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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th November 2025



40, MAIN STREET, UPTON, NEWARK, NG23

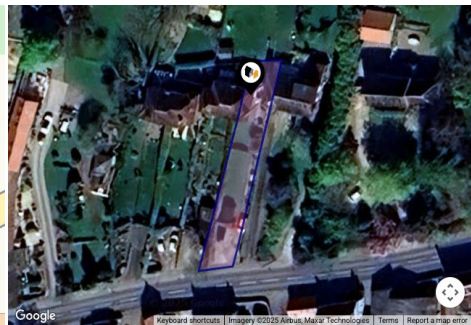
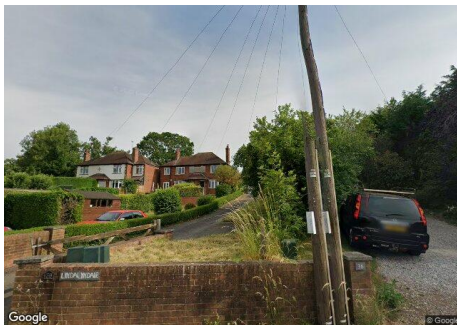
Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£2,008		
Title Number:	NT271374		

Local Area

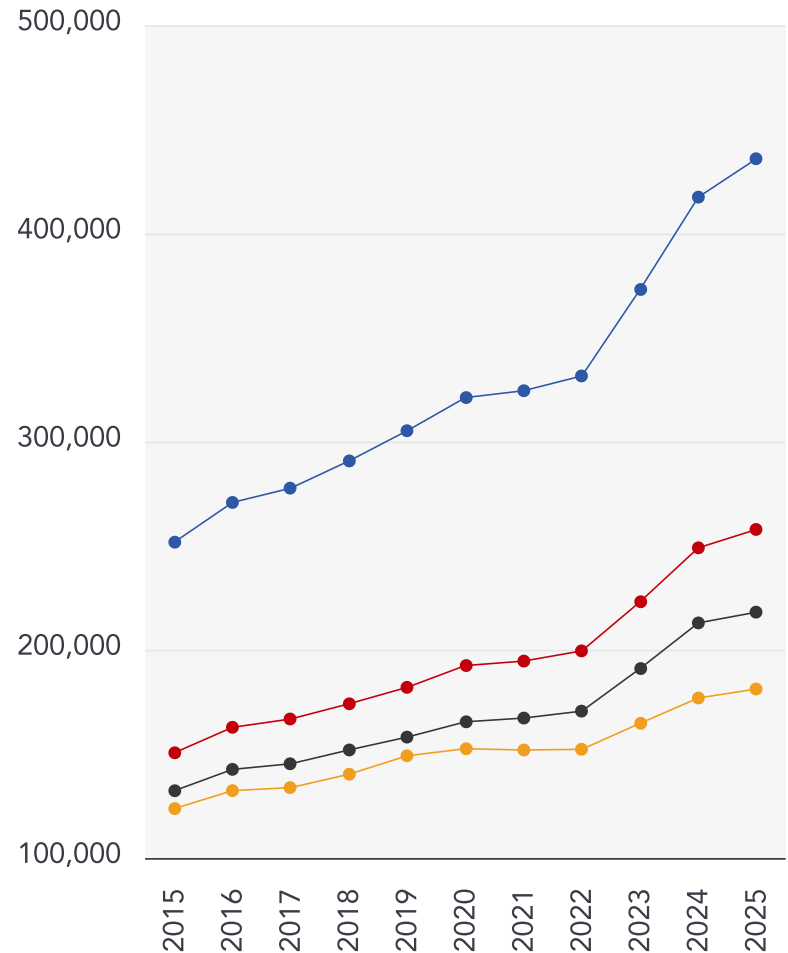
Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Upton			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	80 mb/s	10000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG23



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

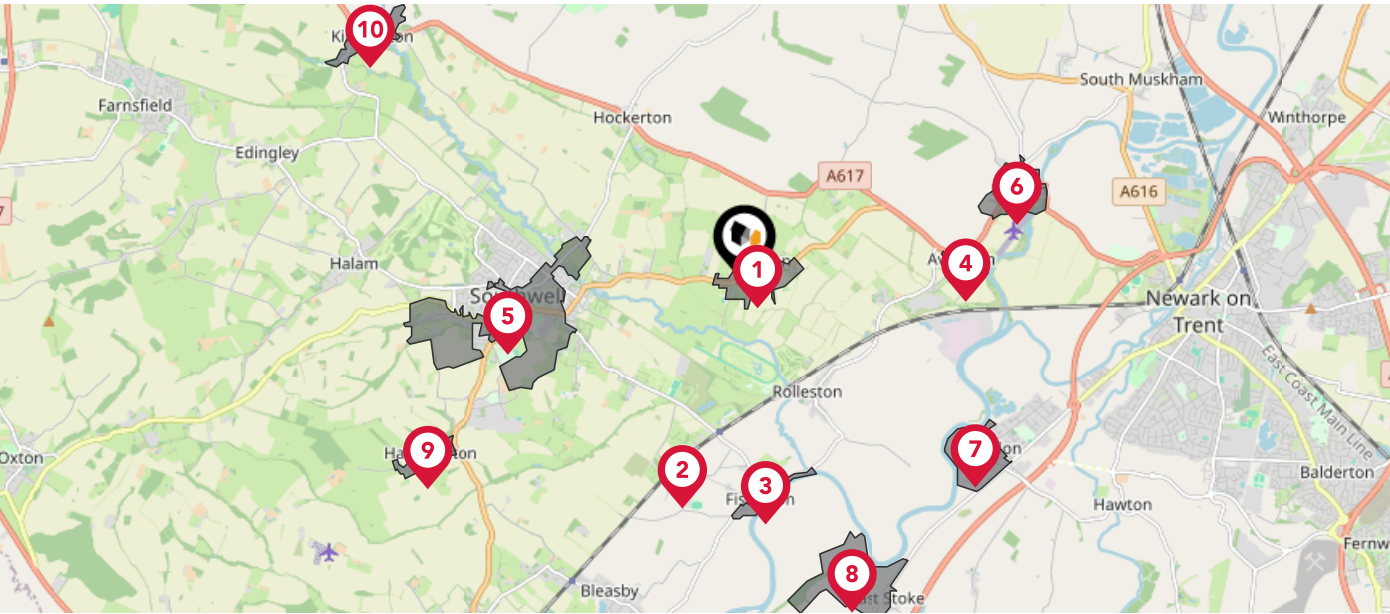
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

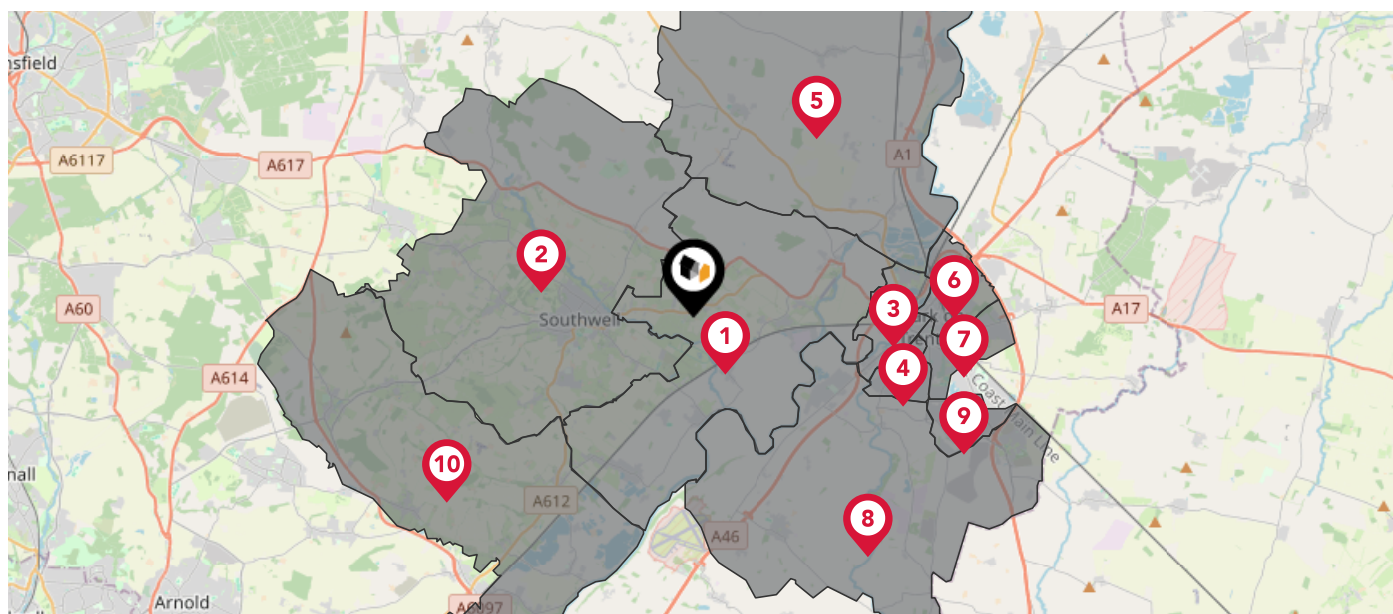


Nearby Conservation Areas	
1	Upton
2	Morton
3	Fiskerton
4	Averham
5	Southwell
6	Kelham
7	Farndon
8	East Stoke
9	Halloughton
10	Kirklington

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 Ward



Southwell Ward



Castle Ward



Devon Ward



Muskhams Ward



Bridge Ward



Beacon Ward



Farndon & Fernwood Ward

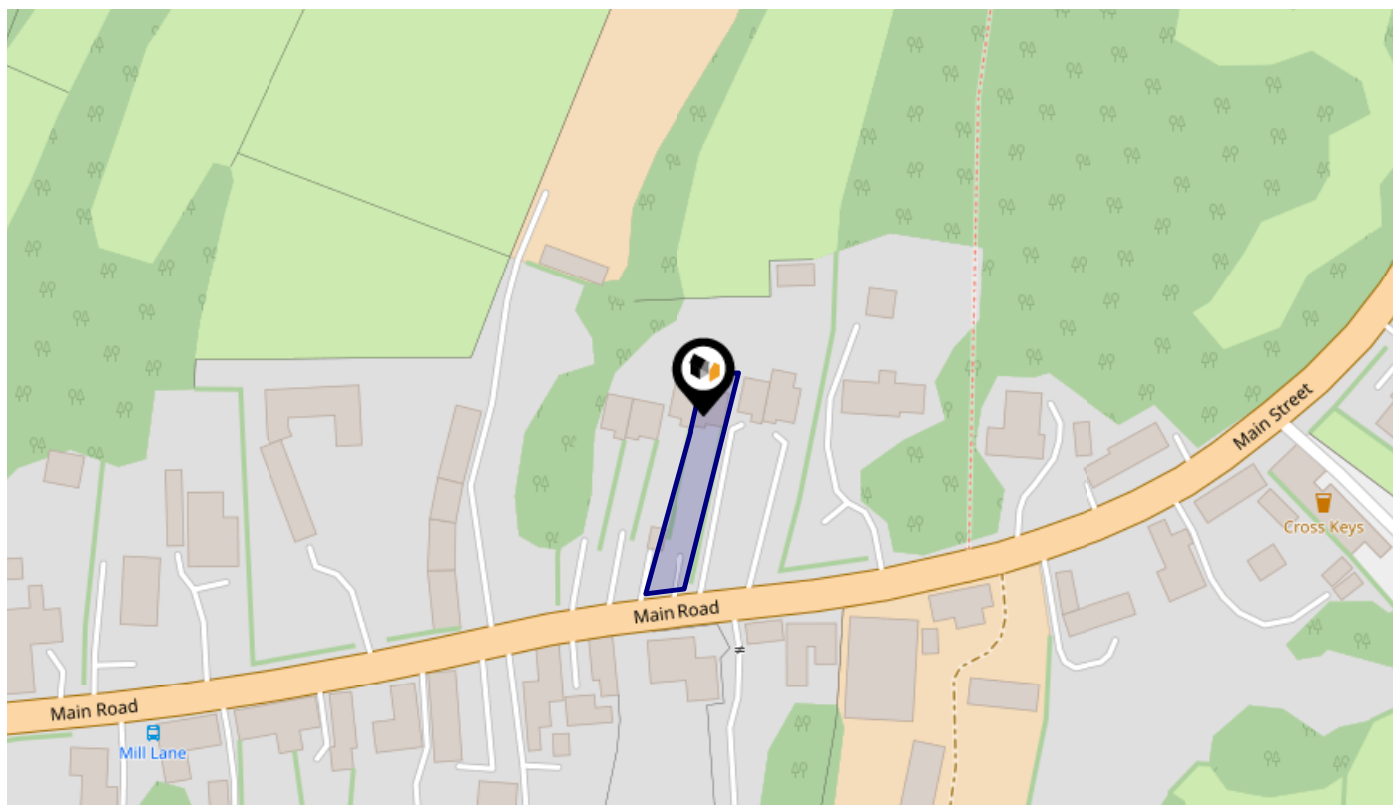


Balderton South Ward



Dover Beck 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.

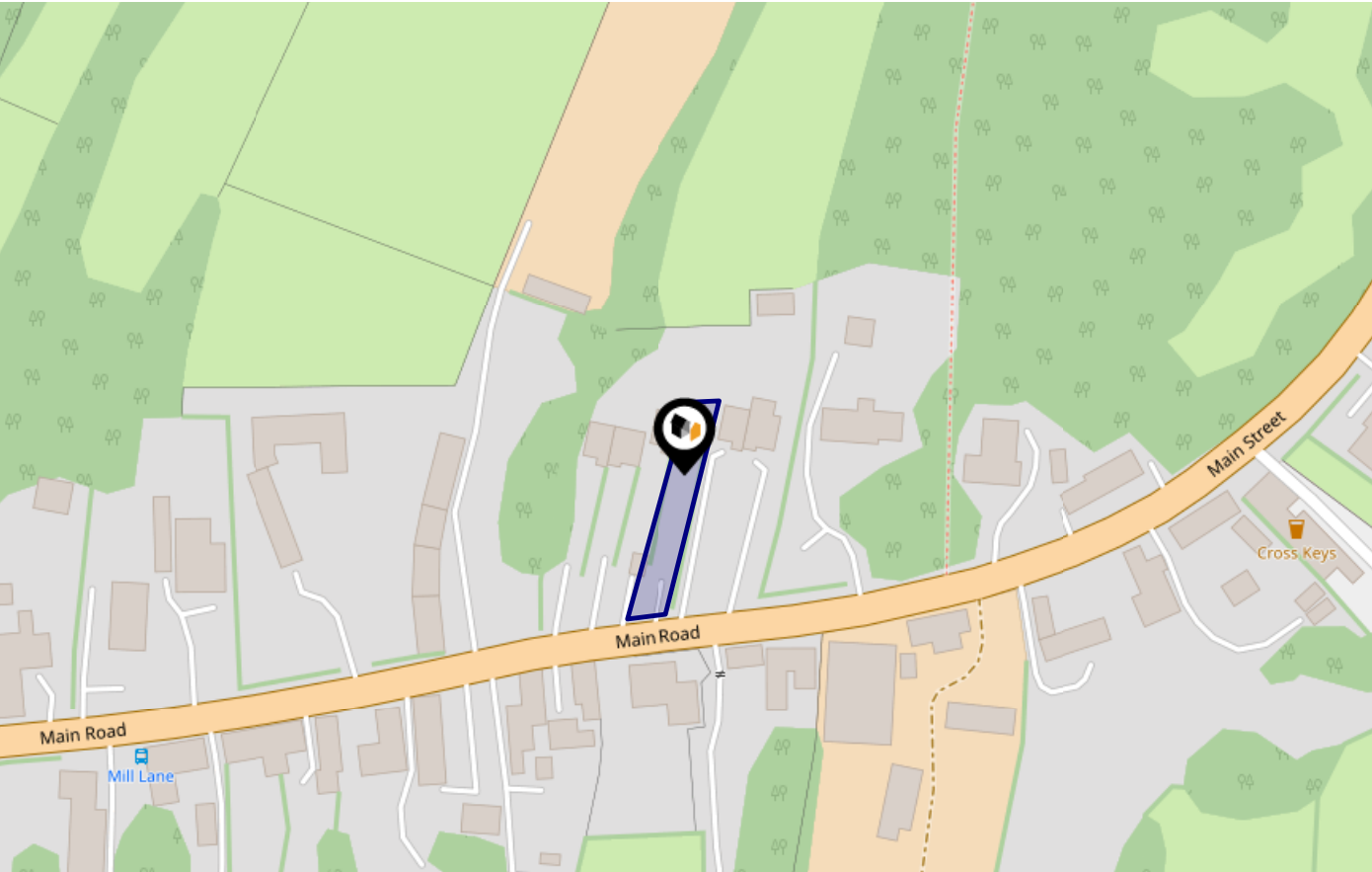
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

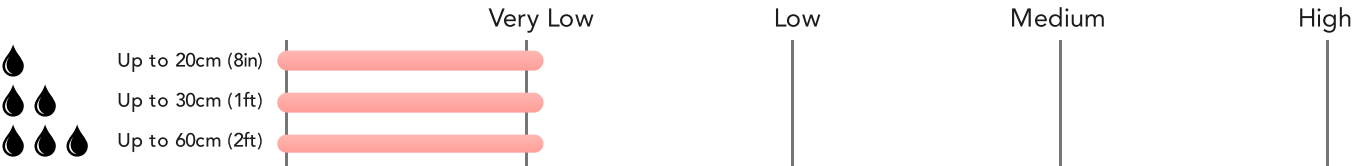


Risk Rating: Very low

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.

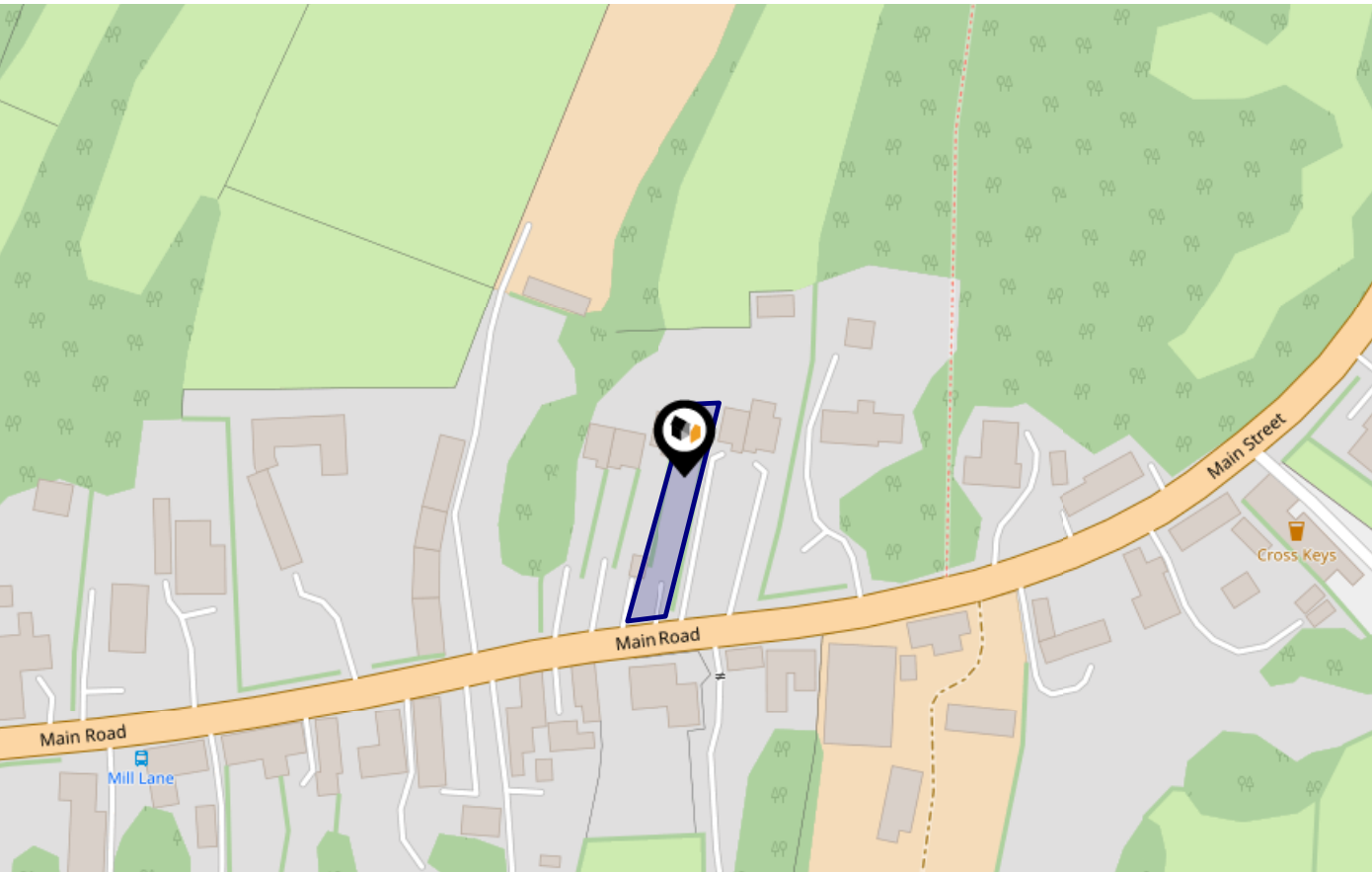
Chance of flooding to the following depths at this property:



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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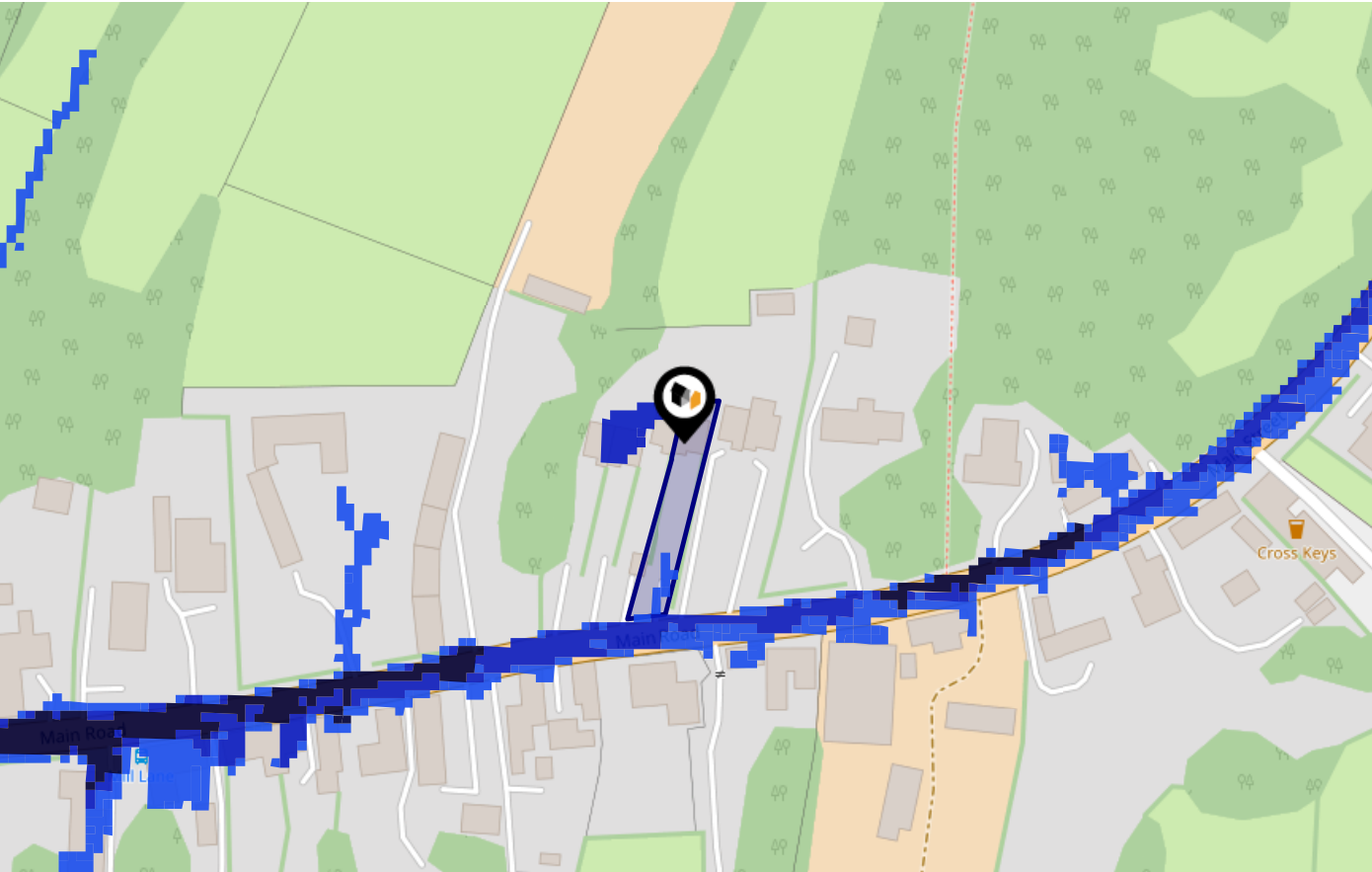
Chance of flooding to the following depths at this property:



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.

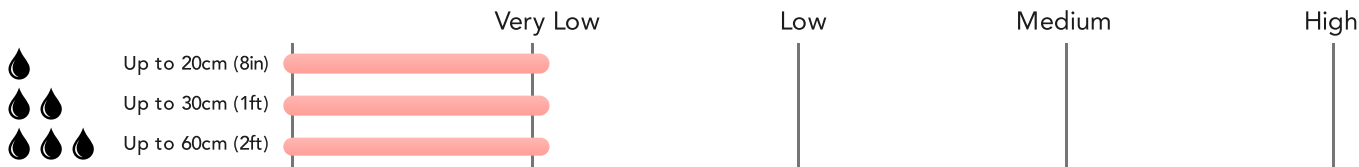


Risk Rating: Very low

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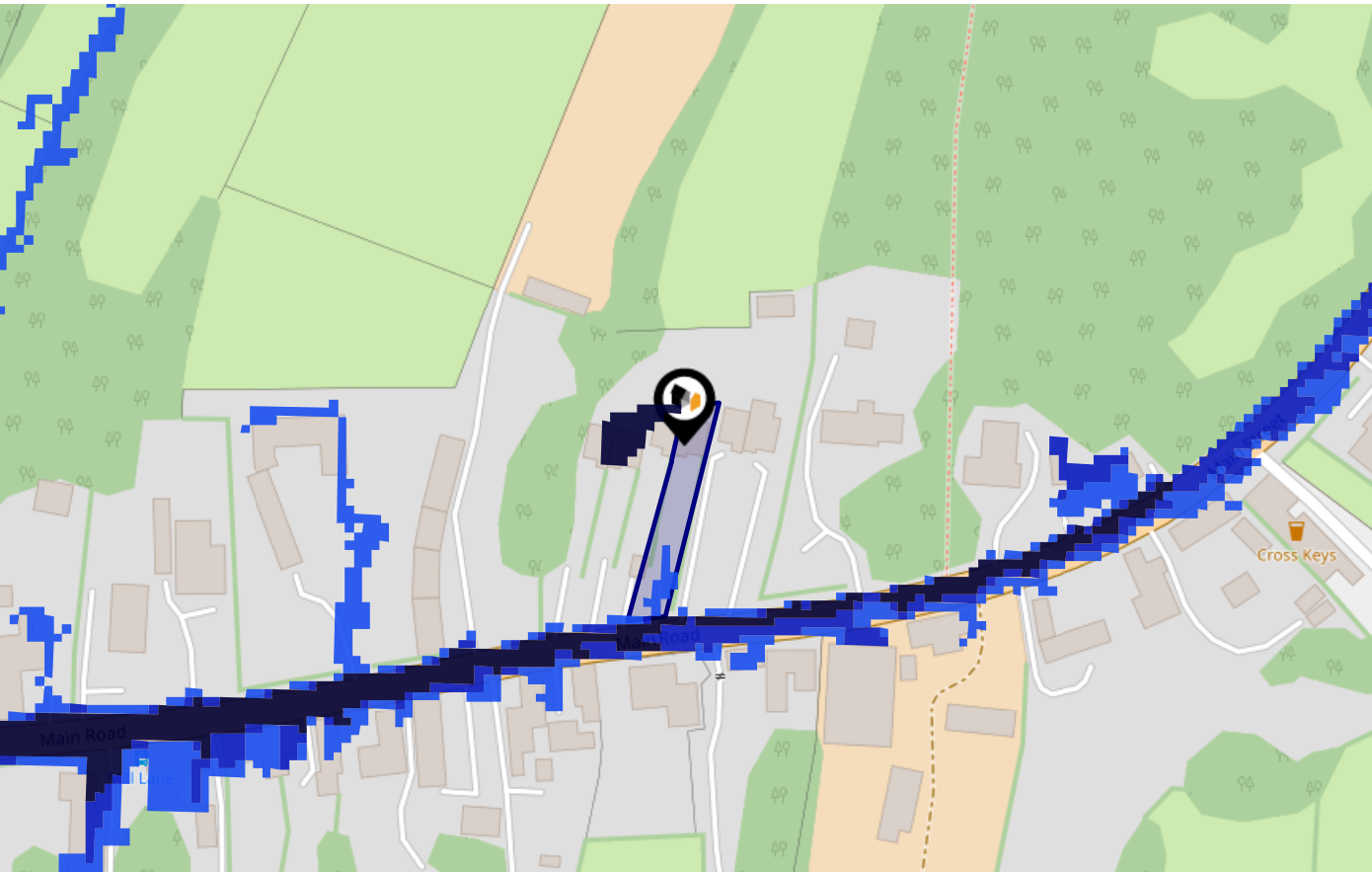
Chance of flooding to the following depths at this property:



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

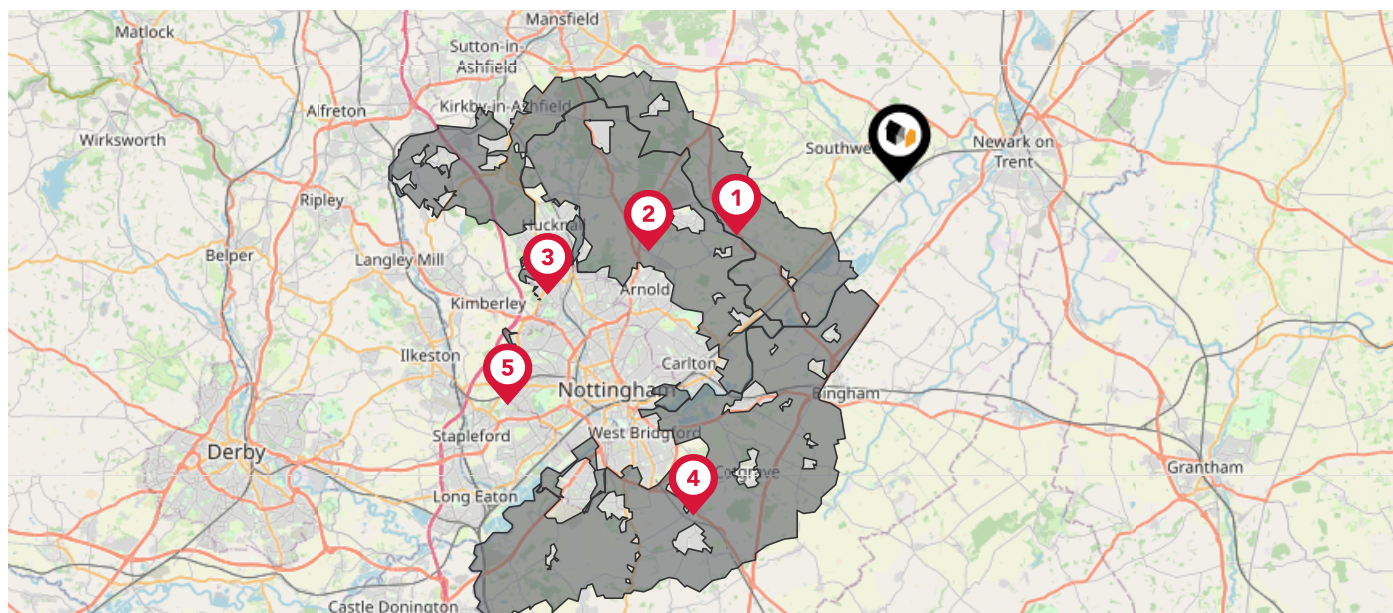
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Derby and Nottingham Green Belt - Newark and Sherwood

2

Derby and Nottingham Green Belt - Gedling

3

Derby and Nottingham Green Belt - Ashfield

4

Derby and Nottingham Green Belt - Rushcliffe

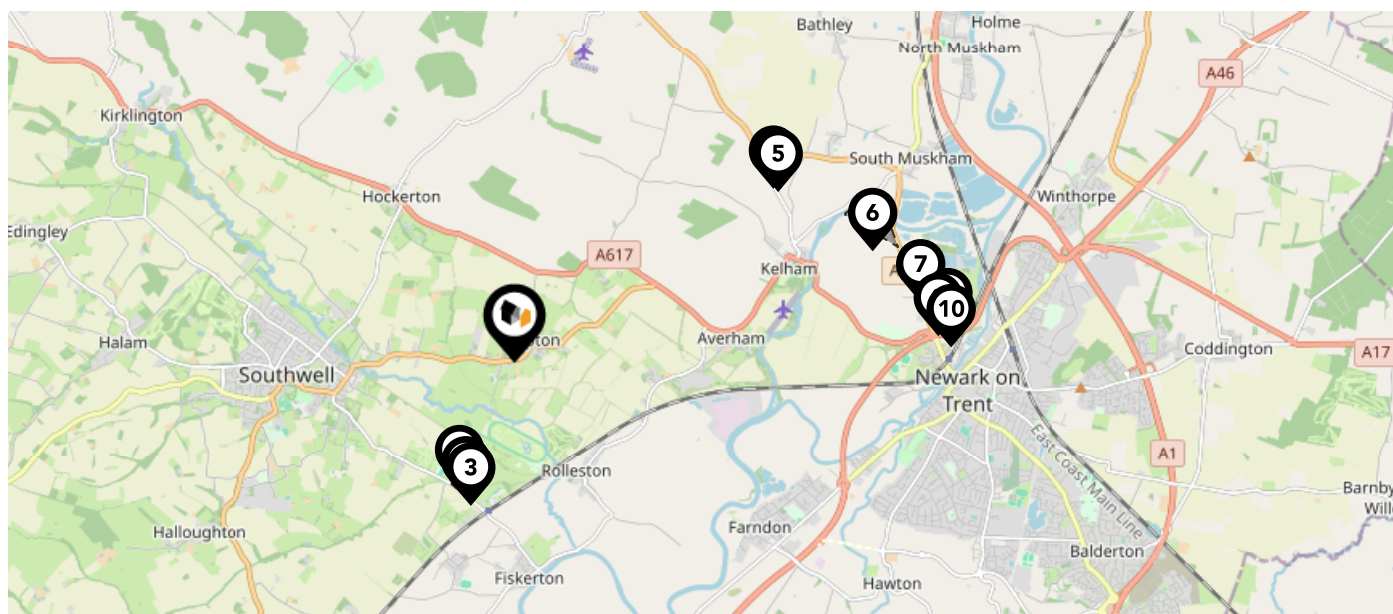
5

Derby and Nottingham Green Belt - Nottingham

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.



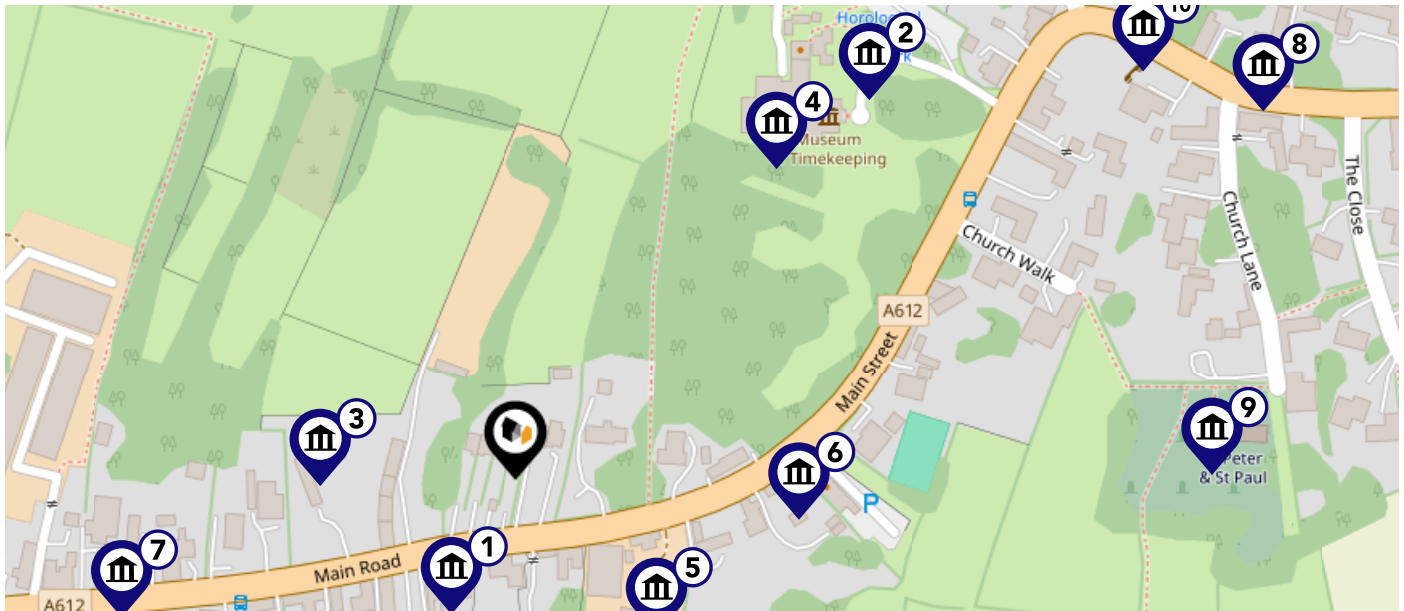
Nearby Landfill Sites

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	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill	
7	EA/EPR/HP3297FD/V002	Active Landfill	
8	Muskham Road-Newark, Nottinghamshire	Historic Landfill	
9	EA/EPR/ZP3897FS/V002	Active Landfill	
10	EA/EPR/LP3090CL/A001	Active Landfill	

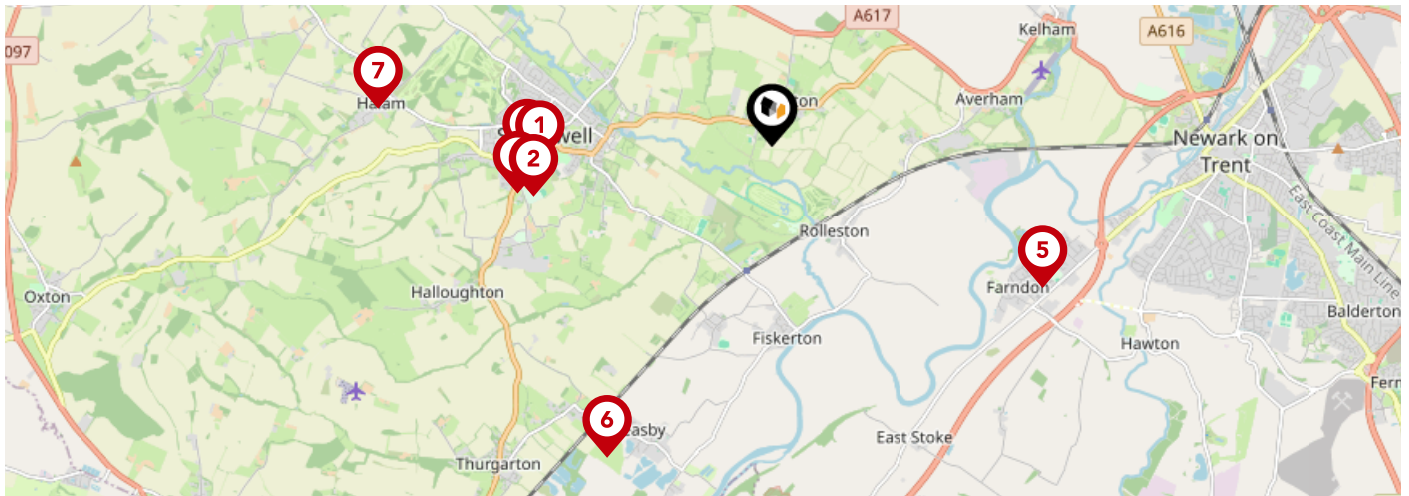
Maps

Listed Buildings

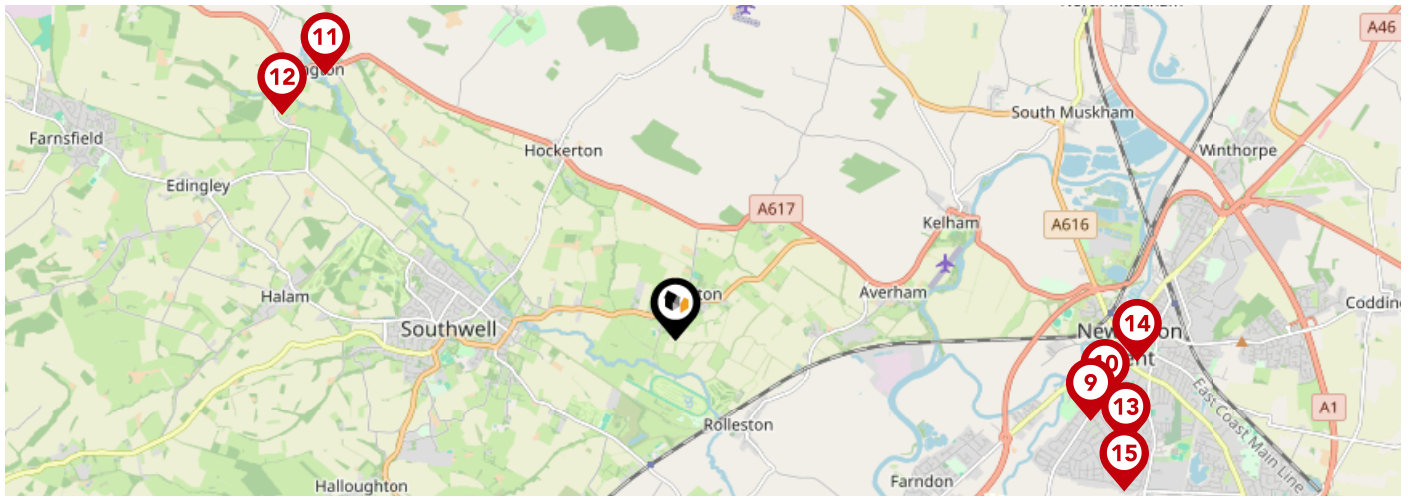
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1045932 - Green Door Cottage	Grade II	0.0 miles
 1045941 - Gateway At Upton Hall	Grade II	0.1 miles
 1045938 - Farm Buildings At Dairy Farm	Grade II	0.1 miles
 1179760 - Upton Hall	Grade II	0.1 miles
 1369999 - Barn At Chapel Farm	Grade II	0.1 miles
 1045933 - Cross Keys Inn	Grade II	0.1 miles
 1179750 - Crop House	Grade II	0.1 miles
 1045939 - High Farmhouse	Grade II	0.2 miles
 1369997 - Church Of St Peter And St Paul	Grade I	0.2 miles
 1179751 - Hall Croft	Grade II	0.2 miles



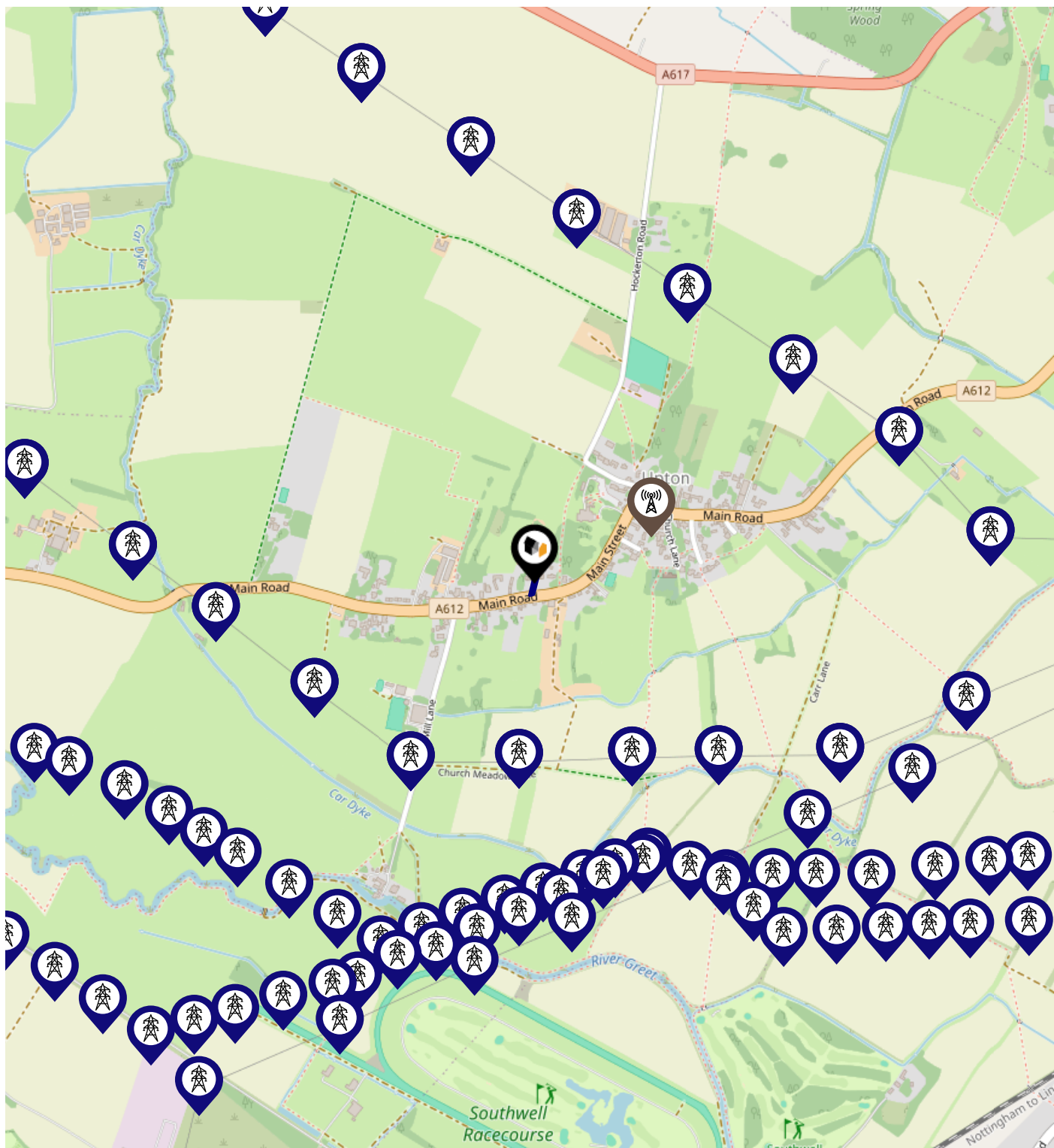
		Nursery	Primary	Secondary	College	Private
1	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:2.08	☐	☒	☐	☐	☐
2	The Minster School Ofsted Rating: Good Pupils: 1647 Distance:2.17	☐	☐	☒	☐	☐
3	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:2.19	☐	☒	☐	☐	☐
4	Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:2.31	☐	☒	☐	☐	☐
5	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:2.71	☐	☒	☐	☐	☐
6	Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:3.13	☐	☒	☐	☐	☐
7	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:3.53	☐	☒	☐	☐	☐
8	Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:3.65	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:3.76	☐	☒	☐	☐	☐
	Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:3.85	☐	☒	☐	☐	☐
	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:3.92	☐	☐	☒	☐	☐
	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:4.05	☐	☒	☐	☐	☐
	The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:4.1	☐	☒	☐	☐	☐
	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:4.11	☐	☒	☐	☐	☐
	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:4.21	☐	☒	☐	☐	☐
	All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:4.27	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

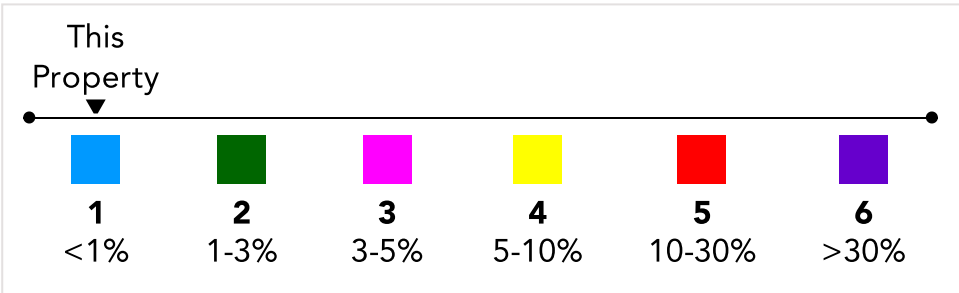
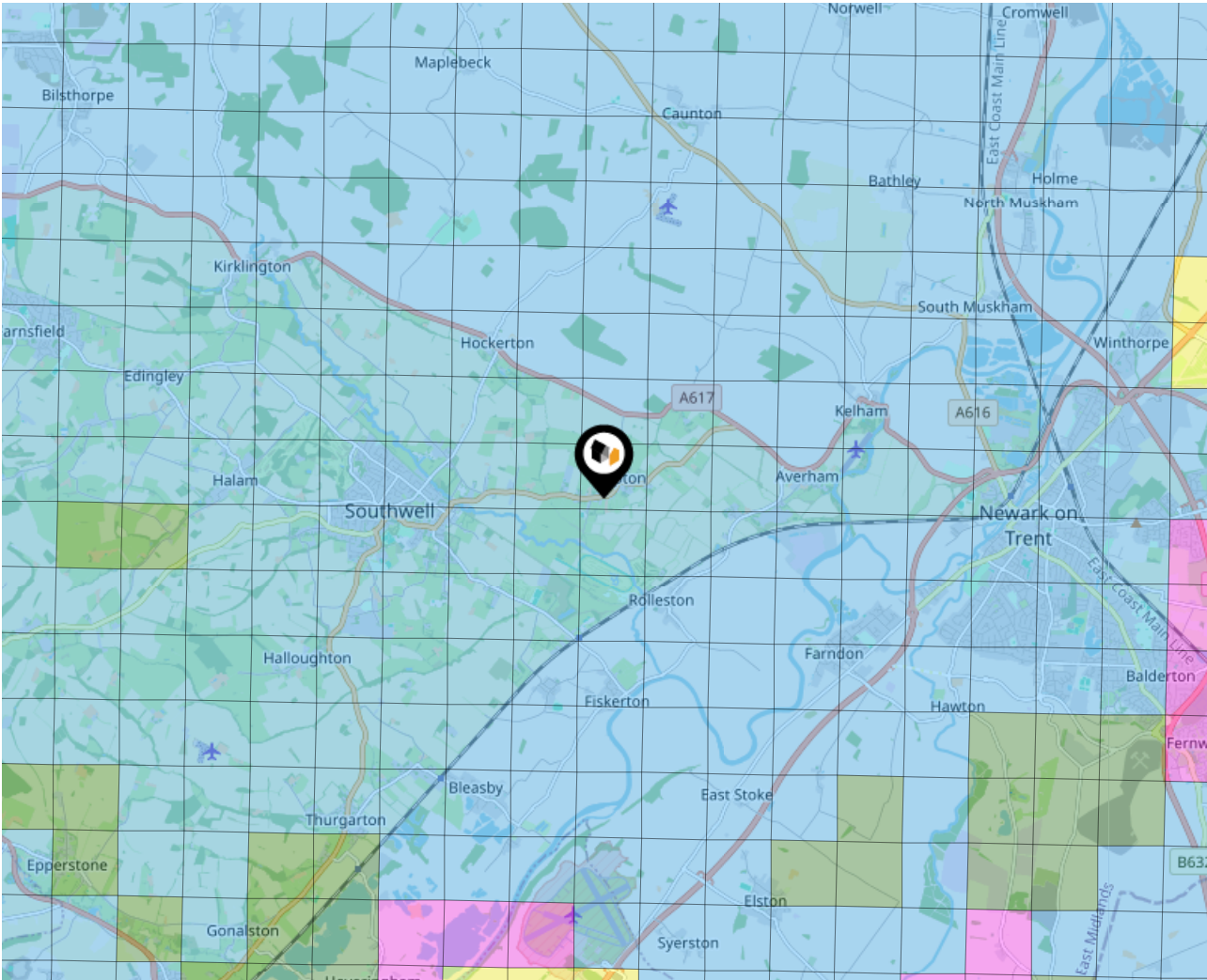


Key:

-  Power Pylons
-  Communication Masts

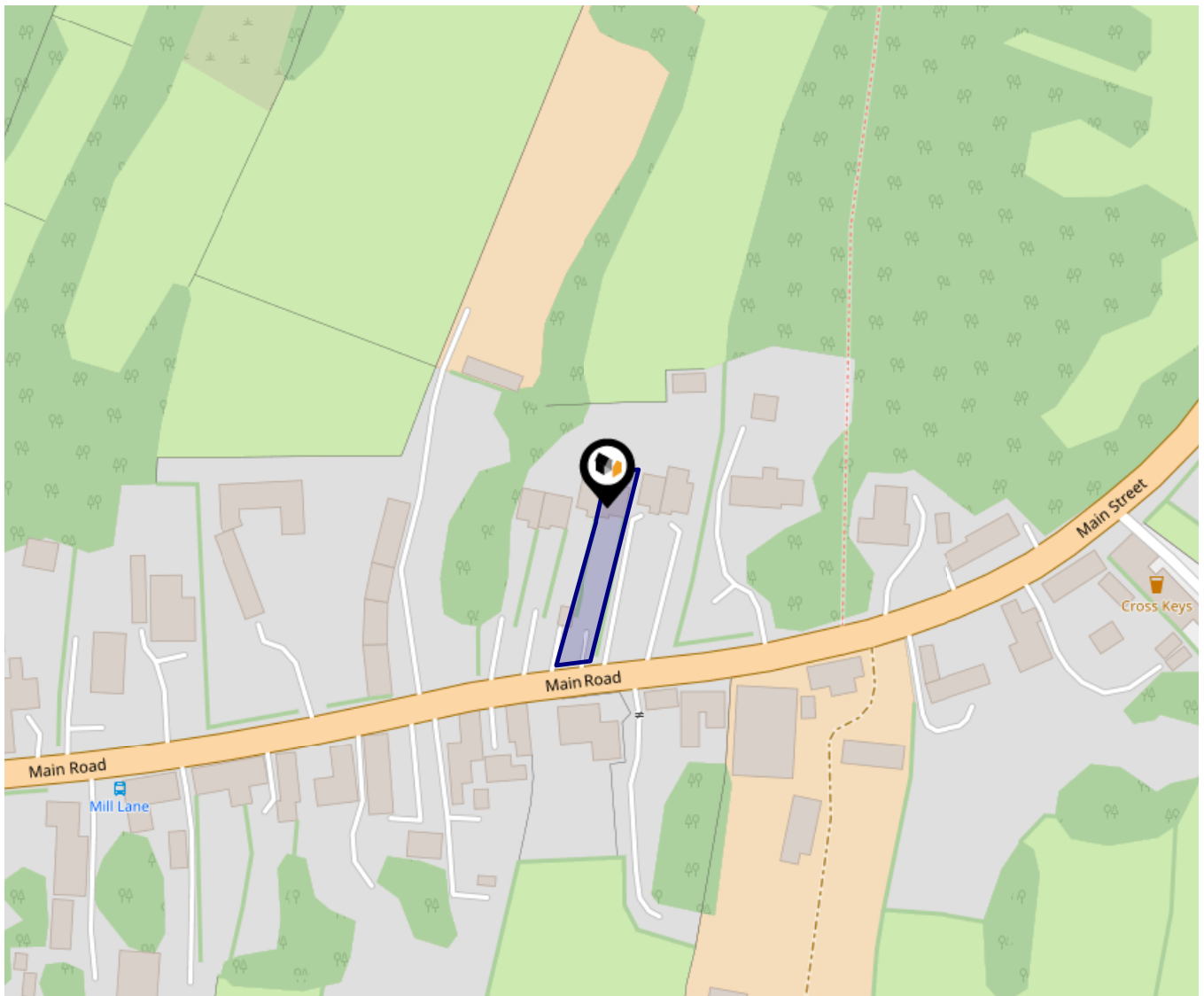
What is Radon?

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



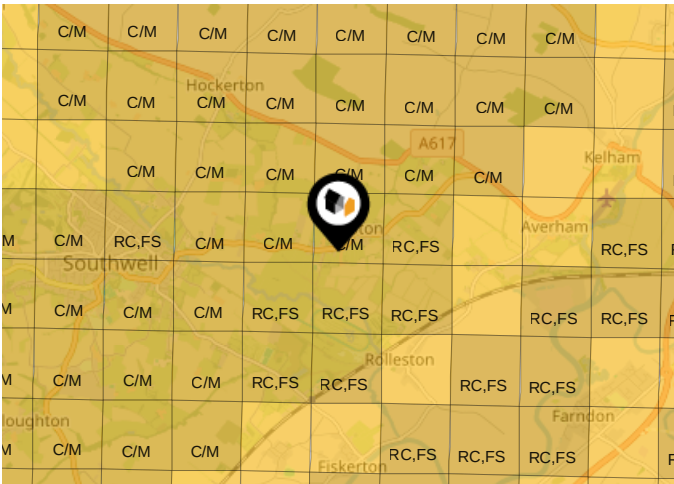
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

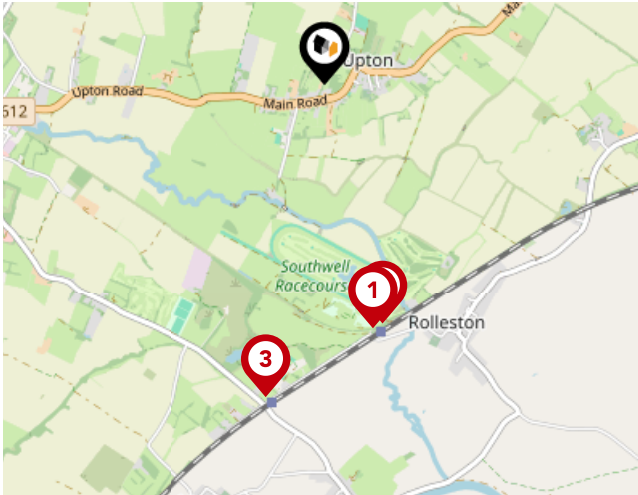


Primary Classifications (Most Common Clay Types)

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

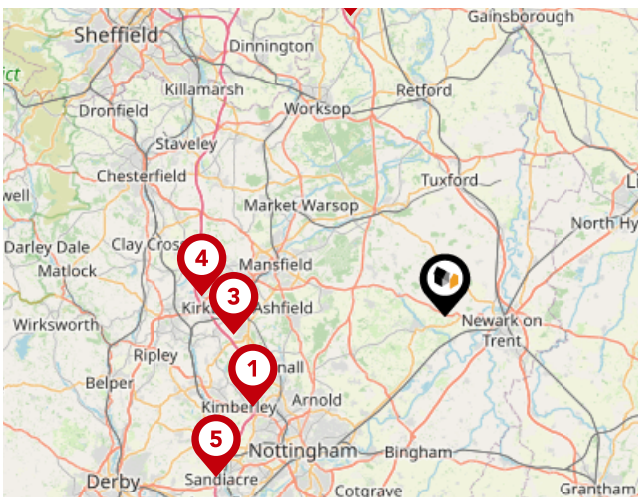
Area

Transport (National)



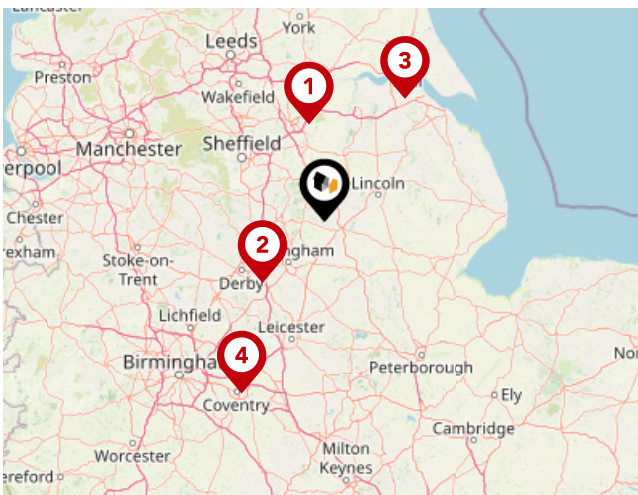
National Rail Stations

Pin	Name	Distance
1	Rolleston Rail Station	1.11 miles
2	Rolleston Rail Station	1.1 miles
3	Fiskerton Rail Station	1.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	15.09 miles
2	A1(M) J34	22.45 miles
3	M1 J27	15.12 miles
4	M1 J28	17.44 miles
5	M1 J25	19.96 miles

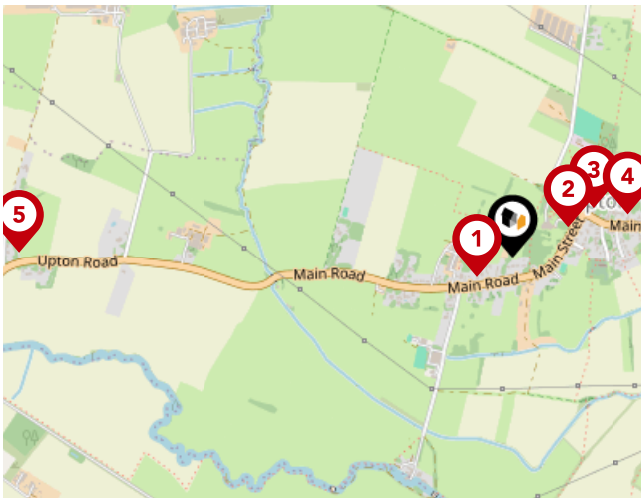


Airports/Helipads

Pin	Name	Distance
1	Finningley	28.02 miles
2	East Mids Airport	24.9 miles
3	Humberside Airport	41.72 miles
4	Baginton	54.75 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mill Lane	0.09 miles
2	Church Walk	0.14 miles
3	Church Lane	0.21 miles
4	Main Street	0.27 miles
5	Galley Hill Road	1.1 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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Alasdair Morrison & Mundys

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