

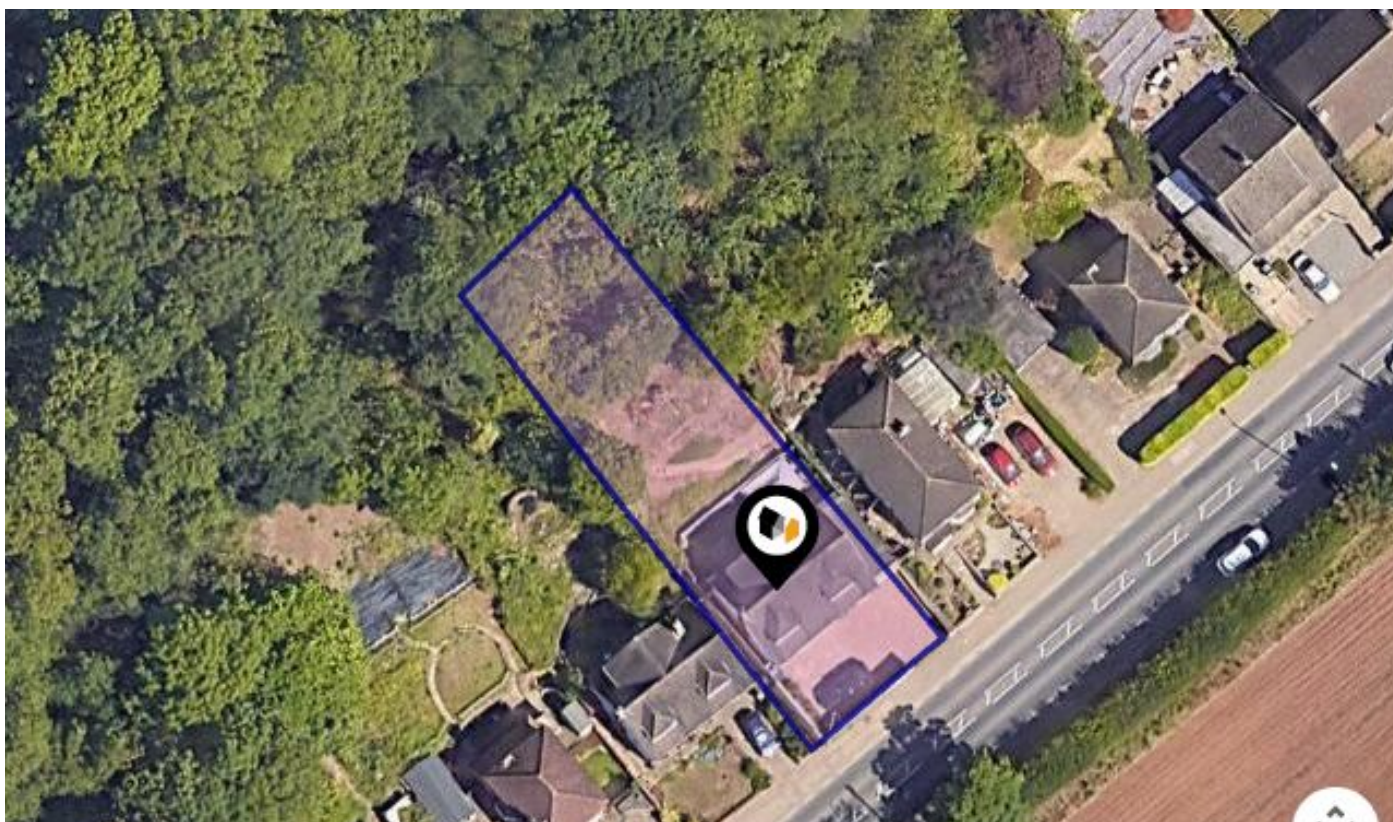


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th April 2025



**NOTTINGHAM ROAD, BURTON JOYCE, NOTTINGHAM,
NG14**

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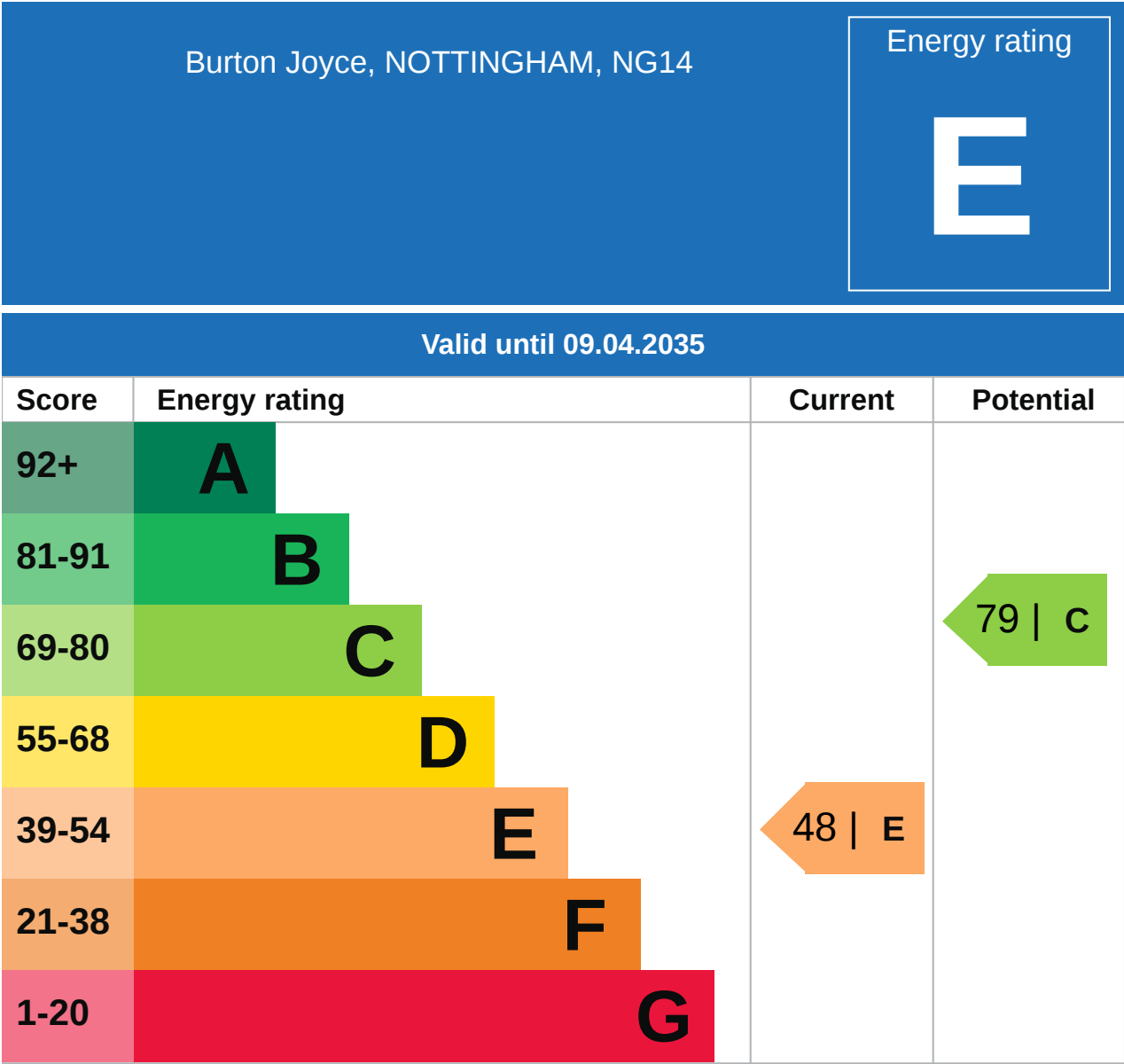
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.16 acres		
Council Tax :	Band D		
Annual Estimate:	£2,507		
Title Number:	NT39138		

Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	5 mb/s	30 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

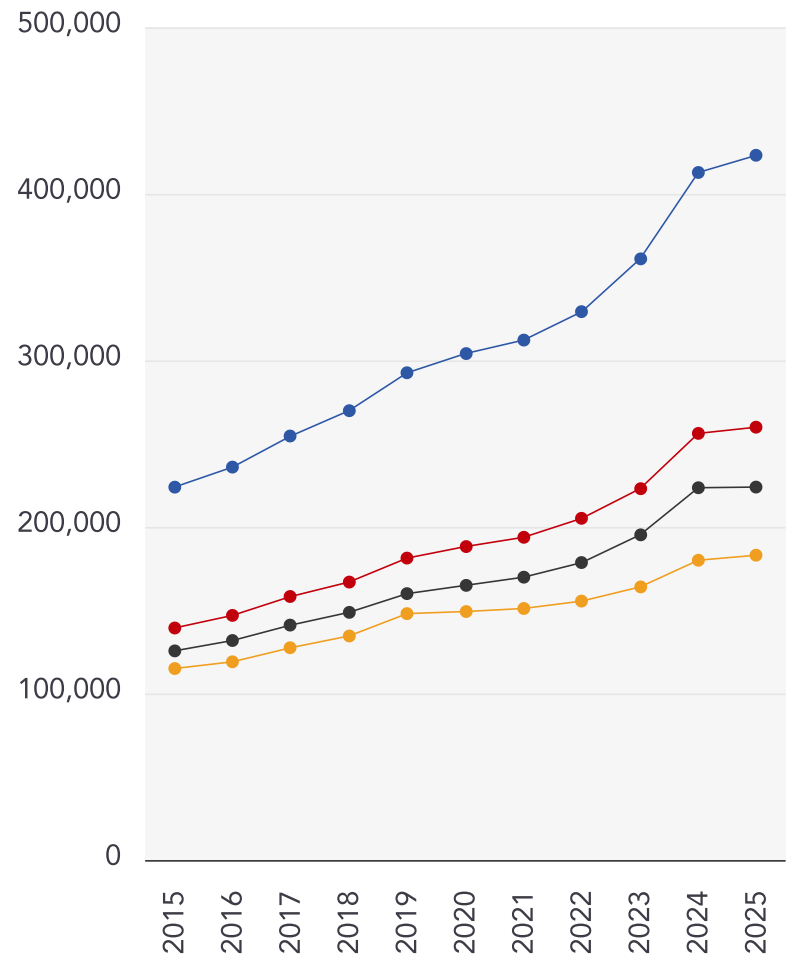
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	111 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG14



Detached

+88.99%

Semi-Detached

+86.55%

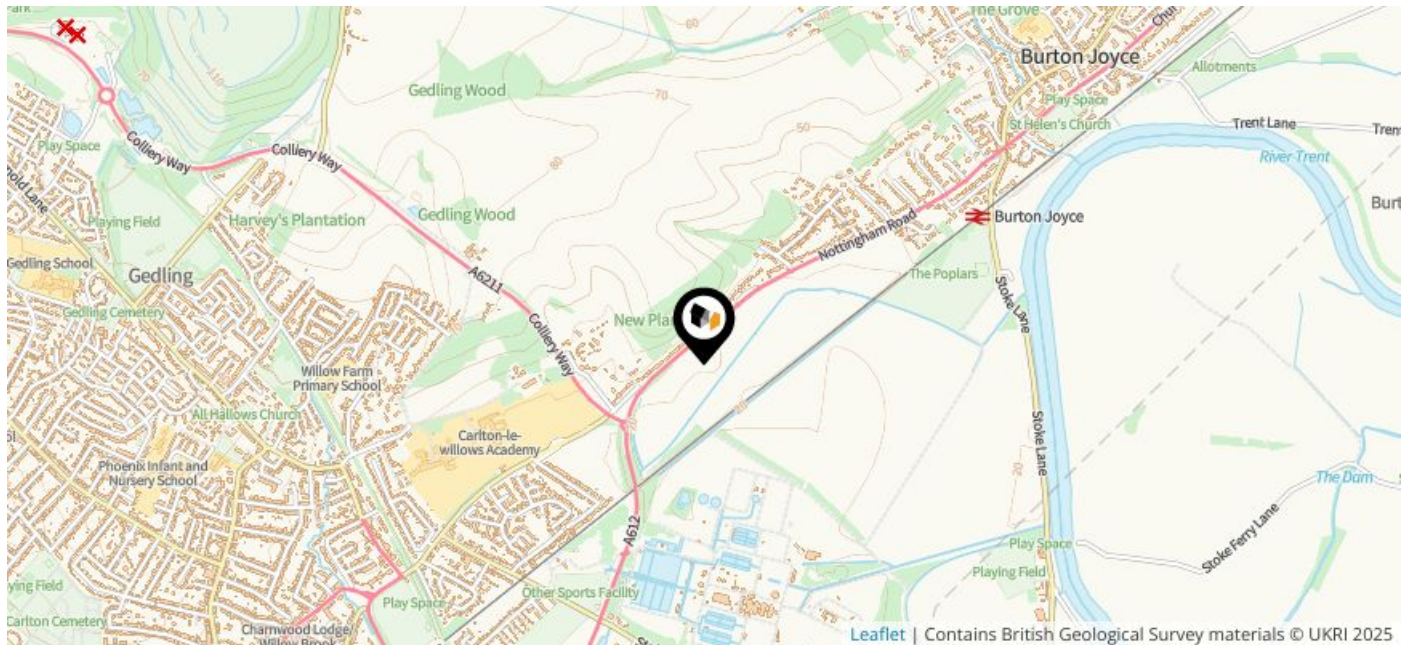
Terraced

+78.32%

Flat

+59.18%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

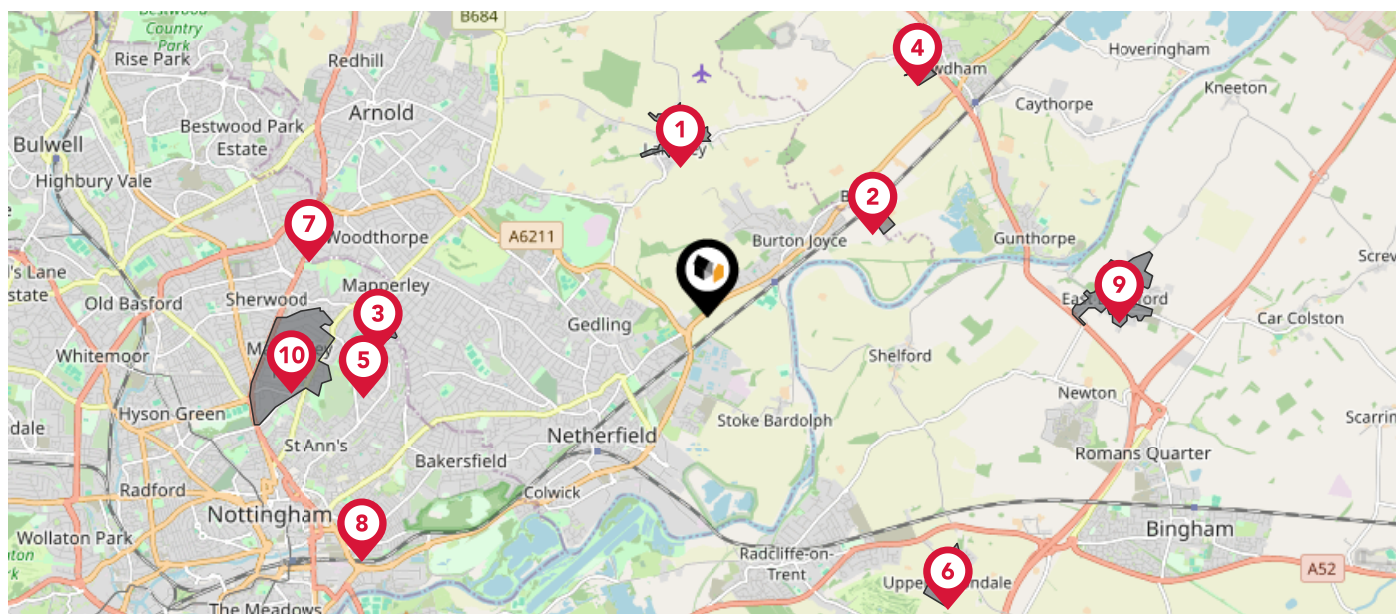
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



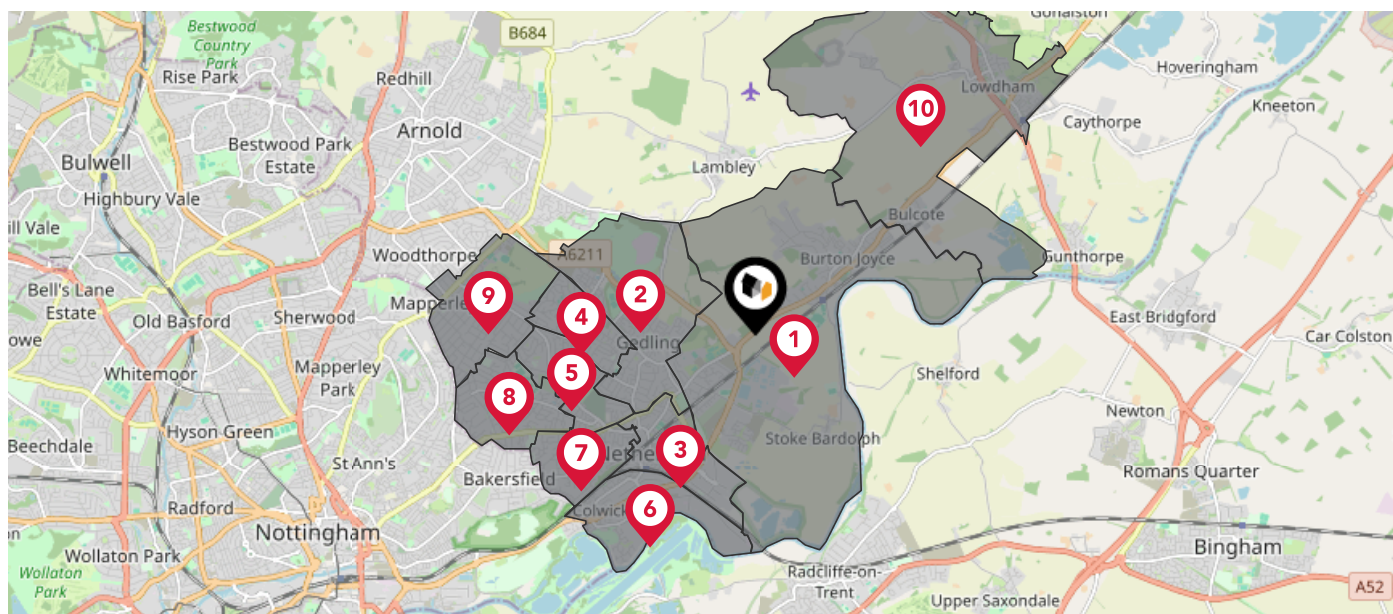
Nearby Conservation Areas

- | | |
|----|-----------------------------------|
| 1 | Lambley |
| 2 | Bulcote |
| 3 | Mapperley Hospital |
| 4 | Lowdham |
| 5 | Hine Hall (Coppice Hospital) |
| 6 | Saxondale Conservation Area |
| 7 | The Cedars |
| 8 | Old Sneinton |
| 9 | East Bridgford |
| 10 | Mapperley Park and Alexandra Park |

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



Trent Valley Ward



Gedling Ward



Netherfield Ward



Phoenix Ward



Cavendish Ward



Colwick Ward



Carlton Ward



Carlton Hill Ward



Porchester Ward

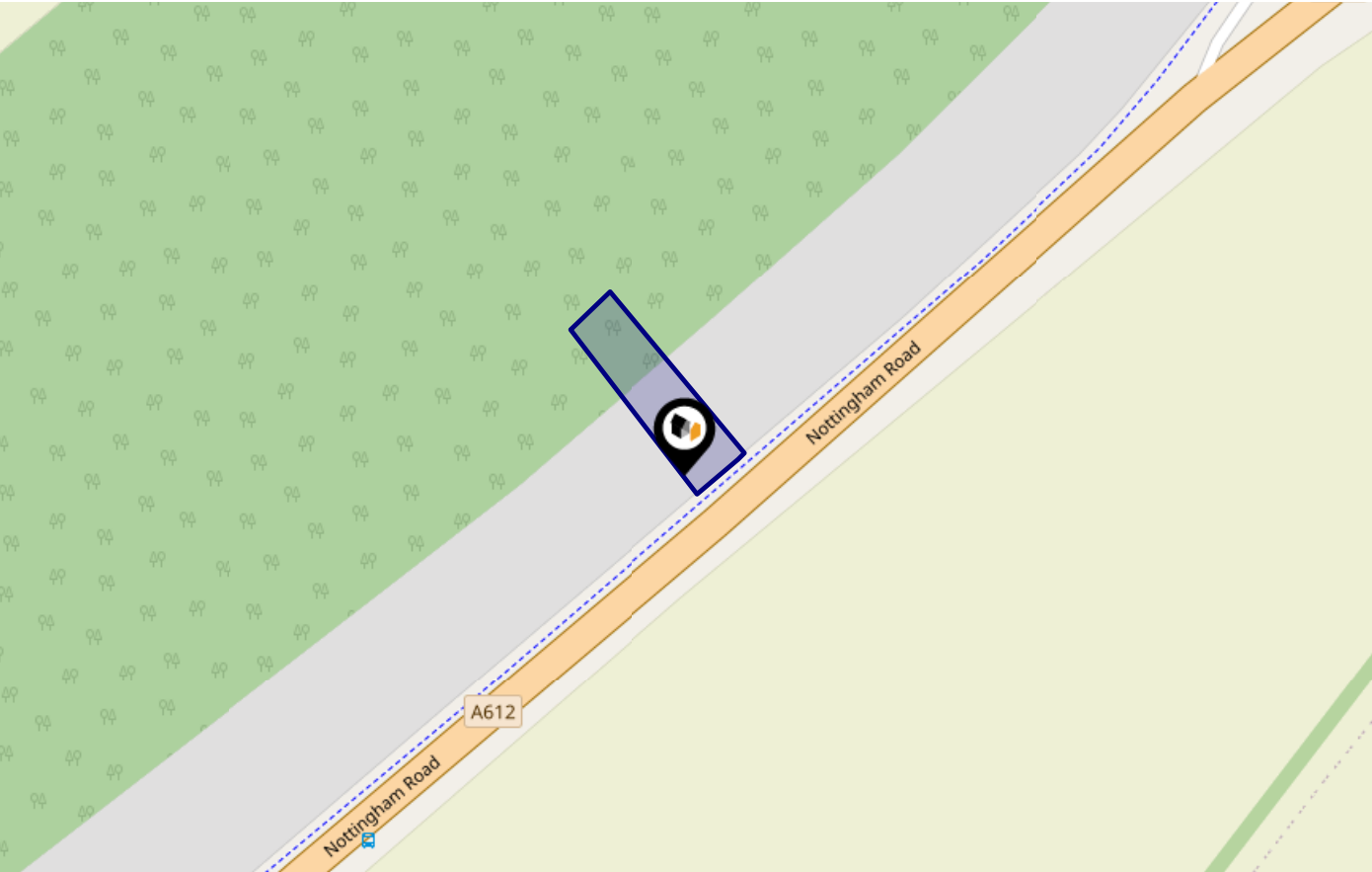


Lowdham Ward

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.

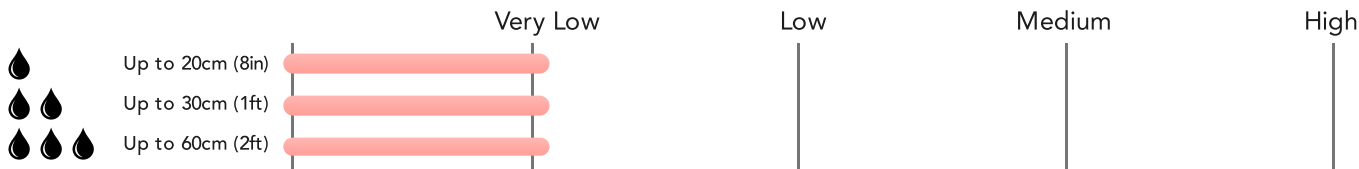


Risk Rating: Very low

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.

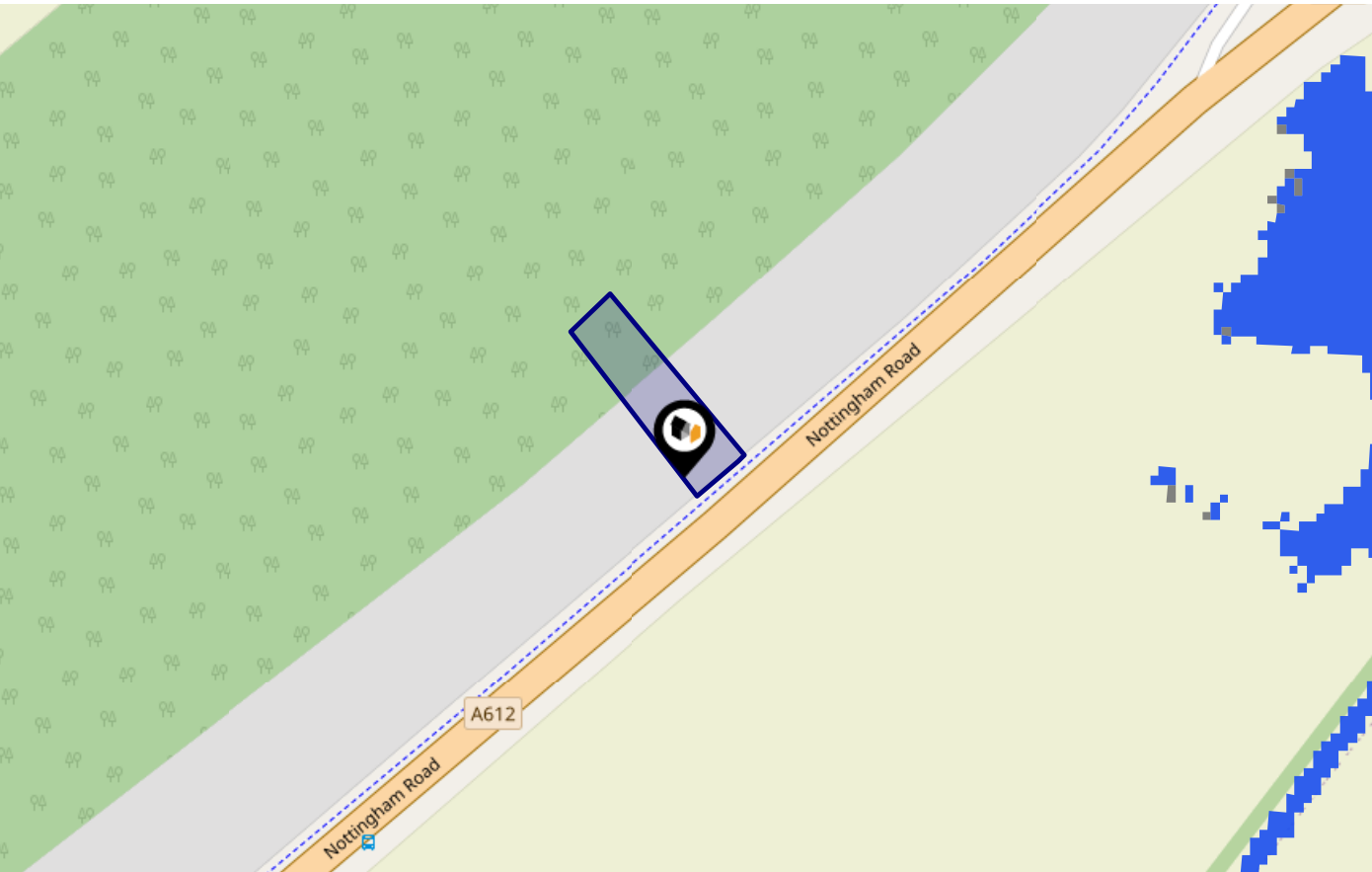
Chance of flooding to the following depths at this property:



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

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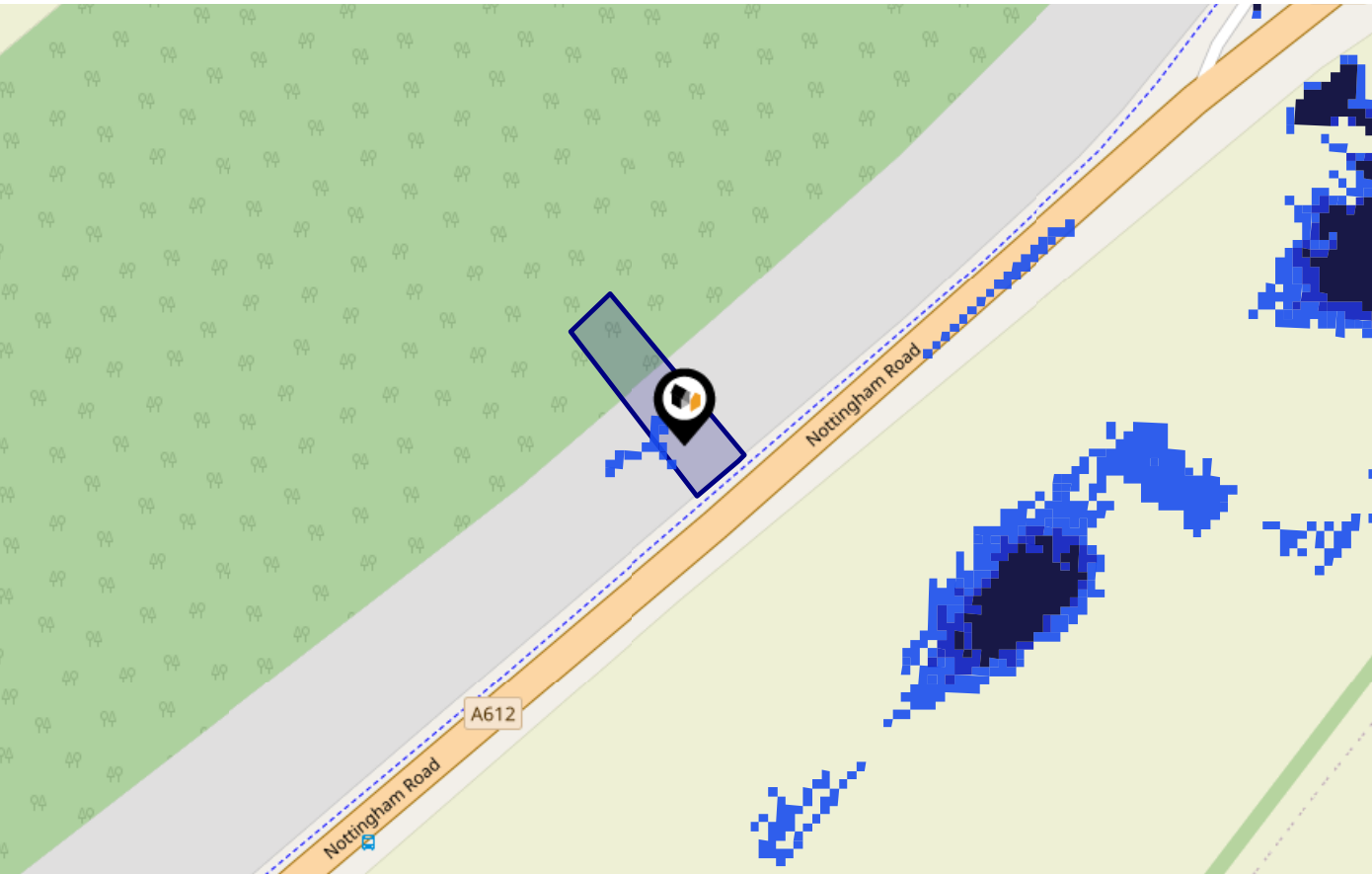
Chance of flooding to the following depths at this property:



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.

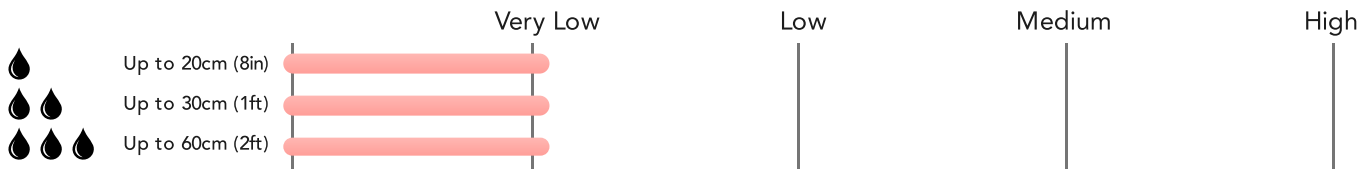


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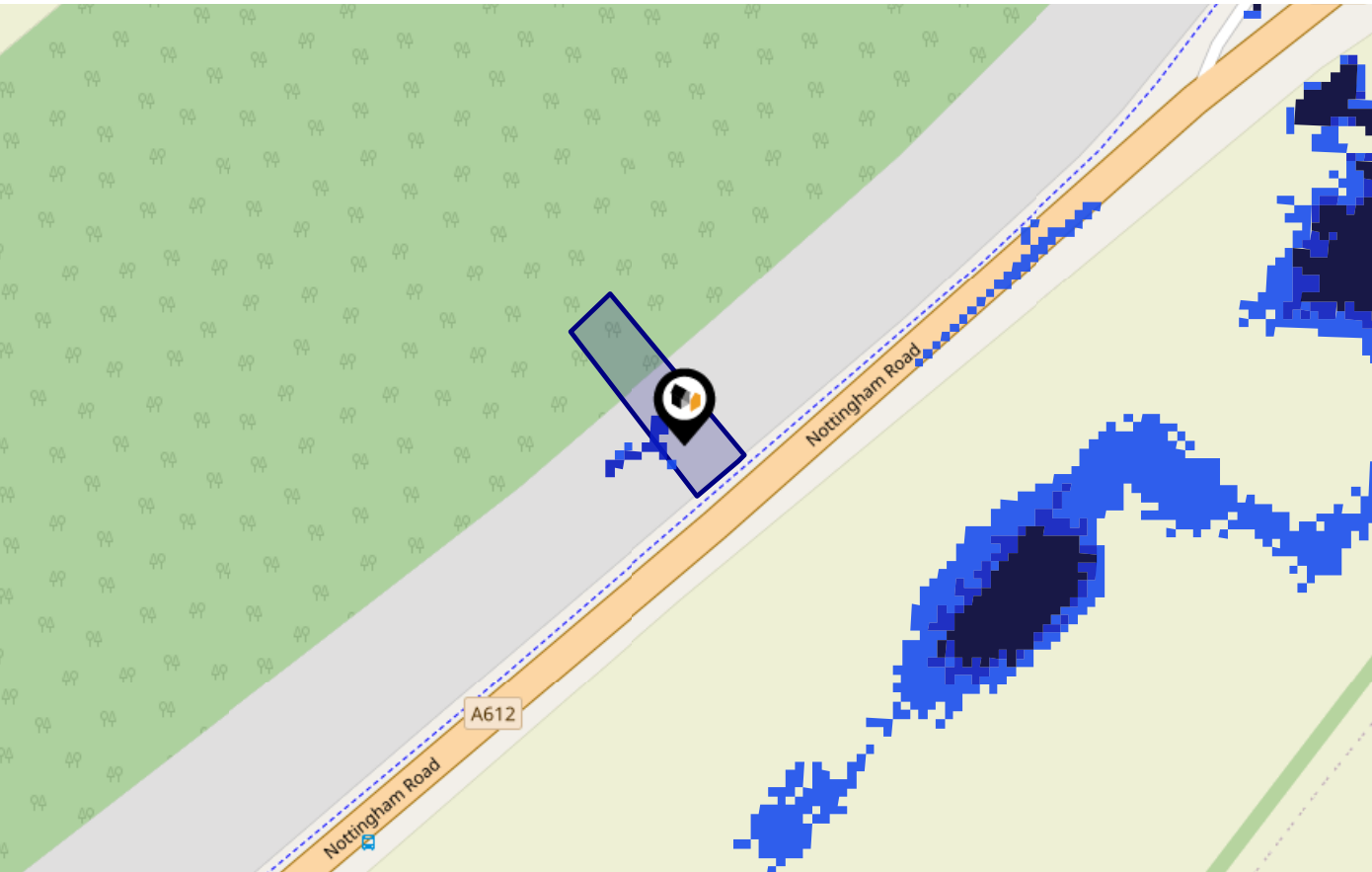
Chance of flooding to the following depths at this property:



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.



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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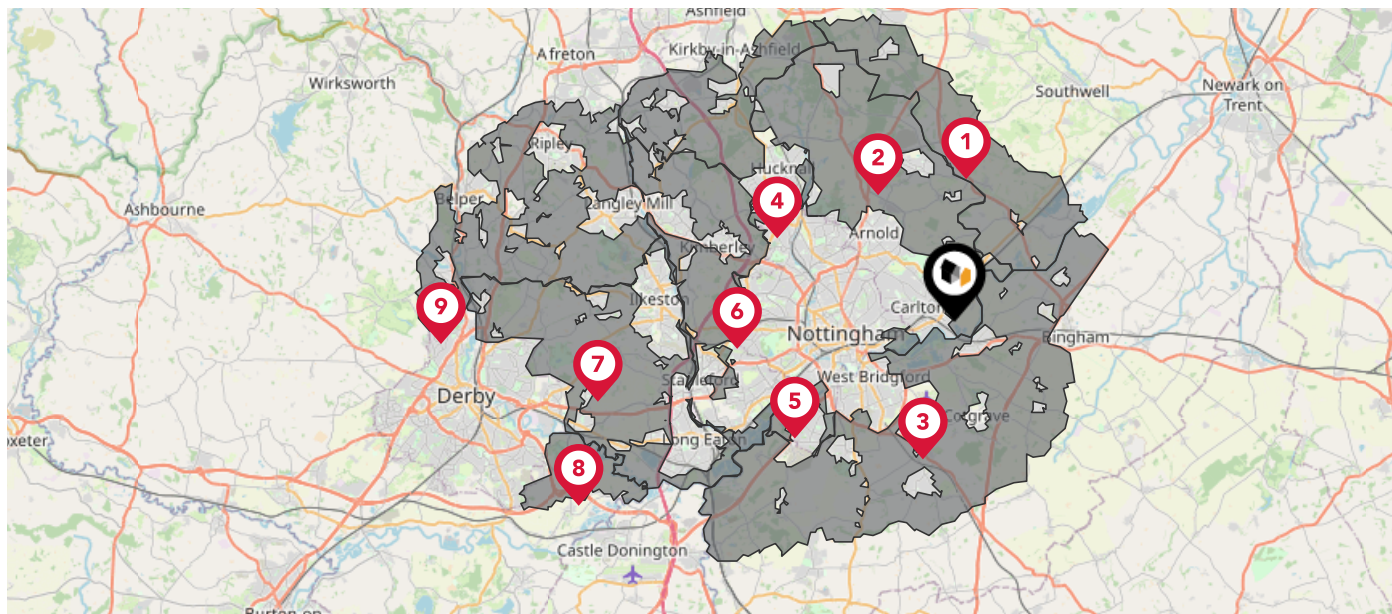
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



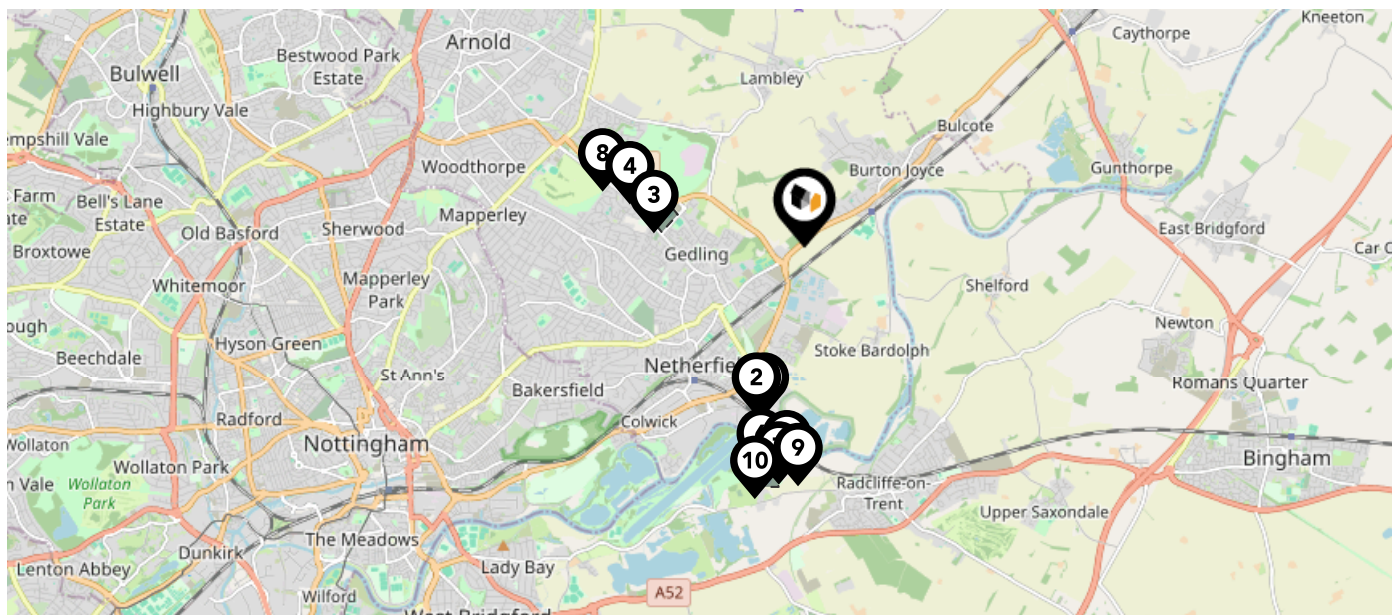
Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Newark and Sherwood
- 2 Derby and Nottingham Green Belt - Gedling
- 3 Derby and Nottingham Green Belt - Rushcliffe
- 4 Derby and Nottingham Green Belt - Ashfield
- 5 Derby and Nottingham Green Belt - Broxtowe
- 6 Derby and Nottingham Green Belt - Nottingham
- 7 Derby and Nottingham Green Belt - Erewash
- 8 Derby and Nottingham Green Belt - South Derbyshire
- 9 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.



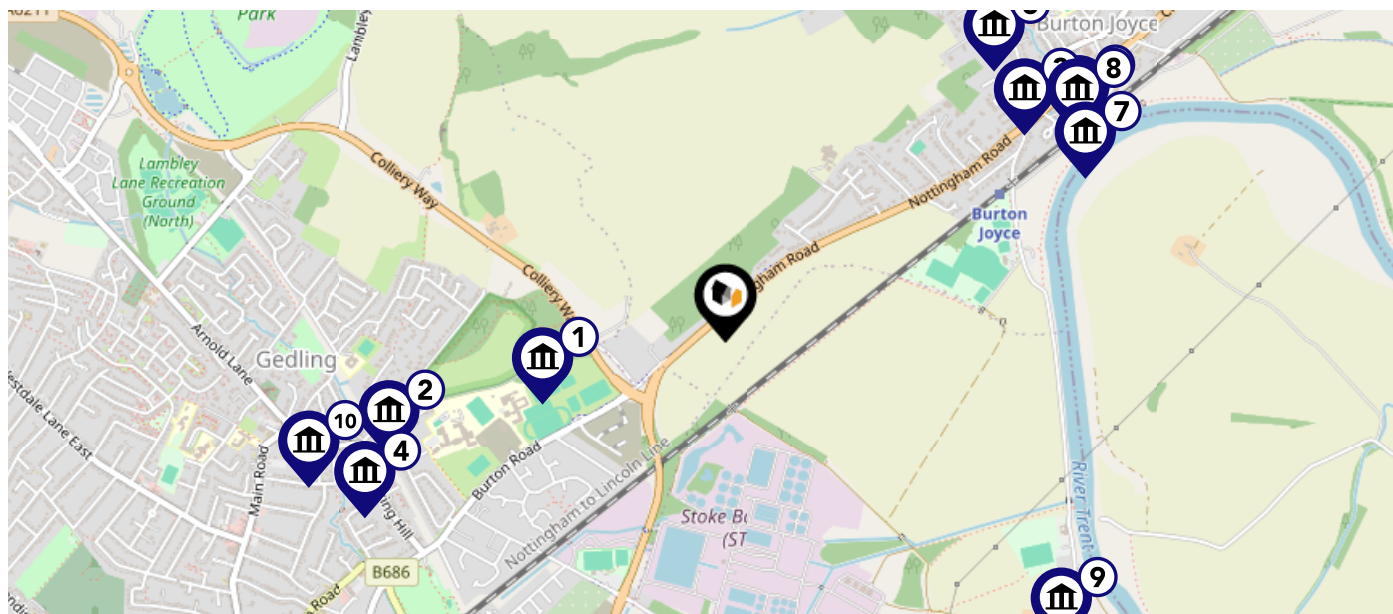
Nearby Landfill Sites











1	British Rail , Adjacent Land to Victoria Road- Netherfield, Nottingham	Historic Landfill	<input type="checkbox"/>
2	Victoria Road/Site at end of Netherfield Lane- Gedling, Nottingham	Historic Landfill	<input type="checkbox"/>
3	Arnold Lane / Lambley Lane-Gedling, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
4	Gedling Tip-Arnold Lane, Gelding, Nottingham	Historic Landfill	<input type="checkbox"/>
5	Smiths Waste Disposal-Private Road No 4, Colwick Industrial Estate, Colwick, Nottingham	Historic Landfill	<input type="checkbox"/>
6	Trent Concrete-Private Road No 3, Nottingham, Colwick Ind Est, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	Trent Concrete/Lagoon to South East of Structures Factory-Colwick, Nottingham	Historic Landfill	<input type="checkbox"/>
8	Gedling Tip-Arnold Lane, Gedling, Nottingham	Historic Landfill	<input type="checkbox"/>
9	Langs, Land at end of Private Road No 4, Colwick Industrial Estate-Colwick, Nottingham	Historic Landfill	<input type="checkbox"/>
10	Off Adbolton Lane-Holme Pierrepont, Bingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

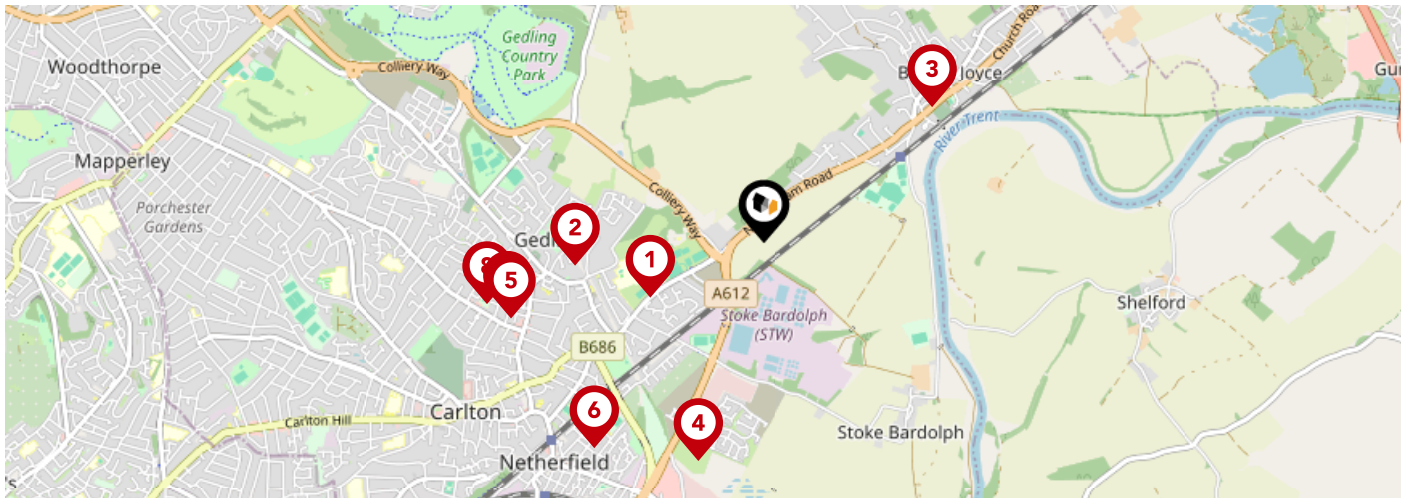
Maps

Listed Buildings

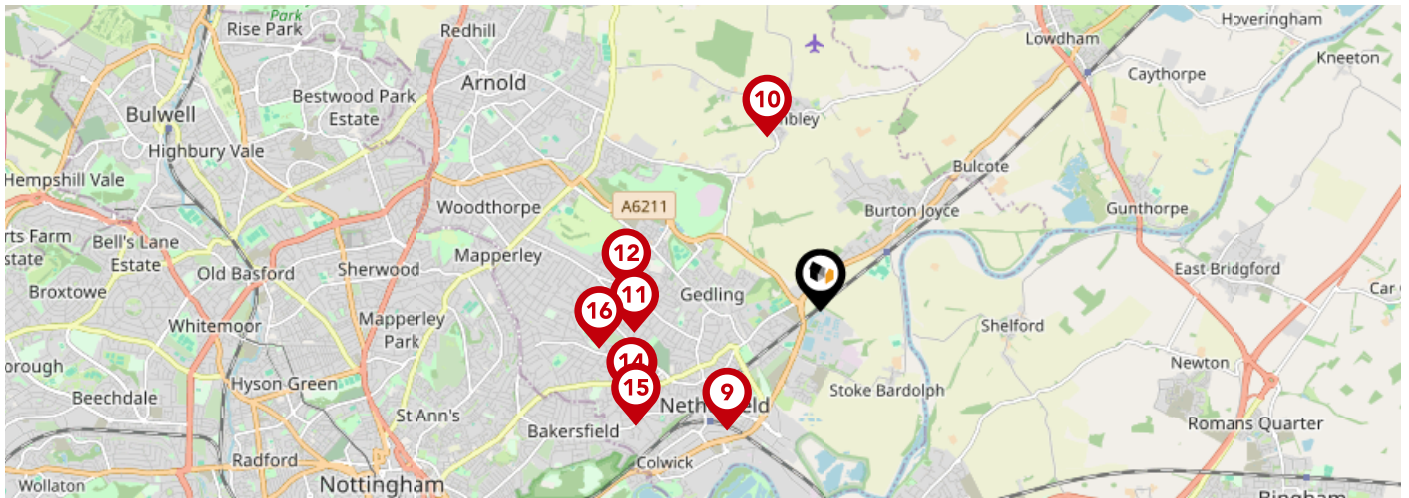
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1265315 - Gedling House	Grade II	0.4 miles
 1264629 - 11 And 15, Wood Lane	Grade II	0.8 miles
 1227464 - War Memorial	Grade II	0.8 miles
 1227496 - Number 24 And Adjoining Stable	Grade II	0.9 miles
 1227460 - Church Of St Helen	Grade I	0.9 miles
 1227461 - Barn At Number 36	Grade II	0.9 miles
 1268508 - Footbridge Over Stream Approximately 100 Metres South East Of 28 St Helens Road	Grade II	0.9 miles
 1235804 - Spire Top One And A Half Metres West Of South Aisle At Church Of St Helen	Grade II	0.9 miles
 1227548 - Lowe's Farmhouse And Adjoining Boundary Wall	Grade II	1.0 miles
 1227485 - 86 And 88, Main Road	Grade II	1.0 miles

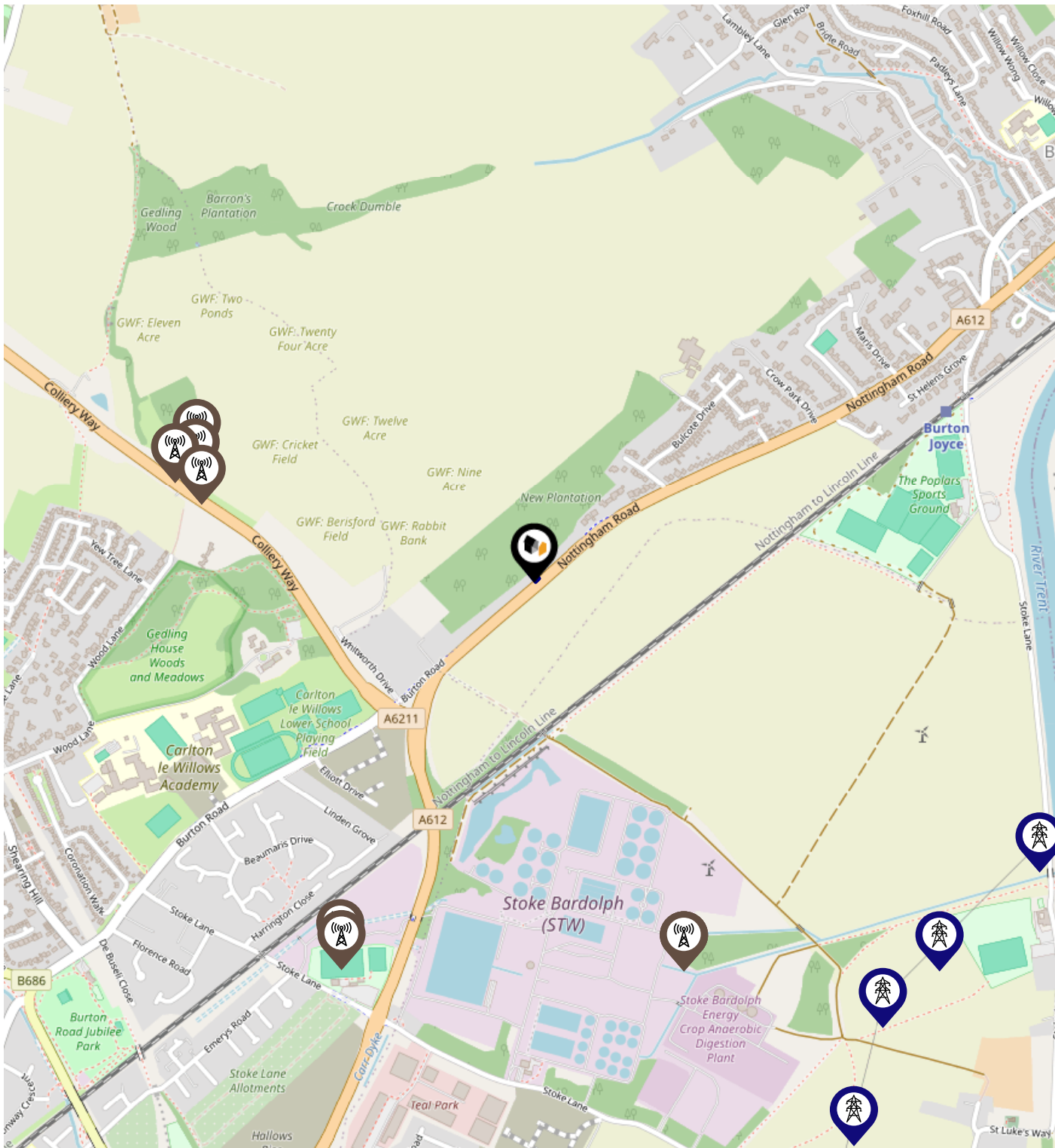


		Nursery	Primary	Secondary	College	Private
1	Carlton le Willows Academy Ofsted Rating: Not Rated Pupils: 1829 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Willow Farm Primary School Ofsted Rating: Good Pupils: 214 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Burton Joyce Primary School Ofsted Rating: Good Pupils: 302 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rivendell Flying High Academy Ofsted Rating: Not Rated Pupils: 159 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Priory Junior School Ofsted Rating: Good Pupils: 236 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Netherfield Primary School Ofsted Rating: Good Pupils: 454 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Hallows CofE Primary School Ofsted Rating: Requires improvement Pupils: 208 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Phoenix Infant and Nursery School Ofsted Rating: Good Pupils: 163 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Venture Learning Ofsted Rating: Good Pupils: 13 Distance: 1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lambley Primary School Ofsted Rating: Good Pupils: 189 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haddon Primary and Nursery School Ofsted Rating: Good Pupils: 232 Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanhope Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Carlton Junior Academy Ofsted Rating: Good Pupils: 232 Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Carlton Infant Academy Ofsted Rating: Good Pupils: 193 Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Sacred Heart Primary Catholic Voluntary Academy Ofsted Rating: Good Pupils: 222 Distance: 1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carlton Academy Ofsted Rating: Good Pupils: 1335 Distance: 1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

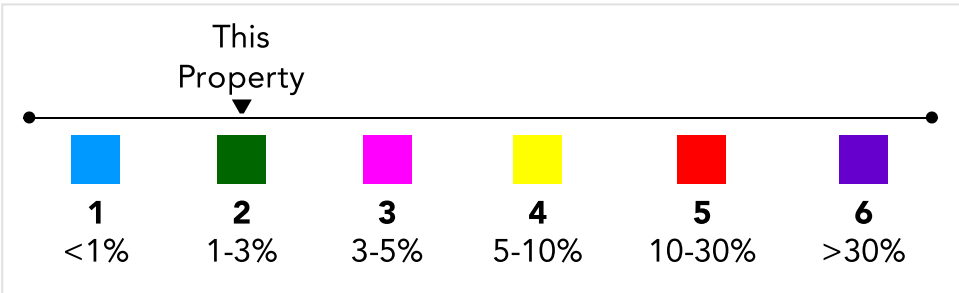
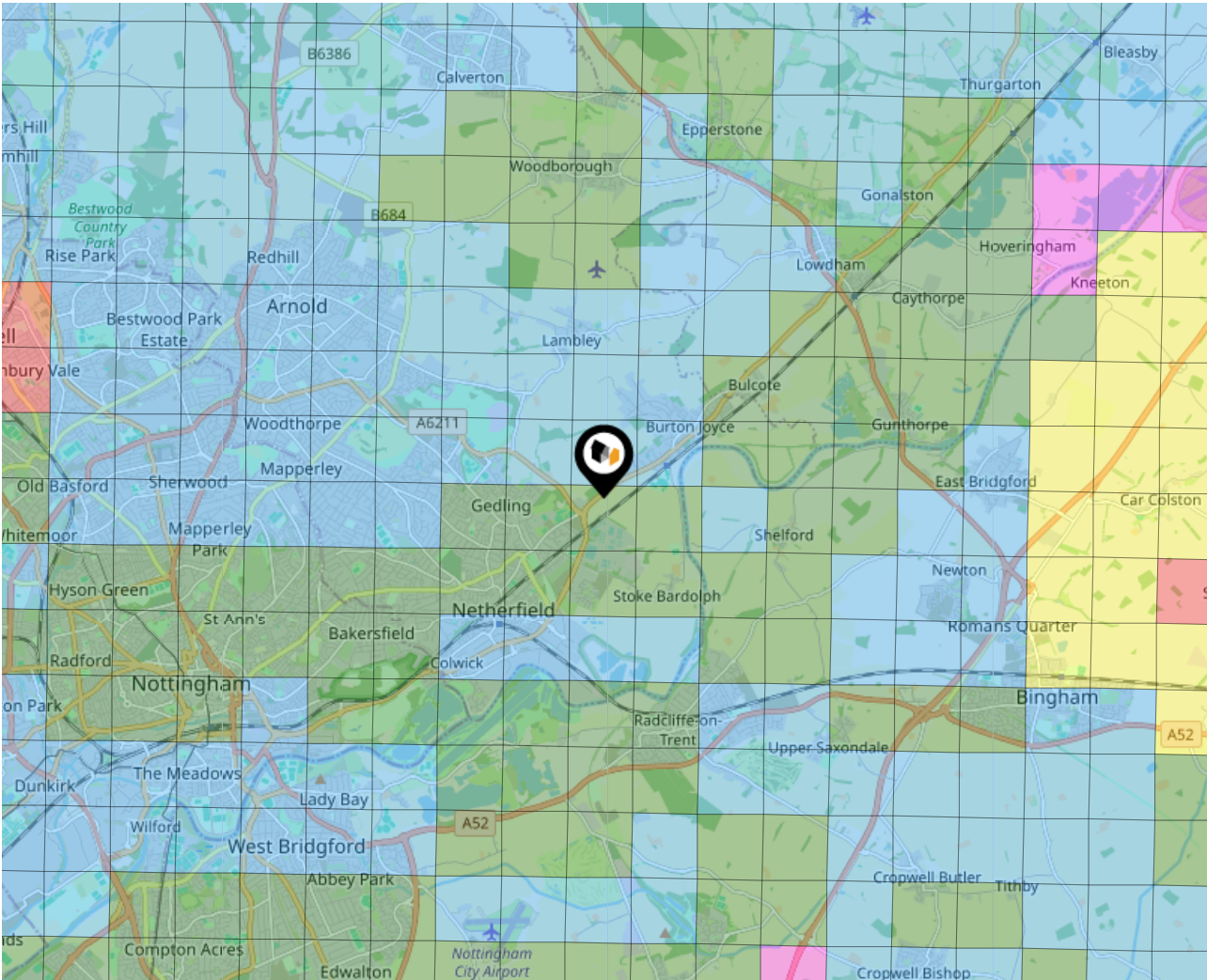


Key:

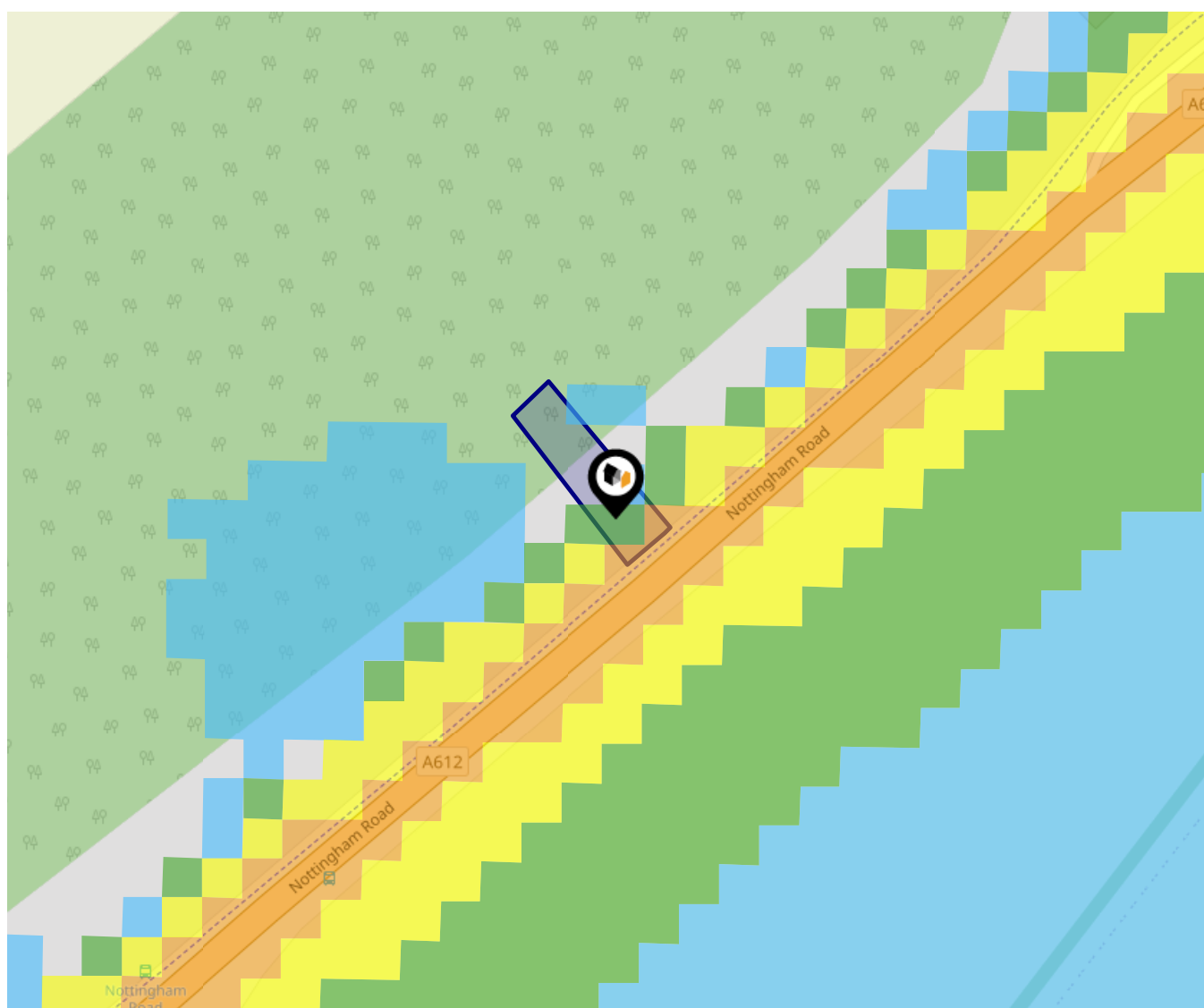
-  Power Pylons
-  Communication Masts

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



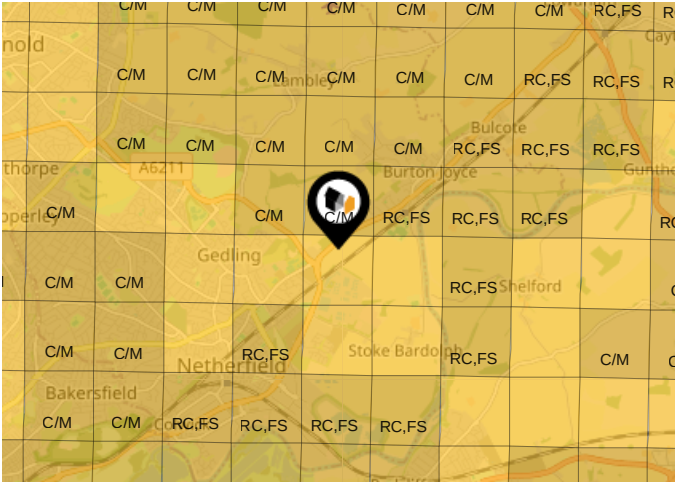
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



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

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

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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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