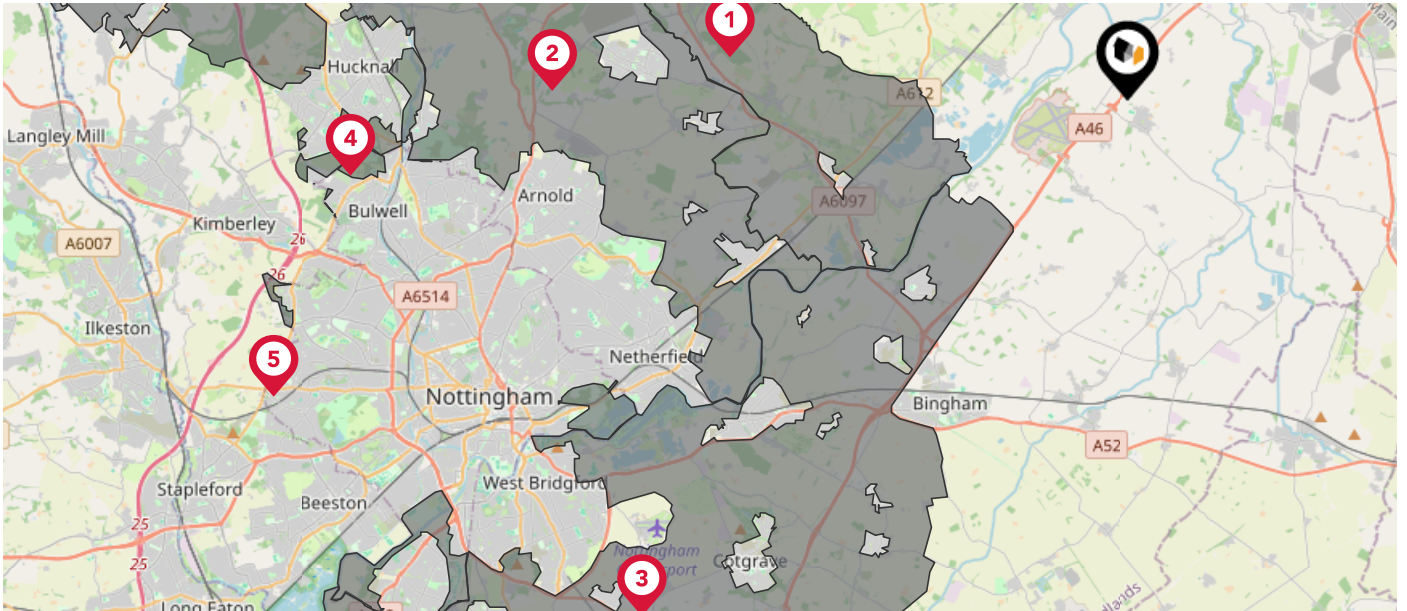
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



Maps Green Belt

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



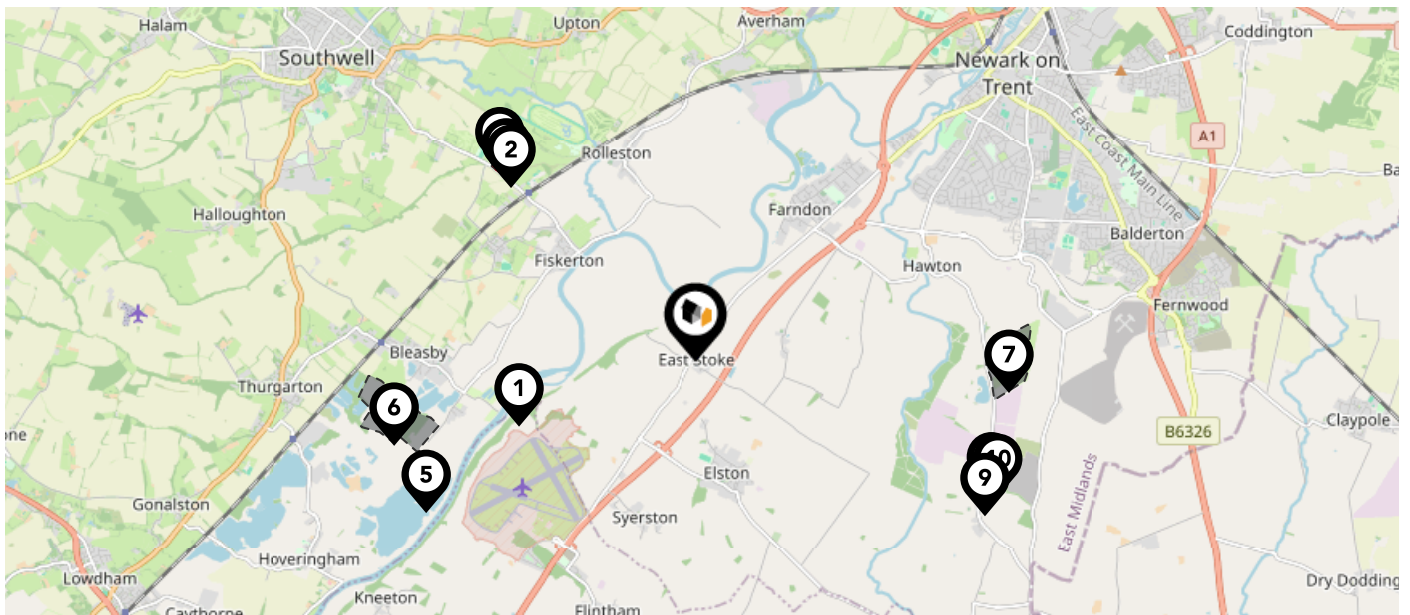
Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Newark and Sherwood
- 2 Derby and Nottingham Green Belt - Gedling
- 3 Derby and Nottingham Green Belt - Rushcliffe
- 4 Derby and Nottingham Green Belt - Ashfield
- 5 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

	British Waterways Hazelford Lock-The Nabbs Island In The River Trent, Hazelford Lock, Dredgng Site, 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 
	Hoveringham Ash Lagoons, Pit T-Near Bleasby, Nottinghamshire	Historic Landfill 
	Hoveringham Ash Lagoons-Near Bleasby, Nottinghamshire	Historic Landfill 
	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill 
	Cotham HWC-Cotham	Historic Landfill 
	Cotham Tip/Cotham Pulverizer Plant-Hawton Lane, Cotham, Near Newark, Nottinghamshire	Historic Landfill 
	Hawton Tip-Newark, Nottinghamshire	Historic Landfill 

Maps

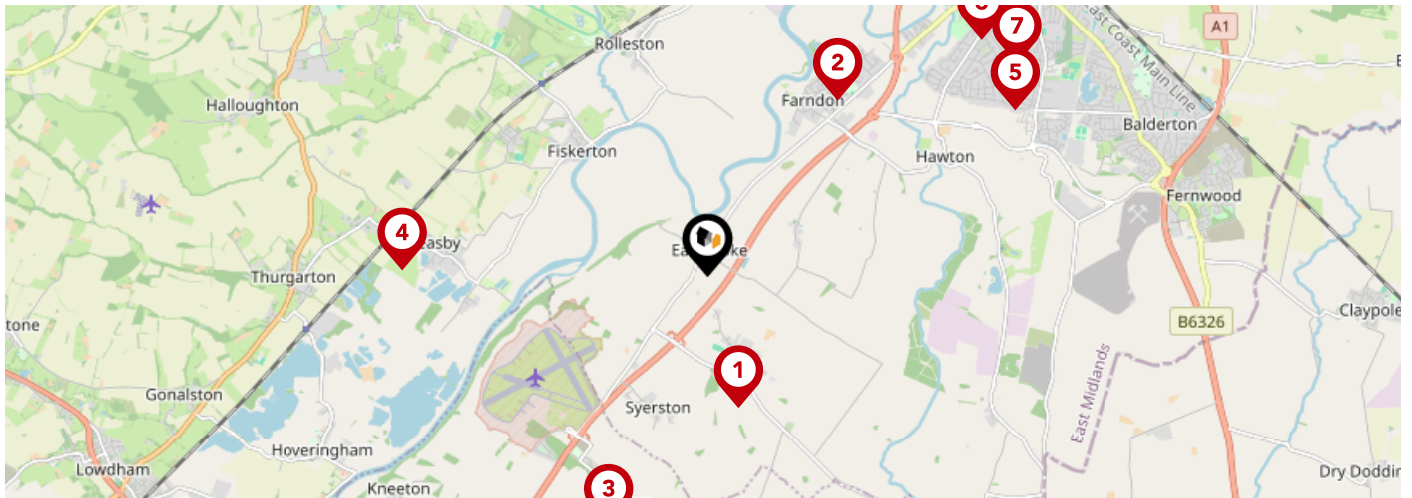
Listed Buildings

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



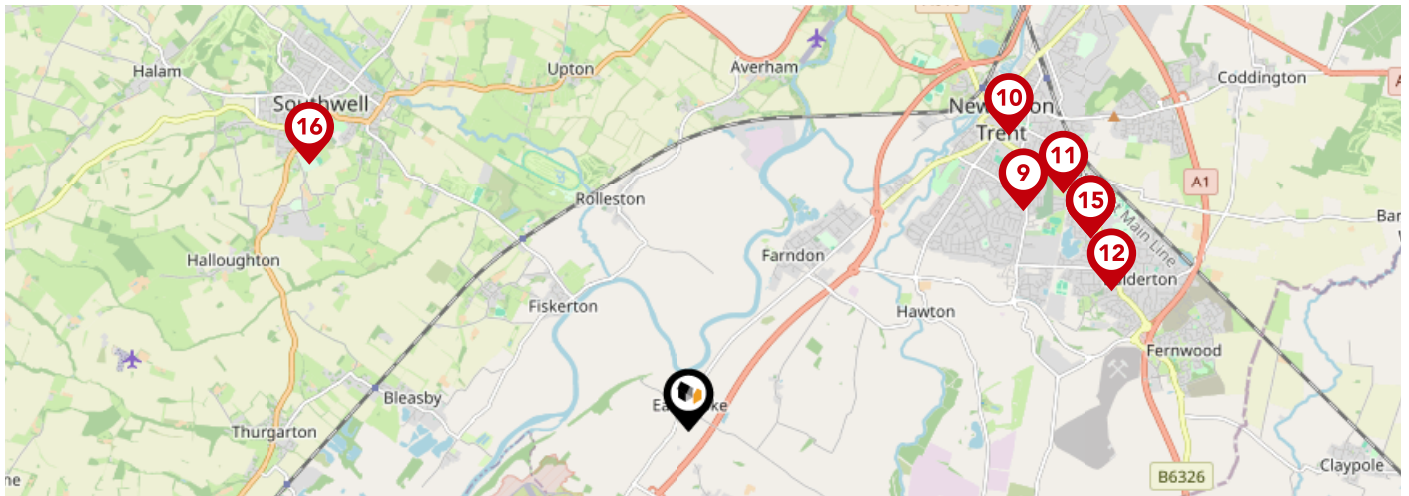
Listed Buildings in the local district	Grade	Distance
1045577 - Holme Farm House	Grade II	0.0 miles
1370151 - Hall Farm House	Grade II	0.1 miles
1178924 - Wharf Farm House	Grade II	0.3 miles
1157057 - The Old Vicarage	Grade II	0.3 miles
1157079 - Foot Bridge Over School Lane In The Grounds Of Stoke Hall	Grade II	0.4 miles
1302520 - Stable Block And Attached Cottage And Pump At Stoke Hall	Grade II	0.4 miles
1045578 - Church Of St Oswald	Grade II	0.4 miles
1370152 - Group Of 4 Chest Tombs In Churchyard 2 Metres South Of Church Of St Oswald	Grade II	0.4 miles
1045579 - Stoke Hall	Grade II	0.4 miles
1157114 - Monument To The Right Honourable Baron Pauncefote 5 Metres West Of The Tower Of The Church Of St Oswald	Grade II	0.5 miles

Area Schools



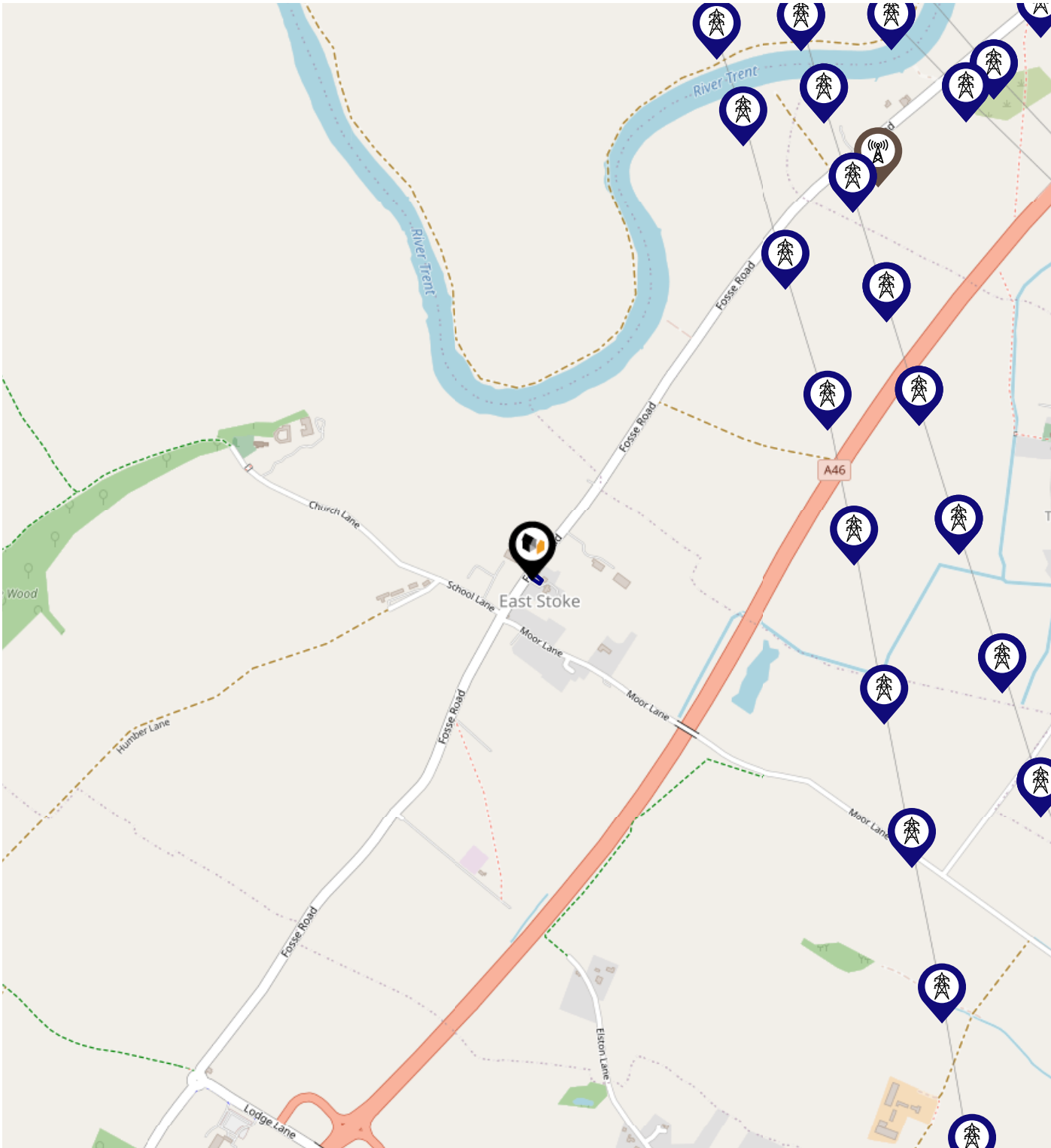
	Nursery	Primary	Secondary	College	Private
1 All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Flintham Primary School Ofsted Rating: Good Pupils: 96 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:3.43	<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 Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:3.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:3.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:3.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:3.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:3.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:3.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:3.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Minster School Ofsted Rating: Good Pupils: 1647 Distance:4.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

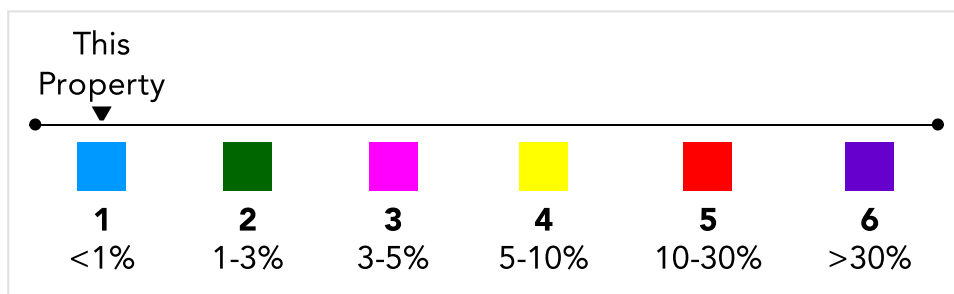
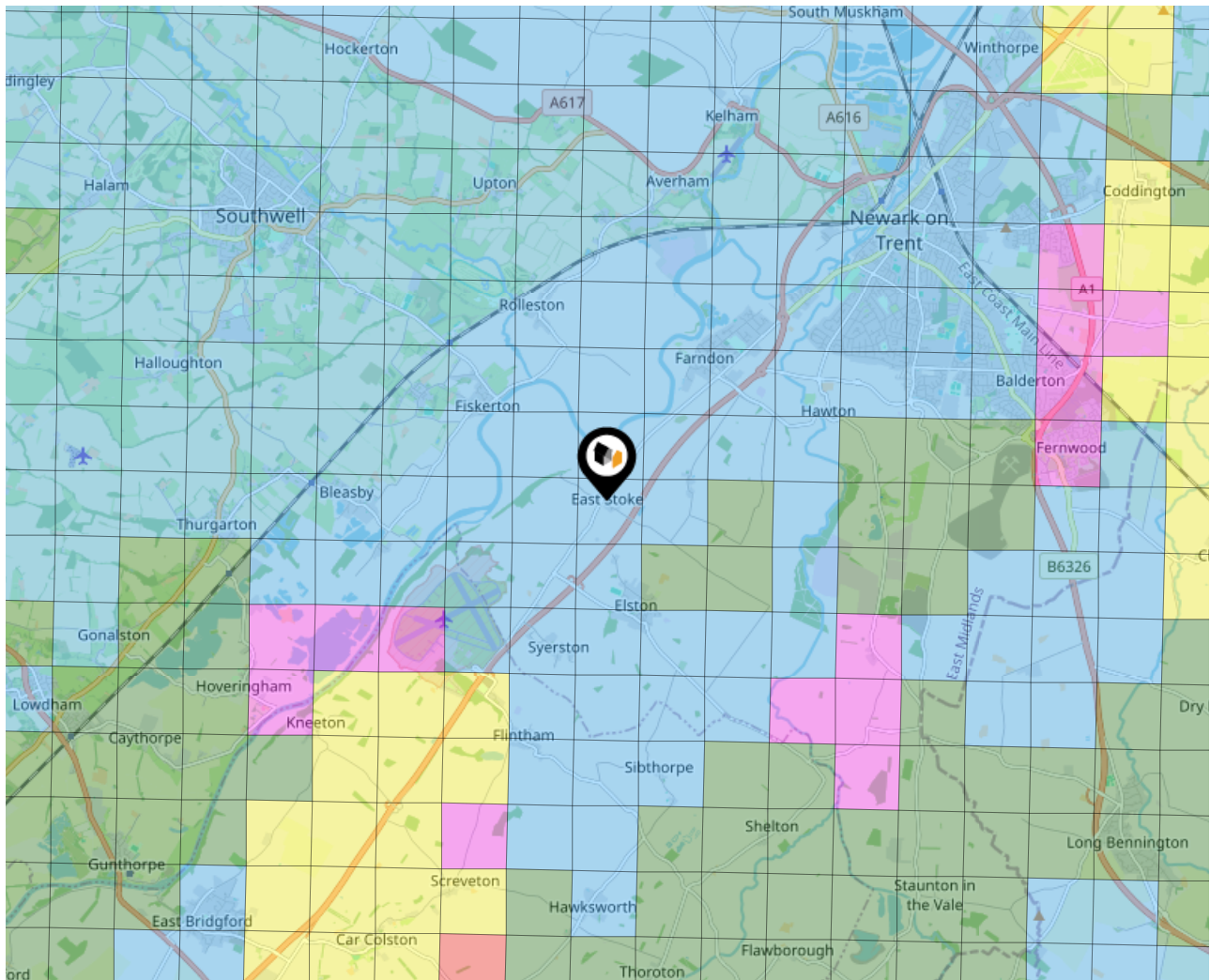
-  Power Pylons
-  Communication Masts

Environment

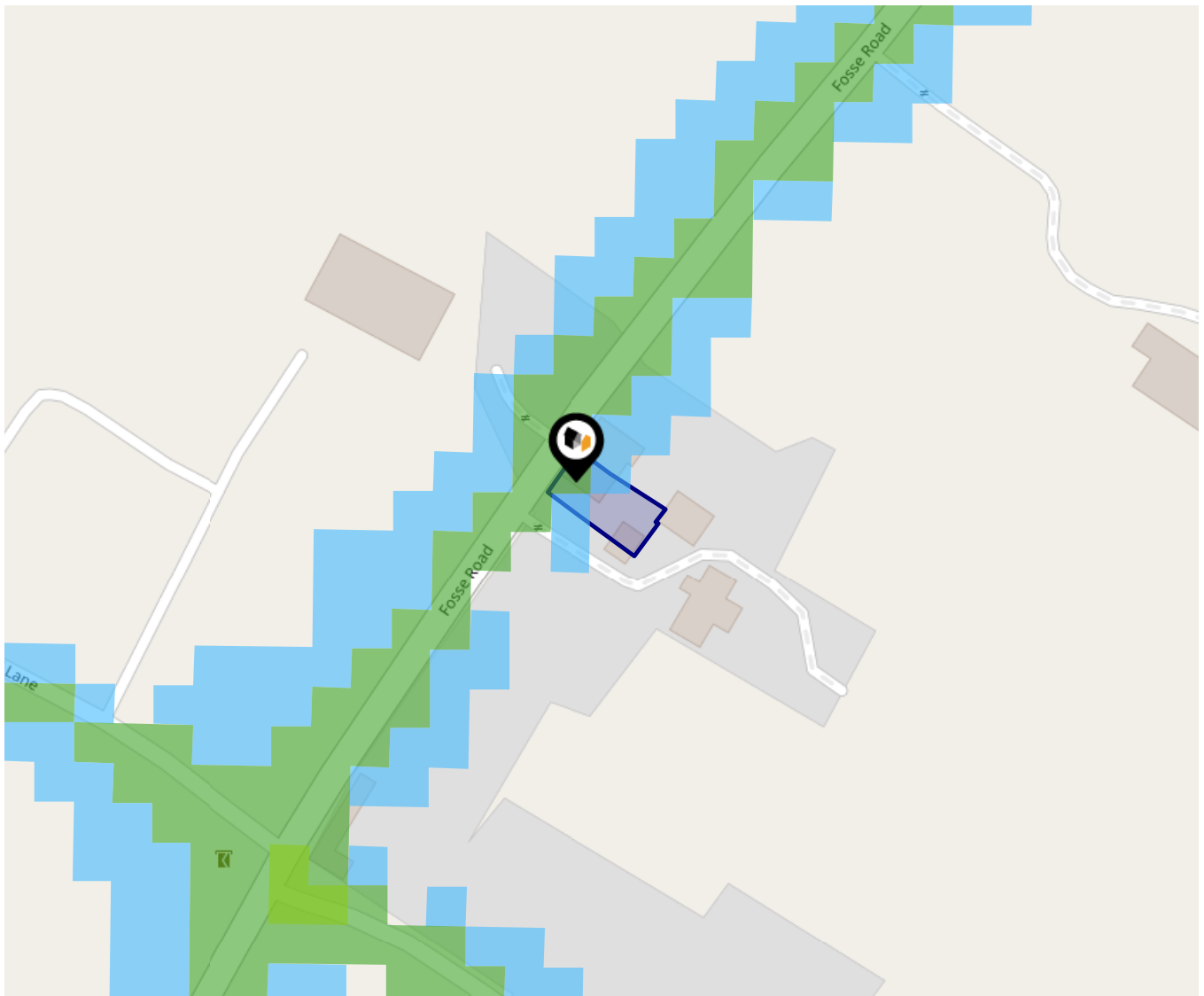
Radon Gas

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).



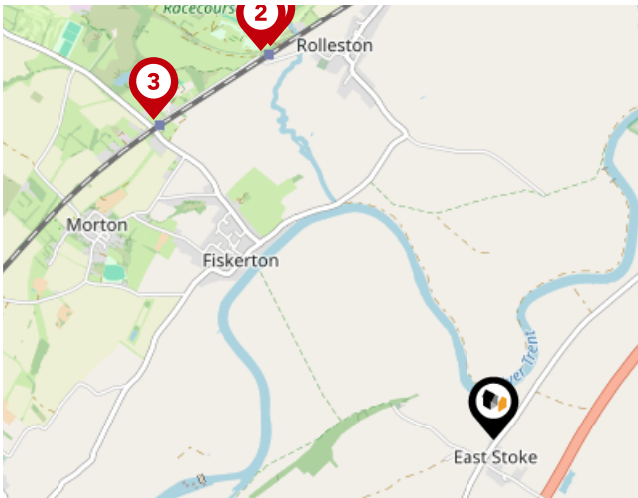
Local Area Road Noise



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.

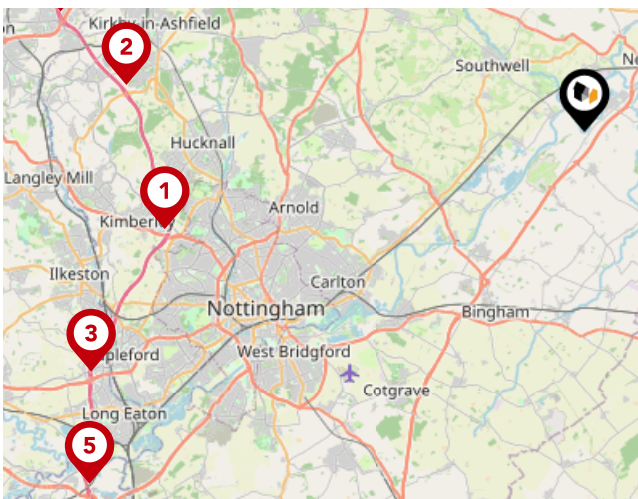
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Area Transport (National)



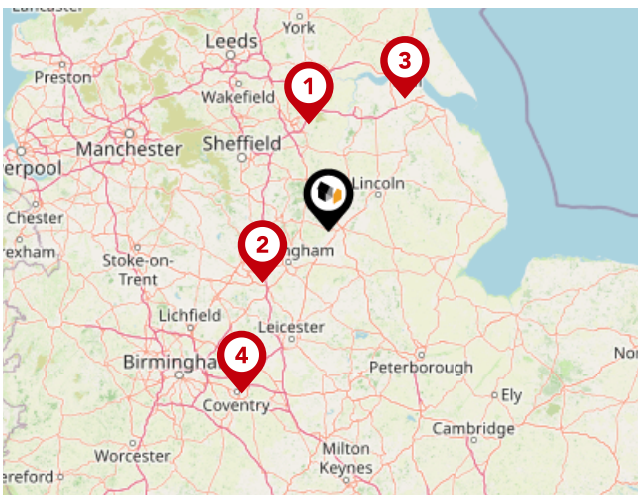
National Rail Stations

Pin	Name	Distance
1	Rolleston Rail Station	2.02 miles
2	Rolleston Rail Station	2.02 miles
3	Fiskerton Rail Station	2.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	15.37 miles
2	M1 J27	16.41 miles
3	M1 J25	19.62 miles
4	M1 J28	19.12 miles
5	M1 J24A	21.73 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	31.01 miles
2	East Mids Airport	23.98 miles
3	Humberside Airport	43.46 miles
4	Baginton	52.82 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moor Lane	0.11 miles
2	Moor Lane	0.11 miles
3	Fosse Way	0.34 miles
4	The Spinney	0.92 miles
5	Eden Hall Gates	0.89 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Alasdair Morrison & Mundys

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

melissa.trussler@amorrison-mundys.net
<https://amorrison-mundys.net/>

