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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18th September 2026



**TILFORD ROAD, NEWSTEAD VILLAGE, NOTTINGHAM,
NG15**

Martin & Co. Beeston

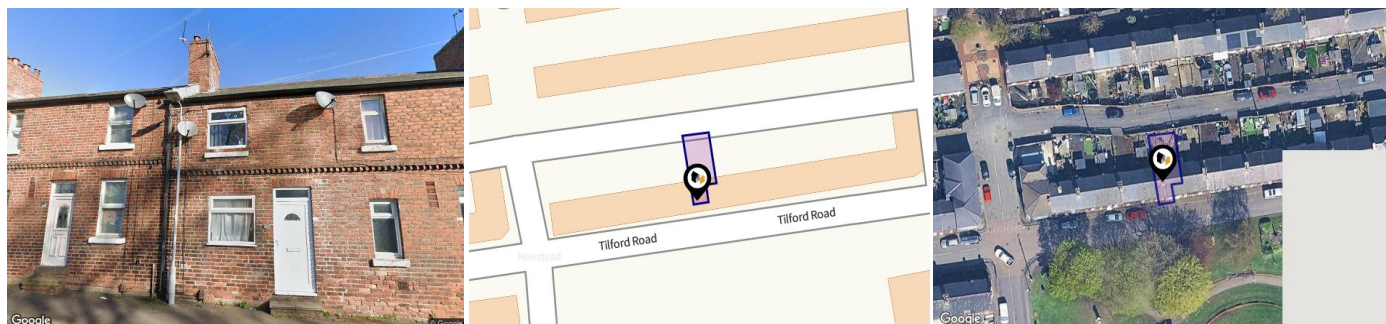
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

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www.martinco.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,740		
Title Number:	NT103436		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

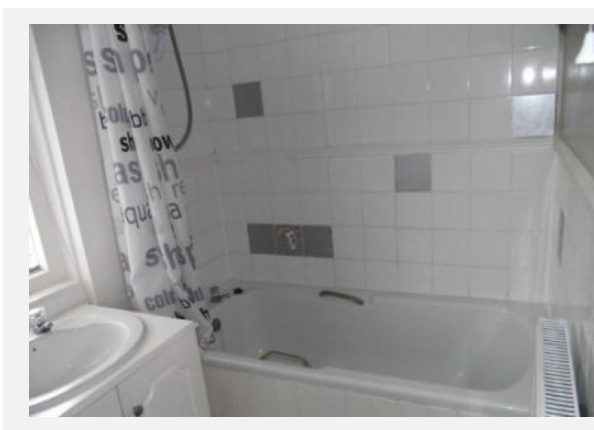
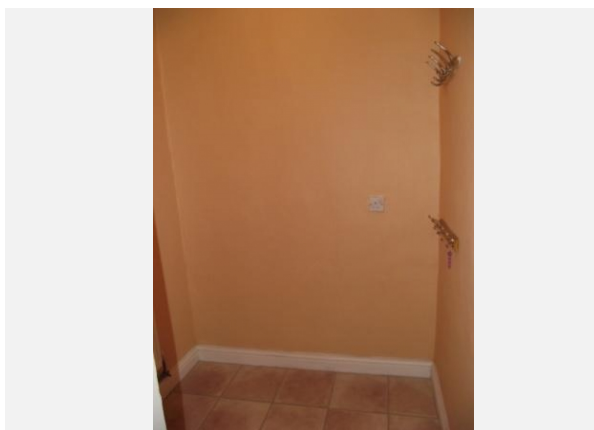
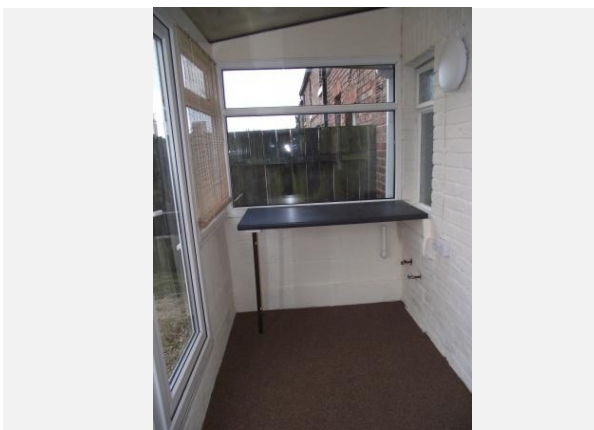
3 mb/s	10000 mb/s
	

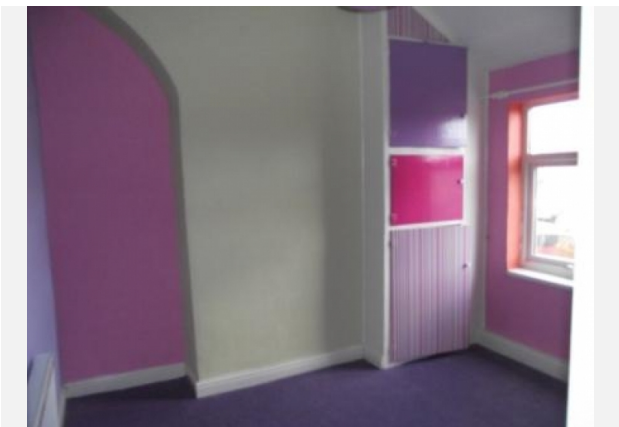
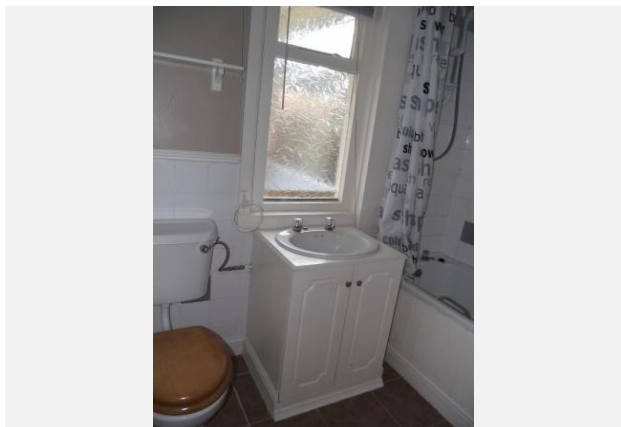
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Tilford Road, Newstead Village, NOTTINGHAM, NG15

Energy rating

D

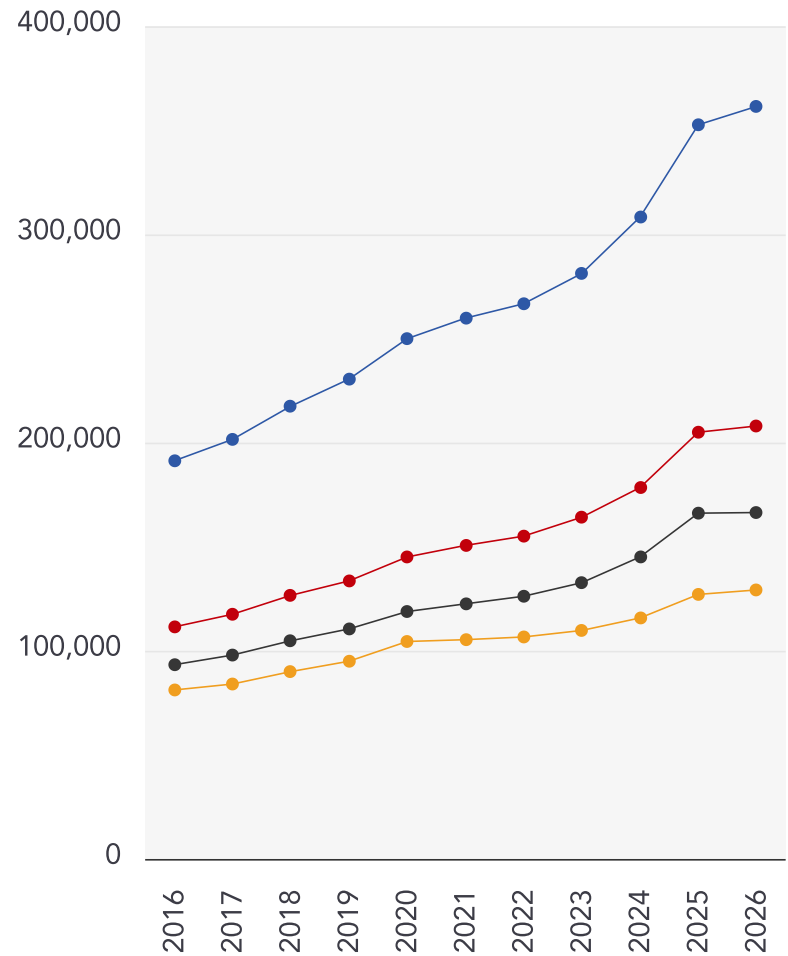
Valid until 06.02.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	70 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 45% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	68 m ²

10 Year History of Average House Prices by Property Type in NG15



Detached

+88.99%

Semi-Detached

+86.55%

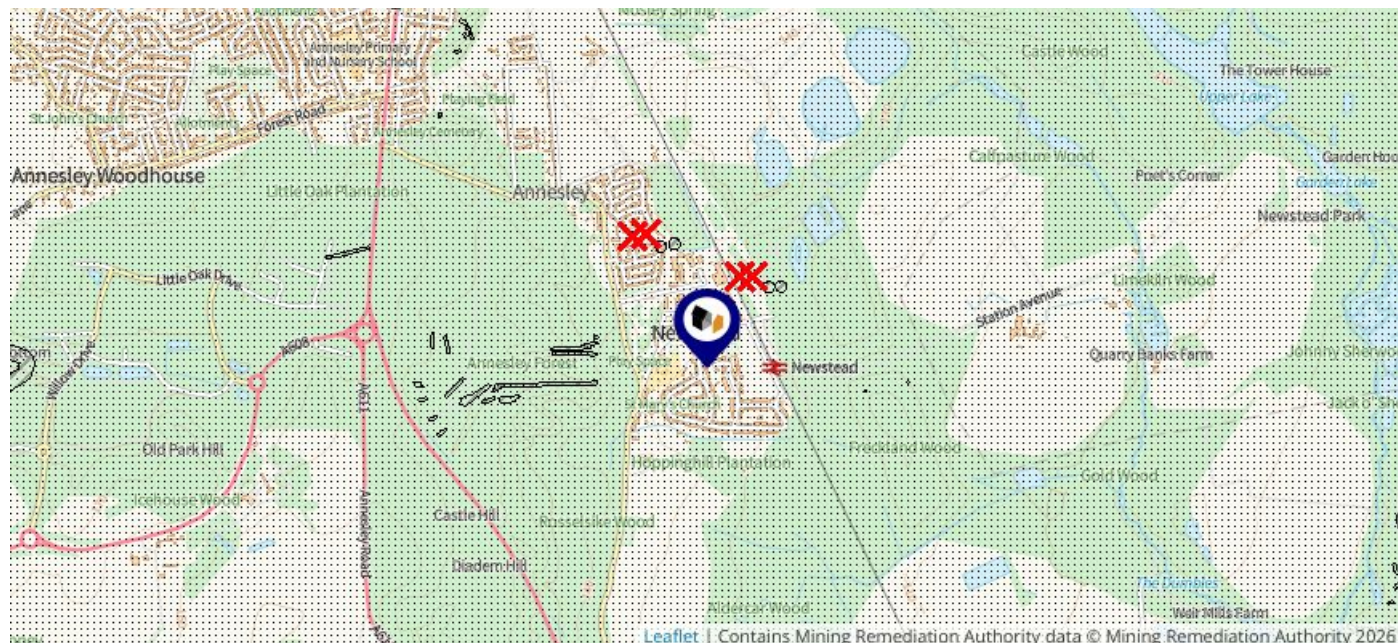
Terraced

+78.32%

Flat

+59.18%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

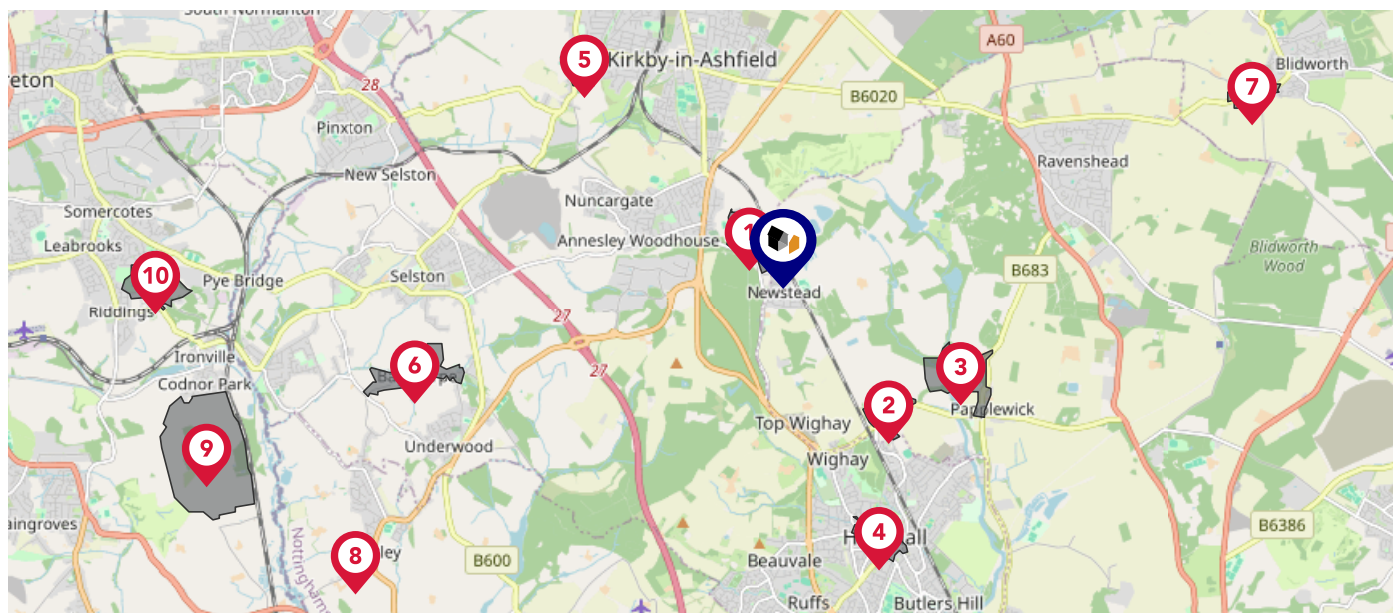
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Annesley

2

Linby

3

Papplewick

4

Hucknall

5

Kirkby Cross

6

Lower Bagthorpe

7

Blidworth

8

Brinsley

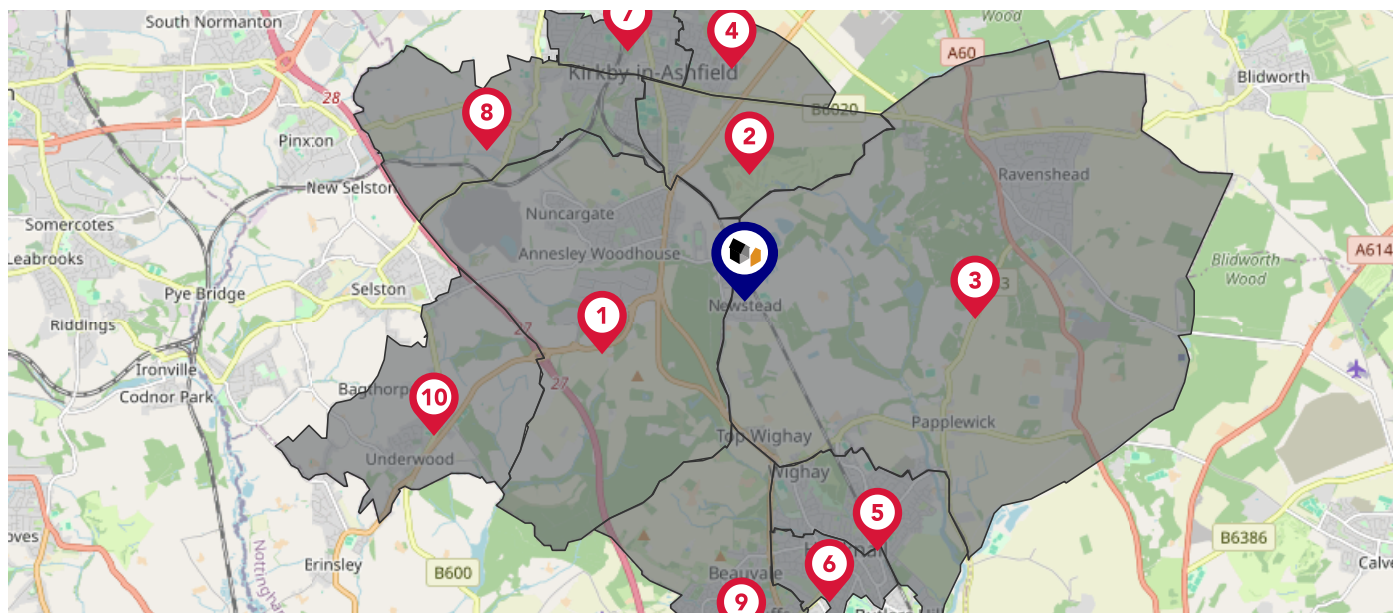
9

Codnor Park

10

Riddings

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

Annesley & Kirkby Woodhouse Ward

2

Kingsway Ward

3

Newstead Abbey Ward

4

Abbey Hill Ward

5

Hucknall North Ward

6

Hucknall Central Ward

7

Greenwood & Summit Ward

8

Kirkby Cross & Portland Ward

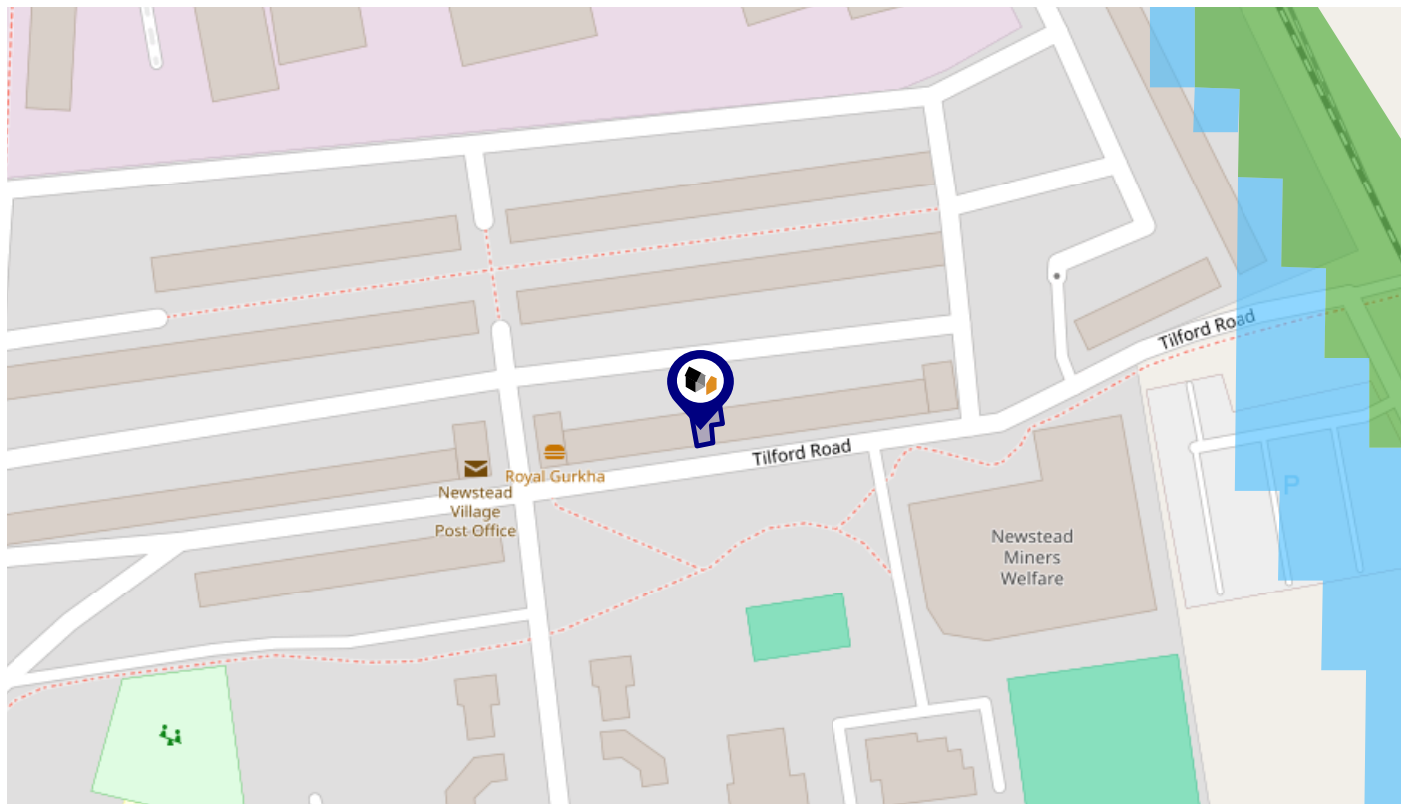
9

Hucknall West Ward

10

Underwood 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.

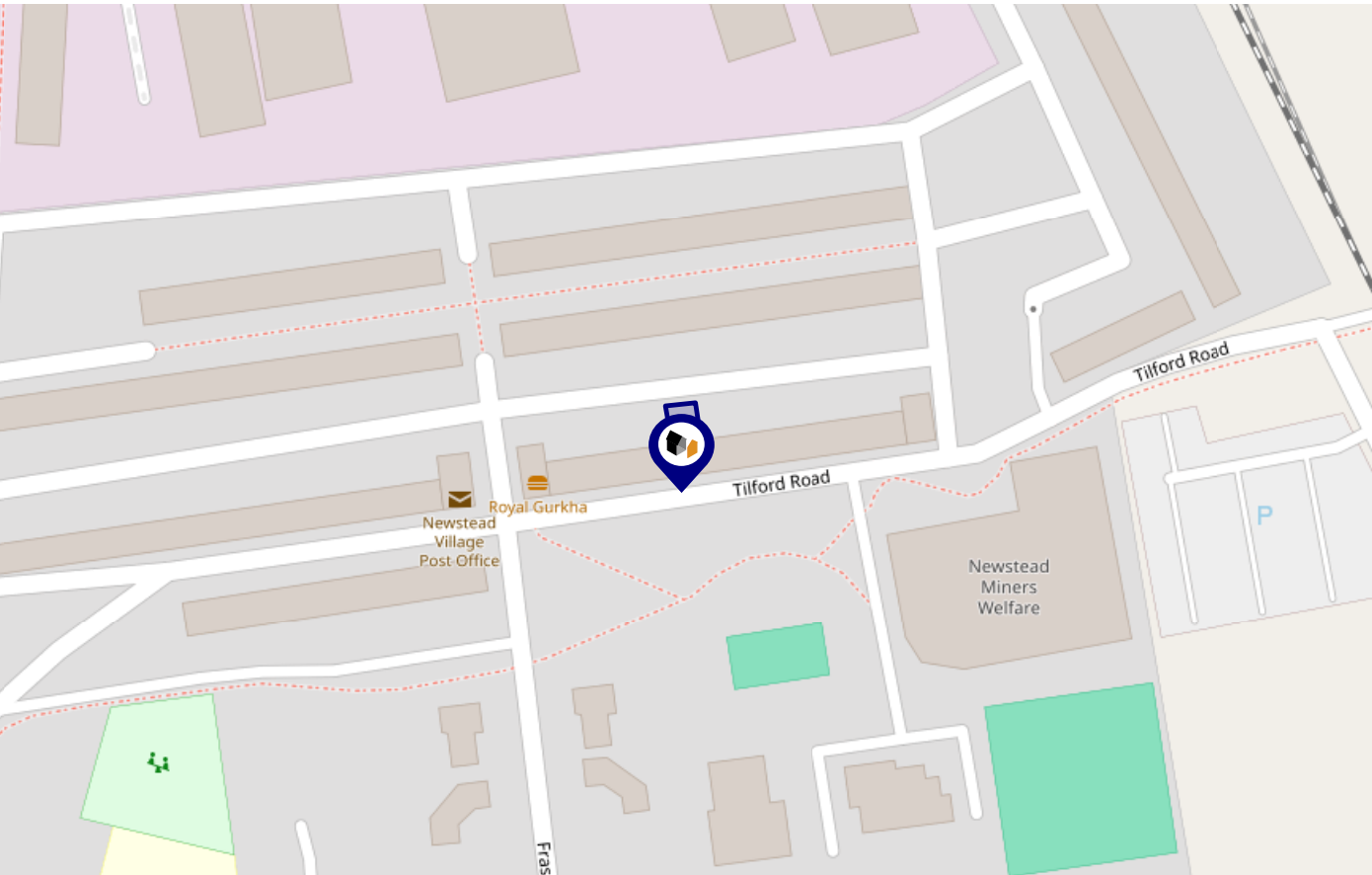
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

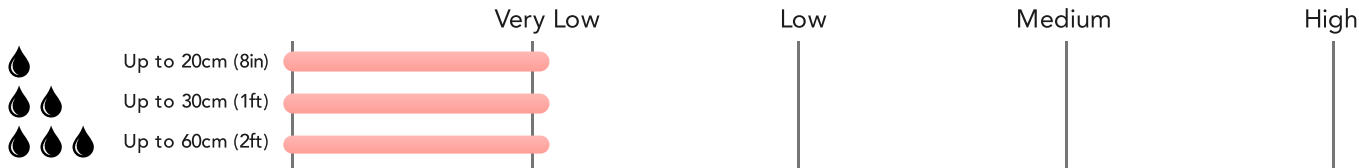


Risk Rating: Very low

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.

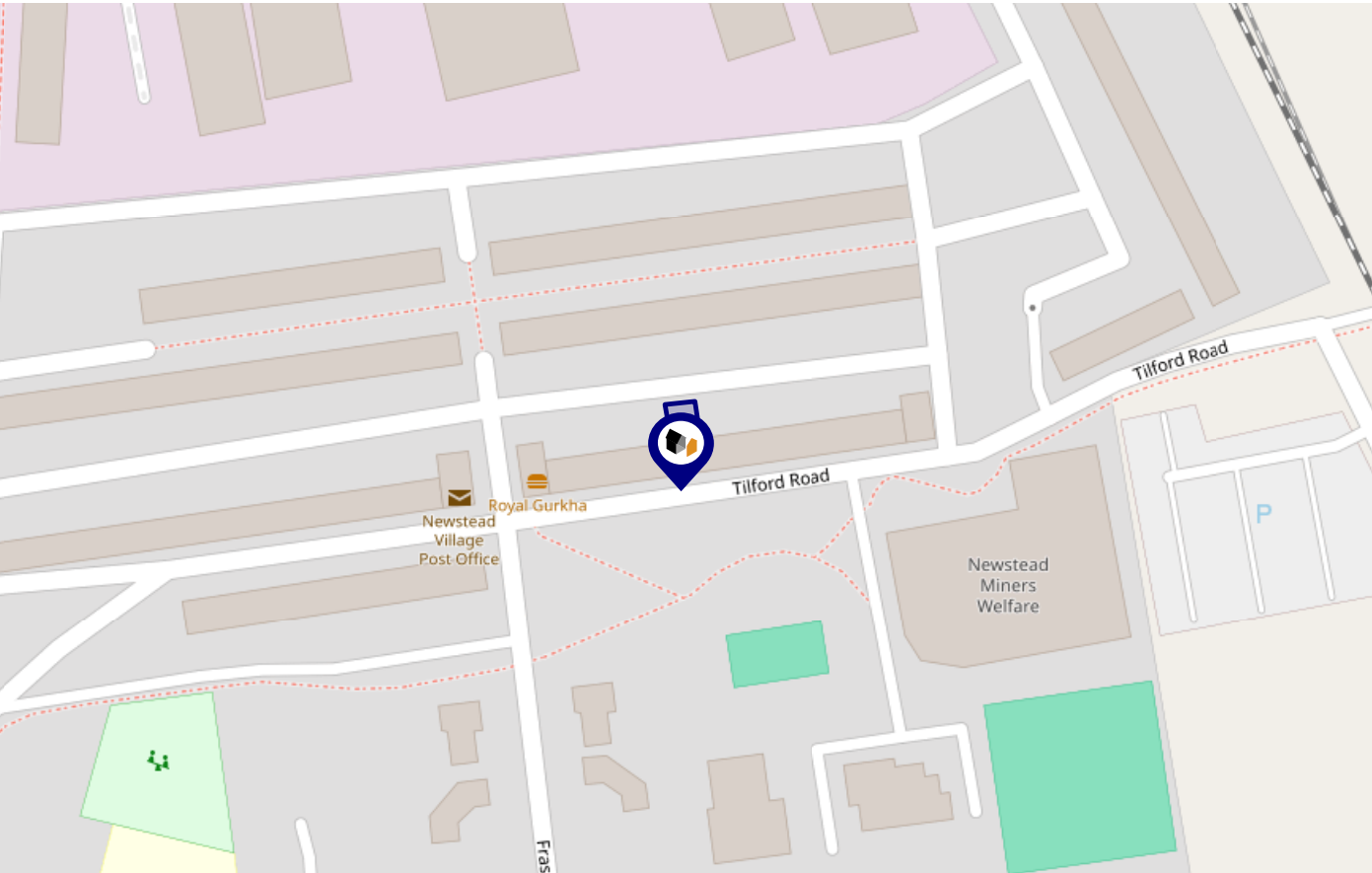
Chance of flooding to the following depths at this property:



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.

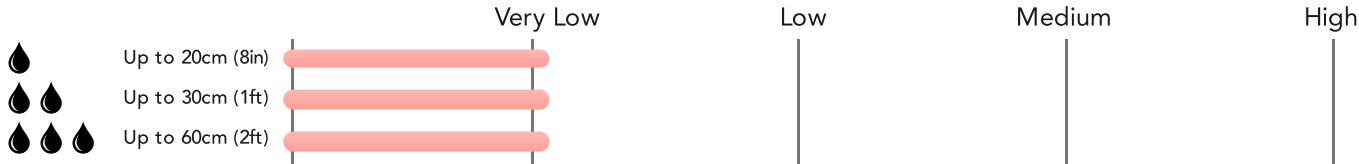


Risk Rating: Very low

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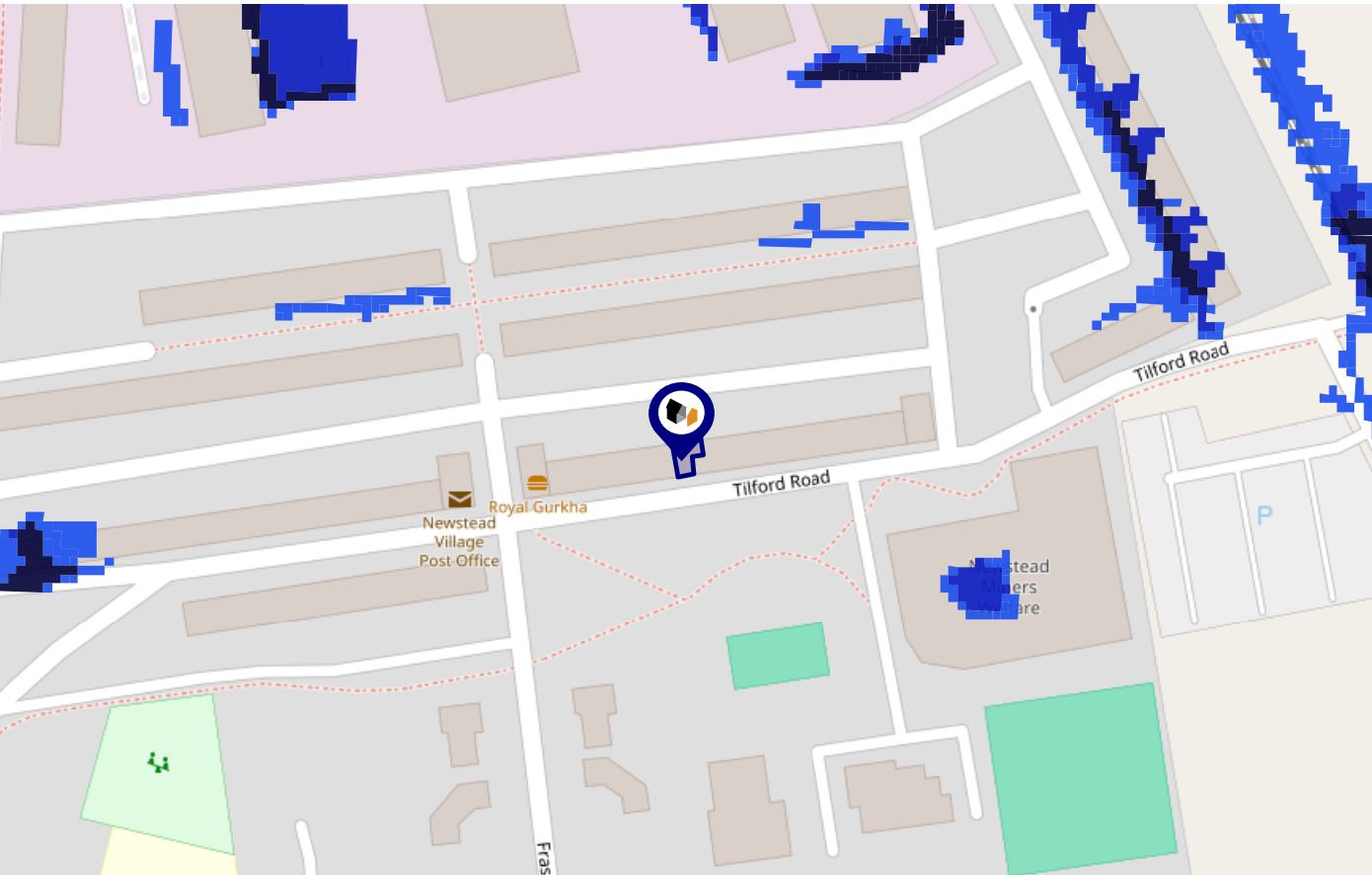
Chance of flooding to the following depths at this property:



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.

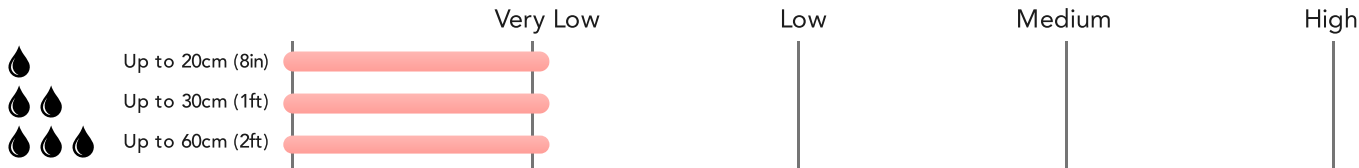


Risk Rating: Very low

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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

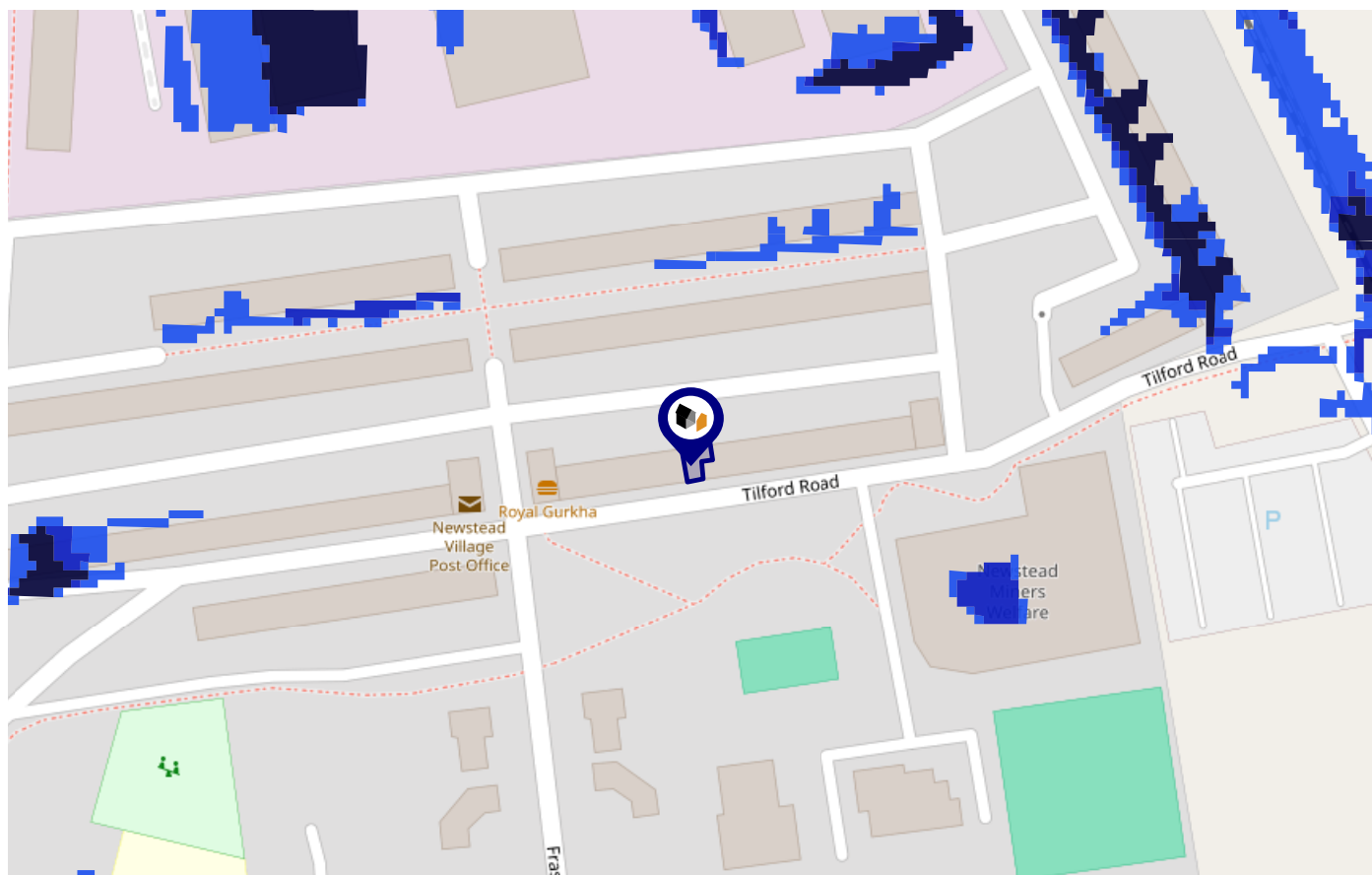
Chance of flooding to the following depths at this property:



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.

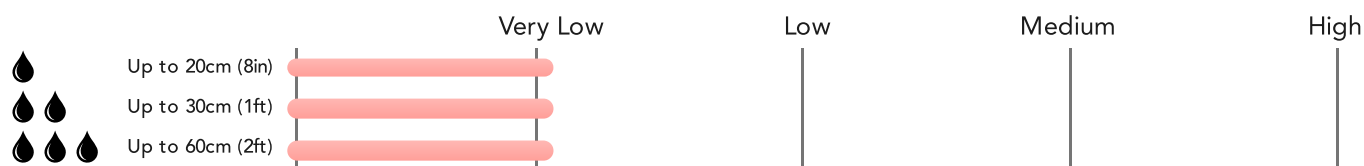


Risk Rating: Very low

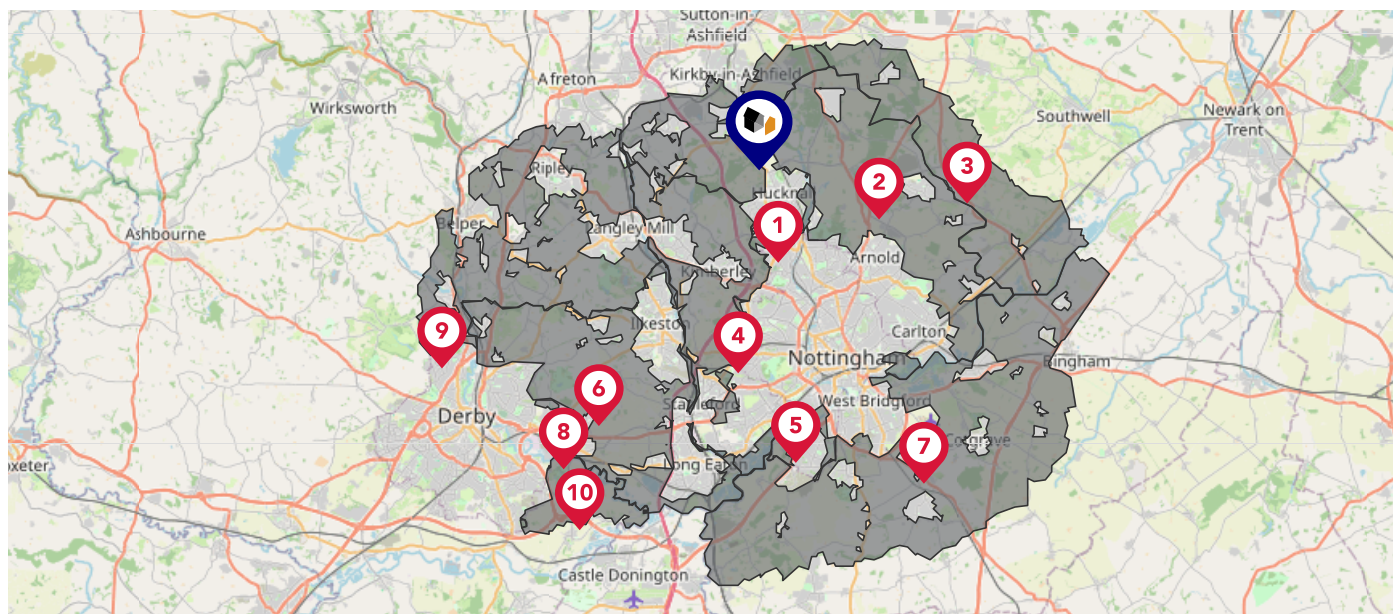
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Derby and Nottingham Green Belt - Ashfield

2

Derby and Nottingham Green Belt - Gedling

3

Derby and Nottingham Green Belt - Newark and Sherwood

4

Derby and Nottingham Green Belt - Nottingham

5

Derby and Nottingham Green Belt - Broxtowe

6

Derby and Nottingham Green Belt - Erewash

7

Derby and Nottingham Green Belt - Rushcliffe

8

Derby and Nottingham Green Belt - Derby

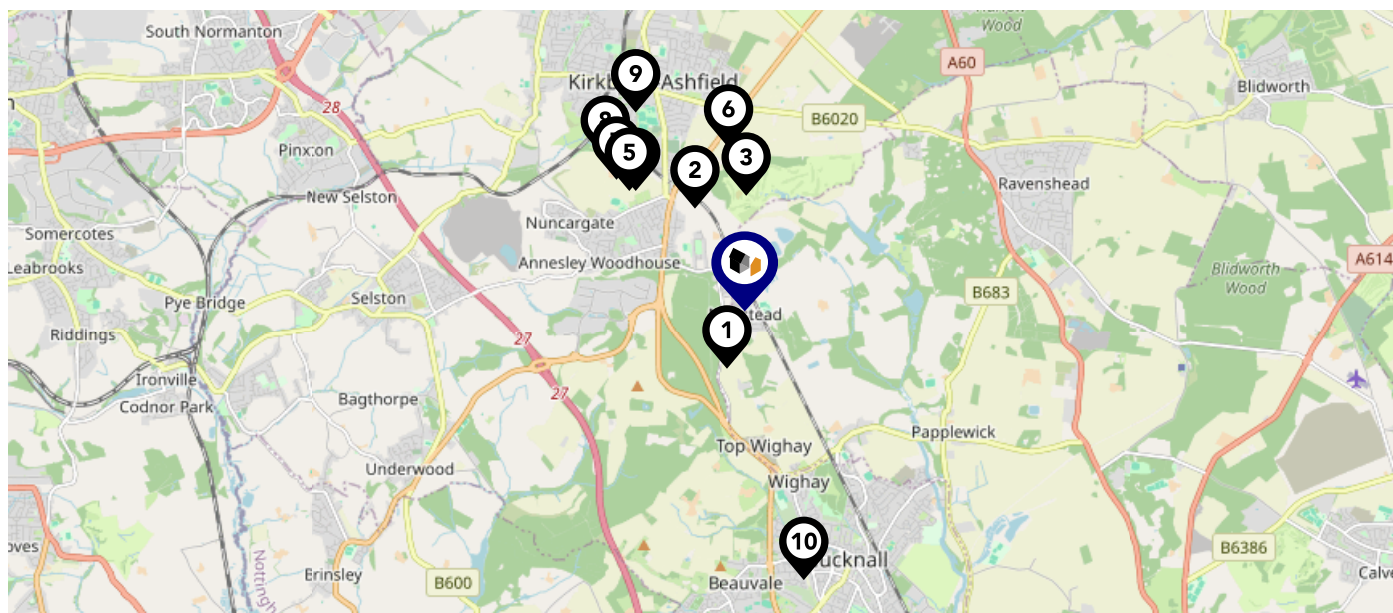
9

Derby and Nottingham Green Belt - Amber Valley

10

Derby and Nottingham Green Belt - South Derbyshire

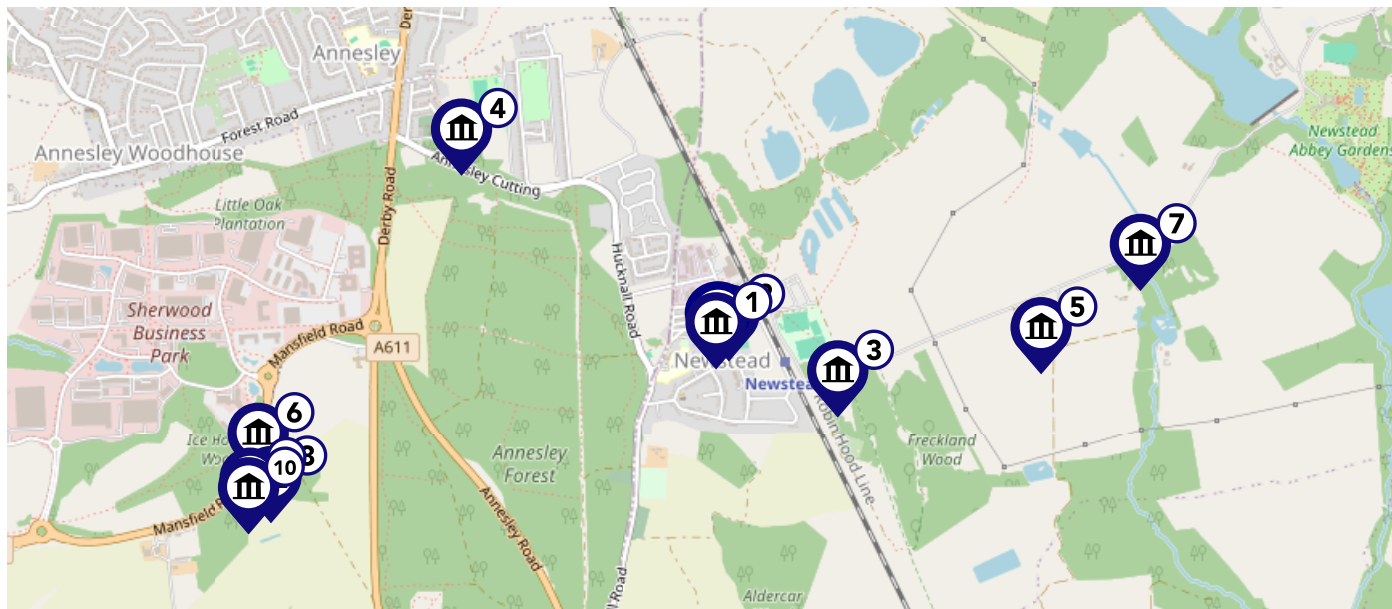
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



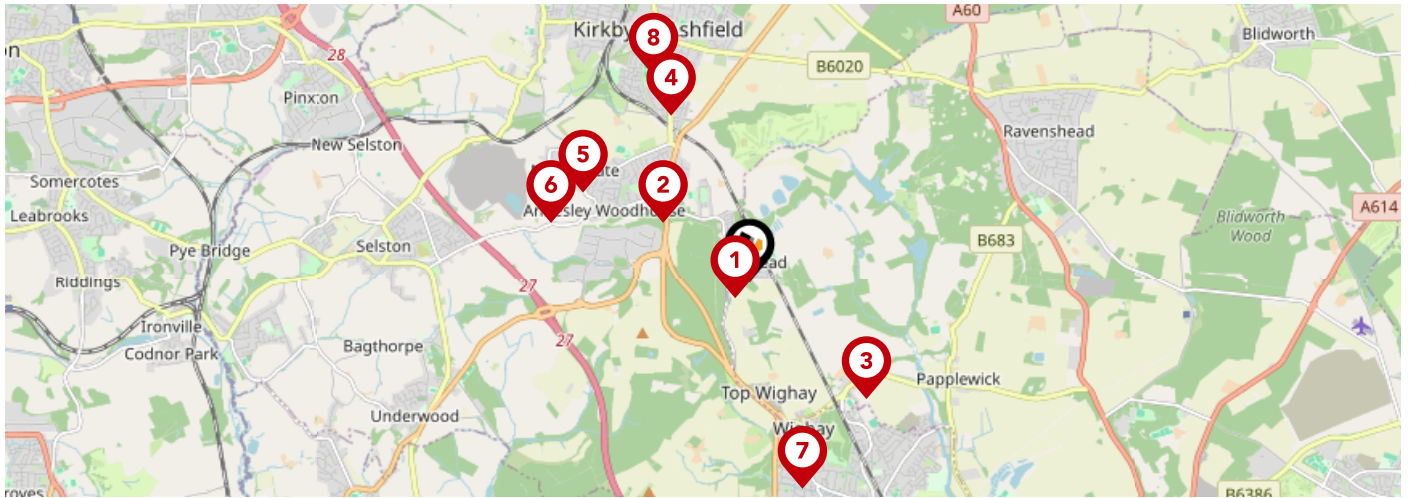
Nearby Landfill Sites

1	Hoppinghall Farm-Newstead	Historic Landfill	
2	Shenton Lodge-Shenton Lodge, Kirkby in Ashfield	Historic Landfill	
3	Vernon Farm-Derby Road, Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	
4	Lindeys Lane, West and rear of Studfold Farm-Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	
5	EA/EPR/JP3193CT/A001	Active Landfill	
6	Land at Junction of Diamond Avenue-Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	
7	Fulwood Disused Railway Cutting/Refuse Tip, West of Lindleys Lane-Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	
8	Lindleys Lane-Disused Railway Cutting Ex-Refuse Tip, Due West Of Lindleys Lane, Kirkby In Ashfield, Nottinghamshire	Historic Landfill	
9	Factory Road-Kirkby-in-Ashfield, Nottinghamshire	Historic Landfill	
10	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	

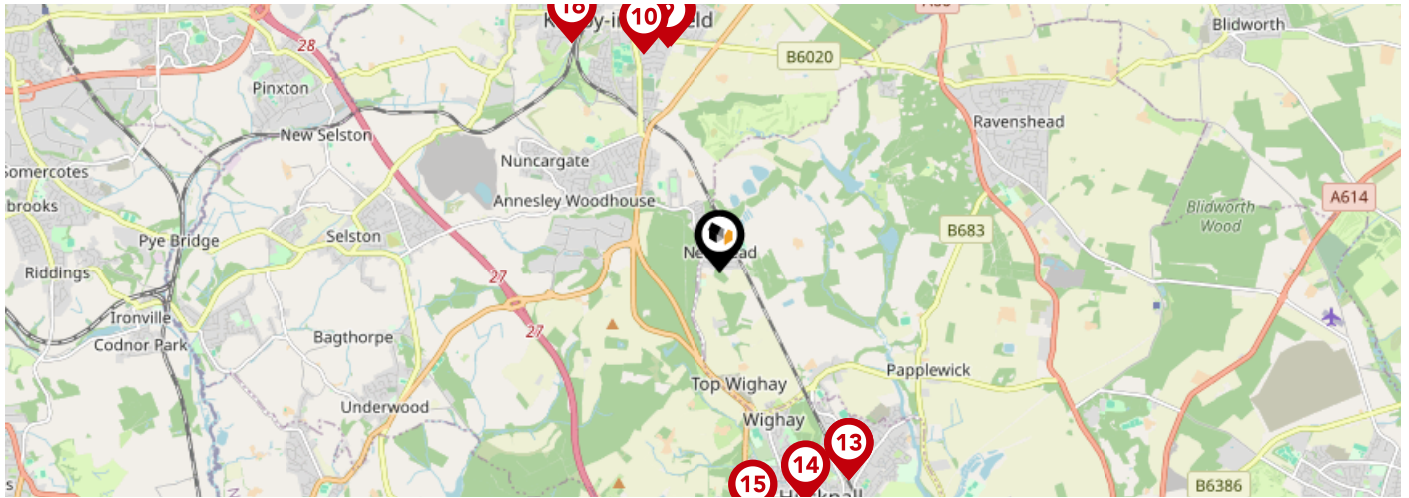
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1455113 - Newstead War Memorial	Grade II	0.0 miles
	1265332 - Hazelford Farmhouse	Grade II	0.0 miles
	1227530 - Railway Overbridge	Grade II	0.3 miles
	1275939 - Church Of All Saints	Grade II	0.7 miles
	1265331 - Abbeyfields Farmhouse	Grade II	0.7 miles
	1234846 - Annesley Lodge	Grade II	1.0 miles
	1227534 - West Lodge With Adjoining Gate And Boundary Wall	Grade II	1.0 miles
	1234843 - Gatehouse Range At Annesley Hall	Grade II	1.0 miles
	1234999 - Ruins Of Church Of All Saints	Grade I	1.1 miles
	1234836 - Annesley Hall	Grade II	1.1 miles



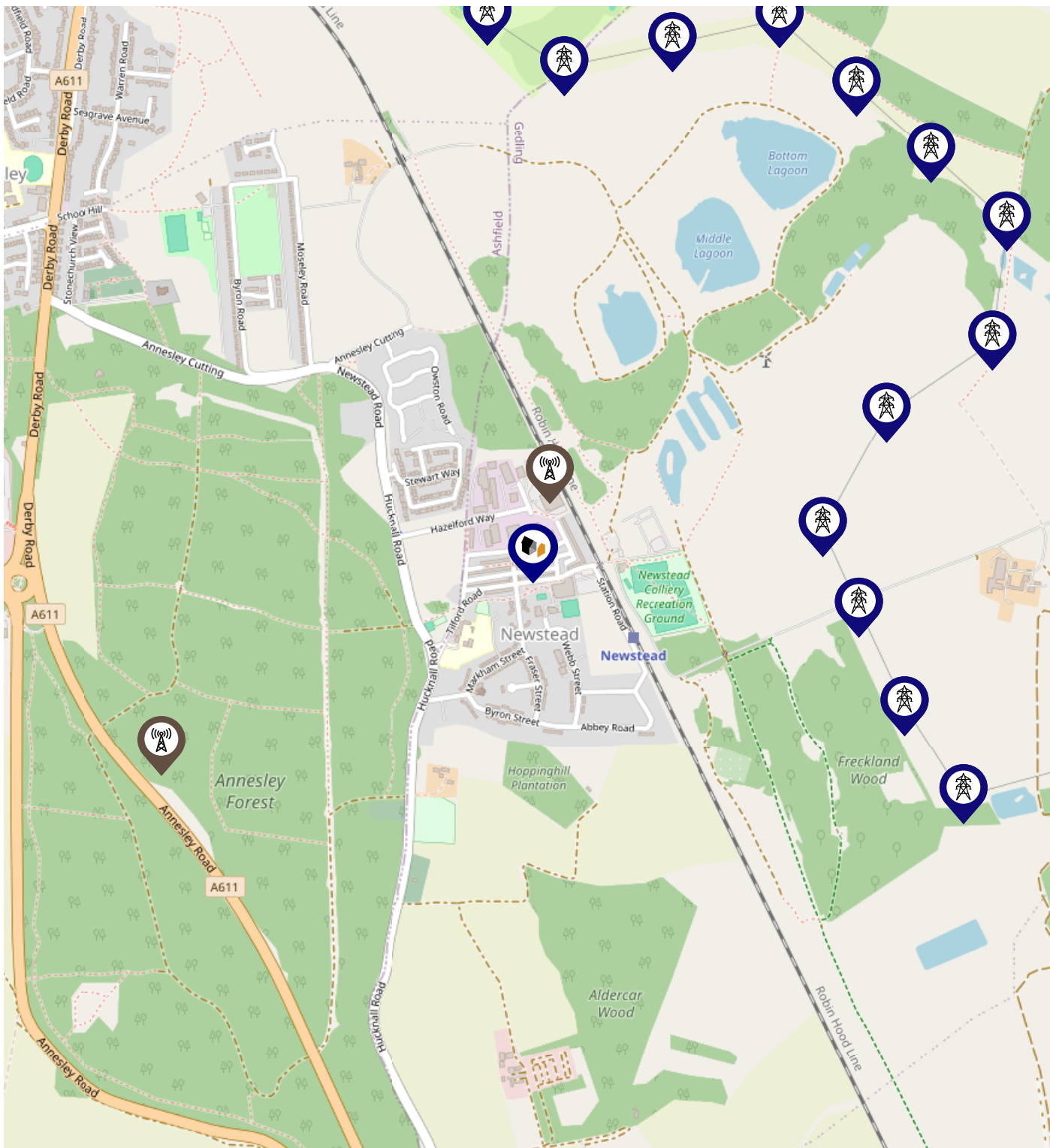
		Nursery	Primary	Secondary	College	Private
1	Newstead Primary and Nursery School Ofsted Rating: Good Pupils: 120 Distance:0.19	☐	☒	☐	☐	☐
2	Annesley Primary and Nursery School Ofsted Rating: Good Pupils: 234 Distance:0.93	☐	☒	☐	☐	☐
3	Linby-Cum-Papplewick Church of England Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:1.47	☐	☒	☐	☐	☐
4	Kingsway Primary School Ofsted Rating: Good Pupils: 306 Distance:1.64	☐	☒	☐	☐	☐
5	Kirkby Woodhouse School Ofsted Rating: Good Pupils: 417 Distance:1.69	☐	☒	☐	☐	☐
6	Pollyteach Limited Ofsted Rating: Good Pupils: 20 Distance:1.84	☐	☐	☒	☐	☐
7	The National CofE Academy Ofsted Rating: Good Pupils: 1176 Distance:1.9	☐	☐	☒	☐	☐
8	Outwood Academy Kirkby Ofsted Rating: Not Rated Pupils: 529 Distance:2.04	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Bracken Hill School Ofsted Rating: Good Pupils:0 Distance:2.05	☐	☐	☒	☐	☐
	Morven Park Primary and Nursery School Ofsted Rating: Good Pupils: 462 Distance:2.05	☐	☒	☐	☐	☐
	Abbey Hill Primary & Nursery Ofsted Rating: Good Pupils:0 Distance:2.06	☐	☒	☐	☐	☐
	Holy Cross Primary Catholic Voluntary Academy Ofsted Rating: Good Pupils: 223 Distance:2.19	☐	☒	☐	☐	☐
	Leen Mills Primary School Ofsted Rating: Good Pupils: 346 Distance:2.19	☐	☒	☐	☐	☐
	Hucknall National Church of England Primary School Ofsted Rating: Good Pupils: 418 Distance:2.2	☐	☒	☐	☐	☐
	Hillside Primary and Nursery School Ofsted Rating: Good Pupils: 467 Distance:2.24	☐	☒	☐	☐	☐
	The West Park Academy Ofsted Rating: Good Pupils: 247 Distance:2.43	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

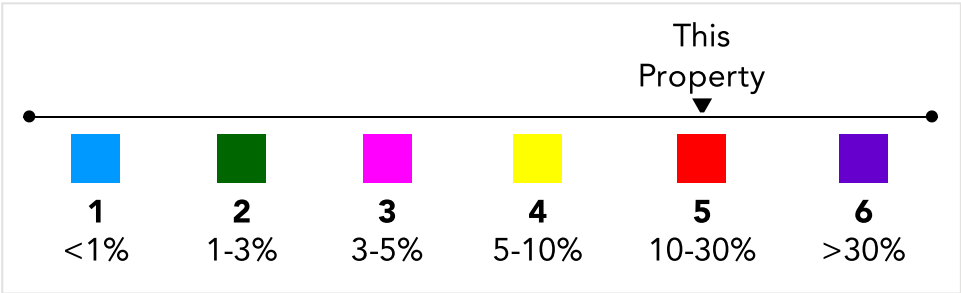
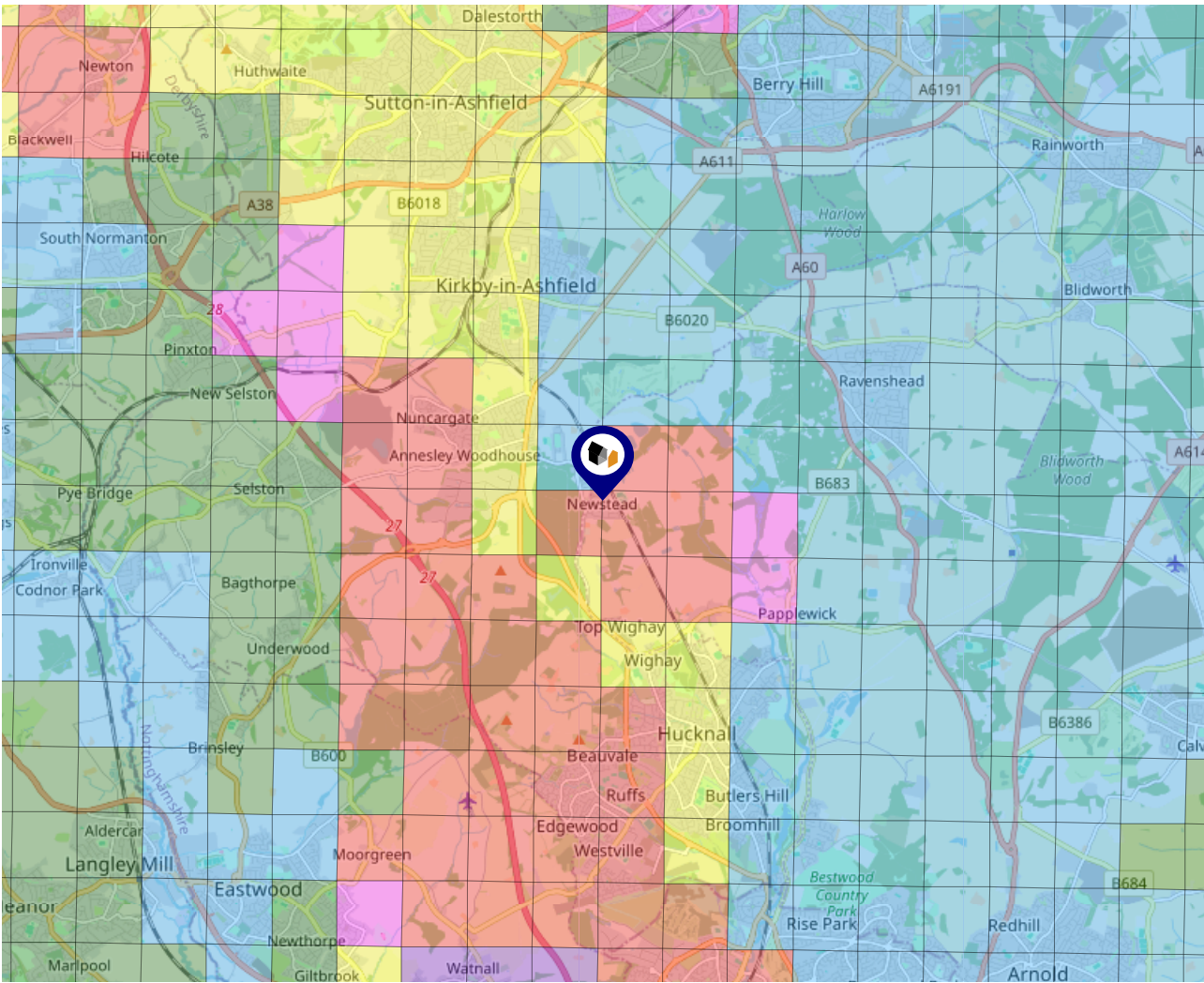


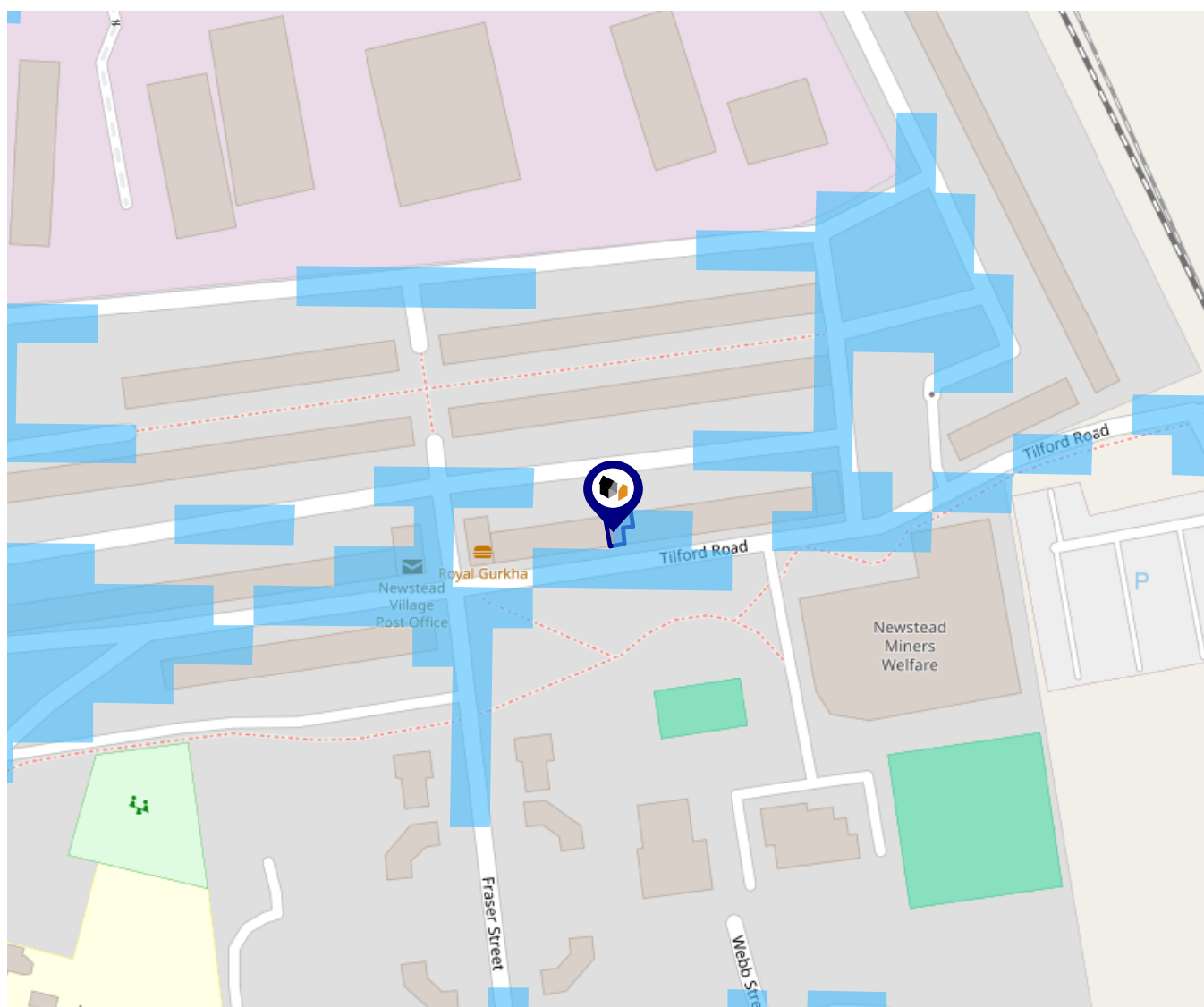
Key:

-  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).



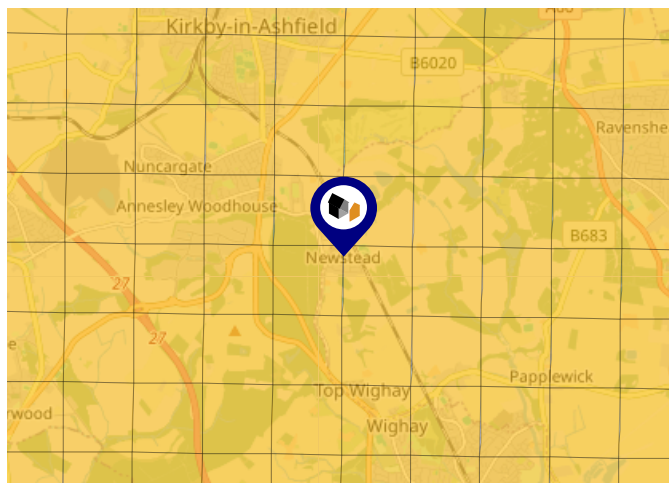


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

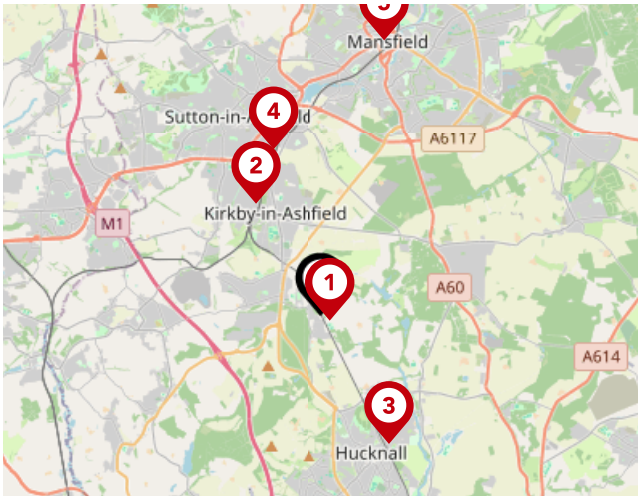
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



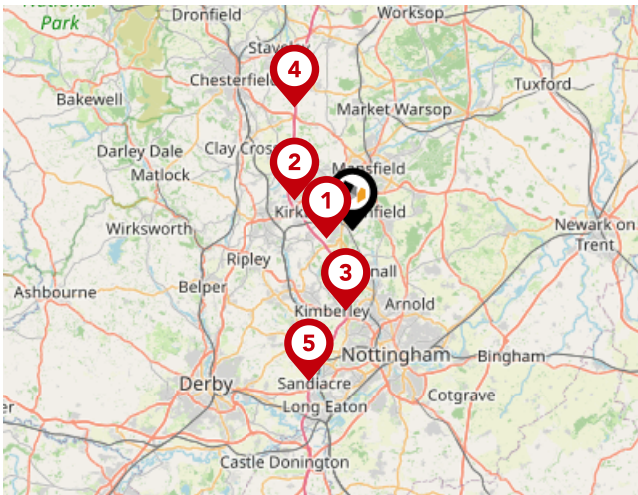
Primary Classifications (Most Common Clay Types)

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



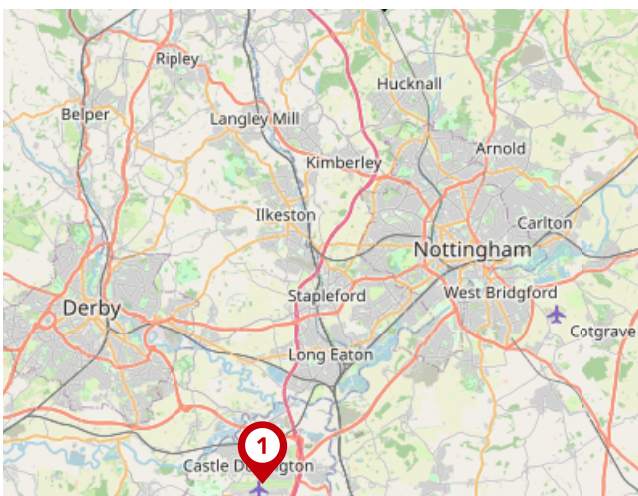
National Rail Stations

Pin	Name	Distance
1	Newstead Rail Station	0.17 miles
2	Kirkby in Ashfield Rail Station	2.29 miles
3	Hucknall Rail Station	2.58 miles
4	Sutton Parkway Rail Station	3.07 miles
5	Mansfield Rail Station	5.02 miles



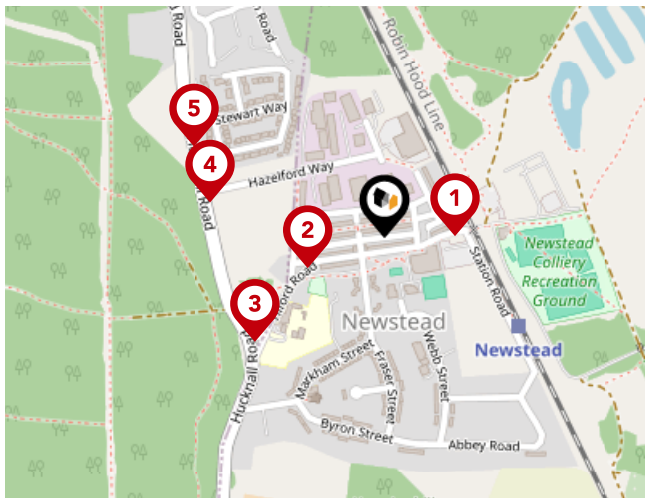
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	1.88 miles
2	M1 J28	4.62 miles
3	M1 J26	5.71 miles
4	M1 J29	9.67 miles
5	M1 J25	11.18 miles



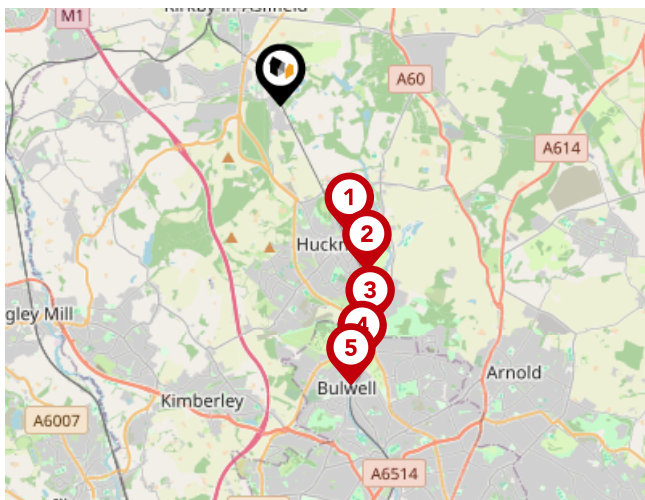
Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	17.43 miles



Bus Stops/Stations

Pin	Name	Distance
1	Annesley Tilford Road	0.07 miles
2	Annesley Tilford Road	0.09 miles
3	Triangle	0.18 miles
4	Hazelford Way	0.19 miles
5	Stewart Way	0.23 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	2.59 miles
2	Butler's Hill Tram Stop	3.31 miles
3	Moor Bridge Tram Stop	4.23 miles
4	Bulwell Forest Tram Stop	4.77 miles
5	Bulwell Tram Stop	5.1 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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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