

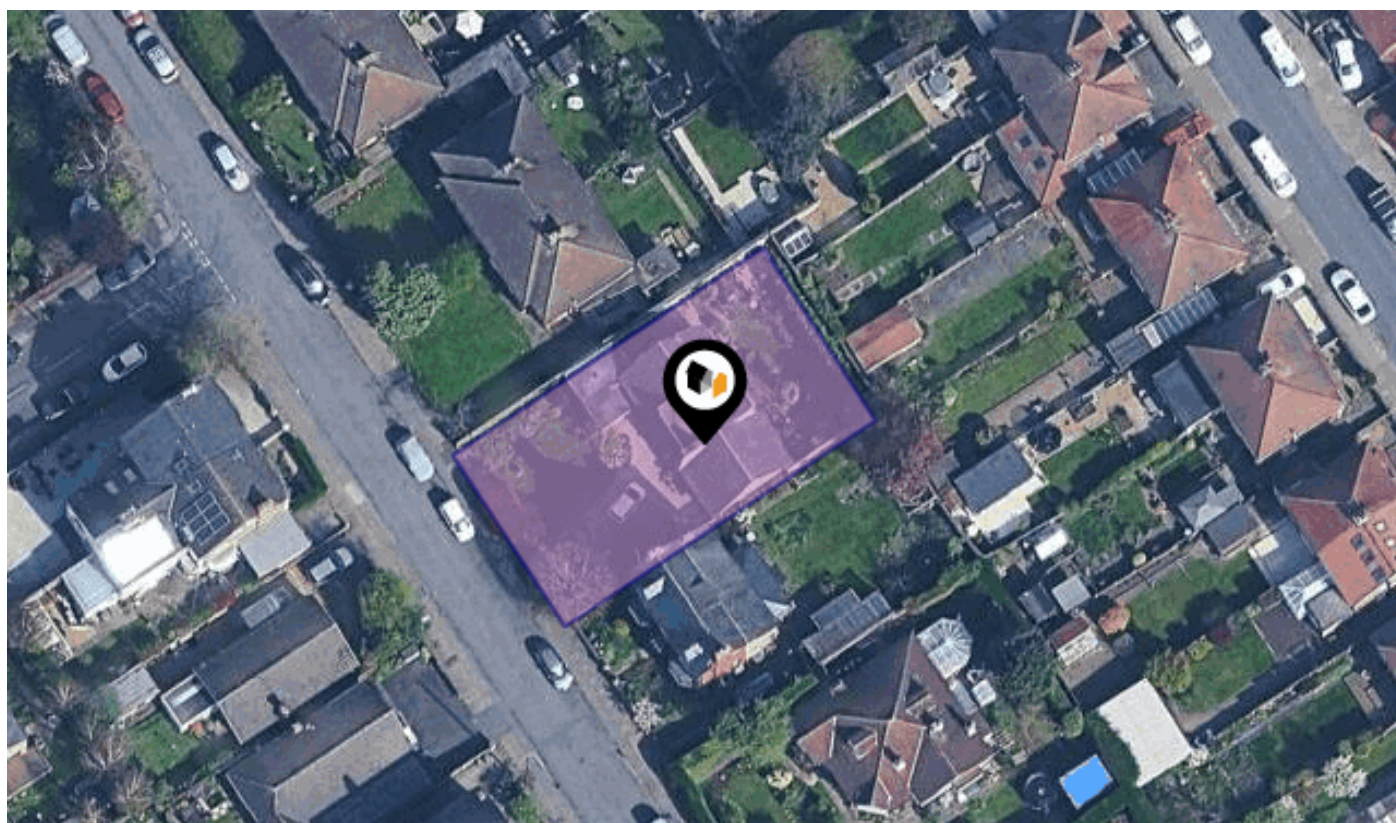


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th August 2026



ROSE GROVE, BEESTON, NOTTINGHAM, NG9

Martin & Co. Beeston

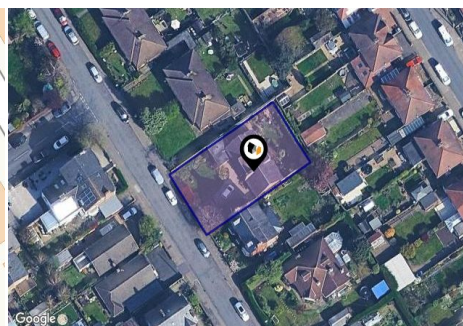
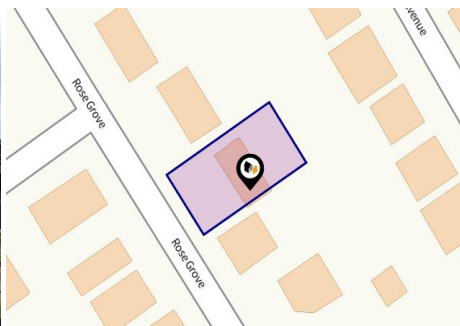
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.13 acres
Year Built :	1976-1982
Council Tax :	Band D
Annual Estimate:	£2,618
Title Number:	NT359509

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	72 mb/s	1800 mb/s

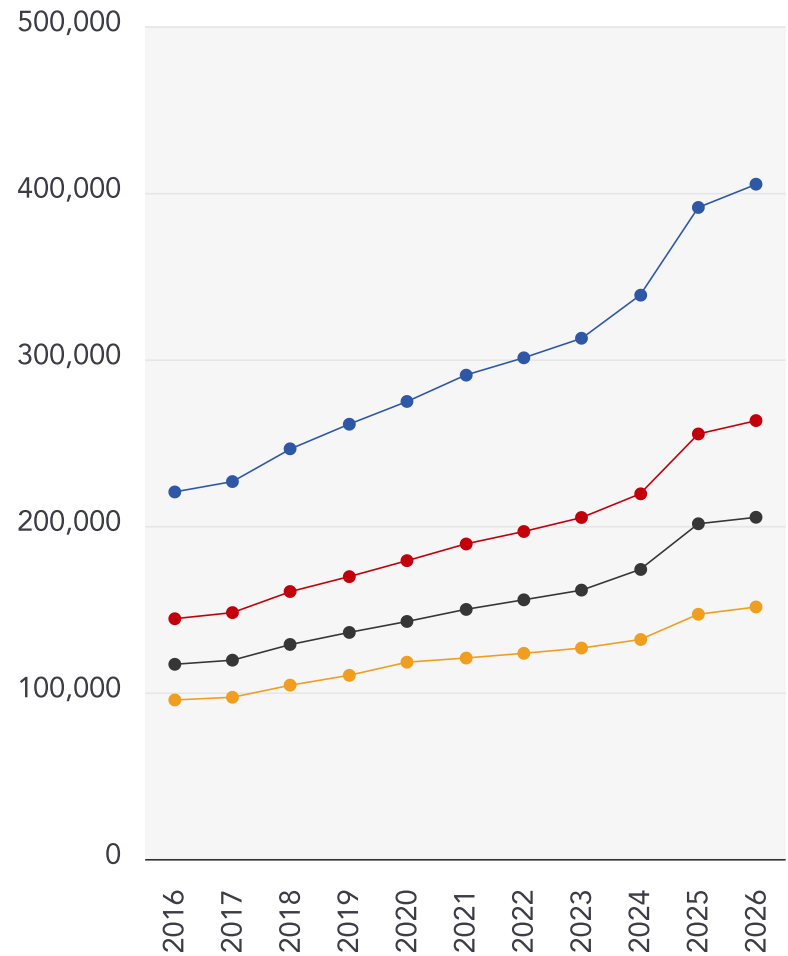
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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



Detached

+83.86%

Semi-Detached

+82.47%

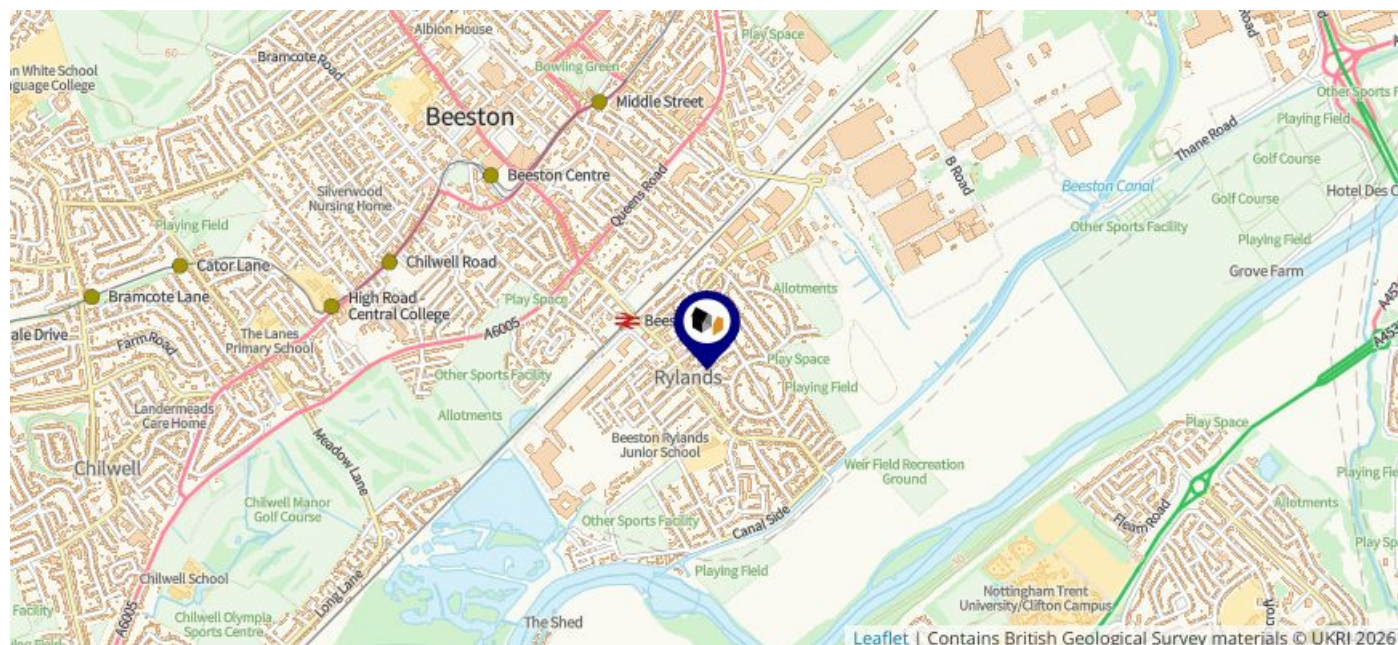
Terraced

+75.52%

Flat

+58.5%

This map displays nearby coal mine entrances and their classifications.



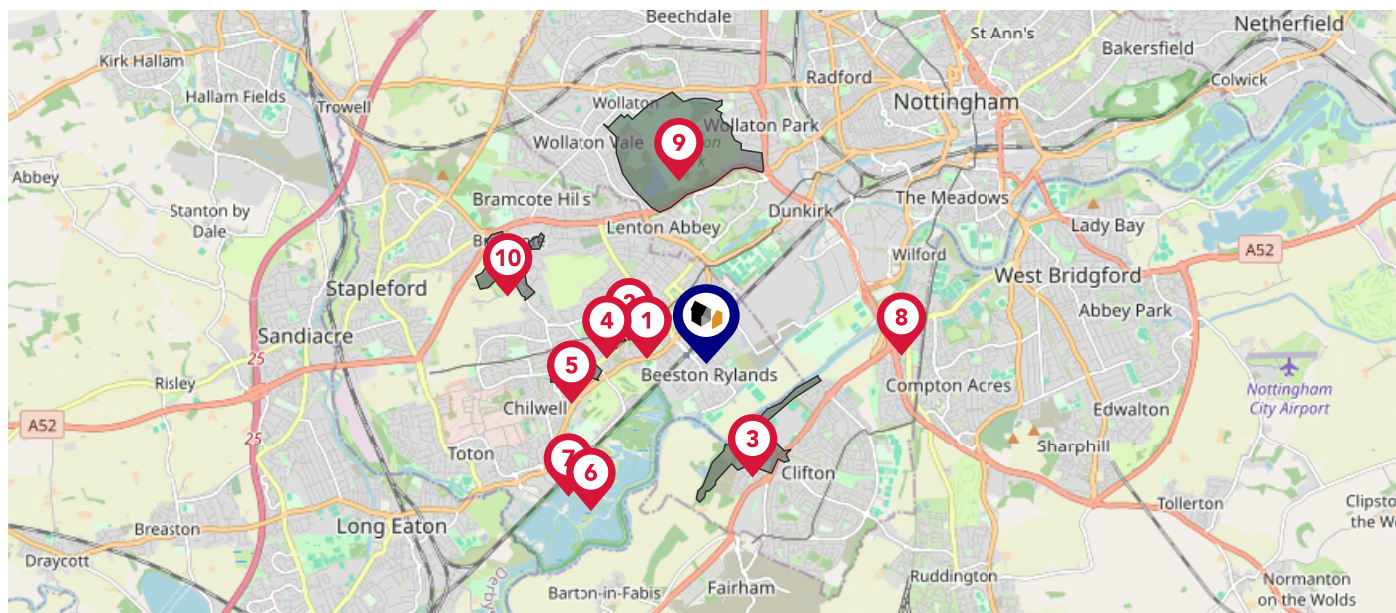
Mine Entry

- ✕ 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



Beeston West End



Beeston St John's Grove



Clifton Village



Chilwell Cottage Grove



Chilwell



Attenborough Village



Attenborough Barratt Lane



Wilford House

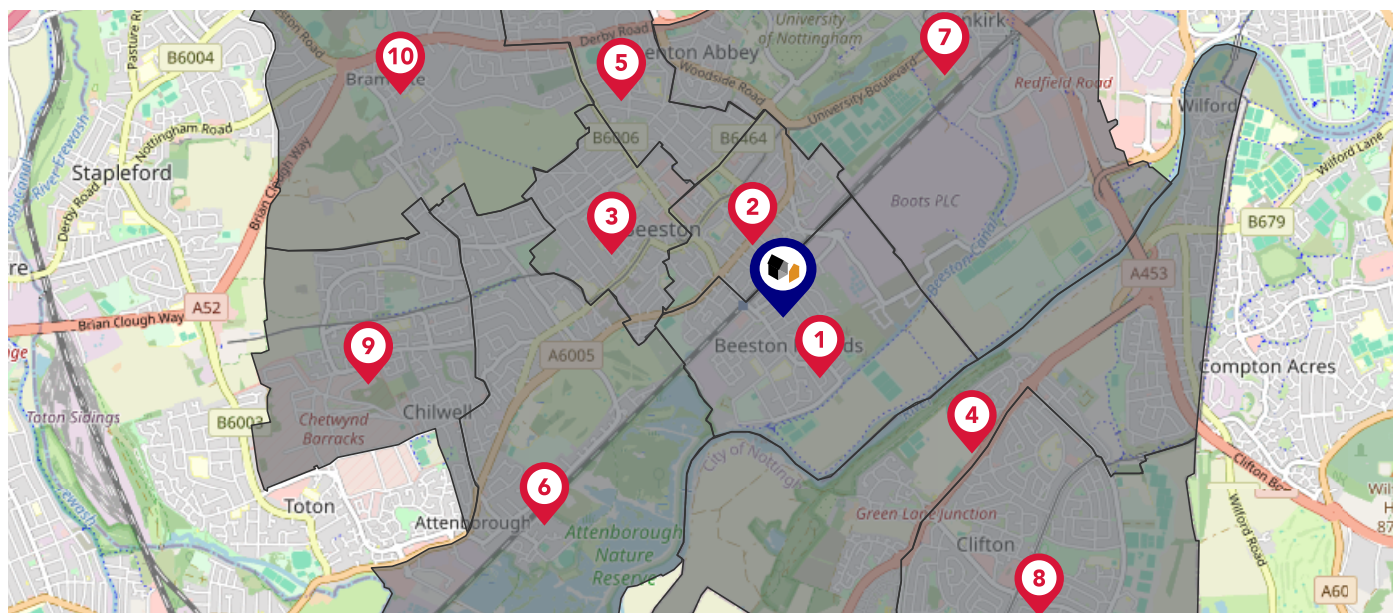


Wollaton Park



Bramcote

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 Rylands Ward

2

Beeston Central Ward

3

Beeston West Ward

4

Clifton West Ward

5

Beeston North Ward

6

Attenborough & Chilwell East Ward

7

Lenton & Wollaton East Ward

8

Clifton East Ward

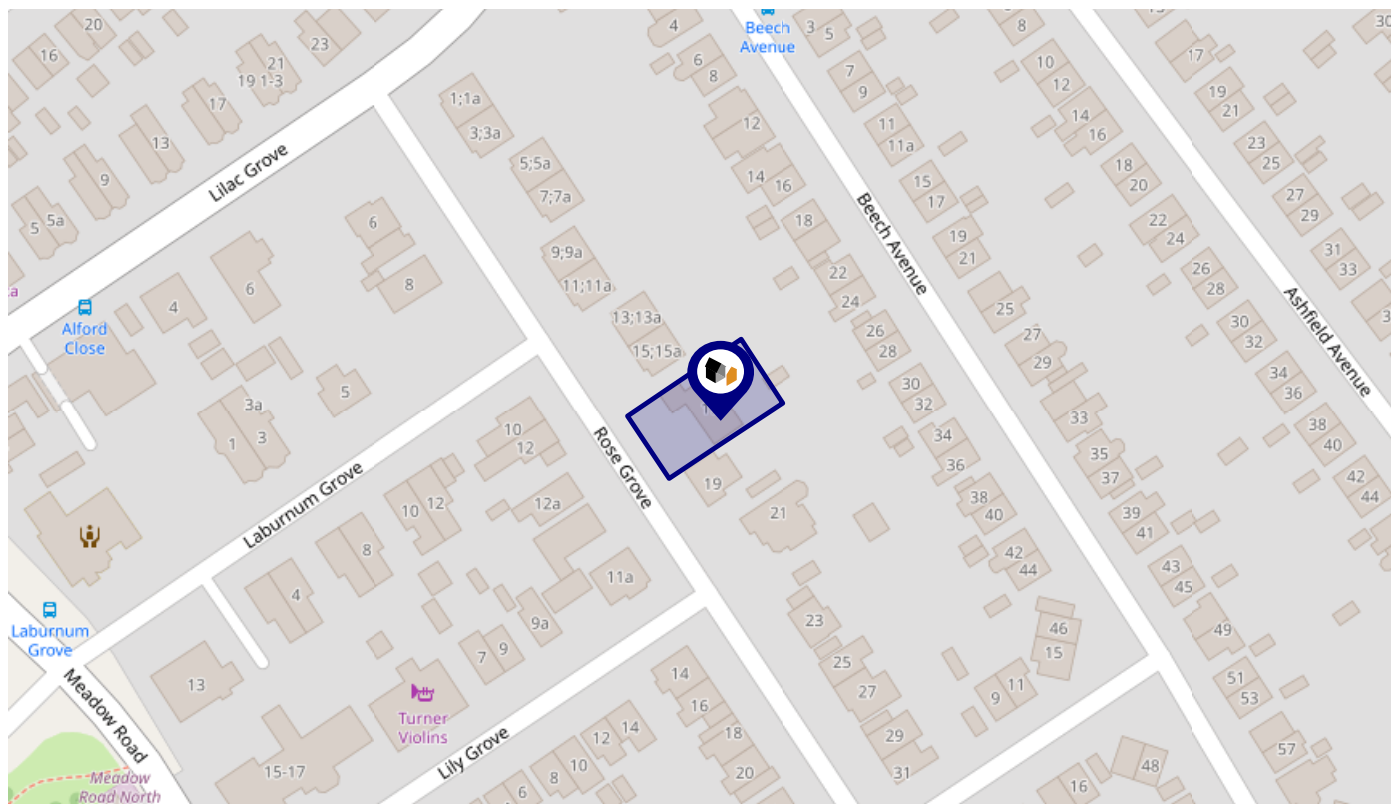
9

Chilwell West Ward

10

Bramcote 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.

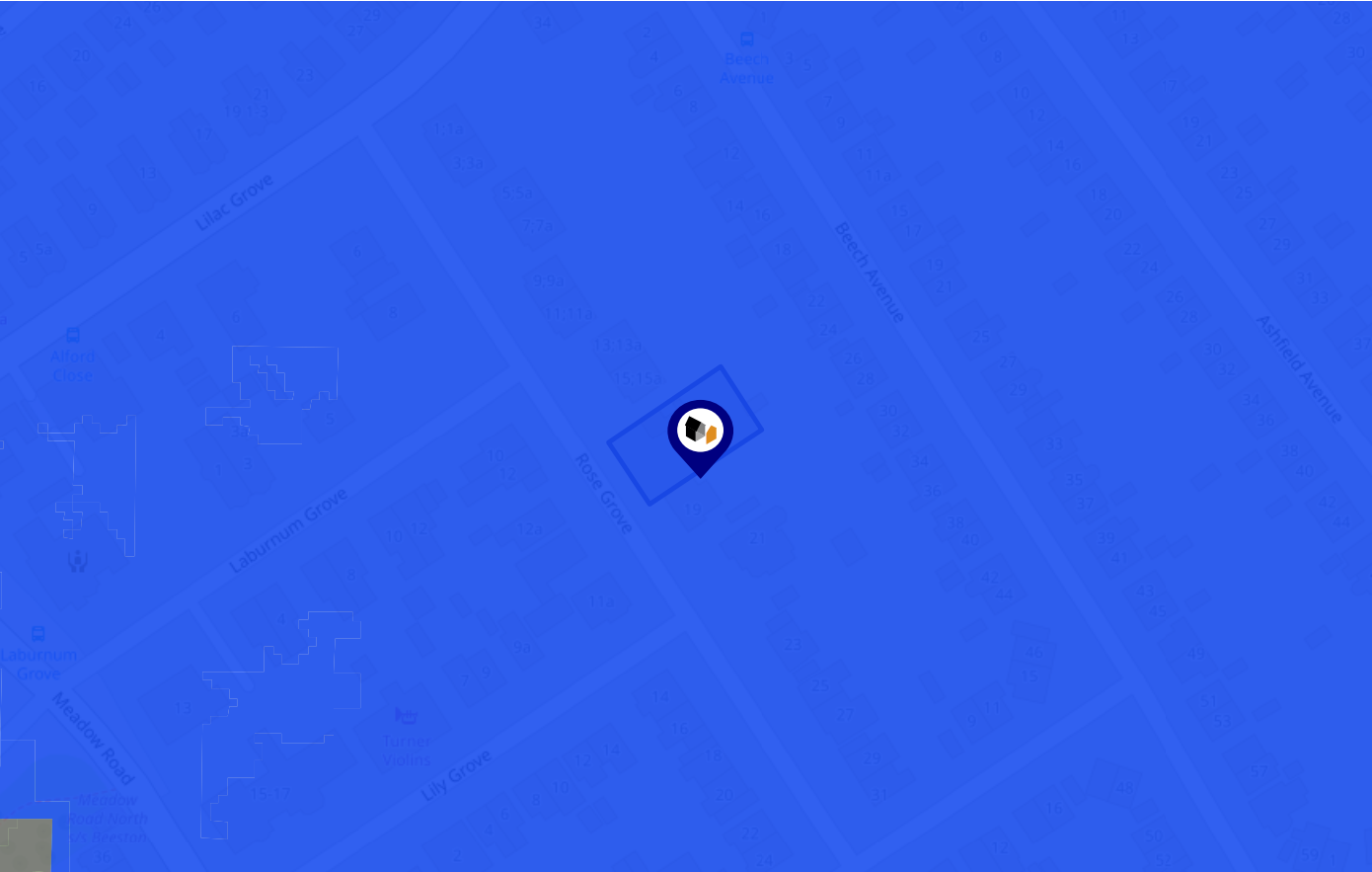
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

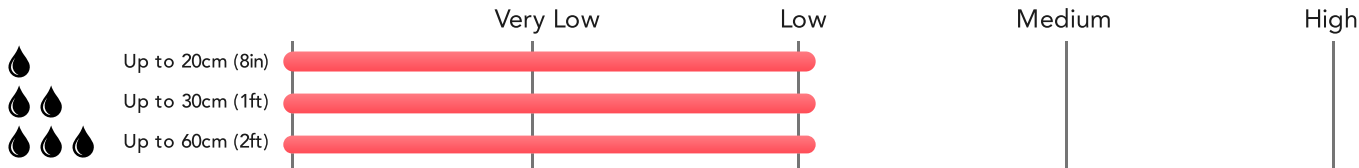


Risk Rating: Low

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.

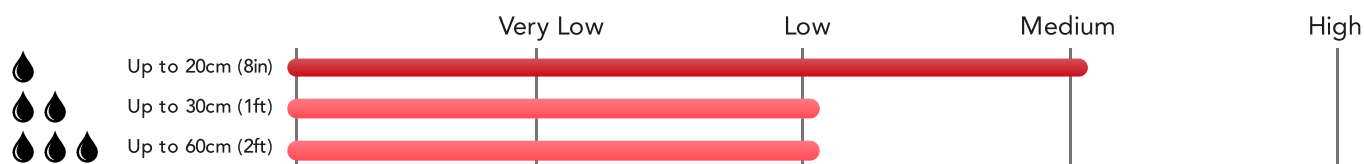


Risk Rating: Medium

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.

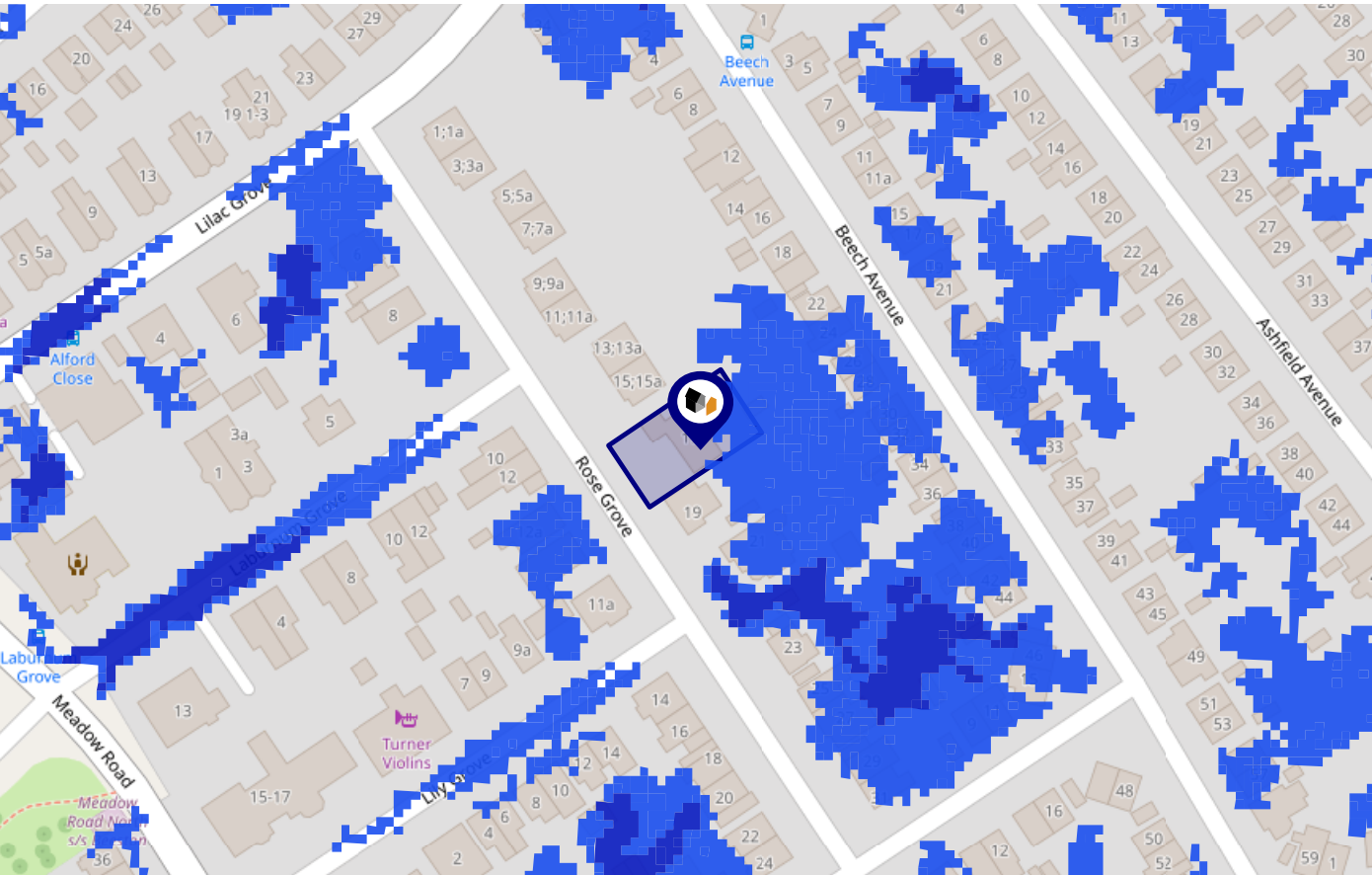
Chance of flooding to the following depths at this property:



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.

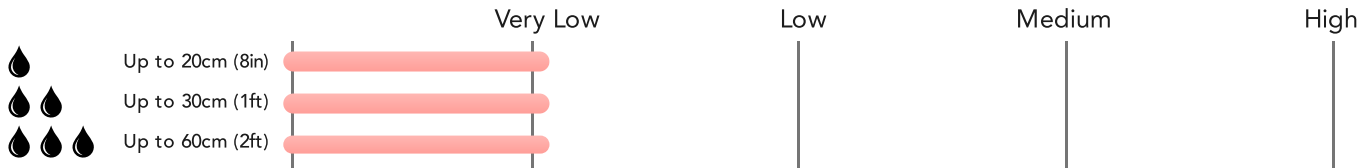


Risk Rating: **Very low**

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.
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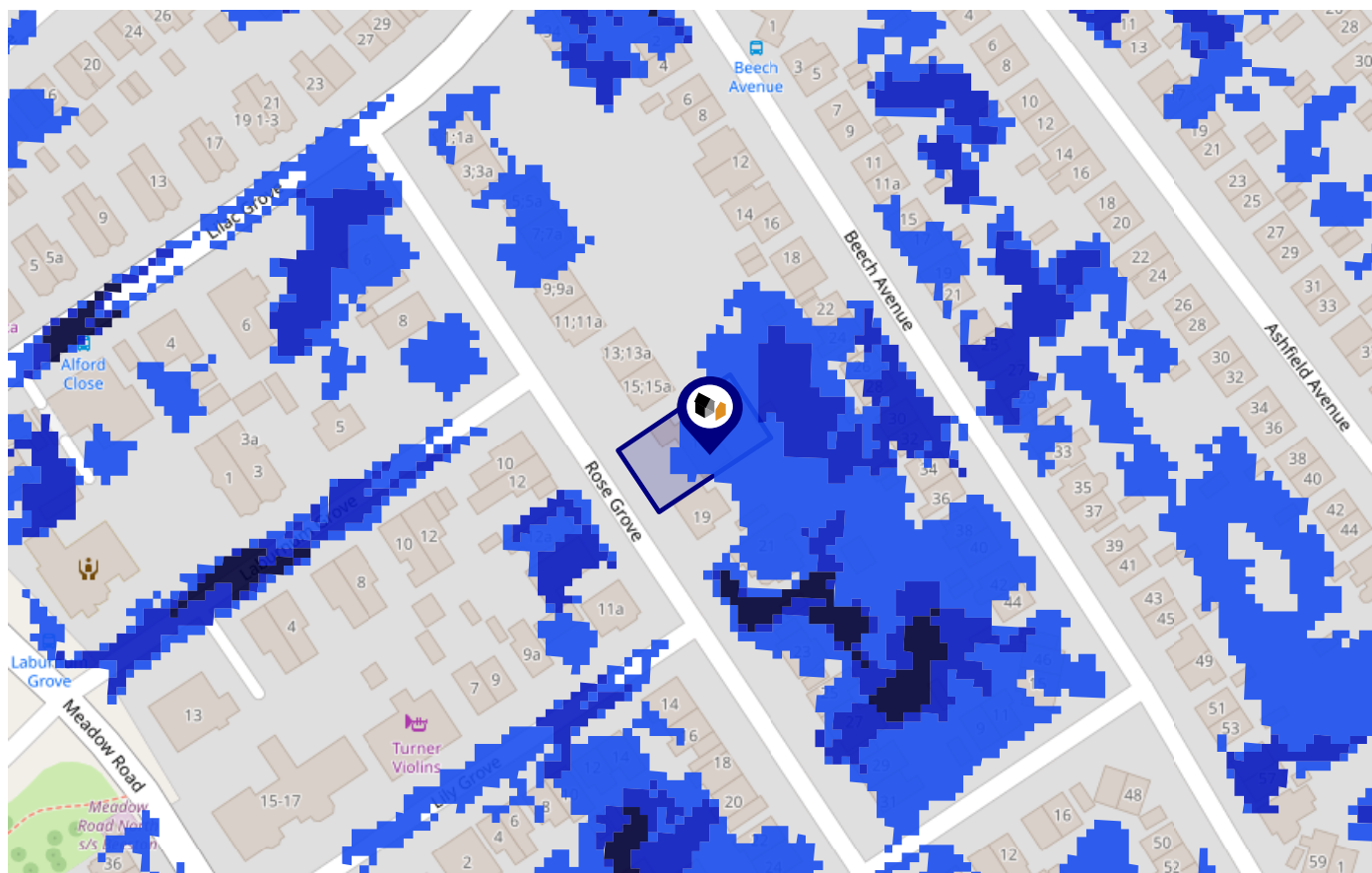
Chance of flooding to the following depths at this property:



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.

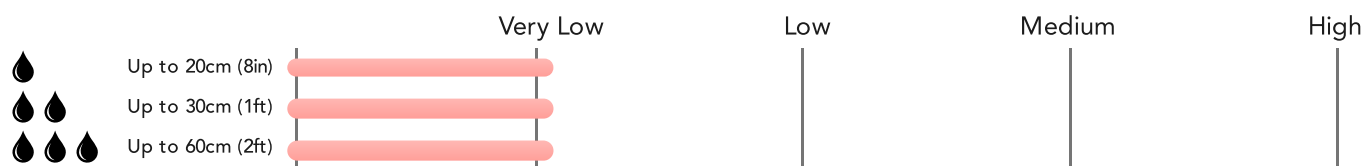


Risk Rating: Low

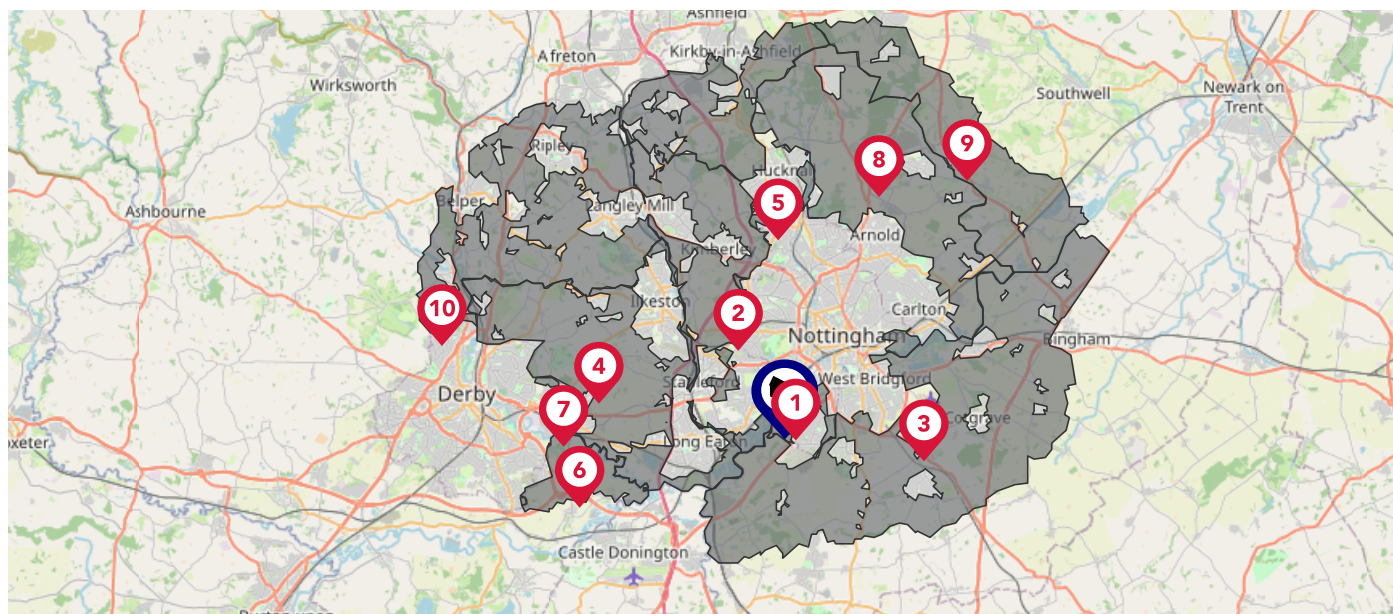
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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 - Rushcliffe



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - Gedling

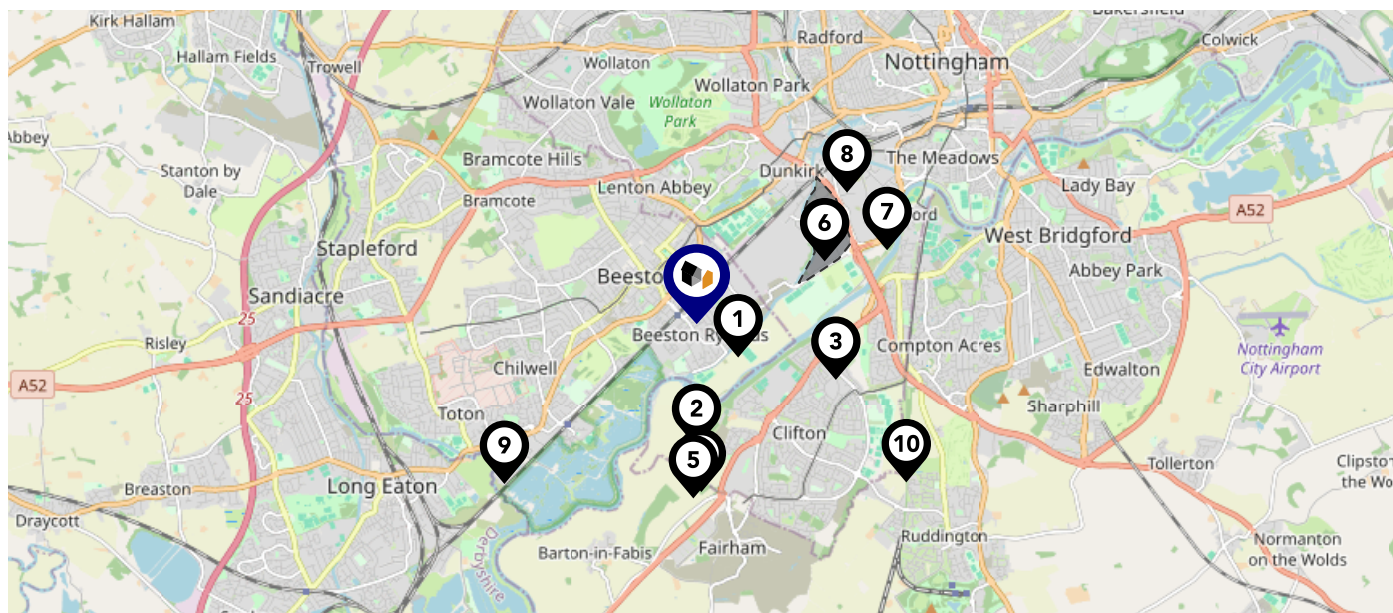


Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Amber Valley

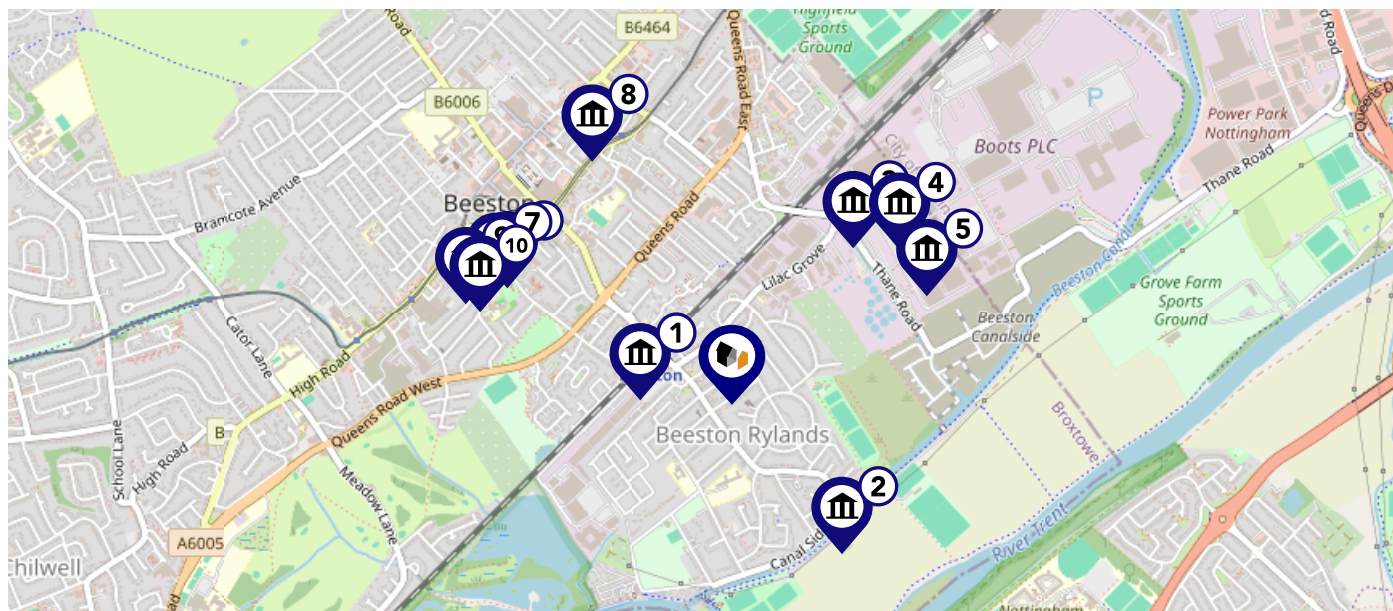
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



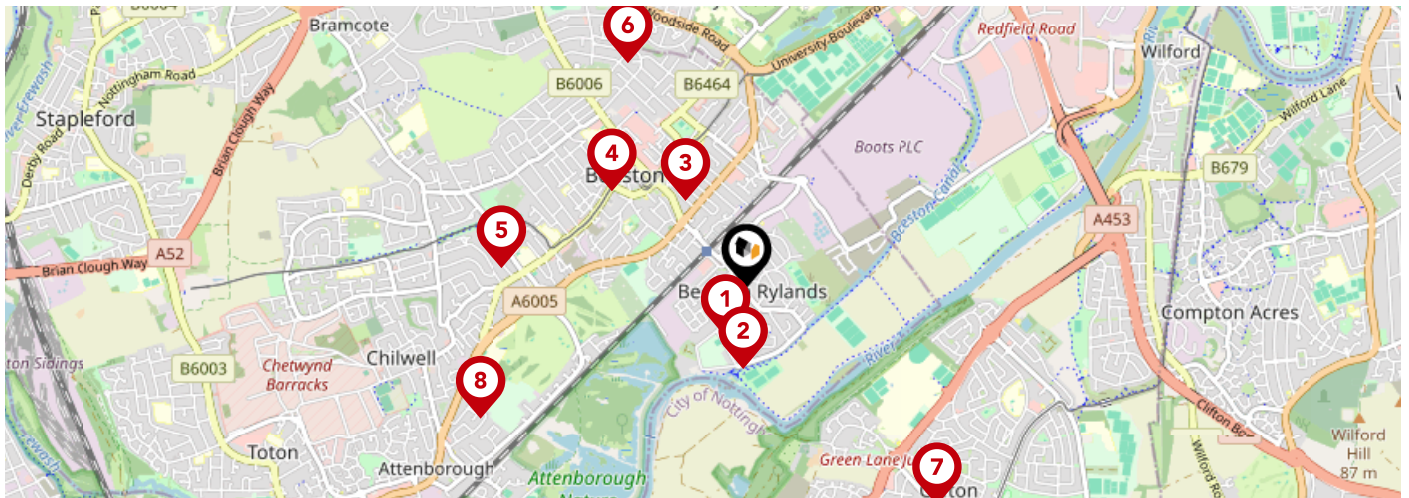
Nearby Landfill Sites

1	Beeston Sewage Works-Lilac Grove, Beeston, Nottinghamshire	Historic Landfill	
2	Holme Pit, Clifton-Clifton, Nottingham, Nottinghamshire	Historic Landfill	
3	The Spinney-The Spinney, Clifton	Historic Landfill	
4	Burrows Farm-Barton Lane, Clifton, Nottingham	Historic Landfill	
5	Burrows Farm-Clifton, Nottingham, Nottinghamshire	Historic Landfill	
6	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill	
7	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham	Historic Landfill	
8	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham, Nottinghamshire	Historic Landfill	
9	MOD Barton Lane, Chilwell-Barton Lane, Chilwell, Nottingham, Nottinghamshire	Historic Landfill	
10	Grange Farm Landfill site-Grange Farm, Wilford Road, Ruddington, Nottingham	Historic Landfill	

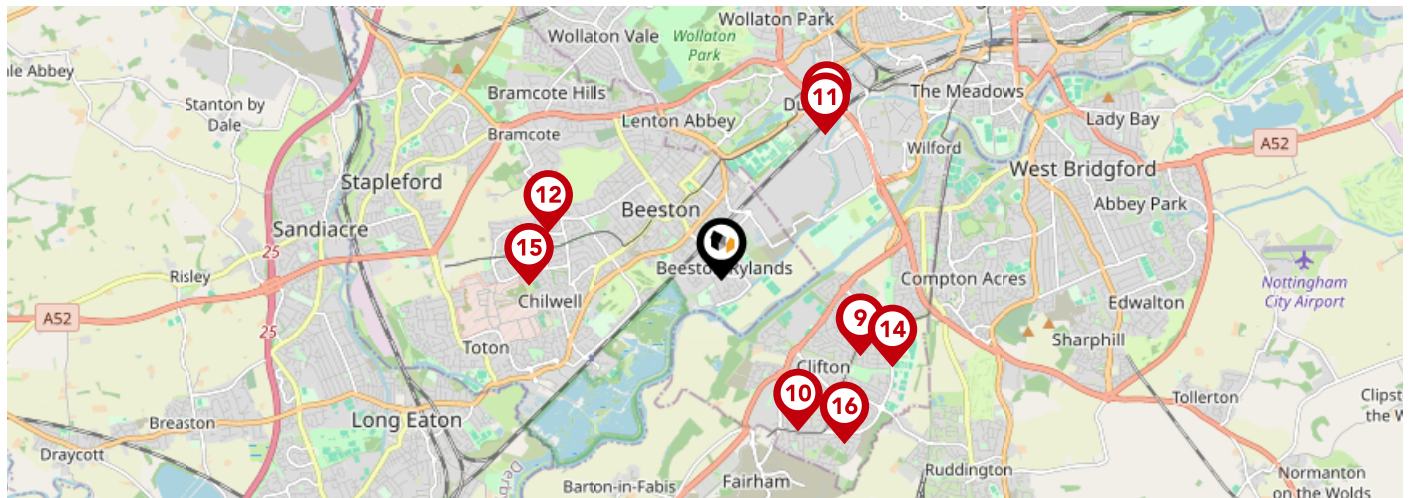
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1247961 - Beeston Railway Station, Including The Canopy To Platform One And Shelters On Platforms One And Two	Grade II	0.2 miles
	1247934 - Meadow Road Bridge	Grade II	0.4 miles
	1247933 - Building D34 (fire Station) At Boots Factory Site	Grade II	0.5 miles
	1278028 - Building D6 At Boots Factory Site	Grade I	0.5 miles
	1247927 - Building D10 At Boots Factory Site	Grade I	0.5 miles
	1278035 - The Manor House Boundary Wall And Wash House	Grade II	0.5 miles
	1263876 - War Memorial Cross	Grade II	0.6 miles
	1247916 - Hope (boer War) Memorial	Grade II	0.6 miles
	1247964 - The Elms And Adjoining Water Pump	Grade II	0.6 miles
	1248253 - Stables At The Old Manor House	Grade II	0.6 miles



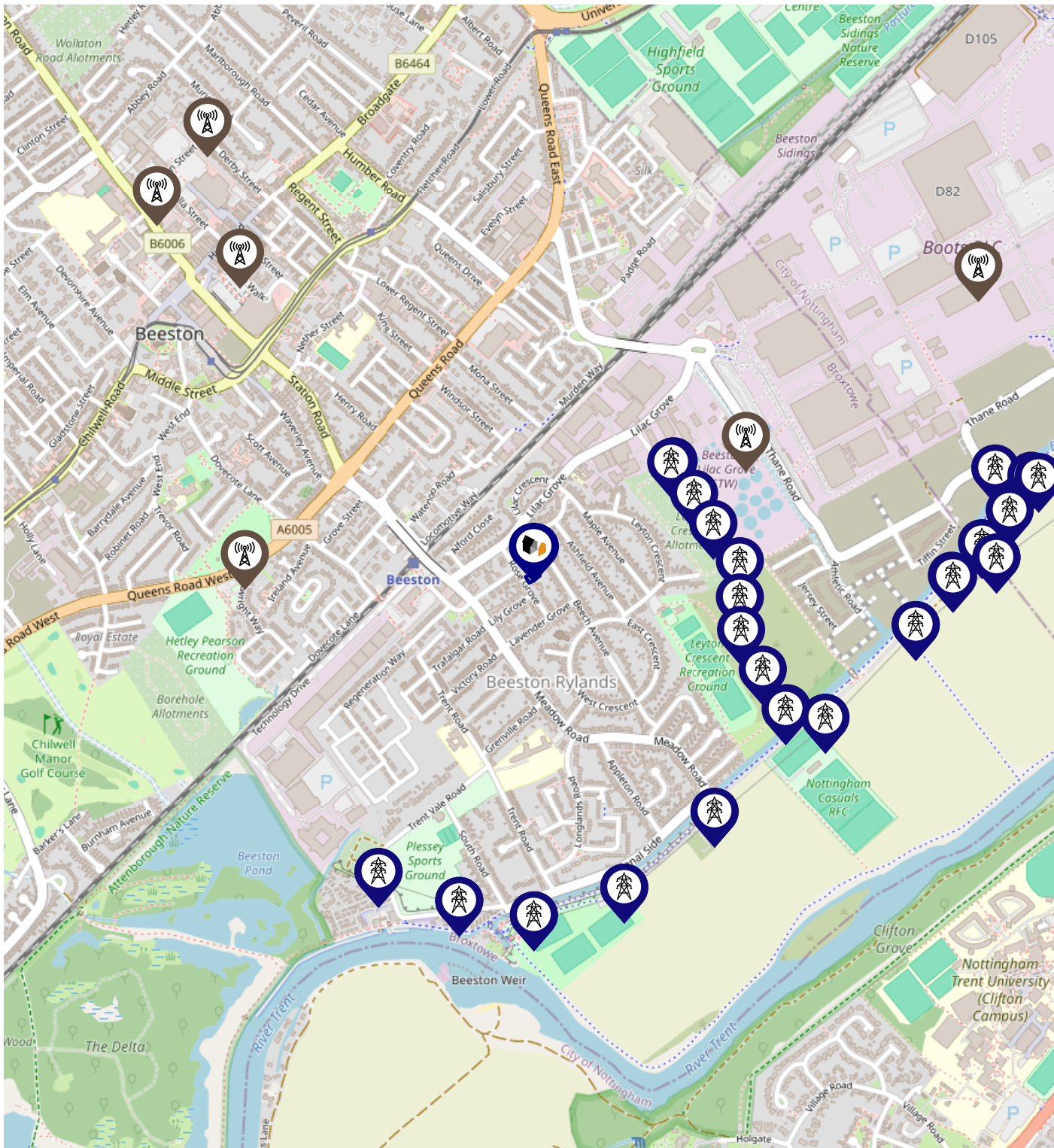
		Nursery	Primary	Secondary	College	Private
1	Beeston Rylands Junior School Ofsted Rating: Good Pupils: 185 Distance:0.24	☐	☒	☐	☐	☐
2	Trent Vale Infant School Ofsted Rating: Good Pupils: 175 Distance:0.36	☐	☒	☐	☐	☐
3	John Clifford Primary School Ofsted Rating: Good Pupils: 389 Distance:0.47	☐	☒	☐	☐	☐
4	Round Hill Primary School Ofsted Rating: Good Pupils: 518 Distance:0.74	☐	☒	☐	☐	☐
5	The Lanes Primary School Ofsted Rating: Good Pupils: 591 Distance:1.1	☐	☒	☐	☐	☐
6	Beeston Fields Primary School and Nursery Ofsted Rating: Good Pupils: 361 Distance:1.13	☐	☒	☐	☐	☐
7	The Glapton Academy Ofsted Rating: Good Pupils: 354 Distance:1.29	☐	☒	☐	☐	☐
8	Chilwell School Ofsted Rating: Good Pupils: 1069 Distance:1.32	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Dovecote Primary and Nursery School Ofsted Rating: Good Pupils: 361 Distance: 1.4	☐	☒	☐	☐	☐
	Whitegate Primary and Nursery School Ofsted Rating: Good Pupils: 440 Distance: 1.5	☐	☒	☐	☐	☐
	Dunkirk Primary and Nursery School Ofsted Rating: Good Pupils: 380 Distance: 1.59	☐	☒	☐	☐	☐
	Alderman White School Ofsted Rating: Good Pupils: 770 Distance: 1.62	☐	☐	☒	☐	☐
	Nottingham University Academy of Science and Technology Ofsted Rating: Good Pupils: 906 Distance: 1.68	☐	☐	☒	☐	☐
	Farnborough Spencer Academy Ofsted Rating: Good Pupils: 940 Distance: 1.71	☐	☐	☒	☐	☐
	Alderman Pounder Infant and Nursery School Ofsted Rating: Good Pupils: 207 Distance: 1.72	☐	☒	☐	☐	☐
	The Milford Academy Ofsted Rating: Good Pupils: 459 Distance: 1.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

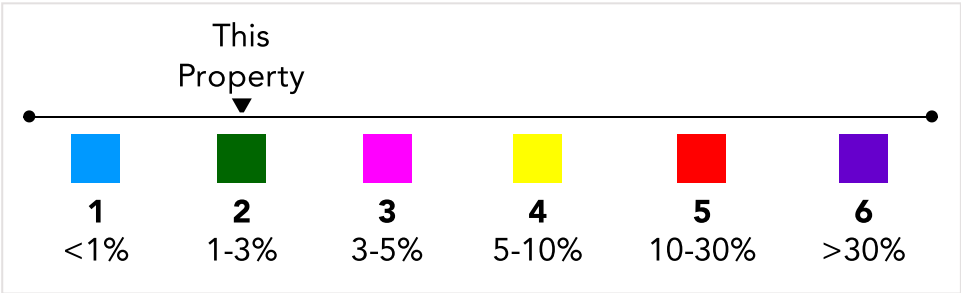
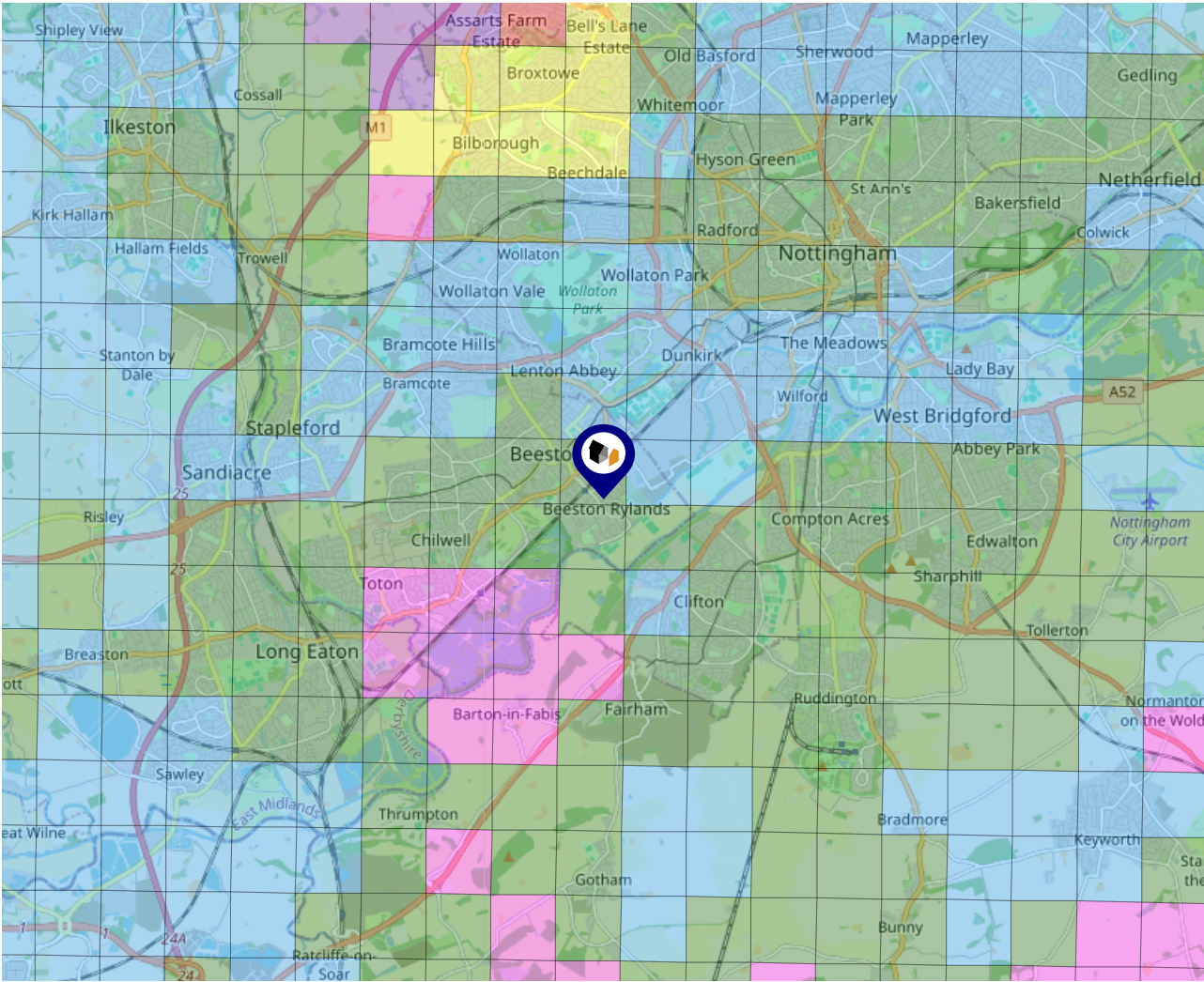


Key:

-  Power Pylons
-  Communication Masts

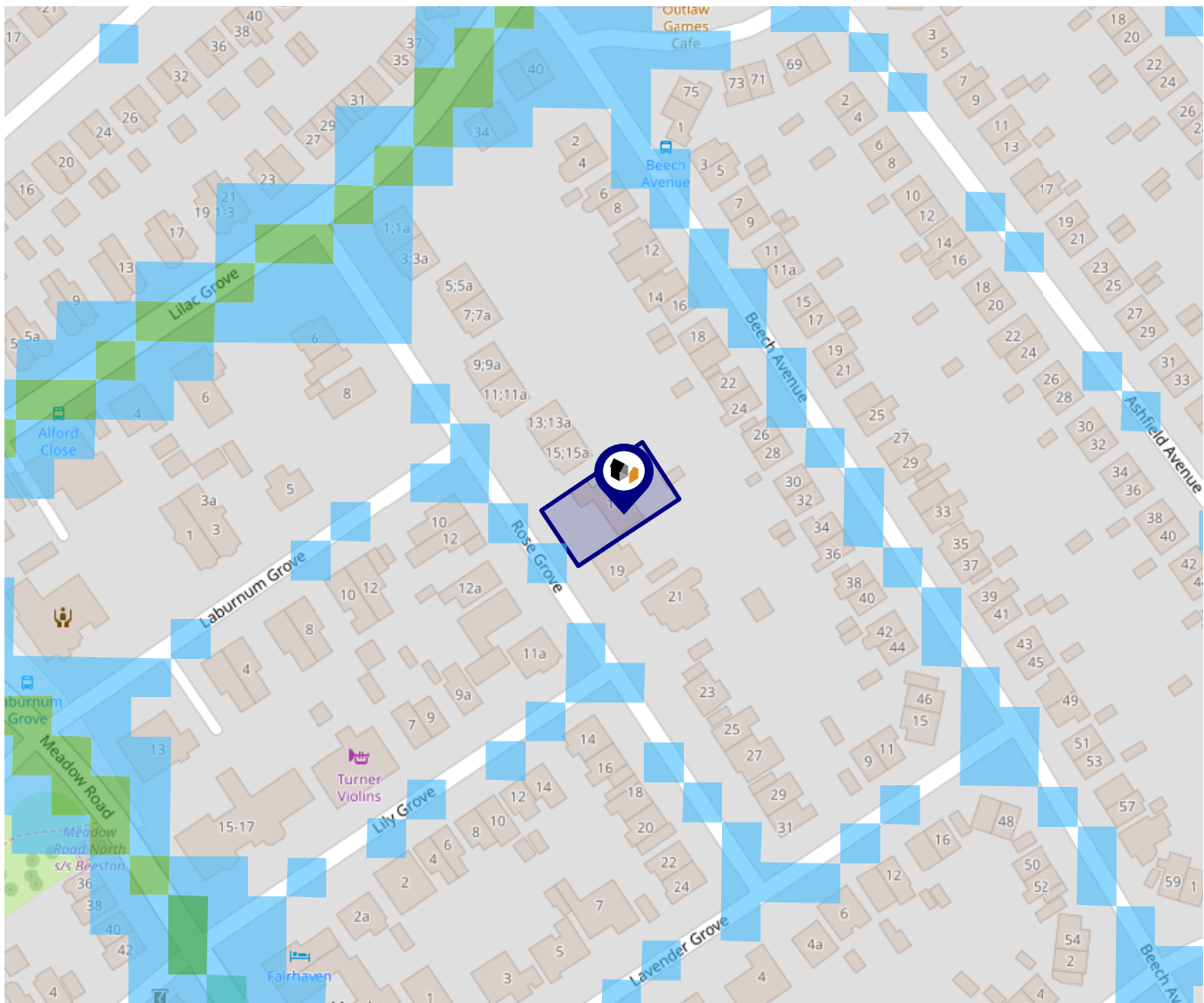
What is Radon?

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

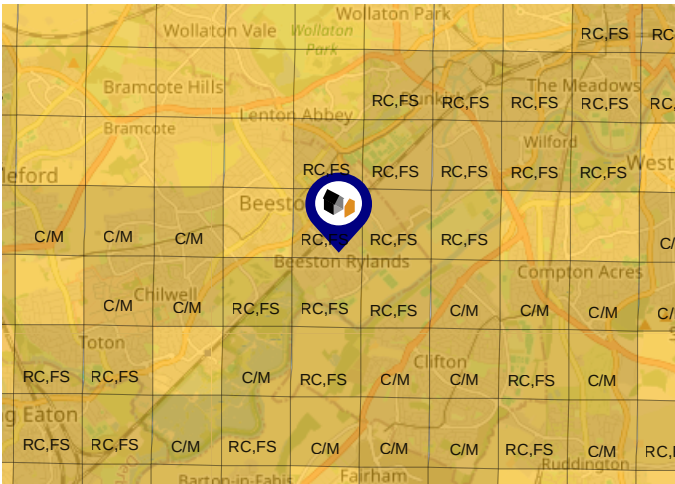


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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



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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