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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 10th November 2026



27, RADBURN COURT, STAPLEFORD, NOTTINGHAM, NG9 8LE

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

RICS

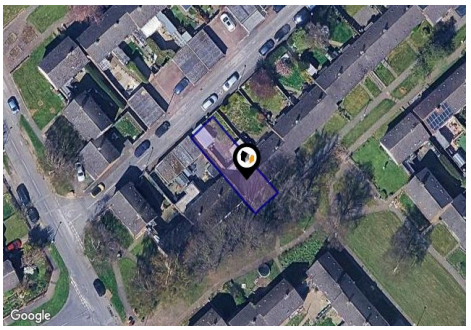
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Property
Overview







Property

Type:	Terraced	**Last Sold Date:**	04/11/2022
Bedrooms:	2	**Last Sold Price:**	£197,000
Floor Area:	635 ft^2 / 59 m^2	**Last Sold £/ft^2:**	£310
Plot Area:	0.04 acres	**Tenure:**	Freehold
Council Tax :	Band A	**Latest FENSA Work:**	16/03/2025 - 1 window 26/01/2004 - 4 windows, 2 doors
Annual Estimate:	£1,745		
Title Number:	NT242335		
UPRN:	100031334038		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Nottinghamshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	48 mb/s	1800 mb/s

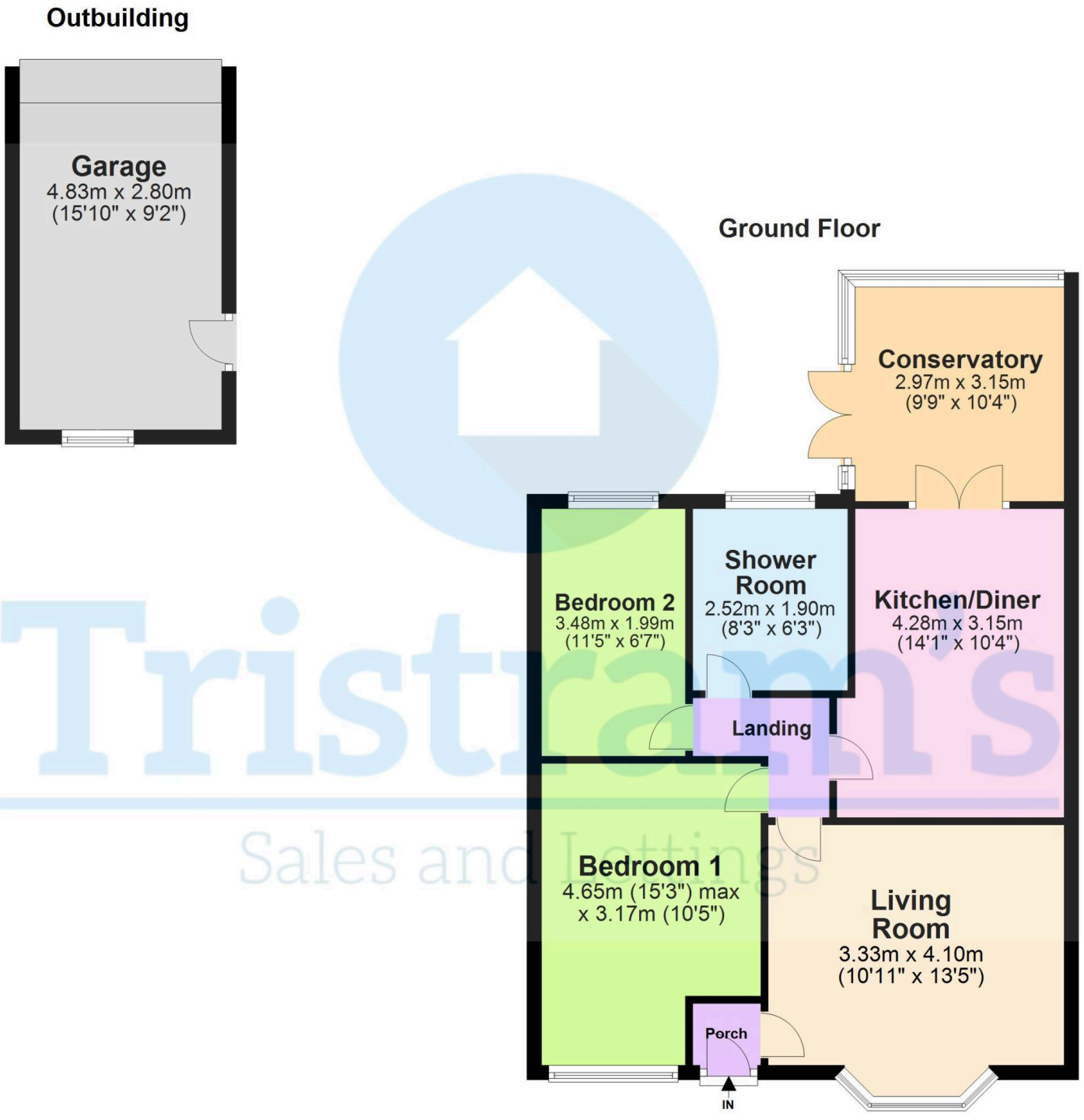
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Floorplan

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Tristrams Sales and Lettings

Property

EPC - Certificate

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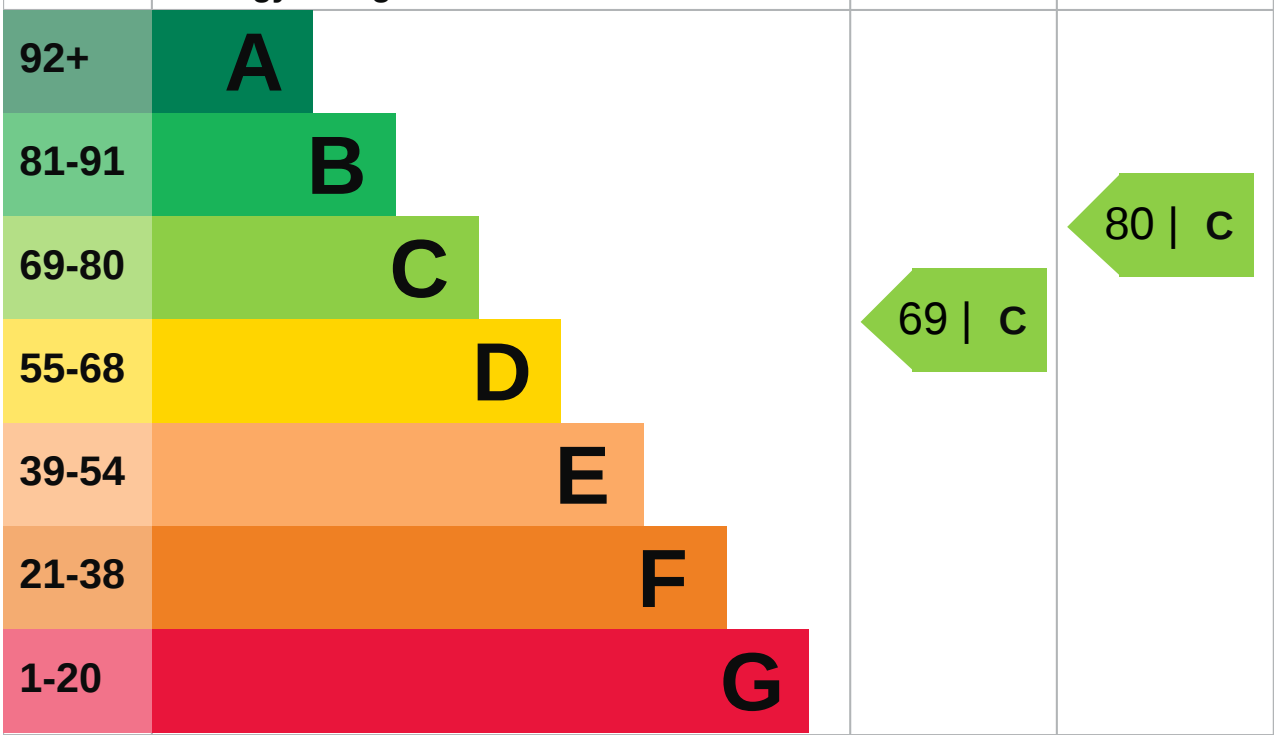
27 Radburn Court, Stapleford, NG9 8LE

Energy rating

C

Valid until 10.03.2036

Certificate number 03102739557029960955



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	59 m^2

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Market
Sold in Street

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8, Radburn Court, Nottingham, NG9 8LE				Terraced House
Last Sold Date:	29/09/2025	25/10/2016	28/11/2012	16/08/2010
Last Sold Price:	£170,000	£122,000	£90,000	£65,000

10, Radburn Court, Nottingham, NG9 8LE			Terraced House
Last Sold Date:	28/02/2025	23/01/2015	
Last Sold Price:	£175,000	£102,500	

13c, Radburn Court, Nottingham, NG9 8LE			Terraced House
Last Sold Date:	06/11/2024	09/10/2009	
Last Sold Price:	£82,000	£65,000	

27, Radburn Court, Nottingham, NG9 8LE		Terraced House
Last Sold Date:	04/11/2022	
Last Sold Price:	£197,000	

17c, Radburn Court, Nottingham, NG9 8LE				Terraced House
Last Sold Date:	30/06/2022	07/12/2007	02/12/2005	
Last Sold Price:	£87,500	£80,000	£59,000	

28, Radburn Court, Nottingham, NG9 8LE			Terraced House
Last Sold Date:	29/04/2022	29/06/2021	
Last Sold Price:	£154,000	£146,000	

11, Radburn Court, Nottingham, NG9 8LE		Terraced House
Last Sold Date:	18/06/2021	
Last Sold Price:	£130,000	

9, Radburn Court, Nottingham, NG9 8LE				Terraced House
Last Sold Date:	10/07/2020	15/01/2018	17/02/2015	08/09/2006
Last Sold Price:	£143,500	£125,000	£125,000	£109,000

30d, Radburn Court, Nottingham, NG9 8LE			Flat-maisonette House
Last Sold Date:	30/04/2019	07/05/2008	
Last Sold Price:	£73,000	£79,000	

19, Radburn Court, Nottingham, NG9 8LE				Detached House
Last Sold Date:	10/08/2018	12/09/2005	31/08/1995	
Last Sold Price:	£120,000	£107,000	£37,000	

18, Radburn Court, Nottingham, NG9 8LE		Terraced House
Last Sold Date:	28/03/2018	
Last Sold Price:	£113,950	

1, Radburn Court, Nottingham, NG9 8LE				Terraced House
Last Sold Date:	22/03/2010	30/04/2004	14/06/2002	
Last Sold Price:	£86,500	£70,000	£59,950	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

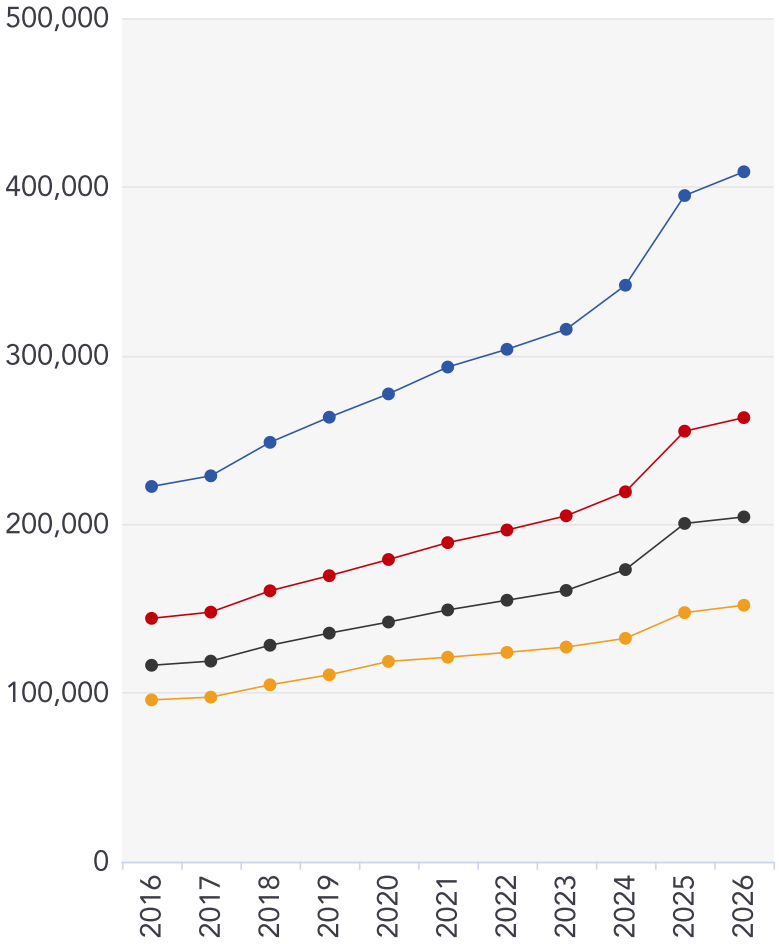
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Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in NG9



Detached

+83.86%

Semi-Detached

+82.47%

Terraced

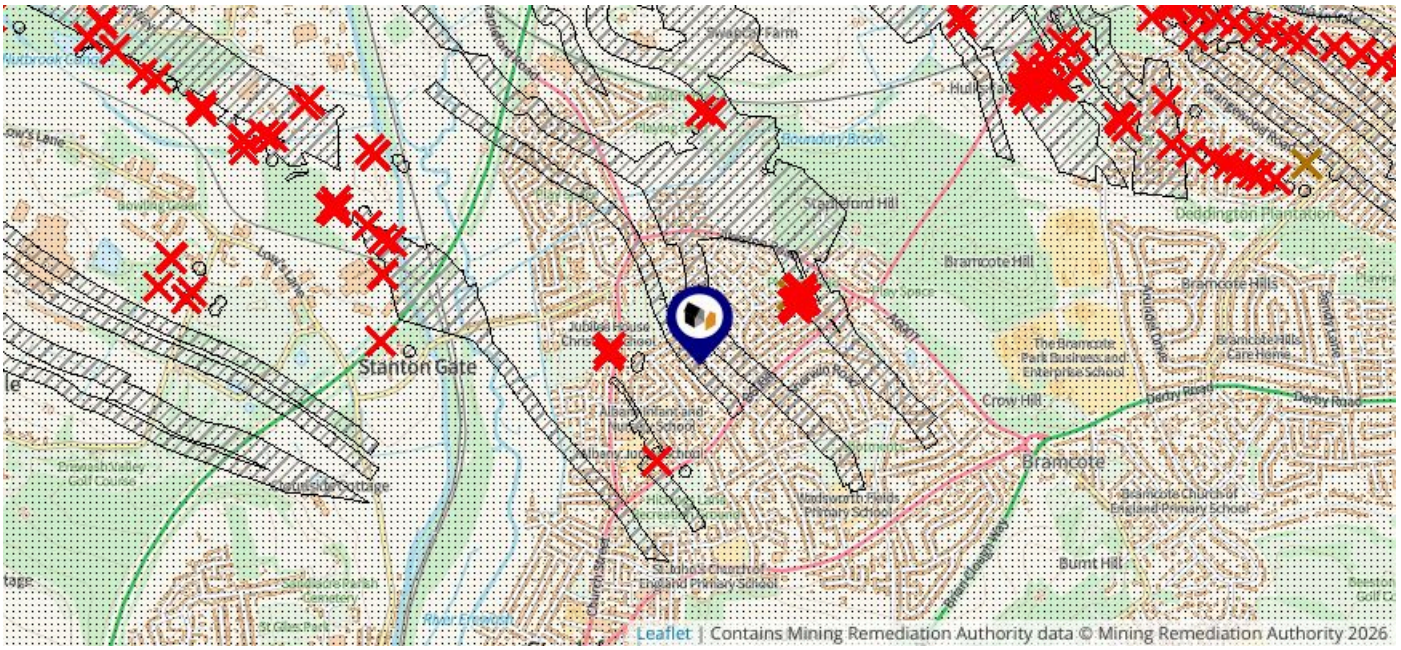
+75.52%

Flat

+58.5%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

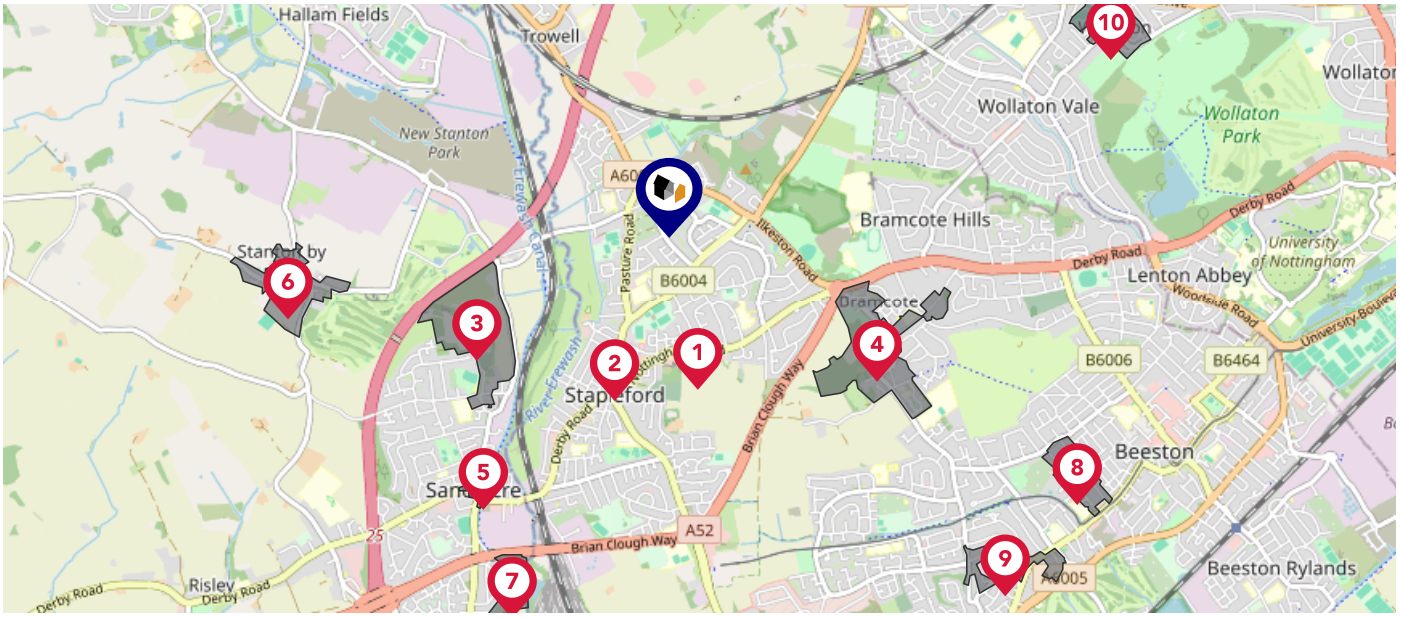
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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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.

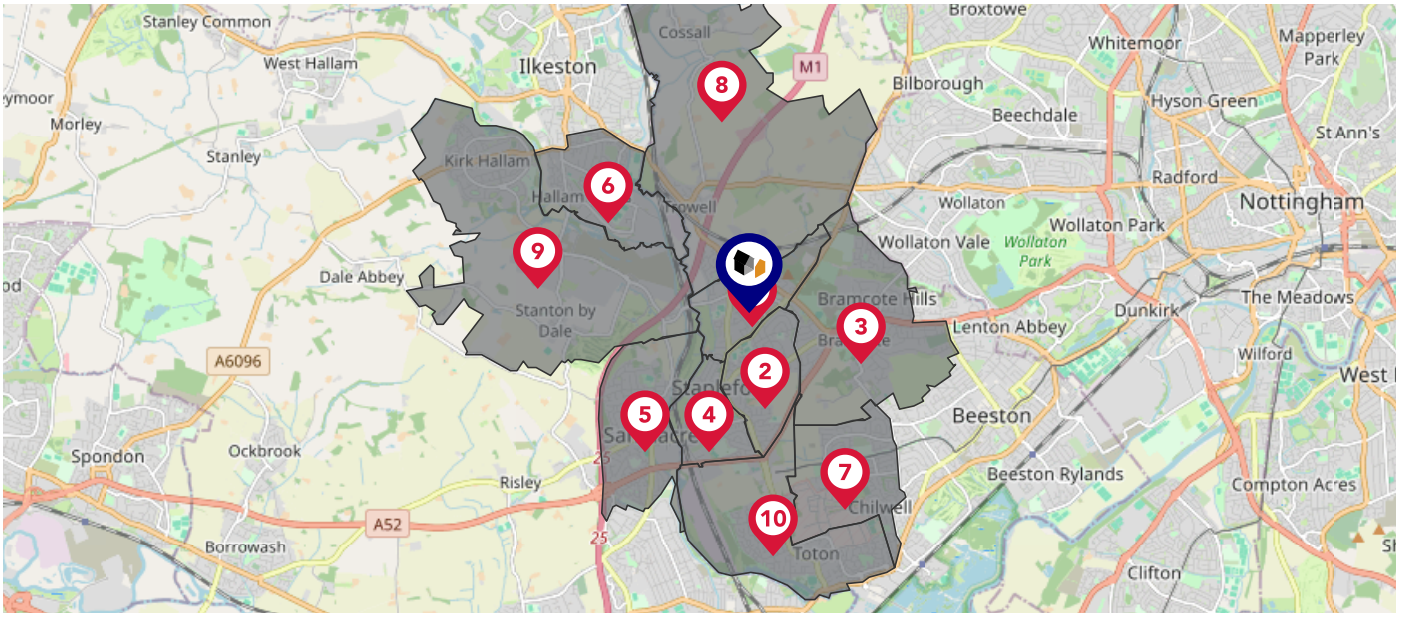


Nearby Conservation Areas

1	Stapleford Nottingham Road
2	Stapleford Church Street
3	Sandiacre Cloud Side
4	Bramcote
5	Sandiacre Canal Side
6	Stanton-by-Dale
7	Sandiacre Lock
8	Chilwell Cottage Grove
9	Chilwell
10	Wollaton Village

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

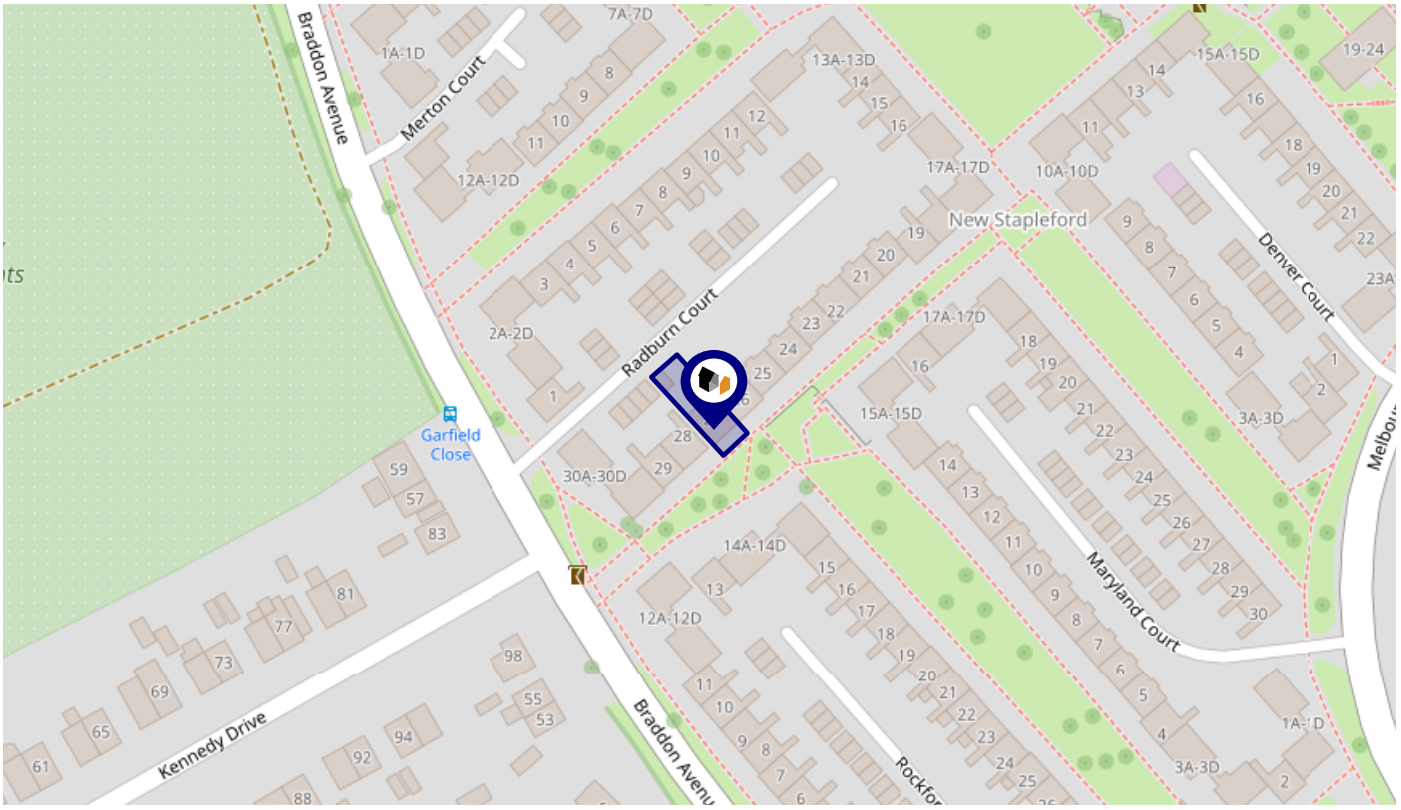


Nearby Council Wards

1	Stapleford North Ward
2	Stapleford South East Ward
3	Bramcote Ward
4	Stapleford South West Ward
5	Sandiacre Ward
6	Hallam Fields Ward
7	Chilwell West Ward
8	Awsworth, Cossall & Trowell Ward
9	Kirk Hallam & Stanton-by-Dale Ward
10	Toton & Chilwell Meadows 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.

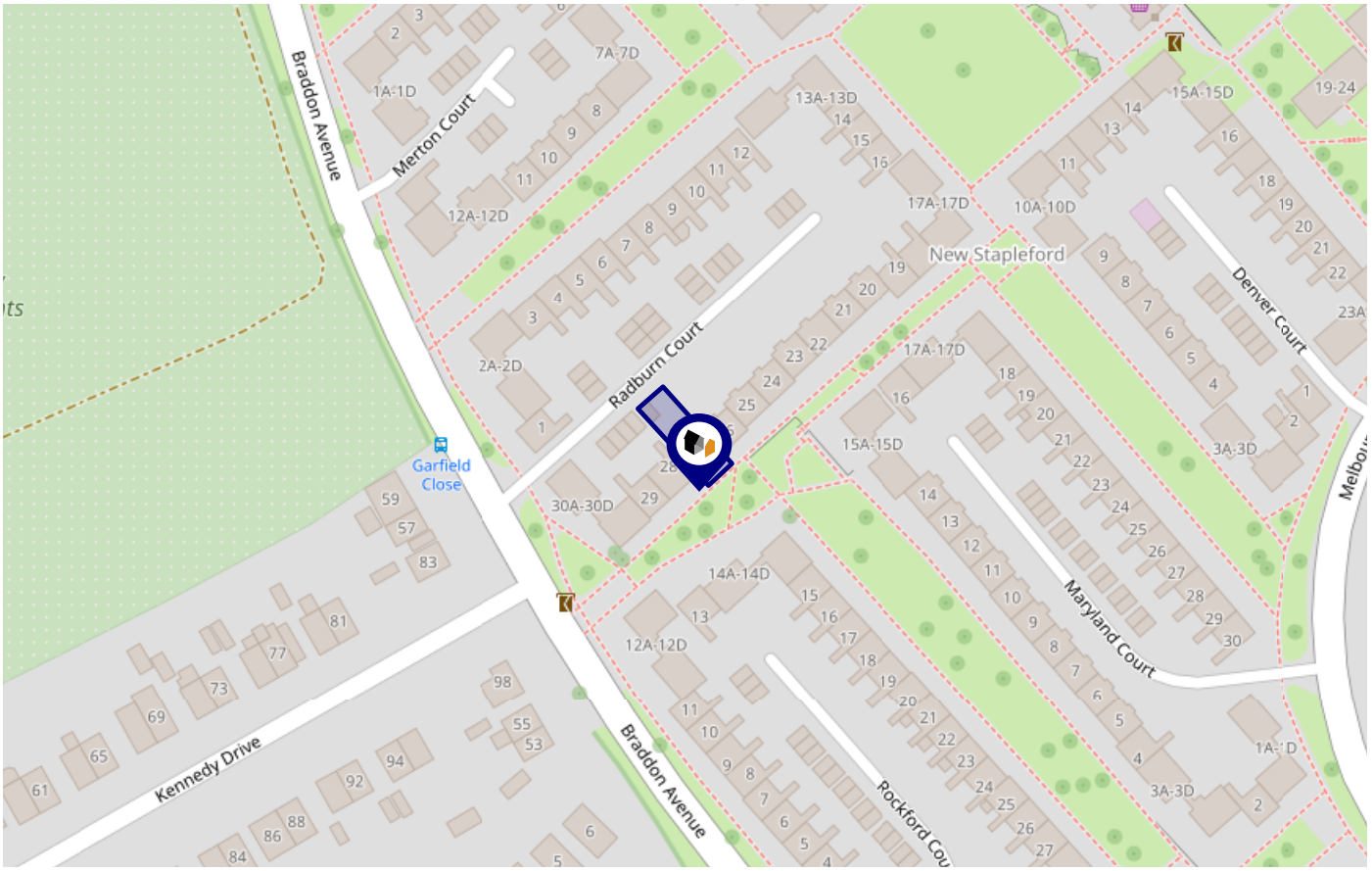
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

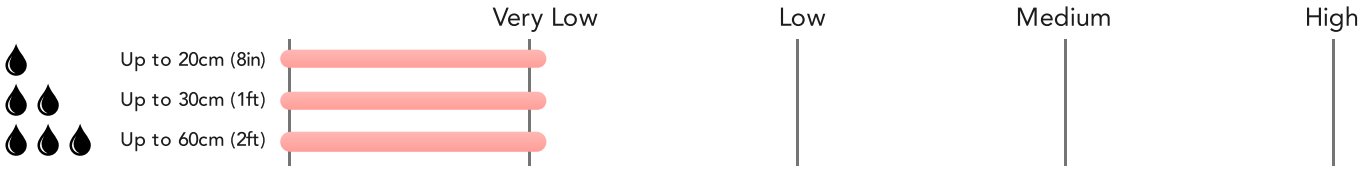


Risk Rating: Very low

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:

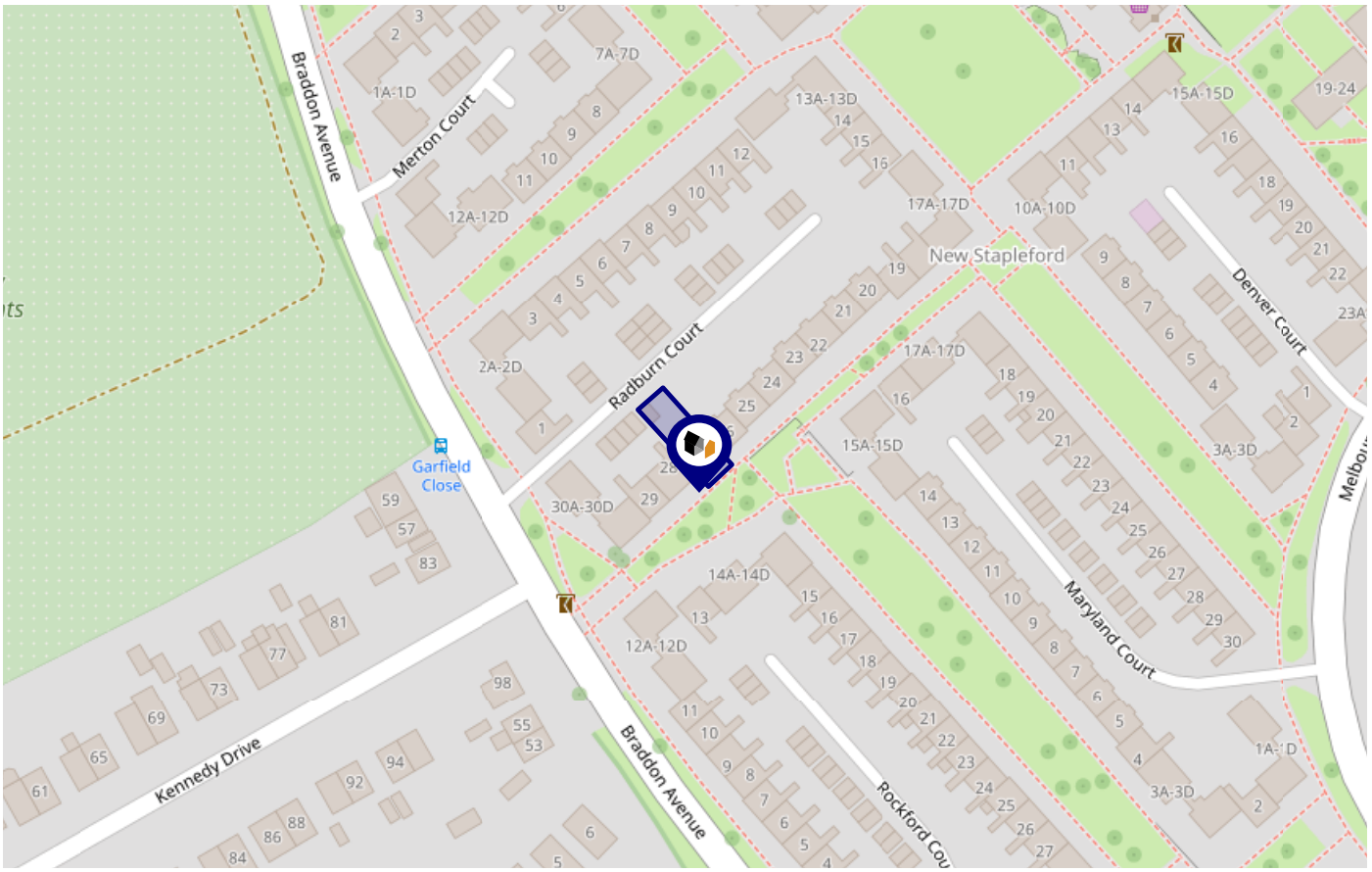


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Flood Risk
Rivers & Seas - Climate Change

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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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- **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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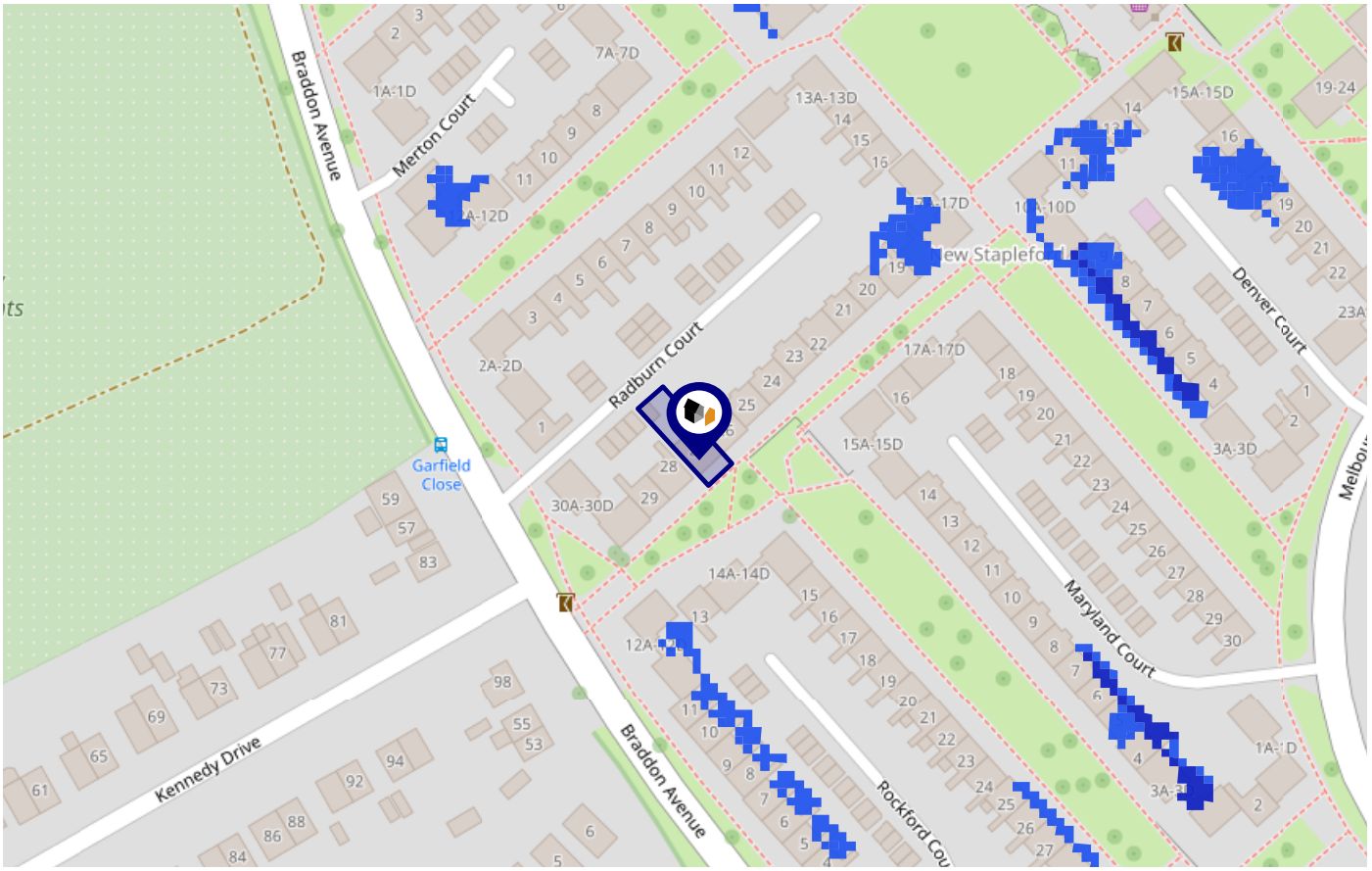


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Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

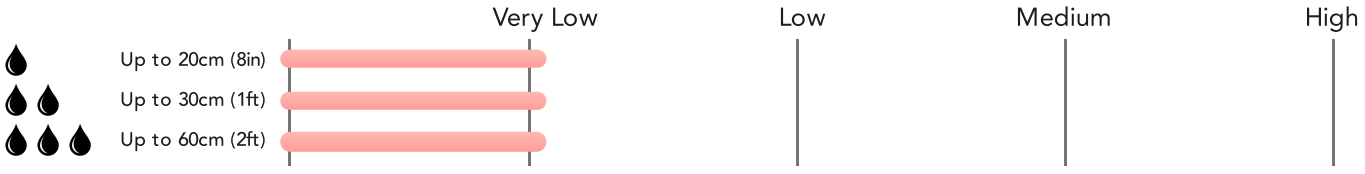


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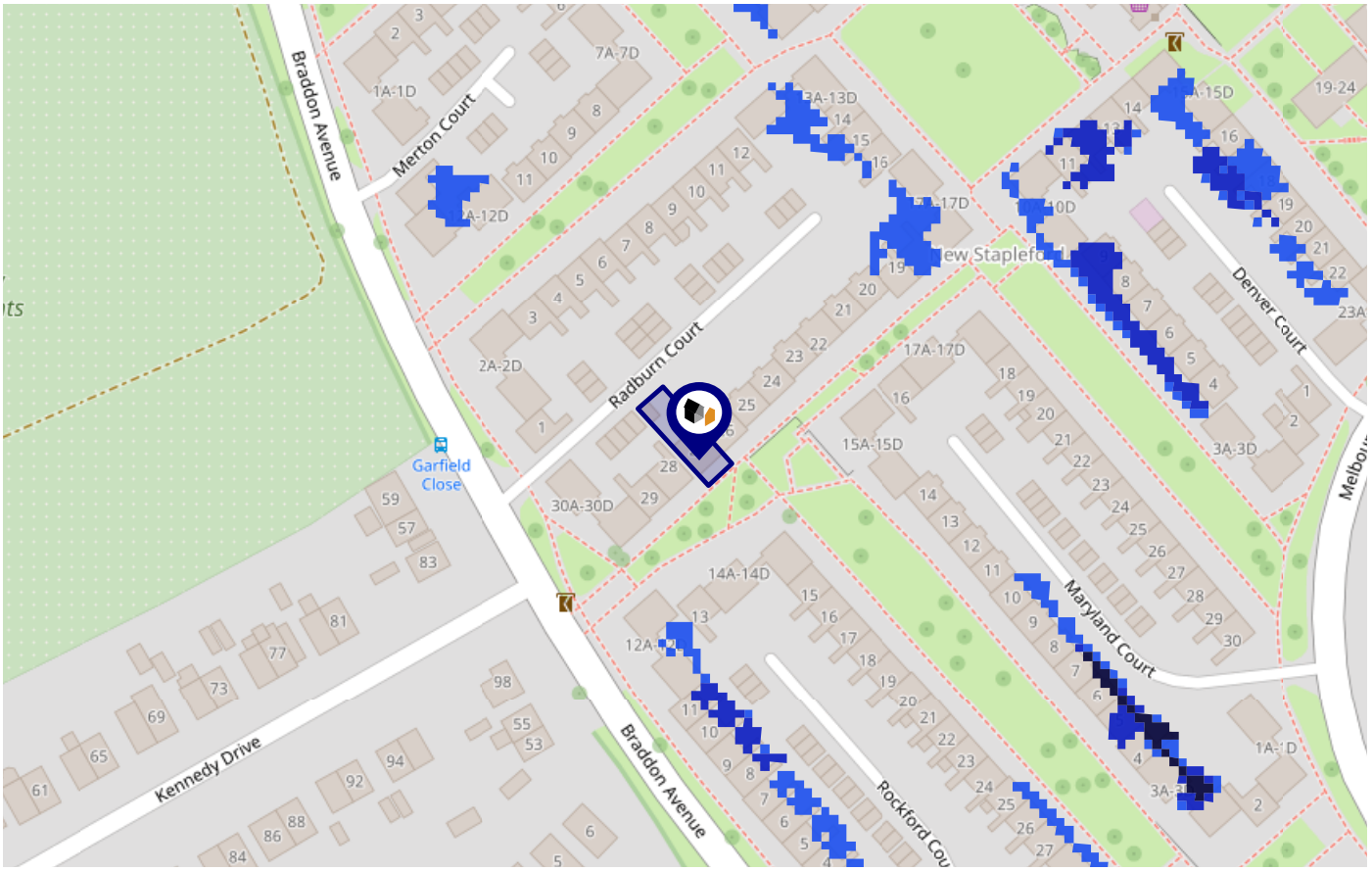


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Flood Risk
Surface Water - Climate Change

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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.
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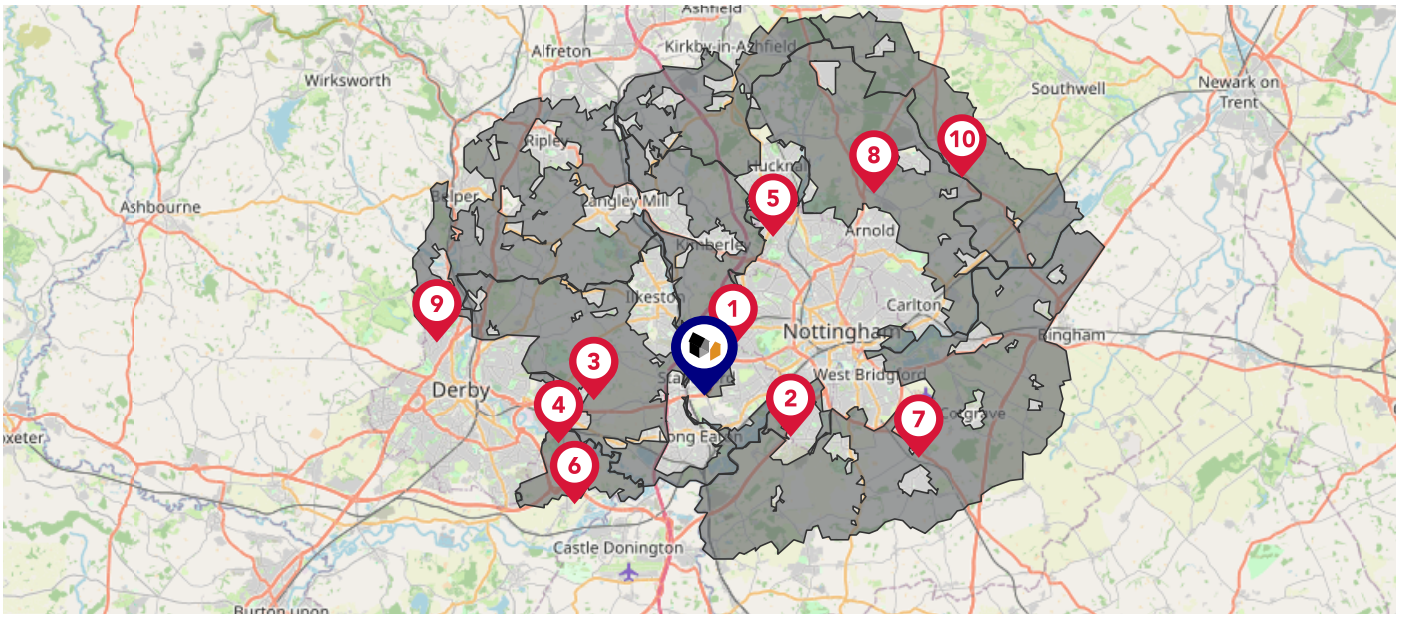


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Maps
Green Belt

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

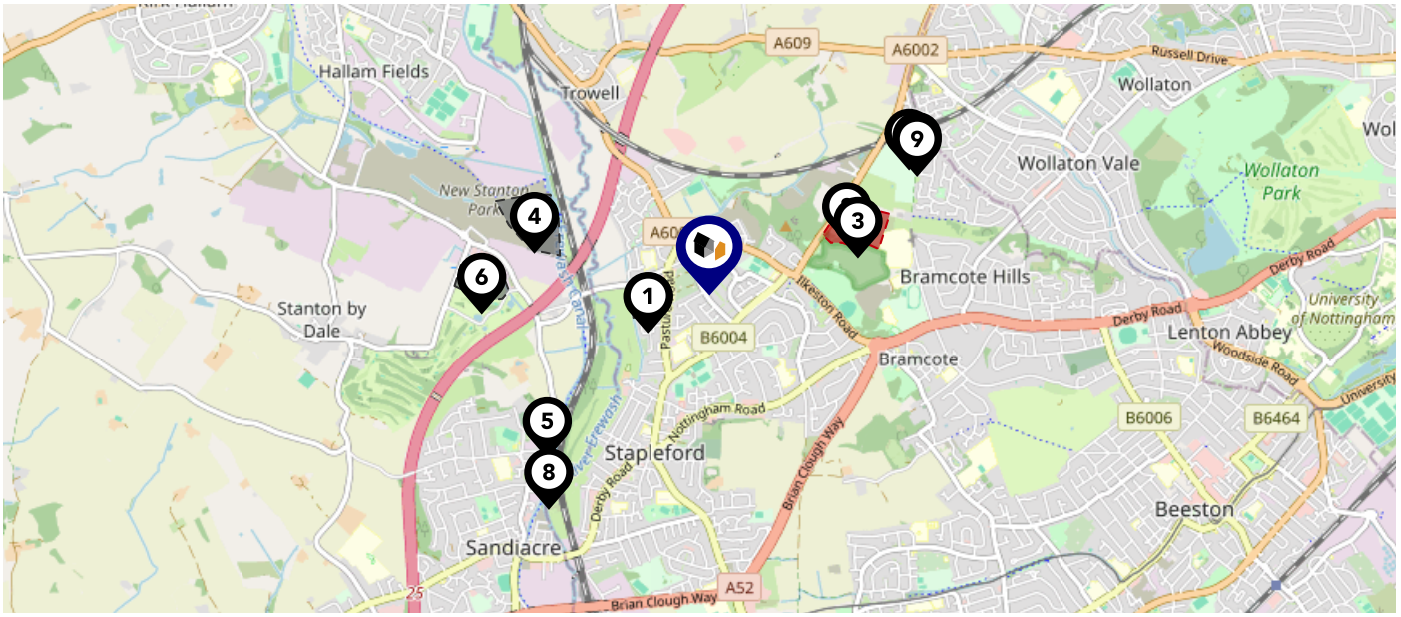


Nearby Green Belt Land

1	Derby and Nottingham Green Belt - Nottingham
2	Derby and Nottingham Green Belt - Broxtowe
3	Derby and Nottingham Green Belt - Erewash
4	Derby and Nottingham Green Belt - Derby
5	Derby and Nottingham Green Belt - Ashfield
6	Derby and Nottingham Green Belt - South Derbyshire
7	Derby and Nottingham Green Belt - Rushcliffe
8	Derby and Nottingham Green Belt - Gedling
9	Derby and Nottingham Green Belt - Amber Valley
10	Derby and Nottingham Green Belt - Newark and Sherwood

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.

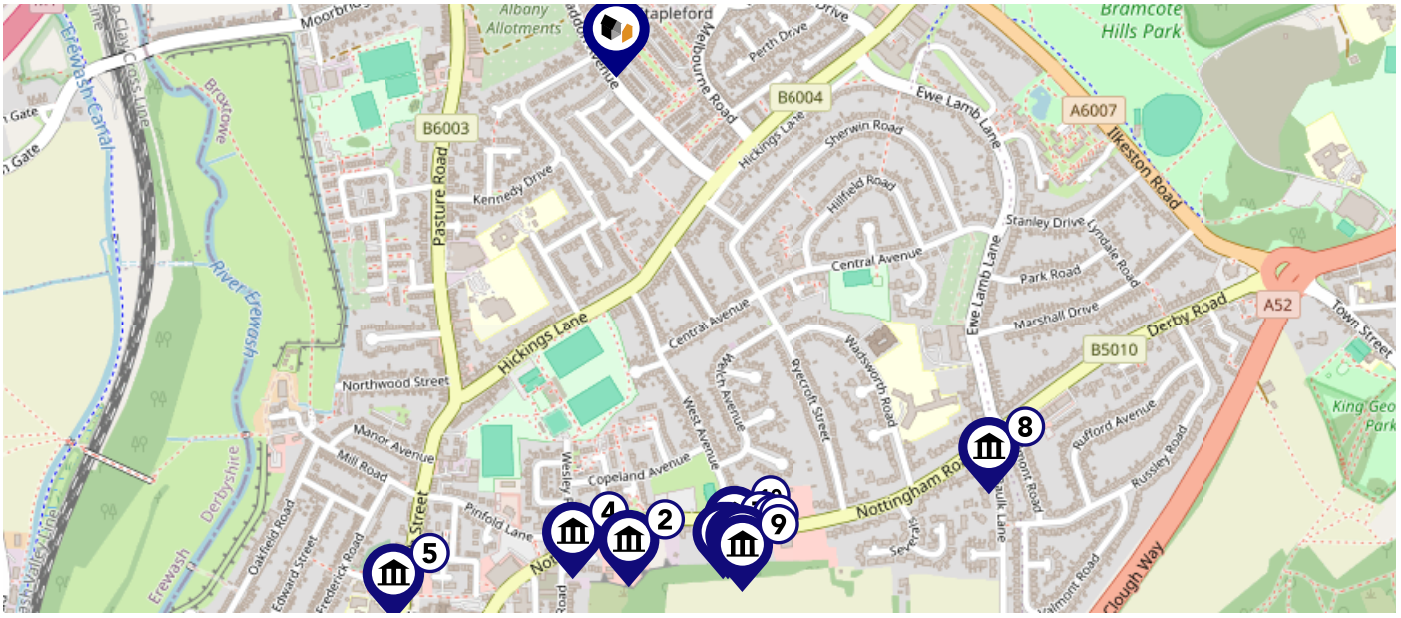


Nearby Landfill Sites

1	New Road/Moorbridge Road, Stapleford-Former Landfill Site, New Road/Moorbridge Lane, Stapleford, Nottinghamshire	Historic Landfill
2	Bramcote Quarry/Coventry Lane Quarry-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill
3	EA/EPR/JP3393CZ/V002	Active Landfill
4	Old Works Tip-Perimeter of DCA Plant, Stanton-By-Dale, Ilkeston	Historic Landfill
5	Church Farm-Ilkeston Road, Sandiacre, Nottingham	Historic Landfill
6	Erewash Valley Golf Club-Sevenoaks Road, Stanton By Dale	Historic Landfill
7	Old Canal Site-Old Moor Lane and Railway Line, Bramcote	Historic Landfill
8	S.W. Bailey and Sons-Apex Works, Town Street, Sandiacre	Historic Landfill
9	Moor Lane-Moor Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill
10	Nottingham Canal-Moat Lane, Bramcote, Nottinghamshire	Historic Landfill

Maps
Listed Buildings

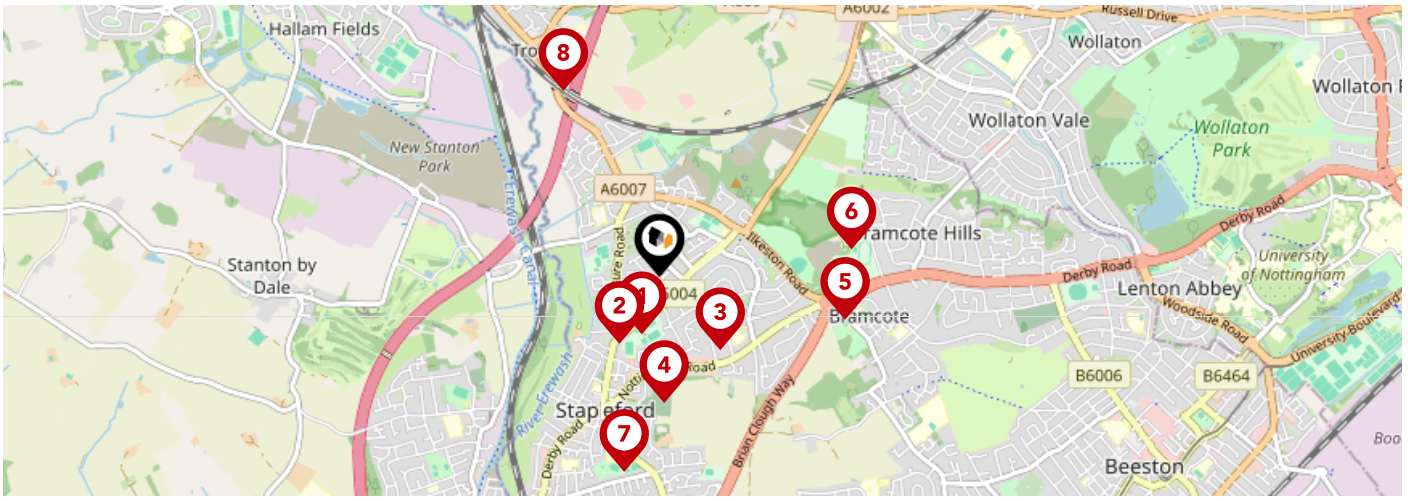
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1247947 - 122, Nottingham Road	Grade II	0.6 miles
1247940 - St John's Primary School	Grade II	0.6 miles
1278025 - 124, Nottingham Road	Grade II	0.6 miles
1278003 - Stapleford House Education Centre	Grade II	0.6 miles
1278059 - Anglo Saxon Cross 50 Metres East Of Church Of St Helen	Grade I	0.6 miles
1278024 - 118 And 120, Nottingham Road	Grade II	0.6 miles
1247943 - 114 And 116, Nottingham Road	Grade II	0.6 miles
1247922 - 289, Derby Road	Grade II	0.6 miles
1247948 - Frameshop At Rear Of Number 124	Grade II	0.6 miles
1263850 - 119 And 121, Nottingham Road	Grade II	0.6 miles

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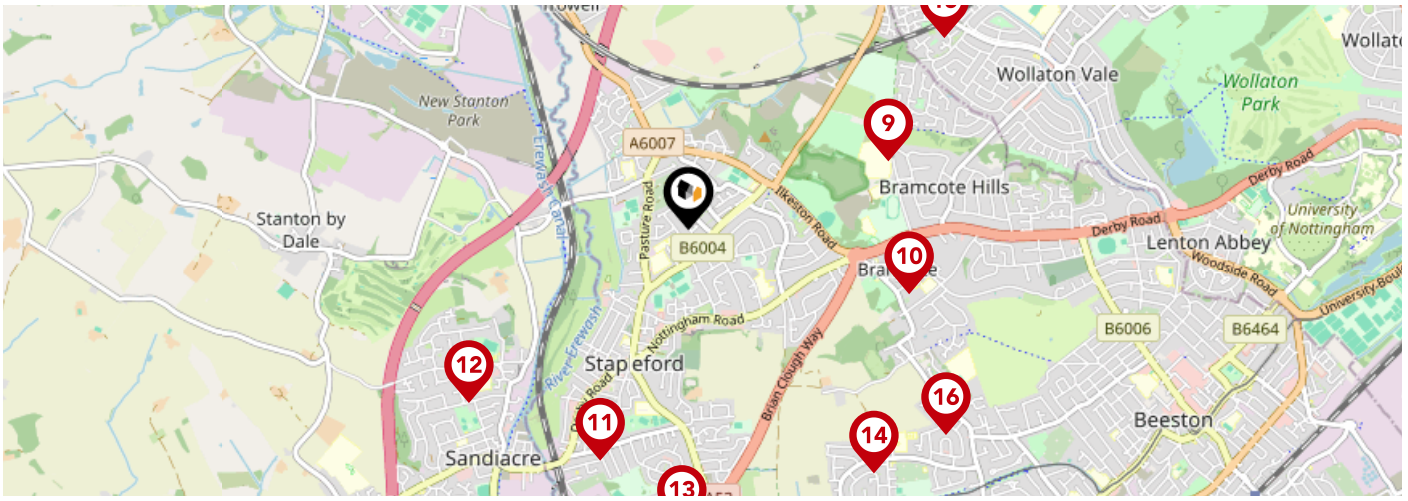
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Albany Infant and Nursery School Ofsted Rating: Good | Pupils: 182 | Distance:0.27	☐	☑	☐	☐	☐
2	Albany Junior School Ofsted Rating: Good | Pupils: 181 | Distance:0.35	☐	☑	☐	☐	☐
3	Wadsworth Fields Primary School Ofsted Rating: Good | Pupils: 291 | Distance:0.43	☐	☑	☐	☐	☐
4	St John's CofE Primary School Ofsted Rating: Good | Pupils: 95 | Distance:0.57	☐	☑	☐	☐	☐
5	Foxwood Academy Ofsted Rating: Good | Pupils: 112 | Distance:0.85	☐	☐	☑	☐	☐
6	Bramcote College Ofsted Rating: Good | Pupils: 785 | Distance:0.87	☐	☐	☑	☐	☐
7	Fairfield Spencer Academy Ofsted Rating: Good | Pupils: 646 | Distance:0.89	☐	☑	☐	☐	☐
8	Trowell CofE Primary School Ofsted Rating: Good | Pupils: 176 | Distance:0.93	☐	☑	☐	☐	☐

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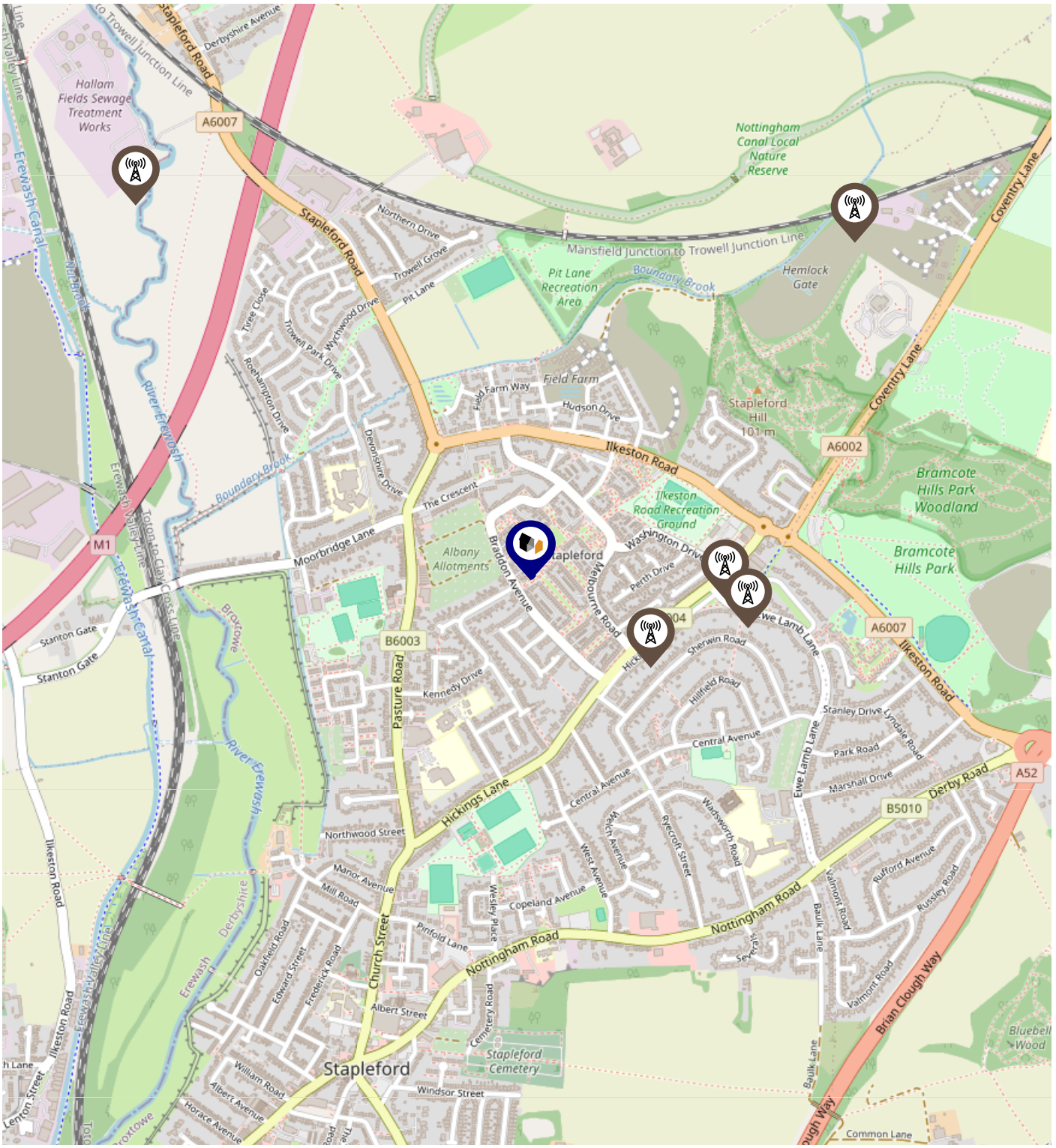
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Bramcote Hills Primary School Ofsted Rating: Good | Pupils: 413 | Distance:0.94	☐	☑	☐	☐	☐
10 Bramcote CofE Primary School Ofsted Rating: Good | Pupils: 200 | Distance:1.03	☐	☑	☐	☐	☐
11 William Lilley Infant and Nursery School Ofsted Rating: Good | Pupils: 172 | Distance:1.1	☐	☑	☐	☐	☐
12 Cloudside Academy Ofsted Rating: Good | Pupils: 264 | Distance:1.25	☐	☑	☐	☐	☐
13 George Spencer Academy Ofsted Rating: Good | Pupils: 1658 | Distance:1.33	☐	☐	☑	☐	☐
14 Sunnyside Spencer Academy Ofsted Rating: Good | Pupils: 215 | Distance:1.36	☐	☑	☐	☐	☐
15 Firbeck Academy Ofsted Rating: Good | Pupils: 194 | Distance:1.43	☐	☑	☐	☐	☐
16 Alderman White School Ofsted Rating: Good | Pupils: 770 | Distance:1.47	☐	☐	☑	☐	☐

Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

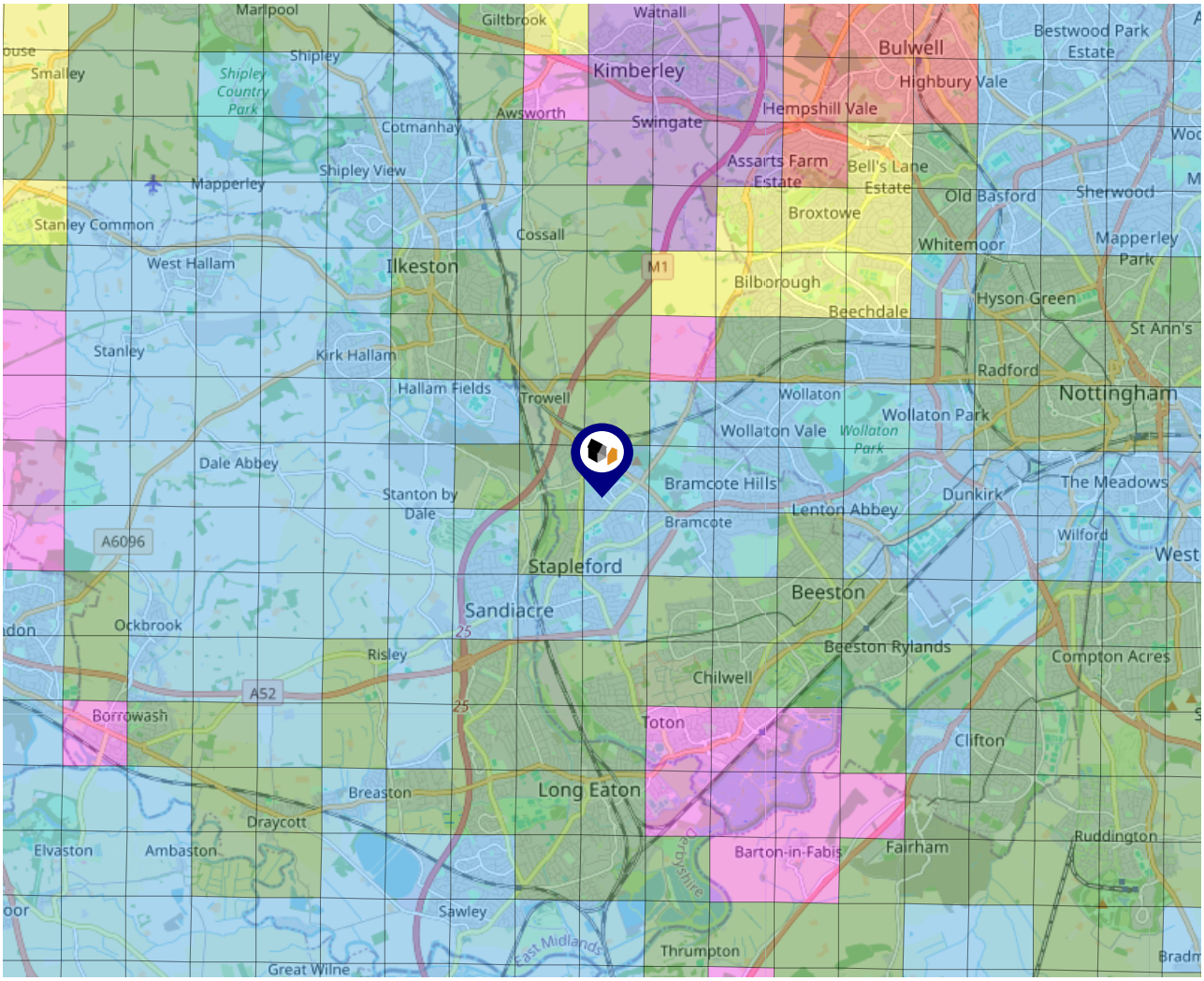
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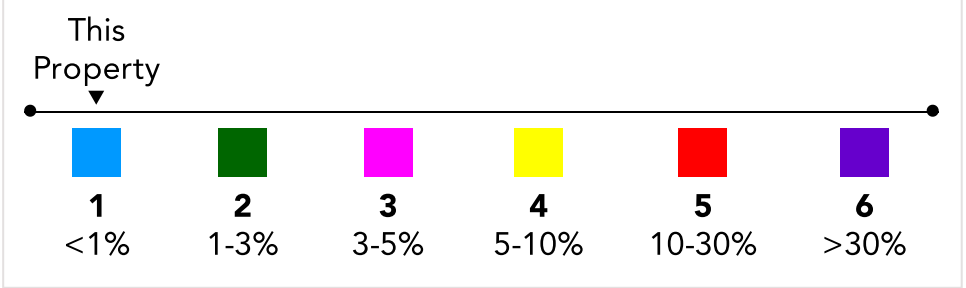
Environment
Radon Gas

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What is Radon?

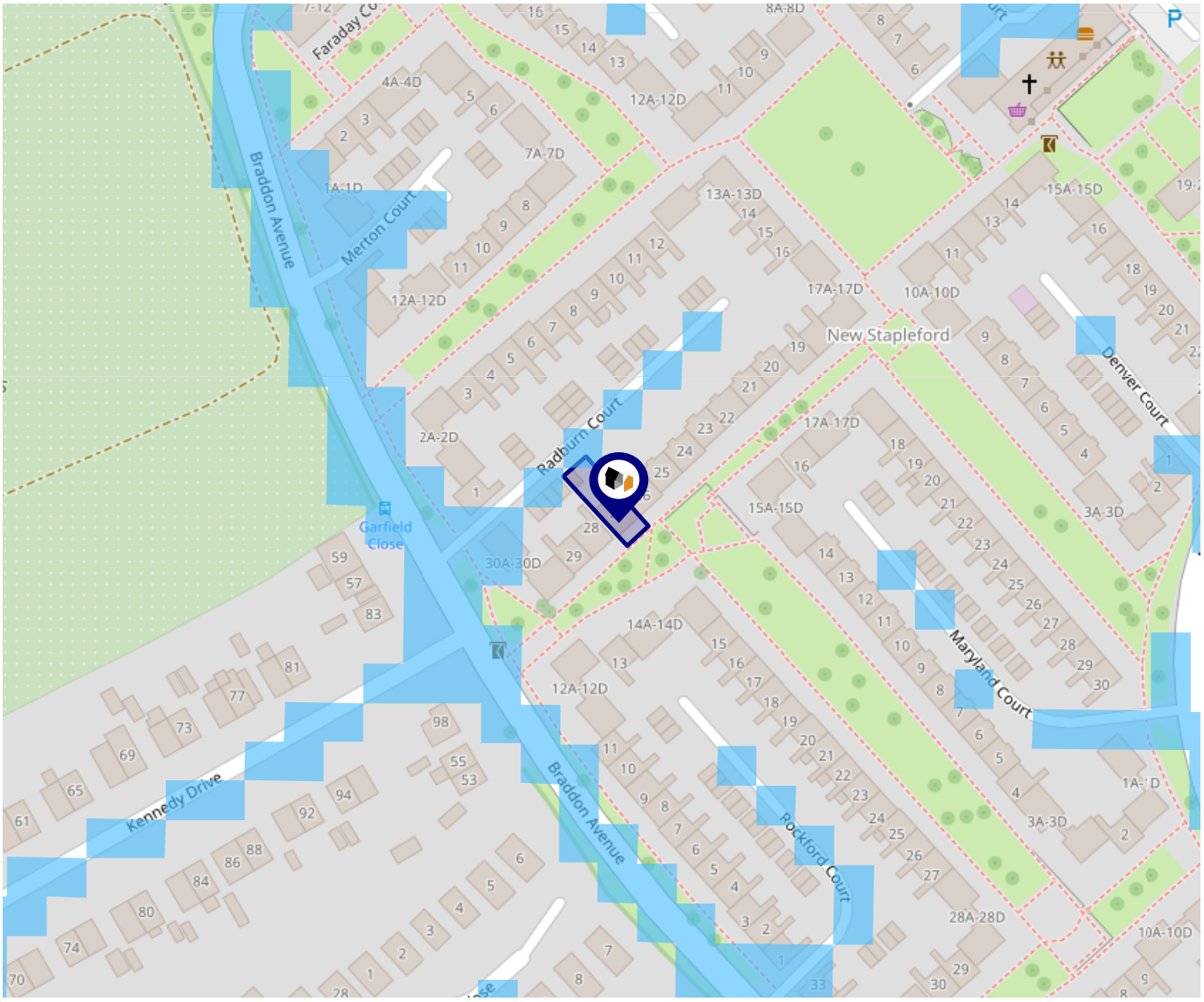
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

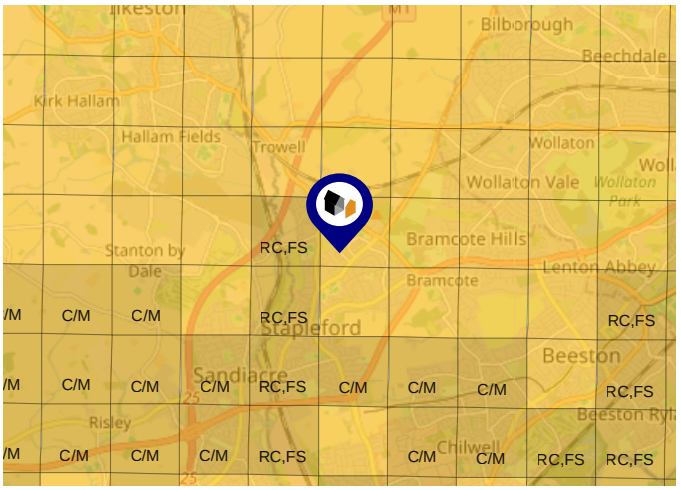
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		



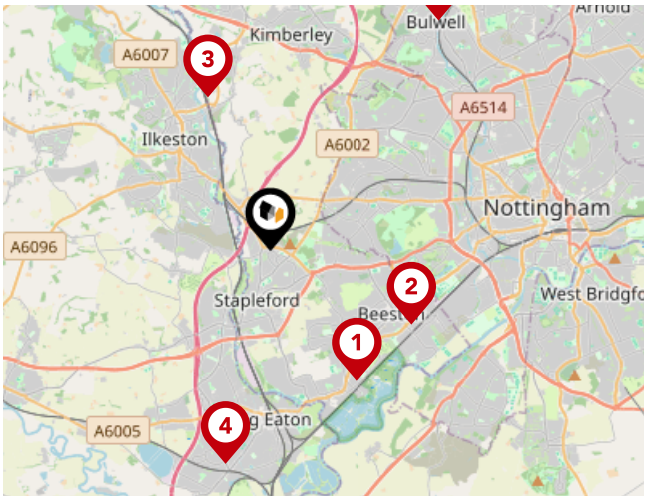
Primary Classifications (Most Common Clay Types)

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

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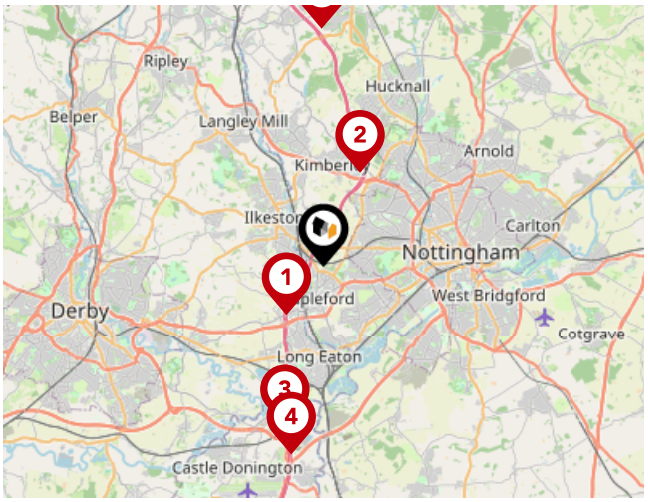
Area

Transport (National)



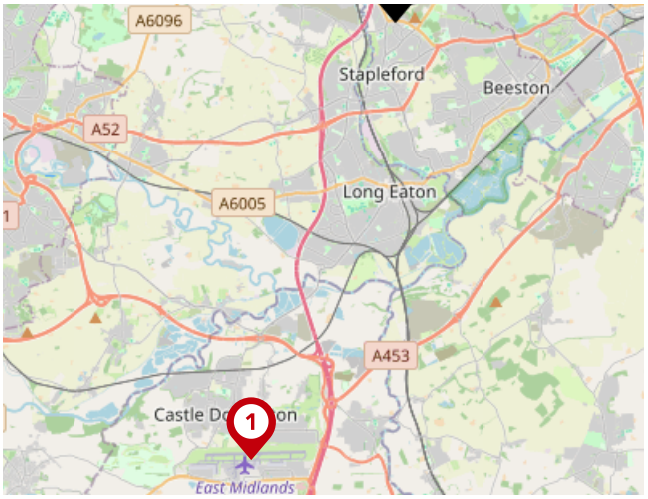
National Rail Stations

Pin	Name	Distance
1	Attenborough Rail Station	2.79 miles
2	Beeston Rail Station	2.85 miles
3	Ilkeston Rail Station	2.95 miles
4	Long Eaton Rail Station	3.88 miles
5	Bulwell Rail Station	5.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	2.13 miles
2	M1 J26	3.63 miles
3	M1 J24A	5.85 miles
4	M1 J24	6.76 miles
5	M1 J27	8.51 miles



Airports/Helipads

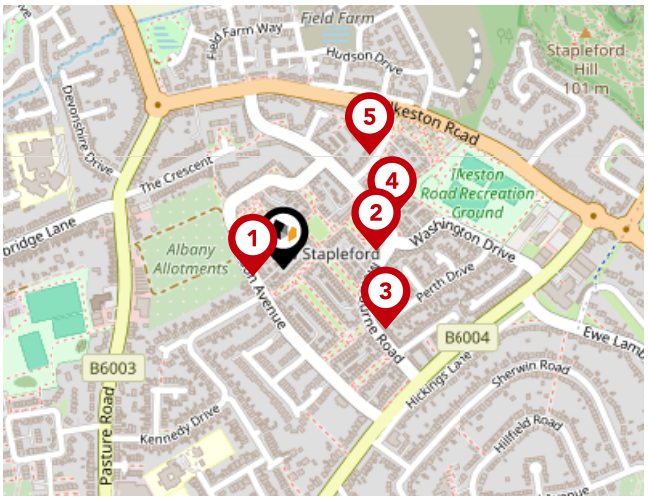
Pin	Name	Distance
1	East Midlands Airport	8.23 miles

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Area

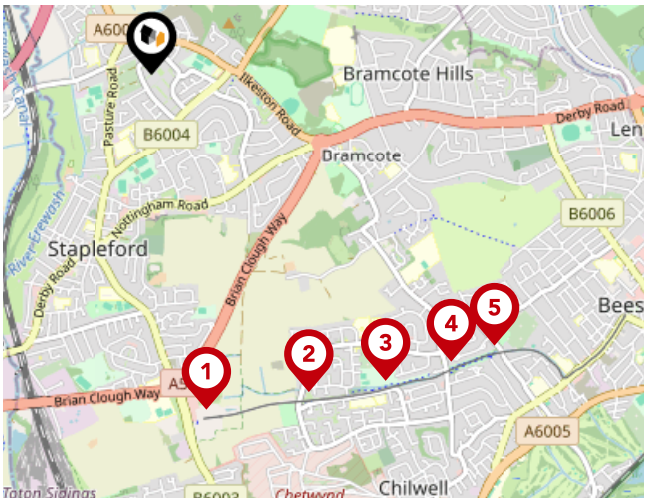
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Garfield Close	0.03 miles
2	Washington Drive	0.1 miles
3	Brisbane Drive	0.13 miles
4	Washington Drive	0.13 miles
5	Byron Court	0.15 miles



Local Connections

Pin	Name	Distance
1	Toton Lane Tram Stop	1.51 miles
2	Inham Road Tram Stop	1.57 miles
3	Eskdale Drive Tram Stop	1.71 miles
4	Bramcote Lane Tram Stop	1.84 miles
5	Cator Lane Tram Stop	1.94 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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Landwood Group

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Ordnance Survey

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Historic England

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