



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 27th August 2026



52, CHURCHFIELD LANE, NOTTINGHAM, NG7 5PT

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

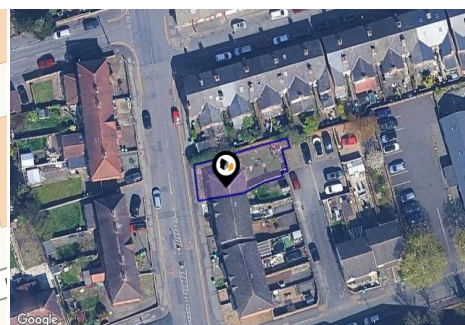
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,837
Title Number:	NT372458
UPRN:	100031533137
Restrictive Covenants:	Yes

Last Sold Date:	16/04/2004
Last Sold Price:	£88,000
Last Sold £/ft ² :	£148
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s **80** mb/s **1800** mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



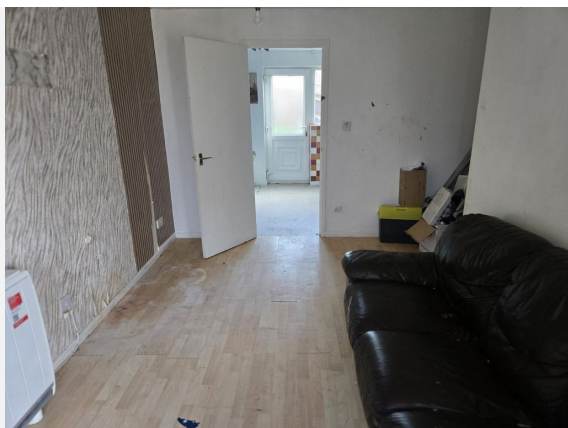
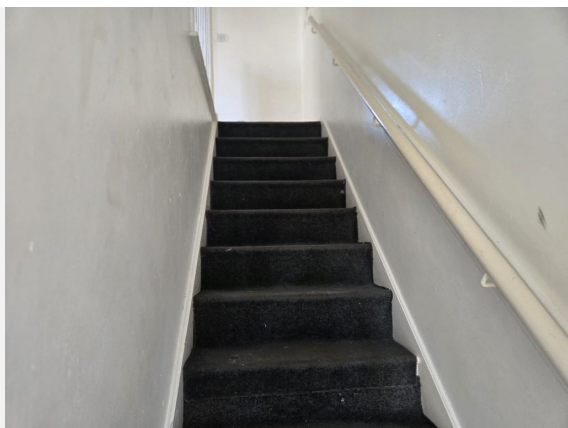
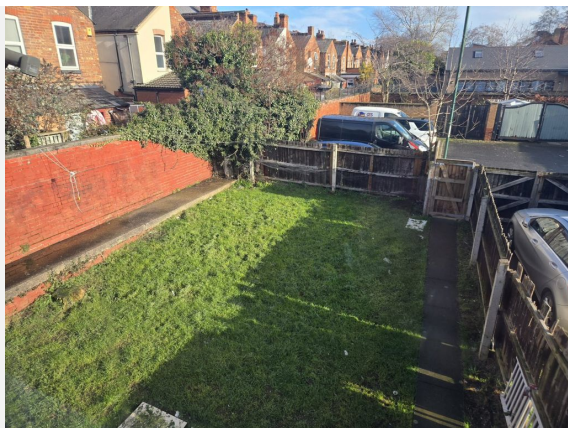
BT

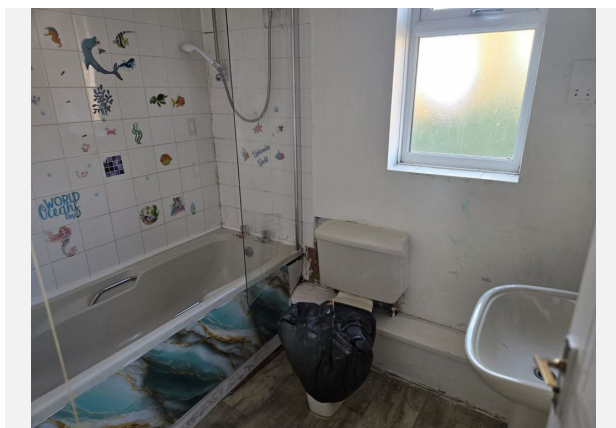


sky



Virgin media





Property
EPC - Certificate

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52, Churchfield Lane, NG7 5PT

Energy rating

E

Valid until 04.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	None of the above
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

Market Sold in Street

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42, Churchfield Lane, Nottingham, NG7 5PT			Terraced House
Last Sold Date:	17/07/2025	10/05/2004	
Last Sold Price:	£125,000	£70,000	
50, Churchfield Lane, Nottingham, NG7 5PT			Terraced House
Last Sold Date:	17/07/2025	14/09/2017	
Last Sold Price:	£140,000	£78,500	
46, Churchfield Lane, Nottingham, NG7 5PT			Terraced House
Last Sold Date:	14/01/2022		
Last Sold Price:	£128,000		
52, Churchfield Lane, Nottingham, NG7 5PT			Terraced House
Last Sold Date:	16/04/2004	11/10/2002	
Last Sold Price:	£88,000	£67,500	

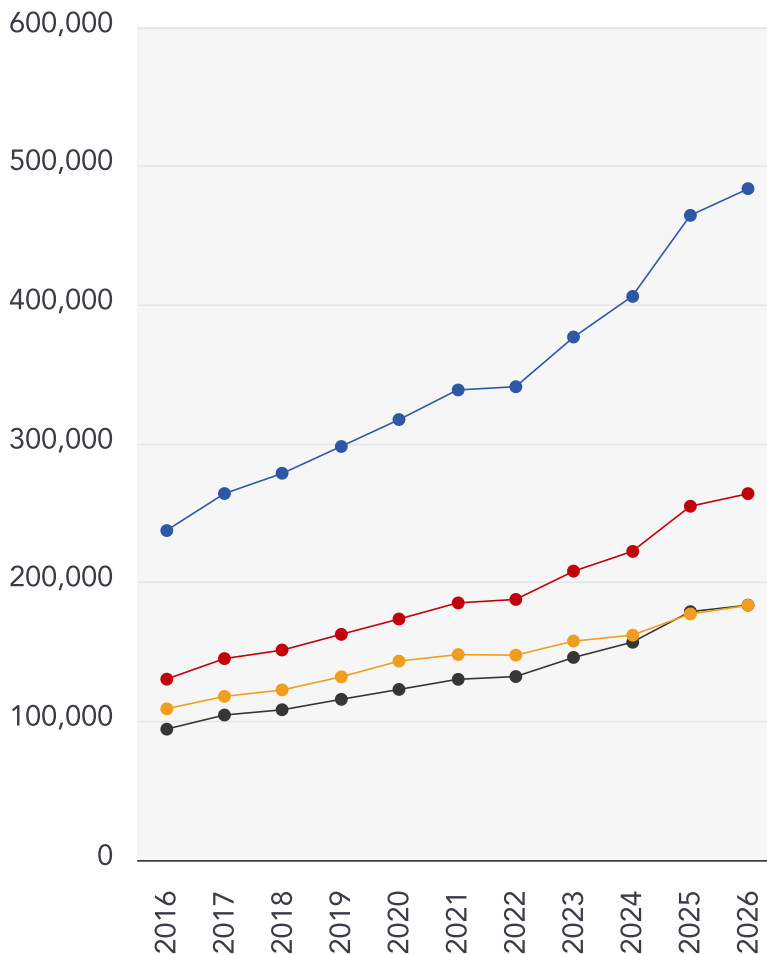
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in NG7



Detached

+103.77%

Semi-Detached

+102.57%

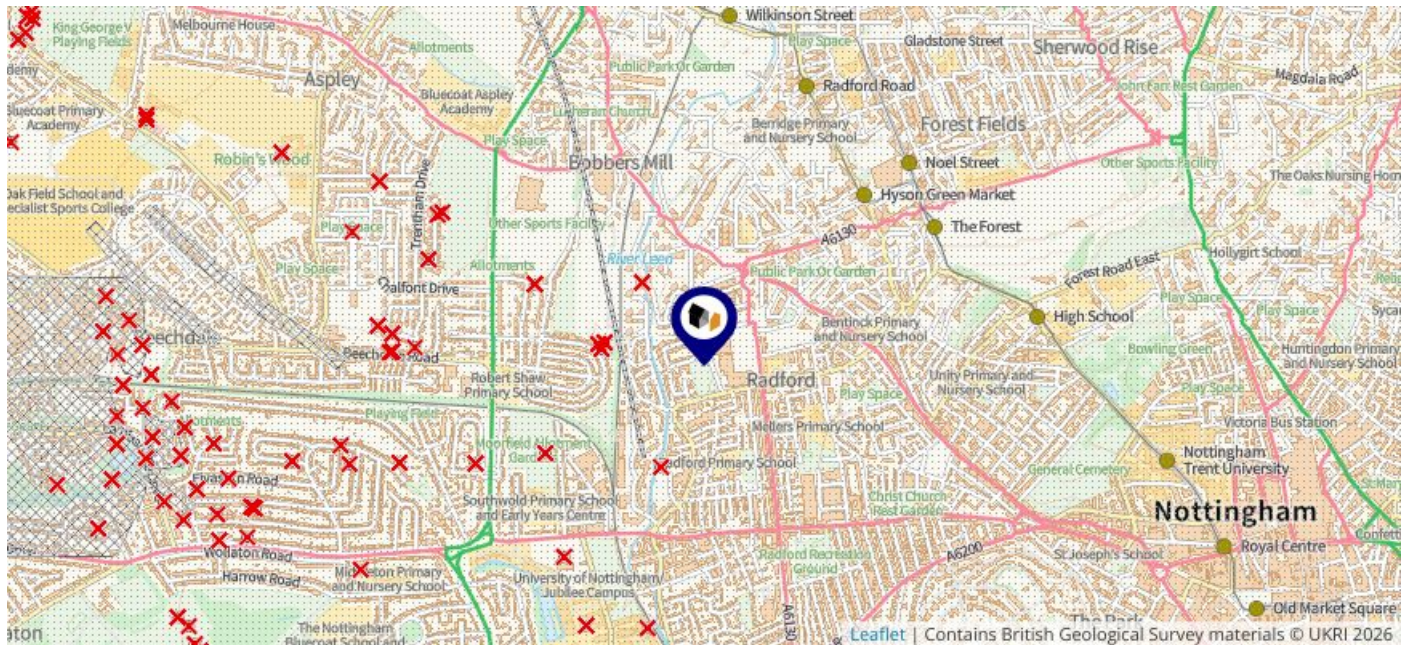
Flat

+68.43%

Terraced

+94.75%

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.

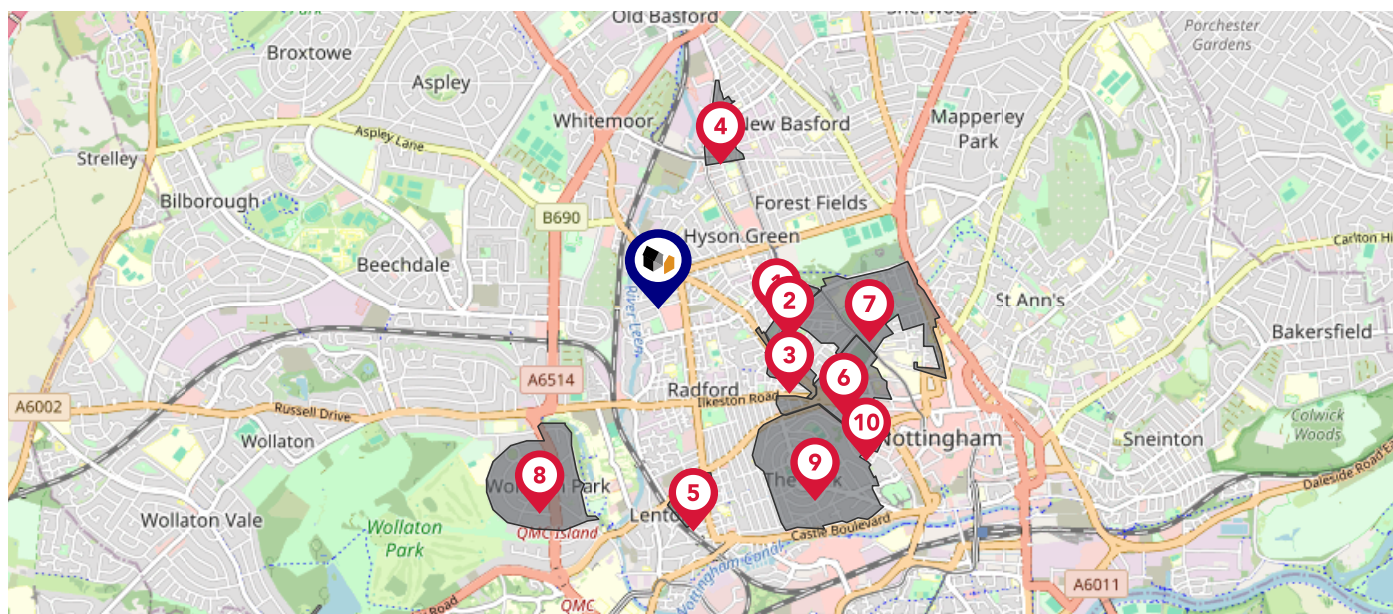
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

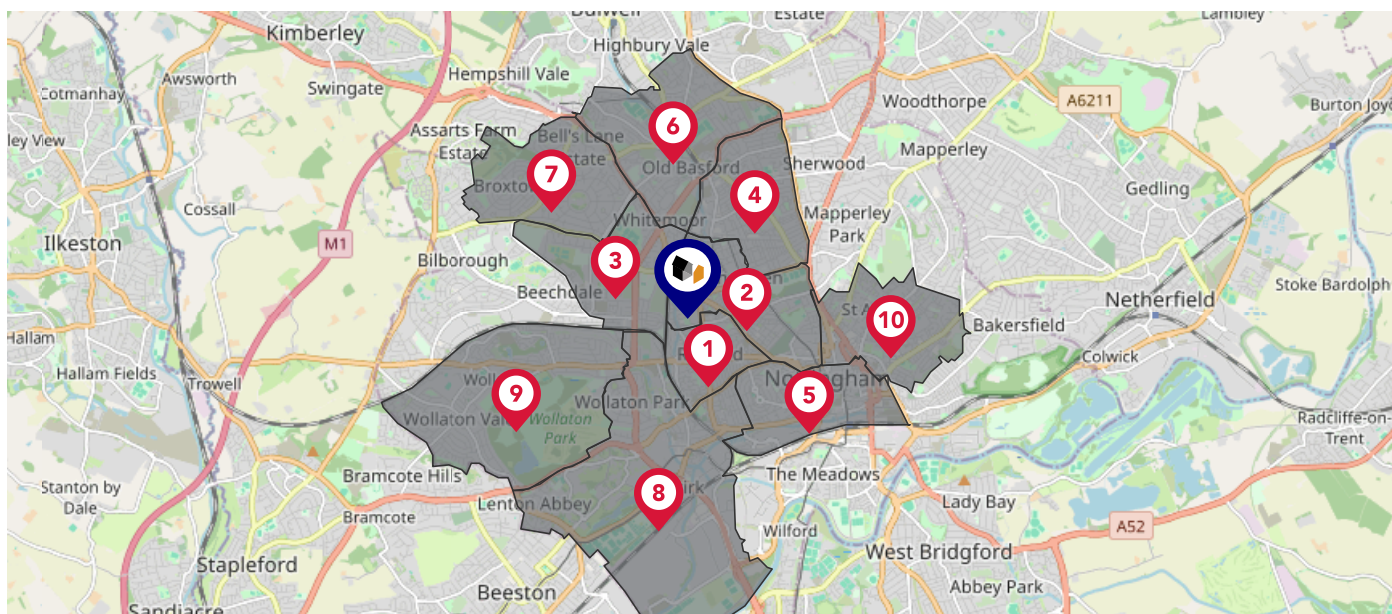
- 1 Forest Grove
- 2 Waterloo Promenade
- 3 Gamble Street-Alfreton Road
- 4 Star Buildings
- 5 New Lenton
- 6 Canning Circus
- 7 Arboretum
- 8 Sutton Passeys
- 9 The Park
- 10 Wellington Circus

Maps

Council Wards

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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

Radford Ward

2

Hyson Green & Arboretum Ward

3

Leen Valley Ward

4

Berridge Ward

5

Castle Ward

6

Basford Ward

7

Aspley Ward

8

Lenton & Wollaton East Ward

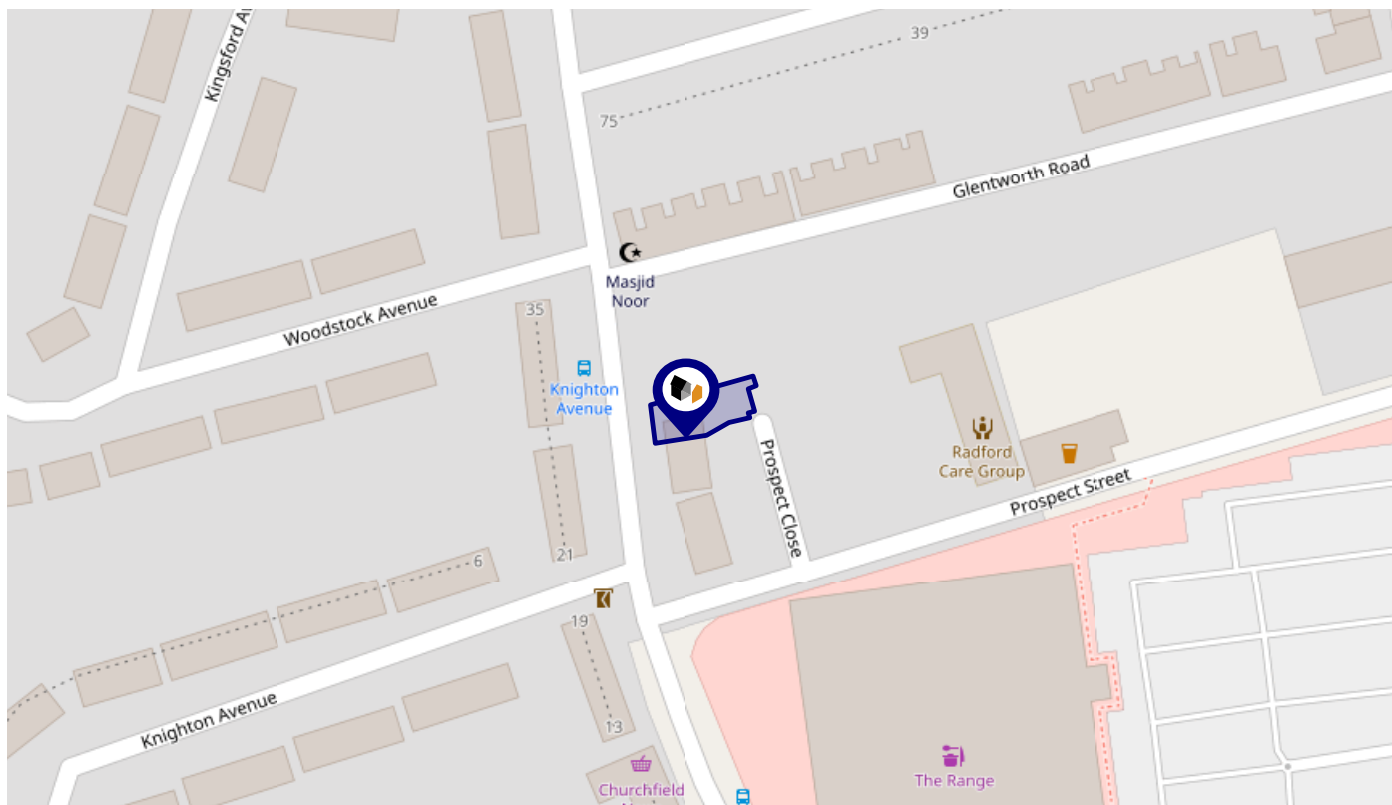
9

Wollaton West Ward

10

St. Ann's 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:

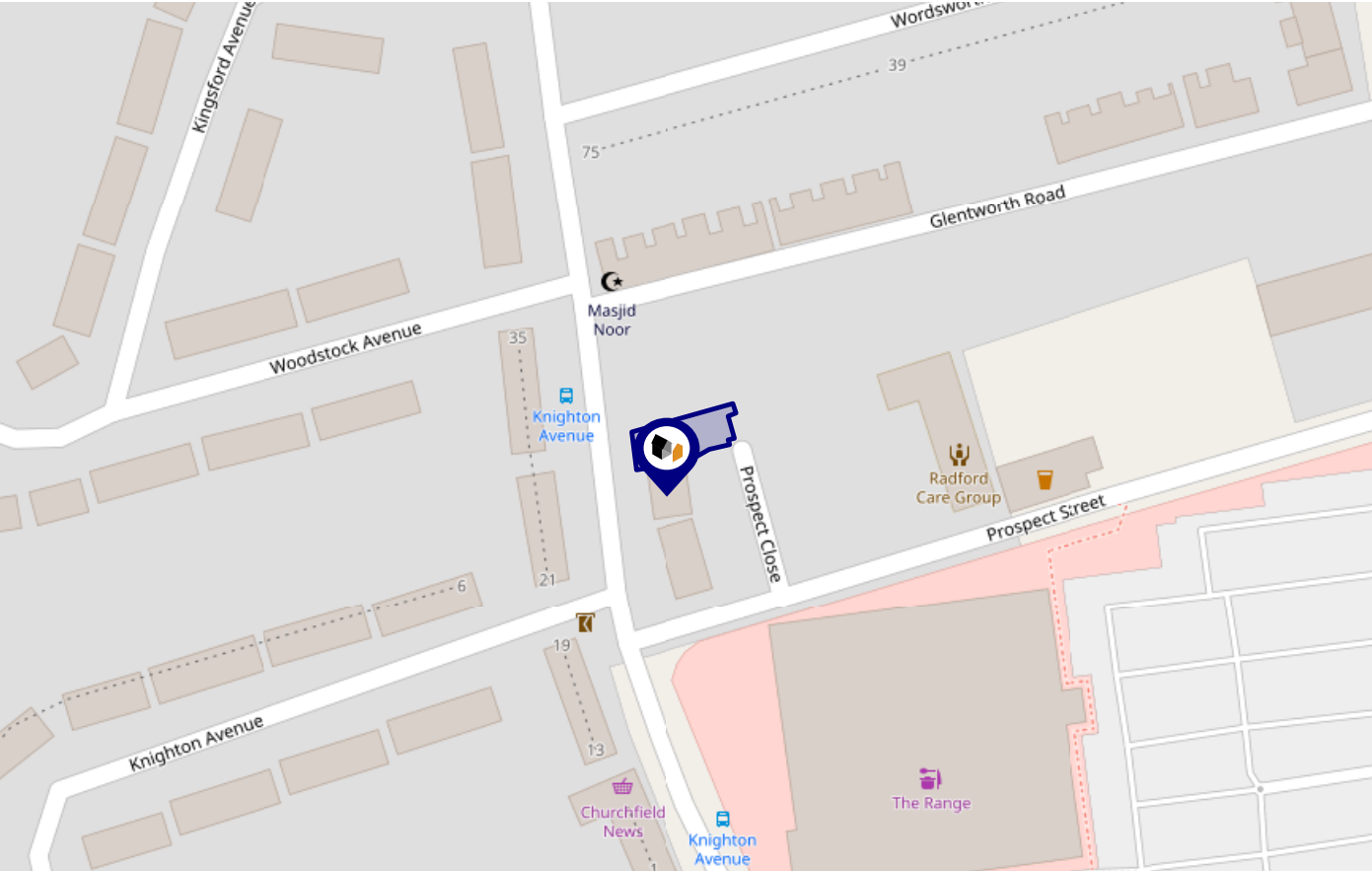
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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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.

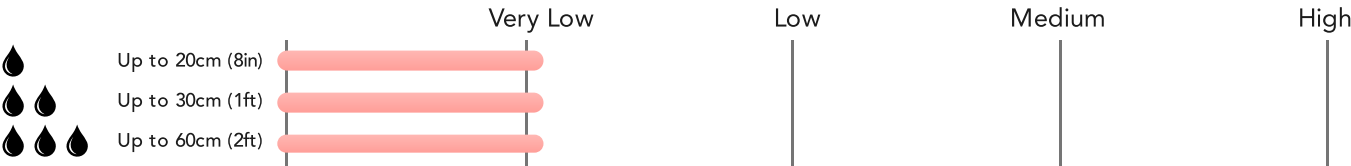


Risk Rating: Very low

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:

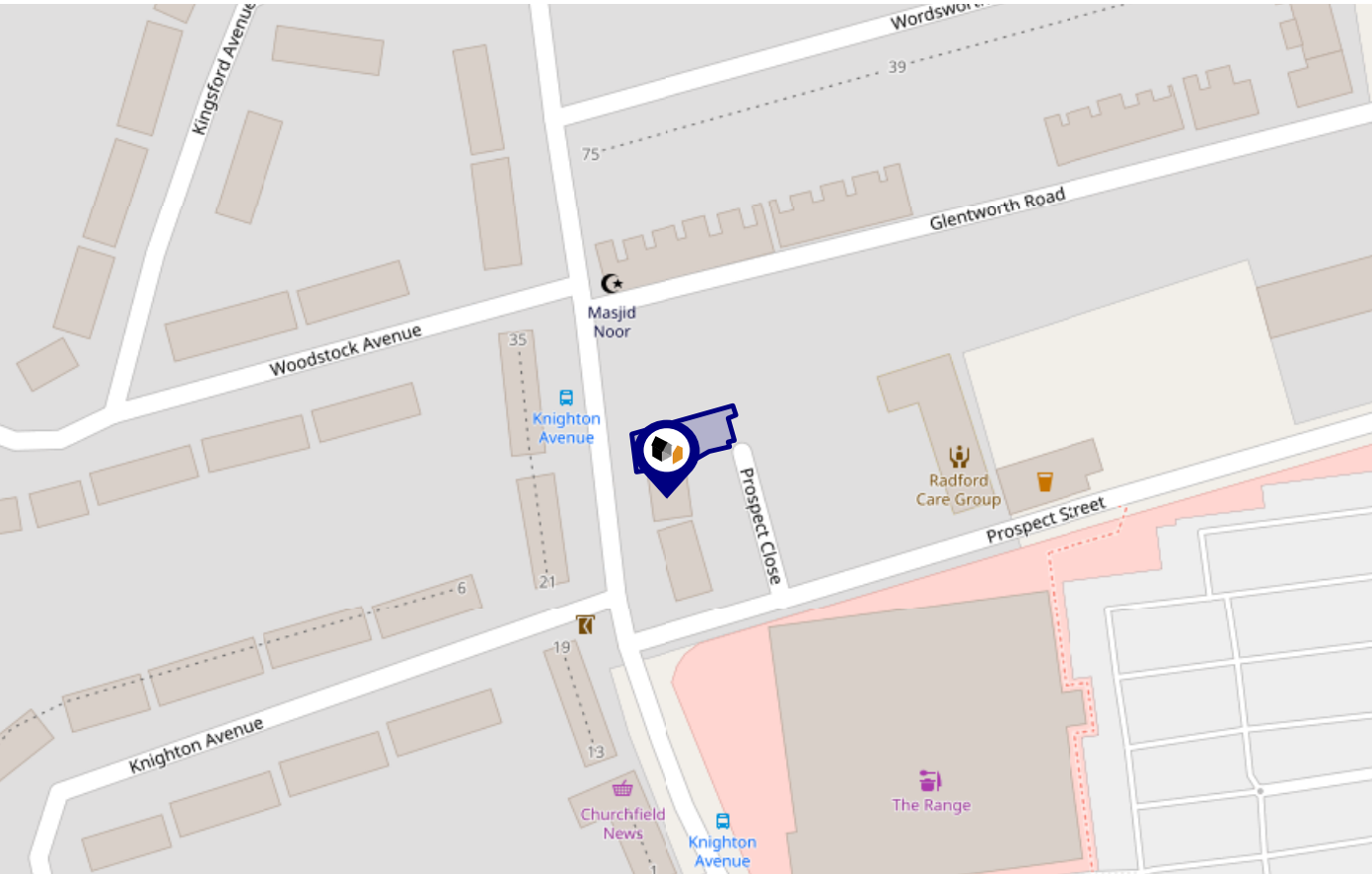


Flood Risk

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.

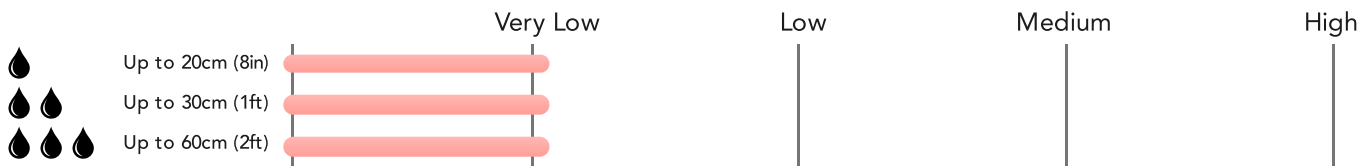


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



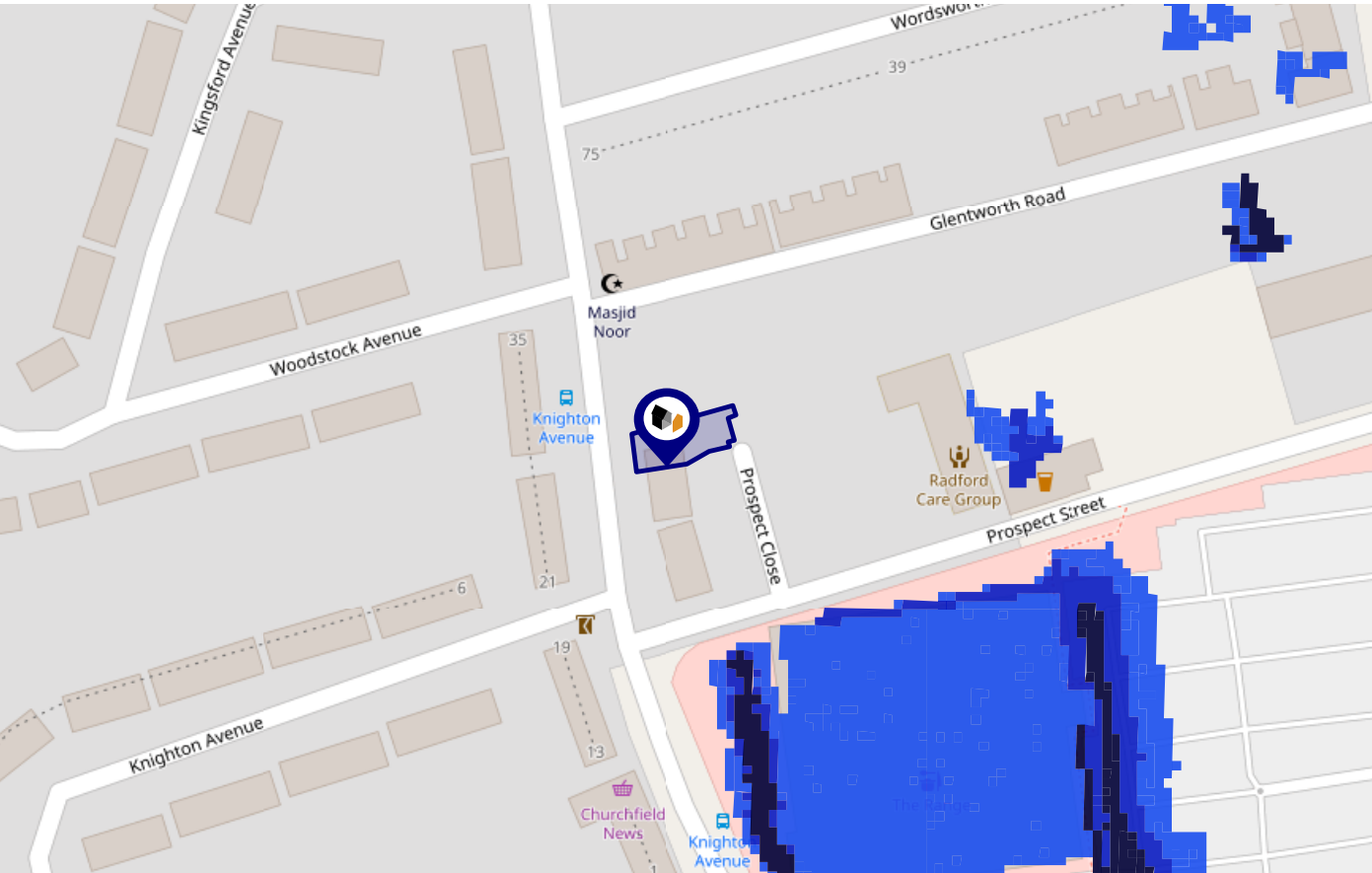
KPF - Key Property Facts

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.

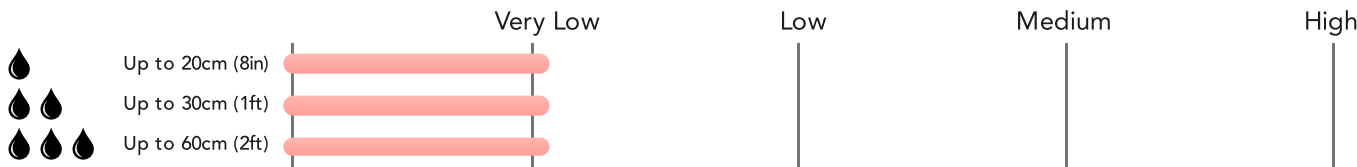


Risk Rating: Very low

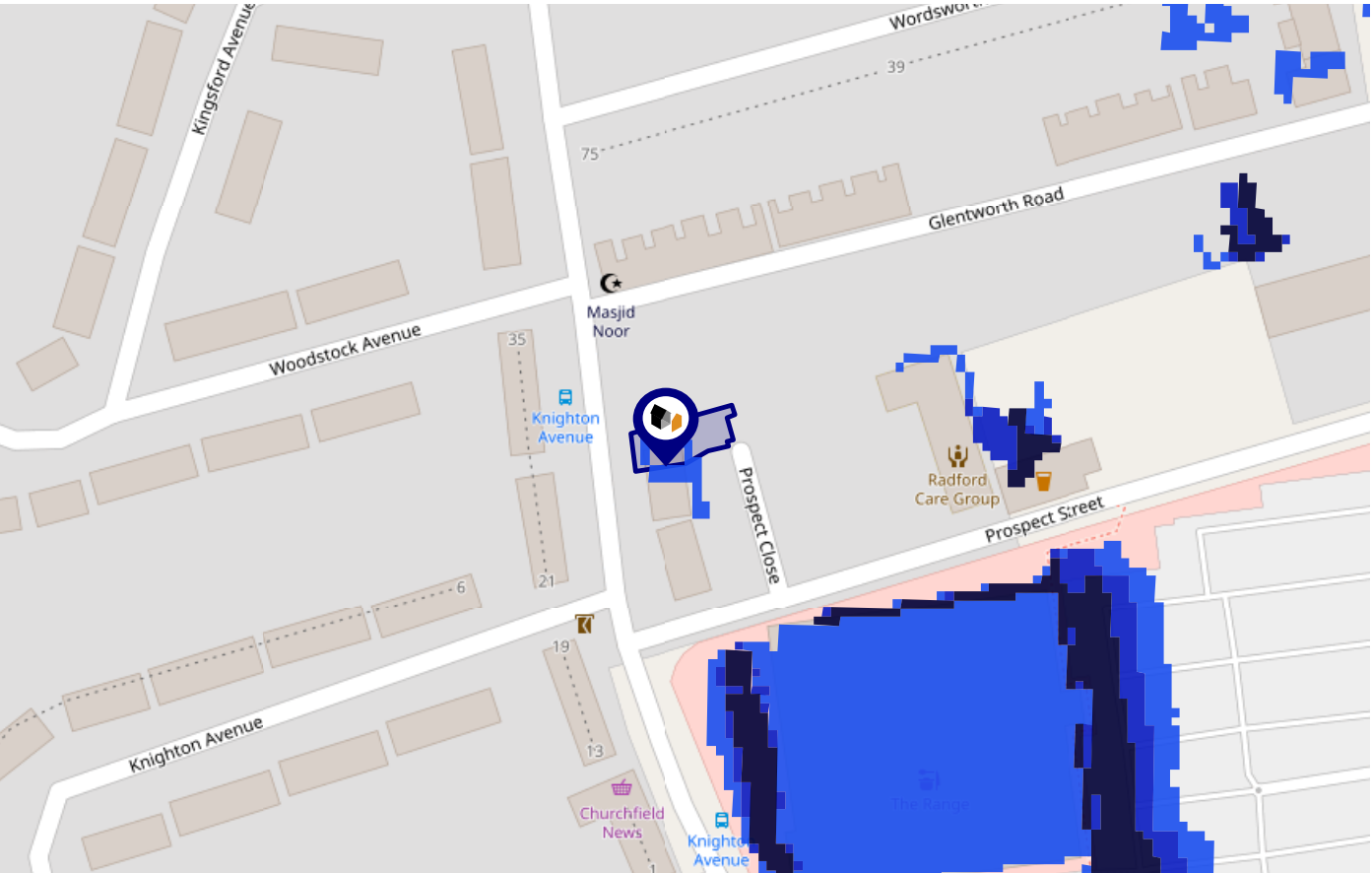
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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.

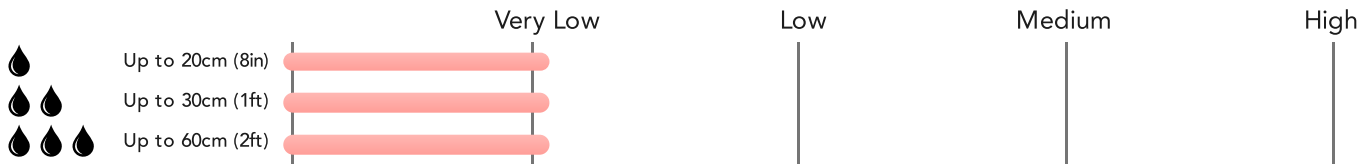


Risk Rating: Very low

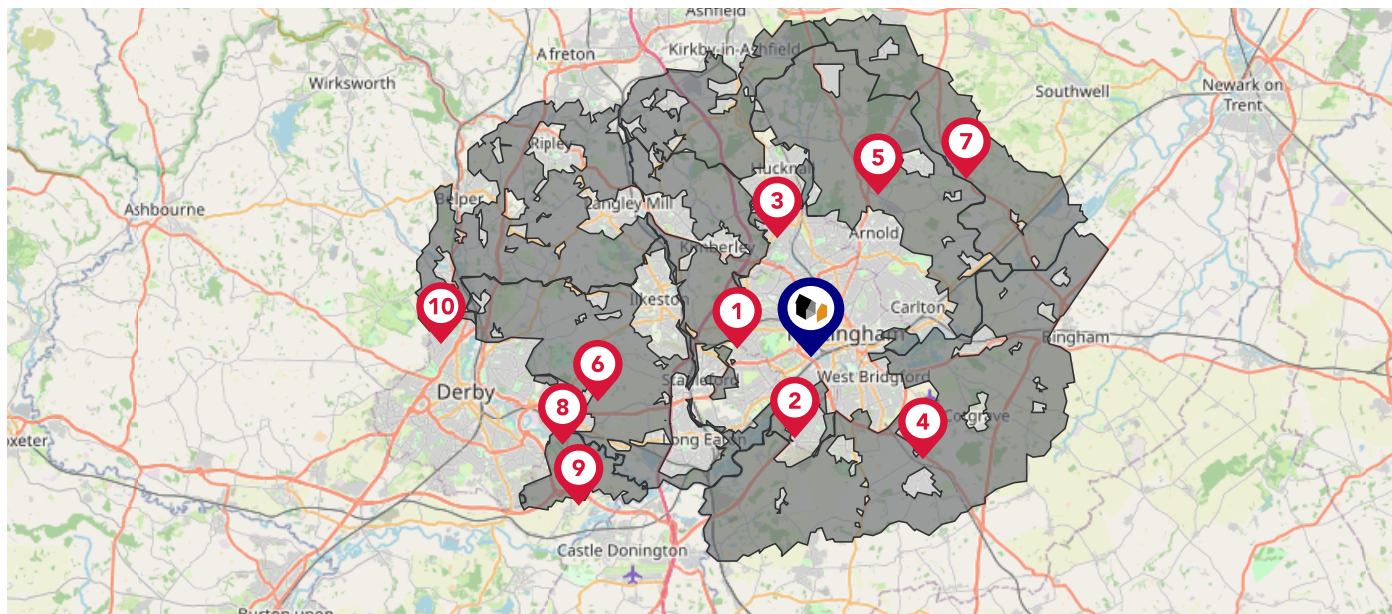
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

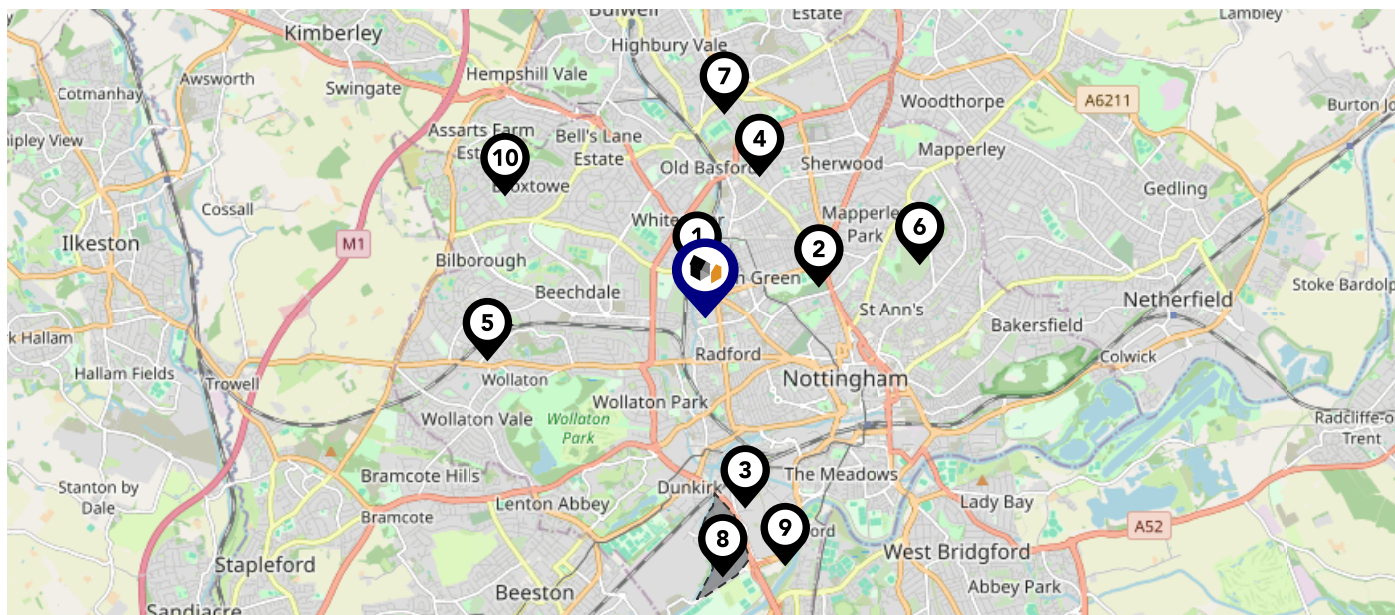
- 1 Derby and Nottingham Green Belt - Nottingham
- 2 Derby and Nottingham Green Belt - Broxtowe
- 3 Derby and Nottingham Green Belt - Ashfield
- 4 Derby and Nottingham Green Belt - Rushcliffe
- 5 Derby and Nottingham Green Belt - Gedling
- 6 Derby and Nottingham Green Belt - Erewash
- 7 Derby and Nottingham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

Maps

Landfill Sites

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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

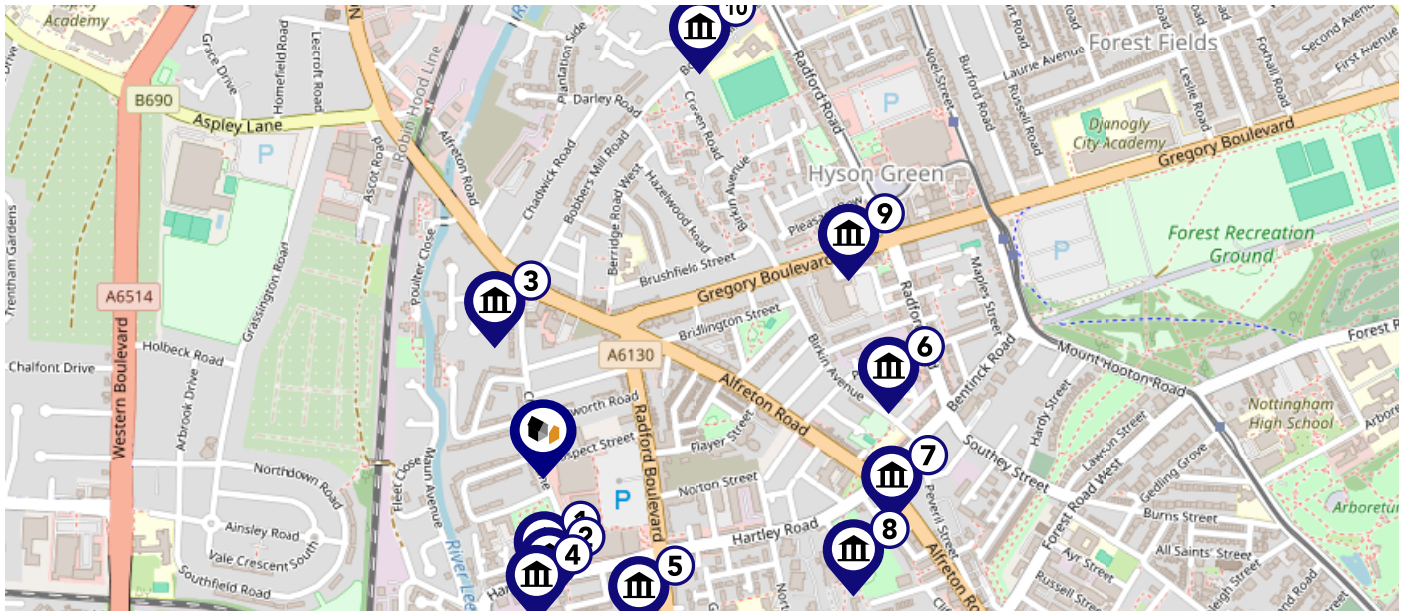
1	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill	☐
2	Carrington Railway Cutting-Gregory Boulevard / Sherwood Rise, Carrington, Nottingham	Historic Landfill	☐
3	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham, Nottinghamshire	Historic Landfill	☐
4	Valley Road-Valley Road, Basford, Nottingham, Nottinghamshire	Historic Landfill	☐
5	The Roughs off Glaisdale Drive-Glaisdale Road, Bilborough, Nottingham	Historic Landfill	☐
6	Land between Coppice Recreation Ground and Stonepit-Off Ransom Road, Cappice Gardens, Nottingham	Historic Landfill	☐
7	Gayhurst Road-Bulwell, Baswell, Nottingham, Nottinghamshire	Historic Landfill	☐
8	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill	☐
9	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham	Historic Landfill	☐
10	Broxtowe Tip-Broxtowe, Nottingham, Nottinghamshire	Historic Landfill	☐

Maps

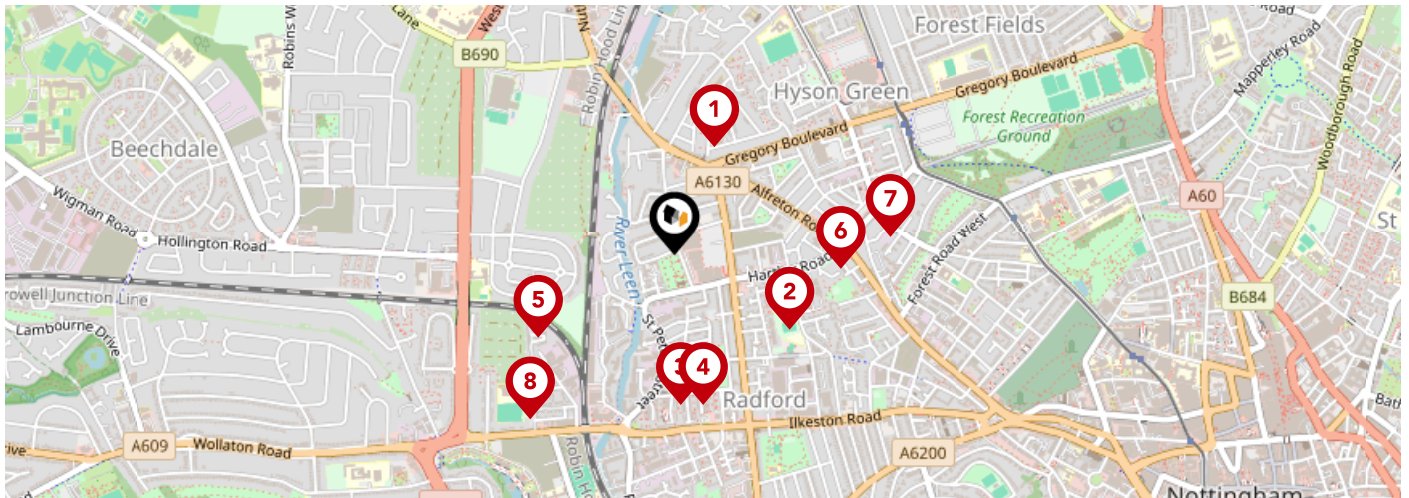
Listed Buildings

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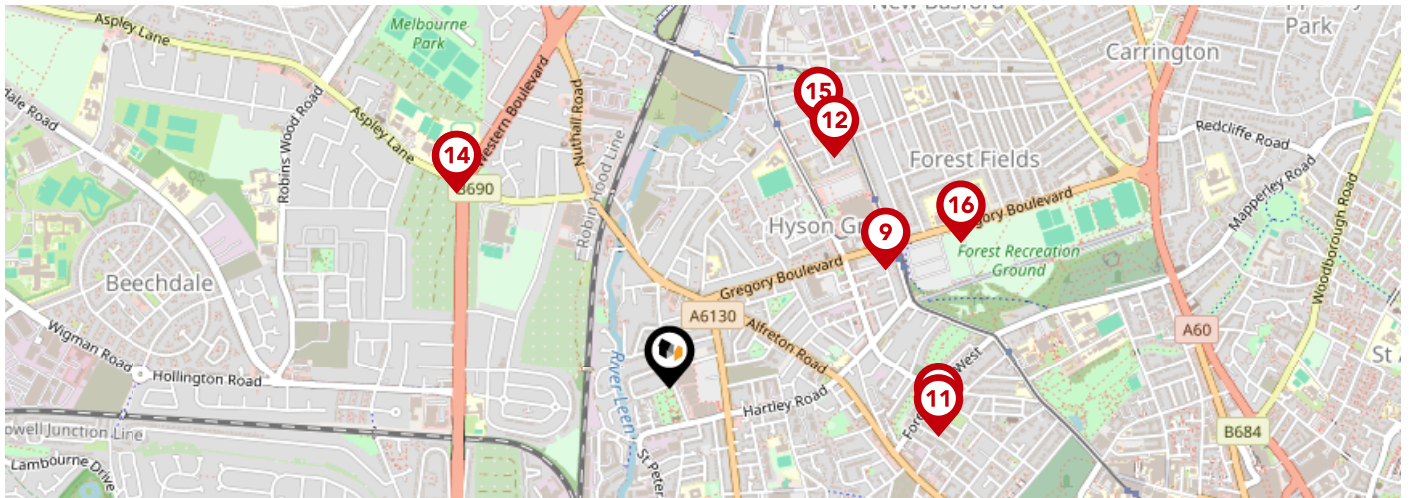
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1254496 - War Memorial Cross 30 Metres North Of Church Of St Peter	Grade II	0.1 miles
	1270769 - Church Of St Peter	Grade II	0.1 miles
	1246786 - Capitol Bingo And Social Club	Grade II	0.2 miles
	1247627 - Churchyard Wall And Gateways To Church Of St Peter	Grade II	0.2 miles
	1067841 - Boulevard Works	Grade II	0.2 miles
	1254798 - Shiloh Gospel Hall	Grade II	0.4 miles
	1246310 - 238, Alfreton Road	Grade II	0.4 miles
	1247489 - Clyde Works	Grade II	0.4 miles
	1247620 - Boulevard United Reformed Church And Attached Steps And Boundary Wall	Grade II	0.4 miles
	1246456 - Church Of St Stephen	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Berridge Primary and Nursery School Ofsted Rating: Good Pupils: 643 Distance:0.26	☐	☒	☐	☐	☐
2	Mellers Primary School Ofsted Rating: Good Pupils: 441 Distance:0.31	☐	☒	☐	☐	☐
3	Radford Primary School Academy Ofsted Rating: Good Pupils: 212 Distance:0.34	☐	☒	☐	☐	☐
4	The Nottingham Nursery School and Training Centre Ofsted Rating: Outstanding Pupils: 99 Distance:0.34	☒	☐	☐	☐	☐
5	Robert Shaw Primary and Nursery School Ofsted Rating: Good Pupils: 462 Distance:0.36	☐	☒	☐	☐	☐
6	Bluecoat Bentinck Primary Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:0.38	☐	☒	☐	☐	☐
7	Fig Tree Primary School Ofsted Rating: Good Pupils: 85 Distance:0.49	☐	☒	☐	☐	☐
8	Southwold Primary School and Early Years' Centre Ofsted Rating: Good Pupils: 215 Distance:0.49	☐	☒	☐	☐	☐

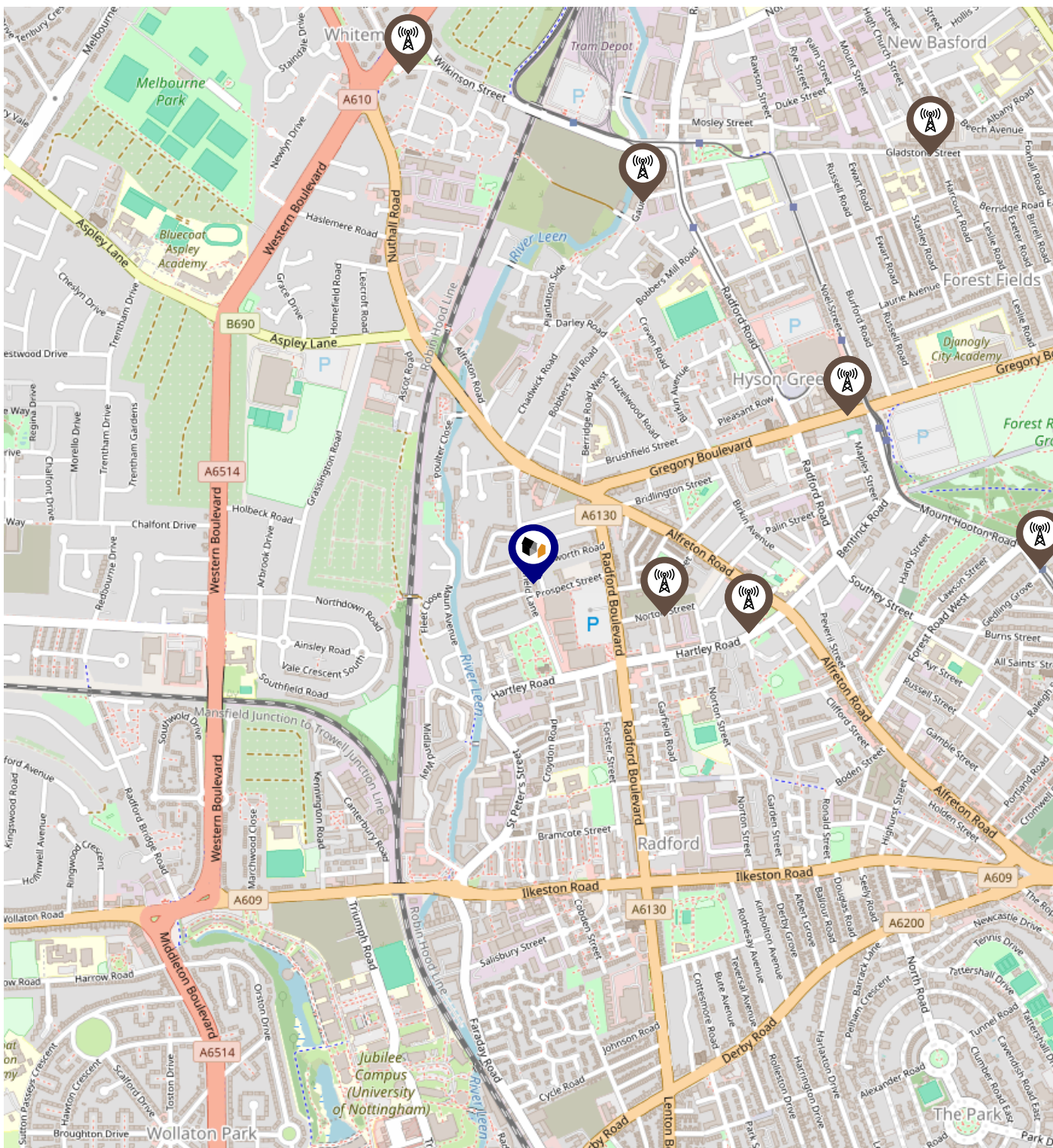


		Nursery	Primary	Secondary	College	Private
	Take 1 Learning Centre Ofsted Rating: Good Pupils: 16 Distance:0.55	☐	☐	☒	☐	☐
	Denewood Academy Ofsted Rating: Good Pupils: 96 Distance:0.61	☐	☐	☒	☐	☐
	Unity Academy Ofsted Rating: Good Pupils: 154 Distance:0.61	☐	☐	☒	☐	☐
	Scotholme Primary and Nursery School Ofsted Rating: Good Pupils: 453 Distance:0.63	☐	☒	☐	☐	☐
	Bluecoat Trent Academy Ofsted Rating: Good Pupils: 654 Distance:0.64	☐	☐	☒	☐	☐
	Bluecoat Aspley Academy Ofsted Rating: Good Pupils: 1382 Distance:0.64	☐	☐	☒	☐	☐
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.67	☐	☒	☐	☐	☐
	Djanogly City Academy Ofsted Rating: Good Pupils: 1192 Distance:0.73	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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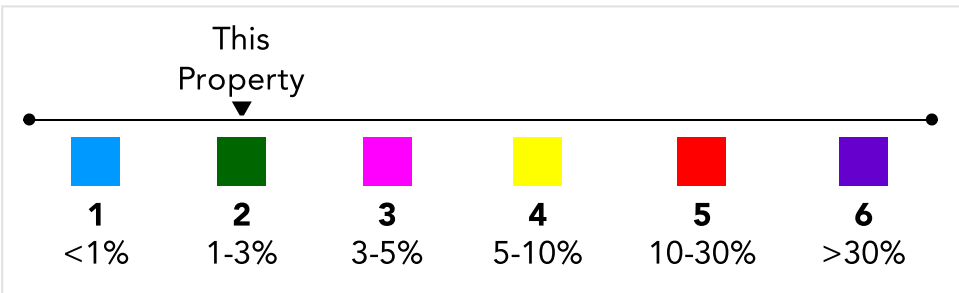
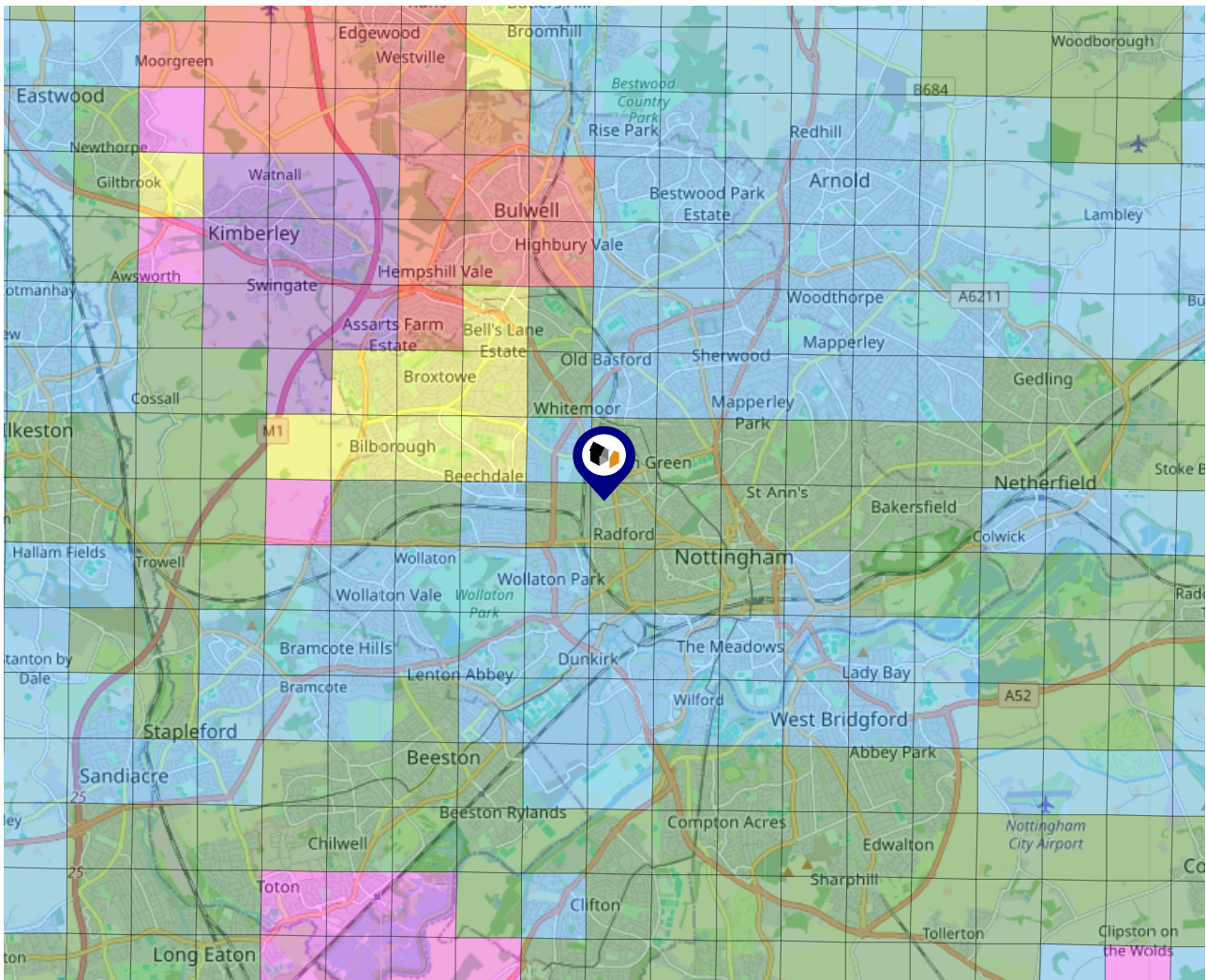


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

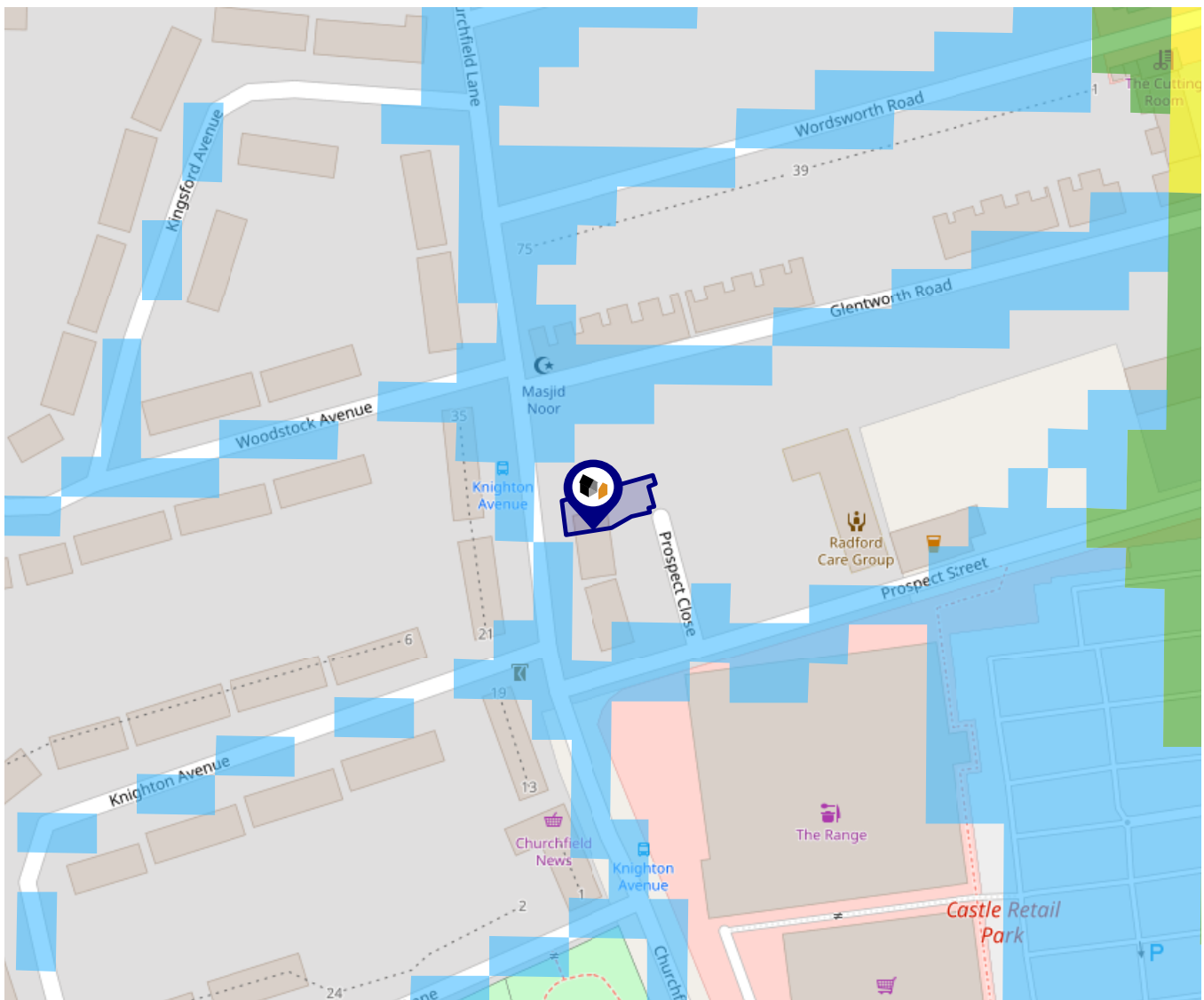
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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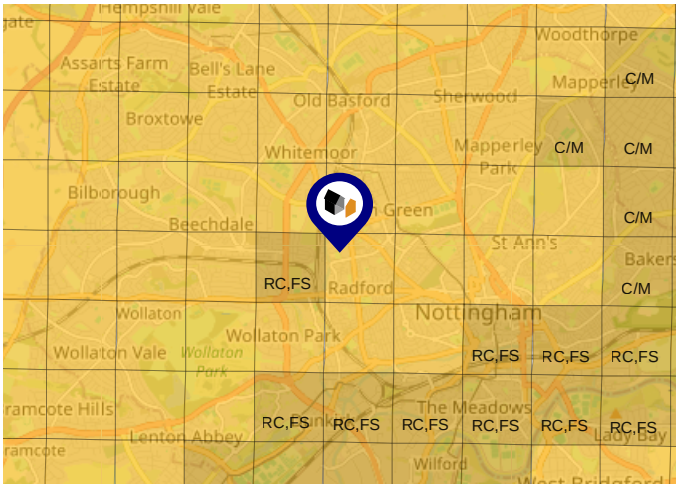


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



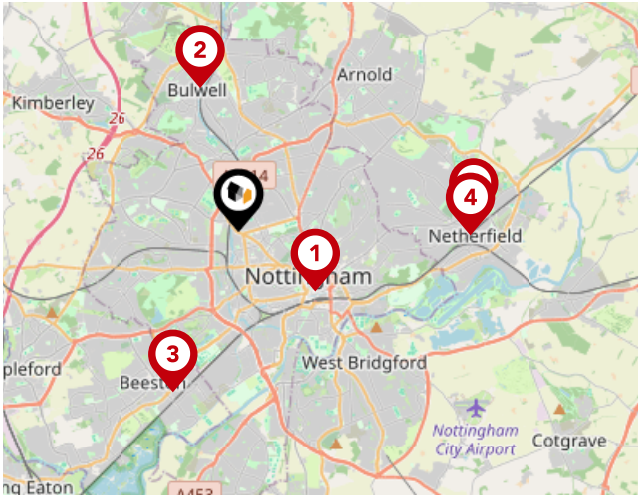
Primary Classifications (Most Common Clay Types)

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

Area

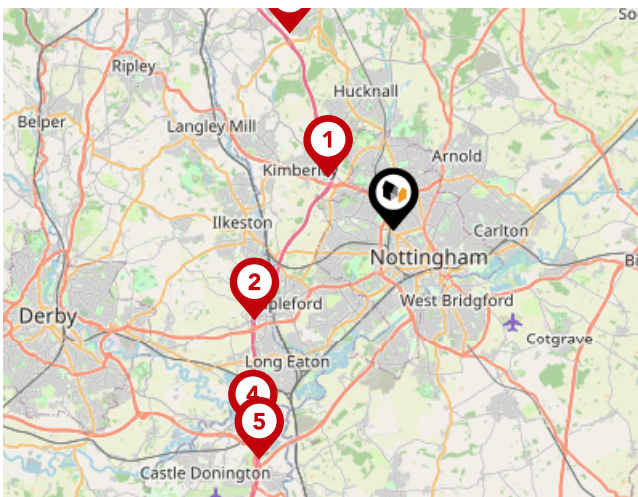
Transport (National)

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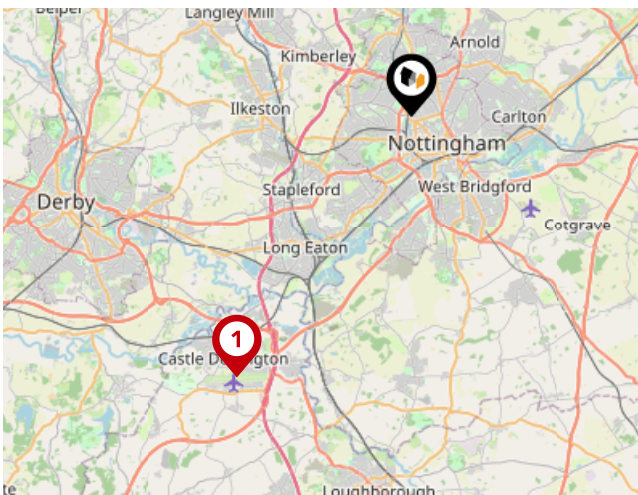
National Rail Stations

Pin	Name	Distance
1	Nottingham Rail Station	1.73 miles
2	Bulwell Rail Station	2.68 miles
3	Beeston Rail Station	3.09 miles
4	Netherfield Rail Station	4.15 miles
5	Carlton Rail Station	4.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	2.96 miles
2	M1 J25	5.94 miles
3	M1 J27	7.9 miles
4	M1 J24A	8.81 miles
5	M1 J24	9.51 miles



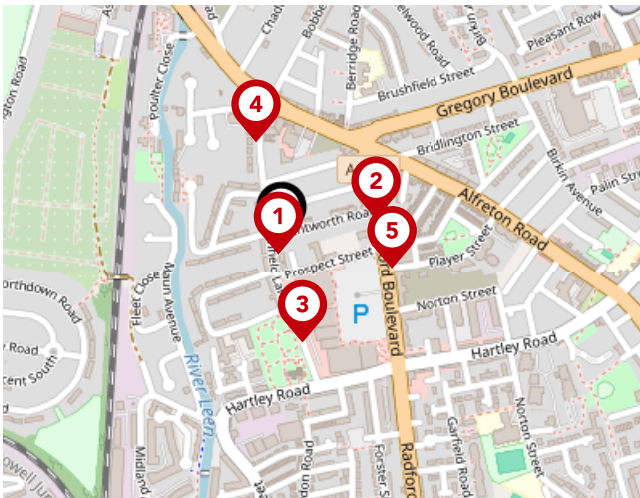
Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	11.25 miles

Area

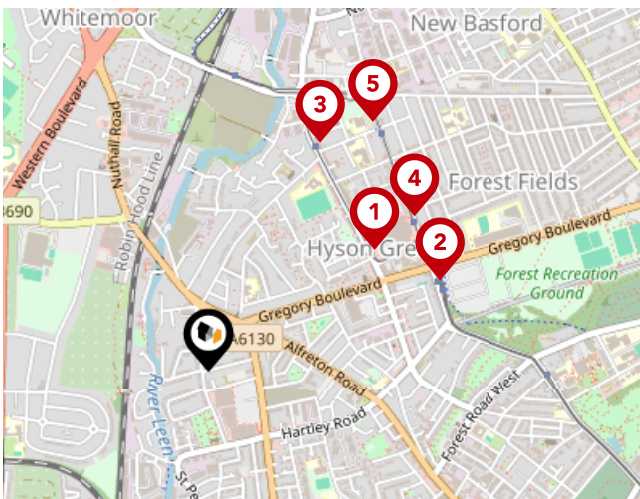
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Knighton Avenue	0.01 miles
2	Alfreton Road	0.1 miles
3	Hartley Road	0.11 miles
4	Alfreton Road	0.11 miles
5	Castle Retail Park	0.12 miles



Local Connections

Pin	Name	Distance
1	Hyson Green Market Tram Stop	0.45 miles
2	The Forest Tram Stop	0.55 miles
3	Radford Road Tram Stop	0.56 miles
4	Noel Street Tram Stop	0.57 miles
5	Beaconsfield Street Tram Stop	0.66 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in white, uppercase, sans-serif font, set against an orange square background with rounded corners.

LANDWOOD GROUP

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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