

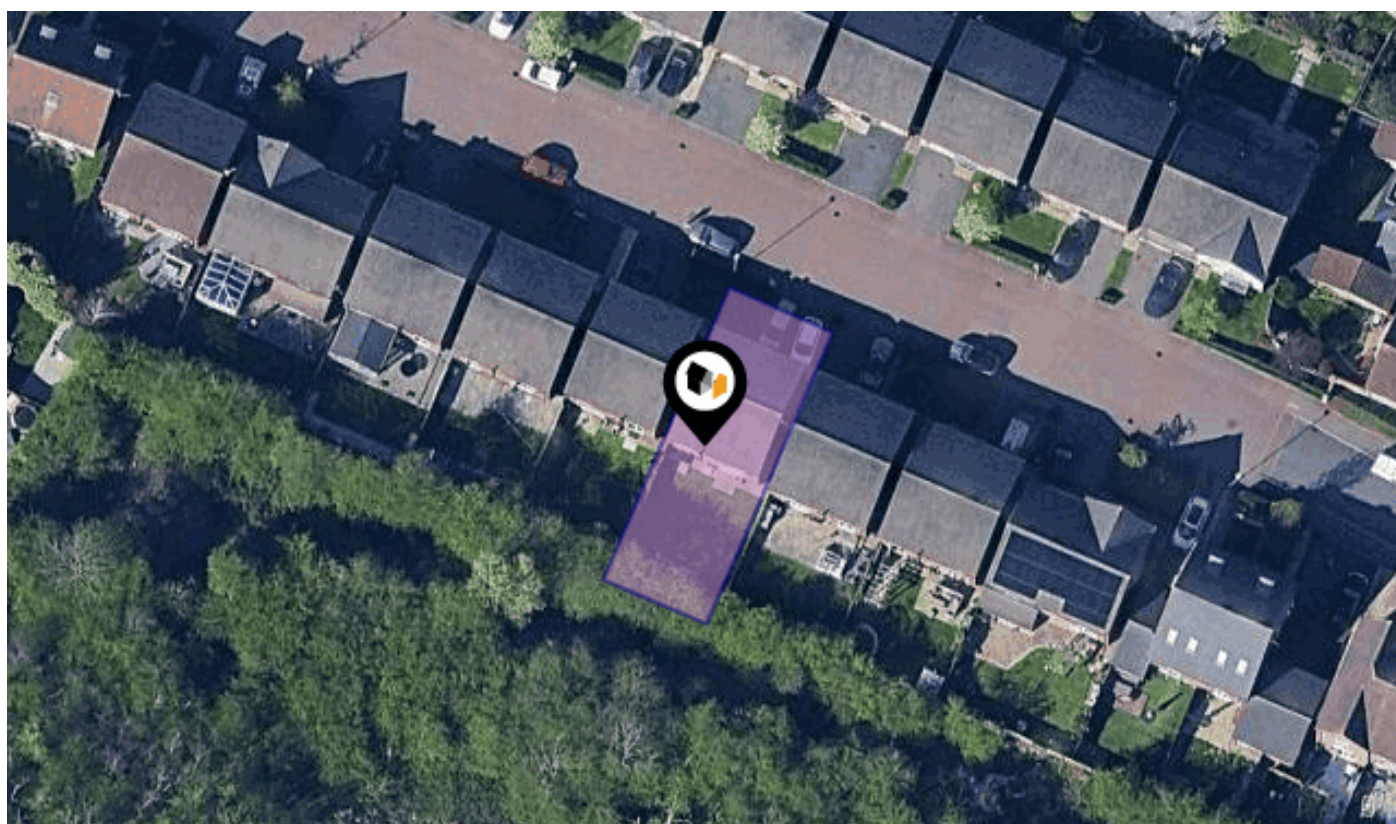


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 06<sup>th</sup> February 2026**



**BRADSTONE DRIVE, MAPPERLEY, NOTTINGHAM, NG3**

## **Martin & Co. Beeston**

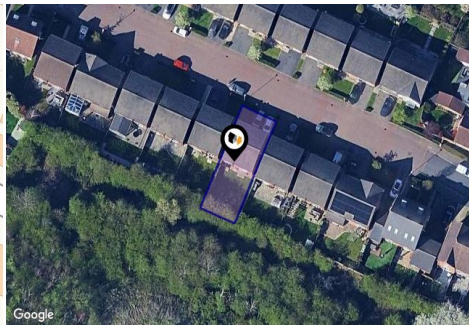
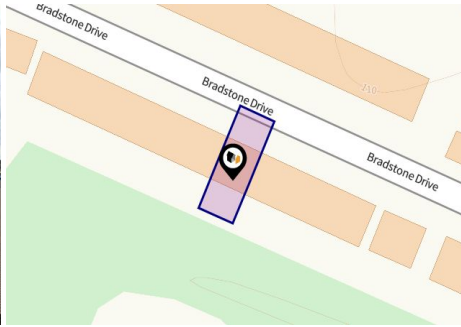
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com








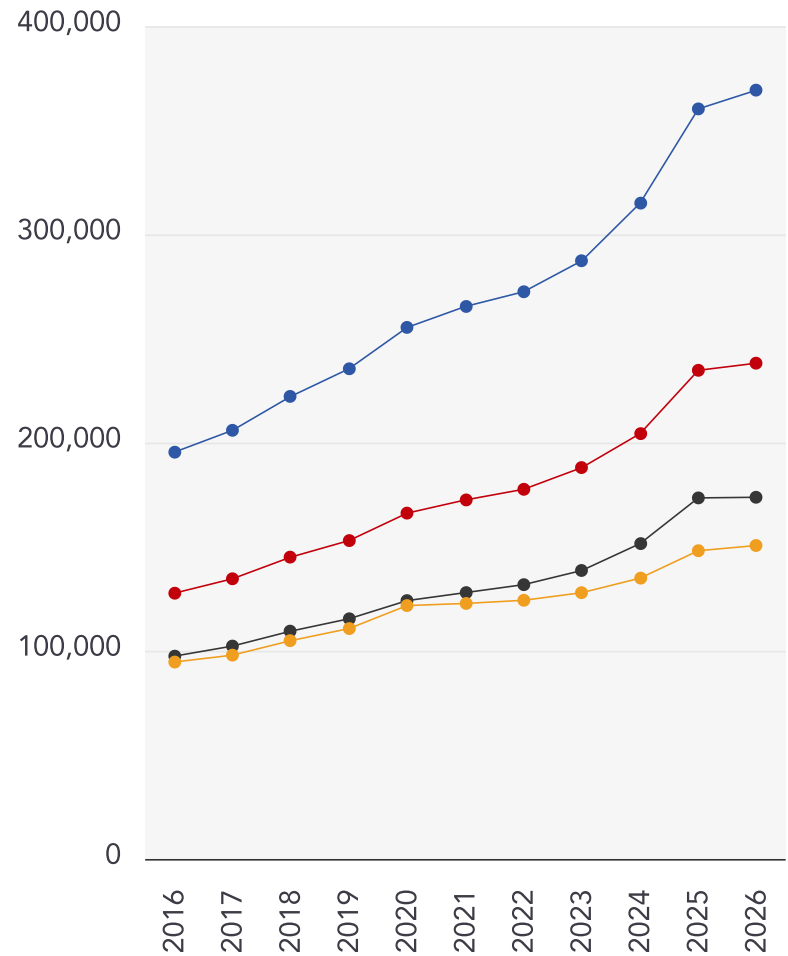
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.06 acres		
Year Built :	2013		
Council Tax :	Band E		
Annual Estimate:	£3,064		
Title Number:	NT496474		

## Local Area

<b>Local Authority:</b>	Nottinghamshire	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>				
● Rivers & Seas	Very low	6	76	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
				
<b>Mobile Coverage:</b>		<b>Satellite/Fibre TV Availability:</b>		
(based on calls indoors)				
O <sub>2</sub>	EE	3	O2	

### 10 Year History of Average House Prices by Property Type in NG3



Detached

**+88.99%**

Semi-Detached

**+86.55%**

Terraced

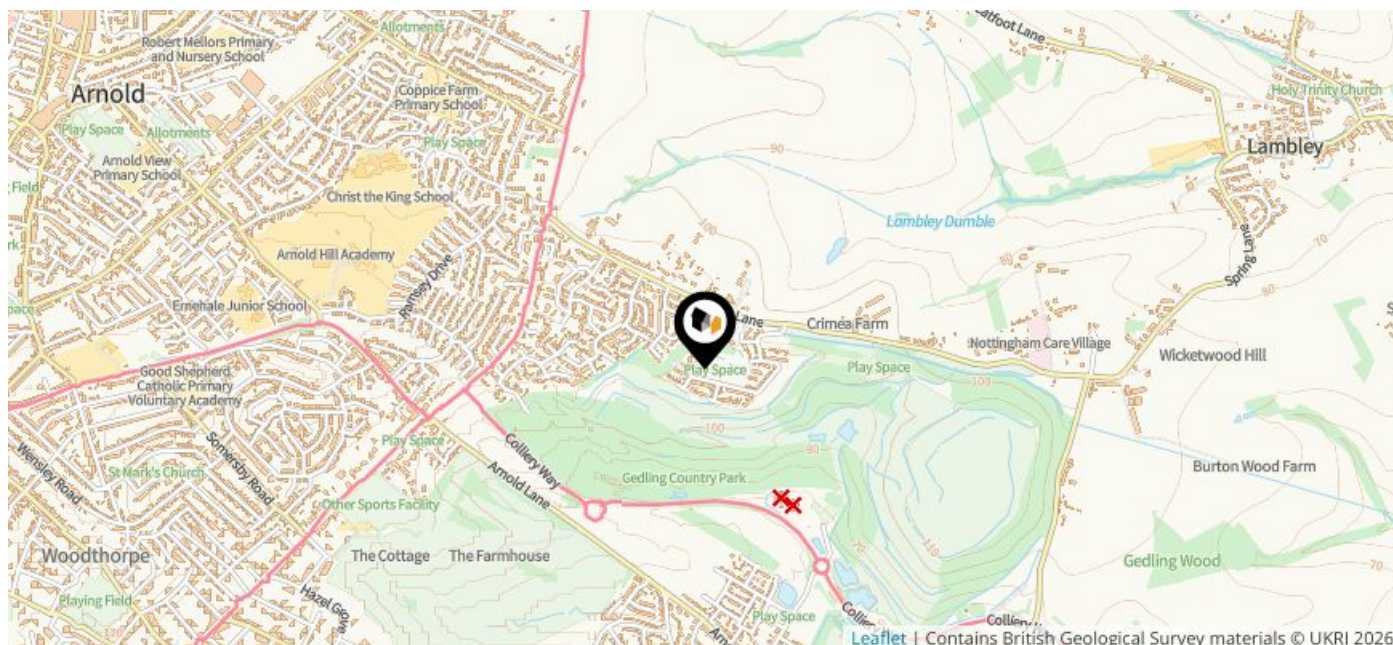
**+78.32%**

Flat

**+59.18%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

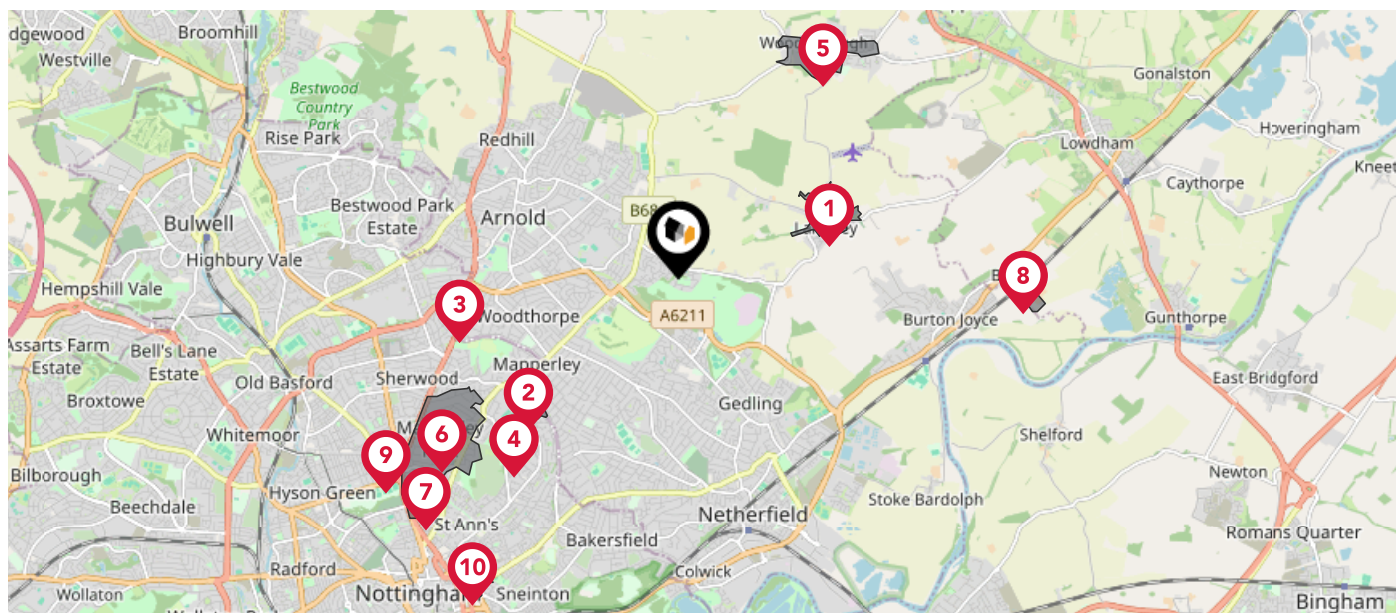
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Lambley

2

Mapperley Hospital

3

The Cedars

4

Hine Hall

5

Woodborough

6

Mapperley Park and Alexandra Park

7

Elm Avenue-Corporation Oaks

8

Bulcote

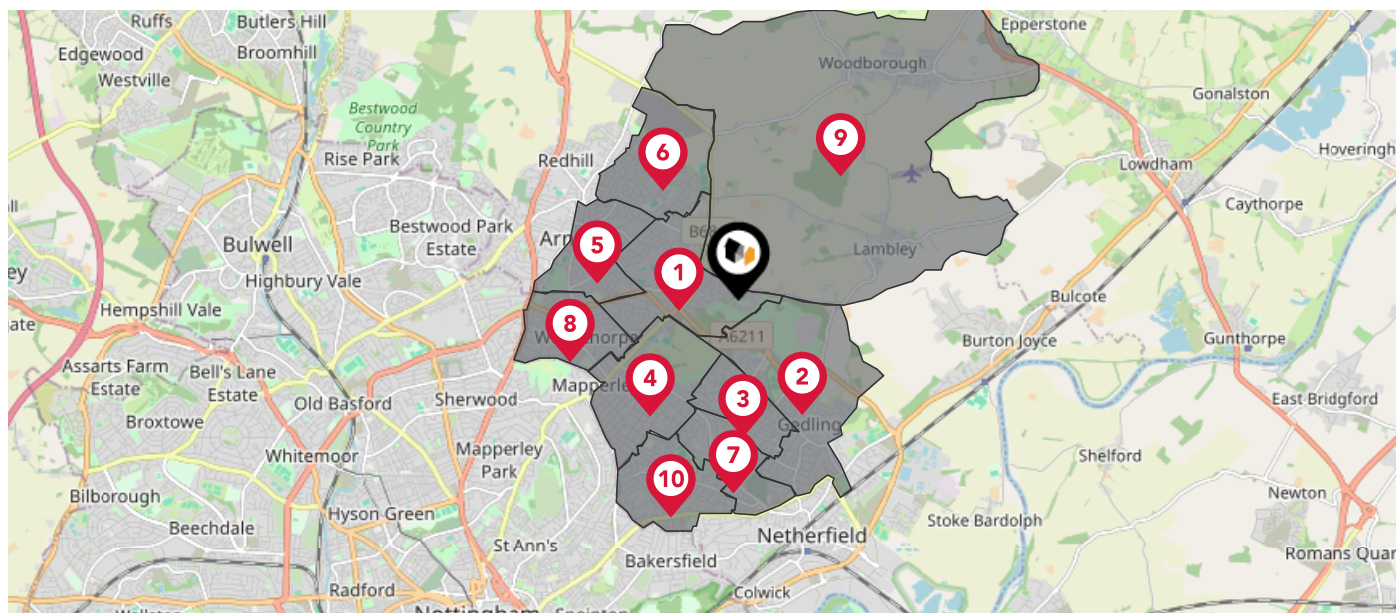
9

Sherwood Rise

10

Sneinton Market

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

Plains Ward

2

Gedling Ward

3

Phoenix Ward

4

Porchester Ward

5

Ernehale Ward

6

Coppice Ward

7

Cavendish Ward

8

Woodthorpe Ward

9

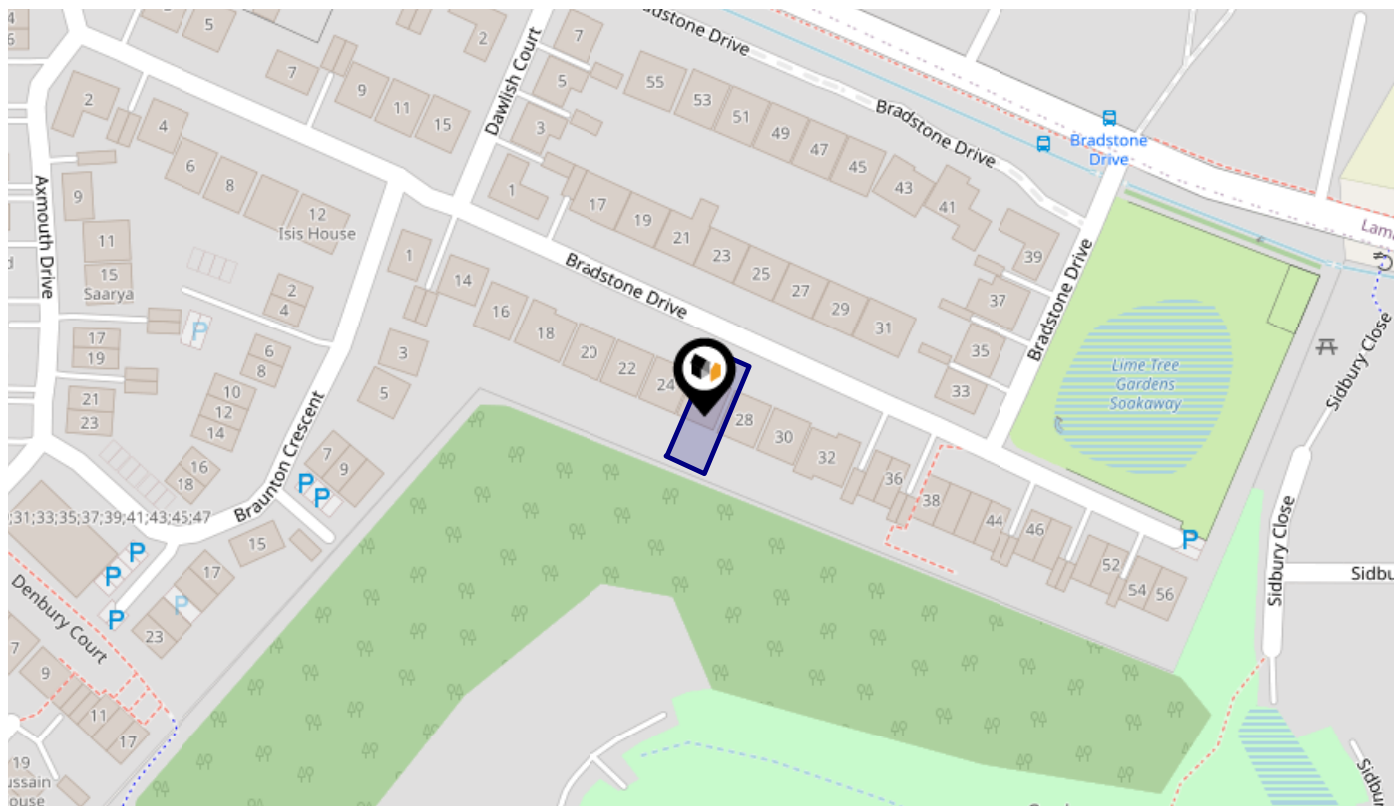
Dumbles Ward

10

Carlton Hill 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.

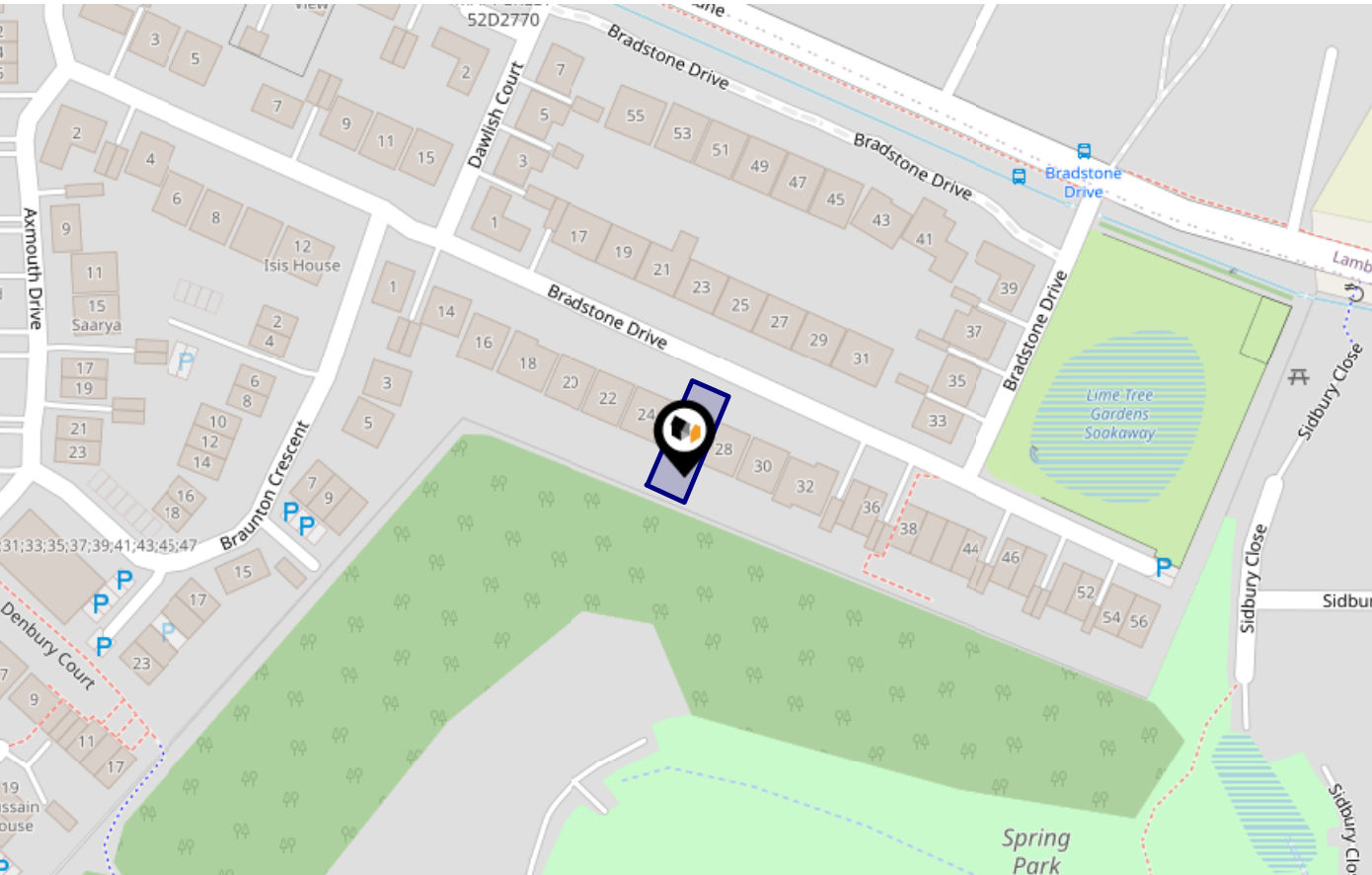
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

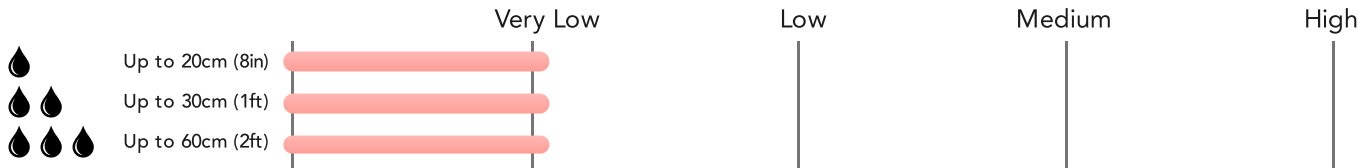


**Risk Rating: Very low**

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:

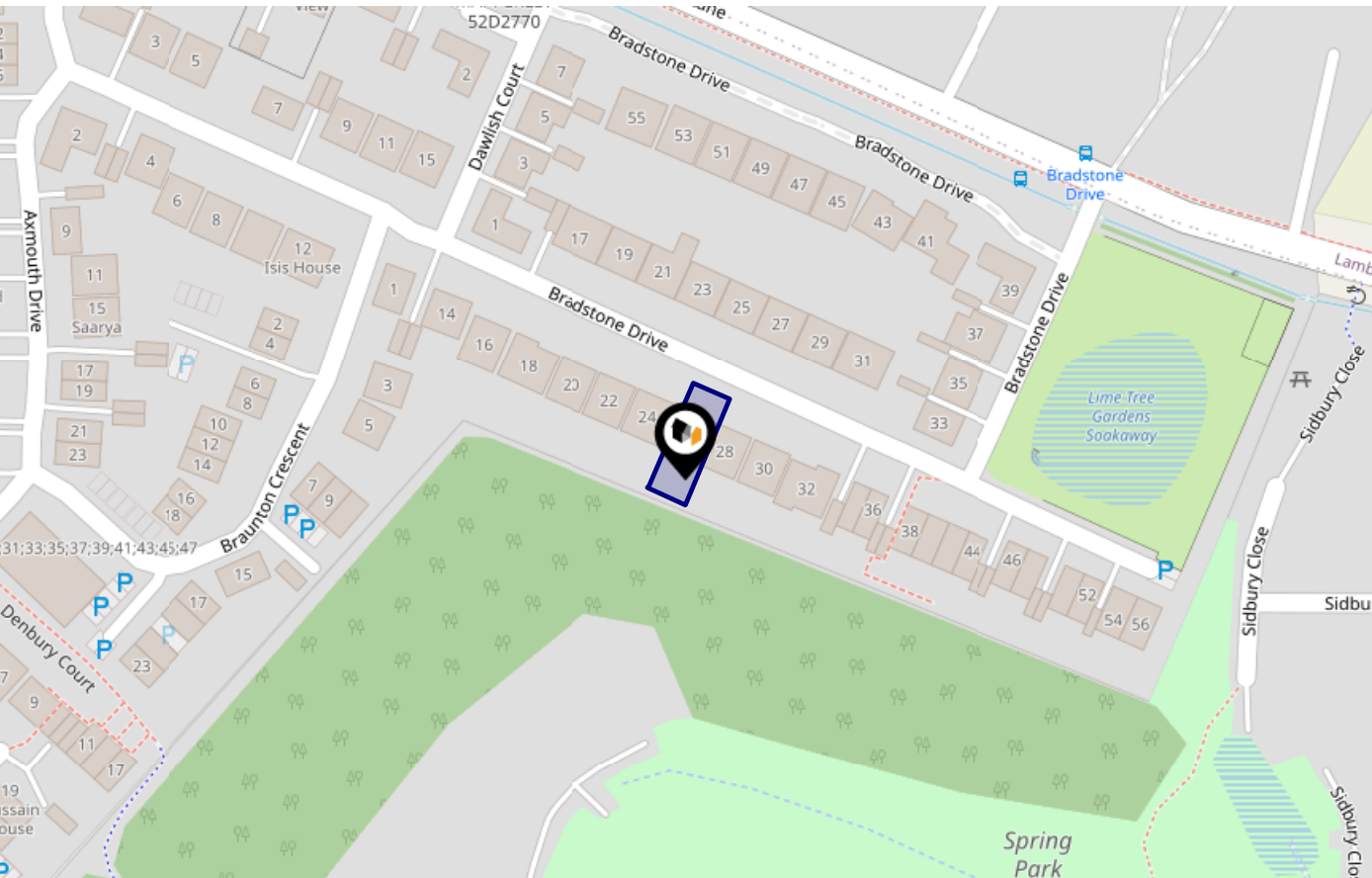




# Flood Risk

## 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.

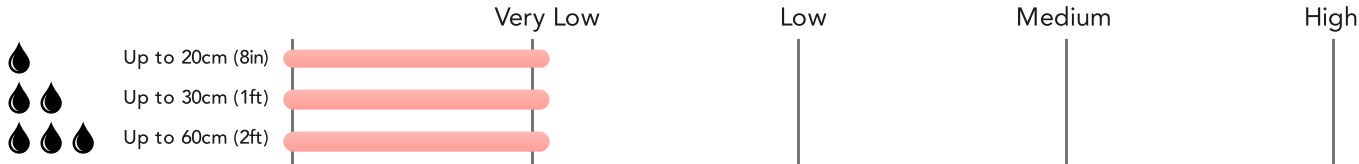


Risk Rating: Very low

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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

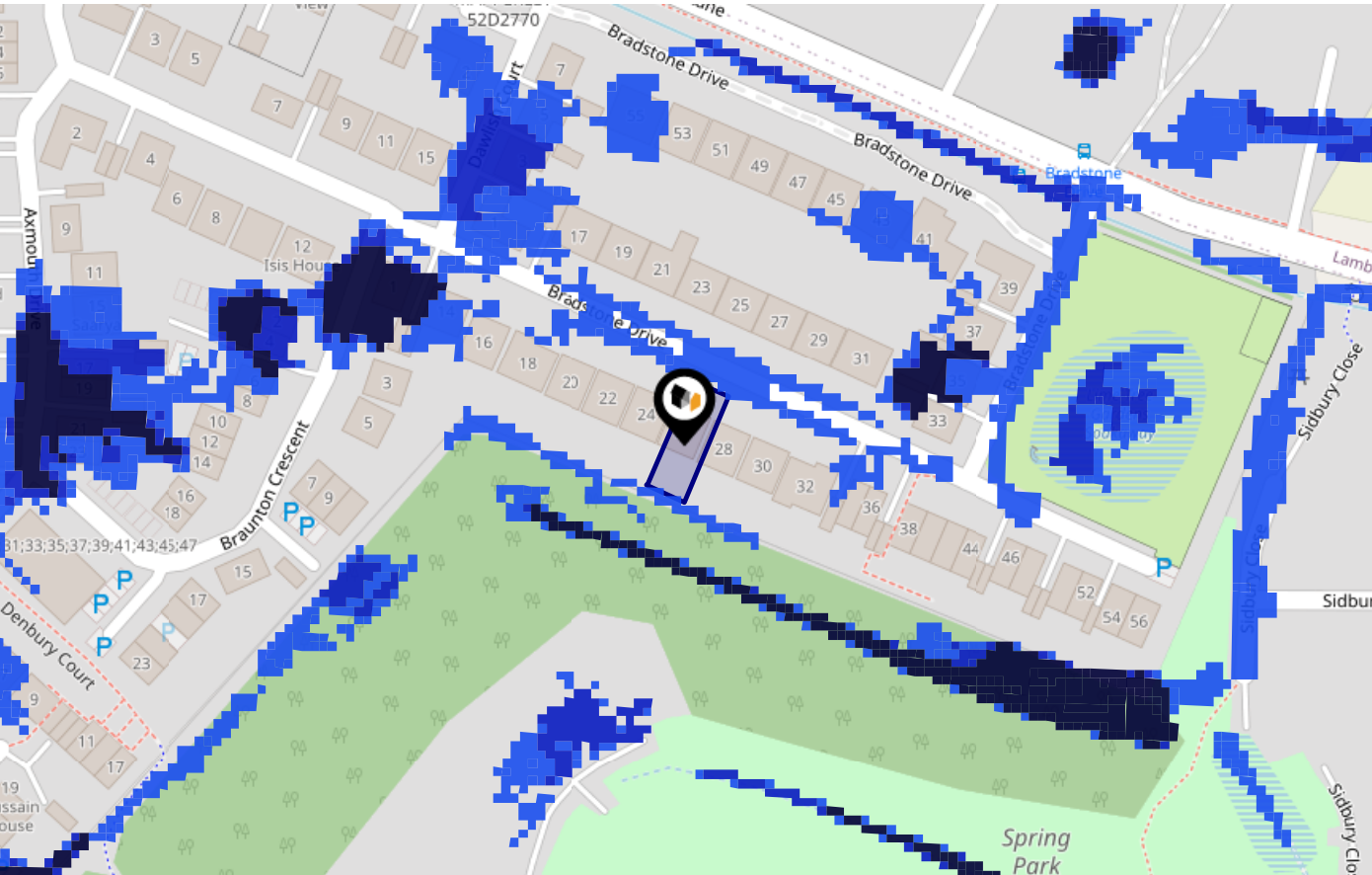
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: 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.

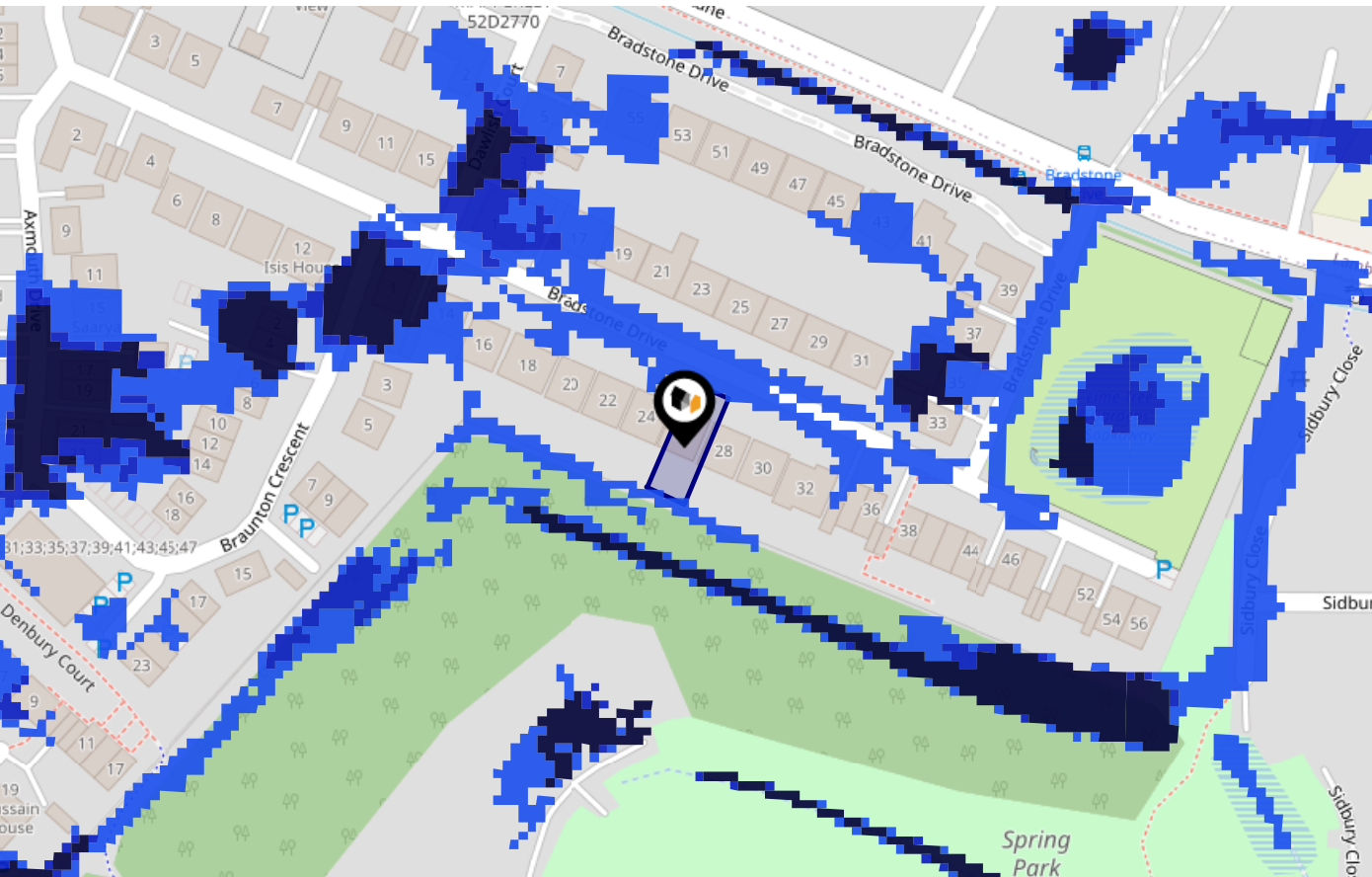
Chance of flooding to the following depths at this property:



# 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.

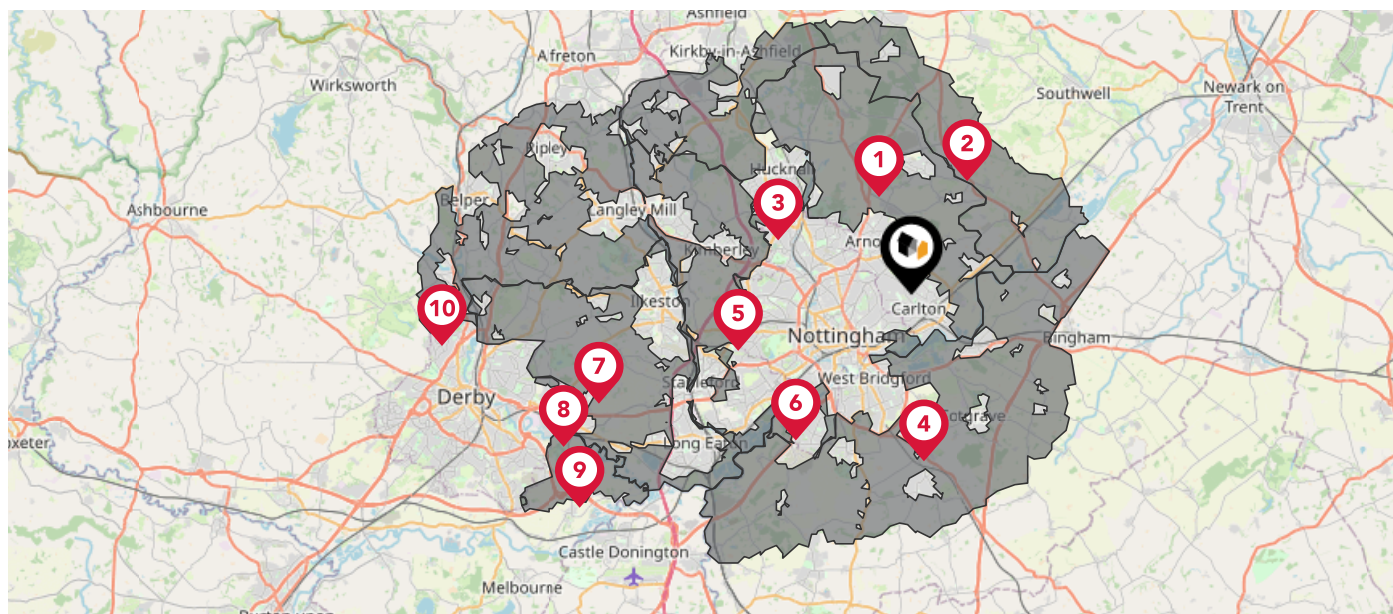
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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 - Gedling

2

Derby and Nottingham Green Belt - Newark and Sherwood

3

Derby and Nottingham Green Belt - Ashfield

4

Derby and Nottingham Green Belt - Rushcliffe

5

Derby and Nottingham Green Belt - Nottingham

6

Derby and Nottingham Green Belt - Broxtowe

7

Derby and Nottingham Green Belt - Erewash

8

Derby and Nottingham Green Belt - Derby

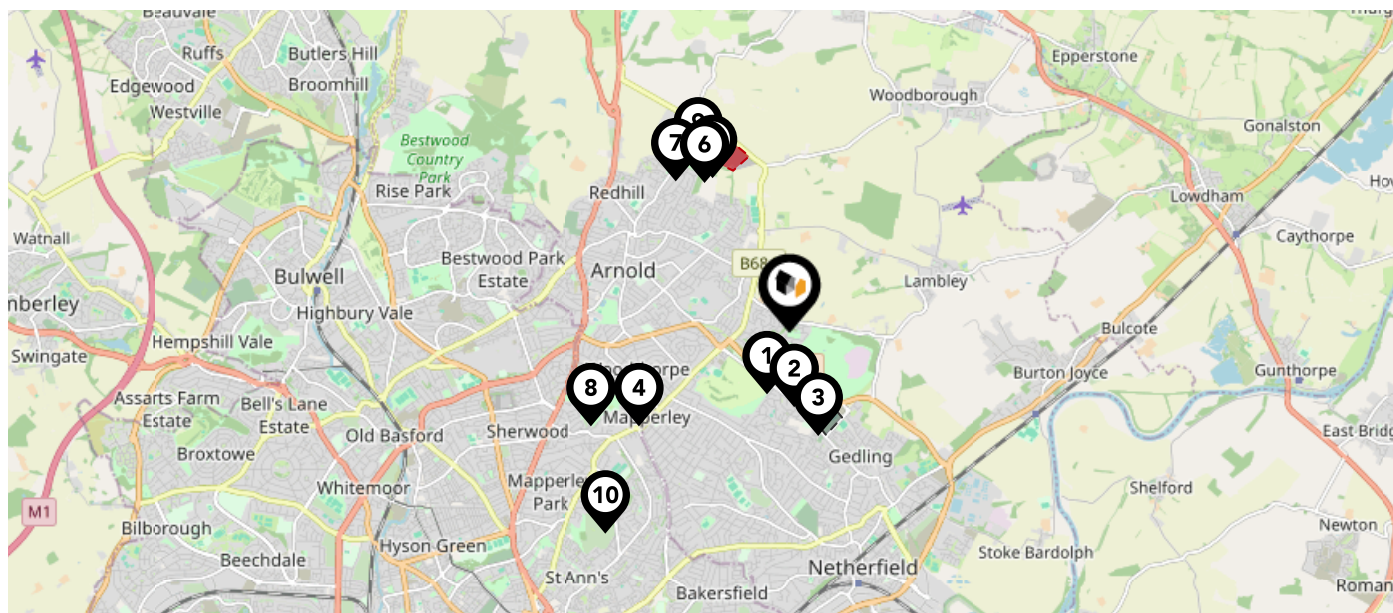
9

Derby and Nottingham Green Belt - South Derbyshire

10

Derby and Nottingham Green Belt - Amber Valley

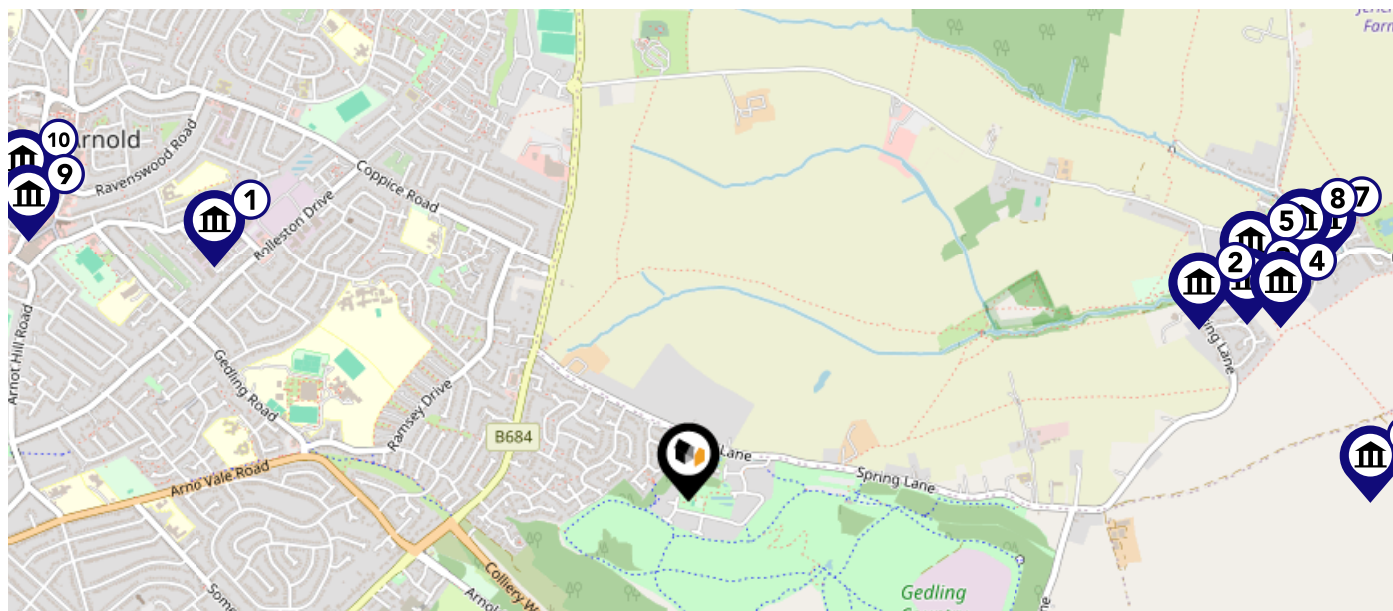
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













### Nearby Landfill Sites

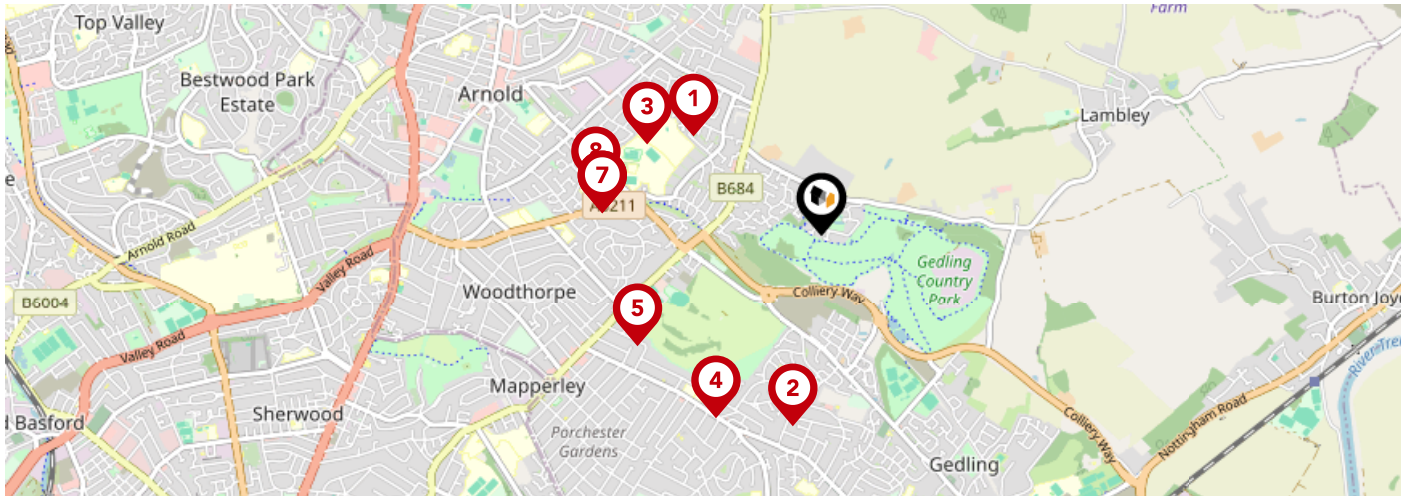
1	Gedling Tip-Arnold Lane, Gedling, Nottingham	Historic Landfill	
2	Gedling Tip-Arnold Lane, Gelding, Nottingham	Historic Landfill	
3	Arnold Lane / Lambley Lane-Gedling, Nottinghamshire	Historic Landfill	
4	Breckhill Quarry-Breck Hill Road, Arnold, Nottingham	Historic Landfill	
5	No name provided by source	Active Landfill	
6	EA/EPR/UP3690CP/A001	Active Landfill	
7	Calverton Road-Arnold	Historic Landfill	
8	Woodthorpe Drive Railway Cutting-Railway Cutting, Woodthorpe Drive, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	
9	Dorket Head Quarry-Woodborough Lane, Calverton Road, Arnold, Gelding, Nottingham	Historic Landfill	
10	Land between Coppice Recreation Ground and Stonepit-Off Ransom Road, Cappice Gardens, Nottingham	Historic Landfill	

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

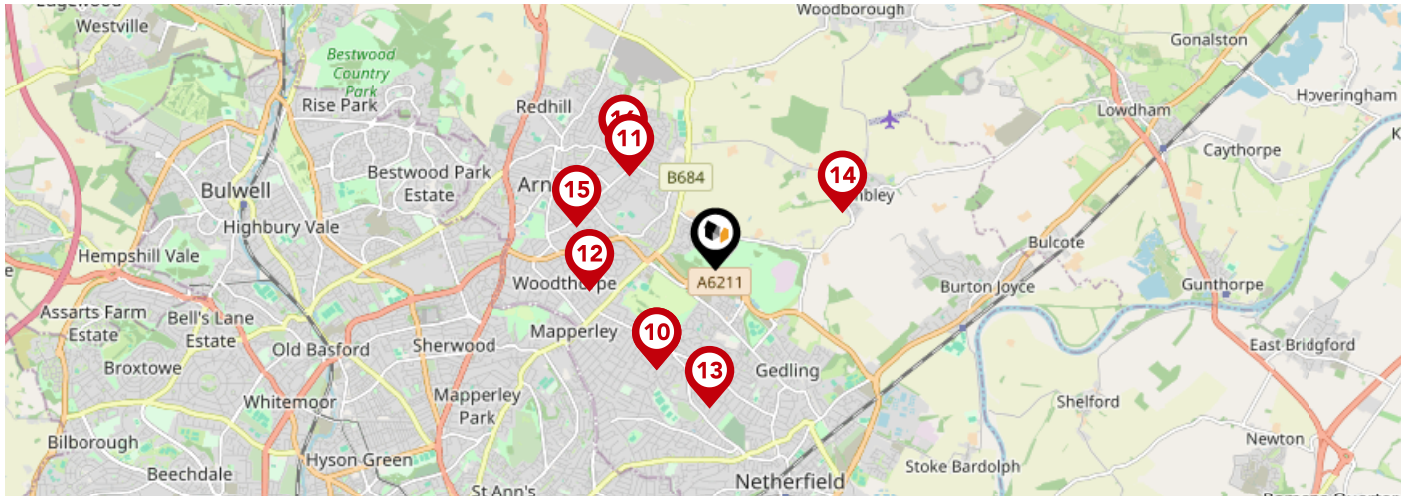










Listed Buildings in the local district	Grade	Distance
 1237292 - Hand Frame Shop At Former Allen Solly Factory	Grade II	1.2 miles
 1236346 - Brookside House	Grade II	1.2 miles
 1265317 - 18, Main Street	Grade II	1.3 miles
 1236414 - 52, Main Street	Grade II	1.4 miles
 1227500 - Mill House	Grade II	1.4 miles
 1235816 - Lodge Farmhouse And Adjoining Stables	Grade II	1.5 miles
 1227497 - 16, Church Street	Grade II	1.5 miles
 1264623 - Church Of Holy Trinity	Grade I	1.5 miles
 1227482 - 34, High Street	Grade II	1.6 miles
 1227483 - Bonington House	Grade II	1.6 miles





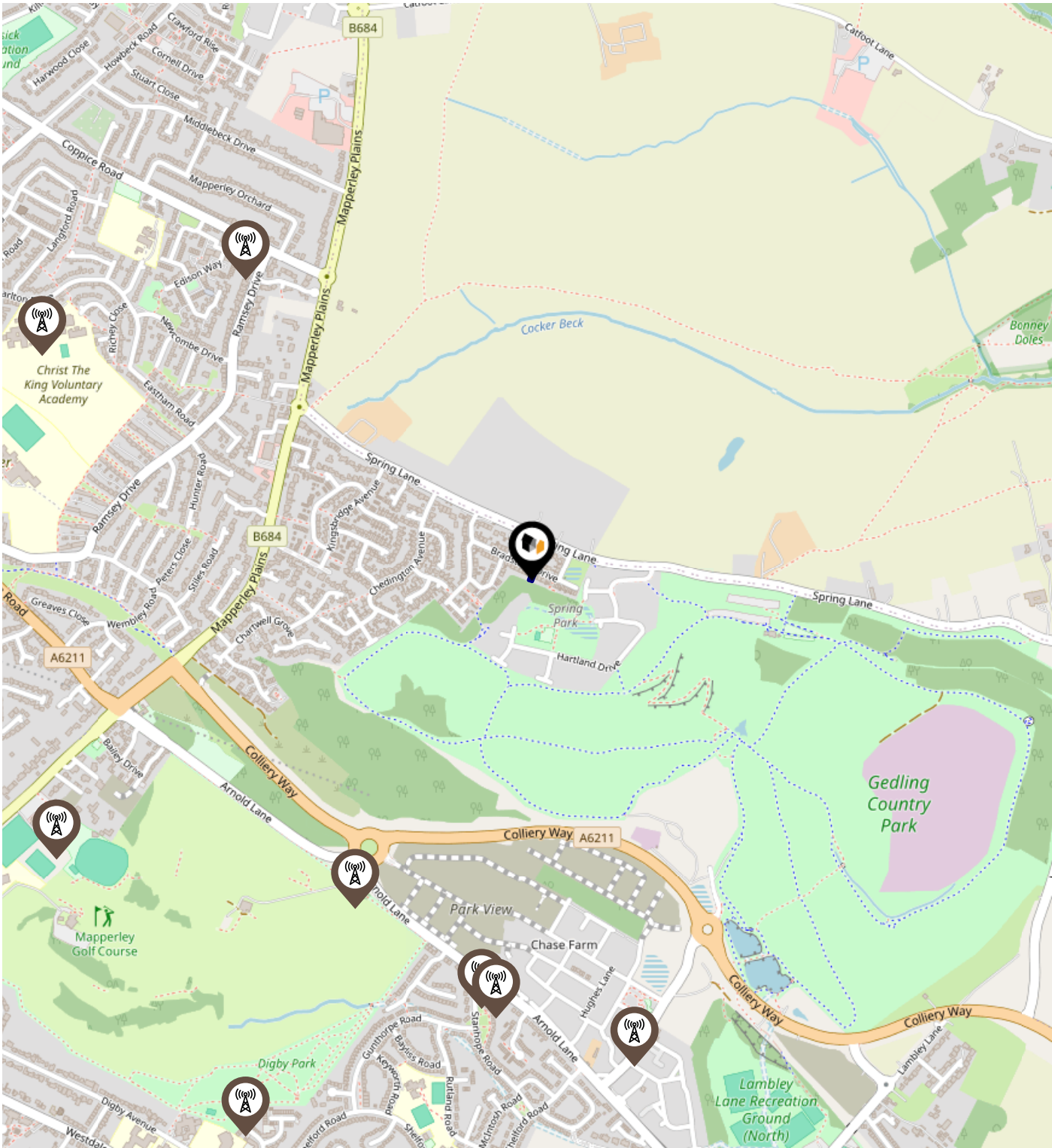
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Coppice Farm Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stanhope Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Christ The King Voluntary Academy</b> Ofsted Rating: Good   Pupils: 850   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Carlton Digby School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mapperley Plains Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 339   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ernehale Junior School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ernehale Infant School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Arnold Hill Spencer Academy</b> Ofsted Rating: Requires improvement   Pupils: 1556   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Westdale Infant School</b> Ofsted Rating: Good   Pupils: 211   Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westdale Junior School</b> Ofsted Rating: Good   Pupils: 229   Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Killisick Junior School</b> Ofsted Rating: Good   Pupils: 203   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Good Shepherd Catholic Primary, Arnold</b> Ofsted Rating: Good   Pupils: 455   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haddon Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 232   Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lambley Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arnold View Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pinewood Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 204   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



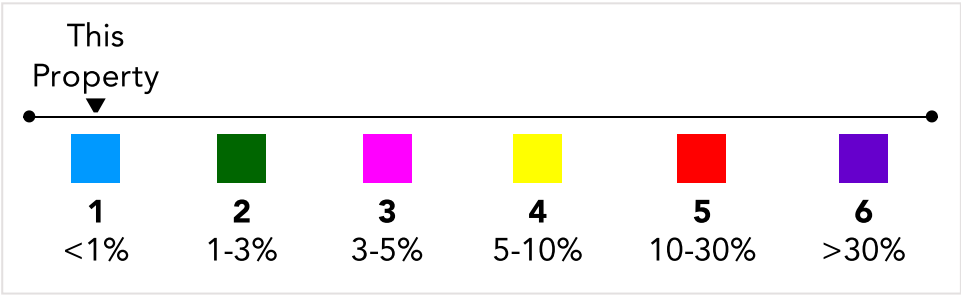
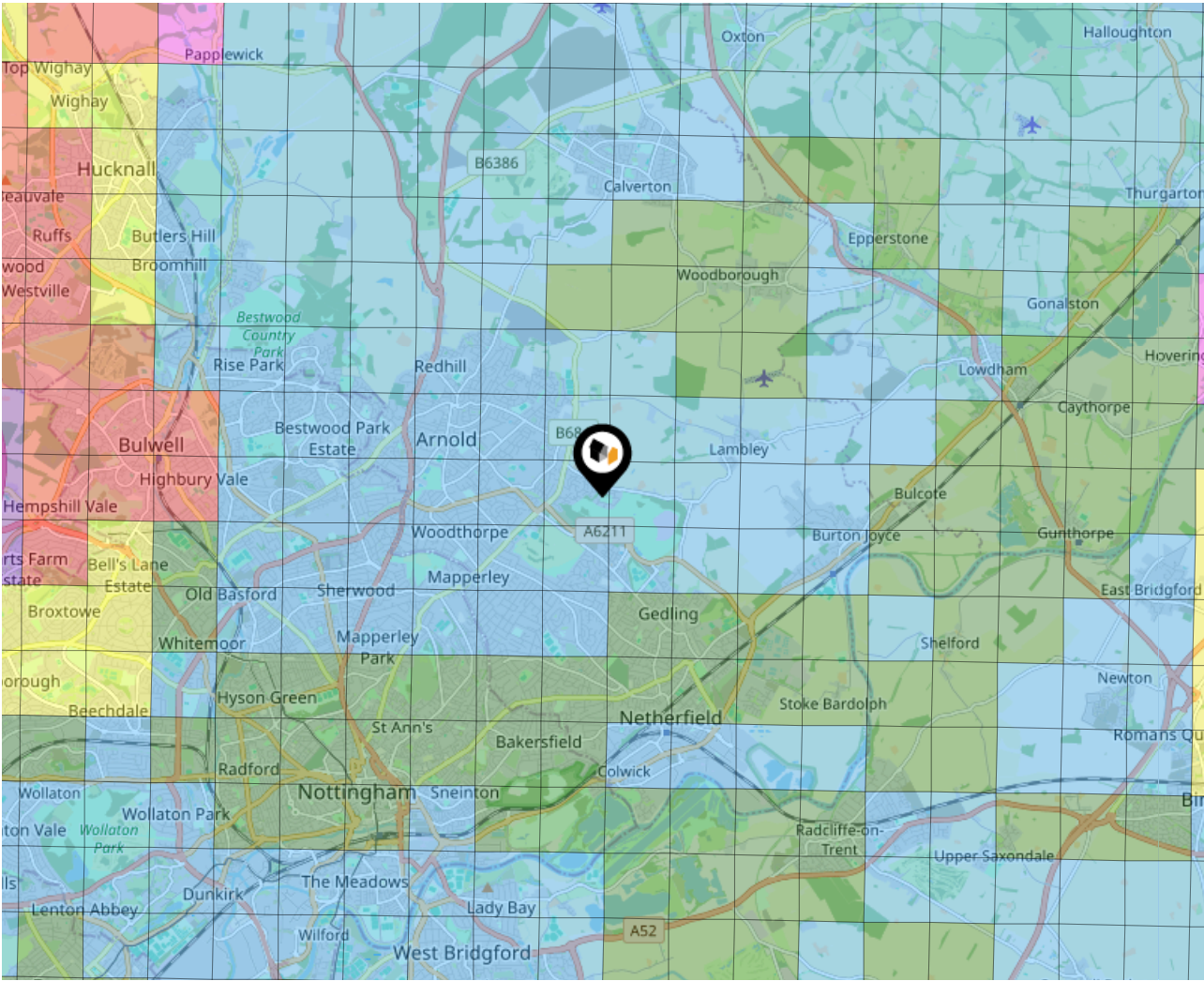
**Key:**

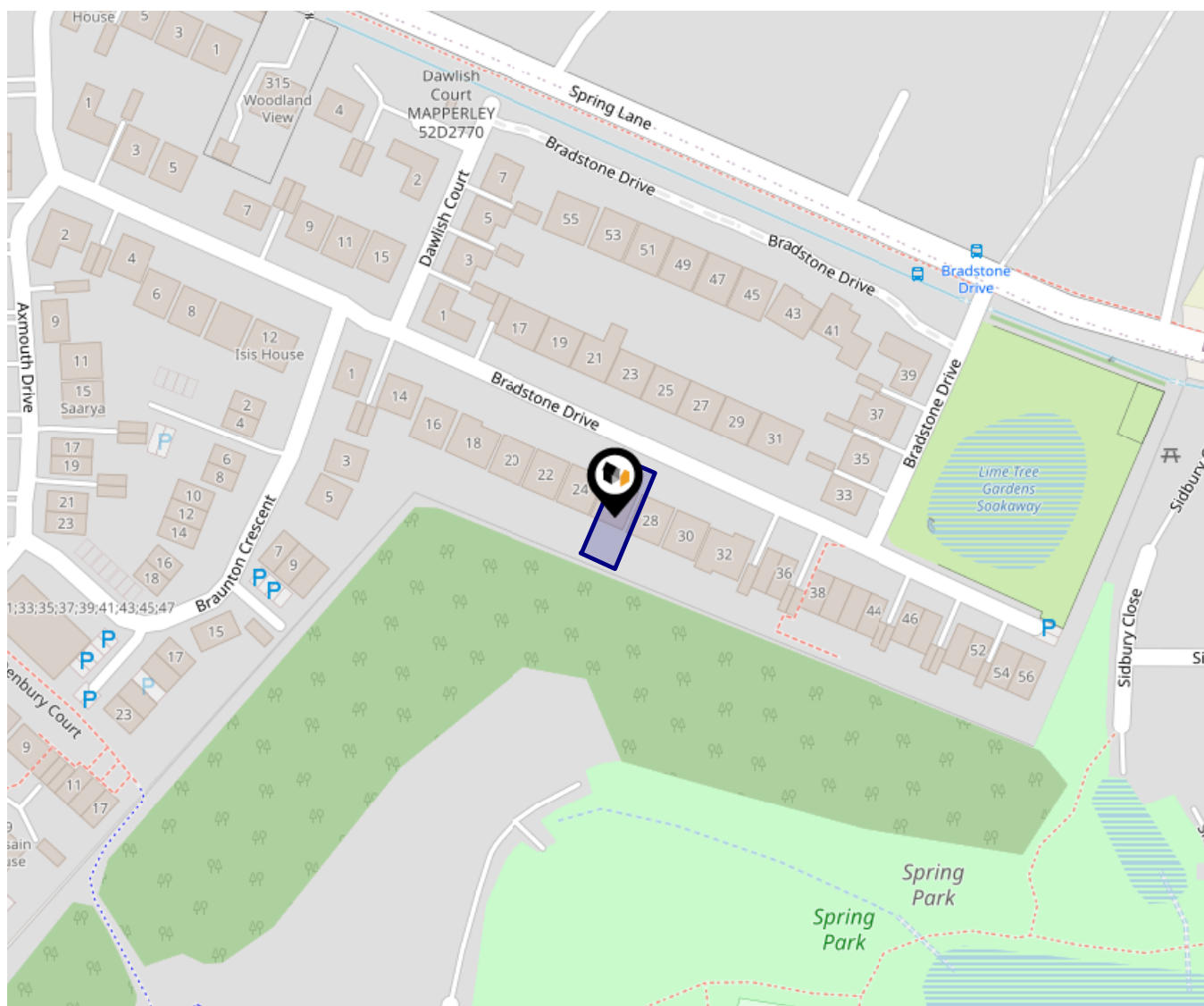
-  Power Pylons
-  Communication Masts



### 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/m3).





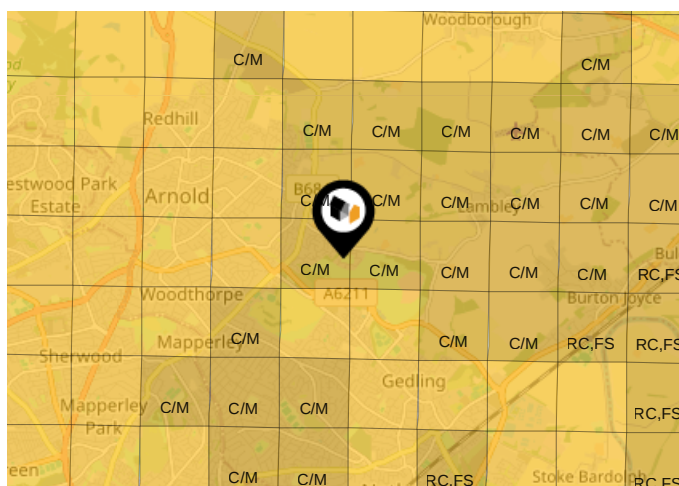
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

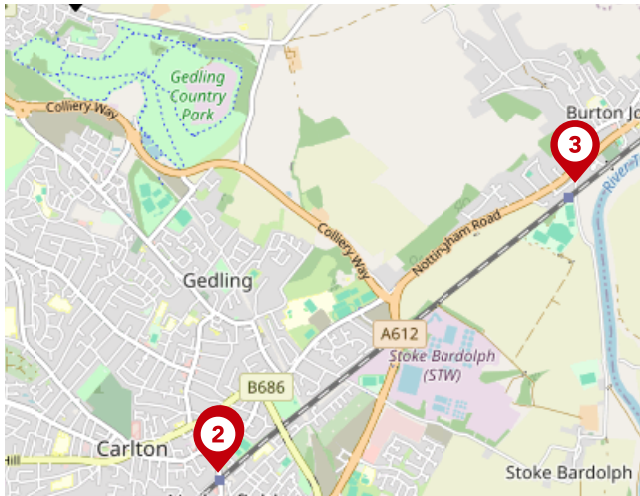
<b>Carbon Content:</b>	LOW	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



## Primary Classifications (Most Common Clay Types)

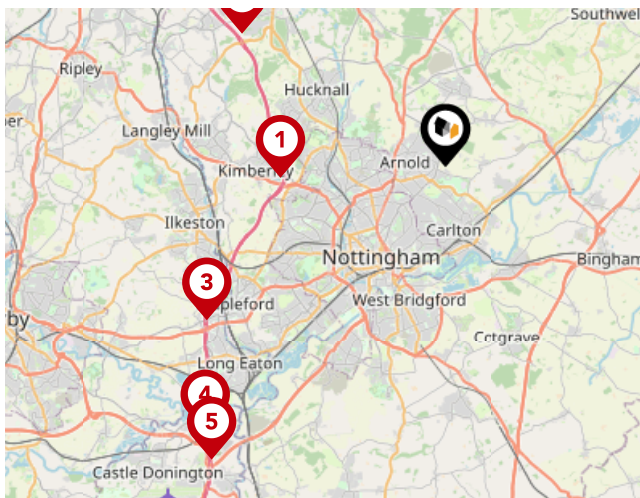
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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





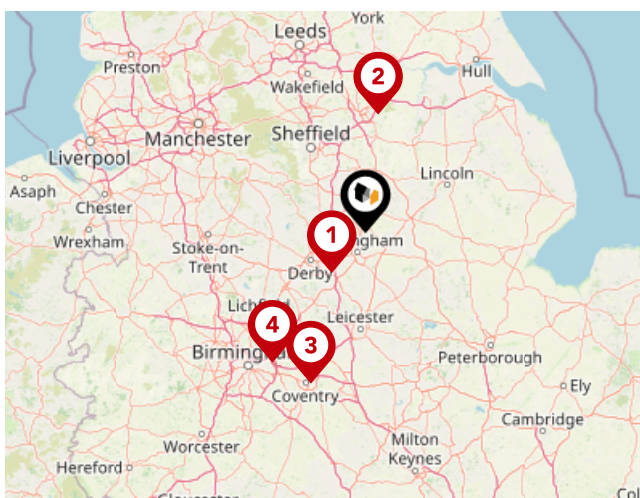
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Carlton Rail Station	2.14 miles
<b>2</b>	Carlton Rail Station	2.16 miles
<b>3</b>	Burton Joyce Rail Station	2.36 miles



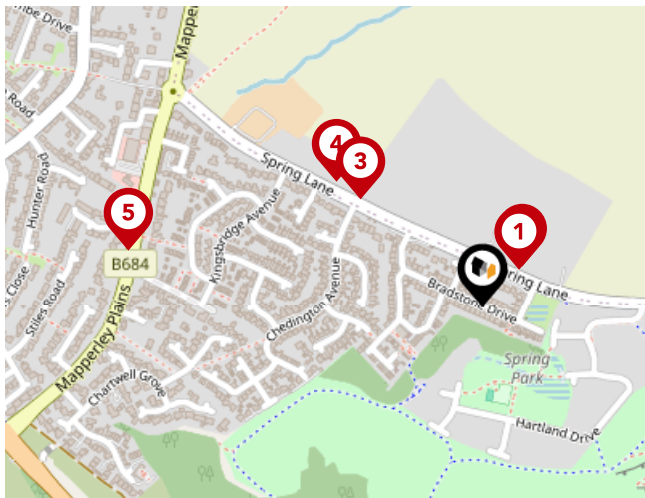
### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M1 J26	5.9 miles
<b>2</b>	M1 J27	8.68 miles
<b>3</b>	M1 J25	10.16 miles
<b>4</b>	M1 J24A	12.82 miles
<b>5</b>	M1 J24	13.42 miles



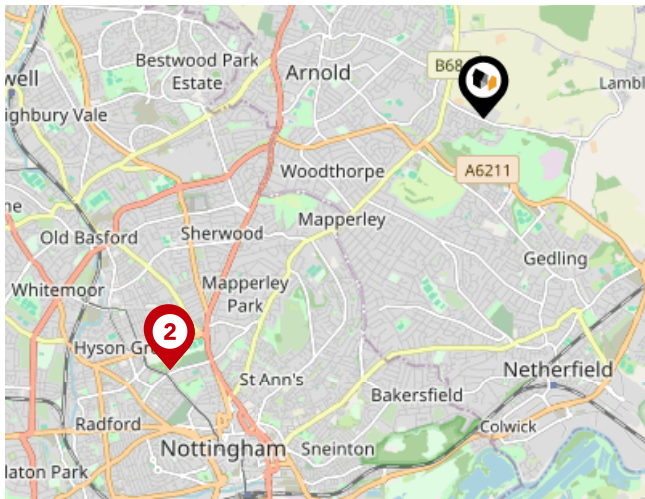
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	East Mids Airport	15.23 miles
<b>2</b>	Finningley	33.79 miles
<b>3</b>	Baginton	46.21 miles
<b>4</b>	Birmingham Airport	46 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Bradstone Drive	0.06 miles
2	Bradstone Drive	0.06 miles
3	Cheddington Avenue	0.18 miles
4	Cheddington Avenue	0.21 miles
5	Podder Lane	0.4 miles



### Local Connections

Pin	Name	Distance
1	High School Tram Stop	3.59 miles
2	High School Tram Stop	3.6 miles
3	High School Tram Stop	3.59 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!



/martincouk



/martinco\_uk



/MartinCoUK



/company/martin-&-co-

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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 Martin & Co. Beeston 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 Martin & Co. Beeston and therefore no warranties can be given as to their good working order.

# 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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#### Martin & Co. Beeston

23 Wollaton Road Beeston Nottingham

NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com

