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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th September 2026



SPRING LANE, FARNSFIELD, NEWARK, NG22

Alasdair Morrison & Mundys

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amorrison-mundys.net

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Property Overview



street-view-image



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band D		
Annual Estimate:	£2,682		
Title Number:	NT324478		

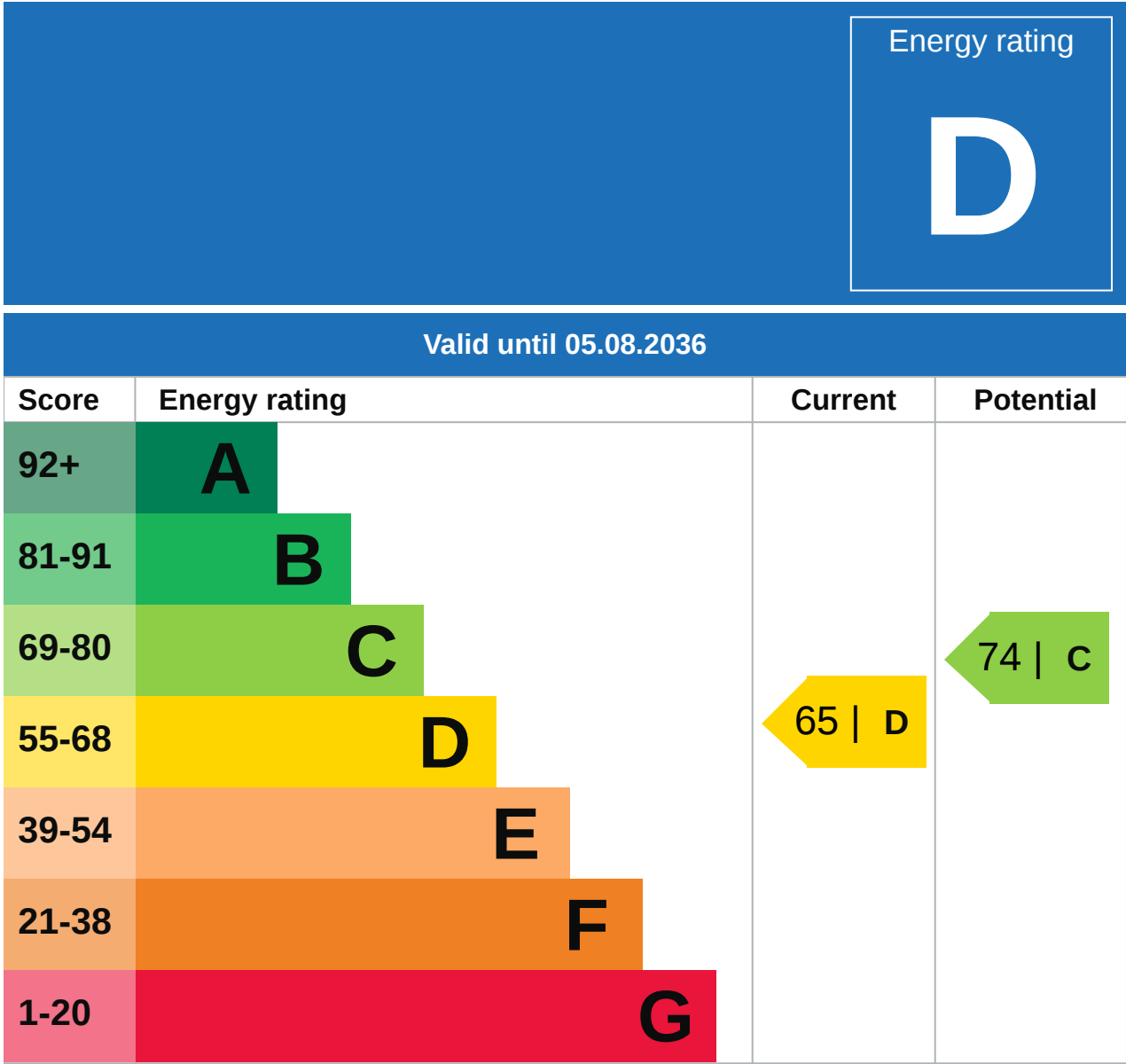
Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	56	1800
• Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Property

EPC - Certificate



Additional EPC Data

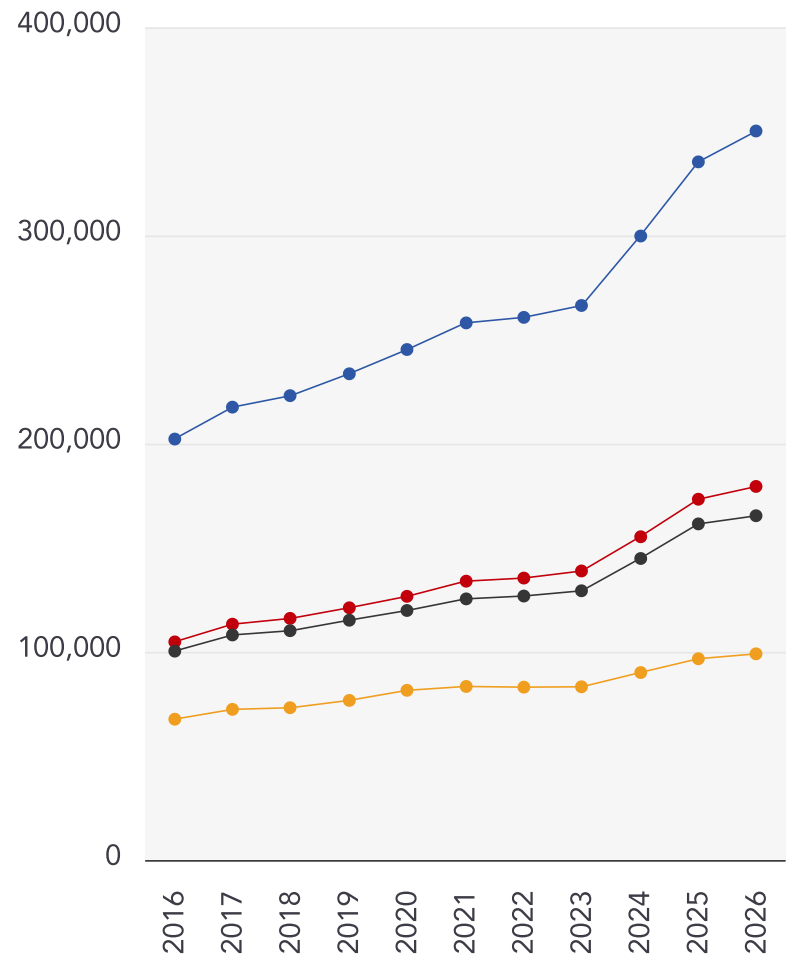
Property Type:	Detached bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG22



Detached

+73.17%

Semi-Detached

+71.26%

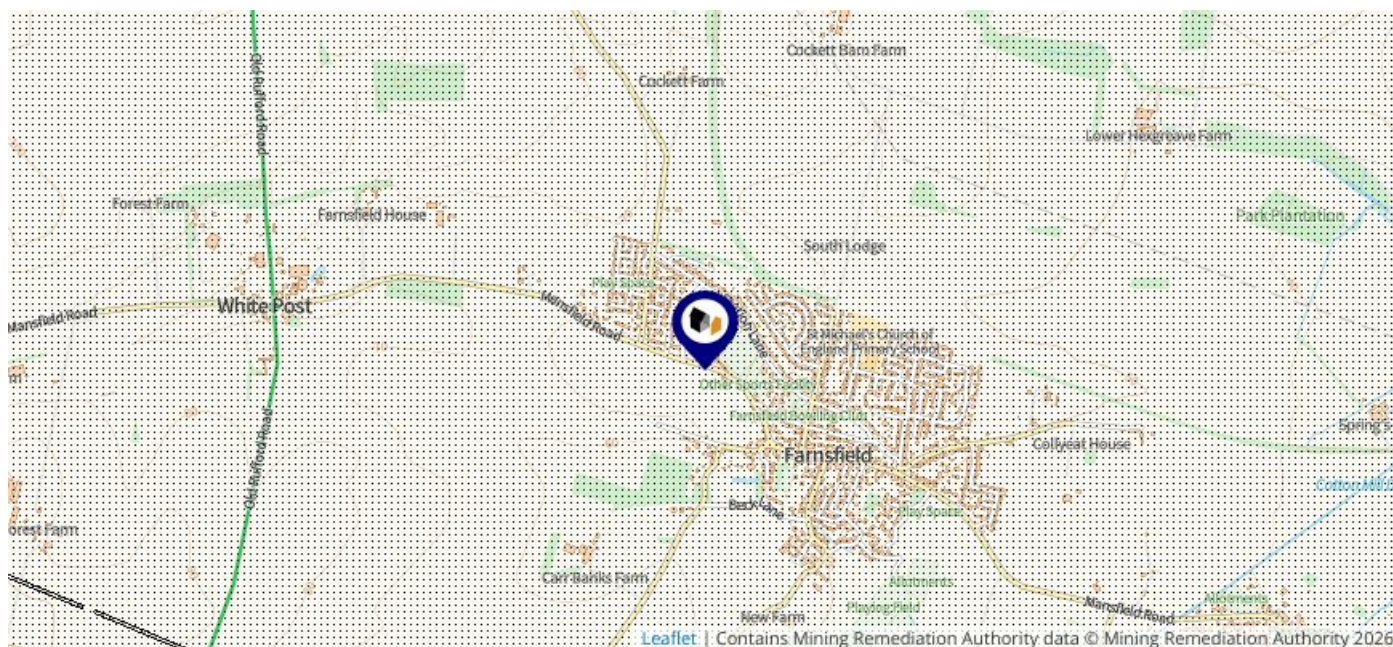
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

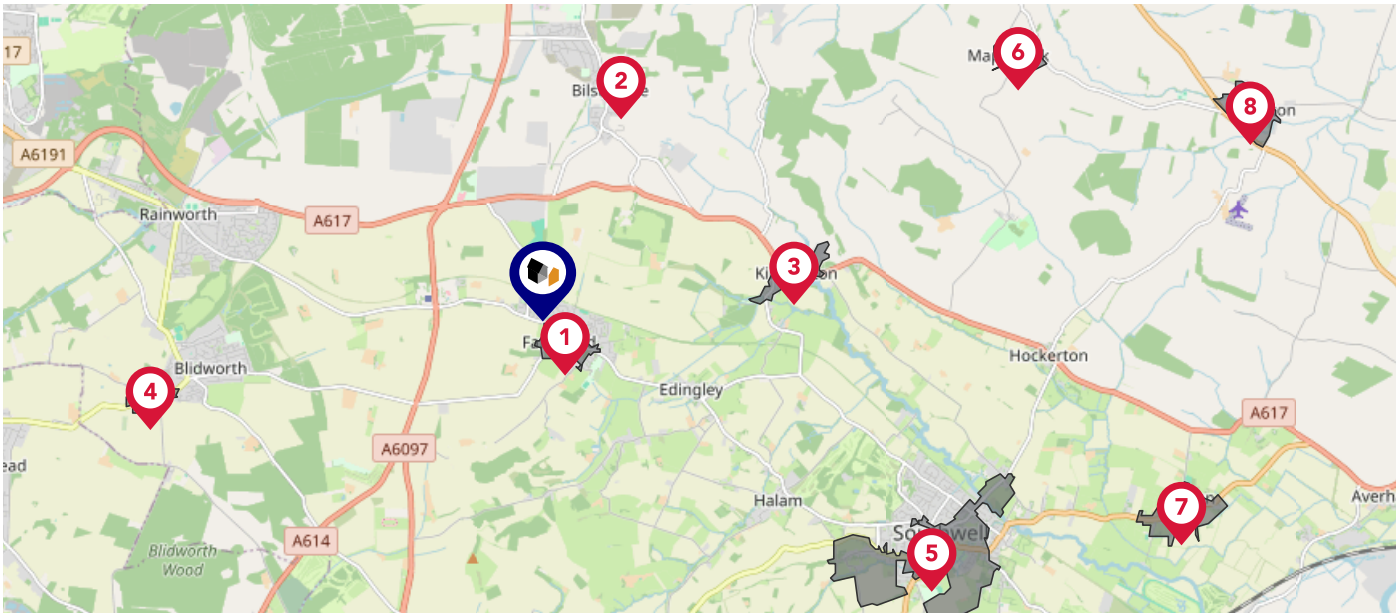
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Farnsfield



Bilthorpe



Kirklington



Blidworth



Southwell



Maplebeck



Upton

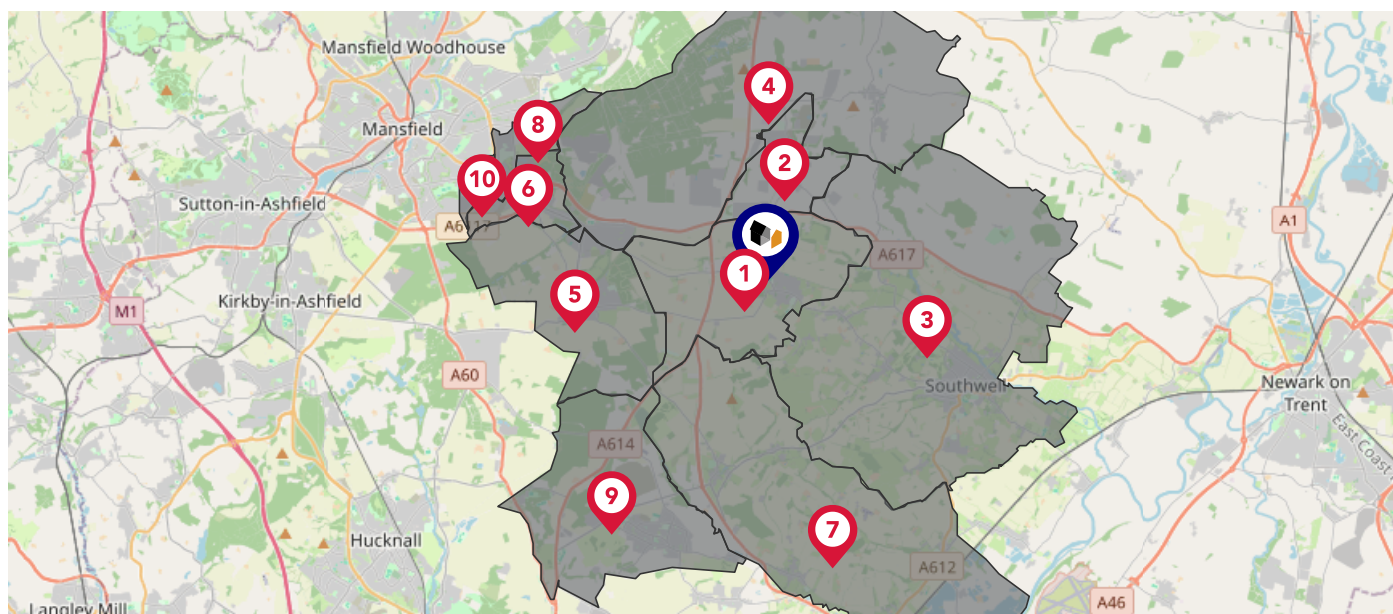


Caunton

Maps

Council Wards

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

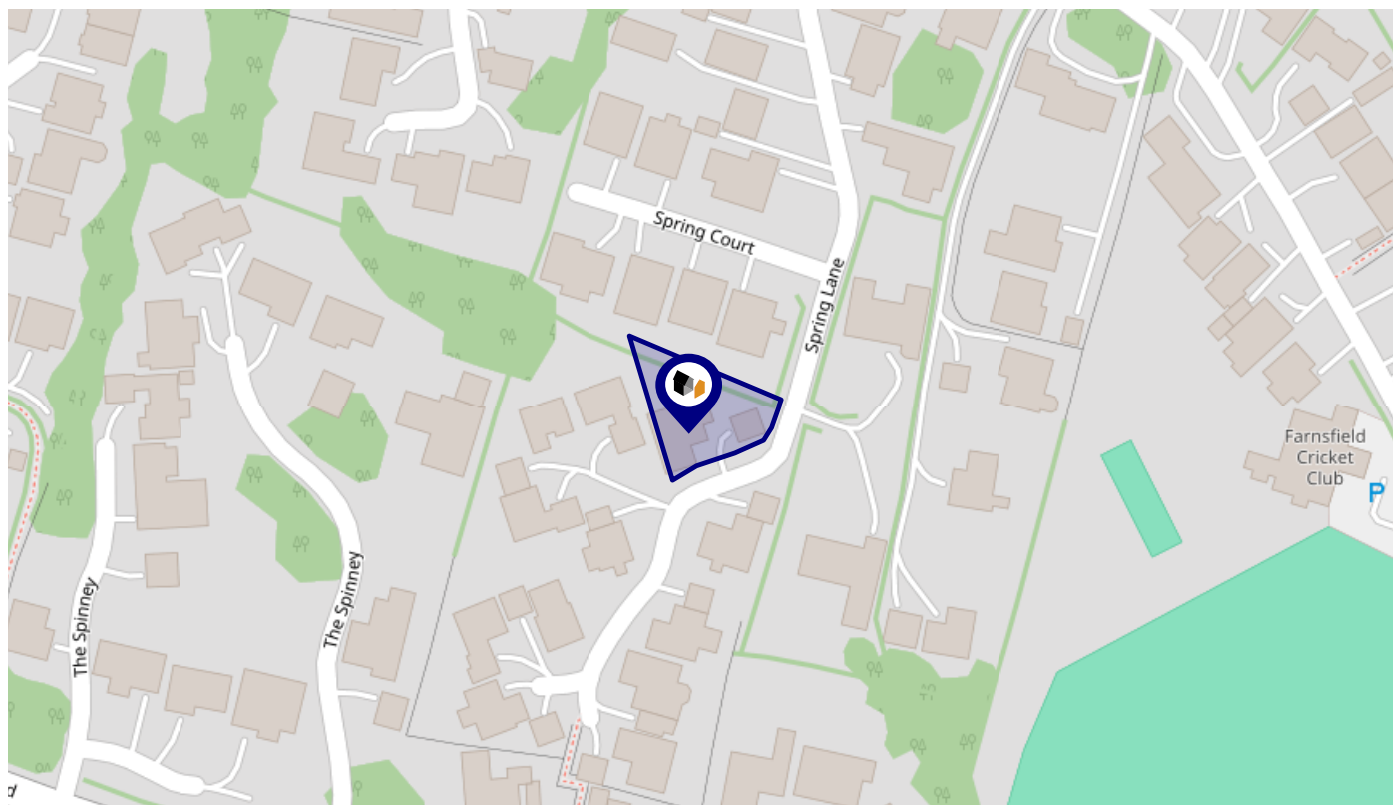
- | | |
|----|----------------------------------|
| 1 | Farnsfield Ward |
| 2 | Bilthorpe Ward |
| 3 | Southwell Ward |
| 4 | Rainworth North & Rufford Ward |
| 5 | Rainworth South & Blidworth Ward |
| 6 | Ransom Wood Ward |
| 7 | Dover Beck Ward |
| 8 | Oak Tree Ward |
| 9 | Calverton Ward |
| 10 | Lindhurst Ward |

Maps

Rail Noise



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.

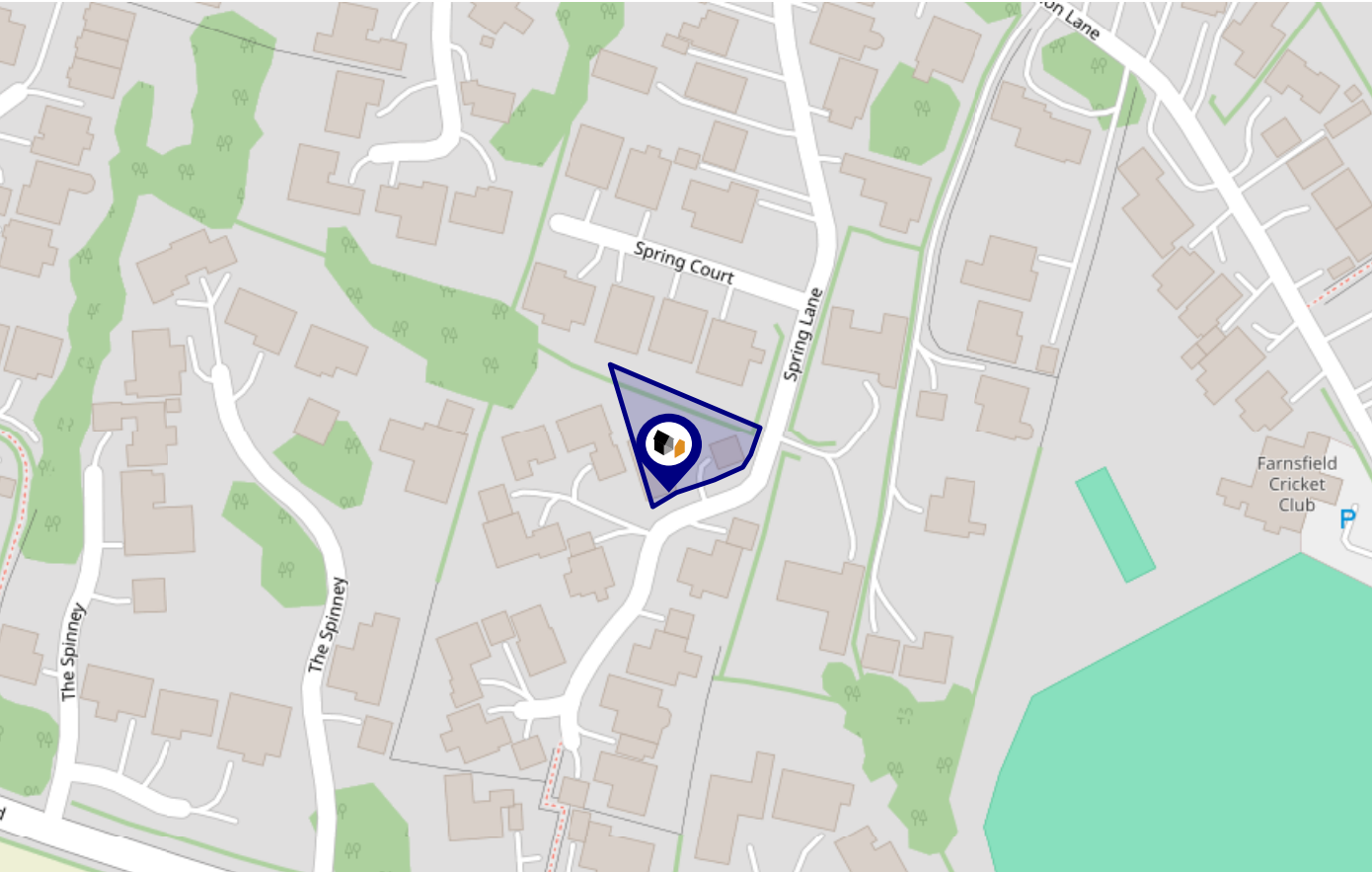
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

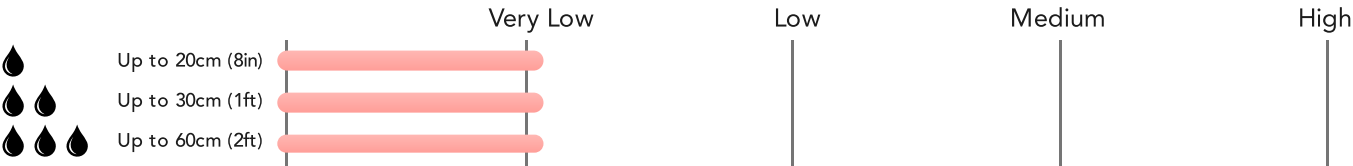


Risk Rating: Very low

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.

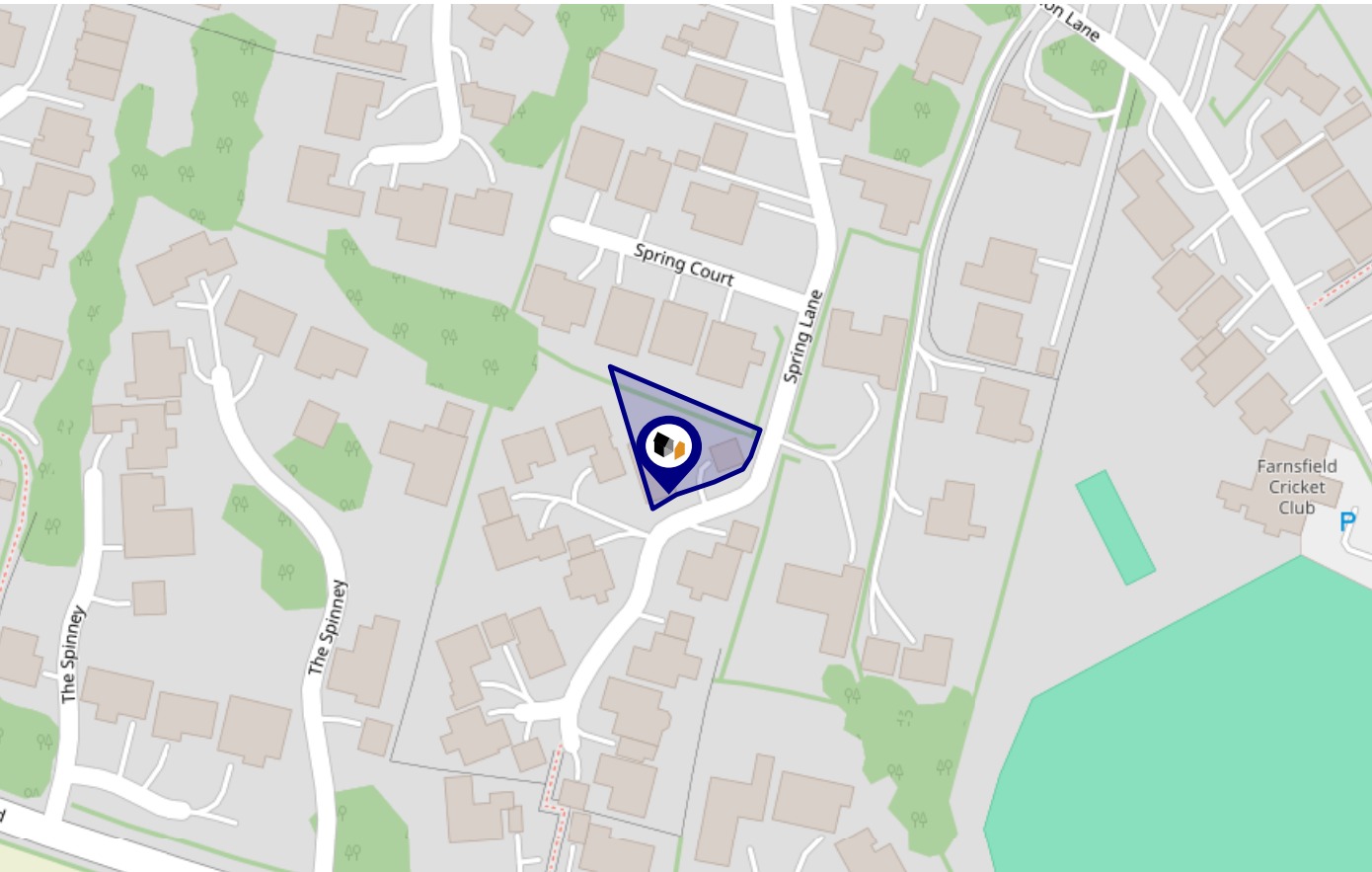
Chance of flooding to the following depths at this property:



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

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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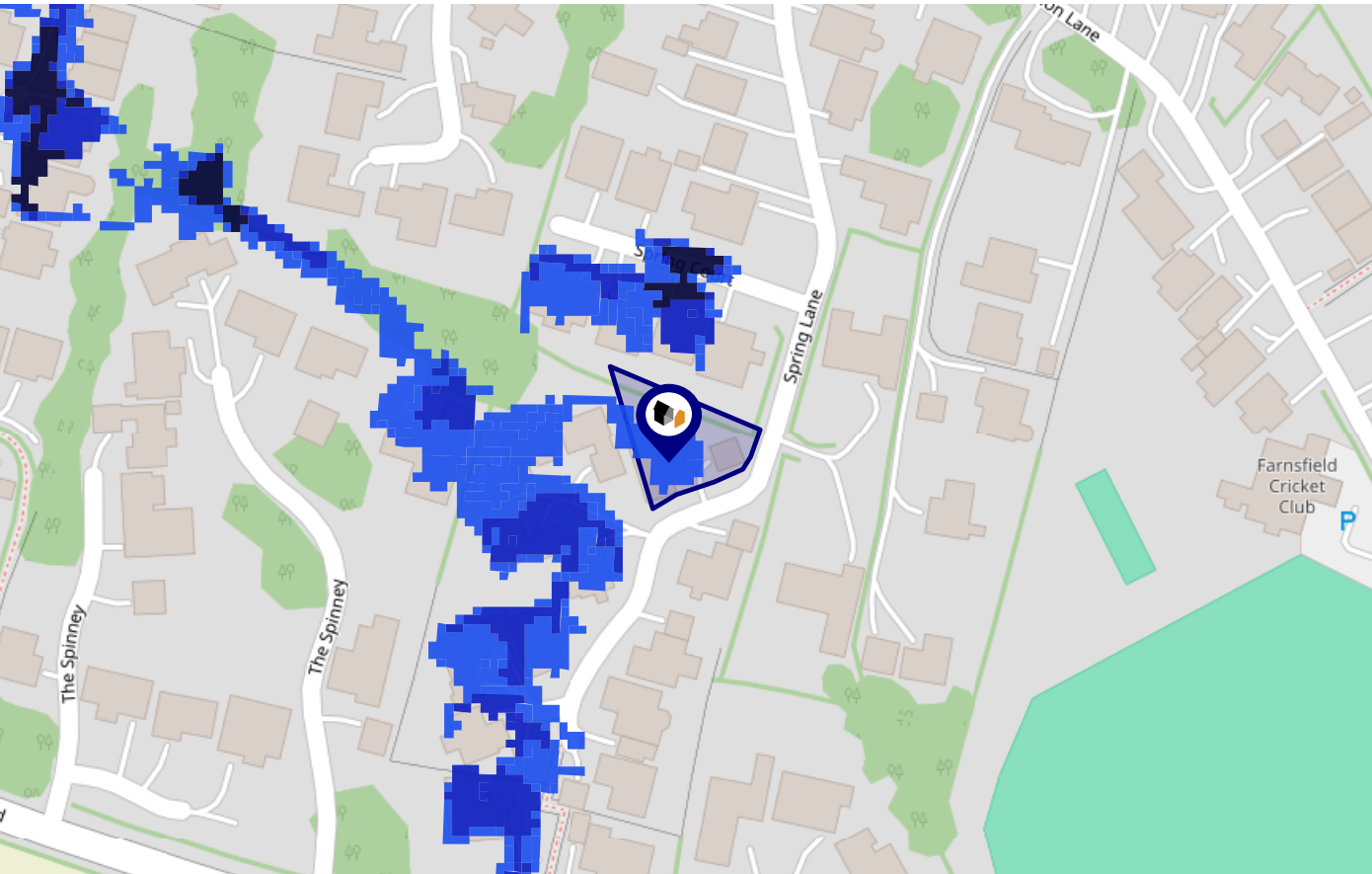
Chance of flooding to the following depths at this property:



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.

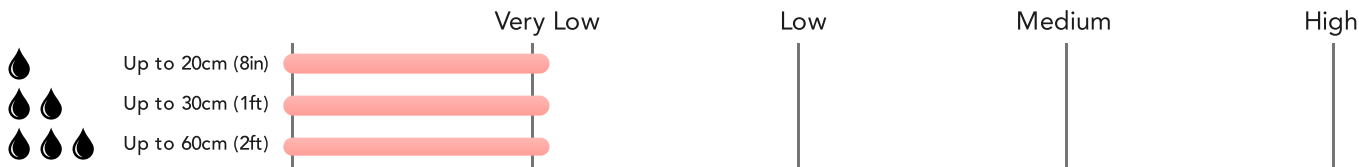


Risk Rating: Low

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.

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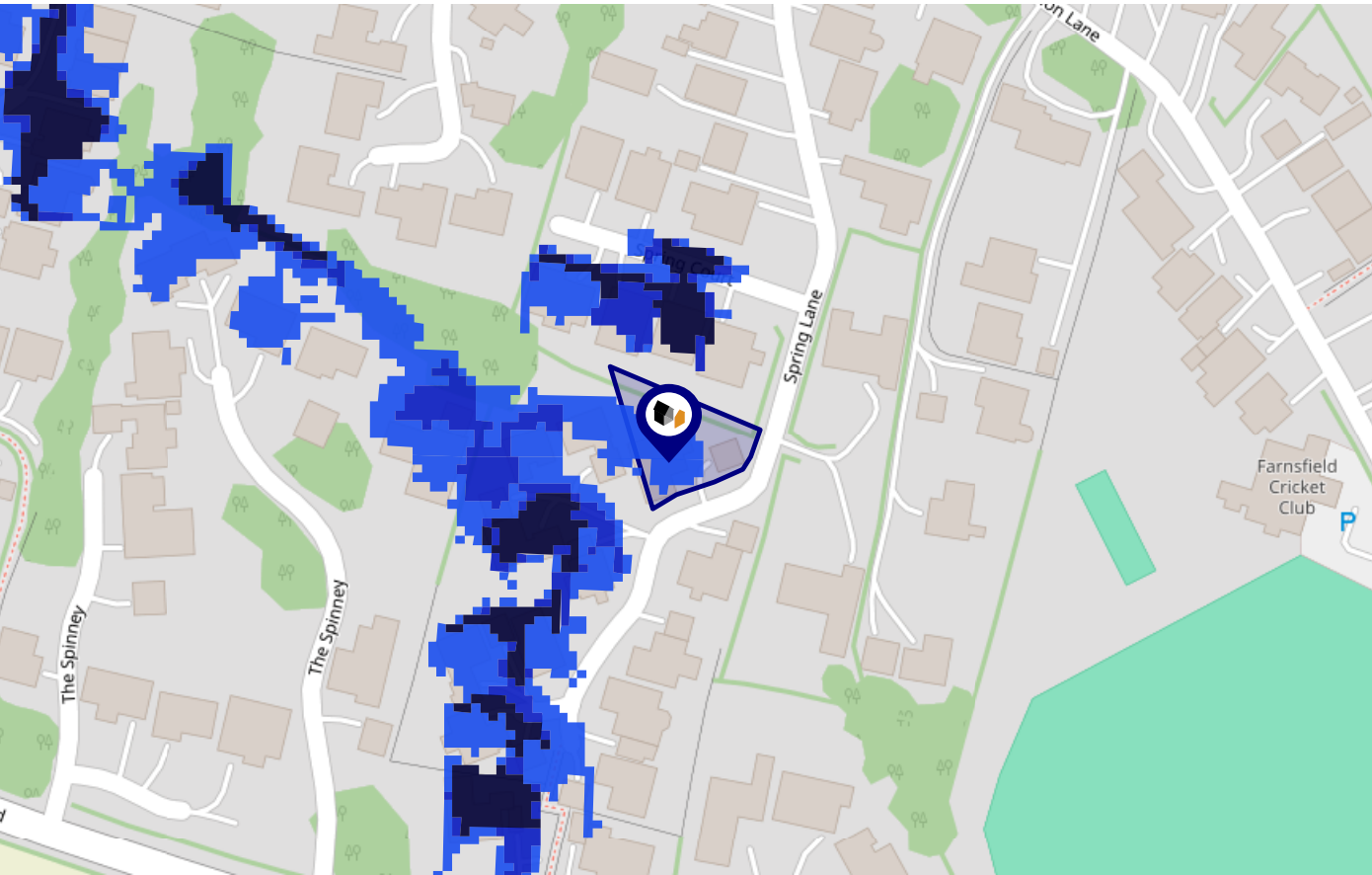
Chance of flooding to the following depths at this property:



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

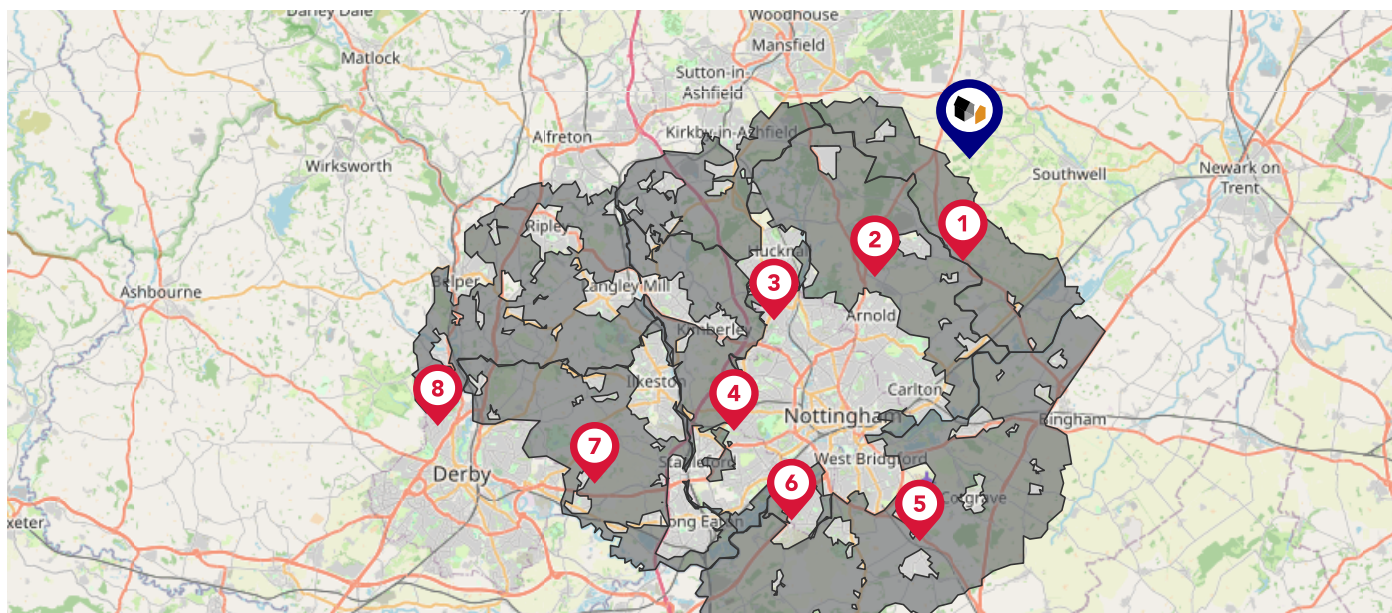
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Chance of flooding to the following depths at this property:



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



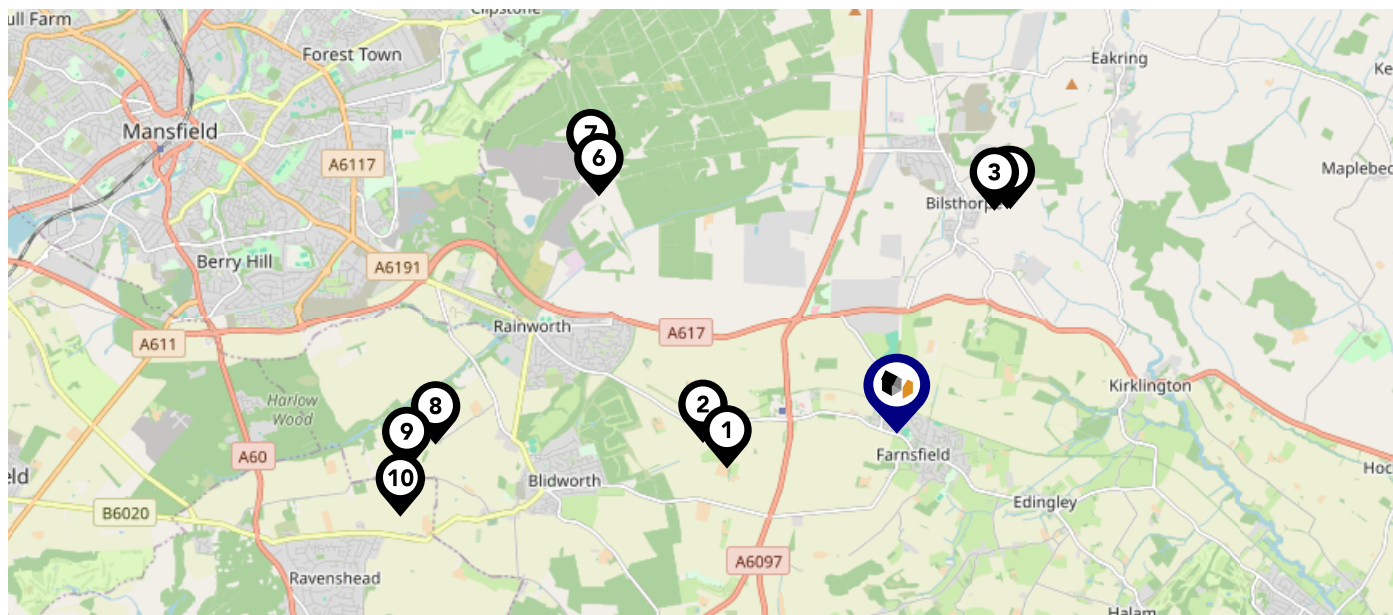
Nearby Green Belt Land

- 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 - Rushcliffe
- 6 Derby and Nottingham Green Belt - Broxtowe
- 7 Derby and Nottingham Green Belt - Erewash
- 8 Derby and Nottingham Green Belt - Amber Valley

Maps

Landfill Sites

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.



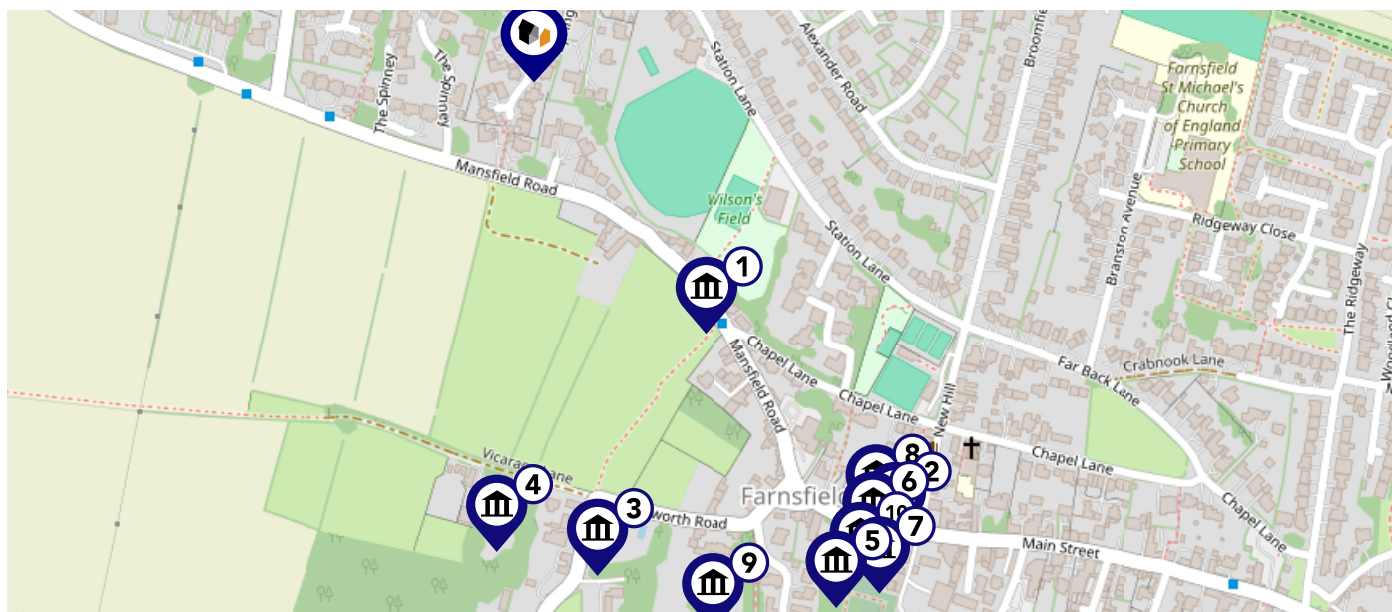
Nearby Landfill Sites

1	Lurcher Farm-Farnsfield	Historic Landfill	
2	Disused Railway Cutting, Allamoor Farm-Mansfield Road, Farnsfield	Historic Landfill	
3	Bilsthorpe Brickworks-Bilsthorpe	Historic Landfill	
4	No name provided by source	Active Landfill	
5	Former Clay Quarry and Bilsthorpe Brickworks Landfill Site-Brailswood Road, Bilsthorpe, Nottinghamshire	Historic Landfill	
6	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
7	Rufford Colliery Complex-South Of Eakring Road, Nottingham, Rainworth, Nottinghamshire	Historic Landfill	
8	Blidworth Saw Mill-Cross Lane, High Park, Blidworth, Mansfield, Nottinghamshire	Historic Landfill	
9	Stokeley Cross Lane-Blidworth, Near Mansfield, Nottinghamshire	Historic Landfill	
10	Land off Ricket Lane-Blidworth, Near Mansfield, Nottinghamshire	Historic Landfill	

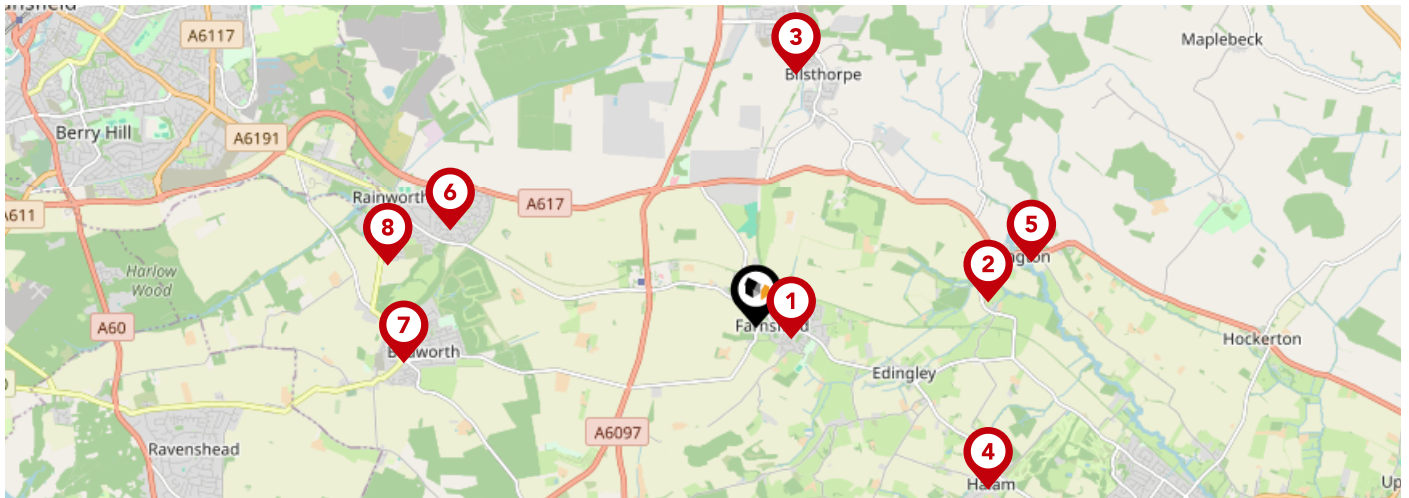
Maps

Listed Buildings

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

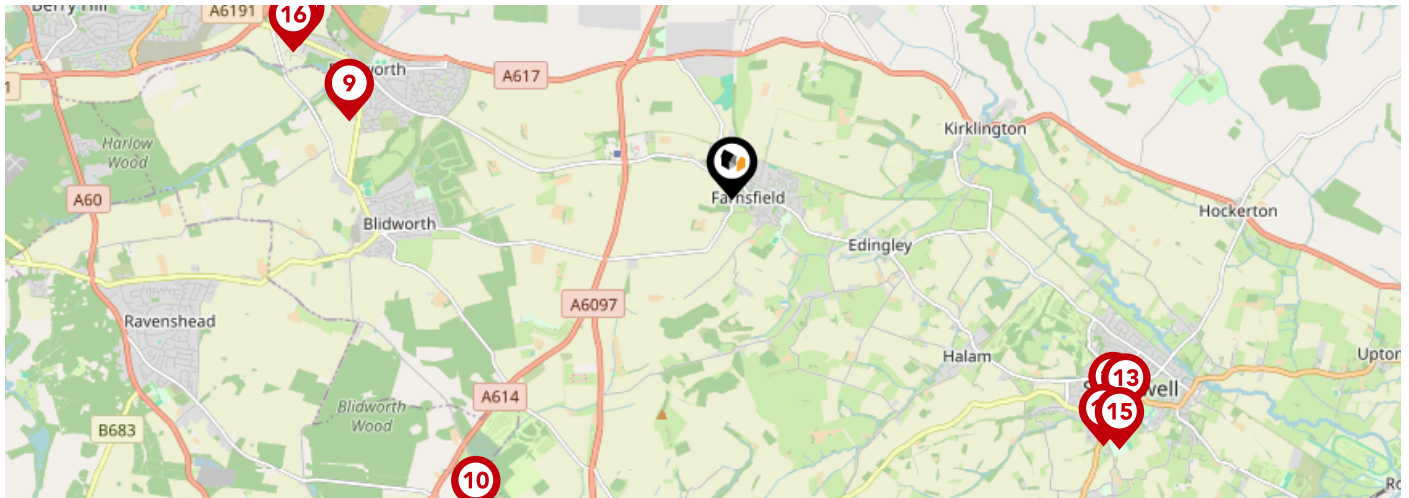


Listed Buildings in the local district	Grade	Distance
 1370202 - Lockup	Grade II	0.2 miles
 1370200 - Barn And Attached Cattle Shelter And Wall At Church Farm	Grade II	0.3 miles
 1045510 - Longlands	Grade II	0.3 miles
 1285989 - The Old Vicarage	Grade II	0.3 miles
 1286067 - Church Of St Michael	Grade II	0.3 miles
 1045513 - Church Farmhouse	Grade II	0.3 miles
 1193683 - Church House	Grade II	0.3 miles
 1286030 - Barn And Attached Outbuildings At Church Farm	Grade II	0.3 miles
 1370195 - Farnsfield Hall	Grade II	0.3 miles
 1462717 - Farnsfield War Memorial	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:0.33	☐	☒	☐	☐	☐
2	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.08	☐	☒	☐	☐	☐
3	Bilsthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:2.28	☐	☒	☐	☐	☐
4	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:2.52	☐	☒	☐	☐	☐
5	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.52	☐	☐	☒	☐	☐
6	The Python Hill Academy Ofsted Rating: Good Pupils: 308 Distance:2.86	☐	☒	☐	☐	☐
7	Blidworth Oaks Primary School Ofsted Rating: Good Pupils: 369 Distance:3.15	☐	☒	☐	☐	☐
8	The Joseph Whitaker School Ofsted Rating: Good Pupils: 1371 Distance:3.33	☐	☐	☒	☐	☐

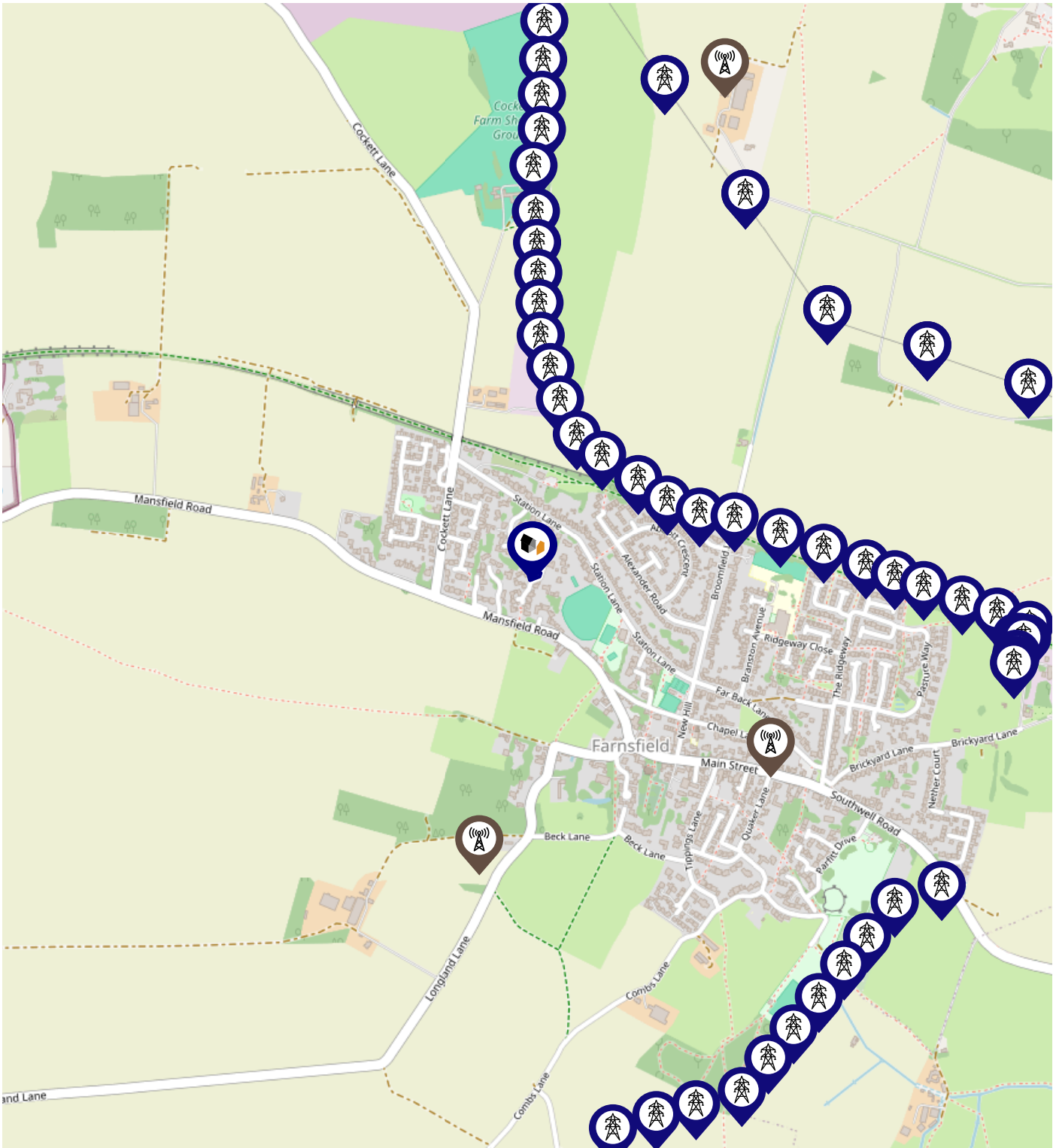
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lake View Primary and Nursery School Ofsted Rating: Good Pupils: 209 Distance:3.48	☐	☒	☐	☐	☐
	Salterford House School Ofsted Rating: Not Rated Pupils: 66 Distance:3.64	☐	☒	☐	☐	☐
	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:3.89	☐	☒	☐	☐	☐
	Holy Trinity CoFE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:3.97	☐	☒	☐	☐	☐
	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:4	☐	☒	☐	☐	☐
	Dawn House School Ofsted Rating: Outstanding Pupils: 94 Distance:4.08	☐	☐	☒	☐	☐
	The Minster School Ofsted Rating: Good Pupils: 1647 Distance:4.11	☐	☐	☒	☐	☐
	Heathlands Primary School Ofsted Rating: Good Pupils: 169 Distance:4.12	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



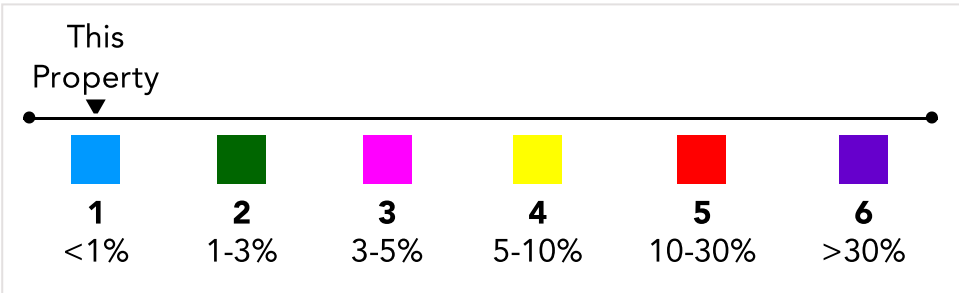
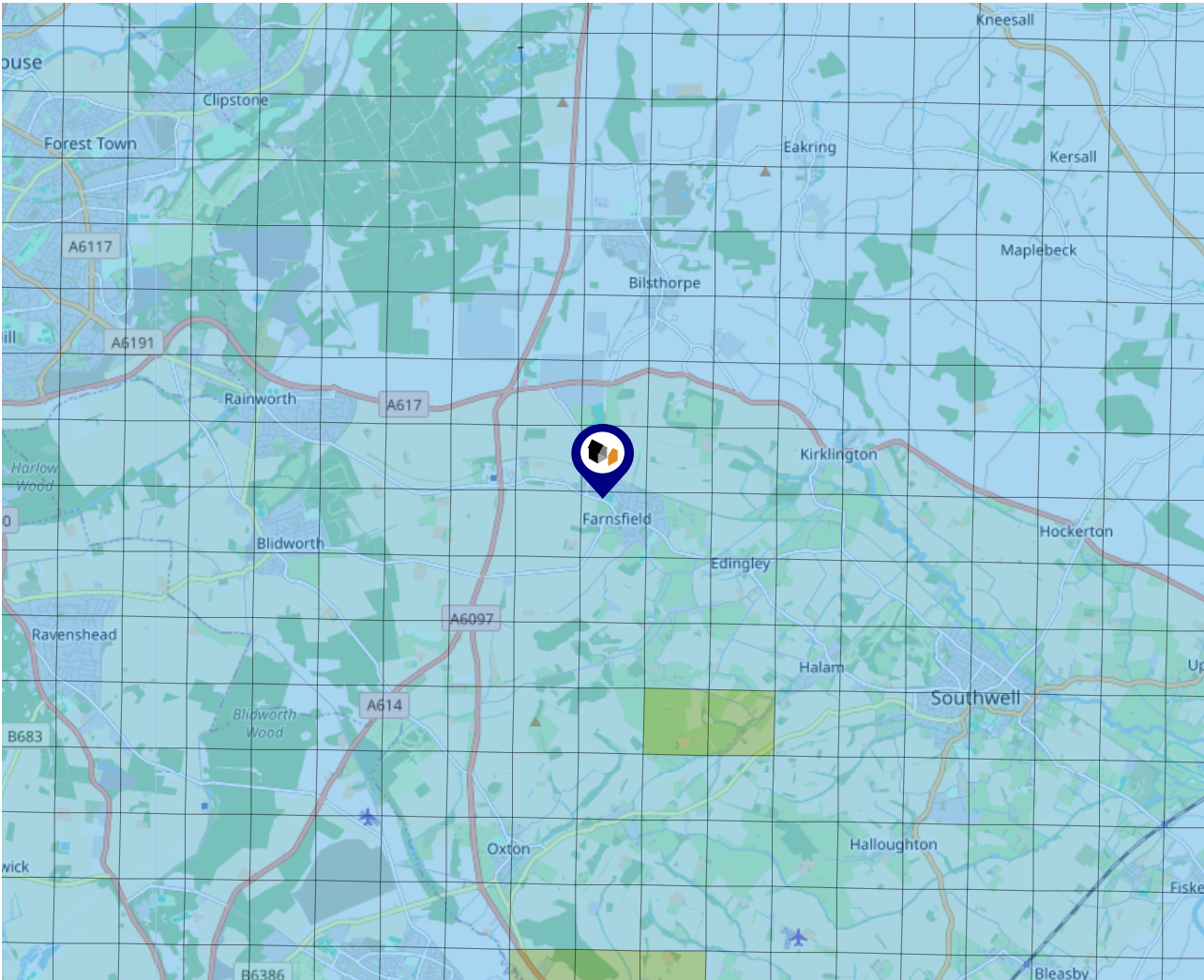
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

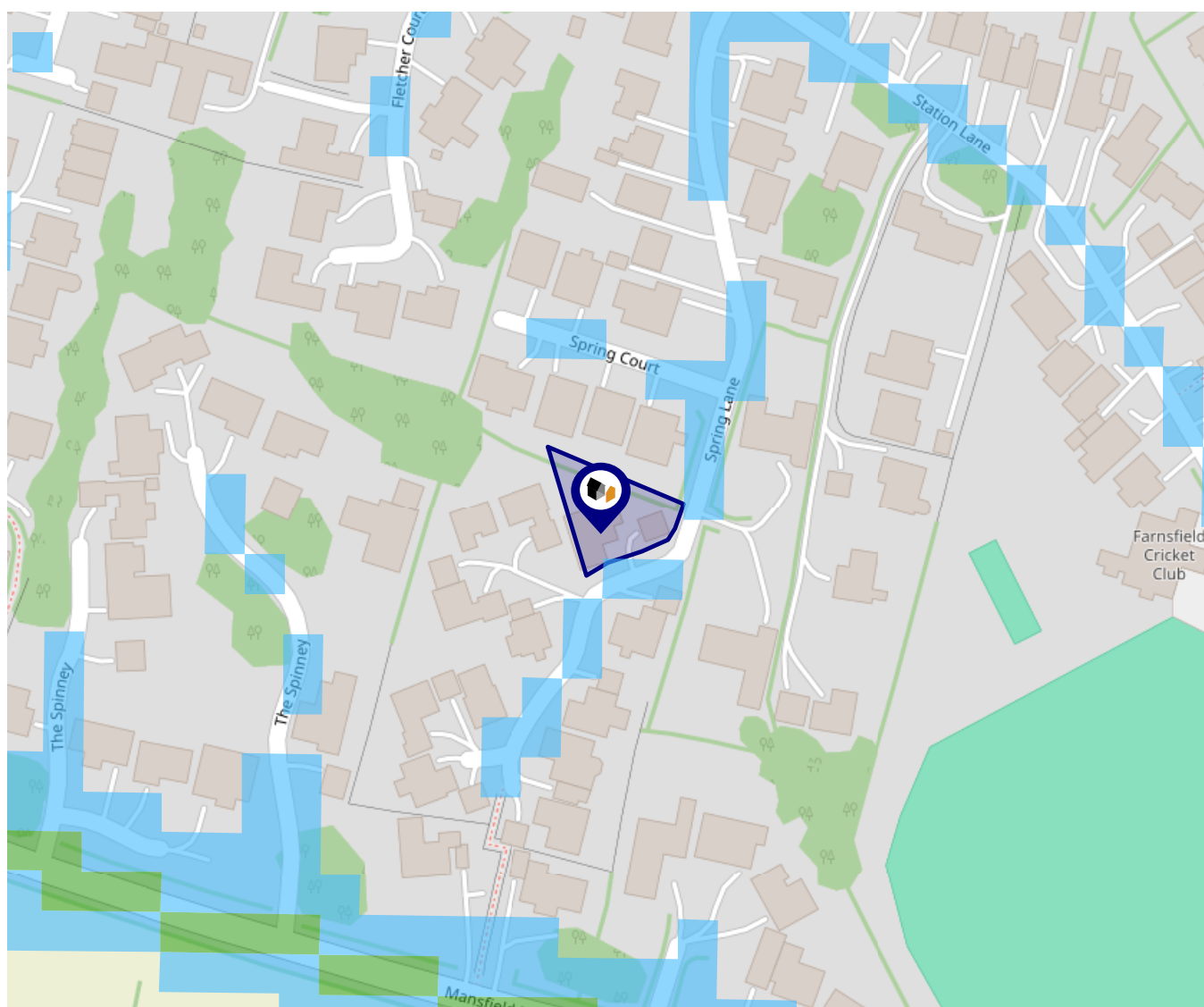
What is Radon?

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

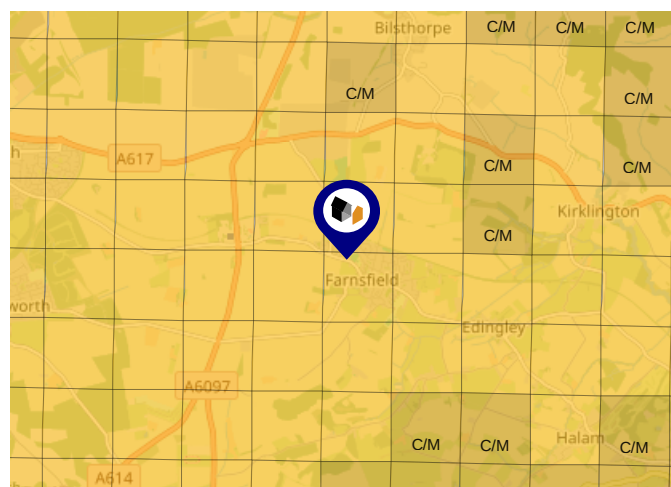


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

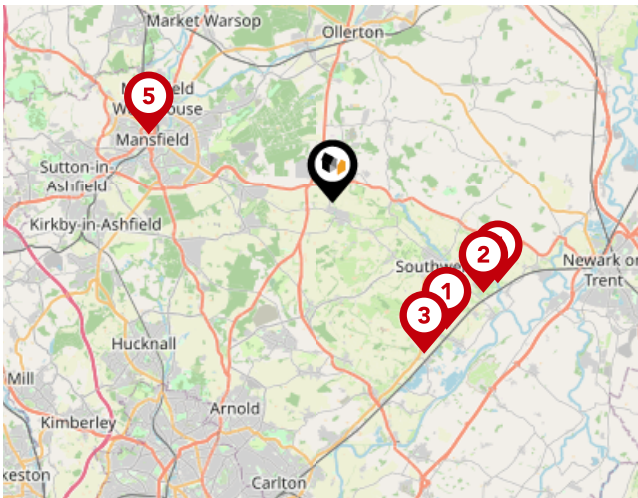


Primary Classifications (Most Common Clay Types)

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

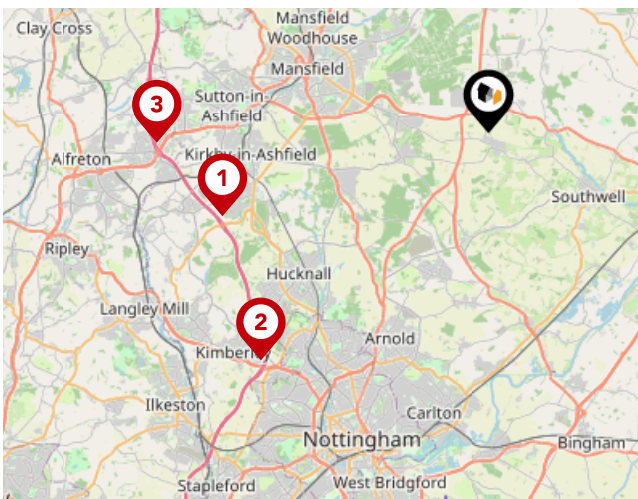
Area

Transport (National)



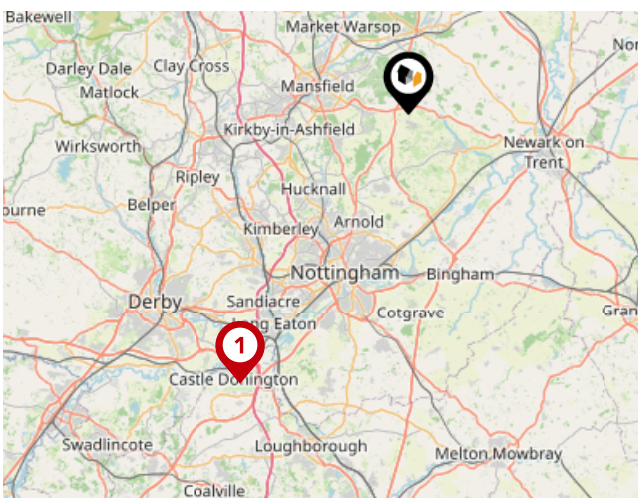
National Rail Stations

Pin	Name	Distance
1	Bleasby Rail Station	6.02 miles
2	Fiskerton Rail Station	6.2 miles
3	Thurgarton Rail Station	6.26 miles
4	Rolleston Rail Station	6.5 miles
5	Mansfield Rail Station	6.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	9.93 miles
2	M1 J26	11.46 miles
3	M1 J28	11.78 miles

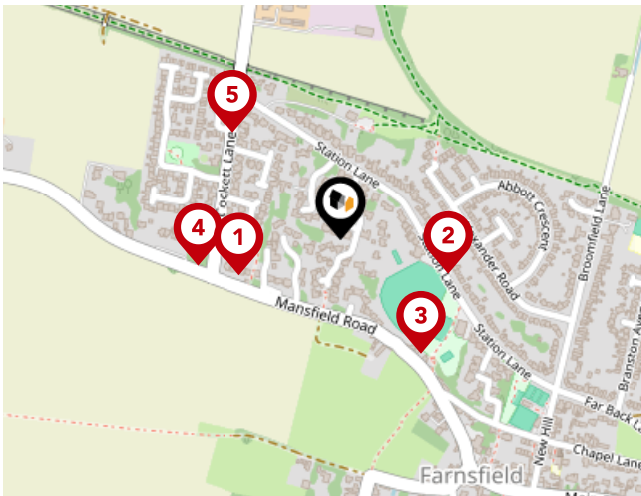


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	22.75 miles

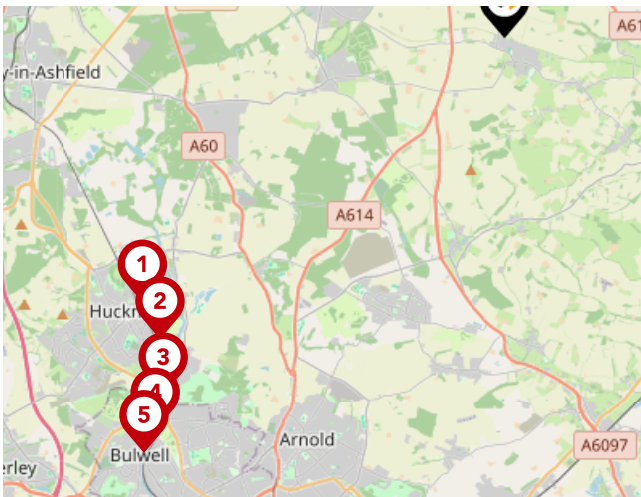
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Spinney	0.12 miles
2	Station Lane	0.12 miles
3	Chapel Lane	0.15 miles
4	Cockett Lane	0.16 miles
5	Birch Avenue	0.16 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	7.97 miles
2	Butler's Hill Tram Stop	8.14 miles
3	Moor Bridge Tram Stop	8.78 miles
4	Bulwell Forest Tram Stop	9.35 miles
5	Bulwell Tram Stop	9.77 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



Alasdair Morrison & Mundys

Lincolnshire's largest estate agency Mundys is expanding into Nottinghamshire after acquiring Alasdair Morrison and Partners in Newark and Southwell.

Mundys, which has two offices in Lincoln and one in Market Rasen, has bought the sales side of the business, taking the total number of offices Mundys owns up to five.

Alasdair Morrison has retained the residential lettings arm of the business as Alasdair Morrison Lettings and will operate as normal from the same offices. He will continue to work in the agency as a consultant.

Senior Partner Simon Bentley said the acquisition has significantly increased Mundys' presence across the East Midlands.

"We're delighted to have acquired Alasdair Morrison's long-standing property sales business," said Simon.

"Alasdair Morrison and Partners is one of the leading estate agents in the area and has provided

Alasdair Morrison & Mundys

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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