

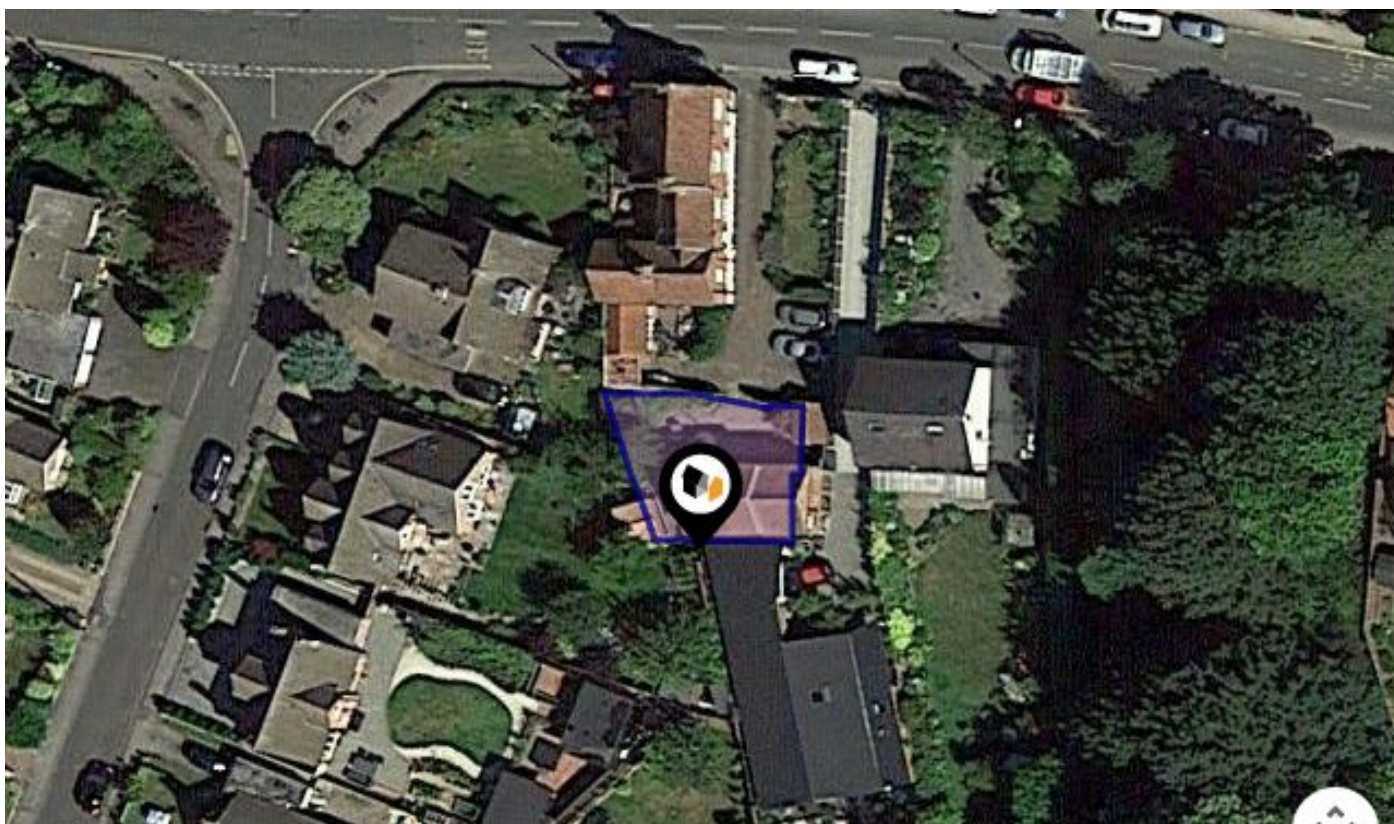


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th March 2025



EASTHORPE, SOUTHWELL, NG25

Alasdair Morrison & Mundys

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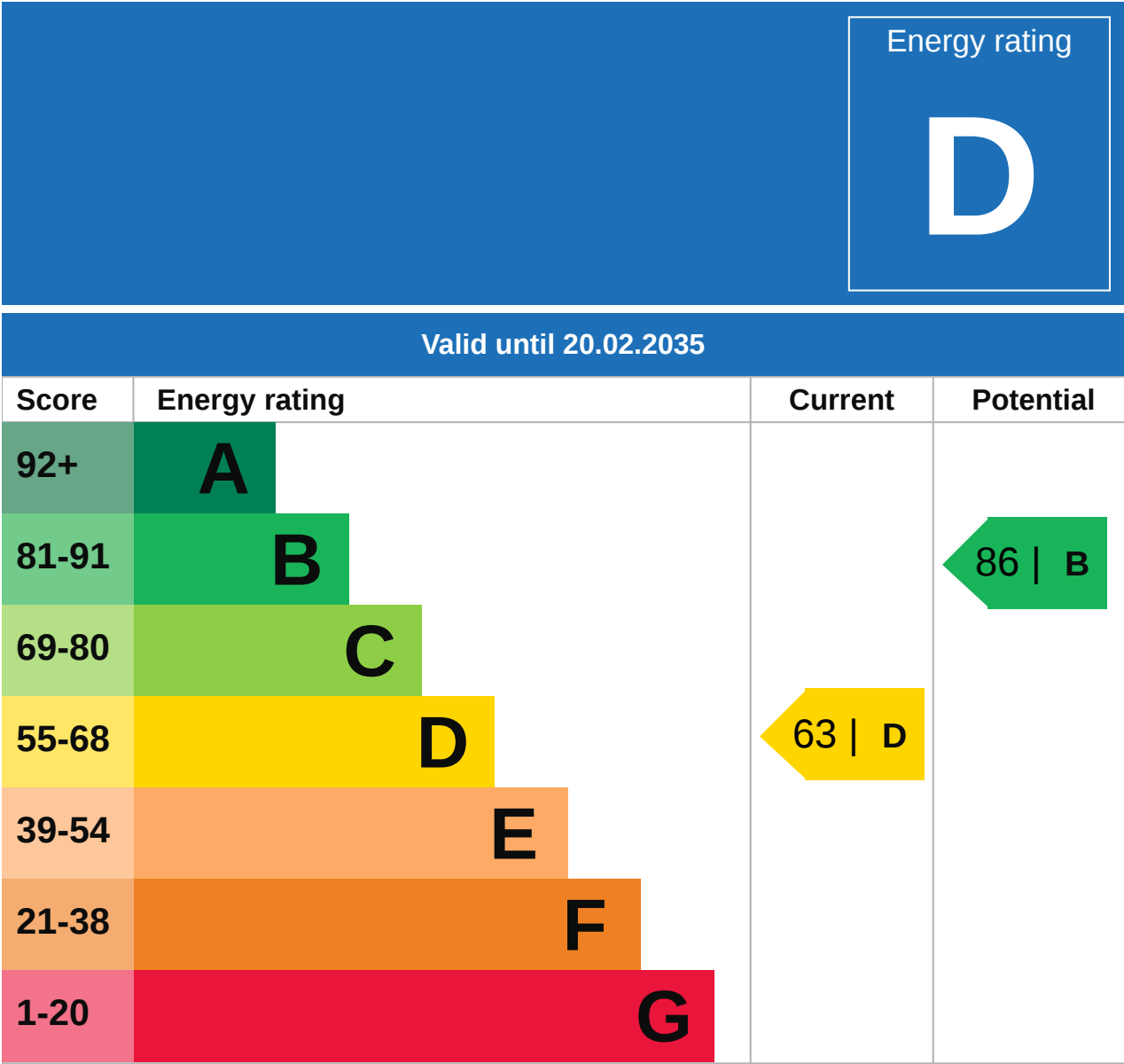
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band D		
Annual Estimate:	£2,468		
Title Number:	NT398768		

Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds		
Conservation Area:	Southwell	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	High	16	80	-
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Property
EPC - Certificate

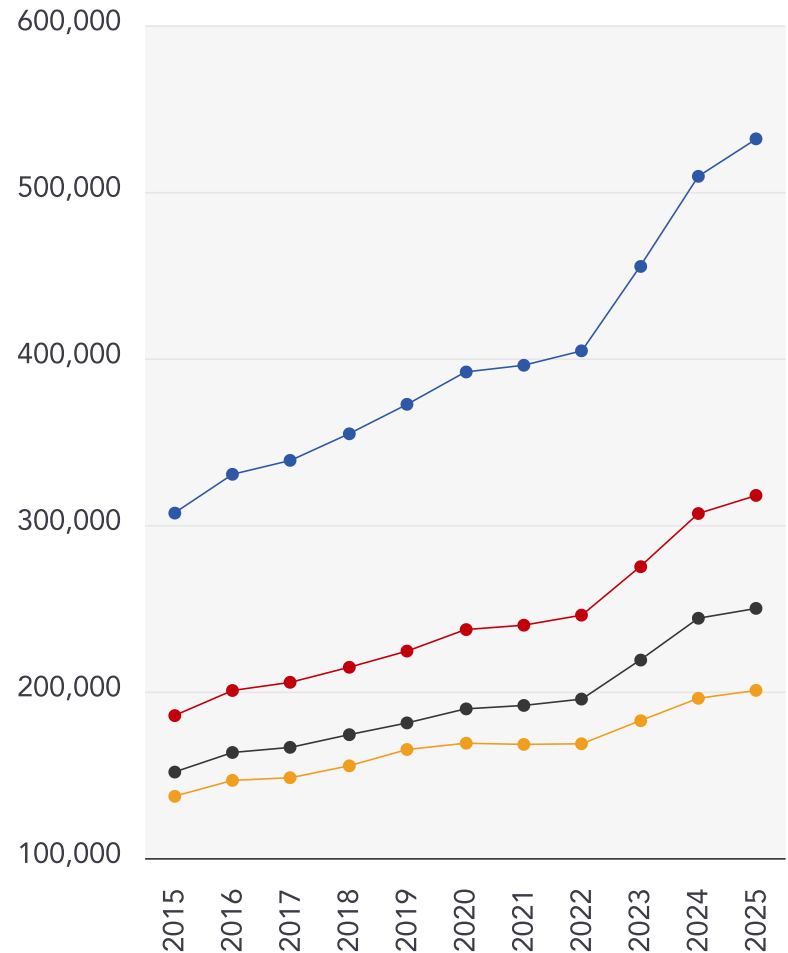


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG25



Detached

+73.17%

Semi-Detached

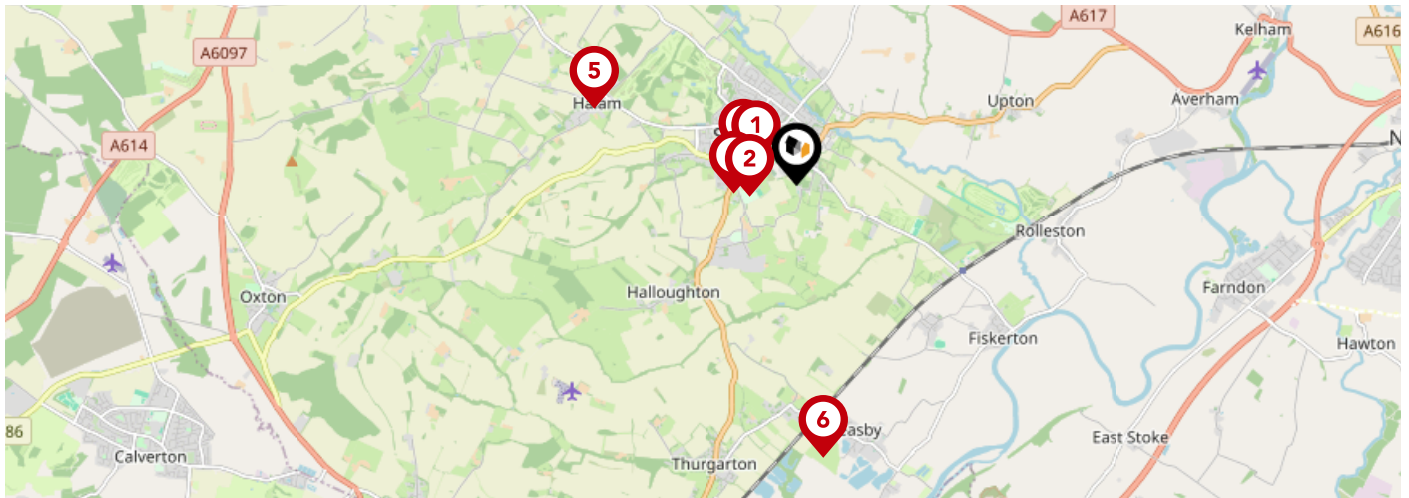
+71.26%

Terraced

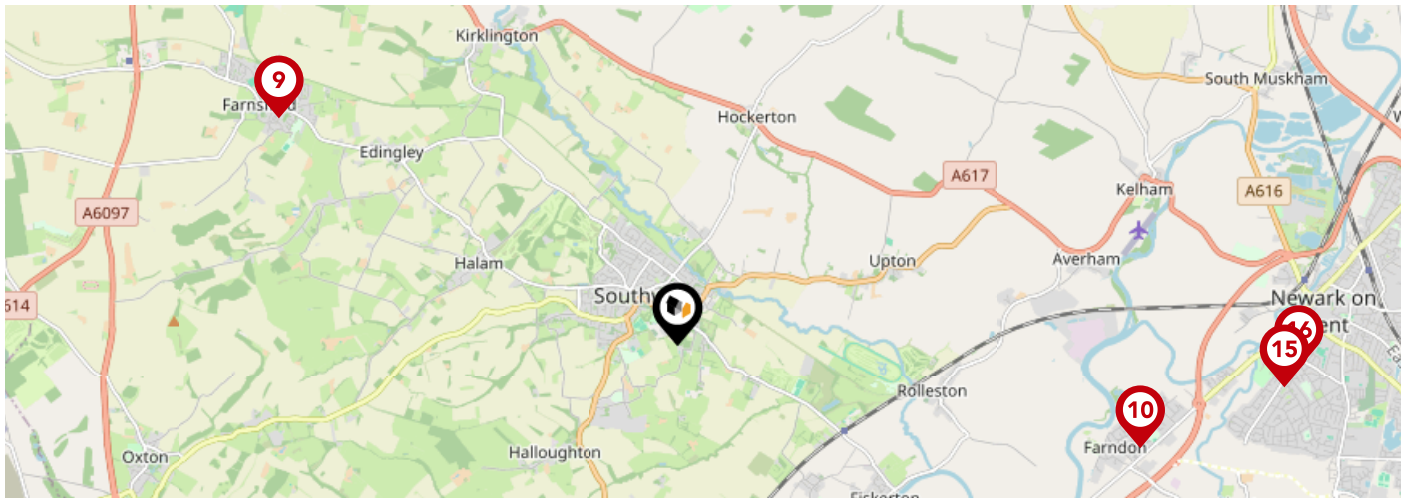
+64.82%

Flat

+46.42%



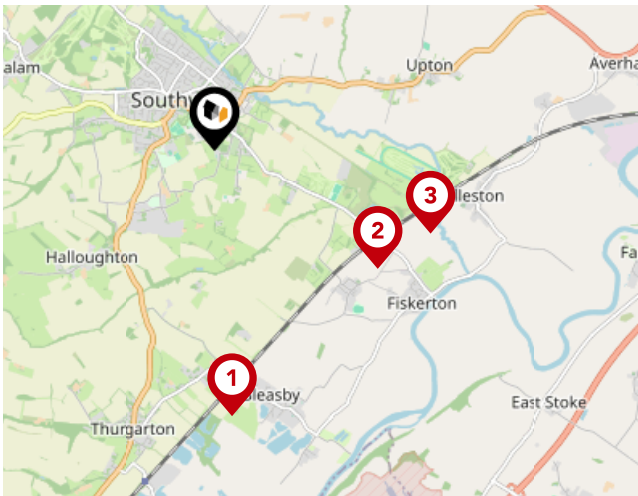
		Nursery	Primary	Secondary	College	Private
1	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Minster School Ofsted Rating: Good Pupils: 1647 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:3.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Flintham Primary School Ofsted Rating: Good Pupils: 96 Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:5.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:5.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

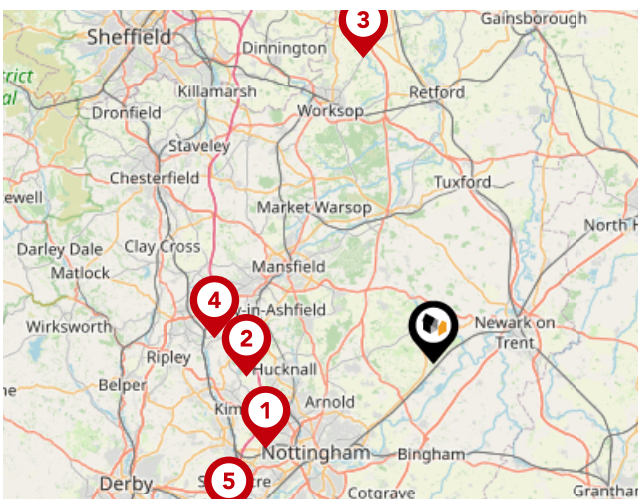
Area

Transport (National)



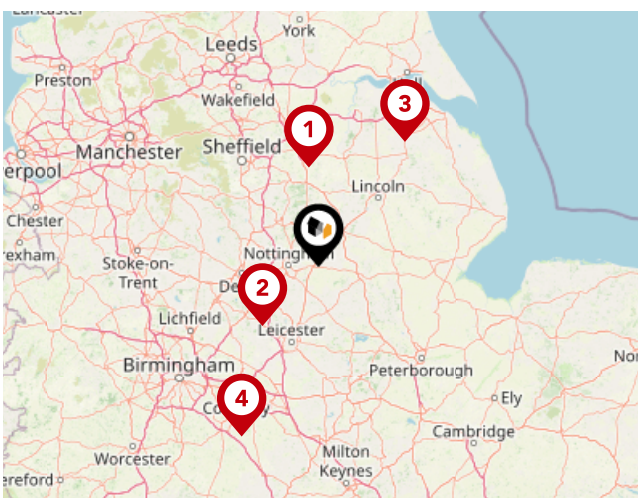
National Rail Stations

Pin	Name	Distance
1	Bleasby Rail Station	2.38 miles
2	Fiskerton Rail Station	1.79 miles
3	Rolleston Rail Station	2.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	13.41 miles
2	M1 J27	13.39 miles
3	A1(M) J34	22.33 miles
4	M1 J28	15.77 miles
5	M1 J25	18.37 miles

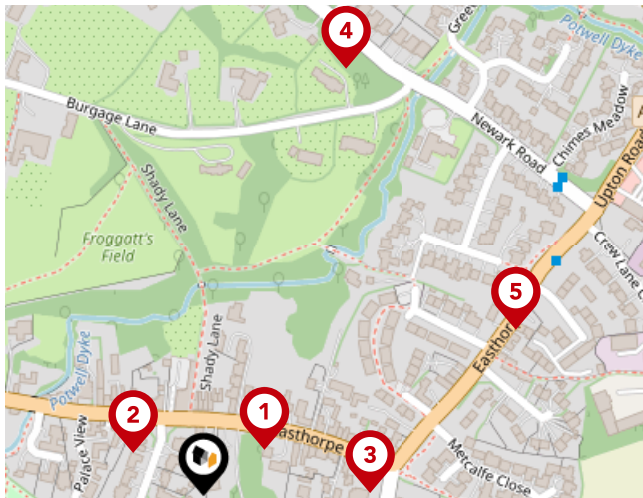


Airports/Helipads

Pin	Name	Distance
1	Finningley	28.14 miles
2	East Mids Airport	23.47 miles
3	Humberside Airport	42.95 miles
4	Baginton	53.72 miles

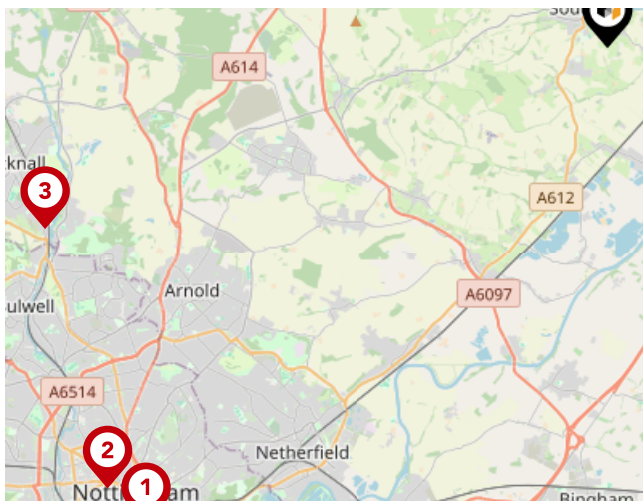
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farthingate	0.04 miles
2	Farthingate	0.05 miles
3	Fiskerton Road	0.09 miles
4	Meadow View	0.25 miles
5	Easthorpe	0.2 miles



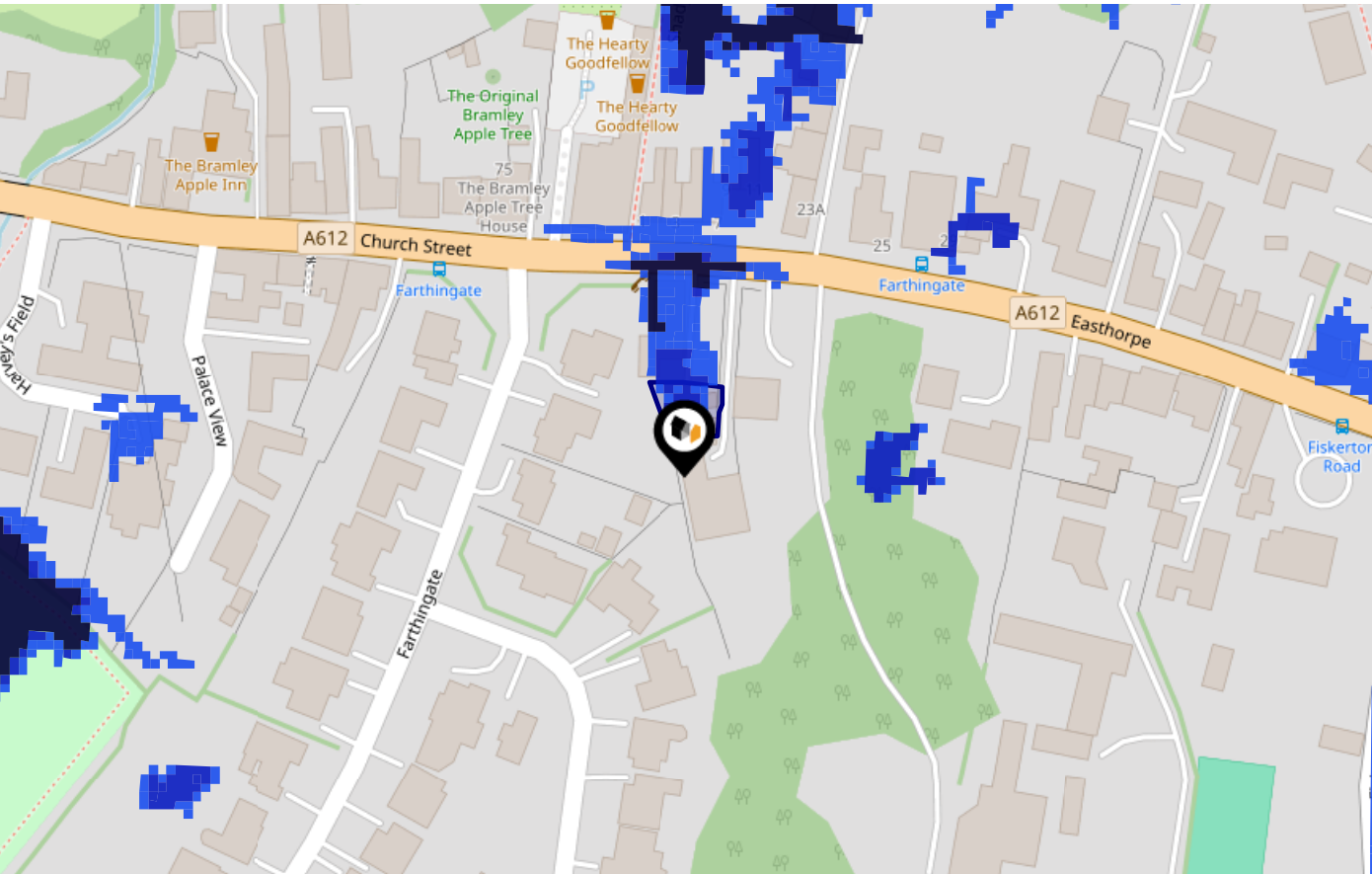
Local Connections

Pin	Name	Distance
1	Lace Market Tram Stop	11.83 miles
2	High School Tram Stop	11.87 miles
3	Butler's Hill Tram Stop	10.54 miles

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.

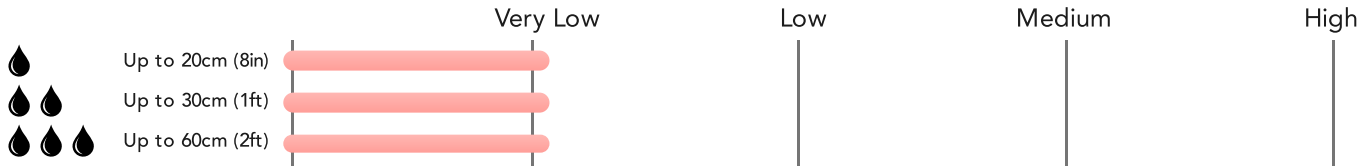


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

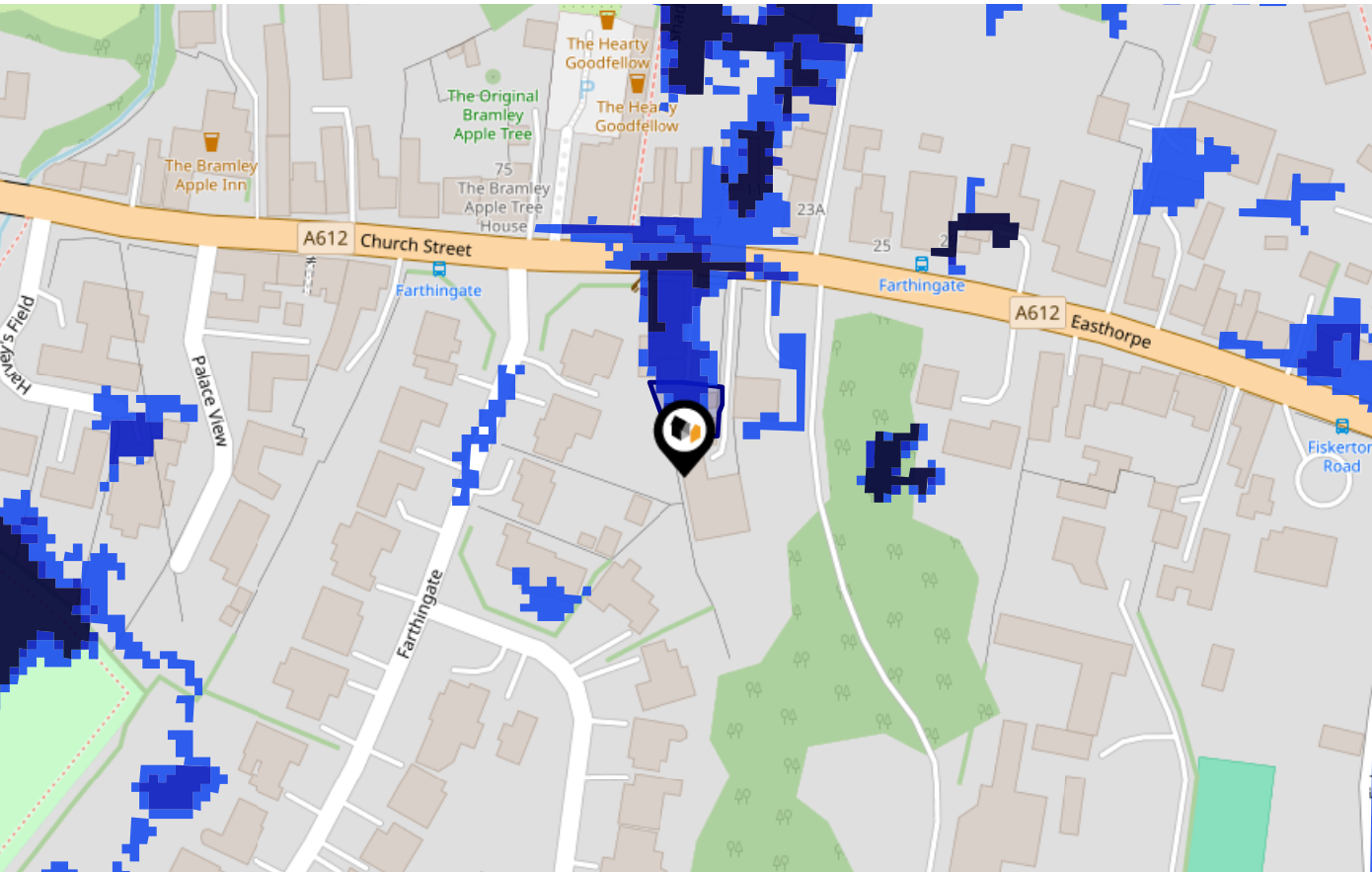
Chance of flooding to the following depths at this property:



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.
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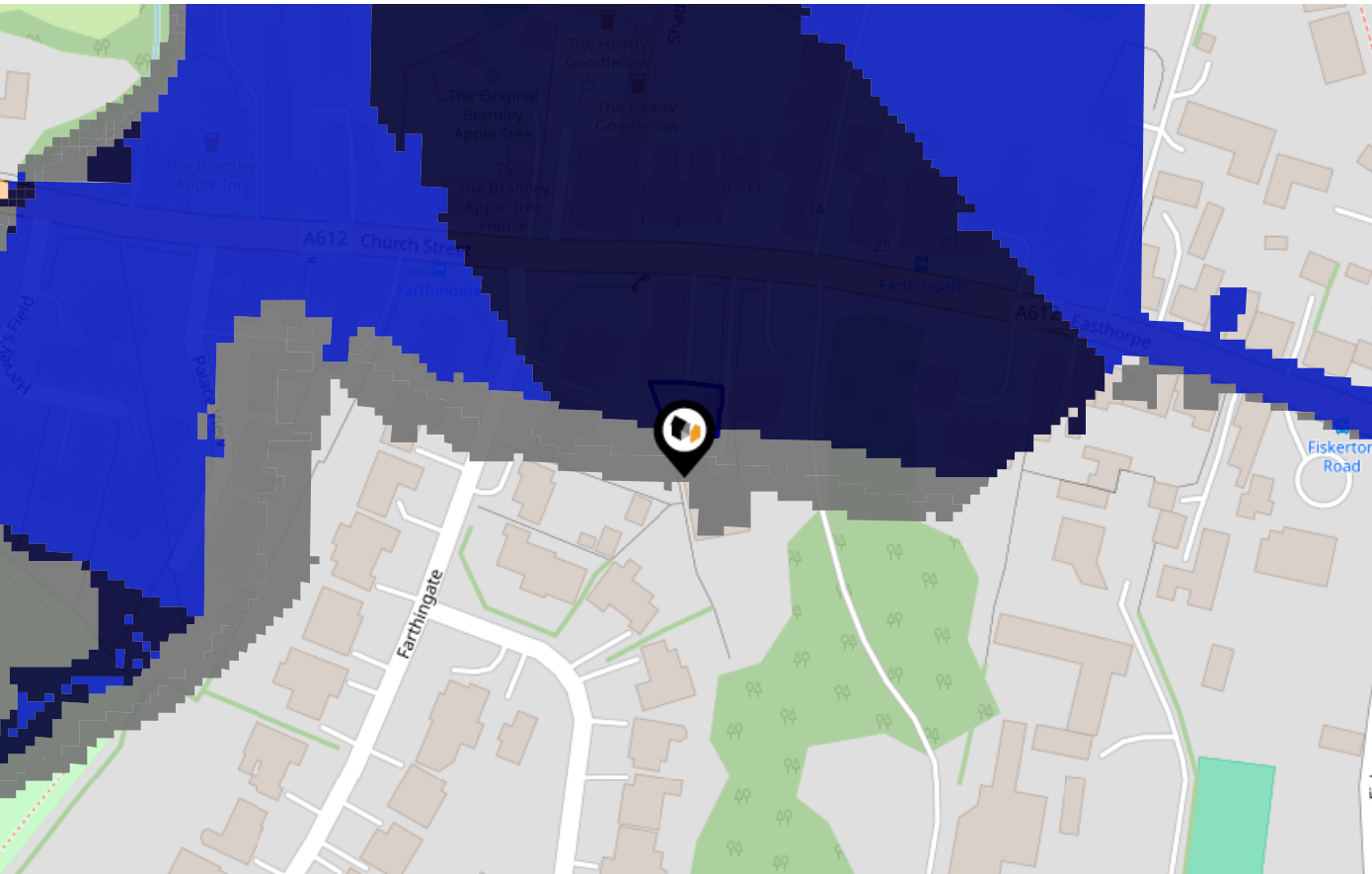
Chance of flooding to the following depths at this property:



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.

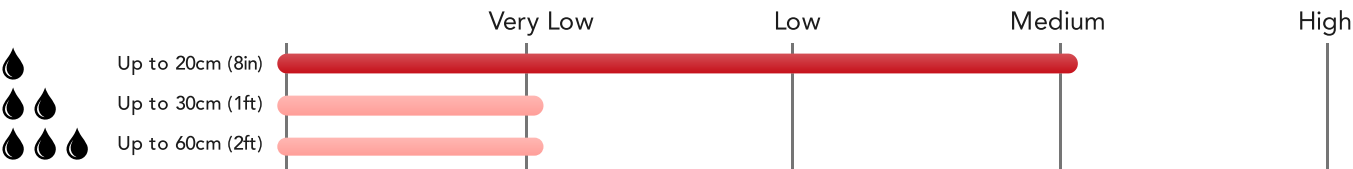


Risk Rating: High

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

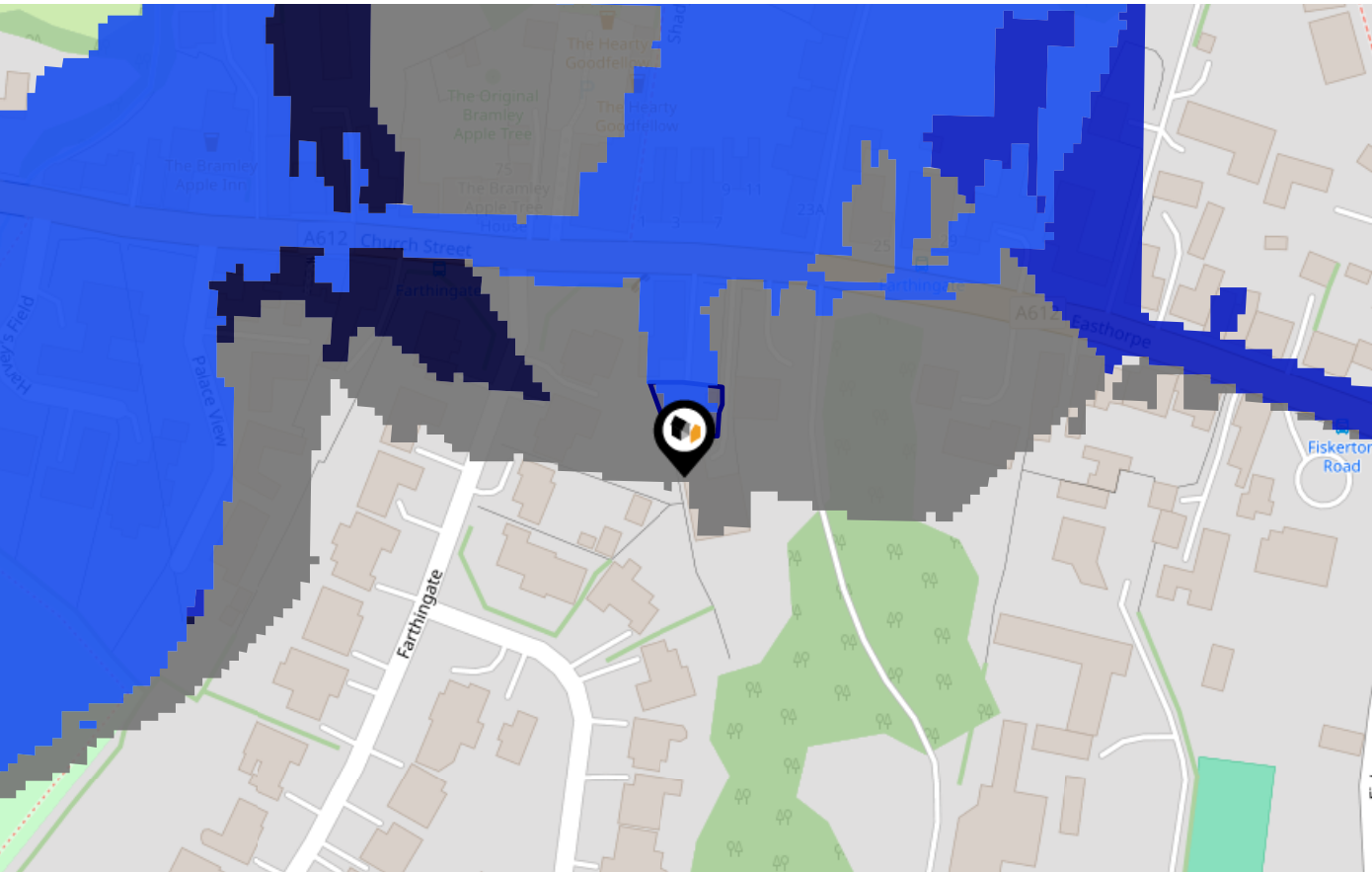
Chance of flooding to the following depths at this property:



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.

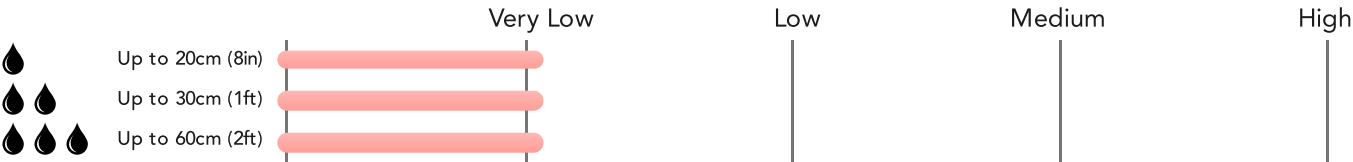


Risk Rating: Very Low

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.
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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:



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

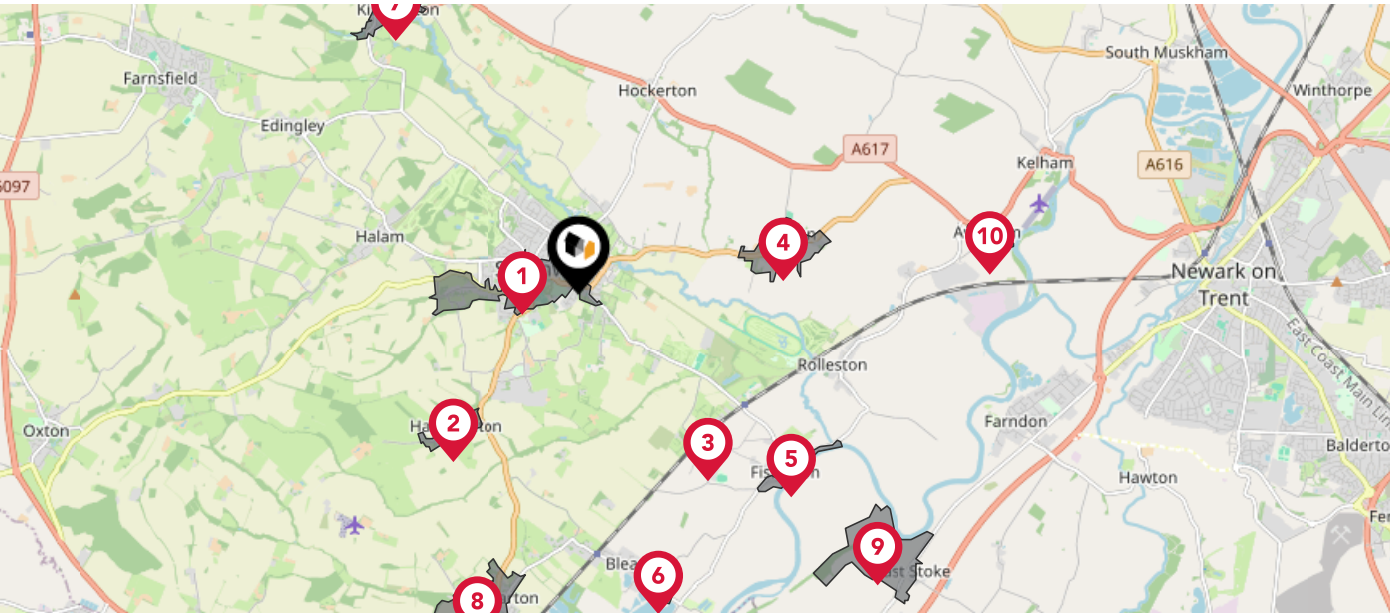
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

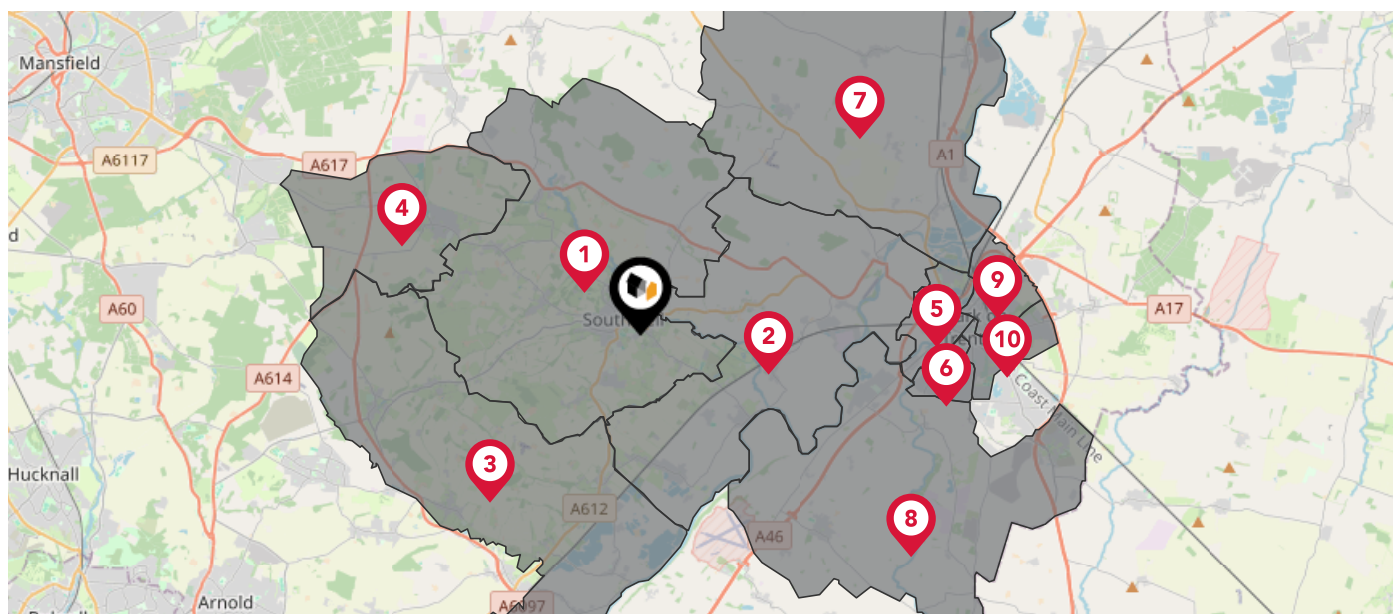


Nearby Conservation Areas	
1	Southwell
2	Halloughton
3	Morton
4	Upton
5	Fiskerton
6	Bleasby
7	Kirklington
8	Thurgarton
9	East Stoke
10	Averham

Maps

Council Wards

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



Southwell Ward



Trent Ward



Dover Beck Ward



Farnsfield Ward



Castle Ward



Devon Ward



Muskham Ward



Farndon & Fernwood Ward



Bridge Ward

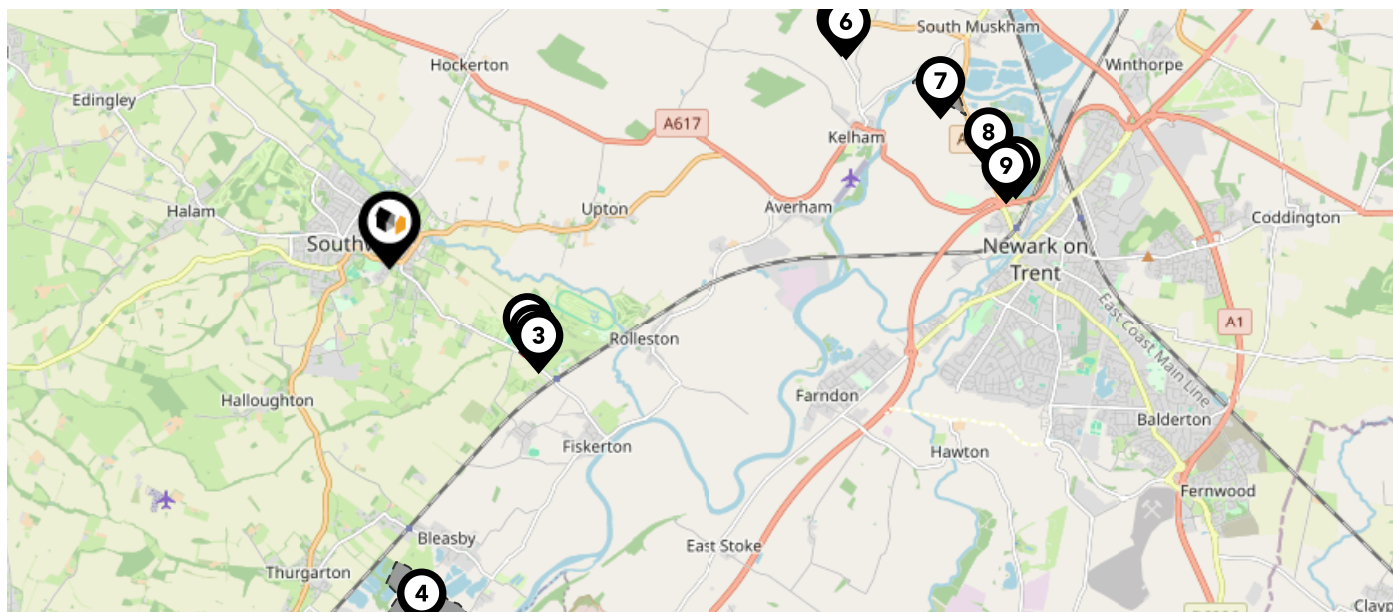


Beacon Ward

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	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill	
2	EA/EPR/ZP3497FA/V011	Active Landfill	
3	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill	
4	Hoveringham Ash Lagoons-Near Bleasby, Nottinghamshire	Historic Landfill	
5	Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill	
6	Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill	
7	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill	
8	EA/EPR/HP3297FD/V002	Active Landfill	
9	Muskham Road-Newark, Nottinghamshire	Historic Landfill	
10	EA/EPR/ZP3897FS/V002	Active Landfill	



Alasdair Morrison & Mundys

Lincolnshire's largest estate agency Mundys is expanding into Nottinghamshire after acquiring Alasdair Morrison and Partners in Newark and Southwell.

Mundys, which has two offices in Lincoln and one in Market Rasen, has bought the sales side of the business, taking the total number of offices Mundys owns up to five.

Alasdair Morrison has retained the residential lettings arm of the business as Alasdair Morrison Lettings and will operate as normal from the same offices. He will continue to work in the agency as a consultant.

Senior Partner Simon Bentley said the acquisition has significantly increased Mundys' presence across the East Midlands.

"We're delighted to have acquired Alasdair Morrison's long-standing property sales business," said Simon.

"Alasdair Morrison and Partners is one of the leading estate agents in the area and has provided

Alasdair Morrison & Mundys

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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Alasdair Morrison & Mundys

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