

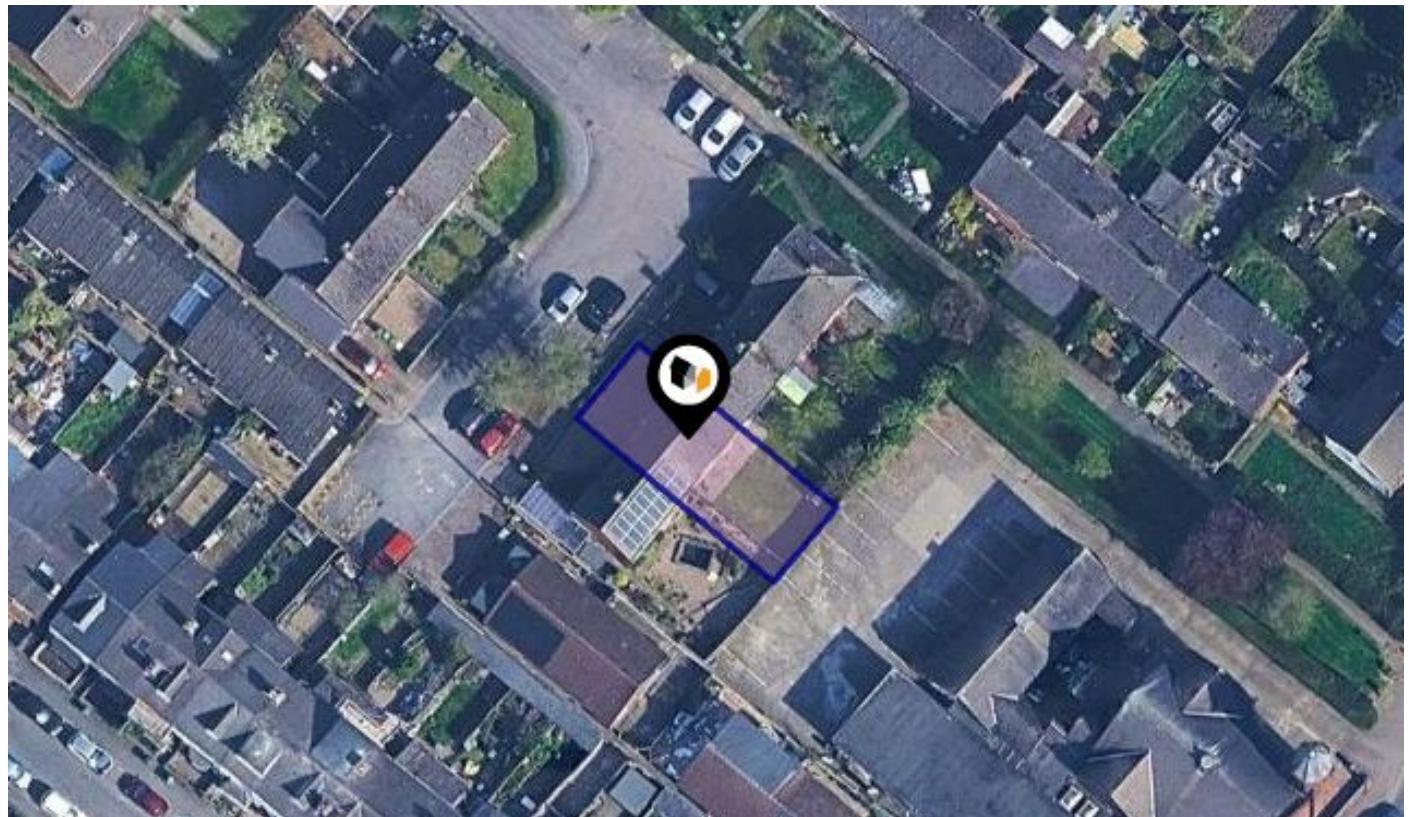


See More Online

# **KFB: Key Facts For Buyers**

A Guide to This Property & the Local Area

**Thursday 22<sup>nd</sup> January 2026**



**READ AVENUE, BEESTON, NOTTINGHAM, NG9**

## **Martin & Co. Beeston**

23 Wollaton Road Beeston Nottingham NG9 2NG

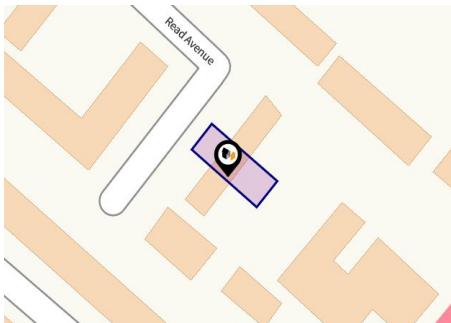
07377 229 896

ian.chambers@martinco.com

www.martinco.com



# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft <sup>2</sup> / 86 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,957		
Title Number:	NT40934		

## Local Area

Local Authority:	Broxtowe
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**17**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



BEESTON, NG9

Energy rating

C

Valid until 12.01.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

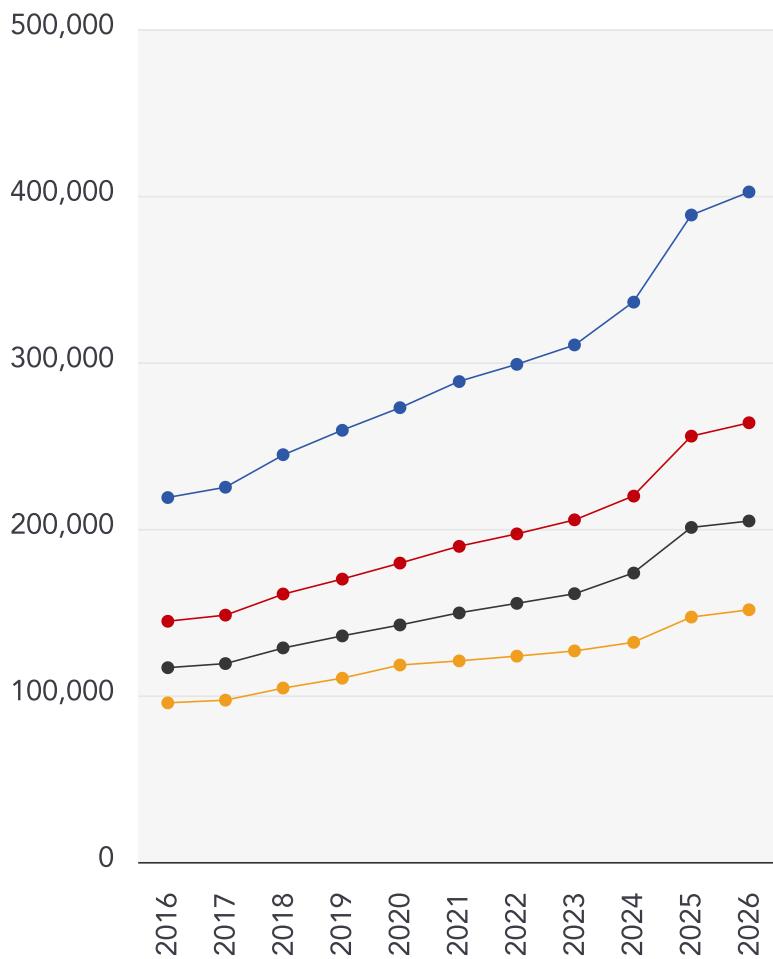
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 91% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG9



Detached

**+83.86%**

Semi-Detached

**+82.47%**

Terraced

**+75.52%**

Flat

**+58.5%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- Yellow X: Adit
- Green X: Gutter Pit
- Red X: Shaft

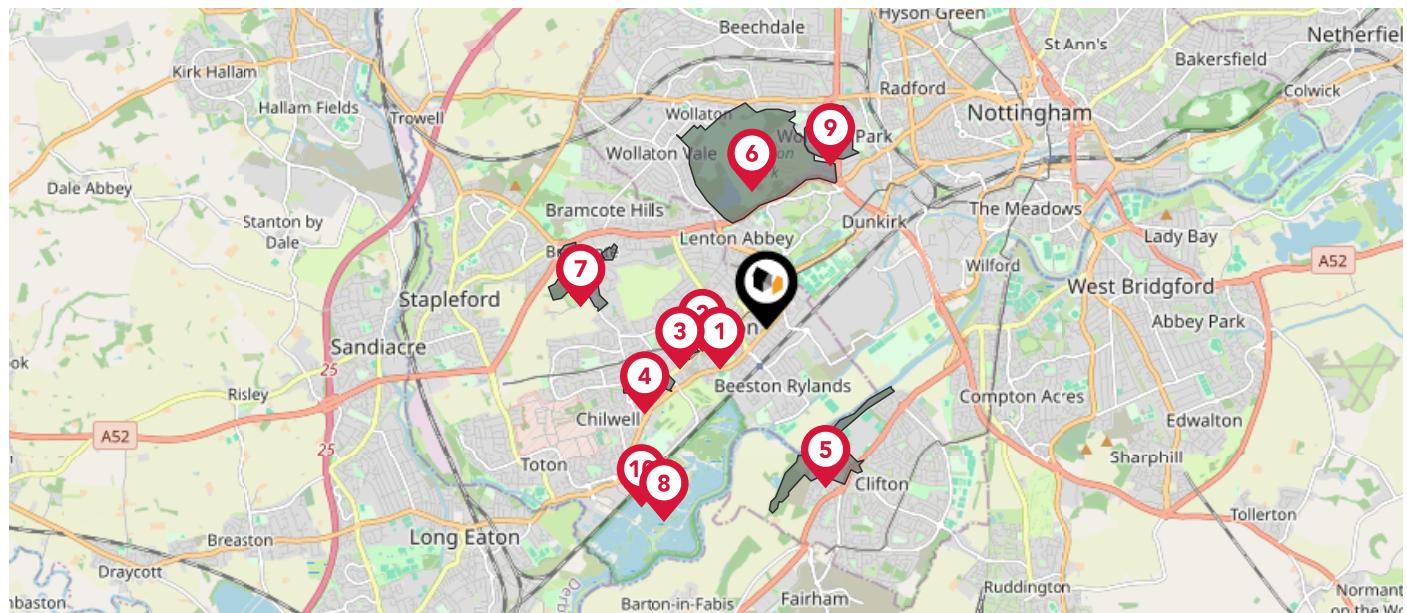
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



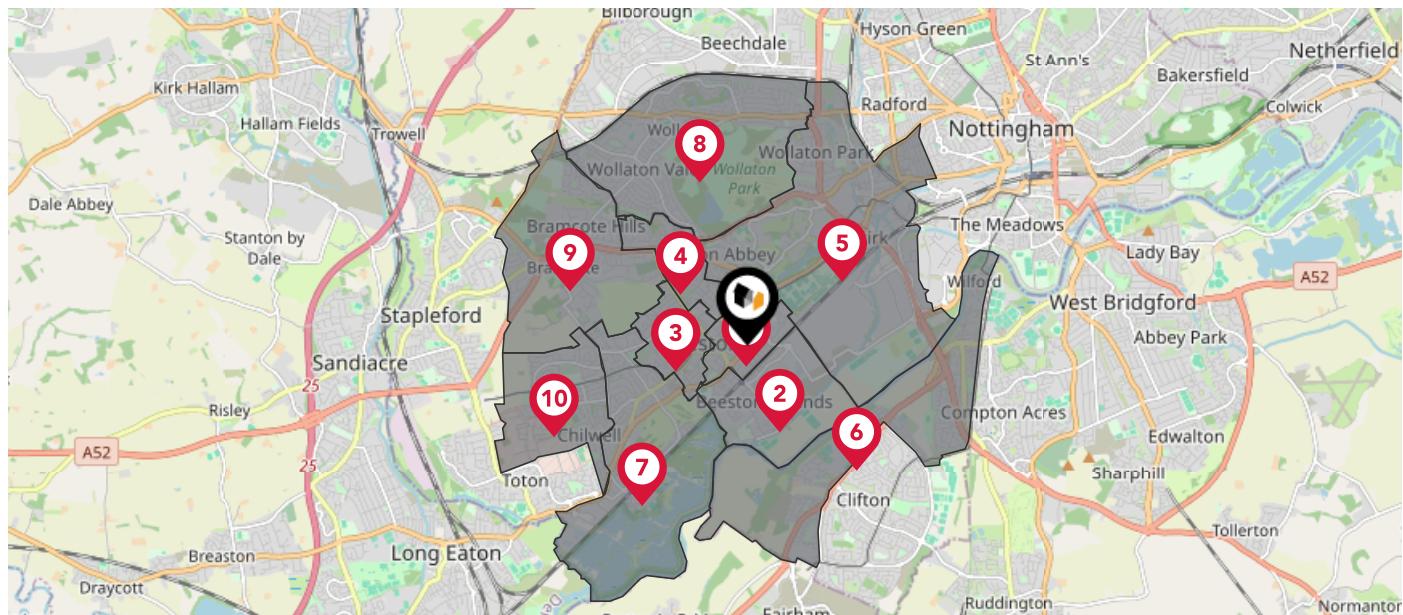
### Nearby Conservation Areas

- 1 Beeston West End
- 2 Beeston St John's Grove
- 3 Chilwell Cottage Grove
- 4 Chilwell
- 5 Clifton Village
- 6 Wollaton Park
- 7 Bramcote
- 8 Attenborough Village
- 9 Sutton Passeys
- 10 Attenborough Barratt Lane

# 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



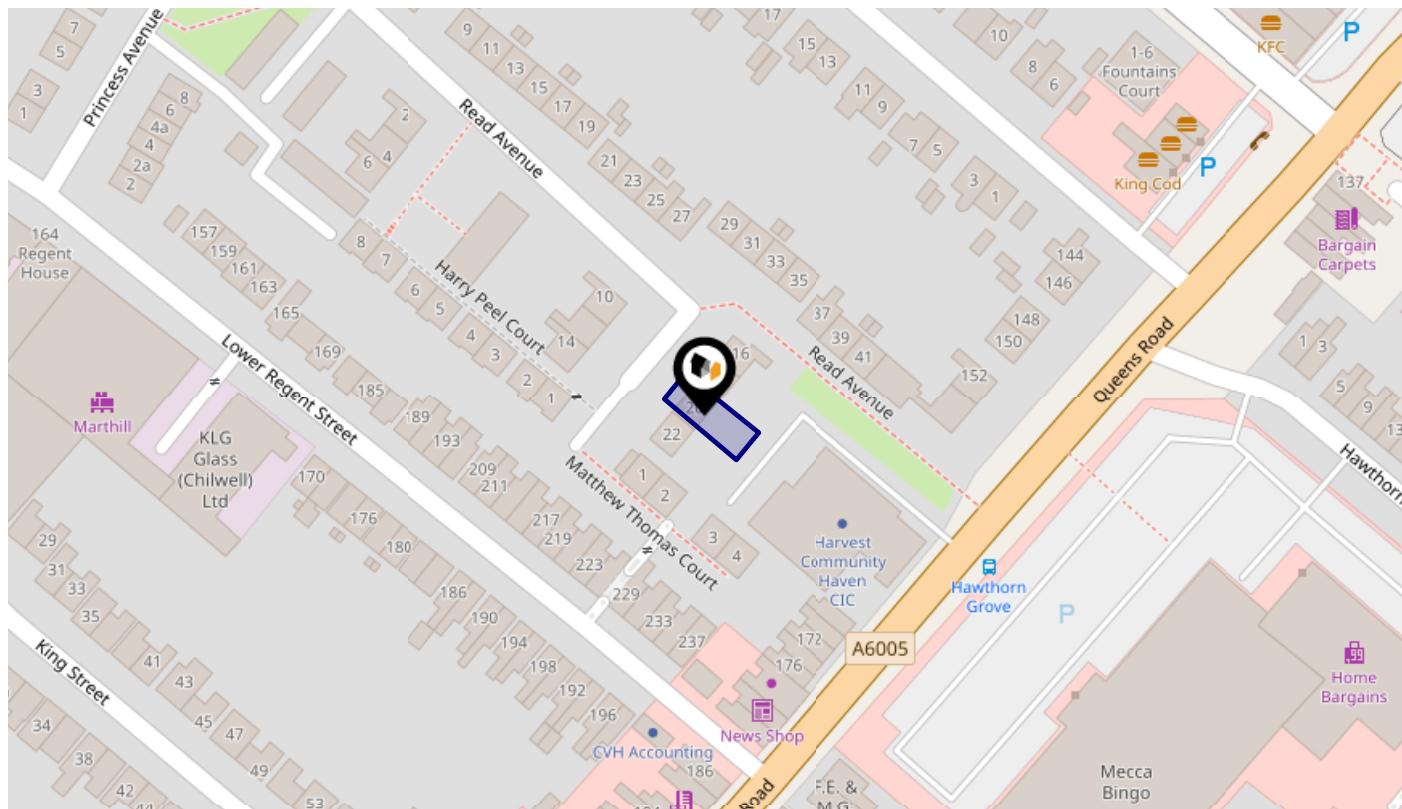
### Nearby Council Wards

- 1 Beeston Central Ward
- 2 Beeston Rylands Ward
- 3 Beeston West Ward
- 4 Beeston North Ward
- 5 Lenton & Wollaton East Ward
- 6 Clifton West Ward
- 7 Attenborough & Chilwell East Ward
- 8 Wollaton West Ward
- 9 Bramcote Ward
- 10 Chilwell West 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.

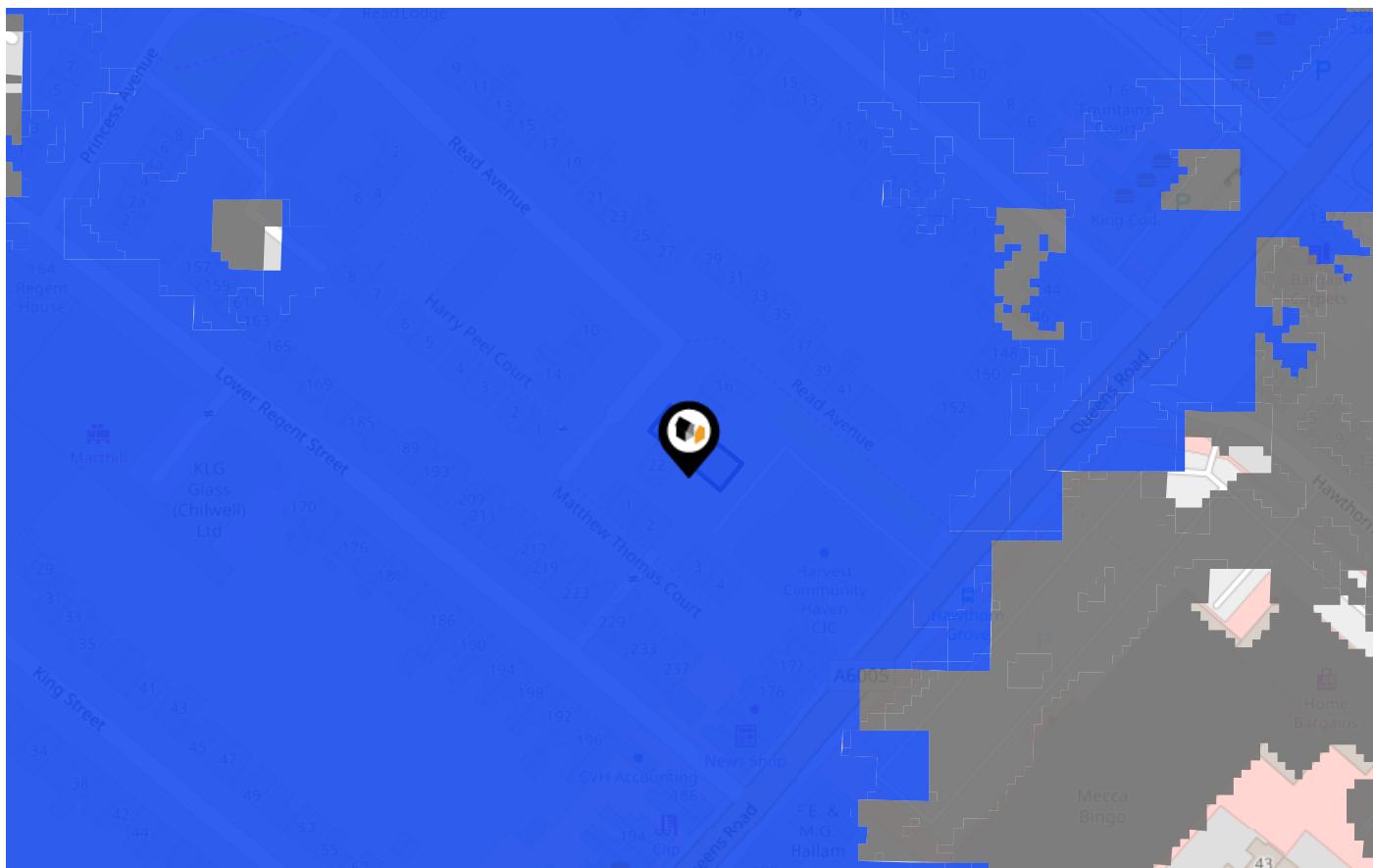
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

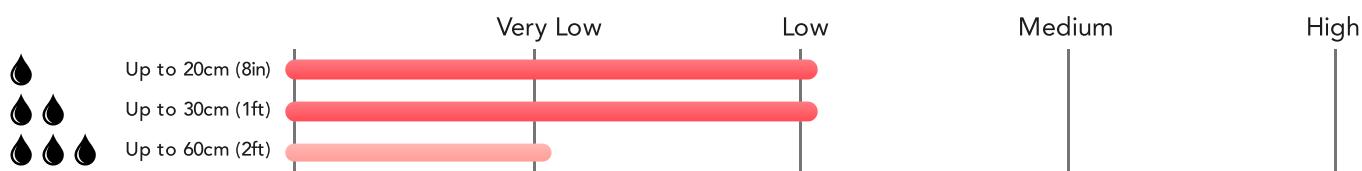


### Risk Rating: Low

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.

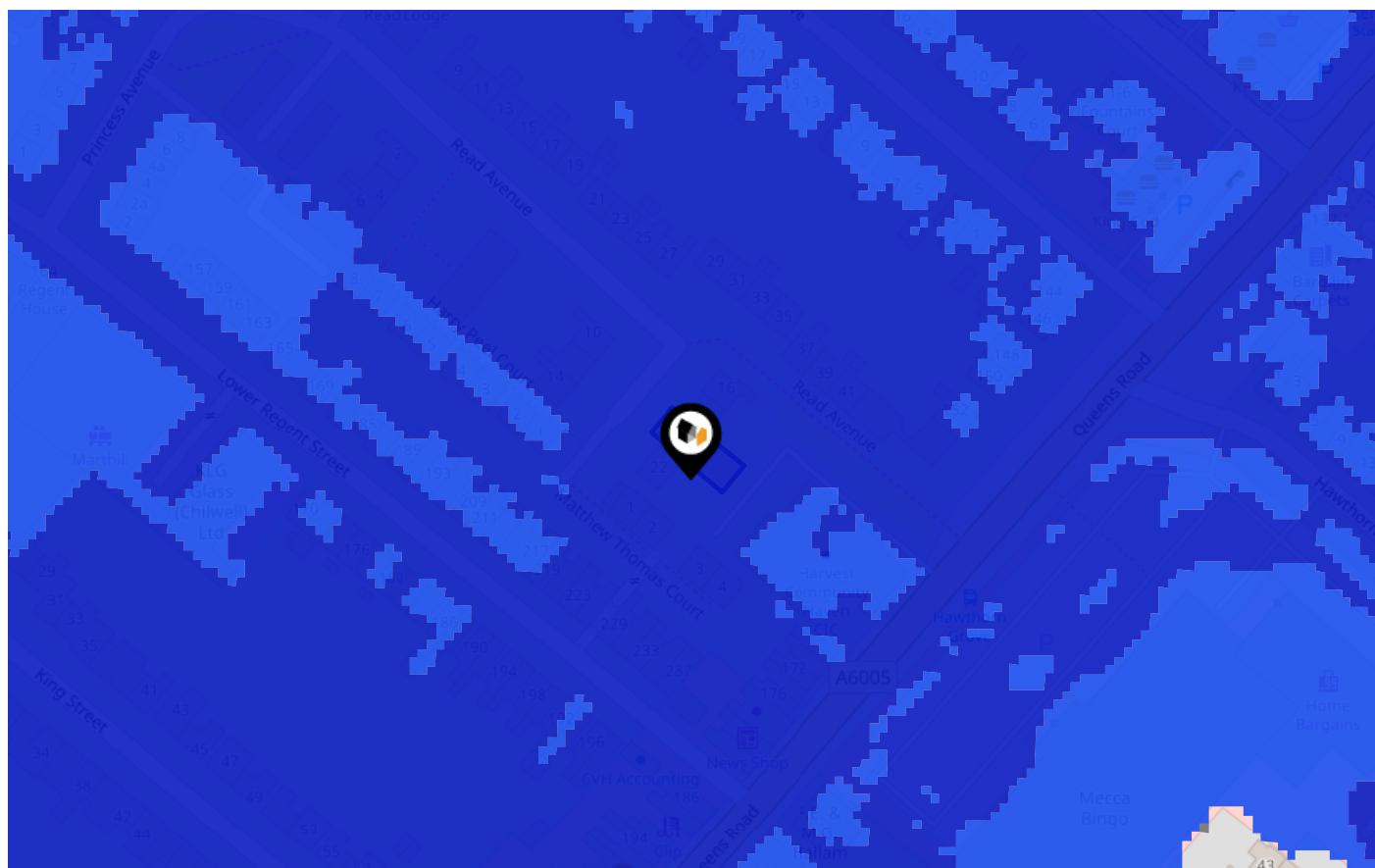
Chance of flooding to the following depths at this property:



# 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.

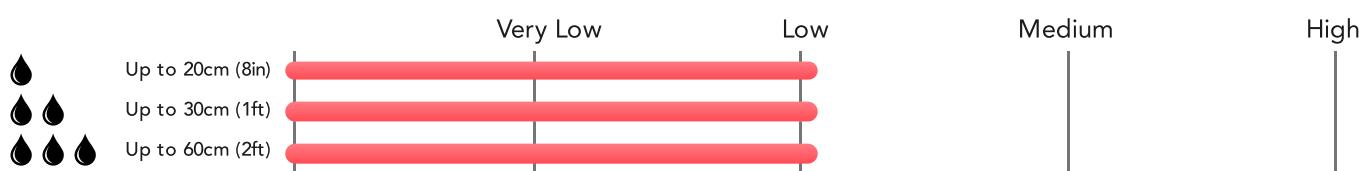


Risk Rating: Medium

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.

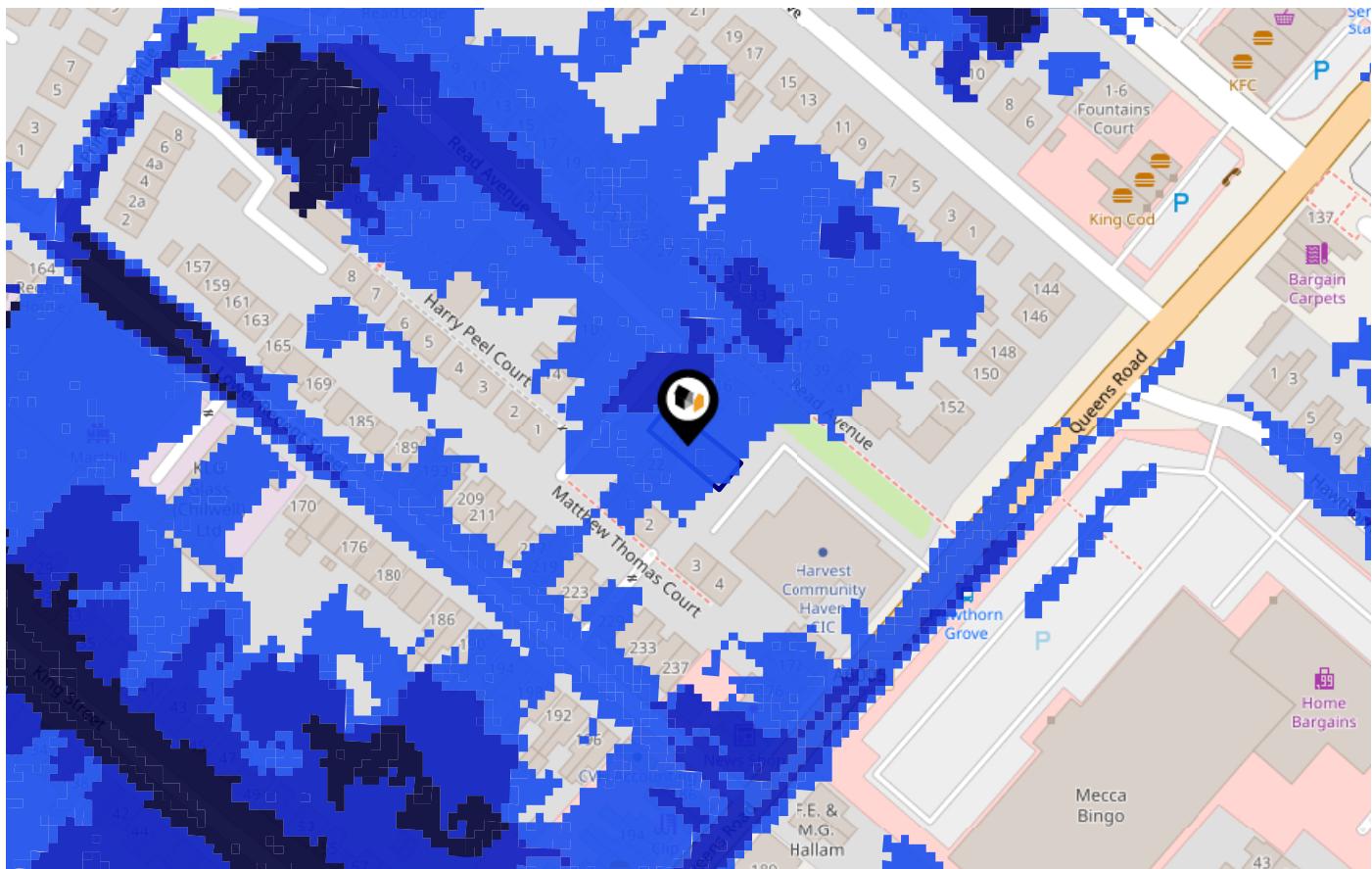
Chance of flooding to the following depths at this property:



# 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: 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.

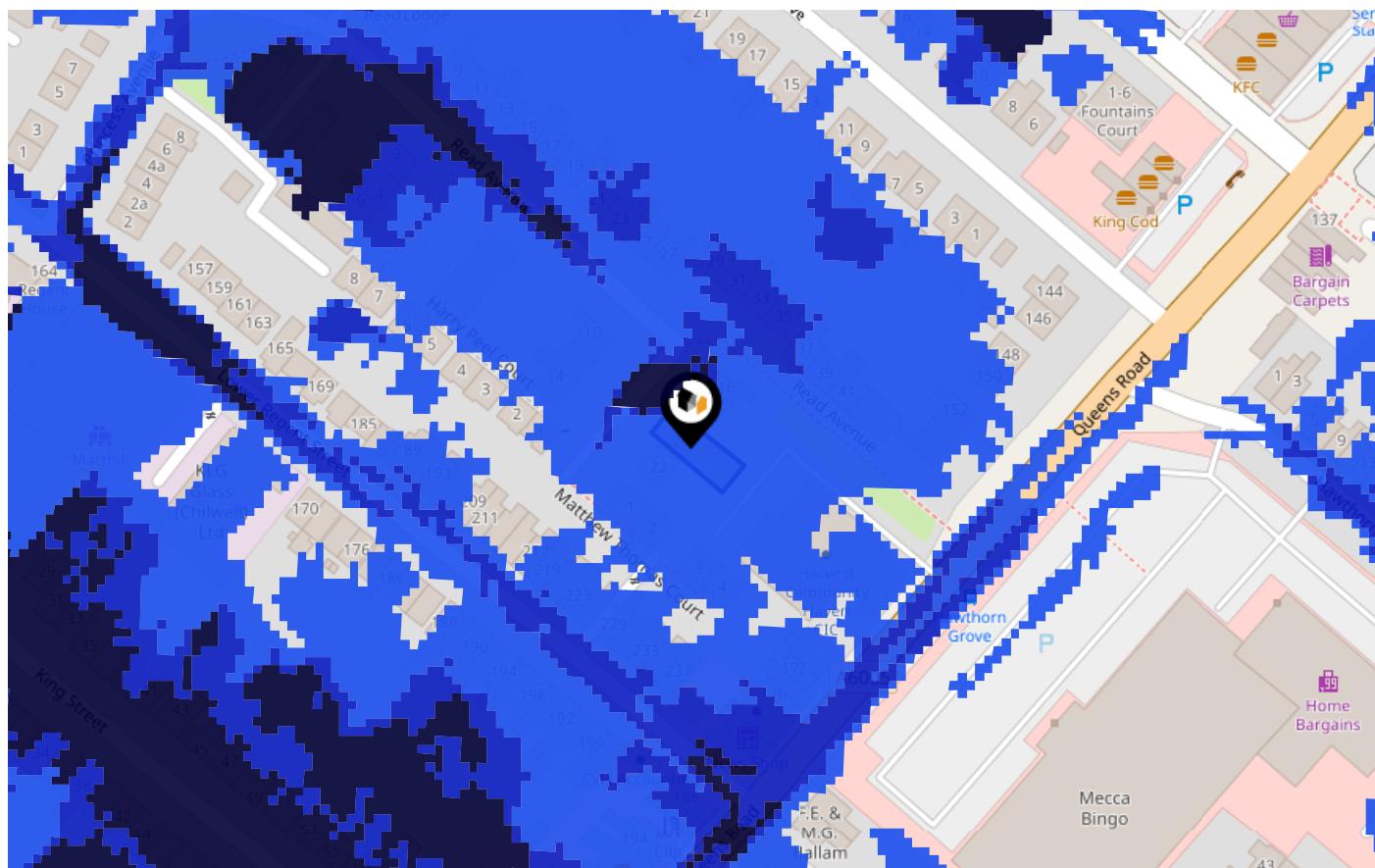
Chance of flooding to the following depths at this property:



# 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.

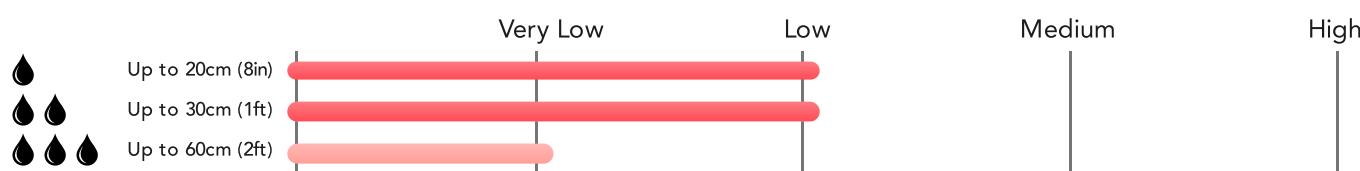


Risk Rating: Low

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.

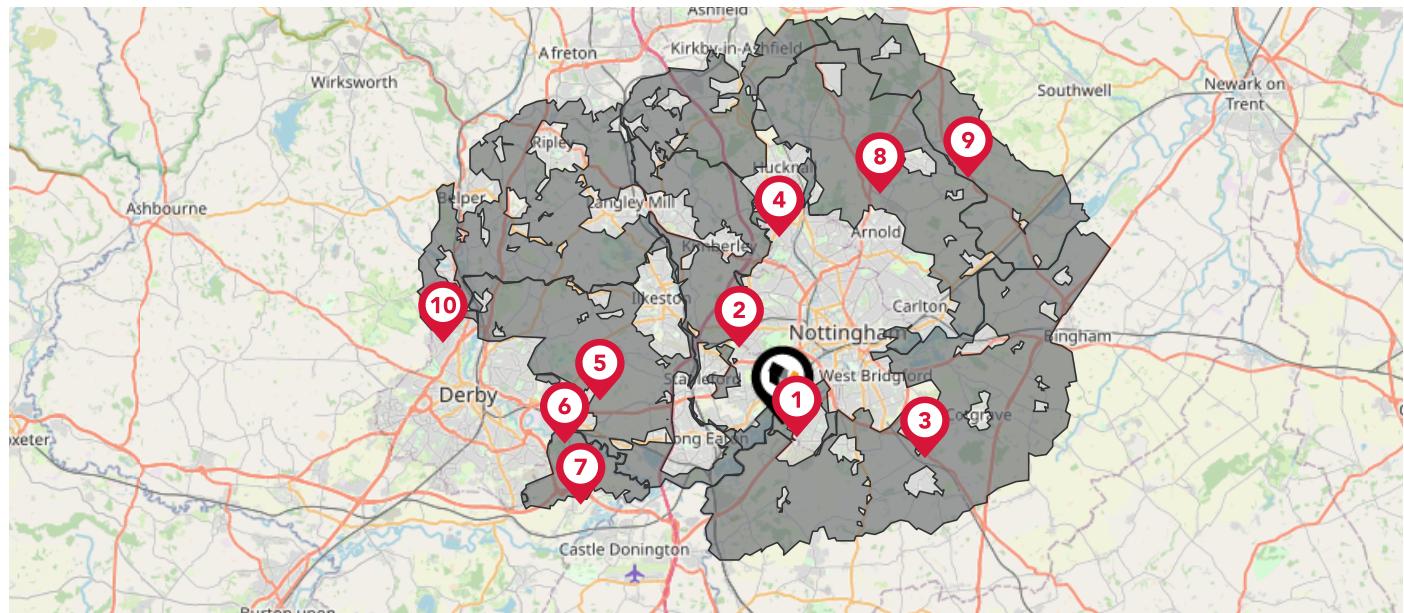
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



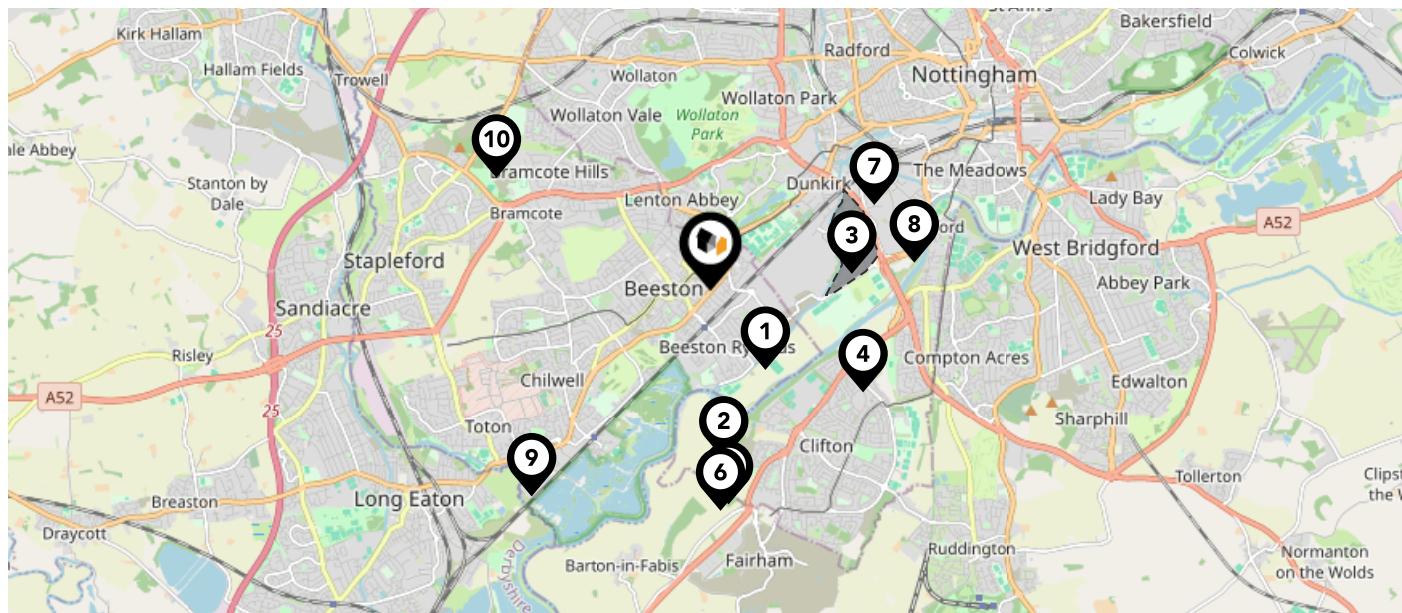
### Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Broxtowe
- 2 Derby and Nottingham Green Belt - Nottingham
- 3 Derby and Nottingham Green Belt - Rushcliffe
- 4 Derby and Nottingham Green Belt - Ashfield
- 5 Derby and Nottingham Green Belt - Erewash
- 6 Derby and Nottingham Green Belt - Derby
- 7 Derby and Nottingham Green Belt - South Derbyshire
- 8 Derby and Nottingham Green Belt - Gedling
- 9 Derby and Nottingham Green Belt - Newark and Sherwood
- 10 Derby and Nottingham Green Belt - Amber Valley

# 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.



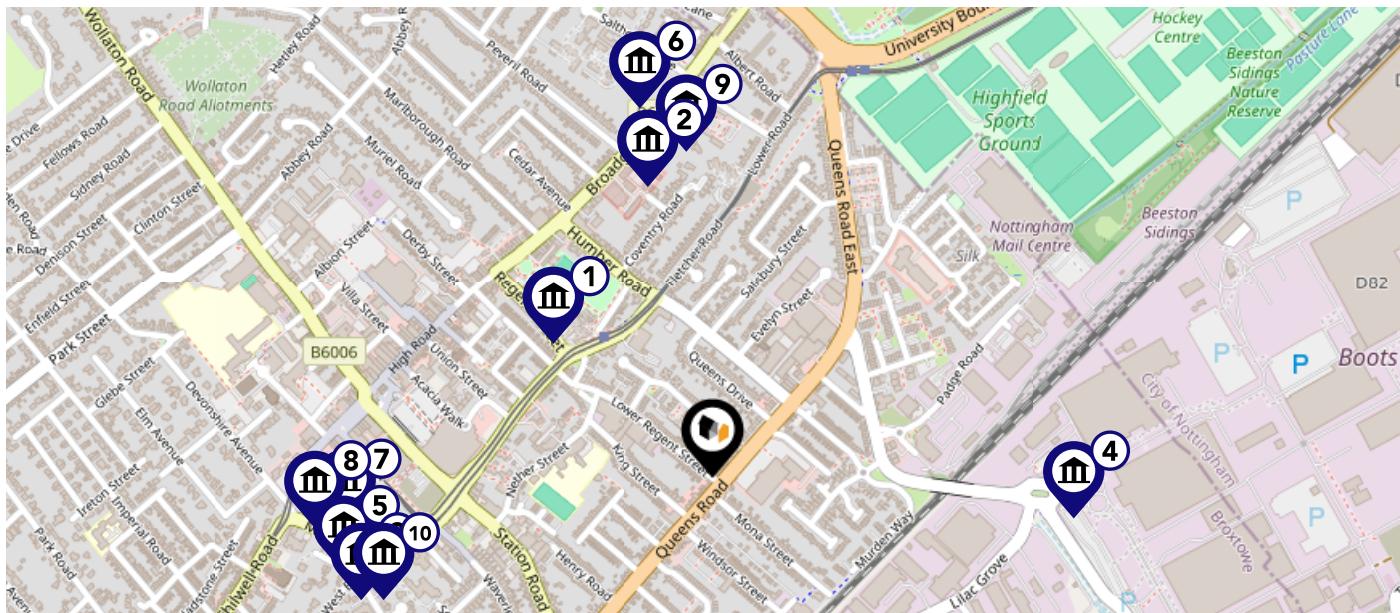
### Nearby Landfill Sites

1	Beeston Sewage Works-Lilac Grove, Beeston, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	Holme Pit, Clifton-Clifton, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
3	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
4	The Spinney-The Spinney, Clifton	Historic Landfill	<input type="checkbox"/>
5	Burrows Farm-Barton Lane, Clifton, Nottingham	Historic Landfill	<input type="checkbox"/>
6	Burrows Farm-Clifton, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
8	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham	Historic Landfill	<input type="checkbox"/>
9	MOD Barton Lane, Chilwell-Barton Lane, Chilwell, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/JP3393CZ/V002	Active Landfill	<input checked="" type="checkbox"/>

# Maps

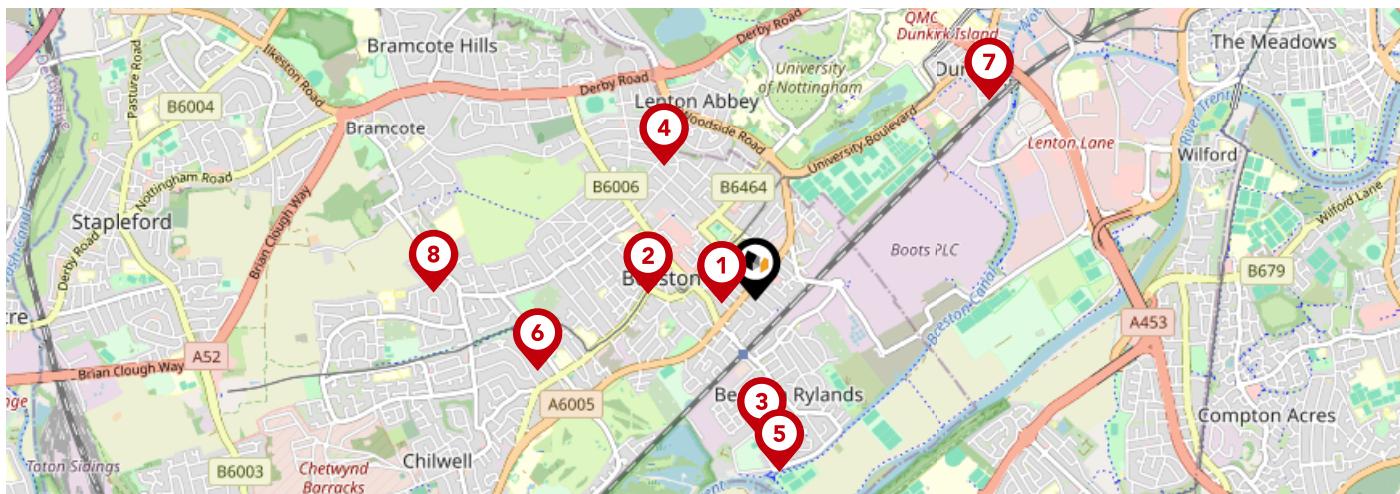
## Listed Buildings

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



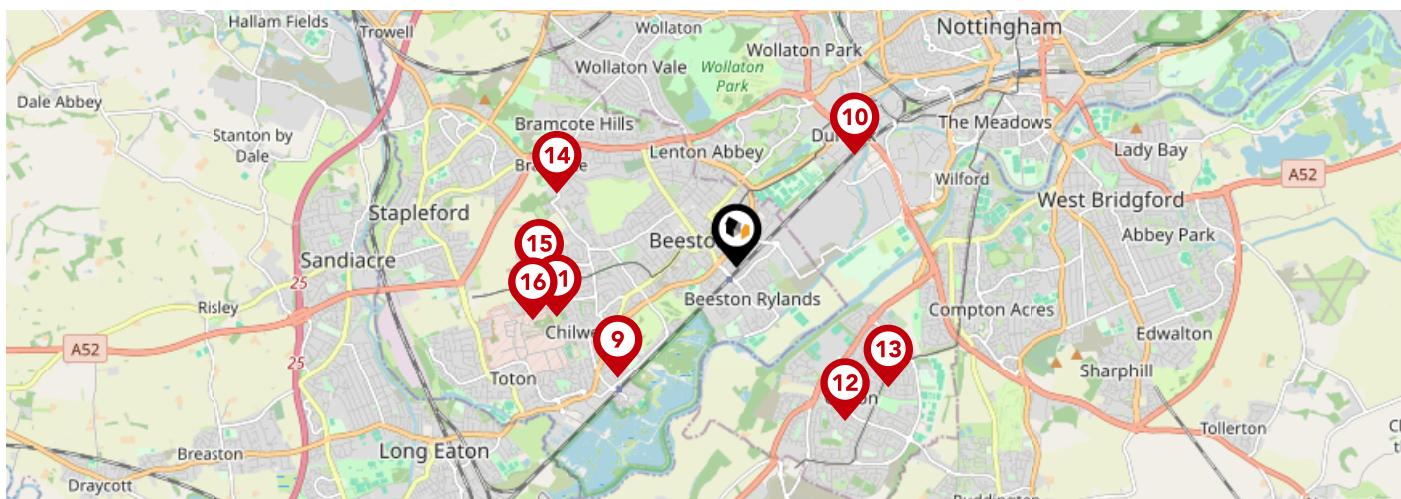
Listed Buildings in the local district	Grade	Distance
1247916 - Hope (boer War) Memorial	Grade II	0.2 miles
1263867 - 42, Broadgate	Grade II	0.3 miles
1263876 - War Memorial Cross	Grade II	0.4 miles
1247933 - Building D34 (fire Station) At Boots Factory Site	Grade II	0.4 miles
1248024 - The Crown Inn And Adjoining Stables	Grade II	0.4 miles
1248198 - Dagfa House School	Grade II	0.4 miles
1263870 - Village Cross	Grade II	0.4 miles
1263823 - Church Of St John The Baptist	Grade II	0.4 miles
1248267 - Broadgate House	Grade II	0.4 miles
1278035 - The Manor House Boundary Wall And Wash House	Grade II	0.4 miles

# Area Schools



Nursery Primary Secondary College Private

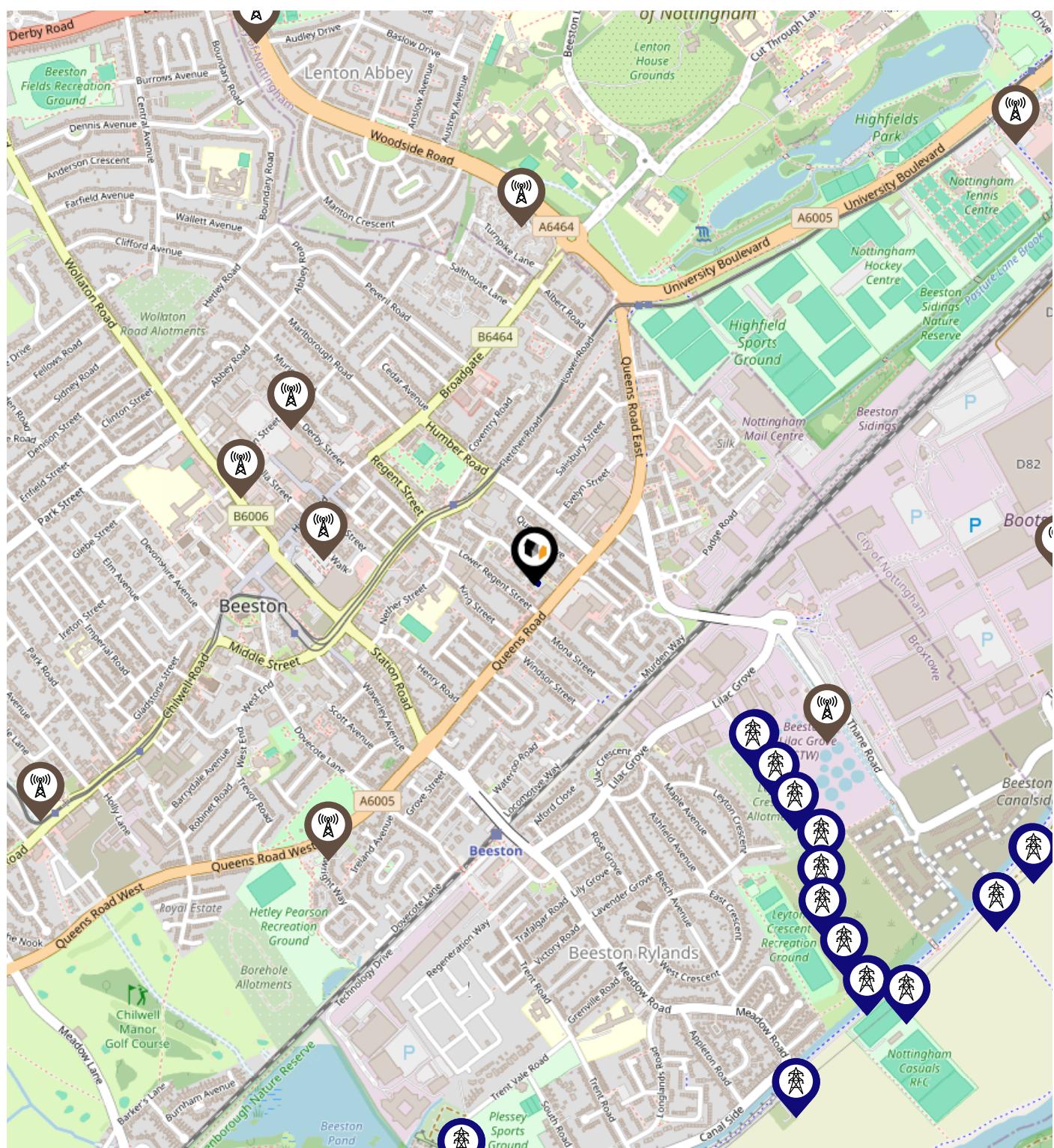
	John Clifford Primary School						
1	John Clifford Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 389   Distance:0.15						
2	Round Hill Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 518   Distance:0.48						
3	Beeston Rylands Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 185   Distance:0.62						
4	Beeston Fields Primary School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 361   Distance:0.73						
5	Trent Vale Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 175   Distance:0.77						
6	The Lanes Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 591   Distance:1.02						
7	Dunkirk Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 380   Distance:1.38						
8	Alderman White School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 770   Distance:1.44						



Nursery Primary Secondary College Private

<b>9</b>	<b>Chilwell School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1069   Distance: 1.45					
<b>10</b>	<b>Nottingham University Academy of Science and Technology</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 906   Distance: 1.45					
<b>11</b>	<b>Alderman Pounder Infant and Nursery School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 207   Distance: 1.66					
<b>12</b>	<b>The Glatton Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 354   Distance: 1.68					
<b>13</b>	<b>Dovecote Primary and Nursery School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 361   Distance: 1.73					
<b>14</b>	<b>Bramcote CofE Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 200   Distance: 1.73					
<b>15</b>	<b>Sunnyside Spencer Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 215   Distance: 1.76					
<b>16</b>	<b>Eskdale Junior School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 251   Distance: 1.88					

# Local Area Masts & Pylons

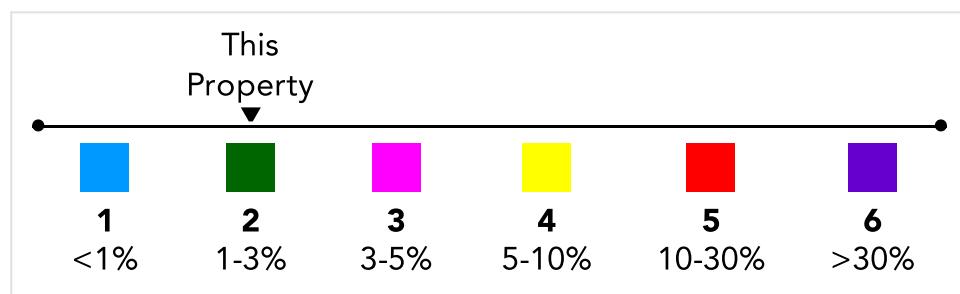
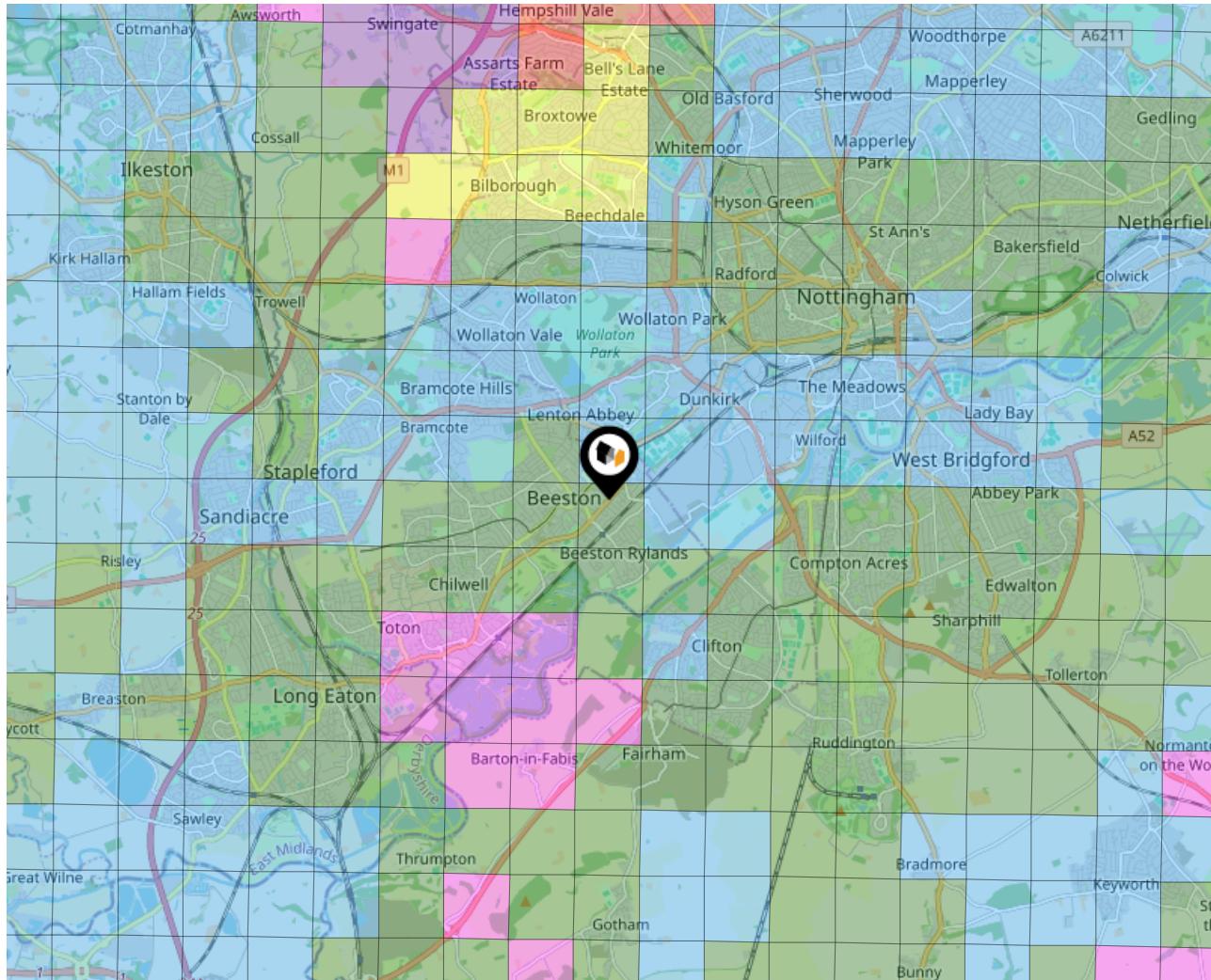


## Key:

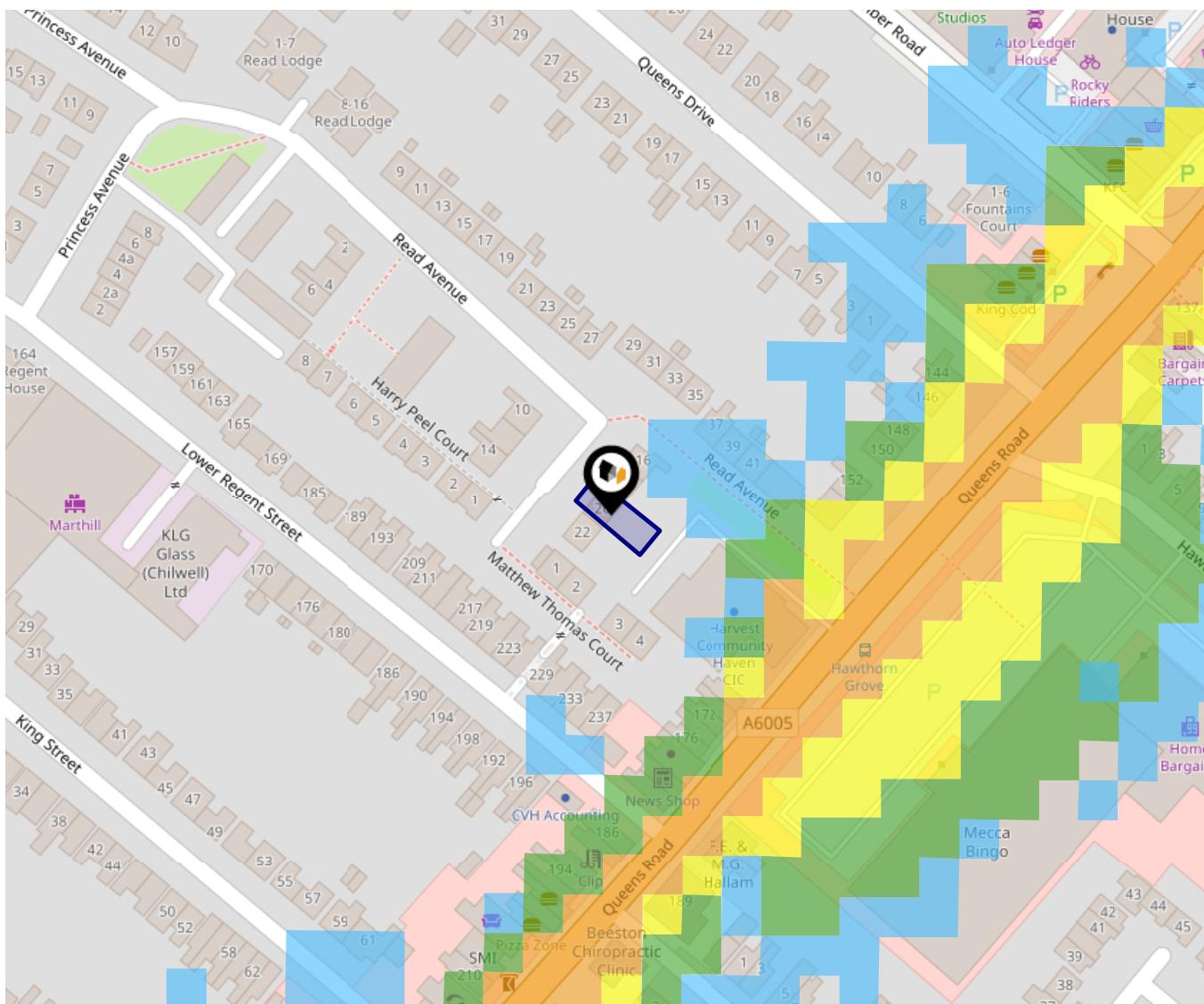
- Power Pylons
- Communication Masts

## 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/m<sup>3</sup>).



# Local Area Road Noise



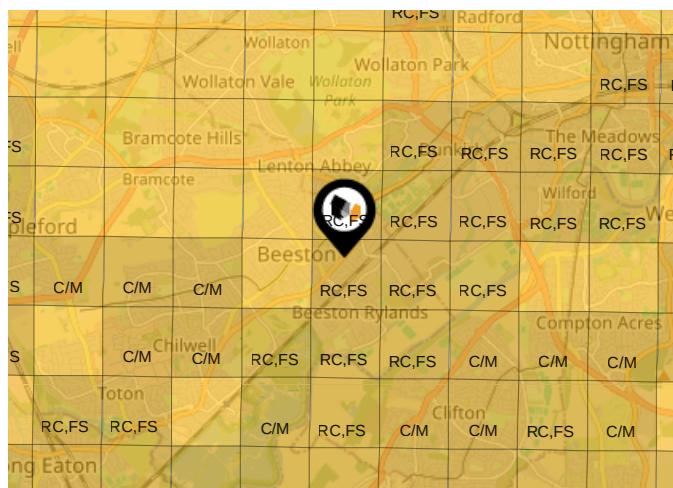
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

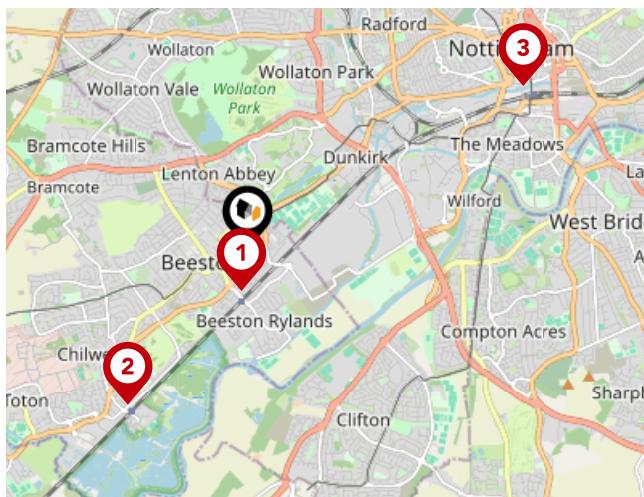
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## Primary Classifications (Most Common Clay Types)

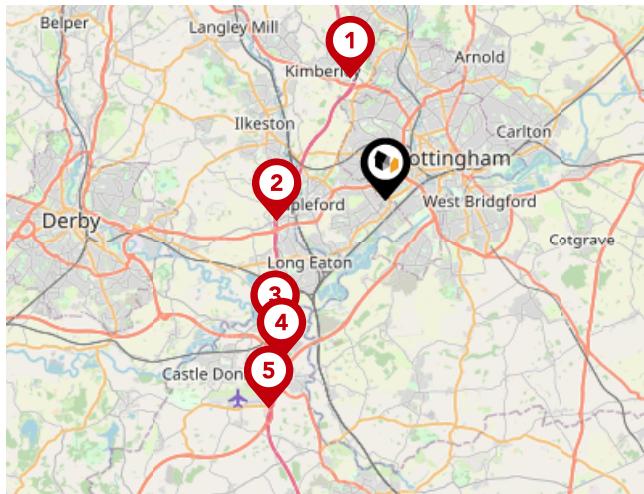
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Beeston Rail Station	0.37 miles
2	Attenborough Rail Station	1.75 miles
3	Nottingham Rail Station	2.87 miles



## Trunk Roads/Motorways

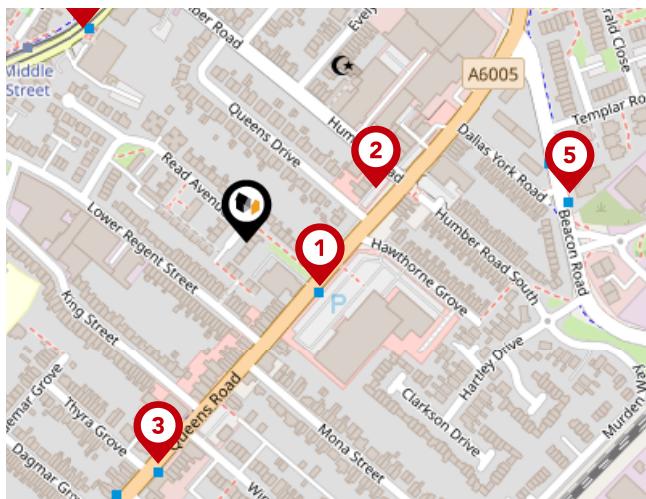
Pin	Name	Distance
1	M1 J26	4.5 miles
2	M1 J25	3.97 miles
3	M1 J24A	6.17 miles
4	M1 J24	6.83 miles
5	M1 J23A	8.55 miles



## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.62 miles
2	Finningley	39.2 miles
3	Baginton	40.24 miles
4	Birmingham Airport	39.44 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Hawthorne Grove	0.05 miles
2	Hawthorne Grove	0.08 miles
3	Alexandra Crescent	0.13 miles
4	Resource Centre	0.15 miles
5	Padge Road	0.18 miles



## Local Connections

Pin	Name	Distance
1	Middle Street	0.17 miles
2	Tram& Bus Interchange	0.36 miles
3	Bus & Tram Interchange	0.37 miles



### Martin & Co. Beeston

Beeston is a thriving town with a tram line connecting residents to surrounding areas with connections directly to the city centre and further afield making it an ideal location for both professionals and families.

At Martin & Co Beeston we support our customers every step of the way in finding their perfect property, and you're offered a dedicated point of contact and regular updates at every stage.

### Testimonial 1



Used the letting service of Martin&Co Beeston. The team is easy to deal with and response politely and quickly. Absolutely friendly and patient. Would suggest this agent!

### Testimonial 2



Ian, Liz and Ellie at Martin and Co in Beeston were an absolute joy to work with. They're super friendly and get the job done professionally and effectively following up with all parties involved. Would highly recommend and hope to use again.

### Testimonial 3



Martin & Co dealt with our recent house move and we were really impressed with their service. They were much better value than the other quotes we received and were so friendly and professional. They gave us some great advice leading to us getting a much better offer than expected. Thank you!

 /martincouk

 /martinco\_uk

 /MartinCoUK

 /company/martin-&-co-

# Agent Disclaimer



## Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co. Beeston or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co. Beeston and therefore no warranties can be given as to their good working order.

# Martin & Co. Beeston

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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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