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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th December 2025



MAIN STREET, SOUTH MUSKHAM, NEWARK, NG23

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,937 ft ² / 180 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,582		
Title Number:	NT208264		

Local Area

Local Authority:	Newark and sherwood	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	7 mb/s	77 mb/s	- mb/s
● Surface Water	Medium			

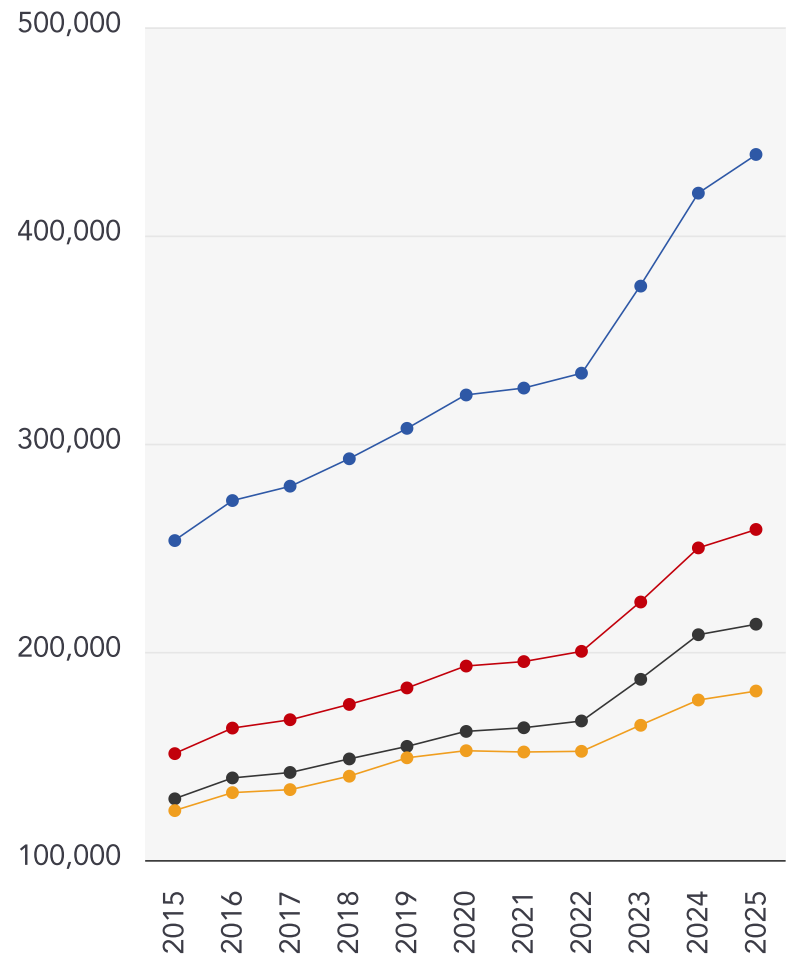
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		

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

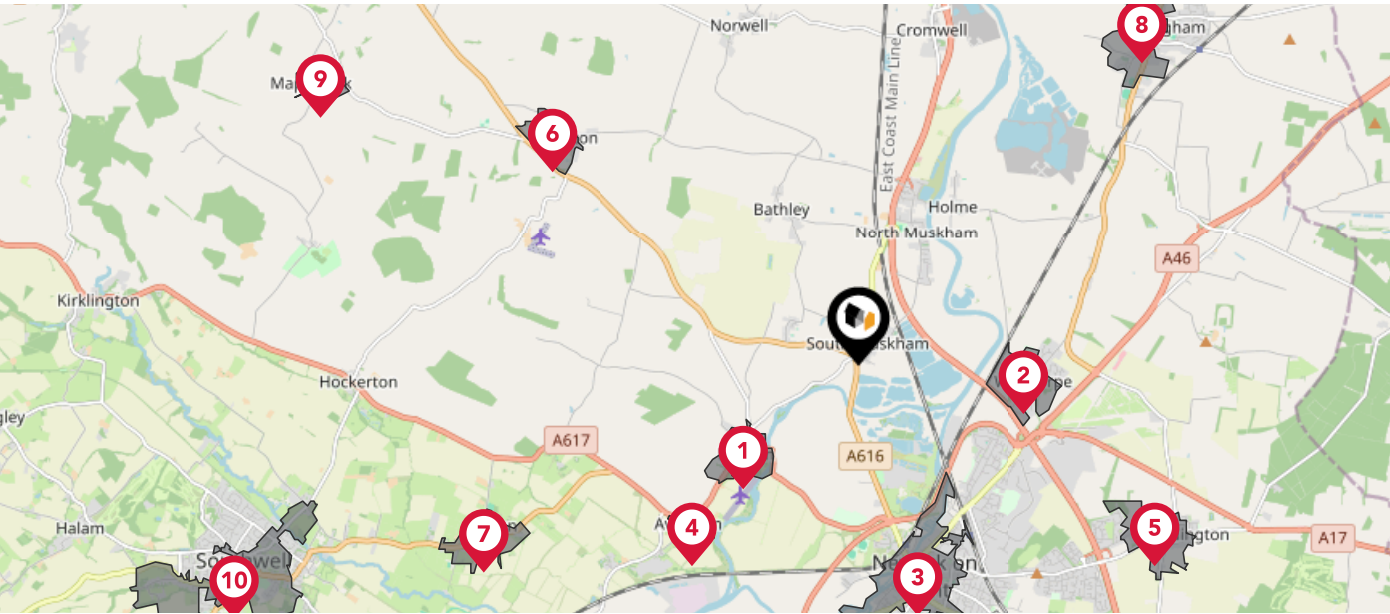
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.











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.

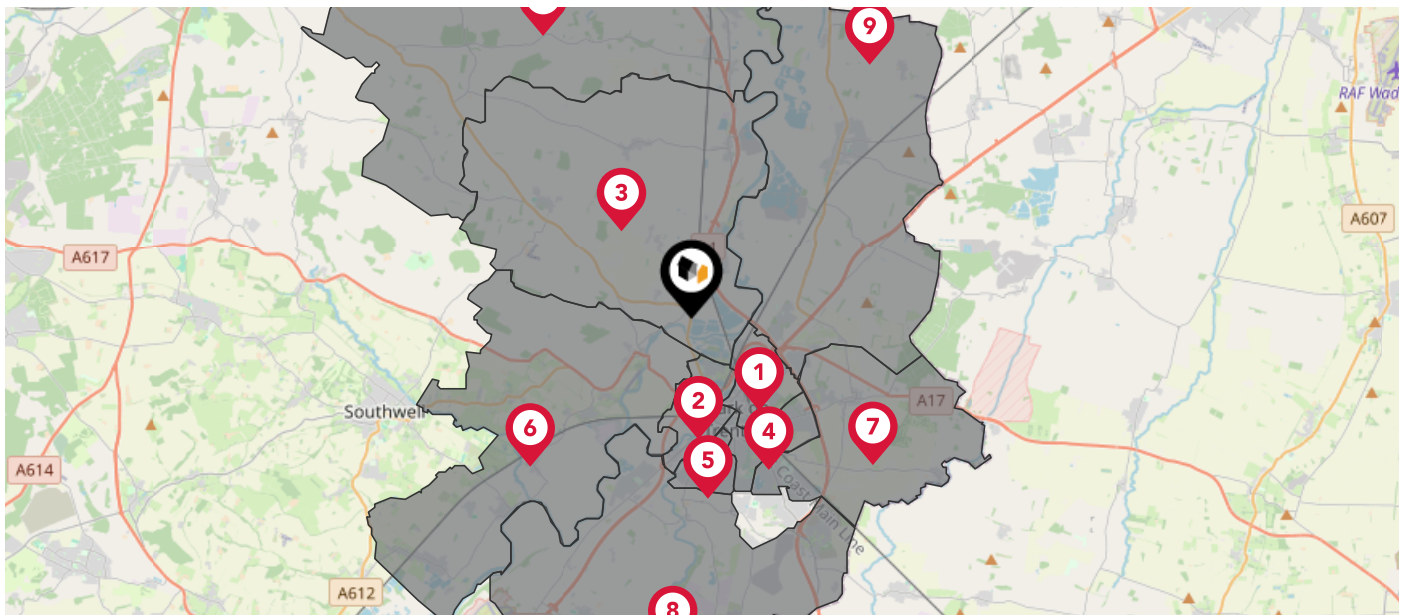


Nearby Conservation Areas	
	Kelham
	Winthorpe
	Newark
	Averham
	Coddington
	Caunton
	Upton
	Collingham
	Maplebeck
	Southwell

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



Bridge Ward



Castle Ward



Muskham Ward



Beacon Ward



Devon Ward



Trent Ward



Balderton North & Coddington Ward



Farndon & Fernwood Ward

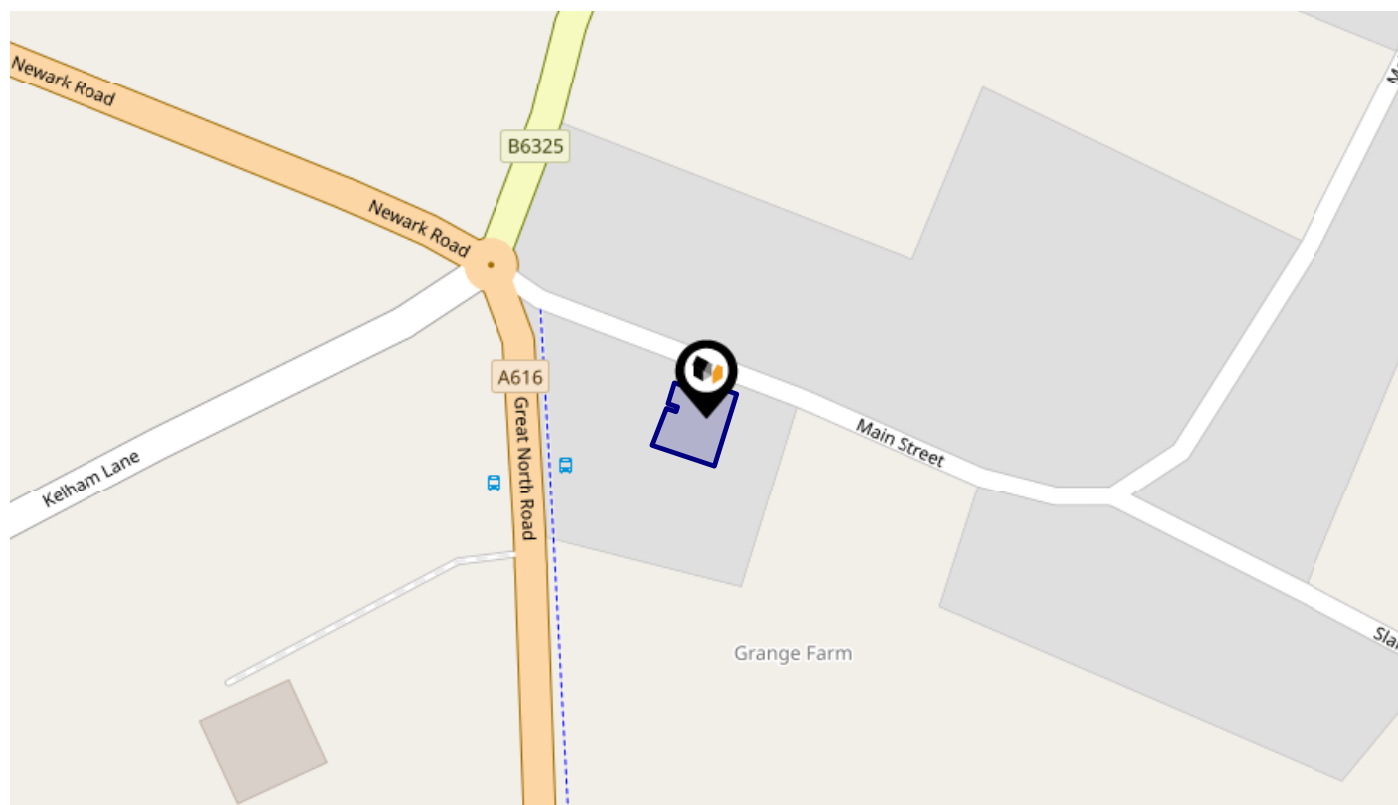


Collingham Ward



Sutton-on-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.

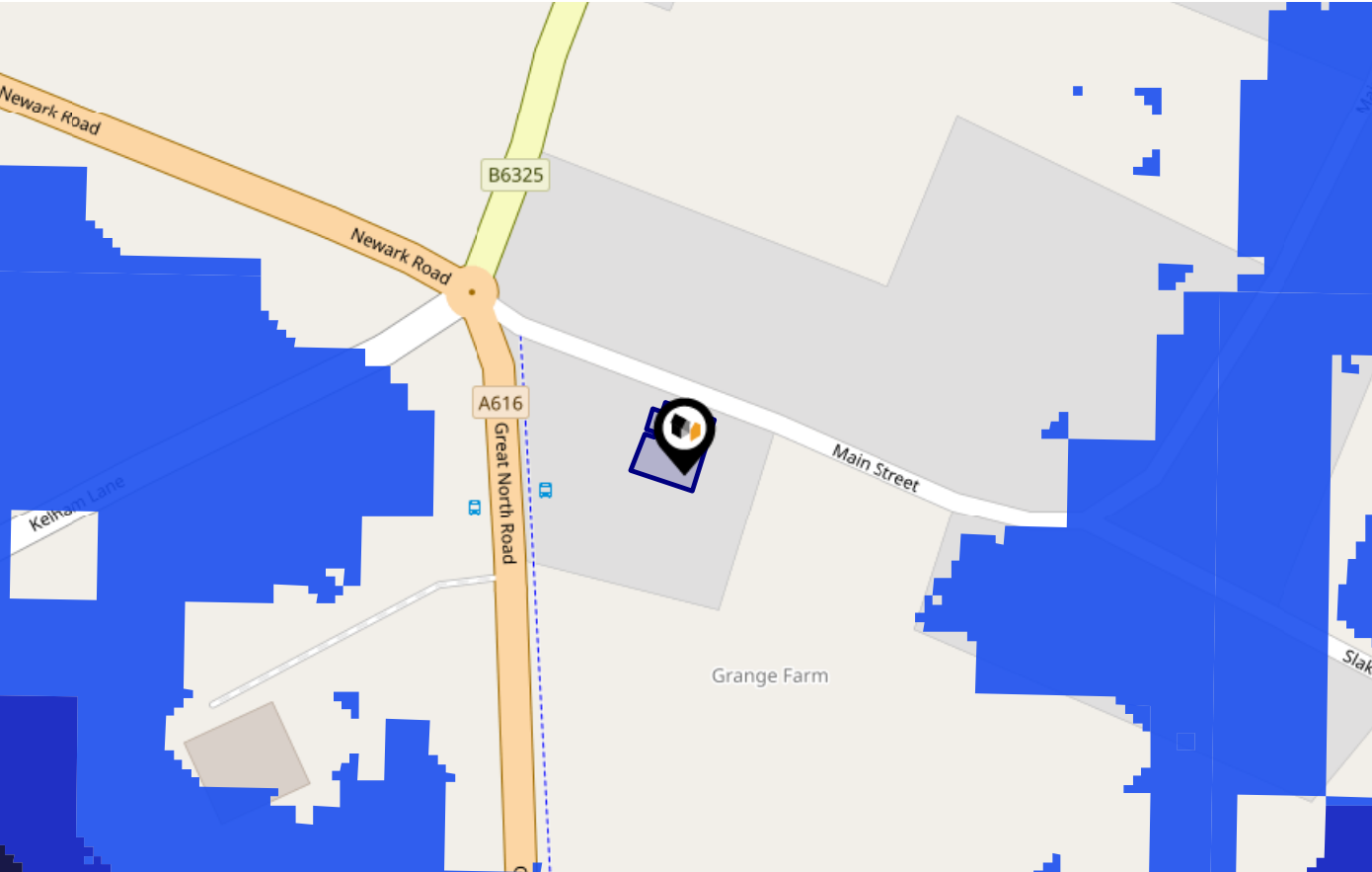
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

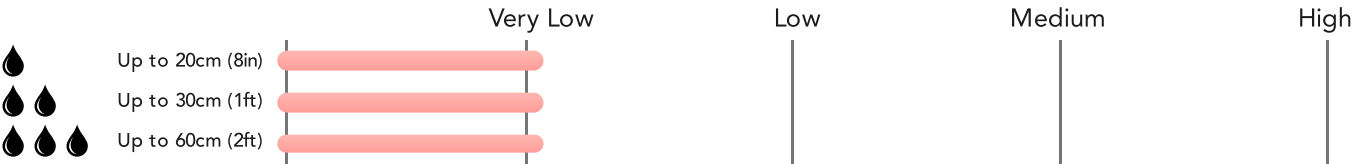


Risk Rating: Very low

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.

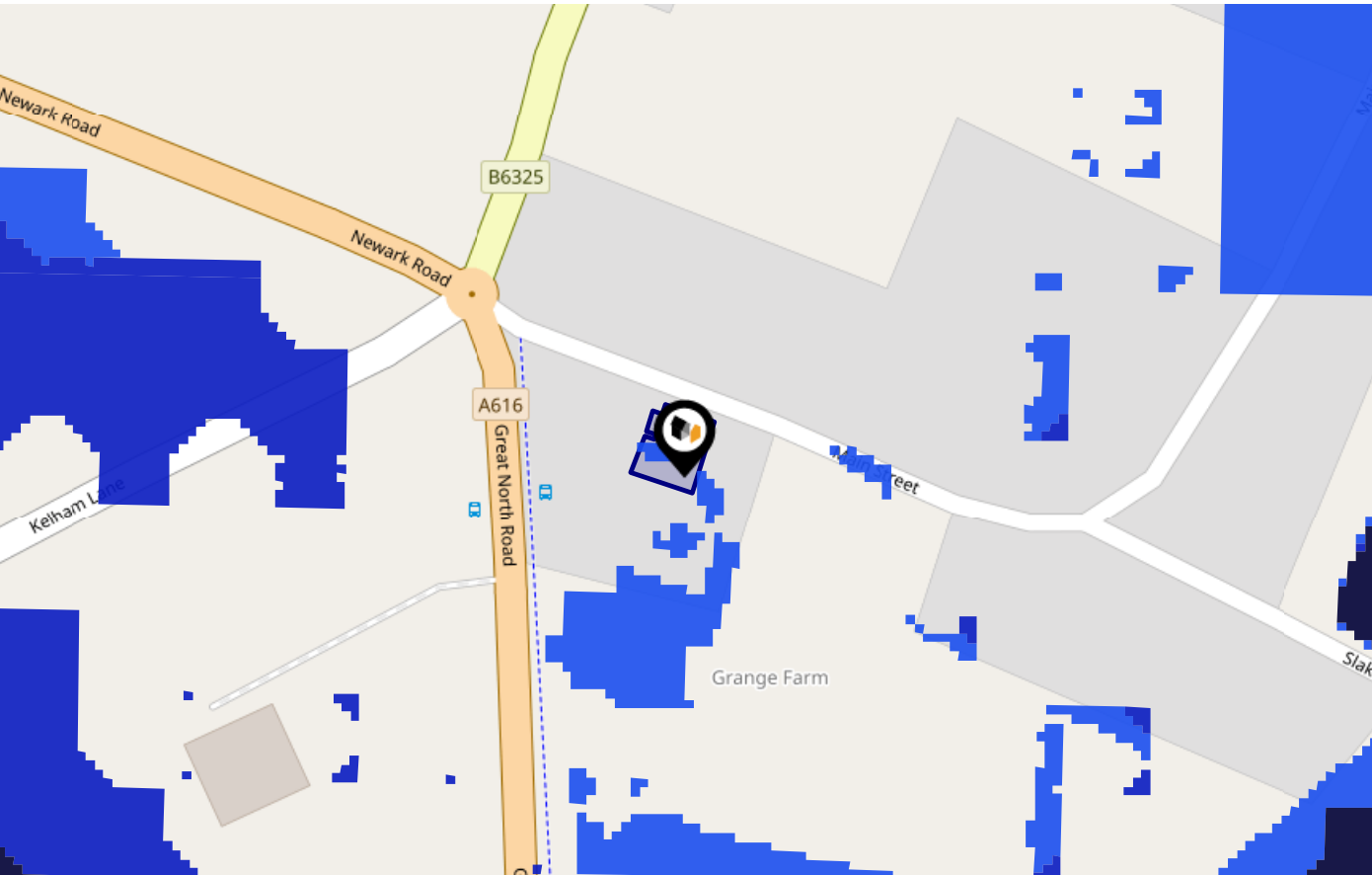
Chance of flooding to the following depths at this property:



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.

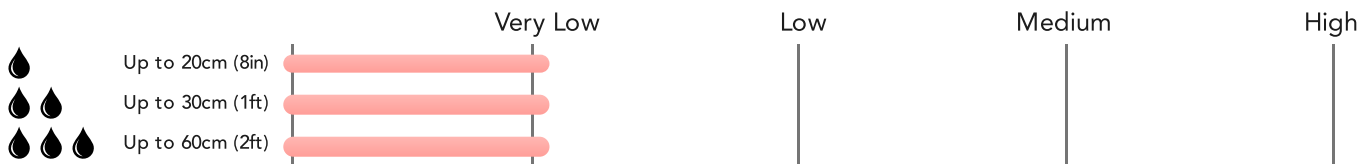


Risk Rating: Very low

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.

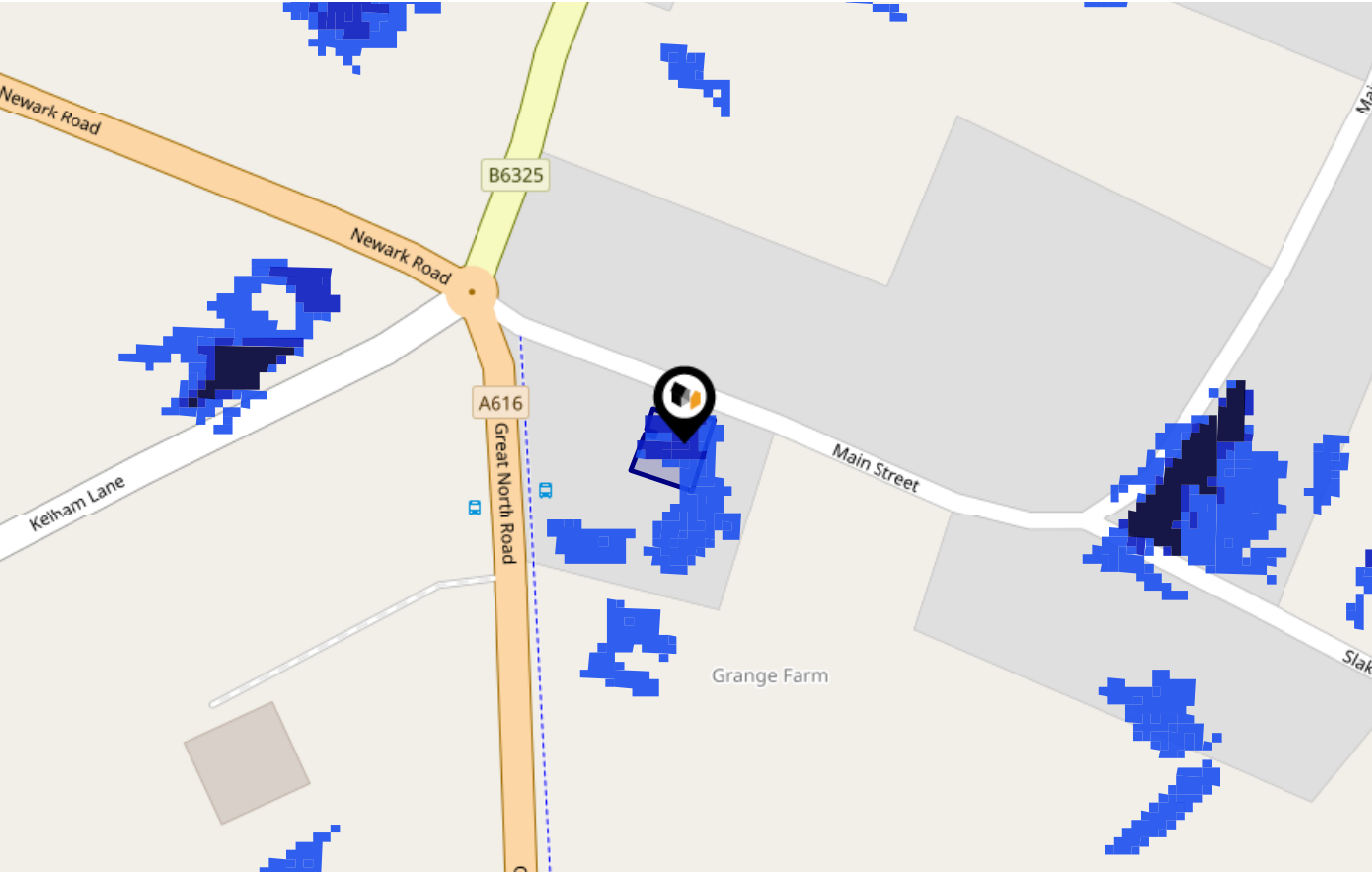
Chance of flooding to the following depths at this property:



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: 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 (0.1%)** 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:



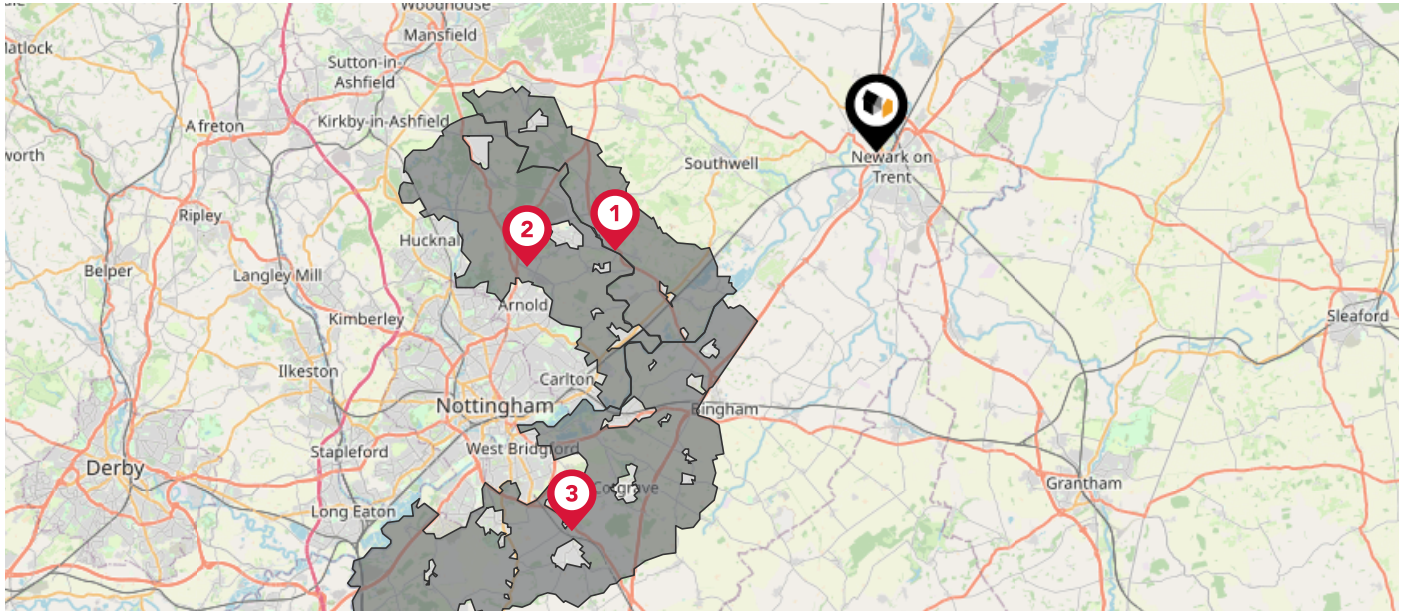
A map of the Grange Farm area in Newark. The map shows several roads: Newark Road (orange line), Main Street (white line), Great North Road (yellow line), Keilham Lane (white line), and Slak (white line). A location pin is placed on Main Street, near the intersection with Great North Road. The area is labeled 'Grange Farm'. There are blue shaded regions on the map, possibly indicating water or specific land use. Road markers include 'B6325' and 'A616'.

Powered by  **sprift**
Know your property instantly.

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

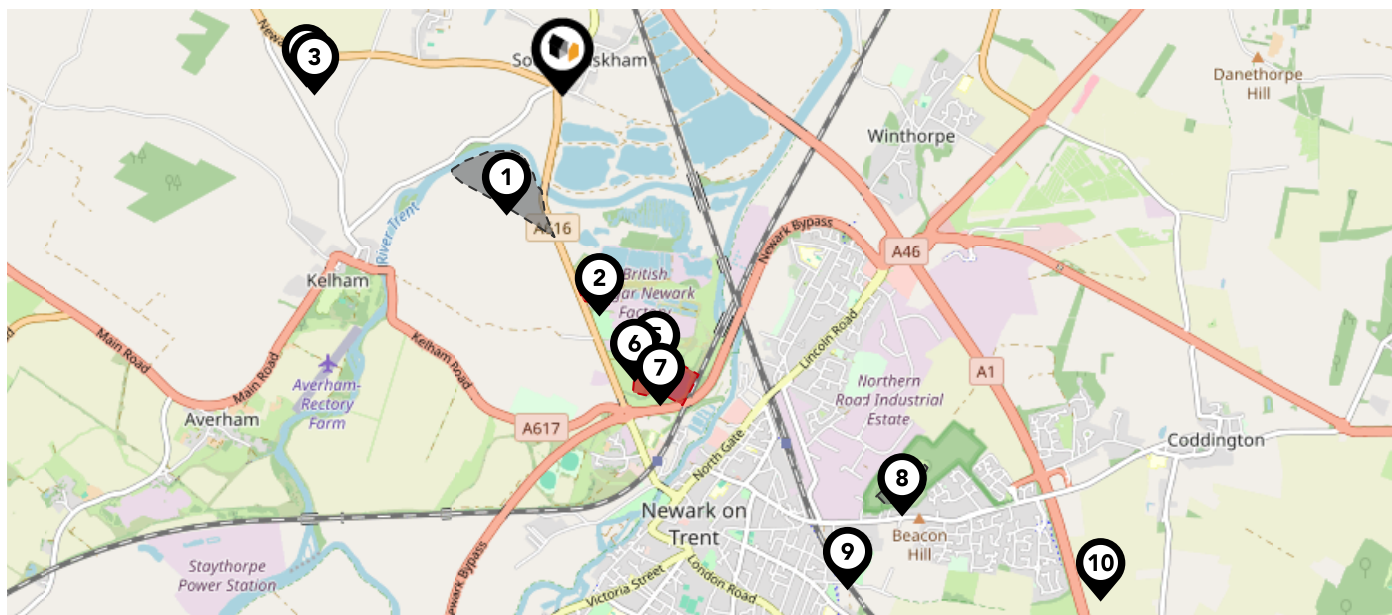
3

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.



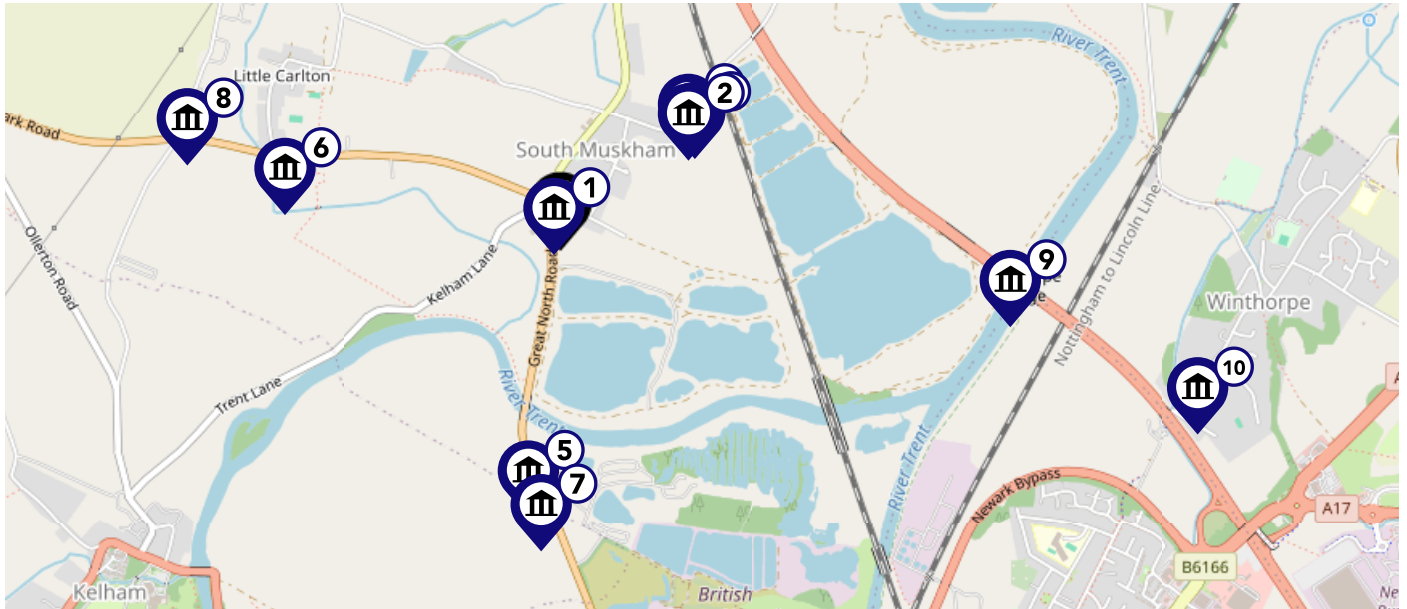
Nearby Landfill Sites











1	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill
2	EA/EPR/HP3297FD/V002	Active Landfill
3	Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill
4	Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill
5	EA/EPR/ZP3897FS/V002	Active Landfill
6	Muskham Road-Newark, Nottinghamshire	Historic Landfill
7	EA/EPR/LP3090CL/A001	Active Landfill
8	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill
9	Clay Lane-Newark	Historic Landfill
10	Coddington Mill Site-Newark-on-Trent, Nottinghamshire	Historic Landfill

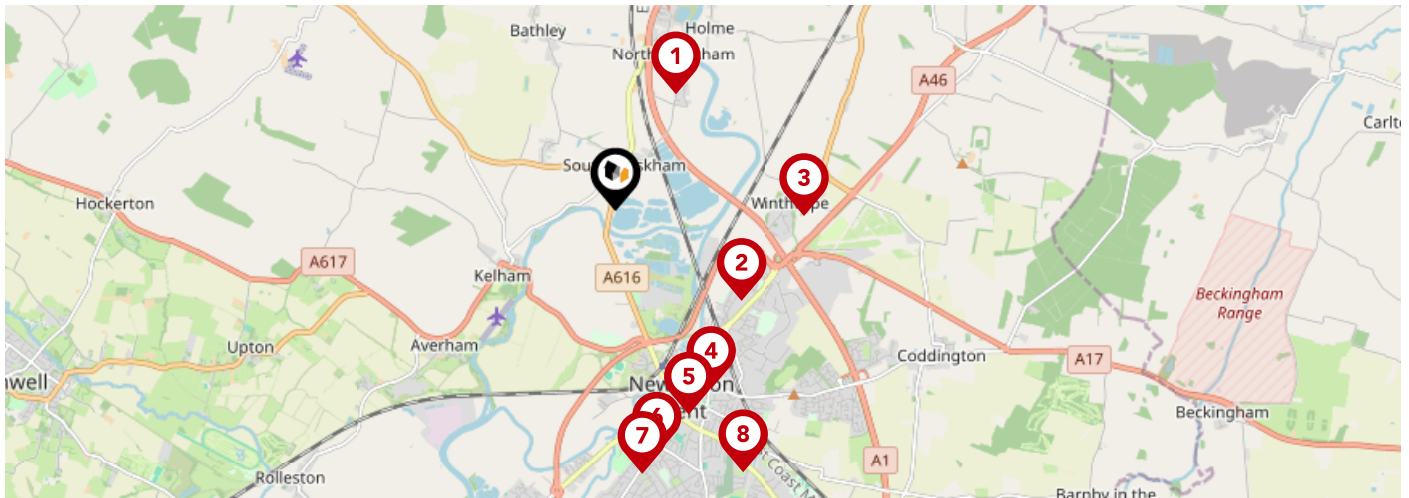
Maps

Listed Buildings

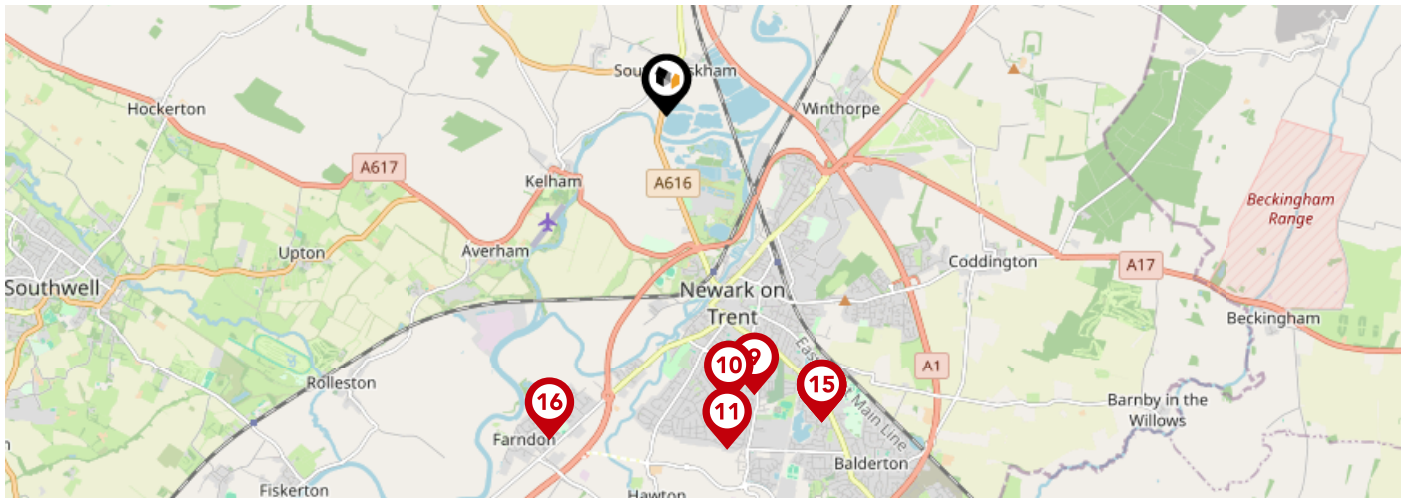
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1045964 - Grange Farmhouse And Adjoining Farm Buildings	Grade II	0.0 miles
 1179452 - Lamp Post At Church Of St Wilfrid	Grade II	0.4 miles
 1179422 - Church Of St Wilfrid	Grade I	0.4 miles
 1045963 - Boundary Wall At Church Of St Wilfrid	Grade II	0.4 miles
 1370004 - Viaduct 150 Metres South Of Muskham Bridge	Grade II	0.6 miles
 1369972 - The Gables	Grade II	0.6 miles
 1045946 - Viaduct 300 Metres South Of Muskham Bridge	Grade II	0.7 miles
 1301913 - Manor Farm Cottages	Grade II	0.8 miles
 1323680 - Winthorpe Bridge Carrying Bypass Over River Trent	Grade II	1.0 miles
 1178837 - Church Of All Saints	Grade II	1.5 miles



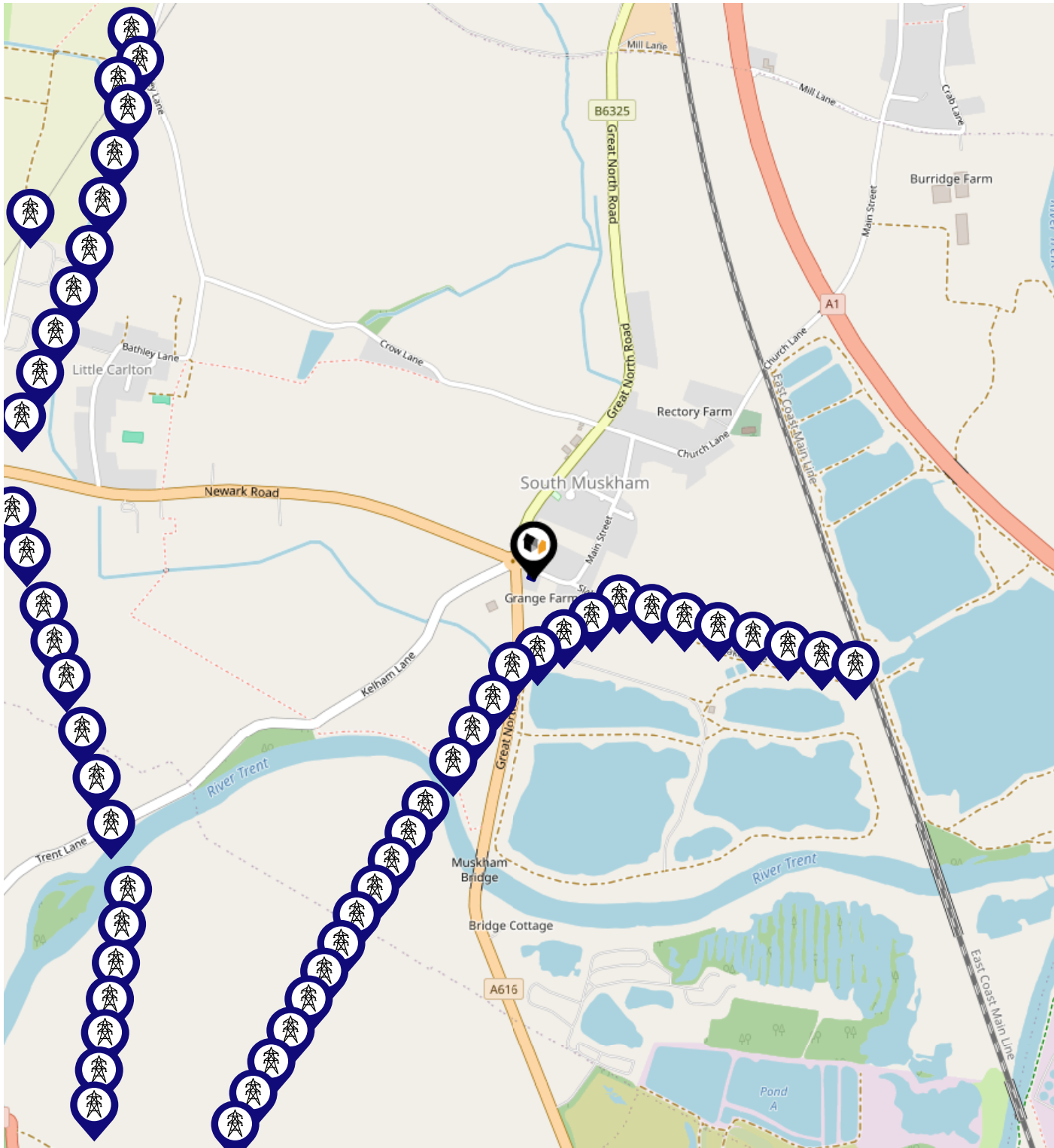
		Nursery	Primary	Secondary	College	Private
1	Muskham Primary School Ofsted Rating: Good Pupils: 163 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Norwell CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:3.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:3.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

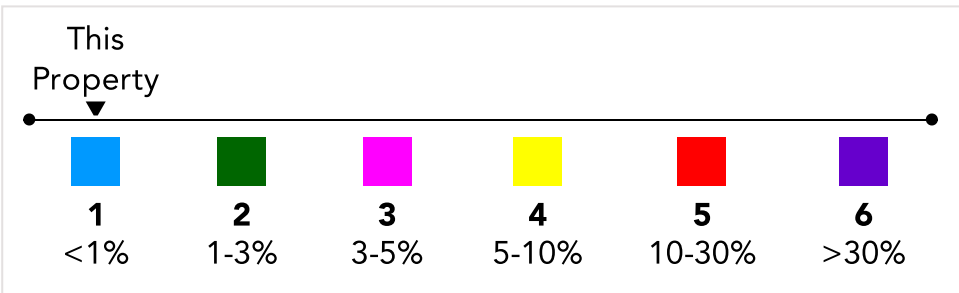
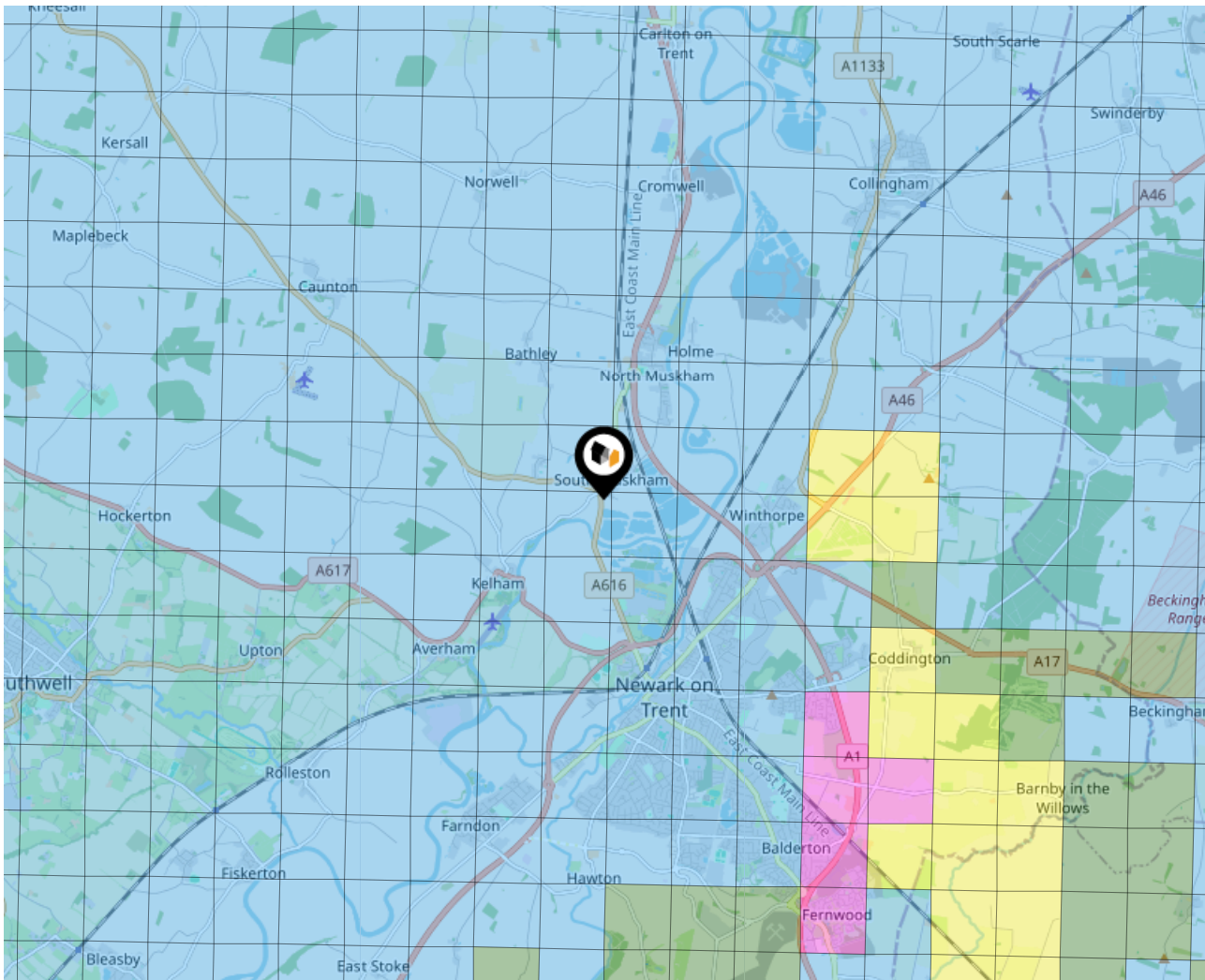
-  Power Pylons
-  Communication Masts

Environment

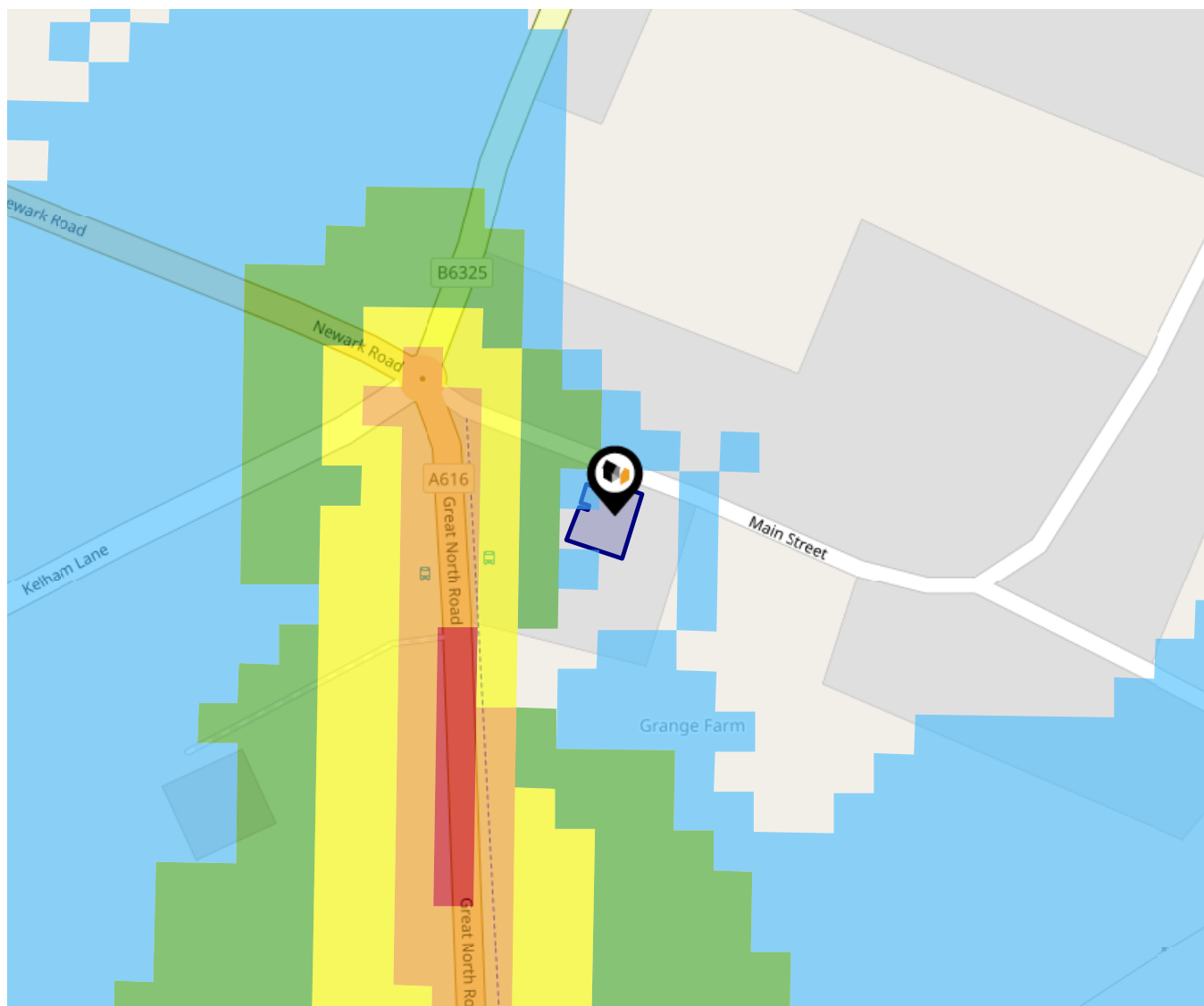
Radon Gas

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



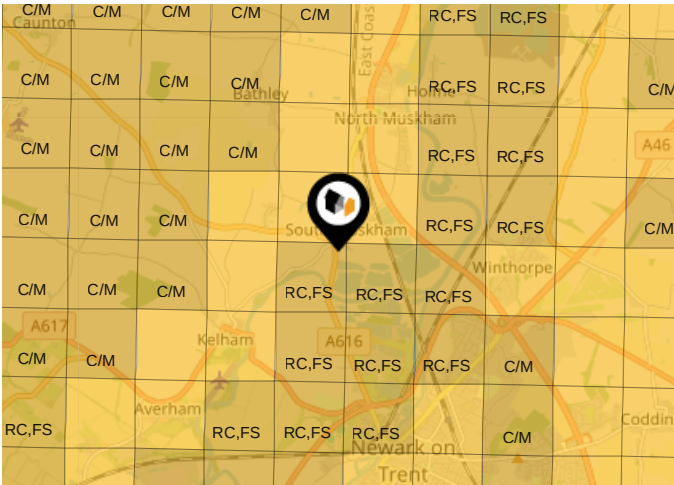
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

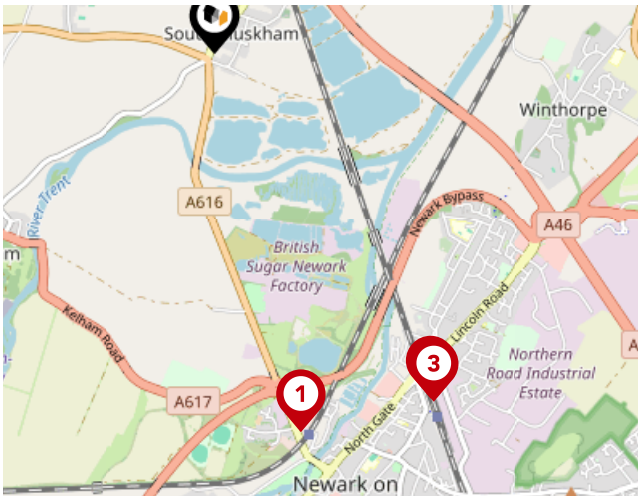
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		






Primary Classifications (Most Common Clay Types)

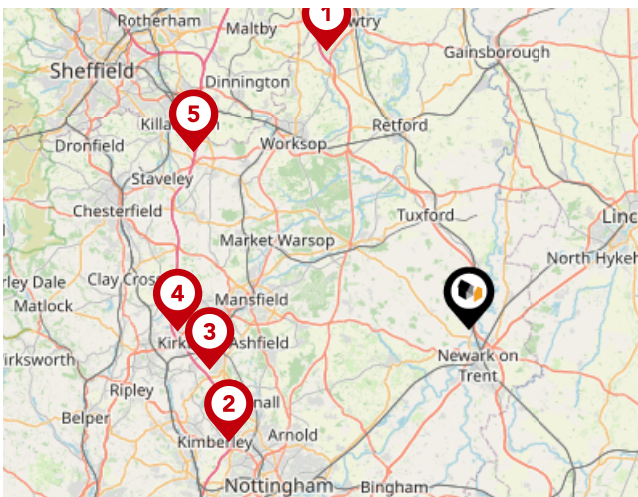
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)








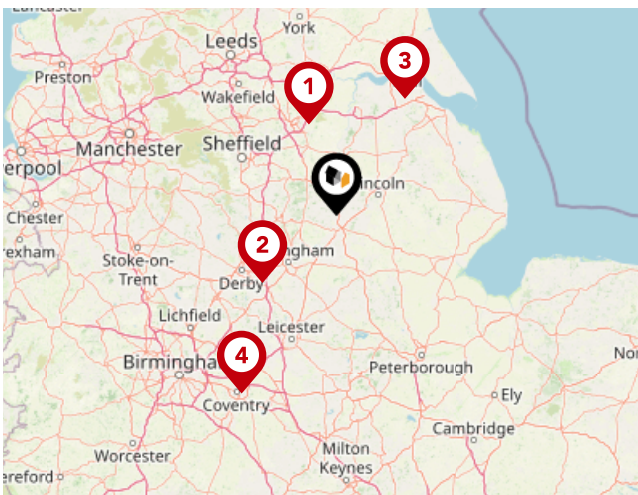
National Rail Stations

Pin	Name	Distance
	Newark Castle Rail Station	1.72 miles
	Newark North Gate Rail Station	1.81 miles
	Newark North Gate Rail Station	1.82 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J34	22.25 miles
	M1 J26	18.91 miles
	M1 J27	18.73 miles
	M1 J28	20.82 miles
	M1 J30	23.3 miles

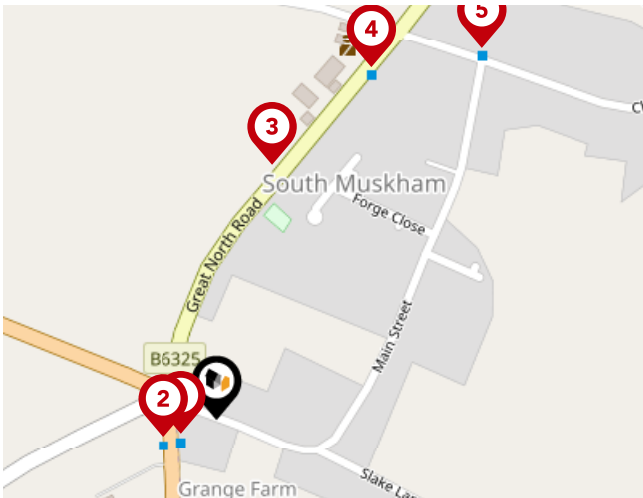


Airports/Helipads

Pin	Name	Distance
	Finningley	27.18 miles
	East Mids Airport	28.52 miles
	Humberside Airport	38.51 miles
	Baginton	57.78 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Main Street	0.02 miles
2	Main Street	0.03 miles
3	Garage	0.15 miles
4	Garage	0.21 miles
5	Church Lane	0.25 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.



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