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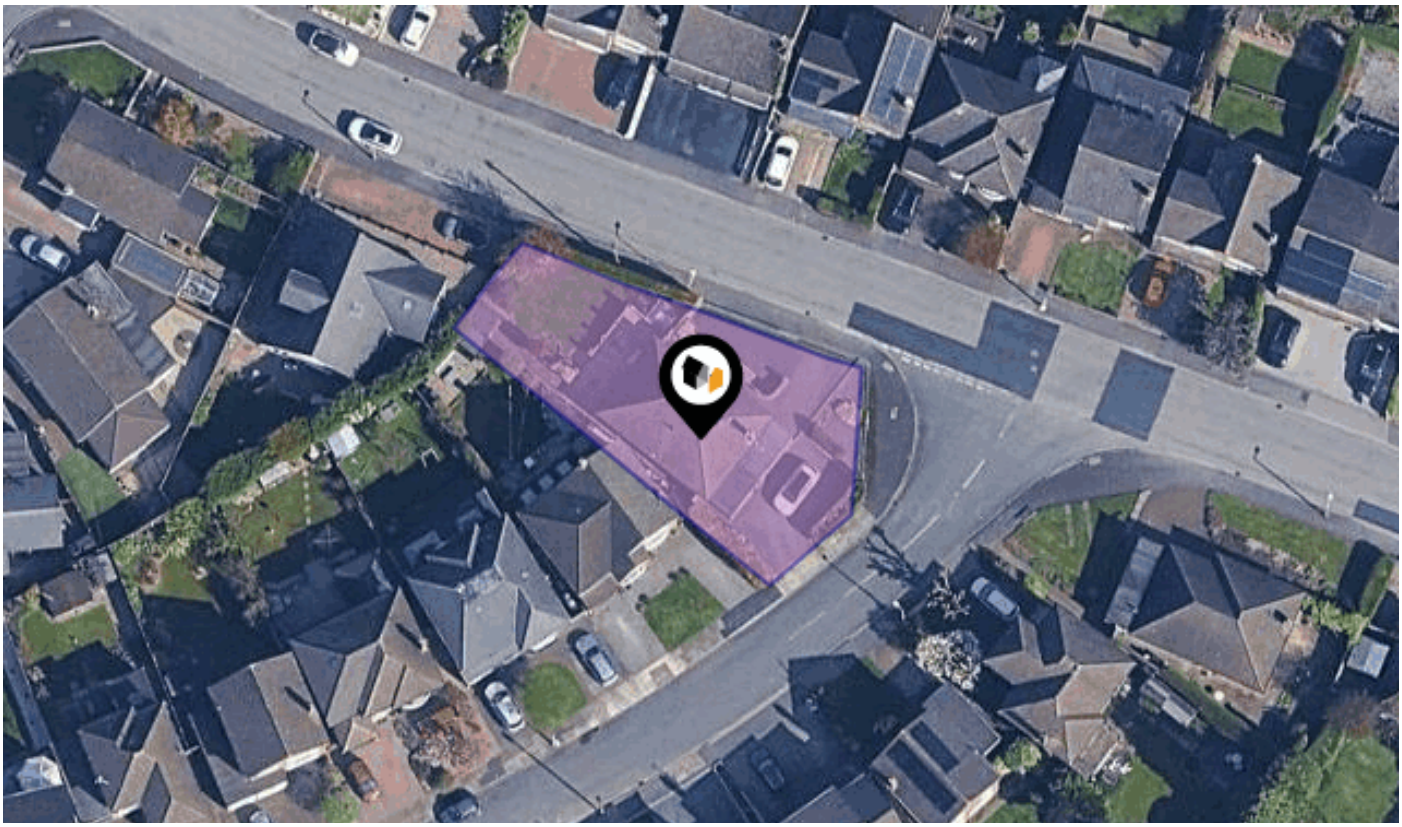
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th February 2026



RIVERGREEN CRESCENT, BRAMCOTE, NOTTINGHAM, NG9

Martin & Co. Beeston

23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com

The Property Ombudsman

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Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	2		
Plot Area:	0.12 acres		
Council Tax :	Band D		
Annual Estimate:	£2,516		
Title Number:	NT187087		

Local Area

Local Authority: Nottinghamshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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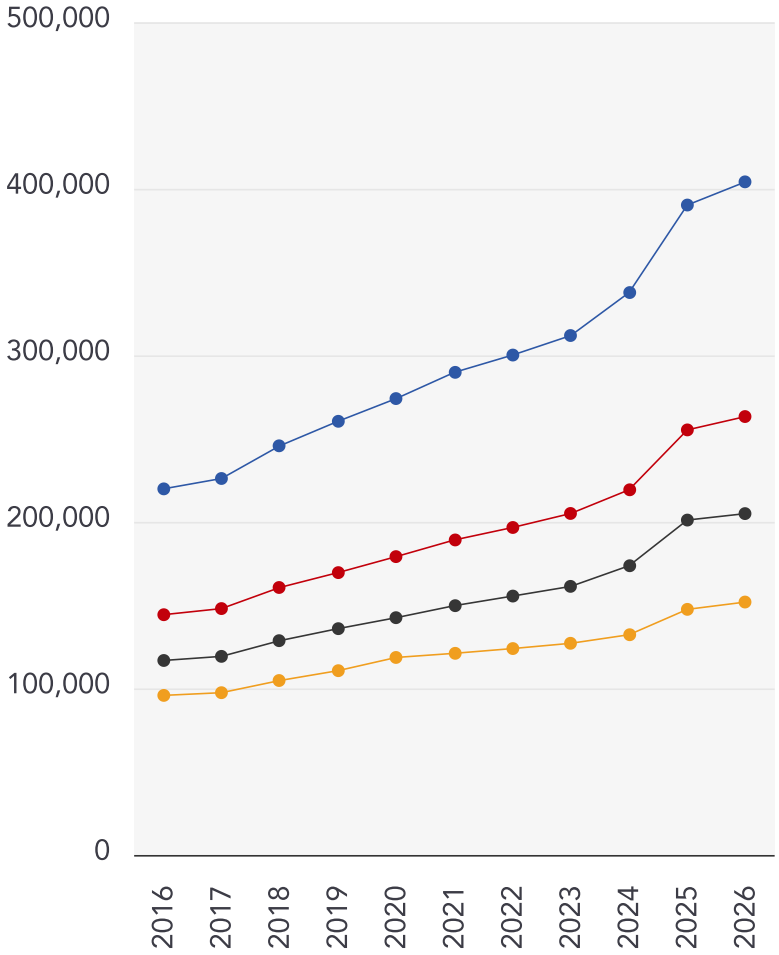
Market
House Price Statistics

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%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

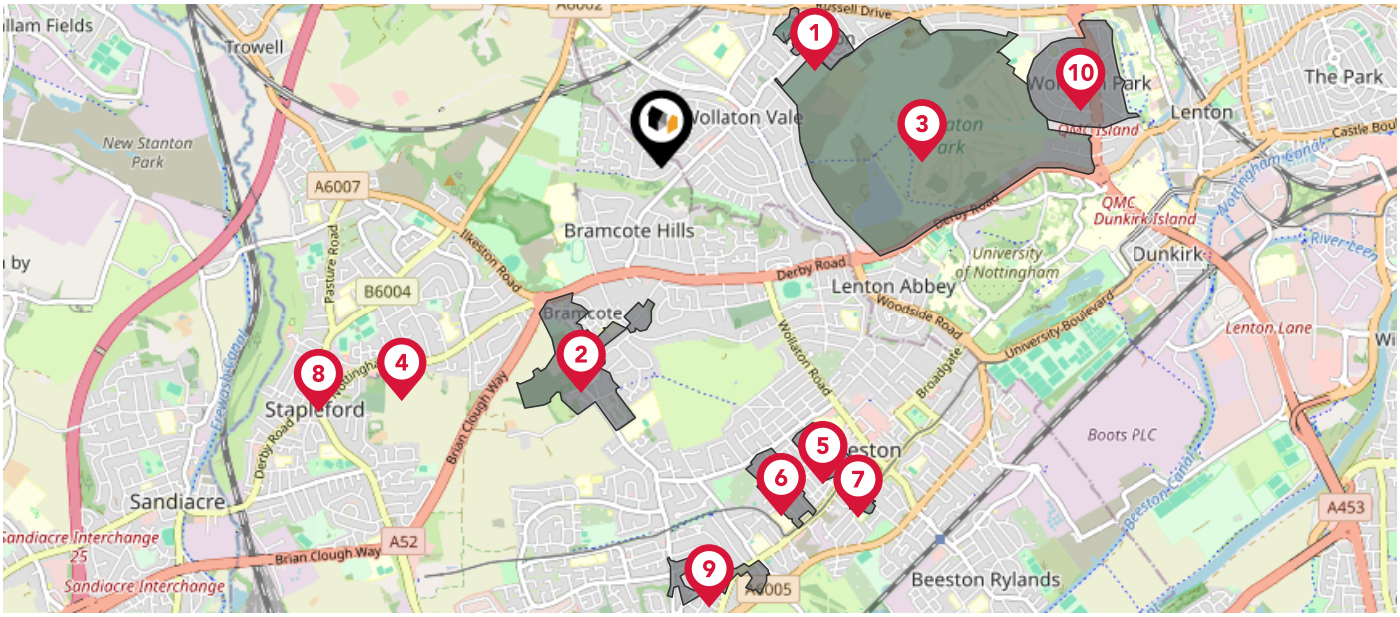
- Adit
- Gutter Pit
- Shaft

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	Wollaton Village
2	Bramcote
3	Wollaton Park
4	Stapleford Nottingham Road
5	Beeston St John's Grove
6	Chilwell Cottage Grove
7	Beeston West End
8	Stapleford Church Street
9	Chilwell
10	Sutton Passeys

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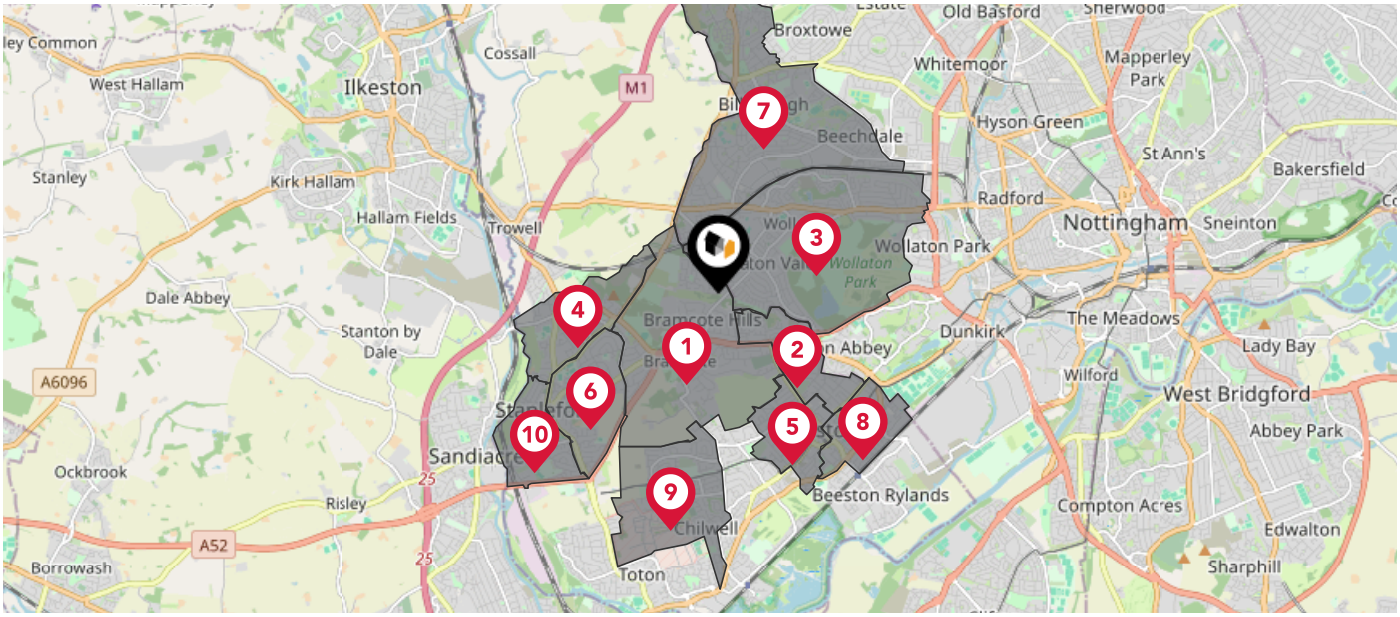
Maps
Council Wards

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	Bramcote Ward
2	Beeston North Ward
3	Wollaton West Ward
4	Stapleford North Ward
5	Beeston West Ward
6	Stapleford South East Ward
7	Bilborough Ward
8	Beeston Central Ward
9	Chilwell West Ward
10	Stapleford South West Ward

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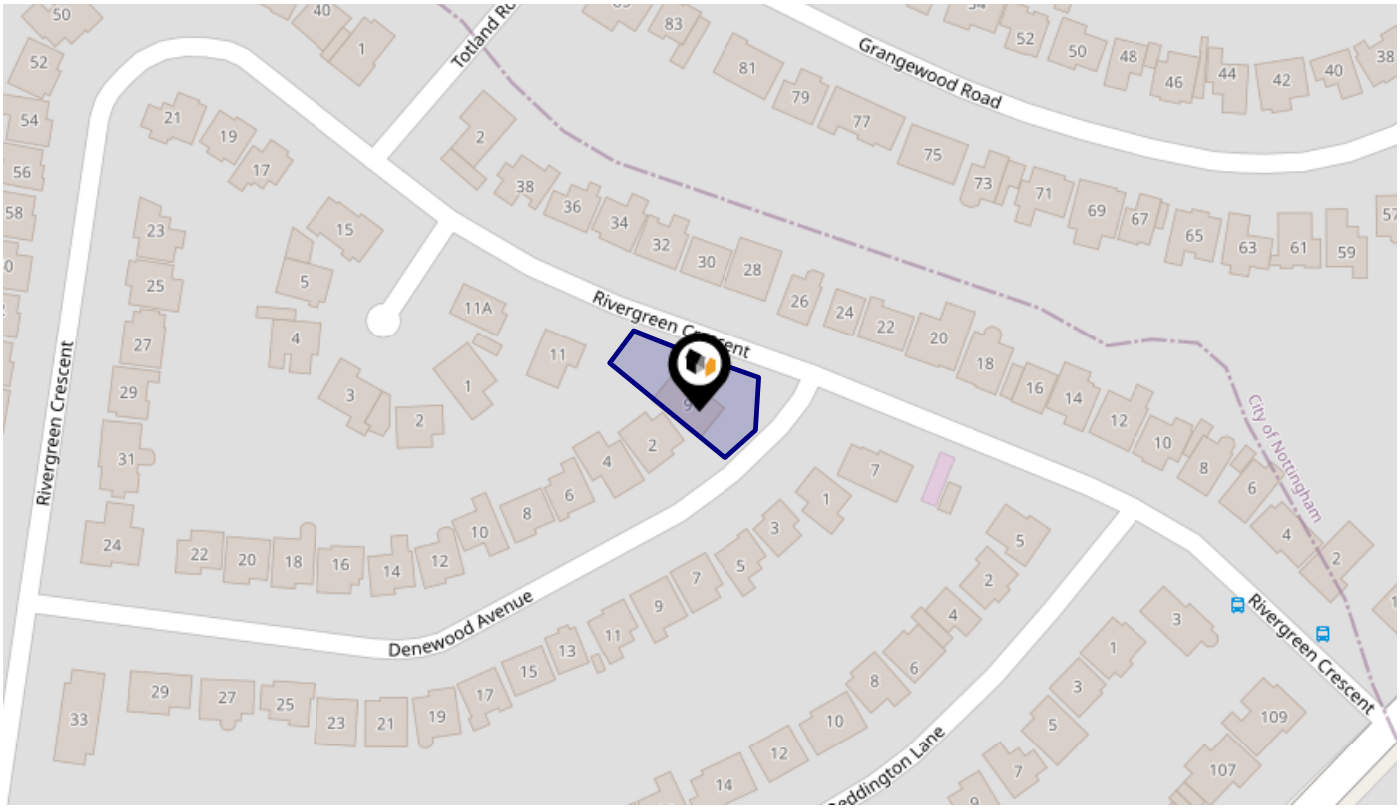
Maps
Rail Noise

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.

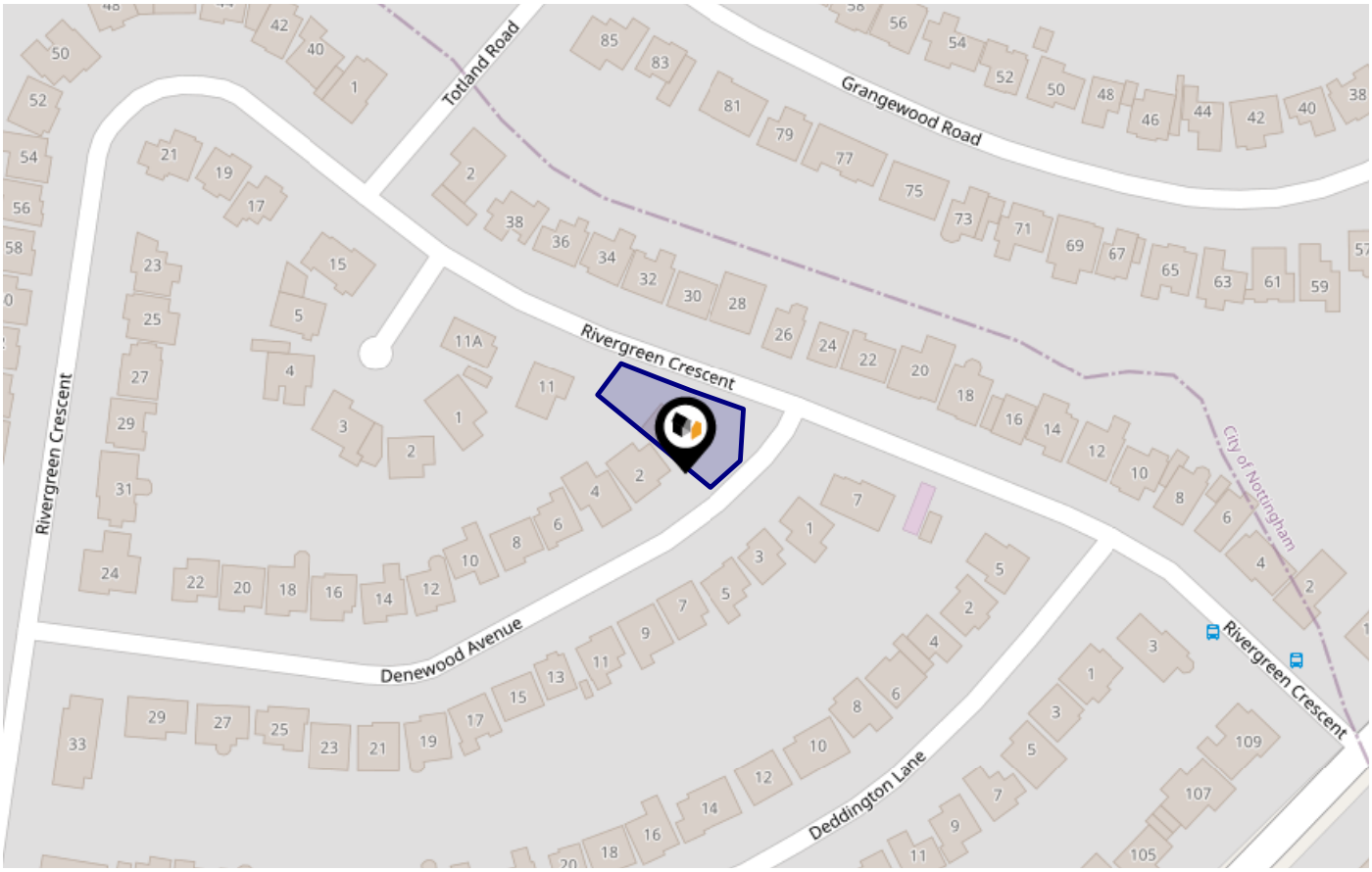
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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.

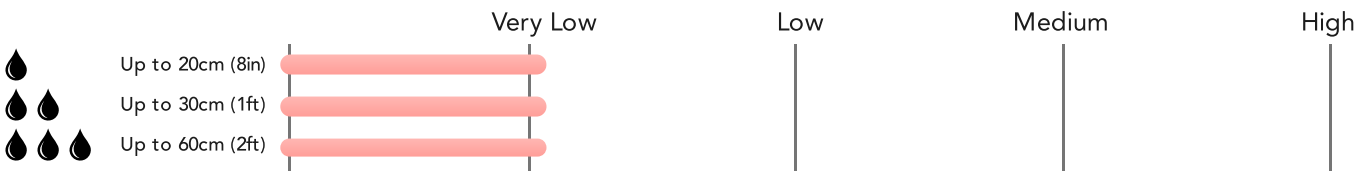


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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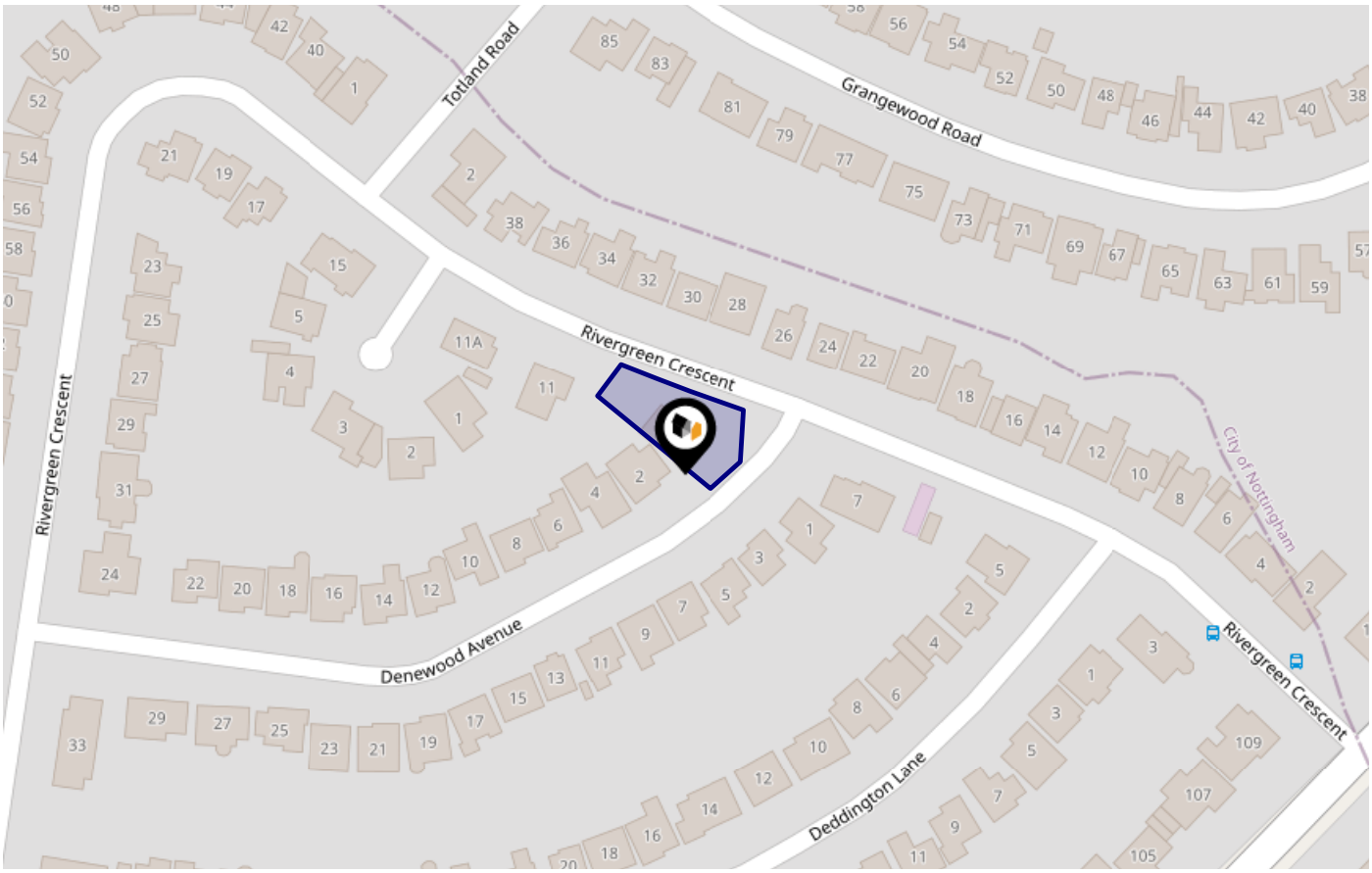
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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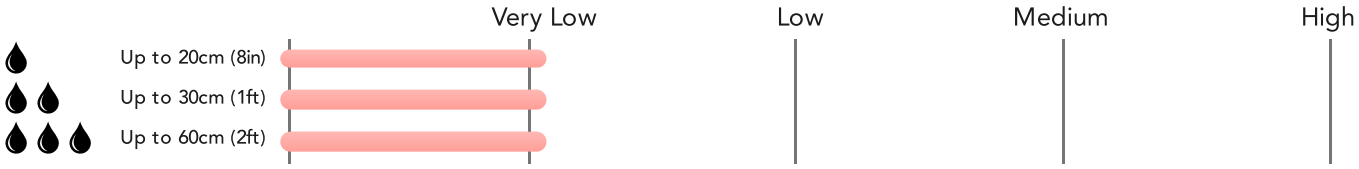

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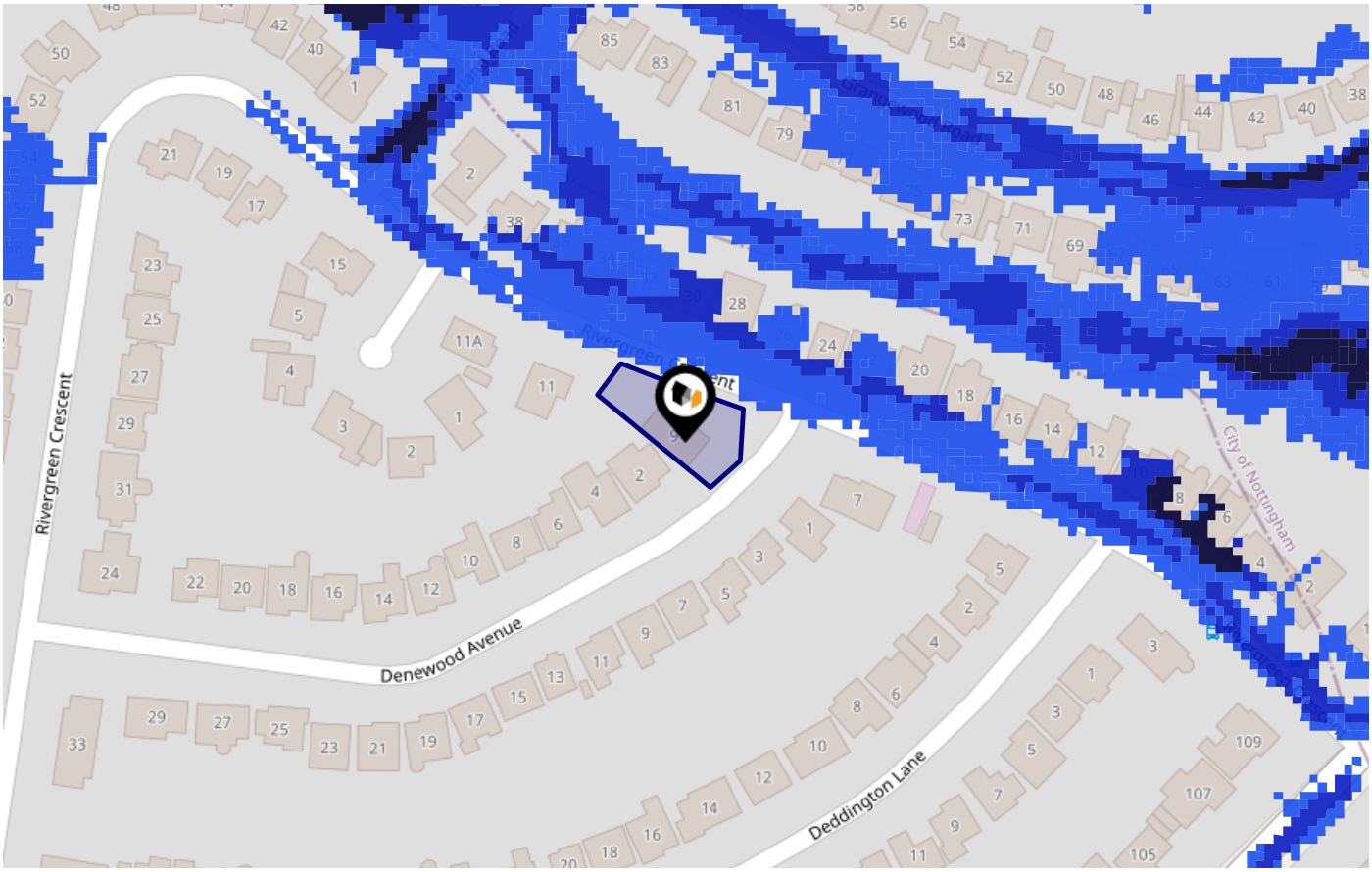
Flood Risk
Surface Water - Flood Risk

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



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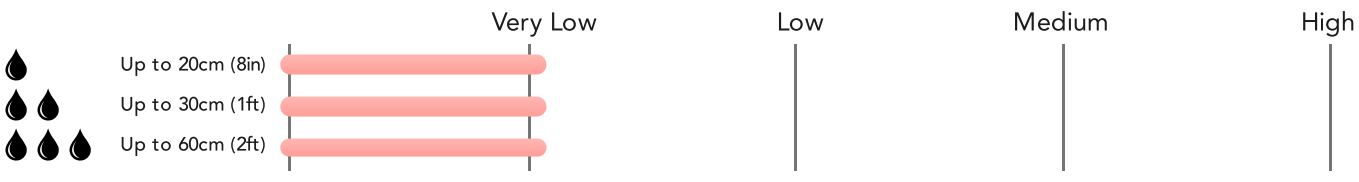

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Flood Risk
Surface Water - Climate Change

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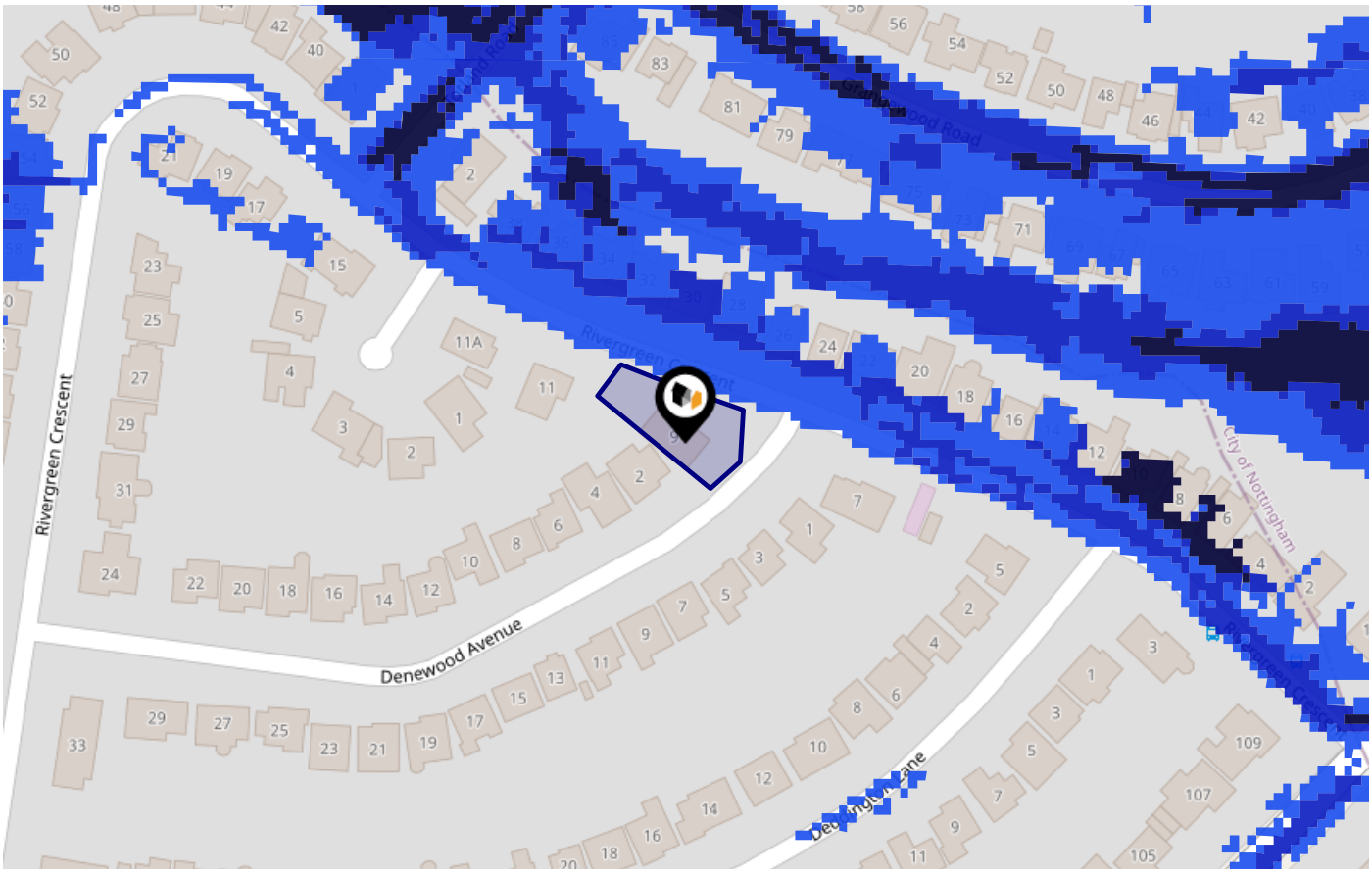
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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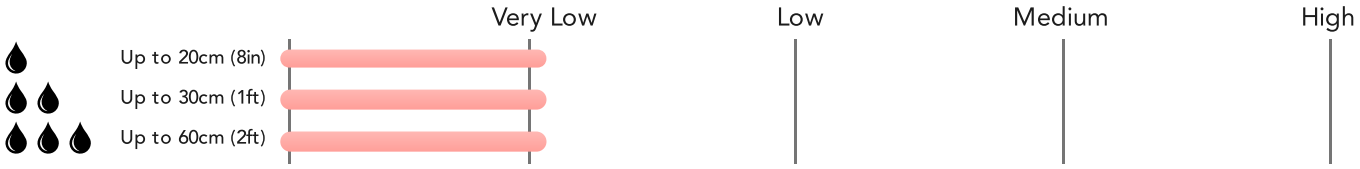

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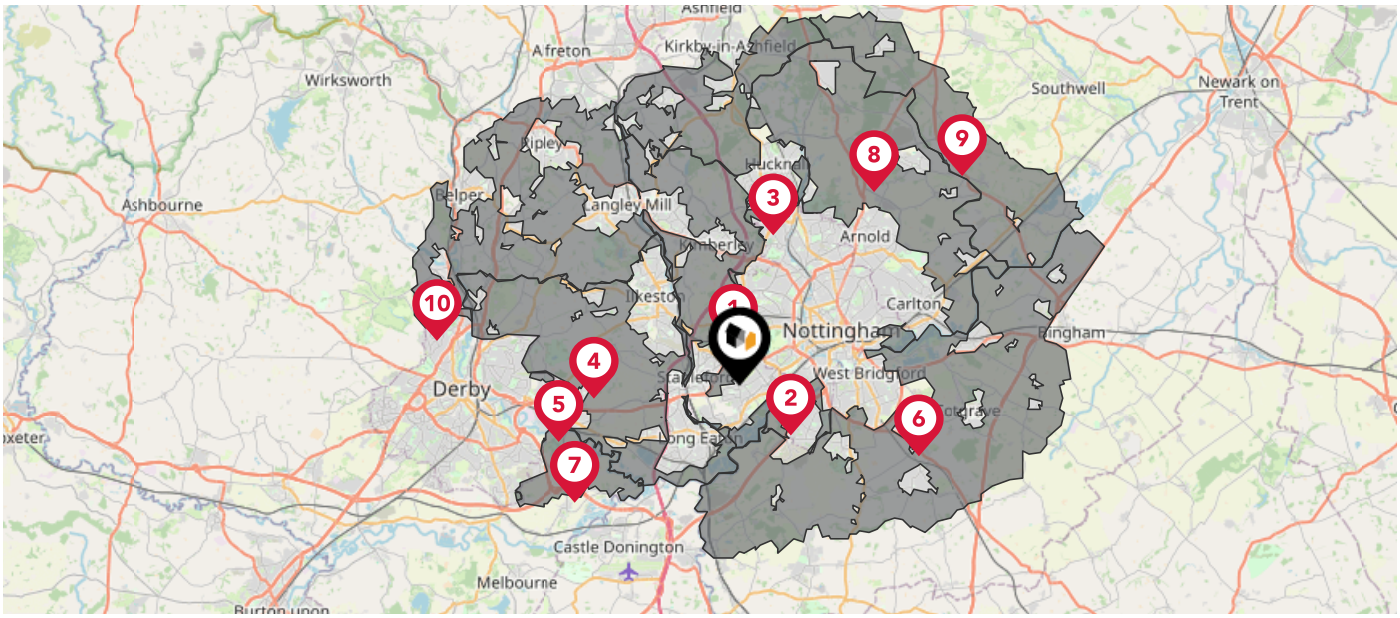
Maps
Green Belt

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



Nearby Green Belt Land	
1	Derby and Nottingham Green Belt - Nottingham
2	Derby and Nottingham Green Belt - Broxtowe
3	Derby and Nottingham Green Belt - Ashfield
4	Derby and Nottingham Green Belt - Erewash
5	Derby and Nottingham Green Belt - Derby
6	Derby and Nottingham Green Belt - Rushcliffe
7	Derby and Nottingham Green Belt - South Derbyshire
8	Derby and Nottingham Green Belt - Gedling
9	Derby and Nottingham Green Belt - Newark and Sherwood
10	Derby and Nottingham Green Belt - Amber Valley

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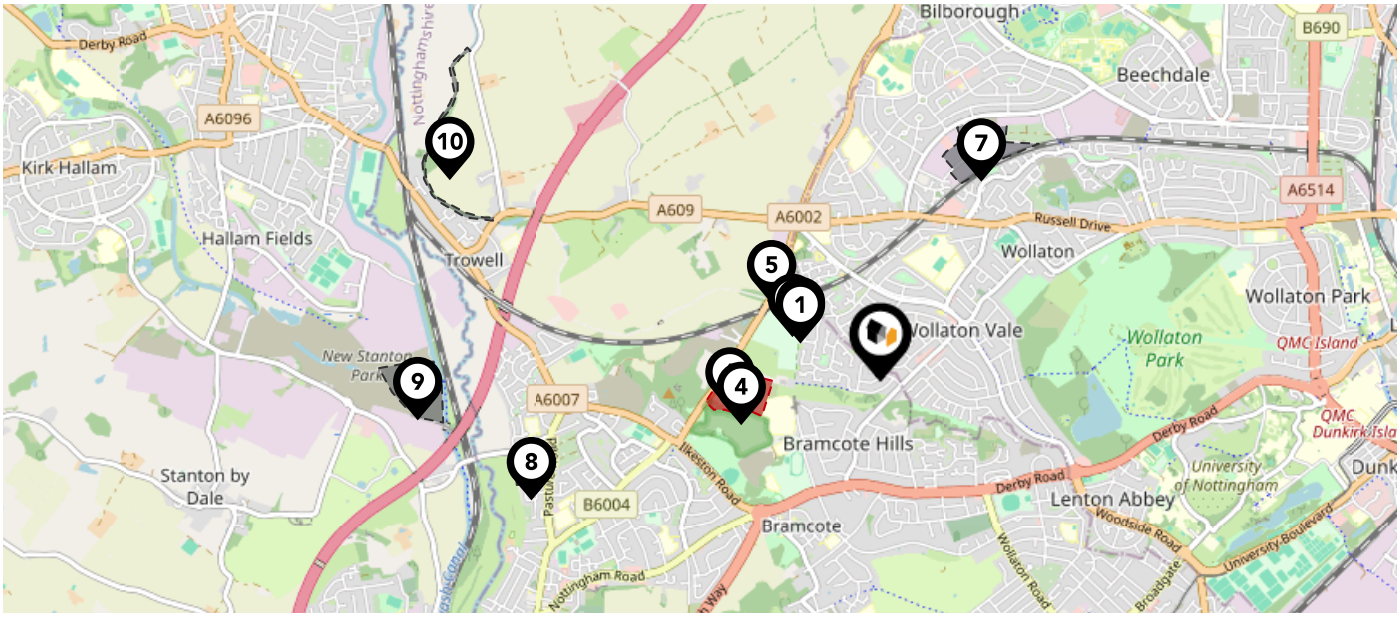
Maps
Landfill Sites

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	Moor Lane-Moor Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill
2	Nottingham Canal-Moat Lane, Bramcote, Nottinghamshire	Historic Landfill
3	Old Canal Site-Old Moor Lane and Railway Line, Bramcote	Historic Landfill
4	EA/EPR/JP3393CZ/V002	Active Landfill
5	Birchwood Nursery-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill
6	Bramcote Quarry/Coventry Lane Quarry-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill
7	The Roughs off Glaisdale Drive-GlaisdaleRoad, Bilborough, Nottingham	Historic Landfill
8	New Road/Moorbridge Road, Stapleford-Former Landfill Site, New Road/Moorbridge Lane, Stapleford, Nottinghamshire	Historic Landfill
9	Old Works Tip-Perimeter of DCA Plant, Stanton-By-Dale, Ilkeston	Historic Landfill
10	Nottingham Canal-Between Cossall And Trowell	Historic Landfill

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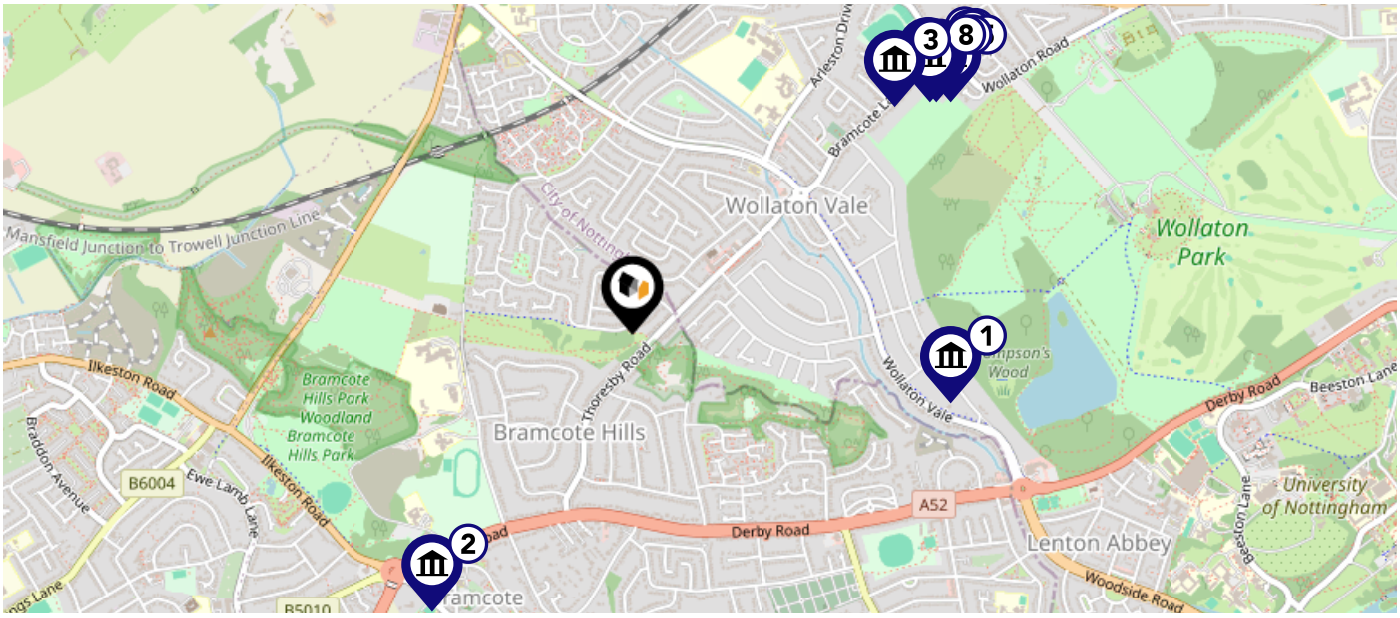
Maps
Listed Buildings

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
1 1272458 - Western Section Of Park Boundary Wall	Grade II	0.7 miles
2 1248089 - Broom Hill Terrace	Grade II	0.7 miles
3 1247593 - The Dovecote	Grade II	0.8 miles
4 1255189 - Village Pump And Shelter	Grade II	0.9 miles
5 1270394 - Three Headstones 8 Metres South Of South Chapel At Church Of St Leonard	Grade II	0.9 miles
6 1255281 - The Cottages	Grade II	0.9 miles
7 1255279 - Ivy Cottage	Grade II	0.9 miles
8 1271447 - Number 5 And Attached Outbuildings	Grade II	0.9 miles
9 1271349 - 1 To 4, Bramcote Lane	Grade II	0.9 miles
10 1255282 - The Chantry	Grade II	0.9 miles

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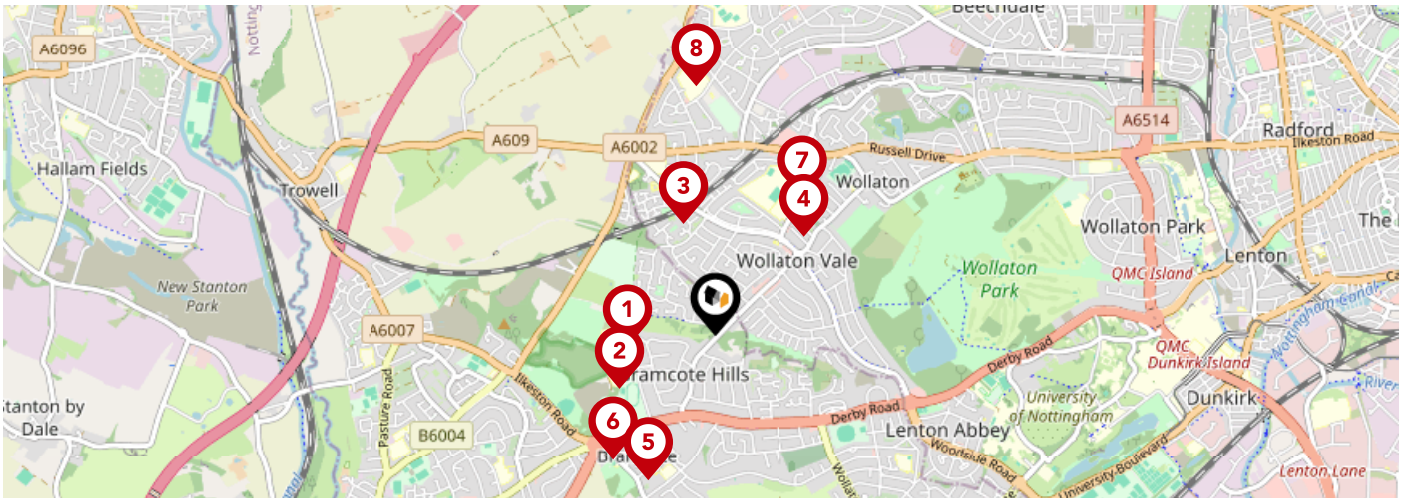
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Bramcote Hills Primary School** Ofsted Rating: Good | Pupils: 413 | Distance:0.4	☐	☑	☐	☐	☐
2 **Bramcote College** Ofsted Rating: Good | Pupils: 785 | Distance:0.48	☐	☐	☑	☐	☐
3 **Firbeck Academy** Ofsted Rating: Good | Pupils: 194 | Distance:0.52	☐	☑	☐	☐	☐
4 **Fernwood Primary School** Ofsted Rating: Good | Pupils: 1117 | Distance:0.6	☐	☑	☐	☐	☐
5 **Bramcote CofE Primary School** Ofsted Rating: Good | Pupils: 200 | Distance:0.71	☐	☑	☐	☐	☐
6 **Foxwood Academy** Ofsted Rating: Good | Pupils: 112 | Distance:0.71	☐	☐	☑	☐	☐
7 **Fernwood School** Ofsted Rating: Outstanding | Pupils: 1432 | Distance:0.73	☐	☐	☑	☐	☐
8 **Portland Spencer Academy** Ofsted Rating: Outstanding | Pupils: 418 | Distance:1.12	☐	☑	☐	☐	☐

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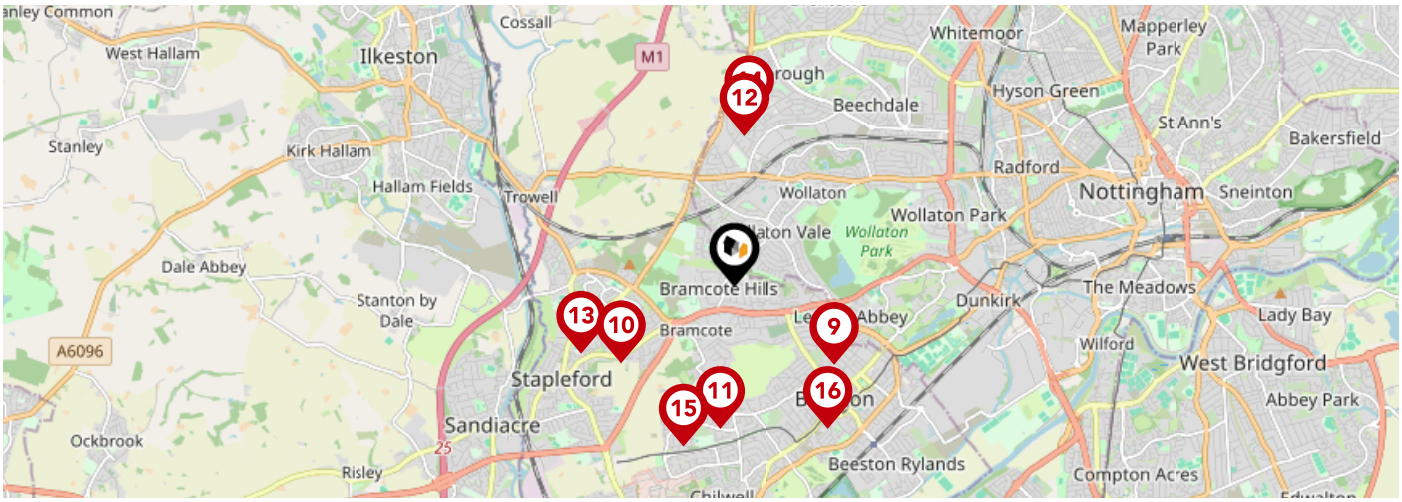
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Beeston Fields Primary School and Nursery Ofsted Rating: Good | Pupils: 361 | Distance:1.14	☐	☑	☐	☐	☐
10 Wadsworth Fields Primary School Ofsted Rating: Good | Pupils: 291 | Distance:1.23	☐	☑	☐	☐	☐
11 Alderman White School Ofsted Rating: Good | Pupils: 770 | Distance:1.28	☐	☐	☑	☐	☐
12 Nottingham University Samworth Academy Ofsted Rating: Good | Pupils: 875 | Distance:1.34	☐	☐	☑	☐	☐
13 Albany Infant and Nursery School Ofsted Rating: Good | Pupils: 182 | Distance:1.5	☐	☑	☐	☐	☐
14 Bilborough College Ofsted Rating: Good | Pupils:0 | Distance:1.5	☐	☐	☑	☐	☐
15 Sunnyside Spencer Academy Ofsted Rating: Good | Pupils: 215 | Distance:1.51	☐	☑	☐	☐	☐
16 Round Hill Primary School Ofsted Rating: Good | Pupils: 518 | Distance:1.52	☐	☑	☐	☐	☐

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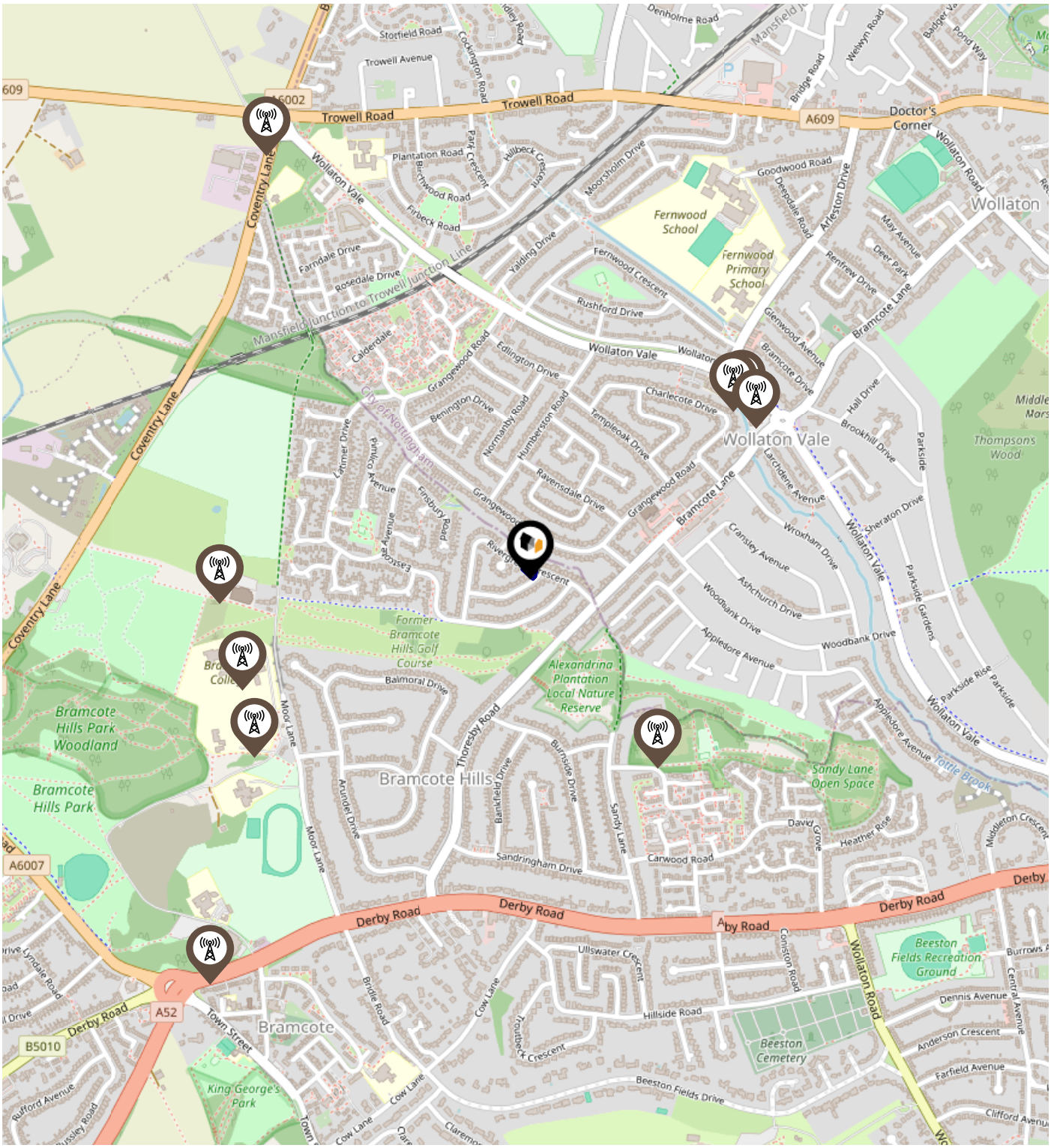
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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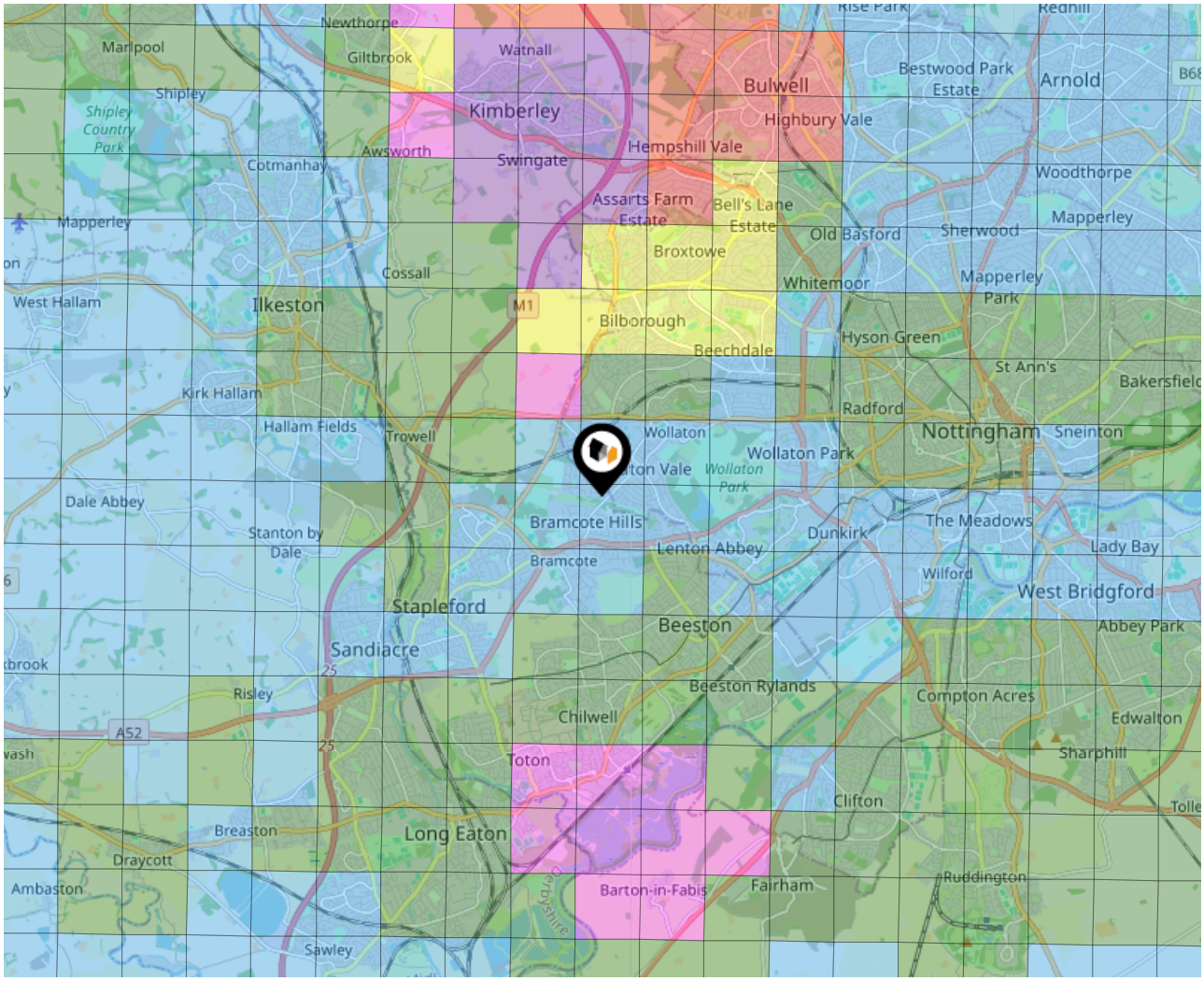
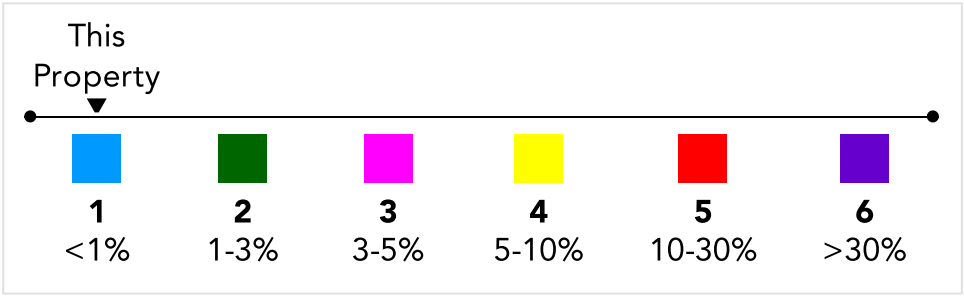
What is Radon?

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).





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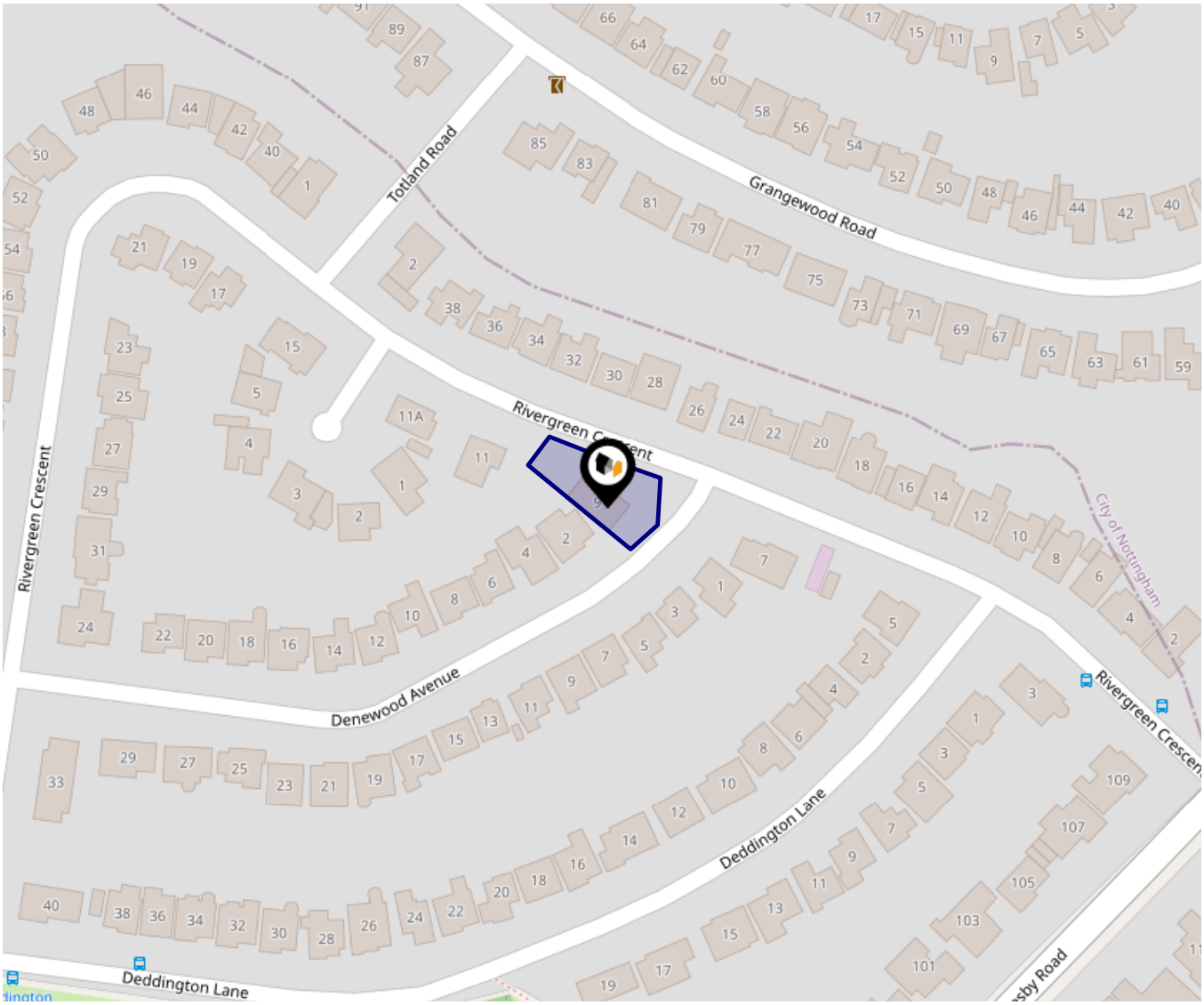
Local Area
Road Noise



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

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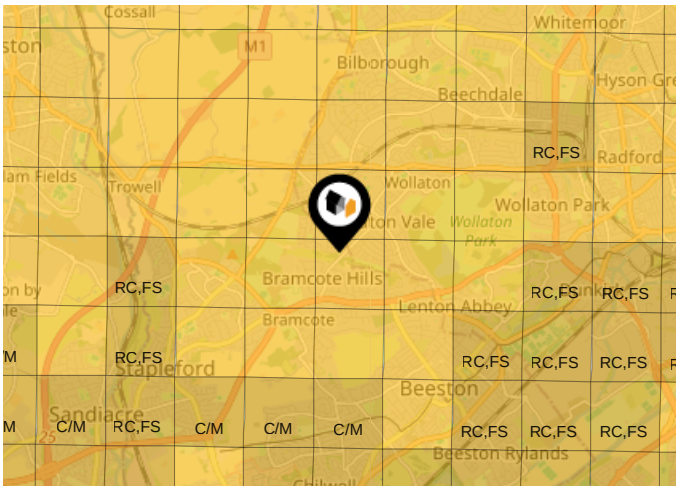
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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

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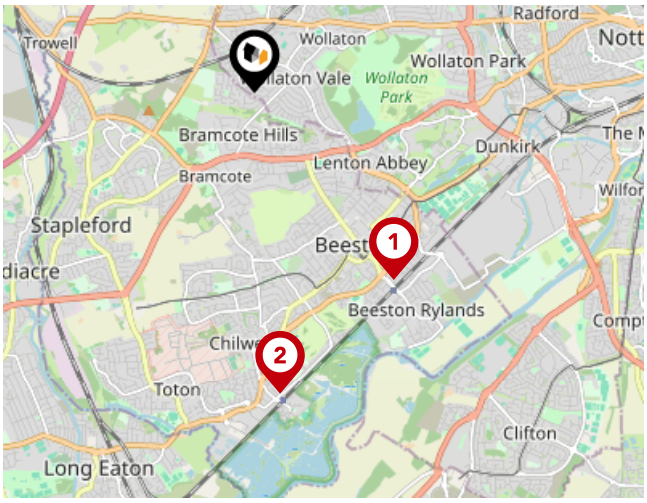
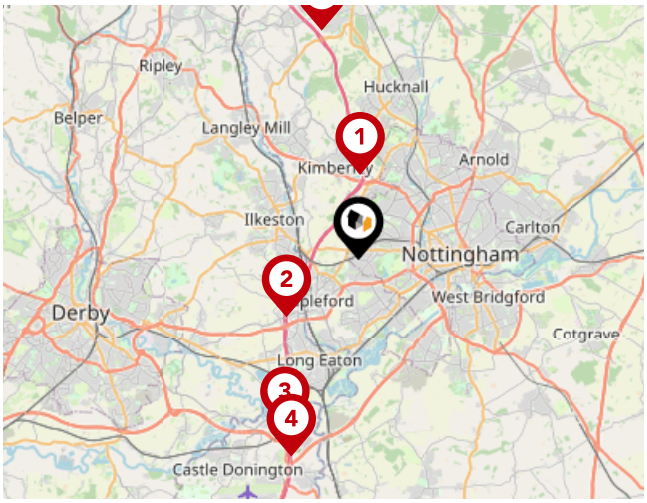
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Beeston Rail Station	2.09 miles
2	Attenborough Rail Station	2.71 miles
3	Ilkeston Rail Station	3.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	3.02 miles
2	M1 J25	3.3 miles
3	M1 J24A	6.61 miles
4	M1 J24	7.44 miles
5	M1 J27	8.27 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.07 miles
2	Finningley	38.22 miles
3	Baginton	41.16 miles
4	Birmingham Airport	39.84 miles

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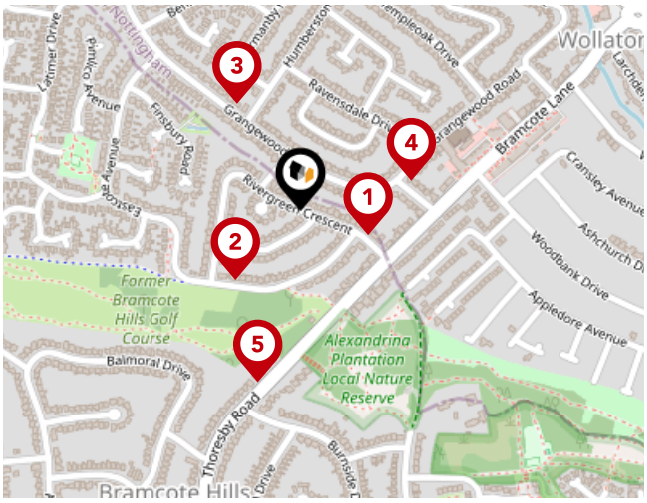
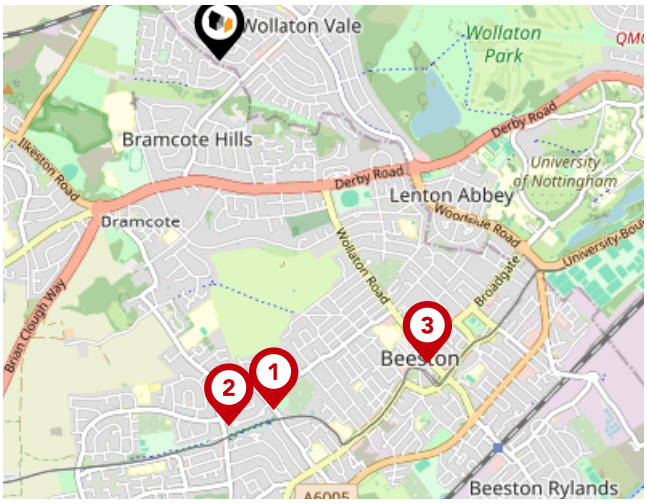
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rivergreen Crescent	0.08 miles
2	Deddington Lane	0.11 miles
3	Humberston Road	0.14 miles
4	Kevin Road	0.13 miles
5	Burnside Drive	0.2 miles



Local Connections

Pin	Name	Distance
1	Cator Lane	1.58 miles
2	Sandby Court	1.63 miles
3	Bus & Tram Interchange	1.64 miles

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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.

Martin & Co. Beeston
Testimonials

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

/MartinCoUK

/martinco_uk

/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.

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MARTIN&CO

Martin & Co. Beeston

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

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