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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 01st August 2026



BROWNING ROAD, BALDERTON, NEWARK, NG24

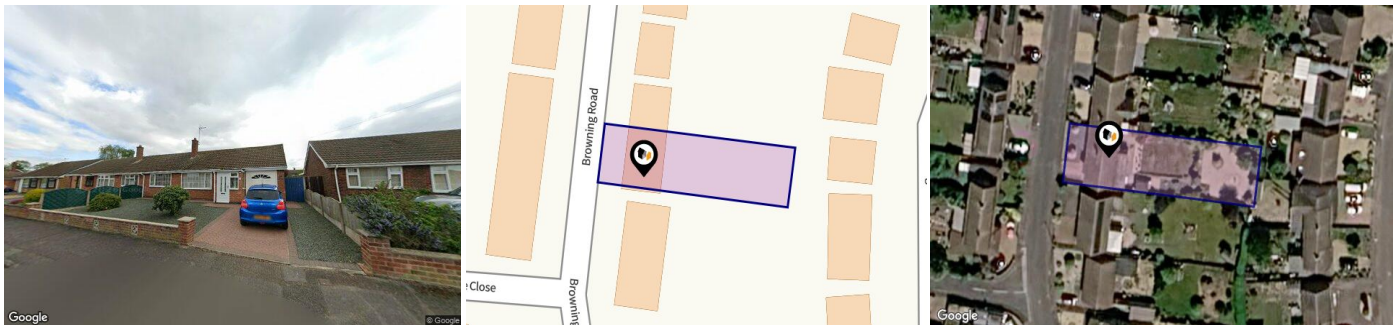
Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.16 acres		
Council Tax :	Band B		
Annual Estimate:	£2,086		
Title Number:	NT423991		

Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	66 mb/s	1800 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

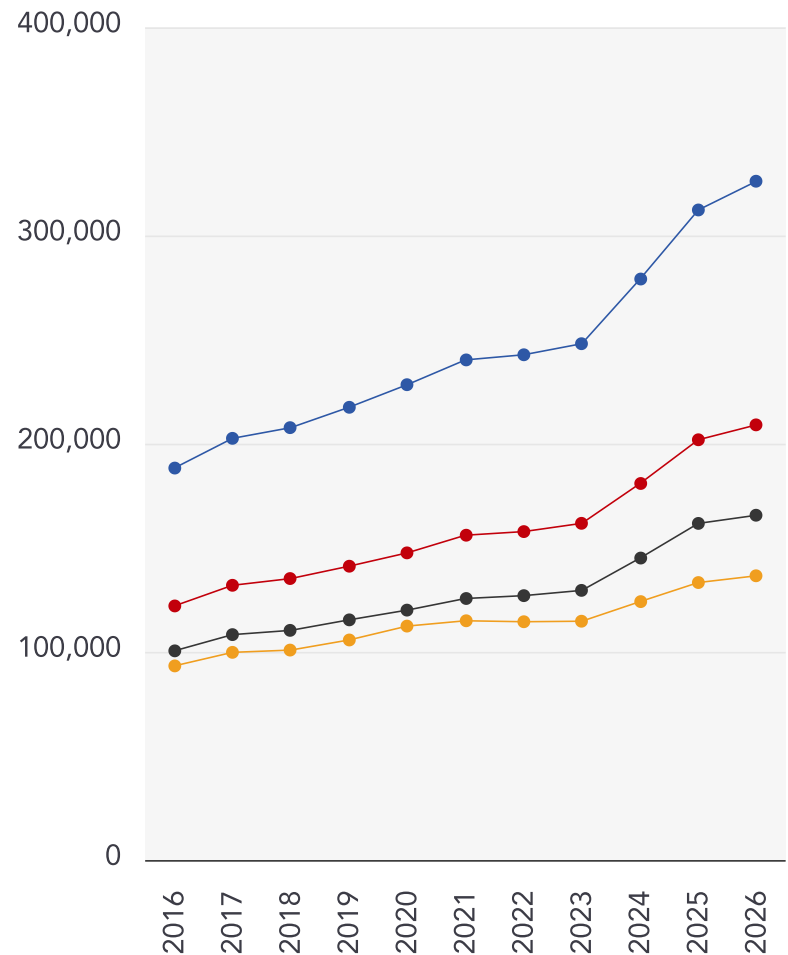


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG24



Detached

+73.17%

Semi-Detached

+71.26%

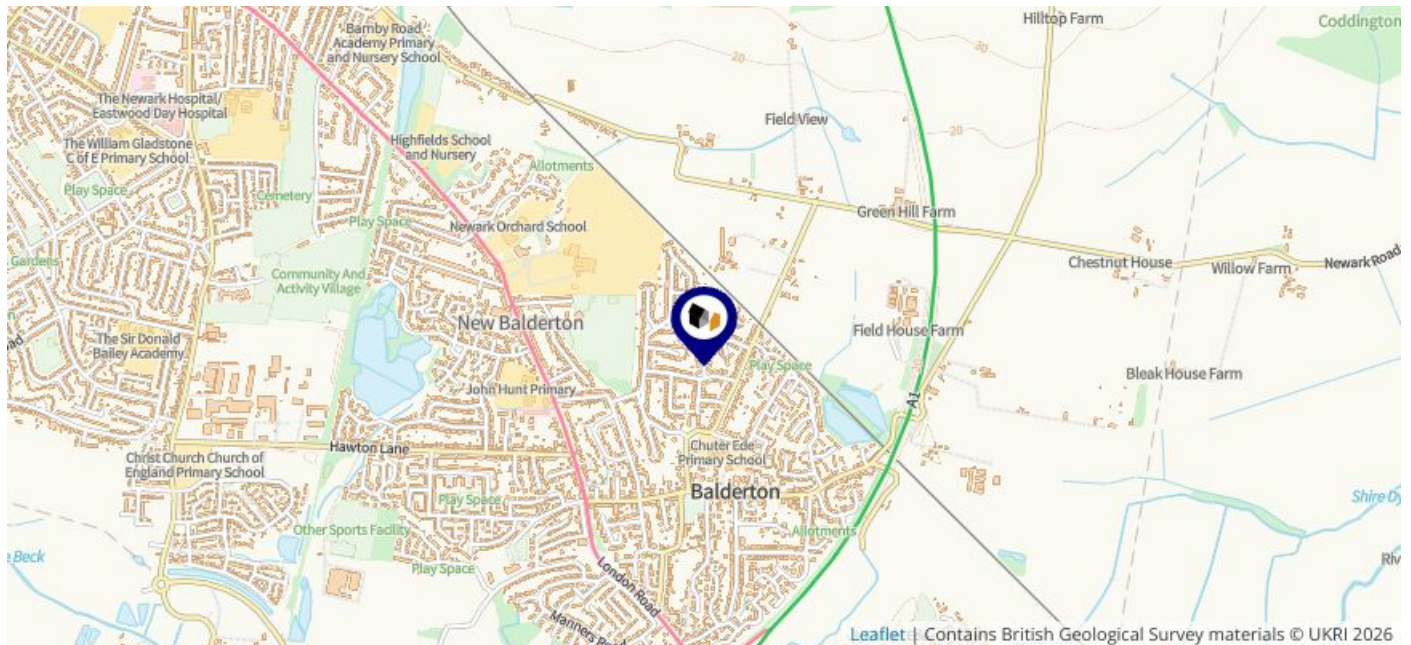
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

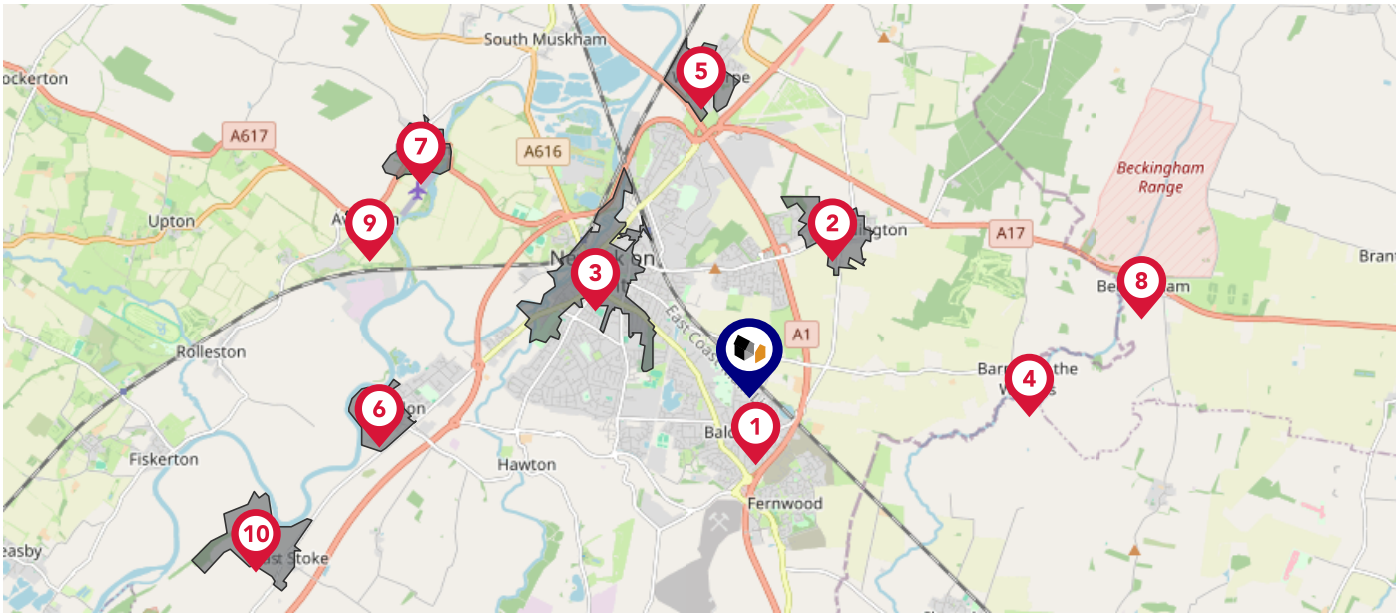
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

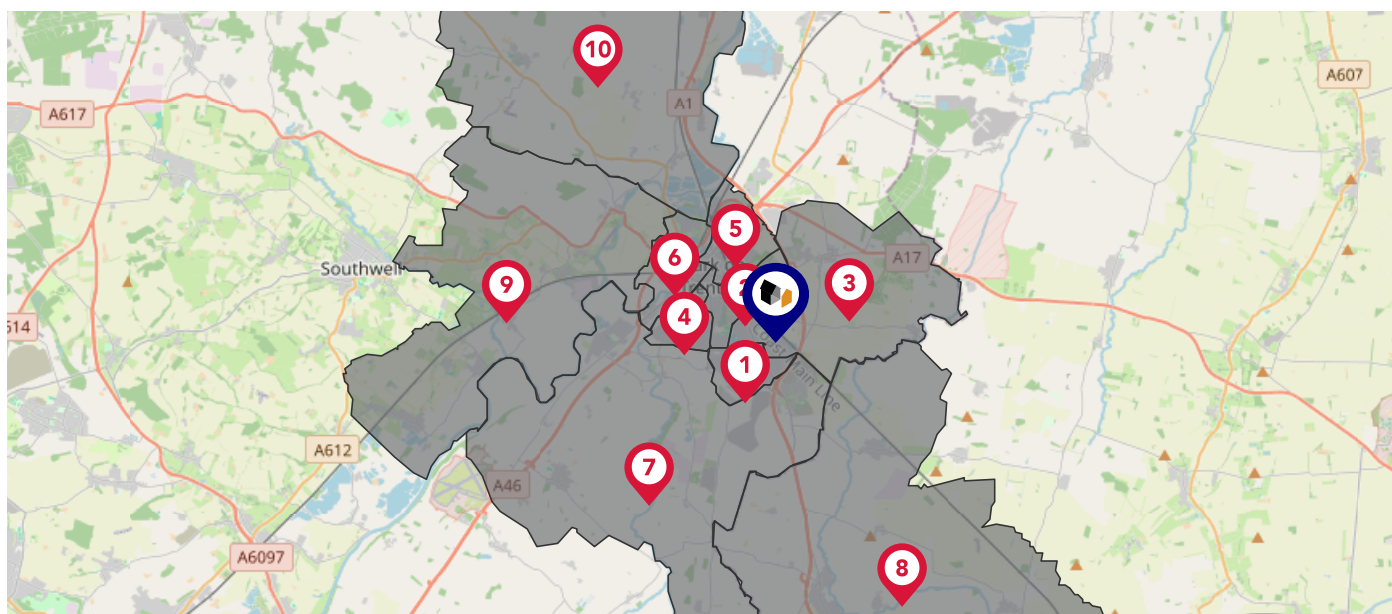
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Balderton
-  Coddington
-  Newark
-  Barnby in the Willows
-  Winthorpe
-  Farndon
-  Kelham
-  Beckingham
-  Averham
-  East Stoke

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



Balderton South Ward



Beacon Ward



Balderton North & Coddington Ward



Devon Ward



Bridge Ward



Castle Ward



Farndon & Fernwood Ward



Viking Ward



Trent Ward

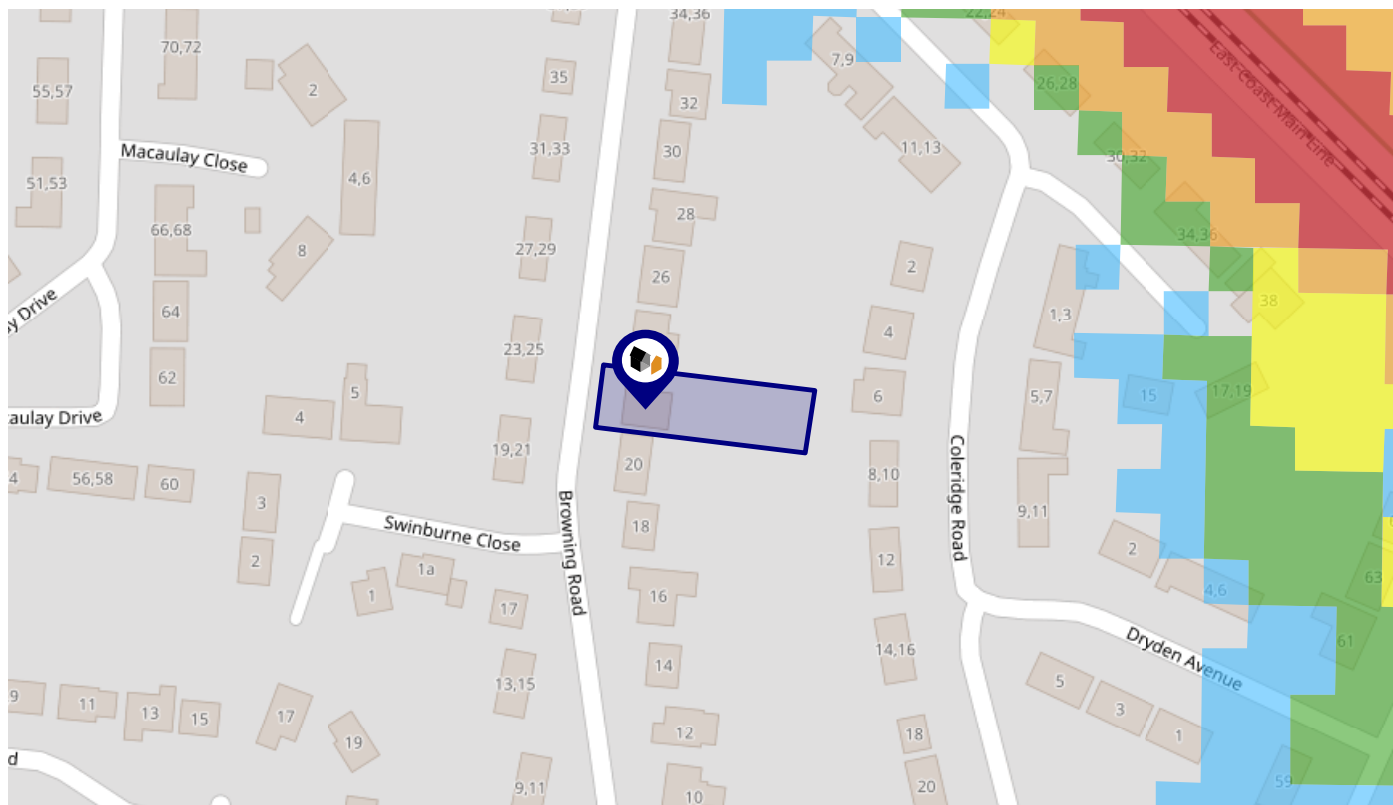


Muskham Ward

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.

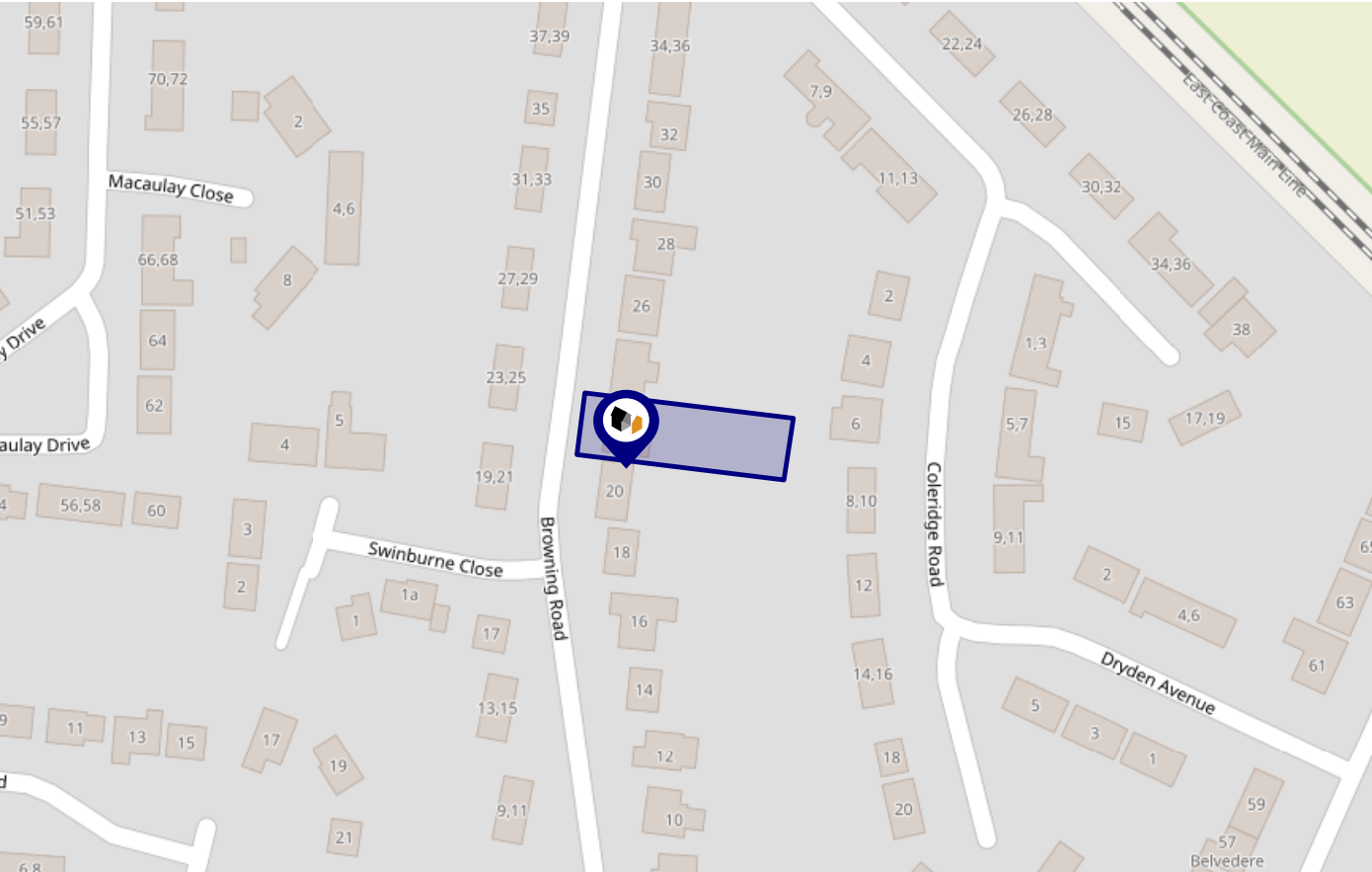
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

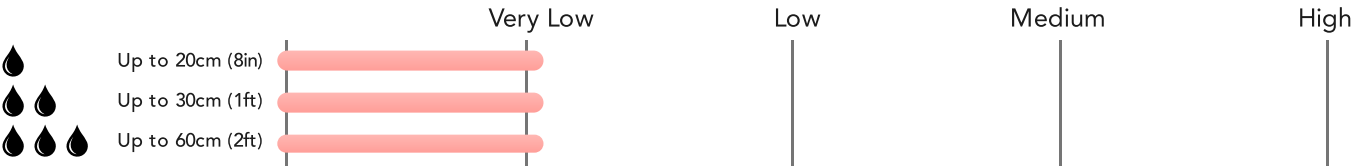


Risk Rating: Very low

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.

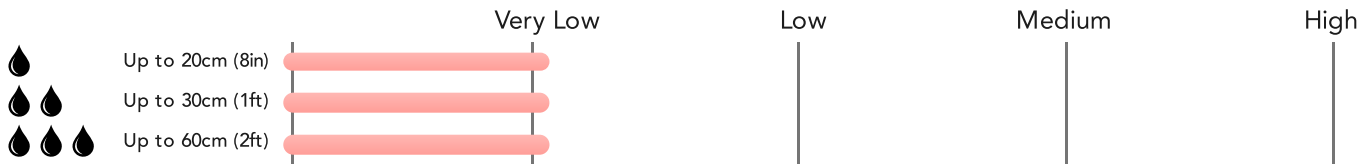


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Chance of flooding to the following depths at this property:



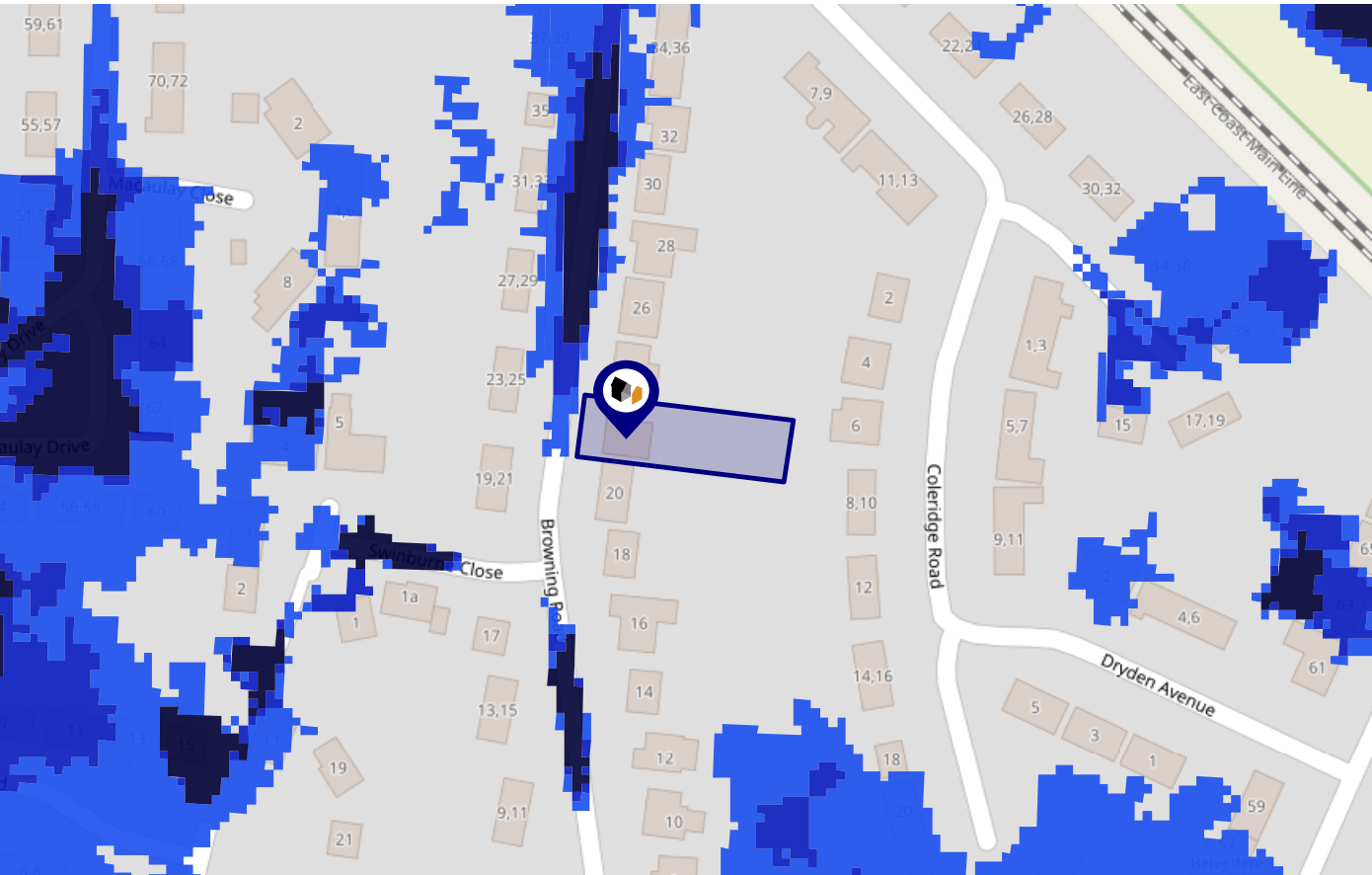
ALASDAIR
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&
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est 1898

Risk Level	Up to 20cm (8in)	Up to 30cm (1ft)	Up to 60cm (2ft)
Very Low	Yes	Yes	Yes
Low	No	No	No
Medium	No	No	No
High	No	No	No

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.

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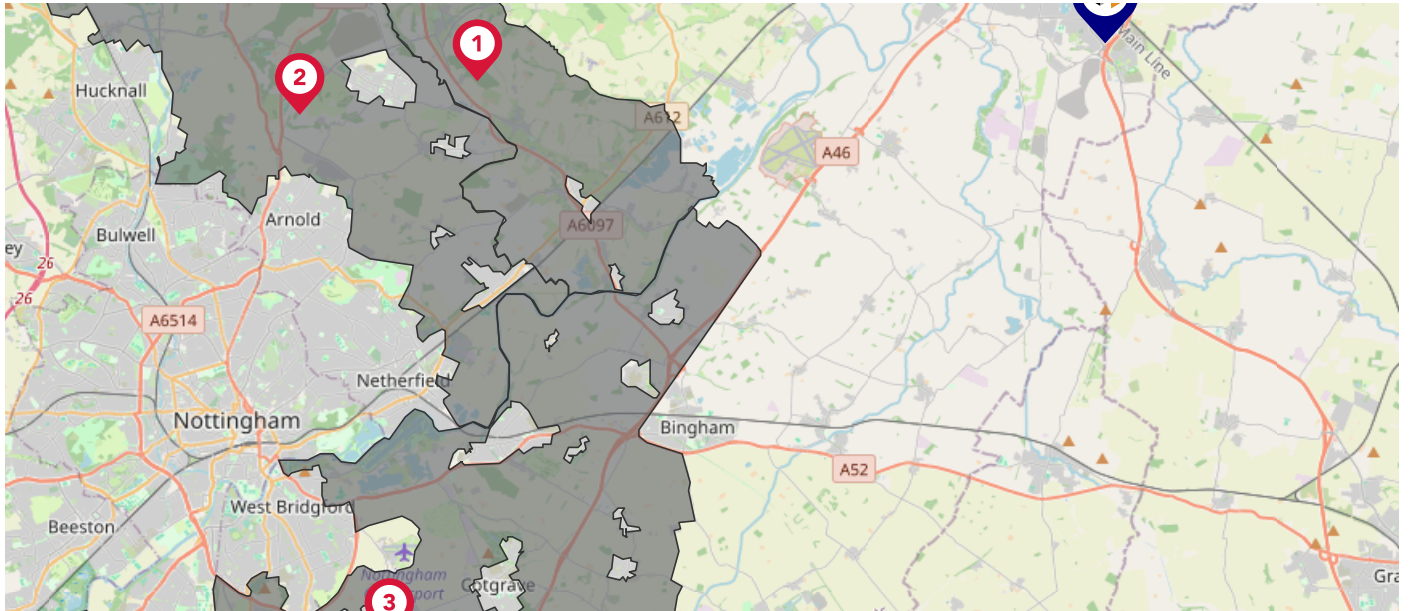
Chance of flooding to the following depths at this property:



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 - Gedling

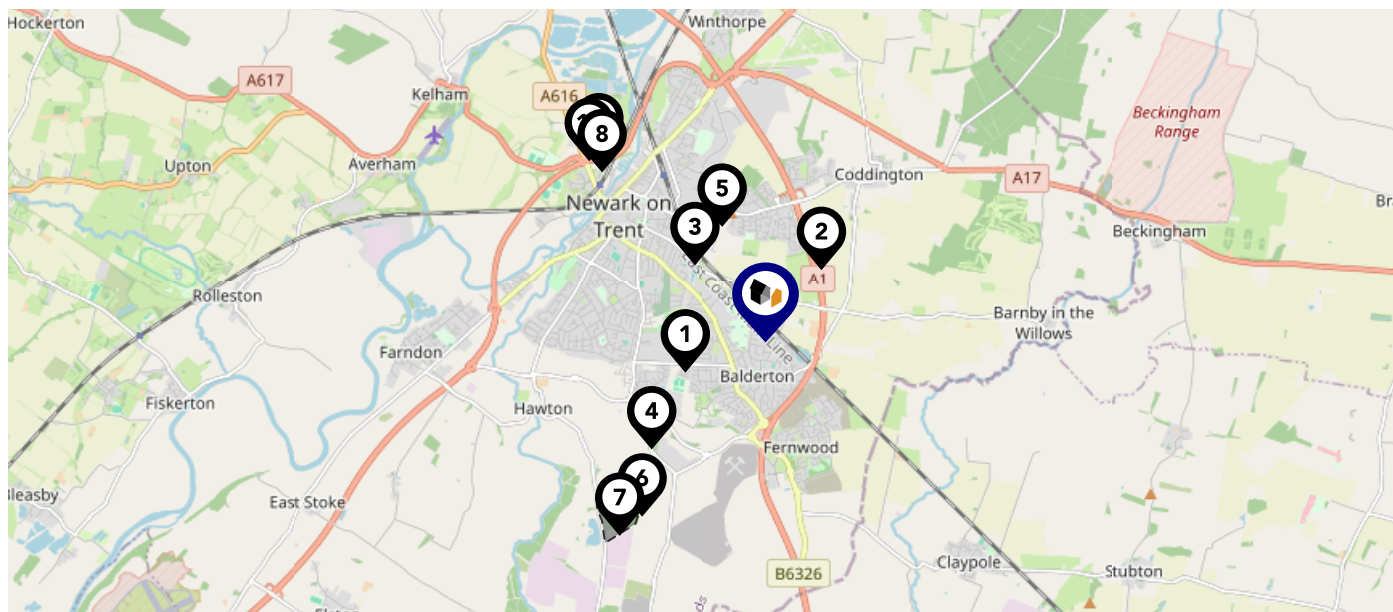
3

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.



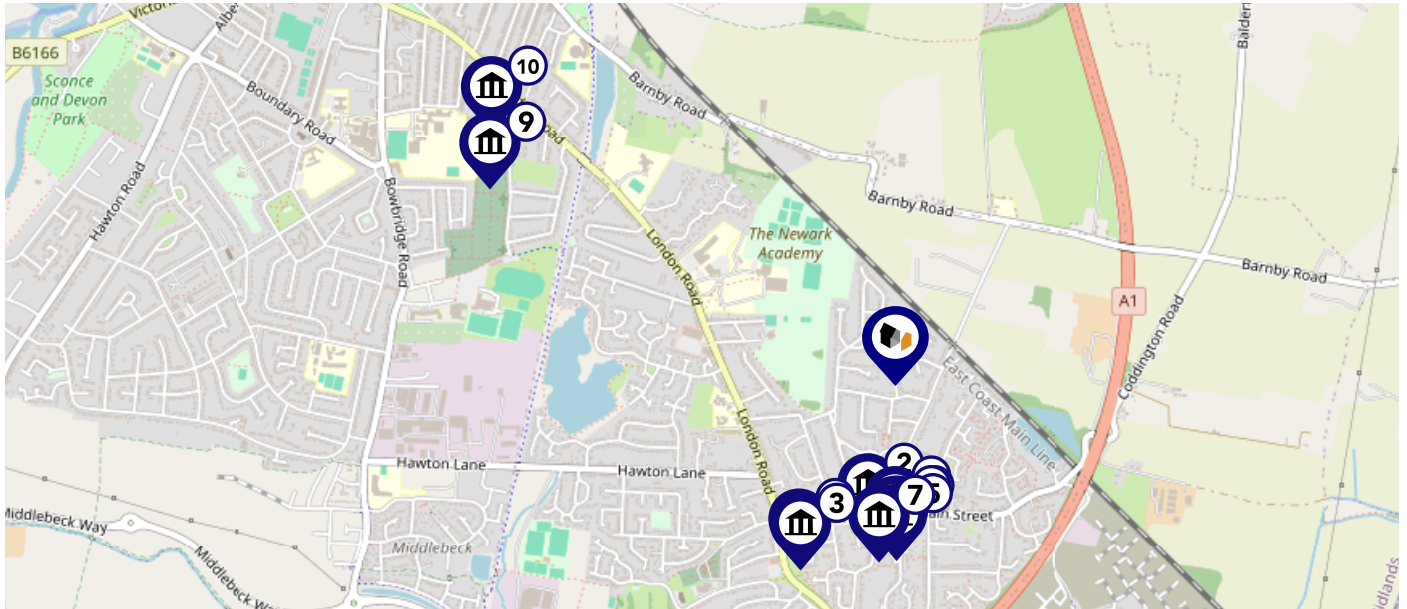
Nearby Landfill Sites

1	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill	
2	Coddington Mill Site-Newark-on-Trent, Nottinghamshire	Historic Landfill	
3	Clay Lane-Newark	Historic Landfill	
4	Land At Bowbridge Lane Balderton Newark-Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill	
5	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill	
6	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill	
7	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill	
8	EA/EPR/LP3090CL/A001	Active Landfill	
9	EA/EPR/ZP3897FS/V002	Active Landfill	
10	Muskham Road-Newark, Nottinghamshire	Historic Landfill	

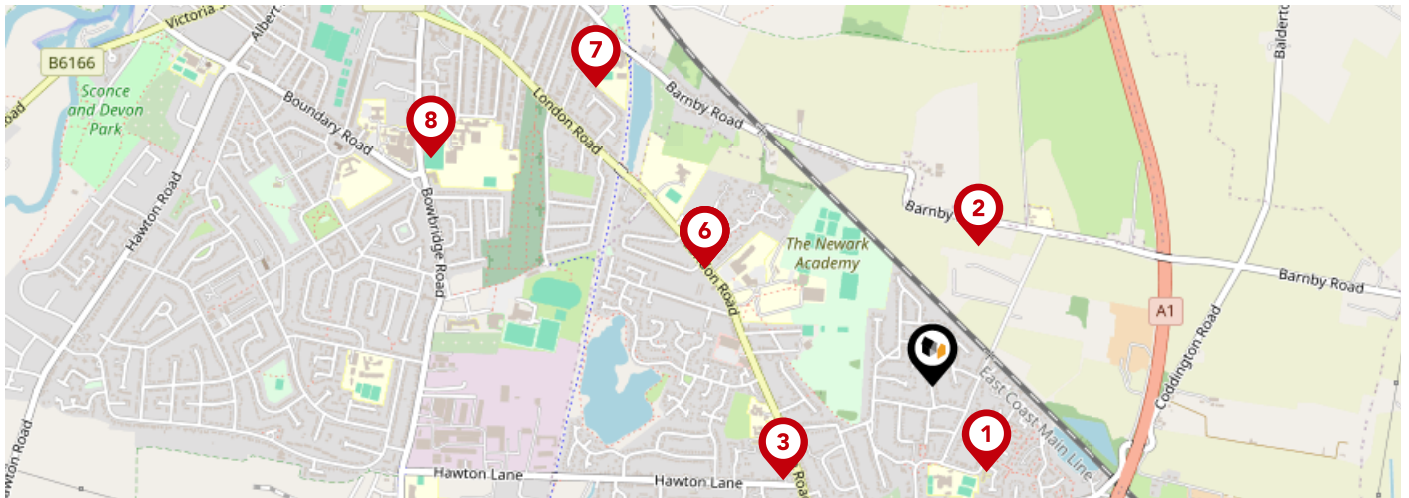
Maps

Listed Buildings

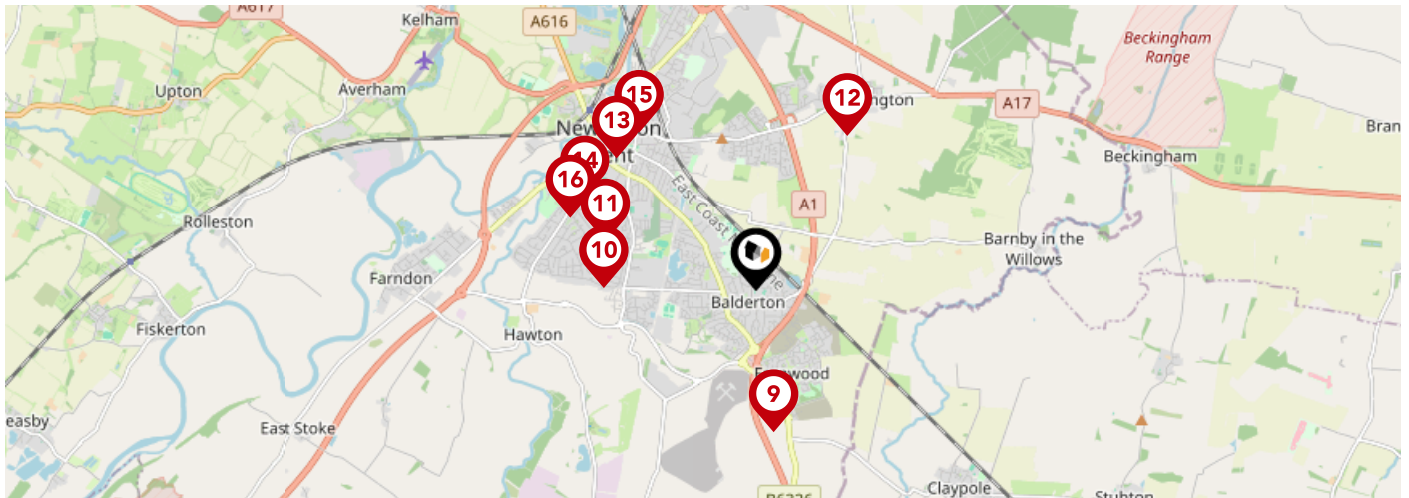
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1369964 - 77, Main Street	Grade II	0.3 miles
 1046019 - 9, Bullpit Road	Grade II	0.3 miles
 1369962 - Methodist Church	Grade II	0.4 miles
 1046023 - 81, Main Street	Grade II	0.4 miles
 1046021 - 74, Main Street	Grade II	0.4 miles
 1046020 - Wall, Gate Piers And Memorial To Balderton Methodist Church	Grade II	0.4 miles
 1369963 - Church Of St Giles	Grade I	0.4 miles
 1046022 - 79, Main Street	Grade II	0.4 miles
 1297720 - Cemetery Chapels	Grade II	1.0 miles
 1229499 - Gateway To Cemetery Chapels	Grade II	1.1 miles



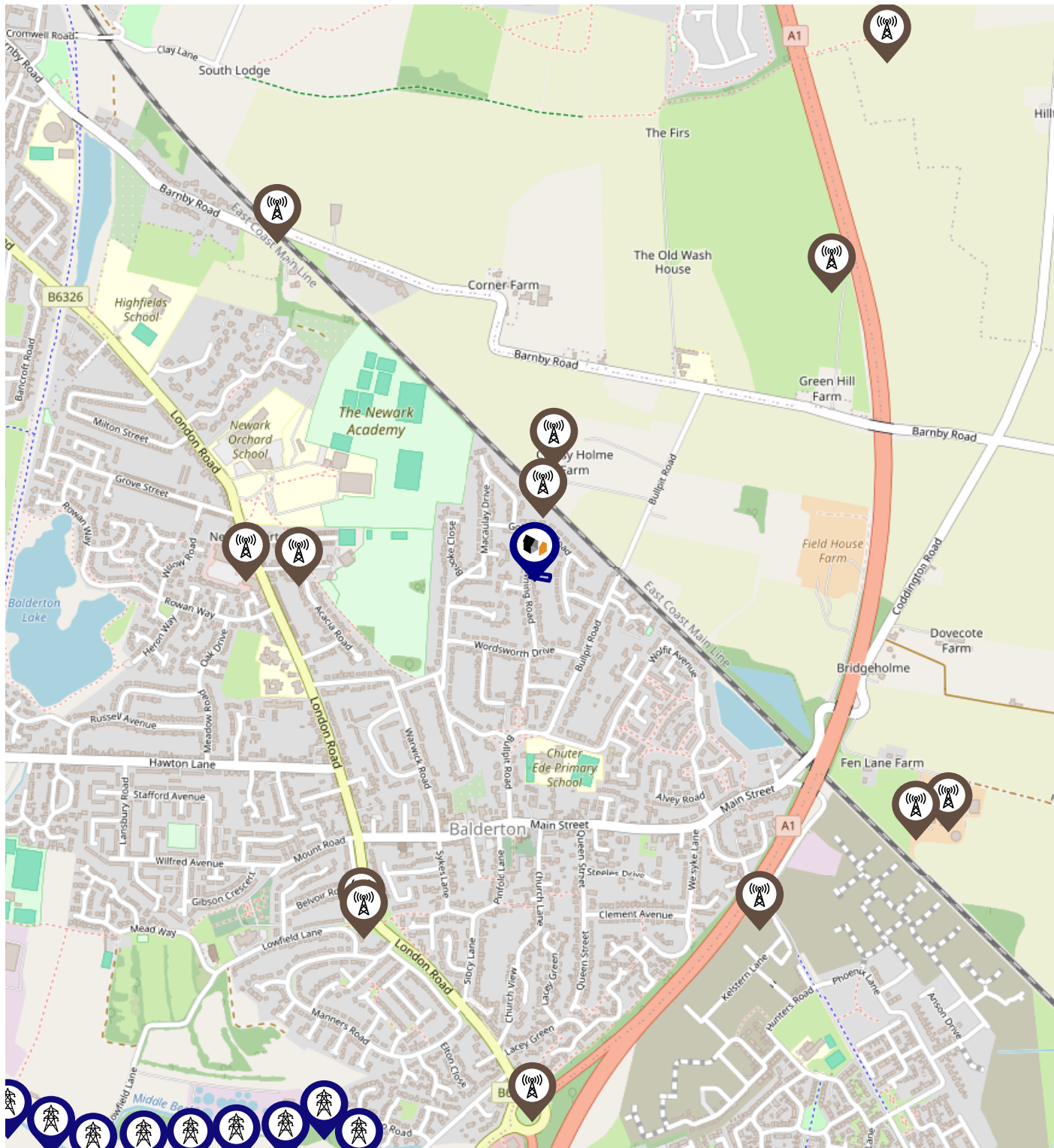
		Nursery	Primary	Secondary	College	Private
1	Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:0.22	☐	☒	☐	☐	☐
2	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:0.33	☐	☐	☒	☐	☐
3	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:0.39	☐	☒	☐	☐	☐
4	Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:0.57	☐	☒	☐	☐	☐
5	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:0.57	☐	☐	☒	☐	☐
6	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:0.57	☐	☐	☒	☐	☐
7	Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:1.01	☐	☒	☐	☐	☐
8	Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:1.23	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Suthers School Ofsted Rating: Good Pupils: 564 Distance: 1.27	☐	☐	☒	☐	☐
	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance: 1.36	☐	☒	☐	☐	☐
	The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance: 1.42	☐	☒	☐	☐	☐
	Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance: 1.6	☐	☒	☐	☐	☐
	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance: 1.71	☐	☒	☐	☐	☐
	Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.74	☐	☒	☐	☐	☐
	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance: 1.76	☐	☒	☐	☐	☐
	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance: 1.78	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

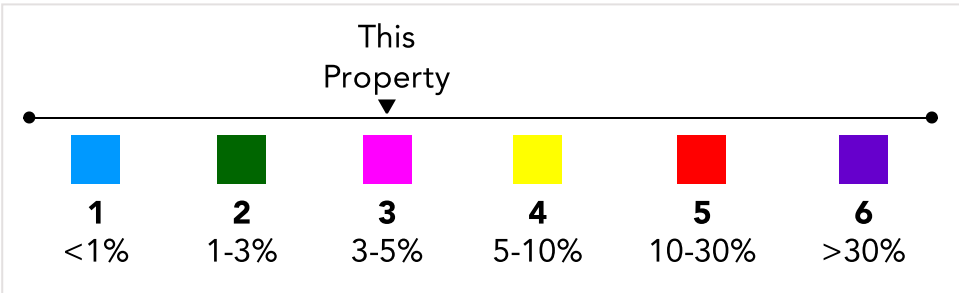
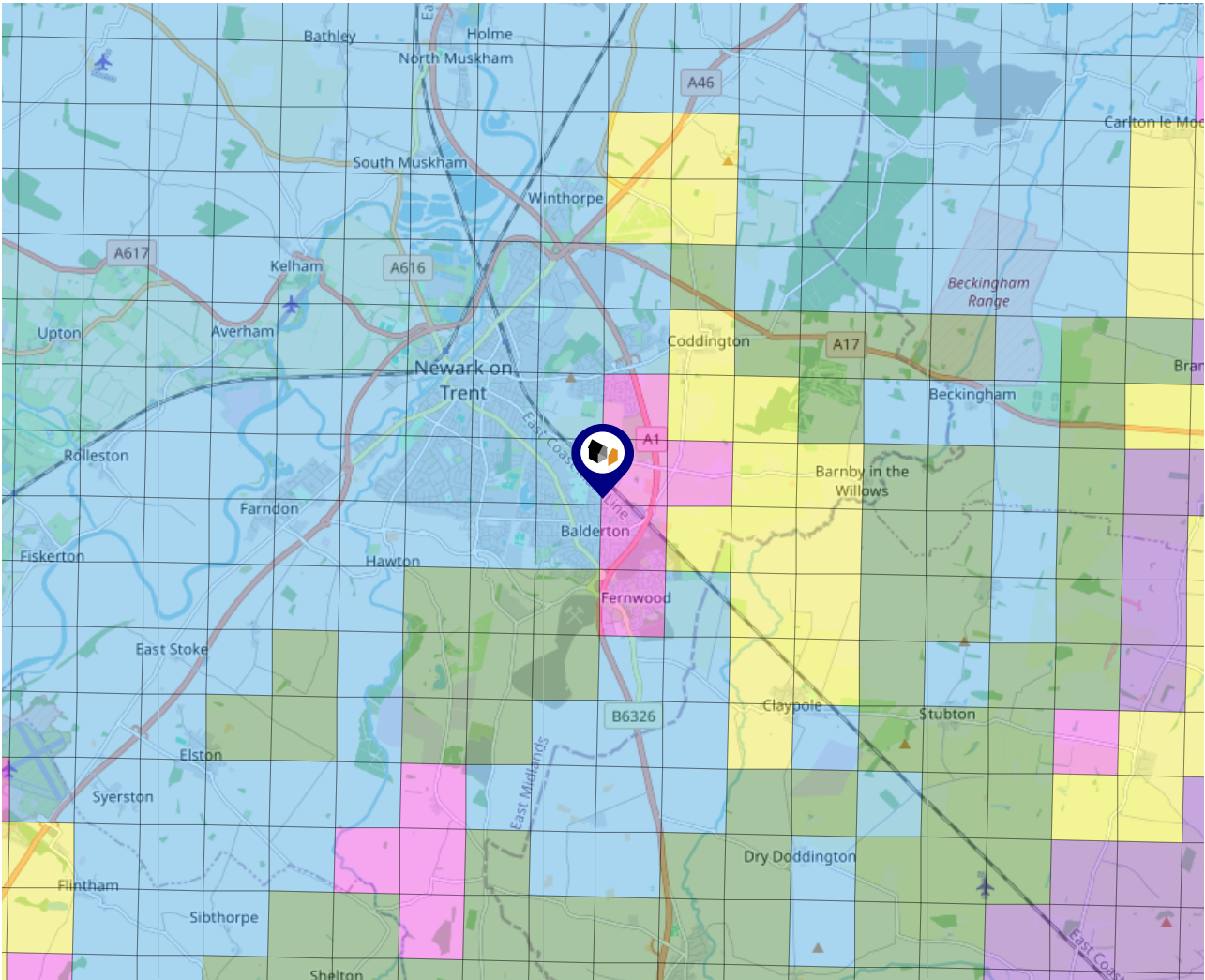
-  Power Pylons
-  Communication Masts

Environment

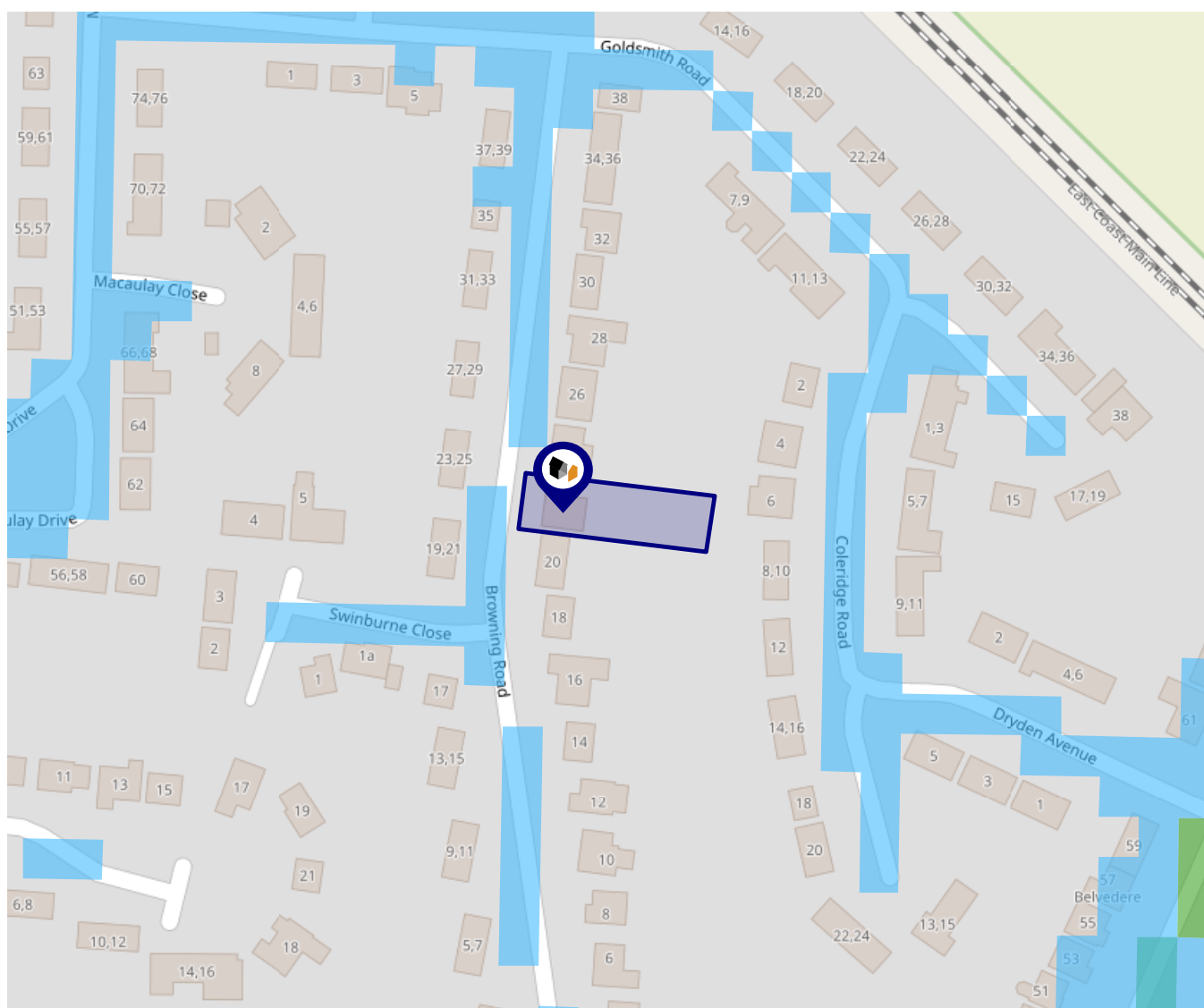
Radon Gas

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

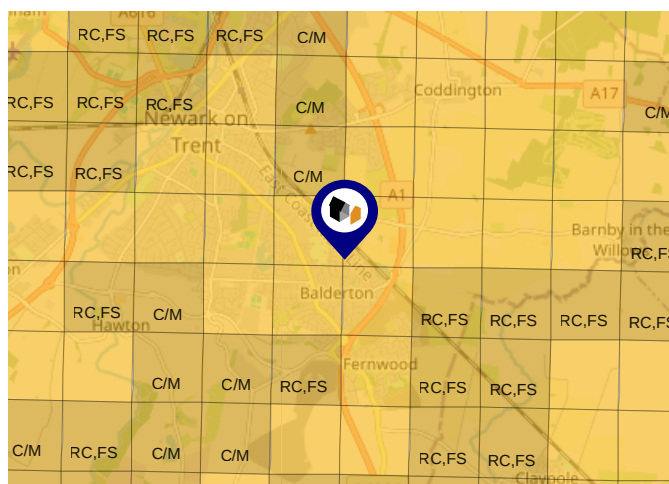


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	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



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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22 King Street, Southwell,
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