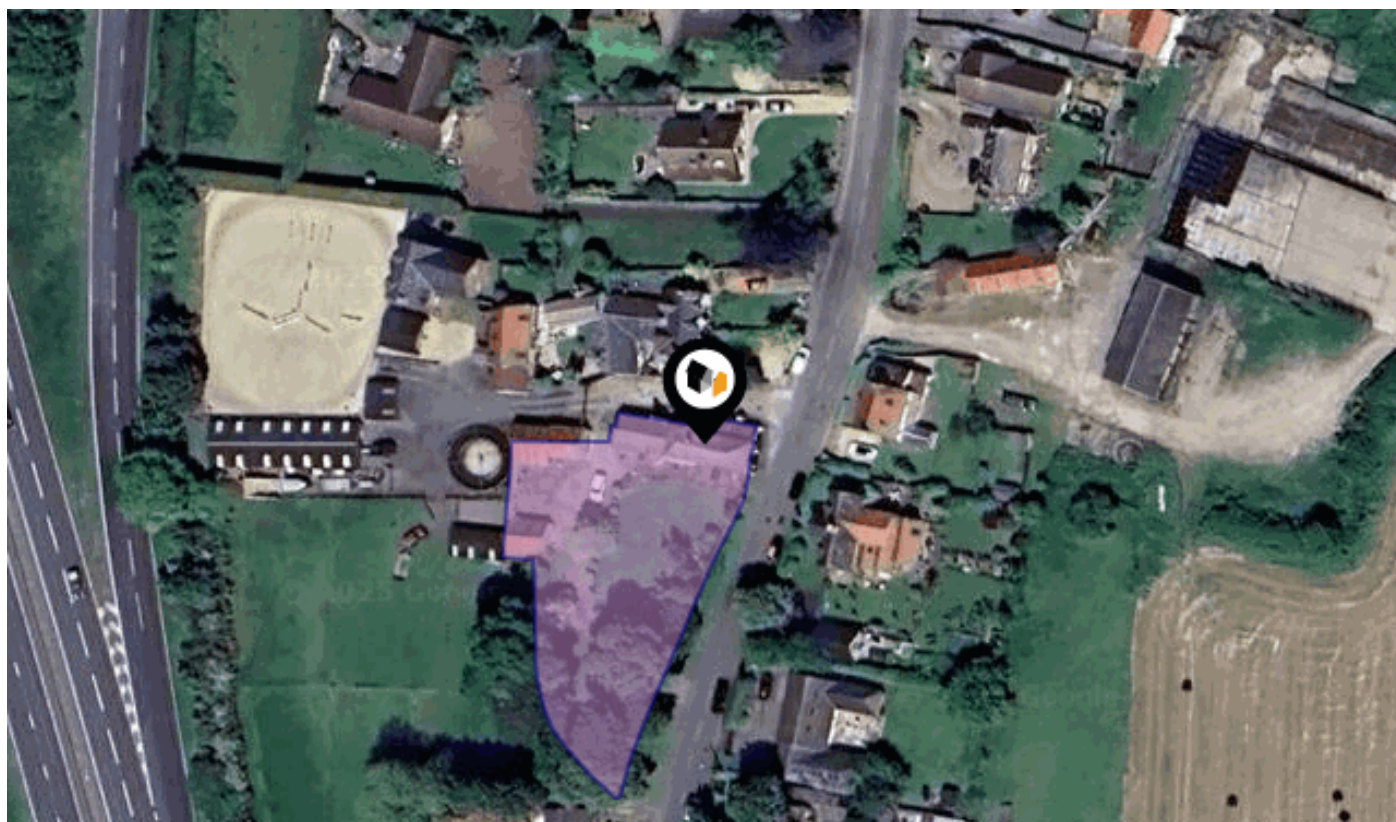See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th May 2025

MAIN STREET, CARLTON-ON-TRENT, NEWARK, NG23

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Property
Overview

ALASDAIR
MORRISON
&
Mundys
est 1898

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Plot Area:	0.38 acres		
Council Tax :	Band E		
Annual Estimate:	£3,156		
Title Number:	NT306615		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Carlton on Trent
Flood Risk:	
● Rivers & Seas	Medium
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	**43** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Planning History
This Address

Planning records for: *Main Street, Carlton-on-trent, Newark, NG23*

Reference - 22/01873/FUL	
Decision:	Permitted
Date:	27th September 2022
Description:	
Internal changes to existing house in multiple occupation to convert existing ground floor space to add three new bedrooms with associated kitchen and living spaces (retrospective)	

Reference - 22/01877/LBC	
Decision:	-
Date:	27th September 2022
Description:	
Replacement windows	

Reference - 23/02113/TWCA	
Decision:	-
Date:	29th November 2023
Description:	
Reduce back Leylandii tree in line with perimeter hedgeReduce height of Robina by 1.5m	

Reference - 23/01360/LBC	
Decision:	-
Date:	02nd August 2023
Description:	
Replacement windows to North elevation	

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in NG23
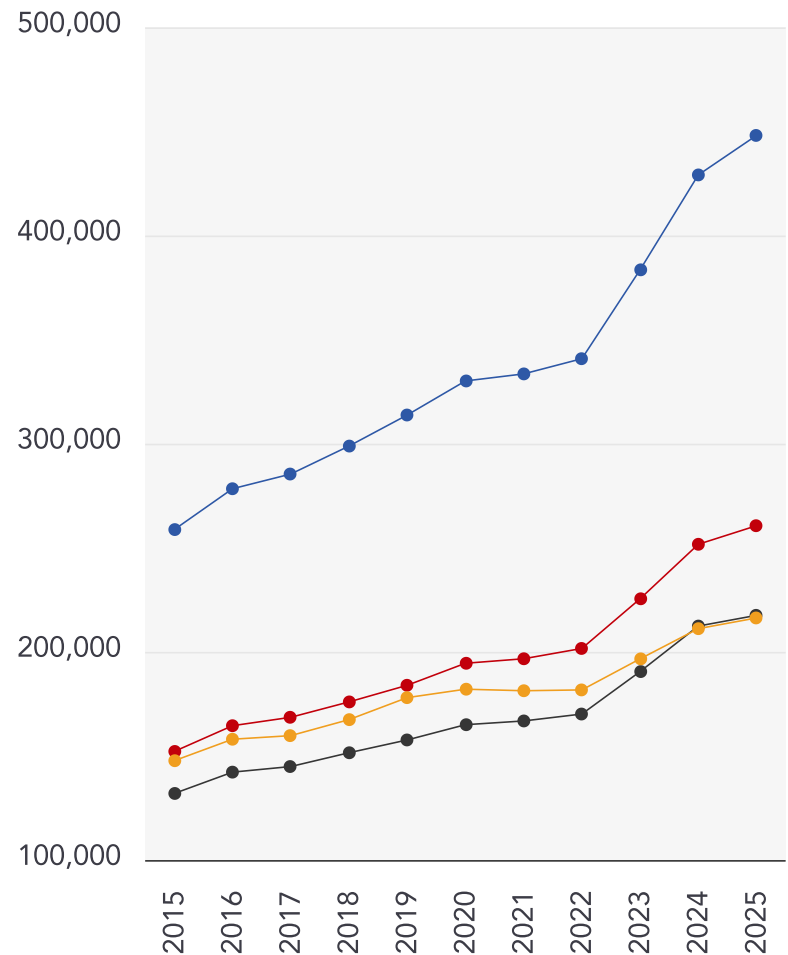
Detached
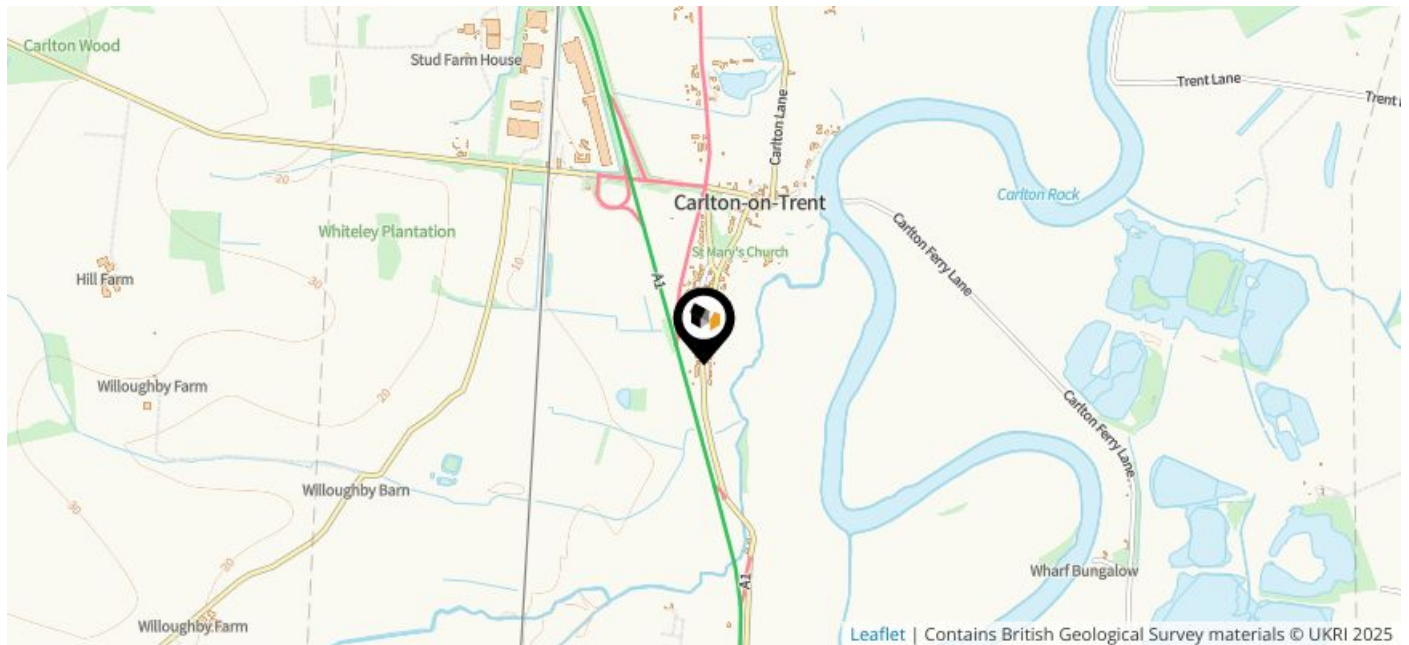
+73.17%

Semi-Detached

+71.26%

Flat

+46.42%

Terraced

+64.82%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.
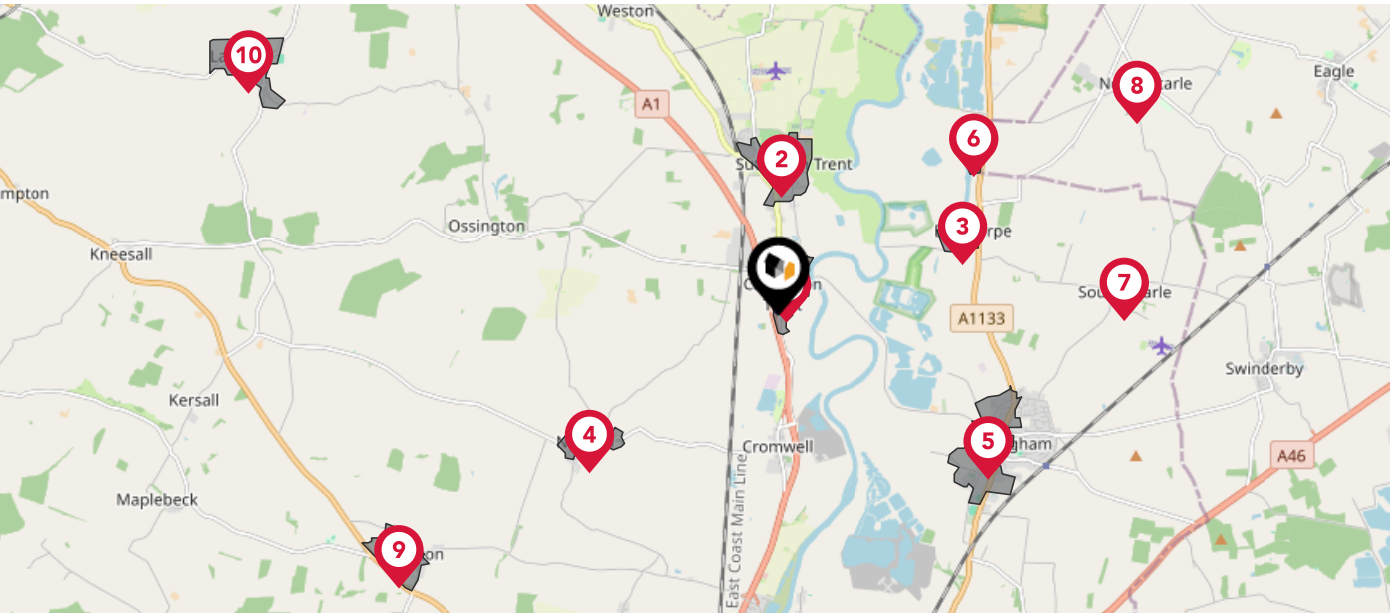

Nearby Conservation Areas	
1	Carlton on Trent
2	Sutton on Trent
3	Besthorpe
4	Norwell
5	Collingham
6	Girton
7	South Scarle
8	North Scarle
9	Caunton
10	Laxton

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
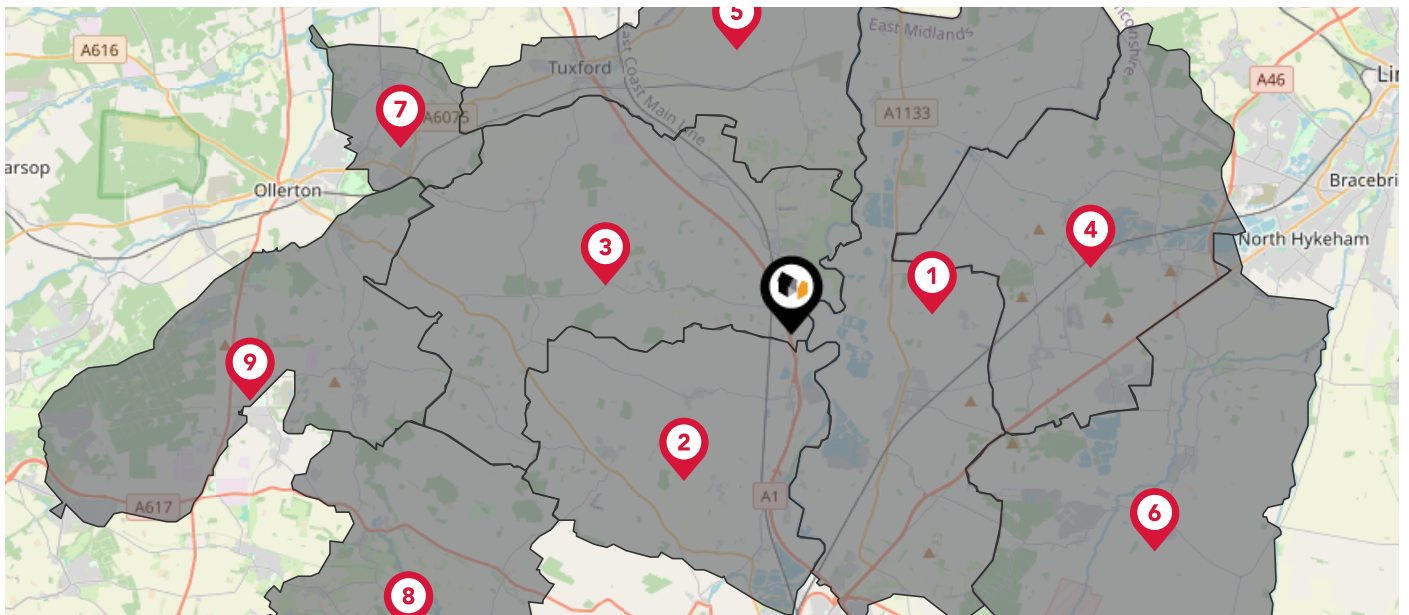
Nearby Council Wards

1	Collingham Ward
2	Muskham Ward
3	Sutton-on-Trent Ward
4	Eagle, Swinderby and Witham St. Hughs Ward
5	Tuxford and Trent Ward
6	Bassingham and Brant Broughton Ward
7	Boughton Ward
8	Southwell Ward
9	Rainworth North & Rufford Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
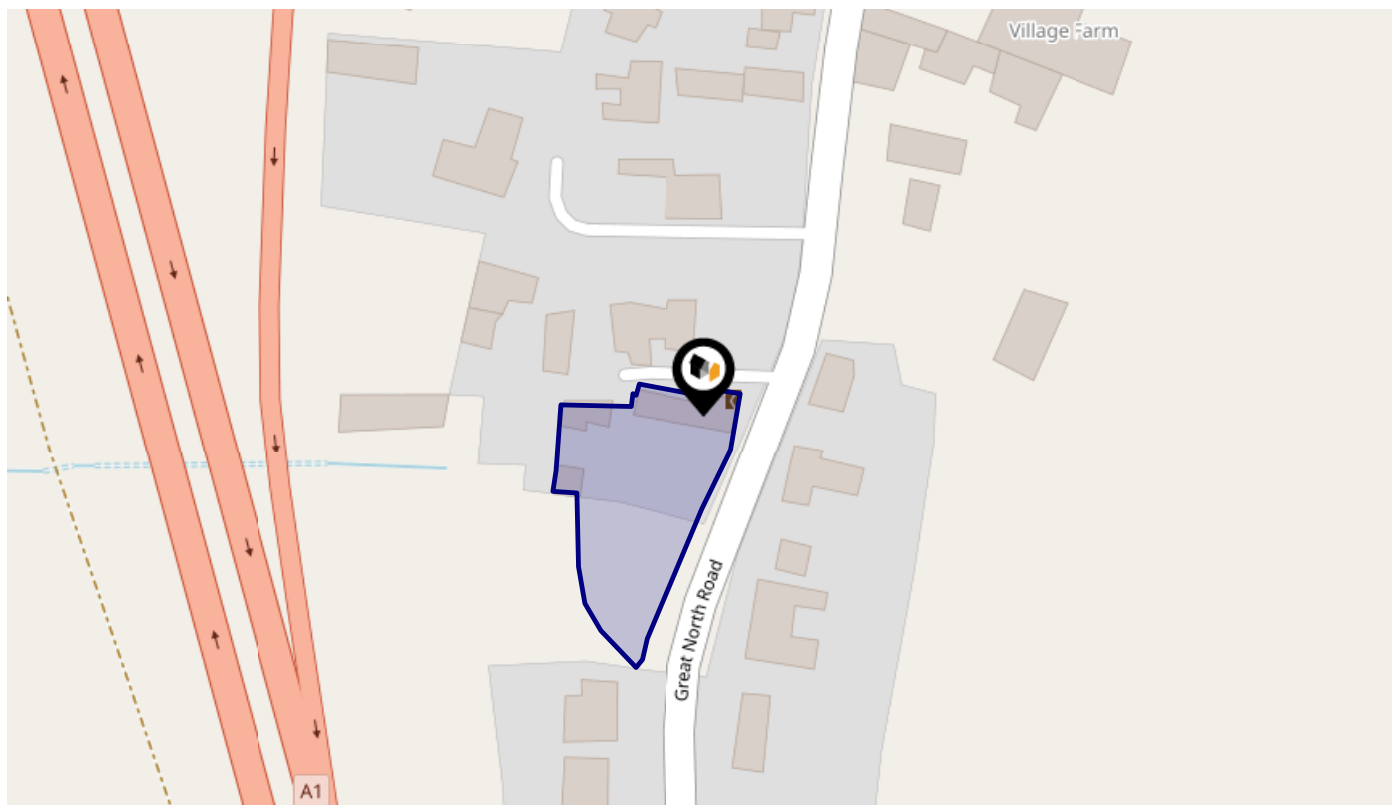
Rail Noise Data

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:
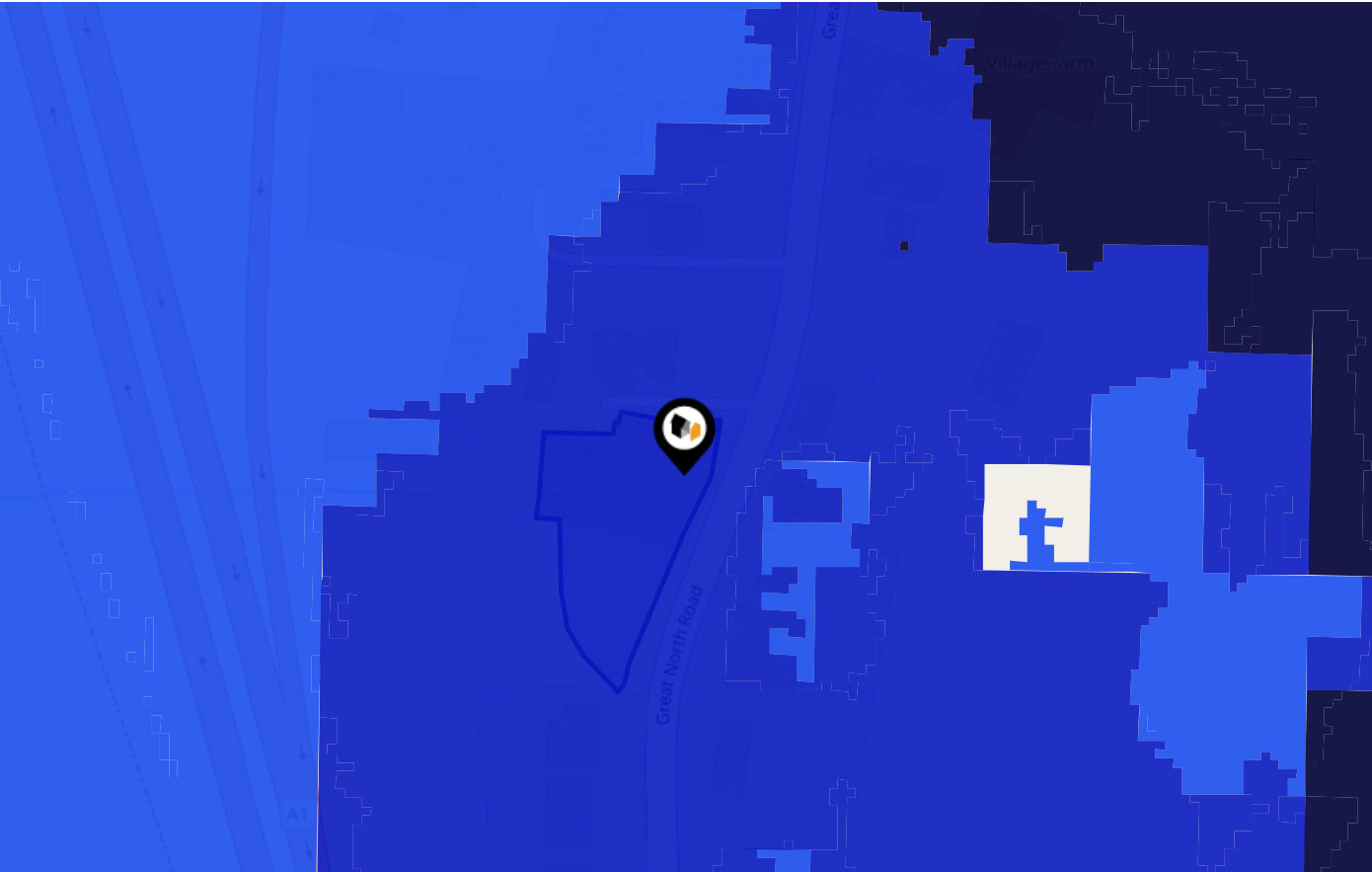
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.
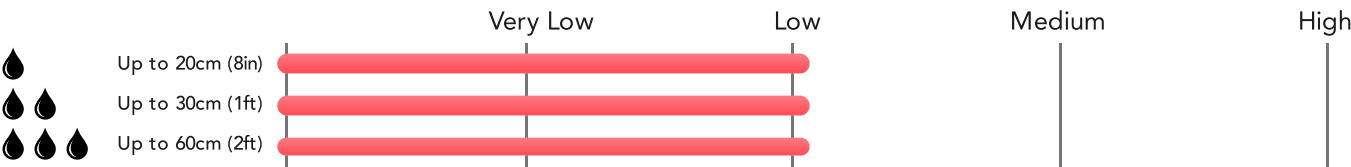

Risk Rating: Medium

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.

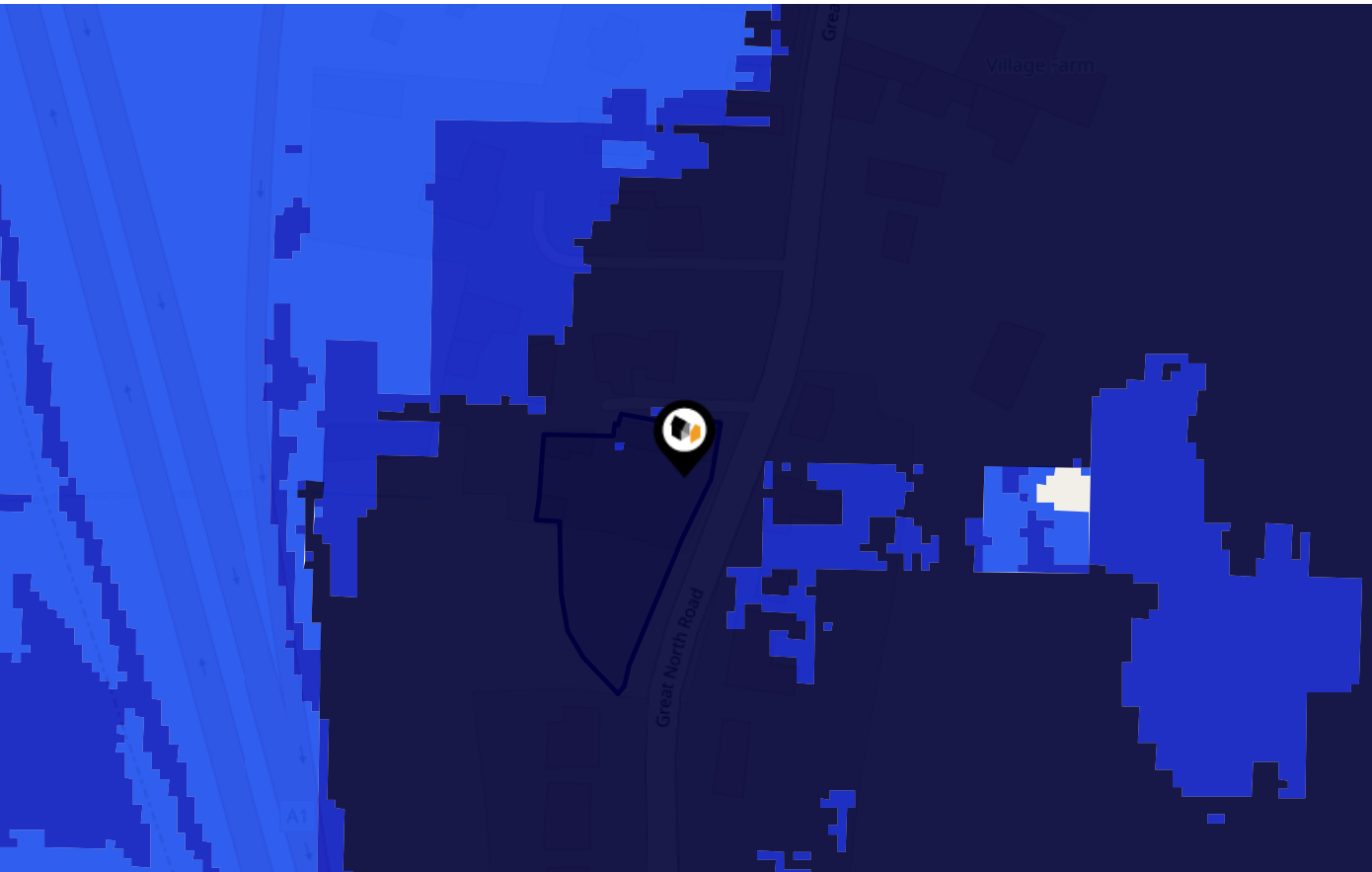□ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low		Low		Medium	High
🌢	Up to 20cm (8in)						
🌢🌢	Up to 30cm (1ft)						
🌢🌢🌢	Up to 60cm (2ft)						

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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.
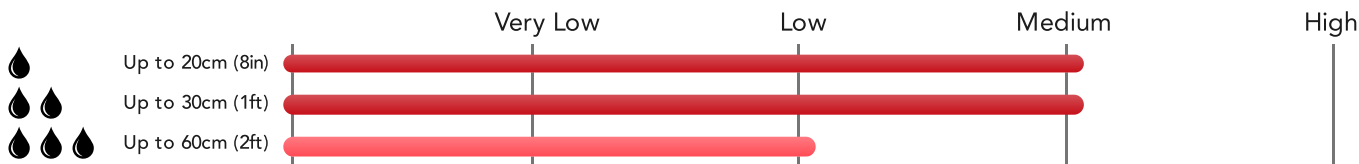

Risk Rating: High

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.

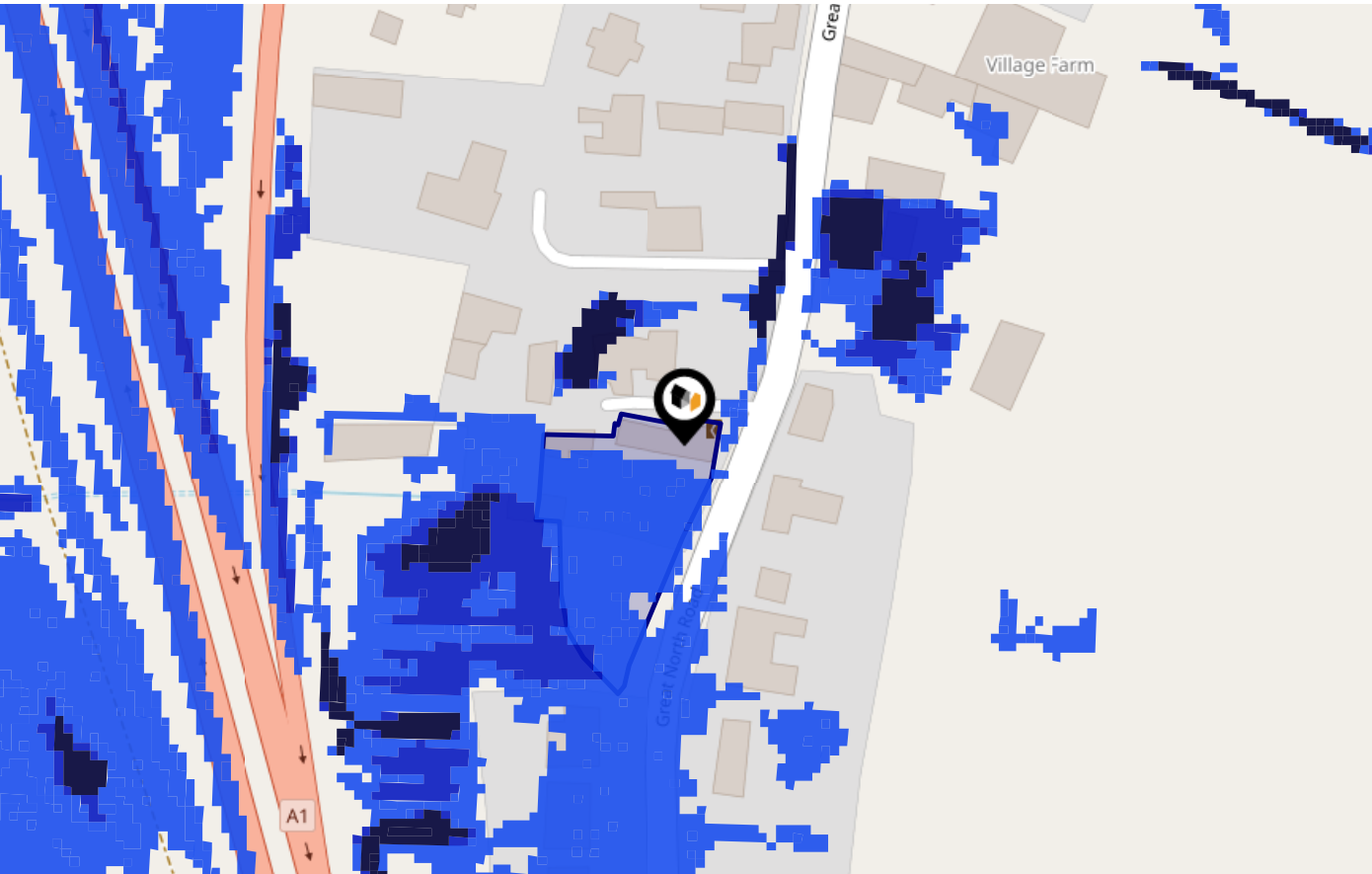■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.
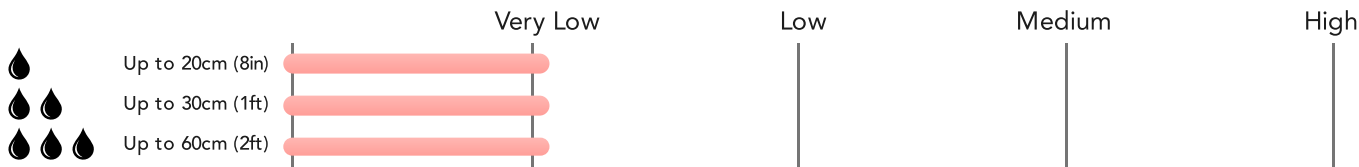

Risk Rating: Very low

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 (0.25%)** in any one year.

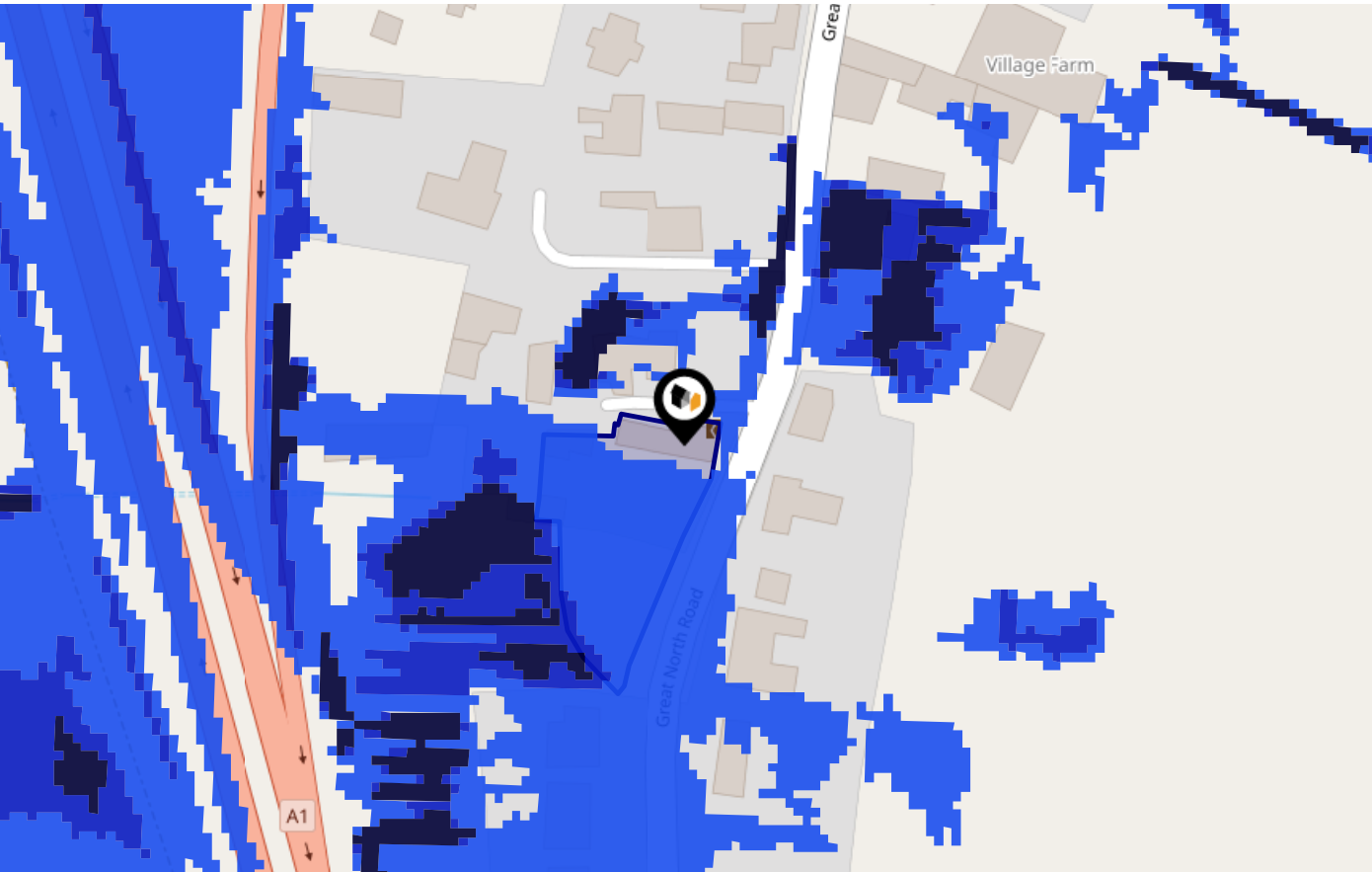**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.

■ **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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

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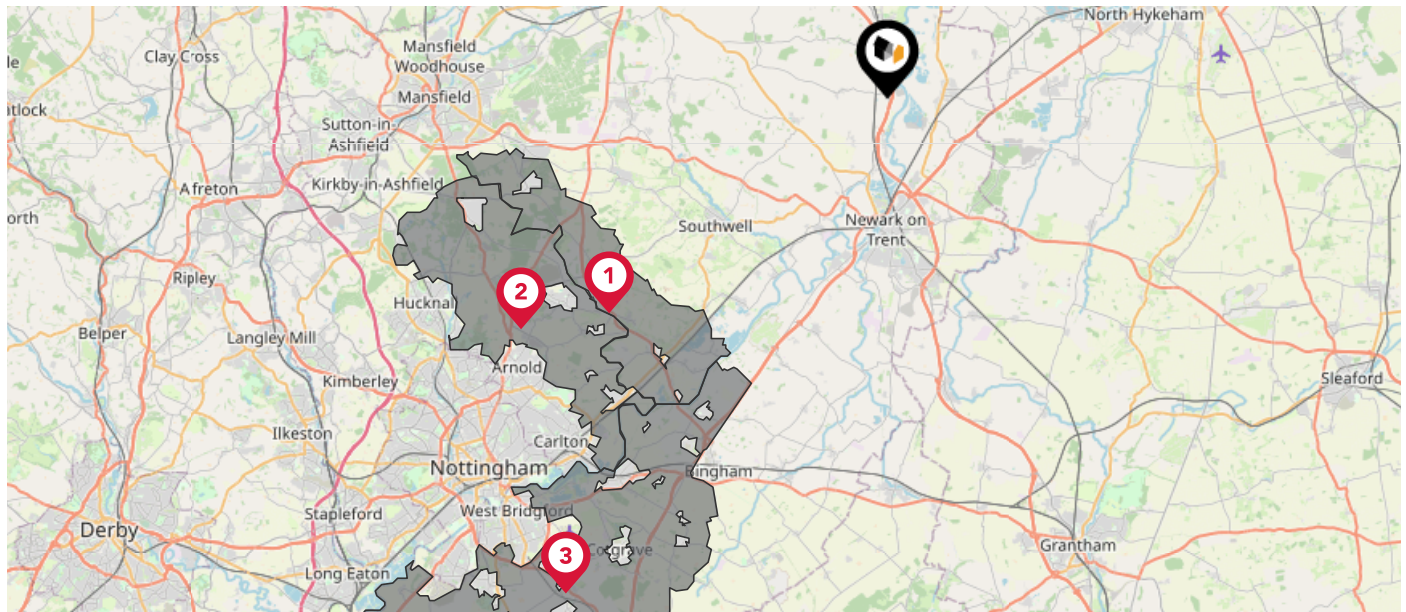
Nearby Green Belt Land

1   Derby and Nottingham Green Belt - Newark and Sherwood

**2**   Derby and Nottingham Green Belt - Gedling

3   Derby and Nottingham Green Belt - Rushcliffe

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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.
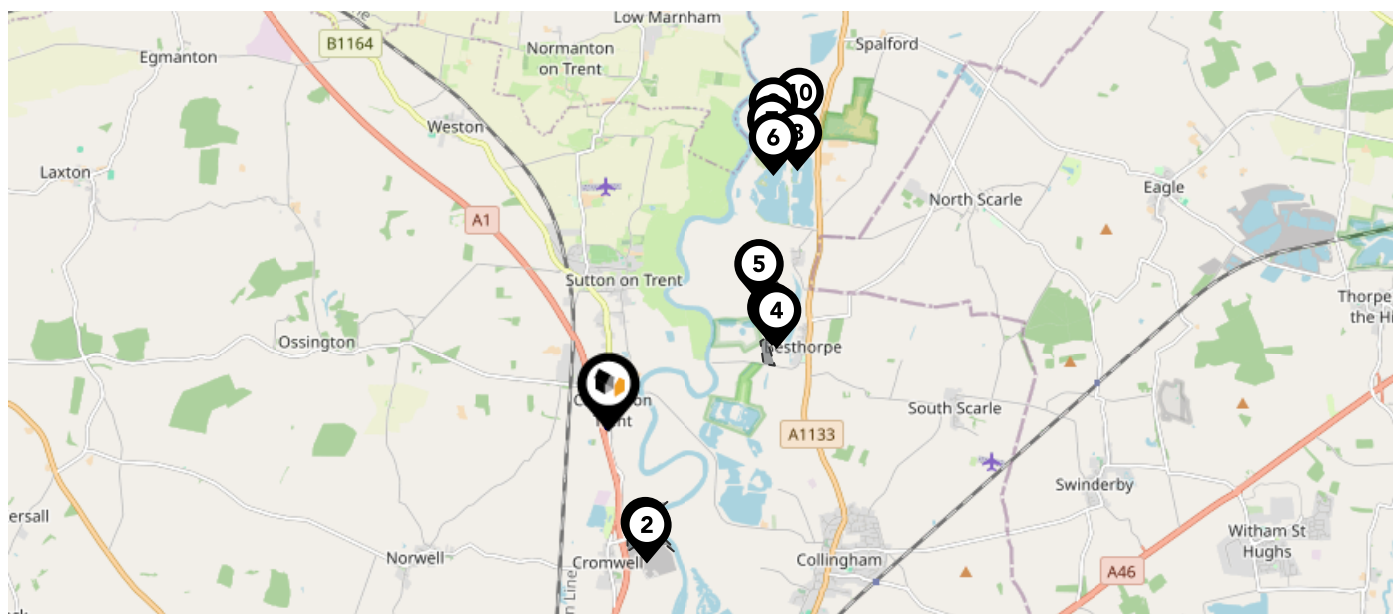
| Nearby Landfill Sites		
1	Cromwell Quarry-Newark, Cromwell, Nottinghamshire	Historic Landfill
2	College Farm-North Road, Cromwell, Newark	Historic Landfill
3	Besthorpe Ash Lagoons-Besthorpe	Historic Landfill
4	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill
5	High Marnaham Power Station, Besthorpe Lagoon 14-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill
6	Girton Ash Disposal Site/Girton No 1 Ash Lagoon-Girton	Historic Landfill
7	Girton Quarry 3/4-Off Trent Valley Way, Newark, North Of Girton, Nottinghamshire	Historic Landfill
8	Girton Quarry, Newark-Newark	Historic Landfill
9	Girton Quarry-Girton Quarry, Newark, Nottinghamshire	Historic Landfill
10	Girton Quarry-Girton Quarry, Newark, Nottinghamshire	Historic Landfill

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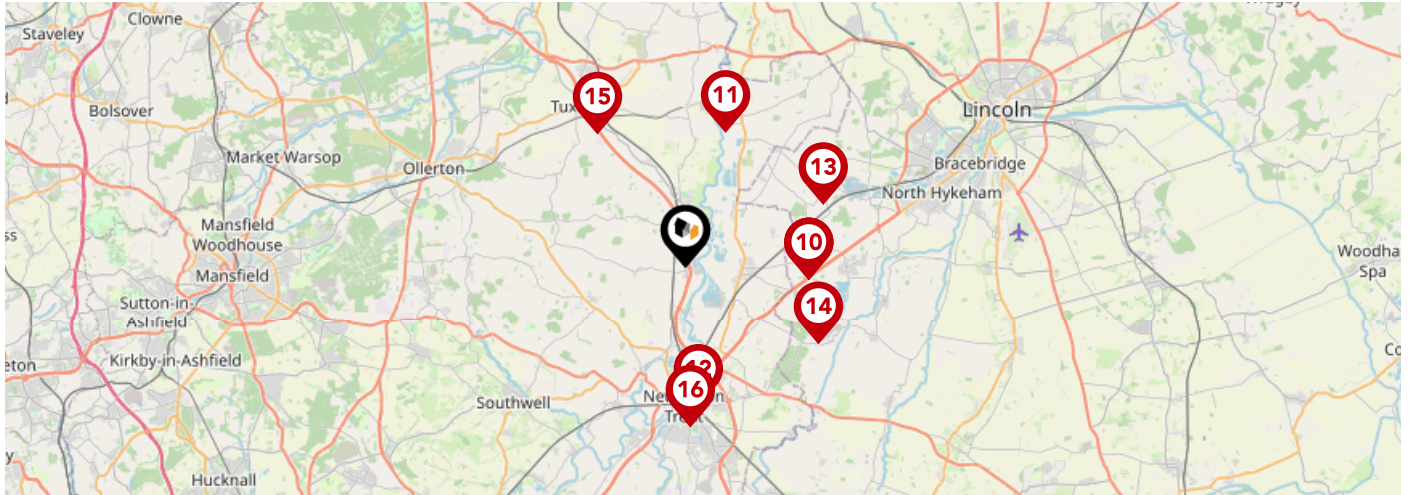Know any property instantly

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
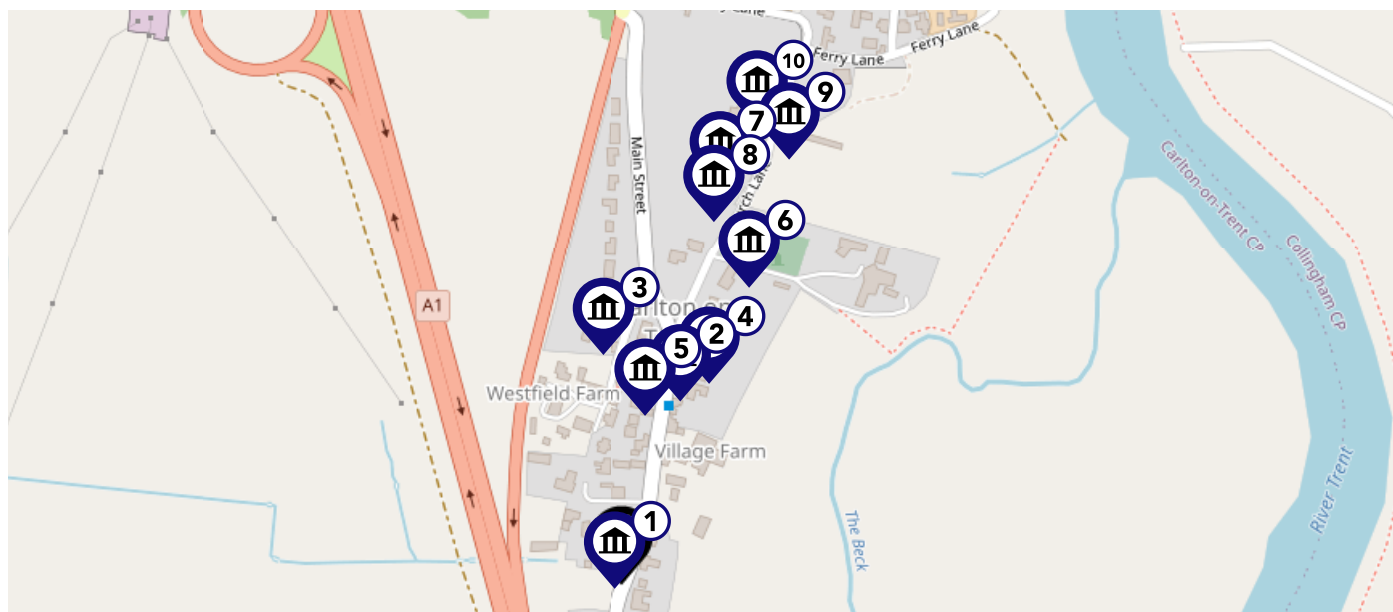
| Listed Buildings in the local district	Grade	Distance
1369979 - The Old Smithy	Grade II	0.0 miles
1045970 - The Grey House	Grade II	0.1 miles
1369978 - Holly Cottage	Grade II	0.1 miles
1178603 - Coach House At The Grey House	Grade II	0.1 miles
1045973 - Park Farmhouse	Grade II	0.1 miles
1178592 - Church Of St Mary	Grade II	0.2 miles
1046012 - Carlton Hall	Grade II	0.2 miles
1178599 - Sundial 7 Metres South Of Carlton Hall	Grade II	0.2 miles
1046011 - The Dower House And Garden Wall	Grade II	0.3 miles
1369957 - Stable Block At Carlton Hall	Grade II	0.3 miles

Area
Schools
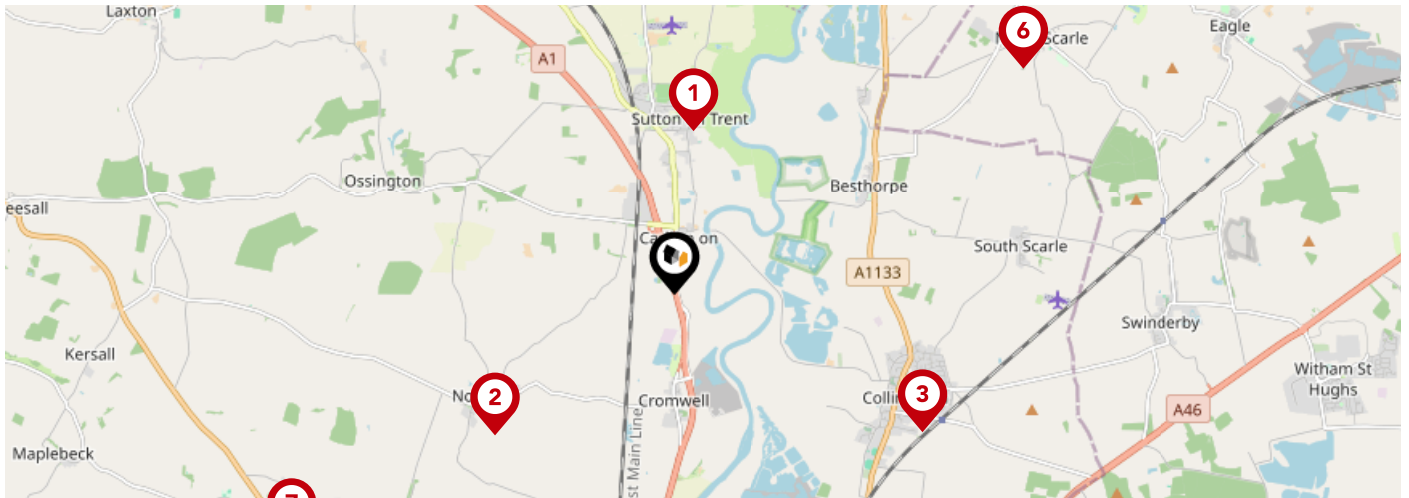
		Nursery	Primary	Secondary	College	Private
1	**Sutton-On-Trent Primary and Nursery School** Ofsted Rating: Good | Pupils: 128 | Distance:1.45	☐	☑	☐	☐	☐
2	**Norwell CofE Primary School** Ofsted Rating: Good | Pupils: 49 | Distance:2.03	☐	☑	☐	☐	☐
3	**John Blow Primary School** Ofsted Rating: Good | Pupils: 170 | Distance:2.53	☐	☑	☐	☐	☐
4	**Muskham Primary School** Ofsted Rating: Good | Pupils: 163 | Distance:3.11	☐	☑	☐	☐	☐
5	**St Matthew's CofE Primary School** Ofsted Rating: Good | Pupils: 53 | Distance:3.46	☐	☑	☐	☐	☐
6	**North Scarle Primary School** Ofsted Rating: Requires improvement | Pupils: 50 | Distance:3.68	☐	☑	☐	☐	☐
7	**Caunton Dean Hole CofE Primary School** Ofsted Rating: Good | Pupils: 28 | Distance:4.06	☐	☑	☐	☐	☐
8	**Winthorpe Primary School** Ofsted Rating: Good | Pupils: 108 | Distance:4.32	☐	☑	☐	☐	☐

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Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Swinderby All Saints Church of England Primary School** Ofsted Rating: Good | Pupils: 91 | Distance:4.4	☐	☑	☐	☐	☐
10	**Kisimul School** Ofsted Rating: Good | Pupils: 65 | Distance:4.4	☐	☐	☑	☐	☐
11	**North Clifton Primary School** Ofsted Rating: Requires improvement | Pupils: 25 | Distance:4.96	☐	☑	☐	☐	☐
12	**Bishop Alexander L.E.A.D. Academy** Ofsted Rating: Good | Pupils: 231 | Distance:4.98	☐	☑	☐	☐	☐
13	**Eagle Community Primary School** Ofsted Rating: Requires improvement | Pupils: 63 | Distance:5.35	☐	☑	☐	☐	☐
14	**Witham Prospect School** Ofsted Rating: Requires improvement | Pupils: 14 | Distance:5.46	☐	☐	☑	☐	☐
15	**Tuxford Academy** Ofsted Rating: Good | Pupils: 1483 | Distance:5.69	☐	☐	☑	☐	☐
16	**Lovers Lane Primary and Nursery School** Ofsted Rating: Requires improvement | Pupils: 148 | Distance:5.74	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
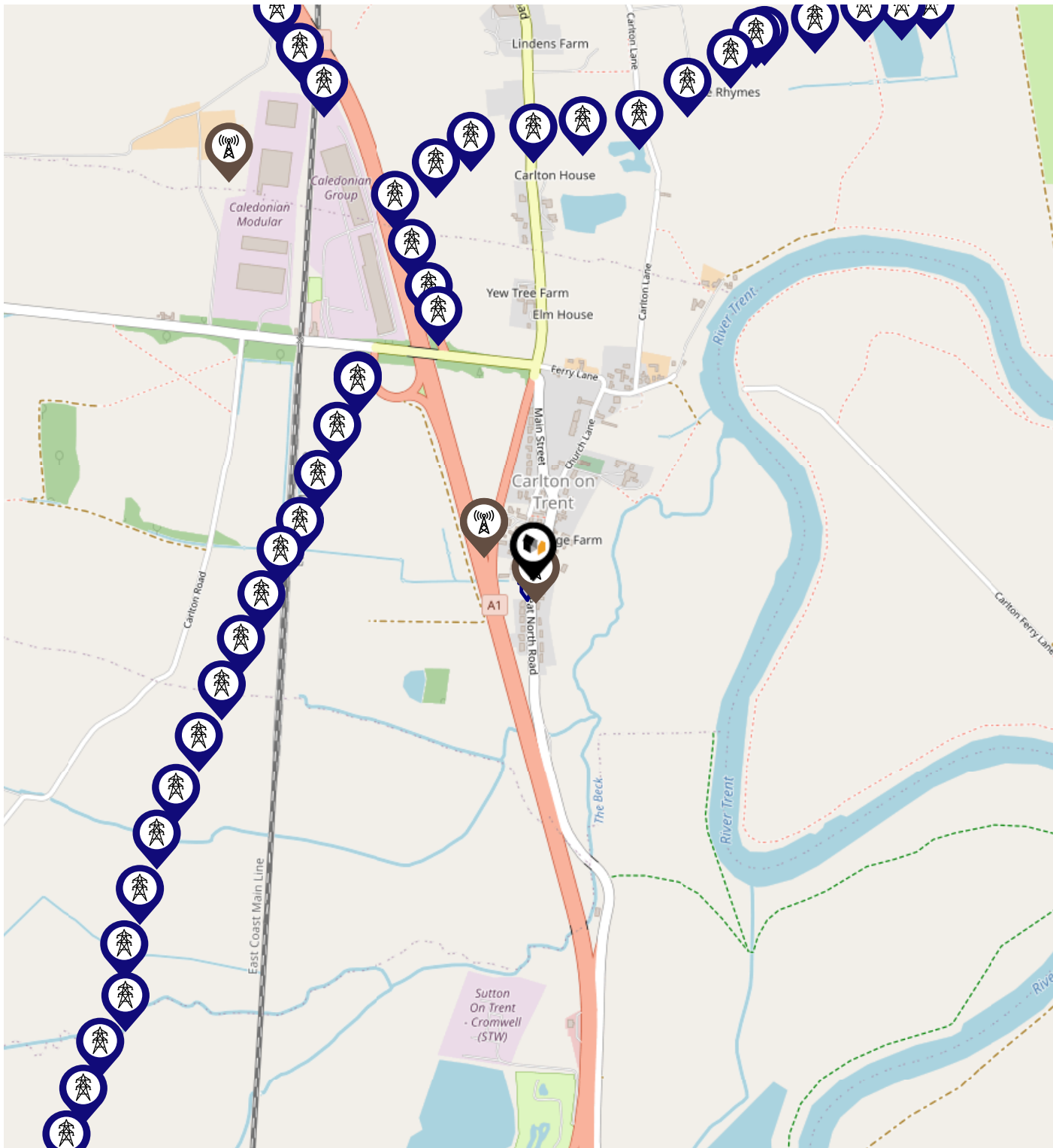
Key:

🏗️ 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).
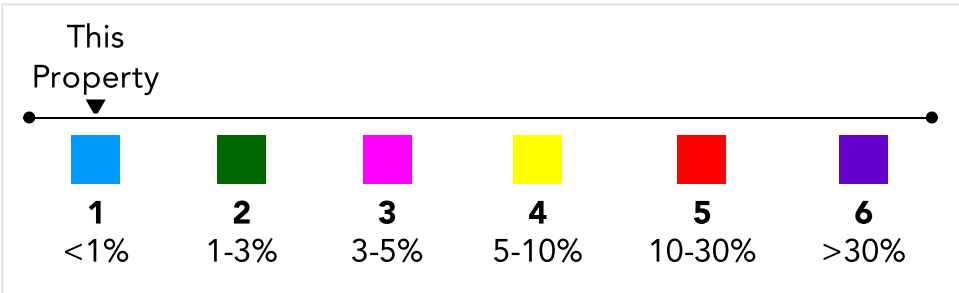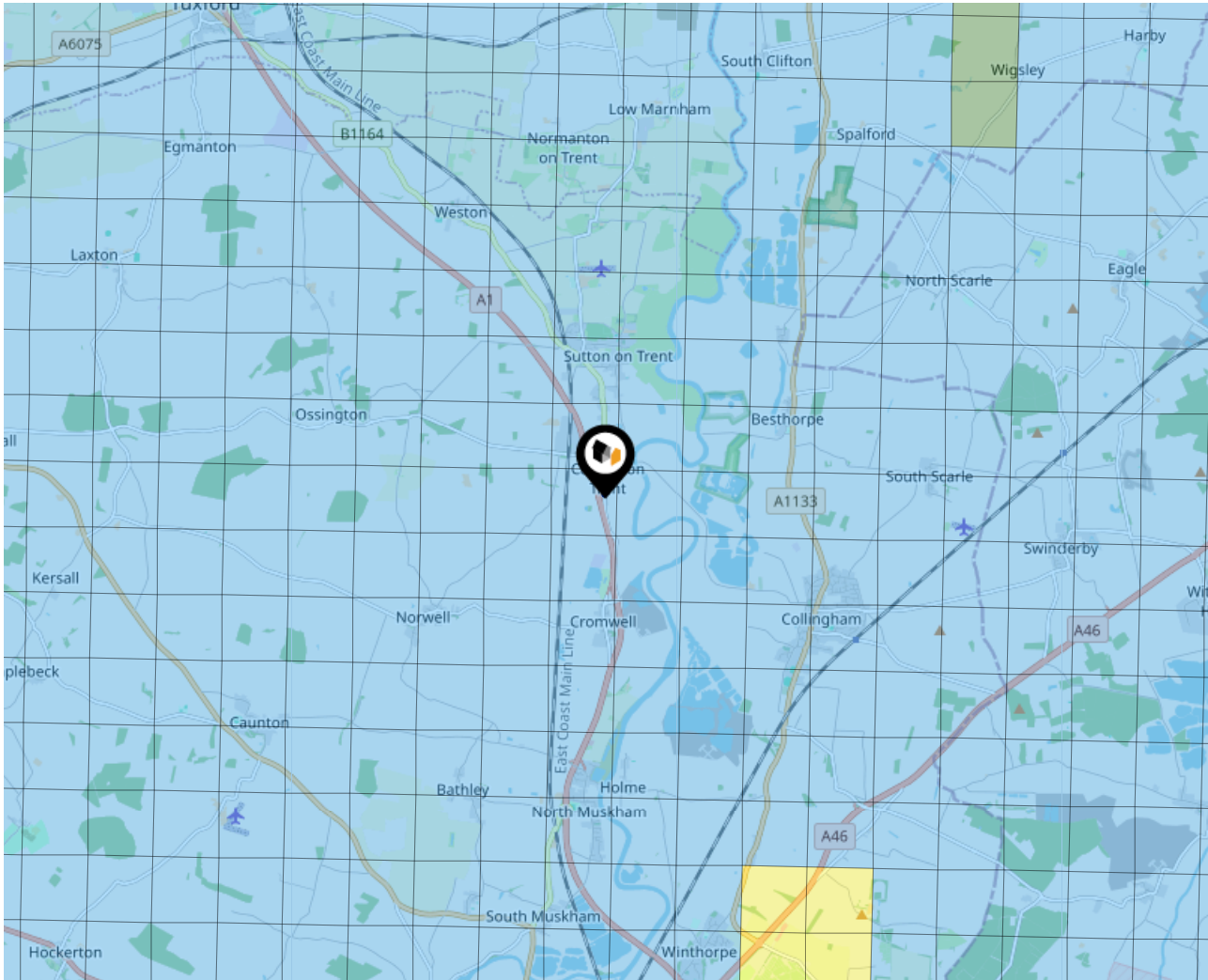
This
Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
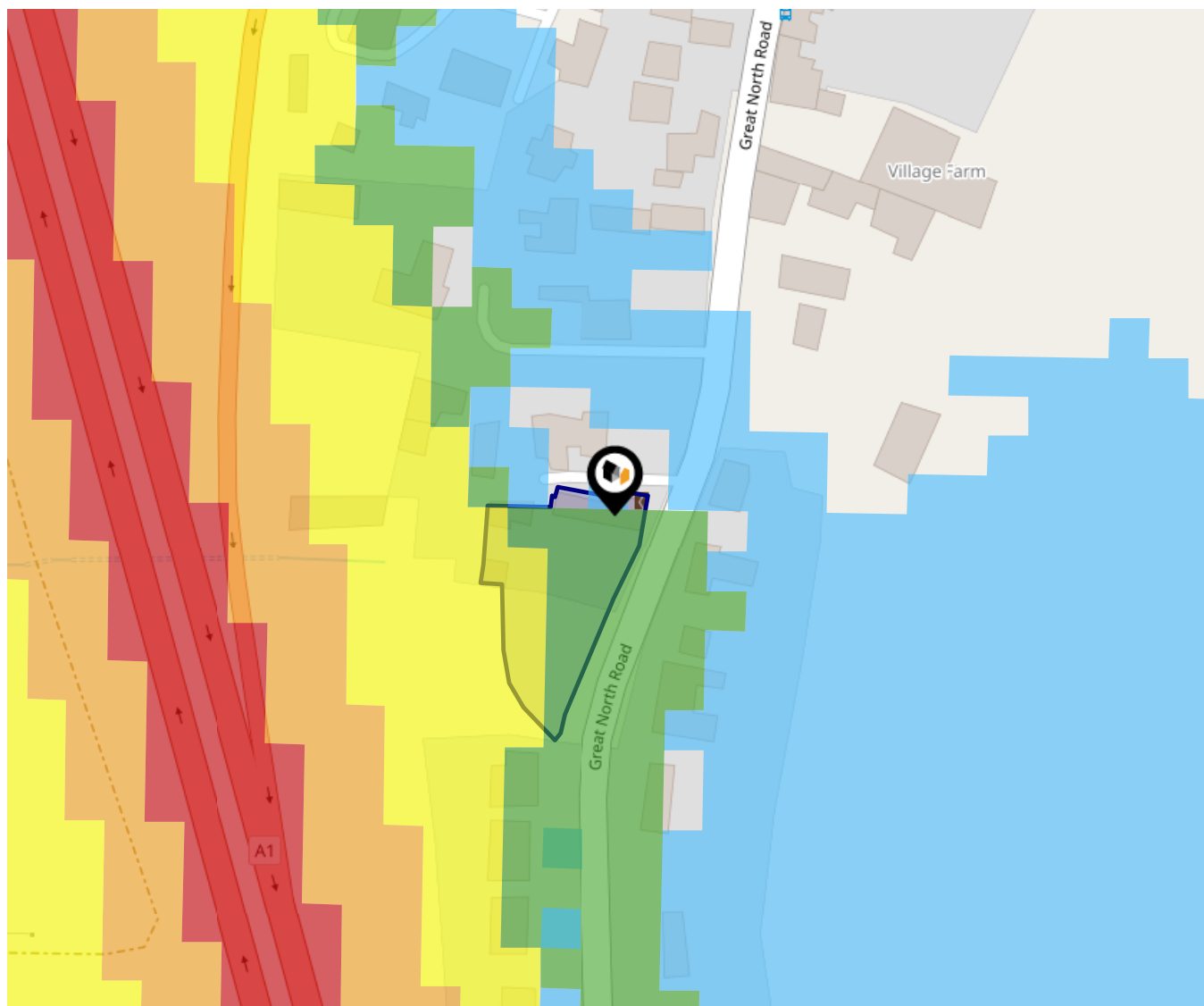
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Environment
Soils & Clay

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est 1898

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		
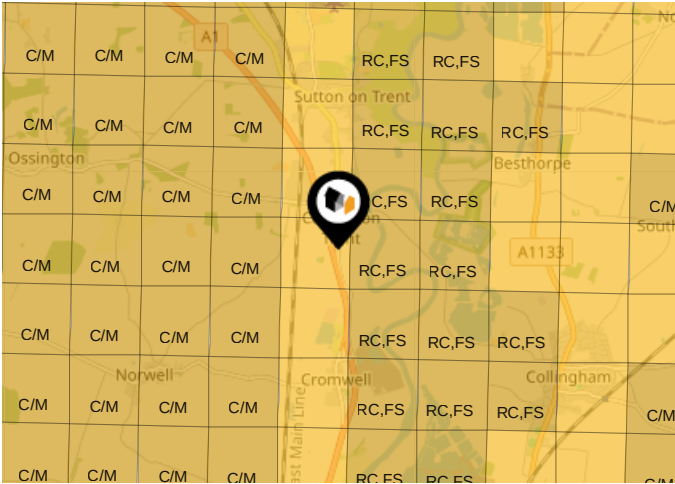
Primary Classifications (Most Common Clay Types)

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

Area
Transect (National)

Area
Transport (National)

National Rail Stations

Pin	Name	Distance
1	Collingham Rail Station	2.73 miles
2	Newark North Gate Rail Station	5.7 miles
3	Swinderby Rail Station	4.37 miles
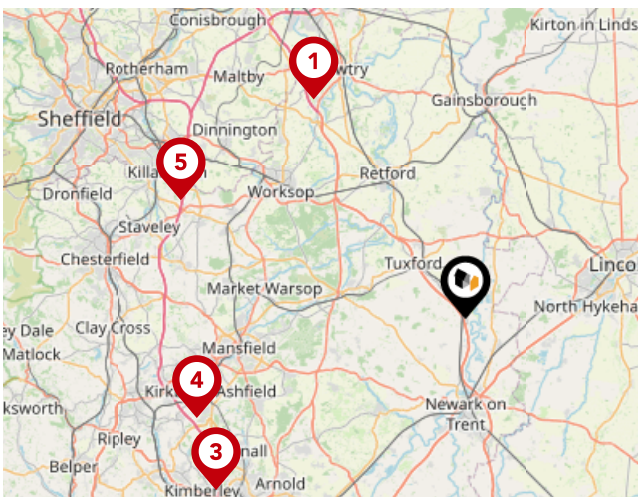
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	19 miles
2	M18 J3	25.81 miles
3	M1 J26	21.53 miles
4	M1 J27	20.39 miles
5	M1 J30	21.93 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	23.46 miles
2	Humberside Airport	34.63 miles
3	East Mids Airport	31.91 miles
4	Leeds Bradford Airport	60.04 miles

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Area
Transport (Local)
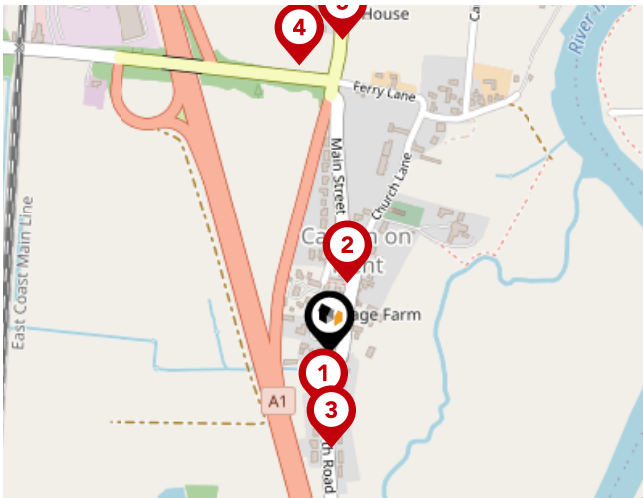
Bus Stops/Stations

Pin	Name	Distance
1	Great North Road	0.07 miles
2	Blacksmiths	0.08 miles
3	Great North Road	0.11 miles
4	Ferry Lane	0.32 miles
5	Ferry Lane	0.35 miles

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We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

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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melissa.trussler@amorrison-mundys.net

https://amorrison-mundys.net/

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