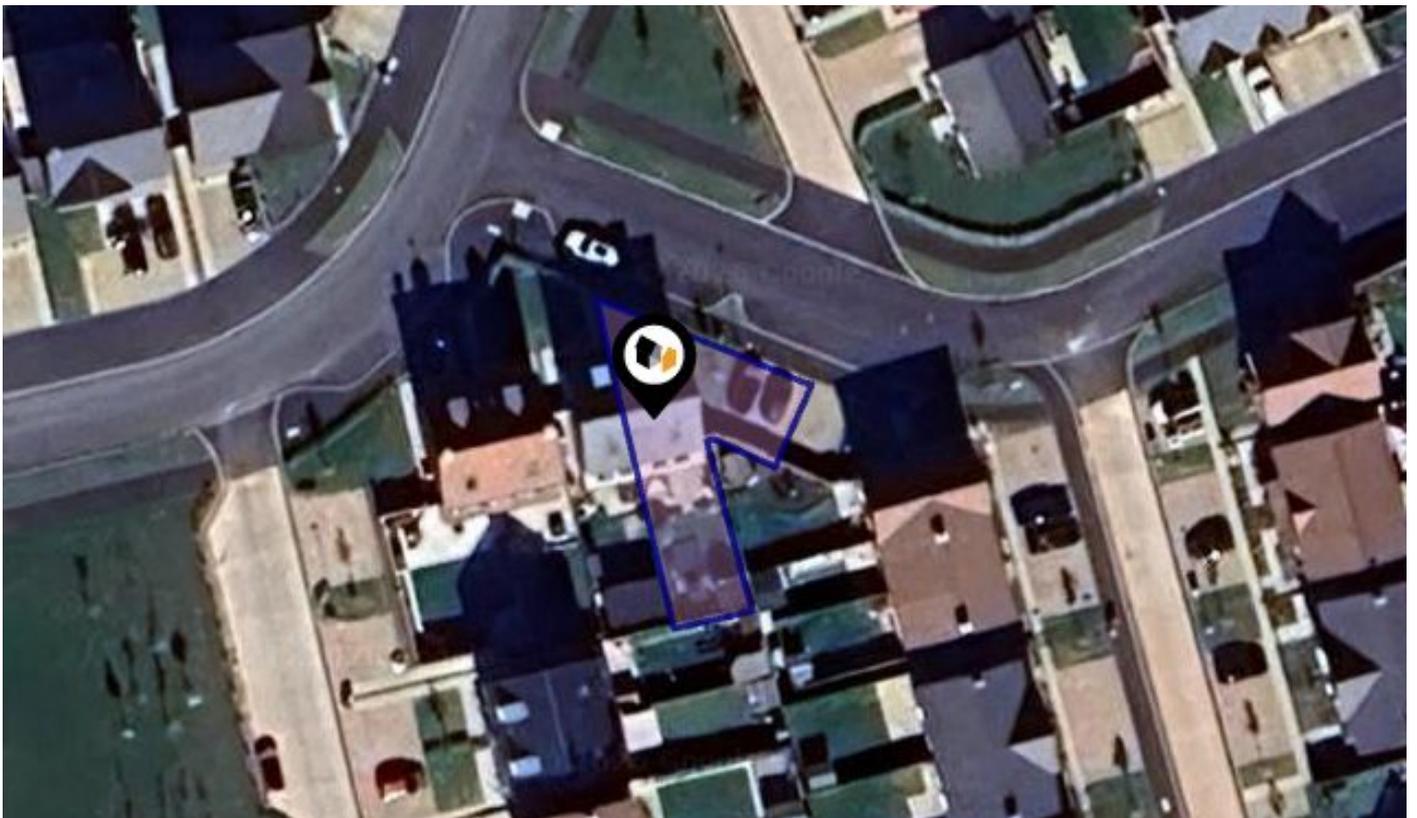




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 23rd March 2026



THE CLAYFIELDS, ALLSCOTT, TELFORD, TF6

OIRO : £280,000

Mark Garner Powered By EXP

Telford, TF3
07789647226
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exp.uk.com



Property

Type:	Semi-Detached	OIRO:	£280,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.06 acres		
Year Built :	2023		
Council Tax :	Band C		
Annual Estimate:	£1,908		
Title Number:	SL283385		

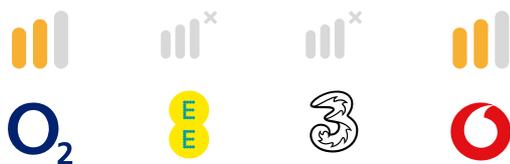
Local Area

Local Authority:	Telford and wrekin
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









Allscott, TF6

Energy rating

B

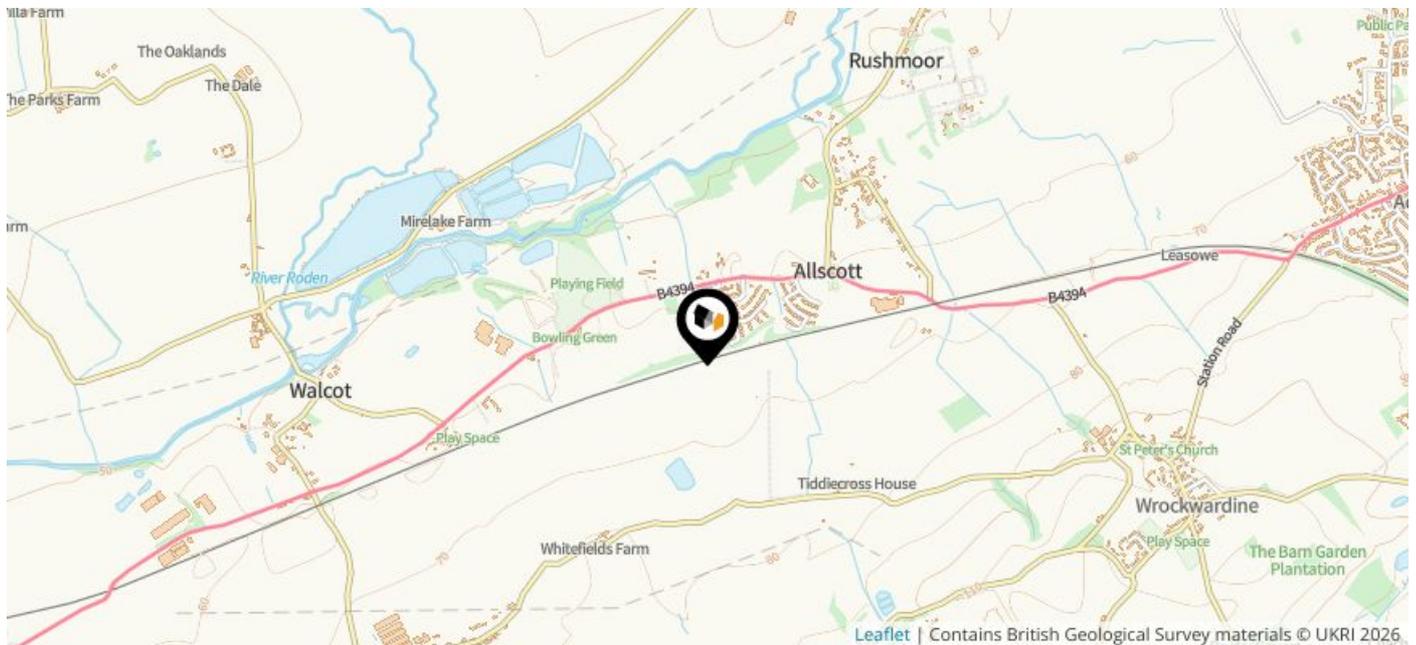
Valid until 08.11.2032

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
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 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² ·K
Roof Energy:	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 0.16 W/m ² ·K
Total Floor Area:	106 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

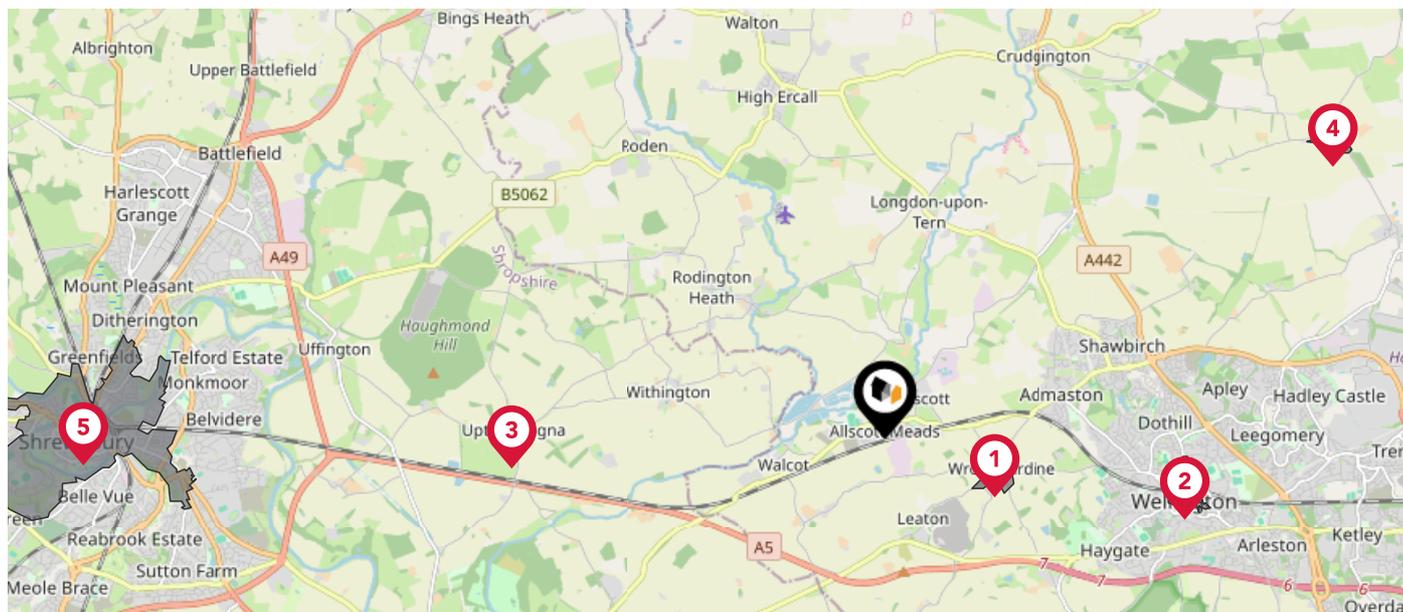
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



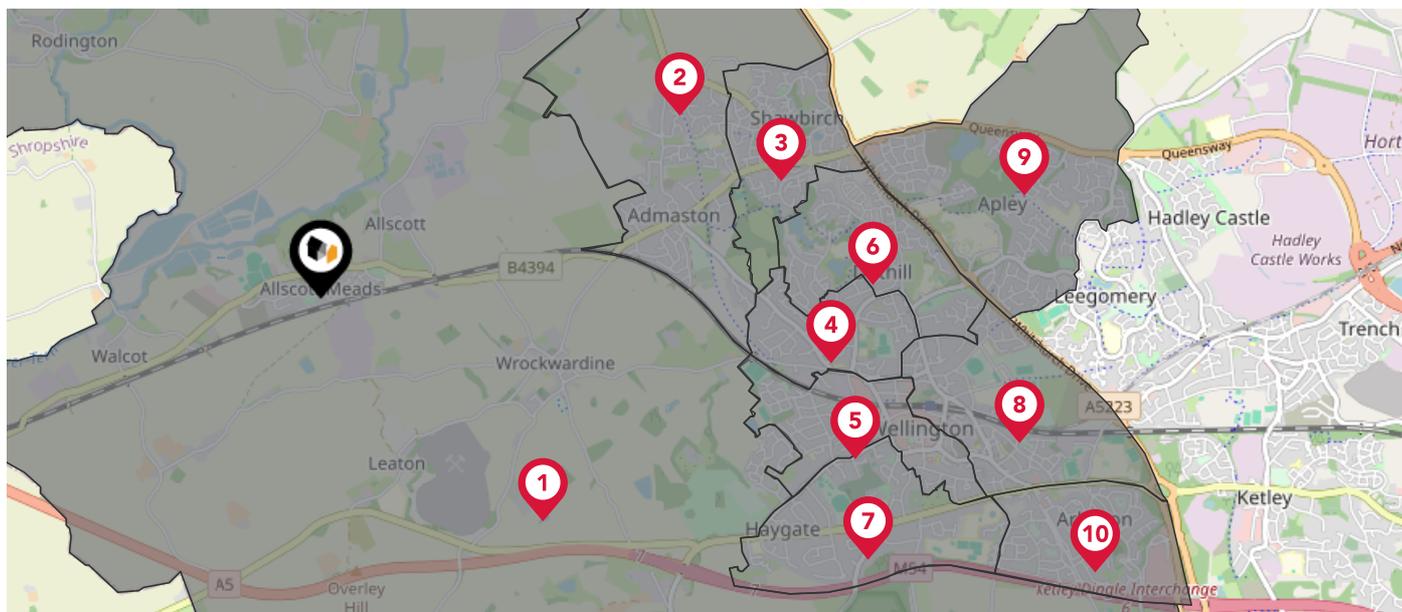
Nearby Conservation Areas

-  Wrockwardine
-  Wellington
-  Upton Magna
-  Kynnersley
-  Shrewsbury

Maps

Council Wards

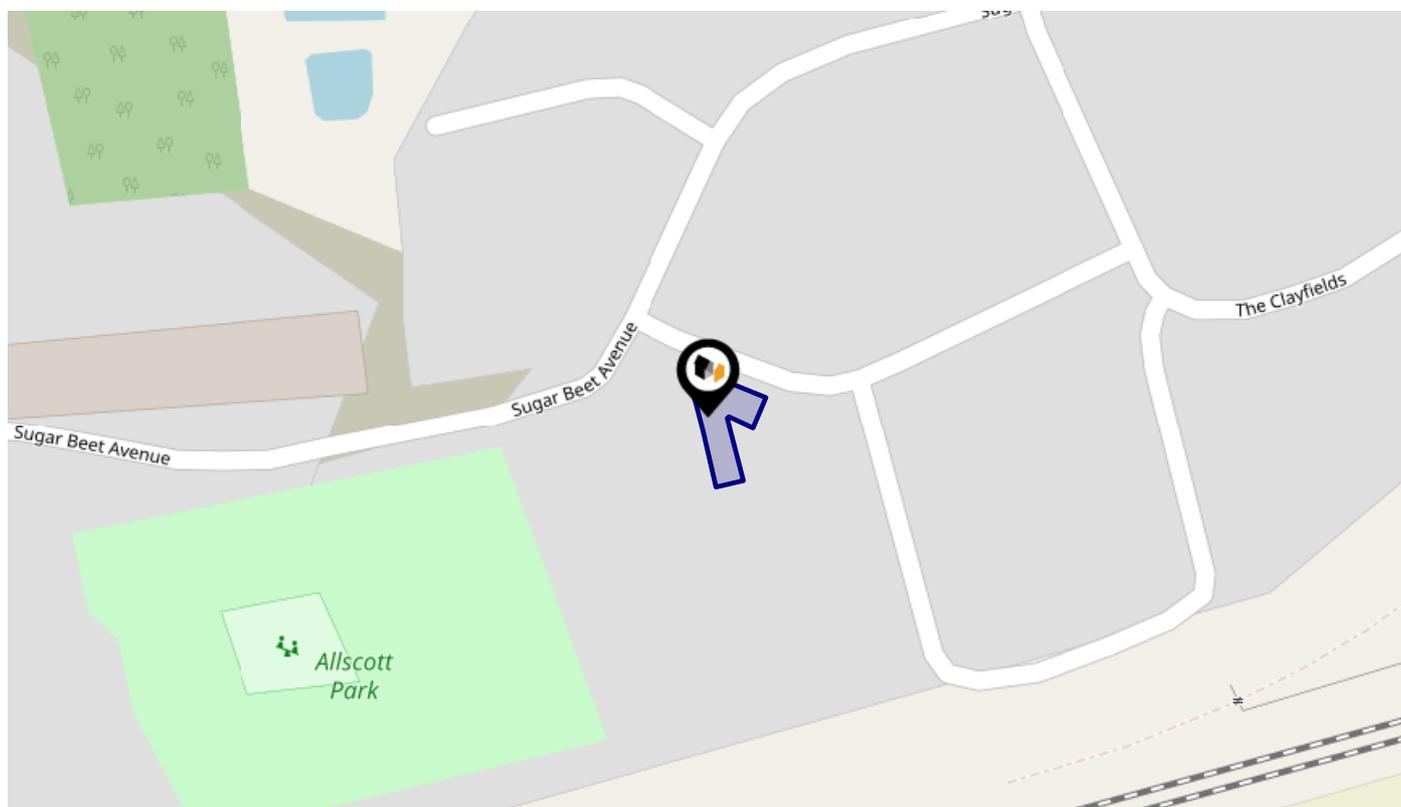
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Wrockwardine Ward
-  Admaston & Bratton Ward
-  Shawbirch Ward
-  Park Ward
-  Haygate Ward
-  Dothill Ward
-  Ercall Ward
-  College Ward
-  Apley Castle Ward
-  Arleston Ward

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



Rail Noise Data

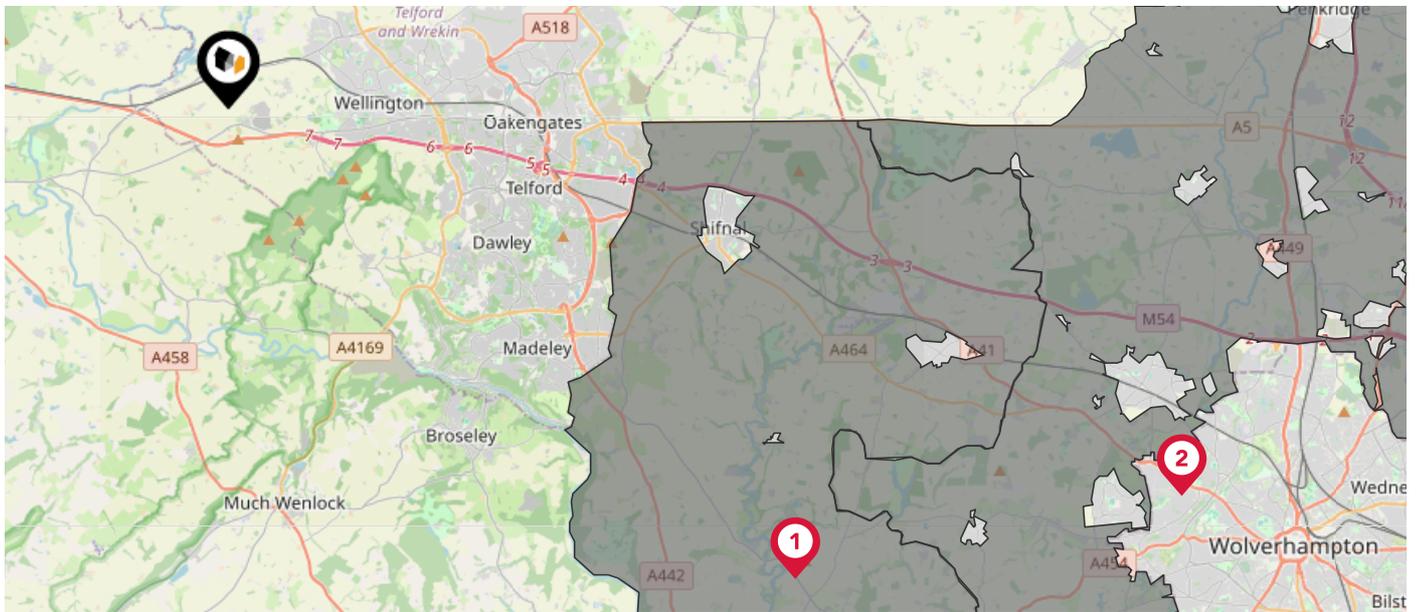
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	■

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



Nearby Green Belt Land

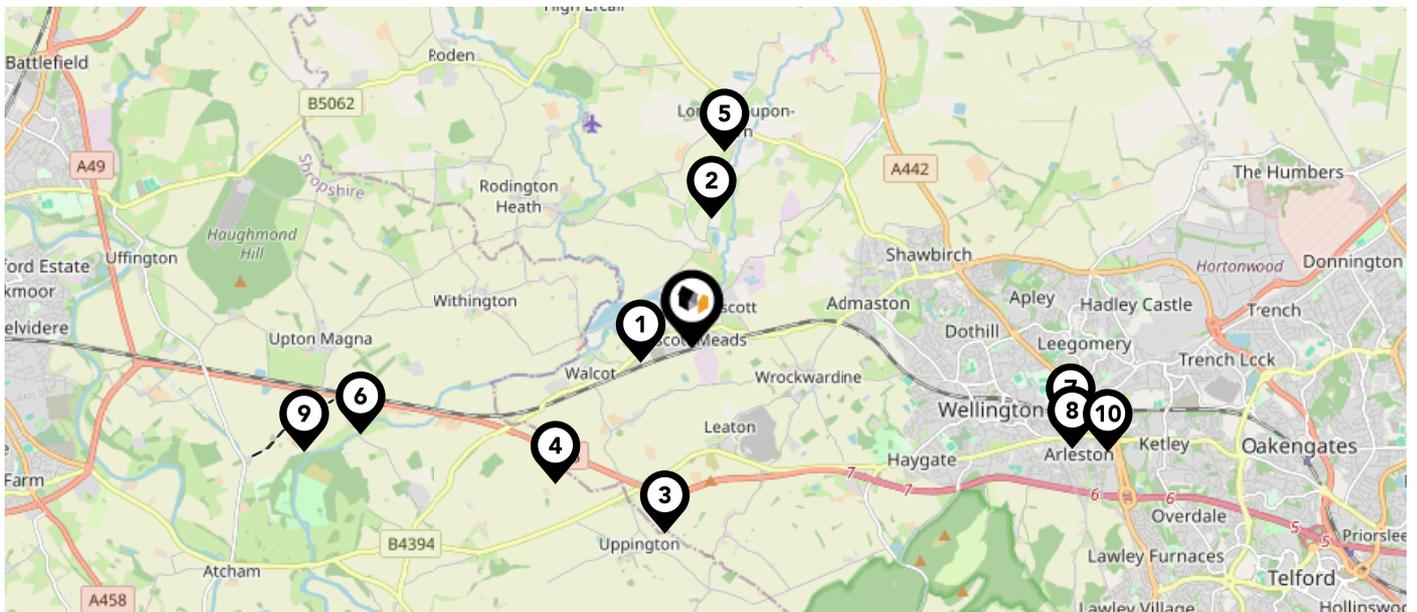


Birmingham Green Belt - Shropshire



Birmingham Green Belt - South Staffordshire

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.



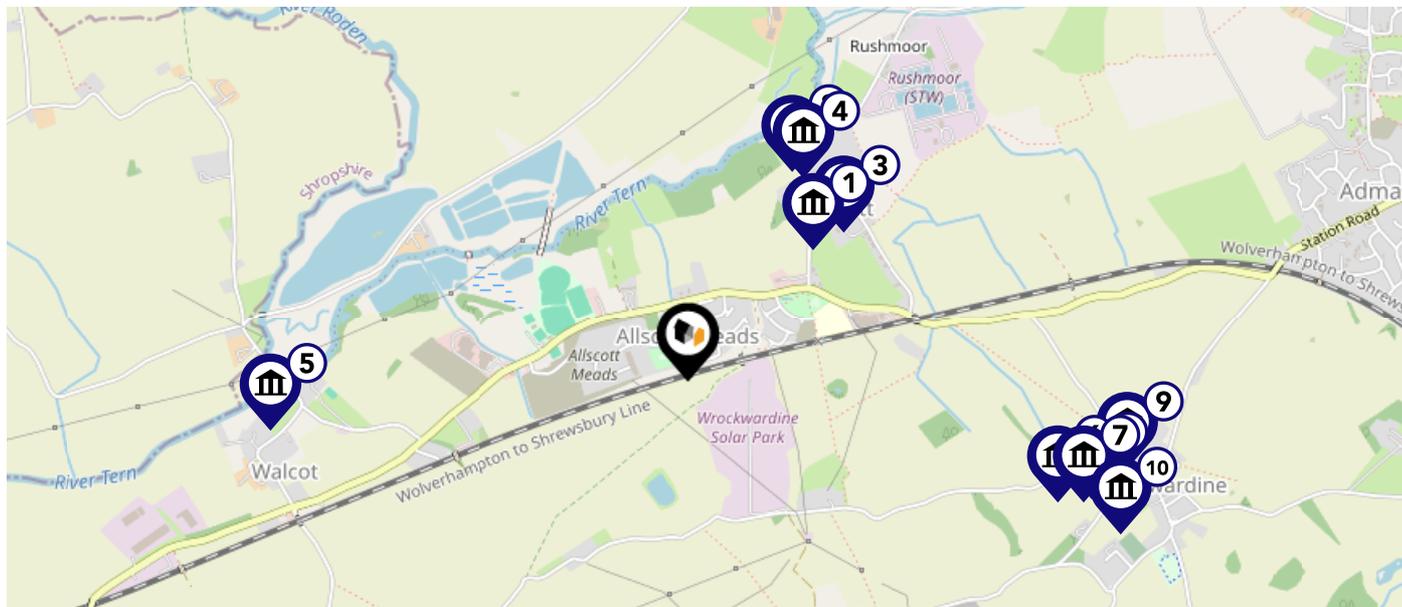
Nearby Landfill Sites

1	EA/EPR/RP3399CT/A001	Active Landfill
2	Isombridge Quarry, Longden On Tern-Isombridge Quarry, Longden On Tern, Near Telford, Shropshire	Historic Landfill
3	Aston Hall Farm-Aston Hall Farm, Aston, Shropshire	Historic Landfill
4	Wheathill Farm-Land at Wheathill Farm, Uppington, Near Shrewsbury, Shropshire	Historic Landfill
5	The Brick Yard, The Old Site-The Old Brick Yard, Longdon On Tern, Telford, Shropshire	Historic Landfill
6	Upton Forge Farm-Land at Upton Forge Farm, Upton Magna, Shrewsbury, Shropshire	Historic Landfill
7	Whitchurch Drive-Hadley, Wellington, Shropshire	Historic Landfill
8	Bucks Head-Wellington, Shropshire	Historic Landfill
9	Berwick Wharf old canal course-Berwick Wharf, Shrewsbury, Shropshire	Historic Landfill
10	Ketley Sands-Ketley Sands, Ketley, Telford, Shropshire	Historic Landfill

Maps

Listed Buildings

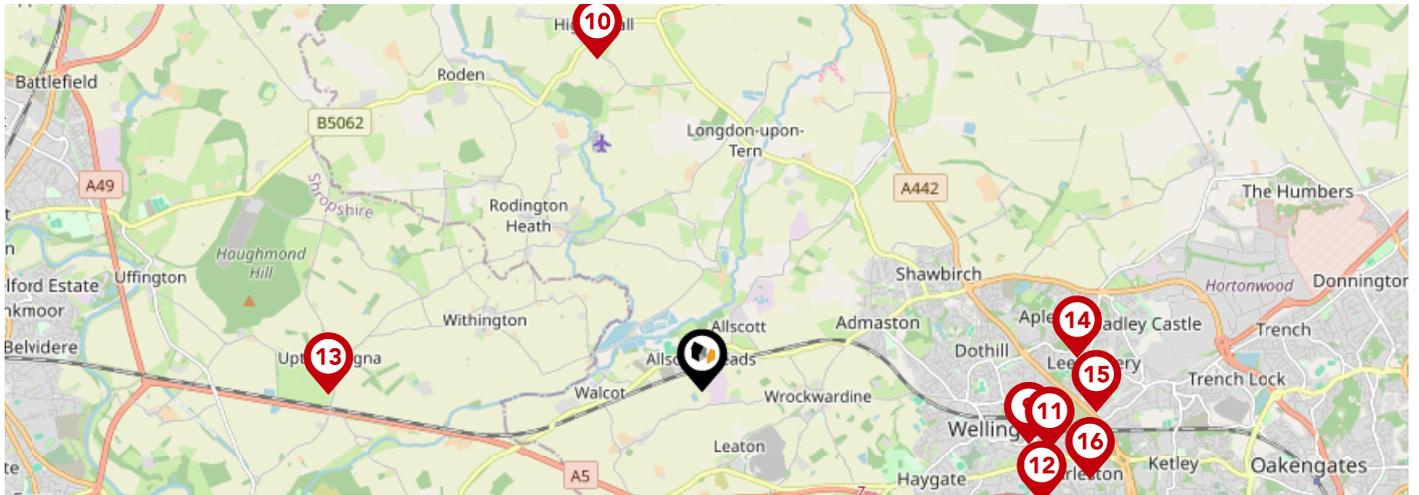
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1210138 - 7	Grade II	0.4 miles
 1292283 - Allscott Mill	Grade II	0.5 miles
 1351994 - Manor Farmhouse	Grade II	0.5 miles
 1033341 - Mill House	Grade II	0.5 miles
 1033347 - Walcot Bridge	Grade II	0.9 miles
 1030936 - The Dingle	Grade II	0.9 miles
 1030937 - Wrockwardine Farmhouse	Grade II	0.9 miles
 1030938 - Garden Wall Immediately North East Of Wrockwardine Farmhouse	Grade II	1.0 miles
 1218042 - Garden Boundary Wall To North And West Of Wrockwardine Hall	Grade II	1.0 miles
 1377108 - Barn And Stable Range To West Of Church Farmhouse	Grade II	1.0 miles



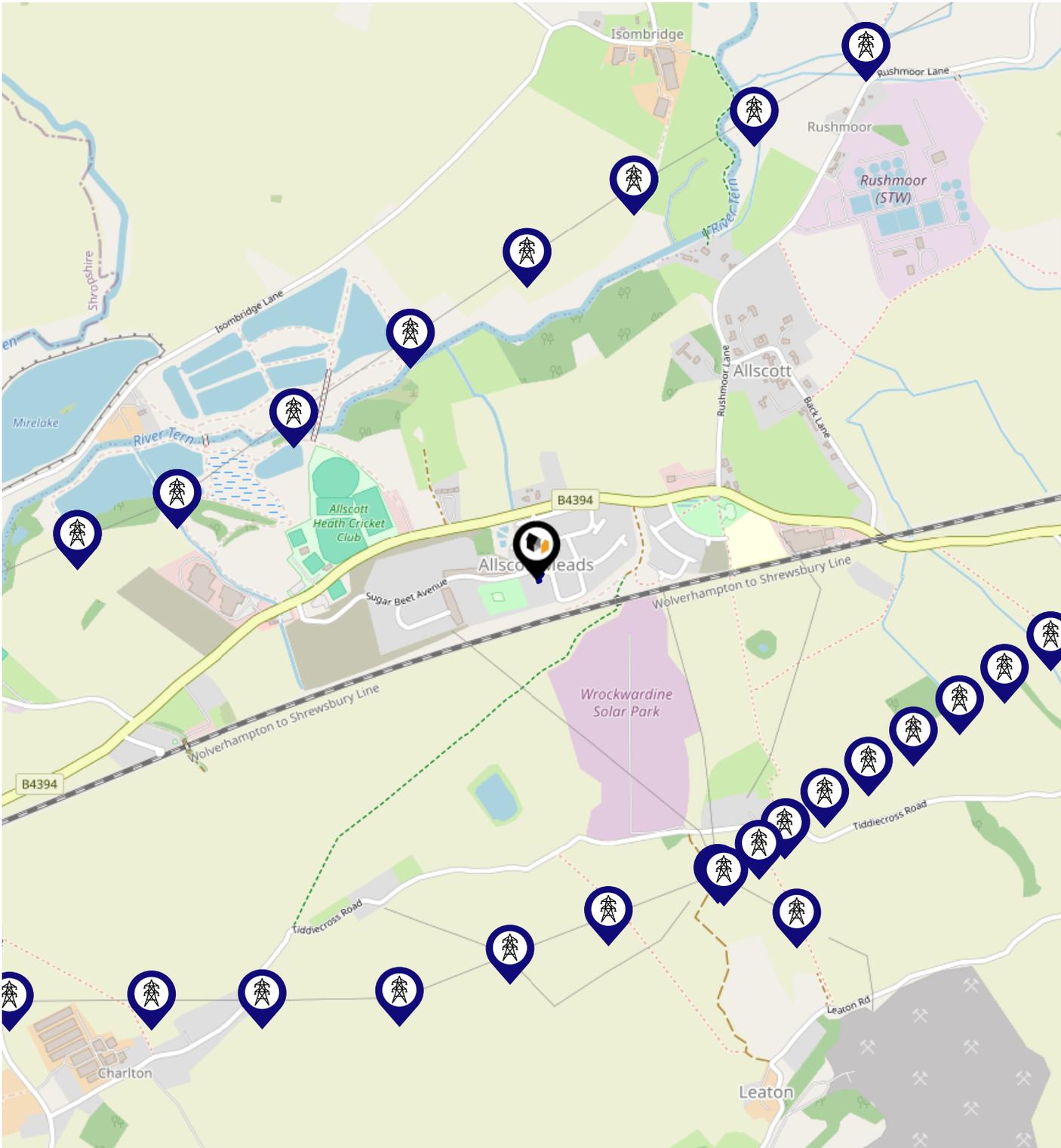
	Nursery	Primary	Secondary	College	Private
1 Overley Hall School Ofsted Rating: Good Pupils: 21 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Peter's Bratton Church of England Academy Ofsted Rating: Outstanding Pupils: 414 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Rodenhurst School Ofsted Rating: Inadequate Pupils: 14 Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Dothill Primary School Ofsted Rating: Good Pupils: 383 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Patrick's Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Wrekin View Primary School Ofsted Rating: Good Pupils: 478 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Charlton School Ofsted Rating: Good Pupils: 1229 Distance:2.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Ercall Wood Academy Ofsted Rating: Requires improvement Pupils: 943 Distance:2.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wrekin College Ofsted Rating: Not Rated Pupils: 551 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Ercall Primary School Ofsted Rating: Good Pupils: 146 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Old Hall School Ofsted Rating: Not Rated Pupils: 233 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Short Wood Primary School Ofsted Rating: Good Pupils: 568 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lucia's CofE Primary School & Nursery Ofsted Rating: Good Pupils: 87 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Apley Wood Primary Academy Ofsted Rating: Good Pupils:0 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millbrook Primary School Ofsted Rating: Good Pupils: 480 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Telford College Ofsted Rating: Good Pupils:0 Distance:3.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

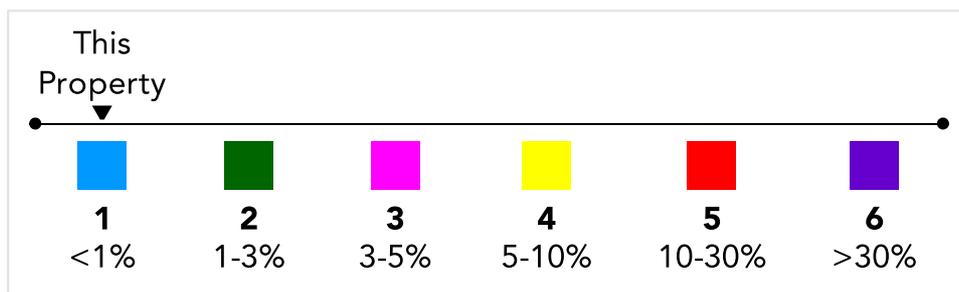
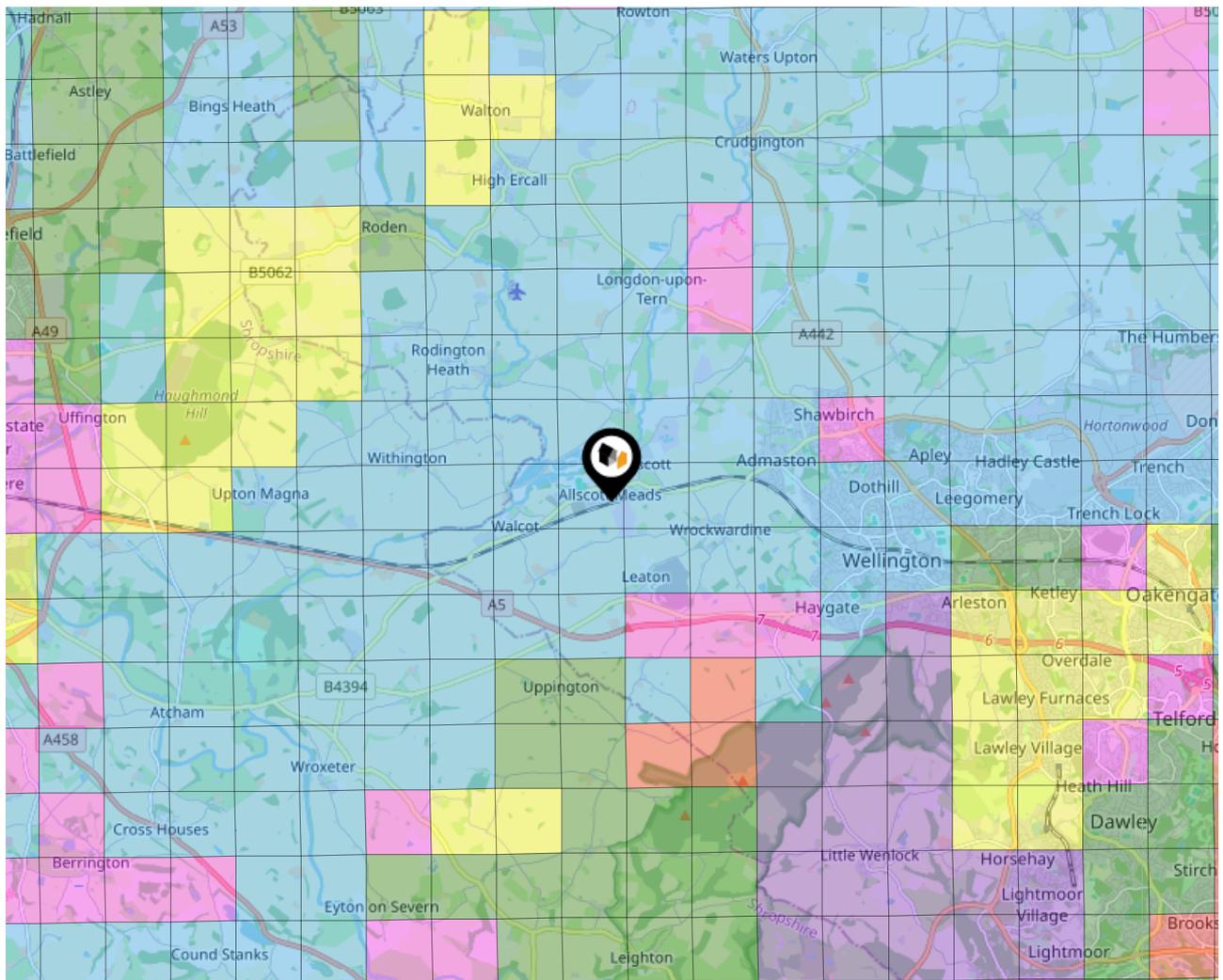


Key:

-  Power Pylons
-  Communication Masts

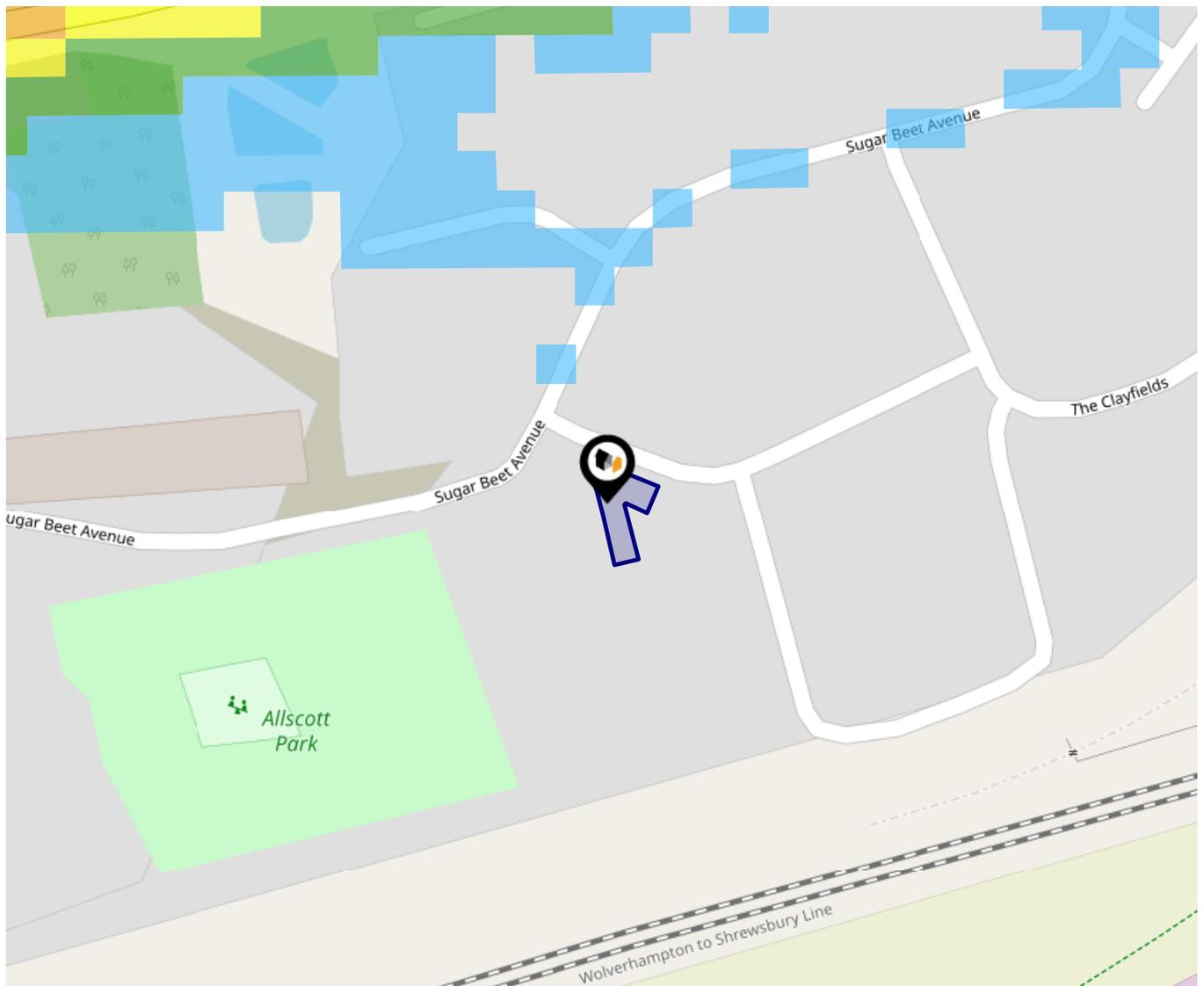
What is Radon?

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

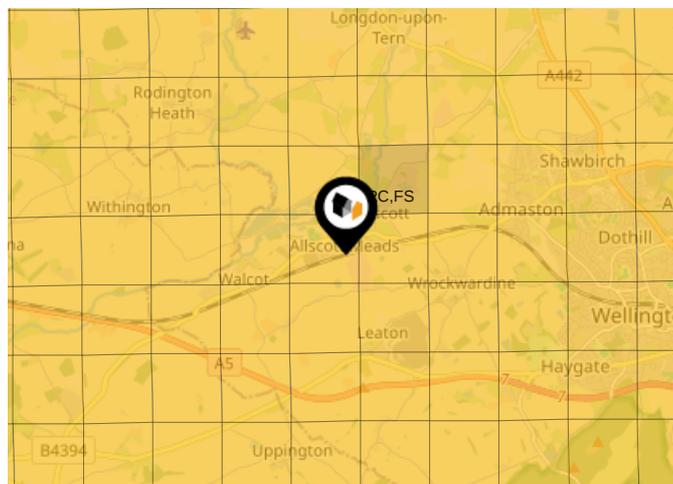


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

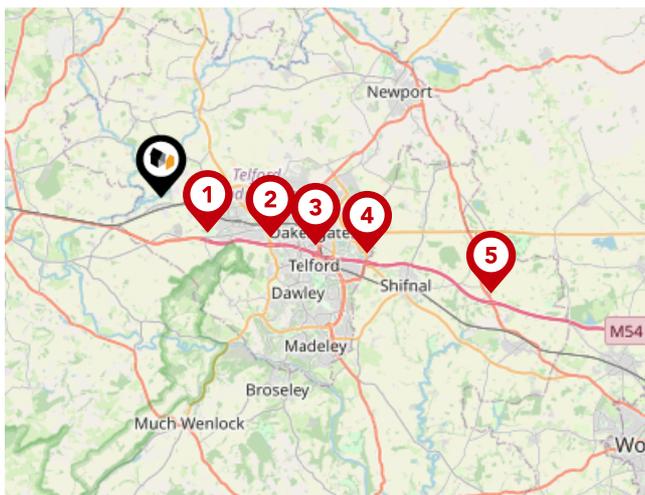
Area

Transport (National)



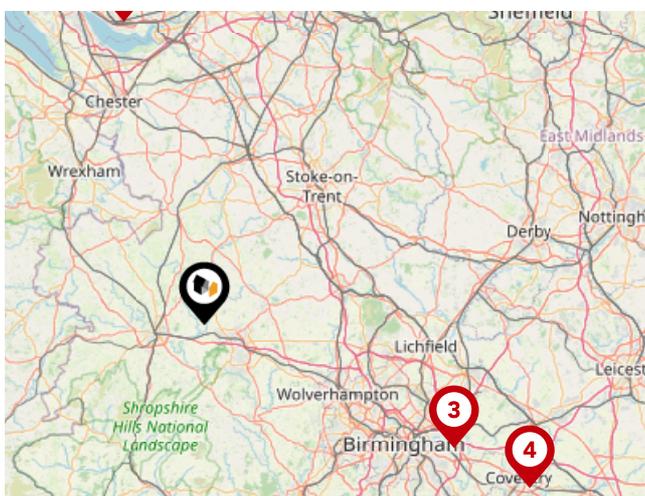
National Rail Stations

Pin	Name	Distance
1	Shropshire Rail Station	2.76 miles
2	Shropshire Rail Station	2.79 miles
3	Oakengates Rail Station	5.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M54 J7	2.1 miles
2	M54 J6	4.17 miles
3	M54 J5	5.76 miles
4	M54 J4	7.65 miles
5	M54 J3	12.32 miles



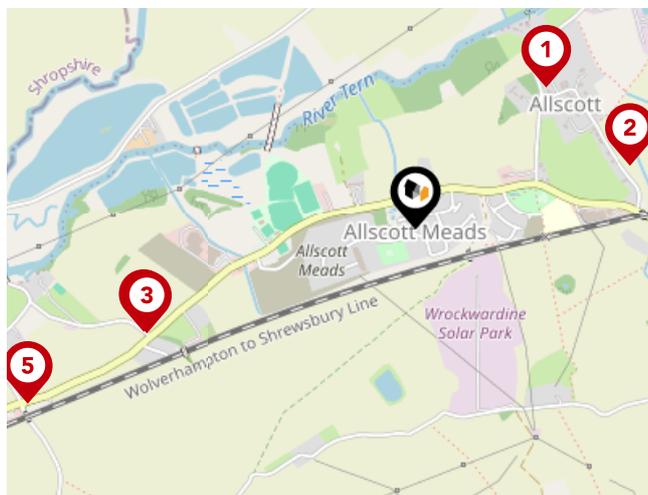
Airports/Helipads

Pin	Name	Distance
1	Speke	44.96 miles
2	Manchester Airport	47.27 miles
3	Birmingham Airport	39.88 miles
4	Baginton	52.2 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.43 miles
2	Cross Green	0.5 miles
3	Meadow Drive	0.65 miles
4	Meadow Drive	0.65 miles
5	Grove Inn	0.95 miles

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About Us

MARK GARNER


MARK GARNER


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It's simple really, rather than dealing with multiple people in the office every time you call to ask a question or to get help with an issue that you may have, you deal directly with me from start to finish. I become your personal account manager. You'll get access to my personal number so that you can reach me at a time that suits you. I don't close the office doors at 5pm, as this is not always convenient for you. You can reach me 7 days a week, I'm always here to help.

Testimonial 1



Mark Garner was brilliant. He kept us in the loop from day one. He updated us every step of the way with the purchase of our new home but then at the same time he was also helping advise with the sale of our own house which was a massive help as we were left in the dark with the company we had listed with. I would definitely recommend Mark. Helpful and excellent communication during such a stressful and big transition. Thank you again Mark!

Testimonial 2



Excellent service from start to finish. Mark was always very helpful. Excellent communication, If Mark couldn't answer the phone straight away, he always returned our calls as soon as possible. We highly recommend him.

Testimonial 3



Best estate agent for sure! Mark was excellent from start to finish, consistent and very informative with updates. He made our journey so stressless and was just amazing to deal with. We couldn't thank him enough! HIGHLY RECOMMEND.

Testimonial 4



The best Estate Agent I approached. It was my 3rd property and Mark was absolutely great and professional. He was helping us also with communication between buyers as we were in a chain. We sold and accepted an offer for our house within 3 days from the day the advert appeared online. Highly recommend.



/markgarnerestateagent



/mark_b_garner/



/in/themarkgarner/

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Mark Garner Powered By EXP Data Quality

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