

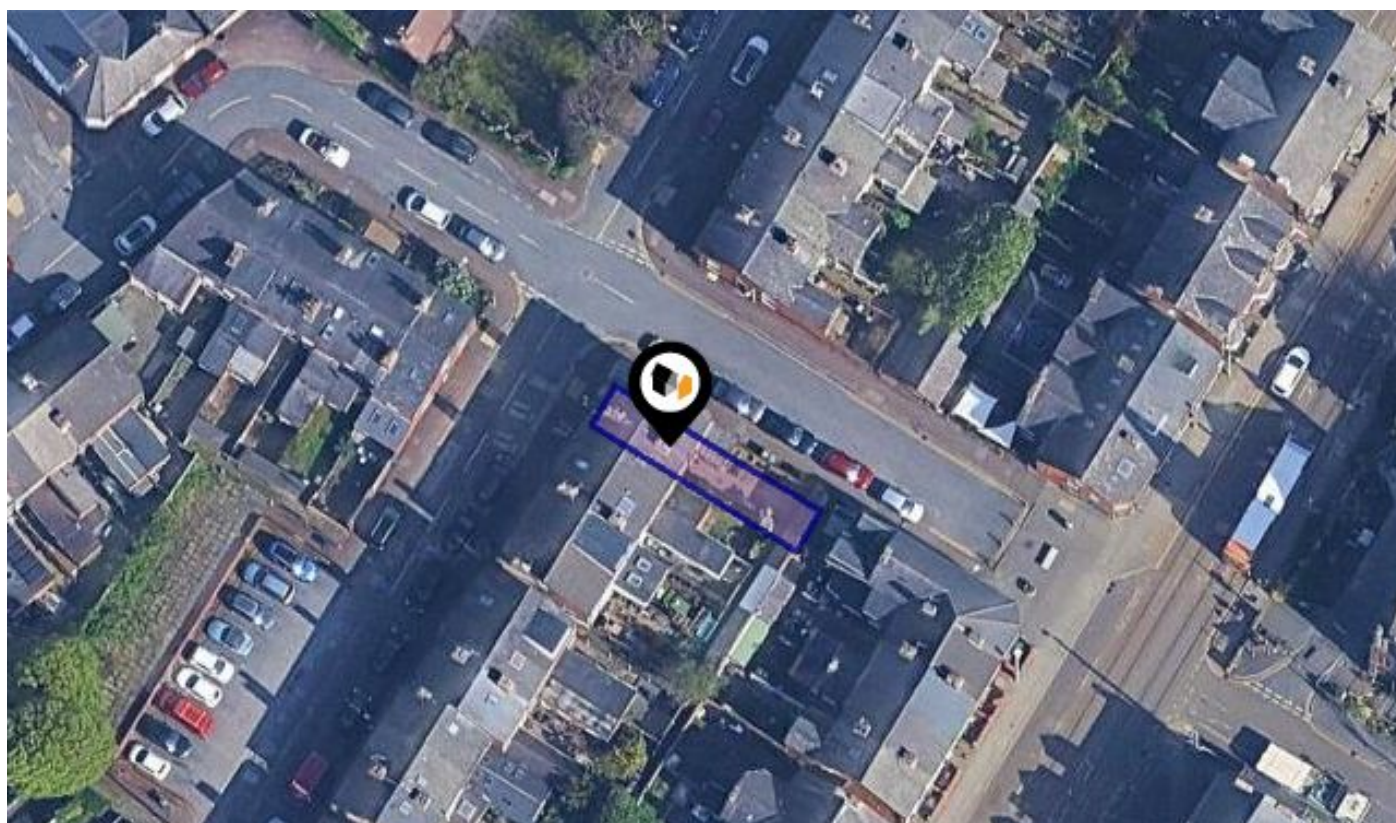


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th July 2026



COLLIN STREET, BEESTON, NOTTINGHAM, NG9

Martin & Co. Beeston

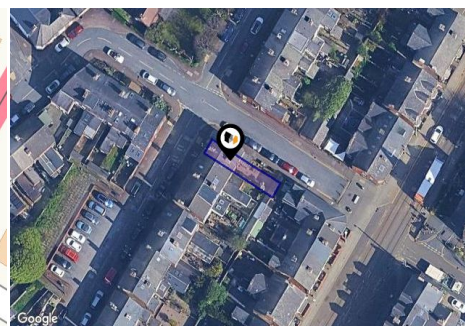
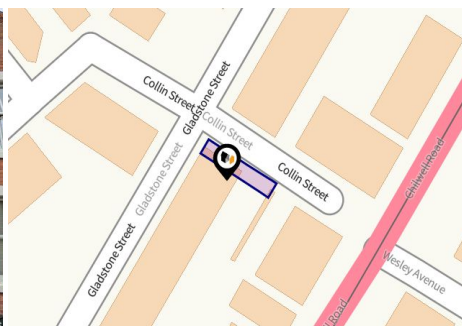
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£2,036		
Title Number:	NT255638		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

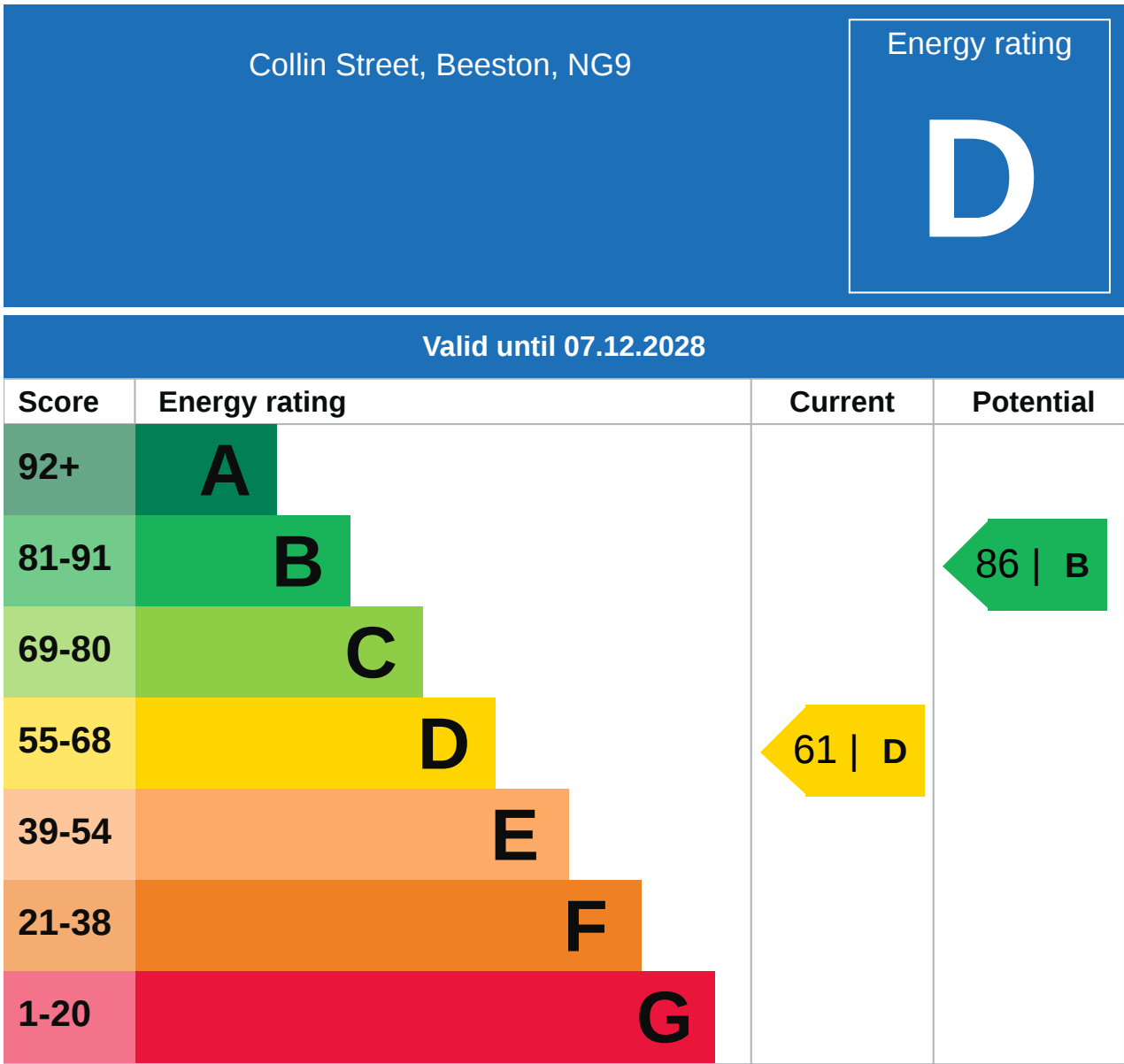
16 mb/s	259 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

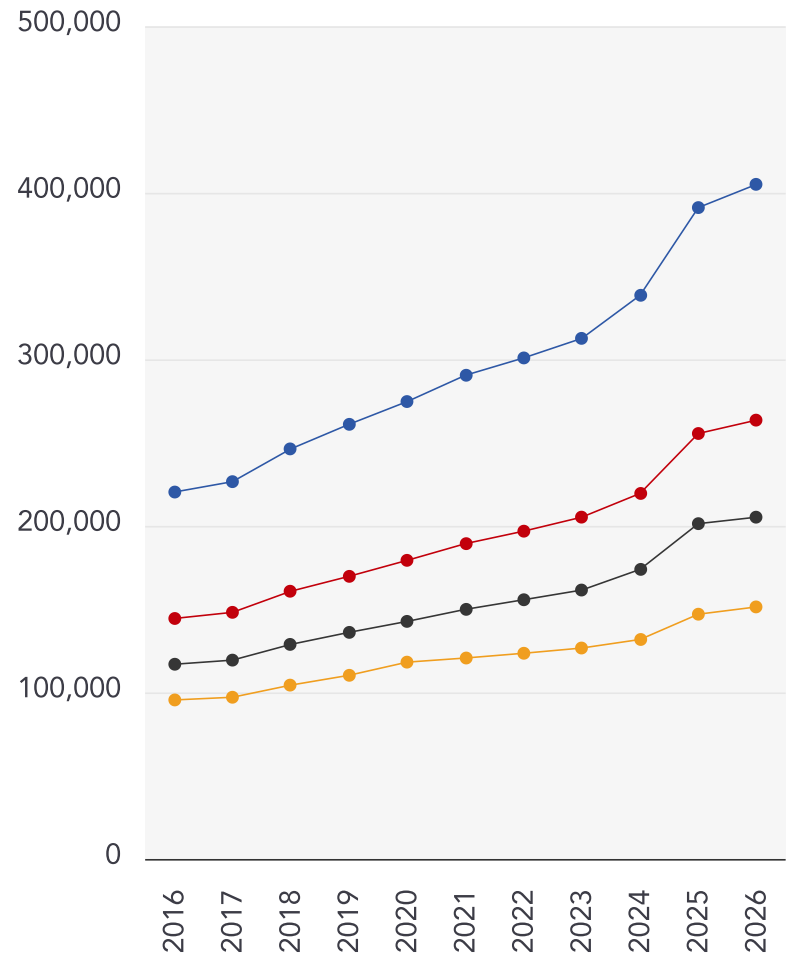




Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m ²

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



Detached

+83.86%

Semi-Detached

+82.47%

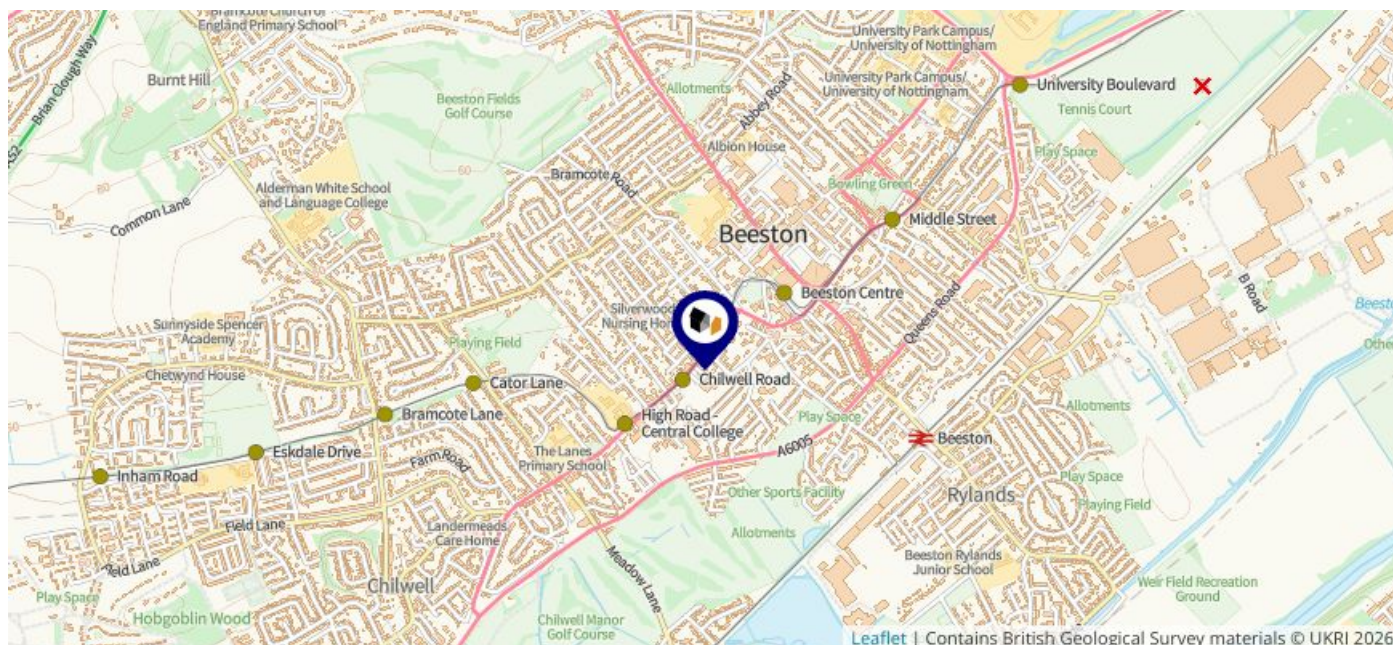
Terraced

+75.52%

Flat

+58.5%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

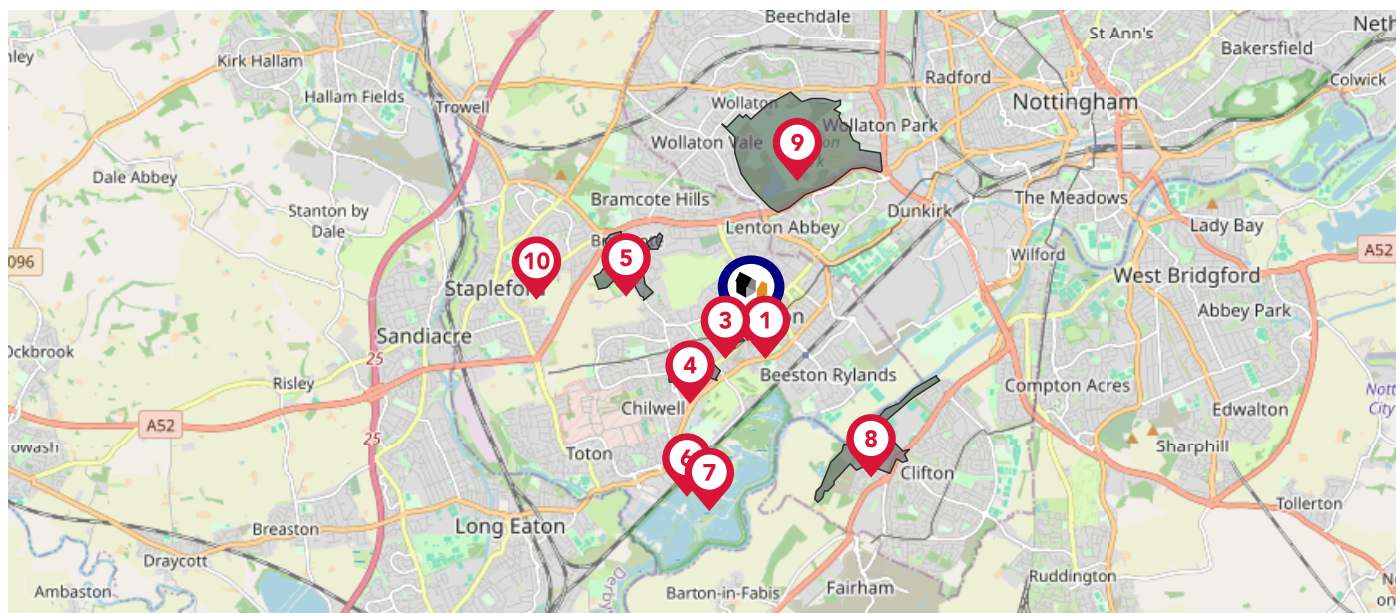
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

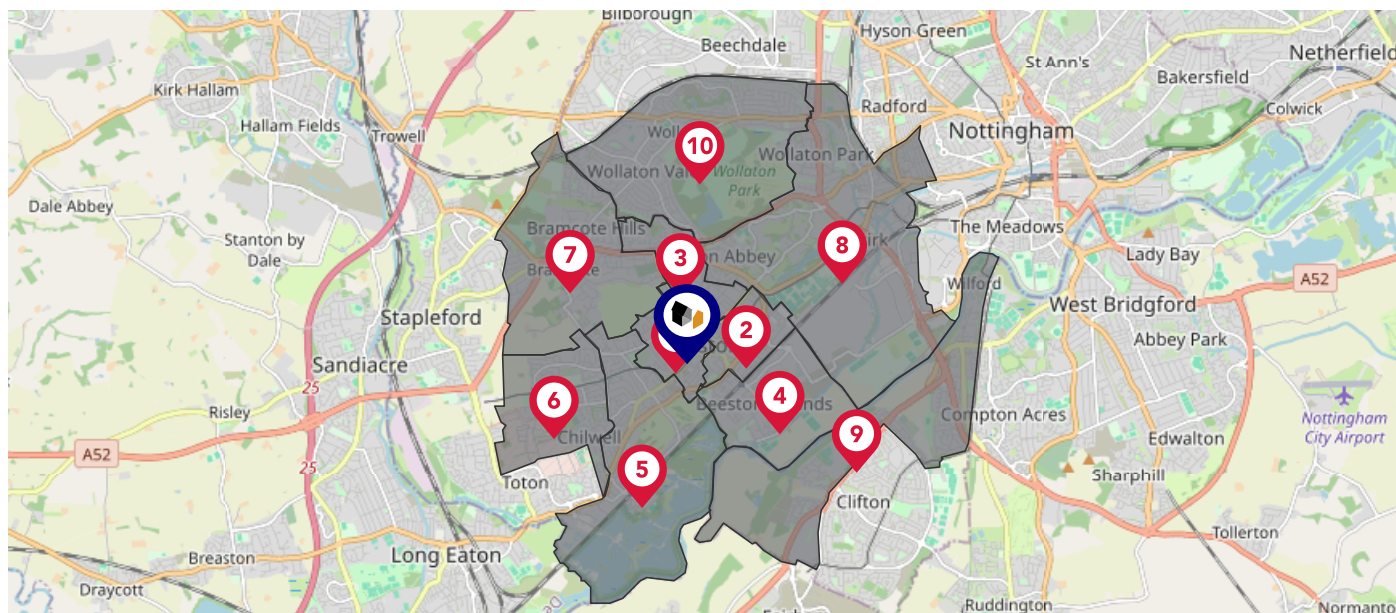
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Beeston West End
- 2 Beeston St John's Grove
- 3 Chilwell Cottage Grove
- 4 Chilwell
- 5 Bramcote
- 6 Attenborough Barratt Lane
- 7 Attenborough Village
- 8 Clifton Village
- 9 Wollaton Park
- 10 Stapleford Nottingham Road

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

Beeston West Ward

2

Beeston Central Ward

3

Beeston North Ward

4

Beeston Rylands Ward

5

Attenborough & Chilwell East Ward

6

Chilwell West Ward

7

Bramcote Ward

8

Lenton & Wollaton East Ward

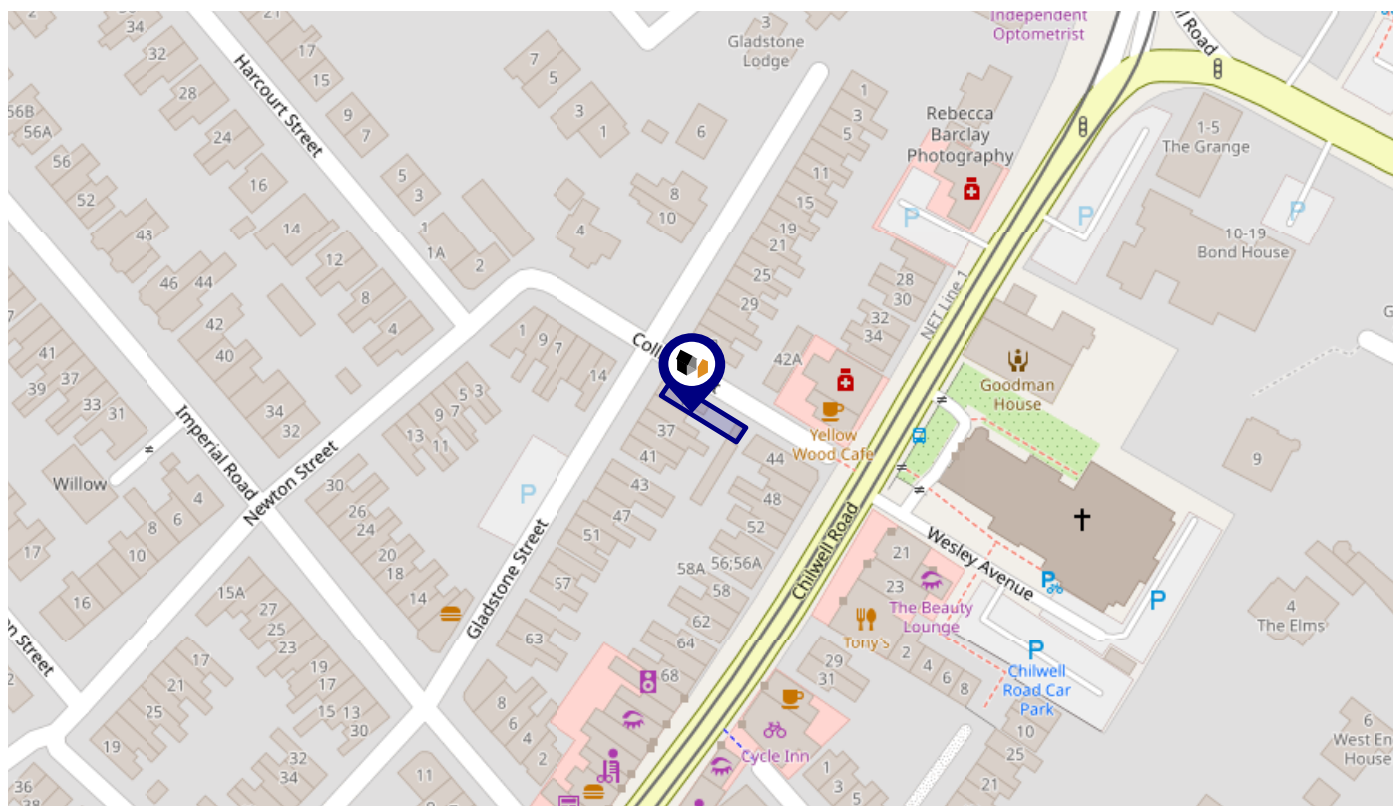
9

Clifton West Ward

10

Wollaton West 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.

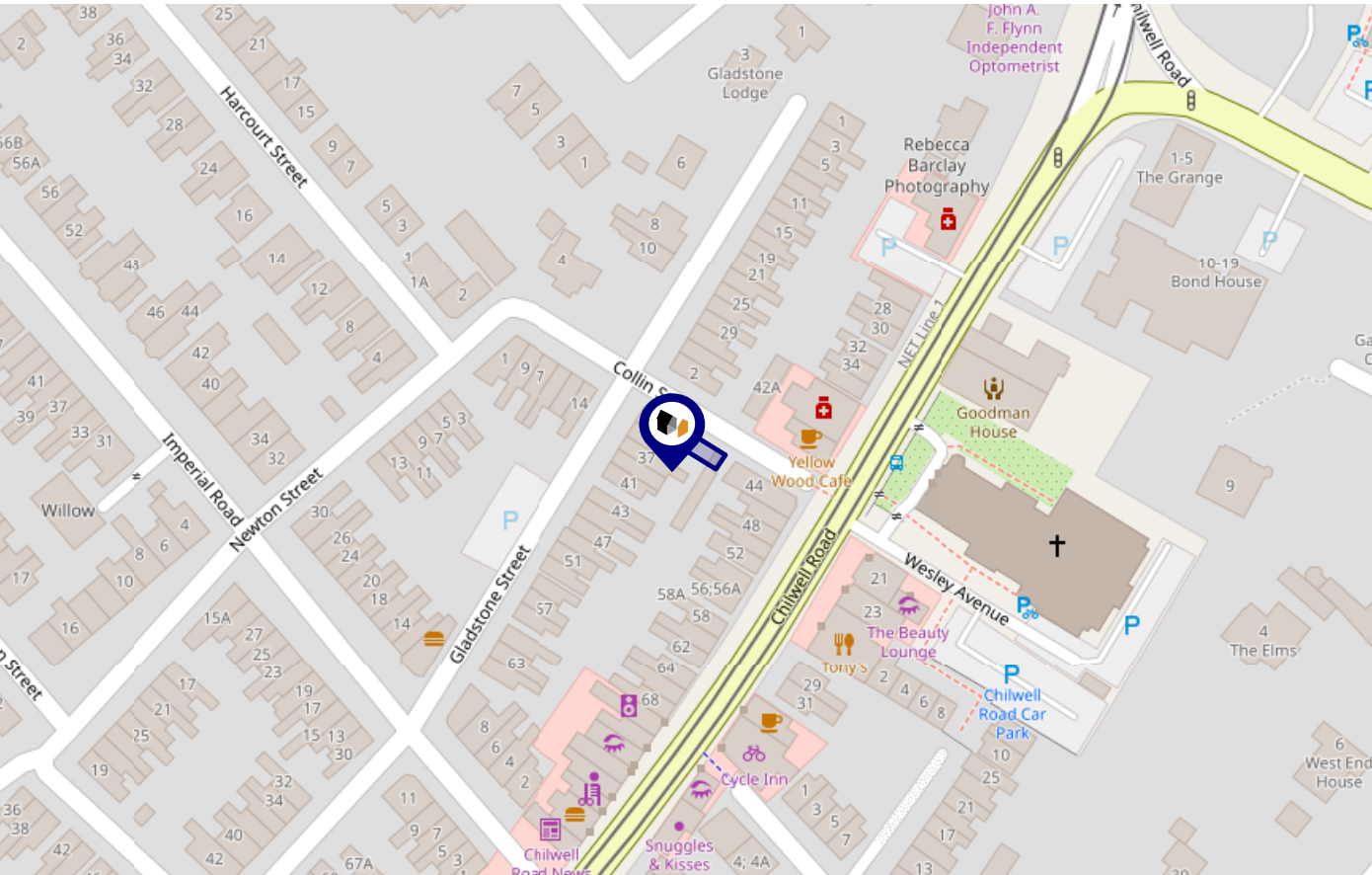
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

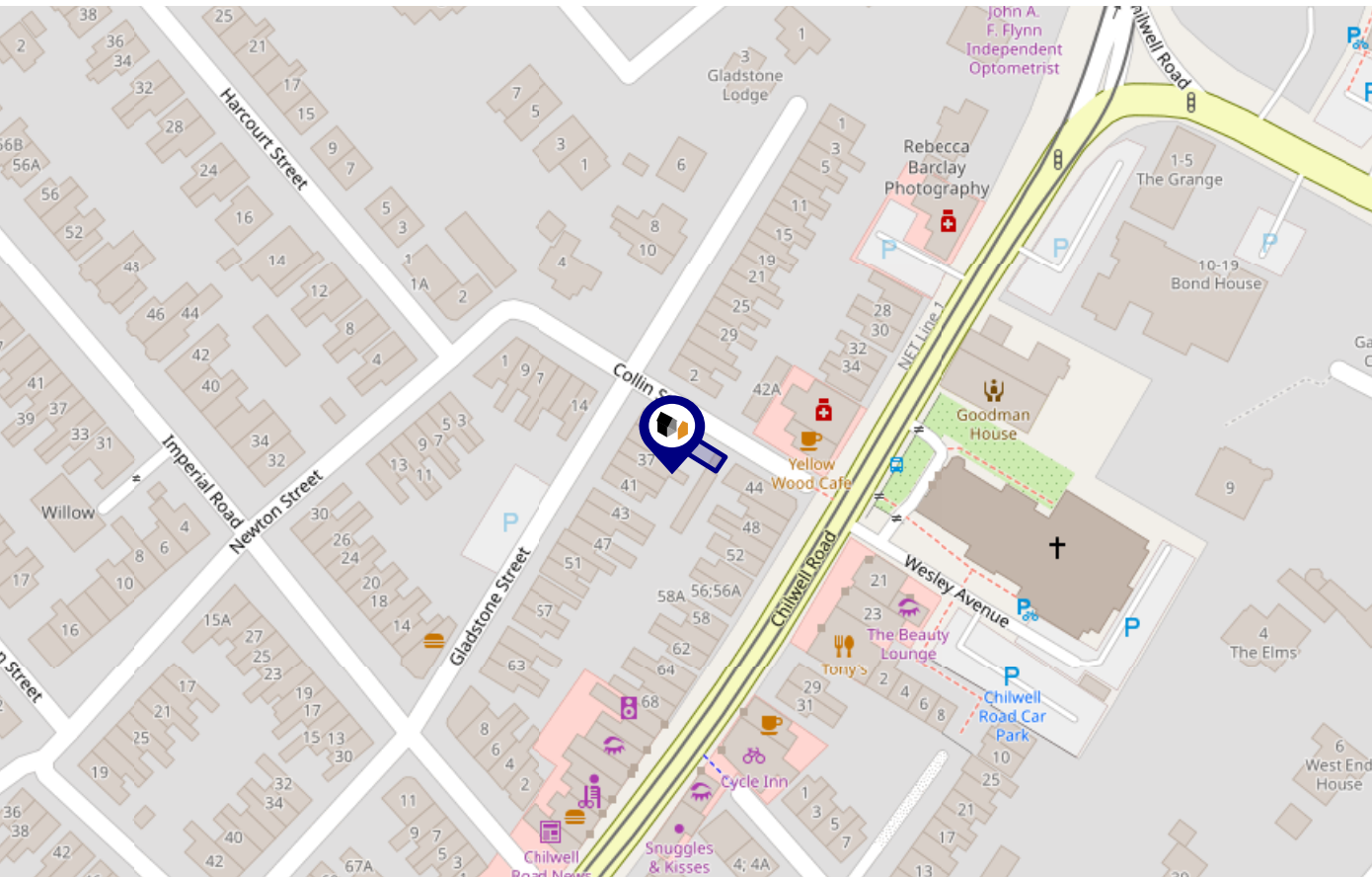
Chance of flooding to the following depths at this property:



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.

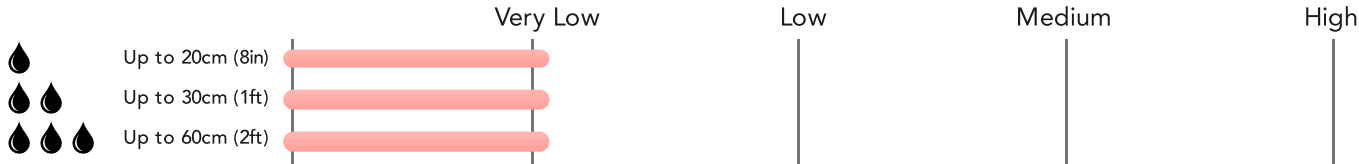


Risk Rating: Very low

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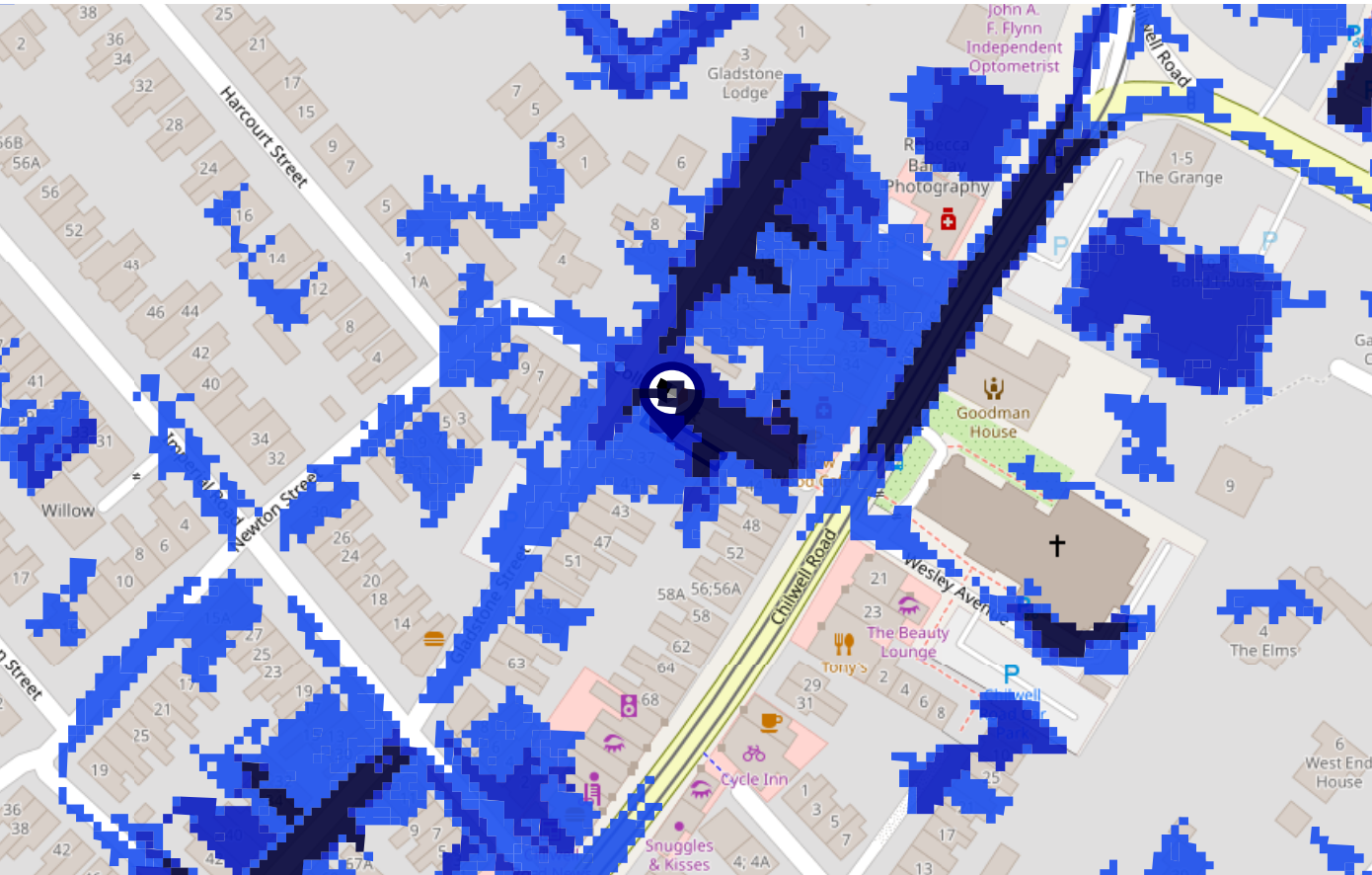
Chance of flooding to the following depths at this property:



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: Medium

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.

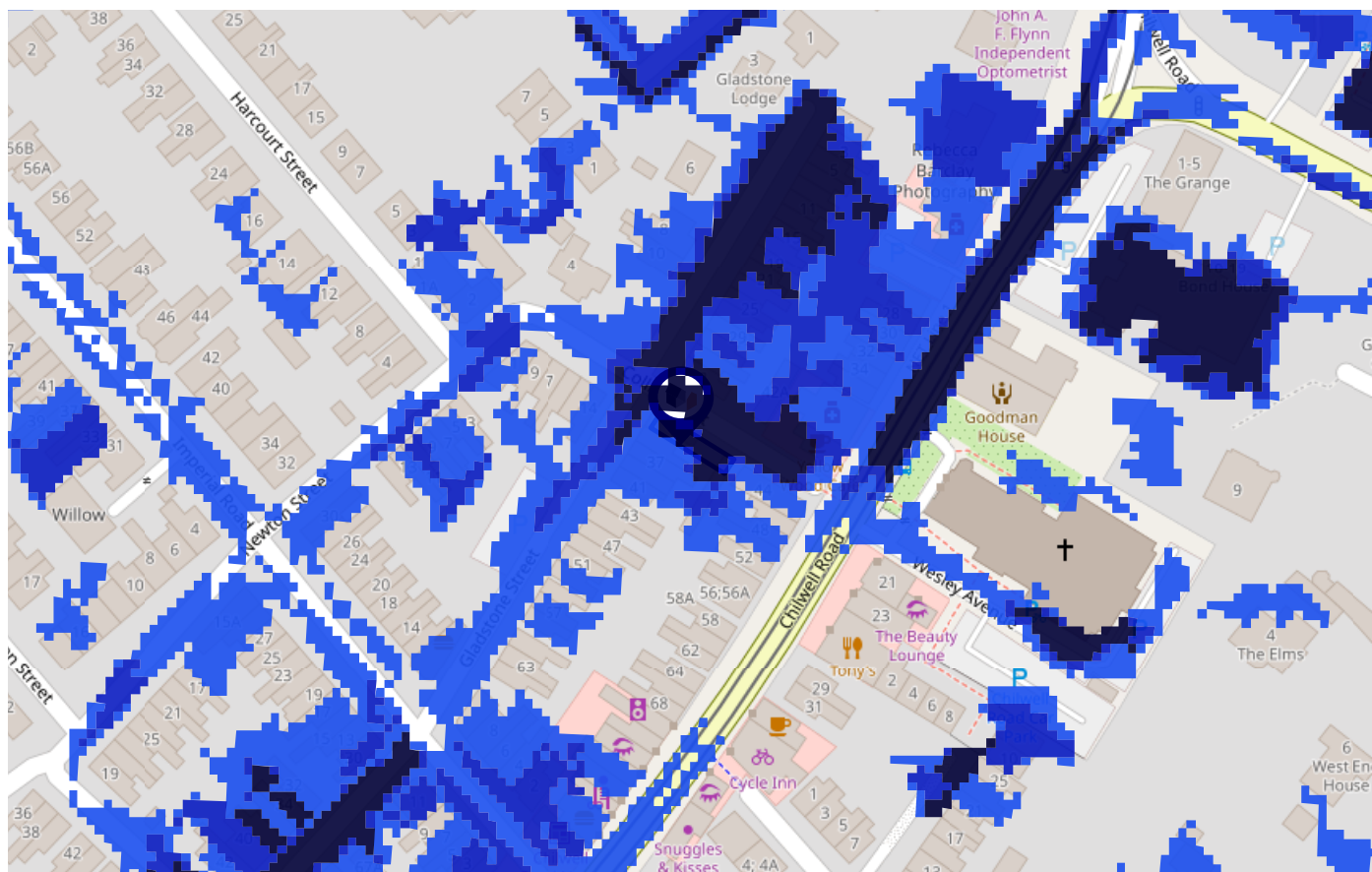
Chance of flooding to the following depths at this property:



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: High

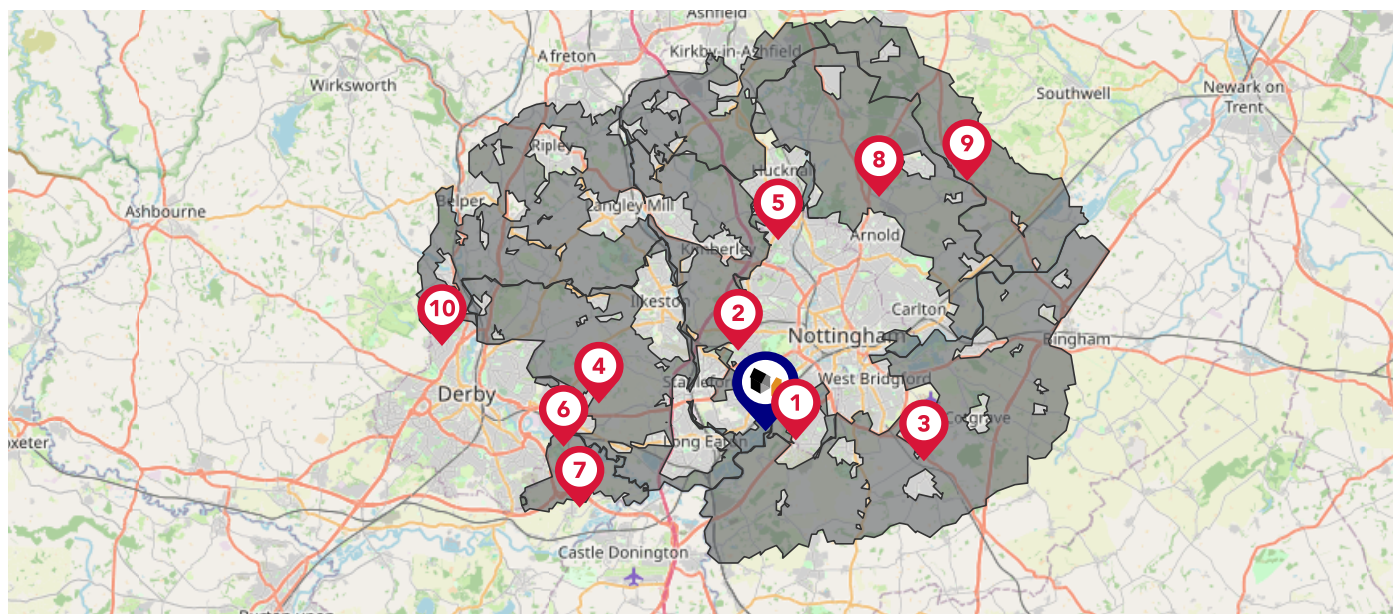
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Gedling

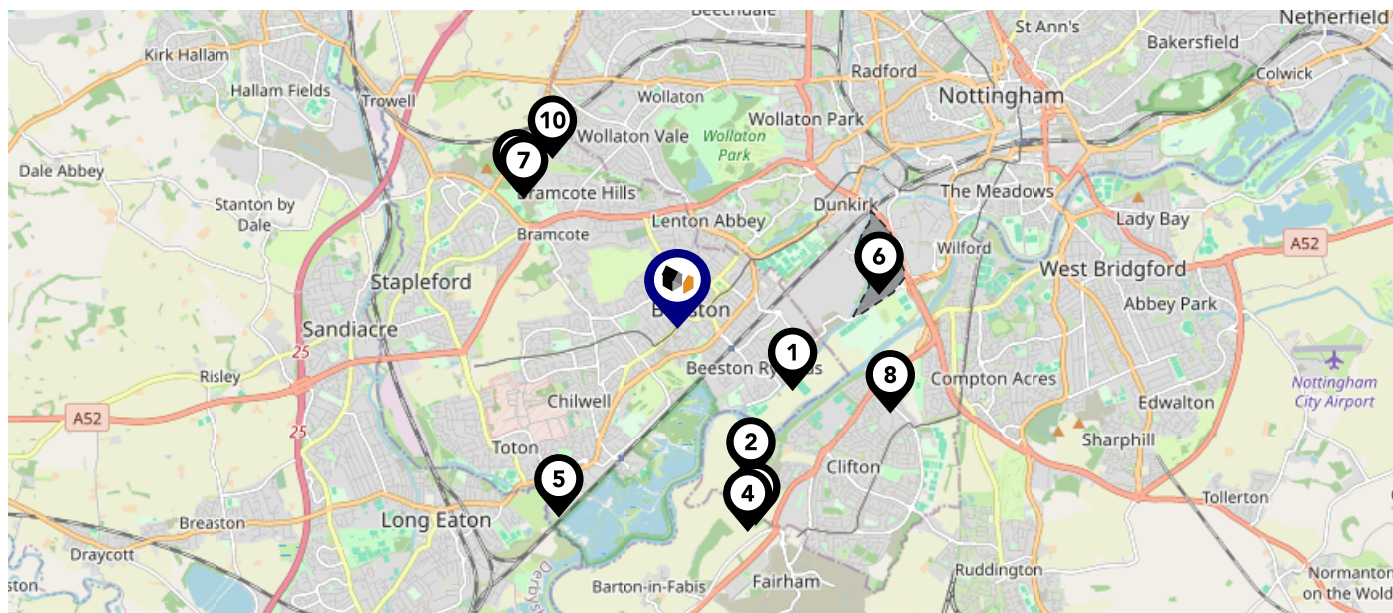


Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Amber Valley

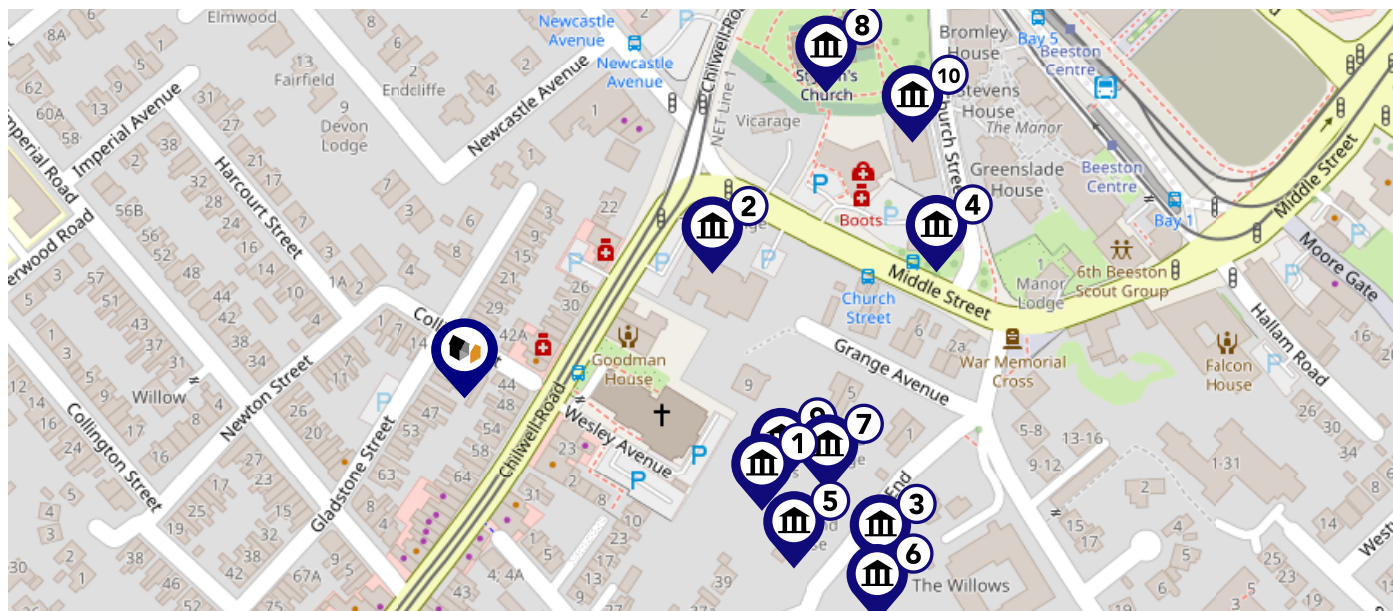
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



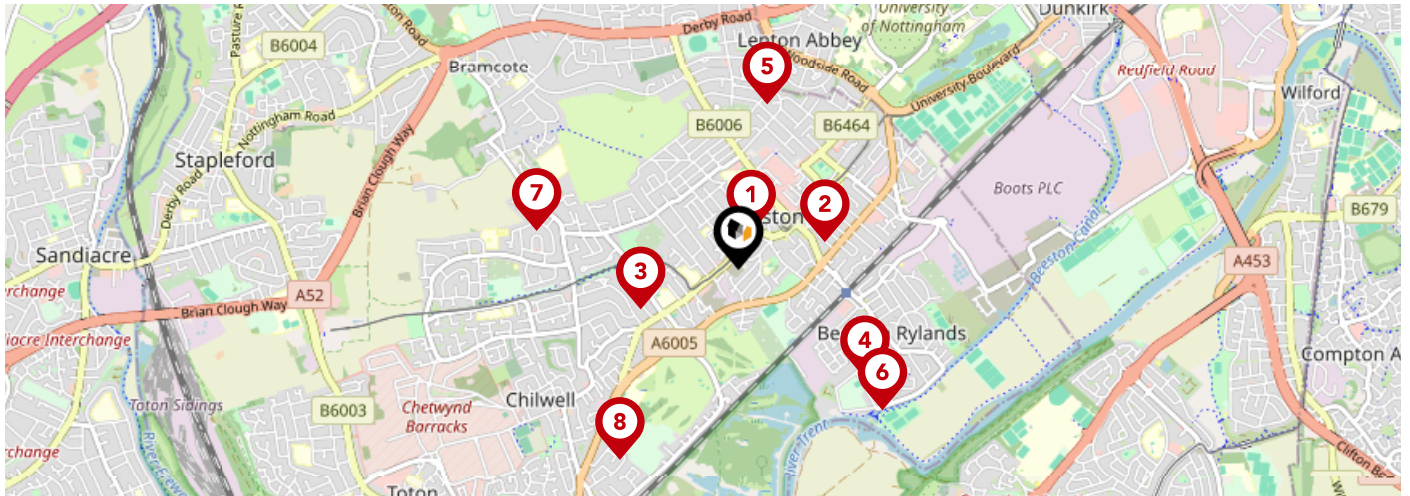
Nearby Landfill Sites

1	Beeston Sewage Works-Lilac Grove, Beeston, Nottinghamshire	Historic Landfill	
2	Holme Pit, Clifton-Clifton, Nottingham, Nottinghamshire	Historic Landfill	
3	Burrows Farm-Barton Lane, Clifton, Nottingham	Historic Landfill	
4	Burrows Farm-Clifton, Nottingham, Nottinghamshire	Historic Landfill	
5	MOD Barton Lane, Chilwell-Barton Lane, Chilwell, Nottingham, Nottinghamshire	Historic Landfill	
6	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill	
7	EA/EPR/JP3393CZ/V002	Active Landfill	
8	The Spinney-The Spinney, Clifton	Historic Landfill	
9	Bramcote Quarry/Coventry Lane Quarry-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	
10	Moor Lane-Moor Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	

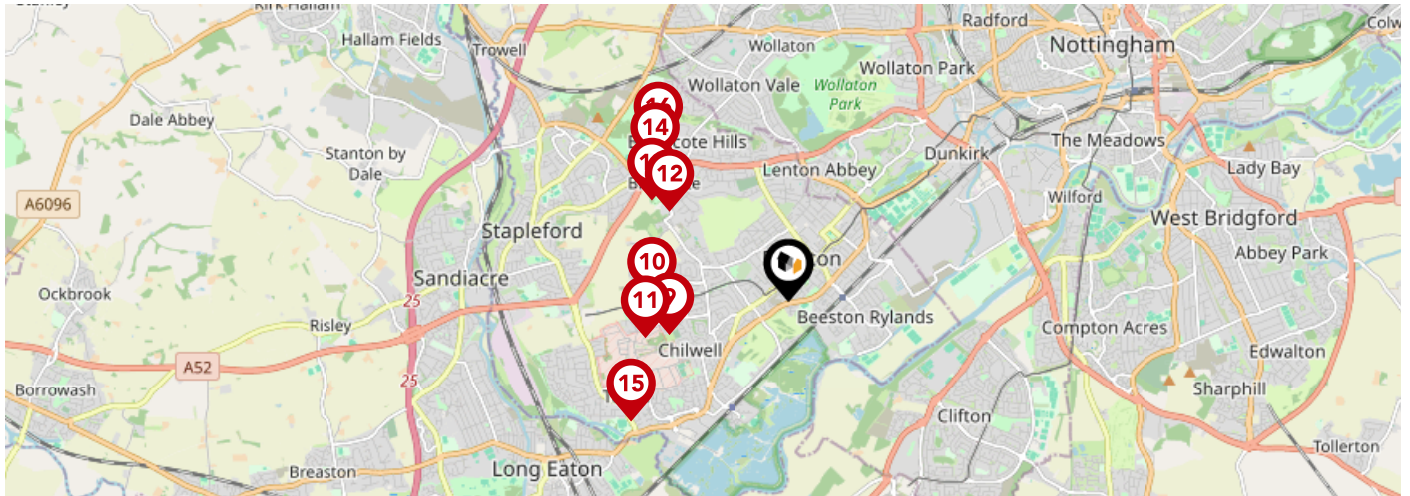
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1247964 - The Elms And Adjoining Water Pump	Grade II	0.1 miles
	1247918 - The Grange	Grade II	0.1 miles
	1248253 - Stables At The Old Manor House	Grade II	0.1 miles
	1248024 - The Crown Inn And Adjoining Stables	Grade II	0.1 miles
	1277990 - West End House	Grade II	0.1 miles
	1247965 - Old Manor House	Grade II	0.1 miles
	1248249 - The Old Cottage	Grade II	0.1 miles
	1263823 - Church Of St John The Baptist	Grade II	0.1 miles
	1263853 - Stables At The Elms	Grade II	0.1 miles
	1247919 - Crimean War Memorial 70 Metres South East Of Church Of St John The Baptist	Grade II	0.1 miles



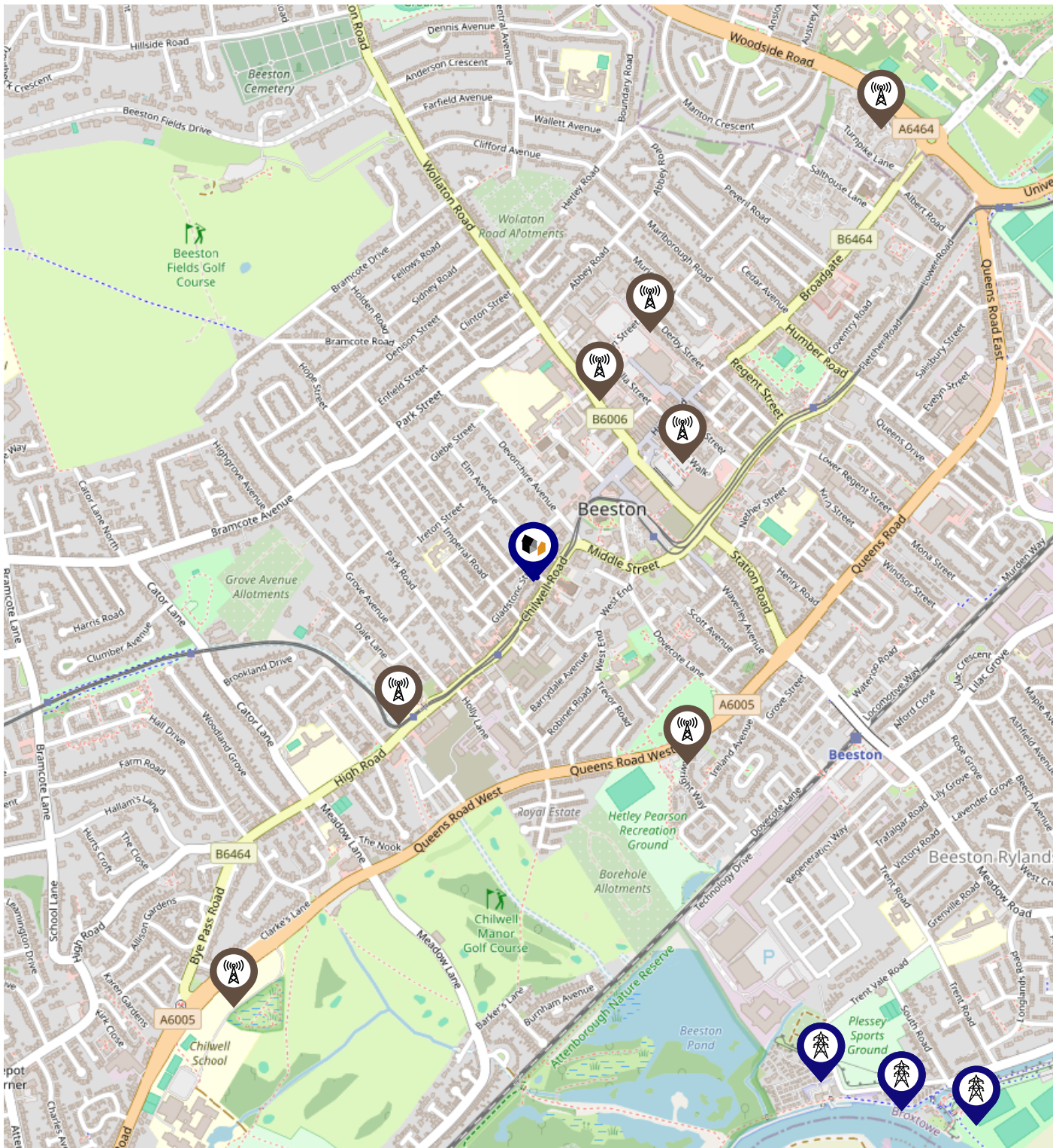
		Nursery	Primary	Secondary	College	Private
1	Round Hill Primary School Ofsted Rating: Good Pupils: 518 Distance:0.18	☐	☒	☐	☐	☐
2	John Clifford Primary School Ofsted Rating: Good Pupils: 389 Distance:0.41	☐	☒	☐	☐	☐
3	The Lanes Primary School Ofsted Rating: Good Pupils: 591 Distance:0.47	☐	☒	☐	☐	☐
4	Beeston Rylands Junior School Ofsted Rating: Good Pupils: 185 Distance:0.75	☐	☒	☐	☐	☐
5	Beeston Fields Primary School and Nursery Ofsted Rating: Good Pupils: 361 Distance:0.75	☐	☒	☐	☐	☐
6	Trent Vale Infant School Ofsted Rating: Good Pupils: 175 Distance:0.9	☐	☒	☐	☐	☐
7	Alderman White School Ofsted Rating: Good Pupils: 770 Distance:0.92	☐	☐	☒	☐	☐
8	Chilwell School Ofsted Rating: Good Pupils: 1069 Distance:1	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Alderman Pounder Infant and Nursery School Ofsted Rating: Good Pupils: 207 Distance: 1.1	☐	☒	☐	☐	☐
	Sunnyside Spencer Academy Ofsted Rating: Good Pupils: 215 Distance: 1.22	☐	☒	☐	☐	☐
	Eskdale Junior School Ofsted Rating: Outstanding Pupils: 251 Distance: 1.32	☐	☒	☐	☐	☐
	Bramcote CofE Primary School Ofsted Rating: Good Pupils: 200 Distance: 1.33	☐	☒	☐	☐	☐
	Foxwood Academy Ofsted Rating: Good Pupils: 112 Distance: 1.52	☐	☐	☒	☐	☐
	Bramcote College Ofsted Rating: Good Pupils: 785 Distance: 1.7	☐	☐	☒	☐	☐
	Chetwynd Spencer Academy Ofsted Rating: Outstanding Pupils: 420 Distance: 1.77	☐	☒	☐	☐	☐
	Bramcote Hills Primary School Ofsted Rating: Good Pupils: 413 Distance: 1.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

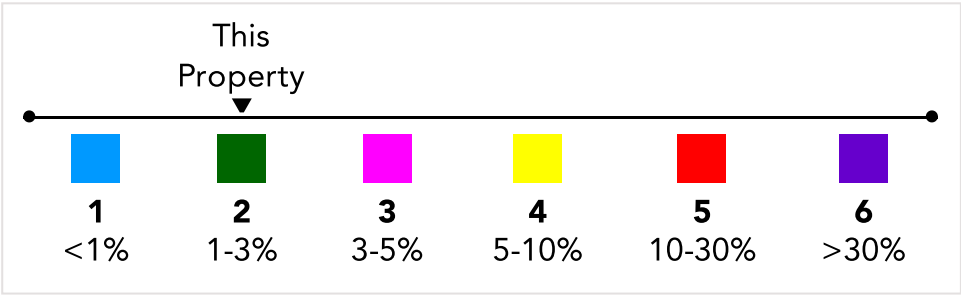
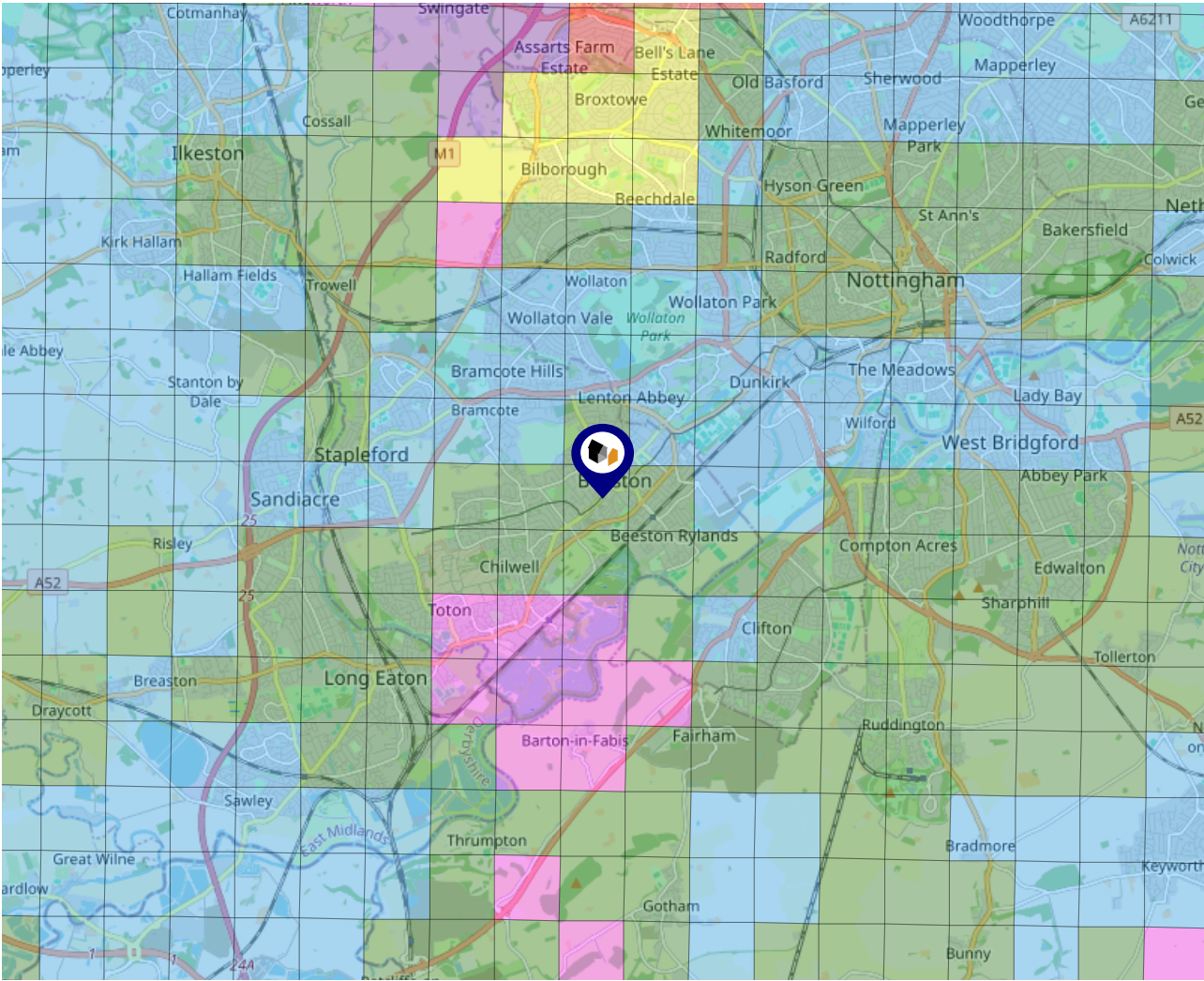


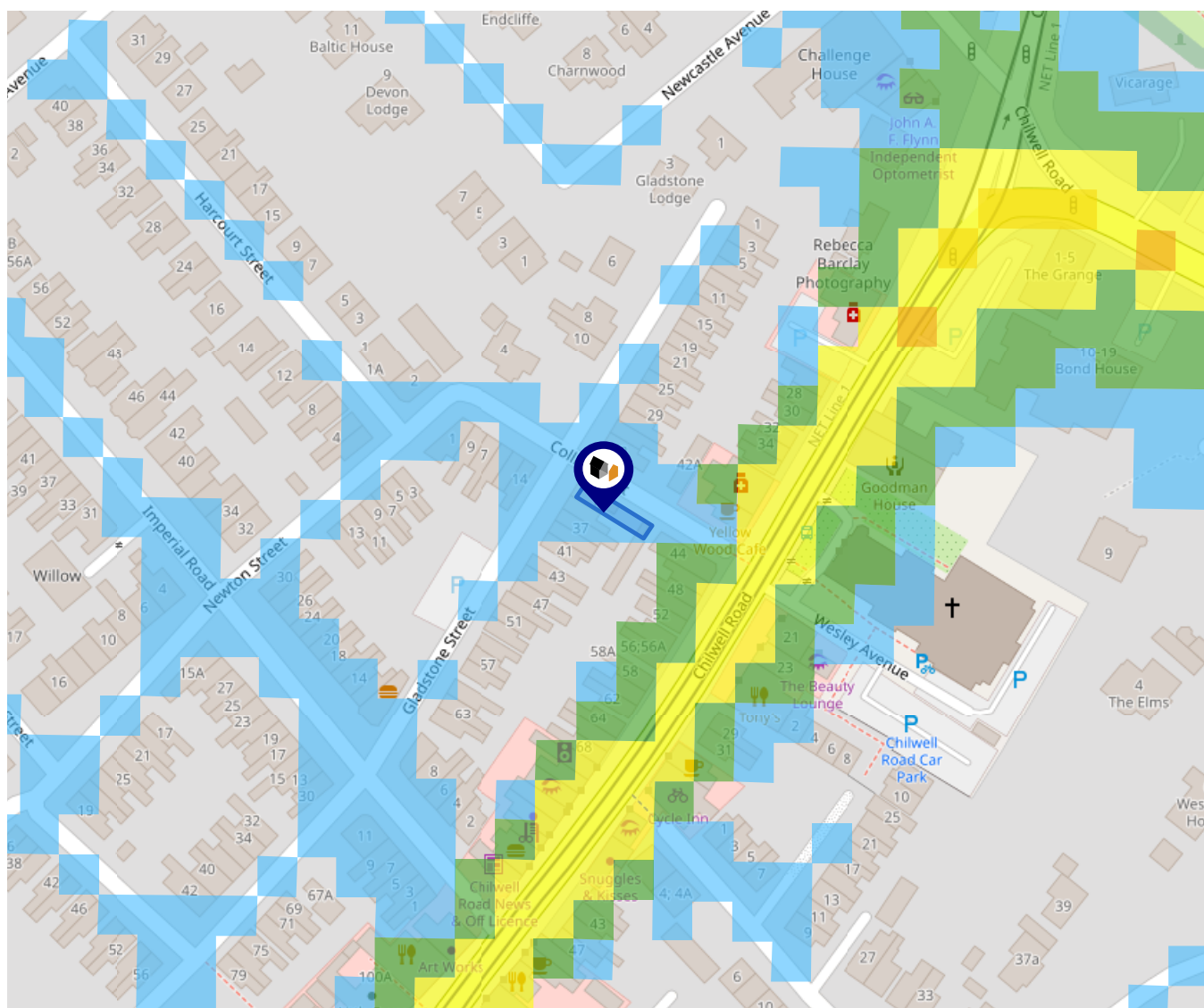
Key:

-  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).



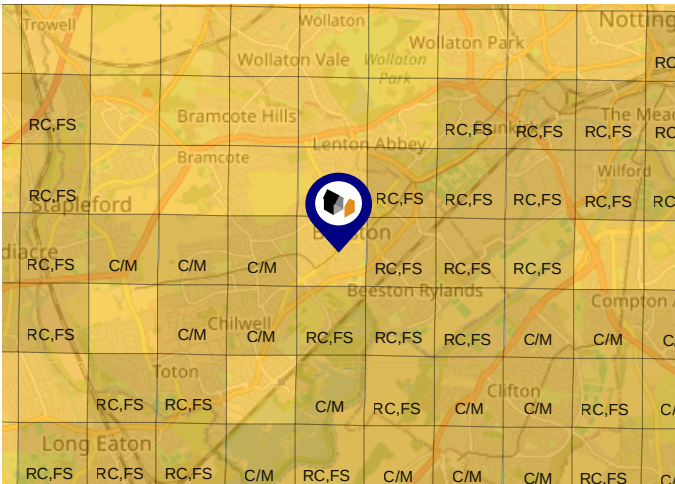


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

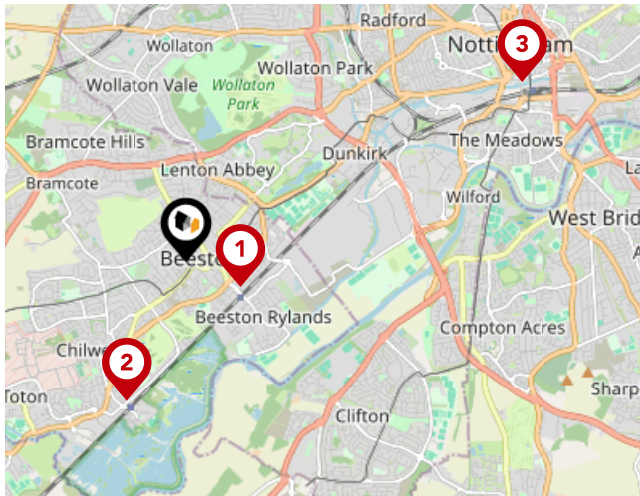
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



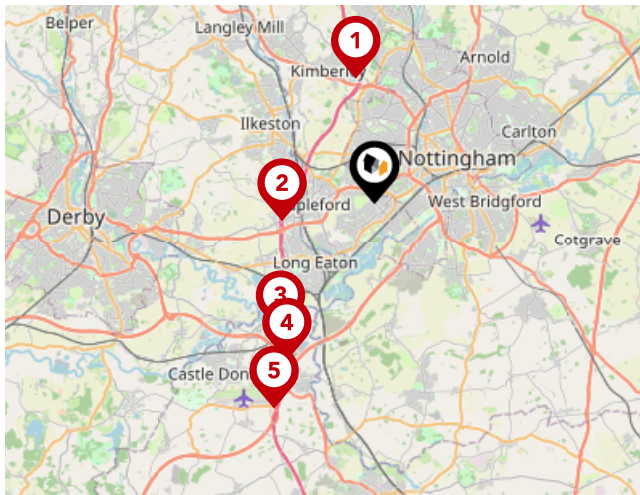
Primary Classifications (Most Common Clay Types)

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



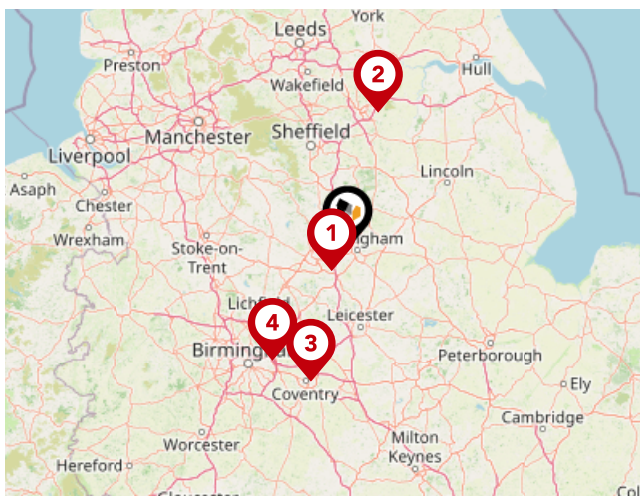
National Rail Stations

Pin	Name	Distance
1	Beeston Rail Station	0.53 miles
2	Attenborough Rail Station	1.36 miles
3	Nottingham Rail Station	3.4 miles



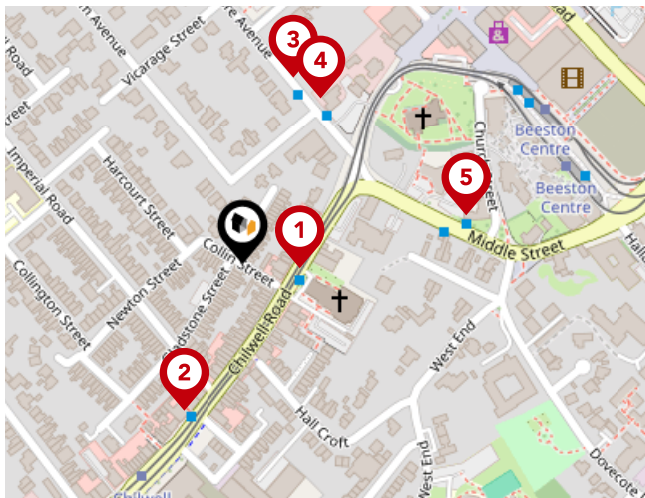
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	4.52 miles
2	M1 J25	3.41 miles
3	M1 J24A	5.73 miles
4	M1 J24	6.43 miles
5	M1 J23A	8.18 miles



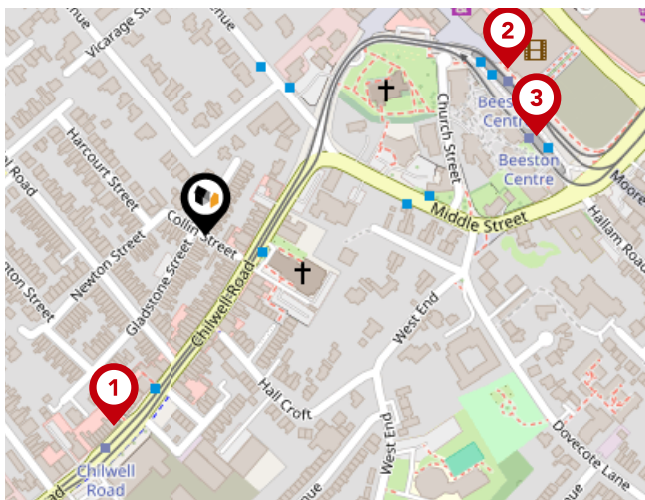
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.19 miles
2	Finningley	39.45 miles
3	Baginton	39.96 miles
4	Birmingham Airport	39.03 miles



Bus Stops/Stations

Pin	Name	Distance
1	Collin Street	0.03 miles
2	Ellis Grove	0.09 miles
3	Newcastle Avenue	0.11 miles
4	Newcastle Avenue	0.1 miles
5	Church Street	0.13 miles



Local Connections

Pin	Name	Distance
1	Chilwell Road	0.12 miles
2	Bus & Tram Interchange	0.19 miles
3	Tram & Bus Interchange	0.19 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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