

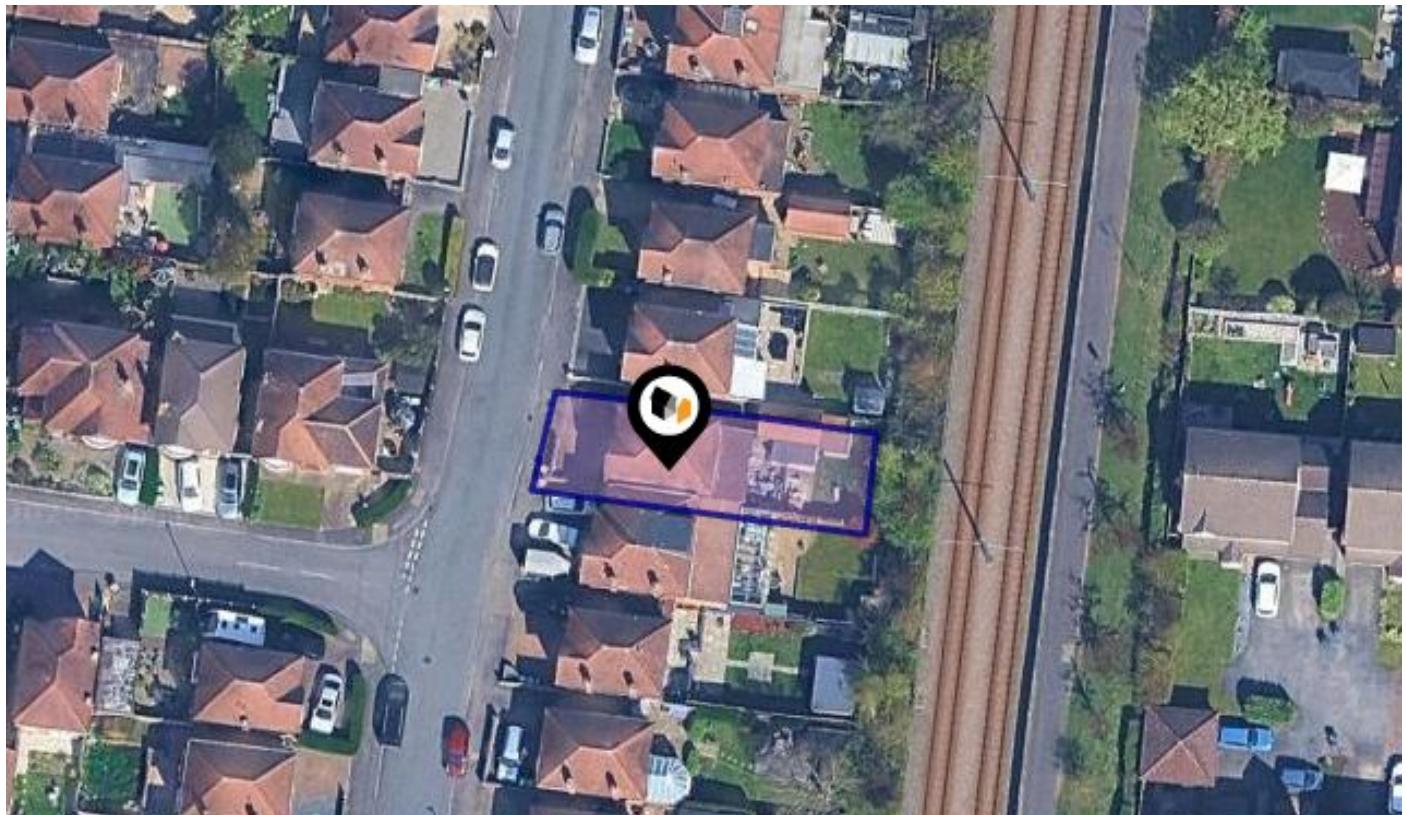


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th January 2026



ST. AUSTELL DRIVE, NOTTINGHAM, NG11

Martin & Co. Beeston

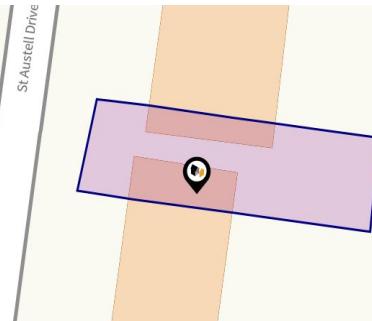
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£2,361		
Title Number:	NT59090		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5
mb/s **80**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



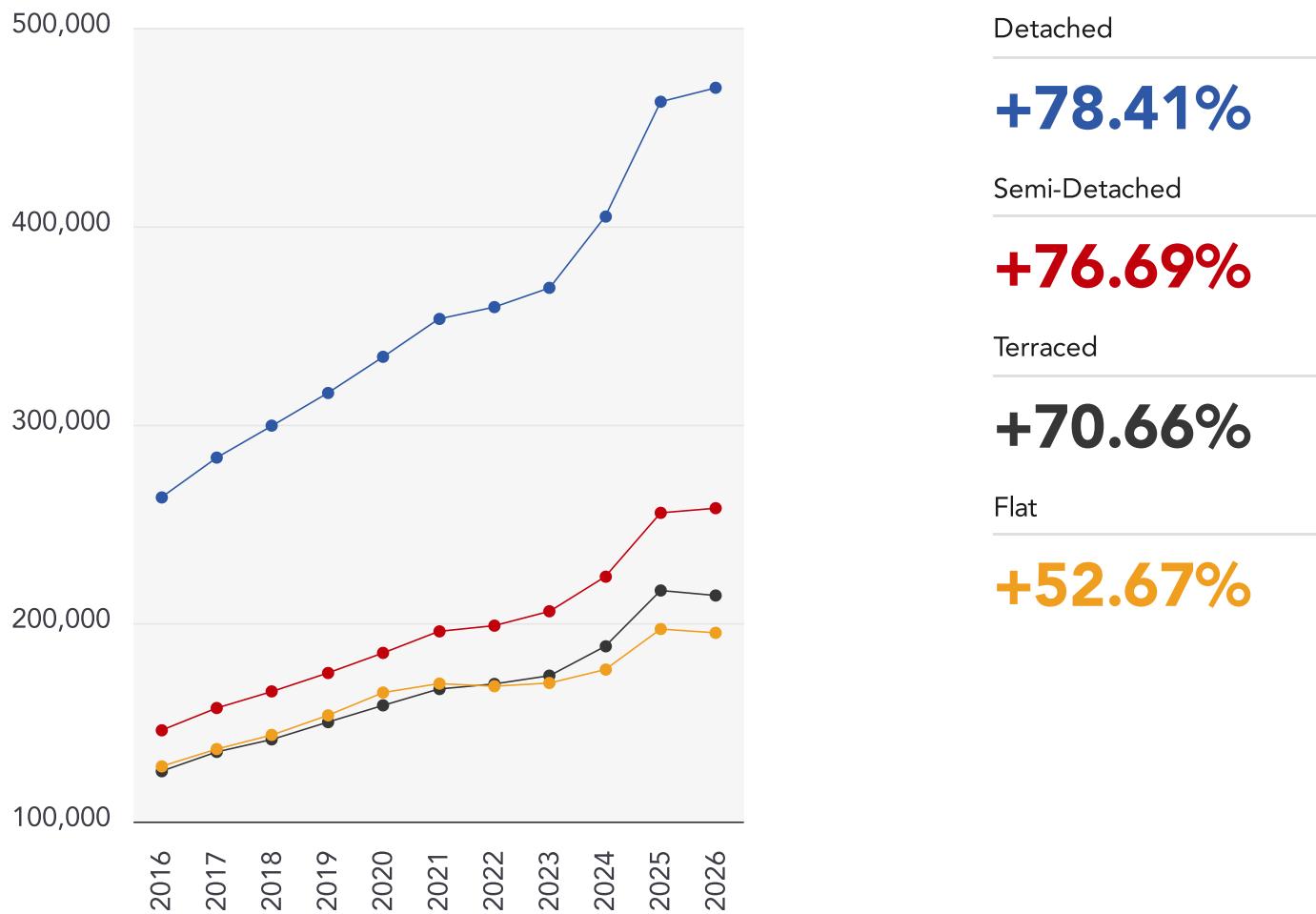
Satellite/Fibre TV Availability:



Market House Price Statistics

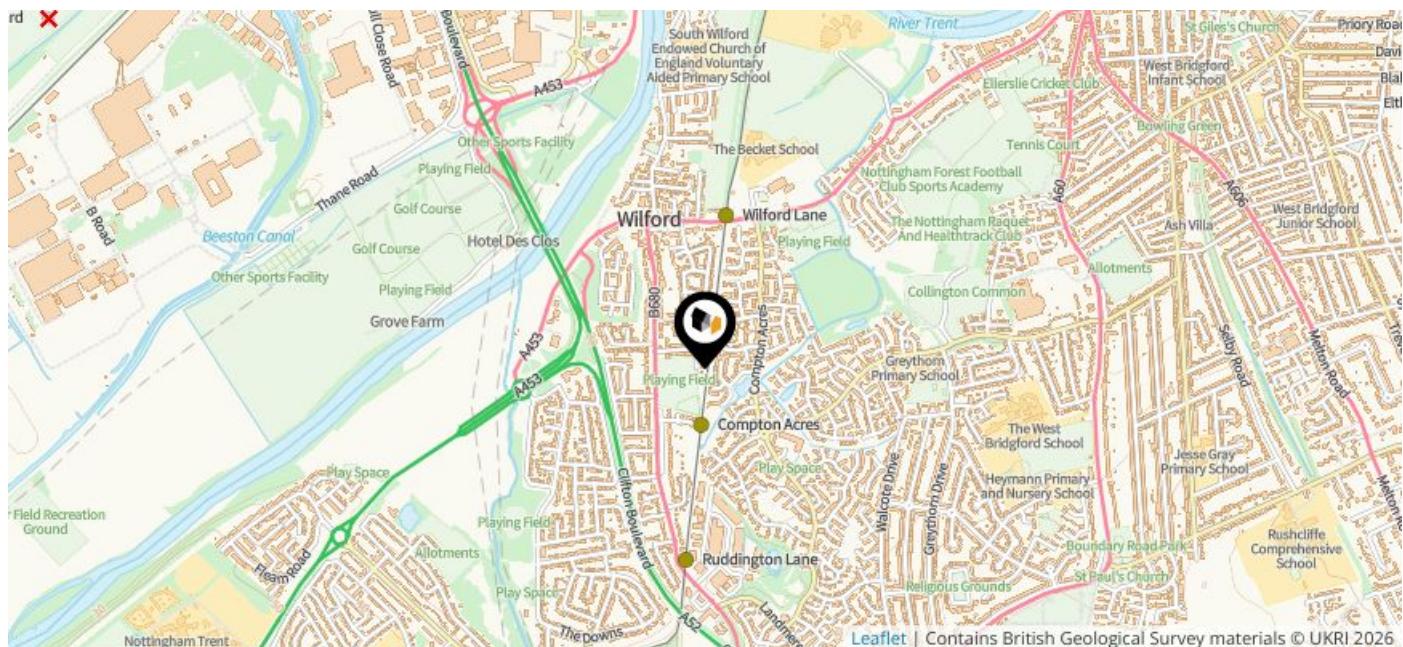


10 Year History of Average House Prices by Property Type in NG11



Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

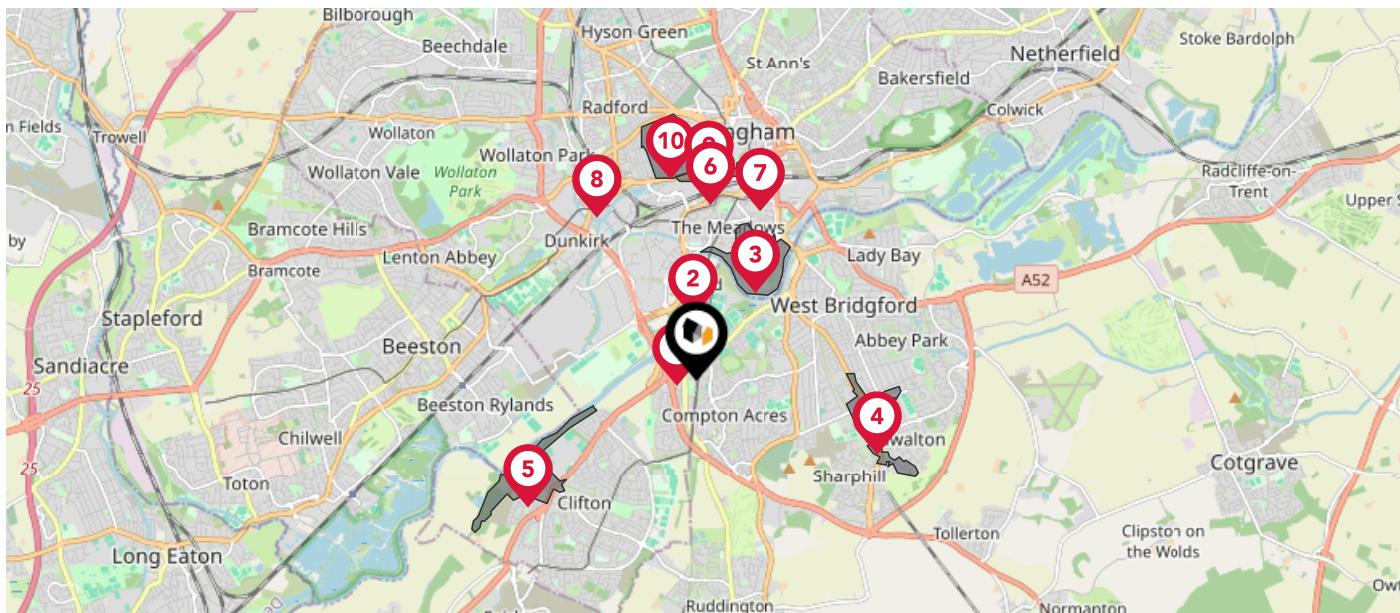
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



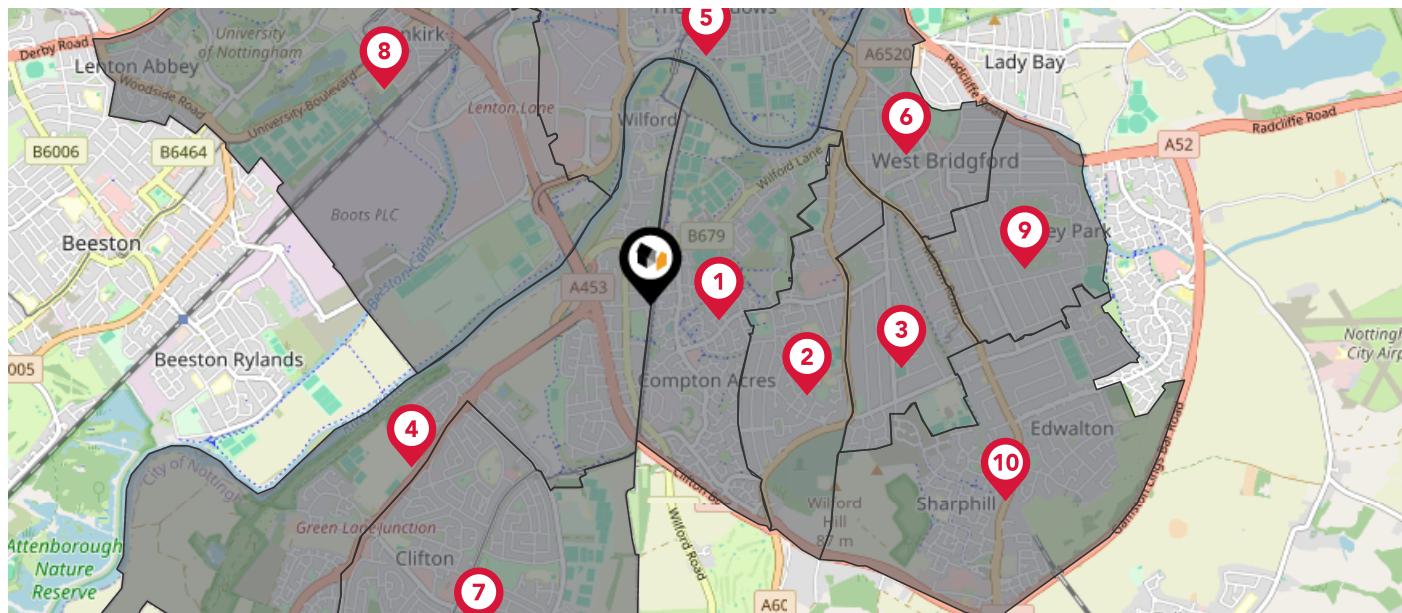
Nearby Conservation Areas

1	Wilford House
2	Wilford Village
3	Old Meadows
4	Edwalton
5	Clifton Village
6	Canal
7	Station
8	Old Lenton
9	Castle
10	The Park

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



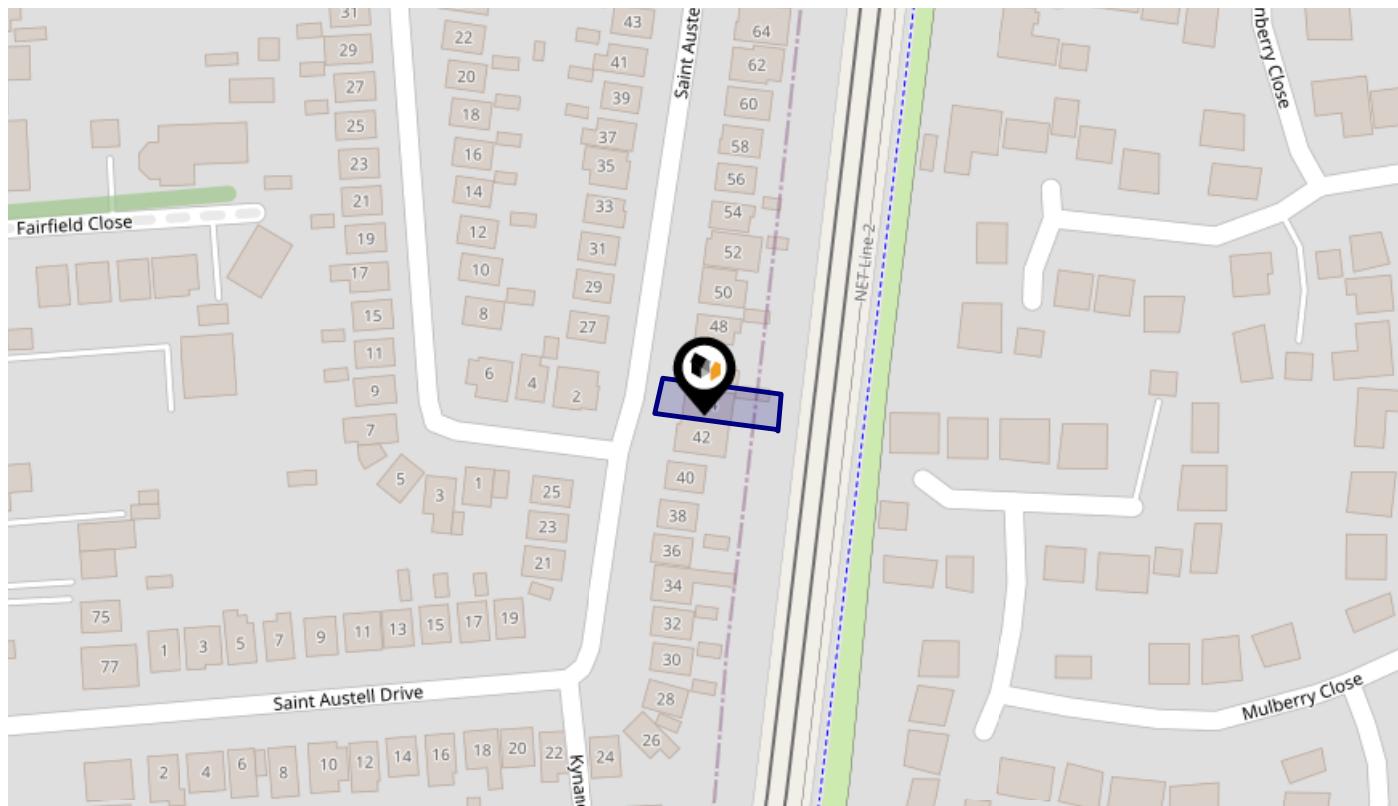
Nearby Council Wards

- 1 Compton Acres Ward
- 2 Lutterell Ward
- 3 Musters Ward
- 4 Clifton West Ward
- 5 Meadows Ward
- 6 Trent Bridge Ward
- 7 Clifton East Ward
- 8 Lenton & Wollaton East Ward
- 9 Abbey Ward
- 10 Edwalton Ward

Maps

Rail Noise

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

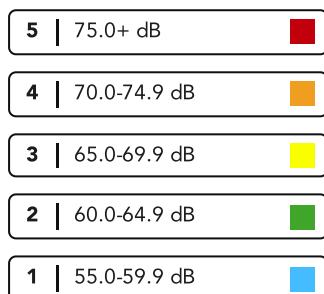


Rail Noise Data

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.

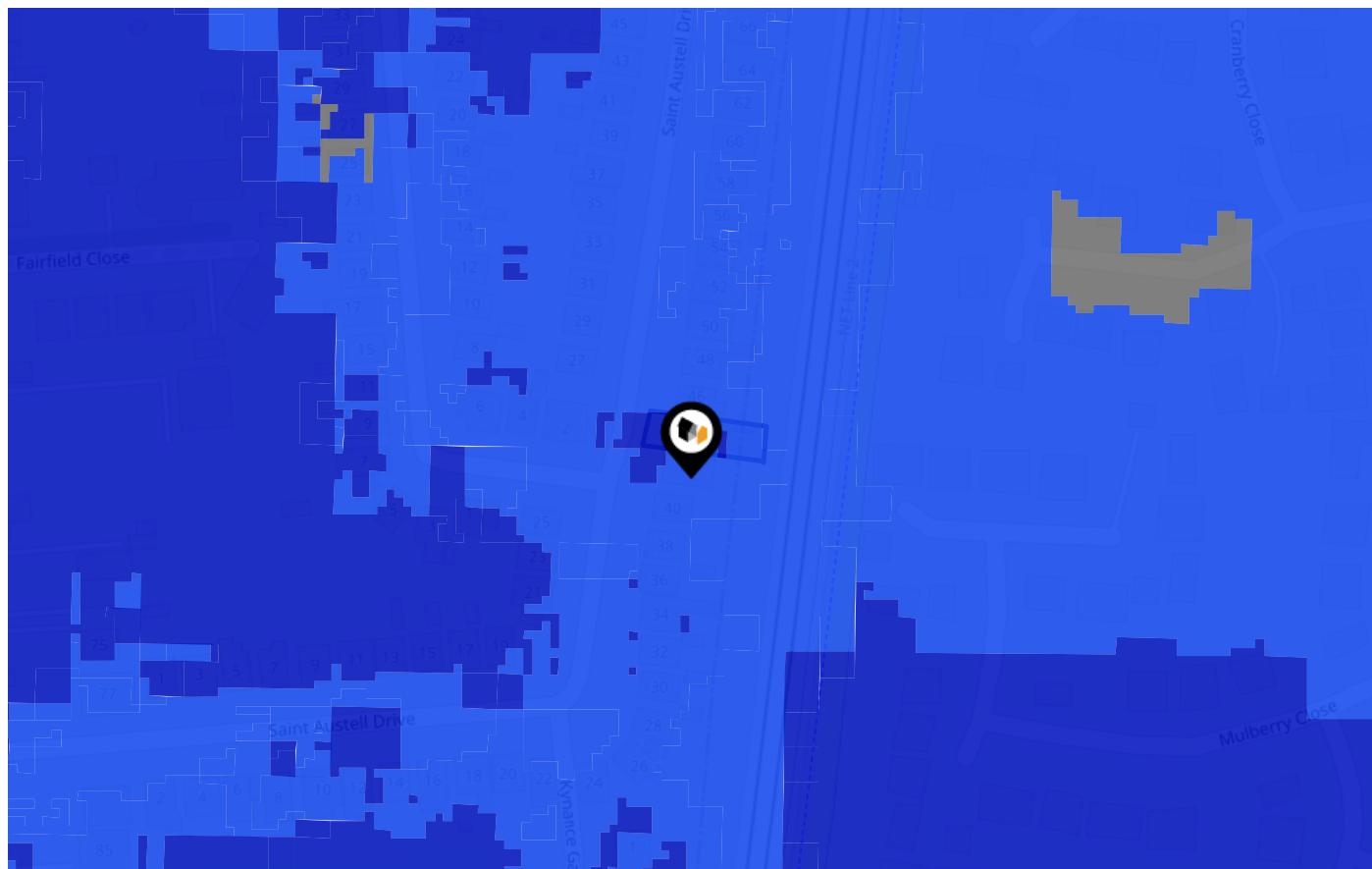
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

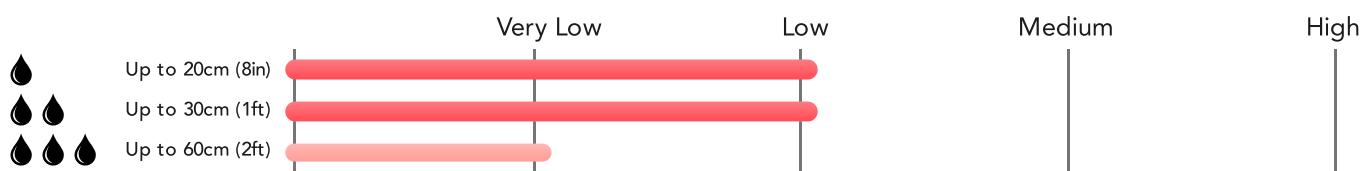


Risk Rating: Low

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.

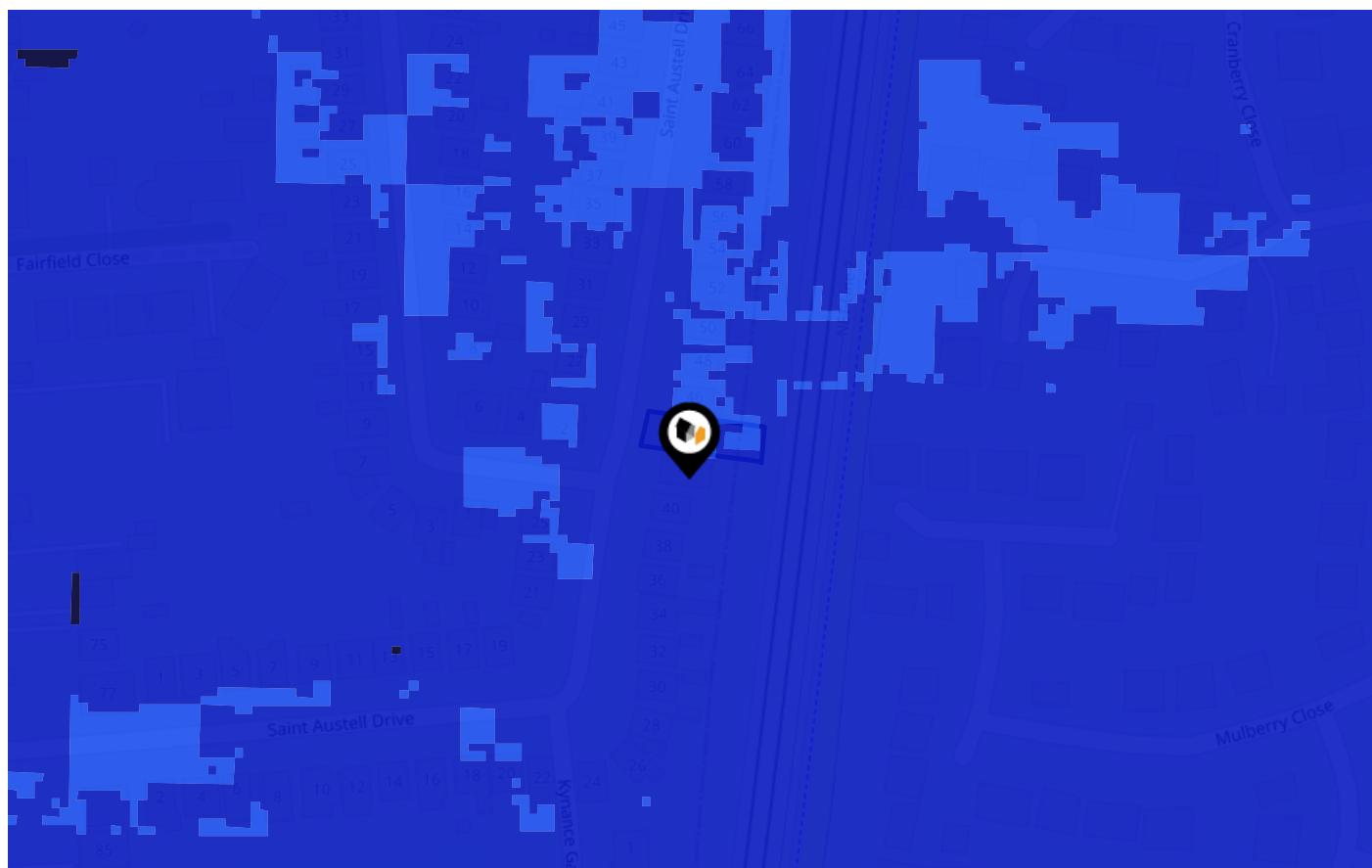
Chance of flooding to the following depths at this property:



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.

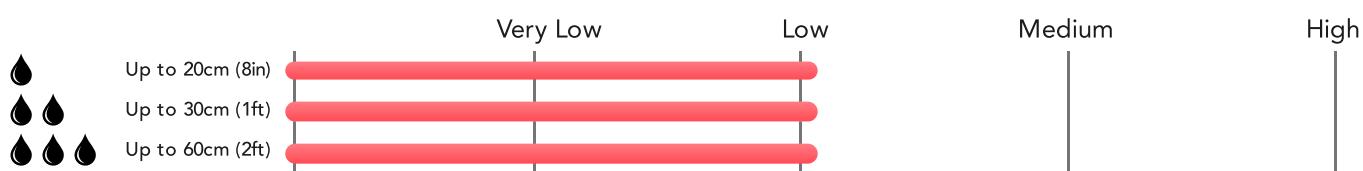


Risk Rating: Low

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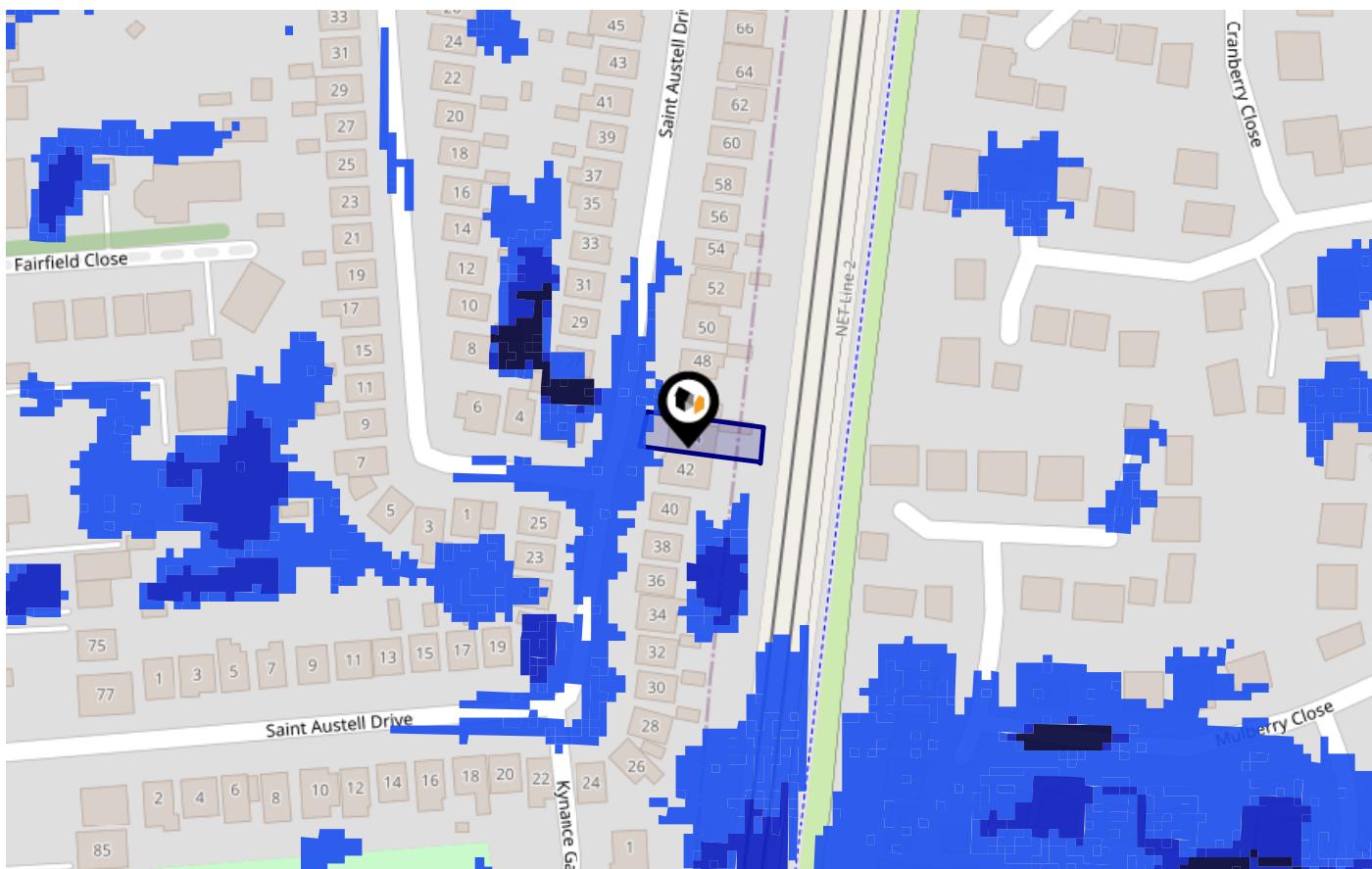
Chance of flooding to the following depths at this property:



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.

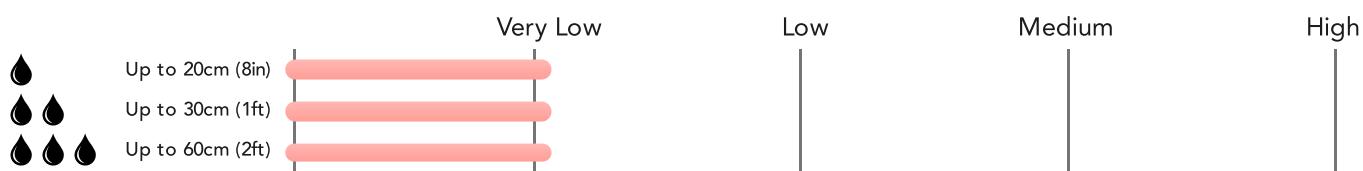


Risk Rating: Very low

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.
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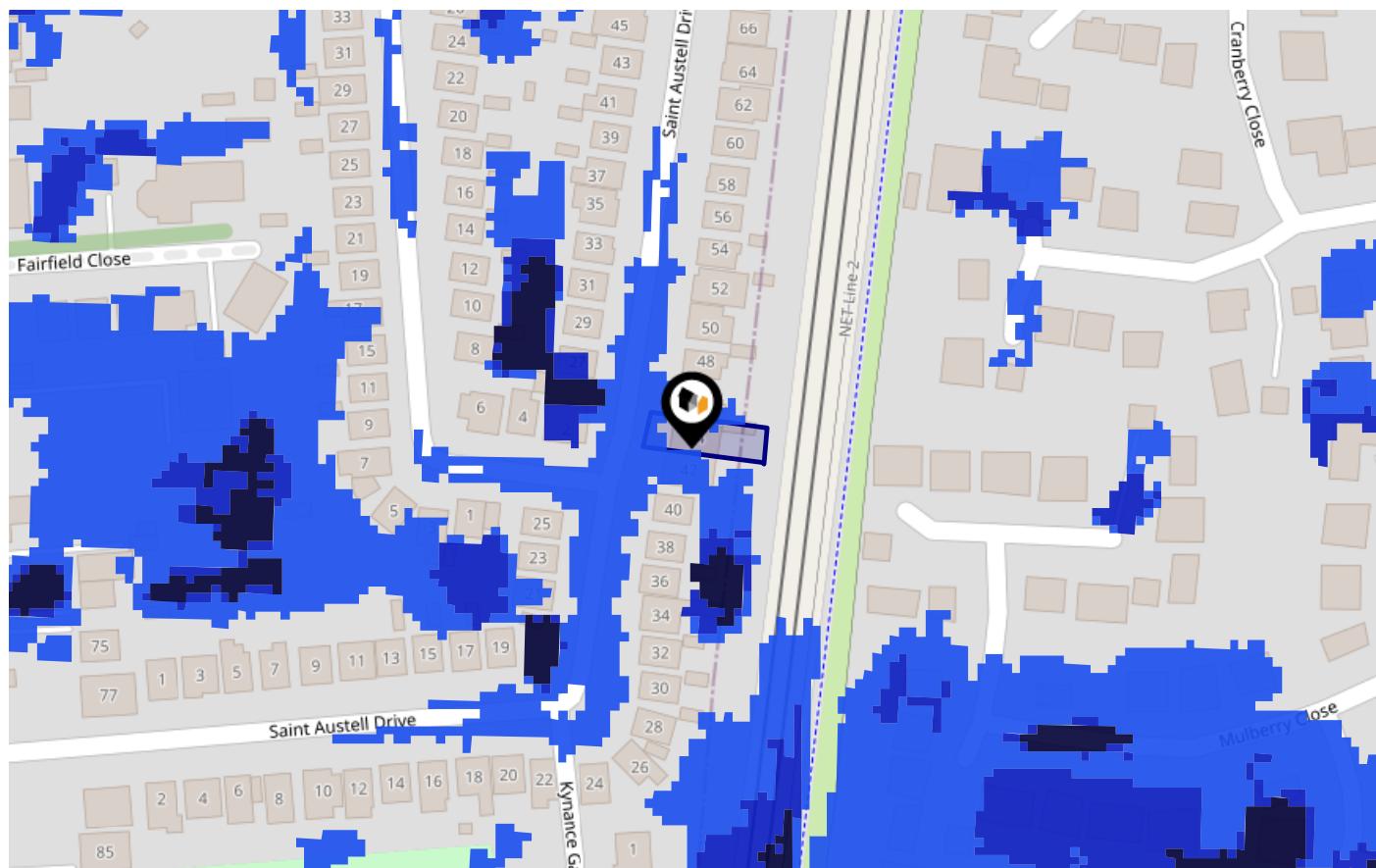
Chance of flooding to the following depths at this property:



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.

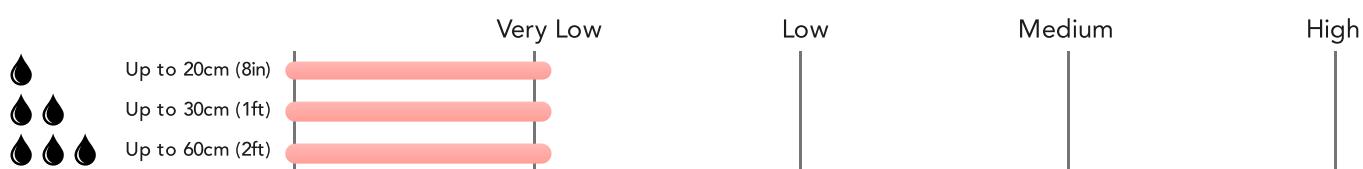


Risk Rating: Very low

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.
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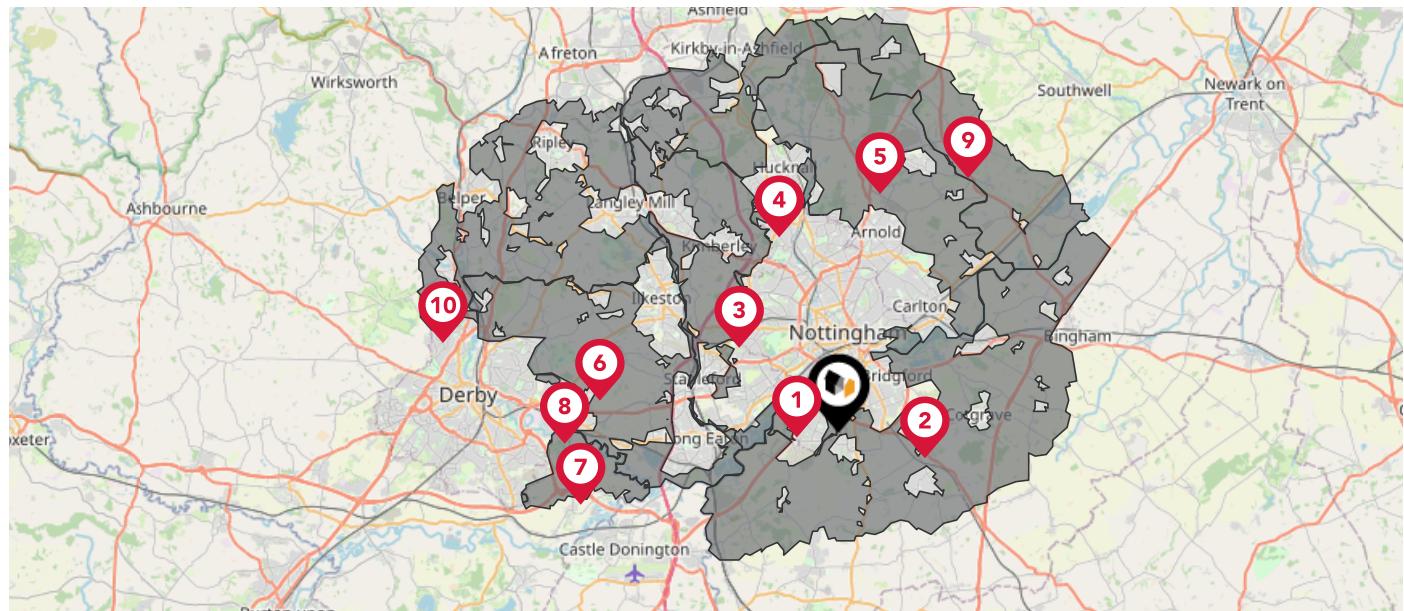
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



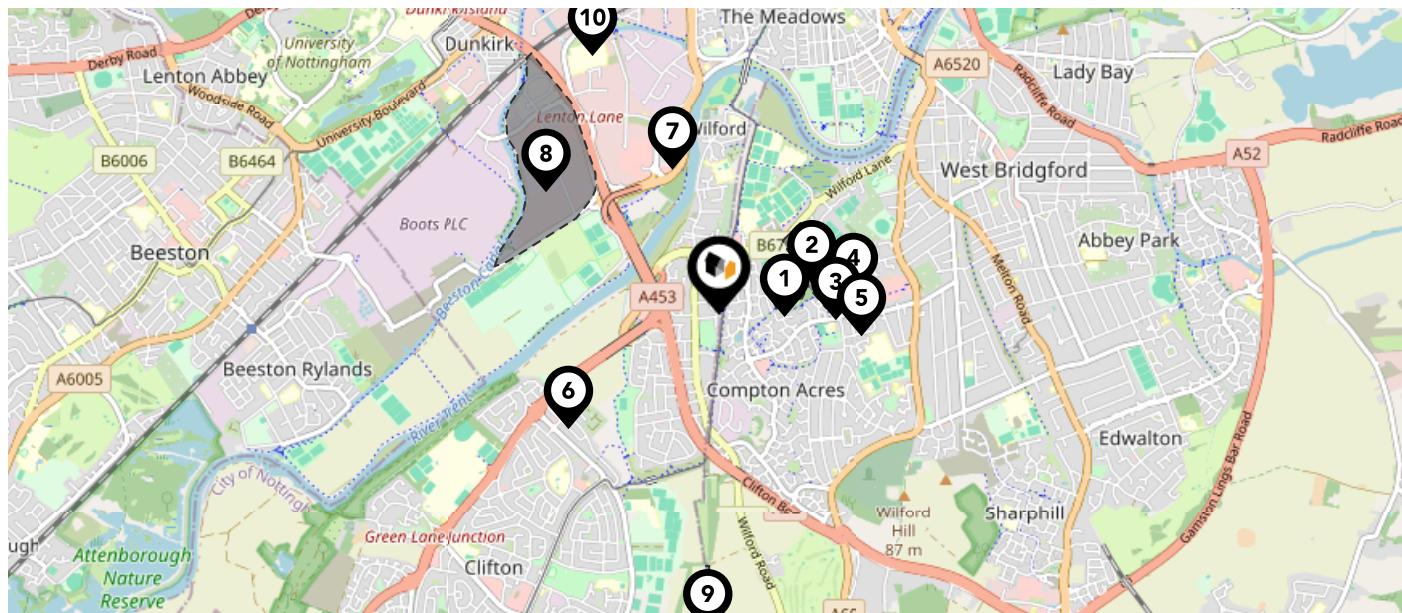
Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Broxtowe
- 2 Derby and Nottingham Green Belt - Rushcliffe
- 3 Derby and Nottingham Green Belt - Nottingham
- 4 Derby and Nottingham Green Belt - Ashfield
- 5 Derby and Nottingham Green Belt - Gedling
- 6 Derby and Nottingham Green Belt - Erewash
- 7 Derby and Nottingham Green Belt - South Derbyshire
- 8 Derby and Nottingham Green Belt - Derby
- 9 Derby and Nottingham Green Belt - Newark and Sherwood
- 10 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.



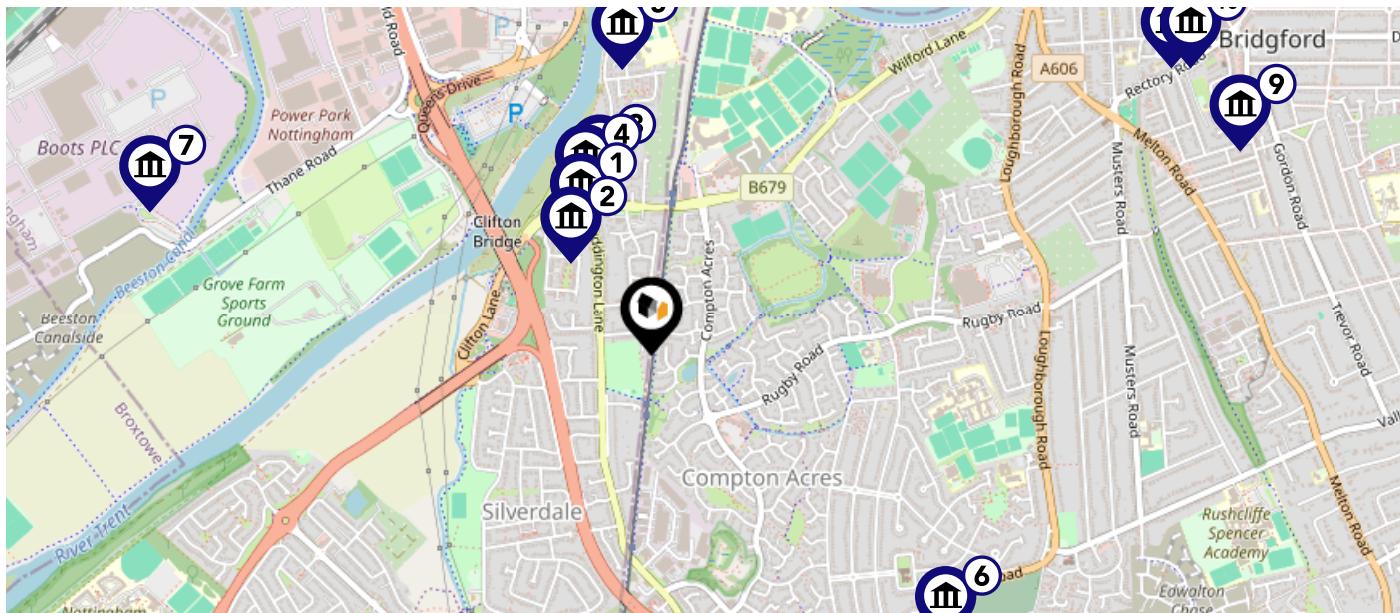
Nearby Landfill Sites

1	Greythorn Drive-West Bridgford, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	Wilford Lane Playing Fields-West Bridgford, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
3	Rugby Road-Wilford Lane, West Bridgford, Nottingham	Historic Landfill	<input type="checkbox"/>
4	Wilford Lane-West Bridgford, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
5	Greythorn Drive Tip/Rugby Road-Rugby Road, West Bridgford, Nottingham	Historic Landfill	<input type="checkbox"/>
6	The Spinney-The Spinney, Clifton	Historic Landfill	<input type="checkbox"/>
7	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham	Historic Landfill	<input type="checkbox"/>
8	Lenton Lane Tip-Off Clifton Boulevard, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
9	Grange Farm Landfill site-Grange Farm, Wilford Road, Ruddington, Nottingham	Historic Landfill	<input type="checkbox"/>
10	Nottingham Power Station-Nottingham Power Station, Queens Drive, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

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
	1247228 - Nottingham Garden Centre, Former Stable Block To Wilford House	Grade II	0.3 miles
	1247201 - Wilford House	Grade II	0.3 miles
	1254751 - 36, Main Road	Grade II	0.4 miles
	1254564 - Hunters' Farm	Grade II	0.4 miles
	1270640 - Wilford Endowed School And Attached Boundary Wall	Grade II	0.6 miles
	1370137 - Memorial Drinking Fountain	Grade II	0.9 miles
	1268303 - Boots D90 West Headquarters Building	Grade II	1.1 miles
	1045678 - Boundary Wall And Gate At Church Of St Giles	Grade II	1.3 miles
	1380283 - Test Match Hotel	Grade II	1.4 miles
	1468297 - Lutterell Hall	Grade II	1.4 miles

Area Schools



Nursery Primary Secondary College Private

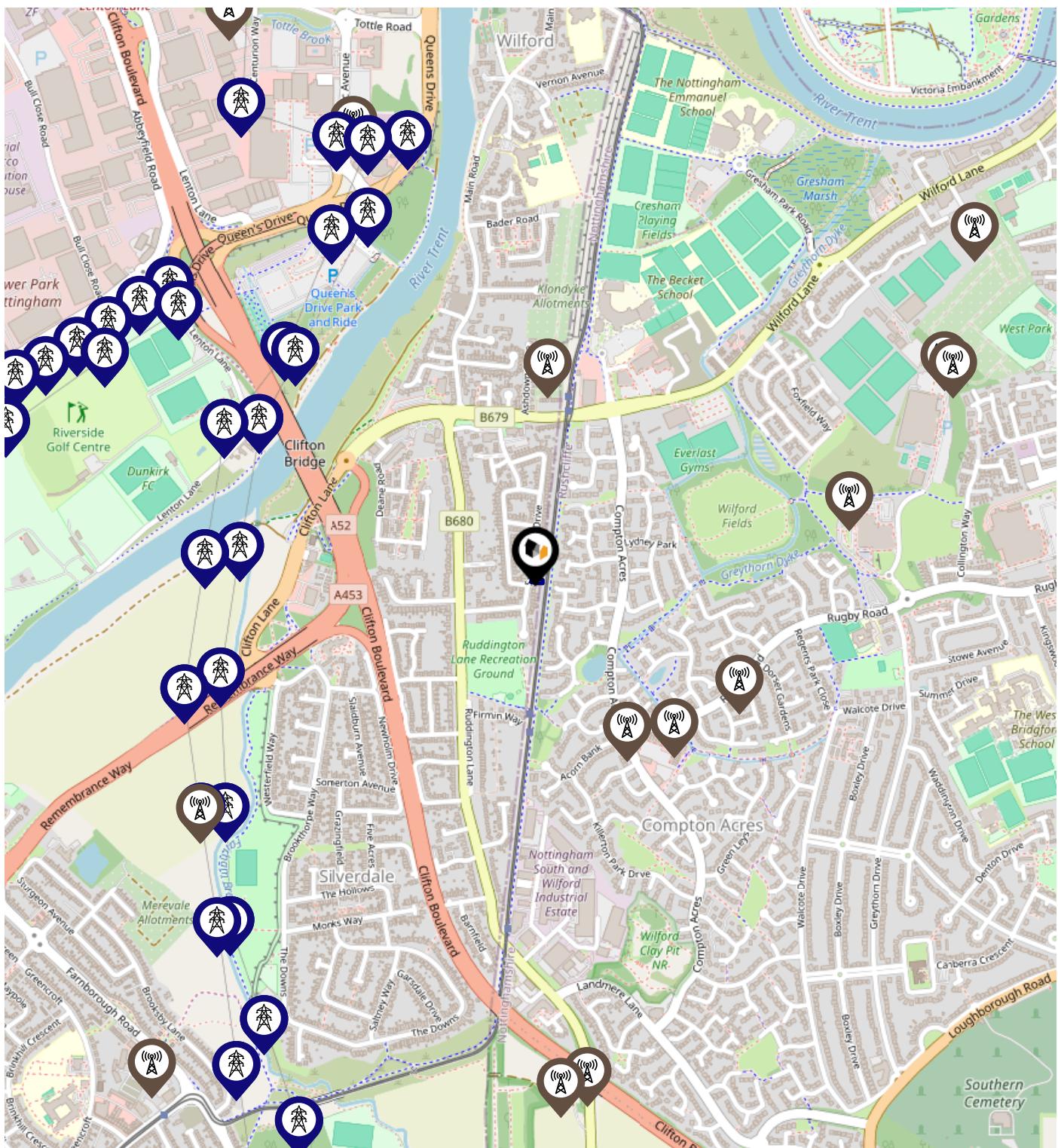
1	The Becket School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1185 Distance:0.41					
2	Greythorn Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 304 Distance:0.56					
3	South Wilford Endowed CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 393 Distance:0.6					
4	Heymann Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 659 Distance:0.7					
5	The Nottingham Emmanuel School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1152 Distance:0.72					
6	St Patrick's Catholic Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 212 Distance:0.84					
7	The West Bridgford School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1786 Distance:0.9					
8	Farnborough Spencer Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 940 Distance:0.97					

Area Schools



		Nursery	Primary	Secondary	College	Private
 9	Dovecote Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 361 Distance:1.03					
 10	CP Riverside School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 7 Distance:1.1					
 11	Jesse Gray Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 422 Distance:1.15					
 12	Victoria Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 317 Distance:1.24					
 13	West Bridgford Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 238 Distance:1.26					
 14	Nethergate Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 175 Distance:1.32					
 15	Clayfield House	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils:0 Distance:1.34					
 16	West Bridgford Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 358 Distance:1.39					

Local Area Masts & Pylons

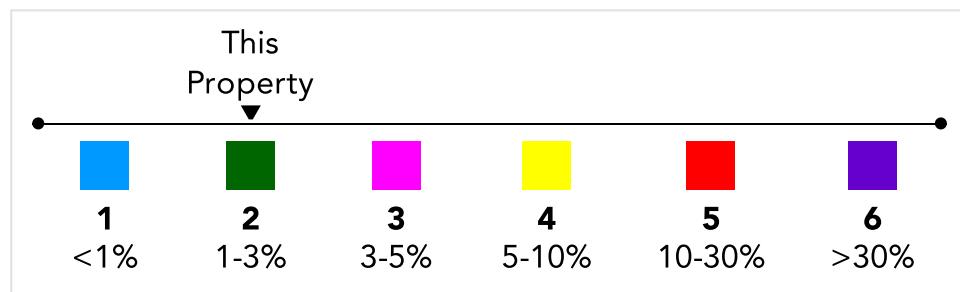
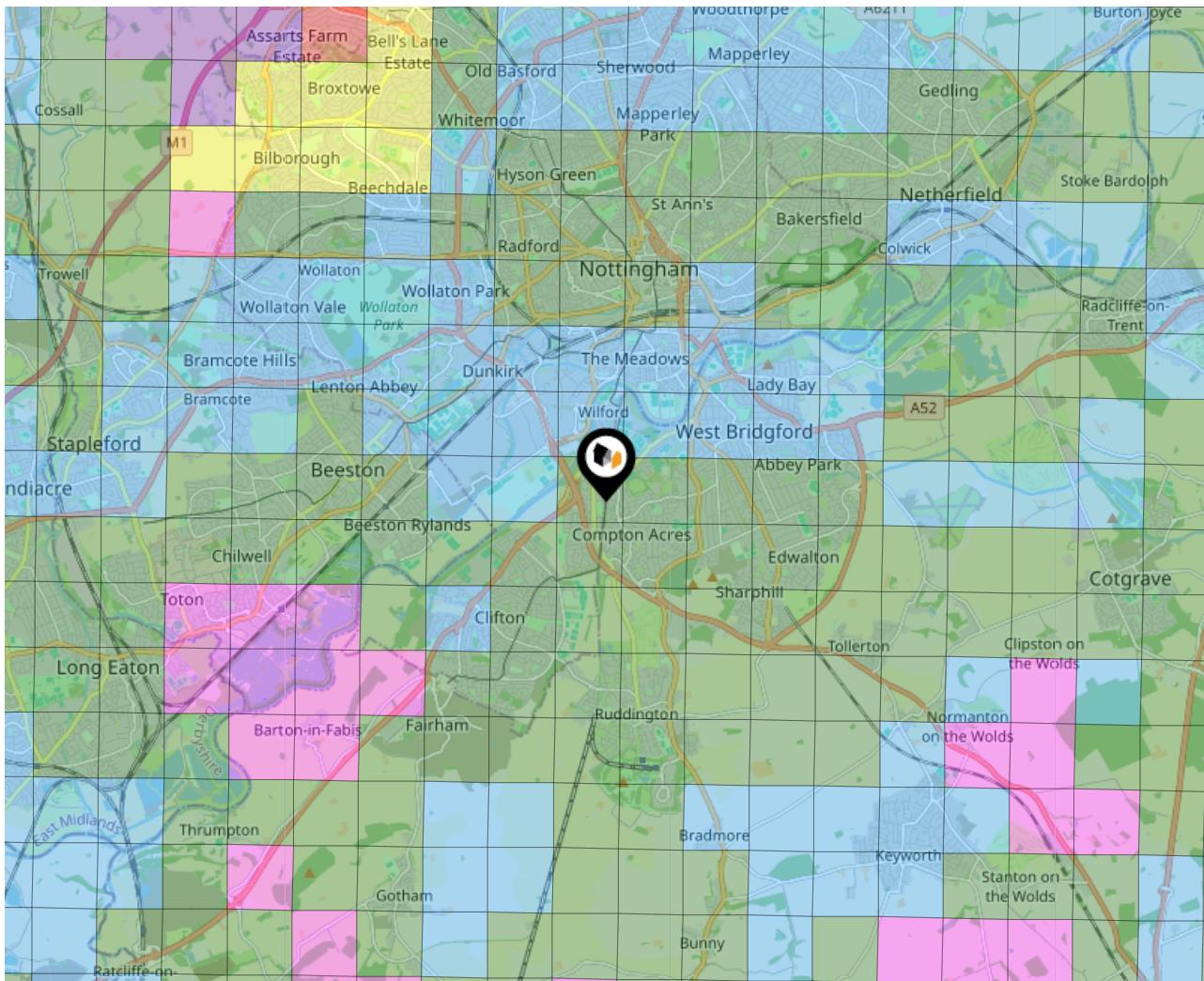


Key:

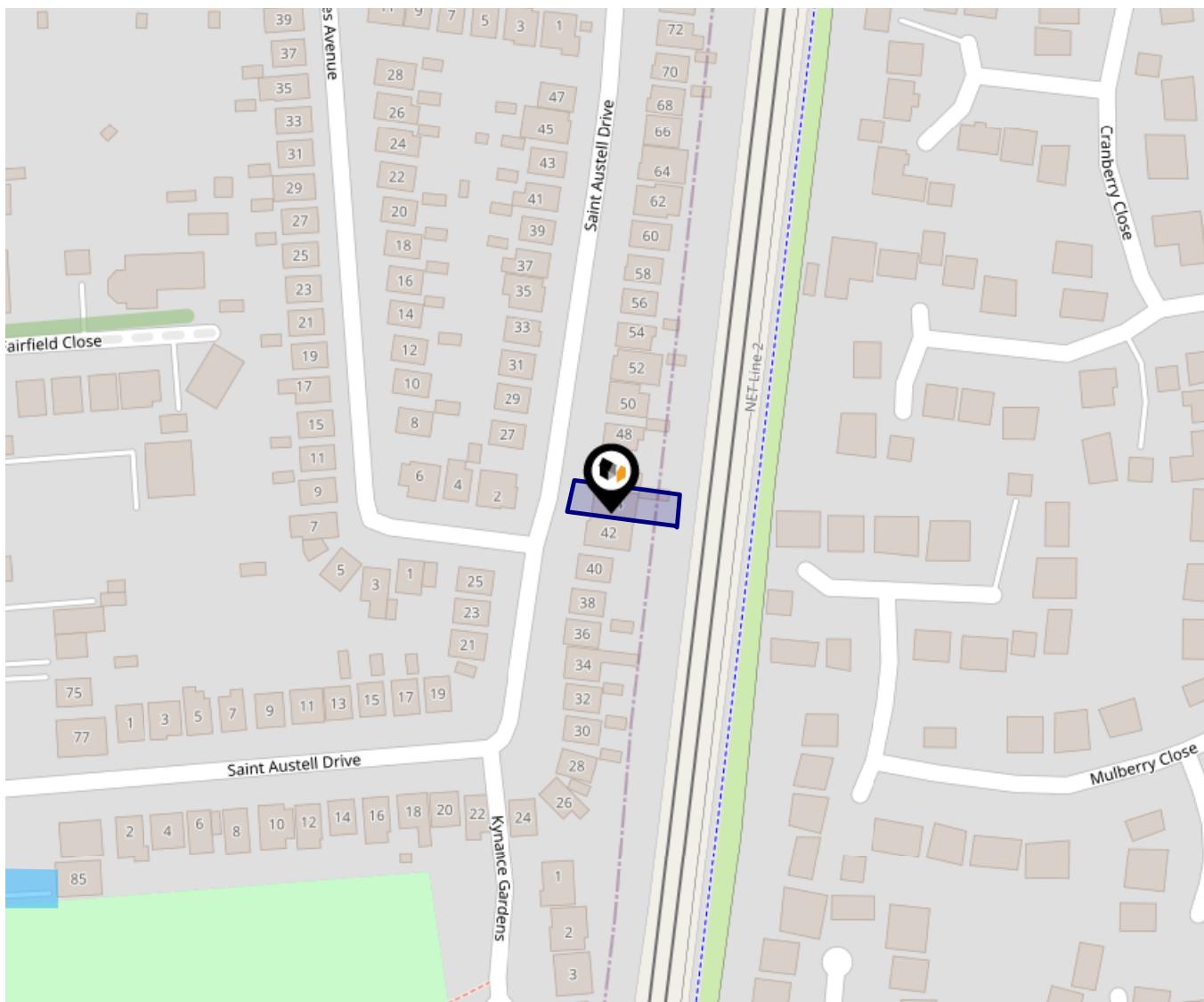
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



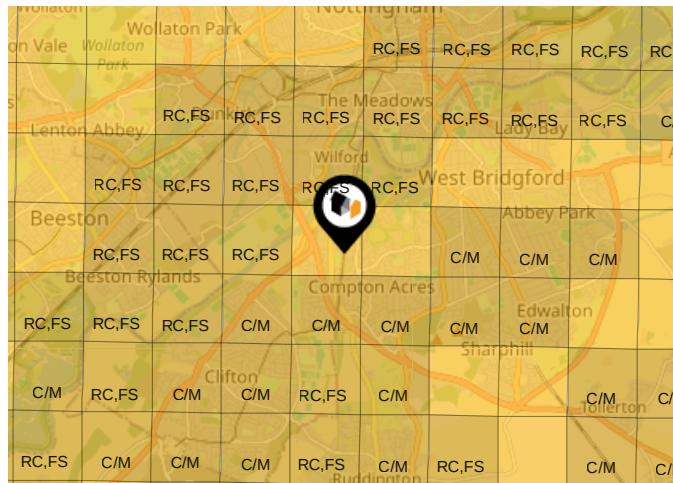
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

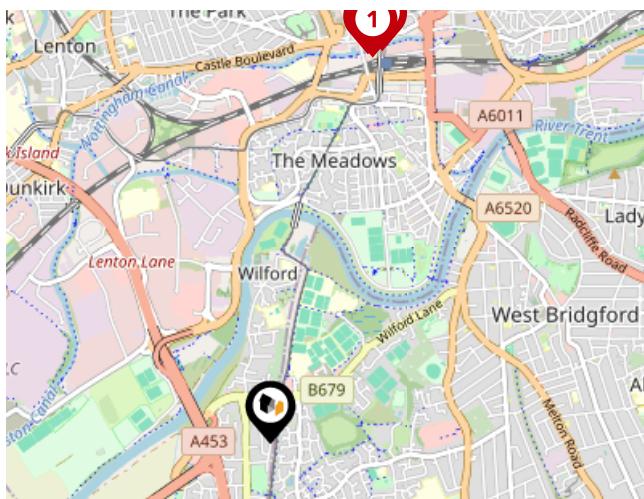
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC -	Soil Depth:	DEEP
Soil Group: ARENACEOUS			ALL



Primary Classifications (Most Common Clay Types)

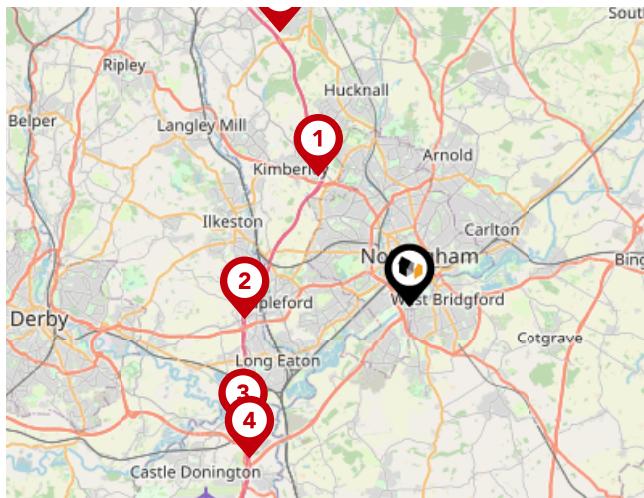
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Nottingham Rail Station	1.79 miles
2	Nottingham Rail Station	1.8 miles
3	Nottingham Rail Station	1.82 miles



Trunk Roads/Motorways

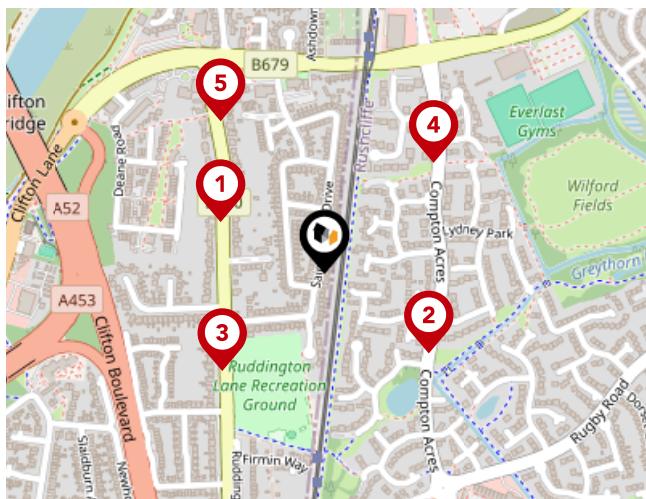
Pin	Name	Distance
1	M1 J26	5.65 miles
2	M1 J25	5.95 miles
3	M1 J24A	7.47 miles
4	M1 J24	7.93 miles
5	M1 J27	10.81 miles



Airports/Helpads

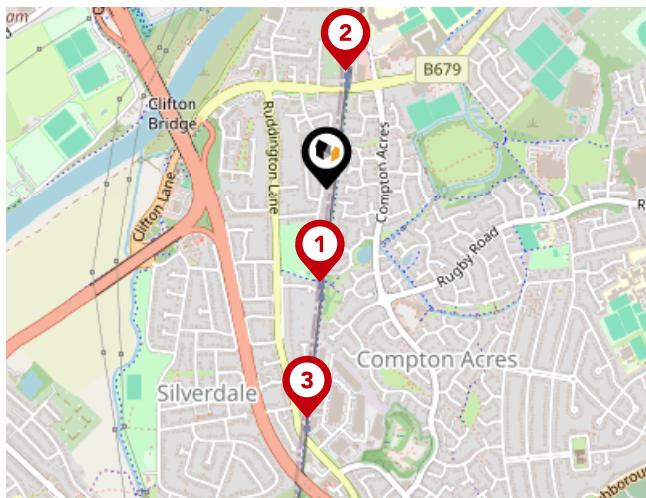
Pin	Name	Distance
1	East Mids Airport	9.77 miles
2	Finningley	39.11 miles
3	Baginton	40.59 miles
4	Birmingham Airport	40.39 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Twelve Houses	0.13 miles
2	Durlston Close	0.15 miles
3	Ruddington Lane	0.16 miles
4	Heathervale	0.17 miles
5	Ruddington Lane Top	0.21 miles



Local Connections

Pin	Name	Distance
1	Ruddington Lane Rec.	0.21 miles
2	Wilford Lane Tram Stop	0.27 miles
3	Ruddington Lane Tram Stop	0.52 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-

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co. Beeston or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co. Beeston and therefore no warranties can be given as to their good working order.

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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