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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th October 2025



OXTON ROAD, SOUTHWELL, NG25

Alasdair Morrison & Mundys

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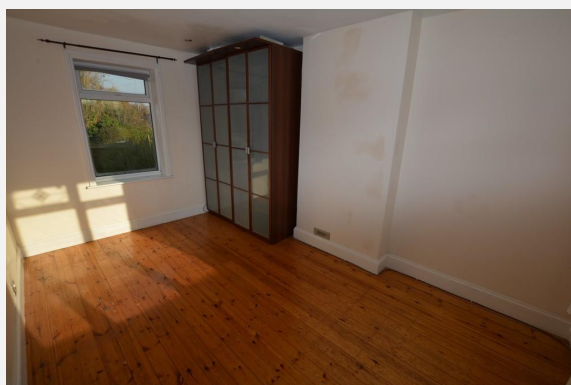
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.13 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£2,008		
Title Number:	NT369149		

Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	14	80	10000
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

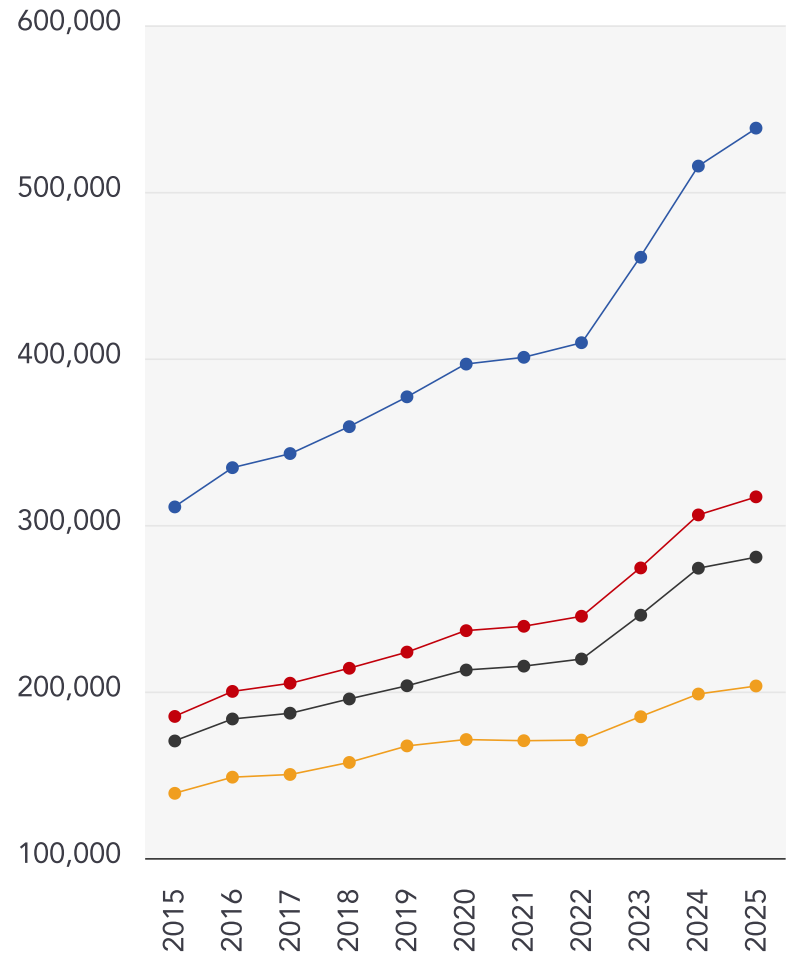


Market

House Price Statistics



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



Detached

+73.17%

Semi-Detached

+71.26%

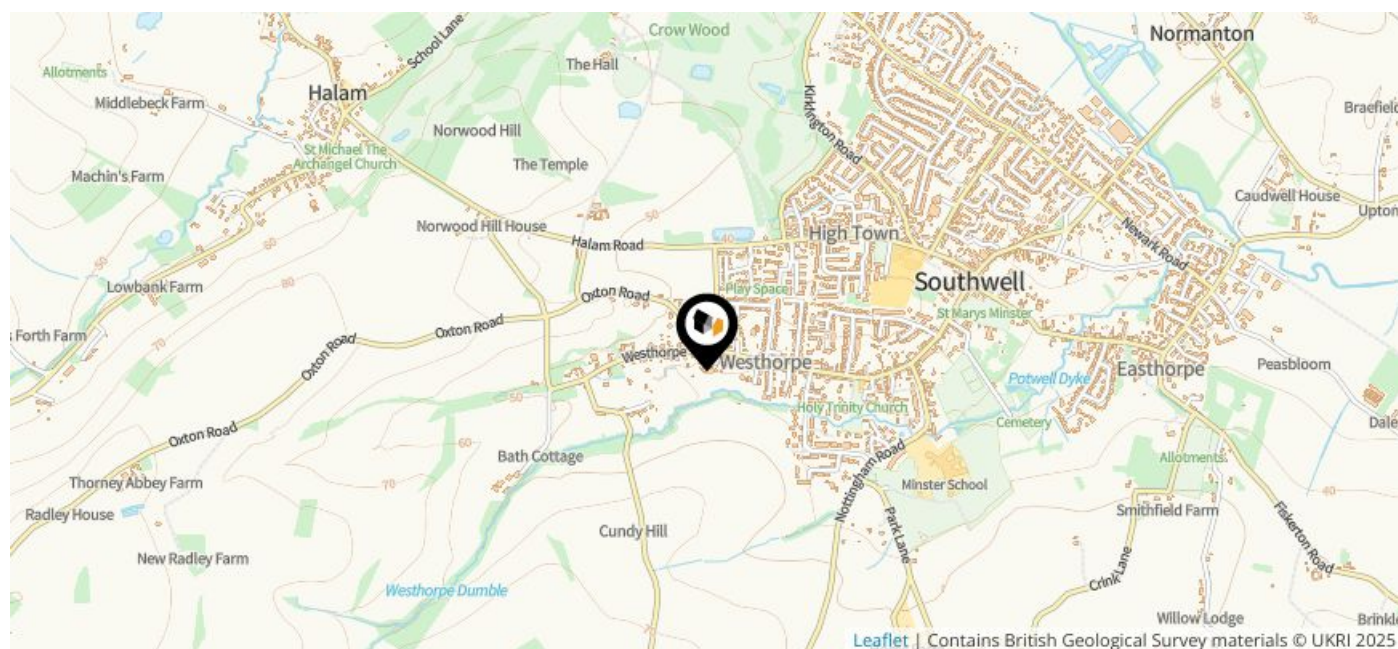
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

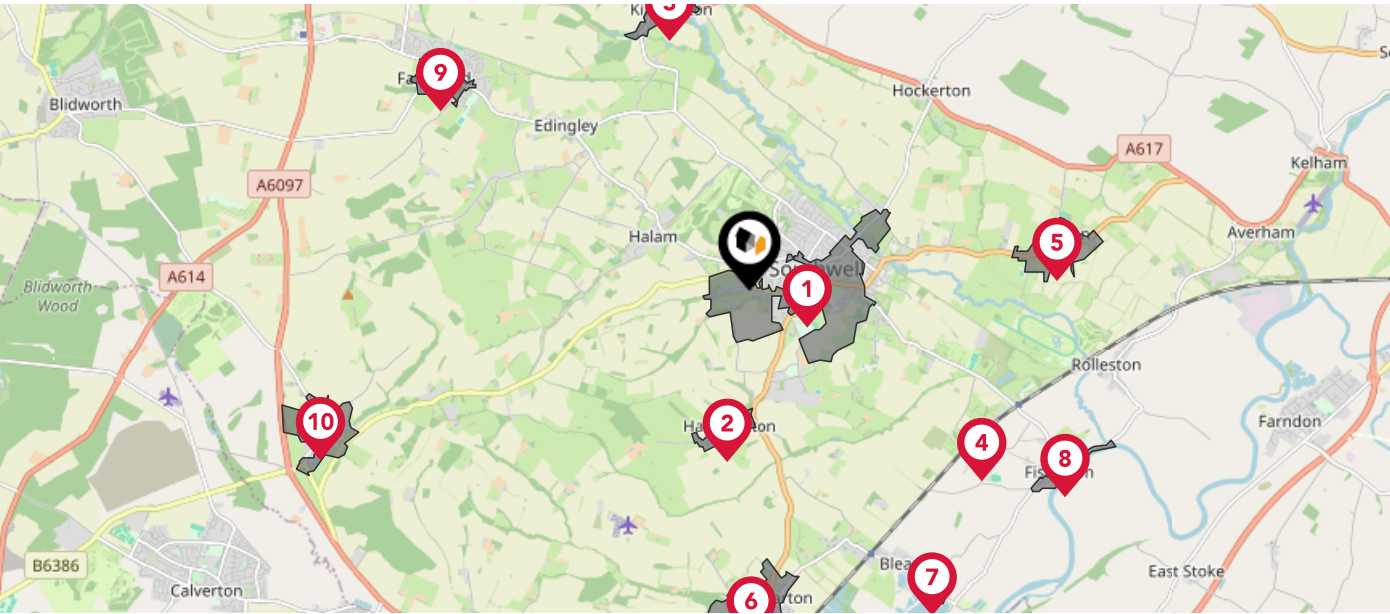
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

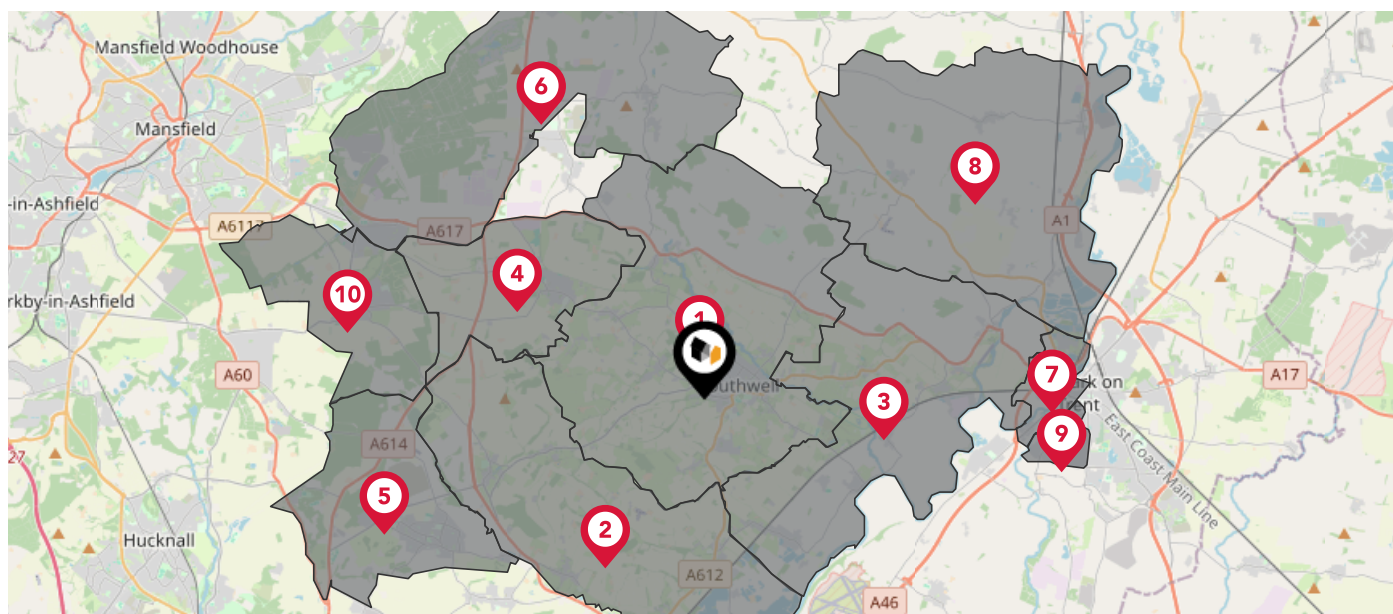


Nearby Conservation Areas	
1	Southwell
2	Halloughton
3	Kirklington
4	Morton
5	Upton
6	Thurgarton
7	Bleasby
8	Fiskerton
9	Farnsfield
10	Oxton

Maps

Council Wards

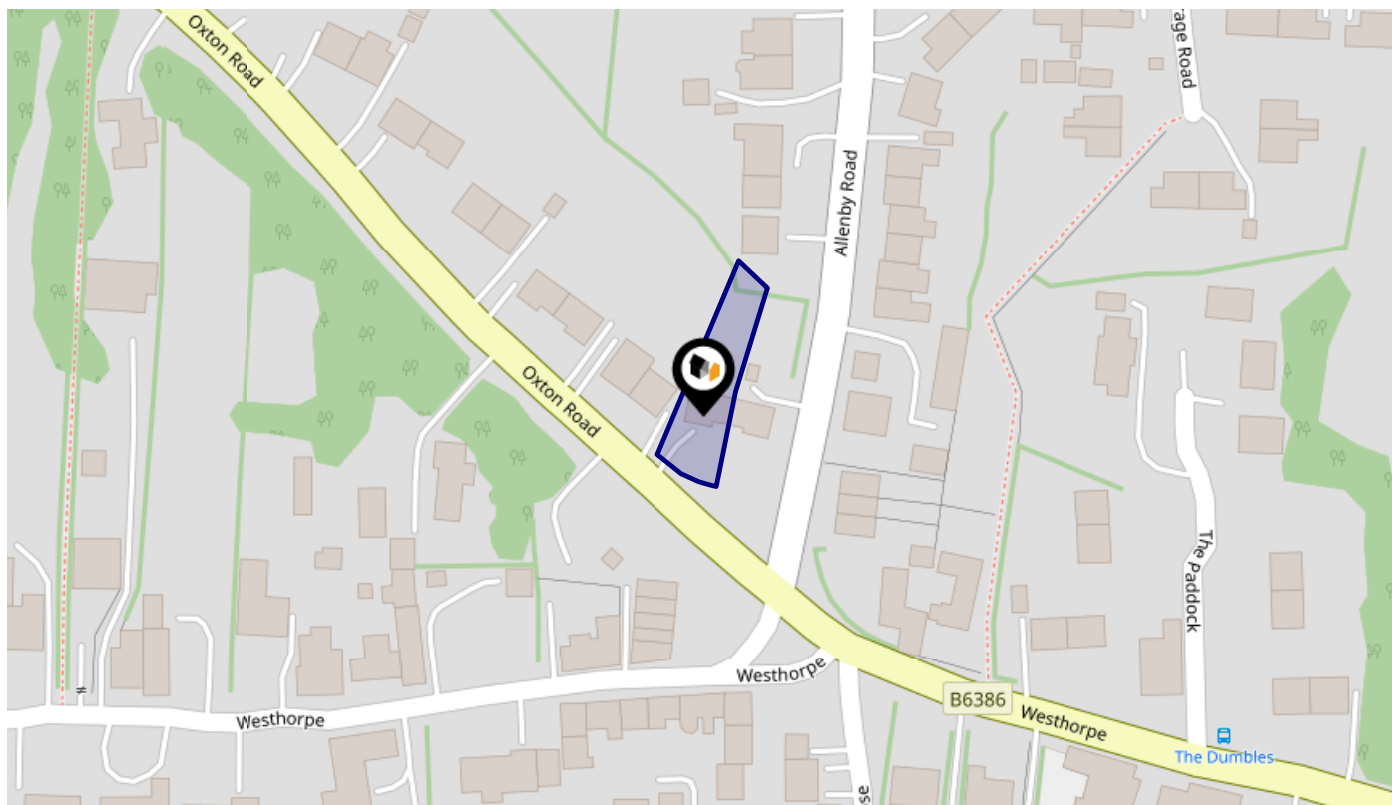
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|----------------------------------|
| 1 | Southwell Ward |
| 2 | Dover Beck Ward |
| 3 | Trent Ward |
| 4 | Farnsfield Ward |
| 5 | Calverton Ward |
| 6 | Rainworth North & Rufford Ward |
| 7 | Castle Ward |
| 8 | Muskham Ward |
| 9 | Devon Ward |
| 10 | Rainworth South & Blidworth 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.

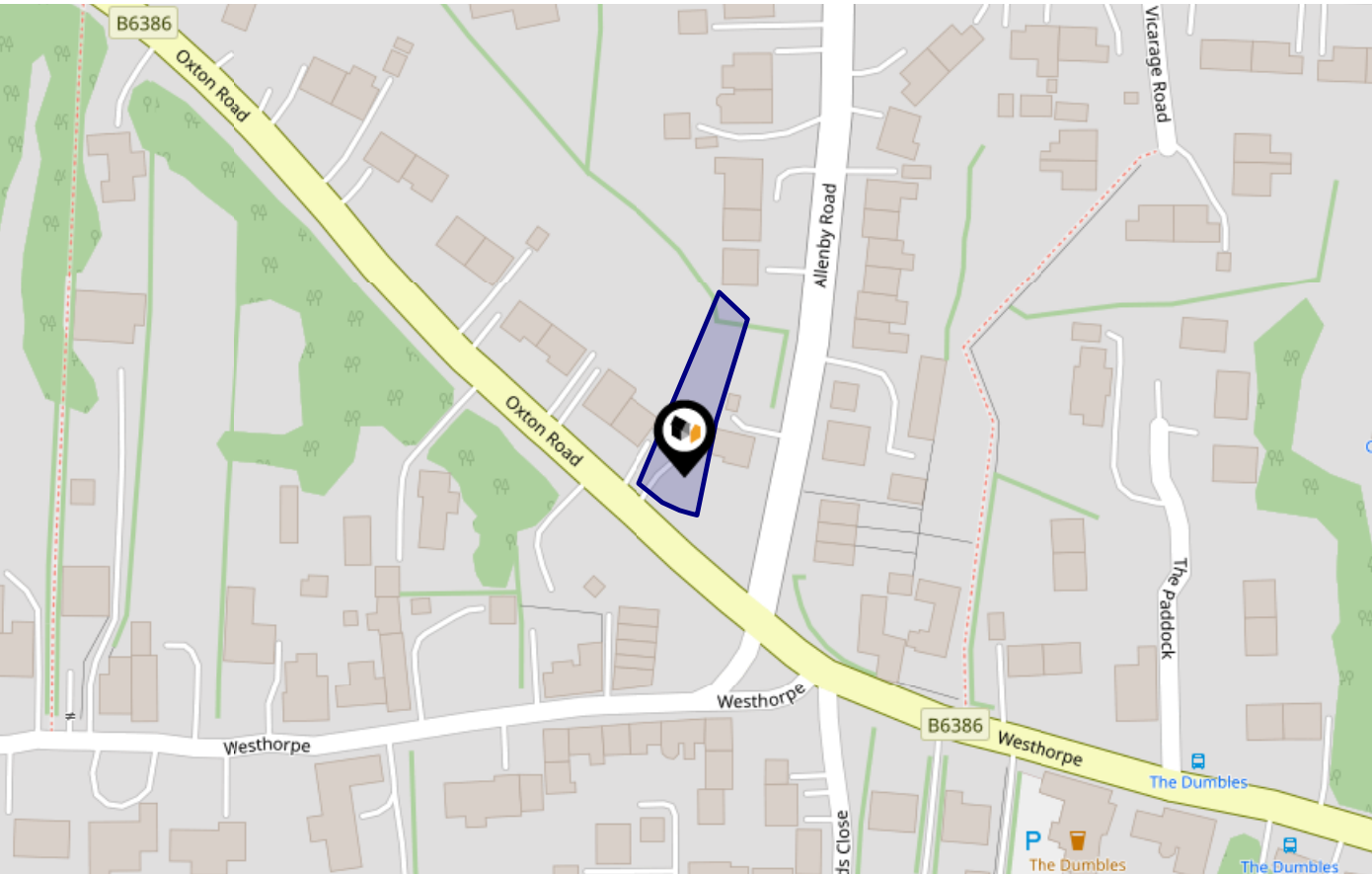
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

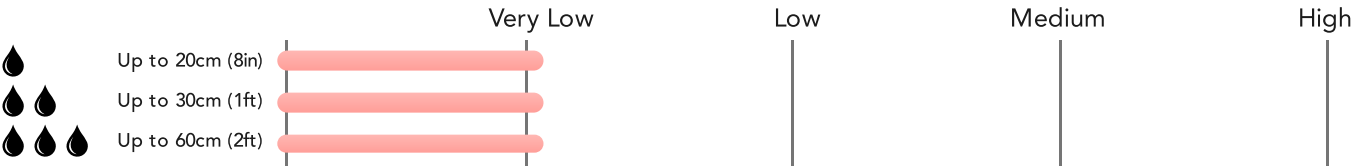


Risk Rating: Very low

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.

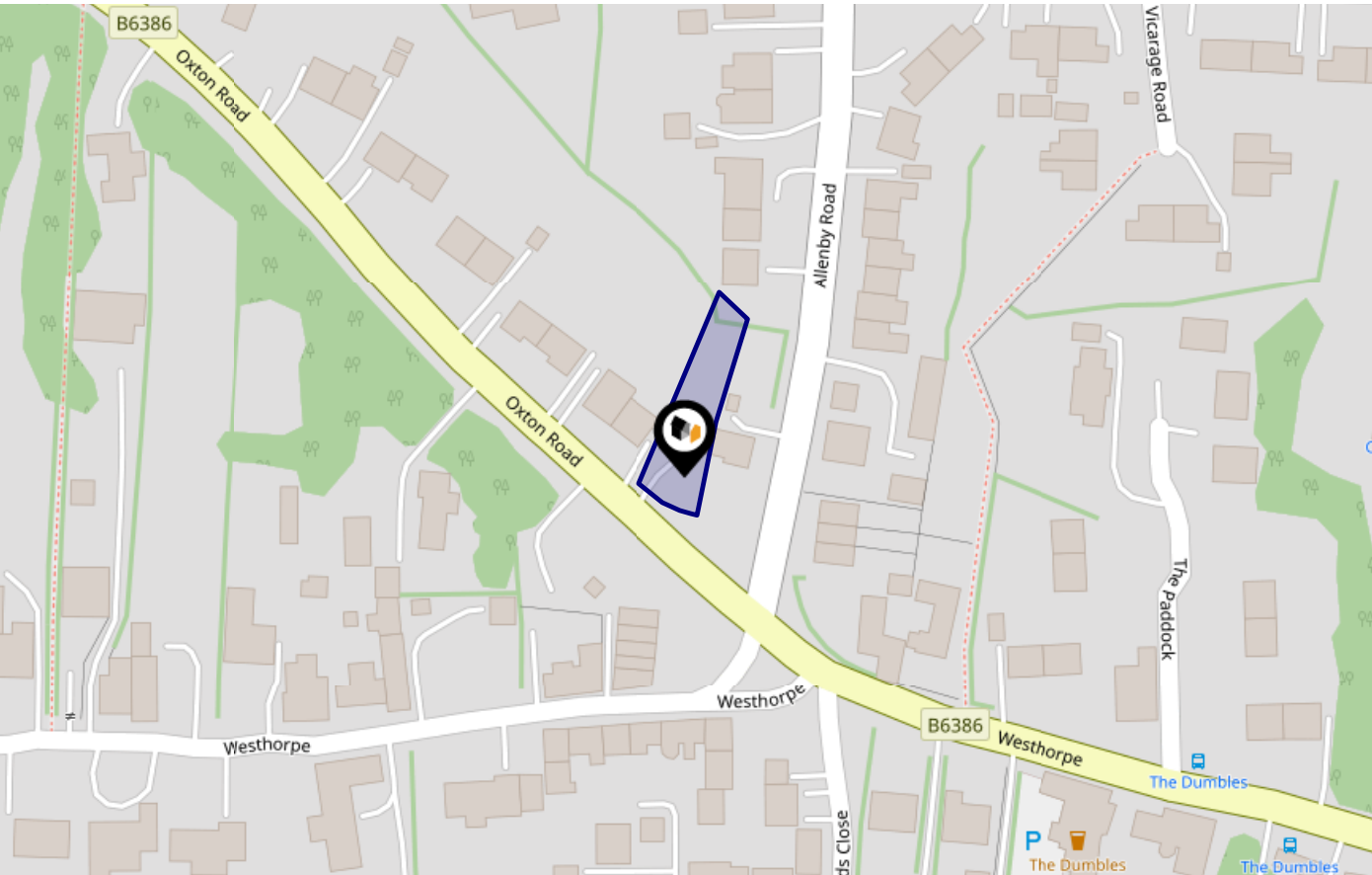
Chance of flooding to the following depths at this property:



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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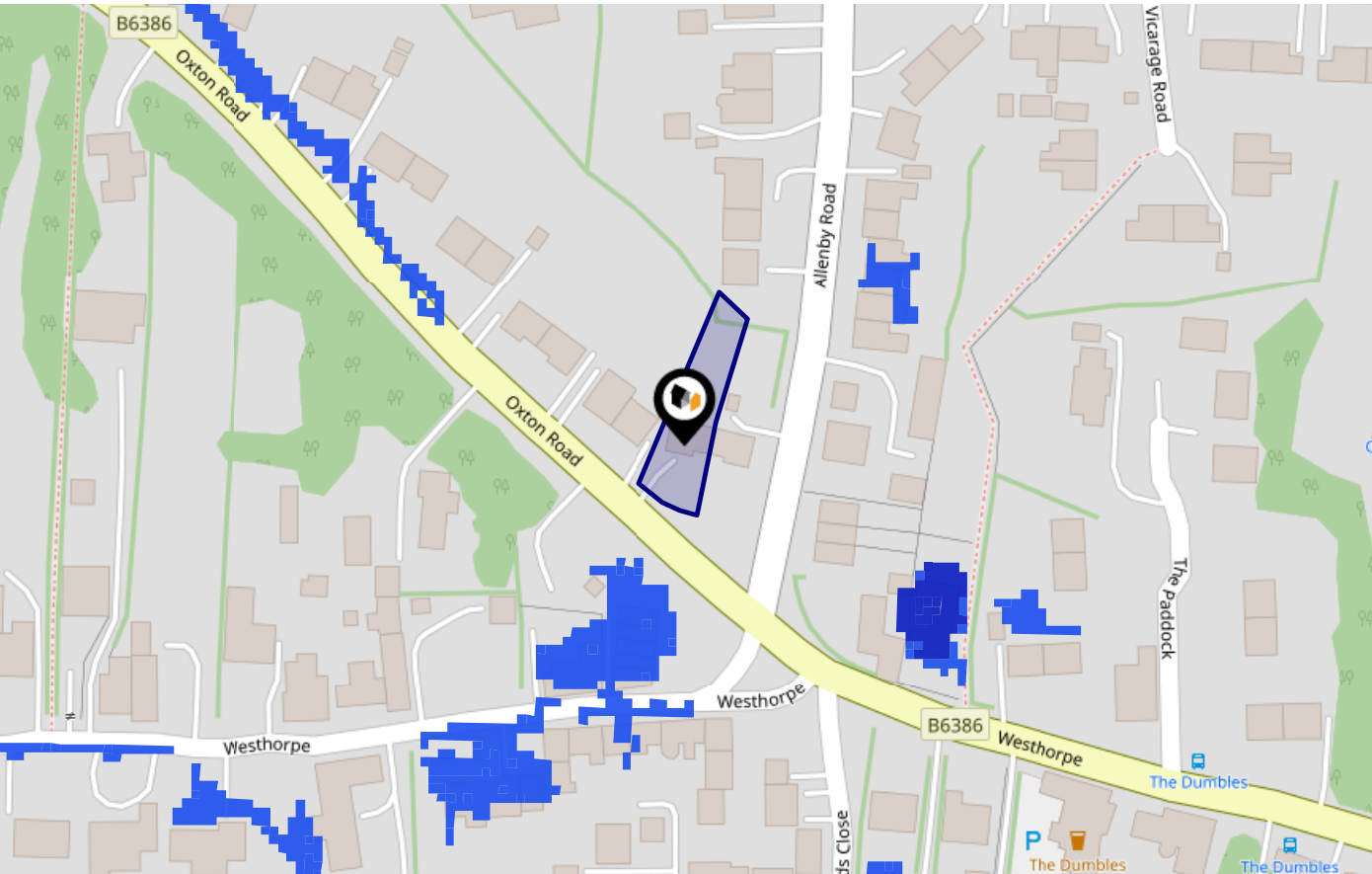
Chance of flooding to the following depths at this property:



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.

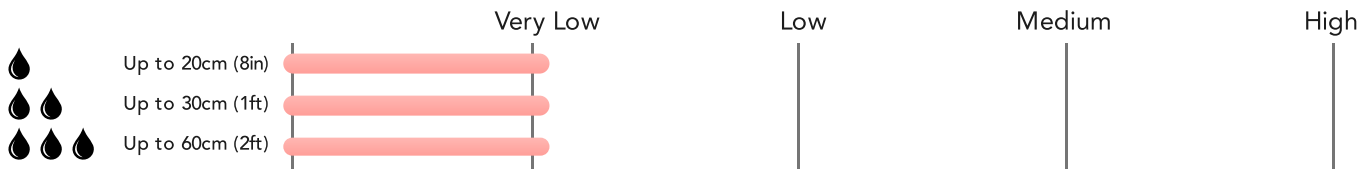


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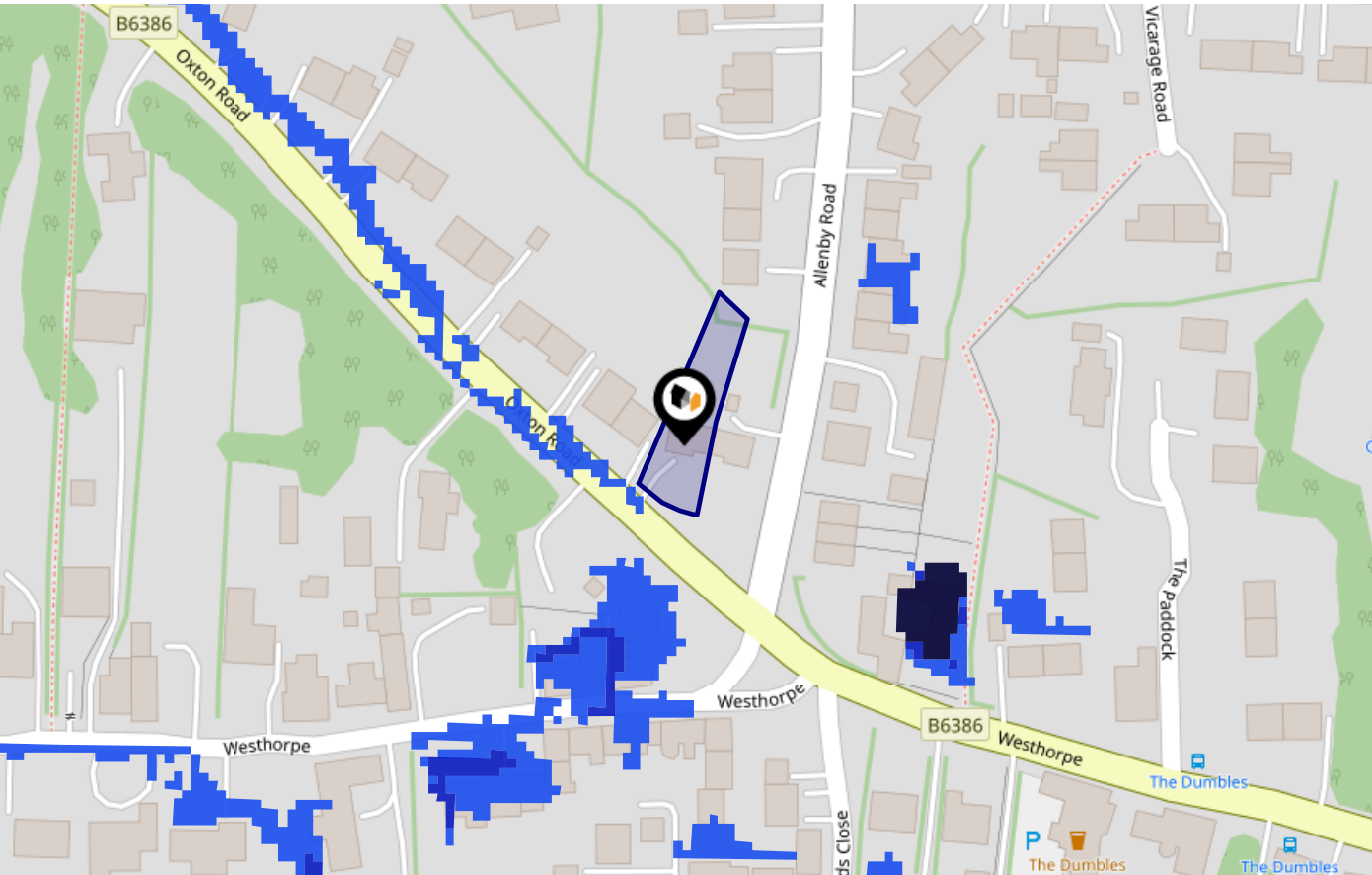
Chance of flooding to the following depths at this property:



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

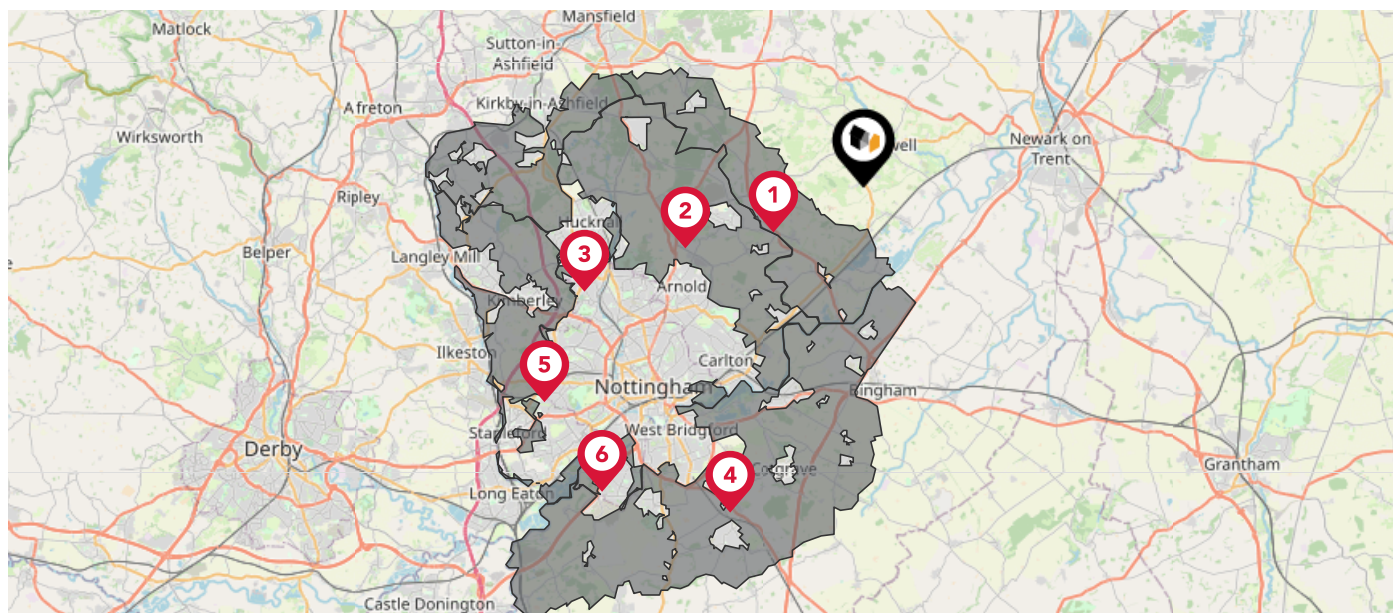
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Chance of flooding to the following depths at this property:



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 - Rushcliffe



Derby and Nottingham Green Belt - Nottingham

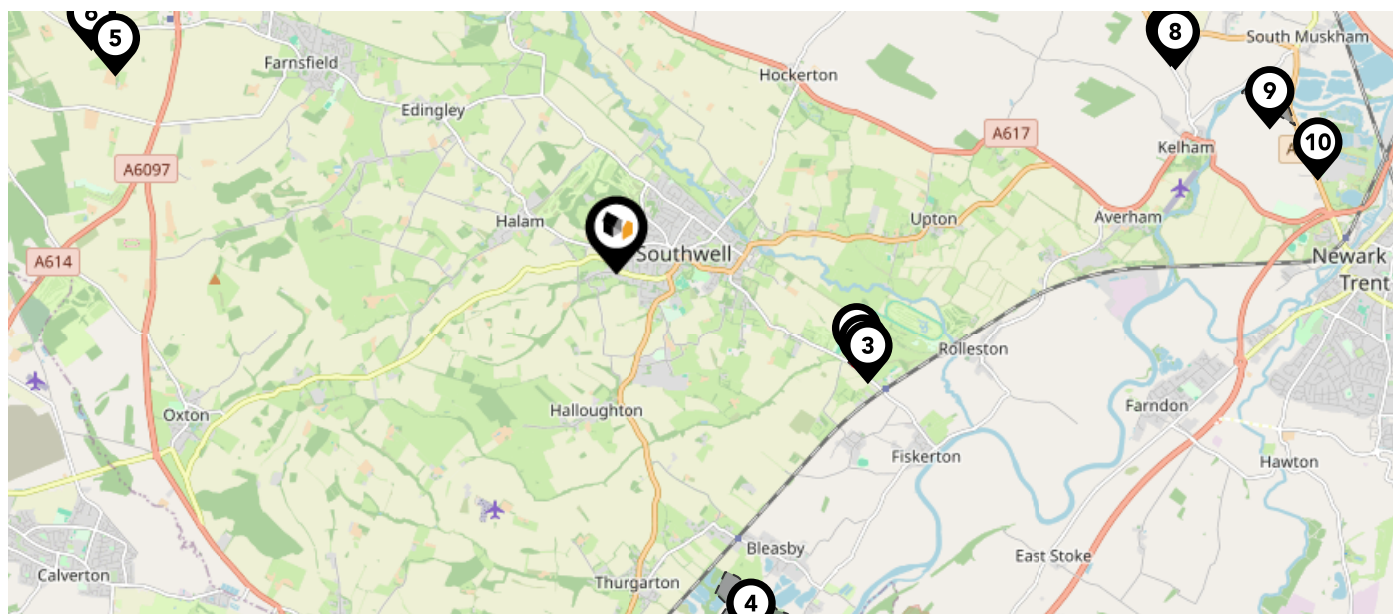


Derby and Nottingham Green Belt - Broxtowe

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.



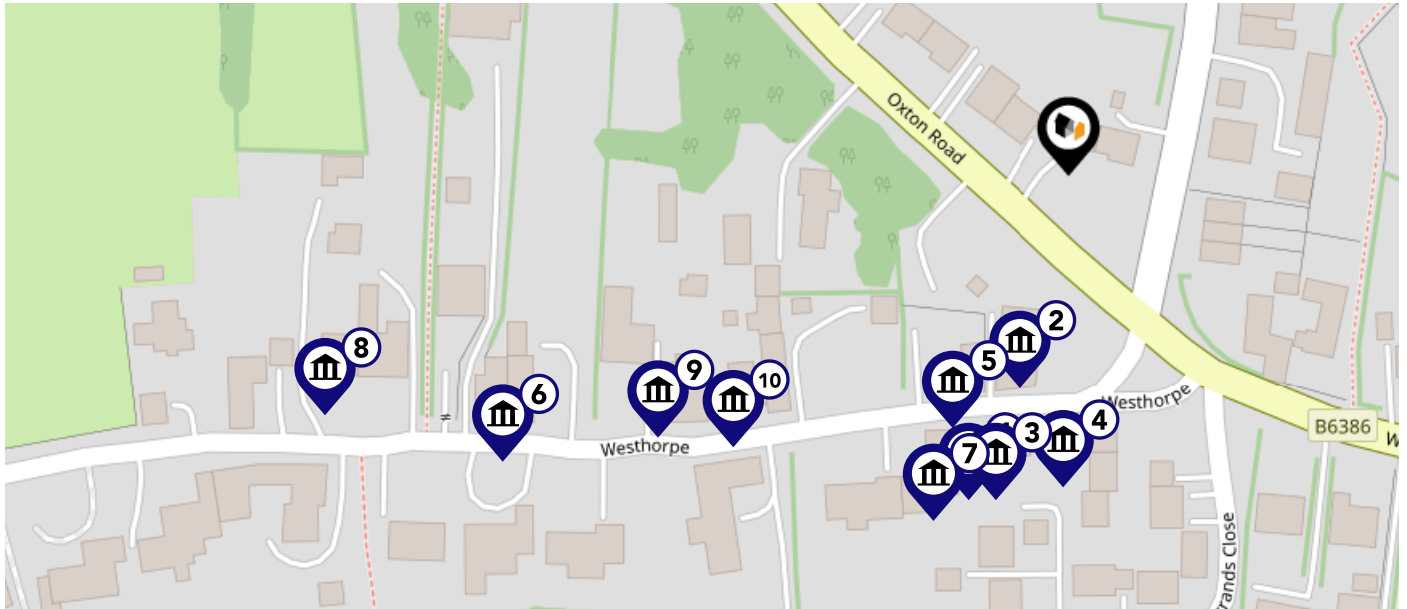
Nearby Landfill Sites

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

Maps

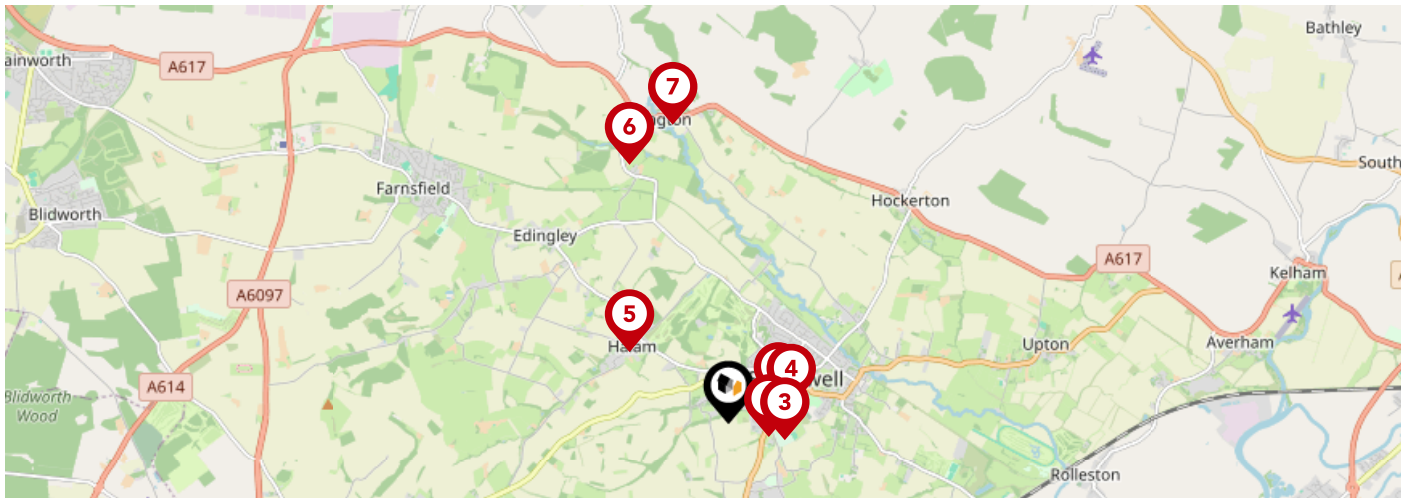
Listed Buildings

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
 1369919 - 33, Westhorpe	Grade II	0.0 miles
 1288369 - Sunnyside	Grade II	0.0 miles
 1288465 - 31, Westhorpe	Grade II	0.0 miles
 1046097 - 27 And 29, Westhorpe	Grade II	0.0 miles
 1214681 - 24 And 28, Westhorpe	Grade II	0.0 miles
 1214786 - 46, 48 And 50, Westhorpe	Grade II	0.1 miles
 1046098 - 35, Westhorpe	Grade II	0.1 miles
 1214793 - Staffords' Farm	Grade II	0.1 miles
 1046099 - Outbuildings And Attached Water Pump Adjoining 40 And 42	Grade II	0.1 miles
 1214748 - 36 And 38, Westhorpe	Grade II	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:0.37	☐	☒	☐	☐	☐
2	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:0.47	☐	☒	☐	☐	☐
3	The Minster School Ofsted Rating: Good Pupils: 1647 Distance:0.52	☐	☐	☒	☐	☐
4	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:0.57	☐	☒	☐	☐	☐
5	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:1.09	☐	☒	☐	☐	☐
6	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.47	☐	☒	☐	☐	☐
7	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.7	☐	☐	☒	☐	☐
8	Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:2.73	☐	☒	☐	☐	☐

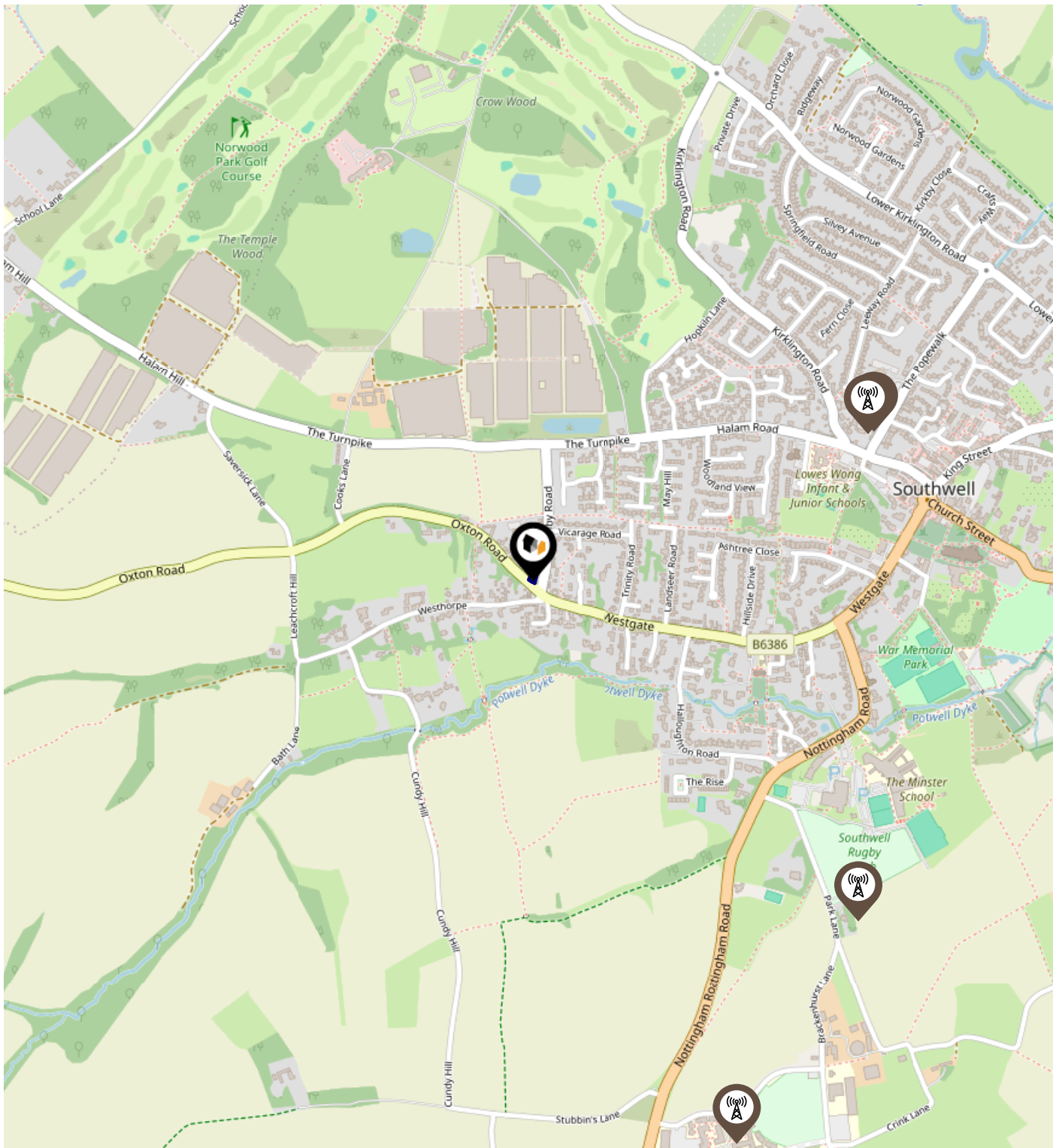
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.3	☐	☒	☐	☐	☐
10	Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:4.65	☐	☒	☐	☐	☐
11	Bilsthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:5.05	☐	☒	☐	☐	☐
12	Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:5.1	☐	☒	☐	☐	☐
13	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:5.11	☐	☒	☐	☐	☐
14	Salterford House School Ofsted Rating: Not Rated Pupils: 66 Distance:5.3	☐	☒	☐	☐	☐
15	Wood's Foundation CofE Primary School Ofsted Rating: Good Pupils: 176 Distance:5.38	☐	☒	☐	☐	☐
16	Manor Park Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:5.45	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

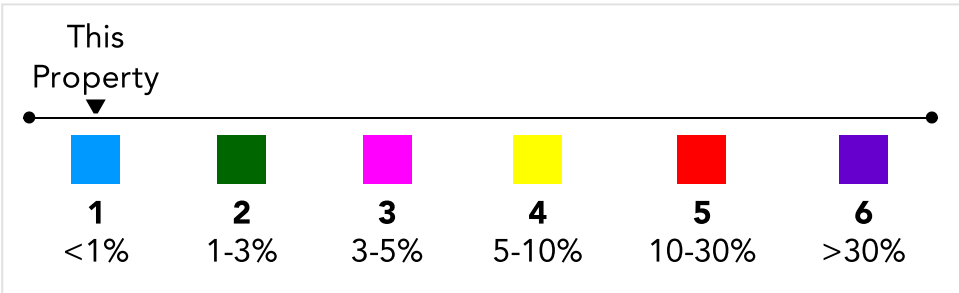
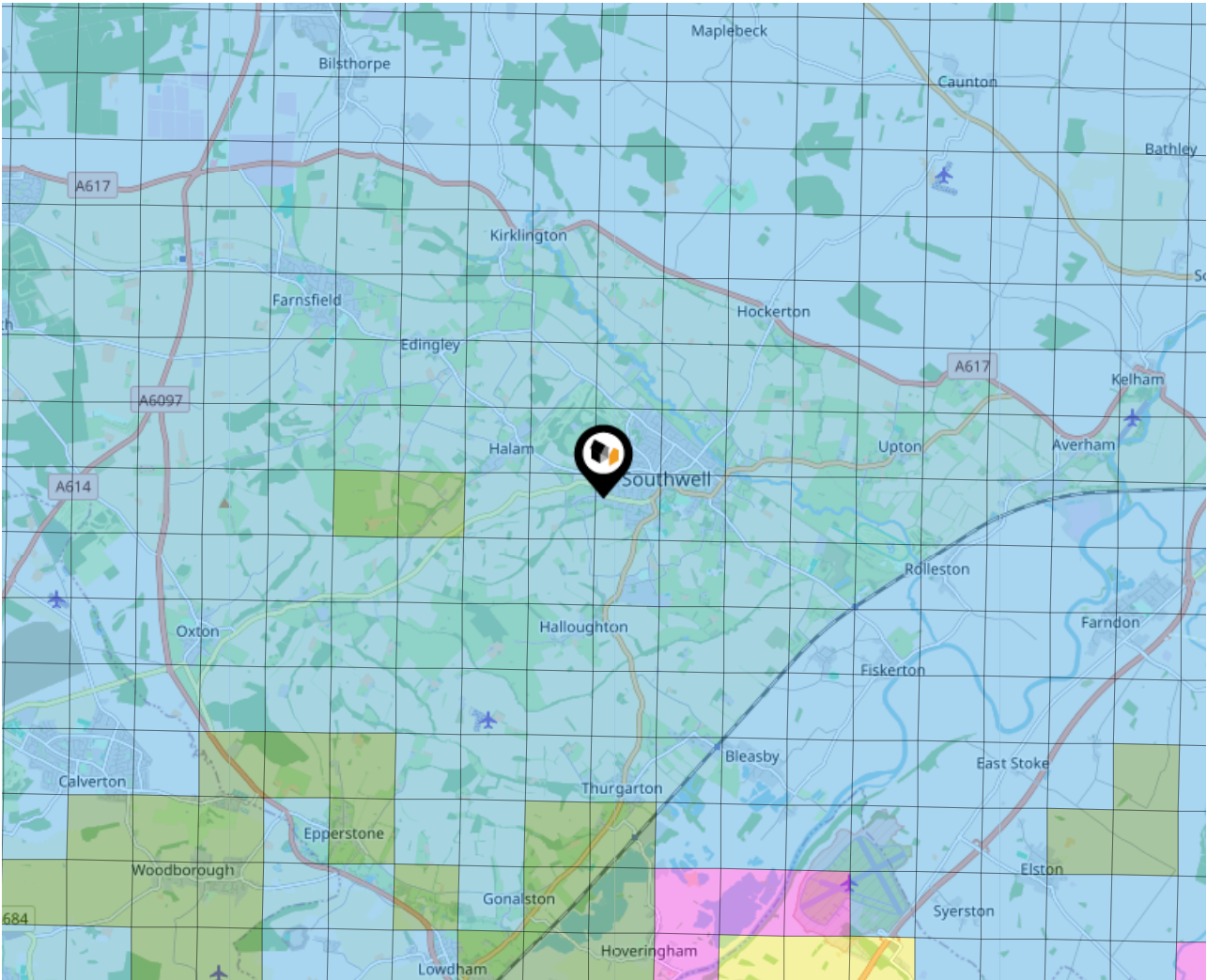
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

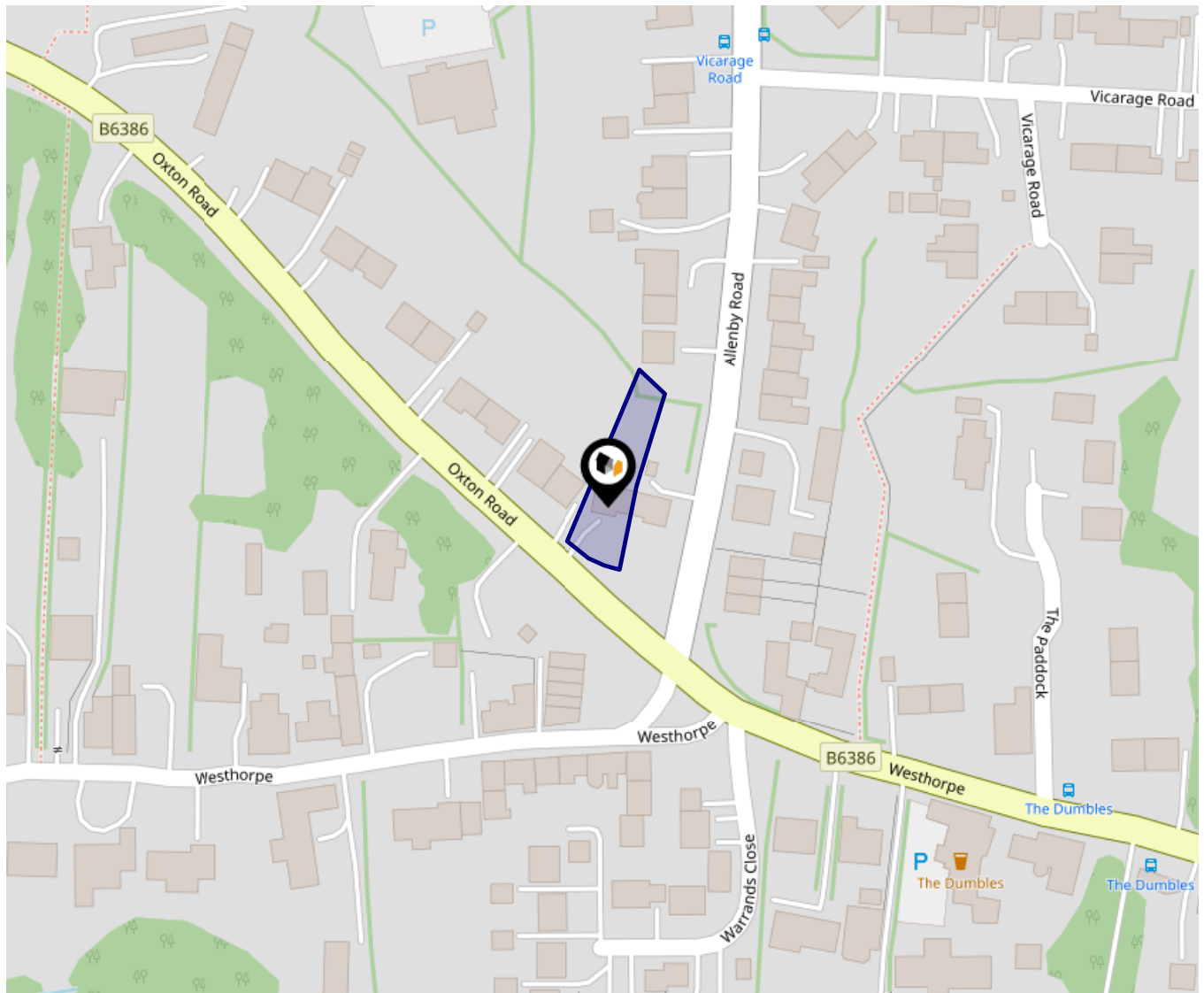
What is Radon?

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



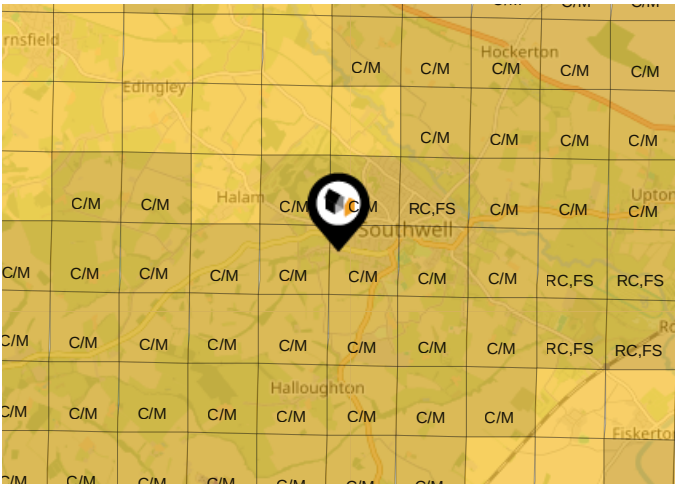
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

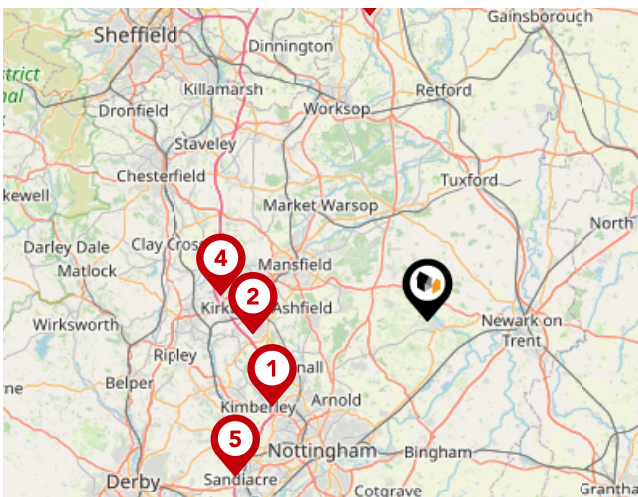
Area

Transport (National)



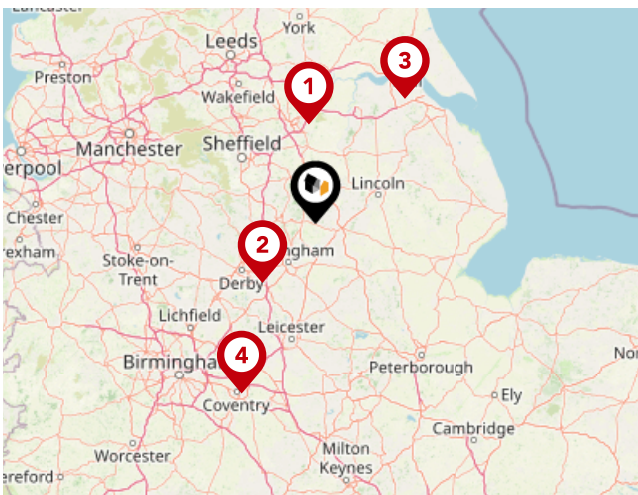
National Rail Stations

Pin	Name	Distance
1	Bleasby Rail Station	2.64 miles
2	Fiskerton Rail Station	2.6 miles
3	Rolleston Rail Station	2.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	12.62 miles
2	M1 J27	12.48 miles
3	A1(M) J34	22.1 miles
4	M1 J28	14.86 miles
5	M1 J25	17.68 miles

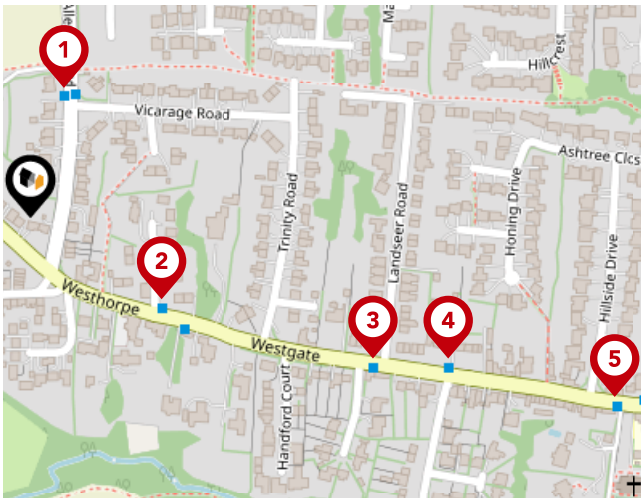


Airports/Helipads

Pin	Name	Distance
1	Finningley	28.02 miles
2	East Mids Airport	22.89 miles
3	Humberside Airport	43.44 miles
4	Baginton	53.39 miles

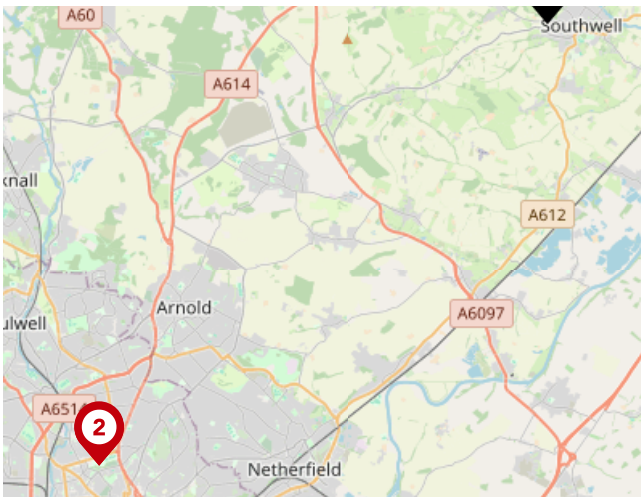
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Vicarage Road	0.07 miles
2	The Dumbles	0.09 miles
3	Landseer Road	0.21 miles
4	Landseer Road	0.24 miles
5	Hillside Drive	0.34 miles



Local Connections

Pin	Name	Distance
1	High School Tram Stop	11.23 miles
2	High School Tram Stop	11.23 miles
3	High School Tram Stop	11.23 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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