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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th April 2026



KIRKLINGTON ROAD, EAKRING, NEWARK, NG22

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.13 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Title Number:	NT405266		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Eakring
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	48 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Kirklington Road, Eakring, Newark, NG22*

Reference - 25/01328/TWCA
Decision: -
Date: 05th August 2025
Description: Undertake following works (and maintain finished size regarding all shape and reduction works): H1 (option 1) - Conifer hedge - shear and tidy face of hedge. Reduce height where required by up to 30% H1 (option 2) - Conifer hedge - Remove T2 - 3 deciduous trees - shape and reduce size by 30% volume. Fell the middle dead Rowan tree. T3 - Conifer tree - shape and reduce volume by 30% volume T4 - Willow tree - shape and reduce by 30% volume T5 - Apple tree - prune and shape and remove any dead branches T6 - Willow tree - shape and reduce by 30% volume T7 - Hawthorne - shape and reduce by up to 30% volume T8 - Conifer tree - shape and reduce by 30% volume T9 - Fir tree - shape and reduce by 30% volume H10 - Leylandii/Conifer hedge - shear and tidy face of hedge, raise the crown to 15ft high along the full length, reduce overall height by maximum 30% where require (Neighbours hedge) T11 - Cherry tree - shape and reduce by 30% T12 - Plum tree - shape and reduce by 30%

Reference - 18/00566/TWCA
Decision: -
Date: 19th March 2018
Description: T1 - Conifer Hedge - Reduce top and sides by 20% T2 - 3 x Deciduous trees - shape and reduce size by a max of 30% (Volume) T3 - Conifer tree - shape and reduce by a max of 30% (Volume) T4 - Large Willow tree - Pollard to just above the previous pollarding points T5 - Apple Tree - Shape and remove dead branches T6 - Large Willow tree - Pollard to just above the previous pollarding points T7 - Conifer tree - Shape and reduce by a max of 30% (Volume) T8 - Fir tree - Shape and reduce by a max of 30% (Volume) T9 - Leylandii/confier hedge - shape and reduce top and sides to allow more clearance from the house/garden (reduce by a max of 20%) T10 - Hawthorne - Shape and reduce by a max of 30% (Volume)



Property EPC - Certificate



Energy rating

KIRKLINGTON ROAD, EAKRING, NG22

E

Valid until 06.03.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

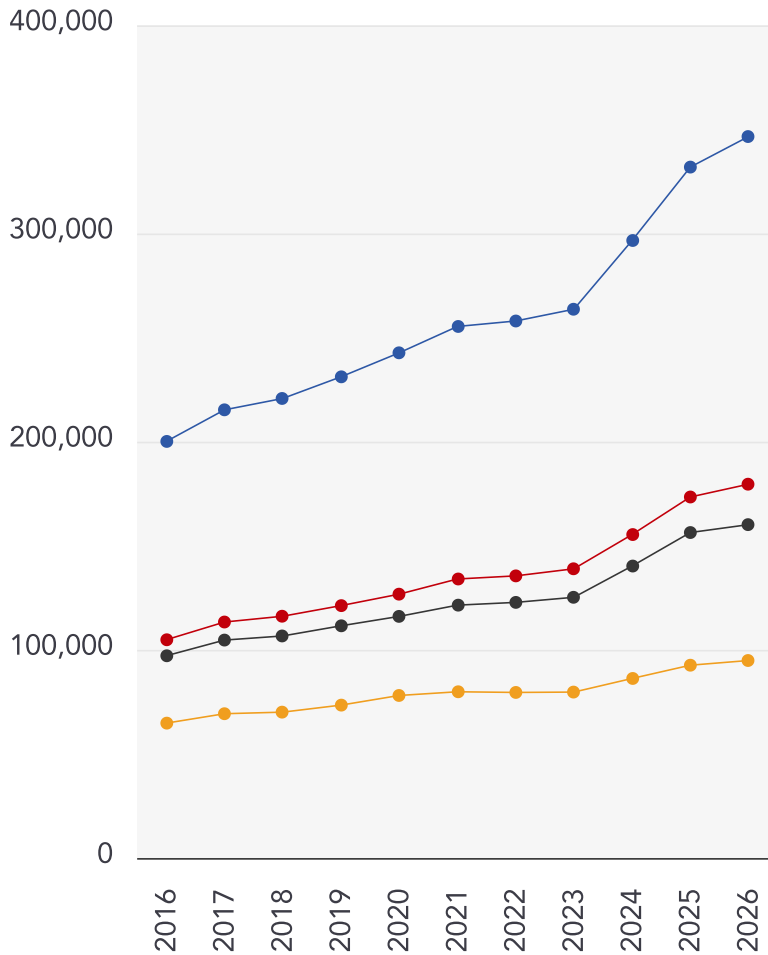
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, coal
Total Floor Area:	83 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG22



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

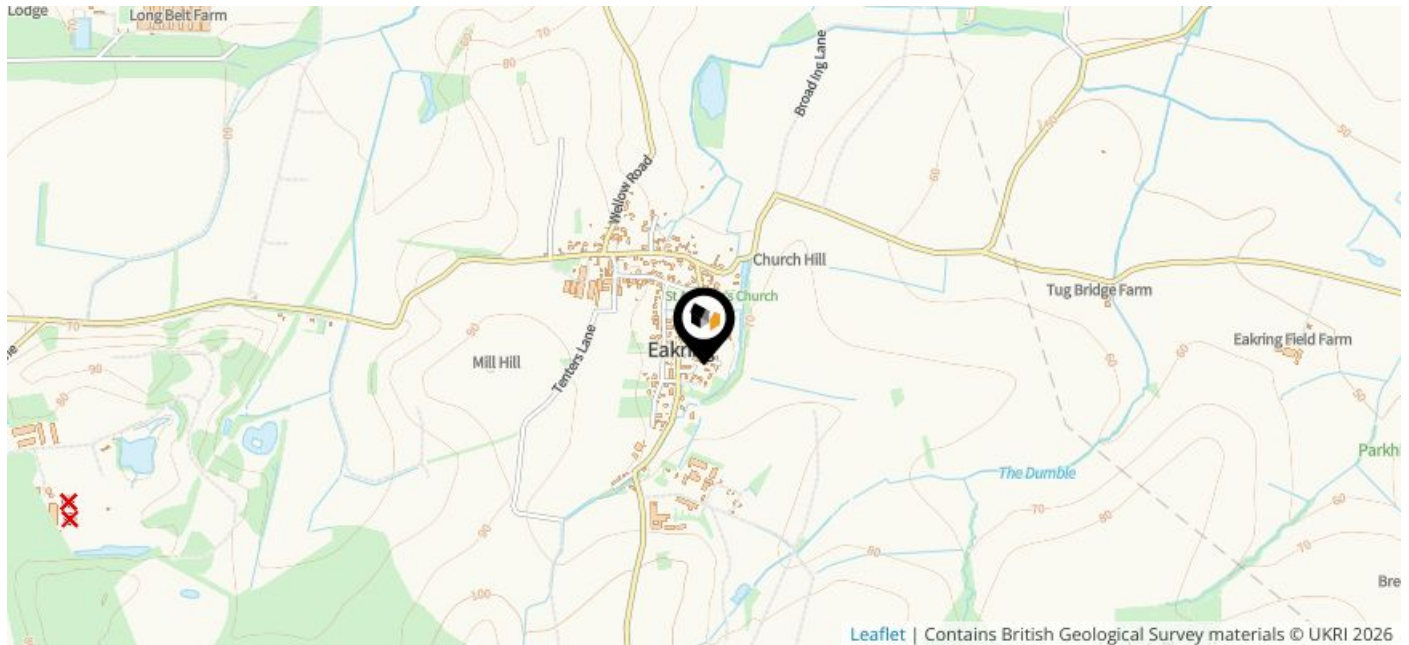
Flat

+46.42%

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.



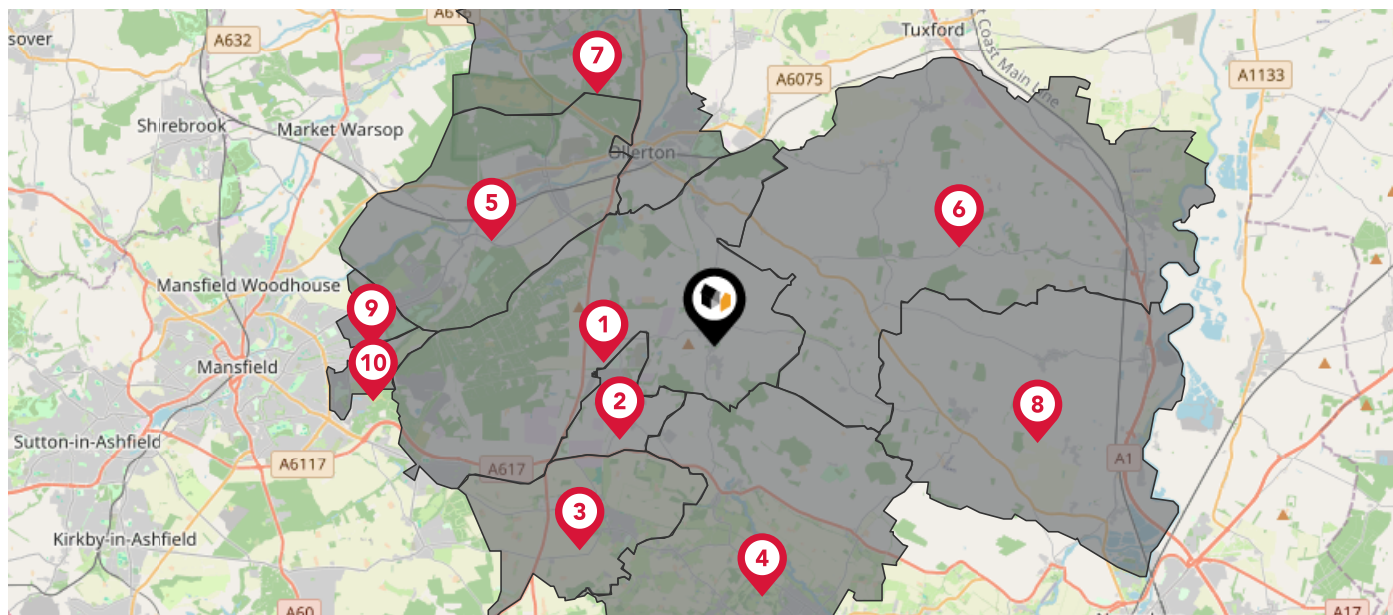
Nearby Conservation Areas

- 1 Eakring
- 2 Bilsthorpe
- 3 Kneesall
- 4 Maplebeck
- 5 Kersall
- 6 Wellow
- 7 Kirklington
- 8 Laxton
- 9 Edwinstowe
- 10 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

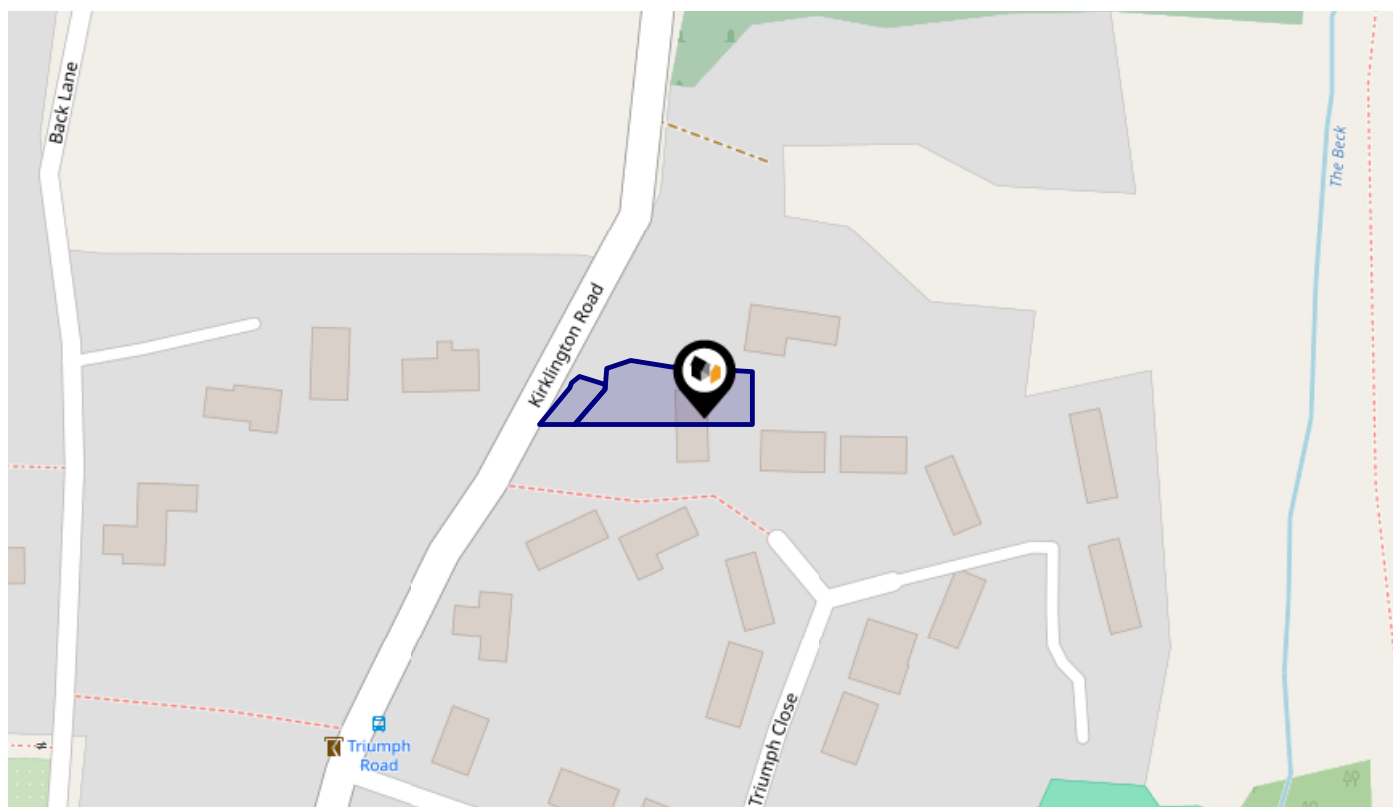
-  1 Rainworth North & Rufford Ward
-  2 Bilsthorpe Ward
-  3 Farnsfield Ward
-  4 Southwell Ward
-  5 Edwinstowe & Clipstone Ward
-  6 Sutton-on-Trent Ward
-  7 Ollerton Ward
-  8 Muskham Ward
-  9 Newlands Ward
-  10 Oak Tree Ward

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.

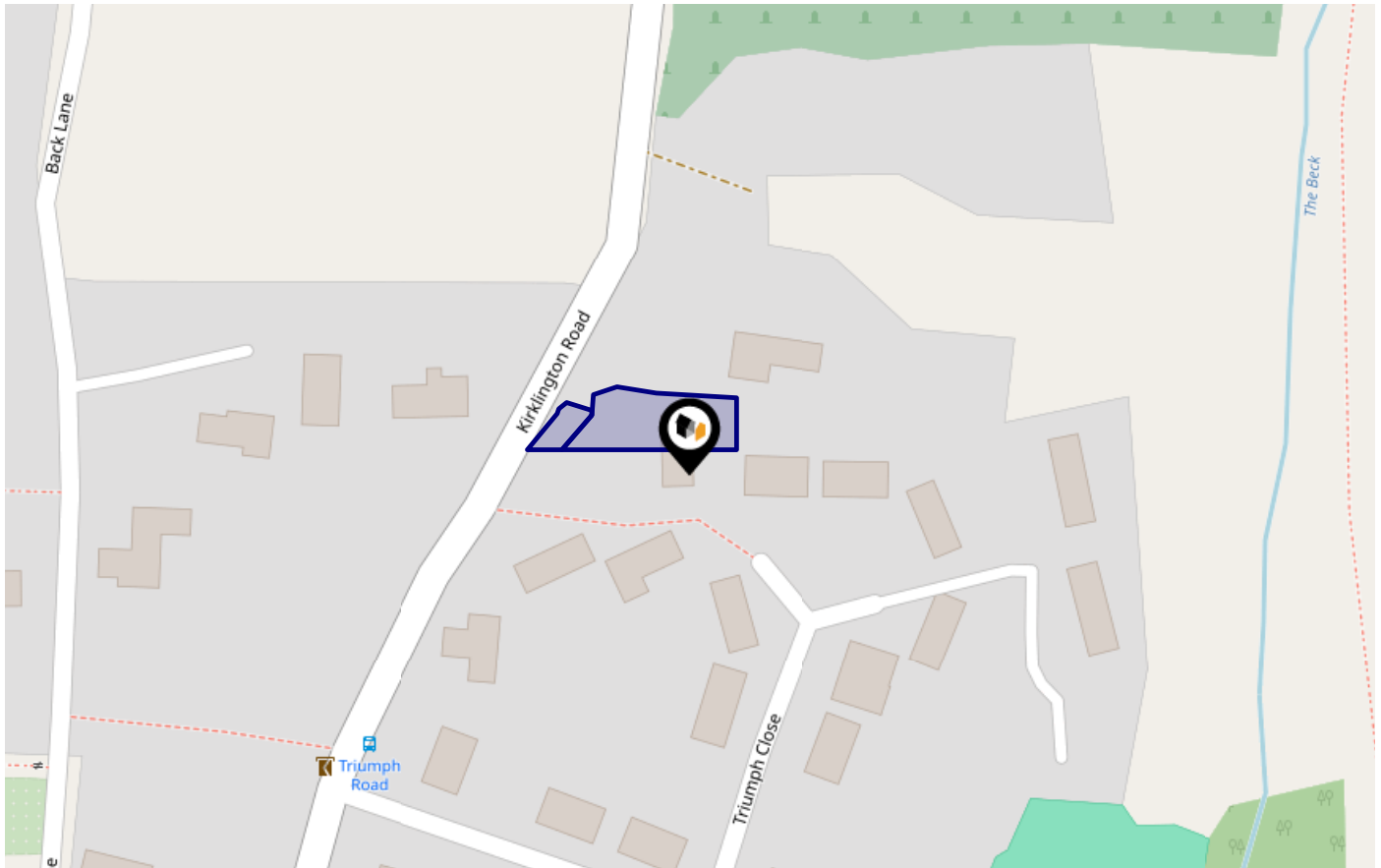
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

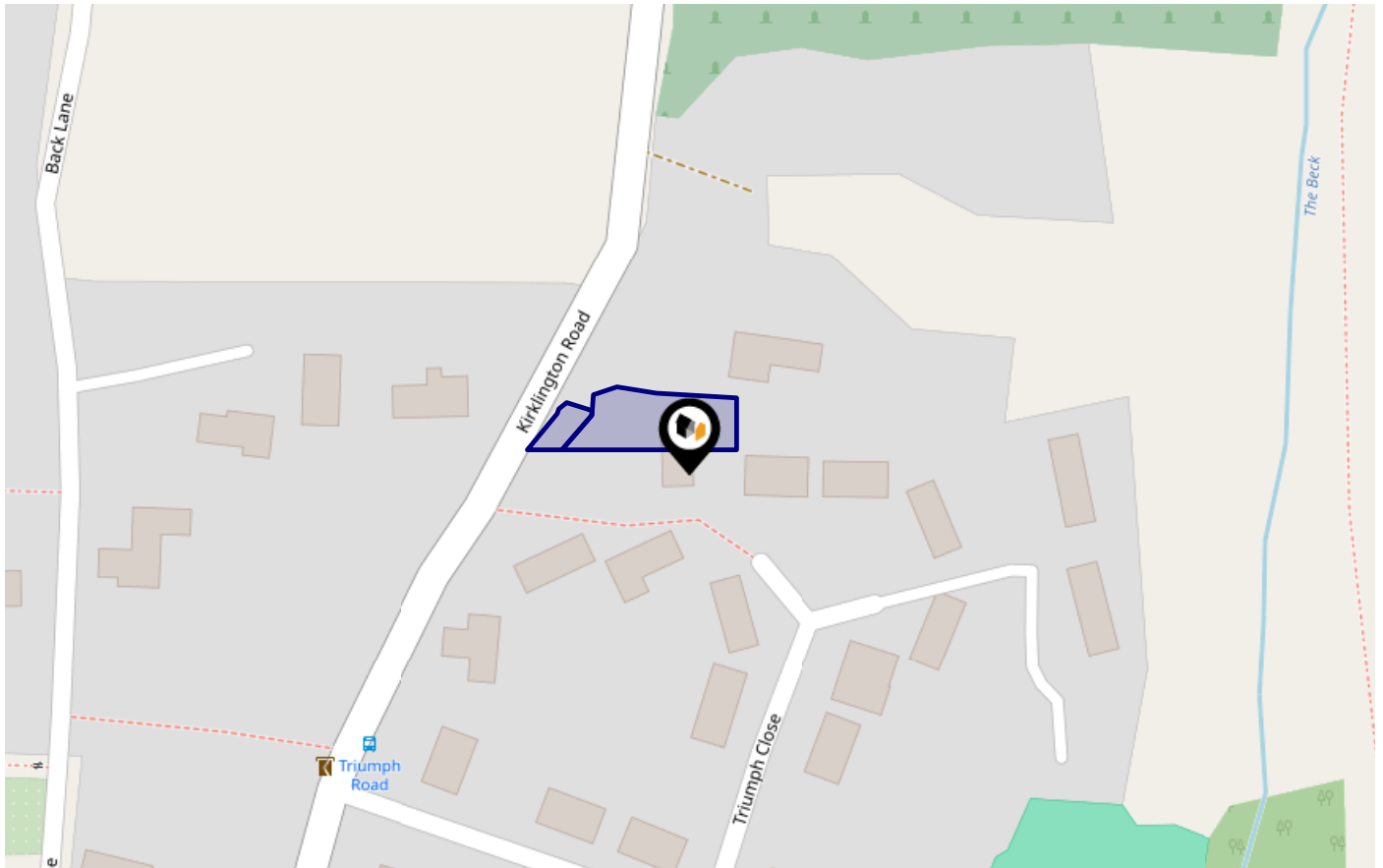
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

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

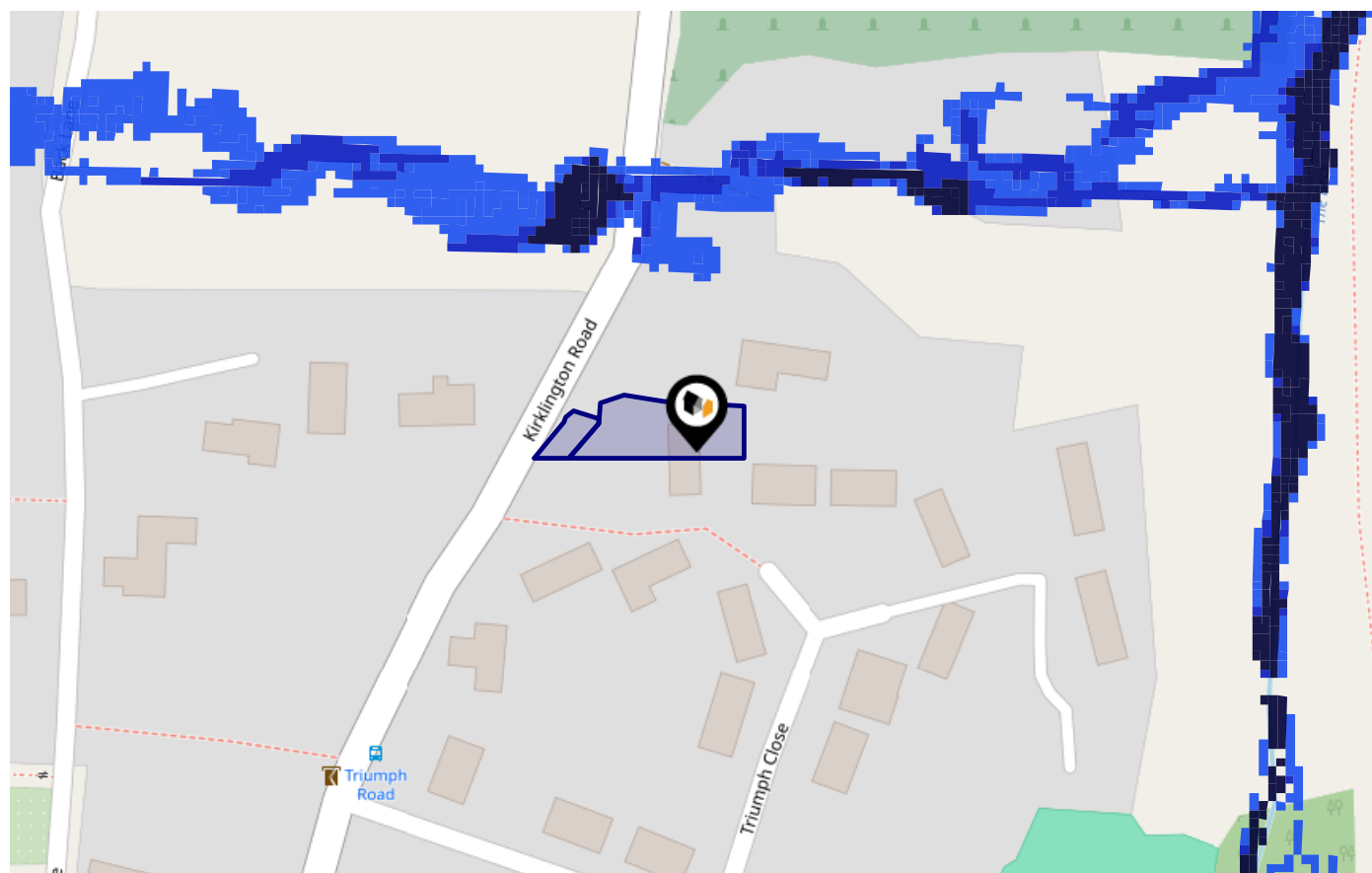
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

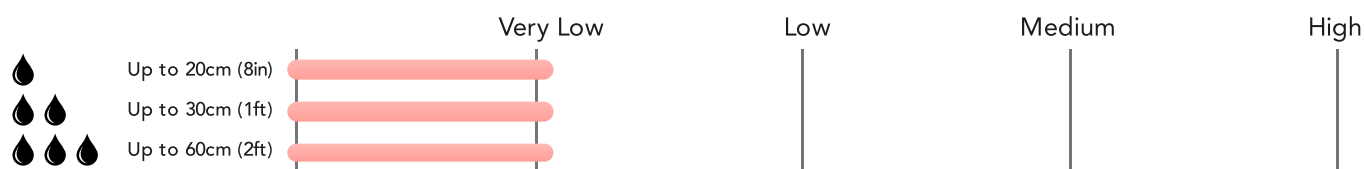


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

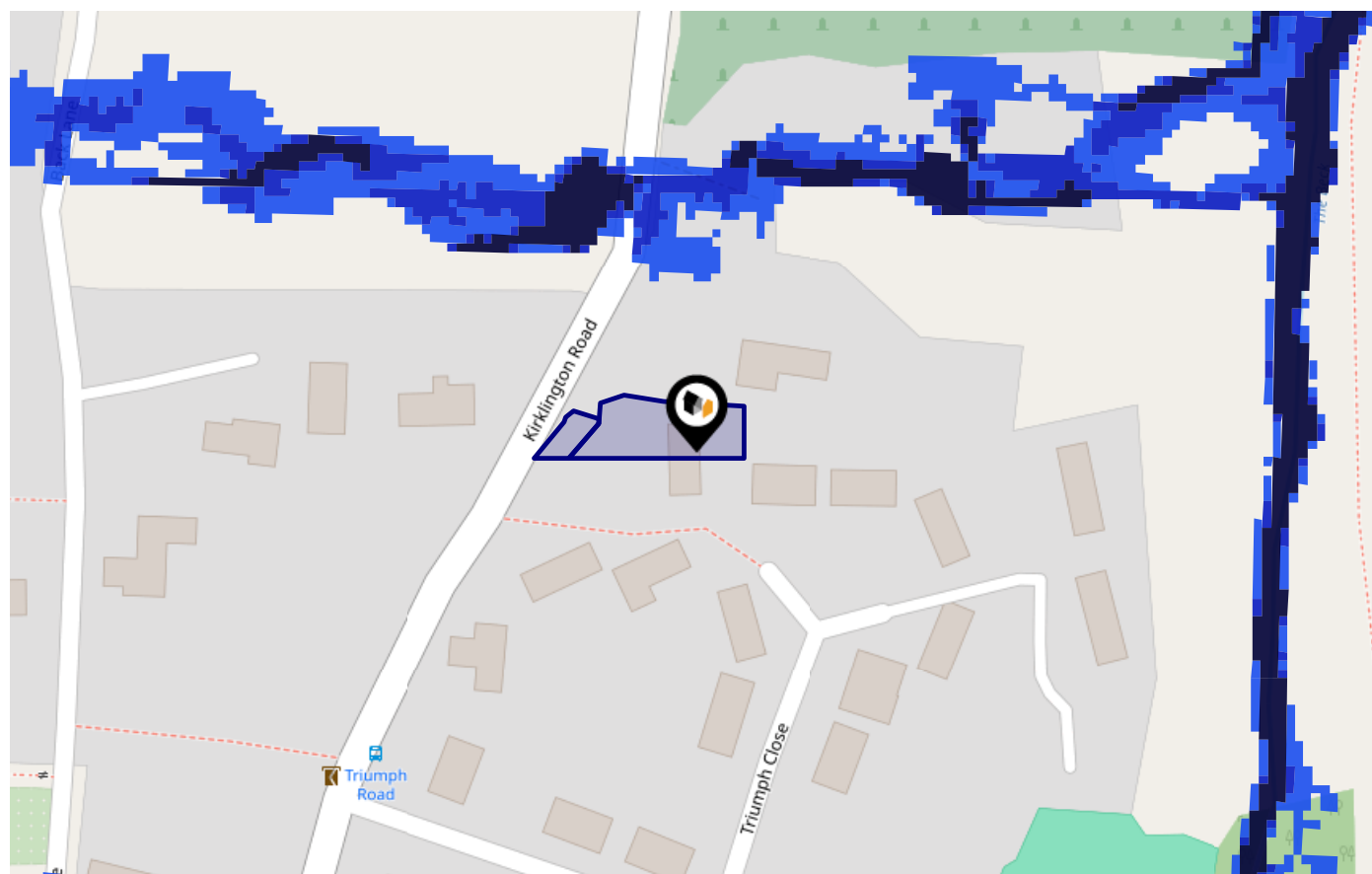


Flood Risk

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.

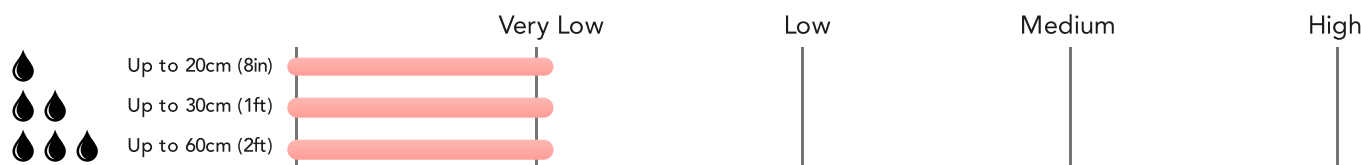


Risk Rating: Very low

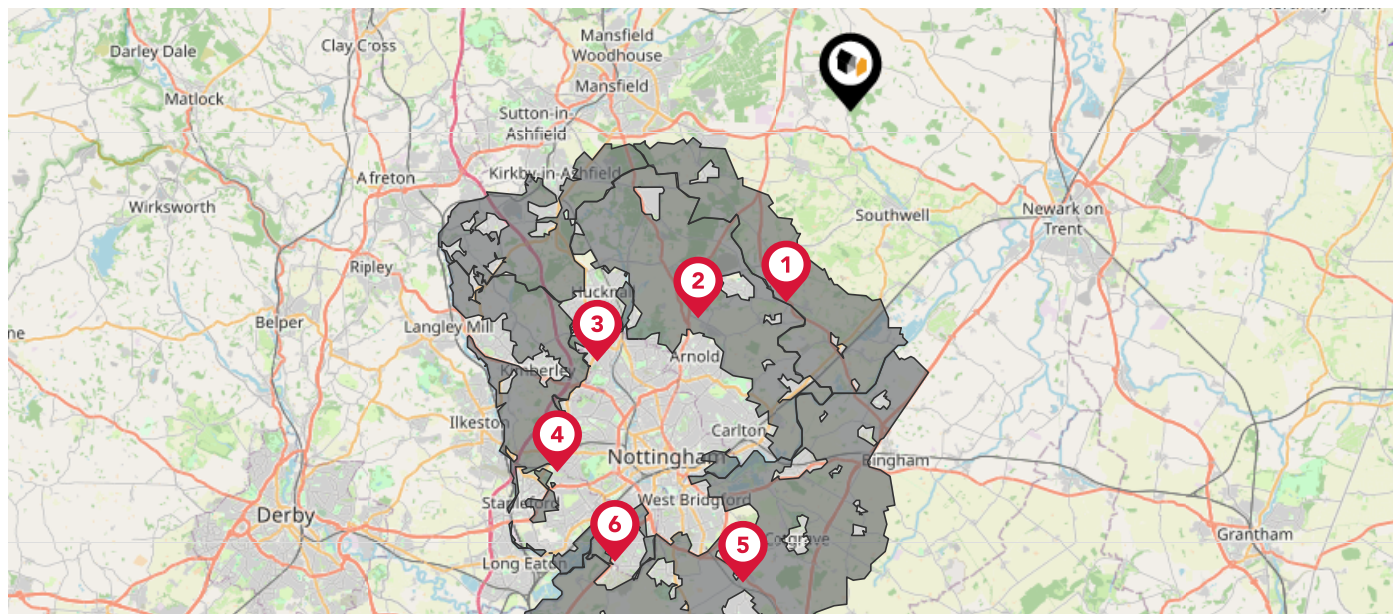
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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...



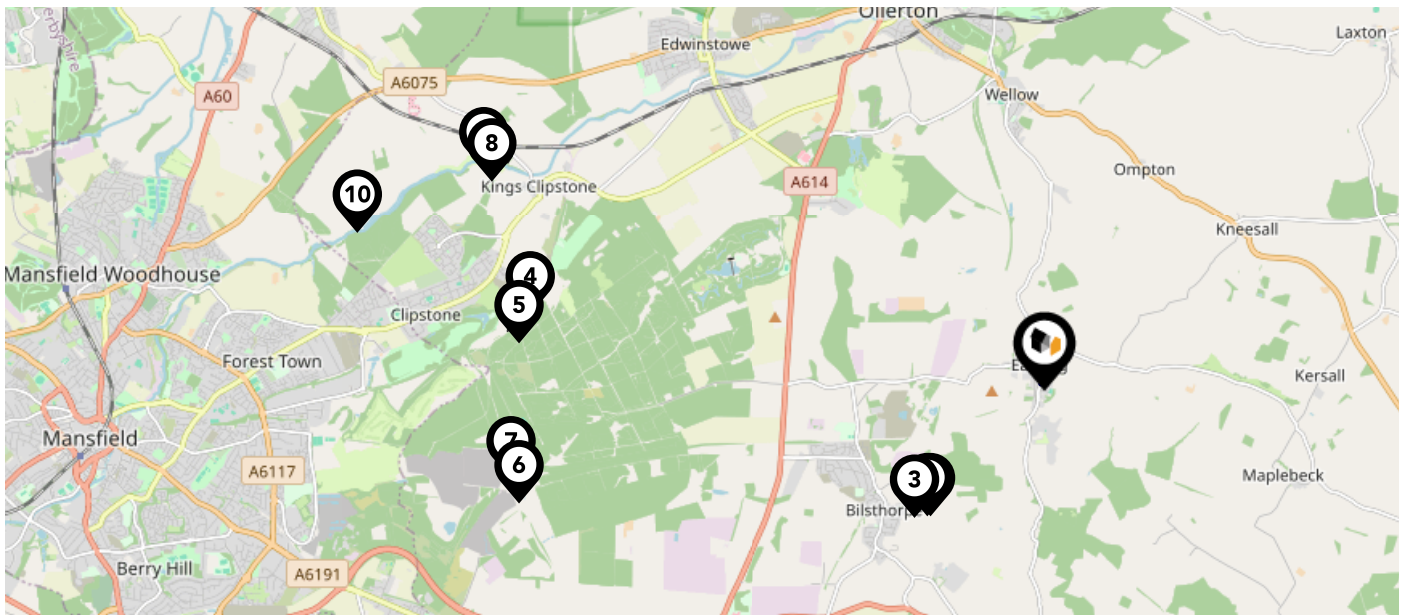
Nearby Green Belt Land

-  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

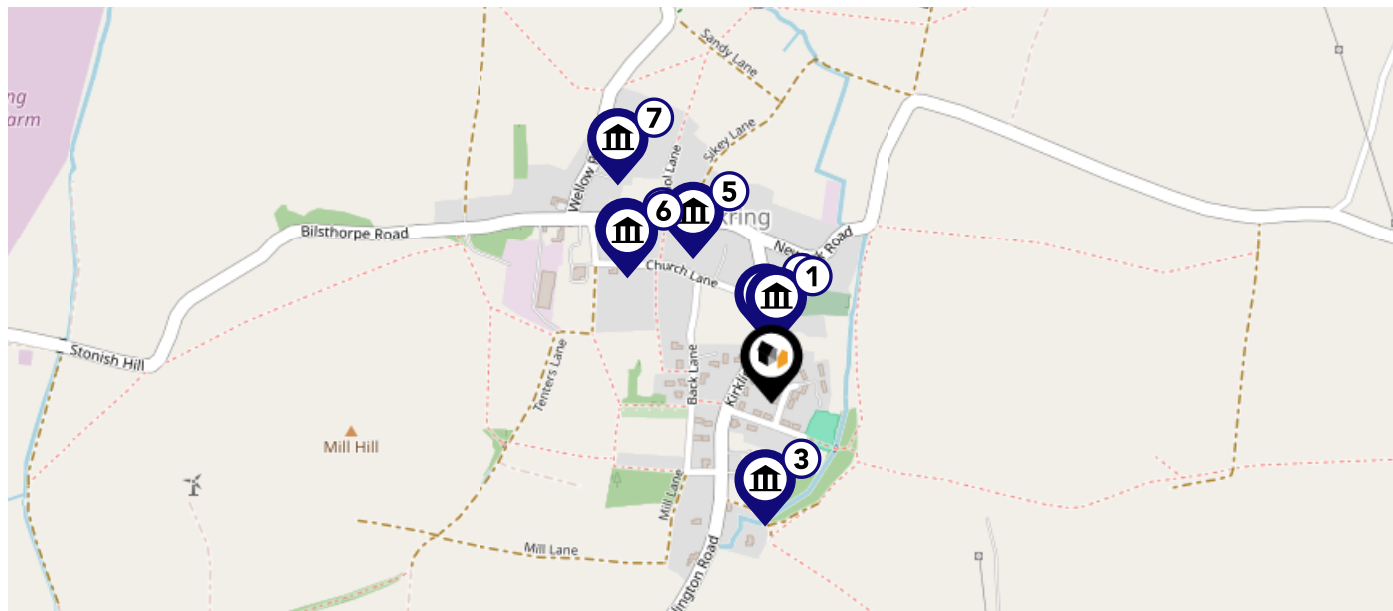
	Former Clay Quarry and Bilsthorpe Brickworks Landfill Site-Brailswood Road, Bilsthorpe, Nottinghamshire	Historic Landfill 
	No name provided by source	Active Landfill 
	Bilsthorpe Brickworks-Bilsthorpe	Historic Landfill 
	Bulker Lane-Bulker Lane, Clipstone	Historic Landfill 
	Baulker Lane Cutting, Clipstone-Disused Railway Cutting, Baulker Lane, Off Baulker Lane, Clipstone, Nottinghamshire	Historic Landfill 
	Rufford Colliery Complex-South Of Eaking Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill 
	Rufford Colliery Complex-South Of Eaking Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill 
	Gorsethorpe Tip-Nottinghamshire	Historic Landfill 
	Clipstone Sidings-Edwinstowe, Mansfield, Nottinghamshire	Historic Landfill 
	Cavendish Lodge Farm-Clipstone, 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...



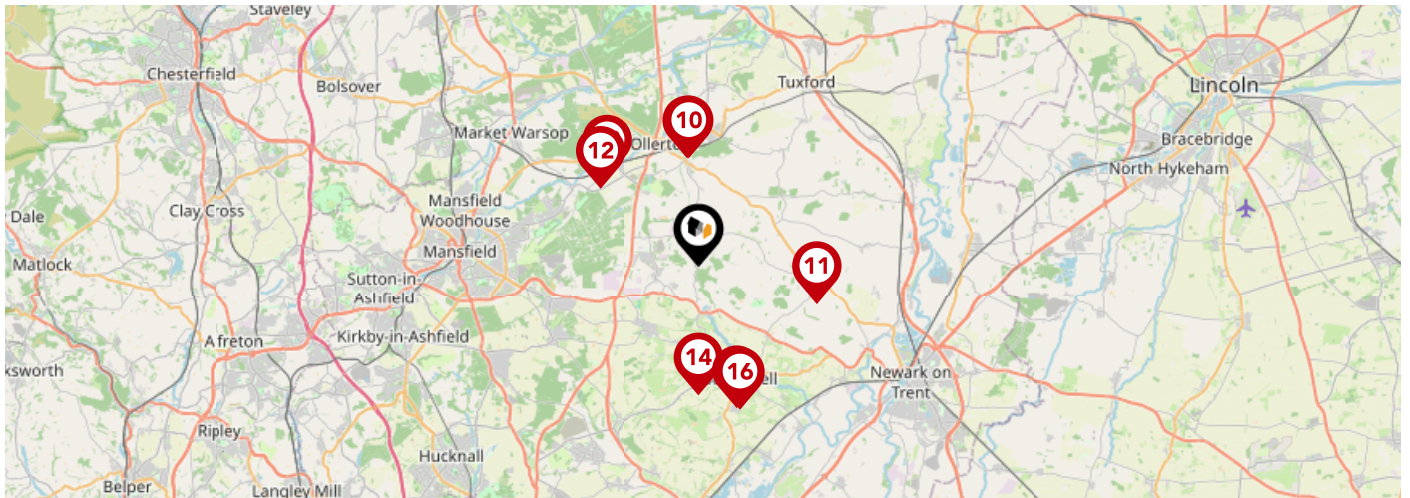
Listed Buildings in the local district	Grade	Distance
 1370132 - Church Of St Andrew	Grade II	0.1 miles
 1462821 - Eakring War Memorial	Grade II	0.1 miles
 1156528 - Pond Farm House	Grade II	0.1 miles
 1156531 - Walnut Tree Cottage	Grade II	0.2 miles
 1045623 - Hall Farmhouse	Grade II	0.2 miles
 1045624 - Well Head At Walnut Tree Cottage	Grade II	0.2 miles
 1370133 - Eakring Windmill	Grade II	0.3 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Bilthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Kneesall CofE Primary School Ofsted Rating: Good Pupils: 108 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Wellow House School Ofsted Rating: Not Rated Pupils: 188 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Joseph's Catholic Primary and Nursery School Ofsted Rating: Good Pupils: 223 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Forest View Academy Ofsted Rating: Good Pupils: 219 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

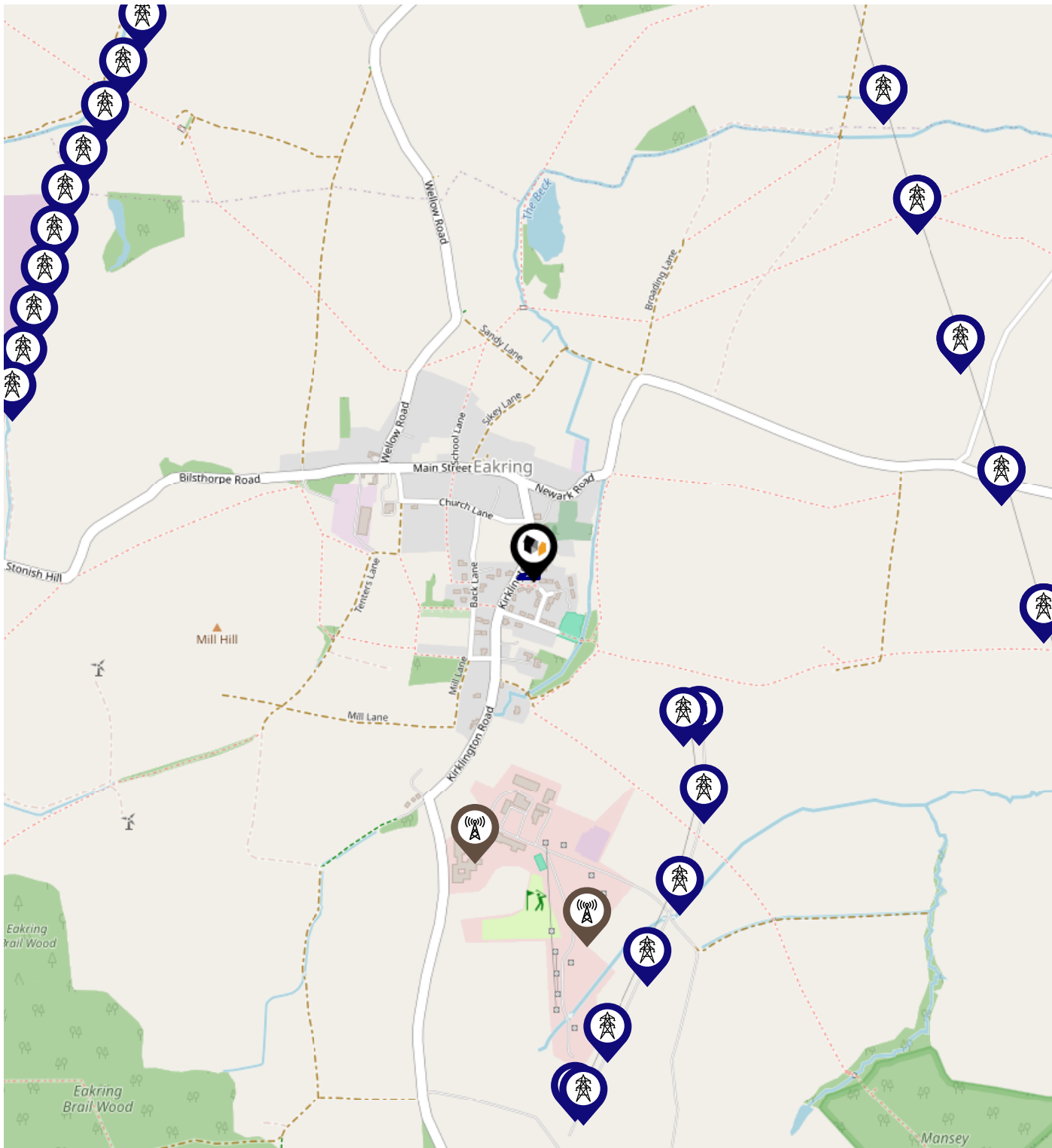
Area Schools





		Nursery	Primary	Secondary	College	Private
	The Parkgate Academy Ofsted Rating: Good Pupils: 361 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Dukeries Academy Ofsted Rating: Good Pupils: 777 Distance:3.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edwin Primary and Nursery School Ofsted Rating: Good Pupils: 454 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Mary's Church of England Primary School, Edwinstowe Ofsted Rating: Good Pupils: 118 Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:5.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

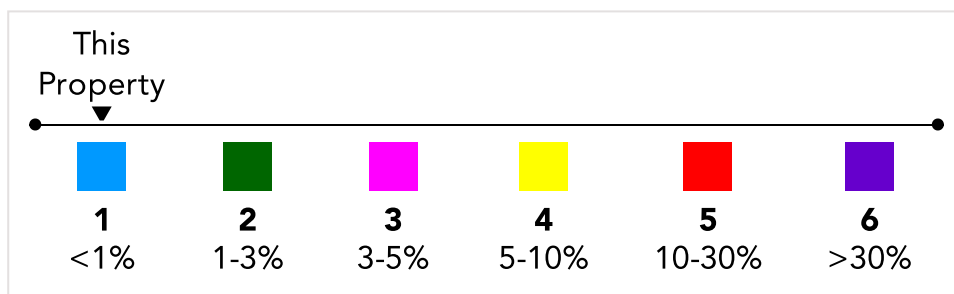
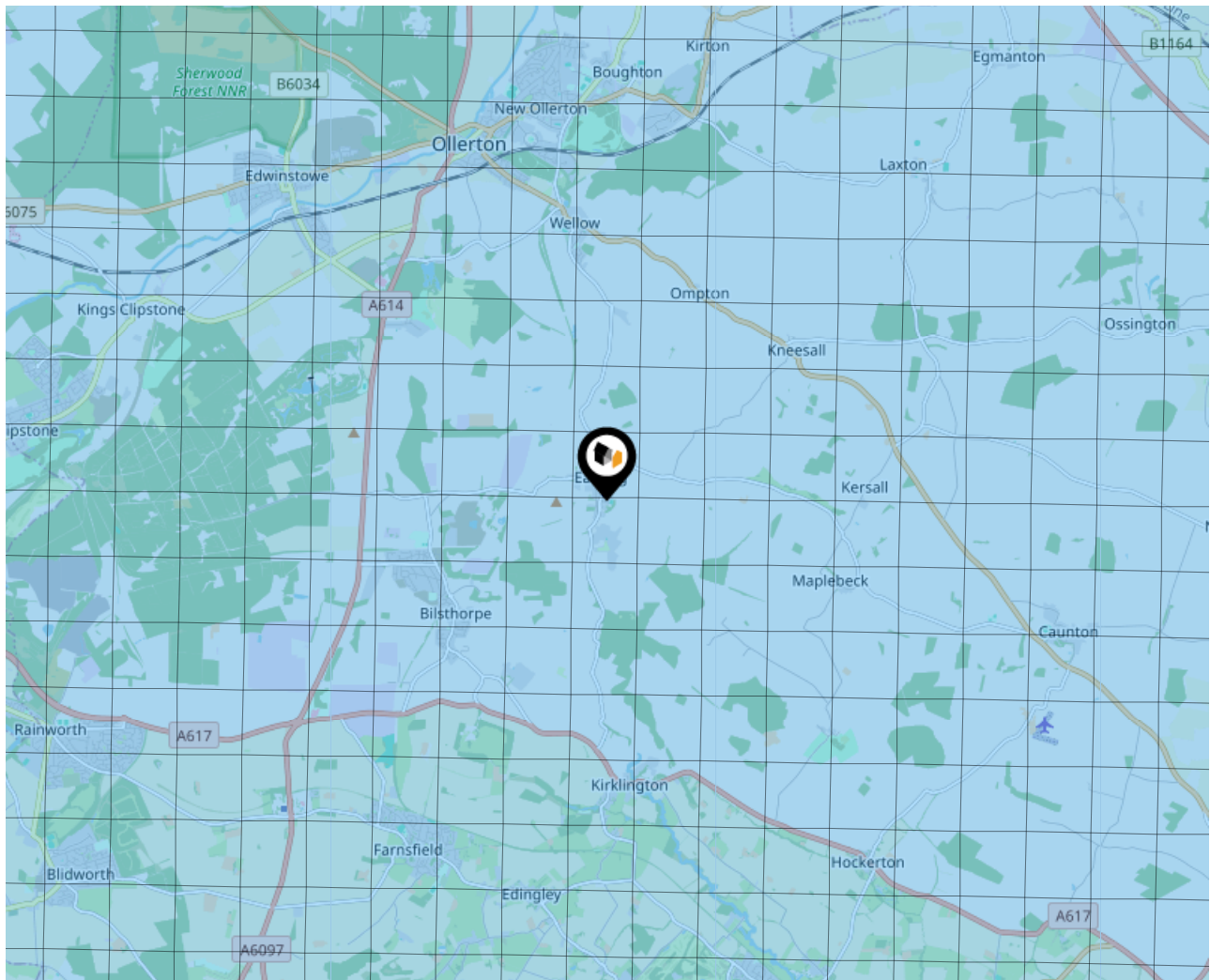
-  Power Pylons
-  Communication Masts

Environment

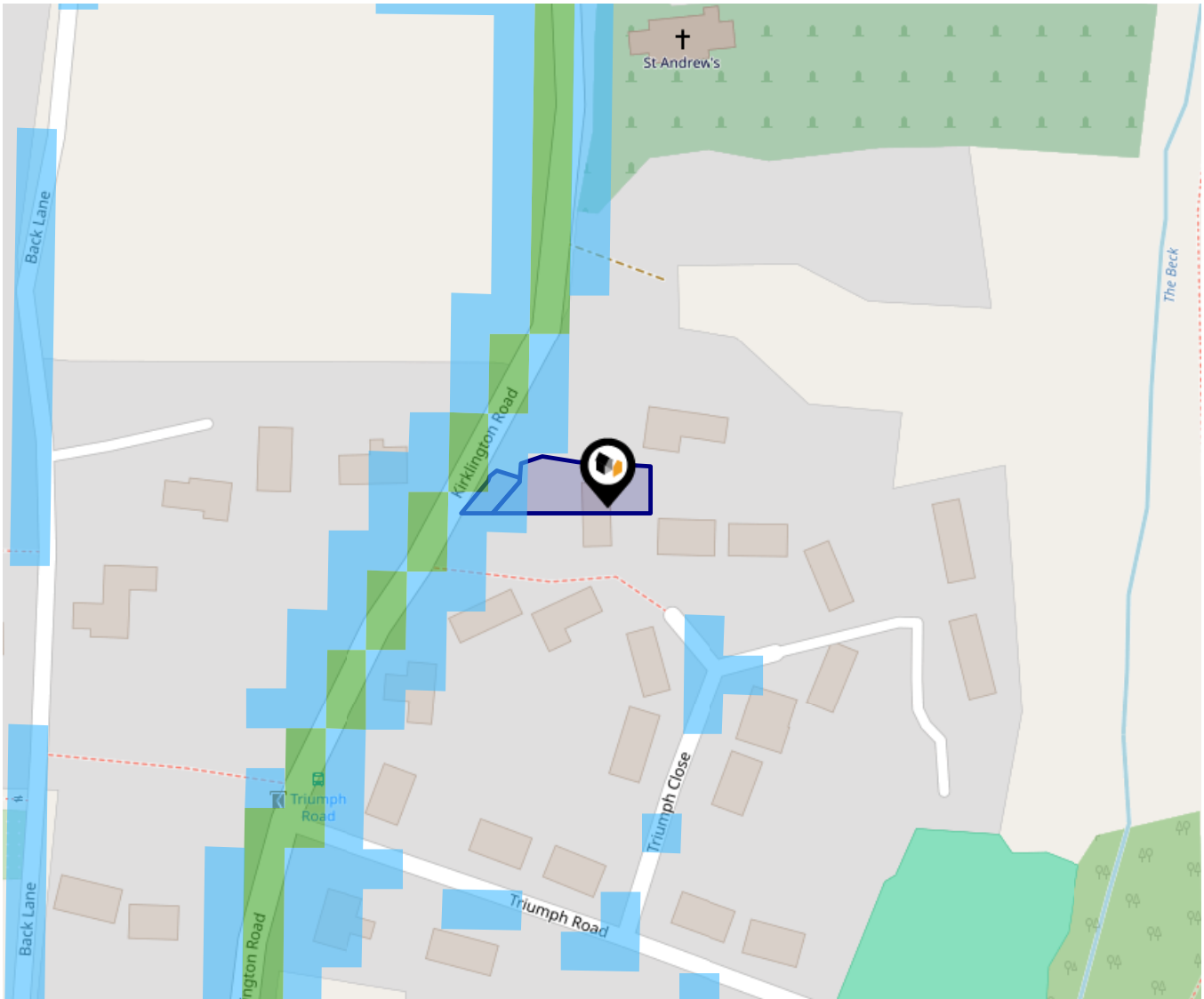
Radon Gas

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

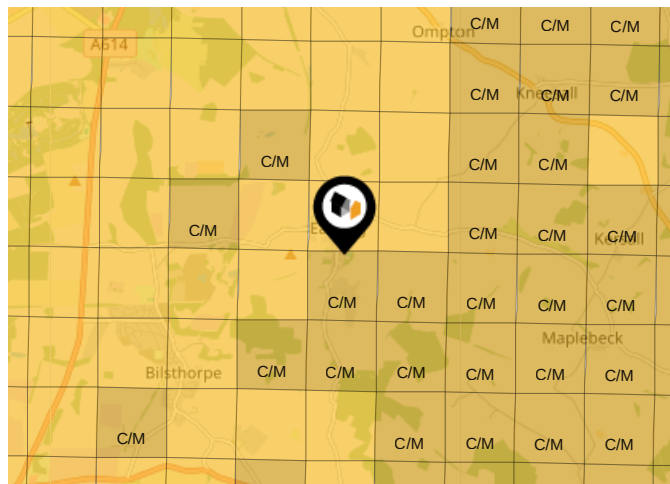


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

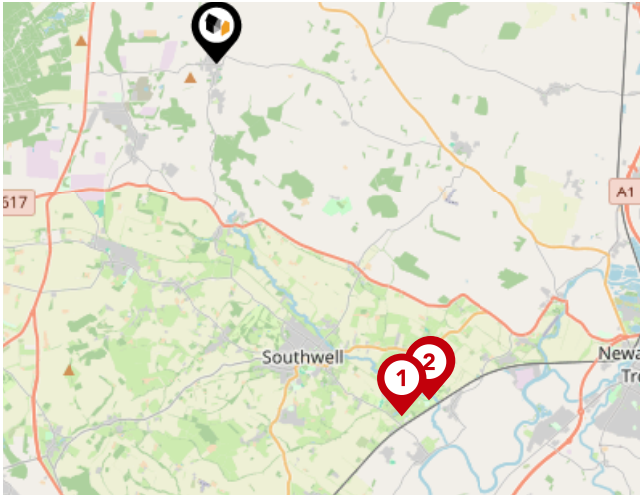


Primary Classifications (Most Common Clay Types)

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

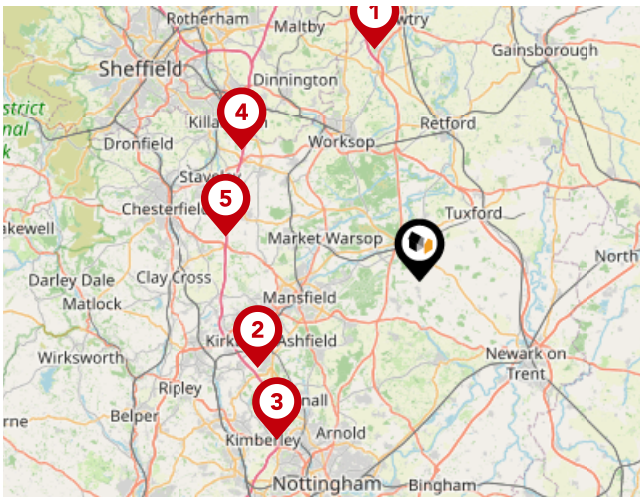
Area

Transport (National)



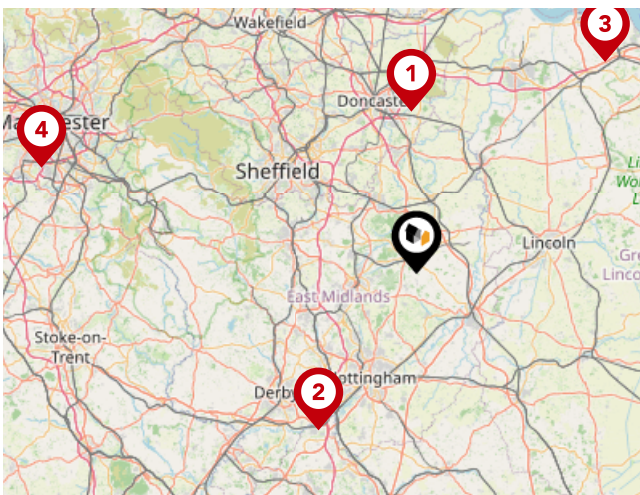
National Rail Stations

Pin	Name	Distance
1	Fiskerton Rail Station	7.1 miles
2	Rolleston Rail Station	7.07 miles
3	Rolleston Rail Station	7.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	16.83 miles
2	M1 J27	13.02 miles
3	M1 J26	15.13 miles
4	M1 J30	15.68 miles
5	M1 J29	14.09 miles

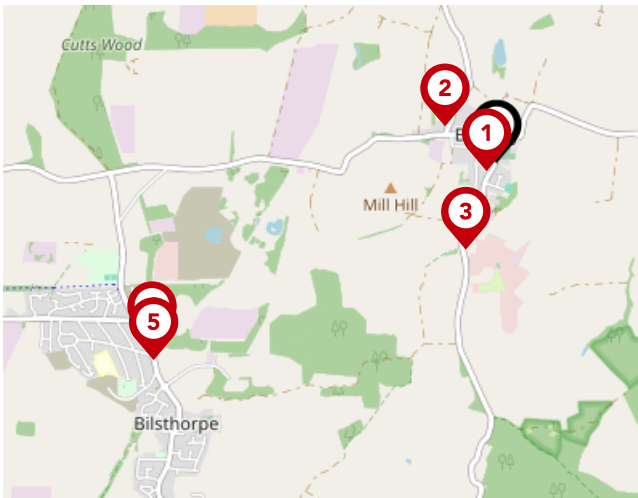


Airports/HELIPADS

Pin	Name	Distance
1	Finningley	22.8 miles
2	East Mids Airport	26.51 miles
3	Humberside Airport	39.97 miles
4	Manchester Airport	55.33 miles

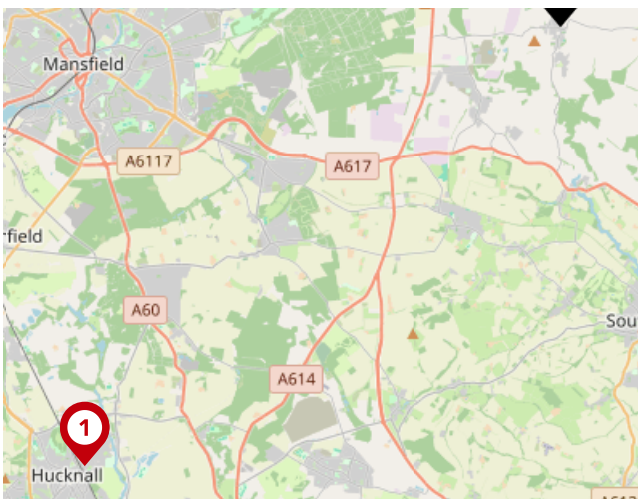
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Triumph Road	0.06 miles
2	Wellow Road	0.28 miles
3	National Grid	0.41 miles
4	Church Street	1.73 miles
5	Church Street	1.76 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	11.53 miles
2	Hucknall Tram Stop	11.52 miles

Alasdair Morrison & Mundys

About Us



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

22 King Street, Southwell,
Nottinghamshire, NG25 0EN
01636 813971
chris.pick@amorrison-mundys.net
amorrison-mundys.net

