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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th March 2025



WOLSEY CLOSE, SOUTHWELL, NG25

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

melissa.trussler@amorrison-mundys.net

<https://amorrison-mundys.net/>

Property Overview



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	14/06/1999
Plot Area:	0.02 acres		
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£1,919		
Title Number:	NT339575		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

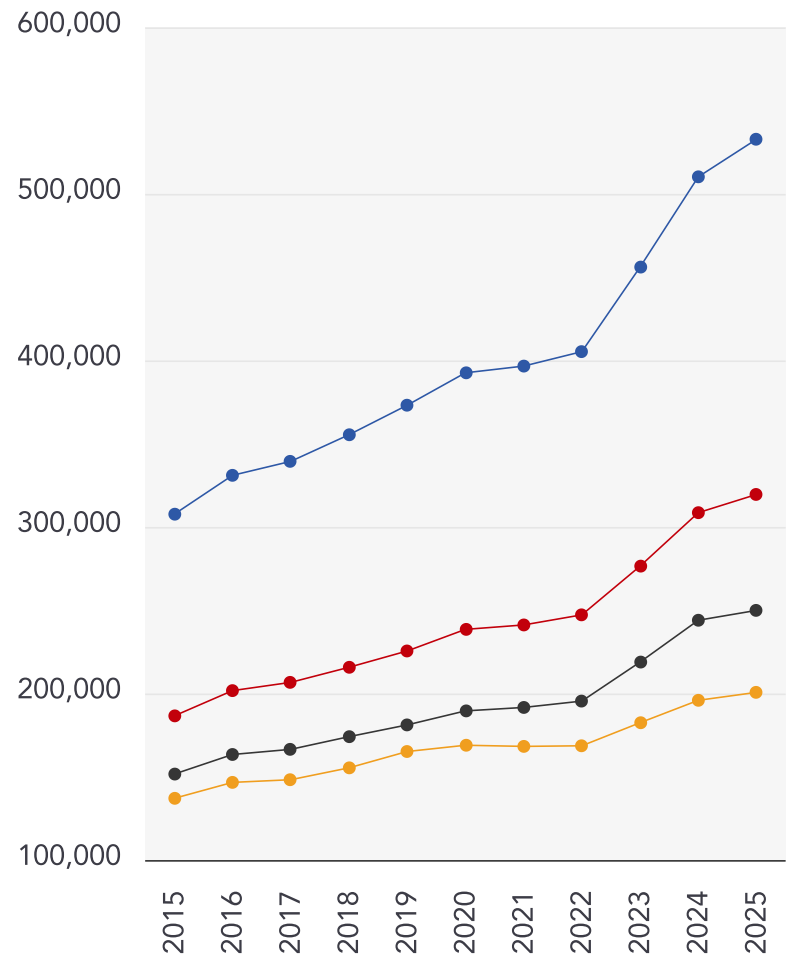


Market

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%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

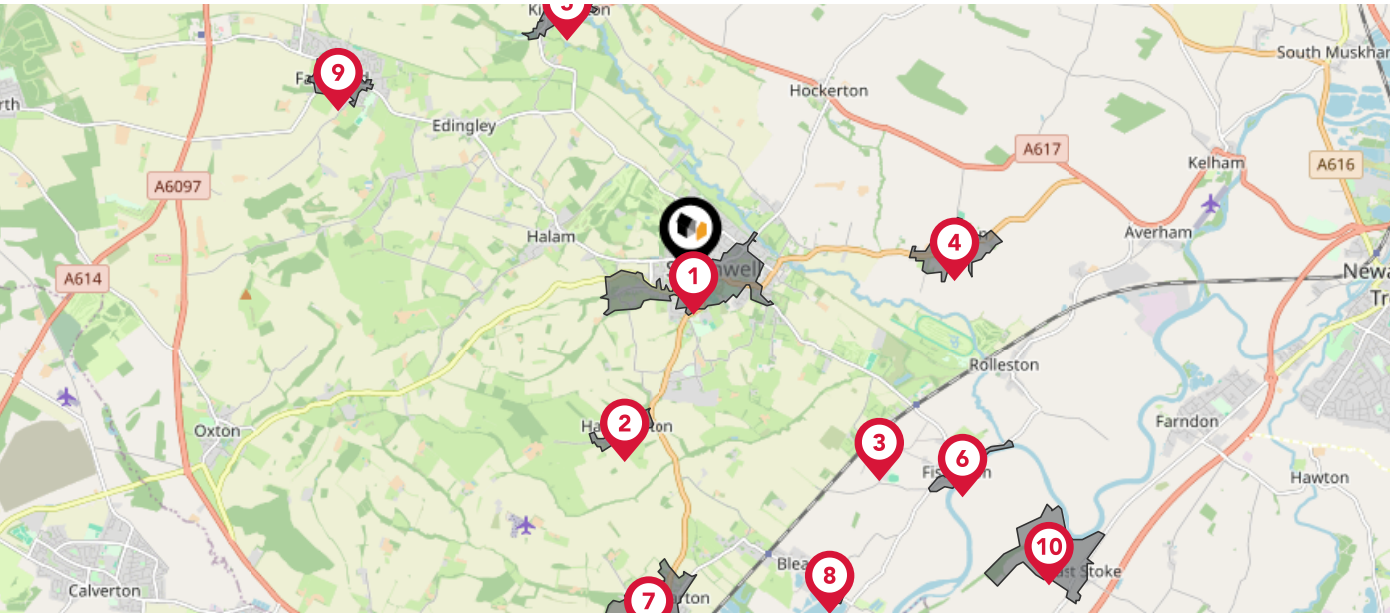
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

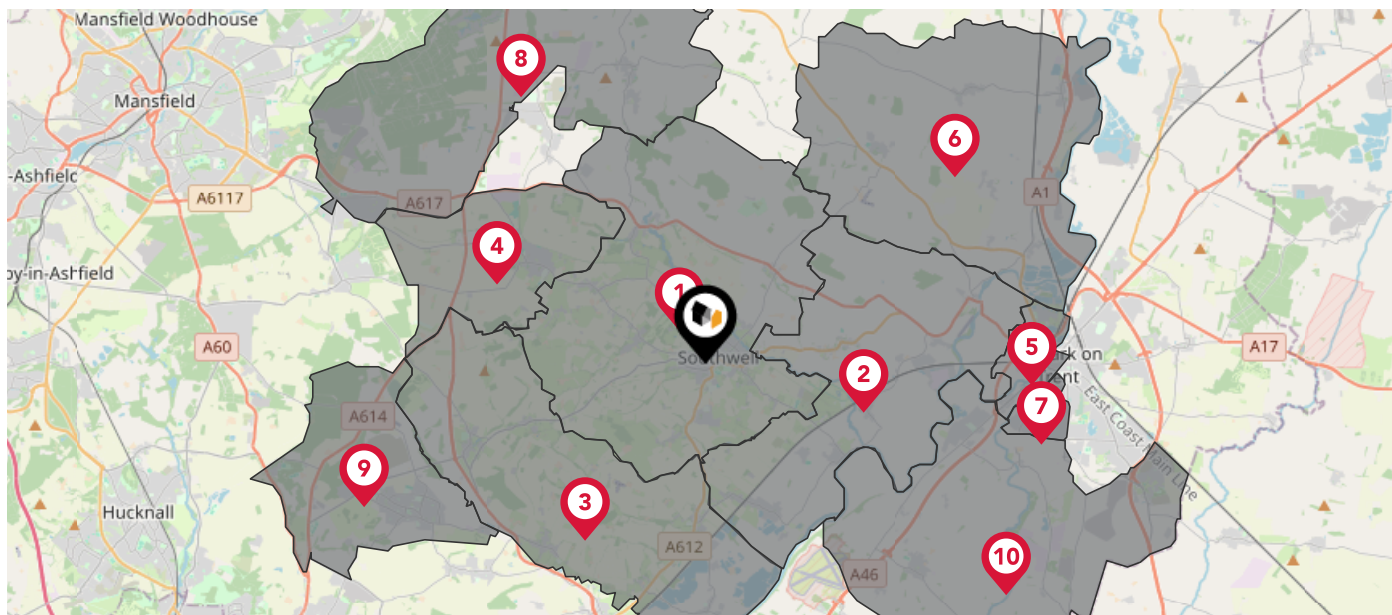


Nearby Conservation Areas	
1	Southwell
2	Halloughton
3	Morton
4	Upton
5	Kirklington
6	Fiskerton
7	Thurgarton
8	Bleasby
9	Farnsfield
10	East Stoke

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



Muskham Ward



Devon Ward



Rainworth North & Rufford Ward



Calverton Ward

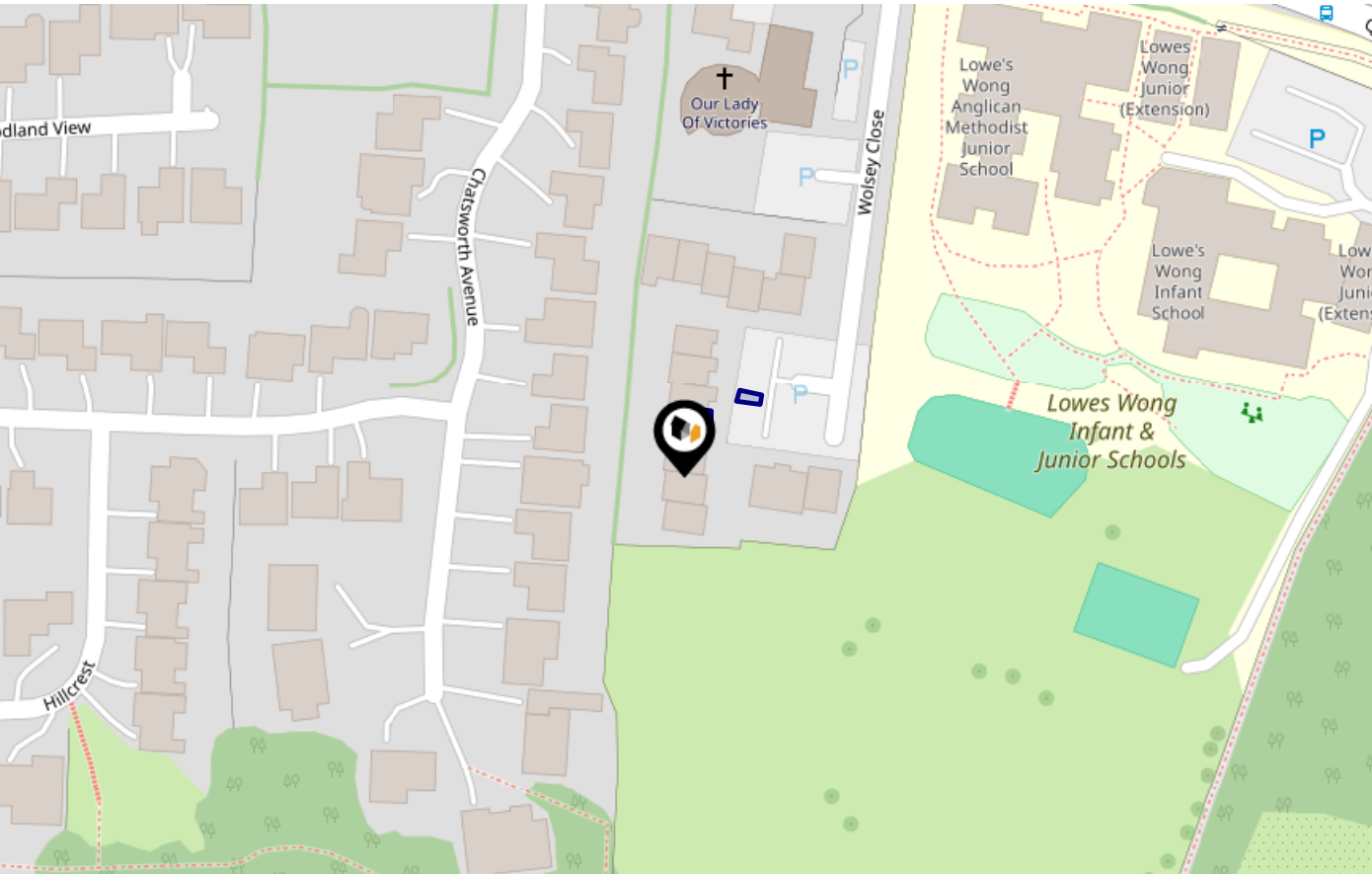


Farndon & Fernwood Ward

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.

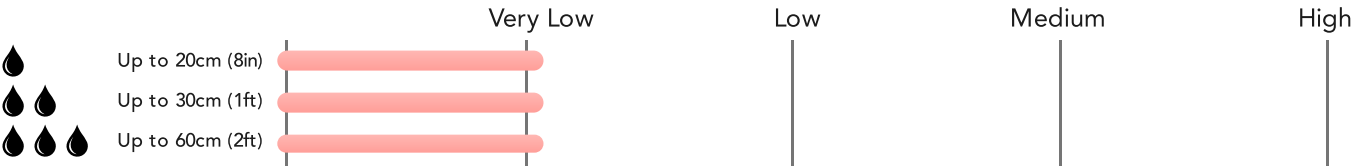


Risk Rating: Very low

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

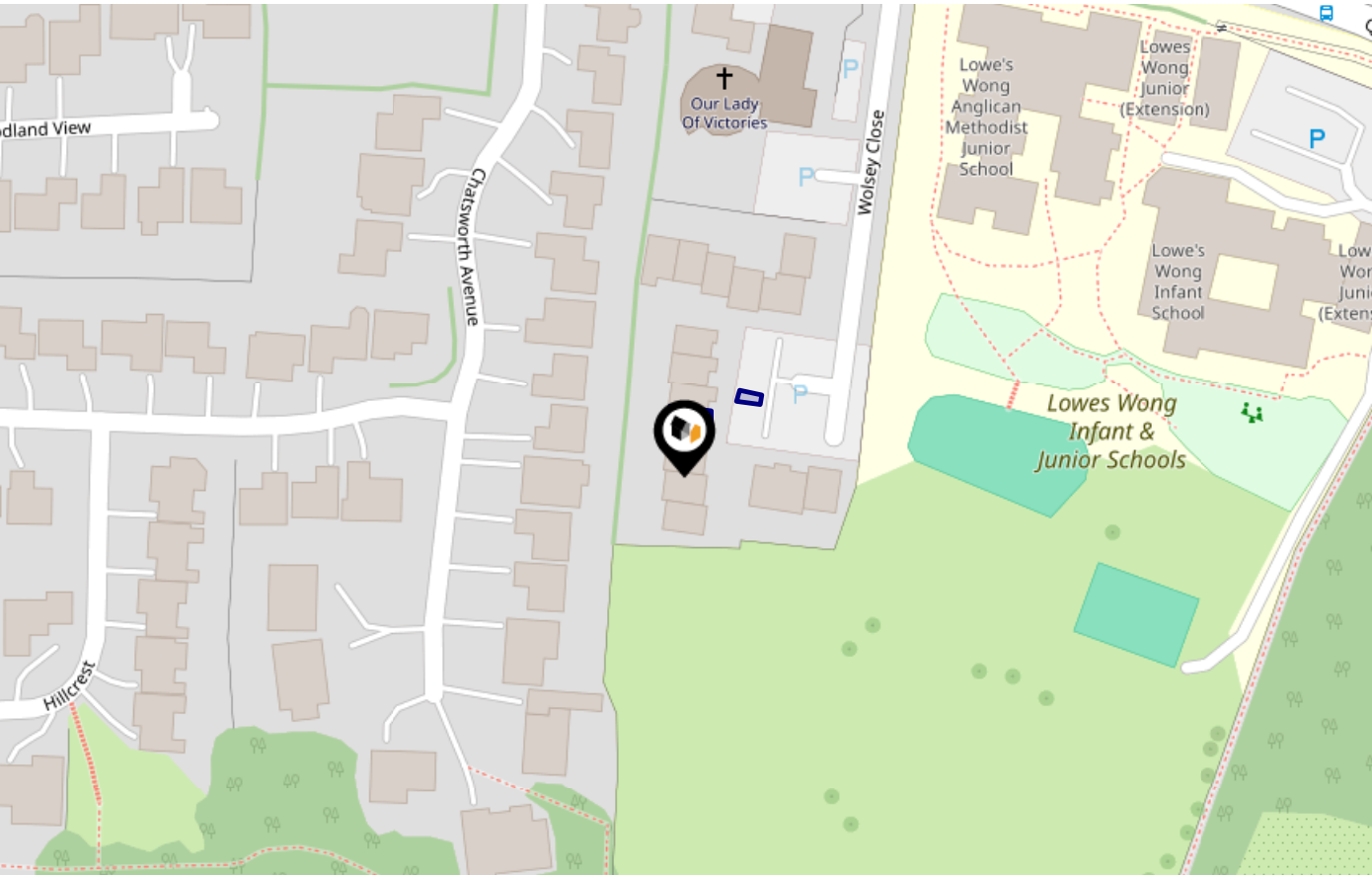
Chance of flooding to the following depths at this property:



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.



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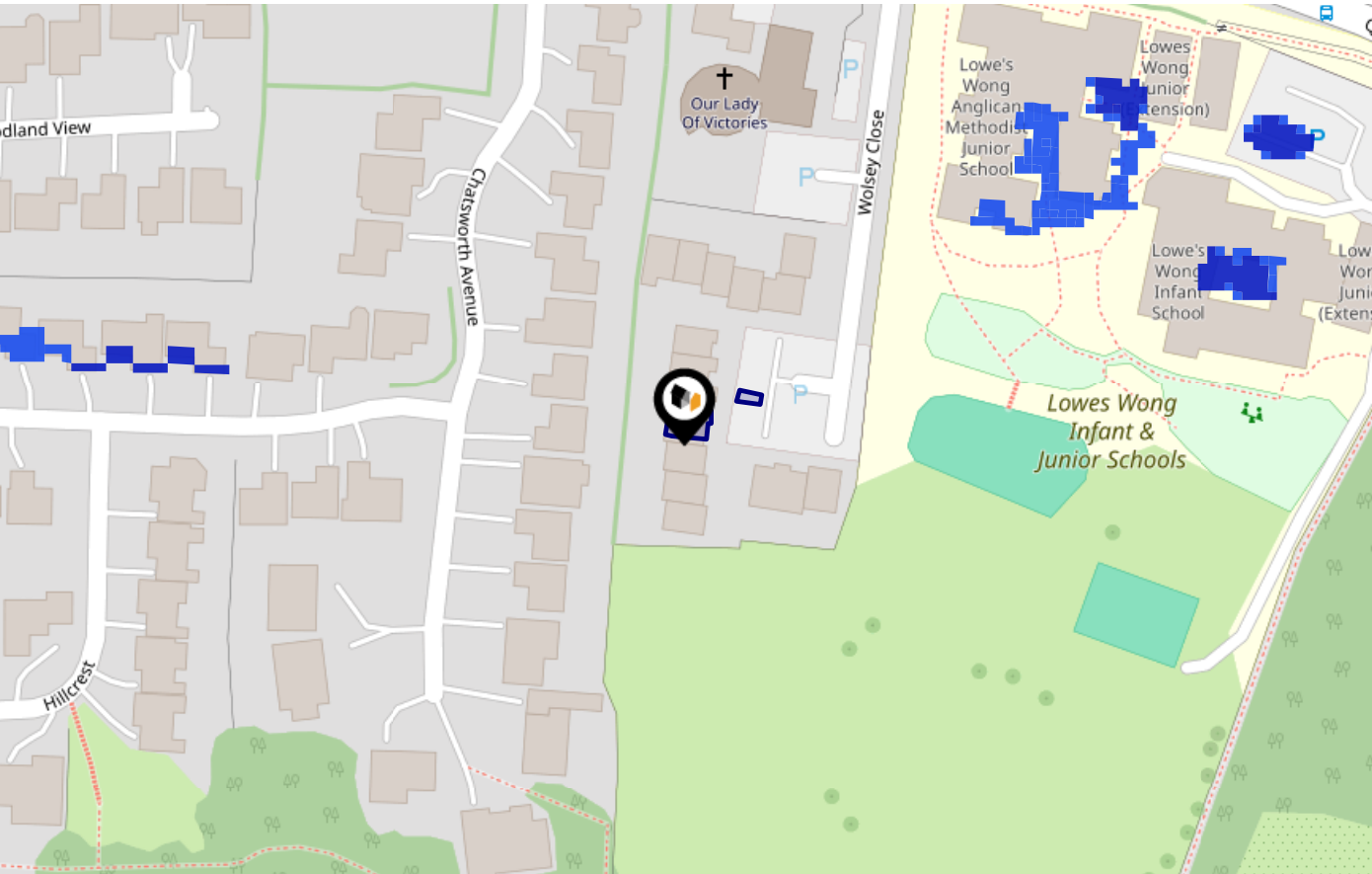
Chance of flooding to the following depths at this property:



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.

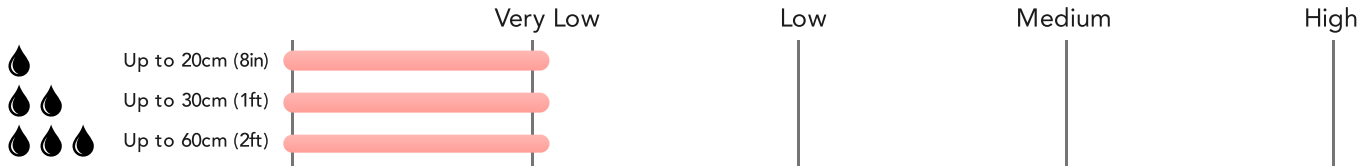


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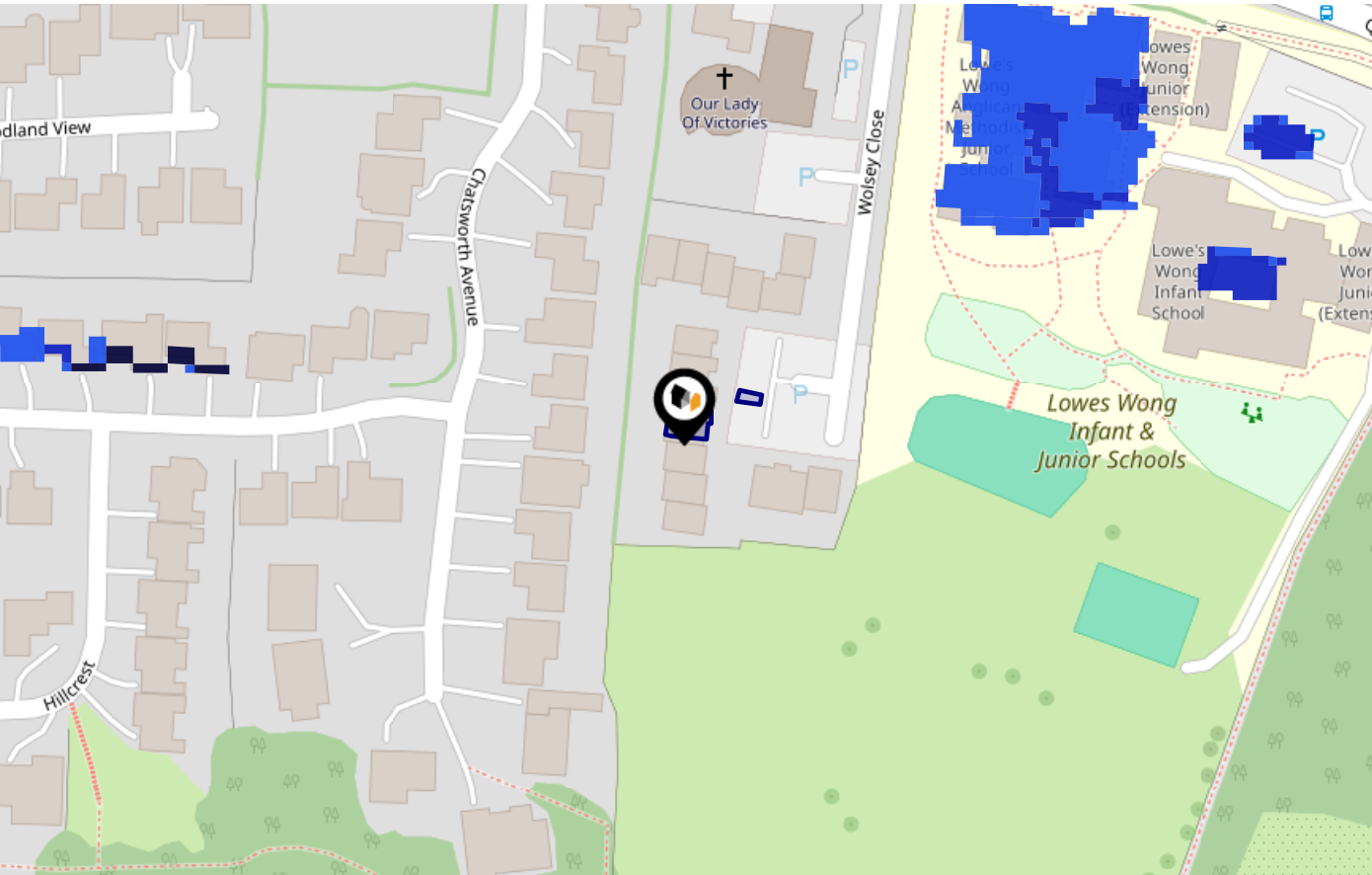
Chance of flooding to the following depths at this property:



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.

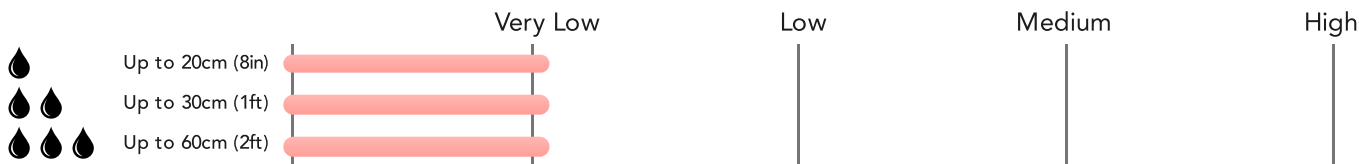


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Chance of flooding to the following depths at this property:

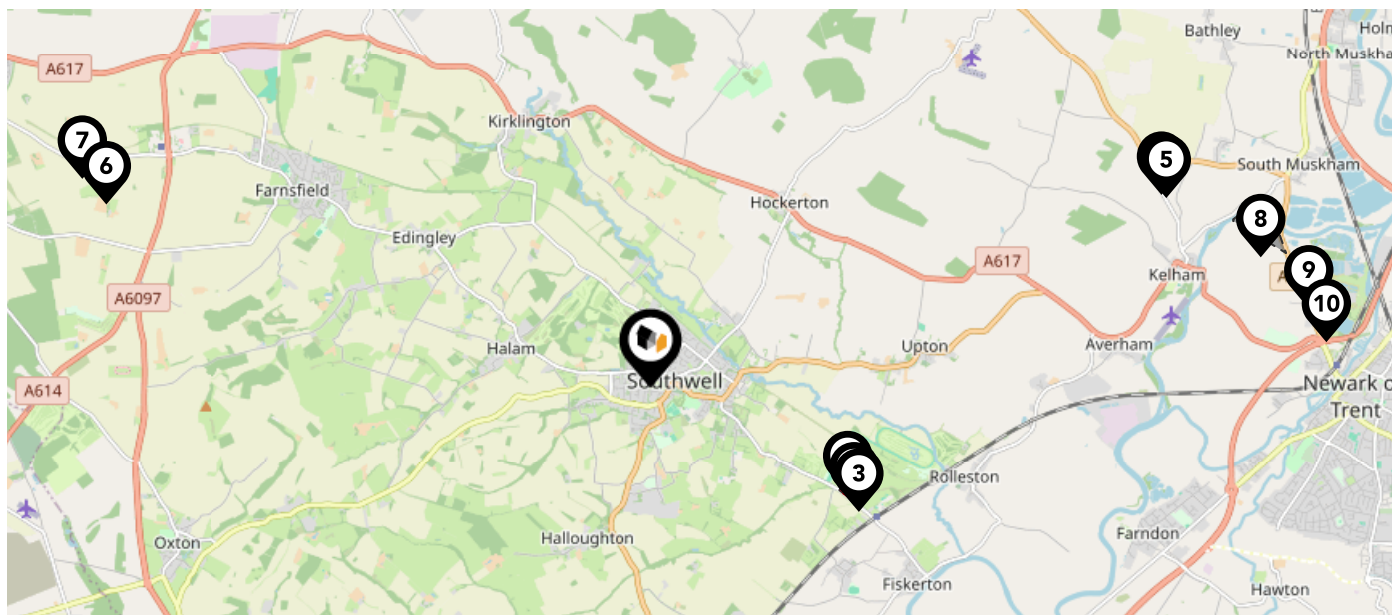


Maps

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.

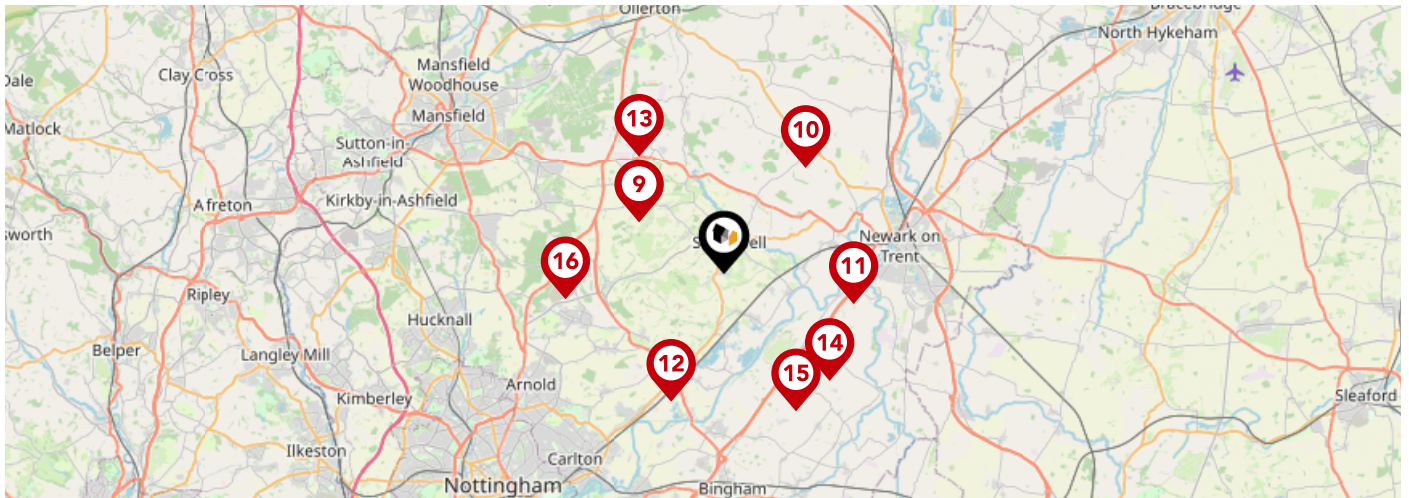


Nearby Landfill Sites

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	Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill	
5	Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill	
6	Lurcher Farm-Farnsfield	Historic Landfill	
7	Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill	
8	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill	
9	EA/EPR/HP3297FD/V002	Active Landfill	
10	Muskham Road-Newark, Nottinghamshire	Historic Landfill	



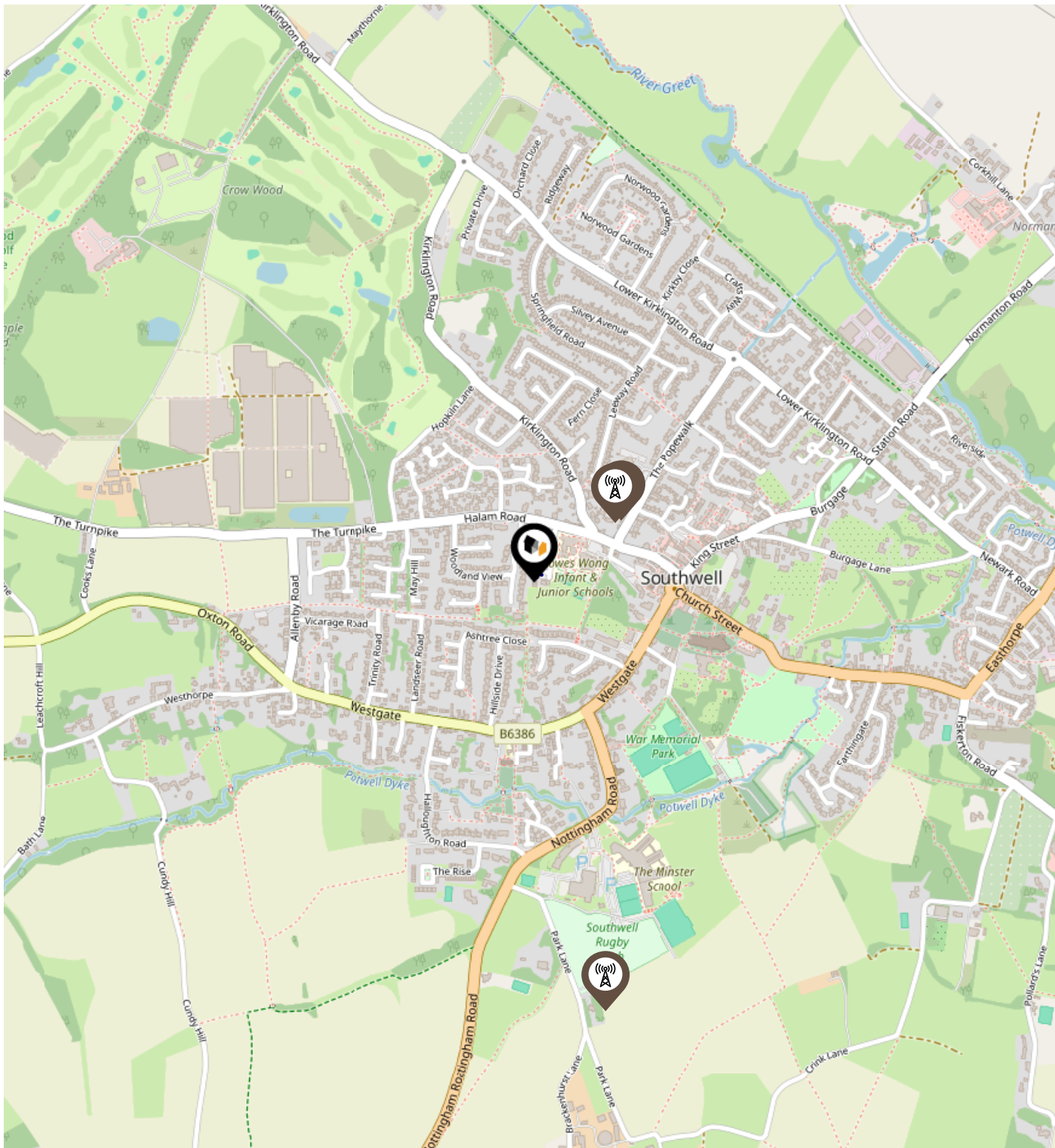
		Nursery	Primary	Secondary	College	Private
1	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Minster School Ofsted Rating: Good Pupils: 1647 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bilsthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:5.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:5.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Flintham Primary School Ofsted Rating: Good Pupils: 96 Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Salterford House School Ofsted Rating: Not Rated Pupils: 66 Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

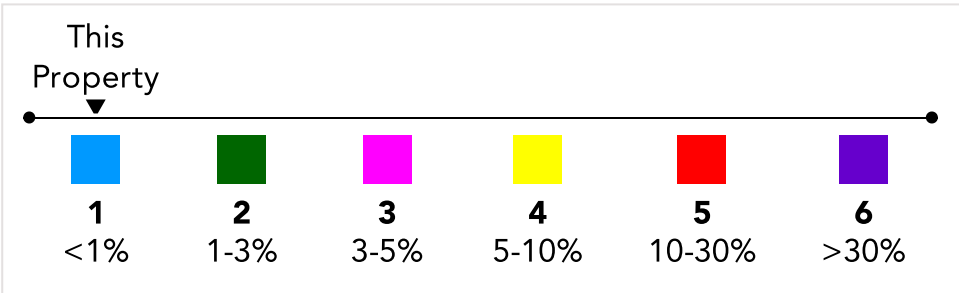
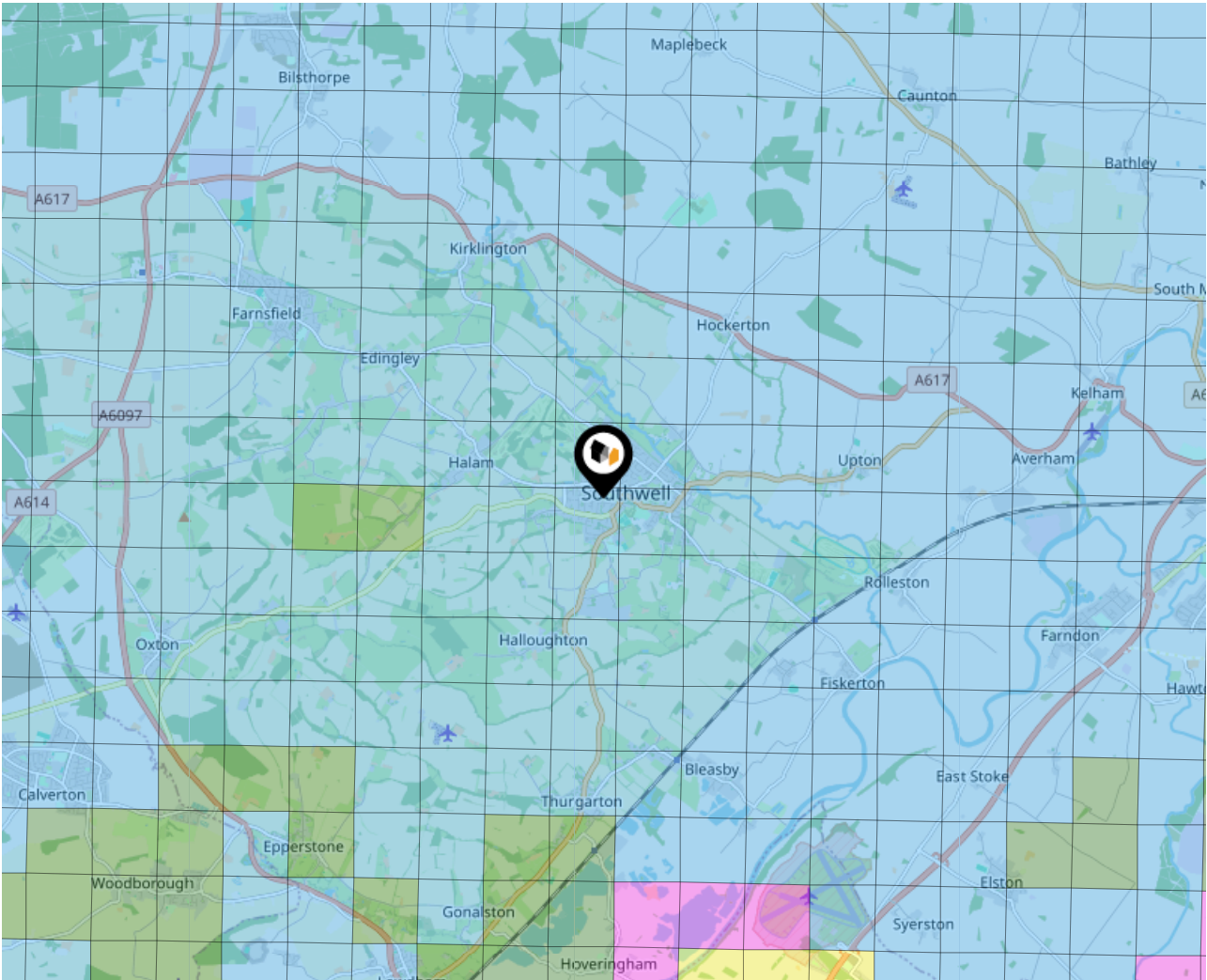
-  Power Pylons
-  Communication Masts

Environment

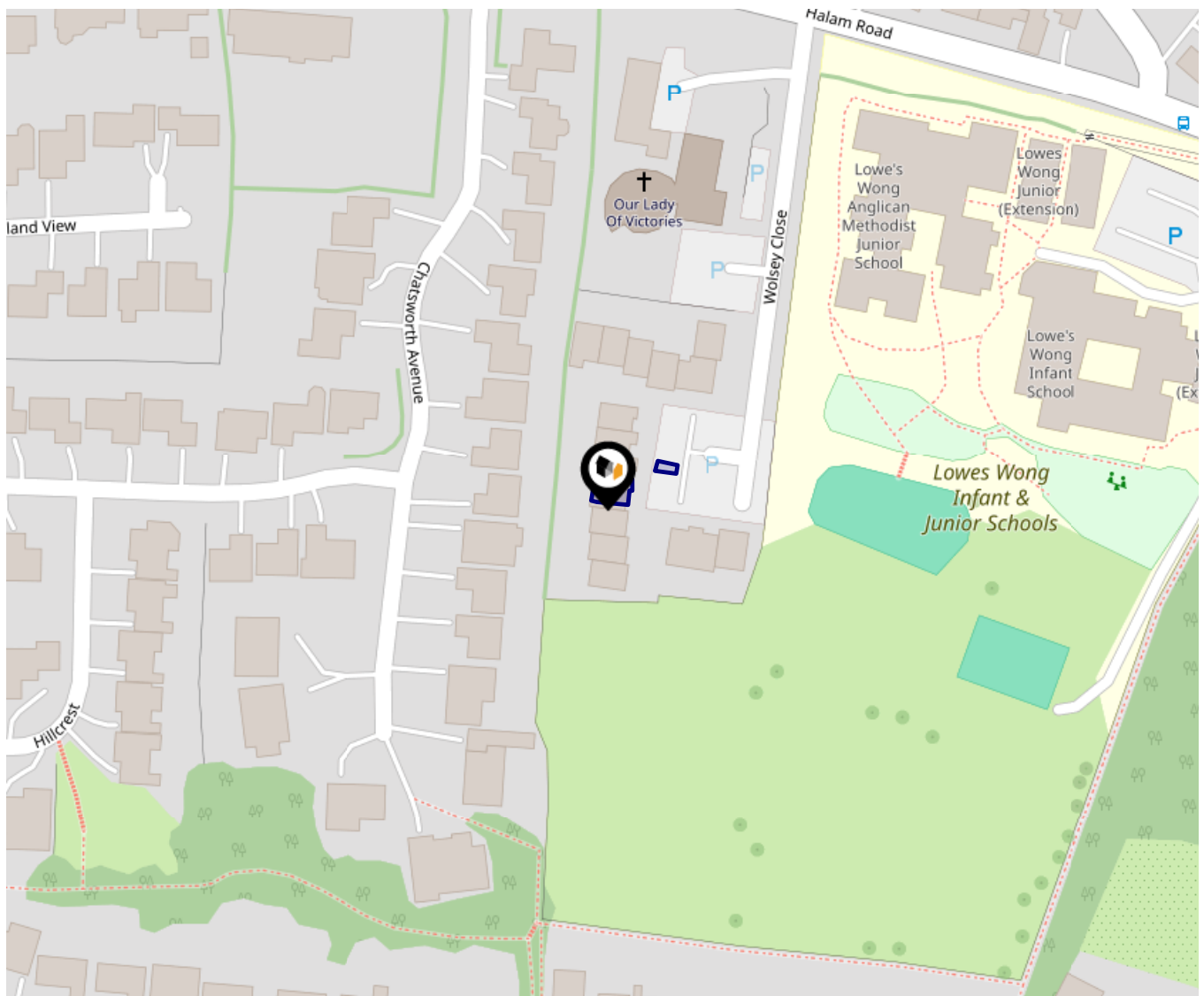
Radon Gas

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



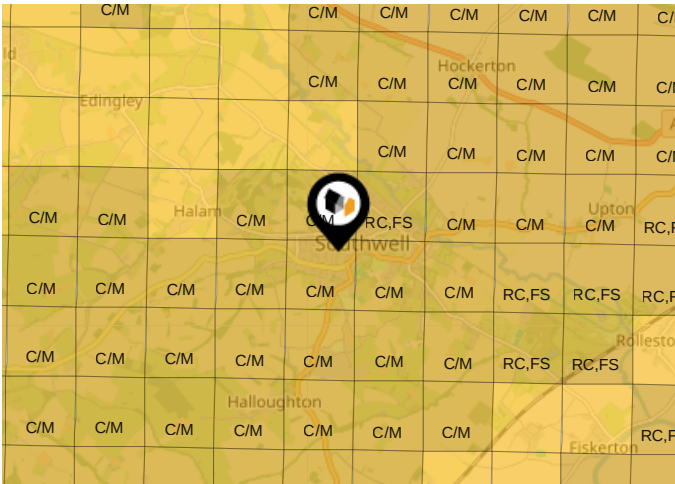
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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)

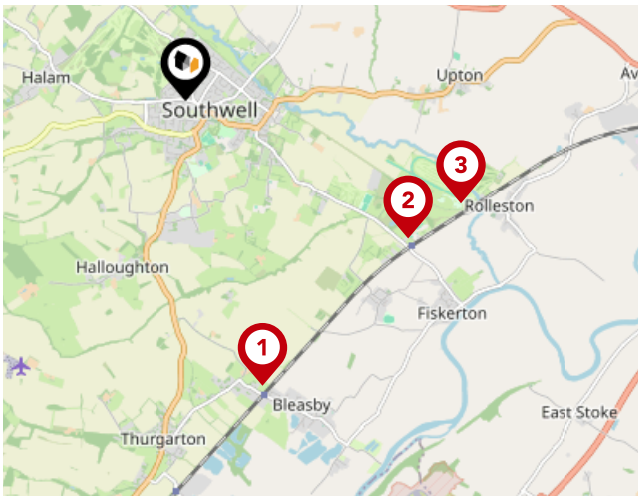
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

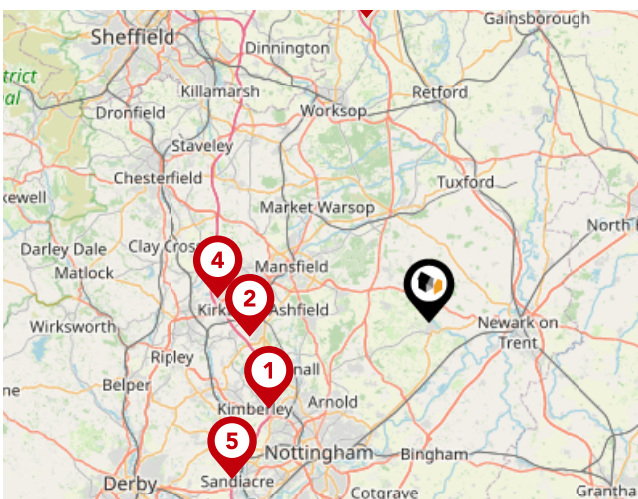
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



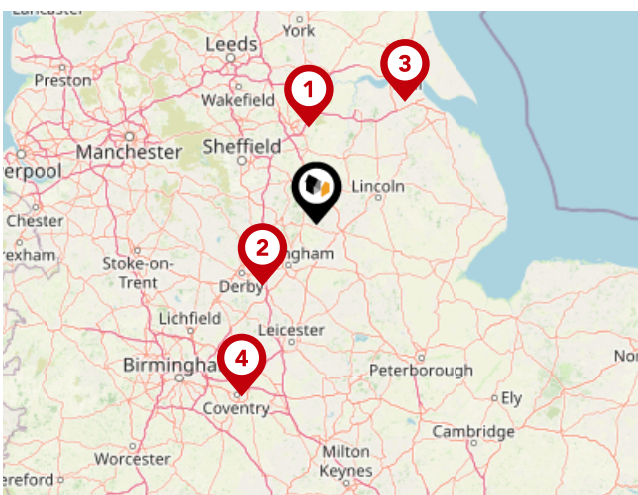
National Rail Stations

Pin	Name	Distance
1	Bleasby Rail Station	2.63 miles
2	Fiskerton Rail Station	2.33 miles
3	Rolleston Rail Station	2.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	13.01 miles
2	M1 J27	12.87 miles
3	A1(M) J34	22.05 miles
4	M1 J28	15.22 miles
5	M1 J25	18.06 miles

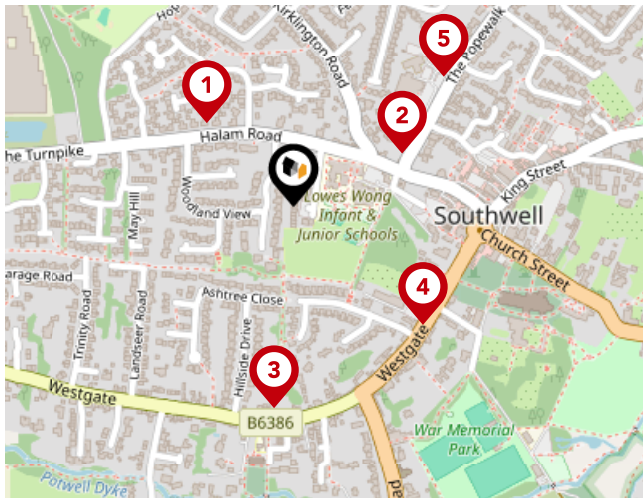


Airports/Helipads

Pin	Name	Distance
1	Finningley	27.92 miles
2	East Mids Airport	23.24 miles
3	Humberside Airport	43.12 miles
4	Baginton	53.66 miles

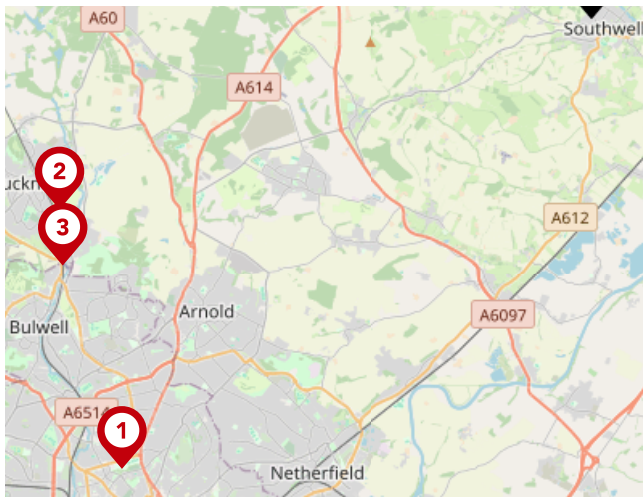
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodland View	0.13 miles
2	Queen Street	0.13 miles
3	Hillside Drive	0.23 miles
4	Lowes Wong	0.19 miles
5	Co-op	0.22 miles



Local Connections

Pin	Name	Distance
1	High School Tram Stop	11.59 miles
2	Butler's Hill Tram Stop	10.09 miles
3	Moor Bridge Tram Stop	10.4 miles

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice

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

22 King Street, Southwell,
Nottinghamshire, NG25 0EN
01636 813971
melissa.trussler@amorrison-mundys.net
<https://amorrison-mundys.net/>

