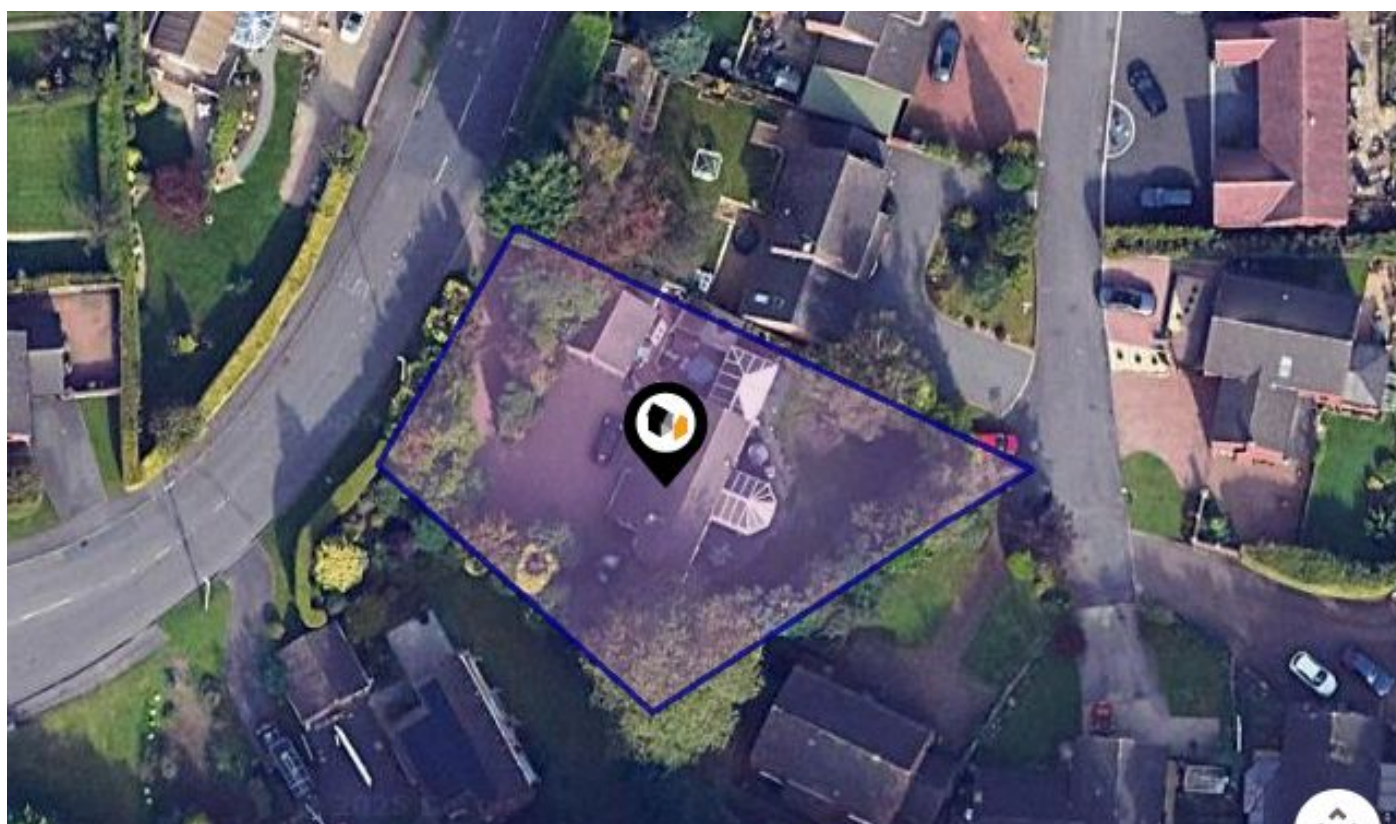




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th August 2025



**MOUNT CRESCENT, BROADMEADOWS, SOUTH
NORMANTON, ALFRETON, DE55**

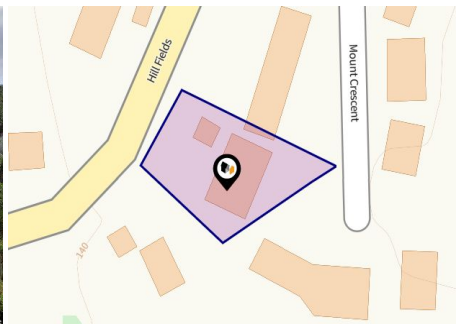
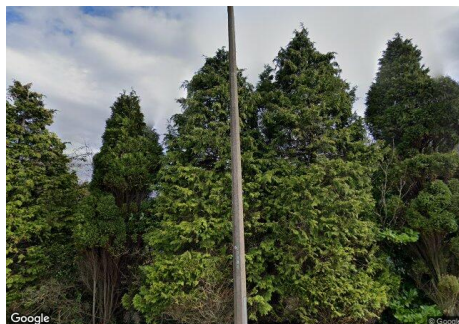
Mansfield Sales and Lettings Ltd.

3 Carrion Place Berry Hill Mansfield NG18 6BE

01623 575012

rich@mansfieldsalesandlettings.co.uk

www.mansfieldsalesandlettings.co.uk



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.26 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,991		
Title Number:	DY100840		

Local Area

Local Authority:	Derbyshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



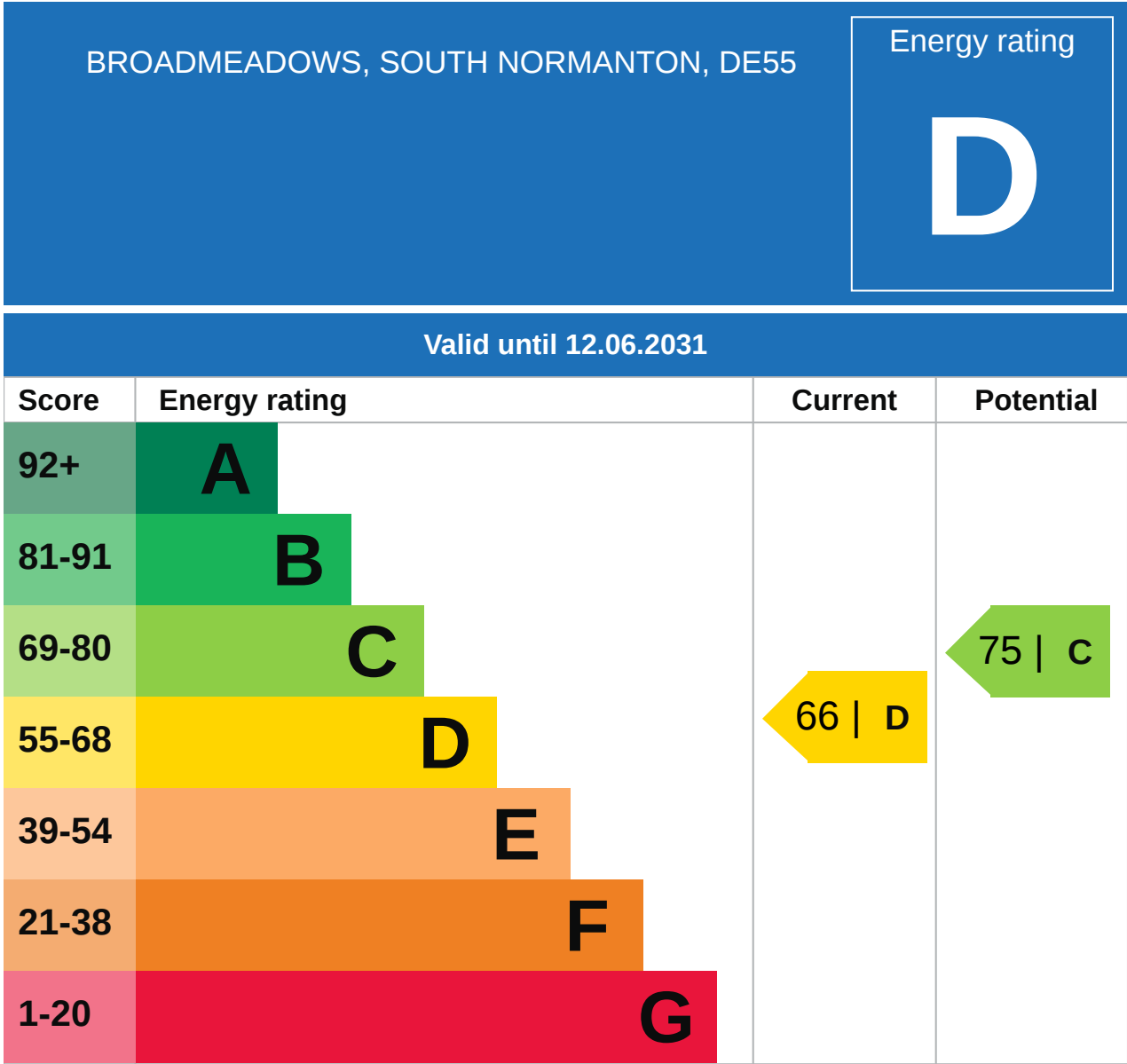
Planning History

This Address



Planning records for: *Mount Crescent, Broadmeadows, South Normanton, Alfreton, DE55*

Reference - 06/00333/FUL	
Decision:	Decided
Date:	31st May 2006
Description:	Erection of conservatory to rear (facing Mount Crescent) and conservatory to side



Additional EPC Data

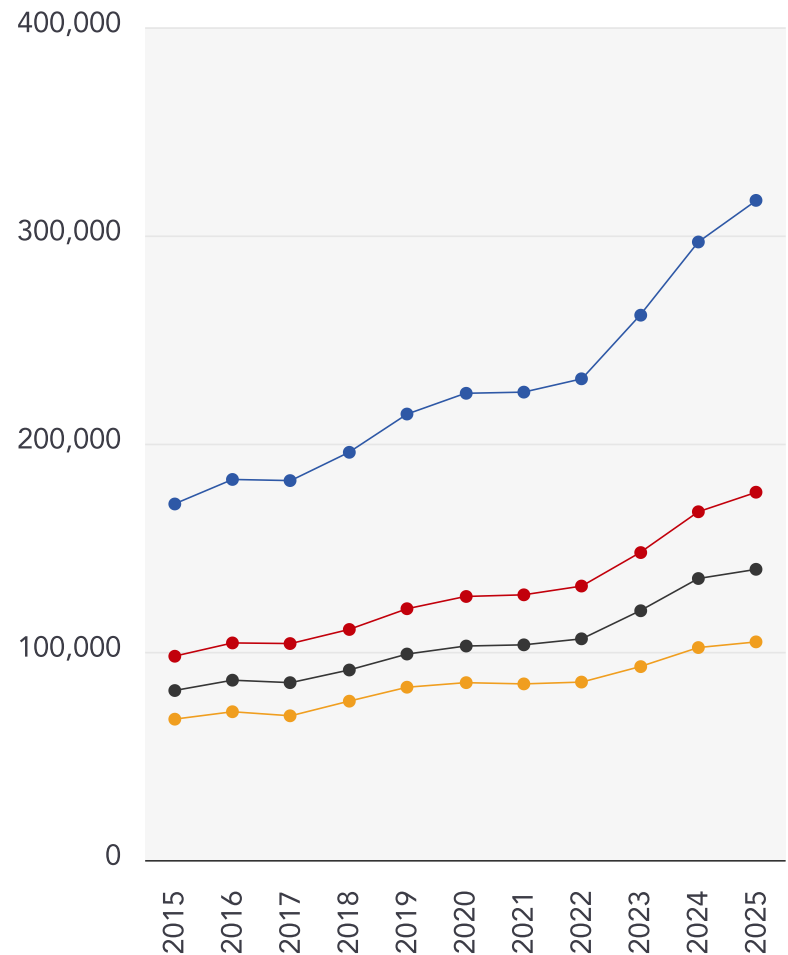
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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:	Suspended, no insulation (assumed)
Total Floor Area:	142 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DE55



Detached

+85.28%

Semi-Detached

+80.5%

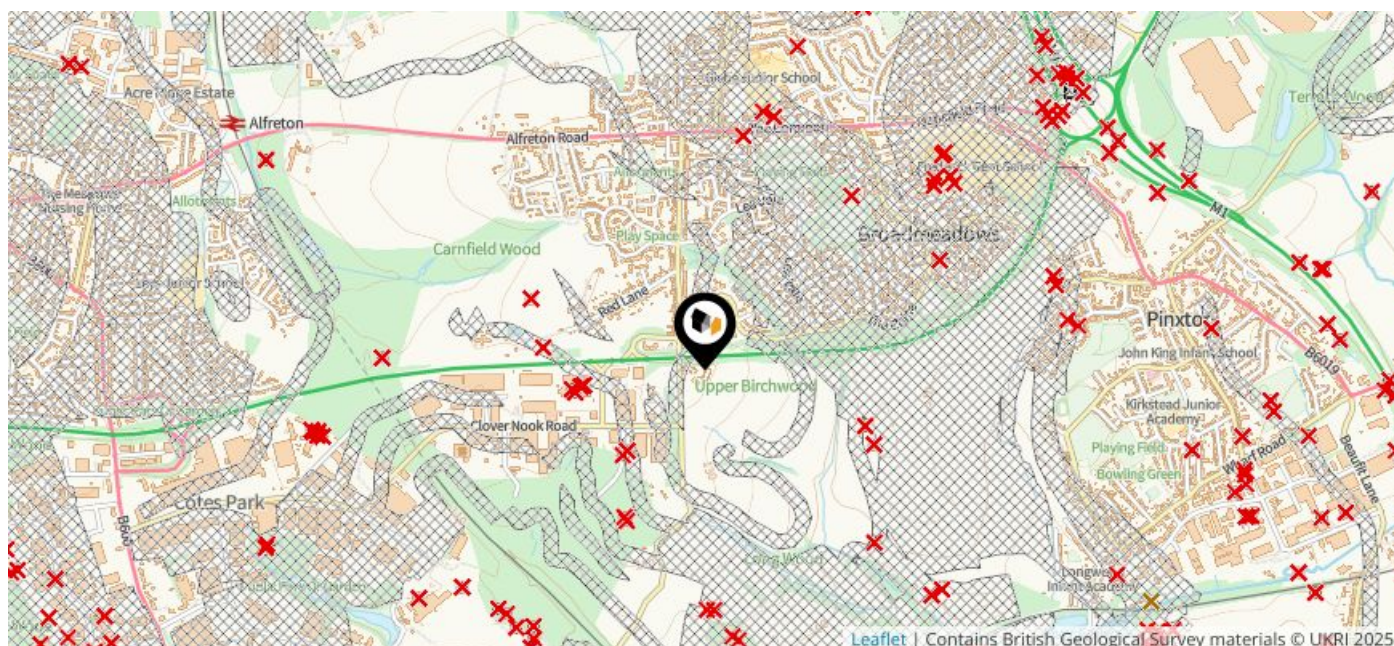
Terraced

+71.54%

Flat

+54.89%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

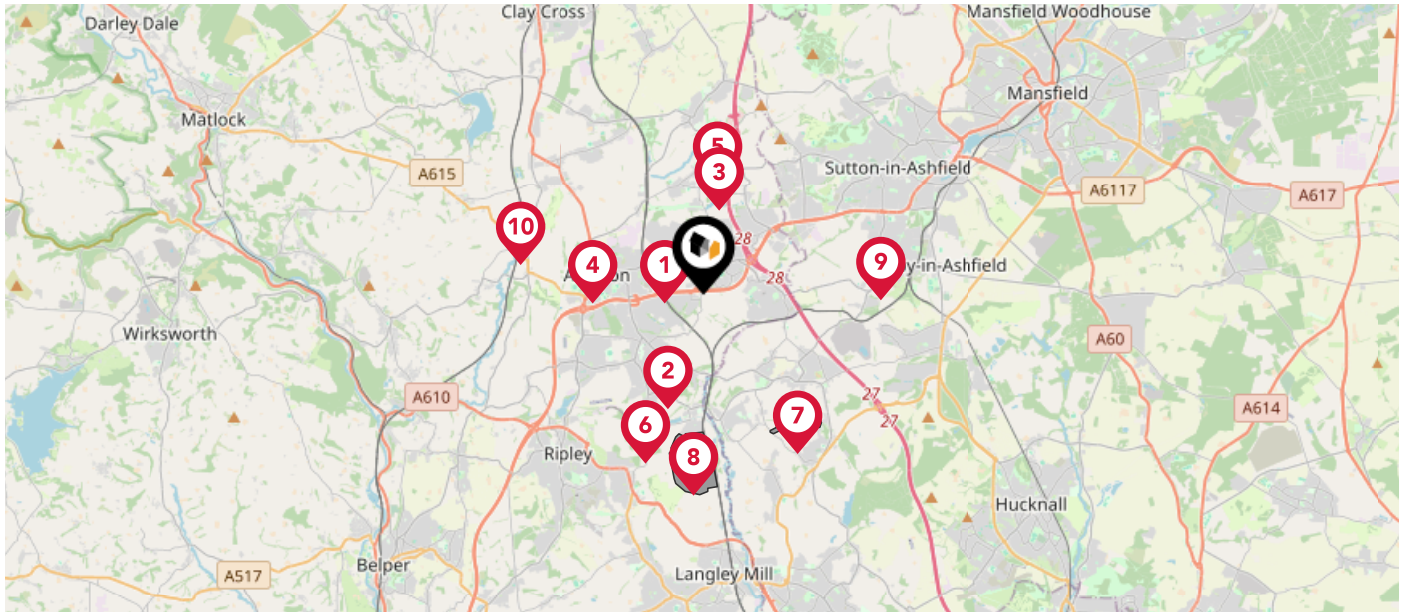
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

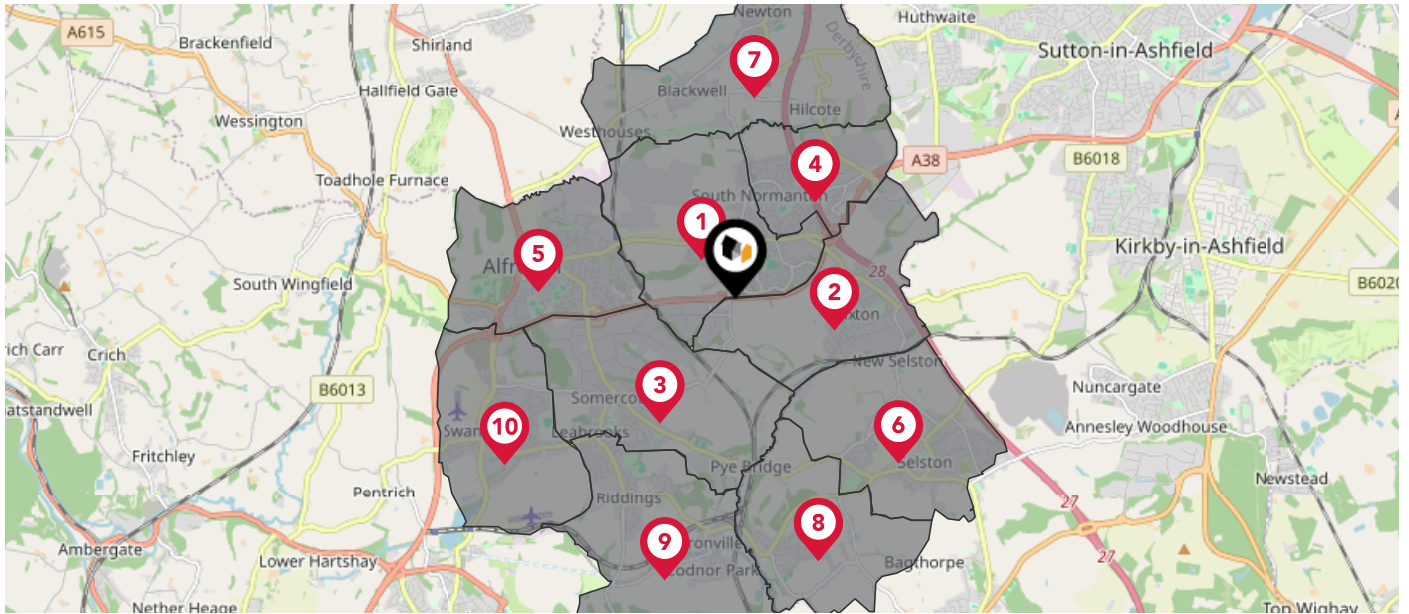
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--------------------------|
| 1 | Carnfield Hall |
| 2 | Riddings |
| 3 | Old Blackwell |
| 4 | Alfreton |
| 5 | Newton |
| 6 | Golden Valley |
| 7 | Lower Bagthorpe |
| 8 | Codnor Park |
| 9 | Kirkby Cross |
| 10 | Amber Mill and Toad Hole |

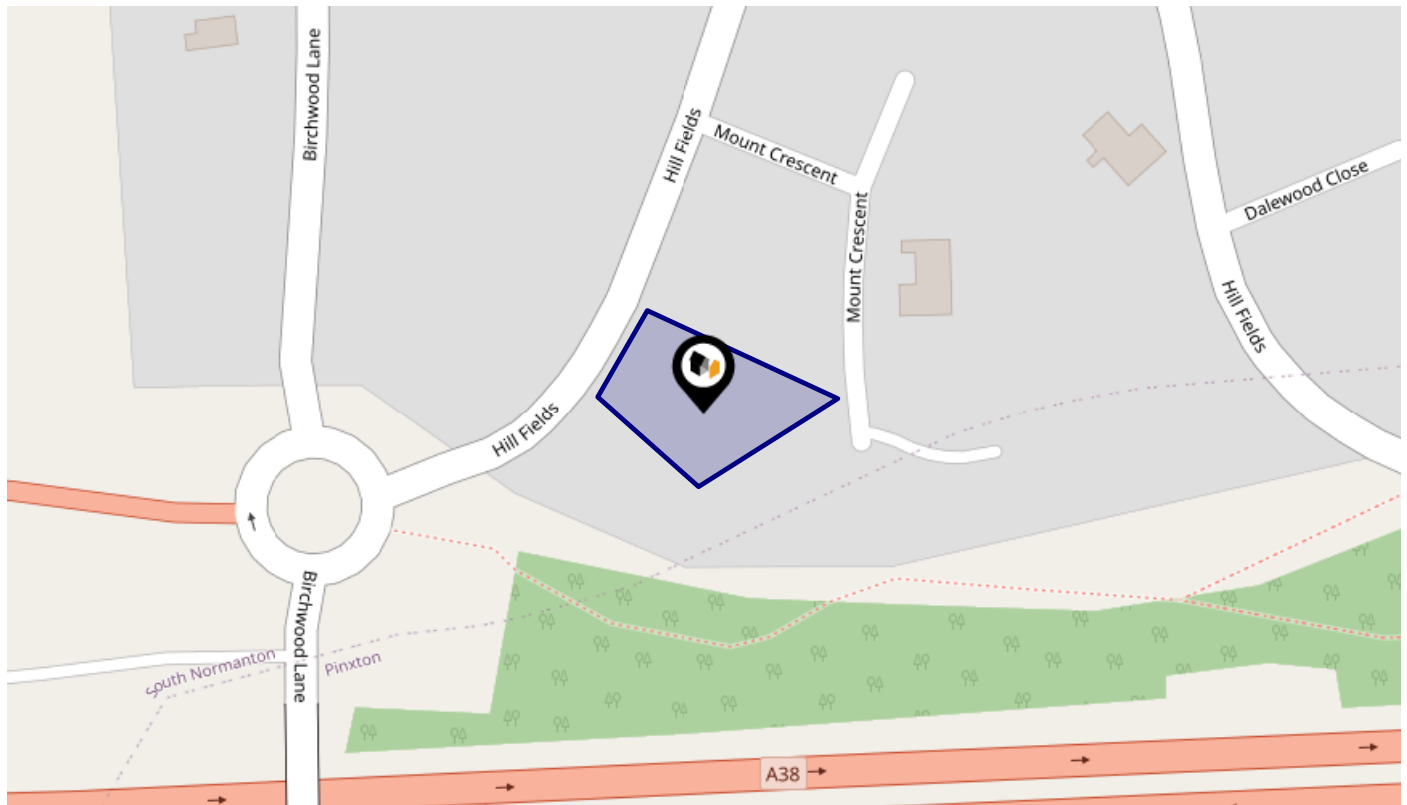
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  South Normanton West Ward
-  Pinxton Ward
-  Somercotes Ward
-  South Normanton East Ward
-  Alferton Ward
-  Selston Ward
-  Blackwell Ward
-  Jacksdale & Westwood Ward
-  Ironville and Riddings Ward
-  Swanwick 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:

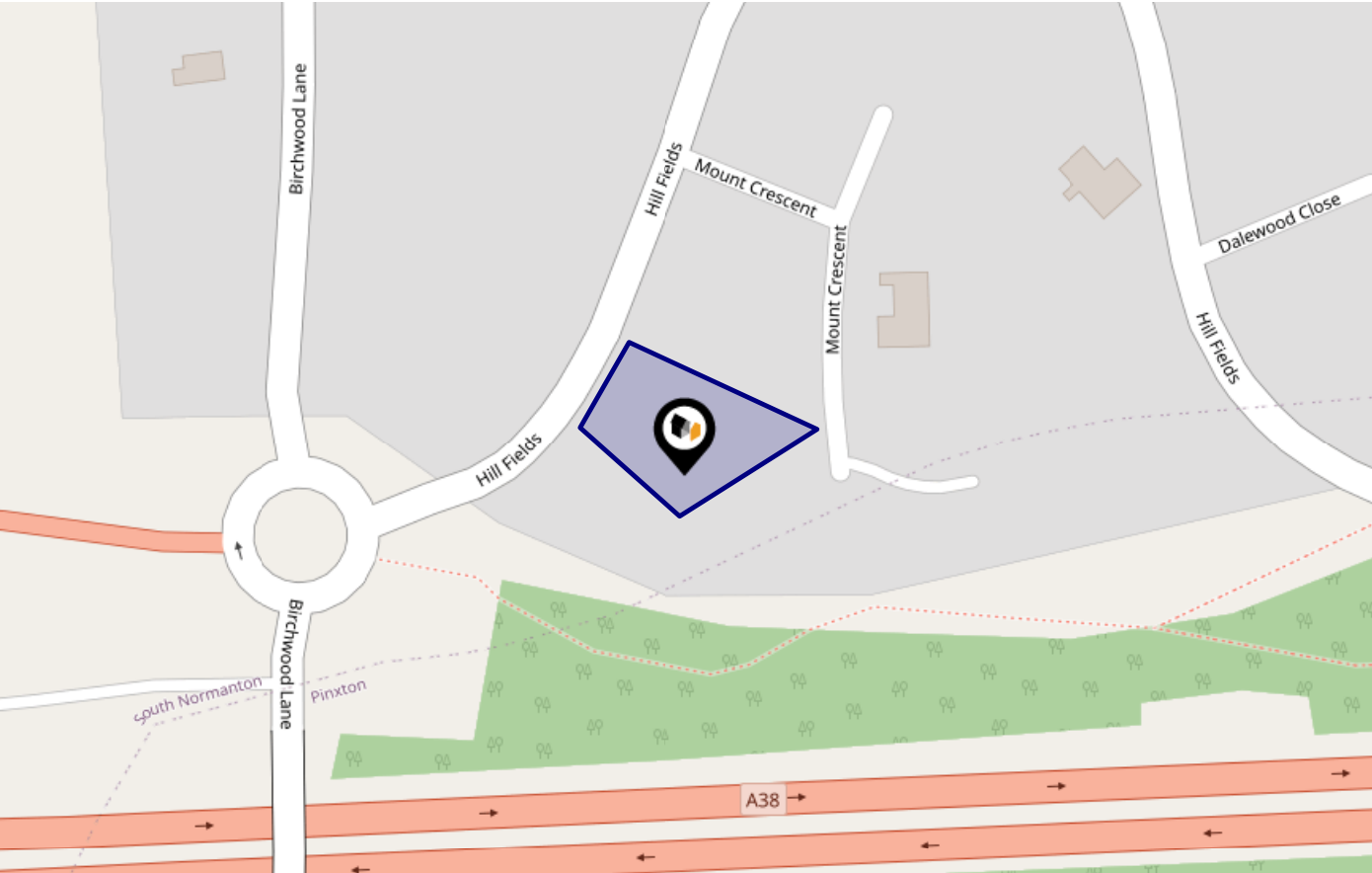
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

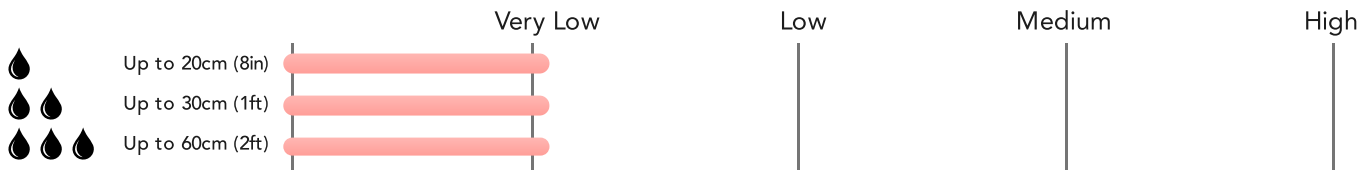


Risk Rating: Very low

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:

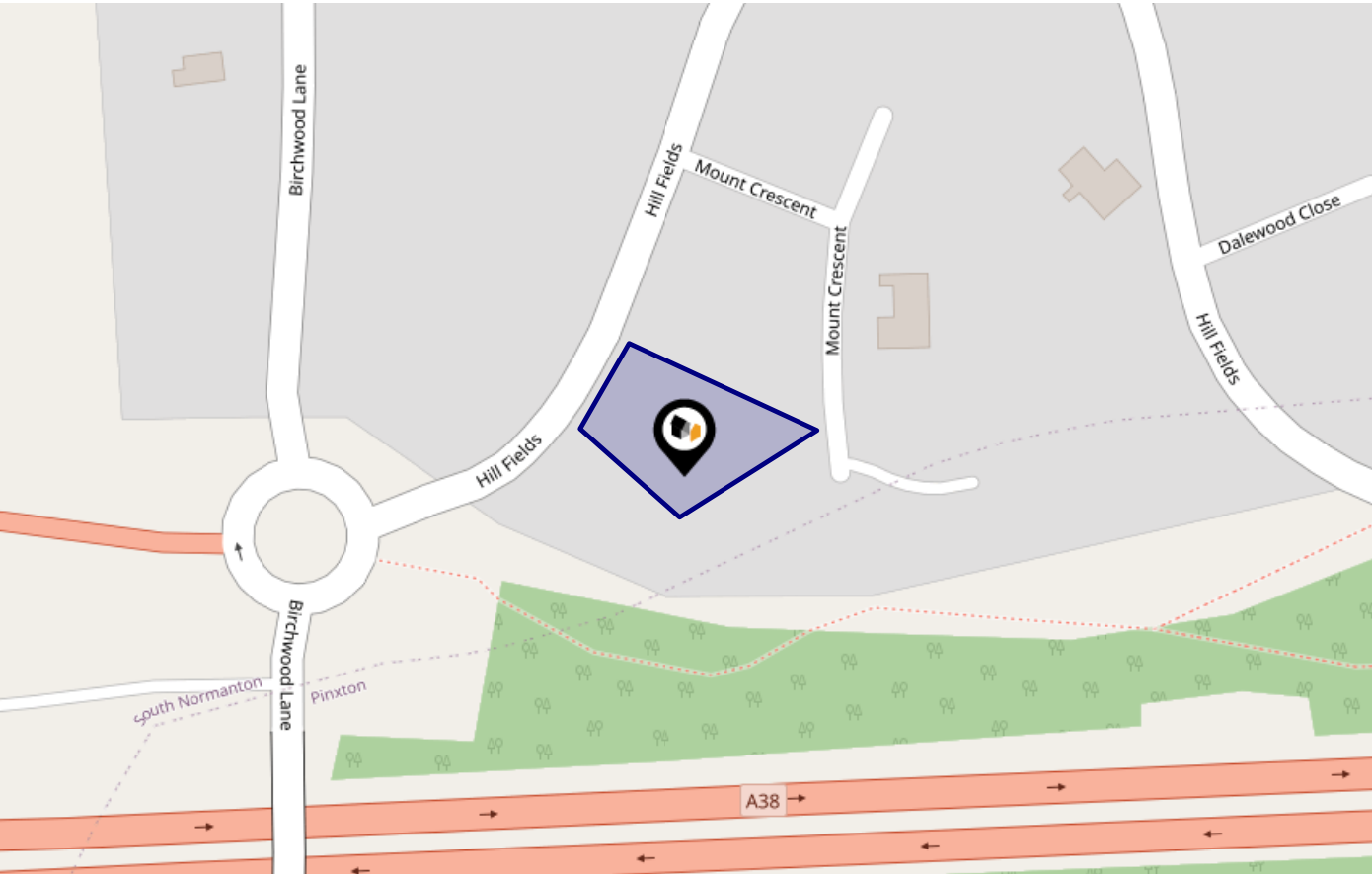


Flood Risk

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.

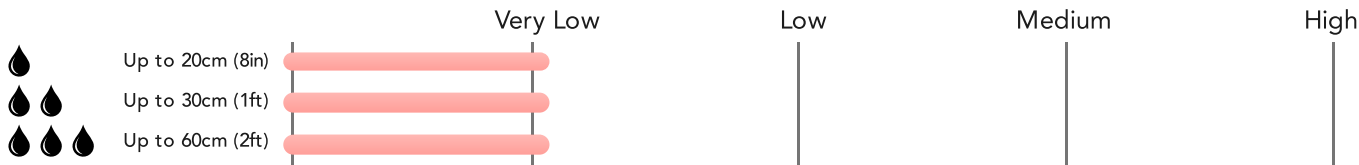


Risk Rating: Very low

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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:

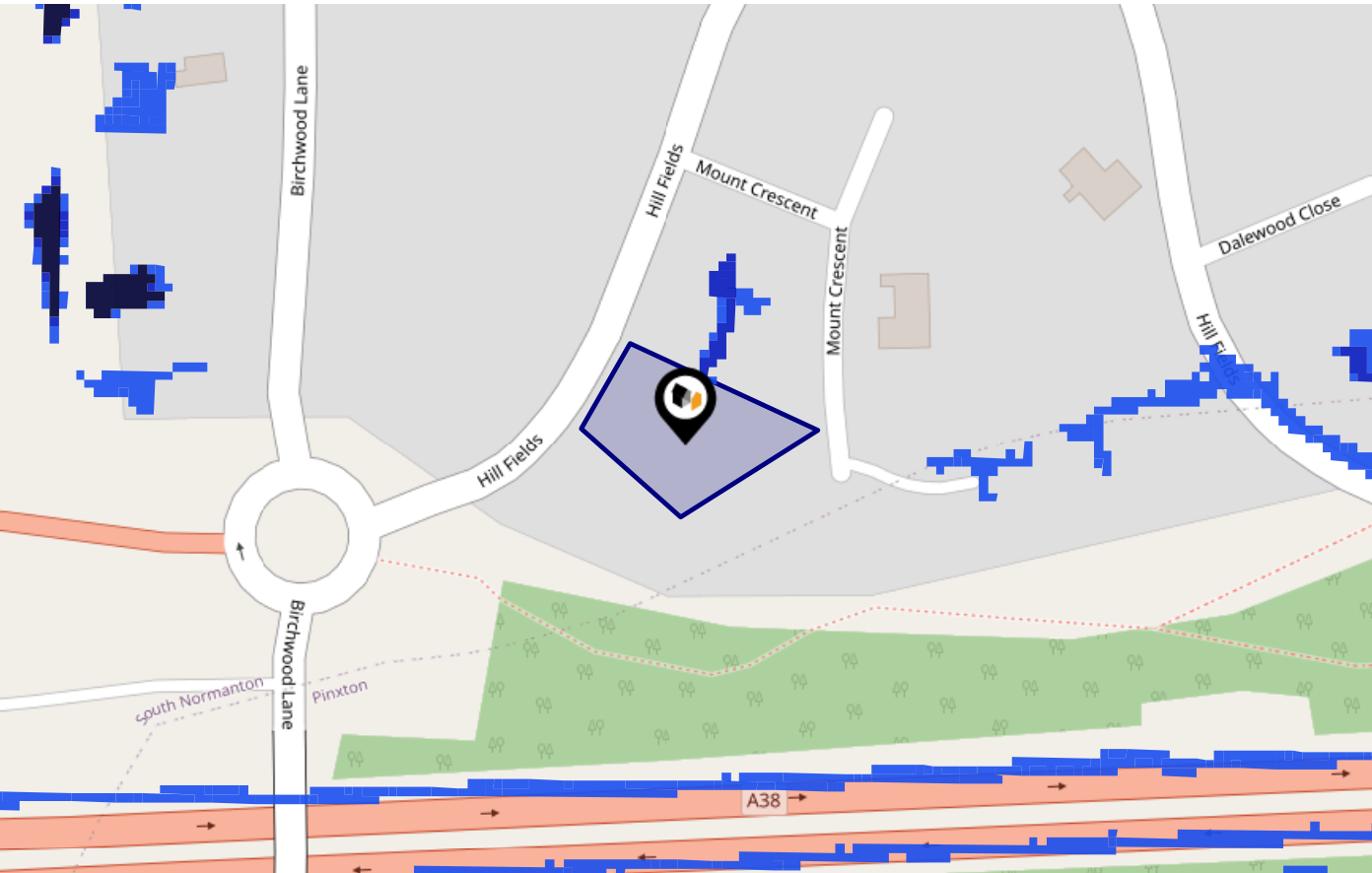


Flood Risk

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.

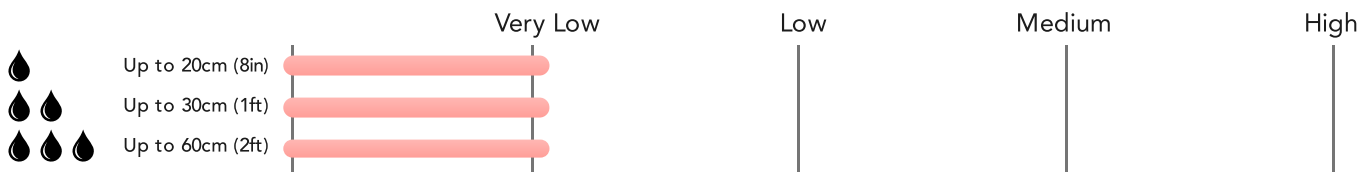


Risk Rating: Very low

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.

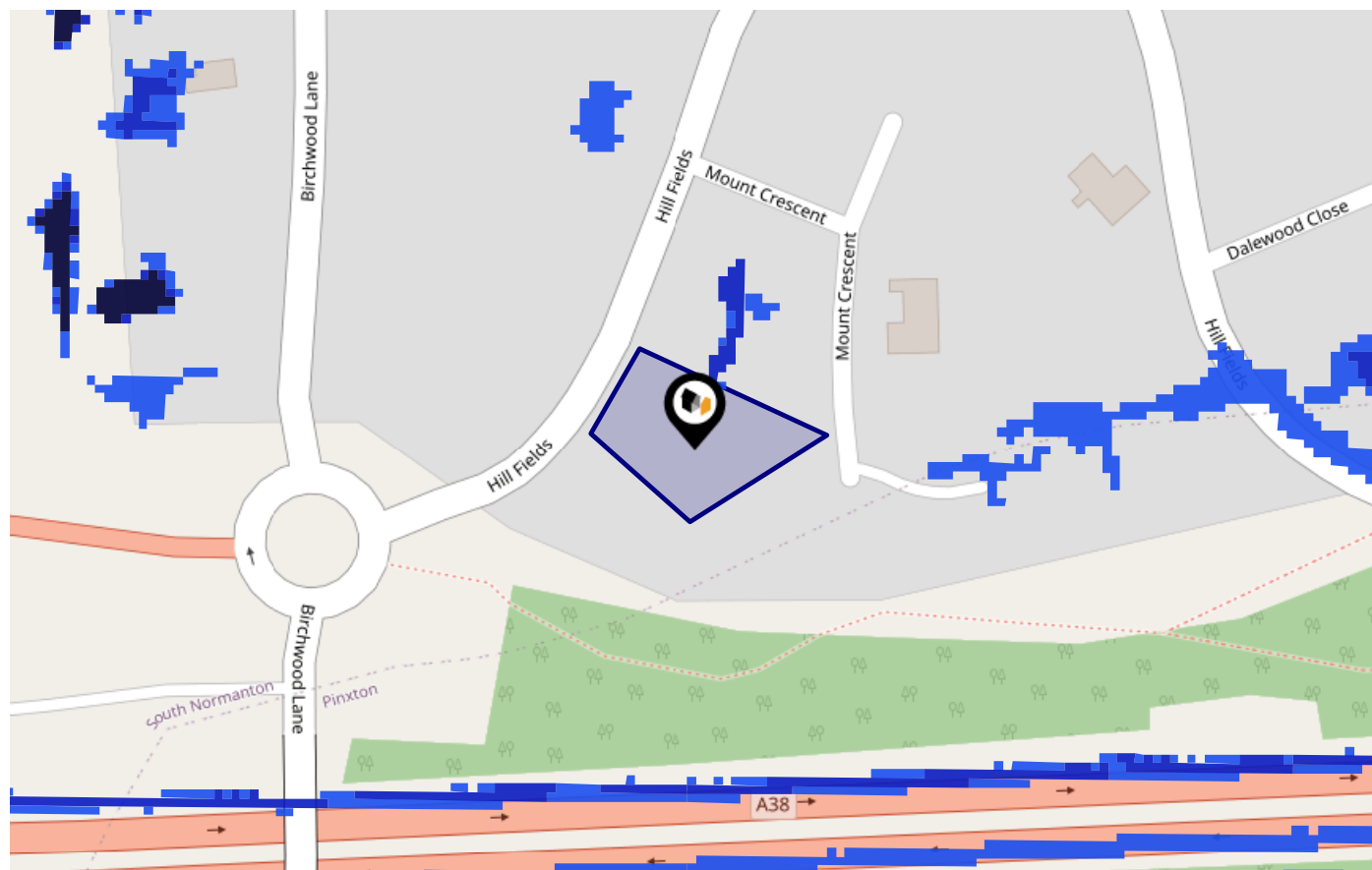
Chance of flooding to the following depths at this property:



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.

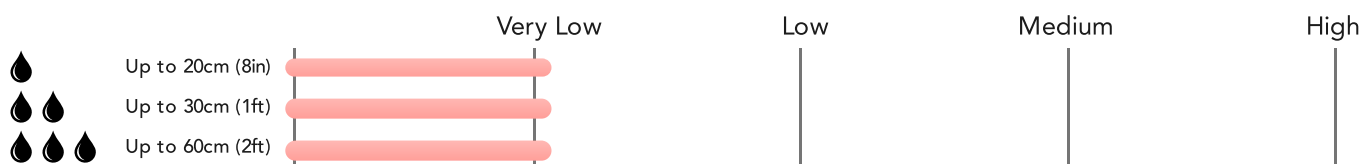


Risk Rating: Very low

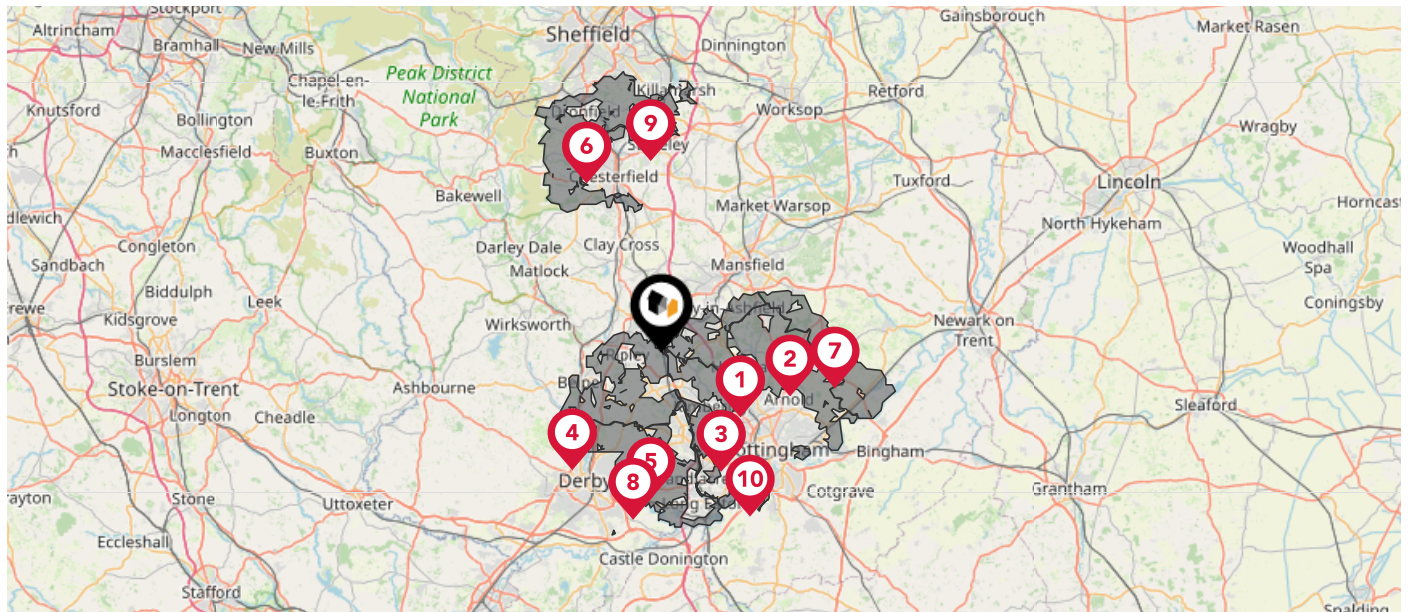
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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...



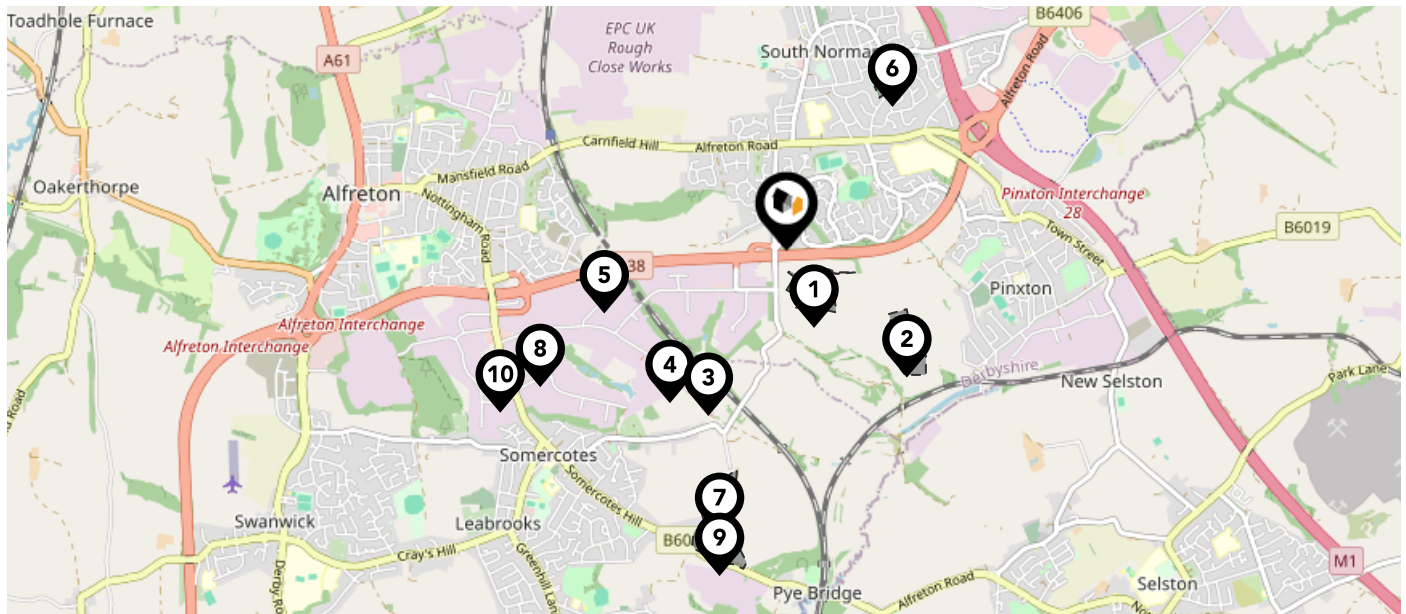
Nearby Green Belt Land

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

Maps

Landfill Sites

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.



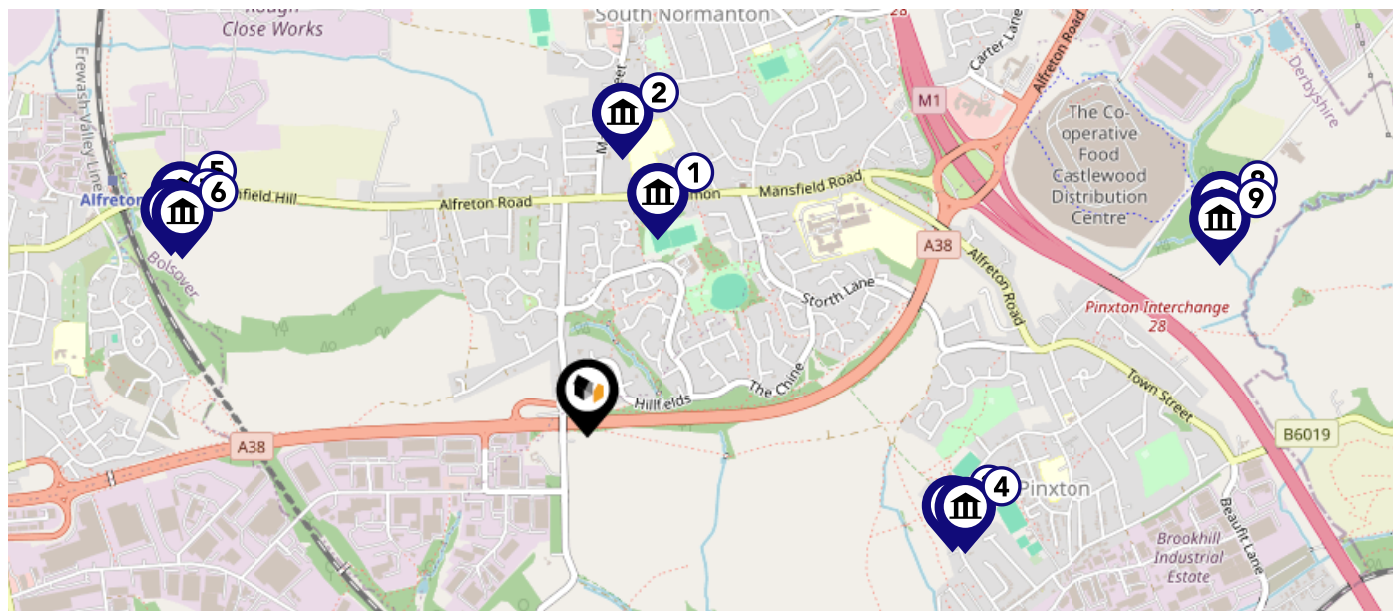
Nearby Landfill Sites

1	Whitehouse Farm-Birchwood Lane, South Normanton	Historic Landfill	
2	Longwood-Oinxton, Nottinghamshire	Historic Landfill	
3	New Birchwood-Off Birchwood Lane, Somercotes, Derby	Historic Landfill	
4	EA/EPR/CB3408KZ/V002	Active Landfill	
5	Scotts Cranes-Scotts Cranes, Cotes Park Industrial Estate, Alfretton	Historic Landfill	
6	South Normanton Plant, Junction of Water Lane and South Street-South Normanton, Derbyshire	Historic Landfill	
7	Lower Somercotes-Alfretton, Derbyshire	Historic Landfill	
8	Roughclose Works-Roughclose Works, Alferton, Derby	Historic Landfill	
9	Lower Somercotes-Alfretton, Derbyshire	Historic Landfill	
10	Nottingham Road-Somercotes, Derbyshire	Historic Landfill	

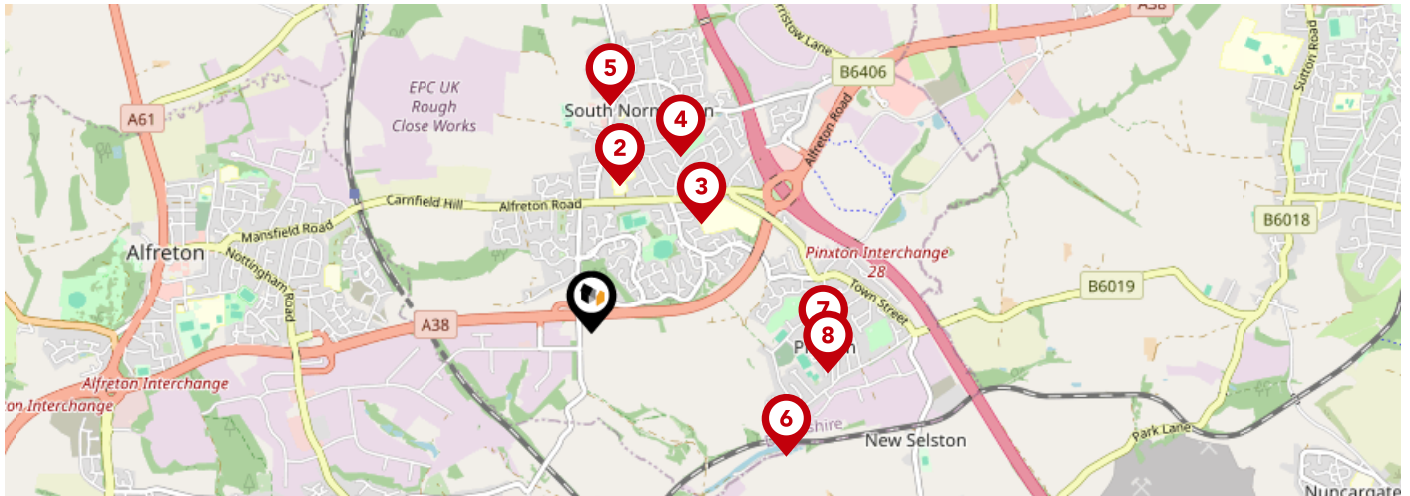
Maps

Listed Buildings

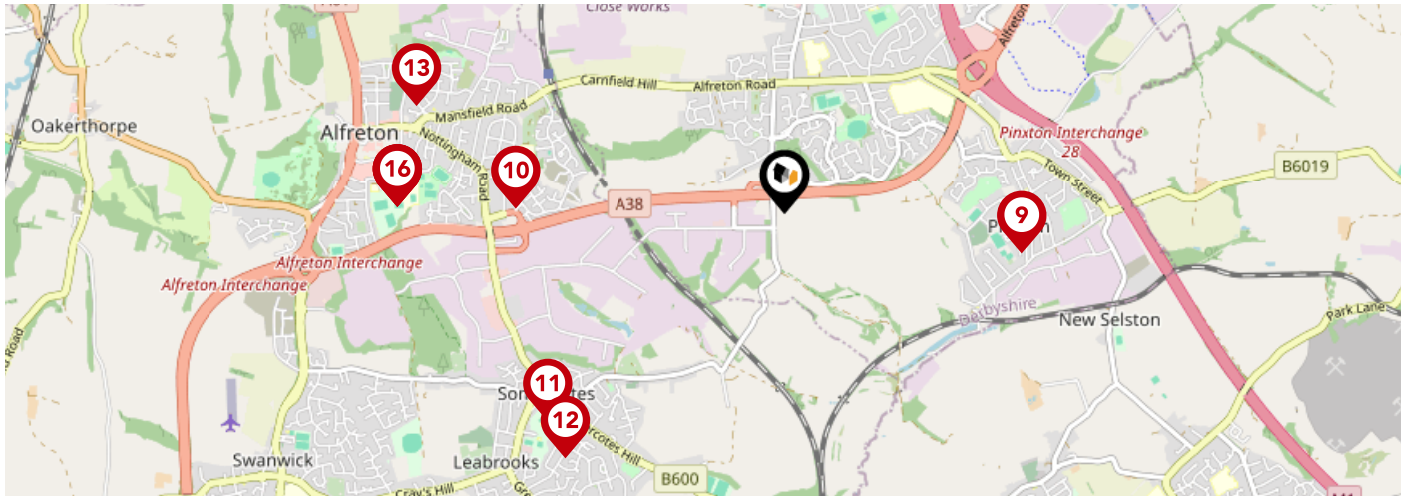
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1367101 - Milepost At Sk 443 562	Grade II	0.5 miles
	1054800 - Glebe Junior School	Grade II	0.6 miles
	1108925 - Church Of St Helen	Grade II	0.9 miles
	1392335 - War Memorial	Grade II	0.9 miles
	1054820 - Milepost To North Of Carnfield Hall	Grade II	1.0 miles
	1367071 - Carnfield Hall	Grade II	1.0 miles
	1108932 - Coach-house At Carnfield Hall	Grade II	1.0 miles
	1108924 - Stableblock At Brookhill Hall	Grade II	1.5 miles
	1335430 - Brookhill Hall	Grade II	1.5 miles



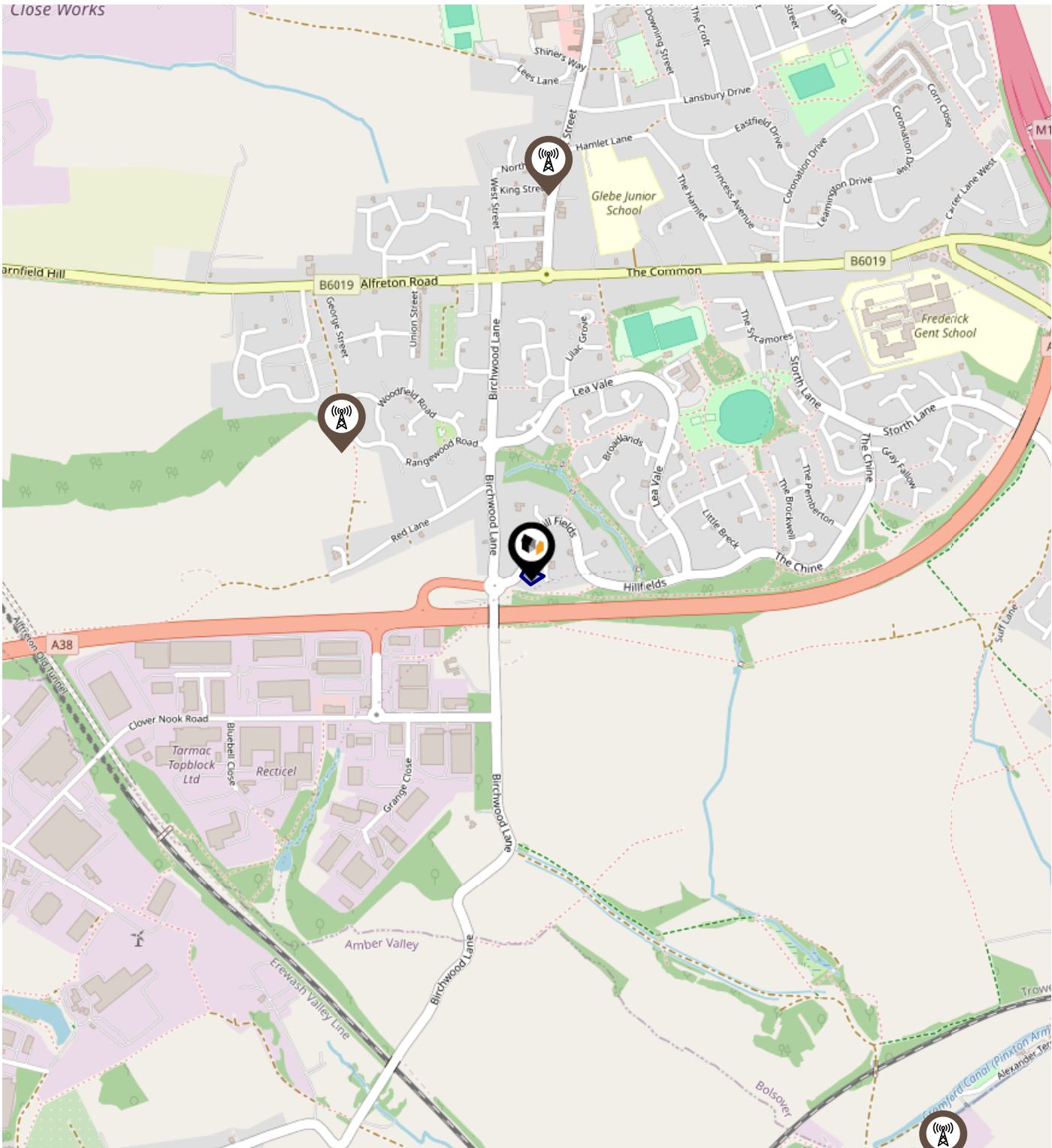
		Nursery	Primary	Secondary	College	Private
1	South Normanton Nursery School Ofsted Rating: Good Pupils: 72 Distance:0.66	☒	☐	☐	☐	☐
2	Glebe Junior School Ofsted Rating: Good Pupils: 386 Distance:0.66	☐	☒	☐	☐	☐
3	Frederick Gent School Ofsted Rating: Good Pupils: 806 Distance:0.69	☐	☐	☒	☐	☐
4	The Brigg Infant School Ofsted Rating: Good Pupils: 164 Distance:0.88	☐	☒	☐	☐	☐
5	The Green Flying High Academy Ofsted Rating: Not Rated Pupils: 113 Distance:1.01	☐	☒	☐	☐	☐
6	Longwood Infant Academy Ofsted Rating: Outstanding Pupils: 53 Distance:1.02	☐	☒	☐	☐	☐
7	John King Infant Academy Ofsted Rating: Good Pupils: 103 Distance:1.04	☐	☒	☐	☐	☐
8	Pinxton Nursery School Ofsted Rating: Good Pupils: 54 Distance:1.07	☒	☐	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Kirkstead Junior Academy Ofsted Rating: Good Pupils: 217 Distance: 1.07	☐	☒	☐	☐	☐
	Leys Junior School Ofsted Rating: Good Pupils: 182 Distance: 1.2	☐	☒	☐	☐	☐
	Somercotes Infant and Nursery School Ofsted Rating: Good Pupils: 111 Distance: 1.41	☐	☒	☐	☐	☐
	Somerlea Park Junior School Ofsted Rating: Good Pupils: 137 Distance: 1.47	☐	☒	☐	☐	☐
	Christ the King Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance: 1.71	☐	☒	☐	☐	☐
	Alfreton Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance: 1.73	☒	☐	☐	☐	☐
	Woodbridge Junior School Ofsted Rating: Good Pupils: 224 Distance: 1.73	☐	☒	☐	☐	☐
	David Nieper Academy Ofsted Rating: Good Pupils: 775 Distance: 1.73	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

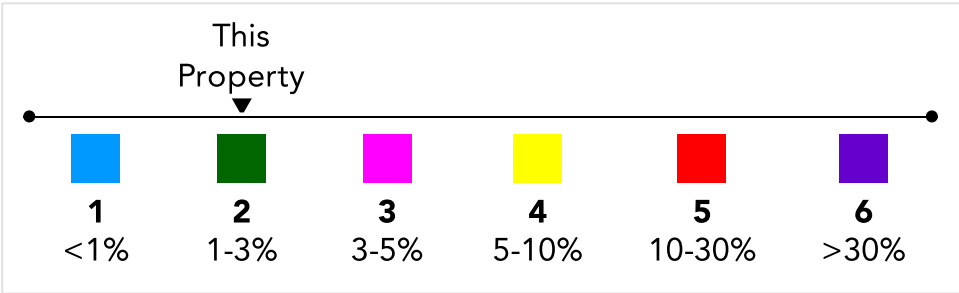
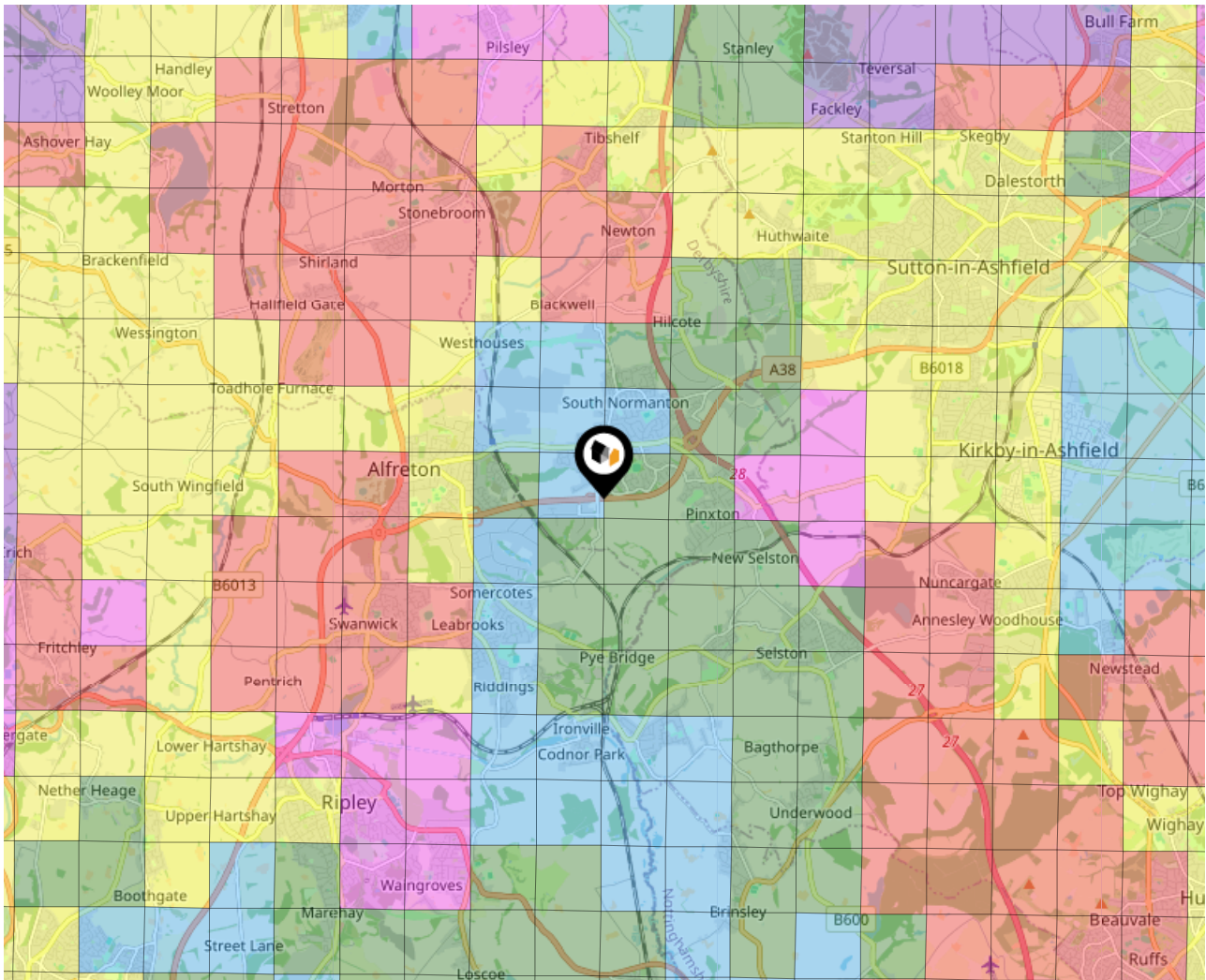


Key:

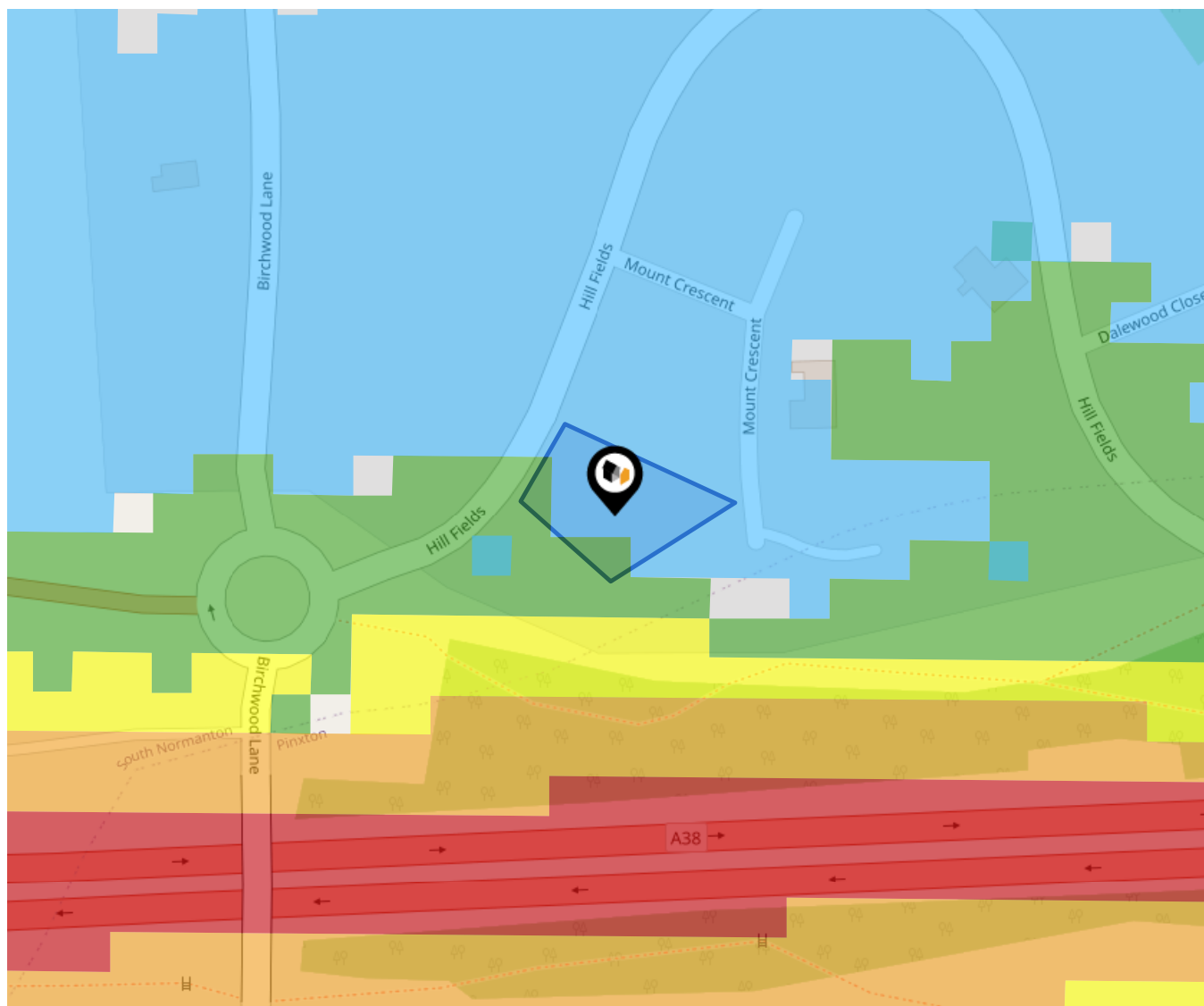
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



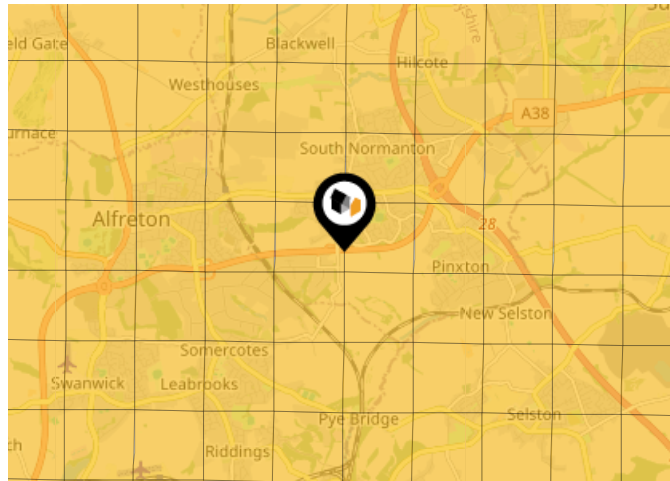
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

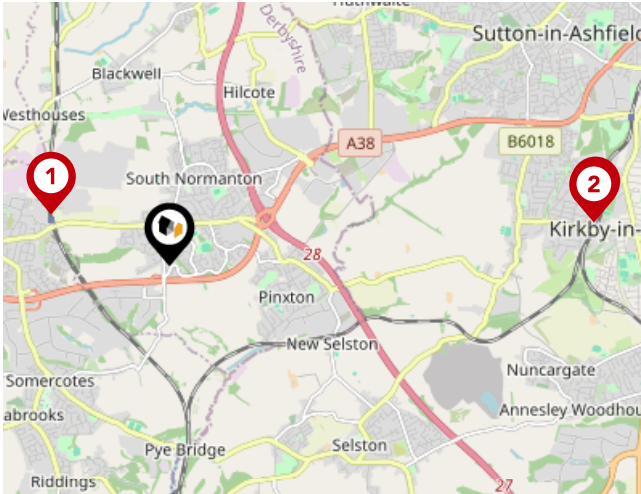


Primary Classifications (Most Common Clay Types)

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

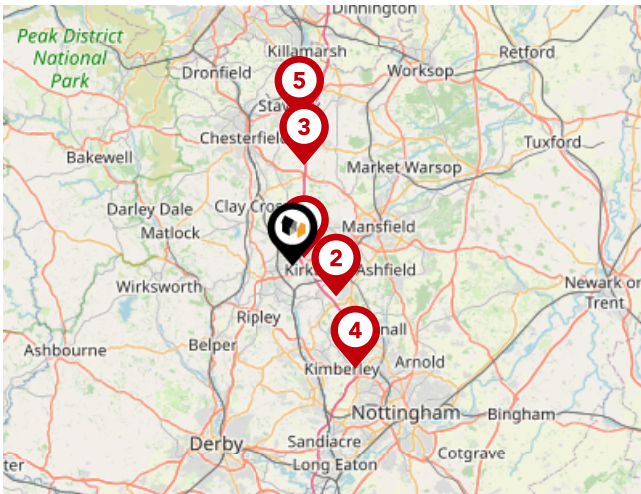
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Alfreton Rail Station	1.16 miles
2	Kirkby in Ashfield Rail Station	3.8 miles
3	Kirkby in Ashfield Rail Station	3.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J28	0.98 miles
2	M1 J27	3.79 miles
3	M1 J29	7.29 miles
4	M1 J26	8.57 miles
5	M1 J29A	10.46 miles

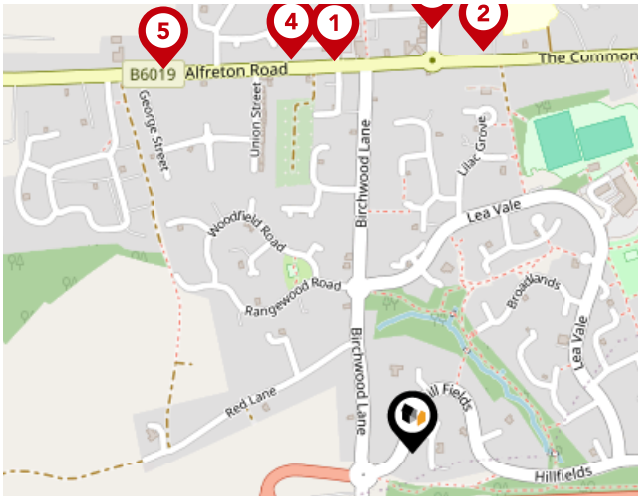


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	18.52 miles
2	Finningley	30.1 miles
3	Birmingham Airport	47.2 miles
4	Manchester Airport	43.09 miles

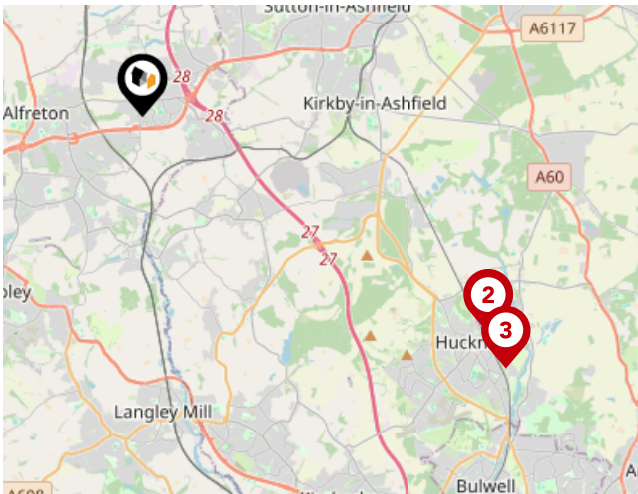
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	The Hawthorns	0.45 miles
	Bryant Lane	0.46 miles
	Market Street Junction	0.47 miles
	Union Street	0.46 miles
	George Street	0.51 miles



Local Connections

Pin	Name	Distance
	Hucknall Tram Stop	7.25 miles
	Hucknall Tram Stop	7.28 miles
	Butler's Hill Tram Stop	7.88 miles



Mansfield Sales and Lettings Ltd.

Mansfield sales and lettings was established in 2023, after Rich had been working in the financial service industry, Rich was helping solicitors mortgage advisors etc put together sales and purchases of residential properties for buyers and sellers it was a natural progression to take a leap of faith and set up a estate agent's, Rich has a passion for customer service and looking at customer needs Mansfield sales and lettings open hours are a simple example of this they are open 10-8 Monday to Saturday. We have established links to local solicitors mortgage advisors and insurance advisors to help you step by step. We also have Shaun (Development director) who deals with Property Development and Jayne (Operations coordinator) is a member of the British landlords association and has a number of her own properties she rents out, she has been managing lettings for over 25 years.



Testimonial 1



Great place, friendly, knowledgeable, professional and go above and beyond.

Testimonial 2



Fantastic company, extremely professional and eager to help with any questions or enquiries I had! Definitely recommend!

Testimonial 3



Excellent service. Very friendly and knowledgeable and really put me at ease straight away. The communication was great and kept in touch with regular updates.. I would happily recommend to all my friends and family.



/104174165966493



/accounts/login

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 Mansfield Sales and Lettings Ltd. 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 Mansfield Sales and Lettings Ltd. and therefore no warranties can be given as to their good working order.

Mansfield Sales and Lettings Ltd.

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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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.



Mansfield Sales and Lettings Ltd.

3 Carrion Place Berry Hill Mansfield NG18

6BE

01623 575012

rich@mansfieldsalesandlettings.co.uk

www.mansfieldsalesandlettings.co.uk

