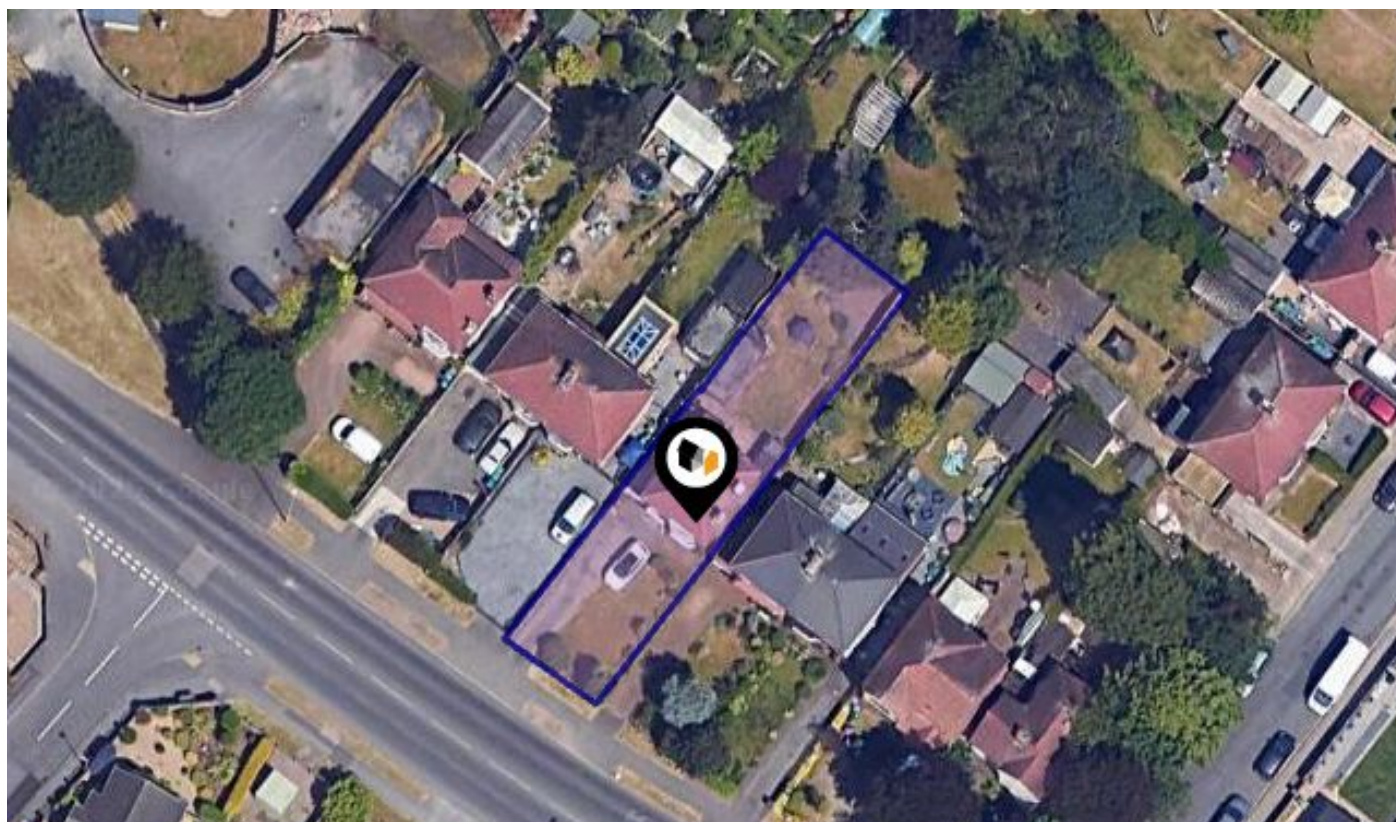




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 07<sup>th</sup> January 2026**



**OLD MILL LANE, MANSFIELD, NG19**

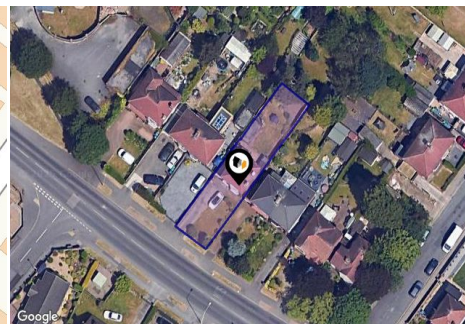
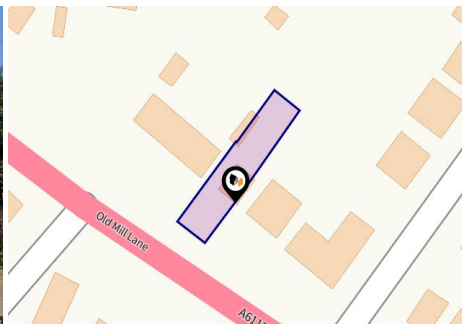
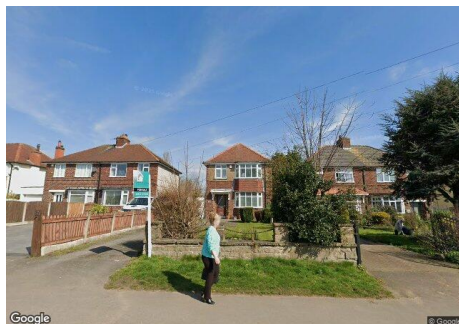
## **Mansfield Sales and Lettings Ltd.**

3 Carrion Place Berry Hill Mansfield NG18 6BE

01623 575012

rich@mansfieldsalesandlettings.co.uk

www.mansfieldsalesandlettings.co.uk



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,217		
Title Number:	NT521562		

## Local Area

Local Authority:	Nottinghamshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1800 mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



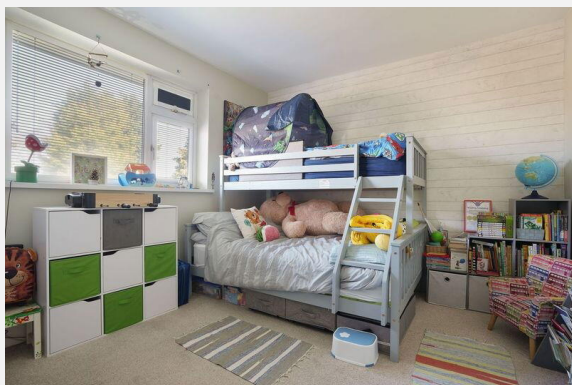
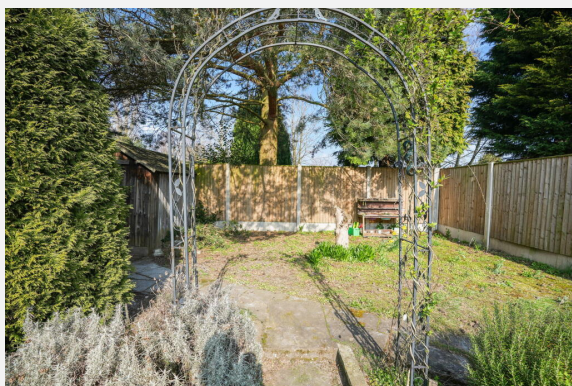
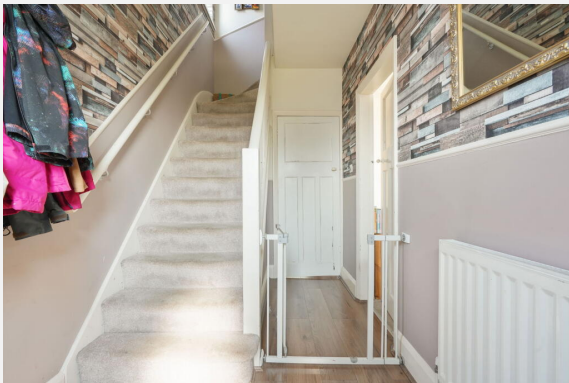
# Planning History

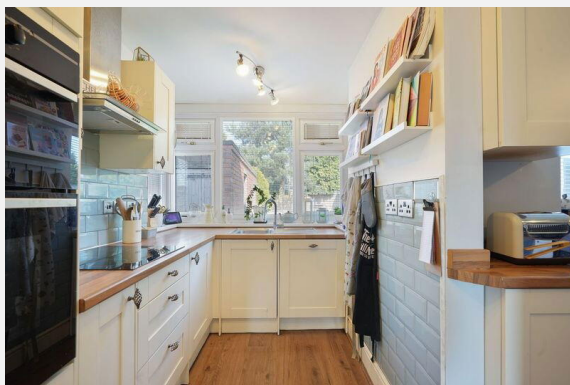
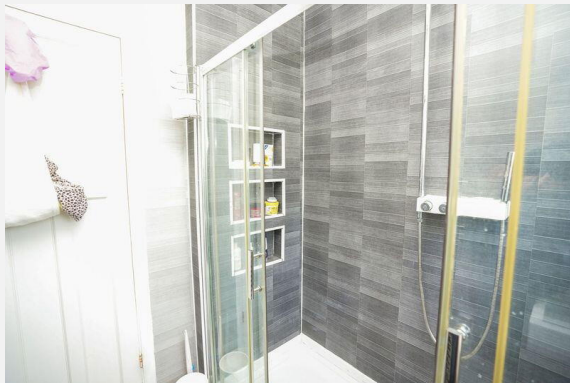
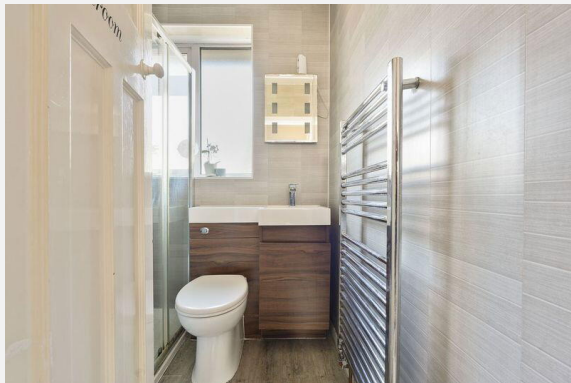
## This Address

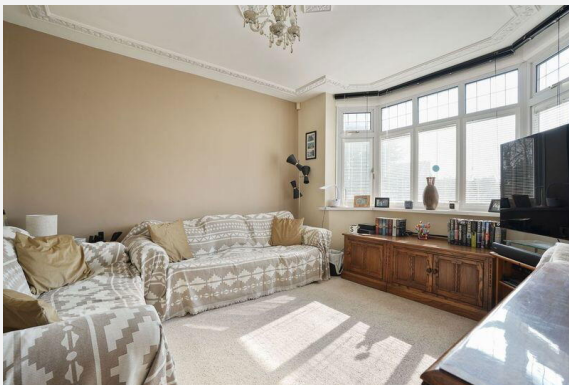
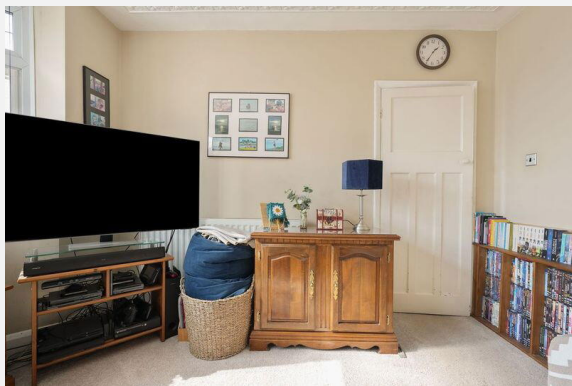
Planning records for: *Old Mill Lane, Mansfield, NG19*

Reference - 2021/0345/HHA	
Decision:	Decided
Date:	30th April 2021
Description:	TWO STOREY SIDE AND REAR EXTENSION ADJOINING AN EXISTING GARAGE WITH INTERNAL ALTERATIONS WITH THE ADDITION OF A FRONT PORCH. REMOVAL OF CHIMNEYS AND NEW ROOF OVER EXISTING STRUCTURE AND PROPOSED EXTENSION

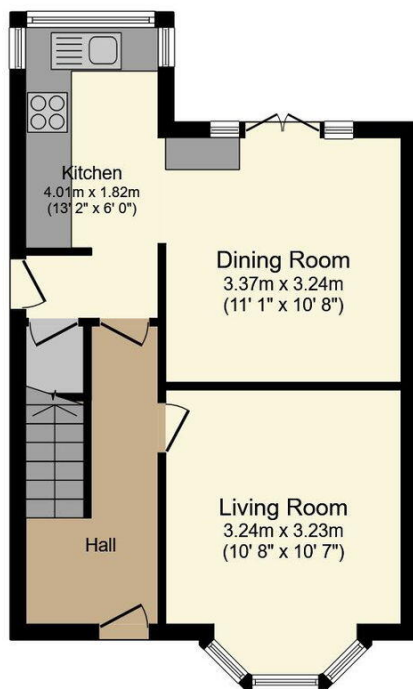
Reference - 2021/0615/HHA	
Decision:	Decided
Date:	10th August 2021
Description:	RESUBMISSION OF PLANNING APPLICATION 2021/0345/HHA - TWO STOREY SIDE AND REAR EXTENSION ADJOINING AN EXISTING GARAGE WITH INTERNAL ALTERATIONS WITH THE ADDITION OF A FRONT PORCH. REMOVAL OF CHIMNEYS AND NEW ROOF OVER EXISTING STRUCTURE AND PROPOSED EXTENSION





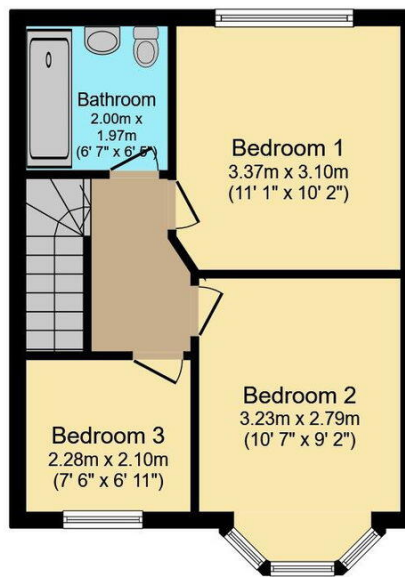


## OLD MILL LANE, MANSFIELD, NG19



**Ground Floor**

Floor area 38.5 sq.m. (415 sq.ft.)

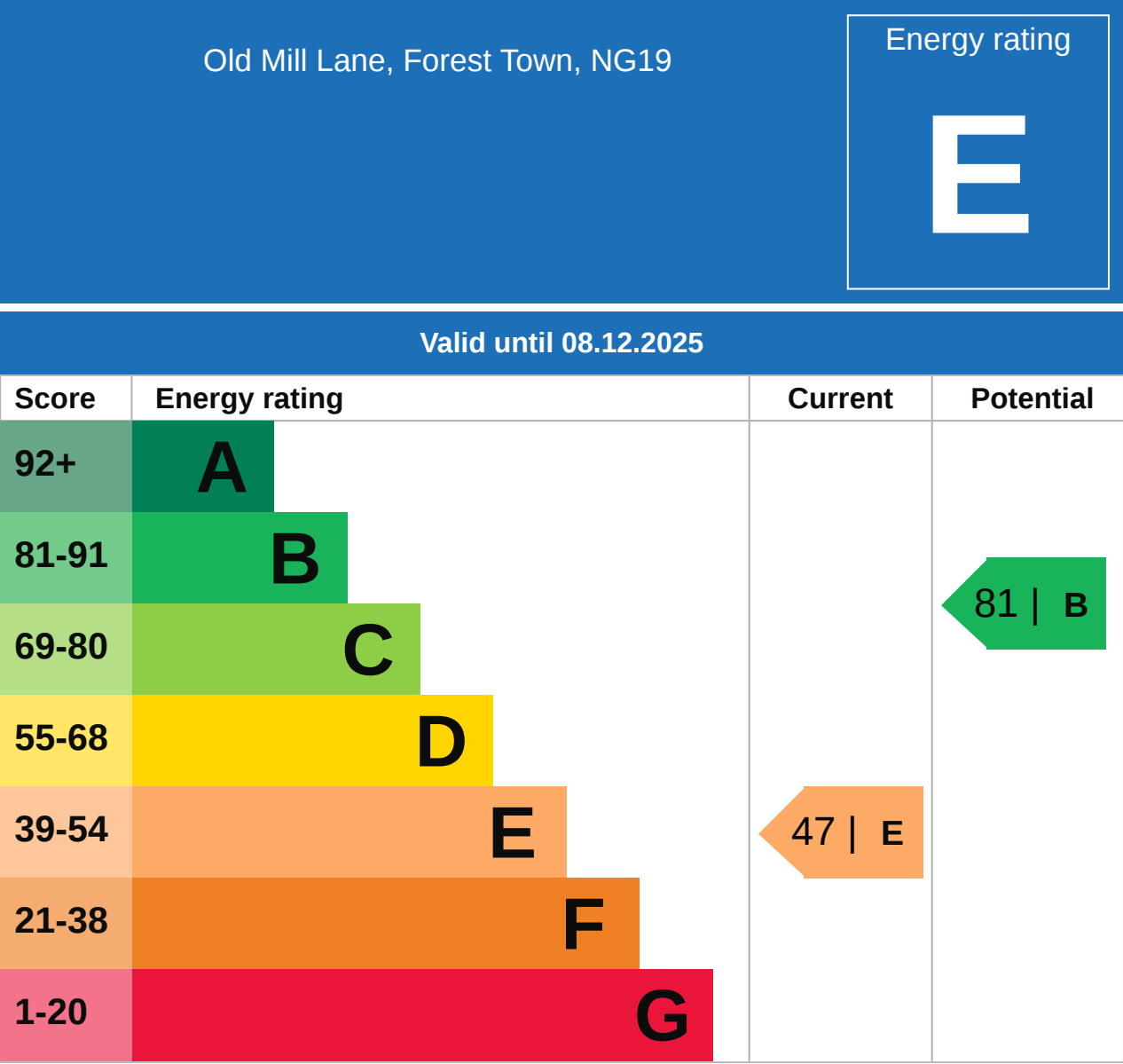


**First Floor**

Floor area 35.7 sq.m. (384 sq.ft.)

**Total floor area: 74.2 sq.m. (799 sq.ft.)**

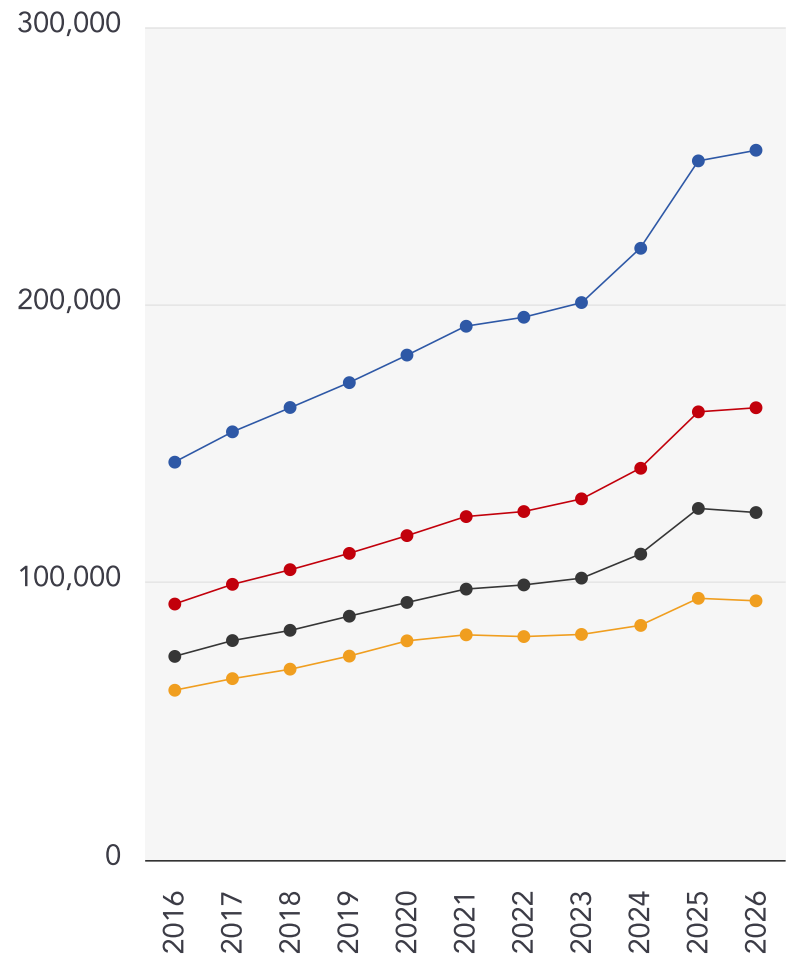
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 11% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	80 m <sup>2</sup>

10 Year History of Average House Prices by Property Type in NG19



Detached

**+78.41%**

Semi-Detached

**+76.69%**

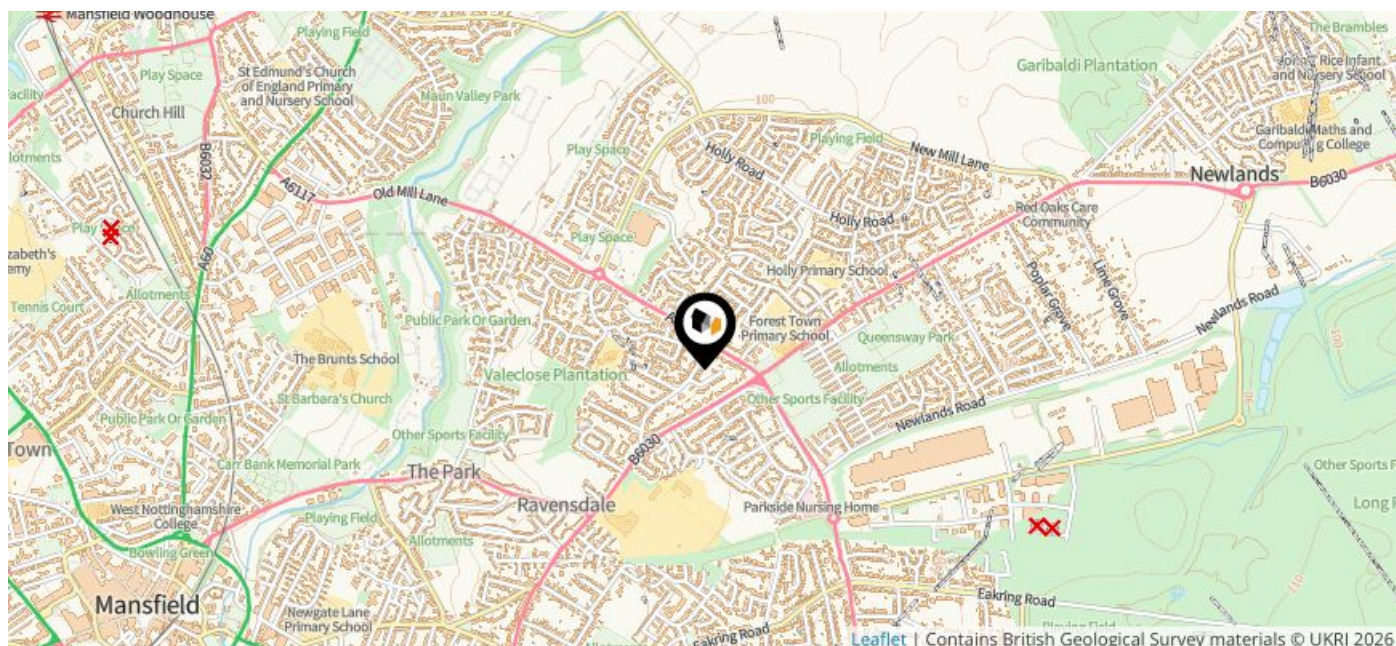
Terraced

**+70.66%**

Flat

**+52.67%**

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

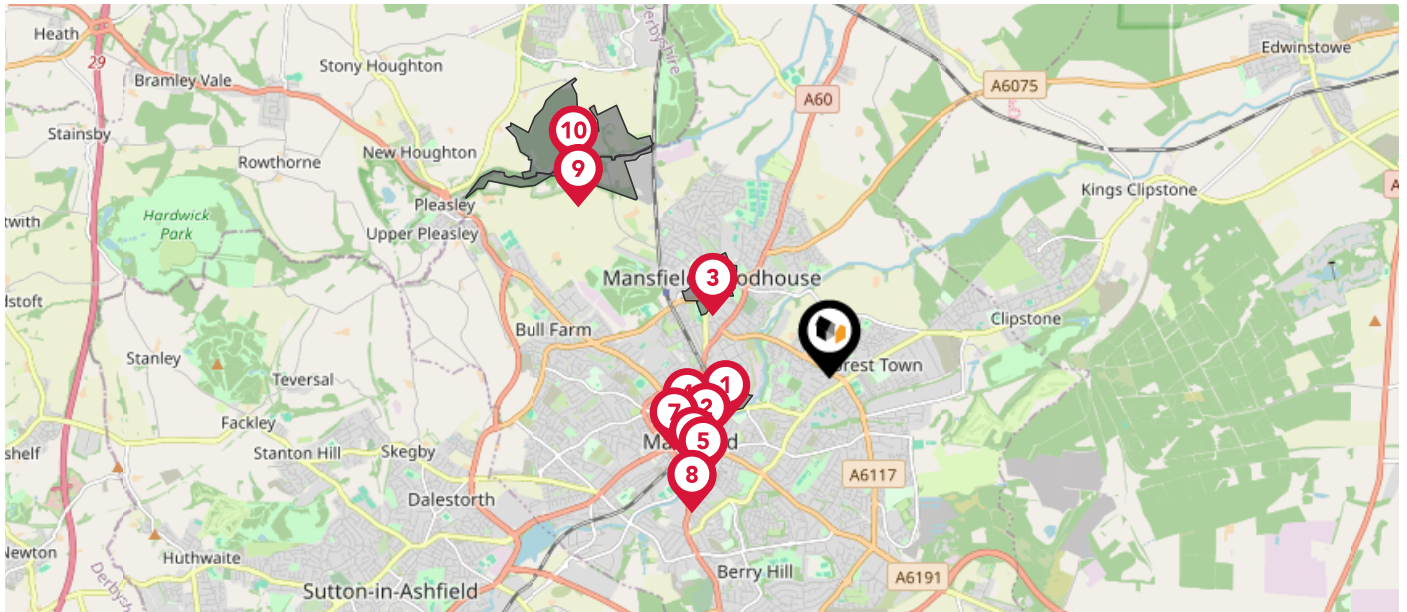
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

The Park

2

Terrace Road

3

Mansfield Woodhouse

4

Crow Hill Drive

5

Bridge Street

6

Market Place

7

West Gate

8

Nottingham Road

9

Pleasley Park and Vale

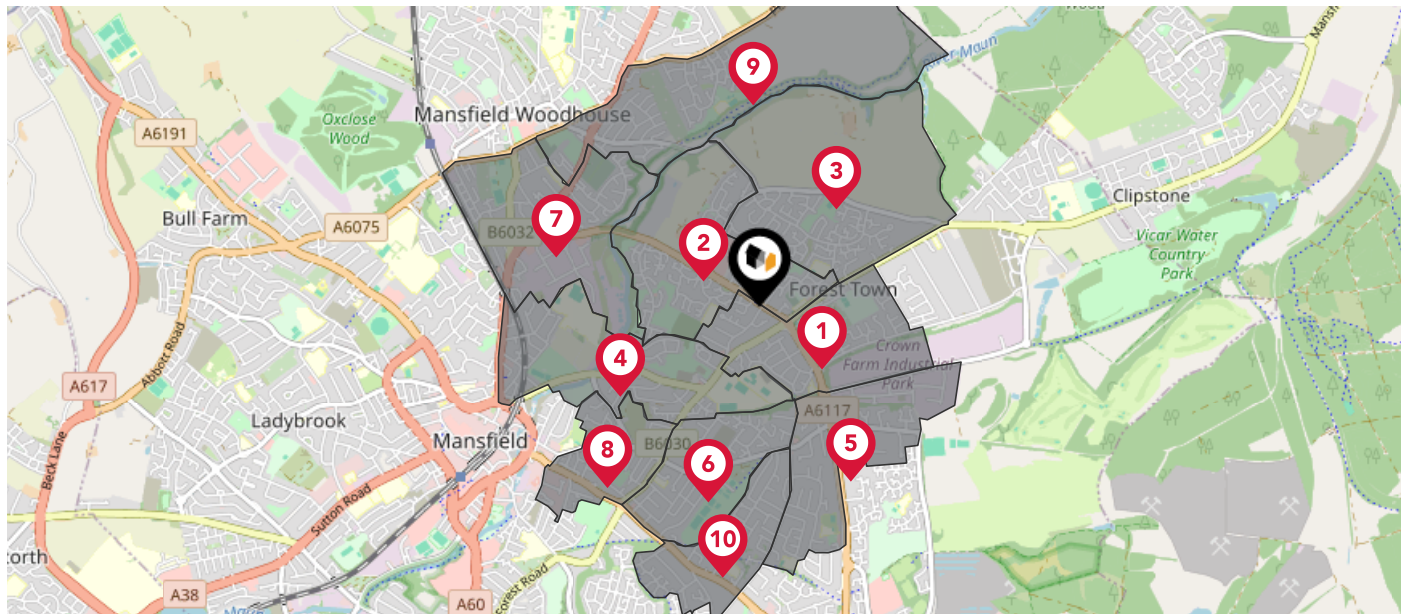
10

Pleasley Park and Vale

# 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

Kingsway Ward

2

Maun Valley Ward

3

Holly Ward

4

Carr Bank Ward

5

Ling Forest Ward

6

Racecourse Ward

7

Yeoman Hill Ward

8

Newgate Ward

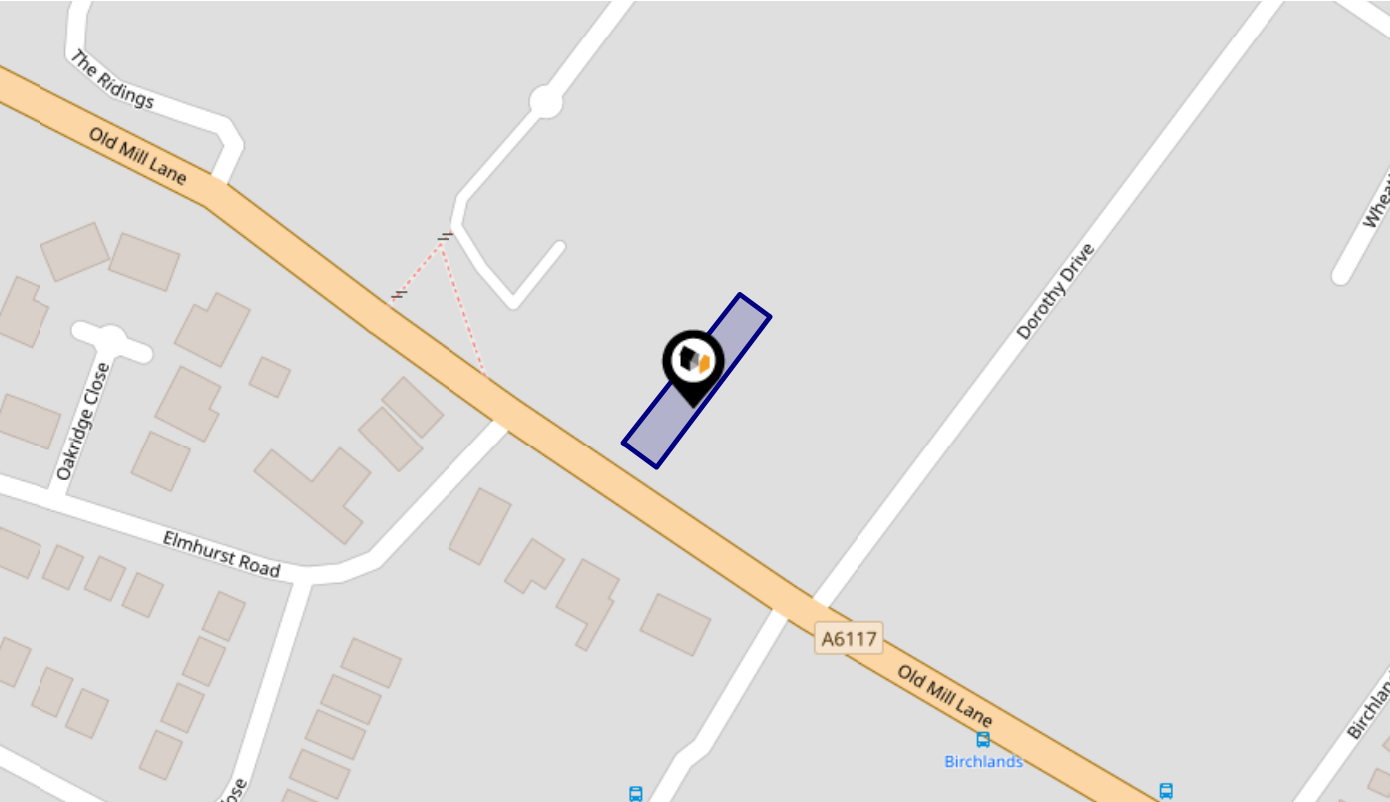
9

Peafields Ward

10

Eakring 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:

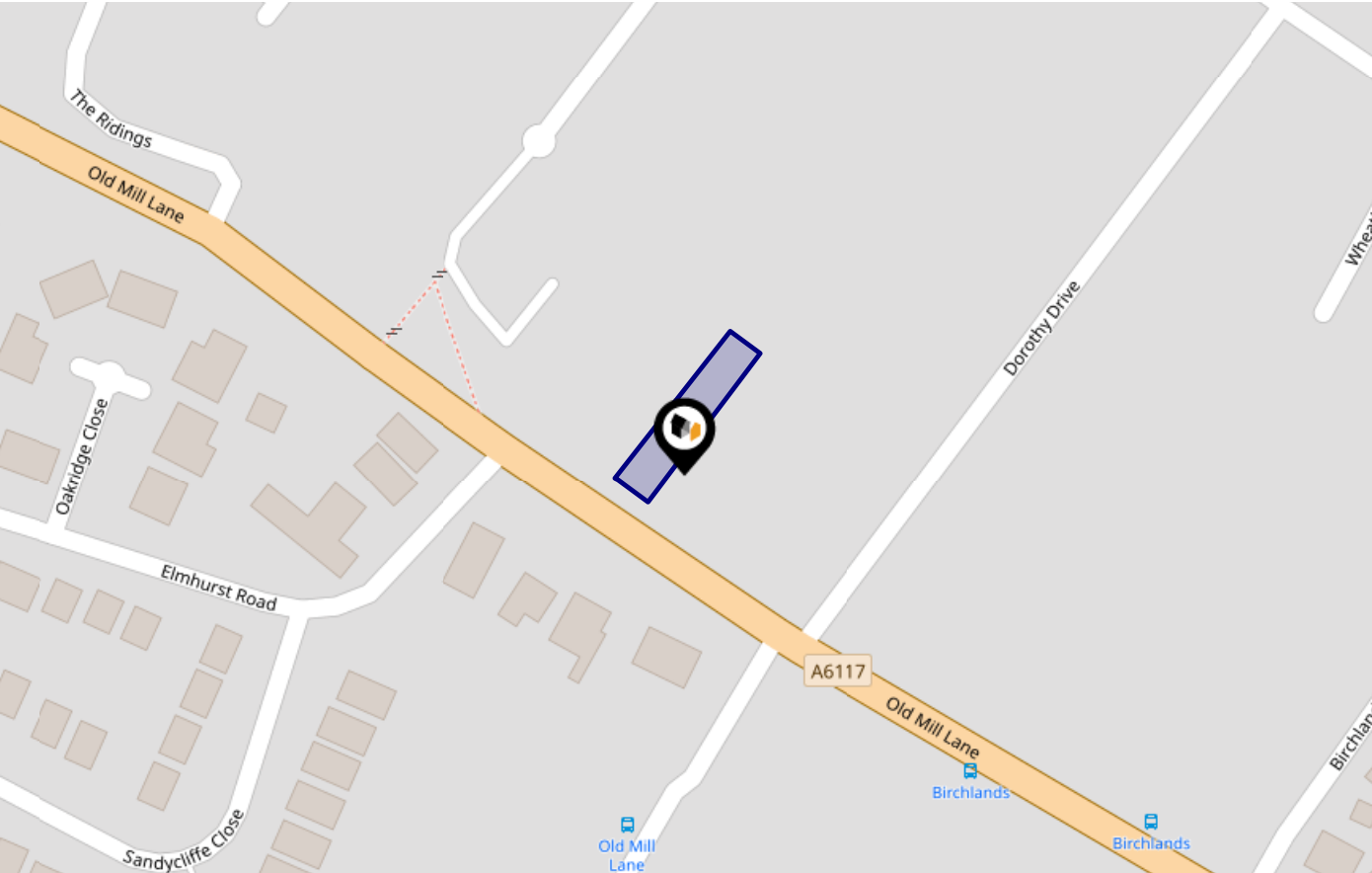
5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

# 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.

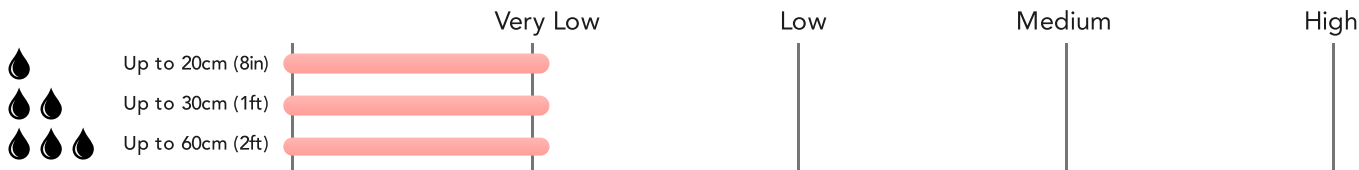


Risk Rating: Very low

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:

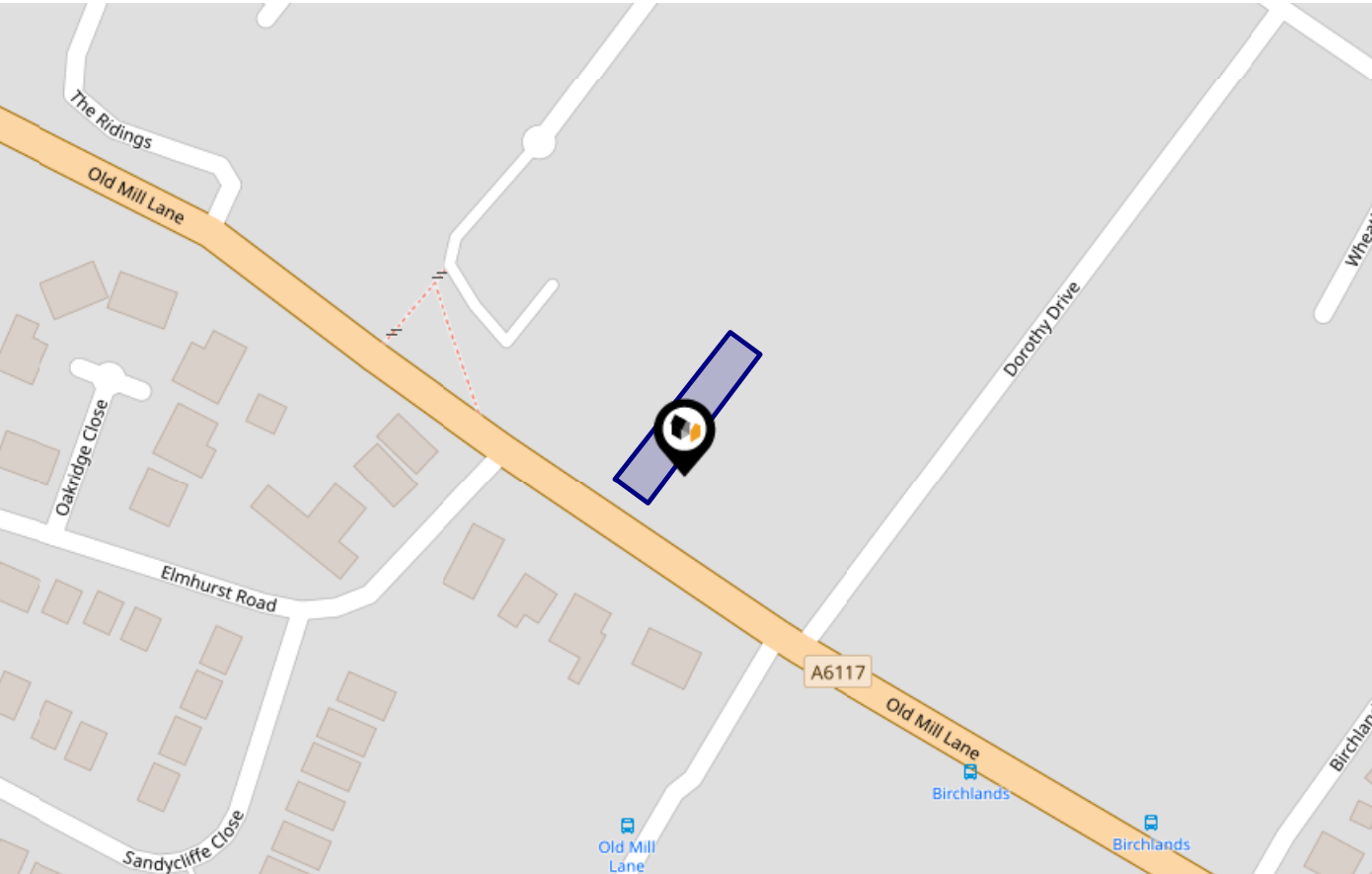


# Flood Risk

## 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.

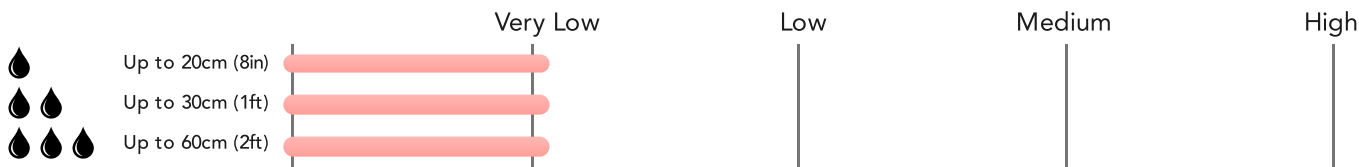


Risk Rating: Very low

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.

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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.
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- 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:

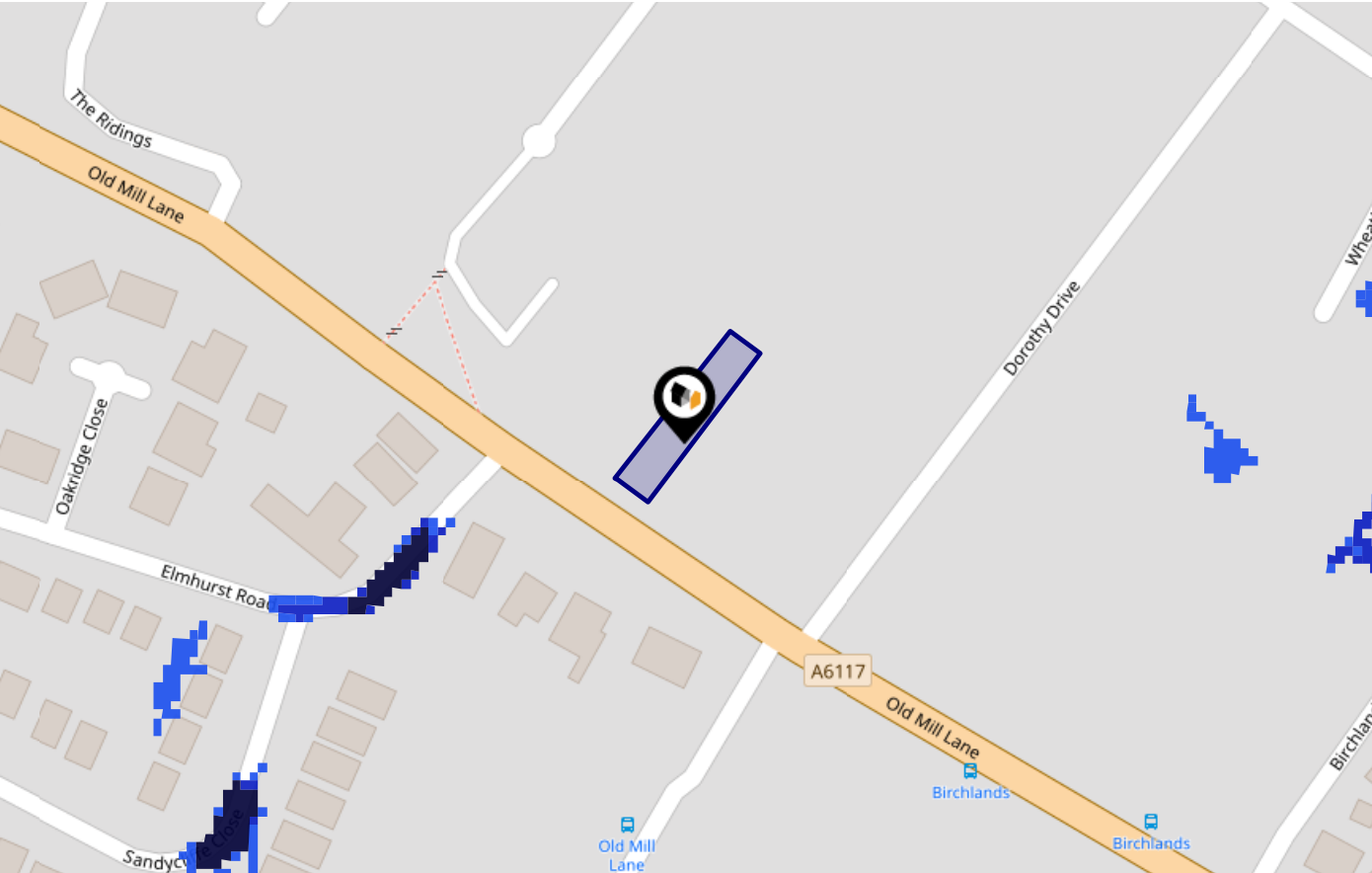


# Flood Risk

## 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.

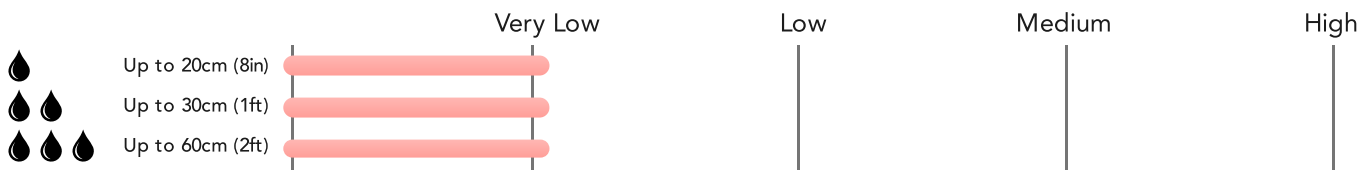


Risk Rating: Very low

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.

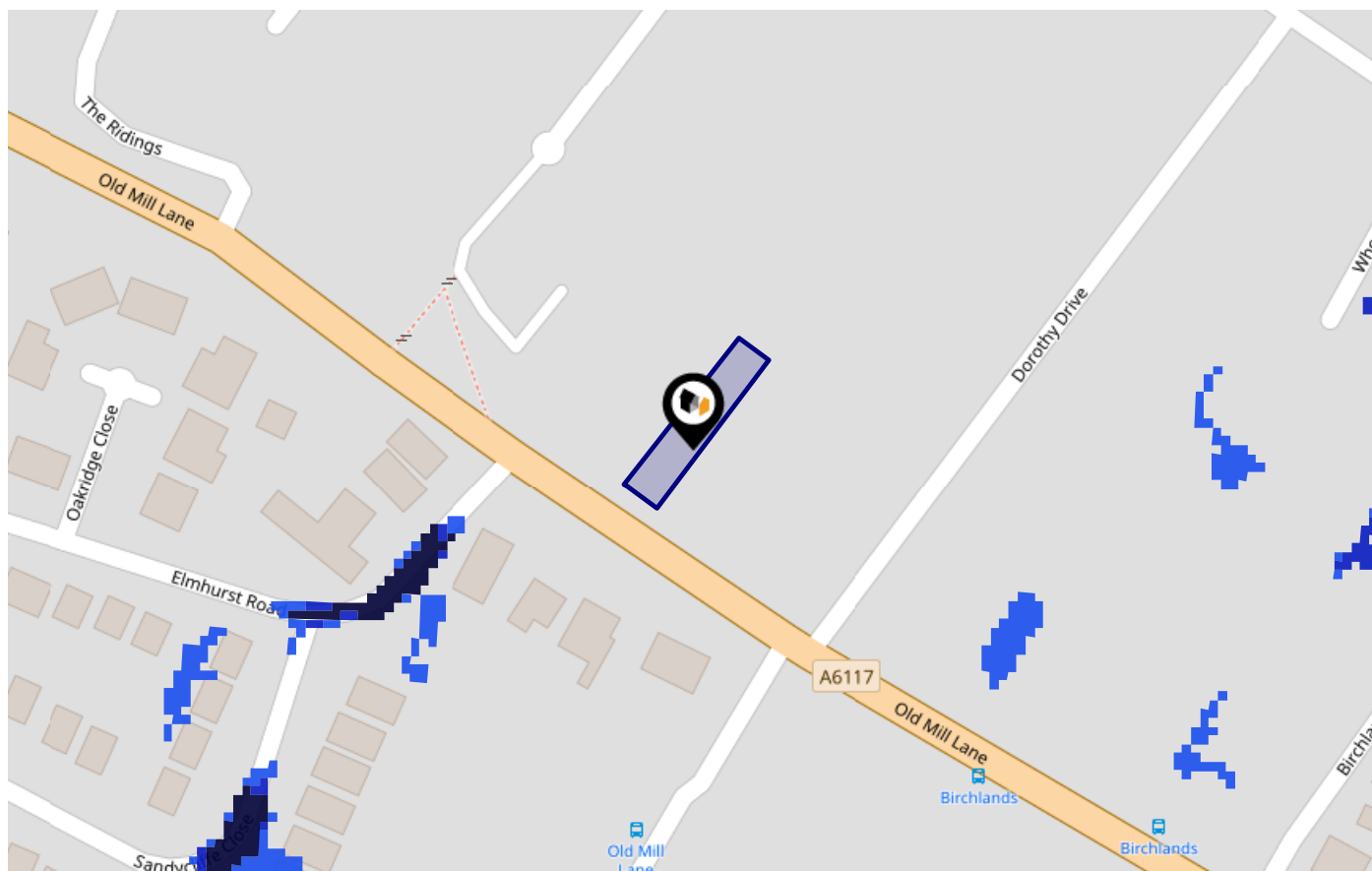
Chance of flooding to the following depths at this property:



# 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

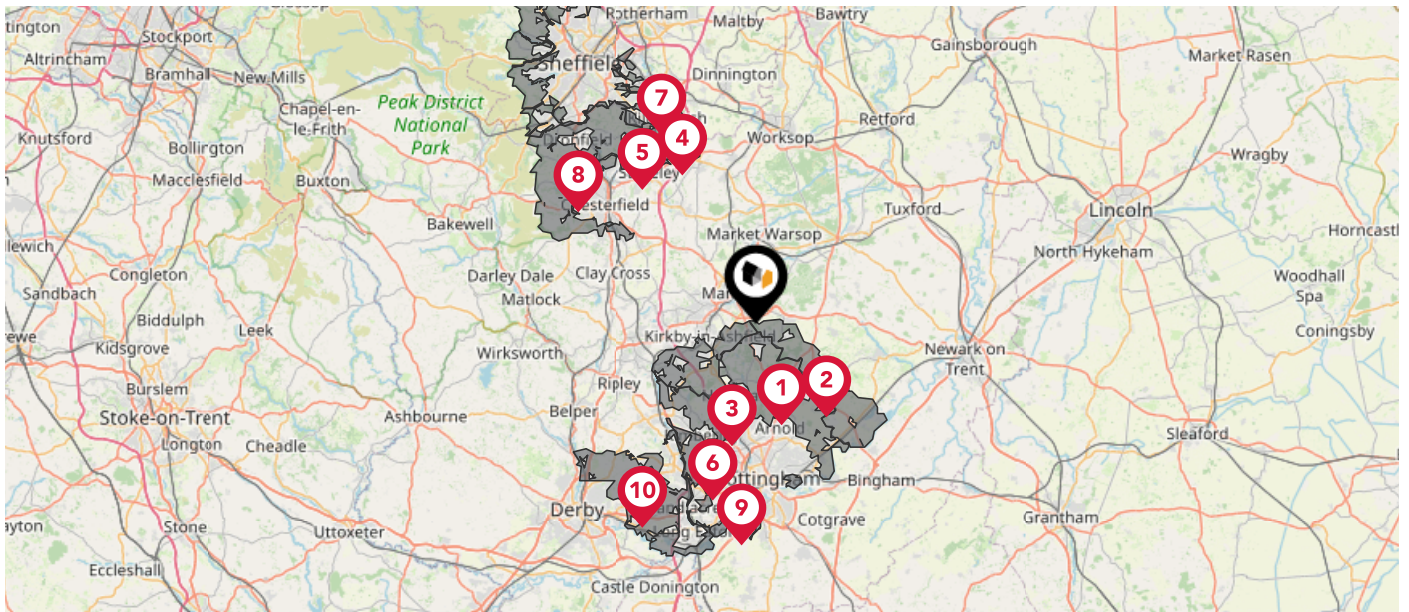
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



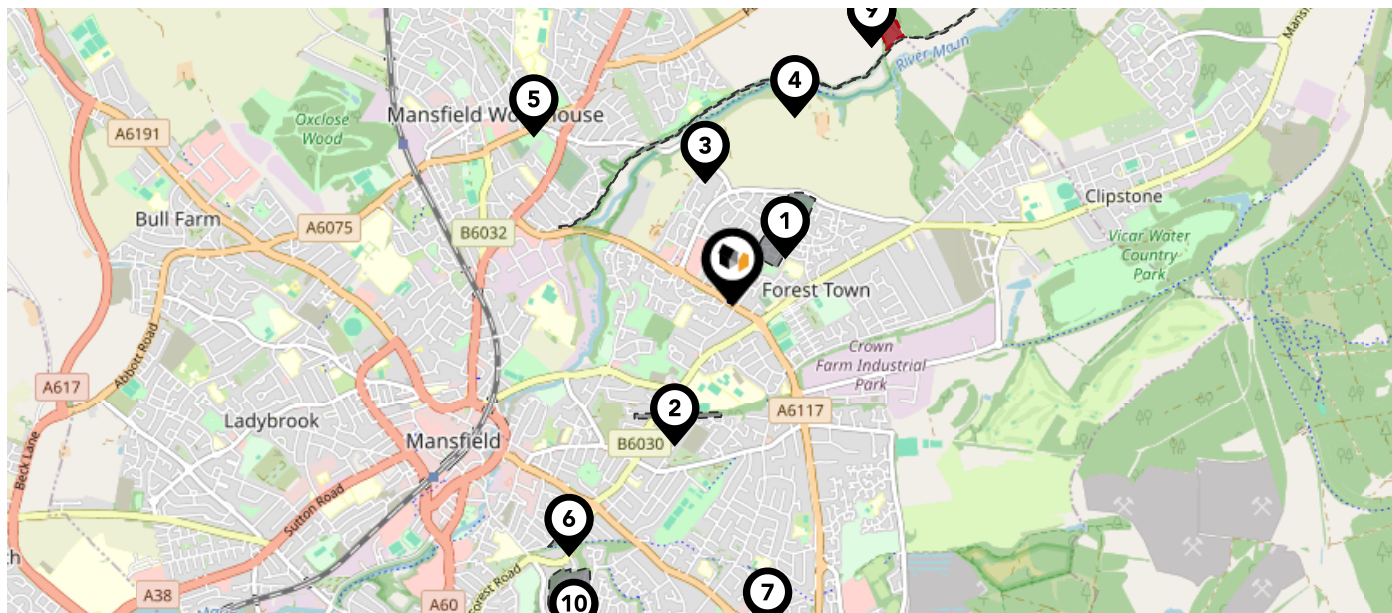
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Derby and Nottingham Green Belt - Gedling
-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Ashfield
-  South and West Yorkshire Green Belt - Bolsover
-  South and West Yorkshire Green Belt - Chesterfield
-  Derby and Nottingham Green Belt - Nottingham
-  South and West Yorkshire Green Belt - Sheffield
-  South and West Yorkshire Green Belt - North East Derbyshire
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham Green Belt - Erewash

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.



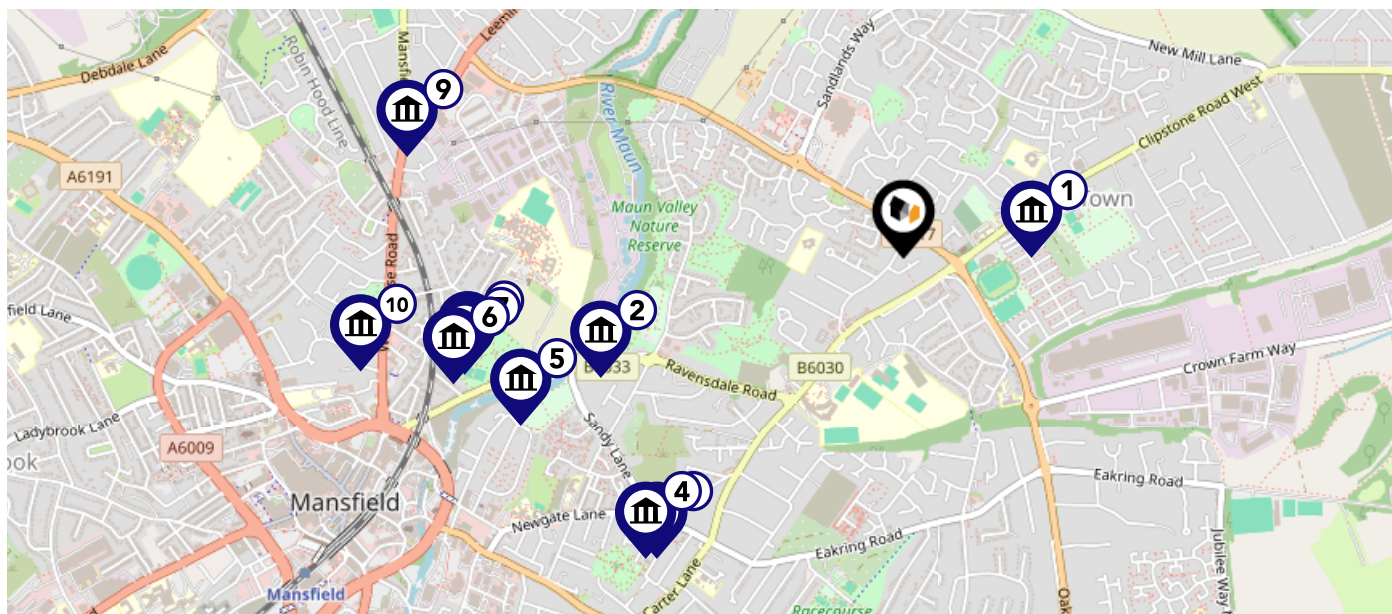
### Nearby Landfill Sites











<b>1</b>	New Mill Lane-Forest Town, Nottinghamshire	Historic Landfill	
<b>2</b>	Sherwood Hall Road-Sherwood Hall Road, Mansfield, Nottinghamshire	Historic Landfill	
<b>3</b>	Warren Farm-Forest Town, Mansfield, Nottinghamshire	Historic Landfill	
<b>4</b>	Flood Dyke from Old Mill Lane to New Buildings Farm-EC Rippon, Mansfield Woodhouse, Nottingham	Historic Landfill	
<b>5</b>	C and D Insulation-Pennine Close, Mansfield Woodhouse	Historic Landfill	
<b>6</b>	Windsor Road-Mansfield, Nottingham	Historic Landfill	
<b>7</b>	Briar Lane-Briar Lane, Mansfield, Nottinghamshire	Historic Landfill	
<b>8</b>	Peafield Farm-Peafield Lane, Mansfield Woodhouse, Nottinghamshire	Historic Landfill	
<b>9</b>	EA/EPR/QP3197FL/A001	Active Landfill	
<b>10</b>	Land Forming Part Of Berry Hill Quarry-Sand Quarry, Mansfield, Nottinghamshire	Historic Landfill	

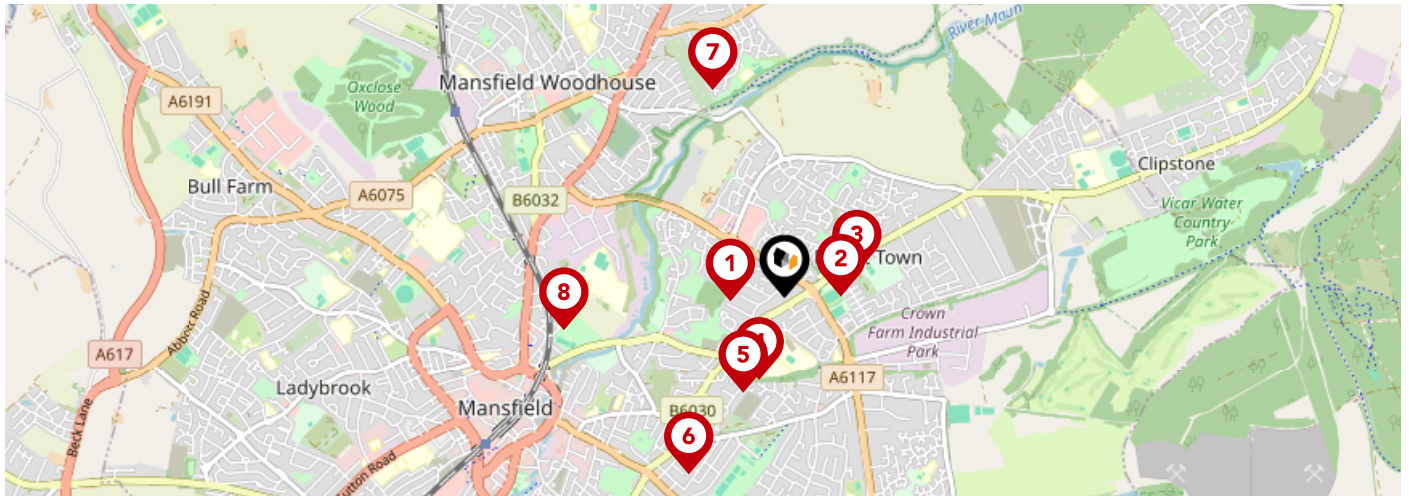
# Maps

## Listed Buildings

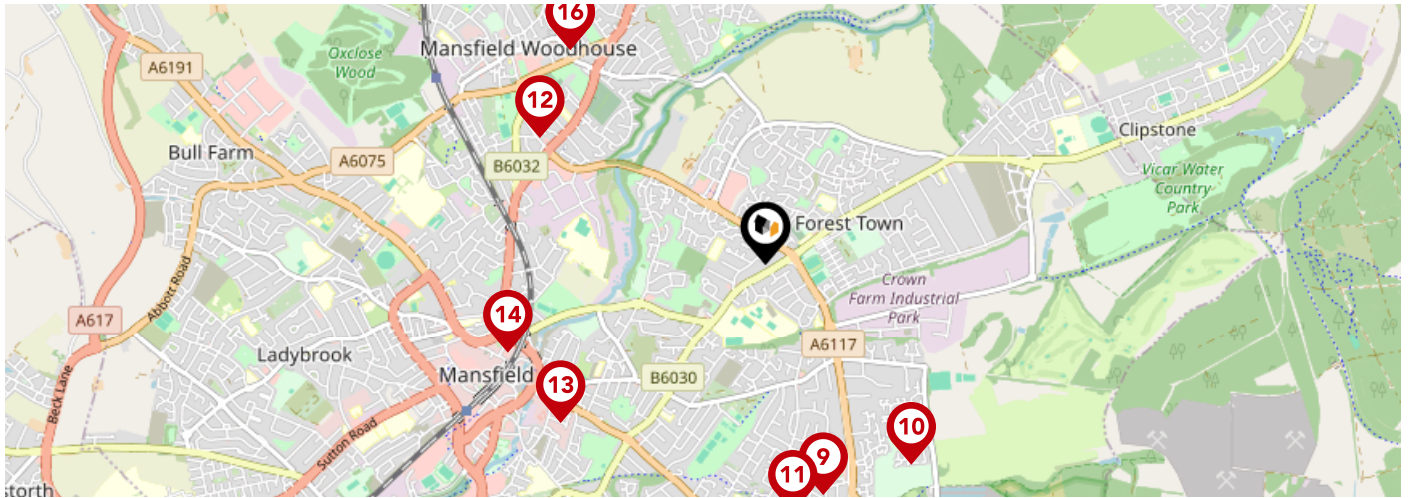
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1251849 - Kingsway Hall	Grade II	0.3 miles
	1207153 - Bath Mill	Grade II	0.7 miles
	1207186 - Church Of St Lawrence The Martyr	Grade II	0.8 miles
	1215061 - Churchyard Gateway 30 Metres West Of Church Of St Lawrence The Martyr	Grade II	0.9 miles
	1213720 - Stanton's Mill And Adjoining Outbuildings	Grade II	0.9 miles
	1207201 - Carr Bank	Grade II	1.0 miles
	1279865 - War Memorial On North West Side Of Carr Bank Memorial Park	Grade II	1.0 miles
	1287951 - Grotto On North West Side Of Carr Bank Memorial Park	Grade II	1.0 miles
	1251911 - Woodhouse Place	Grade II	1.1 miles
	1215799 - Queen Elizabeth's Girls School	Grade II	1.2 miles

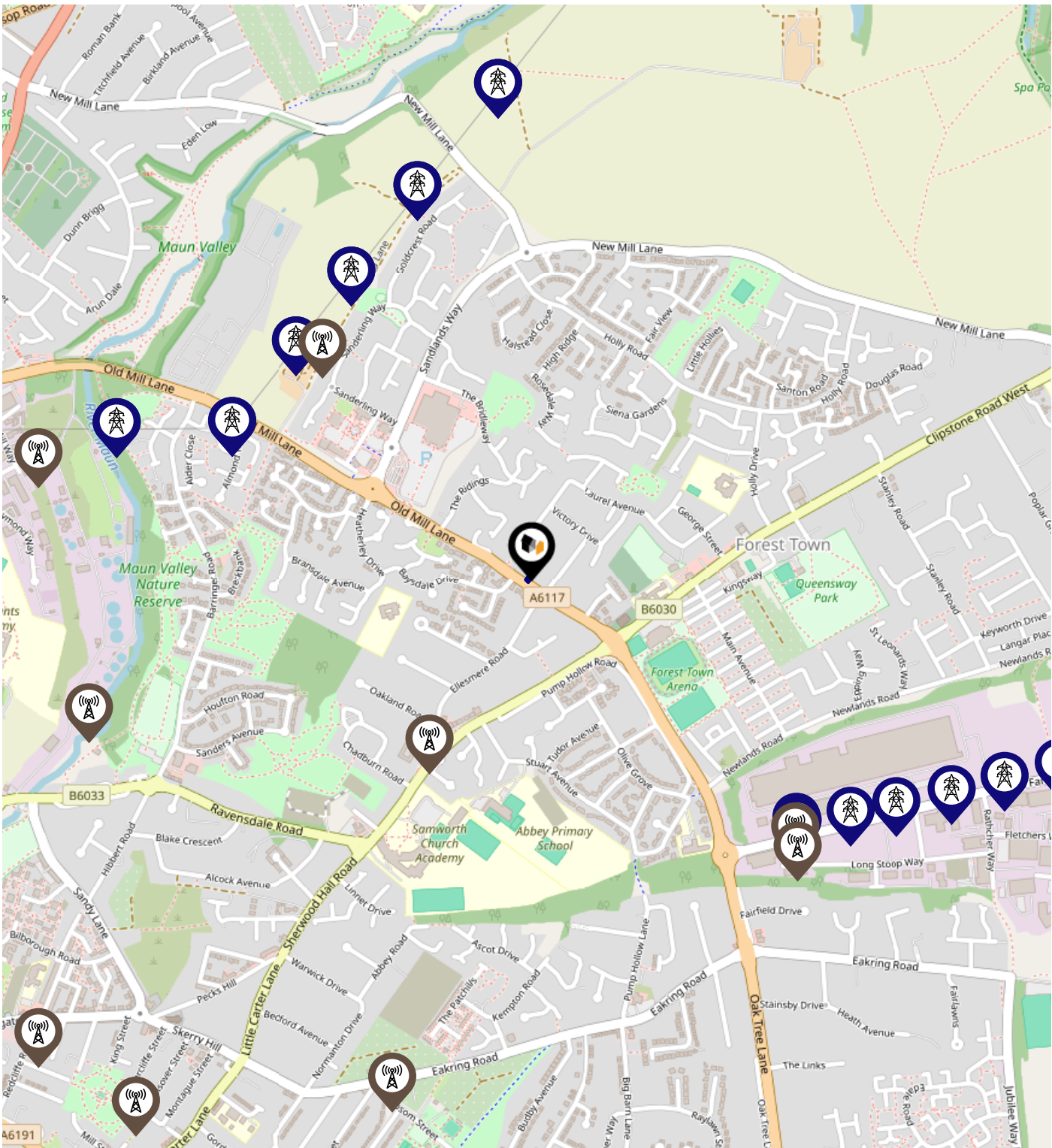


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Heatherley Primary School</b> Ofsted Rating: Good   Pupils: 329   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Forest Town Primary School</b> Ofsted Rating: Requires improvement   Pupils: 359   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Holly Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Abbey Primary School</b> Ofsted Rating: Good   Pupils: 454   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Samworth Church Academy</b> Ofsted Rating: Requires improvement   Pupils: 1011   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Asquith Primary School</b> Ofsted Rating: Requires improvement   Pupils: 326   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Peafield Lane Academy</b> Ofsted Rating: Good   Pupils: 342   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Brunts Academy</b> Ofsted Rating: Requires improvement   Pupils: 1464   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Patrick's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Oak Tree Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Wynndale Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Edmund's CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 238   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Mansfield Primary Academy</b> Ofsted Rating: Good   Pupils: 225   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>R.E.A.L. Independent Schools Mansfield</b> Ofsted Rating: Good   Pupils: 75   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Leas Park Junior School</b> Ofsted Rating: Good   Pupils: 270   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Nettleworth Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 254   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

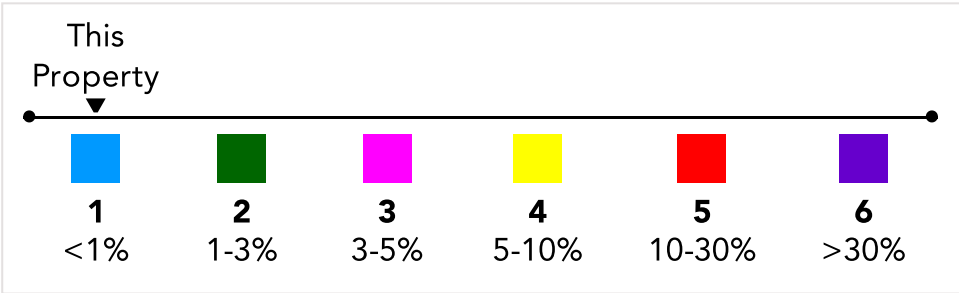
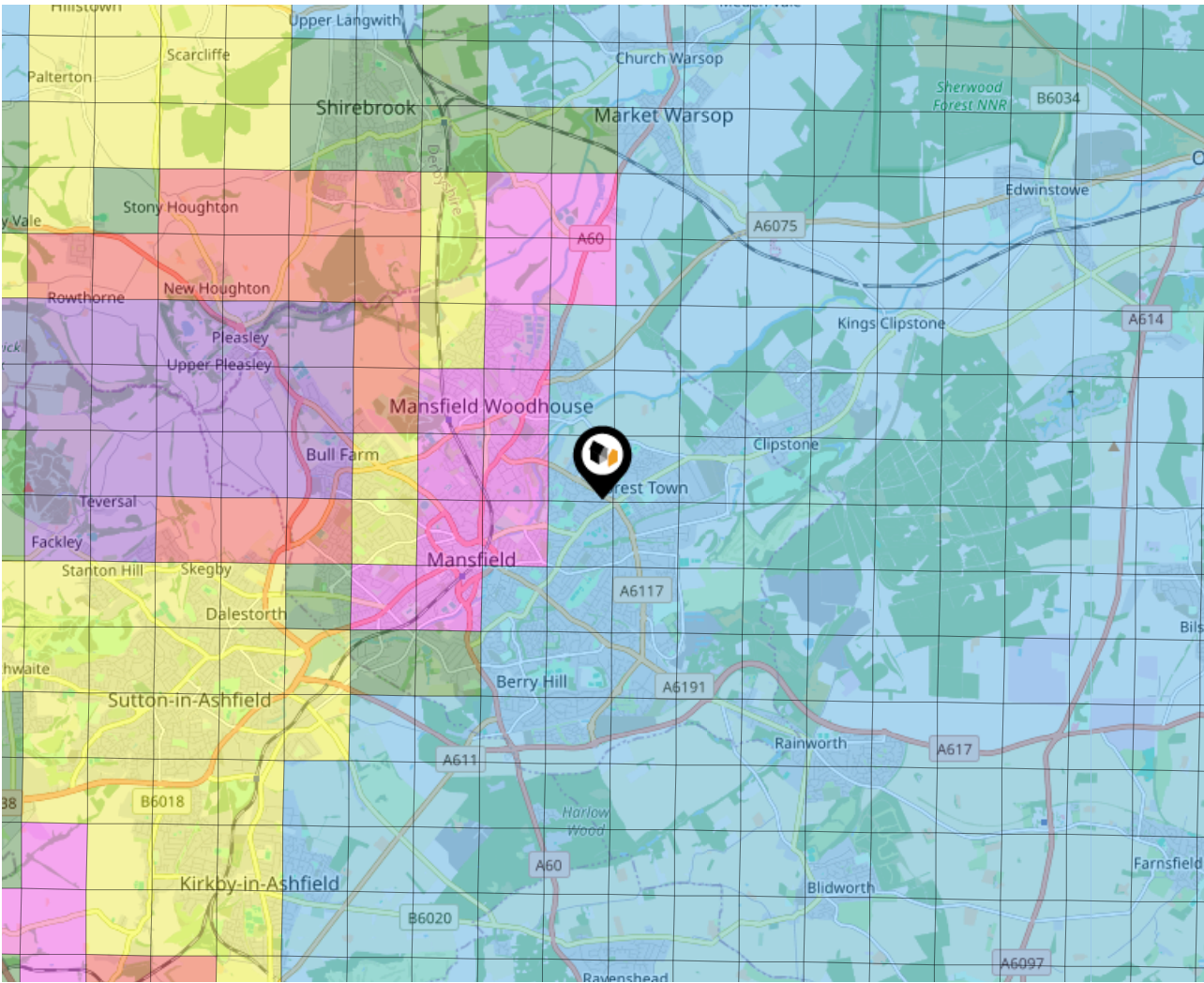


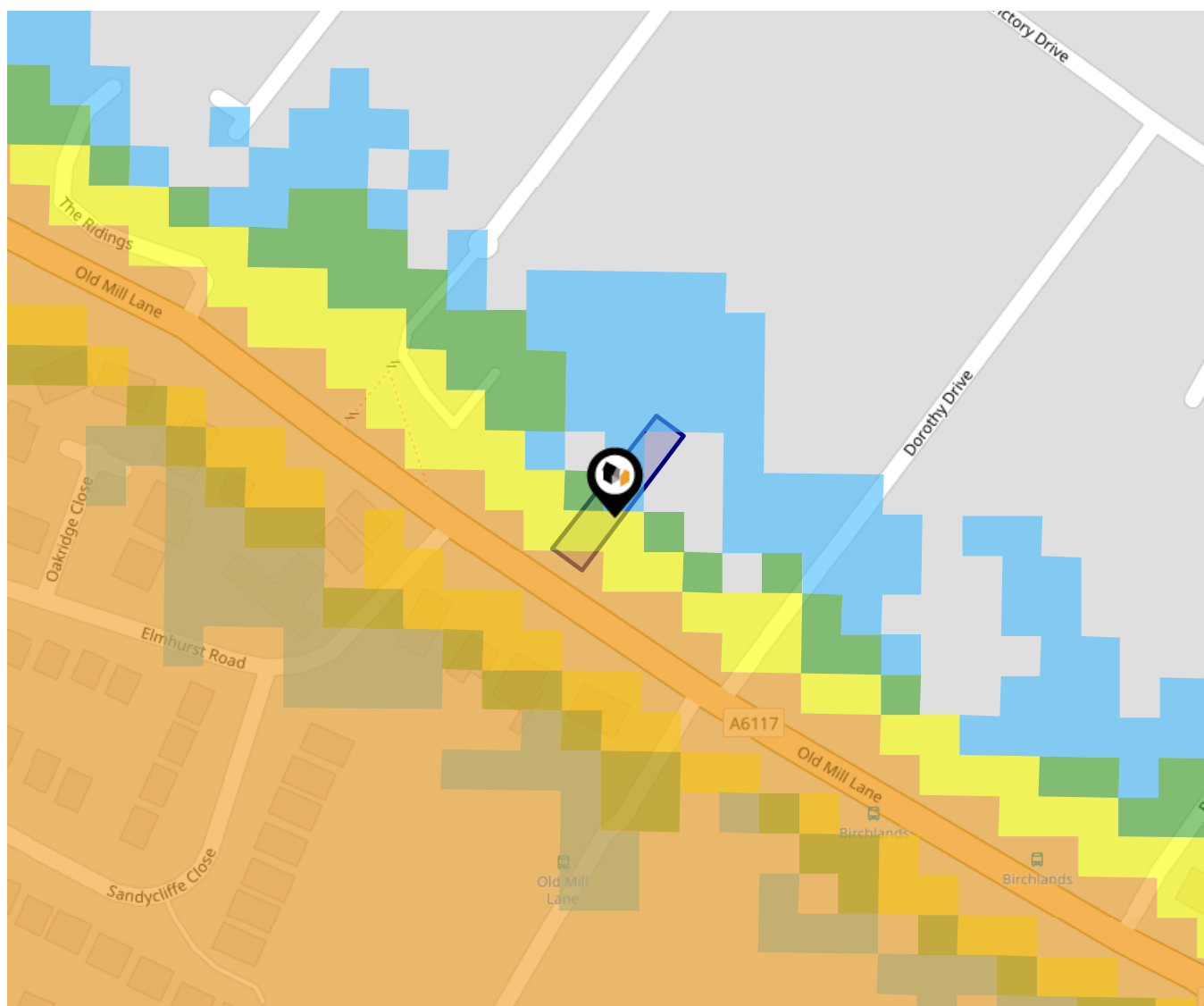
**Key:**

-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).





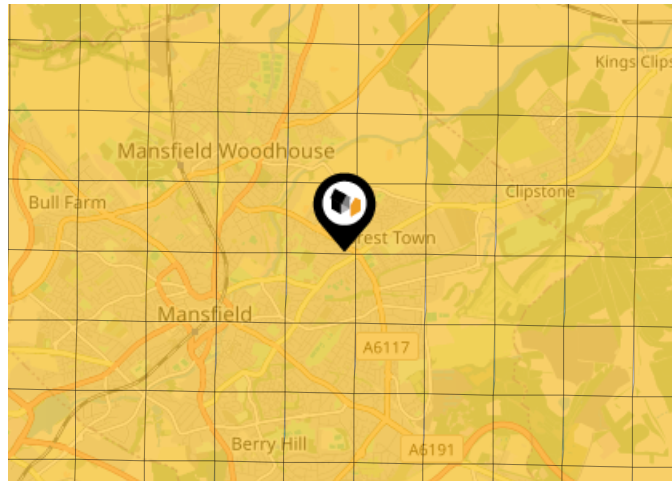
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

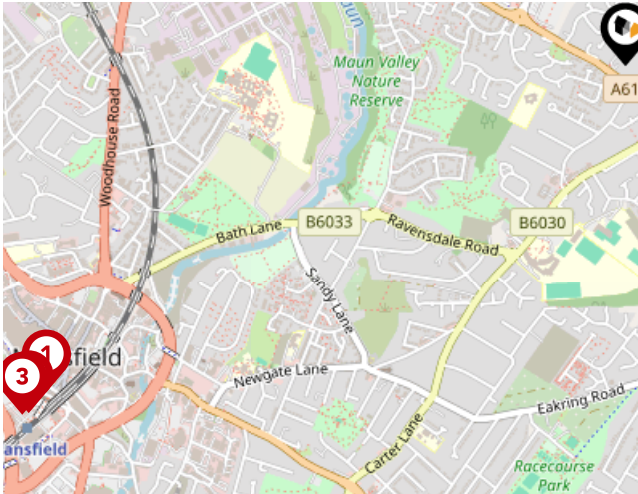


## Primary Classifications (Most Common Clay Types)




<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

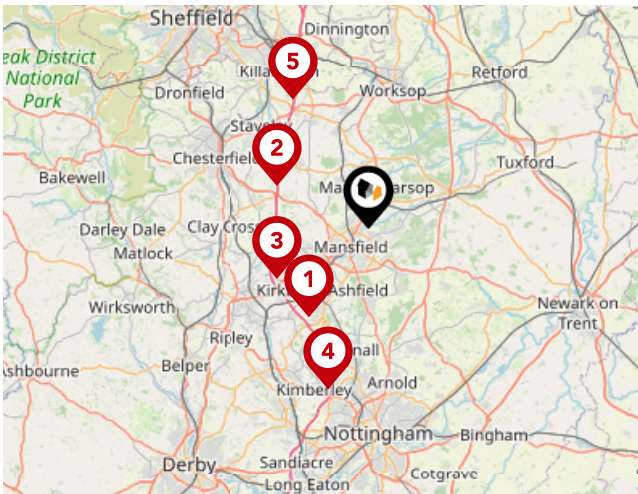
# Area

## Transport (National)








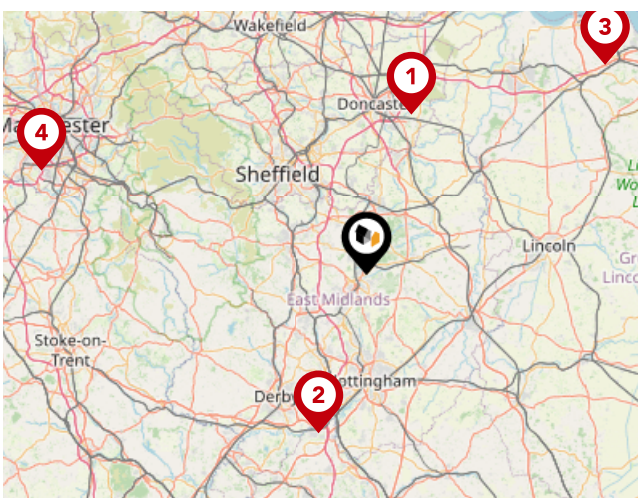
### National Rail Stations

Pin	Name	Distance
	Mansfield Rail Station	1.48 miles
	Mansfield Rail Station	1.53 miles
	Mansfield Rail Station	1.55 miles





### Trunk Roads/Motorways

Pin	Name	Distance
	M1 J27	7.55 miles
	M1 J29	7.19 miles
	M1 J28	7.47 miles
	M1 J26	11.74 miles
	M1 J30	10.64 miles

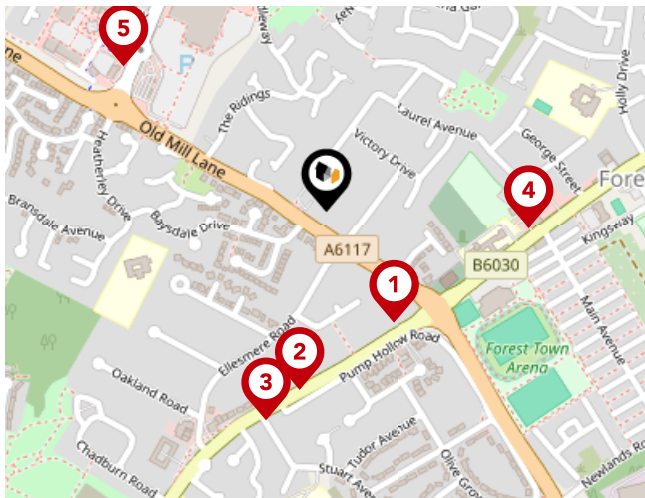


### Airports/Helipads

Pin	Name	Distance
	Finningley	23.54 miles
	East Mids Airport	23.62 miles
	Humberside Airport	44.98 miles
	Manchester Airport	48.37 miles

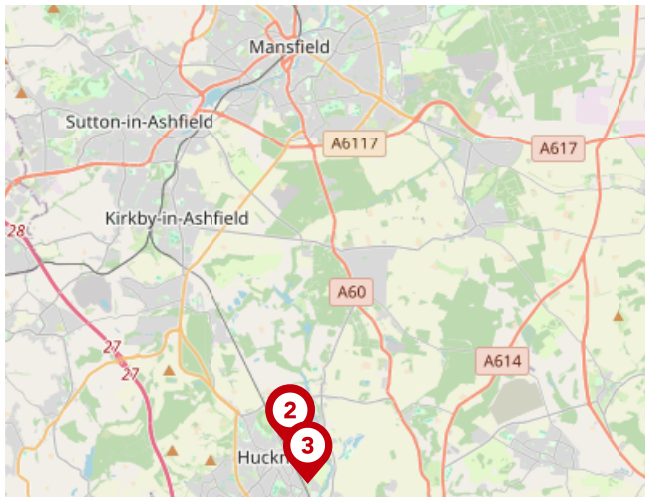
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Forest Town Library	0.14 miles
2	Clipstone Road West	0.2 miles
3	Stuart Avenue	0.24 miles
4	School	0.22 miles
5	ASDA	0.28 miles



### Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	8.03 miles
2	Hucknall Tram Stop	8.06 miles
3	Butler's Hill Tram Stop	8.66 miles



### **Mansfield Sales and Lettings Ltd.**

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Mansfield sales and lettings was established in 2023, after Rich had been working in the financial service industry, Rich was helping solicitors mortgage advisors etc put together sales and purchases of residential properties for buyers and sellers it was a natural progression to take a leap of faith and set up a estate agent's, Rich has a passion for customer service and looking at customer needs Mansfield sales and lettings open hours are a simple example of this they are open 10-8 Monday to Saturday. We have established links to local solicitors mortgage advisors and insurance advisors to help you step by step. We also have Shaun (Development director) who deals with Property Development and Jayne (Operations coordinator) is a member of the British landlords association and has a number of her own properties she rents out, she has been managing lettings for over 25 years.



### Testimonial 1



Great place, friendly, knowledgeable, professional and go above and beyond.

### Testimonial 2



Fantastic company, extremely professional and eager to help with any questions or enquiries I had! Definitely recommend!

### Testimonial 3



Excellent service. Very friendly and knowledgeable and really put me at ease straight away. The communication was great and kept in touch with regular updates.. I would happily recommend to all my friends and family.



/104174165966493



/accounts/login

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mansfield Sales and Lettings Ltd. or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mansfield Sales and Lettings Ltd. and therefore no warranties can be given as to their good working order.

# Mansfield Sales and Lettings Ltd.

## 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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