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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



WHEATGRASS ROAD, BEESTON, NOTTINGHAM, NG9

Martin & Co. Beeston

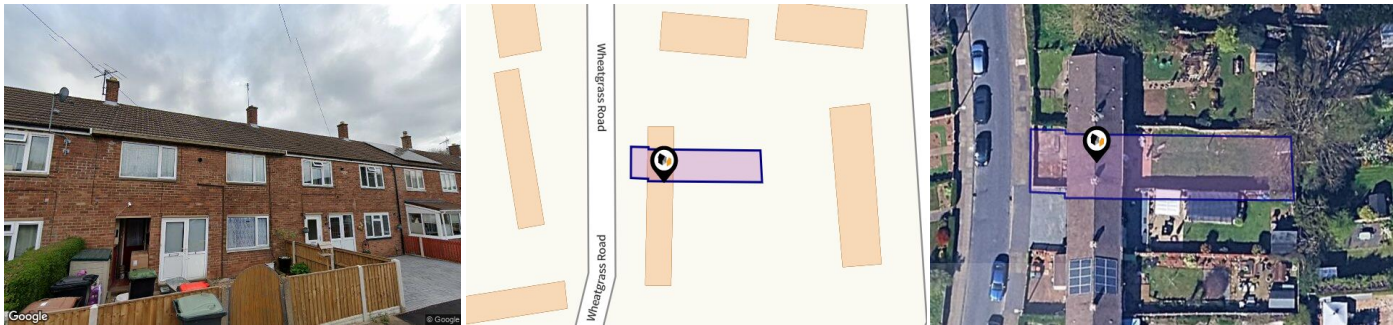
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





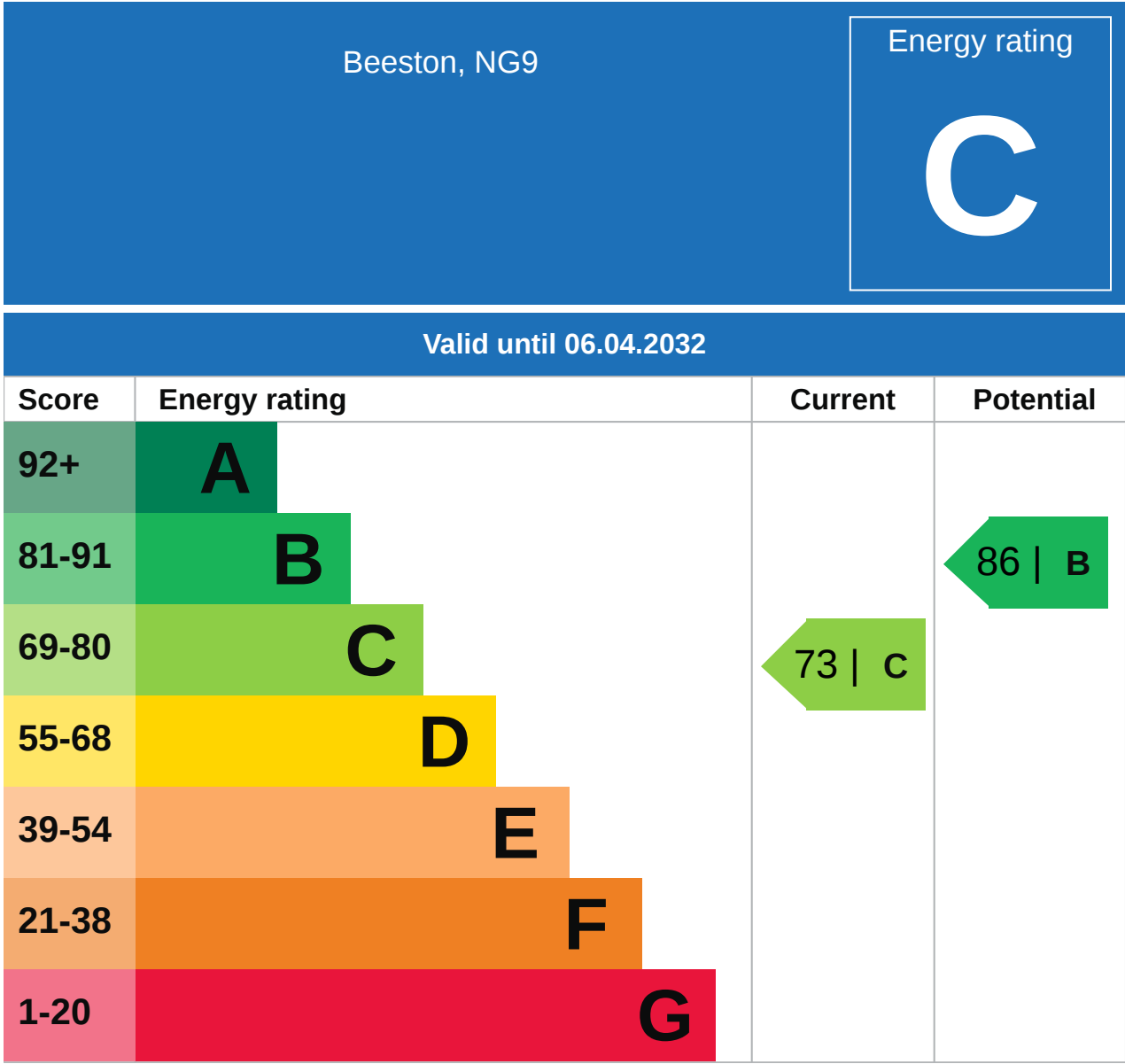
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,745		
Title Number:	NT308376		

Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	1 mb/s	60 mb/s	1800 mb/s
• Surface Water	Low			

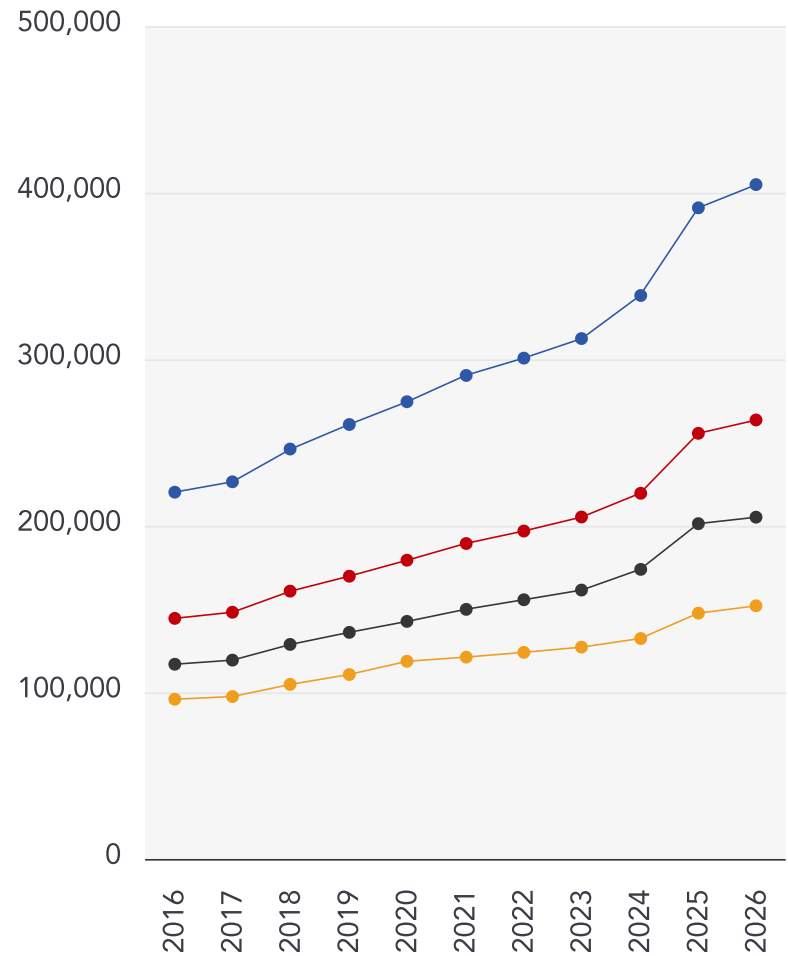
Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
O ₂	EE	3	O	BT	sky	Virgin media



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
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:	81 m ²

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



Detached

+83.86%

Semi-Detached

+82.47%

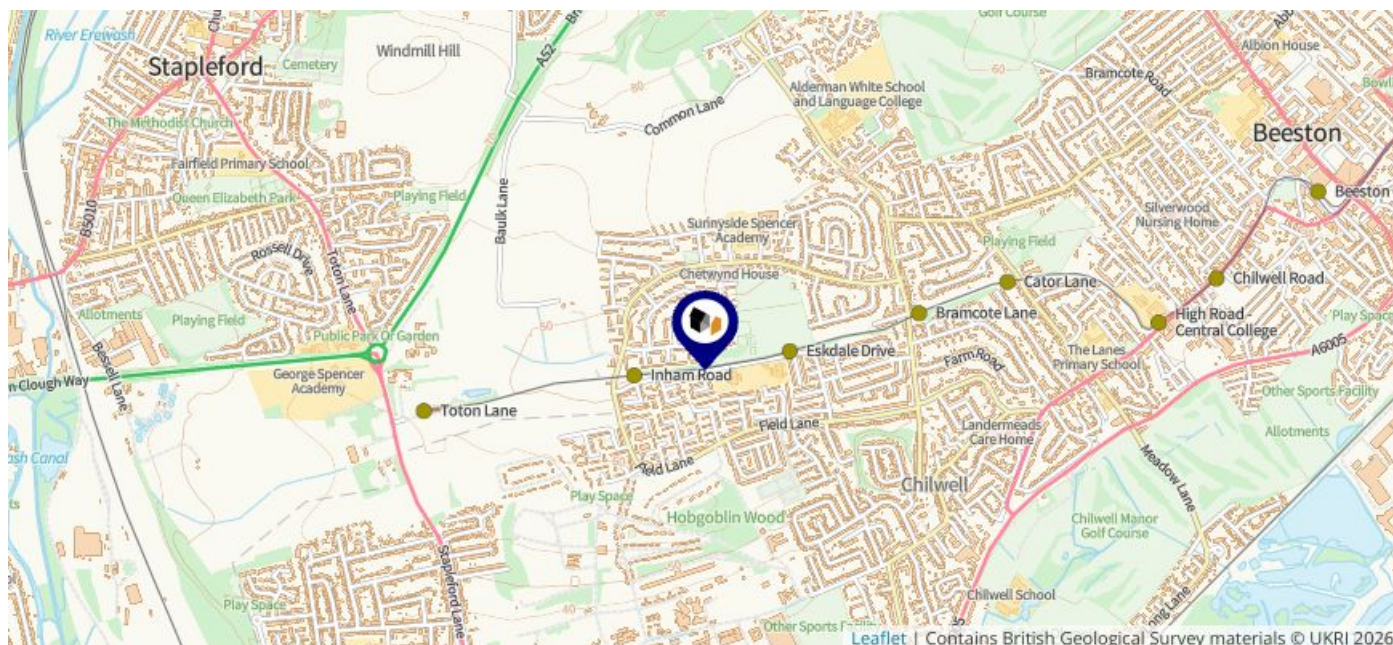
Terraced

+75.52%

Flat

+58.5%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

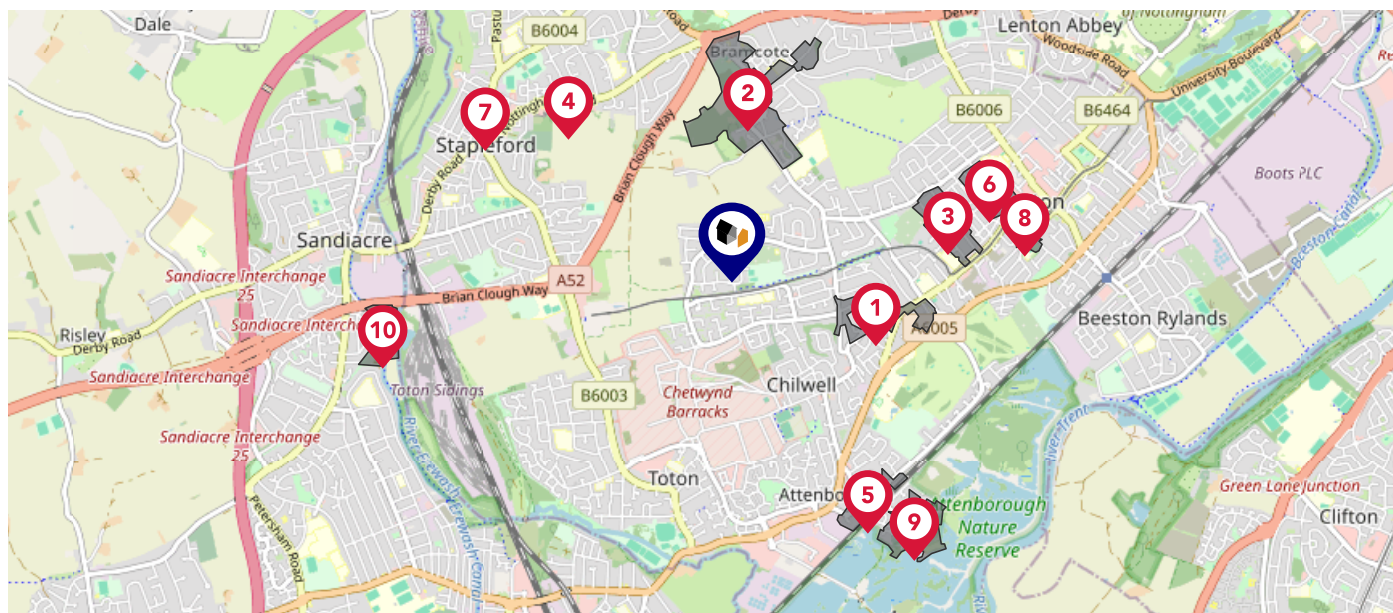
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

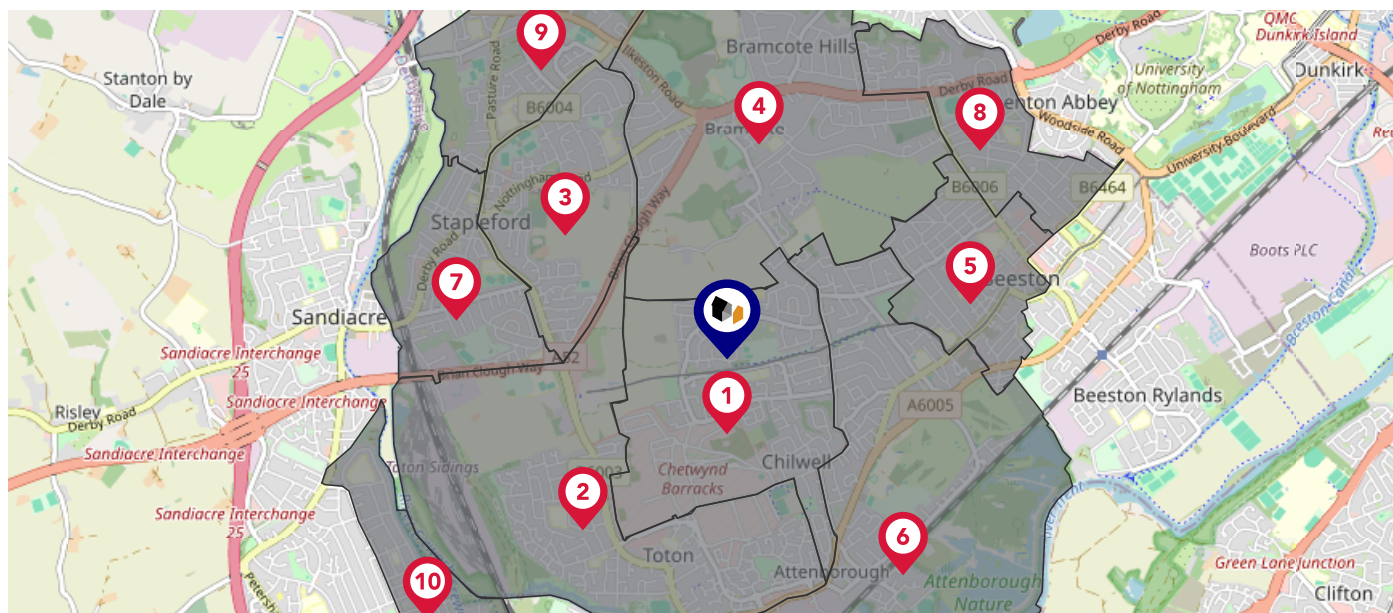
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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



Chilwell West Ward



Toton & Chilwell Meadows Ward



Stapleford South East Ward



Bramcote Ward



Beeston West Ward



Attenborough & Chilwell East Ward



Stapleford South West Ward



Beeston North Ward

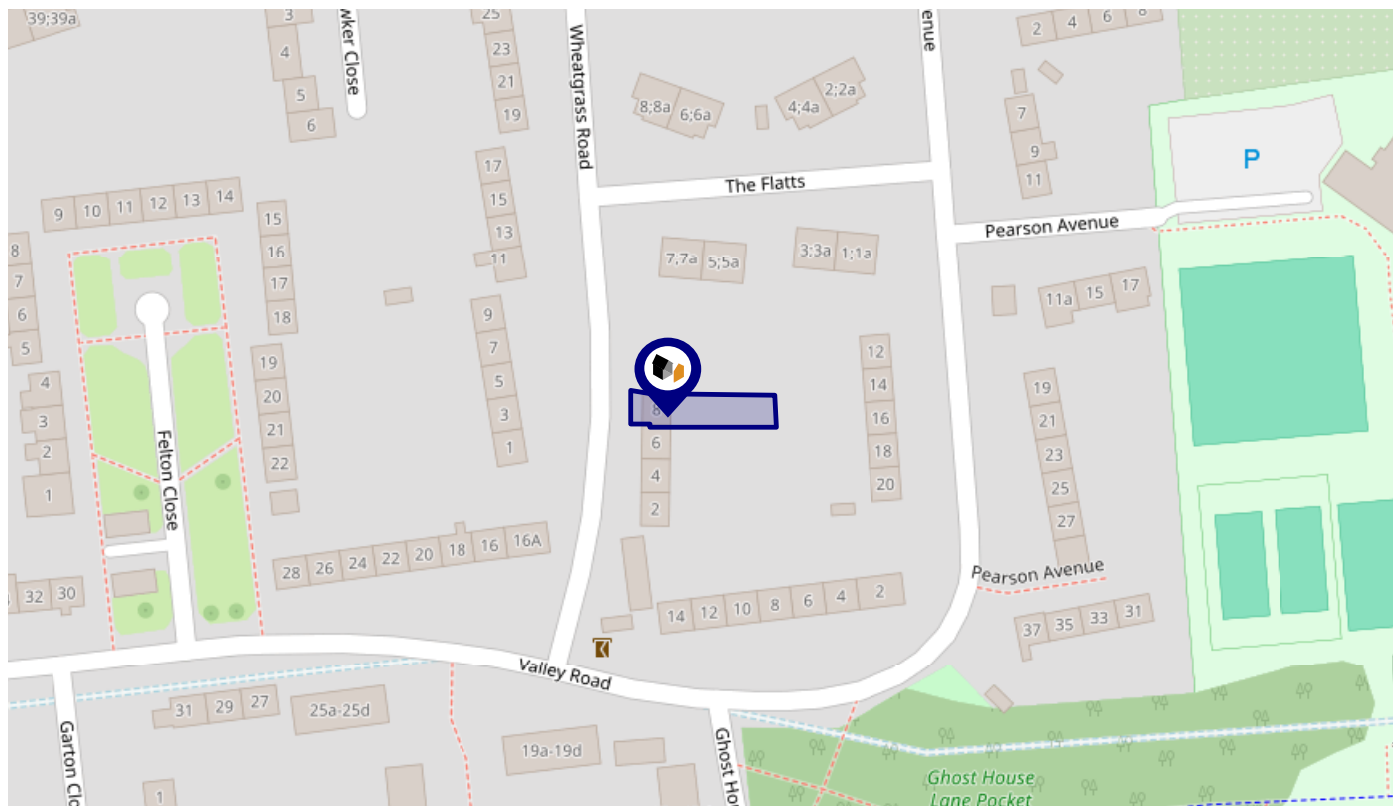


Stapleford North Ward



Derby Road East 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.

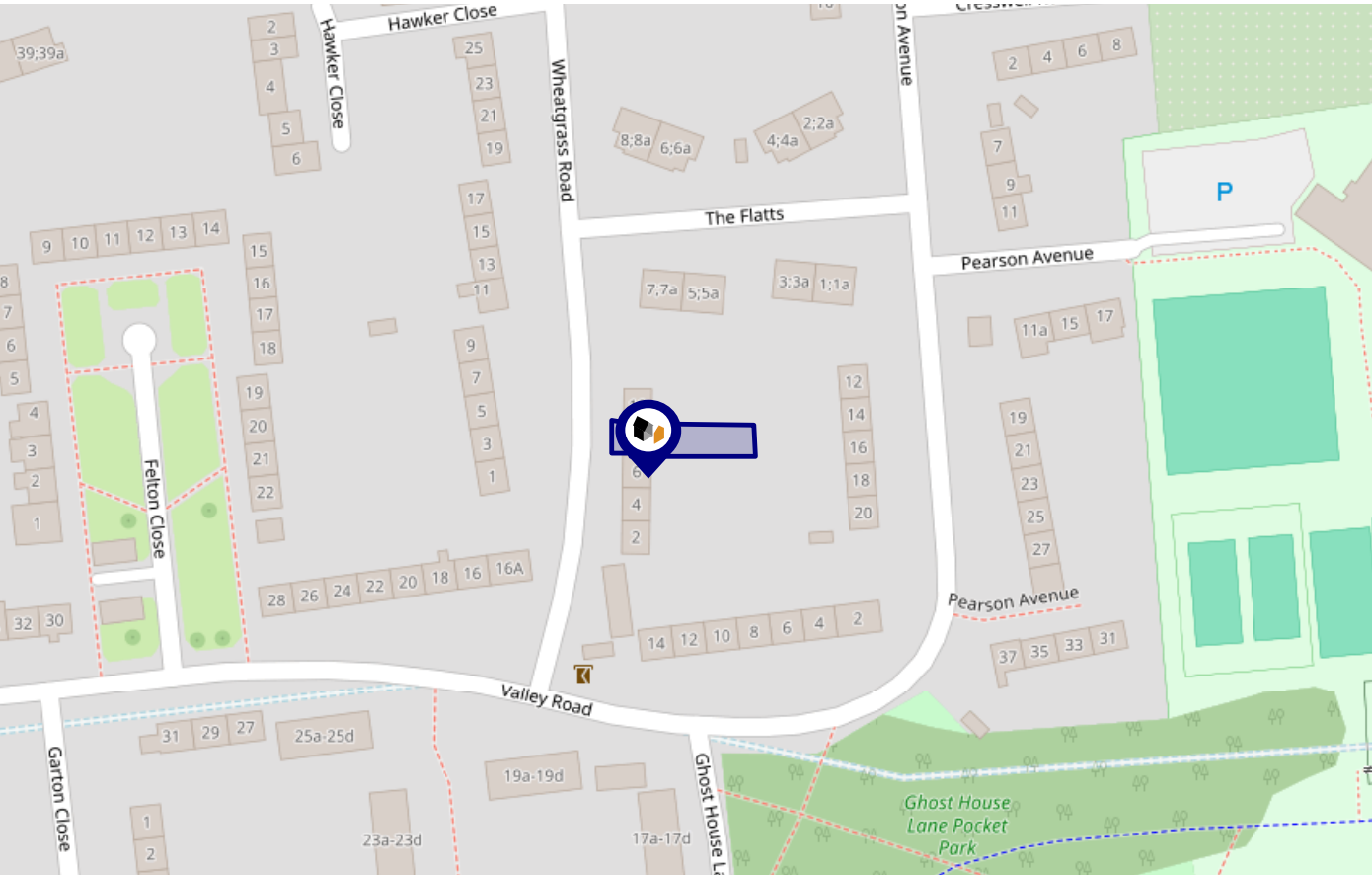
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

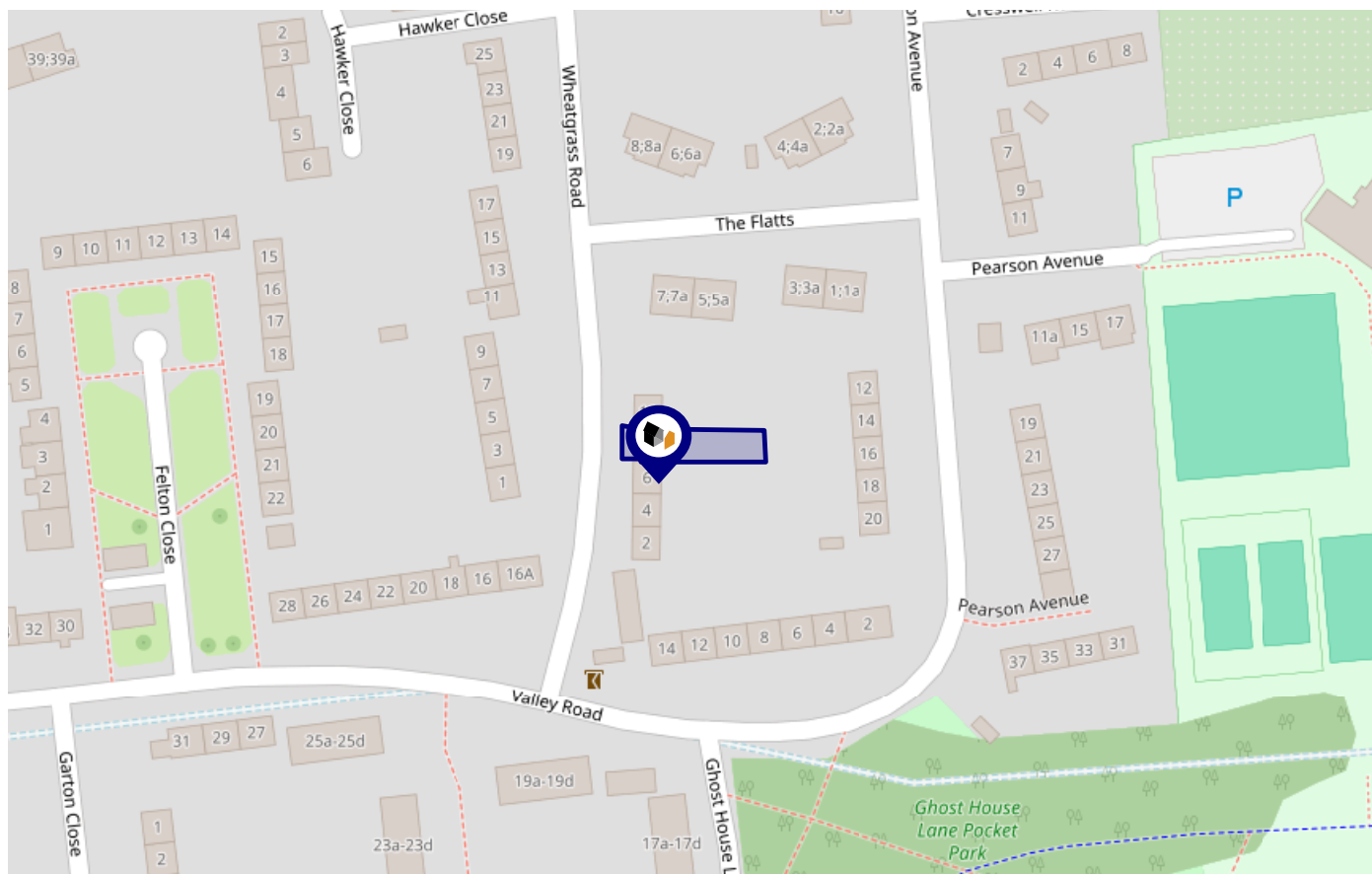
Chance of flooding to the following depths at this property:



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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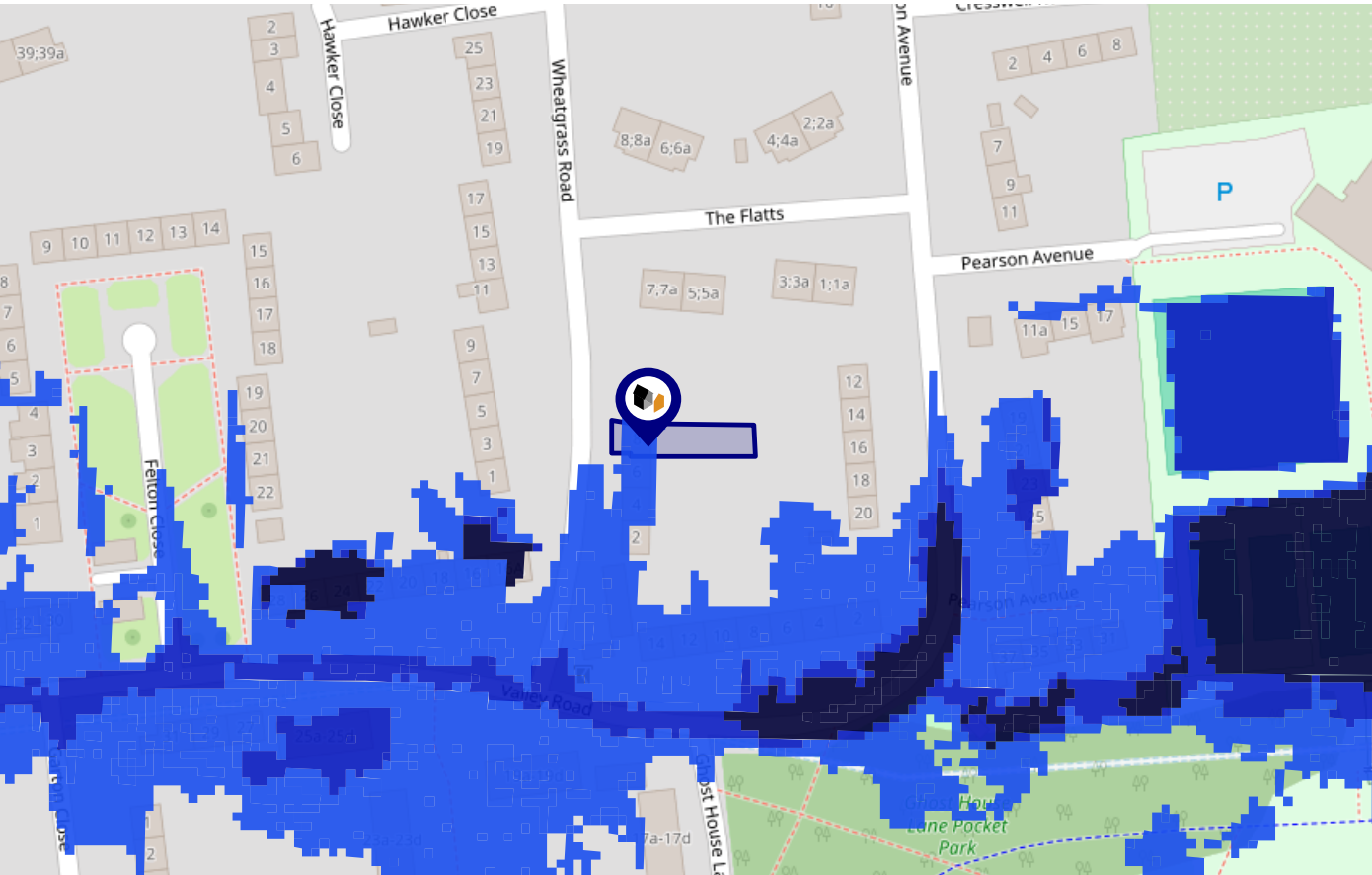
Chance of flooding to the following depths at this property:



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.

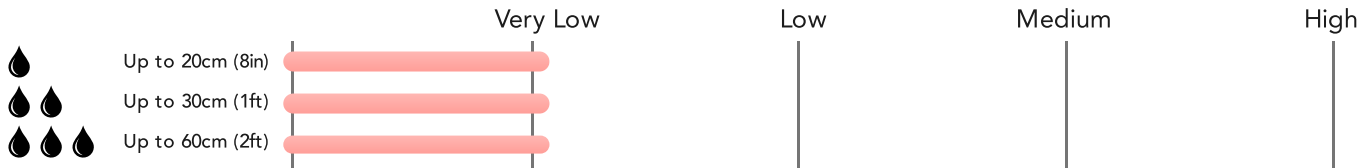


Risk Rating: Low

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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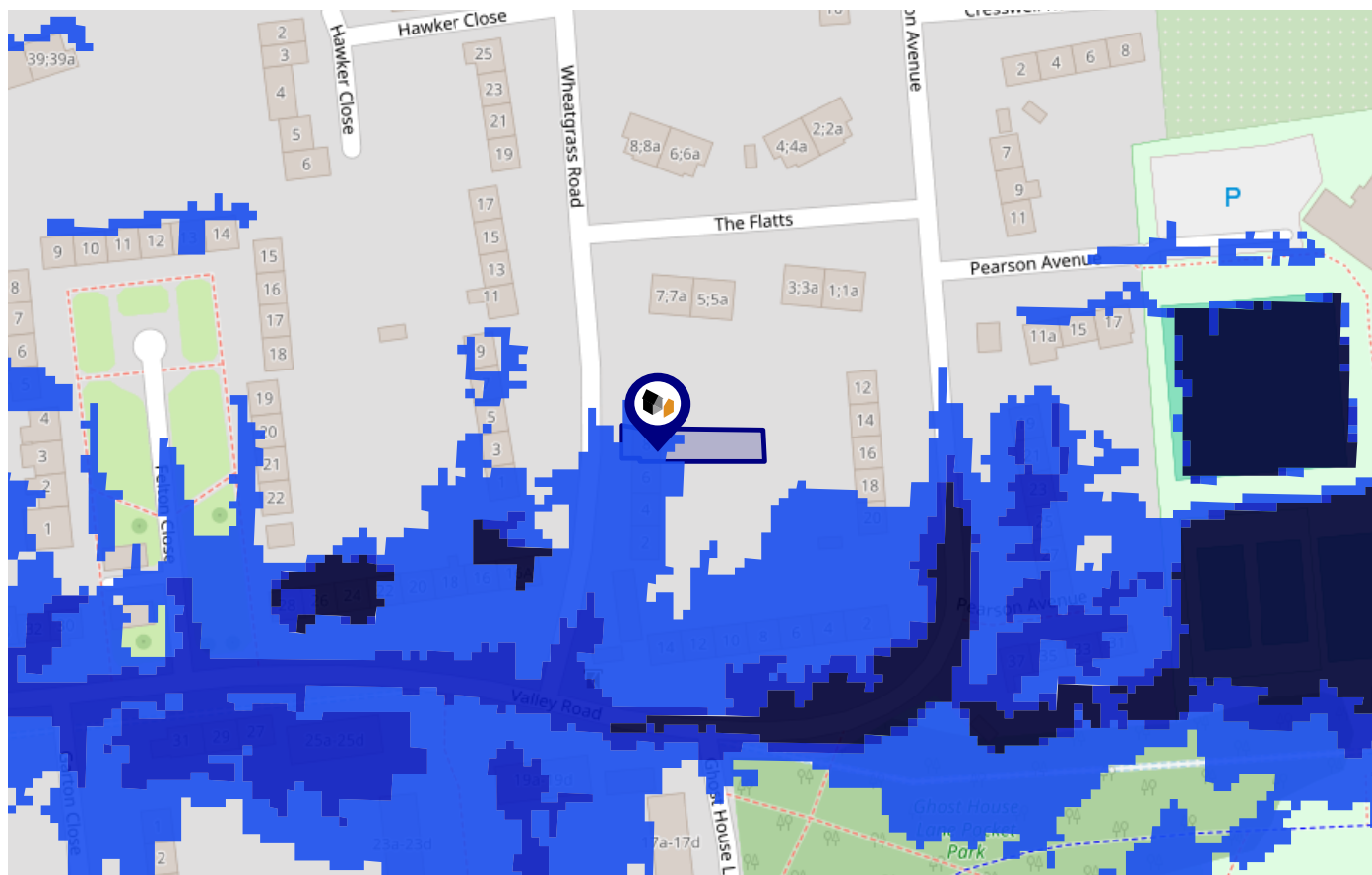
Chance of flooding to the following depths at this property:



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: Low

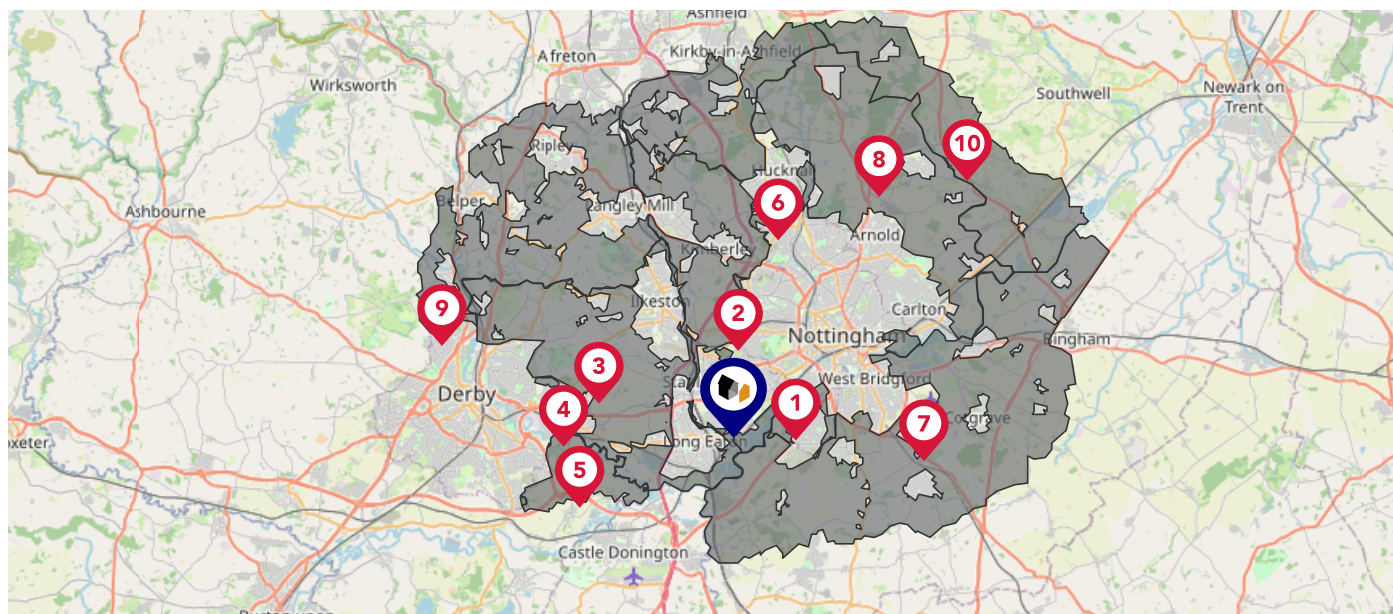
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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 - Broxtowe

2

Derby and Nottingham Green Belt - Nottingham

3

Derby and Nottingham Green Belt - Erewash

4

Derby and Nottingham Green Belt - Derby

5

Derby and Nottingham Green Belt - South Derbyshire

6

Derby and Nottingham Green Belt - Ashfield

7

Derby and Nottingham Green Belt - Rushcliffe

8

Derby and Nottingham Green Belt - Gedling

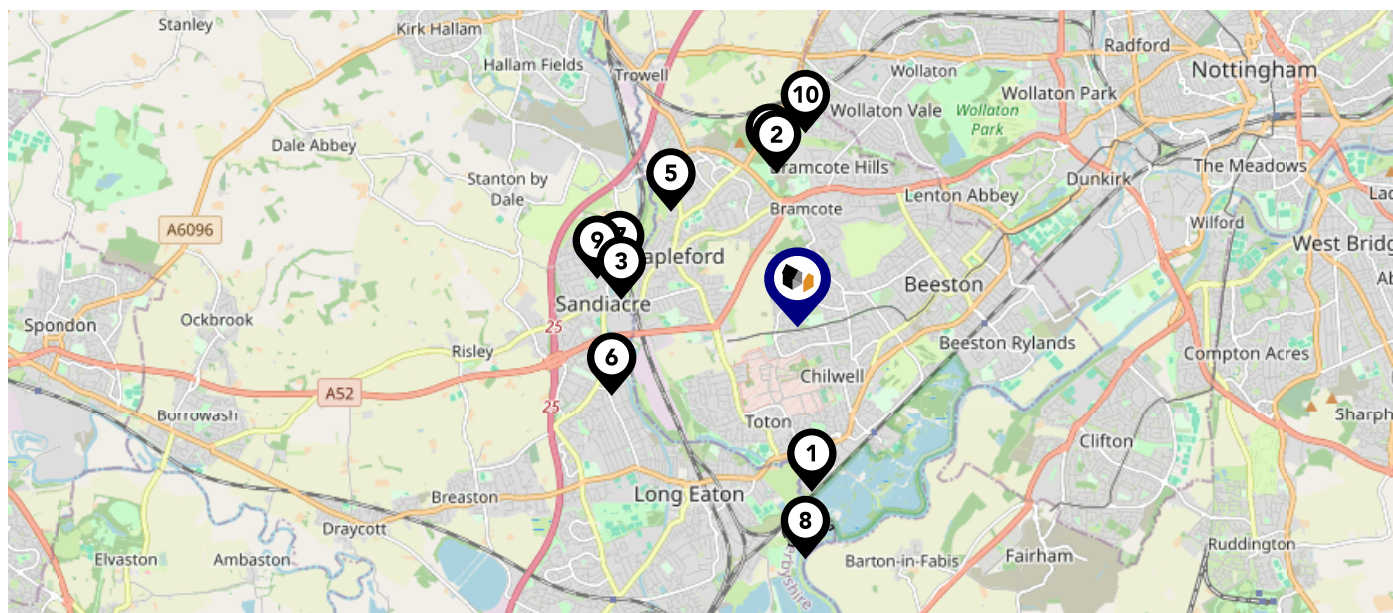
9

Derby and Nottingham Green Belt - Amber Valley

10

Derby and Nottingham Green Belt - Newark and Sherwood

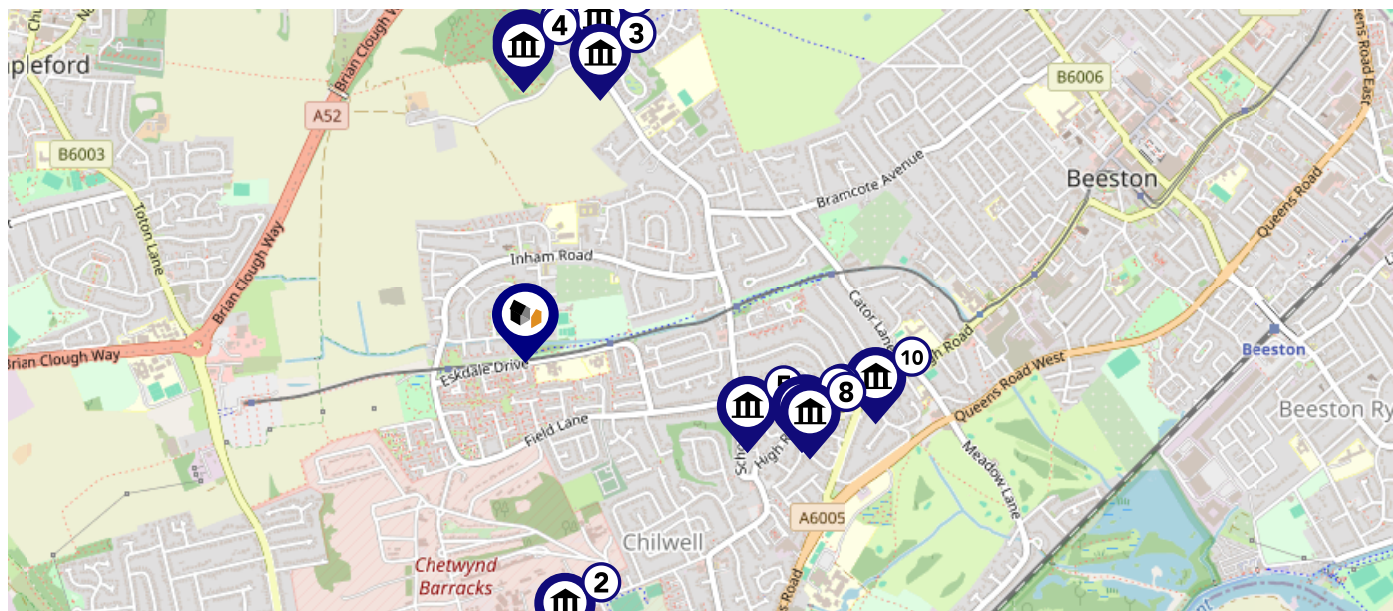
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



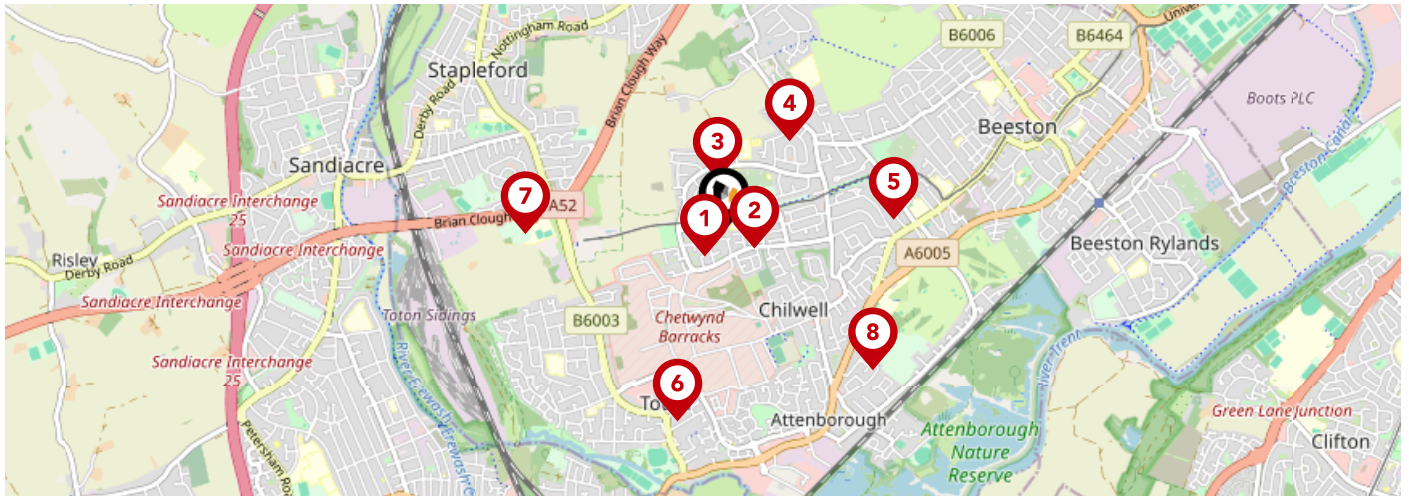
Nearby Landfill Sites

1	MOD Barton Lane, Chilwell-Barton Lane, Chilwell, Nottingham, Nottinghamshire	Historic Landfill	
2	EA/EPR/JP3393CZ/V002	Active Landfill	
3	S.W. Bailey and Sons-Apex Works, Town Street, Sandiacre	Historic Landfill	
4	Bramcote Quarry/Coventry Lane Quarry-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	
5	New Road/Moorbridge Road, Stapleford-Former Landfill Site, New Road/Moorbridge Lane, Stapleford, Nottinghamshire	Historic Landfill	
6	Disused Canal-Longmoor Lane, Long Eaton, Derbyshire	Historic Landfill	
7	Church Farm-Ilkeston Road, Sandiacre, Nottingham	Historic Landfill	
8	Attenborough Pit-Long Lane, Attenborough, Beeston, Nottinghamshire	Historic Landfill	
9	Lime Lane Tip-Morley	Historic Landfill	
10	Moor Lane-Moor Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	

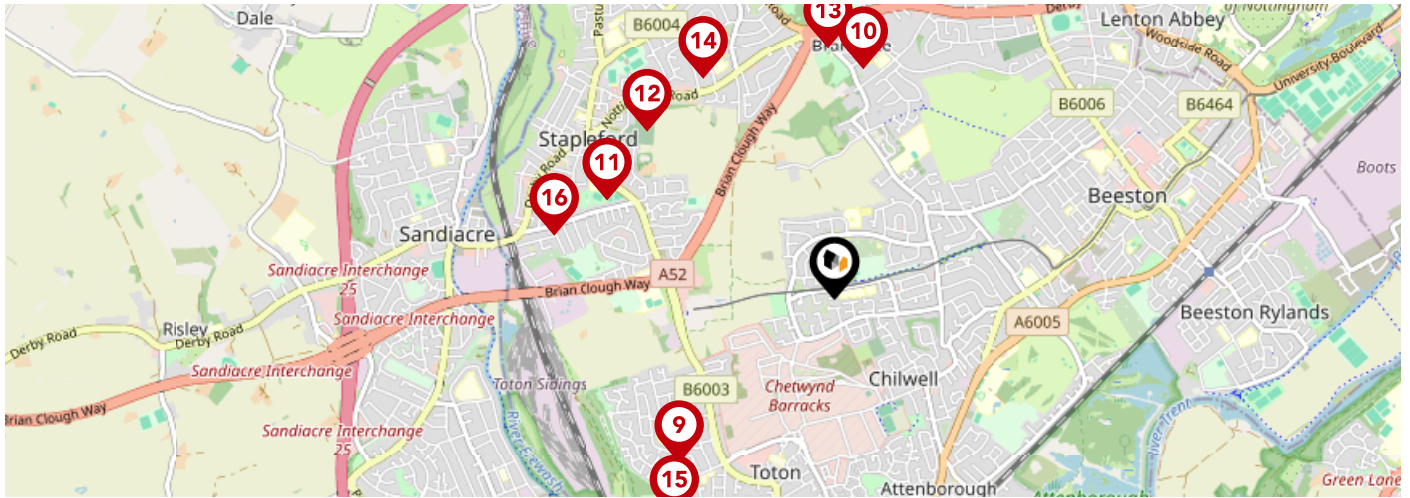
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1248202 - Stables And Coach House At Southfield House	Grade II	0.6 miles
	1263868 - Memorial To Workers Of National Filling Factory No.6, Chilwell	Grade II	0.6 miles
	1248244 - The Grove	Grade II	0.6 miles
	1247960 - Southfield House And The Cottage And Boundary Wall	Grade II	0.6 miles
	1263872 - 35, Hallams Lane	Grade II	0.6 miles
	1248126 - Stone Croft	Grade II	0.7 miles
	1248133 - Bramcote Manor Gateway And Walls And Adjoining Shed	Grade II	0.7 miles
	1277995 - The Meads	Grade II	0.7 miles
	1247924 - Red Lion Cottage	Grade II	0.7 miles
	1248110 - Ferndale Cottage And Adjoining Pump And Stable	Grade II	0.8 miles

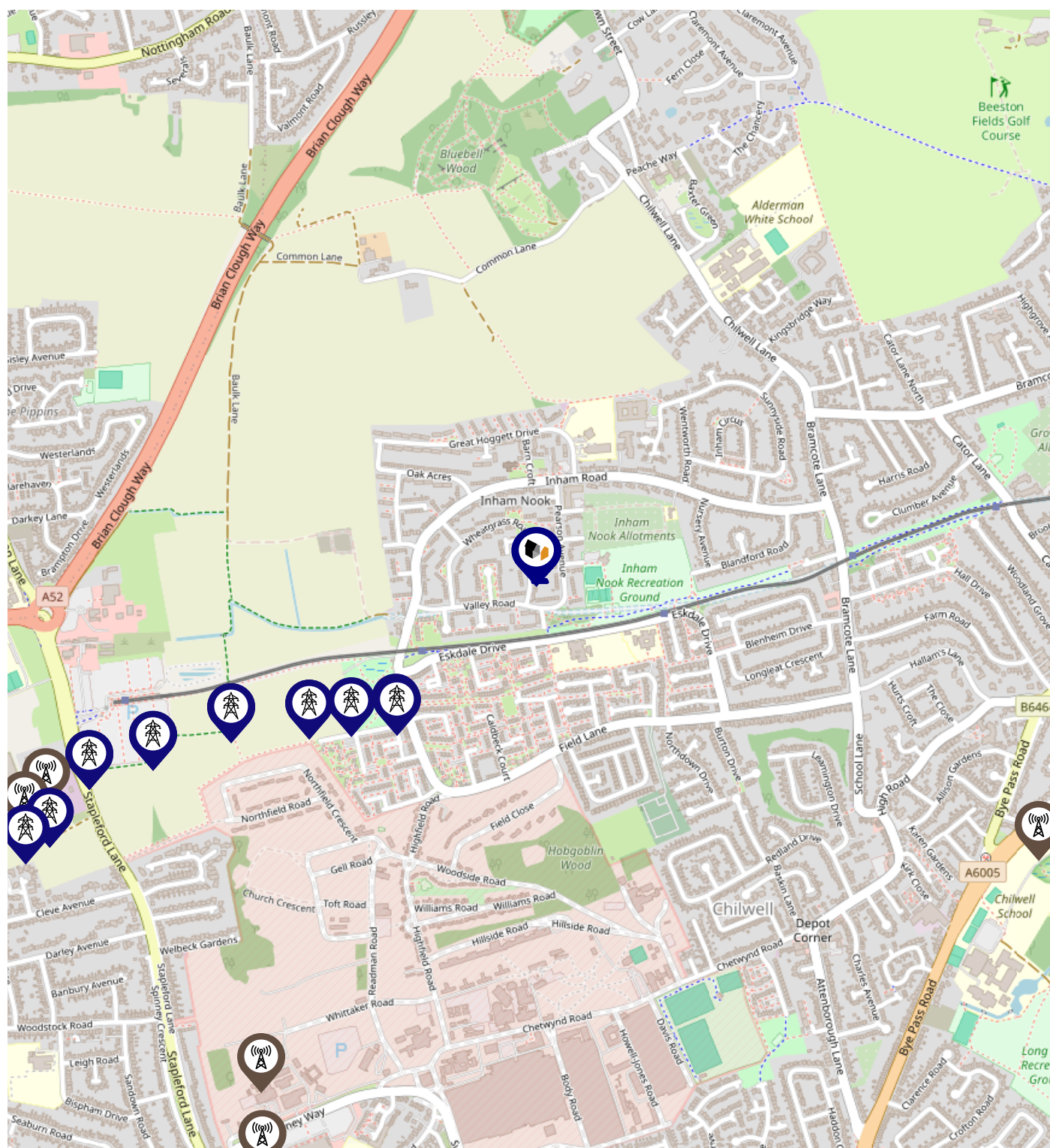


		Nursery	Primary	Secondary	College	Private
1	Eskdale Junior School Ofsted Rating: Outstanding Pupils: 251 Distance:0.14	☐	☒	☐	☐	☐
2	Alderman Pounder Infant and Nursery School Ofsted Rating: Good Pupils: 207 Distance:0.16	☐	☒	☐	☐	☐
3	Sunnyside Spencer Academy Ofsted Rating: Good Pupils: 215 Distance:0.23	☐	☒	☐	☐	☐
4	Alderman White School Ofsted Rating: Good Pupils: 770 Distance:0.5	☐	☐	☒	☐	☐
5	The Lanes Primary School Ofsted Rating: Good Pupils: 591 Distance:0.76	☐	☒	☐	☐	☐
6	Chetwynd Spencer Academy Ofsted Rating: Outstanding Pupils: 420 Distance:0.88	☐	☒	☐	☐	☐
7	George Spencer Academy Ofsted Rating: Good Pupils: 1658 Distance:0.89	☐	☐	☒	☐	☐
8	Chilwell School Ofsted Rating: Good Pupils: 1069 Distance:0.91	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Toton Bispham Drive Junior School Ofsted Rating: Good Pupils: 232 Distance:1.01	☐	☒	☐	☐	☐
	Bramcote CofE Primary School Ofsted Rating: Good Pupils: 200 Distance:1.04	☐	☒	☐	☐	☐
	Fairfield Spencer Academy Ofsted Rating: Good Pupils: 646 Distance:1.11	☐	☒	☐	☐	☐
	St John's CofE Primary School Ofsted Rating: Good Pupils: 95 Distance:1.12	☐	☒	☐	☐	☐
	Foxwood Academy Ofsted Rating: Good Pupils: 112 Distance:1.13	☐	☐	☒	☐	☐
	Wadsworth Fields Primary School Ofsted Rating: Good Pupils: 291 Distance:1.15	☐	☒	☐	☐	☐
	Toton Banks Road Infant and Nursery School Ofsted Rating: Good Pupils: 179 Distance:1.21	☐	☒	☐	☐	☐
	William Lilley Infant and Nursery School Ofsted Rating: Good Pupils: 172 Distance:1.28	☐	☒	☐	☐	☐

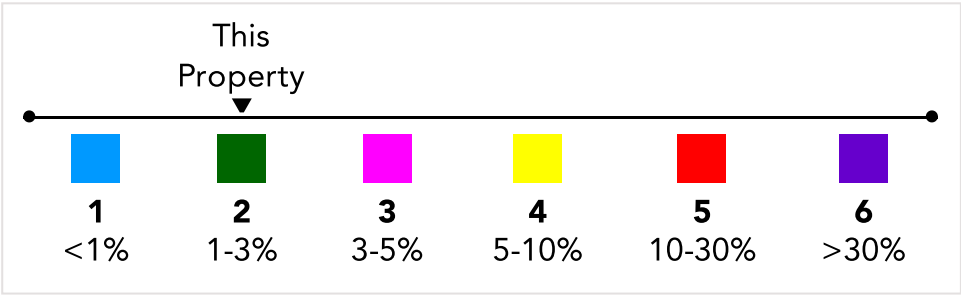
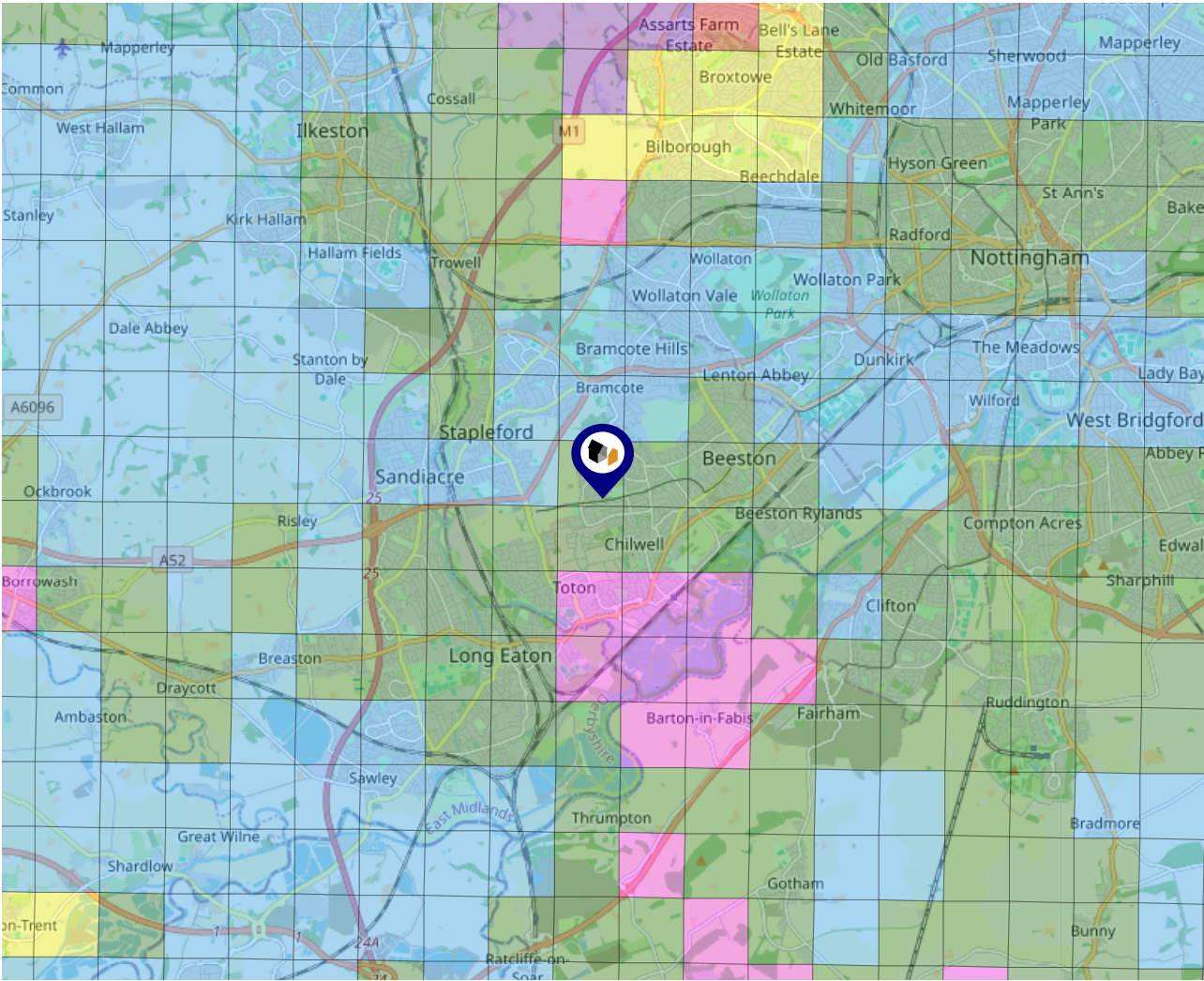
MARTIN&CO

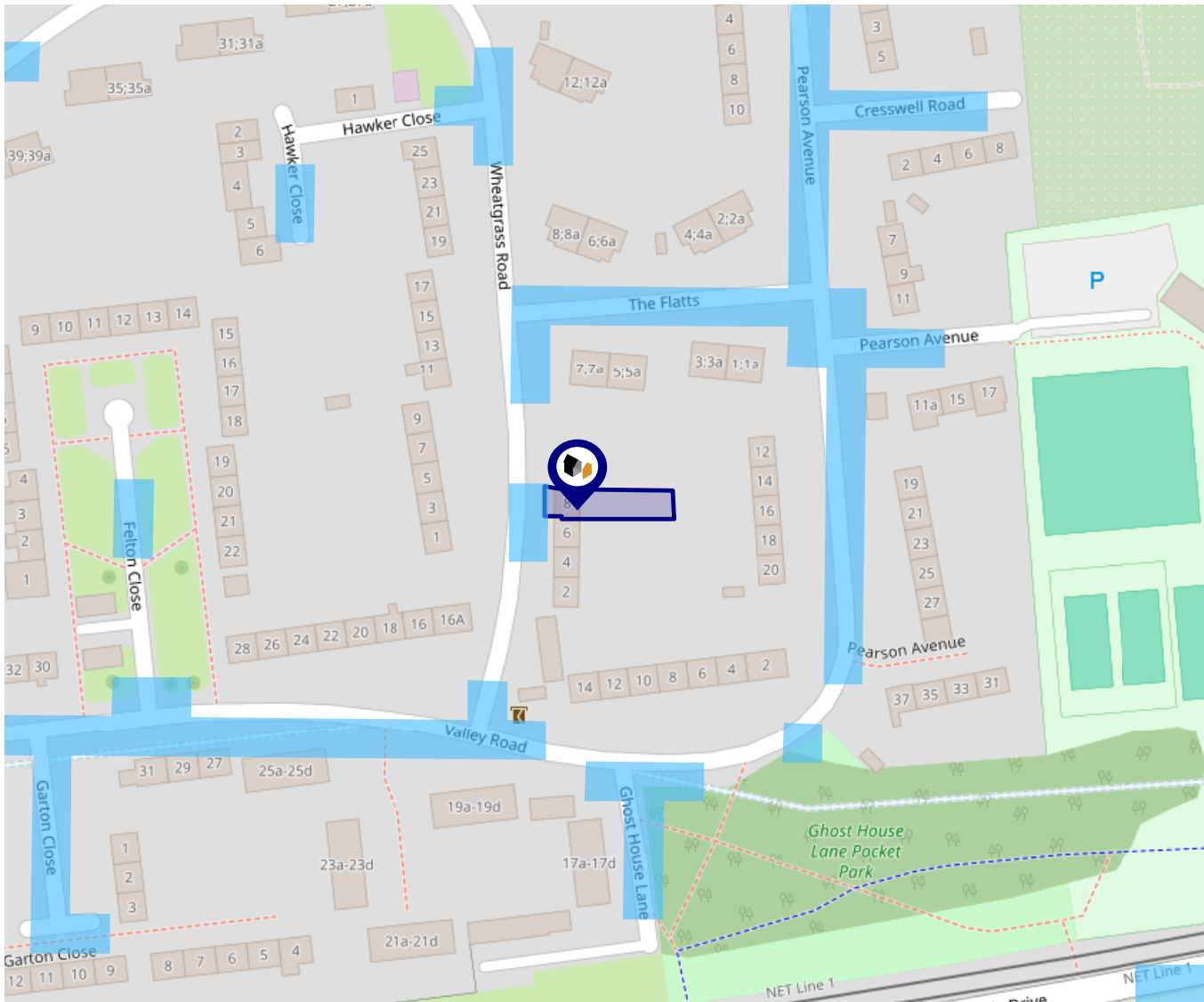


- Power Pylons
- Communication Masts

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).



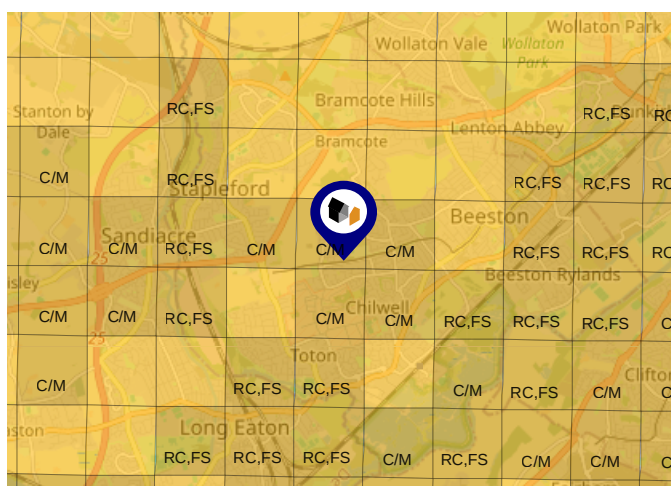


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

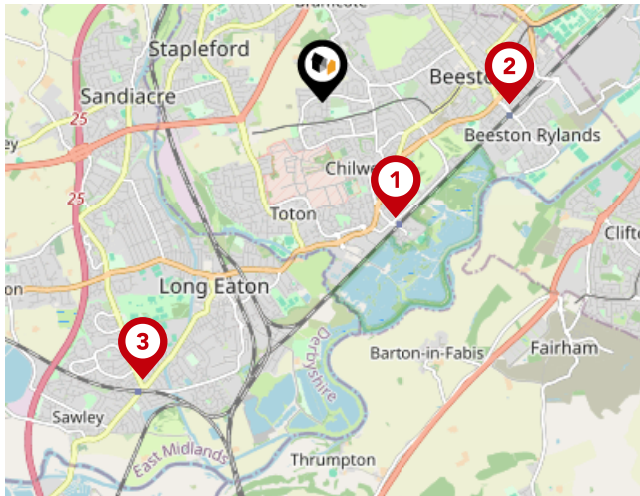
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



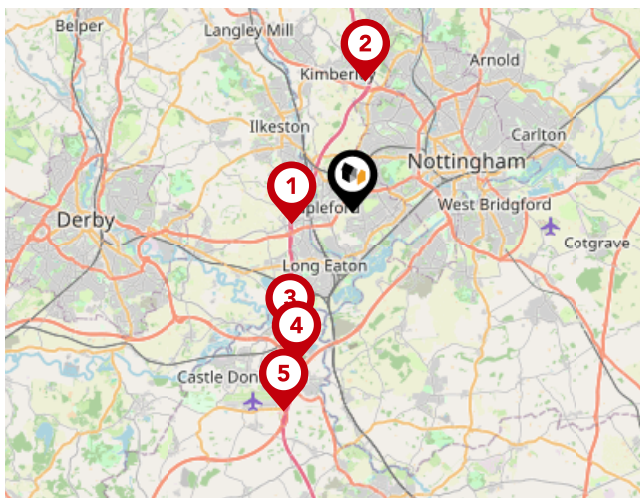
Primary Classifications (Most Common Clay Types)

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



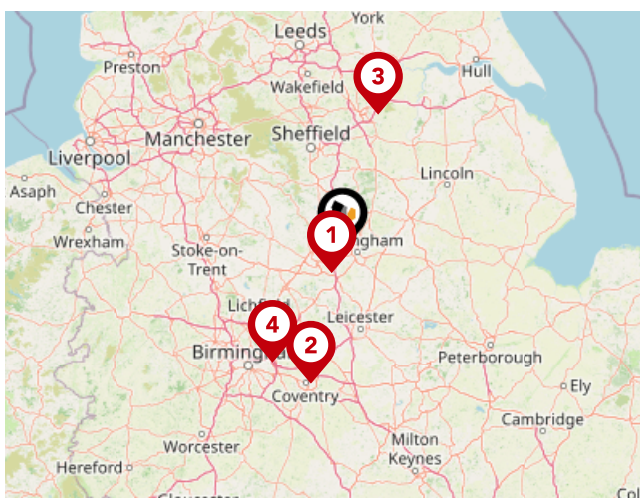
National Rail Stations

Pin	Name	Distance
1	Attenborough Rail Station	1.22 miles
2	Beeston Rail Station	1.67 miles
3	Long Eaton Rail Station	2.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	2.2 miles
2	M1 J26	4.72 miles
3	M1 J24A	4.91 miles
4	M1 J24	5.72 miles
5	M1 J23A	7.51 miles

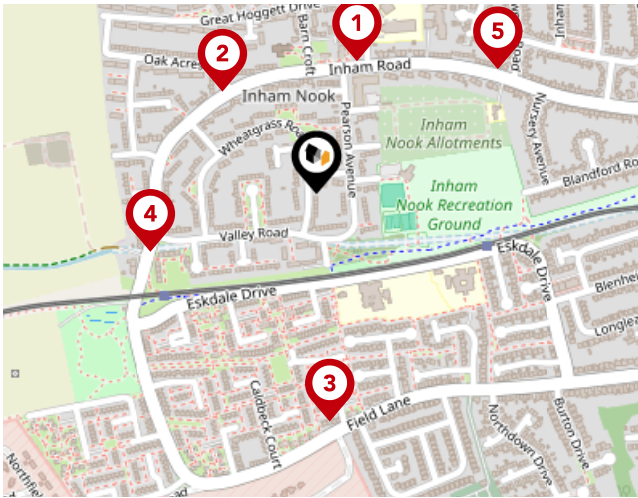


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.38 miles
2	Baginton	39.43 miles
3	Finningley	39.94 miles
4	Birmingham Airport	38.19 miles

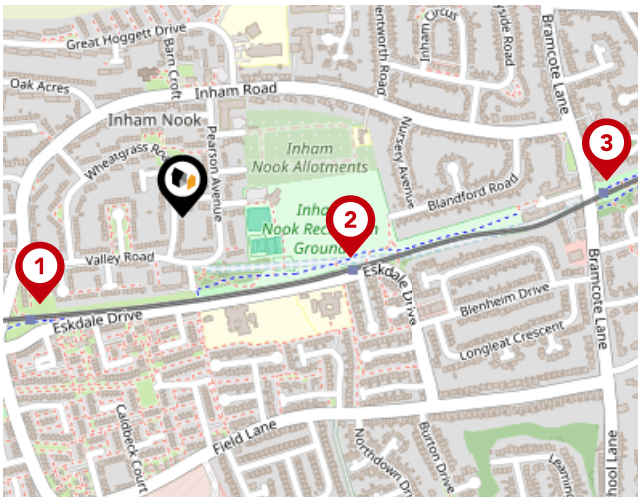
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Great Hoggett Drive	0.16 miles
2	Oak Acres	0.16 miles
3	Kirkbride Court	0.26 miles
4	Valley Road	0.2 miles
5	Wentworth Road	0.25 miles



Local Connections

Pin	Name	Distance
1	Inham Road	0.19 miles
2	Eskdale Drive	0.19 miles
3	Sandby Court	0.48 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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Martin & Co. Beeston

23 Wollaton Road Beeston Nottingham

NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com

