

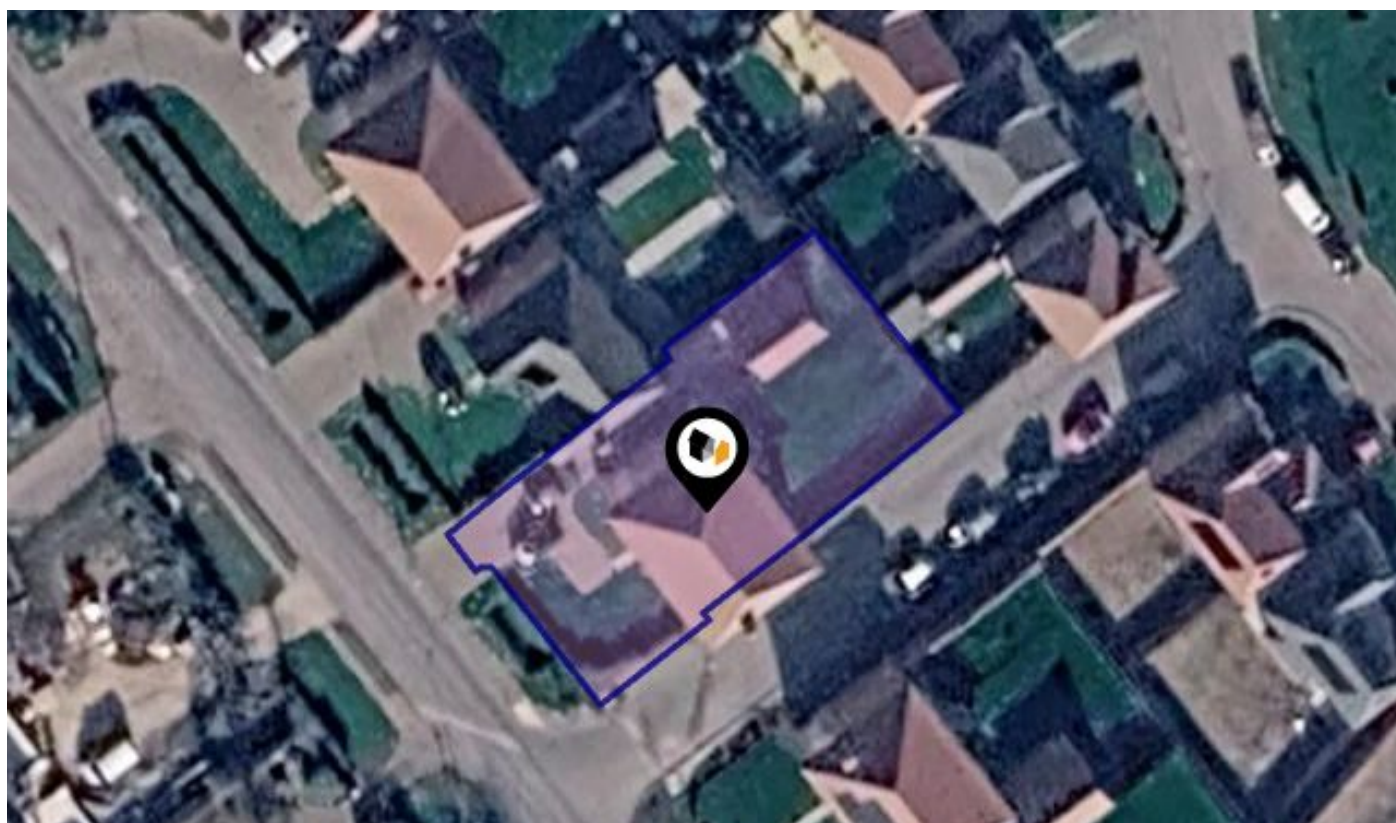


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th July 2026



NICKER HILL, KEYWORTH, NOTTINGHAM, NG12

Martin & Co. Beeston

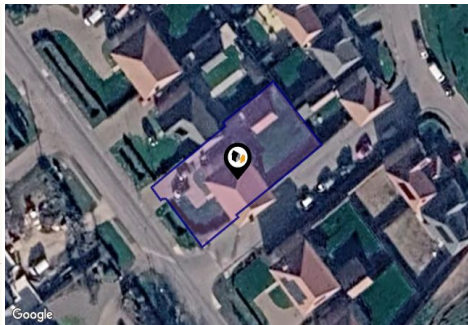
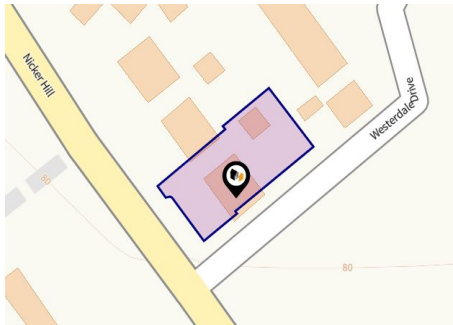
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,744 ft ² / 255 m ²		
Plot Area:	0.18 acres		
Council Tax :	Band G		
Annual Estimate:	£4,405		
Title Number:	NT588752		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

11	80	1800
mb/s	mb/s	mb/s

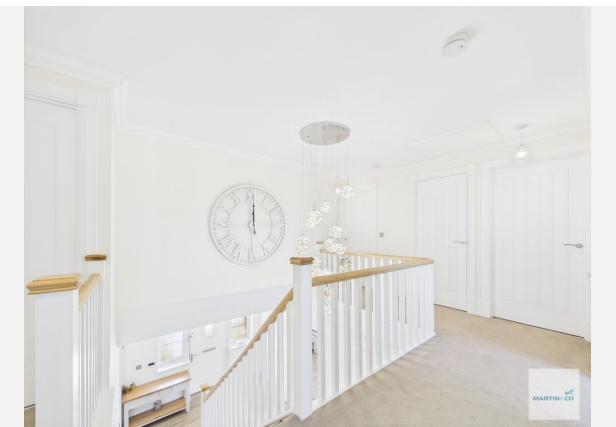
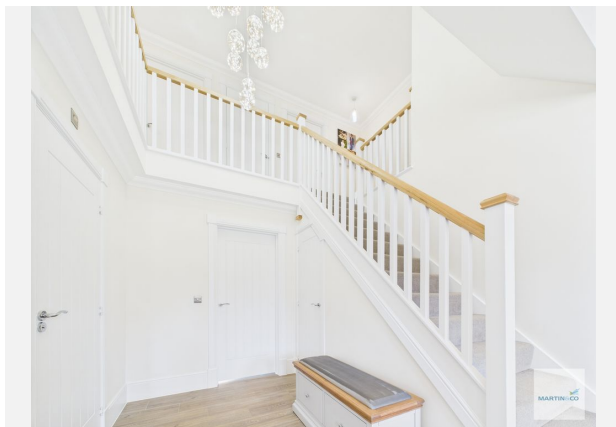
Mobile Coverage:

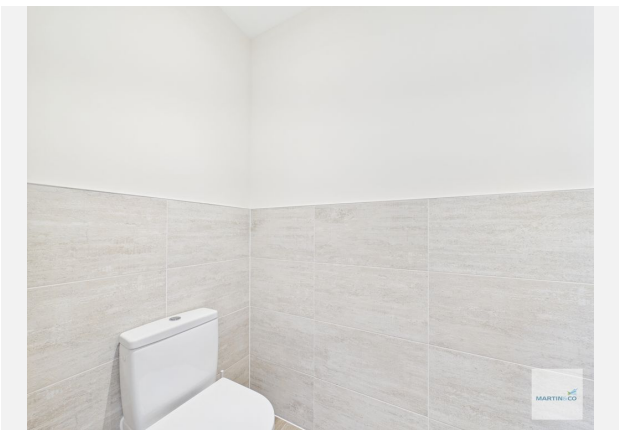
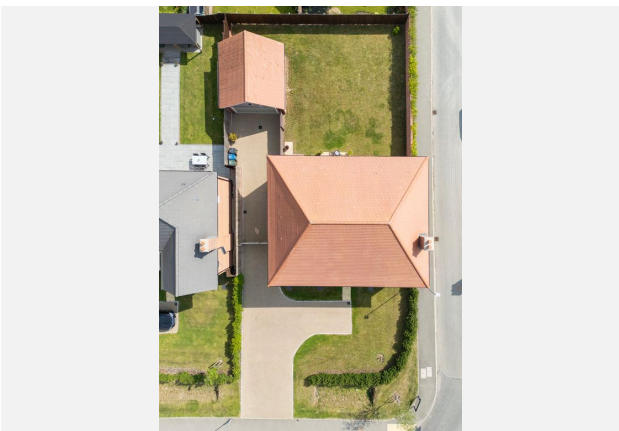
(based on calls indoors)

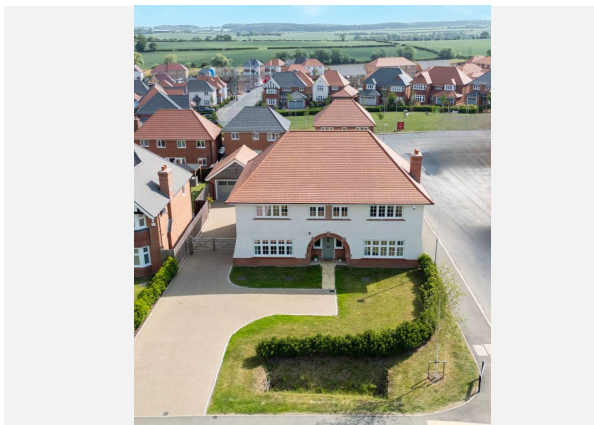


Satellite/Fibre TV Availability:















NICKER HILL, KEYWORTH, NOTTINGHAM, NG12



Floor 0 Building 1



Floor 1 Building 1



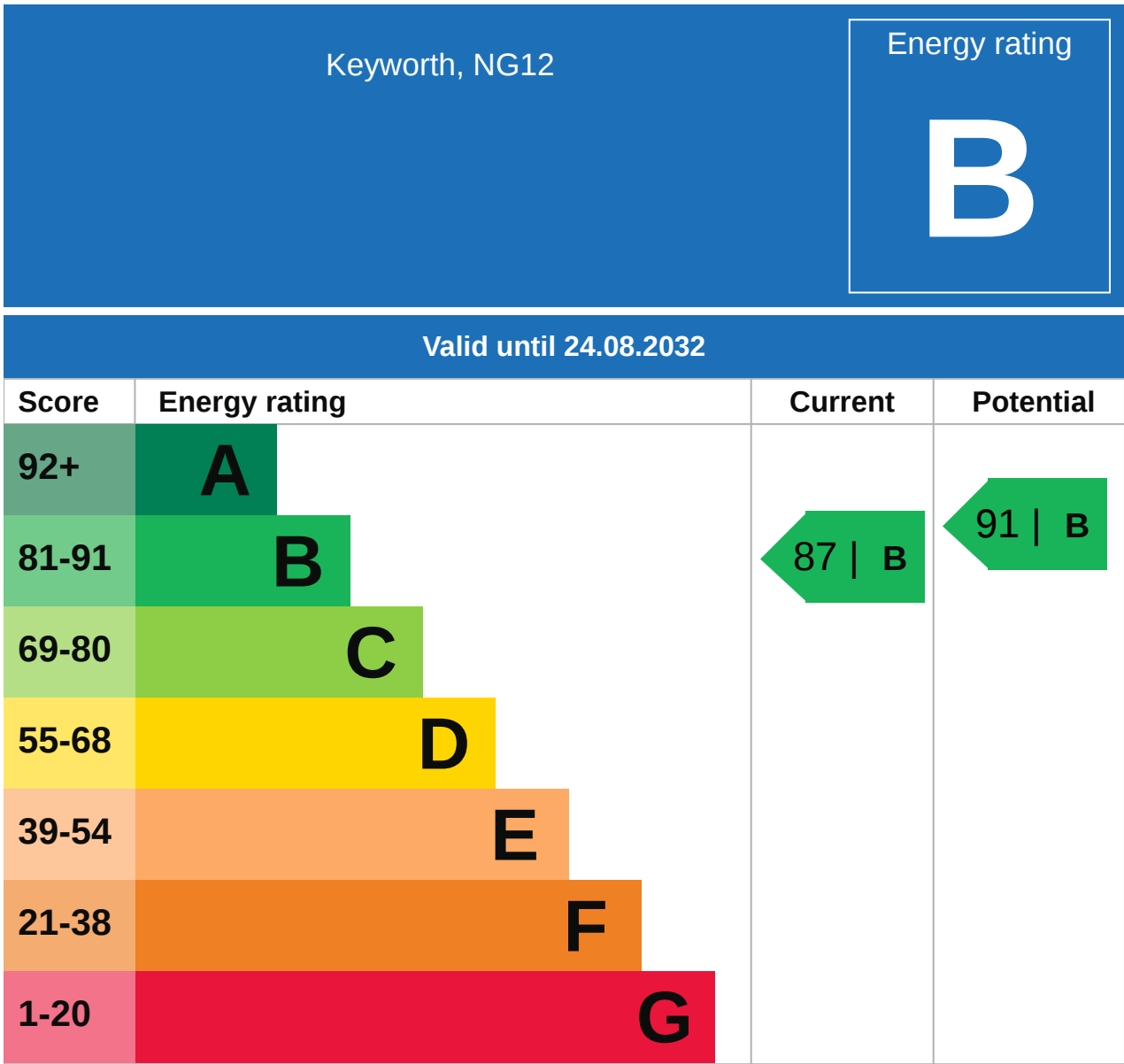
Floor 0 Building 2

Approximate total area¹
2950 ft²

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

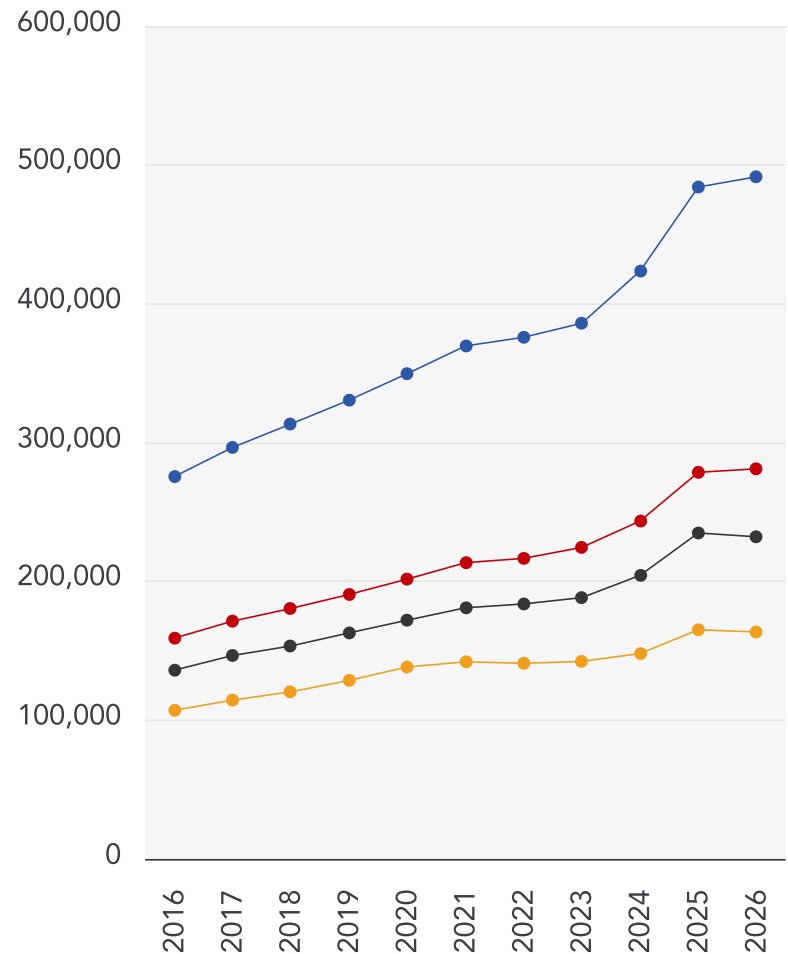
GIRAFFE360



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	255 m ²

10 Year History of Average House Prices by Property Type in NG12



Detached

+78.41%

Semi-Detached

+76.69%

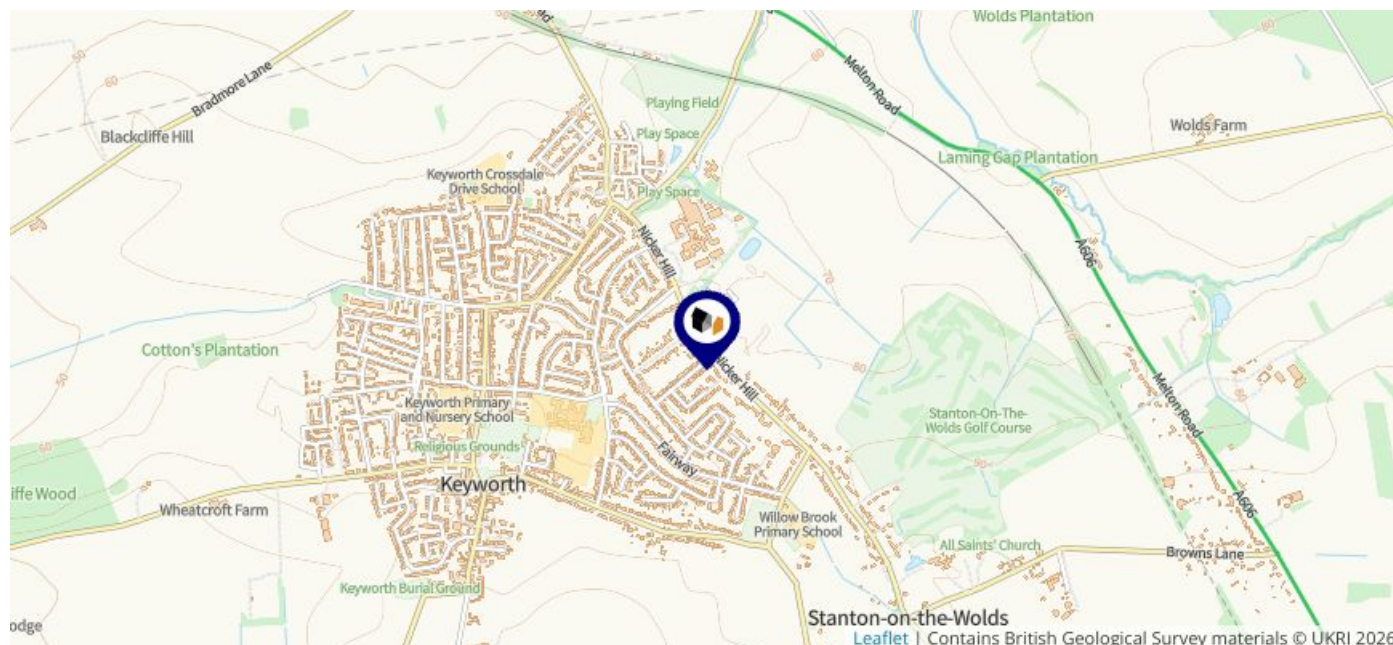
Terraced

+70.66%

Flat

+52.67%

This map displays nearby coal mine entrances and their classifications.



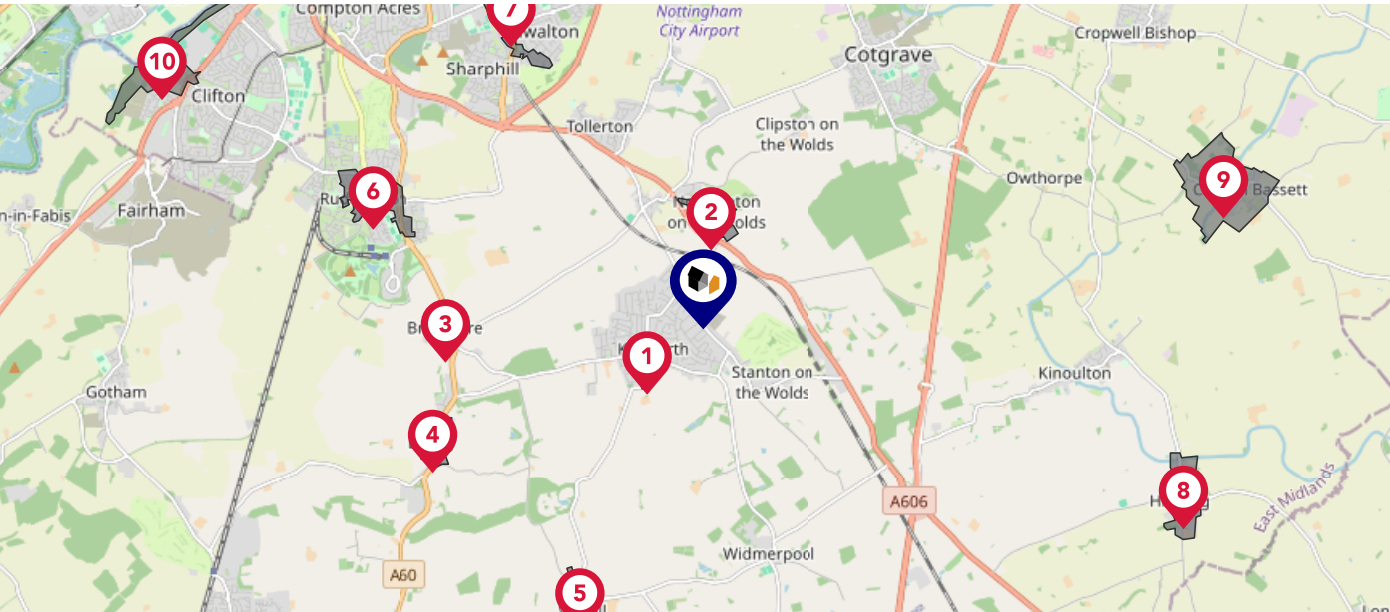
Mine Entry

- ✕ 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.

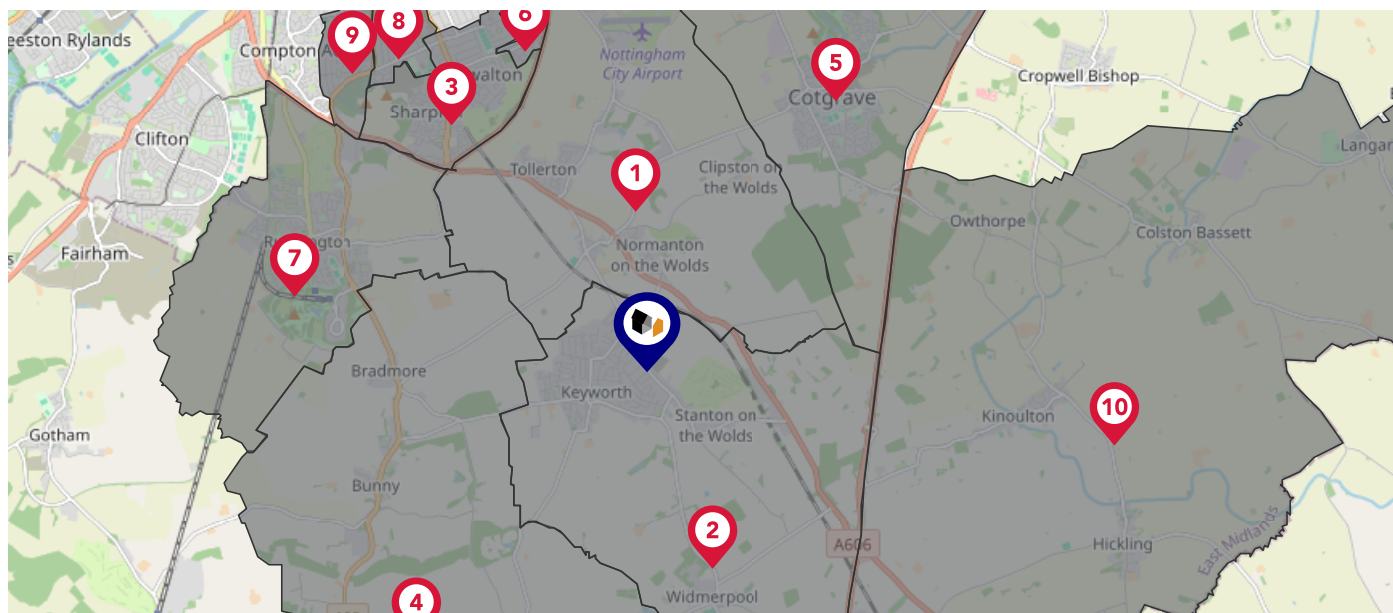
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Keyworth
2	Normanton-on-the-Wolds
3	Bradmore
4	Bunny
5	Wysall
6	Ruddington
7	Edwalton
8	Hickling
9	Colston Bassett
10	Clifton Village

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



Tollerton Ward



Keyworth & Wolds Ward



Edwalton Ward



Bunny Ward



Cotgrave Ward



Gamston South Ward



Ruddington Ward



Musters Ward

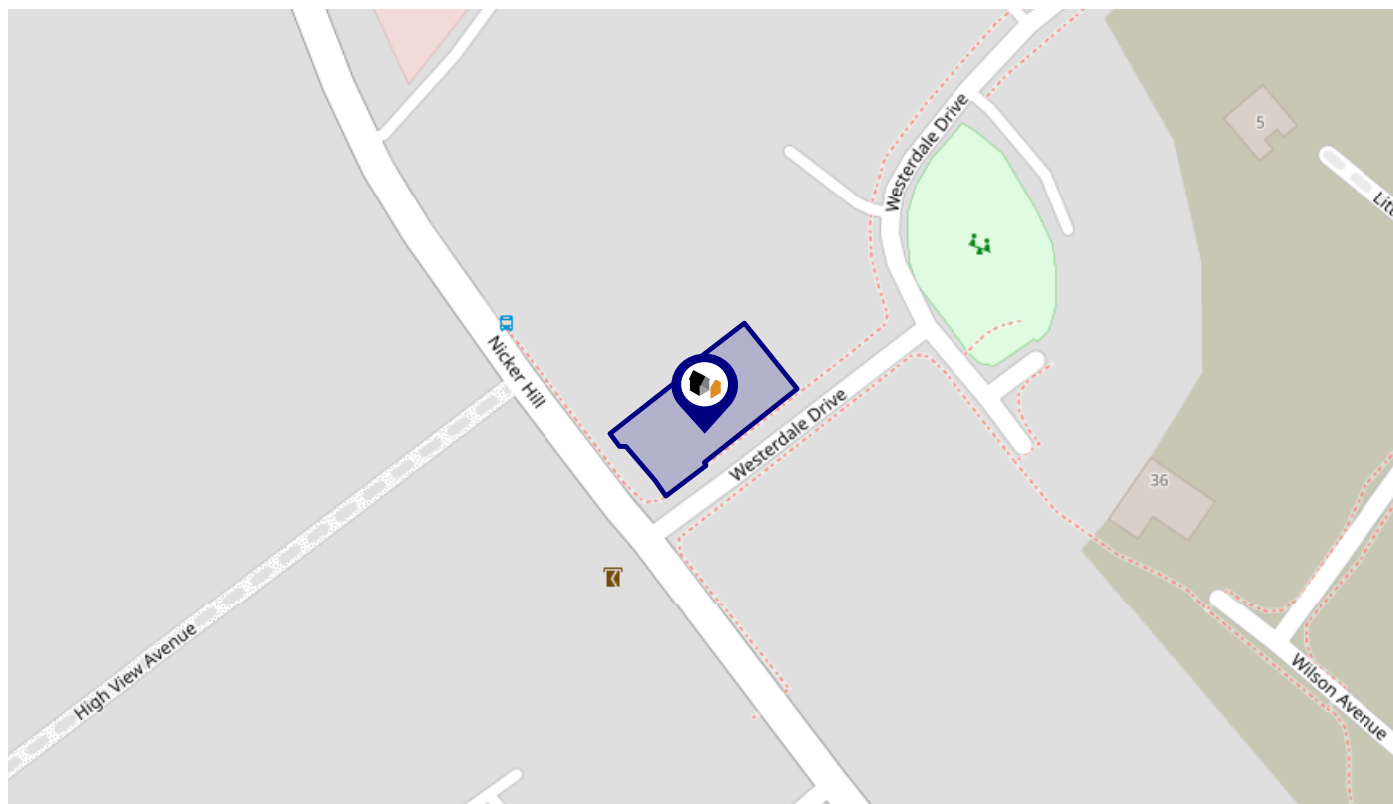


Lutterell Ward



Nevile & Langar 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.

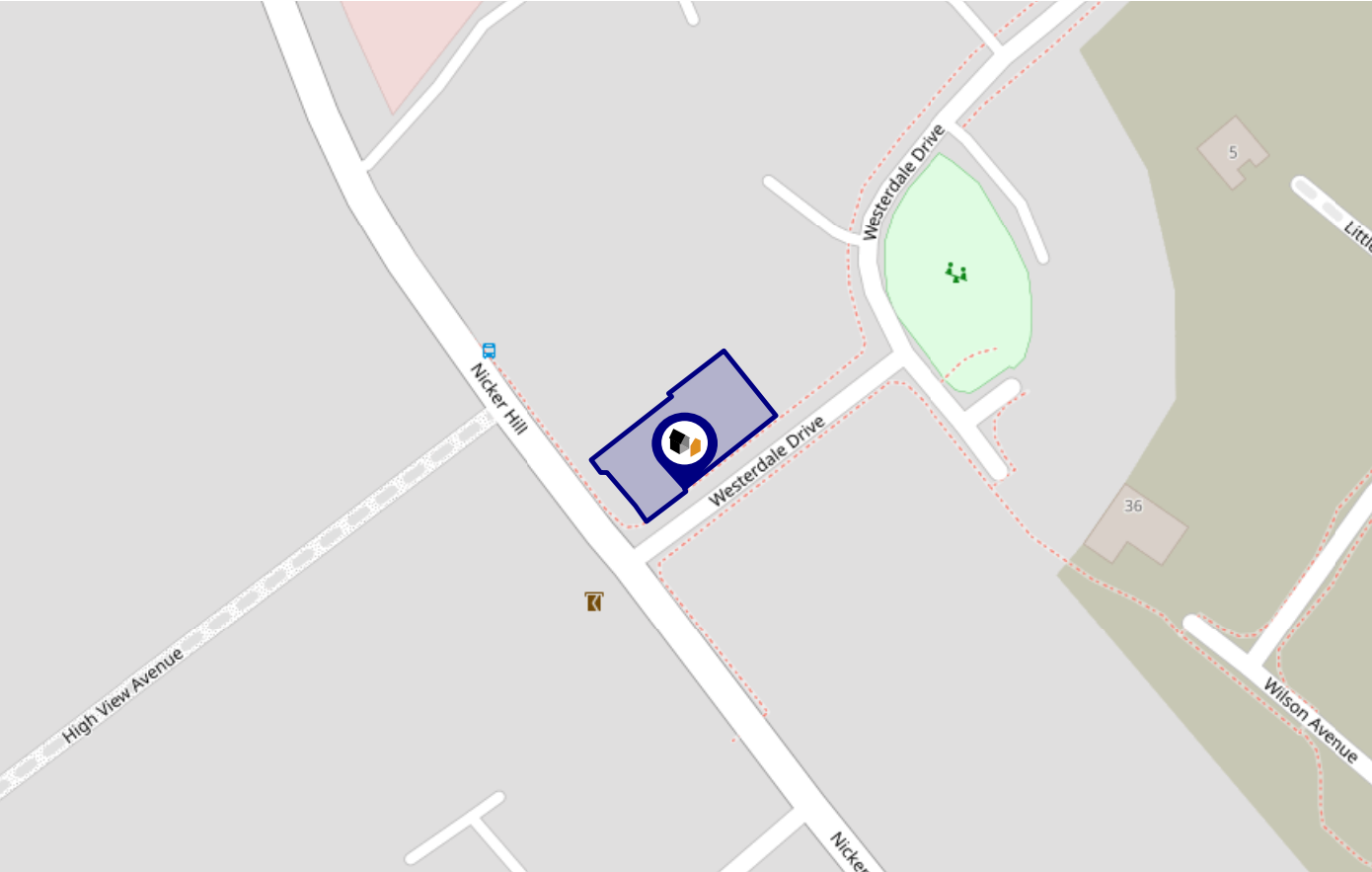
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

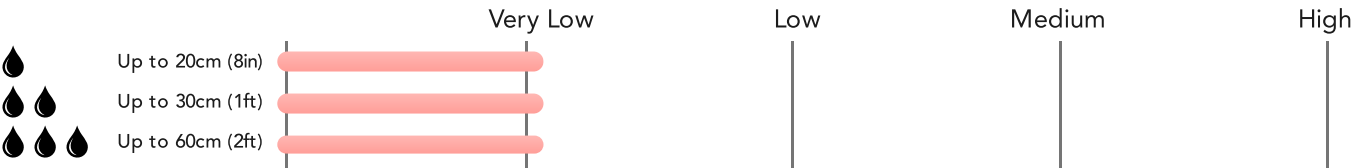


Risk Rating: Very low

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.

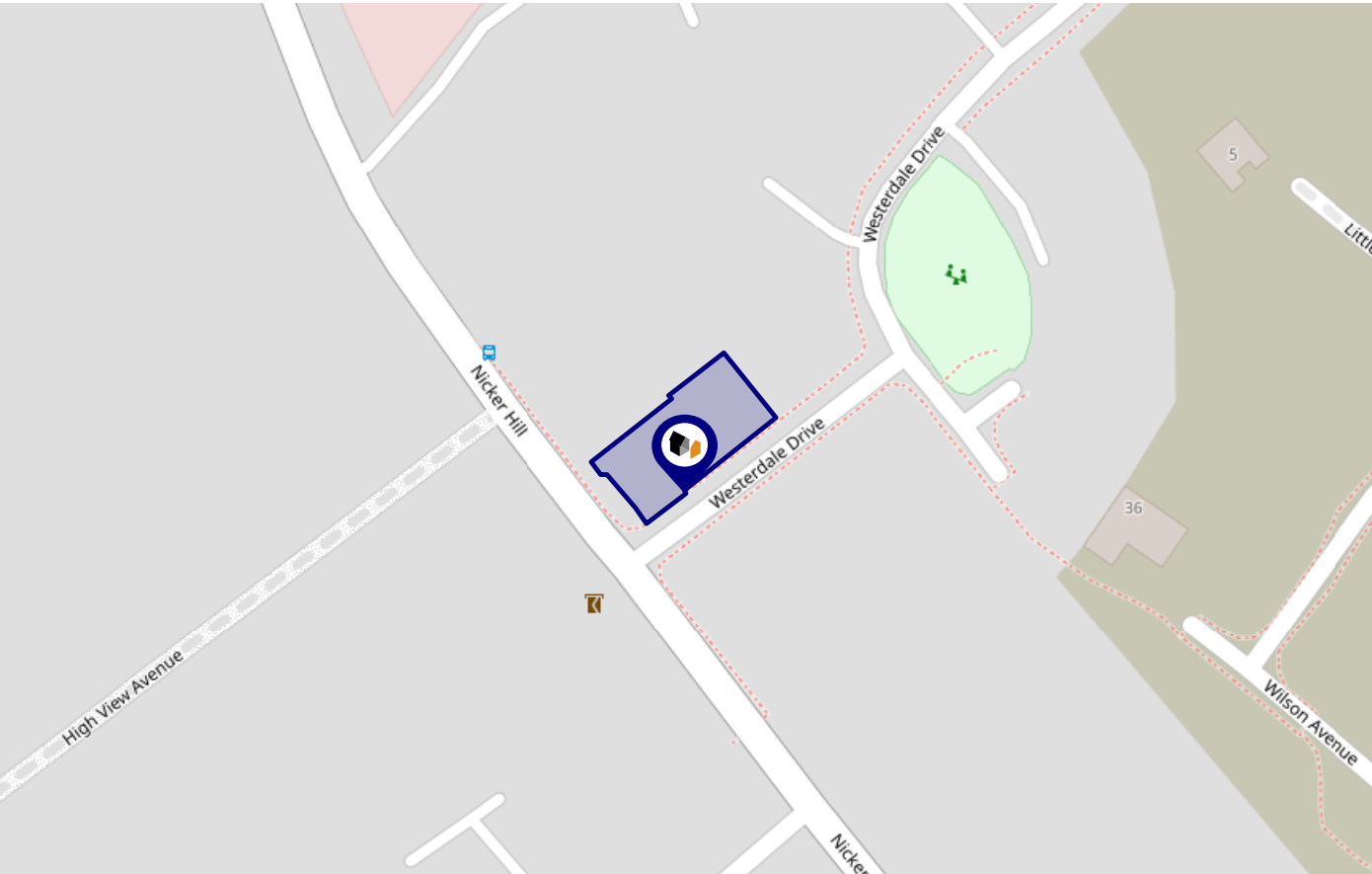
Chance of flooding to the following depths at this property:



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.

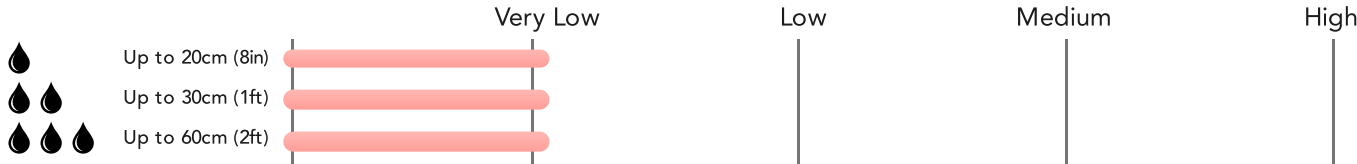


Risk Rating: **Very low**

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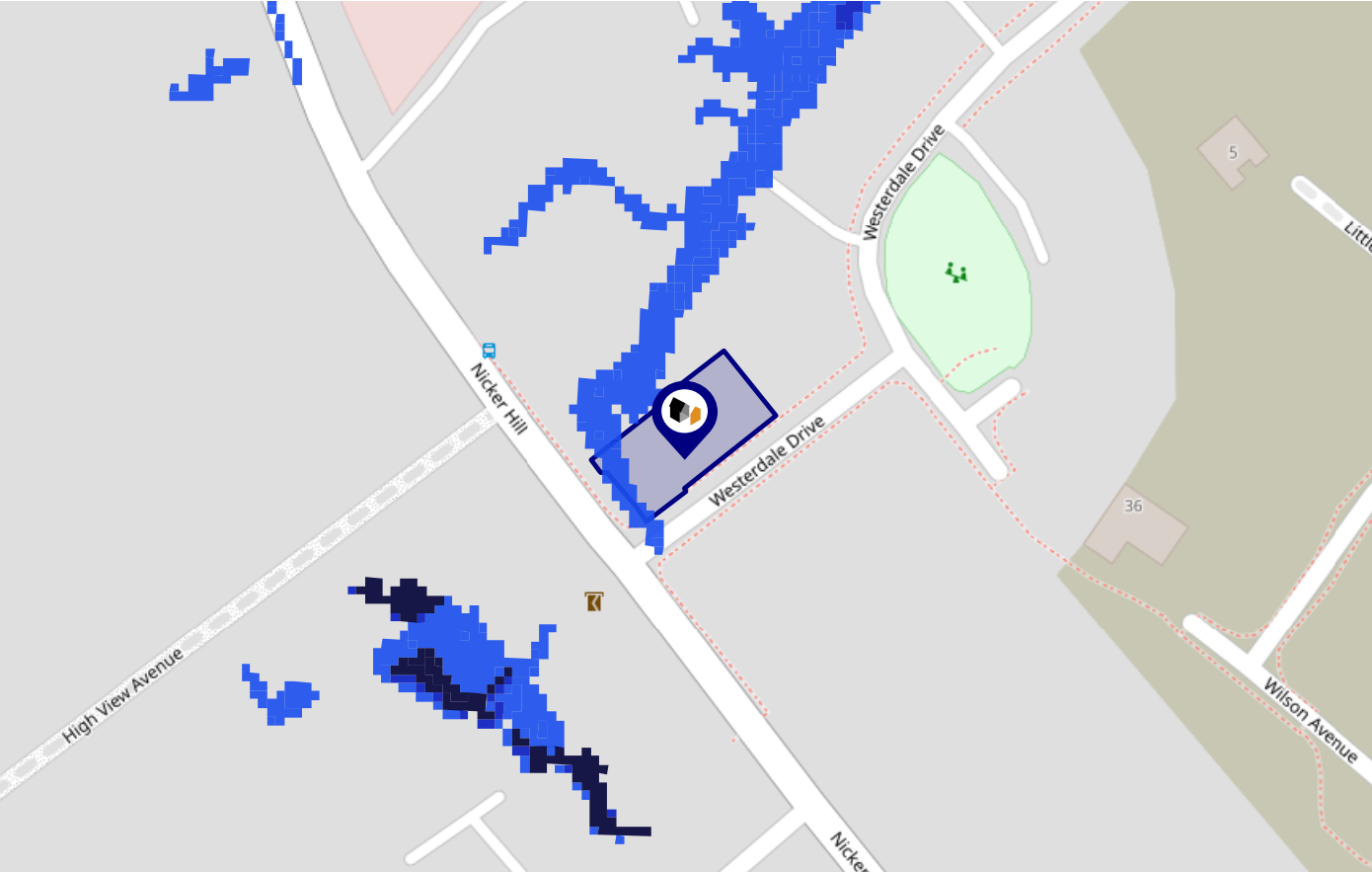
Chance of flooding to the following depths at this property:



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

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.

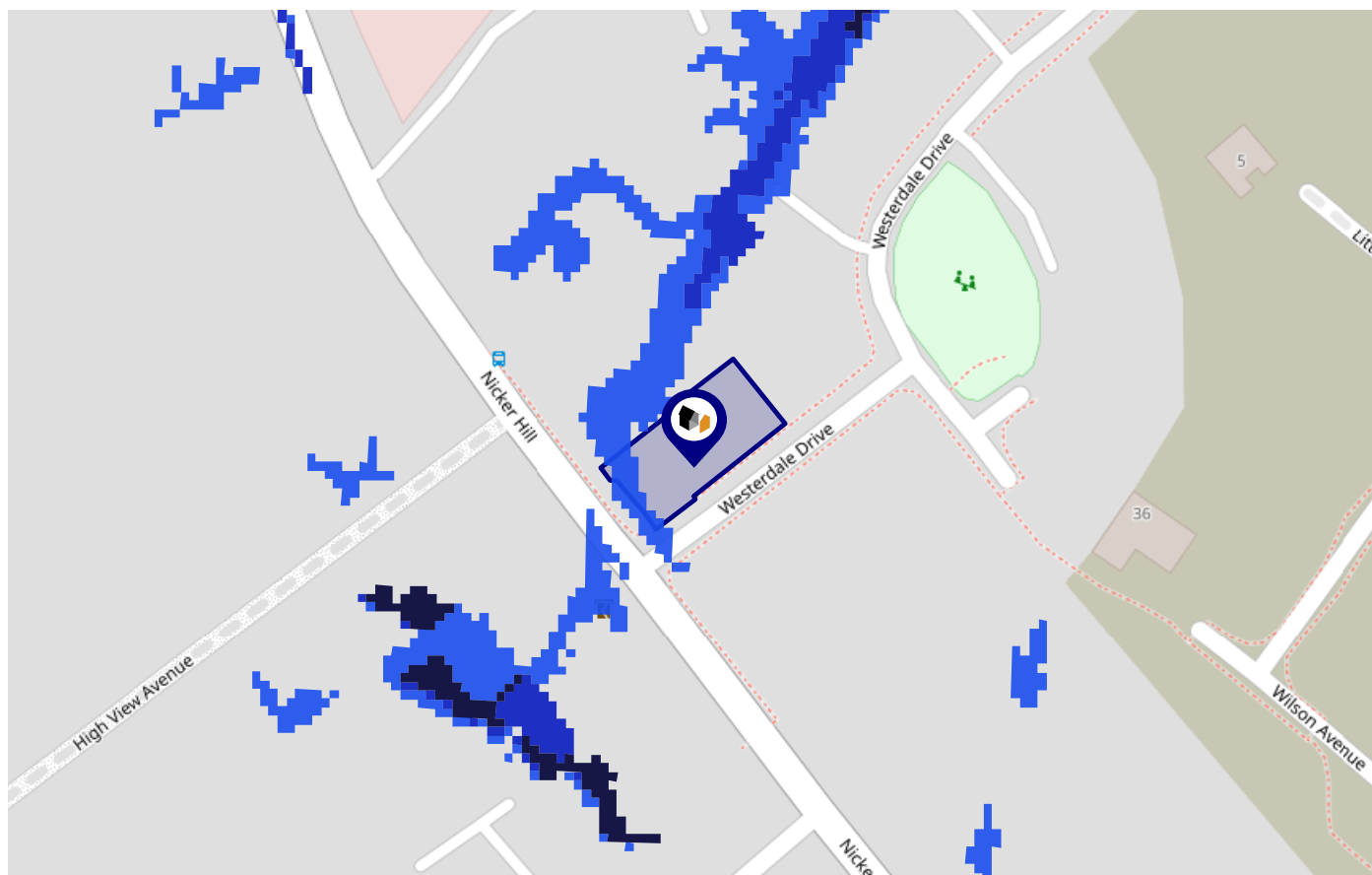
Chance of flooding to the following depths at this property:



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: Very low

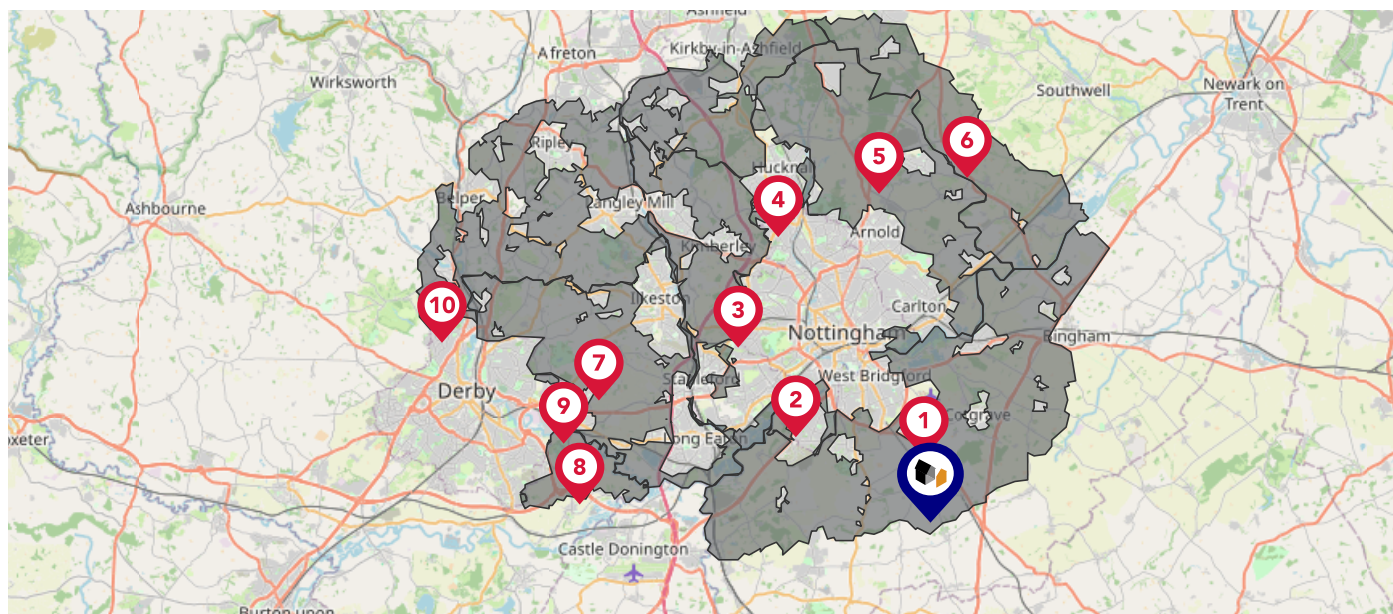
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



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



Nearby Green Belt Land



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Gedling



Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - South Derbyshire

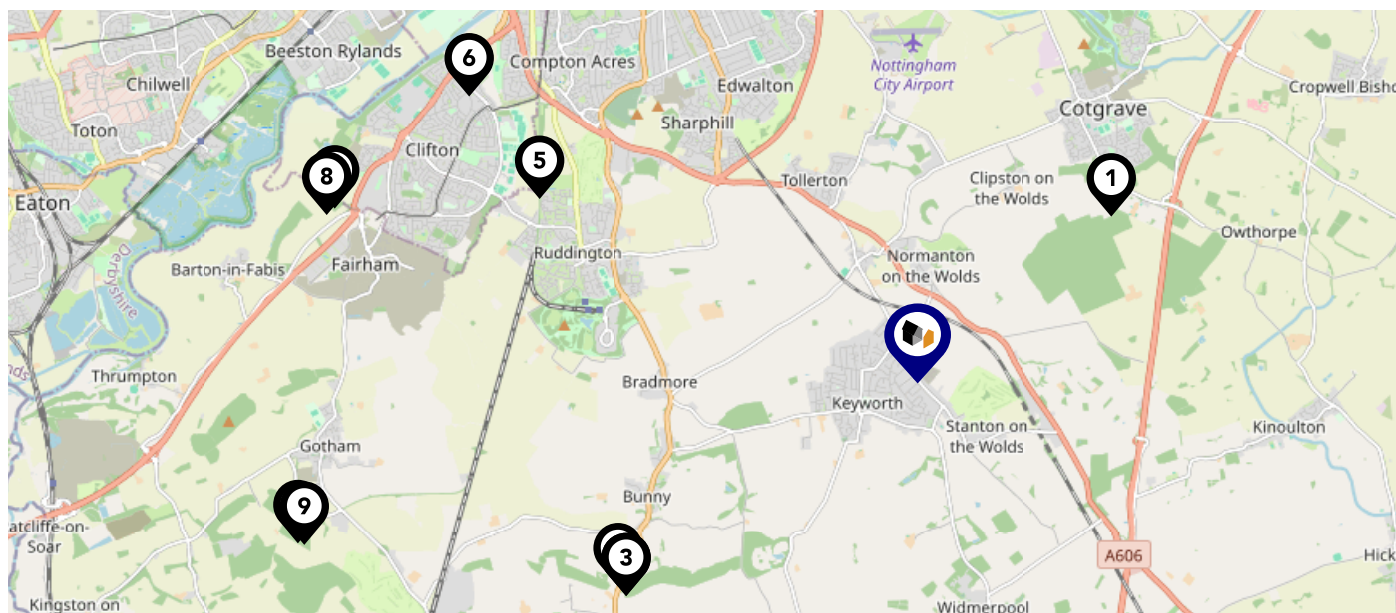


Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - Amber Valley

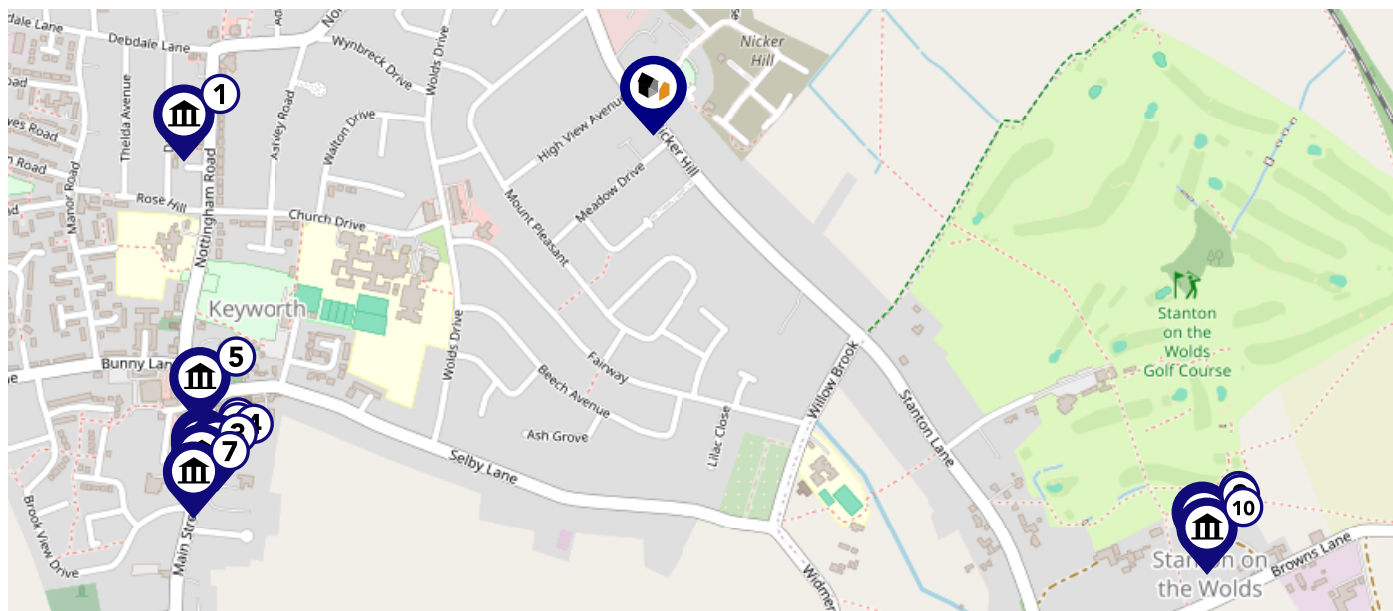
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Devils Drop-Owthorpe Road, Cotgrave, Nottinghamshire	Historic Landfill	
2	EA/EPR/DB3809HY/V002	Active Landfill	
3	H.J. Baldwin and Company Limited, Clayworks Quarry-Bunny Hill, Loughborough Road, Bunny, Nottinghamshire	Historic Landfill	
4	Safewaste UK/Bunny Hill-Loughborough Road, Bunny, Nottinghamshire	Historic Landfill	
5	Grange Farm Landfill site-Grange Farm, Wilford Road, Ruddington, Nottingham	Historic Landfill	
6	The Spinney-The Spinney, Clifton	Historic Landfill	
7	Burrows Farm-Barton Lane, Clifton, Nottingham	Historic Landfill	
8	Burrows Farm-Clifton, Nottingham, Nottinghamshire	Historic Landfill	
9	Land South West of Hill Road Gotham-British Gypsum, Hill Road, Gotham	Historic Landfill	
10	Land South West of Hill Road, Adjacent to Dismantled Railway Line-Gotham, Nottingham, Nottinghamshire	Historic Landfill	

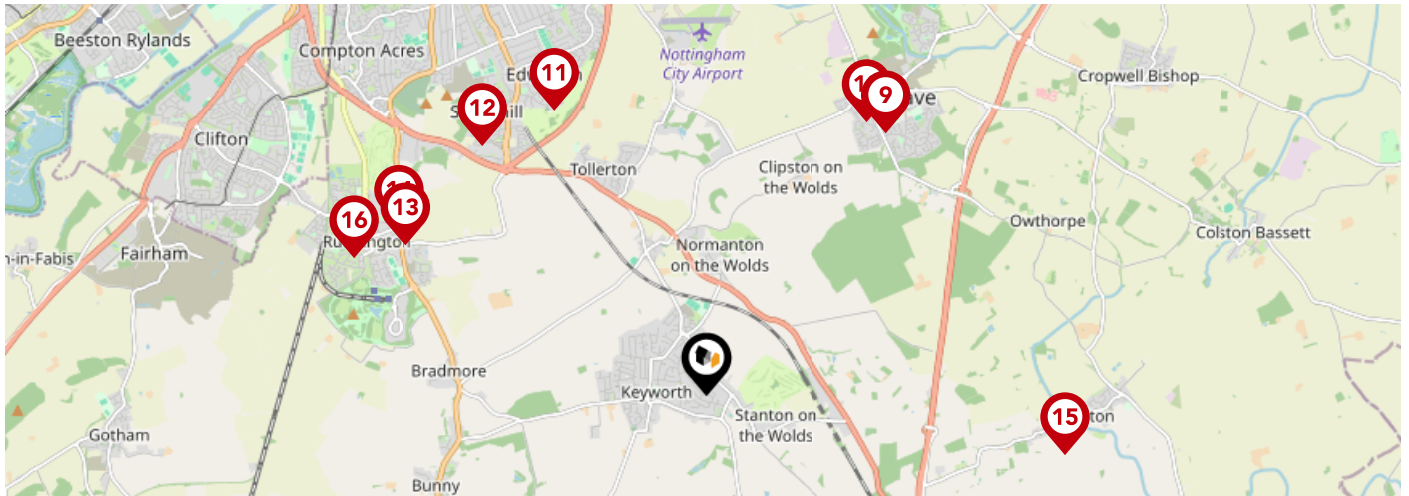
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1061405 - Frameknitter's Workshop And Privies To Rear Of Nos. 69-73	Grade II	0.5 miles
 1039620 - Barn Adjoining Number 15 And Attached Range Of Outbuildings	Grade II	0.6 miles
 1373903 - 19, Main Street	Grade II	0.6 miles
 1039623 - 17, Main Street	Grade II	0.6 miles
 1039626 - Church Of St Mary Magdalene	Grade I	0.6 miles
 1373902 - 15, Main Street	Grade II	0.6 miles
 1373904 - Barn At Number 31	Grade II	0.7 miles
 1250096 - Church Of All Saints	Grade II	0.8 miles
 1250097 - 8 Tomb Stones South East Of All Saints Church	Grade II	0.8 miles
 1462514 - Stanton-on-the-wolds War Memorial	Grade II	0.8 miles



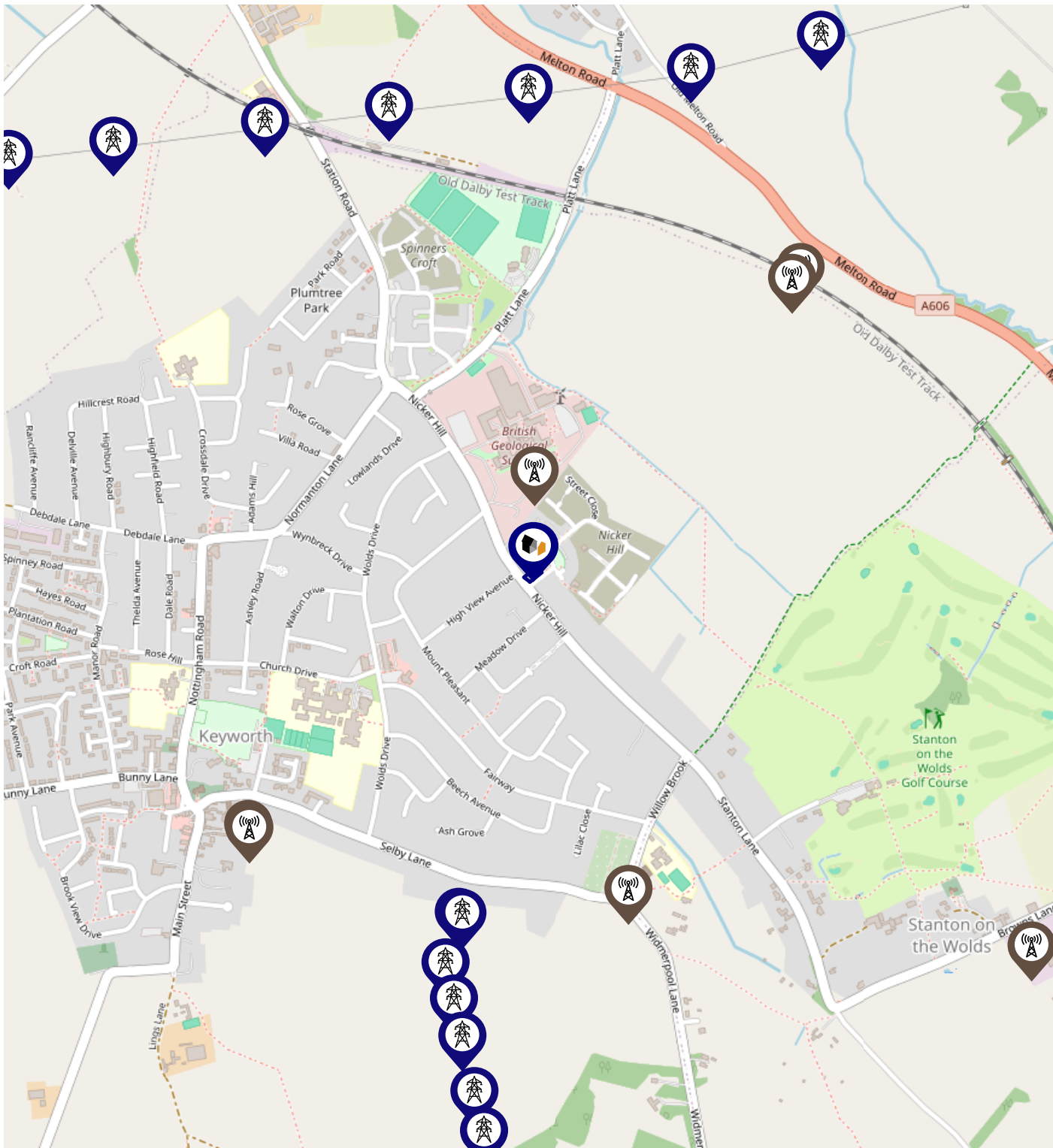
		Nursery	Primary	Secondary	College	Private
1	The South Wolds Academy & Sixth Form Ofsted Rating: Good Pupils: 1032 Distance:0.35	☐	☐	☒	☐	☐
2	Willow Brook Primary School Ofsted Rating: Good Pupils: 197 Distance:0.37	☐	☒	☐	☐	☐
3	Crossdale Primary School Ofsted Rating: Good Pupils: 196 Distance:0.54	☐	☒	☐	☐	☐
4	Keyworth Primary and Nursery School Ofsted Rating: Good Pupils: 178 Distance:0.57	☐	☒	☐	☐	☐
5	Plumtree School Ofsted Rating: Not Rated Pupils: 104 Distance:1.15	☐	☒	☐	☐	☐
6	Tollerton Primary School Ofsted Rating: Good Pupils: 199 Distance:1.93	☐	☒	☐	☐	☐
7	Ash Lea School Ofsted Rating: Good Pupils: 98 Distance:2.61	☐	☐	☒	☐	☐
8	Bunny CofE Primary School Ofsted Rating: Good Pupils: 108 Distance:2.64	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cotgrave Candleby Lane School Ofsted Rating: Outstanding Pupils: 548 Distance:2.84	☐	☒	☐	☐	☐
	Cotgrave Church of England Primary School Ofsted Rating: Good Pupils: 108 Distance:2.85	☐	☒	☐	☐	☐
	Edwalton Primary School Ofsted Rating: Good Pupils: 411 Distance:2.89	☐	☒	☐	☐	☐
	Rosecliffe Spencer Academy Ofsted Rating: Good Pupils: 394 Distance:3	☐	☒	☐	☐	☐
	Easthorpe School Ofsted Rating: Outstanding Pupils: 30 Distance:3	☐	☐	☒	☐	☐
	St Peter's CofE Junior School Ofsted Rating: Good Pupils: 353 Distance:3.14	☐	☒	☐	☐	☐
	Kinoulton Primary School Ofsted Rating: Good Pupils: 134 Distance:3.26	☐	☒	☐	☐	☐
	James Peacock Infant and Nursery School Ofsted Rating: Good Pupils: 303 Distance:3.38	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

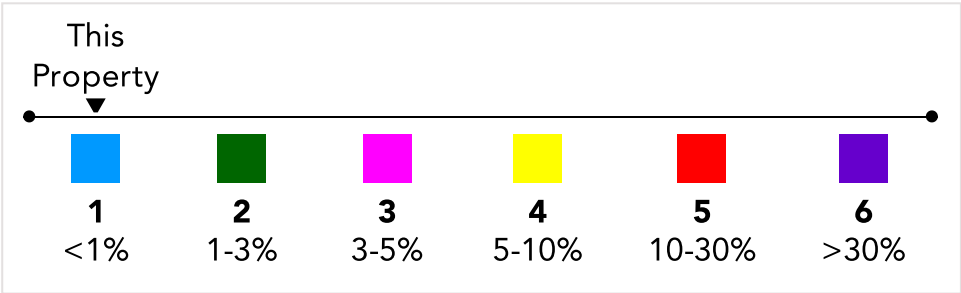
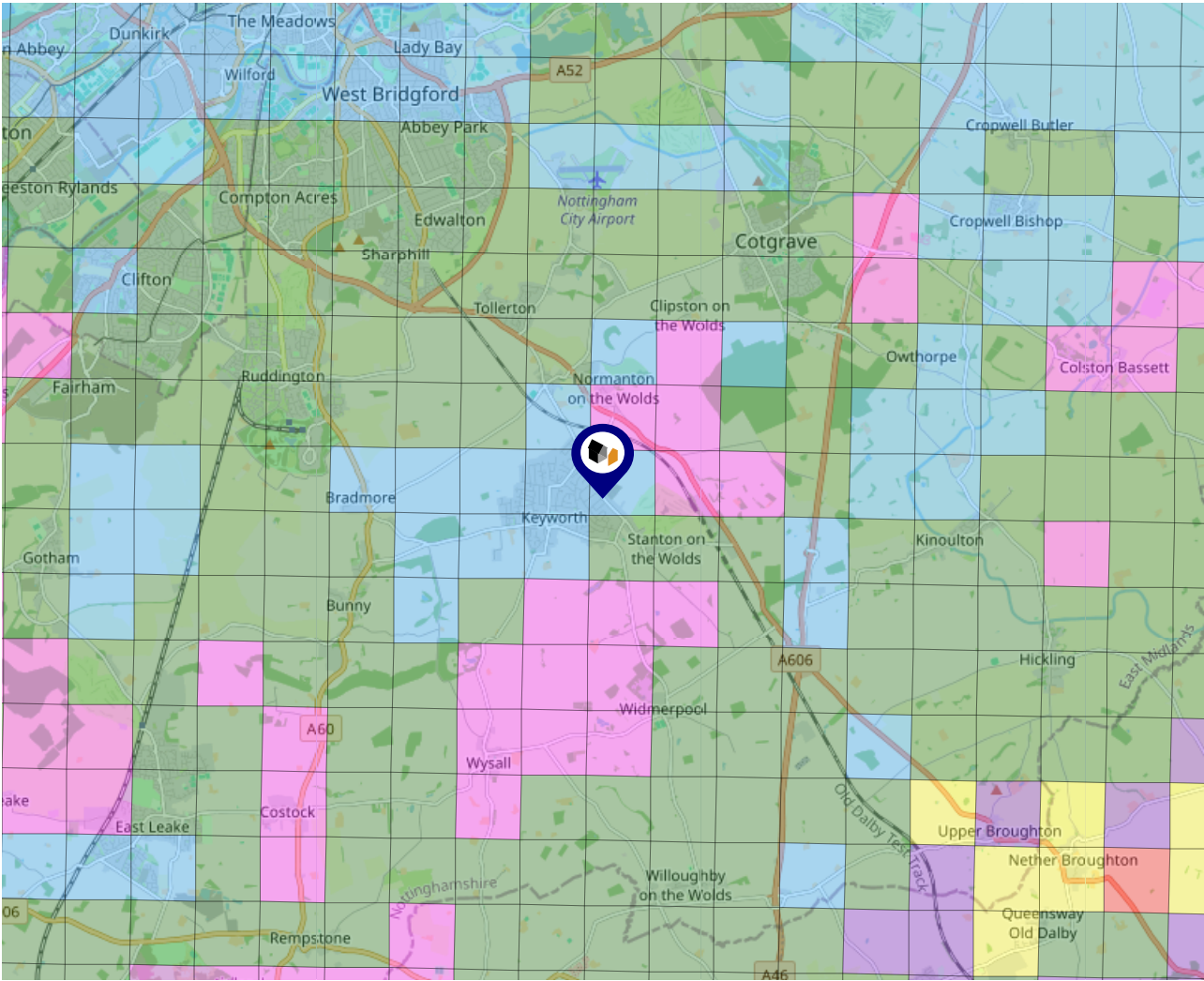


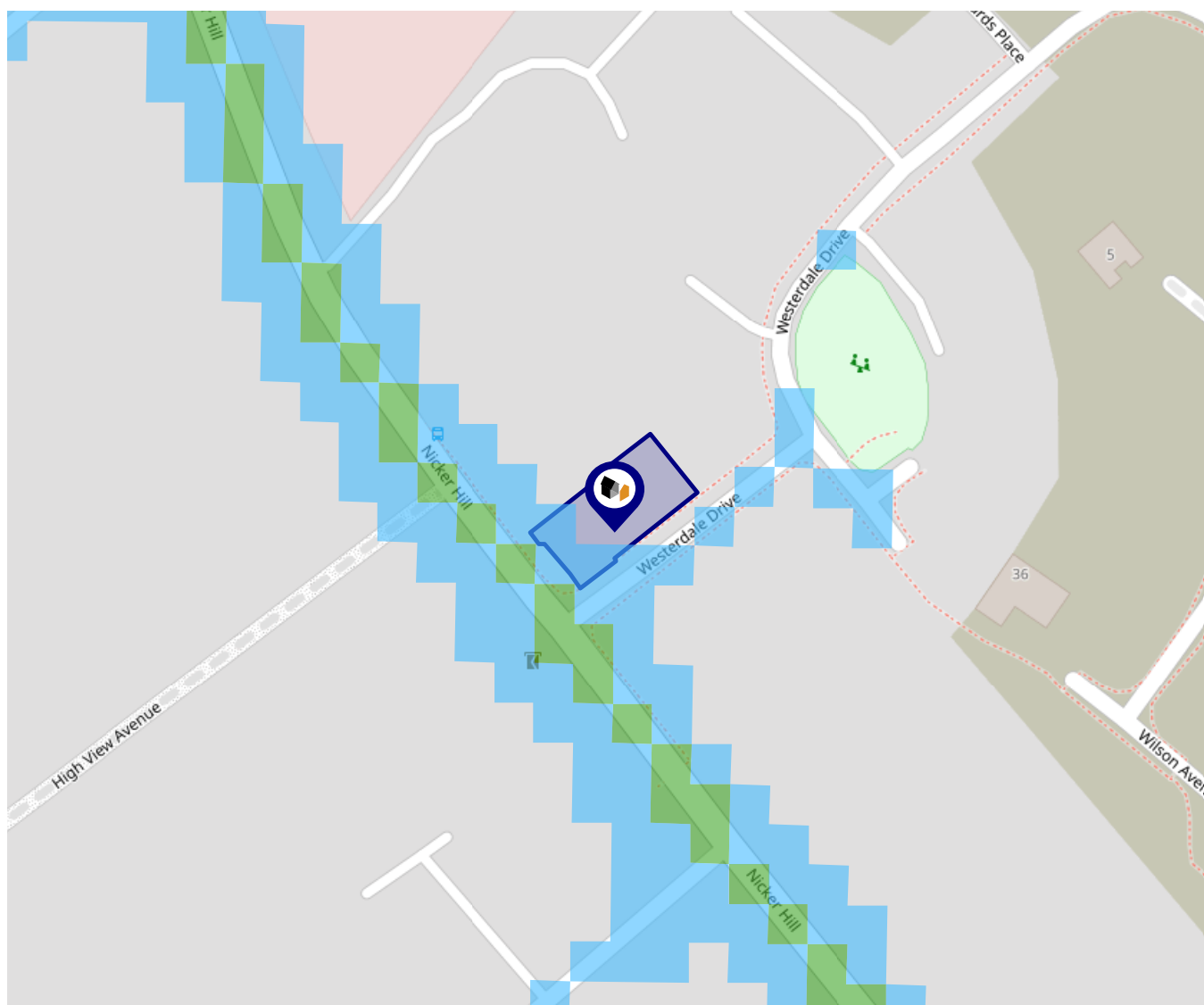
Key:

-  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).



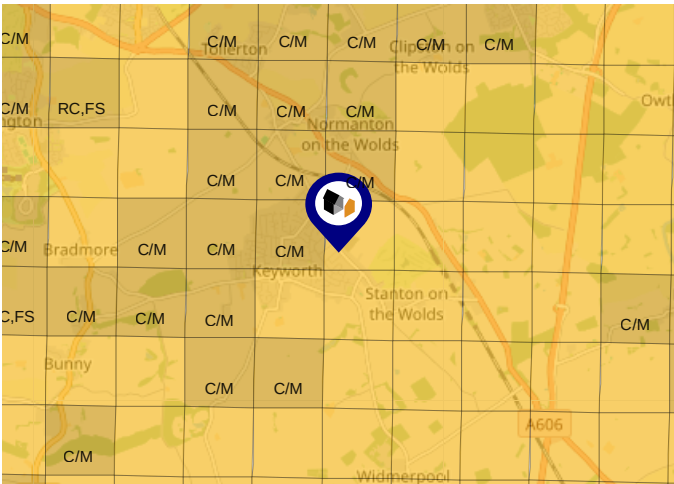


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

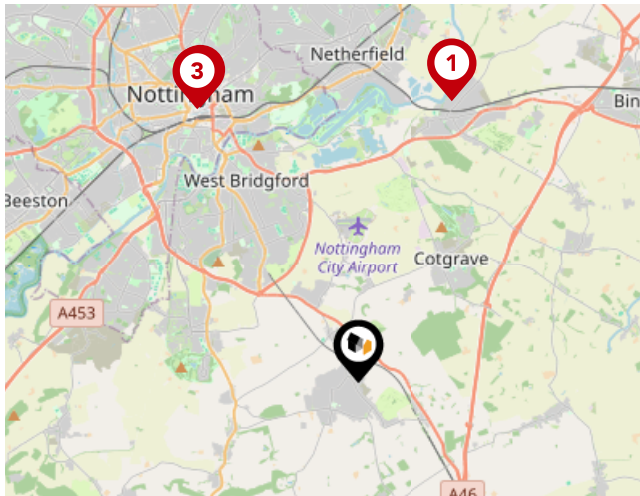
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



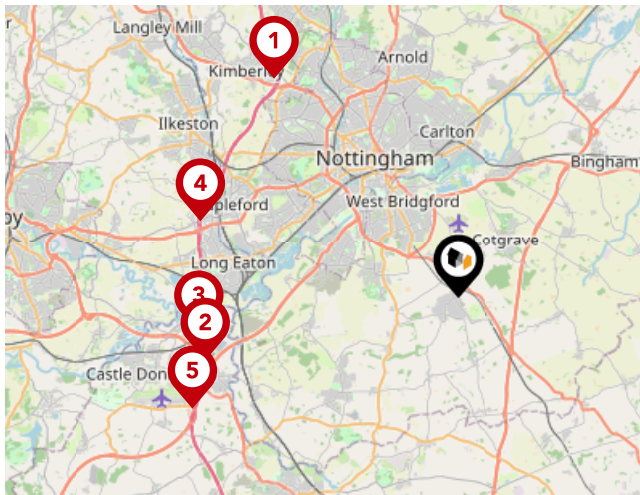
Primary Classifications (Most Common Clay Types)

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



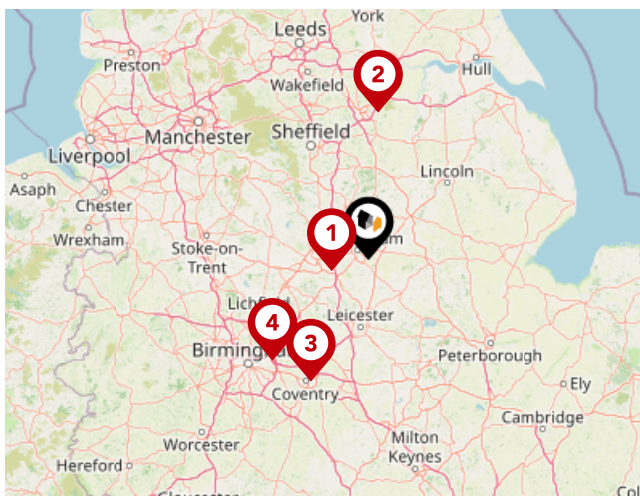
National Rail Stations

Pin	Name	Distance
	Radcliffe (Notts) Rail Station	5.31 miles
	Nottingham Rail Station	5.69 miles
	Nottingham Rail Station	5.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J26	10.21 miles
	M1 J24	9.39 miles
	M1 J24A	9.41 miles
	M1 J25	9.66 miles
	M1 J23A	10.34 miles

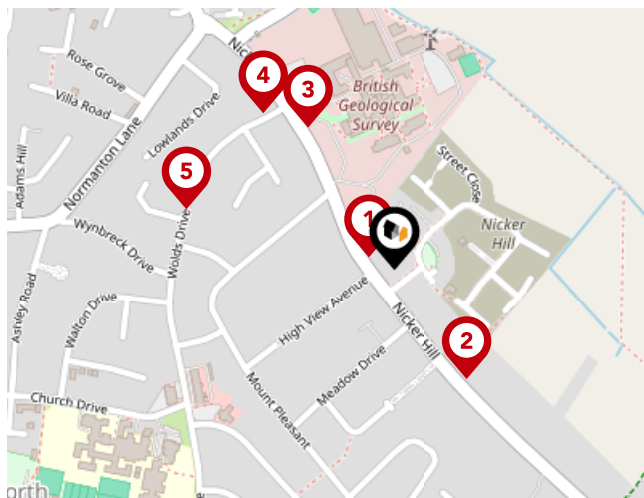


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	11.07 miles
	Finningley	41.91 miles
	Baginton	38.92 miles
	Birmingham Airport	40.1 miles

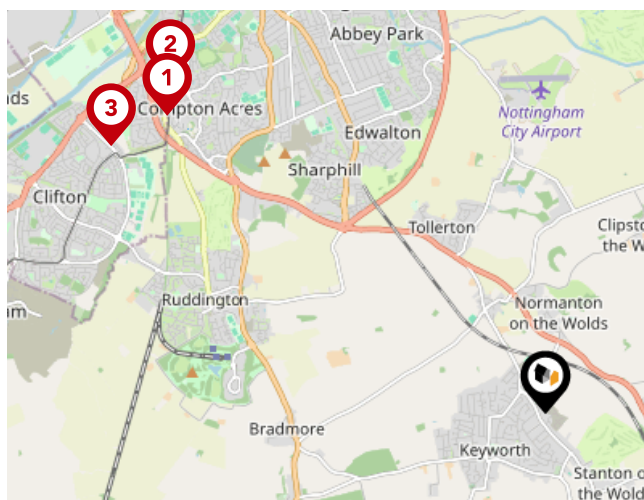
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High View Avenue	0.03 miles
2	The Paddock	0.15 miles
3	British Geological Survey	0.19 miles
4	Covert Close	0.23 miles
5	Lyncombe Gardens	0.24 miles



Local Connections

Pin	Name	Distance
1	Ruddington Lane Tram Stop	4.3 miles
2	Ruddington Lane Rec.	4.47 miles
3	Southchurch Drive North Tram Stop	4.56 miles



Martin & Co. Beeston

Beeston is a thriving town with a tram line connecting residents to surrounding areas with connections directly to the city centre and further afield making it an ideal location for both professionals and families.

At Martin & Co Beeston we support our customers every step of the way in finding their perfect property, and you're offered a dedicated point of contact and regular updates at every stage.

Testimonial 1



Used the letting service of Martin&Co Beeston. The team is easy to deal with and response politely and quickly. Absolutely friendly and patient. Would suggest this agent!

Testimonial 2



Ian, Liz and Ellie at Martin and Co in Beeston were an absolute joy to work with. They're super friendly and get the job done professionally and effectively following up with all parties involved. Would highly recommend and hope to use again.

Testimonial 3



Martin & Co dealt with our recent house move and we were really impressed with their service. They were much better value than the other quotes we received and were so friendly and professional. They gave us some great advice leading to us getting a much better offer than expected. Thank you!



/martincouk



/martinco_uk



/MartinCoUK



/company/martin-&-co-

Martin & Co. Beeston

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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