



See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 28th August 2026



CRANMER ROAD, NEWARK, NG24

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

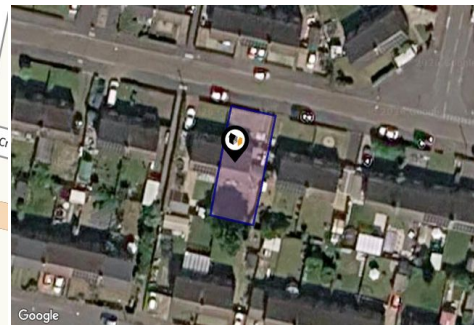
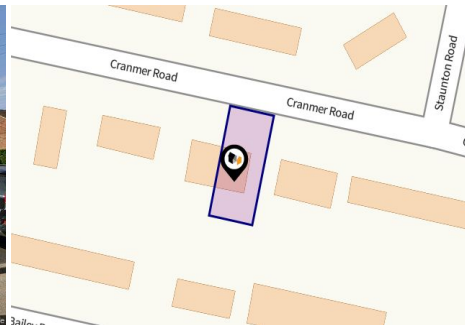
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.07 acres		
Council Tax :	Band A		
Annual Estimate:	£1,788		
Title Number:	NT301077		

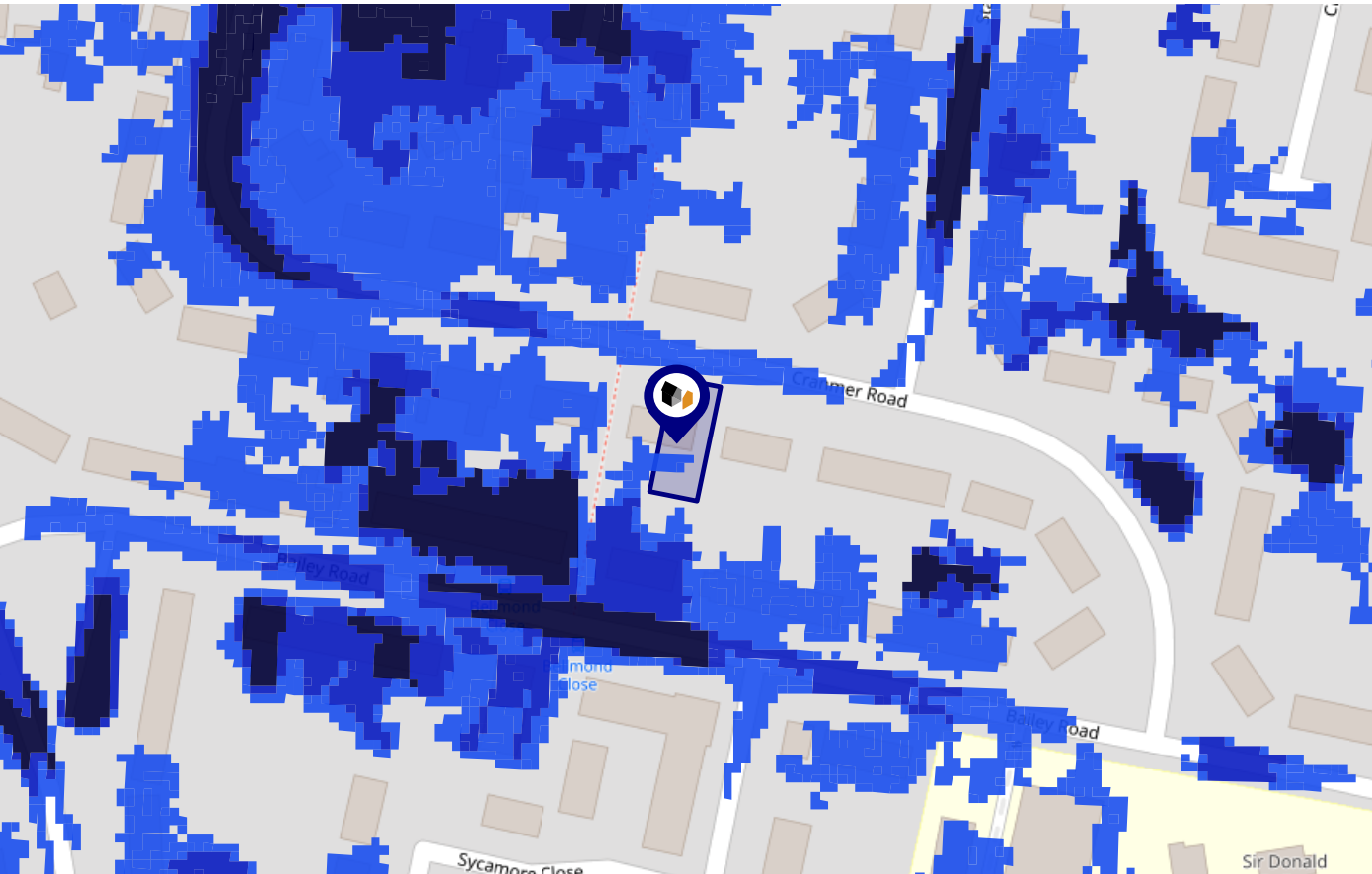
Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	7 mb/s	48 mb/s	5500 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

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.

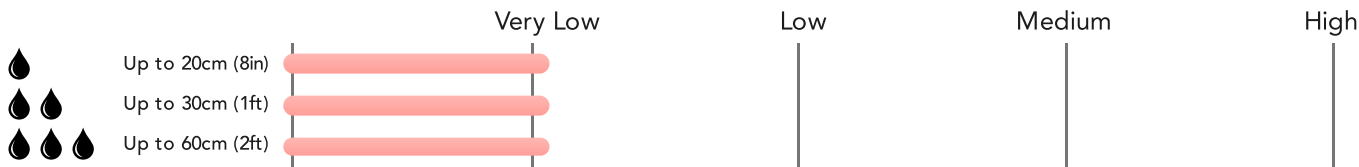


Risk Rating: Very low

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.

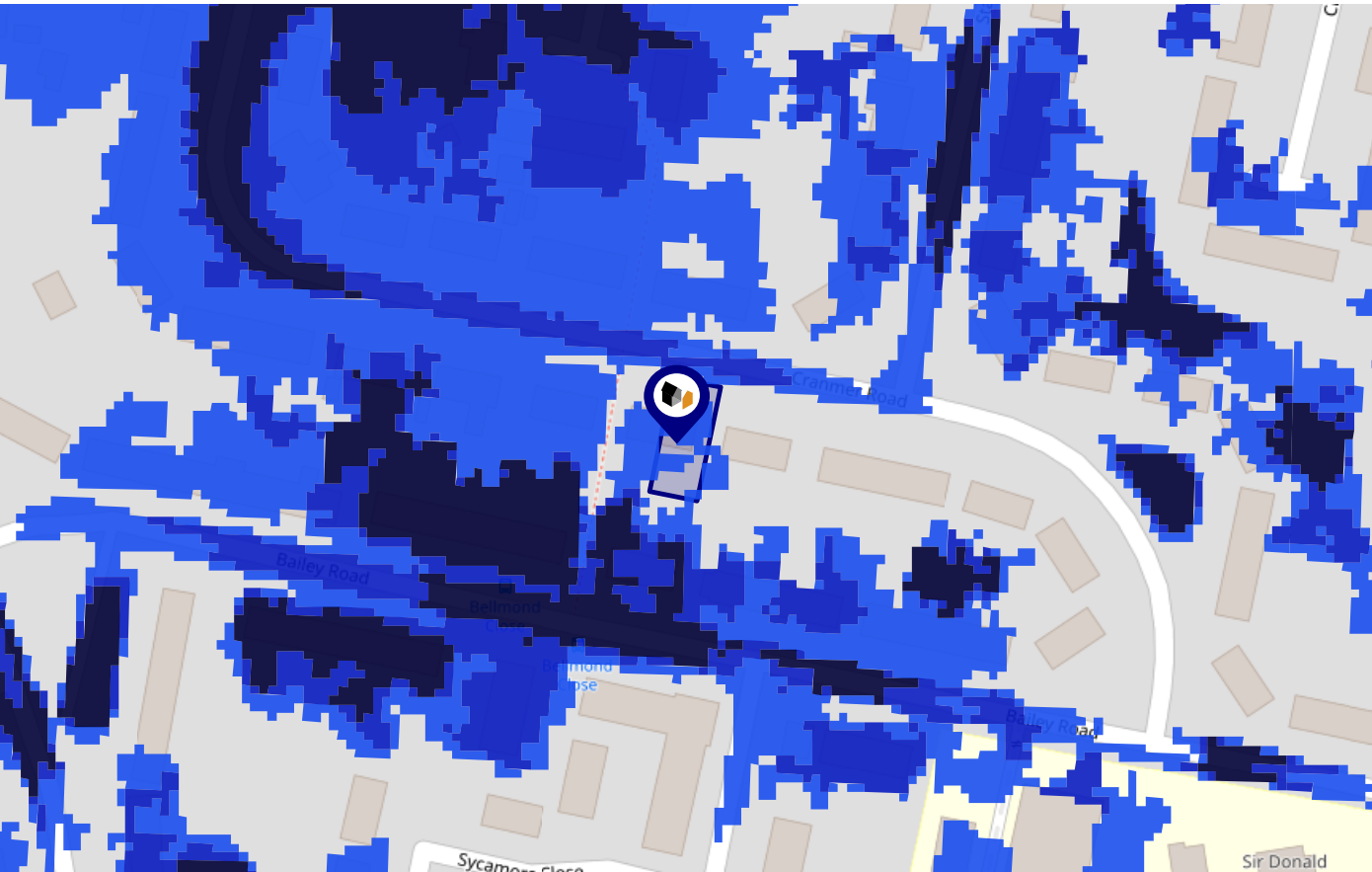
Chance of flooding to the following depths at this property:



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: 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.
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Chance of flooding to the following depths at this property:

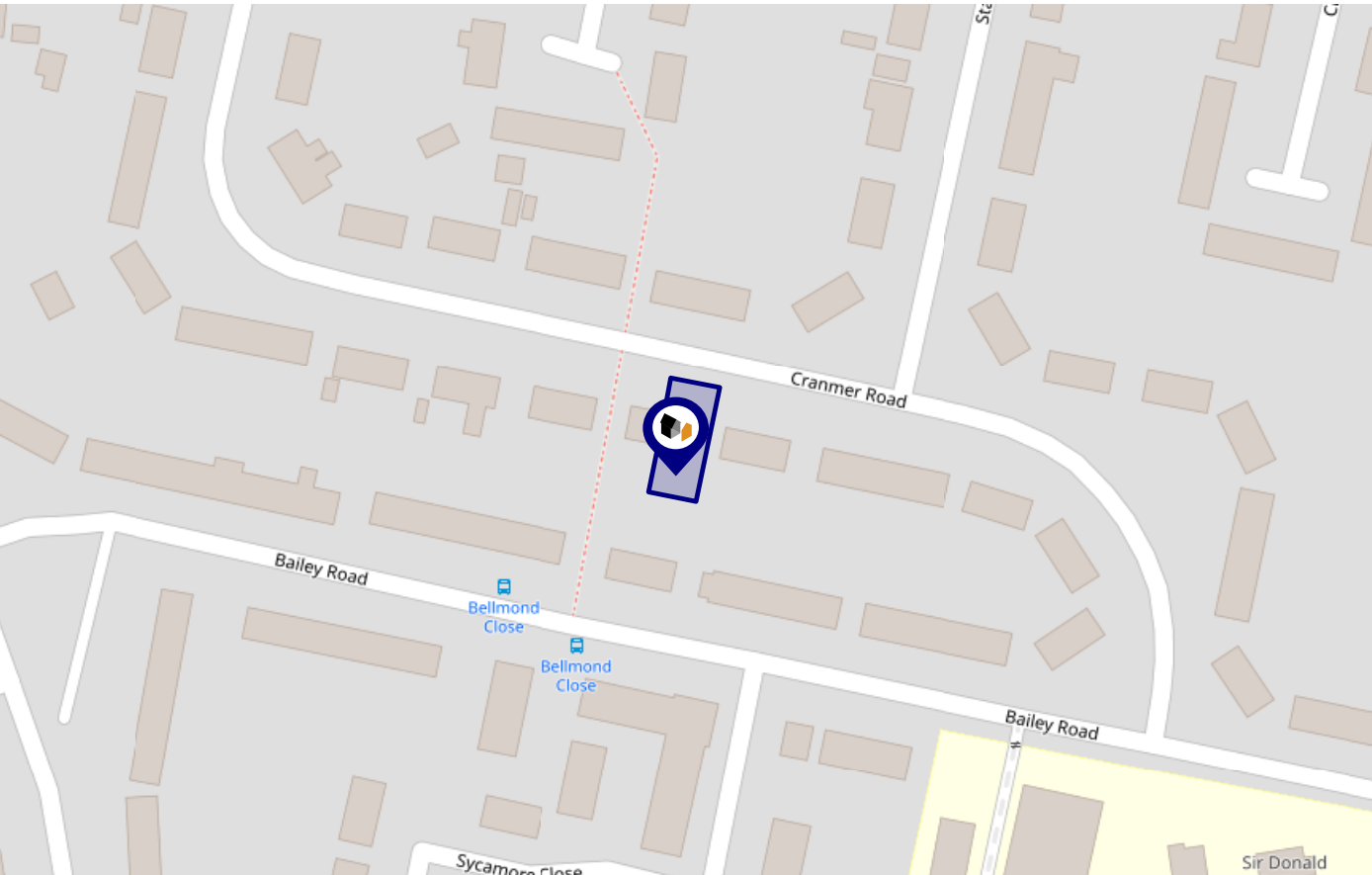


MIR - Material Info

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.

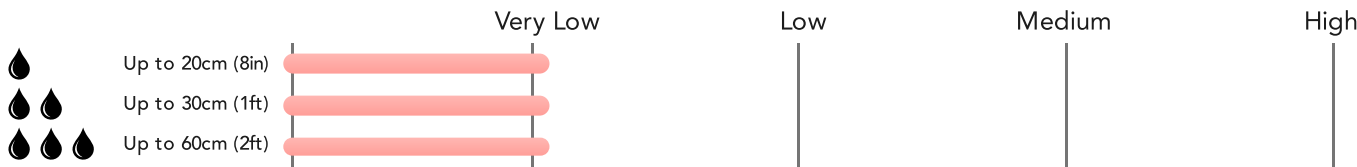


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

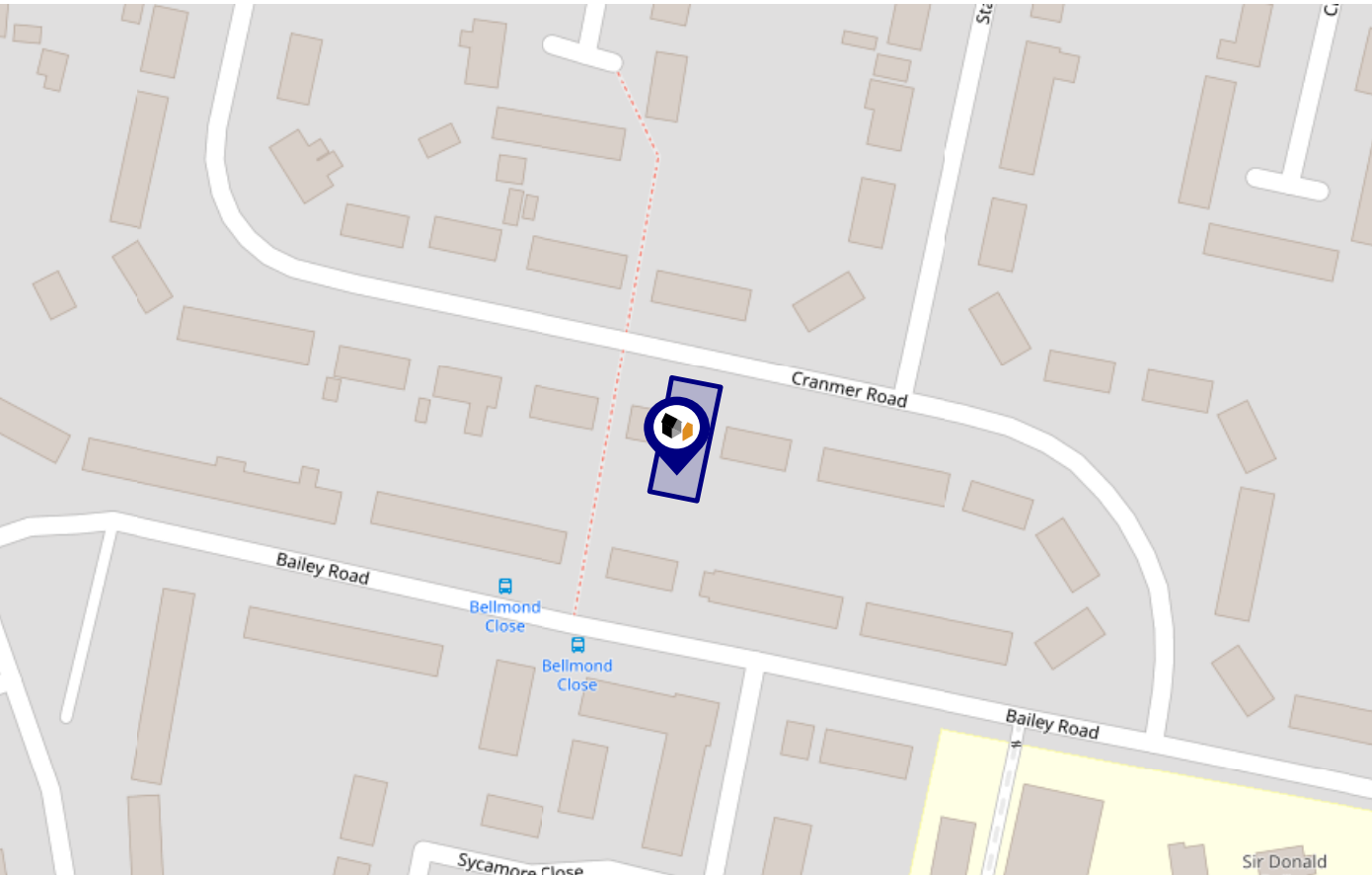


Flood Risk

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.
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Chance of flooding to the following depths at this property:



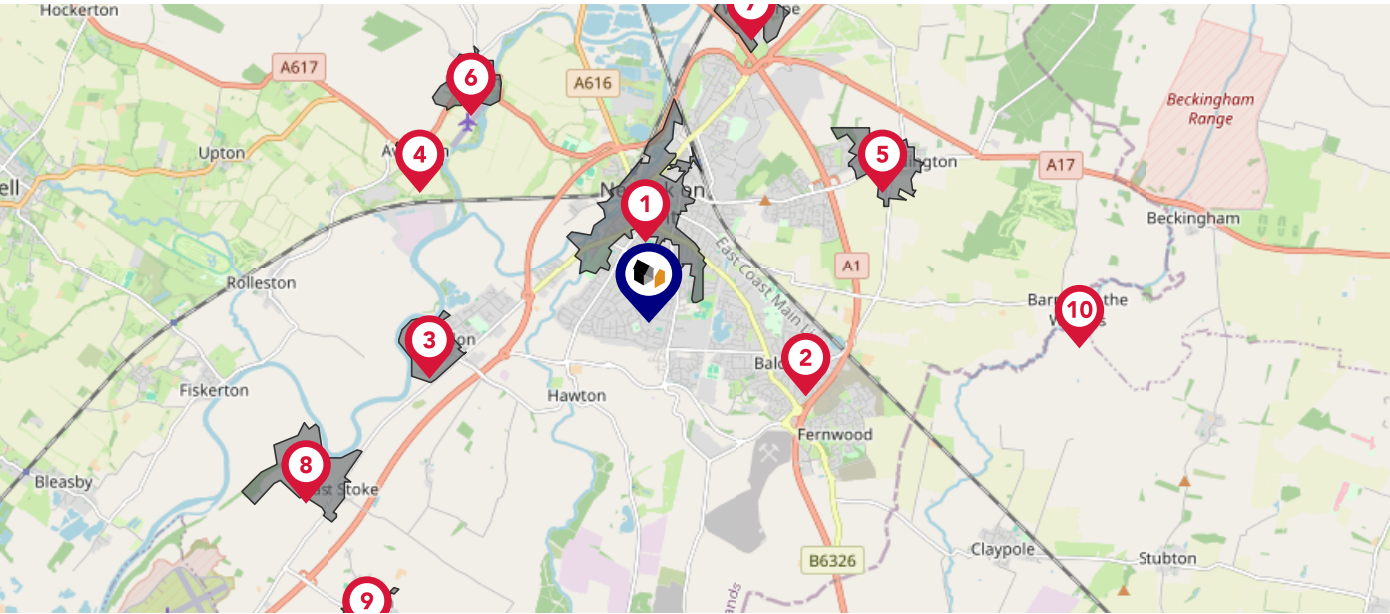
MIR - Material Info

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

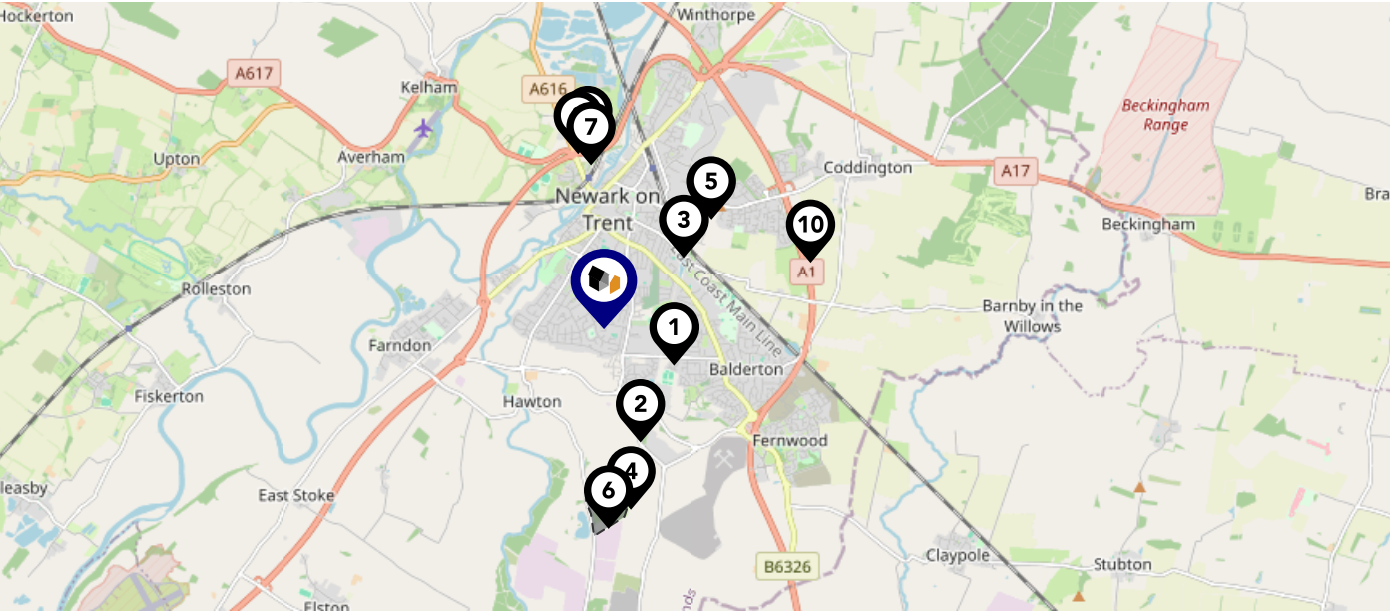
1	Newark
2	Balderton
3	Farndon
4	Averham
5	Coddington
6	Kelham
7	Winthorpe
8	East Stoke
9	Elston
10	Barnby in the Willows

Maps

Landfill Sites

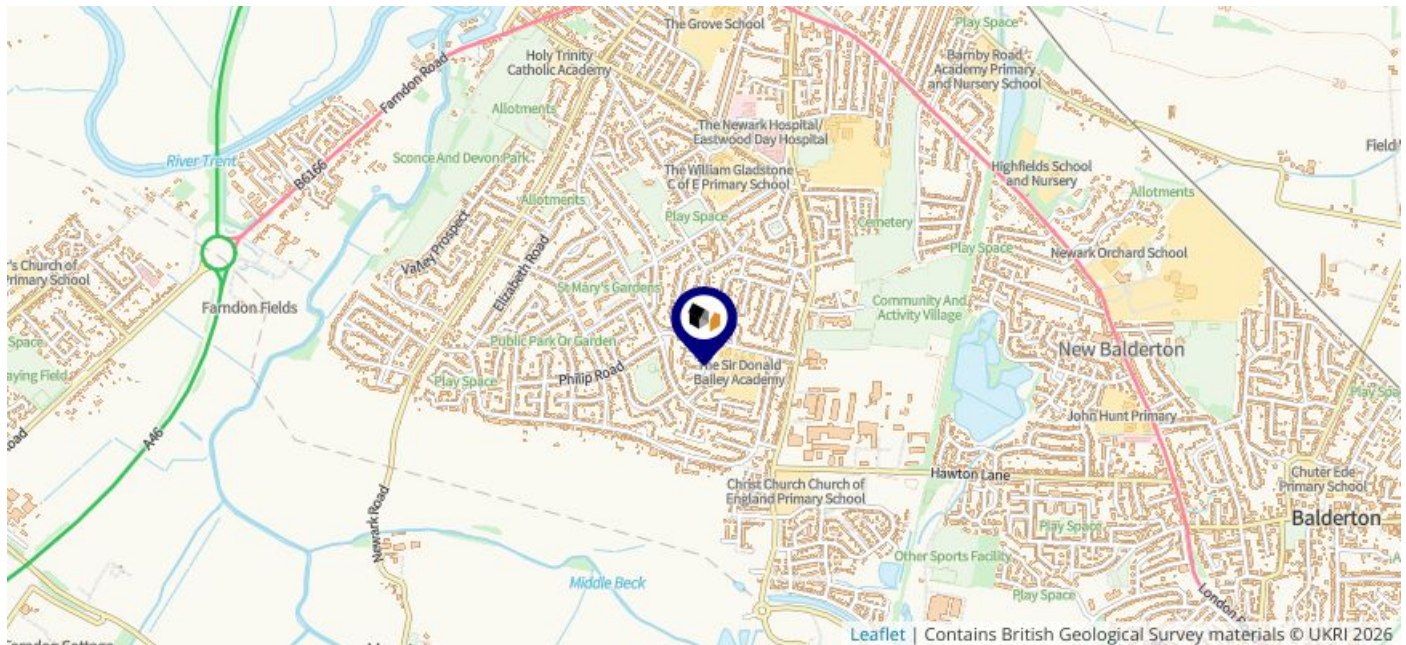


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill
2	Land At Bowbridge Lane Balderton Newark- Bowbridge Lane,Newark,Nottinghamshire	Historic Landfill
3	Clay Lane-Newark	Historic Landfill
4	Jeniva Site/Hawton Quarry Farm-Off Bowbridge Lane, Hawton, Newark, Nottinghamshire	Historic Landfill
5	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill
6	Jeniva/Hawton Quarry Farm-Off Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill
7	EA/EPR/LP3090CL/A001	Active Landfill
8	Muskham Road-Newark, Nottinghamshire	Historic Landfill
9	EA/EPR/ZP3897FS/V002	Active Landfill
10	Coddington Mill Site-Newark-on-Trent, Nottinghamshire	Historic Landfill

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.

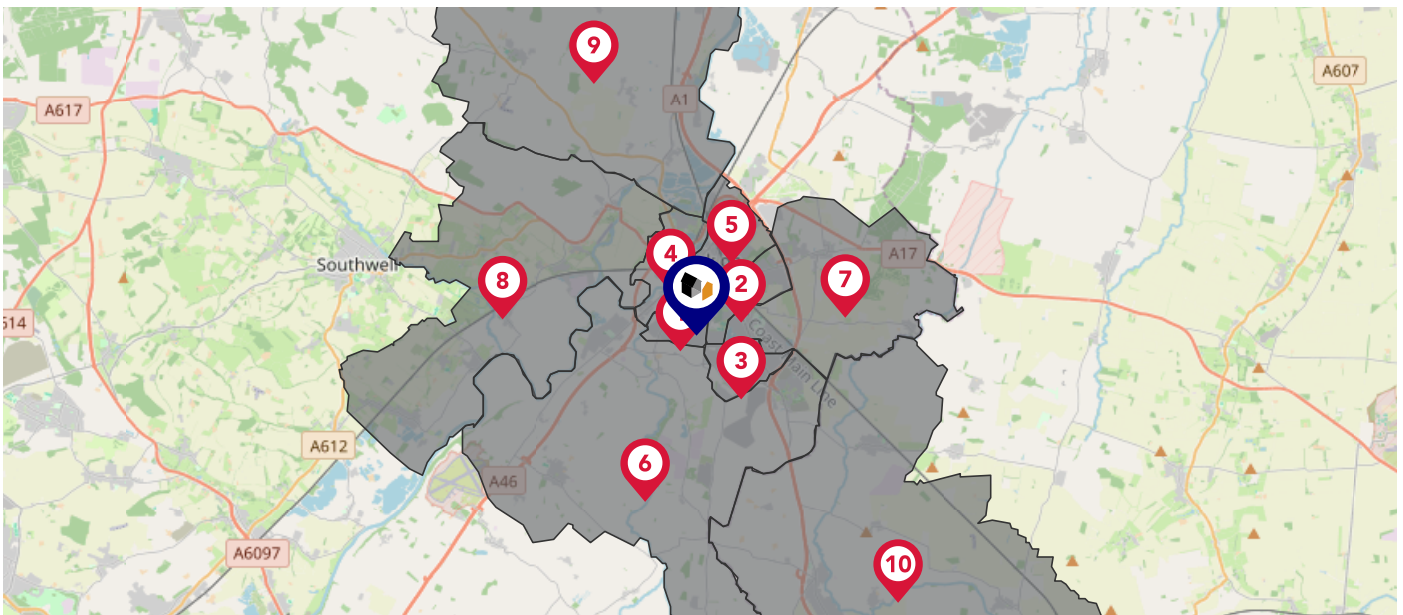
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

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

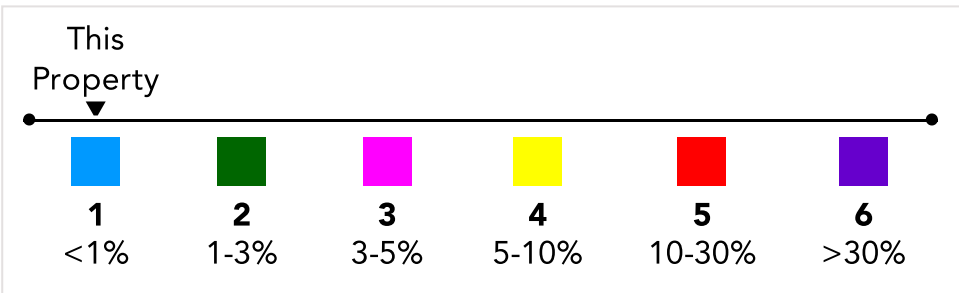
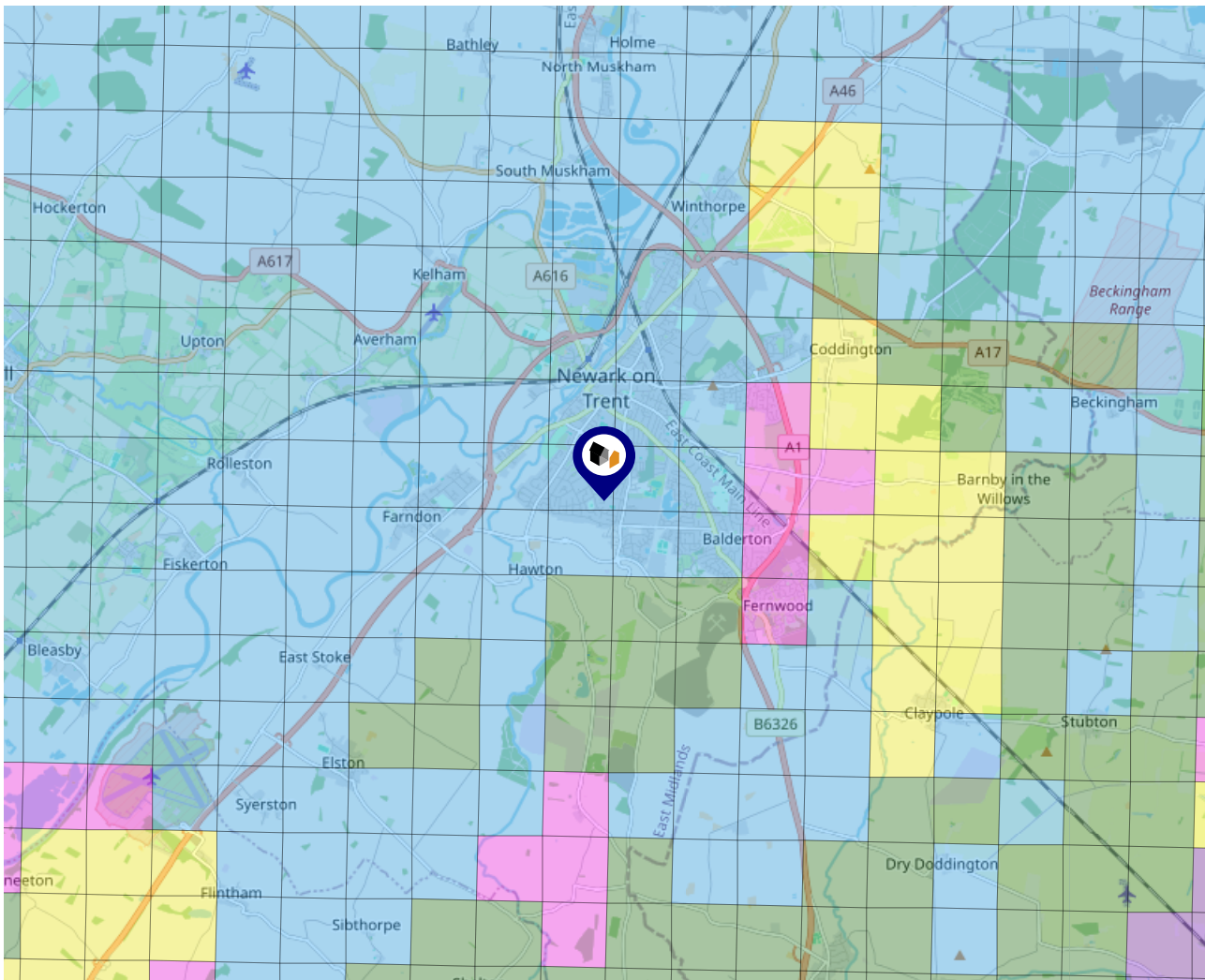


Nearby Council Wards

- | | |
|----|-----------------------------------|
| 1 | Devon Ward |
| 2 | Beacon Ward |
| 3 | Balderton South Ward |
| 4 | Castle Ward |
| 5 | Bridge Ward |
| 6 | Farndon & Fernwood Ward |
| 7 | Balderton North & Coddington Ward |
| 8 | Trent Ward |
| 9 | Muskham Ward |
| 10 | Viking Ward |

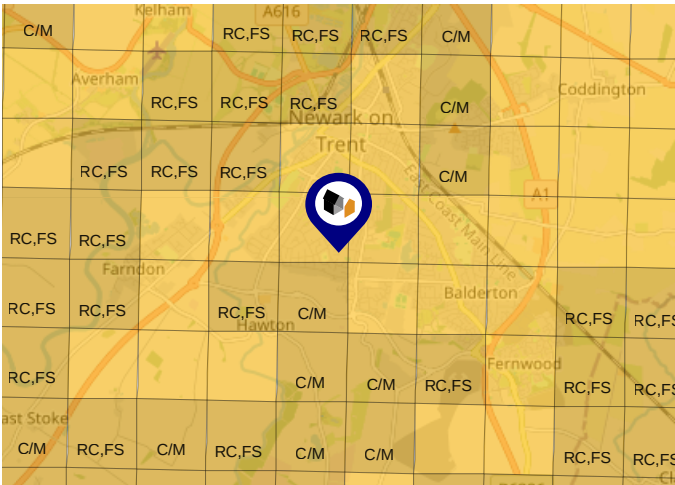
What is Radon?

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).



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

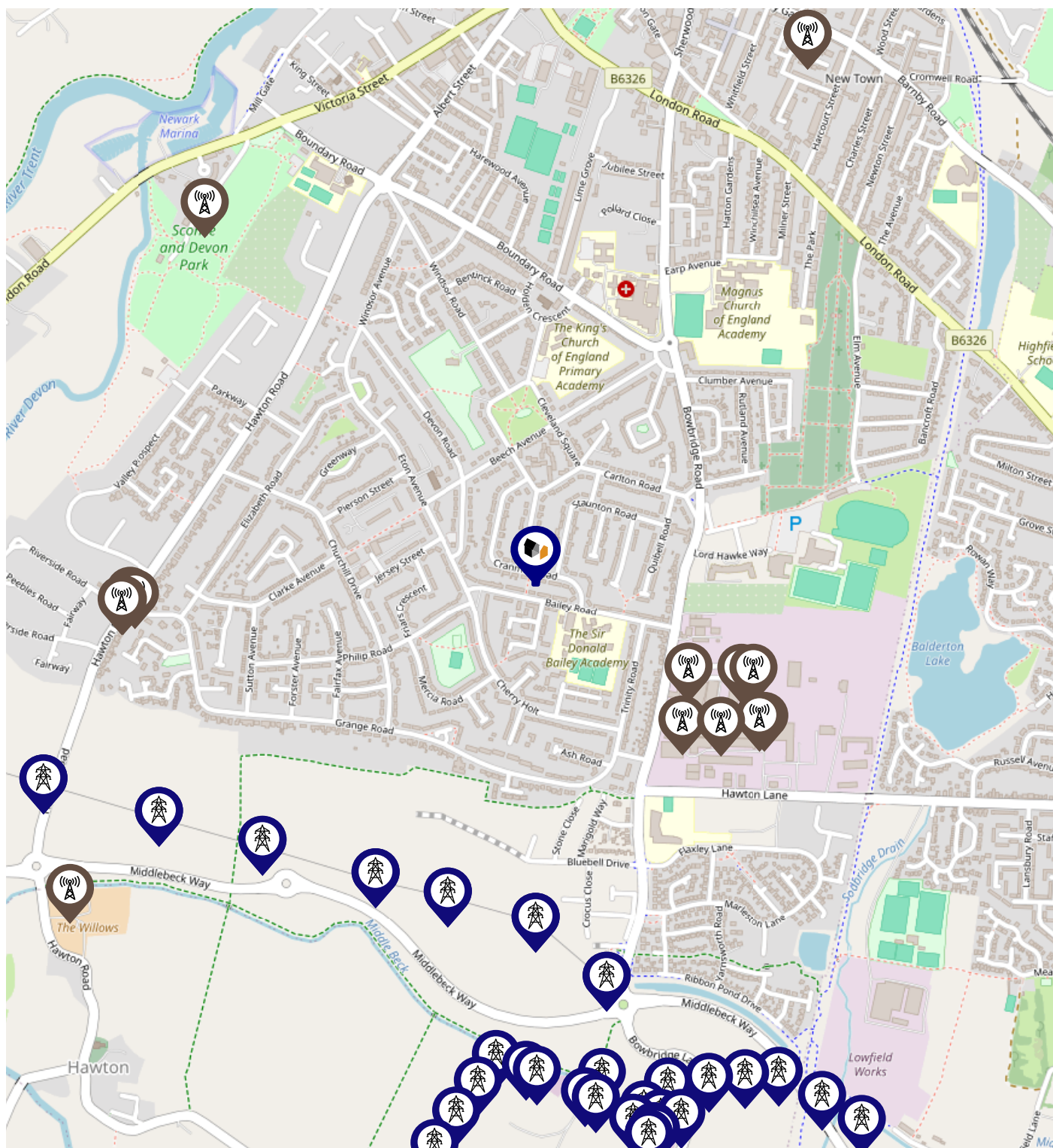
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		



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

Local Area Masts & Pylons



Key:

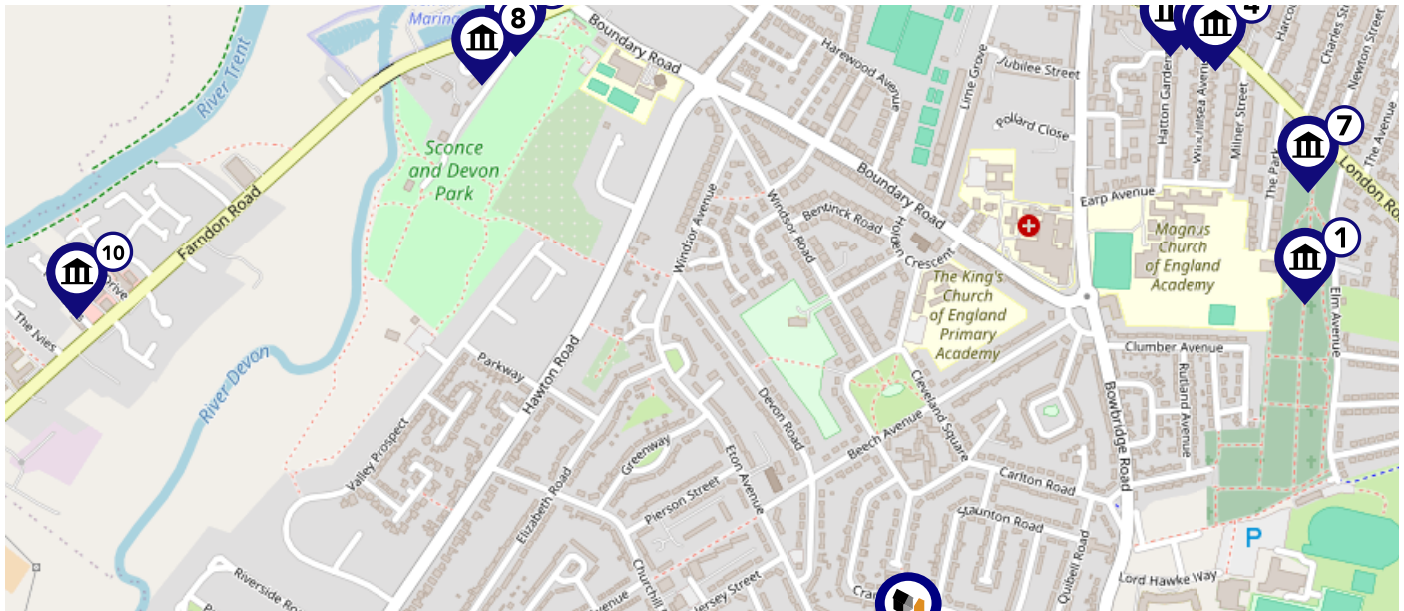
-  Power Pylons
-  Communication Masts

Maps

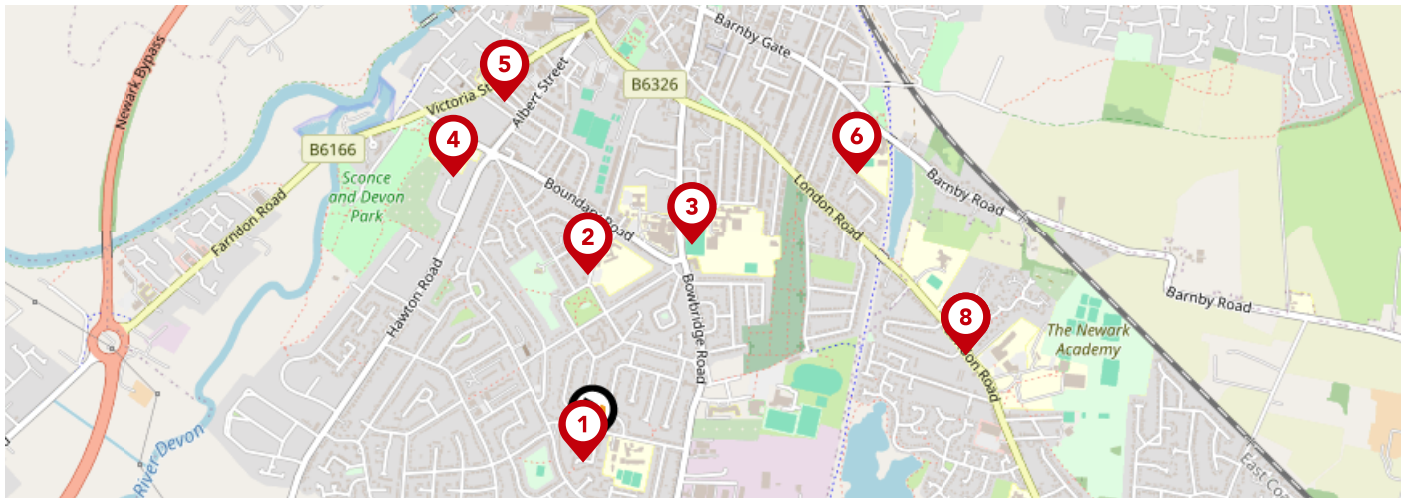
Listed Buildings



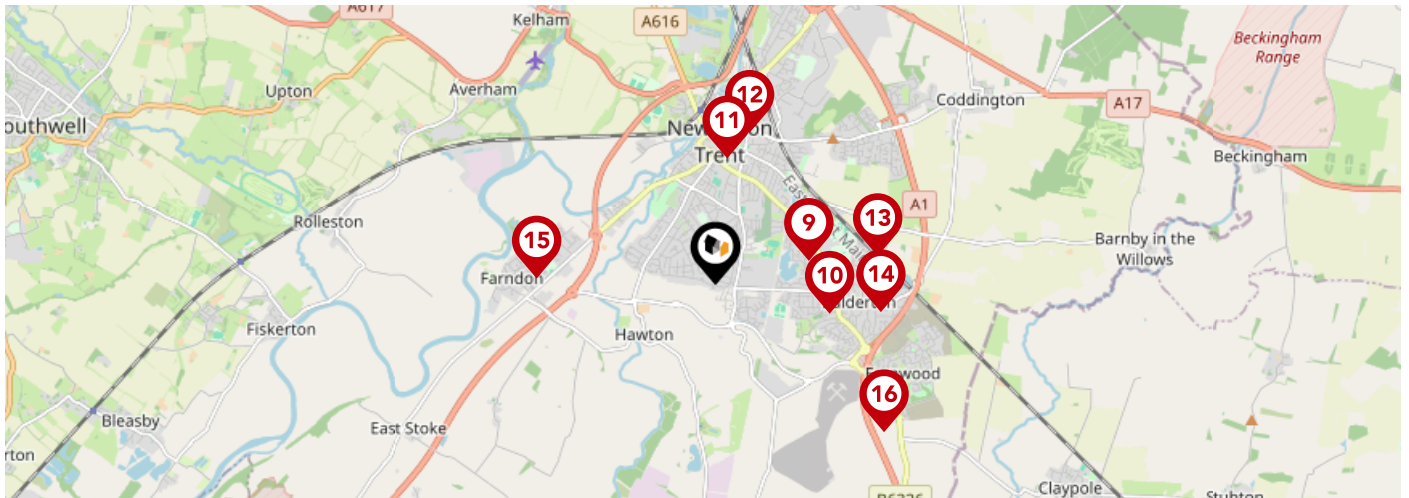
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1297720 - Cemetery Chapels	Grade II	0.6 miles
	1297719 - 55, London Road	Grade II	0.7 miles
	1229444 - Klynton House (51) And Attached Walls	Grade II	0.7 miles
	1229468 - 57-63, London Road	Grade II	0.7 miles
	1196273 - 43-49, London Road	Grade II	0.7 miles
	1229501 - Memorial Drinking Fountain 28 Metres South East Of 39 And 41	Grade II	0.7 miles
	1229499 - Gateway To Cemetery Chapels	Grade II	0.7 miles
	1279442 - Orchard House	Grade II	0.8 miles
	1196407 - The Spring House Public House	Grade II	0.8 miles
	1297725 - The Firs	Grade II	1.0 miles



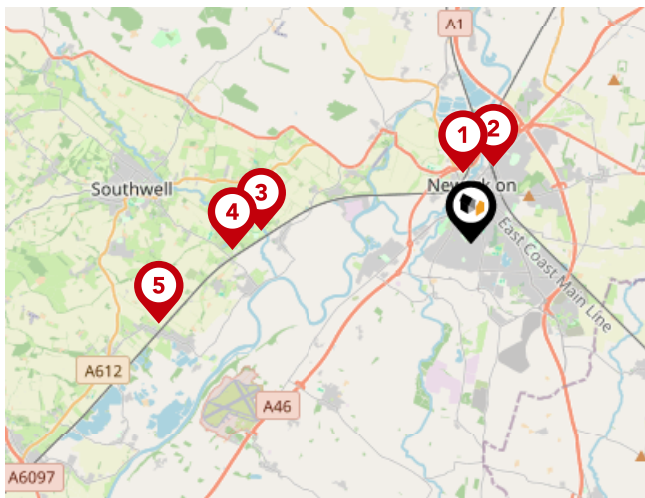
		Nursery	Primary	Secondary	College	Private
1	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:0.04	☐	☒	☐	☐	☐
2	The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:0.38	☐	☒	☐	☐	☐
3	Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:0.5	☐	☐	☒	☐	☐
4	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:0.68	☐	☒	☐	☐	☐
5	Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:0.8	☐	☒	☐	☐	☐
6	Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:0.85	☐	☒	☐	☐	☐
7	Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:0.85	☐	☒	☐	☐	☐
8	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:0.85	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:0.85	☐	☐	☒	☐	☐
	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:1.04	☐	☒	☐	☐	☐
	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:1.13	☐	☒	☐	☐	☐
	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:1.38	☐	☒	☐	☐	☐
	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:1.46	☐	☐	☒	☐	☐
	Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:1.48	☐	☒	☐	☐	☐
	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:1.61	☐	☒	☐	☐	☐
	The Suthers School Ofsted Rating: Good Pupils: 564 Distance:1.99	☐	☐	☒	☐	☐

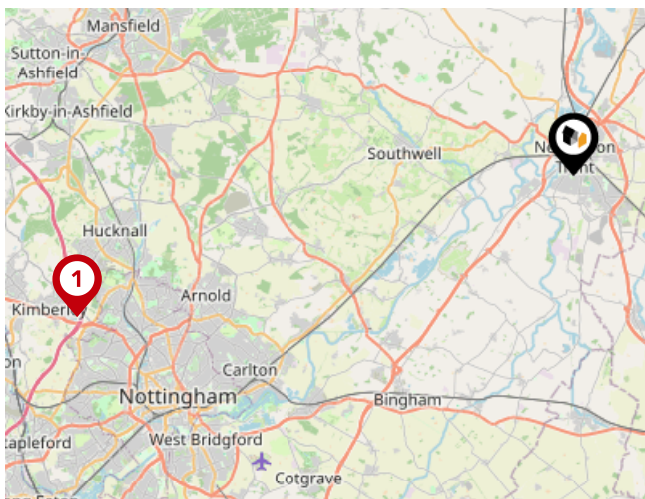
Area

Transport (National)



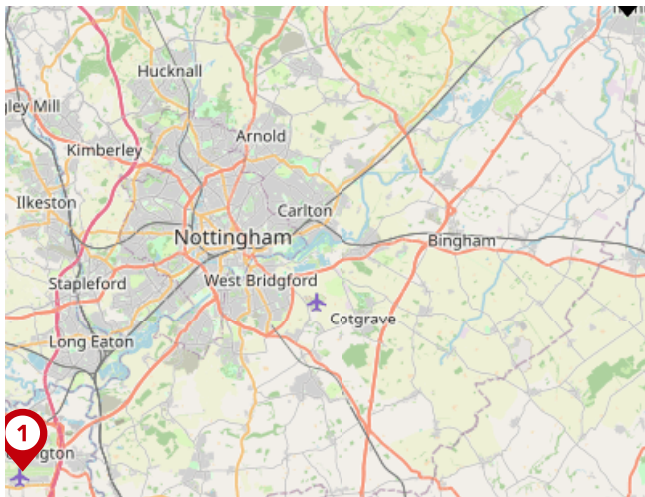
National Rail Stations

Pin	Name	Distance
1	Newark Castle Rail Station	1.27 miles
2	Newark North Gate Rail Station	1.44 miles
3	Rolleston Rail Station	3.74 miles
4	Fiskerton Rail Station	4.25 miles
5	Bleasby Rail Station	5.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	18.39 miles

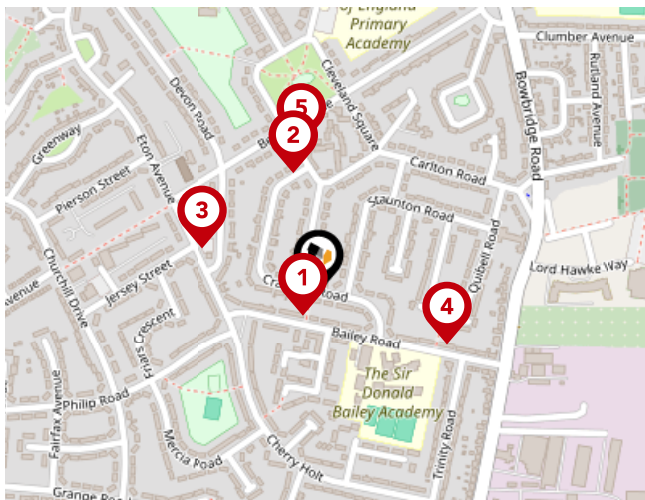


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	27.05 miles

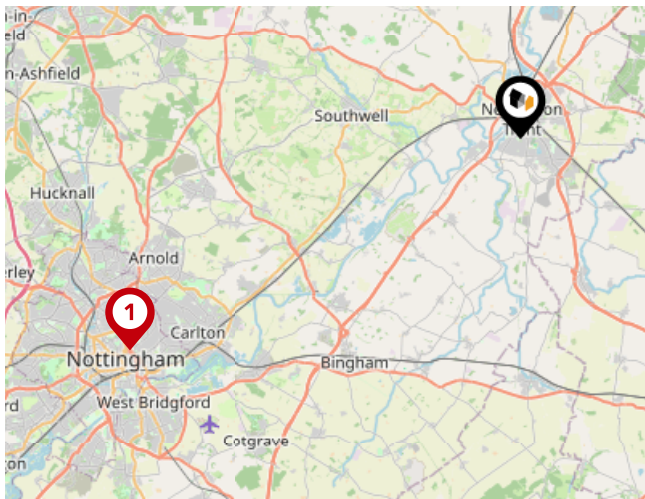
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bellmond Close	0.03 miles
2	Cranmer Road Temporary Stop	0.13 miles
3	Devon Road	0.13 miles
4	Trinity Road	0.15 miles
5	Cleveland Square	0.16 miles



Local Connections

Pin	Name	Distance
1	Lace Market Tram Stop	15.84 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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Land
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Historic England



Office for
National Statistics



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