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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd September 2026



LAXTON DRIVE, MEDEN VALE, MANSFIELD, NG20

Martin & Co Mansfield

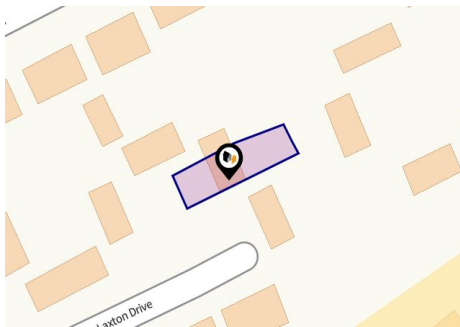
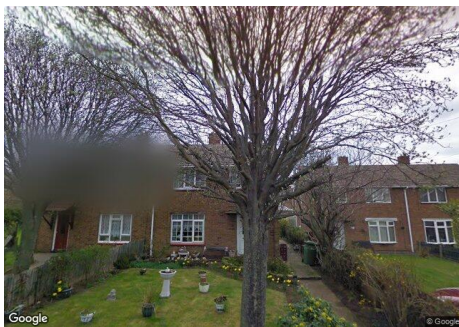
4A Market Street, Mansfield, Nottinghamshire, NG18 1JQ

01623 631139

vanessa.ward@martinco.com

<https://www.martinco.com/estate-agents-and-letting-agents/branch/mansfield/>





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.06 acres
Council Tax :	Band A
Annual Estimate:	£1,734
Title Number:	NT230467

Tenure:	Freehold
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Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

22
mb/s



10000
mb/s



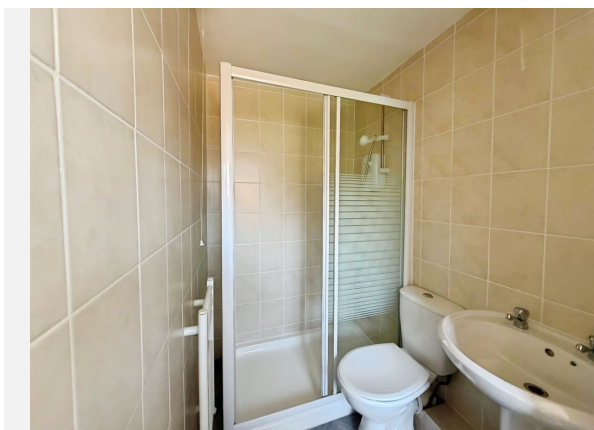
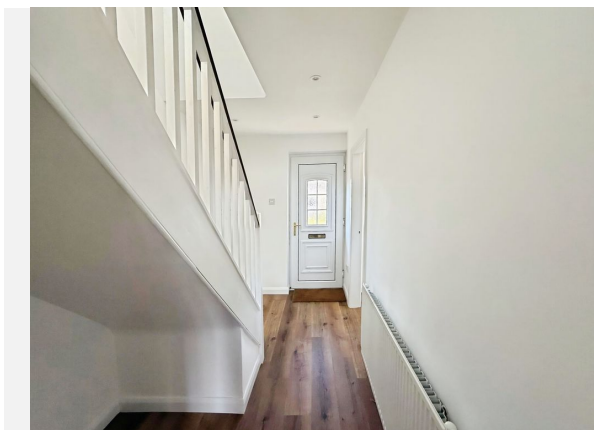
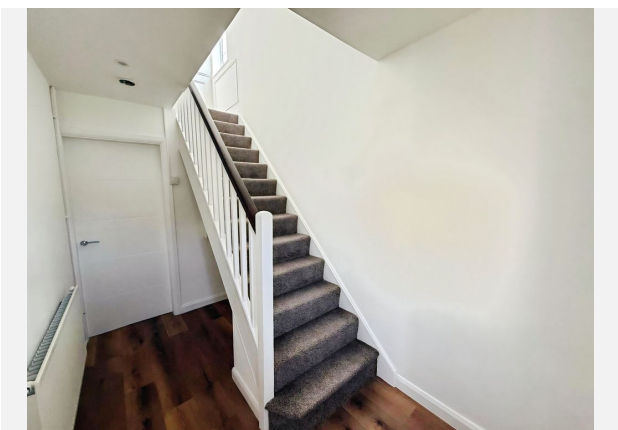
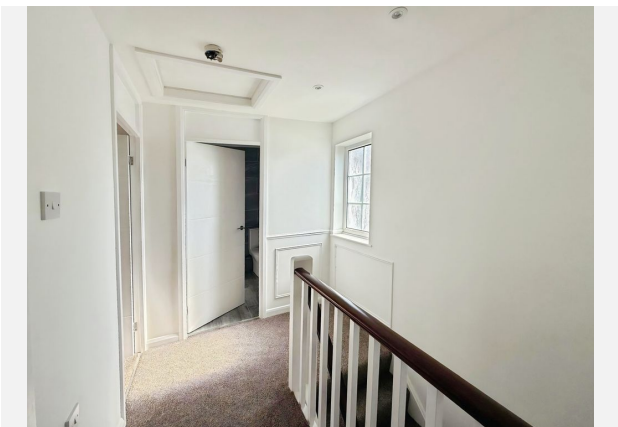
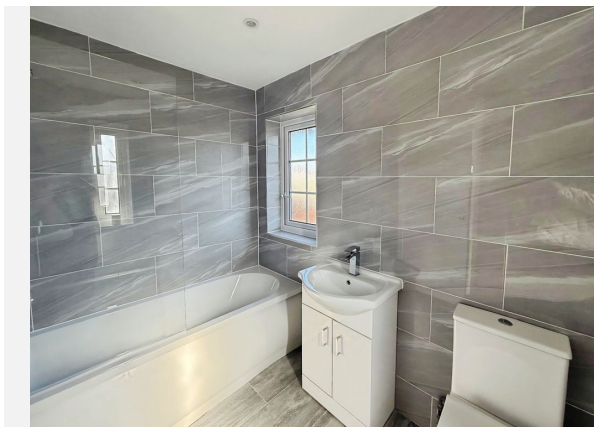
Mobile Coverage:
(based on calls indoors)



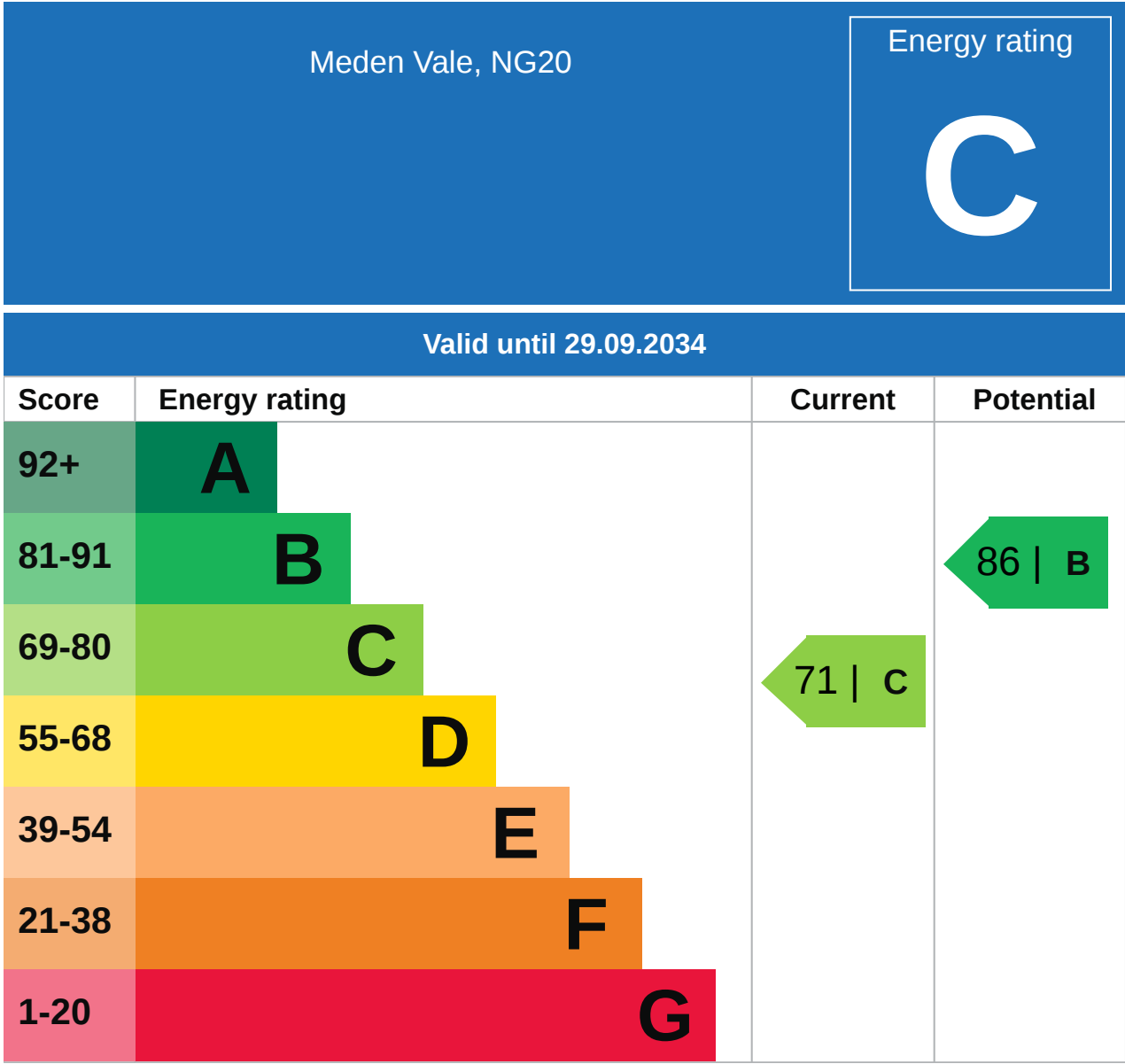
Satellite/Fibre TV Availability:







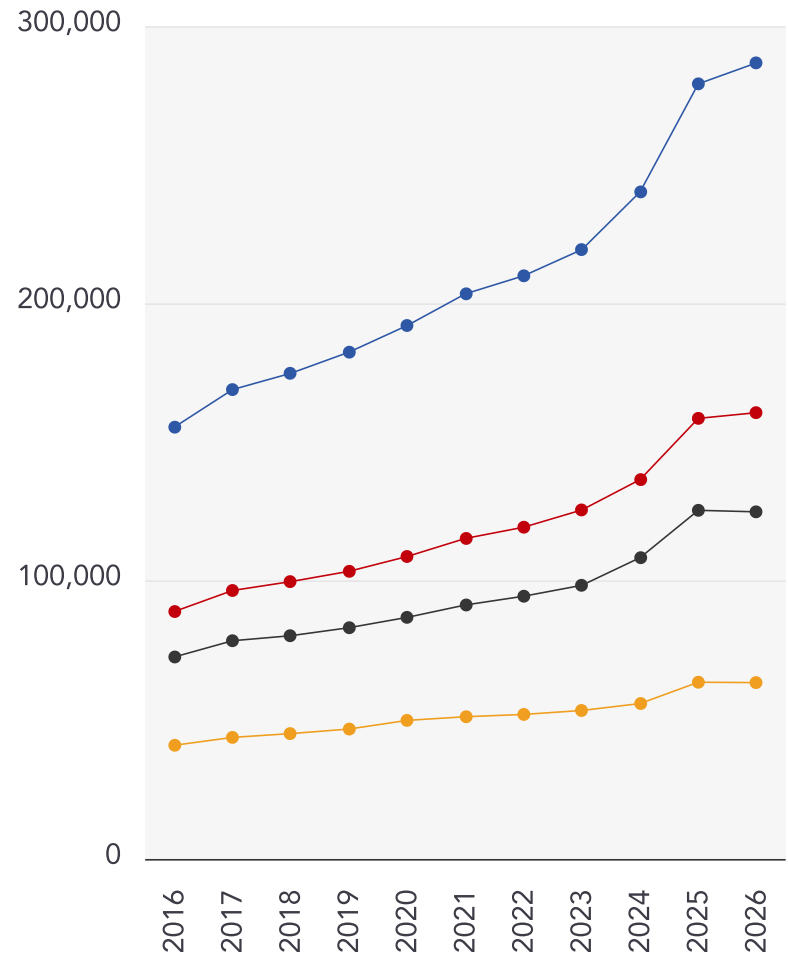




Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

10 Year History of Average House Prices by Property Type in NG20



Detached

+84.36%

Semi-Detached

+80.37%

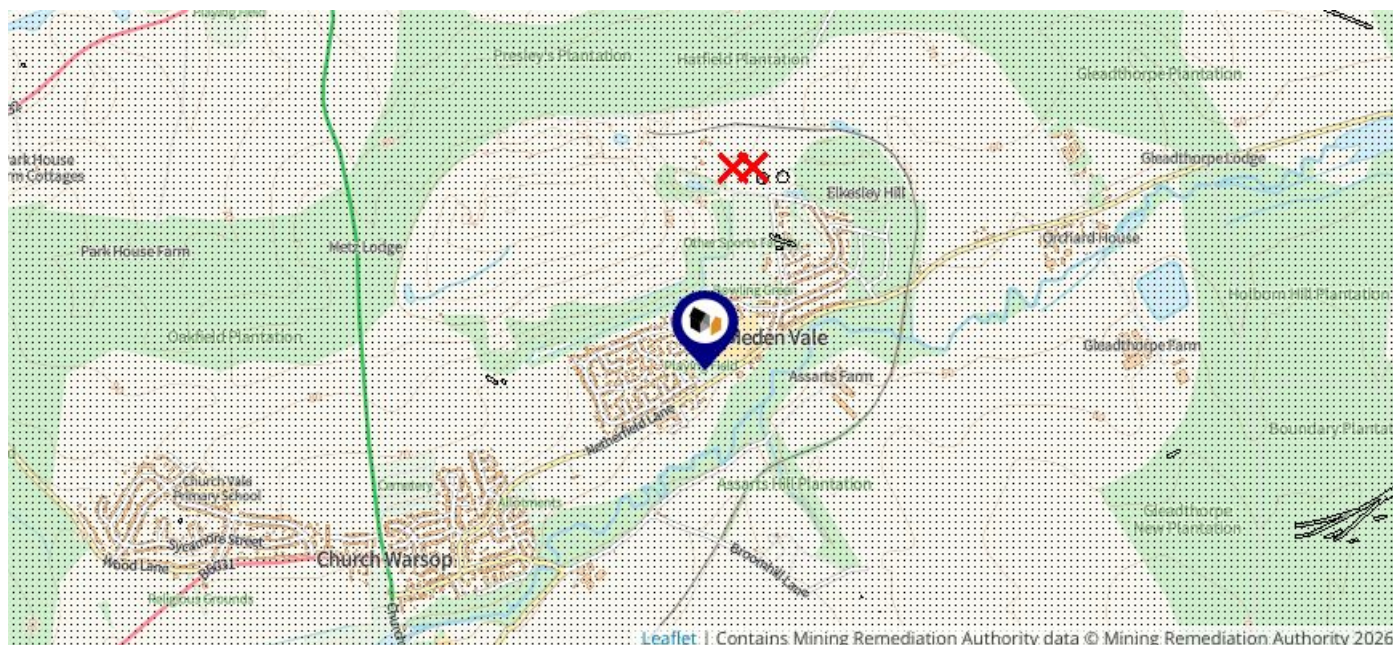
Terraced

+71.85%

Flat

+55.11%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

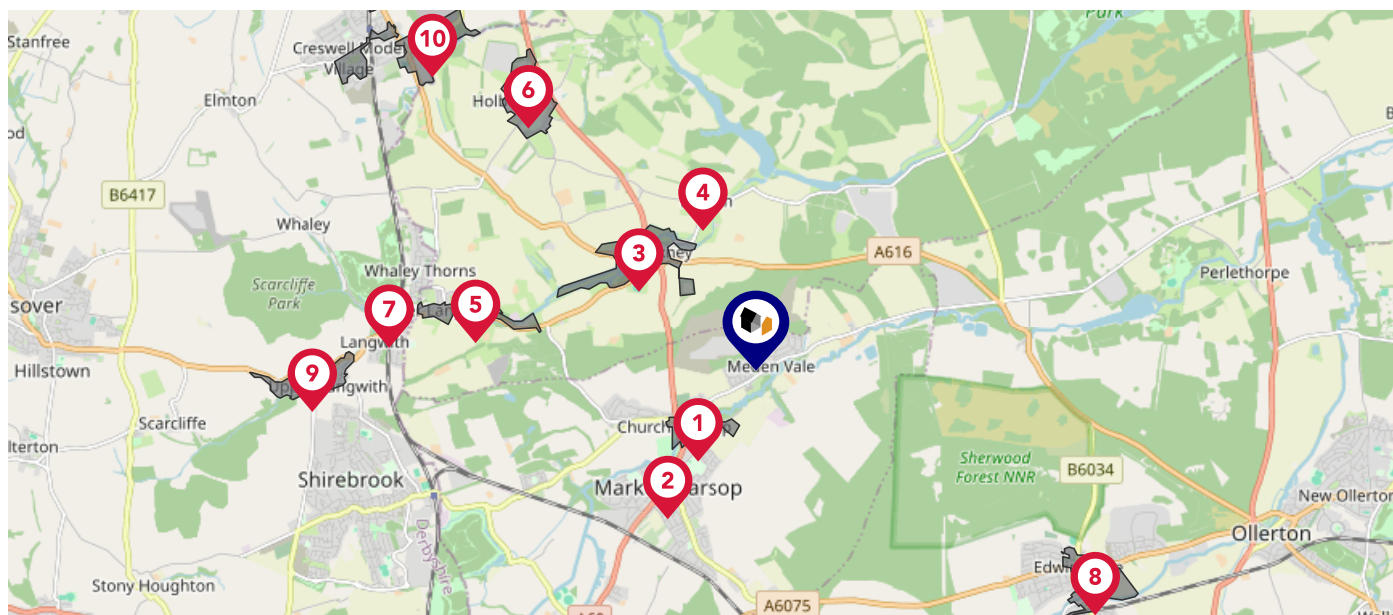
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Church Warsop



Market Warsop



Cuckney



Norton



Nether Langwith



Holbeck



Apsley Grange



Edwinstowe

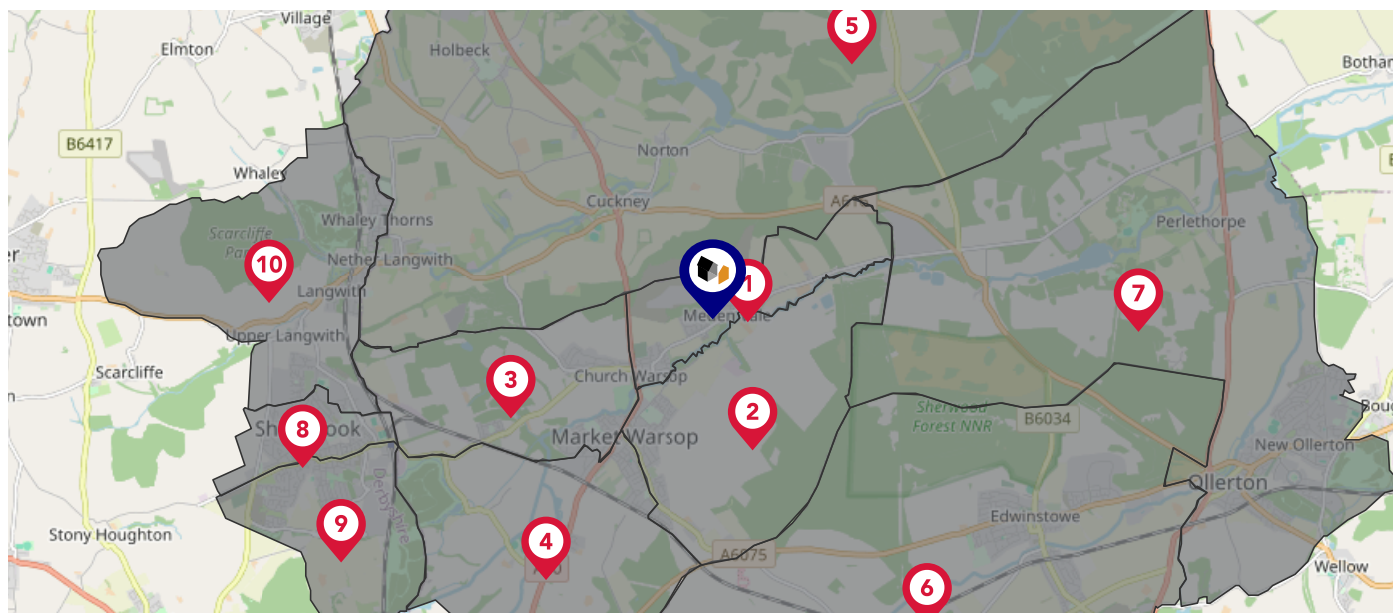


Upper Langwith



Creswell

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

Netherfield Ward

2

Meden Ward

3

Warsop Carrs Ward

4

Market Warsop Ward

5

Welbeck Ward

6

Edwinstowe & Clipstone Ward

7

Ollerton Ward

8

Shirebrook North Ward

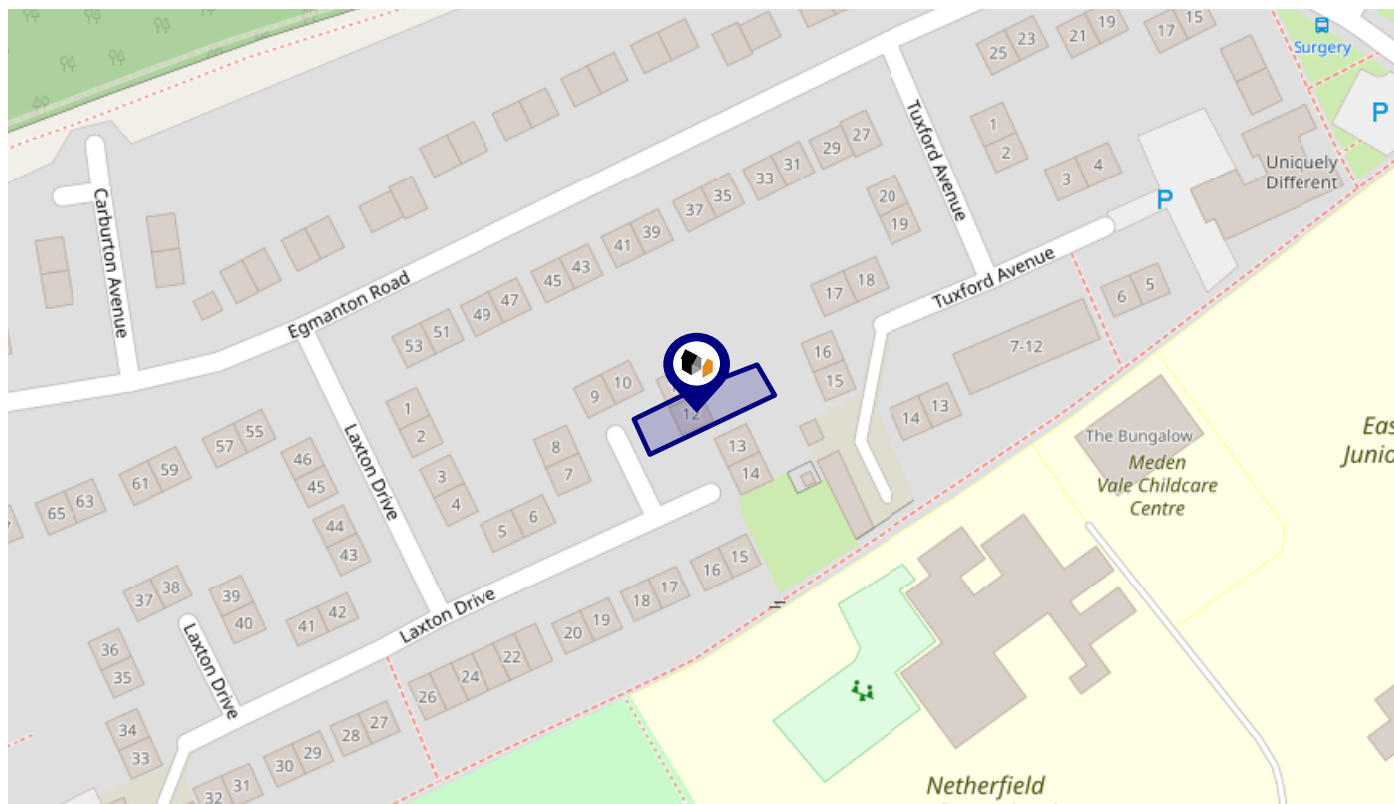
9

Shirebrook South Ward

10

Langwith 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.

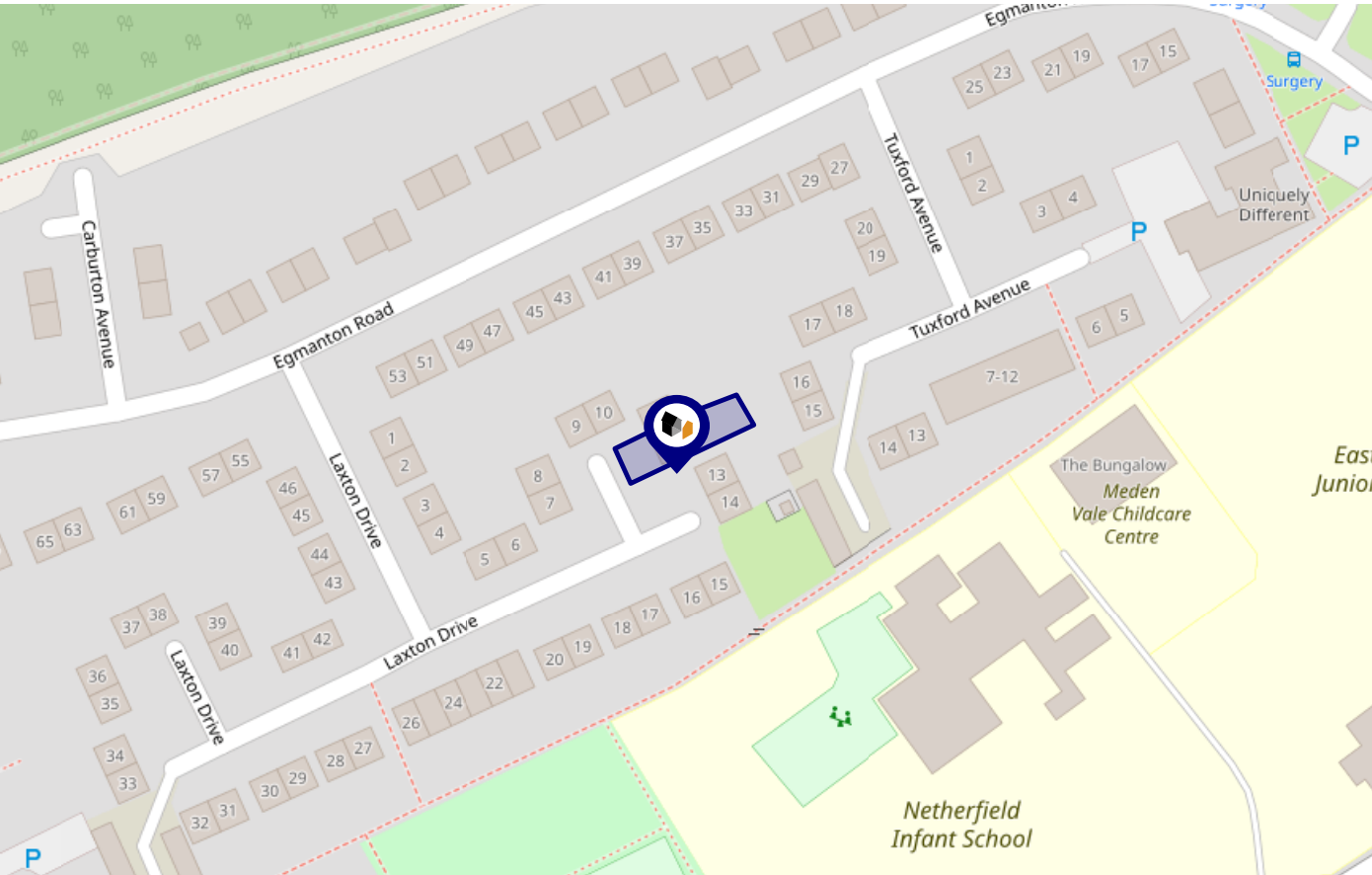
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

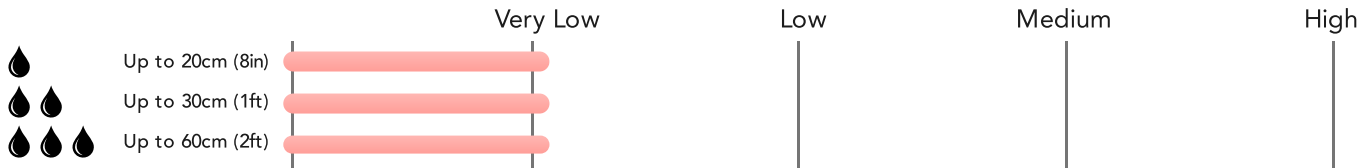


Risk Rating: Very low

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.

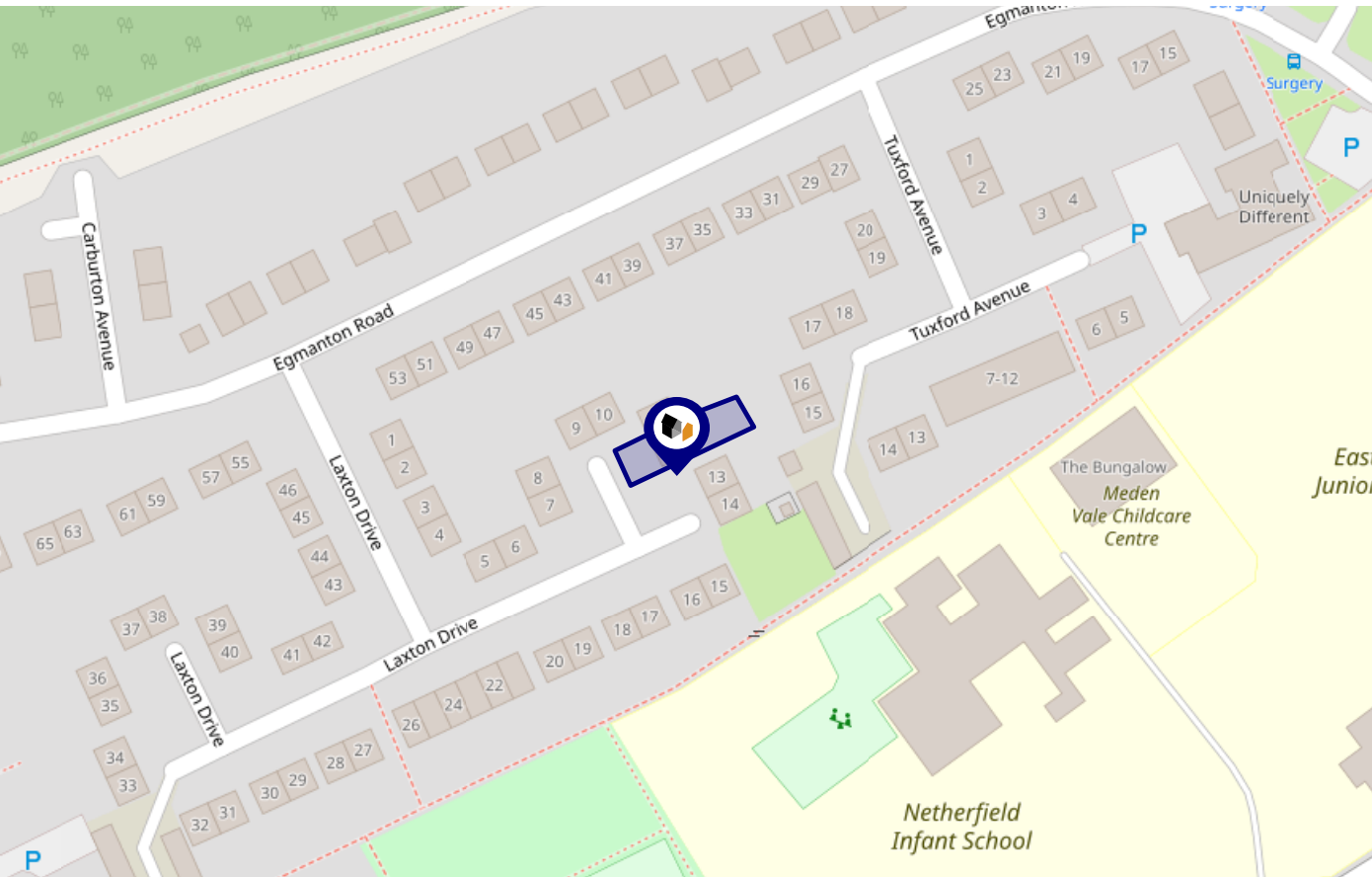
Chance of flooding to the following depths at this property:



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.

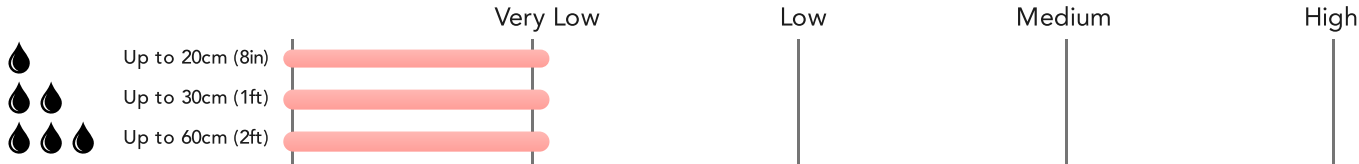


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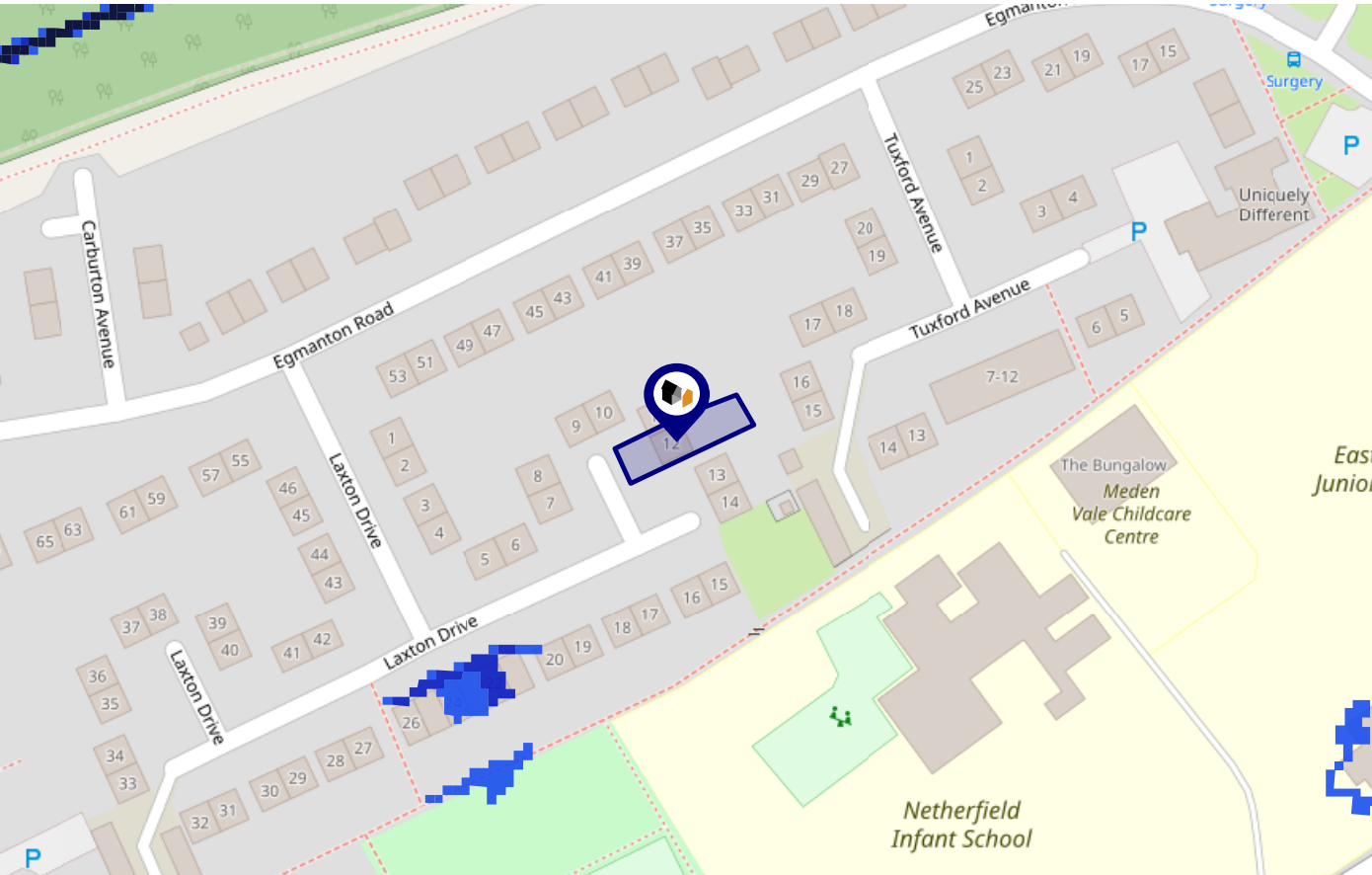
Chance of flooding to the following depths at this property:



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.

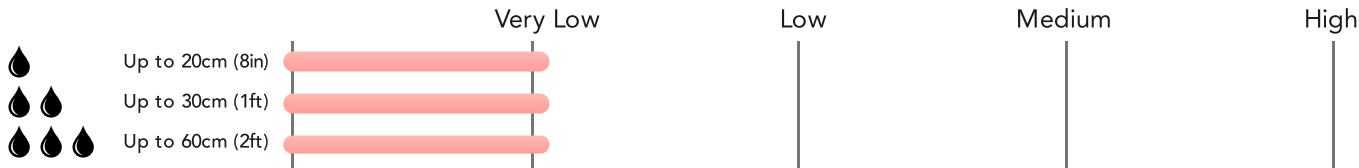


Risk Rating: Very low

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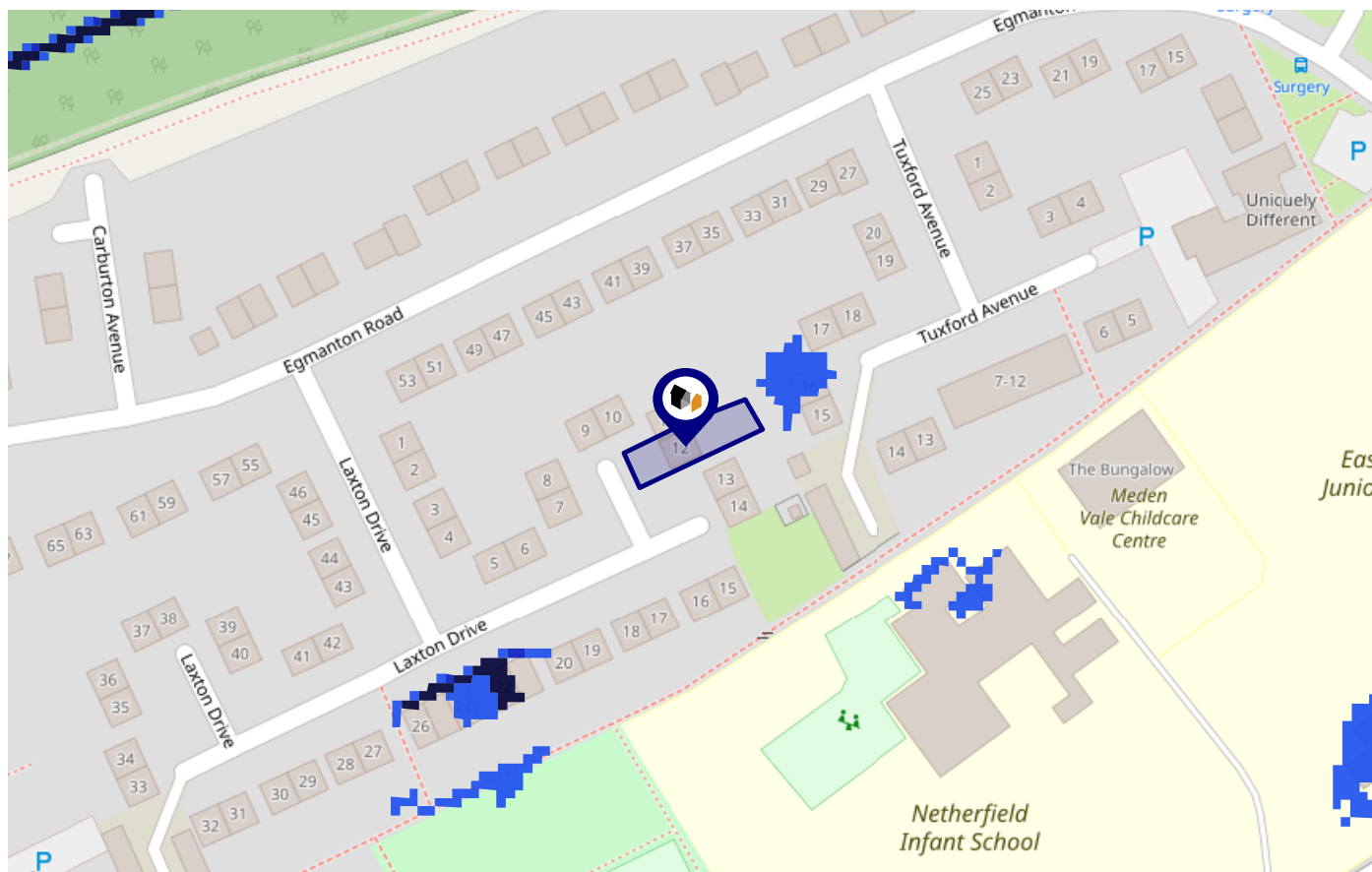
Chance of flooding to the following depths at this property:



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.

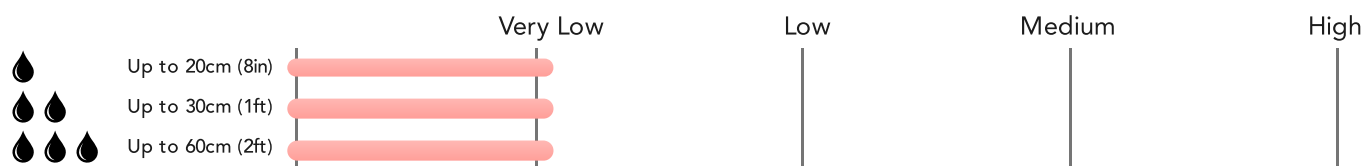


Risk Rating: Very low

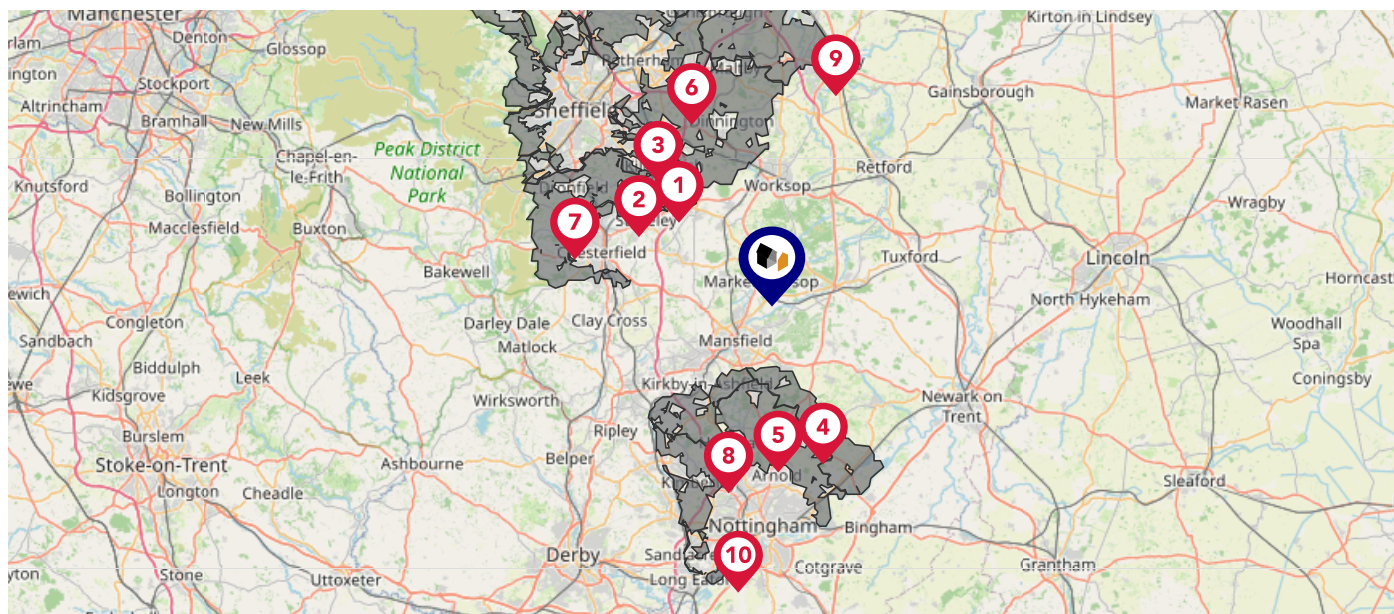
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Chance of flooding to the following depths at this property:



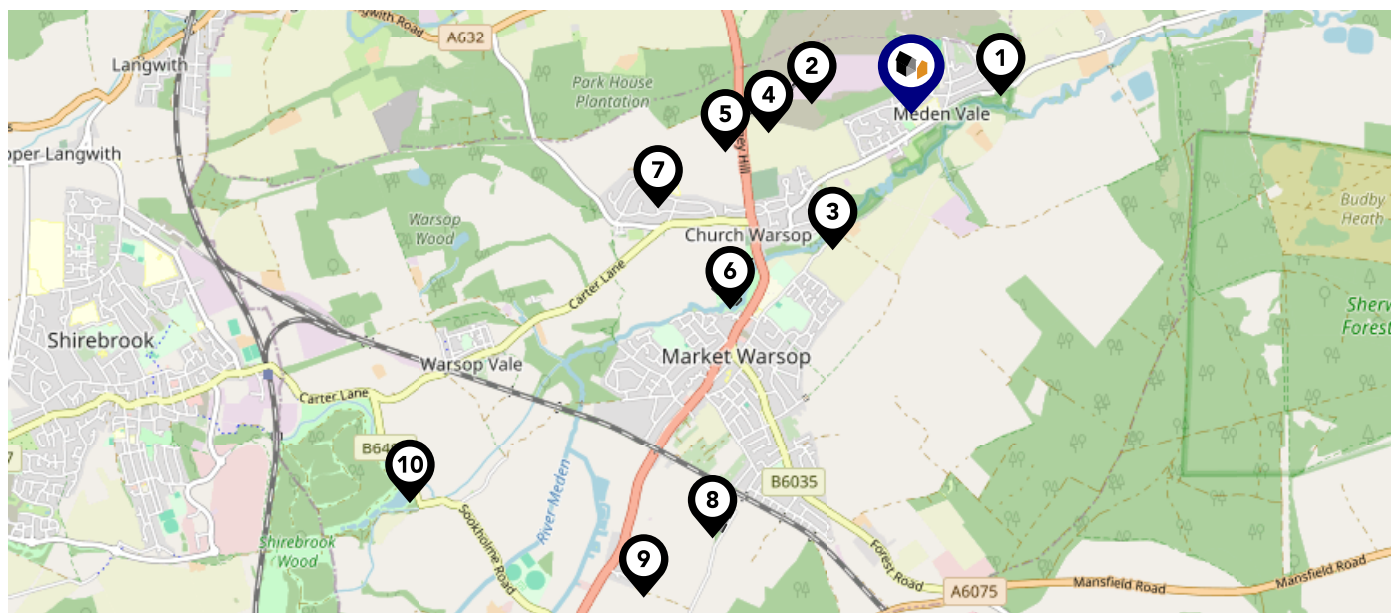
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  South and West Yorkshire Green Belt - Bolsover
-  South and West Yorkshire Green Belt - Chesterfield
-  South and West Yorkshire Green Belt - Sheffield
-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Gedling
-  South and West Yorkshire Green Belt - Rotherham
-  South and West Yorkshire Green Belt - North East Derbyshire
-  Derby and Nottingham Green Belt - Ashfield
-  South and West Yorkshire Green Belt - Doncaster
-  Derby and Nottingham Green Belt - Broxtowe

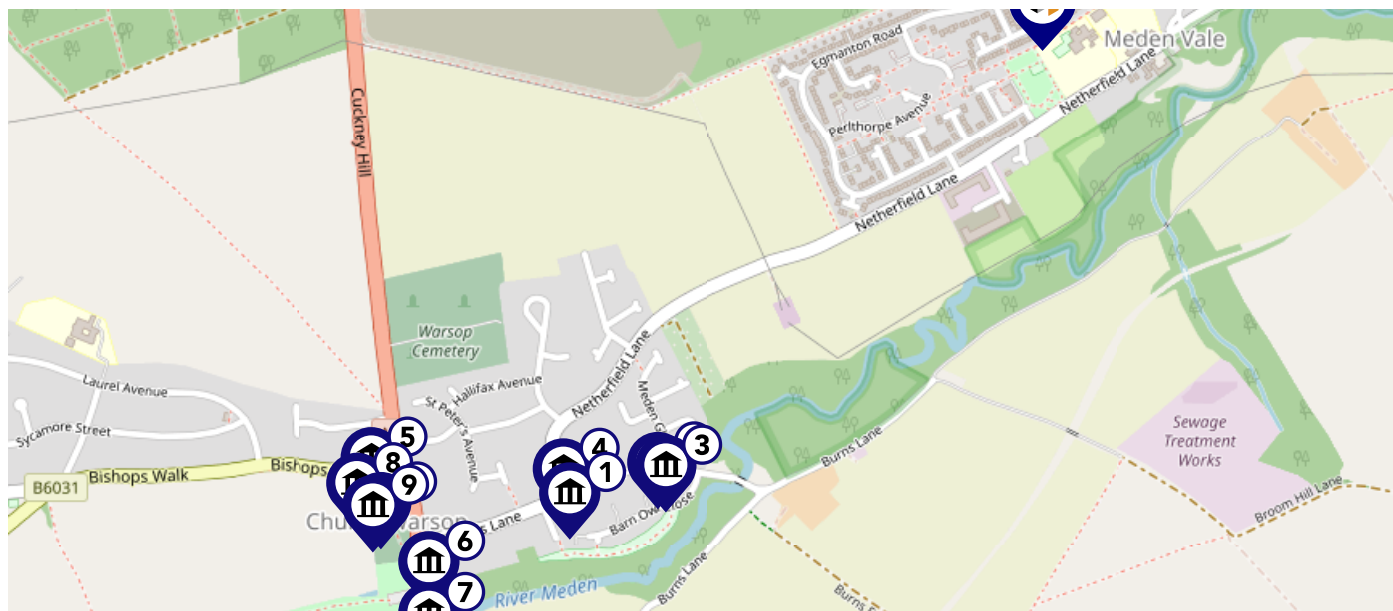
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



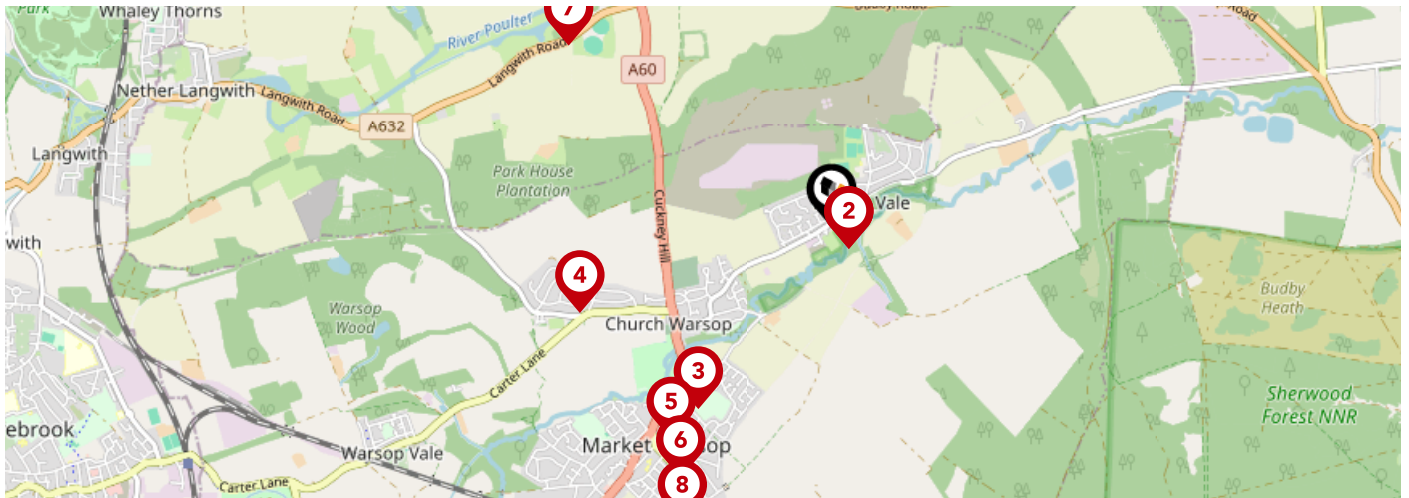
Nearby Landfill Sites

1	Hatfield Avenue-Church, Warsop	Historic Landfill	
2	Welbeck Colliery Spoil Heap-Cuckney Hill, Welbeck, Nottinghamshire	Historic Landfill	
3	Land off Manor Road-Church, Warsop, Church Warsop	Historic Landfill	
4	Cuckney Hill Railway Cutting-On The A60 Due North Of Church Warsop, Cuckney Hill, Warsop	Historic Landfill	
5	Cuckney Landfill Site, Welbeck Colliery Branch Line-Cuckney Hill, Church, Warsop, Nottingham	Historic Landfill	
6	Church Road-Warsop, Nottingham	Historic Landfill	
7	Birch Street-Birch Street, Church Warsop	Historic Landfill	
8	Oakfield Lane-Warsop, Near Mansfield, Nottinghamshire	Historic Landfill	
9	Field No 0043-Mansfield Road, Warsop, Nottinghamshire	Historic Landfill	
10	Longster Lane Tip-Sookolme Lane, Near Mansfield, Nottinghamshire	Historic Landfill	

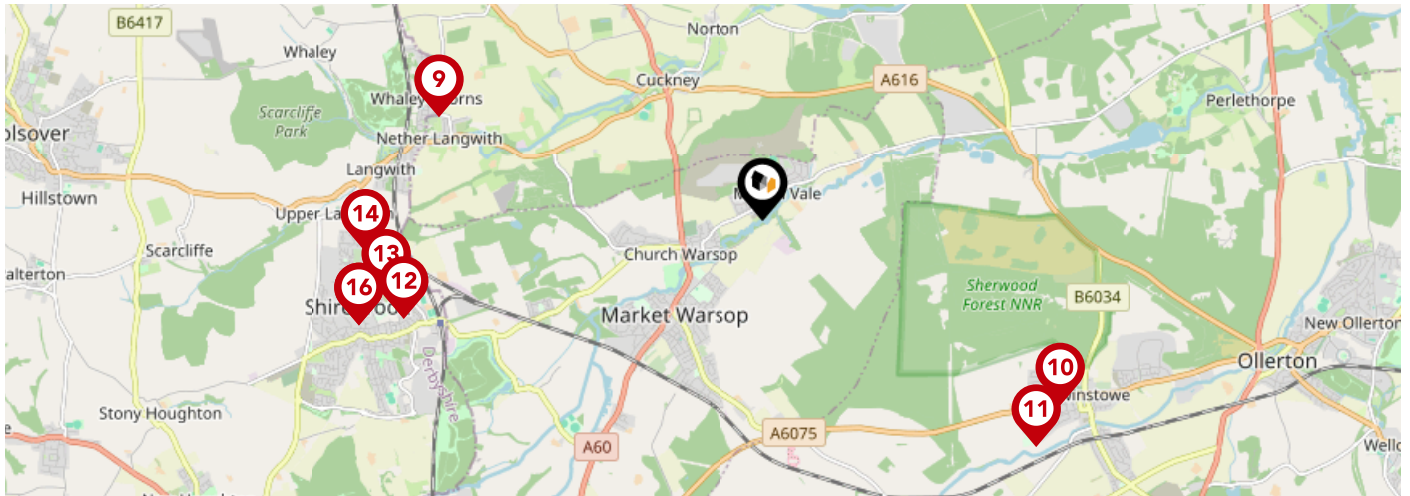
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1262530 - Manor Farmhouse And Adjoining Boundary Wall	Grade II	0.7 miles
 1074920 - Stable With Loft At Number 24	Grade II	0.7 miles
 1251905 - 24, Manor Road	Grade II	0.7 miles
 1074954 - 1, Manor Road	Grade II	0.7 miles
 1262563 - Barn, Cottage And Outbuilding At Moorfield Farm	Grade II	0.9 miles
 1251899 - Farm Buildings To East Of Old Mill House	Grade II	0.9 miles
 1251898 - Warsop Mill	Grade II	0.9 miles
 1251896 - Warsop Parish Centre	Grade II	0.9 miles
 1262528 - Group Of 3 Headstones Adjoining South Side Of Tower At Church Of St Peter And St Paul	Grade II	0.9 miles
 1240271 - Church Of St Peter And St Paul	Grade I	0.9 miles



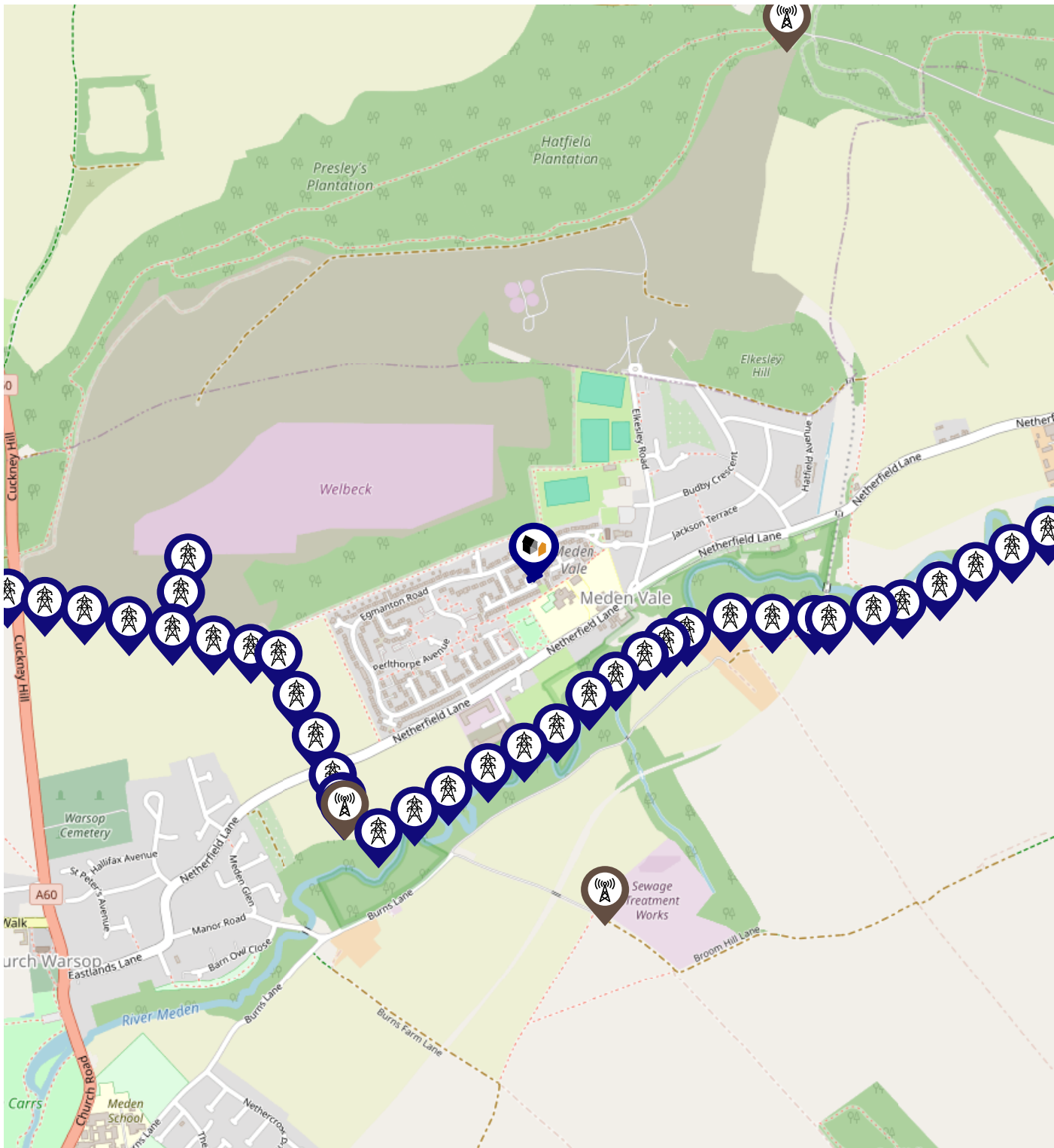
		Nursery	Primary	Secondary	College	Private
1	Eastlands Junior School (Welbeck Federation of Schools) Ofsted Rating: Requires improvement Pupils: 117 Distance:0.12	☐	☒	☐	☐	☐
2	Netherfield Infant School (Welbeck Federation of Schools) Ofsted Rating: Good Pupils: 88 Distance:0.12	☐	☒	☐	☐	☐
3	Meden School Ofsted Rating: Good Pupils: 1075 Distance:1	☐	☐	☒	☐	☐
4	Church Vale Primary School and Foundation Unit Ofsted Rating: Good Pupils: 225 Distance:1.18	☐	☒	☐	☐	☐
5	Hetts Lane Infant and Nursery School Ofsted Rating: Good Pupils: 172 Distance:1.18	☐	☒	☐	☐	☐
6	Birklands Primary School Ofsted Rating: Good Pupils: 316 Distance:1.3	☐	☒	☐	☐	☐
7	Cuckney CofE Primary School Ofsted Rating: Good Pupils: 127 Distance:1.42	☐	☒	☐	☐	☐
8	Sherwood Junior School Ofsted Rating: Good Pupils: 199 Distance:1.47	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Whaley Thorns Primary School Ofsted Rating: Requires improvement Pupils: 149 Distance:3.02	☐	☒	☐	☐	☐
	St. Mary's Church of England Primary School, Edwinstowe Ofsted Rating: Good Pupils: 118 Distance:3.1	☐	☒	☐	☐	☐
	King Edwin Primary and Nursery School Ofsted Rating: Good Pupils: 454 Distance:3.15	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 244 Distance:3.3	☐	☒	☐	☐	☐
	Brookfield Primary School Ofsted Rating: Requires improvement Pupils: 163 Distance:3.4	☐	☒	☐	☐	☐
	Langwith Bassett Junior Academy Ofsted Rating: Good Pupils: 130 Distance:3.54	☐	☒	☐	☐	☐
	The Park Junior School Ofsted Rating: Good Pupils: 261 Distance:3.7	☐	☒	☐	☐	☐
	The Park Infant & Nursery School Ofsted Rating: Good Pupils: 218 Distance:3.7	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

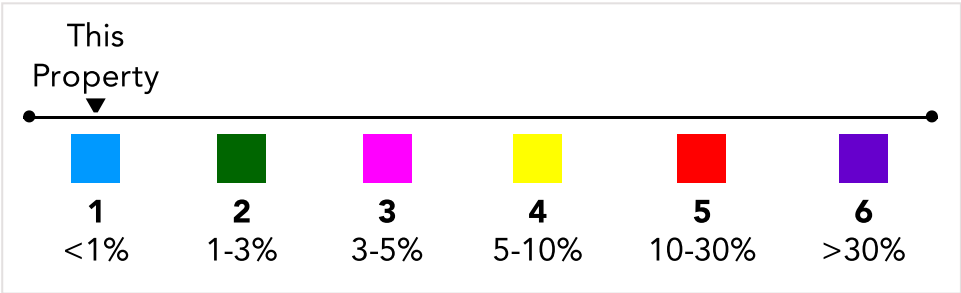
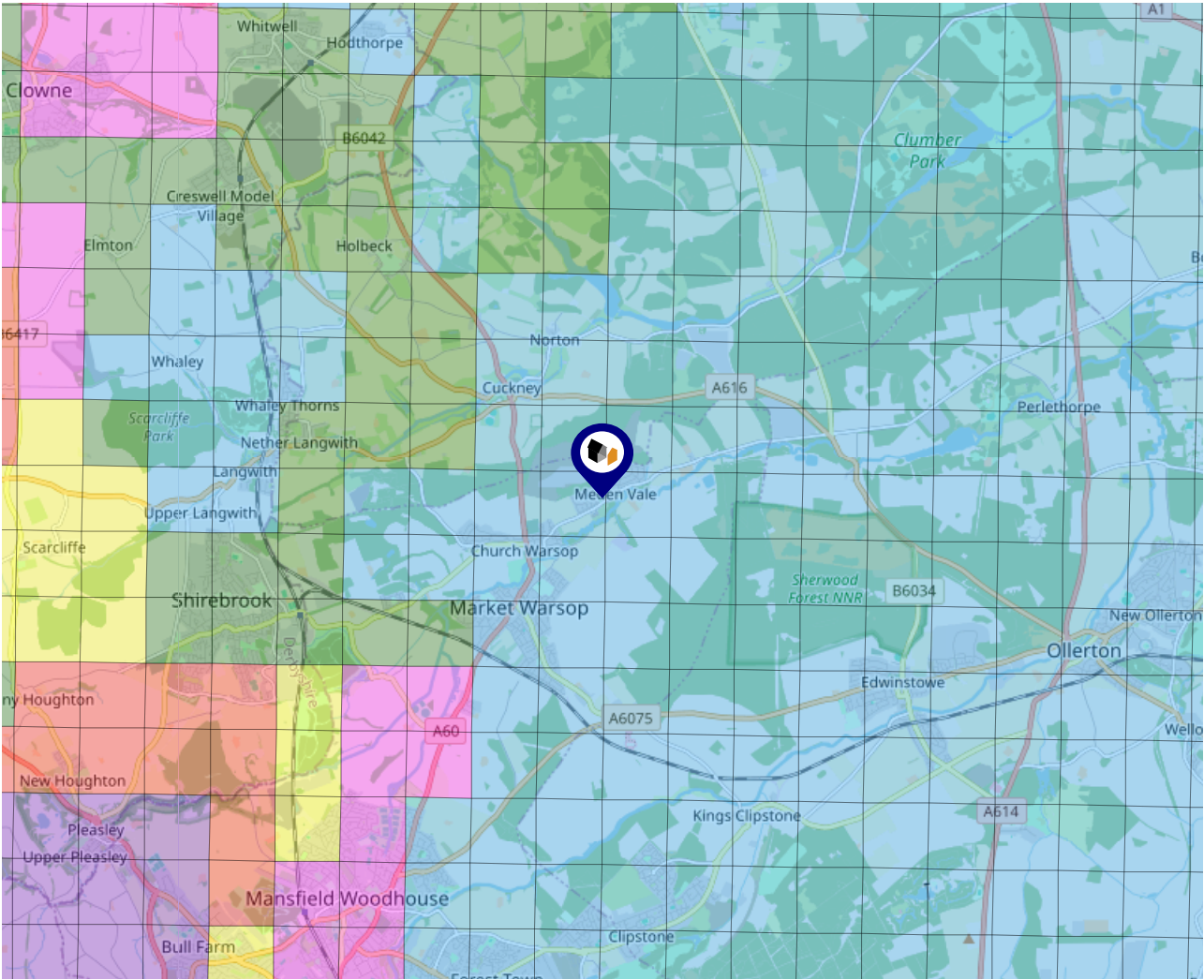


Key:

-  Power Pylons
-  Communication Masts

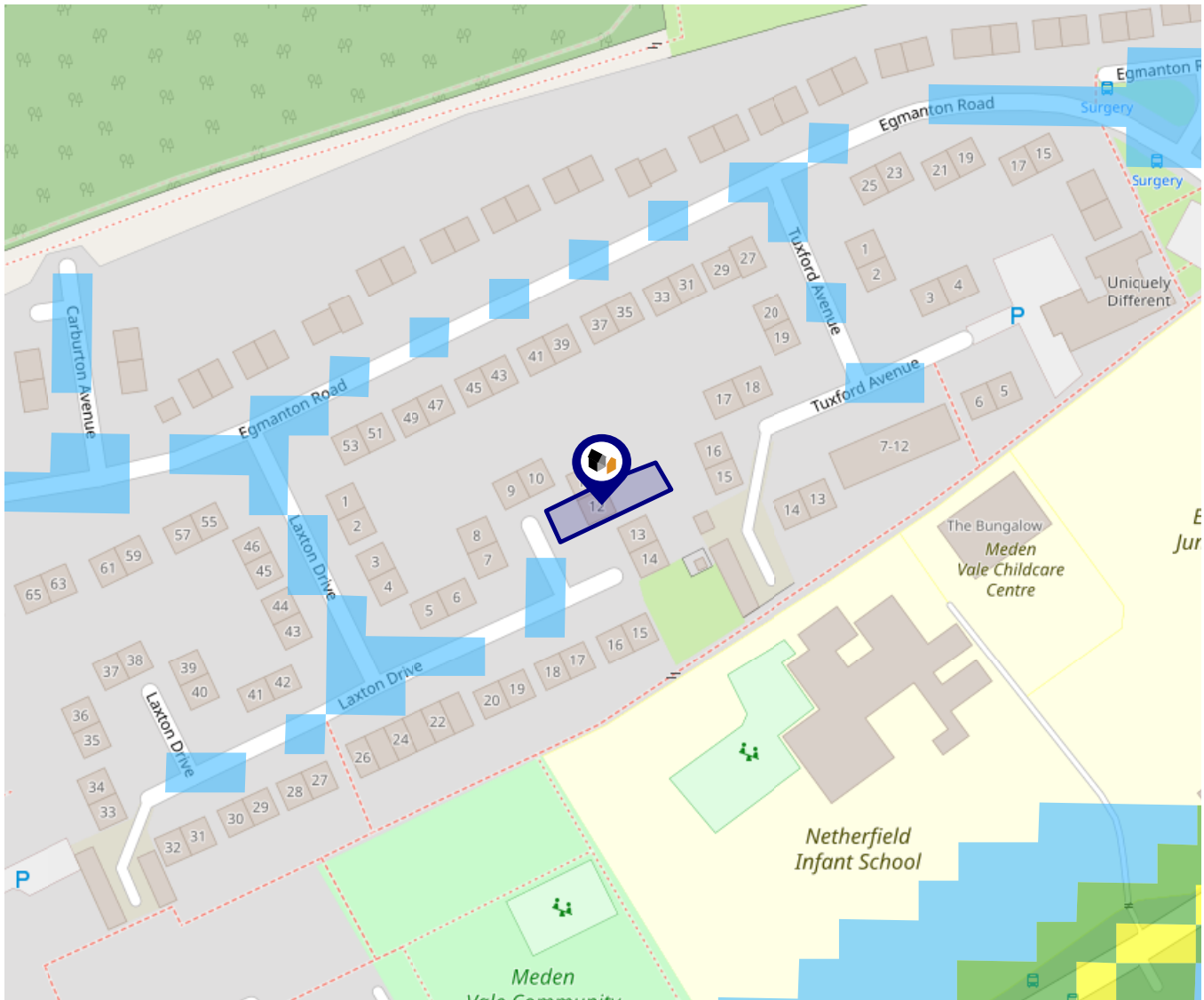
What is Radon?

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

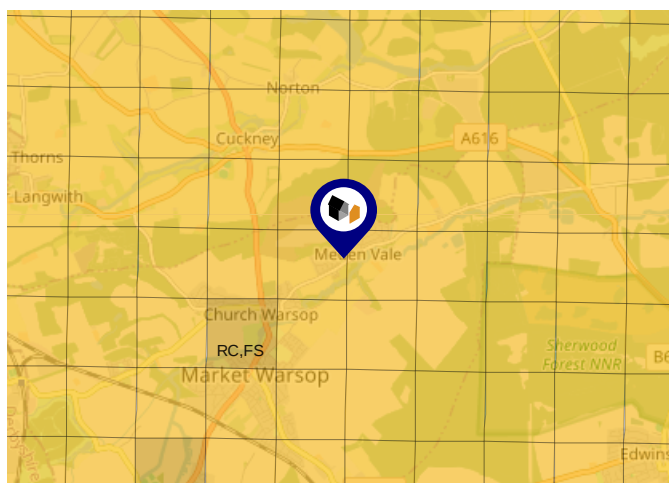


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

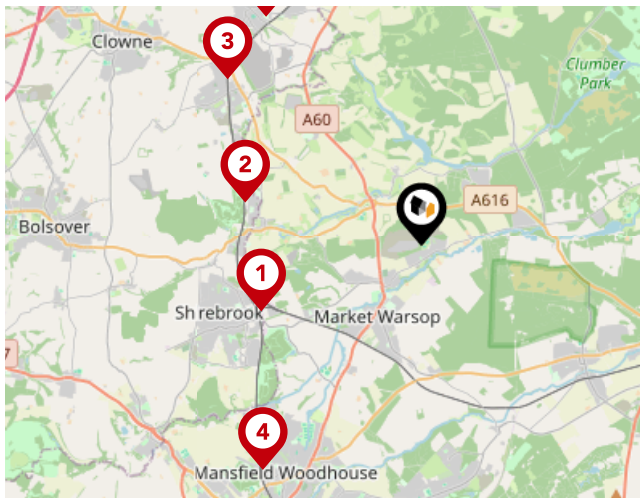
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)		



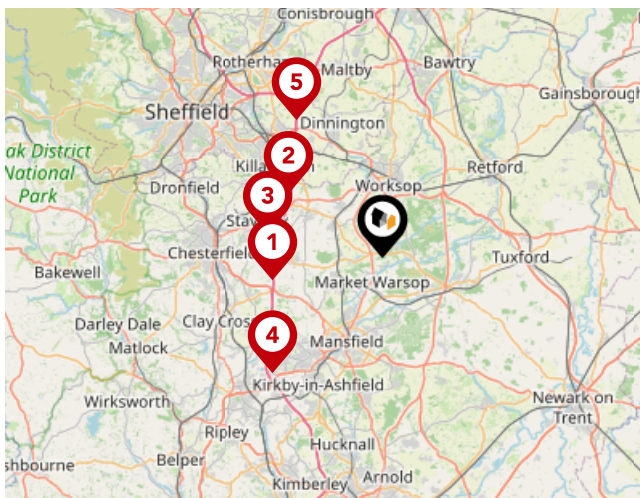
Primary Classifications (Most Common Clay Types)

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



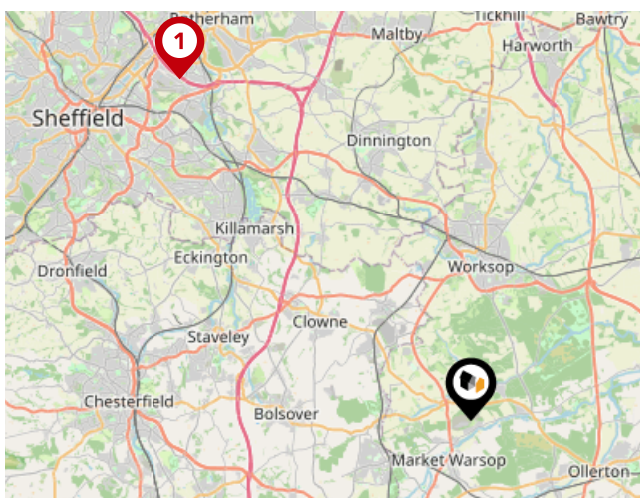
National Rail Stations

Pin	Name	Distance
1	Shirebrook Rail Station	3.07 miles
2	Langwith - Whaley Thorns Rail Station	3.22 miles
3	Creswell (Derbys) Rail Station	4.52 miles
4	Mansfield Woodhouse Rail Station	4.88 miles
5	Whitwell (Derbys) Rail Station	4.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29	7.97 miles
2	M1 J30	8.08 miles
3	M1 J29A	8.35 miles
4	M1 J28	11.43 miles
5	M1 J31	11.52 miles



Airports/Helipads

Pin	Name	Distance
1	Sheffield City Airport	15.83 miles

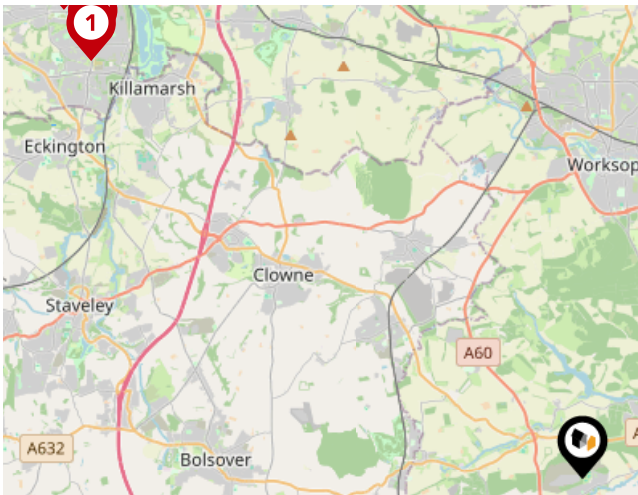
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Surgey	0.1 miles
2	Netherfield School	0.1 miles
3	Marston Avenue	0.14 miles
4	Elkesley Road	0.14 miles
5	Egmonton Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Halfway (South Yorkshire Supertram)	11.43 miles
2	Westfield (South Yorkshire Supertram)	11.57 miles
3	Waterthorpe (South Yorkshire Supertram)	11.82 miles
4	Beighton - Drake House La (S Yorks Supertram)	12.14 miles
5	Crystal Peaks (South Yorkshire Supertram)	12.4 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



Martin & Co Mansfield

We are proud to have been serving the communities of Mansfield and the surrounding areas of Ashfield, Rainworth and Sutton-in-Ashfield, since 2002, providing specialist advice to buyers, sellers, tenants, and investors alike.

Managing Director, Stuart Hurst, was born and brought up in Mansfield, his passion for the property industry, along with the skilled professionalism of his trusted team, have made Martin & Co, Mansfield, the agent of choice across the local area.

Located off the bustling Market Square, the Martin & Co Mansfield office is close to all local amenities. With our wealth of expertise and on-the-ground knowledge, our team provide a service that is tailored to suit every need.

Delivering a friendly and supportive service makes us truly stand out from the crowd. Whether you have a house to sell or you are looking for a property to rent around Mansfield, our team is always on hand to find the best solution to suit your individual needs, so please do get in touch.

Testimonial 1



I just brought my first property through Martin & Co. Sarah show true professionalism and would keep me updated regularly. The communication and support was highly appreciated and it helped to make the the process easy to understand. I would highly recommend using them when moving or buying

Testimonial 2



They made the process so straightforward and simple. They demonstrated such professionalism and was ready to answer any question I had.
Would definitely recommend based on the excellent service I received.
Well done to the whole team

Testimonial 3



By far the best and easiest lettings company to deal with in the shire, had the blessing of martin & co twice now and twice they went above and beyond. The work they put in to get me and my family into a property as quick as possible is second to none, absolutely flat out from viewing to moving in was 6 days!!!

Testimonial 4



It was really smooth journey from start to finish . Even when I had difficulty on my side. They exercised patience and now everything is successful.



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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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