

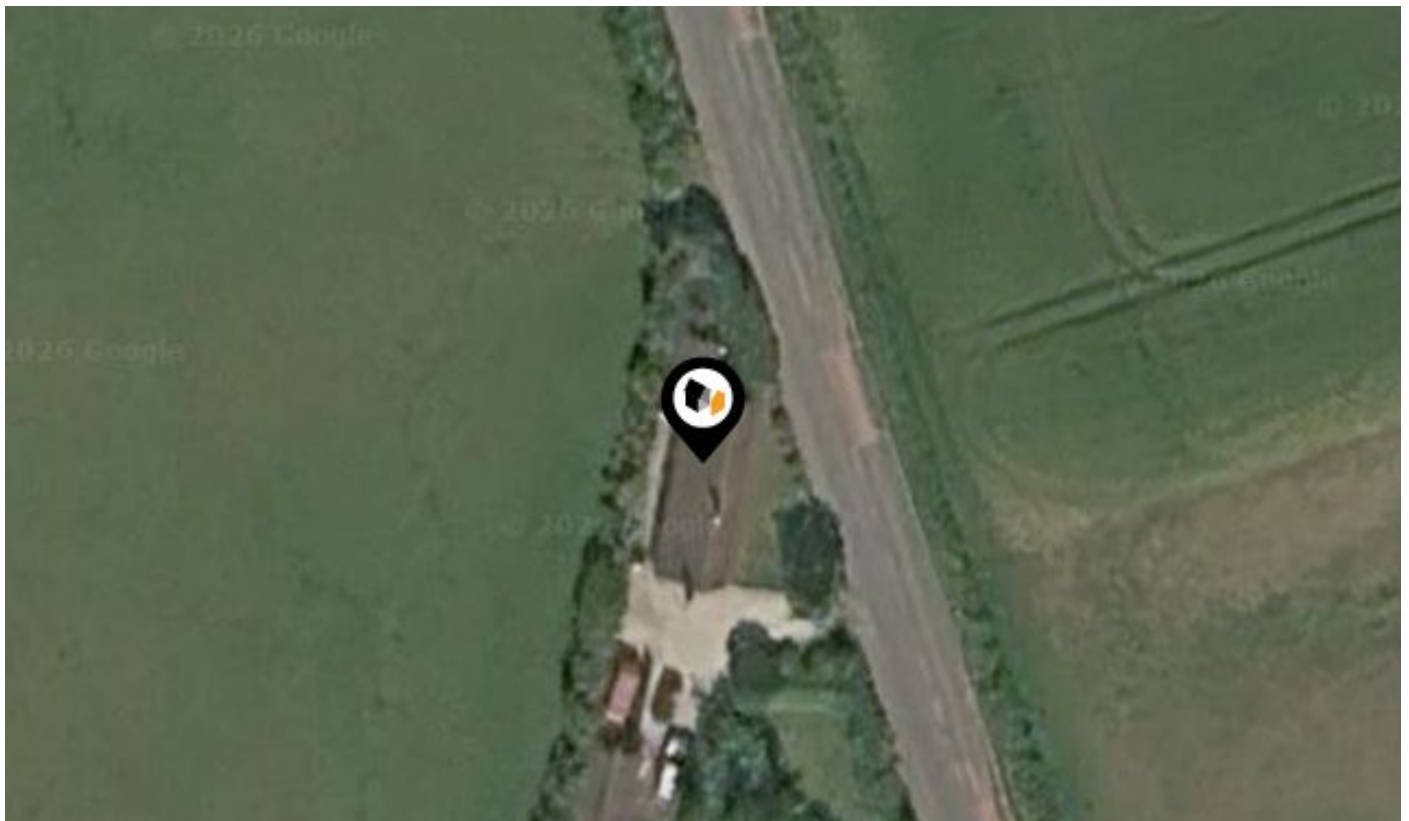


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



BESTHORPE ROAD, COLLINGHAM, NEWARK, NG23

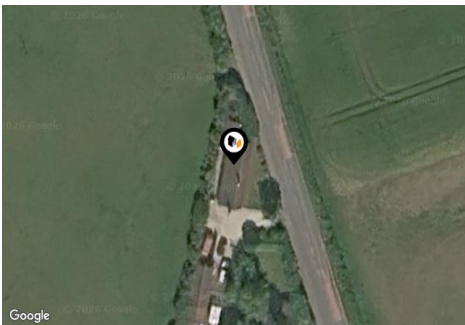
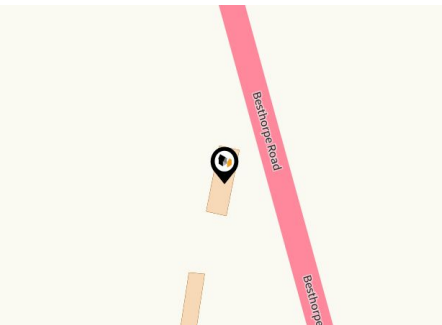
Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band B
Annual Estimate:	£2,086

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	51 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



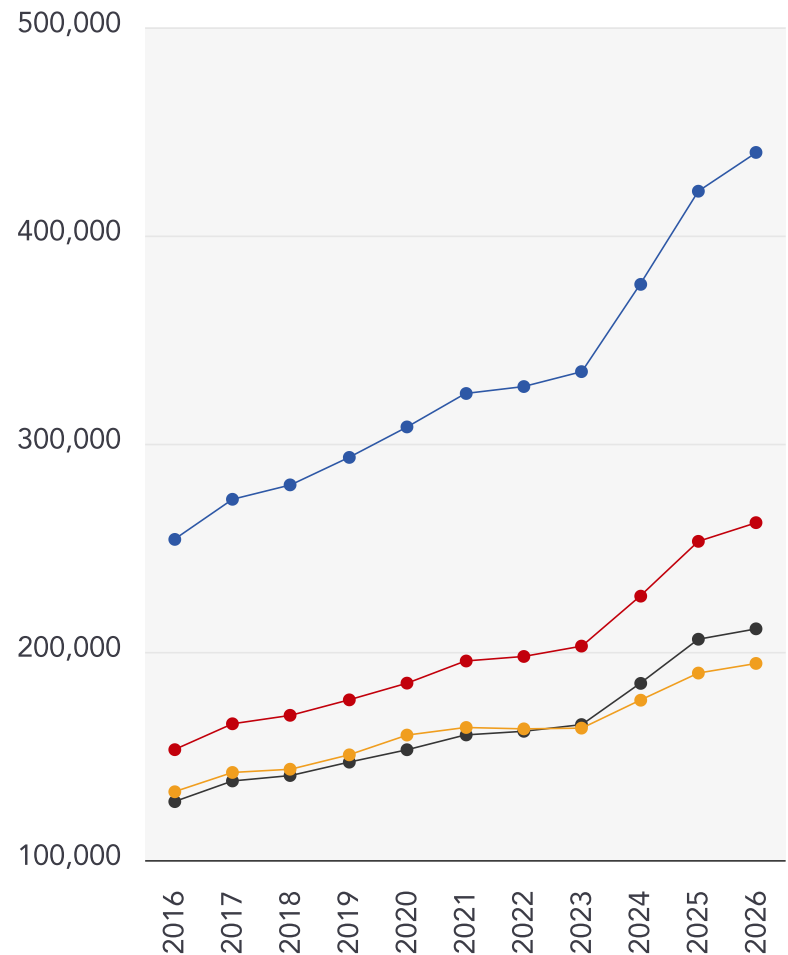


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG23



Detached

+73.17%

Semi-Detached

+71.26%

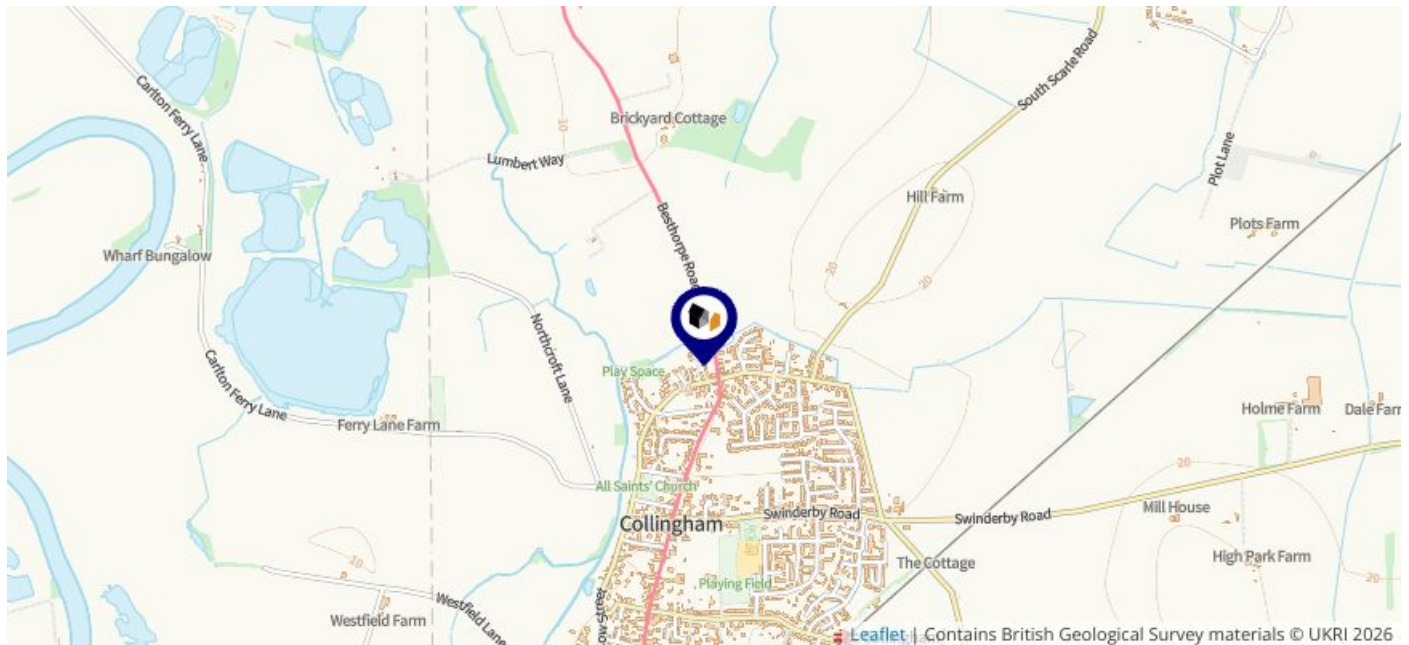
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

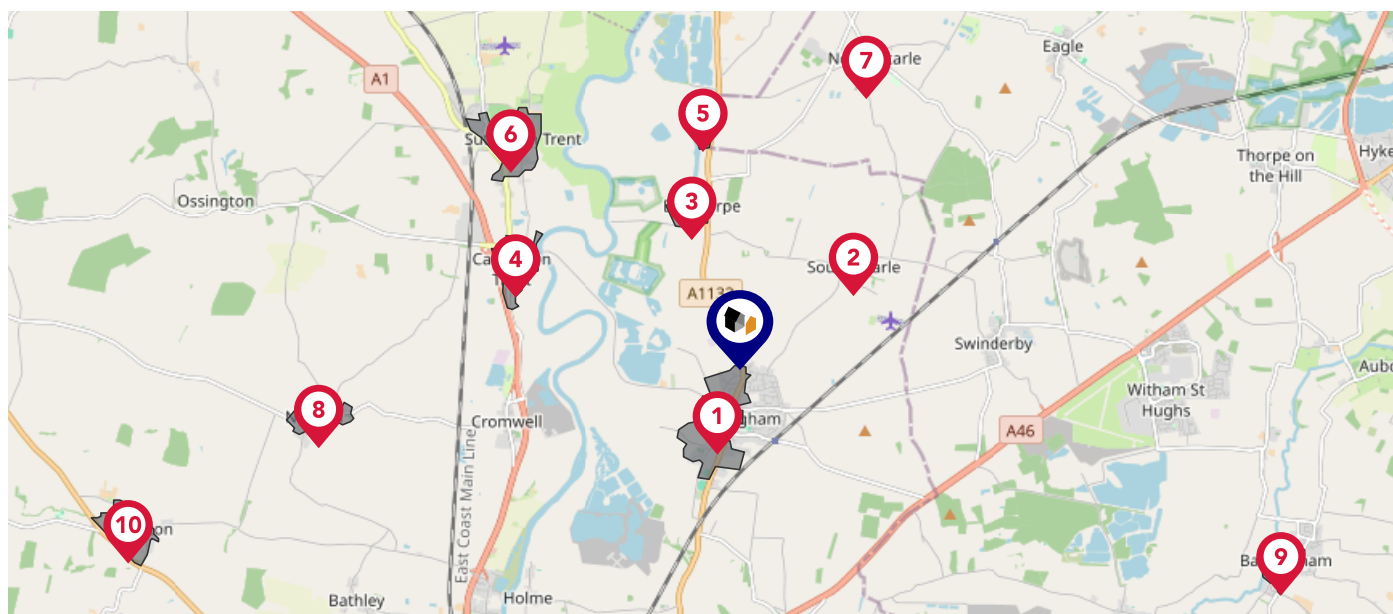
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

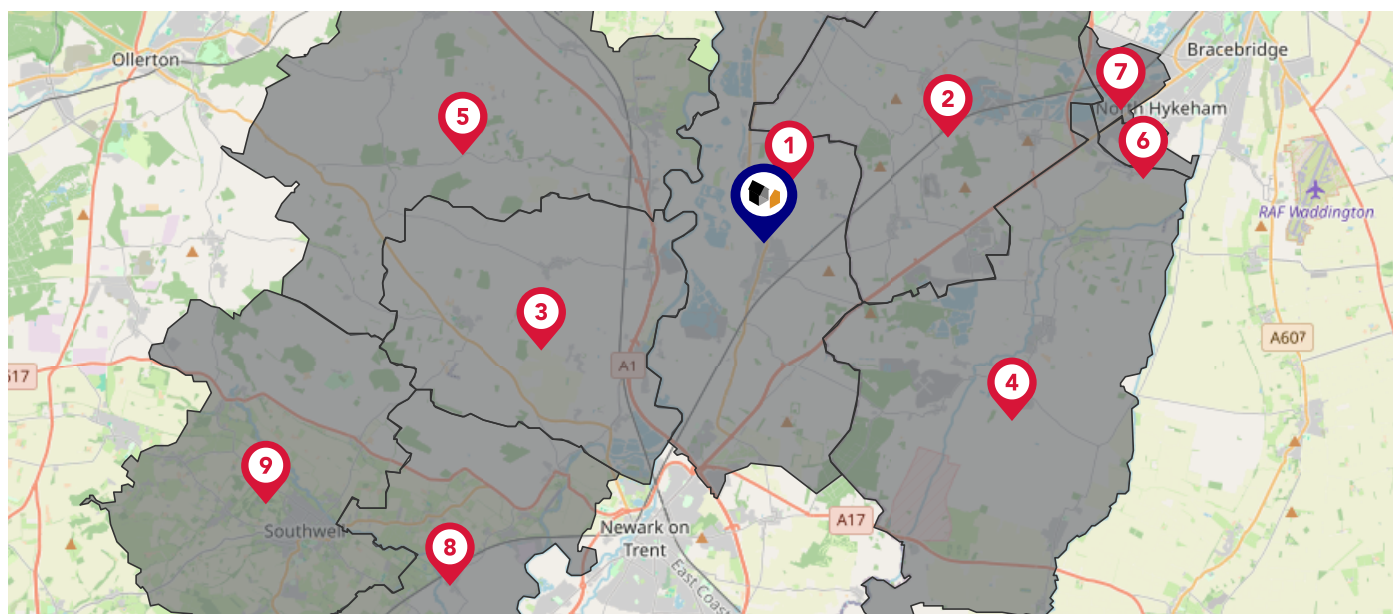
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|------------------|
| 1 | Collingham |
| 2 | South Scarle |
| 3 | Besthorpe |
| 4 | Carlton on Trent |
| 5 | Girton |
| 6 | Sutton on Trent |
| 7 | North Scarle |
| 8 | Norwell |
| 9 | Bassingham |
| 10 | Caunton |

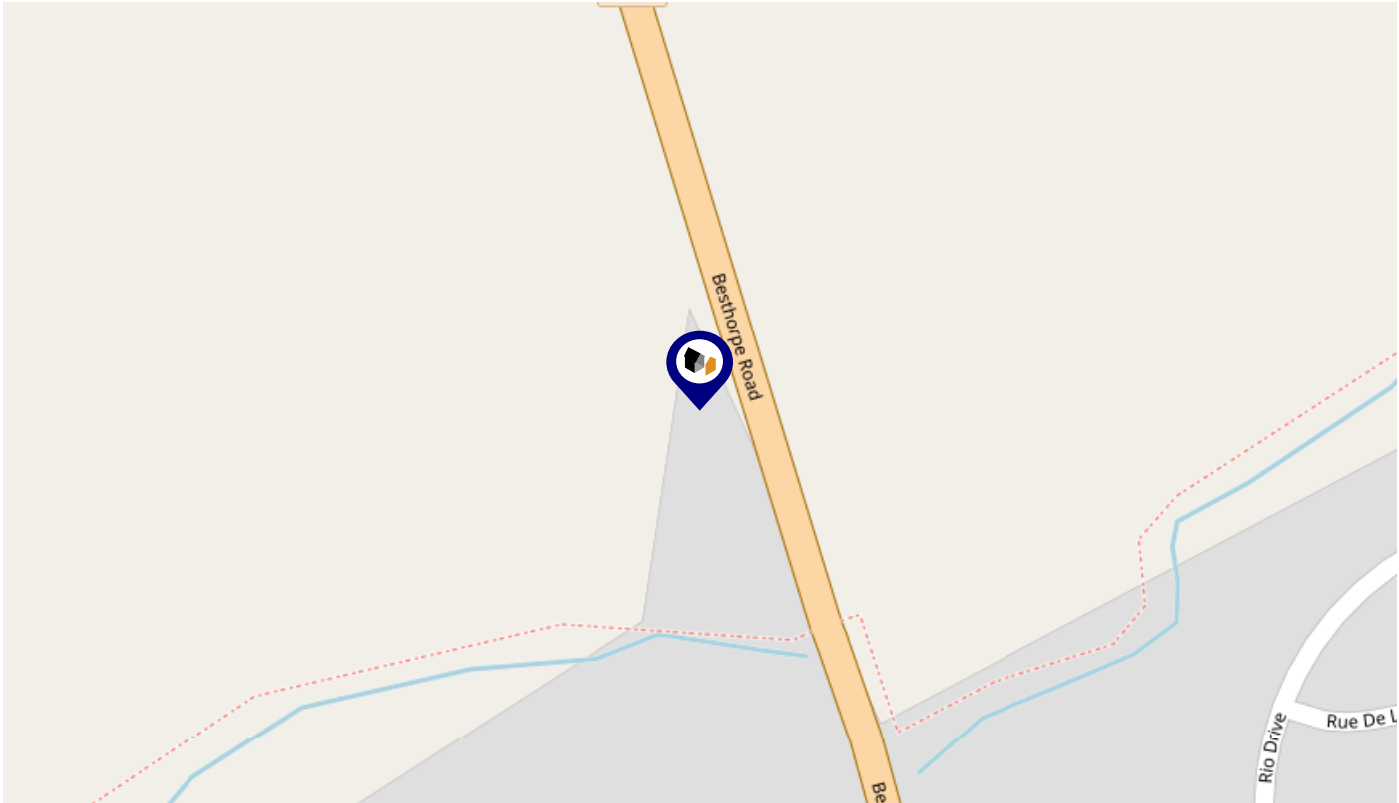
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|---|--|
| 1 | Collingham Ward |
| 2 | Eagle, Swinderby and Witham St. Hughs Ward |
| 3 | Muskham Ward |
| 4 | Bassingham and Brant Broughton Ward |
| 5 | Sutton-on-Trent Ward |
| 6 | North Hykeham Mill Ward |
| 7 | North Hykeham Memorial Ward |
| 8 | Trent Ward |
| 9 | Southwell 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.

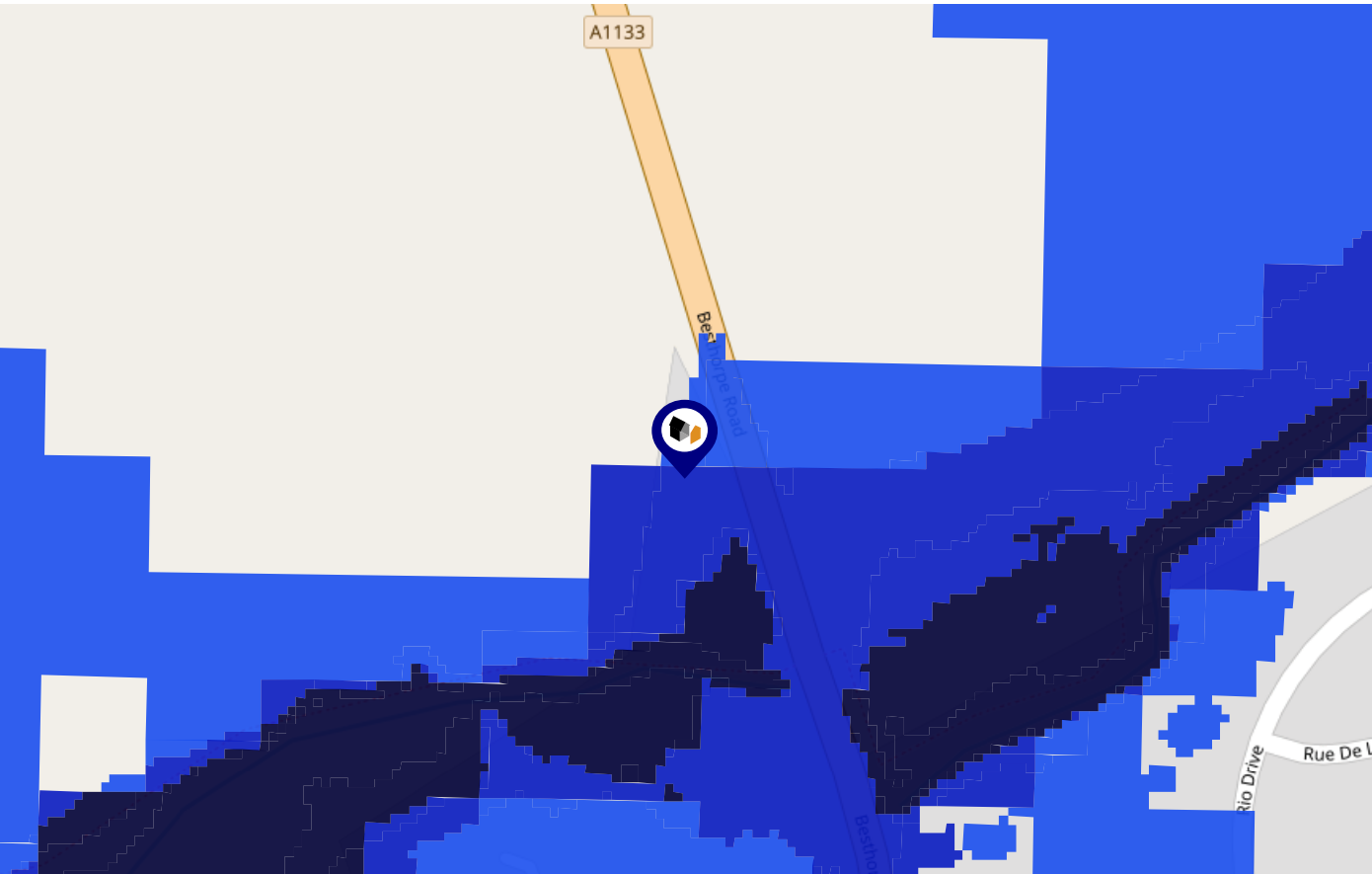
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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: 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.

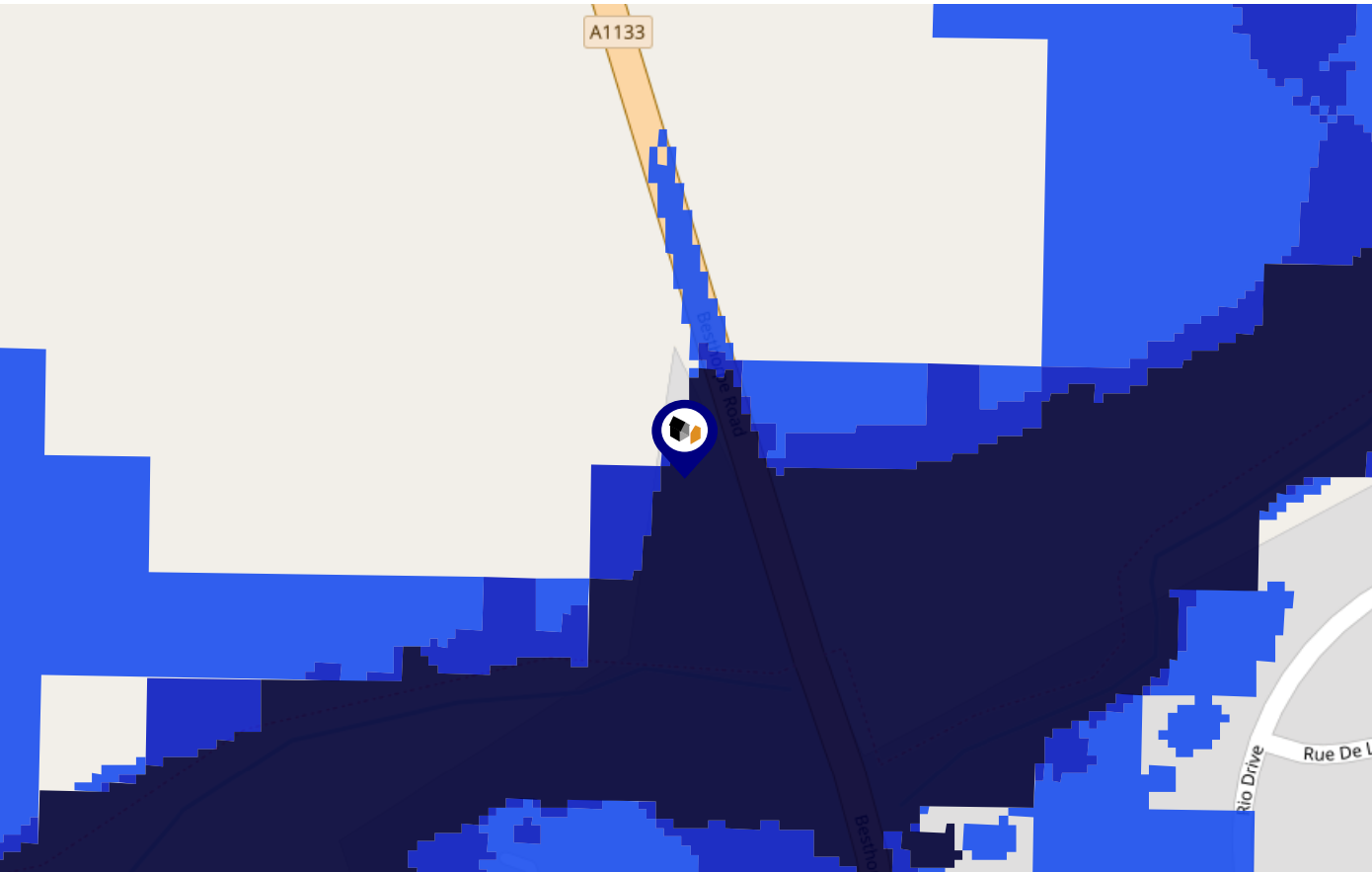
Chance of flooding to the following depths at this property:



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: High

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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- 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.

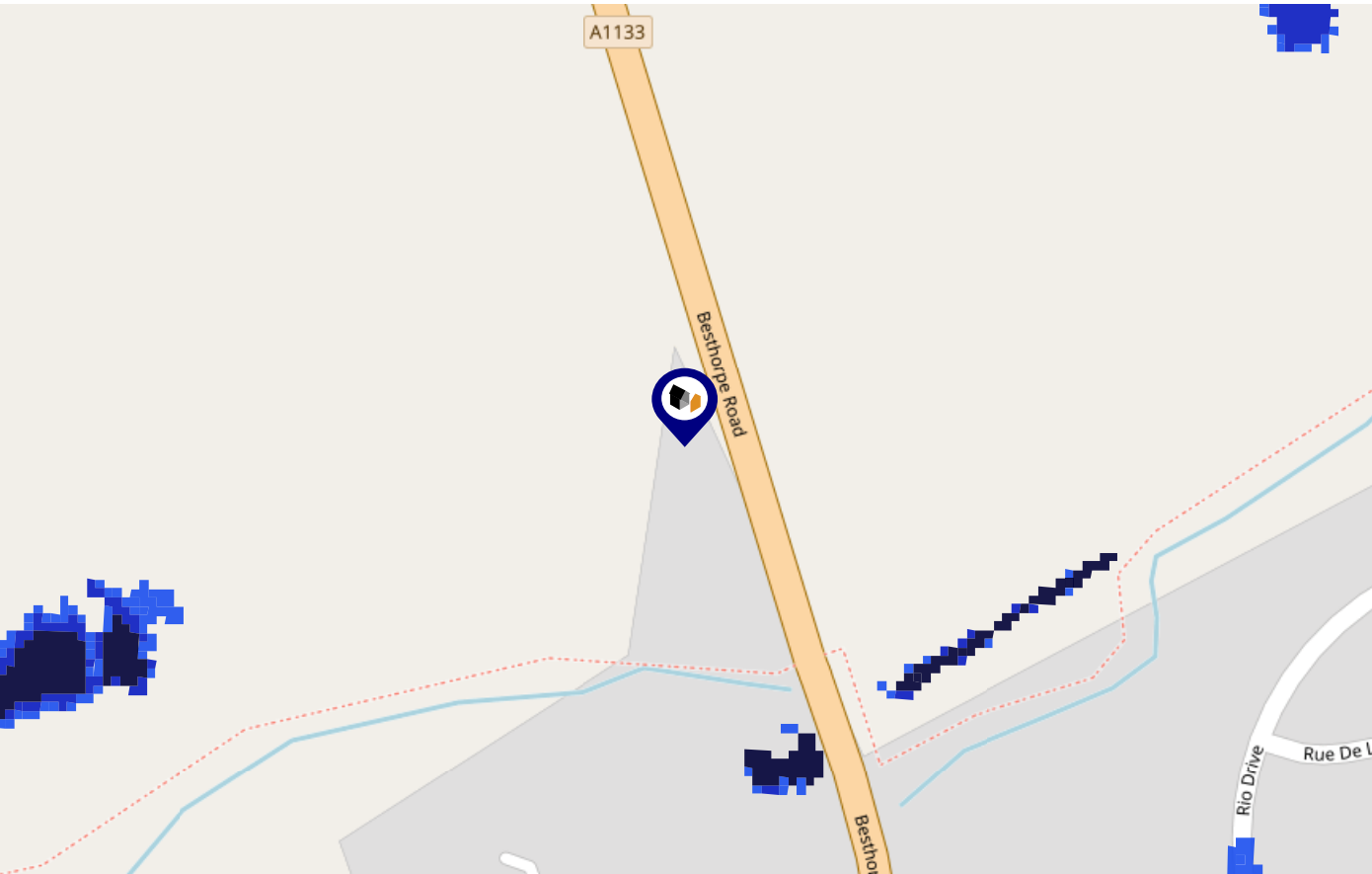
Chance of flooding to the following depths at this property:



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.

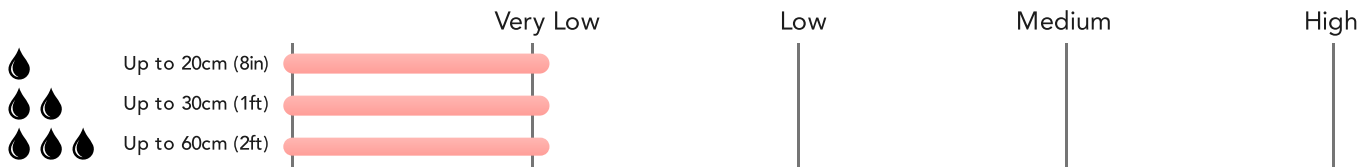


Risk Rating: Very low

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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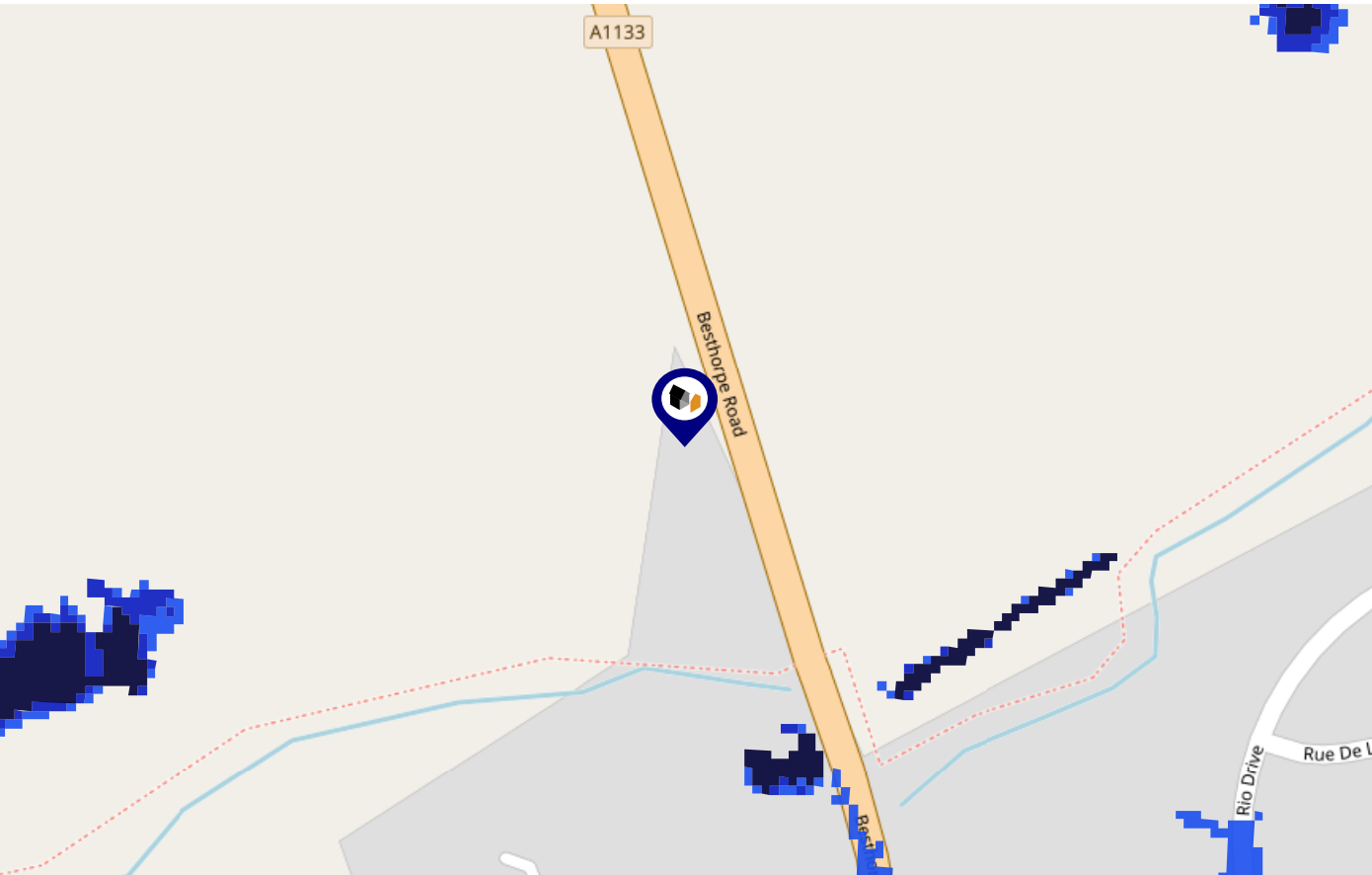
Chance of flooding to the following depths at this property:



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

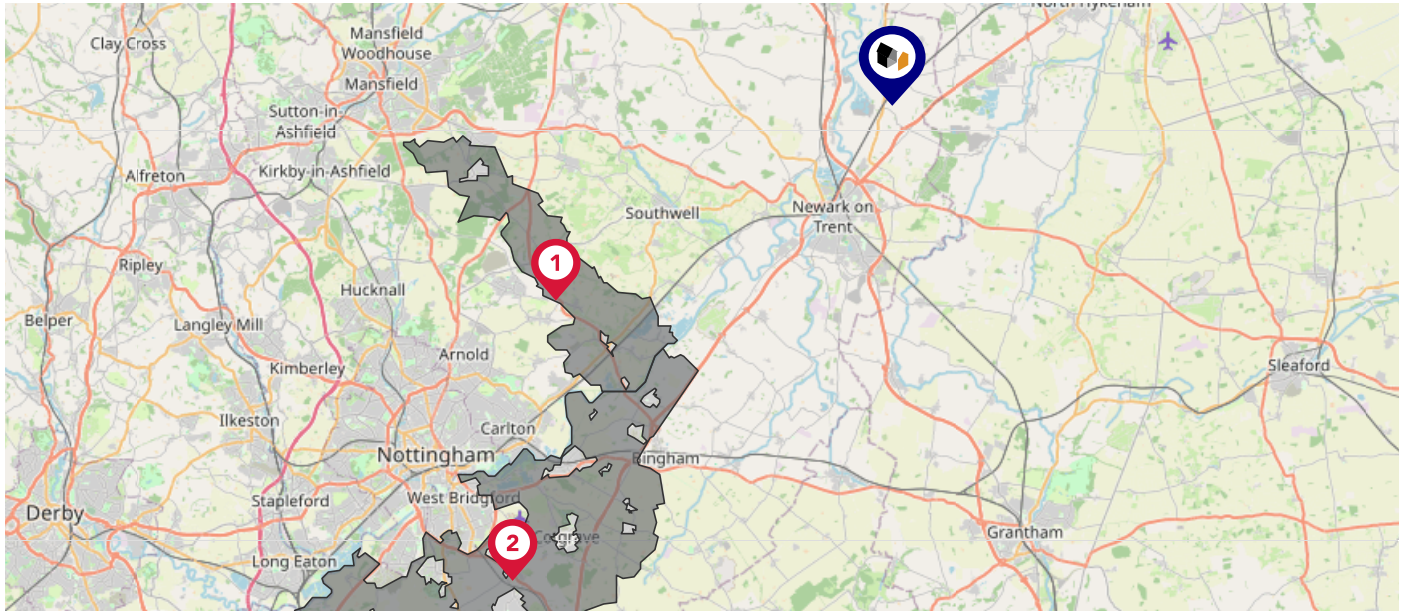
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Derby and Nottingham Green Belt - Newark and Sherwood

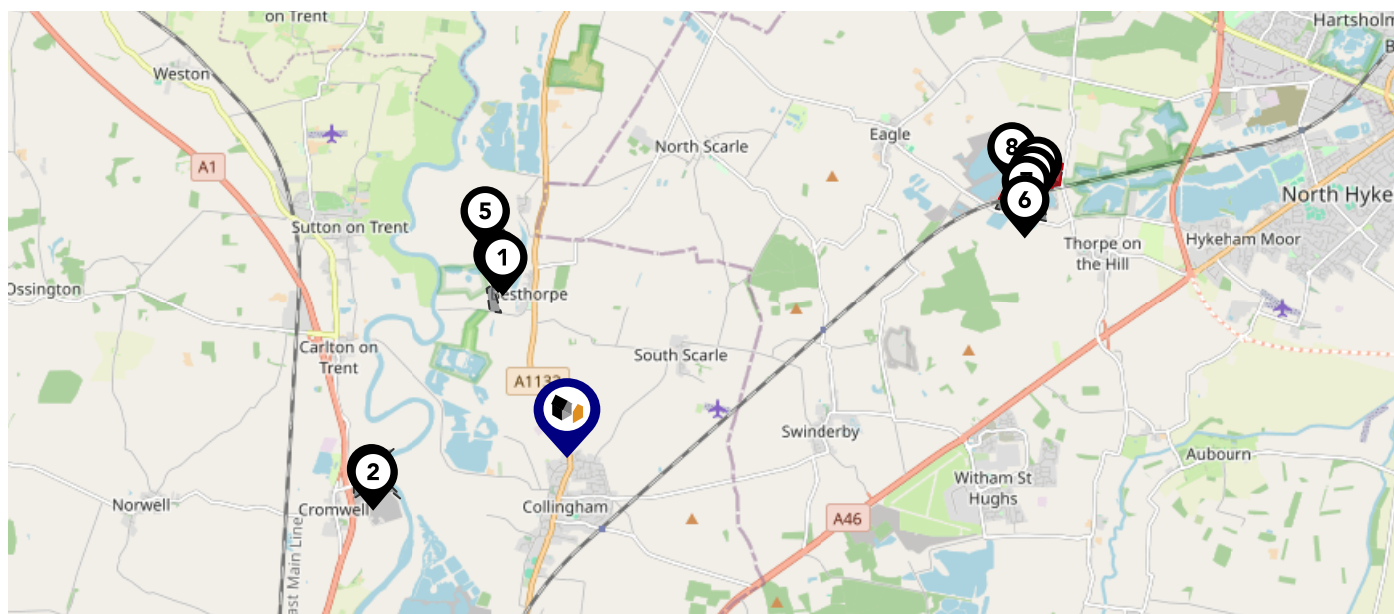
2

Derby and Nottingham Green Belt - Rushcliffe

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

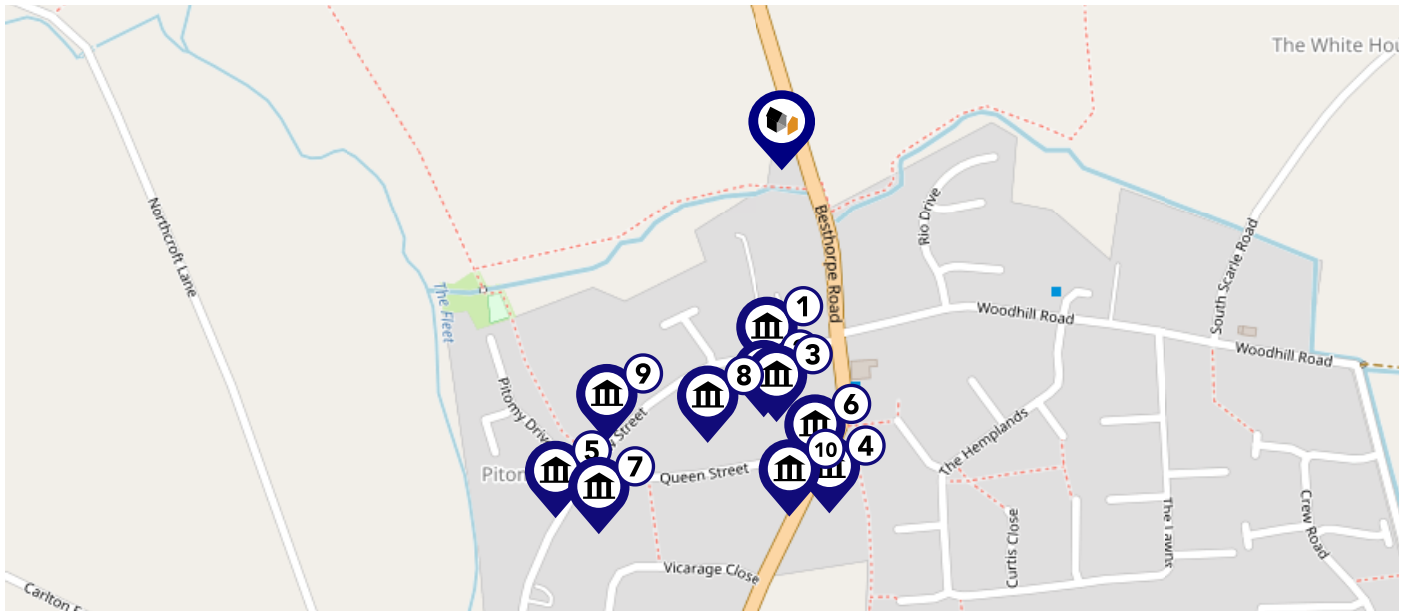
1	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill	
2	College Farm-North Road, Cromwell, Newark	Historic Landfill	
3	Cromwell Quarry-Newark, Cromwell, Nottinghamshire	Historic Landfill	
4	Besthorpe Ash Lagoons-Besthorpe	Historic Landfill	
5	High Marnaham Power Station, Besthorpe Lagoon 14-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill	
6	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	
7	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	
8	Whisby Quarry Silt Lagoons-Thorpe on the Hill, Whisby, Lincolnshire	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	

Maps

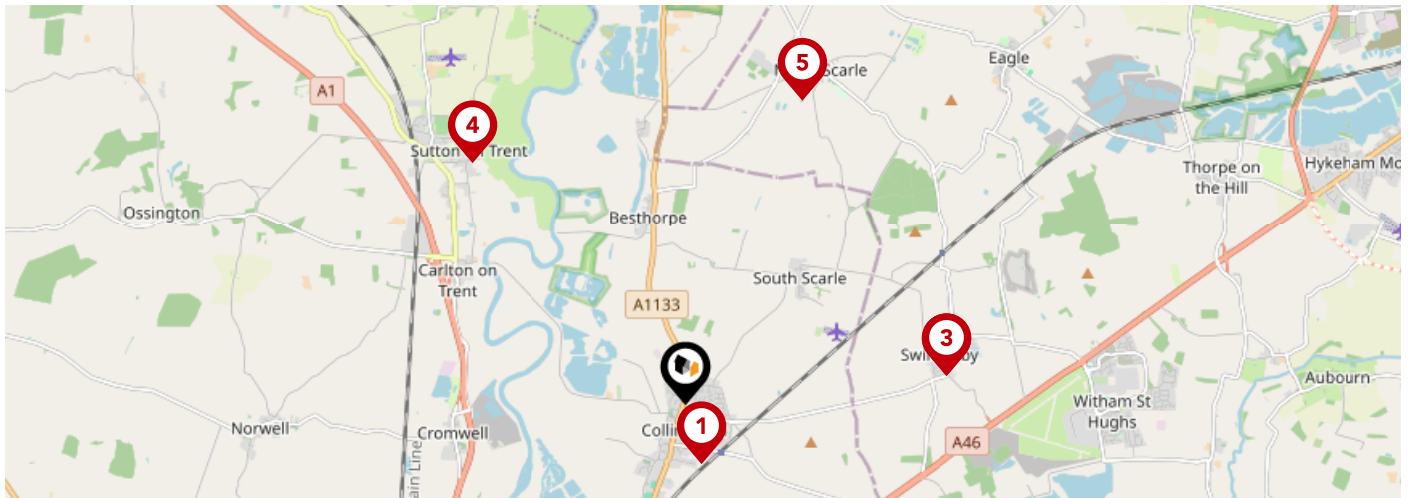
Listed Buildings



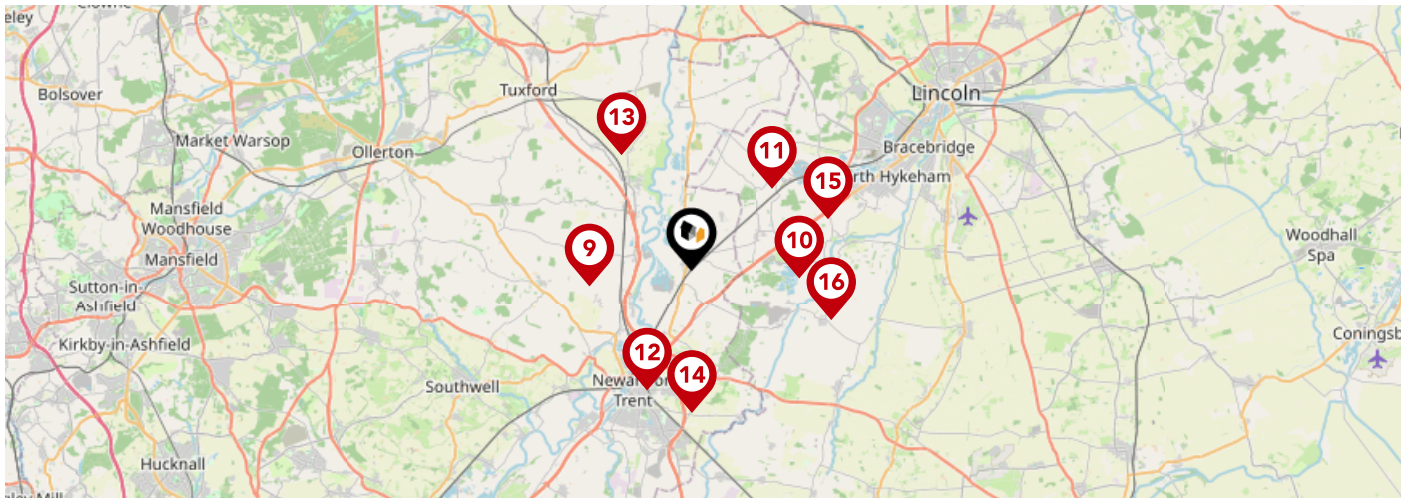
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1302629 - 165 And 167, Low Street	Grade II	0.1 miles
 1046045 - 1-3, Low Street	Grade II	0.1 miles
 1046046 - 128 And 132, Low Street	Grade II	0.1 miles
 1369931 - House Adjoining The Cross Shop	Grade II	0.2 miles
 1046040 - Holly Farm House	Grade II	0.2 miles
 1046035 - Collingham Village Cross	Grade II	0.2 miles
 1302589 - 23, Queen Street	Grade II	0.2 miles
 1302583 - The Old Hall, Garden Wall, Boundary Wall And Outbuildings	Grade II	0.2 miles
 1046041 - Rutland House And Boundary Wall	Grade II	0.2 miles
 1046047 - The Corner House	Grade II	0.2 miles



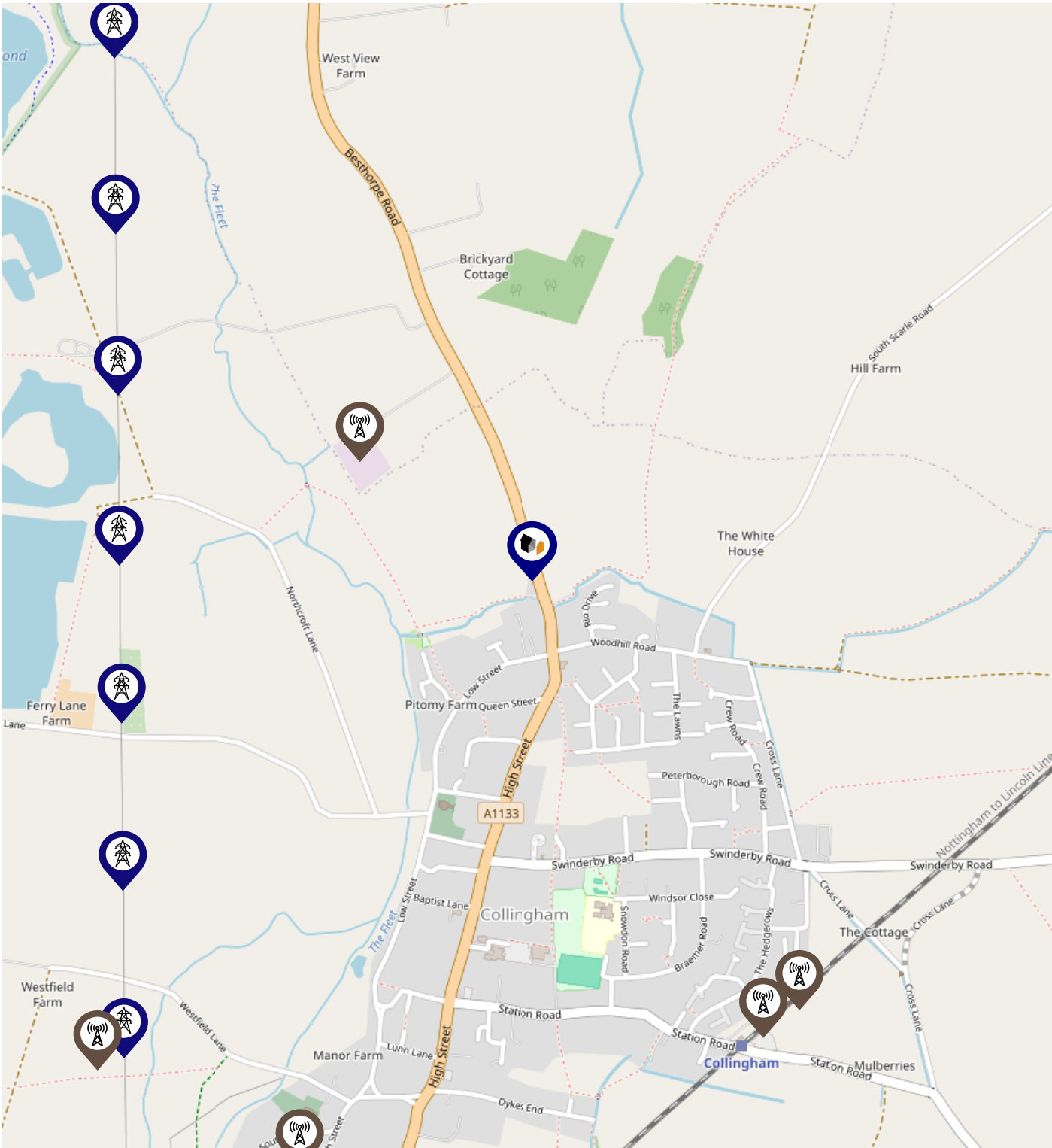
		Nursery	Primary	Secondary	College	Private
1	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:0.55	☐	☒	☐	☐	☐
2	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:2.33	☐	☒	☐	☐	☐
3	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:2.33	☐	☐	☒	☐	☐
4	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:2.86	☐	☒	☐	☐	☐
5	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:2.89	☐	☒	☐	☐	☐
6	Muskham Primary School Ofsted Rating: Good Pupils: 163 Distance:3.25	☐	☒	☐	☐	☐
7	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:3.36	☐	☐	☒	☐	☐
8	Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:3.65	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Norwell CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.7	☐	☒	☐	☐	☐
10	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:3.83	☐	☒	☐	☐	☐
11	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:4.05	☐	☒	☐	☐	☐
12	Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:4.55	☐	☒	☐	☐	☐
13	St Matthew's CofE Primary School Ofsted Rating: Good Pupils: 53 Distance:4.83	☐	☒	☐	☐	☐
14	Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:5.06	☐	☒	☐	☐	☐
15	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:5.14	☐	☒	☐	☐	☐
16	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:5.23	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

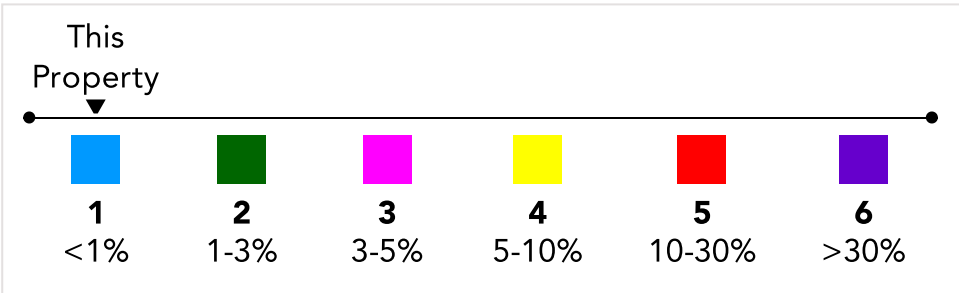
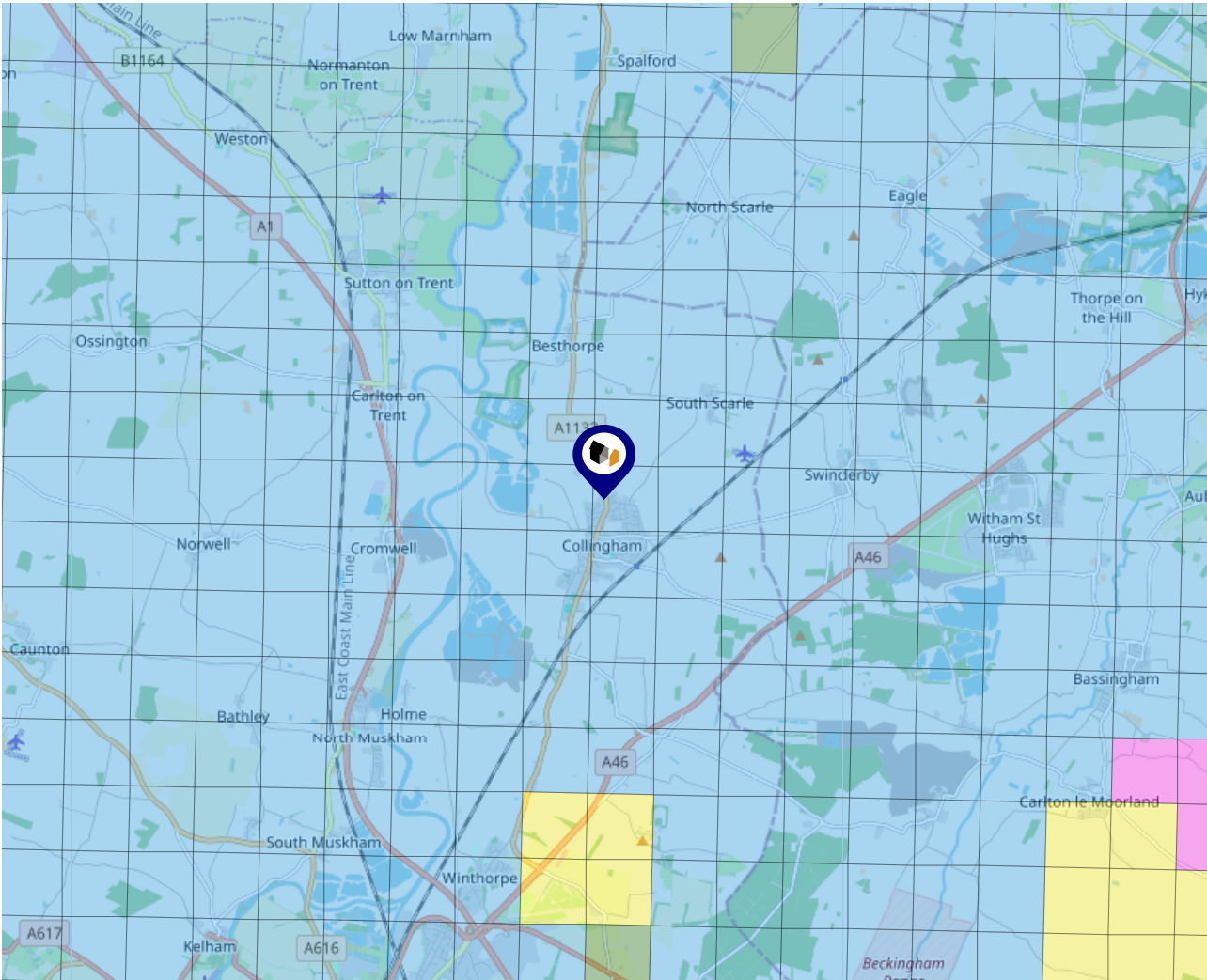


Key:

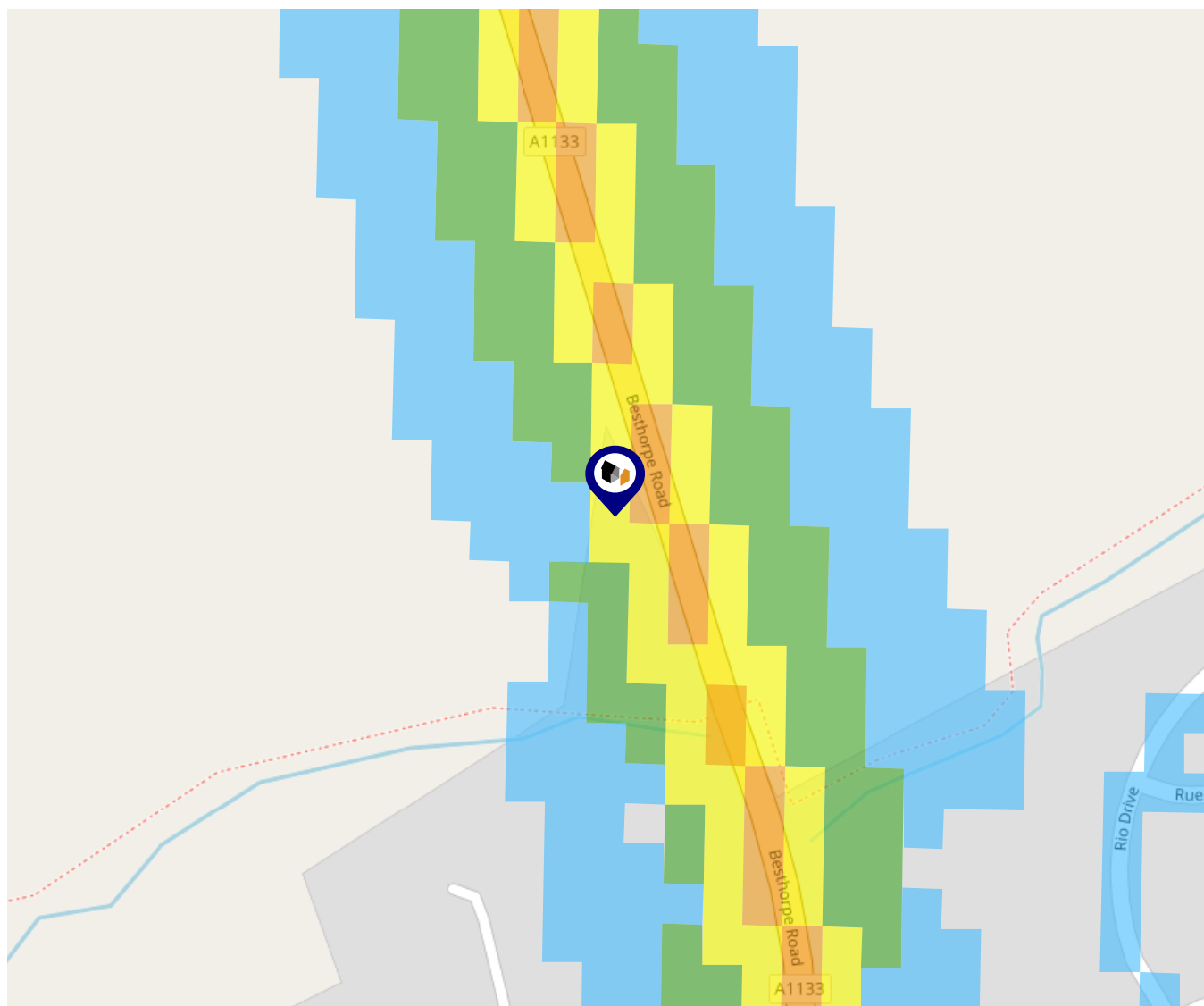
-  Power Pylons
-  Communication Masts

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

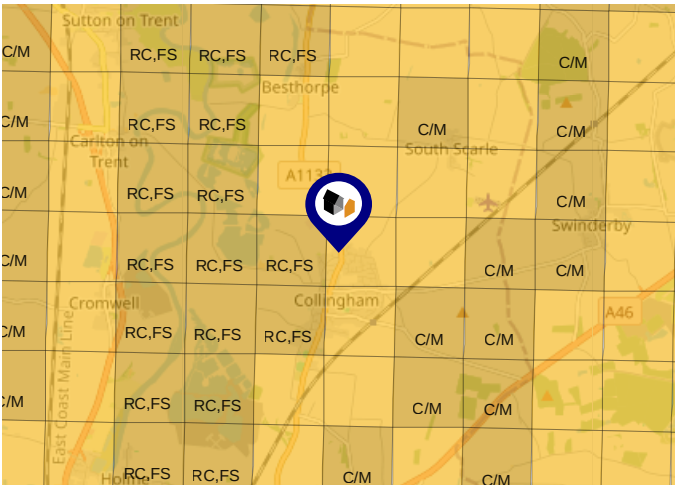


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		

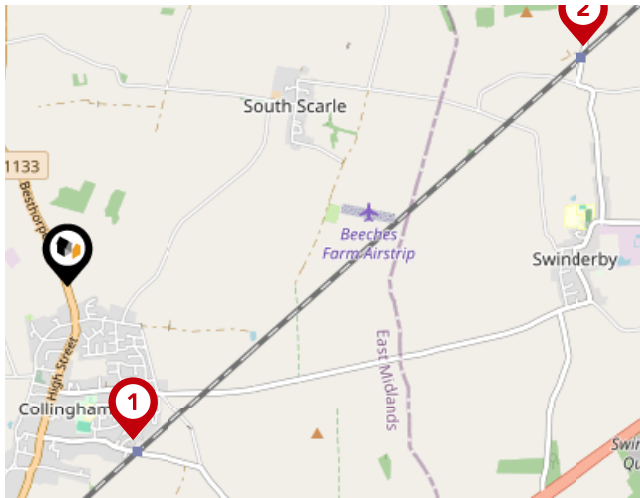


Primary Classifications (Most Common Clay Types)

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

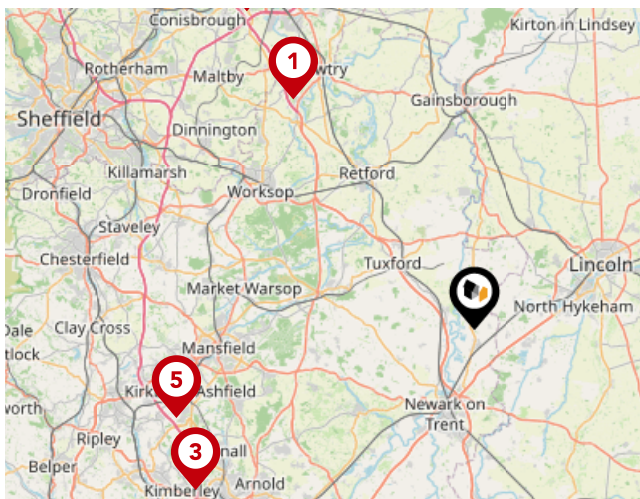
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Collingham Rail Station	0.74 miles
	Swinderby Rail Station	2.53 miles
	Newark North Gate Rail Station	5.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J34	20.78 miles
	M18 J3	27.47 miles
	M1 J26	22.91 miles
	M18 J2	27.69 miles
	M1 J27	22.14 miles

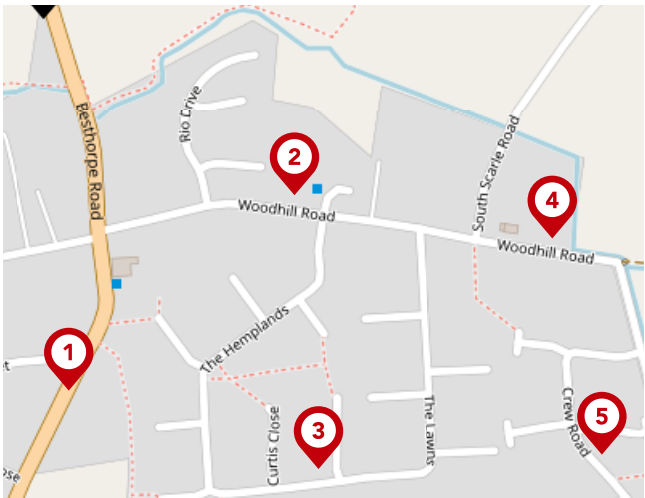


Airports/Helipads

Pin	Name	Distance
	Finningley	24.9 miles
	Humberside Airport	34.16 miles
	East Mids Airport	32.87 miles
	Leeds Bradford Airport	61.82 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Queen Street	0.21 miles
2	The Hemplands	0.17 miles
3	The Rookery	0.29 miles
4	Cross Lane	0.31 miles
5	Crew Road	0.39 miles



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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