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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th August 2026



IVY GARDENS, BILSTHORPE, NEWARK, NG22

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.11 acres		
Year Built :	2020		
Council Tax :	Band C		
Annual Estimate:	£2,384		
Title Number:	NT568199		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Nottinghamshire

No

Very low

Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12

79

-

mb/s

mb/s

mb/s

Mobile Coverage:

(based on calls indoors)

O₂

EE

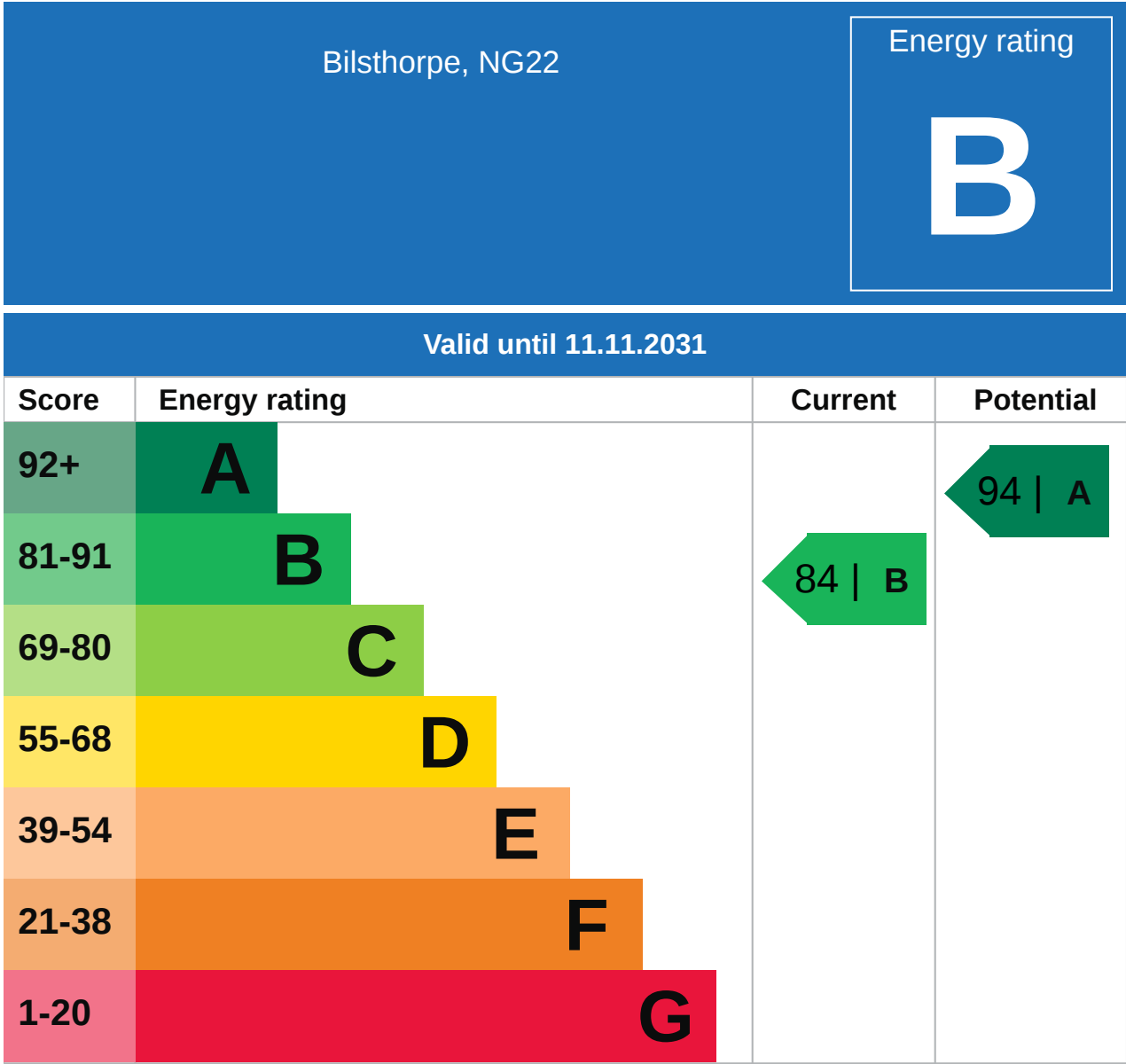
3

O₂

Satellite/Fibre TV Availability:

Property

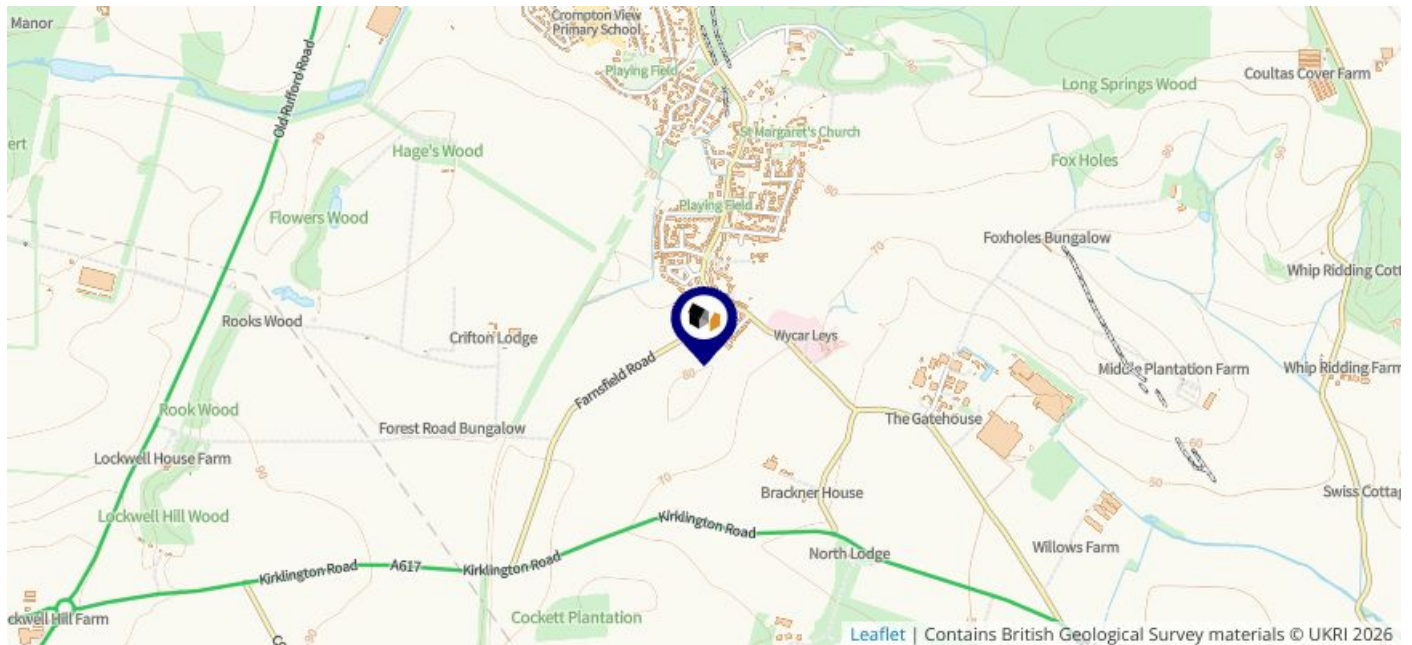
EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m-Â°K
Total Floor Area:	108 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

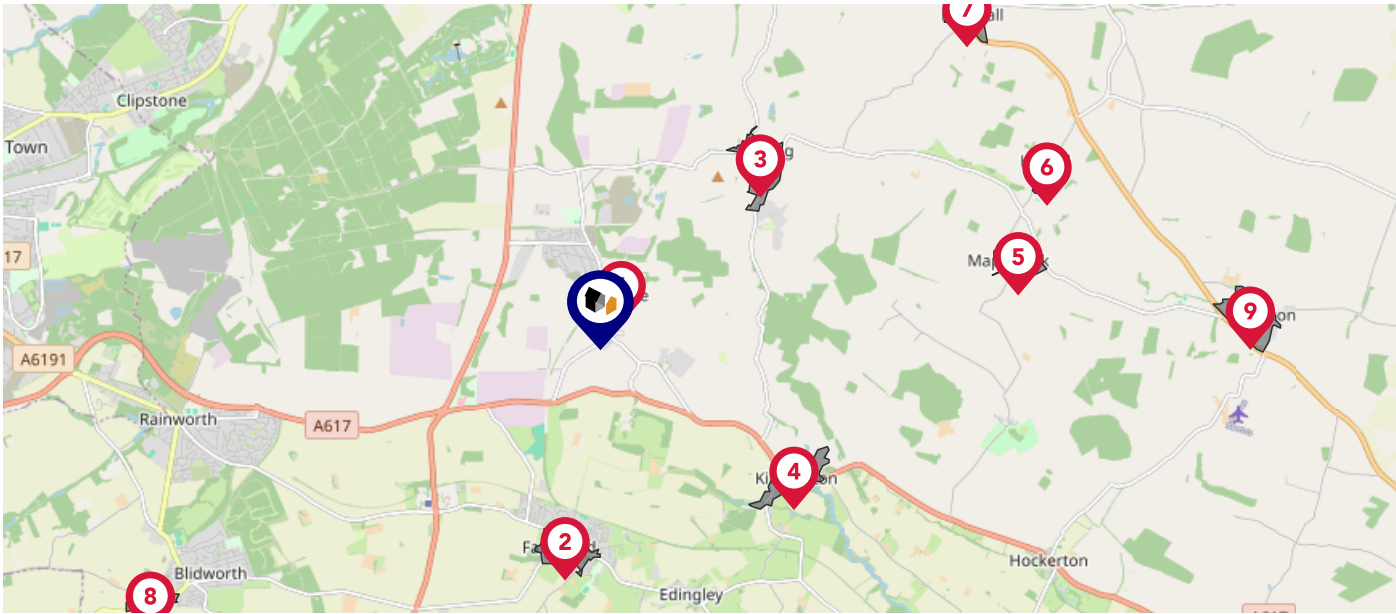
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 Bilsthorpe

2 Farnsfield

3 Eakring

4 Kirklington

5 Maplebeck

6 Kersall

7 Kneesall

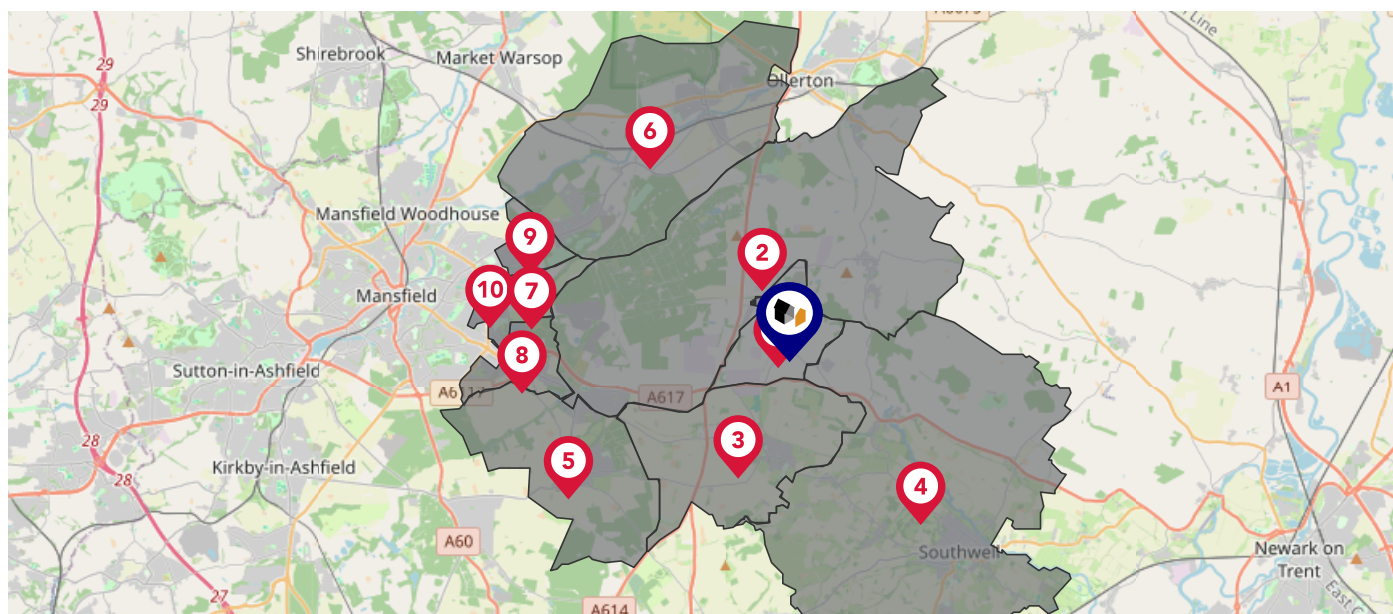
8 Blidworth

9 Caunton

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



Bilsthorpe Ward



Rainworth North & Rufford Ward



Farnsfield Ward



Southwell Ward



Rainworth South & Blidworth Ward



Edwinstowe & Clipstone Ward



Oak Tree Ward



Ransom Wood Ward

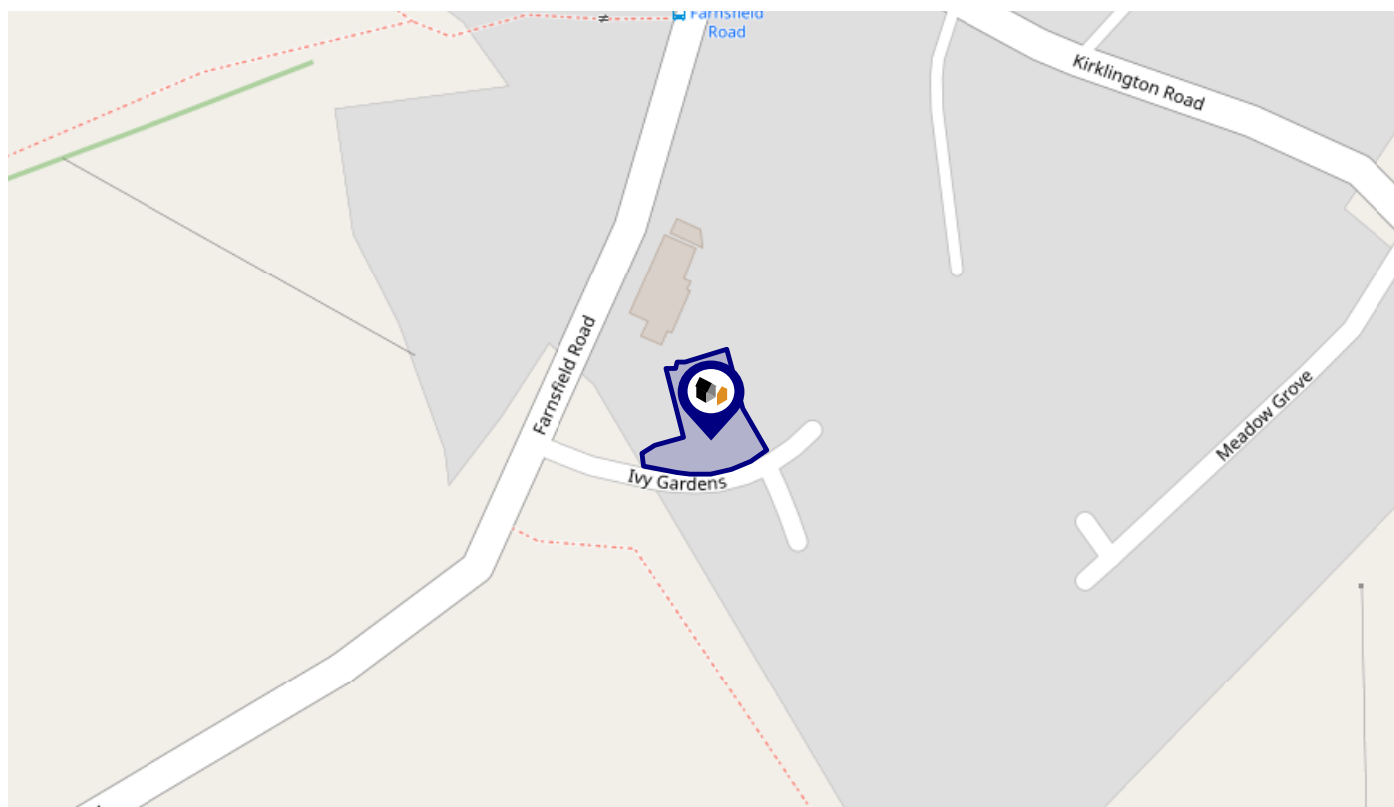


Newlands Ward



Ling Forest 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.

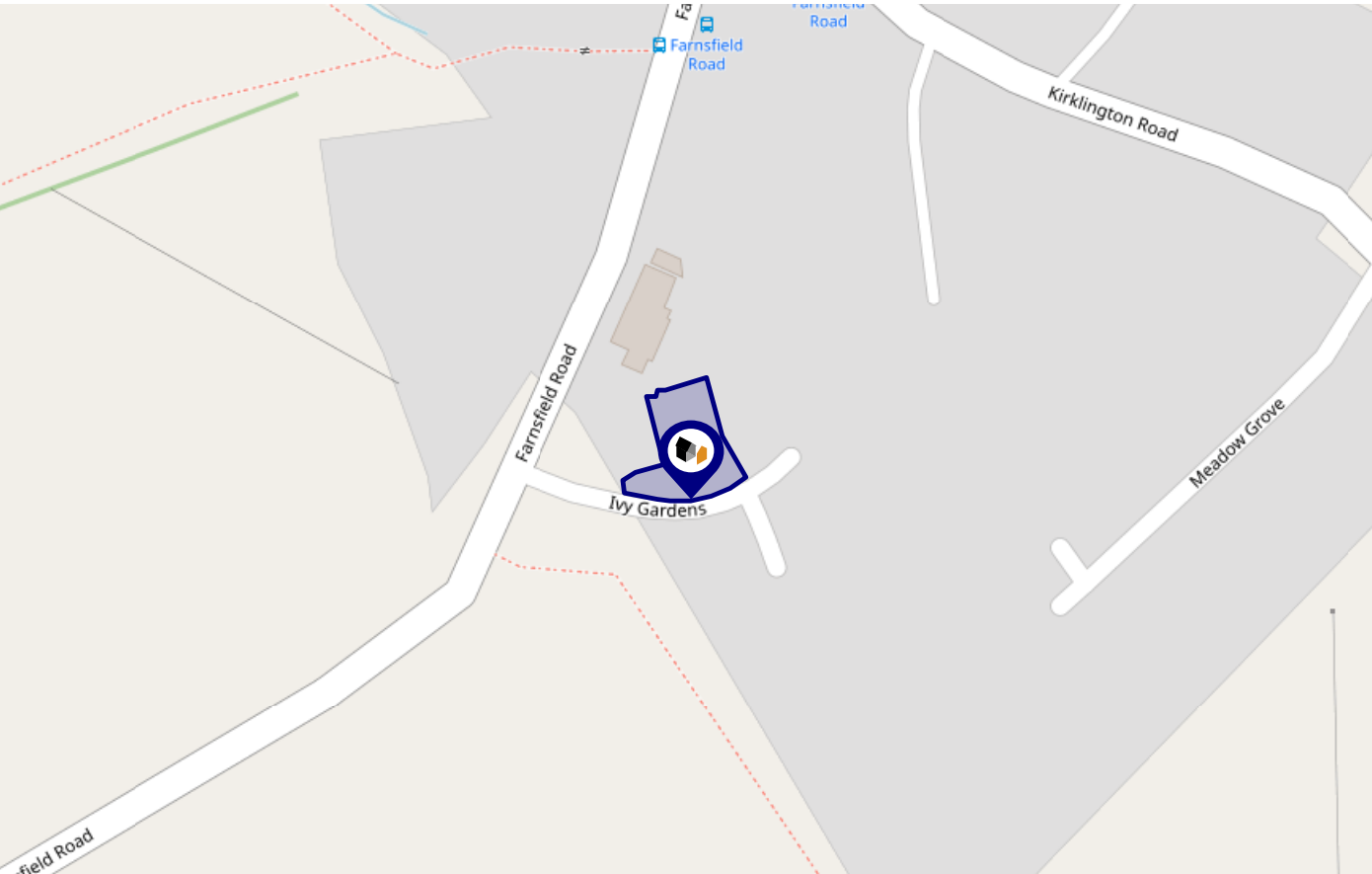
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
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.

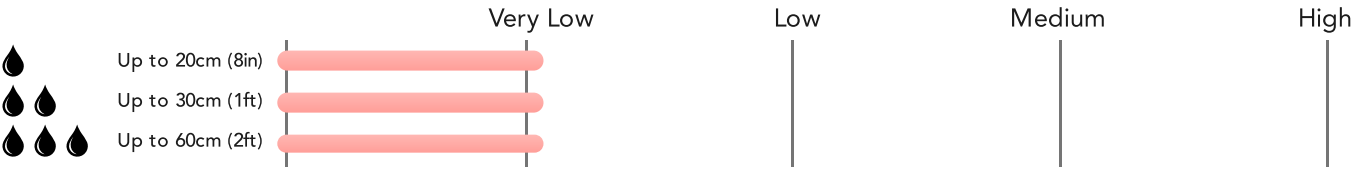


Risk Rating: Very low

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.

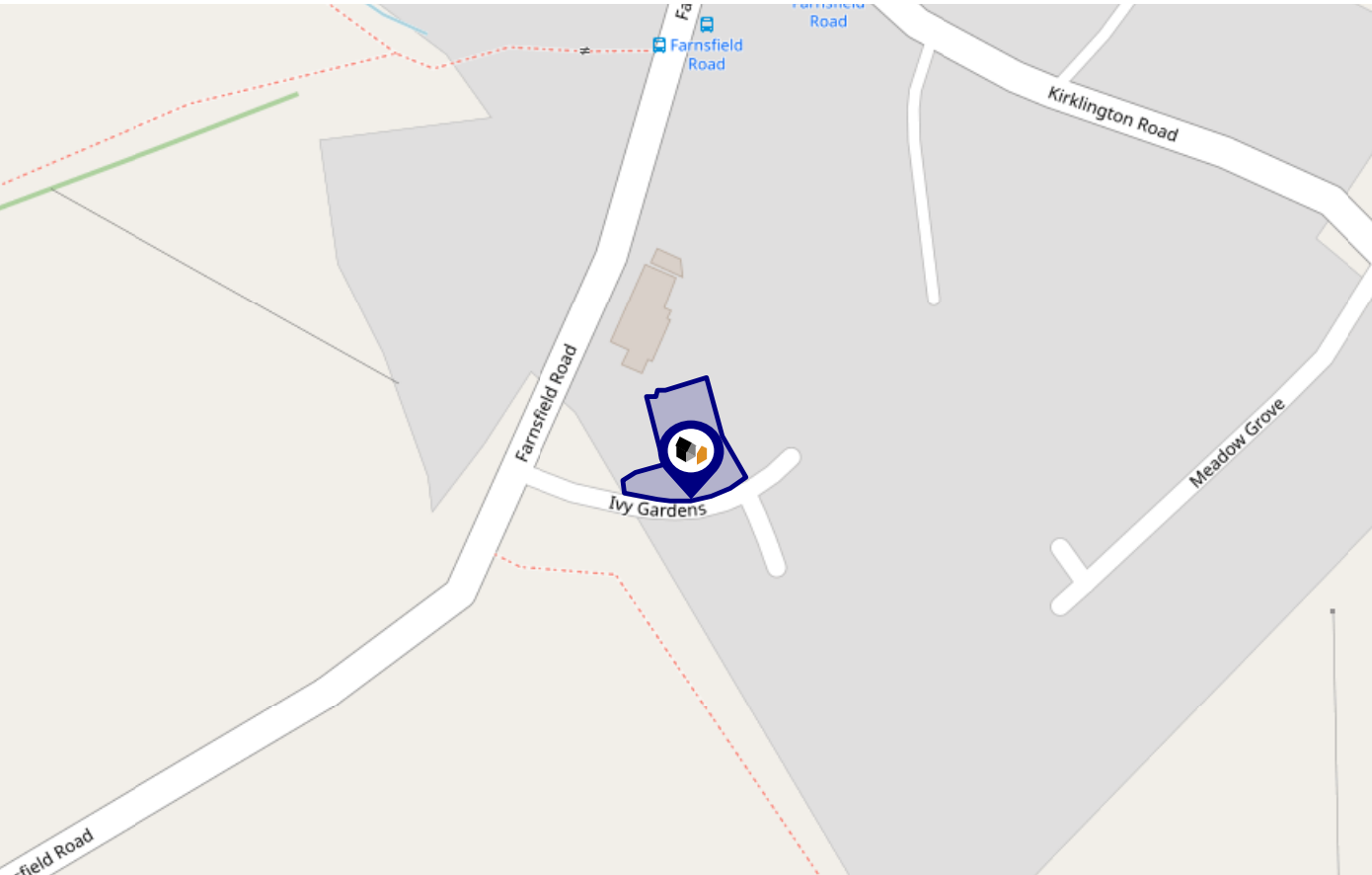
Chance of flooding to the following depths at this property:



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.

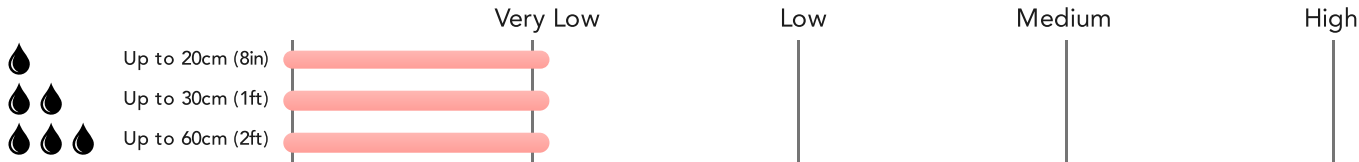


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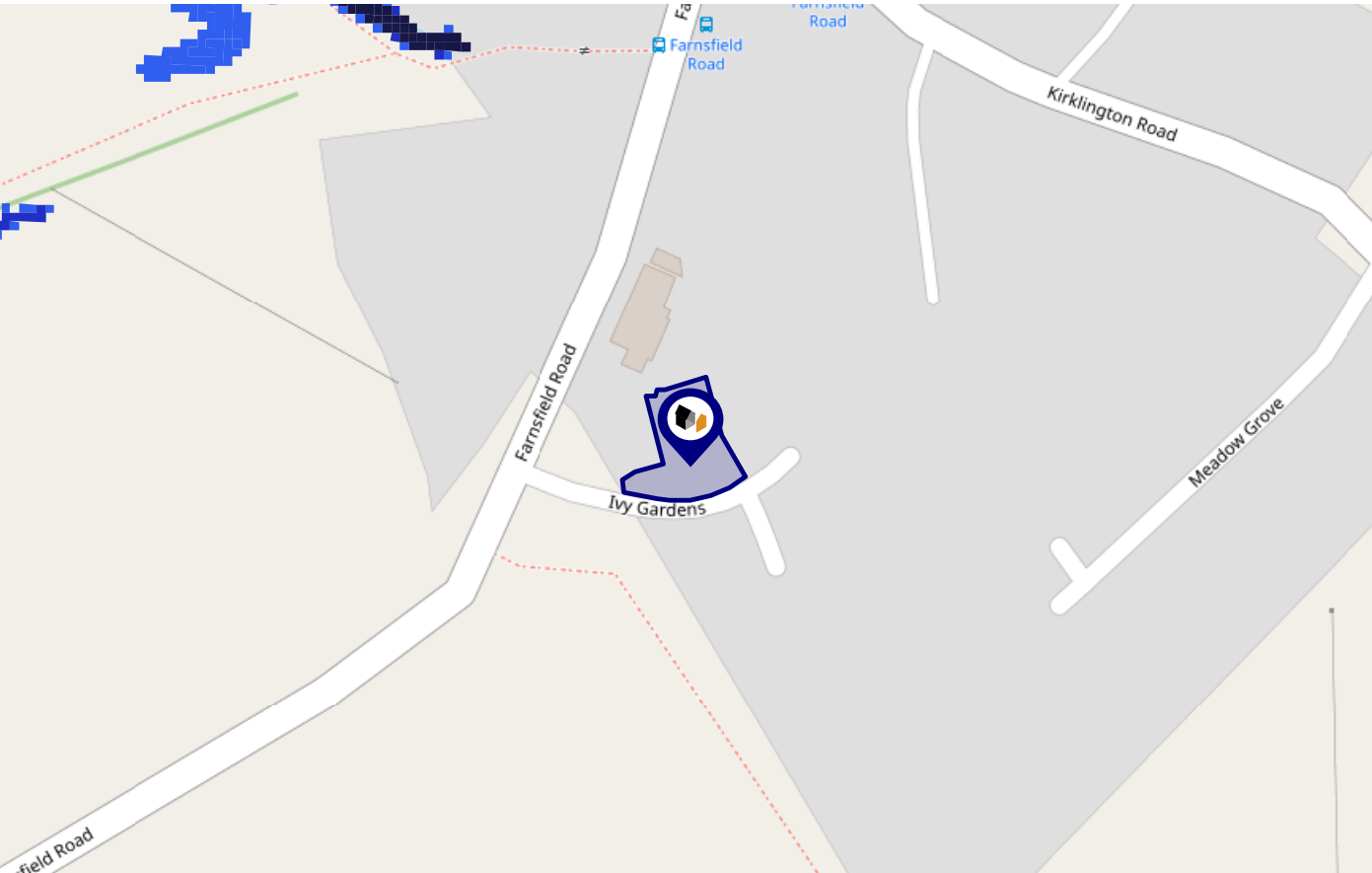
Chance of flooding to the following depths at this property:



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.

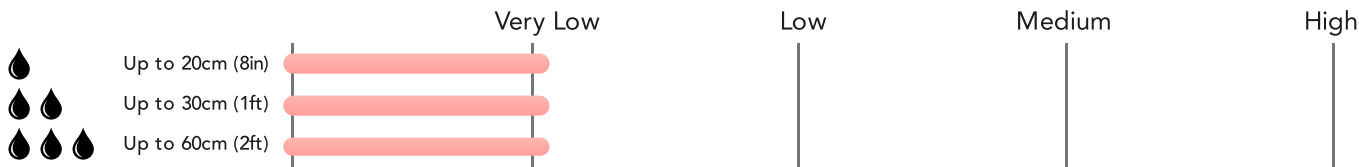


Risk Rating: Very low

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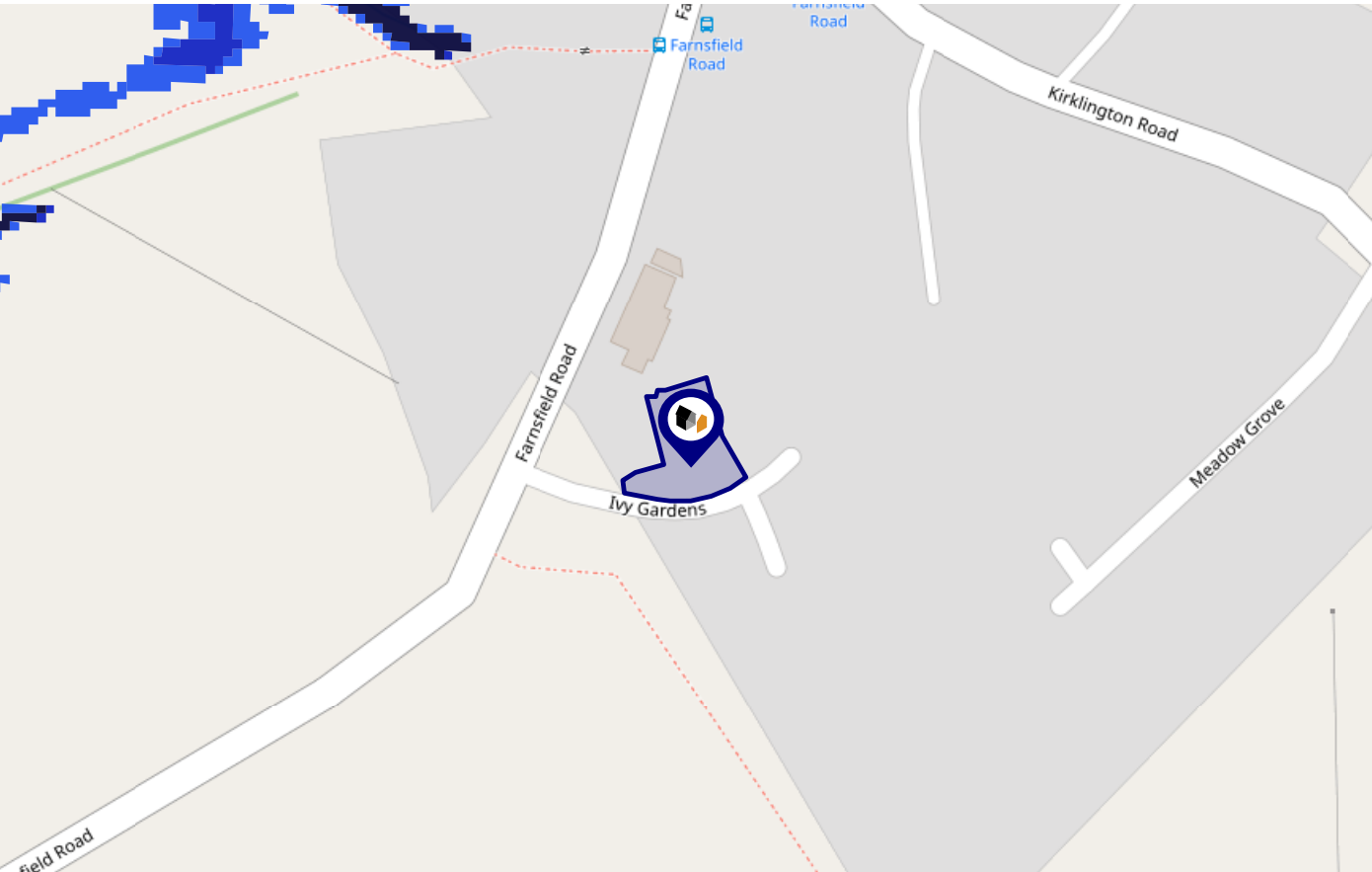
Chance of flooding to the following depths at this property:



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.

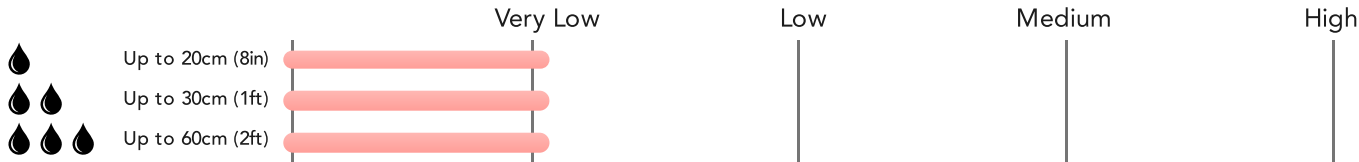


Risk Rating: Very low

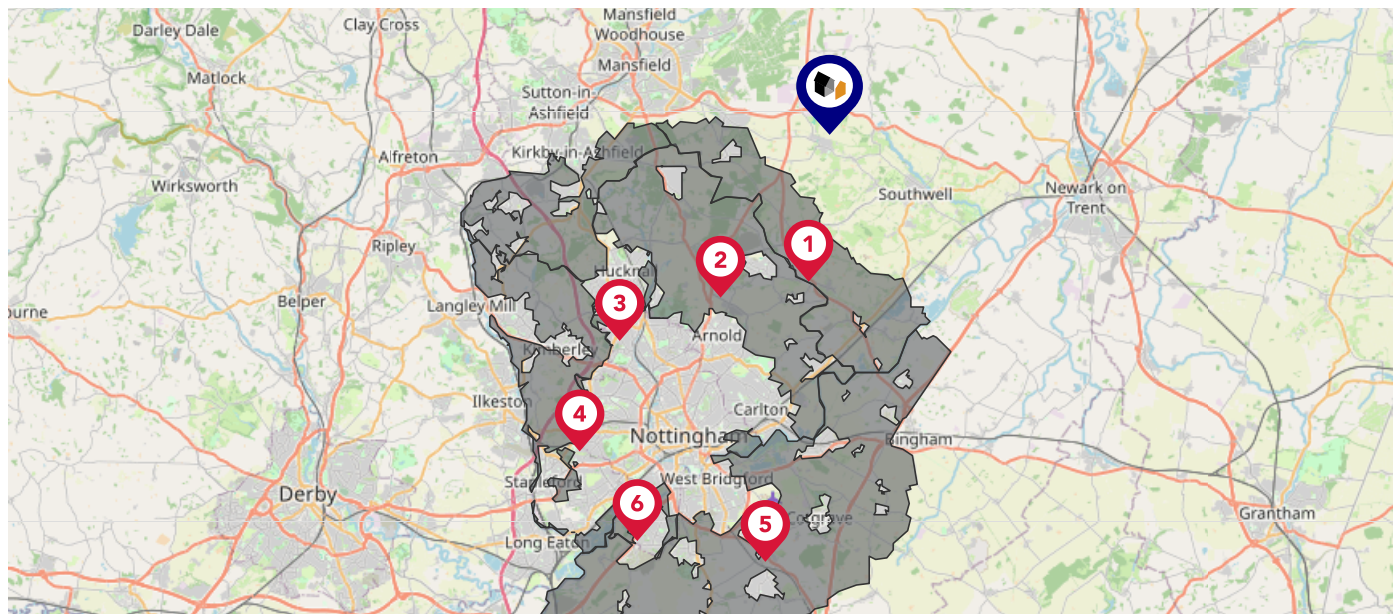
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Gedling



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Rushcliffe

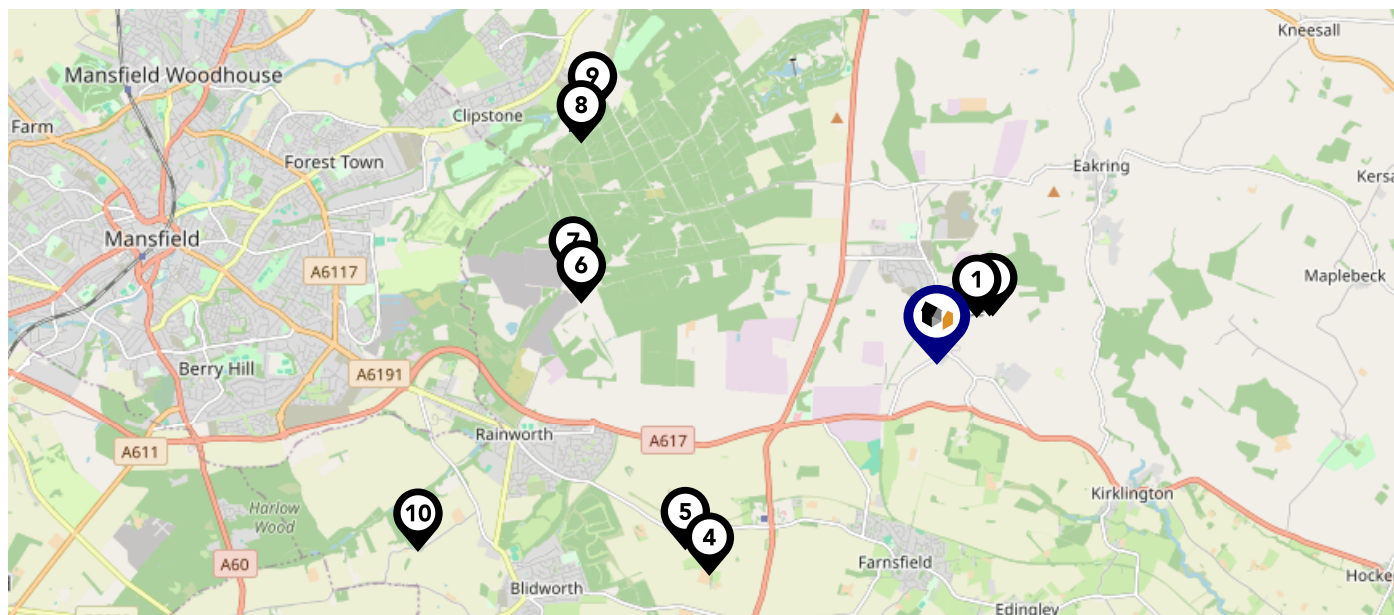


Derby and Nottingham Green Belt - Broxtowe

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.



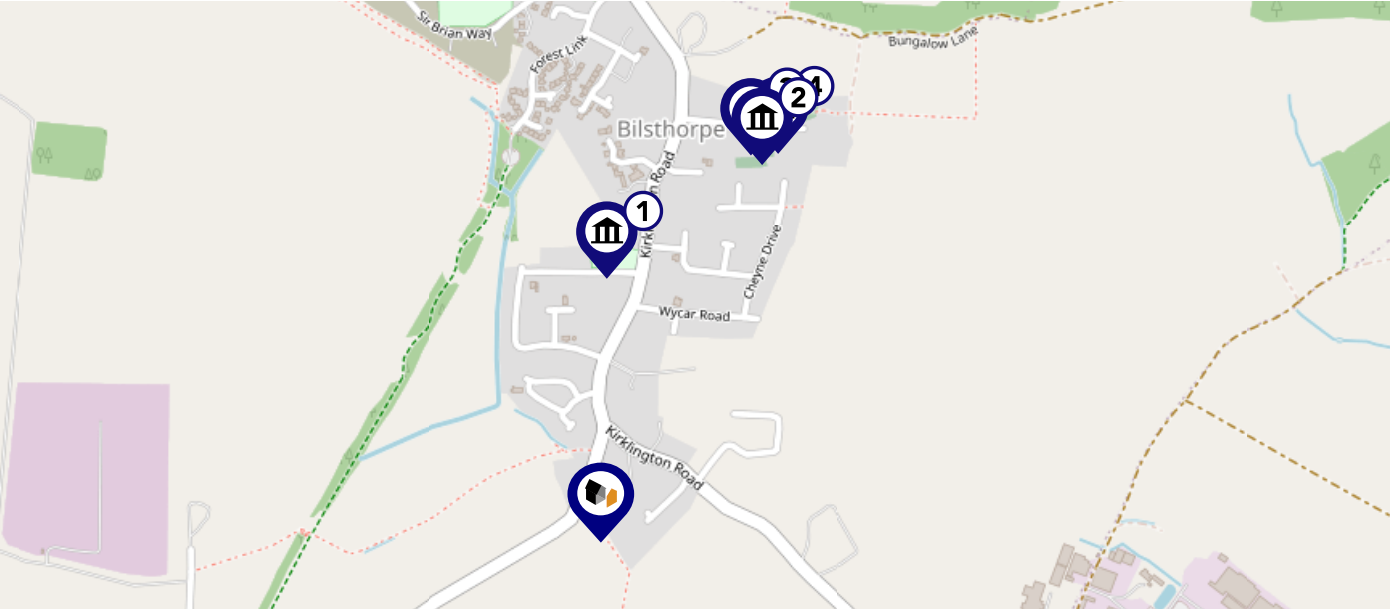
Nearby Landfill Sites

1	Bilsthorpe Brickworks-Bilsthorpe	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Former Clay Quarry and Bilsthorpe Brickworks Landfill Site-Brailswood Road, Bilsthorpe, Nottinghamshire	Historic Landfill	
4	Lurcher Farm-Farnsfield	Historic Landfill	
5	Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill	
6	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
7	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
8	Baulker Lane Cutting, Clipstone-Disused Railway Cutting, Baulker Lane, Off Baulker Lane, Clipstone, Nottinghamshire	Historic Landfill	
9	Bulker Lane-Bulker Lane, Clipstone	Historic Landfill	
10	Blidworth Saw Mill-Cross Lane, High Park, Blidworth, Mansfield, Nottinghamshire	Historic Landfill	

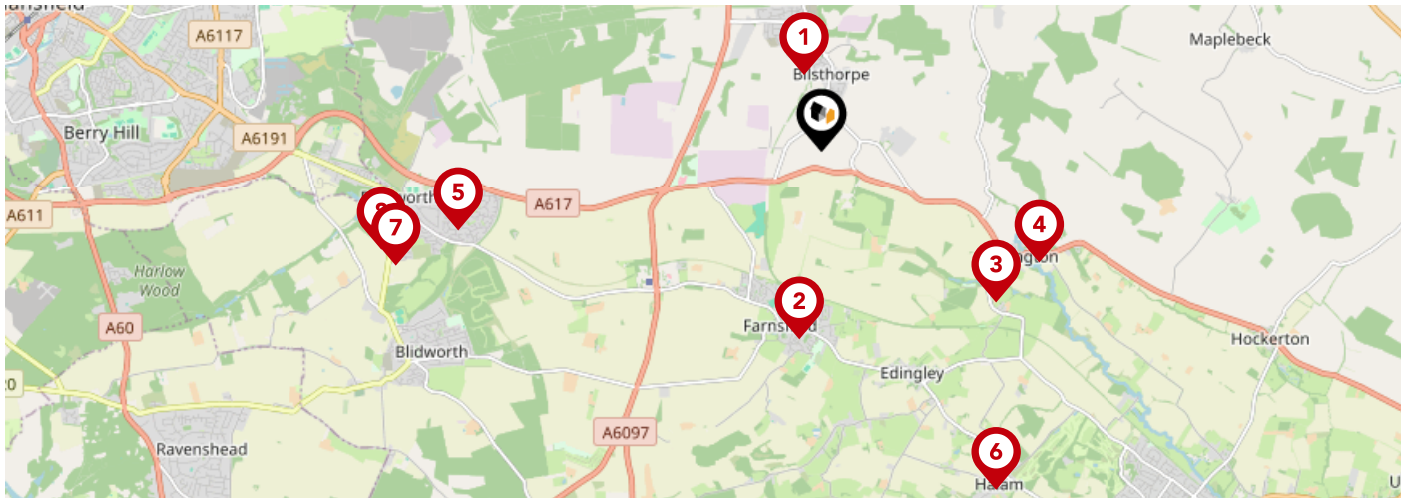
Maps

Listed Buildings

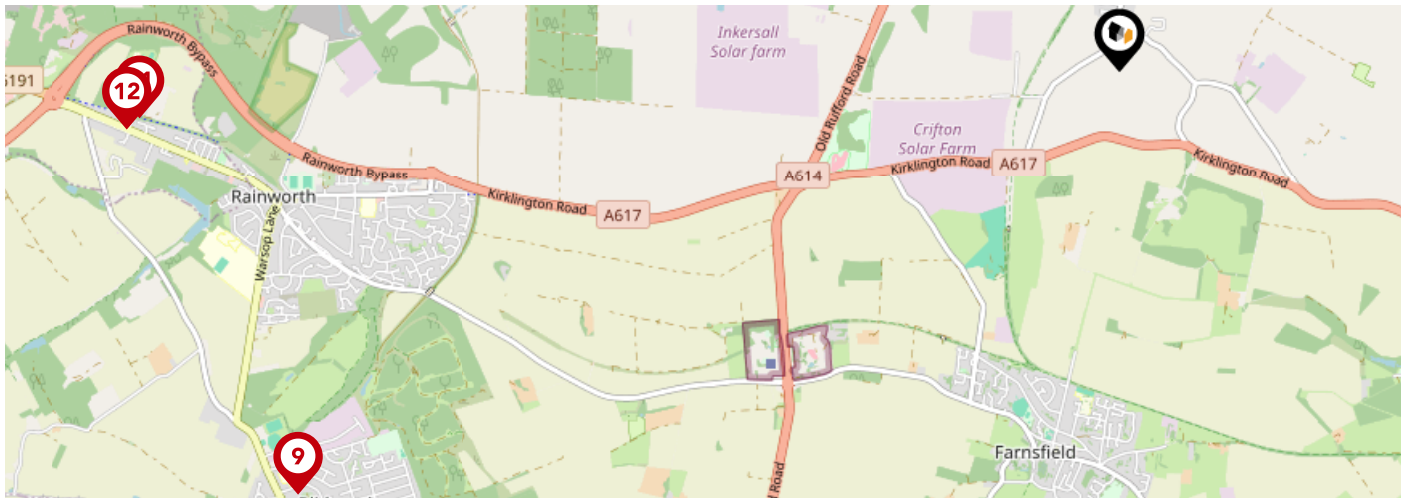
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1045618 - 56, Kirklington Road	Grade II	0.3 miles
 1370128 - Boundary Wall And Steps At Church Of St Margaret	Grade II	0.5 miles
 1045617 - Manor Farmhouse	Grade II	0.5 miles
 1045616 - Church Of St Margaret	Grade I	0.5 miles



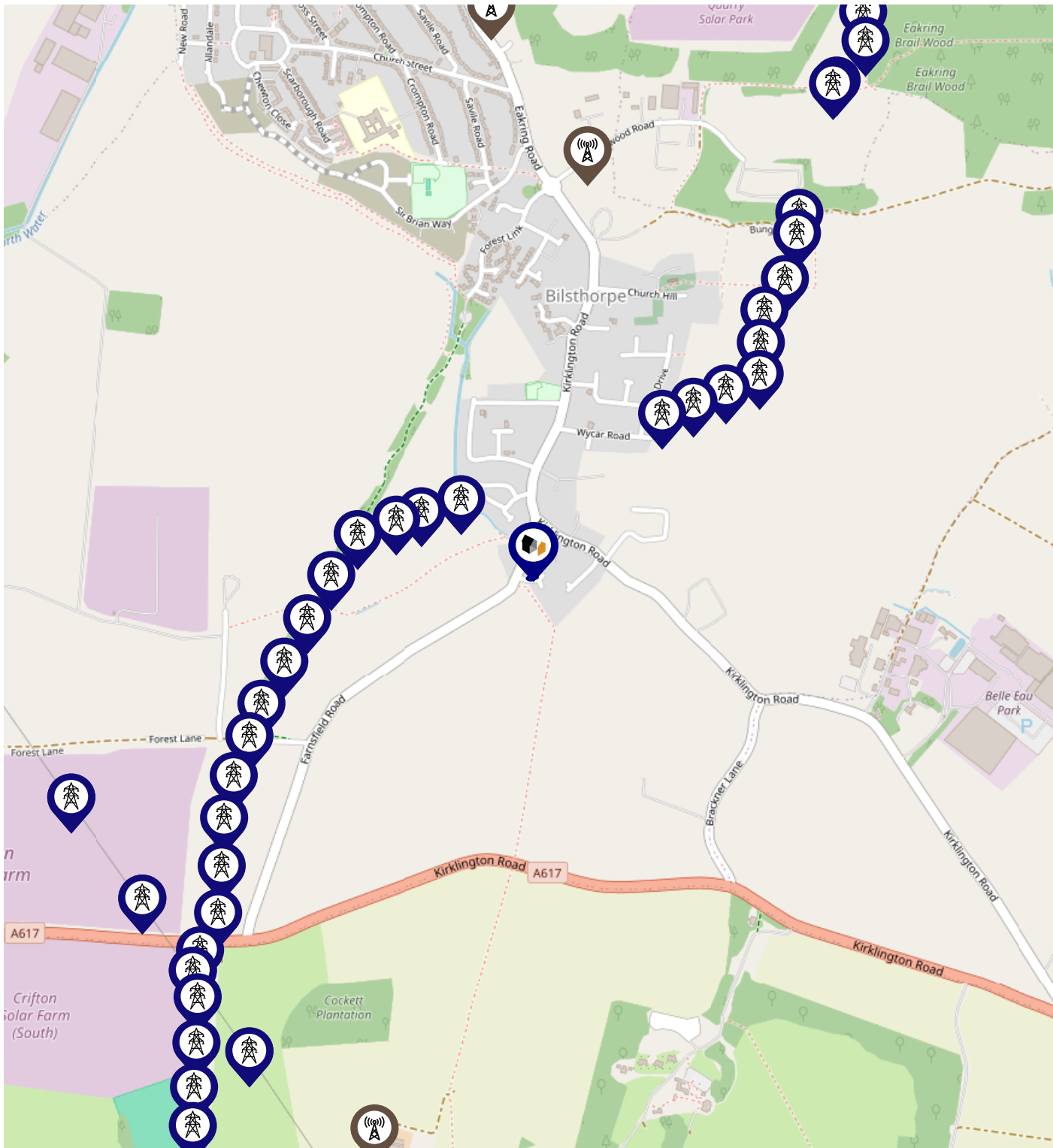
		Nursery	Primary	Secondary	College	Private
1	Bilthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:0.69	☐	☒	☐	☐	☐
2	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:1.68	☐	☒	☐	☐	☐
3	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.05	☐	☒	☐	☐	☐
4	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.17	☐	☐	☒	☐	☐
5	The Python Hill Academy Ofsted Rating: Good Pupils: 308 Distance:3.32	☐	☒	☐	☐	☐
6	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:3.39	☐	☒	☐	☐	☐
7	The Joseph Whitaker School Ofsted Rating: Good Pupils: 1371 Distance:3.93	☐	☐	☒	☐	☐
8	Lake View Primary and Nursery School Ofsted Rating: Good Pupils: 209 Distance:4.02	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Blidworth Oaks Primary School Ofsted Rating: Good Pupils: 369 Distance:4.11	☐	☒	☐	☐	☐
10	Wellow House School Ofsted Rating: Not Rated Pupils: 188 Distance:4.28	☐	☐	☒	☐	☐
11	Dawn House School Ofsted Rating: Outstanding Pupils: 94 Distance:4.37	☐	☐	☒	☐	☐
12	Heathlands Primary School Ofsted Rating: Good Pupils: 169 Distance:4.43	☐	☒	☐	☐	☐
13	Kneesall CofE Primary School Ofsted Rating: Good Pupils: 108 Distance:4.46	☐	☒	☐	☐	☐
14	Samuel Barlow Primary Academy Ofsted Rating: Good Pupils: 249 Distance:4.49	☐	☒	☐	☐	☐
15	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:4.51	☐	☒	☐	☐	☐
16	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:4.6	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

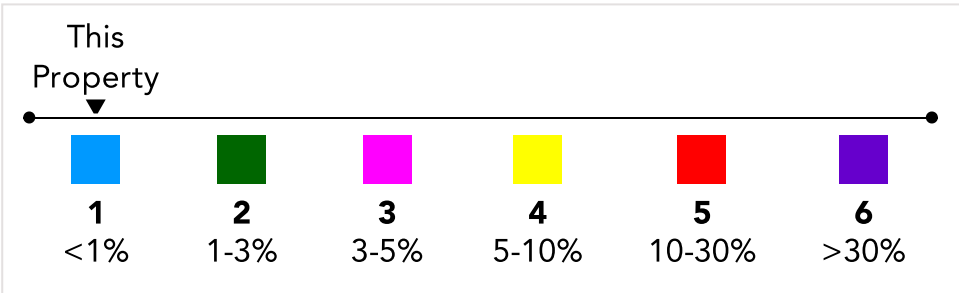
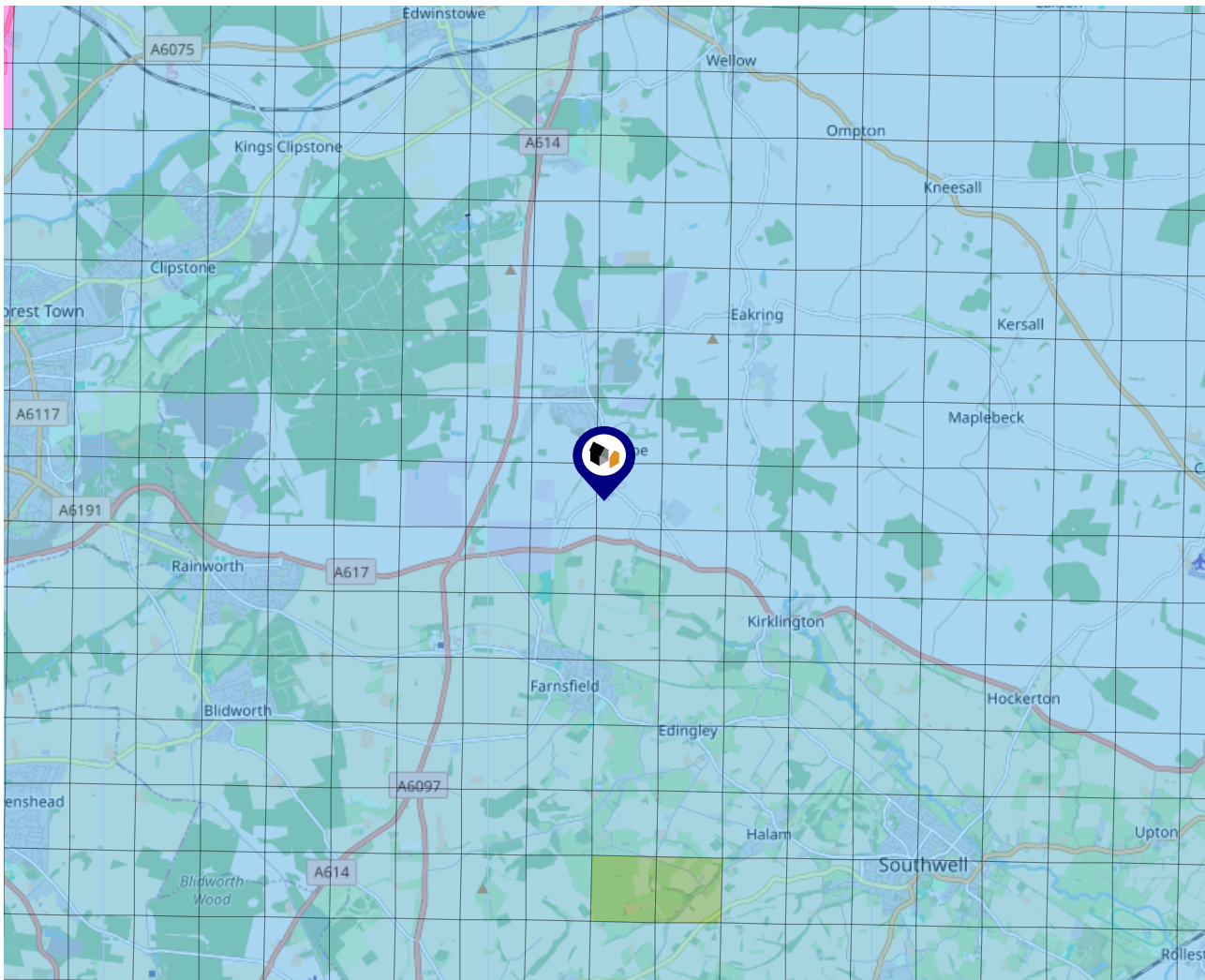


Key:

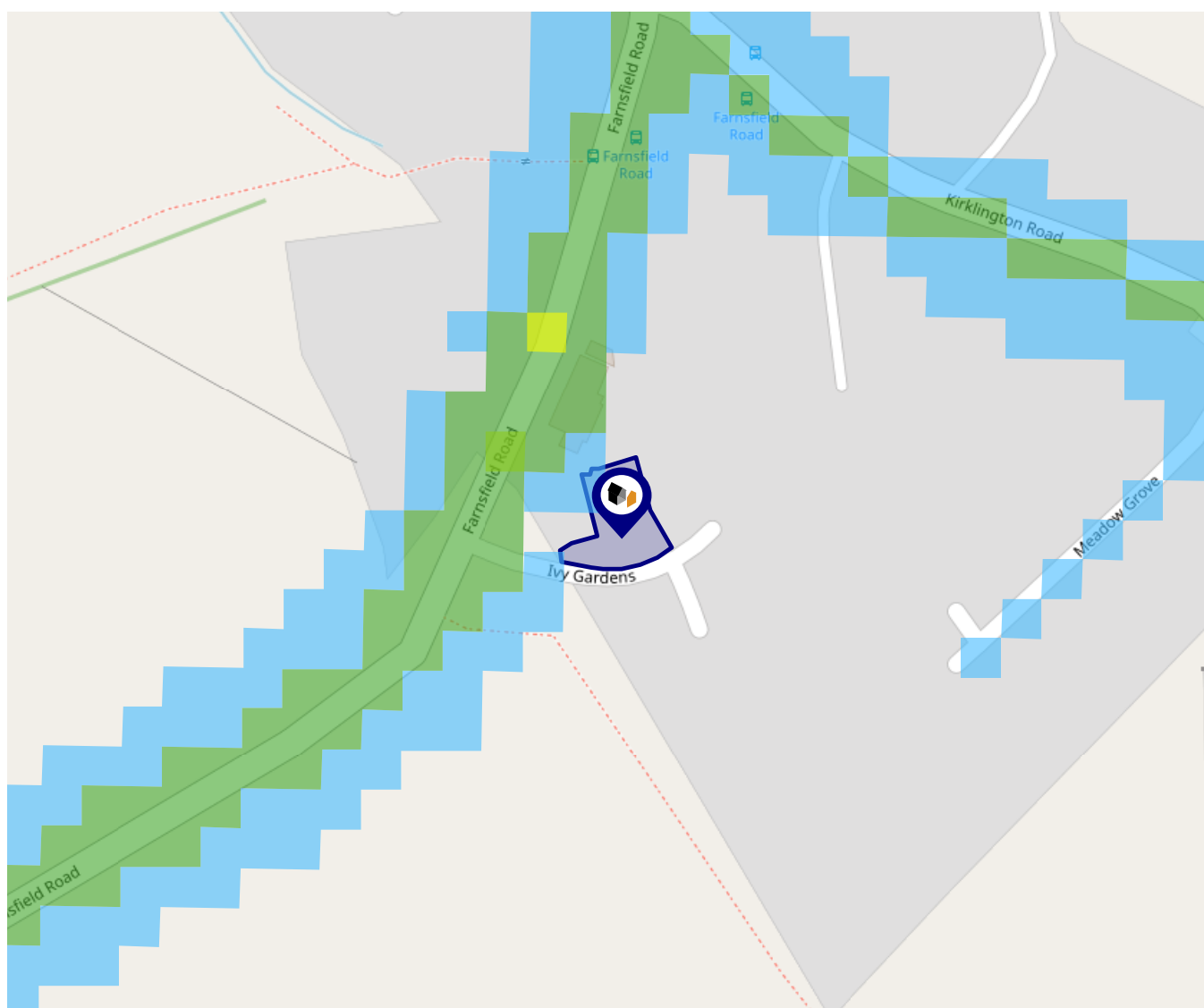
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

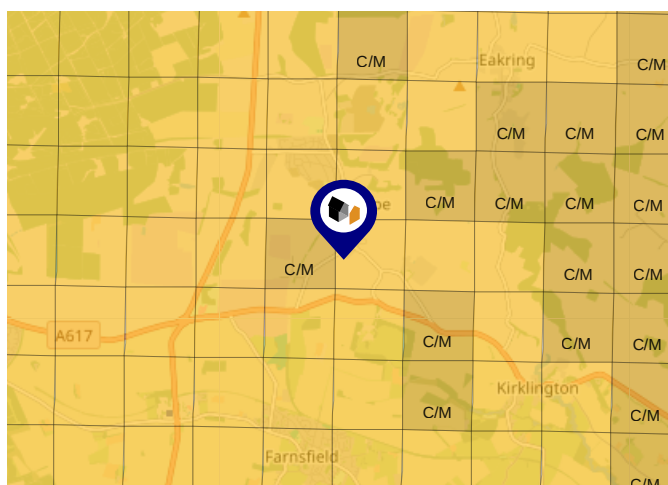


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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)		

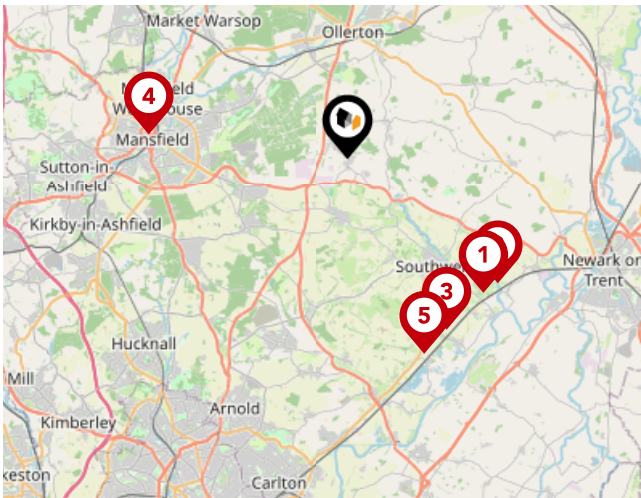


Primary Classifications (Most Common Clay Types)

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

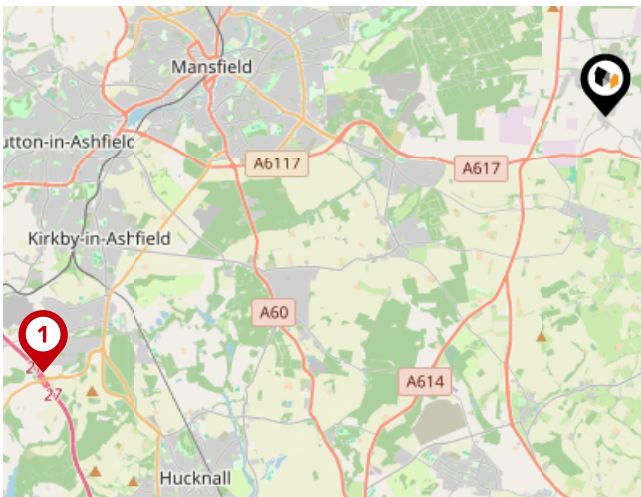
Area

Transport (National)



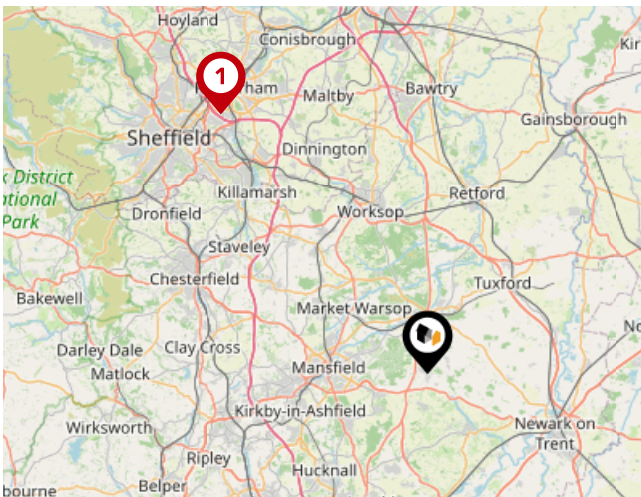
National Rail Stations

Pin	Name	Distance
1	Fiskerton Rail Station	6.76 miles
2	Rolleston Rail Station	6.91 miles
3	Bleasby Rail Station	7 miles
4	Mansfield Rail Station	7.11 miles
5	Thurgarton Rail Station	7.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	10.98 miles

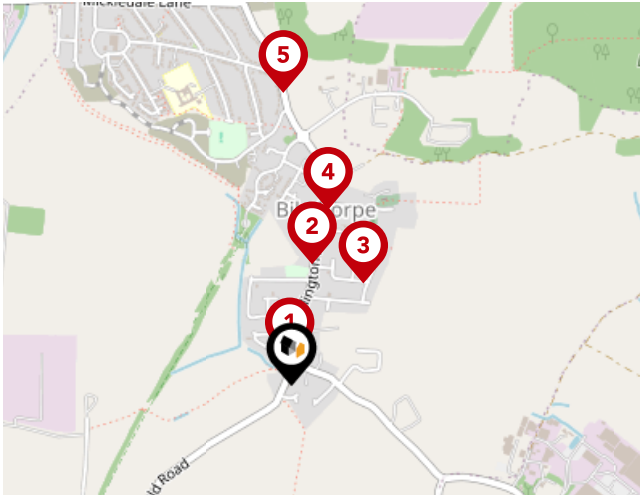


Airports/Helipads

Pin	Name	Distance
1	Sheffield City Airport	23.53 miles

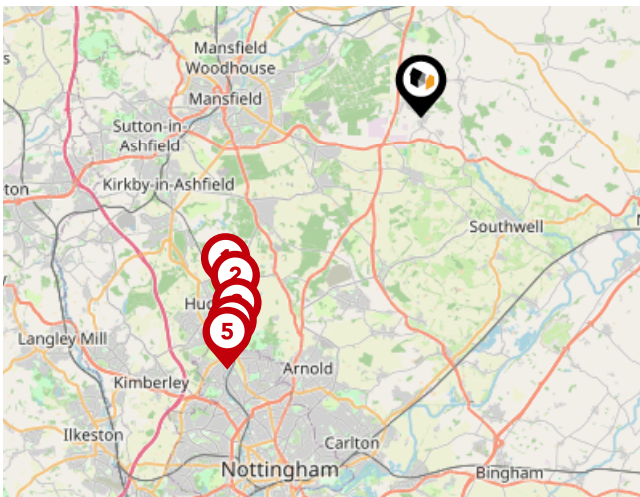
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farnsfield Road	0.05 miles
2	Benet Drive	0.27 miles
3	Cheyne Drive	0.27 miles
4	Church Hill	0.4 miles
5	Church Street	0.65 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	9.37 miles
2	Butler's Hill Tram Stop	9.61 miles
3	Moor Bridge Tram Stop	10.31 miles
4	Bulwell Forest Tram Stop	10.89 miles
5	Bulwell Tram Stop	11.32 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



Alasdair Morrison & Mundys

Lincolnshire's largest estate agency Mundys is expanding into Nottinghamshire after acquiring Alasdair Morrison and Partners in Newark and Southwell.

Mundys, which has two offices in Lincoln and one in Market Rasen, has bought the sales side of the business, taking the total number of offices Mundys owns up to five.

Alasdair Morrison has retained the residential lettings arm of the business as Alasdair Morrison Lettings and will operate as normal from the same offices. He will continue to work in the agency as a consultant.

Senior Partner Simon Bentley said the acquisition has significantly increased Mundys' presence across the East Midlands.

"We're delighted to have acquired Alasdair Morrison's long-standing property sales business," said Simon.

"Alasdair Morrison and Partners is one of the leading estate agents in the area and has provided

Alasdair Morrison & Mundys

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Alasdair Morrison & Mundys

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