

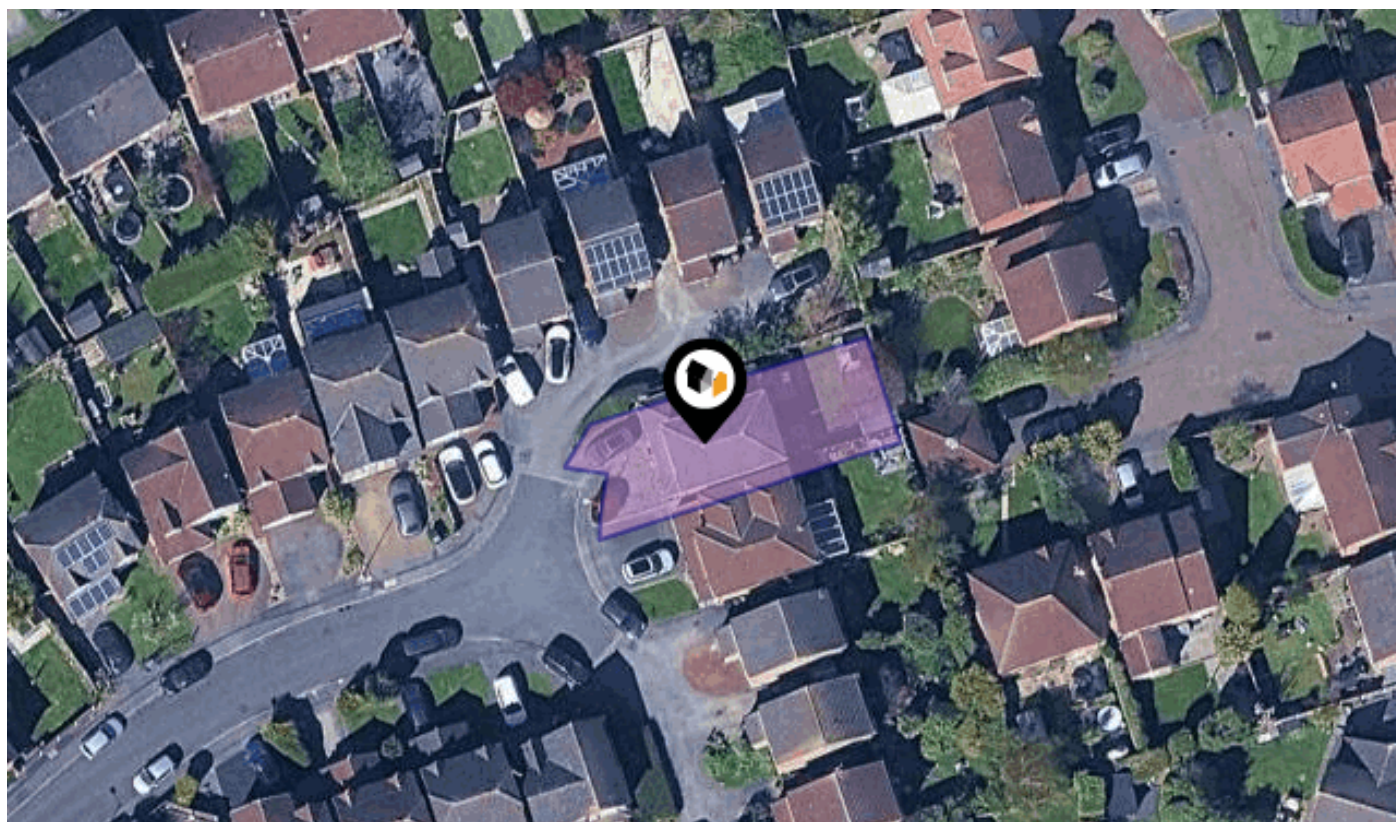


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th January 2026



BIGGART CLOSE, BEESTON, NOTTINGHAM, NG9

Martin & Co. Beeston

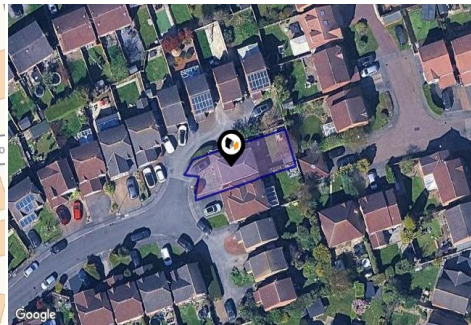
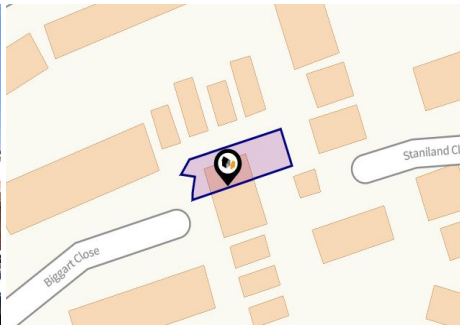
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





Property

Type:	Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.06 acres
Year Built :	1991-1995
Council Tax :	Band D
Annual Estimate:	£2,516
Title Number:	NT292376

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



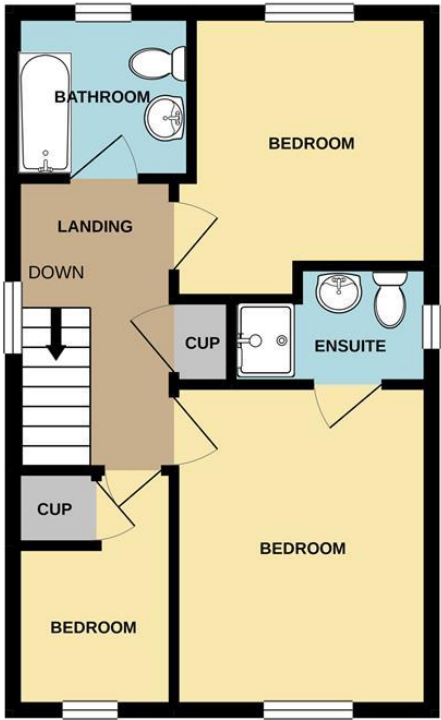
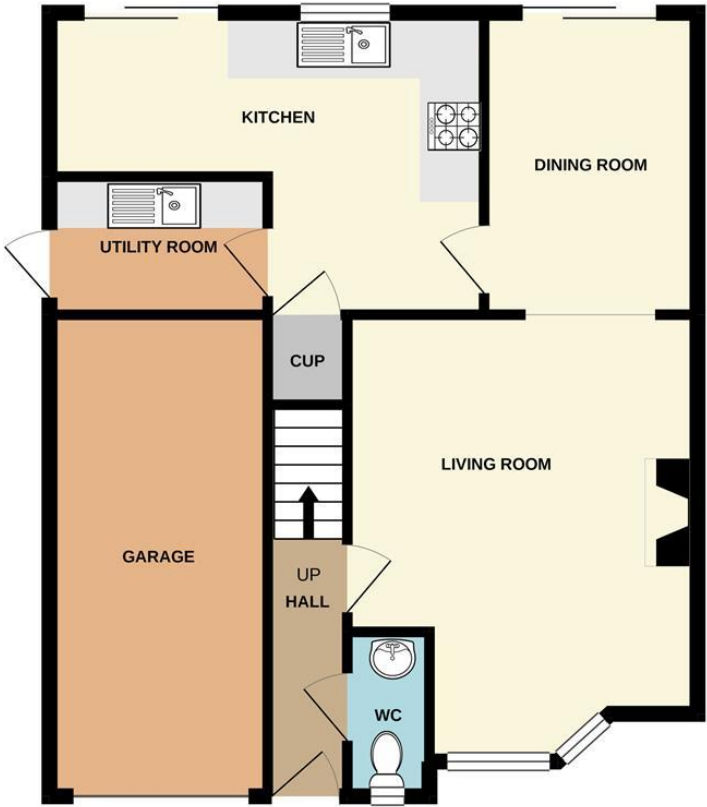
Satellite/Fibre TV Availability:



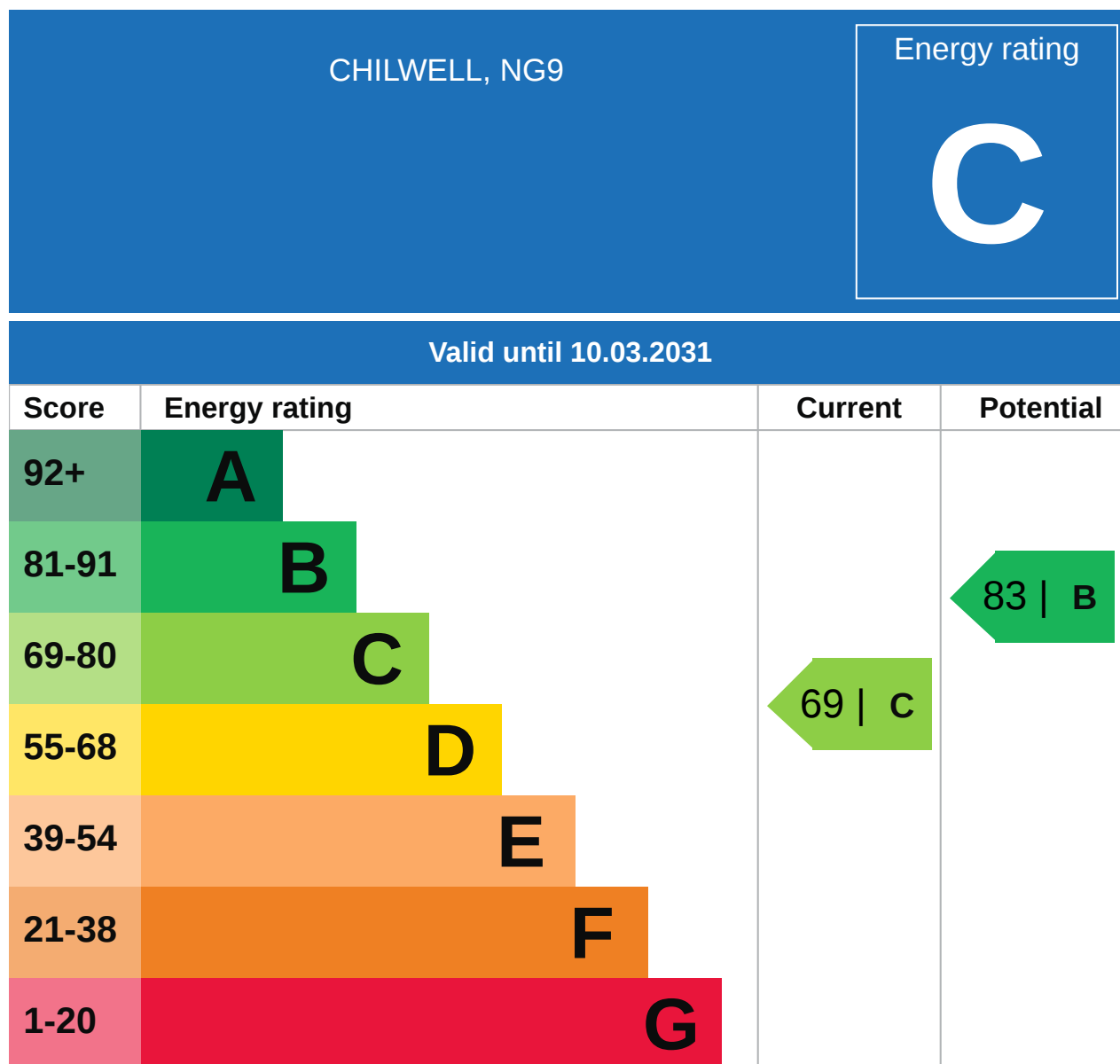
BIGGART CLOSE, BEESTON, NOTTINGHAM, NG9

GROUND FLOOR

1ST FLOOR



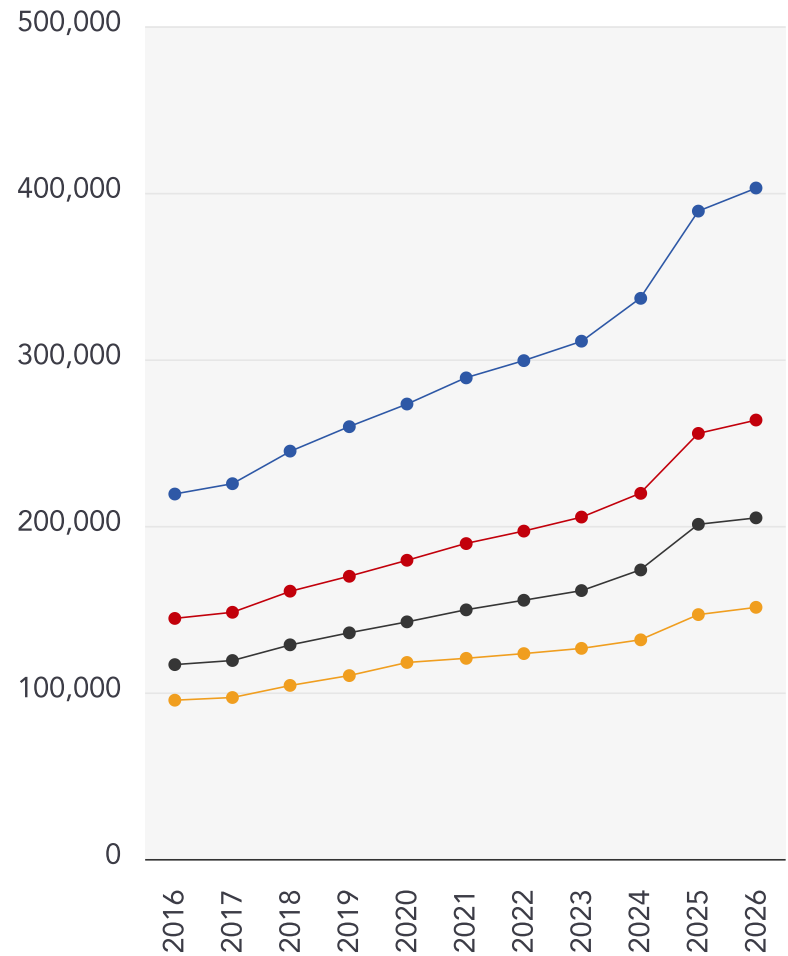
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 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

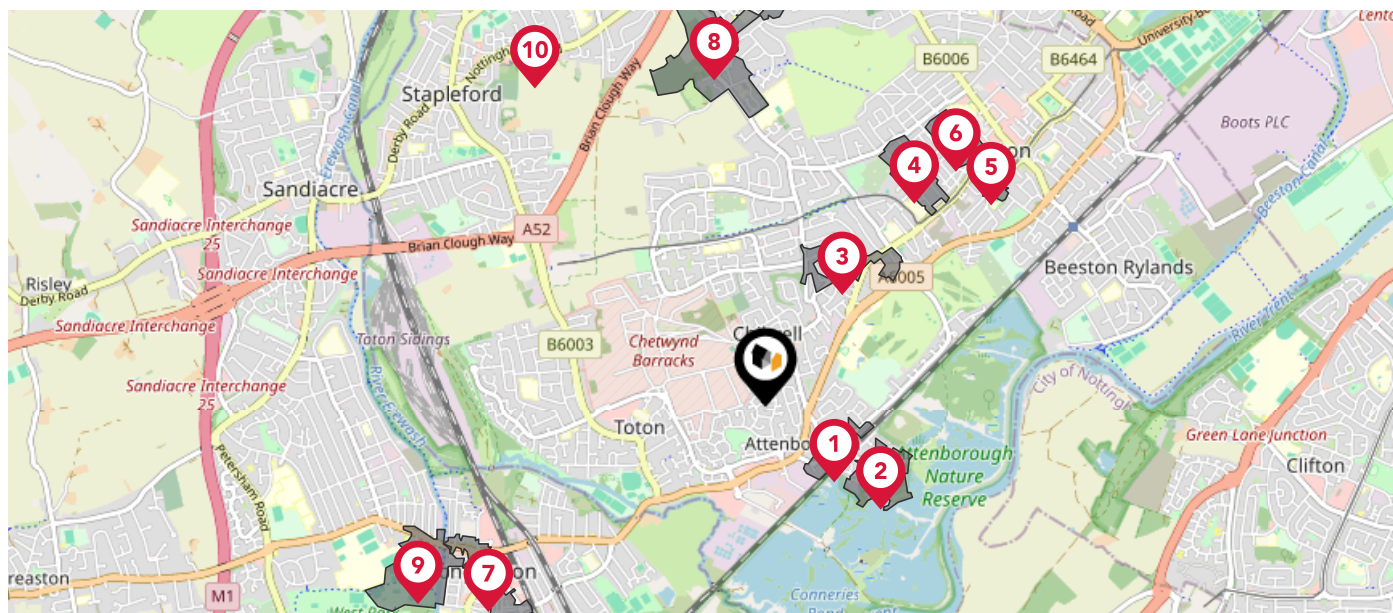
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

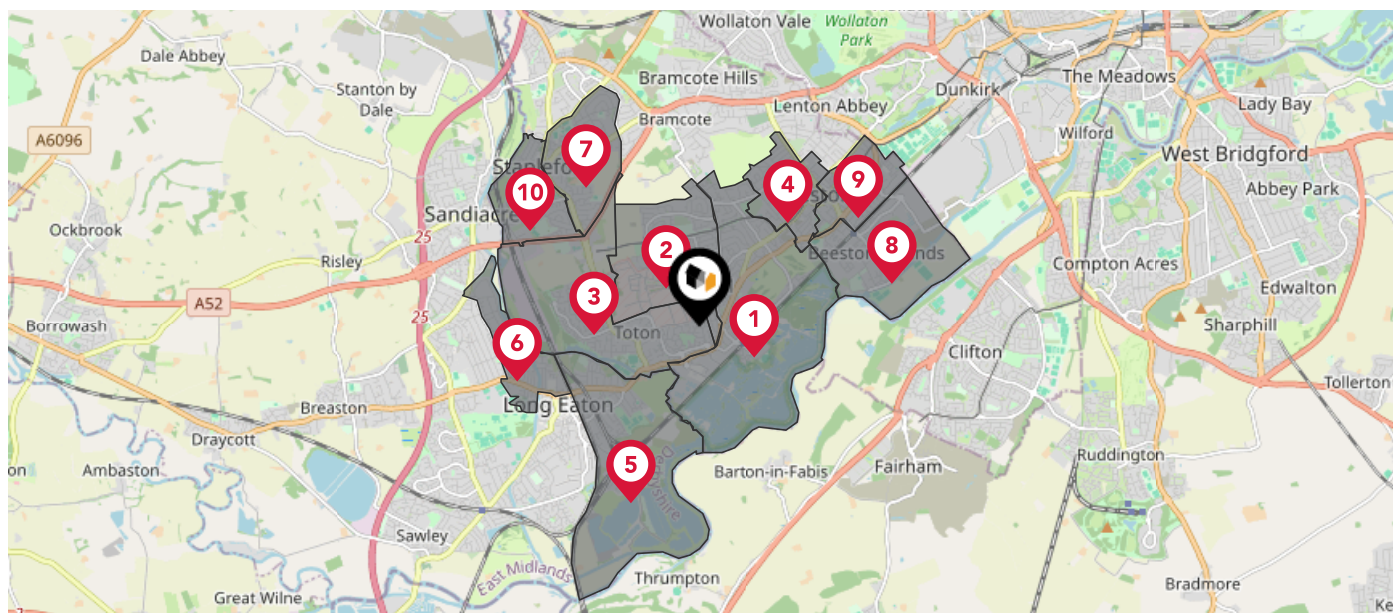
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Attenborough Barratt Lane
- 2 Attenborough Village
- 3 Chilwell
- 4 Chilwell Cottage Grove
- 5 Beeston West End
- 6 Beeston St John's Grove
- 7 Long Eaton Town Centre
- 8 Bramcote
- 9 Long Eaton Lace Factories
- 10 Stapleford Nottingham Road

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

Attenborough & Chilwell East Ward

2

Chilwell West Ward

3

Toton & Chilwell Meadows Ward

4

Beeston West Ward

5

Nottingham Road Ward

6

Derby Road East Ward

7

Stapleford South East Ward

8

Beeston Rylands Ward

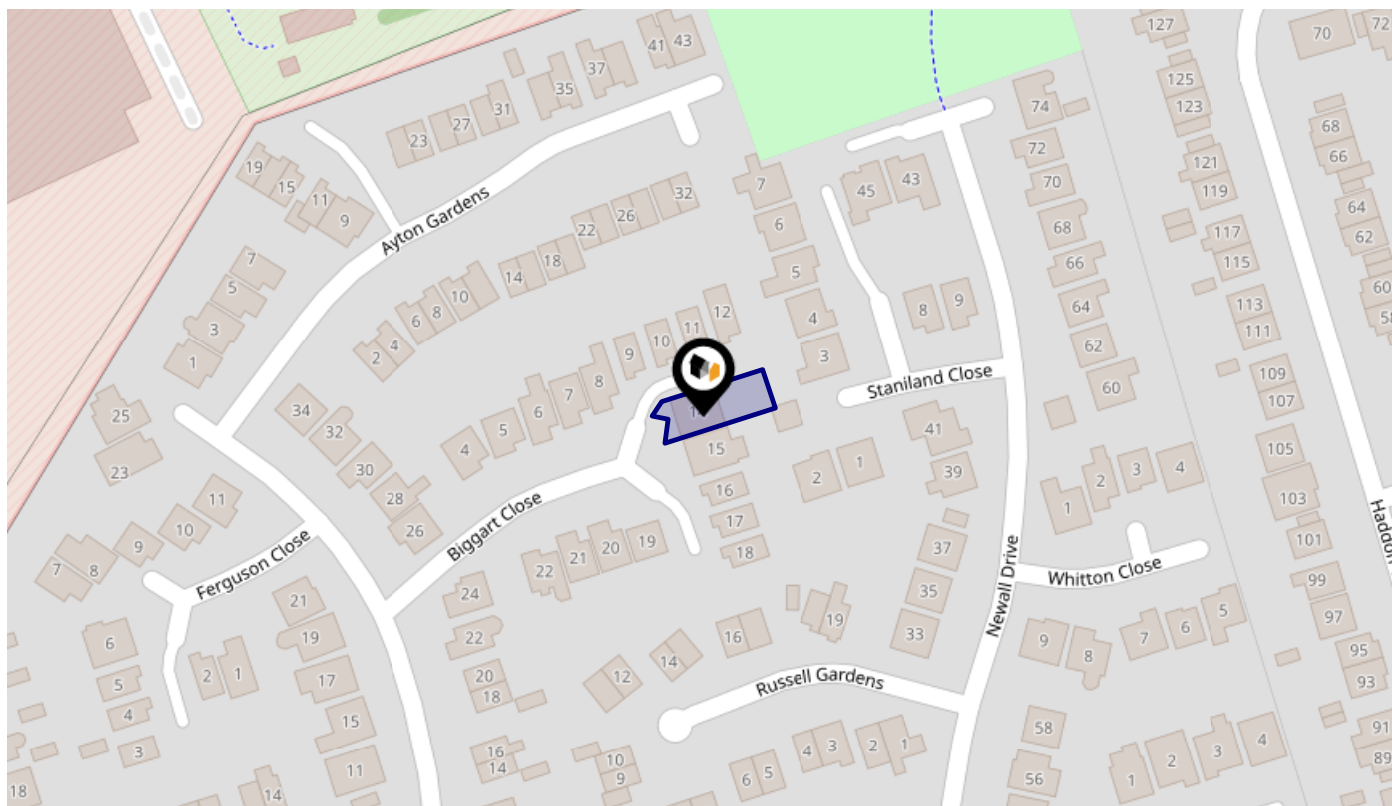
9

Beeston Central Ward

10

Stapleford South 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.

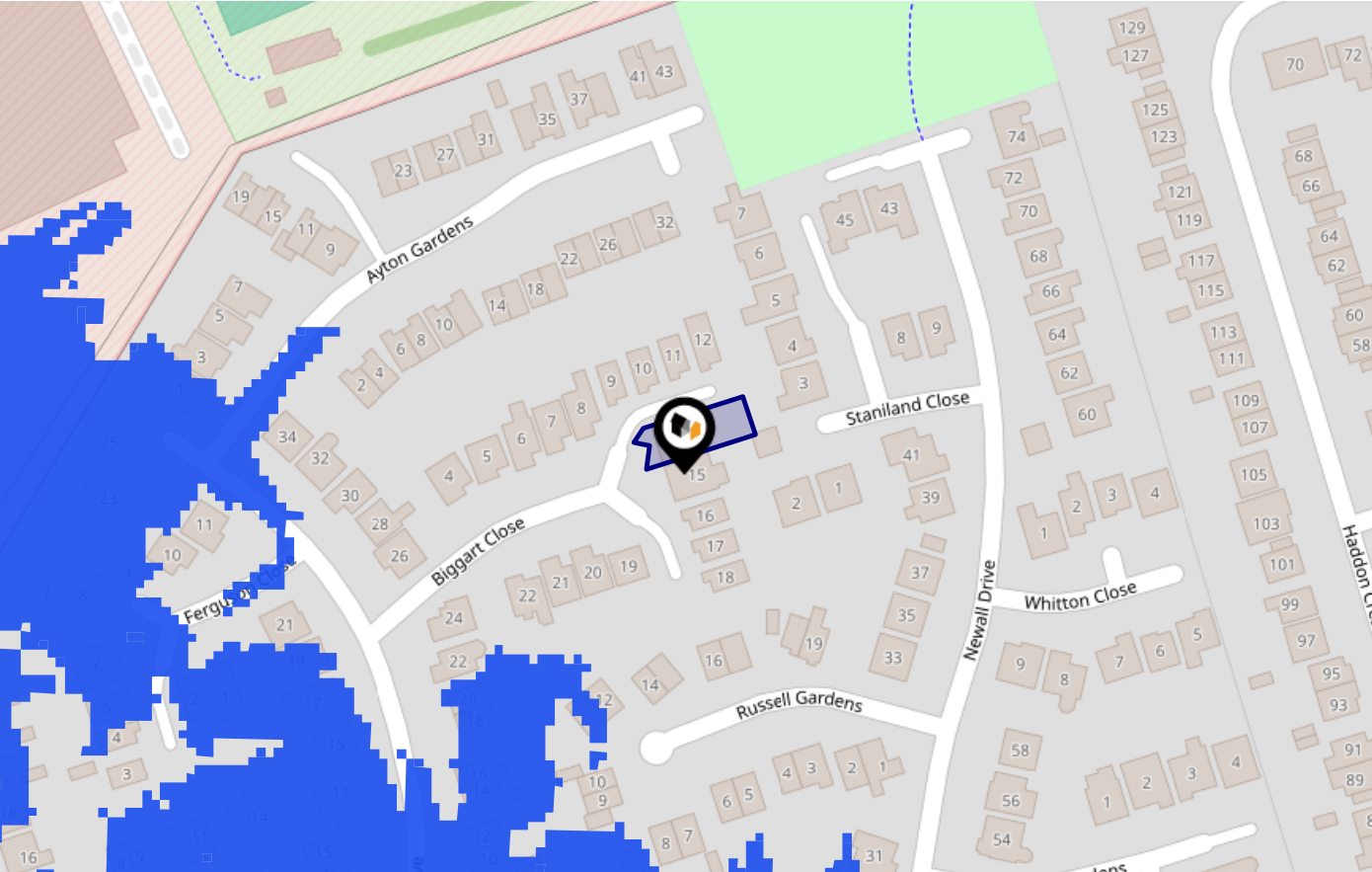
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
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.

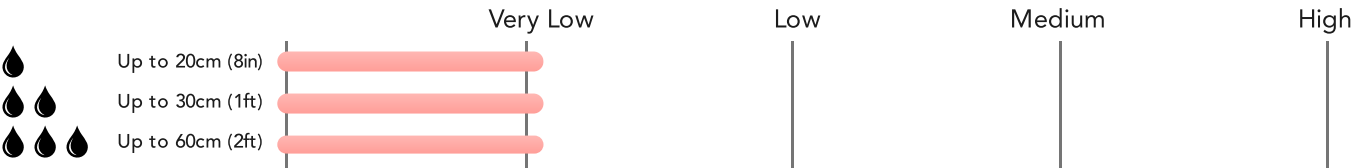


Risk Rating: Very low

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.

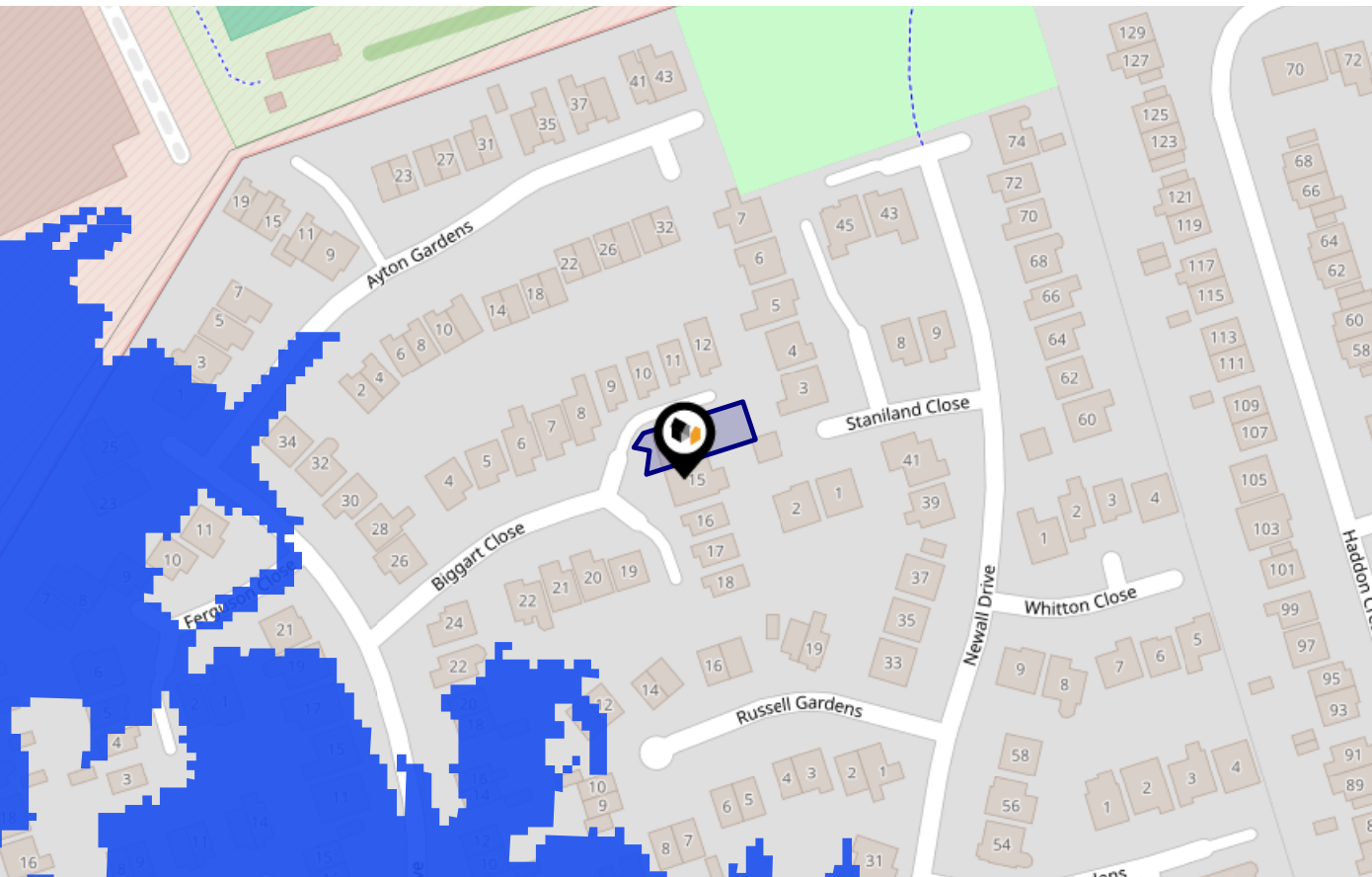
Chance of flooding to the following depths at this property:



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.

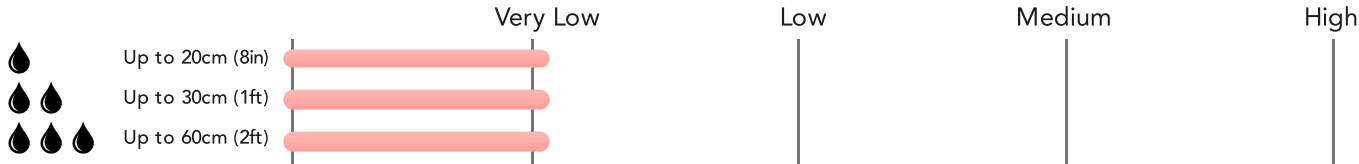


Risk Rating: Very low

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

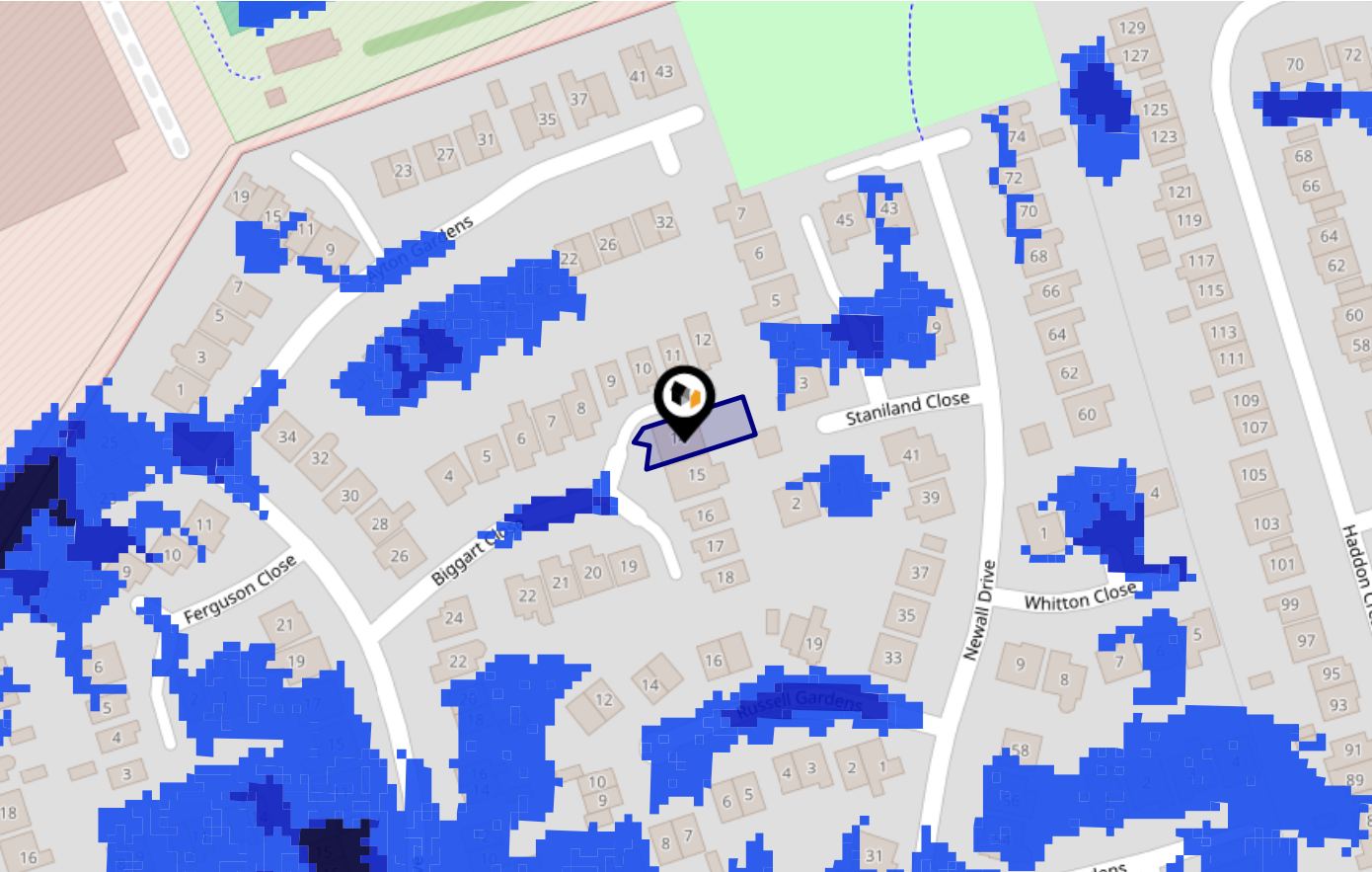
Chance of flooding to the following depths at this property:



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.

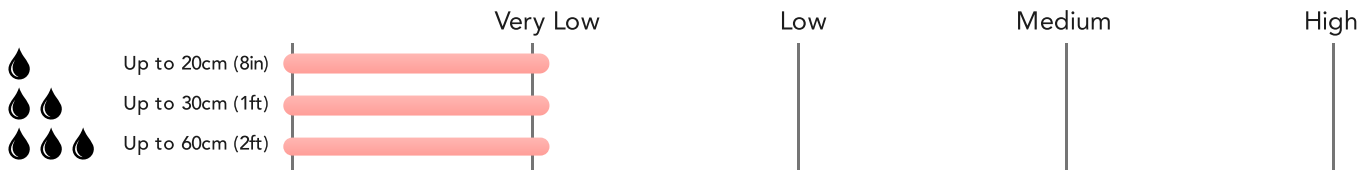


Risk Rating: Very low

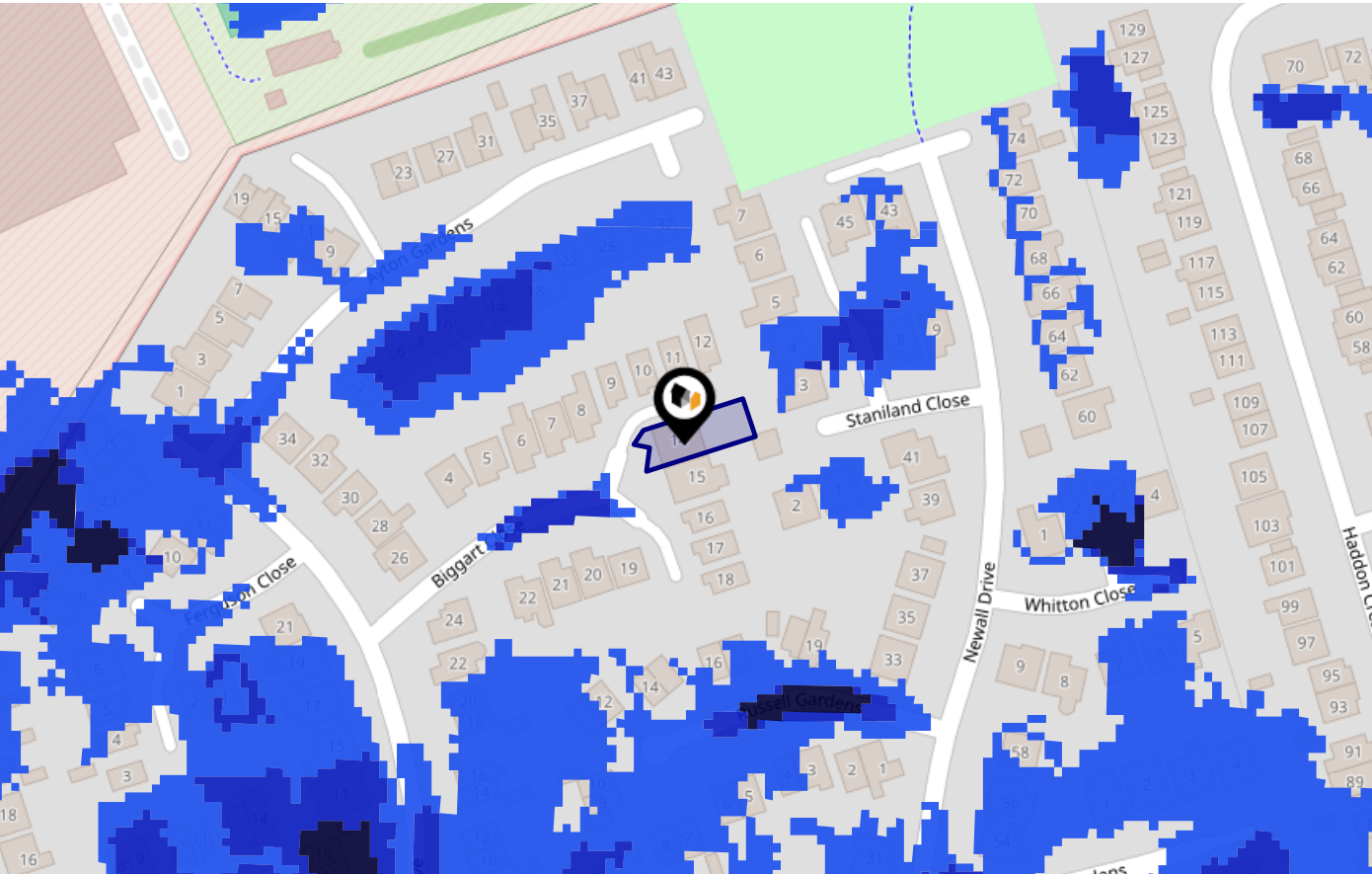
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

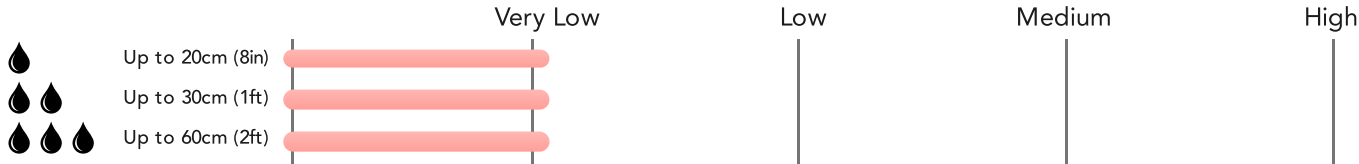


Risk Rating: Very low

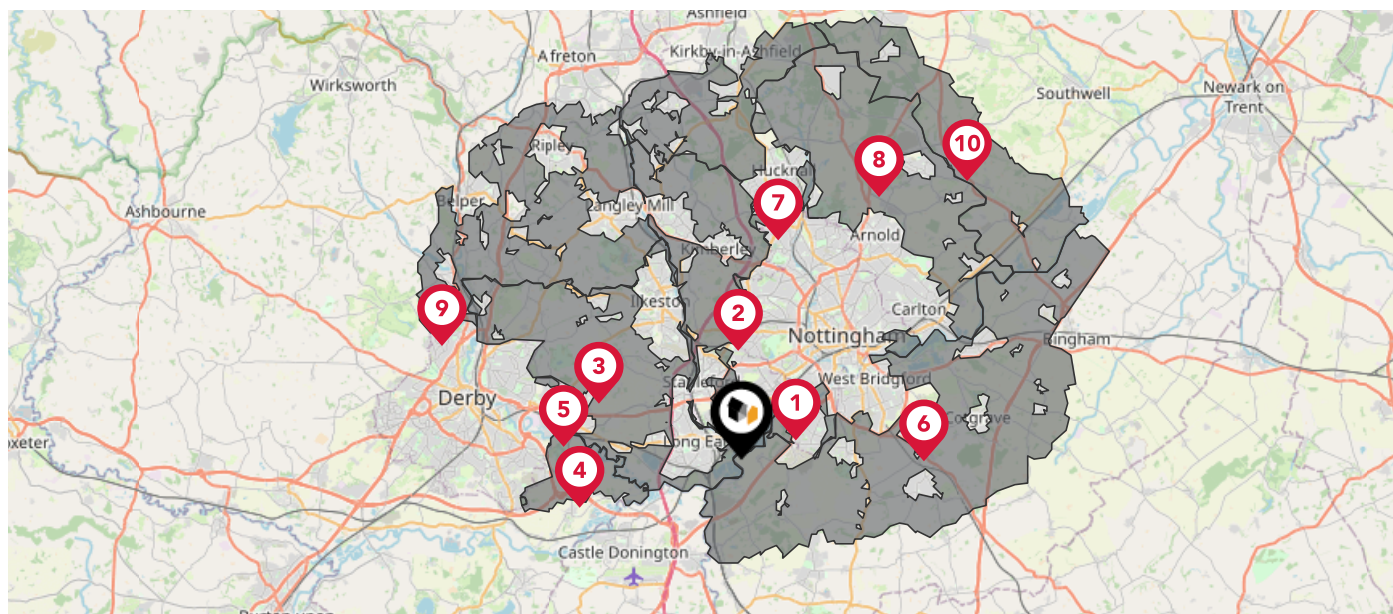
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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 - Erewash



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Gedling

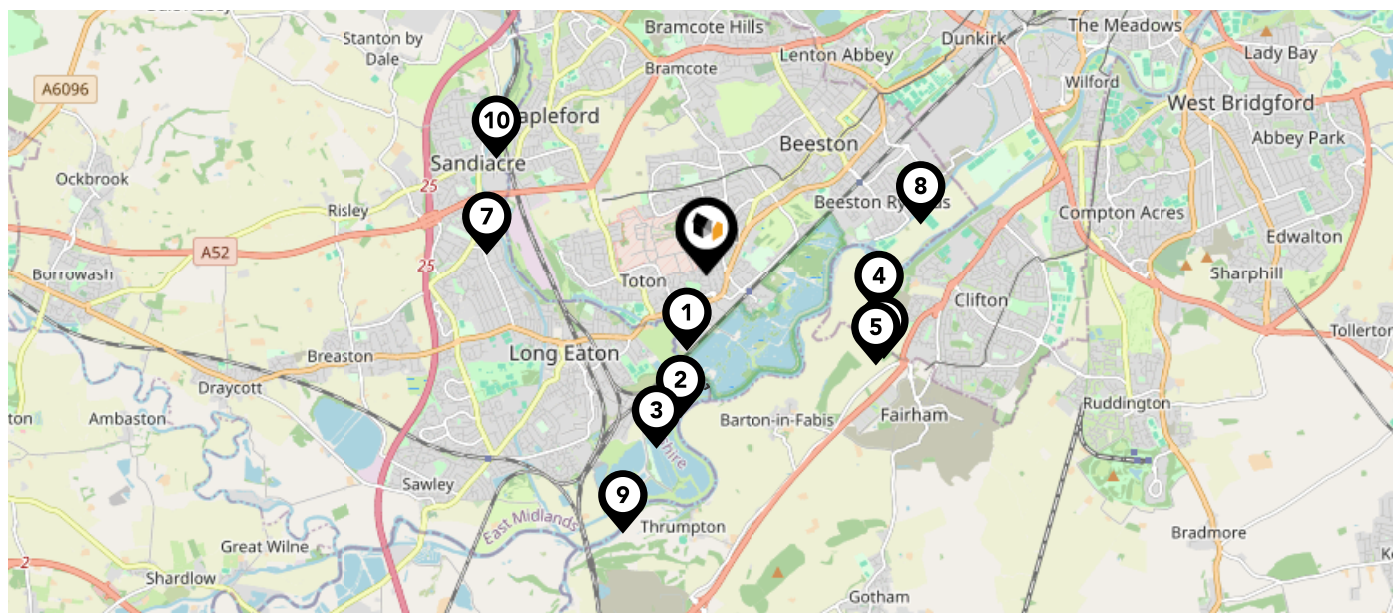


Derby and Nottingham Green Belt - Amber Valley



Derby and Nottingham Green Belt - Newark and Sherwood

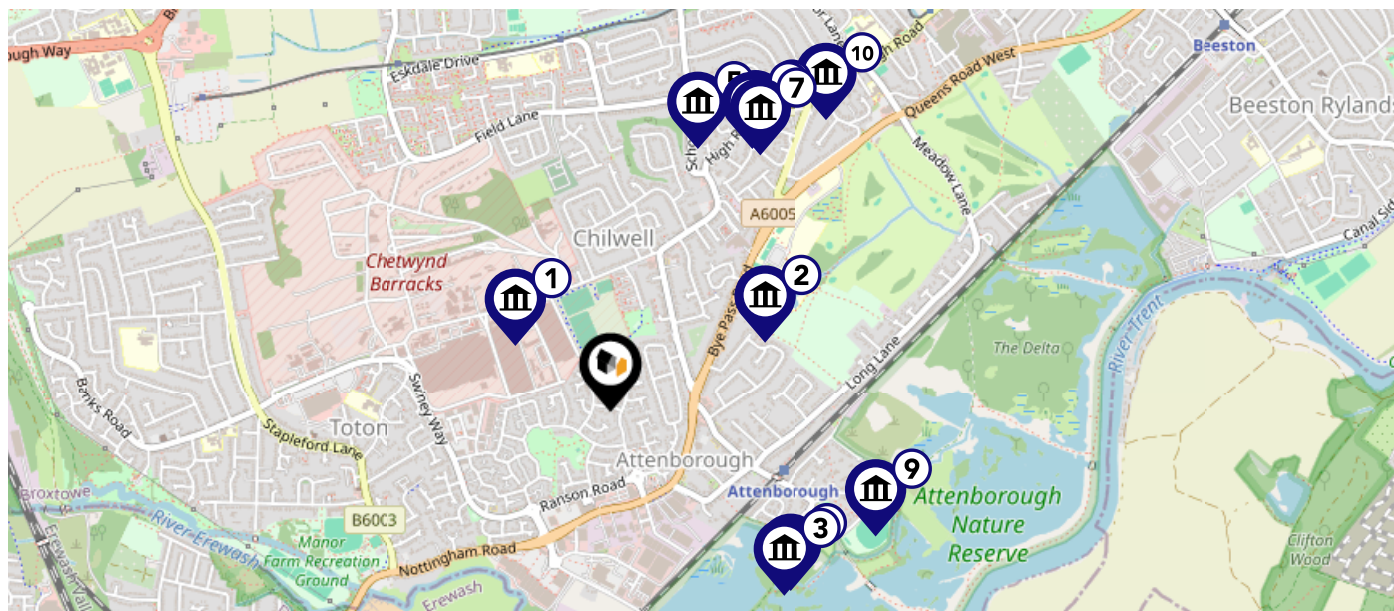
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



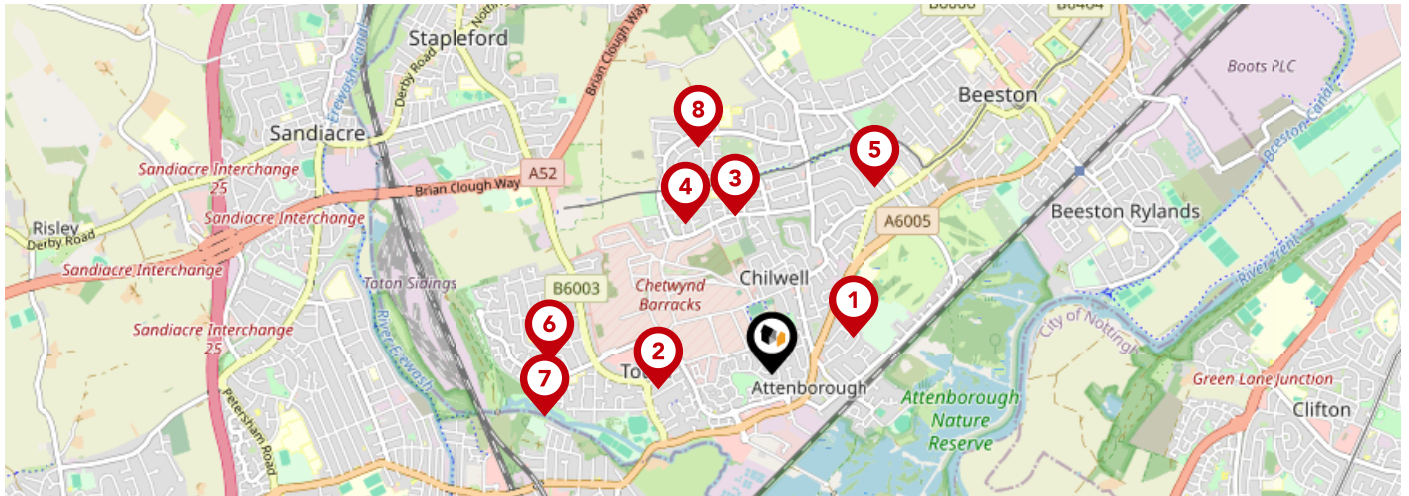
Nearby Landfill Sites

1	MOD Barton Lane, Chilwell-Barton Lane, Chilwell, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	Attenborough Pit-Long Lane, Attenborough, Beeston, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
3	Meadow Lane-Long Eaton, Derbyshire	Historic Landfill	<input type="checkbox"/>
4	Holme Pit, Clifton-Clifton, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
5	Burrows Farm-Clifton, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	Burrows Farm-Barton Lane, Clifton, Nottingham	Historic Landfill	<input type="checkbox"/>
7	Disused Canal-Longmoor Lane, Long Eaton, Derbyshire	Historic Landfill	<input type="checkbox"/>
8	Beeston Sewage Works-Lilac Grove, Beeston, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
9	Fields Adjacent and Behind to Lockhouse at Cranfleet Lock-Cranfleet Cut, Long Eaton	Historic Landfill	<input type="checkbox"/>
10	S.W. Bailey and Sons-Apex Works, Town Street, Sandiacre	Historic Landfill	<input type="checkbox"/>

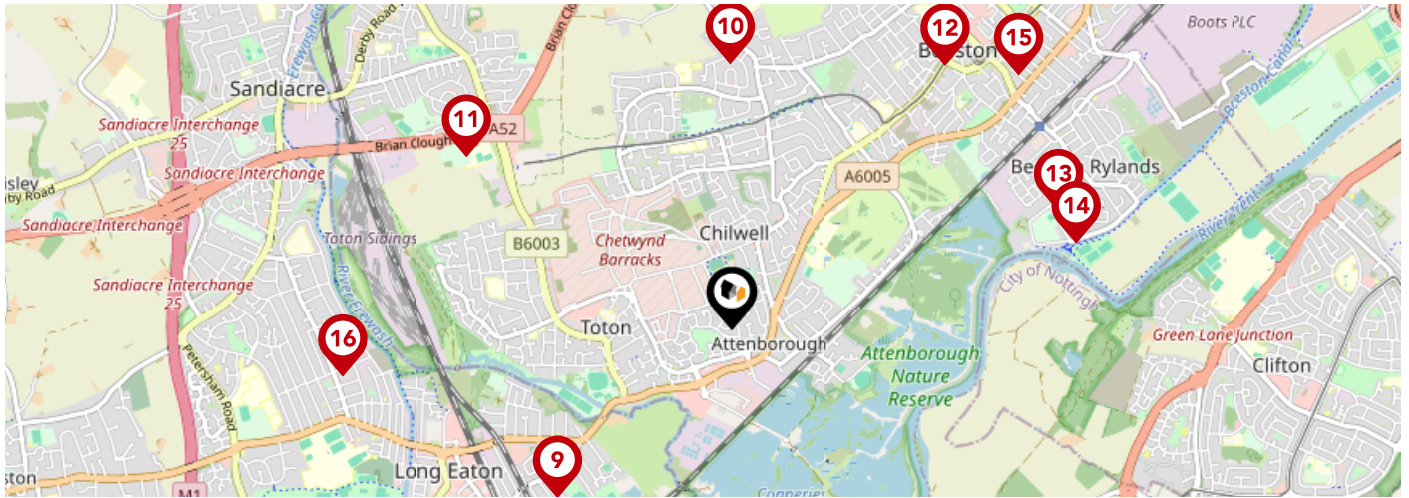
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1263868 - Memorial To Workers Of National Filling Factory No.6, Chilwell	Grade II	0.2 miles
	1441692 - Chilwell Lower School	Grade II	0.4 miles
	1247991 - Ireton House	Grade II	0.6 miles
	1263869 - Church Of St Mary The Virgin	Grade I	0.6 miles
	1263872 - 35, Hallams Lane	Grade II	0.6 miles
	1248126 - Stone Croft	Grade II	0.7 miles
	1277995 - The Meads	Grade II	0.7 miles
	1247924 - Red Lion Cottage	Grade II	0.7 miles
	1263851 - Rose Cottage	Grade II	0.7 miles
	1248110 - Ferndale Cottage And Adjoining Pump And Stable	Grade II	0.8 miles



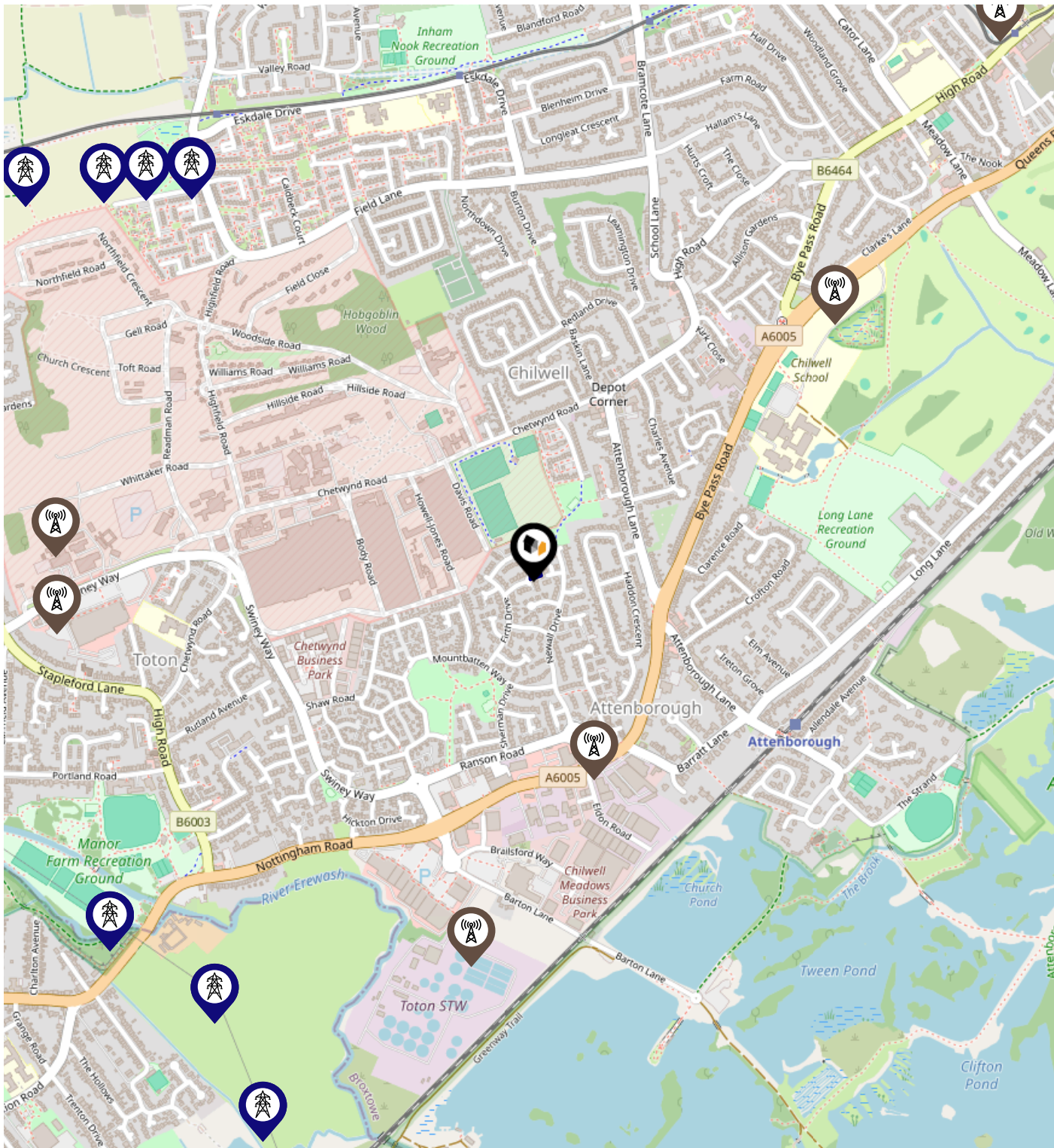
		Nursery	Primary	Secondary	College	Private
1	Chilwell School Ofsted Rating: Good Pupils: 1069 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chetwynd Spencer Academy Ofsted Rating: Outstanding Pupils: 420 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alderman Pounder Infant and Nursery School Ofsted Rating: Good Pupils: 207 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eskdale Junior School Ofsted Rating: Outstanding Pupils: 251 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Lanes Primary School Ofsted Rating: Good Pupils: 591 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Toton Bispham Drive Junior School Ofsted Rating: Good Pupils: 232 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Toton Banks Road Infant and Nursery School Ofsted Rating: Good Pupils: 179 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sunnyside Spencer Academy Ofsted Rating: Good Pupils: 215 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Grange Primary School Ofsted Rating: Good Pupils: 433 Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alderman White School Ofsted Rating: Good Pupils: 770 Distance: 1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	George Spencer Academy Ofsted Rating: Good Pupils: 1658 Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Round Hill Primary School Ofsted Rating: Good Pupils: 518 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beeston Rylands Junior School Ofsted Rating: Good Pupils: 185 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trent Vale Infant School Ofsted Rating: Good Pupils: 175 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Clifford Primary School Ofsted Rating: Good Pupils: 389 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	OneSchool Global Uk Nottingham Campus Ofsted Rating: Not Rated Pupils: 78 Distance: 1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

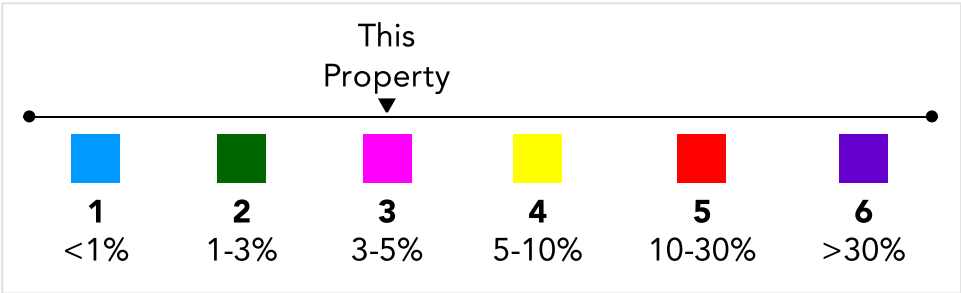
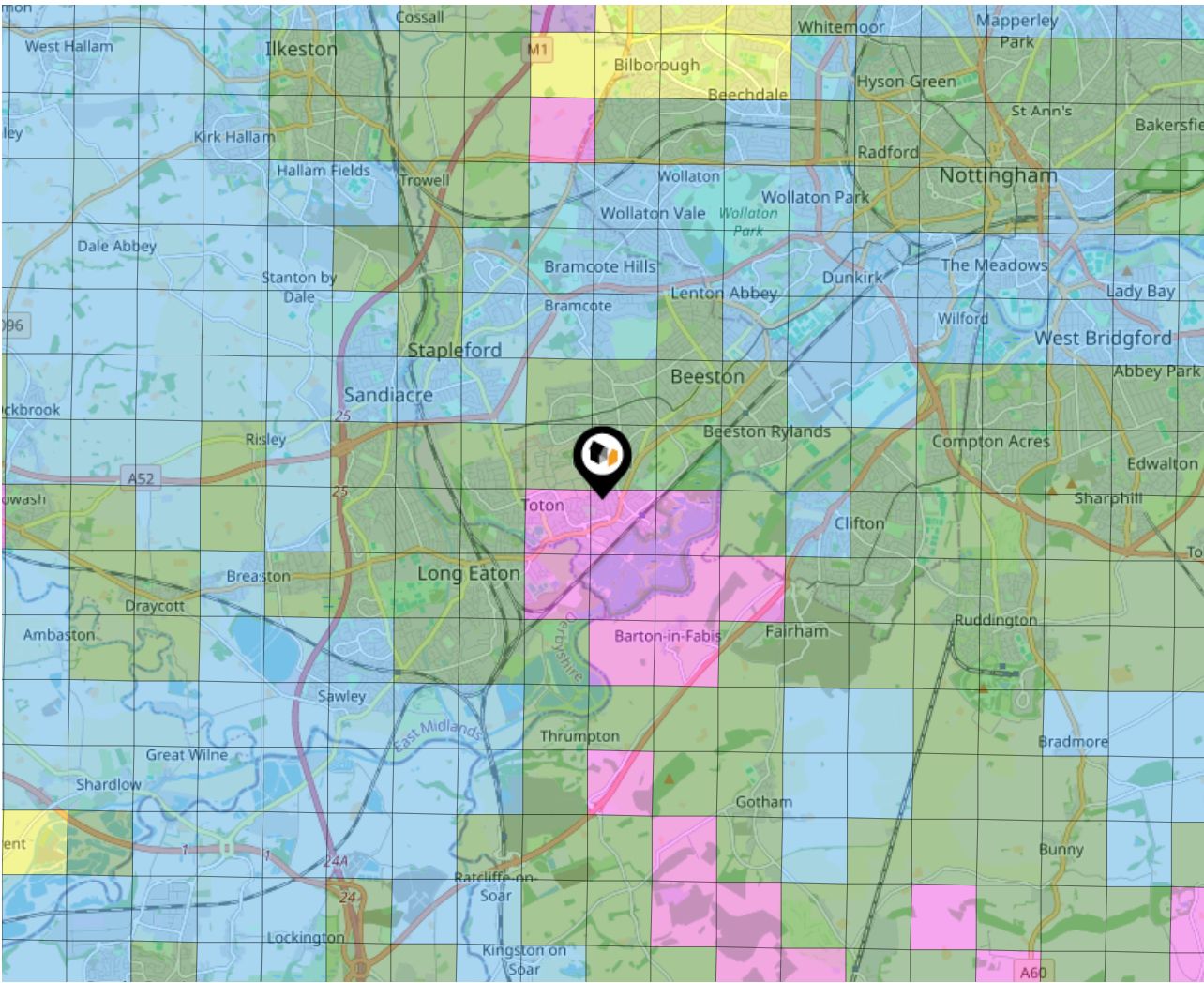


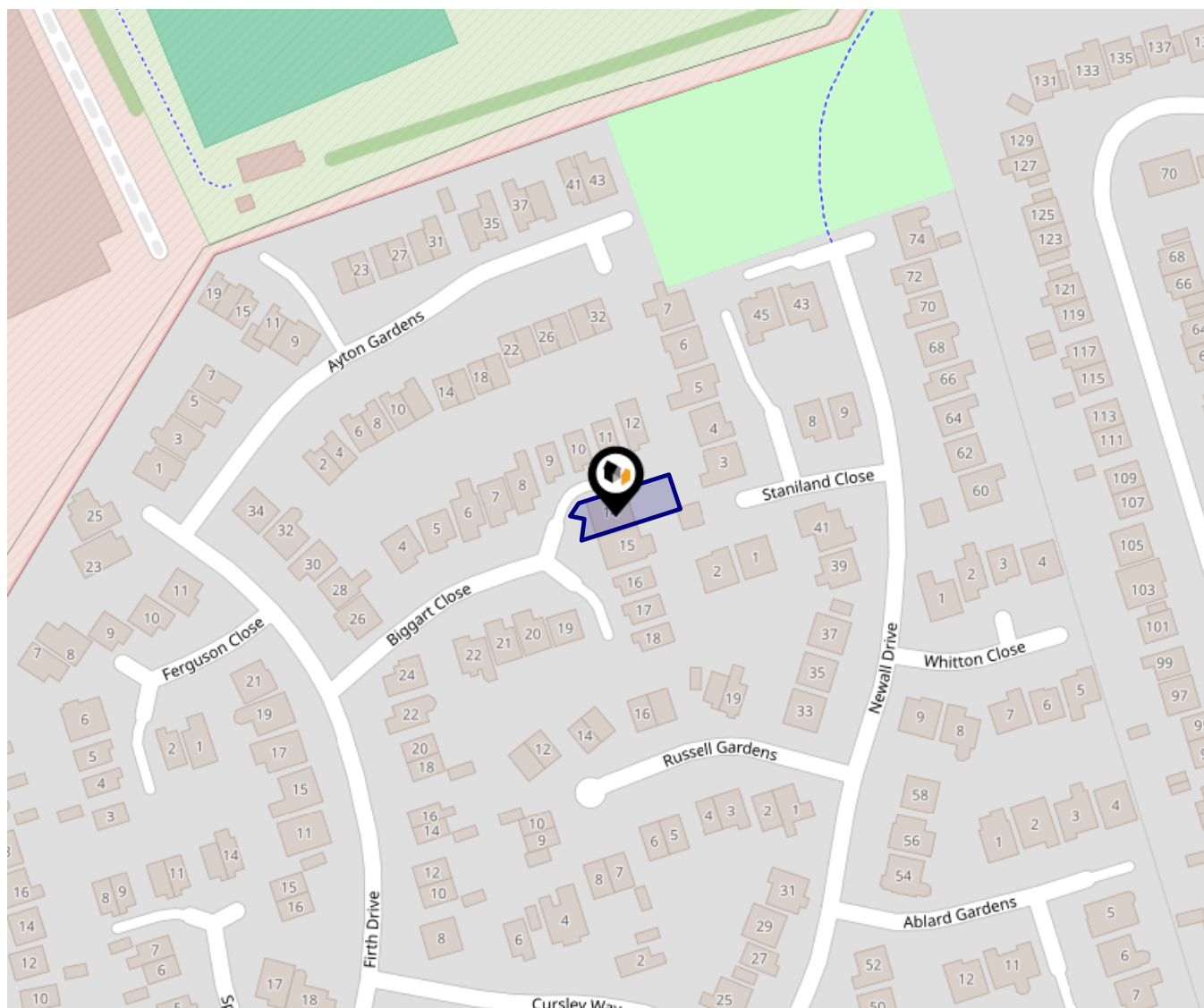
Key:

-  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).





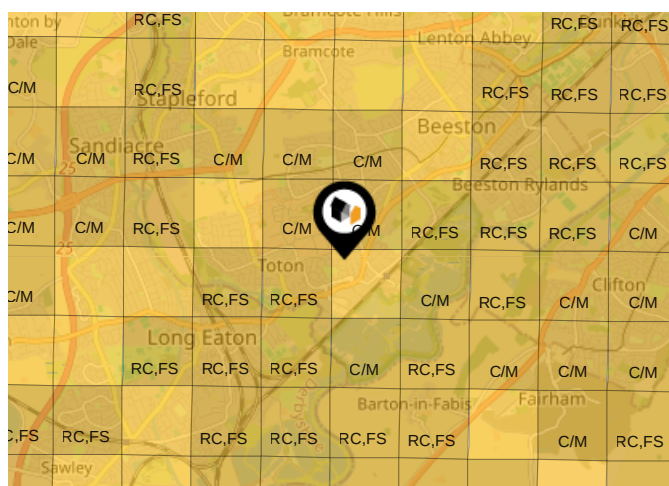
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

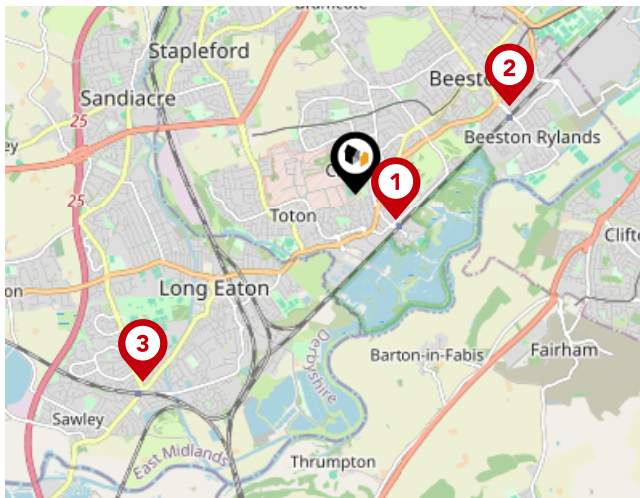
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



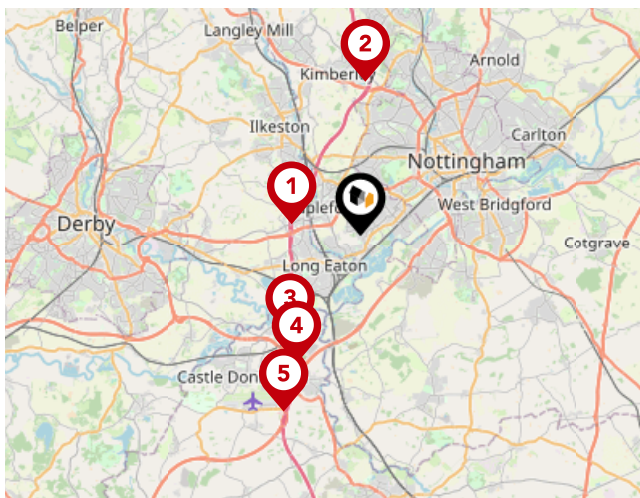
Primary Classifications (Most Common Clay Types)

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



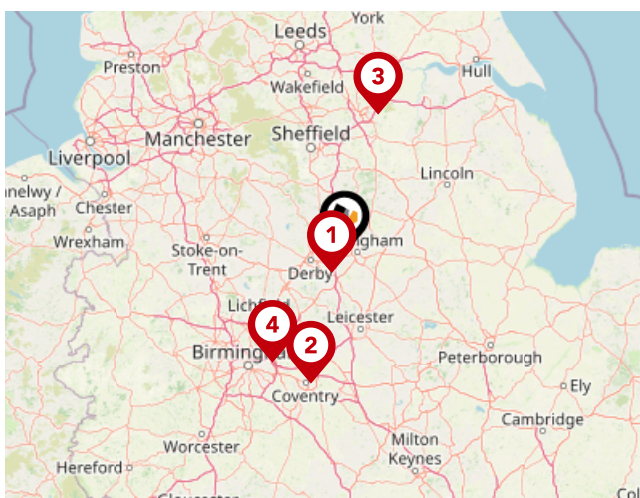
National Rail Stations

Pin	Name	Distance
1	Attenborough Rail Station	0.43 miles
2	Beeston Rail Station	1.58 miles
3	Long Eaton Rail Station	2.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	2.5 miles
2	M1 J26	5.48 miles
3	M1 J24A	4.39 miles
4	M1 J24	5.11 miles
5	M1 J23A	6.88 miles

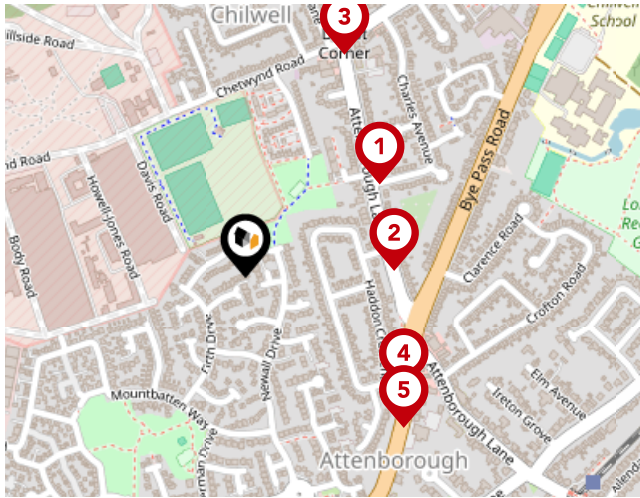


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	6.85 miles
2	Baginton	38.74 miles
3	Finningley	40.64 miles
4	Birmingham Airport	37.69 miles

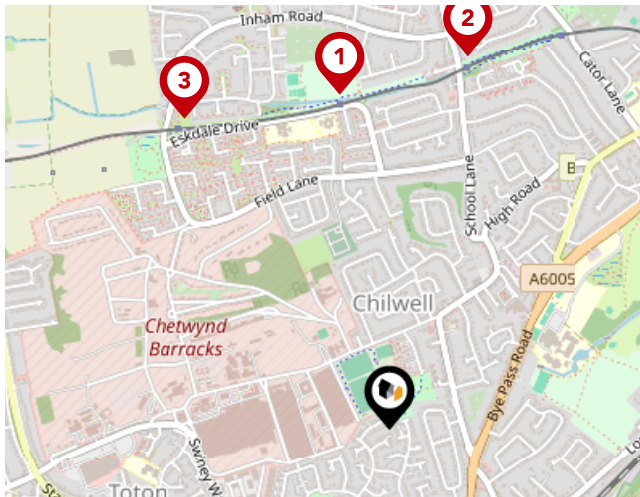
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hardwicke Road	0.18 miles
2	Hardwicke Road	0.17 miles
3	Chetwynd Road	0.27 miles
4	Nottingham Road	0.22 miles
5	Nottingham Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Eskdale Drive	0.75 miles
2	Sandby Court	0.85 miles
3	Inham Road	0.83 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.

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Martin & Co. Beeston

Data Quality

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