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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th September 2026



**ARUN DALE, MANSFIELD WOODHOUSE, MANSFIELD,
NG19**

Martin & Co Mansfield

4A Market Street, Mansfield, Nottinghamshire, NG18 1JQ

01623 631139

vanessa.ward@martinco.com

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





Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,313 ft ² / 122 m ²
Plot Area:	0.13 acres
Council Tax :	Band E
Annual Estimate:	£3,178
Title Number:	NT267315

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)

21
mb/s



1800
mb/s

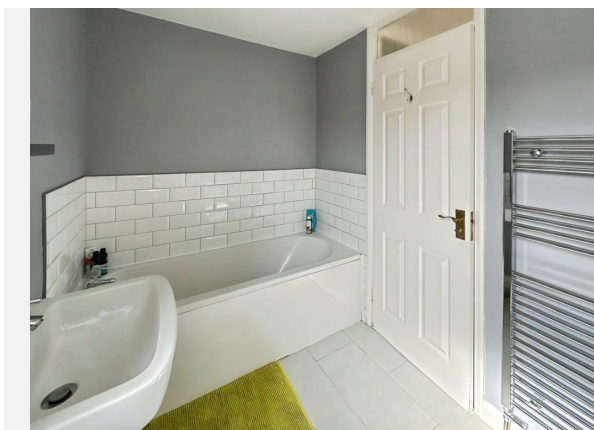
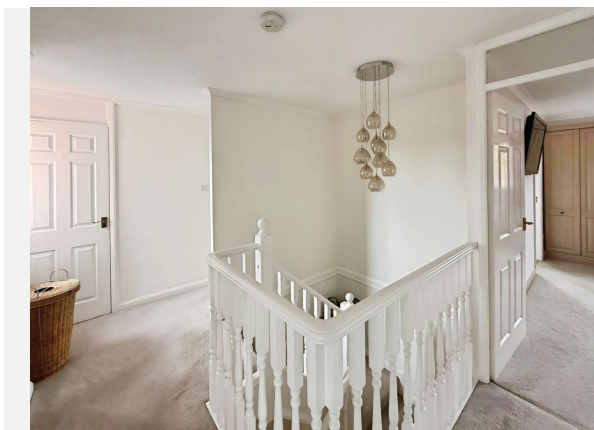


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

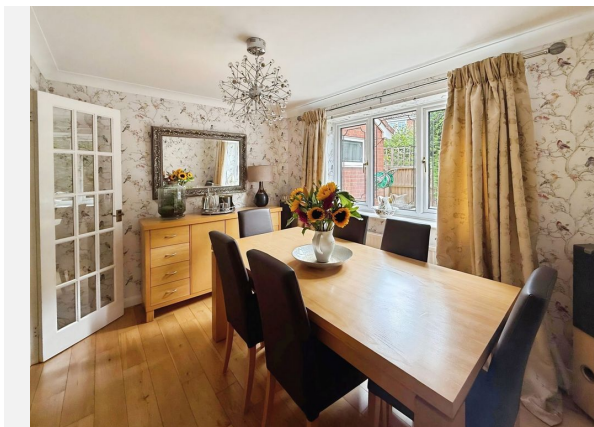


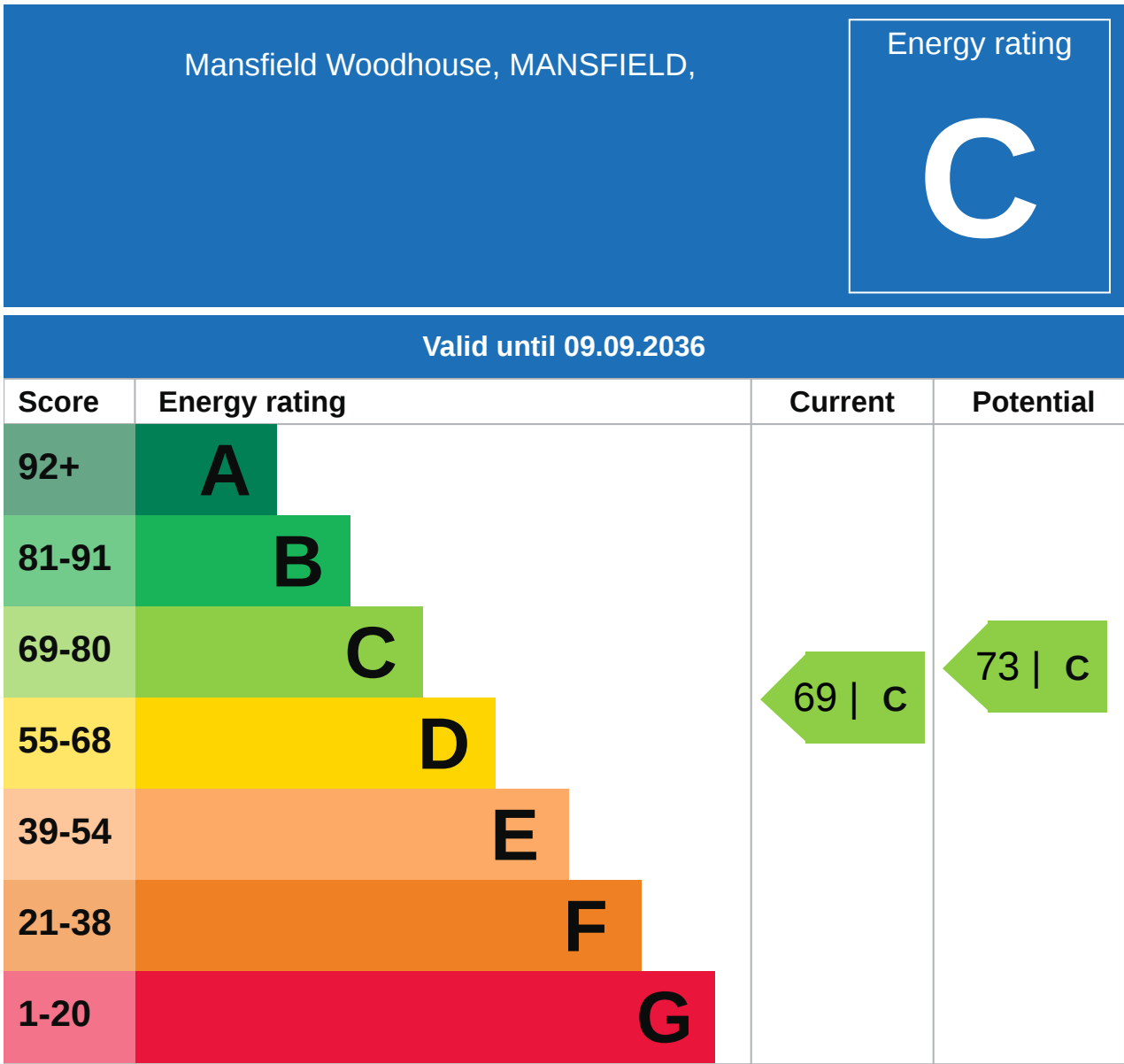








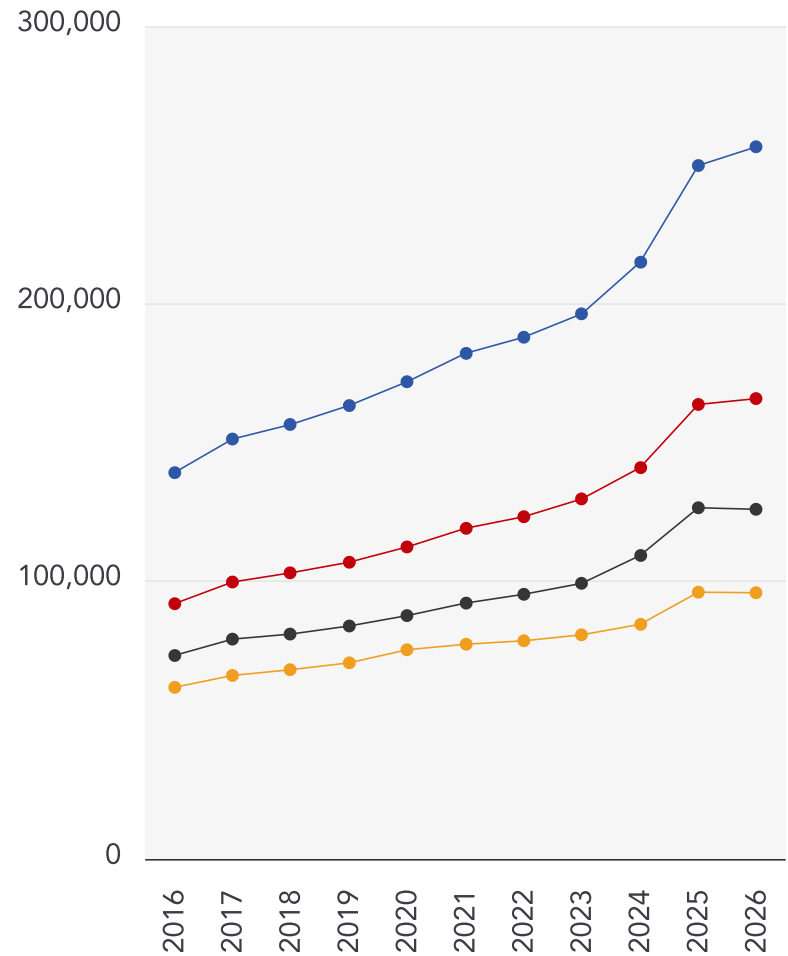




Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	122 m ²

10 Year History of Average House Prices by Property Type in NG19



Detached

+84.36%

Semi-Detached

+80.37%

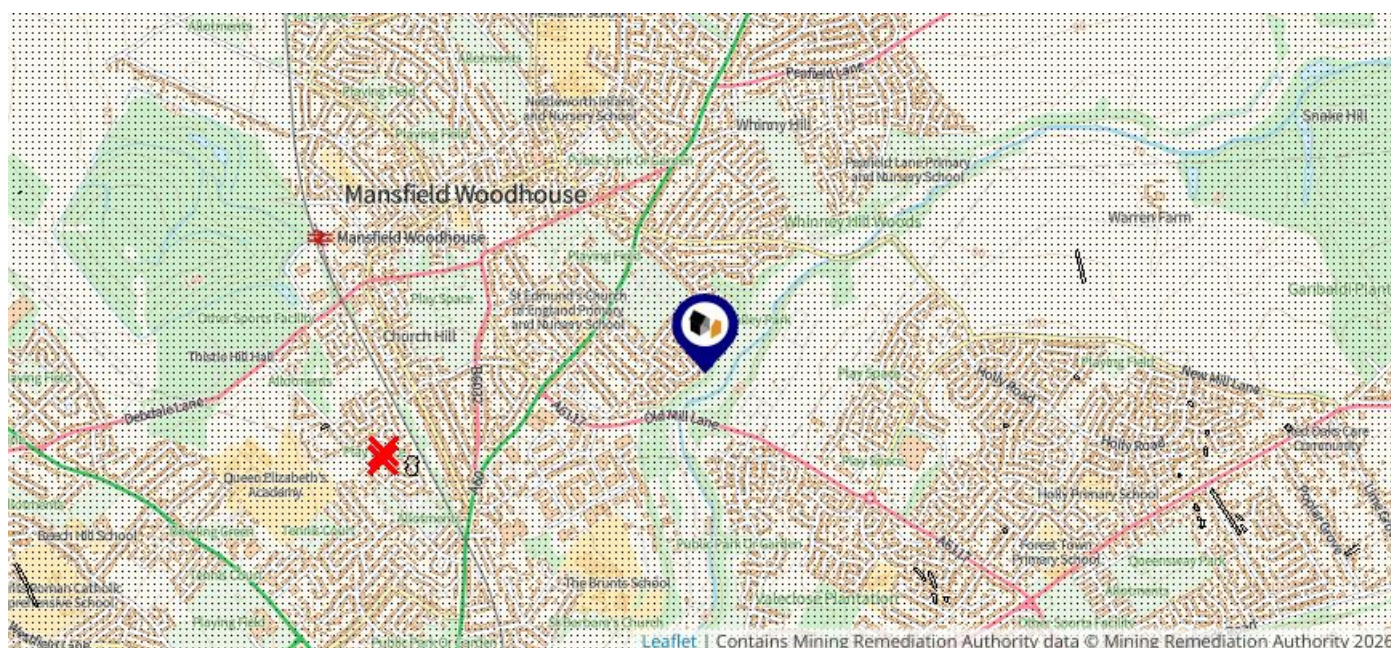
Terraced

+71.85%

Flat

+55.11%

This map displays nearby coal mine entrances and their classifications.



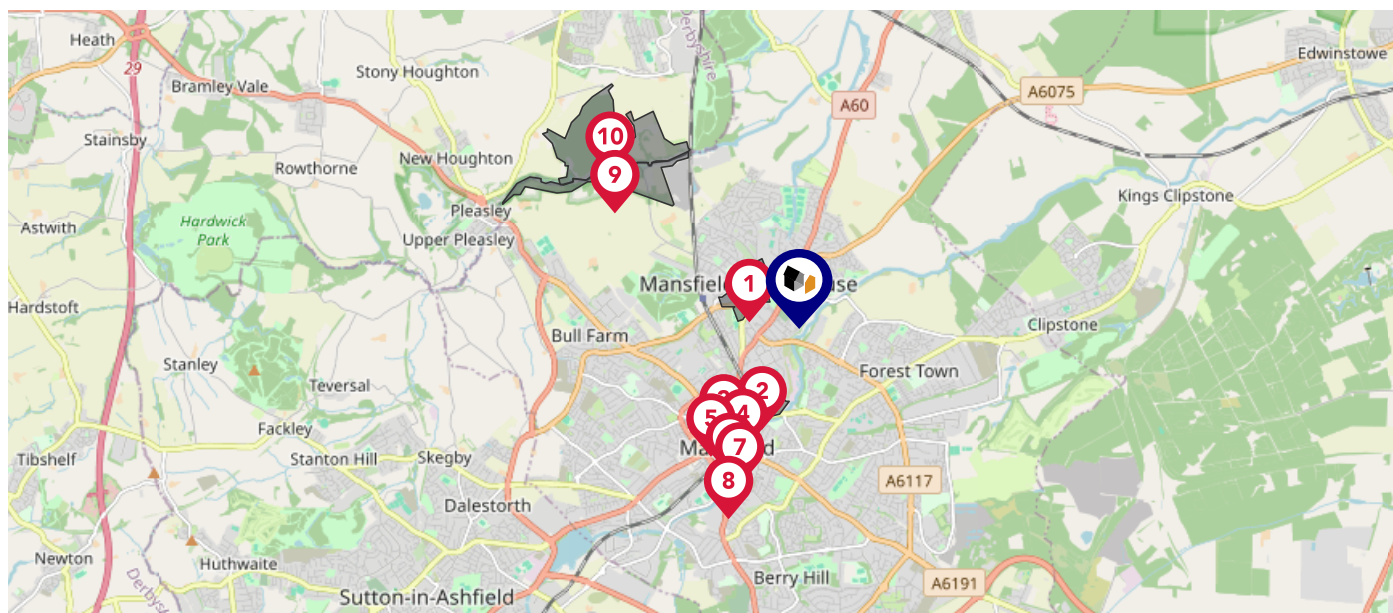
Mine Entry

- ✕ 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



Mansfield Woodhouse



The Park



Crow Hill Drive



Terrace Road



West Gate



Market Place



Bridge Street



Nottingham Road

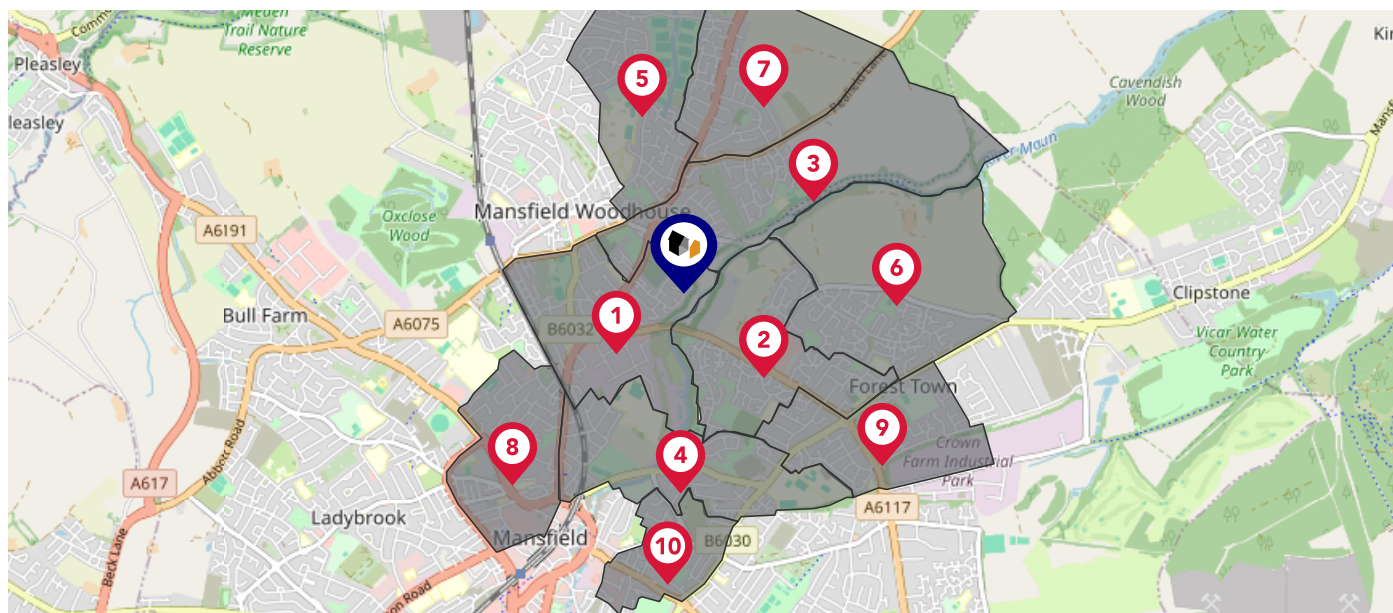


Pleasley Park and Vale



Pleasley Park and Vale

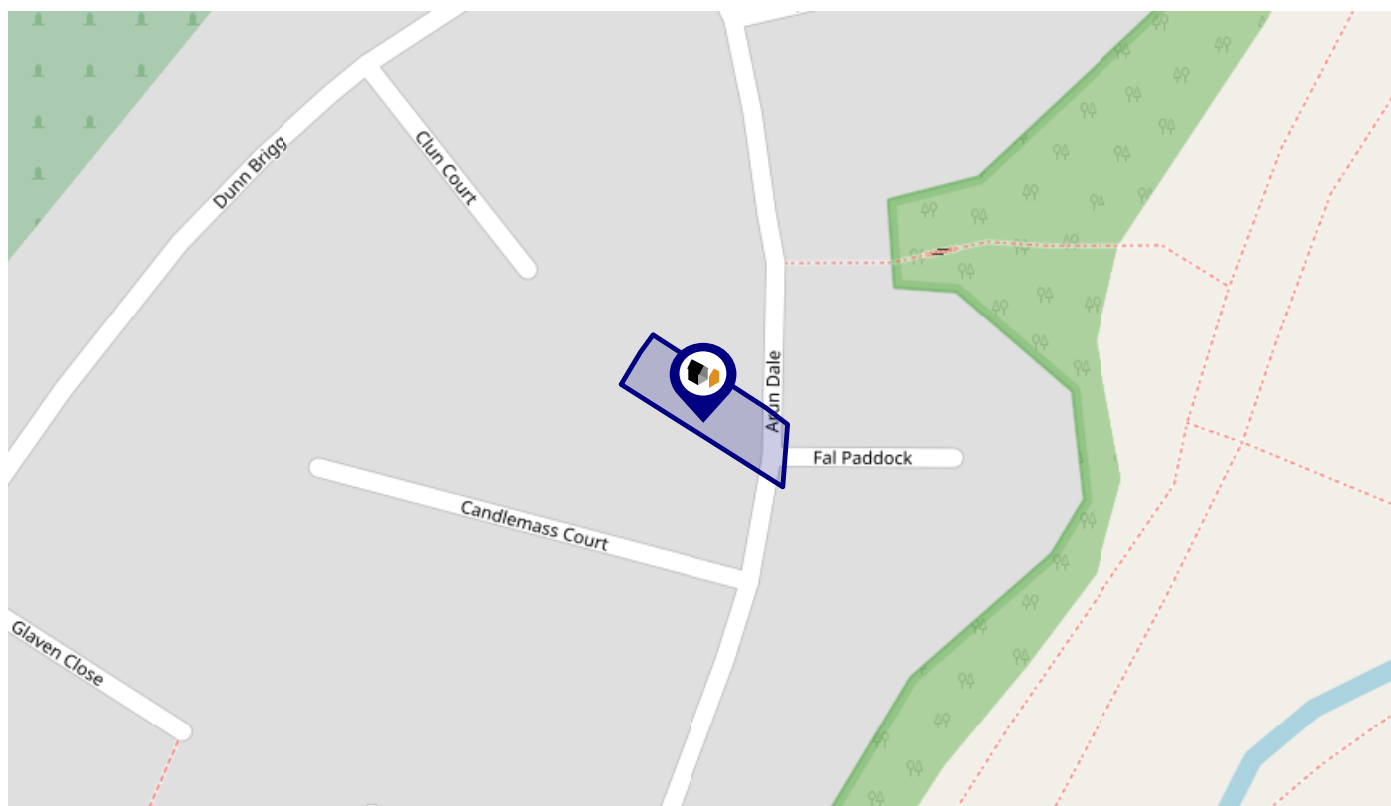
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|------------------|
| 1 | Yeoman Hill Ward |
| 2 | Maun Valley Ward |
| 3 | Peafields Ward |
| 4 | Carr Bank Ward |
| 5 | Manor Ward |
| 6 | Holly Ward |
| 7 | Hornby Ward |
| 8 | Woodlands Ward |
| 9 | Kingsway Ward |
| 10 | Newgate 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.

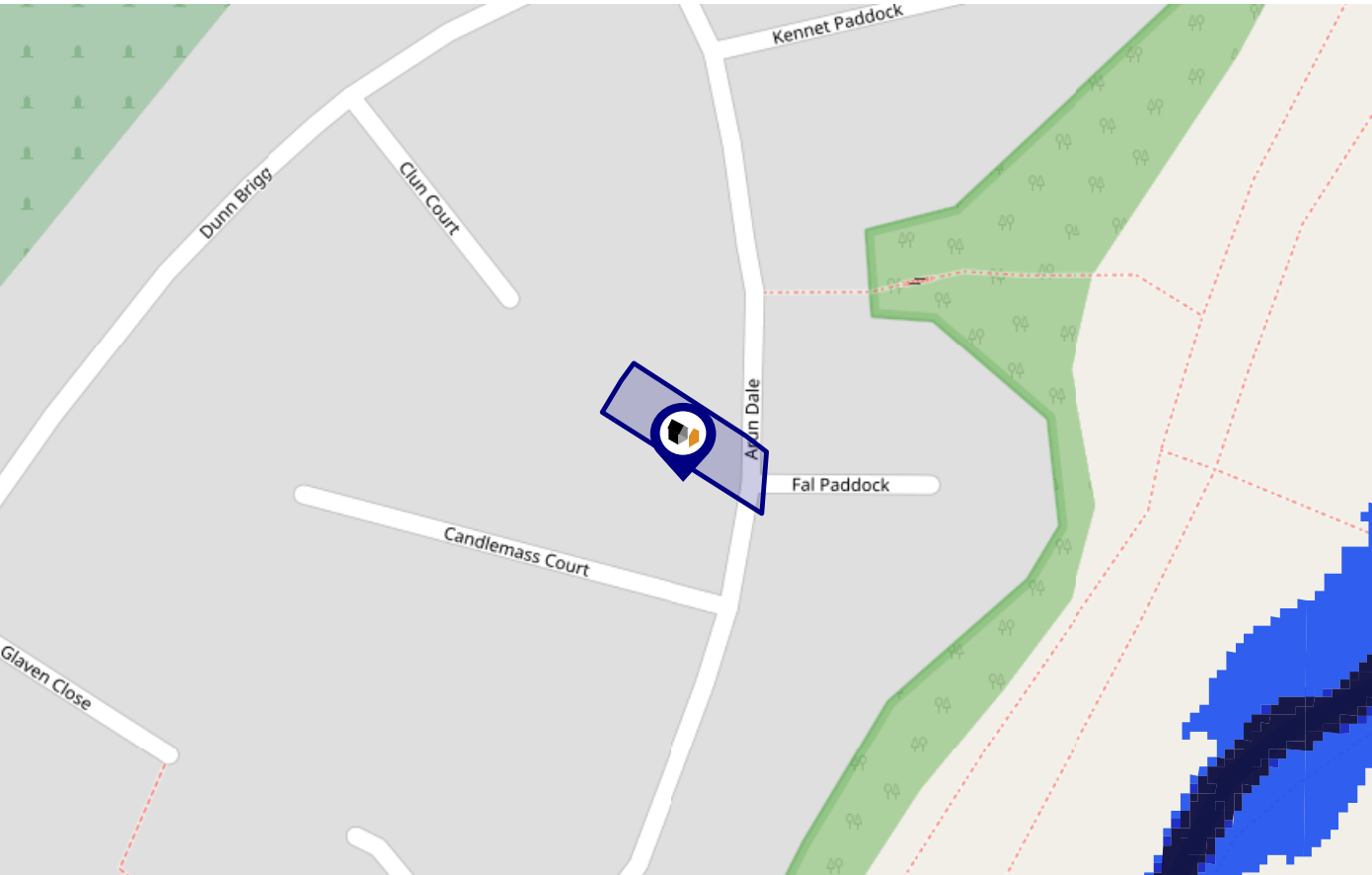
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

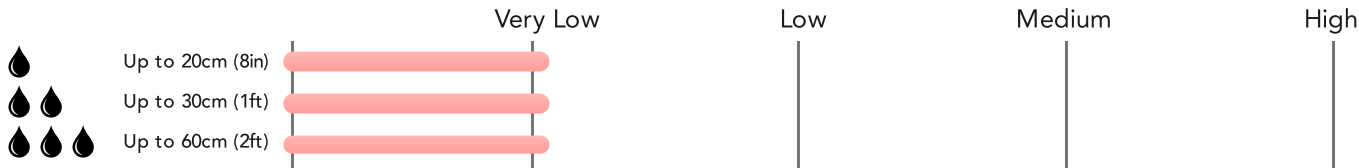


Risk Rating: Very low

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.

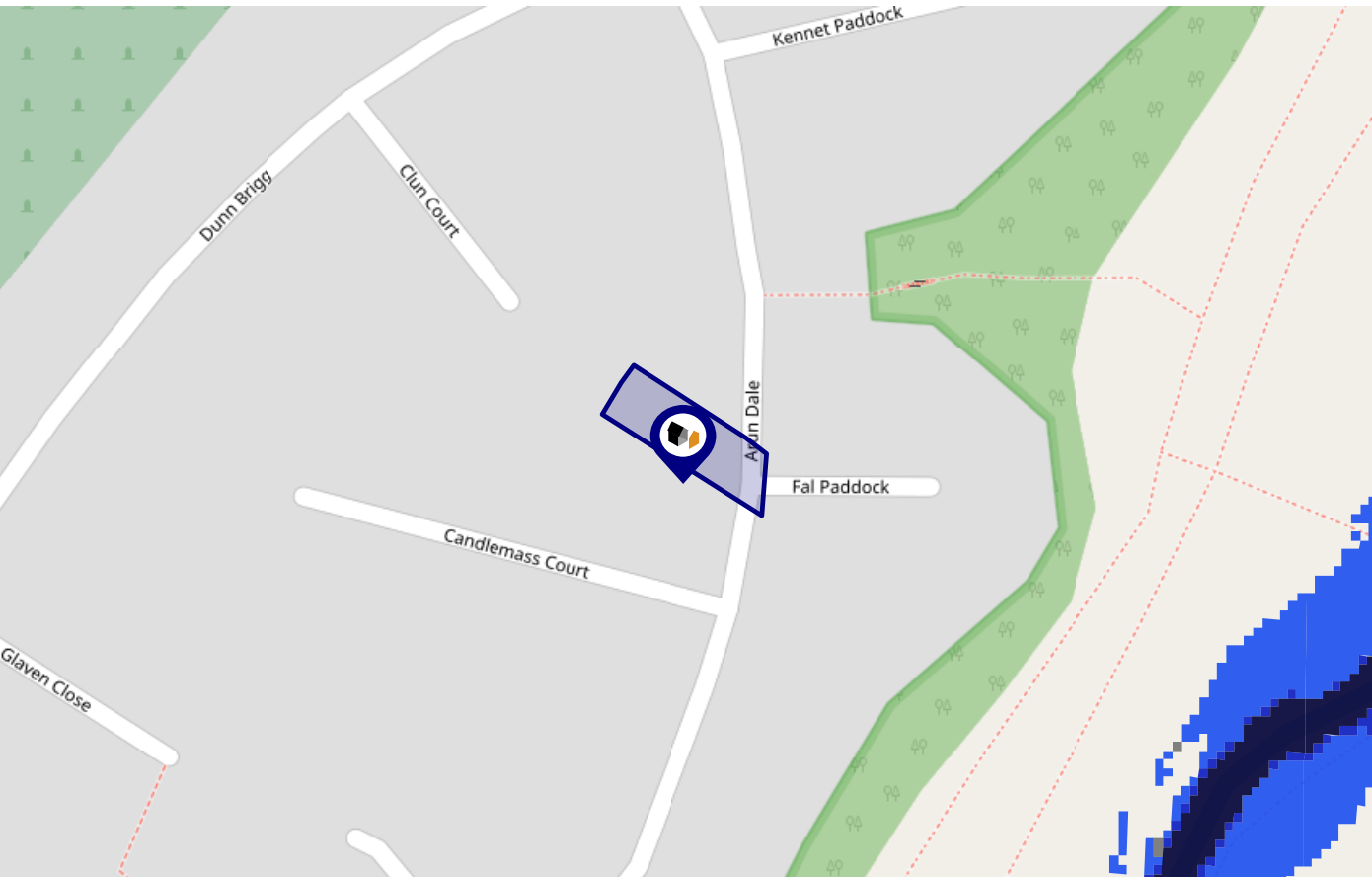
Chance of flooding to the following depths at this property:



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.

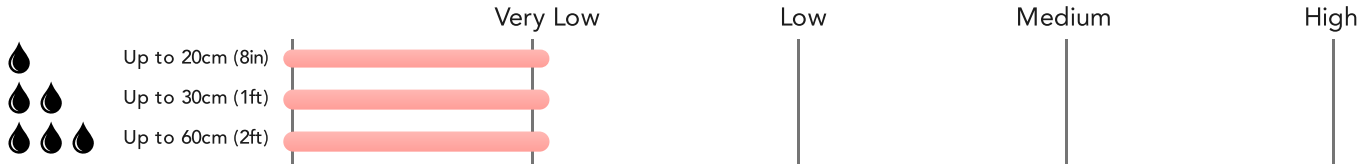


Risk Rating: Very low

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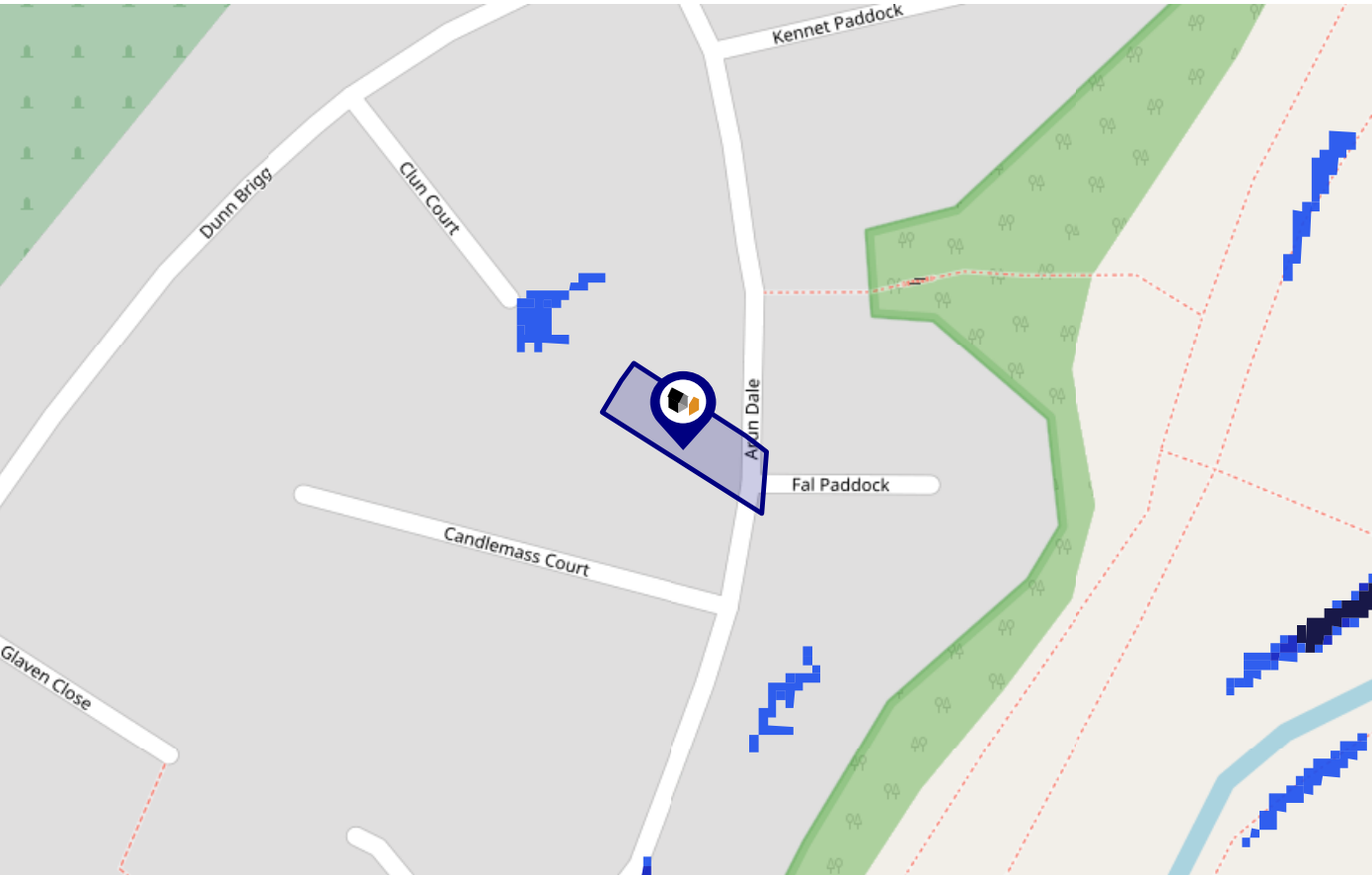
Chance of flooding to the following depths at this property:



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.

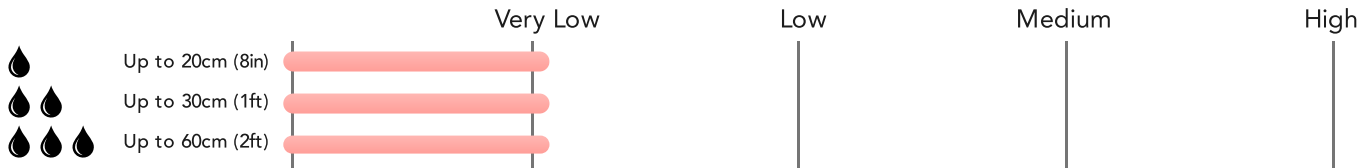


Risk Rating: Very low

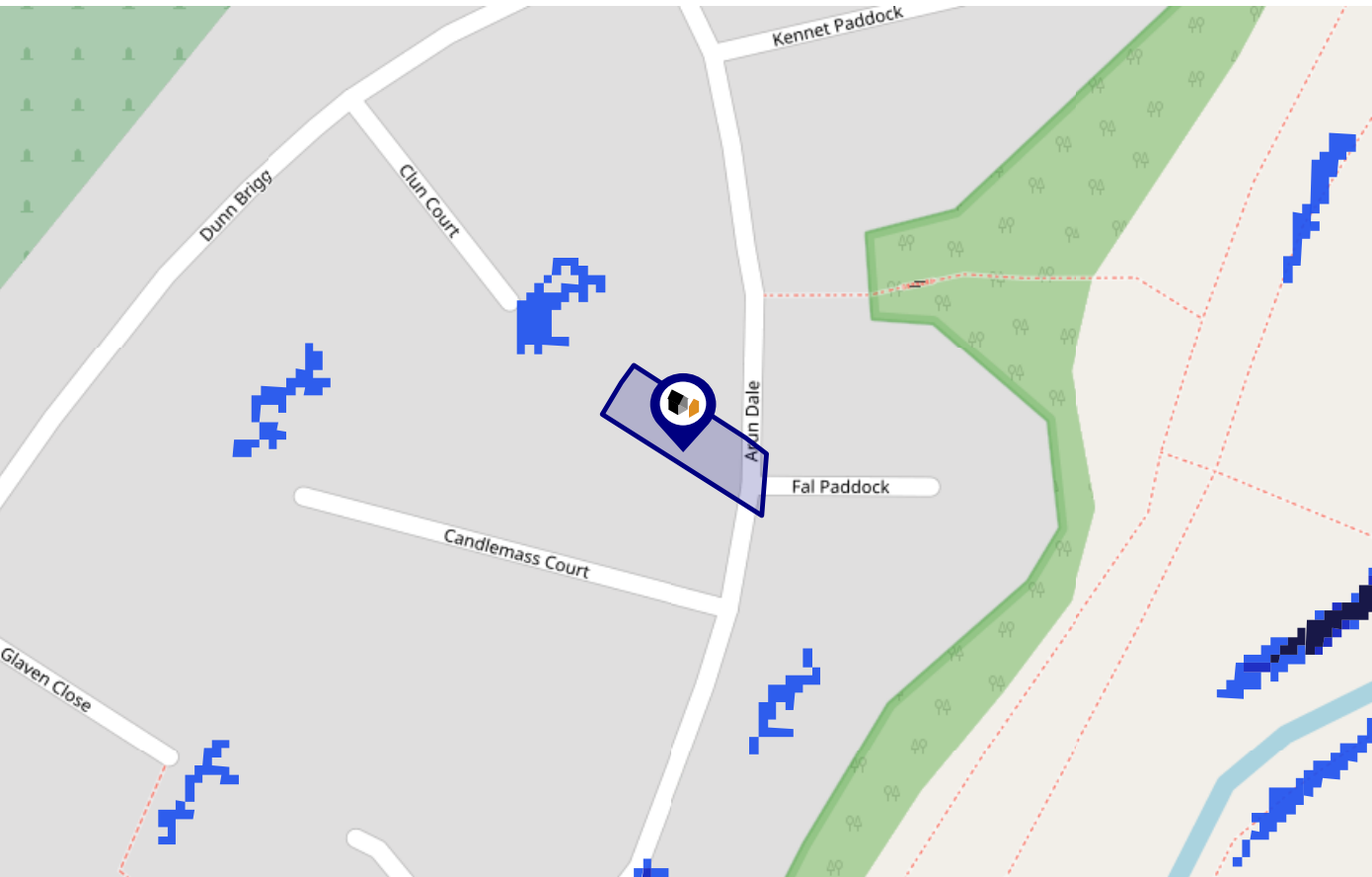
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



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.

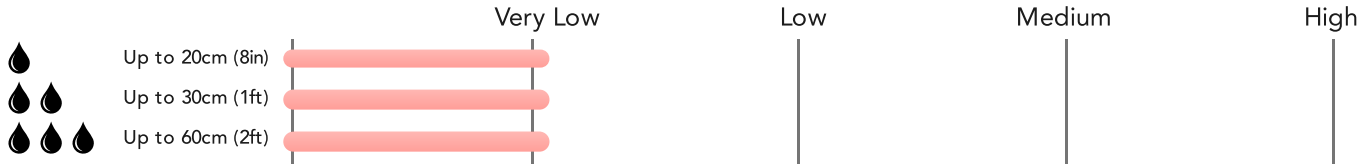


Risk Rating: Very low

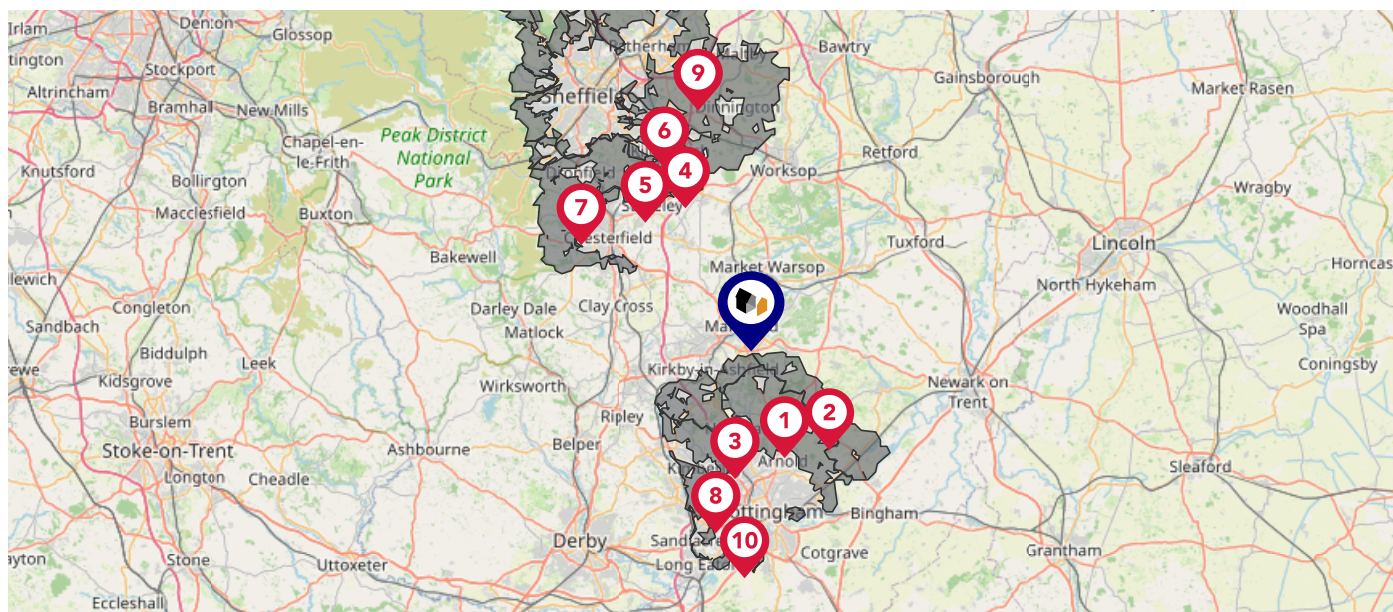
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



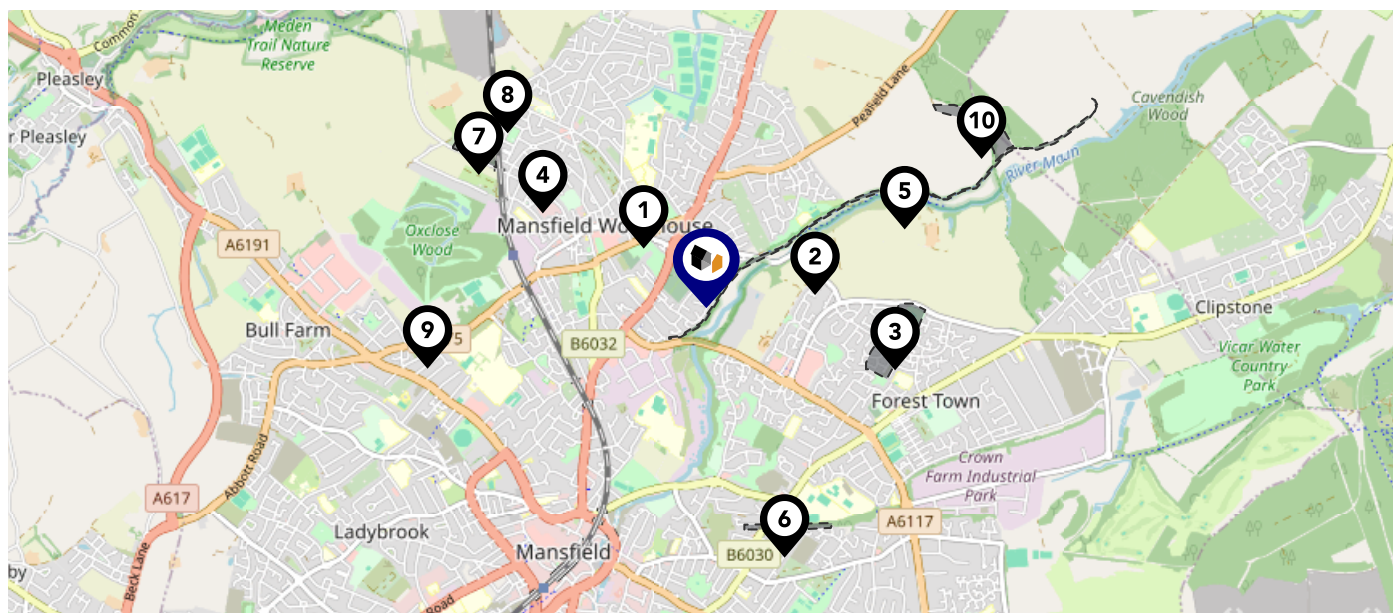
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Derby and Nottingham Green Belt - Gedling
-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Ashfield
-  South and West Yorkshire Green Belt - Bolsover
-  South and West Yorkshire Green Belt - Chesterfield
-  South and West Yorkshire Green Belt - Sheffield
-  South and West Yorkshire Green Belt - North East Derbyshire
-  Derby and Nottingham Green Belt - Nottingham
-  South and West Yorkshire Green Belt - Rotherham
-  Derby and Nottingham Green Belt - Broxtowe

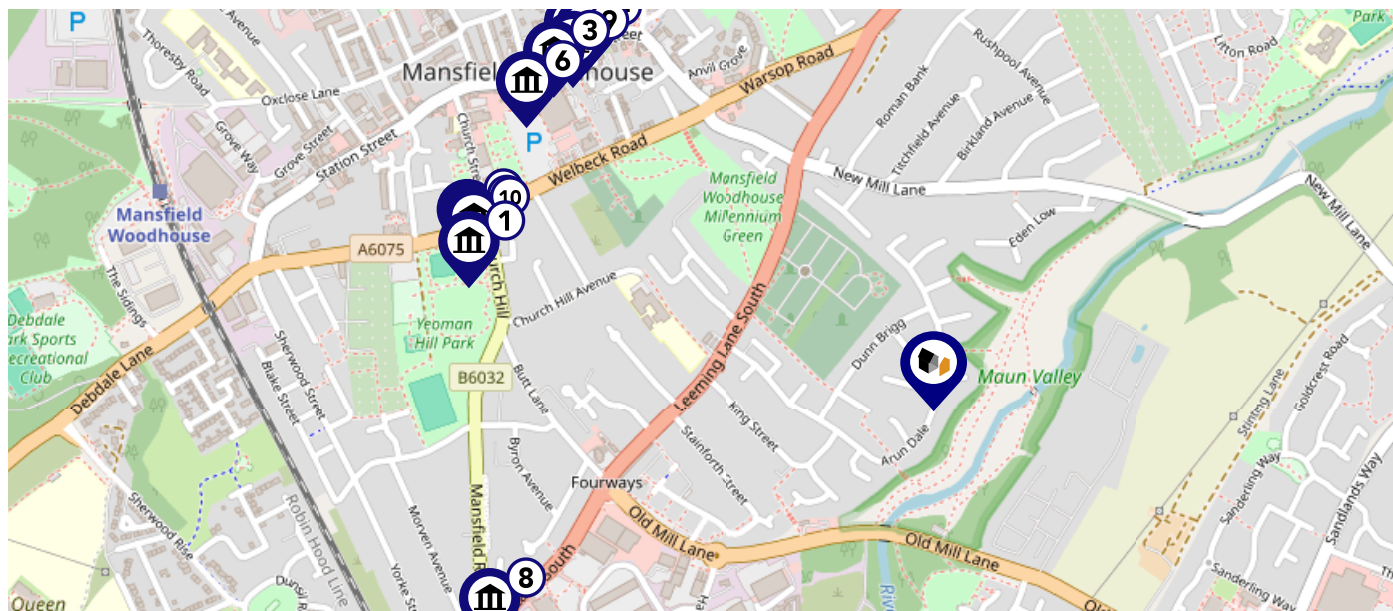
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



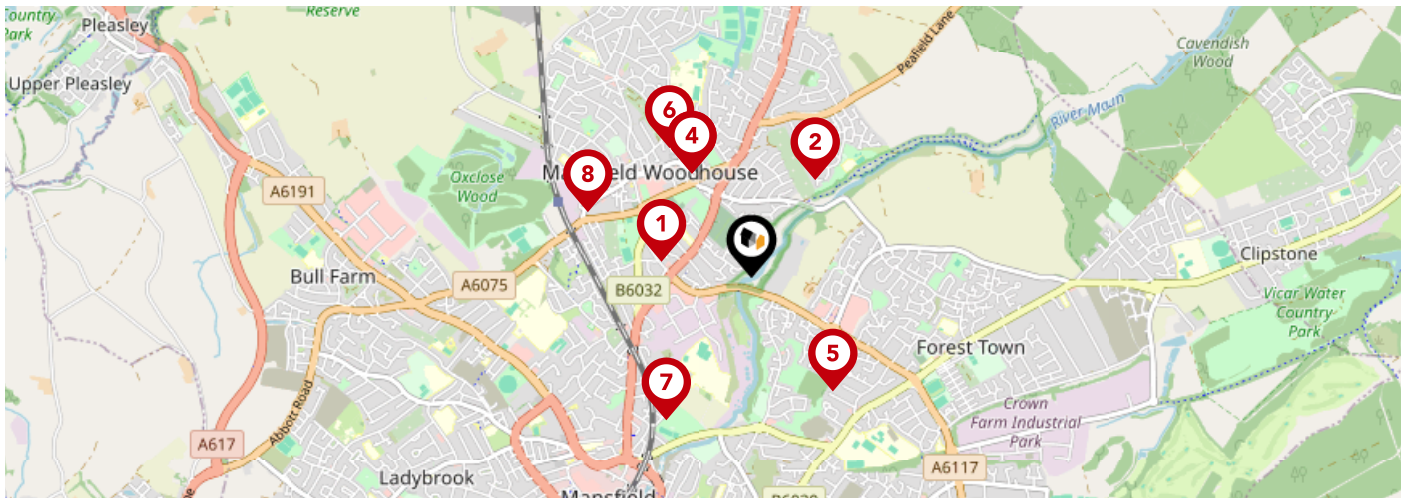
Nearby Landfill Sites

1	C and D Insulation-Pennine Close, Mansfield Woodhouse	Historic Landfill	
2	Warren Farm-Forest Town, Mansfield, Nottinghamshire	Historic Landfill	
3	New Mill Lane-Forest Town, Nottinghamshire	Historic Landfill	
4	Rouses Quarry-Vale Road, Mansfield Warehouse, Nottinghamshire	Historic Landfill	
5	Flood Dyke from Old Mill Lane to New Buildings Farm-EC Rippon, Mansfield Woodhouse, Nottingham	Historic Landfill	
6	Sherwood Hall Road-Sherwood Hall Road, Mansfield, Nottinghamshire	Historic Landfill	
7	Dukes Quarry and Pleasley Junction Quarry-Pleasley Junction Quarry, Derbyshire	Historic Landfill	
8	Cox's Lane-Mansfield Woodhouse	Historic Landfill	
9	Debdale Lane-Mansfield Warehouse, Nottinghamshire	Historic Landfill	
10	Peafield Farm-Peafield Lane, Mansfield Woodhouse, Nottinghamshire	Historic Landfill	

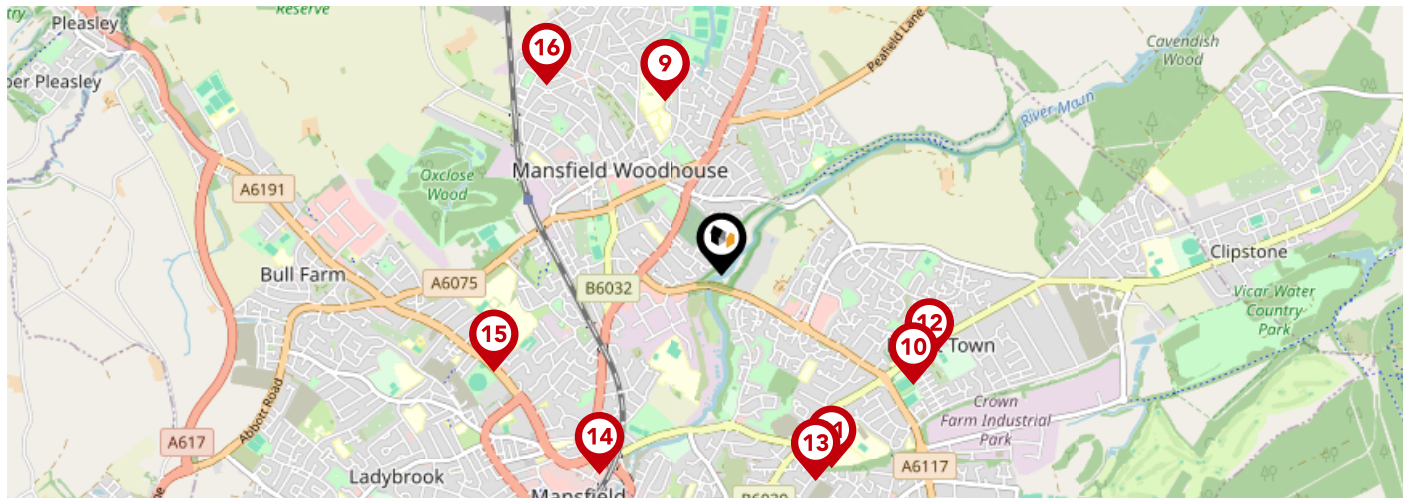
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1251895 - War Memorial	Grade II	0.5 miles
	1251827 - Headstone 3 Metres South Of Lady Chapel At Church Of St Edmund	Grade II	0.5 miles
	1251840 - 21, High Street	Grade II	0.5 miles
	1251843 - 59, High Street	Grade II	0.5 miles
	1262579 - 57, High Street	Grade II	0.5 miles
	1254406 - The Angel Inn	Grade II	0.5 miles
	1262569 - Headstone 28 Metres South Of Chancel At Church Of St Edmund	Grade II	0.5 miles
	1251911 - Woodhouse Place	Grade II	0.5 miles
	1261364 - 51, 53 And 55, High Street	Grade II	0.5 miles
	1262568 - Boundary Wall At Church Of St Edmund	Grade II	0.5 miles



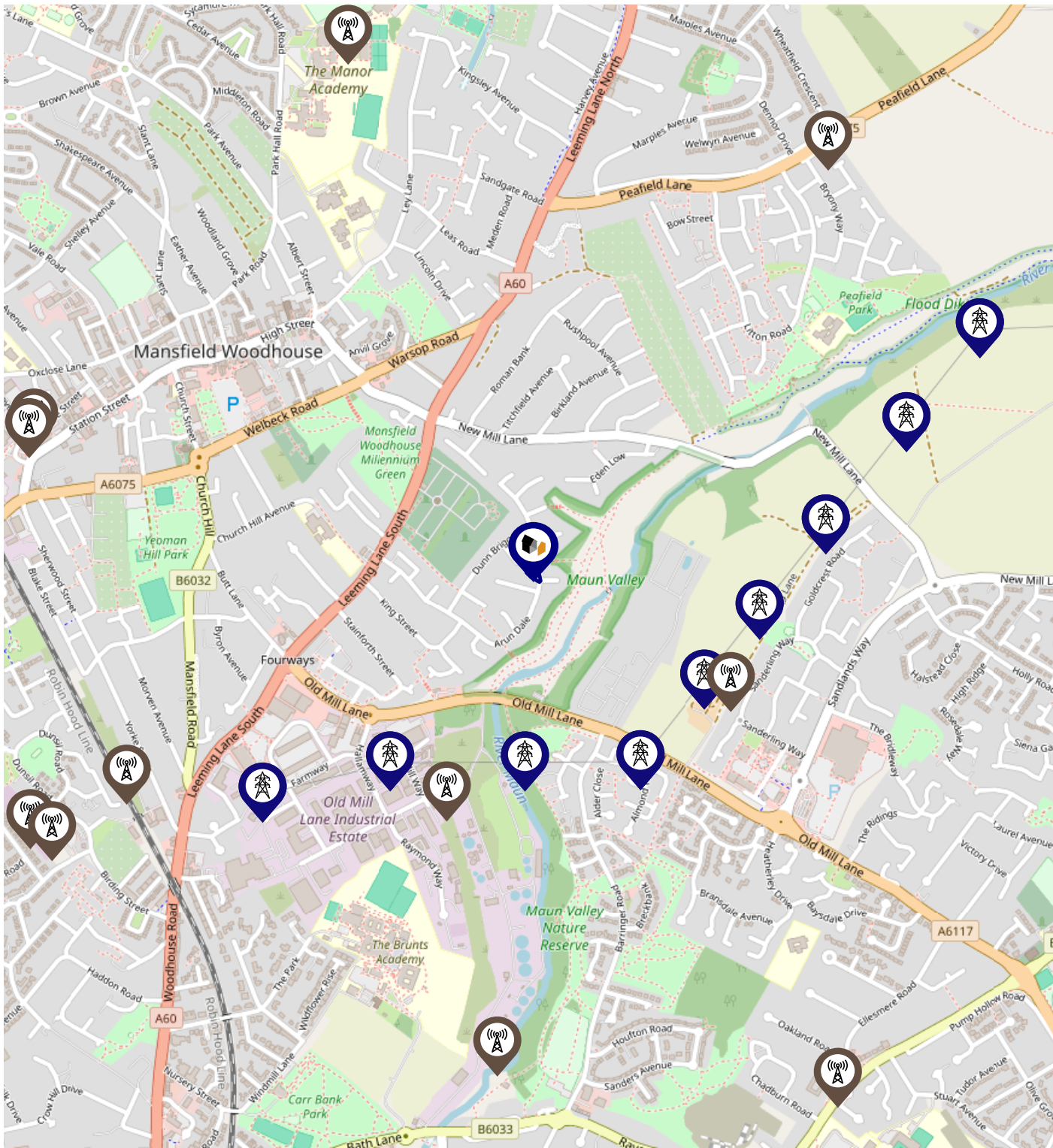
		Nursery	Primary	Secondary	College	Private
1	St Edmund's CofE (C) Primary School Ofsted Rating: Good Pupils: 238 Distance:0.4	☐	☒	☐	☐	☐
2	Peafield Lane Academy Ofsted Rating: Good Pupils: 342 Distance:0.52	☐	☒	☐	☐	☐
3	Nettleworth Infant and Nursery School Ofsted Rating: Good Pupils: 254 Distance:0.53	☐	☒	☐	☐	☐
4	Leas Park Junior School Ofsted Rating: Good Pupils: 270 Distance:0.53	☐	☒	☐	☐	☐
5	Heatherley Primary School Ofsted Rating: Good Pupils: 329 Distance:0.62	☐	☒	☐	☐	☐
6	Yeoman Park Academy Ofsted Rating: Outstanding Pupils: 108 Distance:0.68	☐	☐	☒	☐	☐
7	The Brunts Academy Ofsted Rating: Requires improvement Pupils: 1464 Distance:0.74	☐	☐	☒	☐	☐
8	The Bramble Academy Ofsted Rating: Requires improvement Pupils: 173 Distance:0.79	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Manor Academy Ofsted Rating: Good Pupils: 1290 Distance:0.82	☐	☐	☒	☐	☐
	Forest Town Primary School Ofsted Rating: Requires improvement Pupils: 359 Distance:0.98	☐	☒	☐	☐	☐
	Abbey Primary School Ofsted Rating: Good Pupils: 454 Distance:0.98	☐	☒	☐	☐	☐
	Holly Primary School Ofsted Rating: Good Pupils: 323 Distance:1	☐	☒	☐	☐	☐
	Samworth Church Academy Ofsted Rating: Requires improvement Pupils: 1011 Distance:1	☐	☐	☒	☐	☐
	R.E.A.L. Independent Schools Mansfield Ofsted Rating: Good Pupils: 75 Distance:1.04	☐	☐	☒	☐	☐
	Queen Elizabeth's Academy Ofsted Rating: Good Pupils: 860 Distance:1.1	☐	☐	☒	☐	☐
	Northfield Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 421 Distance:1.15	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

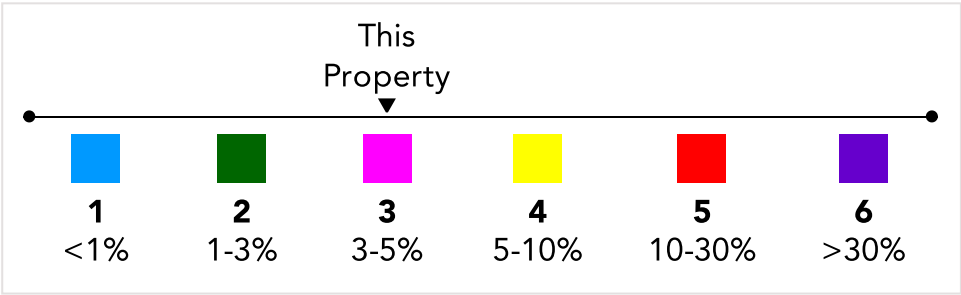
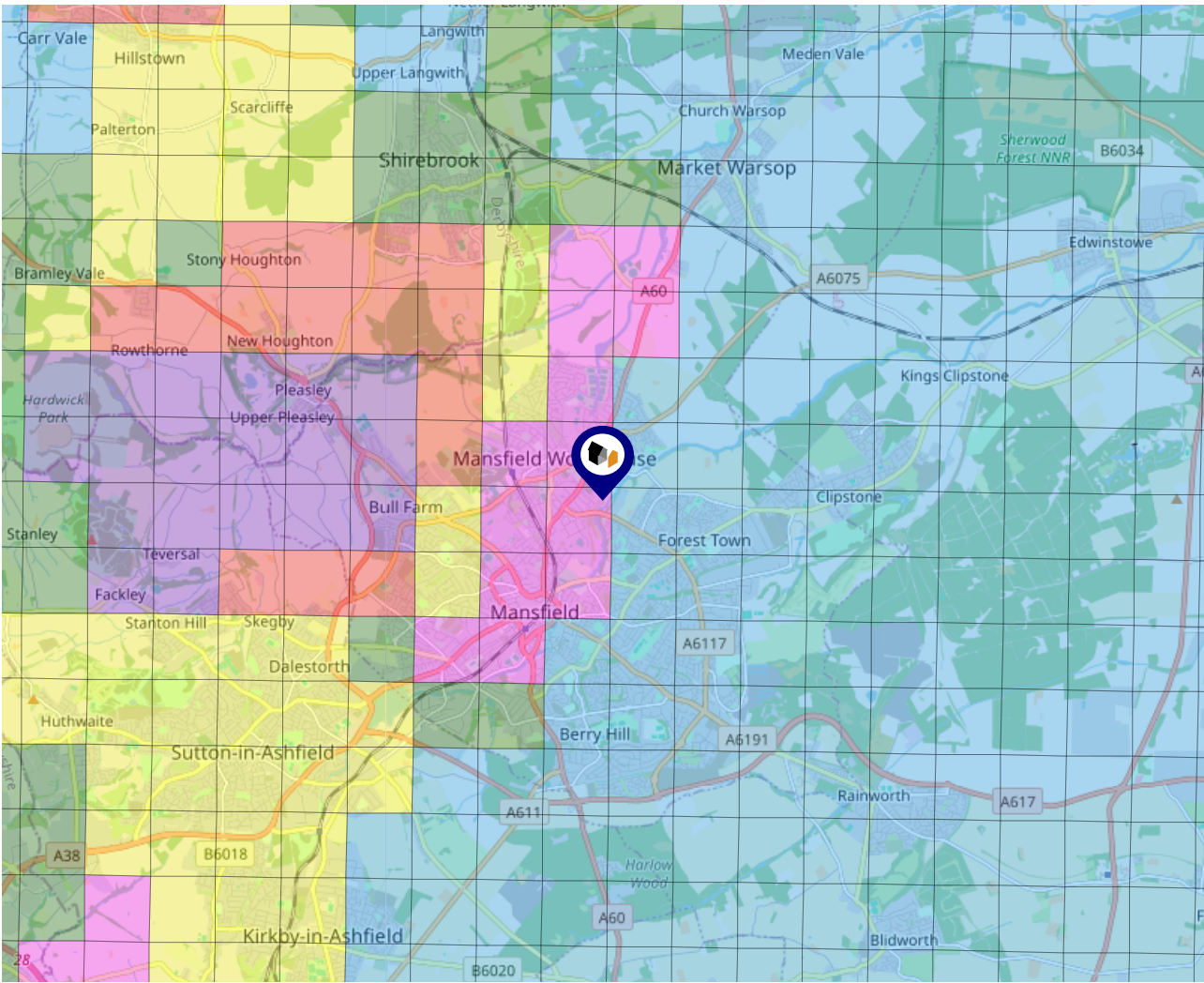


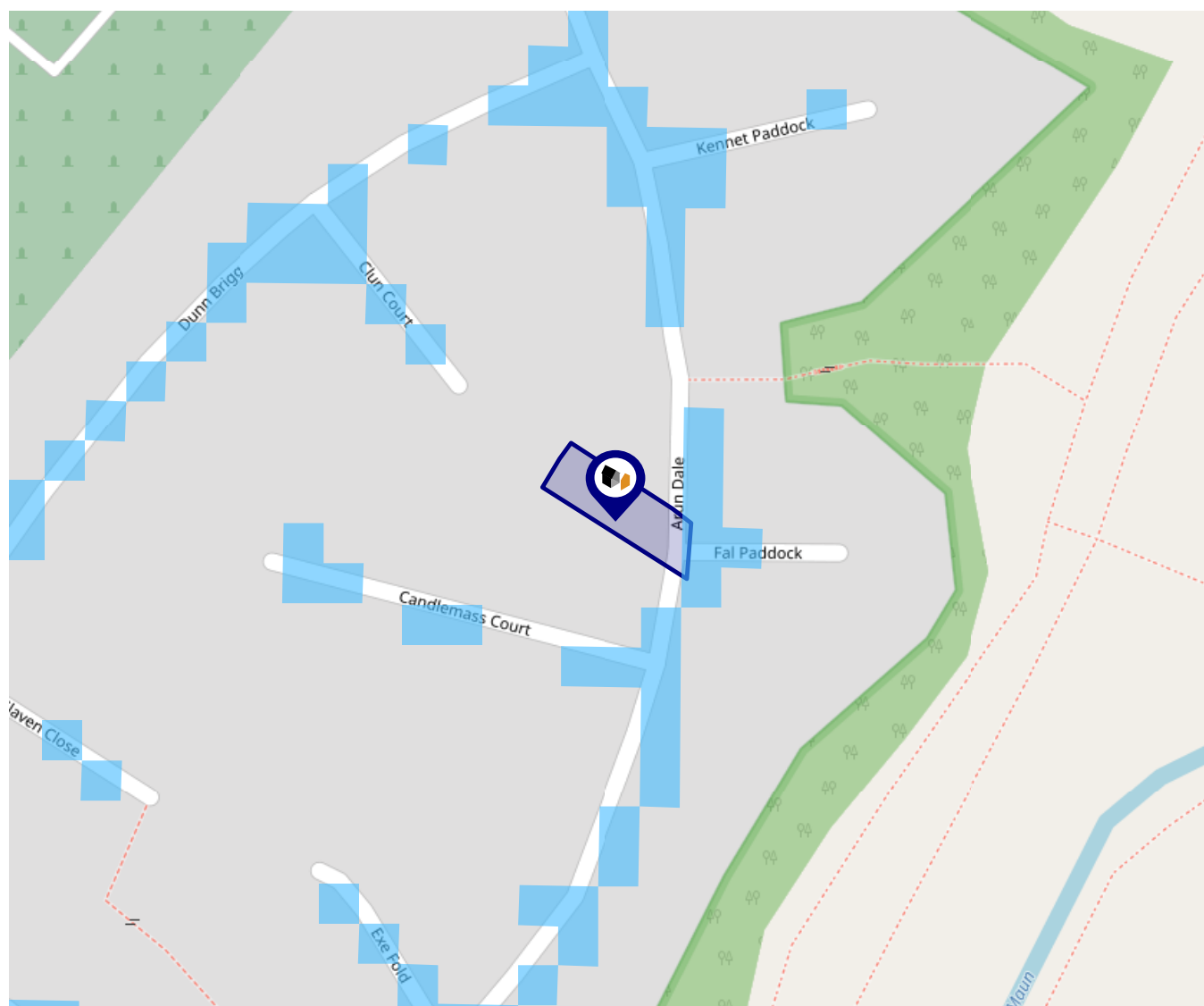
Key:

-  Power Pylons
-  Communication Masts

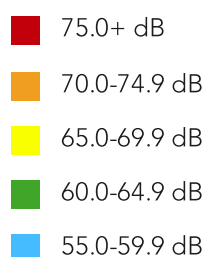
What is Radon?

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).

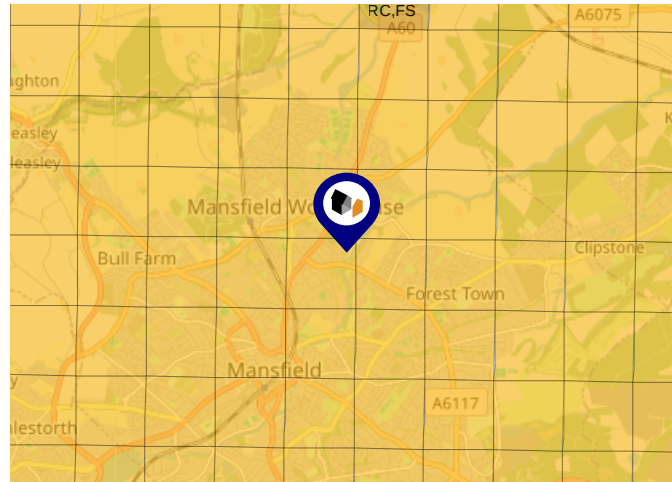




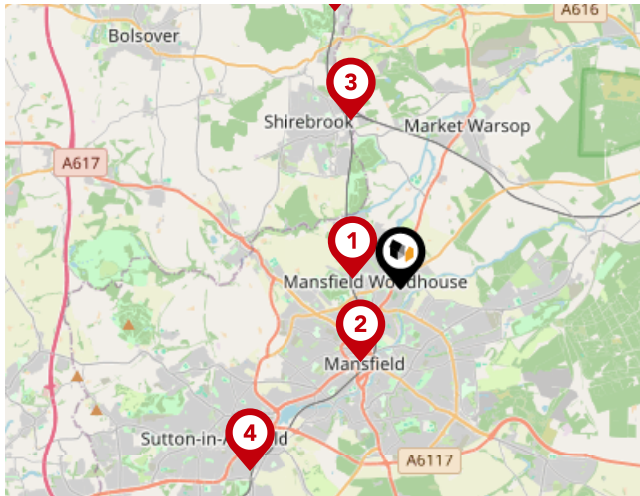
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

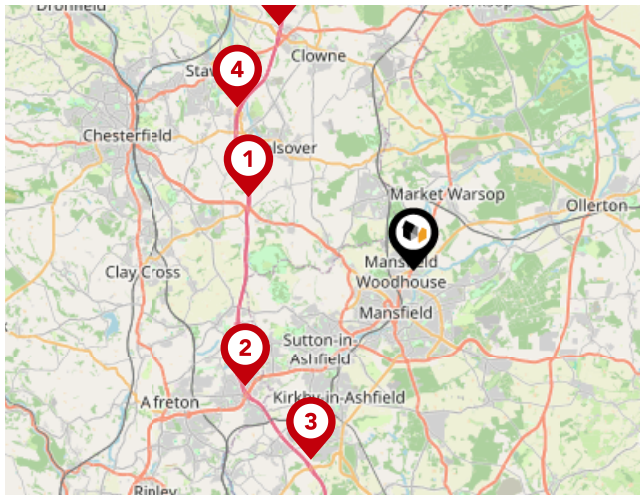


C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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



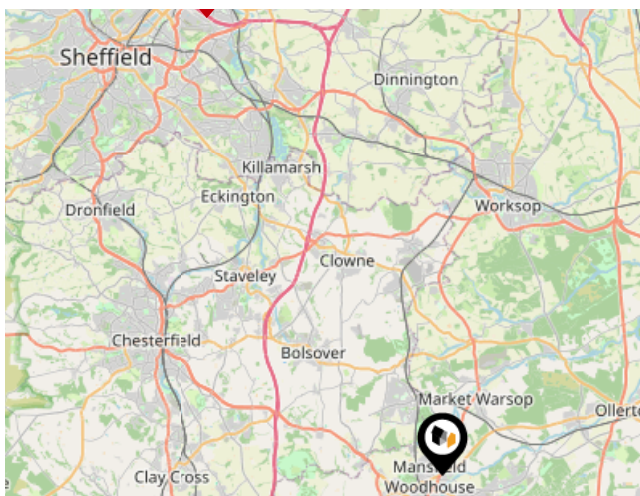
National Rail Stations

Pin	Name	Distance
1	Mansfield Woodhouse Rail Station	0.88 miles
2	Mansfield Rail Station	1.46 miles
3	Shirebrook Rail Station	3.14 miles
4	Sutton Parkway Rail Station	4.18 miles
5	Langwith - Whaley Thorns Rail Station	5.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29	6.42 miles
2	M1 J28	7.2 miles
3	M1 J27	7.65 miles
4	M1 J29A	8.54 miles
5	M1 J30	9.89 miles

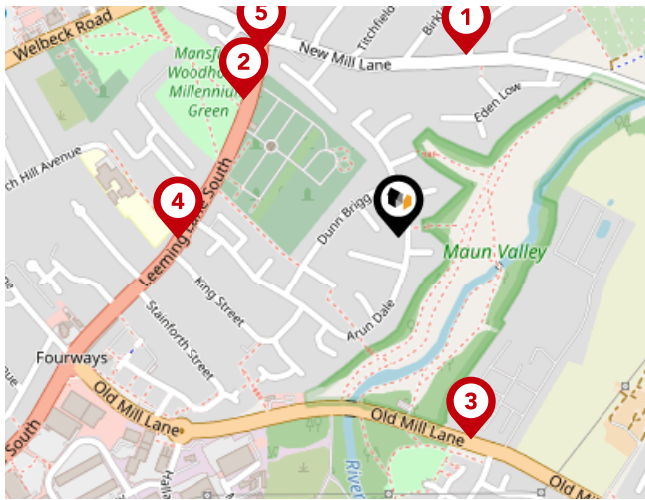


Airports/Helipads

Pin	Name	Distance
1	Sheffield City Airport	18.25 miles

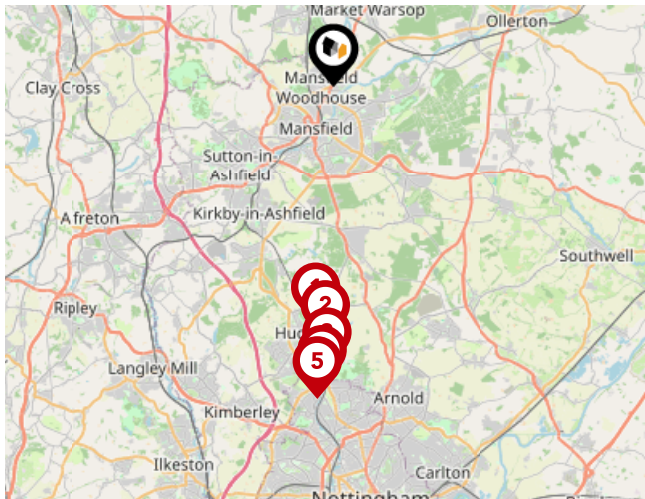
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Buttermere Court	0.21 miles
2	Recreation Ground	0.23 miles
3	Barringer Road	0.23 miles
4	King Street	0.24 miles
5	Recreation Ground	0.25 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	8.47 miles
2	Butler's Hill Tram Stop	9.11 miles
3	Moor Bridge Tram Stop	10.09 miles
4	Bulwell Forest Tram Stop	10.72 miles
5	Bulwell Tram Stop	11.13 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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Martin & Co Mansfield

4A Market Street, Mansfield,
Nottinghamshire, NG18 1JQ

01623 631139

vanessa.ward@martinco.com

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