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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th August 2026



GREEN DRIVE, FISKERTON, SOUTHWELL, NG25

Alasdair Morrison & Mundys

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,819 ft ² / 169 m ²		
Plot Area:	0.07 acres		
Year Built :	2004		
Title Number:	NT400887		

Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Fiskerton			
Flood Risk:				
• Rivers & Seas	Very low	3 mb/s	57 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

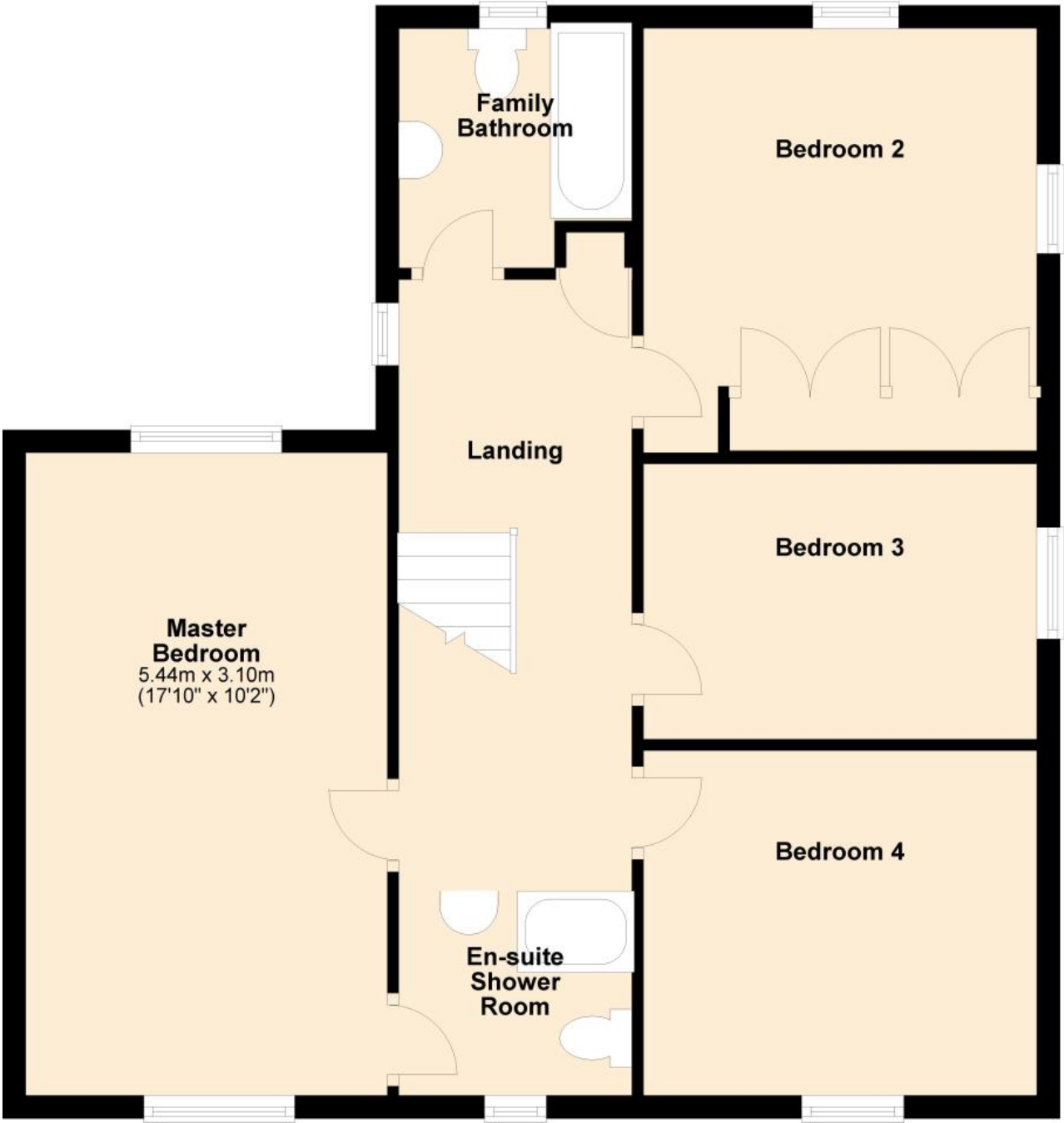




GREEN DRIVE, FISKERTON, SOUTHWELL, NG25

First Floor

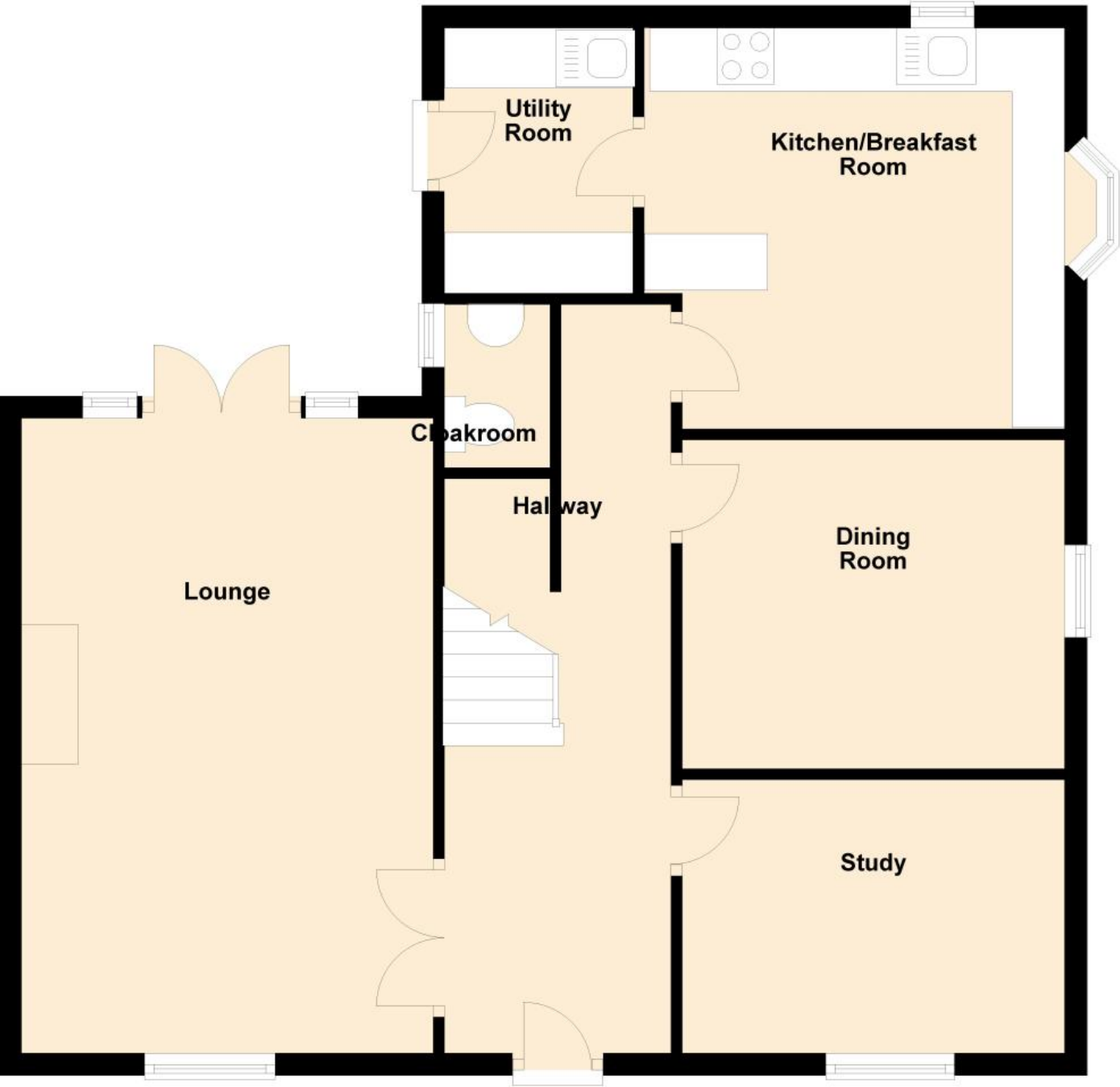
Approx. 65.8 sq. metres (707.9 sq. feet)



GREEN DRIVE, FISKERTON, SOUTHWELL, NG25

Ground Floor

Approx. 68.5 sq. metres (737.4 sq. feet)



Property

EPC - Certificate



FISKERTON, NG25

Energy rating

C

Valid until 02.10.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

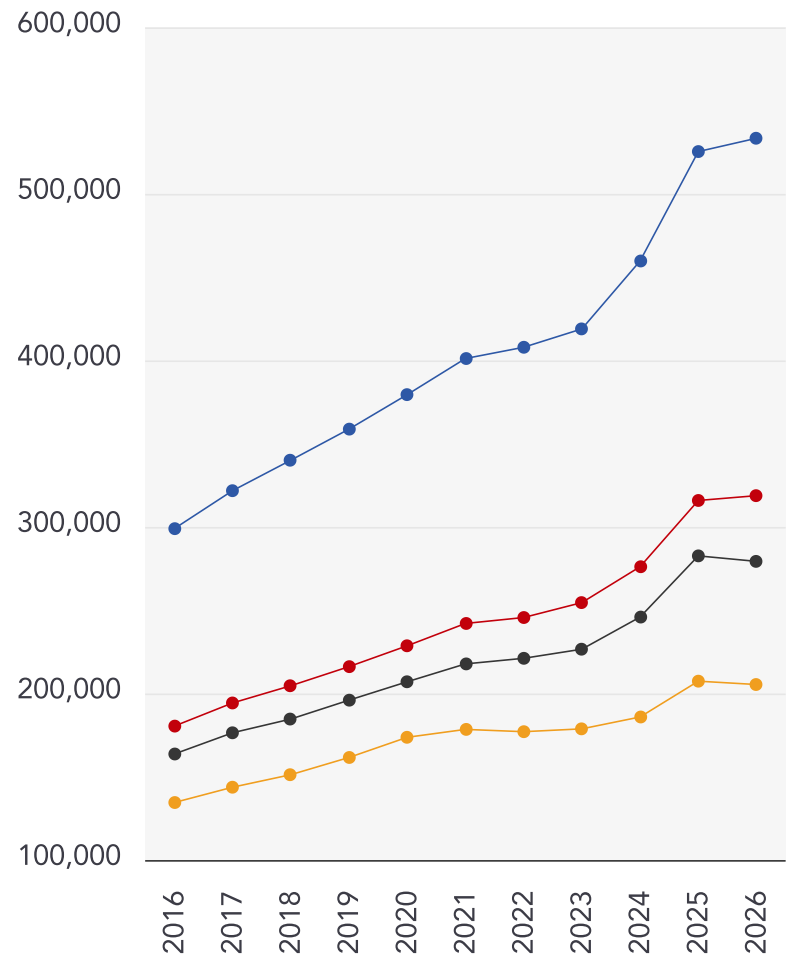
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Very good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in 35% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	169 m ²

Market

House Price Statistics



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



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%

This map displays nearby coal mine entrances and their classifications.

Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

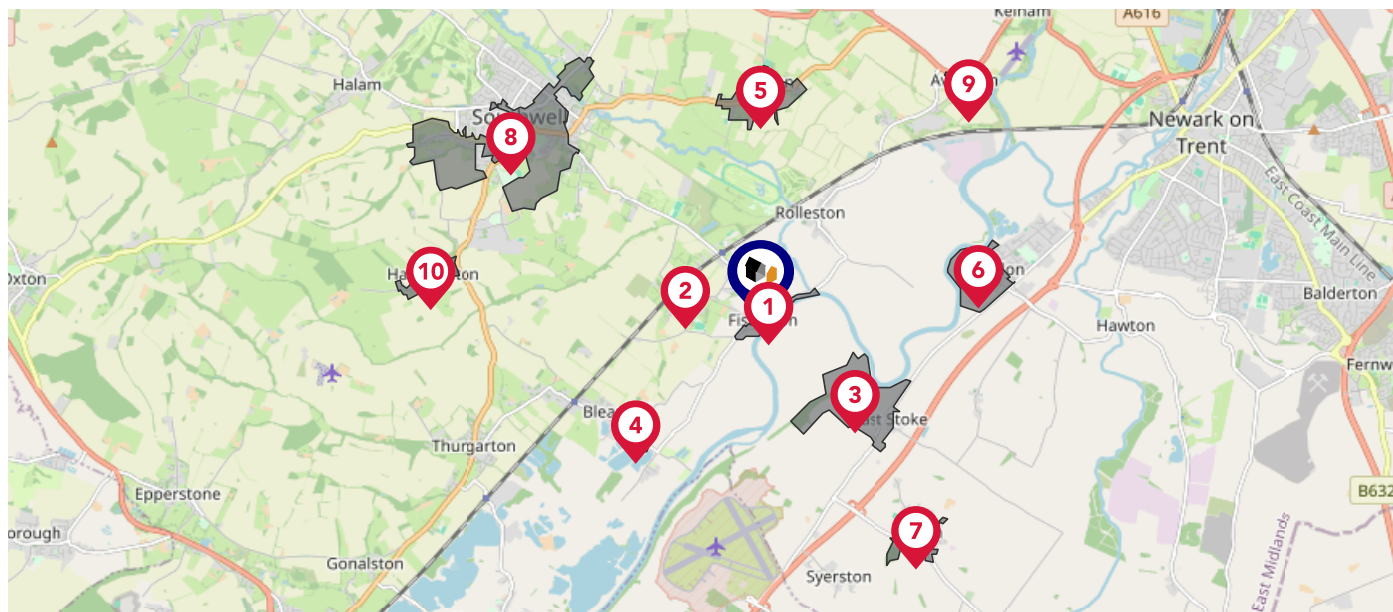
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Fiskerton



Morton



East Stoke



Bleasby



Upton



Farndon



Elston



Southwell



Averham

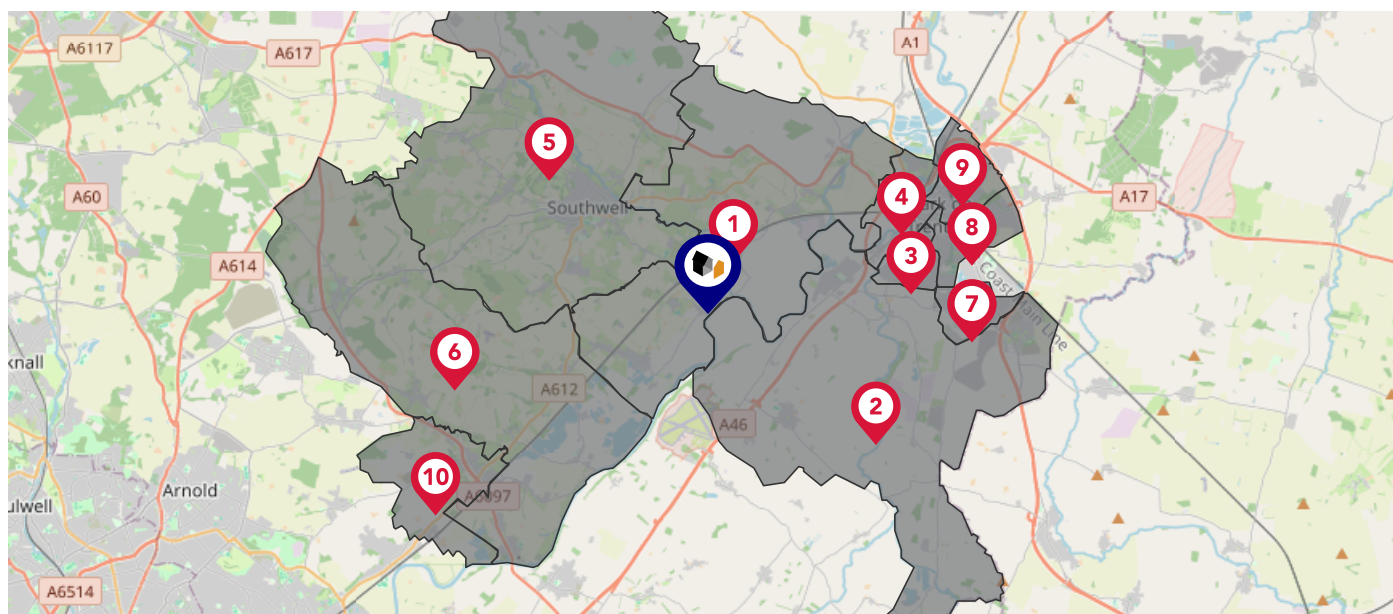


Halloughton

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



Trent Ward



Farndon & Fernwood Ward



Devon Ward



Castle Ward



Southwell Ward



Dover Beck Ward



Balderton South Ward



Beacon Ward

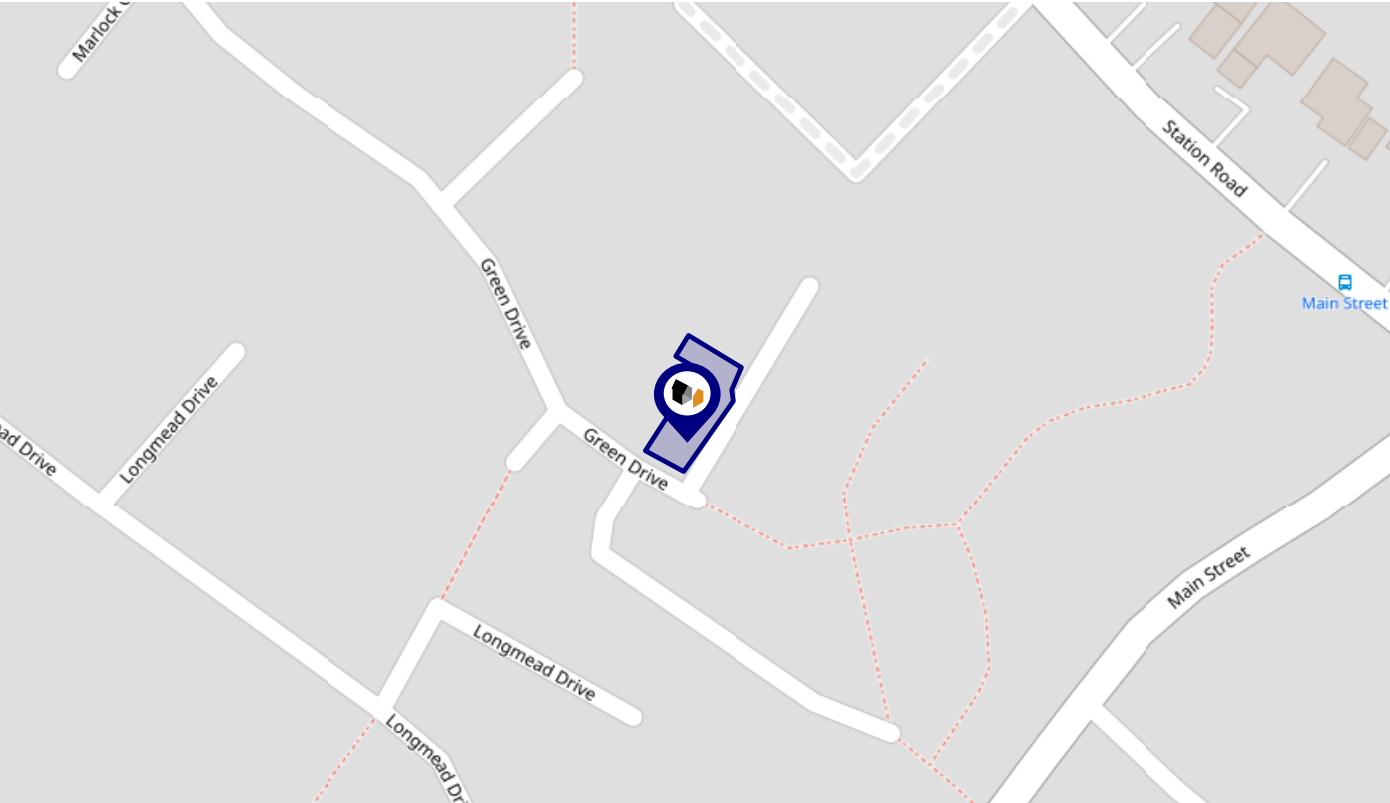


Bridge Ward



Lowdham Ward

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.

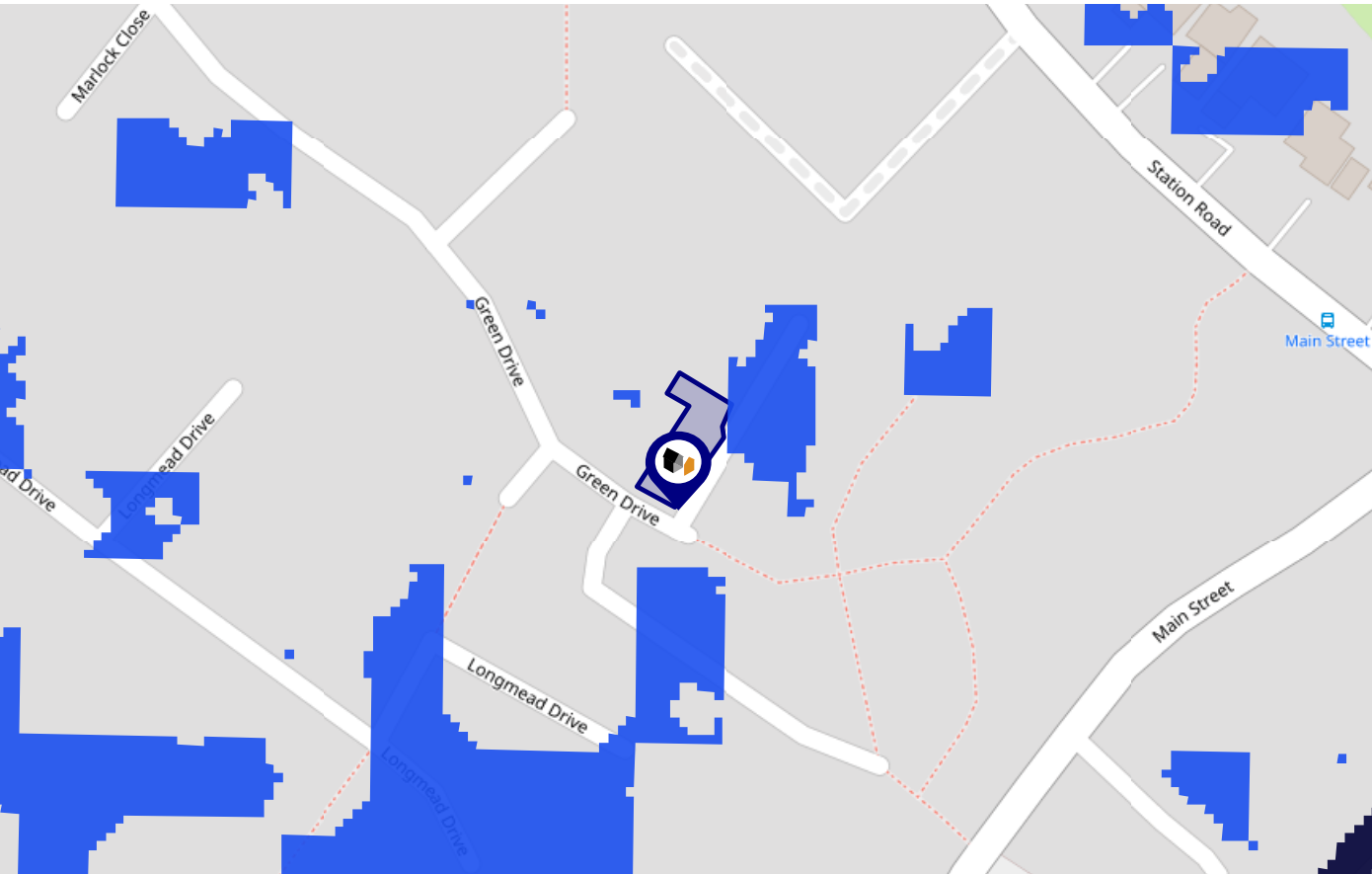
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

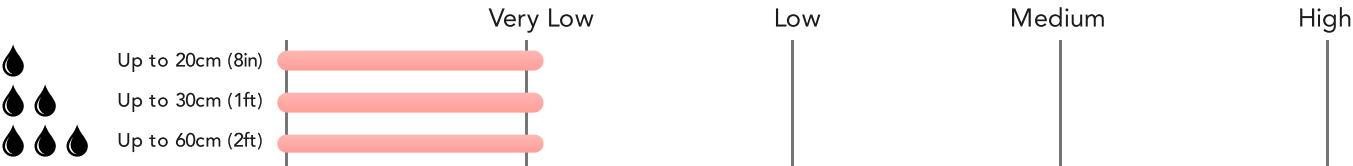


Risk Rating: Very low

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.

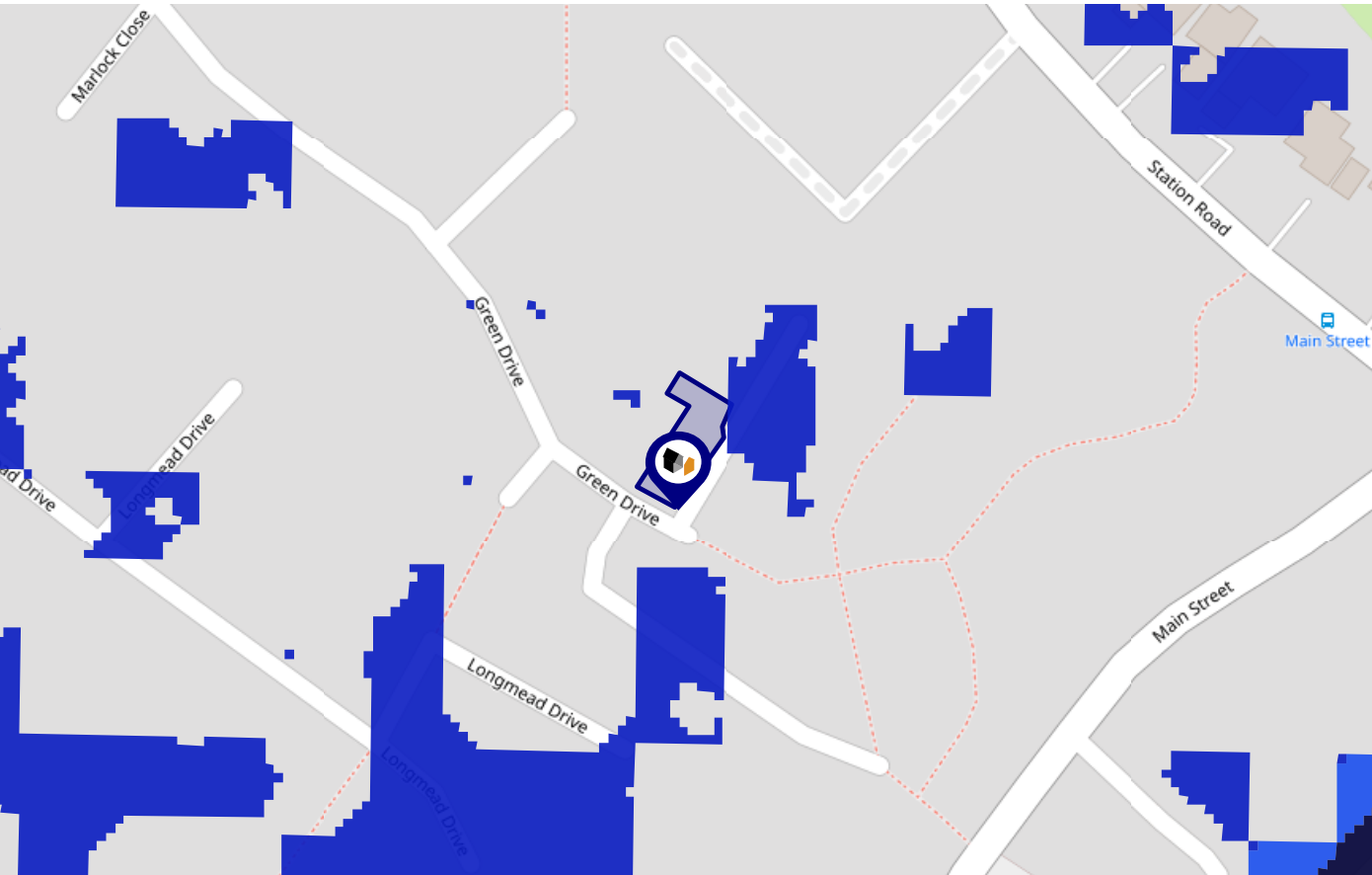
Chance of flooding to the following depths at this property:



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.

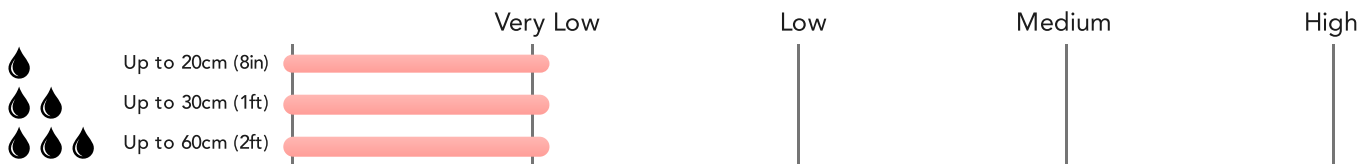


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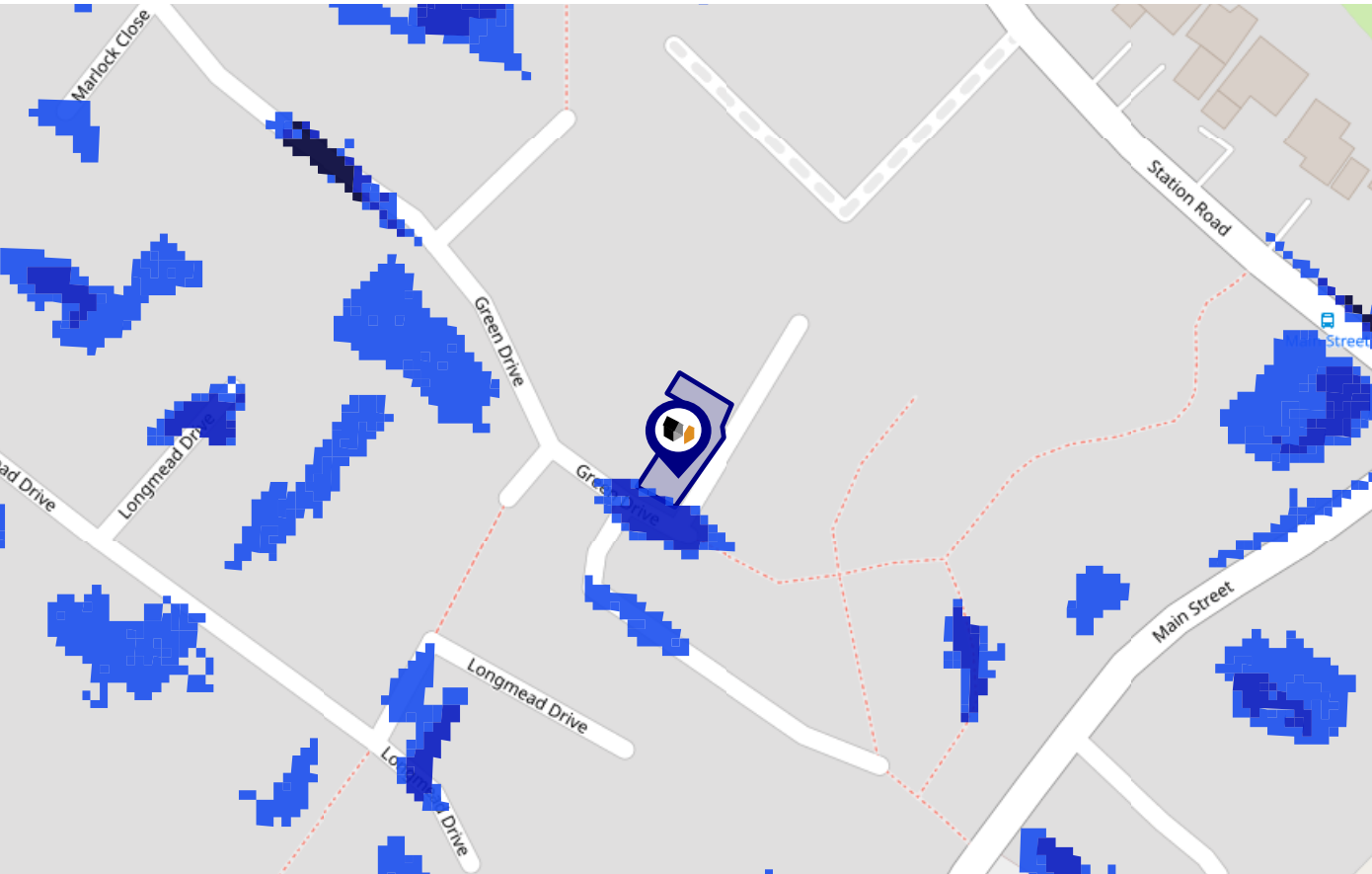
Chance of flooding to the following depths at this property:



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.

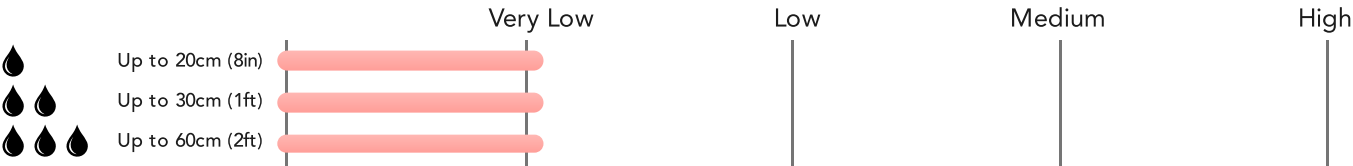


Risk Rating: Very low

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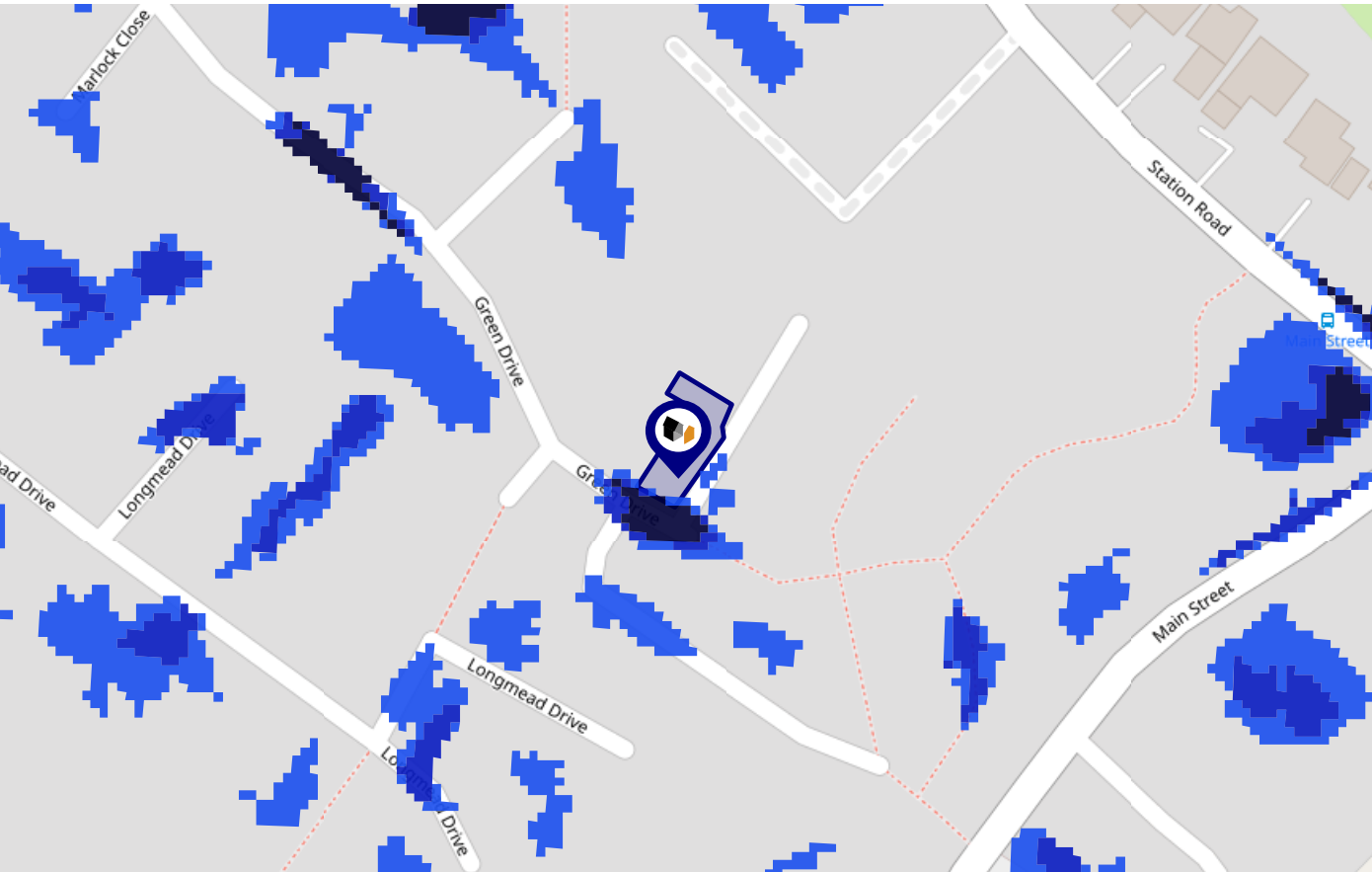
Chance of flooding to the following depths at this property:



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

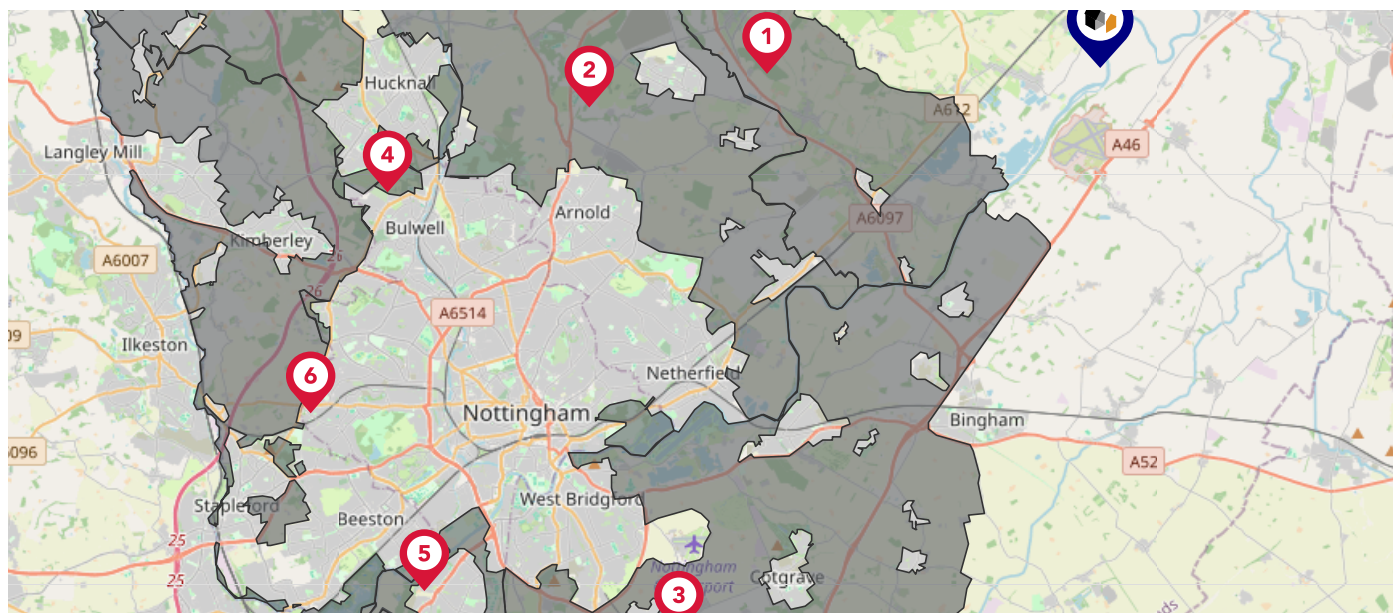
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

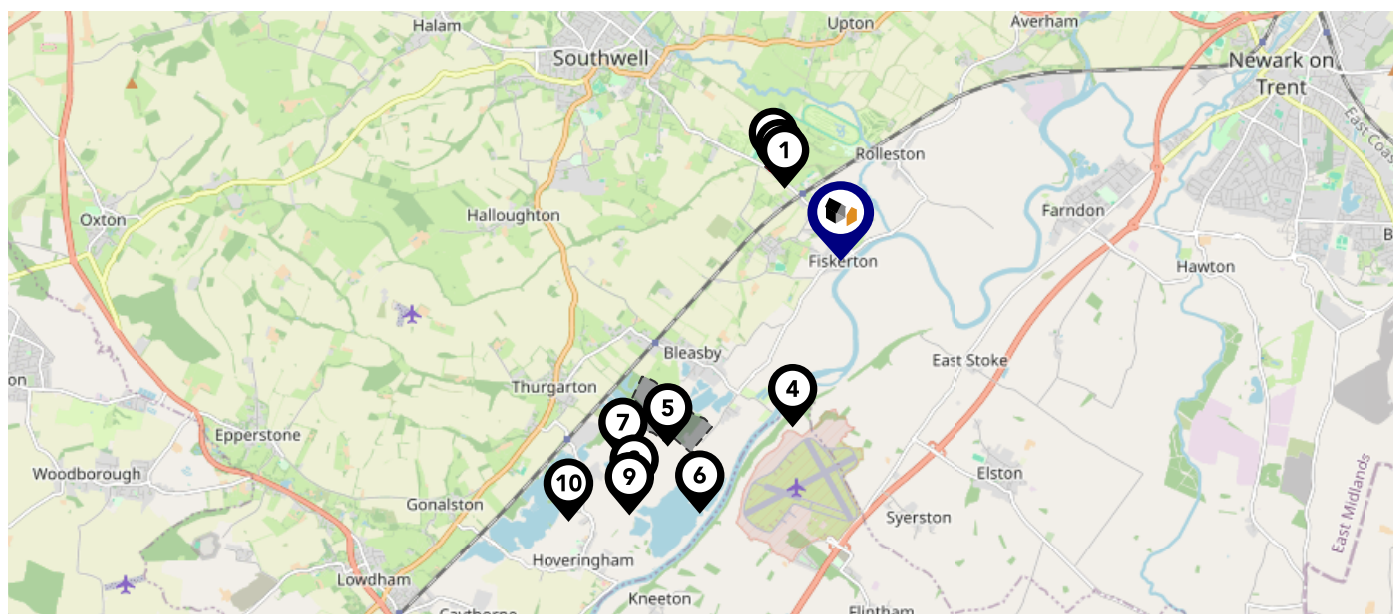
5

Derby and Nottingham Green Belt - Broxtowe

6

Derby and Nottingham Green Belt - Nottingham

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.



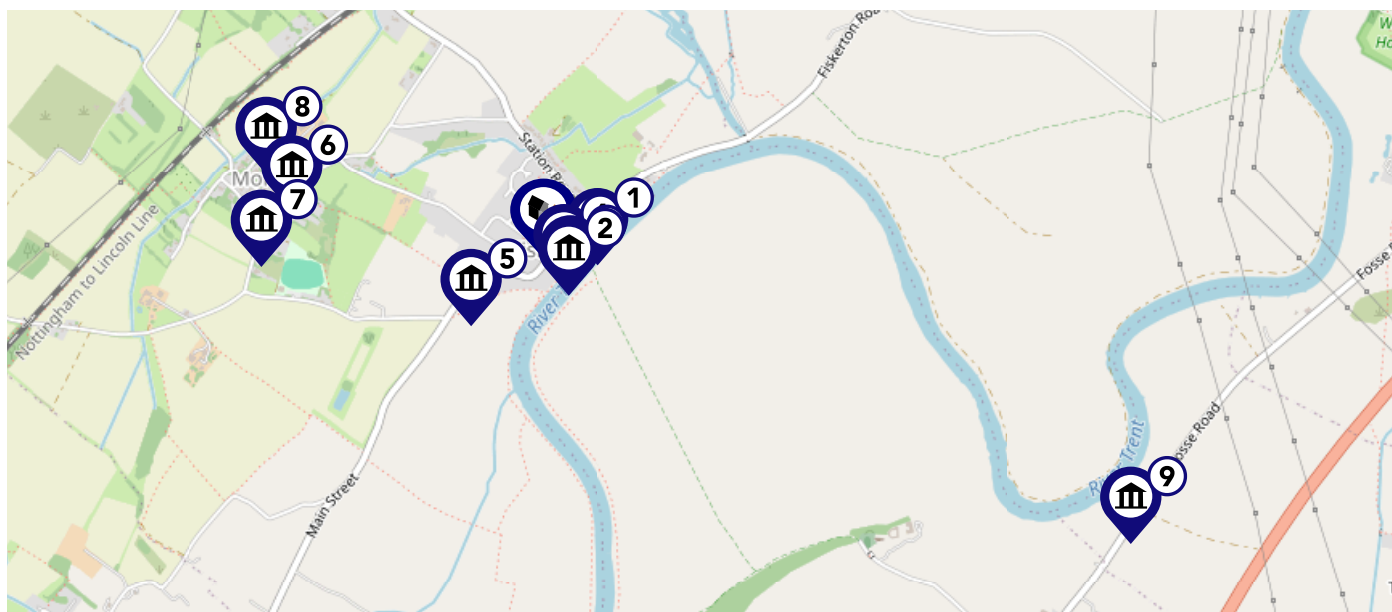
Nearby Landfill Sites

1	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill	
2	EA/EPR/ZP3497FA/V011	Active Landfill	
3	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill	
4	British Waterways Hazelford Lock-The Nabbs Island In The River Trent, Hazelford Lock, Dredgng Site, Nottinghamshire	Historic Landfill	
5	Hoveringham Ash Lagoons-Near Bleasby, Nottinghamshire	Historic Landfill	
6	Hoveringham Ash Lagoons, Pit T-Near Bleasby, Nottinghamshire	Historic Landfill	
7	Hoveringham Quarry, Rear Factory Premises-Hoveringham, Nottingham	Historic Landfill	
8	Coneygre Farm-Hoveringham Lane,Hoveringham,Nottingham,Nottinghamshire	Historic Landfill	
9	Coneygre Farm-Hoveringham, Nottinghamshire	Historic Landfill	
10	Hoveringham Ash-Hoveringham Ash, Bleasby	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
 1268507 - Trent House	Grade II	0.1 miles
 1370177 - The Bromley Arms Public House	Grade II	0.1 miles
 1045550 - Eagle House And Anchor Down	Grade II	0.1 miles
 1370175 - Rose Cottage	Grade II	0.1 miles
 1045549 - Kelham Farmhouse	Grade II	0.2 miles
 1302376 - Church Of St Denis	Grade II	0.6 miles
 1370176 - Clumber House	Grade II	0.6 miles
 1370156 - Pigeoncote At Manor Farm	Grade II	0.6 miles
 1178924 - Wharf Farm House	Grade II	1.5 miles

Local Area

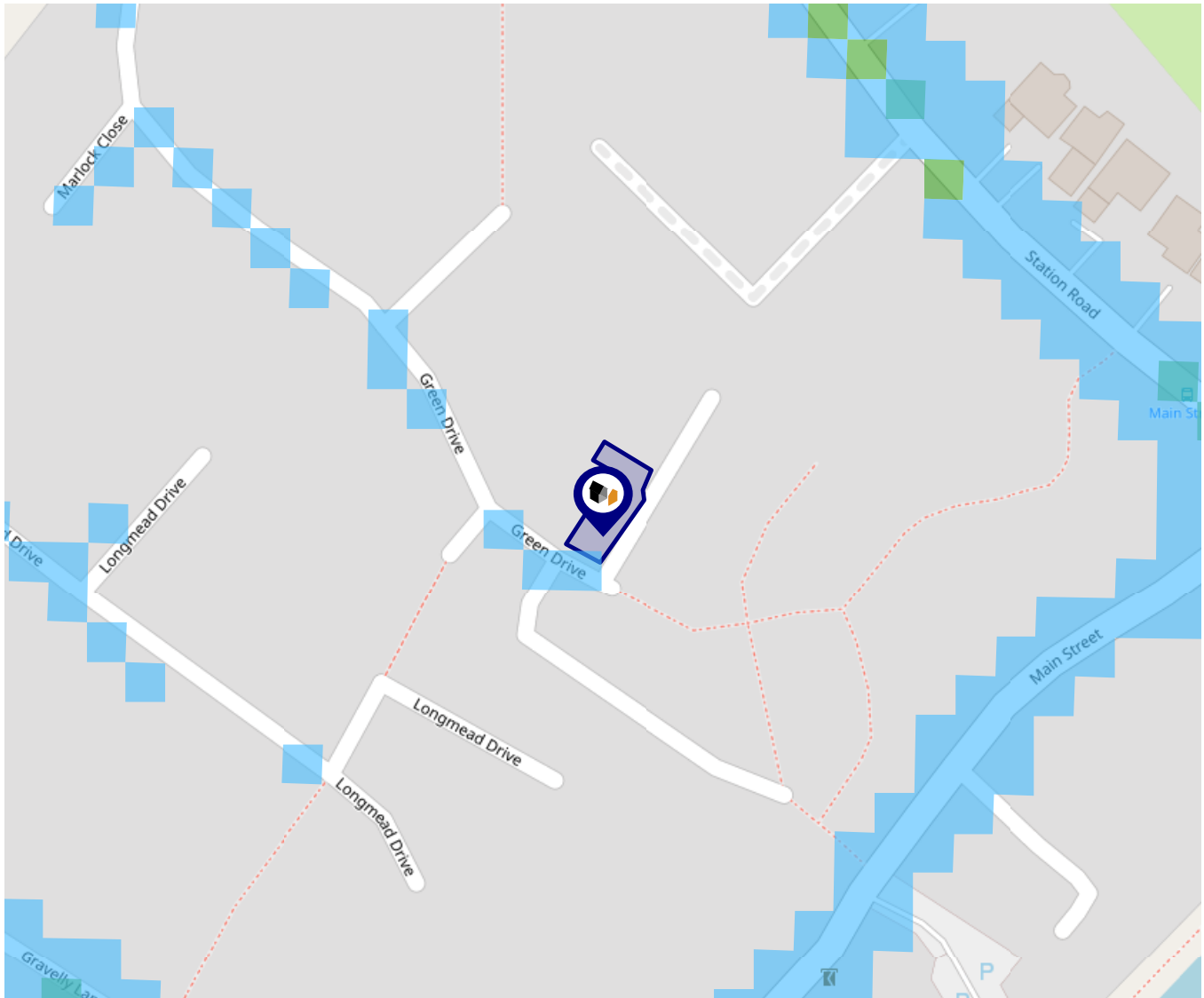
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise

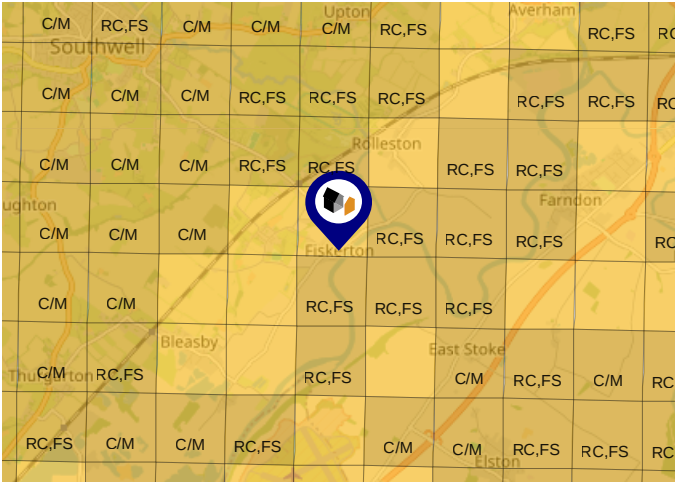


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

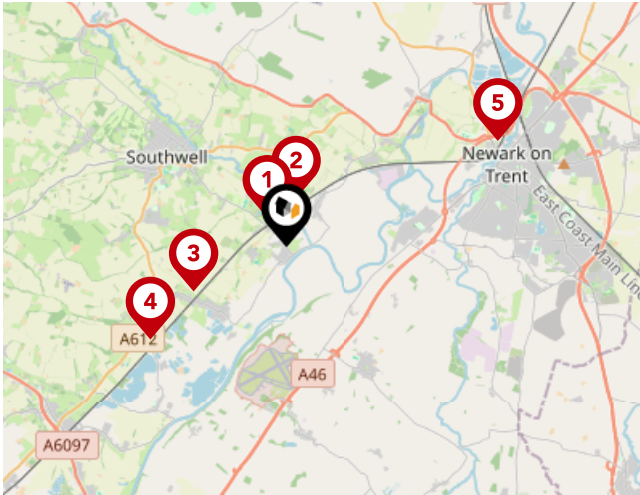


Primary Classifications (Most Common Clay Types)

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

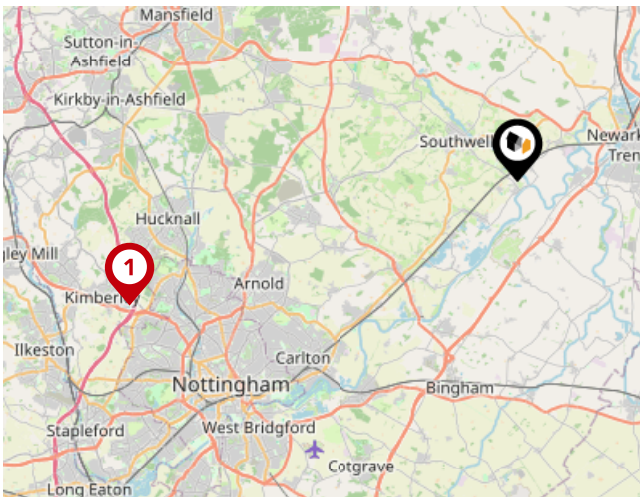
Area

Transport (National)



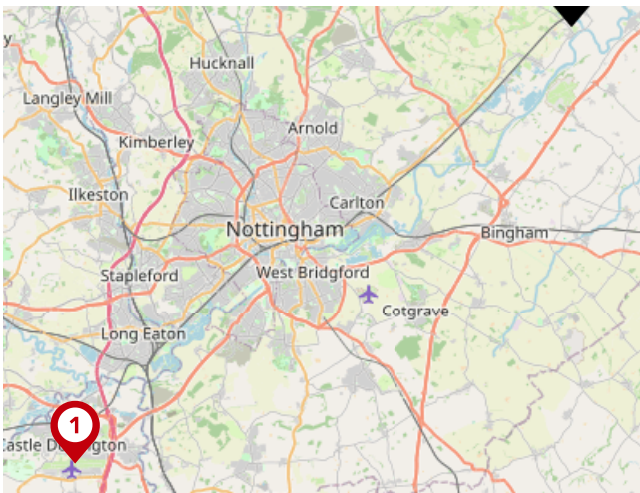
National Rail Stations

Pin	Name	Distance
1	Fiskerton Rail Station	0.61 miles
2	Rolleston Rail Station	0.87 miles
3	Bleasby Rail Station	1.83 miles
4	Thurgarton Rail Station	2.93 miles
5	Newark Castle Rail Station	4.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	14.48 miles

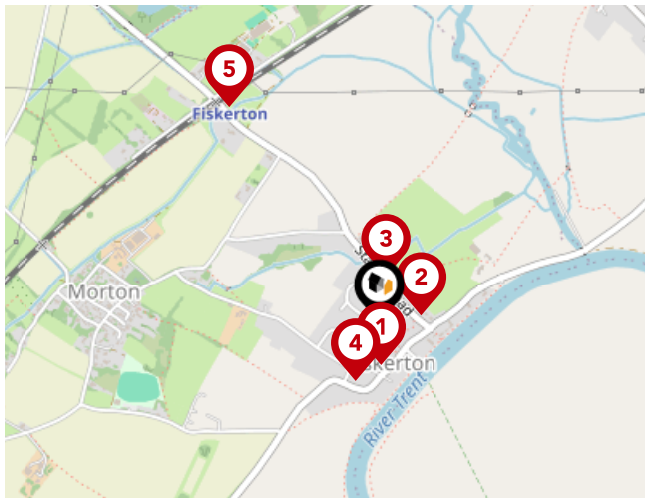


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	23.63 miles

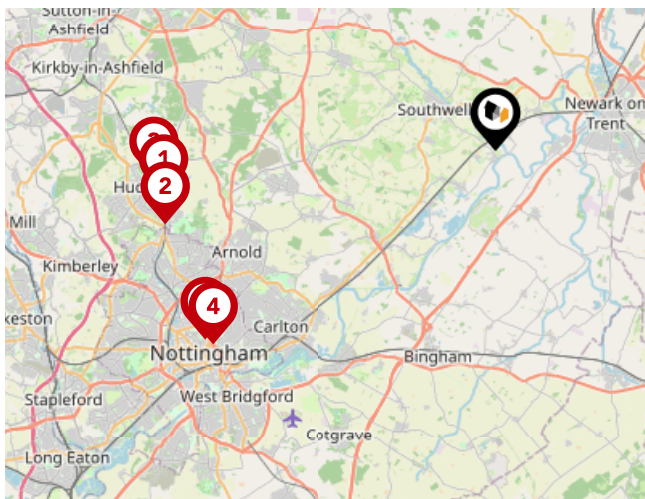
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Post Office	0.09 miles
	Main Street	0.09 miles
	Station Road	0.1 miles
	Fiskerton Main Street - BW- -CUS-	0.13 miles
	Rail Station	0.58 miles



Local Connections

Pin	Name	Distance
	Butler's Hill Tram Stop	11.94 miles
	Moor Bridge Tram Stop	12.06 miles
	Hucknall Tram Stop	12.17 miles
	Lace Market Tram Stop	12.18 miles
	Royal Centre Tram Stop	12.33 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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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