

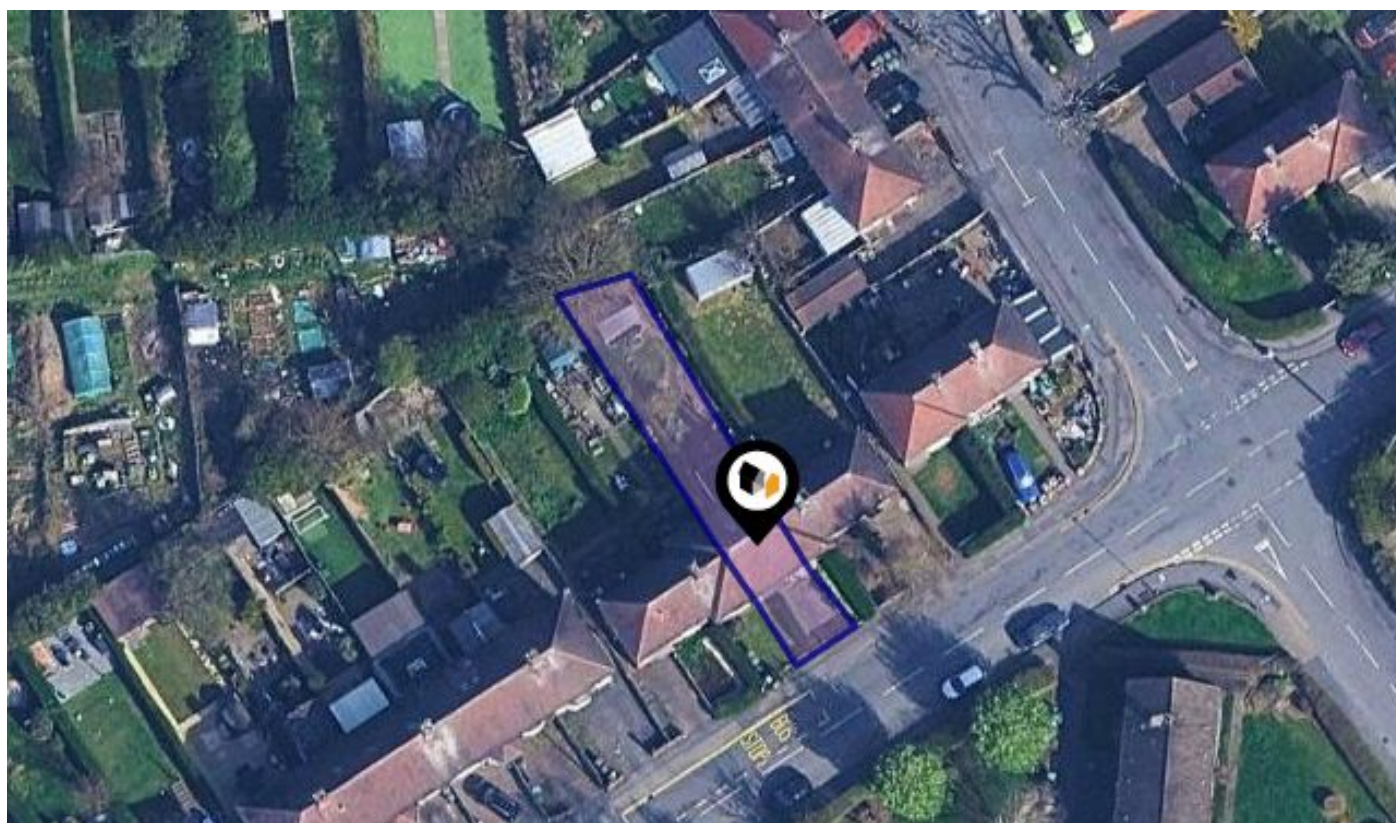


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



BROOK ROAD, BEESTON, NOTTINGHAM, NG9

Martin & Co. Beeston

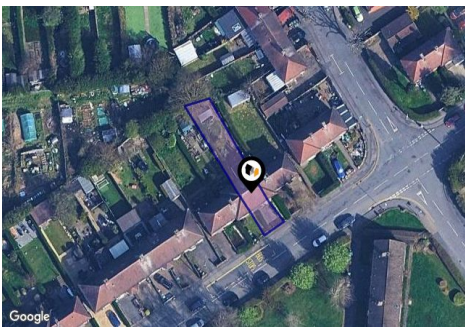
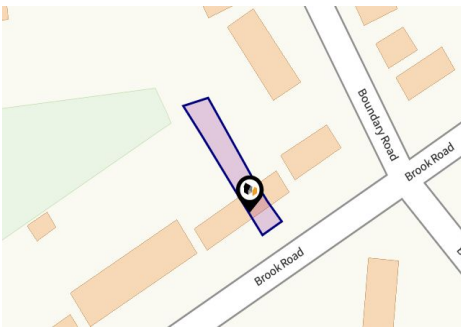
23 Wollaton Road Beeston Nottingham NG9 2NG

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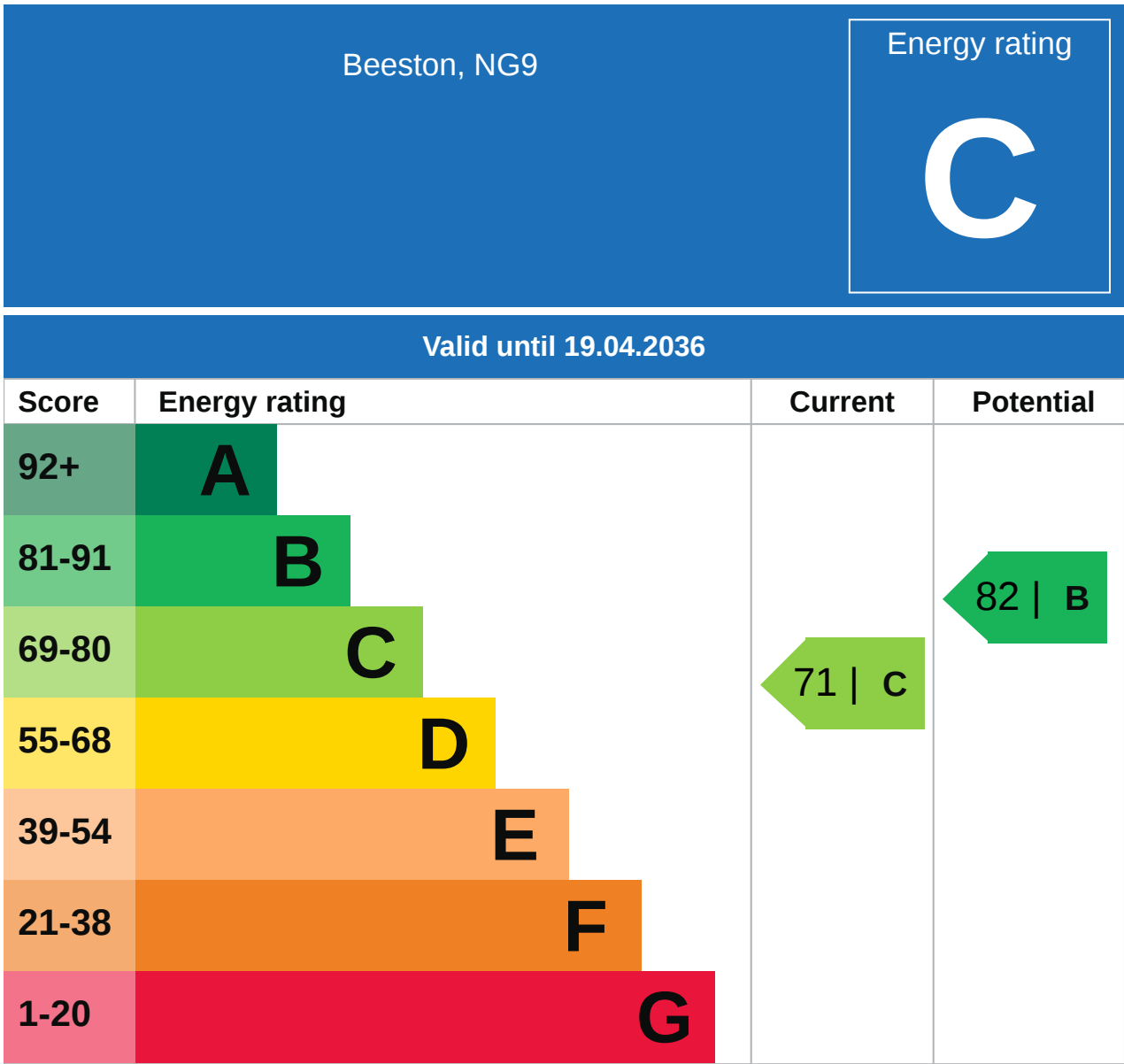


Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£2,036		
Title Number:	NT212231		

Local Area

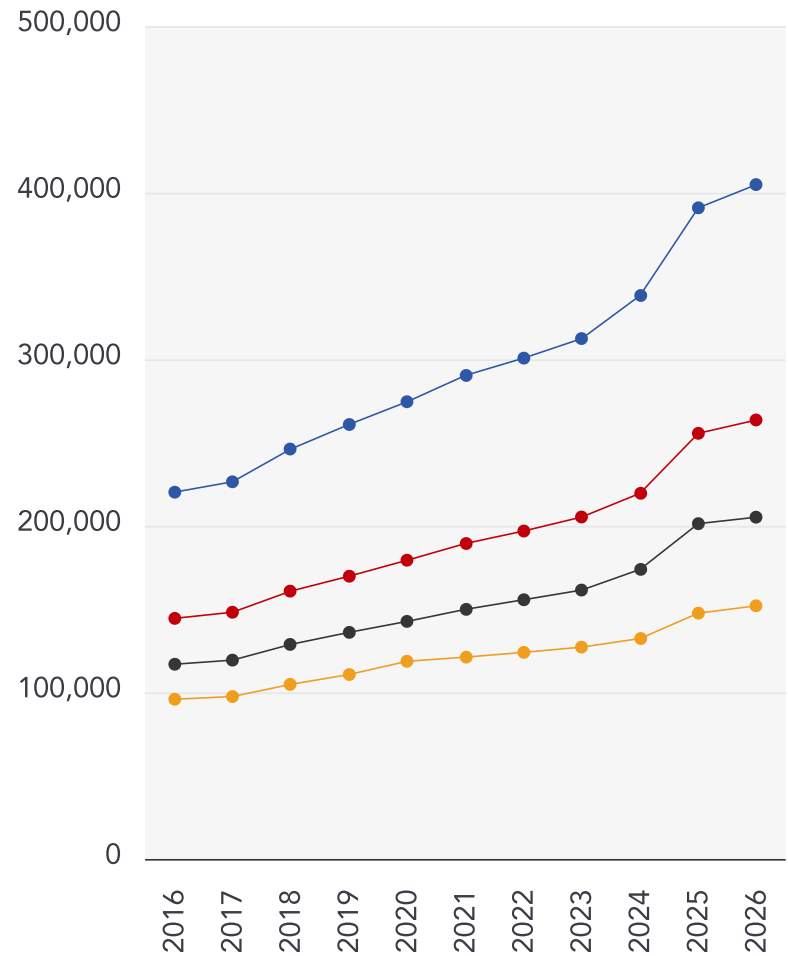
Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Low	11 mb/s	30 mb/s	1800 mb/s
• Surface Water	Medium			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	83 m ²

10 Year History of Average House Prices by Property Type in NG9



Detached

+83.86%

Semi-Detached

+82.47%

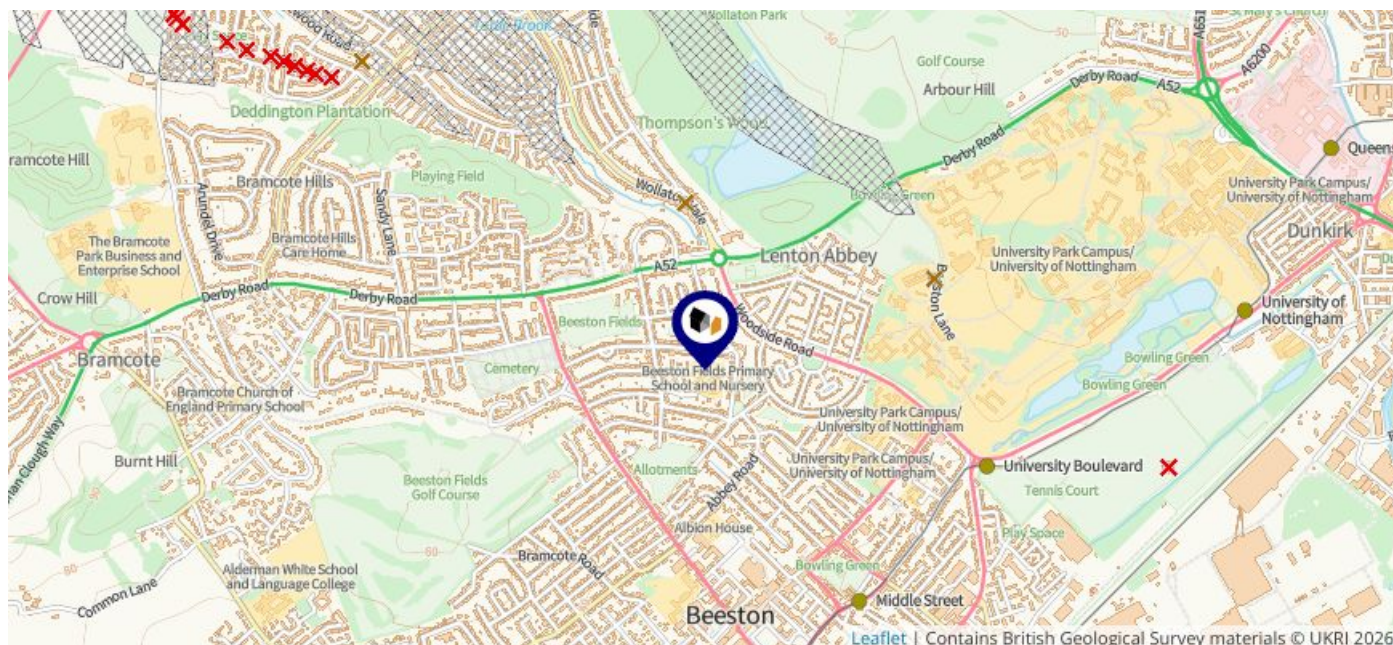
Terraced

+75.52%

Flat

+58.5%

This map displays nearby coal mine entrances and their classifications.



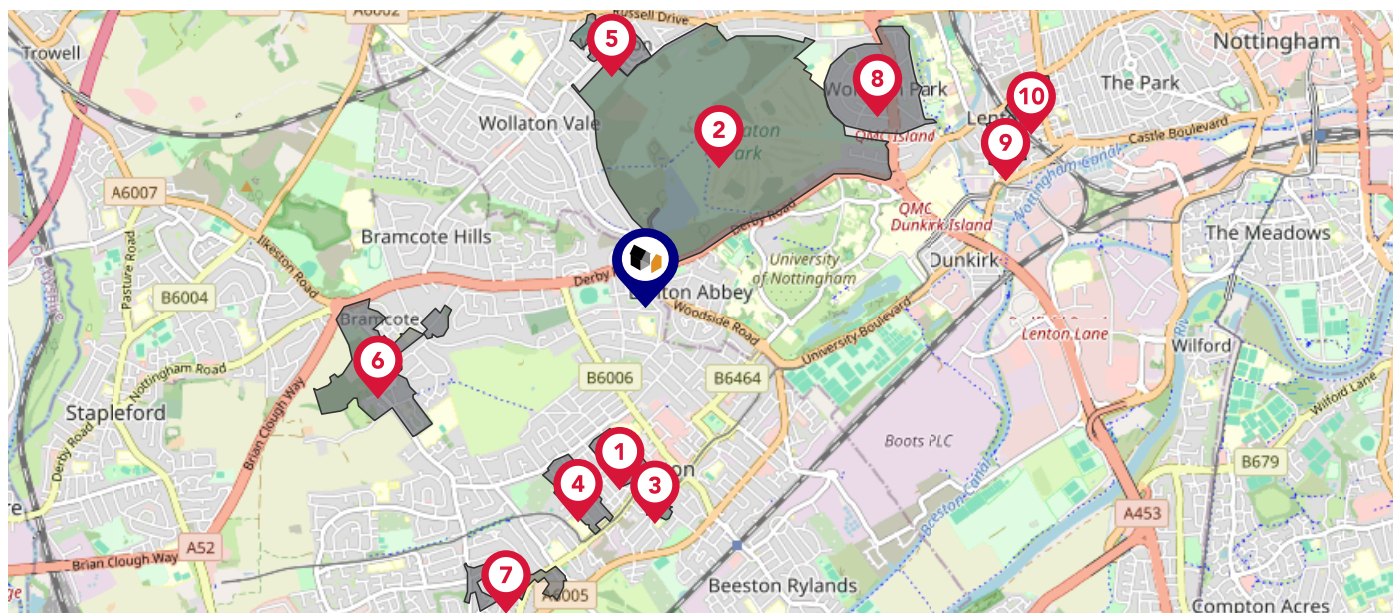
Mine Entry

- ✕ 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.

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 Beeston St John's Grove

2 Wollaton Park

3 Beeston West End

4 Chilwell Cottage Grove

5 Wollaton Village

6 Bramcote

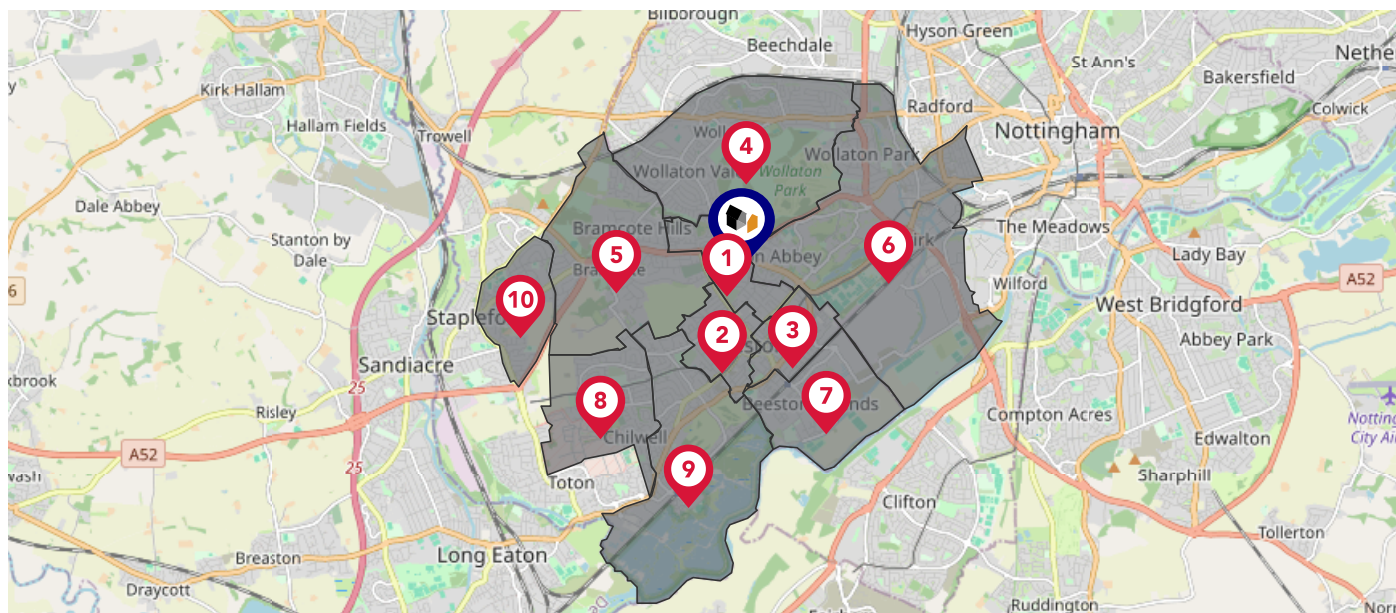
7 Chilwell

8 Sutton Passeys

9 Old Lenton

10 New Lenton

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

Beeston North Ward

2

Beeston West Ward

3

Beeston Central Ward

4

Wollaton West Ward

5

Bramcote Ward

6

Lenton & Wollaton East Ward

7

Beeston Rylands Ward

8

Chilwell West Ward

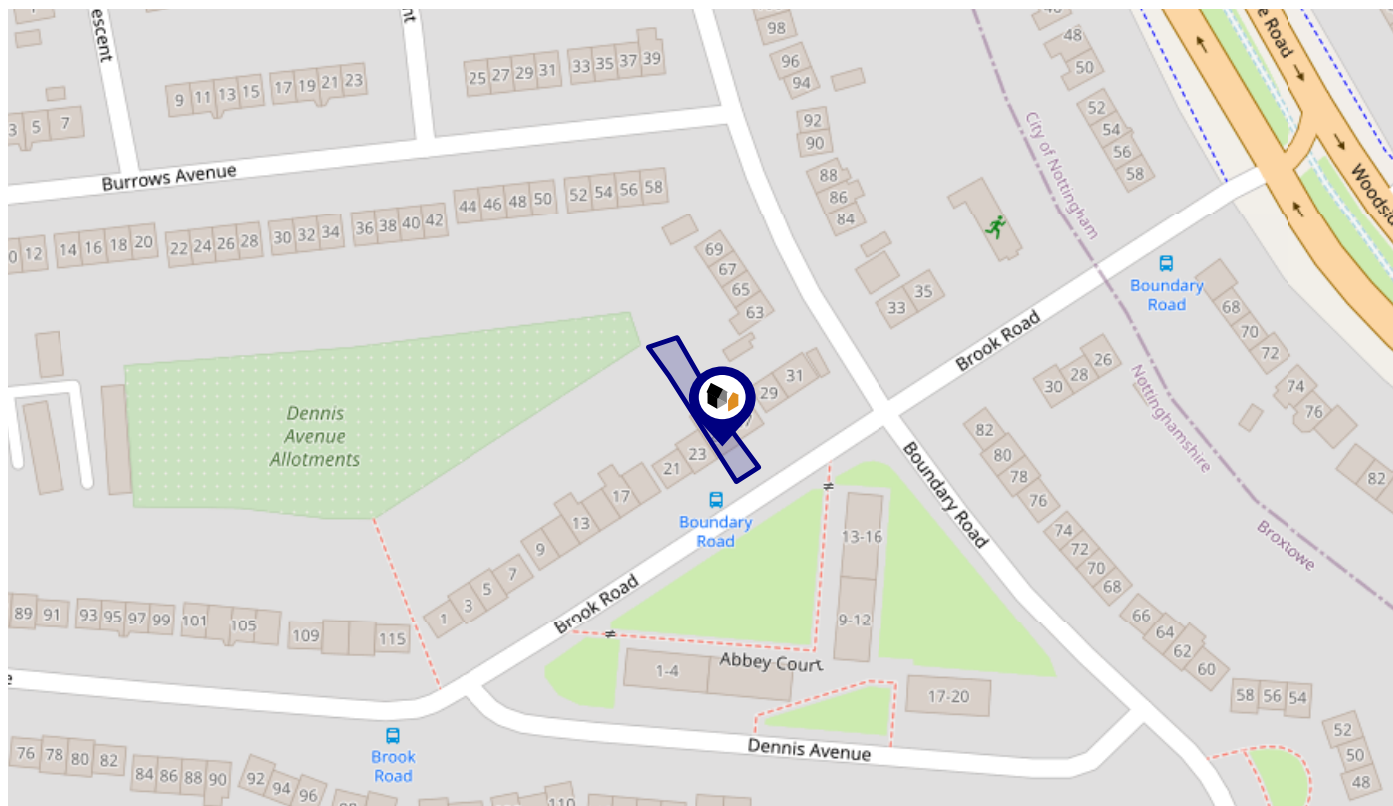
9

Attenborough & Chilwell East Ward

10

Stapleford South East 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.

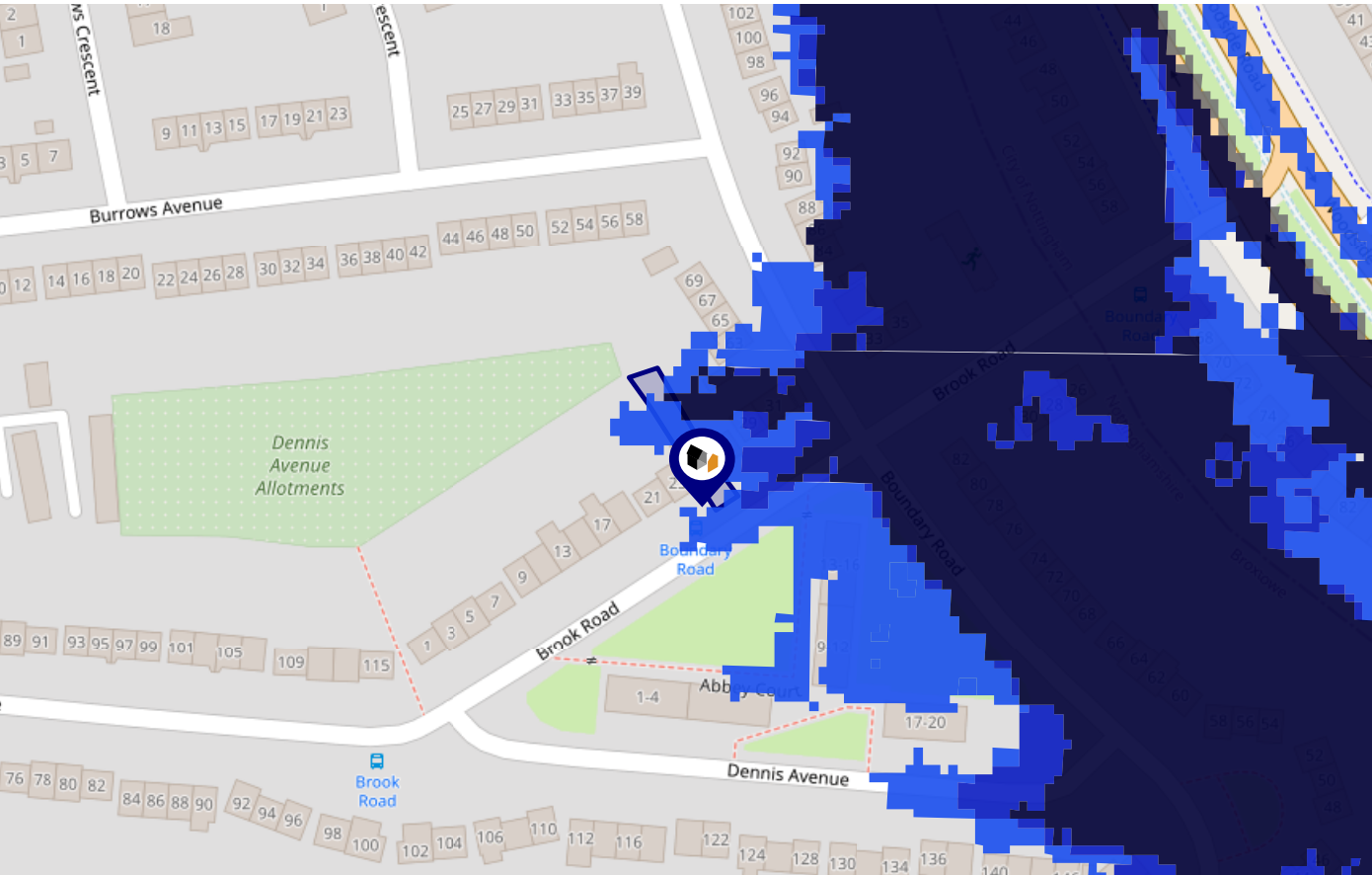
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

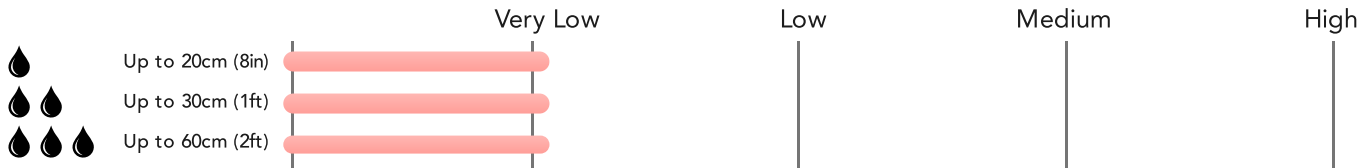


Risk Rating: Low

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.

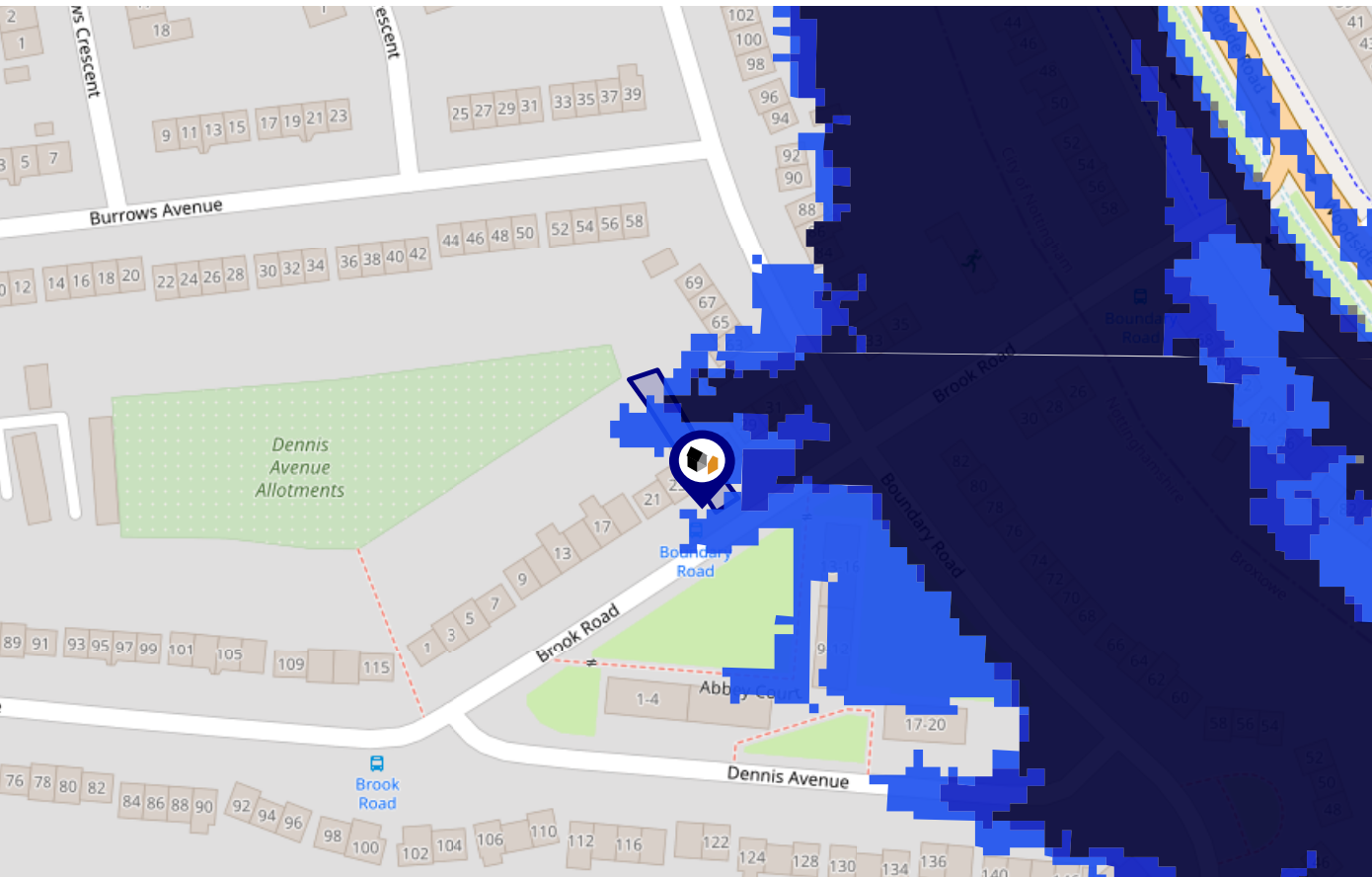
Chance of flooding to the following depths at this property:



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.

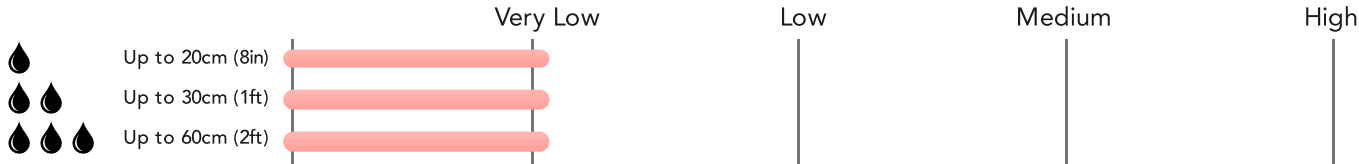


Risk Rating: Low

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- 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.

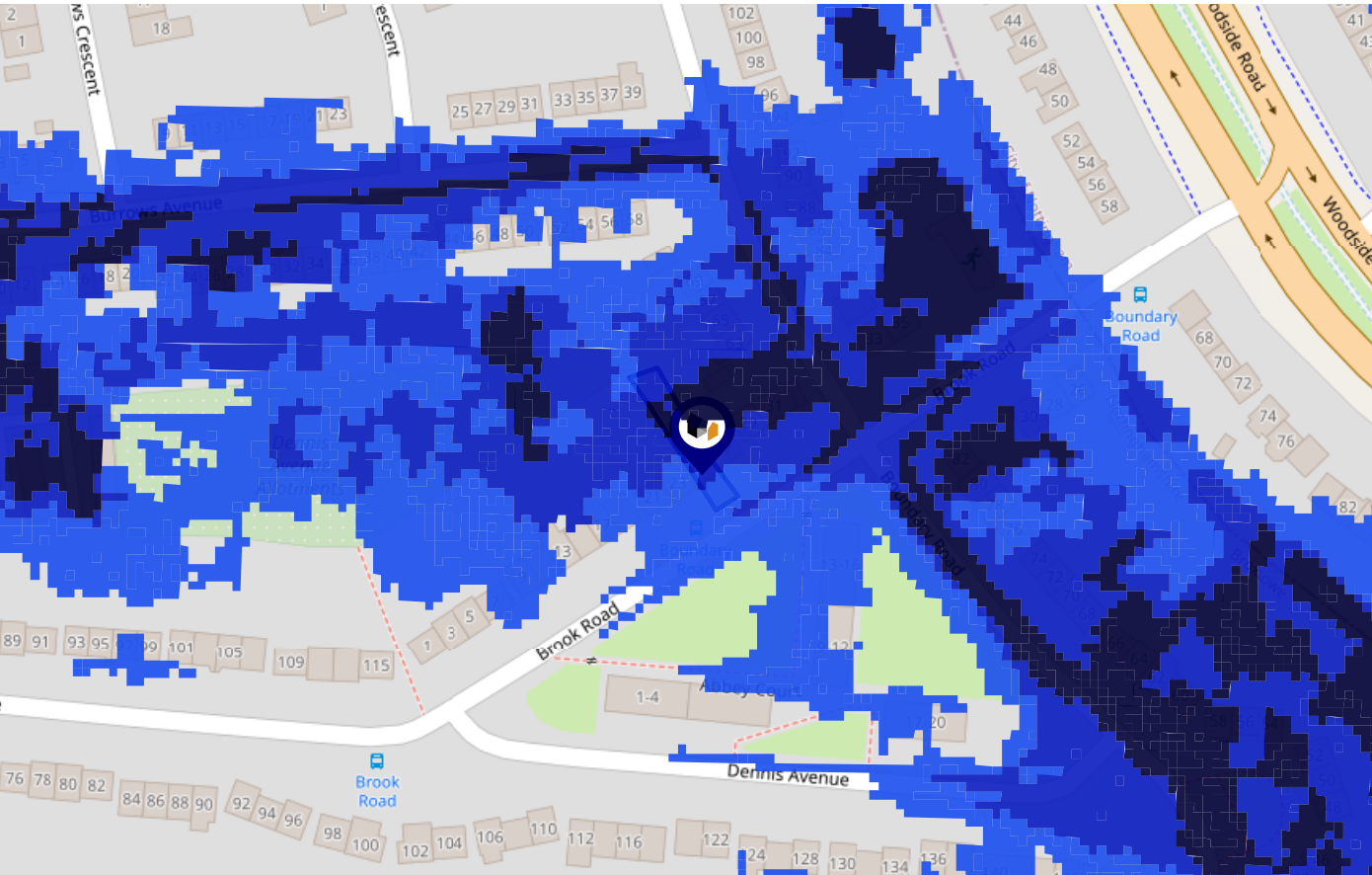
Chance of flooding to the following depths at this property:



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.

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- 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.

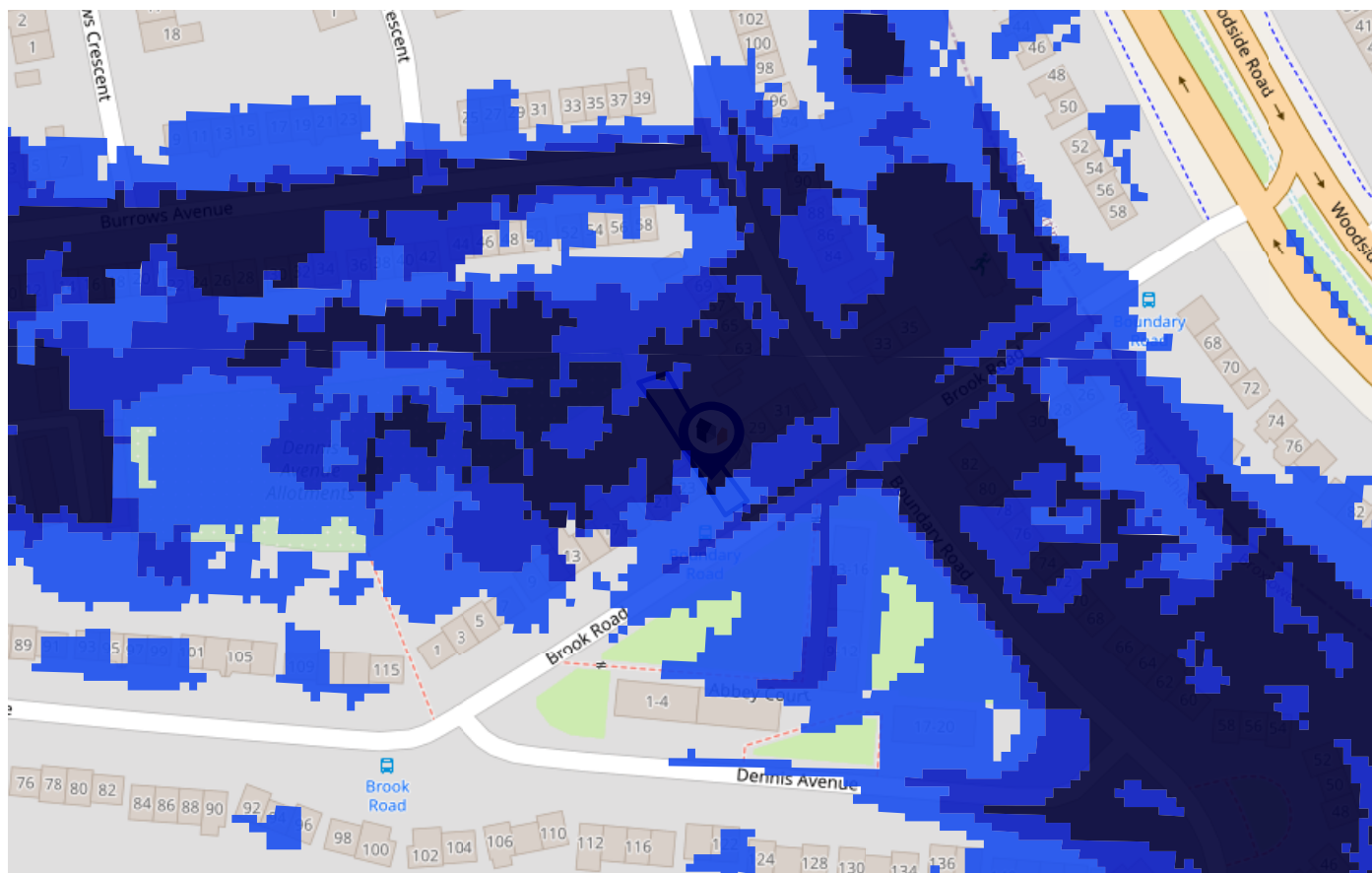
Chance of flooding to the following depths at this property:



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.

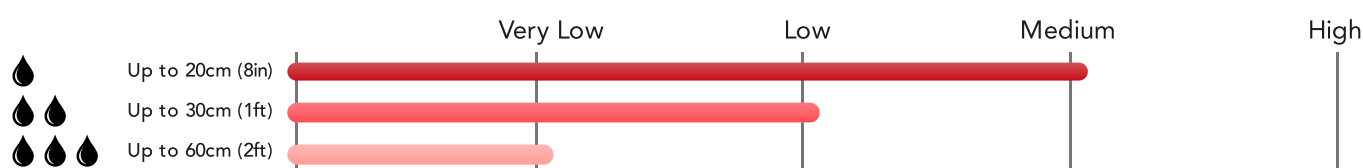


Risk Rating: High

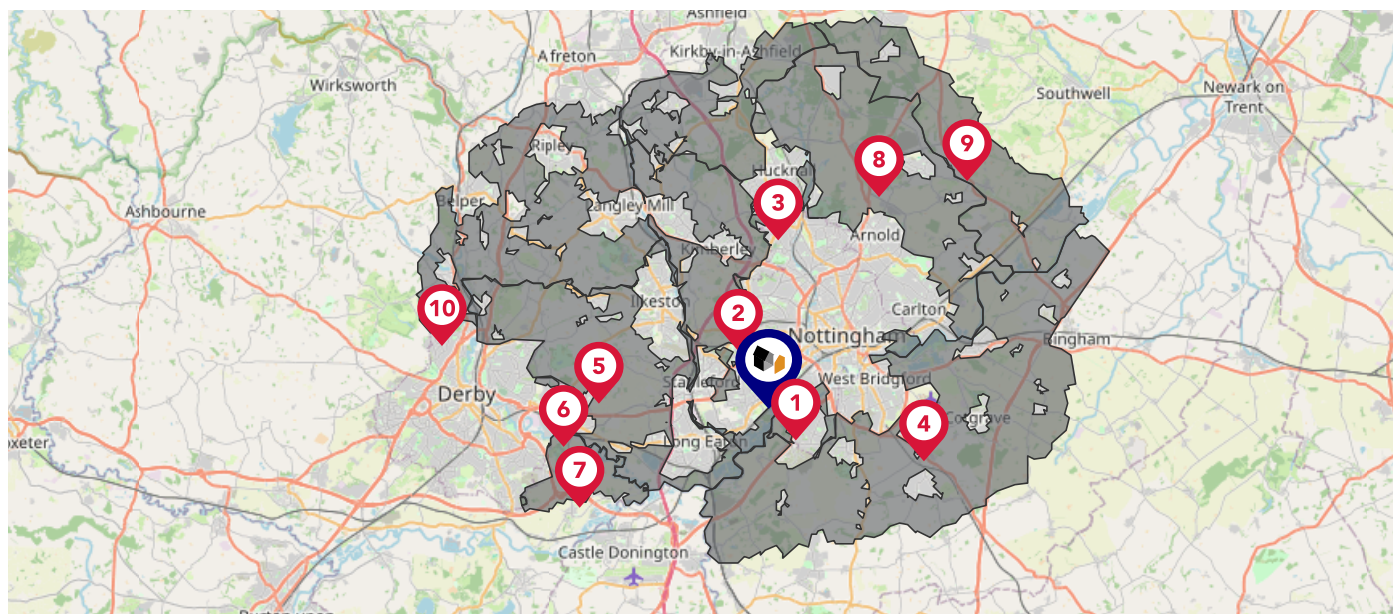
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Gedling

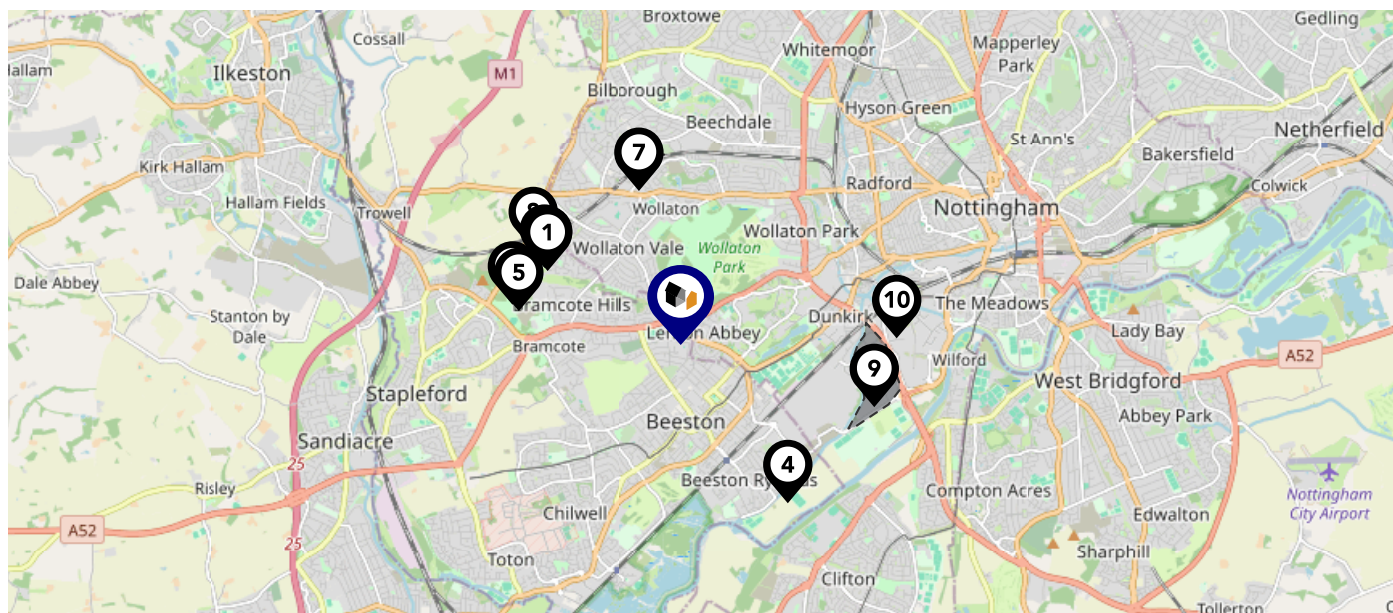


Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Amber Valley

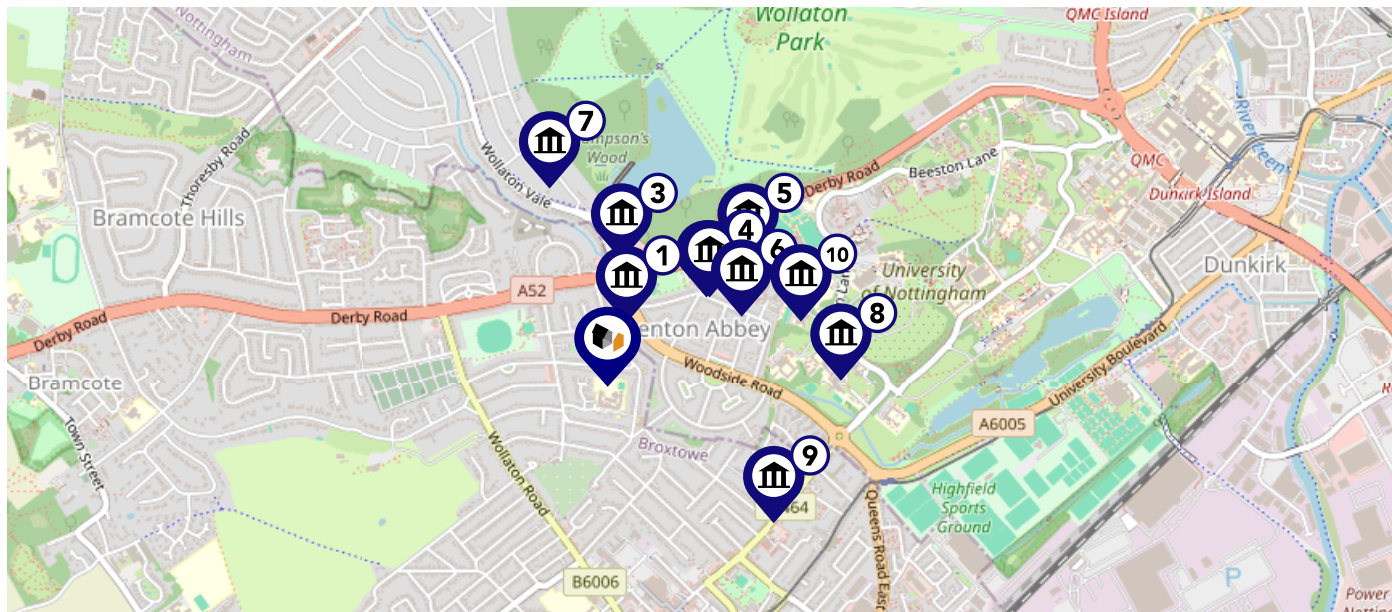
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



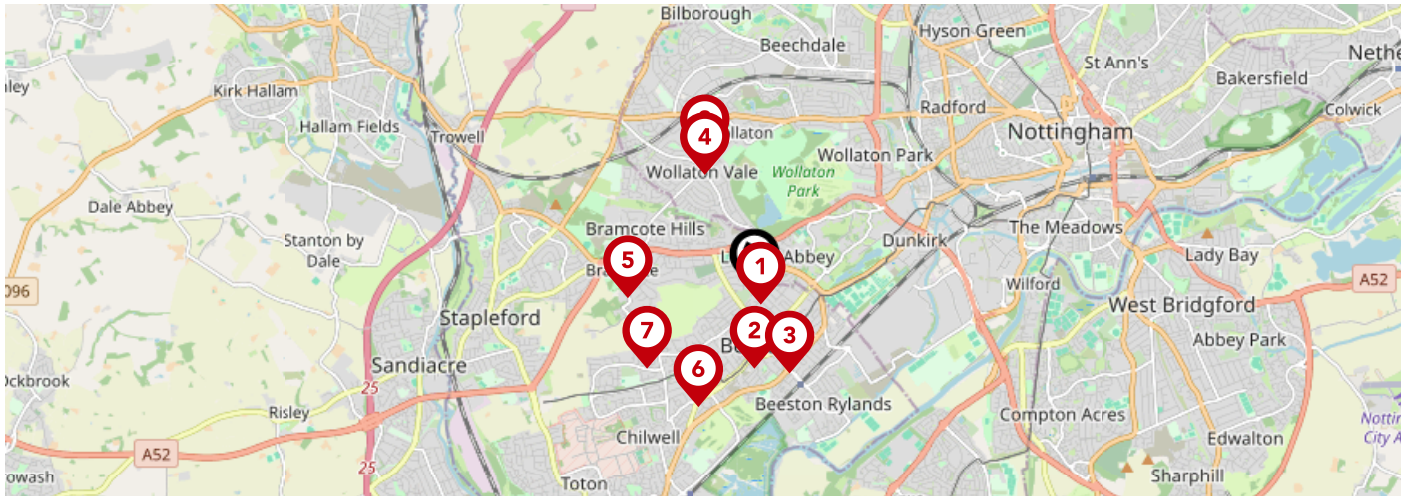
Nearby Landfill Sites

1	Moor Lane-Moor Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	
2	Nottingham Canal-Moat Lane, Bramcote, Nottinghamshire	Historic Landfill	
3	Old Canal Site-Old Moor Lane and Railway Line, Bramcote	Historic Landfill	
4	Beeston Sewage Works-Lilac Grove, Beeston, Nottinghamshire	Historic Landfill	
5	EA/EPR/JP3393CZ/V002	Active Landfill	
6	Bramcote Quarry/Coventry Lane Quarry-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	
7	The Roughs off Glaisdale Drive-Glaisdale Road, Bilborough, Nottingham	Historic Landfill	
8	Birchwood Nursery-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	
9	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill	
10	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham, Nottinghamshire	Historic Landfill	

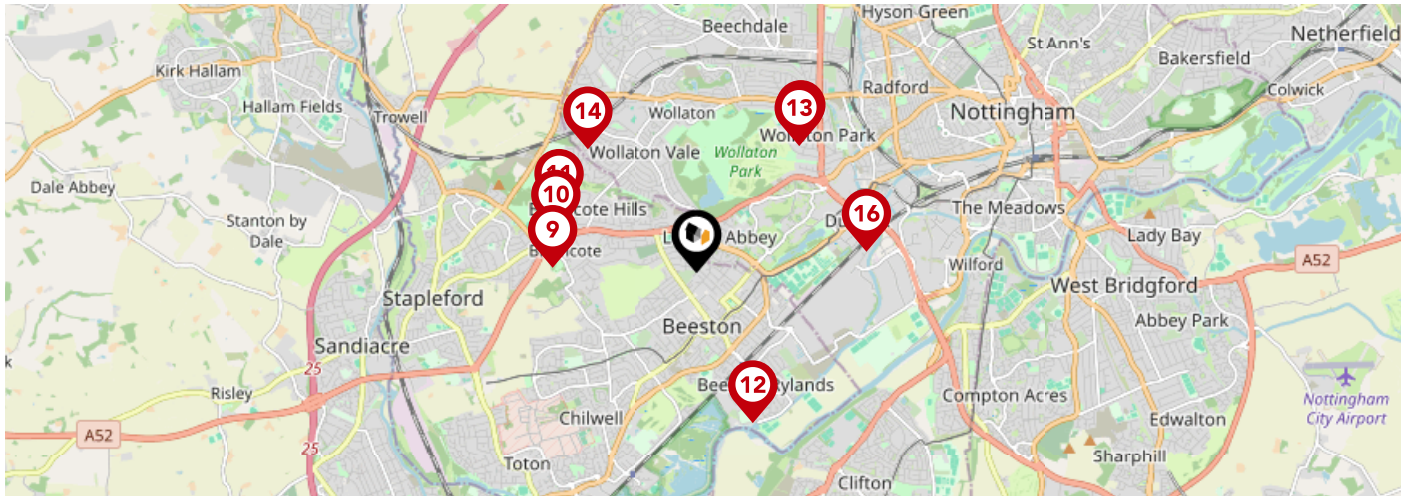
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1270397 - Lodge At Lenton Abbey Recreation Ground	Grade II	0.2 miles
 1247581 - Gateway And Railings To Lodge 30 Metres East Of Charles Avenue	Grade II	0.3 miles
 1270387 - Boathouse At South West Corner Of Lake At Wollaton Hall	Grade II	0.3 miles
 1247538 - Lodge 30 Metres East Of Charles Avenue	Grade II	0.3 miles
 1255292 - Park Wall South West Of Beeston Lodge	Grade II	0.4 miles
 1247537 - Lenton Abbey	Grade II	0.4 miles
 1272458 - Western Section Of Park Boundary Wall	Grade II	0.5 miles
 1246255 - Lenton House Lodge	Grade II	0.5 miles
 1248198 - Dagfa House School	Grade II	0.5 miles
 1246253 - Lenton Fields, University Of Nottingham	Grade II	0.5 miles



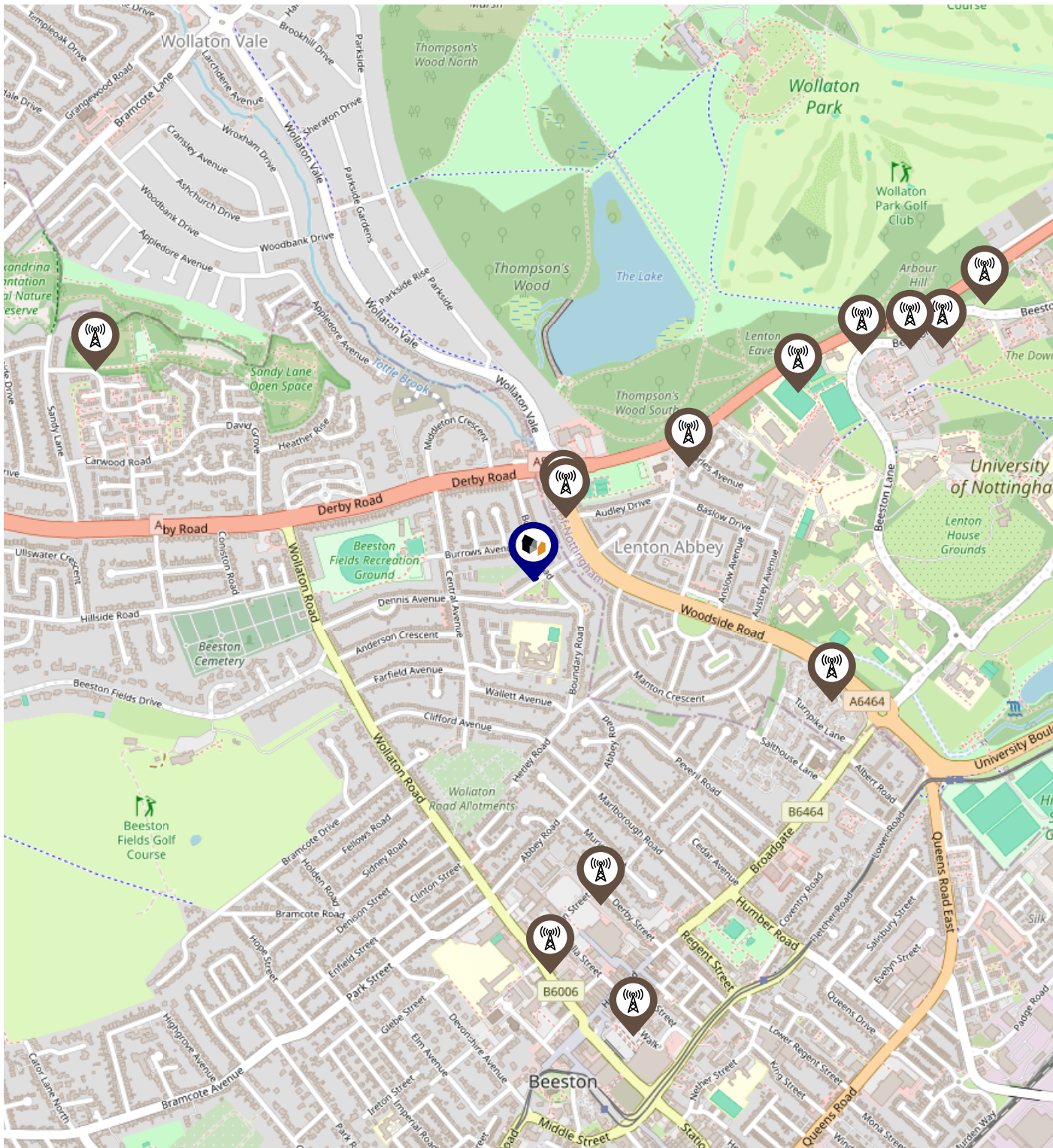
		Nursery	Primary	Secondary	College	Private
1	Beeston Fields Primary School and Nursery Ofsted Rating: Good Pupils: 361 Distance:0.13	☐	☒	☐	☐	☐
2	Round Hill Primary School Ofsted Rating: Good Pupils: 518 Distance:0.68	☐	☒	☐	☐	☐
3	John Clifford Primary School Ofsted Rating: Good Pupils: 389 Distance:0.79	☐	☒	☐	☐	☐
4	Fernwood Primary School Ofsted Rating: Good Pupils: 1117 Distance:1.13	☐	☒	☐	☐	☐
5	Bramcote CofE Primary School Ofsted Rating: Good Pupils: 200 Distance:1.14	☐	☒	☐	☐	☐
6	The Lanes Primary School Ofsted Rating: Good Pupils: 591 Distance:1.15	☐	☒	☐	☐	☐
7	Alderman White School Ofsted Rating: Good Pupils: 770 Distance:1.19	☐	☐	☒	☐	☐
8	Fernwood School Ofsted Rating: Outstanding Pupils: 1432 Distance:1.29	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Foxwood Academy Ofsted Rating: Good Pupils: 112 Distance: 1.3	☐	☐	☒	☐	☐
	Bramcote College Ofsted Rating: Good Pupils: 785 Distance: 1.31	☐	☐	☒	☐	☐
	Bramcote Hills Primary School Ofsted Rating: Good Pupils: 413 Distance: 1.35	☐	☒	☐	☐	☐
	Beeston Rylands Junior School Ofsted Rating: Good Pupils: 185 Distance: 1.43	☐	☒	☐	☐	☐
	Bluecoat Wollaton Academy Ofsted Rating: Outstanding Pupils: 774 Distance: 1.45	☐	☐	☒	☐	☐
	Firbeck Academy Ofsted Rating: Good Pupils: 194 Distance: 1.47	☐	☒	☐	☐	☐
	Middleton Primary and Nursery School Ofsted Rating: Good Pupils: 666 Distance: 1.49	☐	☒	☐	☐	☐
	Dunkirk Primary and Nursery School Ofsted Rating: Good Pupils: 380 Distance: 1.52	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

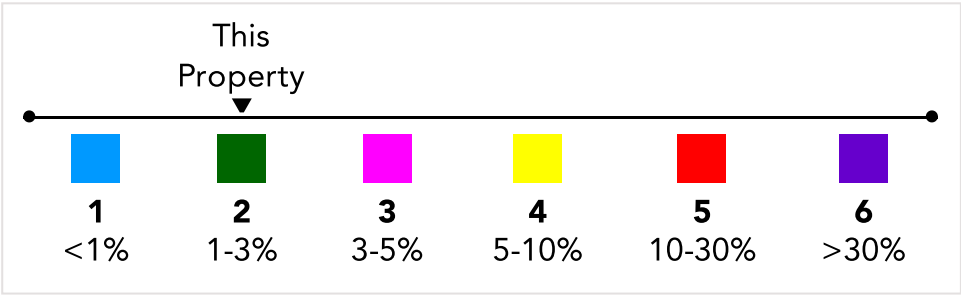
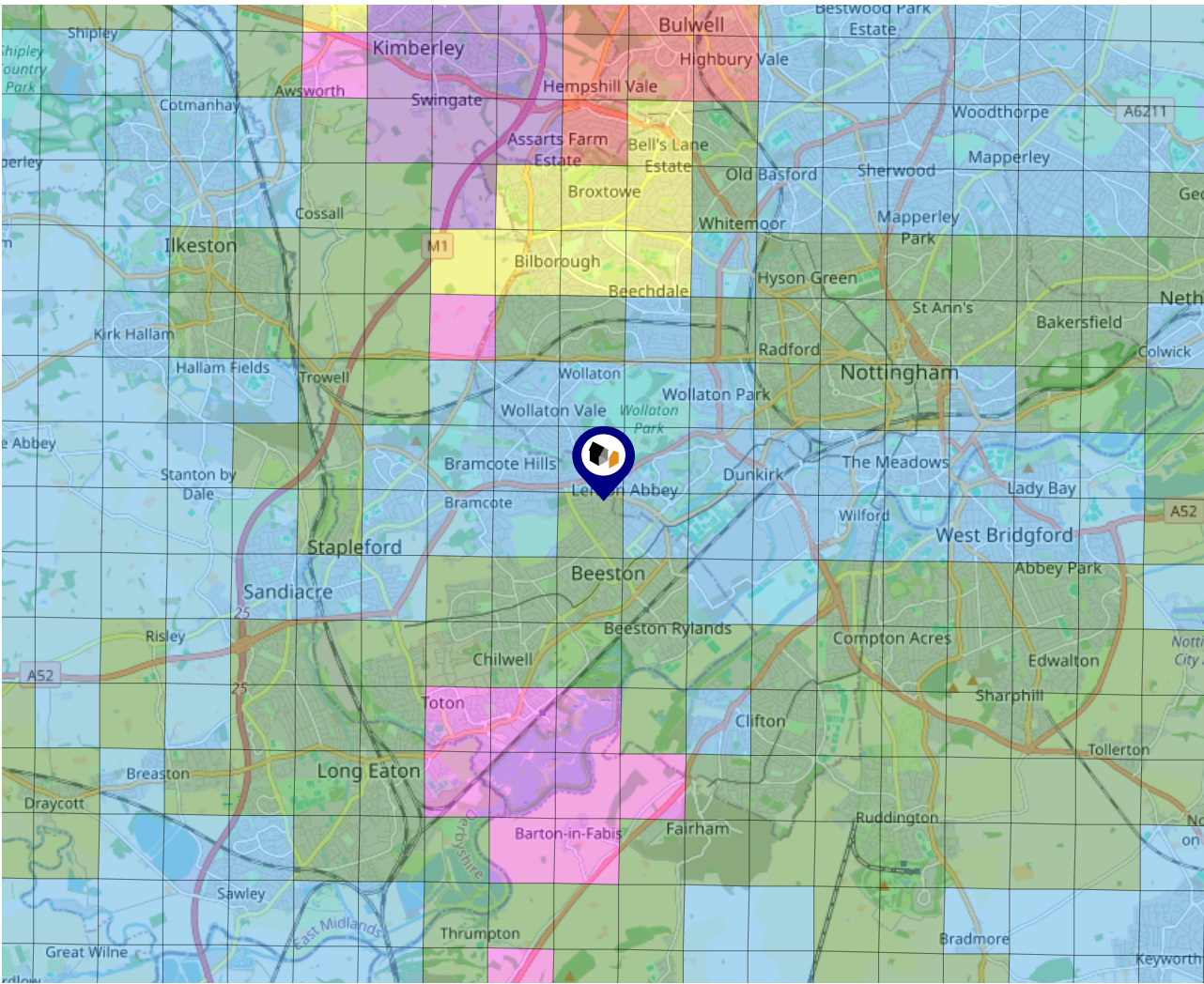


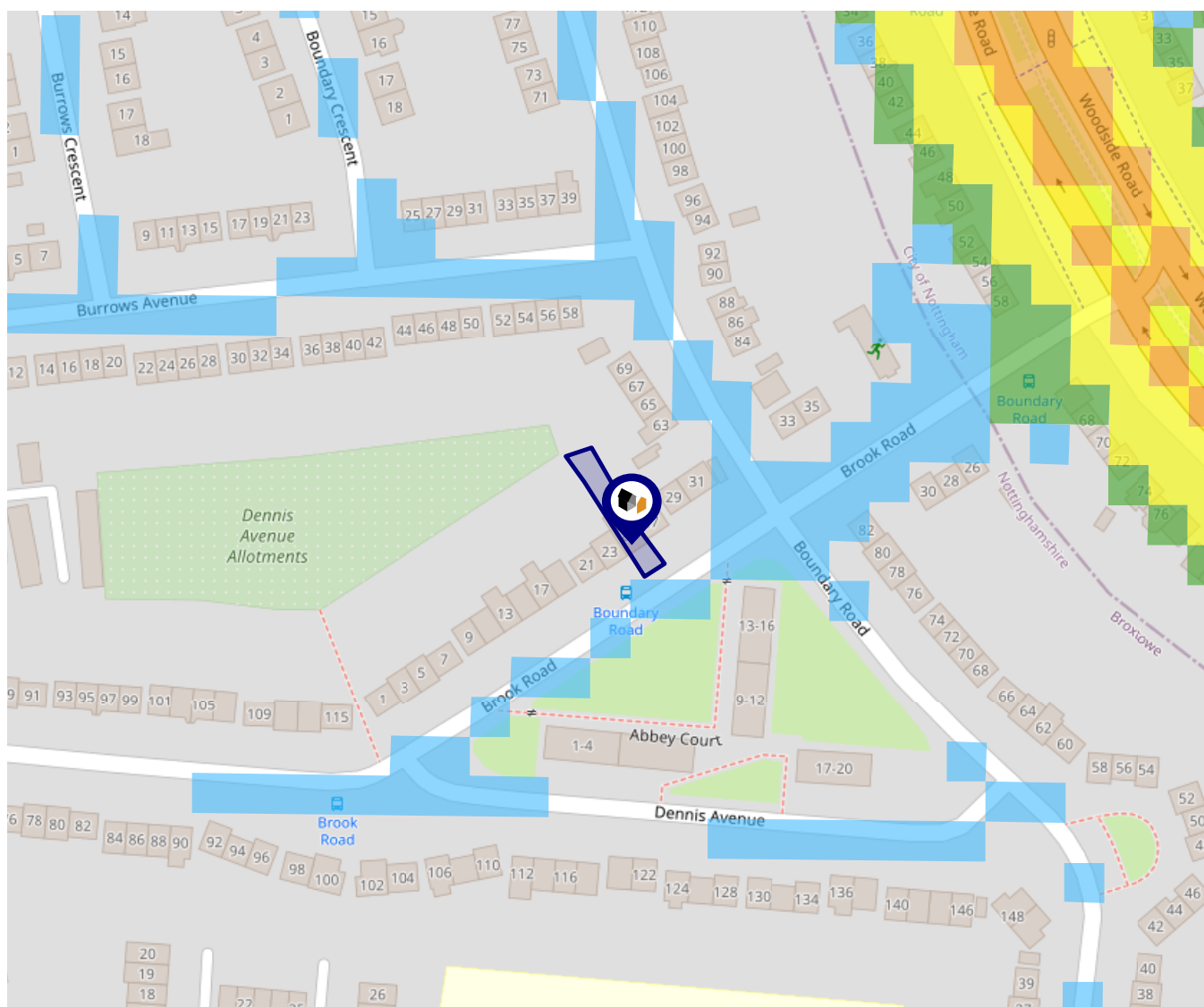
Key:

-  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).



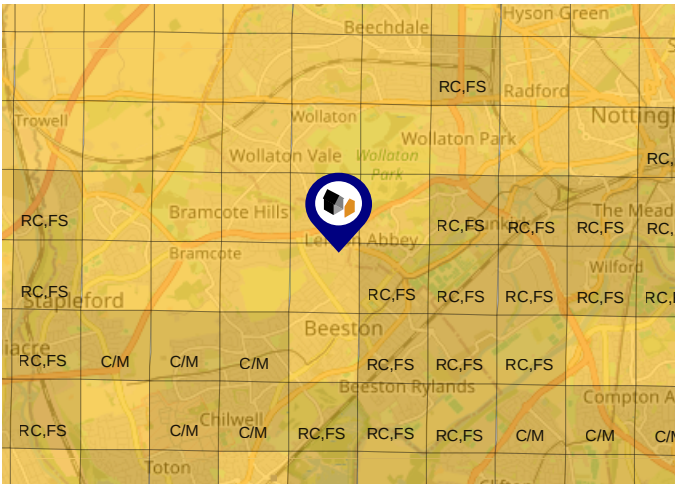


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

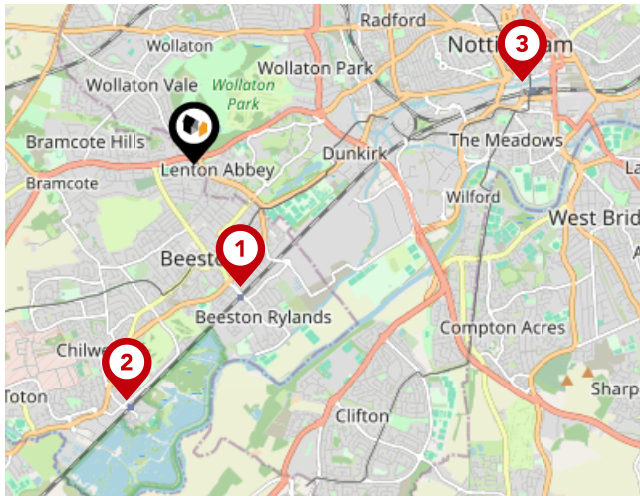
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



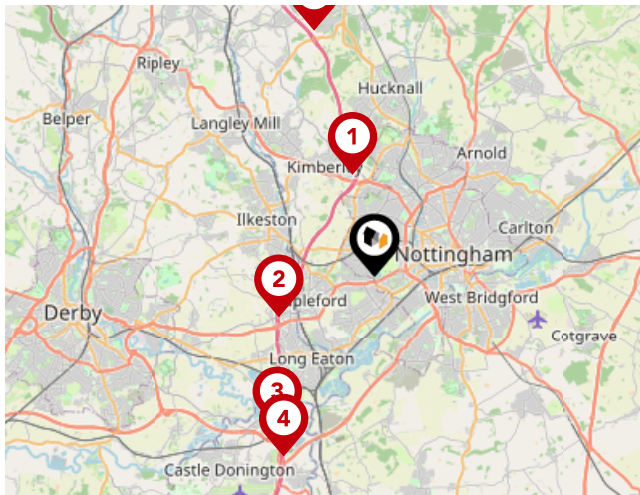
Primary Classifications (Most Common Clay Types)

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



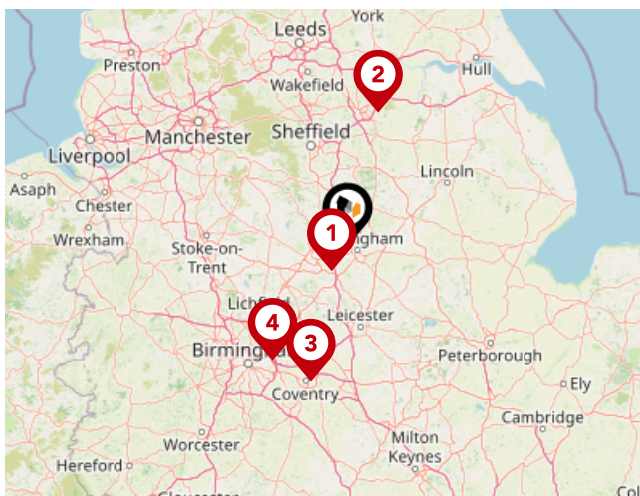
National Rail Stations

Pin	Name	Distance
1	Beeston Rail Station	1.15 miles
2	Attenborough Rail Station	2.19 miles
3	Nottingham Rail Station	3.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	3.69 miles
2	M1 J25	3.73 miles
3	M1 J24A	6.48 miles
4	M1 J24	7.22 miles
5	M1 J27	9.02 miles



Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.95 miles
2	Finningley	38.6 miles
3	Baginton	40.8 miles
4	Birmingham Airport	39.78 miles

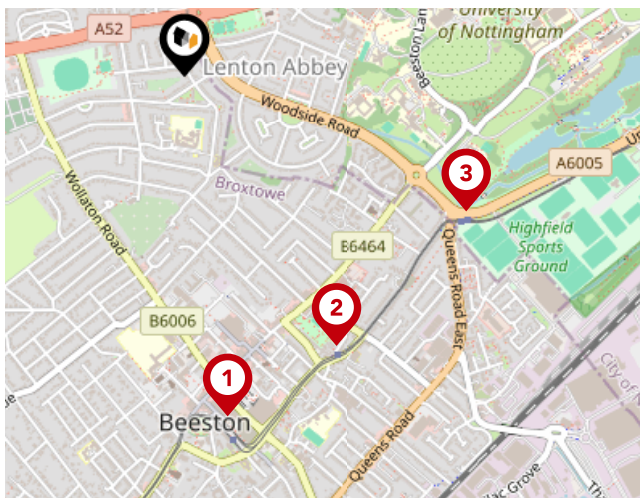
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brook Road	0.01 miles
2	Brook Road	0.06 miles
3	Boundary Road	0.07 miles
4	Winster Close	0.11 miles
5	Central Avenue	0.11 miles



Local Connections

Pin	Name	Distance
1	Bus & Tram Interchange	0.76 miles
2	Middle Street	0.69 miles
3	University Boulevard Tram Stop	0.7 miles



Martin & Co. Beeston

Beeston is a thriving town with a tram line connecting residents to surrounding areas with connections directly to the city centre and further afield making it an ideal location for both professionals and families.

At Martin & Co Beeston we support our customers every step of the way in finding their perfect property, and you're offered a dedicated point of contact and regular updates at every stage.

Testimonial 1



Used the letting service of Martin&Co Beeston. The team is easy to deal with and response politely and quickly. Absolutely friendly and patient. Would suggest this agent!

Testimonial 2



Ian, Liz and Ellie at Martin and Co in Beeston were an absolute joy to work with. They're super friendly and get the job done professionally and effectively following up with all parties involved. Would highly recommend and hope to use again.

Testimonial 3



Martin & Co dealt with our recent house move and we were really impressed with their service. They were much better value than the other quotes we received and were so friendly and professional. They gave us some great advice leading to us getting a much better offer than expected. Thank you!



/martincouk



/martinco_uk



/MartinCoUK



/company/martin-&-co-

Martin & Co. Beeston

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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