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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th September 2026



DERWENT CLOSE, RAINWORTH, MANSFIELD, NG21

Martin & Co Mansfield

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Property

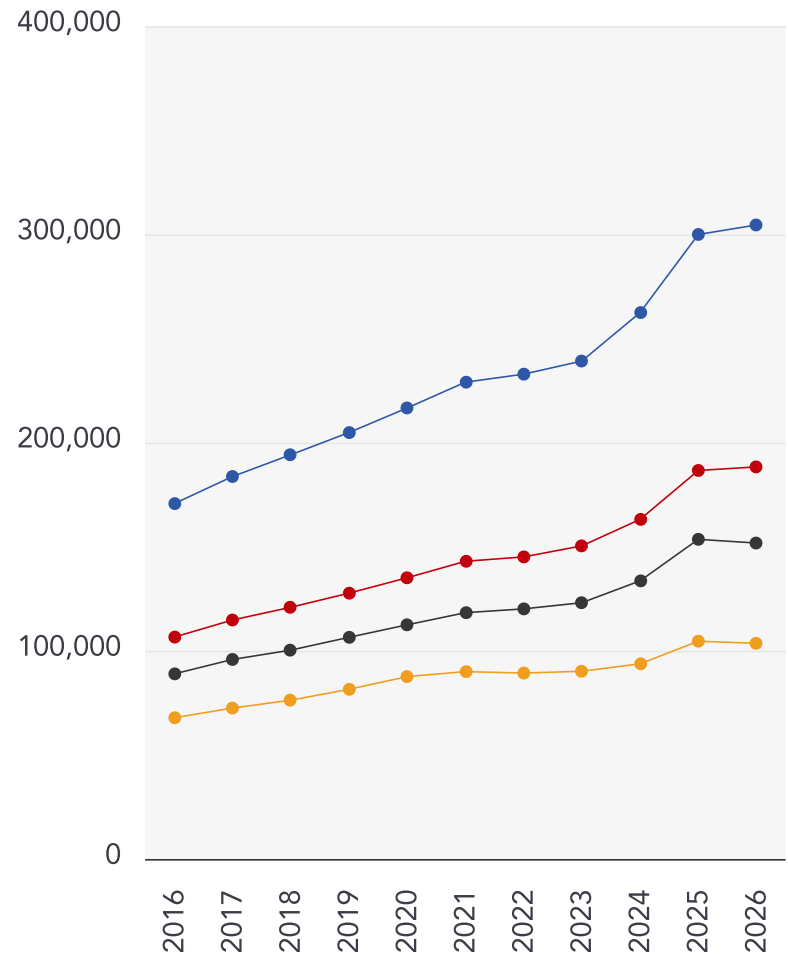
Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£2,384		
Title Number:	NT149349		

Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	48	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



10 Year History of Average House Prices by Property Type in NG21



Detached

+78.41%

Semi-Detached

+76.69%

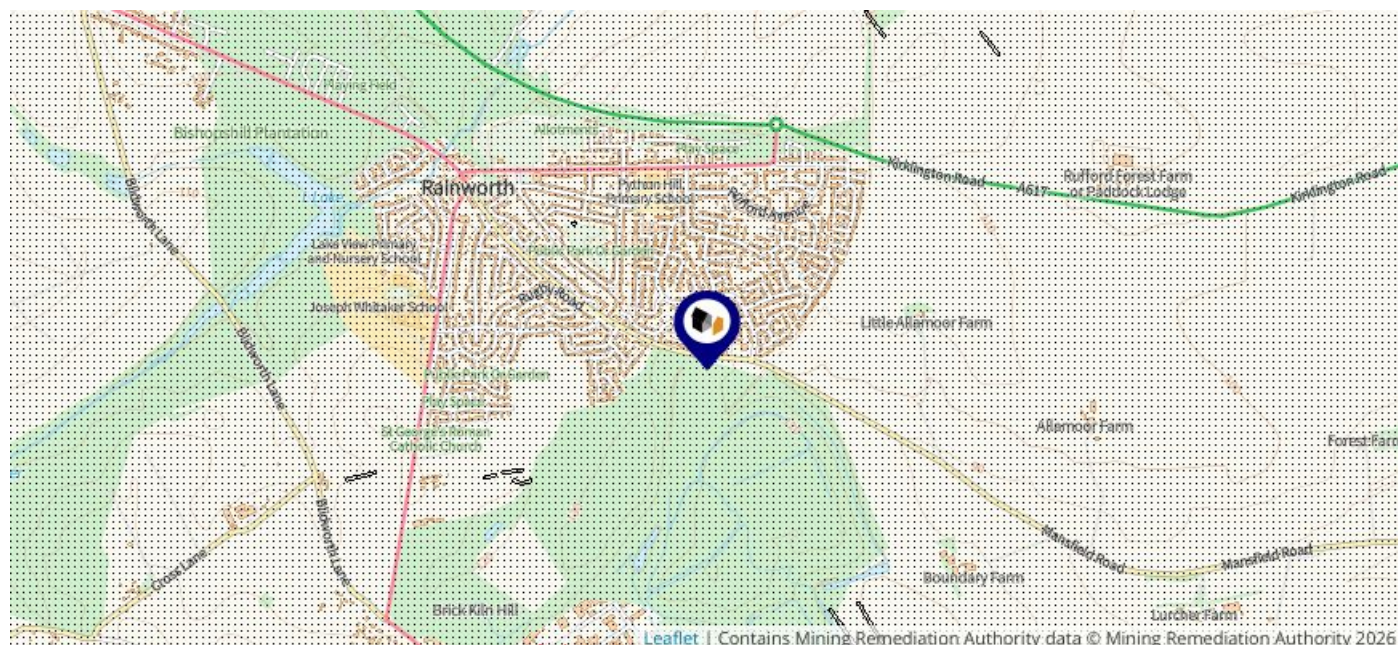
Terraced

+70.66%

Flat

+52.67%

This map displays nearby coal mine entrances and their classifications.



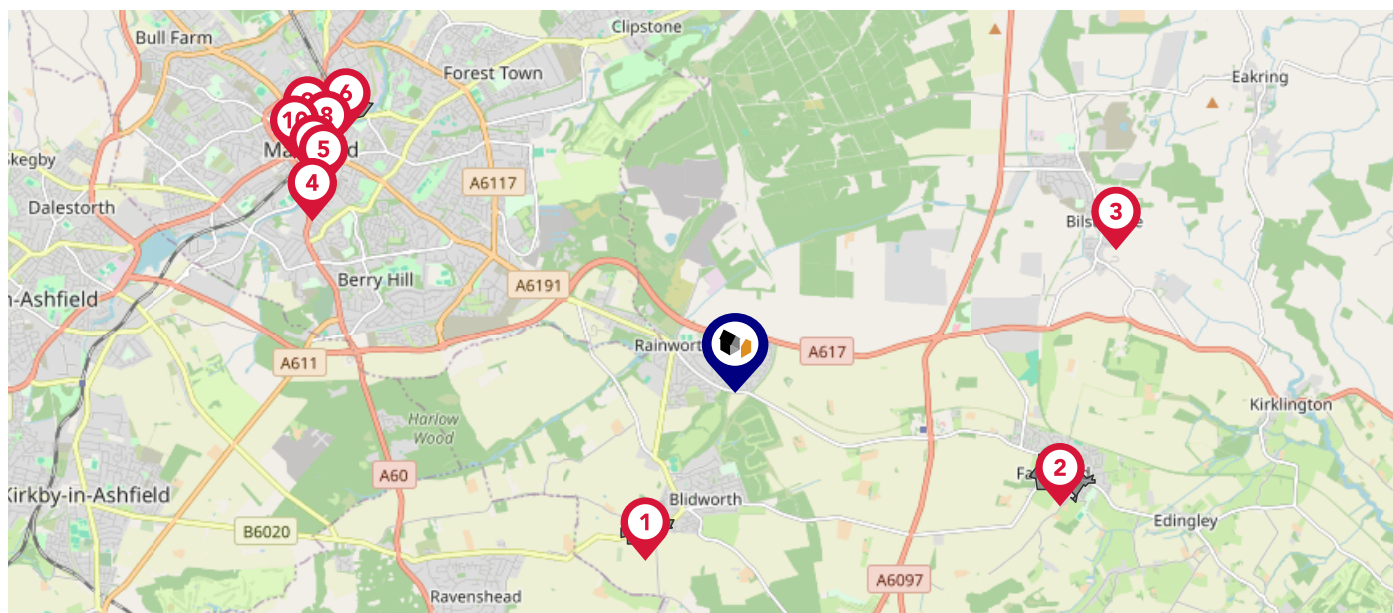
Mine Entry

- ✕ 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.

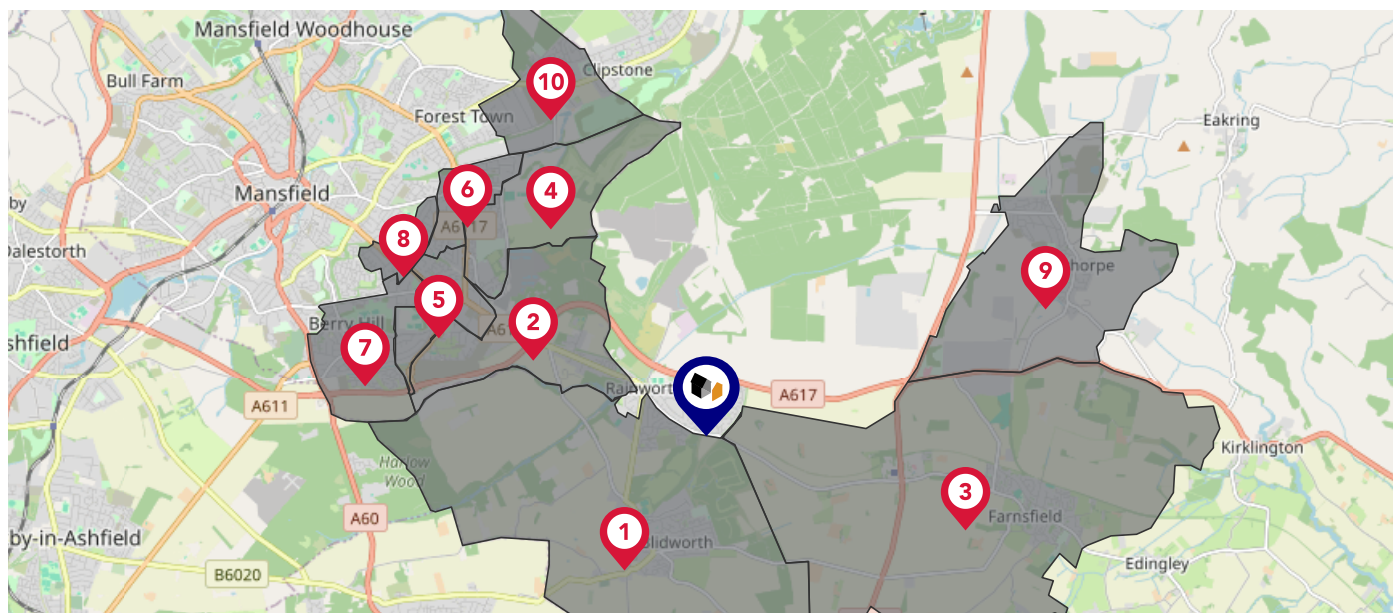
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-----------------|
| 1 | Blidworth |
| 2 | Farnsfield |
| 3 | Bilthorpe |
| 4 | Nottingham Road |
| 5 | Bridge Street |
| 6 | The Park |
| 7 | Market Place |
| 8 | Terrace Road |
| 9 | Crow Hill Drive |
| 10 | West Gate |

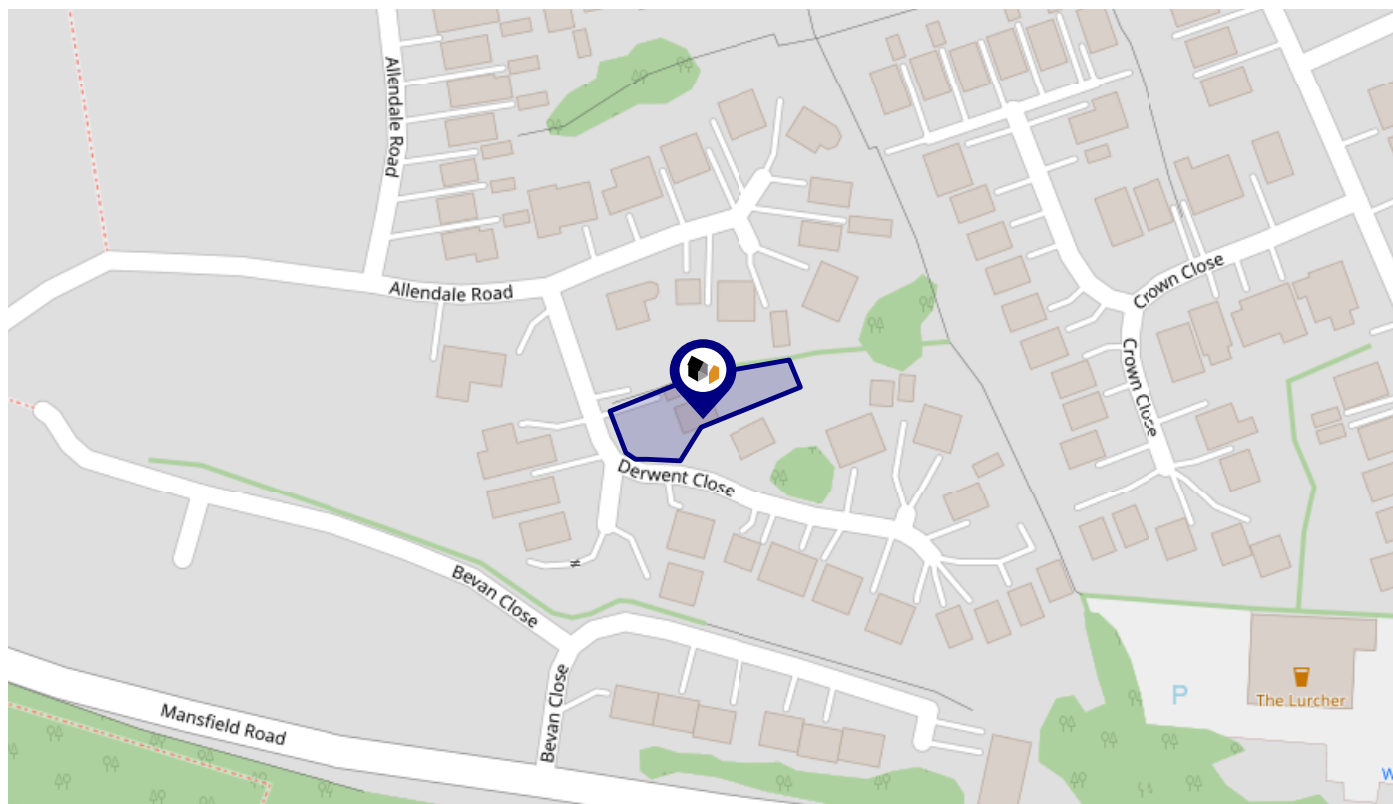
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|----------------------------------|
| 1 | Rainworth South & Blidworth Ward |
| 2 | Ransom Wood Ward |
| 3 | Farnsfield Ward |
| 4 | Oak Tree Ward |
| 5 | Lindhurst Ward |
| 6 | Ling Forest Ward |
| 7 | Berry Hill Ward |
| 8 | Eakring Ward |
| 9 | Bilsthorpe Ward |
| 10 | Newlands 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.

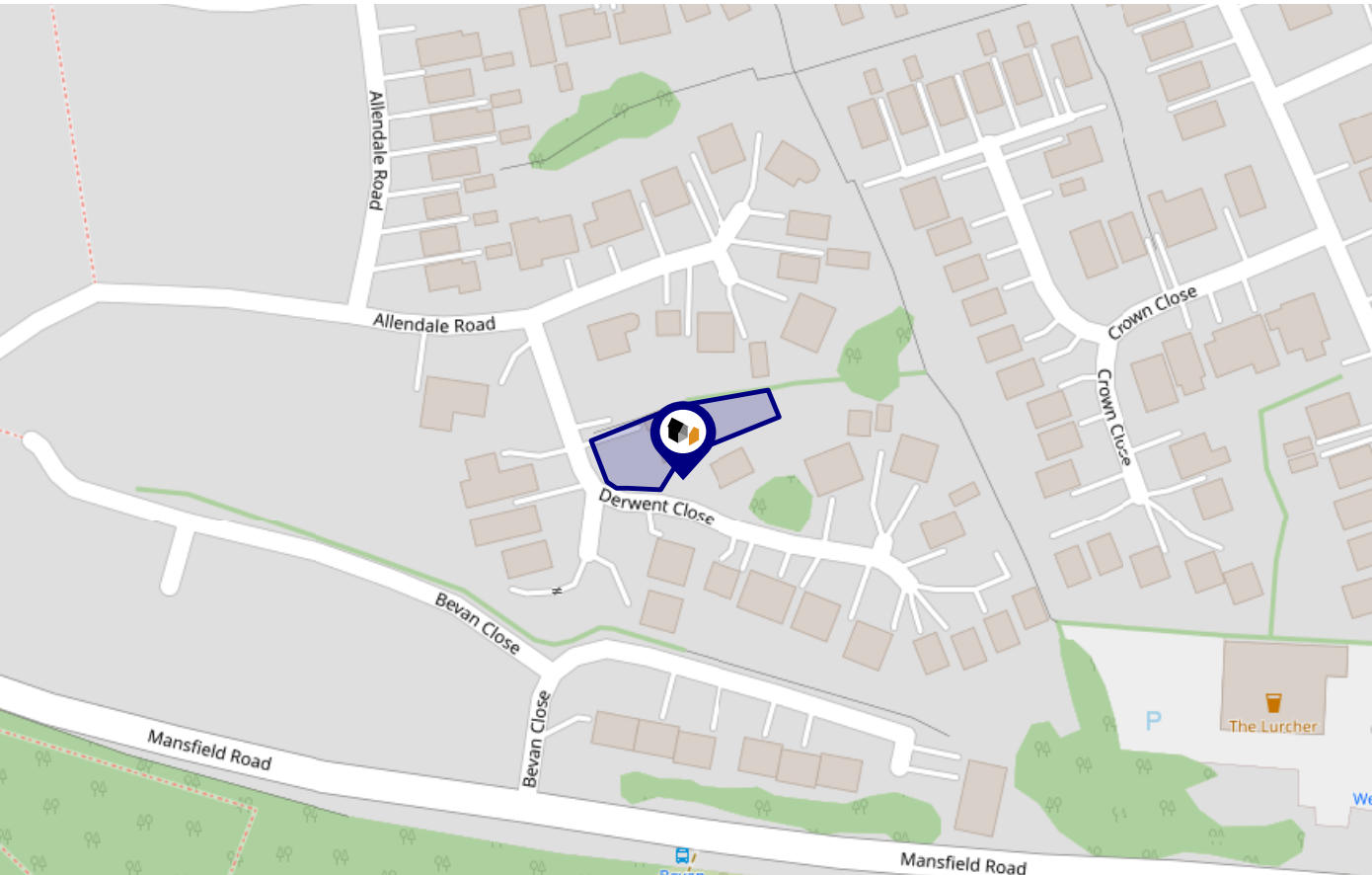
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

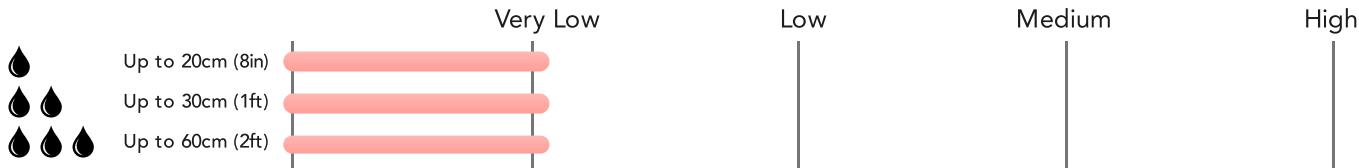


Risk Rating: Very low

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.

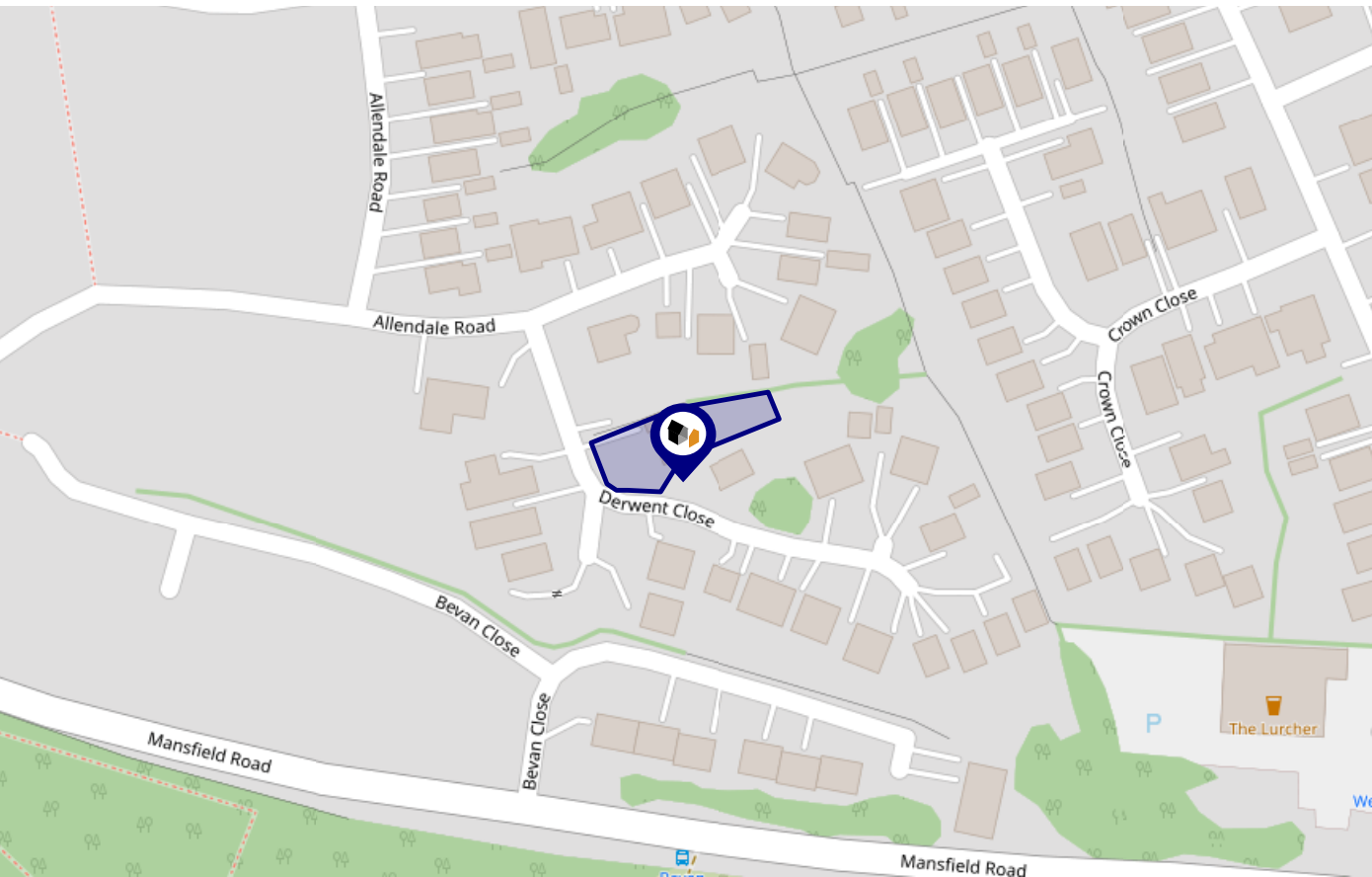
Chance of flooding to the following depths at this property:



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.

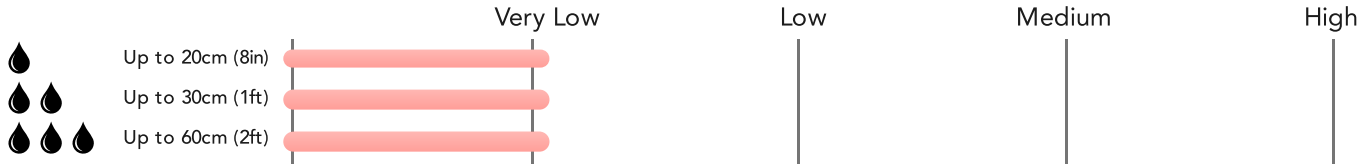


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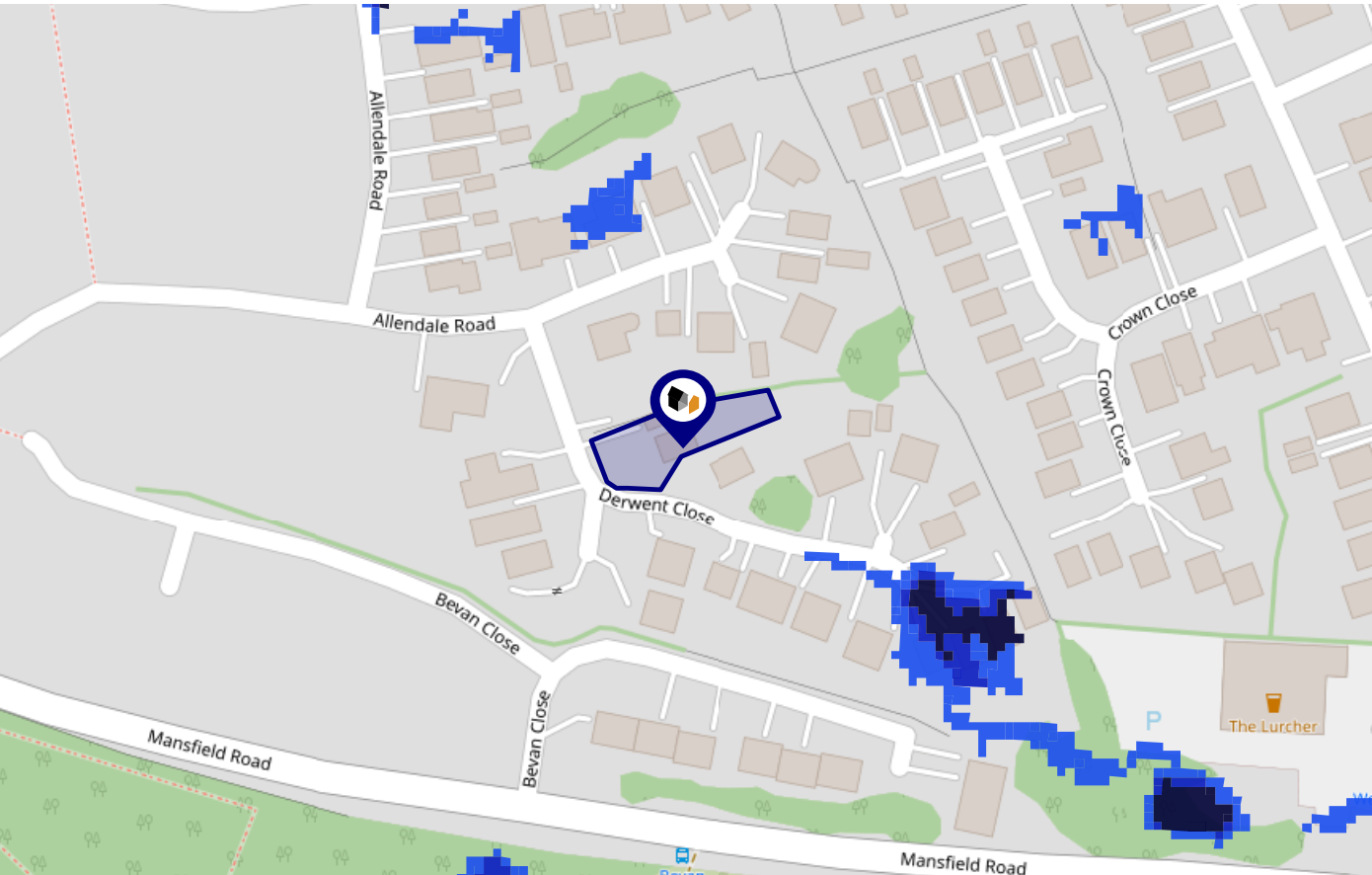
Chance of flooding to the following depths at this property:



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.

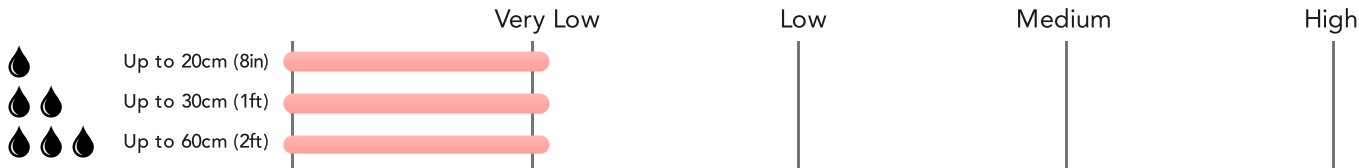


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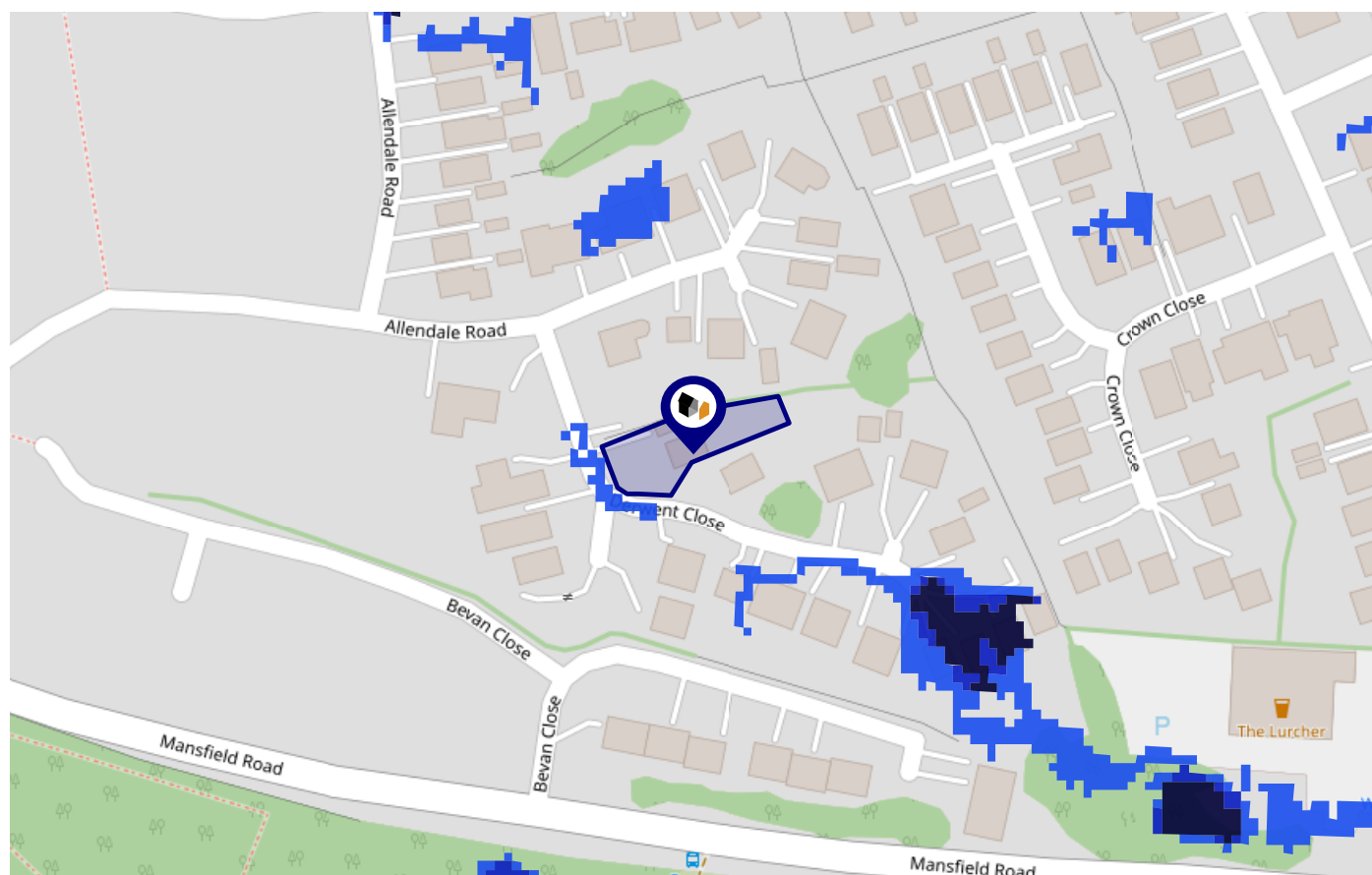
Chance of flooding to the following depths at this property:



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.

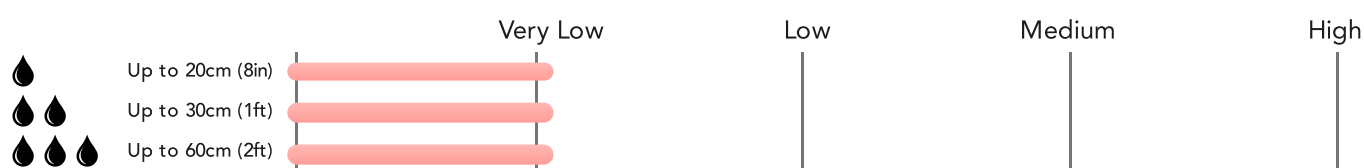


Risk Rating: Very low

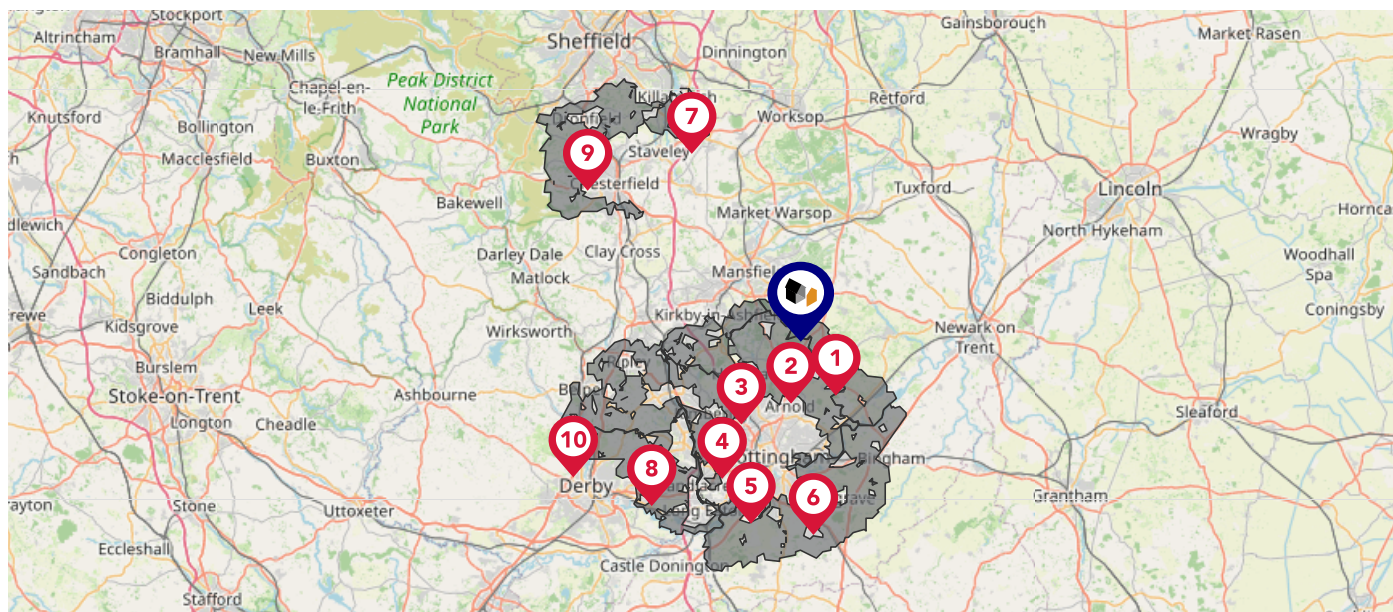
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Chance of flooding to the following depths at this property:



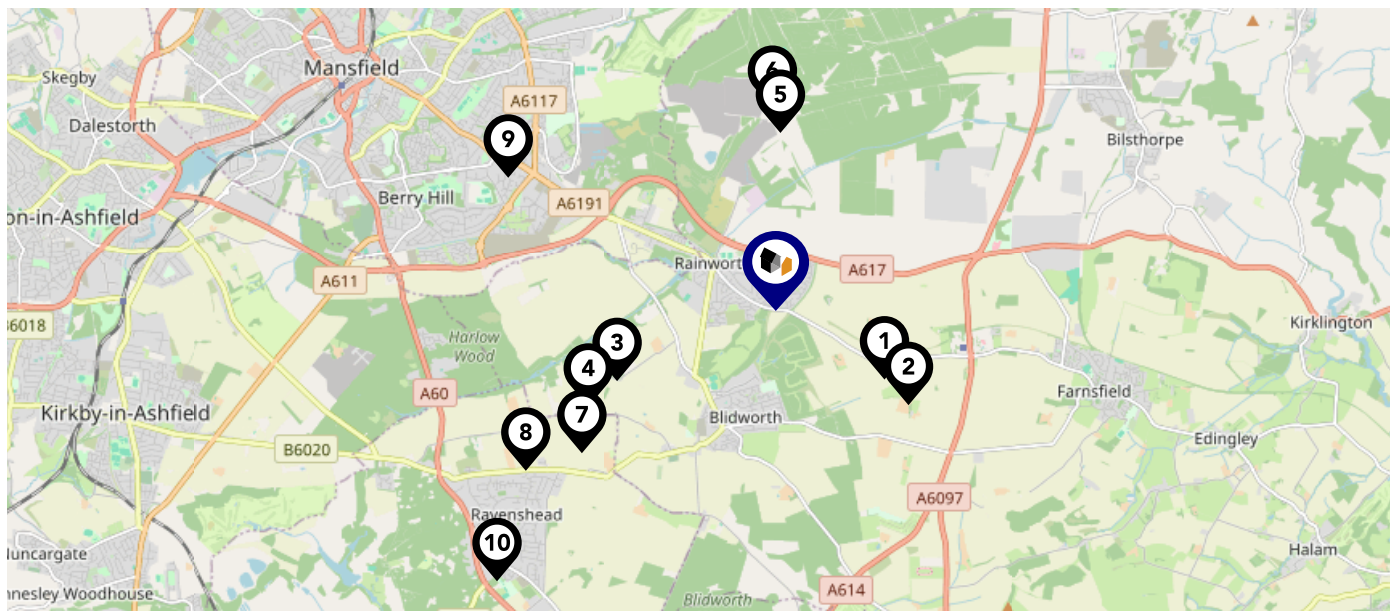
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

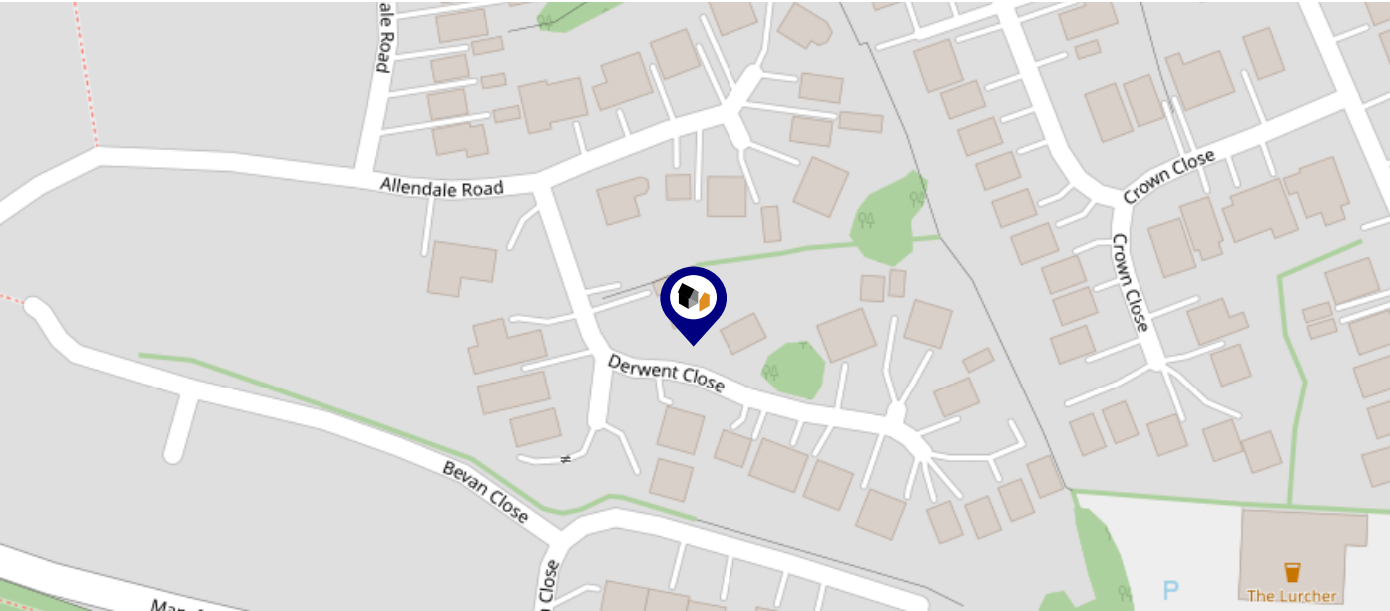
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill	
2	Lurcher Farm-Farnsfield	Historic Landfill	
3	Blidworth Saw Mill-Cross Lane, High Park, Blidworth, Mansfield, Nottinghamshire	Historic Landfill	
4	Stokeley Cross Lane-Blidworth, Near Mansfield, Nottinghamshire	Historic Landfill	
5	Rufford Colliery Complex-South Of Eaking Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
6	Rufford Colliery Complex-South Of Eaking Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
7	Land off Ricket Lane-Blidworth, Near Mansfield, Nottinghamshire	Historic Landfill	
8	Ricket Lane Tip-Blidworth, Nottinghamshire	Historic Landfill	
9	Briar Lane-Briar Lane, Mansfield, Nottinghamshire	Historic Landfill	
10	TAC Quarry-Longsdale Lane, Ravenshead, Nottinghamshire	Historic Landfill	

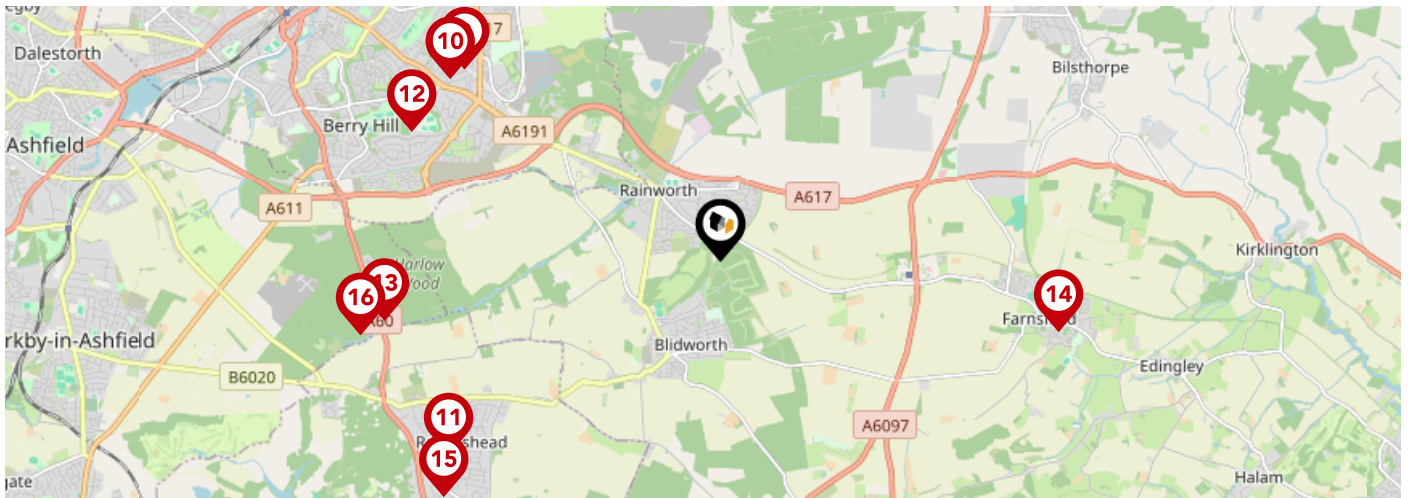
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
No data available.		



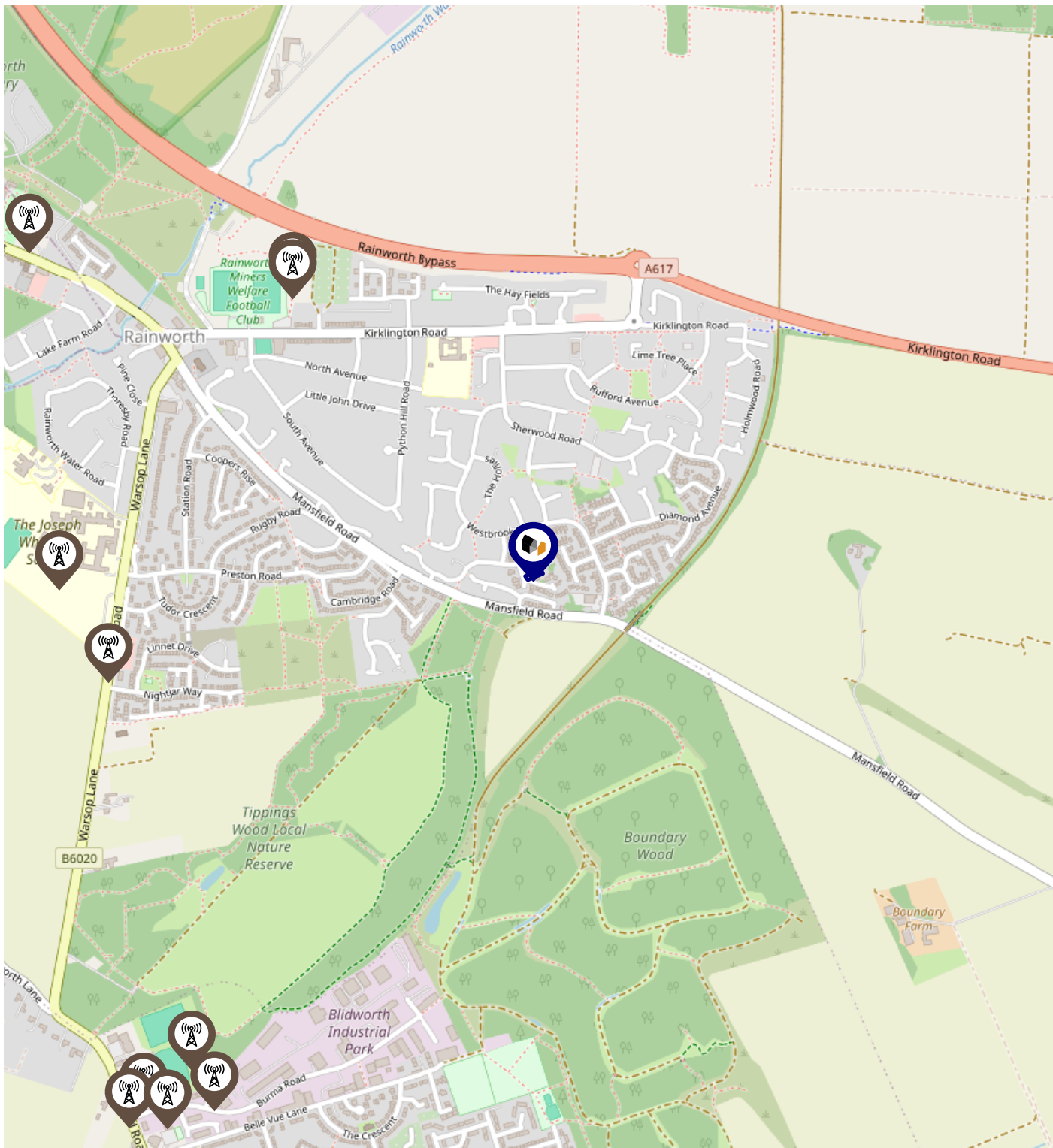
		Nursery	Primary	Secondary	College	Private
	The Python Hill Academy Ofsted Rating: Good Pupils: 308 Distance:0.35	☐	☒	☐	☐	☐
	The Joseph Whitaker School Ofsted Rating: Good Pupils: 1371 Distance:0.58	☐	☐	☒	☐	☐
	Lake View Primary and Nursery School Ofsted Rating: Good Pupils: 209 Distance:0.73	☐	☒	☐	☐	☐
	Blidworth Oaks Primary School Ofsted Rating: Good Pupils: 369 Distance:0.94	☐	☒	☐	☐	☐
	Dawn House School Ofsted Rating: Outstanding Pupils: 94 Distance:1.42	☐	☐	☒	☐	☐
	Heathlands Primary School Ofsted Rating: Good Pupils: 169 Distance:1.44	☐	☒	☐	☐	☐
	St Peter's CofE Primary Academy, Mansfield Ofsted Rating: Good Pupils: 206 Distance:2.34	☐	☒	☐	☐	☐
	Oak Tree Primary School Ofsted Rating: Good Pupils: 206 Distance:2.63	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Patrick's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 236 Distance:2.84	☐	☒	☐	☐	☐
	Wynndale Primary School Ofsted Rating: Good Pupils: 232 Distance:2.9	☐	☒	☐	☐	☐
	Ravenshead CofE Primary School Ofsted Rating: Good Pupils: 411 Distance:2.97	☐	☒	☐	☐	☐
	Berry Hill Primary School Ofsted Rating: Good Pupils: 451 Distance:2.98	☐	☒	☐	☐	☐
	Portland College Ofsted Rating: Outstanding Pupils:0 Distance:3.03	☐	☐	☒	☐	☐
	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.08	☐	☒	☐	☐	☐
	Abbey Gates Primary School Ofsted Rating: Good Pupils: 242 Distance:3.24	☐	☒	☐	☐	☐
	Fountaindale School Ofsted Rating: Not Rated Pupils: 84 Distance:3.27	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

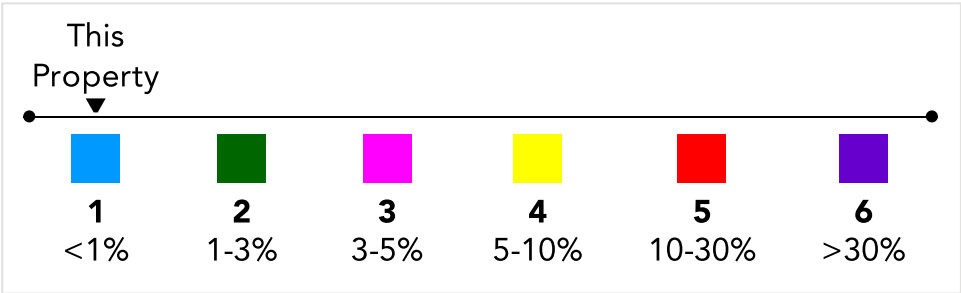
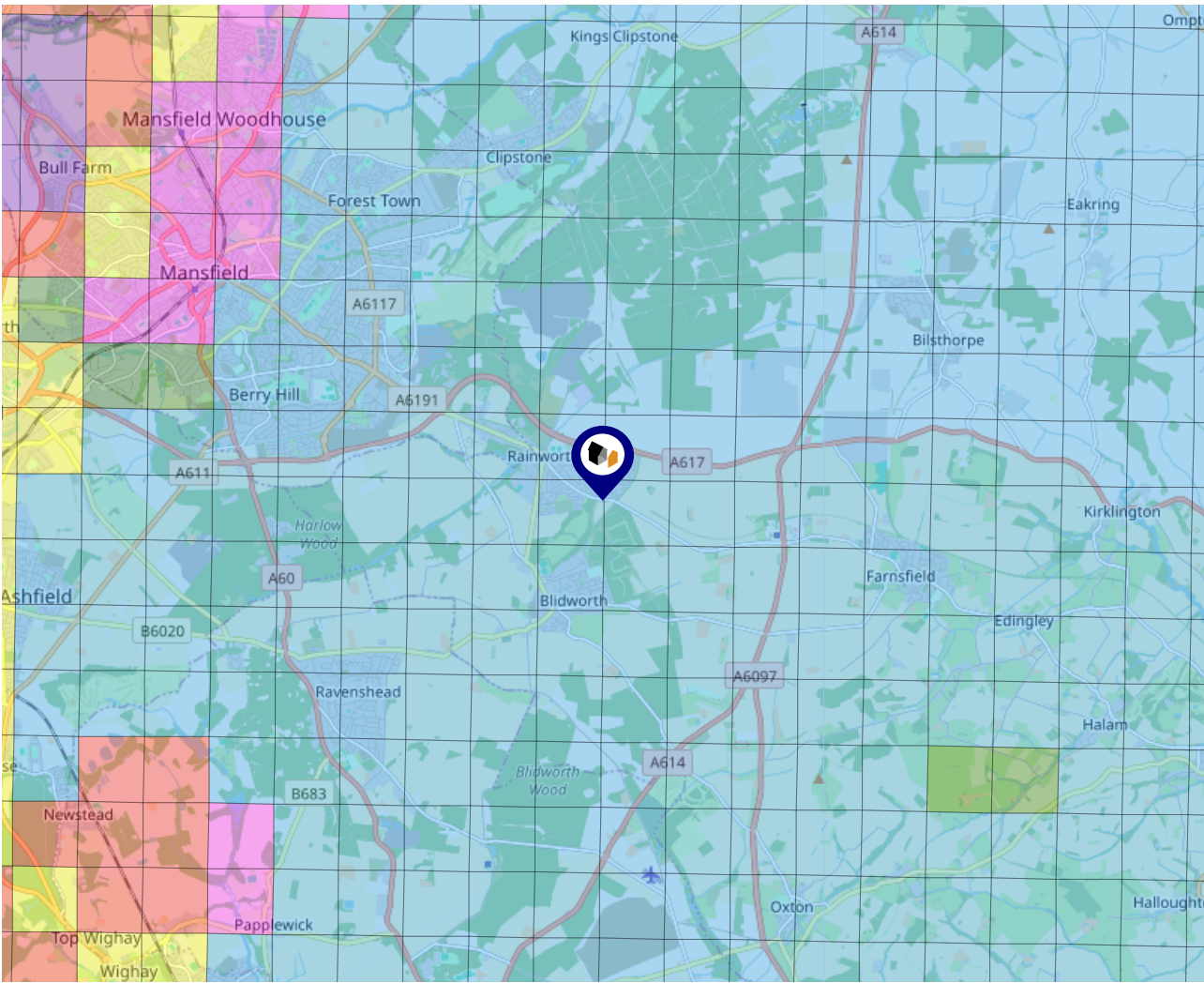


Key:

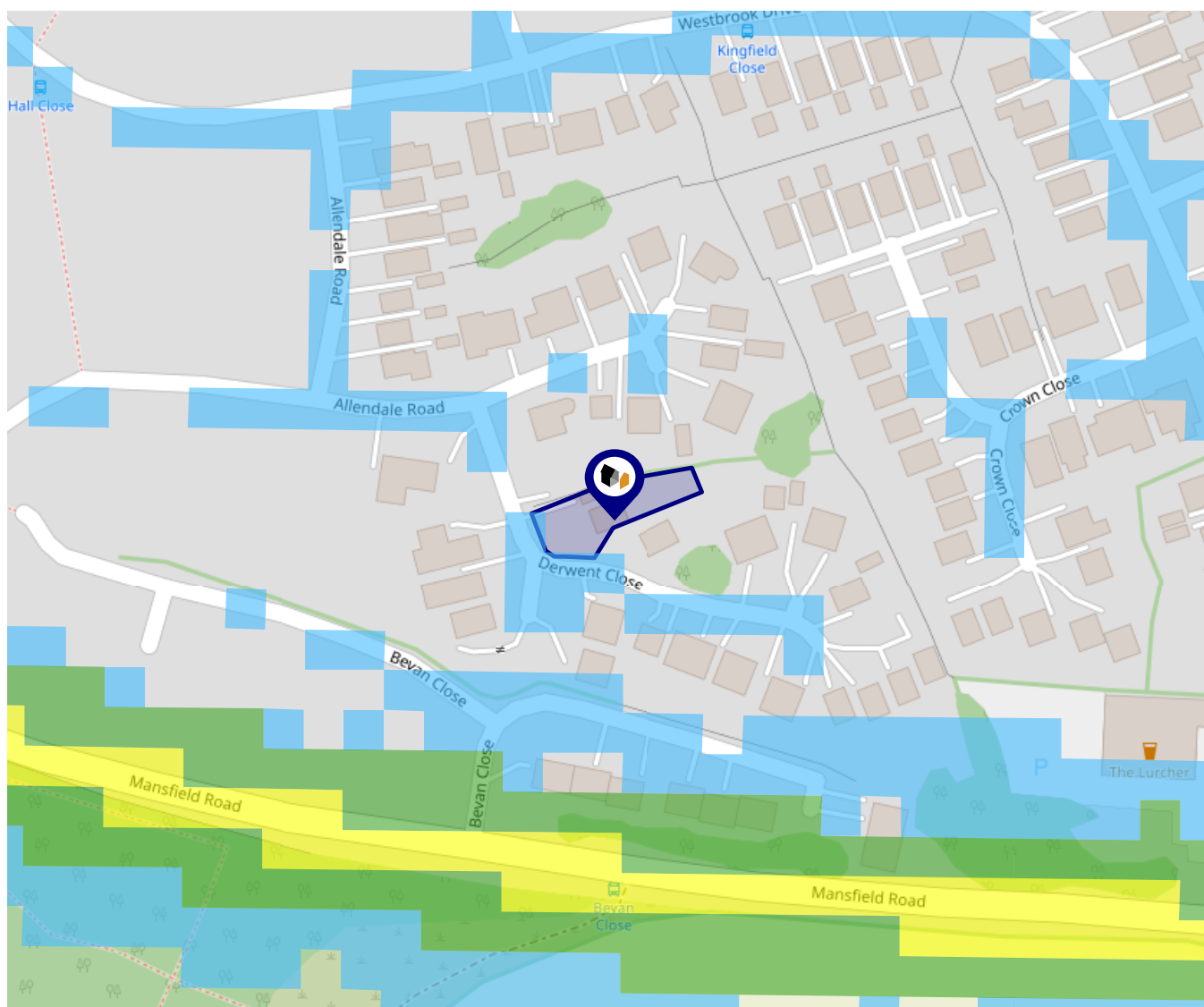
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

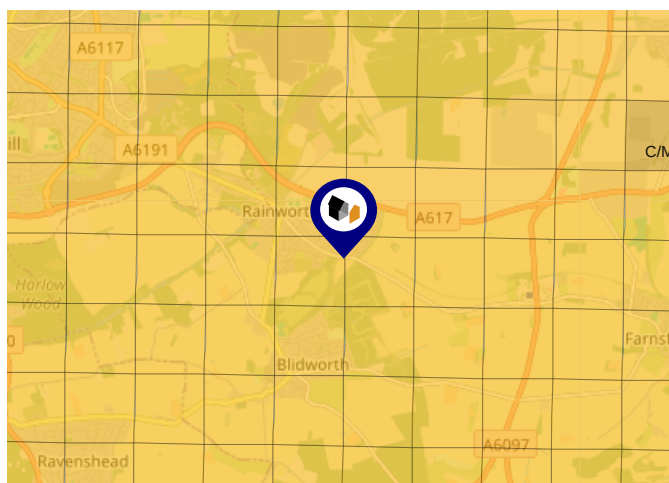


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

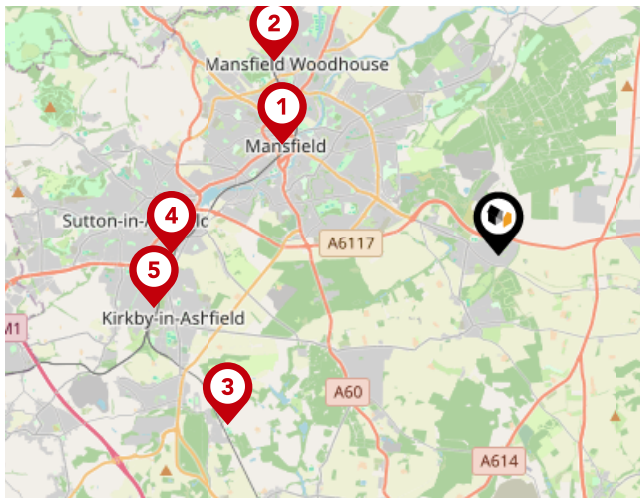
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



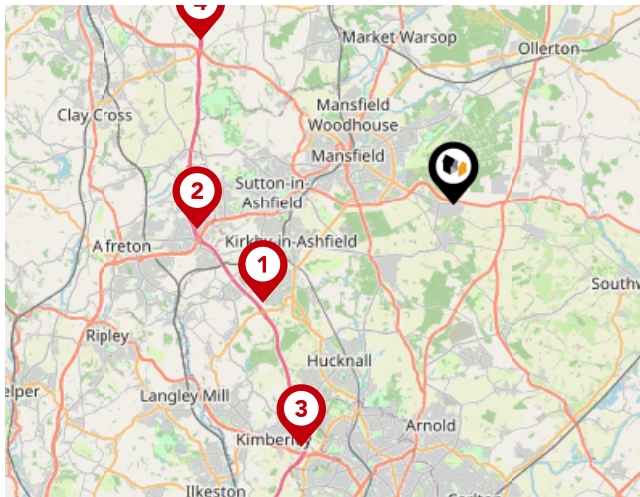
Primary Classifications (Most Common Clay Types)

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



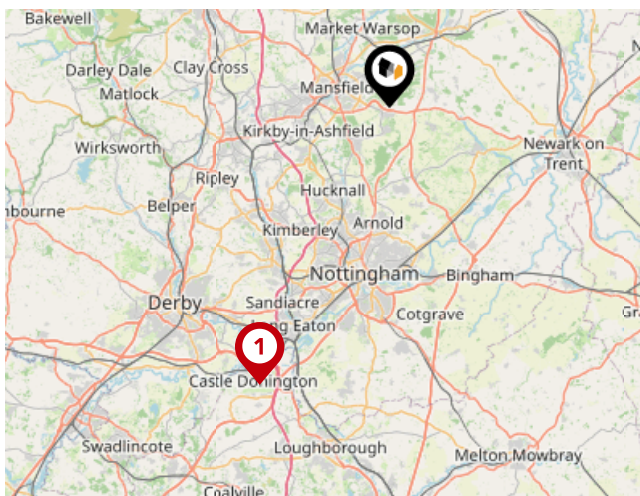
National Rail Stations

Pin	Name	Distance
1	Mansfield Rail Station	4.31 miles
2	Mansfield Woodhouse Rail Station	5.25 miles
3	Newstead Rail Station	5.69 miles
4	Sutton Parkway Rail Station	5.8 miles
5	Kirkby in Ashfield Rail Station	6.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	7.62 miles
2	M1 J28	9.12 miles
3	M1 J26	10.19 miles
4	M1 J29	10.72 miles

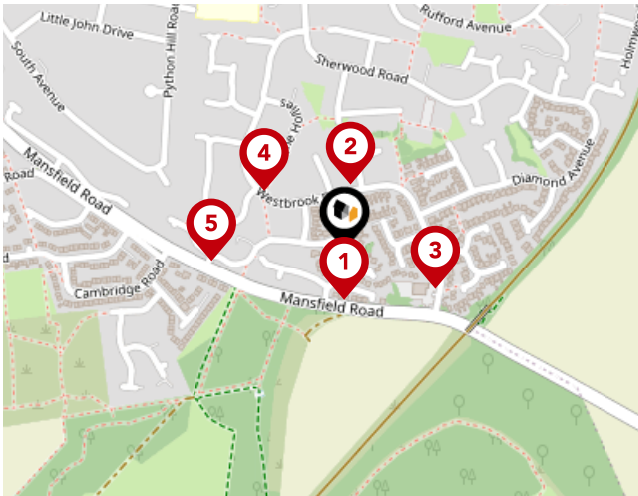


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	21.92 miles

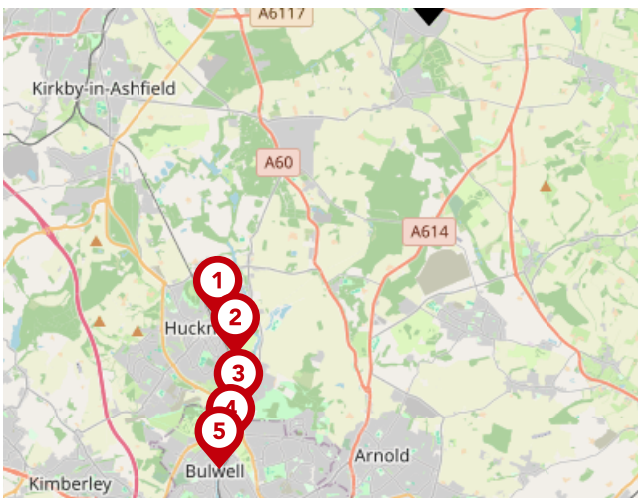
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bevan Close	0.05 miles
2	Kingfield Close	0.07 miles
3	Westbrook Drive	0.11 miles
4	Hall Close	0.11 miles
5	Cambridge Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	6.43 miles
2	Butler's Hill Tram Stop	6.81 miles
3	Moor Bridge Tram Stop	7.66 miles
4	Bulwell Forest Tram Stop	8.28 miles
5	Bulwell Tram Stop	8.72 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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