

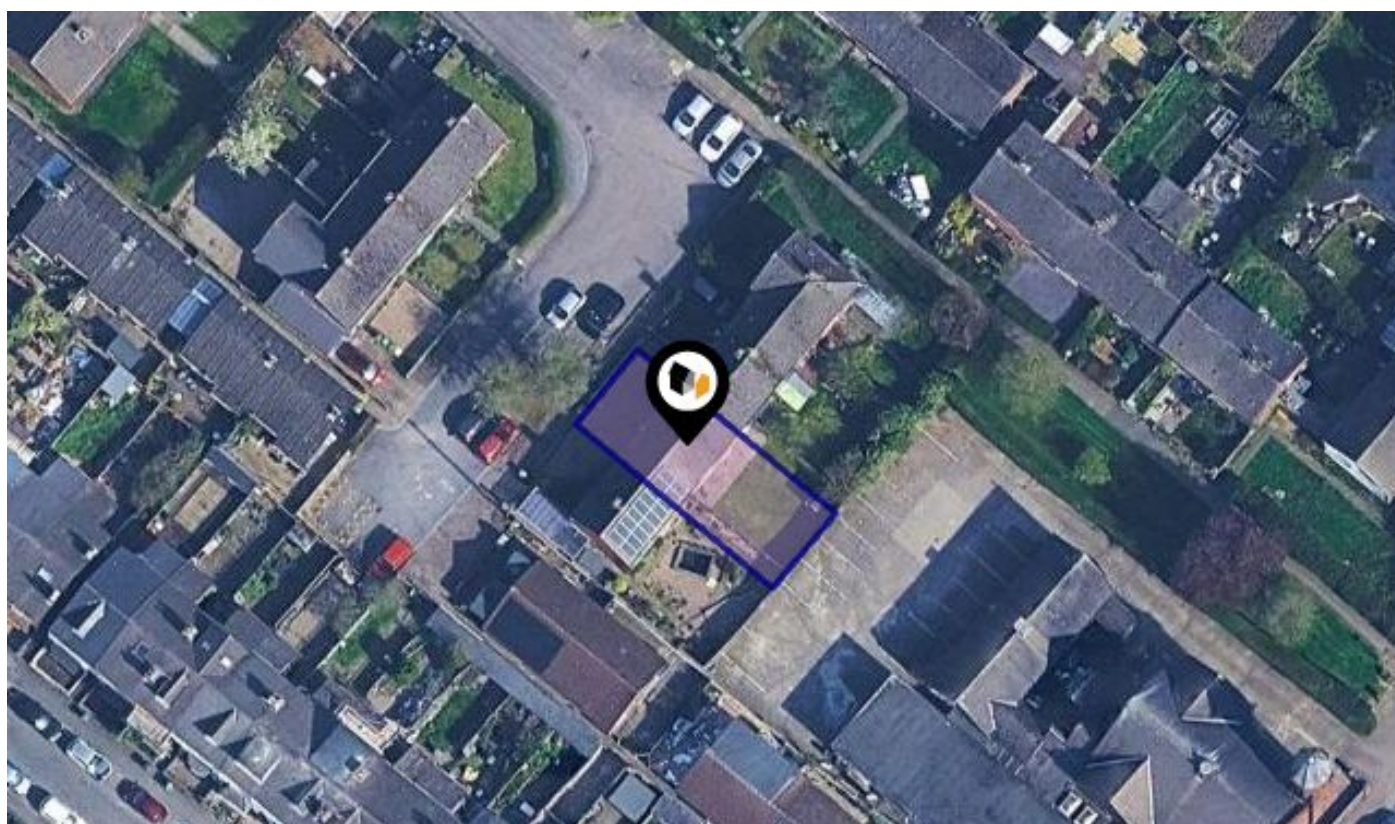


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd January 2026



READ AVENUE, BEESTON, NOTTINGHAM, NG9

Martin & Co. Beeston

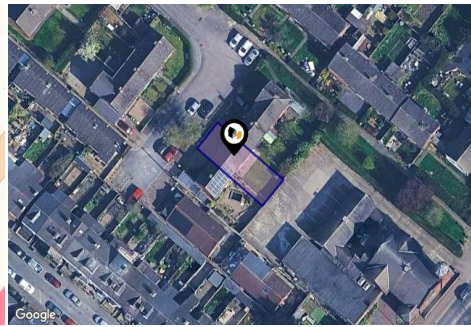
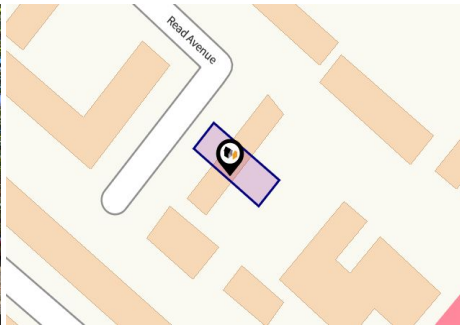
23 Wollaton Road Beeston Nottingham NG9 2NG

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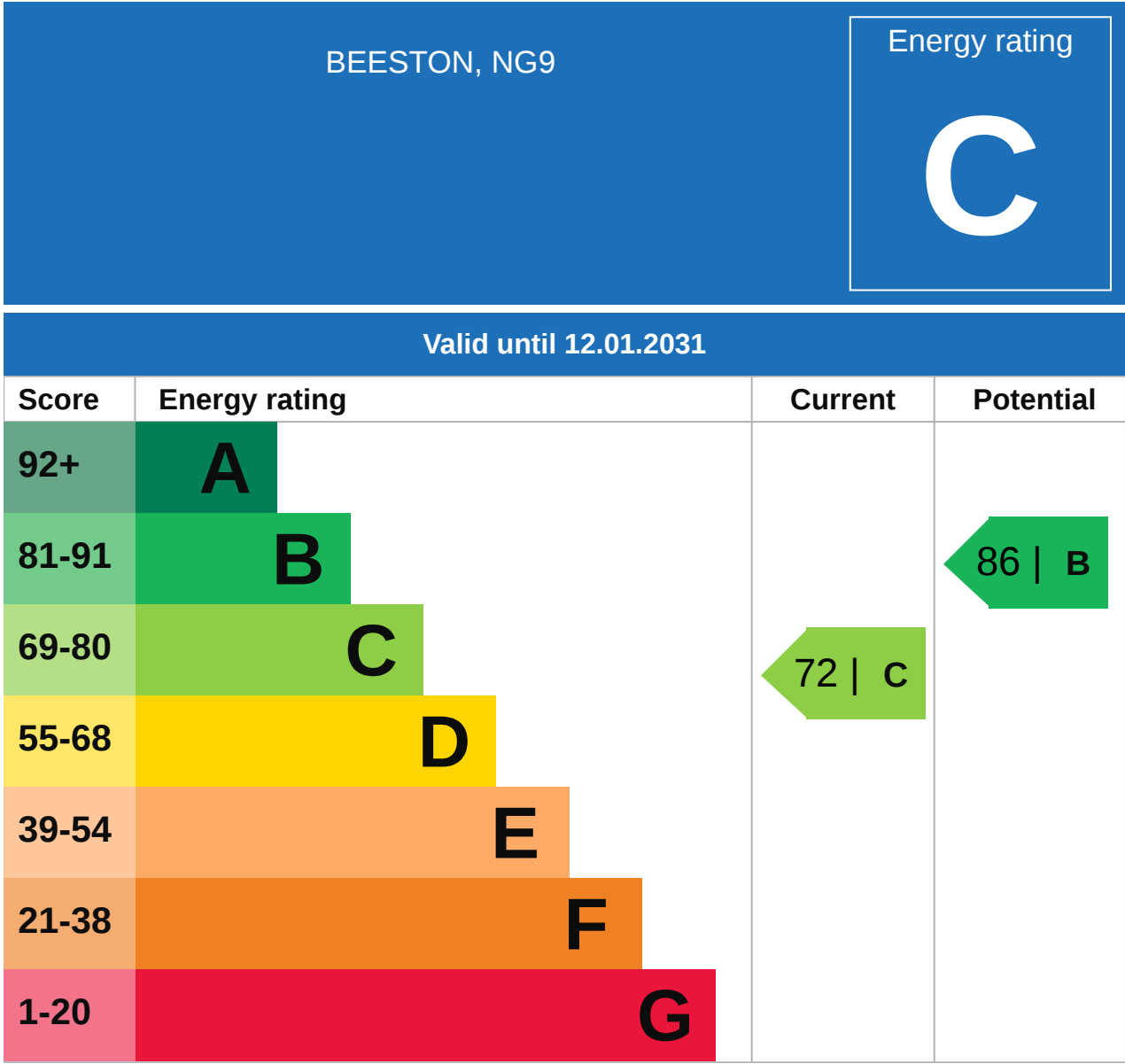
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
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	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		17	1800
• Rivers & Seas	Low	mb/s	mb/s
• Surface Water	Low		

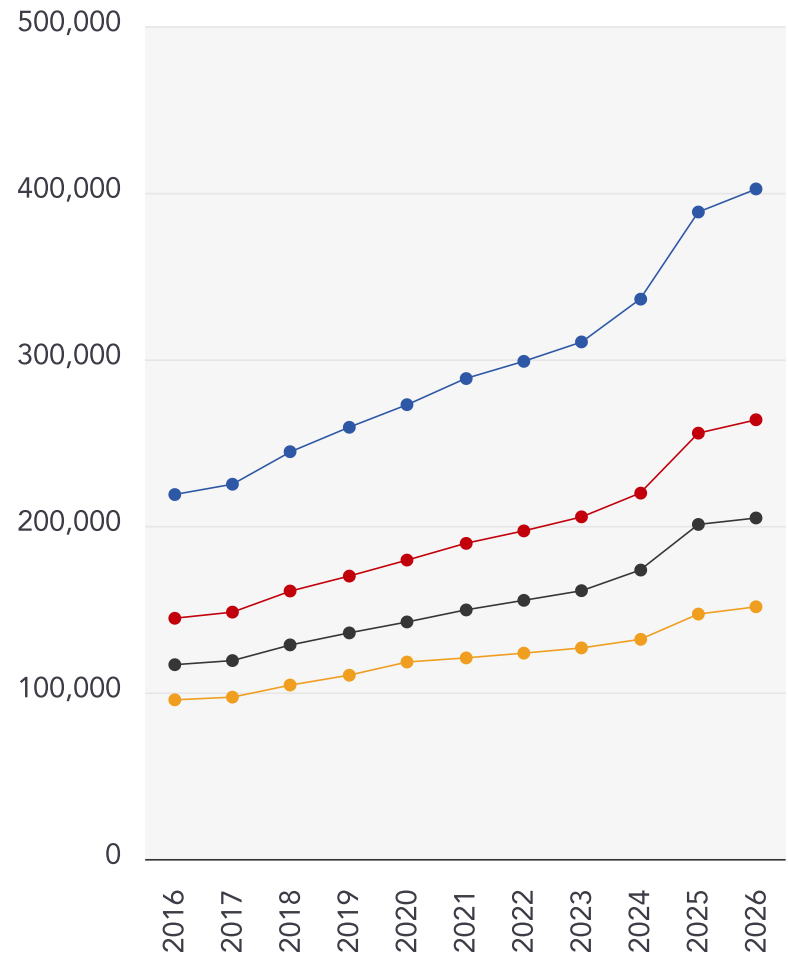
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
O ₂	EE	3	BT
			sky



Additional EPC Data

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

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



Detached

+83.86%

Semi-Detached

+82.47%

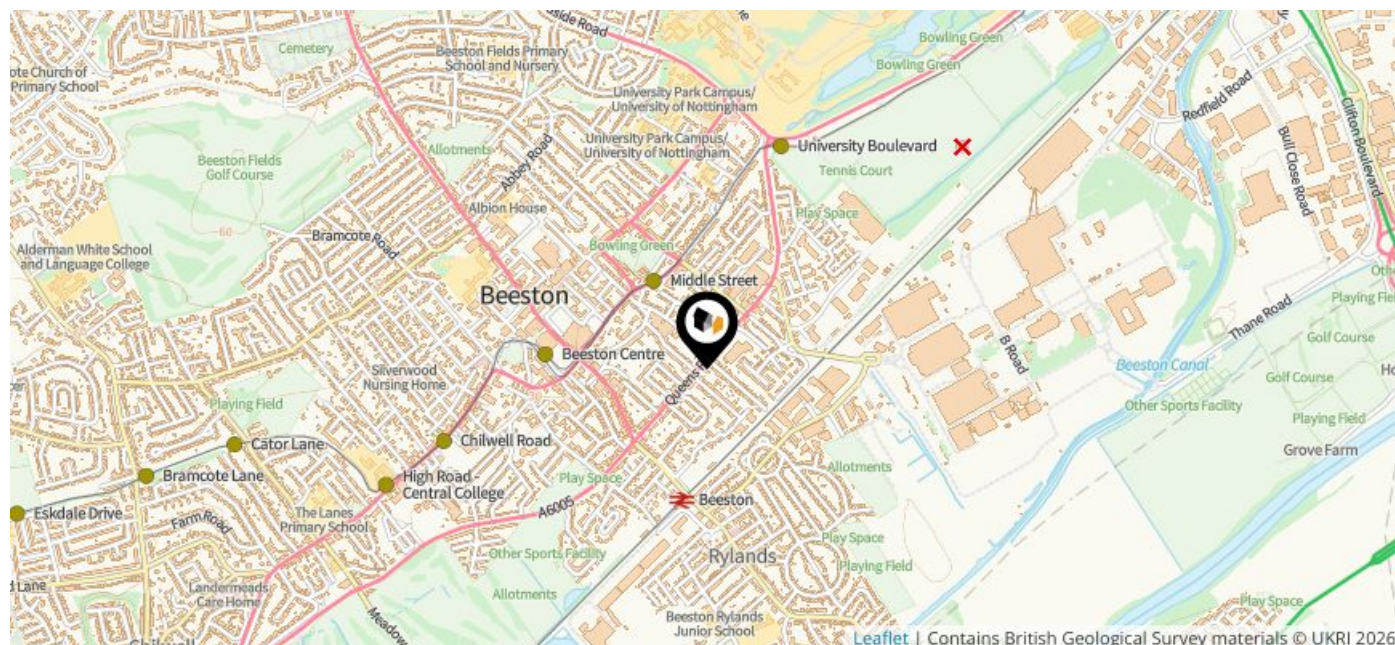
Terraced

+75.52%

Flat

+58.5%

This map displays nearby coal mine entrances and their classifications.



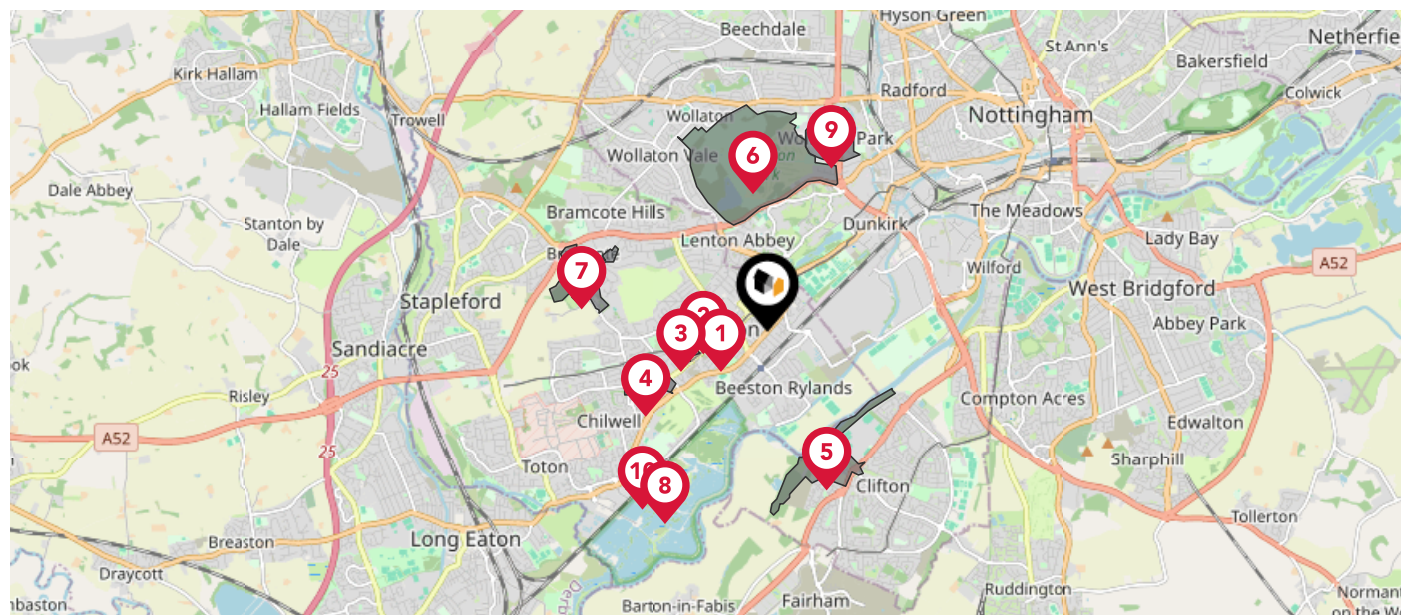
Mine Entry

- ✕ 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.

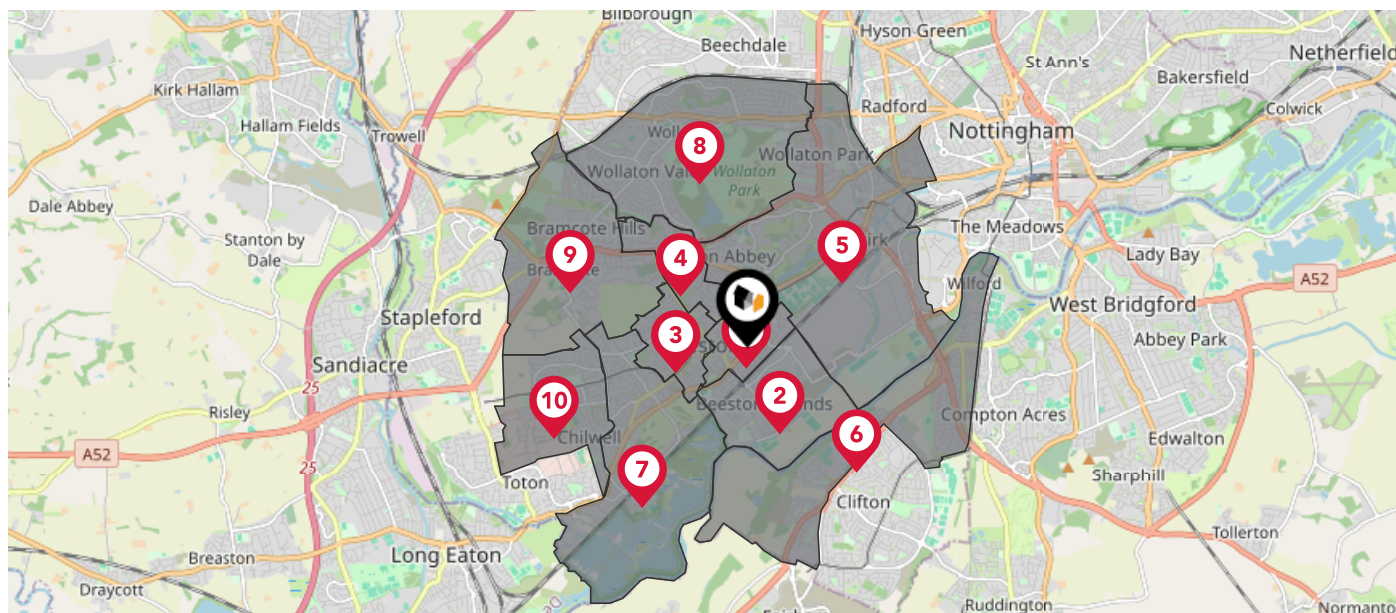
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

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



Beeston Central Ward



Beeston Rylands Ward



Beeston West Ward



Beeston North Ward



Lenton & Wollaton East Ward



Clifton West Ward



Attenborough & Chilwell East Ward



Wollaton West Ward

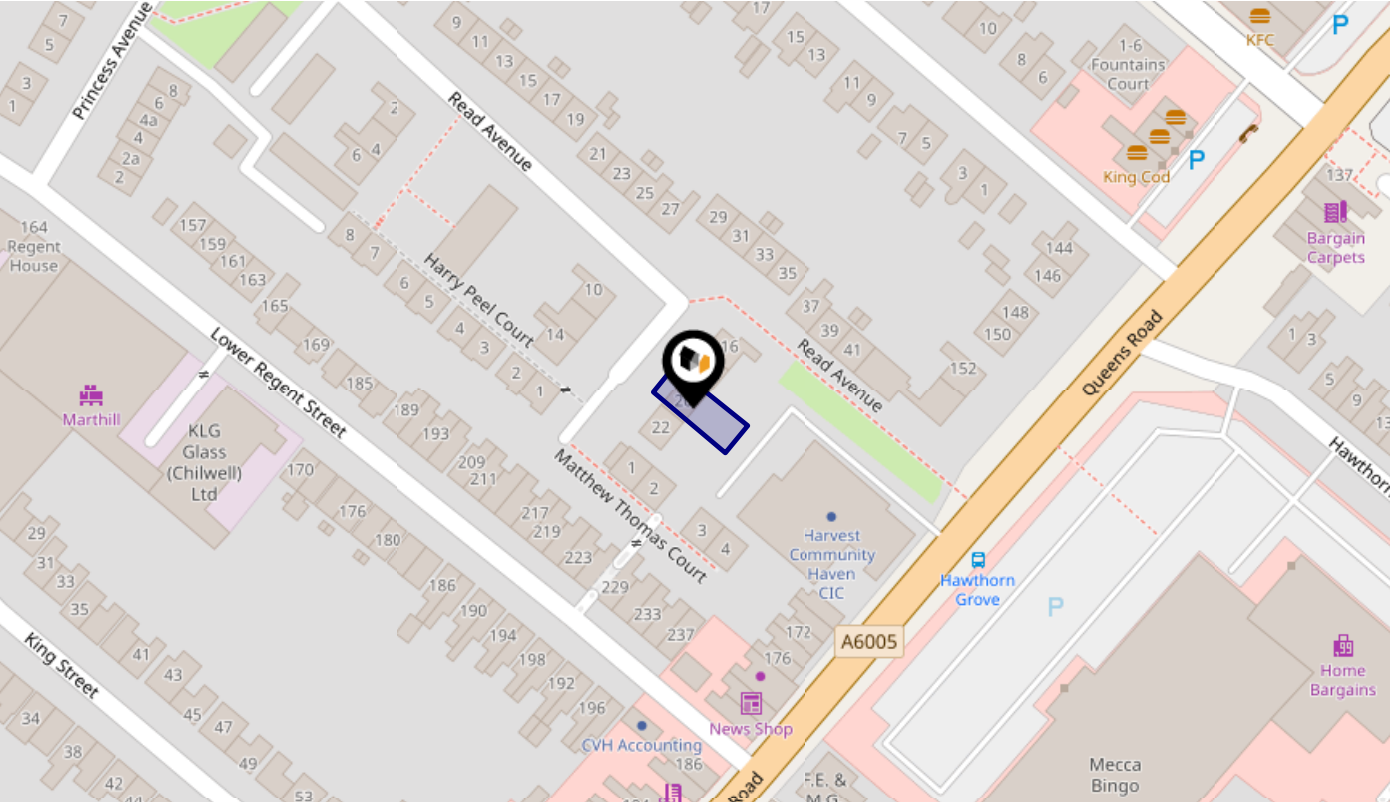


Bramcote Ward



Chilwell West 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.

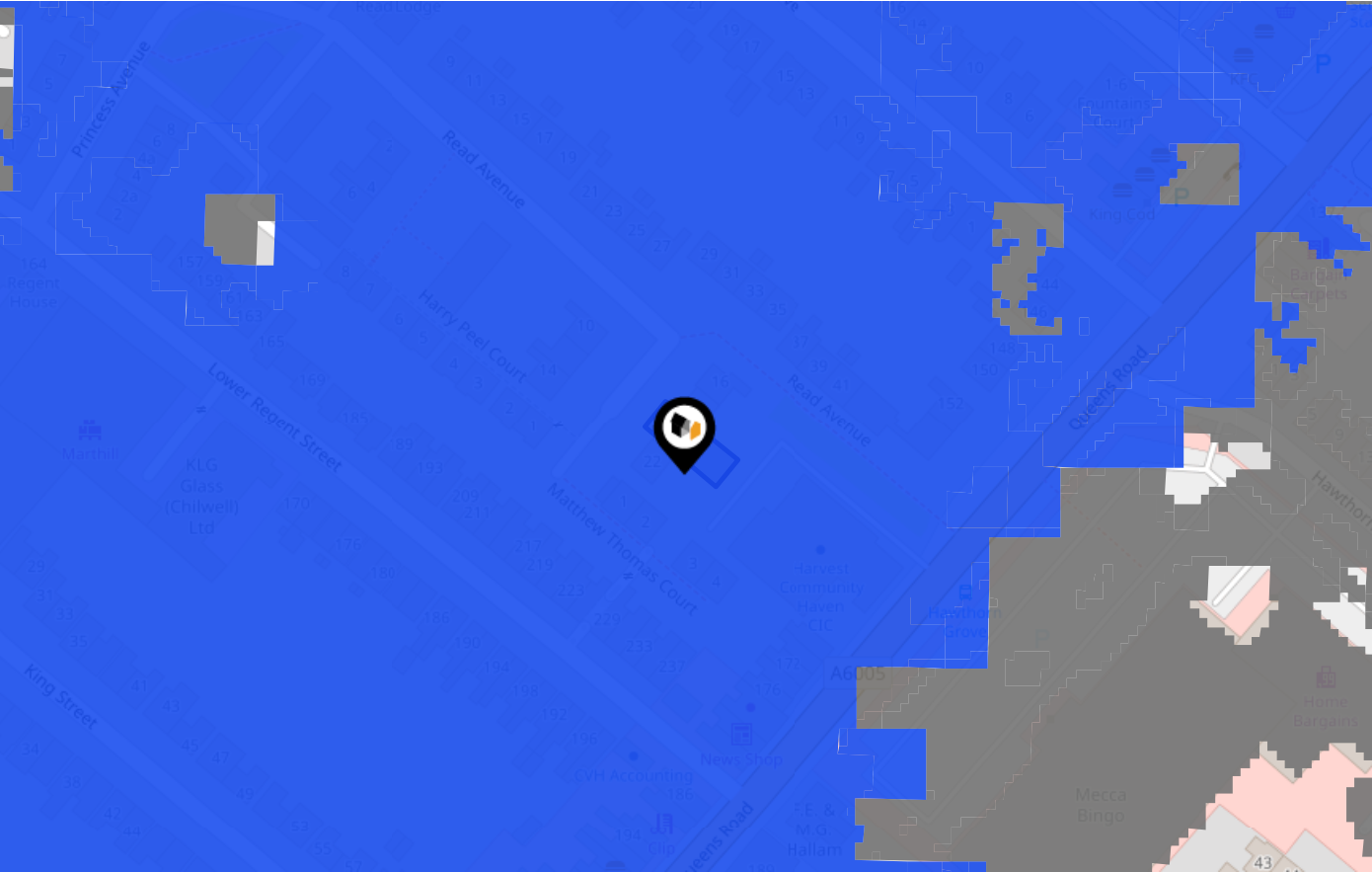
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

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.

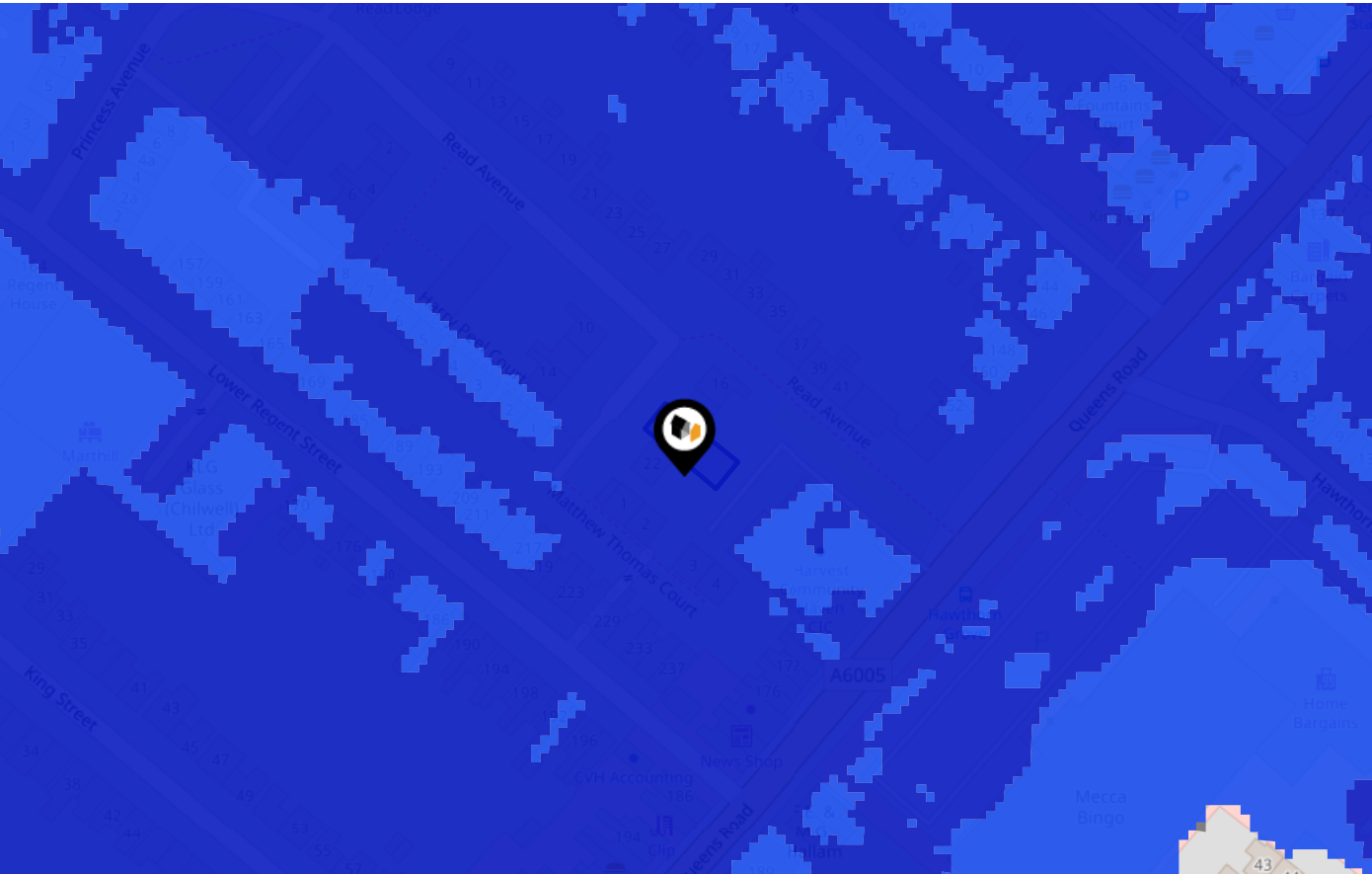
Chance of flooding to the following depths at this property:



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.

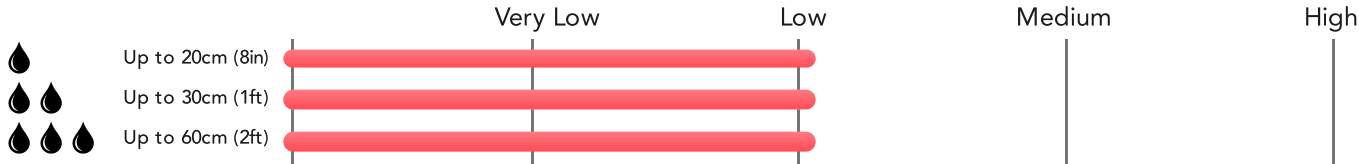


Risk Rating: Medium

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.

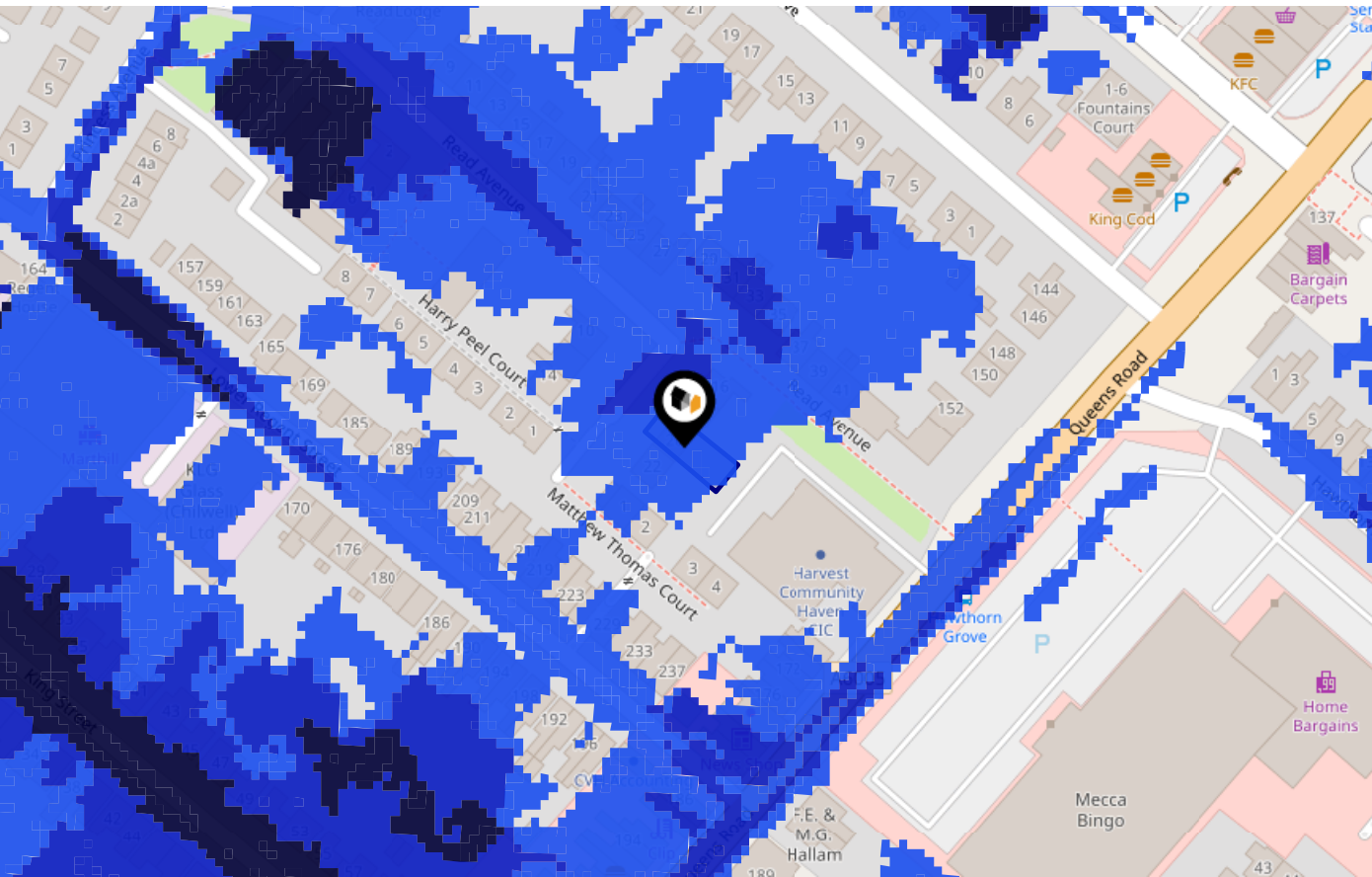
Chance of flooding to the following depths at this property:



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

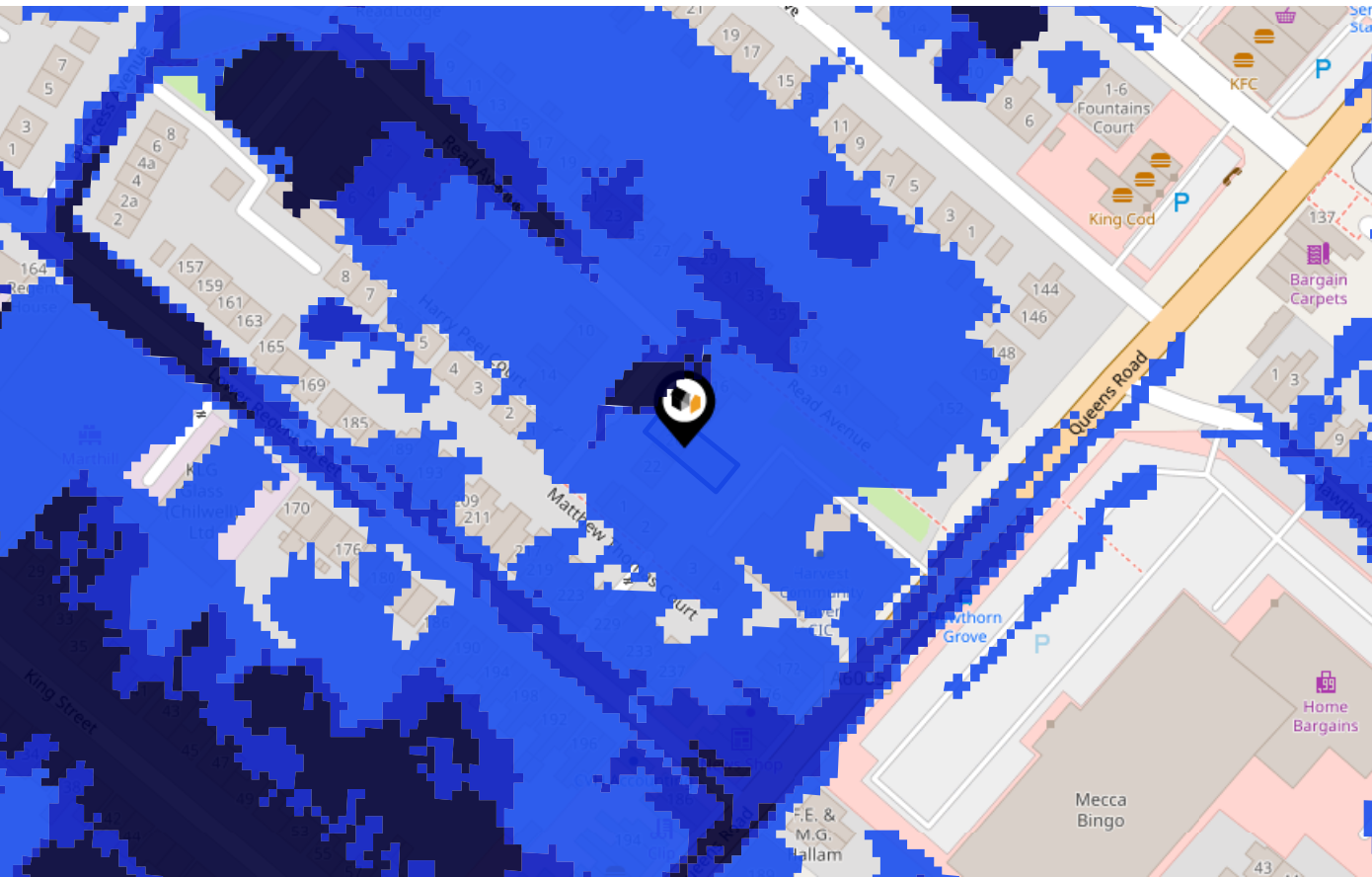
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

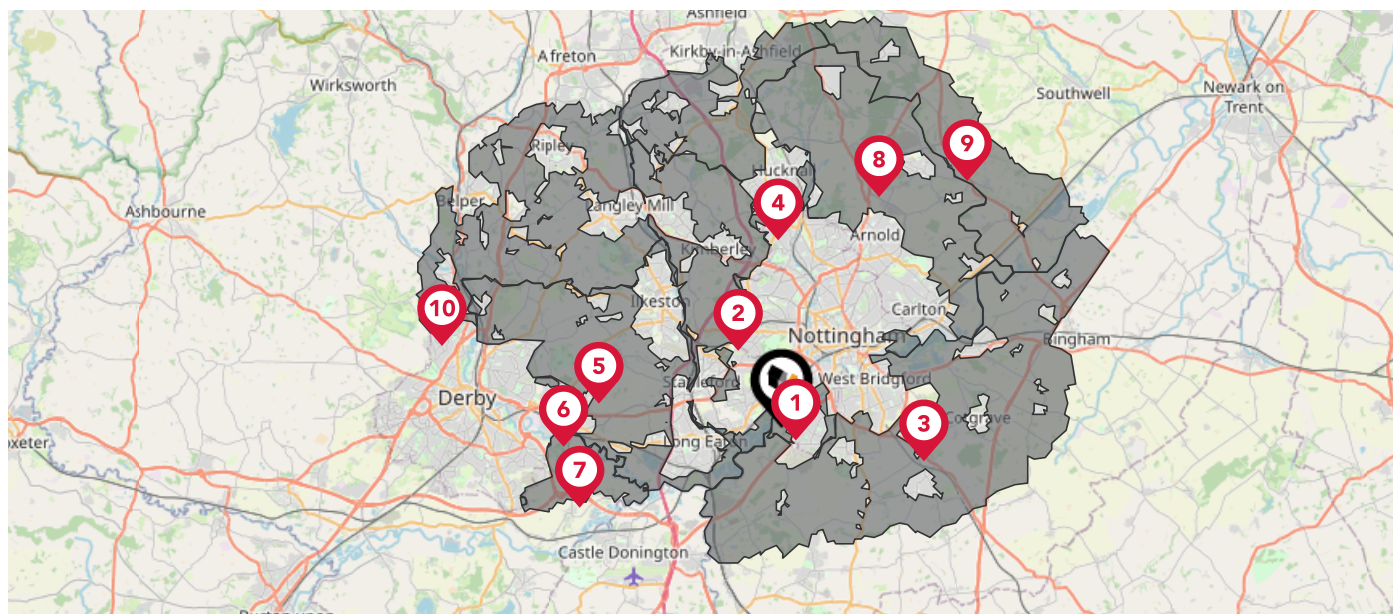
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Gedling

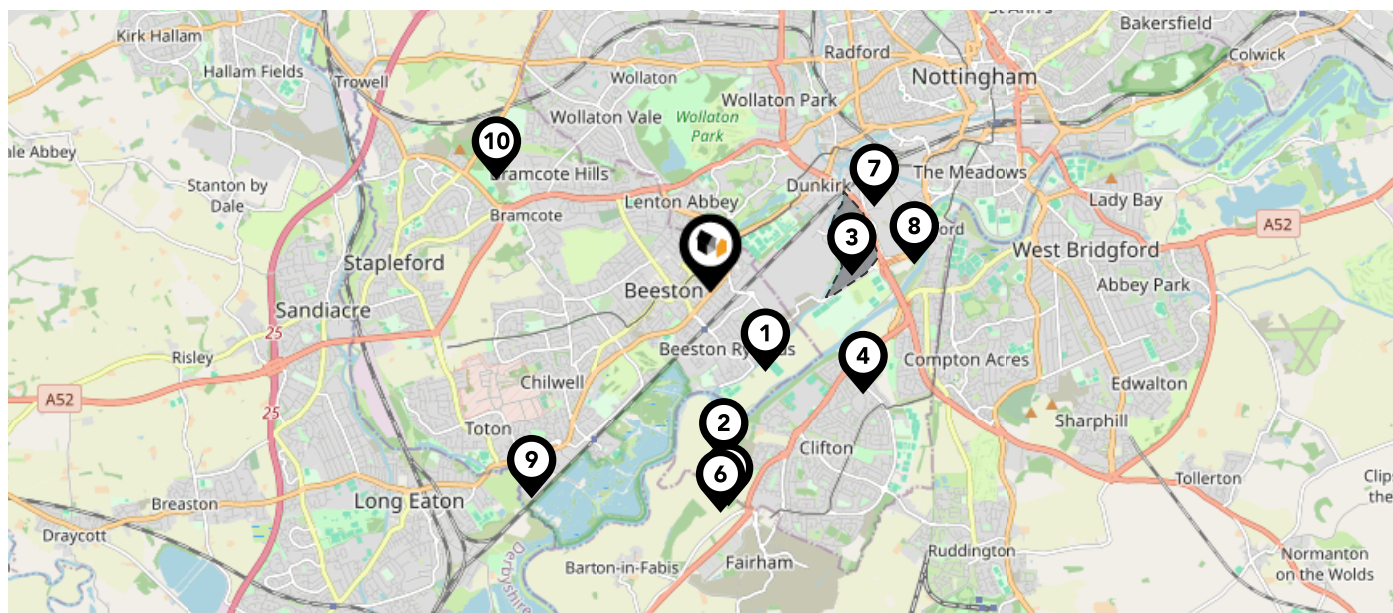


Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Amber Valley

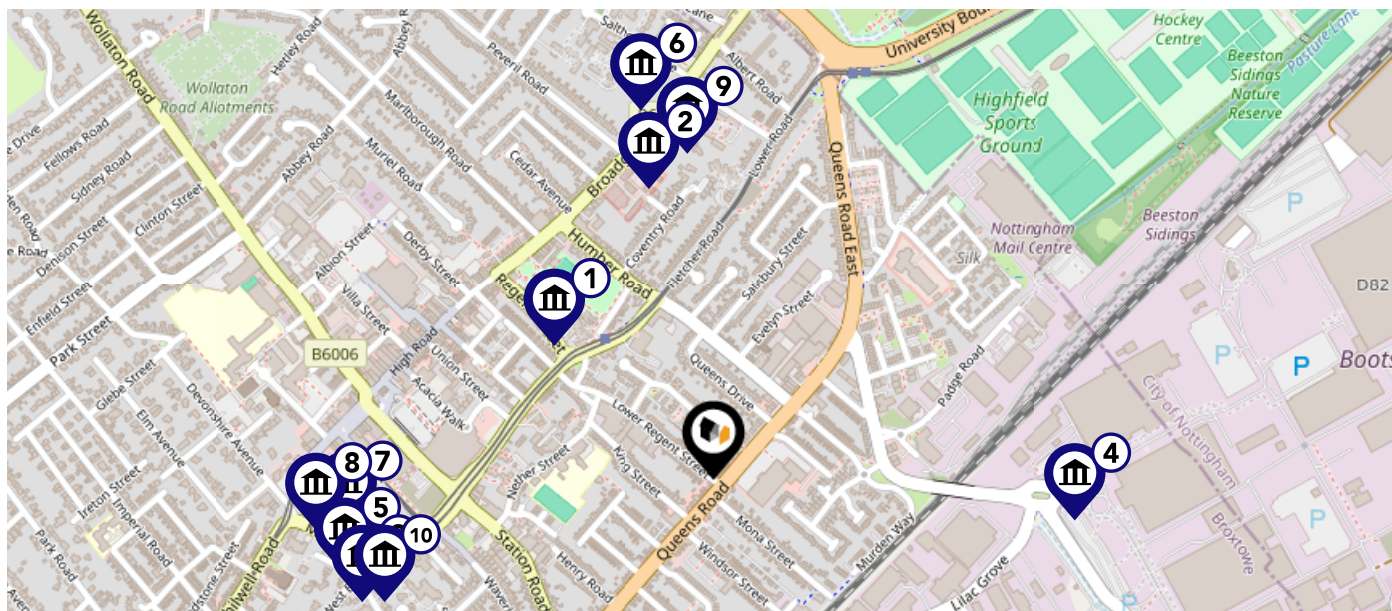
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.










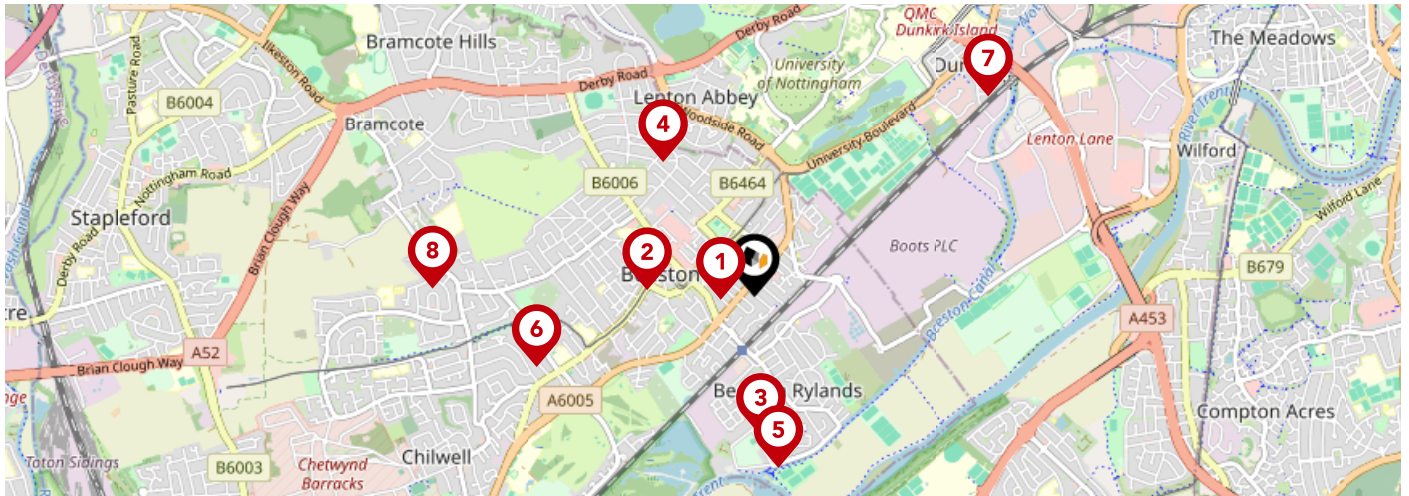
Nearby Landfill Sites

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

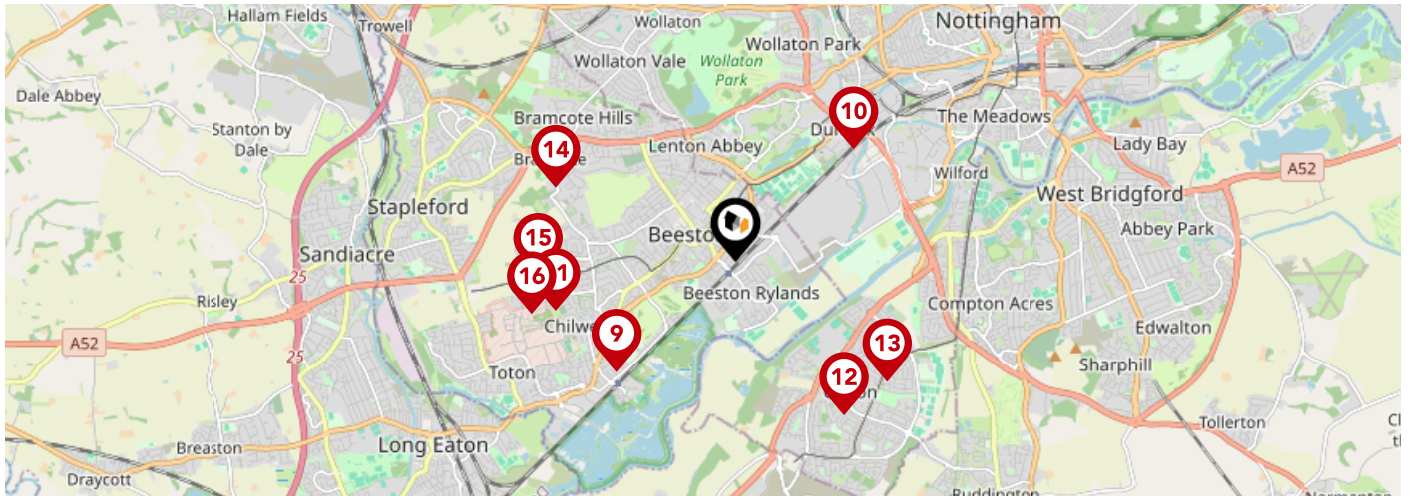
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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



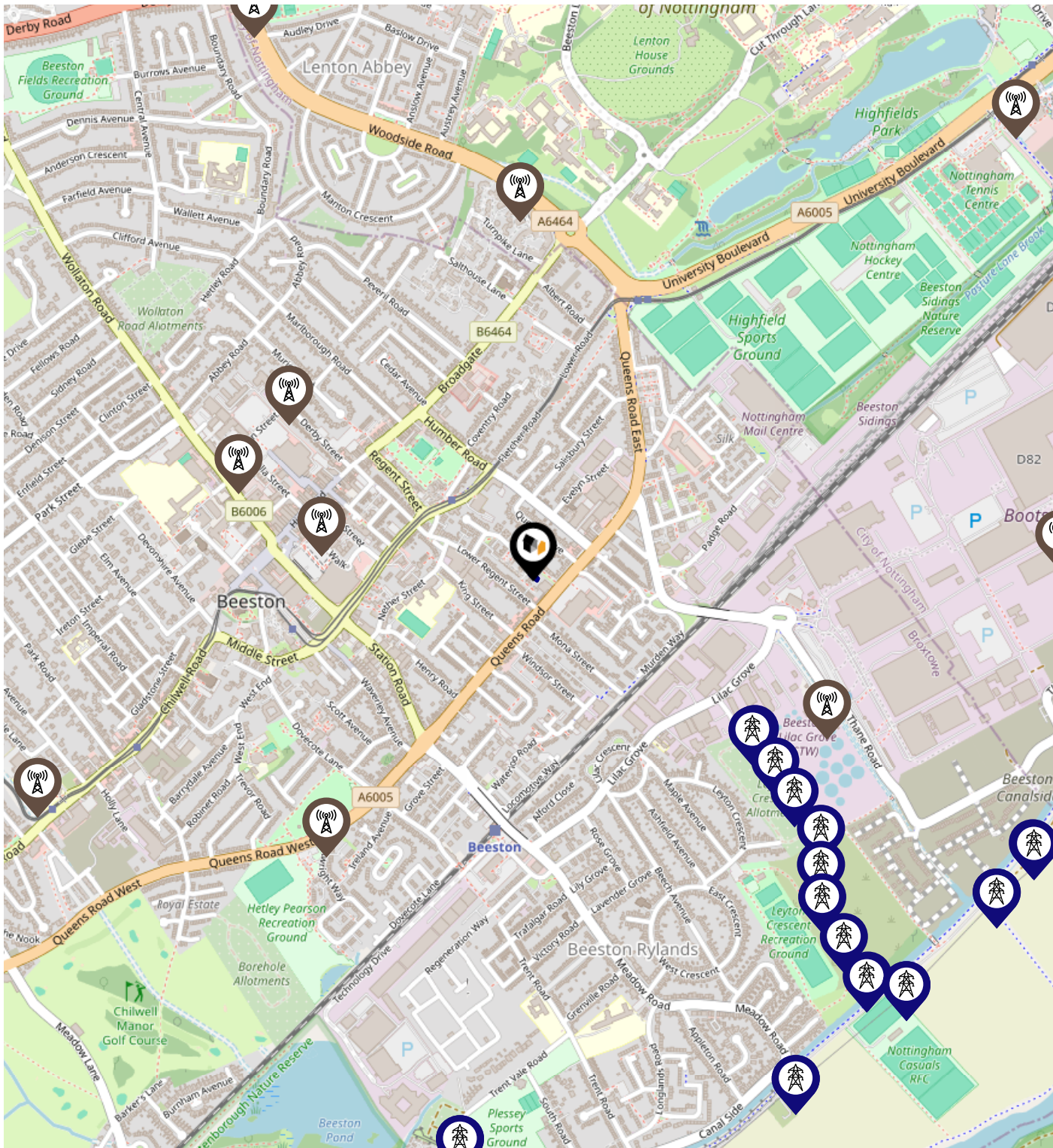
		Nursery	Primary	Secondary	College	Private
1	John Clifford Primary School Ofsted Rating: Good Pupils: 389 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Round Hill Primary School Ofsted Rating: Good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





		Nursery	Primary	Secondary	College	Private
	Chilwell School Ofsted Rating: Good Pupils: 1069 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nottingham University Academy of Science and Technology Ofsted Rating: Good Pupils: 906 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alderman Pounder Infant and Nursery School Ofsted Rating: Good Pupils: 207 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Glapton Academy Ofsted Rating: Good Pupils: 354 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dovecote Primary and Nursery School Ofsted Rating: Good Pupils: 361 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bramcote CofE Primary School Ofsted Rating: Good Pupils: 200 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sunnyside Spencer Academy Ofsted Rating: Good Pupils: 215 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eskdale Junior School Ofsted Rating: Outstanding Pupils: 251 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

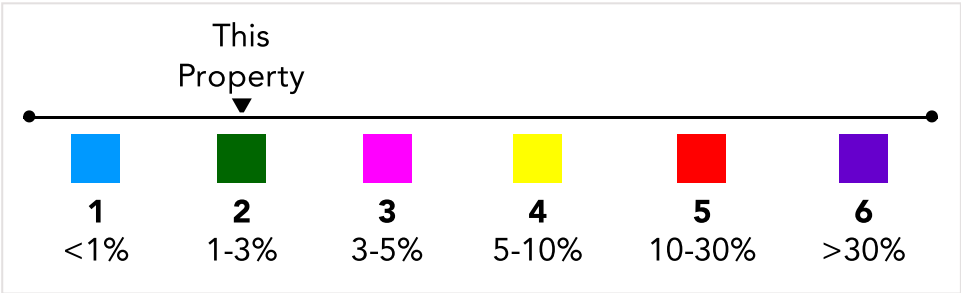
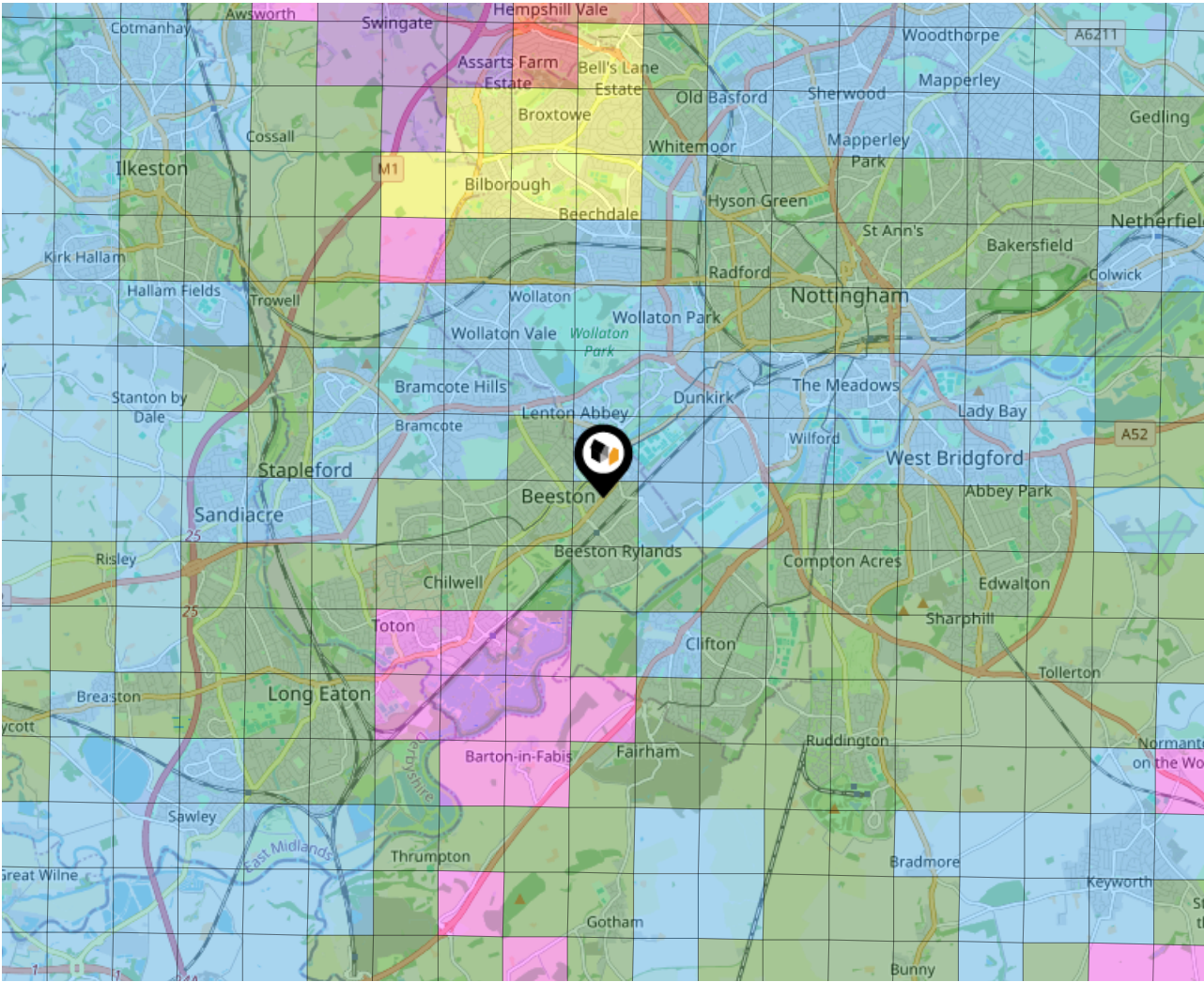


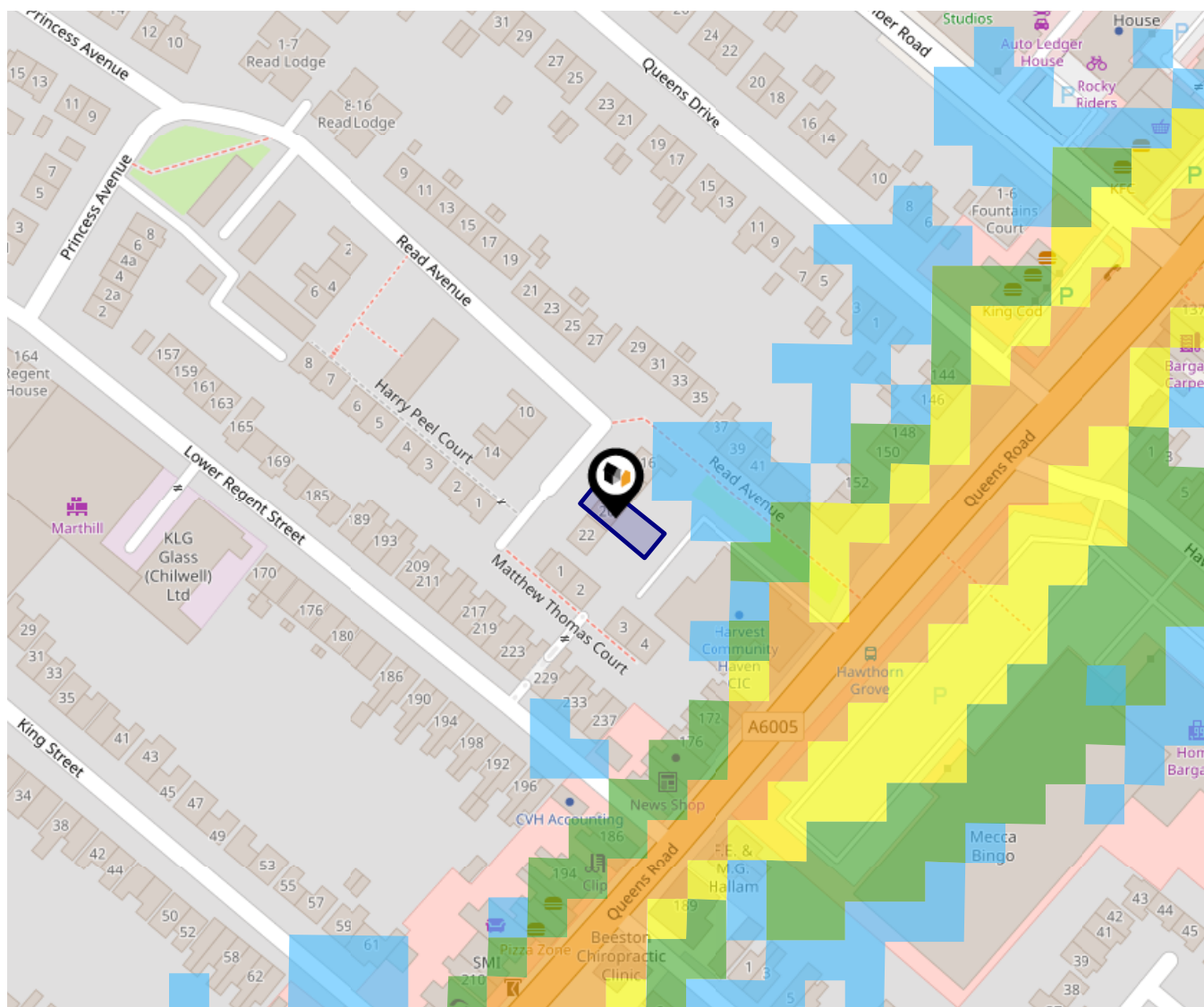
Key:

-  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/m³).





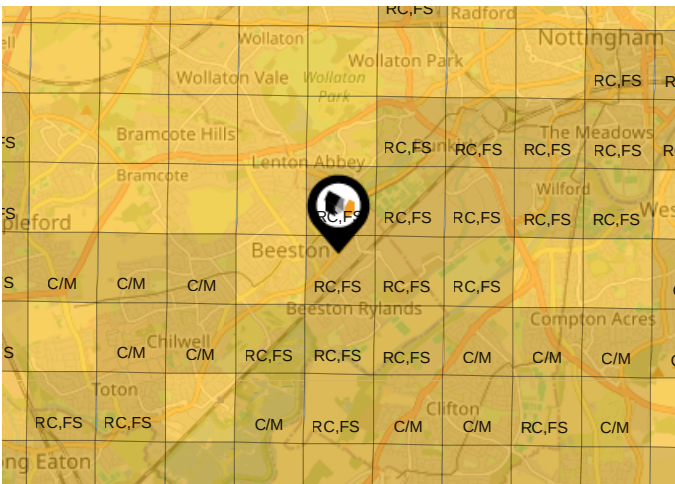
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

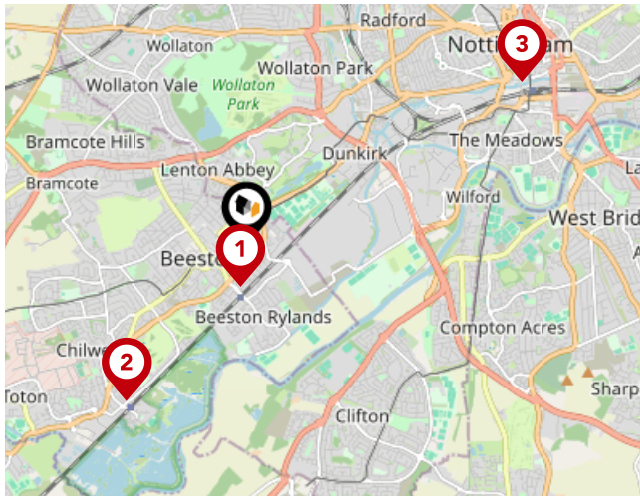
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



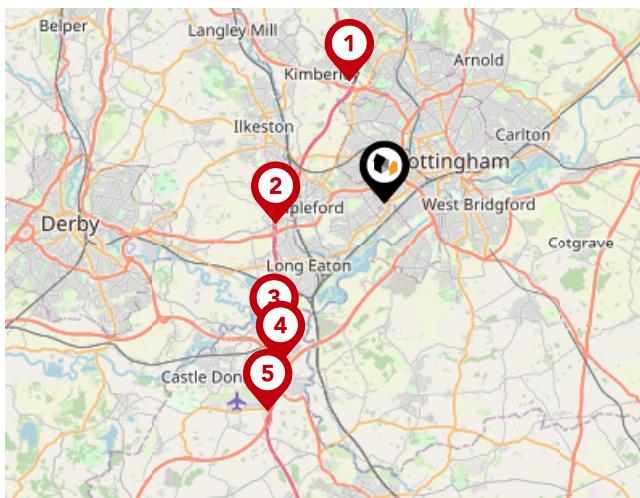
Primary Classifications (Most Common Clay Types)

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



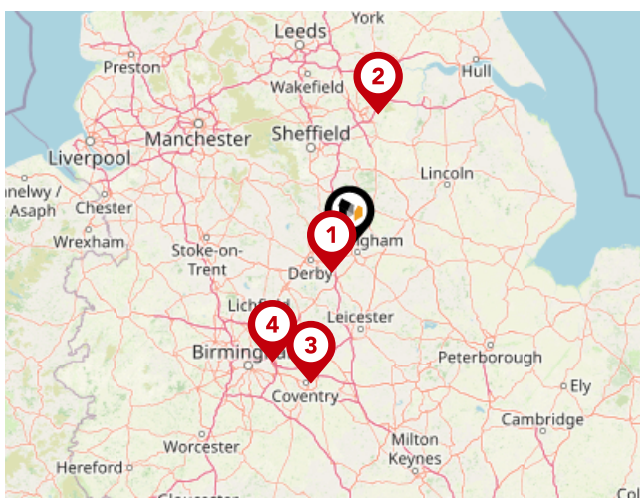
National Rail Stations

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



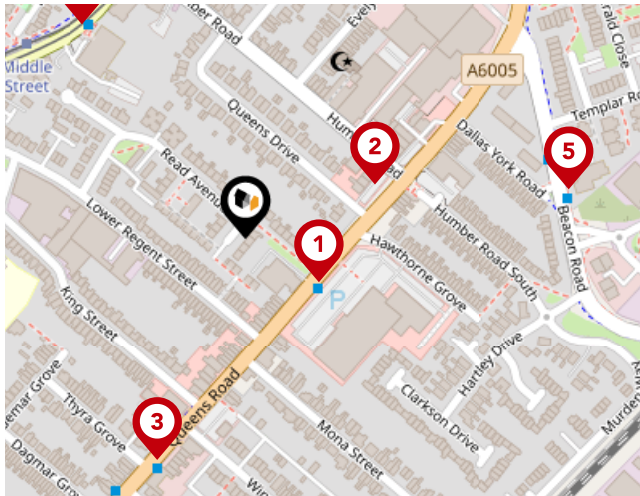
Trunk Roads/Motorways

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



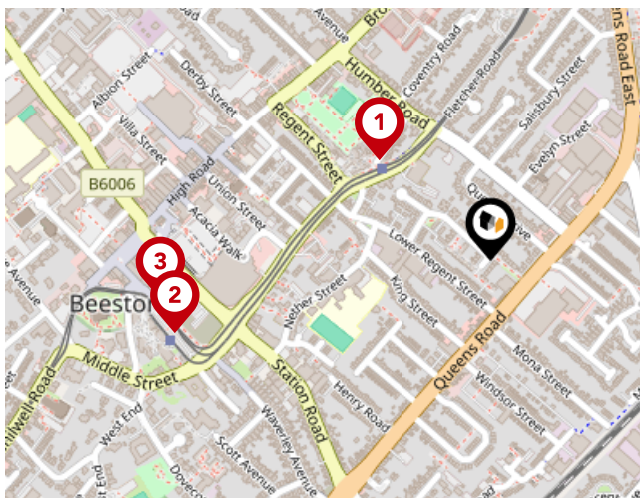
Airports/Helipads

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



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-

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

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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