

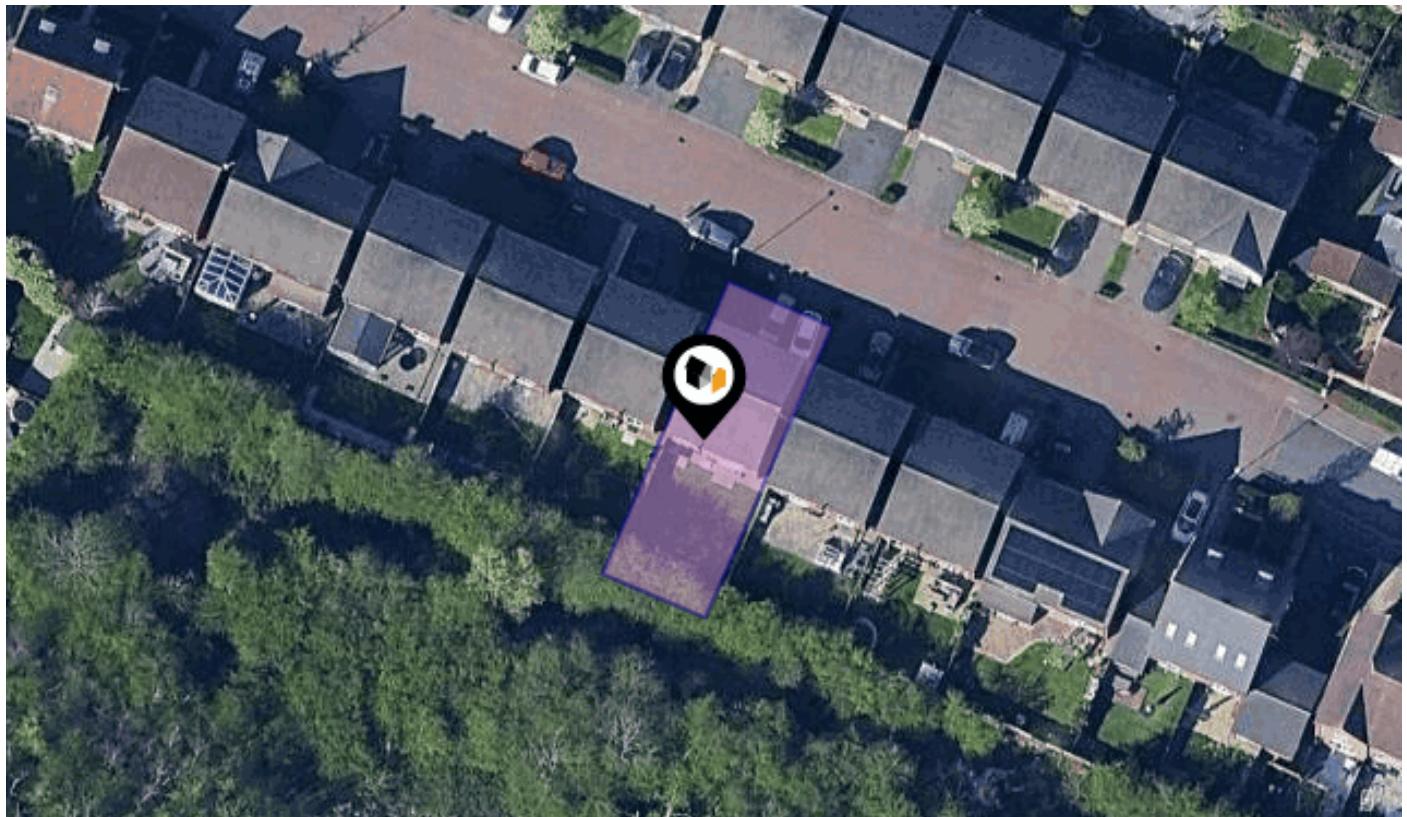


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# **KFB: Key Facts For Buyers**

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

Tenure: Freehold

## Local Area

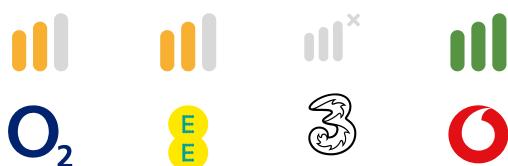
<b>Local Authority:</b>	Nottinghamshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**6**  
mb/s      **76**  
mb/s      **1800**  
mb/s



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



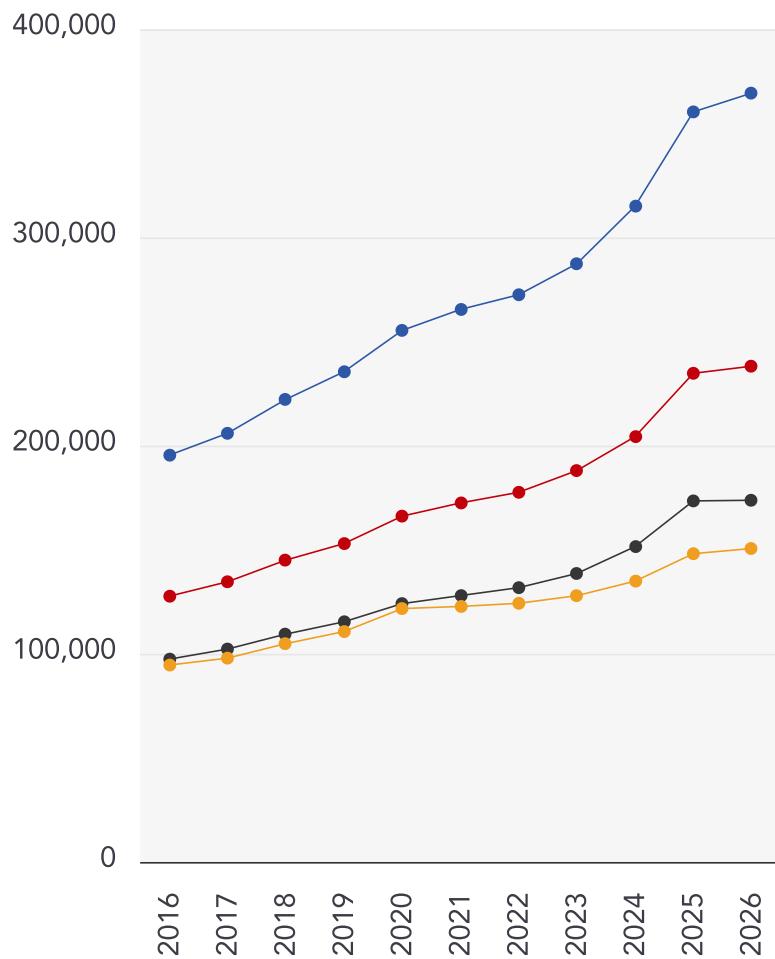
**Satellite/Fibre TV Availability:**



# Market House Price Statistics



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



Detached

**+88.99%**

Semi-Detached

**+86.55%**

Terraced

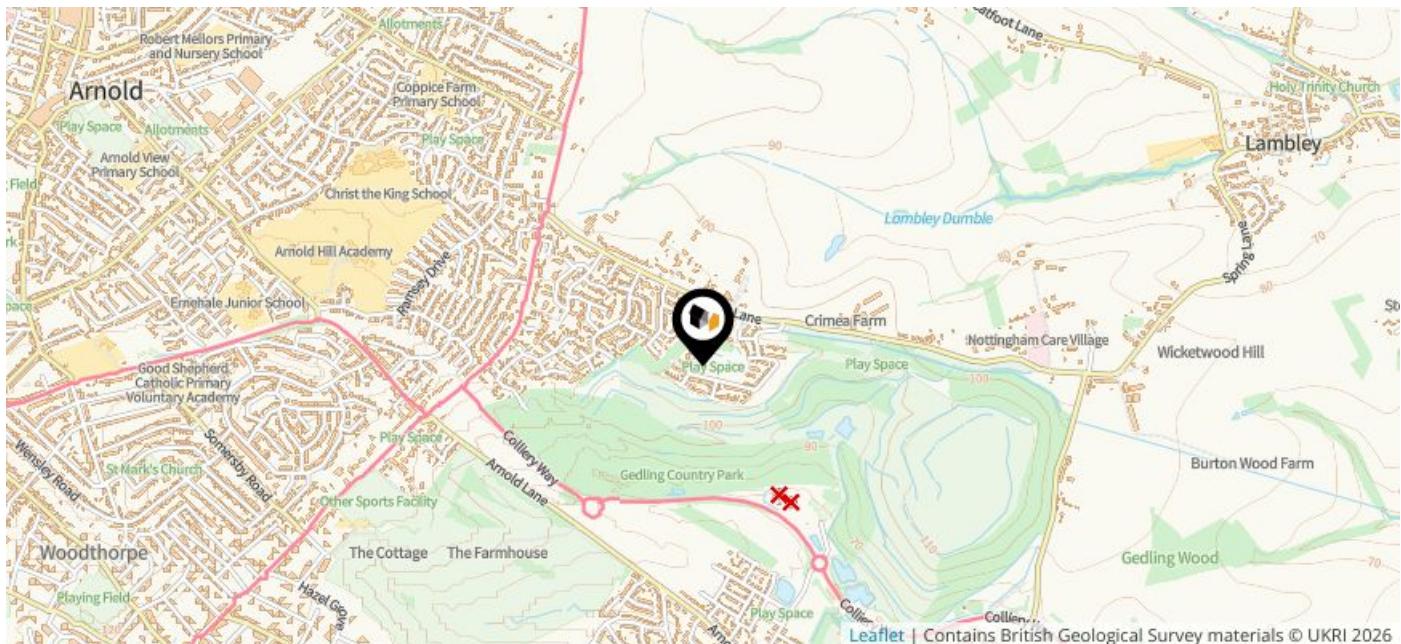
**+78.32%**

Flat

**+59.18%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

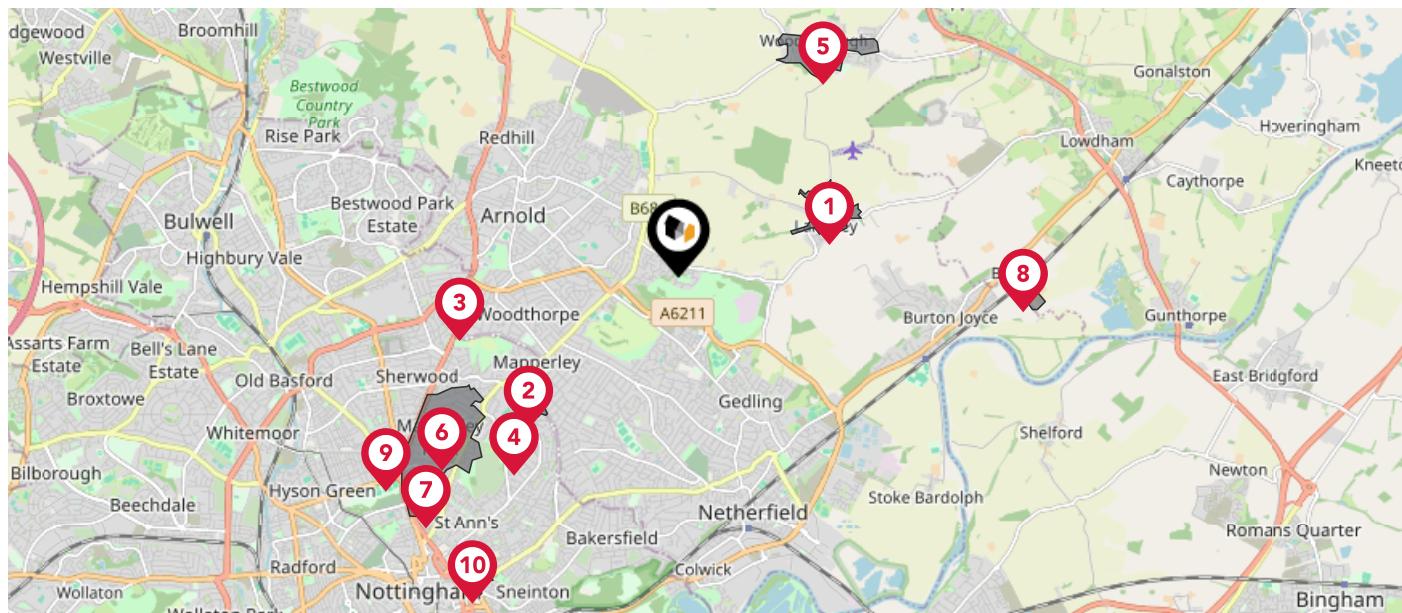
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



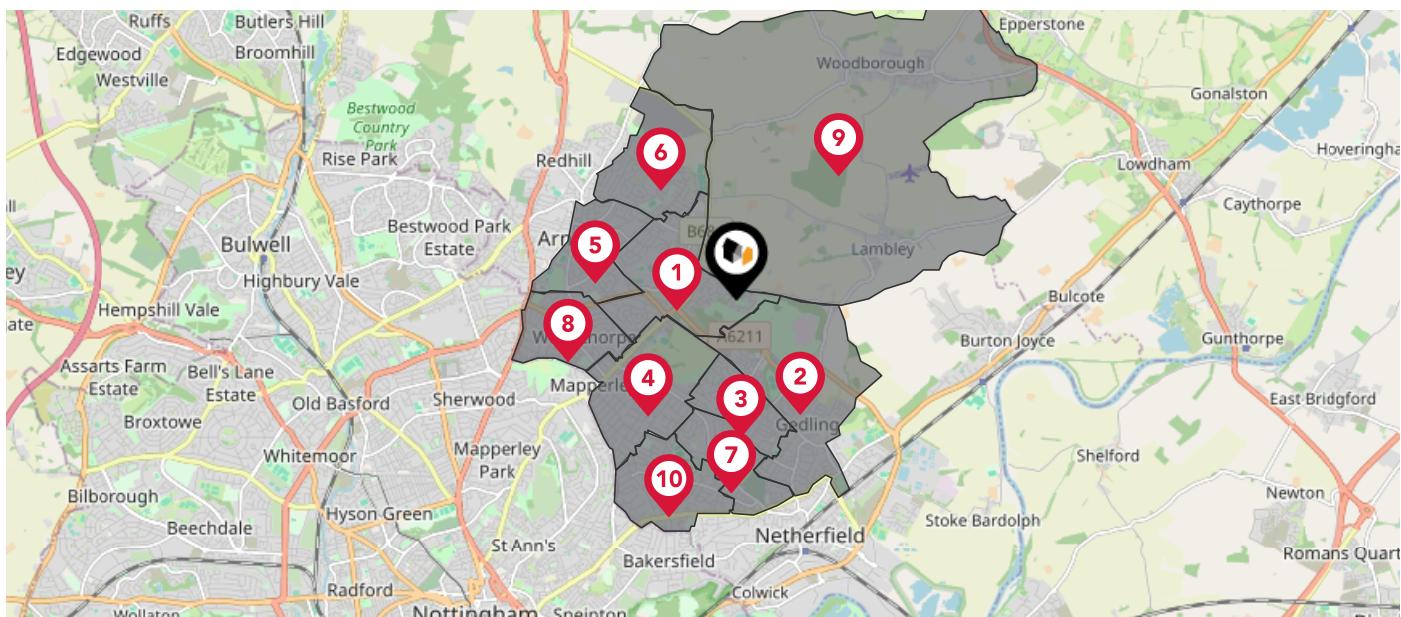
### Nearby Conservation Areas

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

# 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



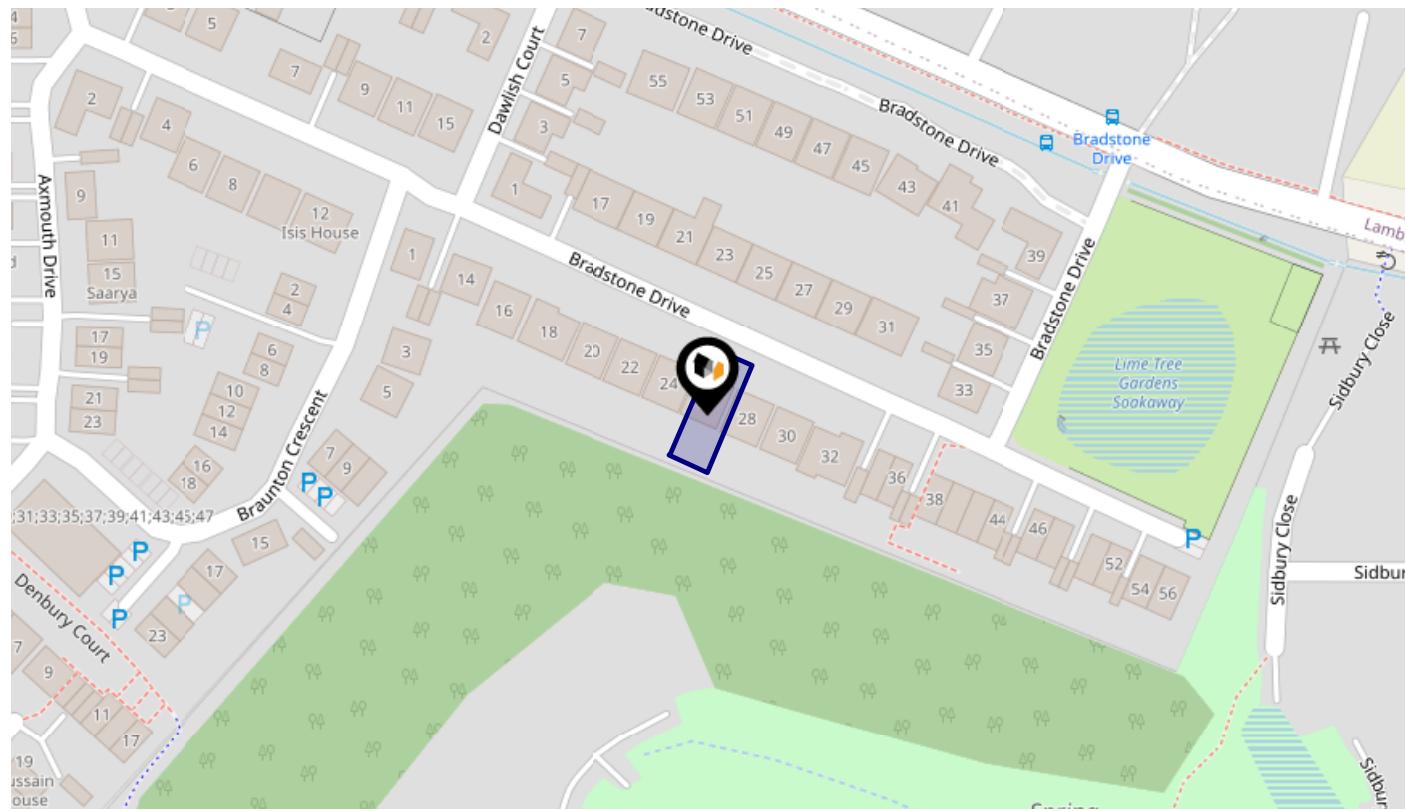
### Nearby Council Wards

1	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

# 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.

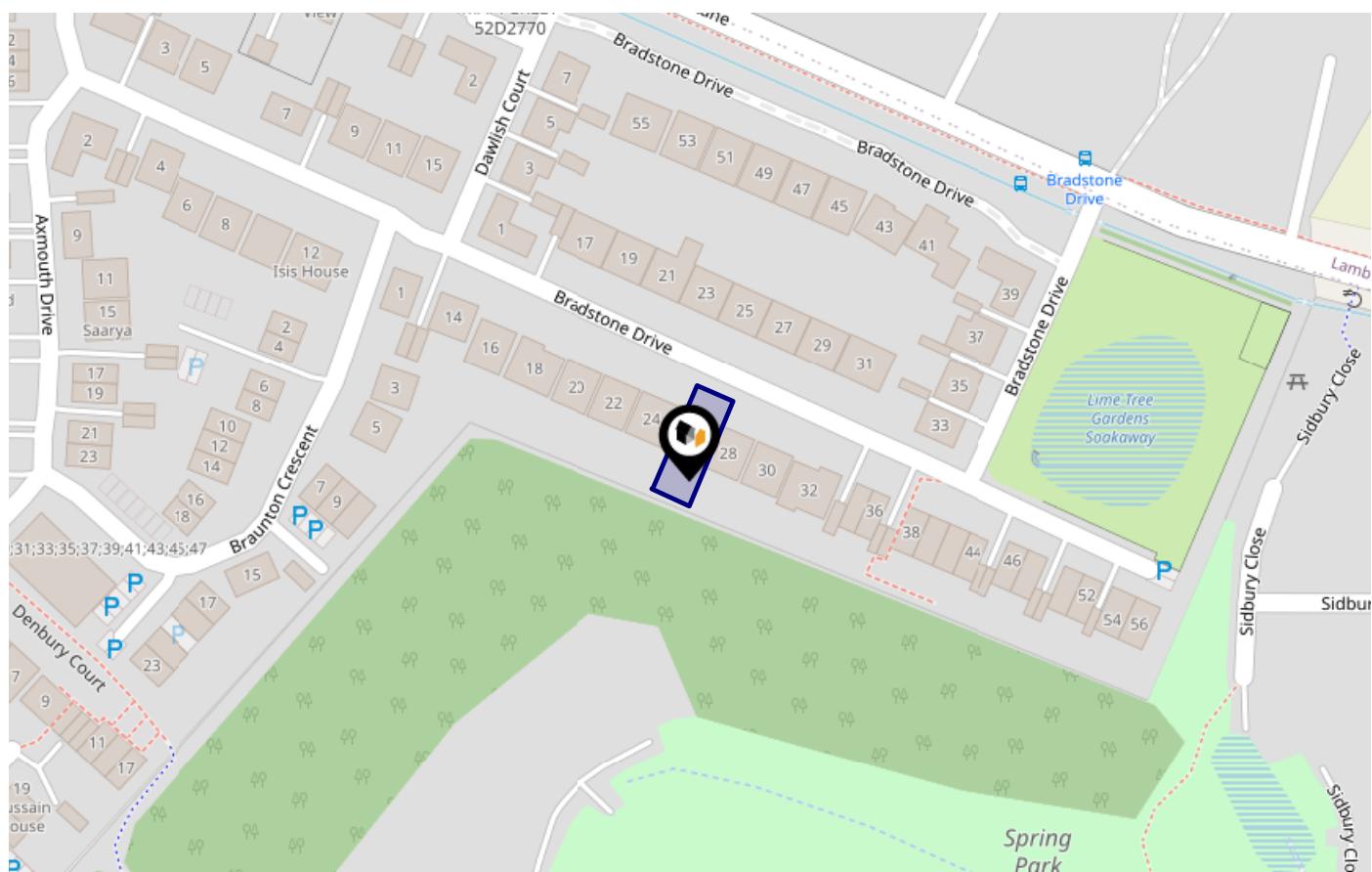
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

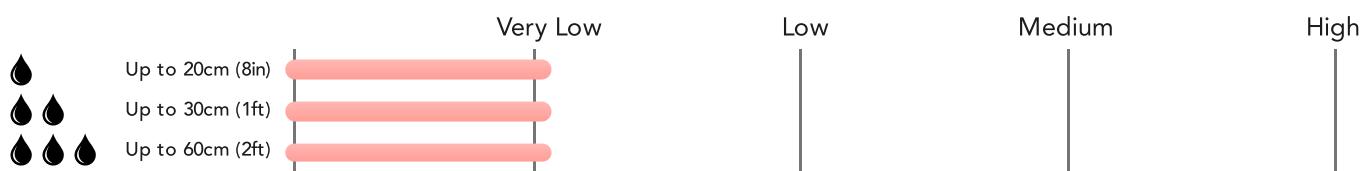


**Risk Rating: Very low**

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.

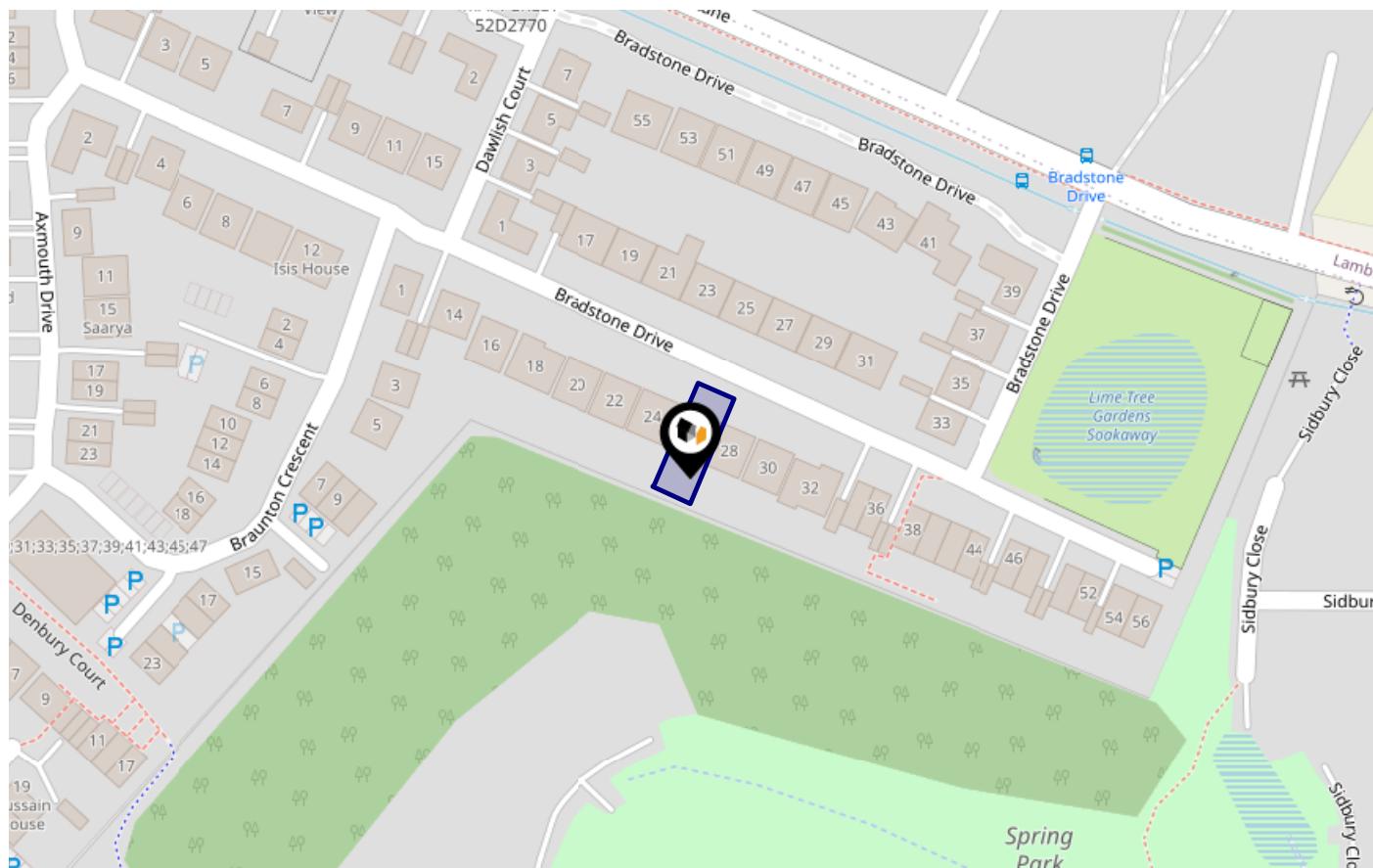
Chance of flooding to the following depths at this property:



# 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.

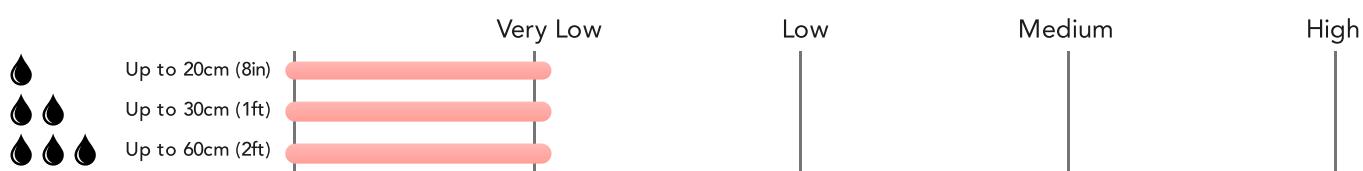


Risk Rating: Very low

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.

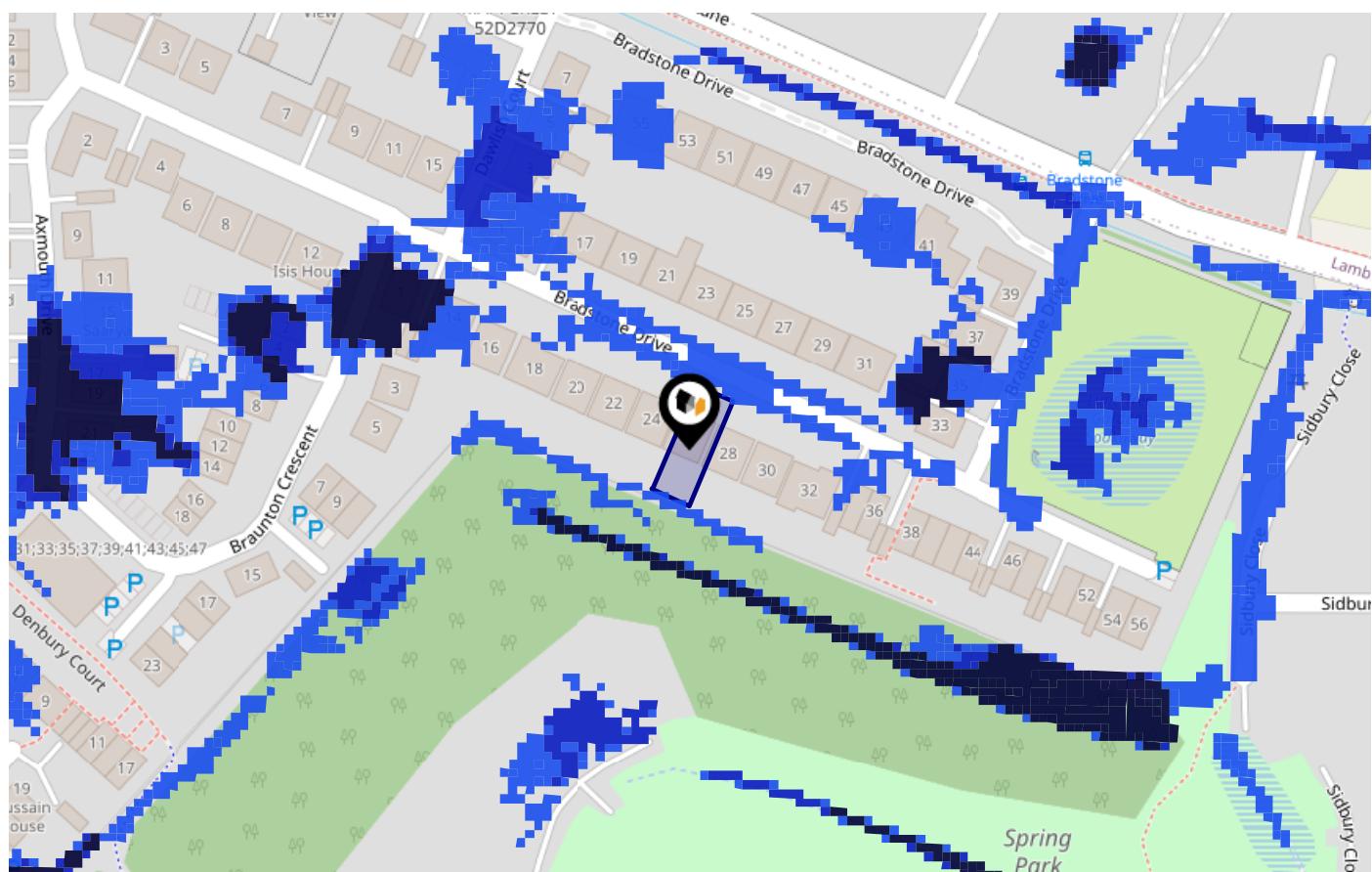
Chance of flooding to the following depths at this property:



# 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.

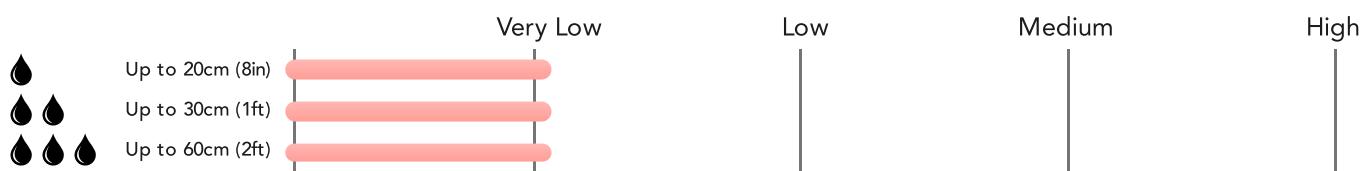


Risk Rating: Very low

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

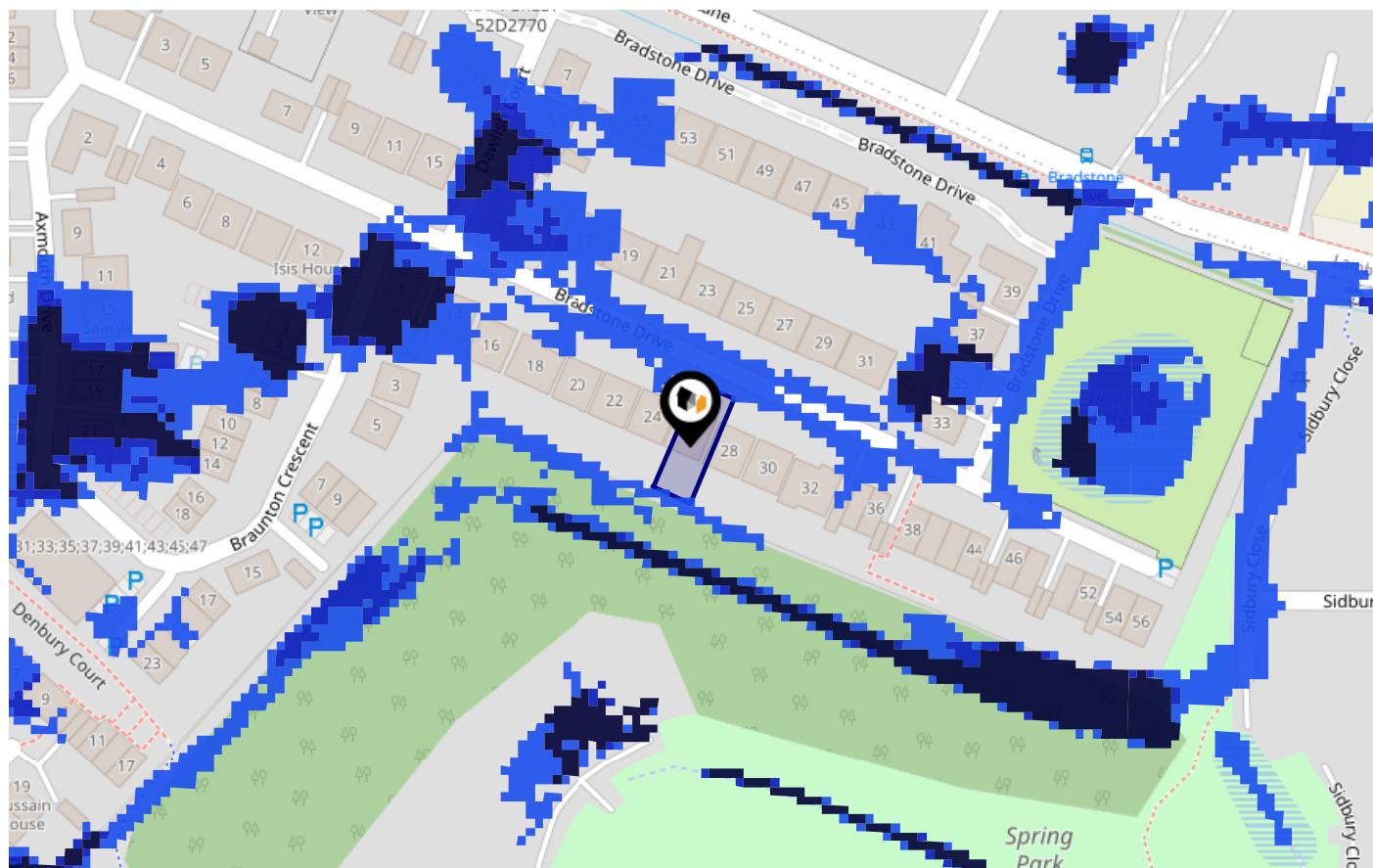
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

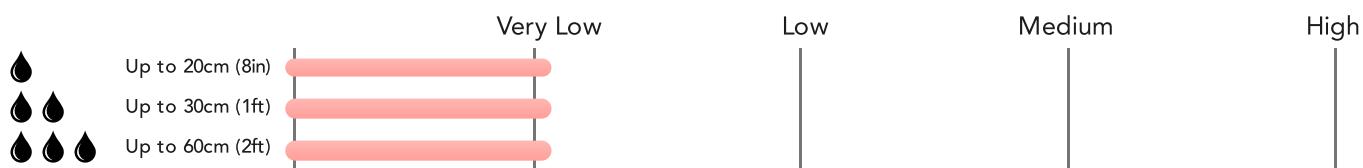


Risk Rating: Very low

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

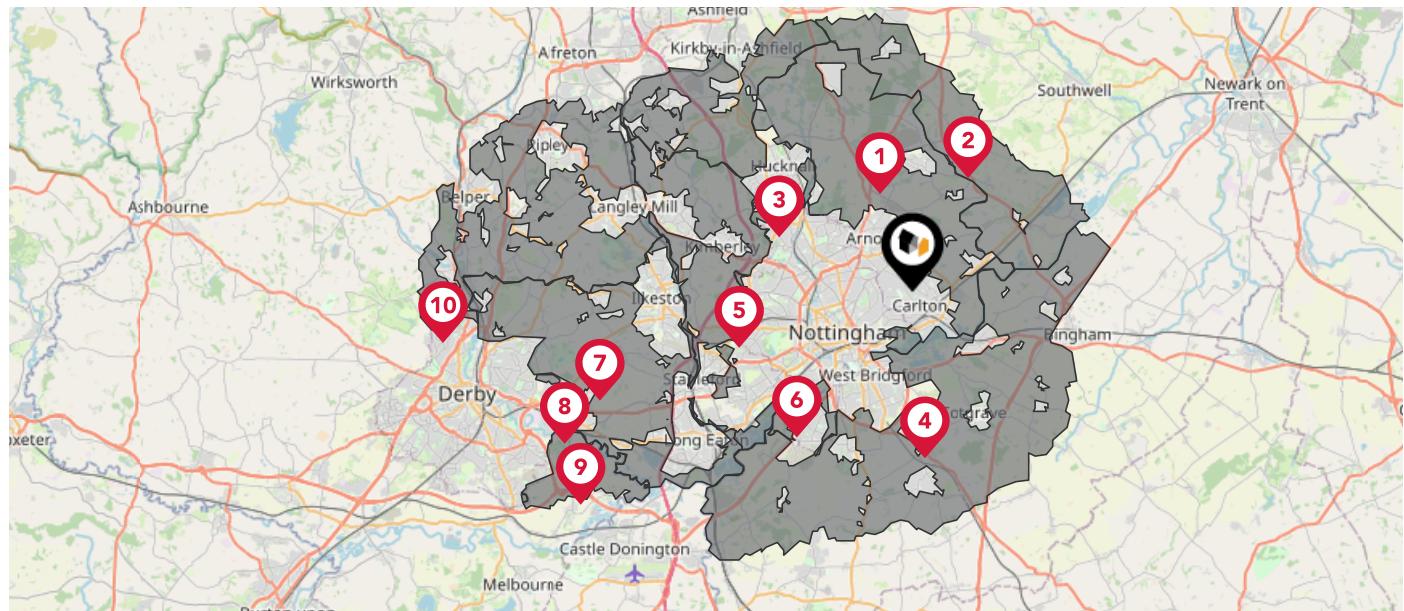
Chance of flooding to the following depths at this property:



# 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 - 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

# Maps

## Landfill Sites

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.



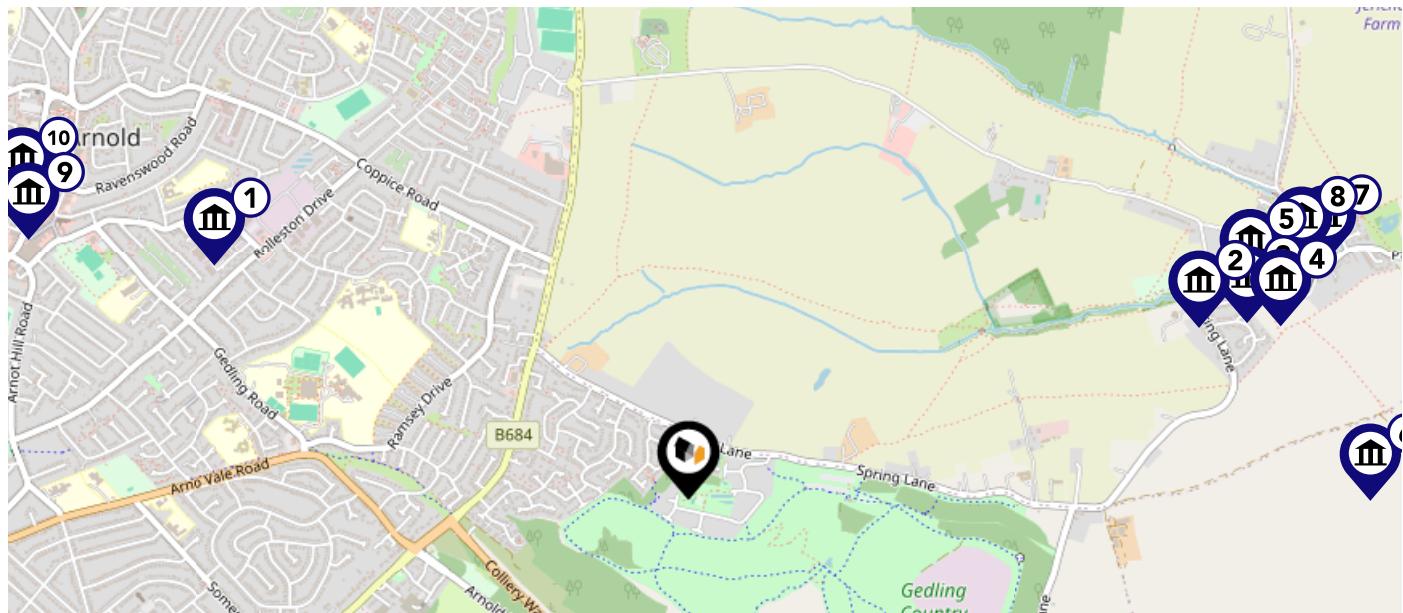
### Nearby Landfill Sites

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

# 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
	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

# Area Schools



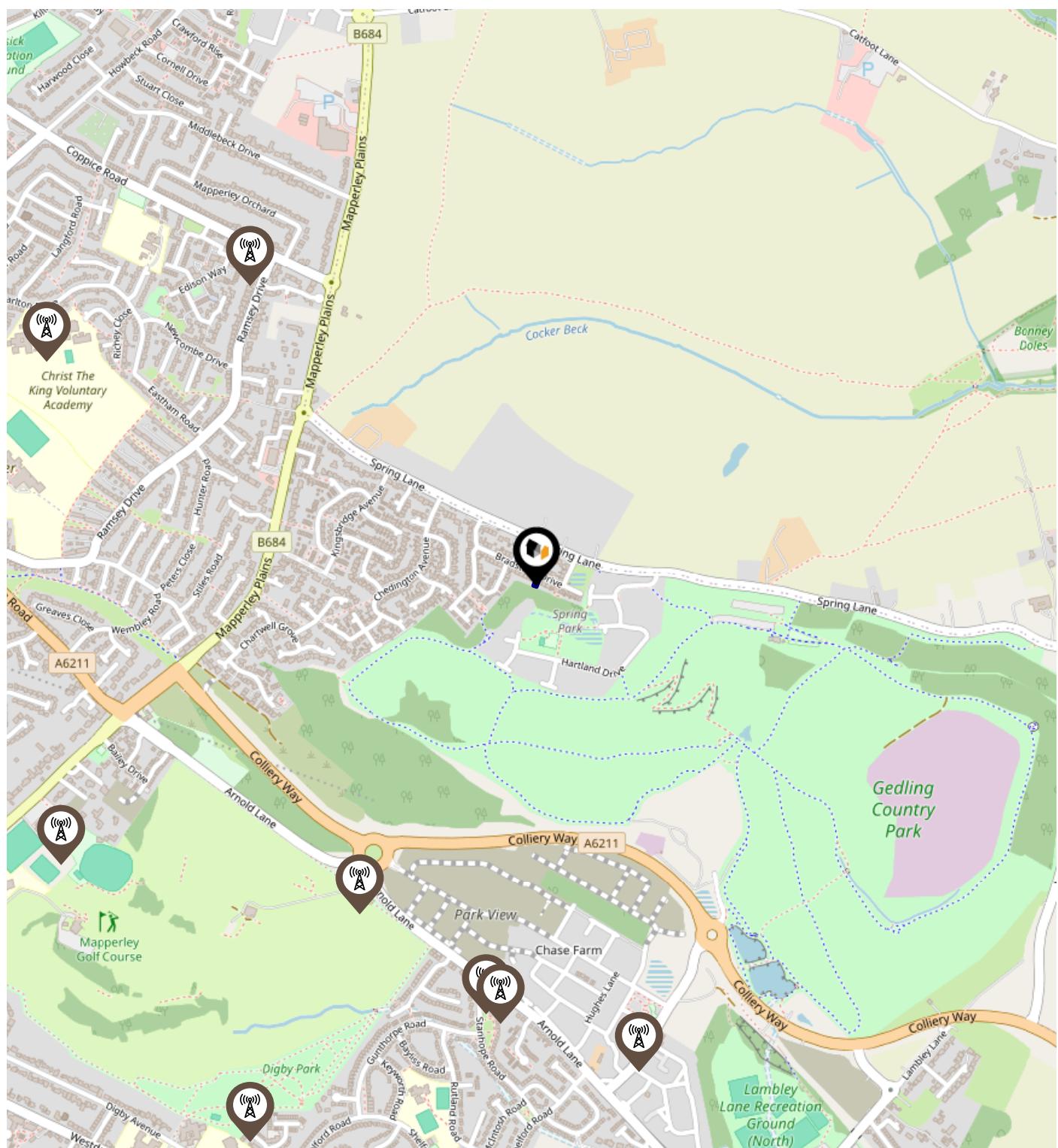
Nursery Primary Secondary College Private

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



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

# Local Area Masts & Pylons

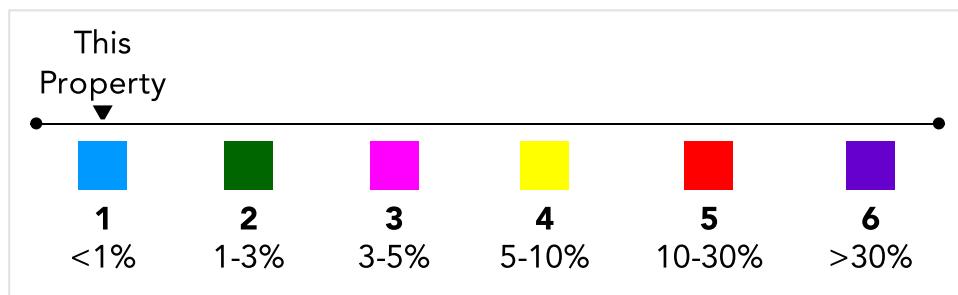
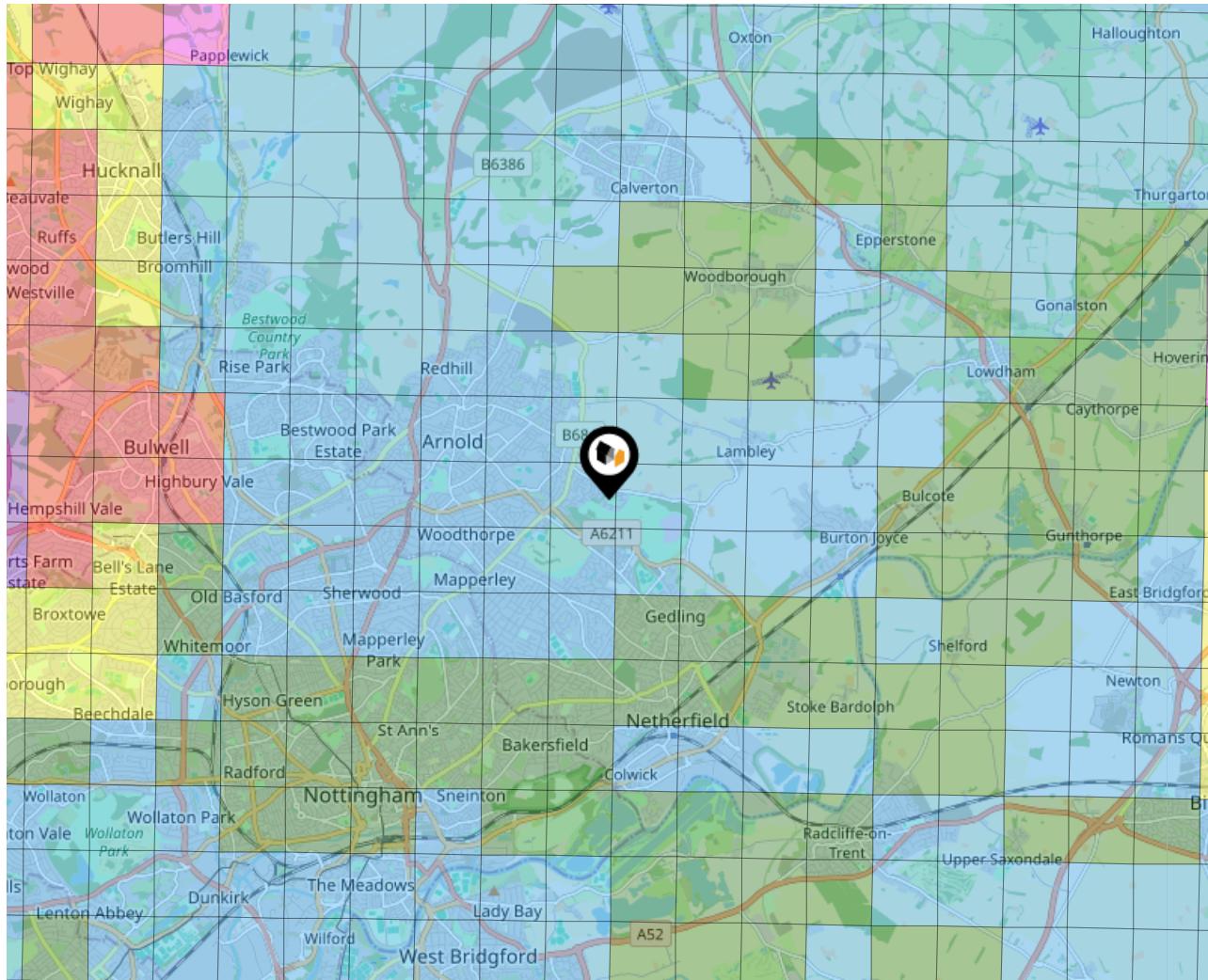


## Key:

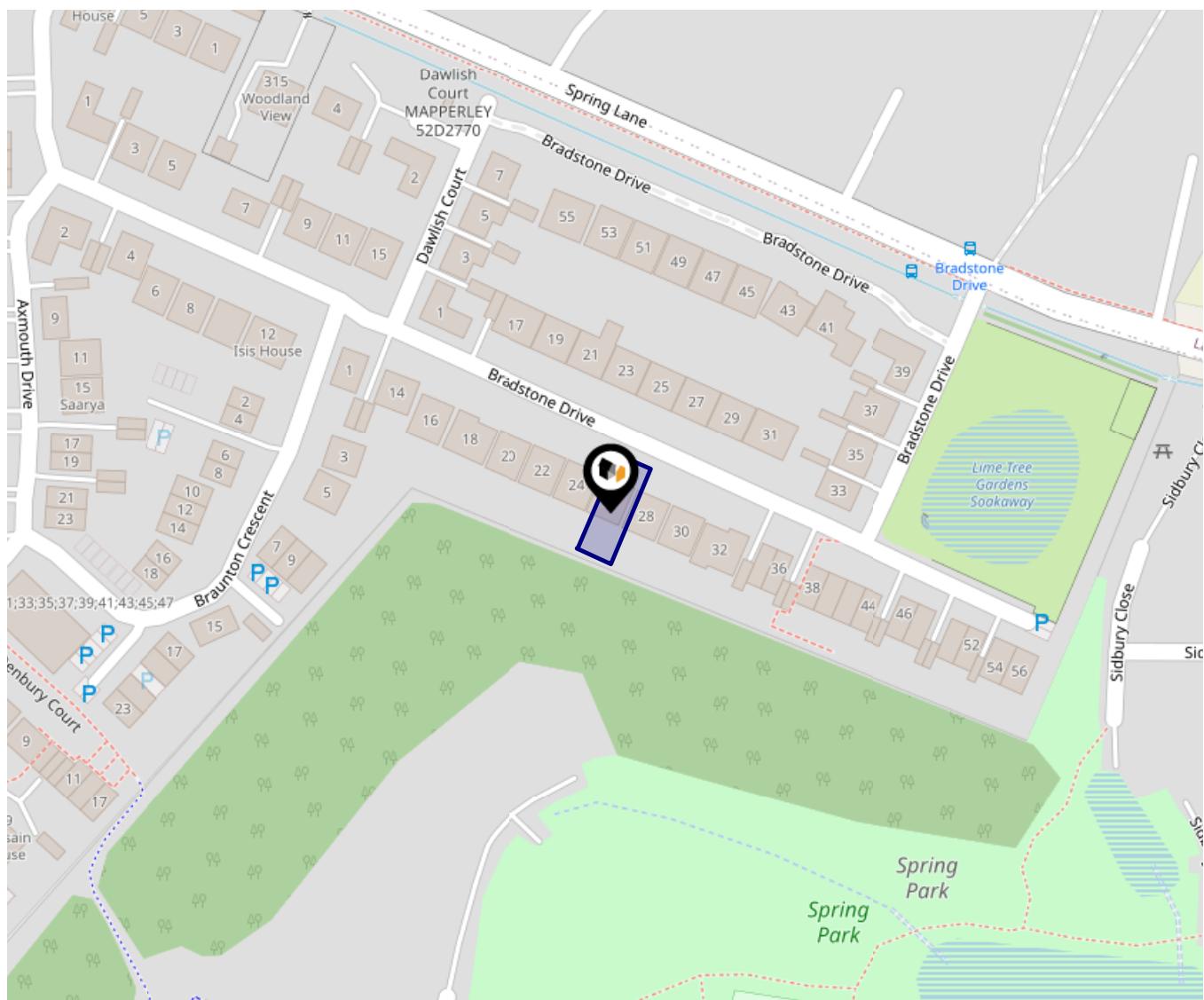
- Power Pylons
- Communication Masts

## 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>).



# 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.

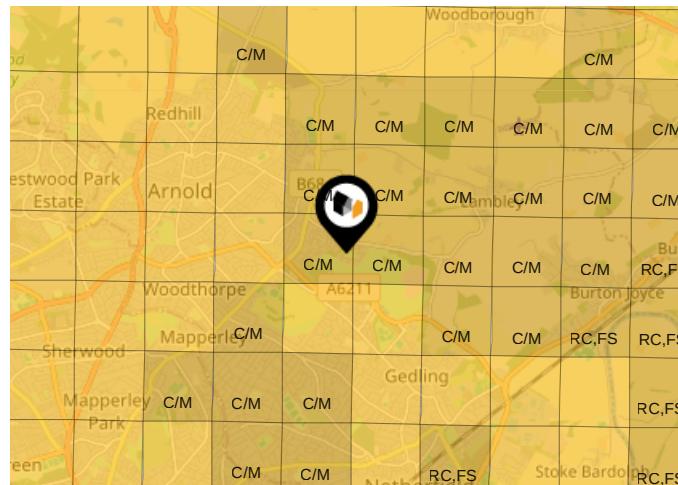
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

**Carbon Content:** LOW  
**Parent Material Grain:** ARGILLACEOUS  
**Soil Group:** MEDIUM TO HEAVY

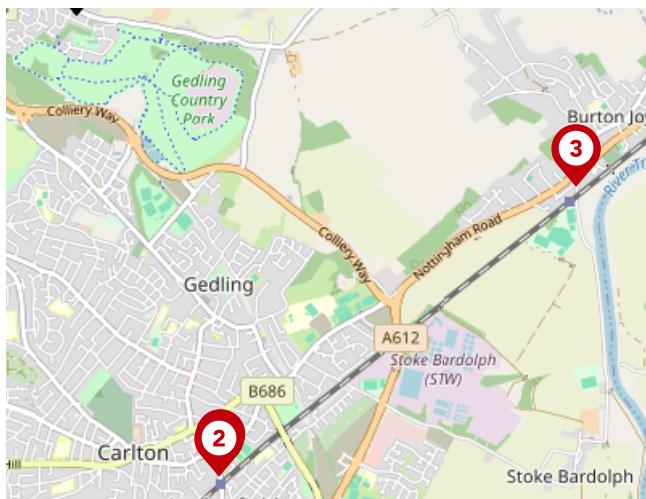
**Soil Texture:** LOAM TO CLAY  
**Soil Depth:** DEEP



## Primary Classifications (Most Common Clay Types)

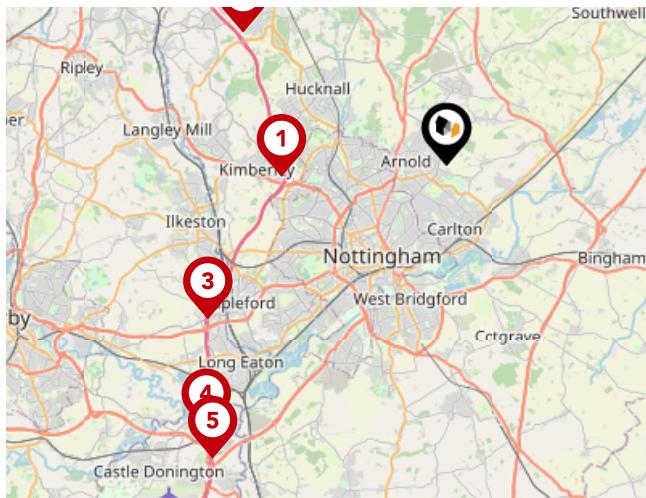
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Carlton Rail Station	2.14 miles
2	Carlton Rail Station	2.16 miles
3	Burton Joyce Rail Station	2.36 miles



## Trunk Roads/Motorways

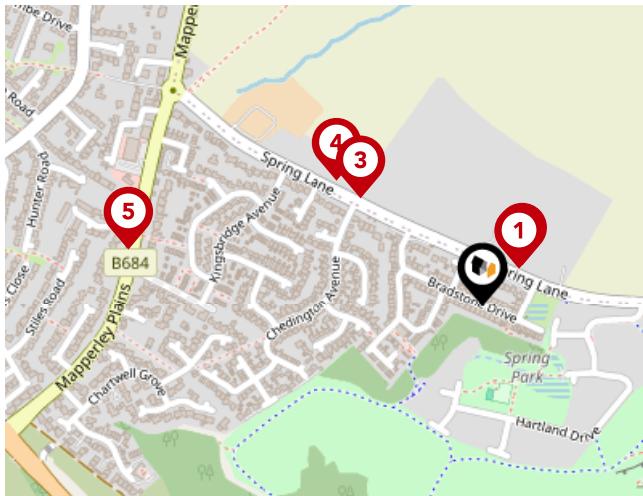
Pin	Name	Distance
1	M1 J26	5.9 miles
2	M1 J27	8.68 miles
3	M1 J25	10.16 miles
4	M1 J24A	12.82 miles
5	M1 J24	13.42 miles



## Airports/Helpads

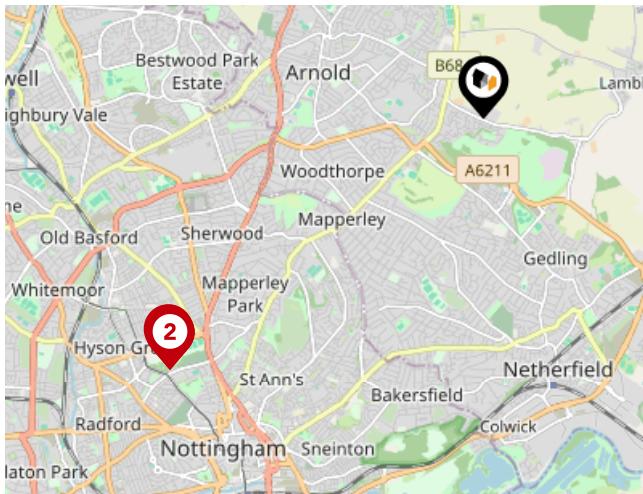
Pin	Name	Distance
1	East Mids Airport	15.23 miles
2	Finningley	33.79 miles
3	Baginton	46.21 miles
4	Birmingham Airport	46 miles

# Area Transport (Local)



## 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

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-

# Agent Disclaimer



## Important - Please Read

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.

Powered by



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**Martin & Co. Beeston**

23 Wollaton Road Beeston Nottingham  
NG9 2NG  
07377 229 896  
ian.chambers@martinco.com  
www.martinco.com

