

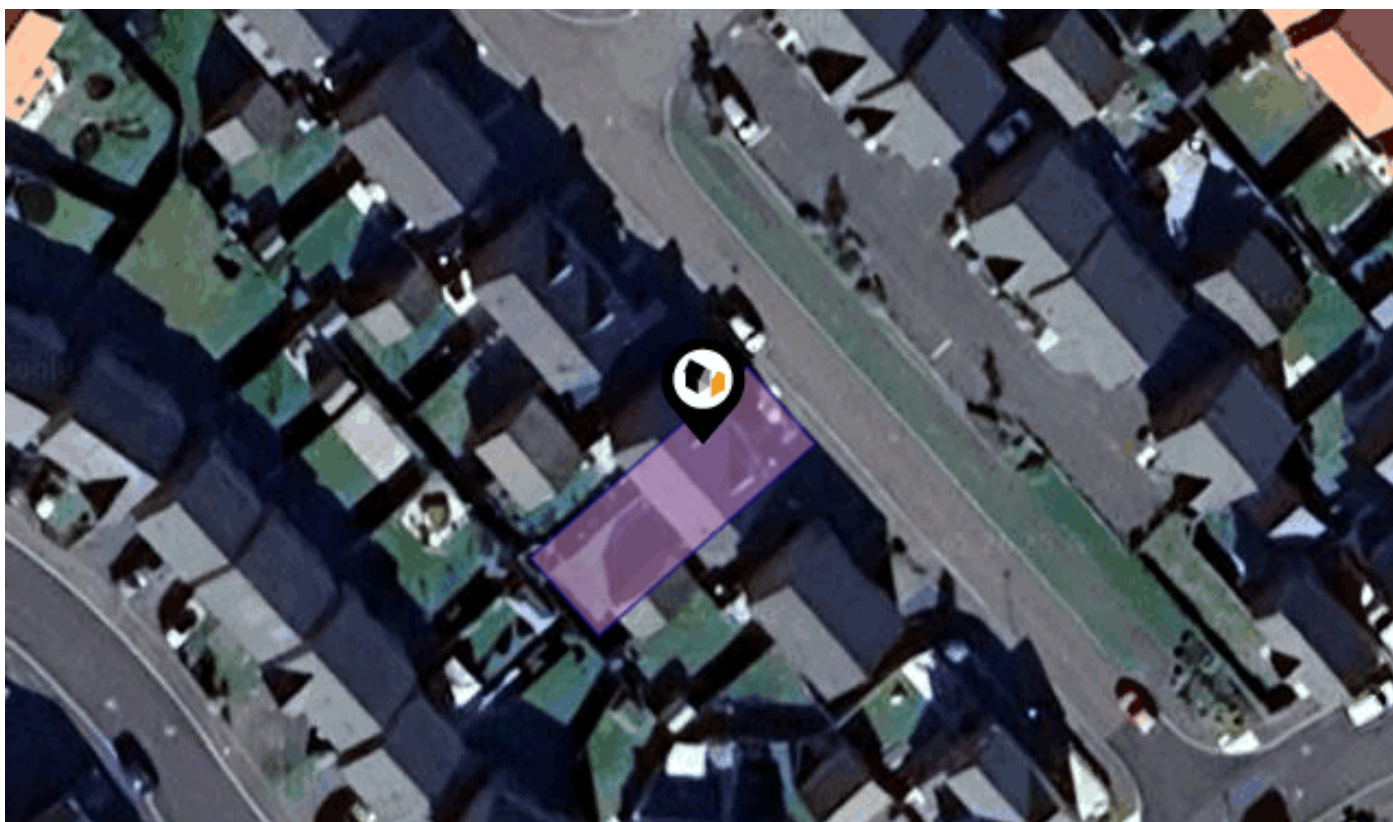


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st November 2025



RADDLE WAY, MIDDLEBECK, NEWARK, NG24

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

melissa.trussler@amorrison-mundys.net

<https://amorrison-mundys.net/>



Property Overview



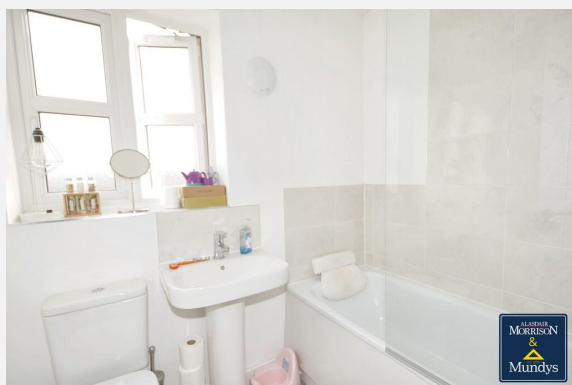
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.05 acres		
Year Built :	2021		
Council Tax :	Band C		
Annual Estimate:	£2,295		
Title Number:	NT565885		

Local Area

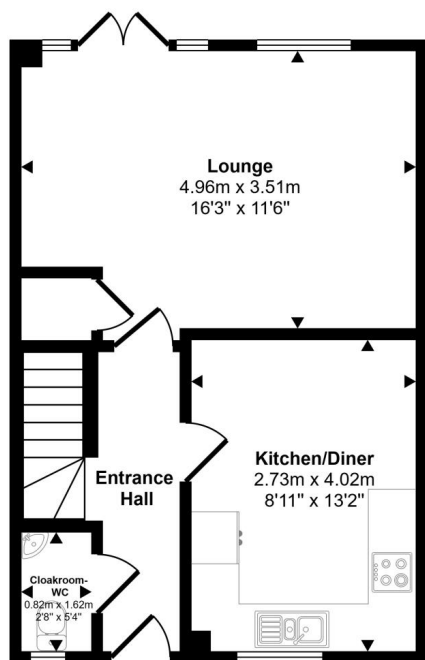
Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	6 mb/s	59 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



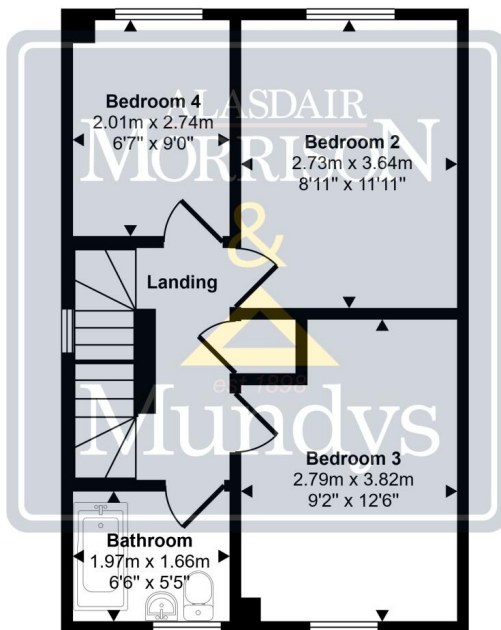


RADDLE WAY, MIDDLEBECK, NEWARK, NG24

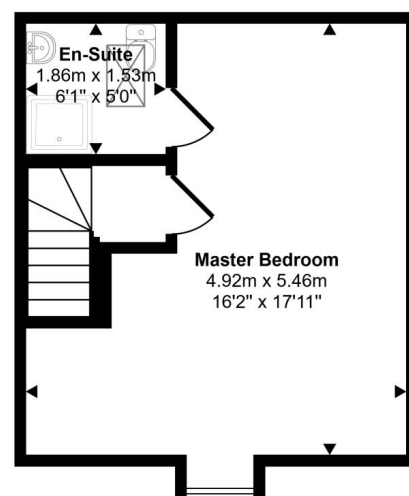
Approx Gross Internal Area
102 sq m / 1098 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft



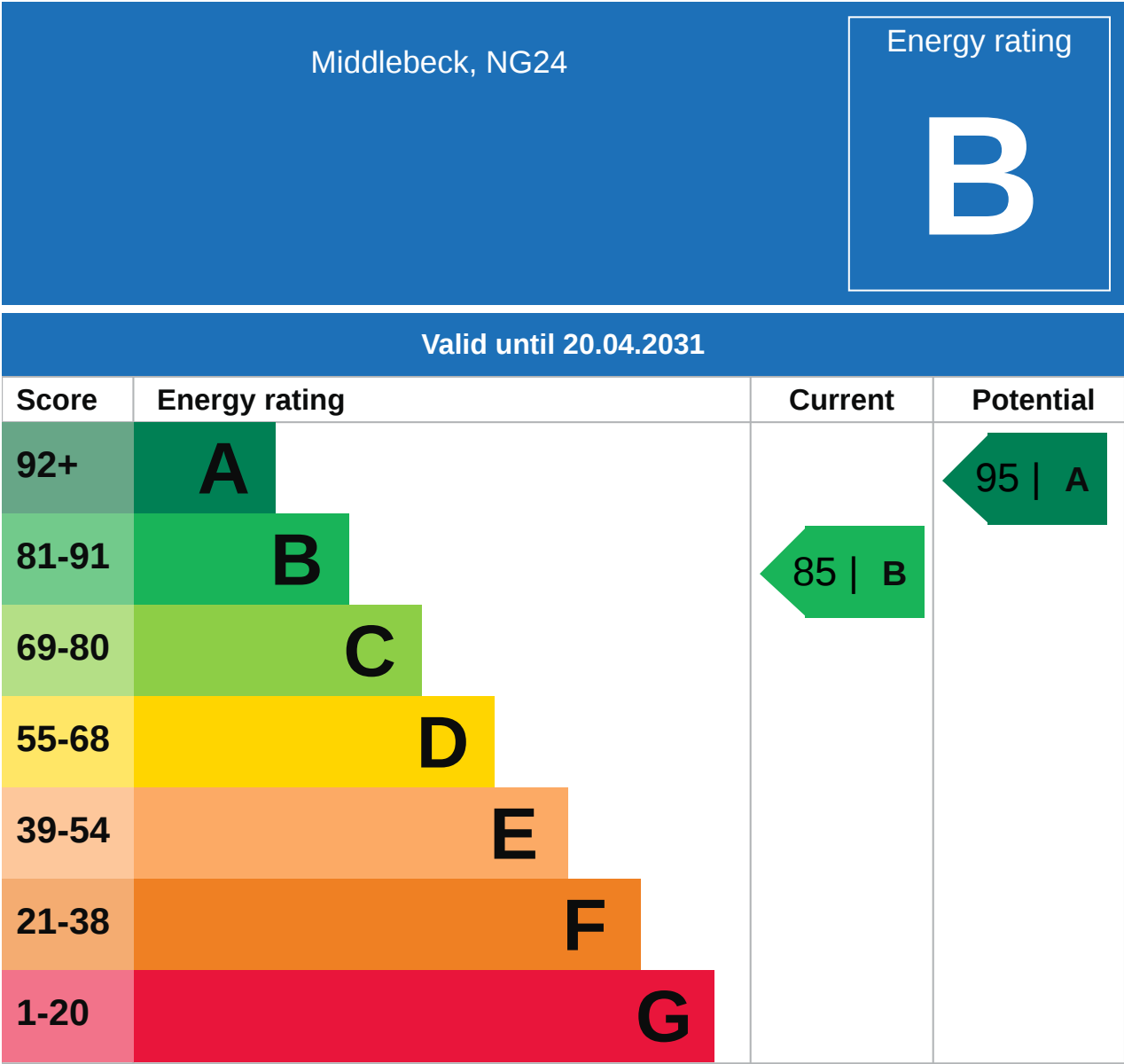
First Floor
Approx 37 sq m / 402 sq ft



Second Floor
Approx 27 sq m / 290 sq ft

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

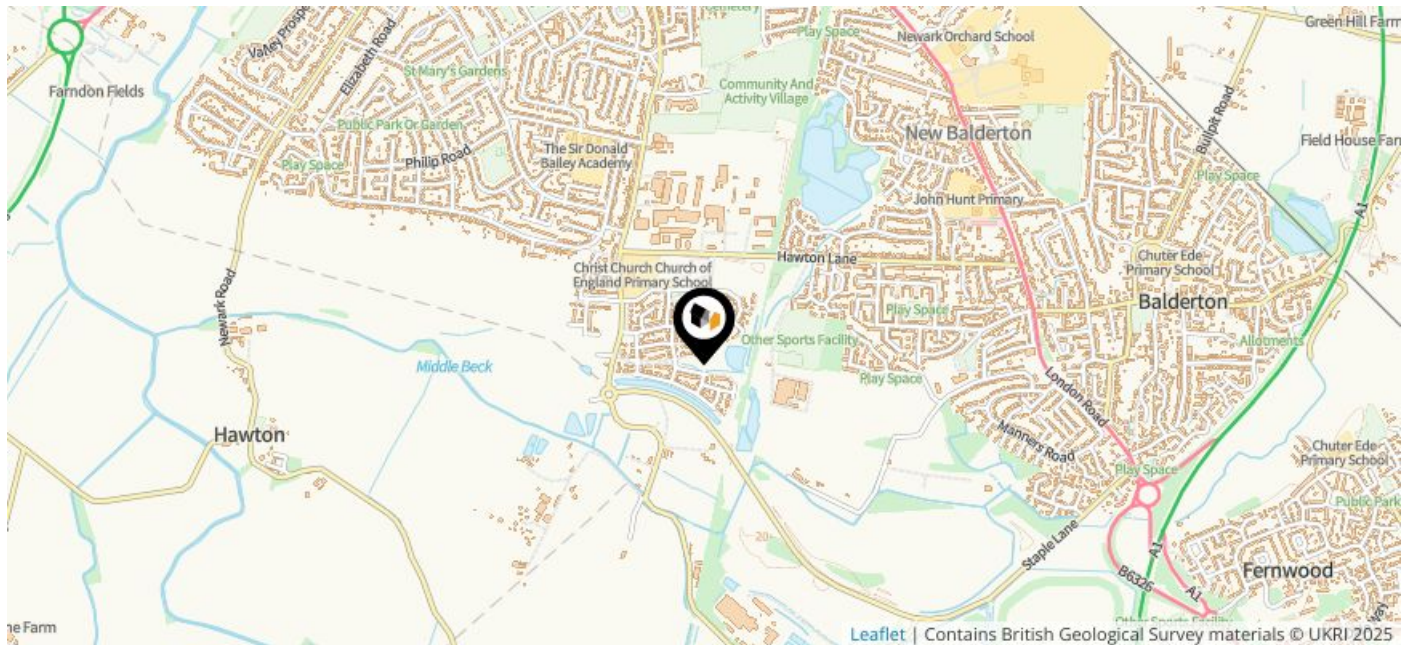


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	103 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

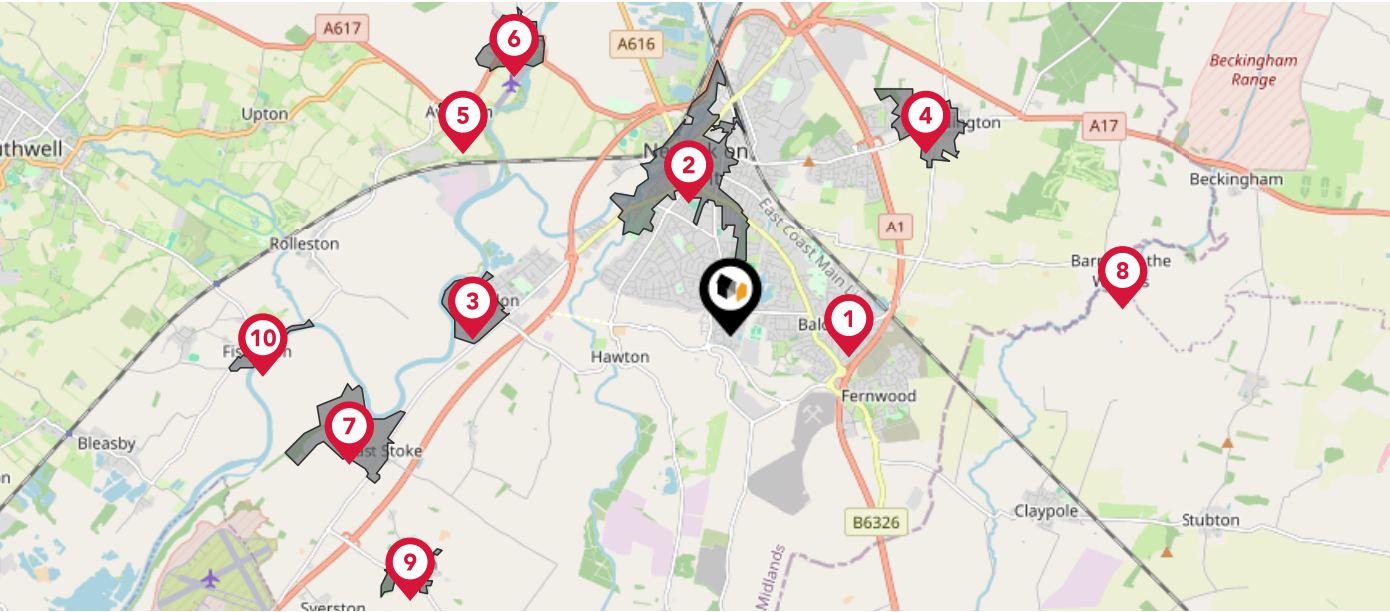
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

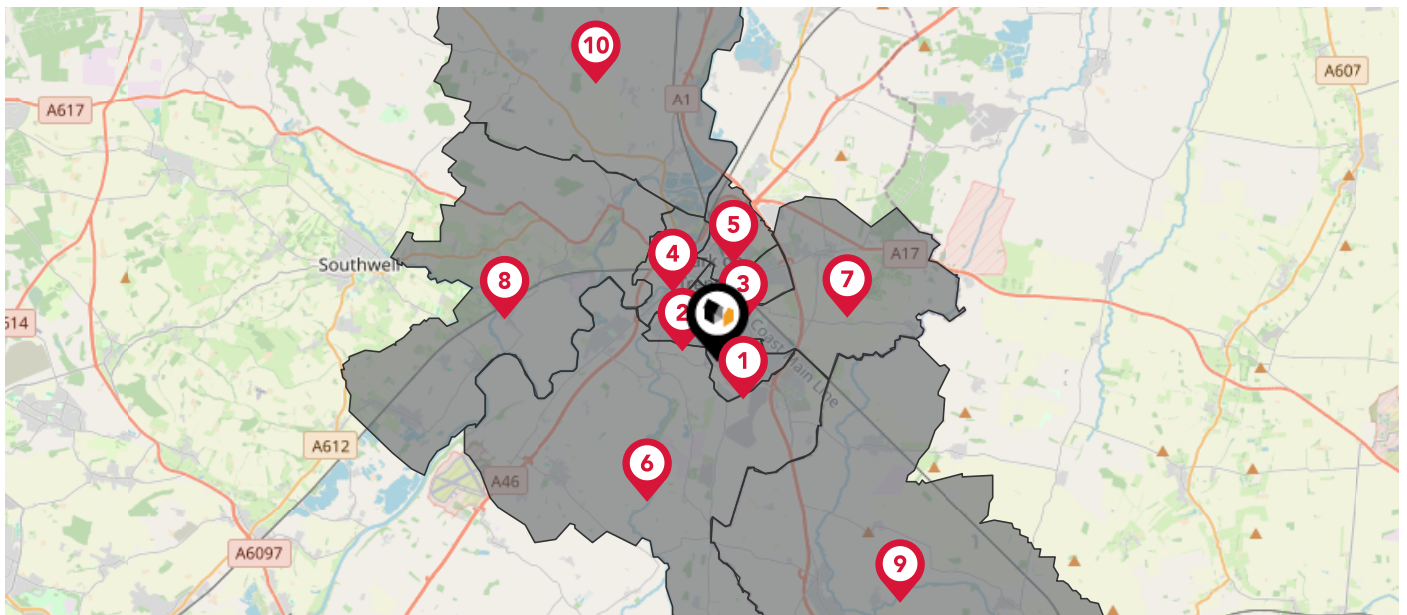


Nearby Conservation Areas	
1	Balderton
2	Newark
3	Farndon
4	Coddington
5	Averham
6	Kelham
7	East Stoke
8	Barnby in the Willows
9	Elston
10	Fiskerton

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



Balderton South Ward



Devon Ward



Beacon Ward



Castle Ward



Bridge Ward



Farndon & Fernwood Ward



Balderton North & Coddington Ward



Trent Ward



Viking Ward



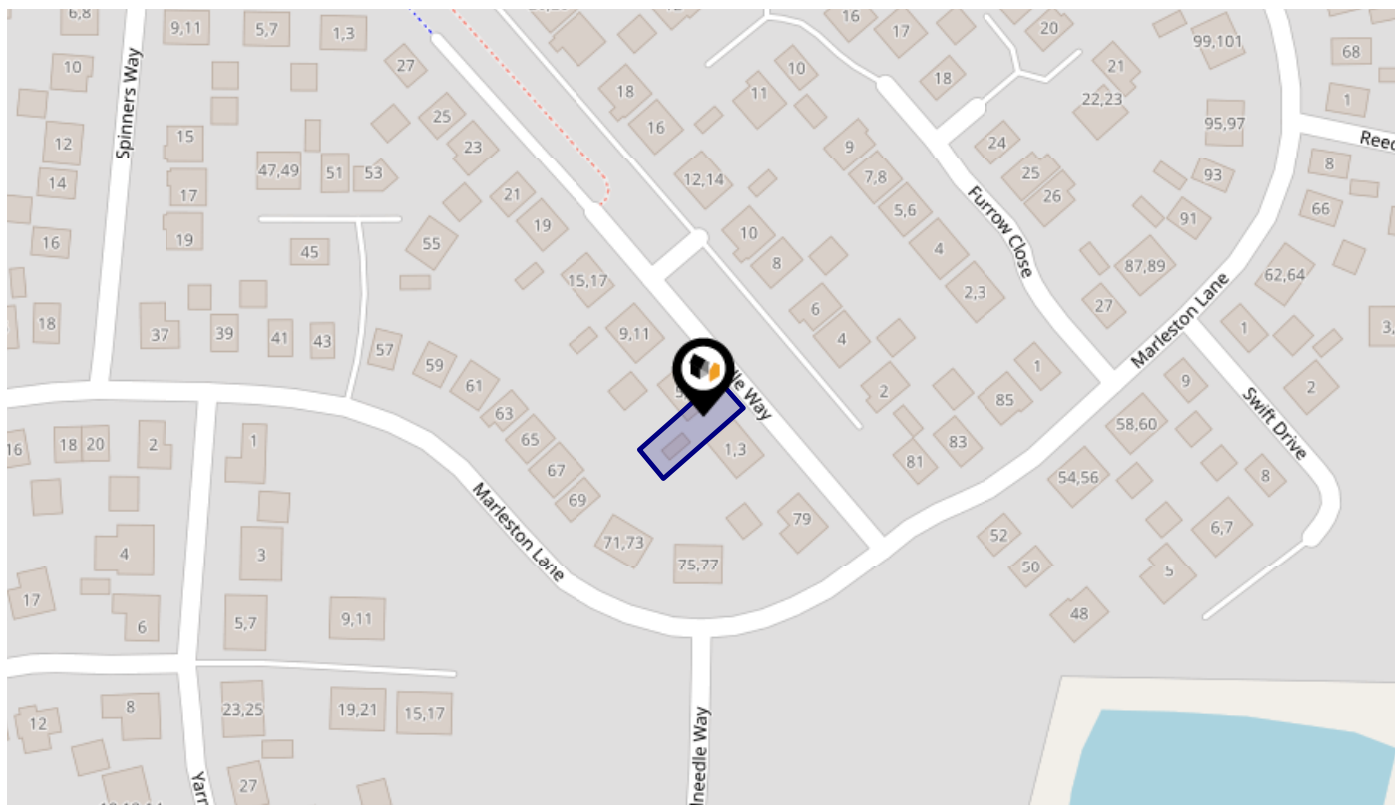
Muskham Ward

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.

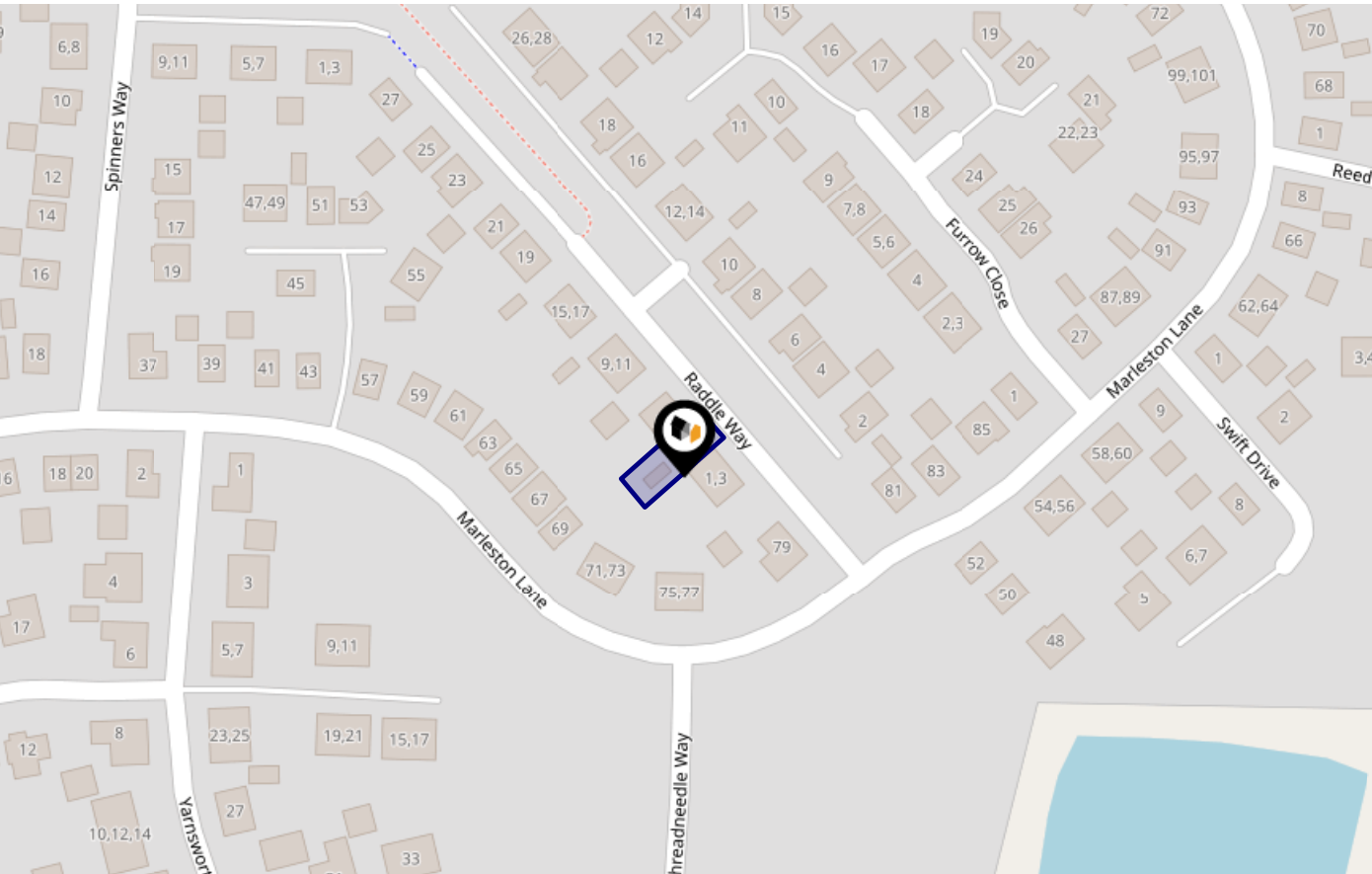
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

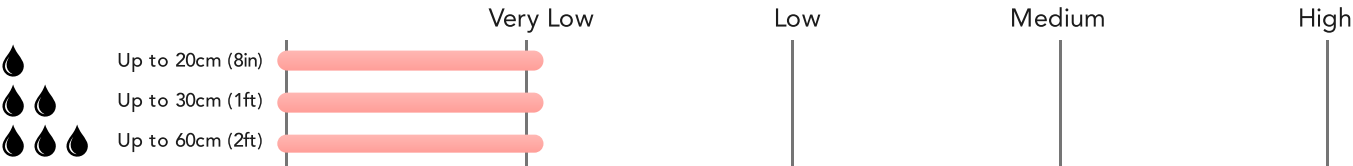


Risk Rating: Very low

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.

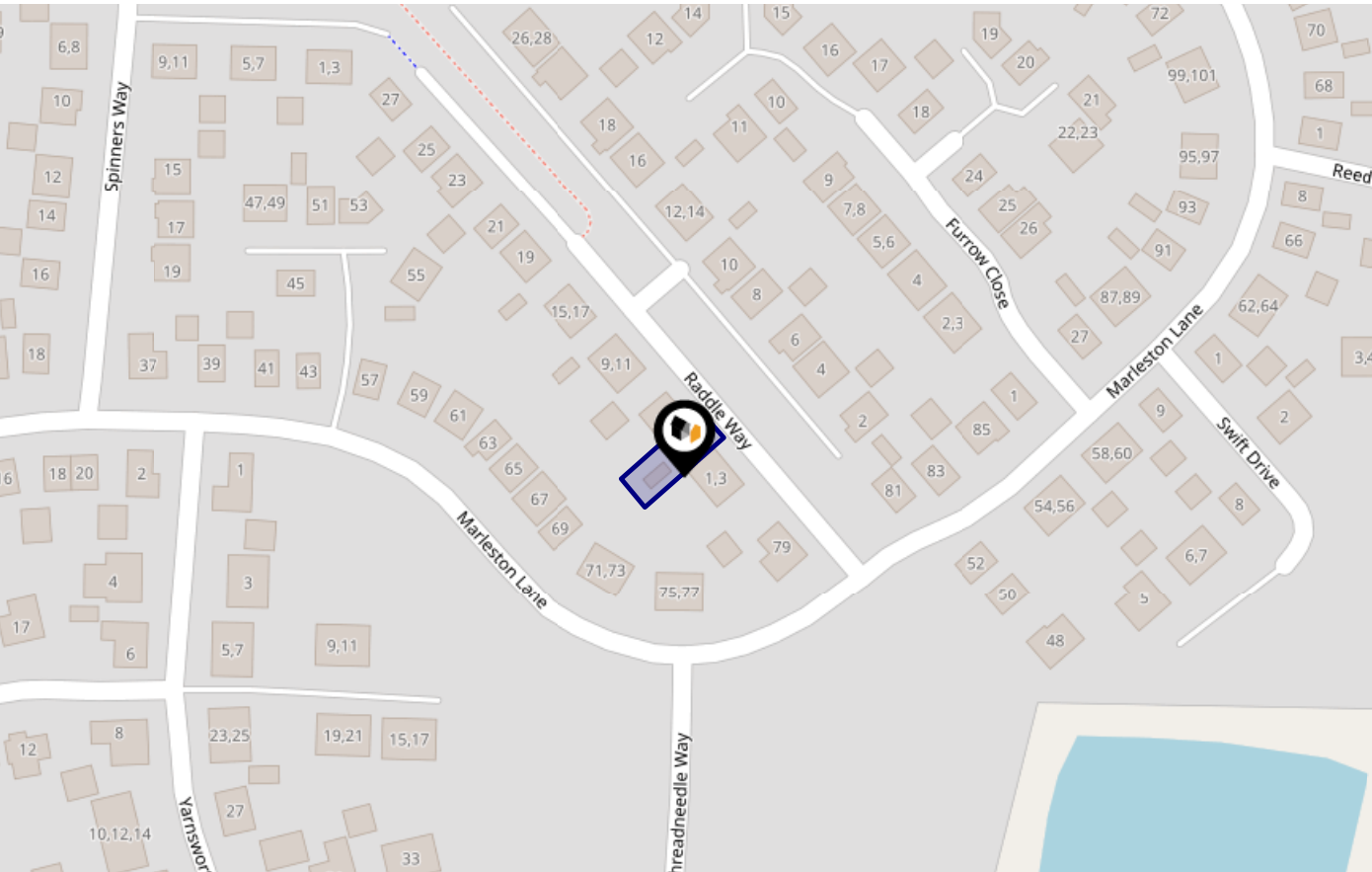
Chance of flooding to the following depths at this property:



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

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.

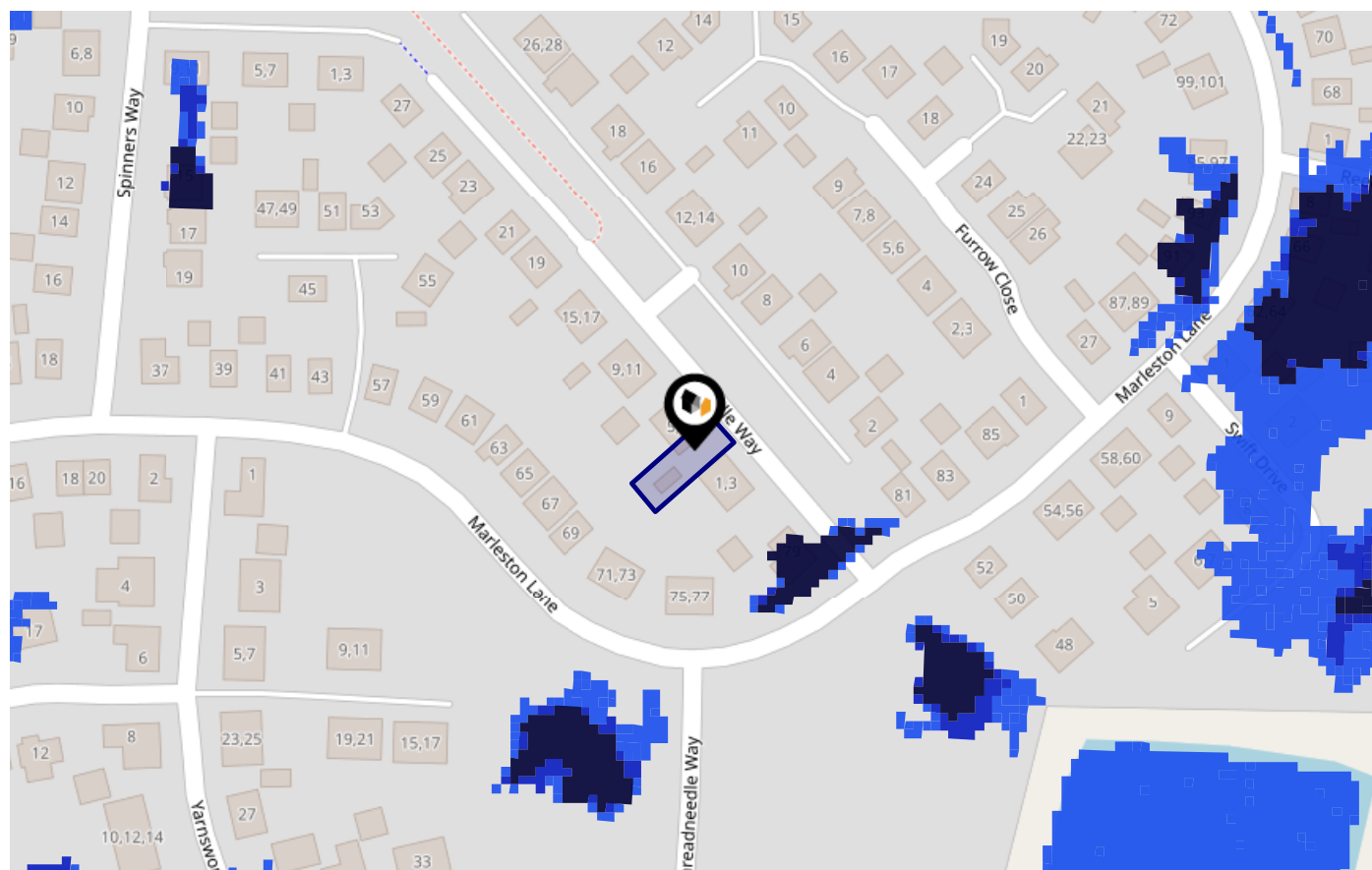
Chance of flooding to the following depths at this property:



Flood Risk

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.

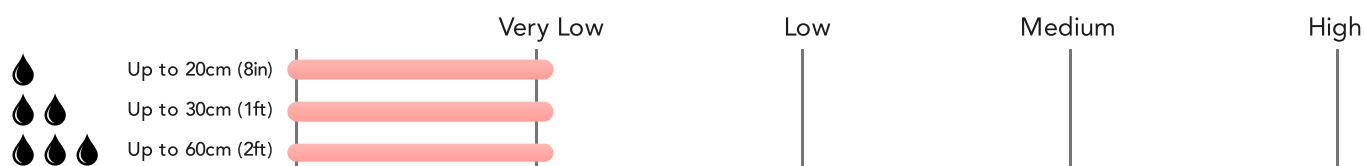


Risk Rating: Very low

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

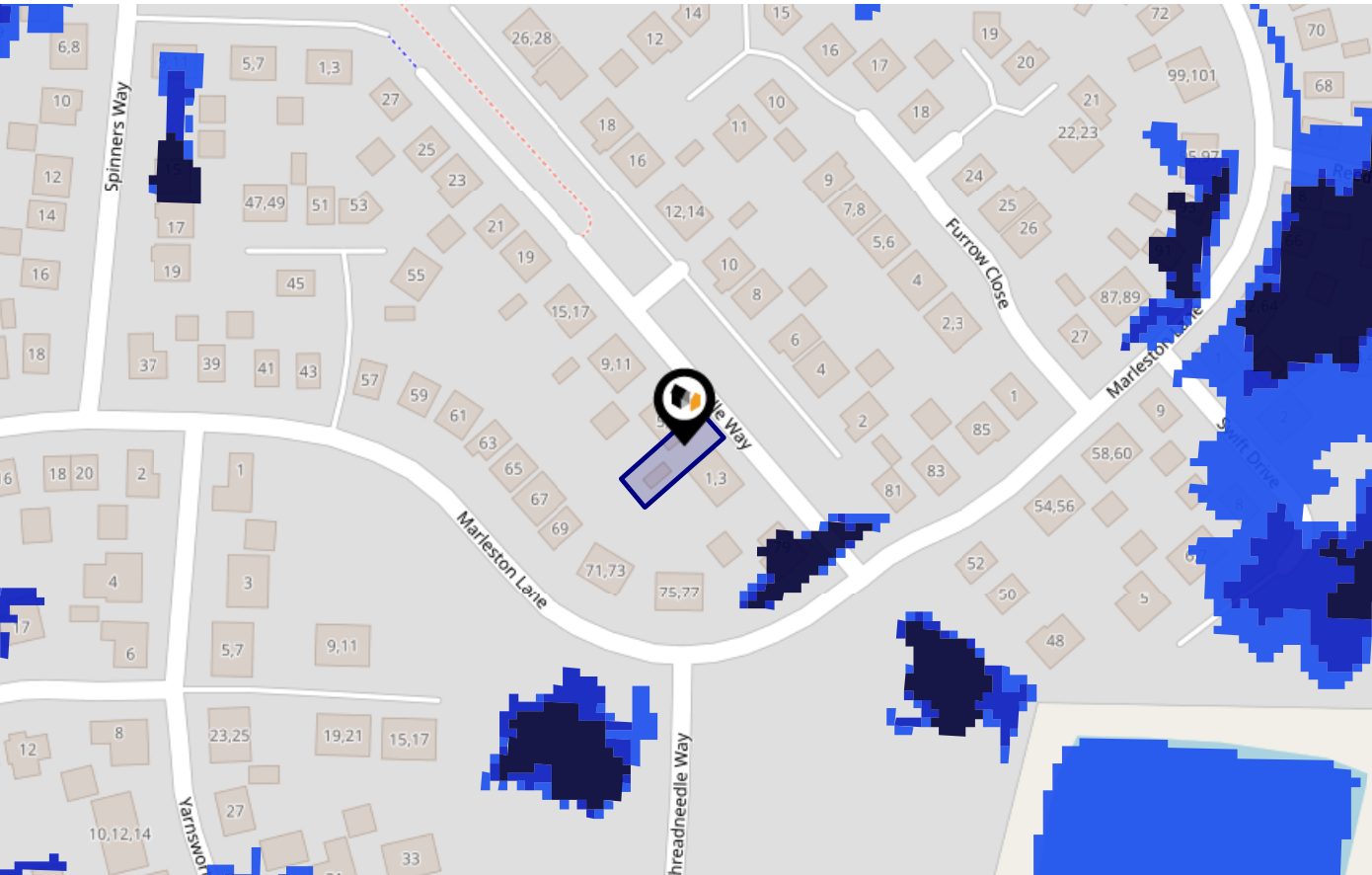
Chance of flooding to the following depths at this property:



Flood Risk

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.

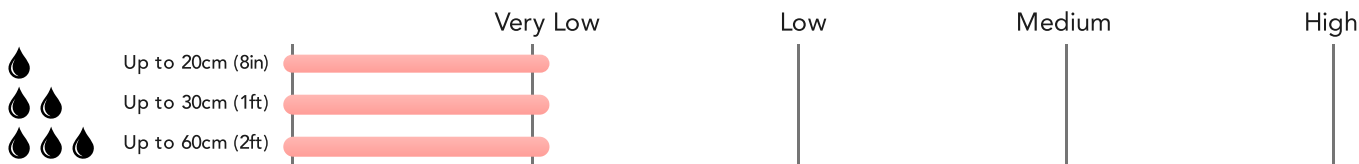


Risk Rating: Very low

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.

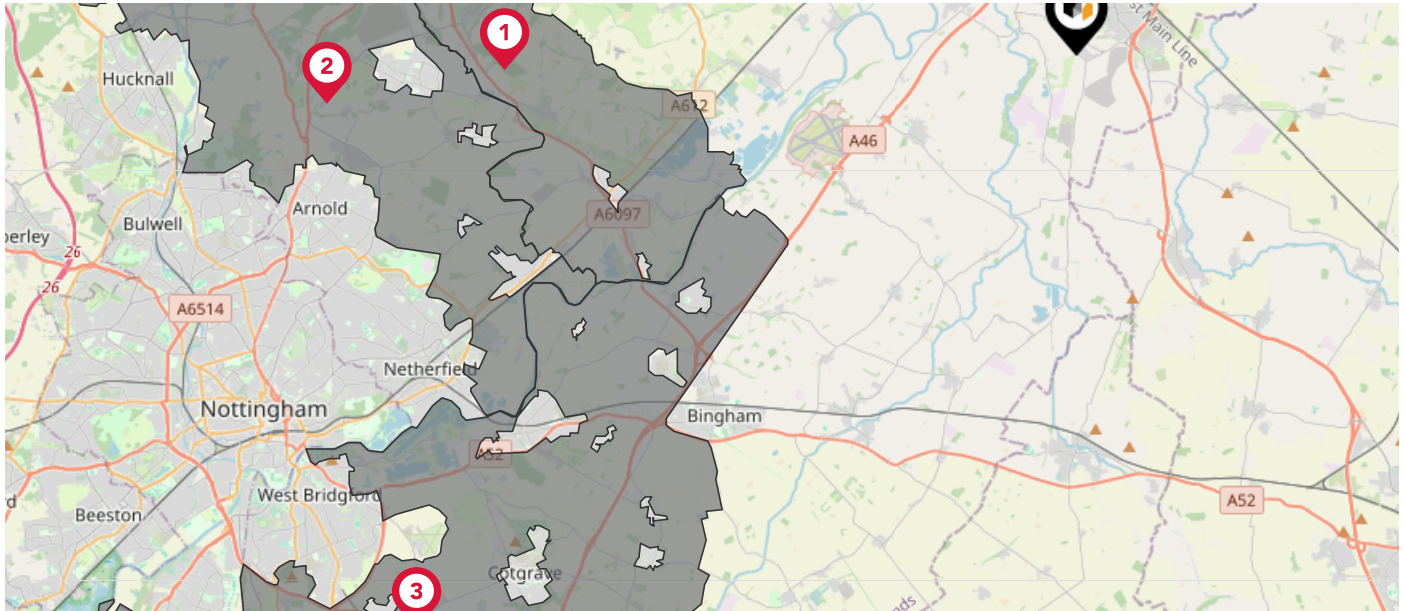
Chance of flooding to the following depths at this property:



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

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.



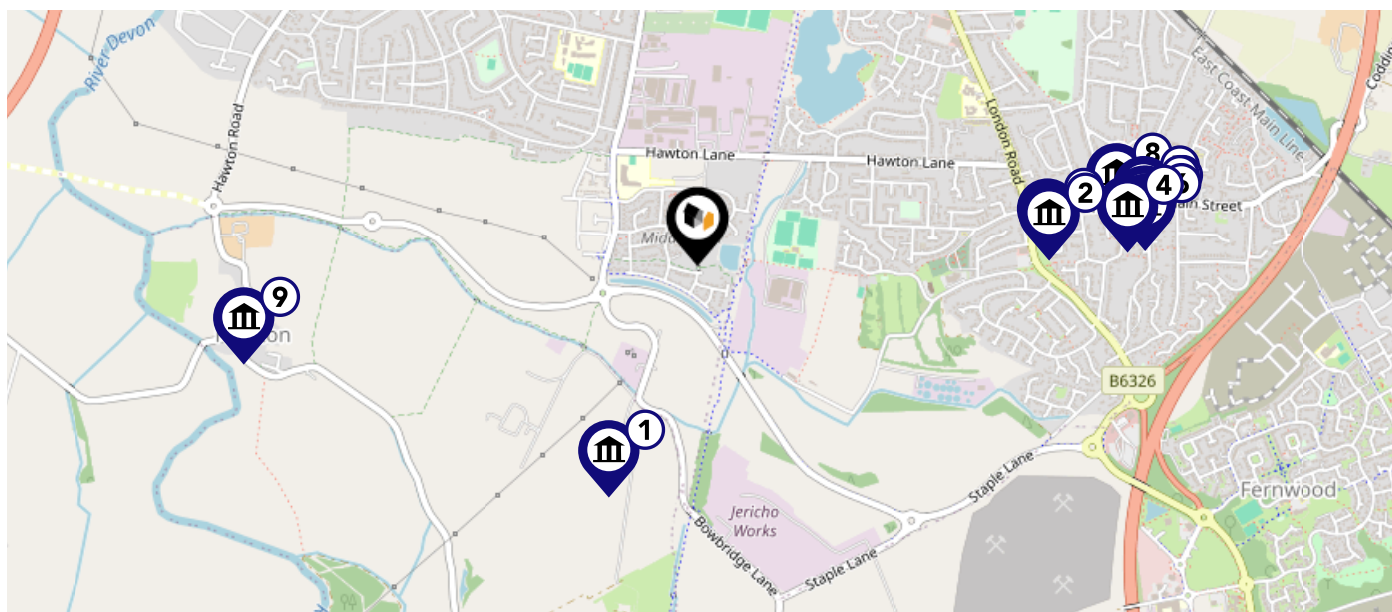
Nearby Landfill Sites

1	Land At Bowbridge Lane Balderton Newark-Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill	☐
2	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill	☐
3	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill	☐
4	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill	☐
5	Clay Lane-Newark	Historic Landfill	☐
6	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill	☐
7	Coddington Mill Site-Newark-on-Trent, Nottinghamshire	Historic Landfill	☐
8	Cotham Plasterboard/British Gypsum Limited, Former Hawton Quarry-Cotham Plasterboard, Cotham	Historic Landfill	☐
9	-Staple Quarry Landfill (British Gypsum) Moncell, Grange Lane, Cotham, , , NG23 5JZ	Historic Landfill	☐
10	Cotham HWC-Cotham	Historic Landfill	☐

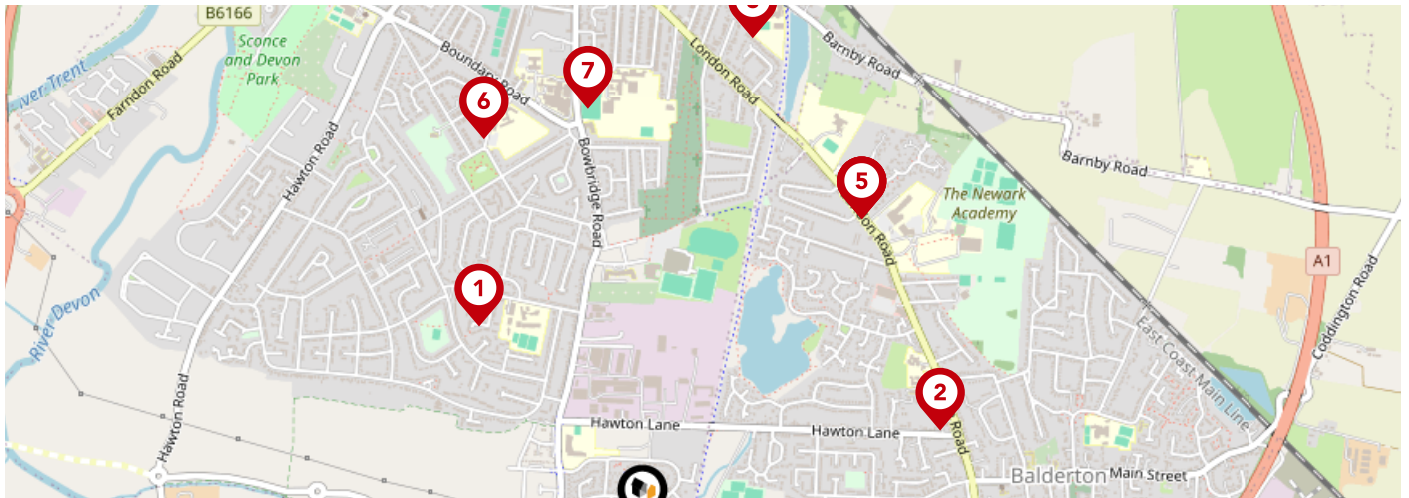
Maps

Listed Buildings

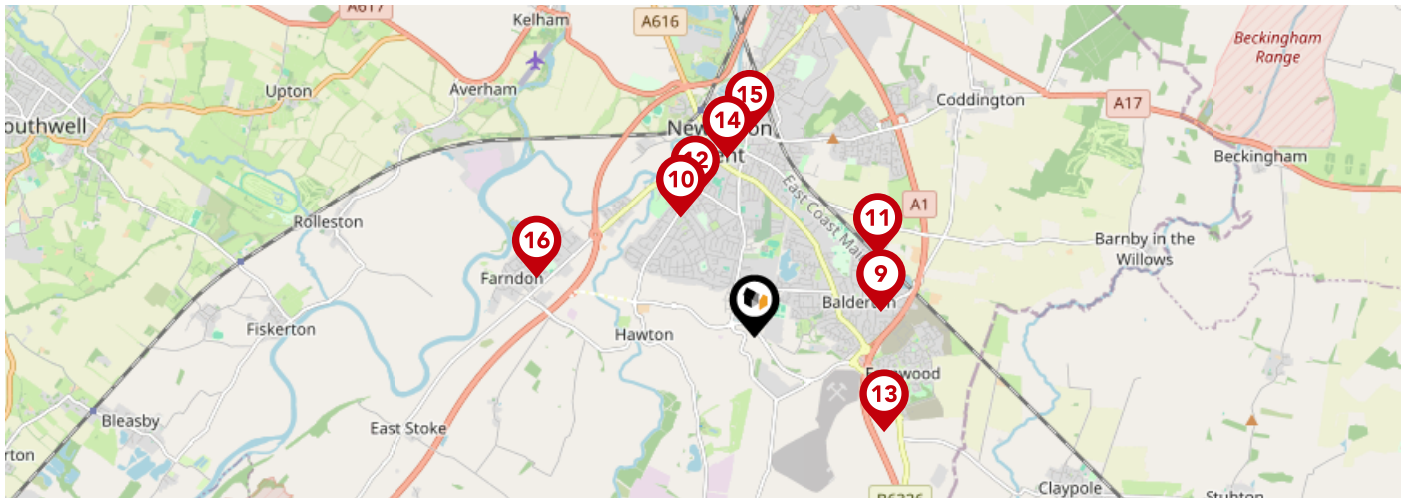
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1257357 - Gypsum Grinding Mill At Sk 8014 5070 On The Former Hawton Works Site	Grade II	0.5 miles
 1369962 - Methodist Church	Grade II	0.8 miles
 1046020 - Wall, Gate Piers And Memorial To Balderton Methodist Church	Grade II	0.8 miles
 1369963 - Church Of St Giles	Grade I	1.0 miles
 1046023 - 81, Main Street	Grade II	1.0 miles
 1046021 - 74, Main Street	Grade II	1.0 miles
 1369964 - 77, Main Street	Grade II	1.0 miles
 1046019 - 9, Bullpit Road	Grade II	1.0 miles
 1046031 - Church Of All Saints	Grade I	1.0 miles
 1046022 - 79, Main Street	Grade II	1.0 miles

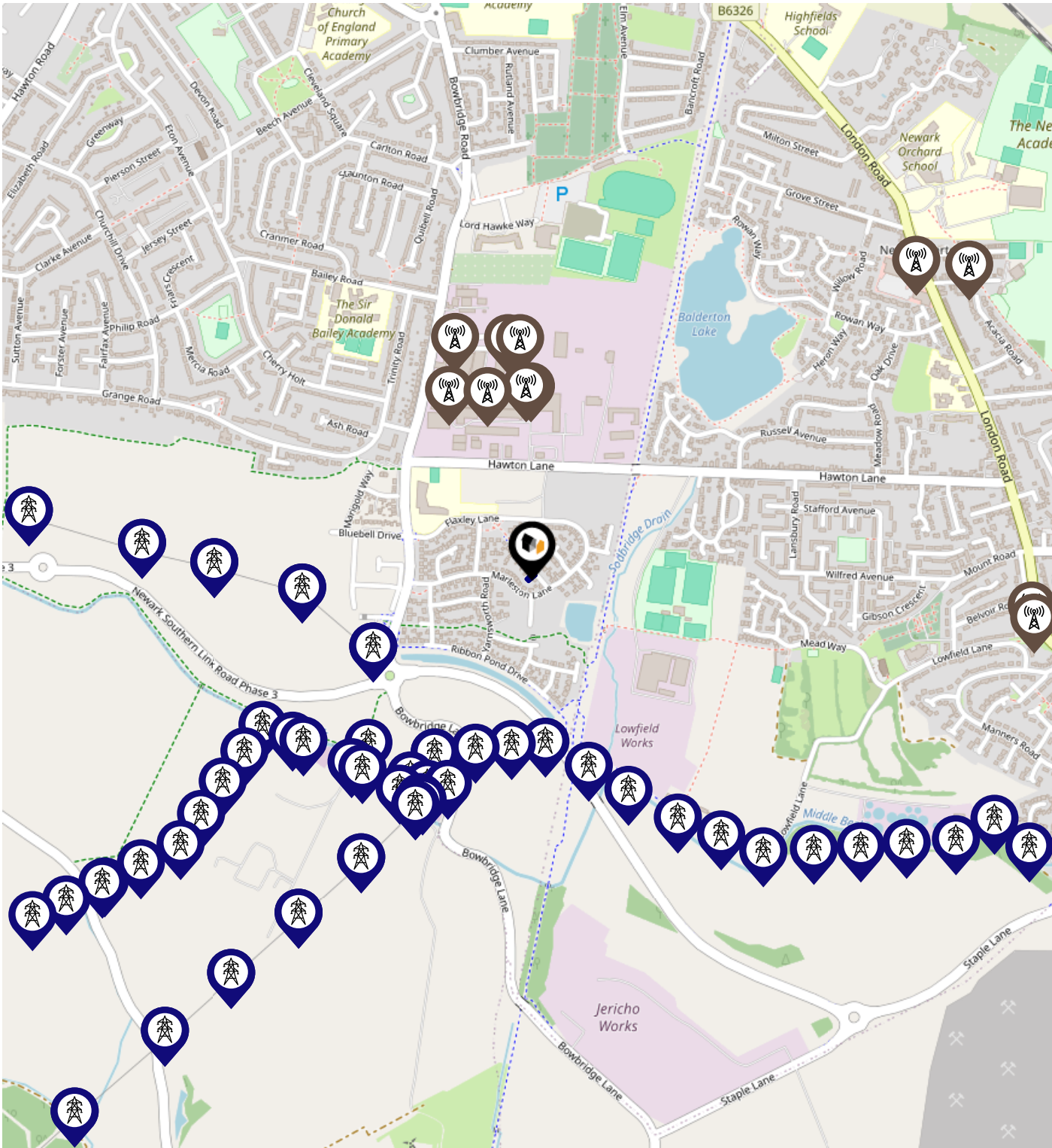


		Nursery	Primary	Secondary	College	Private
1	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:0.58	☐	☒	☐	☐	☐
2	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:0.7	☐	☒	☐	☐	☐
3	Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:0.84	☐	☒	☐	☐	☐
4	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:0.84	☐	☐	☒	☐	☐
5	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:0.84	☐	☐	☒	☐	☐
6	The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:0.93	☐	☒	☐	☐	☐
7	Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:0.94	☐	☐	☒	☐	☐
8	Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:1.12	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:1.14	☐	☒	☐	☐	☐
	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:1.27	☐	☒	☐	☐	☐
	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:1.32	☐	☐	☒	☐	☐
	Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:1.36	☐	☒	☐	☐	☐
	The Suthers School Ofsted Rating: Good Pupils: 564 Distance:1.42	☐	☐	☒	☐	☐
	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:1.62	☐	☒	☐	☐	☐
	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:1.83	☐	☒	☐	☐	☐
	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:2.02	☐	☒	☐	☐	☐

Local Area Masts & Pylons



Key:

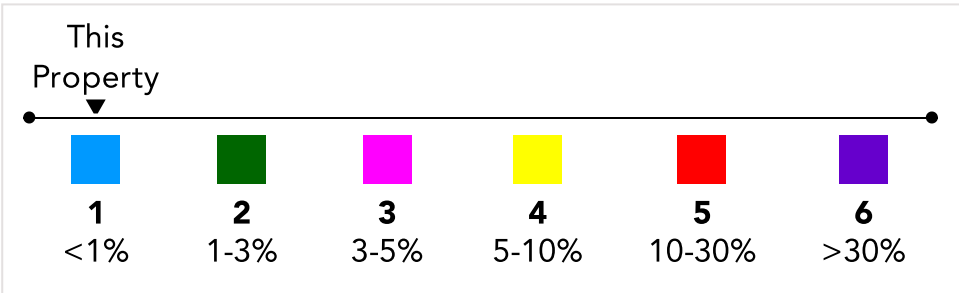
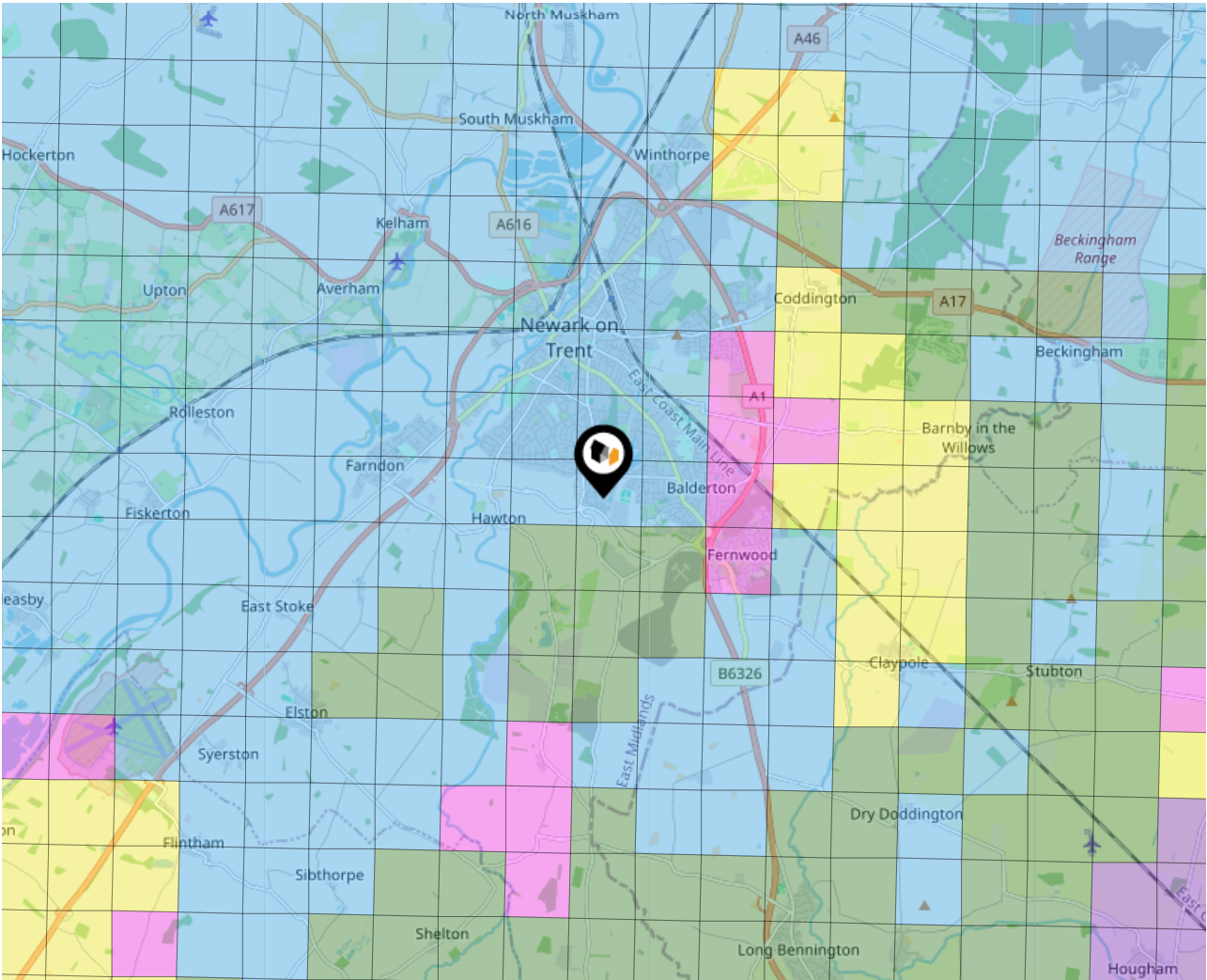
-  Power Pylons
-  Communication Masts

Environment

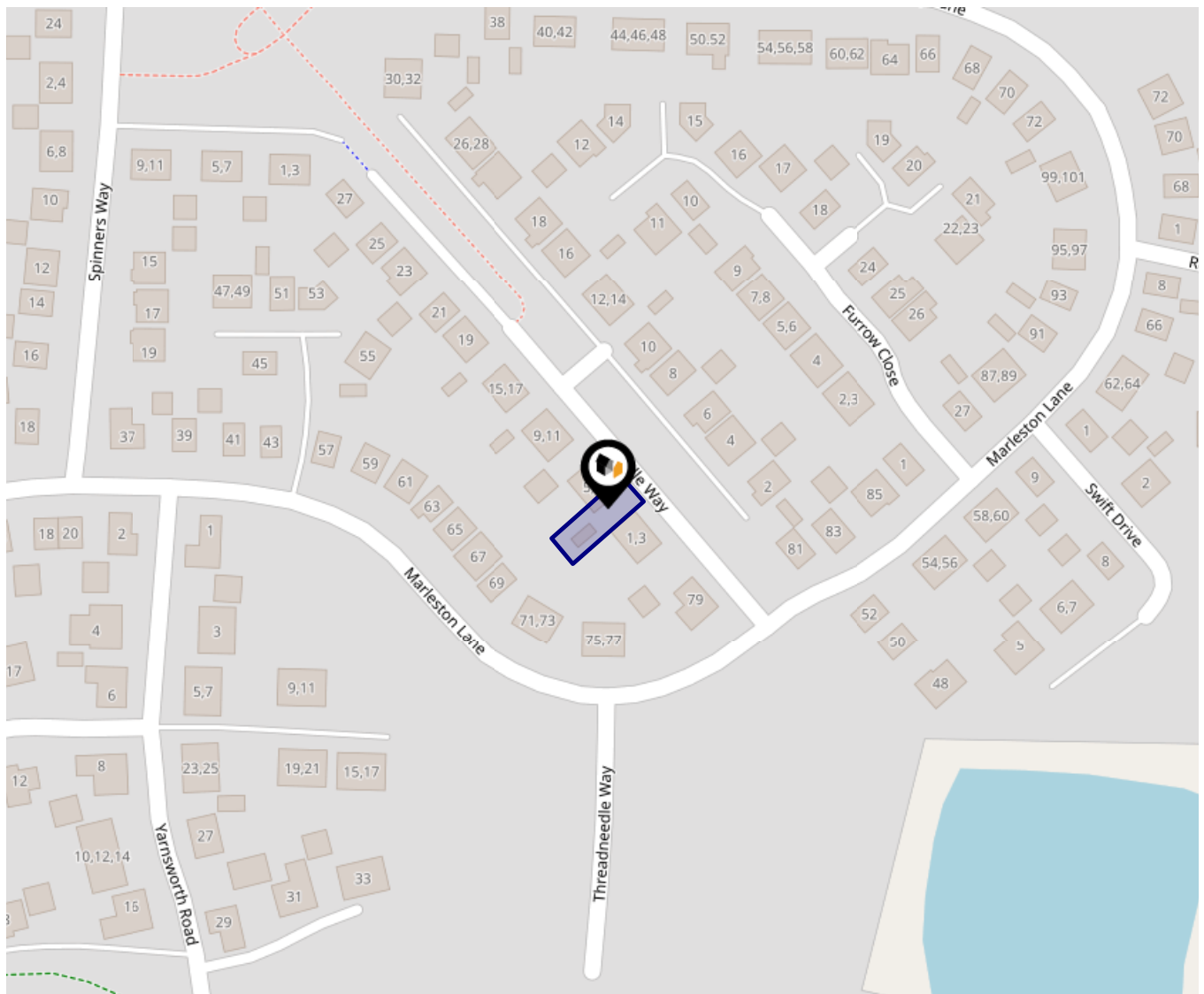
Radon Gas

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



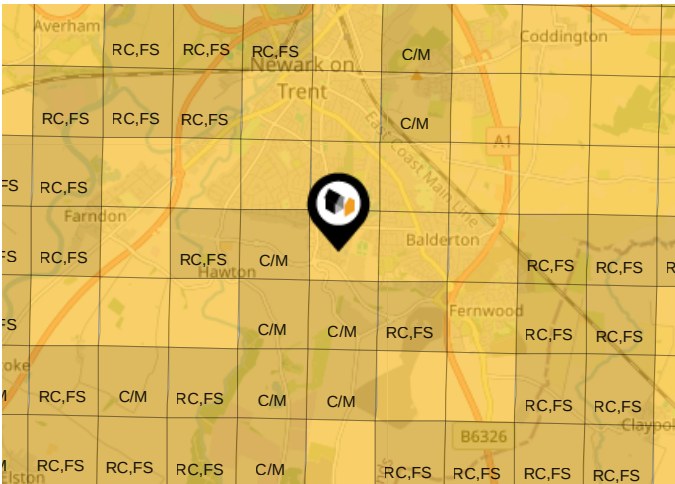
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

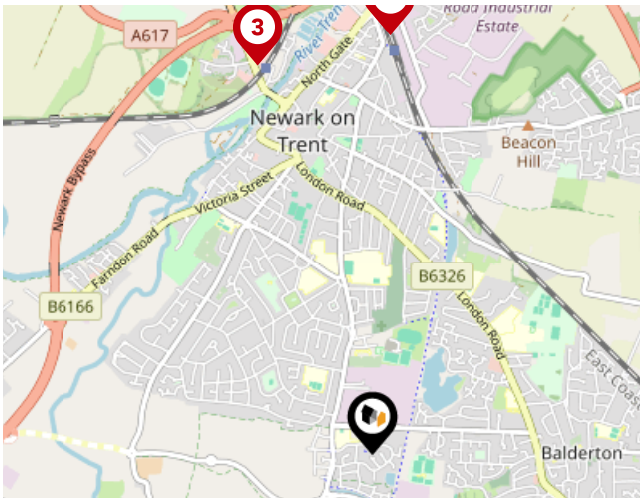
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

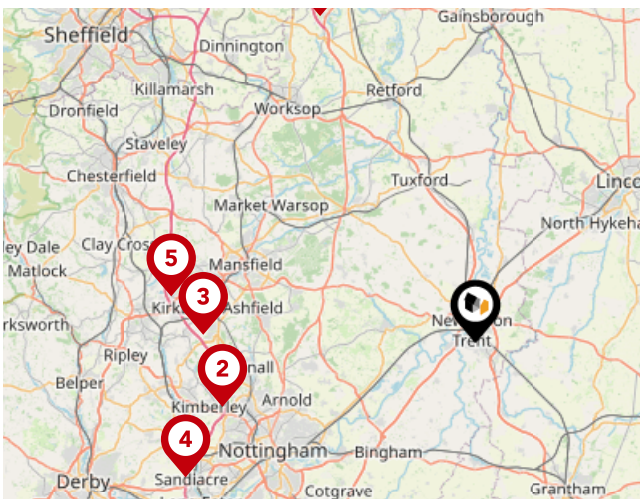
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Newark North Gate Rail Station	1.87 miles
2	Newark North Gate Rail Station	1.88 miles
3	Newark Castle Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	25.71 miles
2	M1 J26	18.62 miles
3	M1 J27	19.44 miles
4	M1 J25	22.86 miles
5	M1 J28	21.97 miles

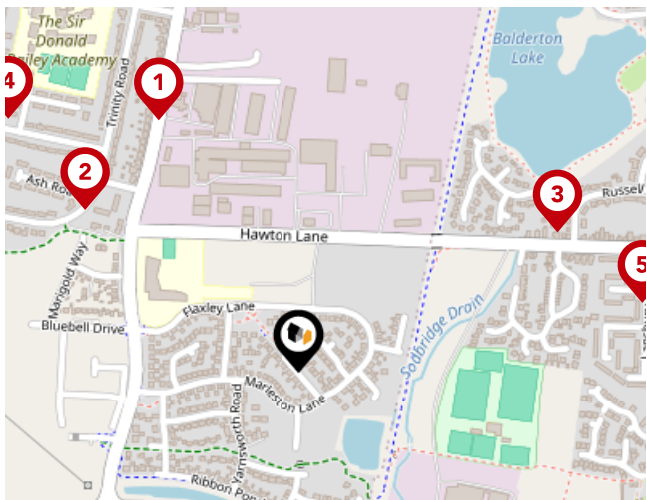


Airports/Helipads

Pin	Name	Distance
1	Finningley	30.71 miles
2	East Mids Airport	27.08 miles
3	Humberside Airport	41.08 miles
4	Baginton	55.26 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bowbridge Road	0.32 miles
2	Grange Road	0.3 miles
3	Russell Avenue	0.33 miles
4	Lilac Close	0.43 miles
5	Coleman Avenue	0.39 miles

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Alasdair Morrison & Mundys

22 King Street, Southwell,
Nottinghamshire, NG25 0EN
01636 813971
melissa.trussler@amorrison-mundys.net
<https://amorrison-mundys.net/>

