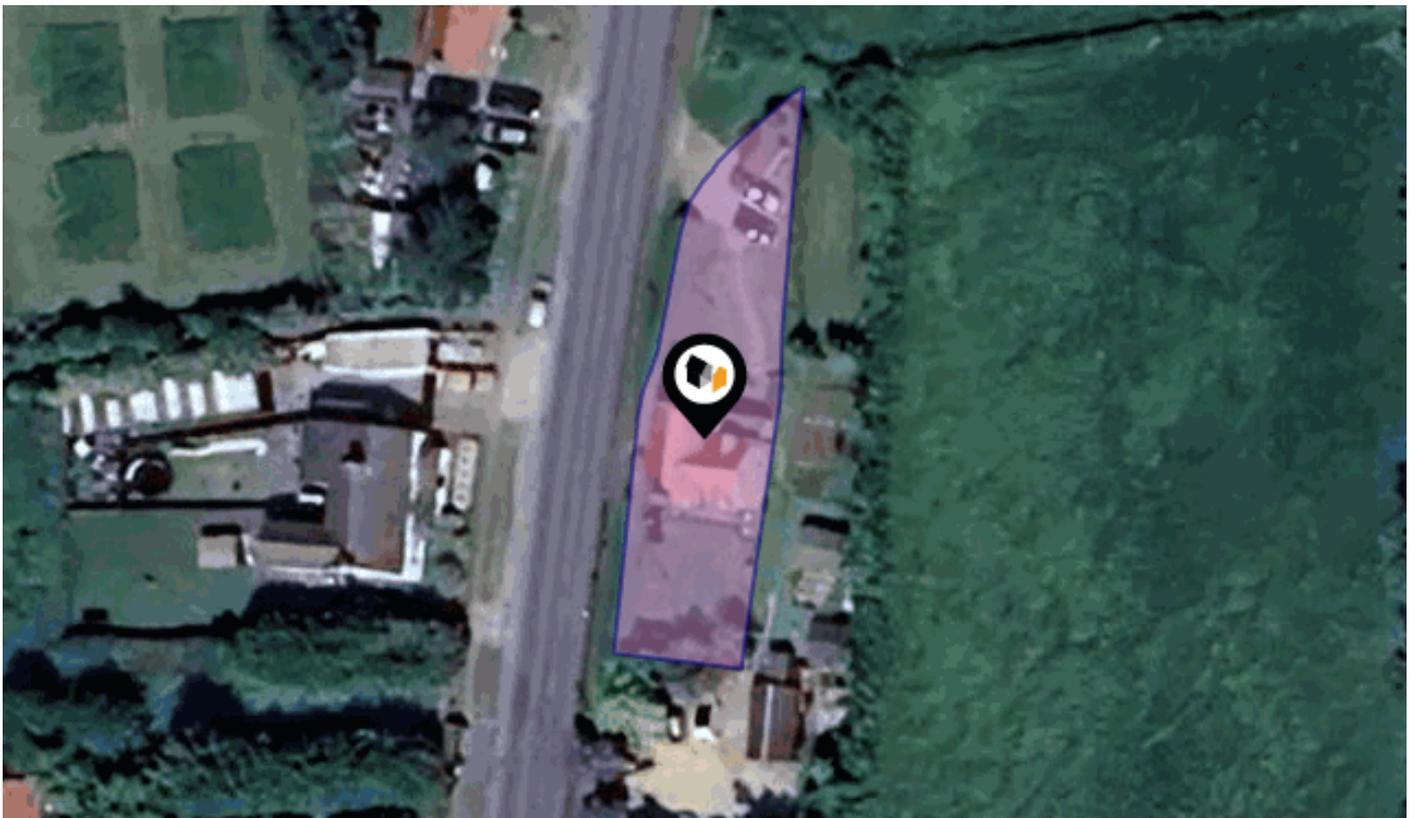See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 21st February 2026

MAIN ROAD, BESTHORPE, NEWARK, NG23

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naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	990 ft^2 / 92 m^2		
Plot Area:	0.11 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,295		
Title Number:	NT295702		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Besthorpe
Flood Risk:	
● Rivers & Seas	Medium
● Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
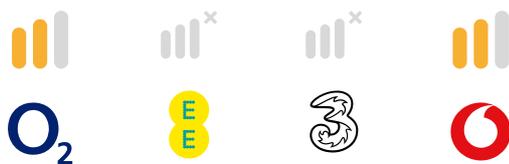
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Property
EPC - Certificate

Main Road, NG23

Energy rating

E

Valid until 27.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 | C
55-68	D		
39-54	E	51 | E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Previous Extension:	2
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 m^2

Market
House Price Statistics

ALASDAIR
MORRISON
&
est 1898
Mundys

10 Year History of Average House Prices by Property Type in NG23

500,000

400,000

300,000

200,000

100,000

2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026
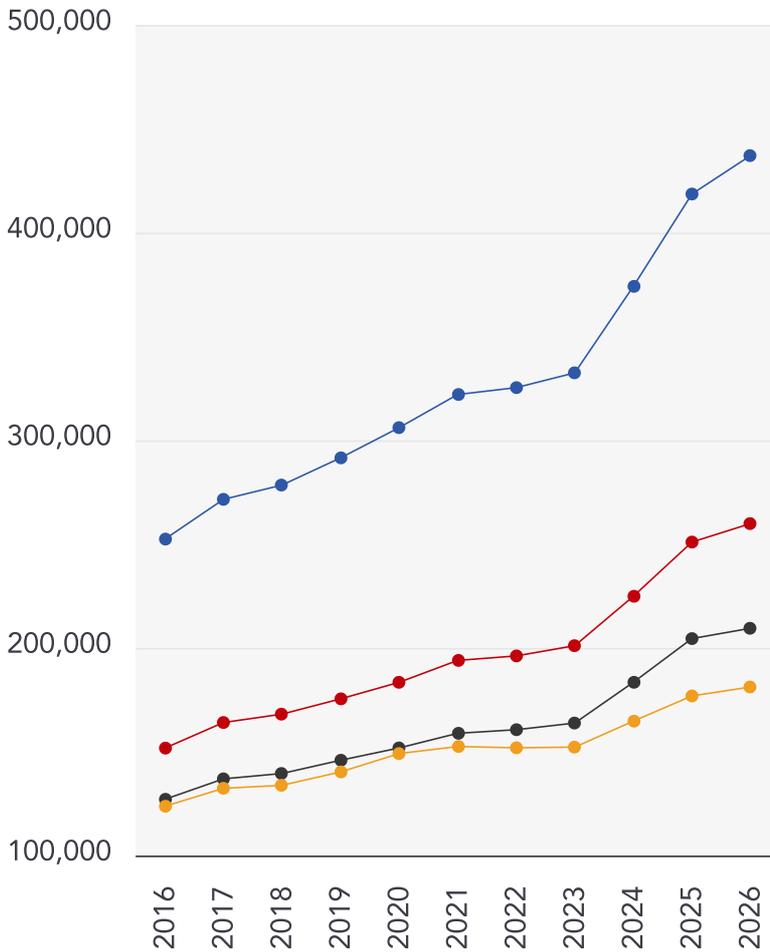
Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

Flat

+46.42%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
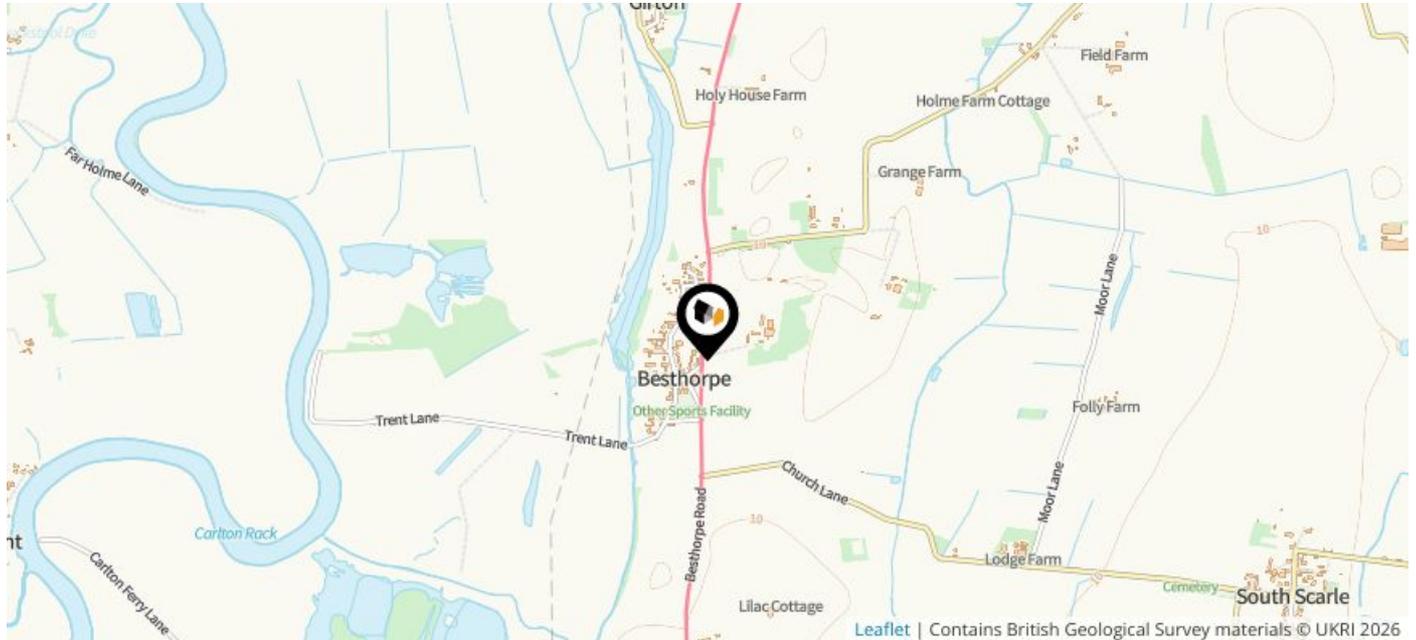
Mine Entry

✕   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.

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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.
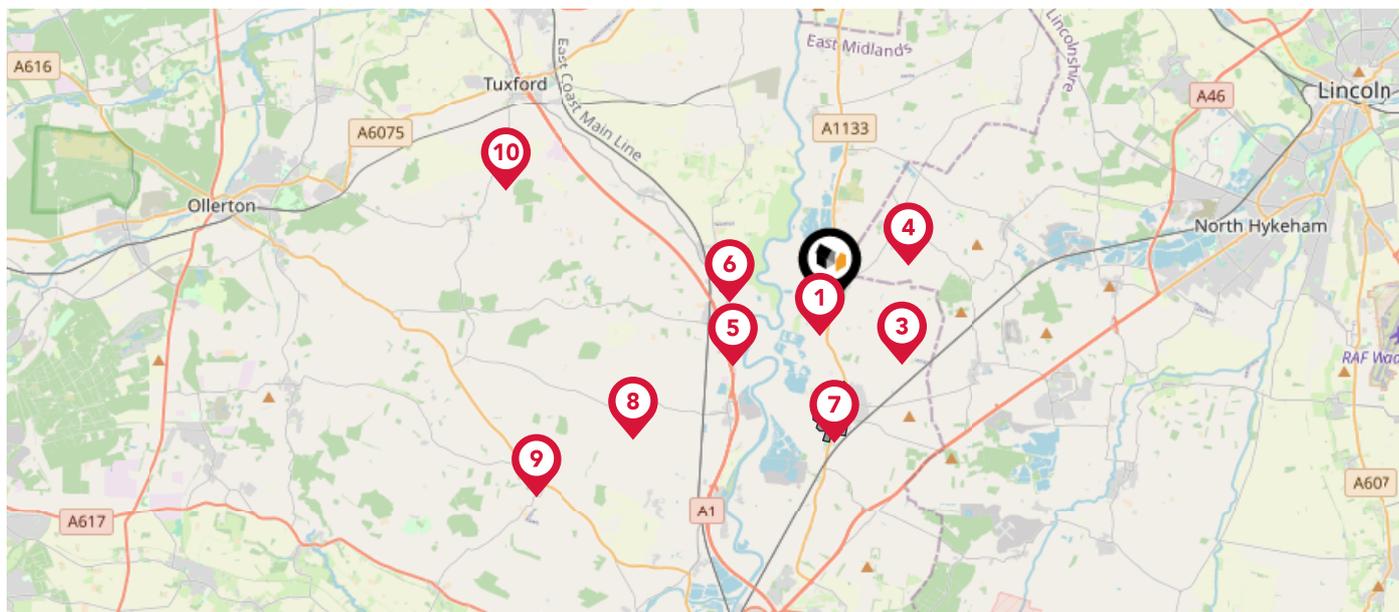

Nearby Conservation Areas

1	Besthorpe
2	Girton
3	South Scarle
4	North Scarle
5	Carlton on Trent
6	Sutton on Trent
7	Collingham
8	Norwell
9	Caunton
10	Egmanton

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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
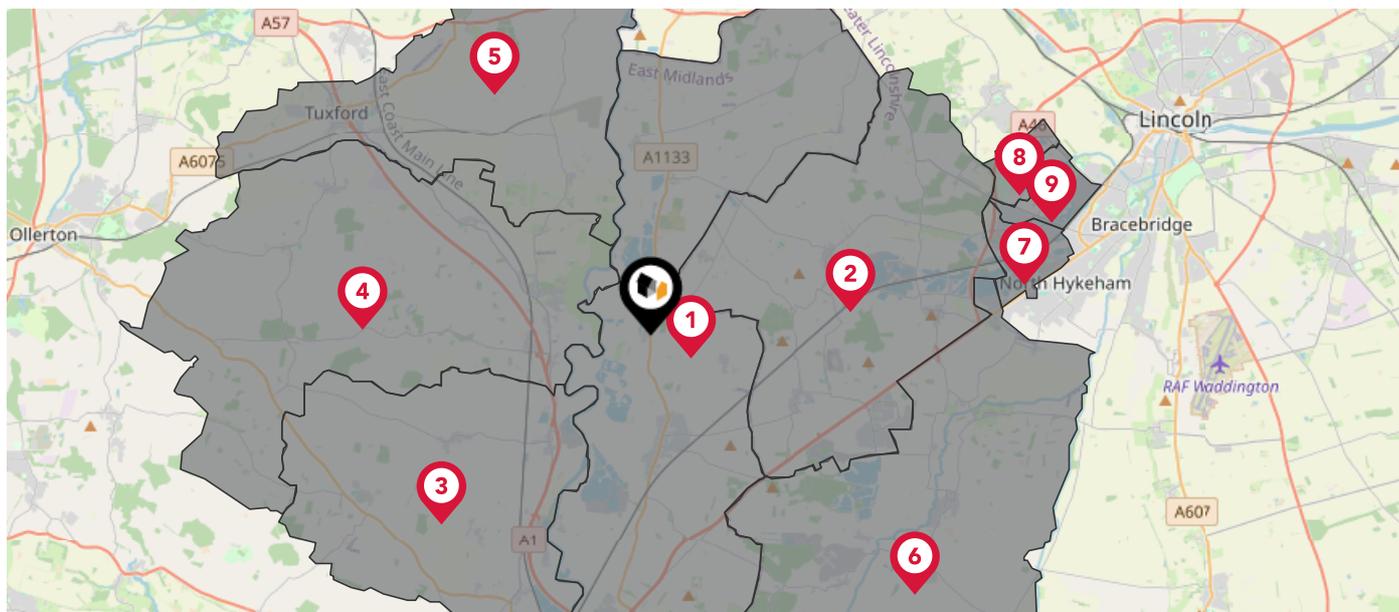

Nearby Council Wards	
1	Collingham Ward
2	Eagle, Swinderby and Witham St. Hughs Ward
3	Muskham Ward
4	Sutton-on-Trent Ward
5	Tuxford and Trent Ward
6	Bassingham and Brant Broughton Ward
7	North Hykeham Memorial Ward
8	Birchwood Ward
9	Hartsholme Ward

Maps
Rail Noise

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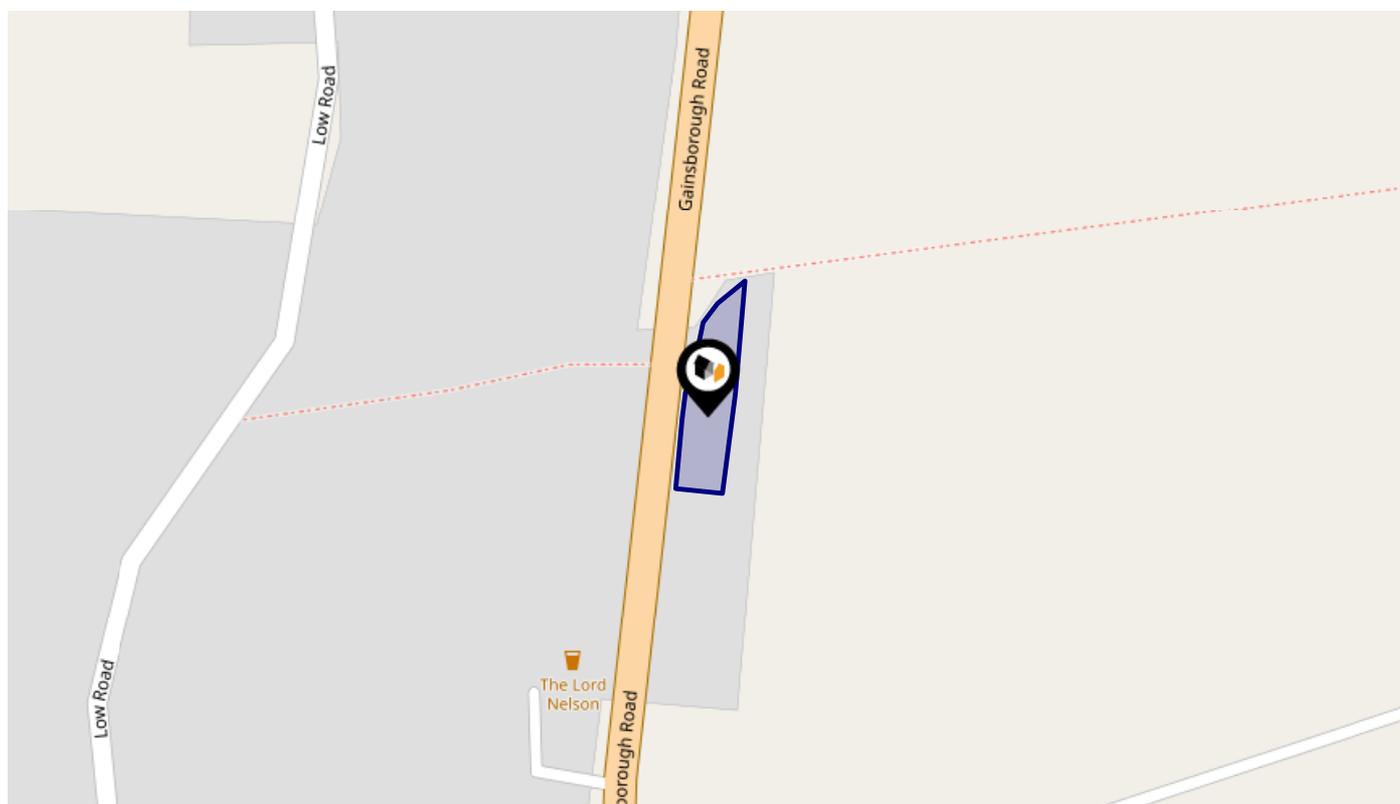
Rail Noise Data

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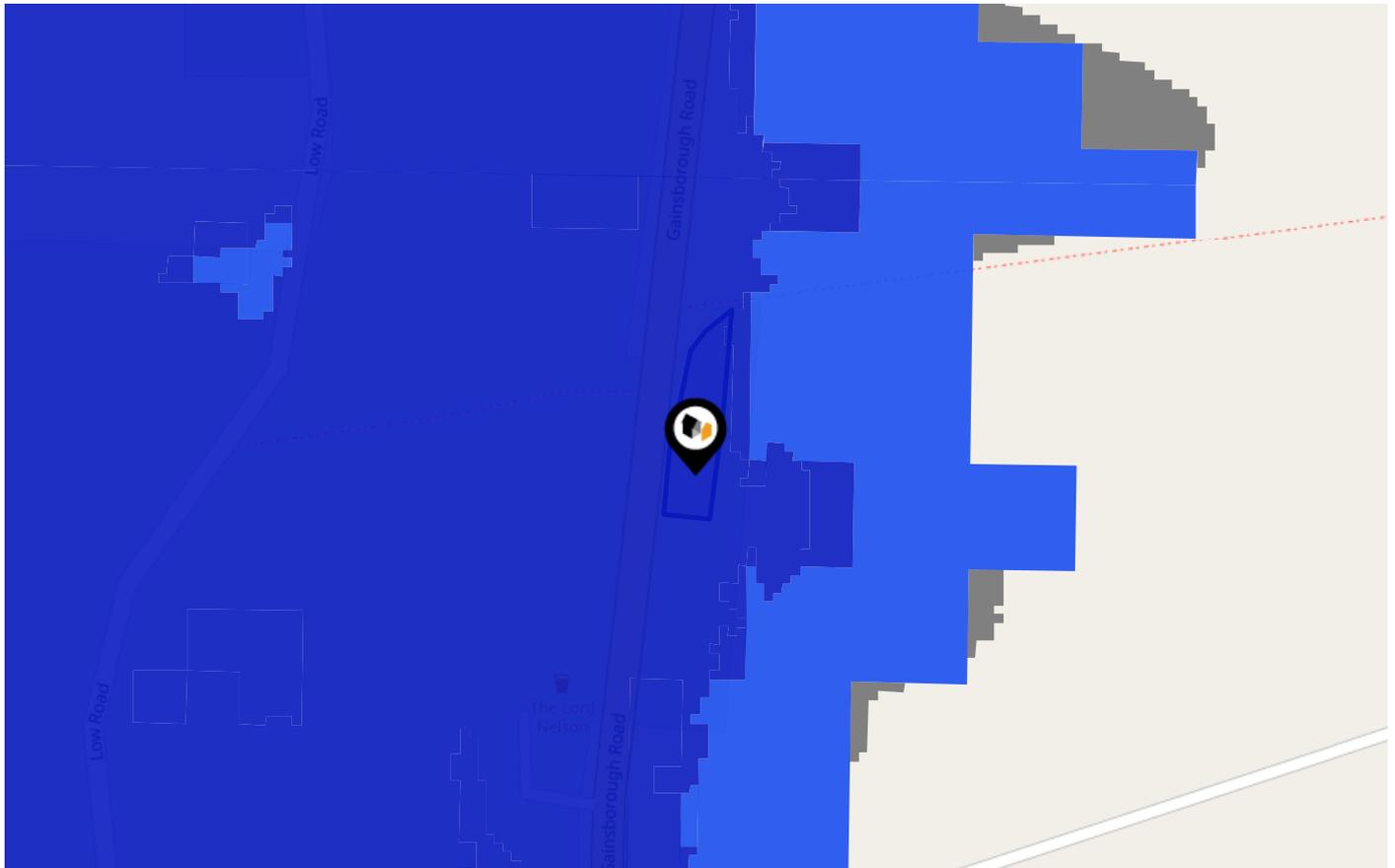
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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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: 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:

|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
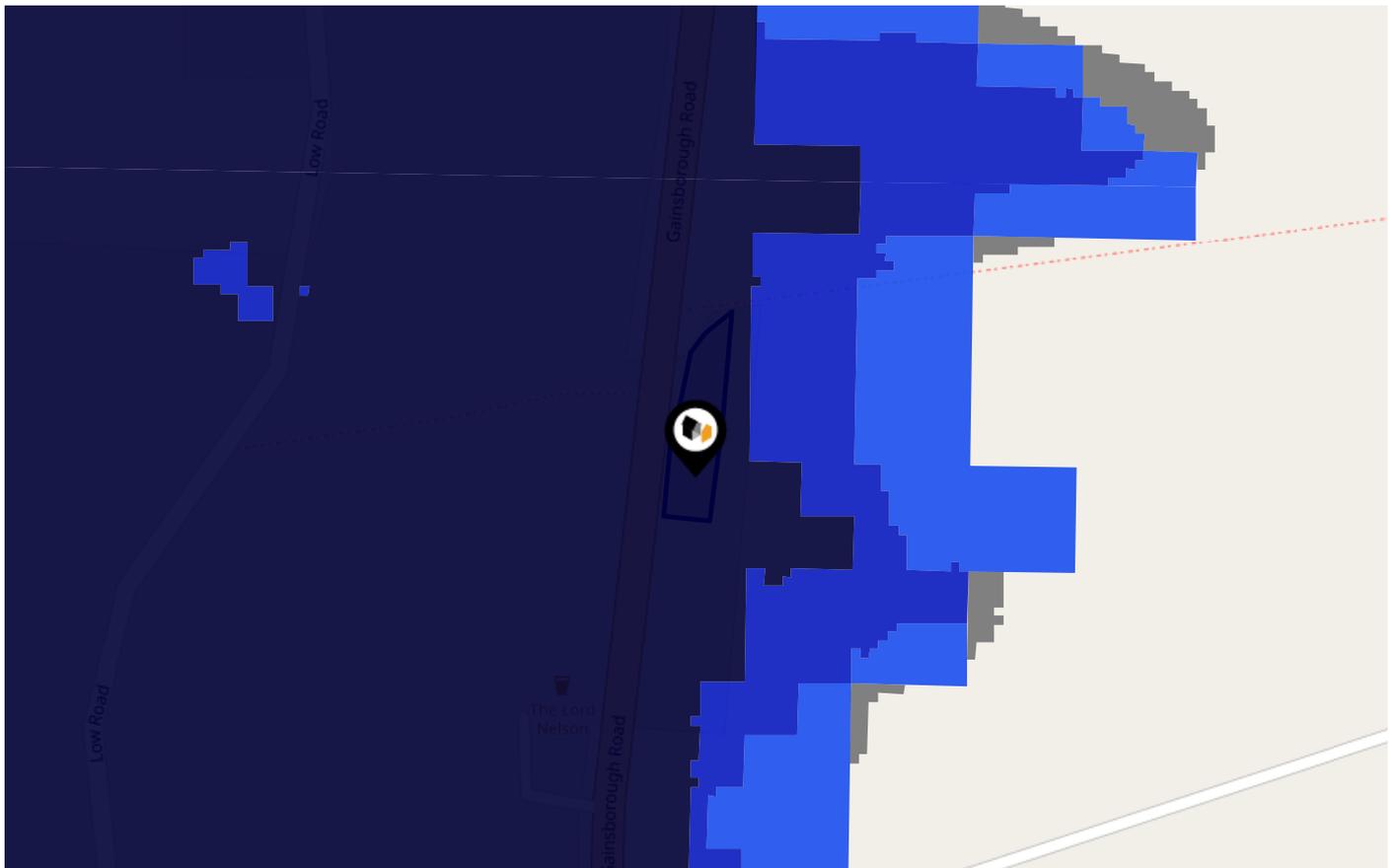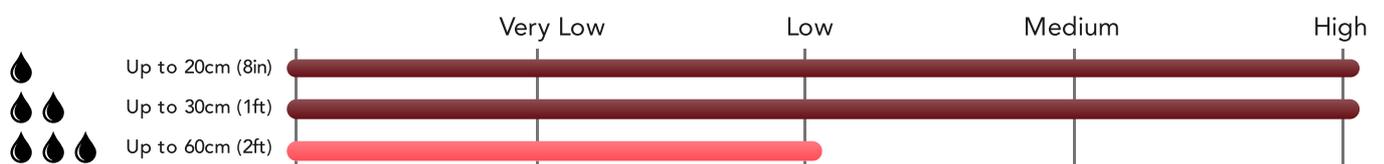

Risk Rating: High

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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢 Up to 20cm (8in)					
🌢🌢 Up to 30cm (1ft)					
🌢🌢🌢 Up to 60cm (2ft)					

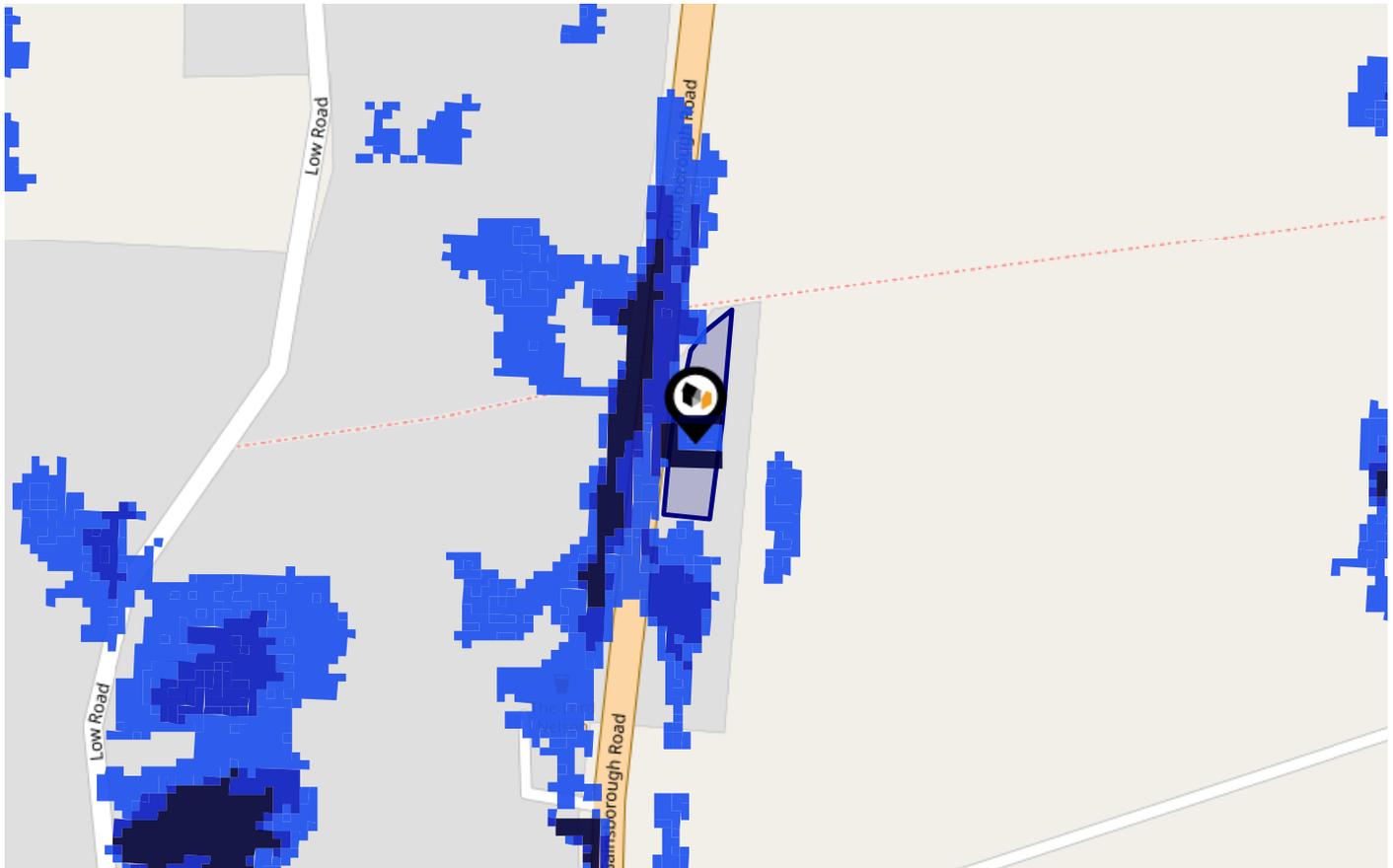**KFB -** Key Facts For Buyers

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: 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.

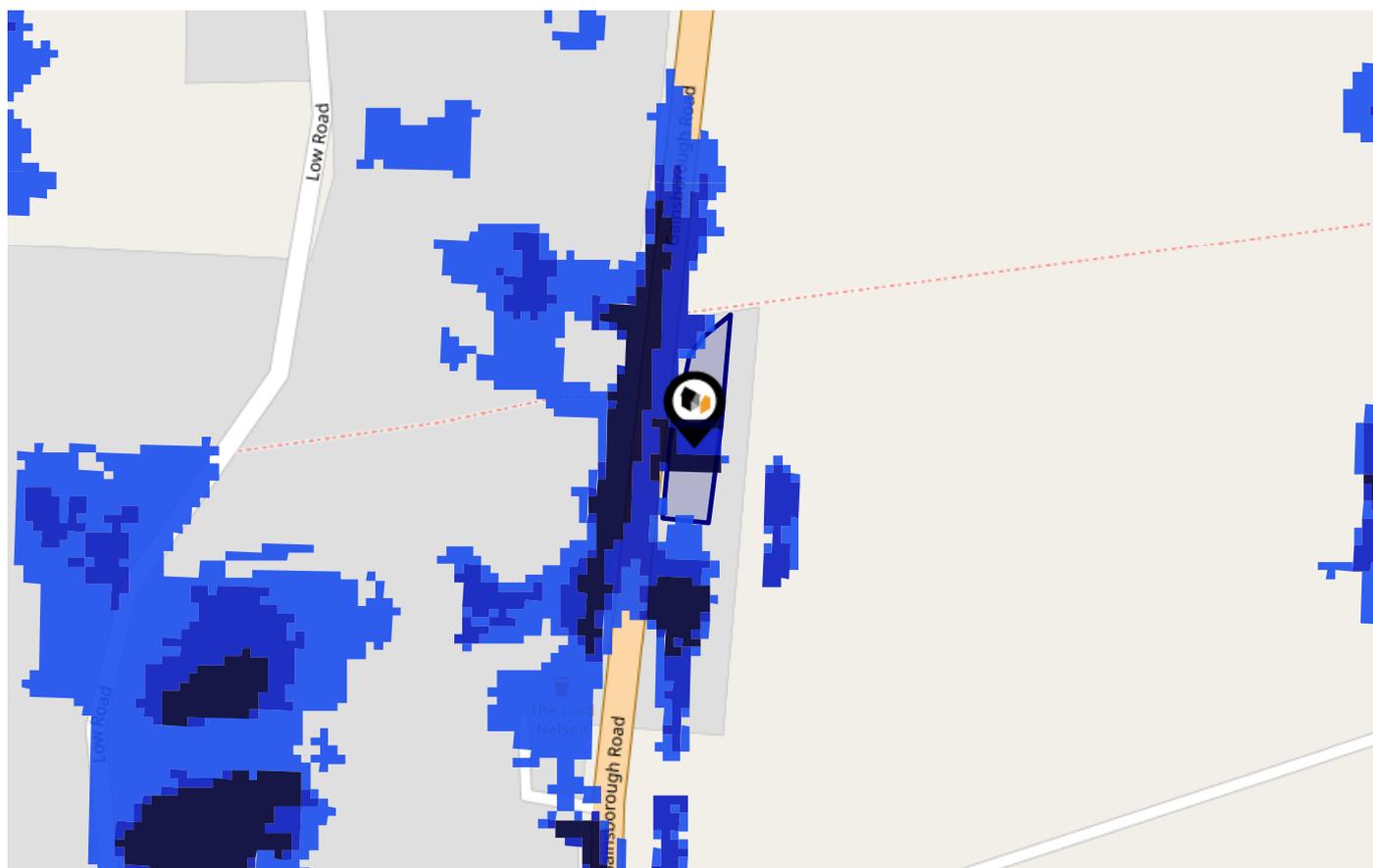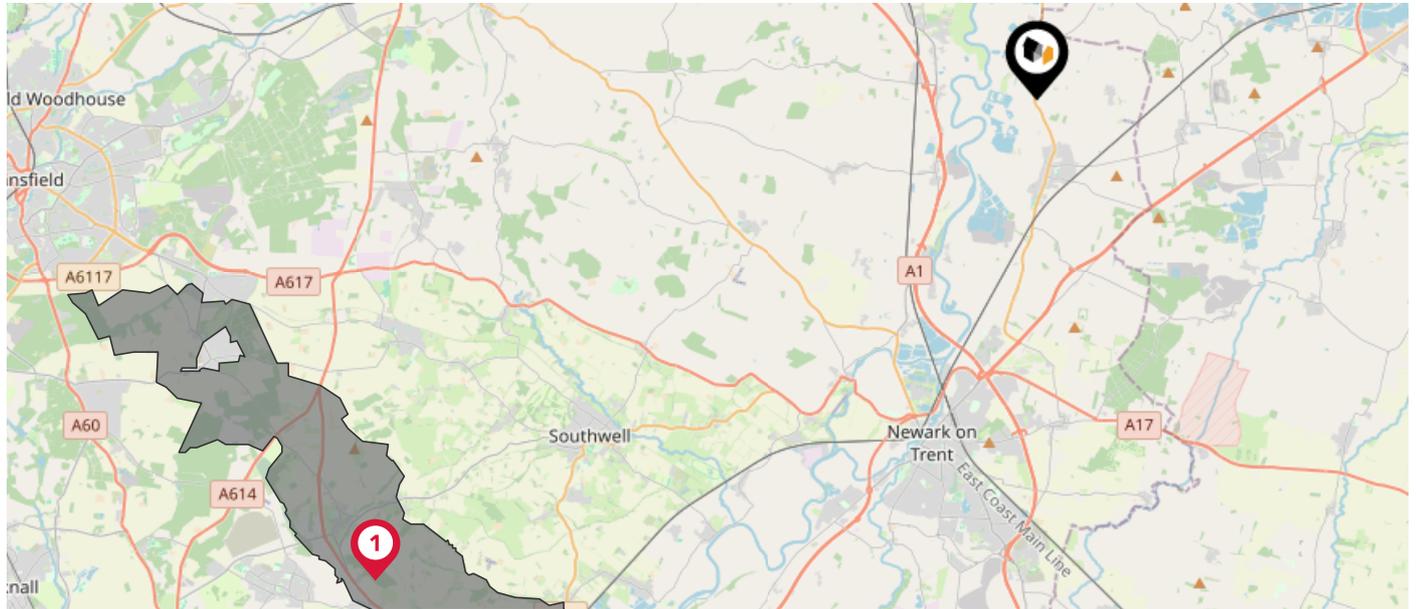**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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: 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.

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Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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Maps
Green Belt

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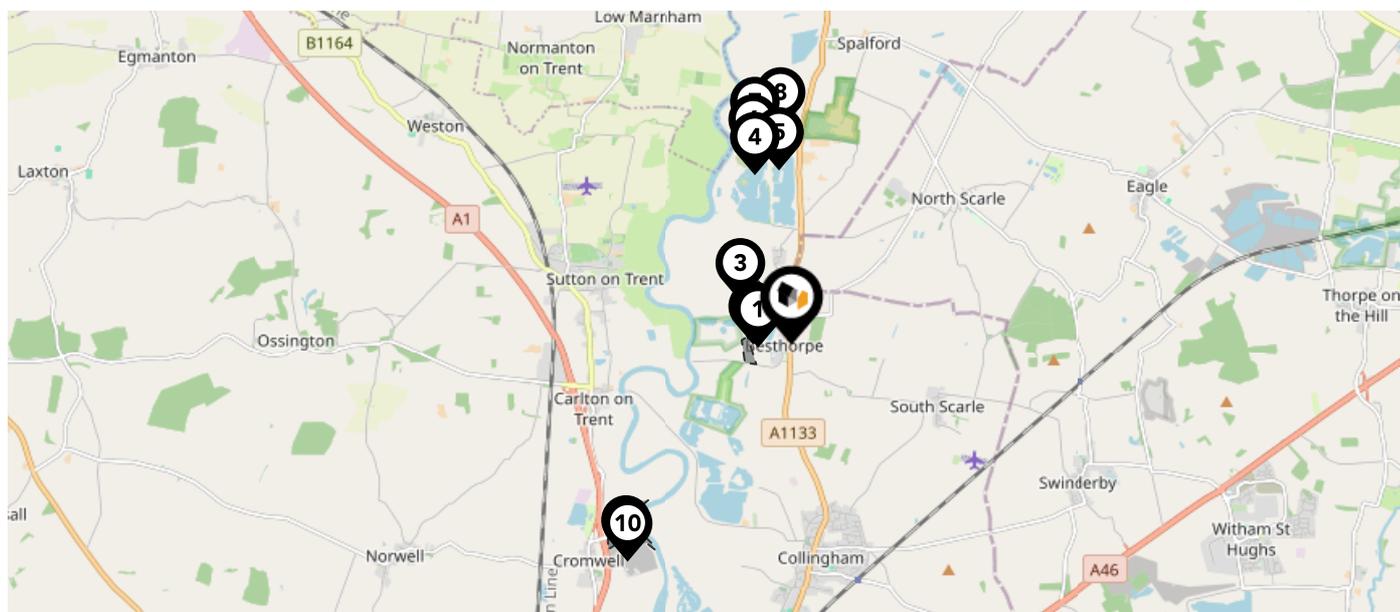

Nearby Green Belt Land

1   Derby and Nottingham Green Belt - Newark and Sherwood

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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	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill
2	Besthorpe Ash Lagoons-Besthorpe	Historic Landfill
3	High Marnaham Power Station, Besthorpe Lagoon 14-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill
4	Girton Ash Disposal Site/Girton No 1 Ash Lagoon-Girton	Historic Landfill
5	Girton Quarry, Newark-Newark	Historic Landfill
6	Girton Quarry 3/4-Off Trent Valley Way, Newark, North Of Girton, Nottinghamshire	Historic Landfill
7	Girton Quarry-Girton Quarry, Newark, Nottinghamshire	Historic Landfill
8	Girton Quarry-Girton Quarry, Newark, Nottinghamshire	Historic Landfill
9	Cromwell Quarry-Newark, Cromwell, Nottinghamshire	Historic Landfill
10	College Farm-North Road, Cromwell, Newark	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...
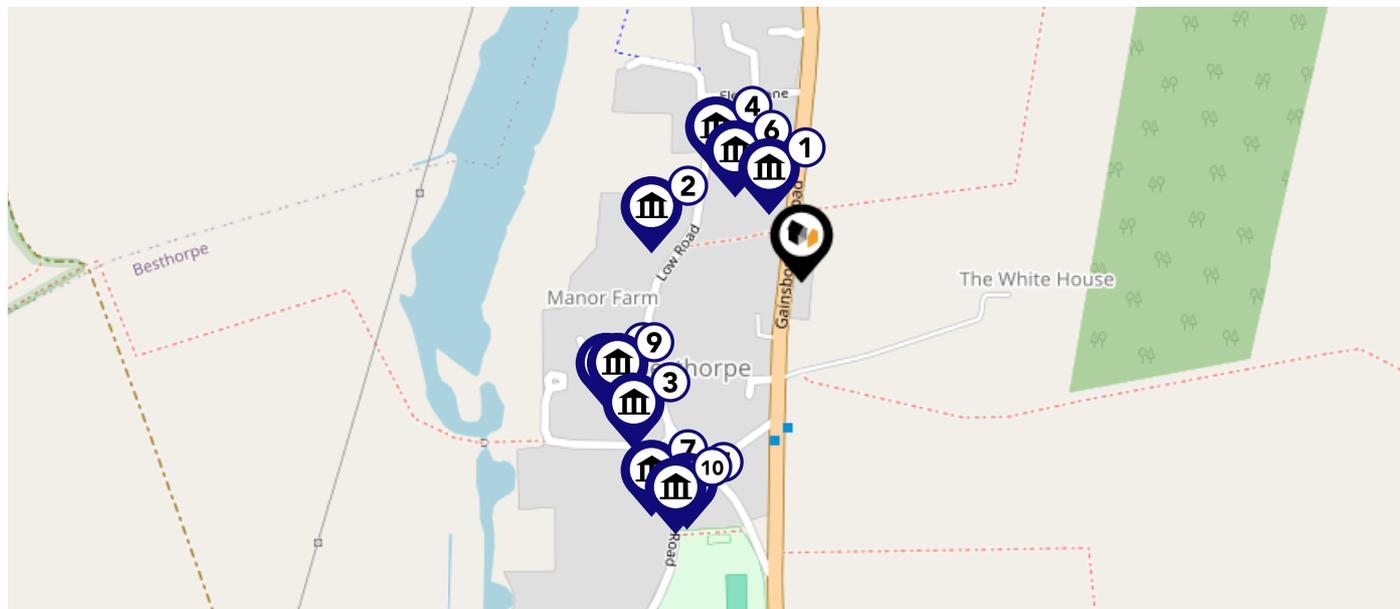

| Listed Buildings in the local district	Grade	Distance
1369943 - Chase House And Boundary Wall	Grade II	0.0 miles
1369944 - Plum Tree Farmhouse	Grade II	0.1 miles
1046065 - Slacks Farmhouse	Grade II	0.1 miles
1046063 - The Cottage	Grade II	0.1 miles
1046060 - Chapel Cottage	Grade II	0.1 miles
1046062 - Stable Block At Chase House	Grade II	0.1 miles
1046061 - Parish Church And Boundary Wall	Grade II	0.1 miles
1369945 - Stable At Chestnut Cottage	Grade II	0.1 miles
1046064 - Chestnut Cottage	Grade II	0.1 miles
1369942 - Methodist Church And Railings	Grade II	0.2 miles

Area
Schools
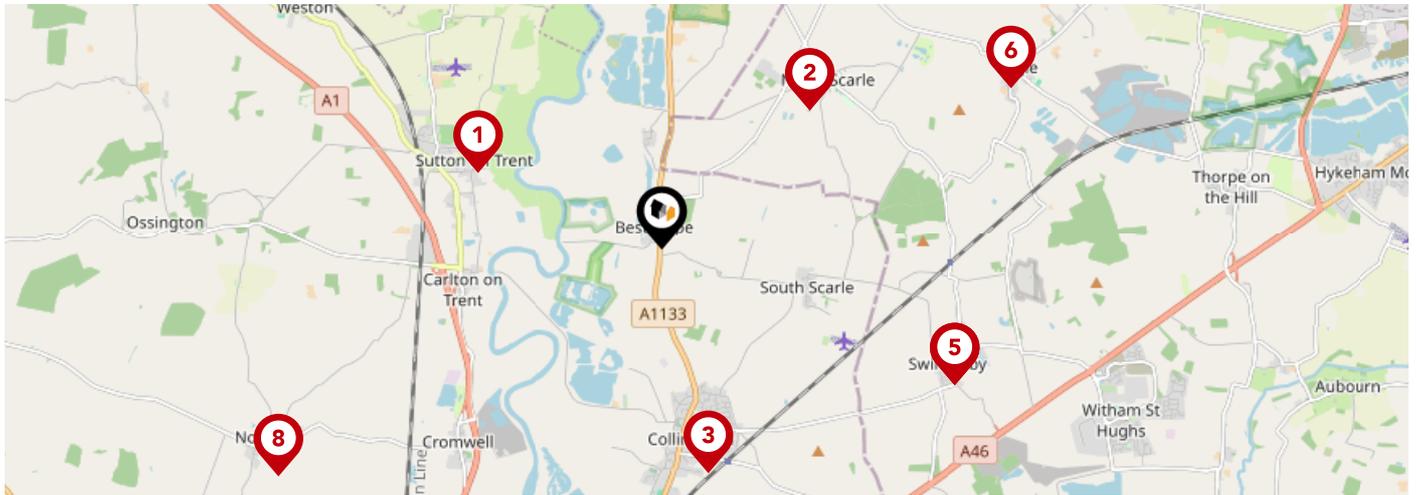
	Nursery	Primary	Secondary	College	Private
1 **Sutton-On-Trent Primary and Nursery School** Ofsted Rating: Good | Pupils: 128 | Distance:1.75	☐	☑	☐	☐	☐
2 **North Scarle Primary School** Ofsted Rating: Requires improvement | Pupils: 50 | Distance:1.8	☐	☑	☐	☐	☐
3 **John Blow Primary School** Ofsted Rating: Good | Pupils: 170 | Distance:2.04	☐	☑	☐	☐	☐
4 **Swinderby All Saints Church of England Primary School** Ofsted Rating: Good | Pupils: 91 | Distance:2.86	☐	☑	☐	☐	☐
5 **Kisimul School** Ofsted Rating: Good | Pupils: 65 | Distance:2.86	☐	☐	☑	☐	☐
6 **Eagle Community Primary School** Ofsted Rating: Requires improvement | Pupils: 63 | Distance:3.41	☐	☑	☐	☐	☐
7 **St Matthew's CofE Primary School** Ofsted Rating: Good | Pupils: 53 | Distance:3.48	☐	☑	☐	☐	☐
8 **Norwell CofE Primary School** Ofsted Rating: Good | Pupils: 49 | Distance:3.94	☐	☑	☐	☐	☐

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Area
Schools
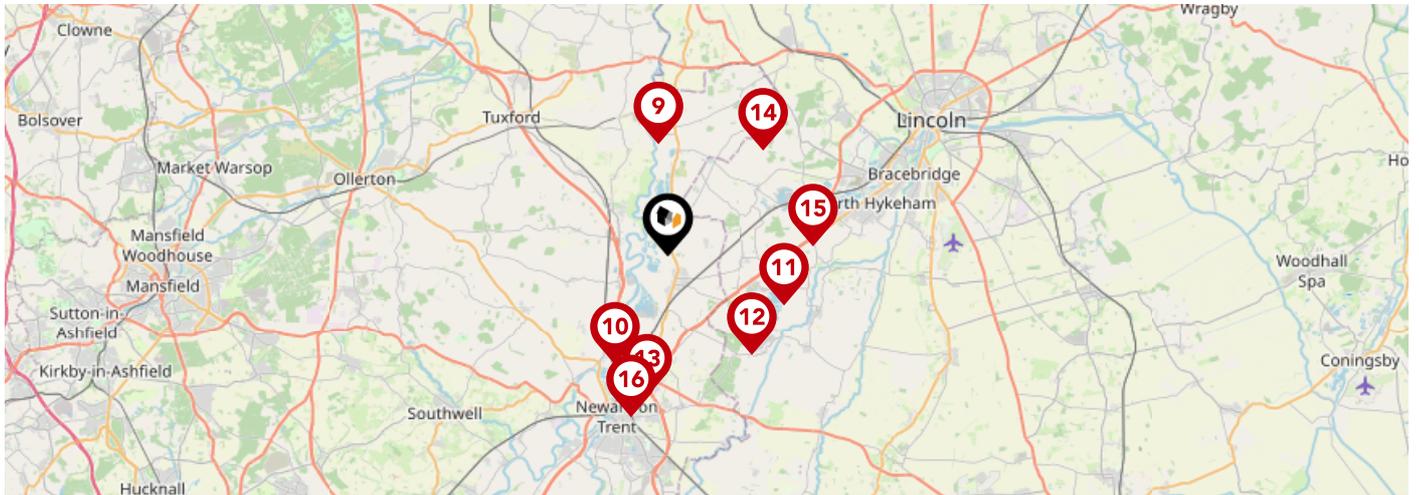
	Nursery	Primary	Secondary	College	Private
9 **North Clifton Primary School** Ofsted Rating: Requires improvement | Pupils: 25 | Distance:4	☐	☑	☐	☐	☐
10 **Muskham Primary School** Ofsted Rating: Good | Pupils: 163 | Distance:4.32	☐	☑	☐	☐	☐
11 **Witham St Hughs Academy** Ofsted Rating: Outstanding | Pupils: 398 | Distance:4.46	☐	☑	☐	☐	☐
12 **Witham Prospect School** Ofsted Rating: Requires improvement | Pupils: 14 | Distance:4.57	☐	☐	☑	☐	☐
13 **Winthorpe Primary School** Ofsted Rating: Good | Pupils: 108 | Distance:5.02	☐	☑	☐	☐	☐
14 **Queen Eleanor Primary School** Ofsted Rating: Good | Pupils: 68 | Distance:5.05	☐	☑	☐	☐	☐
15 **The St Michael's Church of England Primary School, Thorpe on the Hill** Ofsted Rating: Good | Pupils: 197 | Distance:5.09	☐	☑	☐	☐	☐
16 **Bishop Alexander L.E.A.D. Academy** Ofsted Rating: Good | Pupils: 231 | Distance:5.87	☐	☑	☐	☐	☐

Local Area
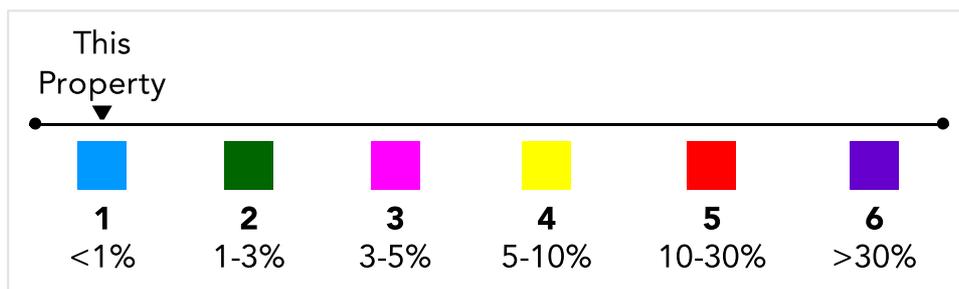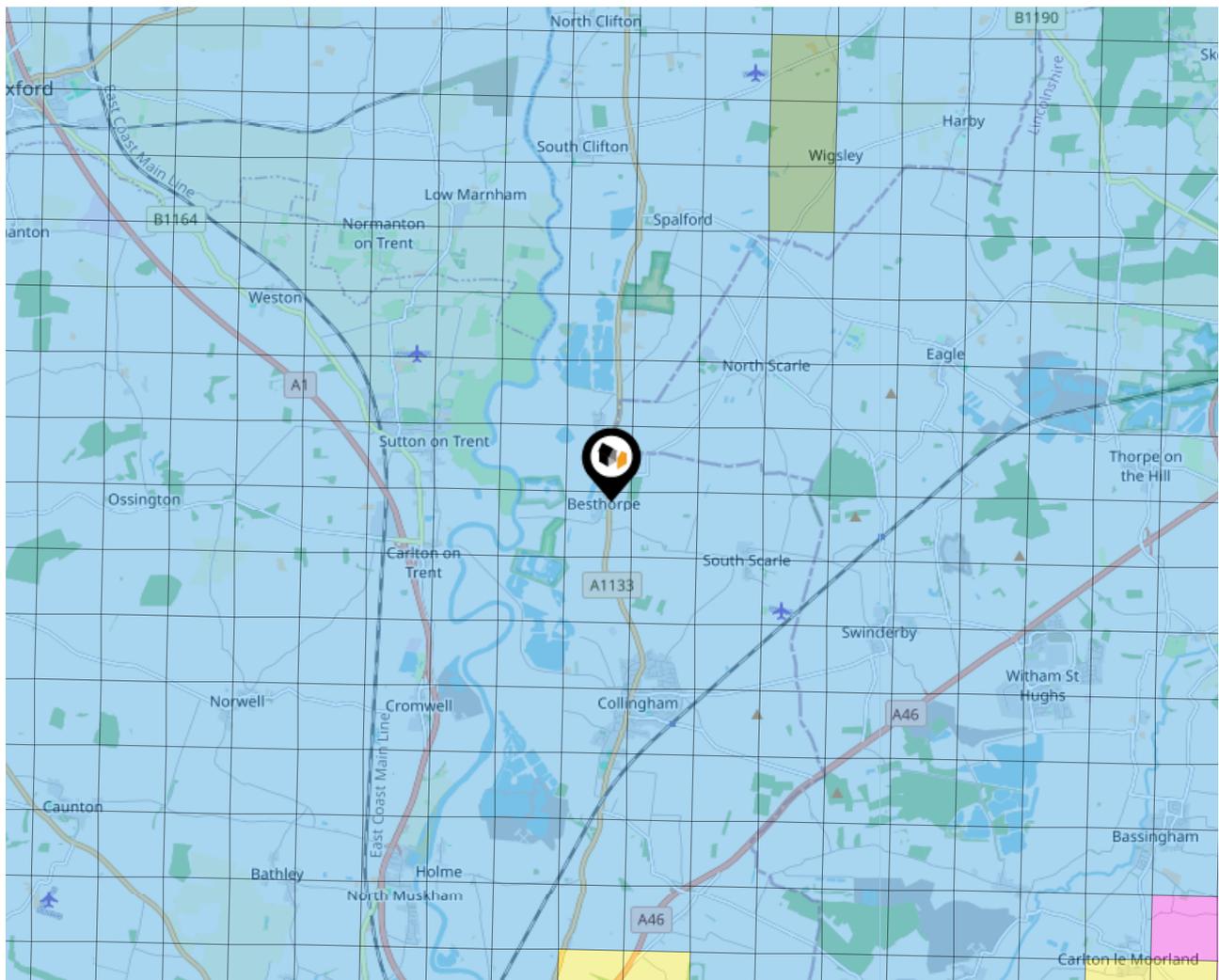## Masts & Pylons
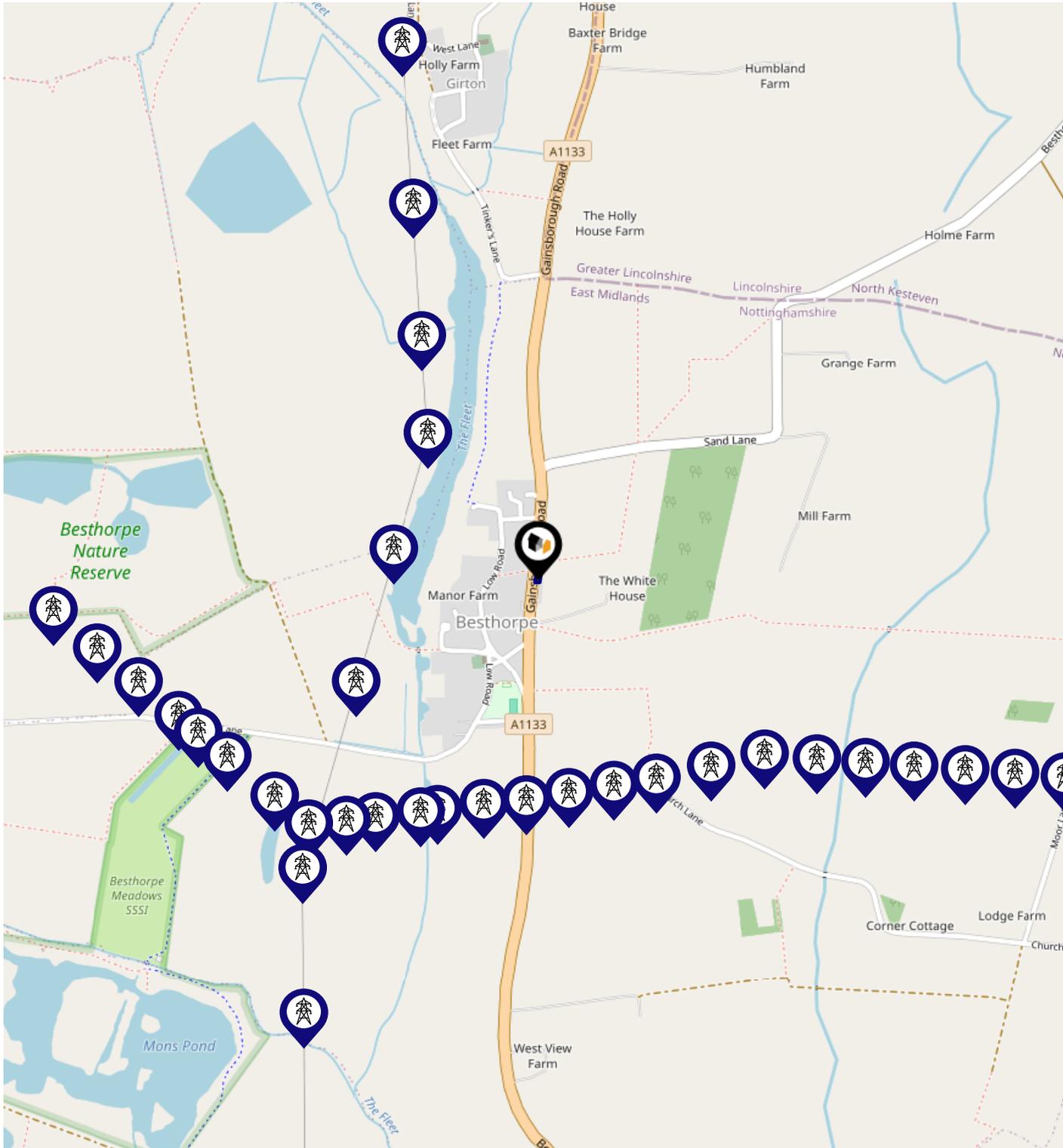
Key:

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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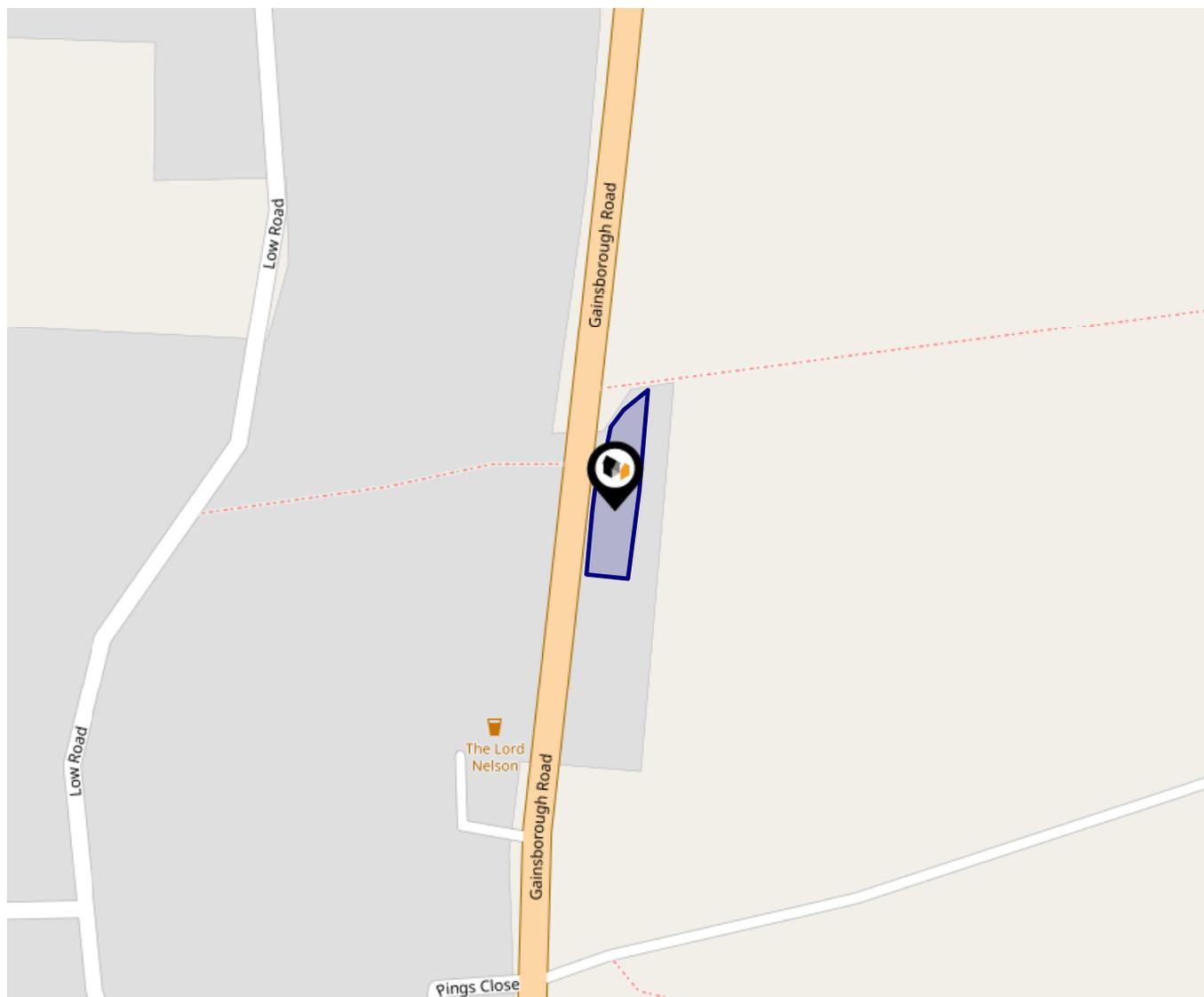
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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		
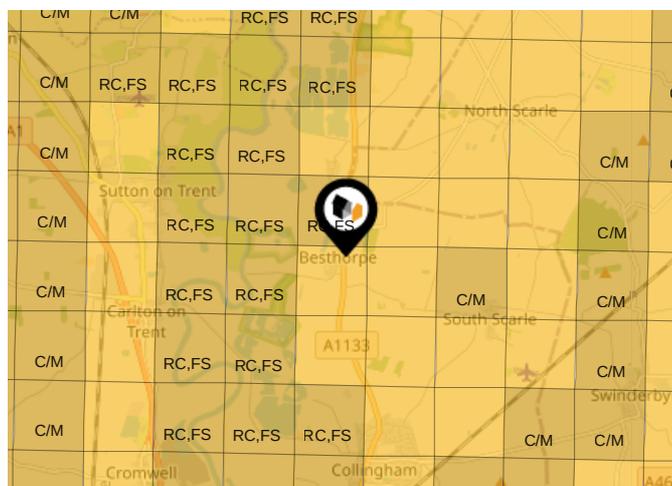
Primary Classifications (Most Common Clay Types)

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)
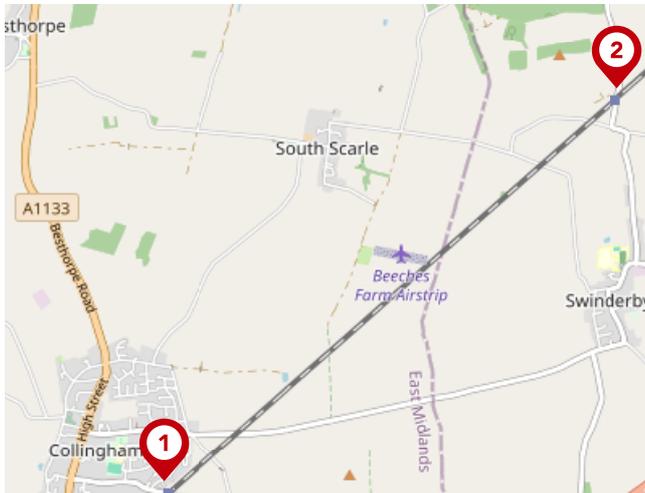
National Rail Stations

Pin	Name	Distance
1	Collingham Rail Station	2.22 miles
2	Swinderby Rail Station	2.59 miles
3	Newark North Gate Rail Station	6.62 miles
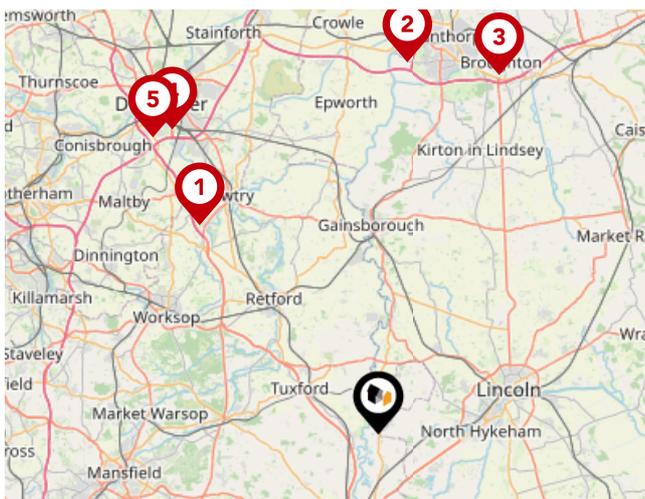
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	19.48 miles
2	M180 J3	26.51 miles
3	M180 J4	26.92 miles
4	M18 J3	26.09 miles
5	M18 J2	26.35 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	23.46 miles
2	Humberside Airport	33.03 miles
3	East Mids Airport	33.7 miles
4	Leeds Bradford Airport	60.49 miles

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Area
Transport (Local)
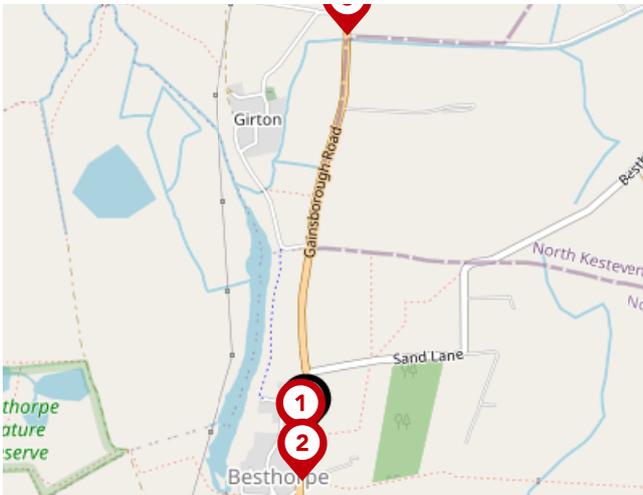
Bus Stops/Stations

Pin	Name	Distance
1	Trent Lane	0.02 miles
2	Trent Lane	0.1 miles
3	Girton Lane	0.9 miles
4	Girton Lane	0.9 miles
5	Trent Lane	0.97 miles

Alasdair Morrison & Mundys

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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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Alasdair Morrison & Mundys

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melissa.trussler@amorrison-mundys.net
https://amorrison-mundys.net/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail