



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
Tuesday 07th April 2026



**OXTON ROAD, SOUTHWELL, NG25**

## Alasdair Morrison & Mundys

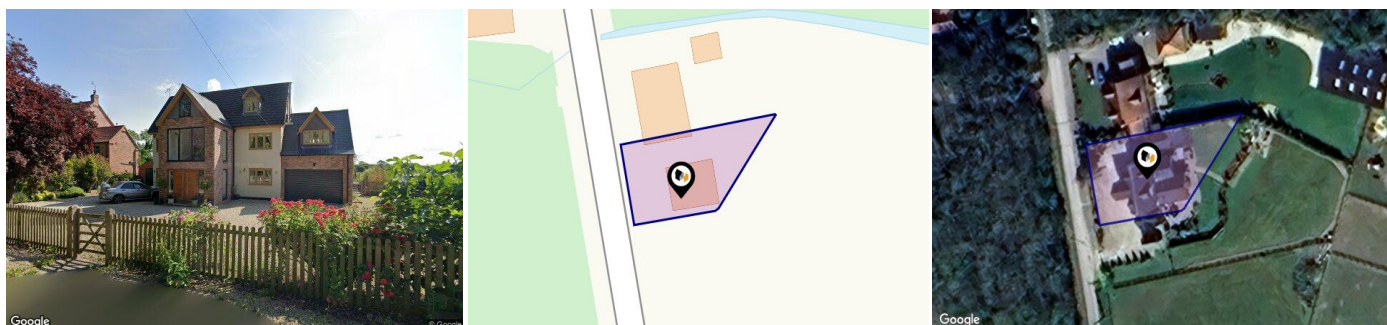
22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,528 ft <sup>2</sup> / 142 m <sup>2</sup>		
<b>Plot Area:</b>	0.14 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Title Number:</b>	NT492178		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>1</b> mb/s	<b>49</b> mb/s	<b>-</b> mb/s

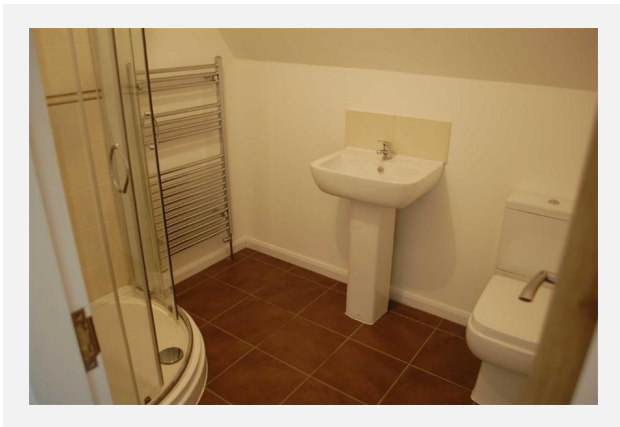
### Mobile Coverage: (based on calls indoors)



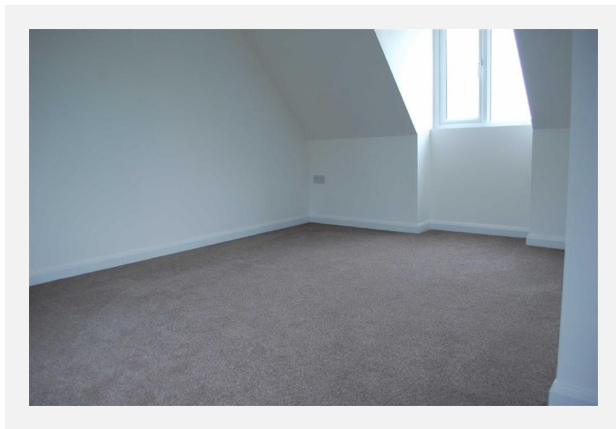
### Satellite/Fibre TV Availability:



# Gallery Photos

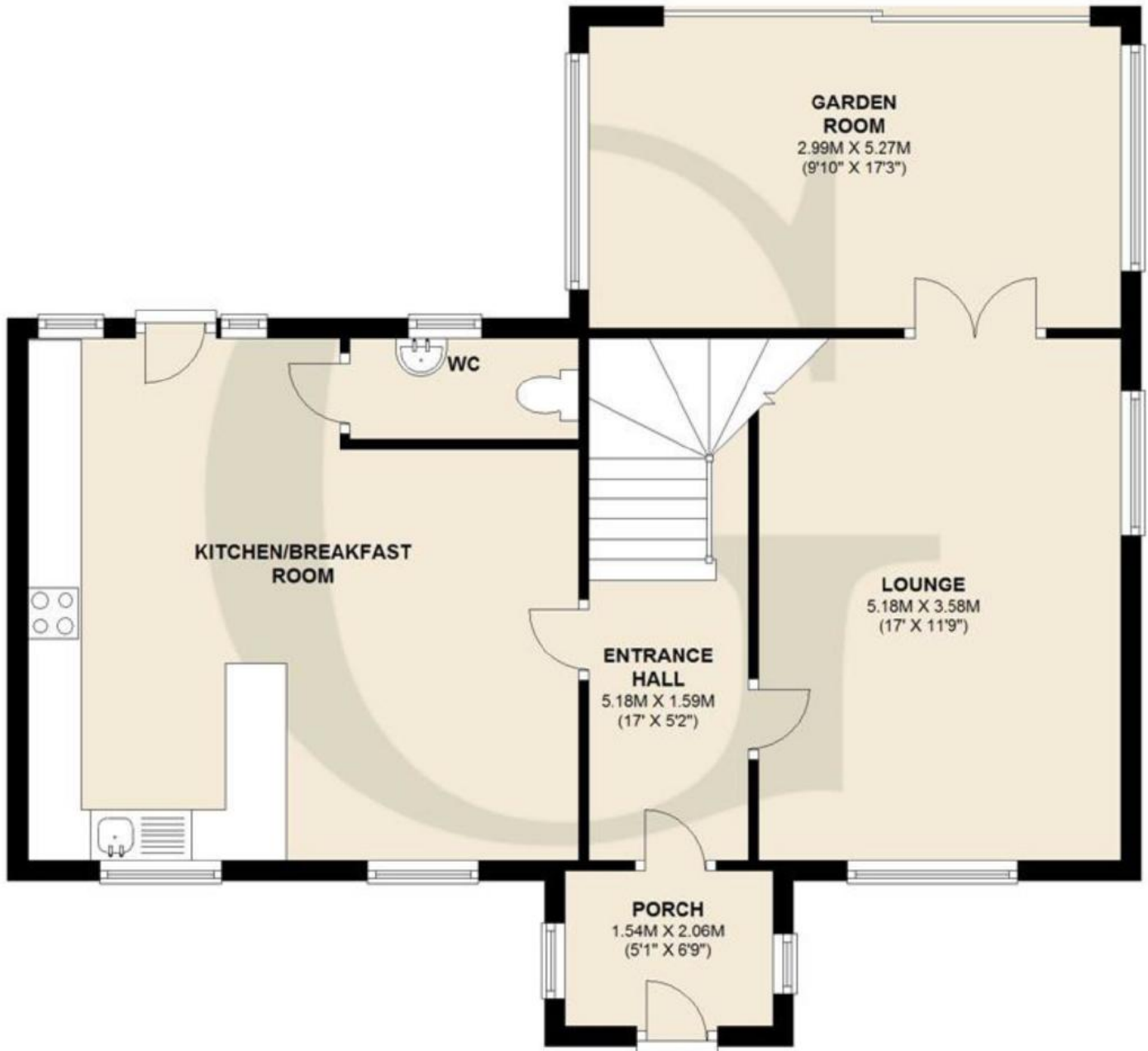


# Gallery Photos



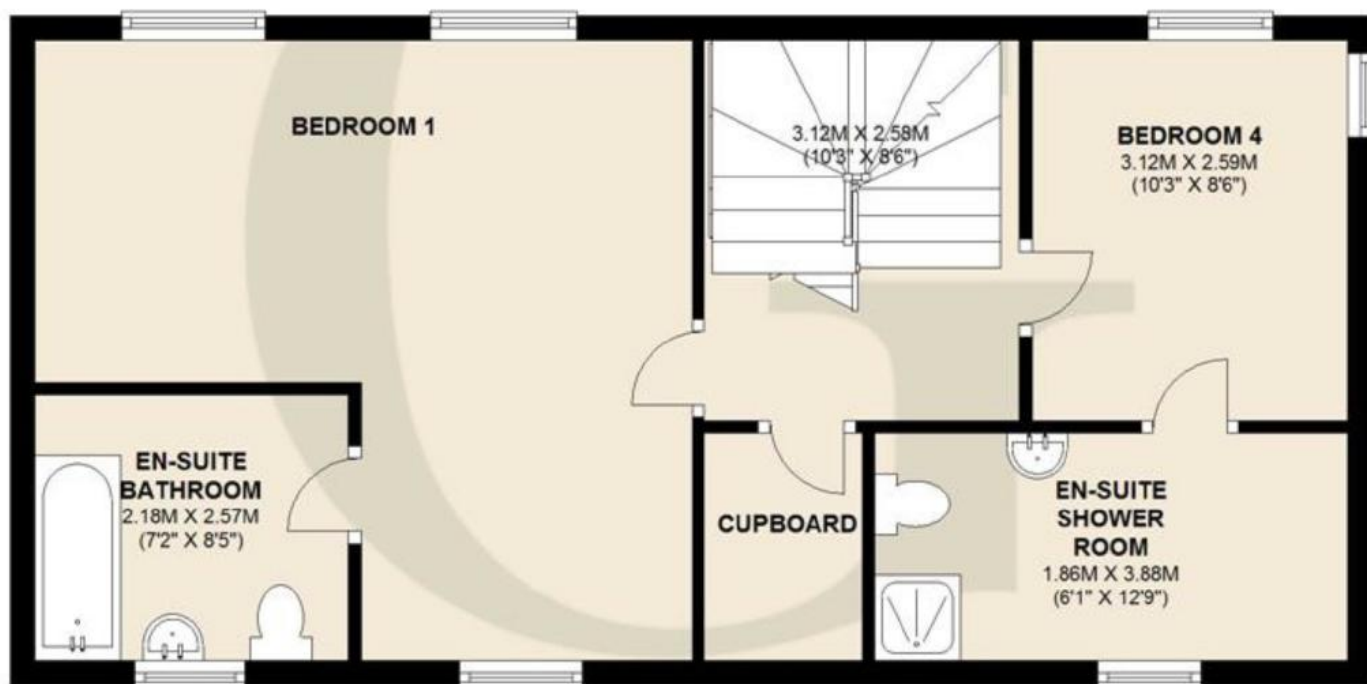
## OXTON ROAD, SOUTHWELL, NG25

### GROUND FLOOR



## OXTON ROAD, SOUTHWELL, NG25

### FIRST FLOOR



**OXTON ROAD, SOUTHWELL, NG25**

**SECOND FLOOR**



# Property EPC - Certificate



Oxton Road, NG25

Energy rating

# D

Valid until 02.03.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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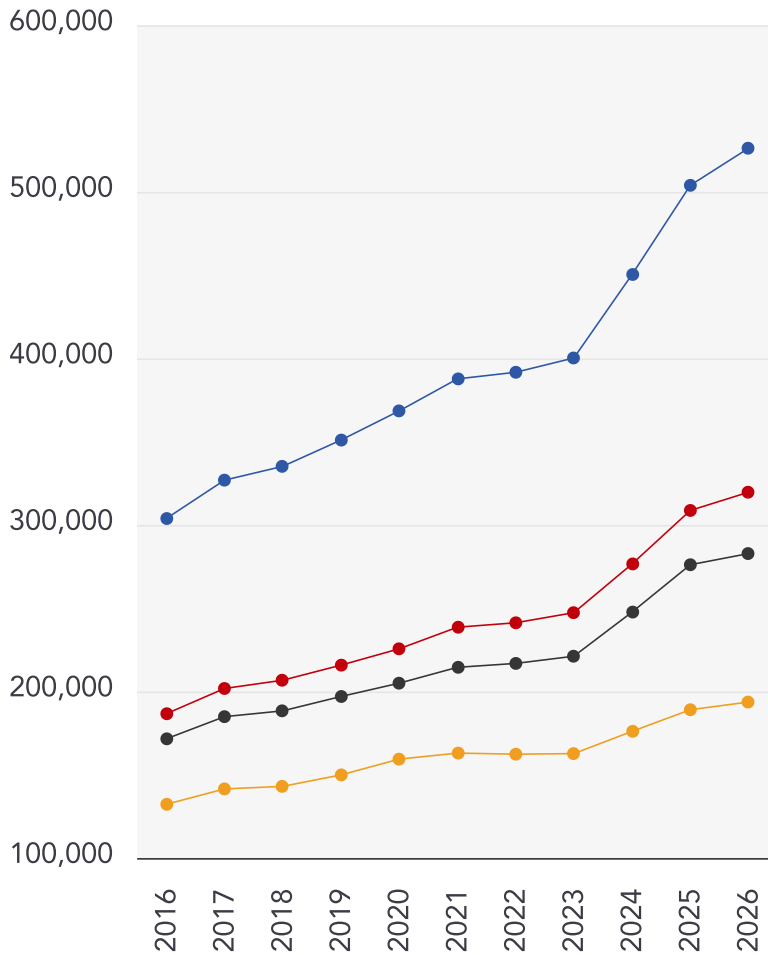
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	142 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NG25



Detached

**+73.17%**

Semi-Detached

**+71.26%**

Terraced

**+64.82%**

Flat

**+46.42%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

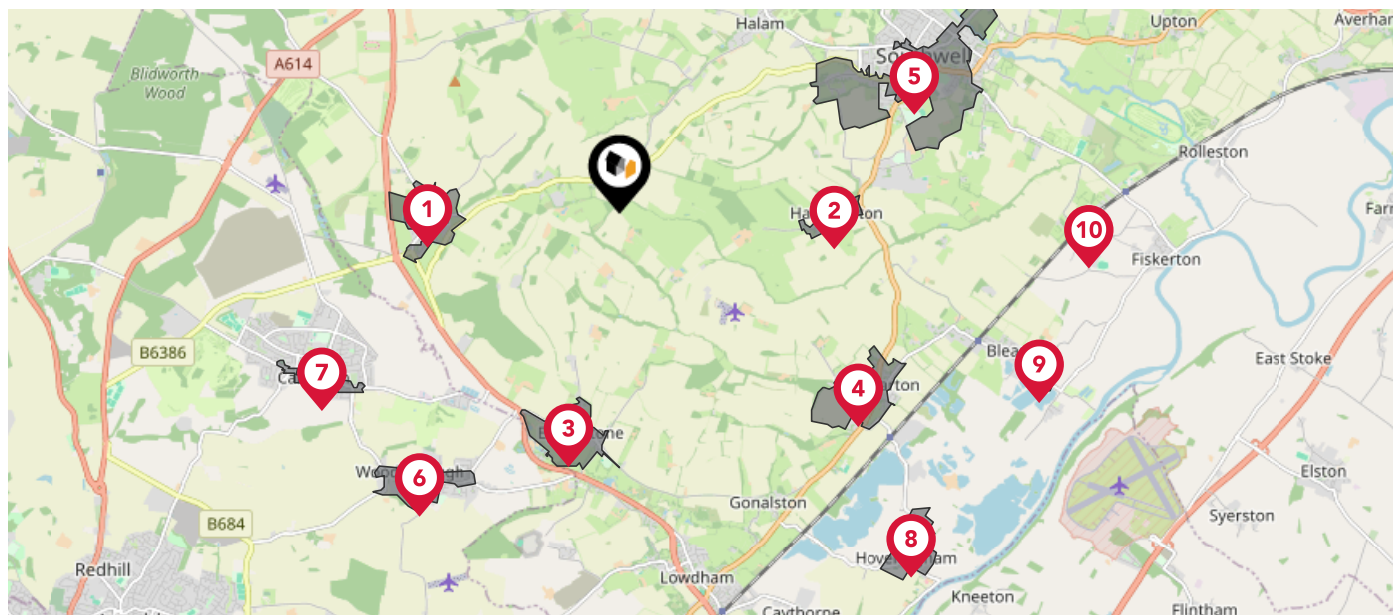
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



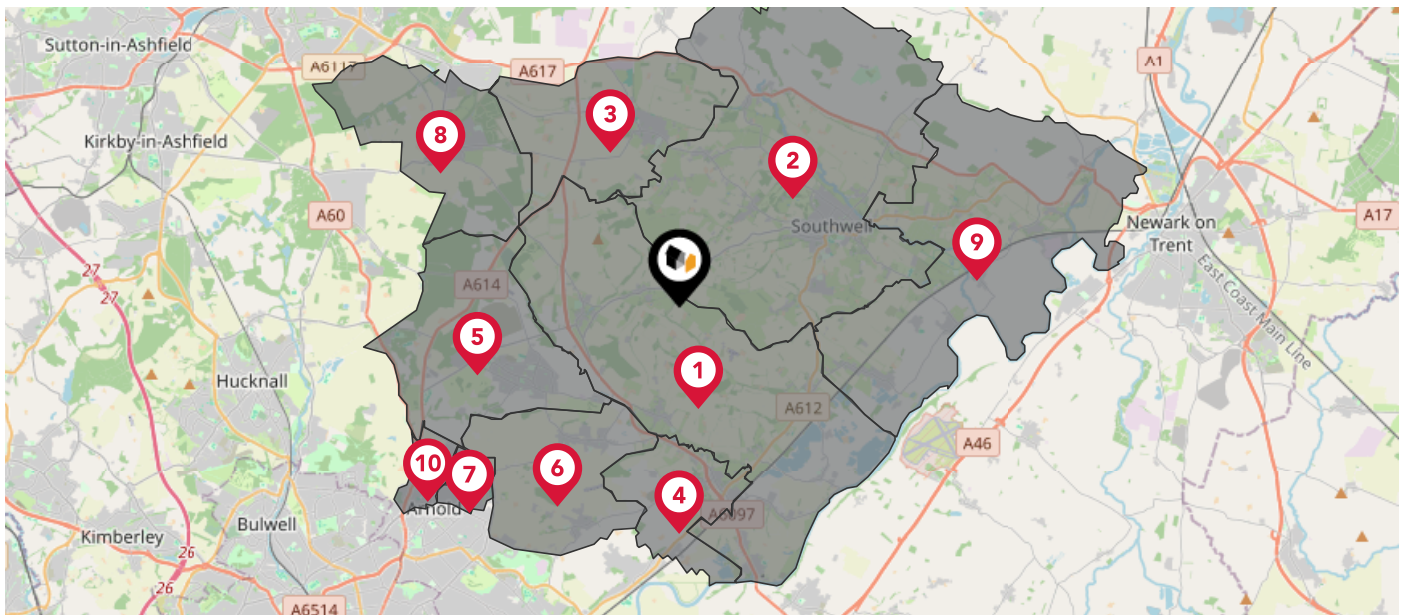
### Nearby Conservation Areas

-  1 Oxton
-  2 Halloughton
-  3 Epperstone
-  4 Thurgarton
-  5 Southwell
-  6 Woodborough
-  7 Calverton
-  8 Hoveringham
-  9 Bleasby
-  10 Morton











# 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



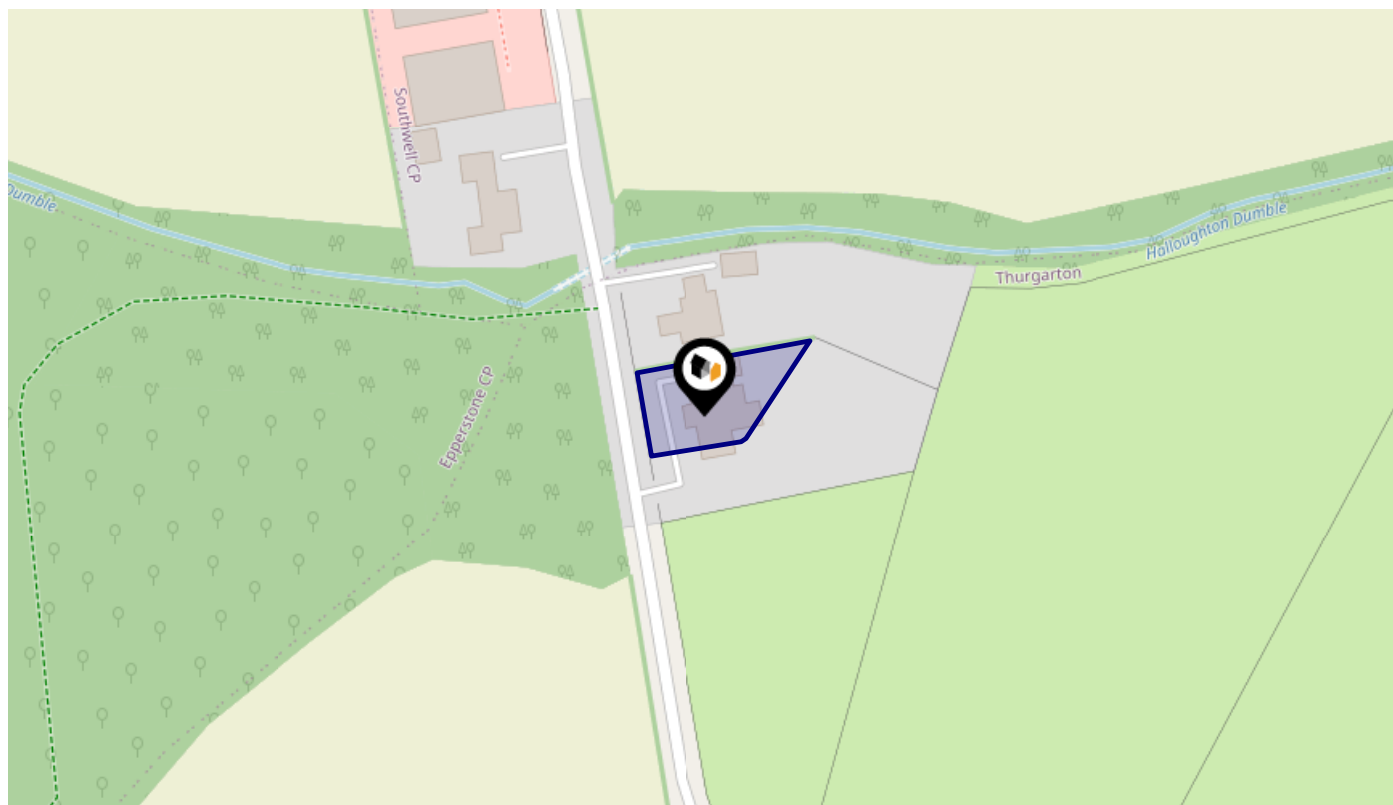
### Nearby Council Wards

-  1 Dover Beck Ward
-  2 Southwell Ward
-  3 Farnsfield Ward
-  4 Lowdham Ward
-  5 Calverton Ward
-  6 Dumbles Ward
-  7 Coppice Ward
-  8 Rainworth South & Blidworth Ward
-  9 Trent Ward
-  10 Redhill Ward

# Maps

## Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

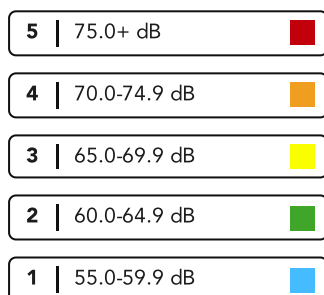


### Rail Noise Data

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.

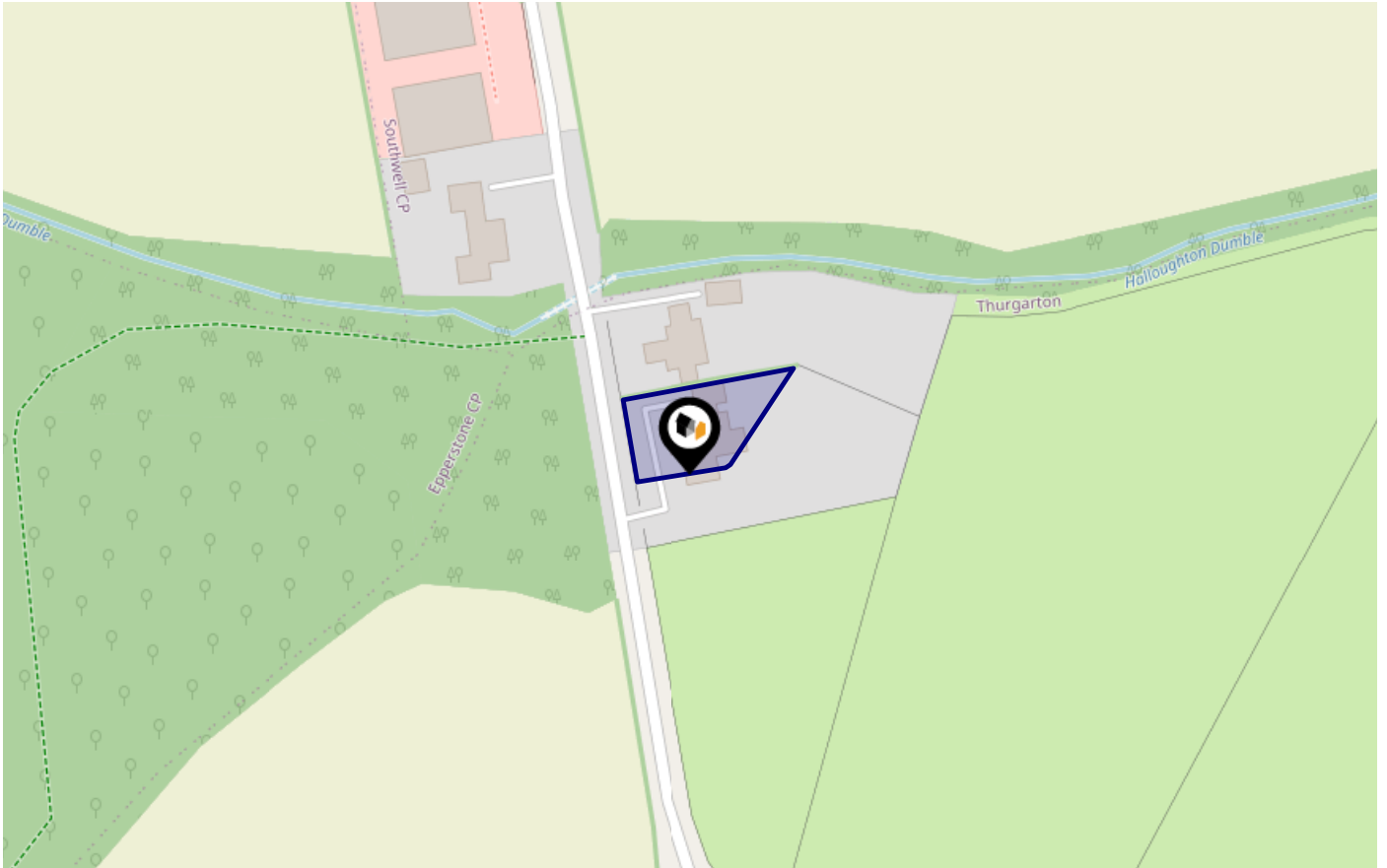
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

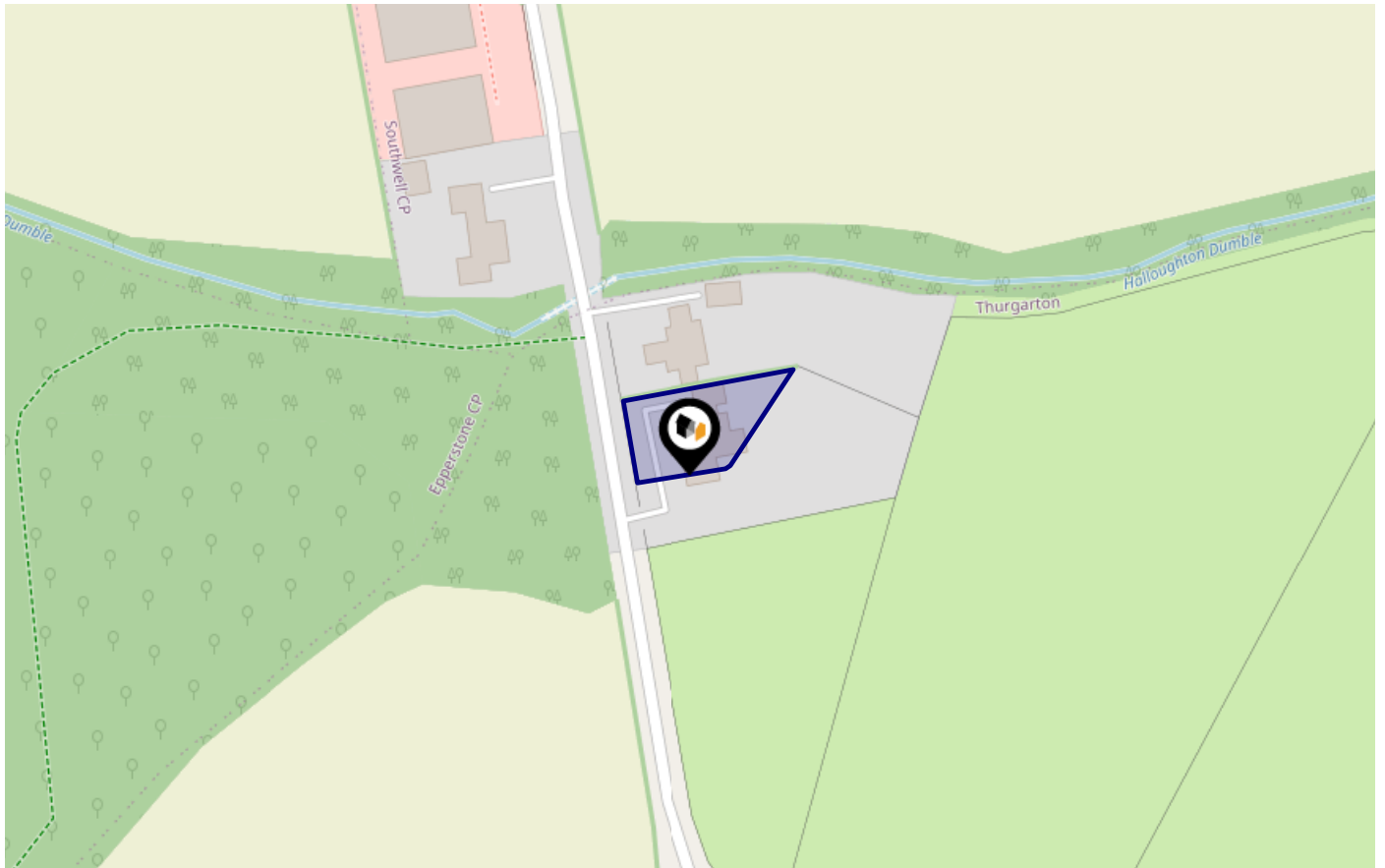
Chance of flooding to the following depths at this property:



# 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.

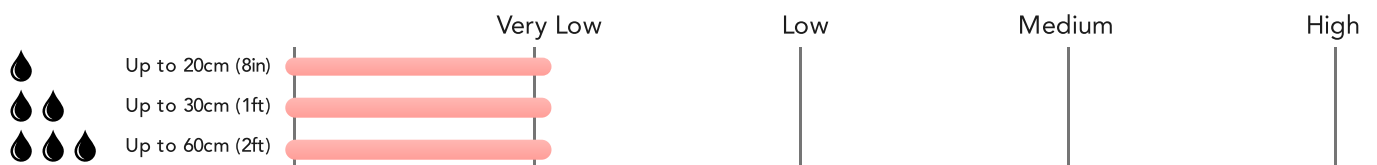


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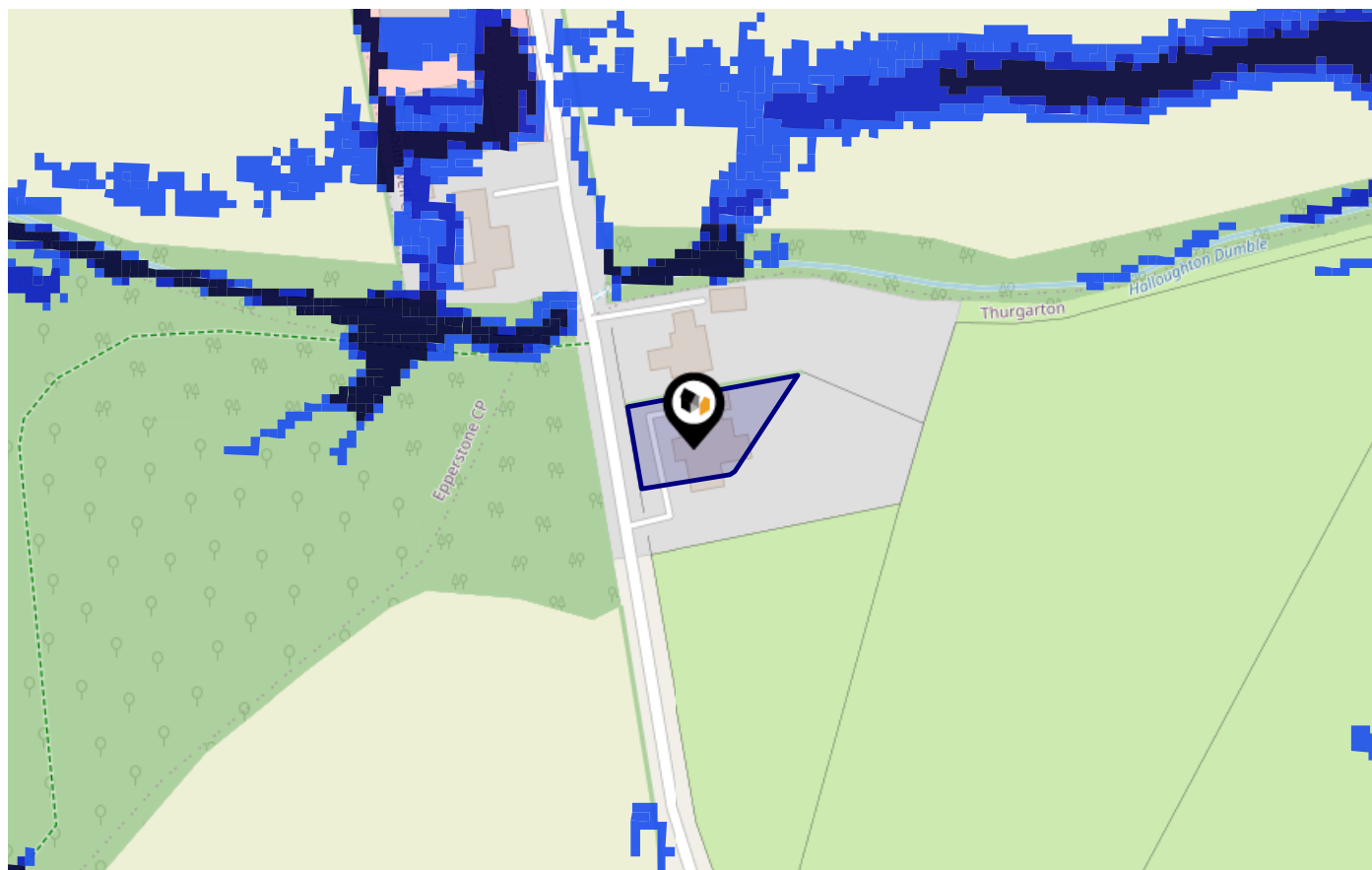
Chance of flooding to the following depths at this property:



# 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.

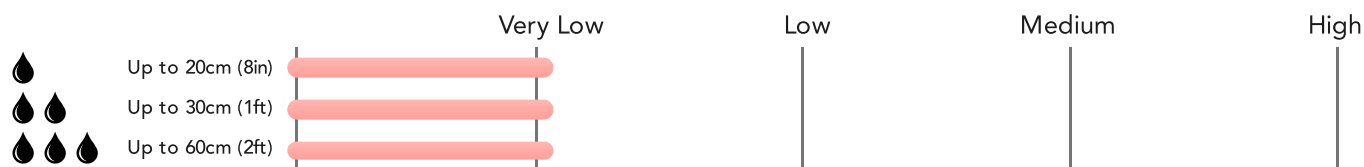


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

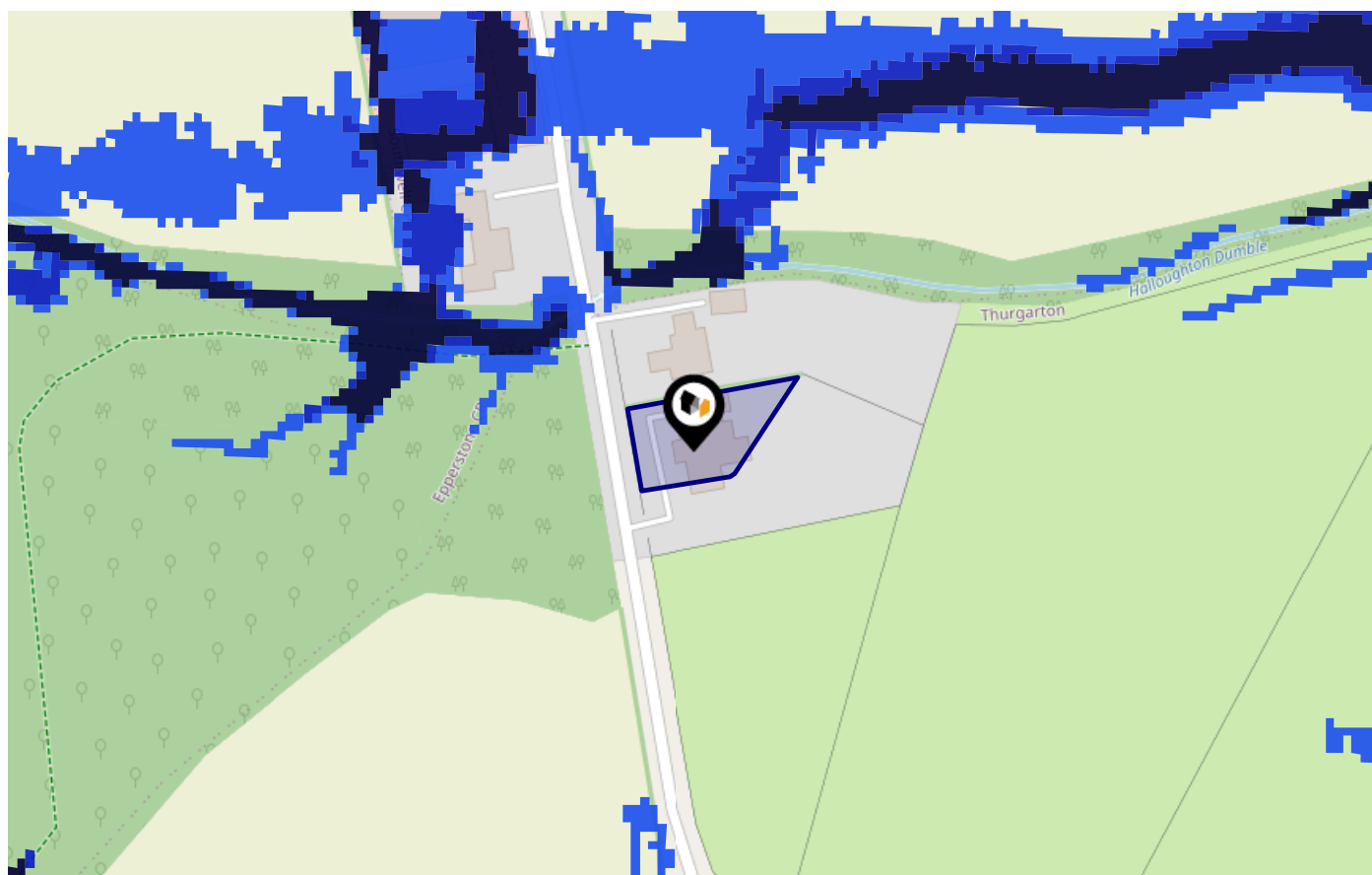


# Flood Risk

## 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.

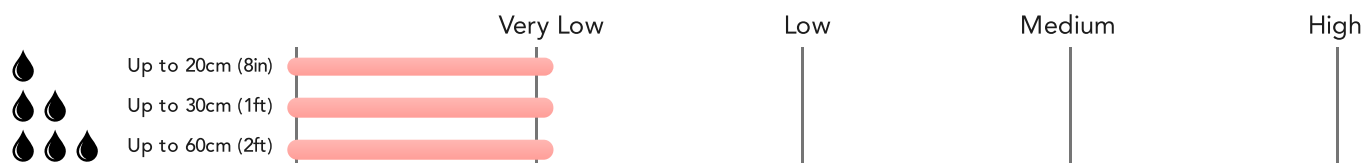


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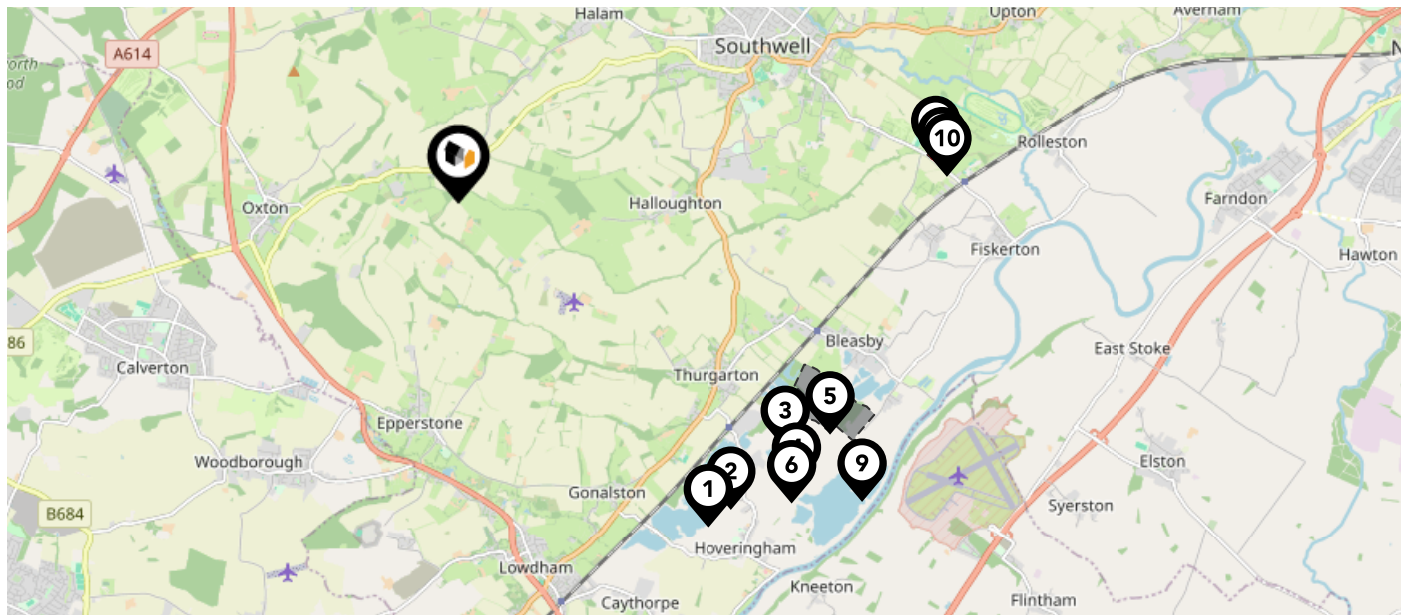




# Maps

## 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

	Pit R2 Hoveringham Quarry-Hoveringham, Nottingham	Historic Landfill 
	Hoveringham Ash-Hoveringham Ash, Bleasby	Historic Landfill 
	Hoveringham Quarry, Rear Factory Premises-Hoveringham, Nottingham	Historic Landfill 
	Coneygre Farm-Hoveringham Lane, Hoveringham, Nottingham, Nottinghamshire	Historic Landfill 
	Hoveringham Ash Lagoons-Near Bleasby, Nottinghamshire	Historic Landfill 
	Coneygre Farm-Hoveringham, Nottinghamshire	Historic Landfill 
	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill 
	EA/EPR/ZP3497FA/V011	Active Landfill 
	Hoveringham Ash Lagoons, Pit T-Near Bleasby, Nottinghamshire	Historic Landfill 
	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill 

# Maps

## Listed Buildings

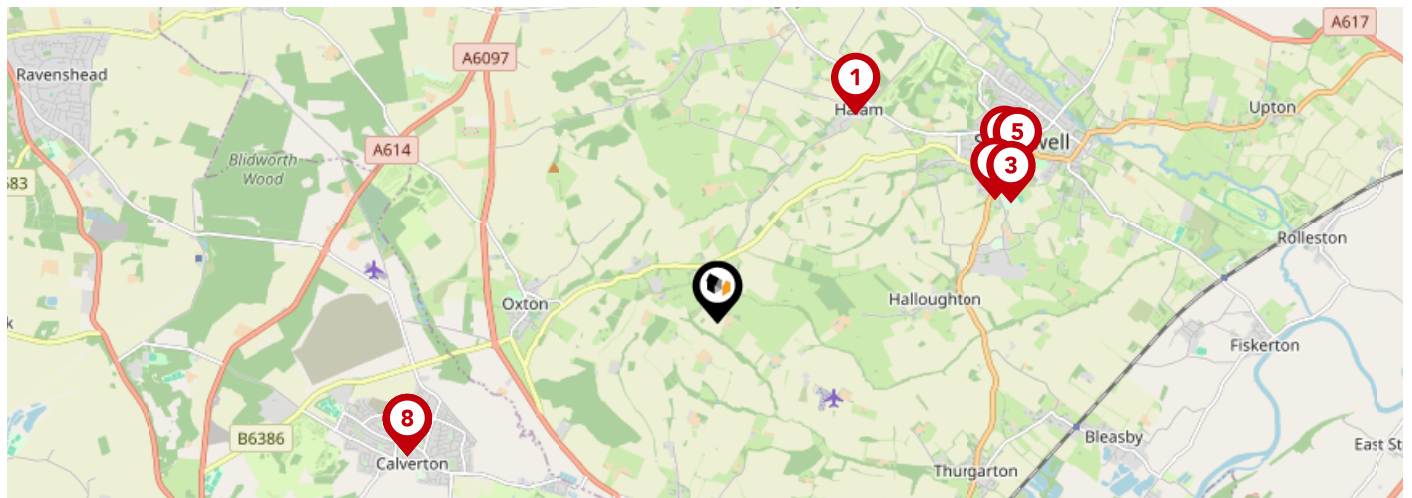


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1286055 - Rossellewood Farmhouse	Grade II	0.7 miles

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Halam Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Holy Trinity CofE Infant School</b> Ofsted Rating: Outstanding   Pupils: 54   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>The Minster School</b> Ofsted Rating: Good   Pupils: 1647   Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Lowe's Wong Infant School</b> Ofsted Rating: Requires improvement   Pupils: 170   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Lowe's Wong Anglican Methodist Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Manor Park Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 208   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Sir John Sherbrooke Junior School</b> Ofsted Rating: Good   Pupils: 199   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Colonel Frank Seely Academy</b> Ofsted Rating: Good   Pupils: 828   Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St Wilfrid's CofE Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:3.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Wood's Foundation CofE Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:3.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Salterford House School</b> Ofsted Rating: Not Rated   Pupils: 66   Distance:3.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Farnsfield St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 280   Distance:3.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Lowdham CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 198   Distance:3.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Bleasby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 129   Distance:3.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Kirklington Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:3.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Wings School Notts</b> Ofsted Rating: Good   Pupils: 33   Distance:4.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



**Key:**

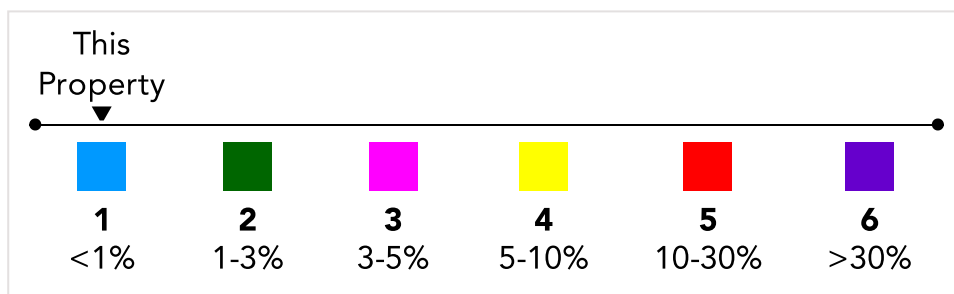
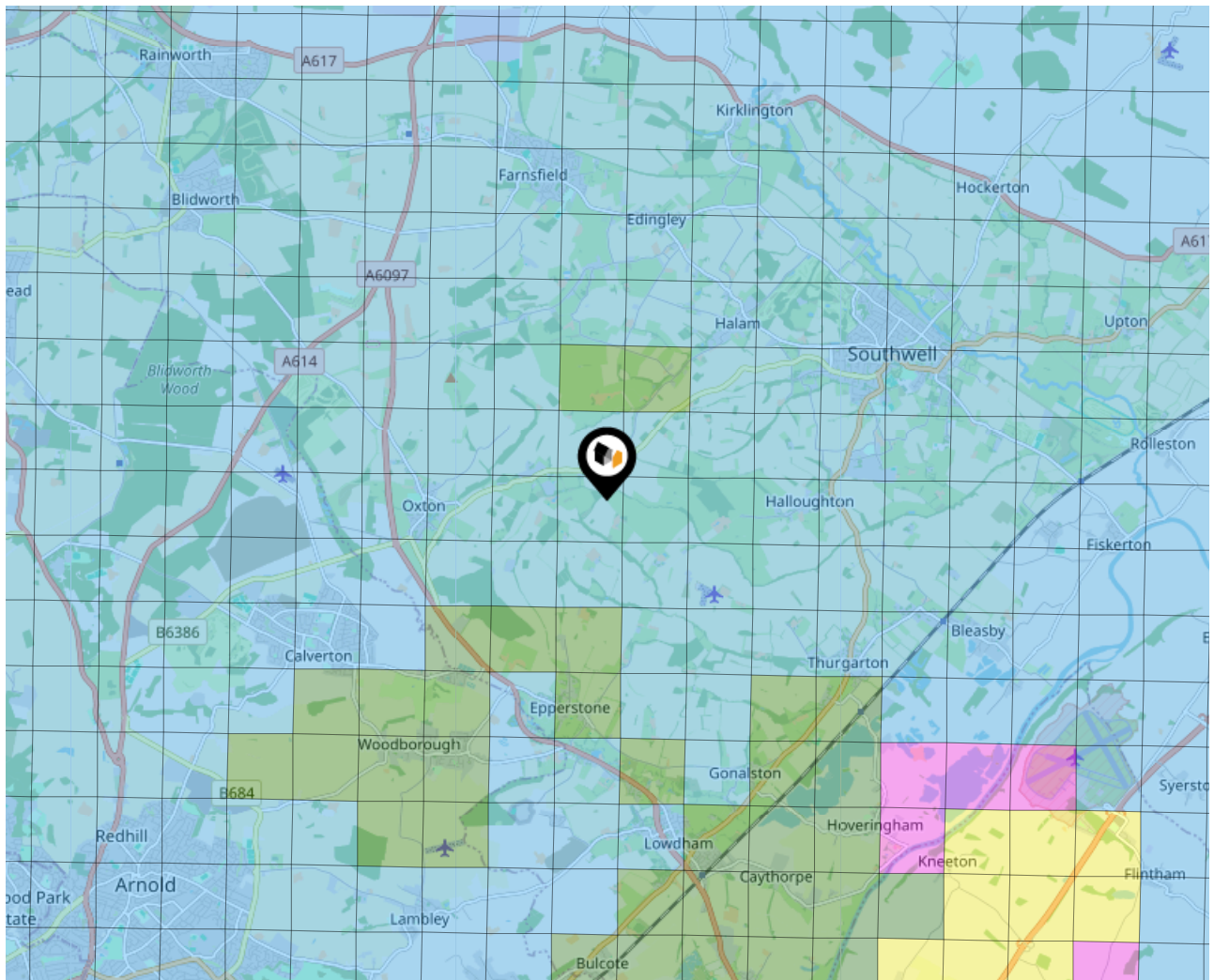
-  Power Pylons
-  Communication Masts

# Environment

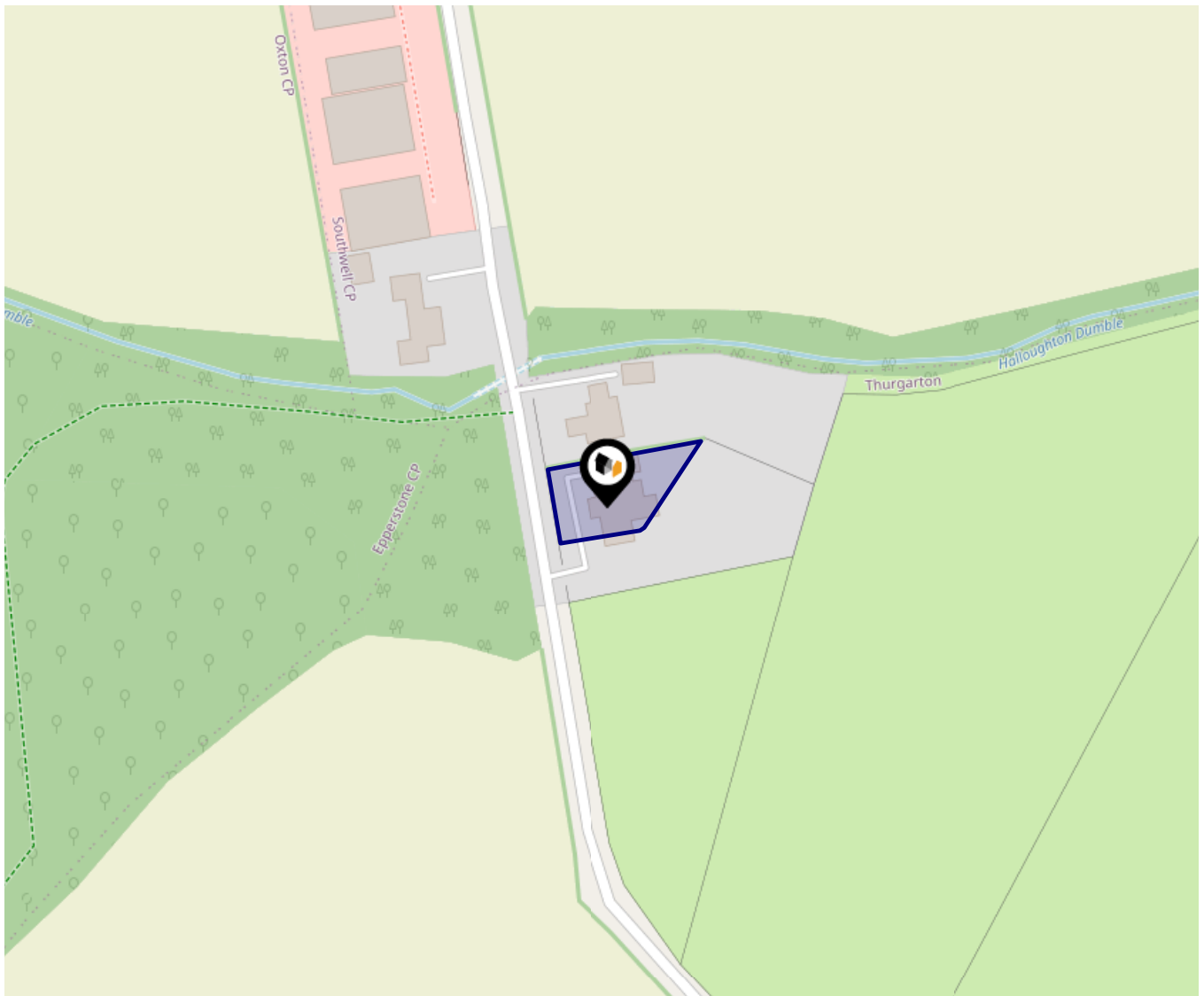
## Radon Gas

### 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/m<sup>3</sup>).



# Local Area Road Noise

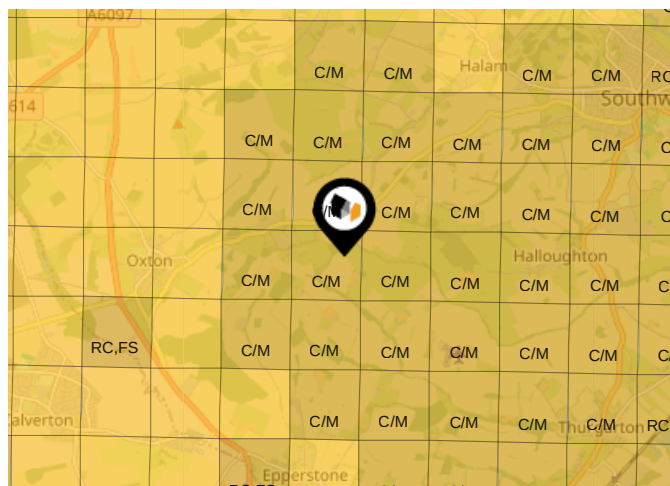


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	LOW	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

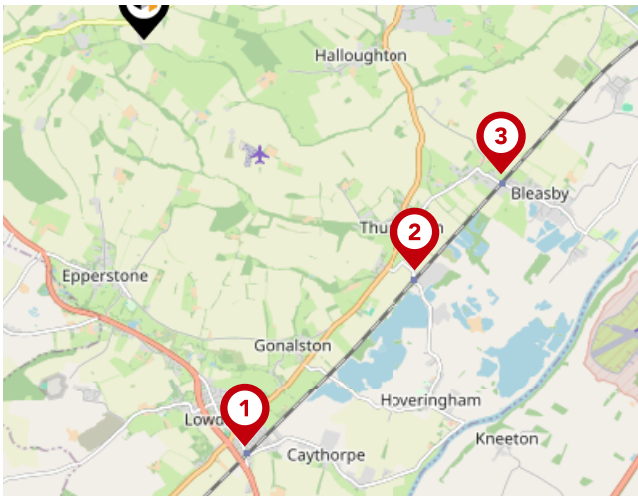


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

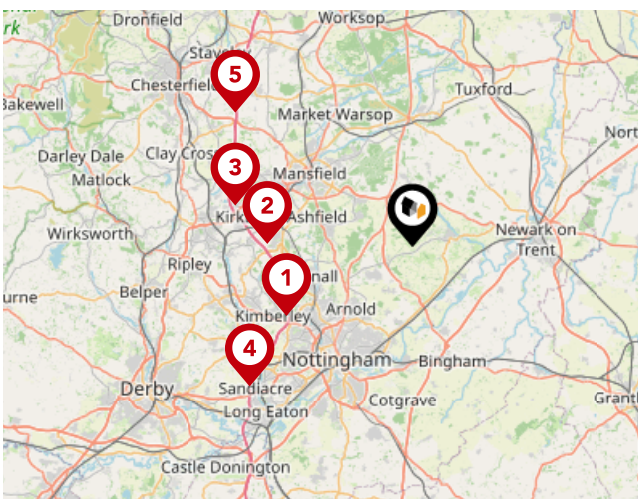
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Lowdham Rail Station	3.75 miles
2	Thurgarton Rail Station	3.17 miles
3	Bleasby Rail Station	3.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	10.18 miles
2	M1 J27	10.34 miles
3	M1 J28	12.99 miles
4	M1 J25	15.28 miles
5	M1 J29	15.84 miles



### Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	20.6 miles
2	Finningley	29.19 miles
3	Humberside Airport	45.68 miles
4	Birmingham Airport	51.39 miles

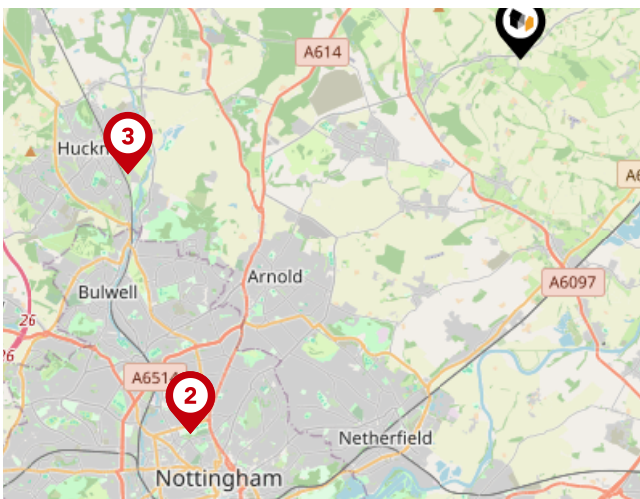
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chapel Lane	2.06 miles
2	Wash Bridge	2.41 miles
3	Wash Bridge	2.41 miles
4	Newhall Lane	2.43 miles
5	Blind Lane	1.64 miles



### Local Connections

Pin	Name	Distance
1	High School Tram Stop	8.89 miles
2	High School Tram Stop	8.89 miles
3	Butler's Hill Tram Stop	7.3 miles

# Alasdair Morrison & Mundys

## About Us



### Alasdair Morrison & Mundys

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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 provid

# 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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#### Alasdair Morrison & Mundys

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