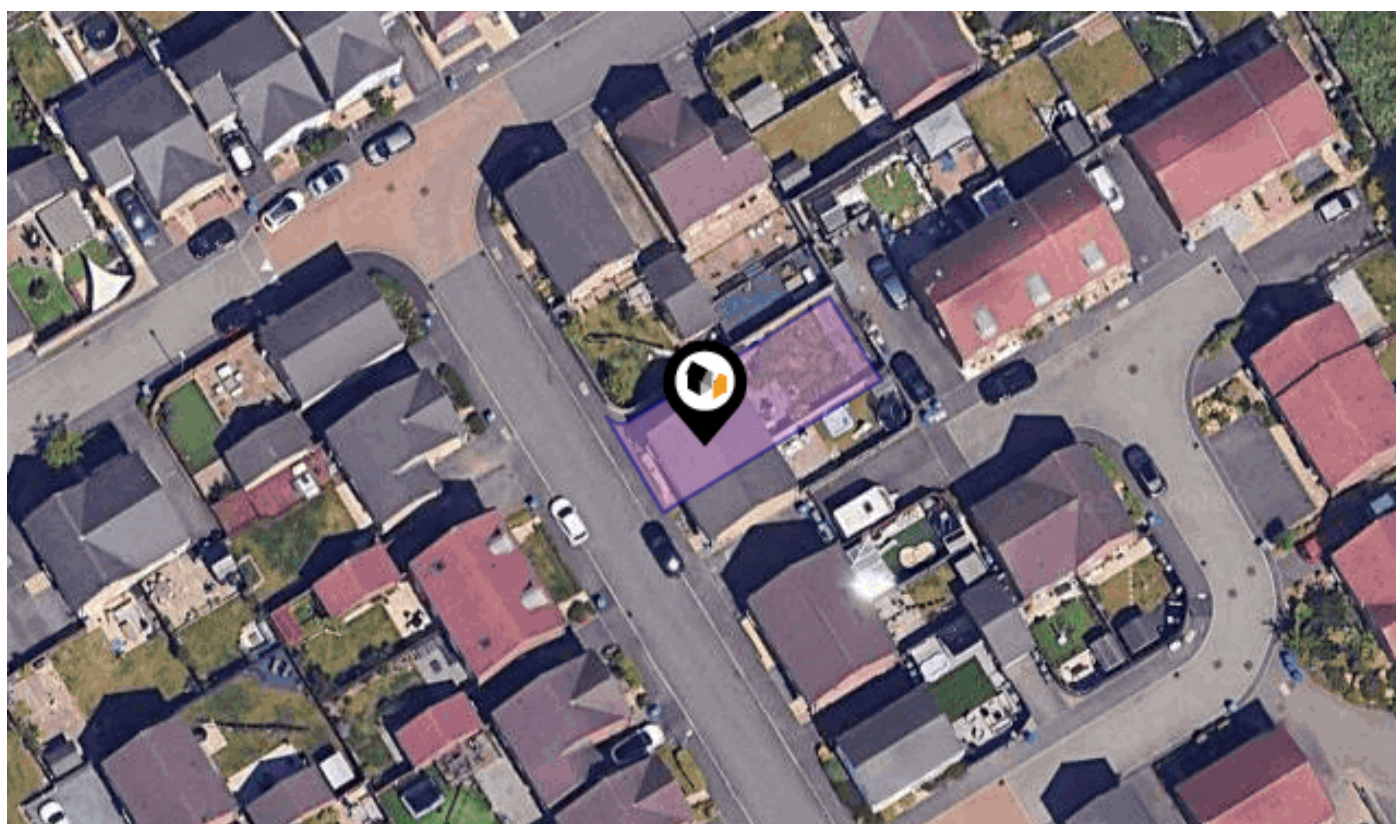




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



**25, DEBDALE WAY, MANSFIELD WOODHOUSE,
MANSFIELD, NG19 7NR**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.04 acres
Year Built :	2015
Council Tax :	Band B
Annual Estimate:	£1,940
Title Number:	NT512418
UPRN:	10023934905

Last Sold Date:	30/01/2015
Last Sold Price:	£140,995
Last Sold £/ft ² :	£187
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7
mb/s



10000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LANDWOOD
GROUP

25 Debdale Way Mansfield Woodhouse MANSFIELD
NG19 7NR

Energy rating

C

Valid until 11.08.2035

Certificate number
03202162258022957351

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

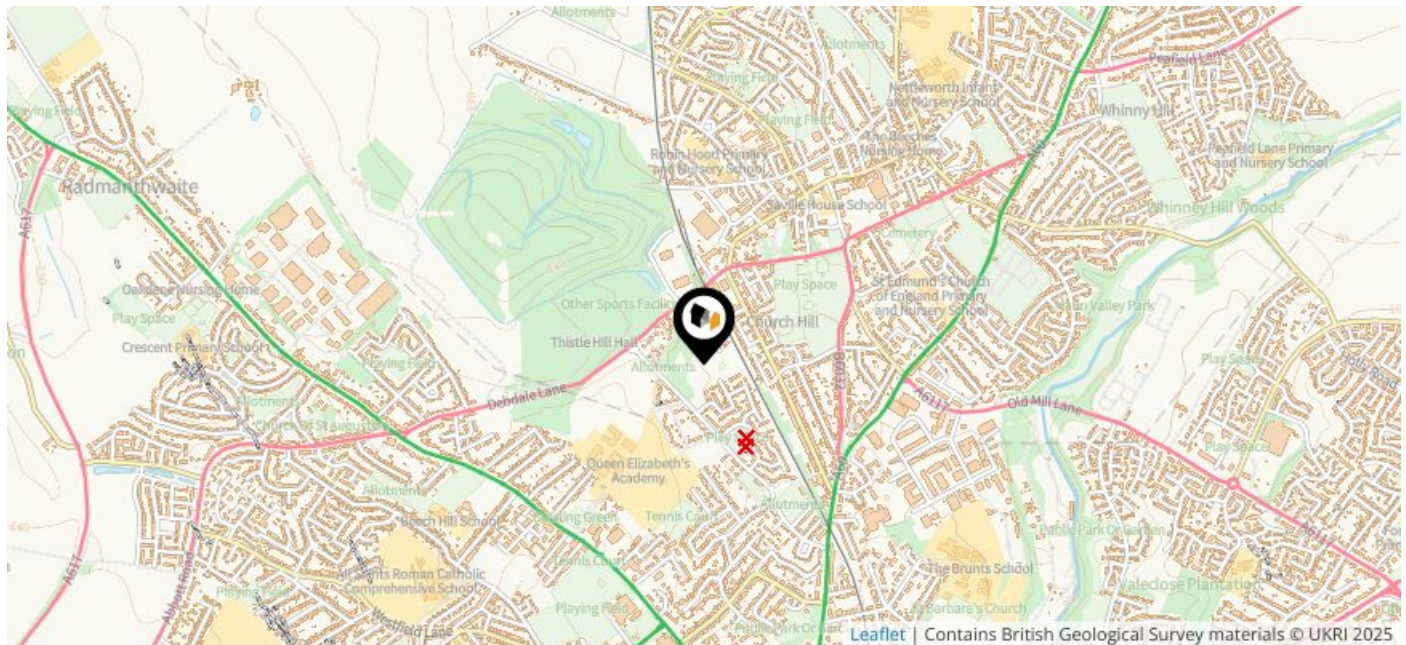
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	70 m ²

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.

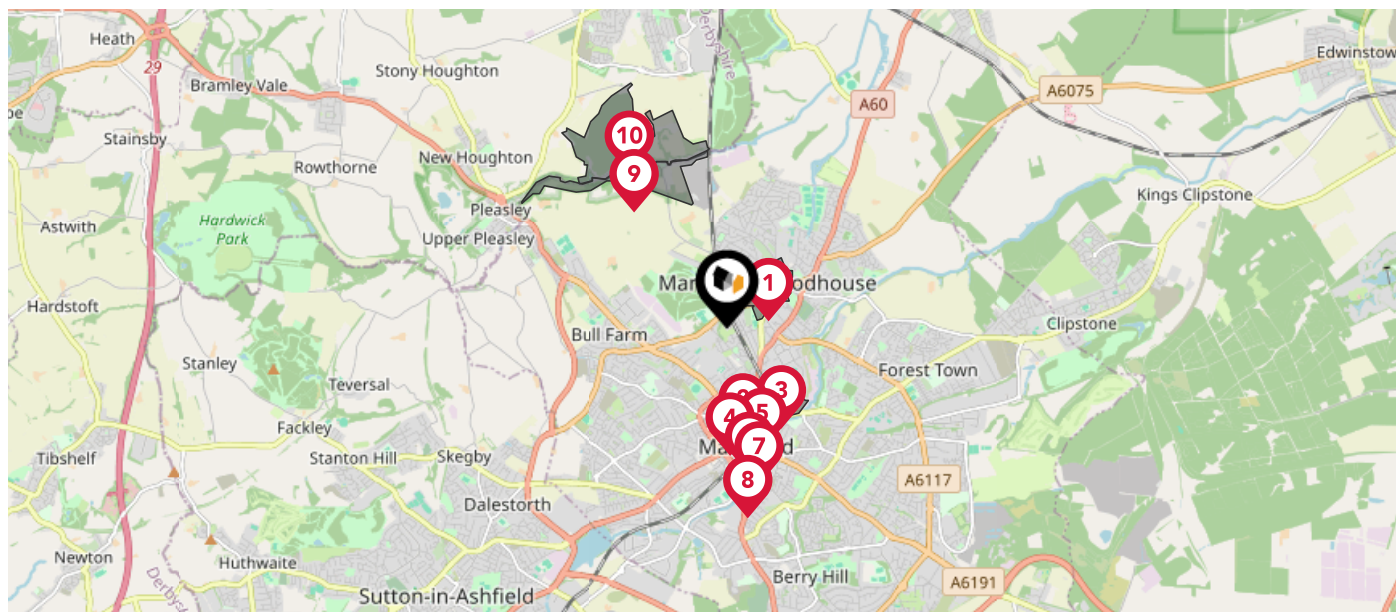
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

LANDWOOD
GROUP

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

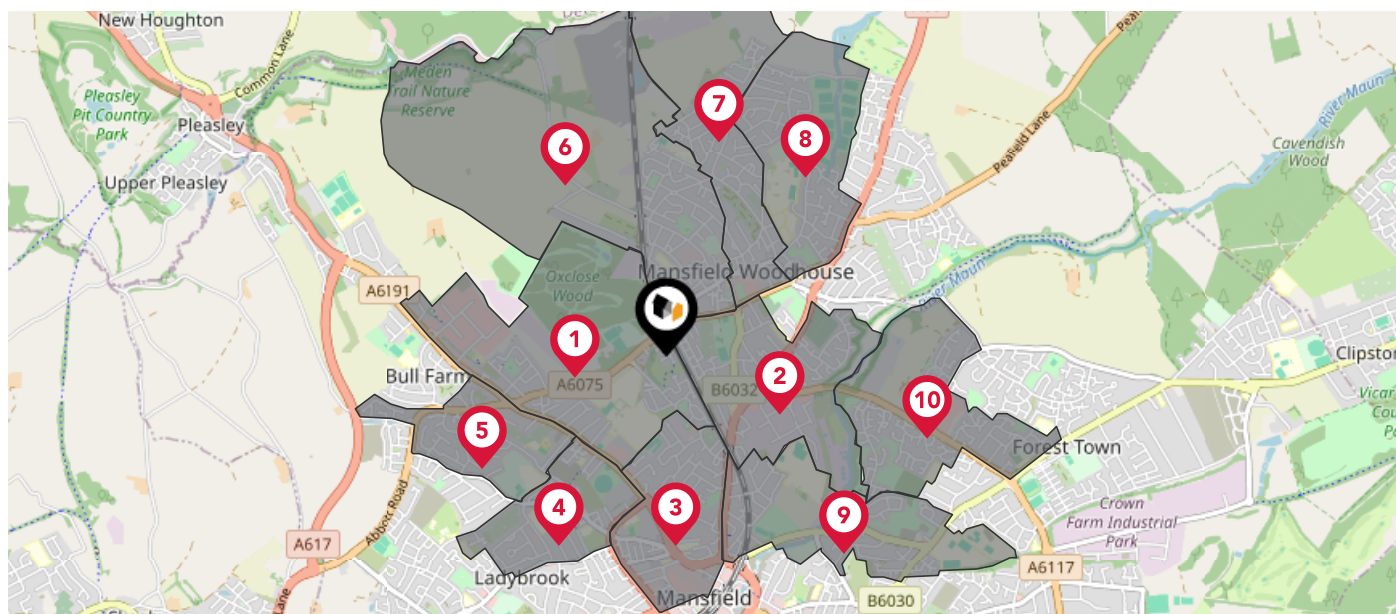
-  Mansfield Woodhouse
-  Crow Hill Drive
-  The Park
-  West Gate
-  Terrace Road
-  Market Place
-  Bridge Street
-  Nottingham Road
-  Pleasley Park and Vale
-  Pleasley Park and Vale

Maps

Council Wards

LANDWOOD
GROUP

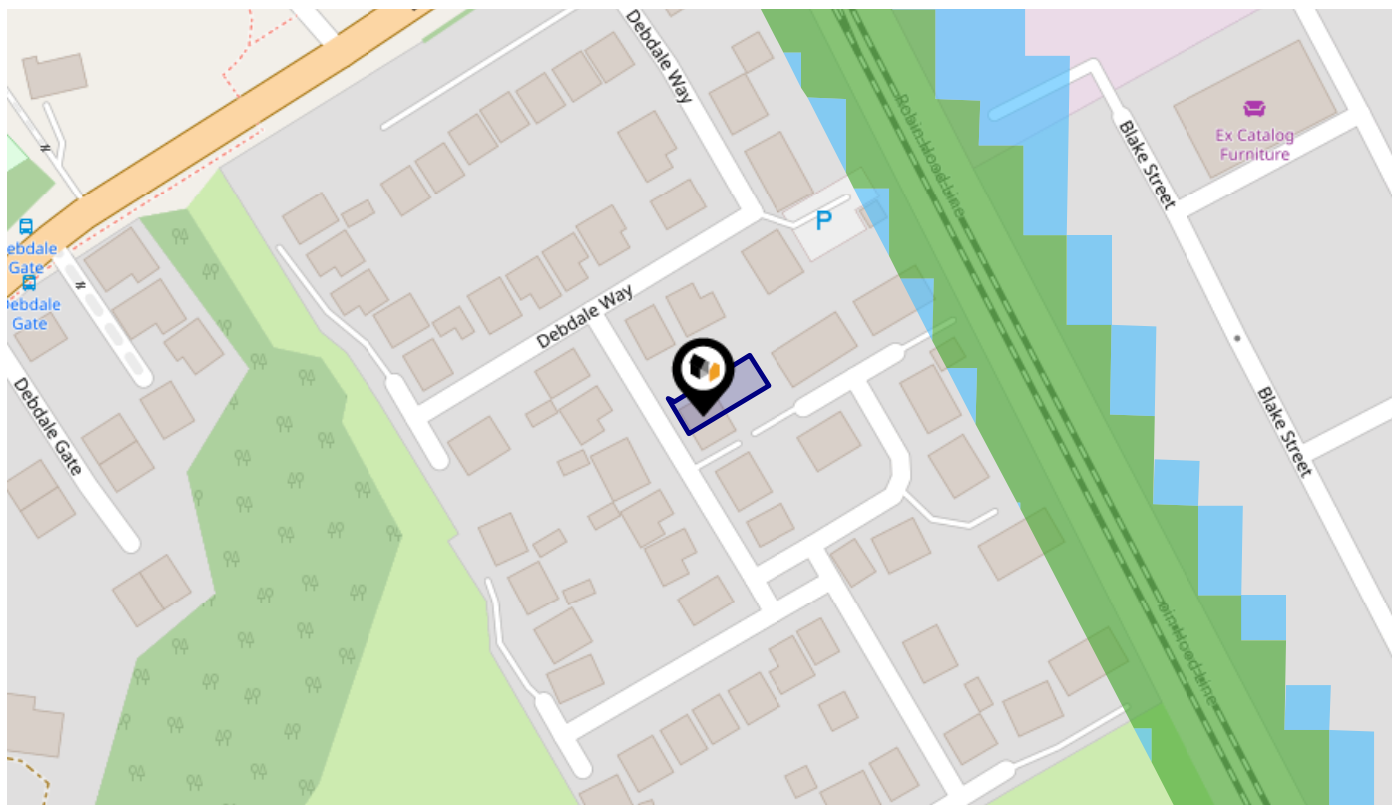
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Sherwood Ward
- 2 Yeoman Hill Ward
- 3 Woodlands Ward
- 4 Broomhill Ward
- 5 Abbott Ward
- 6 Woodhouse Ward
- 7 Park Hall Ward
- 8 Manor Ward
- 9 Carr Bank Ward
- 10 Maun Valley 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:

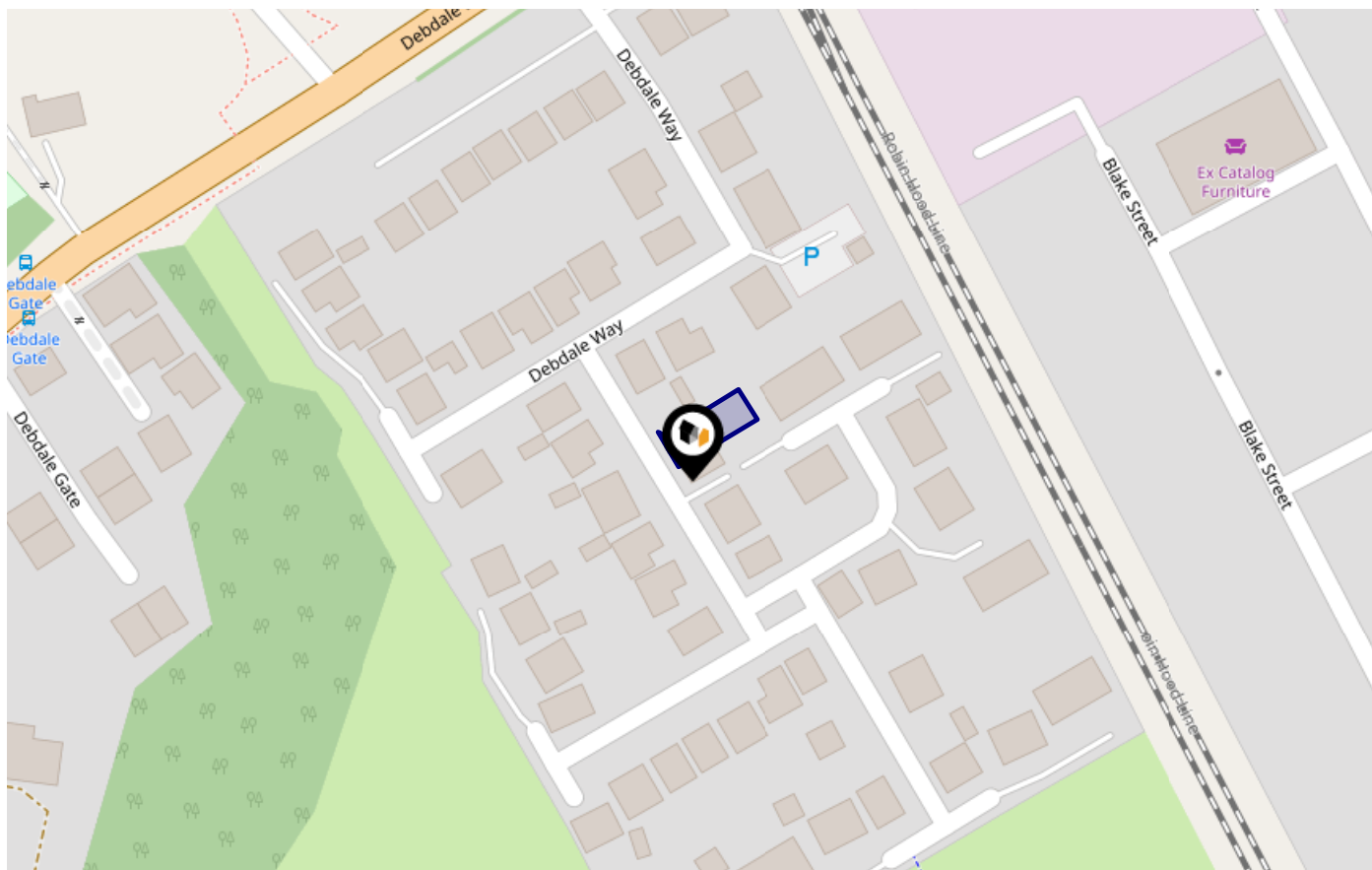
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

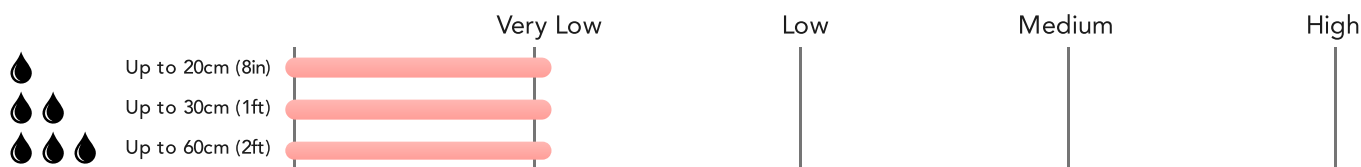


Risk Rating: Very low

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.

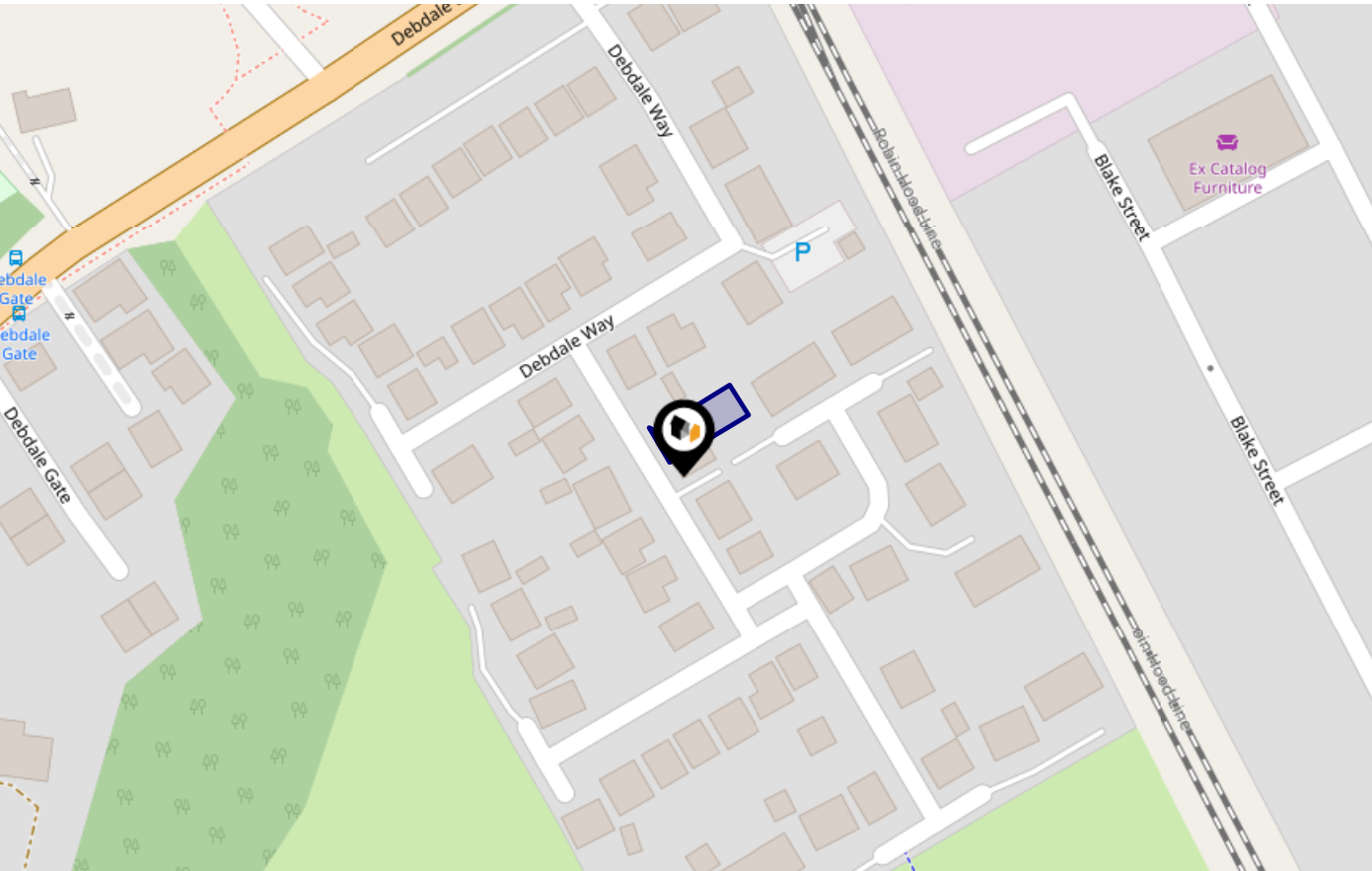
Chance of flooding to the following depths at this property:



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.

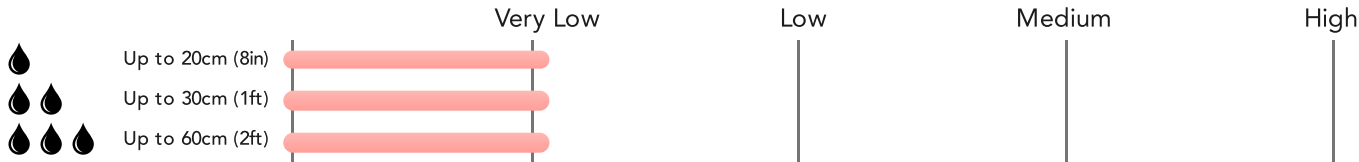


Risk Rating: Very low

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.
- 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:

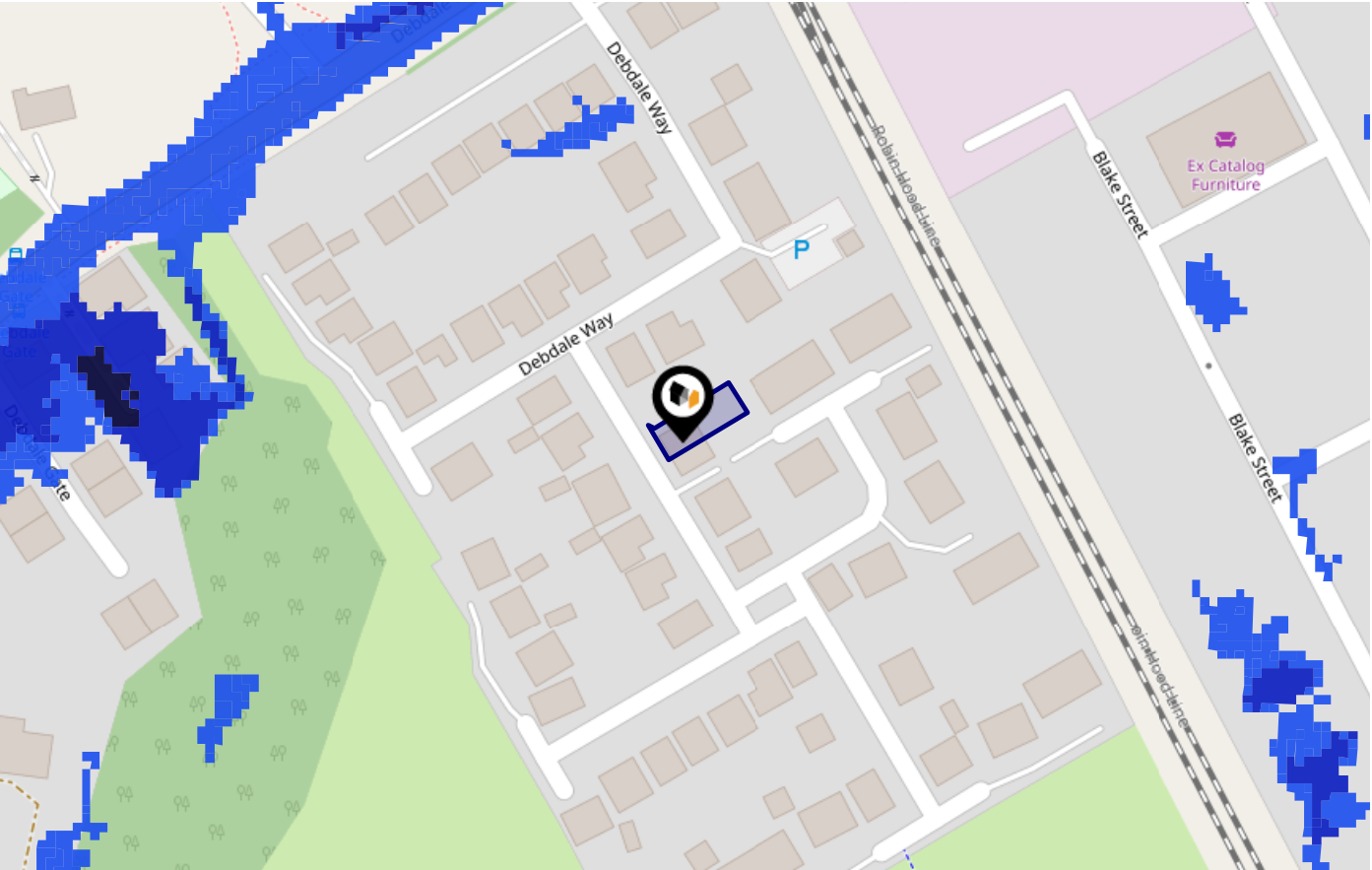


Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

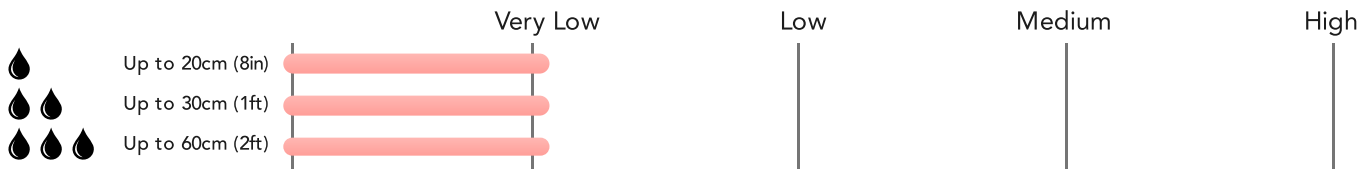


Risk Rating: Very low

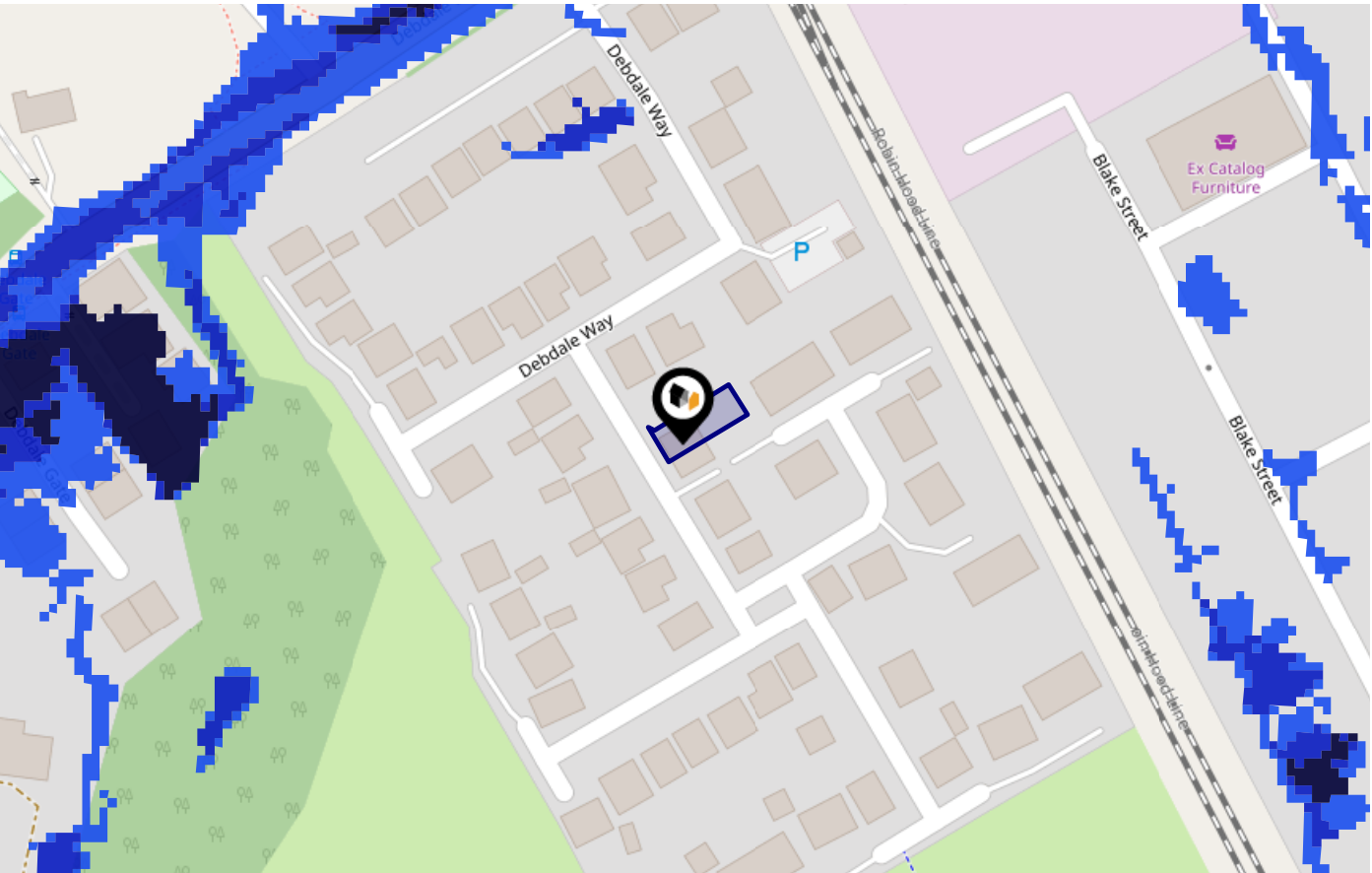
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

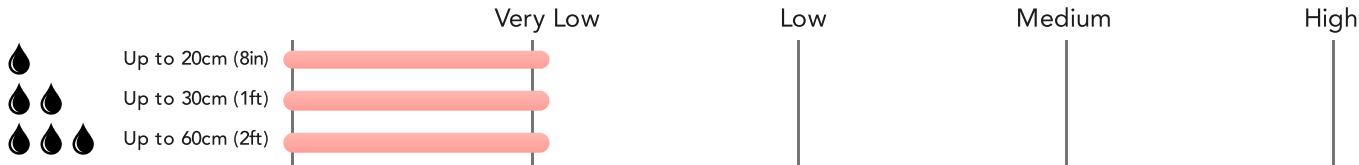


Risk Rating: Very low

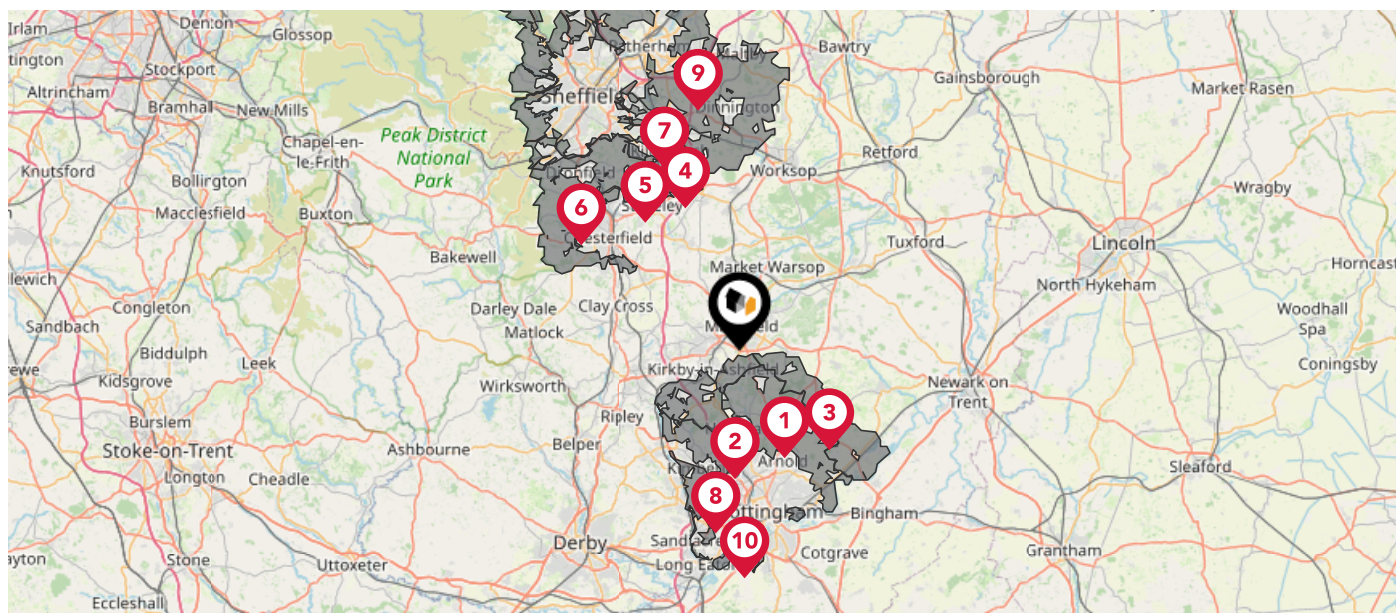
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

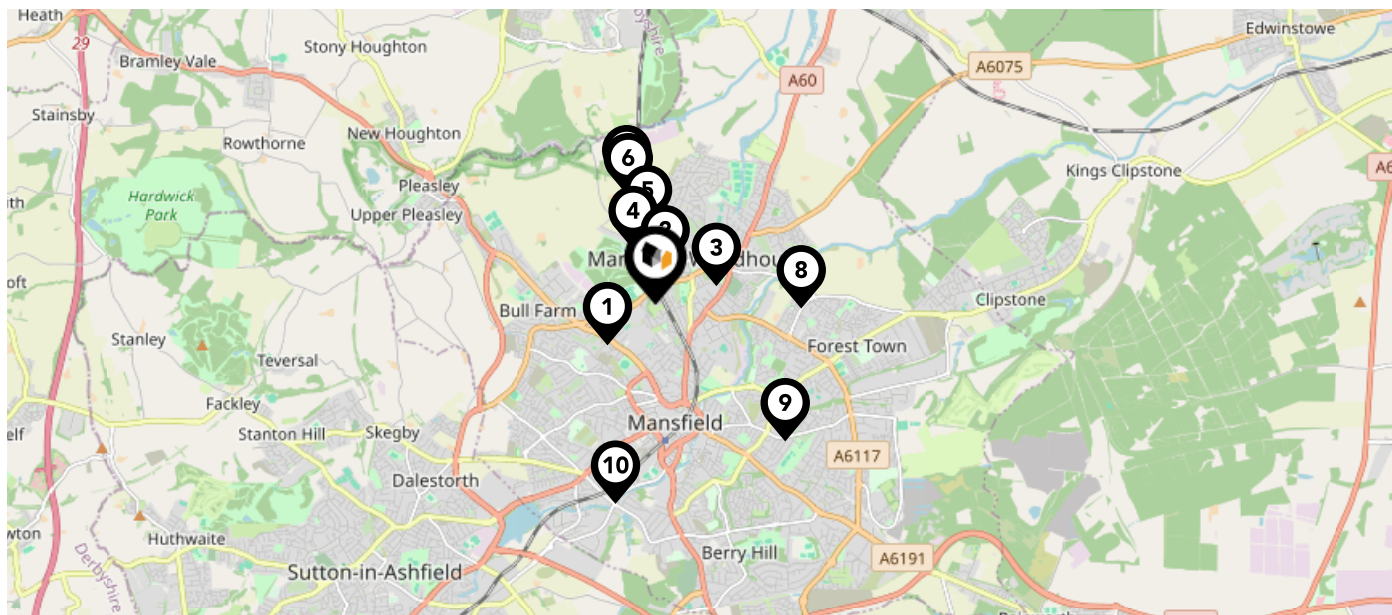
- 1 Derby and Nottingham Green Belt - Gedling
- 2 Derby and Nottingham Green Belt - Ashfield
- 3 Derby and Nottingham Green Belt - Newark and Sherwood
- 4 South and West Yorkshire Green Belt - Bolsover
- 5 South and West Yorkshire Green Belt - Chesterfield
- 6 South and West Yorkshire Green Belt - North East Derbyshire
- 7 South and West Yorkshire Green Belt - Sheffield
- 8 Derby and Nottingham Green Belt - Nottingham
- 9 South and West Yorkshire Green Belt - Rotherham
- 10 Derby and Nottingham Green Belt - Broxtowe

Maps

Landfill Sites

LANDWOOD
GROUP

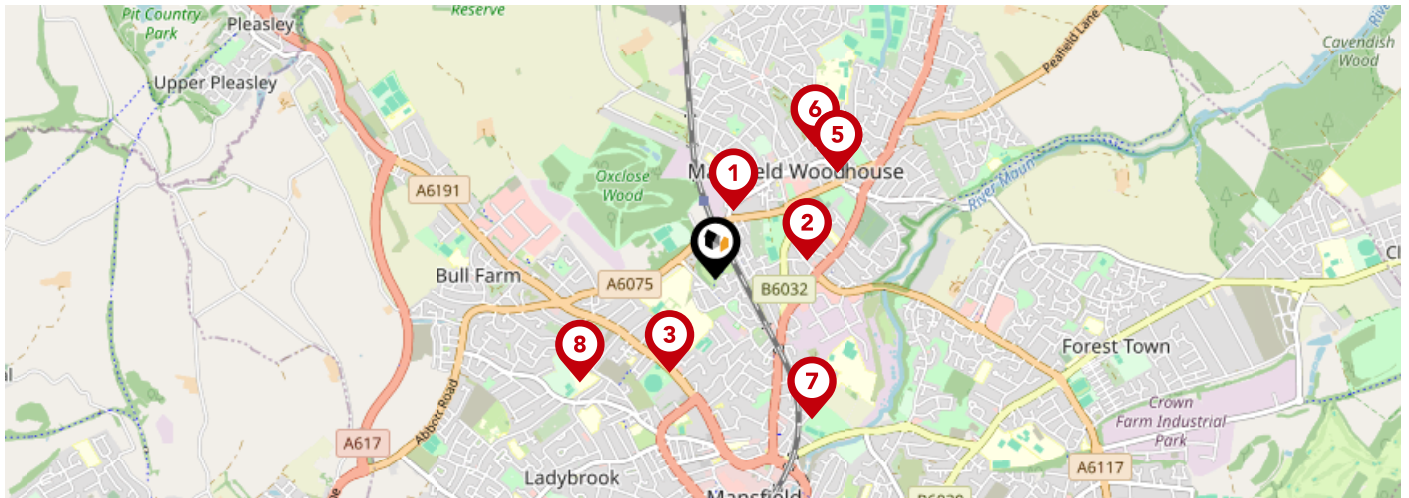
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



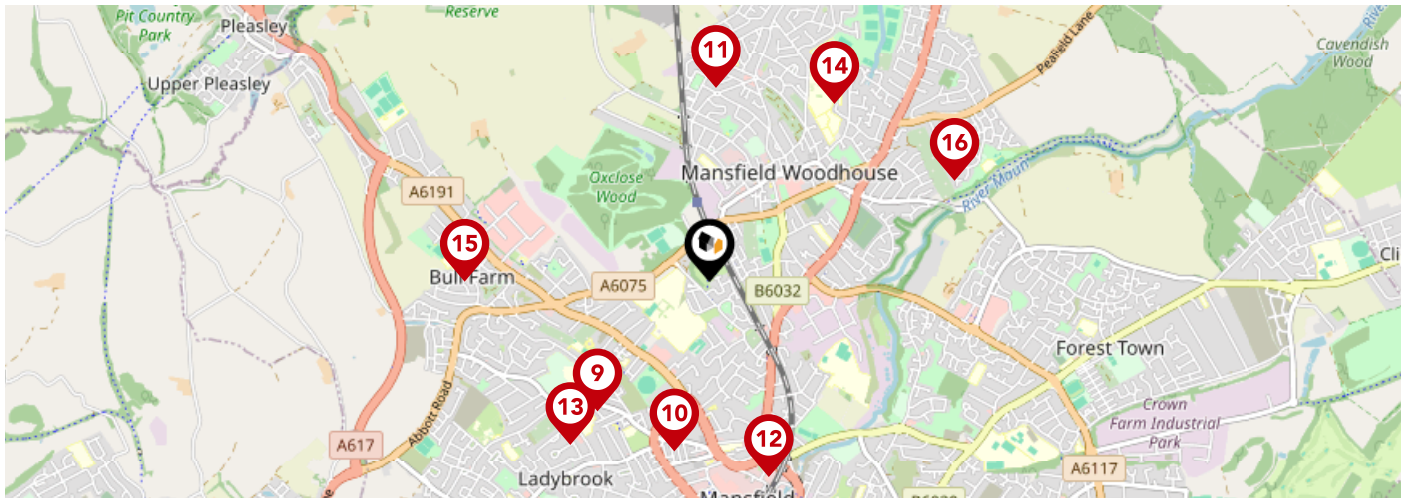
Nearby Landfill Sites

1	Debdale Lane-Mansfield Warehouse, Nottinghamshire	Historic Landfill	
2	Rouses Quarry-Vale Road, Mansfield Warehouse, Nottinghamshire	Historic Landfill	
3	C and D Insulation-Pennine Close, Mansfield Woodhouse	Historic Landfill	
4	Dukes Quarry and Pleasley Junction Quarry-Pleasley Junction Quarry, Derbyshire	Historic Landfill	
5	Cox's Lane-Mansfield Woodhouse	Historic Landfill	
6	Vale Road Quarry-Mansfield Woodhouse, Nottingham	Historic Landfill	
7	EA/EPR/PP3193CE/A001	Active Landfill	
8	Warren Farm-Forest Town, Mansfield, Nottinghamshire	Historic Landfill	
9	Sherwood Hall Road-Sherwood Hall Road, Mansfield, Nottinghamshire	Historic Landfill	
10	Moor Lane-Mansfield, Nottinghamshire	Historic Landfill	

Listed Buildings in the local district	Grade	Distance
 1251852 - The Priory	Grade II	0.2 miles
 1262548 - 82 And 84, Station Street	Grade II	0.2 miles
 1251838 - Ice House At Debdale Hall	Grade II	0.3 miles
 1251895 - War Memorial	Grade II	0.3 miles
 1251861 - Numbers 15, 17, 19 And Adjoining Outbuildings	Grade II	0.3 miles
 1253621 - Cartshed North Of Stables At Debdale Hall	Grade II	0.3 miles
 1262575 - Debdale Hall	Grade II	0.3 miles
 1251863 - 27, 29 And 31, Station Street	Grade II	0.3 miles
 1262549 - Mansfield District Council Offices	Grade II	0.3 miles
 1253512 - Stables At Debdale Hall	Grade II	0.3 miles
 1262583 - Boundary Wall At Hardstaff Homes	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	The Bramble Academy Ofsted Rating: Requires improvement Pupils: 173 Distance:0.32	☐	☒	☐	☐	☐
2	St Edmund's CofE (C) Primary School Ofsted Rating: Good Pupils: 238 Distance:0.42	☐	☒	☐	☐	☐
3	Queen Elizabeth's Academy Ofsted Rating: Good Pupils: 860 Distance:0.46	☐	☐	☒	☐	☐
4	Leas Park Junior School Ofsted Rating: Good Pupils: 270 Distance:0.73	☐	☒	☐	☐	☐
5	Nettleworth Infant and Nursery School Ofsted Rating: Good Pupils: 254 Distance:0.73	☐	☒	☐	☐	☐
6	Yeoman Park Academy Ofsted Rating: Outstanding Pupils: 108 Distance:0.74	☐	☐	☒	☐	☐
7	The Brunts Academy Ofsted Rating: Requires improvement Pupils: 1464 Distance:0.75	☐	☐	☒	☐	☐
8	The Beech Academy Ofsted Rating: Good Pupils: 106 Distance:0.75	☐	☐	☒	☐	☐

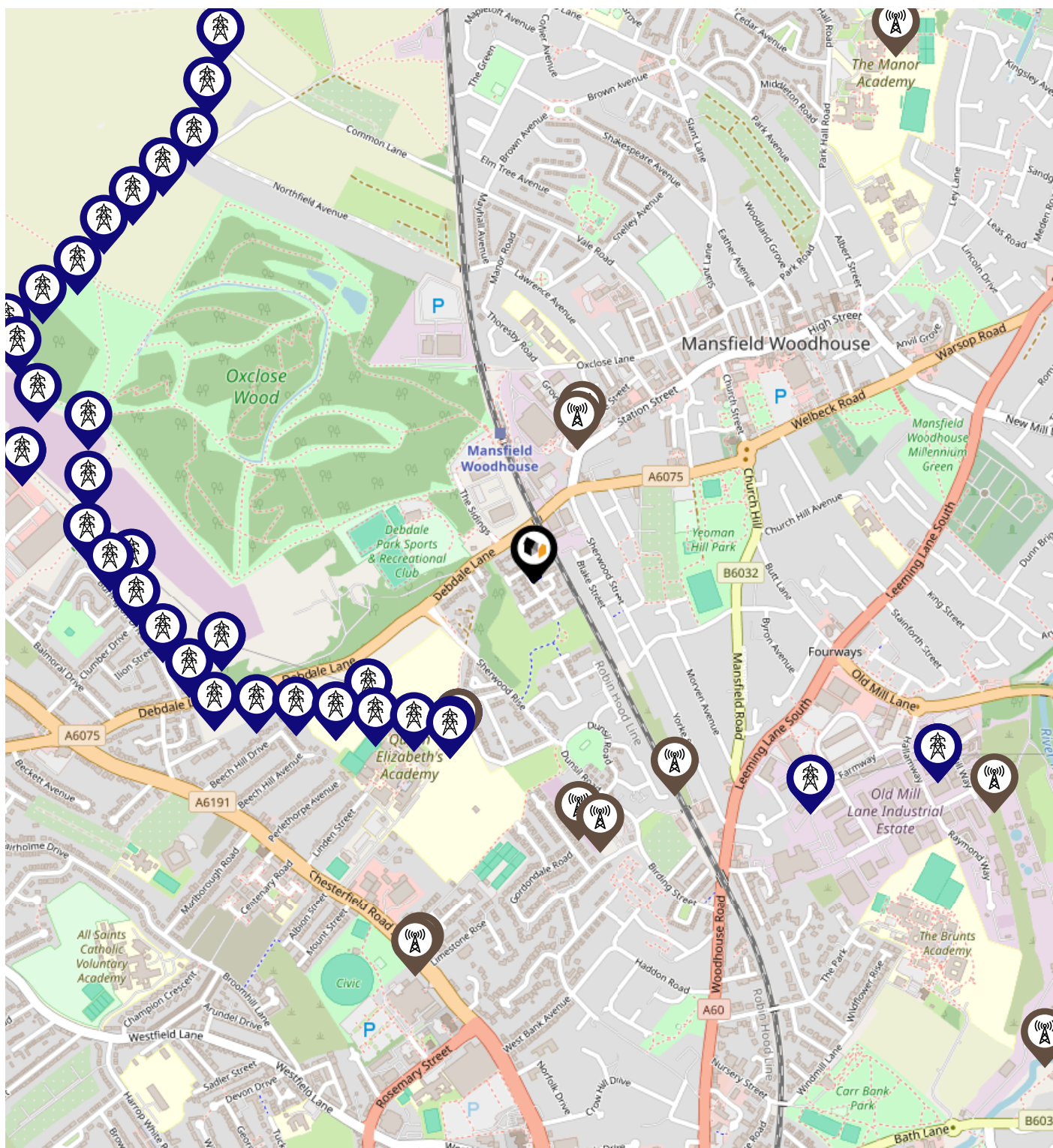


		Nursery	Primary	Secondary	College	Private
9	All Saints' Catholic Voluntary Academy Ofsted Rating: Good Pupils: 1128 Distance:0.76	☐	☐	☒	☐	☐
10	St Philip Neri With St Bede Catholic Voluntary Academy Ofsted Rating: Good Pupils: 467 Distance:0.77	☐	☒	☐	☐	☐
11	Northfield Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 421 Distance:0.86	☐	☒	☐	☐	☐
12	R.E.A.L. Independent Schools Mansfield Ofsted Rating: Good Pupils: 75 Distance:0.91	☐	☐	☒	☐	☐
13	Wainwright Primary Academy Ofsted Rating: Good Pupils: 386 Distance:0.95	☐	☒	☐	☐	☐
14	The Manor Academy Ofsted Rating: Good Pupils: 1290 Distance:0.97	☐	☐	☒	☐	☐
15	Crescent Primary School Ofsted Rating: Outstanding Pupils: 433 Distance:1.08	☐	☒	☐	☐	☐
16	Peafield Lane Academy Ofsted Rating: Good Pupils: 342 Distance:1.18	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP



Key:



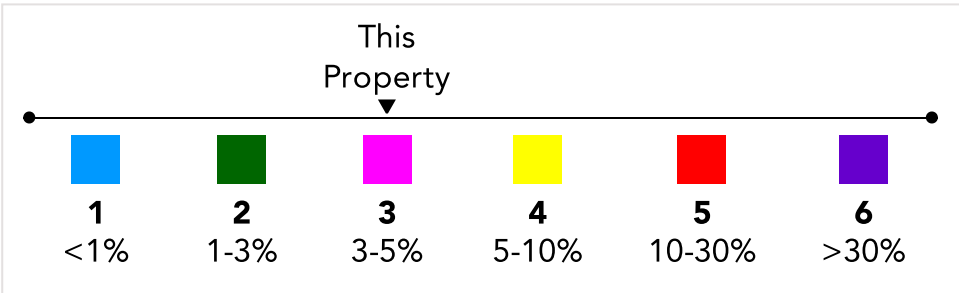
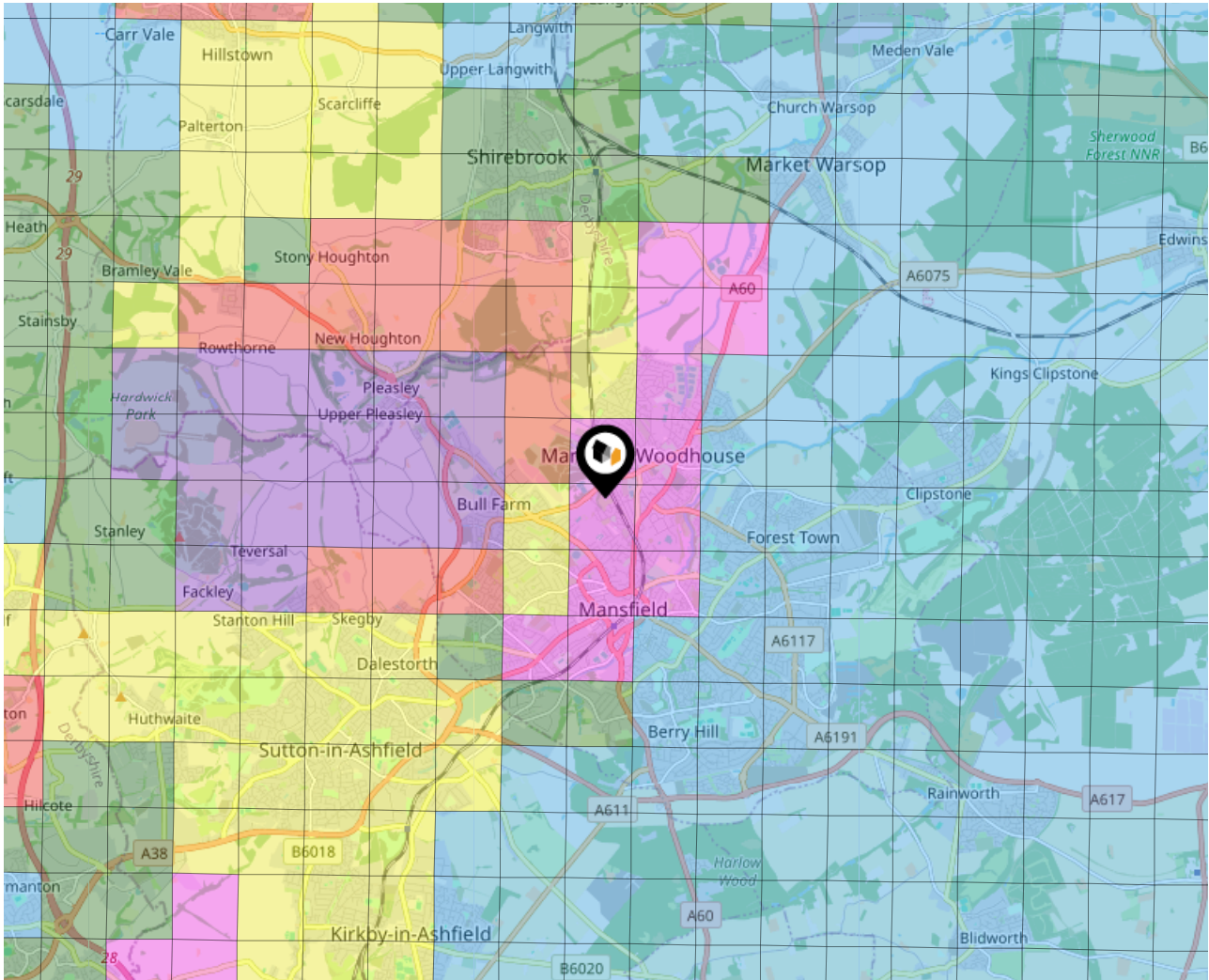
Power Pylons



Communication Masts

What is Radon?

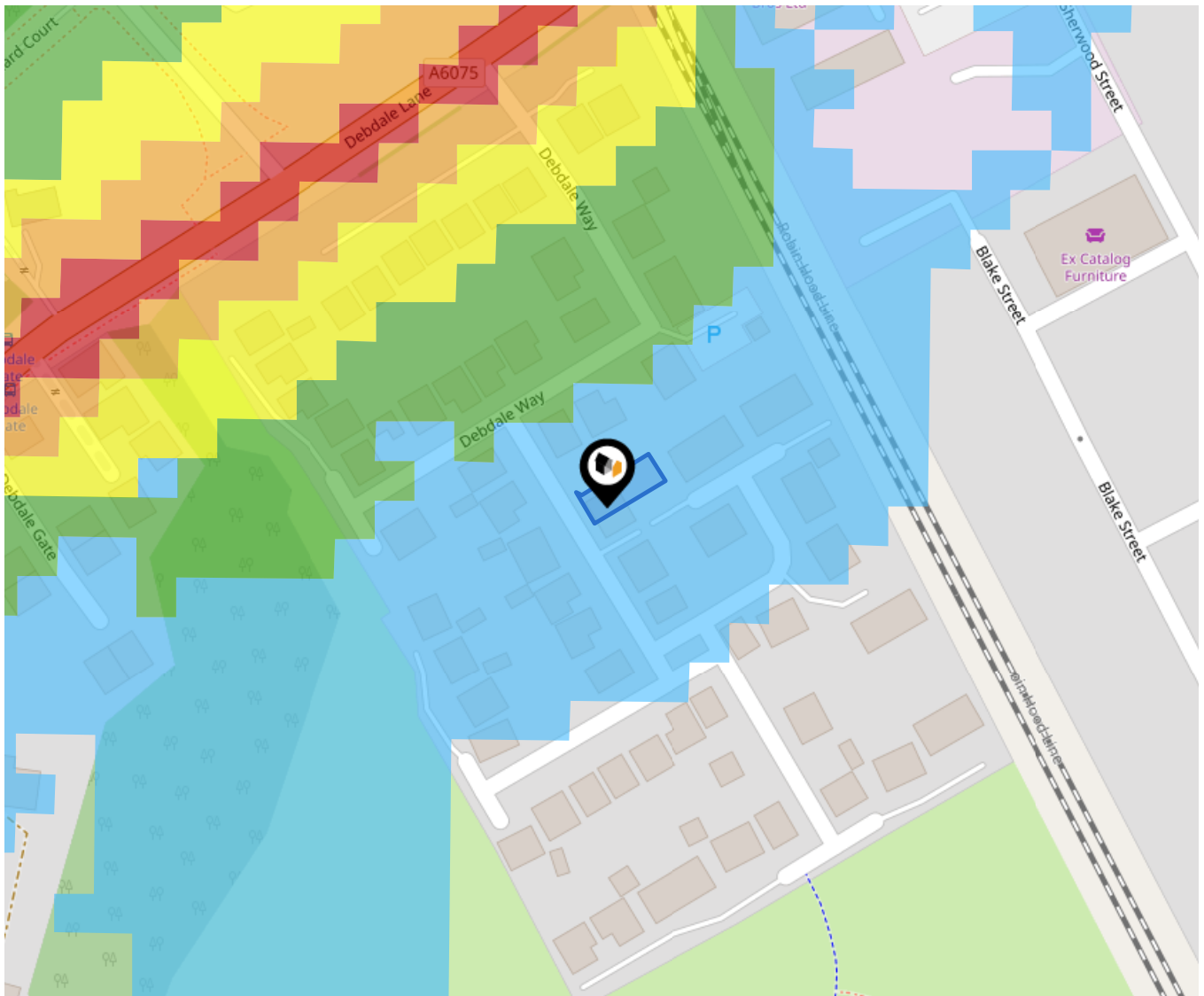
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

LANDWOOD
GROUP



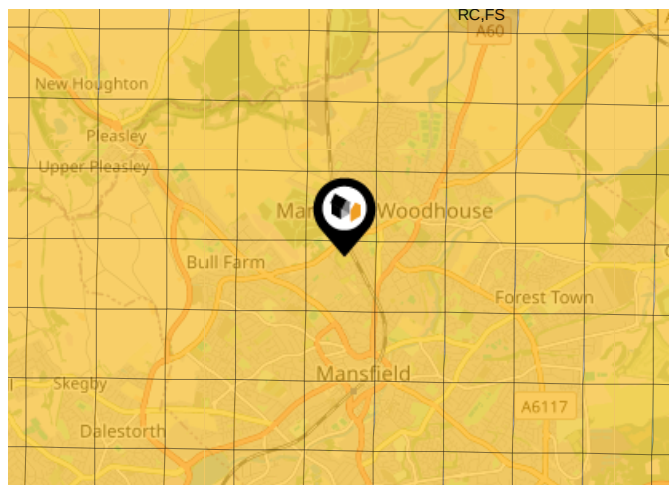
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



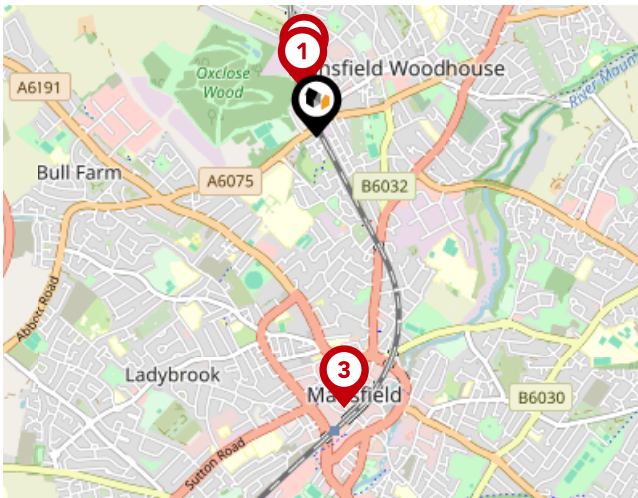
Primary Classifications (Most Common Clay Types)

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

Area

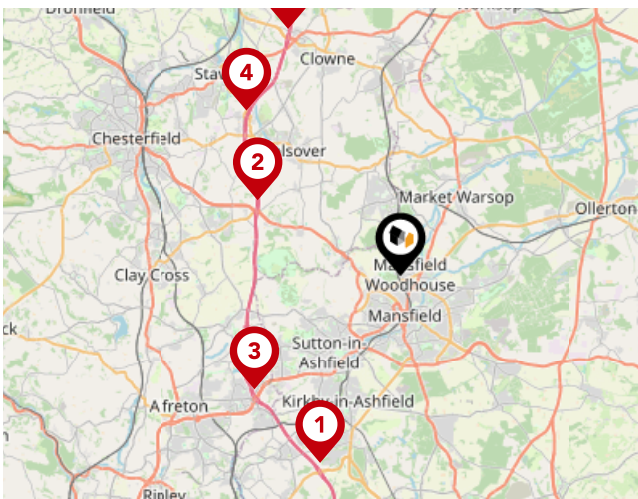
Transport (National)

LANDWOOD
GROUP



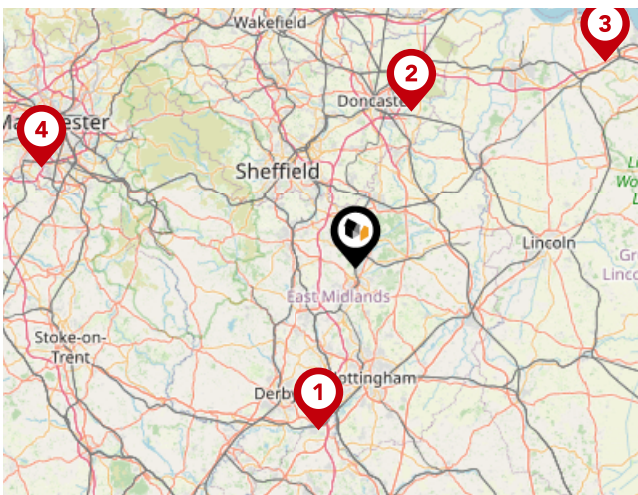
National Rail Stations

Pin	Name	Distance
1	Mansfield Woodhouse Rail Station	0.22 miles
2	Mansfield Woodhouse Rail Station	0.28 miles
3	Mansfield Rail Station	1.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	7.29 miles
2	M1 J29	5.71 miles
3	M1 J28	6.55 miles
4	M1 J29A	8 miles
5	M1 J30	9.56 miles



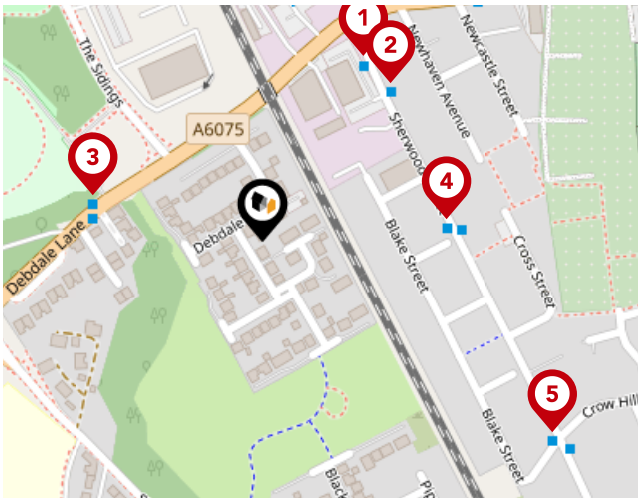
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	23.72 miles
2	Finningley	23.51 miles
3	Humberside Airport	45.74 miles
4	Manchester Airport	46.88 miles

Area

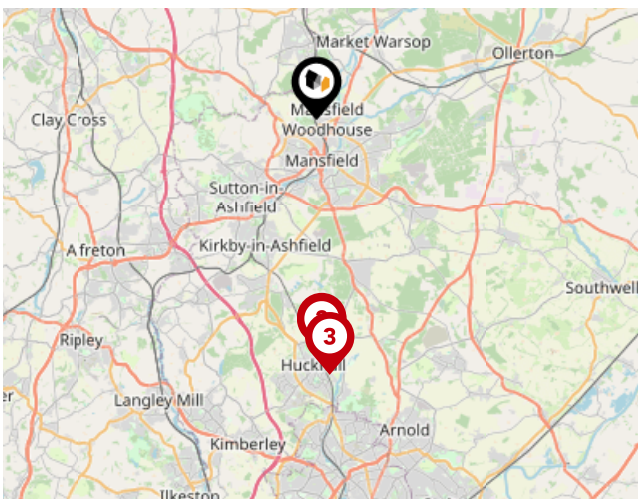
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Sherwood Street	0.12 miles
2	Sherwood Street	0.11 miles
3	Debdale Gate	0.1 miles
4	Sherwood Court	0.1 miles
5	Crow Hill Lane	0.19 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	8.41 miles
2	Hucknall Tram Stop	8.44 miles
3	Butler's Hill Tram Stop	9.09 miles

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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

