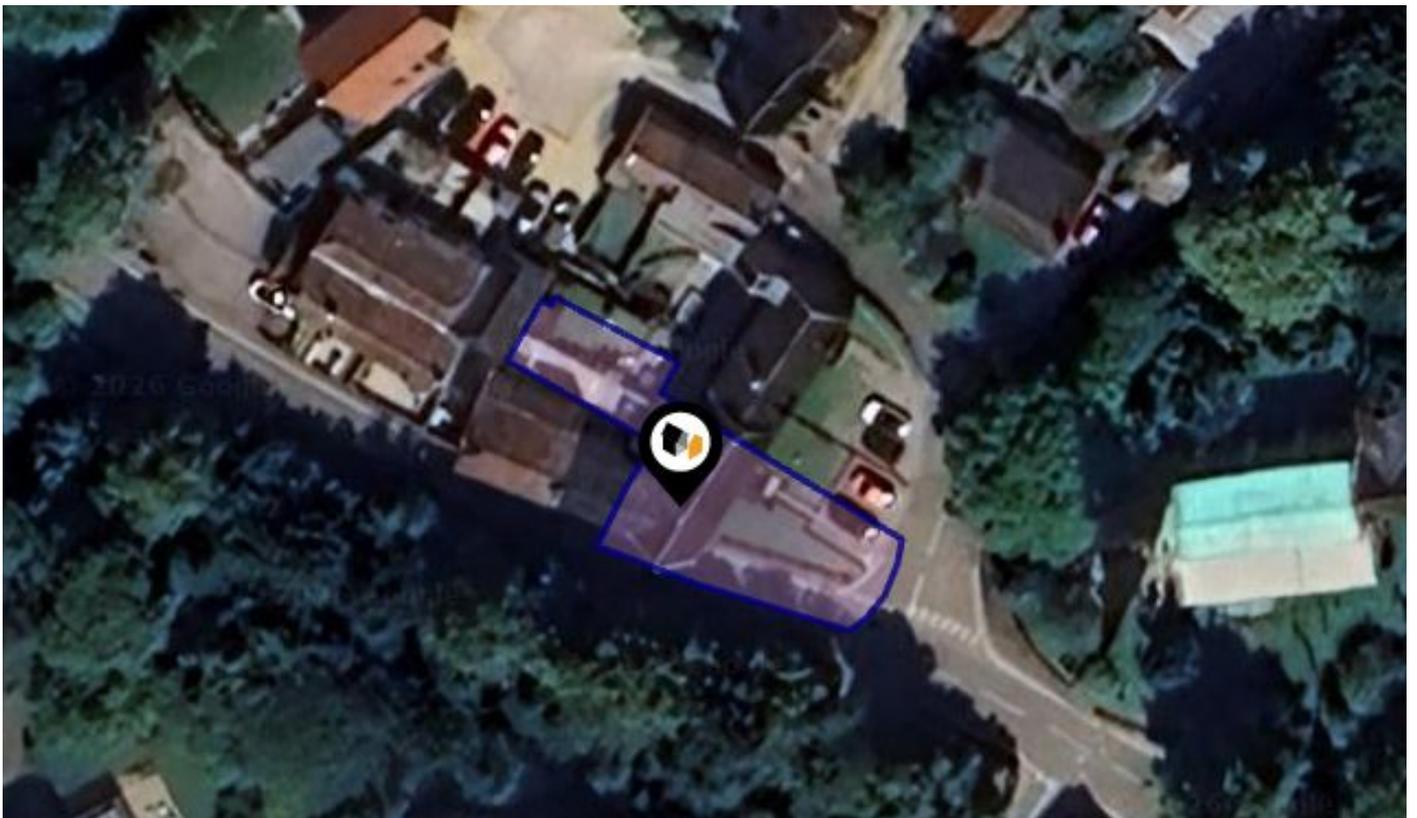




See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 25th February 2026**



**CHURCH CORNER, REDMILE, NOTTINGHAM, NG13**

## **Charles Dyson Estate Agents**

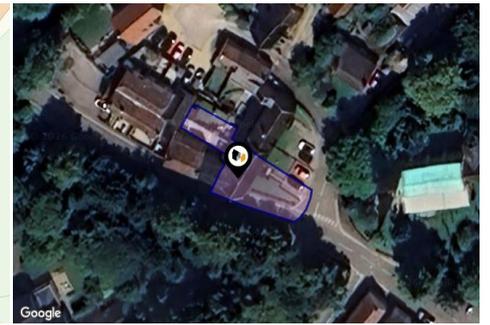
Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	0		
<b>Floor Area:</b>	2,088 ft <sup>2</sup> / 194 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,873		
<b>Title Number:</b>	LT523295		

## Local Area

<b>Local Authority:</b>	Melton
<b>Conservation Area:</b>	Redmile
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>53</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *Church Corner, Redmile, Nottingham, NG13*

<b>Reference - 20/00606/FULHH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th June 2020
<b>Description:</b>	Erection of shed and boundary fence.







## CHURCH CORNER, REDMILE, NOTTINGHAM, NG13

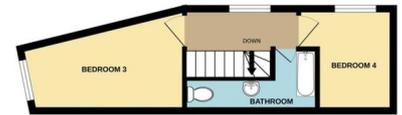
GROUND FLOOR  
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

# Property EPC - Certificate

Church Corner, Redmile, NOTTINGHAM, NG13

Energy rating

C

Valid until 22.10.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

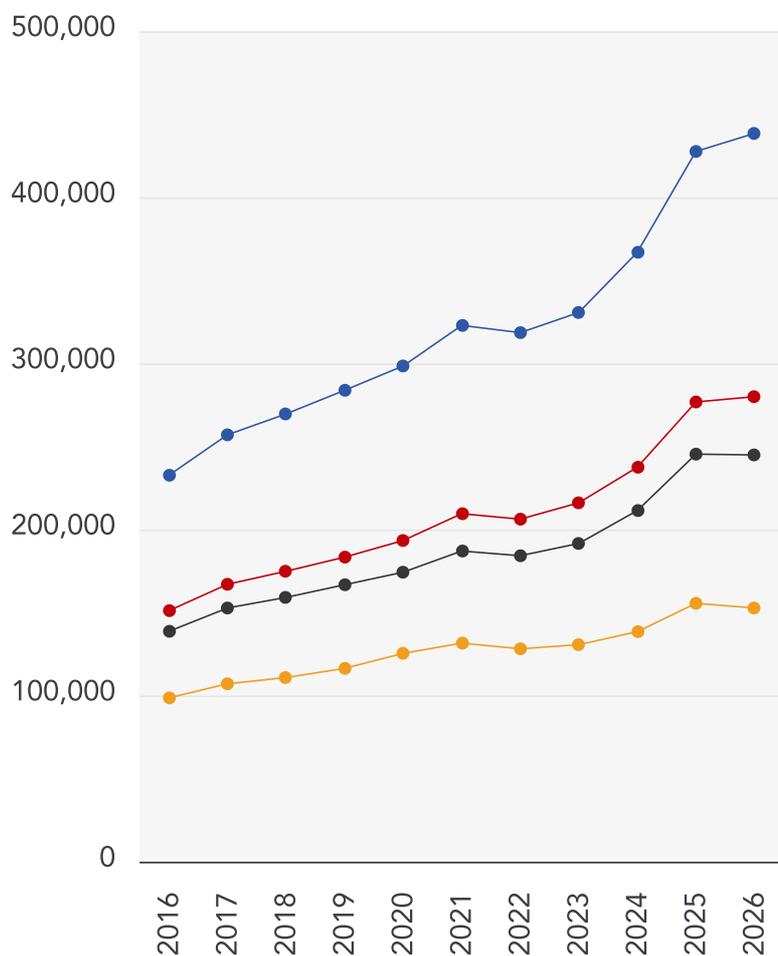
### Additional EPC Data

---

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Average thermal transmittance 0.28 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	Average thermal transmittance 0.17 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Good
<b>Window:</b>	High performance glazing
<b>Window Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Average thermal transmittance 0.15 W/m <sup>2</sup> K
<b>Floors Energy:</b>	Very good
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	194 m <sup>2</sup>

# Market House Price Statistics

### 10 Year History of Average House Prices by Property Type in NG13



Detached

**+88.44%**

Semi-Detached

**+85.22%**

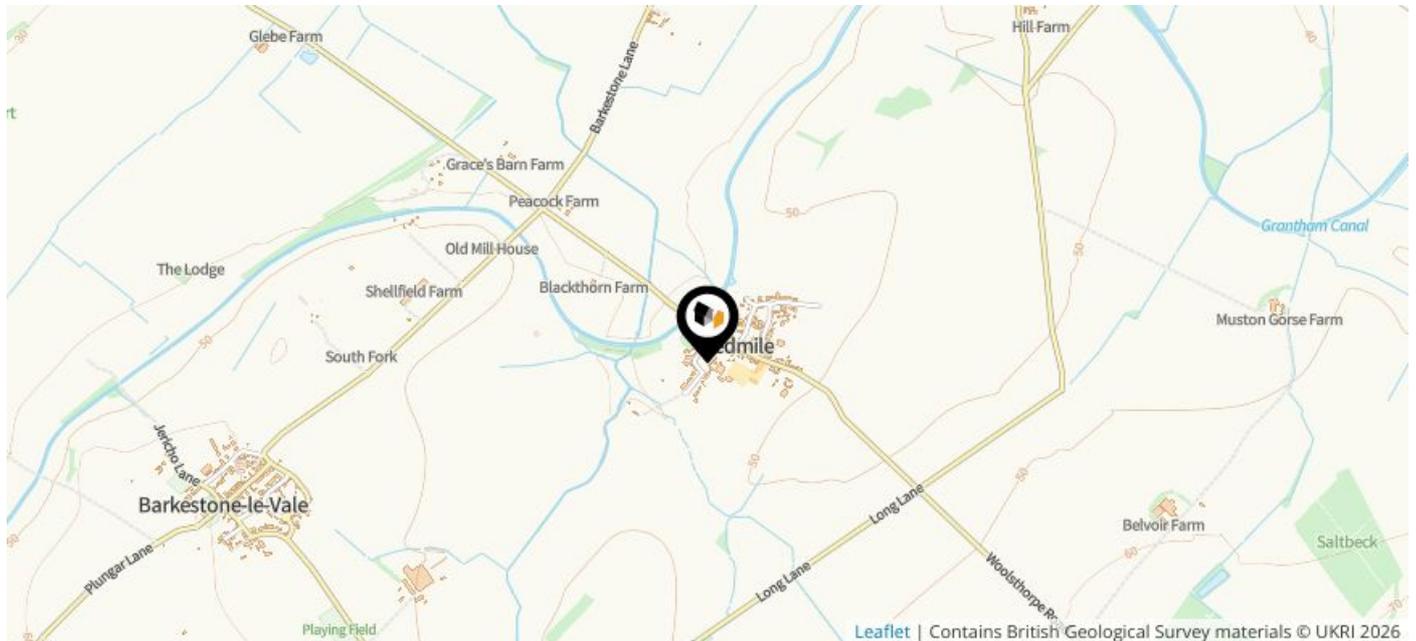
Terraced

**+76.56%**

Flat

**+54.85%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

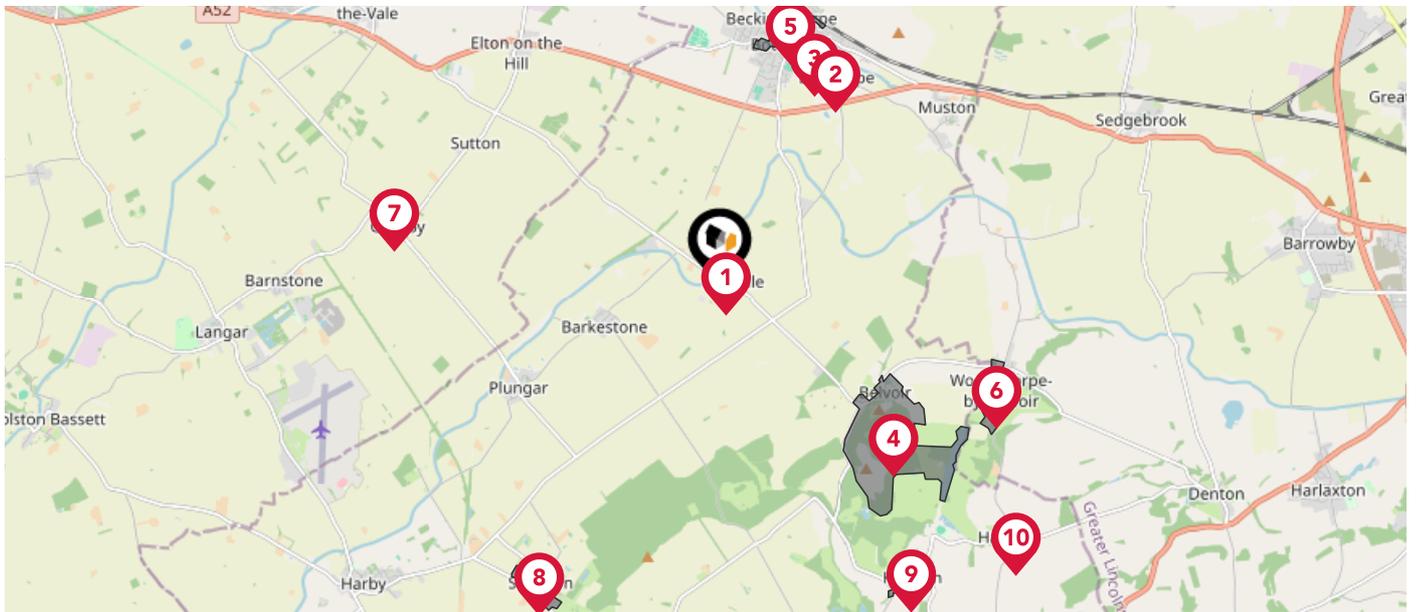
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



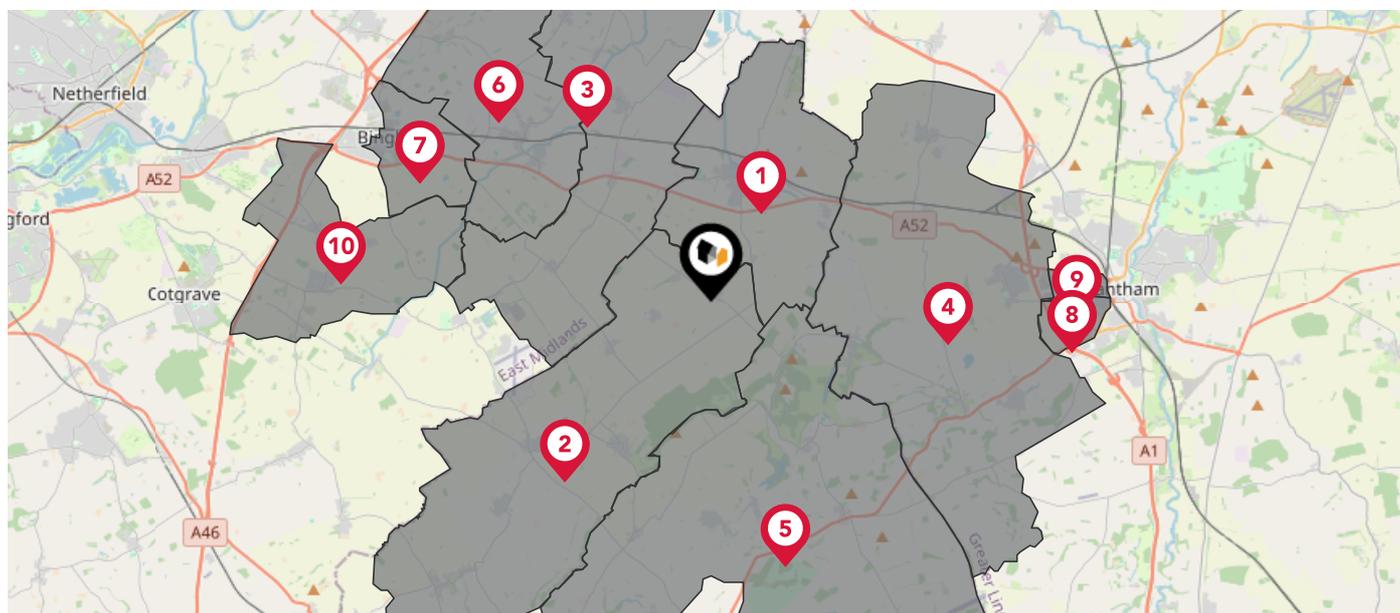
### Nearby Conservation Areas

- 1 Redmile
- 2 Easthorpe
- 3 Easthorpe
- 4 Belvoir Castle
- 5 Bottesford
- 6 Woolsthorpe By Belvoir
- 7 Granby
- 8 Stathern
- 9 Knipton
- 10 Harston

# Maps

## Council Wards

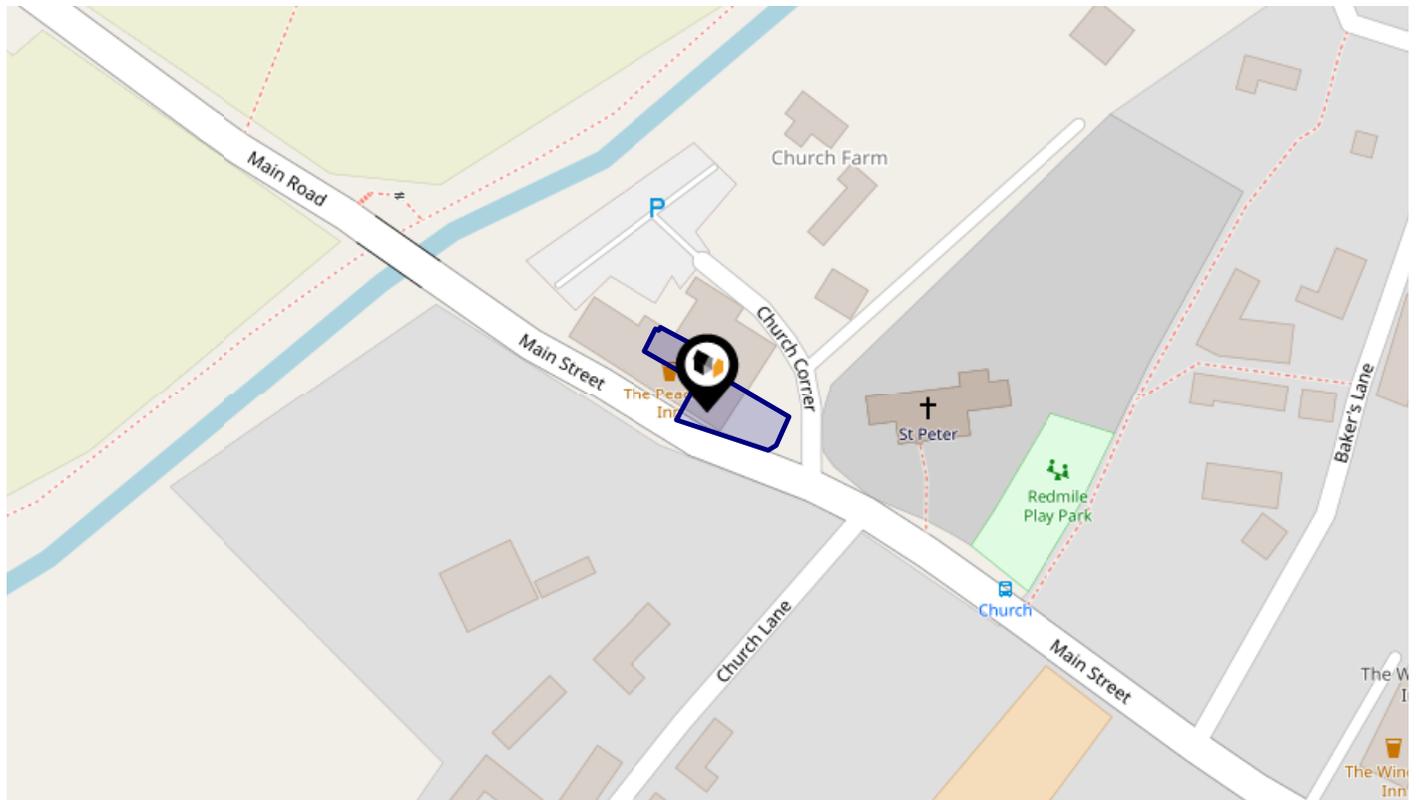
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Bottesford Ward
- 2 Long Clawson and Stathern Ward
- 3 Thoroton Ward
- 4 Belvoir Ward
- 5 Croxton Kerrial Ward
- 6 Cranmer Ward
- 7 Bingham East Ward
- 8 Grantham Earlesfield Ward
- 9 Grantham Barrowby Gate Ward
- 10 Cropwell 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.

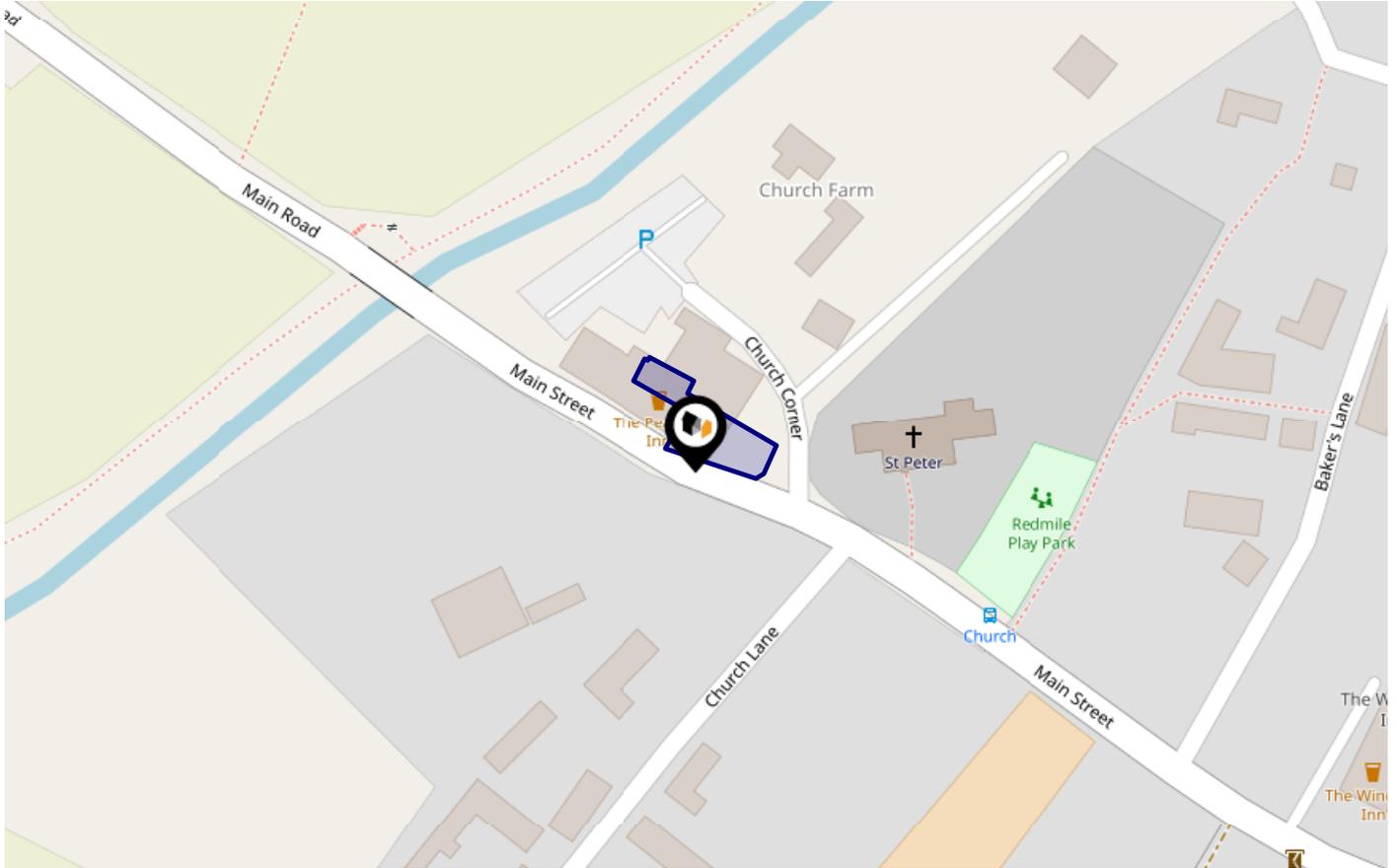
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

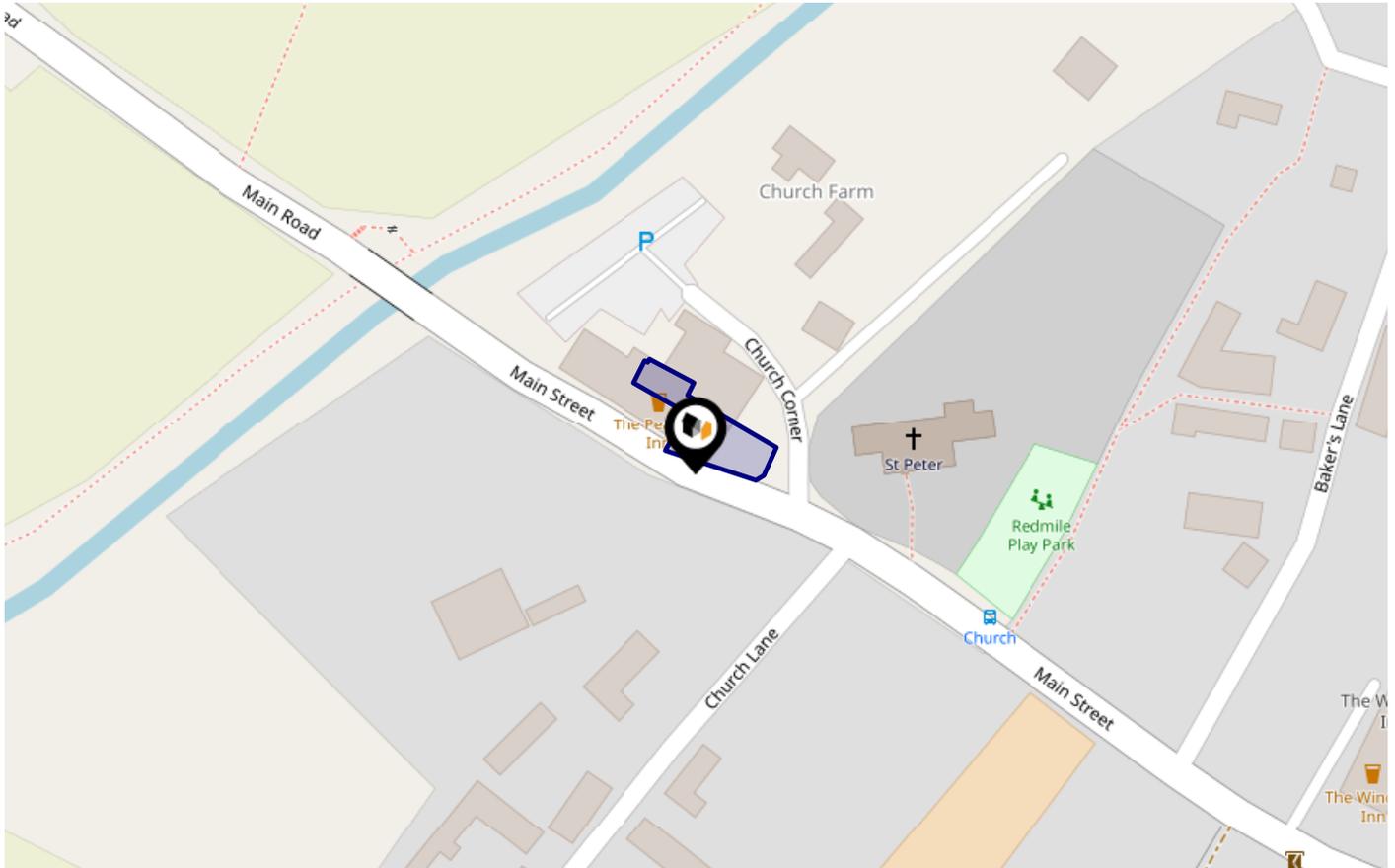
Chance of flooding to the following depths at this property:



# 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.

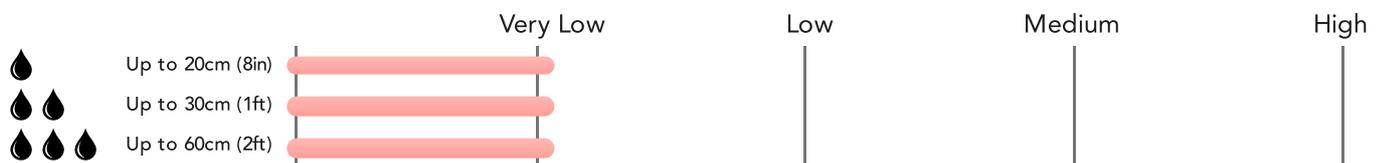


Risk Rating: Very low

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.

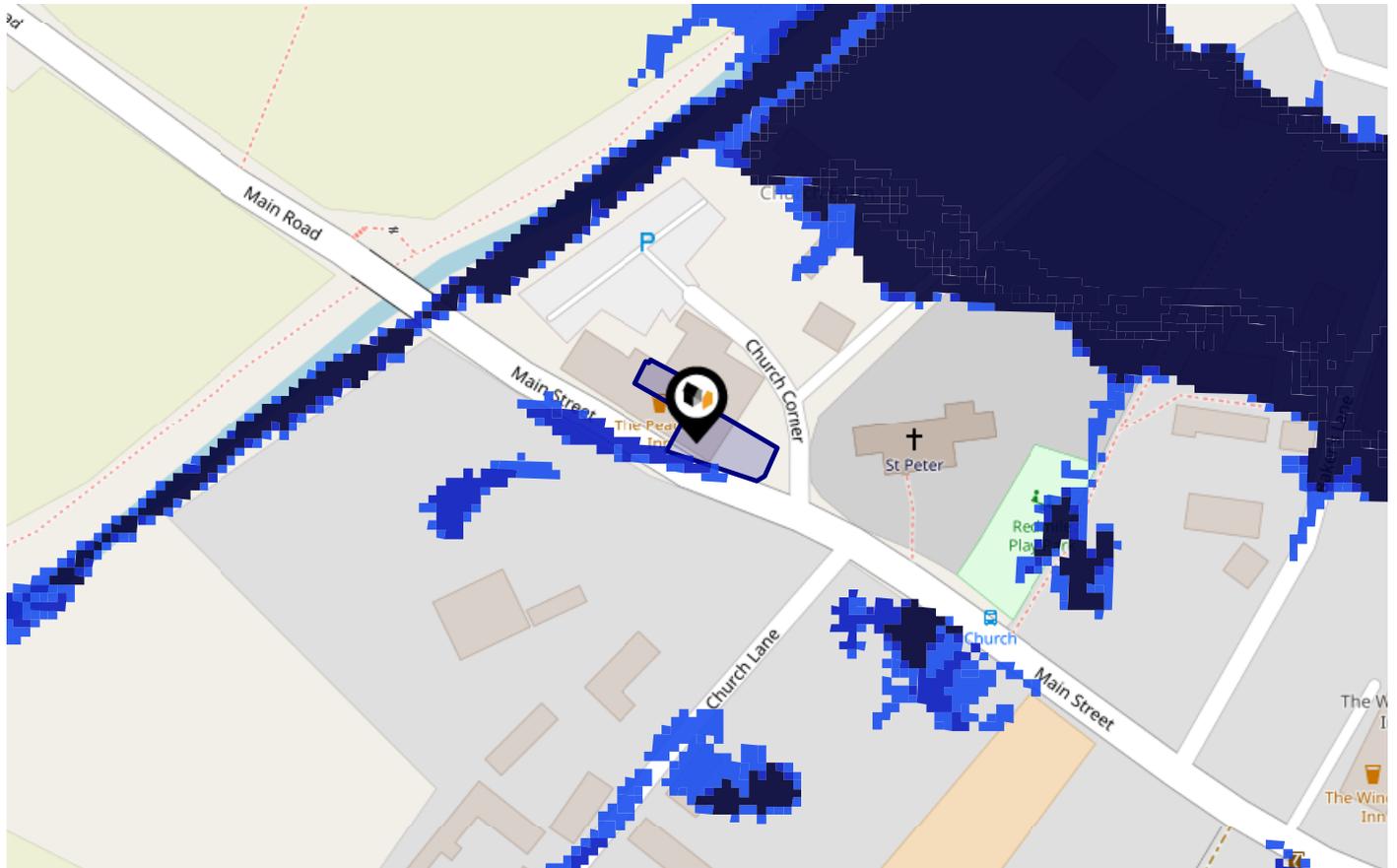
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.
- 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.

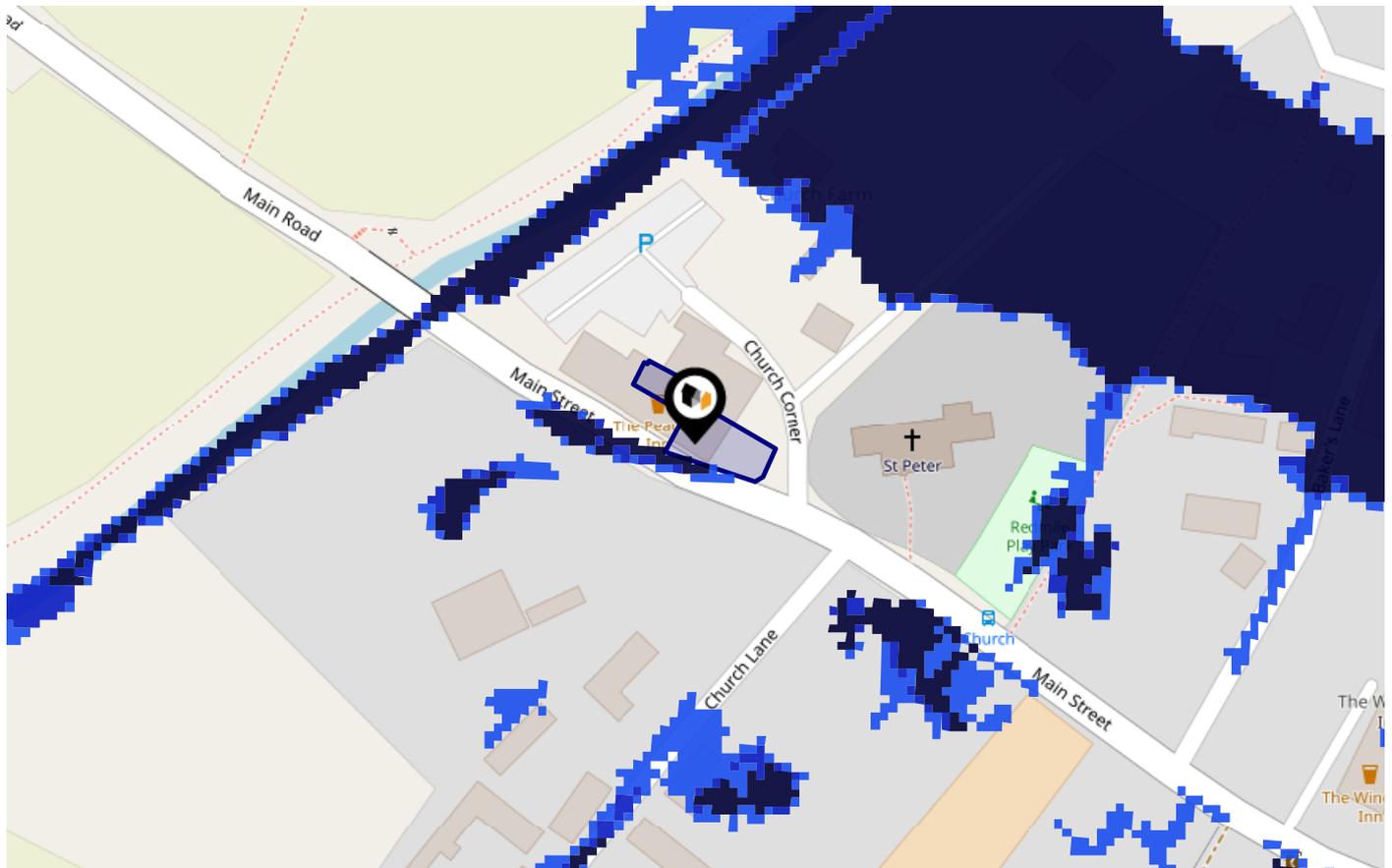
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

- 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:

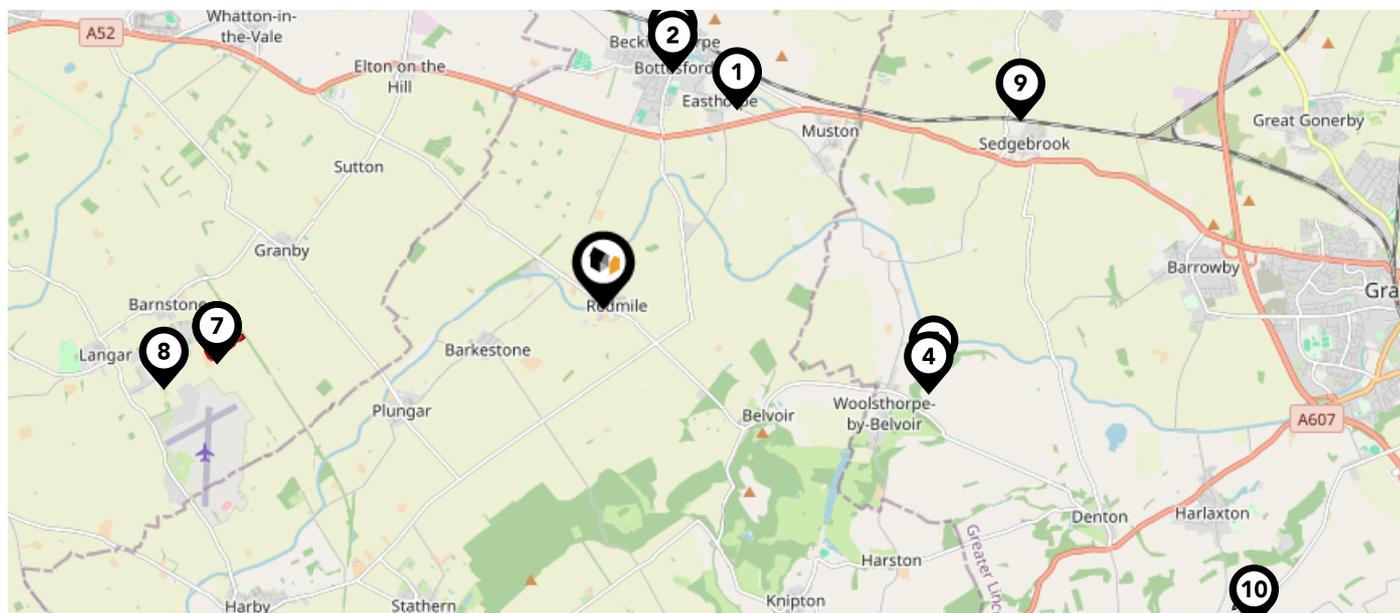




# Maps

## 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.



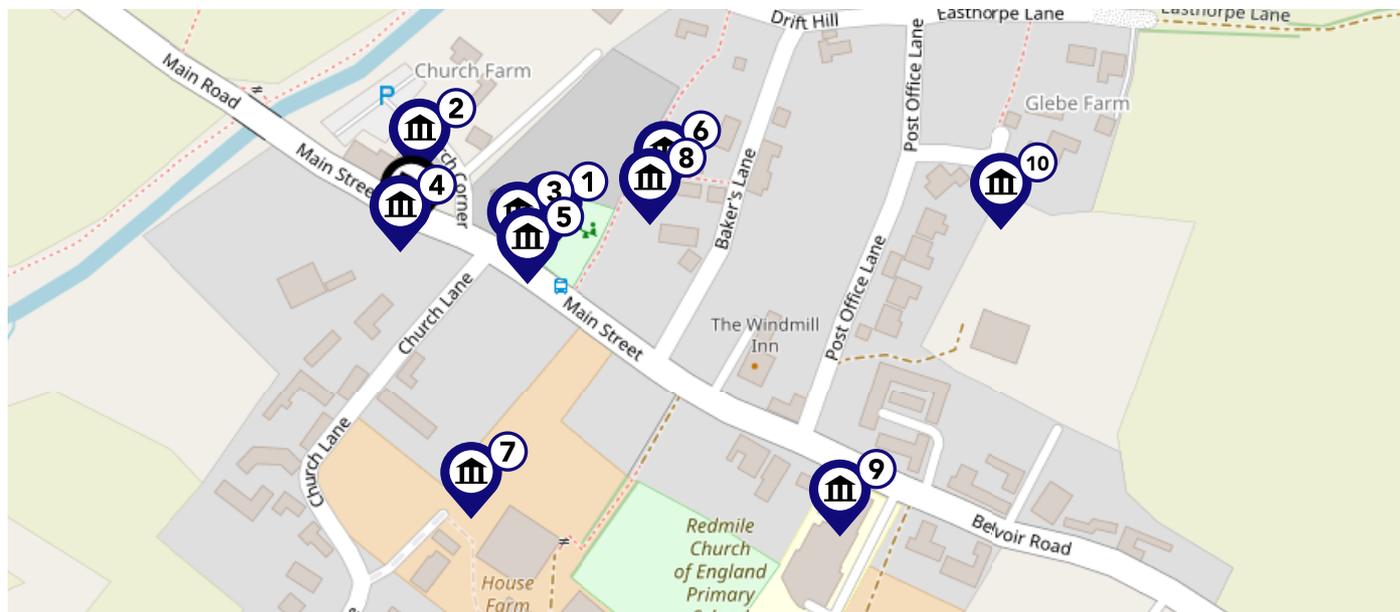
### Nearby Landfill Sites

<b>1</b>	Grantham Road-Grantham, Bottesford, Melton Mowbray, Leicestershire	Historic Landfill
<b>2</b>	Opposite Station Road, Bottesford-Opposite Station road, Bottesford, Melton Mowbray, Leicestershire	Historic Landfill
<b>3</b>	Bottesford, Off Normanton Lane, Melton Mowbray-Bottesford, Melton Mowbray, Leicestershire	Historic Landfill
<b>4</b>	Land Adjacent to Cliff Wood-Woolsthorpe-by-Belvoir, Grantham, Lincolnshire	Historic Landfill
<b>5</b>	Bottesford Woolsthorpe Branch-Bridge No. 6, Grantham Canal, Woolsthorpe, Near Belvoir	Historic Landfill
<b>6</b>	Bingham Rural District Council-Works Lane, Barnstone, Bingham, Nottinghamshire	Historic Landfill
<b>7</b>	EA/EPR/PP3690CR/V014	Active Landfill
<b>8</b>	Bingham Rural District Council Refuse Tip (Old Tip) Works Lane-Works Lane, Barnstone, Bingham, Nottinghamshire	Historic Landfill
<b>9</b>	Allington Road-Allington Road, Sedgebrook	Historic Landfill
<b>10</b>	Swine Hill Quarry-Lodge Farm, Harlaxton, Lincolnshire	Historic Landfill

# Maps

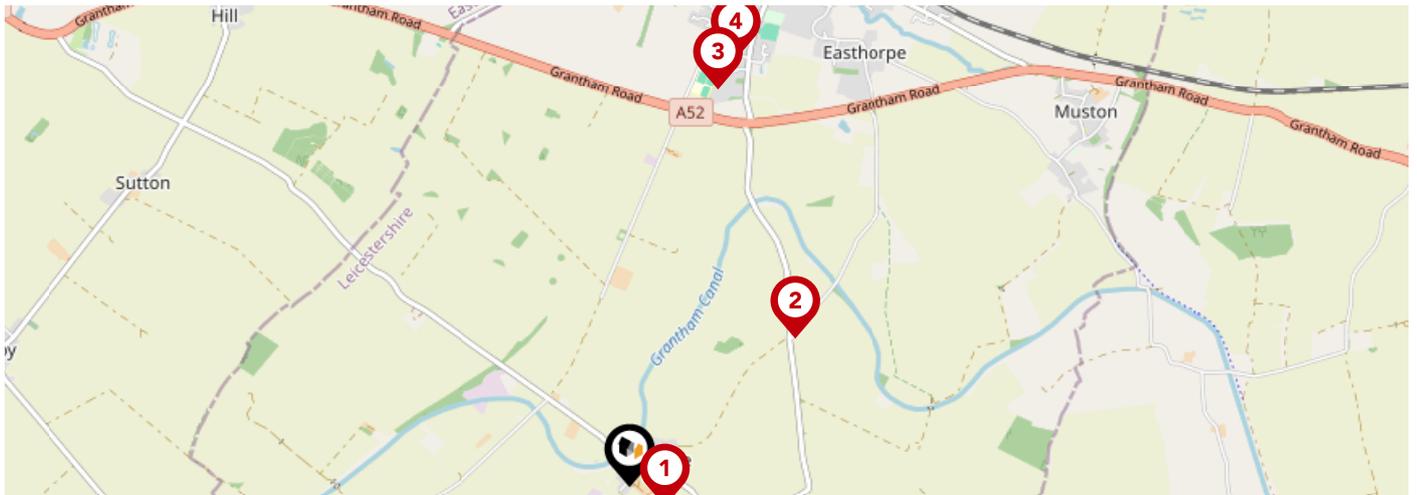
## Listed Buildings

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



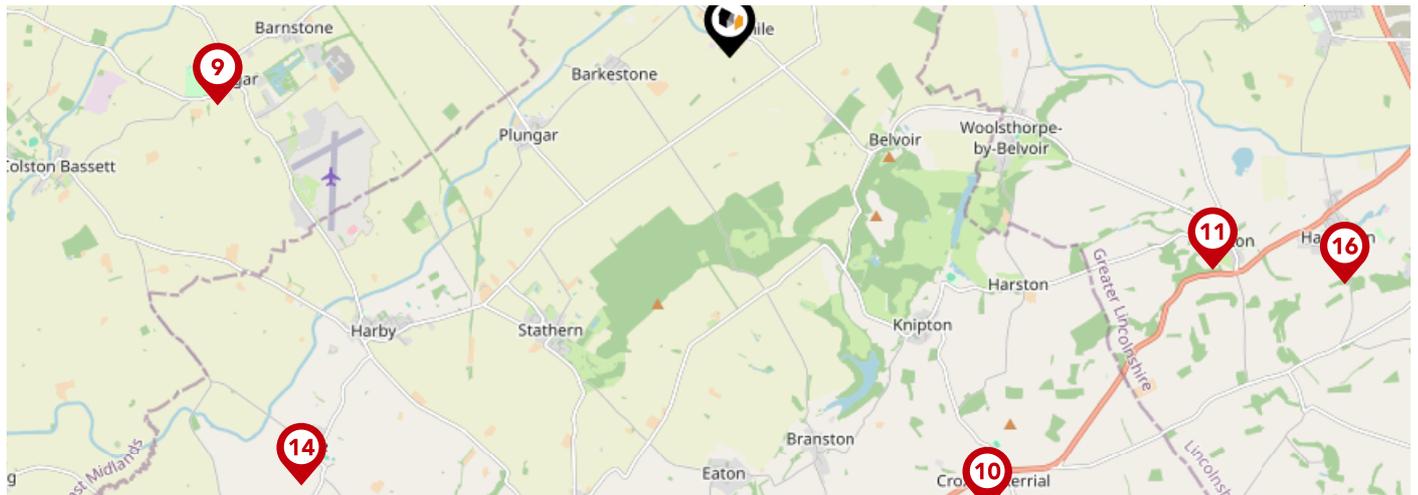
Listed Buildings in the local district		Grade	Distance
	1360934 - Memorial 3 Metres South Of South East Corner Of Chancel Of Church Of St Peter	Grade II	0.0 miles
	1188580 - Jasmine Cottage	Grade II	0.0 miles
	1075013 - Church Of St Peter	Grade II	0.0 miles
	1294657 - Peacock Inn	Grade II	0.0 miles
	1188597 - 2 Memorials 3 Metres South Of South Nave Aisle Of Church Of St Peter	Grade II	0.0 miles
	1188558 - Old Rectory	Grade II	0.1 miles
	1075014 - Redmile House	Grade II	0.1 miles
	1075009 - Old Rectory Cottage	Grade II	0.1 miles
	1360932 - K6 Telephone Kiosk	Grade II	0.1 miles
	1294658 - 12a Post Office Lane	Grade II	0.2 miles

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Redmile Church of England Primary School</b> Ofsted Rating: Good   Pupils: 64   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>The Place Independent School</b> Ofsted Rating: Good   Pupils: 46   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>The Priory Belvoir Academy</b> Ofsted Rating: Good   Pupils: 687   Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Bottesford Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Stathern Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Orston Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Harby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Archbishop Cranmer Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

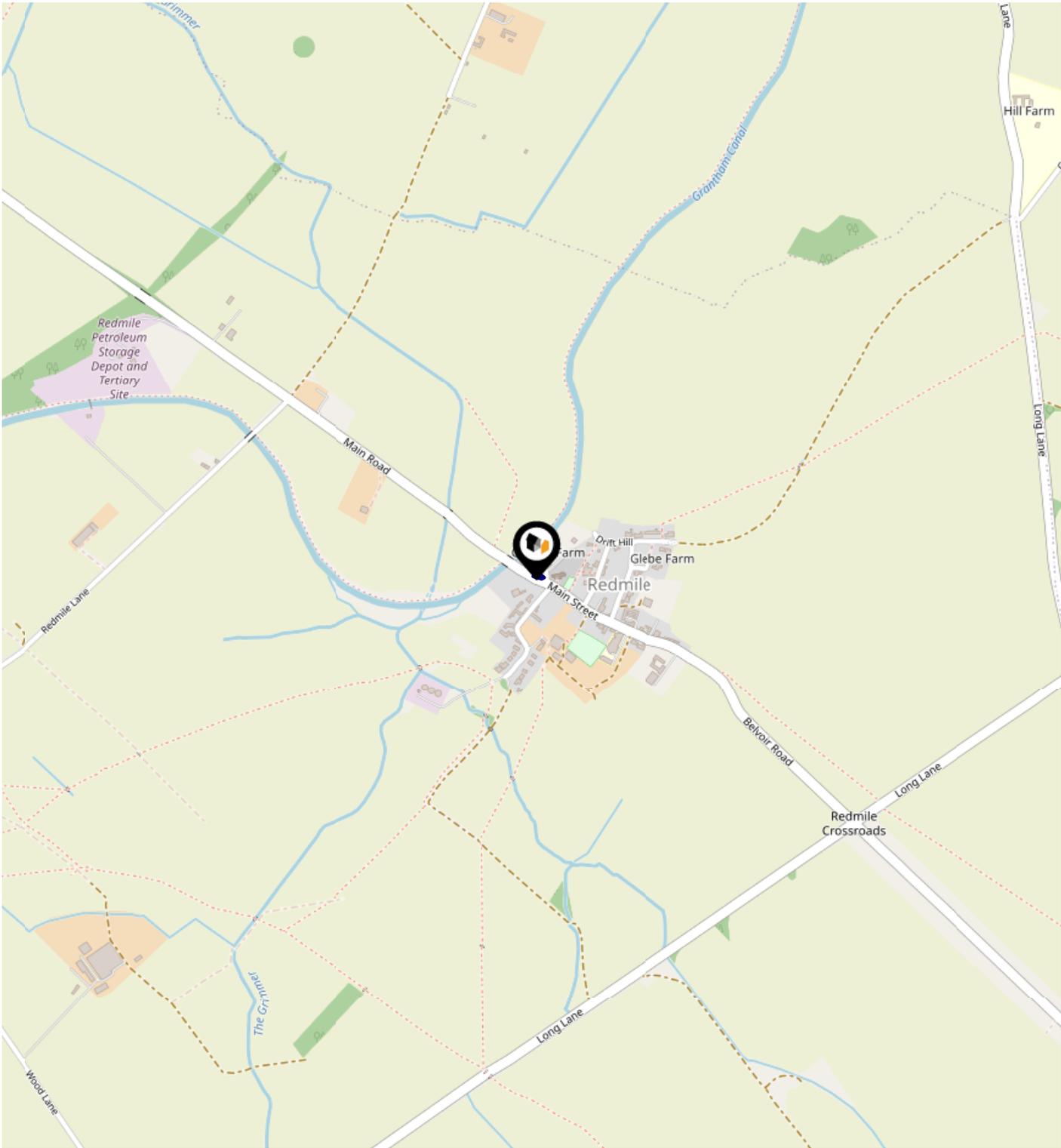
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Langar CofE Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Croxton Kerrial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 41   Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Denton CofE School</b> Ofsted Rating: Outstanding   Pupils: 62   Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Allington with Sedgebrook Church of England Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barrowby Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 238   Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hose Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 47   Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Carnarvon Primary School</b> Ofsted Rating: Good   Pupils: 455   Distance:5.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Harlaxton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

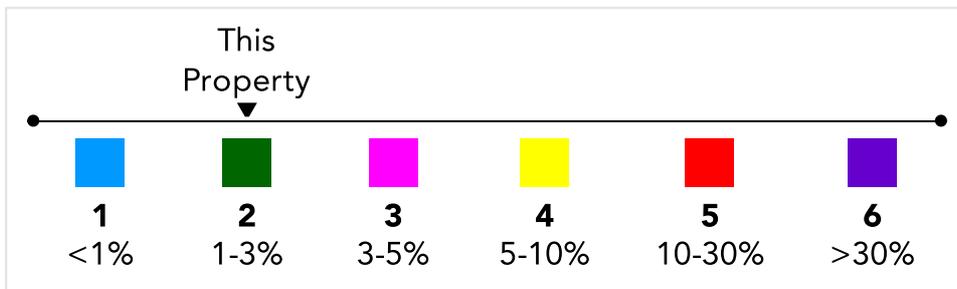
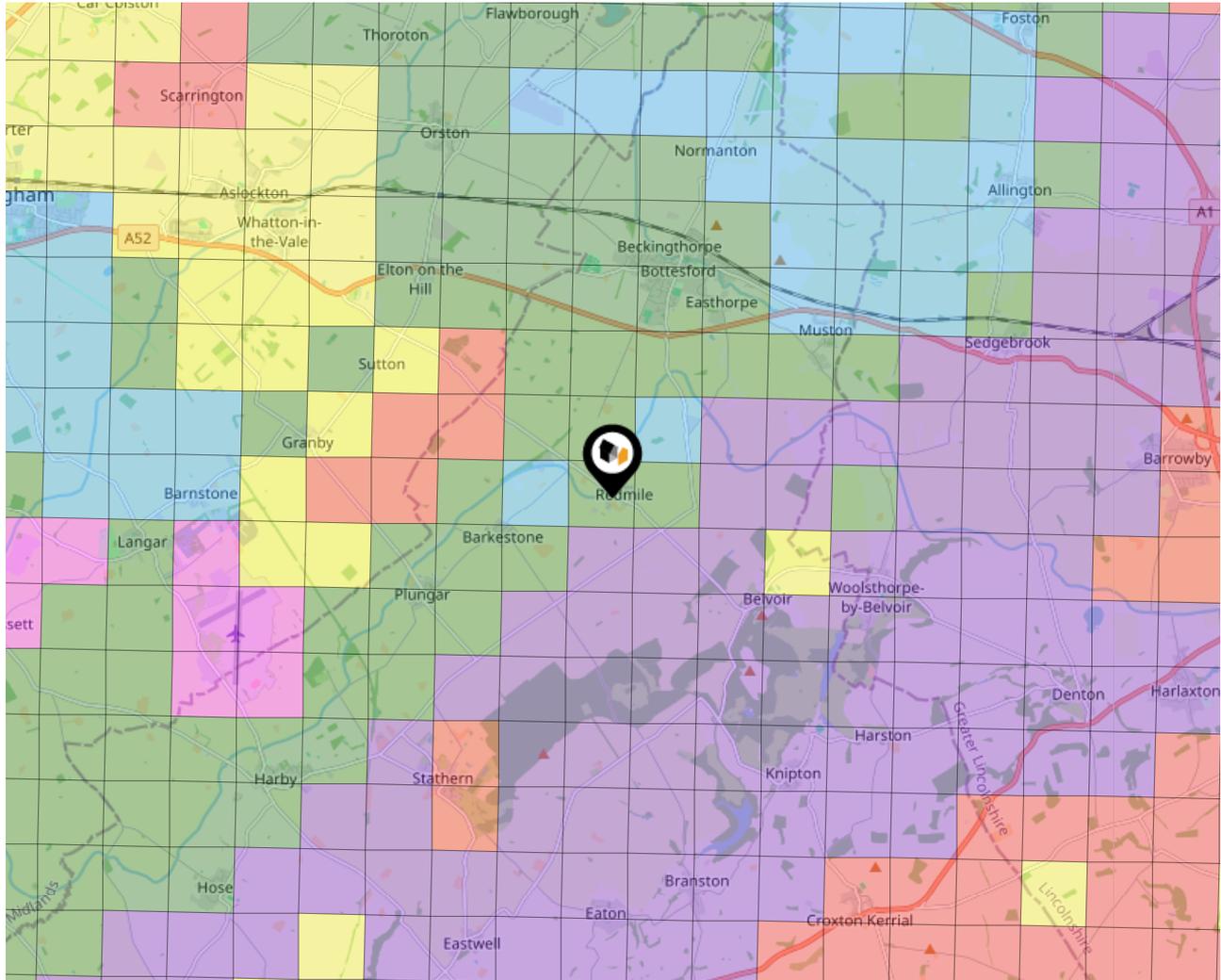


**Key:**

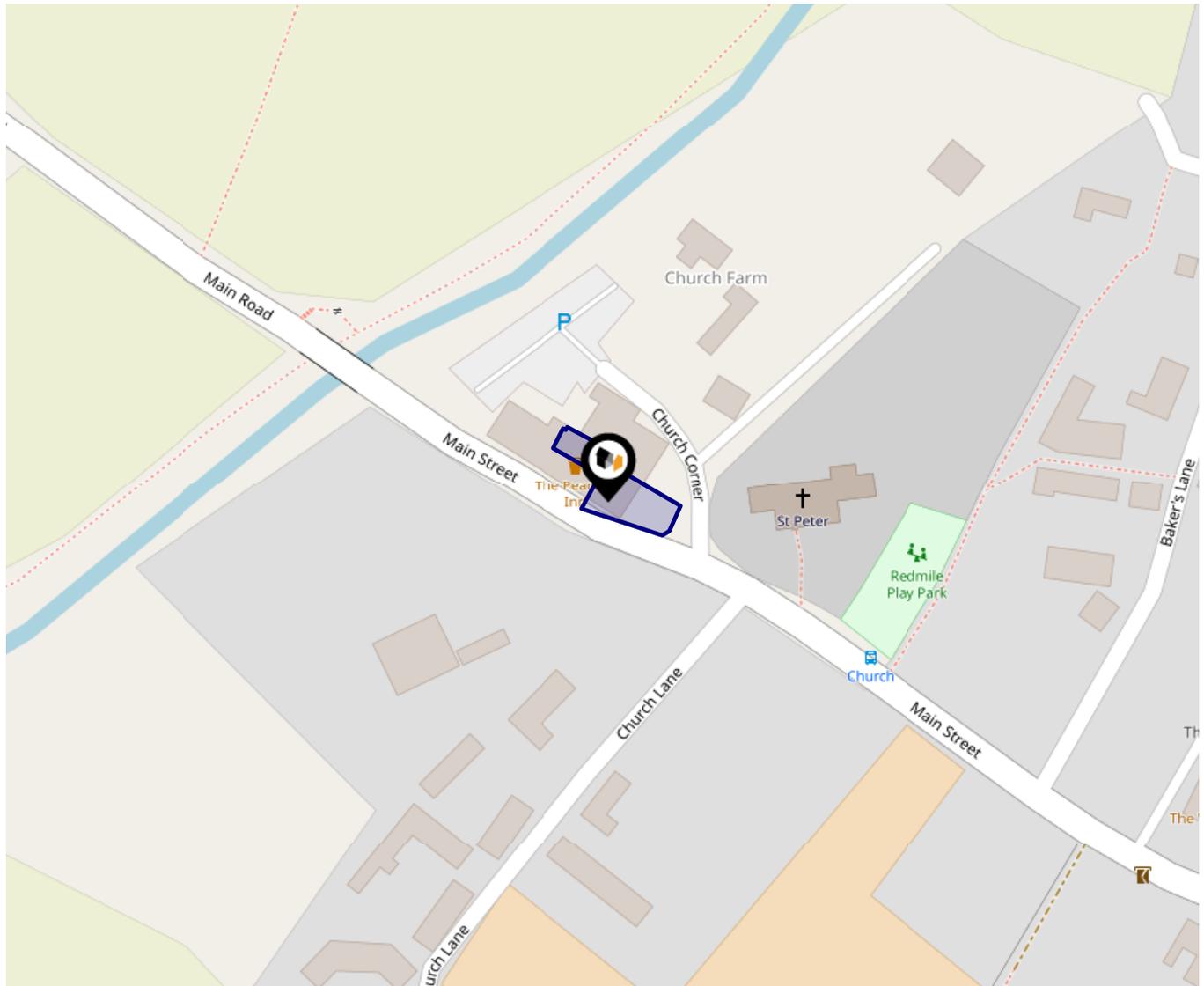
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise



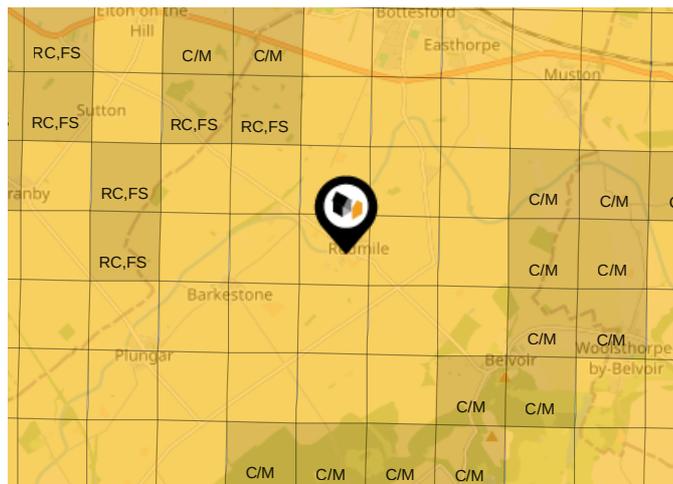
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

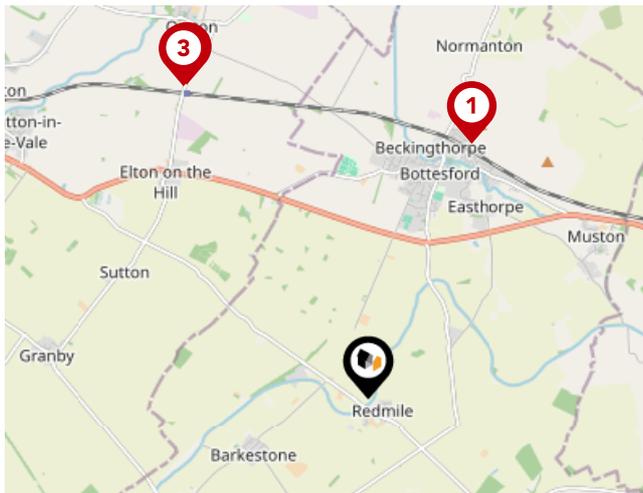


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

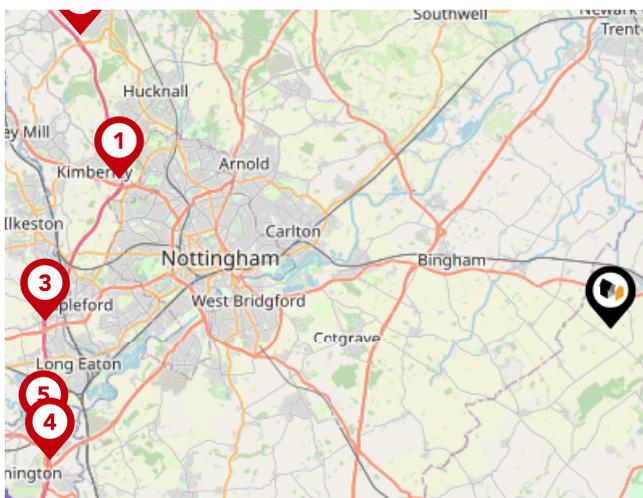
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Bottesford Rail Station	2.47 miles
2	Elton & Orston Rail Station	3.25 miles
3	Elton & Orston Rail Station	3.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	18.25 miles
2	M1 J27	21.56 miles
3	M1 J25	20.14 miles
4	M1 J24	20.53 miles
5	M1 J24A	20.54 miles

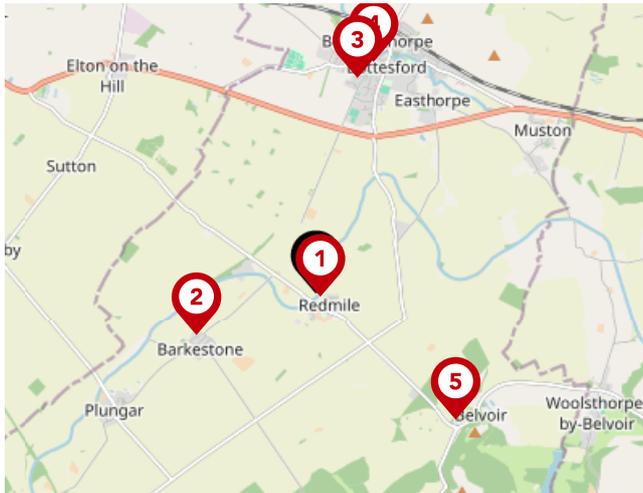


### Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	22.19 miles
2	Finningley	40.2 miles
3	Baginton	46.65 miles
4	Birmingham Airport	49.75 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Church	0.05 miles
2	Chapel Street	1.12 miles
3	Primary school	1.97 miles
4	Queen Street	2.15 miles
5	Belvoir Castle	1.69 miles



### Charles Dyson Estate Agents

---

Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

### Testimonial 1



I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.

I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.

On the day I collected my keys they even gave me a welcome box full of some new home goodies.

### Testimonial 2



I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

### Testimonial 3



Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

### Testimonial 4



Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.

Would highly recommend.



/CharlesDysonEstateAgents



/DysonEA



/charlesdysonestateagents/

# Charles Dyson Estate Agents

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham,  
NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk

