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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th December 2025



MAIN STREET, WOODBOROUGH, NOTTINGHAM, NG14

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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amorrison-mundys.net

Property Overview



Property

Type:	Dual Use	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.16 acres		
Council Tax :	Band D		
Annual Estimate:	£2,507		
Title Number:	NT505299		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Woodborough
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **Main Street, Woodborough, Nottingham, NG14**

Reference - Gedling/2015/0090

Decision: Decided

Date: 28th January 2015

Description:

Planning permission is sought for the erection of four dwellings on the site.

Reference - Gedling/2016/1185

Decision: Decided

Date: 14th November 2016

Description:

Amendment to plot 4 to form a single garage attached to the western elevation - 2015/0090 Erection of four dwellings

Reference - Gedling/2015/1102NMA

Decision: Decided

Date: 04th September 2015

Description:

Non-material amendment-plot 2 kitchen cill height raised and plots 3 and 4 bath/shower room windows relocated- 2015/0090 Erection of four dwellings.

Reference - Gedling/2013/1404

Decision: Decided

Date: 21st November 2013

Description:

Four Dwellings off Ploughman's Avenue, Woodborough. Application in Outline with All Matters Reserved except for Access.

Planning History This Address



Planning records for: **Main Street, Woodborough, Nottingham, NG14**

Reference - Gedling/2015/0646DOC

Decision: Decided

Date: 05th June 2015

Description:

Four Dwellings

Reference - Gedling/2015/0157

Decision: Decided

Date: 18th February 2015

Description:

Demolition & Removal of Existing Barn (to facilitate the development of the four new dwellings approved by Gedling BC under ref 2013/1404)

Reference - Gedling/2016/0901

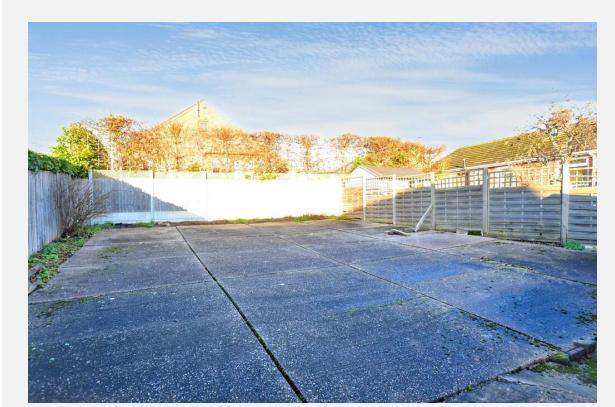
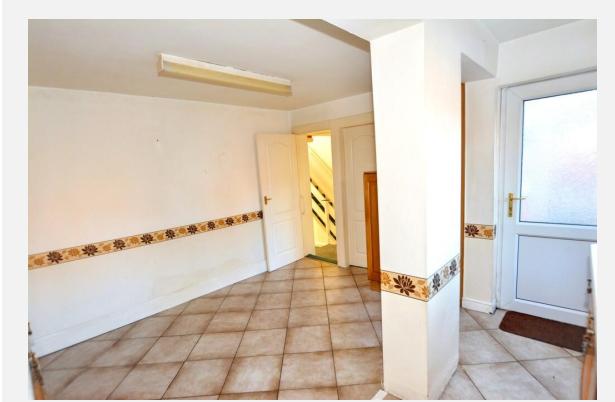
Decision: Decided

Date: 11th August 2016

Description:

Amendment to plot 4- single garage added to the west elevation - 2015/0090 Erection of Four Dwellings

Gallery Photos



Gallery Photos

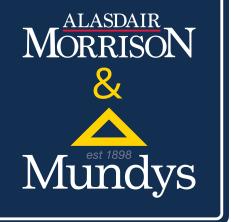


Gallery Photos

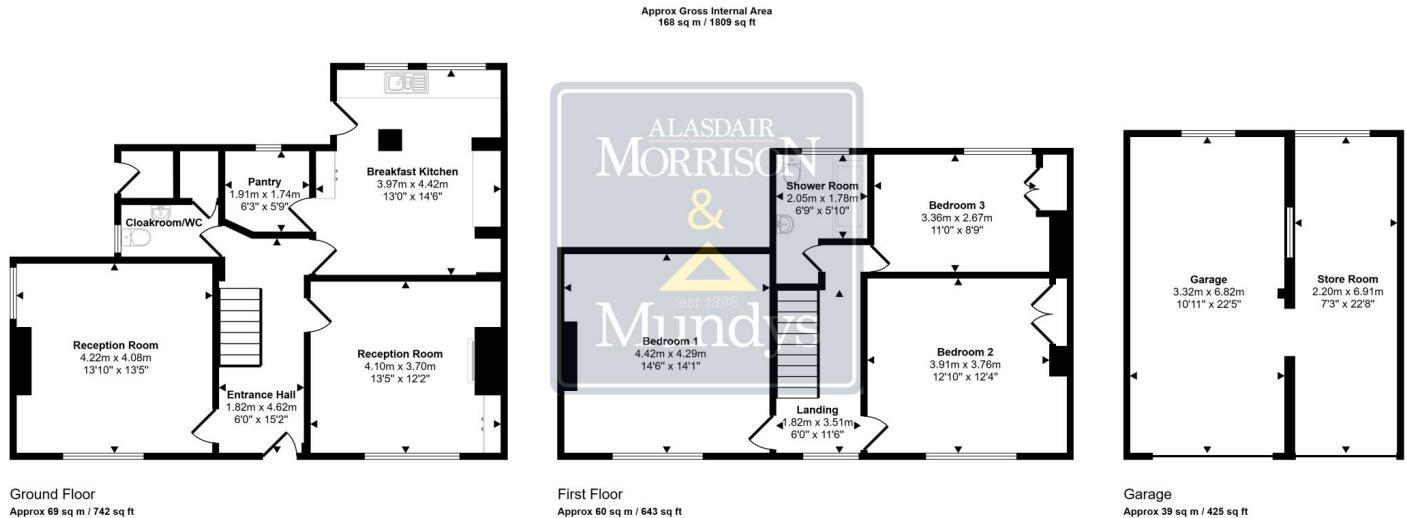


Gallery

Floorplan

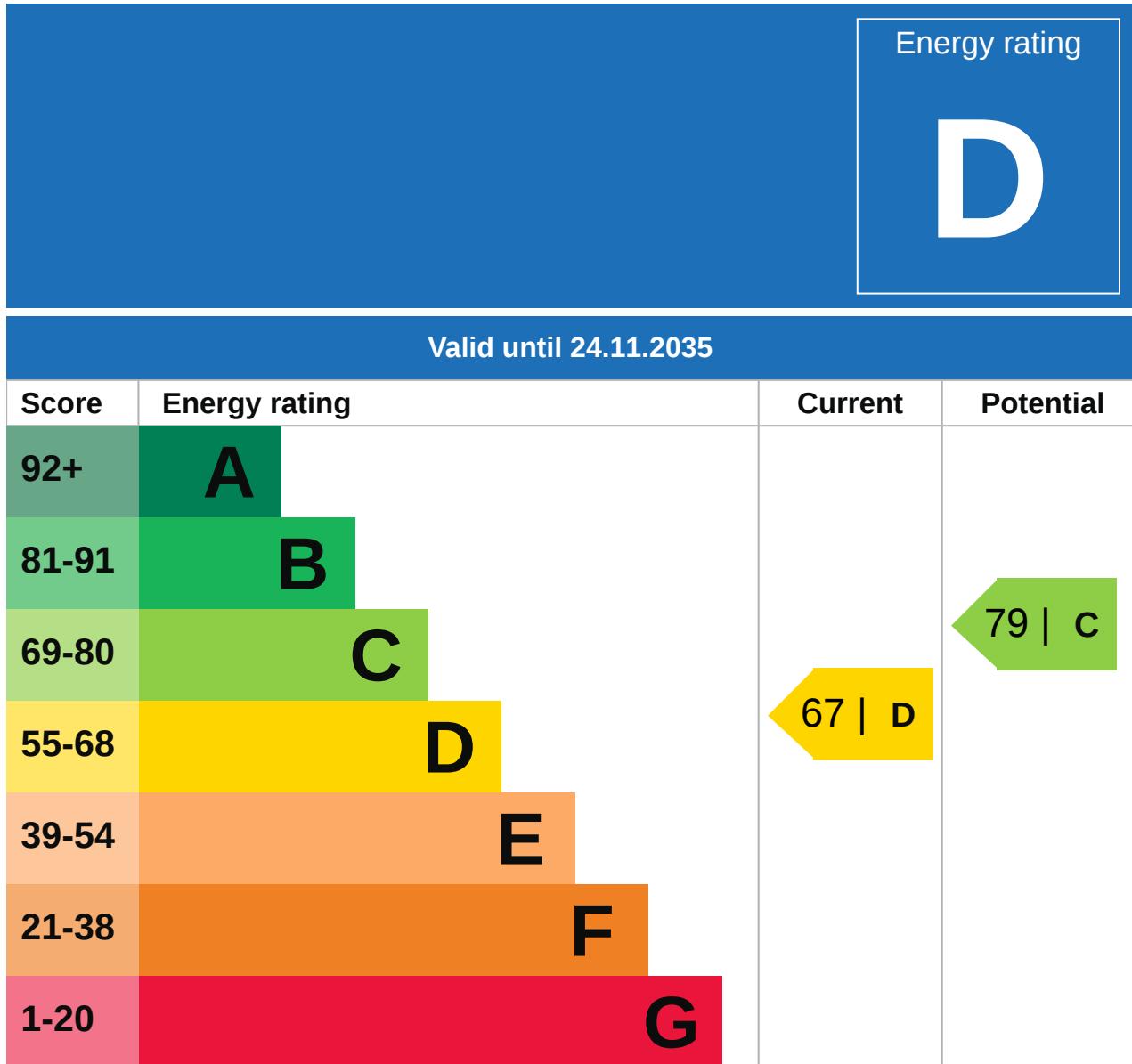
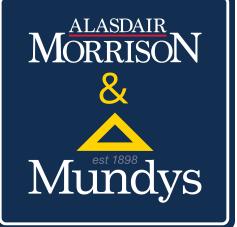


MAIN STREET, WOODBOROUGH, NOTTINGHAM, NG14



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property EPC - Certificate



Property

EPC - Additional Data



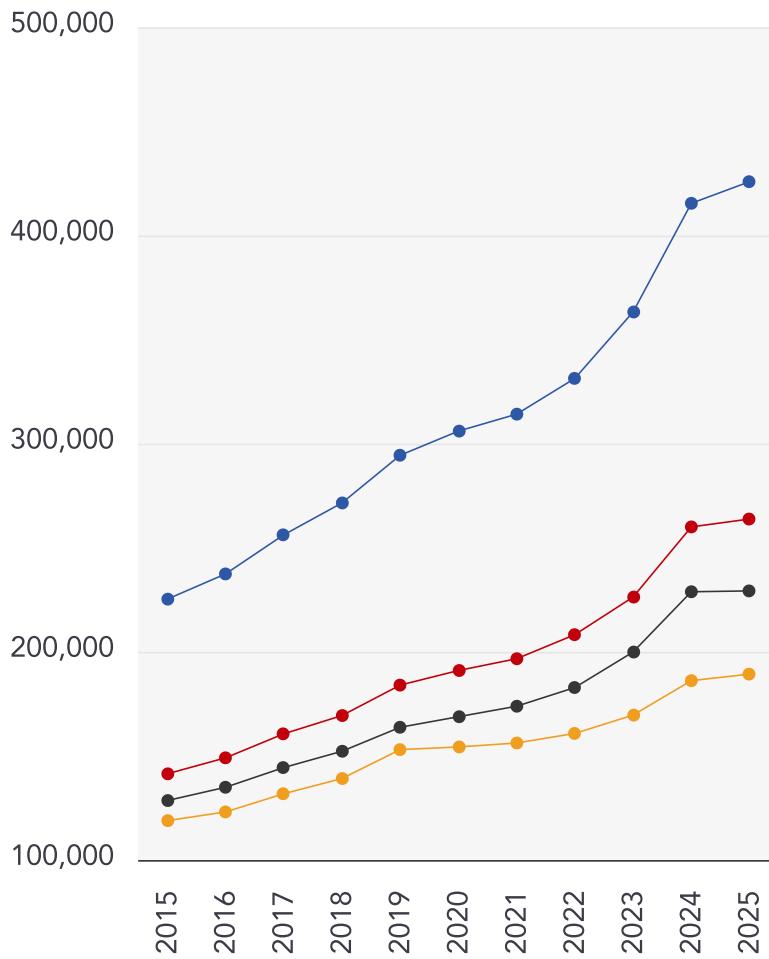
Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	121 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%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

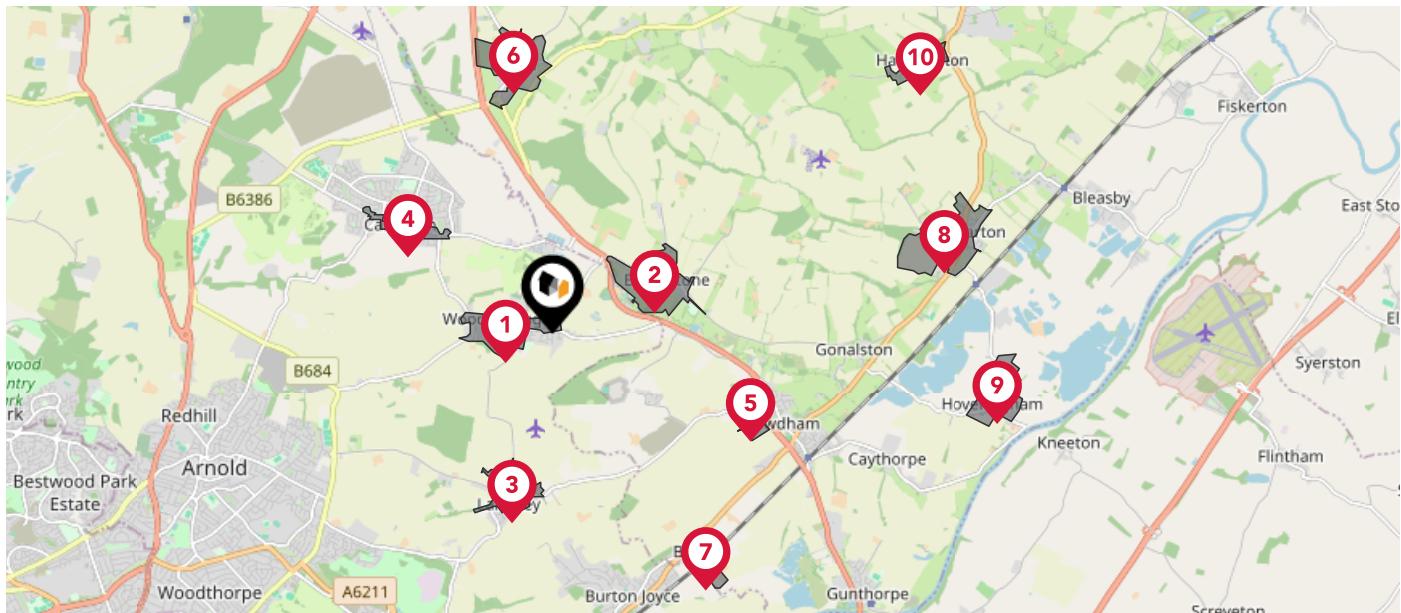
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



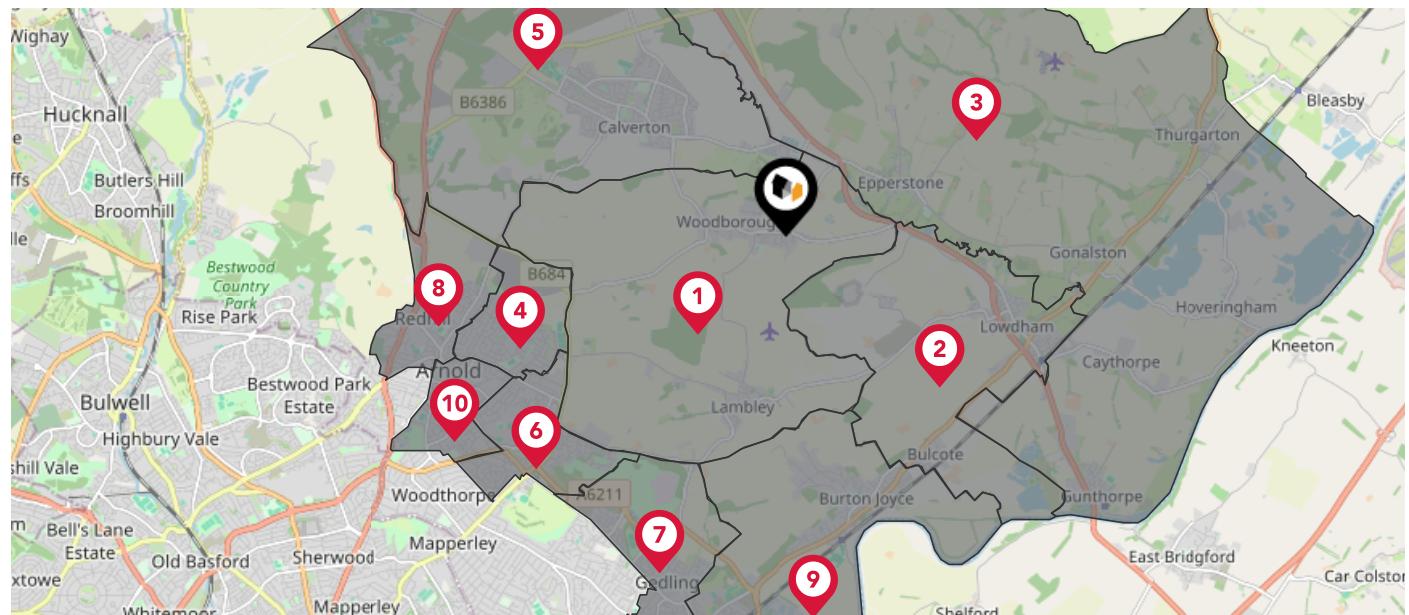
Nearby Conservation Areas

- 1 Woodborough
- 2 Epperstone
- 3 Lambley
- 4 Calverton
- 5 Lowdham
- 6 Oxton
- 7 Bulcote
- 8 Thurgarton
- 9 Hoveringham
- 10 Halloughton

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



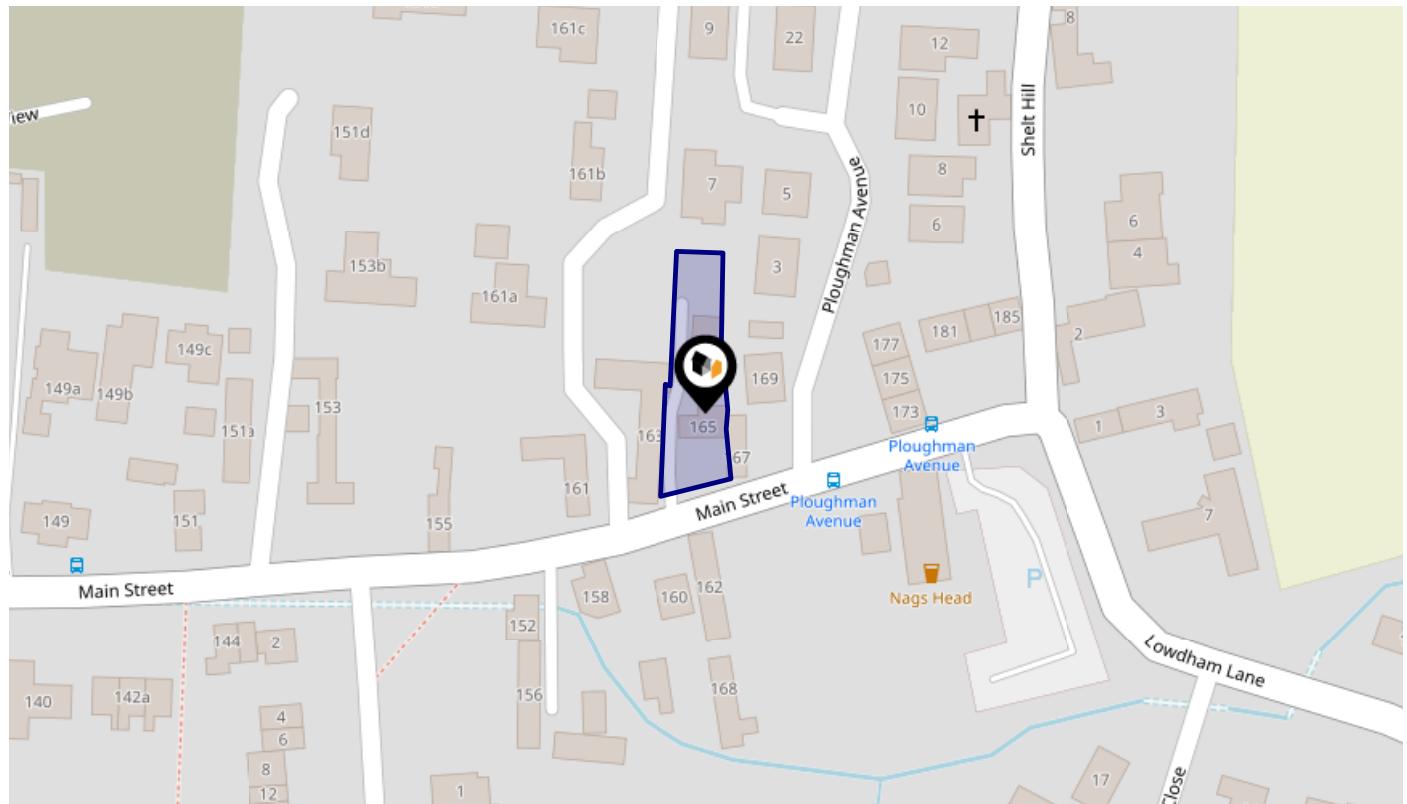
Nearby Council Wards

- 1 Dumbles Ward
- 2 Lowdham Ward
- 3 Dover Beck Ward
- 4 Coppice Ward
- 5 Calverton Ward
- 6 Plains Ward
- 7 Gedling Ward
- 8 Redhill Ward
- 9 Trent Valley Ward
- 10 Ernehale Ward

Maps

Rail Noise

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.

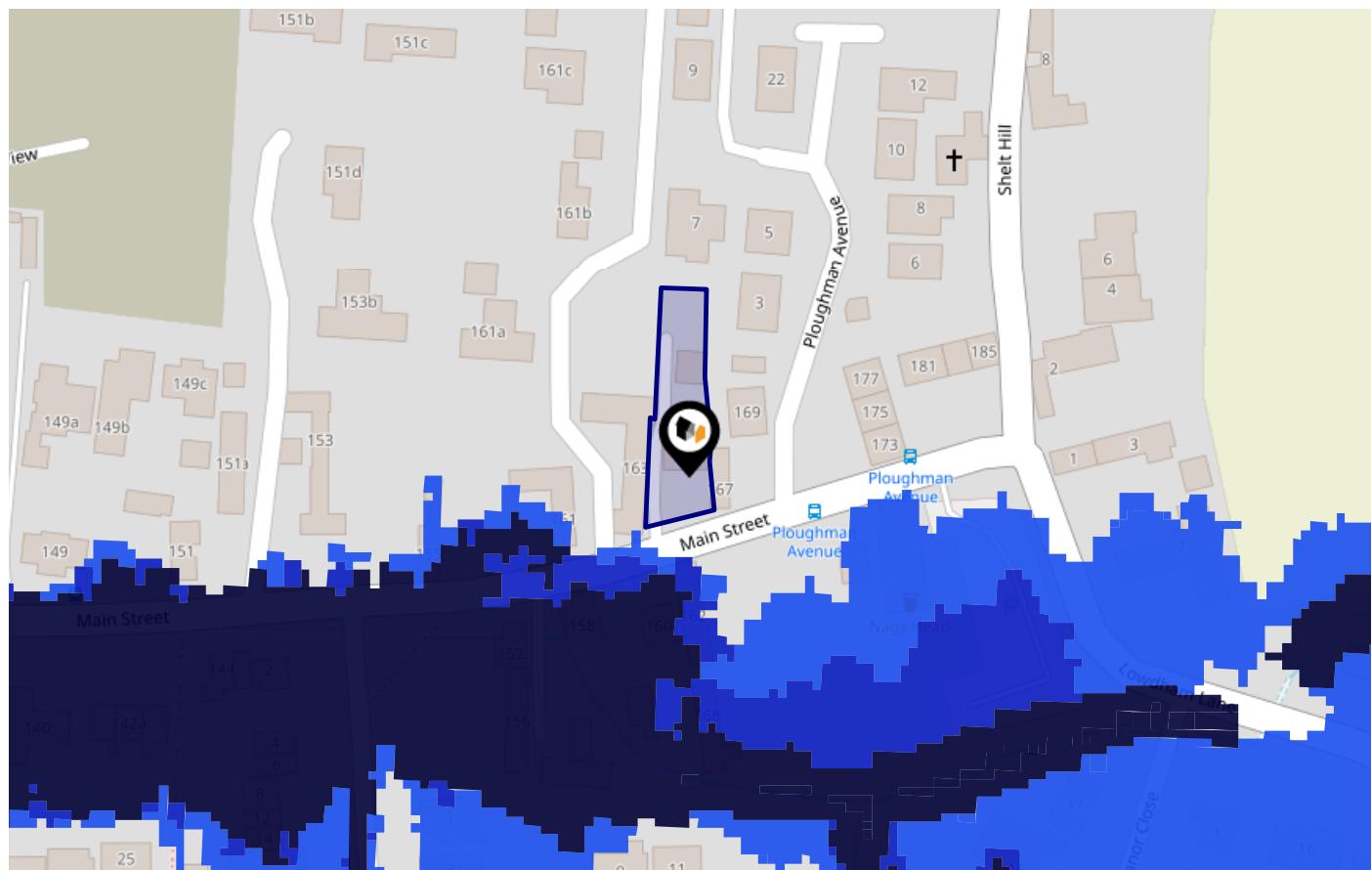
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

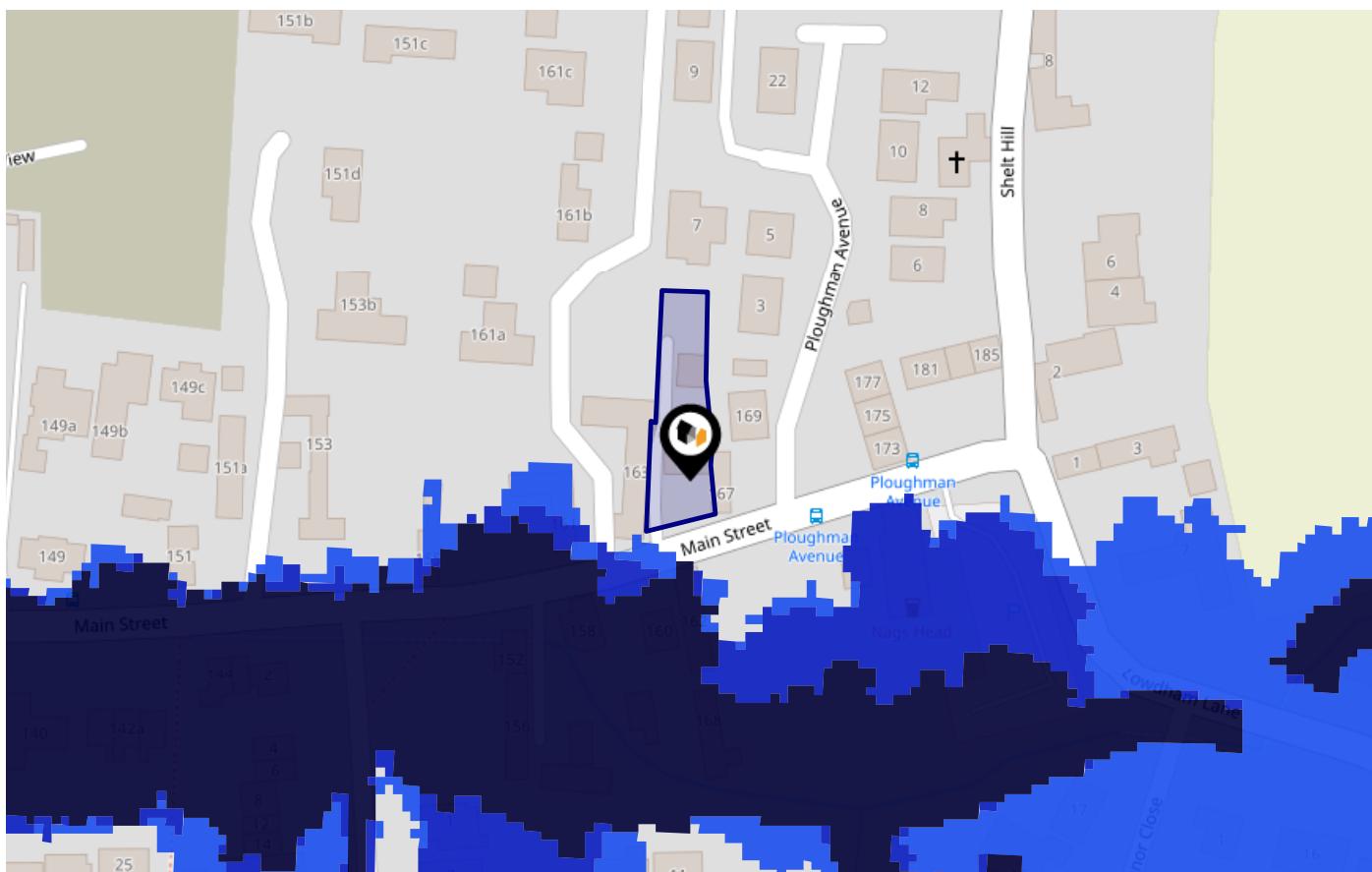
Chance of flooding to the following depths at this property:



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.

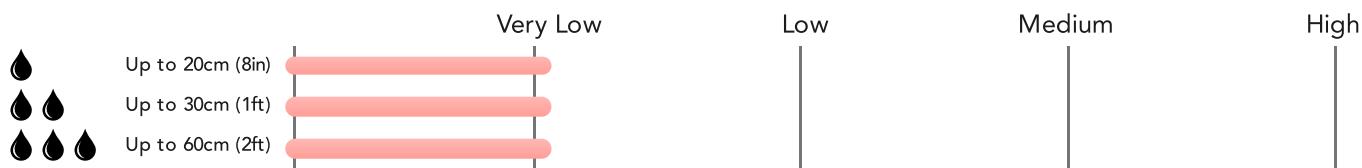


Risk Rating: Very low

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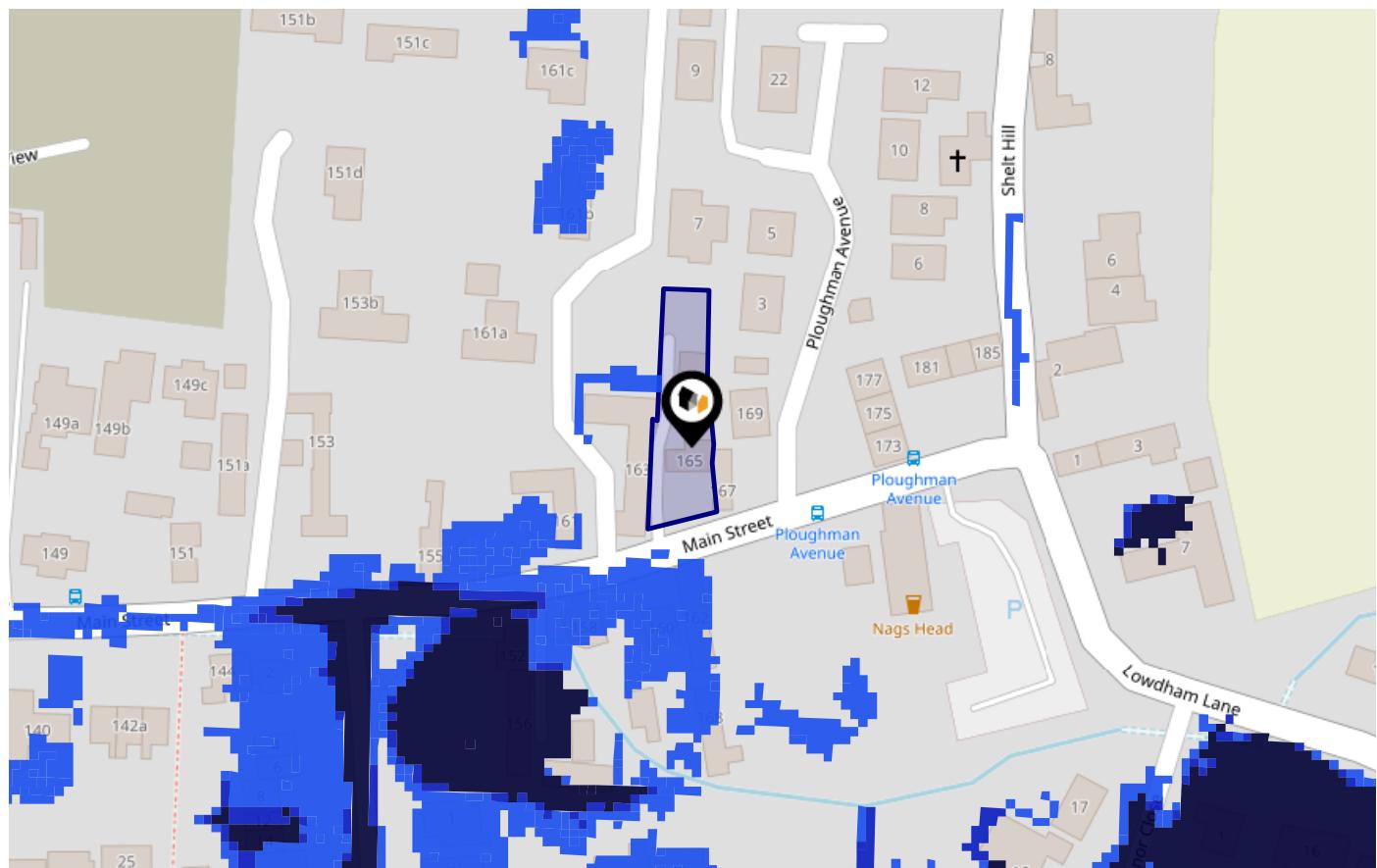
Chance of flooding to the following depths at this property:



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

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.
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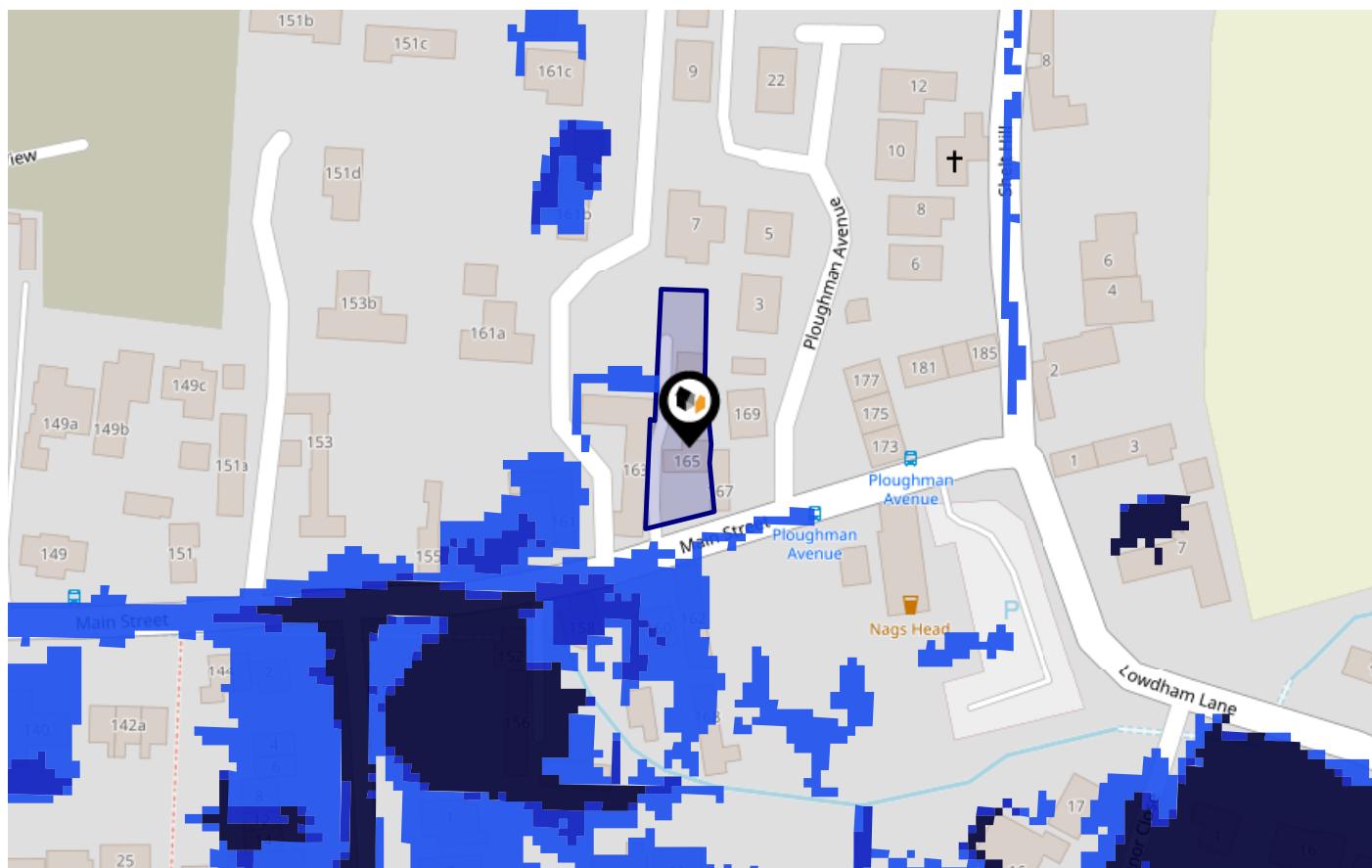
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

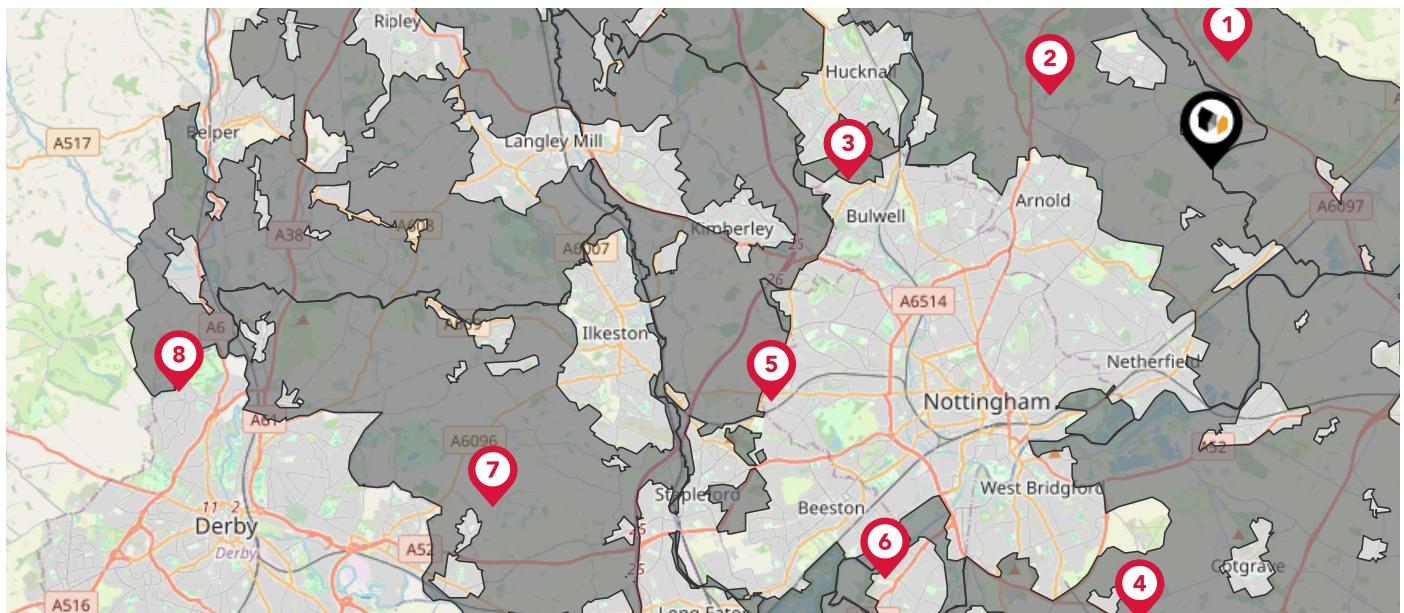
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Maps

Green Belt

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



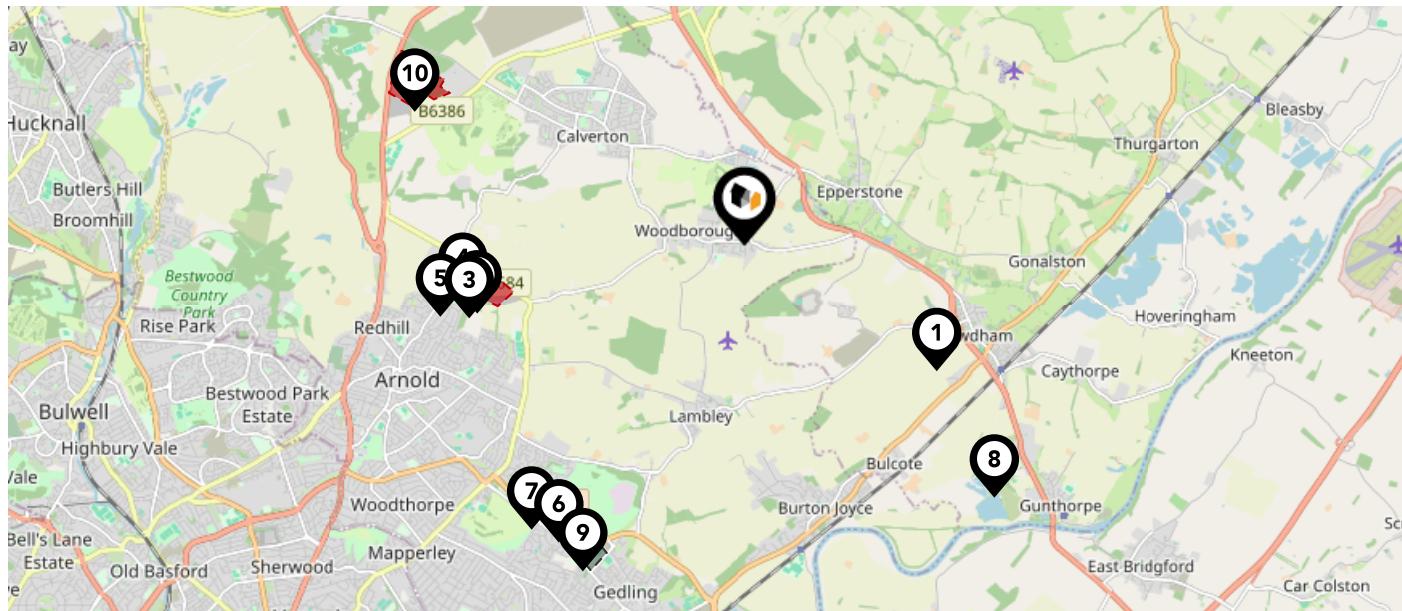
Nearby Green Belt Land

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



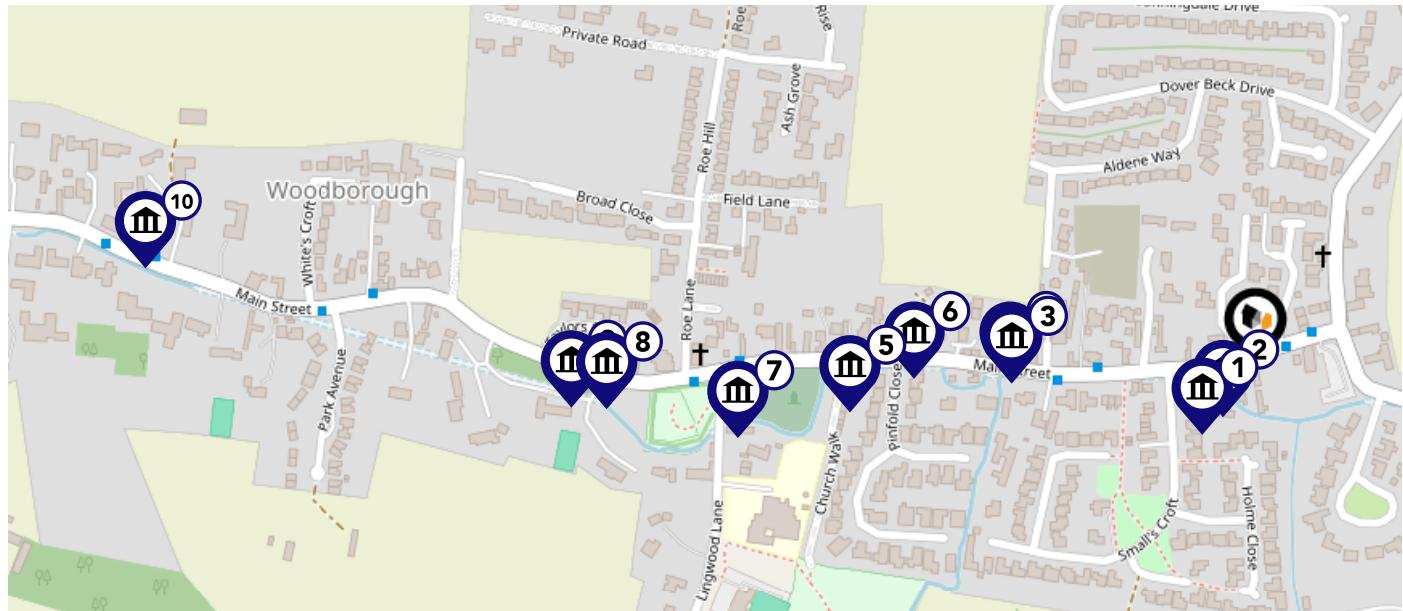
Nearby Landfill Sites

1	Red Lane-Lowdham	Historic Landfill	<input type="checkbox"/>
2	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
3	EA/EPR/UP3690CP/A001	Active Landfill	<input checked="" type="checkbox"/>
4	Dorket Head Quarry-Woodborough Lane, Calverton Road, Arnold, Gedling, Nottingham	Historic Landfill	<input type="checkbox"/>
5	Calverton Road-Arnold	Historic Landfill	<input type="checkbox"/>
6	Gedling Tip-Arnold Lane, Gedling, Nottingham	Historic Landfill	<input type="checkbox"/>
7	Gedling Tip-Arnold Lane, Gedling, Nottingham	Historic Landfill	<input type="checkbox"/>
8	Gunthorpe Quarry-Gunthorpe, Nottingham	Historic Landfill	<input type="checkbox"/>
9	Arnold Lane / Lambley Lane-Gedling, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/HP3597FS/V010	Active Landfill	<input checked="" 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
 1237272 - 152 And 156, Main Street	Grade II	0.0 miles
 1227553 - 150, Main Street	Grade II	0.0 miles
 1264185 - Water Pump And Trough At Number 121	Grade II	0.1 miles
 1265304 - Pigeoncote And Adjoining Stables At Number 121	Grade II	0.1 miles
 1265305 - The Pinfold	Grade II	0.2 miles
 1227552 - Number 117 And Adjoining Workshop	Grade II	0.2 miles
 1264188 - Church Of St Swithun	Grade II	0.3 miles
 1264182 - Water Pump In East Courtyard At Manor Farm Buildings	Grade II	0.4 miles
 1227551 - Manor Farm Buildings	Grade II	0.4 miles
 1237227 - Hall Farmhouse	Grade II	0.6 miles

Area Schools



Nursery Primary Secondary College Private



Wood's Foundation CofE Primary School

Ofsted Rating: Good | Pupils: 176 | Distance: 0.35



St Wilfrid's CofE Primary School

Ofsted Rating: Good | Pupils: 207 | Distance: 1.54



Lambley Primary School

Ofsted Rating: Good | Pupils: 189 | Distance: 1.58



Manor Park Infant and Nursery School

Ofsted Rating: Good | Pupils: 208 | Distance: 1.89



Sir John Sherbrooke Junior School

Ofsted Rating: Good | Pupils: 199 | Distance: 1.89



Colonel Frank Seely Academy

Ofsted Rating: Good | Pupils: 828 | Distance: 1.89



Lowdham CofE Primary School

Ofsted Rating: Outstanding | Pupils: 198 | Distance: 2.14



Burton Joyce Primary School

Ofsted Rating: Good | Pupils: 302 | Distance: 2.5



Area Schools



Nursery Primary Secondary College Private



Pinewood Infant and Nursery School

Ofsted Rating: Outstanding | Pupils: 204 | Distance: 2.72



Killisick Junior School

Ofsted Rating: Good | Pupils: 203 | Distance: 2.73



Coppice Farm Primary School

Ofsted Rating: Good | Pupils: 182 | Distance: 2.76



Christ The King Voluntary Academy

Ofsted Rating: Good | Pupils: 850 | Distance: 2.95



Richard Bonington Primary and Nursery School

Ofsted Rating: Good | Pupils: 459 | Distance: 3.03



Robert Mellors Primary Academy

Ofsted Rating: Good | Pupils: 326 | Distance: 3.22



Arnold Hill Spencer Academy

Ofsted Rating: Requires improvement | Pupils: 1556 | Distance: 3.24

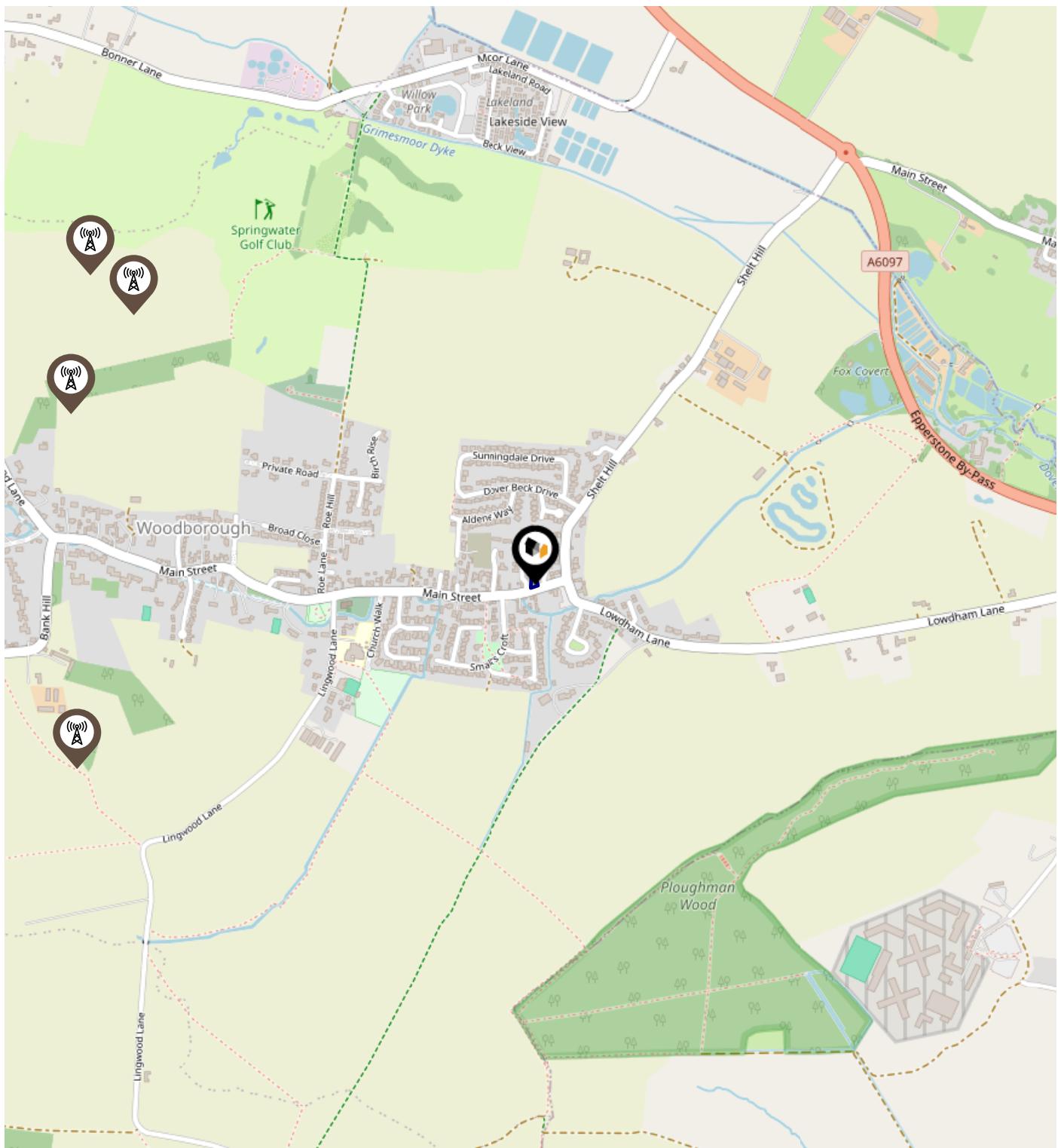


Willow Farm Primary School

Ofsted Rating: Good | Pupils: 214 | Distance: 3.27



Local Area Masts & Pylons



Key:

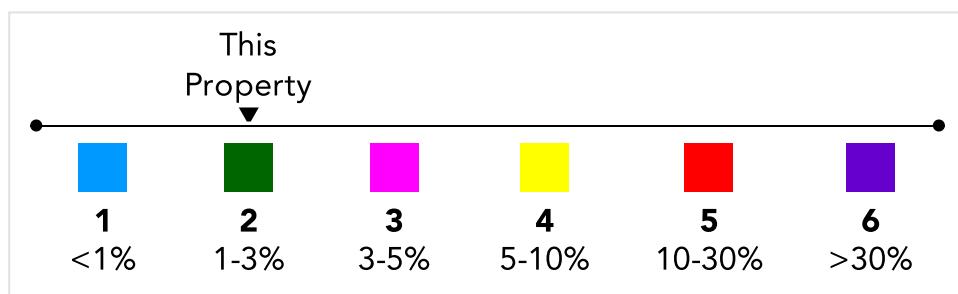
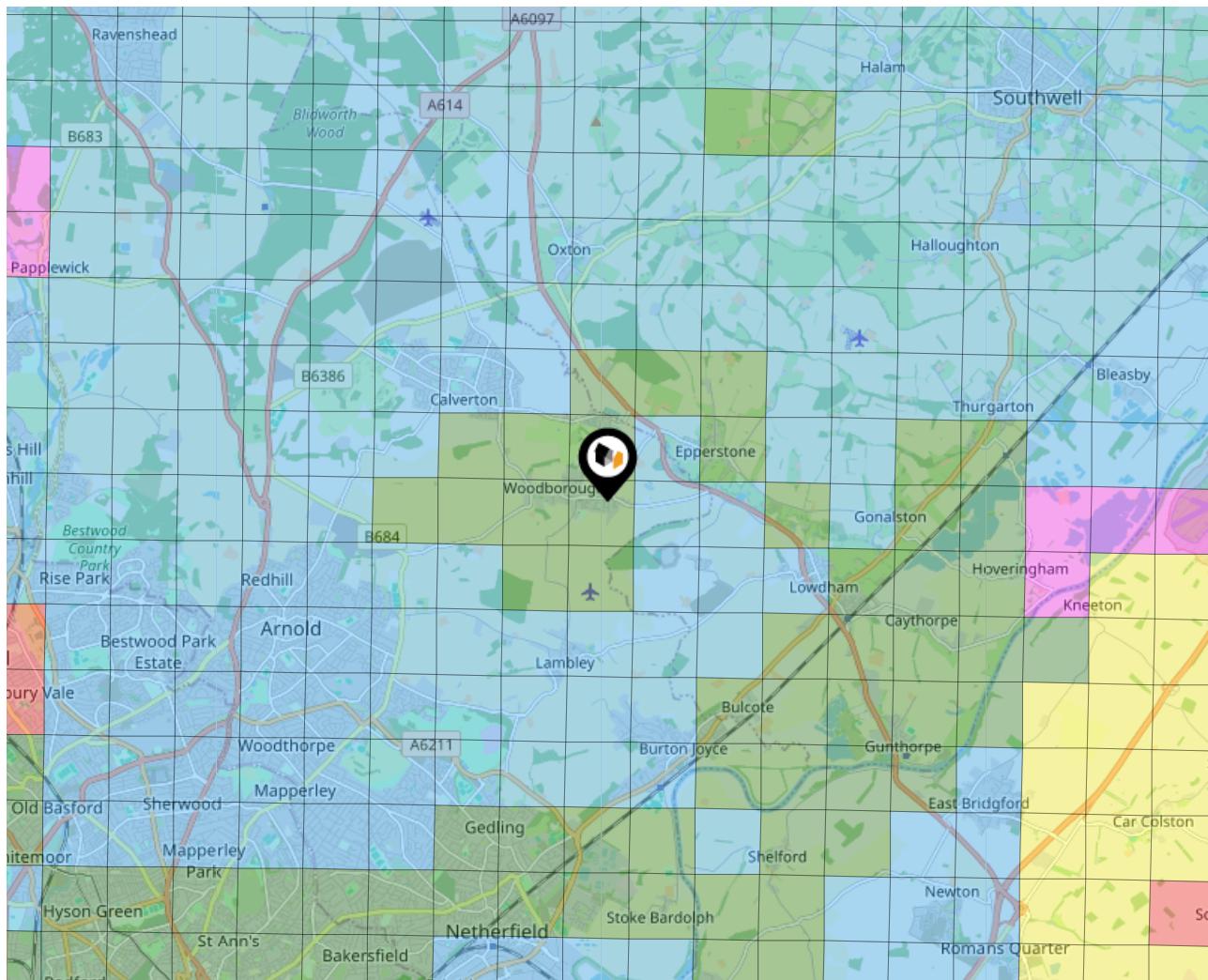
-  Power Pylons
-  Communication Masts

Environment

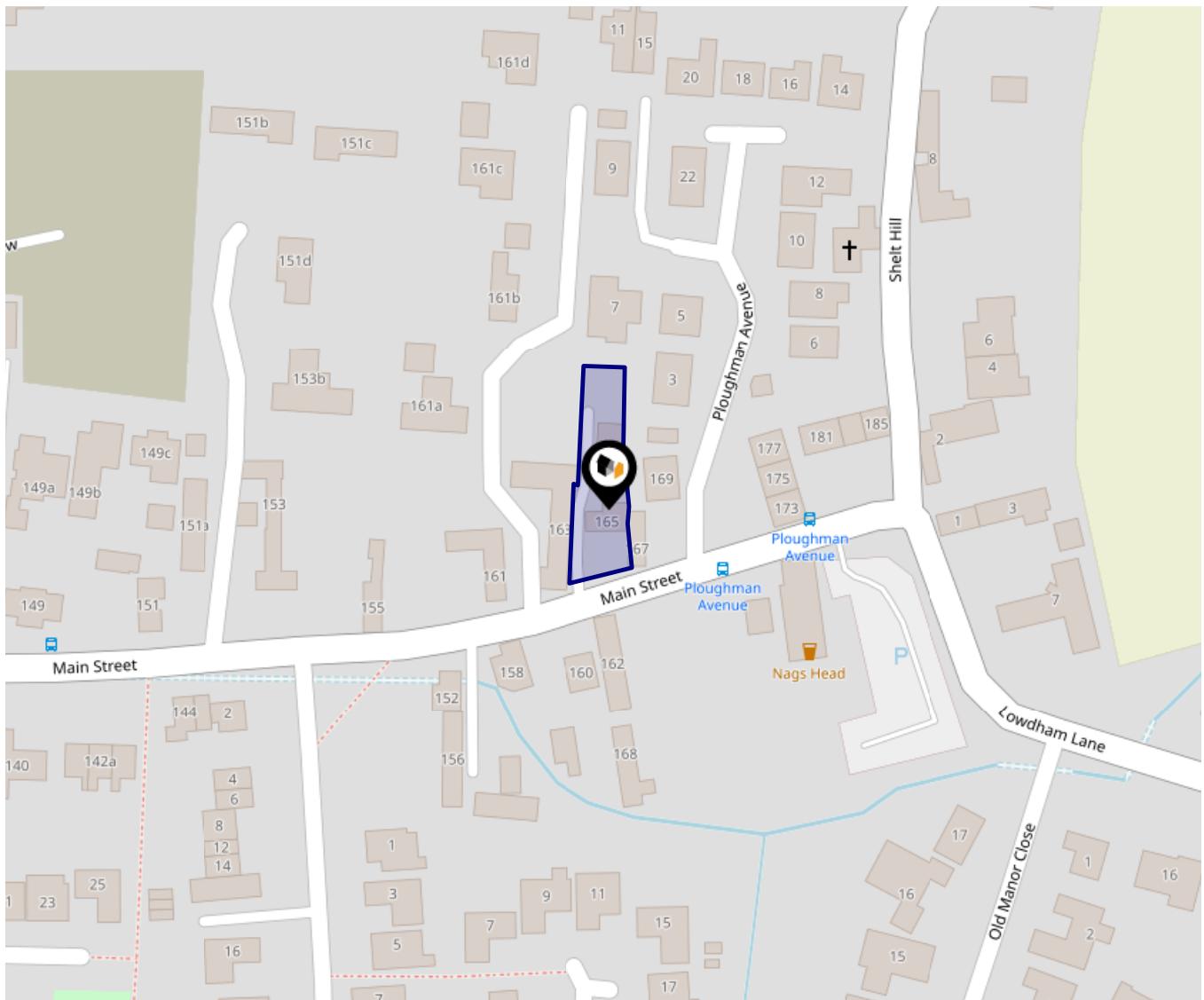
Radon Gas

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



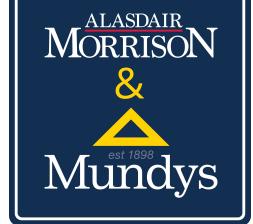
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

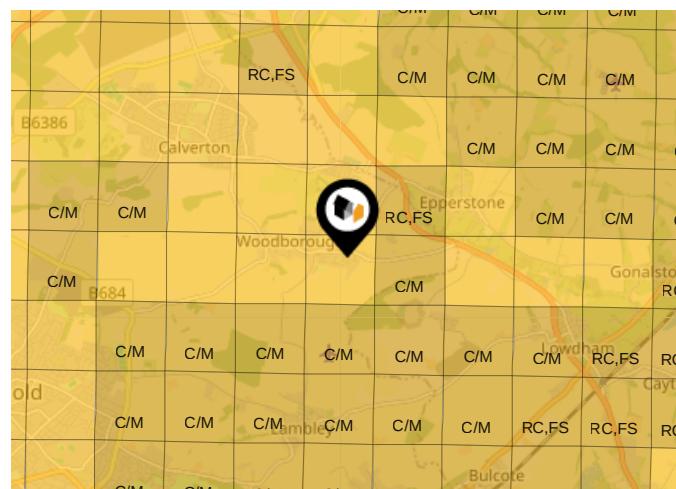
Environment

Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

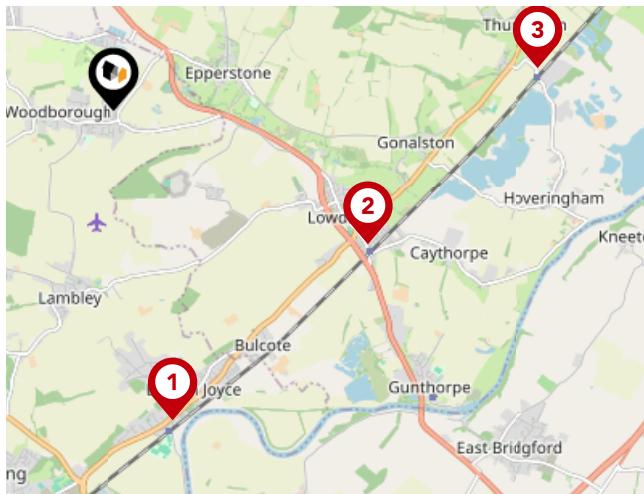
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

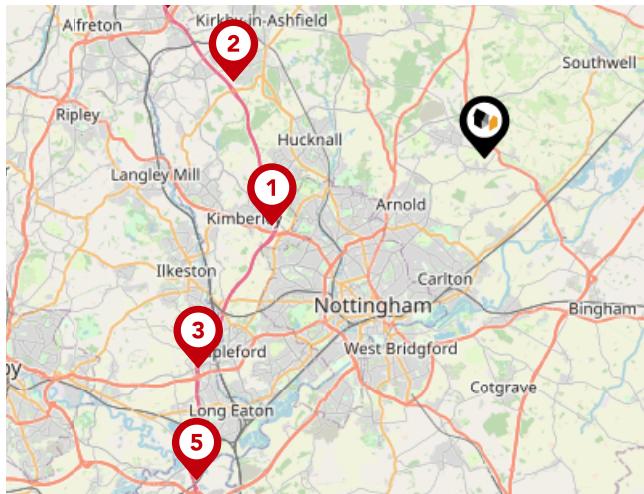
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Burton Joyce Rail Station	2.8 miles
2	Lowdham Rail Station	2.57 miles
3	Thurgarton Rail Station	3.8 miles



Trunk Roads/Motorways

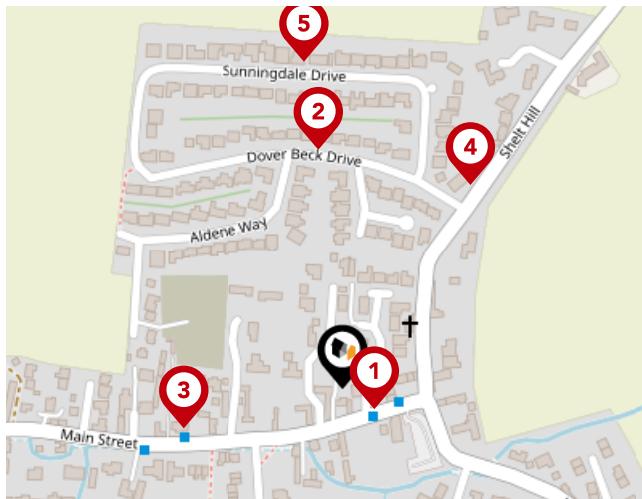
Pin	Name	Distance
1	M1 J26	7.96 miles
2	M1 J27	9.38 miles
3	M1 J25	12.69 miles
4	M1 J28	12.51 miles
5	M1 J24A	15.43 miles



Airports/Helpads

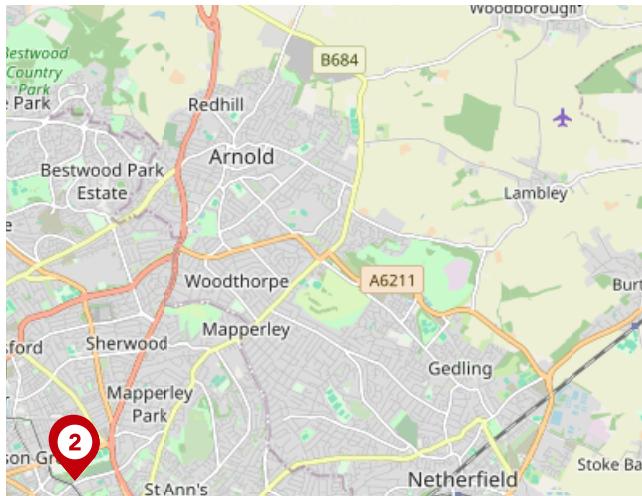
Pin	Name	Distance
1	East Mids Airport	17.85 miles
2	Finningley	31.68 miles
3	Birmingham Airport	48.61 miles
4	Humberside Airport	48.45 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ploughman Avenue	0.02 miles
2	Dover Beck Drive	0.13 miles
3	Smalls Croft	0.09 miles
4	Shelt Hill	0.13 miles
5	Sunningdale Drive	0.18 miles



Local Connections

Pin	Name	Distance
1	High School Tram Stop	6.19 miles
2	High School Tram Stop	6.19 miles
3	High School Tram Stop	6.18 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 provid

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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