

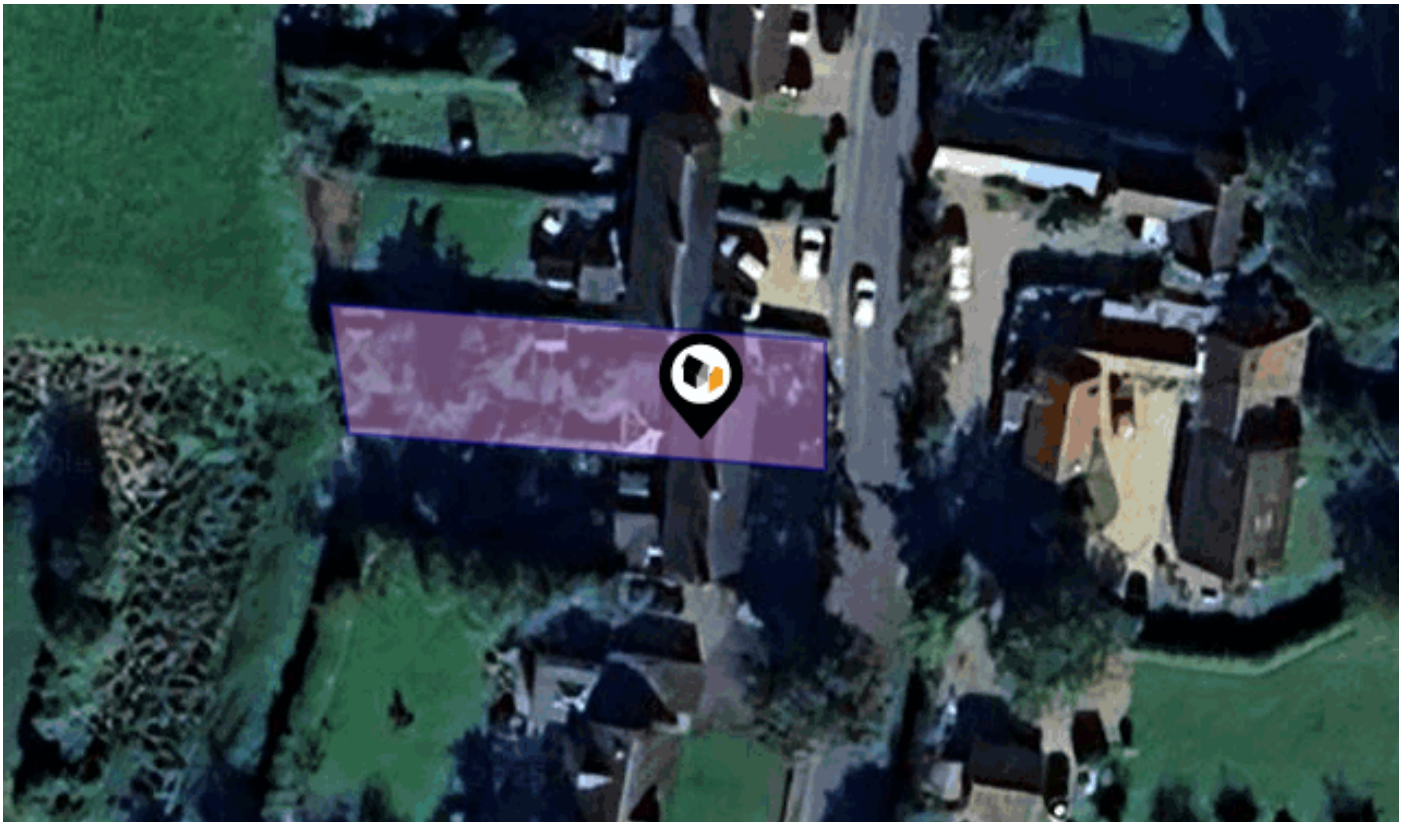


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th November 2025



BALDERTON LANE, CODDINGTON, NEWARK, NG24

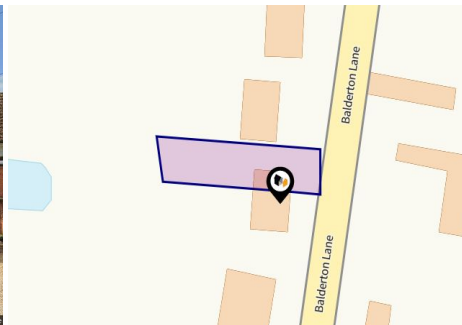
Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,721
Title Number:	NT170054

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3	31	10000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





BALDERTON LANE, CODDINGTON, NEWARK, NG24



1ST FLOOR

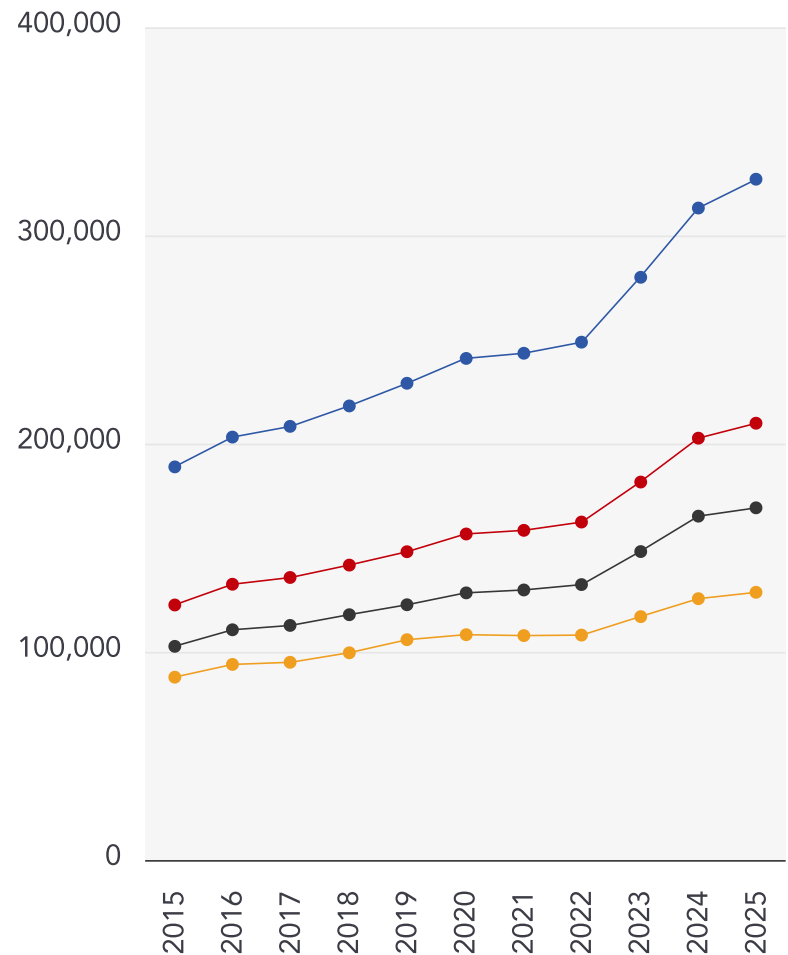
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan 02/09/20

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG24



Detached

+73.17%

Semi-Detached

+71.26%

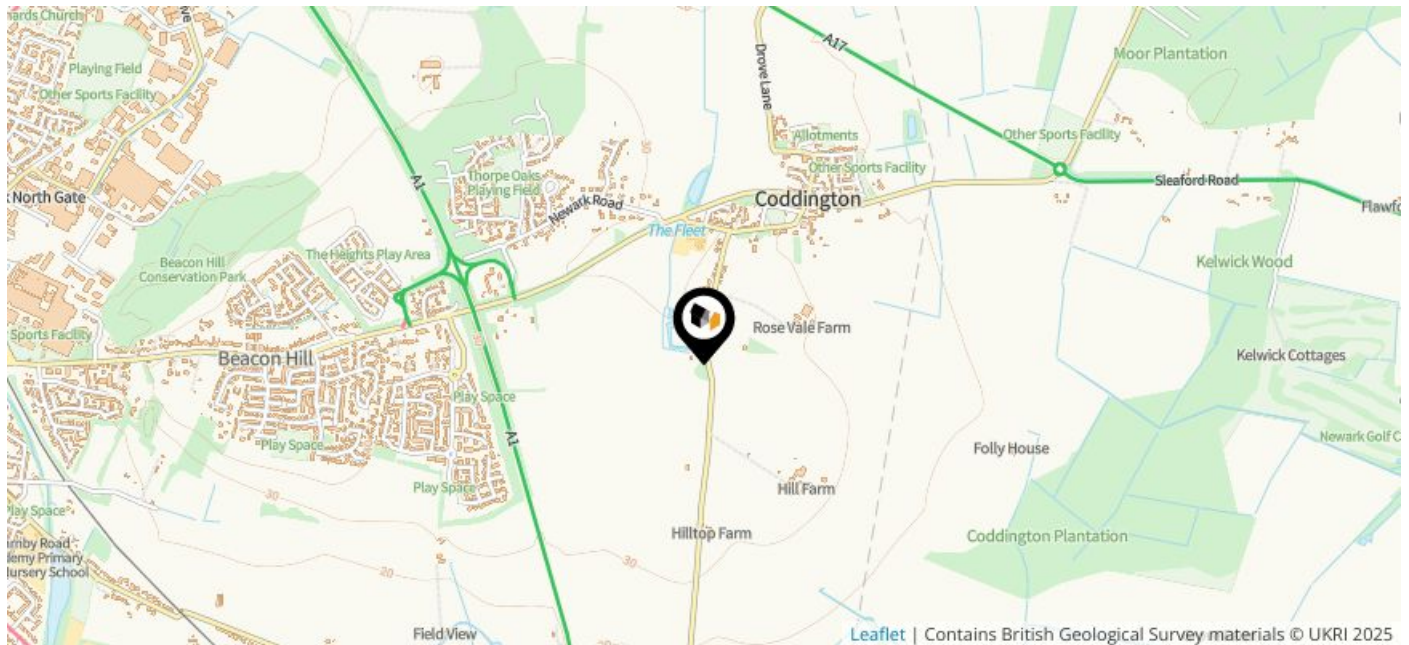
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

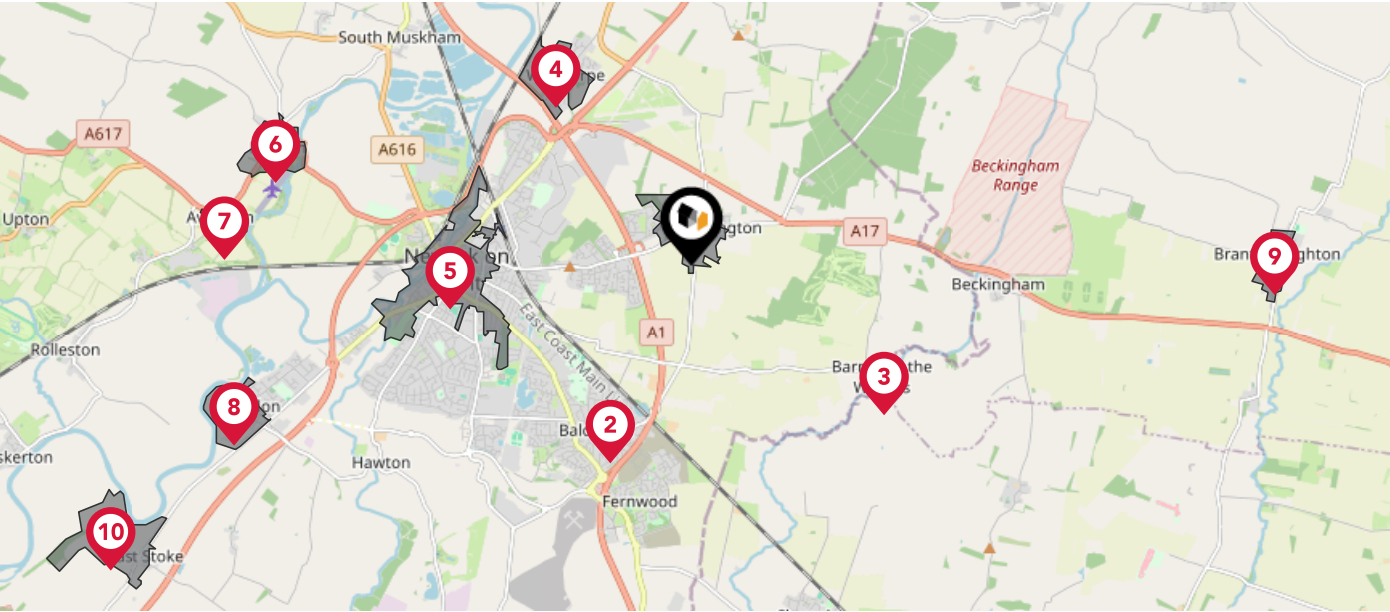
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



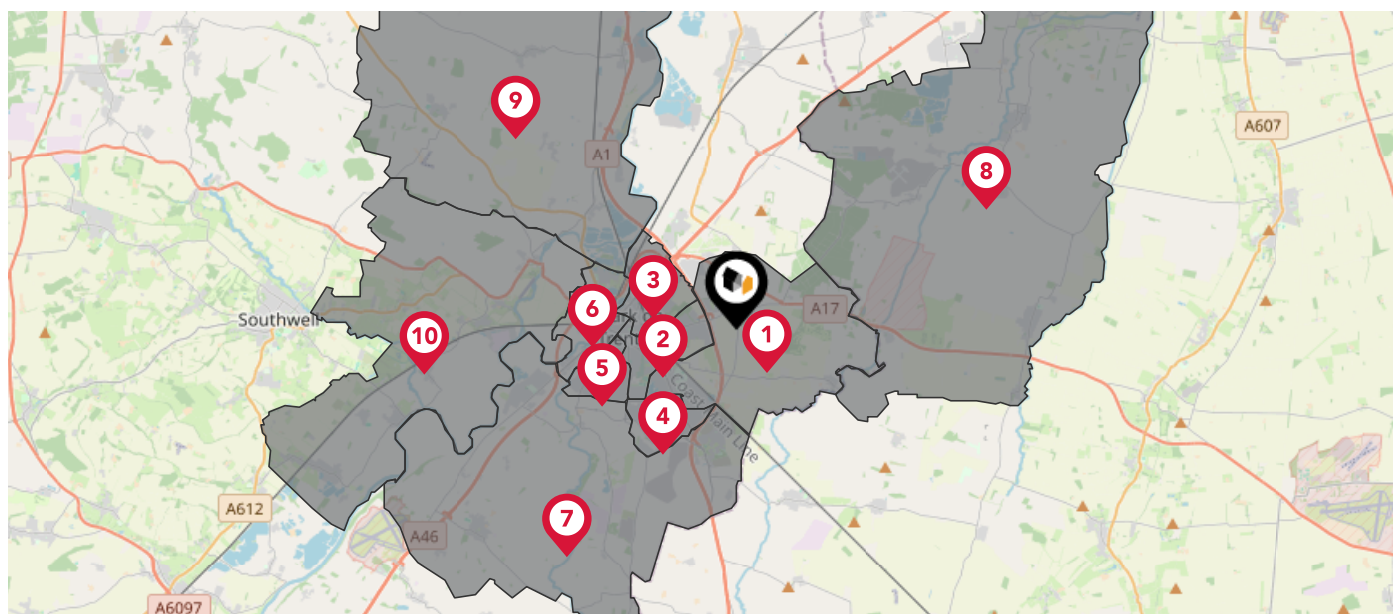
Nearby Conservation Areas

1	Coddington
2	Balderton
3	Barnby in the Willows
4	Winthorpe
5	Newark
6	Kelham
7	Averham
8	Farndon
9	Brant Broughton
10	East Stoke

Maps

Council Wards

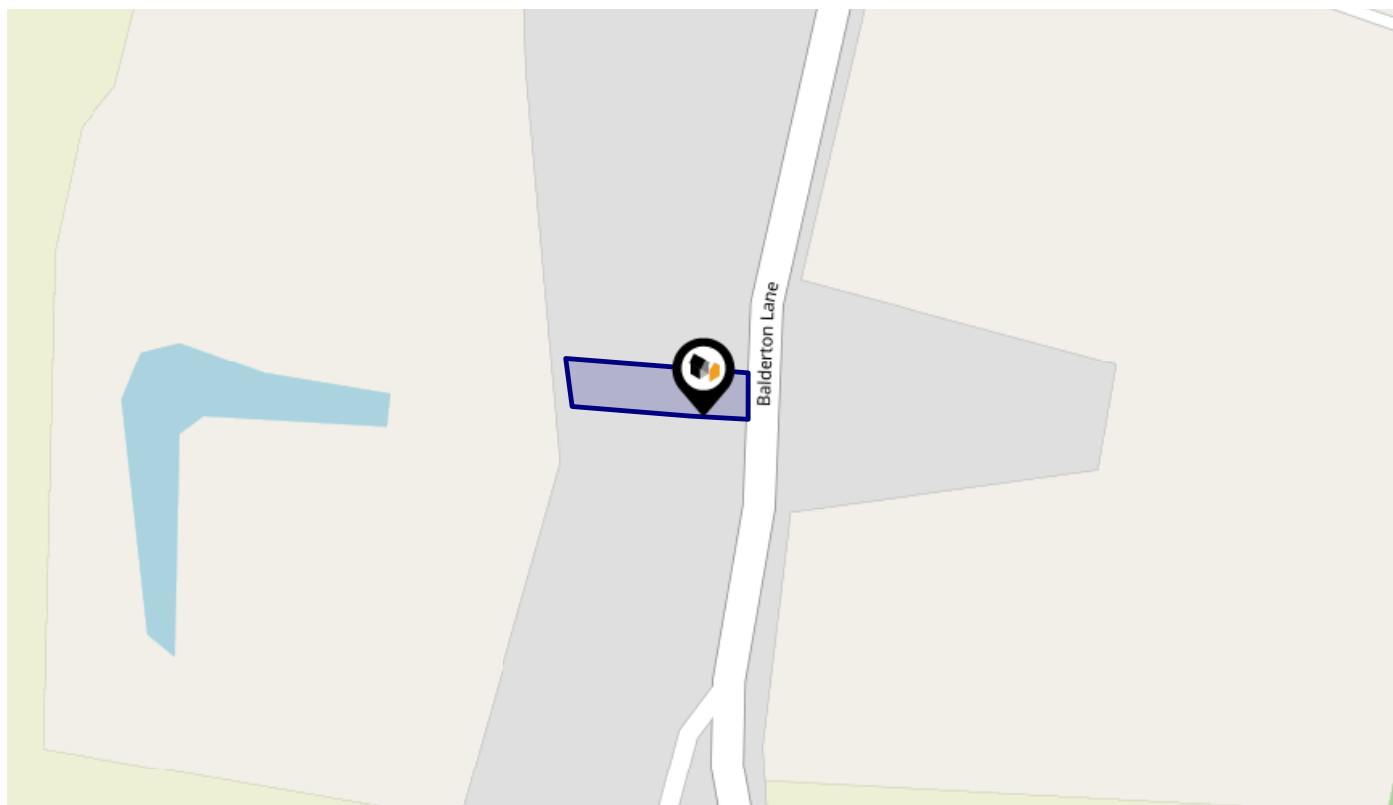
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|-------------------------------------|
| 1 | Balderton North & Coddington Ward |
| 2 | Beacon Ward |
| 3 | Bridge Ward |
| 4 | Balderton South Ward |
| 5 | Devon Ward |
| 6 | Castle Ward |
| 7 | Farndon & Fernwood Ward |
| 8 | Bassingham and Brant Broughton Ward |
| 9 | Muskham Ward |
| 10 | Trent 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.

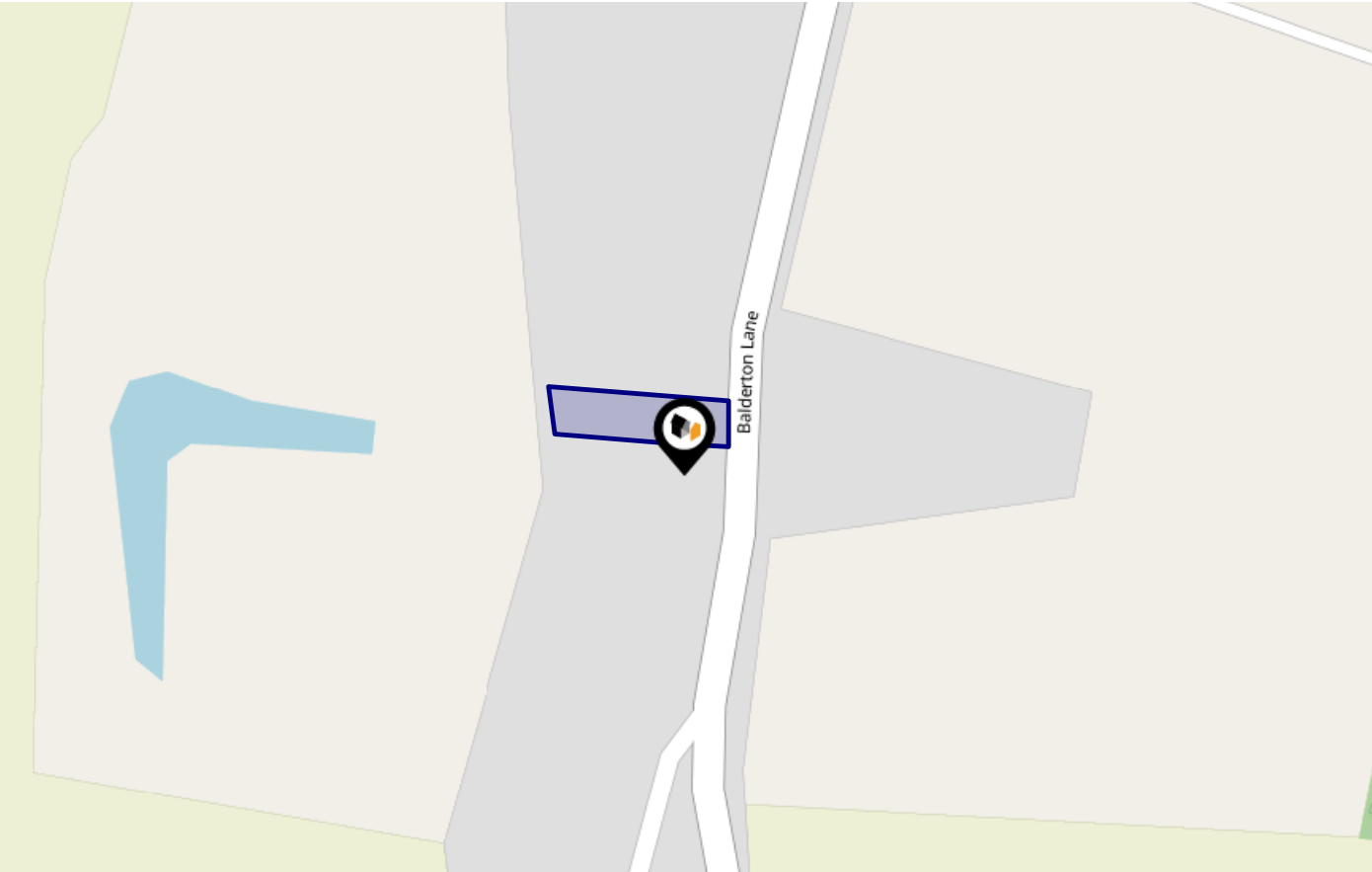
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

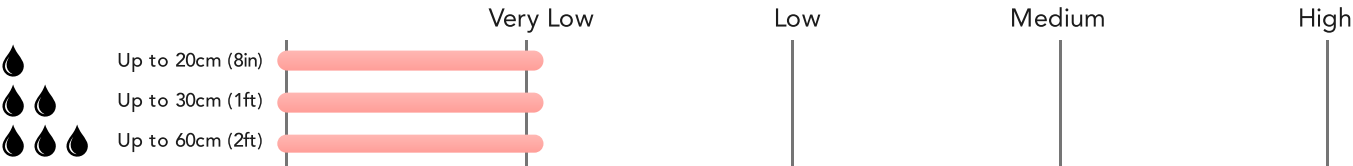


Risk Rating: Very low

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.

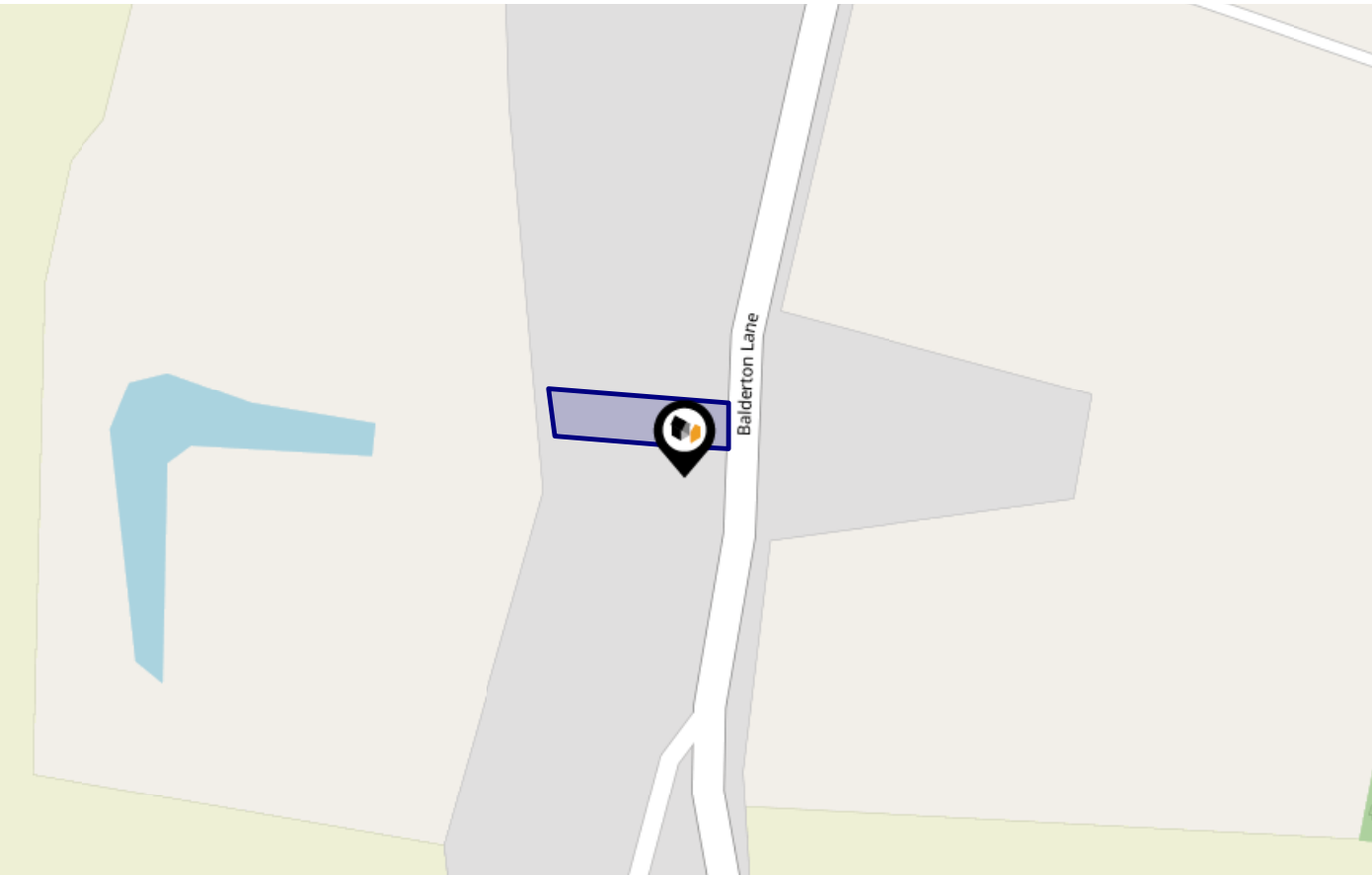
Chance of flooding to the following depths at this property:



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

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.

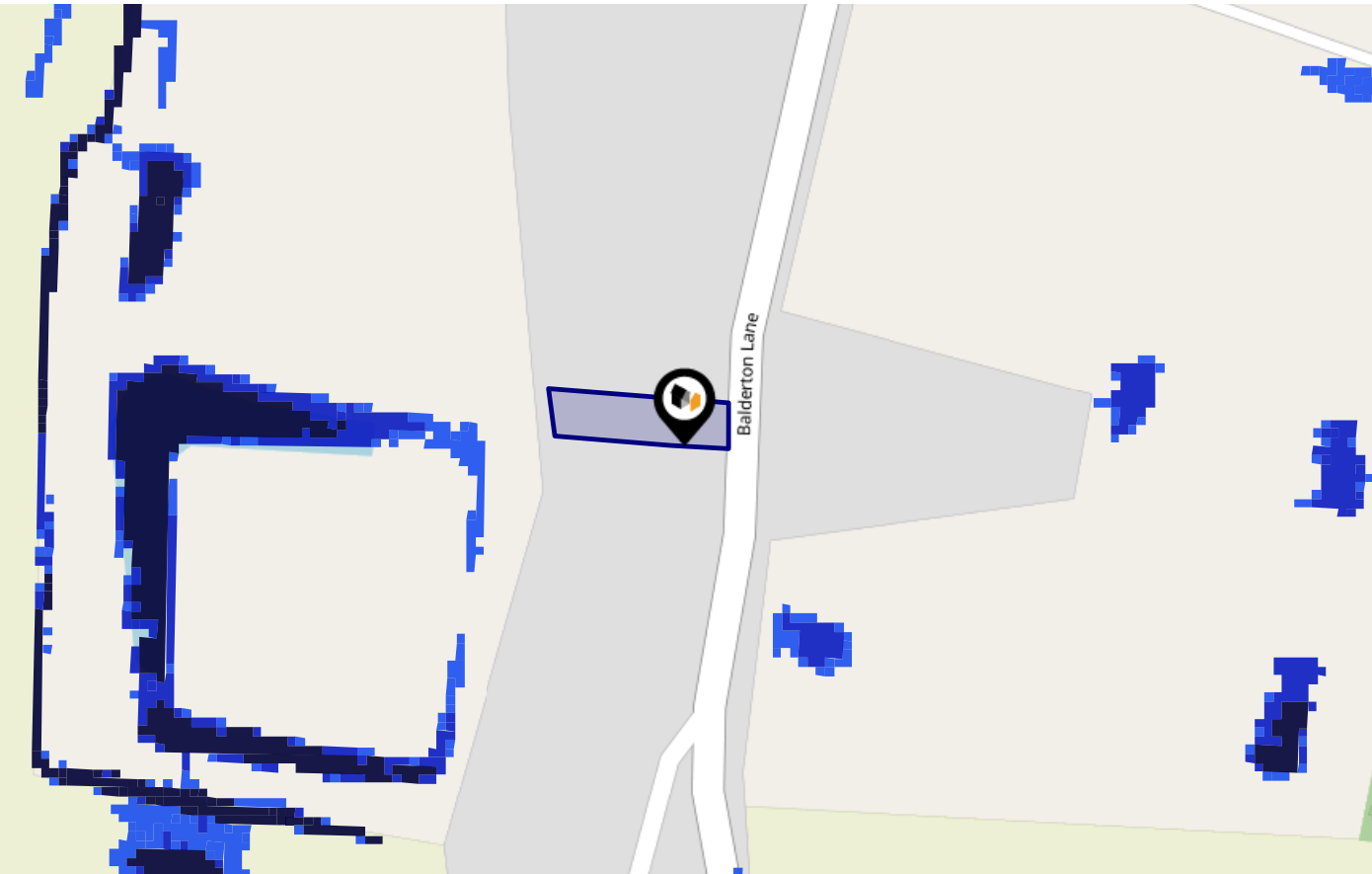
Chance of flooding to the following depths at this property:



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.

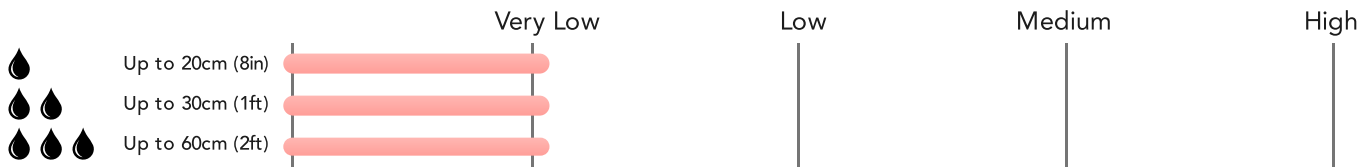


Risk Rating: Very low

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.

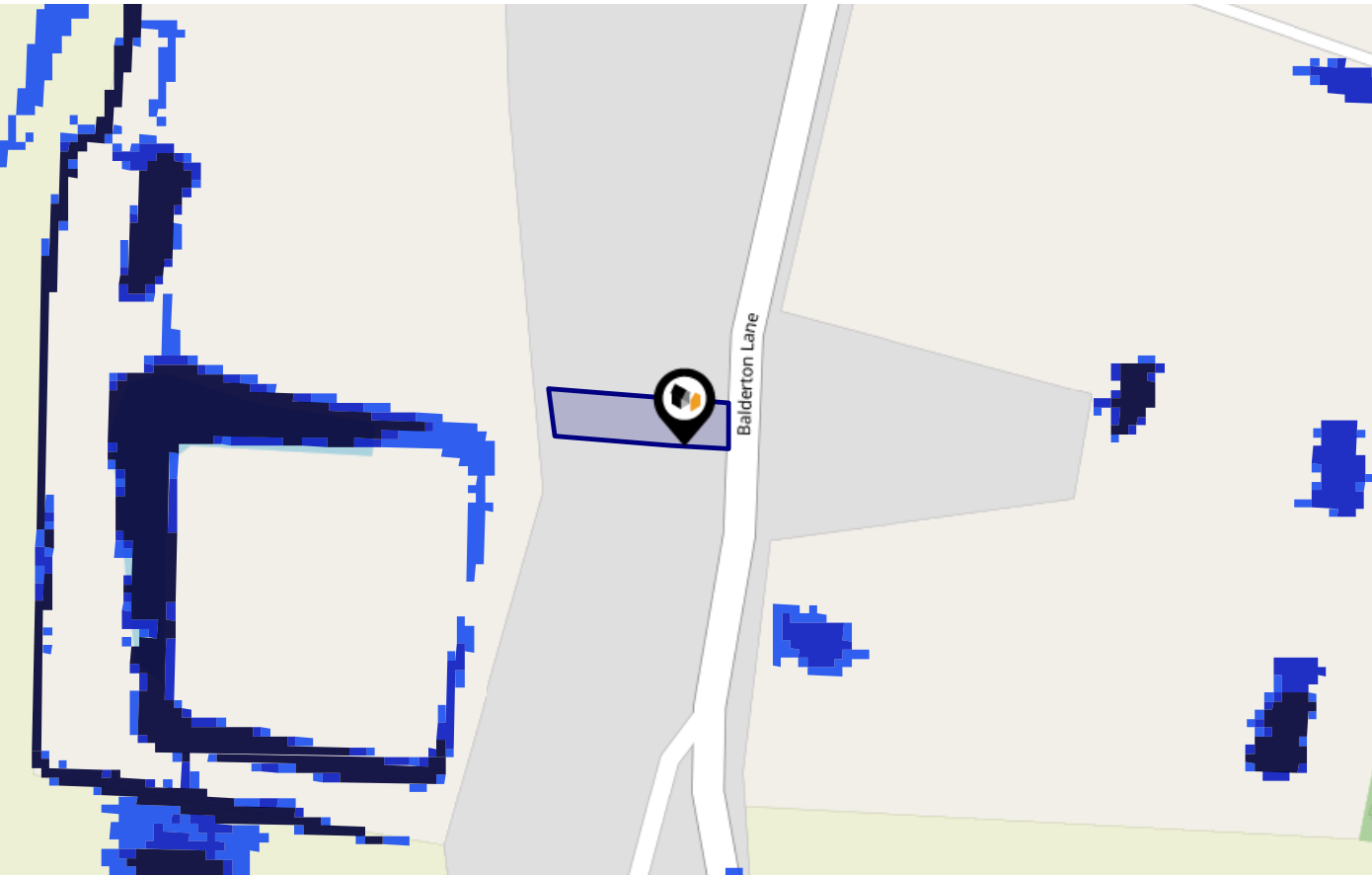
Chance of flooding to the following depths at this property:



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.

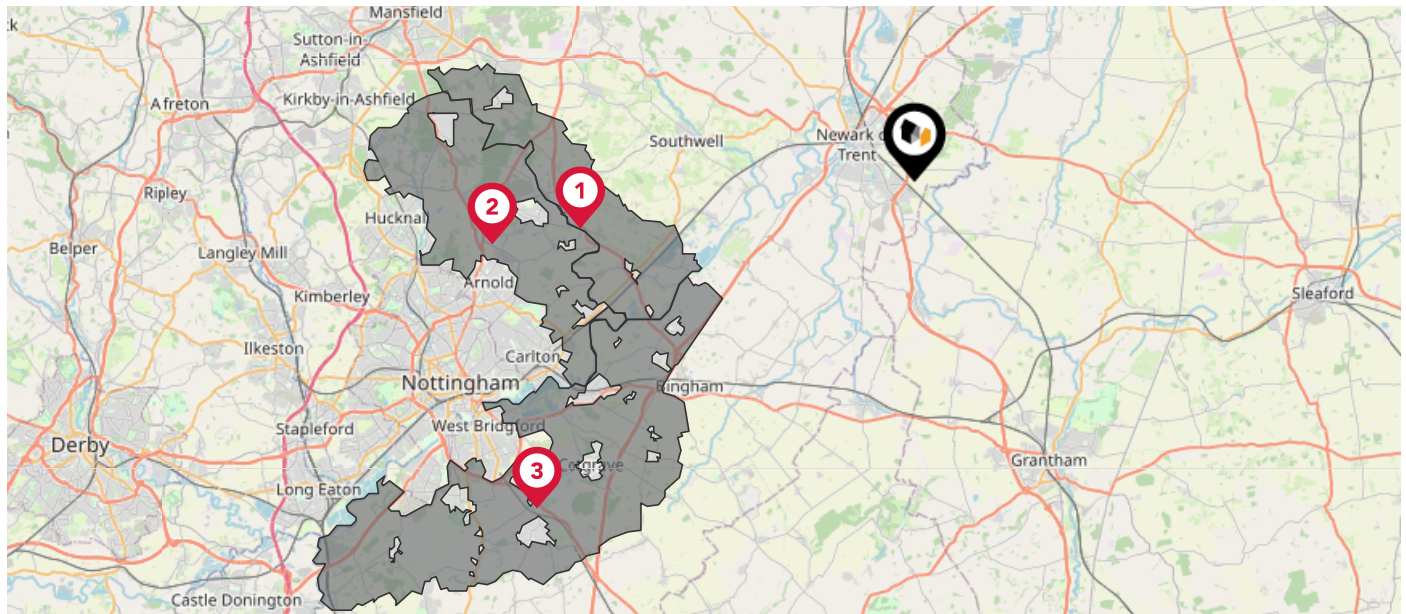
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



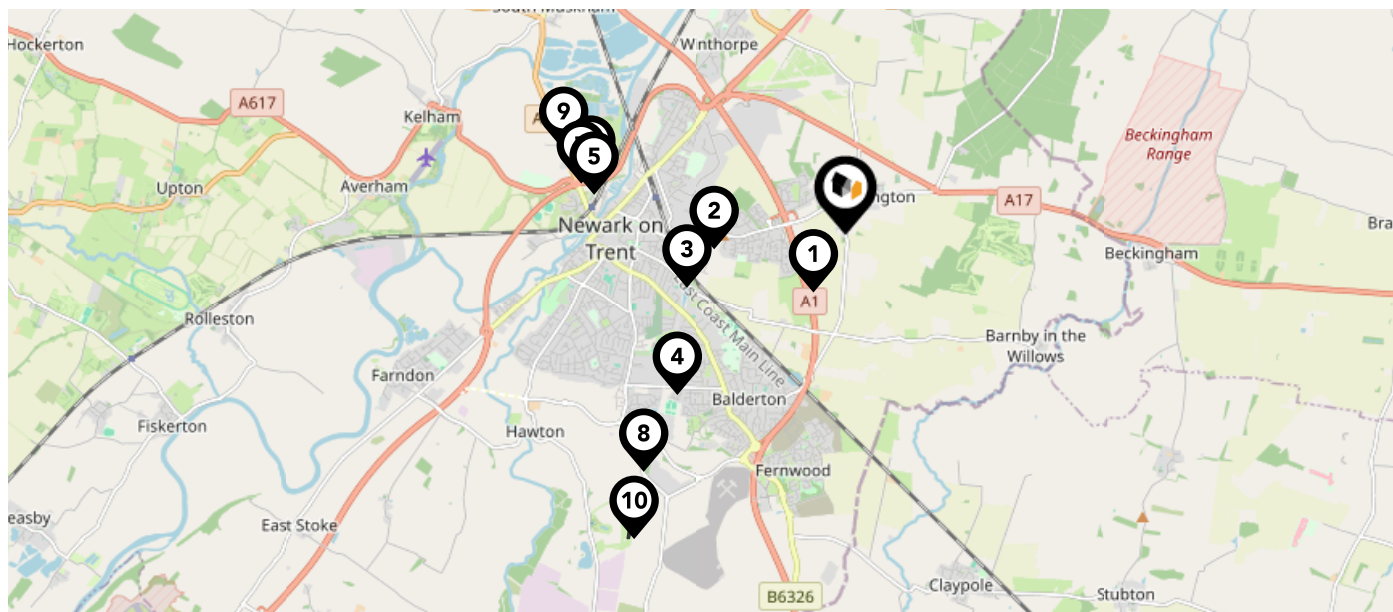
Nearby Green Belt Land

-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Gedling
-  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.



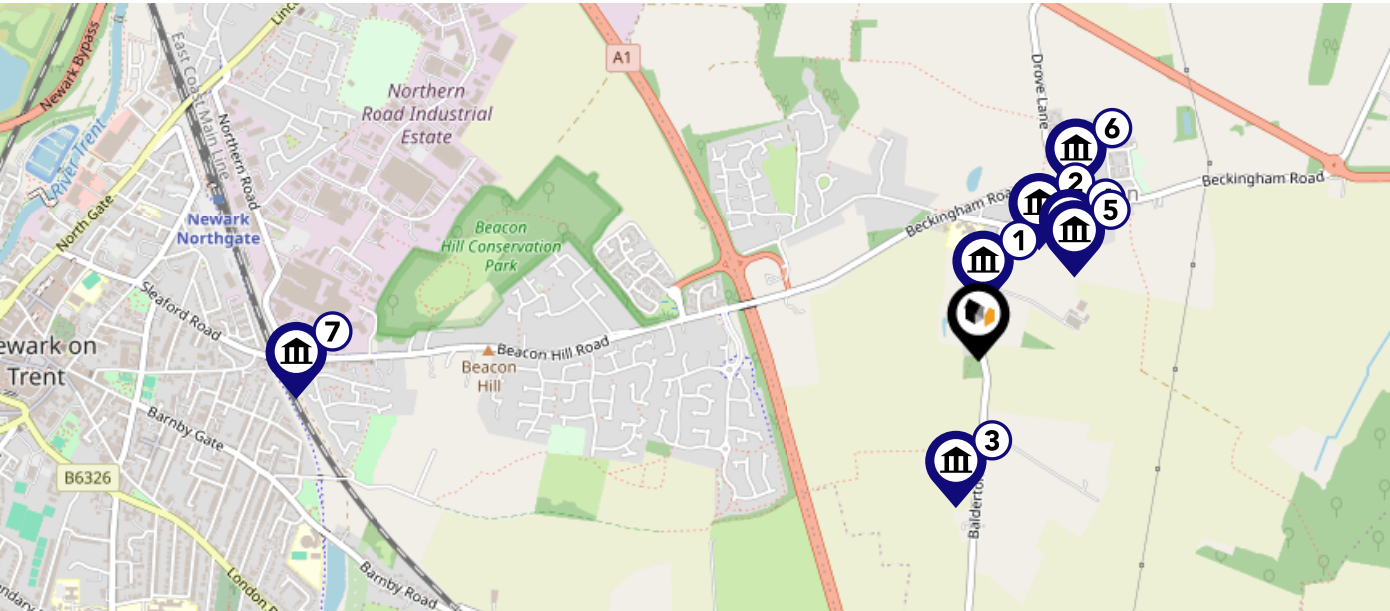
Nearby Landfill Sites

1	Coddington Mill Site-Newark-on-Trent, Nottinghamshire	Historic Landfill	
2	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill	
3	Clay Lane-Newark	Historic Landfill	
4	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill	
5	EA/EPR/LP3090CL/A001	Active Landfill	
6	EA/EPR/ZP3897FS/V002	Active Landfill	
7	Muskham Road-Newark, Nottinghamshire	Historic Landfill	
8	Land At Bowbridge Lane Balderton Newark- Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill	
9	EA/EPR/HP3297FD/V002	Active Landfill	
10	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill	

Maps

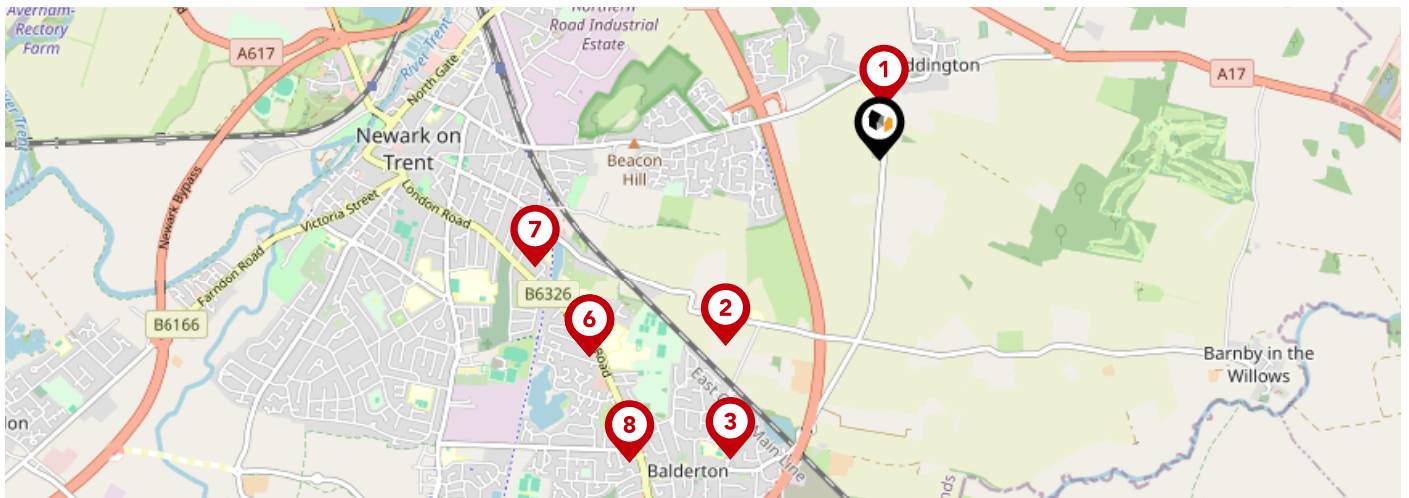
Listed Buildings

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

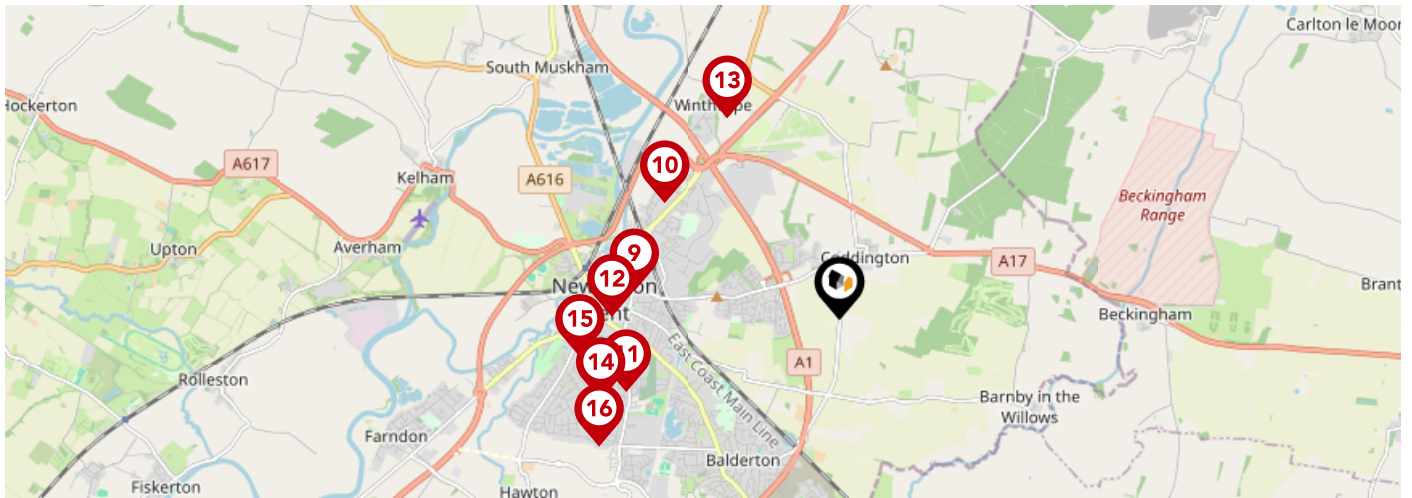


Listed Buildings in the local district	Grade	Distance
 1046028 - The Old Forge	Grade II	0.1 miles
 1157230 - Church Of All Saints	Grade II	0.3 miles
 1302683 - Coddington Windmill	Grade II	0.3 miles
 1157268 - Old Manor Farmhouse	Grade II	0.3 miles
 1302449 - Dovecote Cottage Behind Old Manor Farmhouse	Grade II	0.3 miles
 1046029 - The Laurels	Grade II	0.4 miles
 1297821 - Beacon Hill Tollhouse	Grade II	1.5 miles

Area Schools



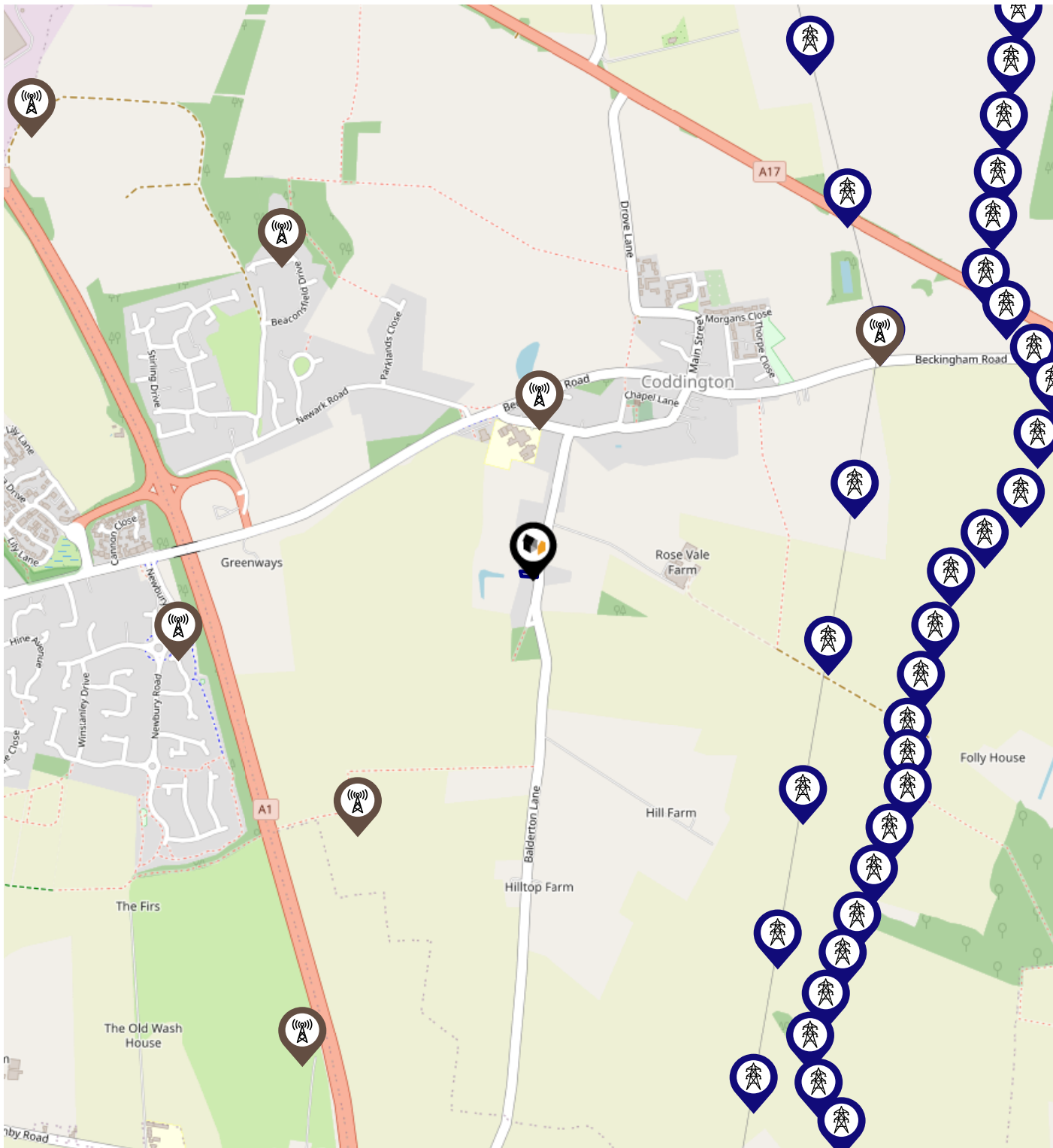
		Nursery	Primary	Secondary	College	Private
1	Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:0.24	☐	☒	☐	☐	☐
2	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:1.08	☐	☐	☒	☐	☐
3	Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:1.49	☐	☒	☐	☐	☐
4	Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:1.56	☐	☒	☐	☐	☐
5	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:1.56	☐	☐	☒	☐	☐
6	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:1.56	☐	☐	☒	☐	☐
7	Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:1.61	☐	☒	☐	☐	☐
8	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:1.75	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:1.85	☐	☒	☐	☐	☐
	Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:1.88	☐	☒	☐	☐	☐
	Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:2	☐	☐	☒	☐	☐
	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:2.02	☐	☒	☐	☐	☐
	Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:2.05	☐	☒	☐	☐	☐
	The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:2.24	☐	☒	☐	☐	☐
	Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:2.34	☐	☒	☐	☐	☐
	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:2.42	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

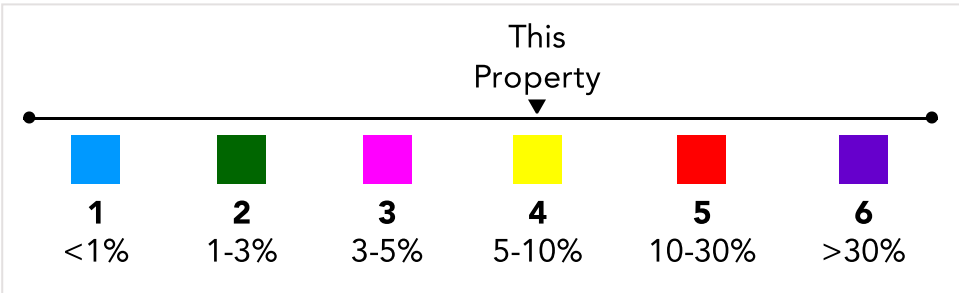
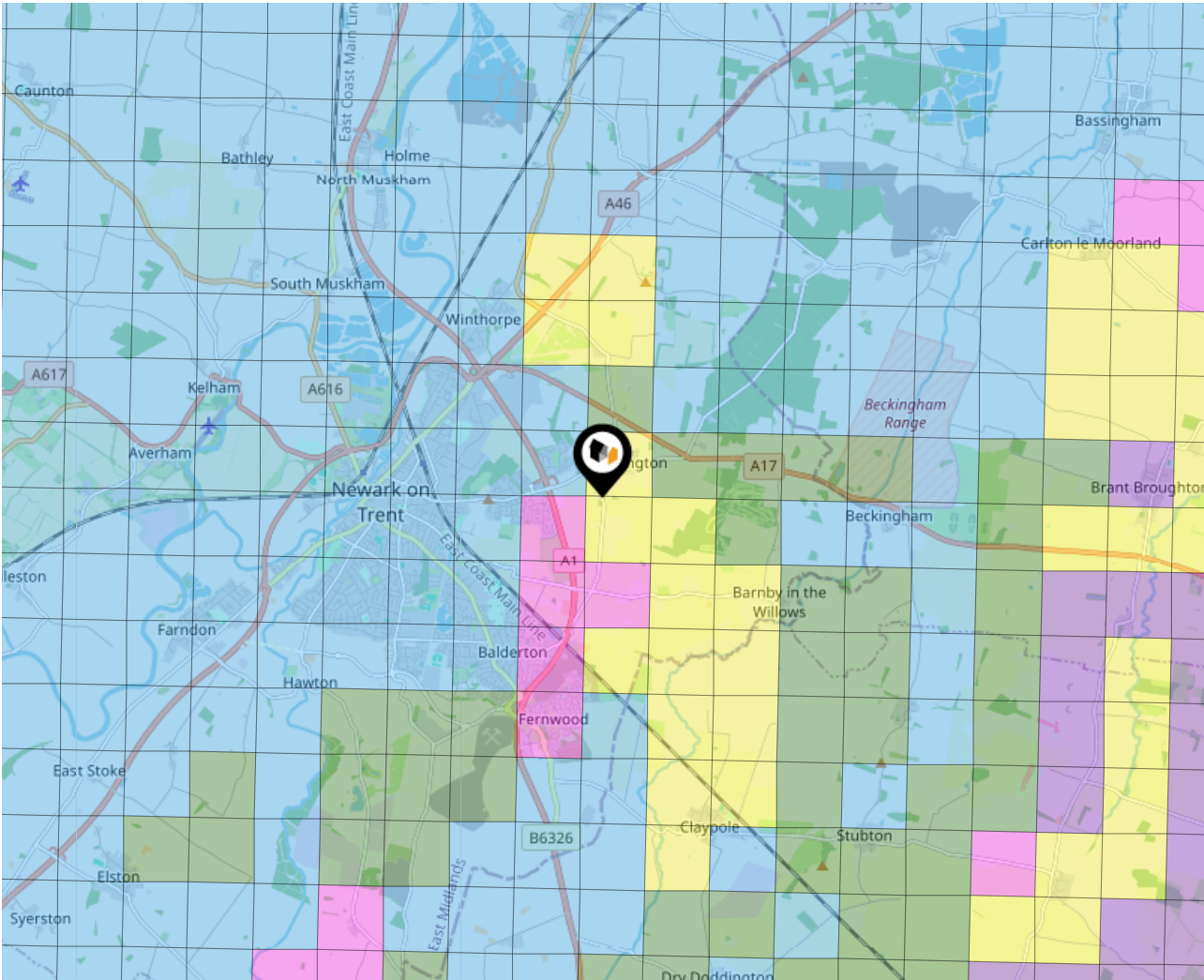


Key:

-  Power Pylons
-  Communication Masts

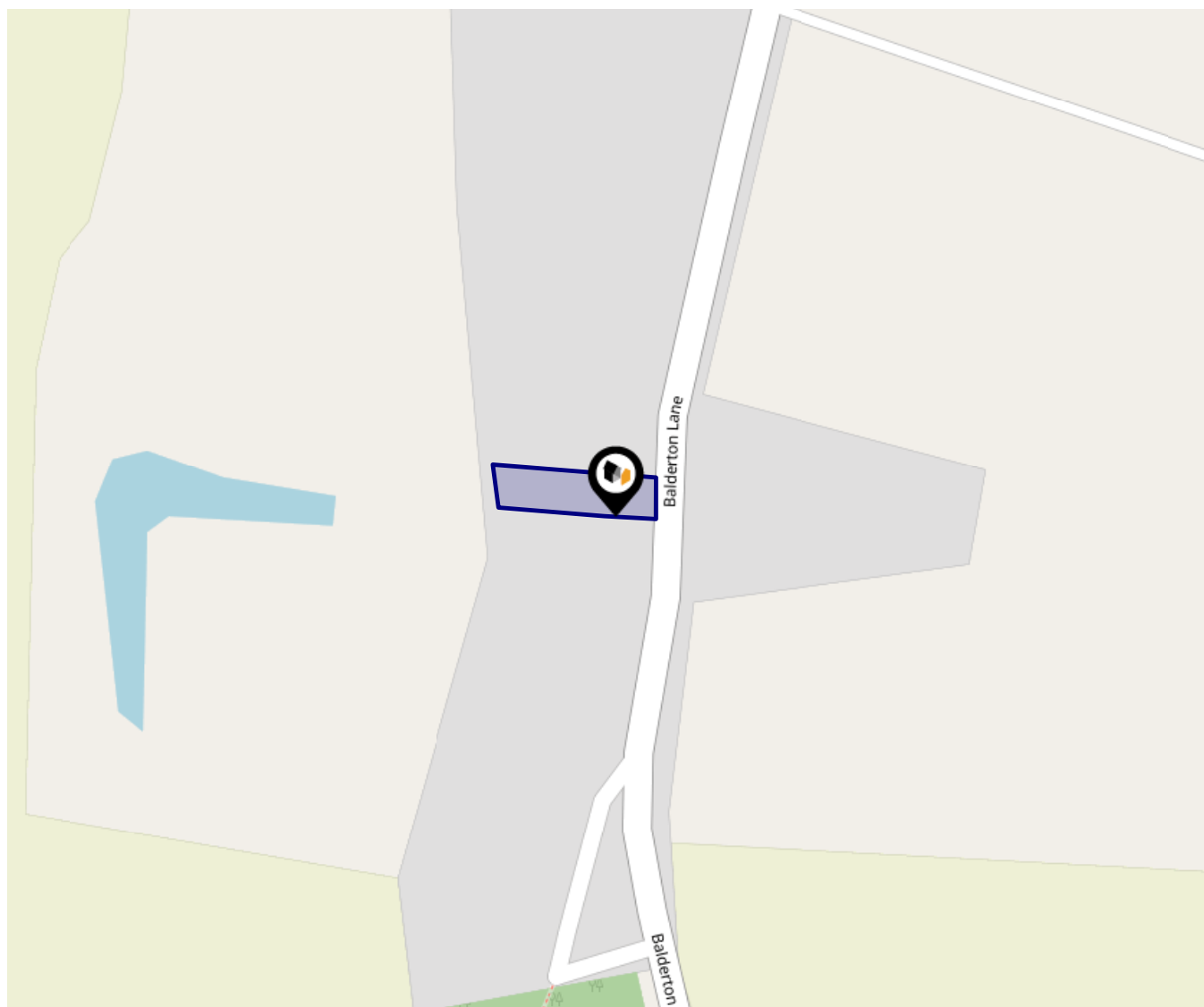
What is Radon?

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



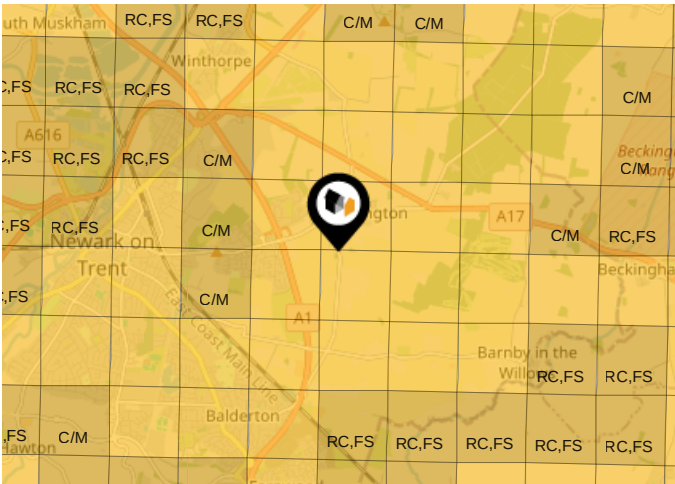
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

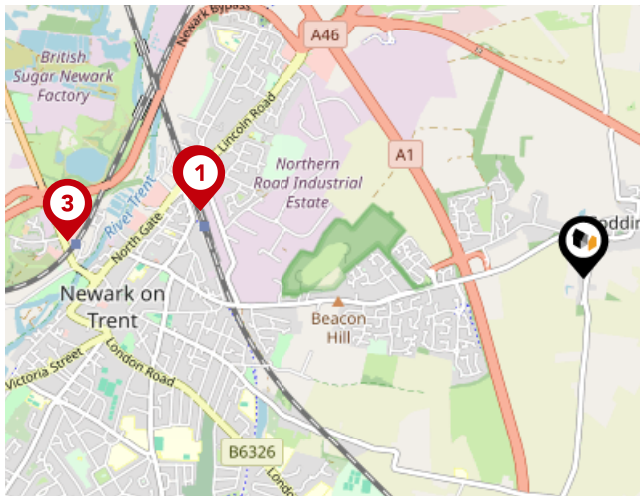


Primary Classifications (Most Common Clay Types)

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

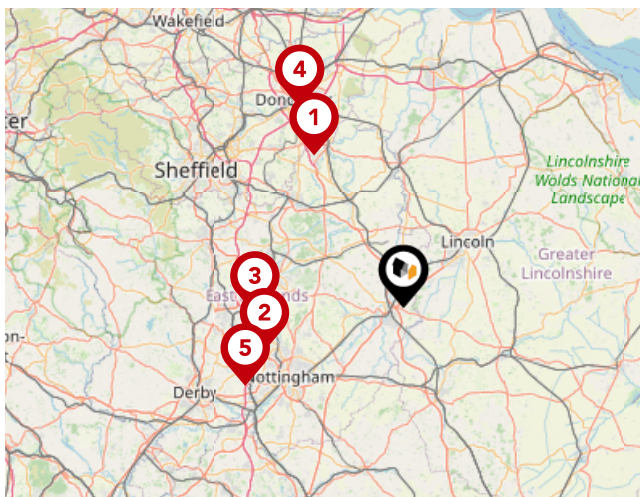
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Newark North Gate Rail Station	1.73 miles
2	Newark North Gate Rail Station	1.75 miles
3	Newark Castle Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	25.15 miles
2	M1 J26	20.76 miles
3	M1 J27	21.22 miles
4	M18 J3	32.04 miles
5	M1 J25	25.14 miles

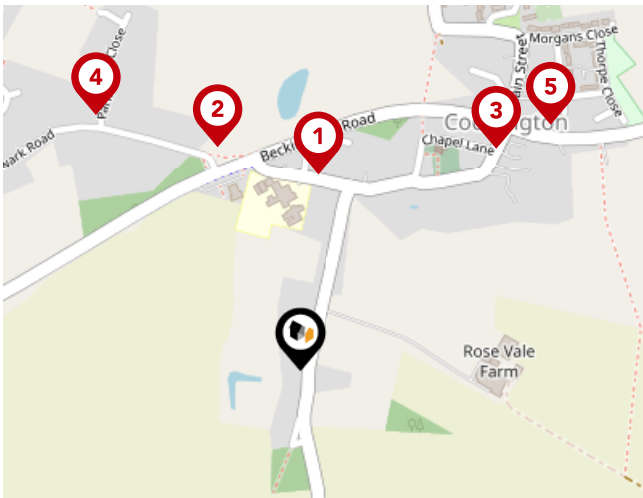


Airports/Helipads

Pin	Name	Distance
1	Finningley	29.78 miles
2	East Mids Airport	29.45 miles
3	Humberside Airport	38.88 miles
4	Baginton	57.53 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.22 miles
2	Millennium Garden	0.27 miles
3	Chapel Lane	0.33 miles
4	Parklands Close	0.36 miles
5	Beckingham Road	0.39 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.



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
chris.pick@amorrison-mundys.net
amorrison-mundys.net

