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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 22nd May 2026



PEACOCKS LAUNDE, CLAYPOLE, NEWARK, NG23

Alasdair Morrison & Mundys

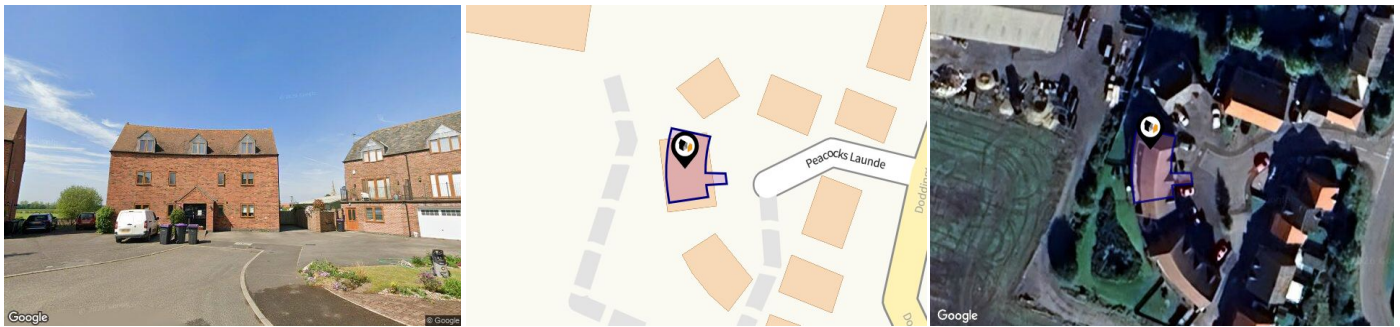
22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

melissa.trussler@amorrison-mundys.net

<https://amorrison-mundys.net/>

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.04 acres		
Year Built :	2008		
Council Tax :	Band B		
Annual Estimate:	£1,758		
Title Number:	LL300971		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



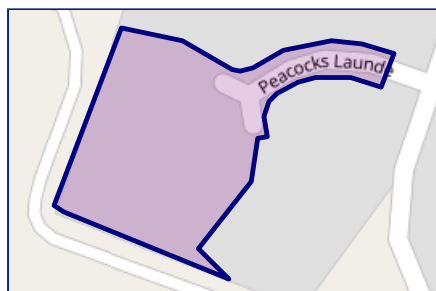
Satellite/Fibre TV Availability:



Property Multiple Title Plans

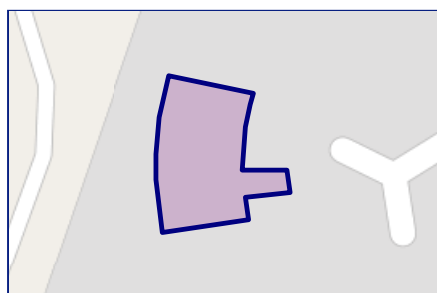


Freehold Title Plan



LL235235

Leasehold Title Plan

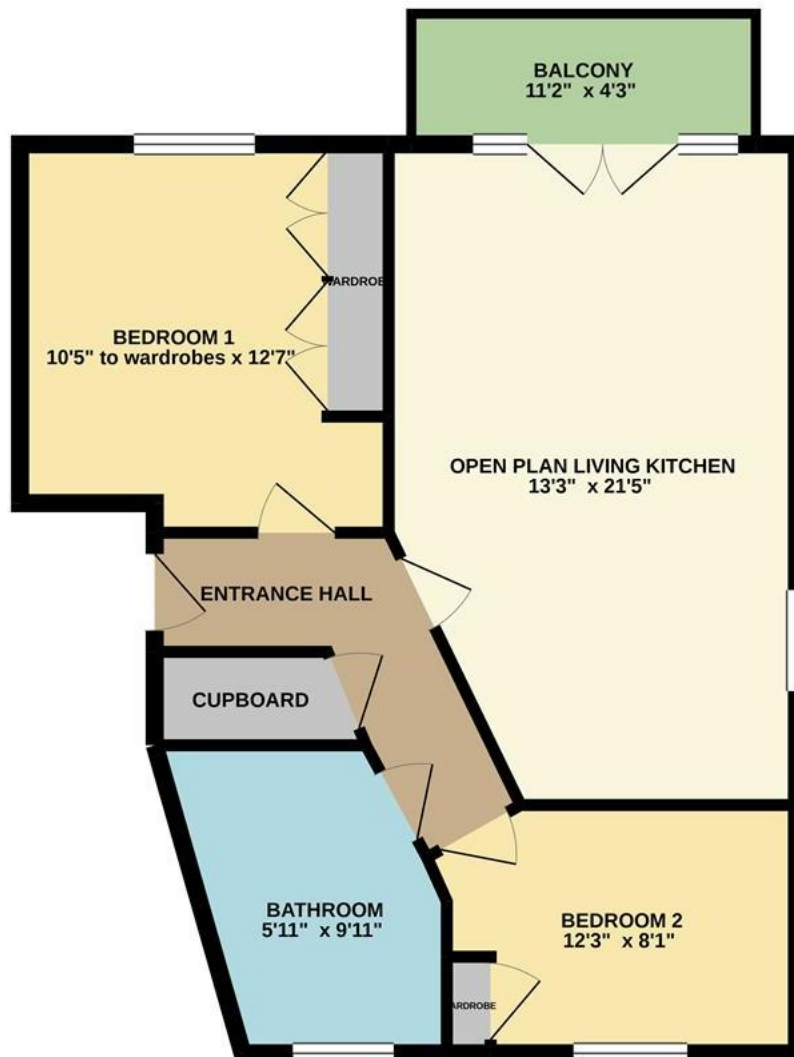


LL300971

Start Date: 24/07/2008
End Date: 01/07/3006
Lease Term: 999 years from 1 July 2007
Term Remaining: 980 years

PEACOCKS LAUNDE, CLAYPOLE, NEWARK, NG23

FIRST FLOOR
655 sq.ft. approx.



TOTAL FLOOR AREA : 655 sq.ft. 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.
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Property EPC - Certificate



LINCOLNSHIRE, NEWARK, NG23

Energy rating

C

Valid until 23.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



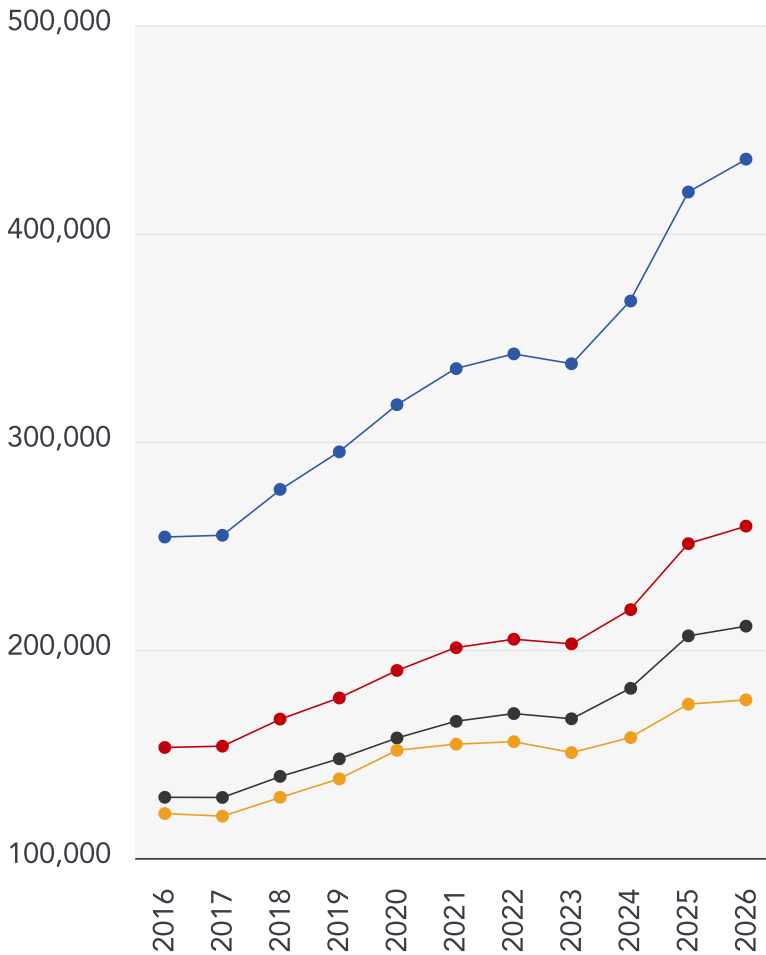
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	62 m ²

Market House Price Statistics



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



Detached

+71.41%

Semi-Detached

+69.43%

Terraced

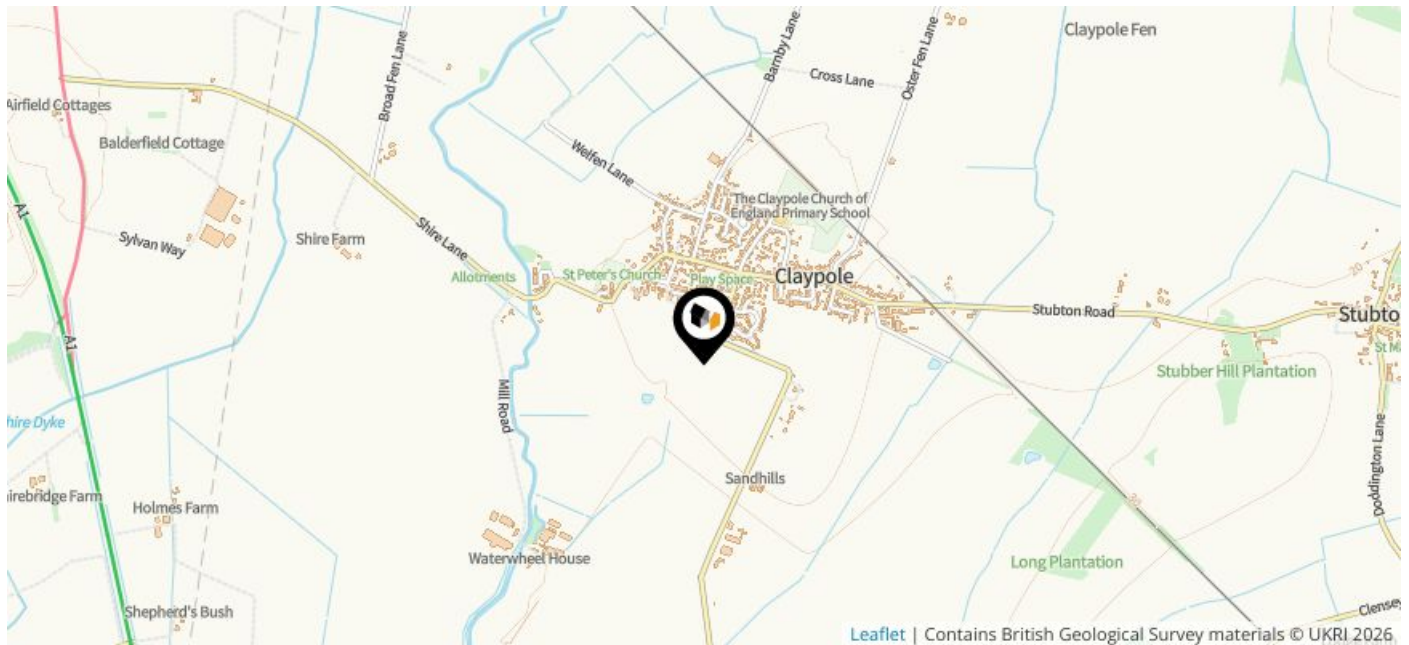
+63.64%

Flat

+44.99%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

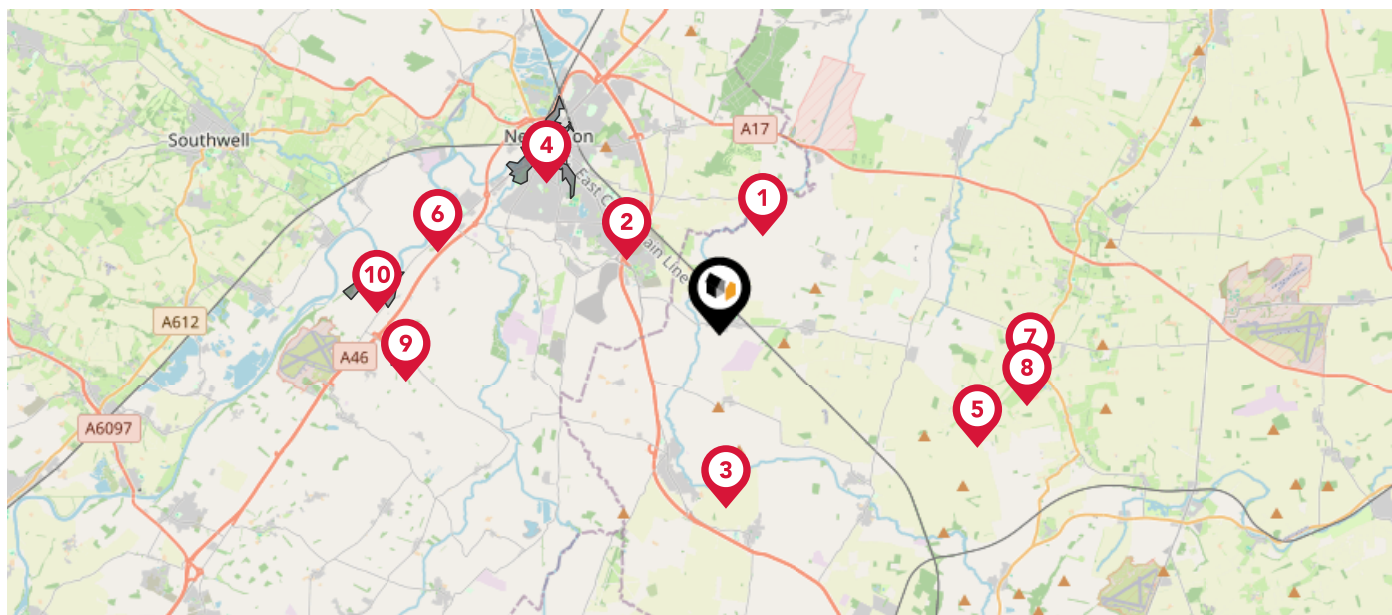
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



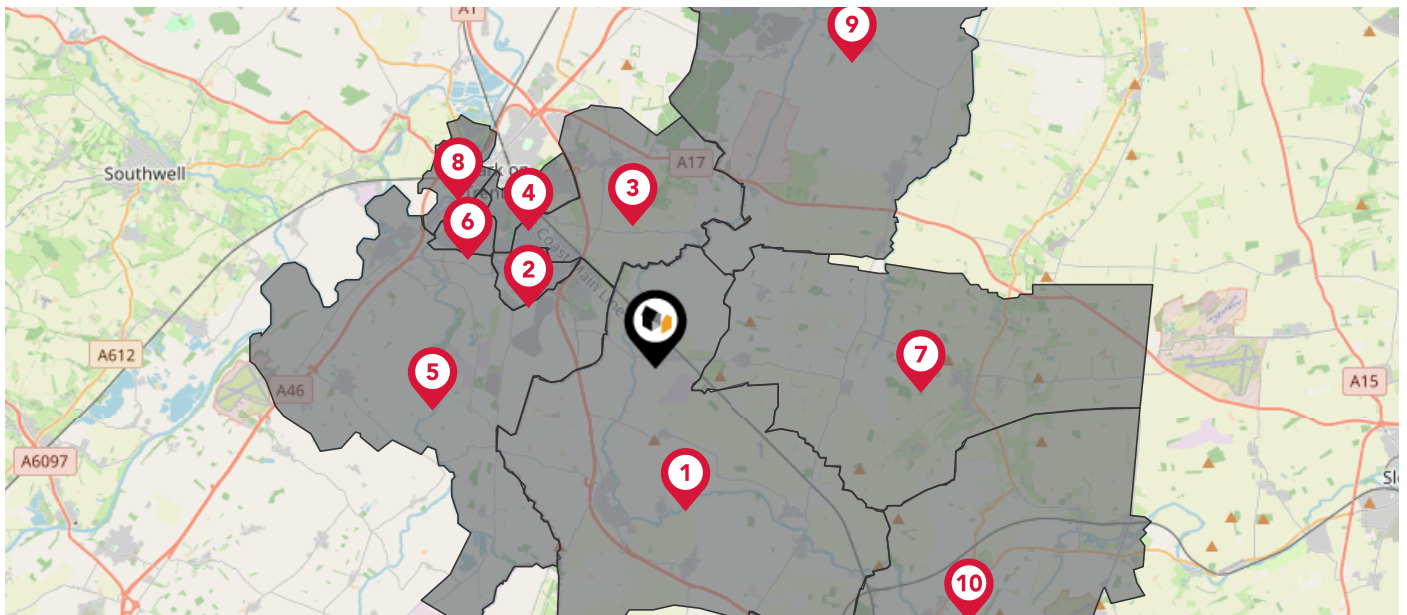
Nearby Conservation Areas

-  Barnby in the Willows
-  Balderton
-  Westborough
-  Newark
-  Hough-on-The-Hill
-  Farndon
-  Caythorpe
-  Frieston Green
-  Elston
-  East Stoke











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

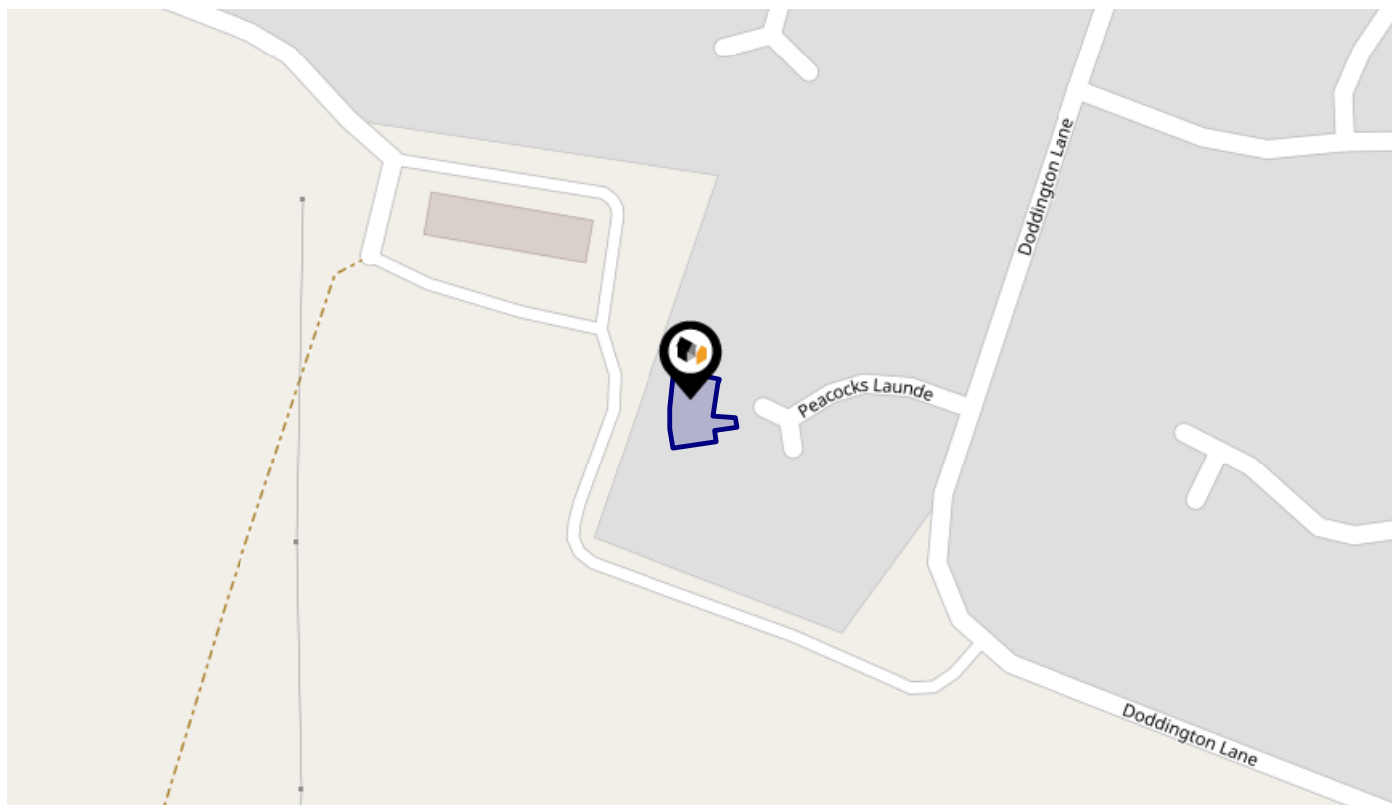
-  Viking Ward
-  Balderton South Ward
-  Balderton North & Coddington Ward
-  Beacon Ward
-  Farndon & Fernwood Ward
-  Devon Ward
-  Loveden Heath Ward
-  Castle Ward
-  Basingham and Brant Broughton Ward
-  Peascliffe & Ridgeway Ward

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:

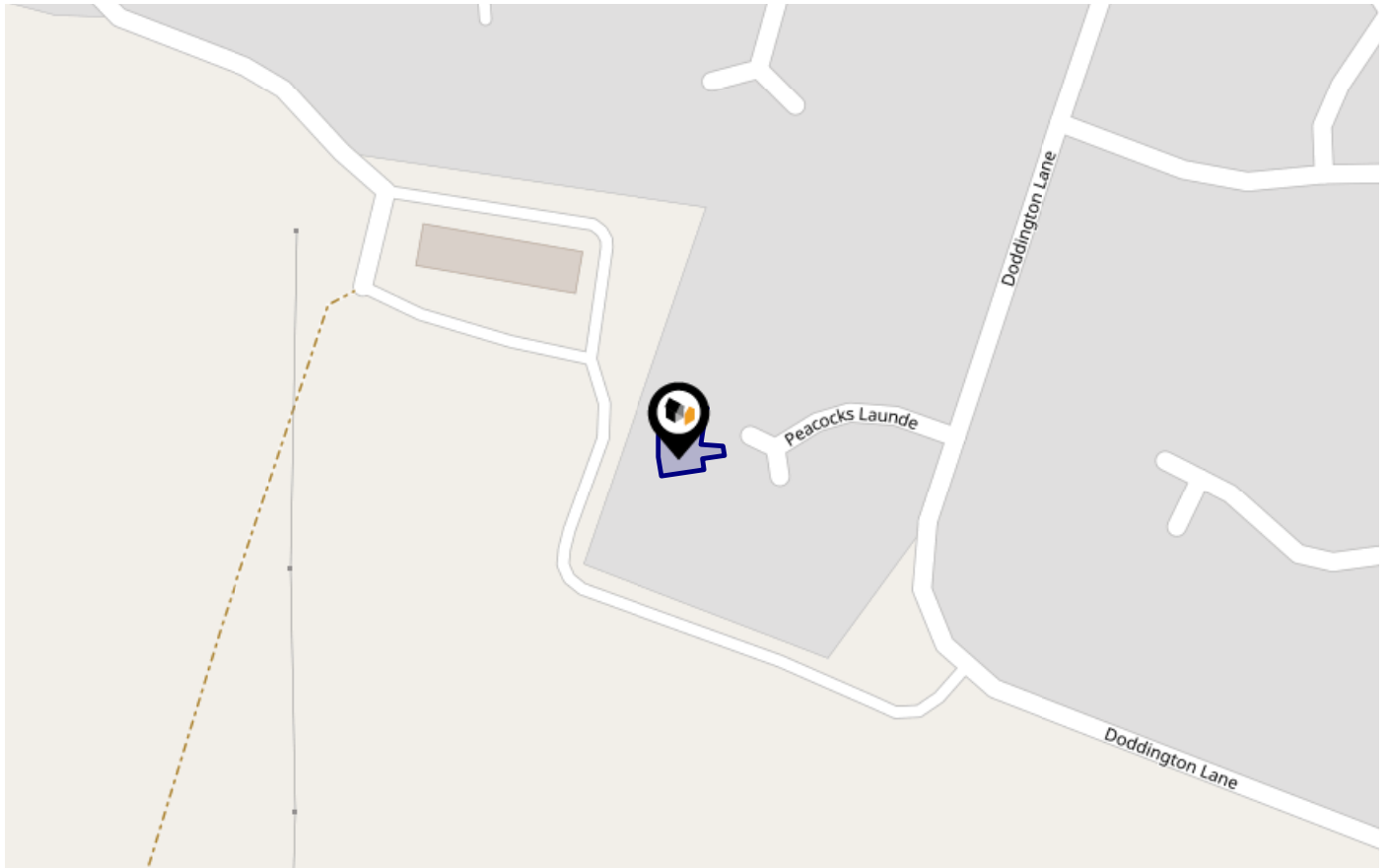
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

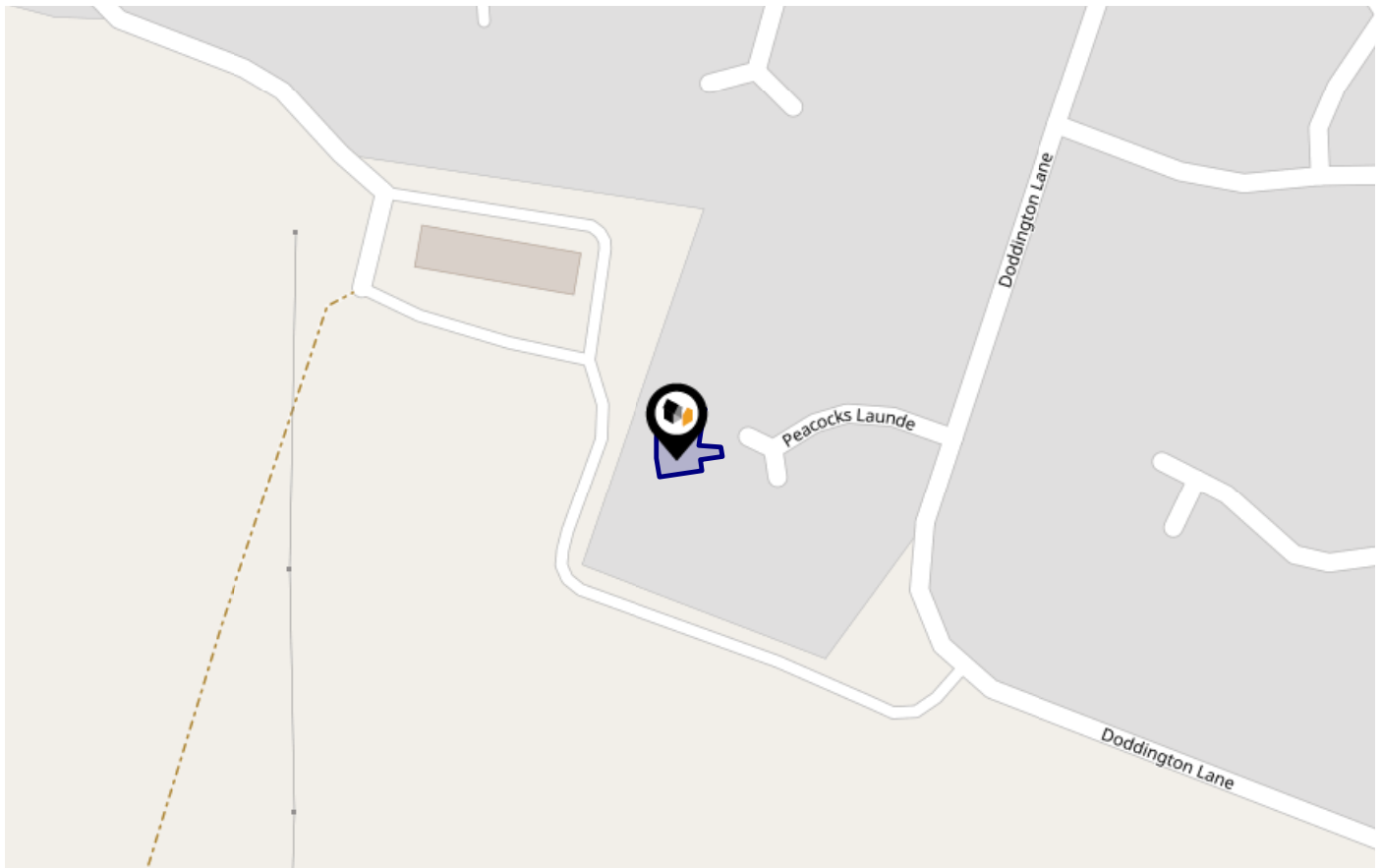


Flood Risk

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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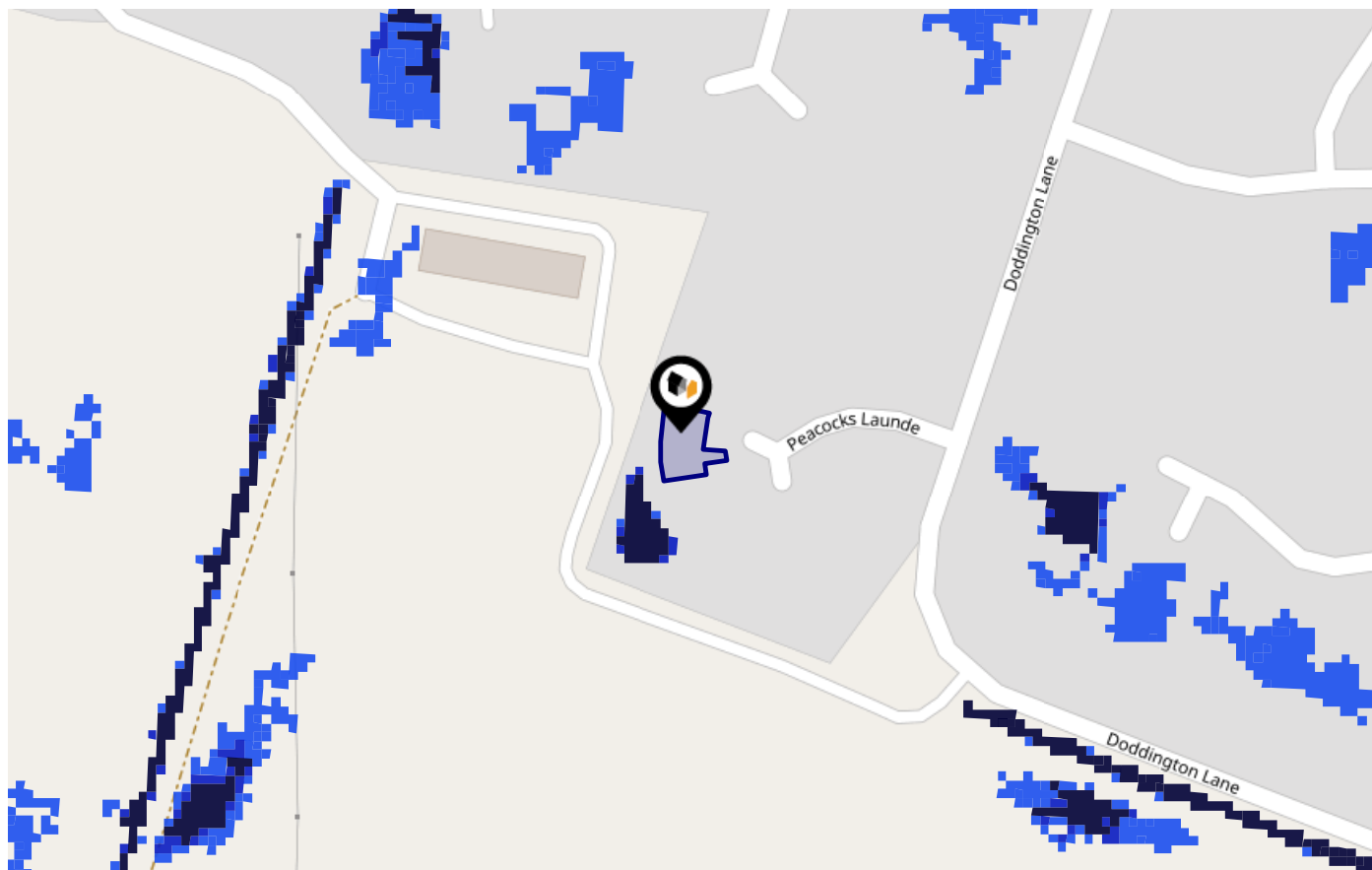


Flood Risk

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.

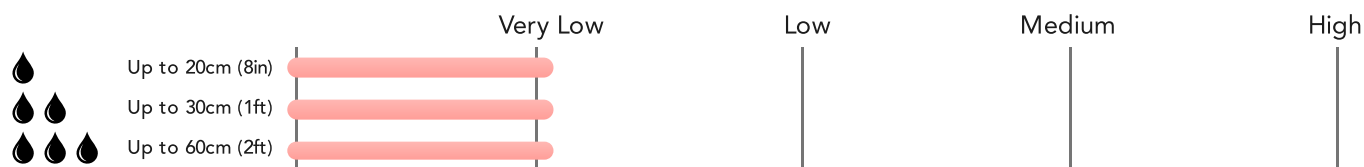


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

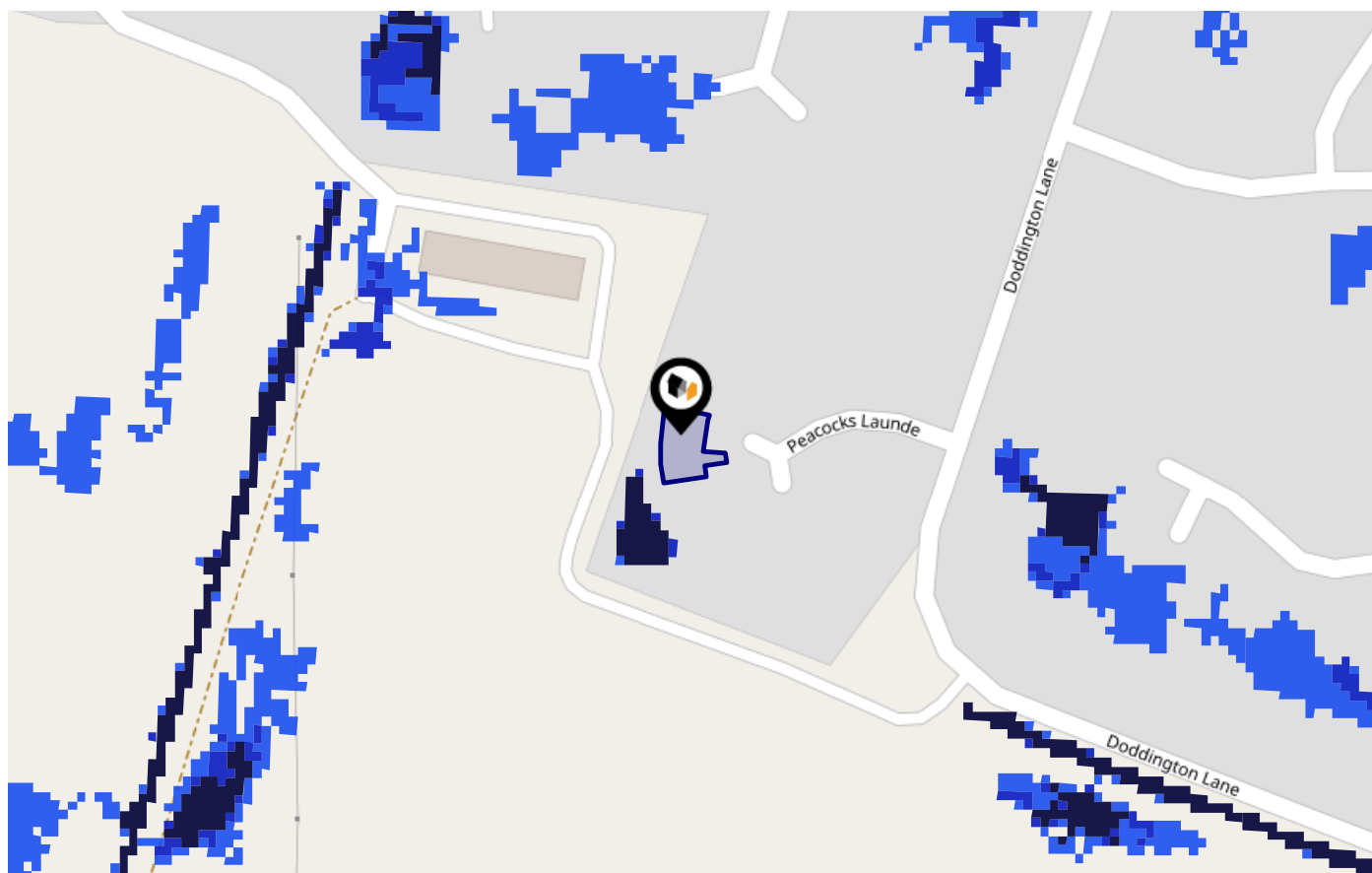


Flood Risk

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.

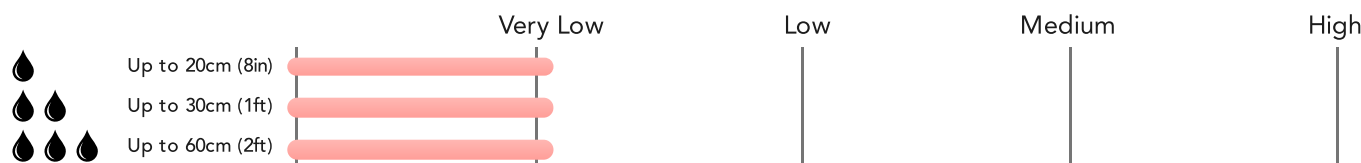


Risk Rating: Very low

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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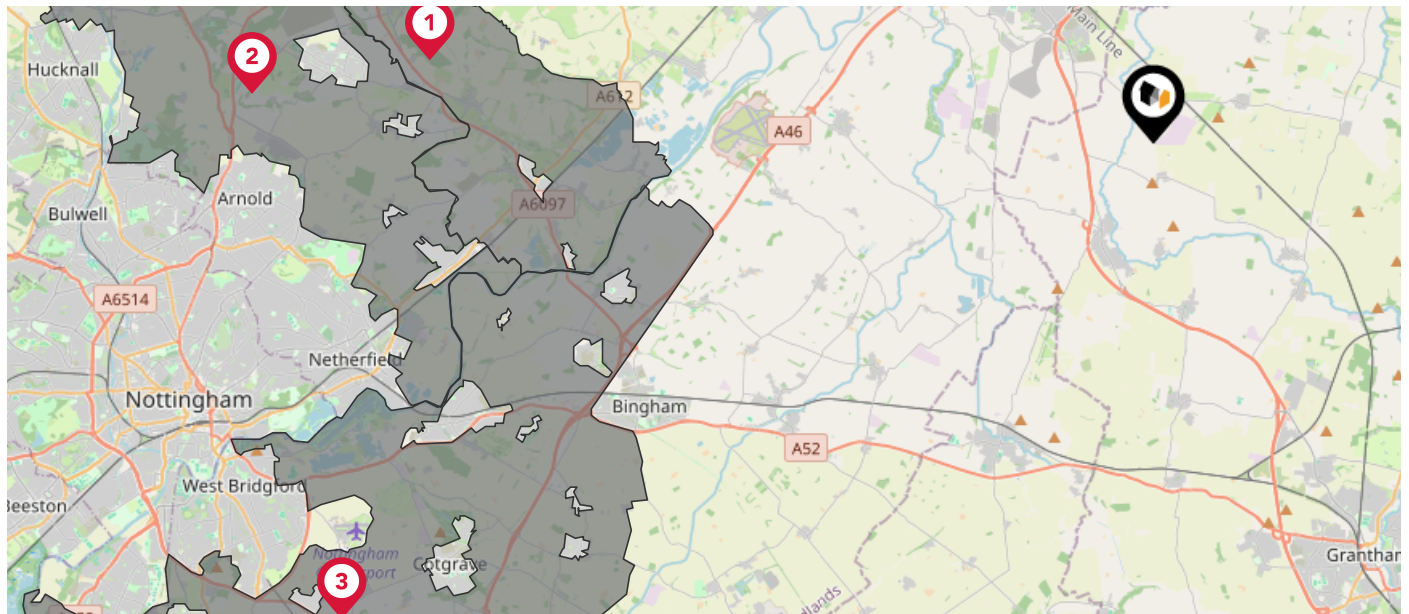
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



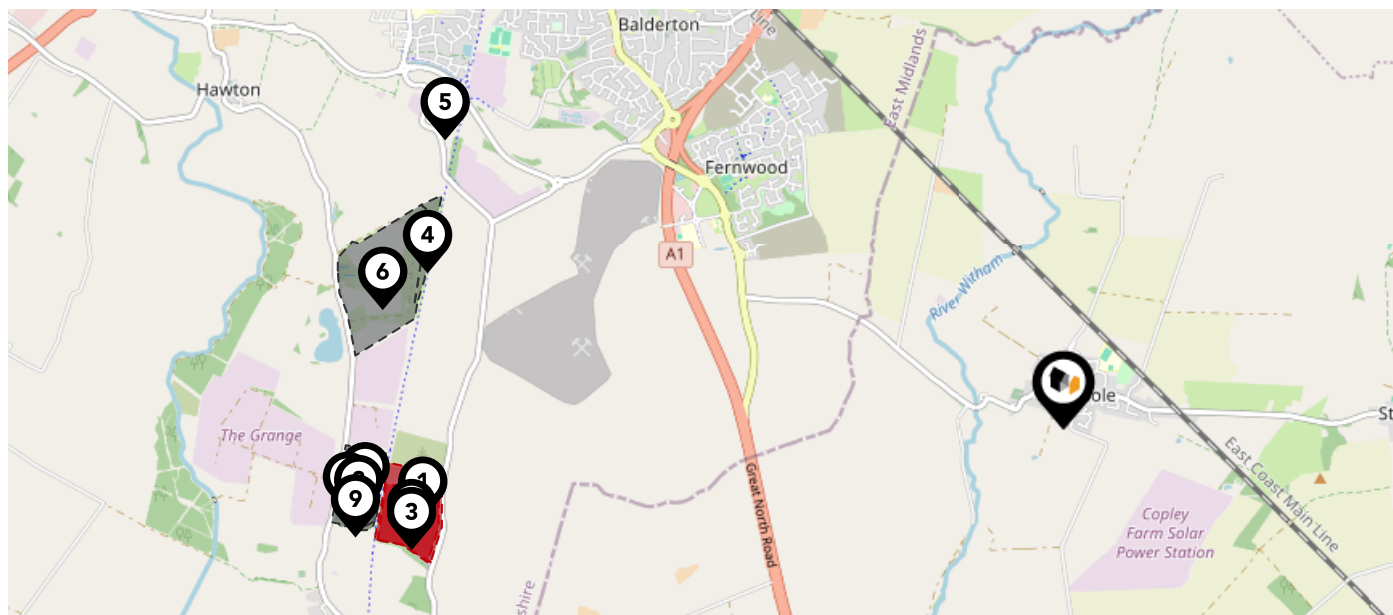
Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Newark and Sherwood
- 2 Derby and Nottingham Green Belt - Gedling
- 3 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

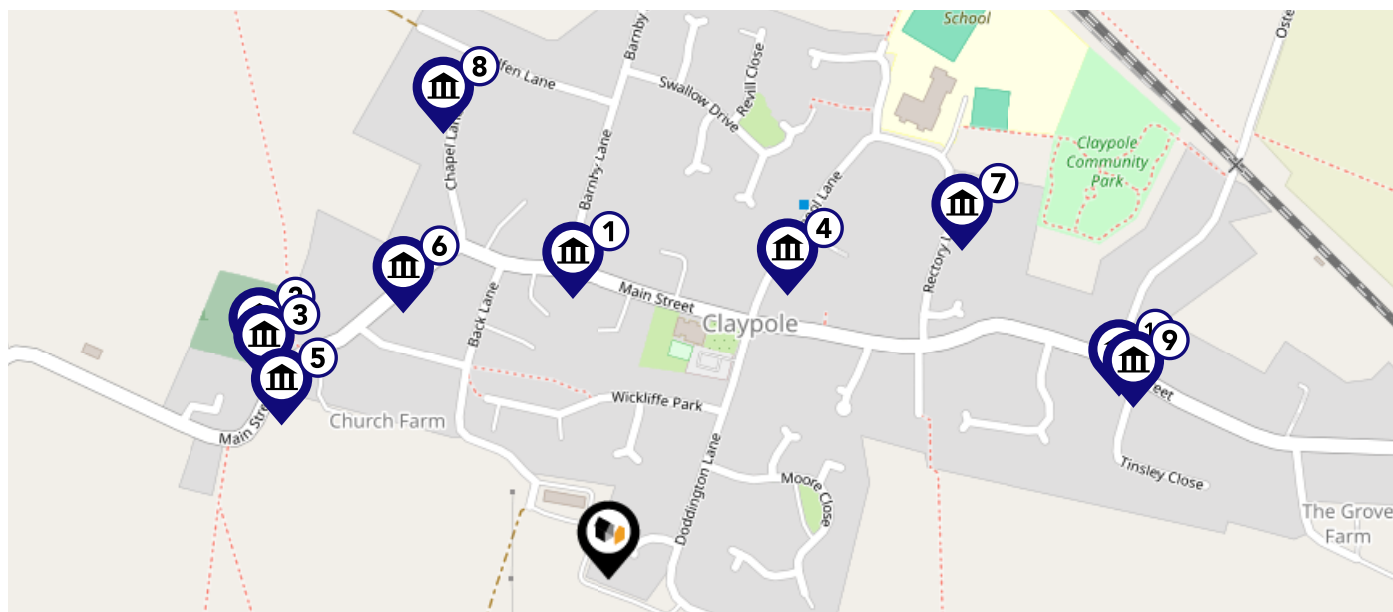
1	-Staple Quarry Landfill (British Gypsum) Moncell, Grange Lane, Cotham, , , NG23 5JZ	Historic Landfill
2	No name provided by source	Active Landfill
3	EA/EPR/DP3191EB/V005	Active Landfill
4	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill
5	Land At Bowbridge Lane Balderton Newark- Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill
6	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill
7	Cotham Plasterboard/British Gypsum Limited, Former Hawton Quarry-Cotham Plasterboard, Cotham	Historic Landfill
8	Hawton Tip-Newark, Nottinghamshire	Historic Landfill
9	Cotham Tip-Hawton Lane, Cotham, Near Newark, Nottinghamshire	Historic Landfill
10	Cotham HWC-Cotham	Historic Landfill











Maps

Listed Buildings

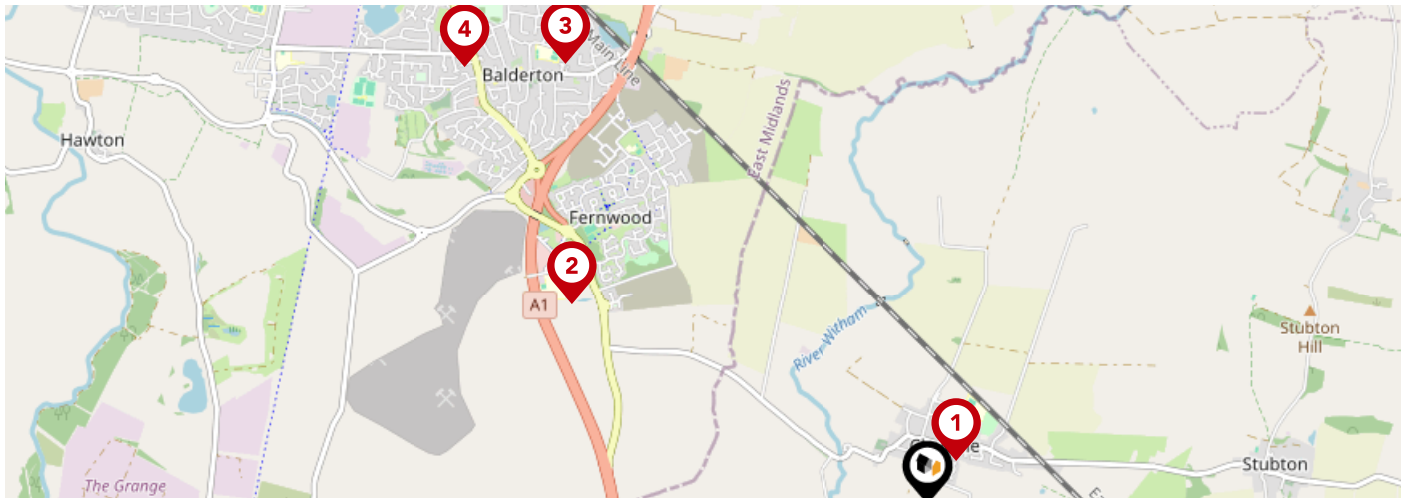


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



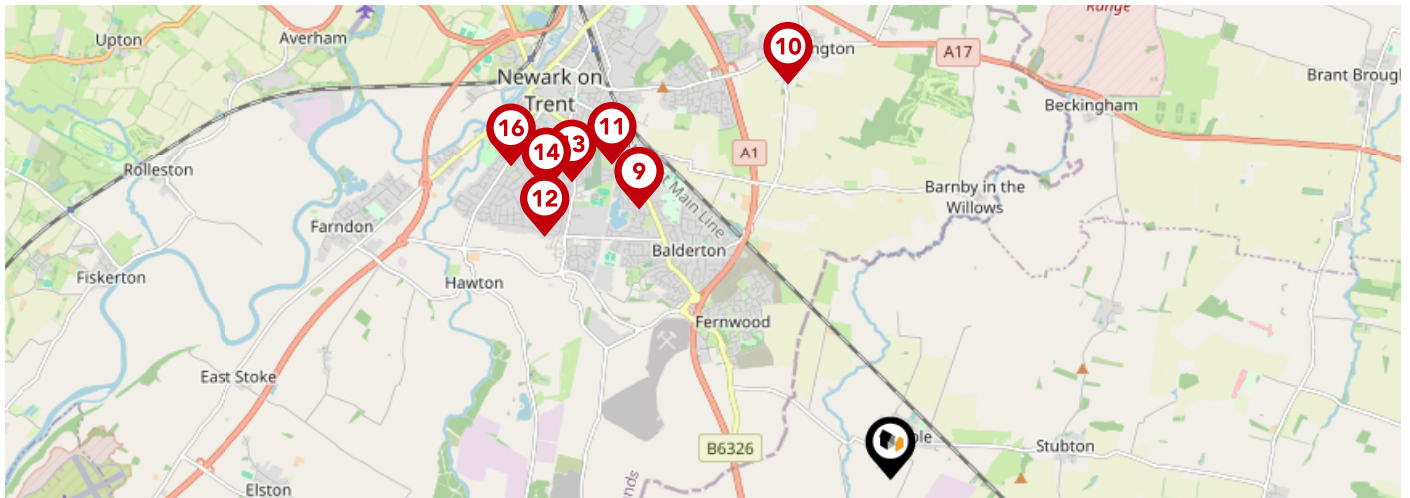
Listed Buildings in the local district		Grade	Distance
	1360039 - Fen Farmhouse	Grade II	0.2 miles
	1062912 - Church Of St. Peter	Grade I	0.2 miles
	1146726 - Cross In Churchyard To The South East Of Church	Grade II	0.2 miles
	1146712 - The Paddocks And Attached Outbuilding	Grade II	0.2 miles
	1146731 - Church View Cottages	Grade II	0.2 miles
	1062913 - Woolpack Public House	Grade II	0.2 miles
	1360038 - The Old Rectory	Grade II	0.3 miles
	1062910 - The Nook	Grade II	0.3 miles
	1146704 - Barn To Rear Of Station Farmhouse, Facing Town Street	Grade II	0.3 miles
	1062911 - Station Farmhouse And Attached Cottage	Grade II	0.3 miles









Area Schools



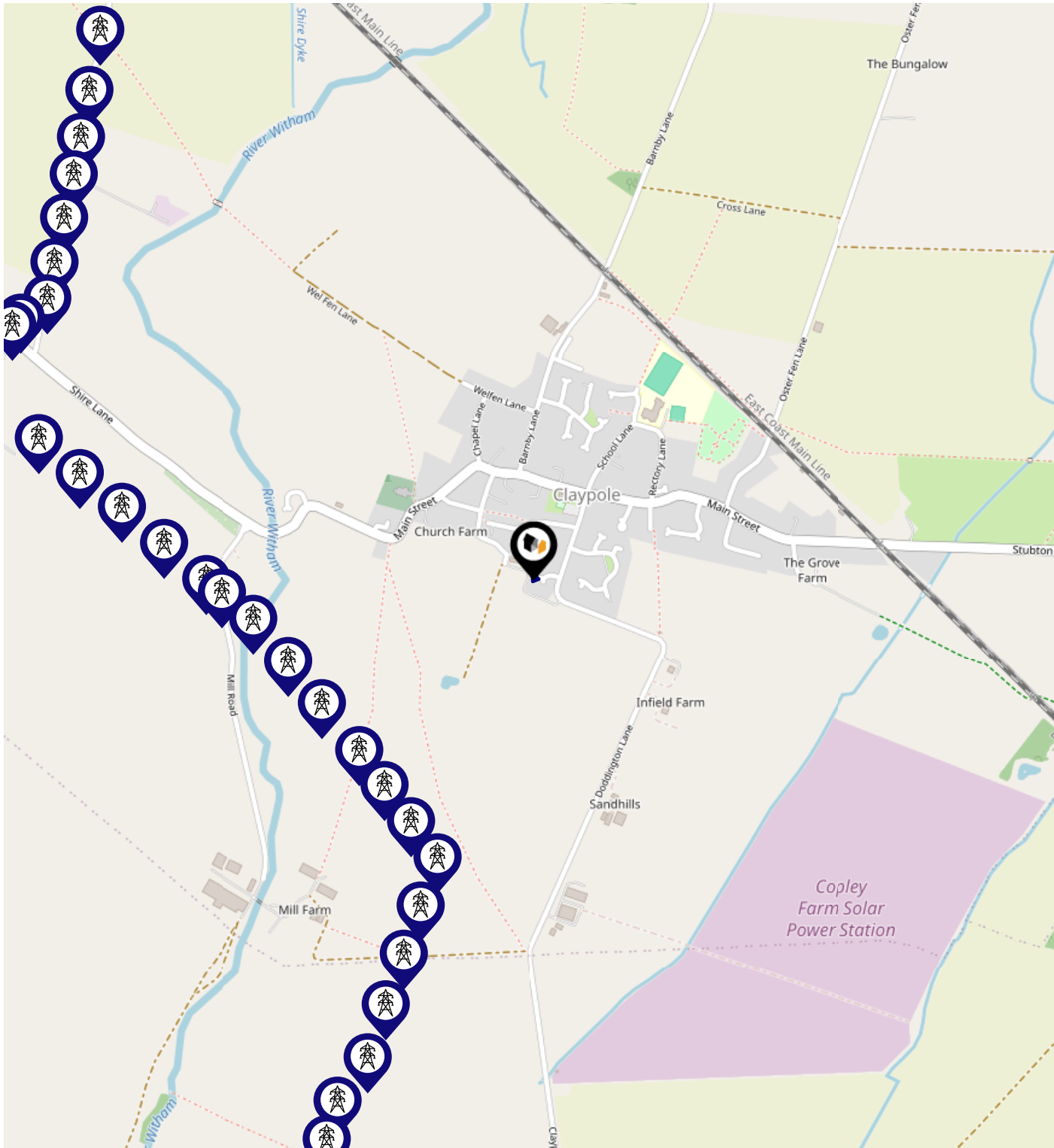
		Nursery	Primary	Secondary	College	Private
1	The Claypole Church of England Primary School Ofsted Rating: Good Pupils: 145 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Suthers School Ofsted Rating: Good Pupils: 564 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Long Bennington Church of England Academy Ofsted Rating: Good Pupils: 257 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:3.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:3.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Marston Thorold's Charity Church of England School Ofsted Rating: Good Pupils: 70 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

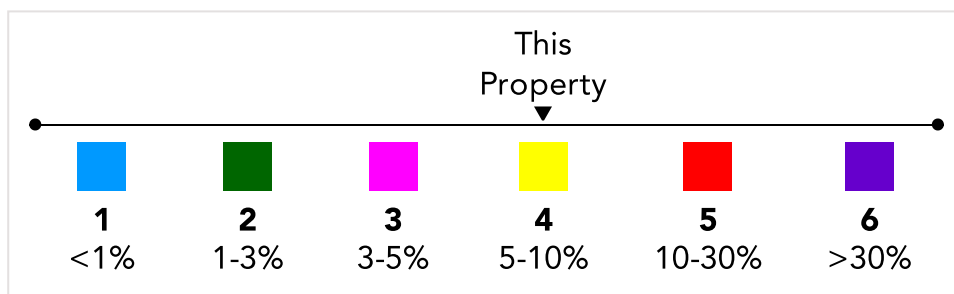
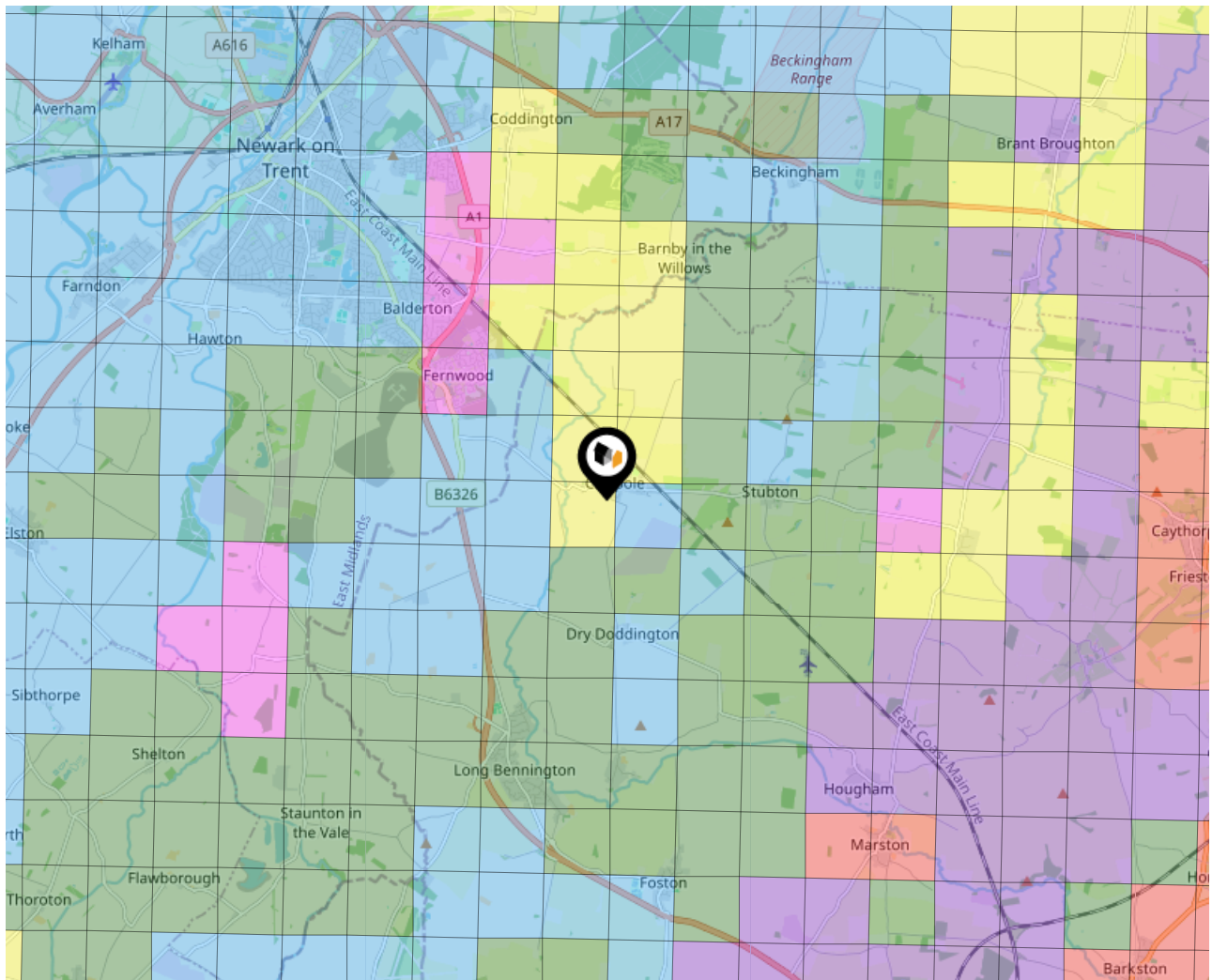
-  Power Pylons
-  Communication Masts

Environment

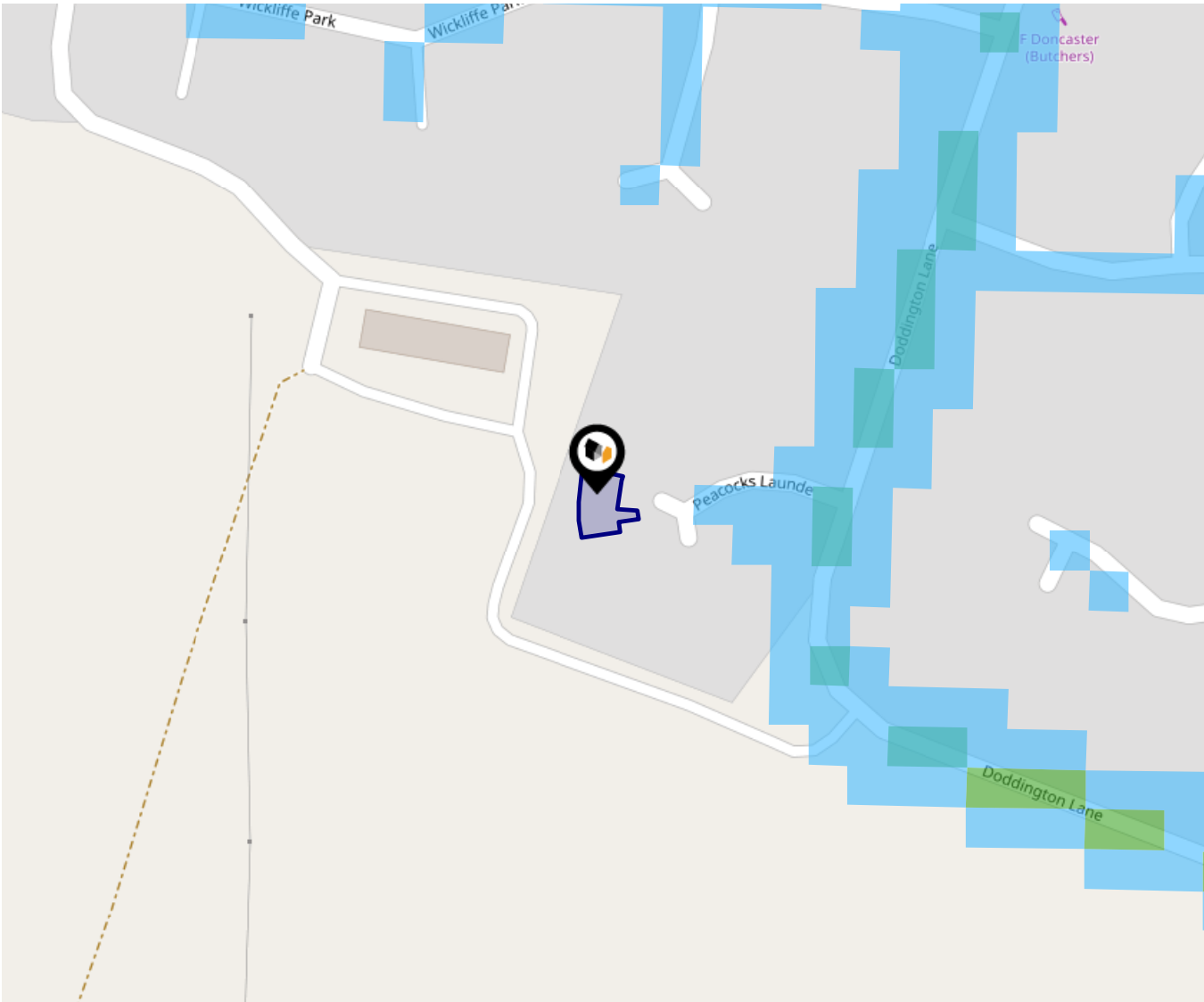
Radon Gas

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

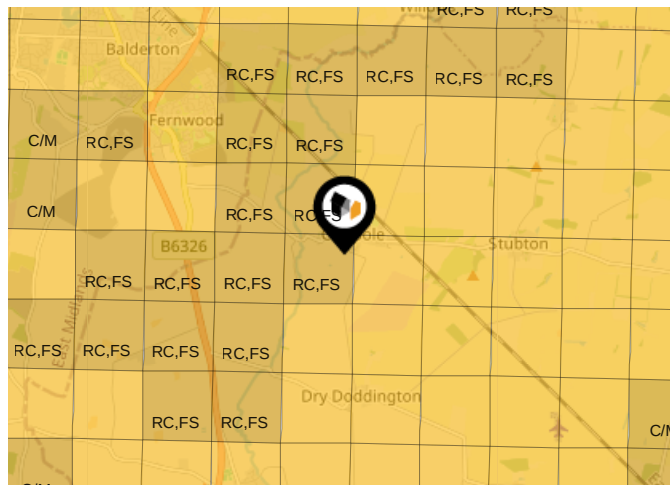


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

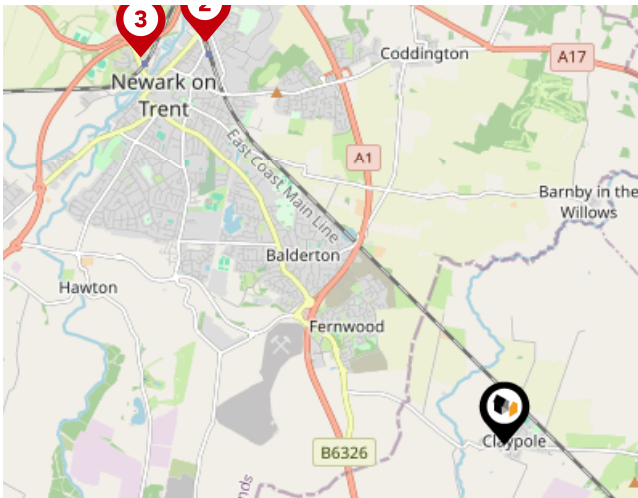
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
 ARENACEOUS
Soil Group: ALL



Primary Classifications (Most Common Clay Types)

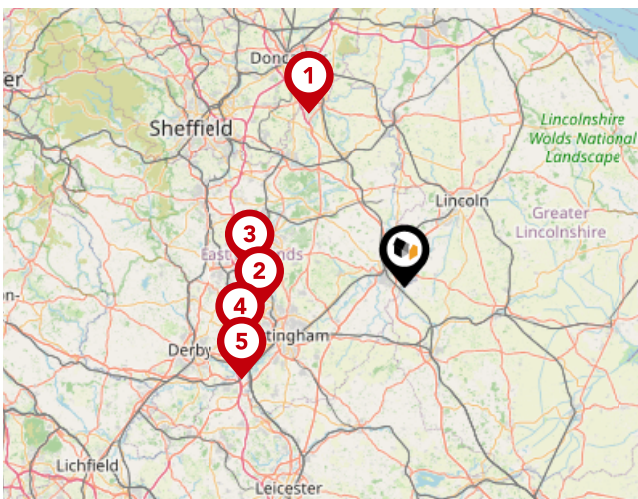
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Newark North Gate Rail Station	4.47 miles
2	Newark North Gate Rail Station	4.49 miles
3	Newark Castle Rail Station	4.74 miles



Trunk Roads/Motorways

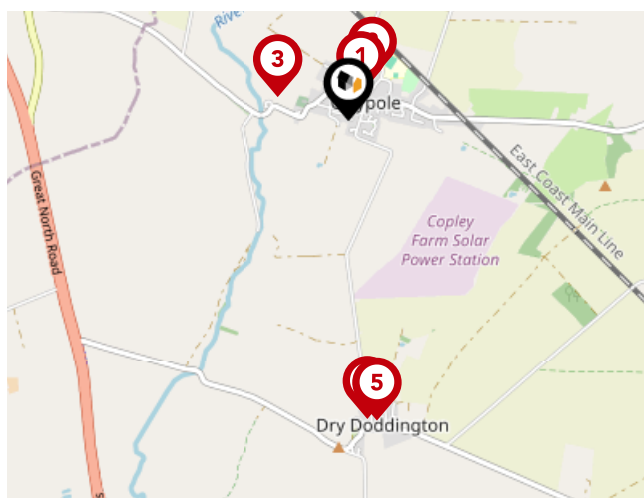
Pin	Name	Distance
1	A1(M) J34	28.48 miles
2	M1 J26	20.98 miles
3	M1 J27	22.28 miles
4	M1 J25	24.77 miles
5	M1 J24	26.65 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	33.2 miles
2	East Mids Airport	28.47 miles
3	Humberside Airport	41.5 miles
4	Baginton	55.28 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.13 miles
2	Primary School	0.21 miles
3	Gretton Close	0.33 miles
4	Claypole Lane	1.33 miles
5	Demand Responsive Area	1.35 miles

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

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We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice

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

melissa.trussler@amorrison-mundys.net
<https://amorrison-mundys.net/>

