

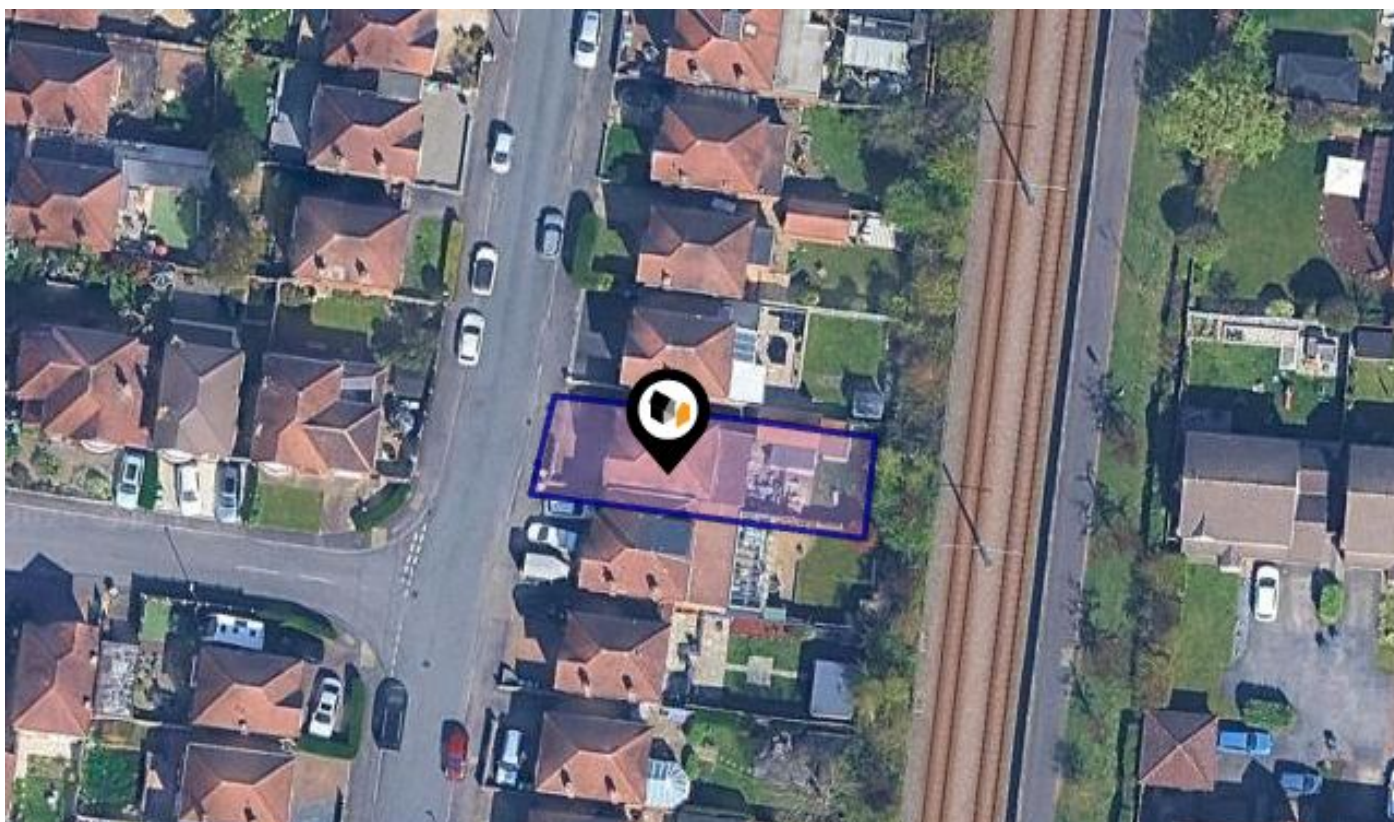


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 29<sup>th</sup> January 2026**



**ST. AUSTELL DRIVE, NOTTINGHAM, NG11**

## Martin & Co. Beeston

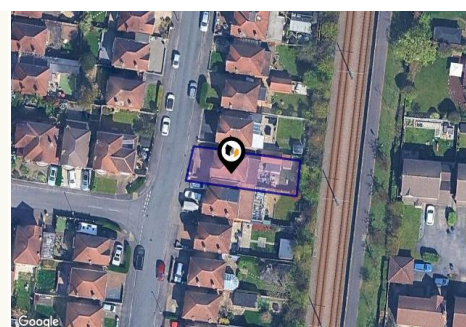
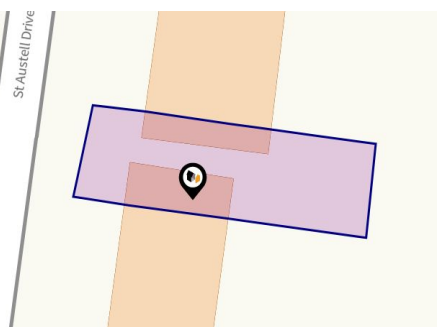
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





## Property

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

**Tenure:** Freehold

## Local Area

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

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

<b>5</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

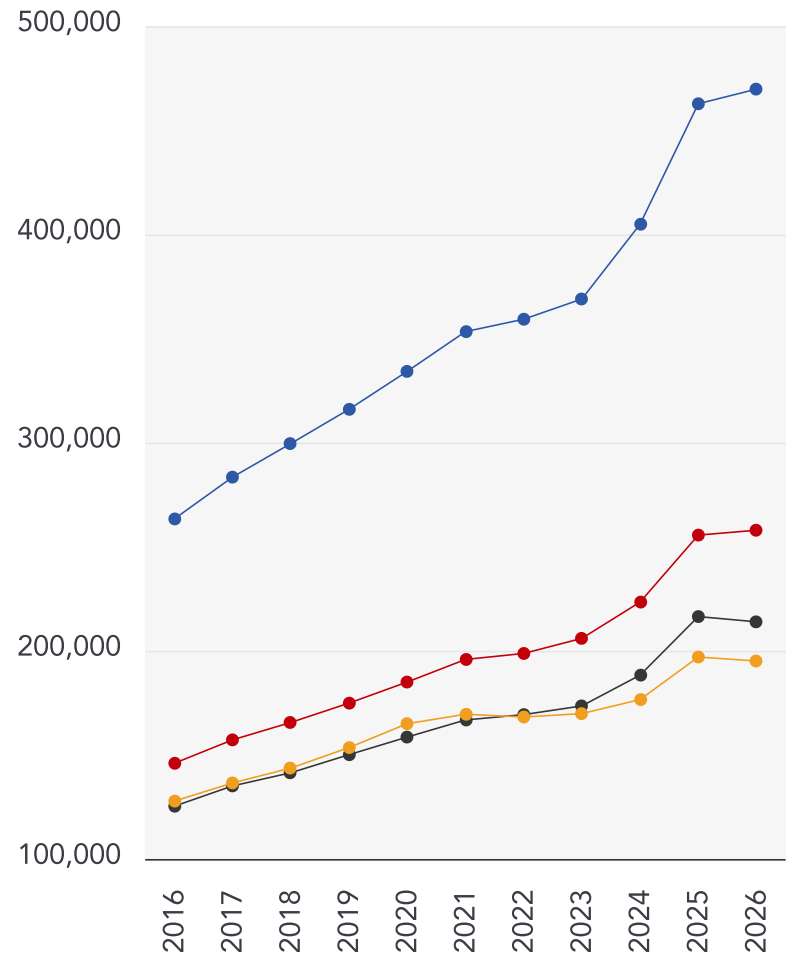
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



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



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

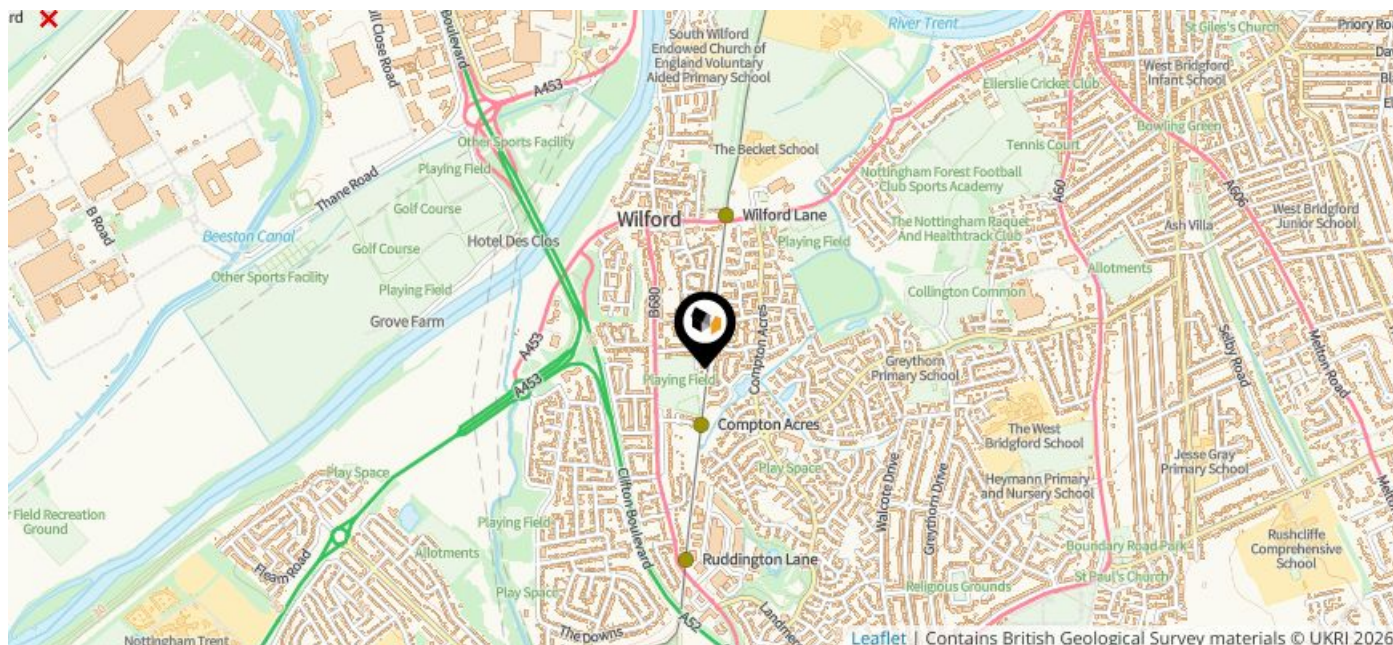
**+70.66%**

Flat

**+52.67%**



This map displays nearby coal mine entrances and their classifications.



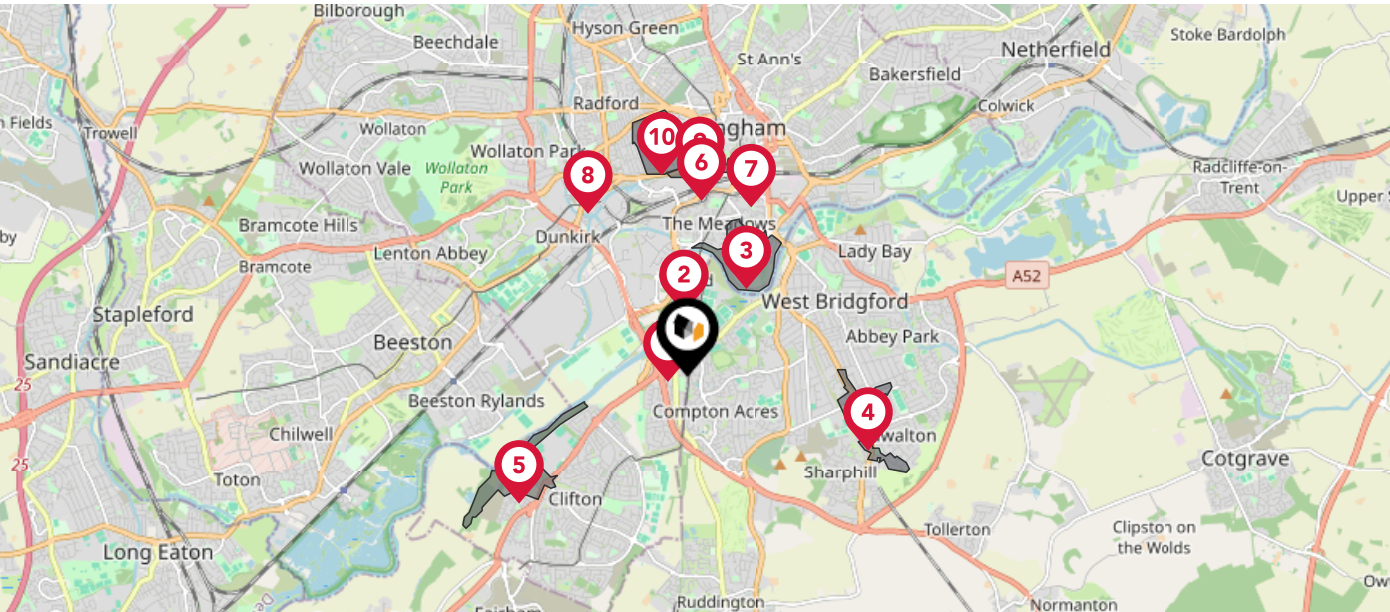
## Mine Entry

- ✕ 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.

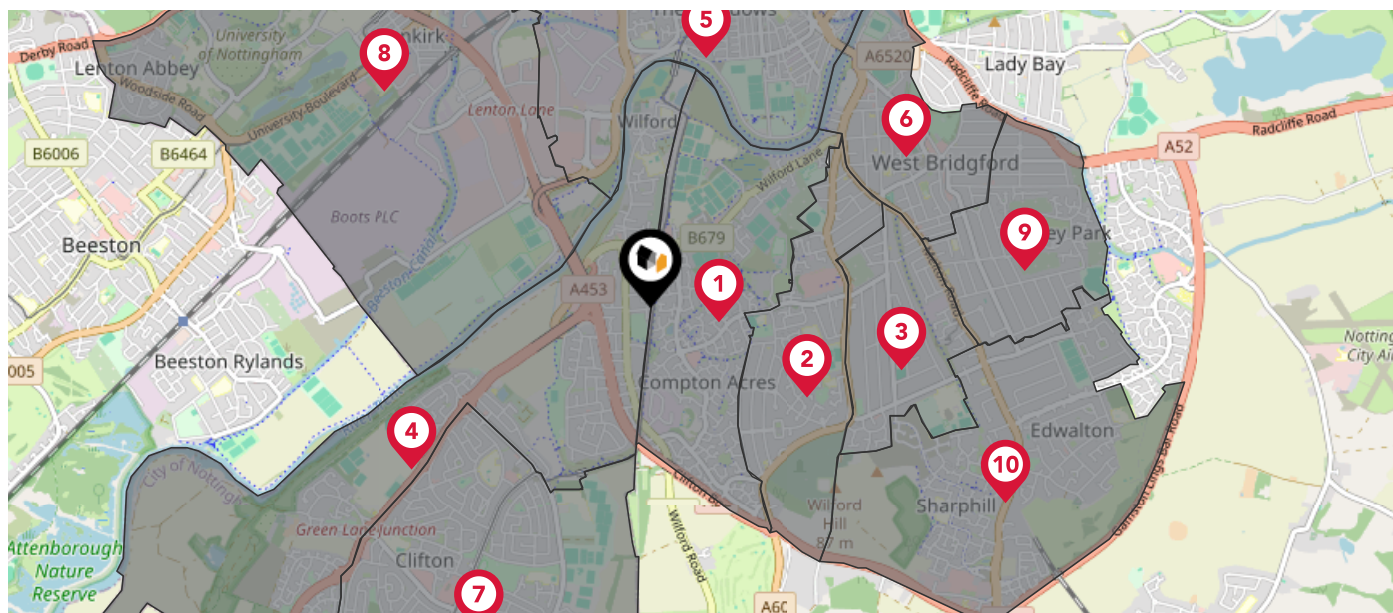
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

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

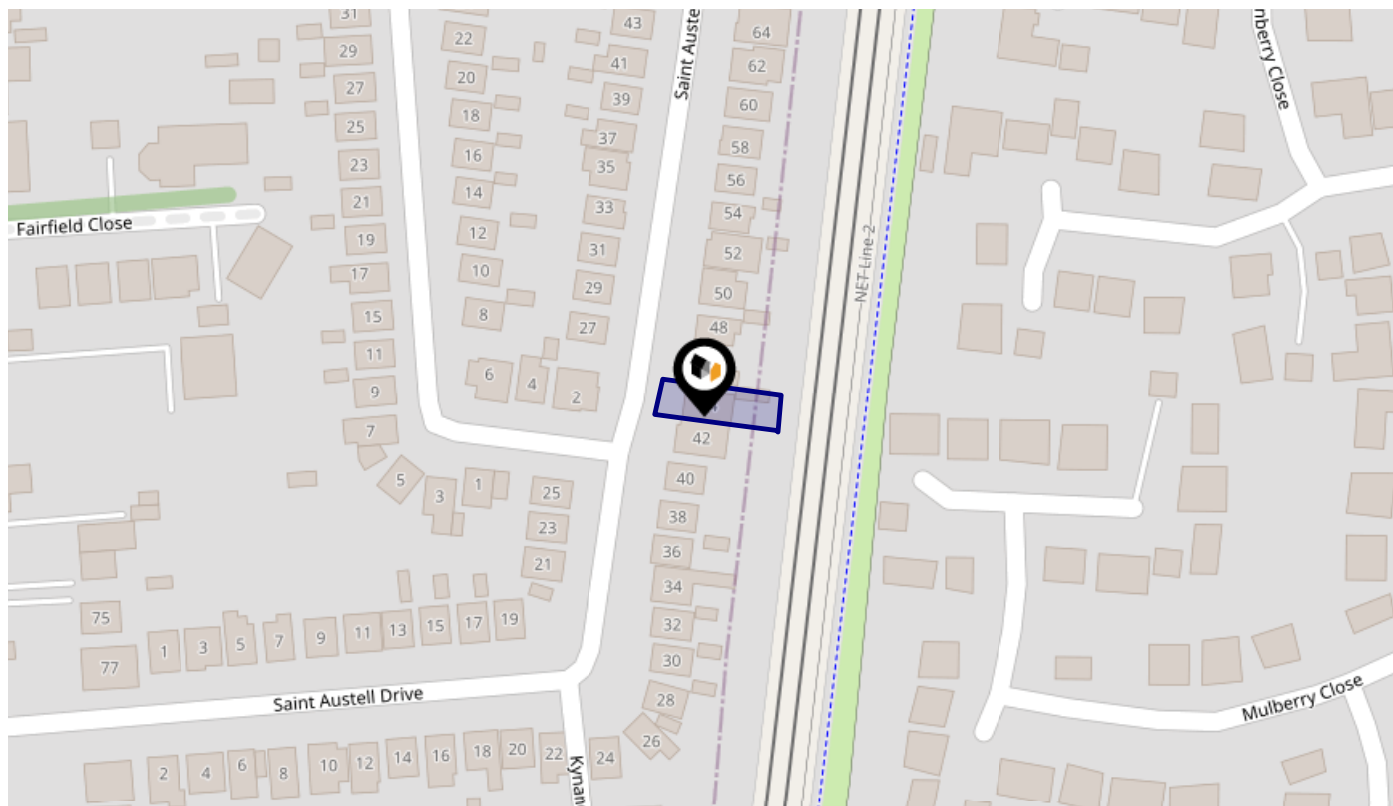
Abbey Ward

10

Edwalton Ward



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.

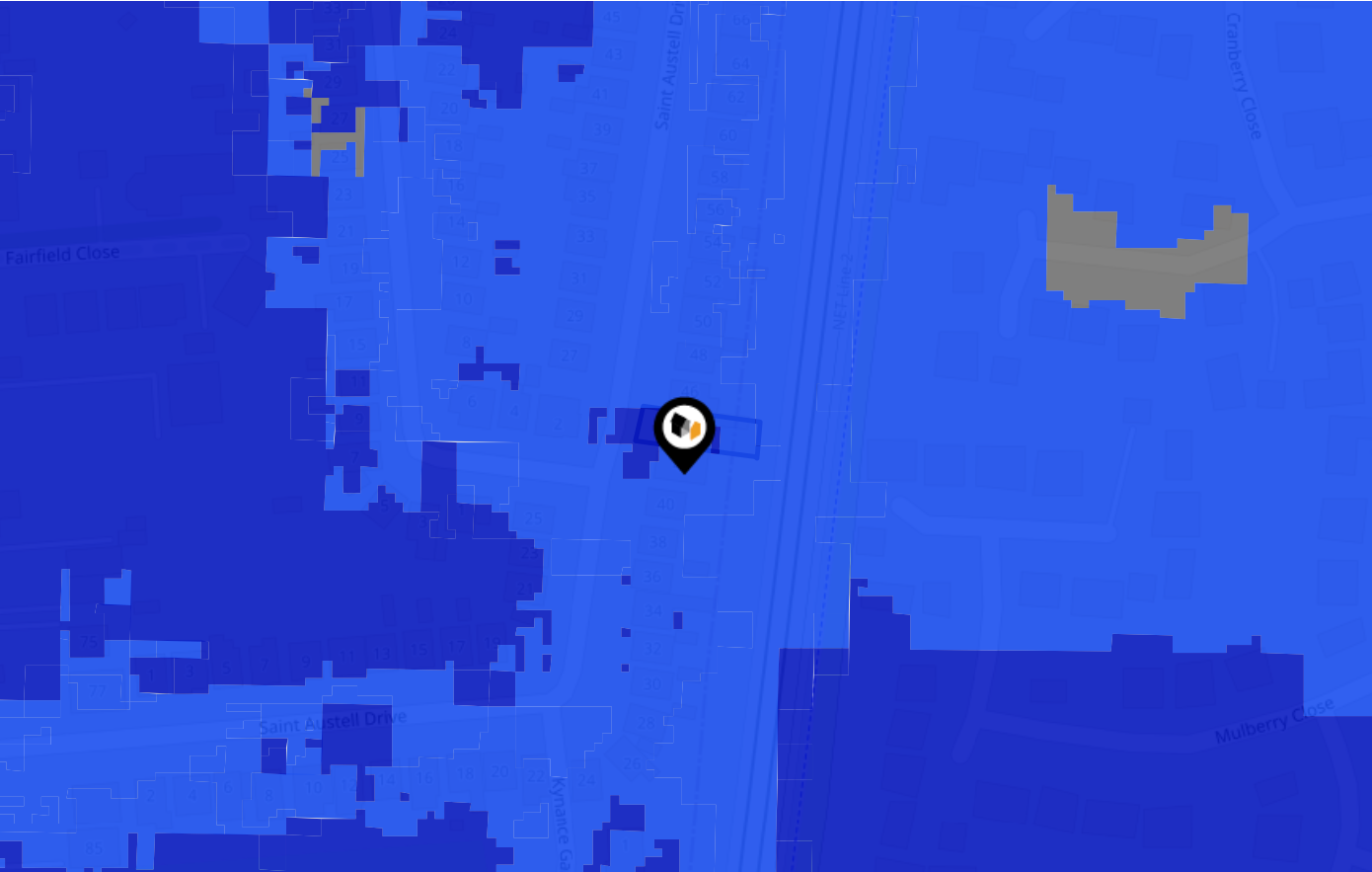
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

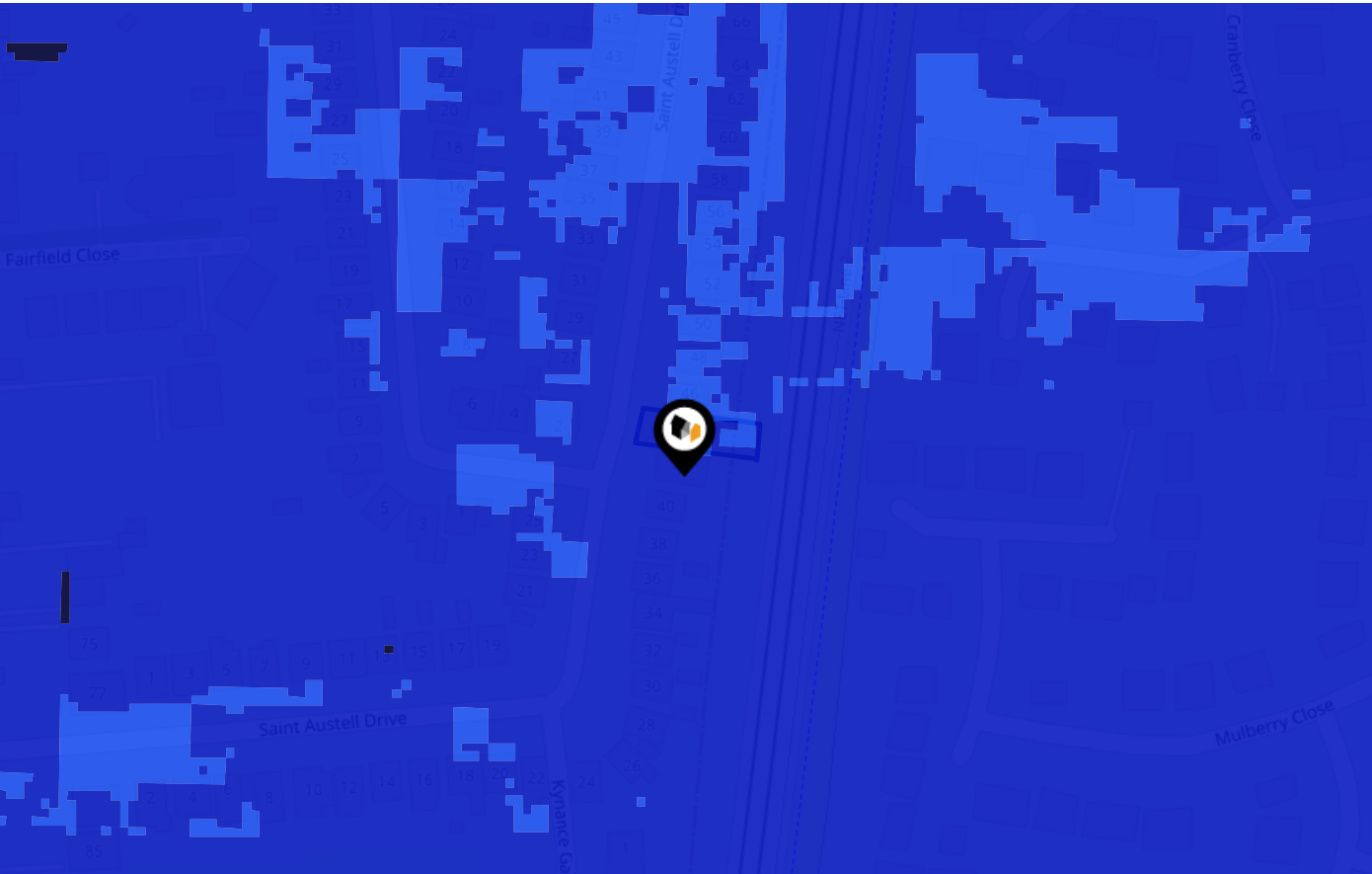




# Flood Risk

## 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

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.

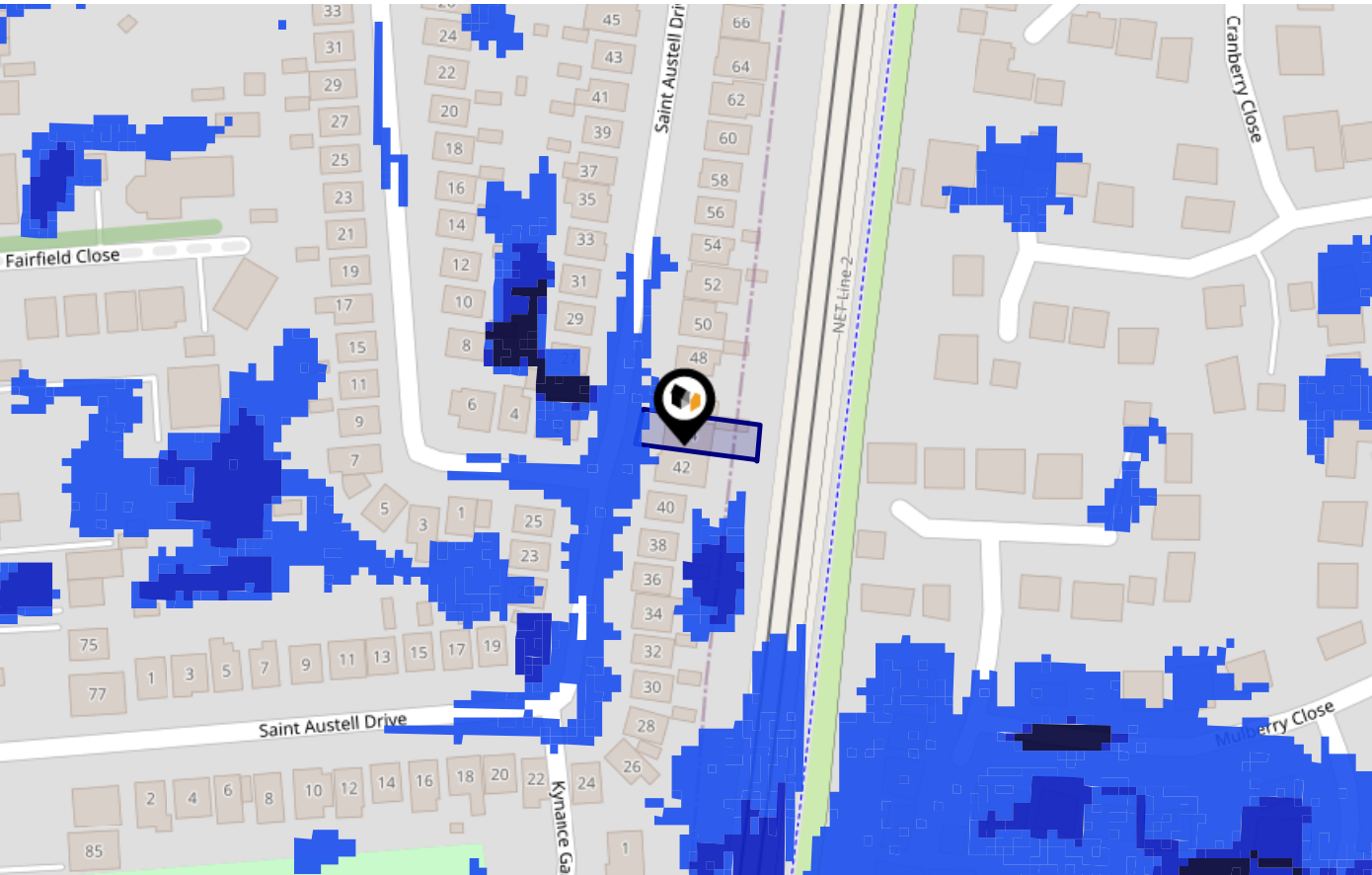
Chance of flooding to the following depths at this property:



# Flood Risk

## 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

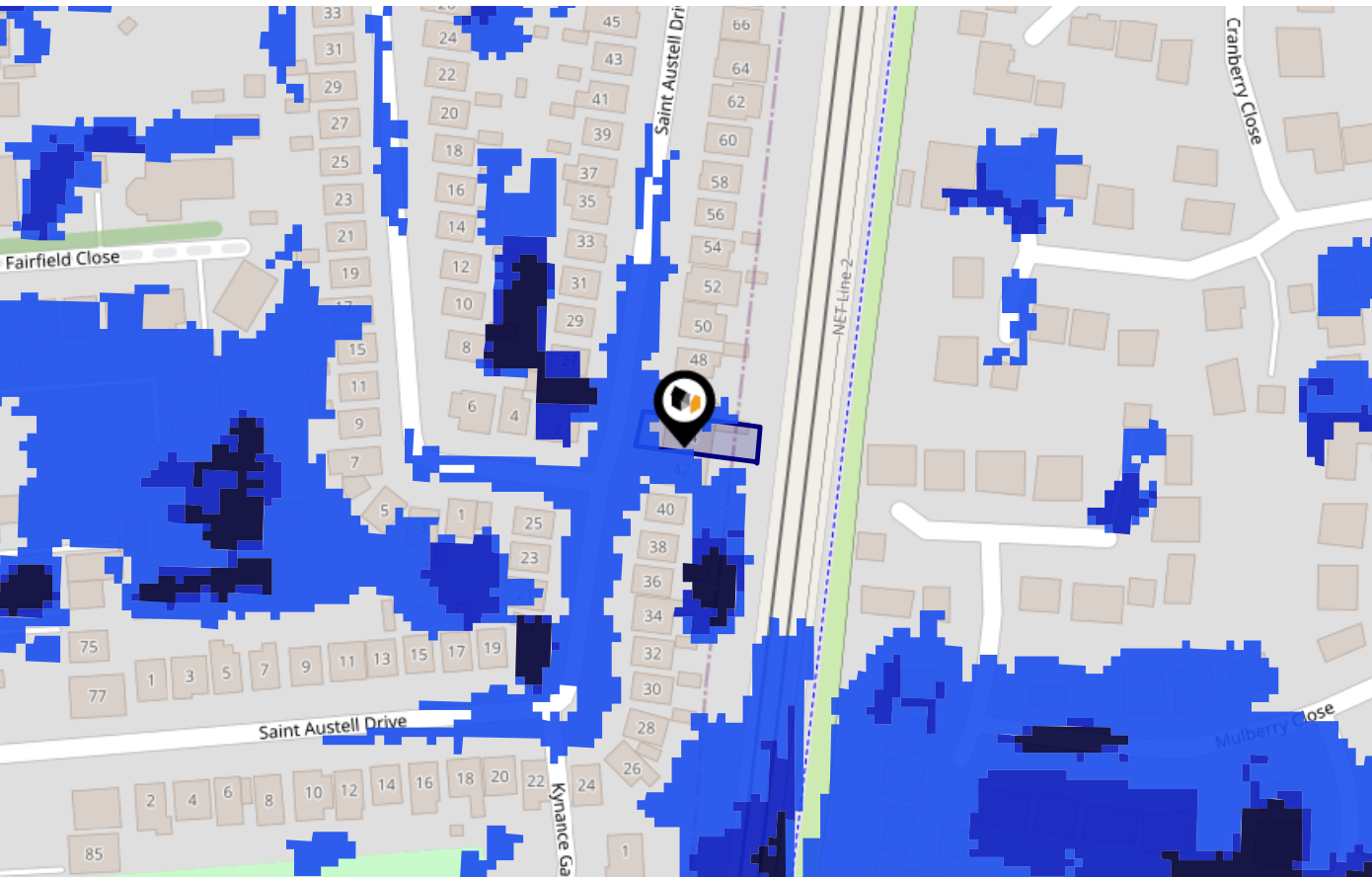
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:







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.

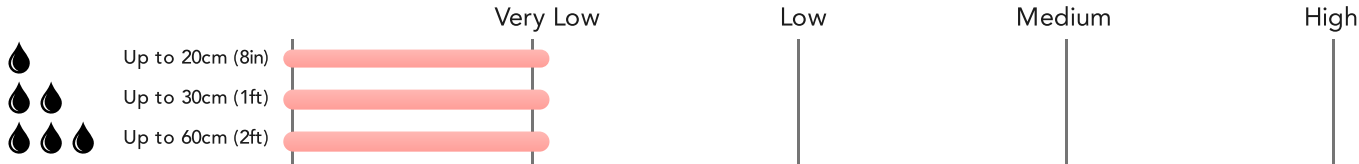


**Risk Rating:** Very low

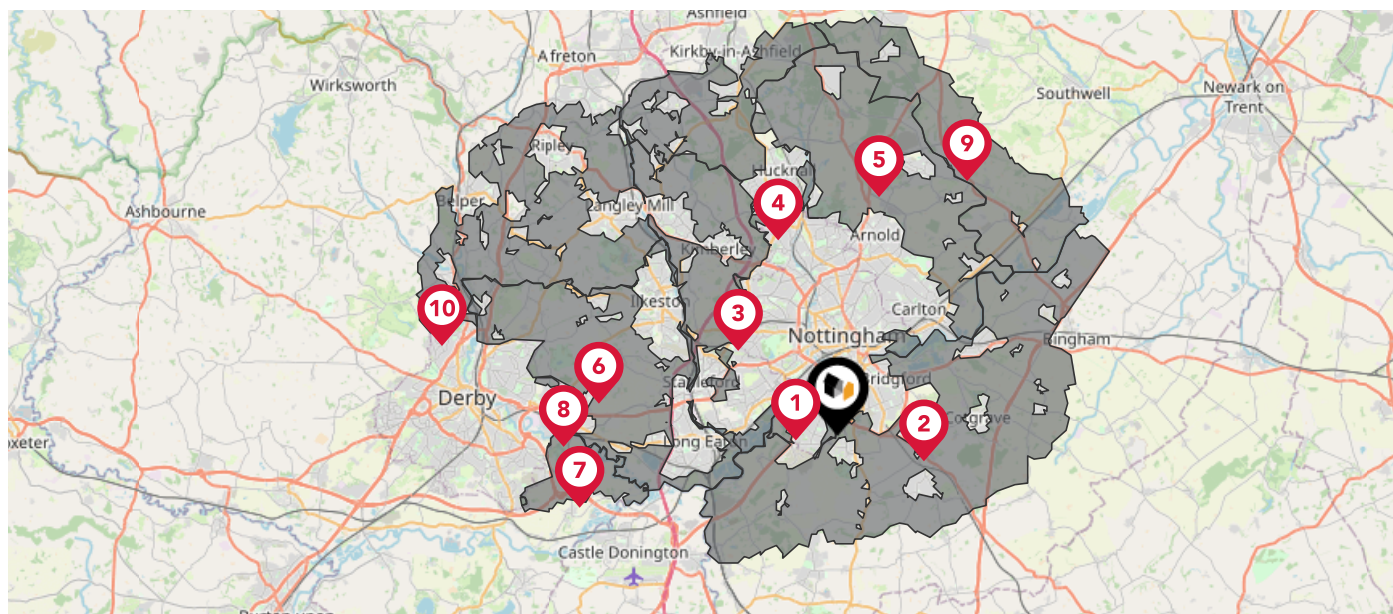
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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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-  **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:



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

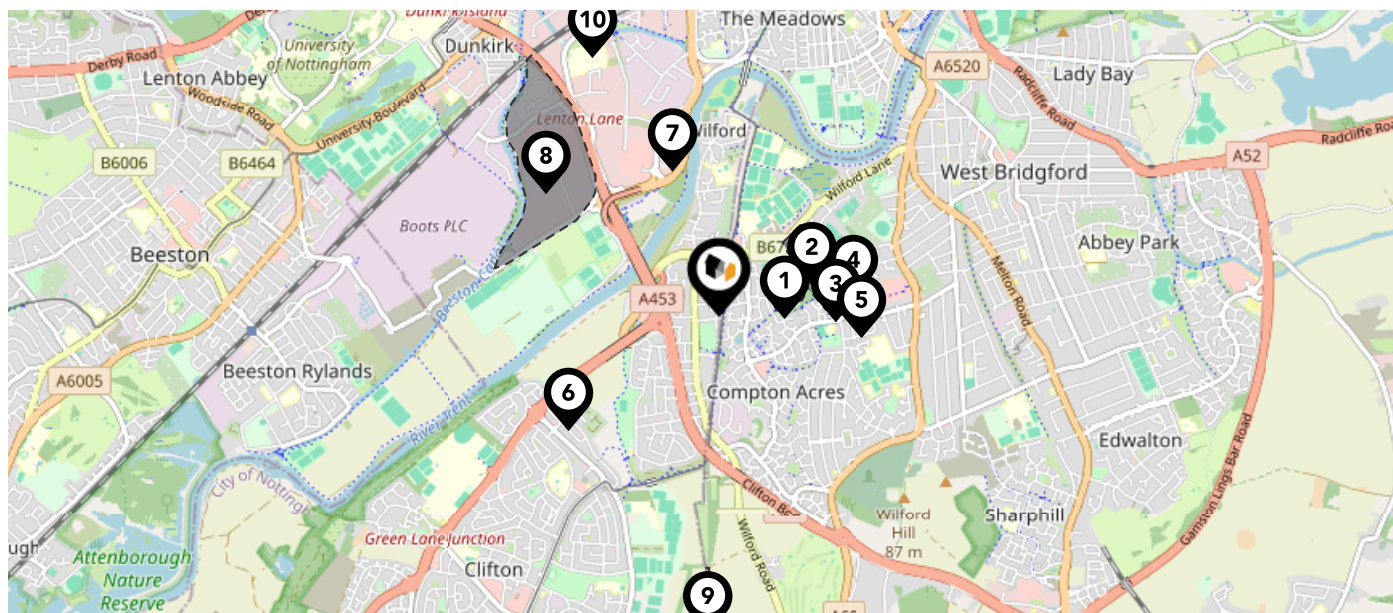
Derby and Nottingham Green Belt - Newark and Sherwood

10

Derby and Nottingham Green Belt - Amber Valley



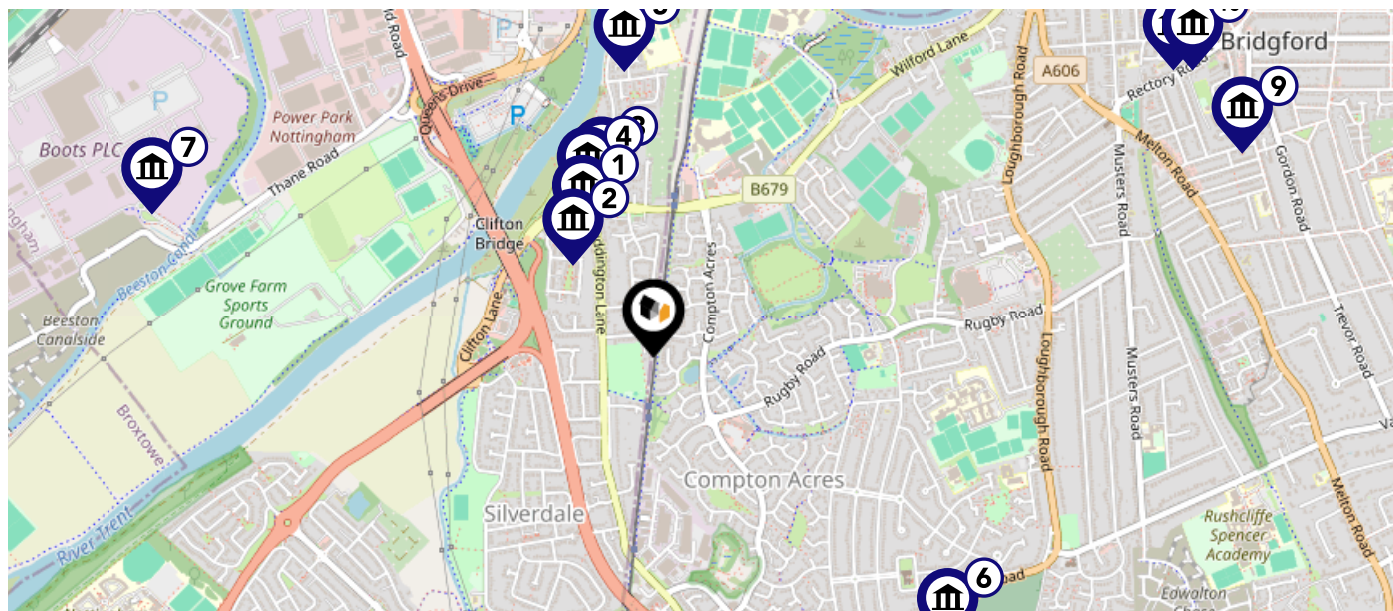
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



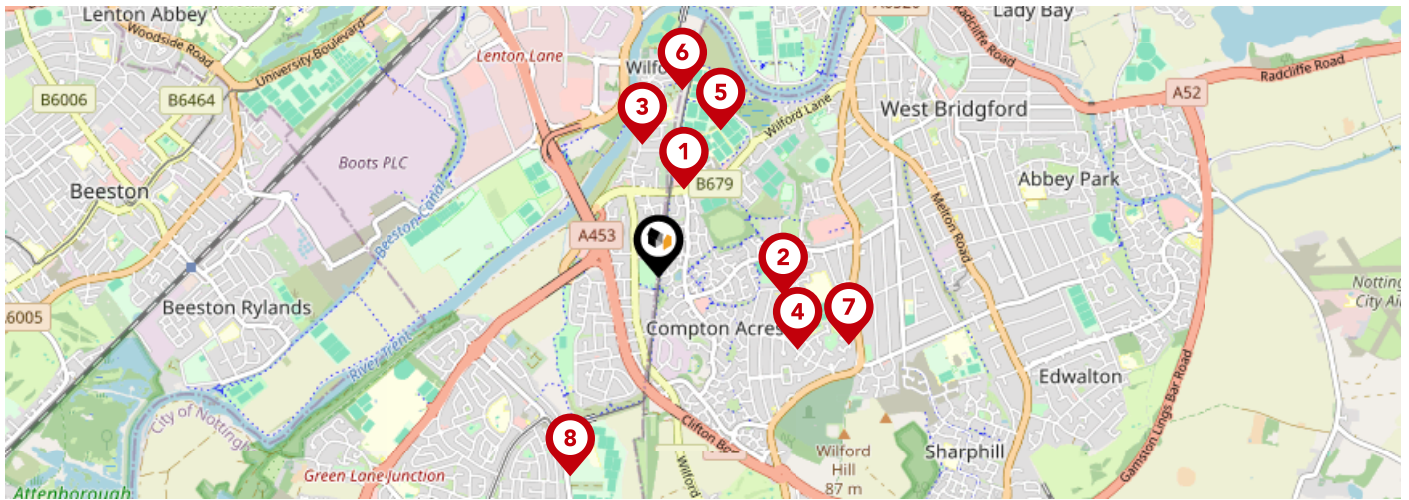
### Nearby Landfill Sites









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

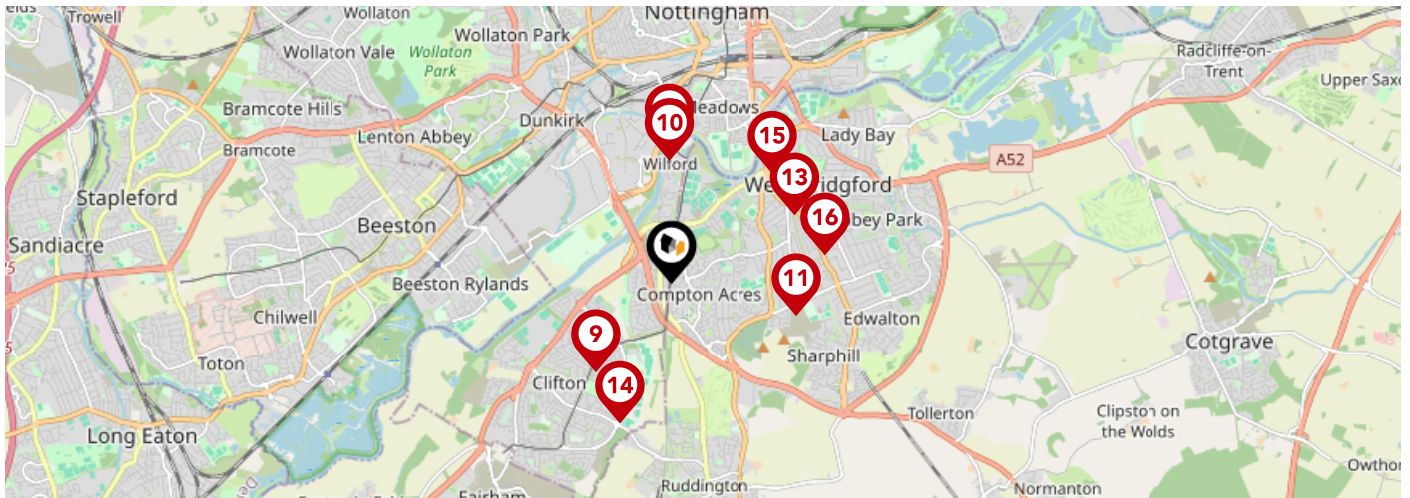










Listed Buildings in the local district		Grade	Distance
	1247228 - Nottingham Garden Centre, Former Stable Block To Wilford House	Grade II	0.3 miles
	1247201 - Wilford House	Grade II	0.3 miles
	1254751 - 36, Main Road	Grade II	0.4 miles
	1254564 - Hunters' Farm	Grade II	0.4 miles
	1270640 - Wilford Endowed 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



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



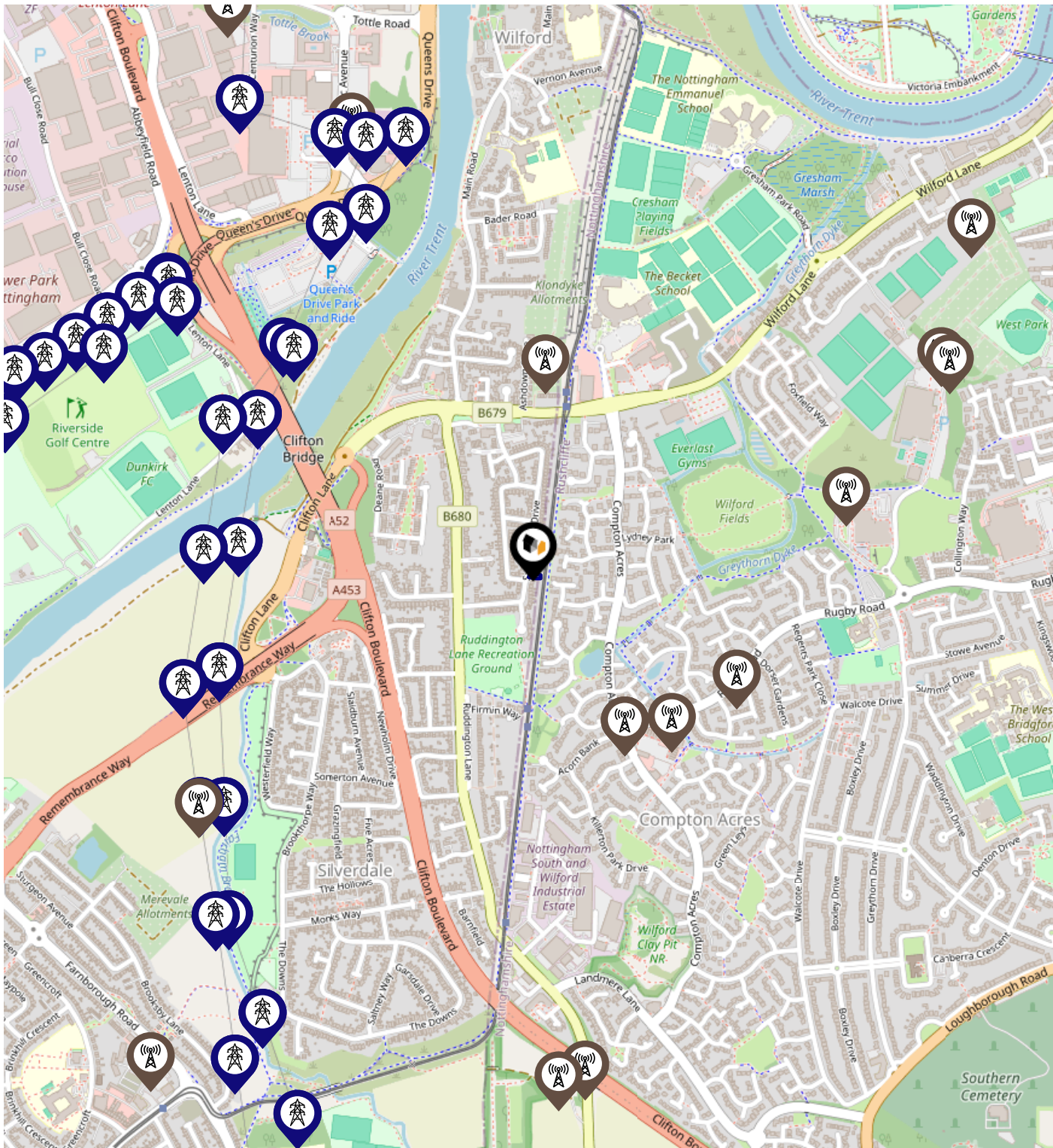


		Nursery	Primary	Secondary	College	Private
	<b>Dovecote Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 361   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>CP Riverside School</b>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





# Local Area

## Masts & Pylons



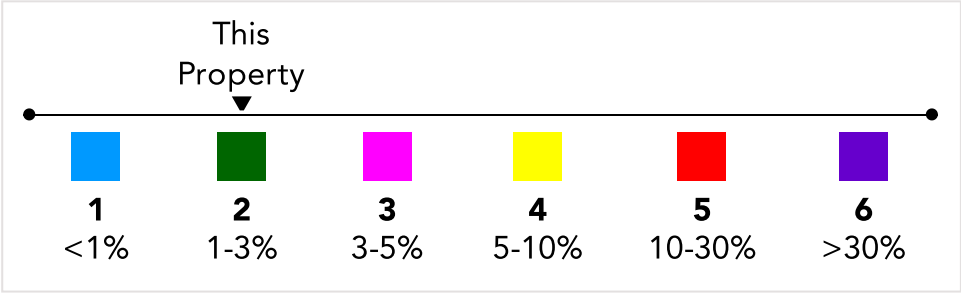
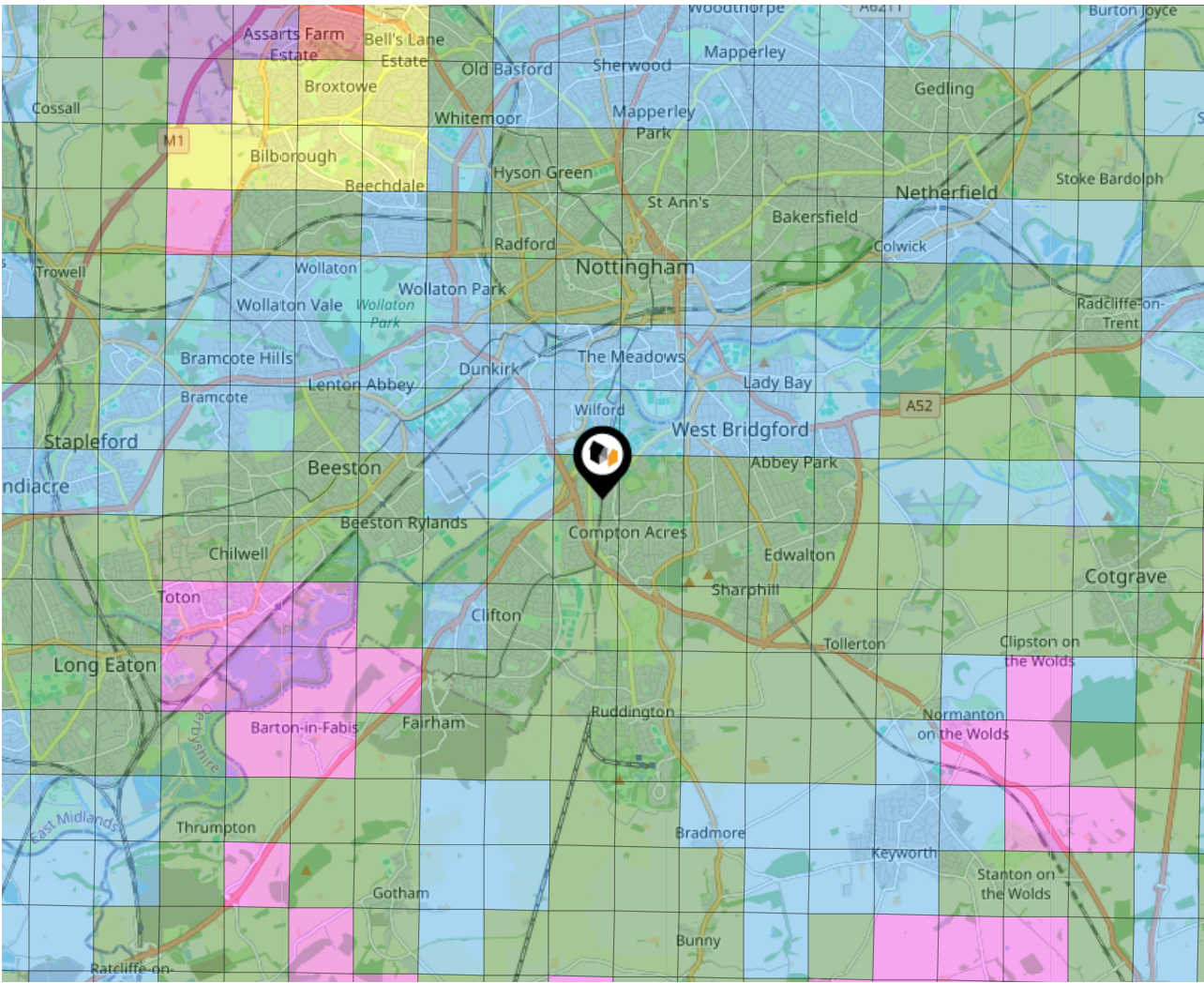
### Key:

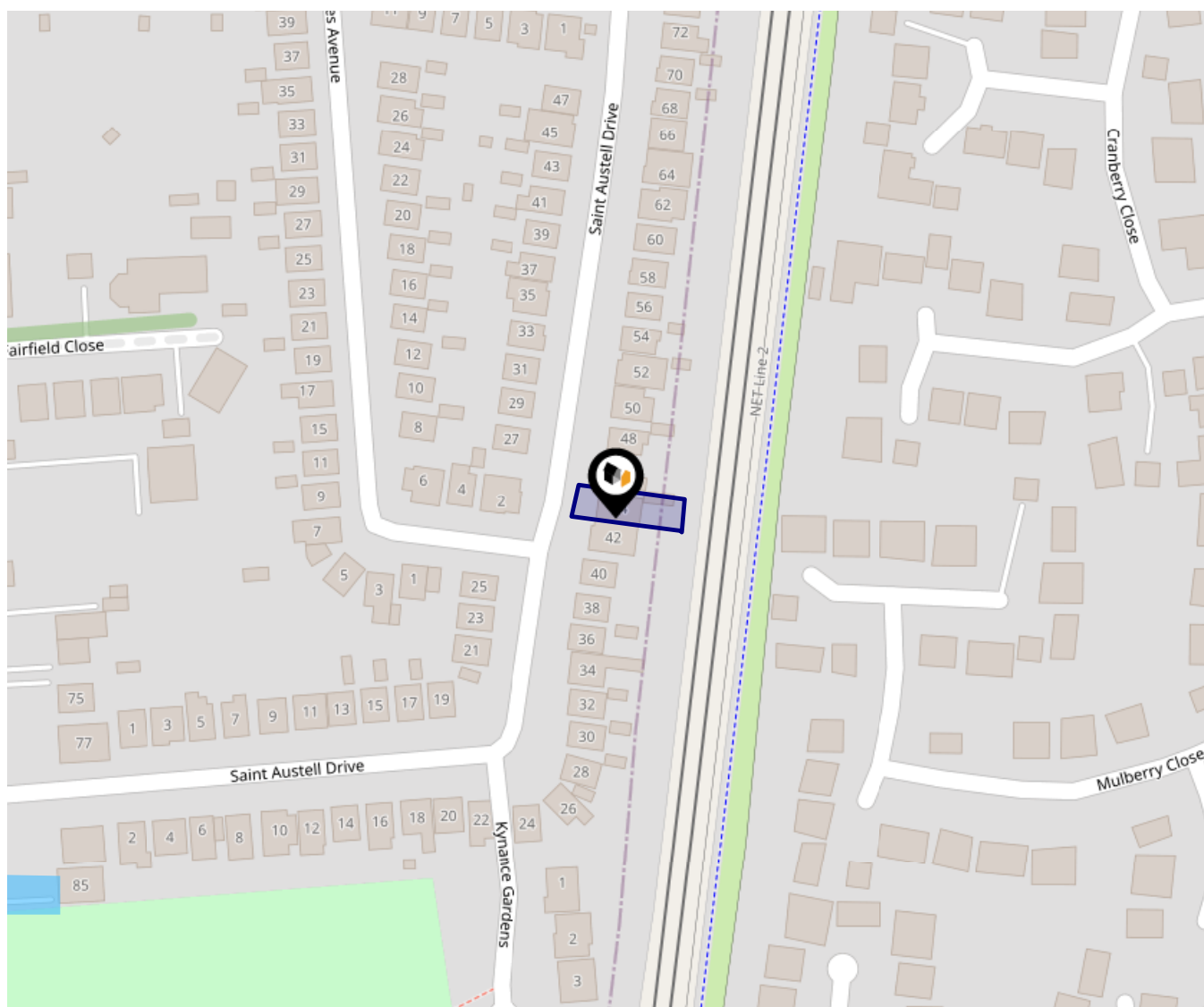
-  Power Pylons
-  Communication Masts



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





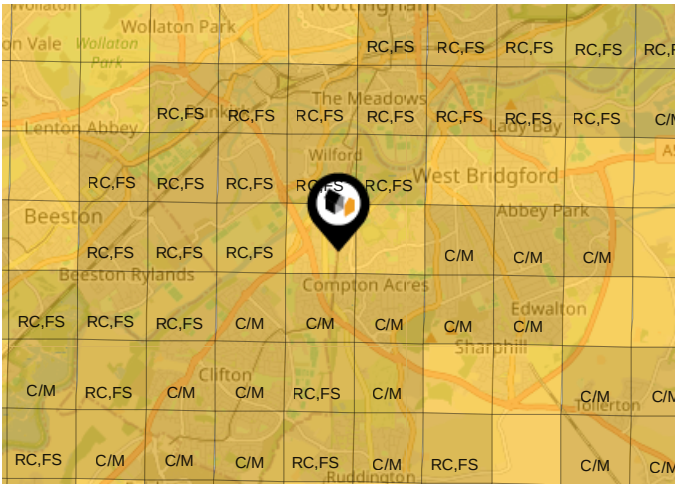
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

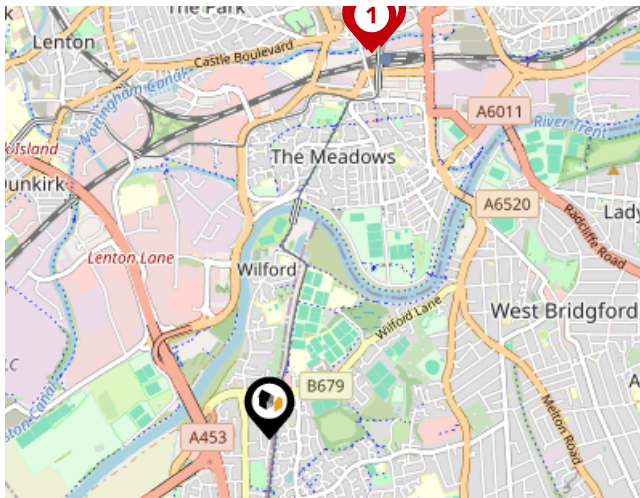
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



Primary Classifications (Most Common Clay Types)

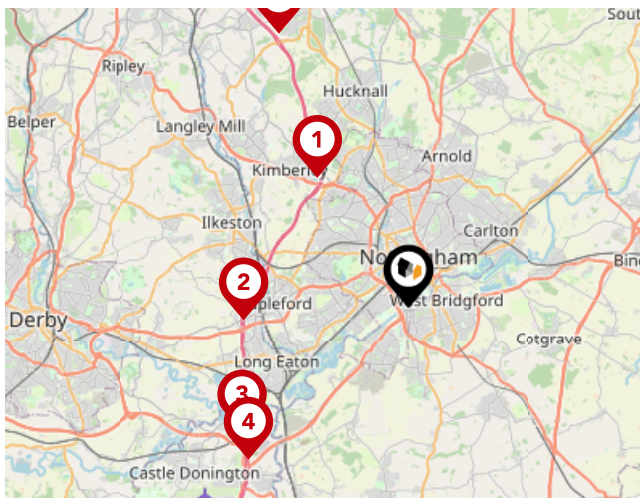
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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





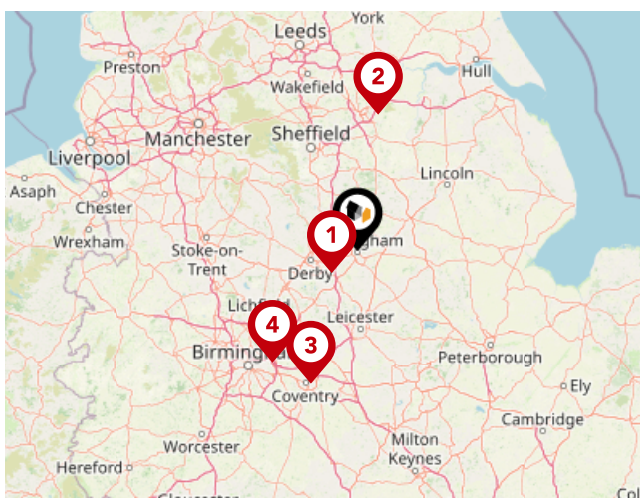
### National Rail Stations

Pin	Name	Distance
1	Nottingham Rail Station	1.79 miles
2	Nottingham Rail Station	1.8 miles
3	Nottingham Rail Station	1.82 miles



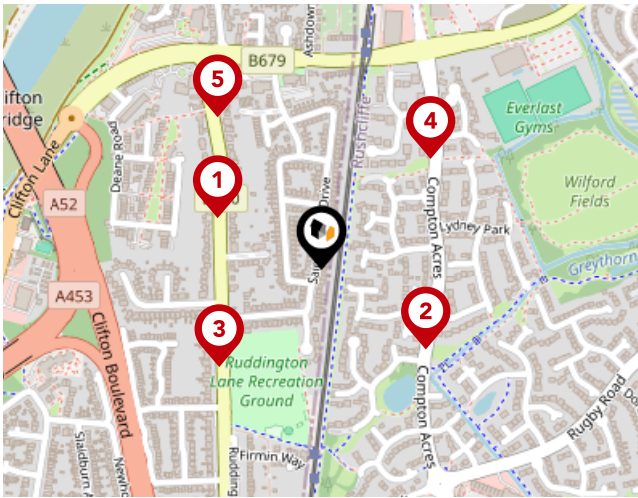
### Trunk Roads/Motorways

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



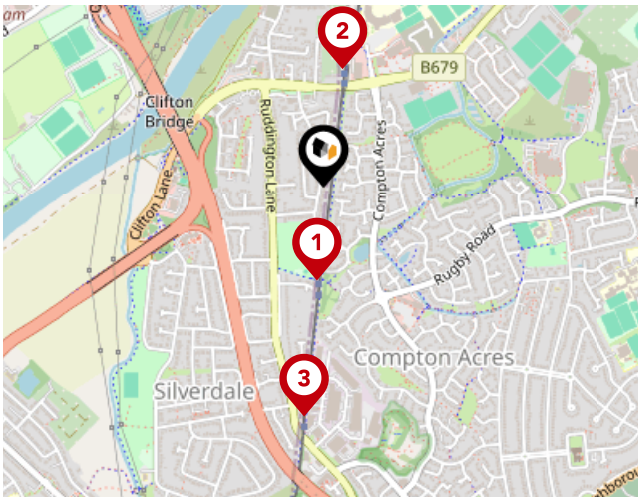
### Airports/Helipads

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



### 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

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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-



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## Important - Please Read

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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.



### Contains public sector information licensed under the Open Government License v3.0

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