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# KFB: Key Facts For Buyers

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



**MAIN STREET, NORTH MUSKHAM, NEWARK, NG23**

## Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

[melissa.trussler@amorrison-mundys.net](mailto:melissa.trussler@amorrison-mundys.net)

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

# Property Overview



## Property



**Type:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.37 acres  
**Council Tax :** Band F  
**Annual Estimate:** £3,874  
**Title Number:** NT378746

**Tenure:** Freehold

## Local Area

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

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

**24** mb/s      - mb/s  
      

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



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: *Main Street, North Muskham, Newark, NG23*

<b>Reference - 24/01912/LBC</b>
<b>Decision:</b> -
<b>Date:</b> 30th October 2024
<b>Description:</b> Conversion of outhouse to residential accommodation with new cladding and rooflights
<b>Reference - 21/01910/LBC</b>
<b>Decision:</b> -
<b>Date:</b> 03rd September 2021
<b>Description:</b> Partial demolition of front boundary wall to create new access driveway and parking area, internal alterations to dwelling, alterations to window, remove part of rear staircase, and erection of new external soil vent pipe
<b>Reference - 24/01692/FUL</b>
<b>Decision:</b> -
<b>Date:</b> 25th September 2024
<b>Description:</b> Conversion of outhouse to residential accommodation with new cladding and rooflights.
<b>Reference - 21/01909/FUL</b>
<b>Decision:</b> -
<b>Date:</b> 03rd September 2021
<b>Description:</b> Partial demolition of front boundary wall to create new access driveway and parking area, inc alter/widen existing vehicle crossover, alterations to window, and erection of new external soil vent pipe

## MAIN STREET, NORTH MUSKHAM, NEWARK, NG23

Approximate Area = 243.7 sq m / 2623 sq ft  
 Barn = 59.4 sq m / 639 sq ft  
 Outbuildings = 9.6 sq m / 103 sq ft (Excluding Log Store)  
 Garages = 42.3 sq m / 455 sq ft  
 Total = 355.0 sq m / 3820 sq ft  
 Including Limited Use Area (19.3 sq m / 208 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls

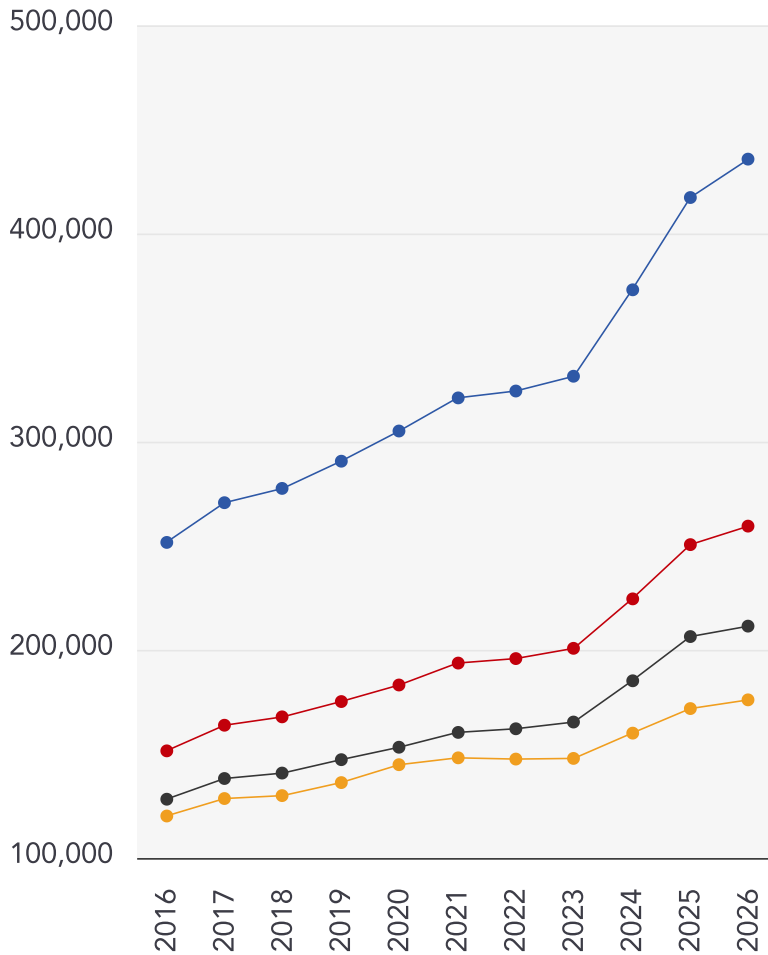


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
[fourwalls-group.com](http://fourwalls-group.com) 303657

# 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%**

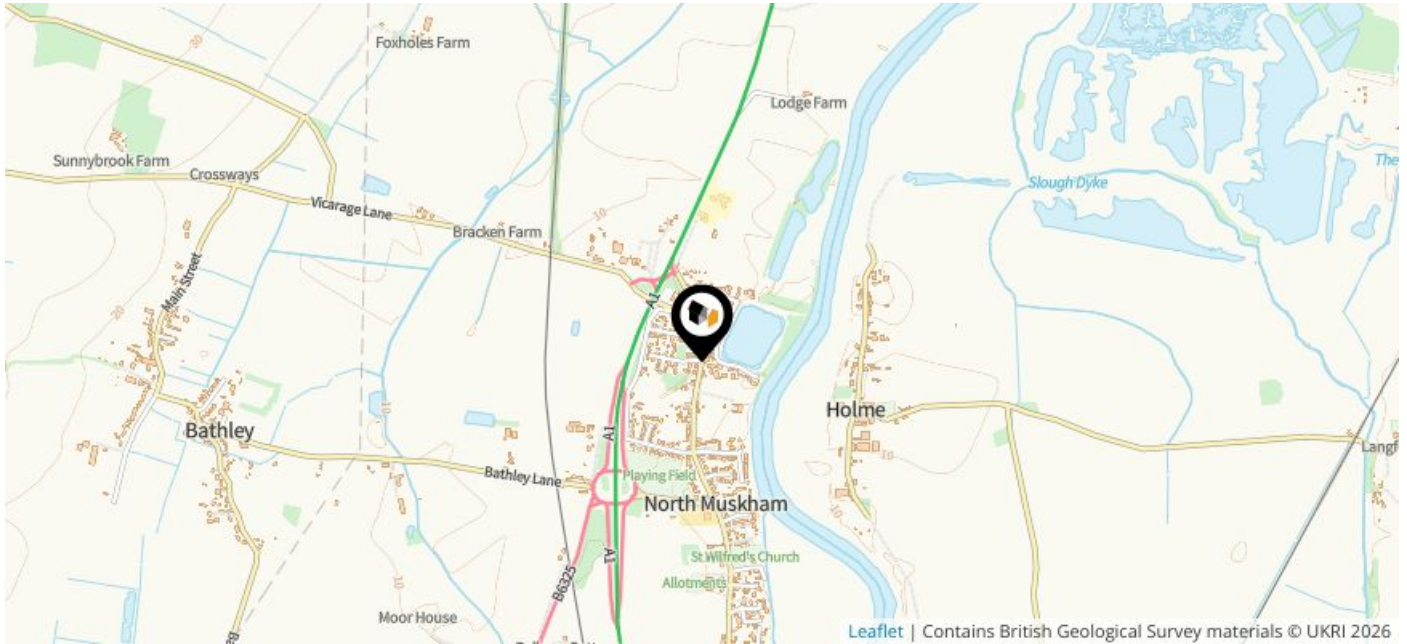
Flat

**+46.42%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

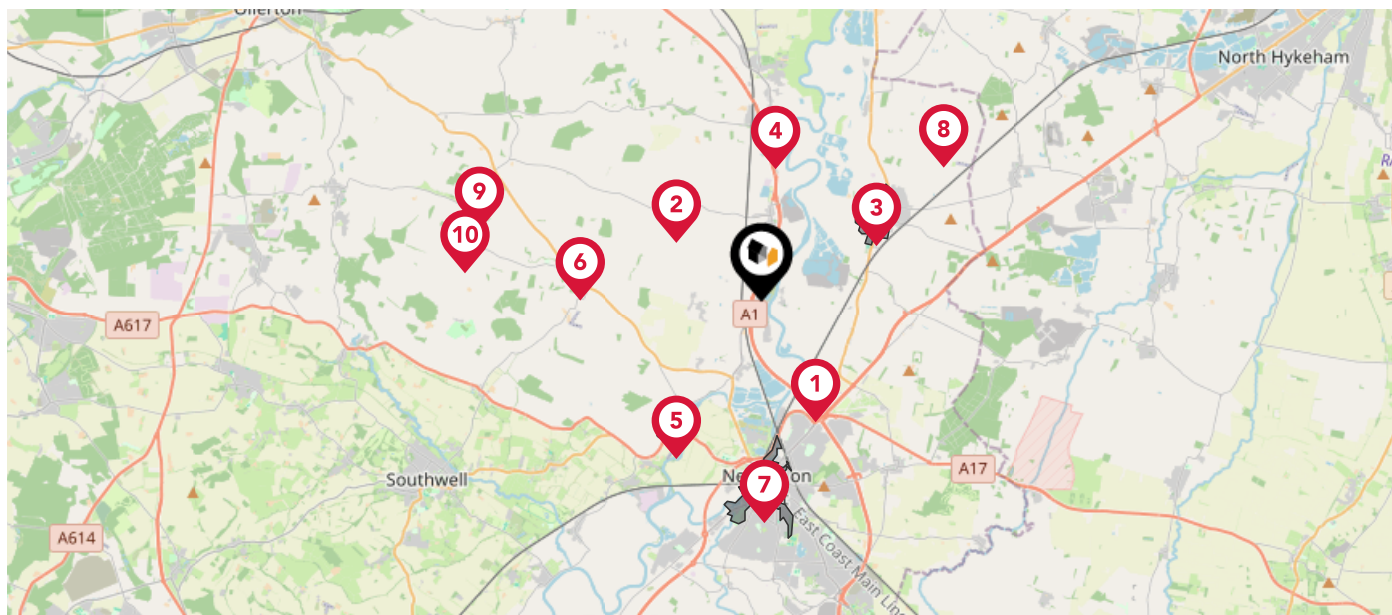
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



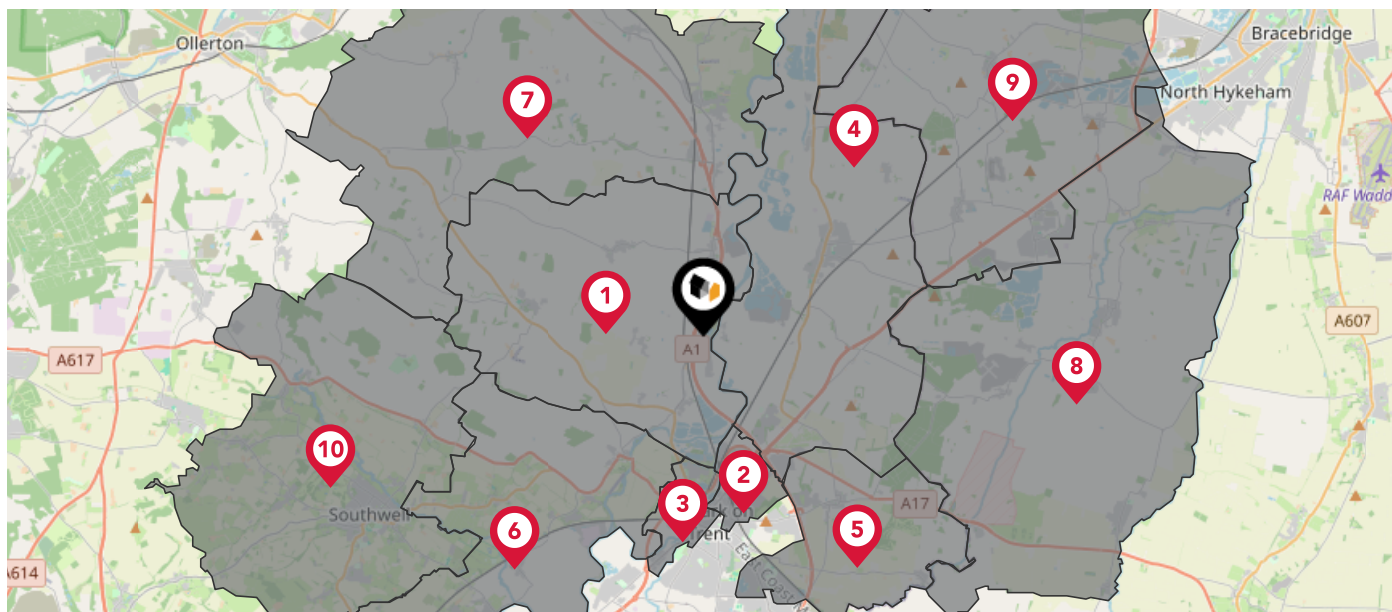
### Nearby Conservation Areas

-  1 Winthorpe
-  2 Norwell
-  3 Collingham
-  4 Carlton on Trent
-  5 Kelham
-  6 Caunton
-  7 Newark
-  8 South Scarle
-  9 Kersall
-  10 Maplebeck











# 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



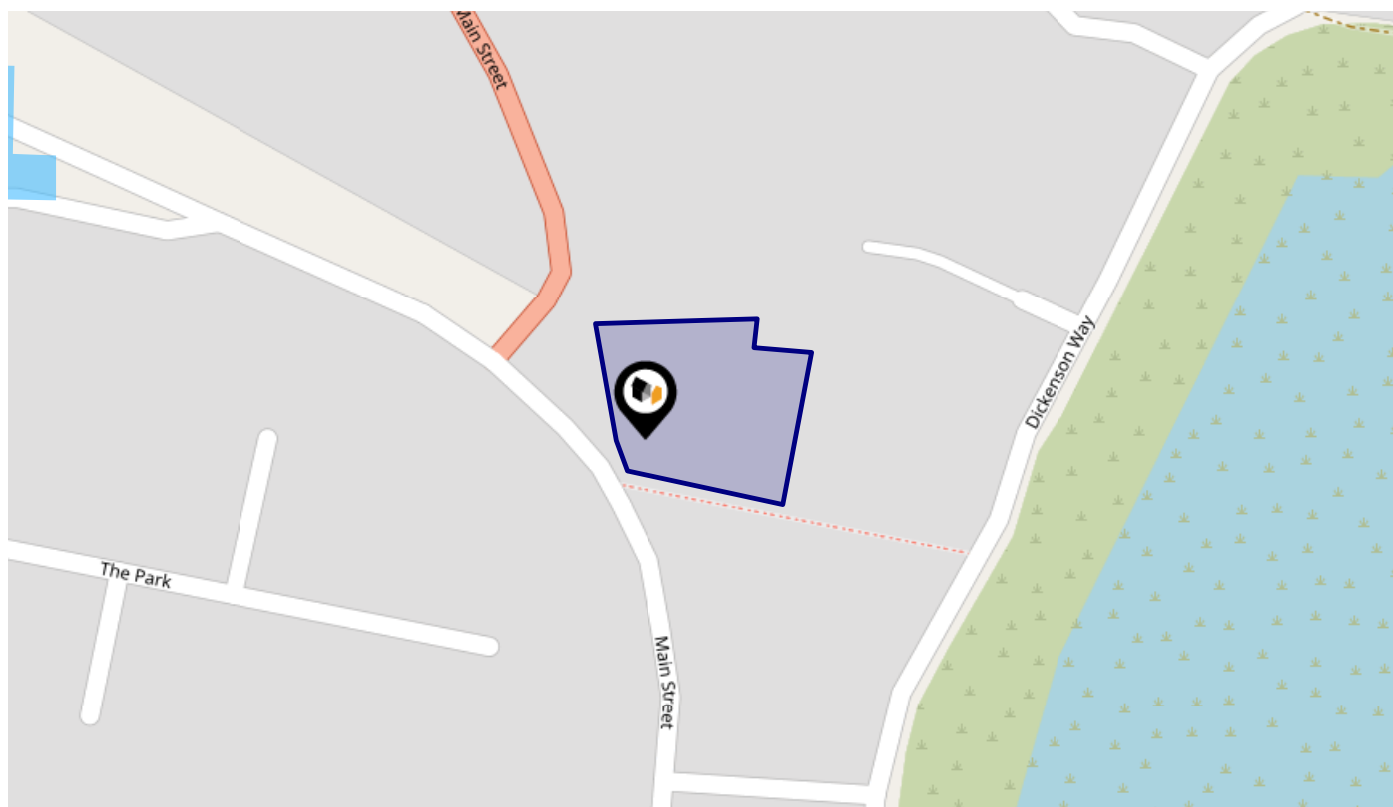
### Nearby Council Wards

-  Muskham Ward
-  Bridge Ward
-  Castle Ward
-  Collingham Ward
-  Balderton North & Coddington Ward
-  Trent Ward
-  Sutton-on-Trent Ward
-  Basseton and Brant Broughton Ward
-  Eagle, Swinderby and Witham St. Hughs Ward
-  Southwell 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.

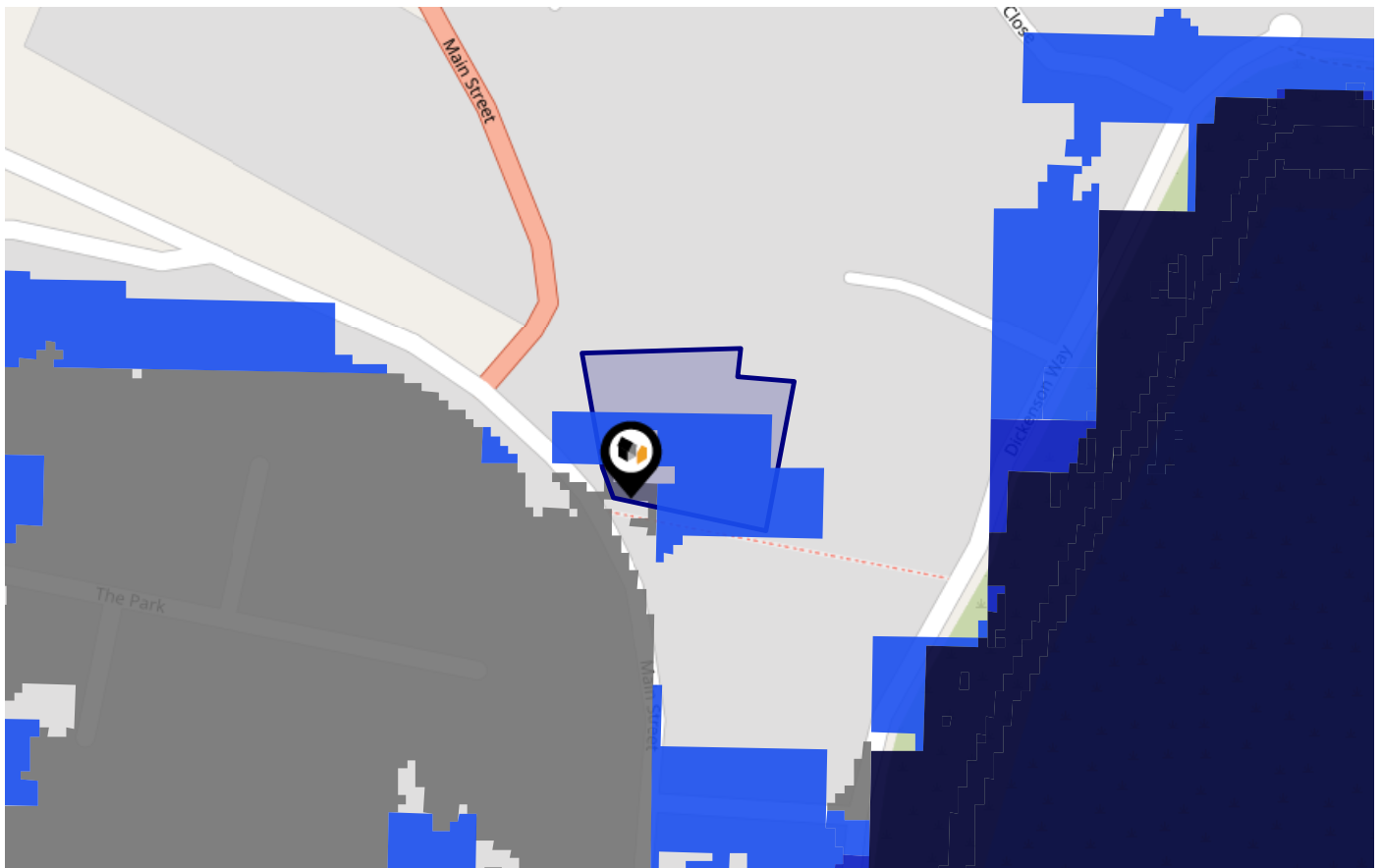
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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:

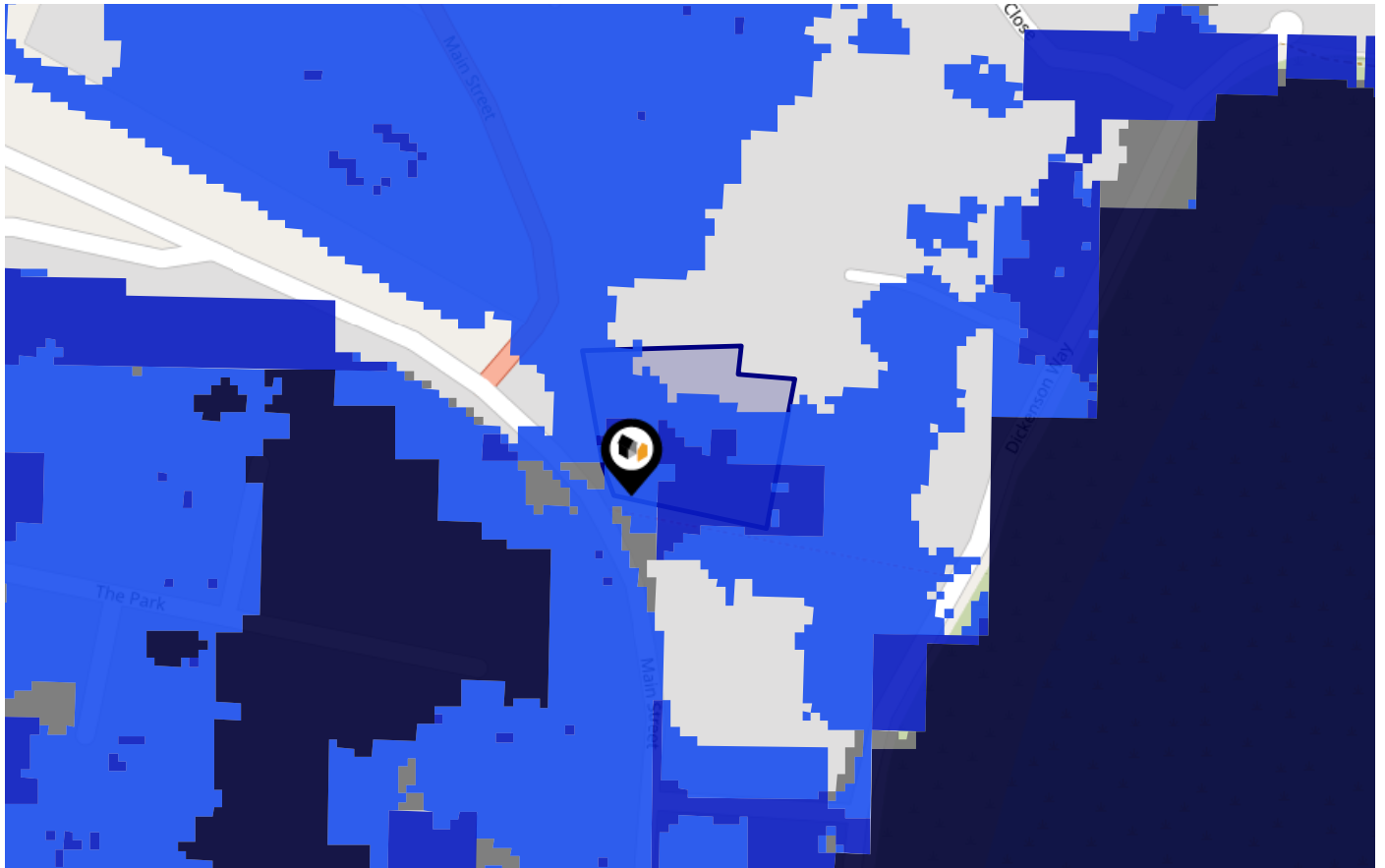


# Flood Risk

## 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: Low

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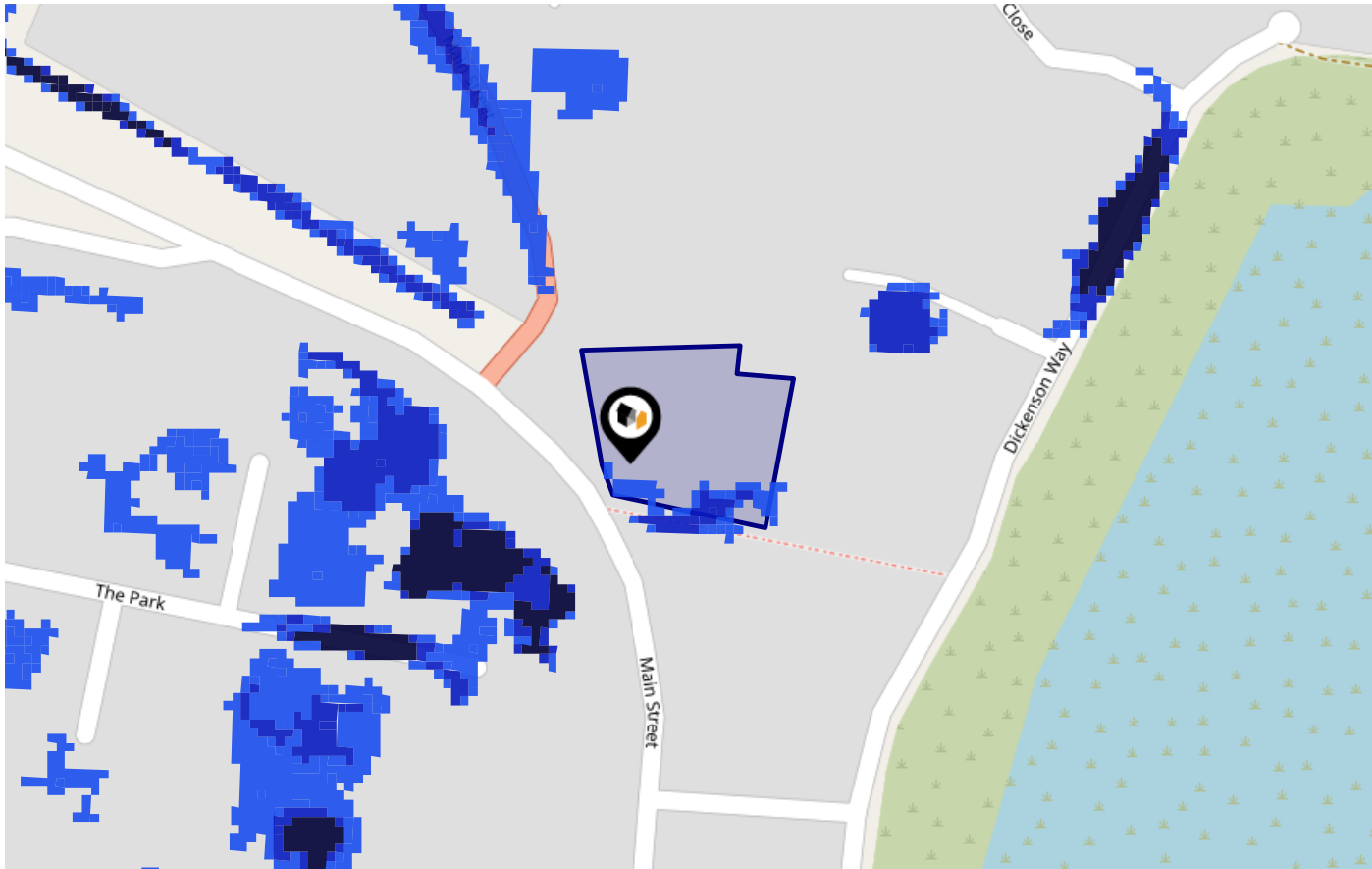


# Flood Risk

## 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.

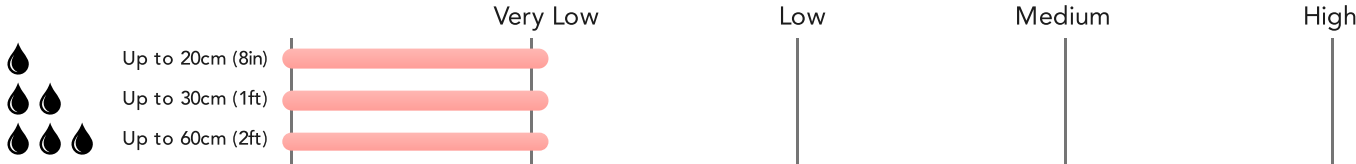


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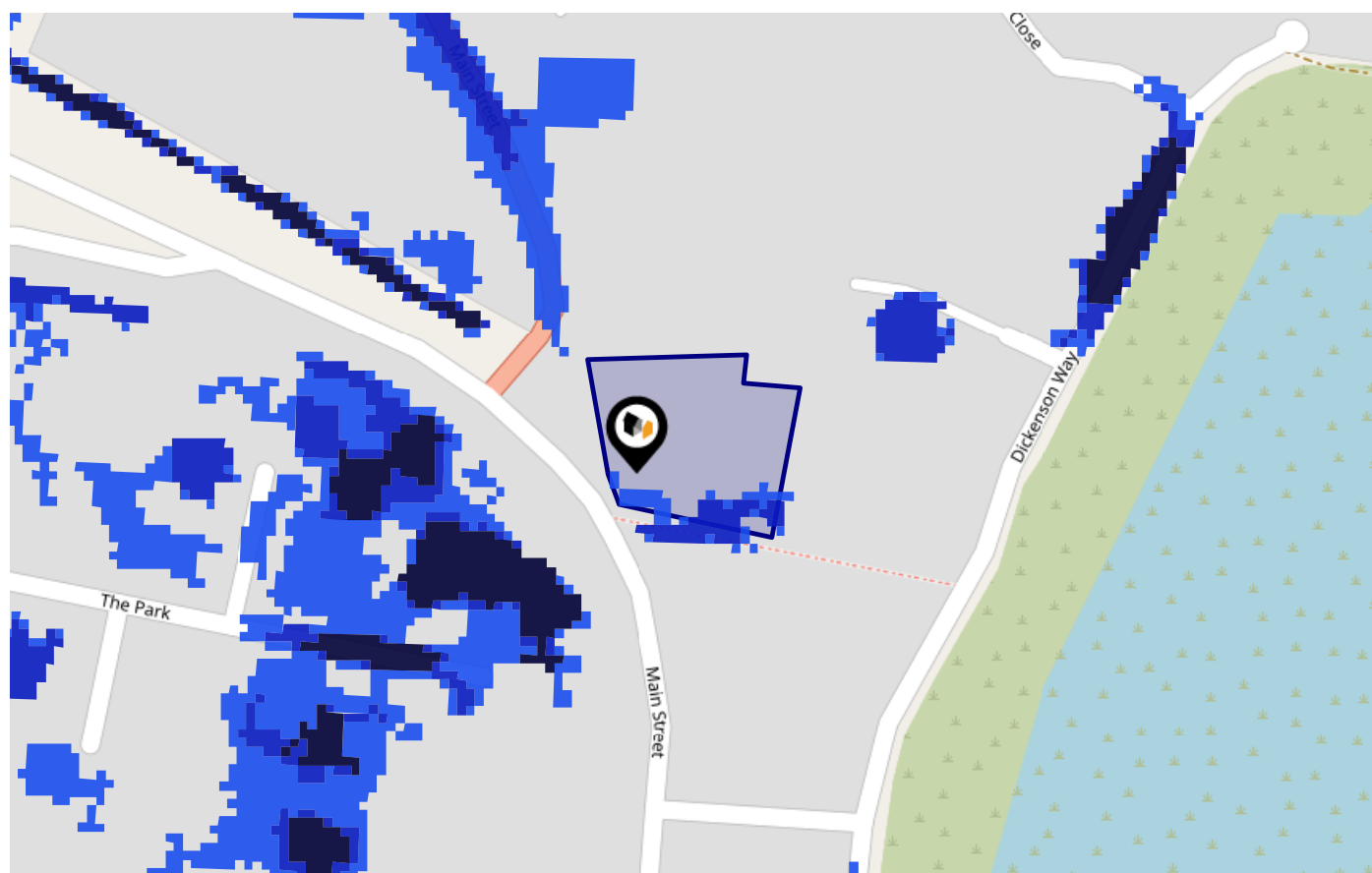


# Flood Risk

## 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.

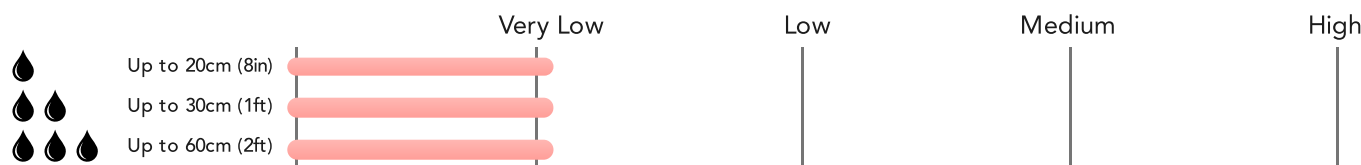


Risk Rating: Very low

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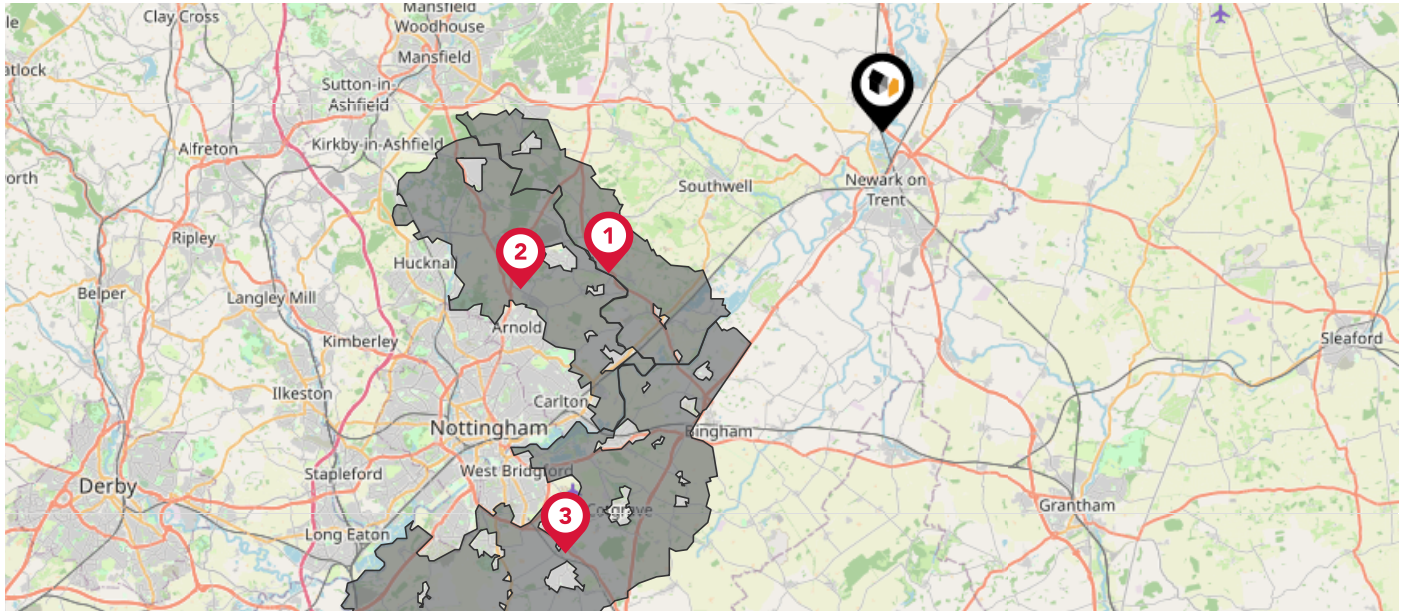
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Chance of flooding to the following depths at this property:






# Maps Green Belt

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



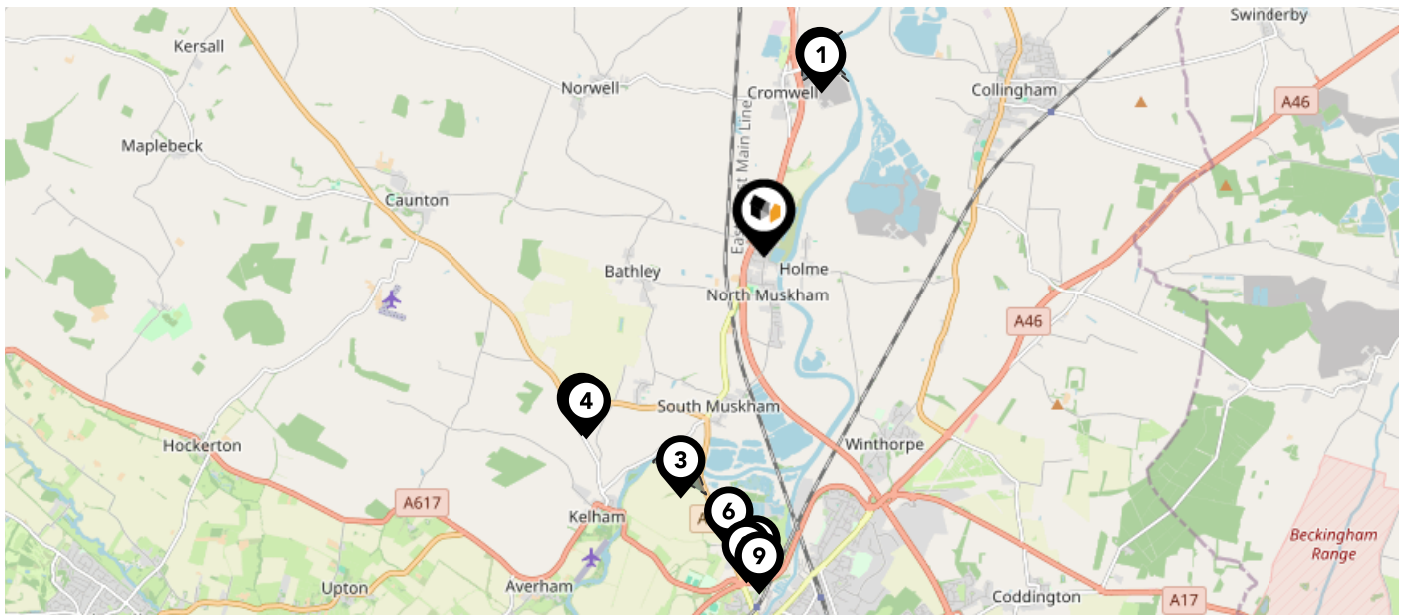
## Nearby Green Belt Land

-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Gedling
-  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

	College Farm-North Road, Cromwell, Newark	Historic Landfill 
	Cromwell Quarry-Newark, Cromwell, Nottinghamshire	Historic Landfill 
	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill 
	Debdale Hill-Debdale Hill, Newark, Nottinghamshire	Historic Landfill 
	Debdale Hill Tip-Newark, Nottinghamshire	Historic Landfill 
	EA/EPR/HP3297FD/V002	Active Landfill 
	EA/EPR/ZP3897FS/V002	Active Landfill 
	Muskham Road-Newark, Nottinghamshire	Historic Landfill 
	EA/EPR/LP3090CL/A001	Active Landfill 










# Maps

## Listed Buildings

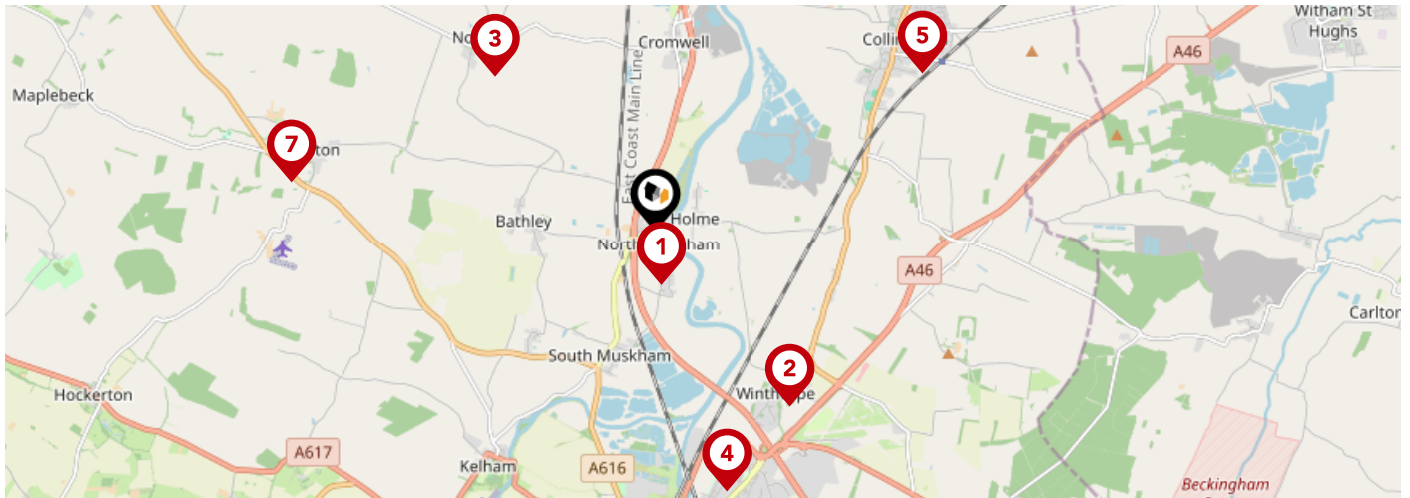


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



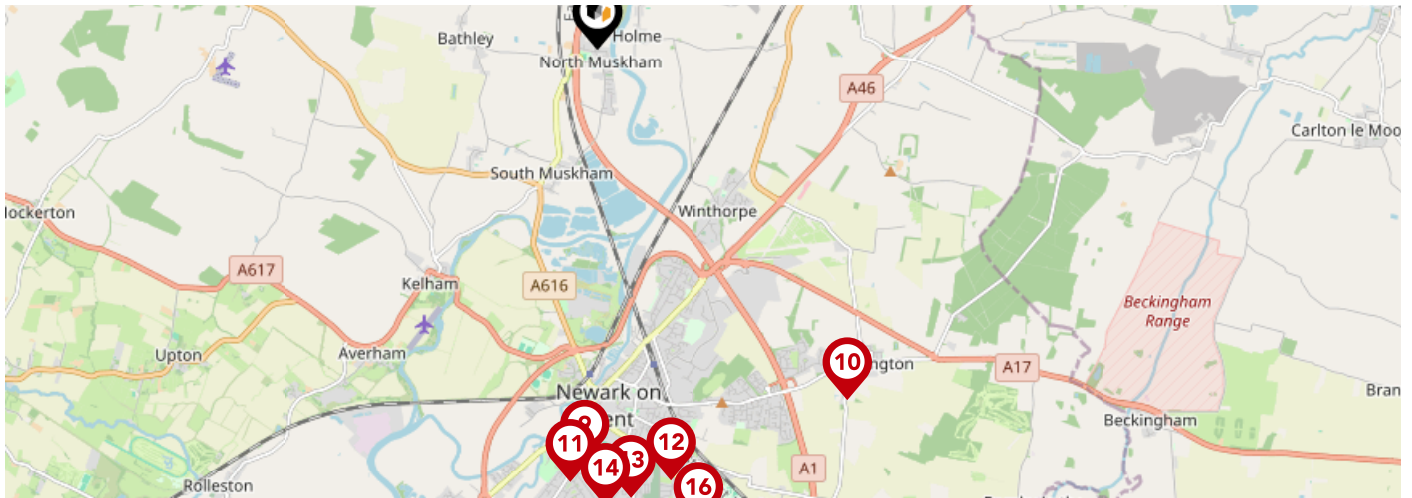
Listed Buildings in the local district		Grade	Distance
	1045990 - Stable Outhouse And Pump At The Shades	Grade II	0.0 miles
	1179021 - The Shades	Grade II	0.0 miles
	1369985 - Village Cross	Grade II	0.0 miles
	1045947 - Coach House And Wall At Edgefield House Hotel	Grade II	0.2 miles
	1369986 - Edgefield House Hotel And Boundary Wall	Grade II	0.2 miles
	1370006 - Railings And Gate At North Road House	Grade II	0.2 miles
	1045948 - North Road House	Grade II	0.2 miles
	1045949 - Outbuilding At North Road House	Grade II	0.2 miles
	1370005 - Cherry Cottage	Grade II	0.3 miles
	1178548 - Holme Hall	Grade II	0.4 miles

# Area Schools



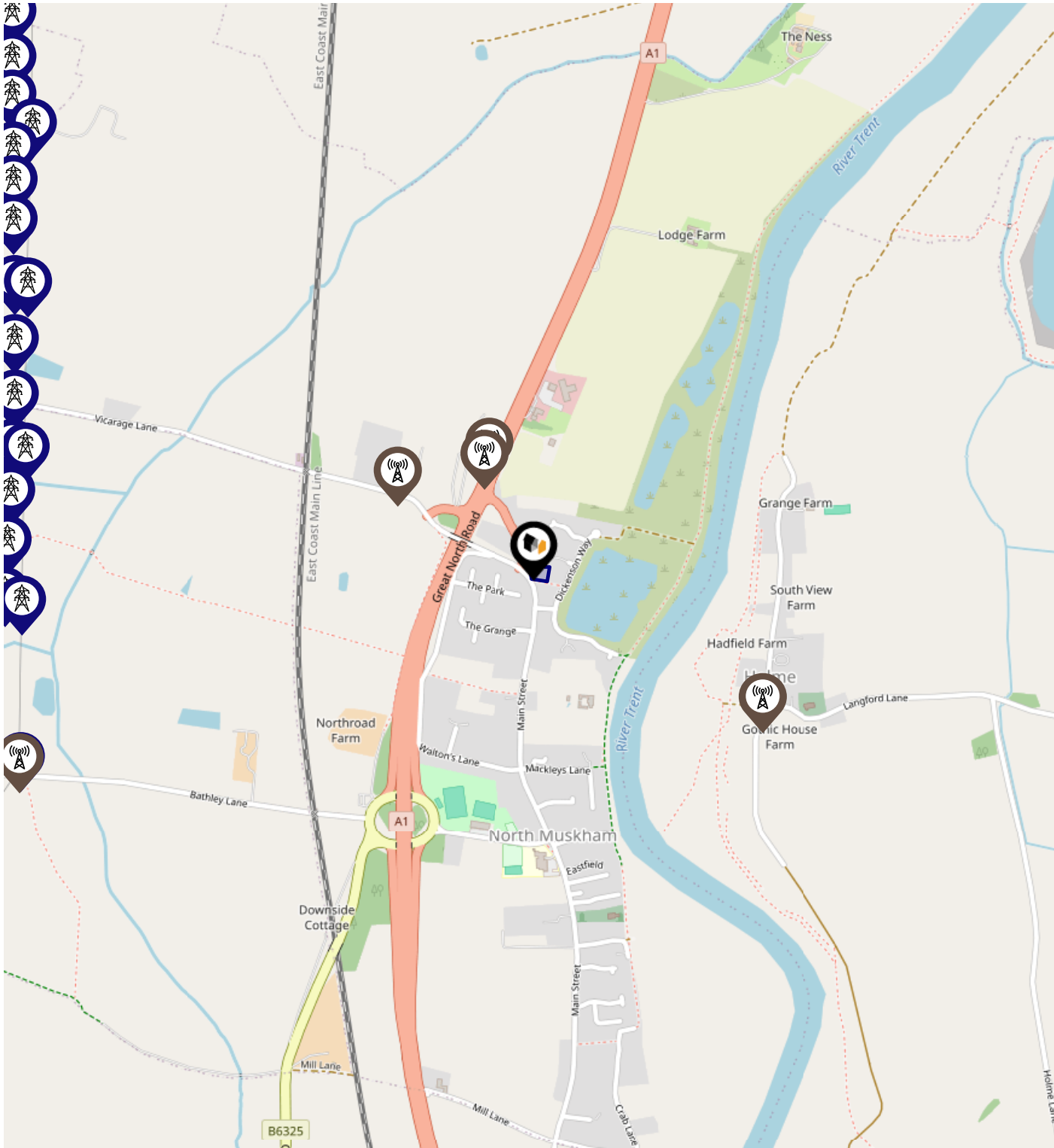
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Muskham Primary School</b> Ofsted Rating: Good   Pupils: 163   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Winthorpe Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Norwell CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bishop Alexander L.E.A.D. Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>John Blow Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lovers Lane Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Caunton Dean Hole CofE Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mount CofE Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Christ Church C of E Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:3.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Coddington CofE Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 383   Distance:3.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Holy Trinity Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 294   Distance:3.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Barnby Road Academy Primary and Nursery school</b> Ofsted Rating: Good   Pupils: 606   Distance:3.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Magnus Church of England Academy</b> Ofsted Rating: Good   Pupils: 754   Distance:4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>The King's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 256   Distance:4.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Sutton-On-Trent Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Highfields School</b> Ofsted Rating: Not Rated   Pupils: 113   Distance:4.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



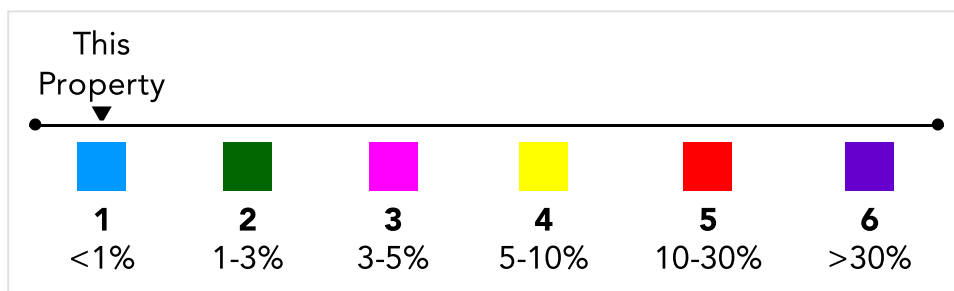
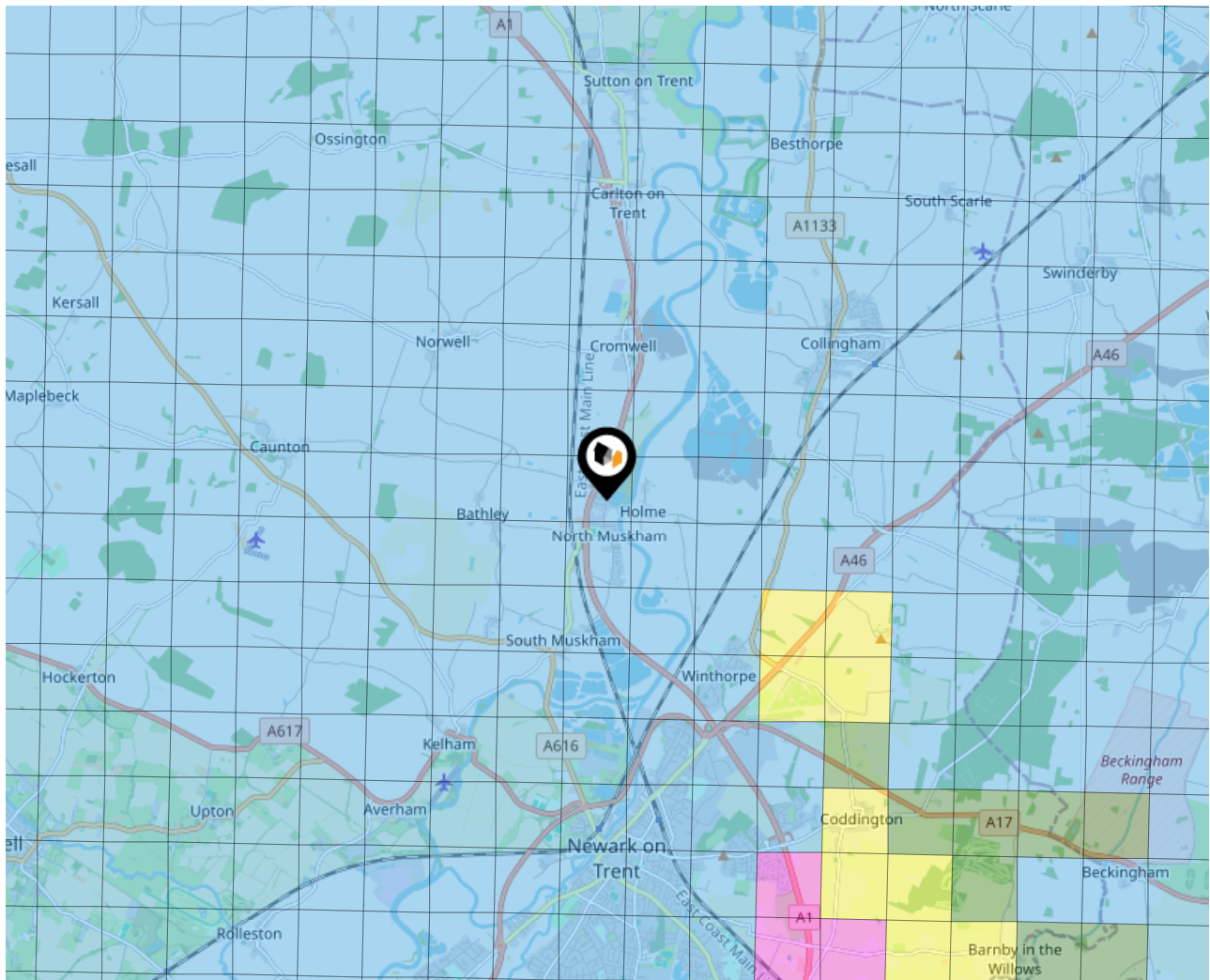
**Key:**

-  Power Pylons
-  Communication Masts

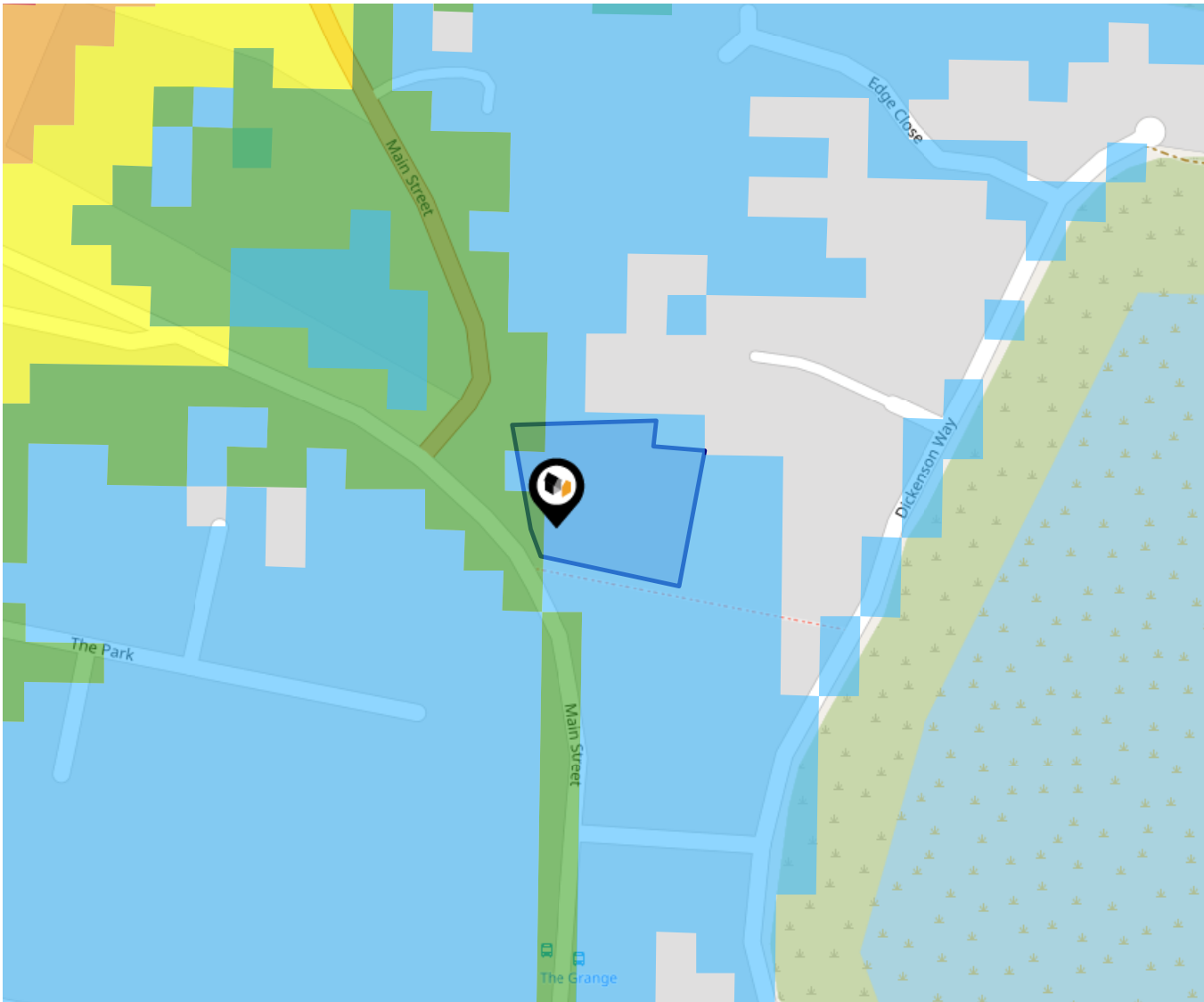
# Environment Radon Gas

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



# Local Area Road Noise

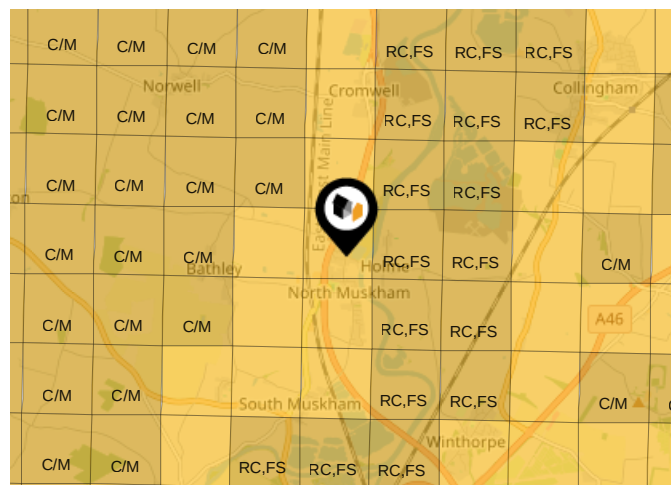


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

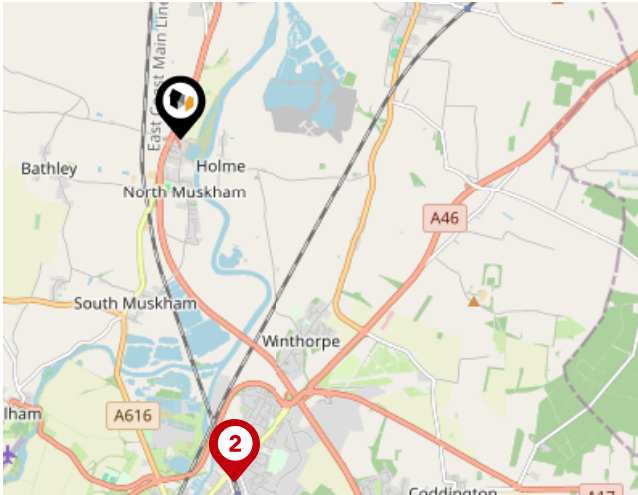
**Carbon Content:** NONE                      **Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC -                      **Soil Depth:** DEEP  
 ARENACEOUS  
**Soil Group:** ALL



## Primary Classifications (Most Common Clay Types)

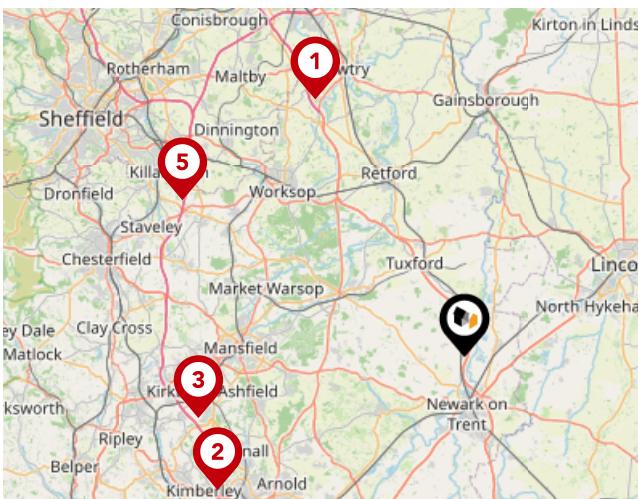
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Newark North Gate Rail Station	3.08 miles
2	Newark North Gate Rail Station	3.09 miles
3	Collingham Rail Station	2.83 miles



## Trunk Roads/Motorways

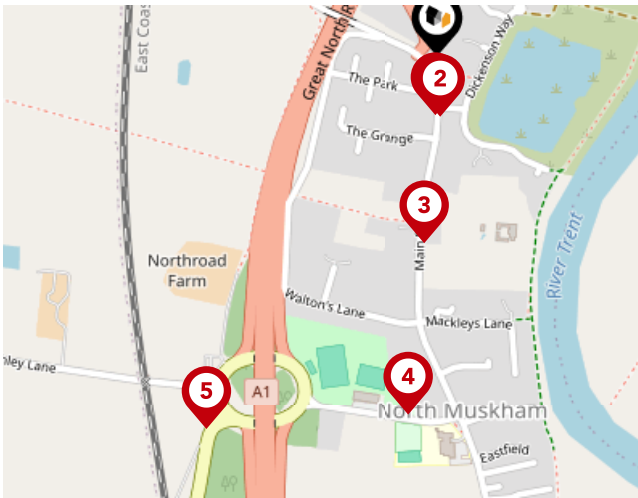
Pin	Name	Distance
1	A1(M) J34	21.15 miles
2	M1 J26	20.01 miles
3	M1 J27	19.48 miles
4	M18 J3	28.06 miles
5	M1 J30	22.93 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	25.89 miles
2	East Mids Airport	29.9 miles
3	Humberside Airport	36.97 miles
4	Baginton	59.34 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	The Grange	0.07 miles
2	The Grange	0.07 miles
3	Chapel Lane	0.21 miles
4	Nelson Lane	0.4 miles
5	Great North Road	0.49 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 strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

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](mailto:melissa.trussler@amorrison-mundys.net)  
<https://amorrison-mundys.net/>

