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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th March 2025



ORCHARD COURT, OXTON, SOUTHWELL, NG25

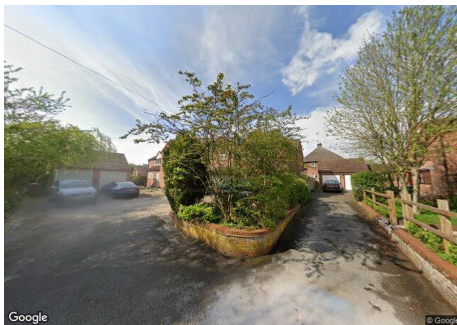
Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,539 ft ² / 143 m ²		
Plot Area:	0.11 acres		
Year Built :	1983-1990		
Council Tax :	Band G		
Annual Estimate:	£4,113		
Title Number:	NT228856		

Local Area

Local Authority:	Newark and sherwood	Estimated Broadband Speeds	
Conservation Area:	Oxton	(Standard - Superfast - Ultrafast)	
Flood Risk:		25	-
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

Planning History

This Address



Planning records for: *Orchard Court, Oxton, Southwell, NG25*

Reference - 18/01022/NMA
Decision: -
Date: 25th May 2018
Description: Application for a non-material amendment to planning permission 17/01034/FUL to create a vaulted ceiling and two new velux roof windows in front elevation

Reference - 17/02241/NMA
Decision: -
Date: 04th December 2017
Description: Application for non-material amendment to planning permission 17/01034/FUL to replace the patent glazing with velux roof windows and existing roof tiles on the rear extension





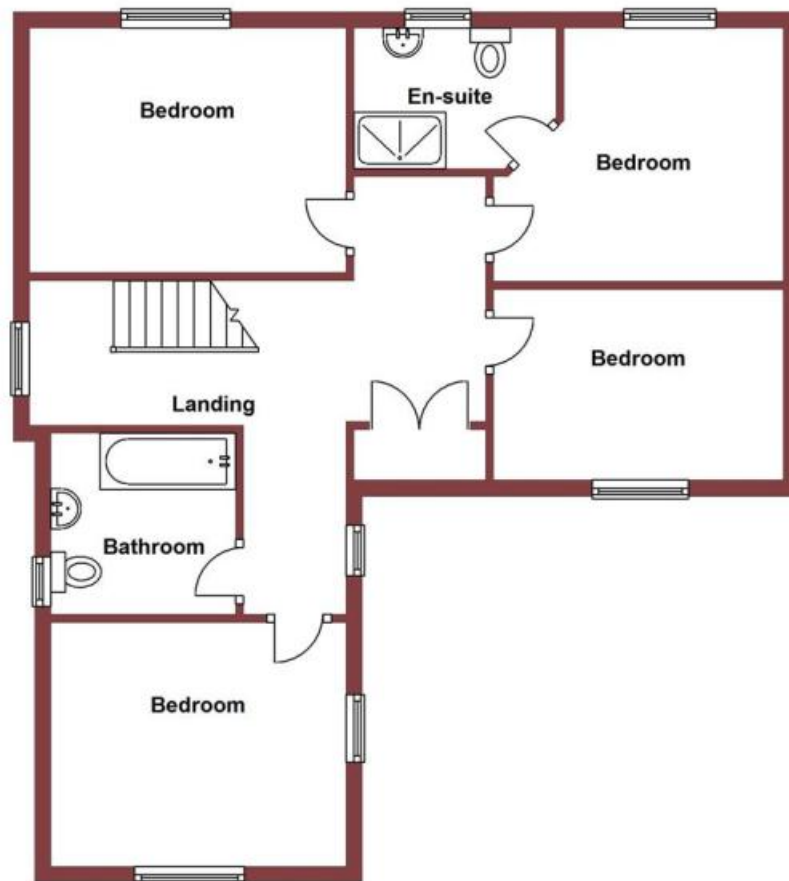
ORCHARD COURT, OXTON, SOUTHWELL, NG25

Ground Floor



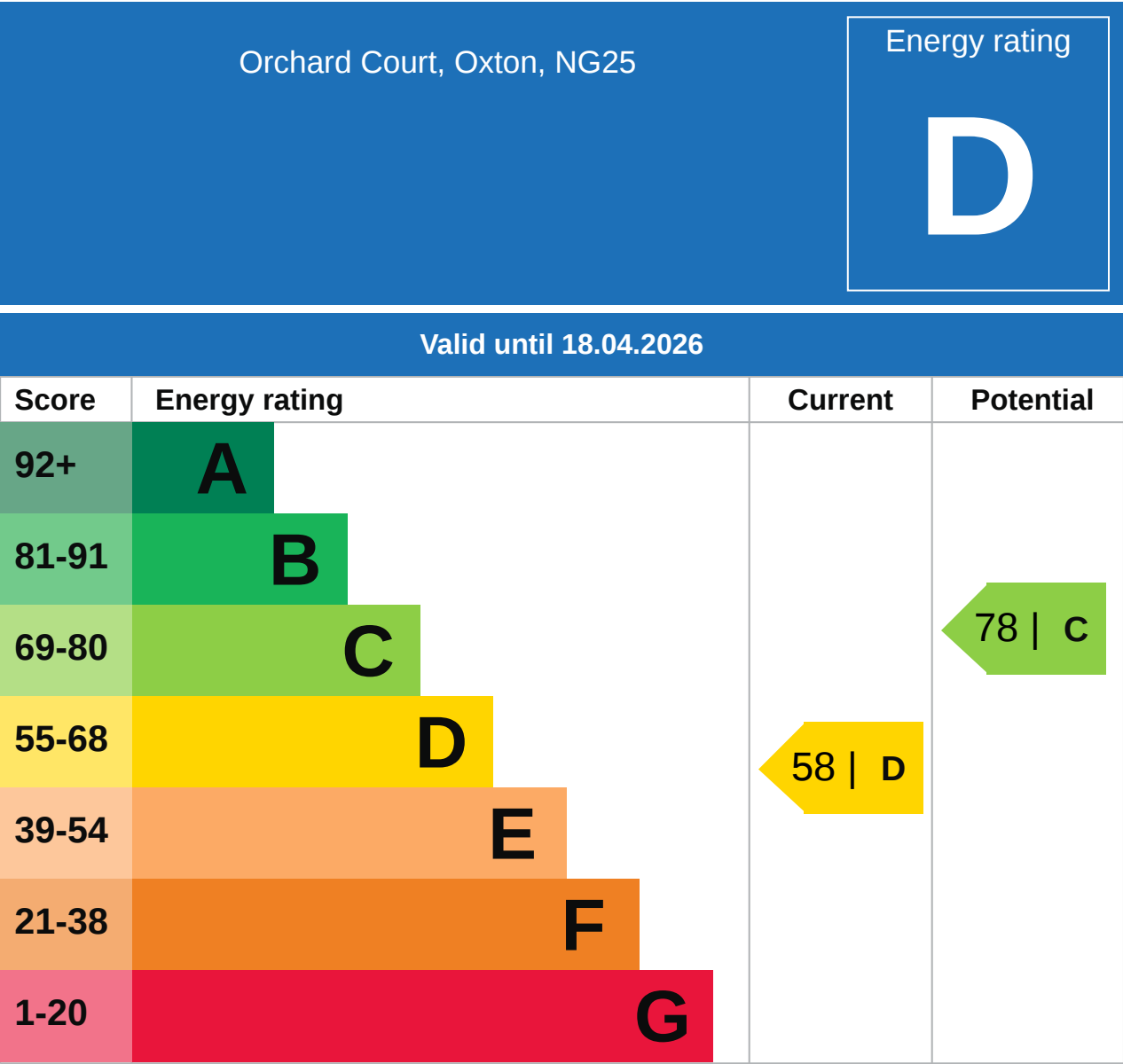
ORCHARD COURT, OXTON, SOUTHWELL, NG25

First Floor



Property

EPC - Certificate



Additional EPC Data

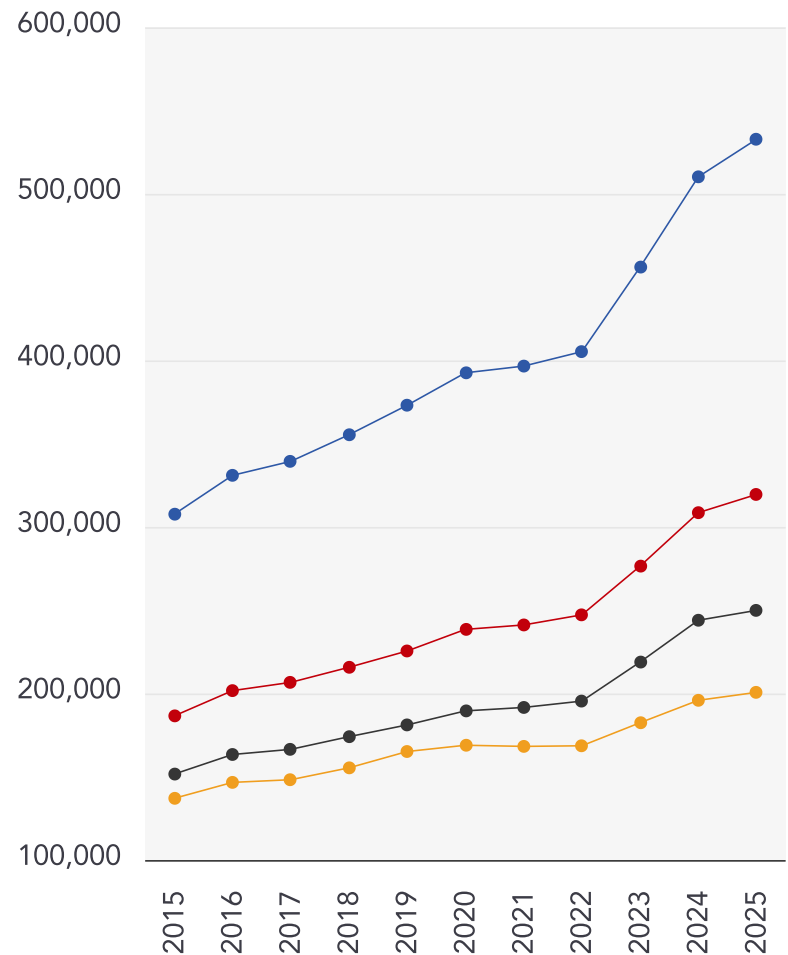
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	143 m ²

Market

House Price Statistics



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



Detached

+73.17%

Semi-Detached

+71.26%

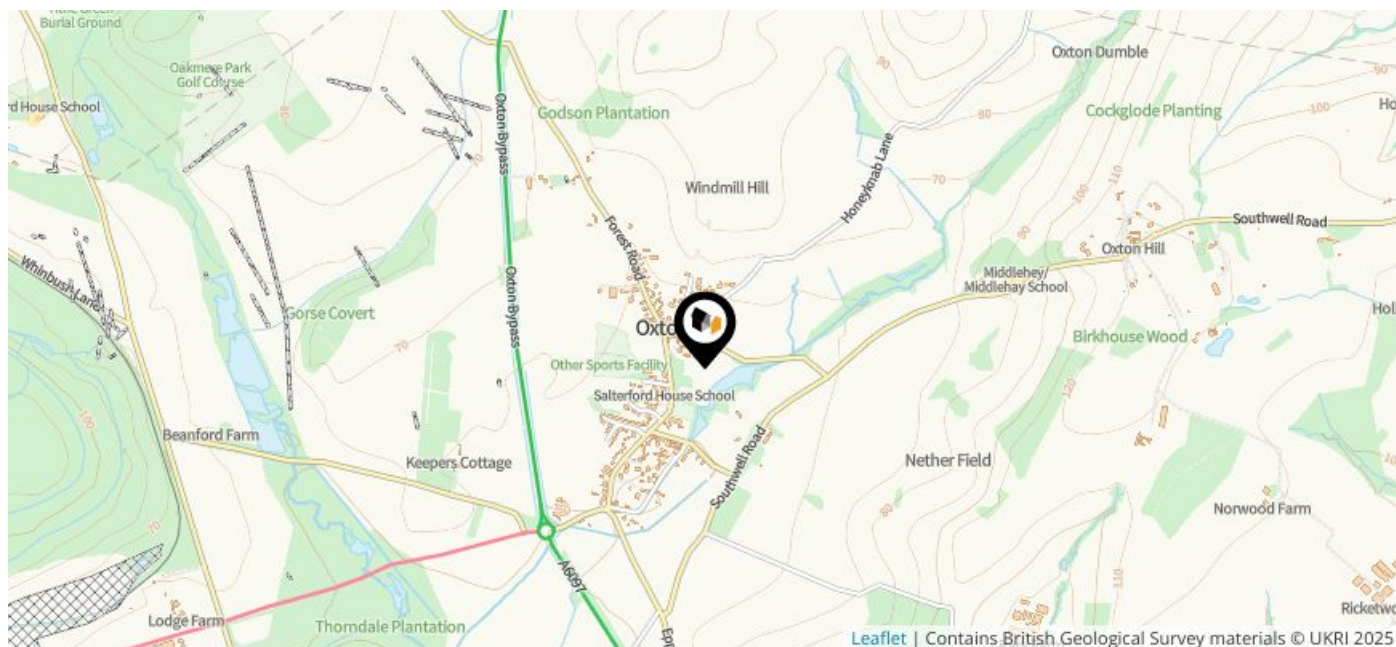
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

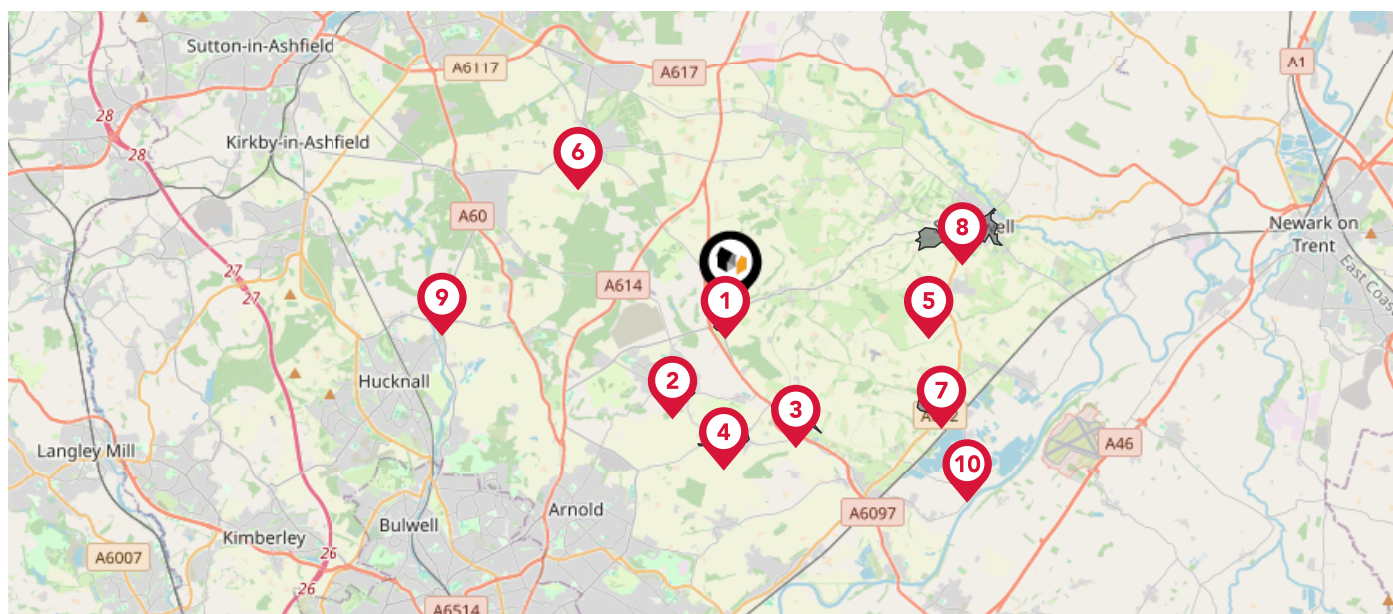
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Oxton



Calverton



Epperstone



Woodborough



Halloughton



Blidworth



Thurgarton



Southwell

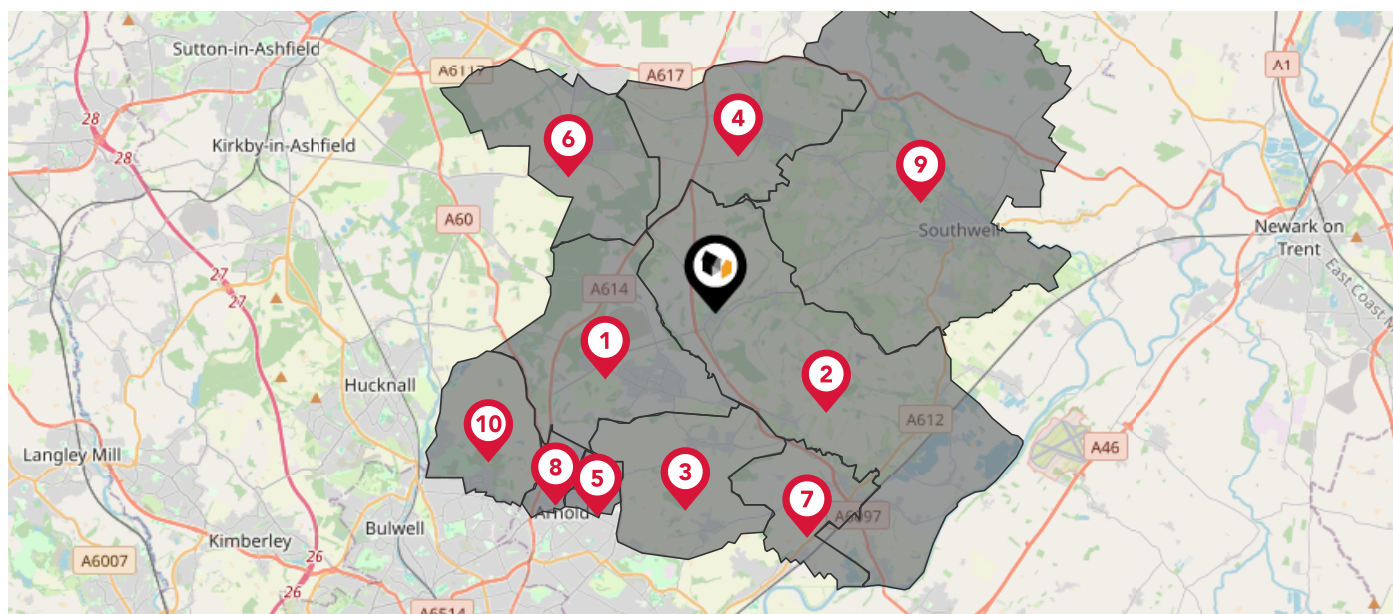


Papplewick



Hoveringham

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



Calverton Ward



Dover Beck Ward



Dumbles Ward



Farnsfield Ward



Coppice Ward



Rainworth South & Blidworth Ward



Lowdham Ward



Redhill Ward



Southwell Ward

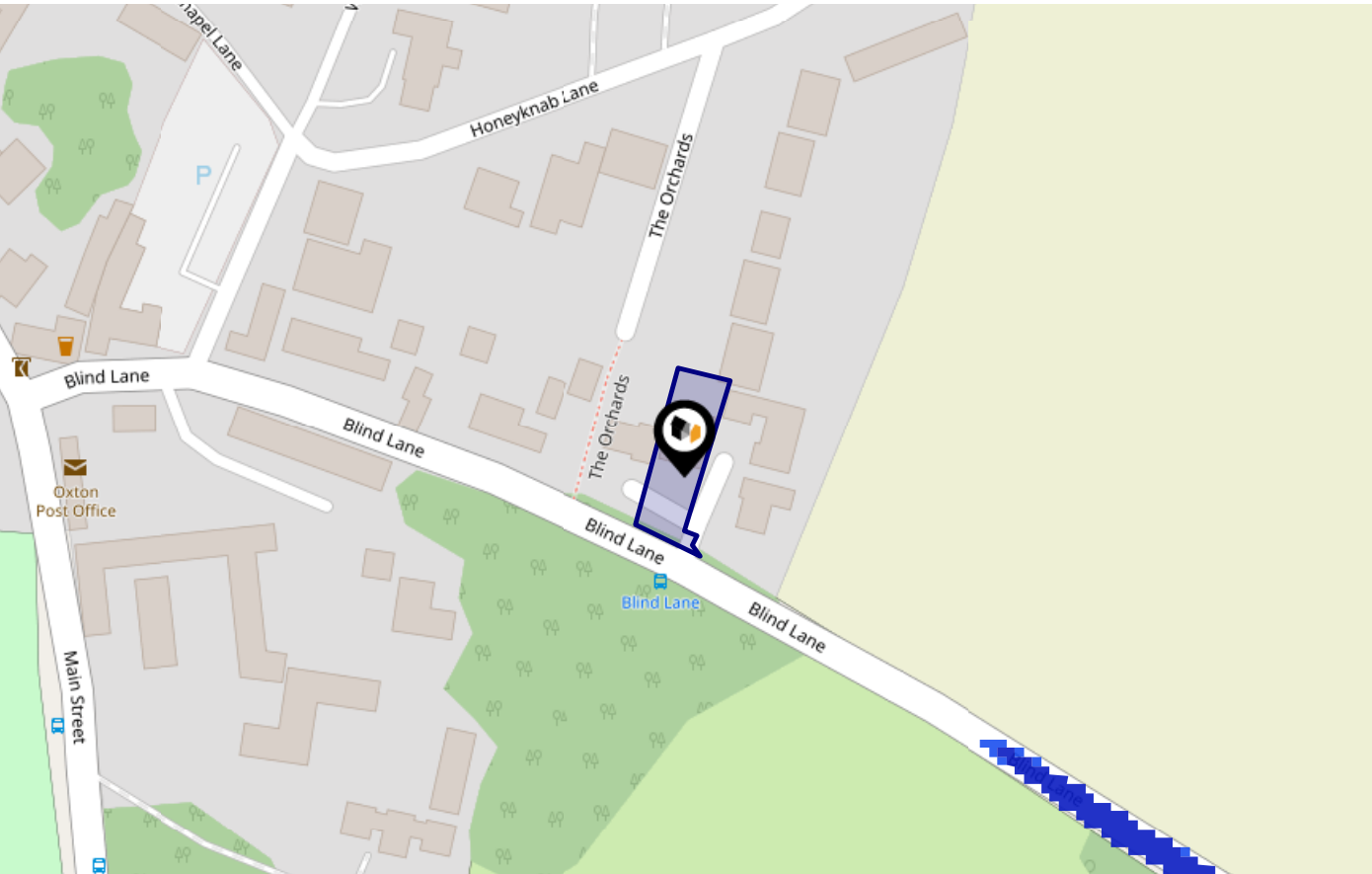


Bestwood St. Albans Ward

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.

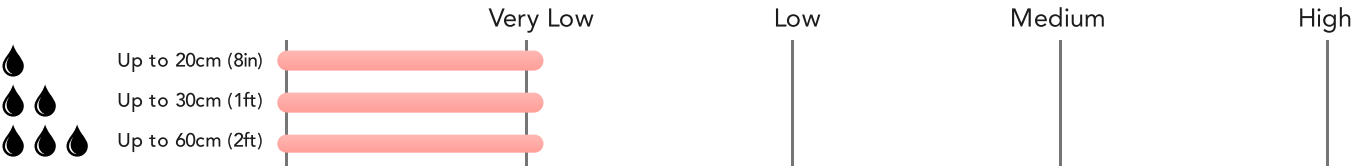


Risk Rating: Very low

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.

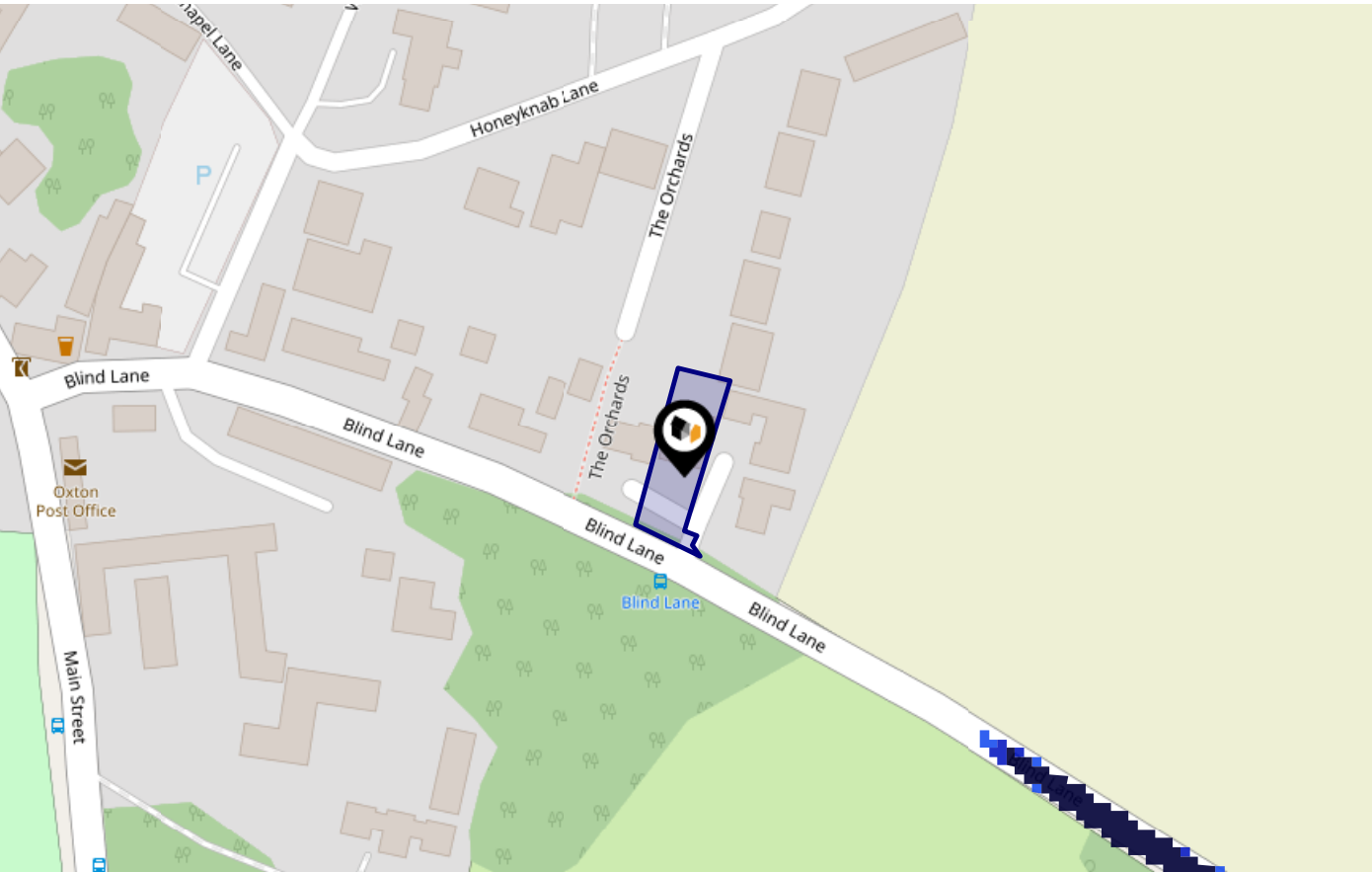
Chance of flooding to the following depths at this property:



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.



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.

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

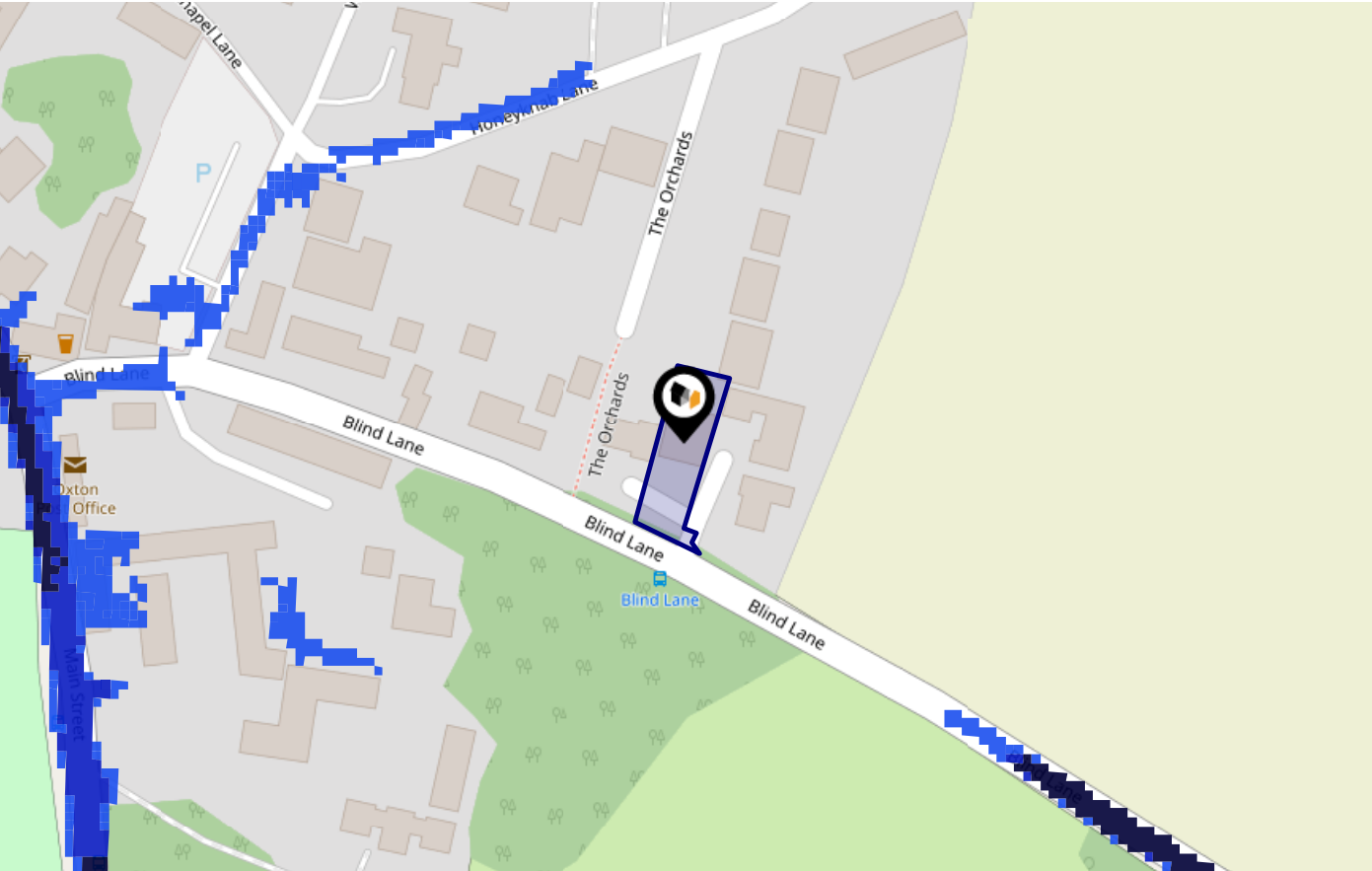
Chance of flooding to the following depths at this property:



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.

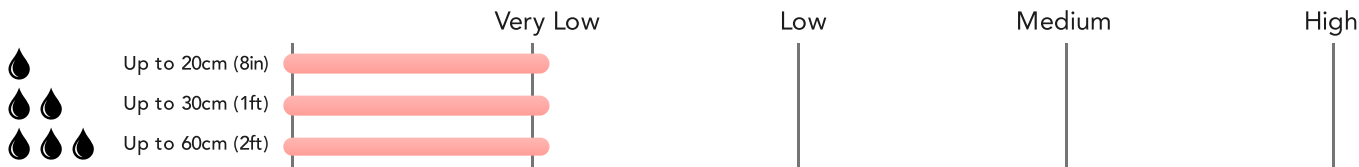


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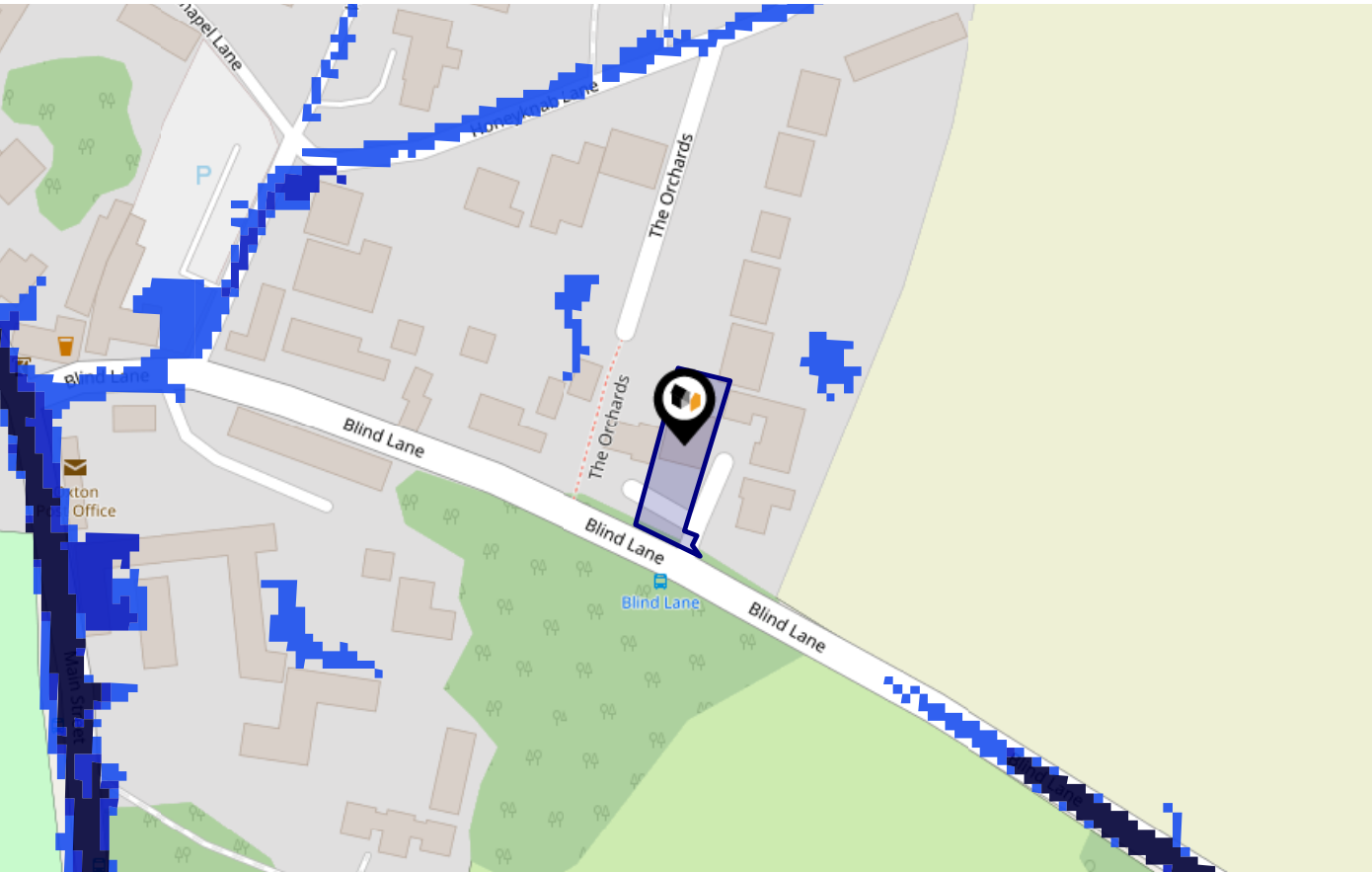
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

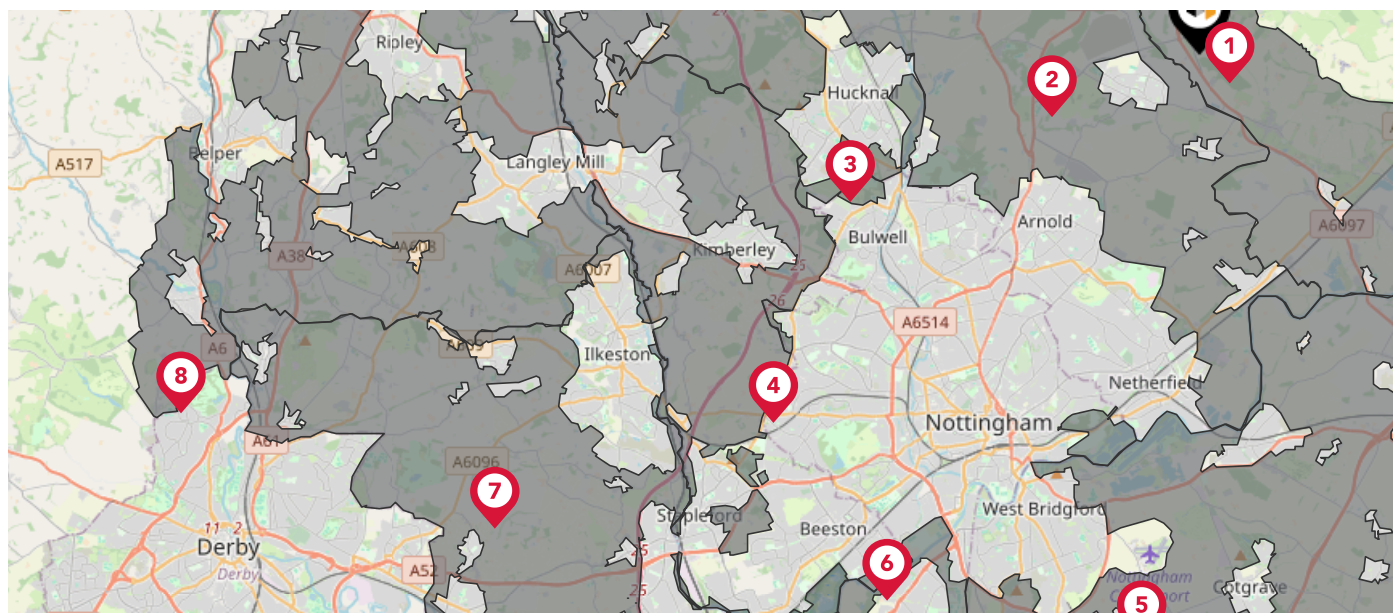
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



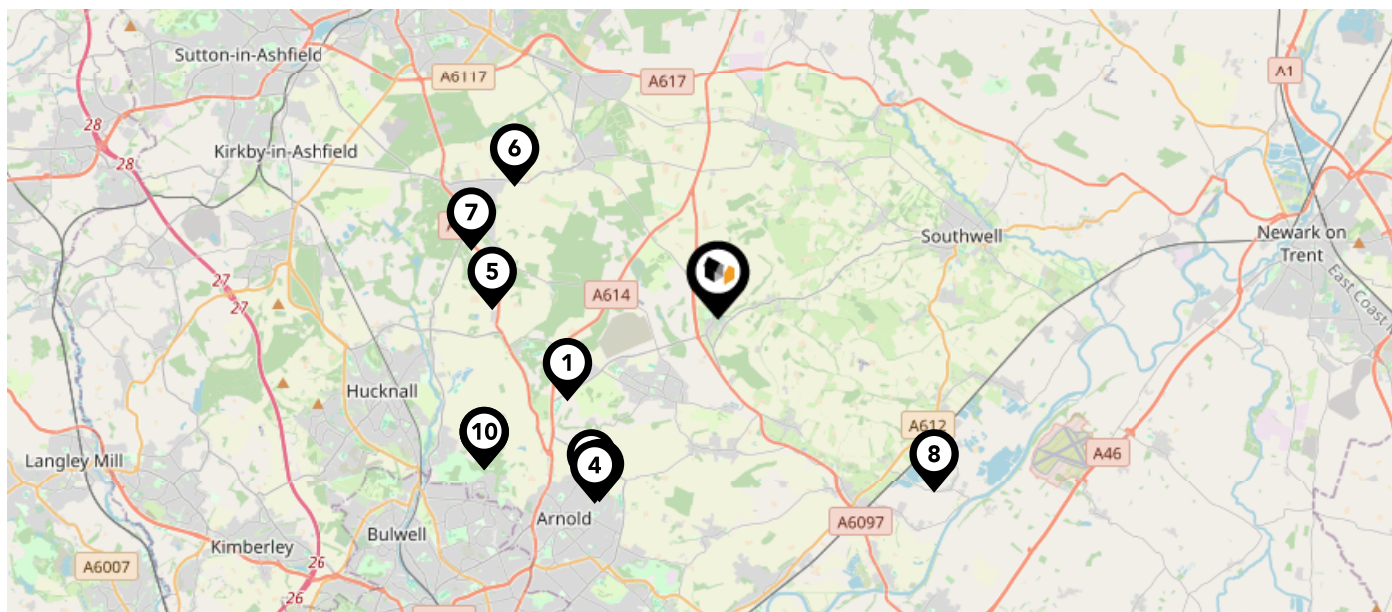
Nearby Green Belt Land

-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Gedling
-  Derby and Nottingham Green Belt - Ashfield
-  Derby and Nottingham Green Belt - Nottingham
-  Derby and Nottingham Green Belt - Rushcliffe
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - Amber Valley

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.



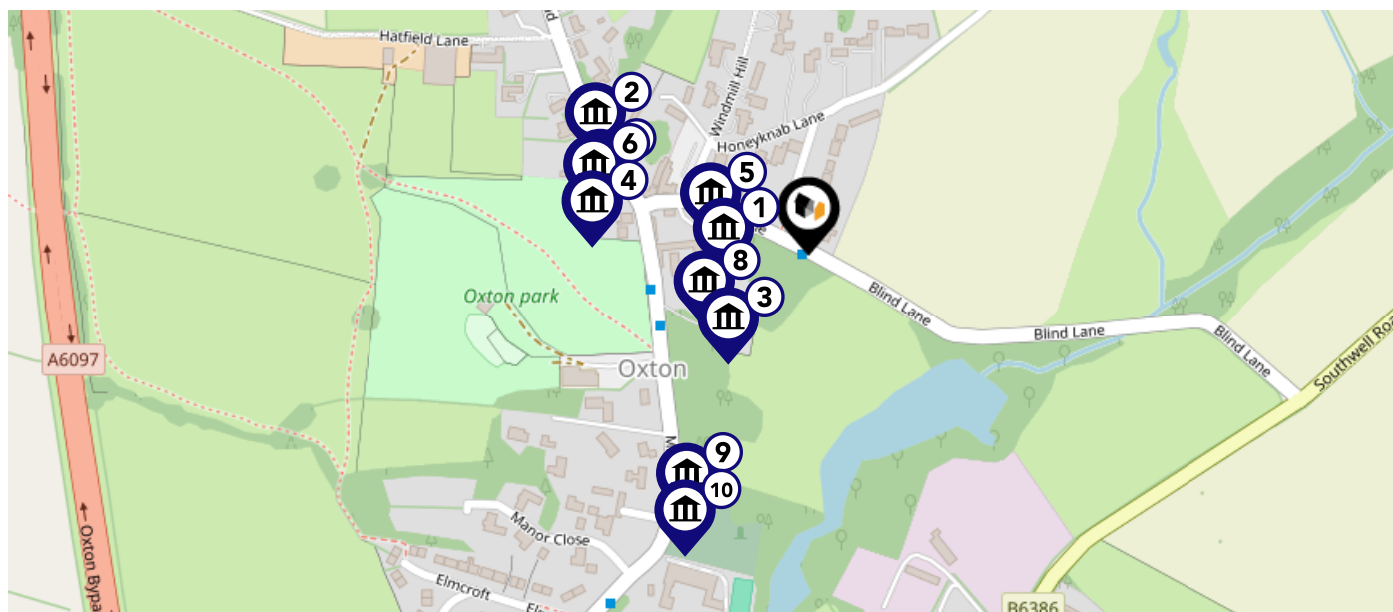
Nearby Landfill Sites











1	EA/EPR/HP3597FS/V010	Active Landfill
2	Dorket Head Quarry-Woodborough Lane, Calverton Road, Arnold, Gelding, Nottingham	Historic Landfill
3	No name provided by source	Active Landfill
4	EA/EPR/UP3690CP/A001	Active Landfill
5	Devils Elbow-Kighill, Ravenshead, Papplewick	Historic Landfill
6	Land off Ricket Lane-Blidworth, Near Mansfield, Nottinghamshire	Historic Landfill
7	TAC Quarry-Longsdale Lane, Ravenshead, Nottinghamshire	Historic Landfill
8	Pit R2 Hoveringham Quarry-Hoveringham, Nottingham	Historic Landfill
9	EA/EPR/HP3497FP/A001	Active Landfill
10	Bestwood Landfill Site/Bestwood Quarry-Northern Drive, Bestwood, Nottingham	Historic Landfill

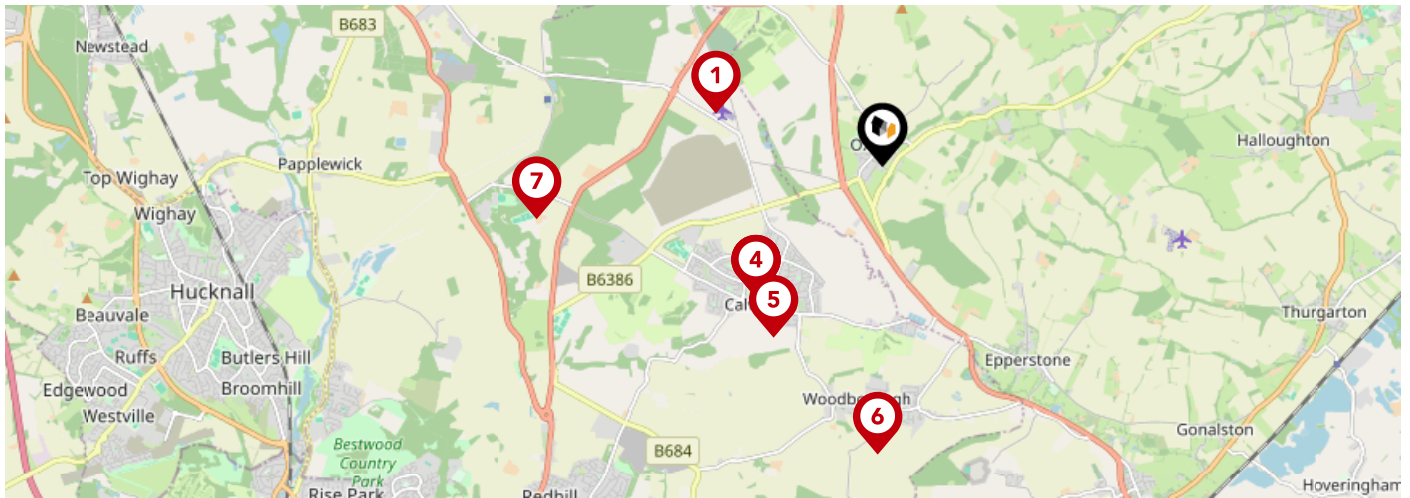
Maps

Listed Buildings

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

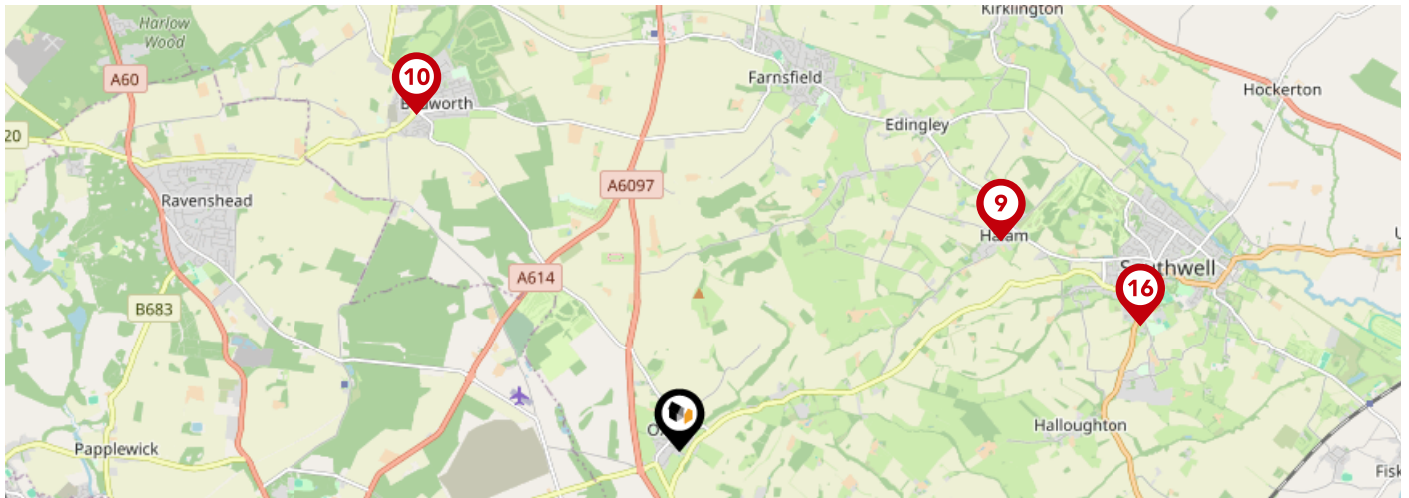










Listed Buildings in the local district	Grade	Distance
 1285619 - Tomb Chest Of Robert Sherbrooke Adjacent The East Side Of Workshops In Former Wood Yard Of Oxton Hall	Grade II	0.0 miles
 1379932 - Wesley House	Grade II	0.1 miles
 1285630 - Former Laundry In Grounds Of Former Oxton Hall	Grade II	0.1 miles
 1045499 - Home Farmhouse	Grade II	0.1 miles
 1045498 - Numbers 1, 2 And 3 The Cottages	Grade II	0.1 miles
 1245027 - The Old Forge	Grade II	0.1 miles
 1387166 - Petrol Pump To East Of The Forge	Grade II	0.1 miles
 1045502 - Coach House In Grounds Of Former Oxton Hall	Grade II	0.1 miles
 1285629 - Garden House	Grade II	0.2 miles
 1285622 - Church Of St Peter And St Paul	Grade I	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	Salterford House School Ofsted Rating: Not Rated Pupils: 66 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Park Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sir John Sherbrooke Junior School Ofsted Rating: Good Pupils: 199 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Colonel Frank Seely Academy Ofsted Rating: Good Pupils: 828 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Wilfrid's CofE Primary School Ofsted Rating: Good Pupils: 207 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wood's Foundation CofE Primary School Ofsted Rating: Good Pupils: 176 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burntstump Seely CofE Primary Academy Ofsted Rating: Good Pupils: 72 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

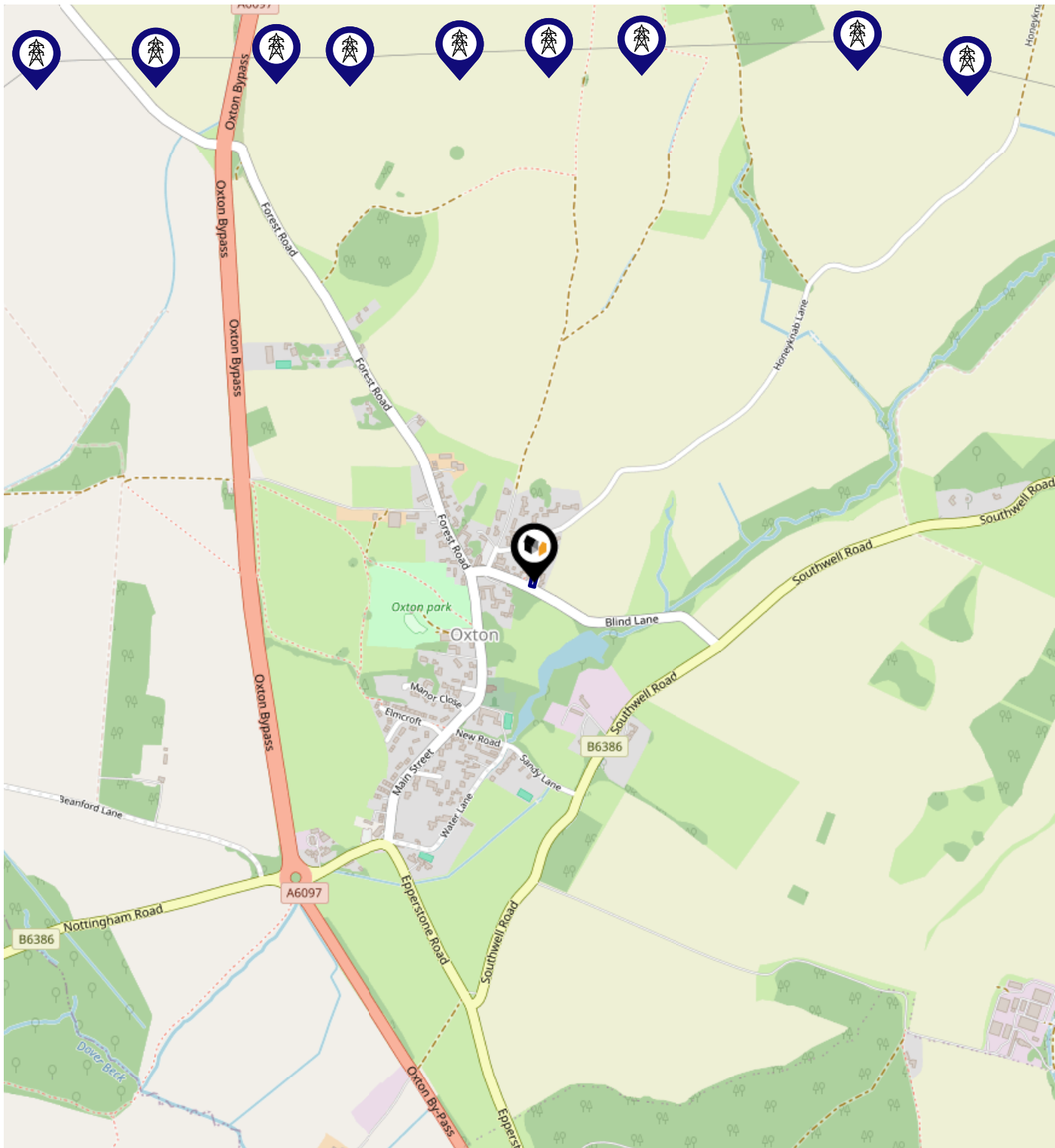
Area Schools





		Nursery	Primary	Secondary	College	Private
	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blidworth Oaks Primary School Ofsted Rating: Good Pupils: 369 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lambley Primary School Ofsted Rating: Good Pupils: 189 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pinewood Infant and Nursery School Ofsted Rating: Outstanding Pupils: 204 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Bonington Primary and Nursery School Ofsted Rating: Good Pupils: 459 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Killsick Junior School Ofsted Rating: Good Pupils: 203 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

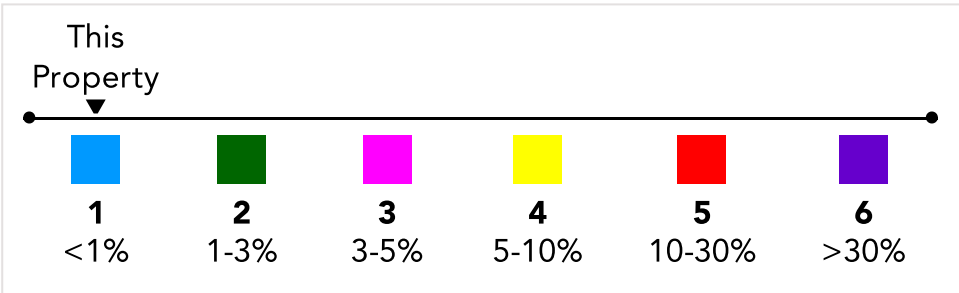
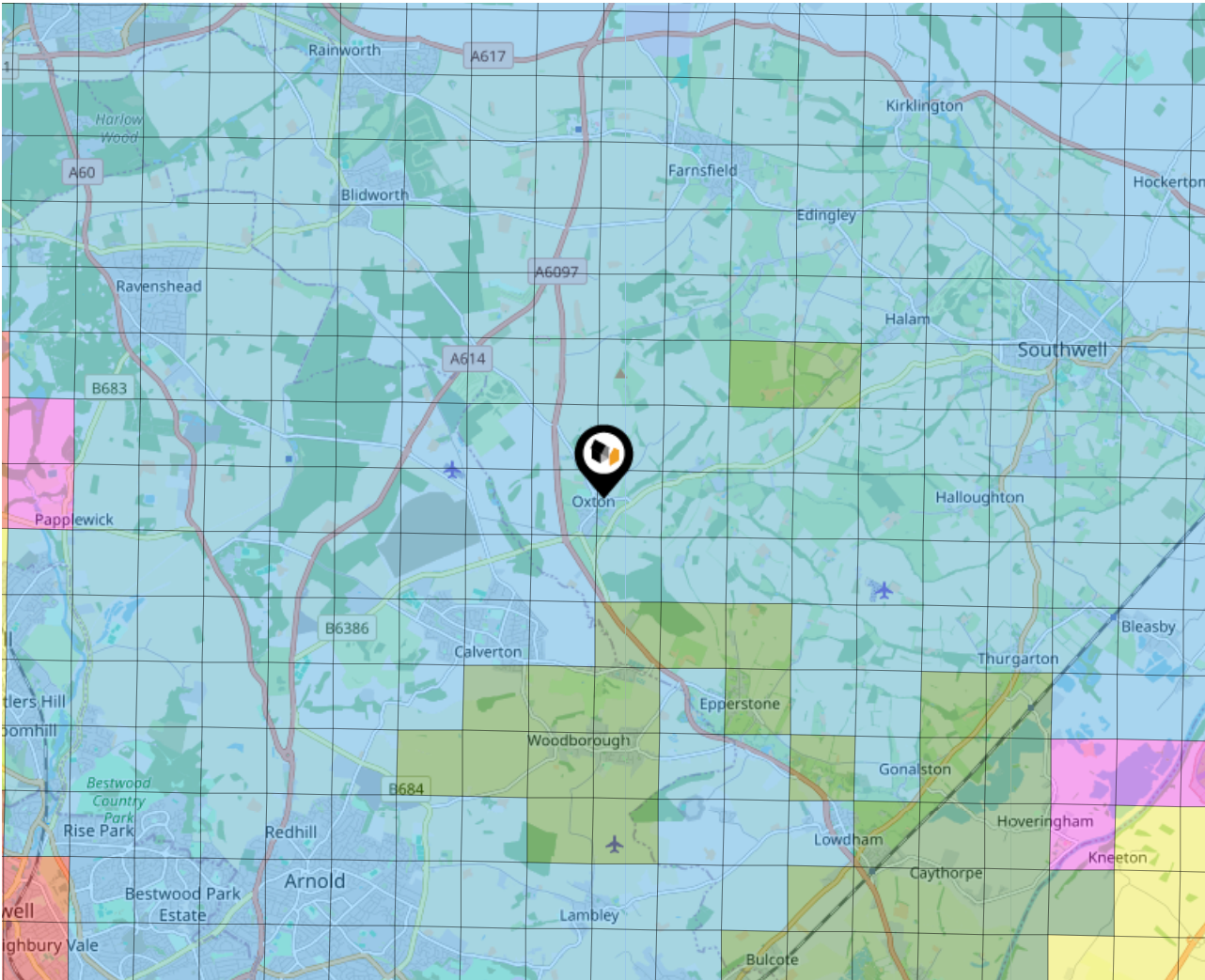
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

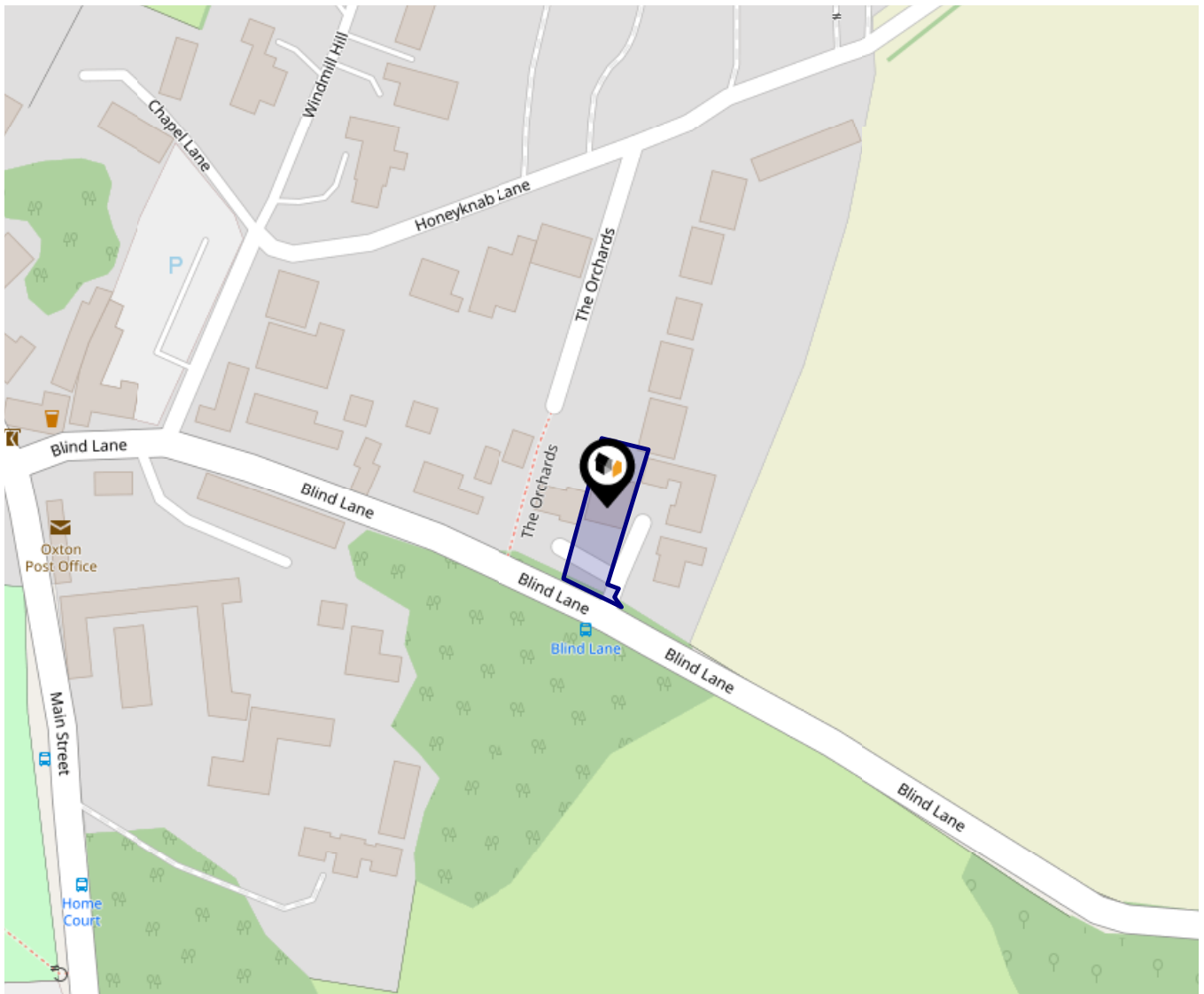
What is Radon?

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



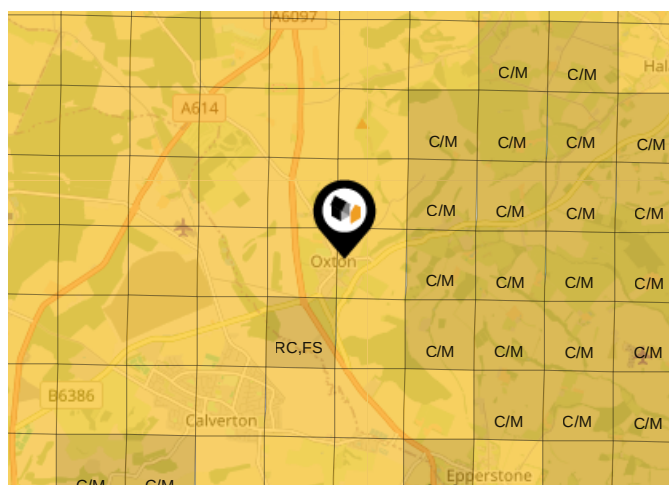
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

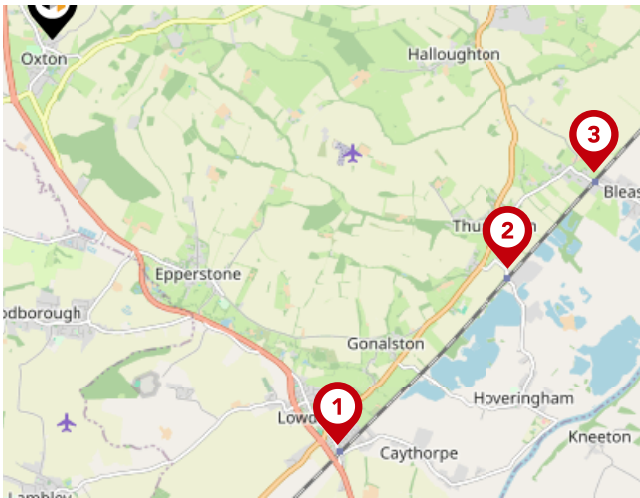


Primary Classifications (Most Common Clay Types)

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

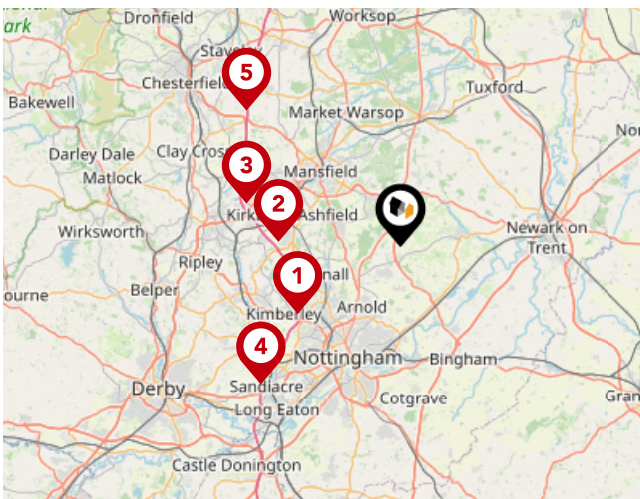
Area

Transport (National)



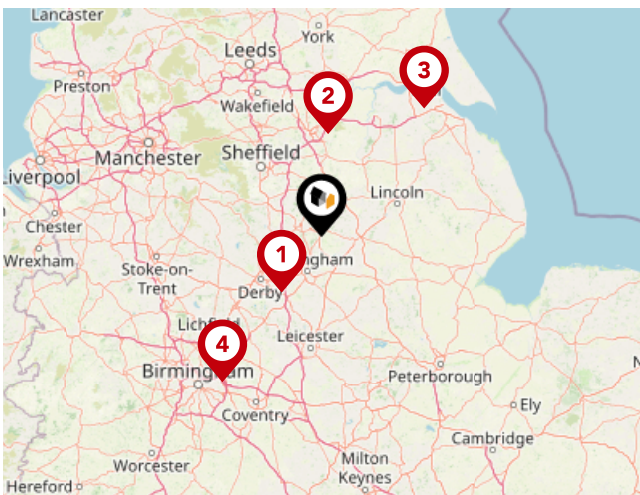
National Rail Stations

Pin	Name	Distance
1	Lowdham Rail Station	4.42 miles
2	Thurgarton Rail Station	4.54 miles
3	Bleasby Rail Station	4.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	8.76 miles
2	M1 J27	8.7 miles
3	M1 J28	11.4 miles
4	M1 J25	14.05 miles
5	M1 J29	14.59 miles

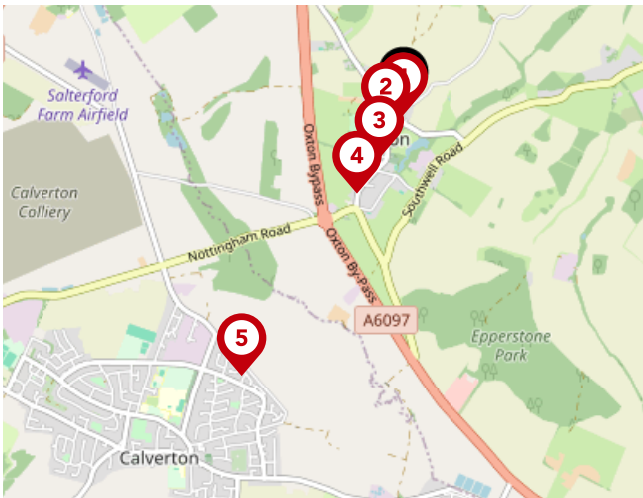


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	19.6 miles
2	Finningley	29.28 miles
3	Humberside Airport	46.7 miles
4	Birmingham Airport	50.44 miles

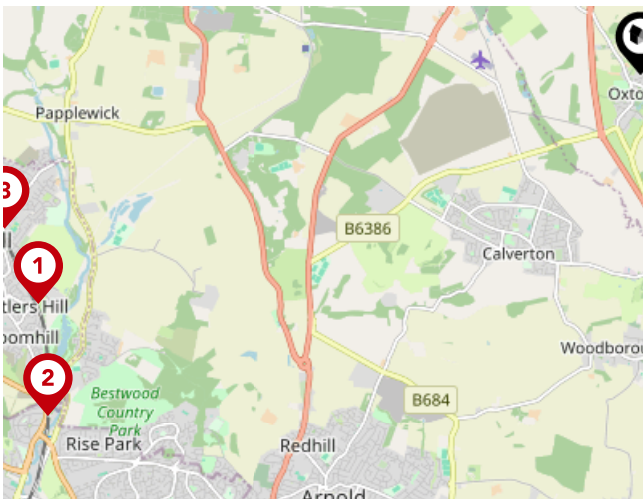
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blind Lane	0.02 miles
2	Home Court	0.1 miles
3	New Road	0.24 miles
4	Nottingham Road	0.43 miles
5	Broom Road	1.39 miles



Local Connections

Pin	Name	Distance
1	Butler's Hill Tram Stop	5.74 miles
2	Moor Bridge Tram Stop	6.1 miles
3	Hucknall Tram Stop	5.83 miles



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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