

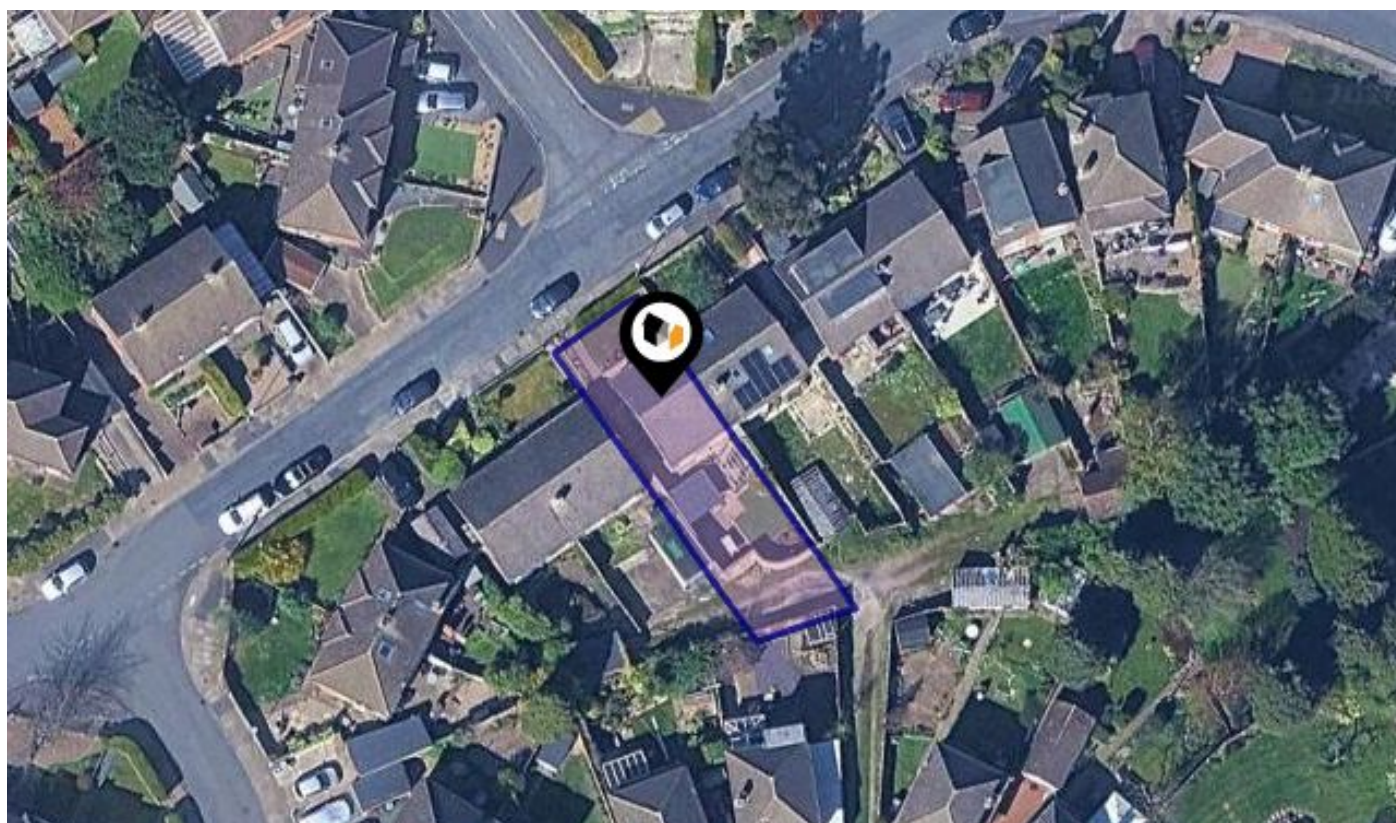


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 10th July 2026**



**REDLAND DRIVE, BEESTON, NOTTINGHAM, NG9**

## **Martin & Co. Beeston**

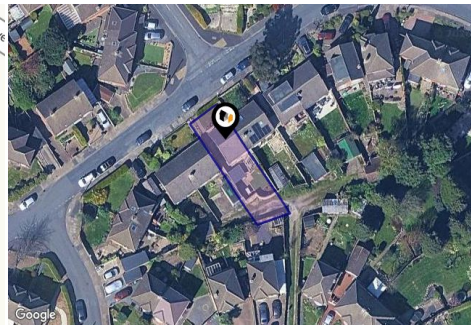
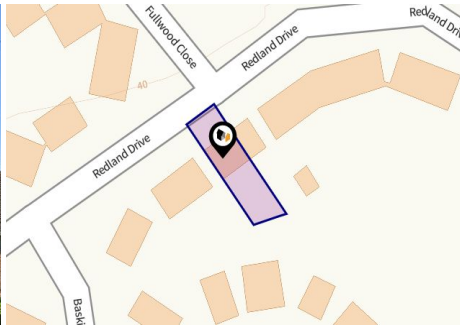
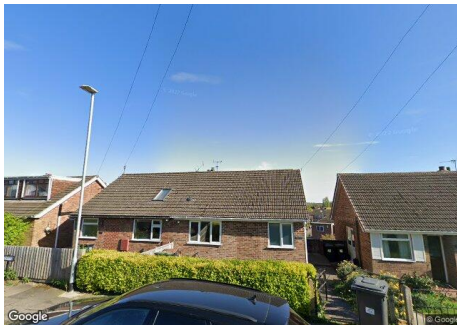
23 Wollaton Road Beeston Nottingham NG9 2NG

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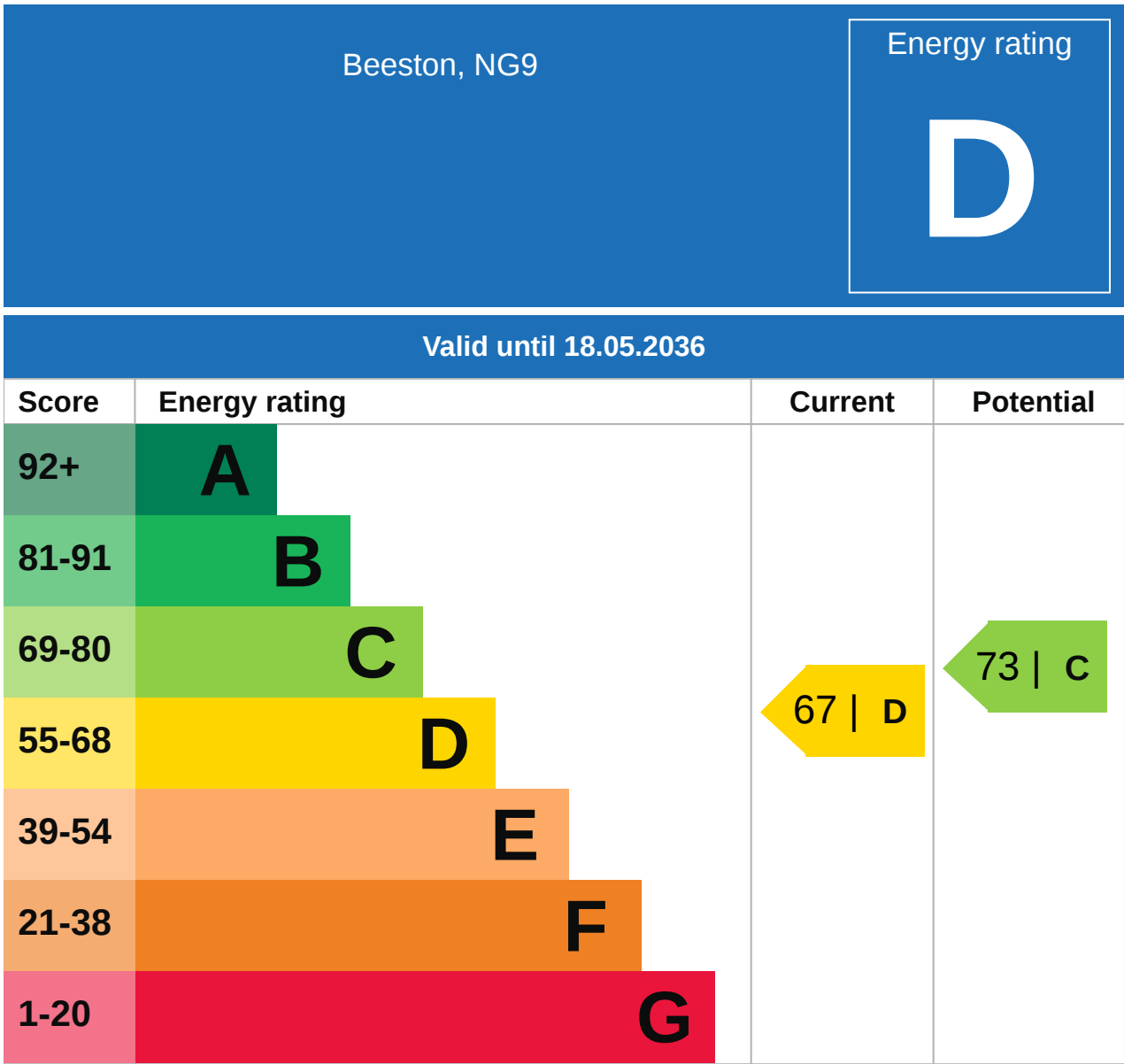
## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 818 ft <sup>2</sup> / 76 m <sup>2</sup> |         |          |
| Plot Area:       | 0.06 acres                              |         |          |
| Year Built :     | 1967-1975                               |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £2,036                                  |         |          |
| Title Number:    | NT436341                                |         |          |

## Local Area

|                    |                 |                                                                                     |                                                                                       |                                                                                       |
|--------------------|-----------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | Nottinghamshire | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area: | No              |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:        |                 |                                                                                     |                                                                                       |                                                                                       |
| • Rivers & Seas    | Very low        | 3<br>mb/s                                                                           | 80<br>mb/s                                                                            | 1000<br>mb/s                                                                          |
| • Surface Water    | Very low        |  |  |  |

| Mobile Coverage:                                                                    |                                                                                     |                                                                                     |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| (based on calls indoors)                                                            |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |

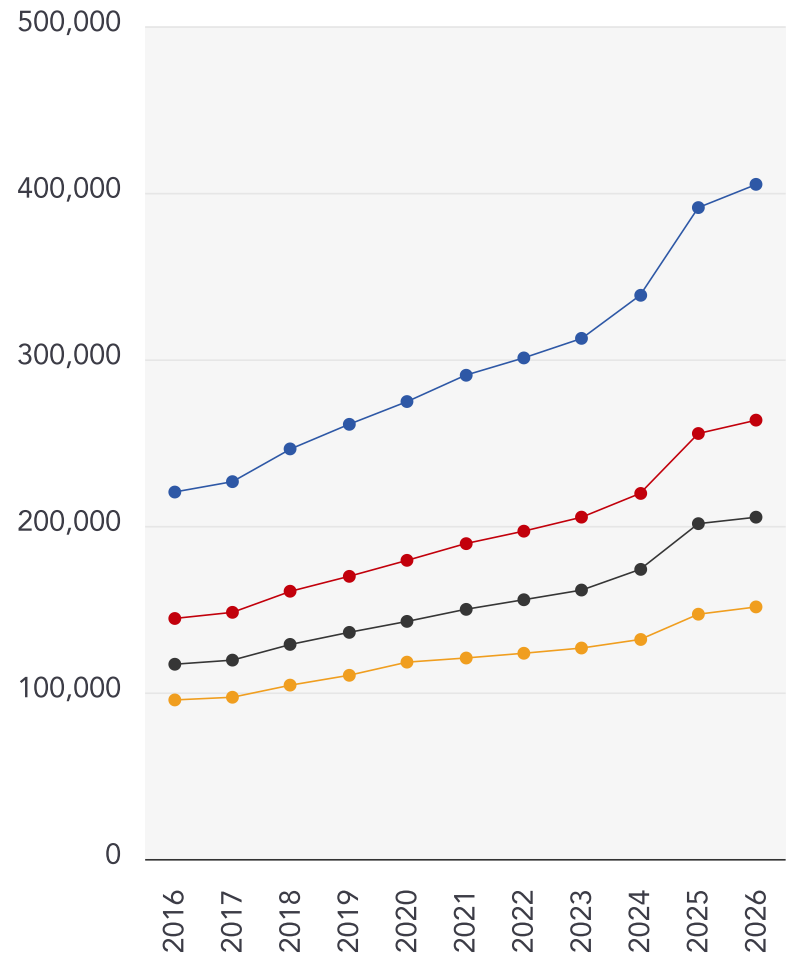


### Additional EPC Data

---

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| <b>Property Type:</b>               | House                                |
| <b>Build Form:</b>                  | Semi-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>Previous Extension:</b>          | 1                                    |
| <b>Open Fireplace:</b>              | 1                                    |
| <b>Ventilation:</b>                 | Mechanical extract, decentrali       |
| <b>Walls:</b>                       | Cavity wall, filled cavity           |
| <b>Walls Energy:</b>                | Good                                 |
| <b>Roof:</b>                        | Pitched, 300 mm loft insulation      |
| <b>Roof Energy:</b>                 | Very Good                            |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas      |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs |
| <b>Hot Water System:</b>            | From main system                     |
| <b>Hot Water Energy Efficiency:</b> | Good                                 |
| <b>Lighting:</b>                    | Excellent lighting efficiency        |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)   |
| <b>Total Floor Area:</b>            | 76 m <sup>2</sup>                    |

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



Detached

**+83.86%**

Semi-Detached

**+82.47%**

Terraced

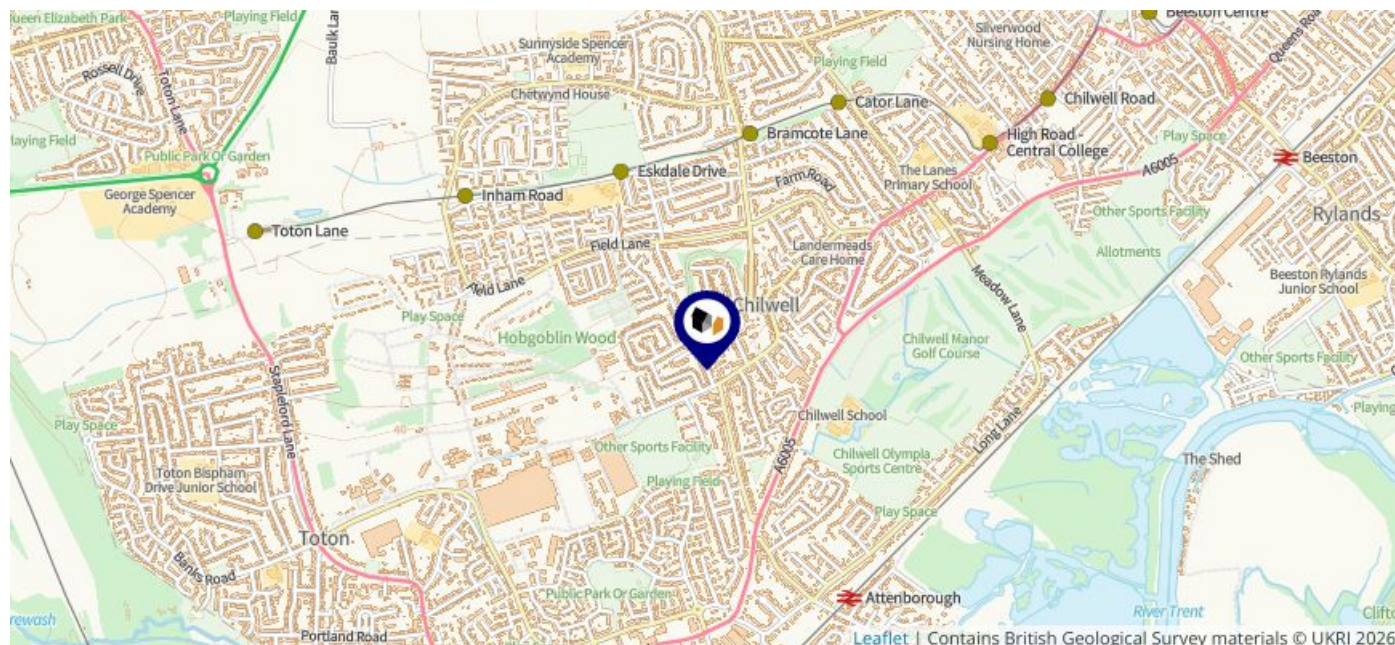
**+75.52%**

Flat

**+58.5%**



This map displays nearby coal mine entrances and their classifications.



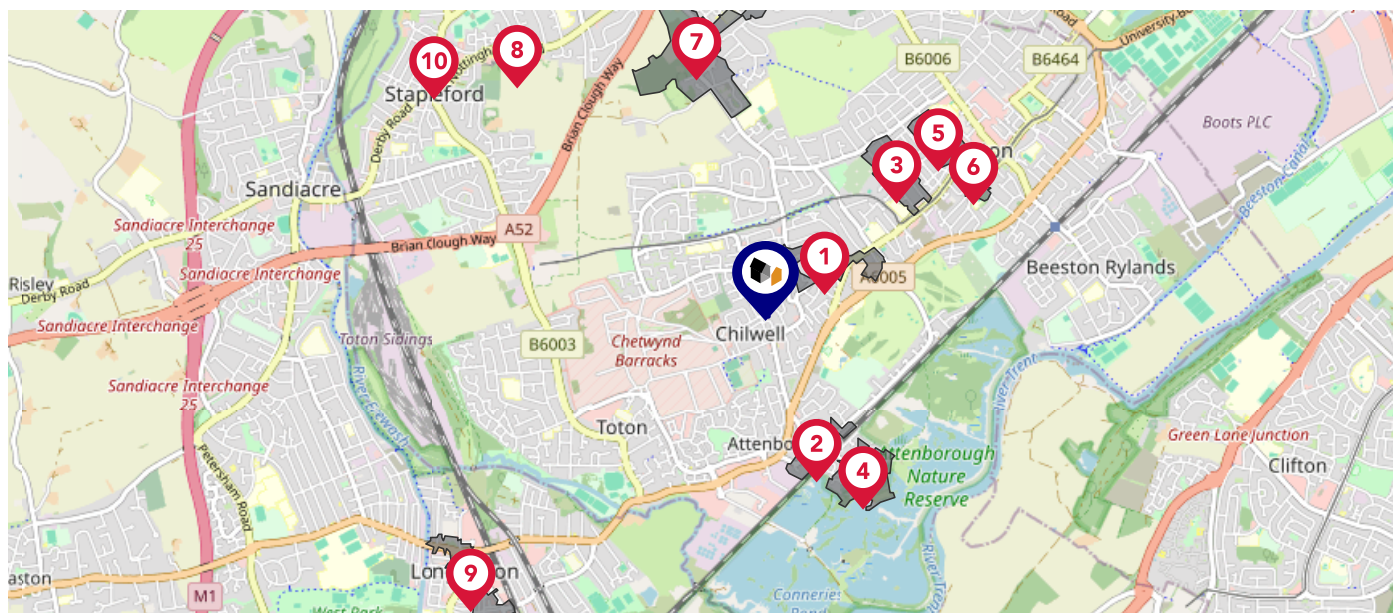
### Mine Entry

- ✕ 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.

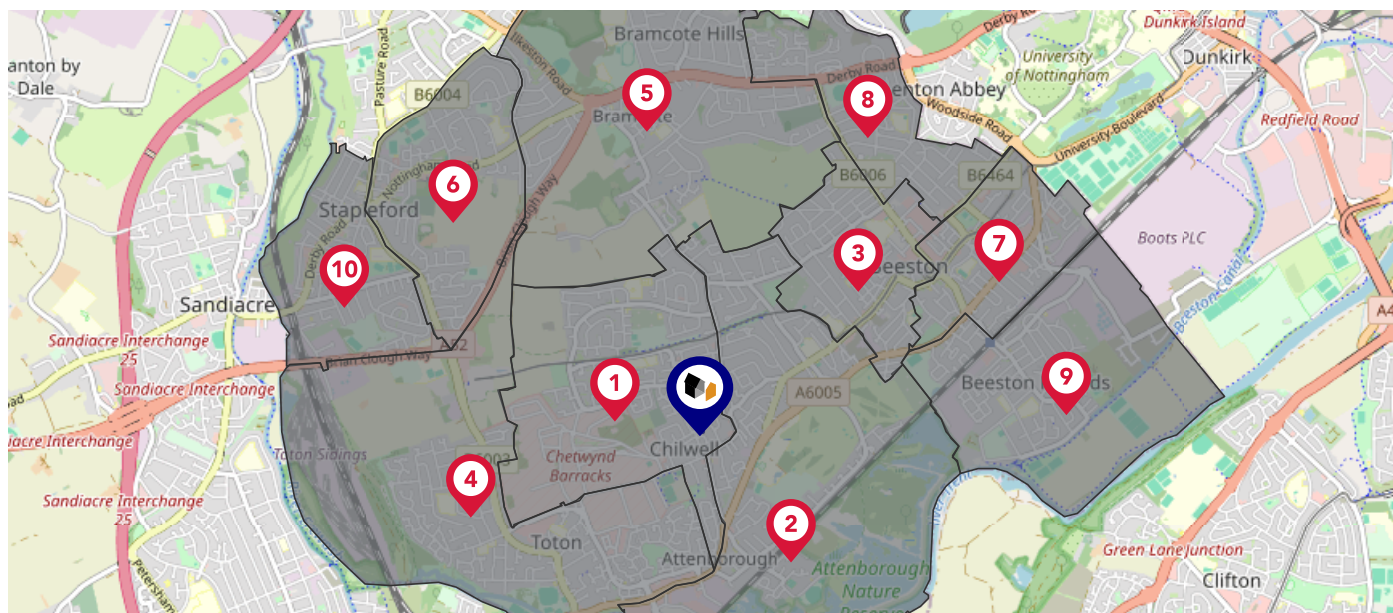


### Nearby Conservation Areas

- 1 Chilwell
- 2 Attenborough Barratt Lane
- 3 Chilwell Cottage Grove
- 4 Attenborough Village
- 5 Beeston St John's Grove
- 6 Beeston West End
- 7 Bramcote
- 8 Stapleford Nottingham Road
- 9 Long Eaton Town Centre
- 10 Stapleford Church Street



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

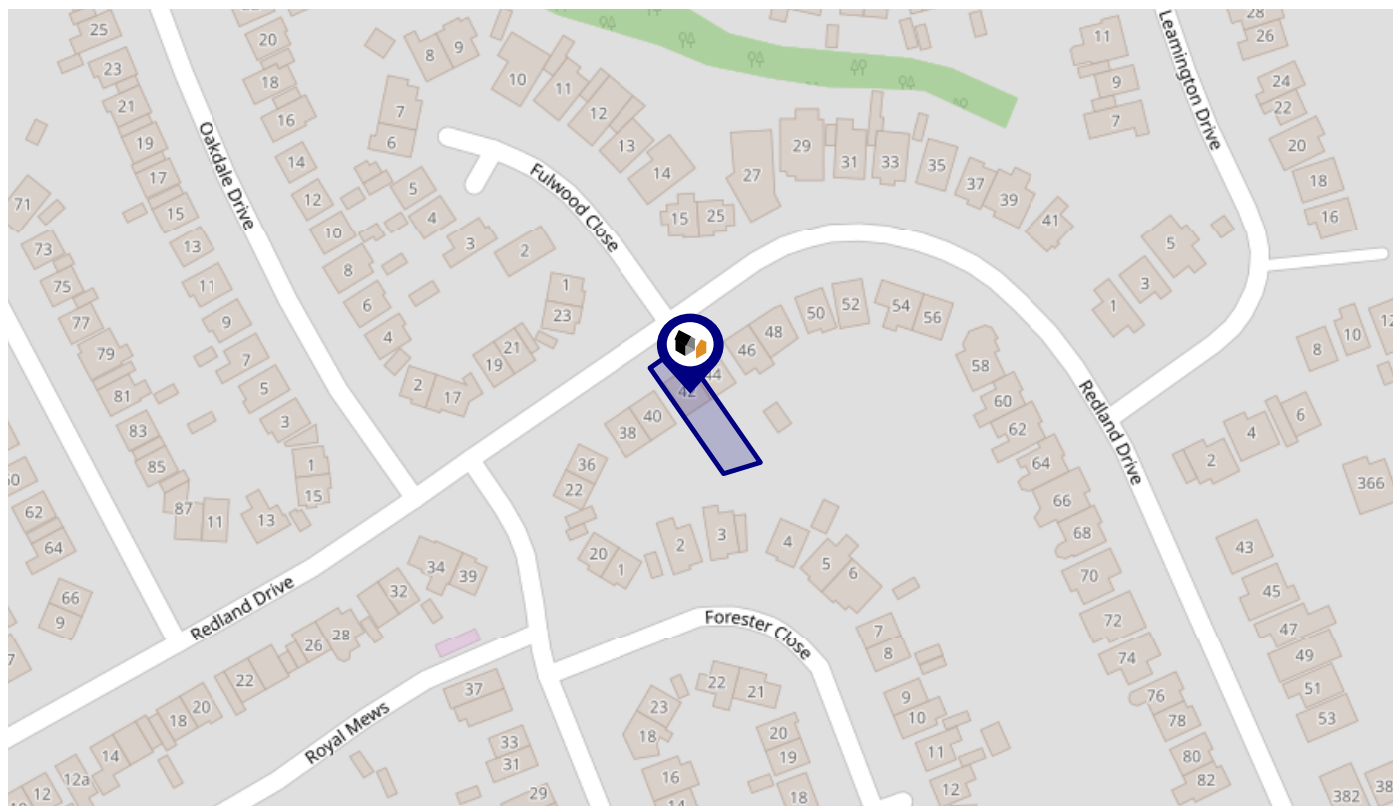


### Nearby Council Wards

-  1 Chilwell West Ward
-  2 Attenborough & Chilwell East Ward
-  3 Beeston West Ward
-  4 Toton & Chilwell Meadows Ward
-  5 Bramcote Ward
-  6 Stapleford South East Ward
-  7 Beeston Central Ward
-  8 Beeston North Ward
-  9 Beeston Rylands Ward
-  10 Stapleford South West 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.

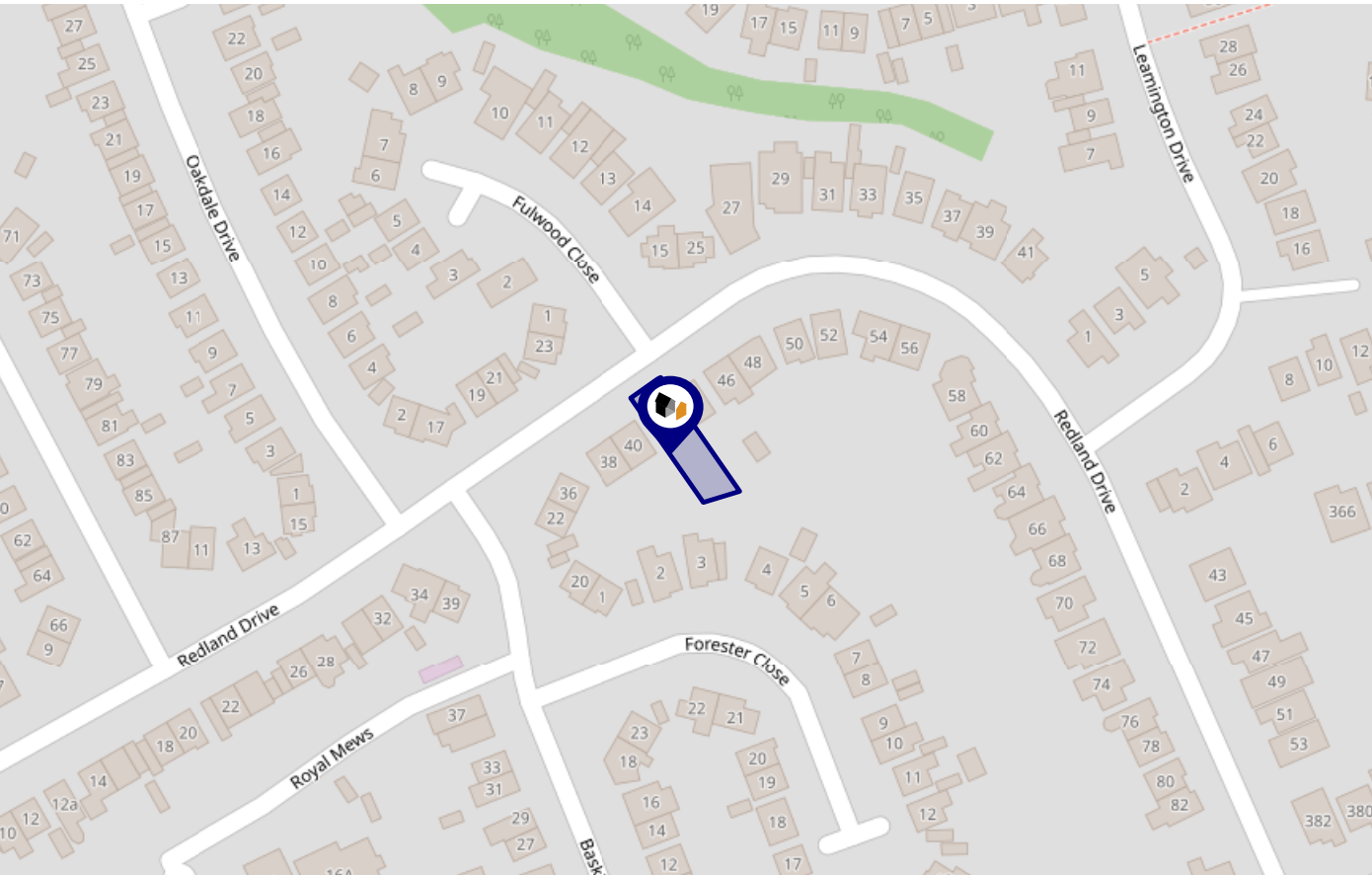
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# 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.

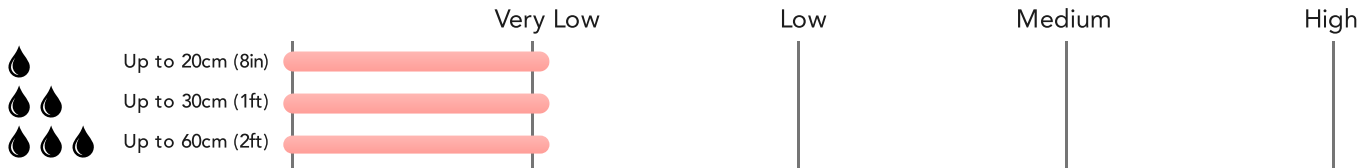


Risk Rating: **Very low**

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.

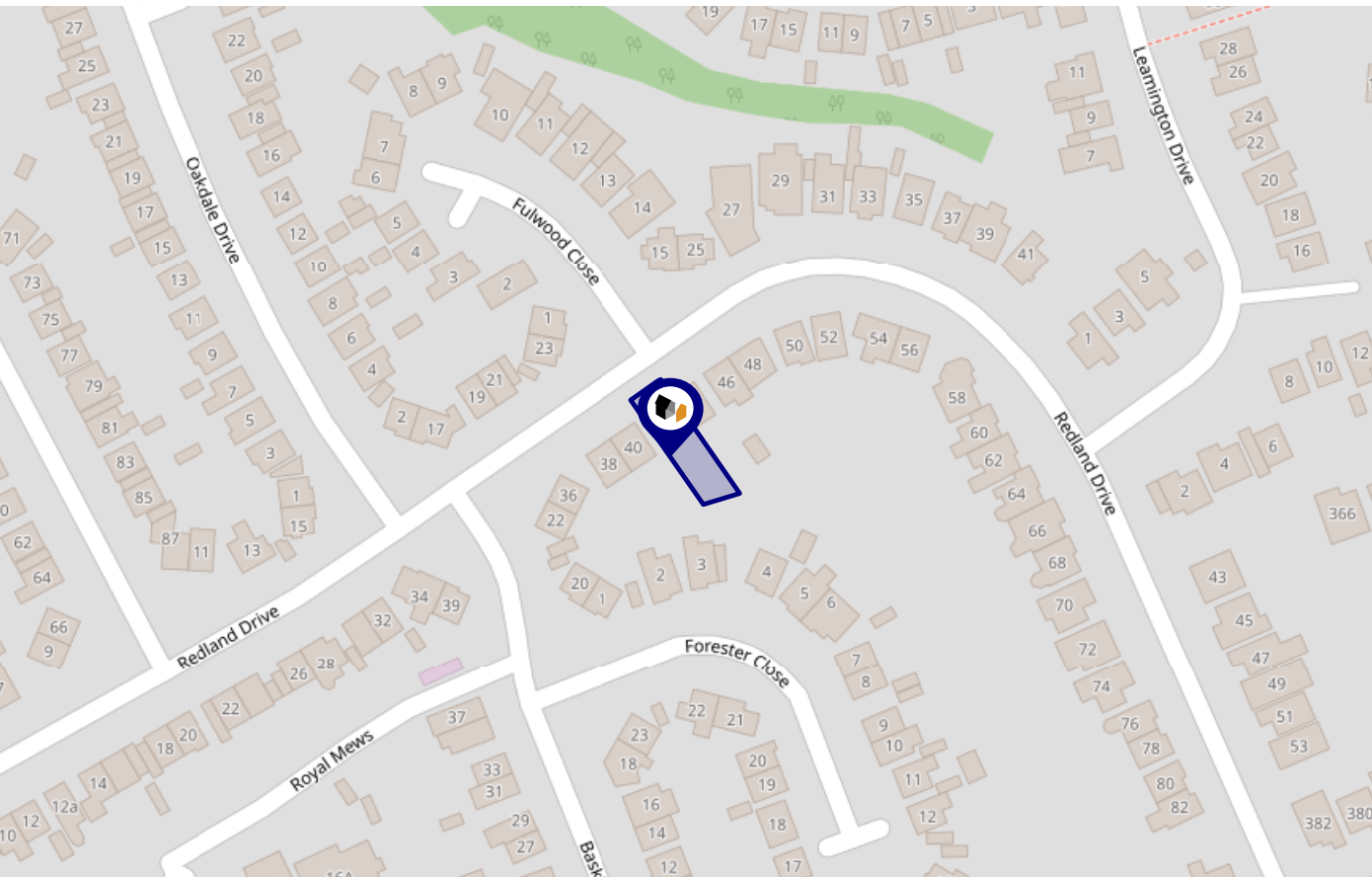
Chance of flooding to the following depths at this property:



# 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.

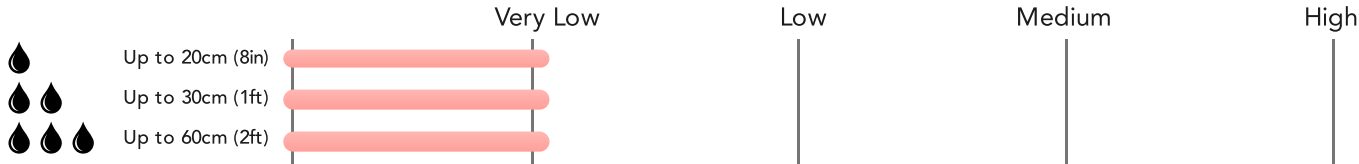


Risk Rating: **Very low**

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.

- 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.

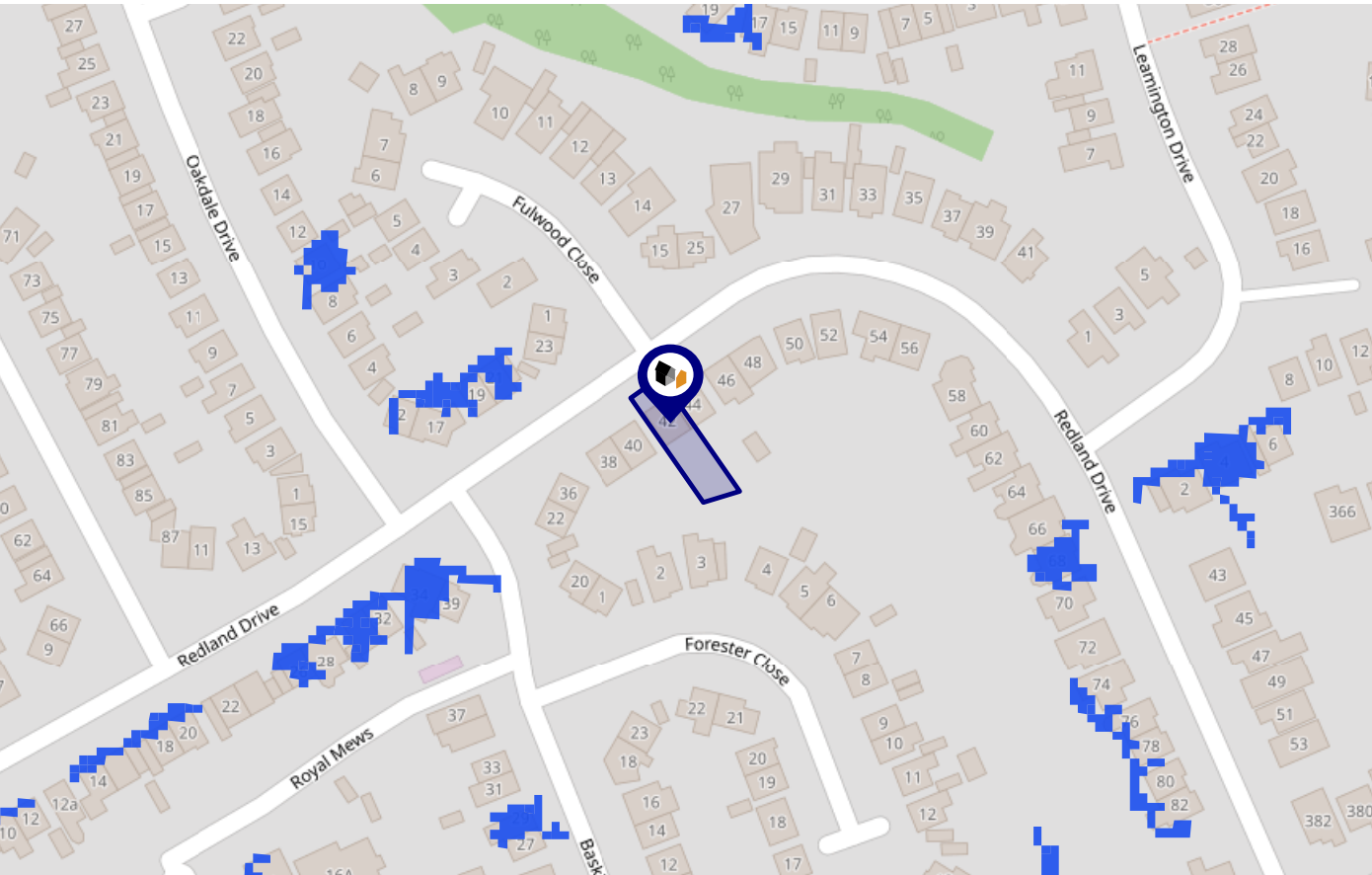
Chance of flooding to the following depths at this property:



# 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.

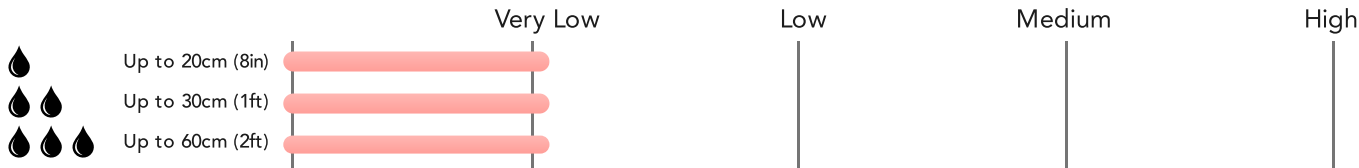


Risk Rating: **Very low**

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.
- 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:

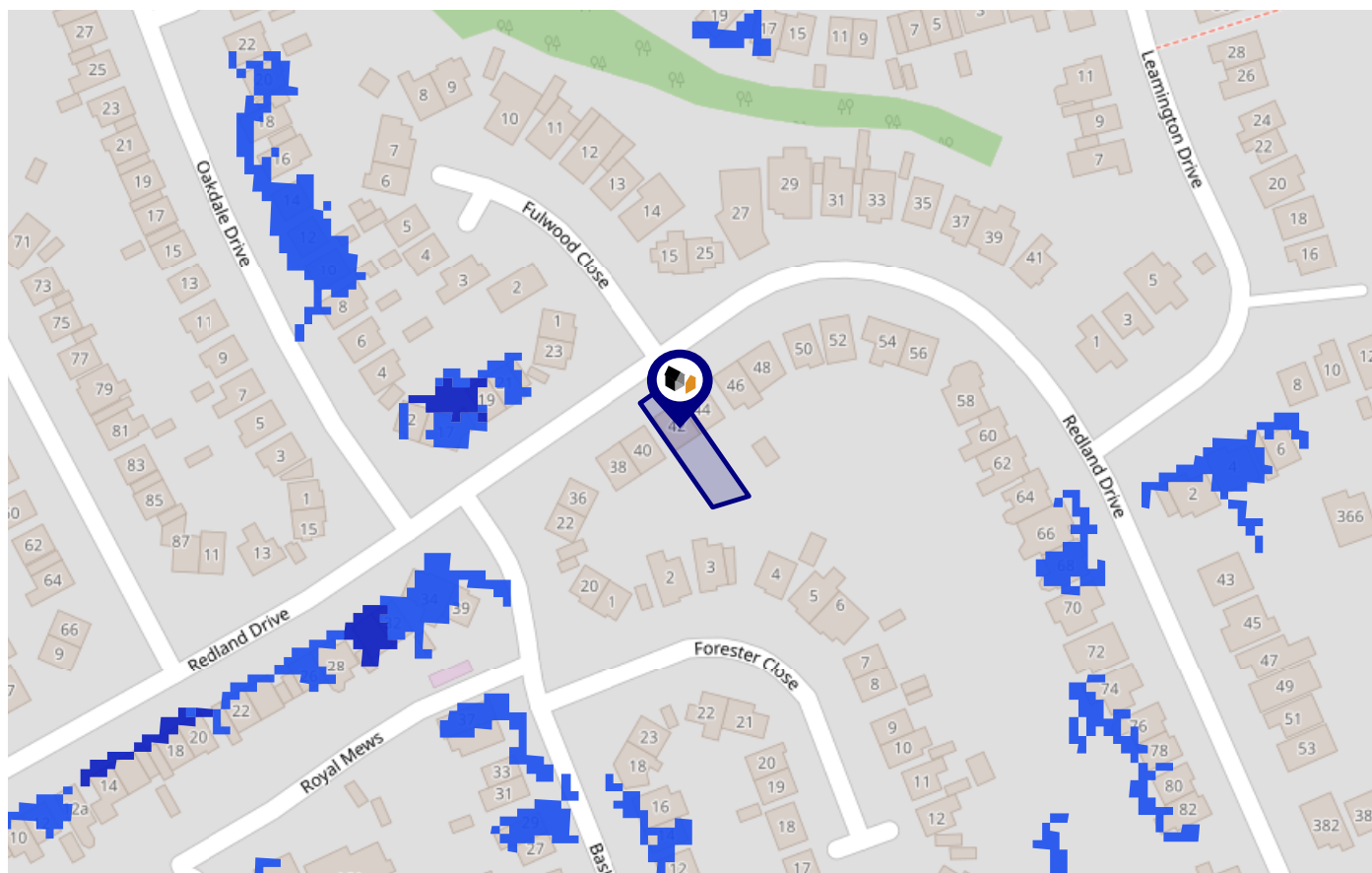




# Flood Risk

## 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.

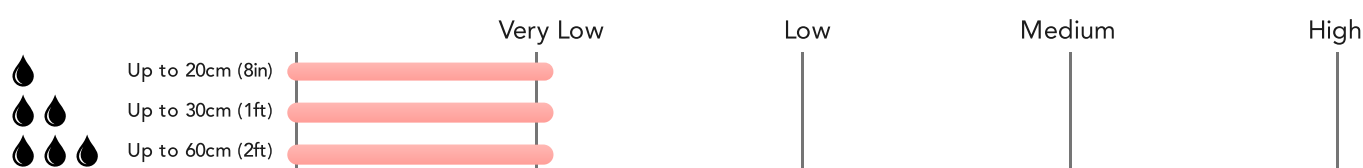


**Risk Rating: Very low**

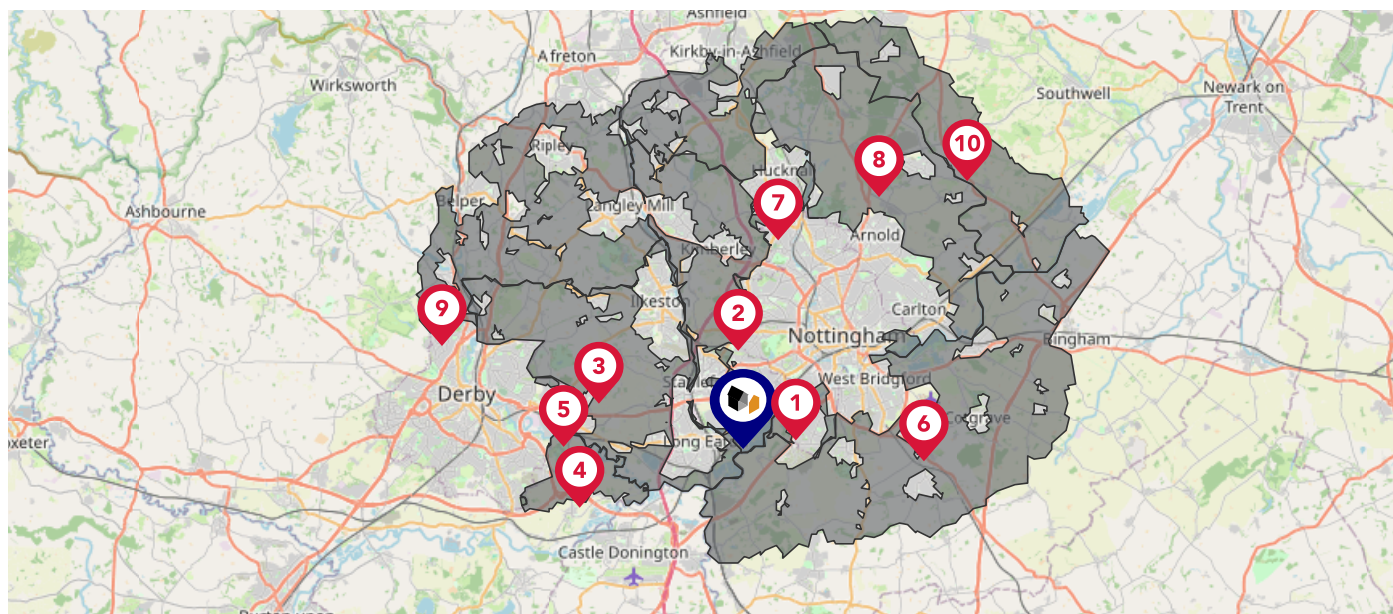
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

1

Derby and Nottingham Green Belt - Broxtowe

2

Derby and Nottingham Green Belt - Nottingham

3

Derby and Nottingham Green Belt - Erewash

4

Derby and Nottingham Green Belt - South Derbyshire

5

Derby and Nottingham Green Belt - Derby

6

Derby and Nottingham Green Belt - Rushcliffe

7

Derby and Nottingham Green Belt - Ashfield

8

Derby and Nottingham Green Belt - Gedling

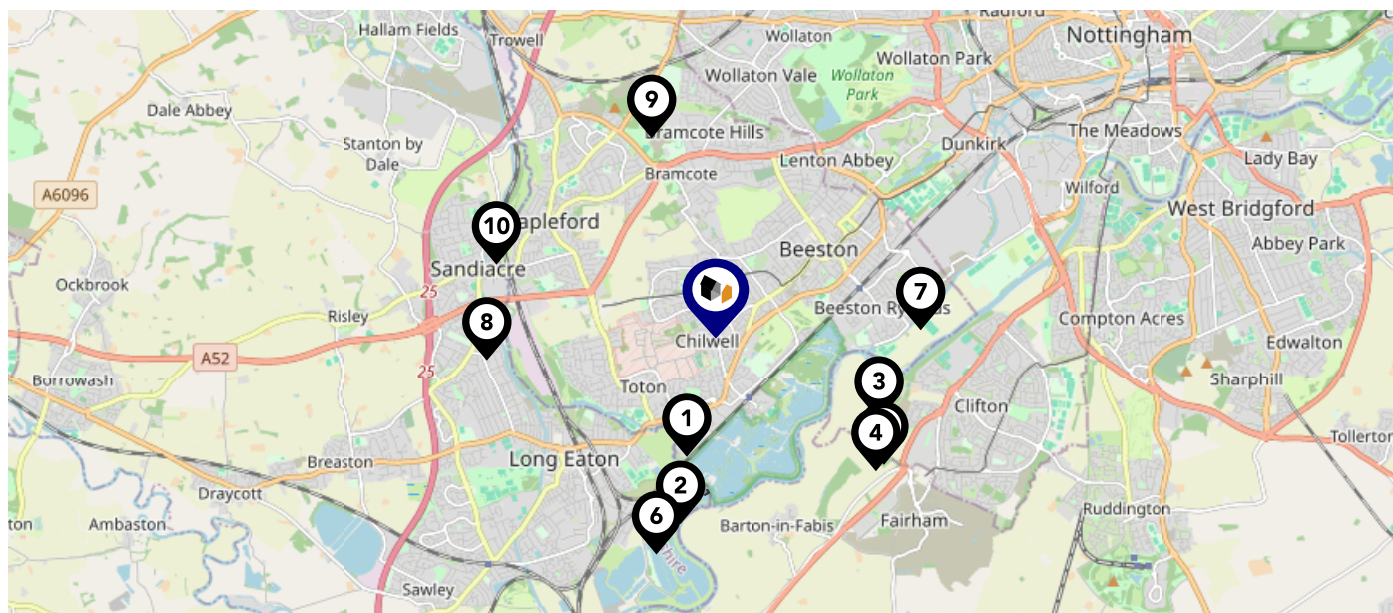
9

Derby and Nottingham Green Belt - Amber Valley

10

Derby and Nottingham Green Belt - Newark and Sherwood

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.

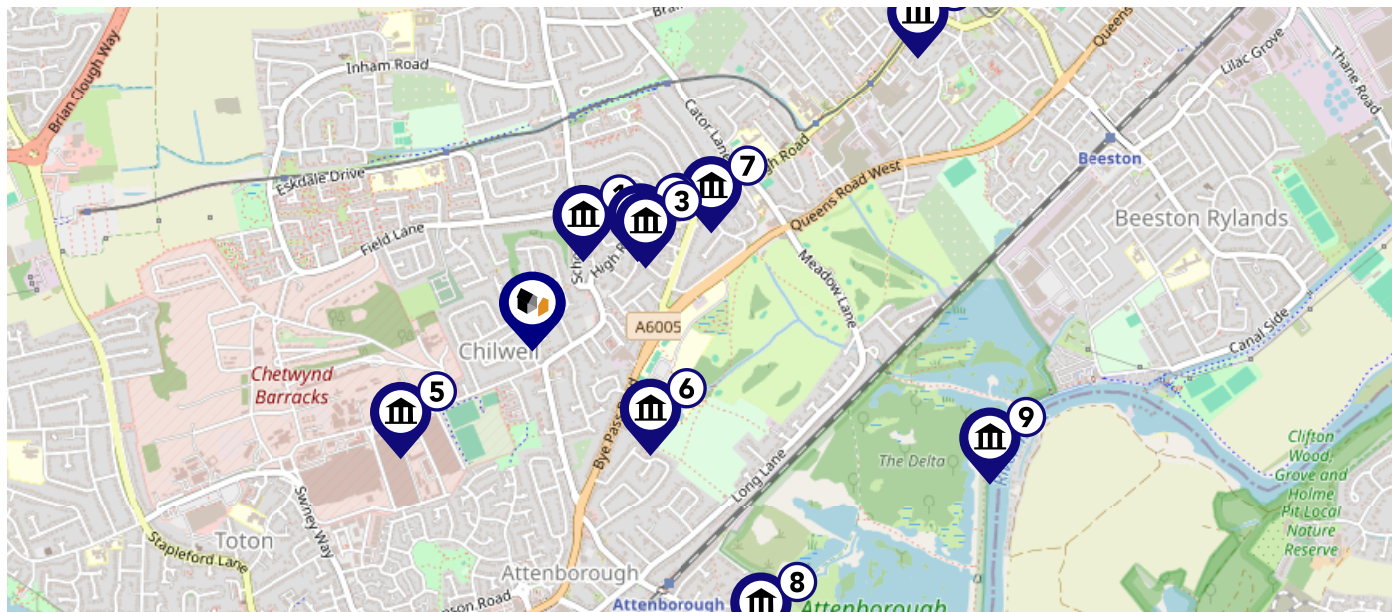


### Nearby Landfill Sites

|    |                                                                              |                   |  |
|----|------------------------------------------------------------------------------|-------------------|--|
| 1  | MOD Barton Lane, Chilwell-Barton Lane, Chilwell, Nottingham, Nottinghamshire | Historic Landfill |  |
| 2  | Attenborough Pit-Long Lane, Attenborough, Beeston, Nottinghamshire           | Historic Landfill |  |
| 3  | Holme Pit, Clifton-Clifton, Nottingham, Nottinghamshire                      | Historic Landfill |  |
| 4  | Burrows Farm-Clifton, Nottingham, Nottinghamshire                            | Historic Landfill |  |
| 5  | Burrows Farm-Barton Lane, Clifton, Nottingham                                | Historic Landfill |  |
| 6  | Meadow Lane-Long Eaton, Derbyshire                                           | Historic Landfill |  |
| 7  | Beeston Sewage Works-Lilac Grove, Beeston, Nottinghamshire                   | Historic Landfill |  |
| 8  | Disused Canal-Longmoor Lane, Long Eaton, Derbyshire                          | Historic Landfill |  |
| 9  | EA/EPR/JP3393CZ/V002                                                         | Active Landfill   |  |
| 10 | S.W. Bailey and Sons-Apex Works, Town Street, Sandiacre                      | Historic Landfill |  |

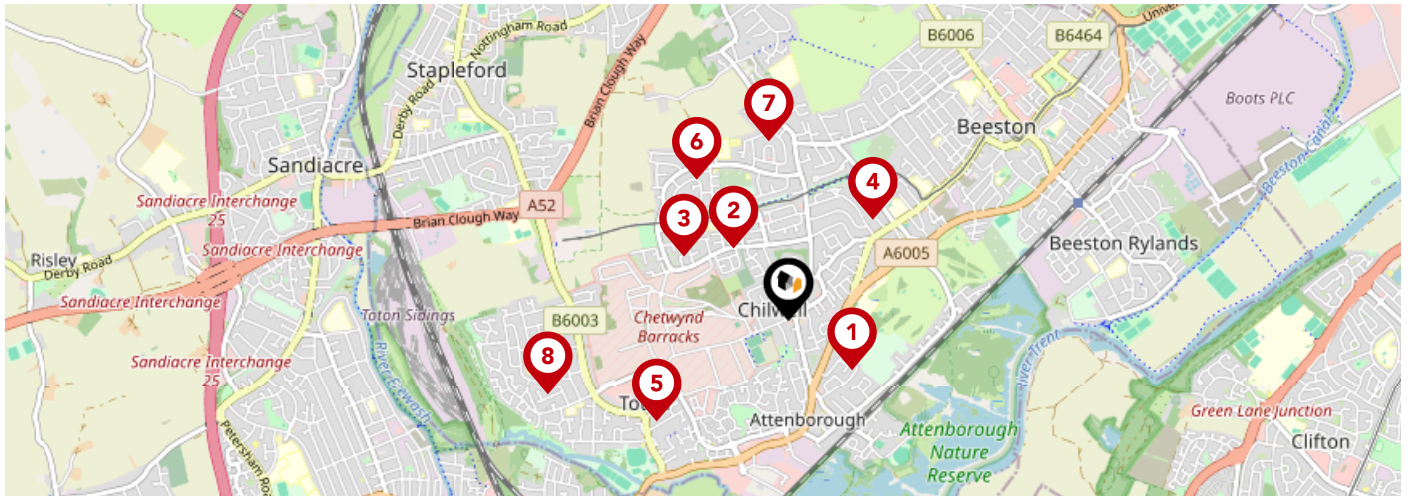


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

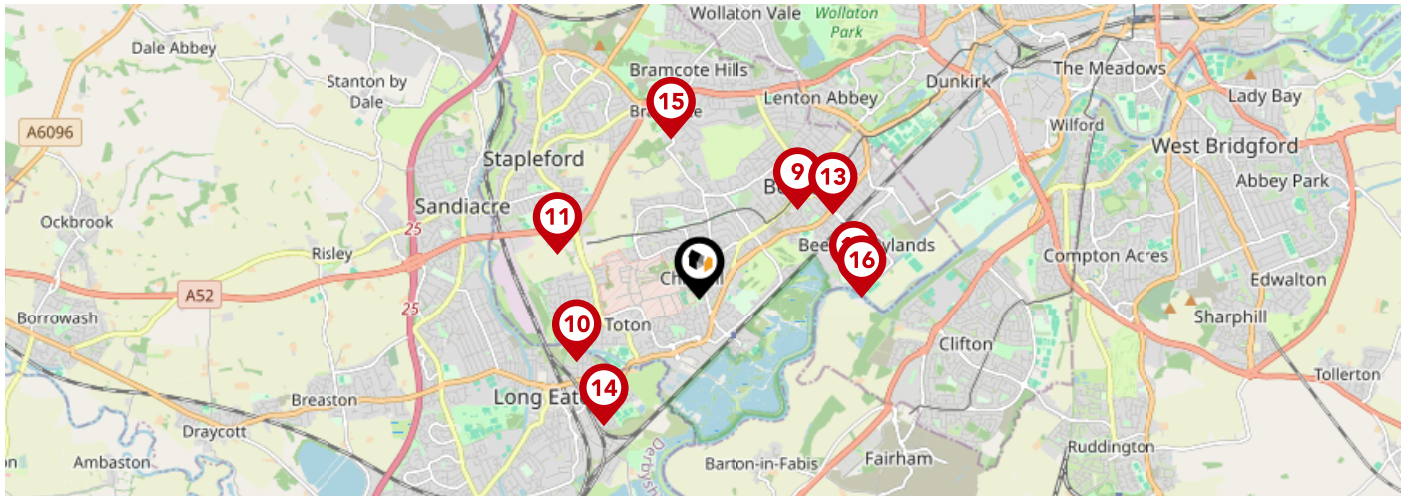


| Listed Buildings in the local district                                                                                                                       | Grade    | Distance  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1263872 - 35, Hallams Lane                                               | Grade II | 0.2 miles |
|  1248126 - Stone Croft                                                    | Grade II | 0.3 miles |
|  1277995 - The Meads                                                      | Grade II | 0.3 miles |
|  1247924 - Red Lion Cottage                                               | Grade II | 0.3 miles |
|  1263868 - Memorial To Workers Of National Filling Factory No.6, Chilwell | Grade II | 0.4 miles |
|  1441692 - Chilwell Lower School                                          | Grade II | 0.4 miles |
|  1248110 - Ferndale Cottage And Adjoining Pump And Stable                 | Grade II | 0.5 miles |
|  1263851 - Rose Cottage                                                   | Grade II | 0.8 miles |
|  1247963 - Towpath Footbridge                                             | Grade II | 1.1 miles |
|  1247918 - The Grange                                                     | Grade II | 1.1 miles |





|          |                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Chilwell School</b><br>Ofsted Rating: Good   Pupils: 1069   Distance:0.36                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Alderman Pounder Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 207   Distance:0.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Eskdale Junior School</b><br>Ofsted Rating: Outstanding   Pupils: 251   Distance:0.55               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Lanes Primary School</b><br>Ofsted Rating: Good   Pupils: 591   Distance:0.59                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Chetwynd Spencer Academy</b><br>Ofsted Rating: Outstanding   Pupils: 420   Distance:0.75            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Sunnyside Spencer Academy</b><br>Ofsted Rating: Good   Pupils: 215   Distance:0.75                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Alderman White School</b><br>Ofsted Rating: Good   Pupils: 770   Distance:0.81                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Toton Bispham Drive Junior School</b><br>Ofsted Rating: Good   Pupils: 232   Distance:1.12          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

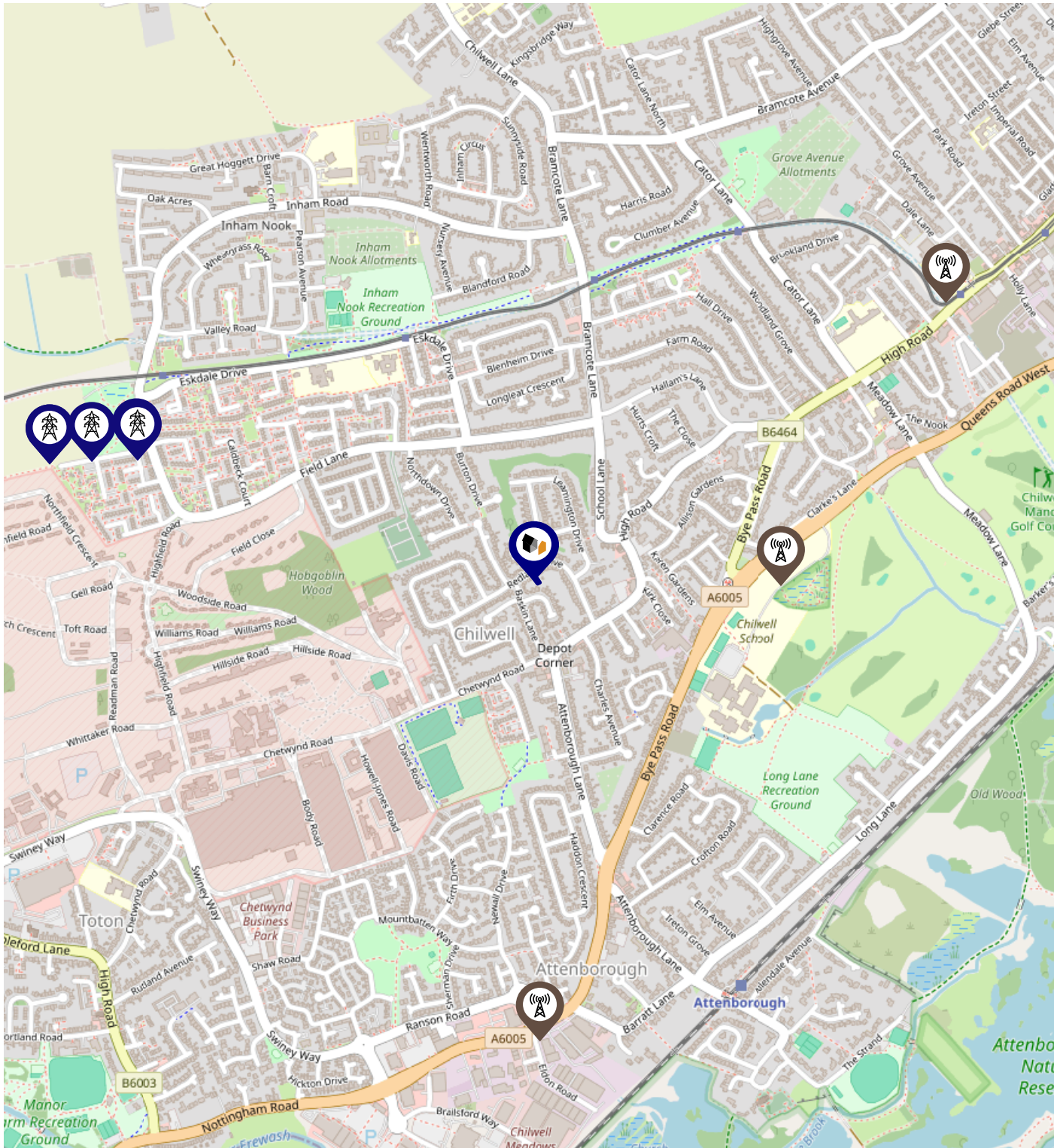


|                                                                                     |                                                                                                         | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Round Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 518   Distance: 1.18                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Toton Banks Road Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 179   Distance: 1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>George Spencer Academy</b><br>Ofsted Rating: Good   Pupils: 1658   Distance: 1.33                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Beeston Rylands Junior School</b><br>Ofsted Rating: Good   Pupils: 185   Distance: 1.39              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>John Clifford Primary School</b><br>Ofsted Rating: Good   Pupils: 389   Distance: 1.41               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Grange Primary School</b><br>Ofsted Rating: Good   Pupils: 433   Distance: 1.43                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bramcote CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance: 1.45               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Trent Vale Infant School</b><br>Ofsted Rating: Good   Pupils: 175   Distance: 1.46                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



# Local Area

## Masts & Pylons



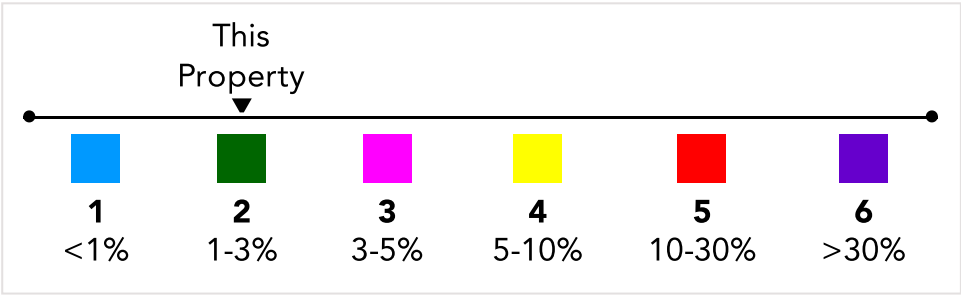
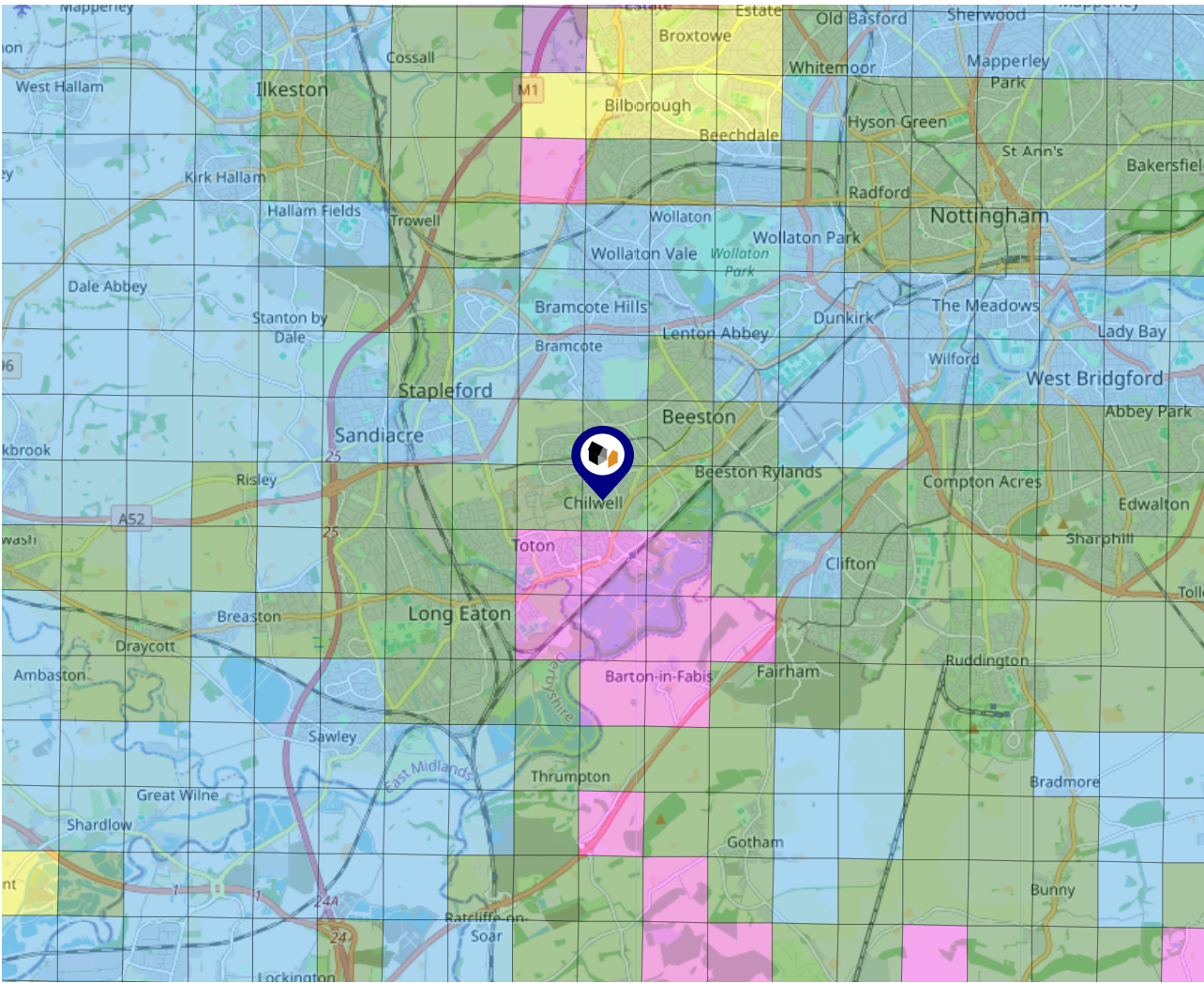
### Key:

-  Power Pylons
-  Communication Masts

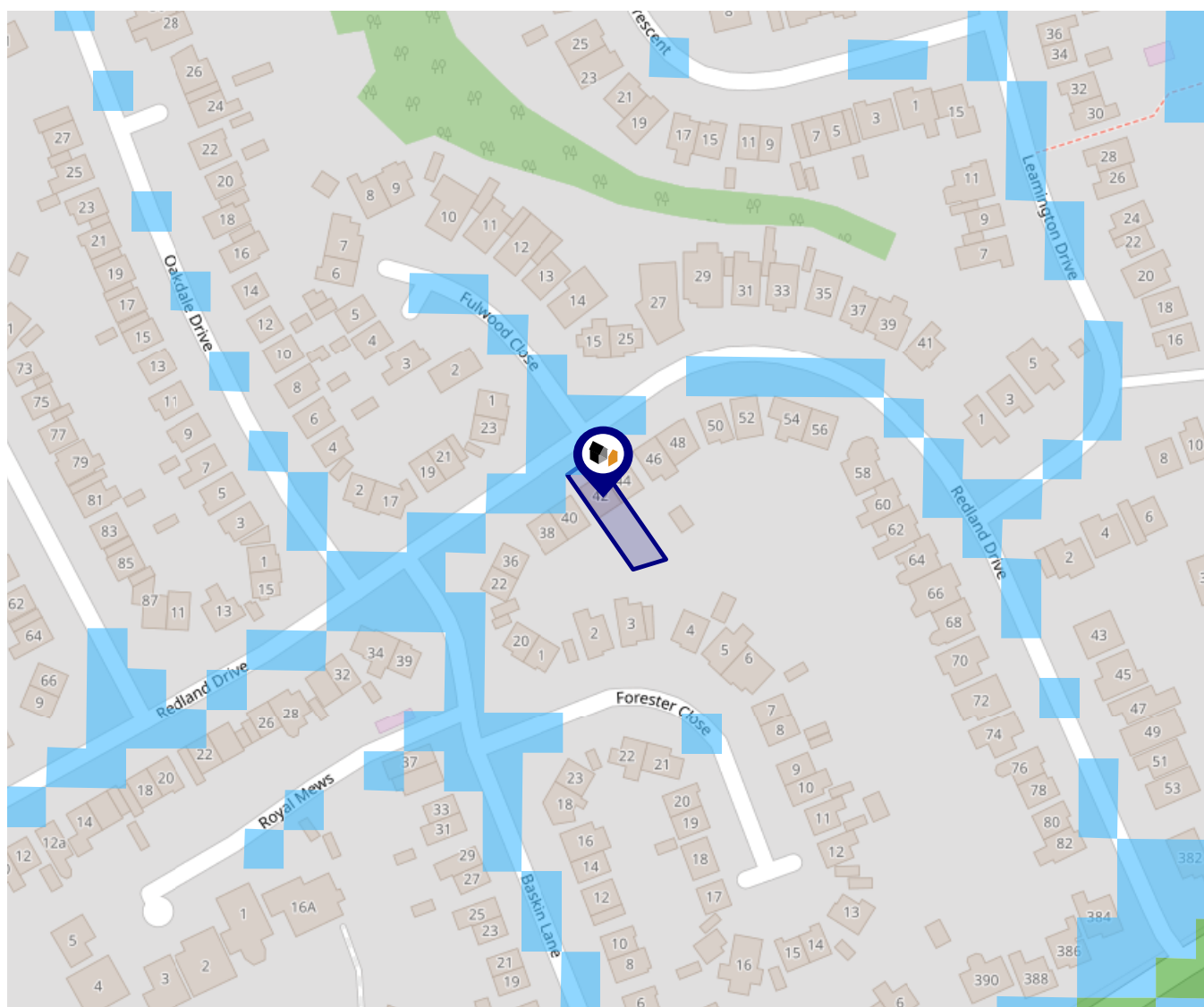


### What is Radon?

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>).





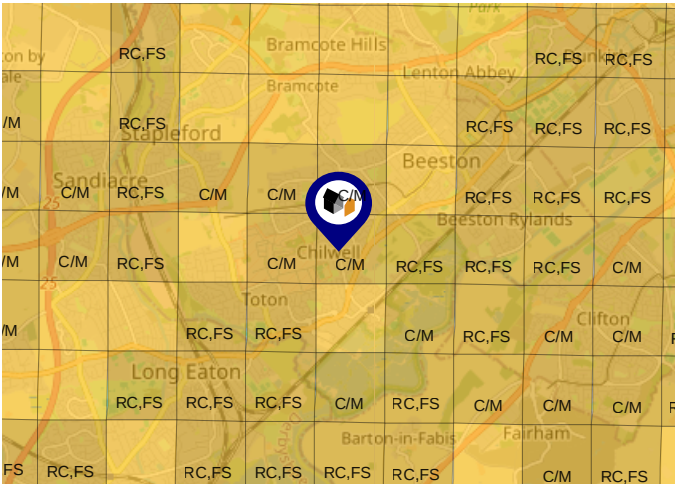


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

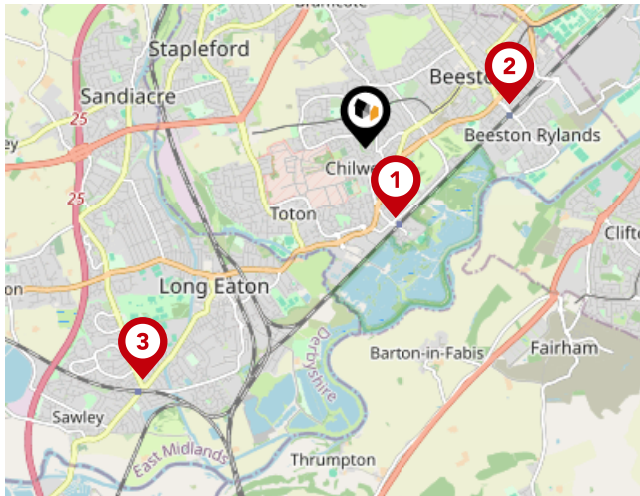
Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                                              |                      |                    |
|-------------------------------|----------------------------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                                         | <b>Soil Texture:</b> | LOAM TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS                    | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) TO<br>HEAVY |                      |                    |



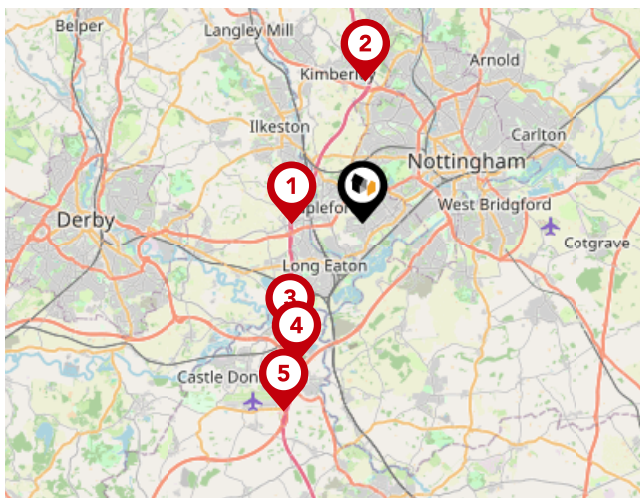
Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |



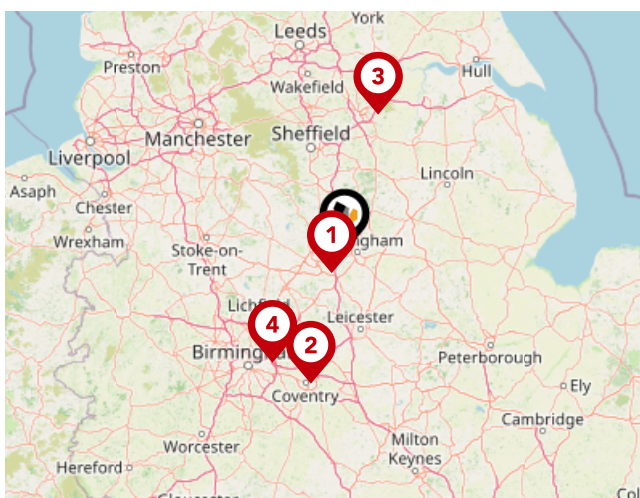
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Attenborough Rail Station | 0.68 miles |
| 2   | Beeston Rail Station      | 1.35 miles |
| 3   | Long Eaton Rail Station   | 2.87 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M1 J25  | 2.55 miles |
| 2   | M1 J26  | 5.09 miles |
| 3   | M1 J24A | 4.75 miles |
| 4   | M1 J24  | 5.5 miles  |
| 5   | M1 J23A | 7.27 miles |



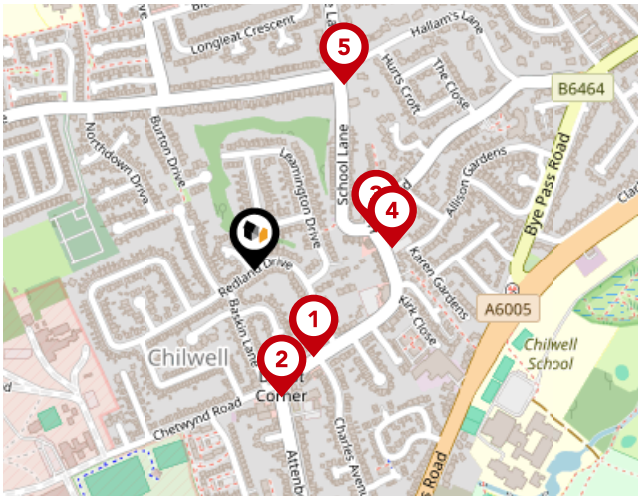
### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | East Mids Airport  | 7.22 miles  |
| 2   | Baginton           | 39.14 miles |
| 3   | Finningley         | 40.24 miles |
| 4   | Birmingham Airport | 38.06 miles |



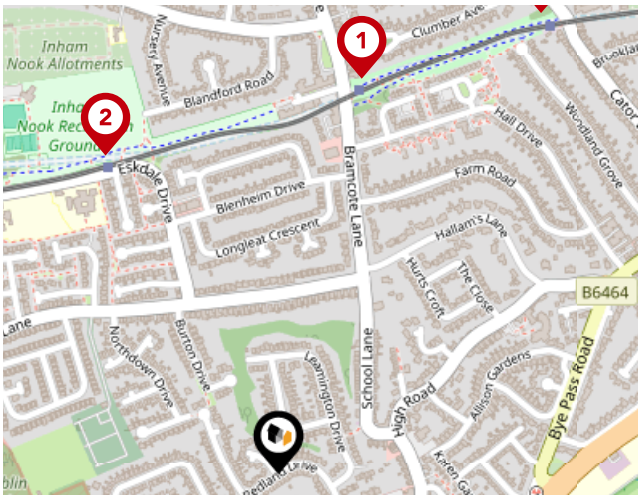
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Charles Avenue | 0.12 miles |
| 2   | Chetwynd Road  | 0.14 miles |
| 3   | Charlton Arms  | 0.14 miles |
| 4   | Charlton Arms  | 0.15 miles |
| 5   | Hallams Lane   | 0.23 miles |



### Local Connections

| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Sandby Court  | 0.45 miles |
| 2   | Eskdale Drive | 0.41 miles |
| 3   | Cator Lane    | 0.59 miles |



### Martin & Co. Beeston

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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!



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/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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