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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th January 2026
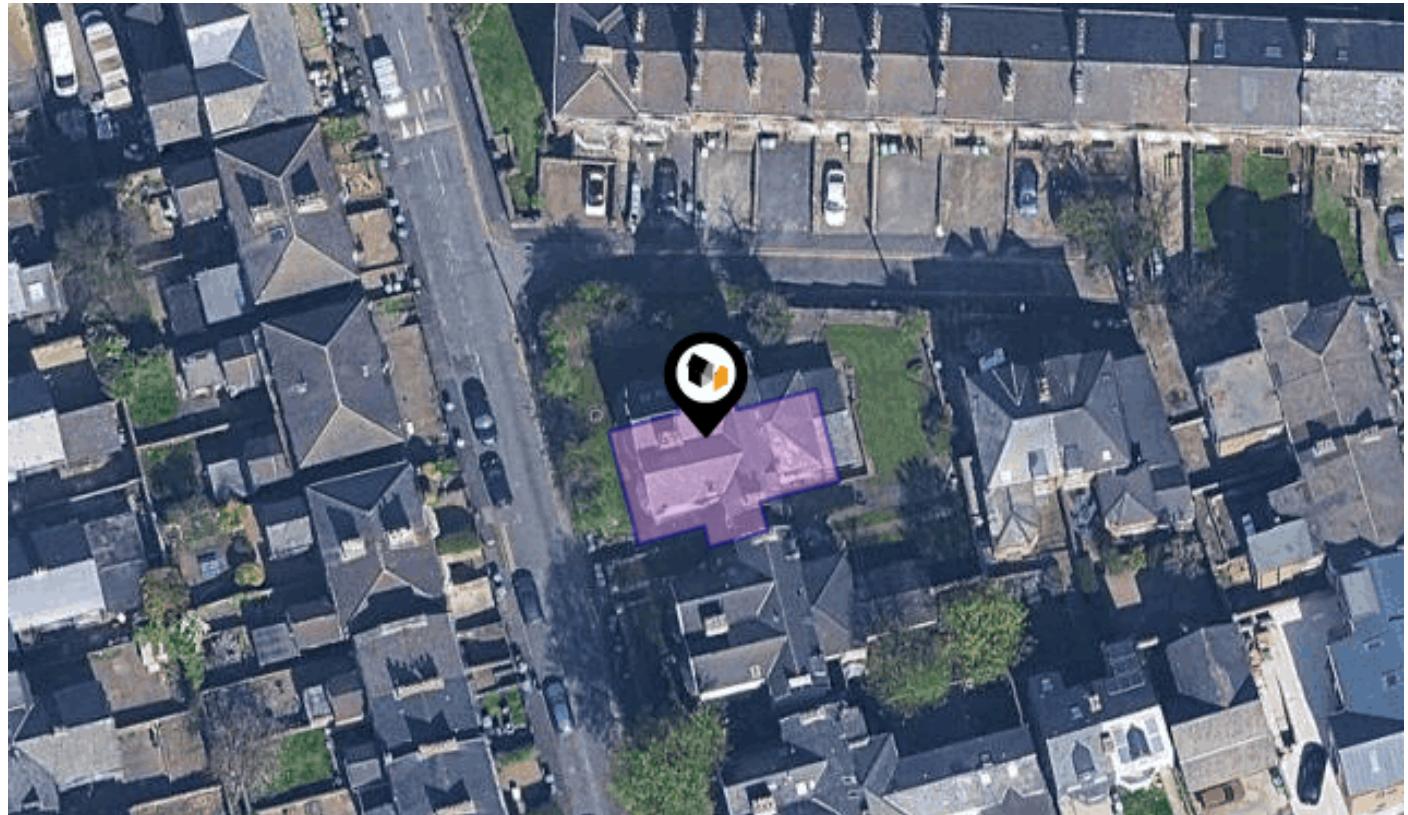
## 2, WELLINGTON VILLAS, NOTTINGHAM, NG7

Martin & Co. Beeston

23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

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The Property Ombudsman

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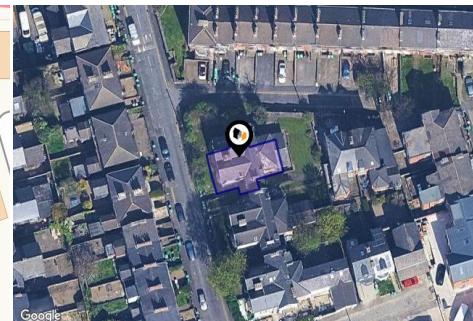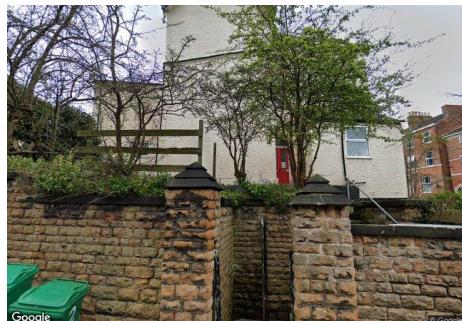
Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	1	**Start Date:**	22/06/2010
Floor Area:	419 ft^2 / 39 m^2	**End Date:**	24/06/2179
Plot Area:	0.04 acres	**Lease Term:**	189 years from and including 24 June 1990
Year Built :	1900-1929		
Council Tax :	Band A	**Term Remaining:**	153 years
Annual Estimate:	£1,771		
Title Number:	NT465765		

Local Area

Local Authority:	Nottingham city
Conservation Area:	Canning Circus
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**219** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
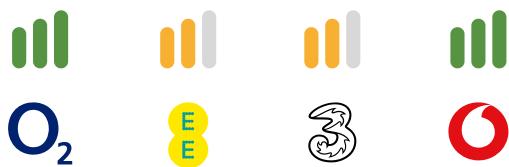
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Freehold Title Plan
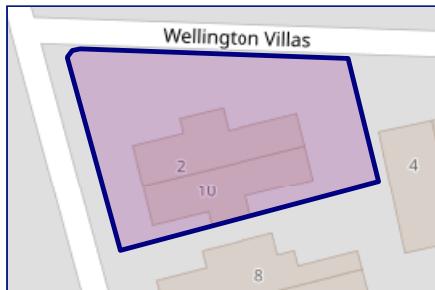
NT128115

Leasehold Title Plan
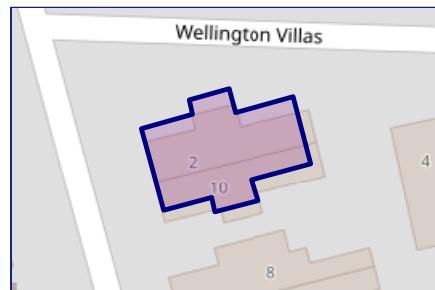
NT465765

Start Date:	22/06/2010
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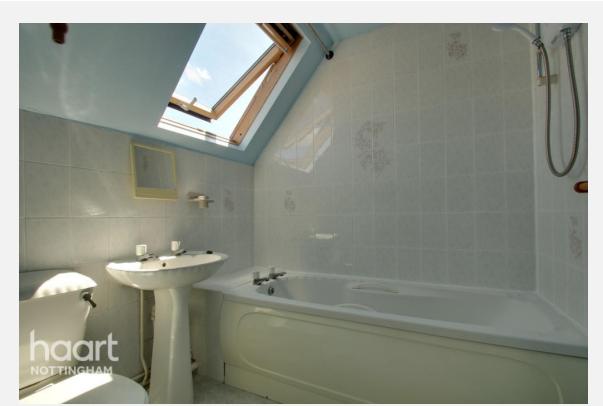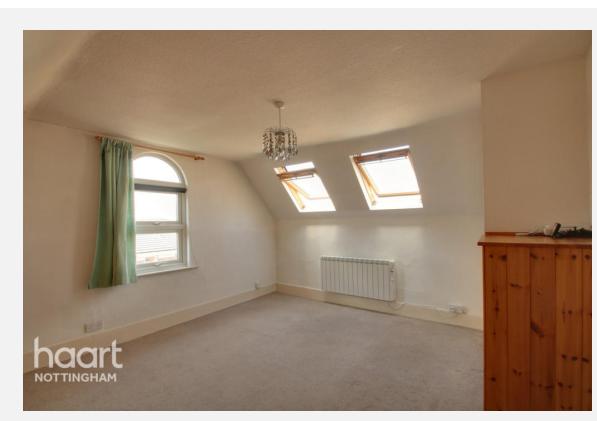
2, WELLINGTON VILLAS, NOTTINGHAM, NG7

GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.

LIVING ROOM
14'0" x 13'1"
4.27m x 3.99m

STORE

KITCHEN
7'3" x 6'9"
2.21m x 2.06m

haart

STORE

DOWN

BEDROOM
13'6" x 10'4"
4.12m x 3.14m

BATHROOM

STORE
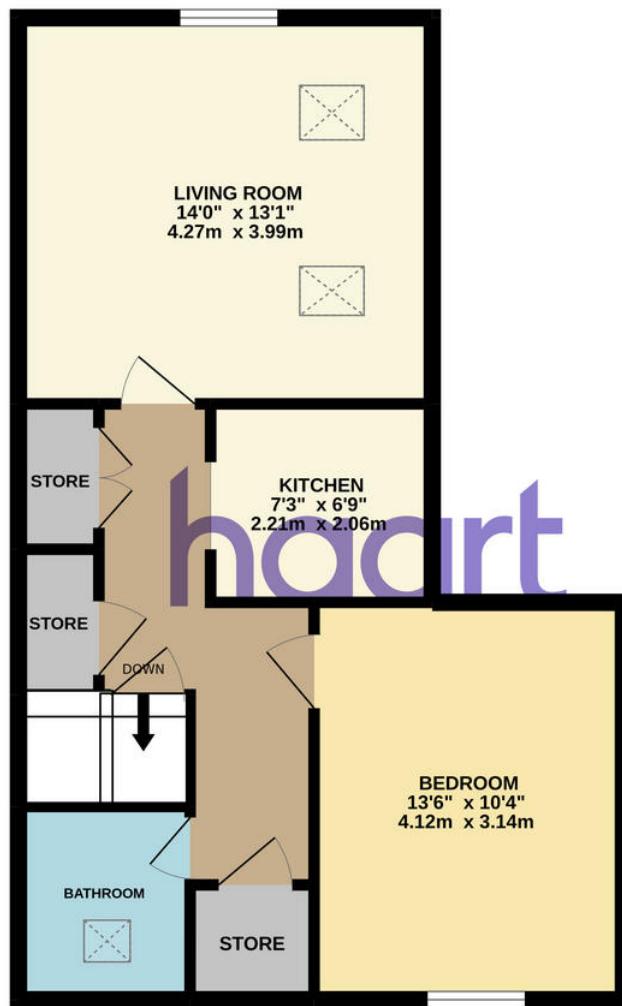
TOTAL FLOOR AREA : 554 sq.ft. (51.4 sq.m.) approx.

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.
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2, Wellington Villas, NG7

Energy rating

D

Valid until 30.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 | C
55-68	D		
39-54	E	55 | D	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Floor Level:	3rd
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	39 m^2

10 Year History of Average House Prices by Property Type in NG7
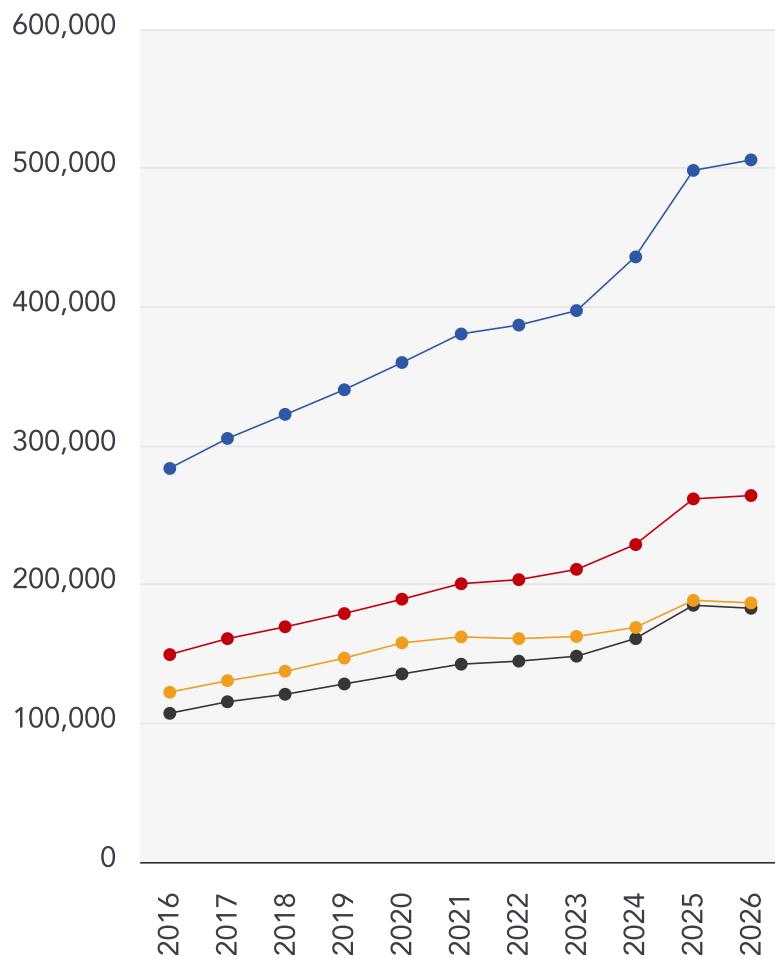

Detached

+78.41%

Semi-Detached

+76.69%

Flat

+52.67%

Terraced

+70.66%

This map displays nearby coal mine entrances and their classifications.


Leaflet | Contains British Geological Survey materials © UKRI 2026
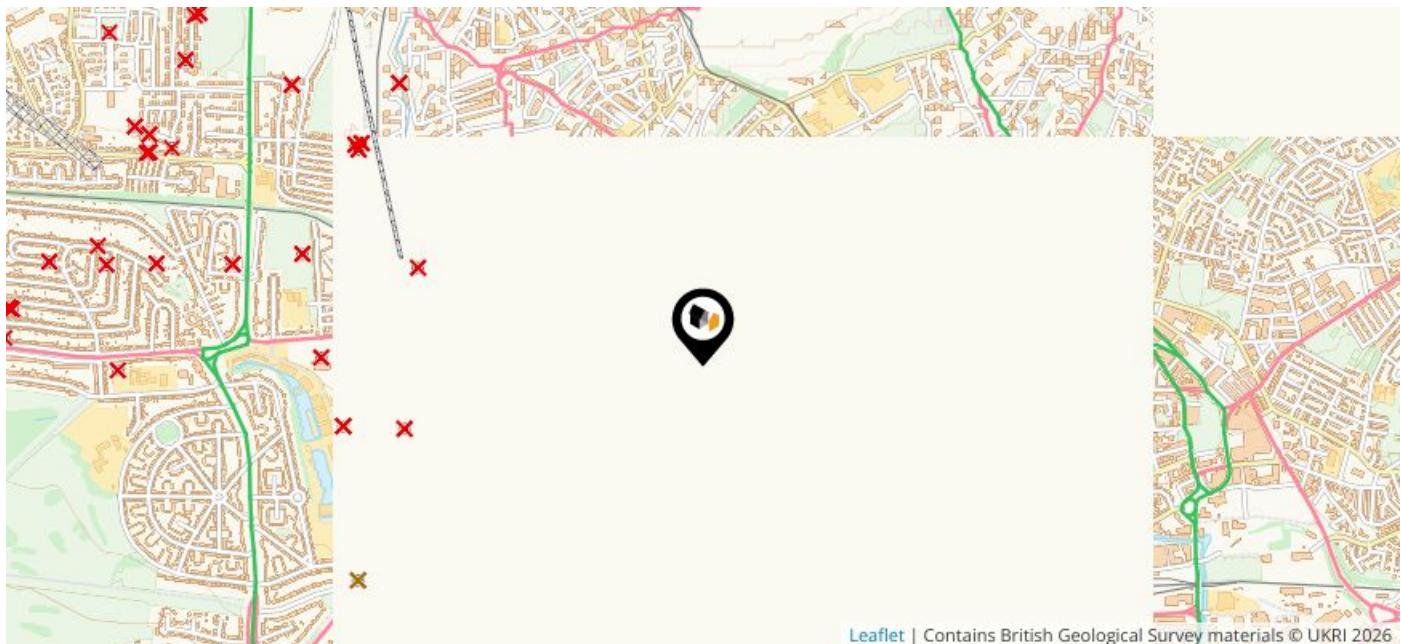
Mine Entry

✕   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.
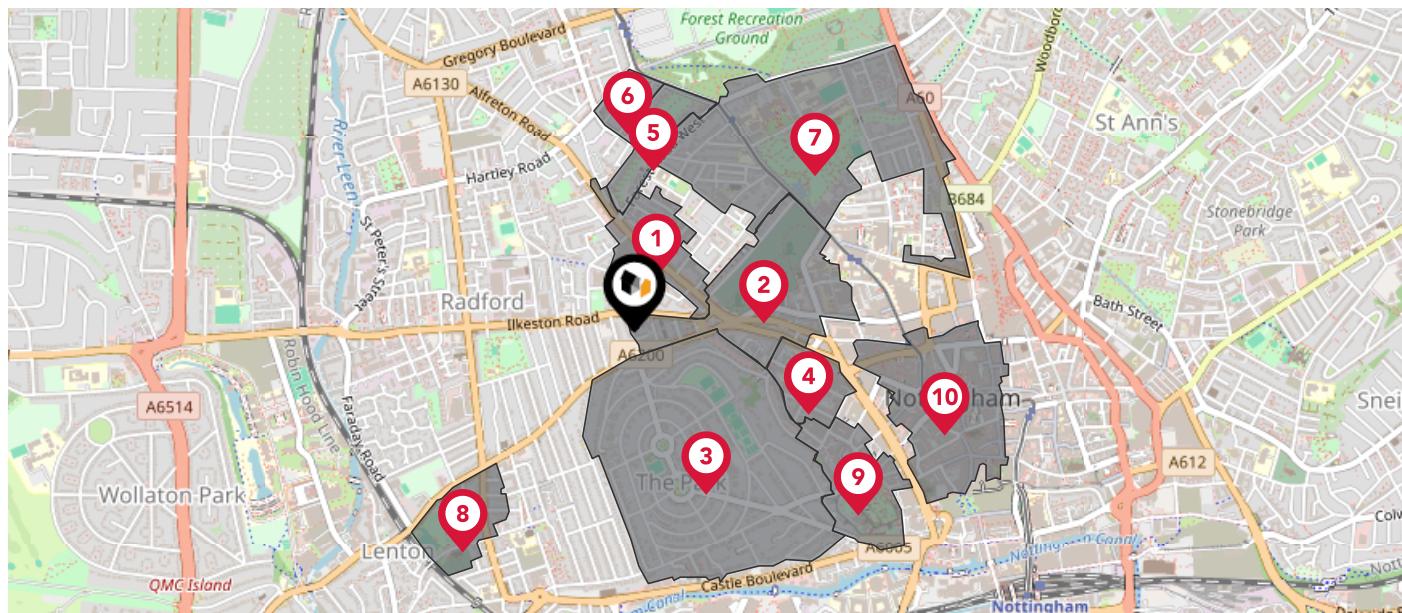
Nearby Conservation Areas

1	Gamble Street-Alfreton Road
2	Canning Circus
3	The Park
4	Wellington Circus
5	Waterloo Promenade
6	Forest Grove
7	Arboretum
8	New Lenton
9	Castle
10	Old Market Square

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
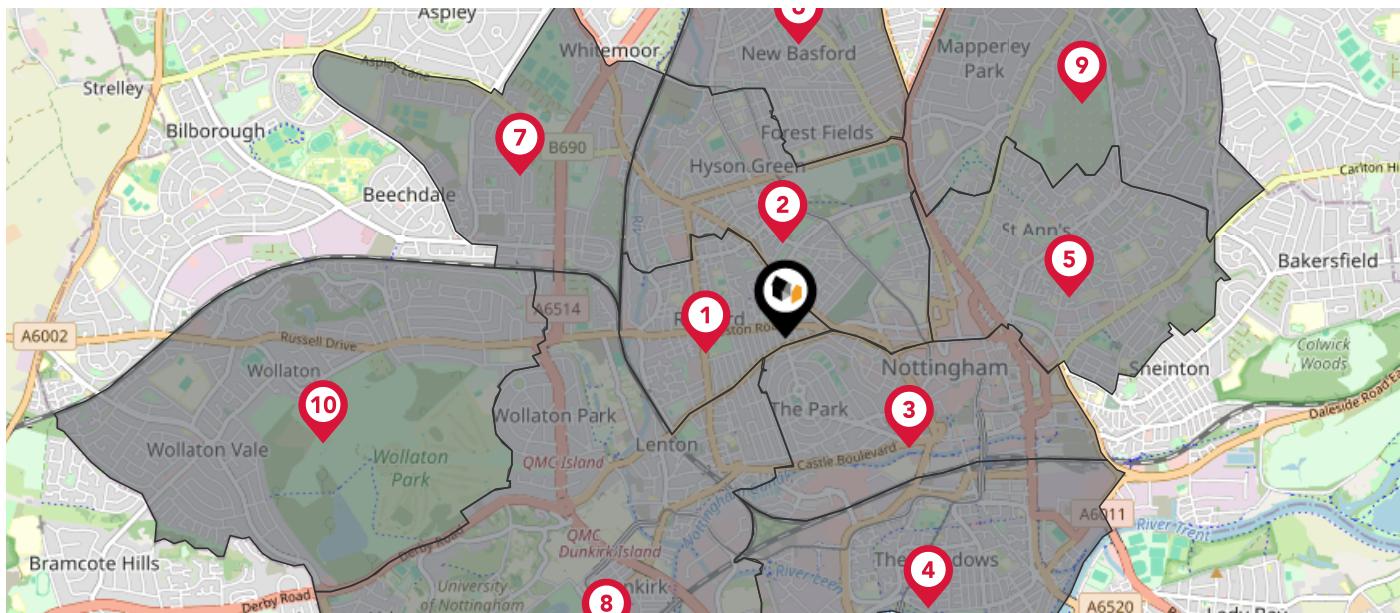
Nearby Council Wards

1	Radford Ward
2	Hyson Green & Arboretum Ward
3	Castle Ward
4	Meadows Ward
5	St. Ann's Ward
6	Berridge Ward
7	Leen Valley Ward
8	Lenton & Wollaton East Ward
9	Mapperley Ward
10	Wollaton West Ward

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
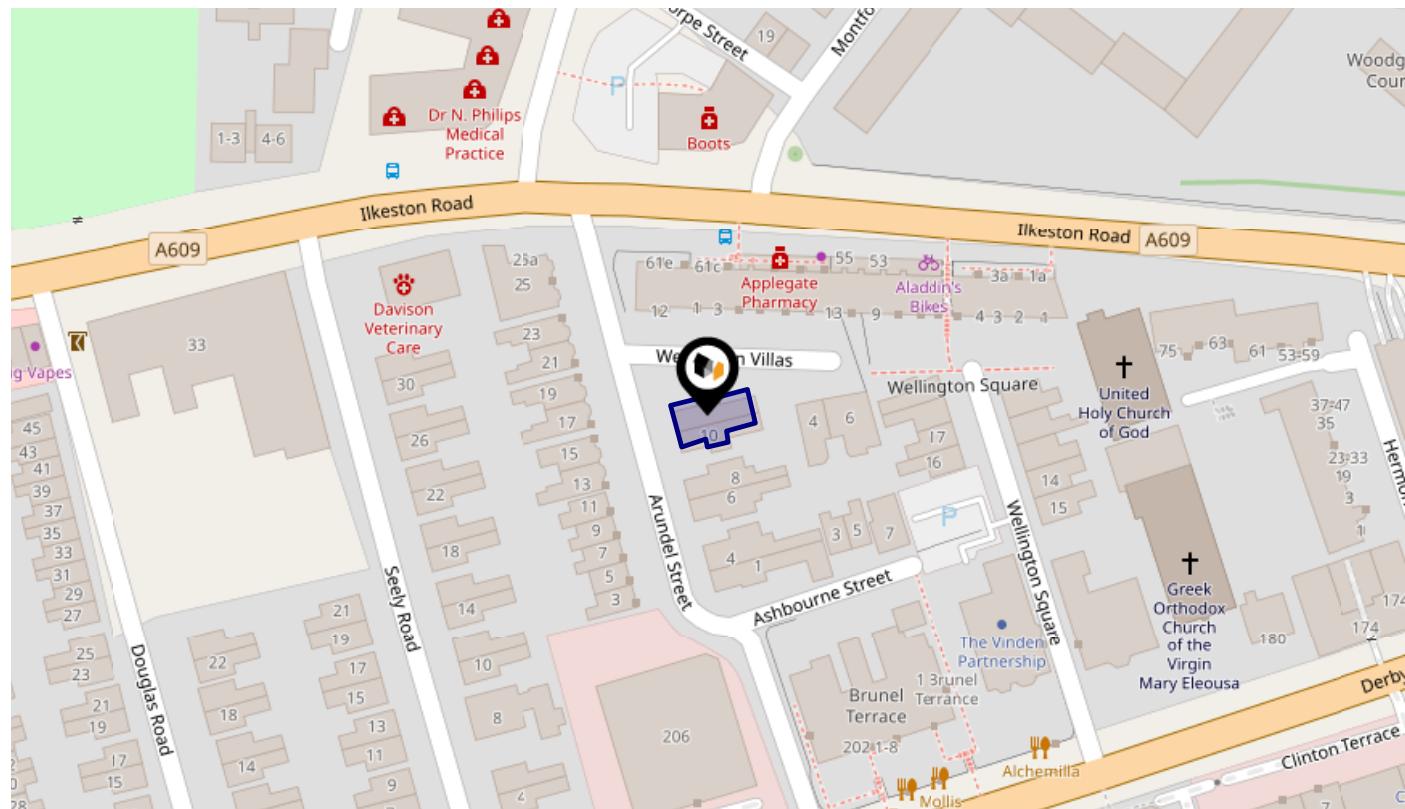
Rail Noise Data

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	🟦

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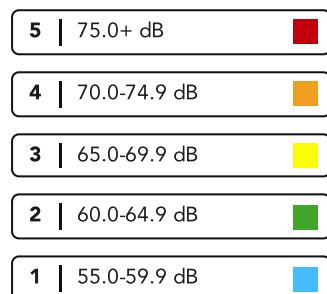
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.


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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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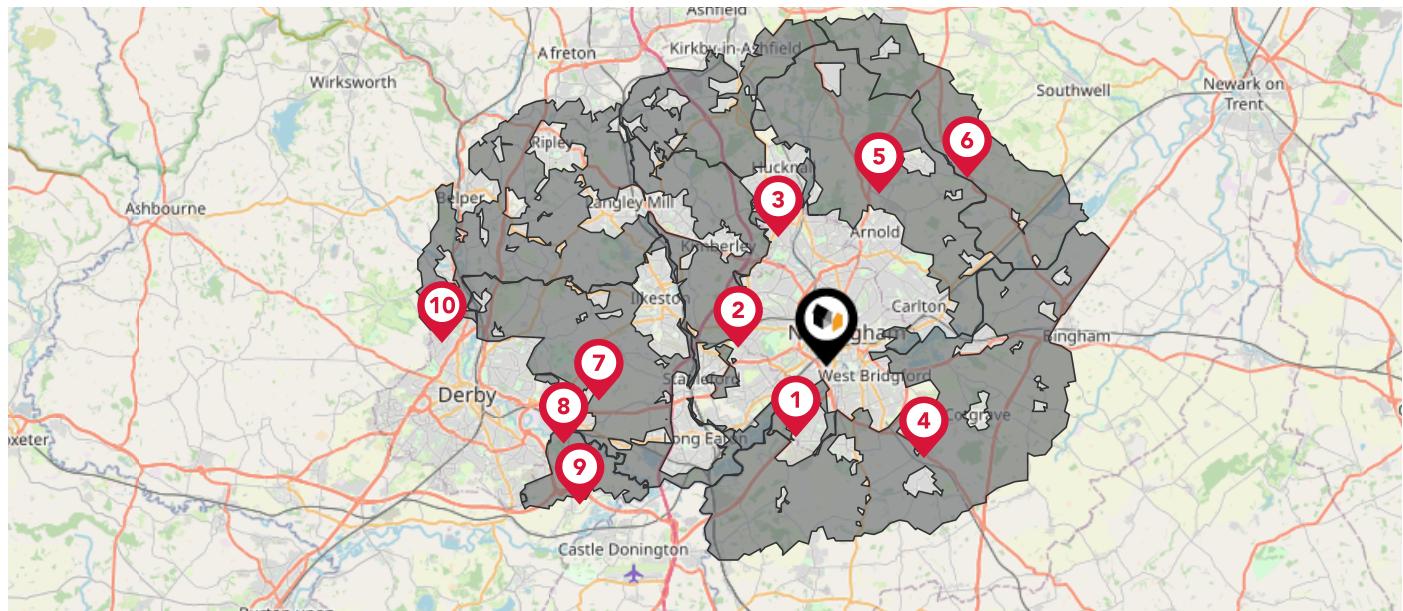
Nearby Green Belt Land

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

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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	Carrington Railway Cutting-Gregory Boulevard / Sherwood Rise, Carrington, Nottingham	Historic Landfill
2	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham, Nottinghamshire	Historic Landfill
3	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill
4	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham	Historic Landfill
5	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill
6	Land between Coppice Recreation Ground and Stonepit-Off Ransom Road, Cappice Gardens, Nottingham	Historic Landfill
7	Bluebell Hill Quarry-Bluebell Hill Road, Nottingham	Historic Landfill
8	Valley Road-Valley Road, Basford, Nottingham, Nottinghamshire	Historic Landfill
9	Woodview Playing Field-Matrixgrade, Daleside Road, Sneinton, Nottingham, Nottinghamshire	Historic Landfill
10	Wilford Lane Playing Fields-West Bridgford, Nottinghamshire	Historic Landfill

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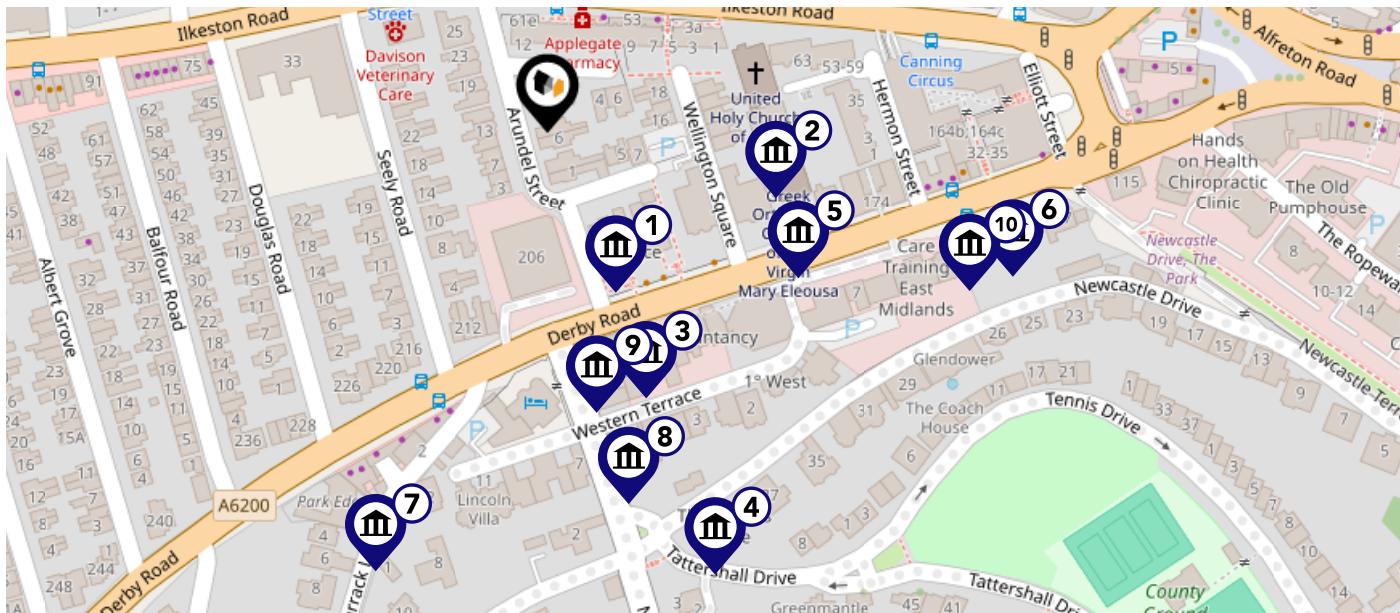

Listed Buildings in the local district	Grade	Distance
1 1247532 - Regency House Hotel And Attached Basements And Railings (brunel Terrace)	Grade II	0.0 miles
2 1270854 - Church Of The Virgin Mary Eleousa	Grade II	0.1 miles
3 1270995 - Derby Terrace And Attached Railings	Grade II	0.1 miles
4 1254837 - Walton House And Attached Boundary Wall And Lych Gate	Grade II	0.1 miles
5 1247536 - Gateway And Railings To Church Of The Virgin Mary Eleousa	Grade II	0.1 miles
6 1247219 - Numbers 119 And 121 And Attached Boundary Wall And Railings	Grade II	0.1 miles
7 1258001 - Boundary Marker To Rear Of Number 8 Pelham Crescent	Grade II	0.1 miles
8 1255255 - Numbers 5 And 6 And Attached Boundary Wall	Grade II	0.1 miles
9 1270828 - Derby House, Number 1 Derby Terrace	Grade II	0.1 miles
10 1247529 - Nottingham First Spiritualist National Church And Attached Wall And Railings	Grade II	0.1 miles

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	Nursery	Primary	Secondary	College	Private
1 **Unity Academy** Ofsted Rating: Good | Pupils: 154 | Distance:0.34	☐	☐	☑	☐	☐
2 **Denewood Academy** Ofsted Rating: Good | Pupils: 96 | Distance:0.37	☐	☐	☑	☐	☐
3 **St Joseph's School** Ofsted Rating: Not Rated | Pupils: 109 | Distance:0.37	☐	☑	☐	☐	☐
4 **Mellers Primary School** Ofsted Rating: Good | Pupils: 441 | Distance:0.4	☐	☑	☐	☐	☐
5 **Bluecoat Bentinck Primary Academy** Ofsted Rating: Requires improvement | Pupils: 229 | Distance:0.45	☐	☑	☐	☐	☐
6 **The Nottingham Nursery School and Training Centre** Ofsted Rating: Outstanding | Pupils: 99 | Distance:0.49	☑	☐	☐	☐	☐
7 **Fig Tree Primary School** Ofsted Rating: Good | Pupils: 85 | Distance:0.49	☐	☑	☐	☐	☐
8 **Radford Primary School Academy** Ofsted Rating: Good | Pupils: 212 | Distance:0.54	☐	☑	☐	☐	☐

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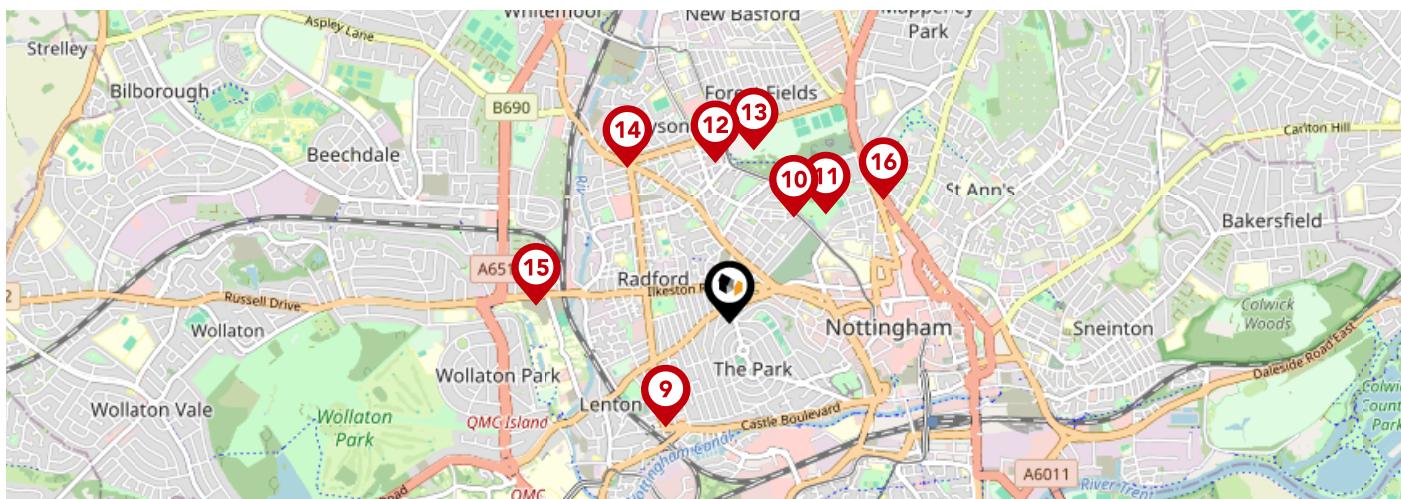
		Nursery	Primary	Secondary	College	Private
9	**Edna G. Olds Academy** Ofsted Rating: Outstanding	Pupils: 237	Distance:0.54	☐	☑	☐	☐	☐
10	**Nottingham High School** Ofsted Rating: Not Rated	Pupils: 1178	Distance:0.55	☐	☐	☑	☐	☐
11	**Nottingham Girls' High School** Ofsted Rating: Not Rated	Pupils: 672	Distance:0.64	☐	☐	☑	☐	☐
12	**Take 1 Learning Centre** Ofsted Rating: Good	Pupils: 16	Distance:0.71	☐	☐	☑	☐	☐
13	**Djanogly City Academy** Ofsted Rating: Good	Pupils: 1192	Distance:0.78	☐	☐	☑	☐	☐
14	**Berridge Primary and Nursery School** Ofsted Rating: Good	Pupils: 643	Distance:0.82	☐	☑	☐	☐	☐
15	**Southwold Primary School and Early Years' Centre** Ofsted Rating: Good	Pupils: 215	Distance:0.87	☐	☑	☐	☐	☐
16	**Hollygirt School** Ofsted Rating: Not Rated	Pupils: 222	Distance:0.88	☐	☐	☑	☐	☐
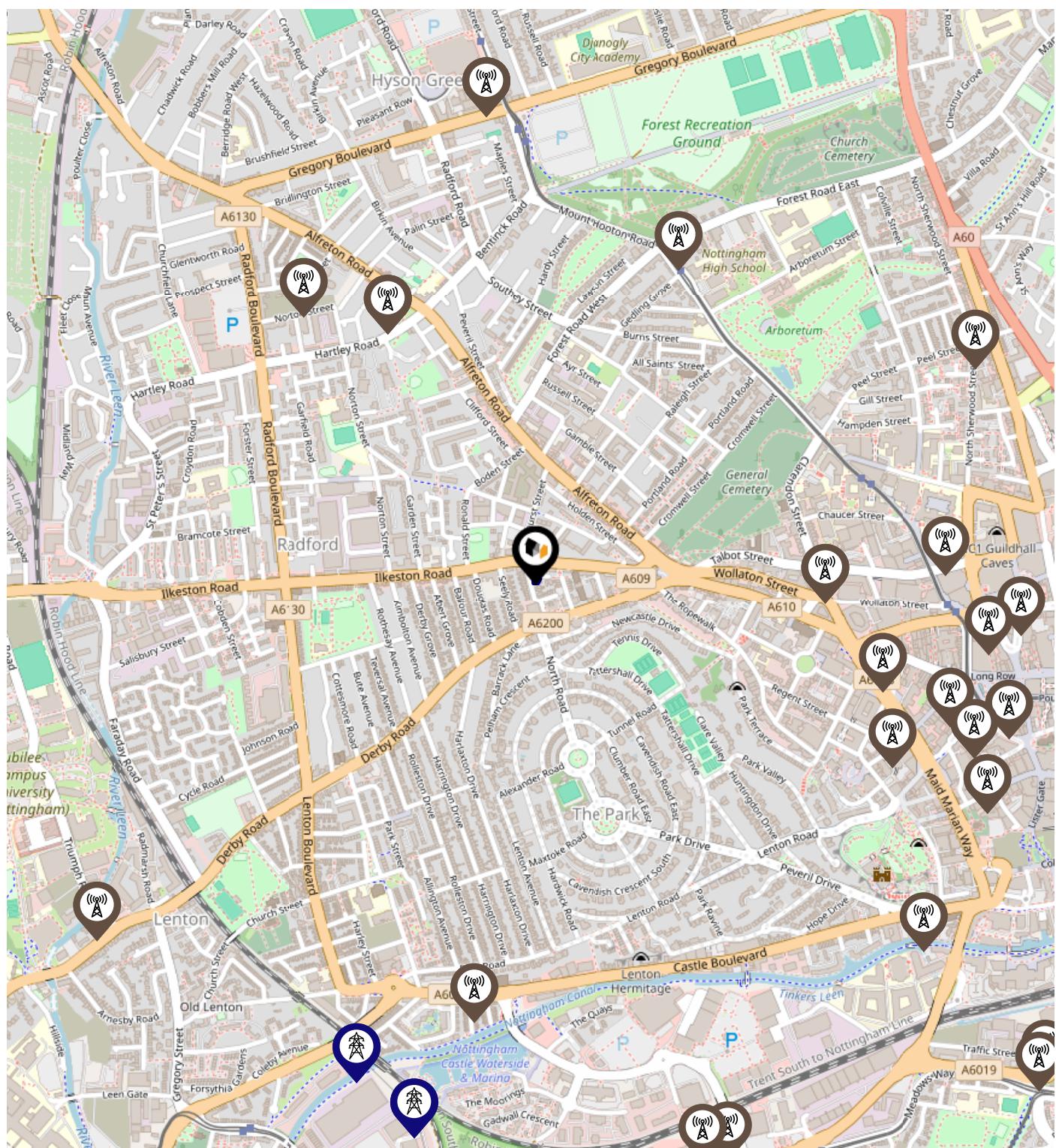
Key:

🗼 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).
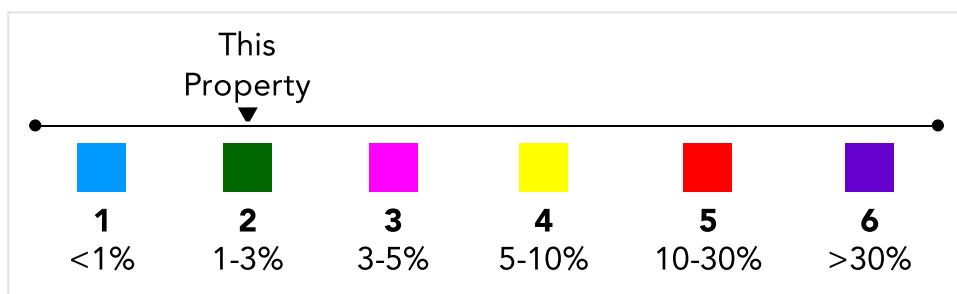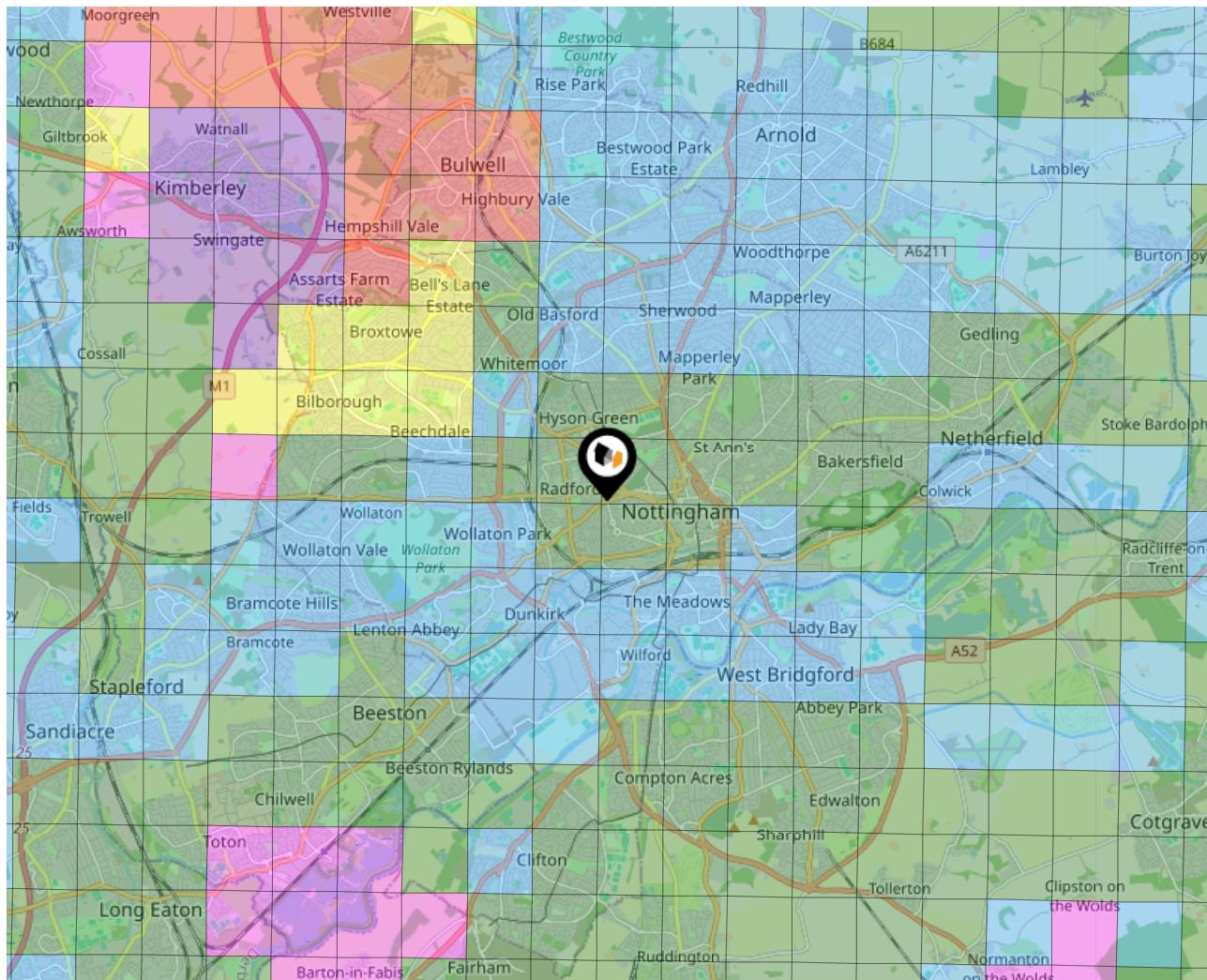
	This Property ▼				
🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
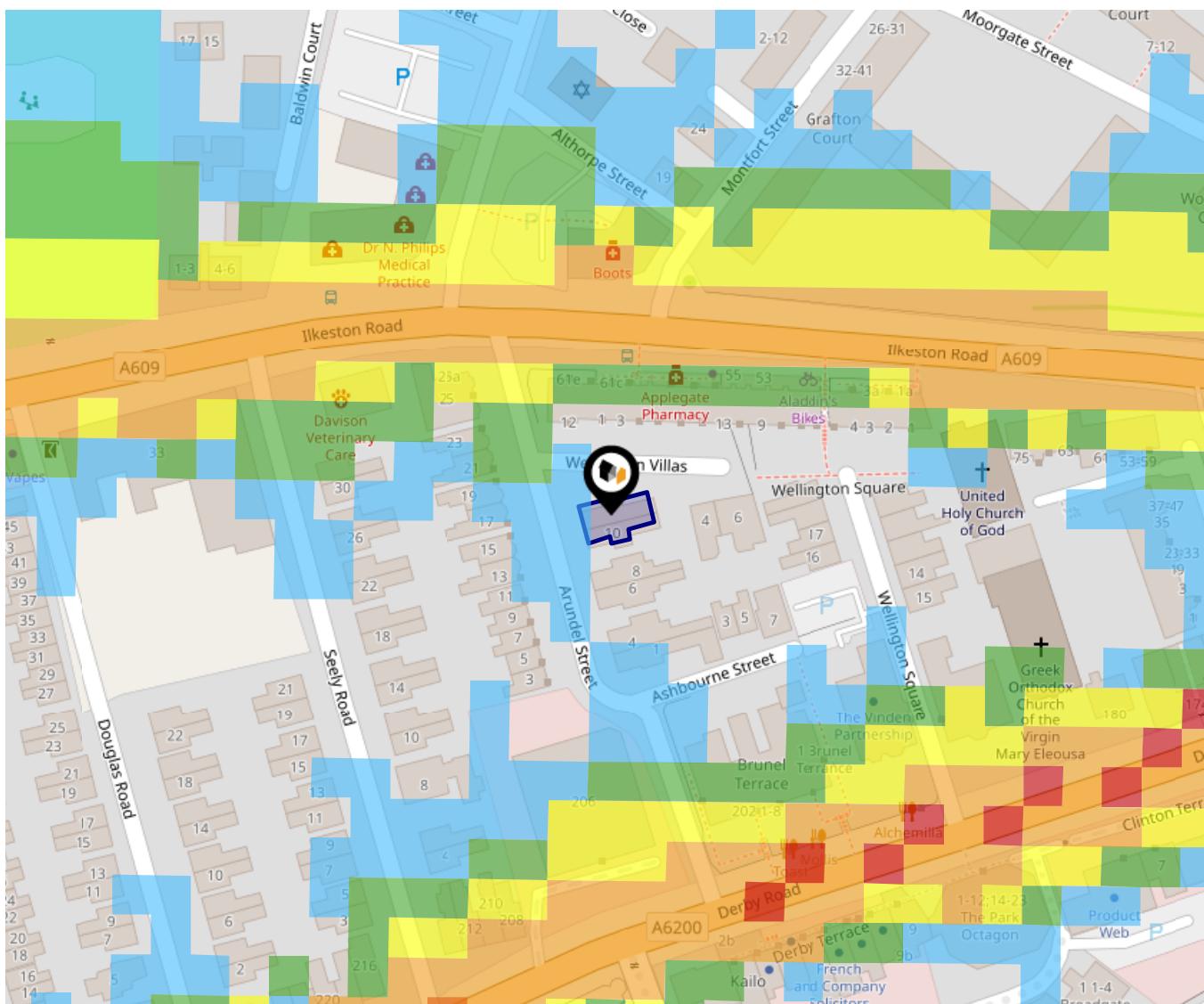
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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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)		
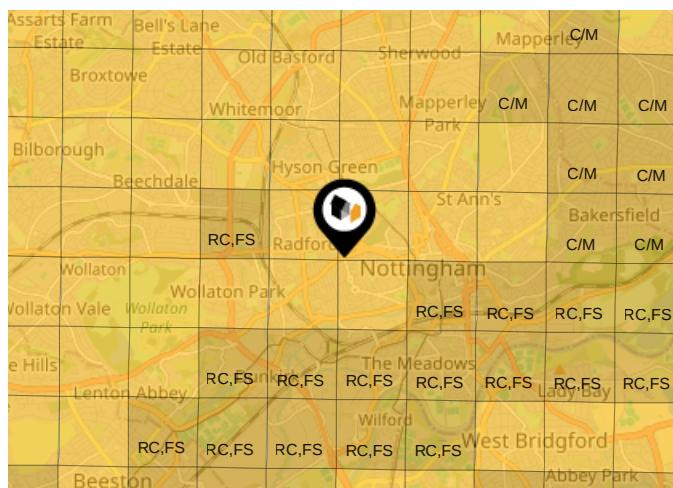
Primary Classifications (Most Common Clay Types)

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	Nottingham Rail Station	1.01 miles
2	Nottingham Rail Station	1.04 miles
3	Nottingham Rail Station	1.05 miles
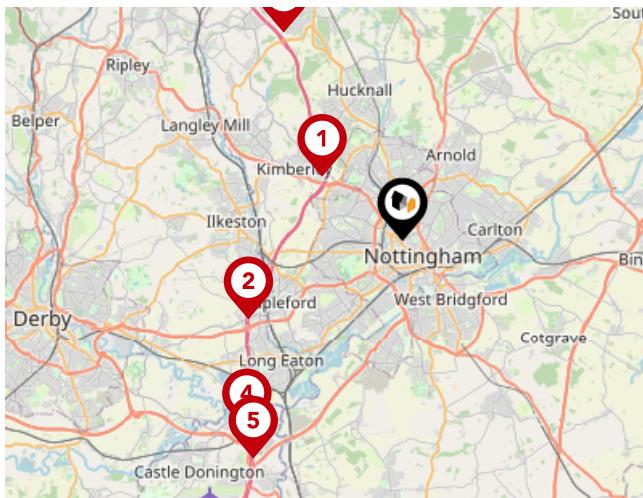
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	3.67 miles
2	M1 J25	6.2 miles
3	M1 J27	8.57 miles
4	M1 J24A	8.79 miles
5	M1 J24	9.44 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	11.23 miles
2	Finningley	36.89 miles
3	Baginton	42.67 miles
4	Birmingham Airport	42.05 miles

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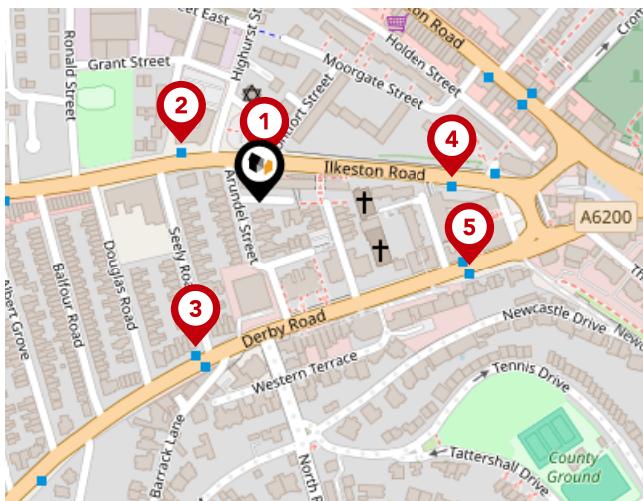
Bus Stops/Stations

Pin	Name	Distance
1	Highurst Street	0.02 miles
2	Highurst Street	0.06 miles
3	Seely Road	0.09 miles
4	Canning Circus	0.11 miles
5	Canning Circus	0.12 miles
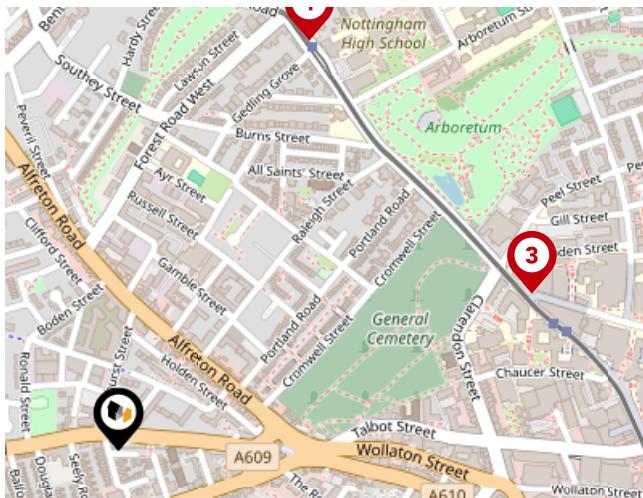
Local Connections

Pin	Name	Distance
1	High School Tram Stop	0.5 miles
2	High School Tram Stop	0.51 miles
3	NTU Tram Stop	0.49 miles

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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.

Martin & Co. Beeston
Testimonials

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!

f /martincouk

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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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