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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st June 2026



CARDINAL HINSLEY CLOSE, NEWARK, NG24

Alasdair Morrison & Mundys

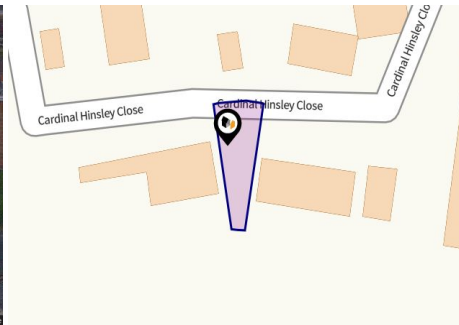
22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

melissa.trussler@amorrison-mundys.net

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

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£2,384		
Title Number:	NT234002		

Local Area

Local Authority:	Newark and sherwood
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



NG24

Energy rating

D

Valid until 12.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



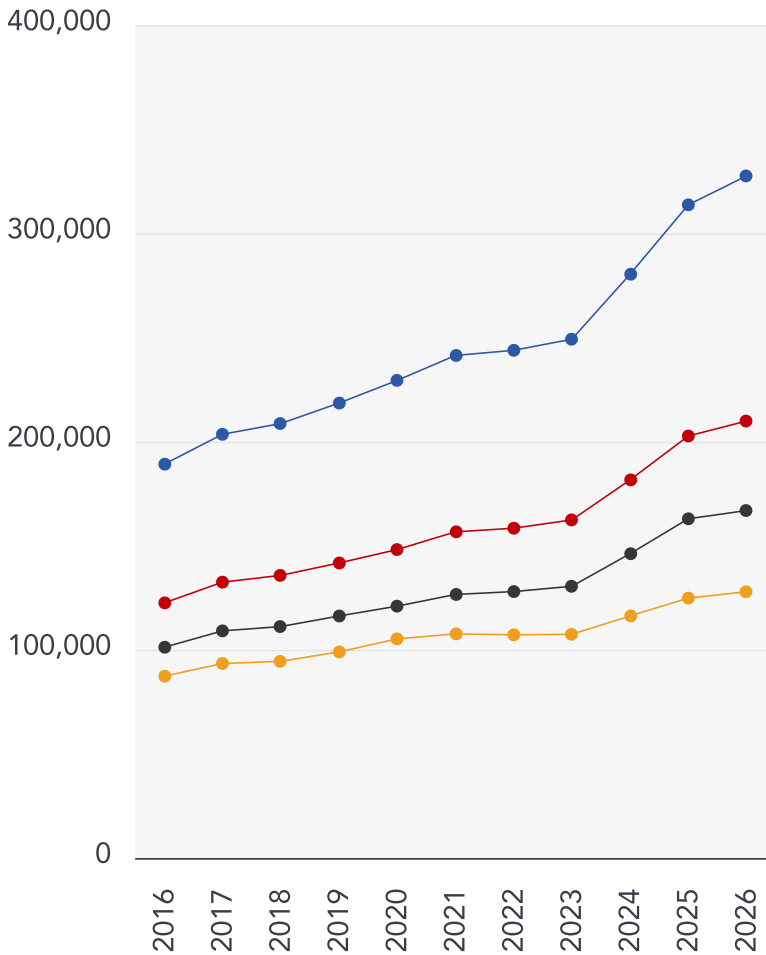
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

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%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

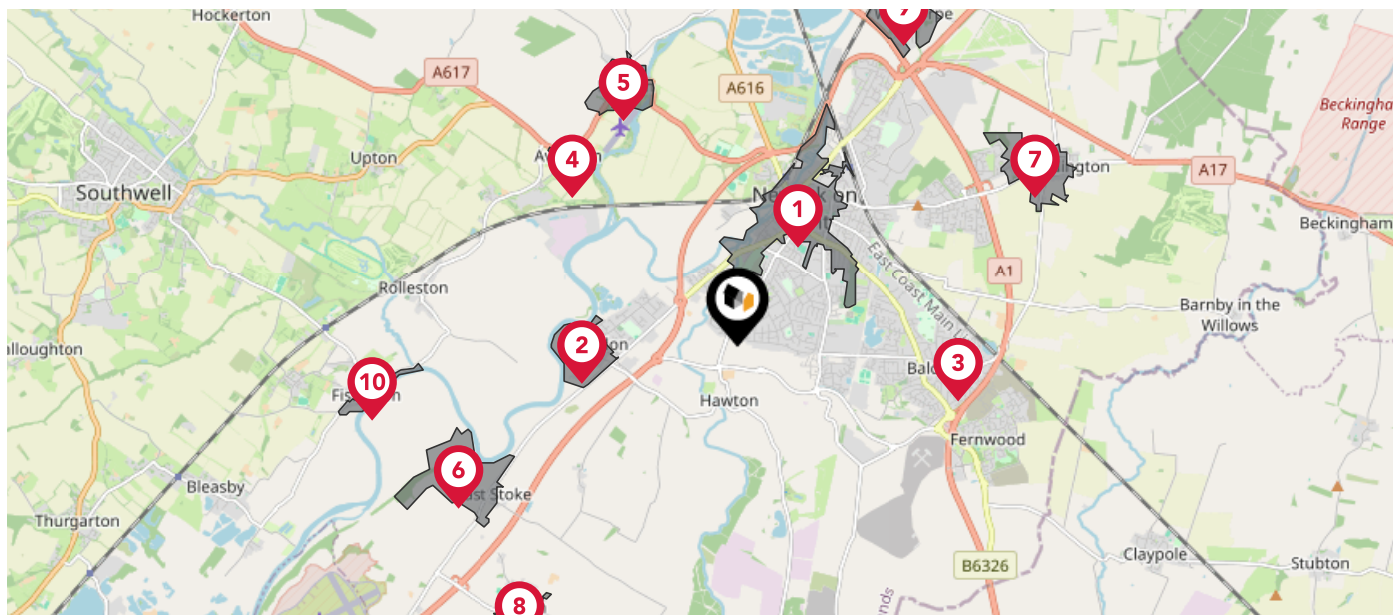
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



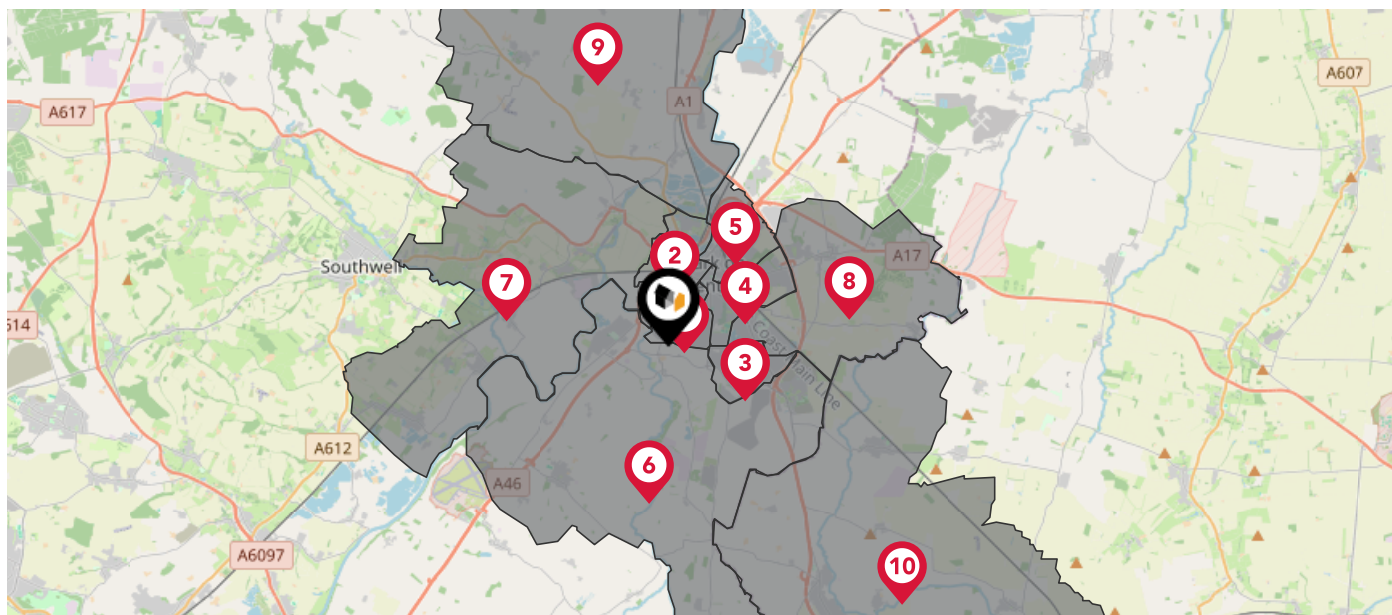
Nearby Conservation Areas

-  Newark
-  Farndon
-  Balderton
-  Averham
-  Kelham
-  East Stoke
-  Coddington
-  Elston
-  Winthorpe
-  Fiskerton











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

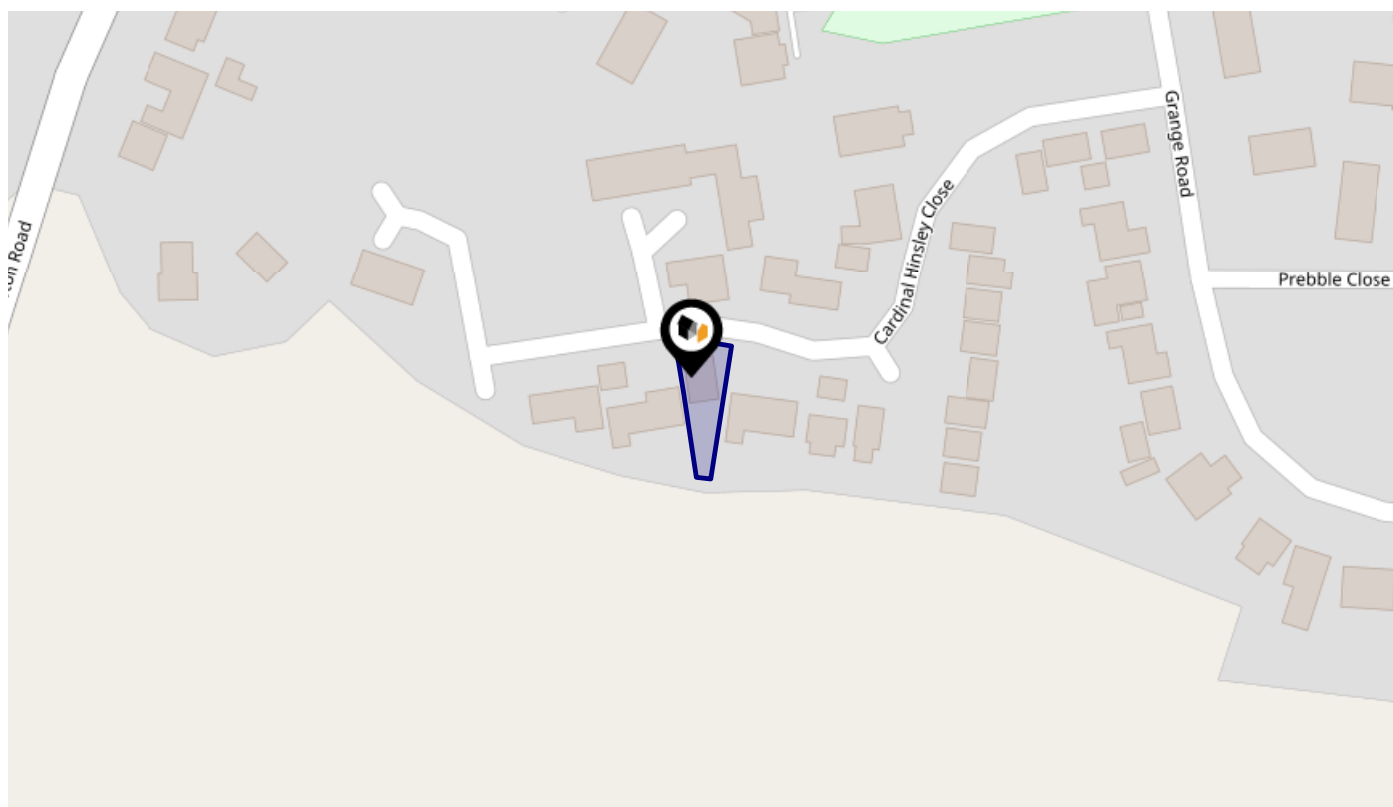
-  1 Devon Ward
-  2 Castle Ward
-  3 Balderton South Ward
-  4 Beacon Ward
-  5 Bridge Ward
-  6 Farndon & Fernwood Ward
-  7 Trent Ward
-  8 Balderton North & Coddington Ward
-  9 Muskham Ward
-  10 Viking Ward

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:

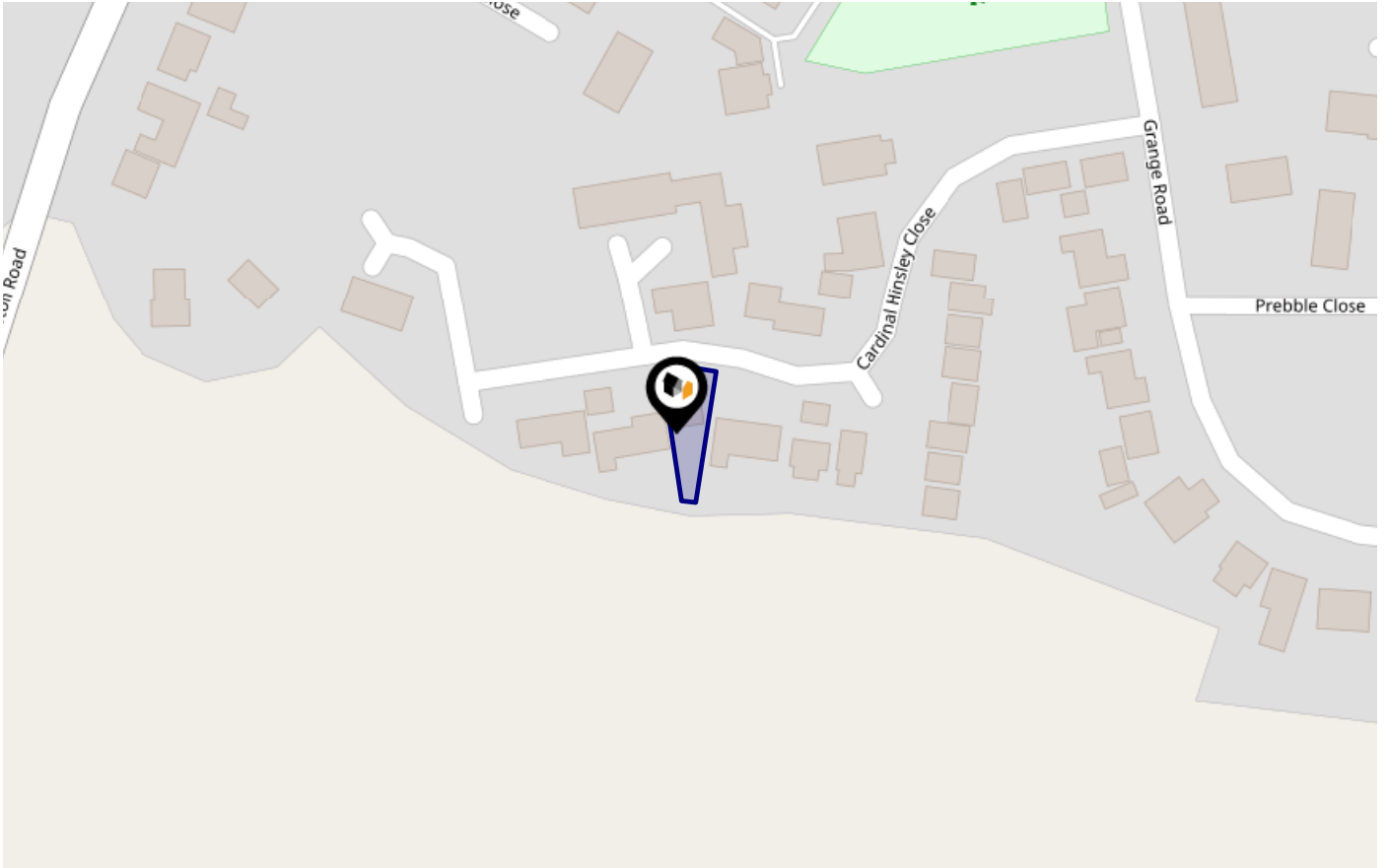
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

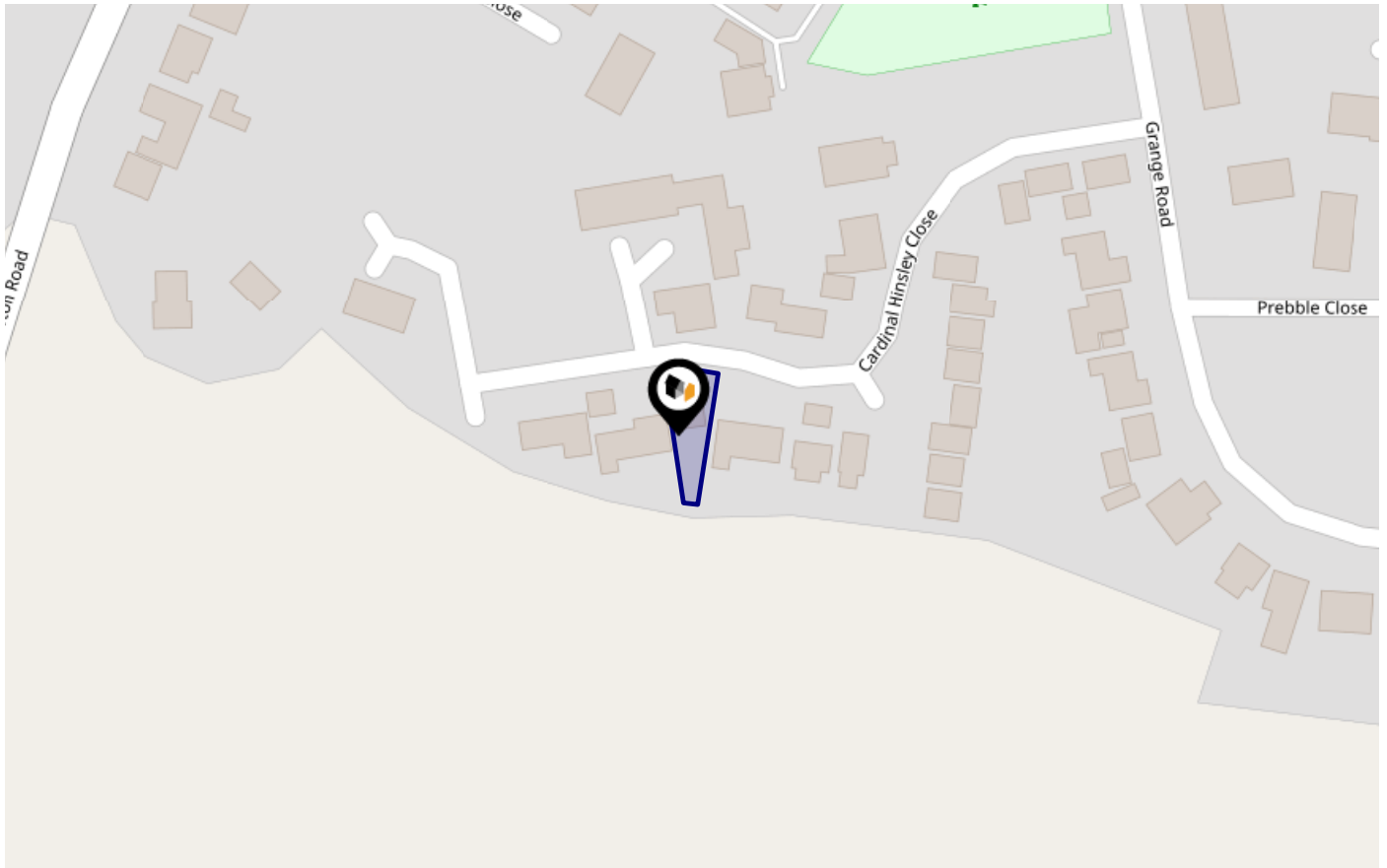
Chance of flooding to the following depths at this property:



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

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Chance of flooding to the following depths at this property:

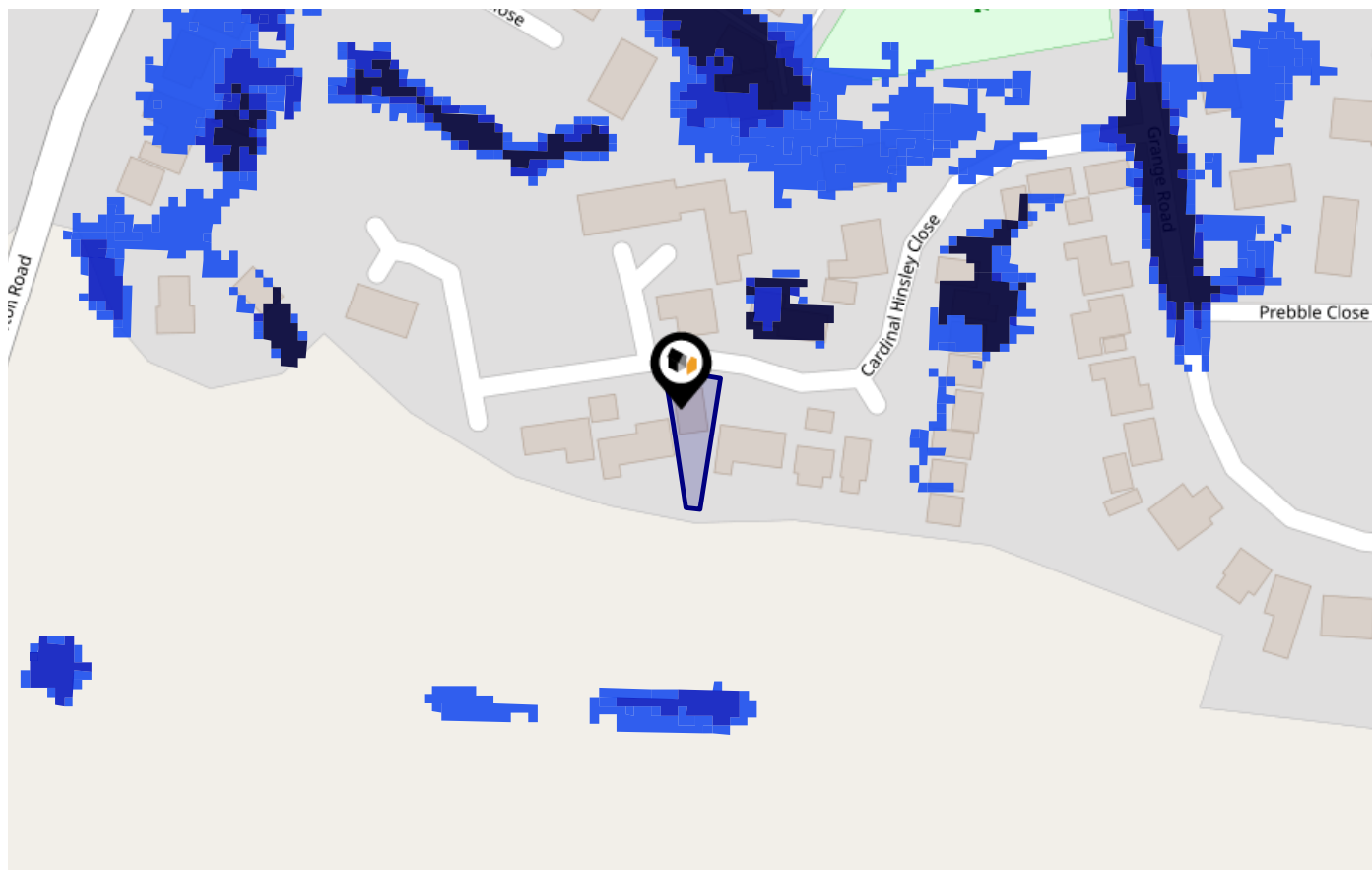


Flood Risk

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.

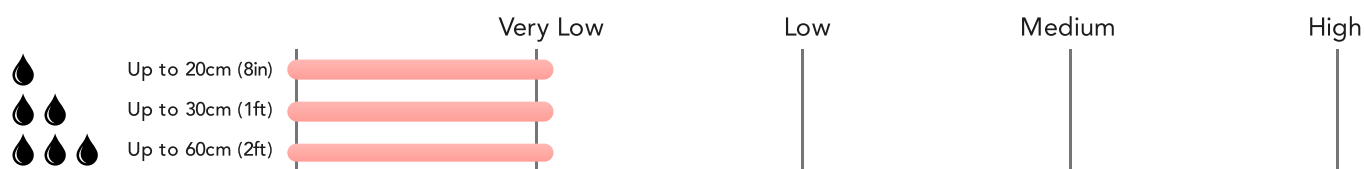


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Chance of flooding to the following depths at this property:

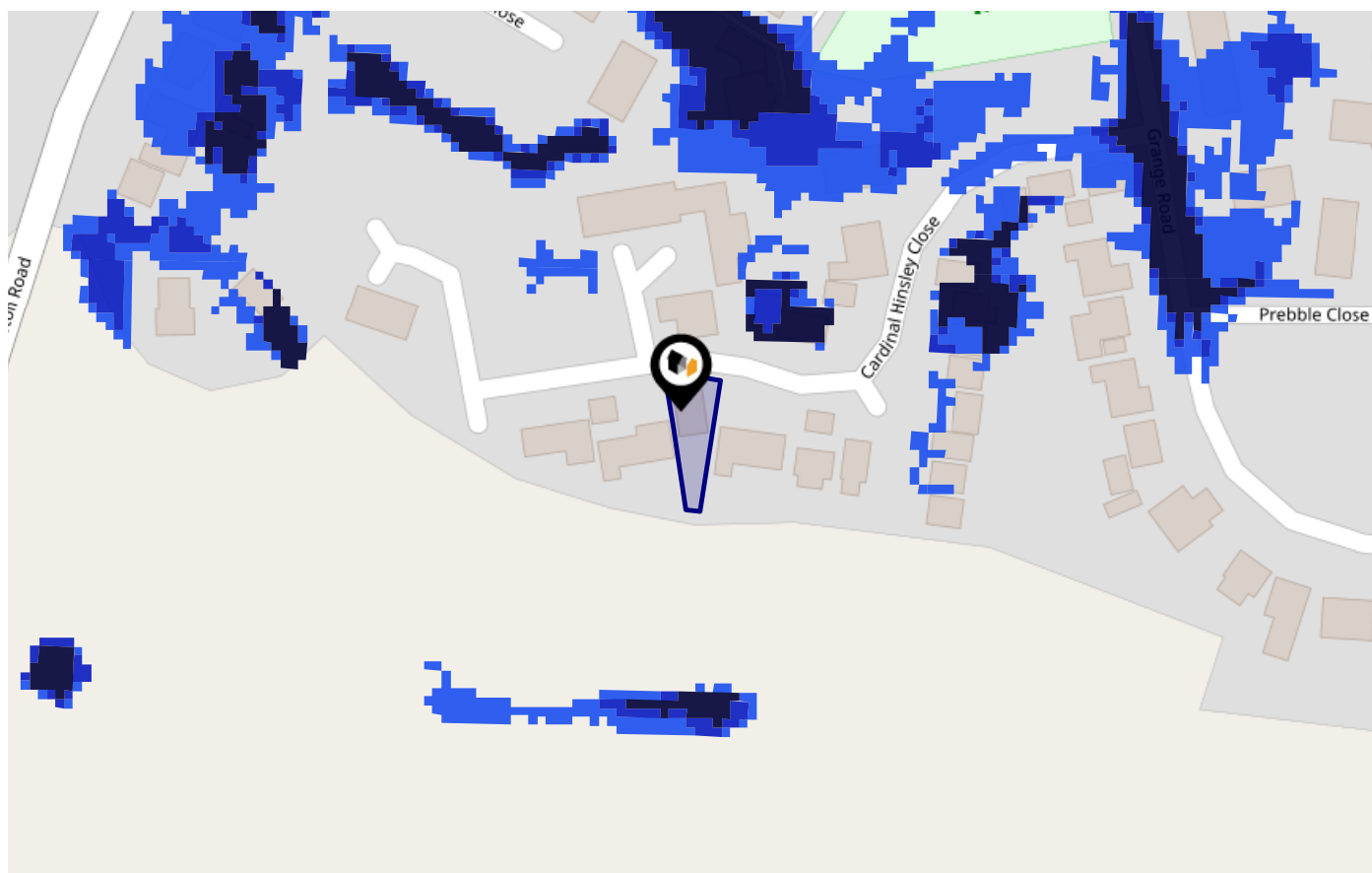


Flood Risk

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.



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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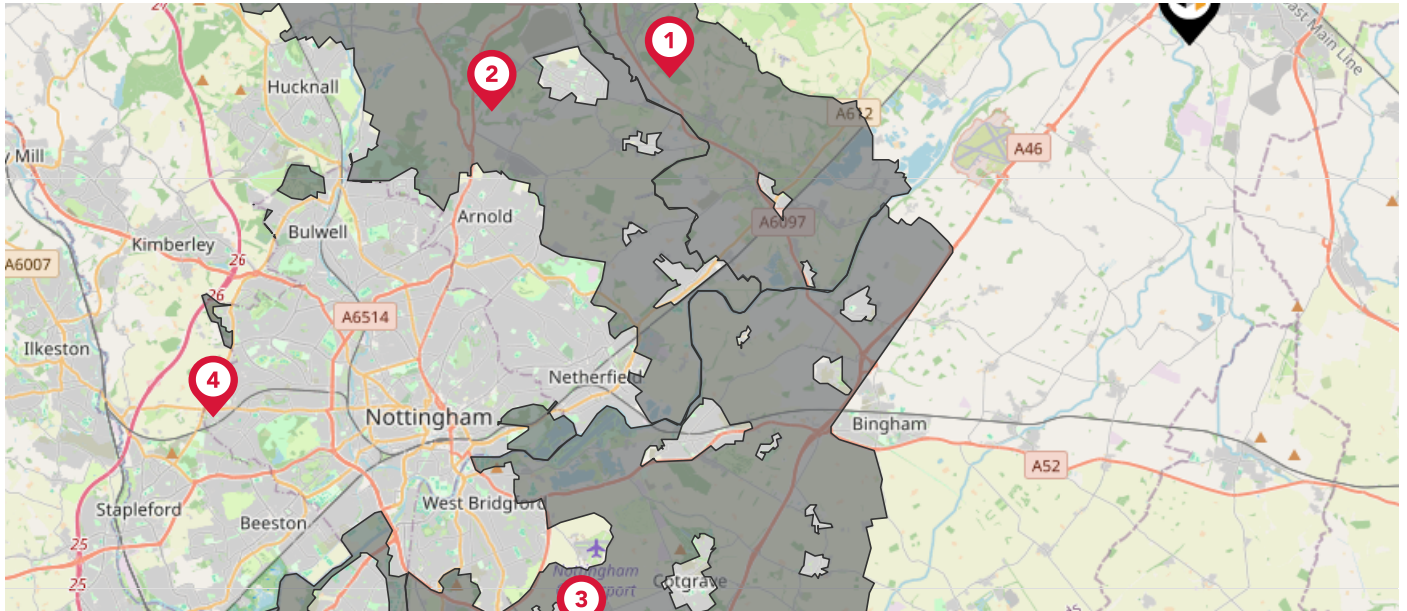
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



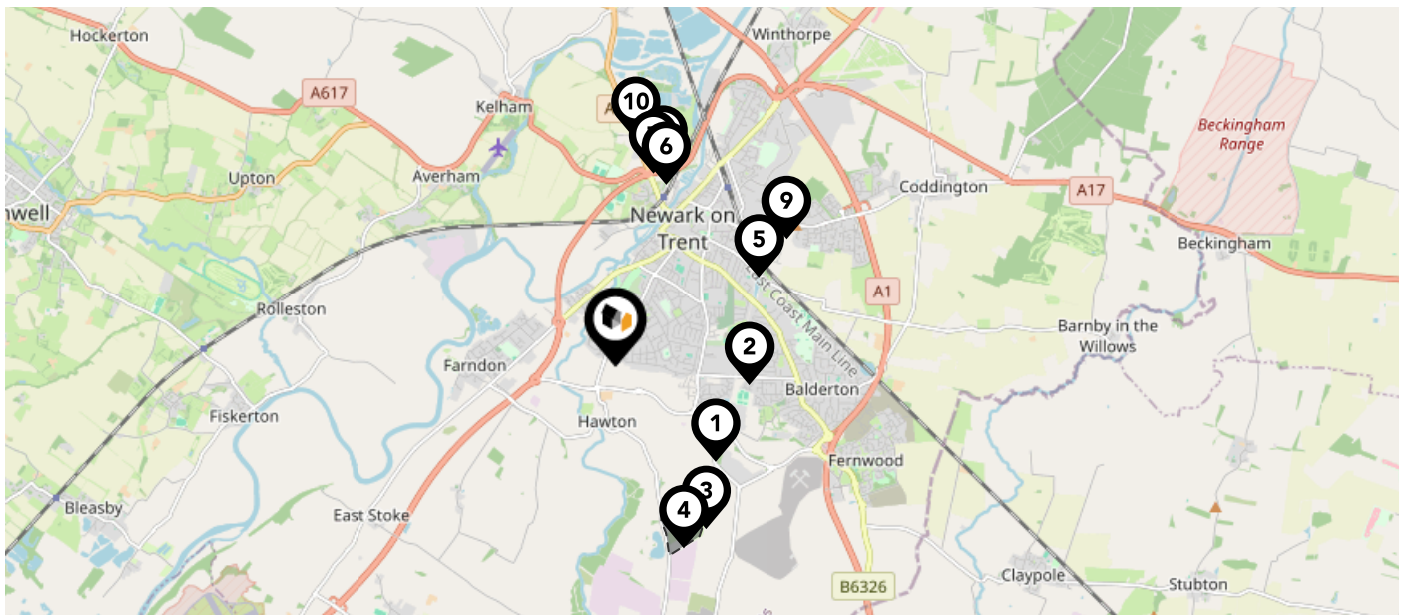
Nearby Green Belt Land

-  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 - 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

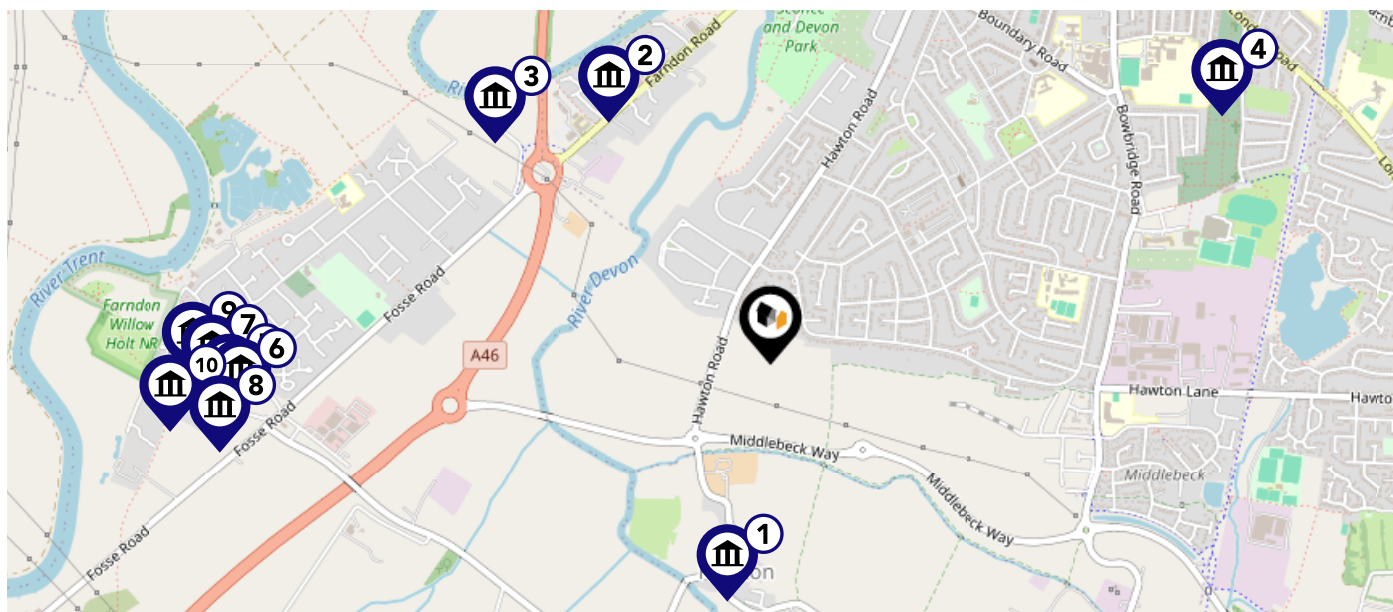
	Land At Bowbridge Lane Balderton Newark- Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill 
	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill 
	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill 
	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill 
	Clay Lane-Newark	Historic Landfill 
	EA/EPR/LP3090CL/A001	Active Landfill 
	Muskham Road-Newark, Nottinghamshire	Historic Landfill 
	EA/EPR/ZP3897FS/V002	Active Landfill 
	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill 
	EA/EPR/HP3297FD/V002	Active Landfill 











Maps

Listed Buildings

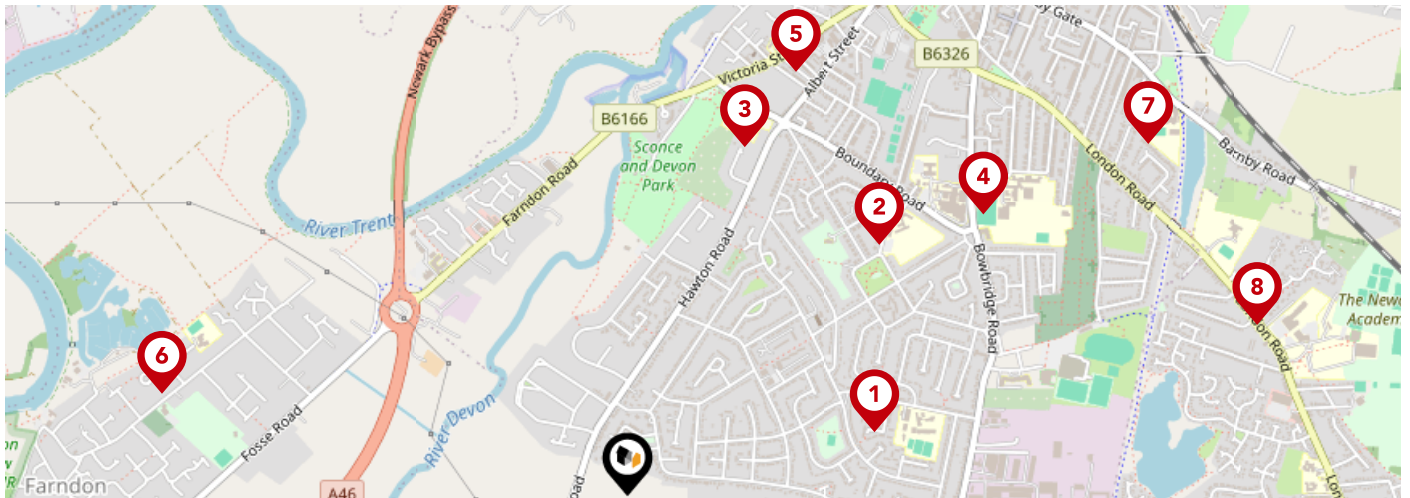


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1046031 - Church Of All Saints	Grade I	0.5 miles
 1297725 - The Firs	Grade II	0.6 miles
 1196287 - Farndon Windmill	Grade II	0.8 miles
 1297720 - Cemetery Chapels	Grade II	1.2 miles
 1045587 - Pilgrim Cottage	Grade II	1.2 miles
 1302384 - 16, Main Street	Grade II	1.2 miles
 1178530 - Chestnut Farm House	Grade II	1.2 miles
 1045589 - 3 And 3a, School Lane	Grade II	1.2 miles
 1045588 - The Old Vicarage	Grade II	1.3 miles
 1045585 - Cross Lane Farm House	Grade II	1.3 miles

Area Schools



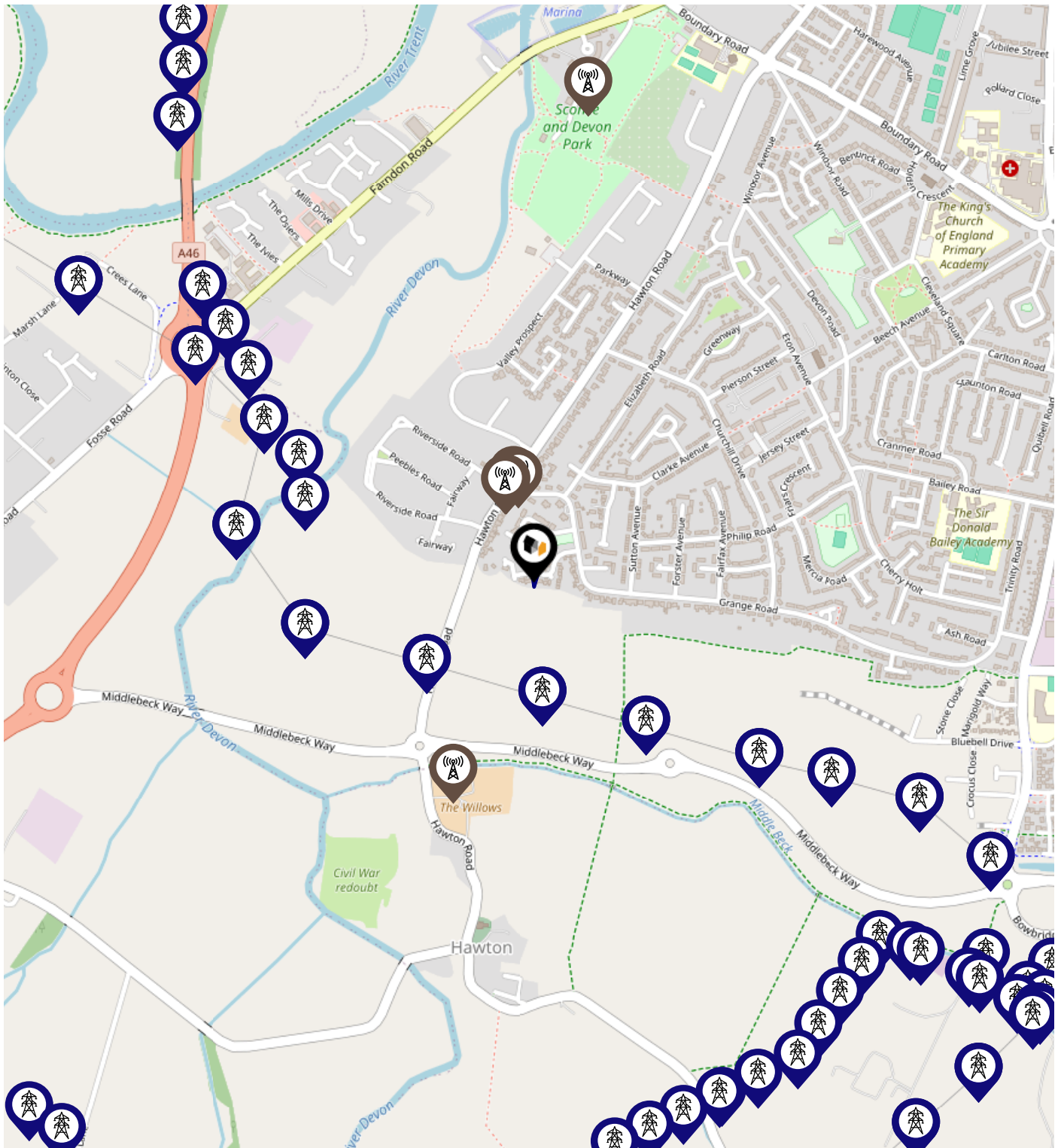
	Nursery	Primary	Secondary	College	Private
1 The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Suthers School Ofsted Rating: Good Pupils: 564 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

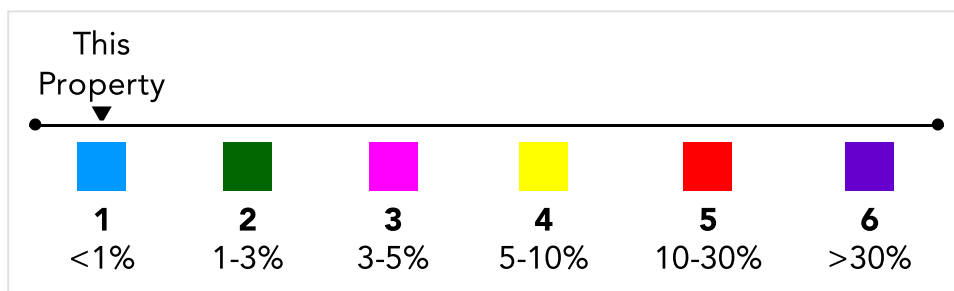
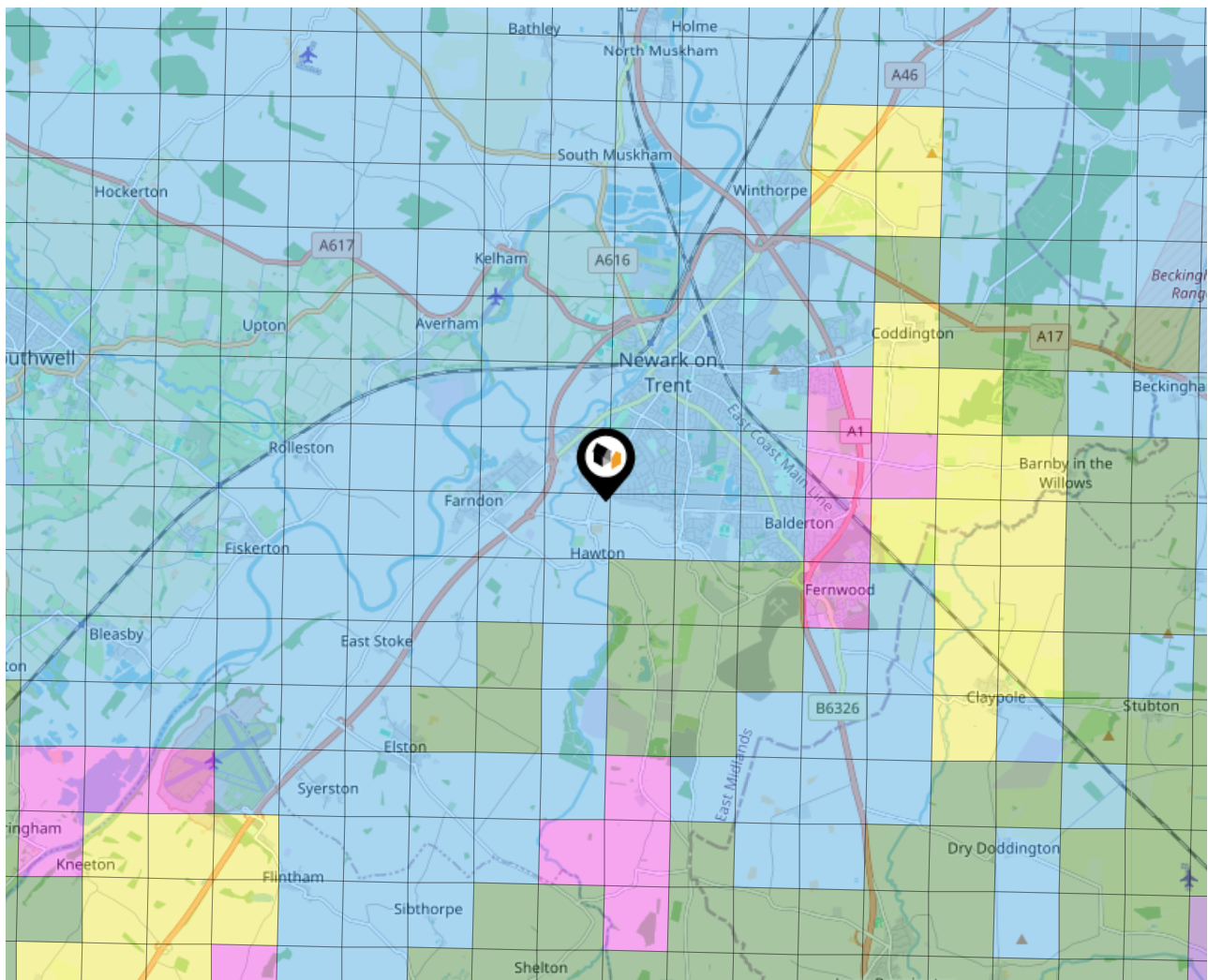
-  Power Pylons
-  Communication Masts

Environment

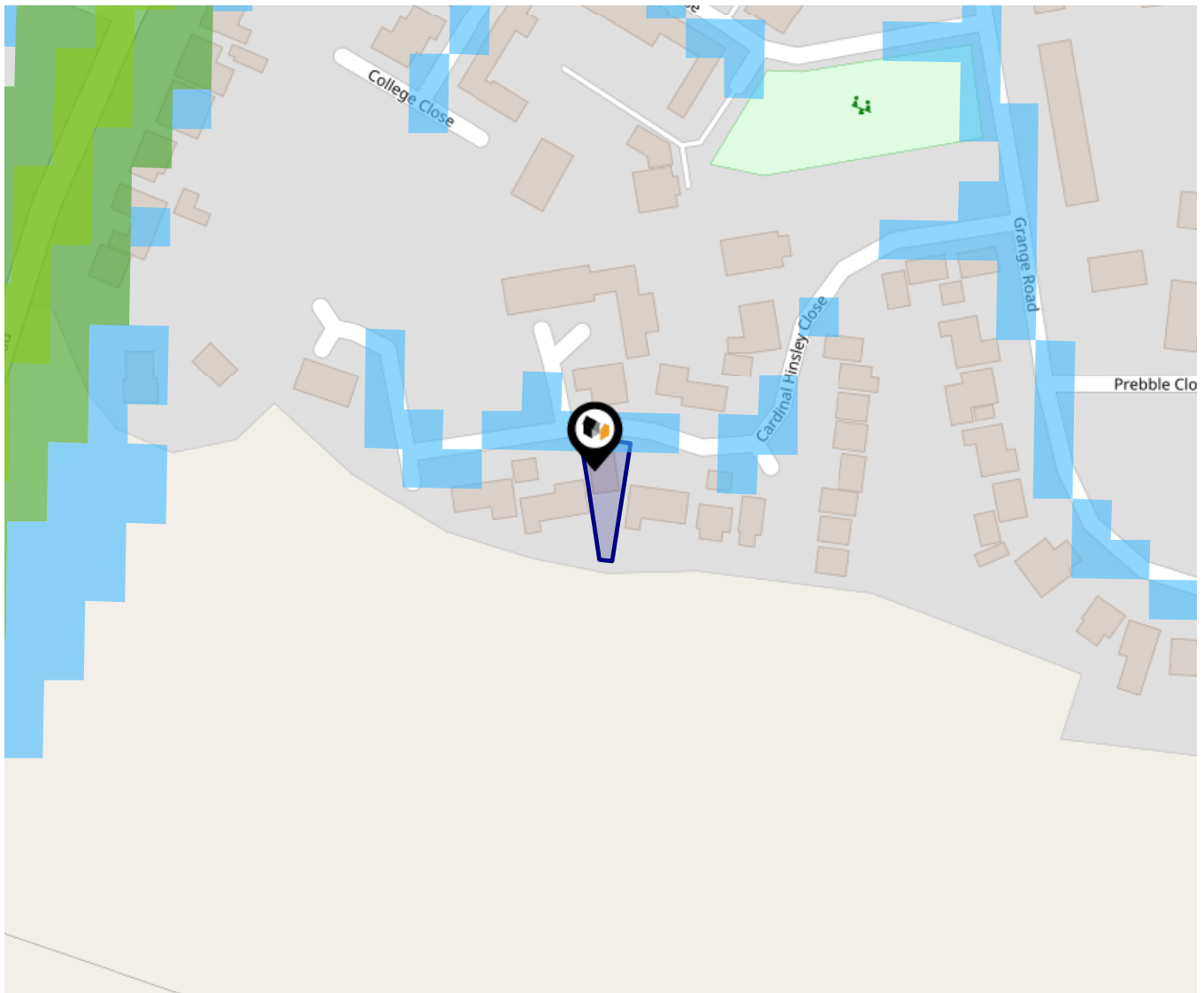
Radon Gas

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

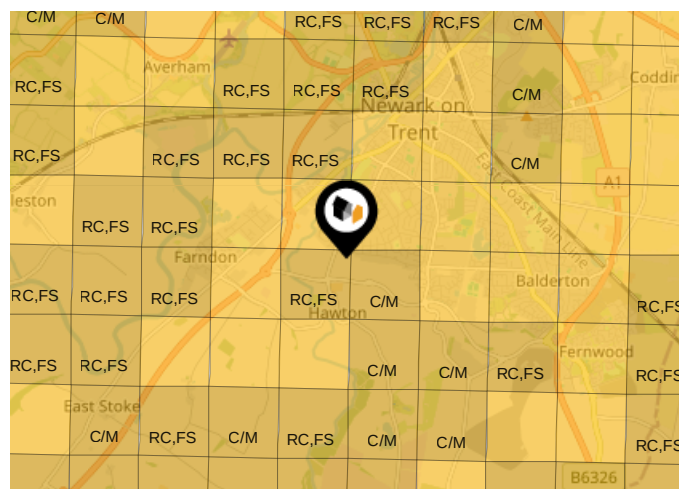


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

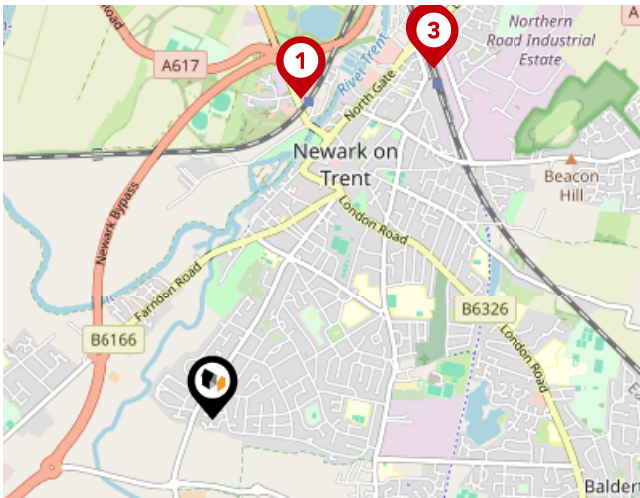
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

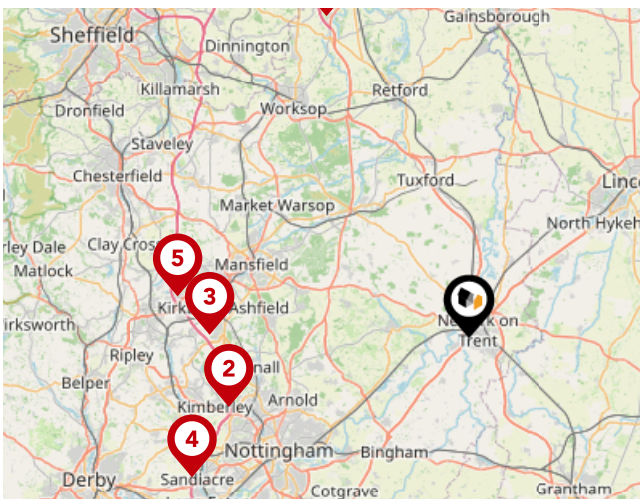
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Newark Castle Rail Station	1.48 miles
2	Newark North Gate Rail Station	1.85 miles
3	Newark North Gate Rail Station	1.85 miles



Trunk Roads/Motorways

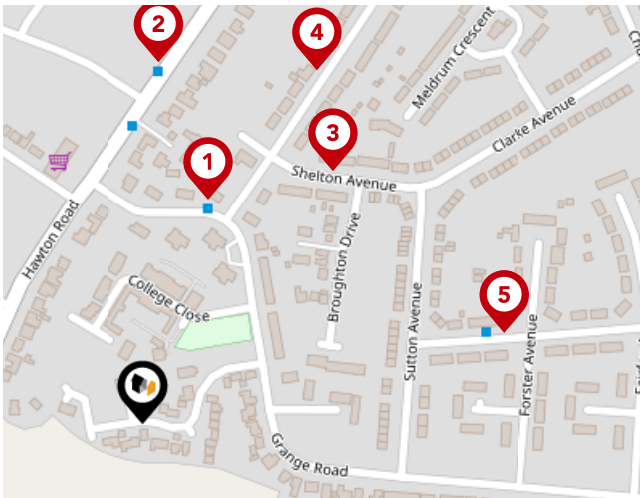
Pin	Name	Distance
1	A1(M) J34	25.05 miles
2	M1 J26	17.82 miles
3	M1 J27	18.52 miles
4	M1 J25	22.17 miles
5	M1 J28	21.03 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	30.17 miles
2	East Mids Airport	26.53 miles
3	Humberside Airport	41.23 miles
4	Baginton	55.06 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Elizabeth Road	0.13 miles
2	Valley Prospect	0.2 miles
3	Shelton Avenue	0.18 miles
4	The Twitchell	0.22 miles
5	Forster Avenue	0.21 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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