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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th July 2026



BLEASBY ROAD, THURGARTON, NOTTINGHAM, NG14

Alasdair Morrison & Mundys

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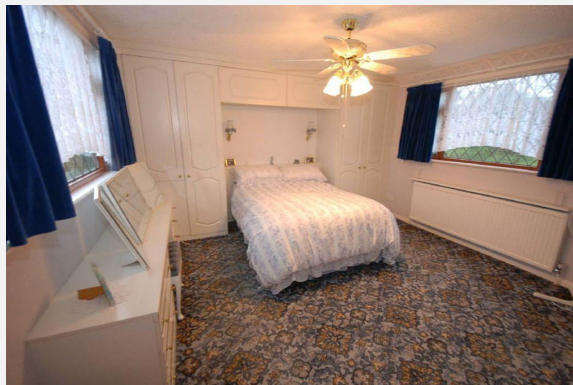


Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,582 ft ² / 147 m ²		
Plot Area:	0.18 acres		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£3,874		
Title Number:	NT306661		

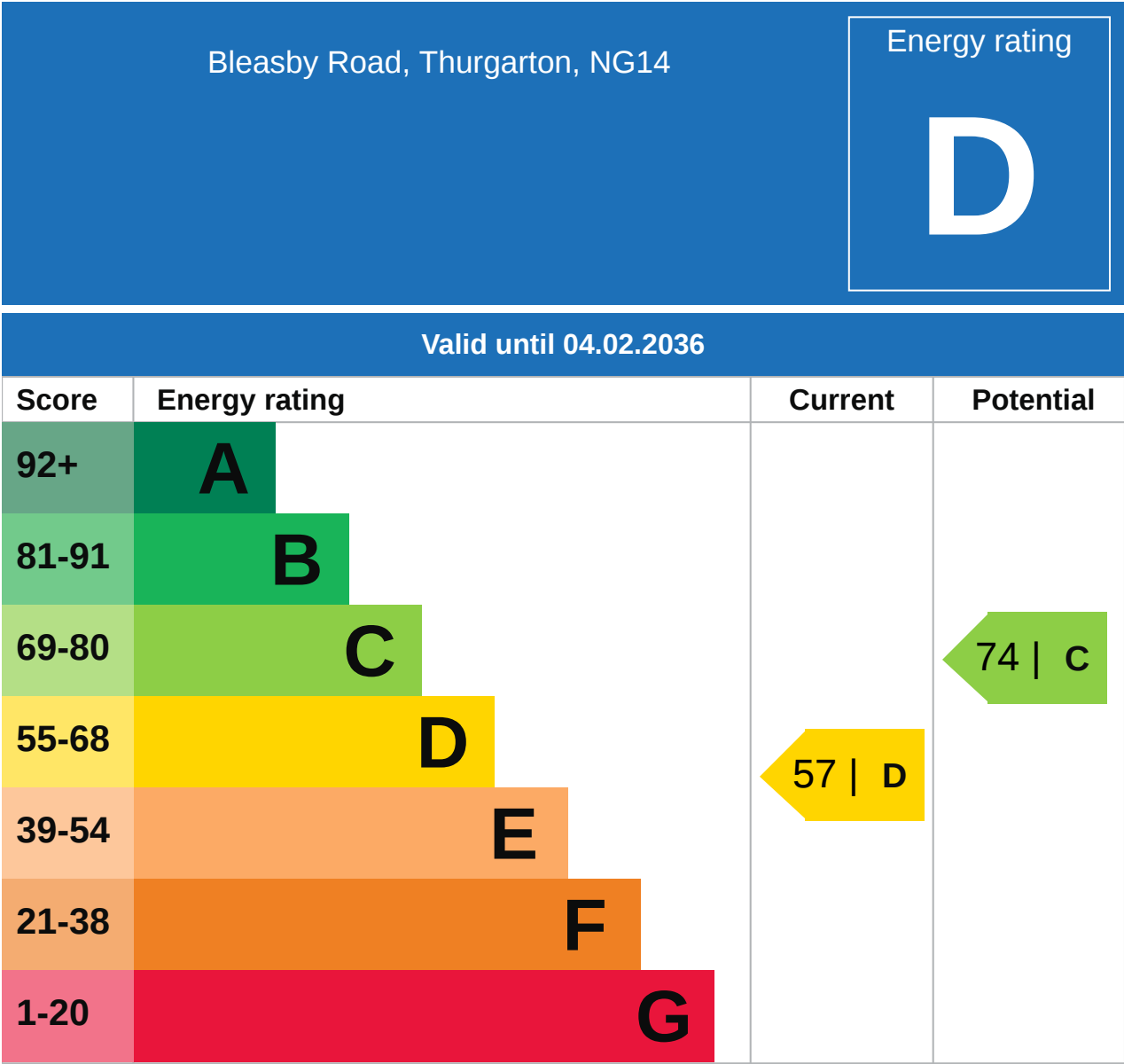
Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Thurgarton			
Flood Risk:				
• Rivers & Seas	Very low	13 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



Property

EPC - Certificate



Additional EPC Data

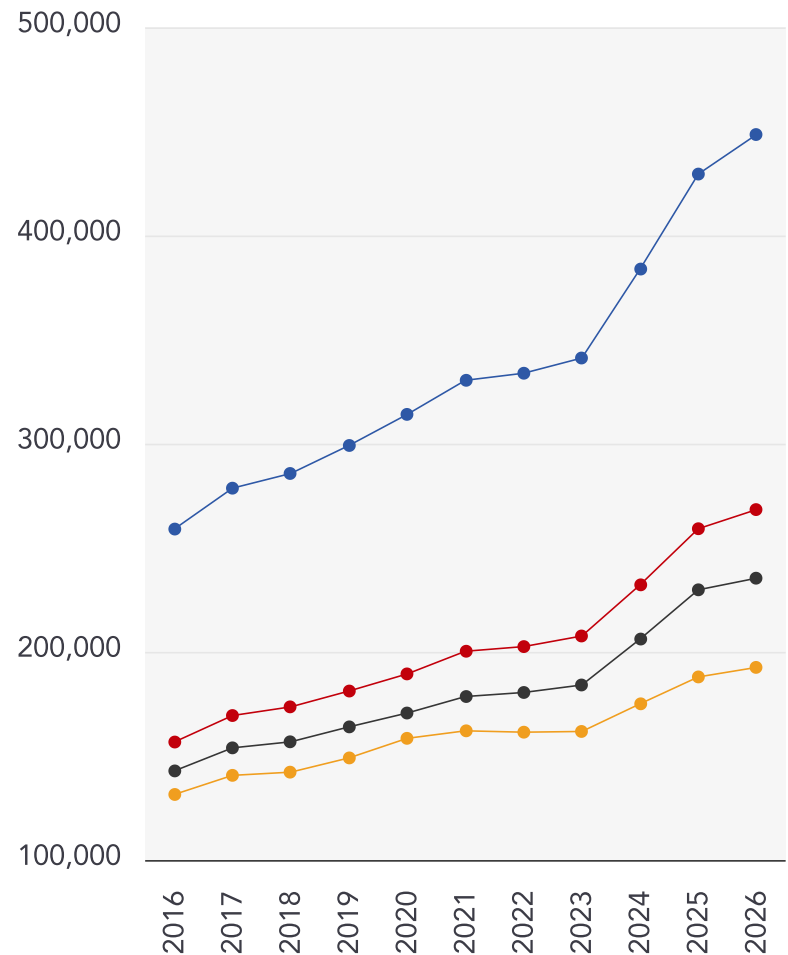
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Mechanical extract, decentrali
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Very Poor
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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	147 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG14



Detached

+73.17%

Semi-Detached

+71.26%

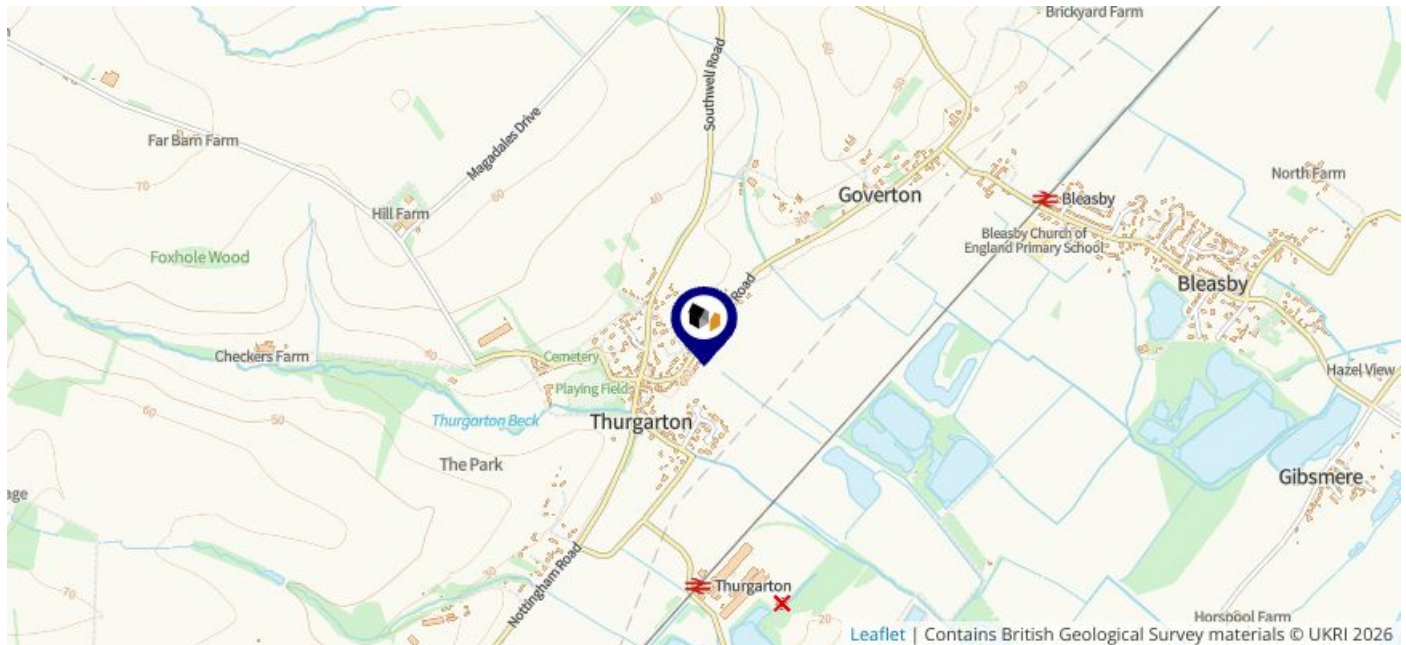
Terraced

+64.82%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

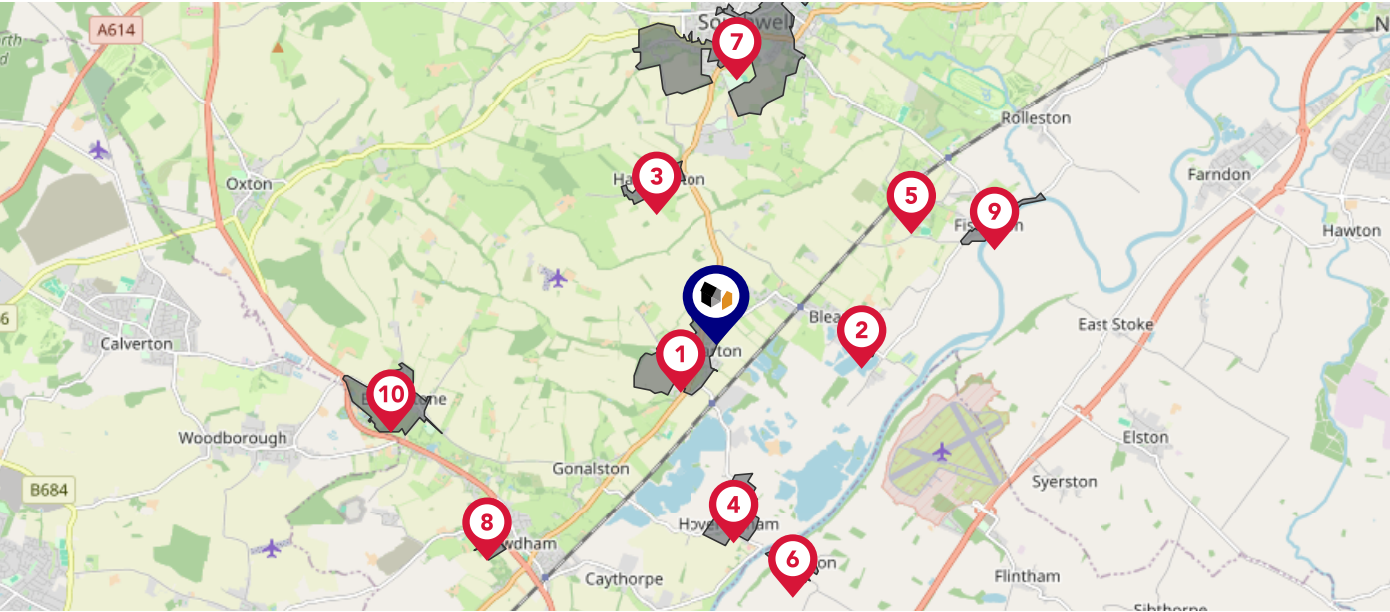
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

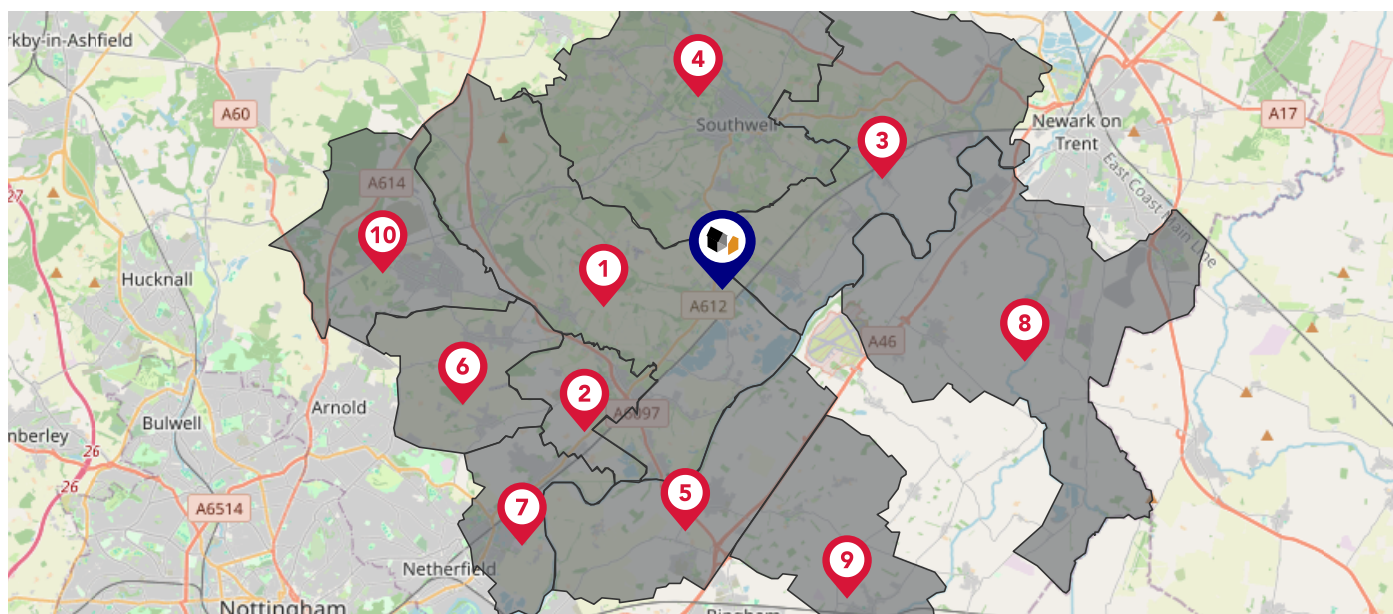
Conservation Areas

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	
1	Thurgarton
2	Bleasby
3	Halloughton
4	Hoveringham
5	Morton
6	Kneeton
7	Southwell
8	Lowdham
9	Fiskerton
10	Epperstone

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



Dover Beck Ward



Lowdham Ward



Trent Ward



Southwell Ward



East Bridgford Ward



Dumbles Ward



Trent Valley Ward



Farndon & Fernwood Ward



Cranmer Ward



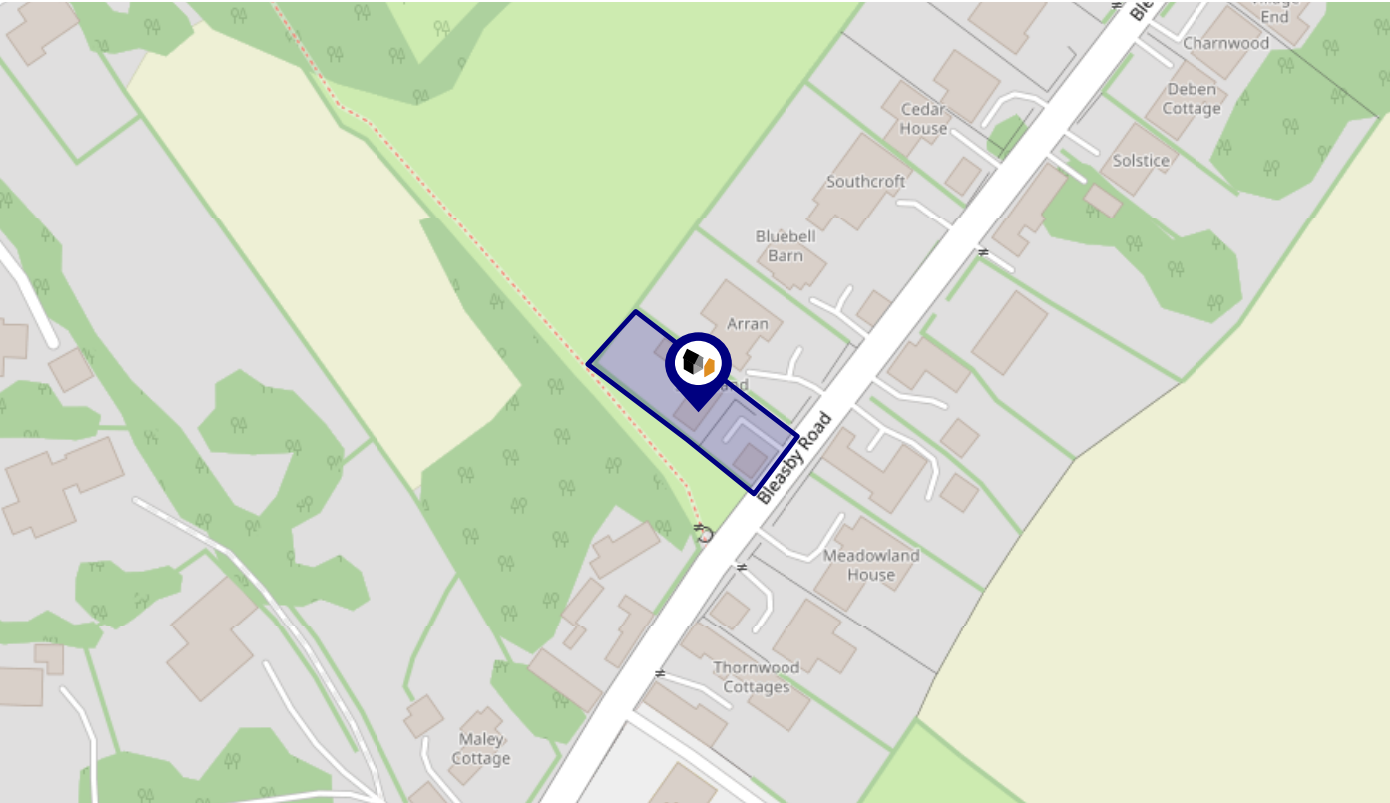
Calverton Ward

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.

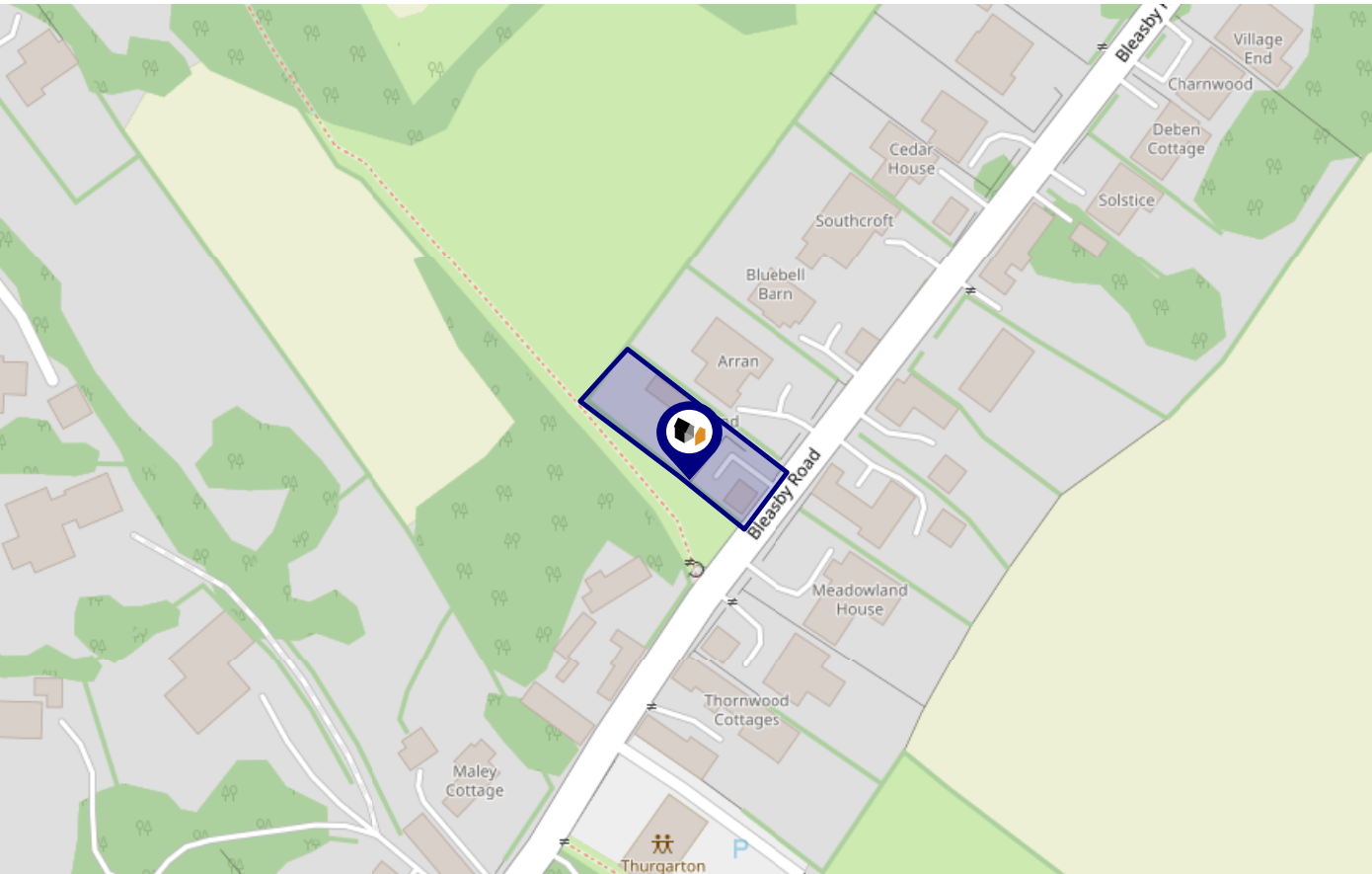
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

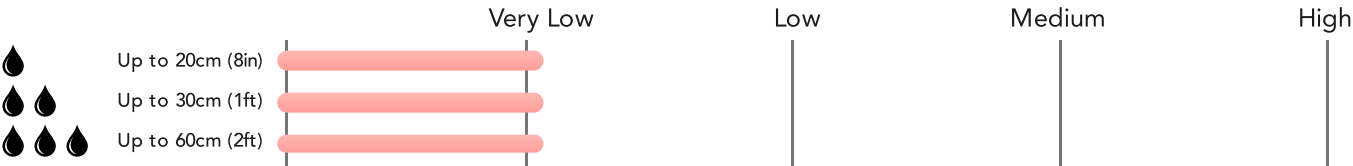


Risk Rating: Very low

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.

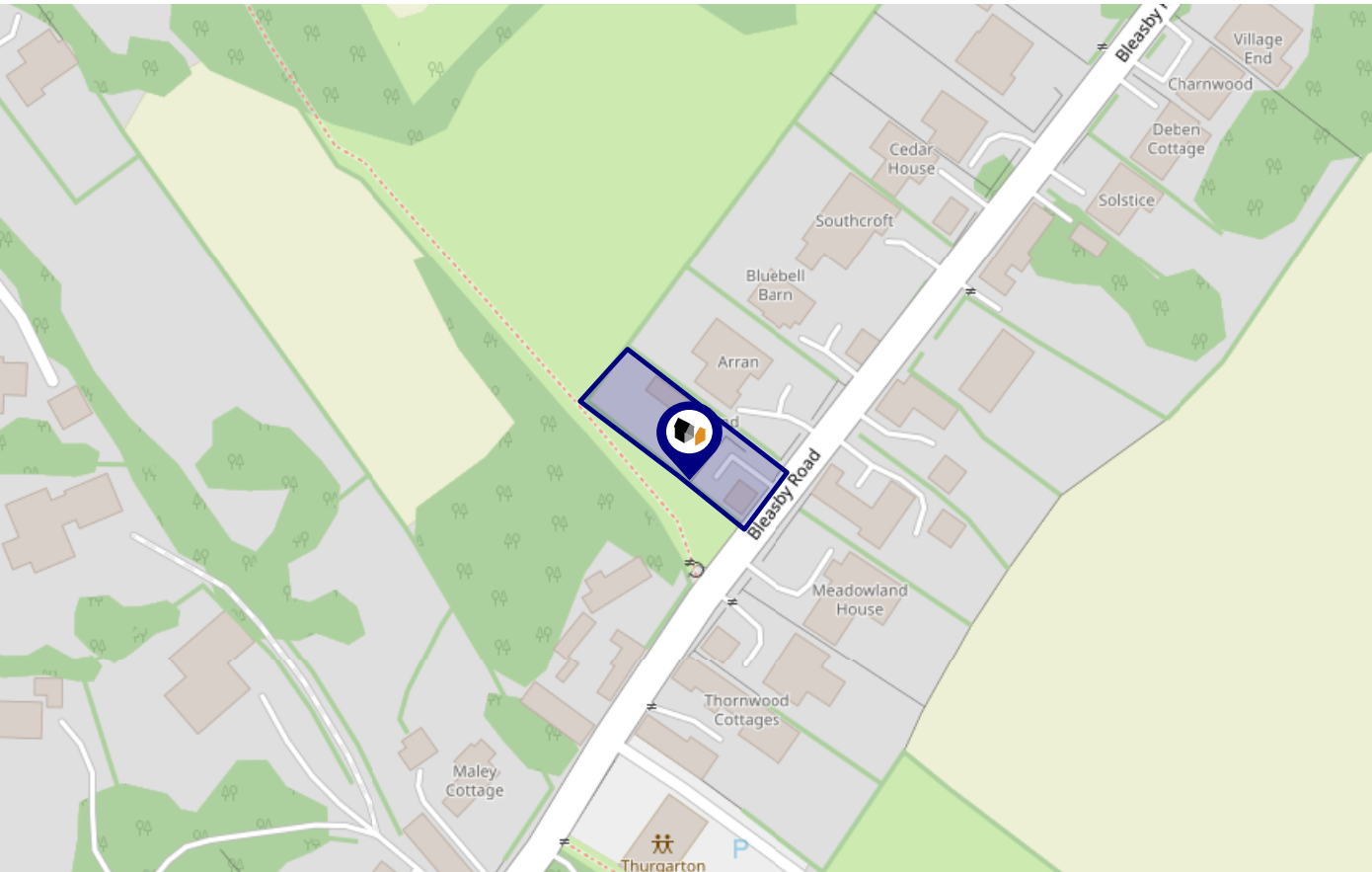
Chance of flooding to the following depths at this property:



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.

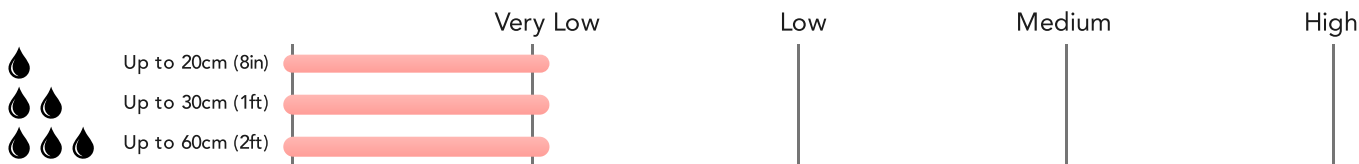


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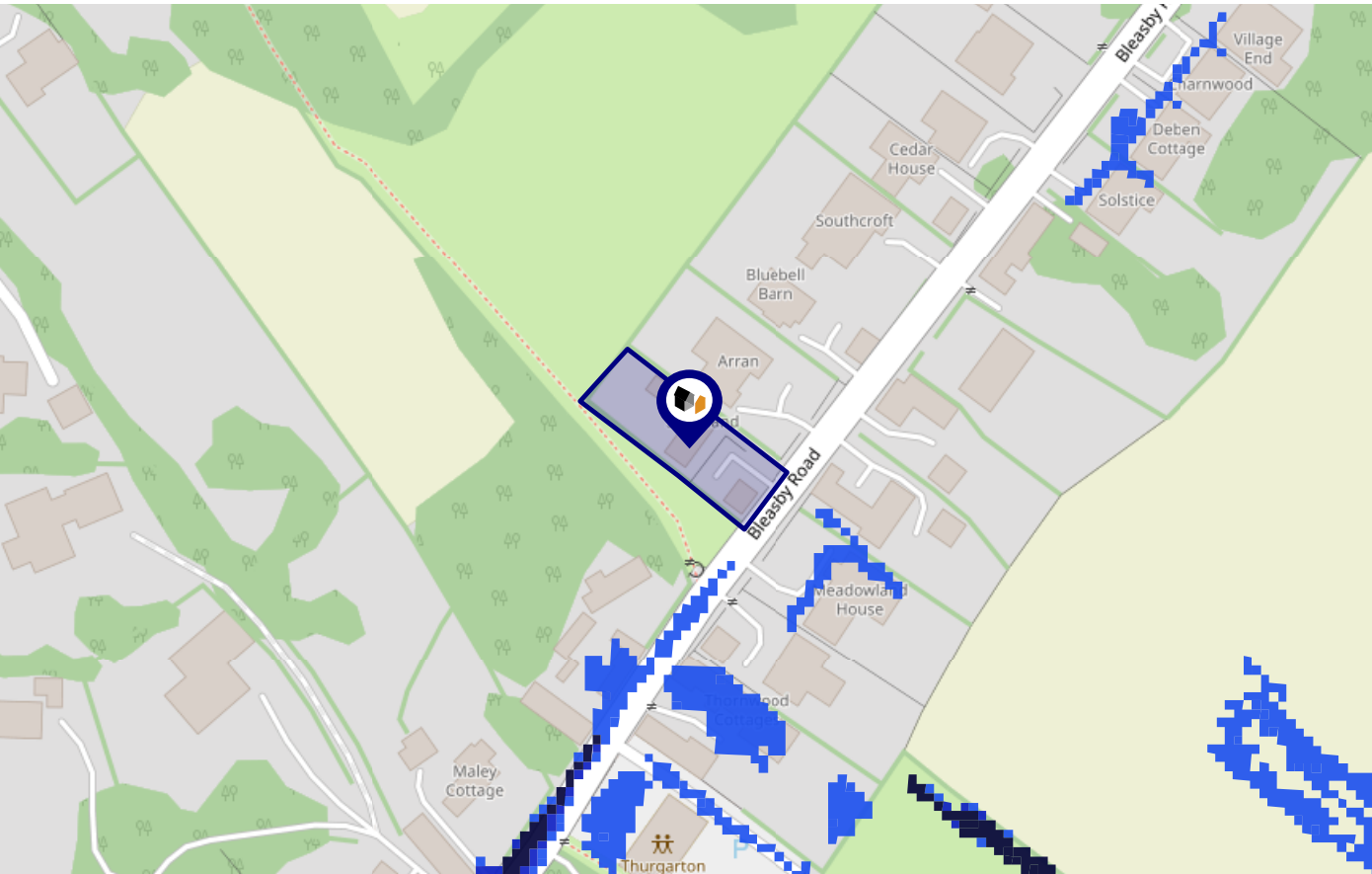
Chance of flooding to the following depths at this property:



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.

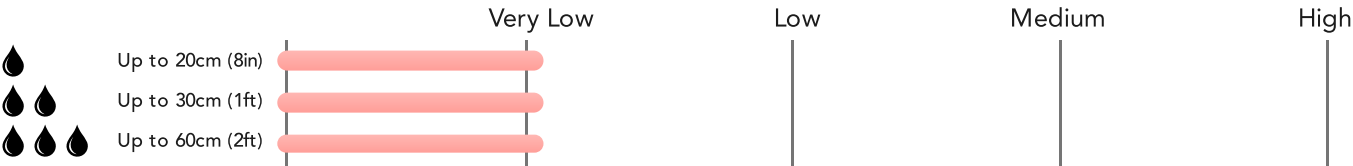


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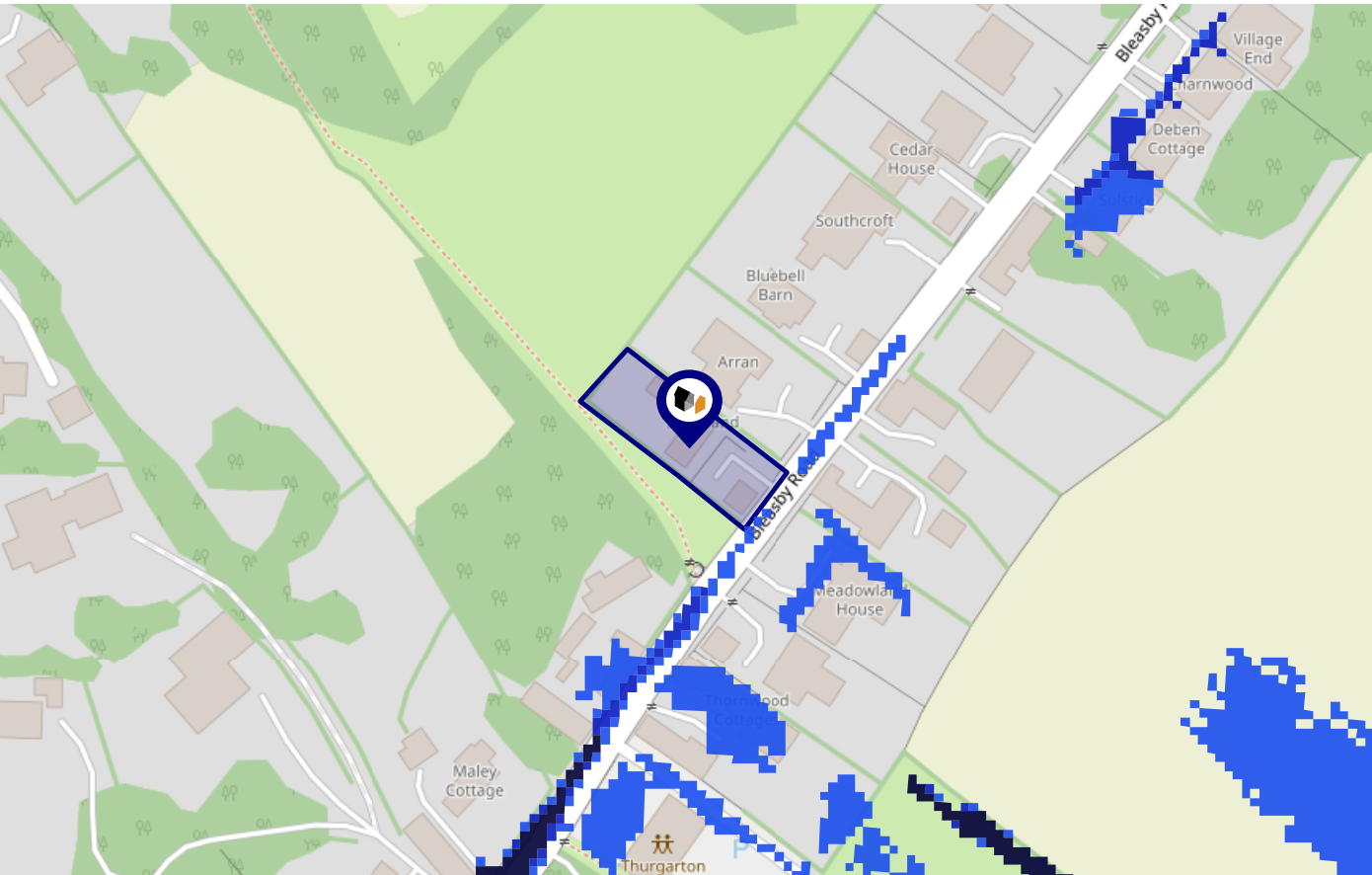
Chance of flooding to the following depths at this property:



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: Very low

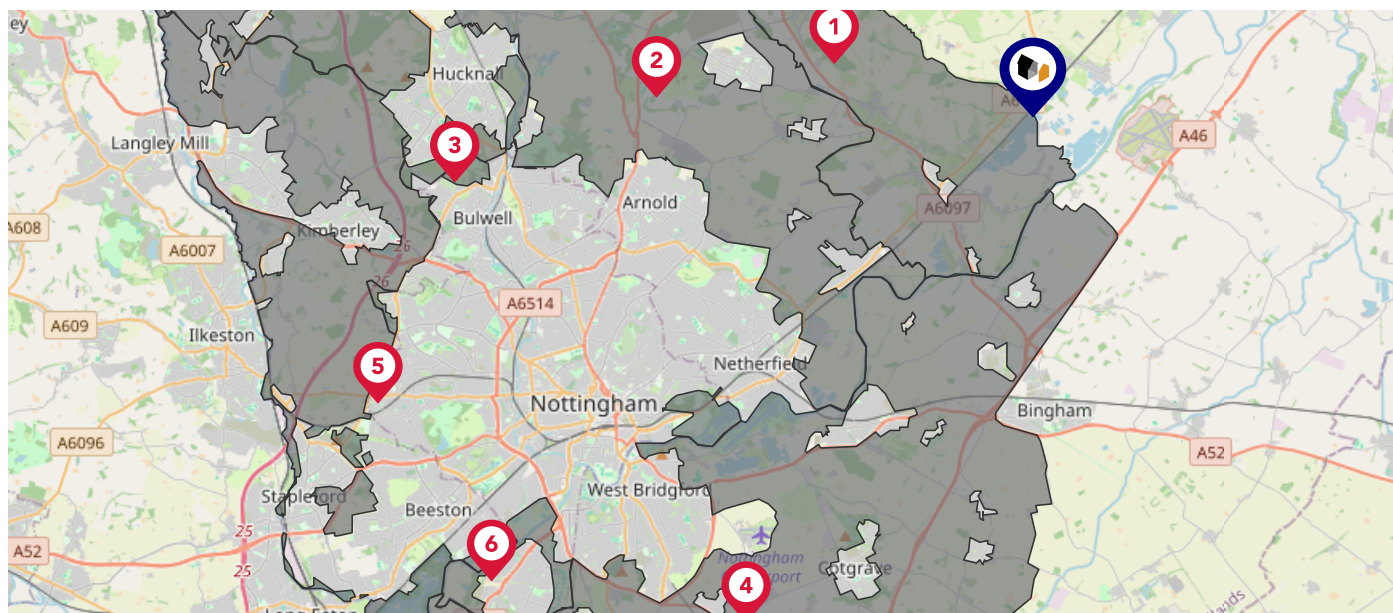
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Gedling



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Nottingham

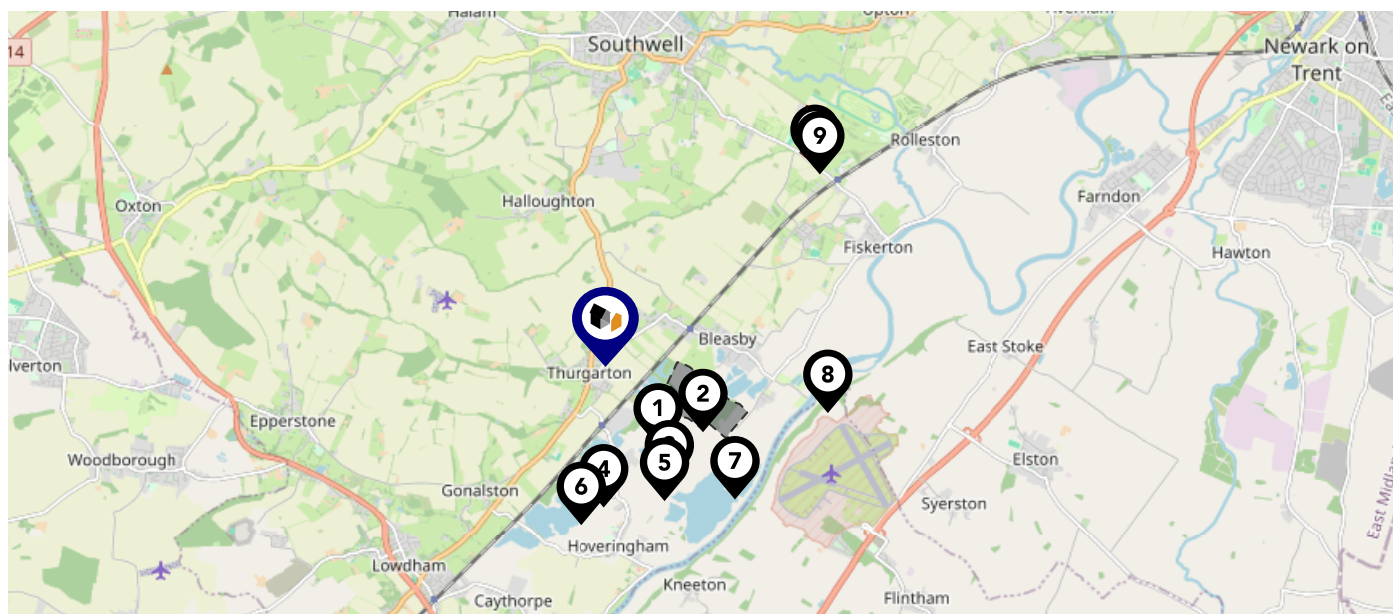


Derby and Nottingham Green Belt - Broxtowe

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	Hoveringham Quarry, Rear Factory Premises- Hoveringham, Nottingham	Historic Landfill	☐
2	Hoveringham Ash Lagoons-Near Bleasby, Nottinghamshire	Historic Landfill	☐
3	Coneygre Farm-Hoveringham Lane,Hoveringham,Nottingham,Nottinghamshire	Historic Landfill	☐
4	Hoveringham Ash-Hoveringham Ash, Bleasby	Historic Landfill	☐
5	Coneygre Farm-Hoveringham, Nottinghamshire	Historic Landfill	☐
6	Pit R2 Hoveringham Quarry-Hoveringham, Nottingham	Historic Landfill	☐
7	Hoveringham Ash Lagoons, Pit T-Near Bleasby, Nottinghamshire	Historic Landfill	☐
8	British Waterways Hazelford Lock-The Nabbs Island In The River Trent, Hazelford Lock, Dredgng Site, Nottinghamshire	Historic Landfill	☐
9	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill	☐
10	EA/EPR/ZP3497FA/V011	Active Landfill	☒

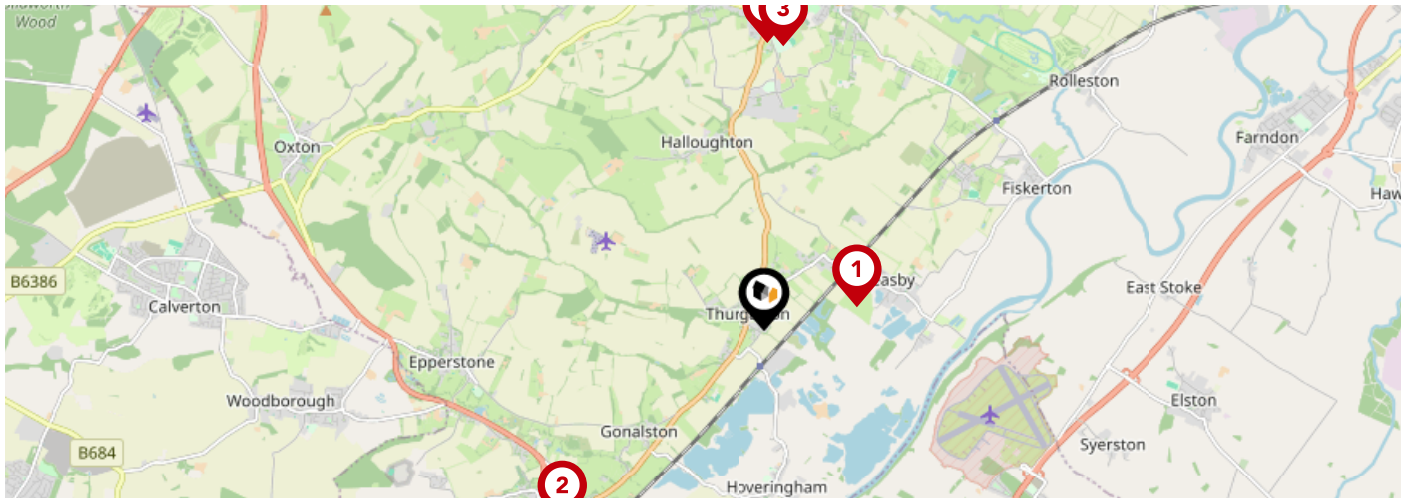
Maps

Listed Buildings

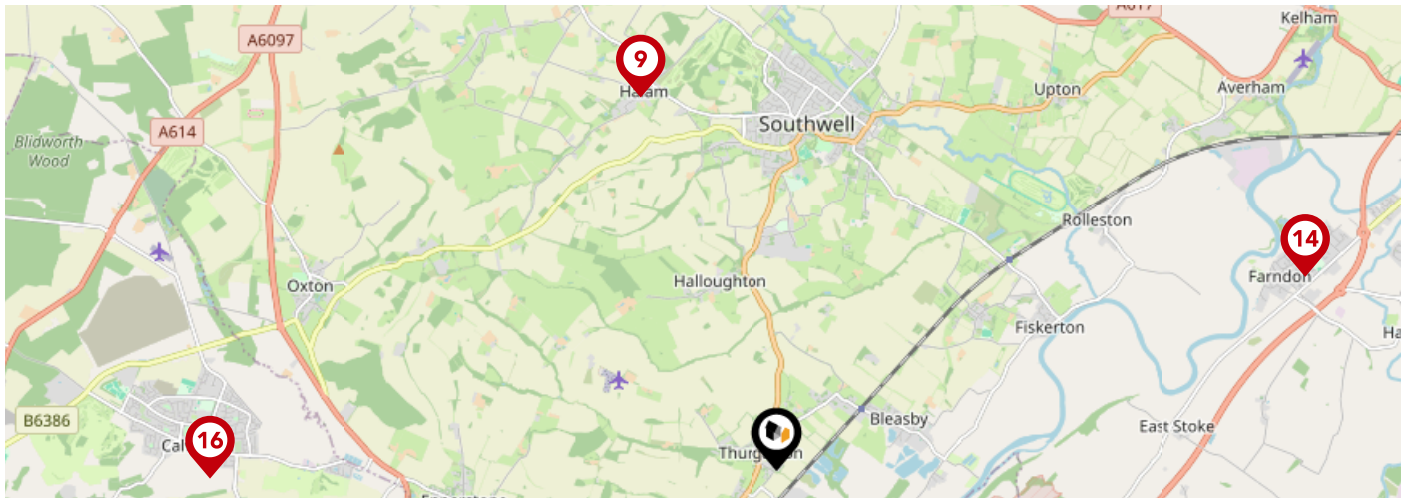
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1045568 - Rose Cottage	Grade II	0.0 miles
 1179008 - Maley Cottage	Grade II	0.1 miles
 1045567 - Cart Shed At Manor Farm	Grade II	0.2 miles
 1178971 - Pigeoncote And Attached Stabling And Granary At Manor Farm	Grade II	0.2 miles
 1045566 - Manor Farm House	Grade II	0.2 miles
 1178996 - Sycamore Cottage	Grade II	0.3 miles
 1045528 - Thurgarton Priory	Grade II	0.4 miles
 1045527 - Church Of St Peter	Grade I	0.4 miles
 1179030 - Thurgarton Railway Station. Principal Passenger Building	Grade II	0.6 miles
 1045571 - Goverton House And Attached Pump	Grade II	0.6 miles



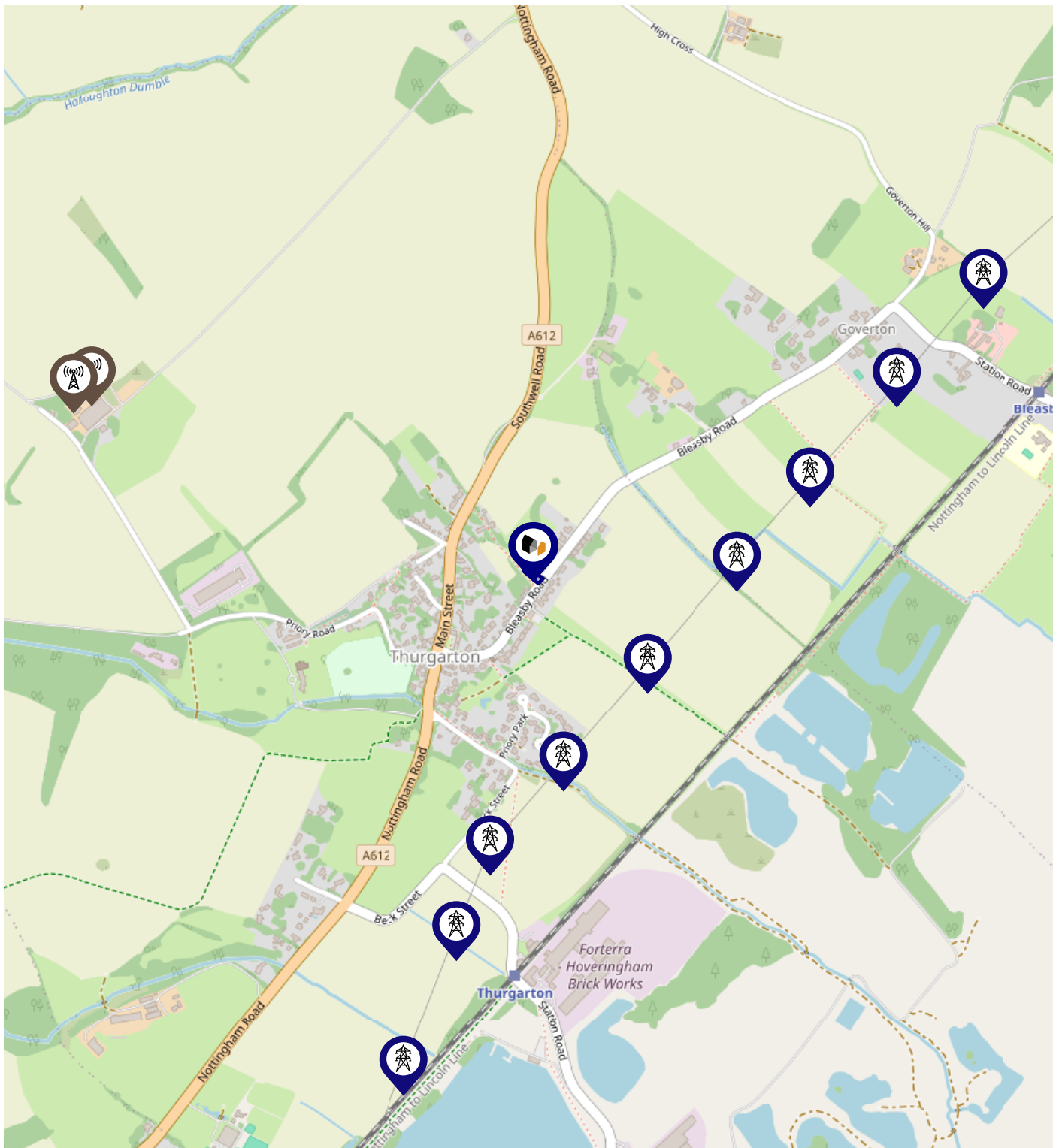
		Nursery	Primary	Secondary	College	Private
1	Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:0.86	☐	☒	☐	☐	☐
2	Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:2.49	☐	☒	☐	☐	☐
3	The Minster School Ofsted Rating: Good Pupils: 1647 Distance:2.54	☐	☐	☒	☐	☐
4	Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:2.57	☐	☒	☐	☐	☐
5	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:2.85	☐	☒	☐	☐	☐
6	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:2.86	☐	☒	☐	☐	☐
7	Flintham Primary School Ofsted Rating: Good Pupils: 96 Distance:3.38	☐	☒	☐	☐	☐
8	Gunthorpe CofE Primary School Ofsted Rating: Good Pupils: 87 Distance:3.41	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:3.54	☐	☒	☐	☐	☐
	East Bridgford St Peters Church of England Academy Ofsted Rating: Good Pupils: 278 Distance:3.84	☐	☒	☐	☐	☐
	All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:3.95	☐	☒	☐	☐	☐
	Wood's Foundation CofE Primary School Ofsted Rating: Good Pupils: 176 Distance:4.28	☐	☒	☐	☐	☐
	Burton Joyce Primary School Ofsted Rating: Good Pupils: 302 Distance:4.64	☐	☒	☐	☐	☐
	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:5.01	☐	☒	☐	☐	☐
	Lambley Primary School Ofsted Rating: Good Pupils: 189 Distance:5.02	☐	☒	☐	☐	☐
	St Wilfrid's CofE Primary School Ofsted Rating: Good Pupils: 207 Distance:5.05	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

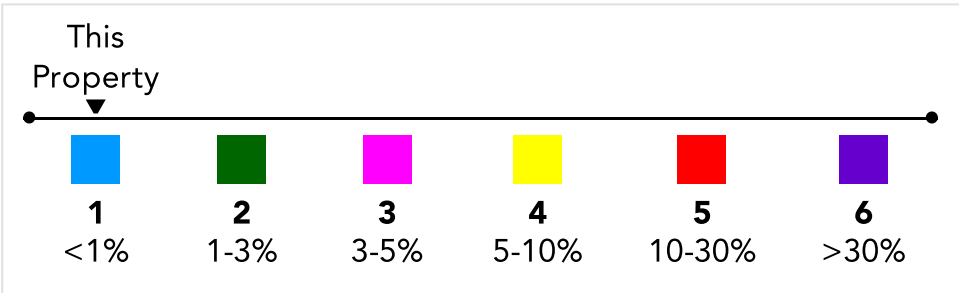
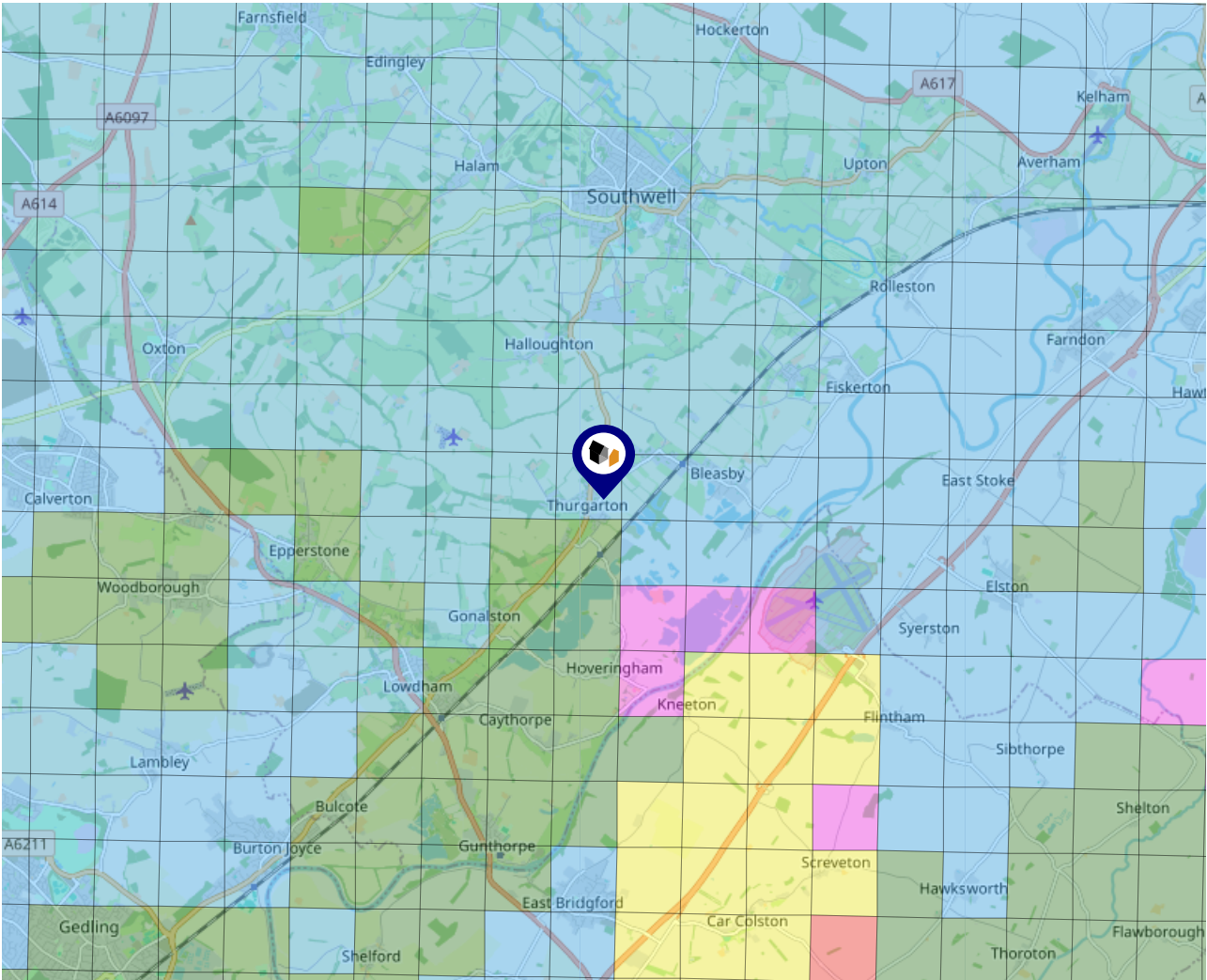
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

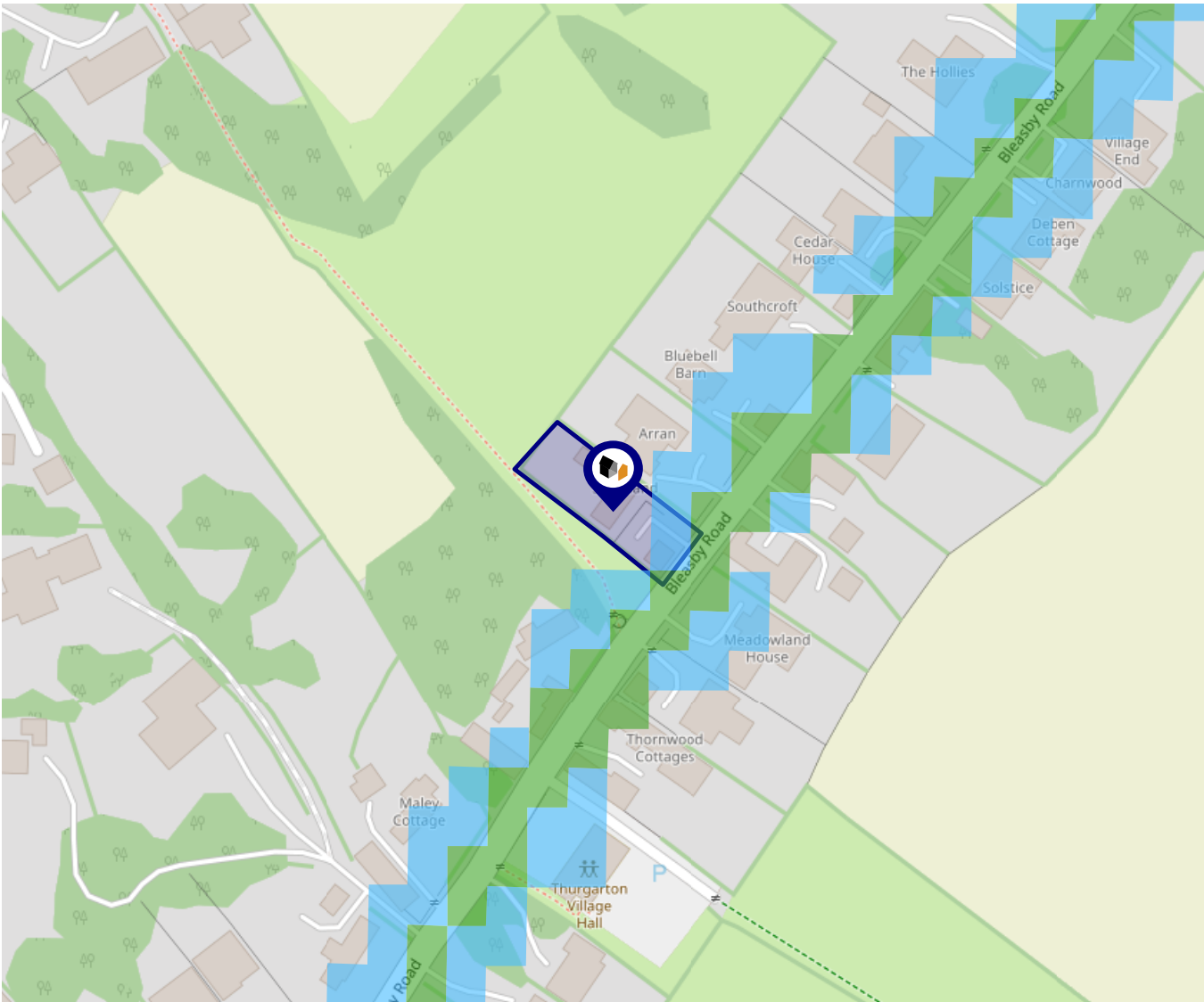
What is Radon?

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

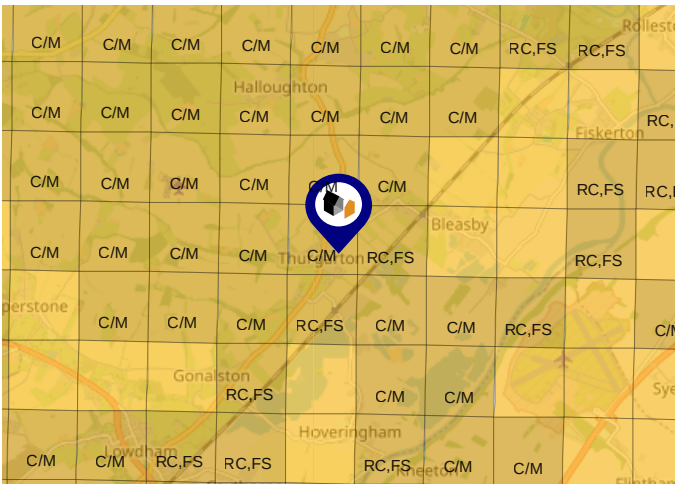


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOW	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM 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

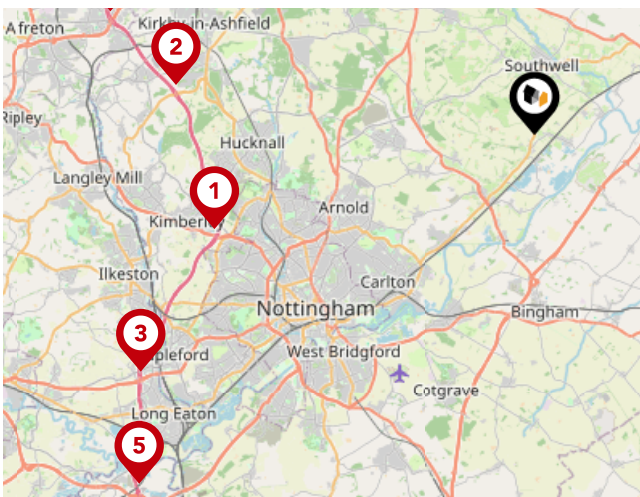
Area

Transport (National)



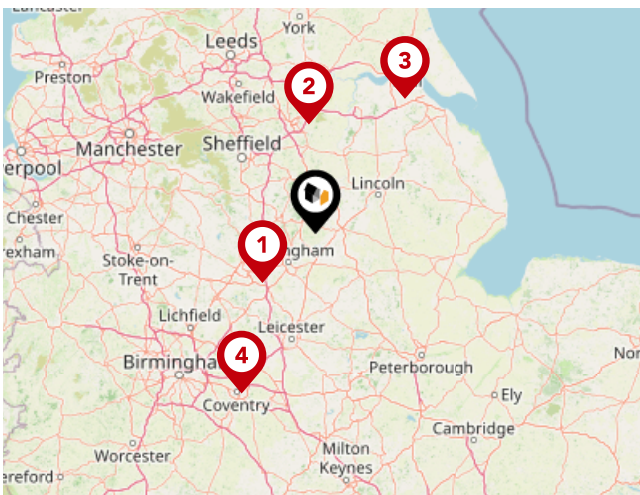
National Rail Stations

Pin	Name	Distance
	Thurgarton Rail Station	0.59 miles
	Bleasby Rail Station	0.79 miles
	Fiskerton Rail Station	2.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J26	11.89 miles
	M1 J27	12.9 miles
	M1 J25	16.41 miles
	M1 J28	15.73 miles
	M1 J24A	18.83 miles



Airports/Helipads

Pin	Name	Distance
	East Mids Airport	21.18 miles
	Finningley	30.72 miles
	Humberside Airport	45.47 miles
	Baginton	51.08 miles

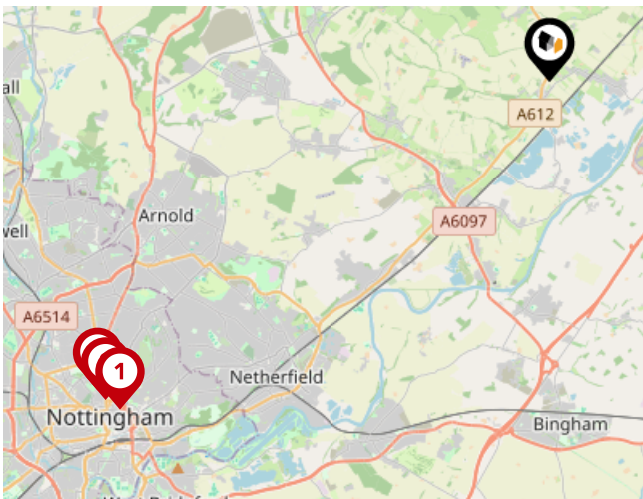
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bleasby Road	0.03 miles
2	Orchard View	0.13 miles
3	Corner Croft	0.15 miles
4	Corner Croft	0.15 miles
5	Station Road	0.64 miles



Local Connections

Pin	Name	Distance
1	Lace Market Tram Stop	9.64 miles
2	Royal Centre Tram Stop	9.75 miles
3	NTU Tram Stop	9.76 miles



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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Alasdair Morrison & Mundys

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