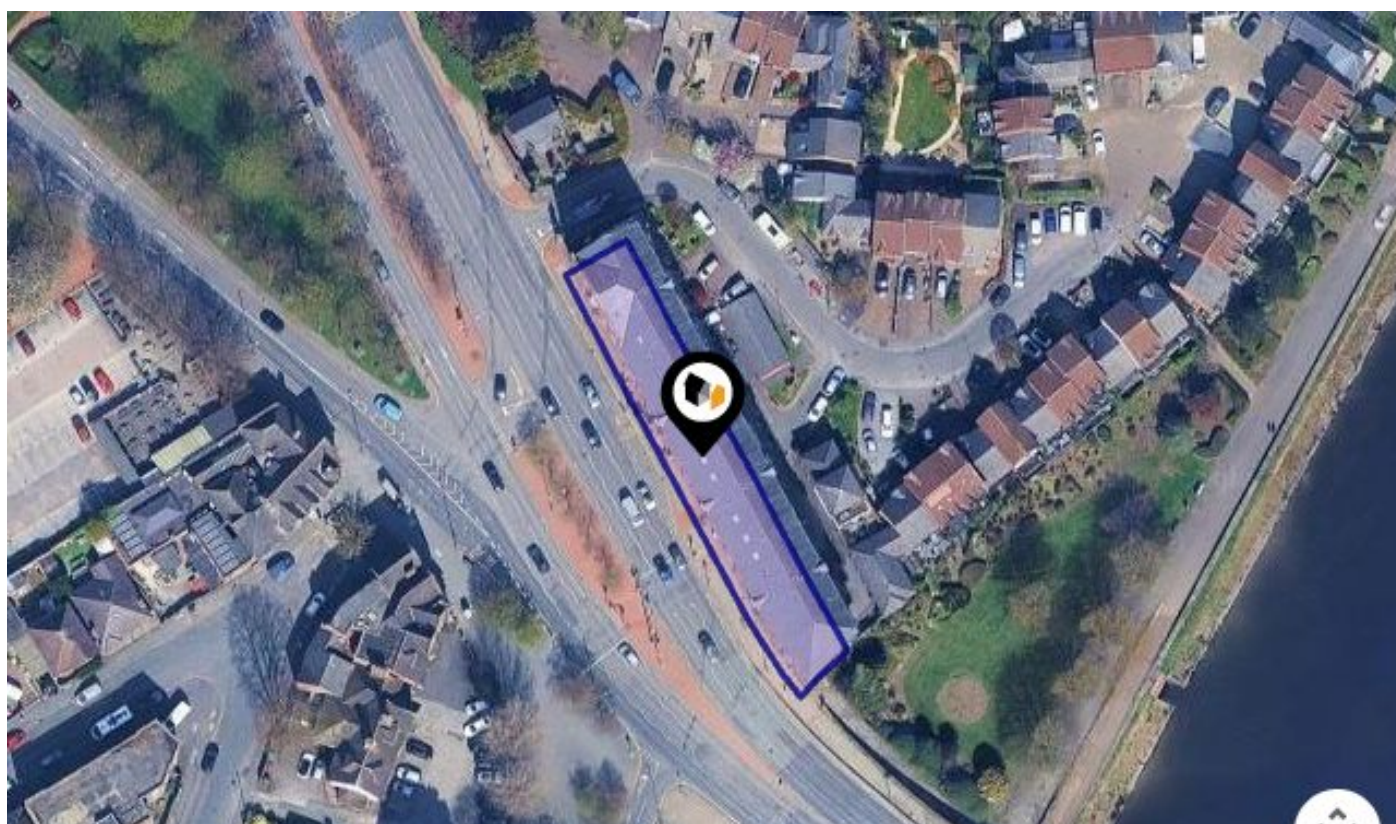




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 07th November 2025



26, TURNEYS COURT, NOTTINGHAM, NG2 3BW

Landwood Group

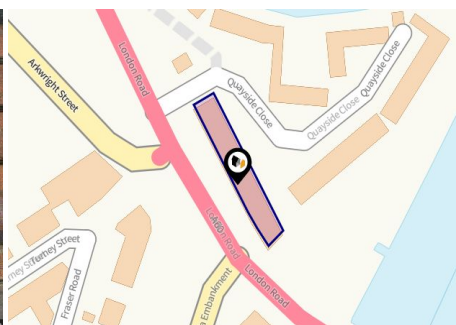
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	14/07/2003
Bedrooms:	1	Last Sold Price:	£127,500
Floor Area:	516 ft ² / 48 m ²	Last Sold £/ft²:	£246
Plot Area:	0.23 acres	Tenure:	Leasehold
Year Built :	2003	Start Date:	28/08/1985
Council Tax :	Band B	End Date:	01/01/2084
Annual Estimate:	£2,066	Lease Term:	99 years from 1 January 1985
Title Number:	NT181763	Term Remaining:	58 years
UPRN:	200001390869		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



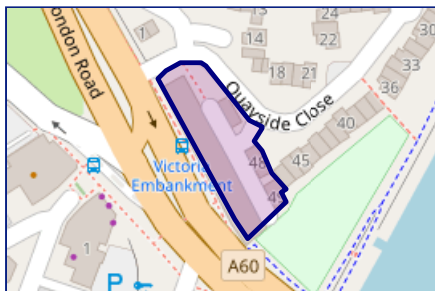
Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



NT346771

Leasehold Title Plan



NT181763

Start Date:	28/08/1985
End Date:	01/01/2084
Lease Term:	99 years from 1 January 1985
Term Remaining:	58 years

Property
EPC - Certificate

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26, Turneys Court, NG2 3BW

Energy rating

E

Valid until 12.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

Property

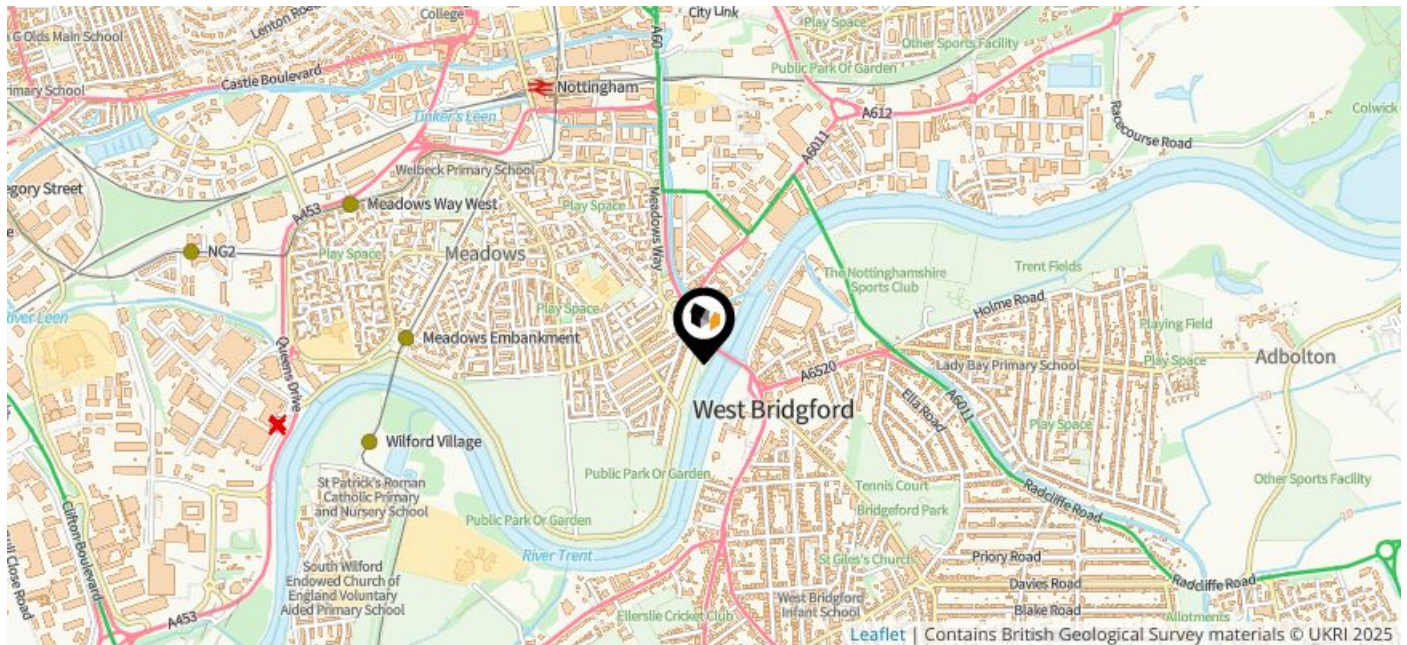
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
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:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 17% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	48 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.

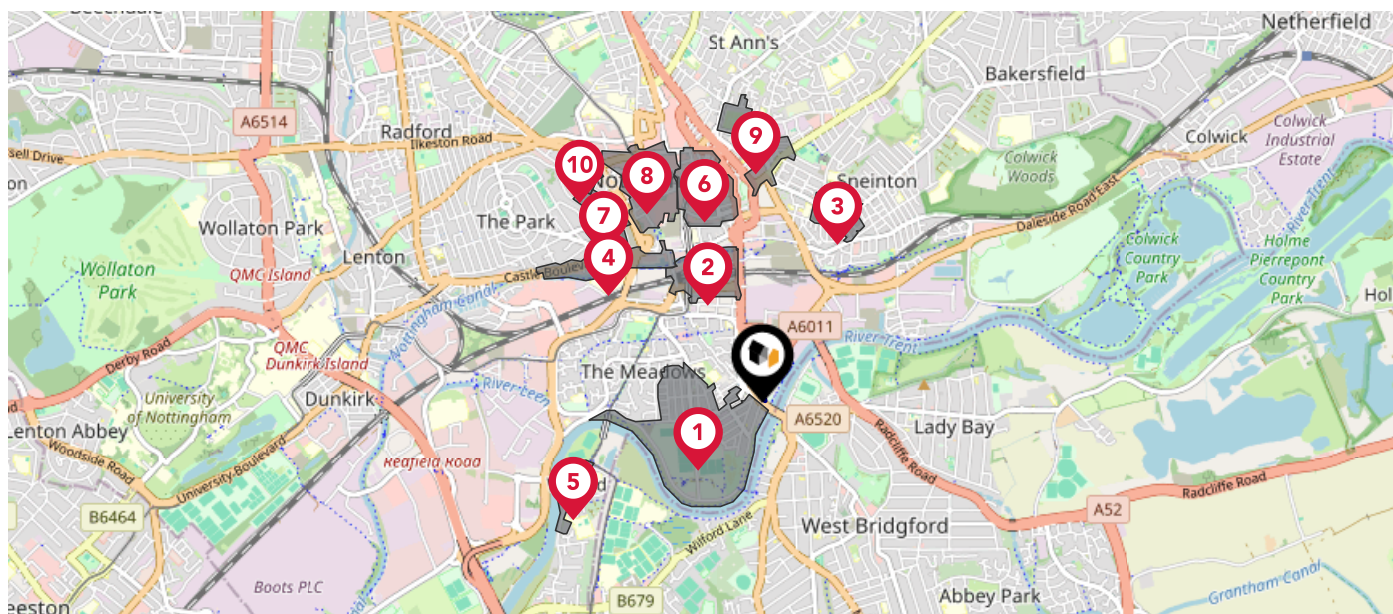
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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



Old Meadows



Station



Sneinton



Canal



Wilford Village



Lace Market



Castle



Old Market Square



Sneinton Market



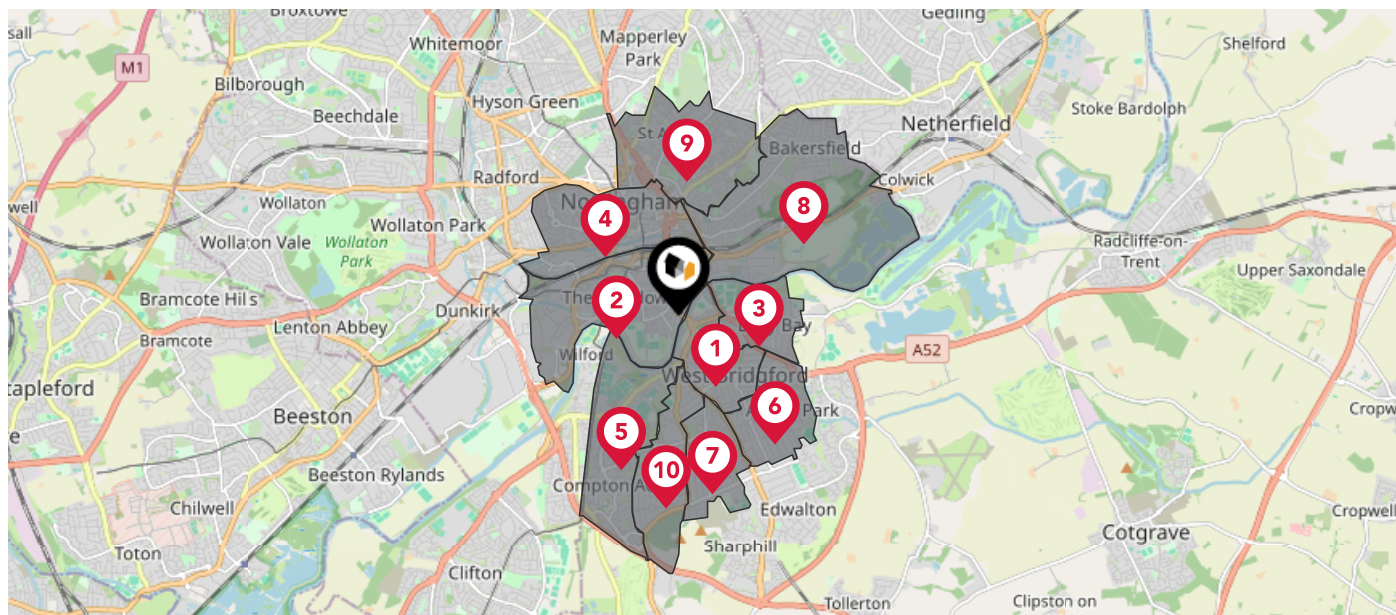
Wellington Circus

Maps

Council Wards

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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

Trent Bridge Ward

2

Meadows Ward

3

Lady Bay Ward

4

Castle Ward

5

Compton Acres Ward

6

Abbey Ward

7

Musters Ward

8

Dales Ward

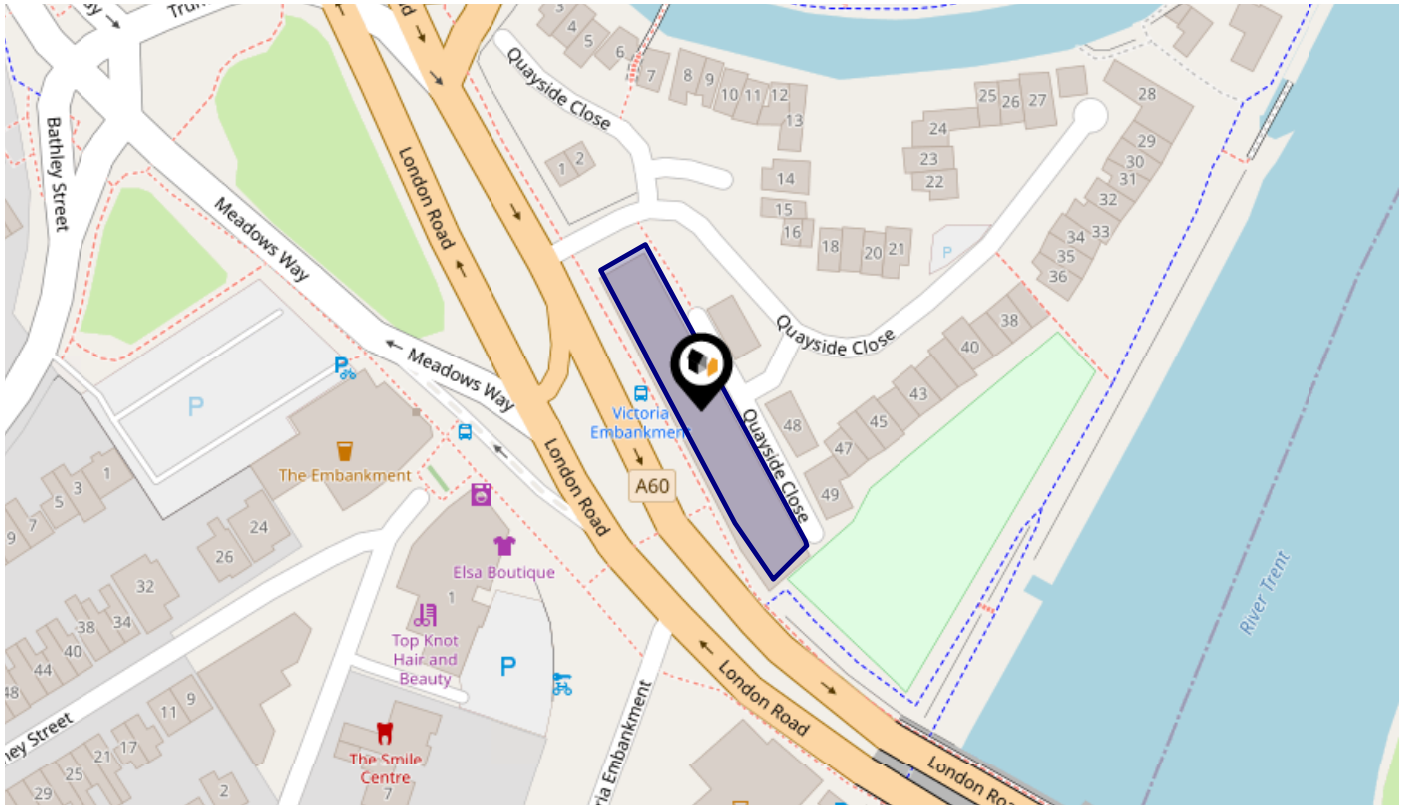
9

St. Ann's Ward

10

Lutterell 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:

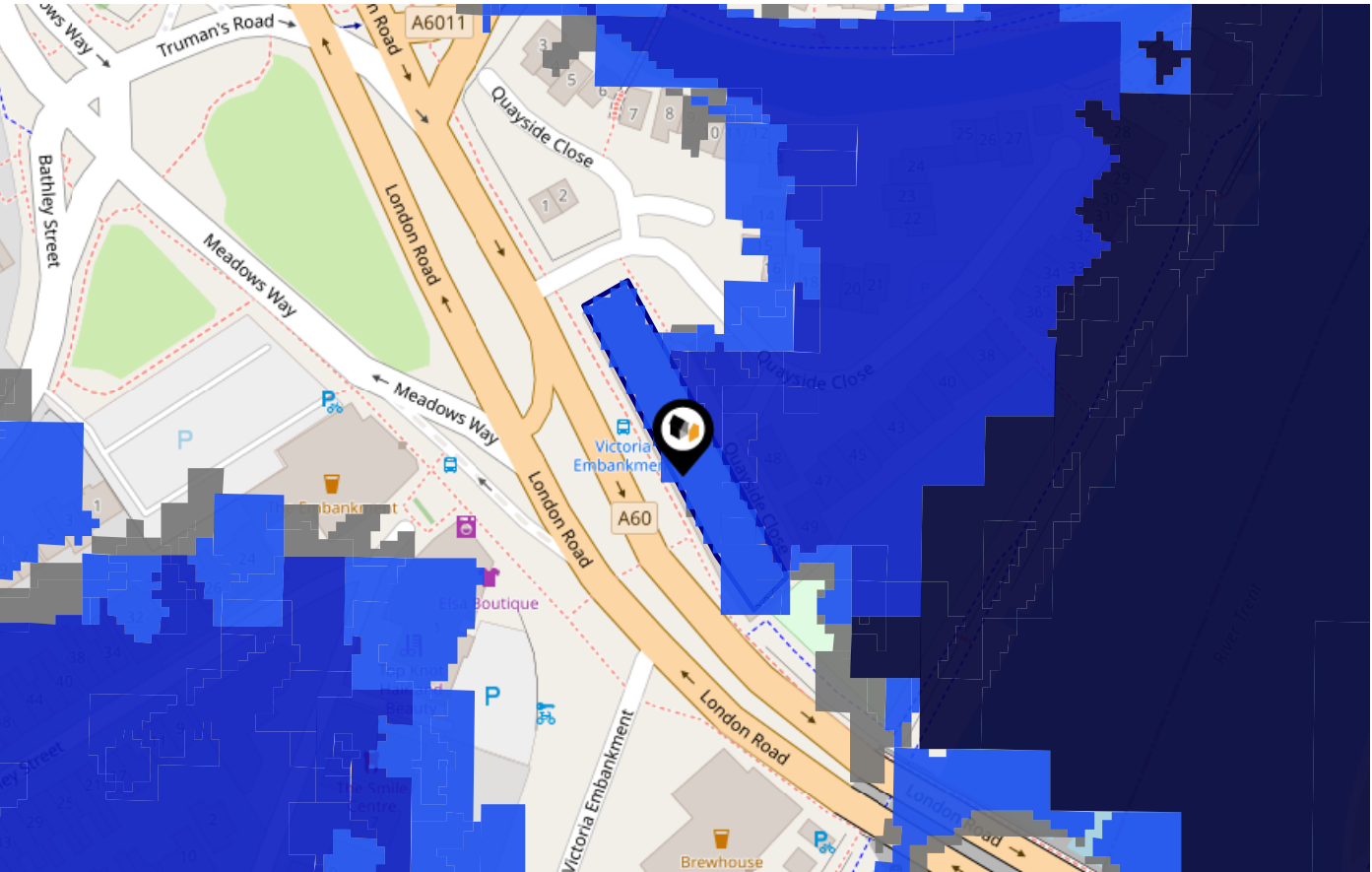
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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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.

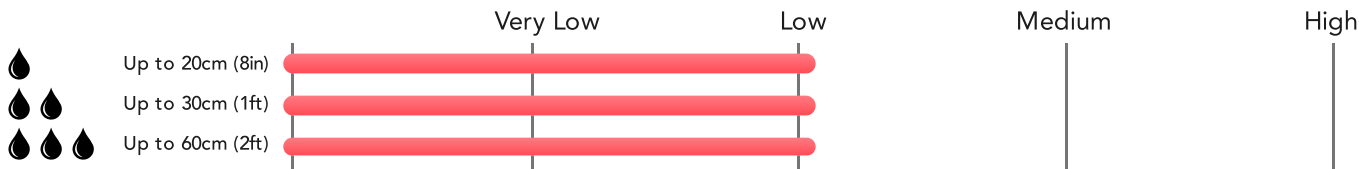


Risk Rating: Low

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:



**LANDWOOD
GROUP**

A map of the Victoria Embankment area in London. The River Thames is on the right. Roads shown include London Road, Meadows Way, Quayside Close, and A6011. Landmarks include the Victoria Embankment, the A60, and the Victoria Embankment. A red location pin is placed on the Victoria Embankment.

-  **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.

Water Depth	Risk Level
Up to 20cm (8in)	Medium
Up to 30cm (1ft)	Medium
Up to 60cm (2ft)	Low

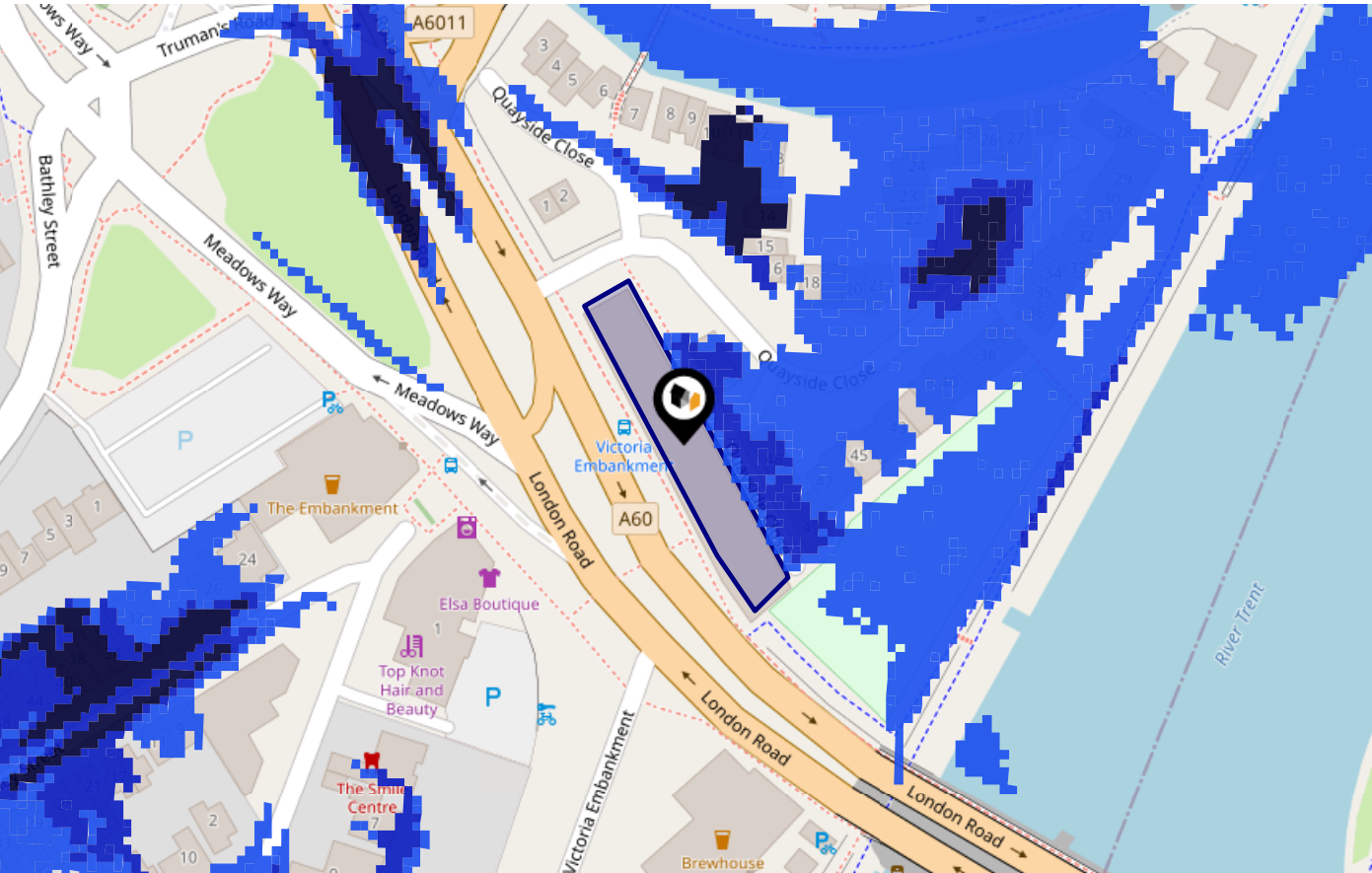
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Know your property instantly.

Flood Risk

Surface Water - Flood Risk

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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.

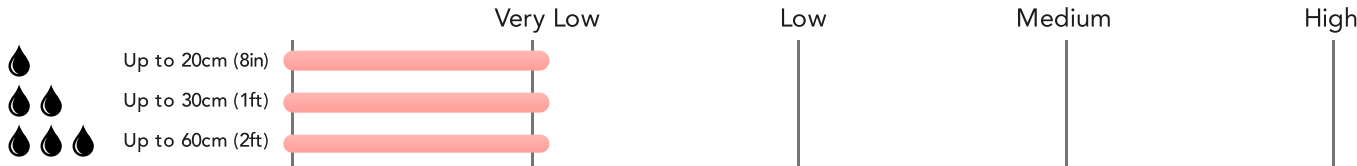


Risk Rating: Very low

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:

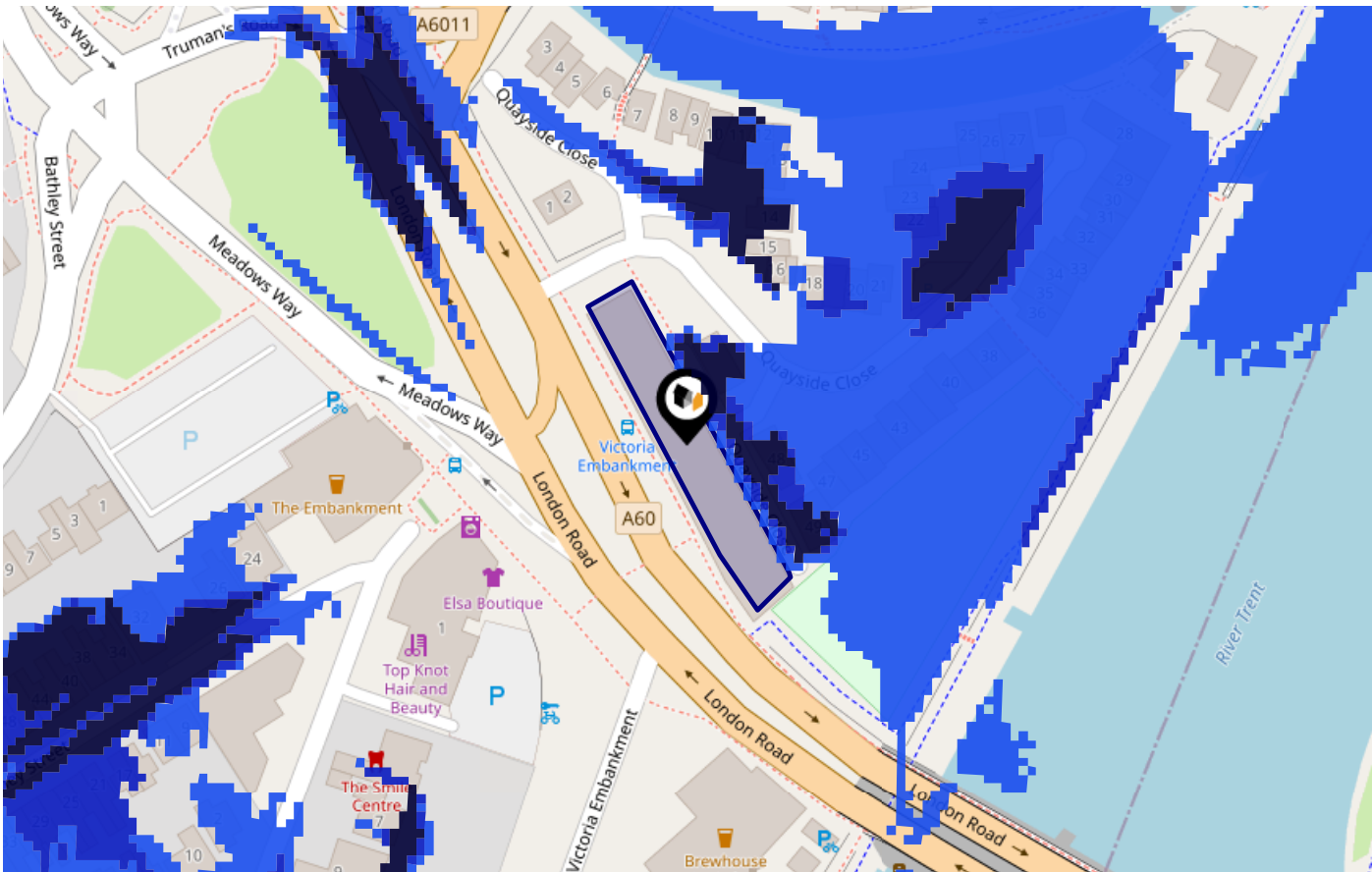


Flood Risk

Surface Water - Climate Change

LANDWOOD
GROUP

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.

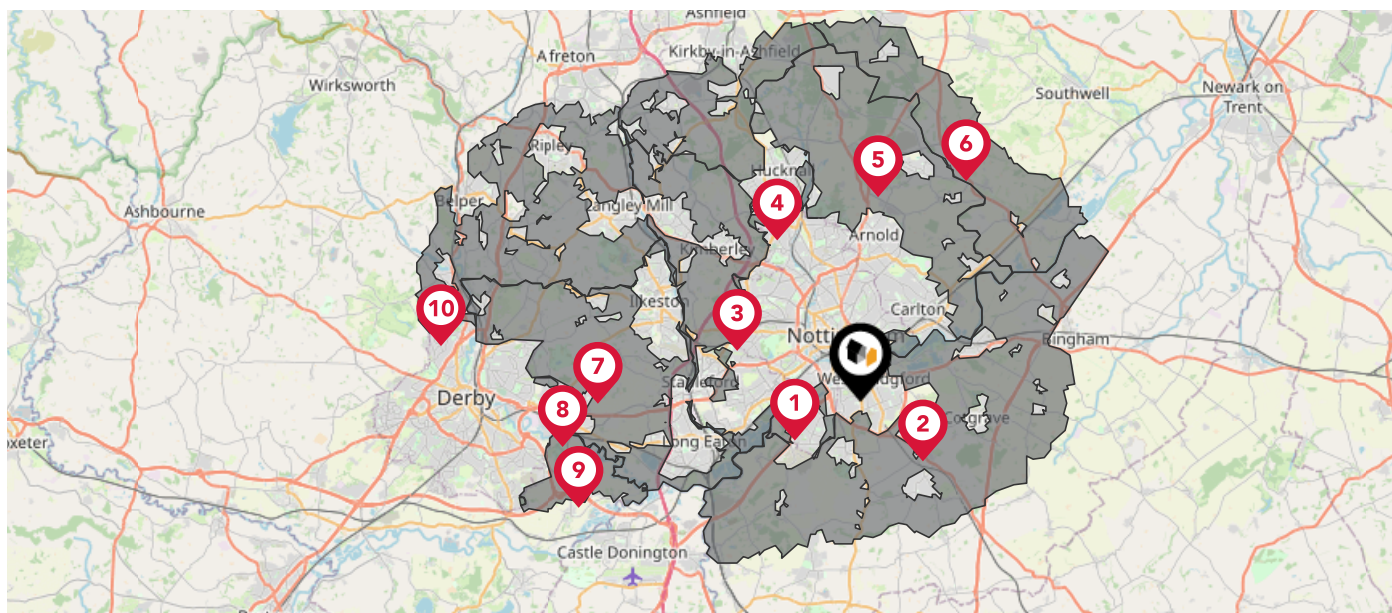
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



KPF - Key Property Facts

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 - Rushcliffe



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Gedling



Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - South Derbyshire



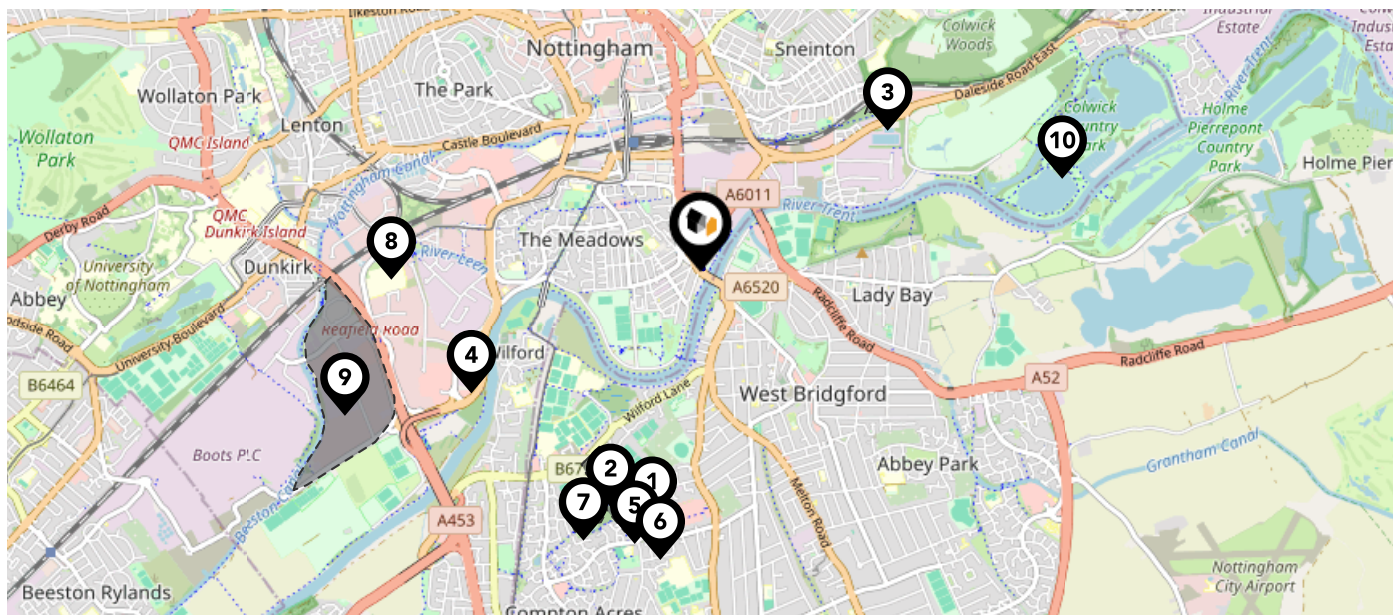
Derby and Nottingham Green Belt - Amber Valley

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

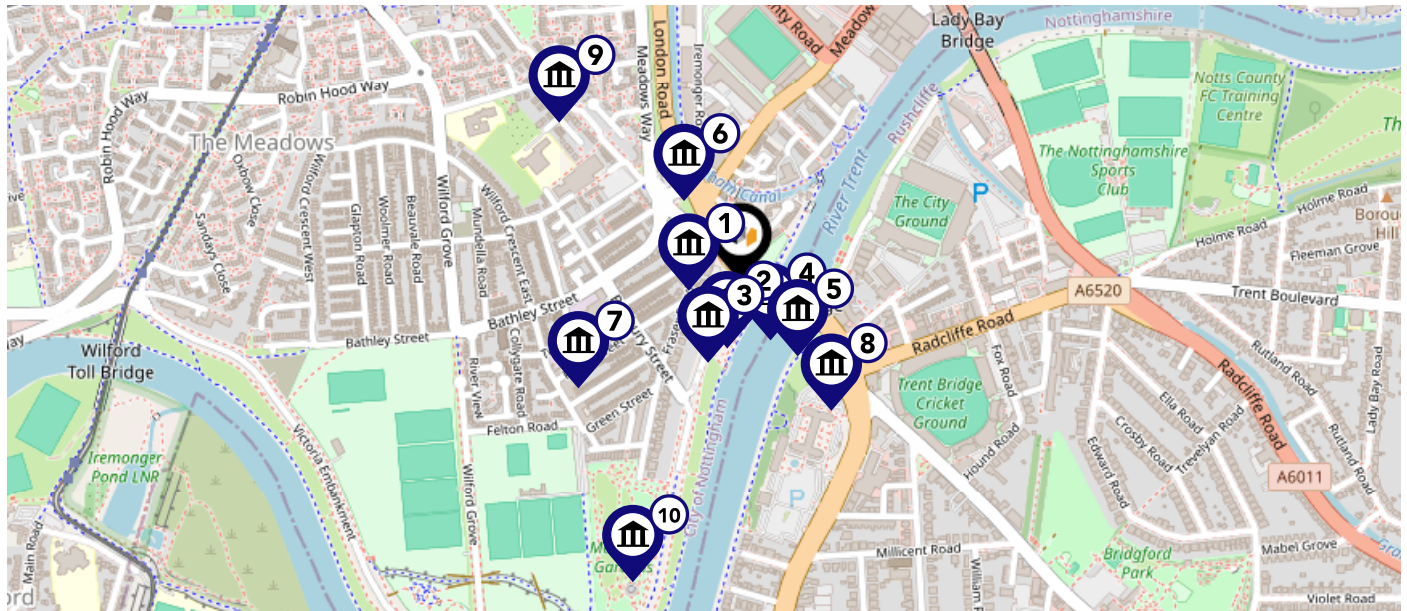
1	Wilford Lane-West Bridgford, Nottinghamshire	Historic Landfill	☐
2	Wilford Lane Playing Fields-West Bridgford, Nottinghamshire	Historic Landfill	☐
3	Woodview Playing Field-Matrixgrade, Daleside Road, Sneinton, Nottingham, Nottinghamshire	Historic Landfill	☐
4	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham	Historic Landfill	☐
5	Rugby Road-Wilford Lane, West Bridgford, Nottingham	Historic Landfill	☐
6	Greythorn Drive Tip/Rugby Road-Rugby Road, West Bridgford, Nottingham	Historic Landfill	☐
7	Greythorn Drive-West Bridgford, Nottinghamshire	Historic Landfill	☐
8	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham, Nottinghamshire	Historic Landfill	☐
9	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill	☐
10	Colwick Park-Colwick Park, Nottingham	Historic Landfill	☐

Maps

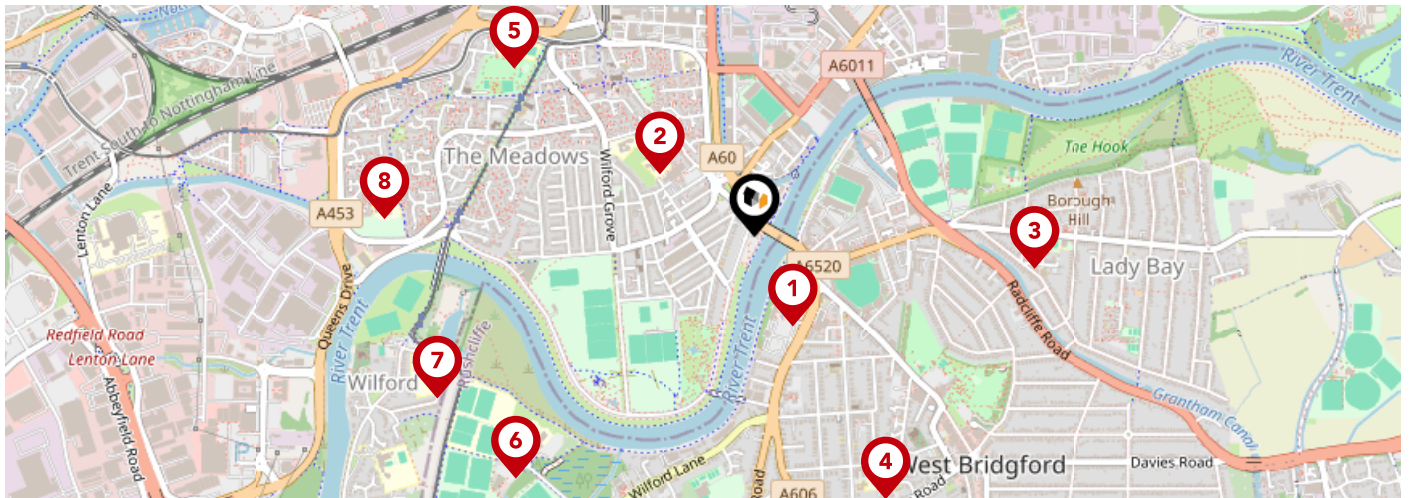
Listed Buildings

LANDWOOD
GROUP

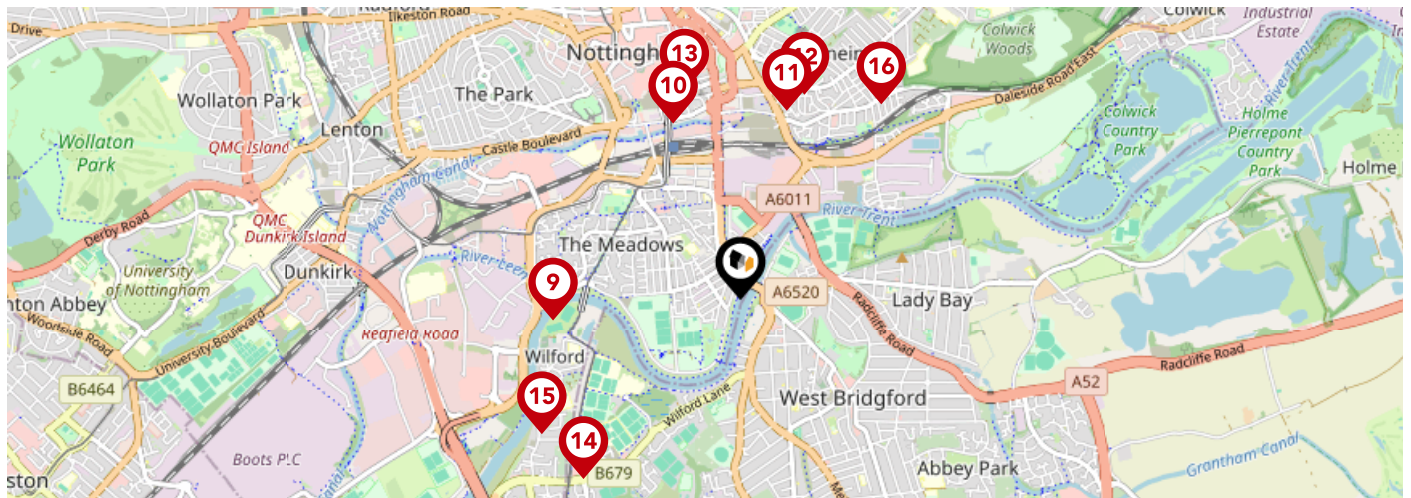
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1430894 - The Embankment (former Boots Store No 2)	Grade II	0.0 miles
 1441265 - Public Conveniences	Grade II	0.1 miles
 1255199 - Gateways And Screens At North End Of Embankment	Grade II	0.1 miles
 1254550 - Trent Bridge (that Part In Nottingham Civil Parish)	Grade II	0.1 miles
 1045636 - Trent Bridge	Grade II	0.1 miles
 1254787 - Bridge Over Canal	Grade II	0.1 miles
 1468134 - Former Trent Bridge Tram Depot	Grade II	0.2 miles
 1045637 - Old Trent Bridge Flood Arches	Grade II	0.2 miles
 1246249 - Churchyard Wall At Church Of St Saviour	Grade II	0.3 miles
 1255201 - Terrace Wall On East Side Of Memorial Gardens	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Clayfield House Ofsted Rating: Not Rated Pupils:0 Distance:0.22	☐	☐	☒	☐	☐
2	Greenfields Community School Ofsted Rating: Good Pupils: 233 Distance:0.25	☐	☒	☐	☐	☐
3	Lady Bay Primary School Ofsted Rating: Good Pupils: 401 Distance:0.63	☐	☒	☐	☐	☐
4	West Bridgford Infant School Ofsted Rating: Good Pupils: 238 Distance:0.66	☐	☒	☐	☐	☐
5	Welbeck Primary School Ofsted Rating: Good Pupils: 348 Distance:0.66	☐	☒	☐	☐	☐
6	The Nottingham Emmanuel School Ofsted Rating: Good Pupils: 1152 Distance:0.76	☐	☐	☒	☐	☐
7	St Patrick's Catholic Primary and Nursery School Ofsted Rating: Good Pupils: 212 Distance:0.8	☐	☒	☐	☐	☐
8	Victoria Primary School Ofsted Rating: Good Pupils: 317 Distance:0.83	☐	☒	☐	☐	☐

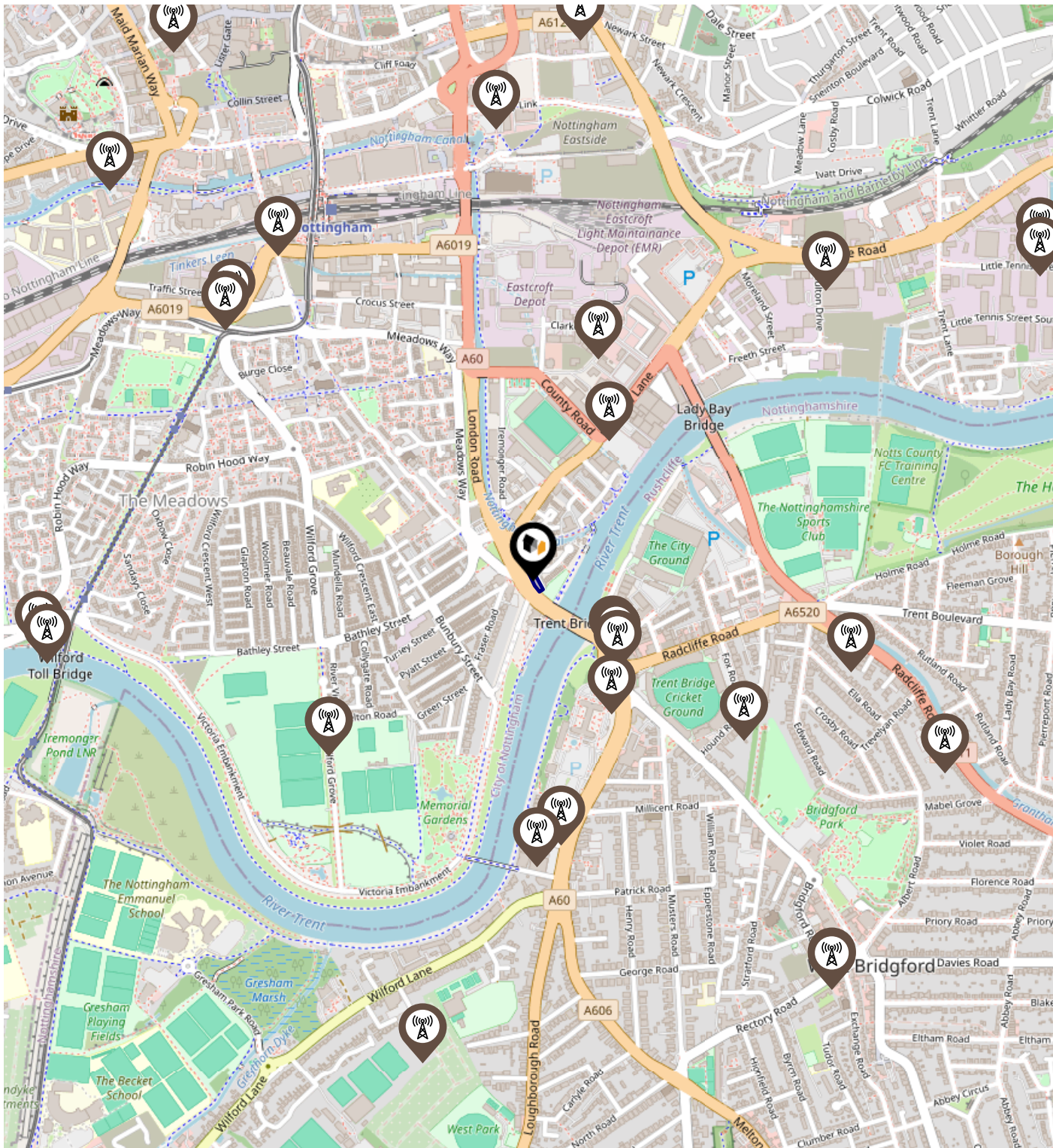


		Nursery	Primary	Secondary	College	Private
	CP Riverside School Ofsted Rating: Good Pupils: 7 Distance:0.84	☐	☐	☒	☐	☐
	Stone Soup Academy Ofsted Rating: Outstanding Pupils:0 Distance:0.84	☐	☐	☒	☐	☐
	William Booth Primary and Nursery School Ofsted Rating: Good Pupils: 237 Distance:0.87	☐	☒	☐	☐	☐
	Sneinton St Stephen's CofE Primary School Ofsted Rating: Outstanding Pupils: 245 Distance:0.96	☐	☒	☐	☐	☐
	Nottingham College Ofsted Rating: Good Pupils:0 Distance:0.96	☐	☐	☒	☐	☐
	The Becket School Ofsted Rating: Good Pupils: 1185 Distance:1.07	☐	☐	☒	☐	☐
	South Wilford Endowed CofE Primary School Ofsted Rating: Good Pupils: 393 Distance:1.07	☐	☒	☐	☐	☐
	Windmill L.E.A.D. Academy Ofsted Rating: Good Pupils: 465 Distance:1.07	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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GROUP

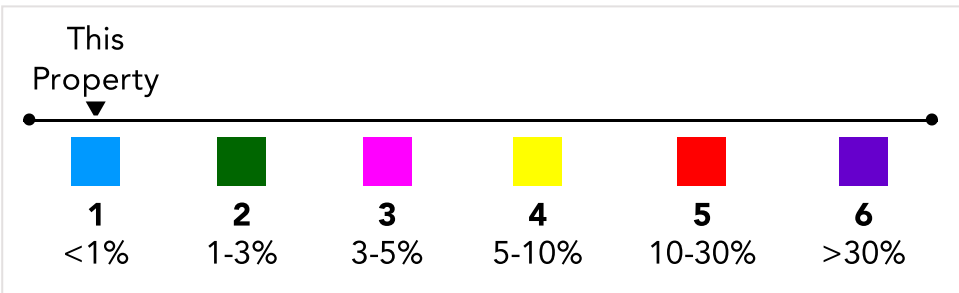
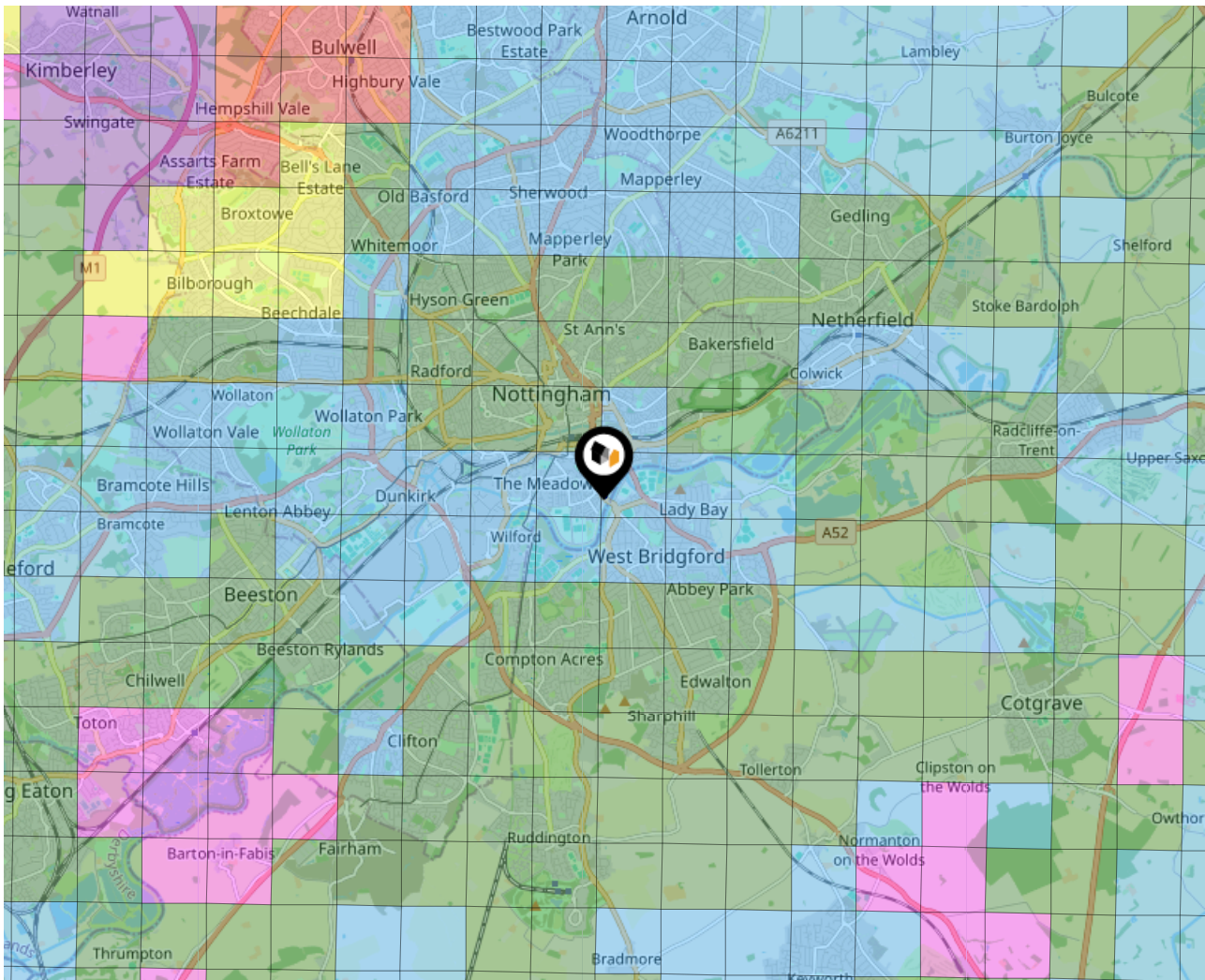


Key:

-  Power Pylons
-  Communication Masts

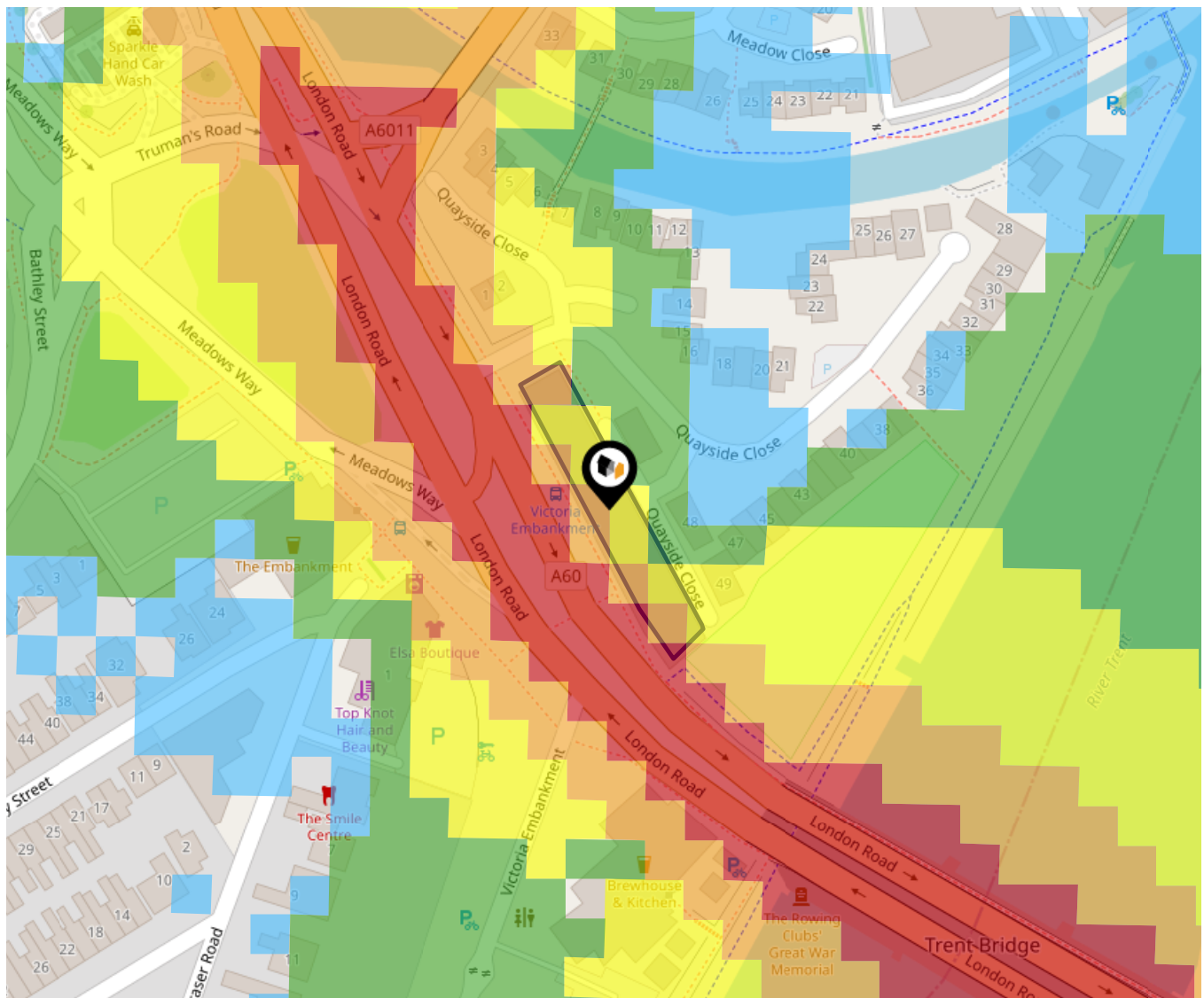
What is Radon?

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

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GROUP



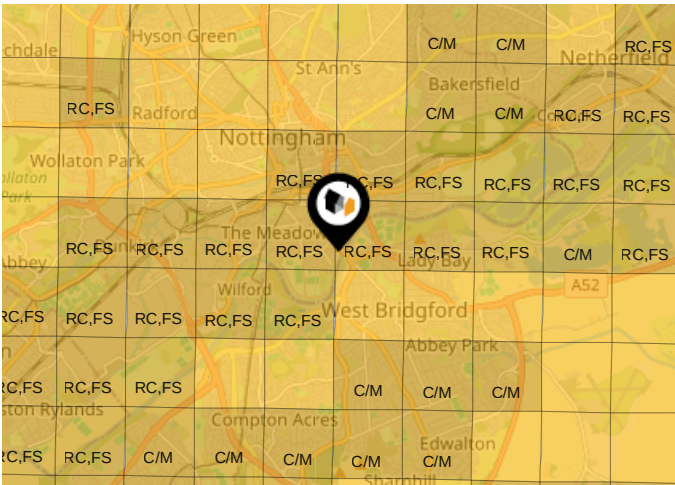
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		



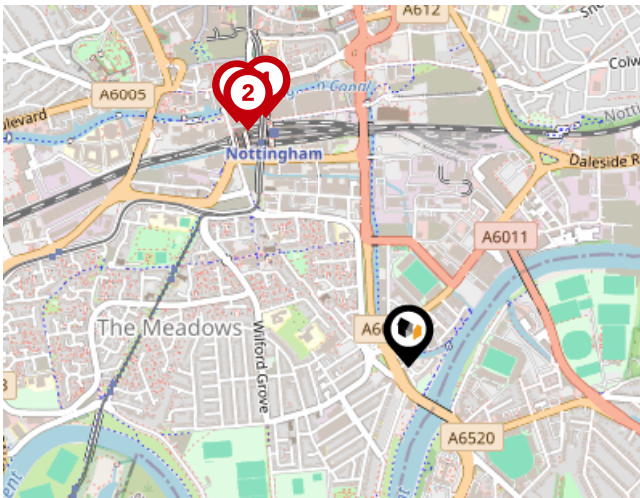
Primary Classifications (Most Common Clay Types)

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

Area

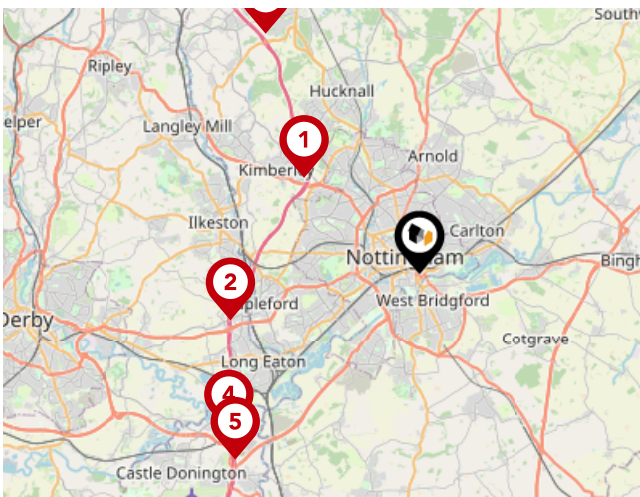
Transport (National)

LANDWOOD
GROUP



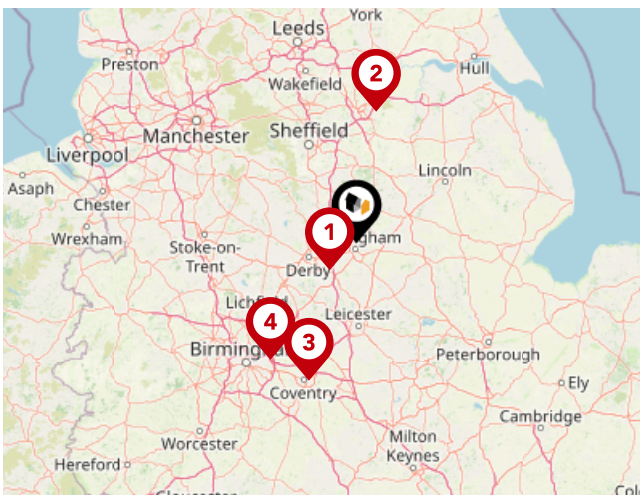
National Rail Stations

Pin	Name	Distance
1	Nottingham Rail Station	0.64 miles
2	Nottingham Rail Station	0.64 miles
3	Nottingham Rail Station	0.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	5.32 miles
2	M1 J25	6.95 miles
3	M1 J27	10.16 miles
4	M1 J24A	8.85 miles
5	M1 J24	9.35 miles



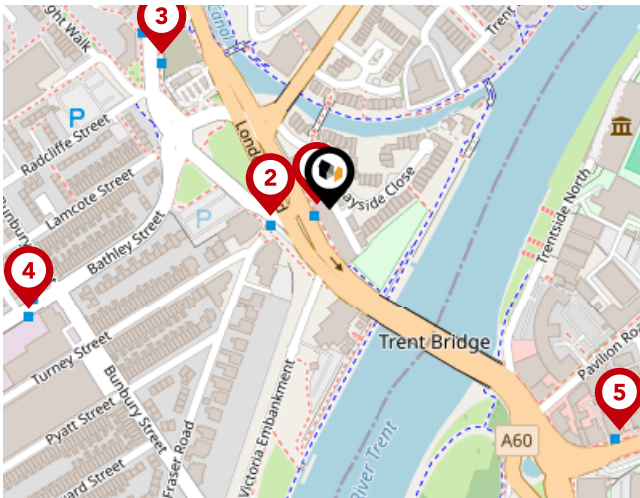
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	11.19 miles
2	Finningley	37.81 miles
3	Baginton	41.99 miles
4	Birmingham Airport	41.84 miles

Area

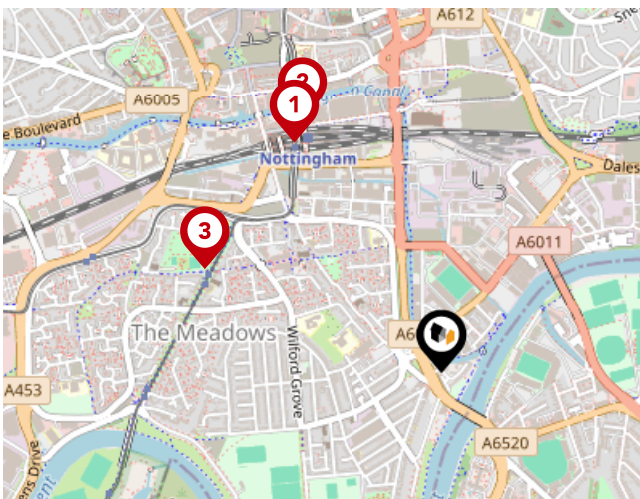
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Victoria Embankment	0.01 miles
2	Victoria Embankment	0.03 miles
3	Ryehill Street	0.13 miles
4	Bunbury Street	0.18 miles
5	Cricket Ground	0.2 miles



Local Connections

Pin	Name	Distance
1	Nottingham Station Tram Stop	0.61 miles
2	Station Street Tram Stop	0.65 miles
3	Queens Walk Tram Stop	0.58 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.

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<https://landwoodgroup.com/>

