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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st September 2026



LOWER KIRKLINGTON ROAD, SOUTHWELL, NG25

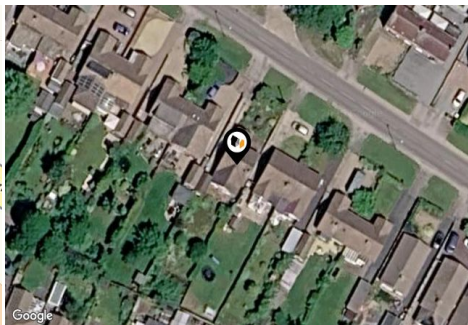
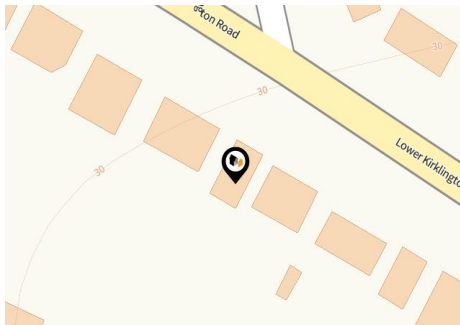
Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



Property

Type:	Detached
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,384

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16
mb/s



80
mb/s

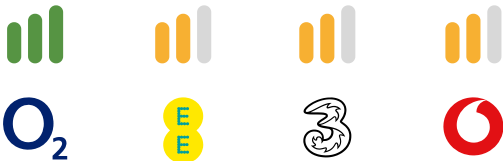


516
mb/s



Mobile Coverage:

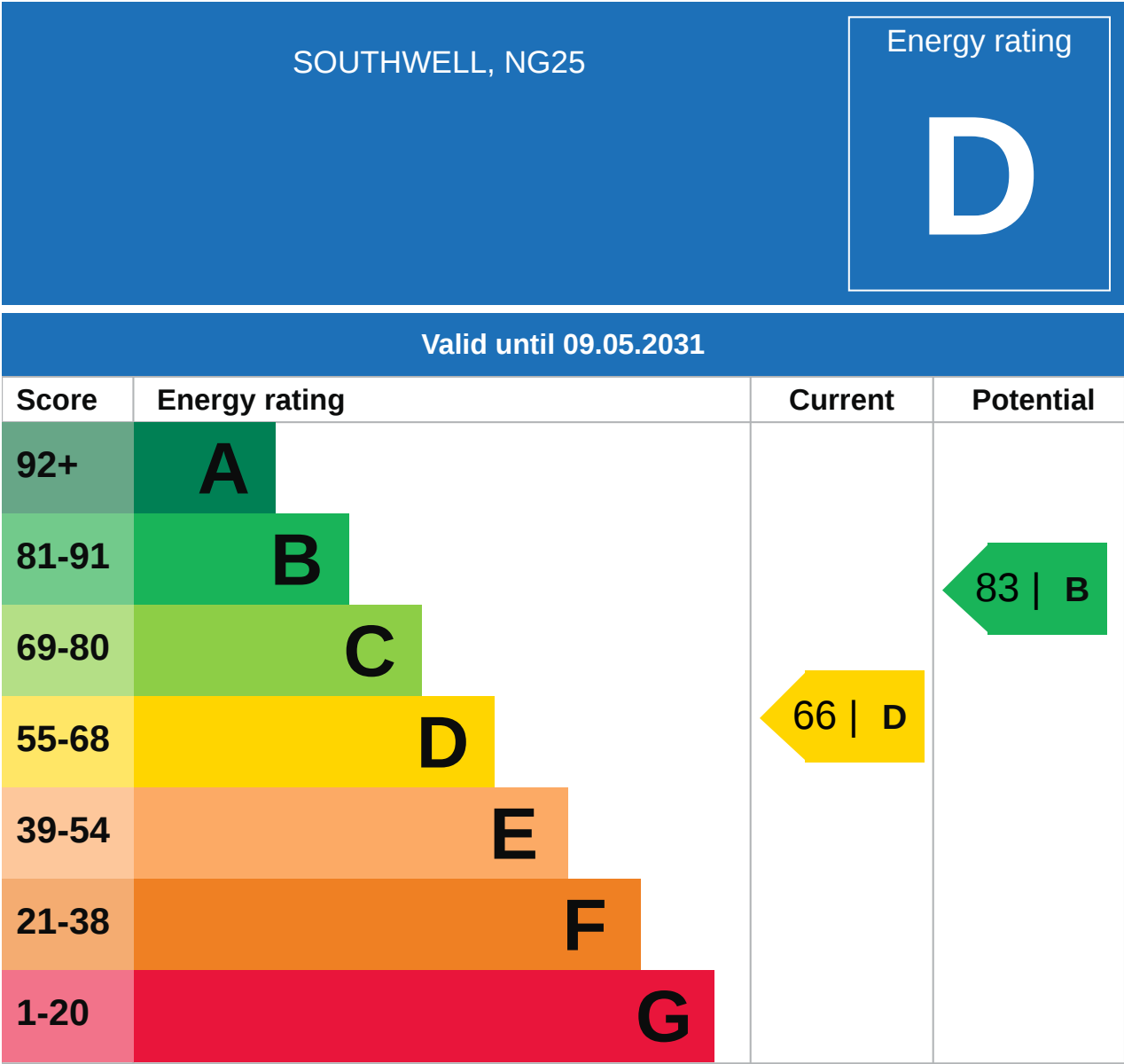
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Additional EPC Data

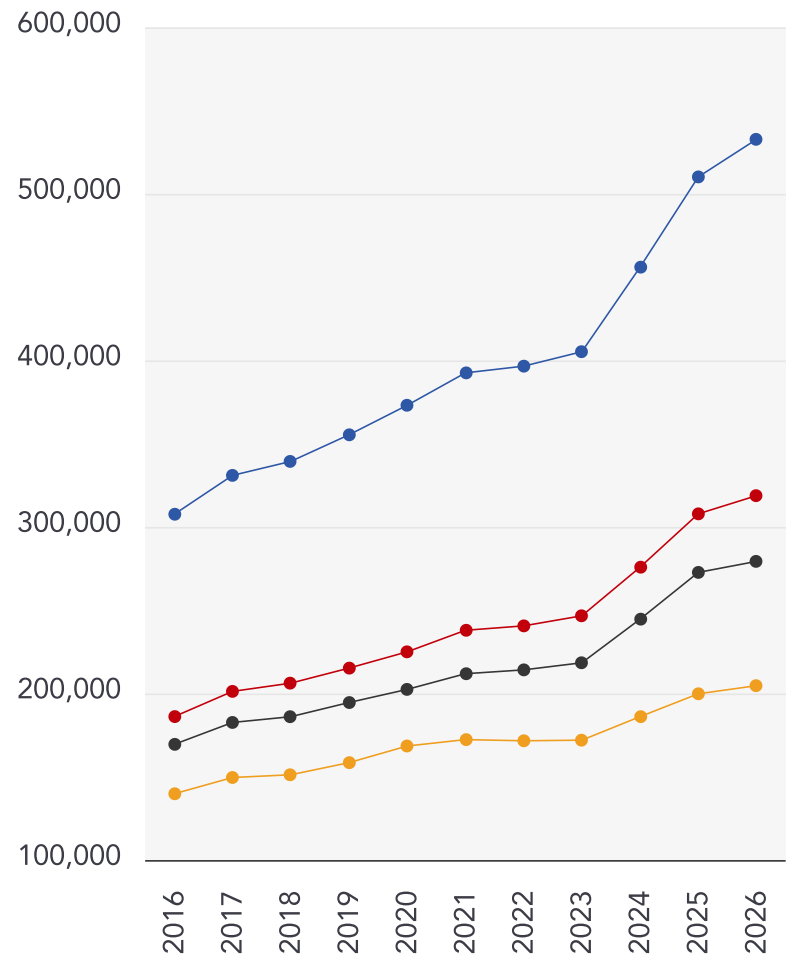
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 30% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	82 m ²

Market

House Price Statistics



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



Detached

+73.17%

Semi-Detached

+71.26%

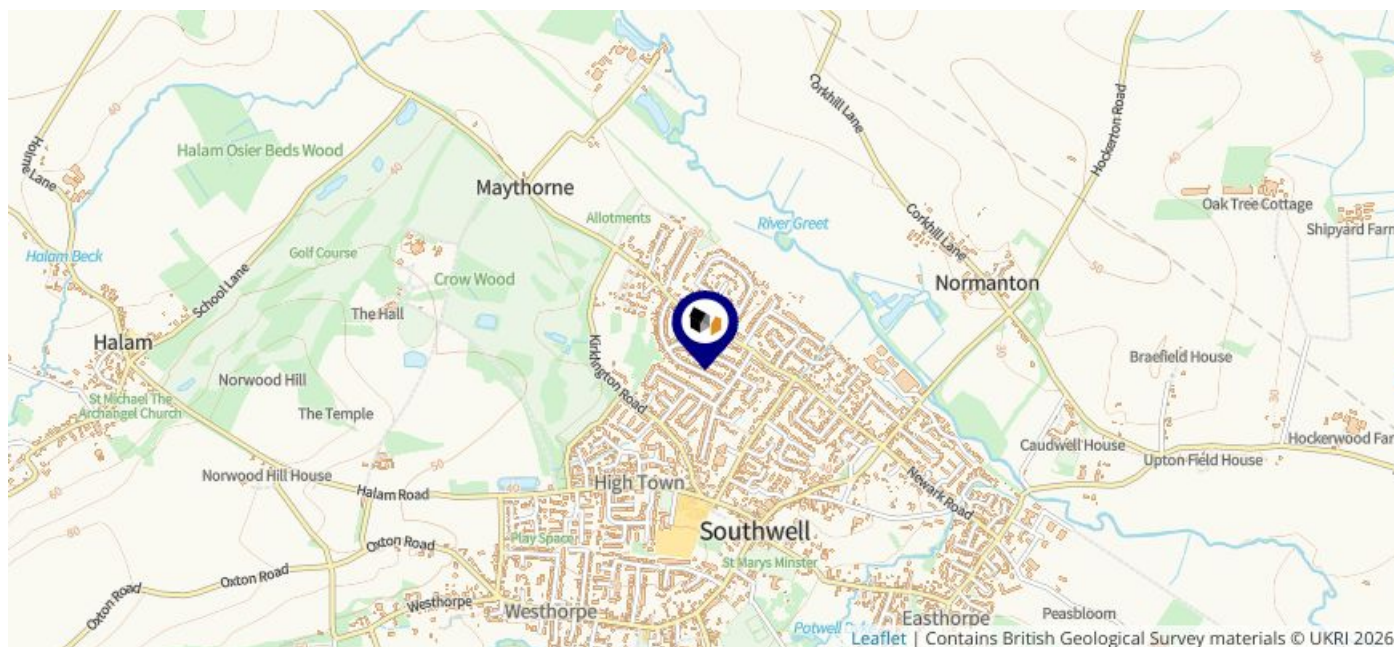
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

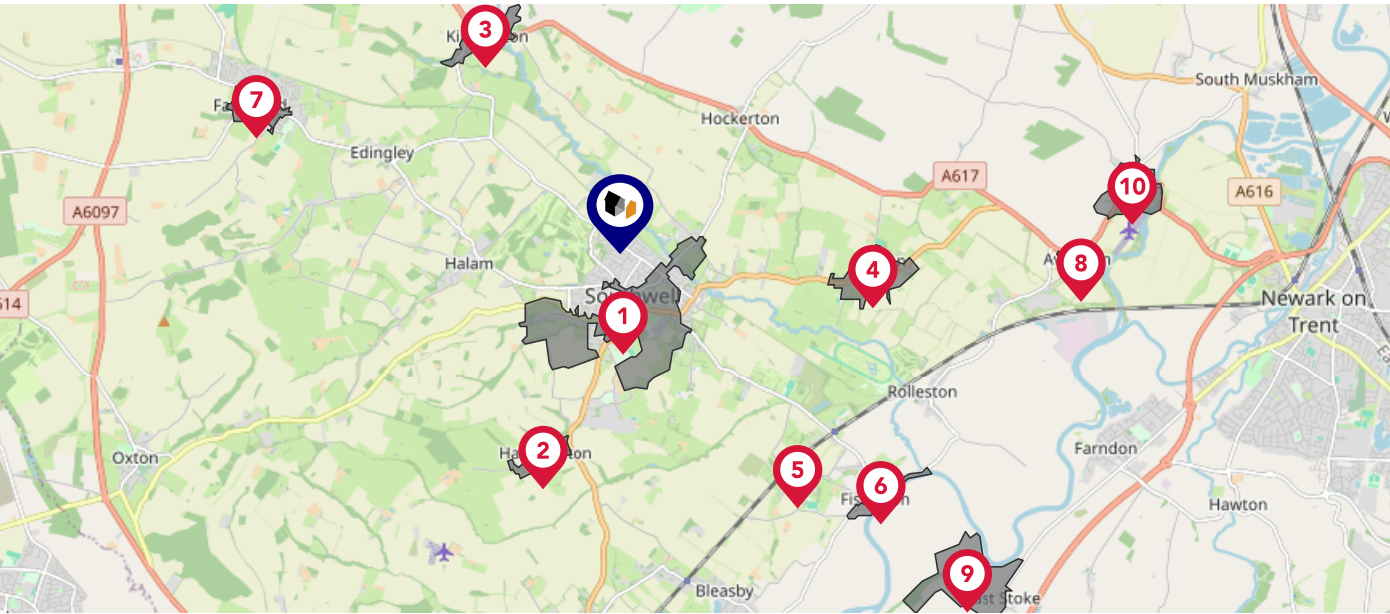
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

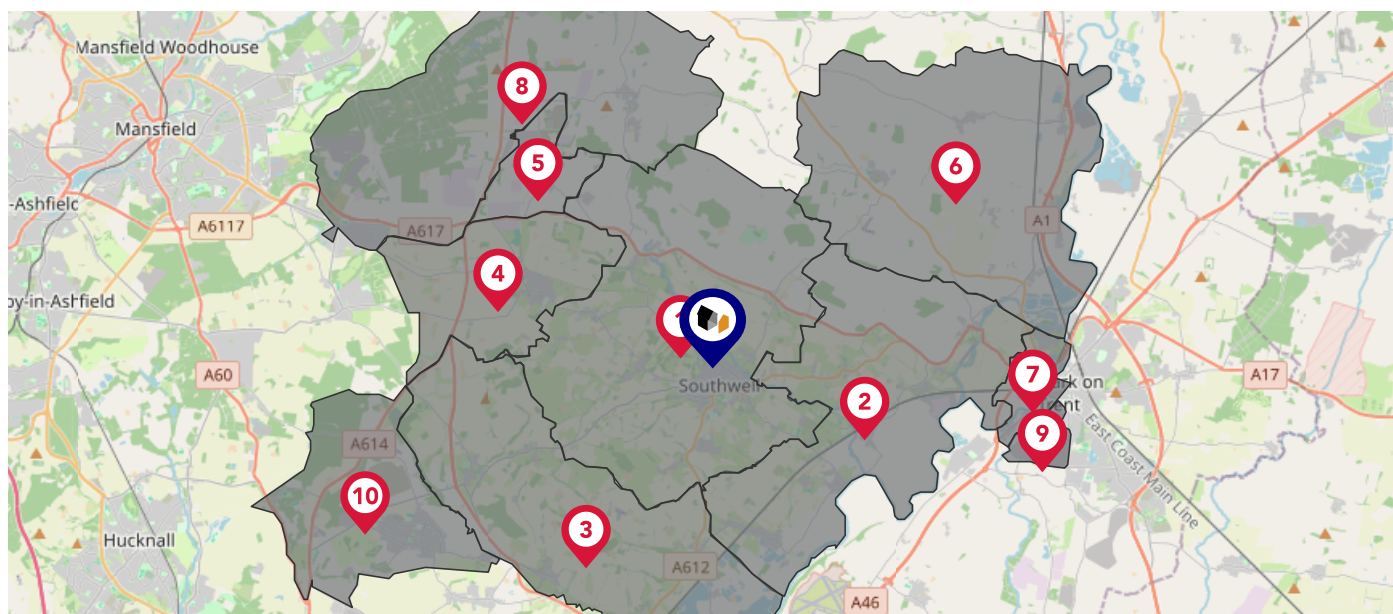
Conservation Areas

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	Southwell
2	Halloughton
3	Kirklington
4	Upton
5	Morton
6	Fiskerton
7	Farnsfield
8	Averham
9	East Stoke
10	Kelham

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



Southwell Ward



Trent Ward



Dover Beck Ward



Farnsfield Ward



Bilthorpe Ward



Muskham Ward



Castle Ward



Rainworth North & Rufford Ward



Devon Ward



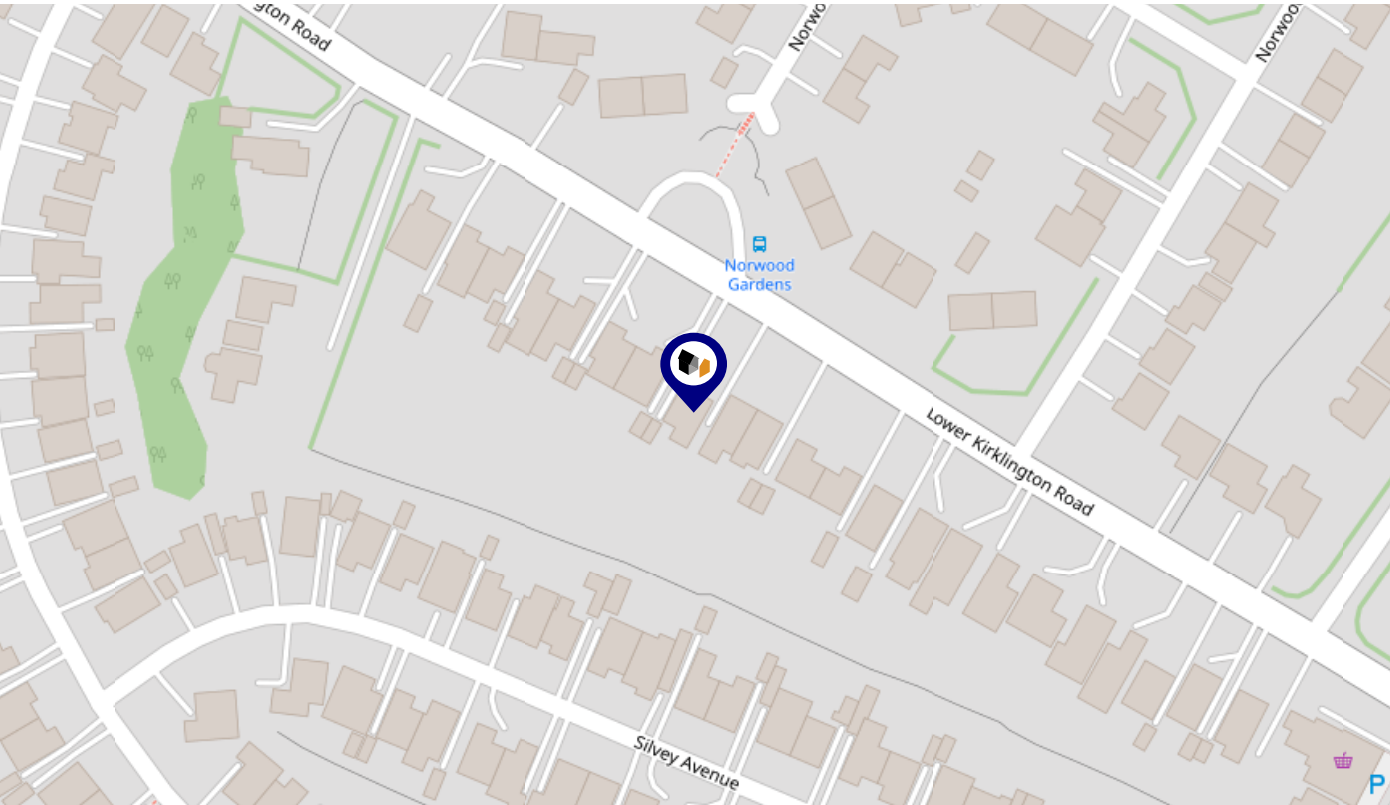
Calverton Ward

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.

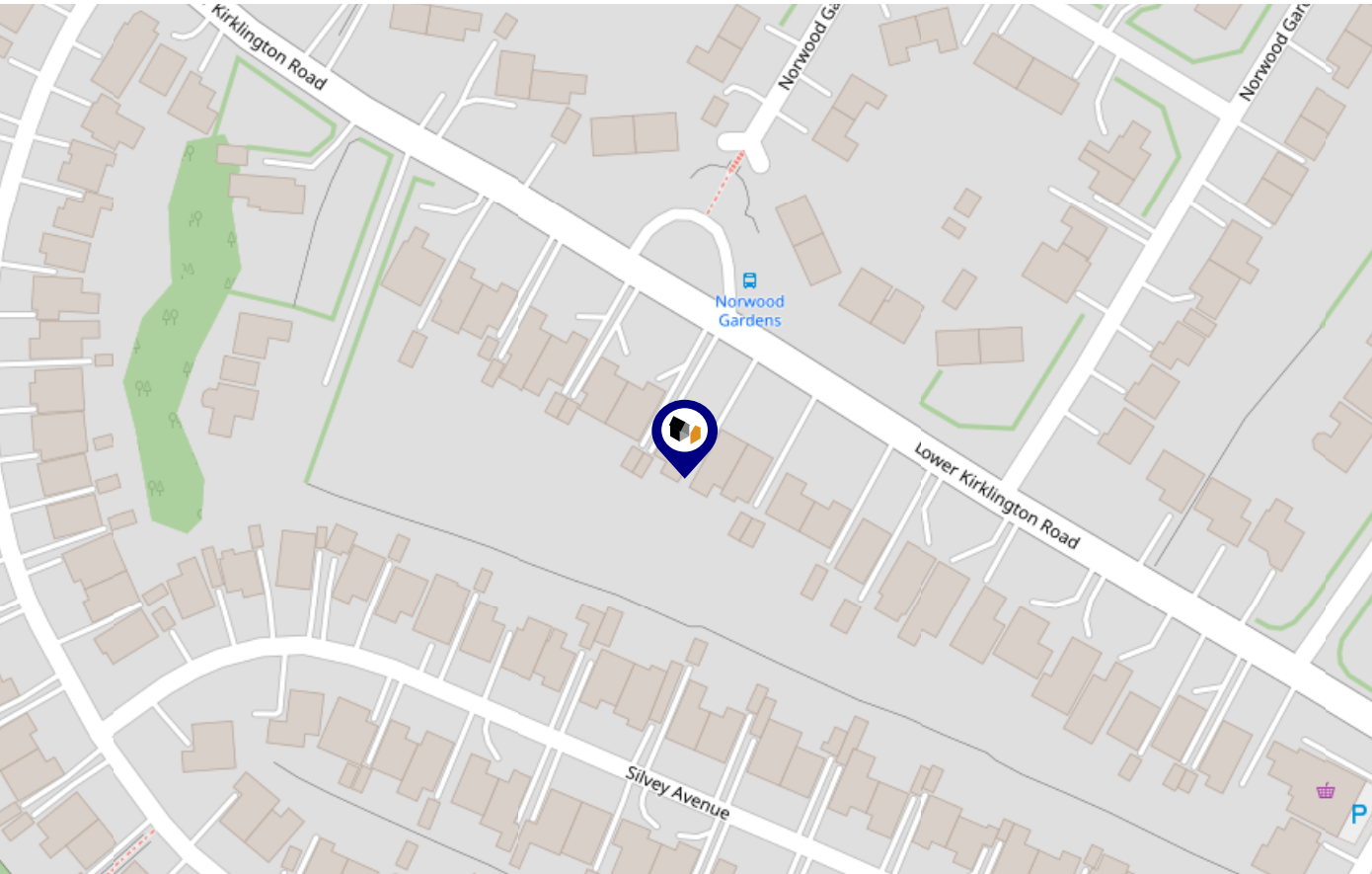
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

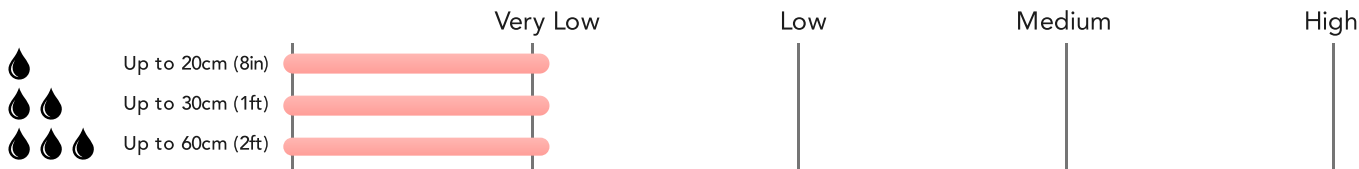


Risk Rating: Very low

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.

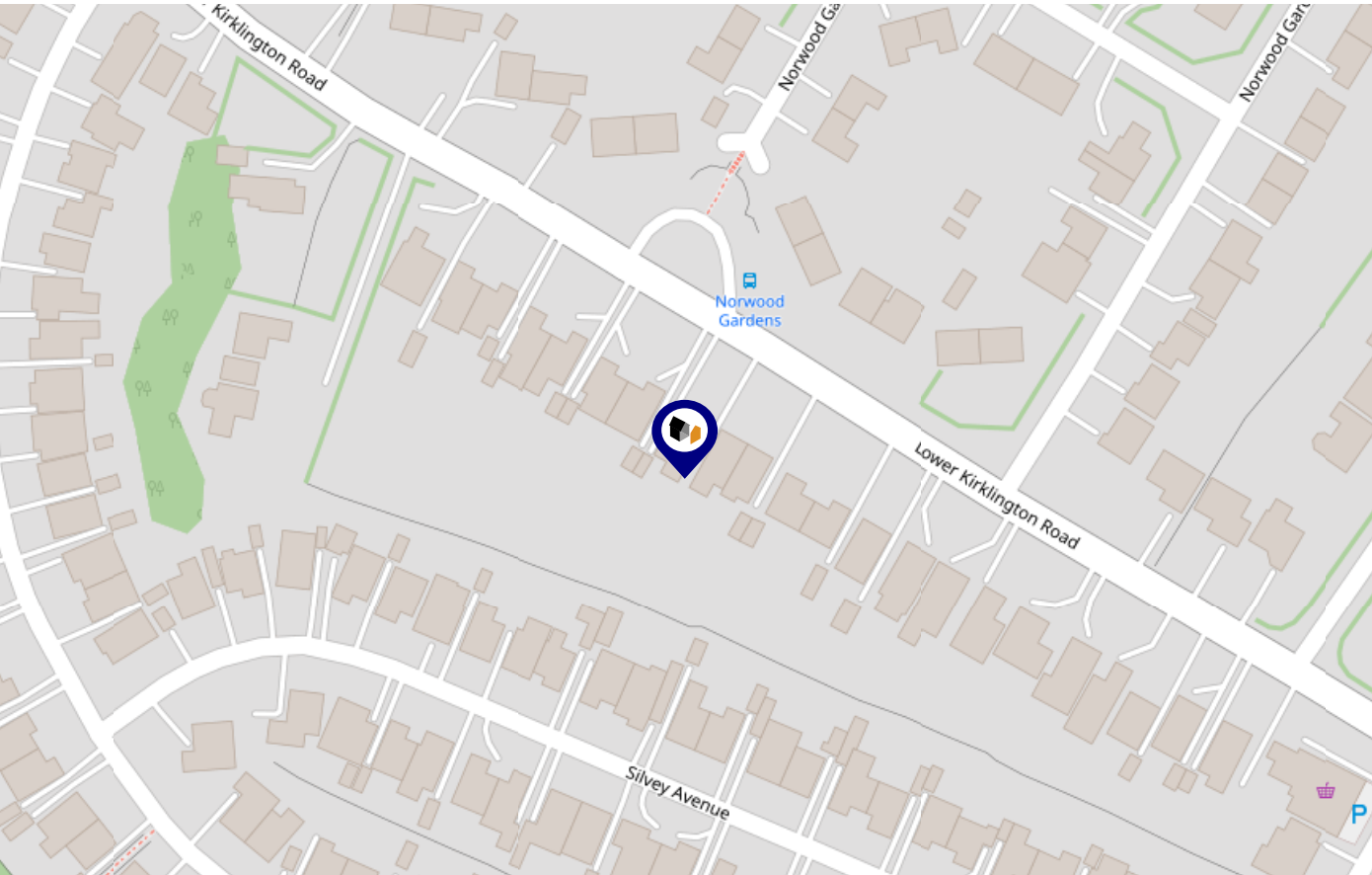
Chance of flooding to the following depths at this property:



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.

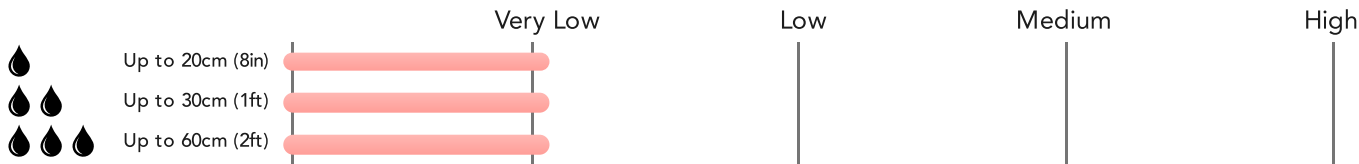


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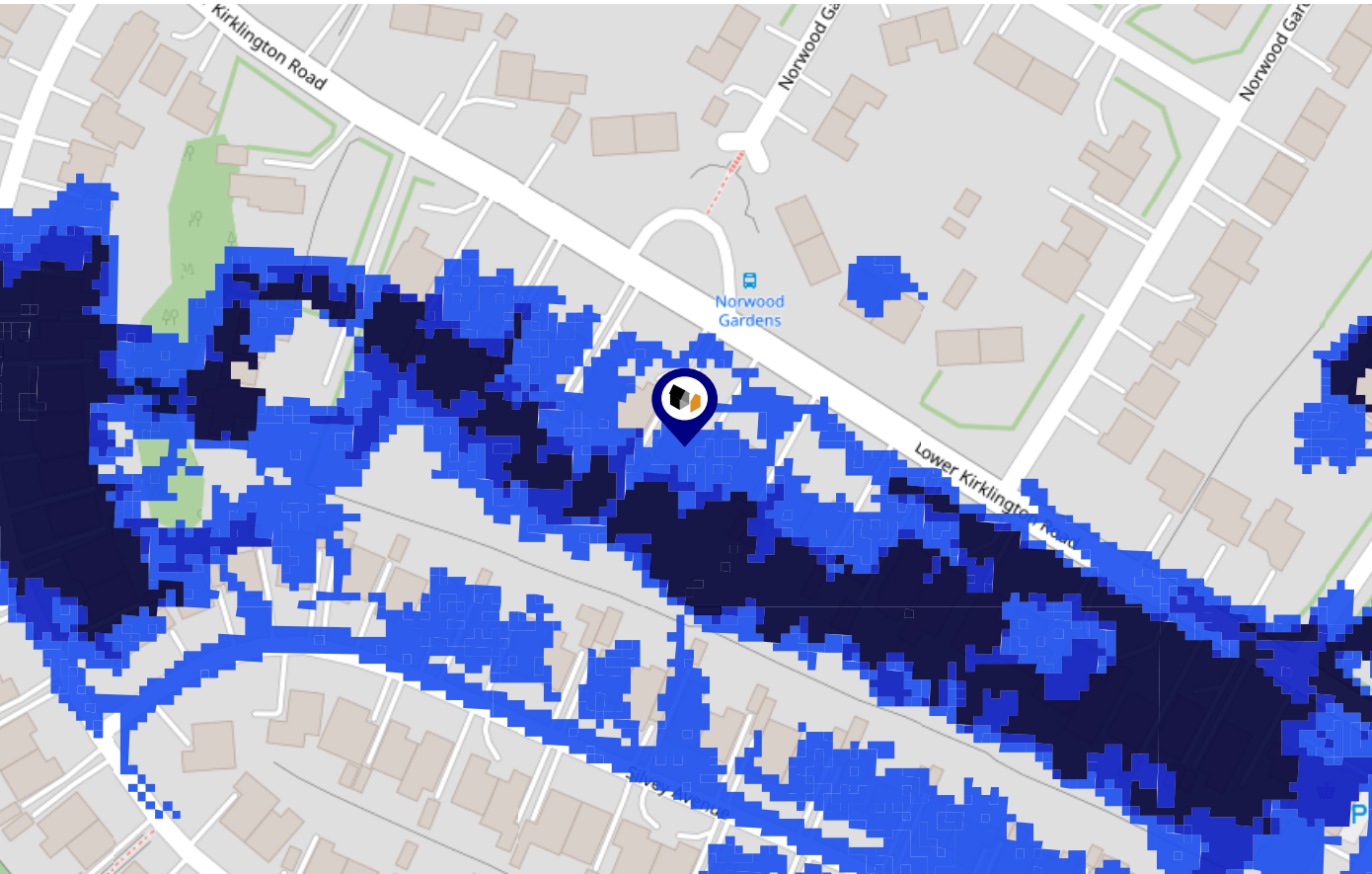
Chance of flooding to the following depths at this property:



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.

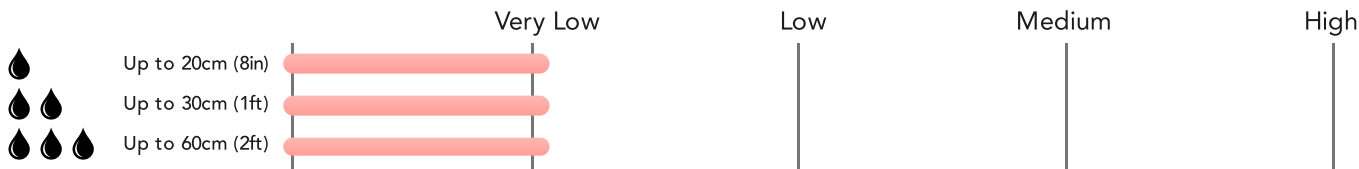


Risk Rating: Low

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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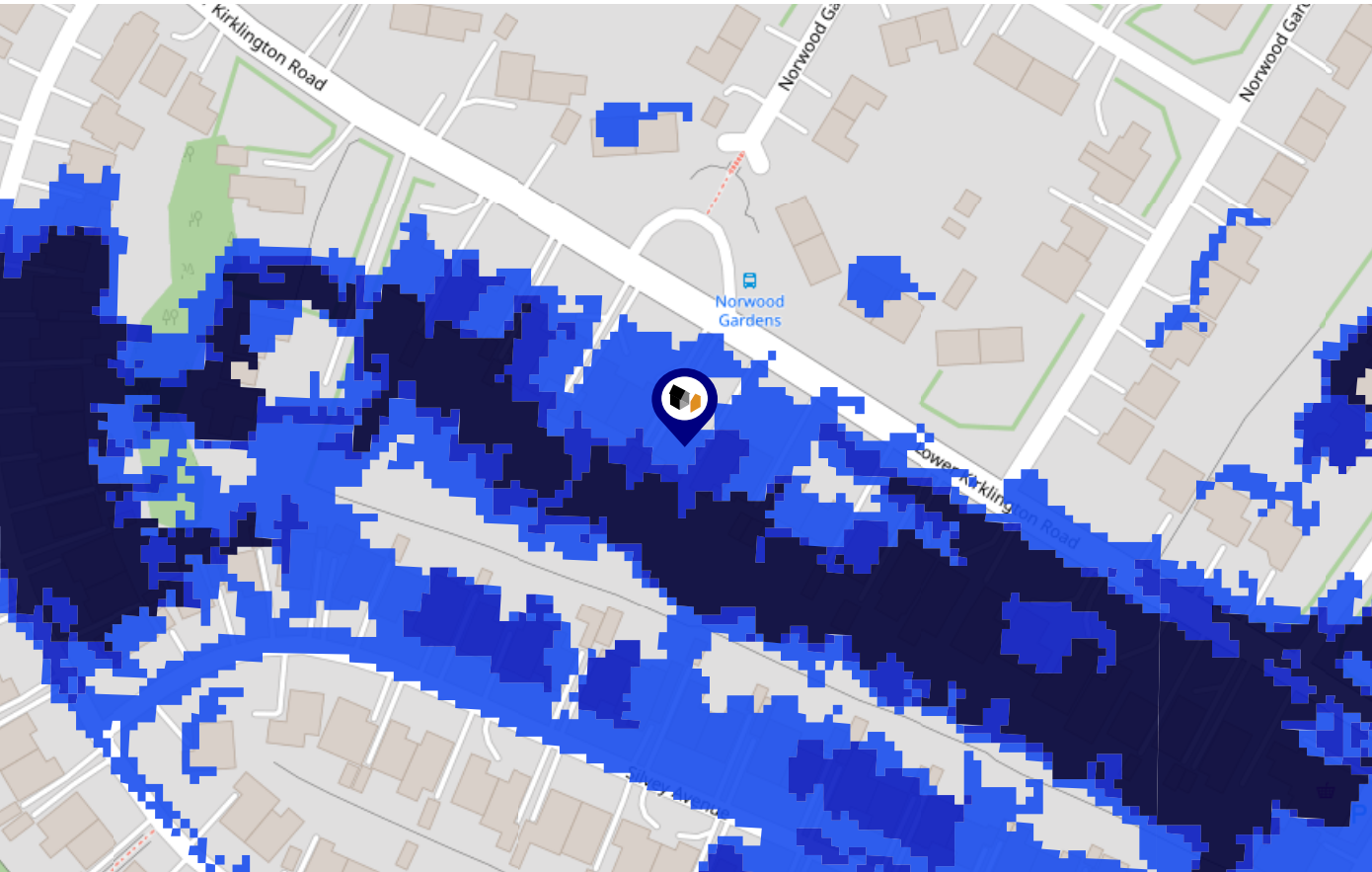
Chance of flooding to the following depths at this property:



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: Low

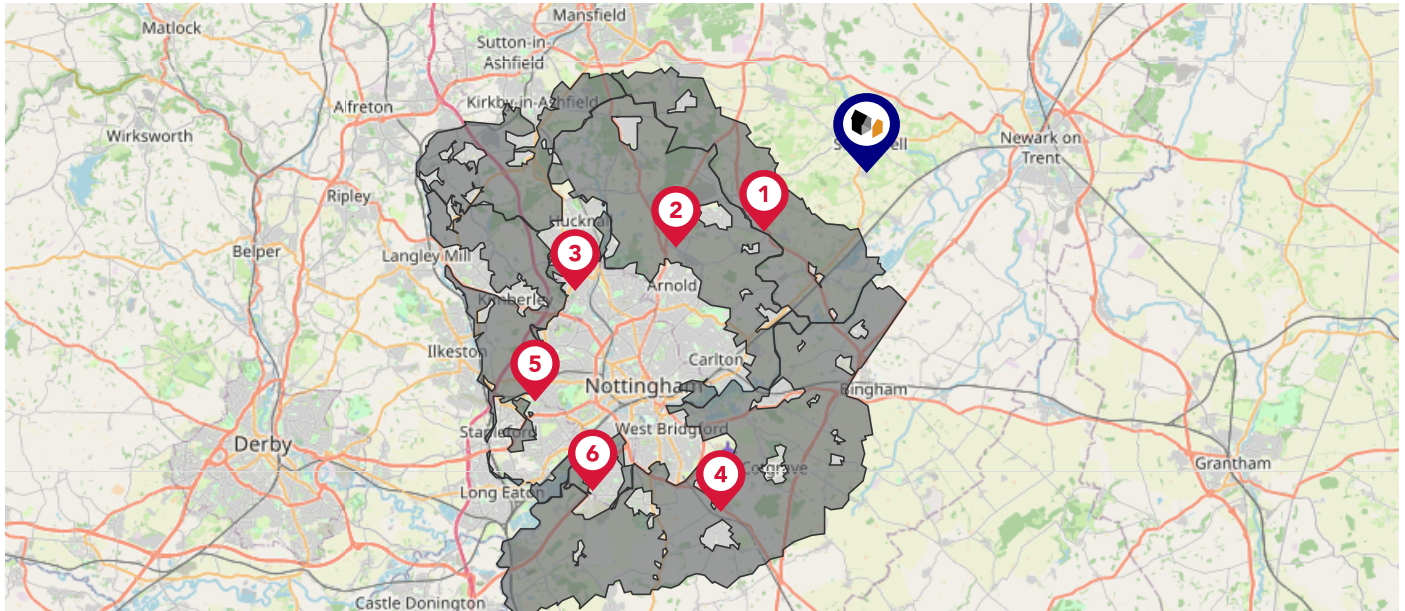
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Gedling



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Nottingham



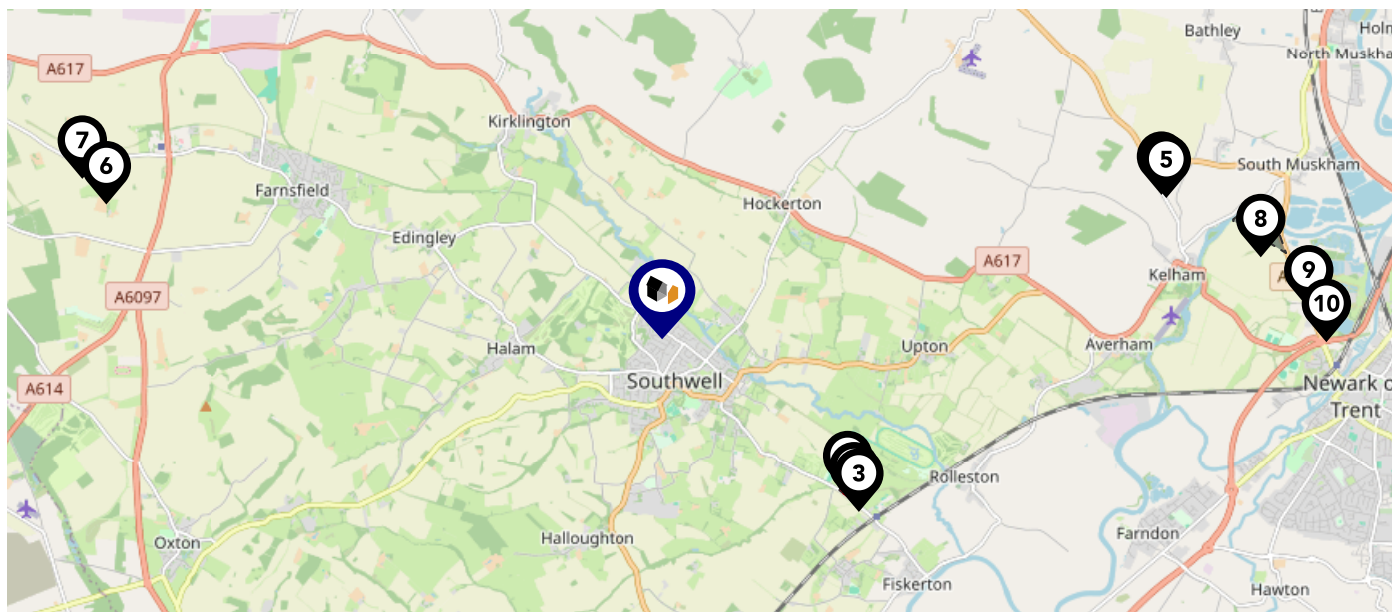
Derby and Nottingham Green Belt - Broxtowe

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.



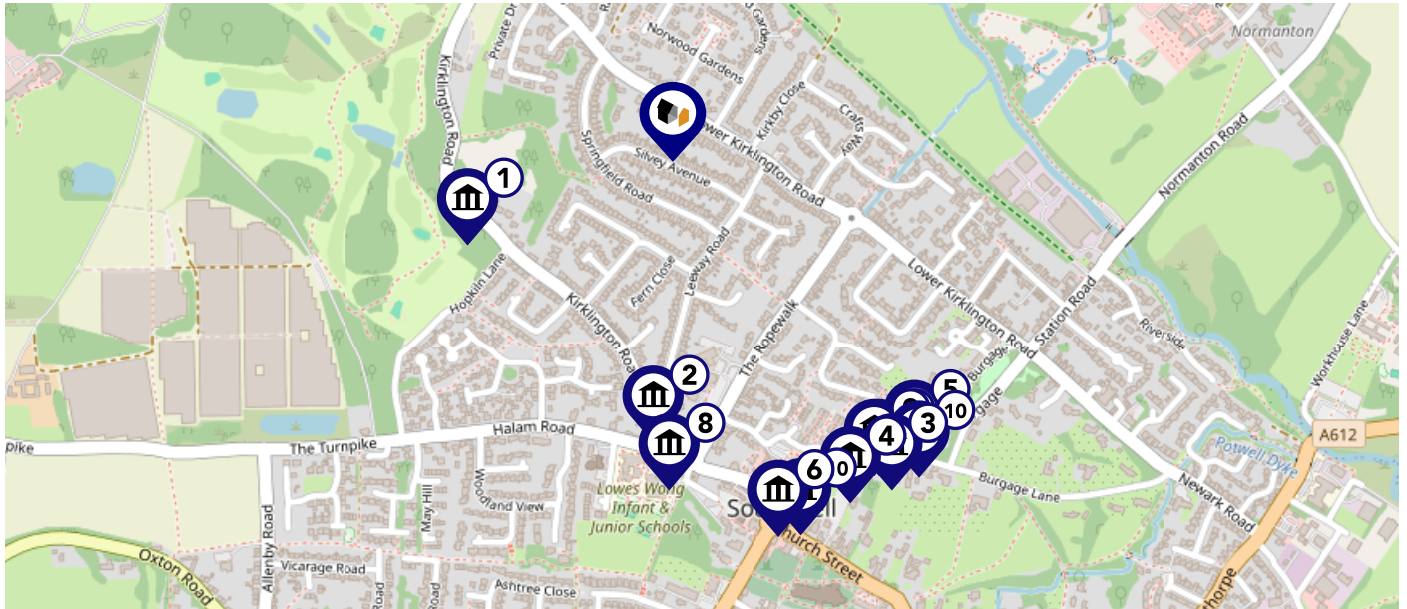
Nearby Landfill Sites

1	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill	
2	EA/EPR/ZP3497FA/V011	Active Landfill	
3	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill	
4	Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill	
5	Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill	
6	Lurcher Farm-Farnsfield	Historic Landfill	
7	Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill	
8	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill	
9	EA/EPR/HP3297FD/V002	Active Landfill	
10	Muskham Road-Newark, Nottinghamshire	Historic Landfill	

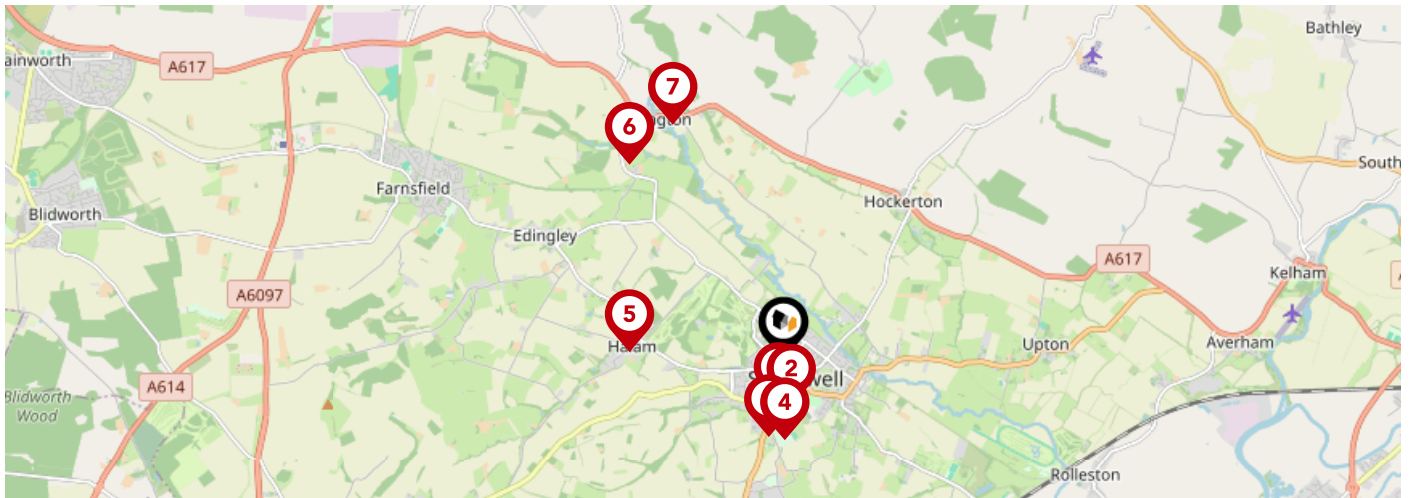
Maps

Listed Buildings

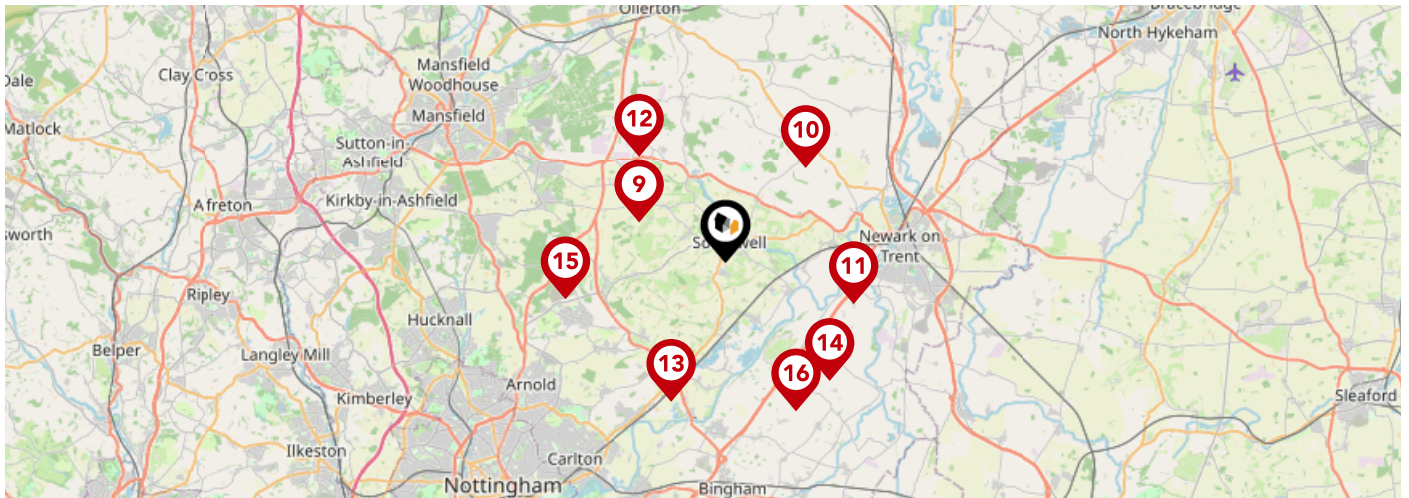
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1212517 - Pedlar's Cottage	Grade II	0.2 miles
 1046139 - Former Sunday School	Grade II	0.3 miles
 1290007 - Burgage House Youth And Community Centre And Boundary Walls	Grade II	0.4 miles
 1212425 - 58, King Street	Grade II	0.4 miles
 1045458 - Burgage Manor And Attached Boundary Wall	Grade II	0.4 miles
 1369900 - Pavilion	Grade II	0.4 miles
 1289478 - 85 And 85a, King Street	Grade II	0.4 miles
 1046113 - The Hollies	Grade II	0.4 miles
 1046137 - 81 And 83, King Street	Grade II	0.4 miles
 1211512 - The Grey House	Grade II	0.4 miles
 1212114 - Four Seasons Topaz	Grade II	0.4 miles



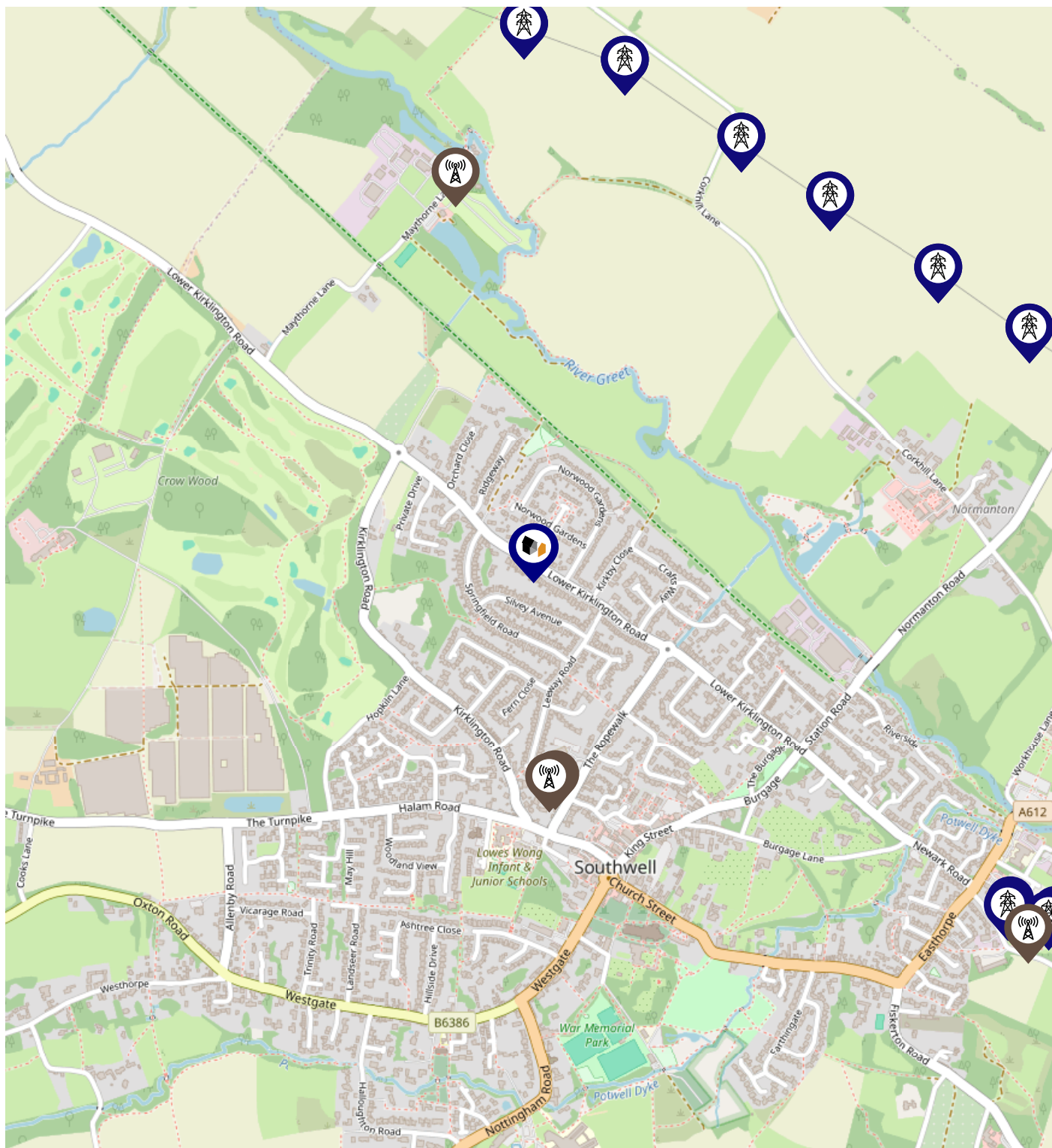
		Nursery	Primary	Secondary	College	Private
1	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:0.39	☐	☒	☐	☐	☐
2	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:0.41	☐	☒	☐	☐	☐
3	Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:0.69	☐	☒	☐	☐	☐
4	The Minster School Ofsted Rating: Good Pupils: 1647 Distance:0.71	☐	☐	☒	☐	☐
5	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:1.37	☐	☒	☐	☐	☐
6	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.21	☐	☒	☐	☐	☐
7	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.31	☐	☐	☒	☐	☐
8	Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:3.11	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.42	☐	☒	☐	☐	☐
10	Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:4.37	☐	☒	☐	☐	☐
11	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:4.8	☐	☒	☐	☐	☐
12	Bilthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:4.86	☐	☒	☐	☐	☐
13	Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:5.34	☐	☒	☐	☐	☐
14	All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:5.62	☐	☒	☐	☐	☐
15	Salterford House School Ofsted Rating: Not Rated Pupils: 66 Distance:5.87	☐	☒	☐	☐	☐
16	Flintham Primary School Ofsted Rating: Good Pupils: 96 Distance:5.89	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

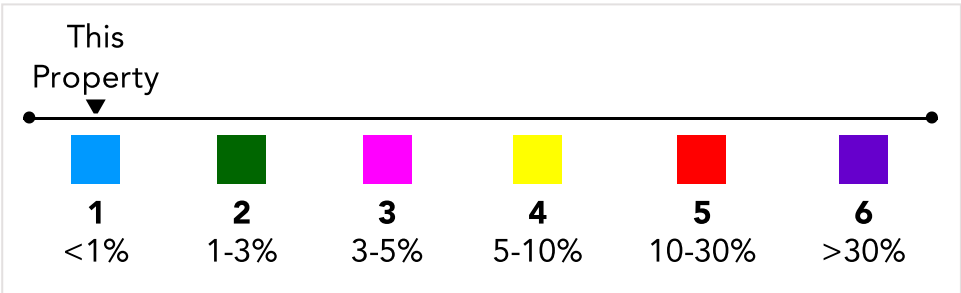
-  Power Pylons
-  Communication Masts

Environment

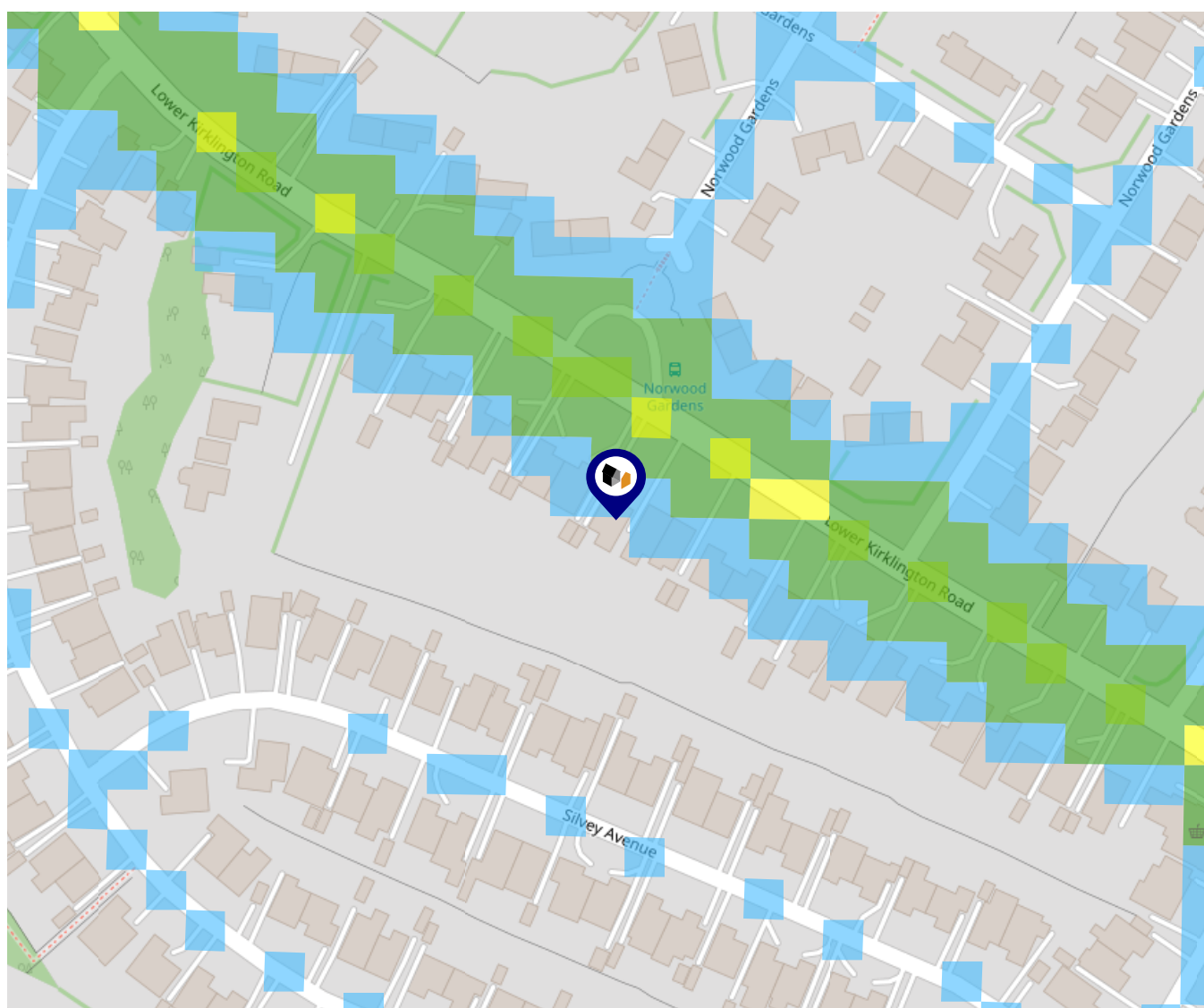
Radon Gas

What is Radon?

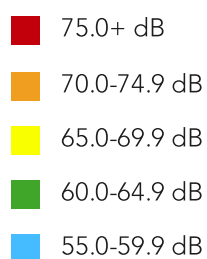
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

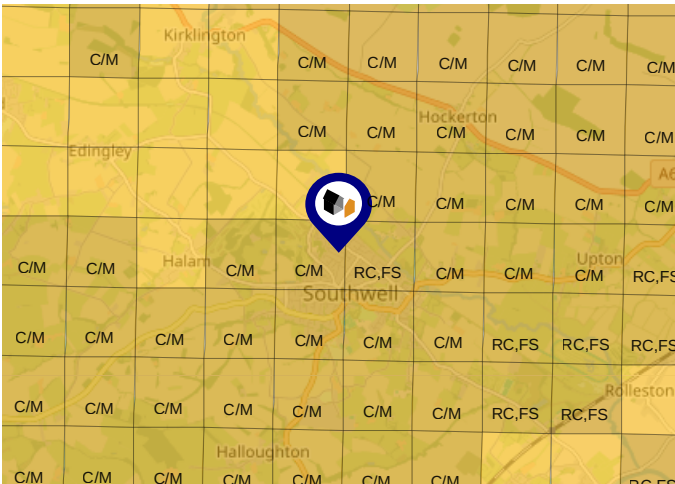


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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

Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

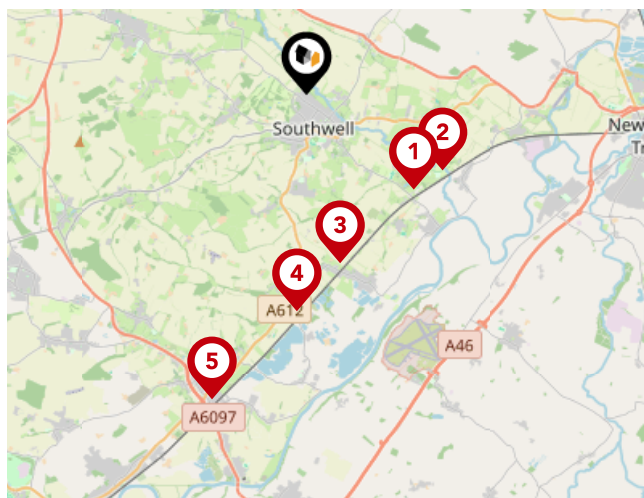


Primary Classifications (Most Common Clay Types)

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

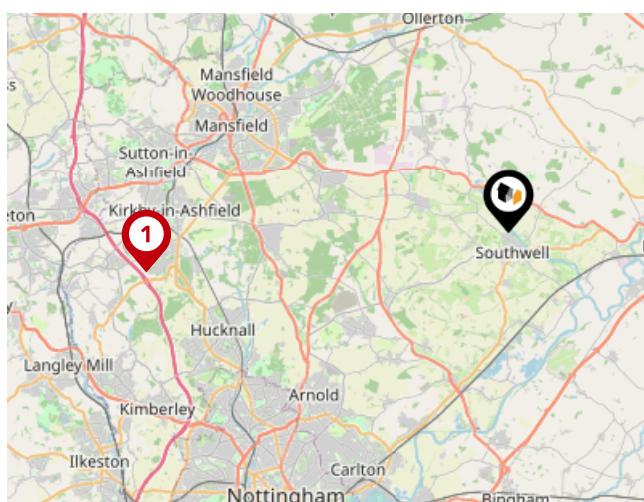
Area

Transport (National)



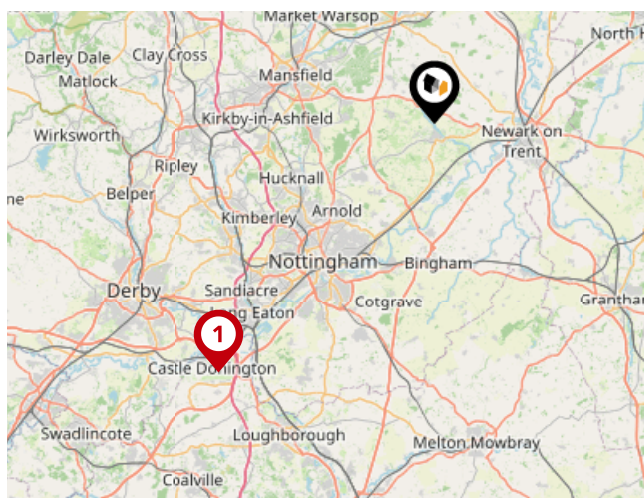
National Rail Stations

Pin	Name	Distance
1	Fiskerton Rail Station	2.53 miles
2	Rolleston Rail Station	2.75 miles
3	Bleasby Rail Station	3.03 miles
4	Thurgarton Rail Station	3.84 miles
5	Lowdham Rail Station	5.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	12.98 miles

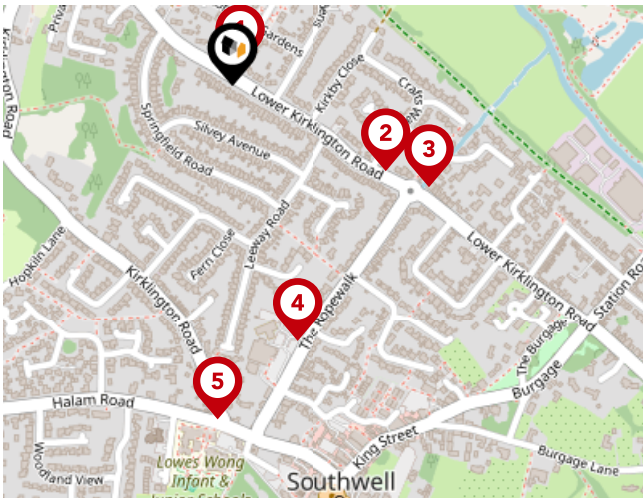


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	23.58 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Norwood Gardens	0.02 miles
2	The Ropewalk	0.19 miles
3	The Ropewalk	0.24 miles
4	Co-op	0.29 miles
5	Kirklington Road	0.37 miles



Local Connections

Pin	Name	Distance
1	Butler's Hill Tram Stop	10.31 miles
2	Hucknall Tram Stop	10.37 miles
3	Moor Bridge Tram Stop	10.67 miles
4	Bulwell Forest Tram Stop	11.1 miles
5	Bulwell Tram Stop	11.46 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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