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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



WINDSOR ROAD, MANSFIELD, NG18

Martin & Co Mansfield

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



street-view-image



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.16 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£2,023		
Title Number:	NT486474		

Local Area

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

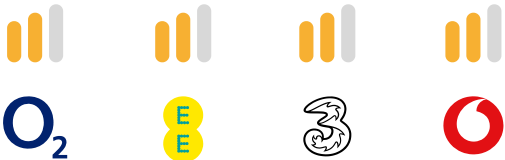
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	80	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

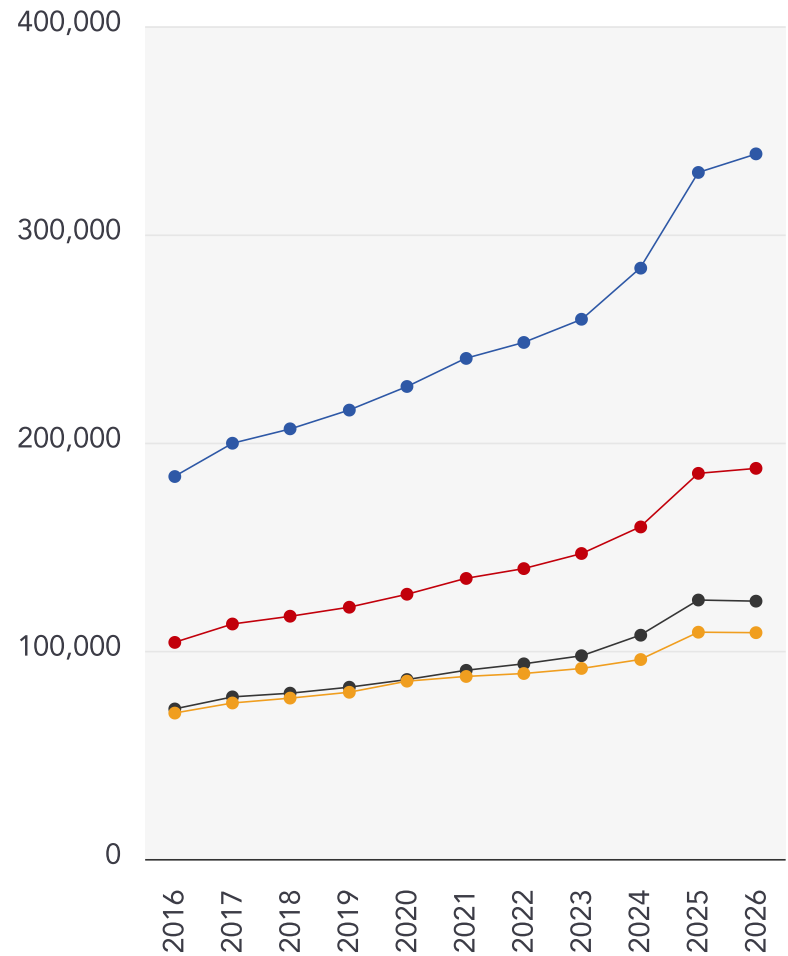
(based on calls indoors)



Satellite/Fibre TV Availability:



10 Year History of Average House Prices by Property Type in NG18



Detached

+84.36%

Semi-Detached

+80.37%

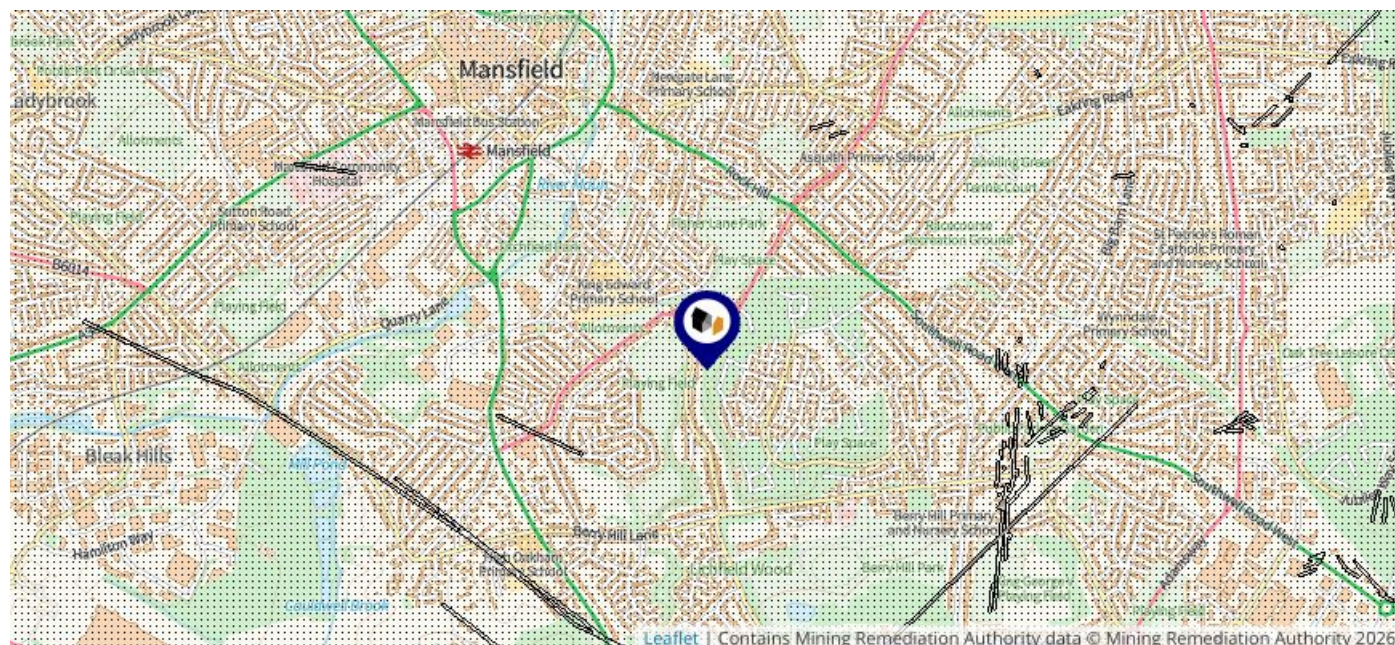
Terraced

+71.85%

Flat

+55.11%

This map displays nearby coal mine entrances and their classifications.



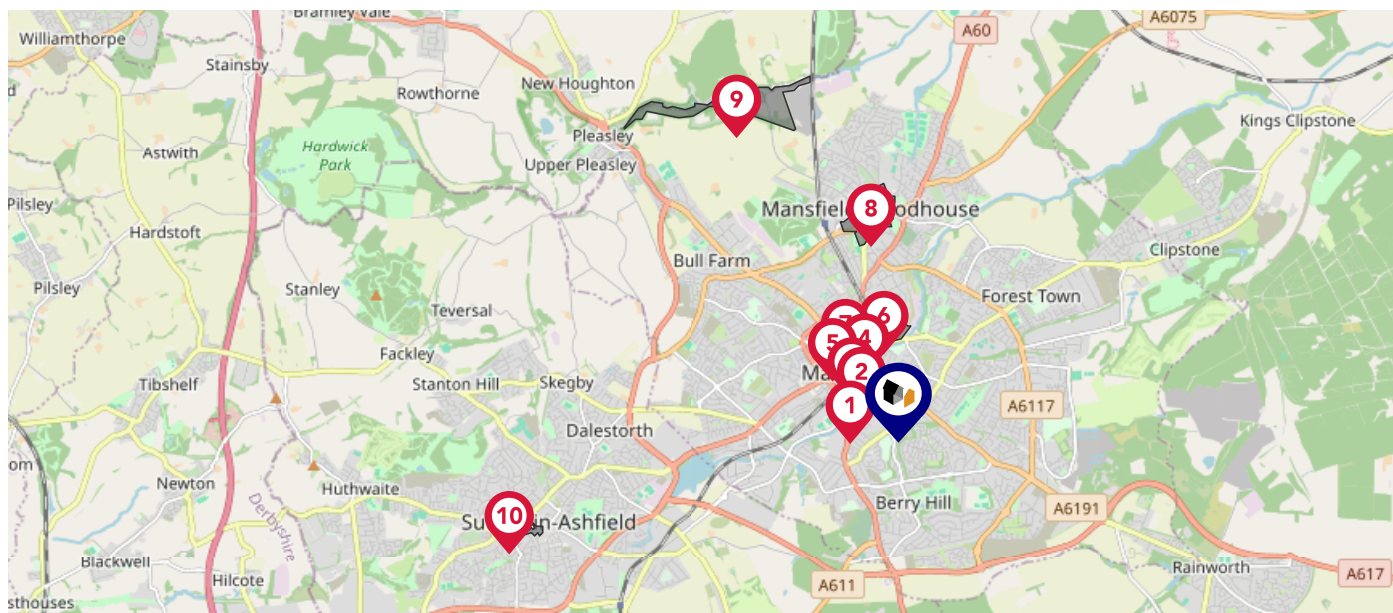
Mine Entry

- ✕ 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.

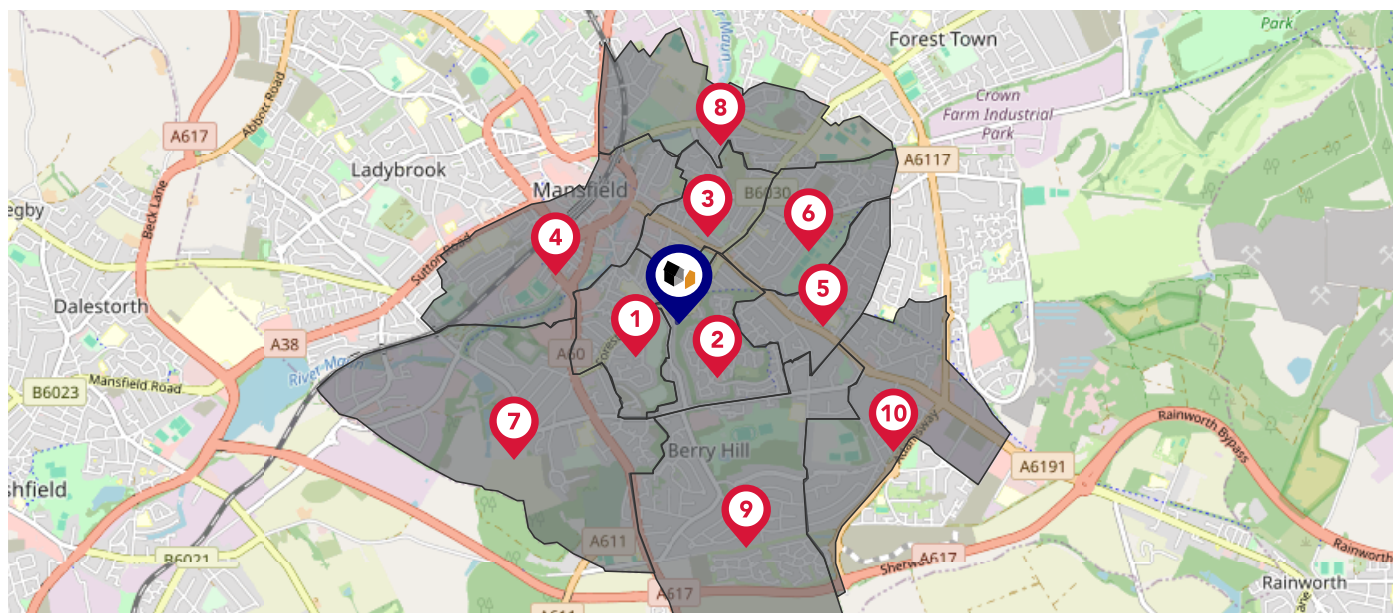
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Nottingham Road
- 2 Bridge Street
- 3 Market Place
- 4 Terrace Road
- 5 West Gate
- 6 The Park
- 7 Crow Hill Drive
- 8 Mansfield Woodhouse
- 9 Pleasley Park and Vale
- 10 Sutton in Ashfield Church and Market Place

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

Sandhurst Ward

2

Kings Walk Ward

3

Newgate Ward

4

Portland Ward

5

Eakring Ward

6

Racecourse Ward

7

Oakham Ward

8

Carr Bank Ward

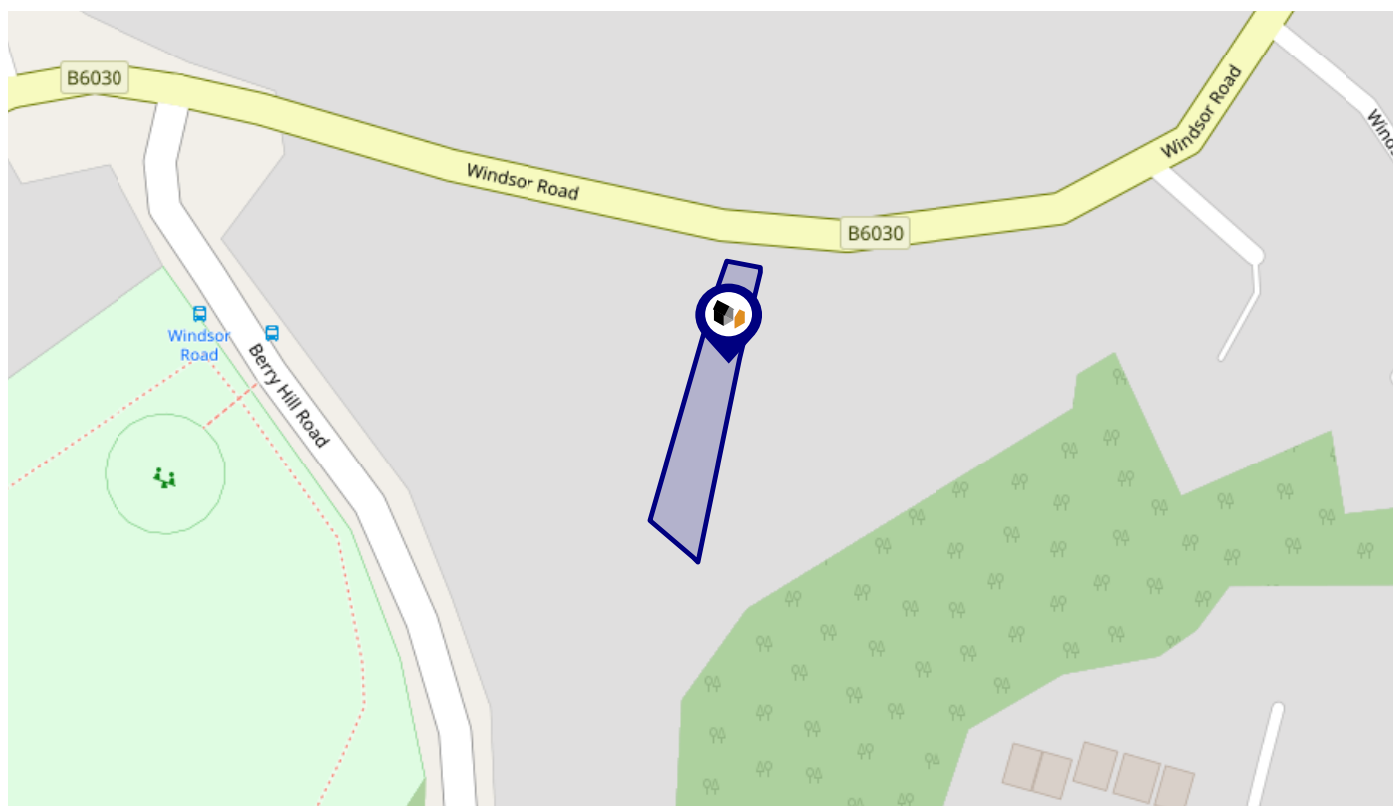
9

Berry Hill Ward

10

Lindhurst 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.

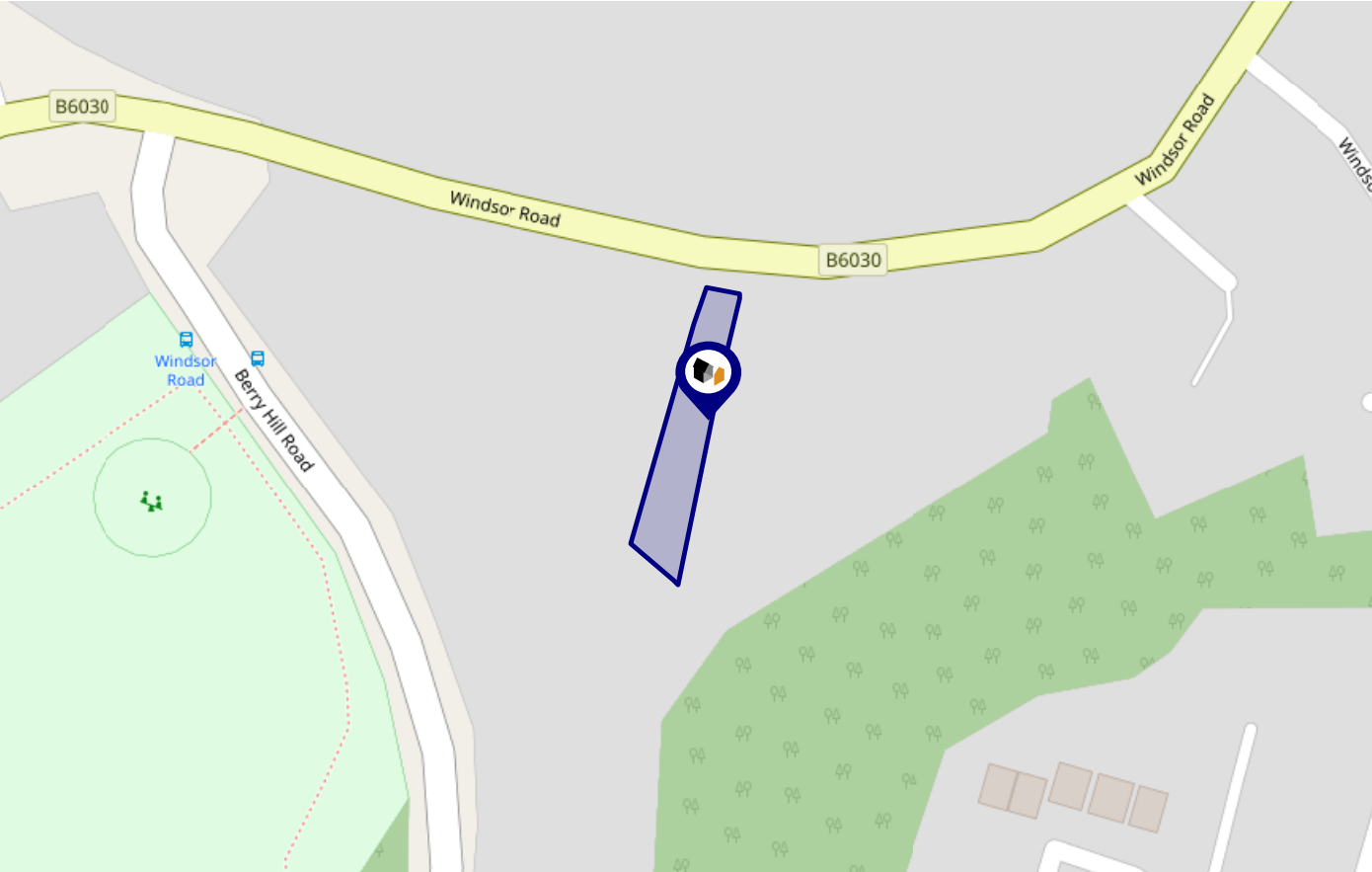
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

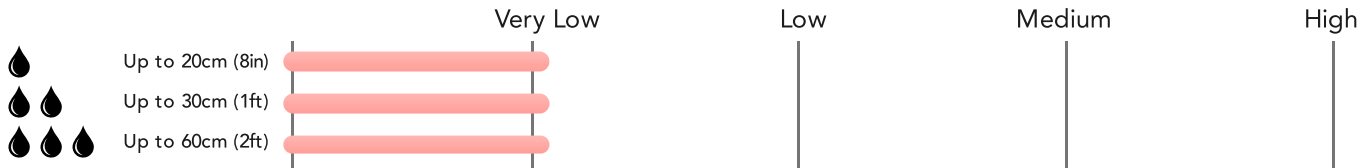


Risk Rating: Very low

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.

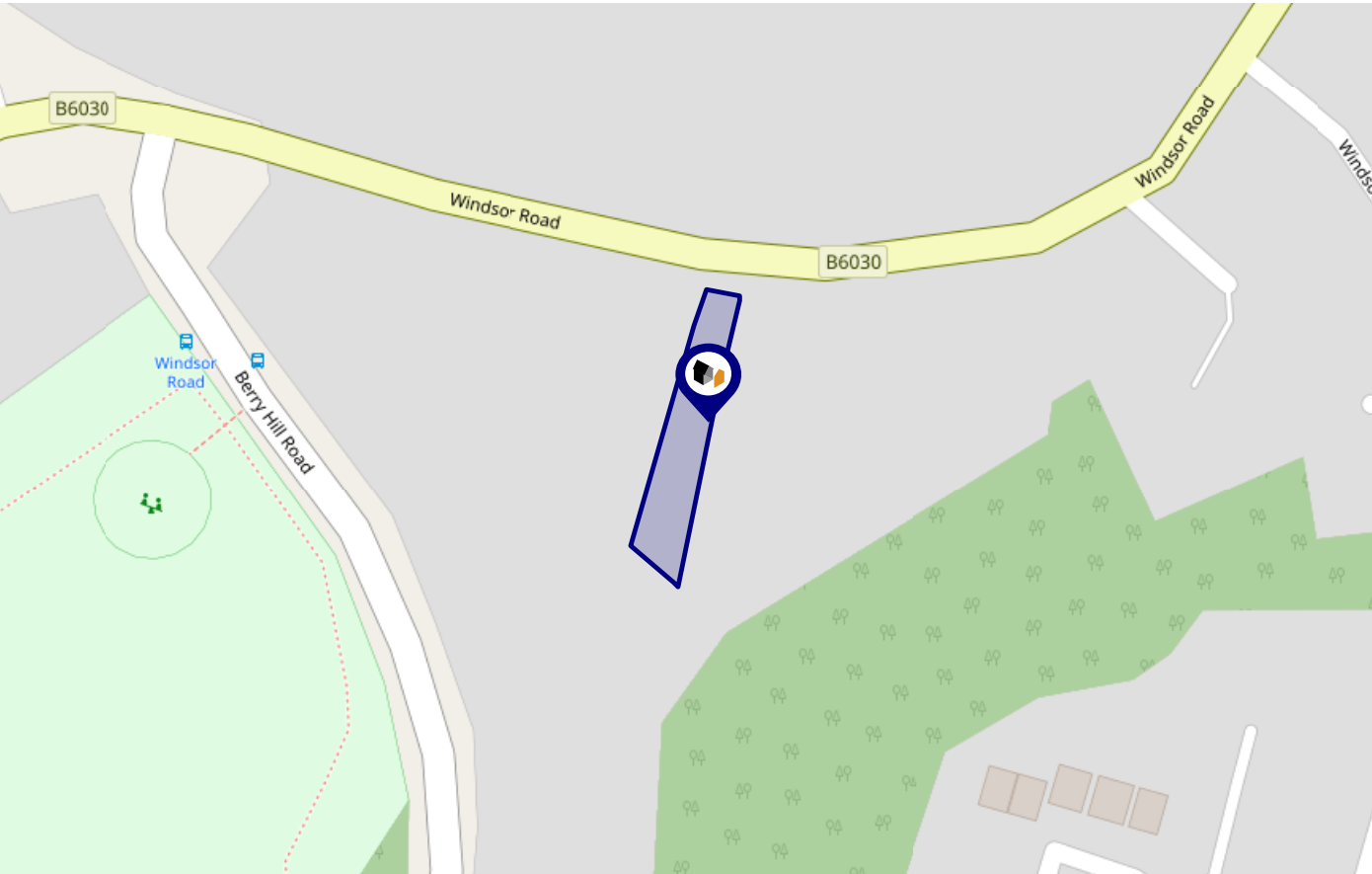
Chance of flooding to the following depths at this property:



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.

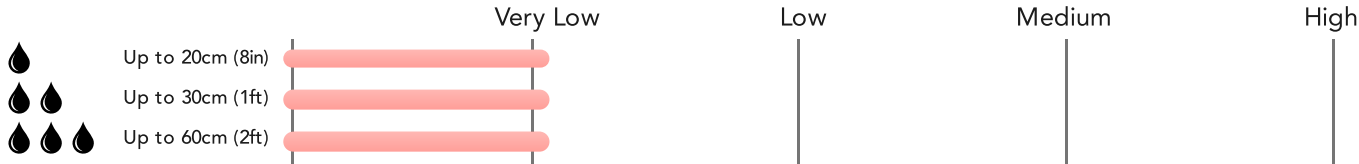


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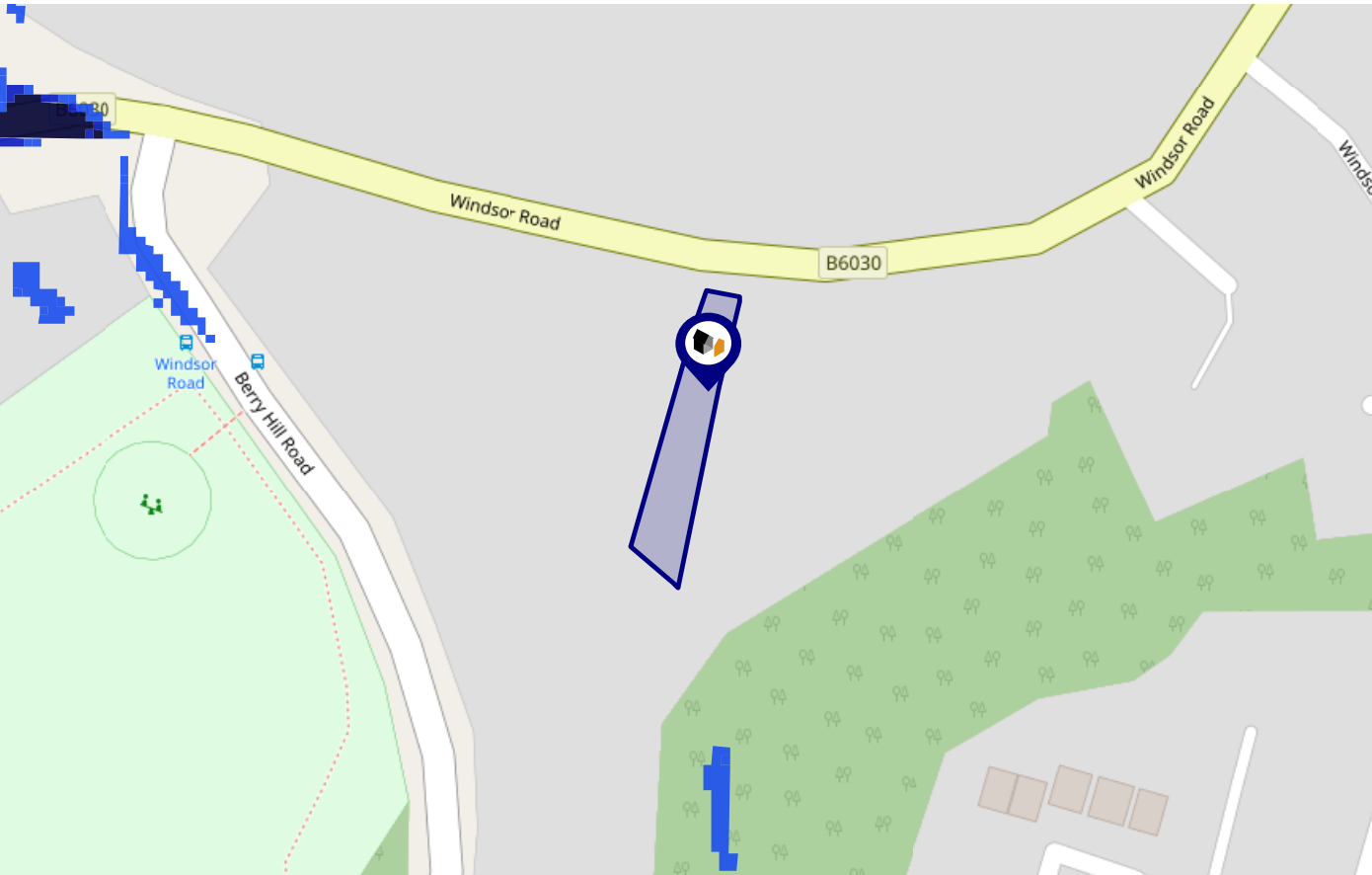
Chance of flooding to the following depths at this property:



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.

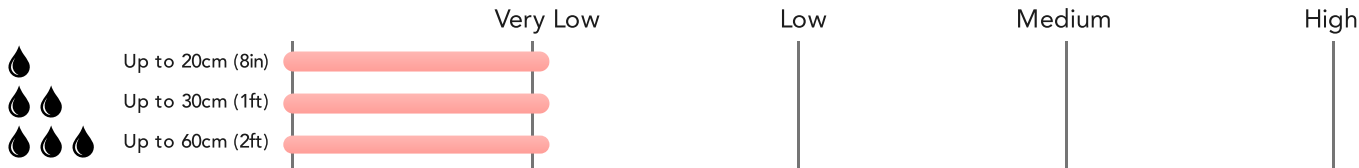


Risk Rating: Very low

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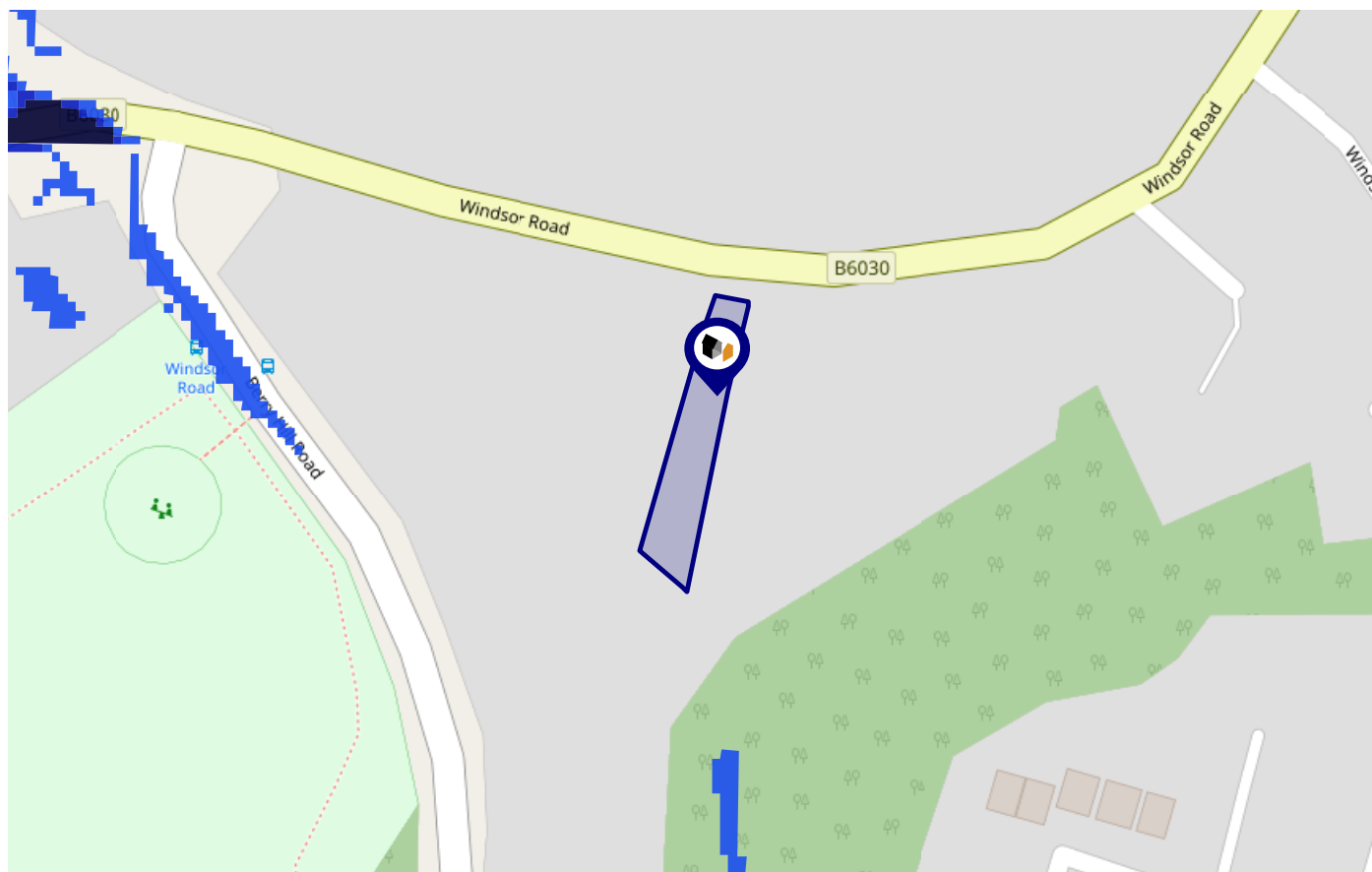
Chance of flooding to the following depths at this property:



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

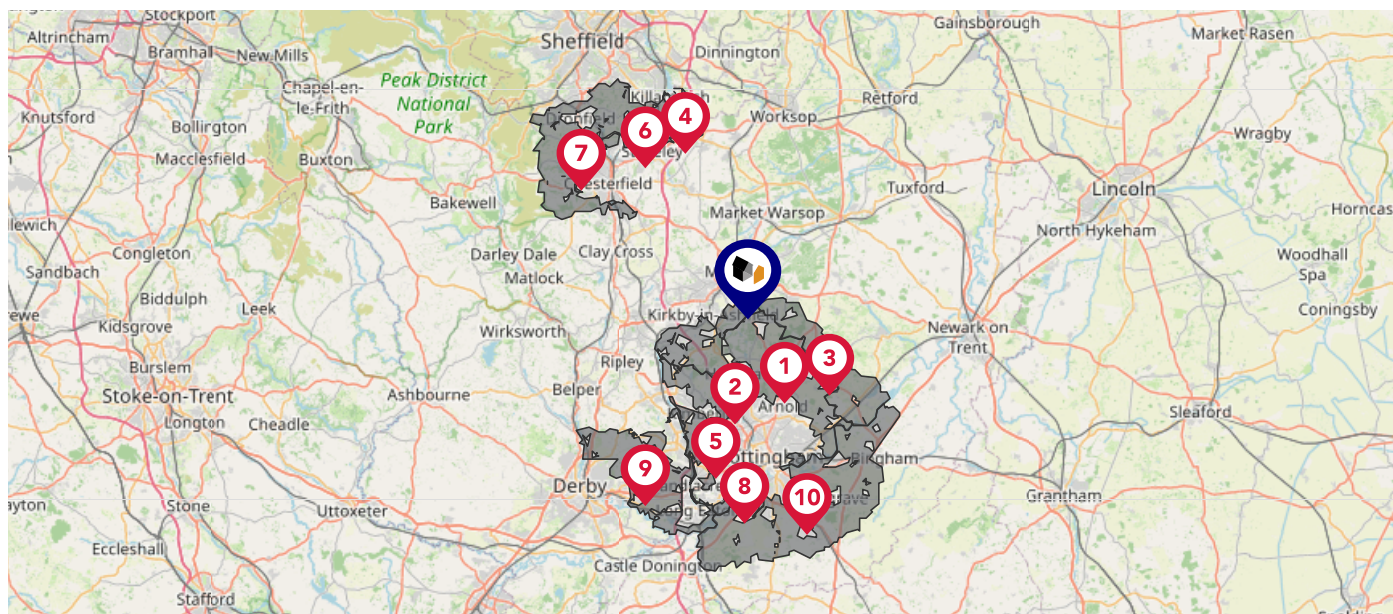
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Derby and Nottingham Green Belt - Gedling

2

Derby and Nottingham Green Belt - Ashfield

3

Derby and Nottingham Green Belt - Newark and Sherwood

4

South and West Yorkshire Green Belt - Bolsover

5

Derby and Nottingham Green Belt - Nottingham

6

South and West Yorkshire Green Belt - Chesterfield

7

South and West Yorkshire Green Belt - North East Derbyshire

8

Derby and Nottingham Green Belt - Broxtowe

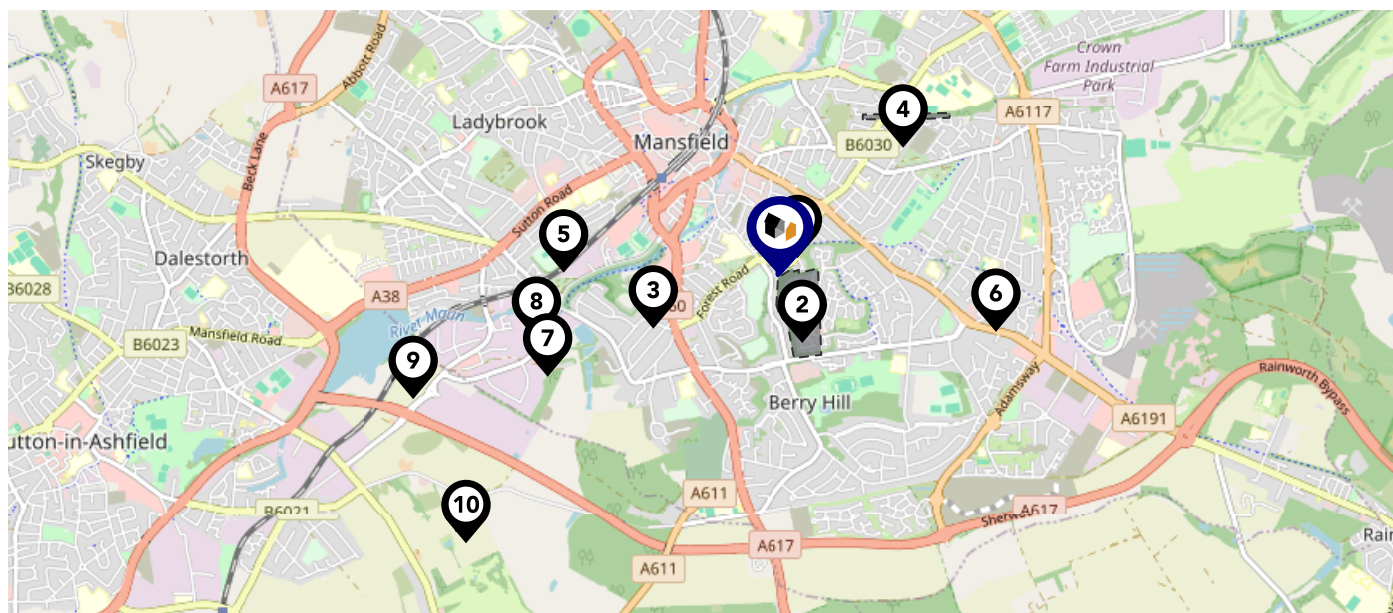
9

Derby and Nottingham Green Belt - Erewash

10

Derby and Nottingham Green Belt - Rushcliffe

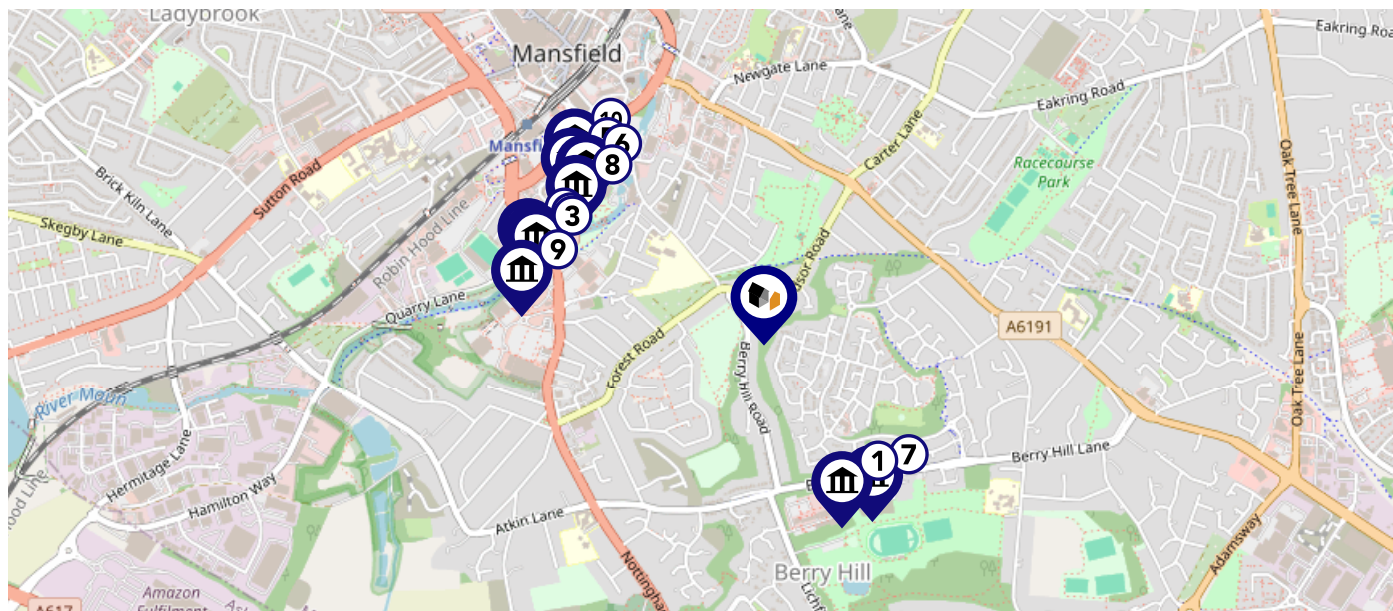
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



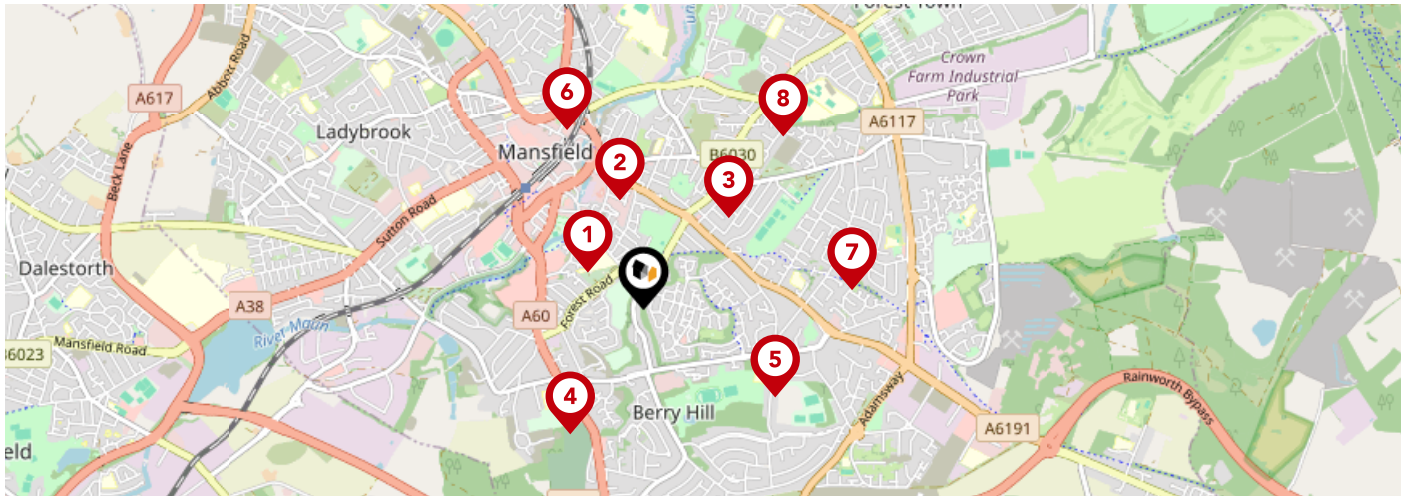
Nearby Landfill Sites

1	Windsor Road-Mansfield, Nottingham	Historic Landfill	
2	Land Forming Part Of Berry Hill Quarry-Sand Quarry, Mansfield, Nottinghamshire	Historic Landfill	
3	Nottingham Road-Mansfield, Nottinghamshire	Historic Landfill	
4	Sherwood Hall Road-Sherwood Hall Road, Mansfield, Nottinghamshire	Historic Landfill	
5	Moor Lane-Mansfield, Nottinghamshire	Historic Landfill	
6	Briar Lane-Briar Lane, Mansfield, Nottinghamshire	Historic Landfill	
7	Mansfield Plant Hire-Sheepbridge Lane, Mansfield, Nottinghamshire	Historic Landfill	
8	Sheepbridge Lane Depot Between Railway Bridge and Sutton Road Junction-Mansfield, Nottinghamshire	Historic Landfill	
9	Kings Mill Tip-Adjacent To Kings Mill Lane, Sutton In Ashfield	Historic Landfill	
10	Sutton Tip, Cauldwell Road-Sutton in Ashfield	Historic Landfill	

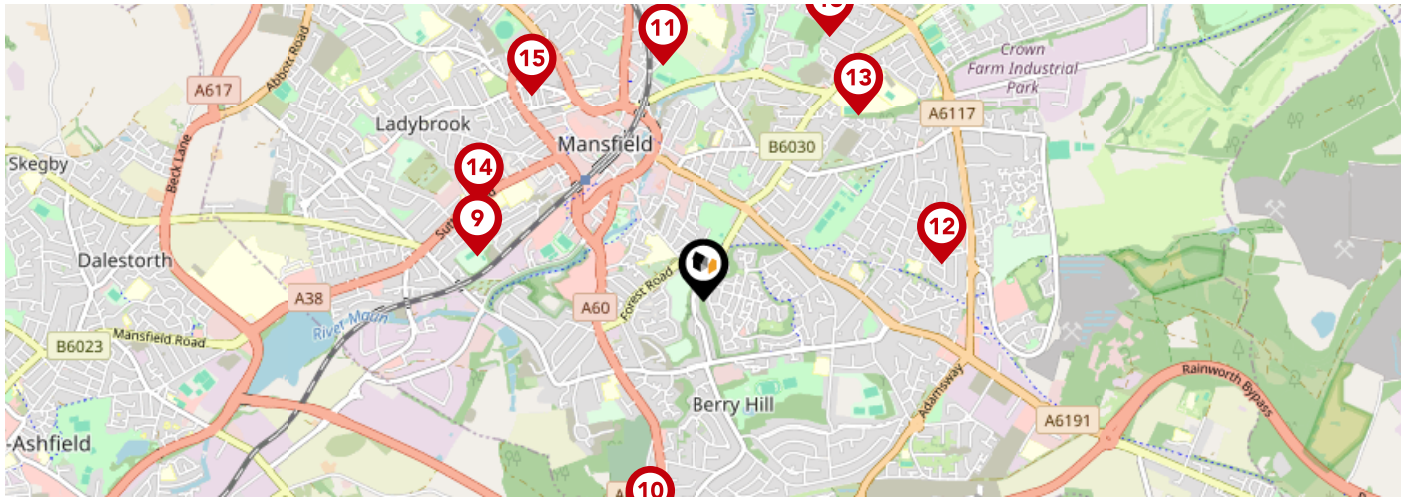
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1207157 - Cartshed 100 Metres West Of Stable Court At Berry Hill Hall	Grade II	0.4 miles
	1214953 - Church Of St Mark And Attached Boundary Wall	Grade II	0.5 miles
	1207183 - War Memorial And Railings 1 Metre South Of Church Of St Mark	Grade II	0.5 miles
	1215088 - Church Hall 20 Metres North West Of Church Of St Mark	Grade II	0.5 miles
	1279857 - 46, Nottingham Road	Grade II	0.5 miles
	1279859 - Nottingham Road Methodist Church	Grade II	0.5 miles
	1207155 - Coach House And Attached Gate Piers At Berry Hill Hall	Grade II	0.5 miles
	1207182 - Former Cattle Market Building And Attached Gates	Grade II	0.5 miles
	1288344 - Field Mill House	Grade II	0.5 miles
	1214942 - Heath's Almshouses And Adjoining Boundary Wall	Grade II	0.5 miles



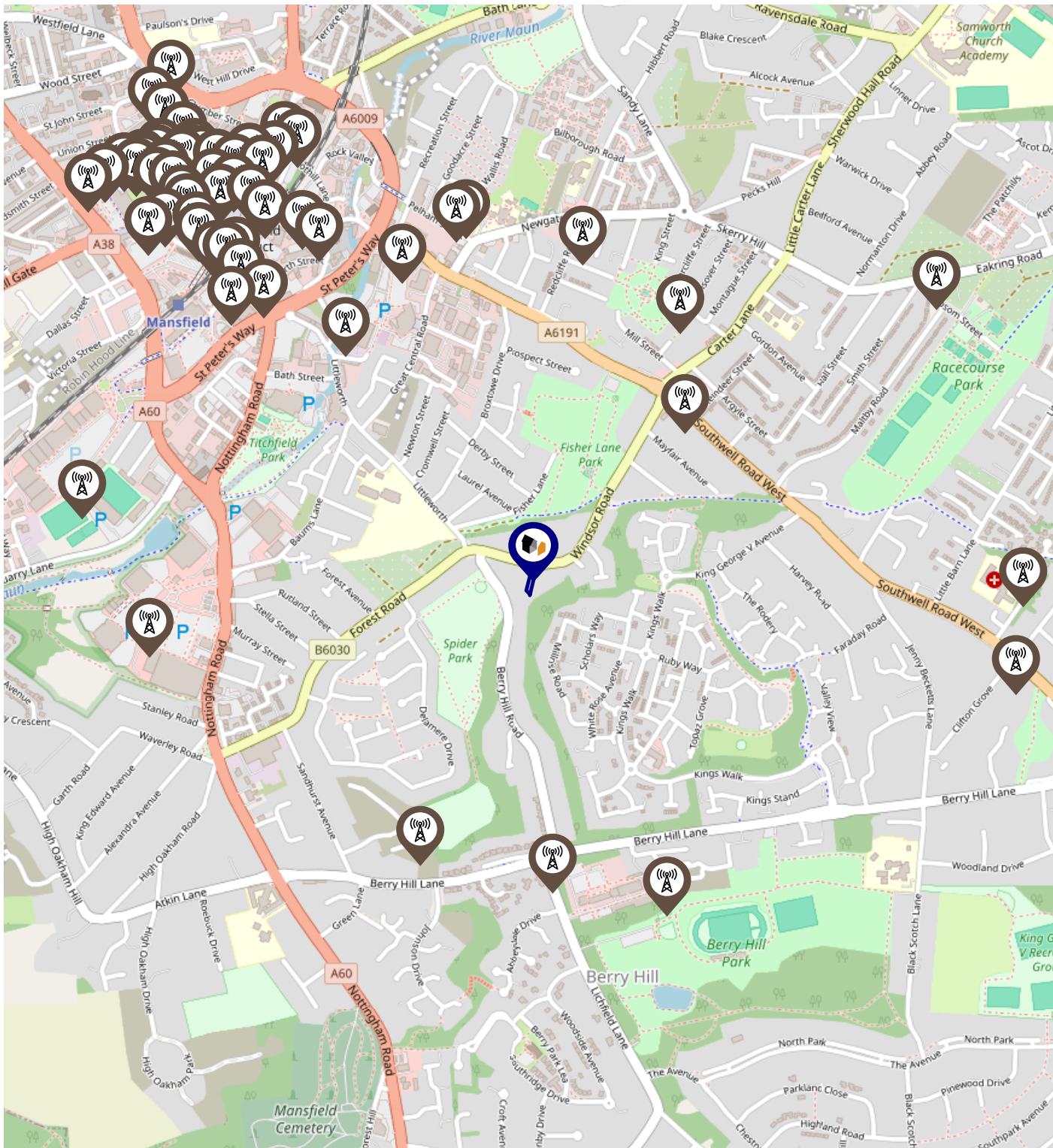
		Nursery	Primary	Secondary	College	Private
1	King Edward Primary School & Nursery Ofsted Rating: Good Pupils:0 Distance:0.3	☐	☒	☐	☐	☐
2	Mansfield Primary Academy Ofsted Rating: Good Pupils: 225 Distance:0.5	☐	☒	☐	☐	☐
3	Asquith Primary School Ofsted Rating: Requires improvement Pupils: 326 Distance:0.56	☐	☒	☐	☐	☐
4	High Oakham Primary School Ofsted Rating: Good Pupils: 465 Distance:0.64	☐	☒	☐	☐	☐
5	Berry Hill Primary School Ofsted Rating: Good Pupils: 451 Distance:0.71	☐	☒	☐	☐	☐
6	R.E.A.L. Independent Schools Mansfield Ofsted Rating: Good Pupils: 75 Distance:0.87	☐	☐	☒	☐	☐
7	Wynndale Primary School Ofsted Rating: Good Pupils: 232 Distance:0.93	☐	☒	☐	☐	☐
8	Samworth Church Academy Ofsted Rating: Requires improvement Pupils: 1011 Distance:0.98	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Sutton Road Primary School Ofsted Rating: Good Pupils: 616 Distance: 1.02	☐	☒	☐	☐	☐
	West Nottinghamshire College Ofsted Rating: Good Pupils: 0 Distance: 1.04	☐	☐	☒	☐	☐
	The Brunts Academy Ofsted Rating: Requires improvement Pupils: 1464 Distance: 1.06	☐	☐	☒	☐	☐
	St Patrick's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 236 Distance: 1.07	☐	☒	☐	☐	☐
	Abbey Primary School Ofsted Rating: Good Pupils: 454 Distance: 1.08	☐	☒	☐	☐	☐
	APTCOO - A Place to Call Our Own Ofsted Rating: Requires improvement Pupils: 17 Distance: 1.08	☐	☐	☒	☐	☐
	St Philip Neri With St Bede Catholic Voluntary Academy Ofsted Rating: Good Pupils: 467 Distance: 1.18	☐	☒	☐	☐	☐
	Heatherley Primary School Ofsted Rating: Good Pupils: 329 Distance: 1.3	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

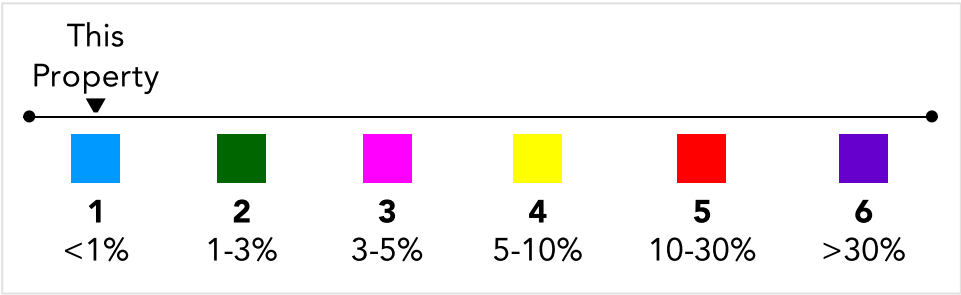
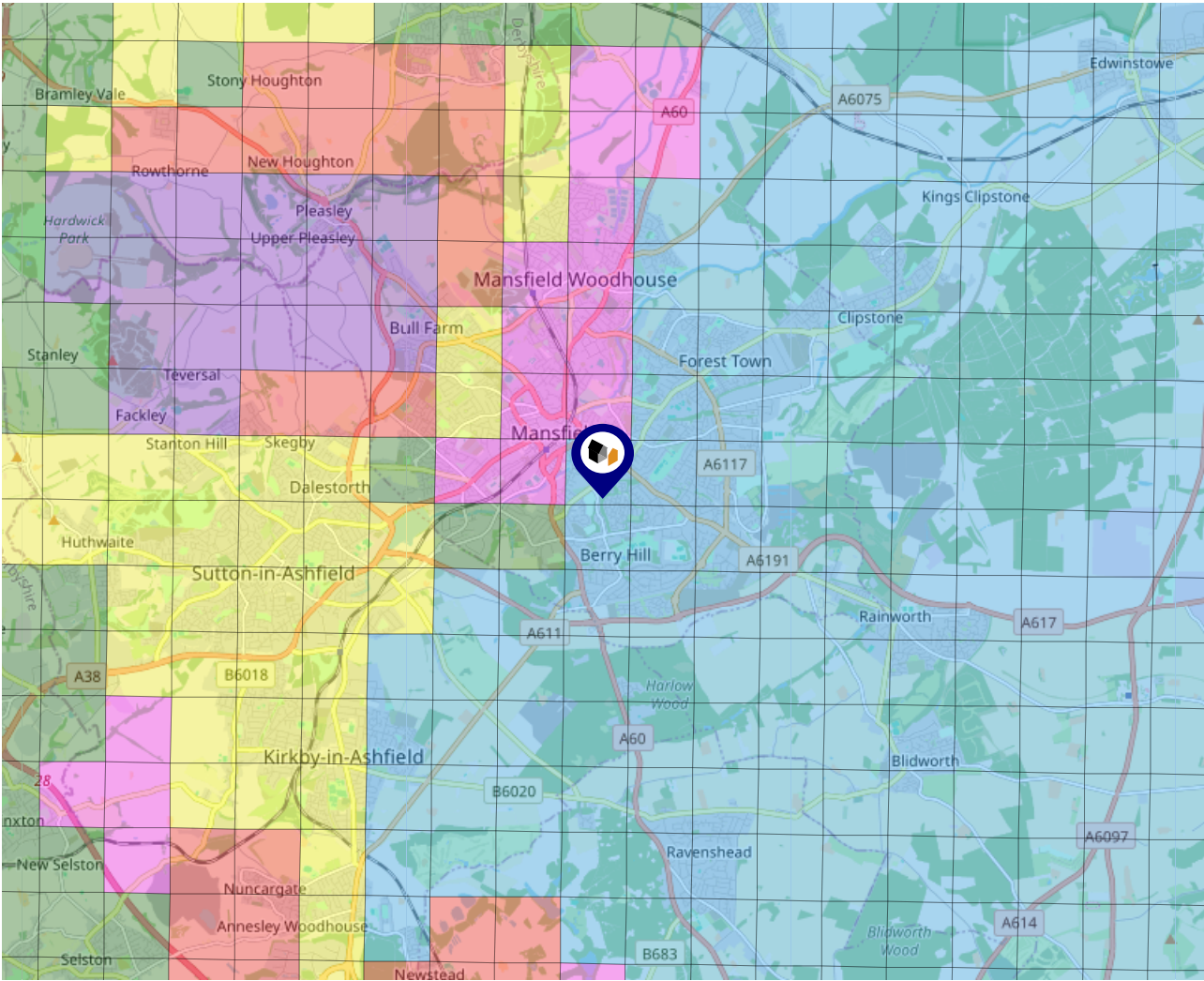


Key:

-  Power Pylons
-  Communication Masts

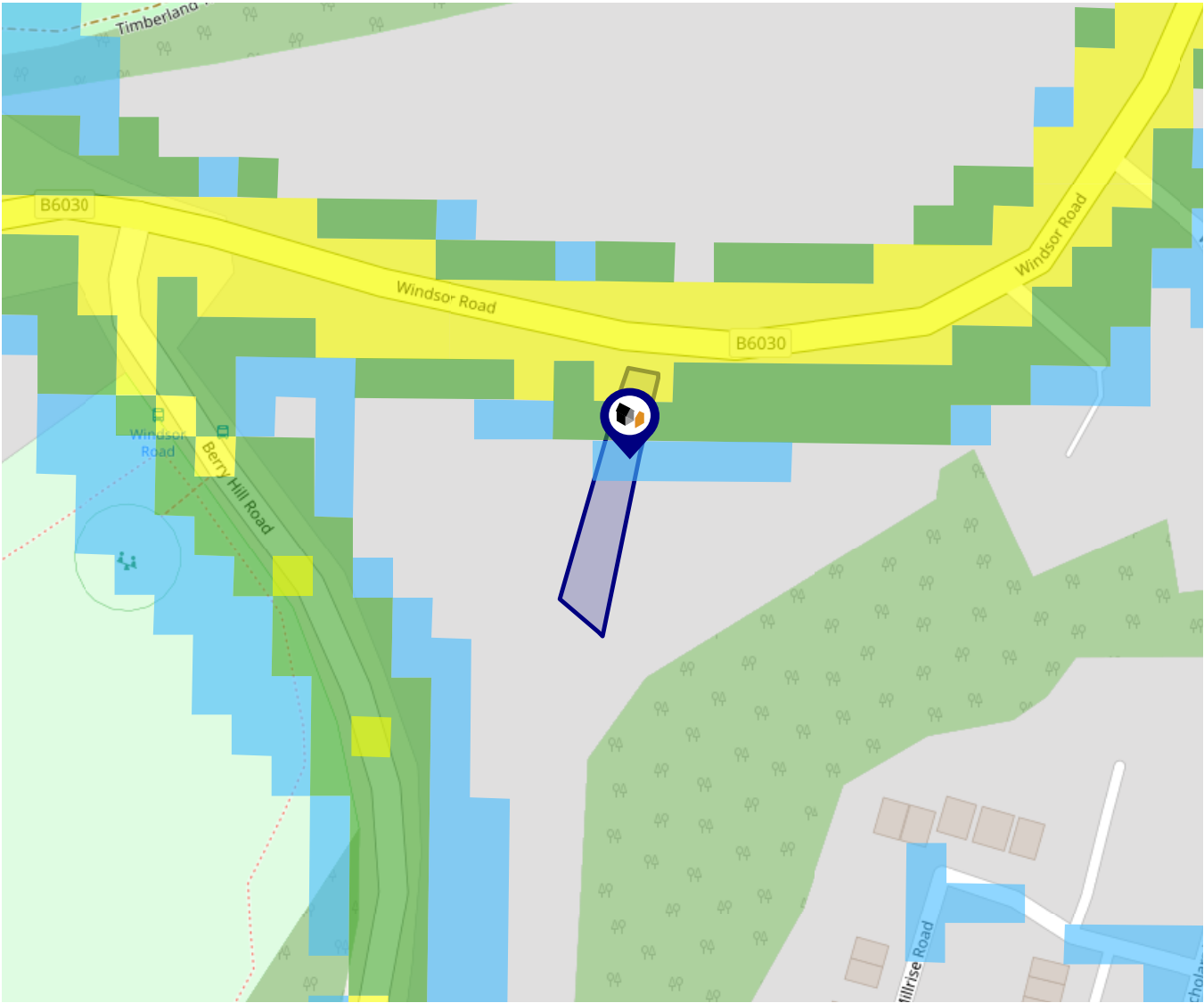
What is Radon?

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

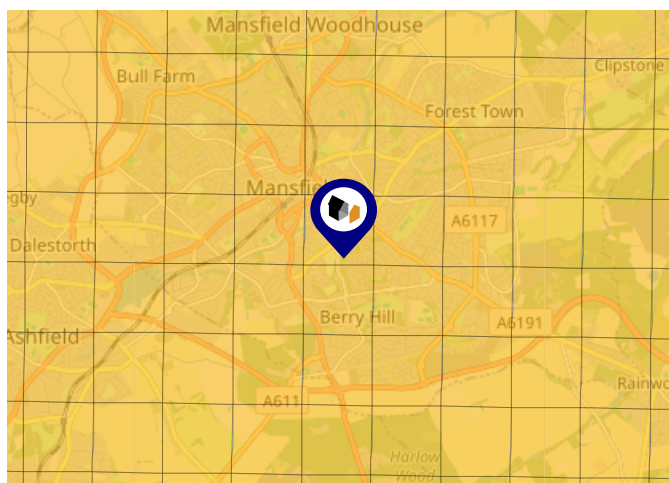


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

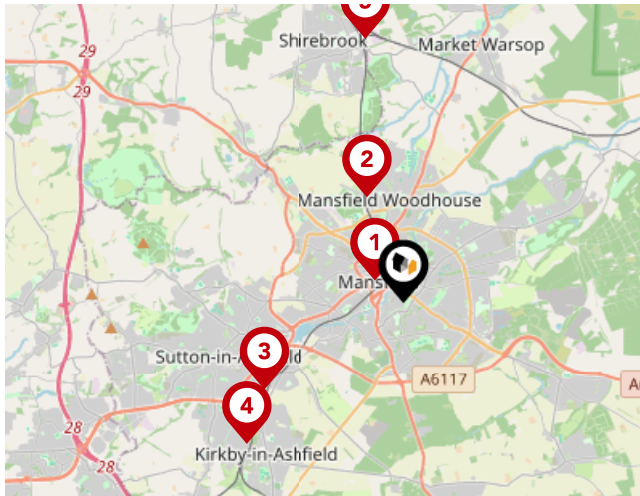


Primary Classifications (Most Common Clay Types)

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

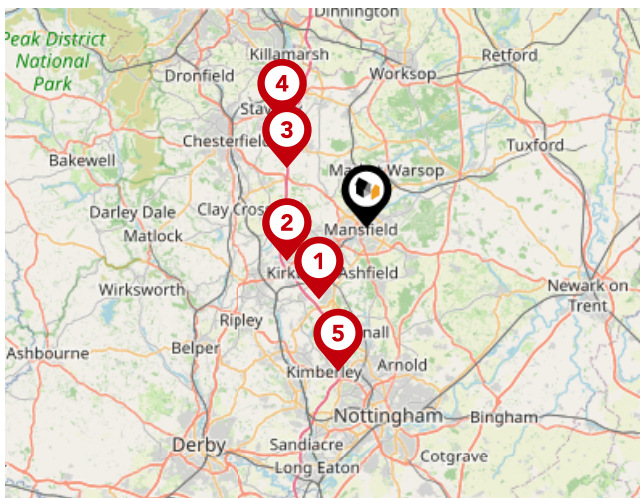
Area

Transport (National)



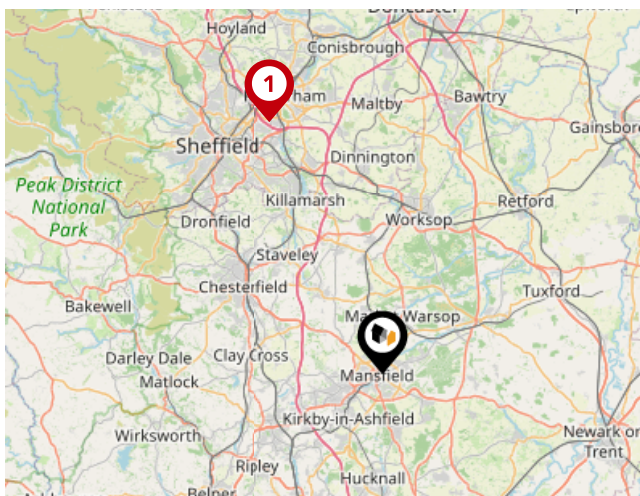
National Rail Stations

Pin	Name	Distance
1	Mansfield Rail Station	0.65 miles
2	Mansfield Woodhouse Rail Station	1.99 miles
3	Sutton Parkway Rail Station	2.91 miles
4	Kirkby in Ashfield Rail Station	3.74 miles
5	Shirebrook Rail Station	4.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	6.11 miles
2	M1 J28	6.22 miles
3	M1 J29	7.11 miles
4	M1 J29A	9.64 miles
5	M1 J26	10.39 miles

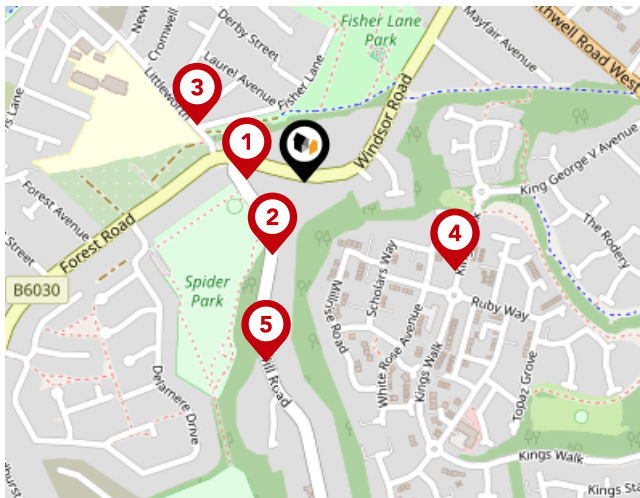


Airports/Helipads

Pin	Name	Distance
1	Sheffield City Airport	19.67 miles

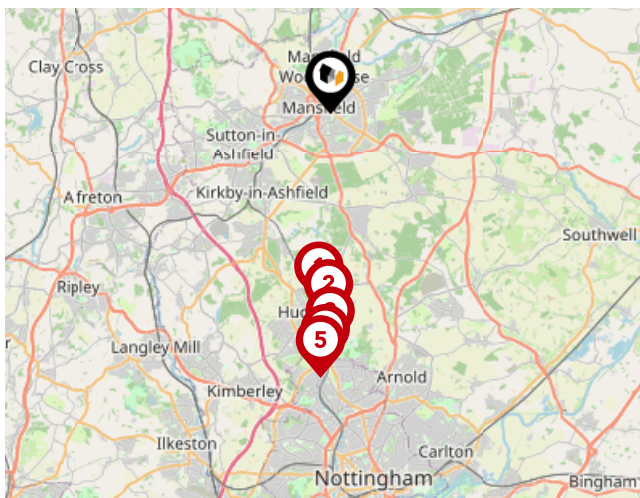
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Windsor Road	0.06 miles
2	Recreation Ground	0.08 miles
3	Fisher Lane	0.13 miles
4	Ruby Way	0.19 miles
5	Berry Hill Close	0.2 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	6.78 miles
2	Butler's Hill Tram Stop	7.42 miles
3	Moor Bridge Tram Stop	8.41 miles
4	Bulwell Forest Tram Stop	9.04 miles
5	Bulwell Tram Stop	9.44 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.



/pages/Martin-Co-Mansfield-Lettings-Sales-Investment/144249549038801



/MACMansfield

Martin & Co Mansfield

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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