



See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 26th March 2026**



**EGMANTON ROAD, MEDEN VALE, MANSFIELD, NG20**

## **Martin & Co Mansfield**

4A Market Street, Mansfield, Nottinghamshire, NG18 1JQ

01623 631139

[vanessa.ward@martinco.com](mailto:vanessa.ward@martinco.com)

<https://www.martinco.com/estate-agents-and-letting-agents/branch/mansfield/>





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.06 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,663  
**Title Number:** NT170283

**Tenure:** Freehold

## Local Area

**Local Authority:** Nottinghamshire  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: Very low  
 • Surface Water: Very low

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

**11** mb/s      **80** mb/s      **10000** mb/s



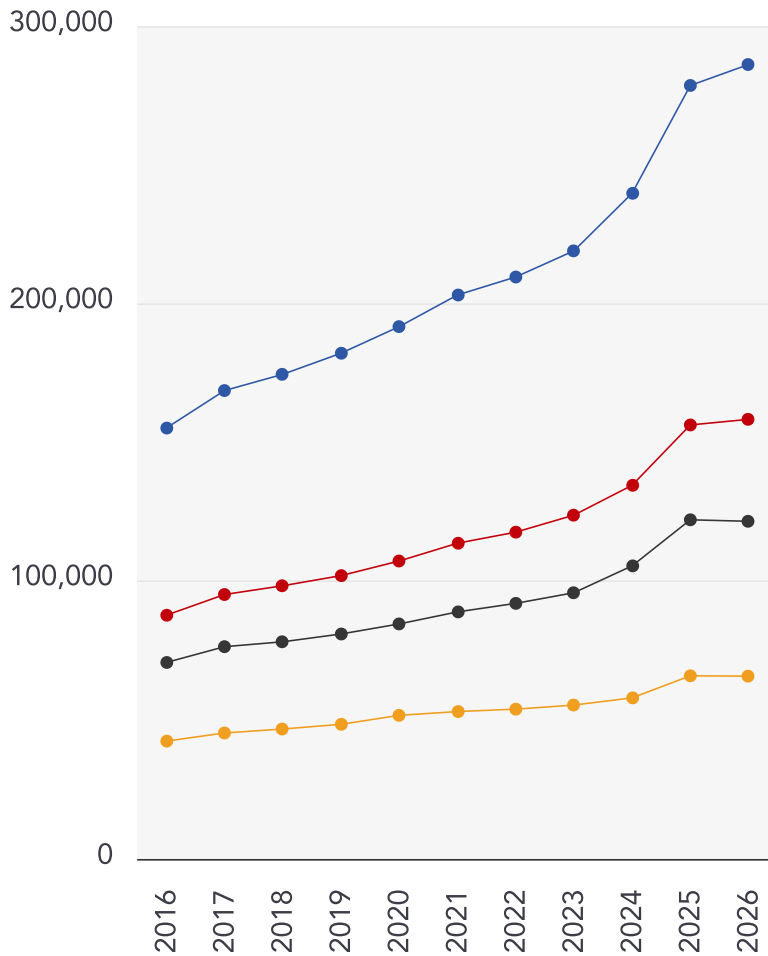
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



### 10 Year History of Average House Prices by Property Type in NG20



Detached

**+84.36%**

Semi-Detached

**+80.37%**

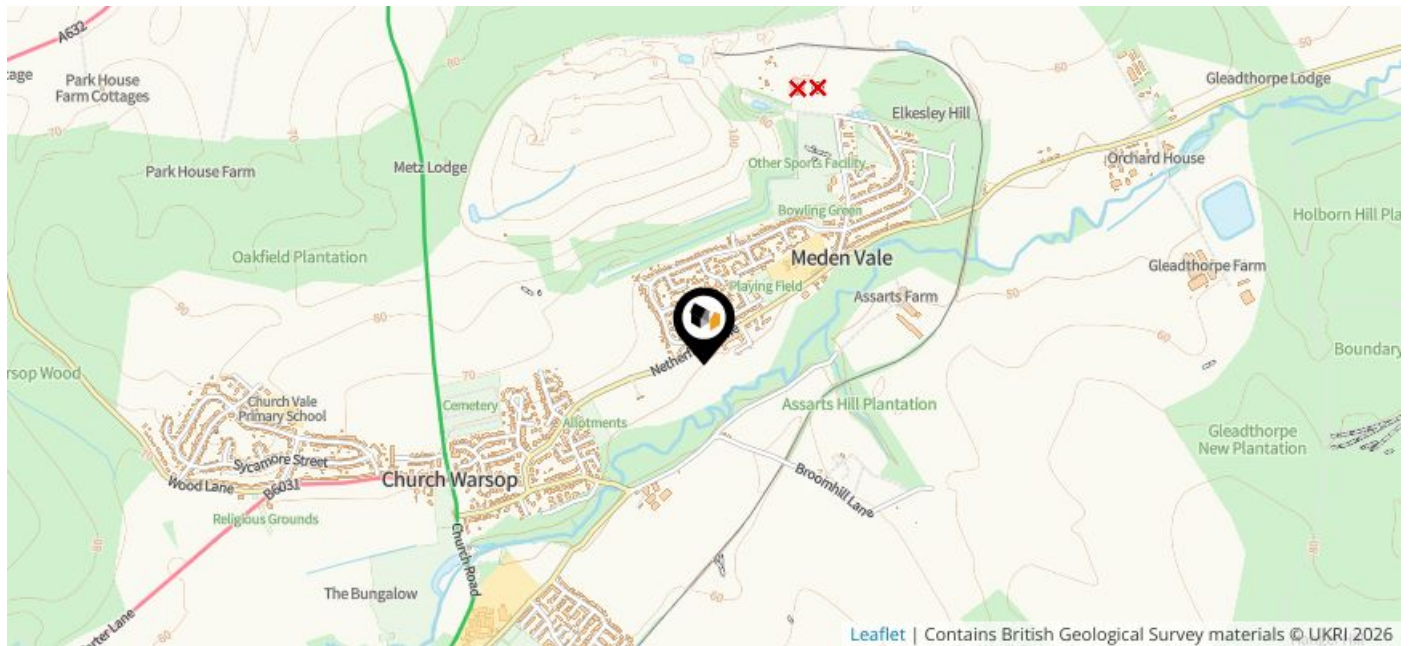
Terraced

**+71.85%**

Flat

**+55.11%**

This map displays nearby coal mine entrances and their classifications.



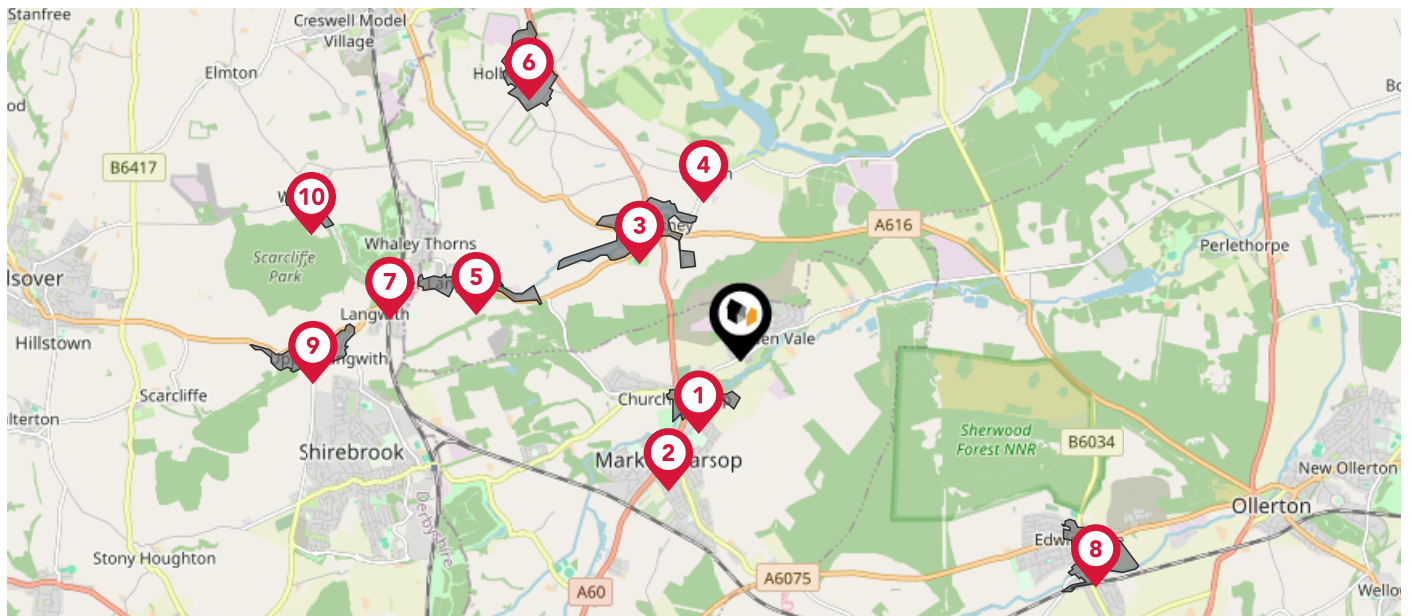
### Mine Entry

- ✕ 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 Church Warsop

---

- 2 Market Warsop

---

- 3 Cuckney

---

- 4 Norton

---

- 5 Nether Langwith

---

- 6 Holbeck

---

- 7 Apsley Grange

---

- 8 Edwinstowe

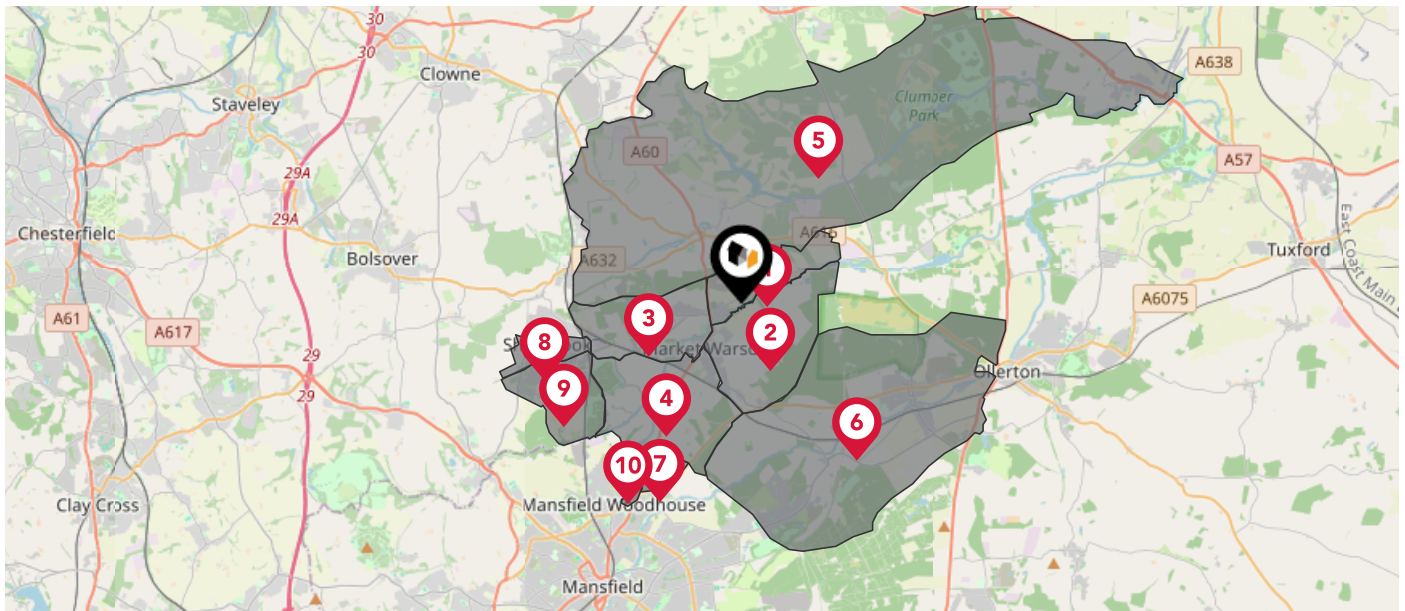
---

- 9 Upper Langwith

---

- 10 Whaley

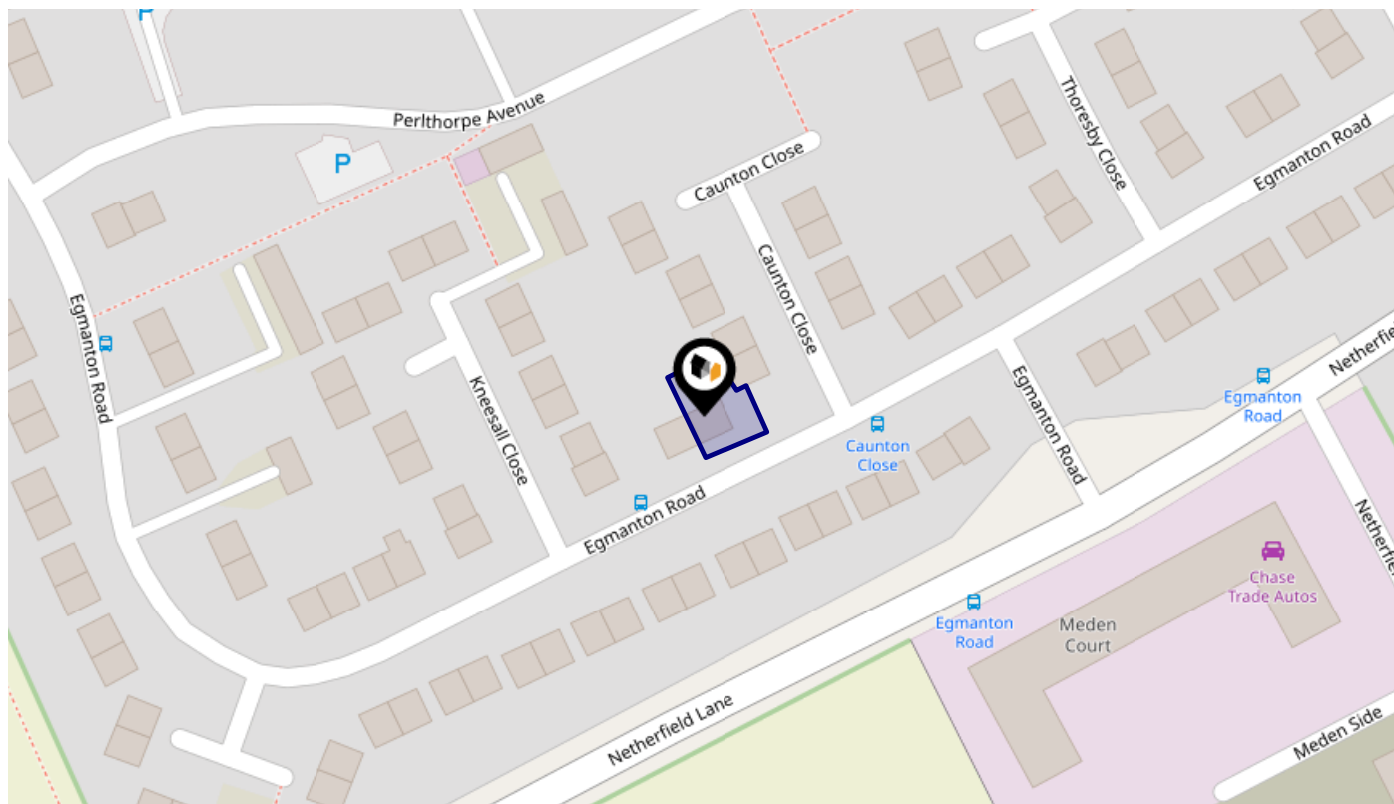
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Netherfield Ward
- 2 Meden Ward
- 3 Warsop Carrs Ward
- 4 Market Warsop Ward
- 5 Welbeck Ward
- 6 Edwinstowe & Clipstone Ward
- 7 Hornby Ward
- 8 Shirebrook North Ward
- 9 Shirebrook South Ward
- 10 Manor 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.

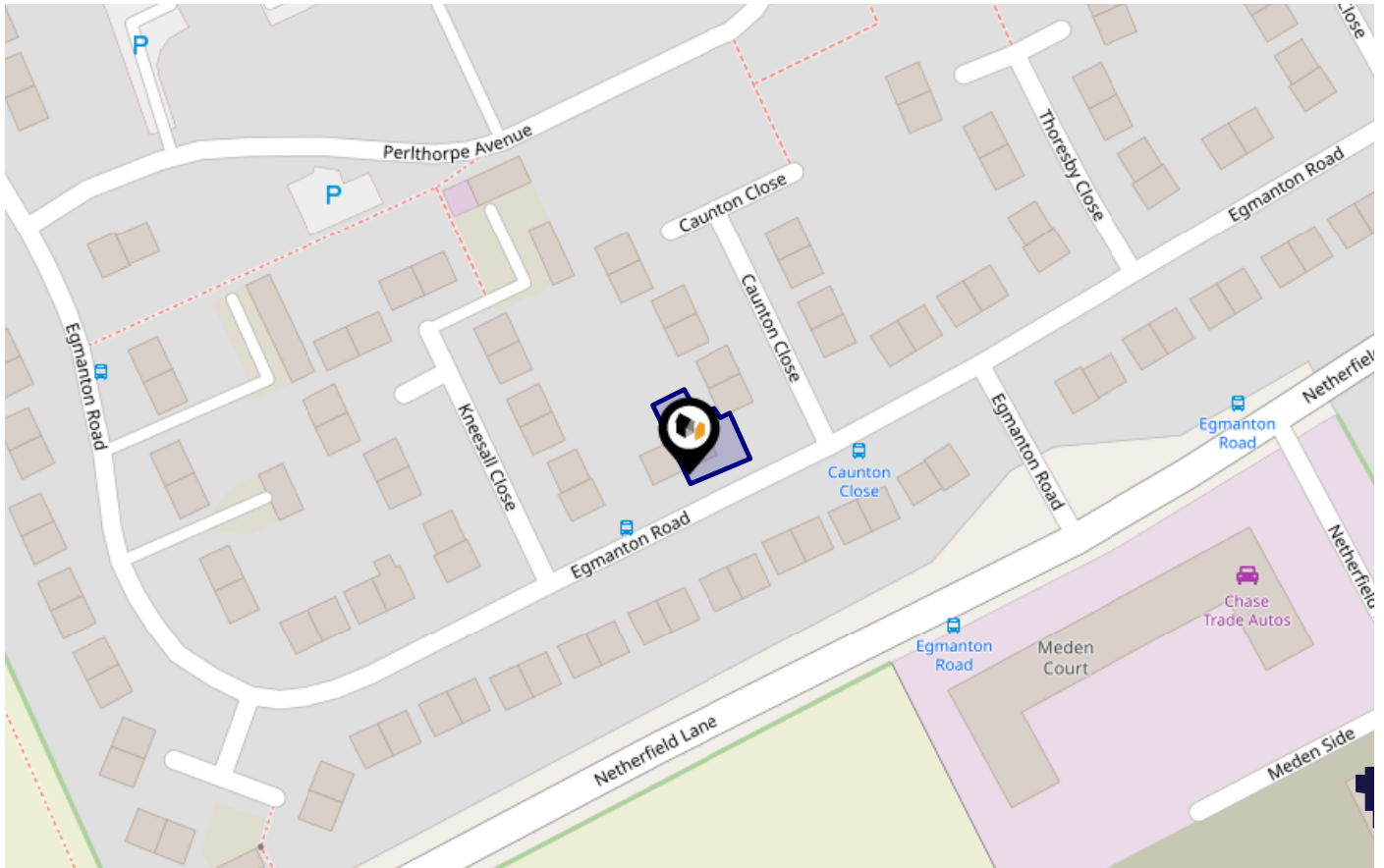
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

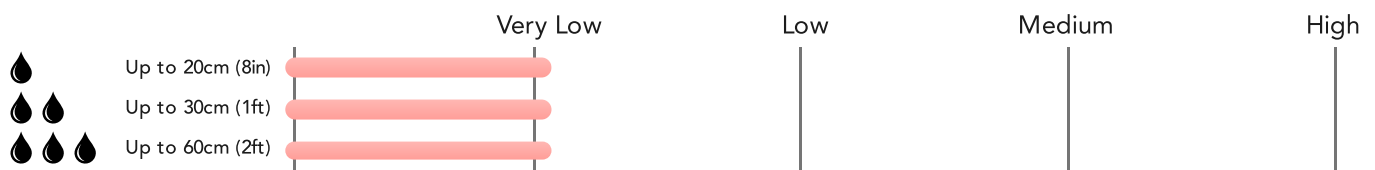


**Risk Rating: Very low**

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.

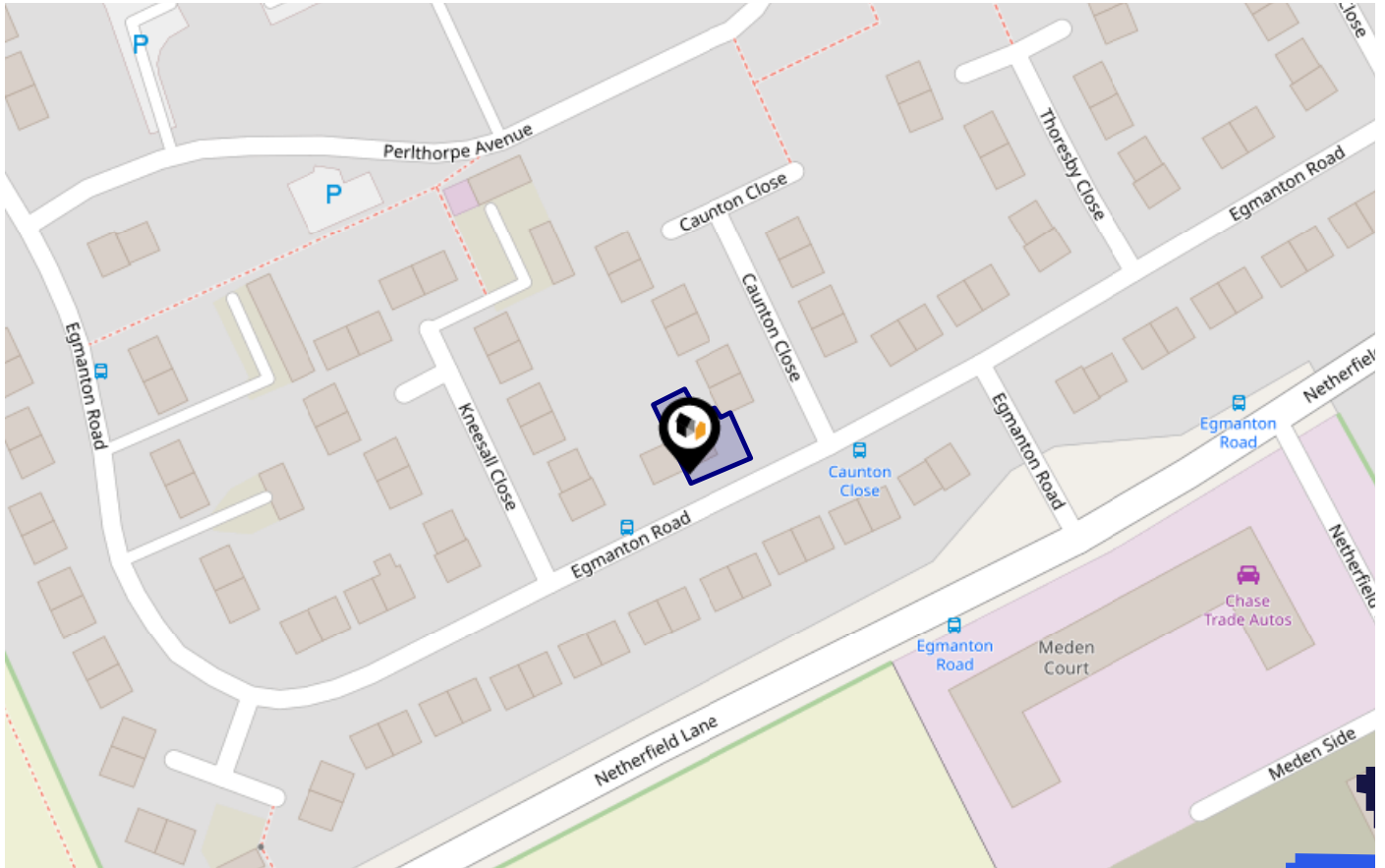
Chance of flooding to the following depths at this property:



# 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.

- 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.

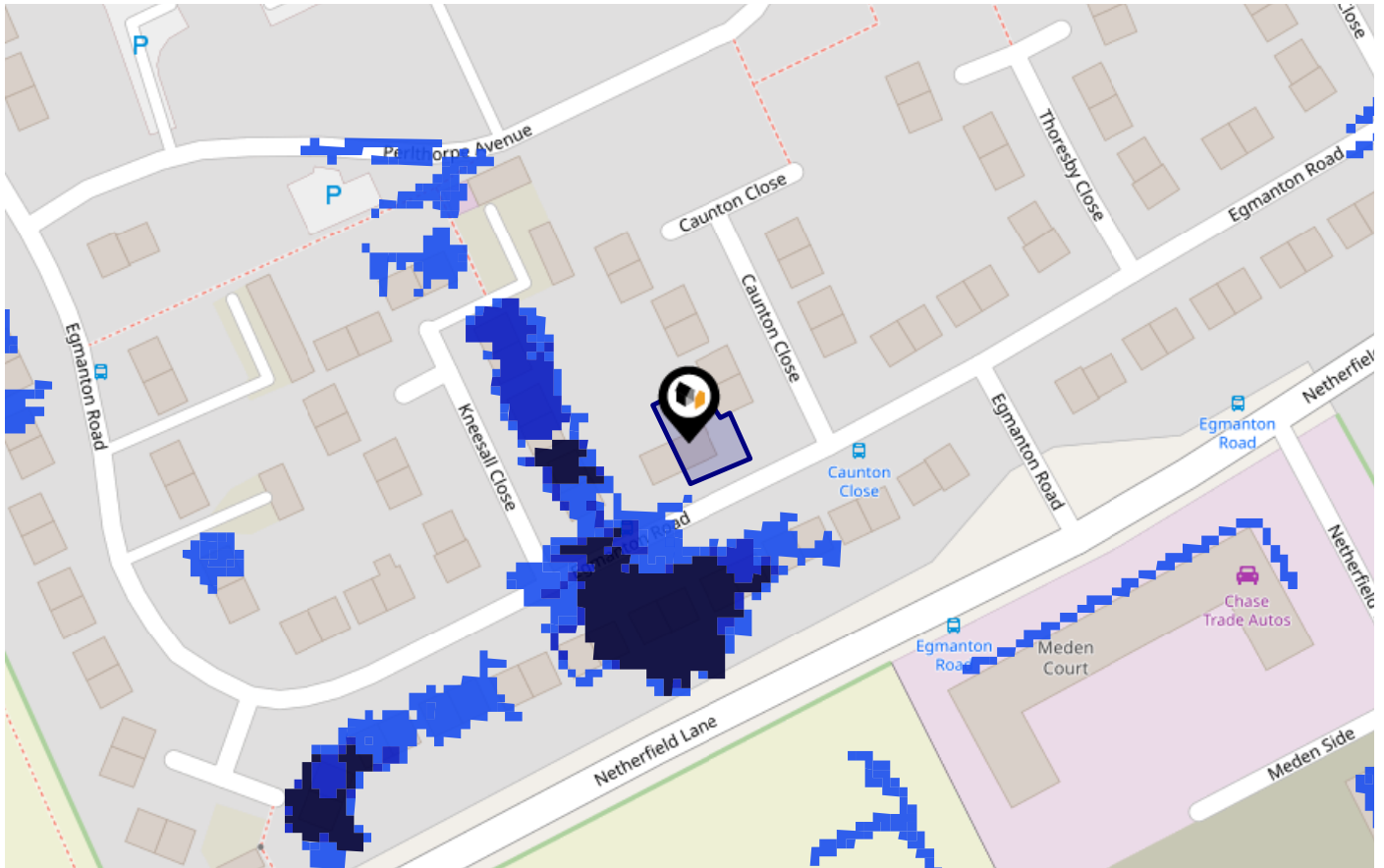
Chance of flooding to the following depths at this property:



# 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.

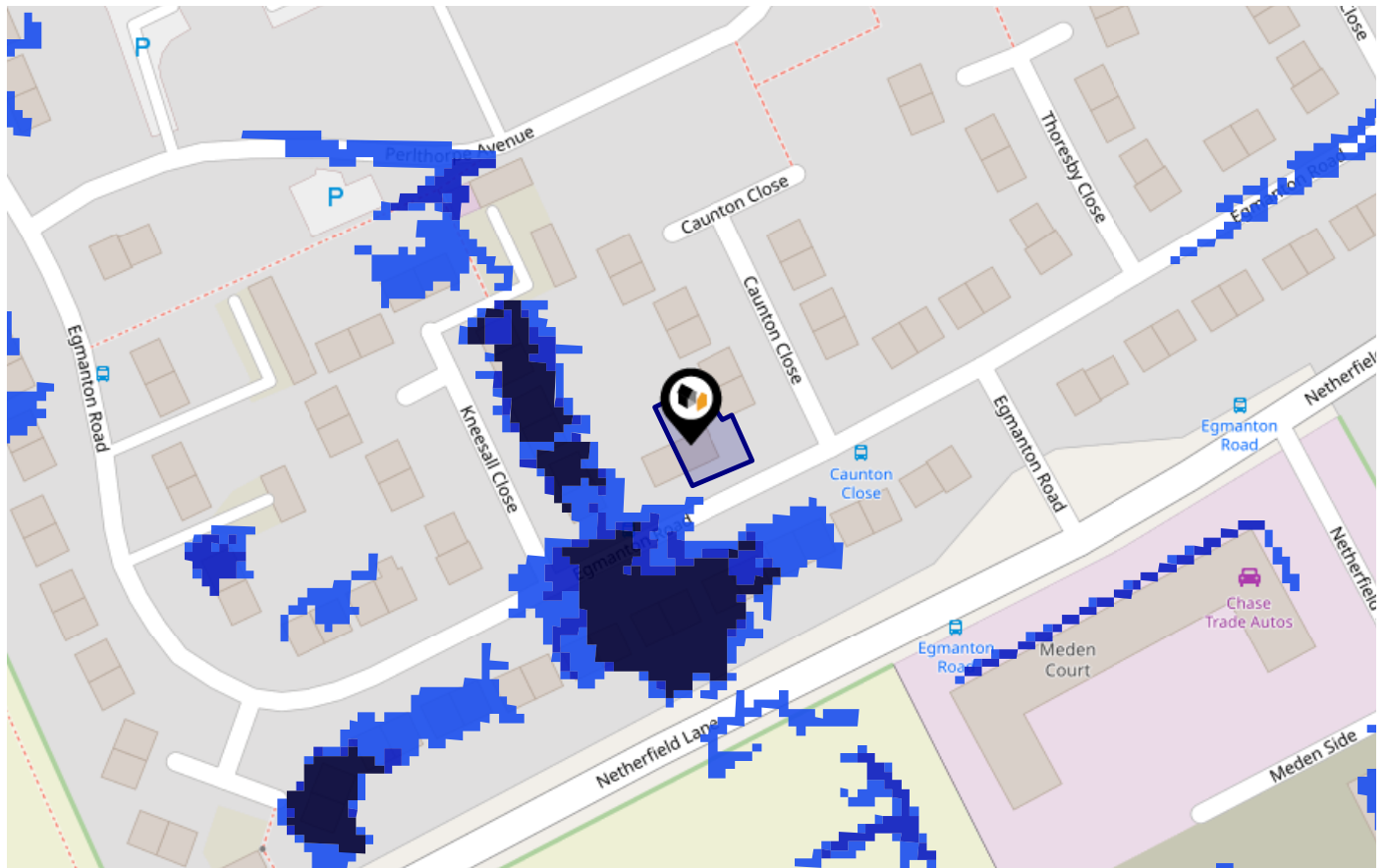
Chance of flooding to the following depths at this property:



# 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**

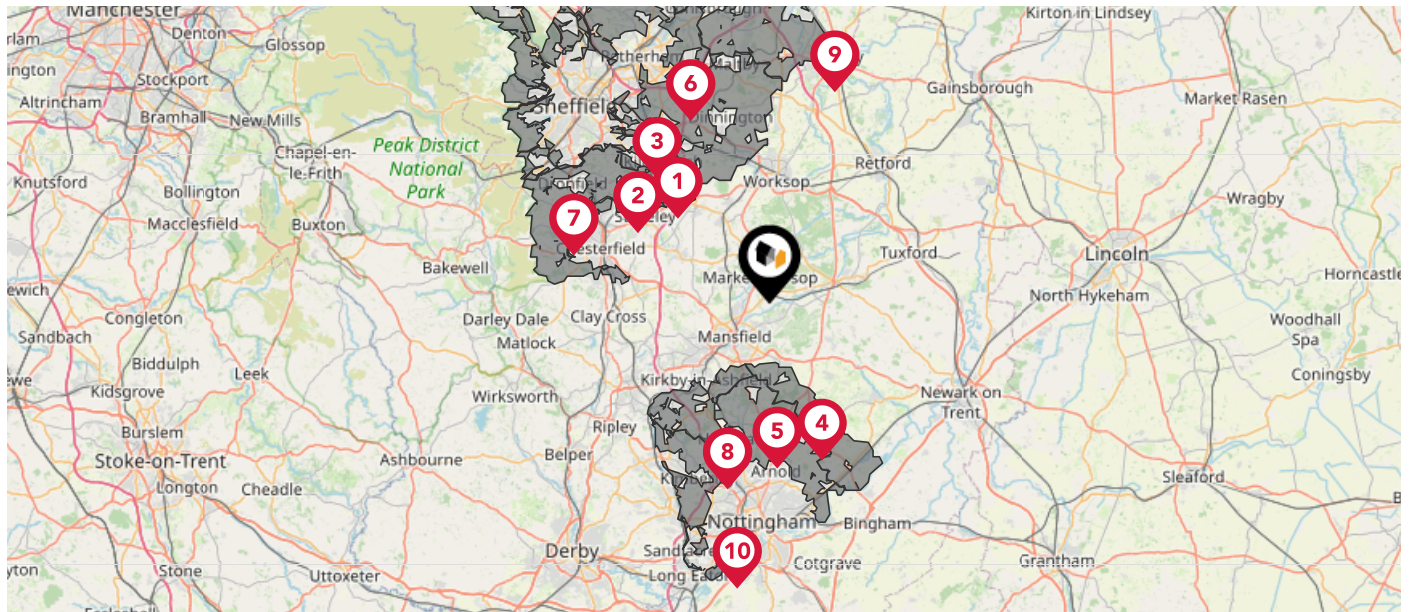
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



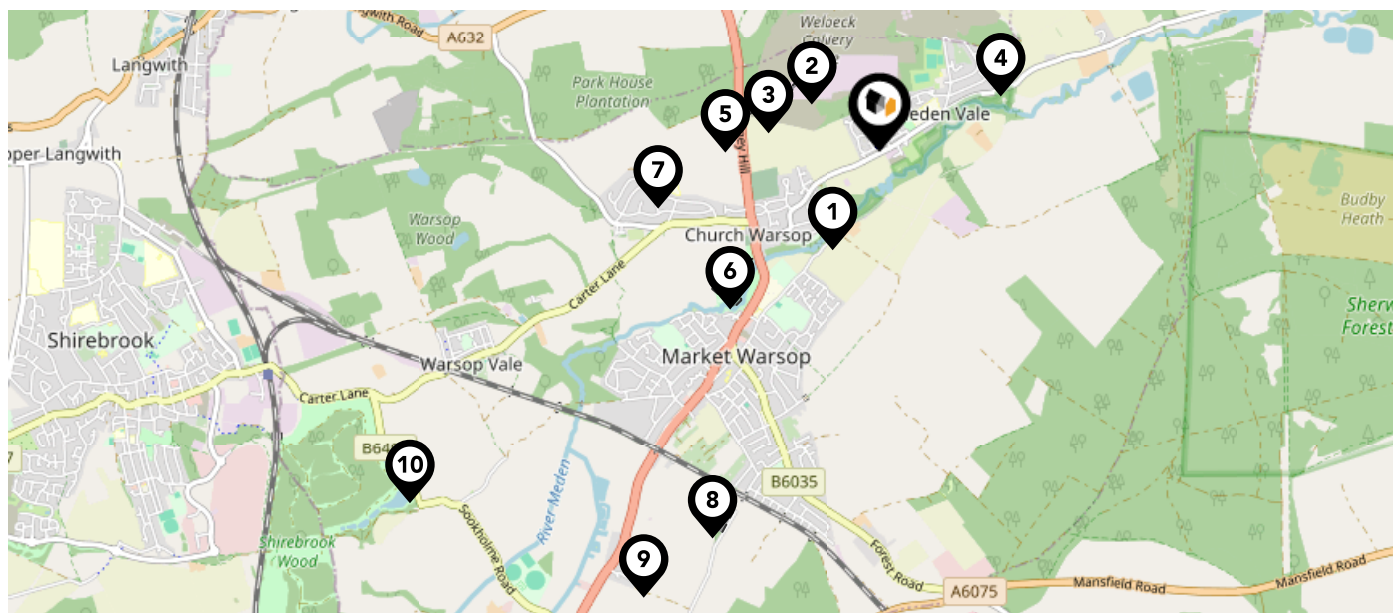
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  South and West Yorkshire Green Belt - Bolsover
-  South and West Yorkshire Green Belt - Chesterfield
-  South and West Yorkshire Green Belt - Sheffield
-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Gedling
-  South and West Yorkshire Green Belt - Rotherham
-  South and West Yorkshire Green Belt - North East Derbyshire
-  Derby and Nottingham Green Belt - Ashfield
-  South and West Yorkshire Green Belt - Doncaster
-  Derby and Nottingham Green Belt - Broxtowe

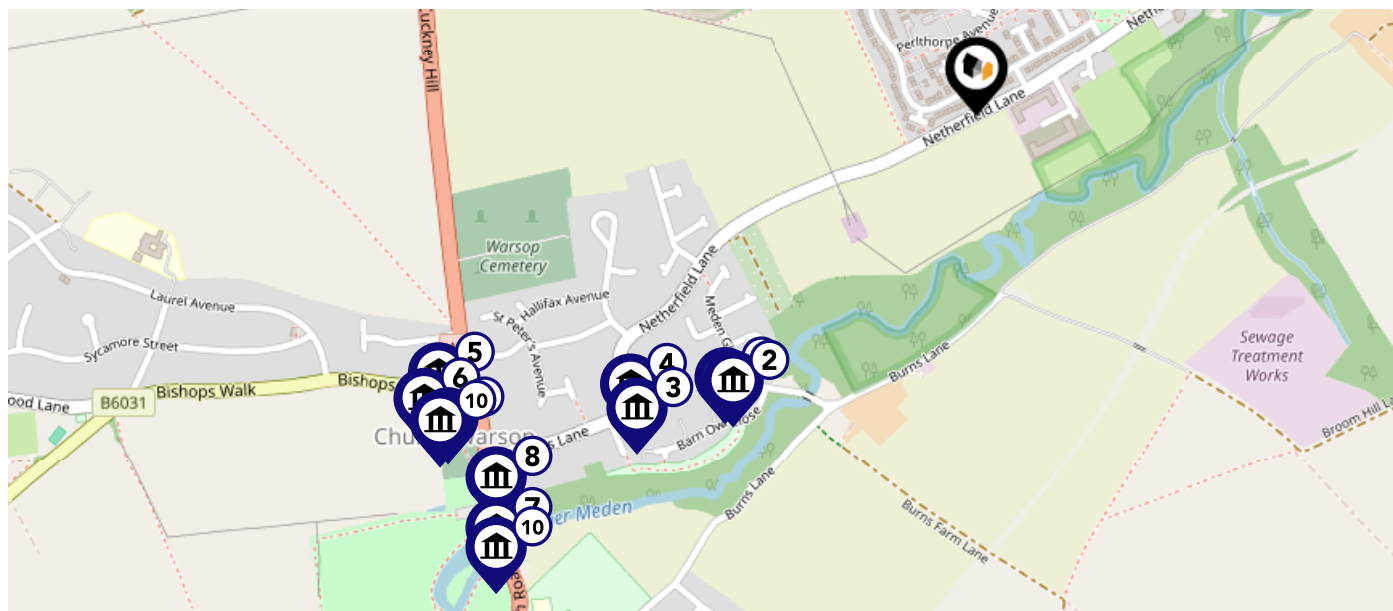
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.














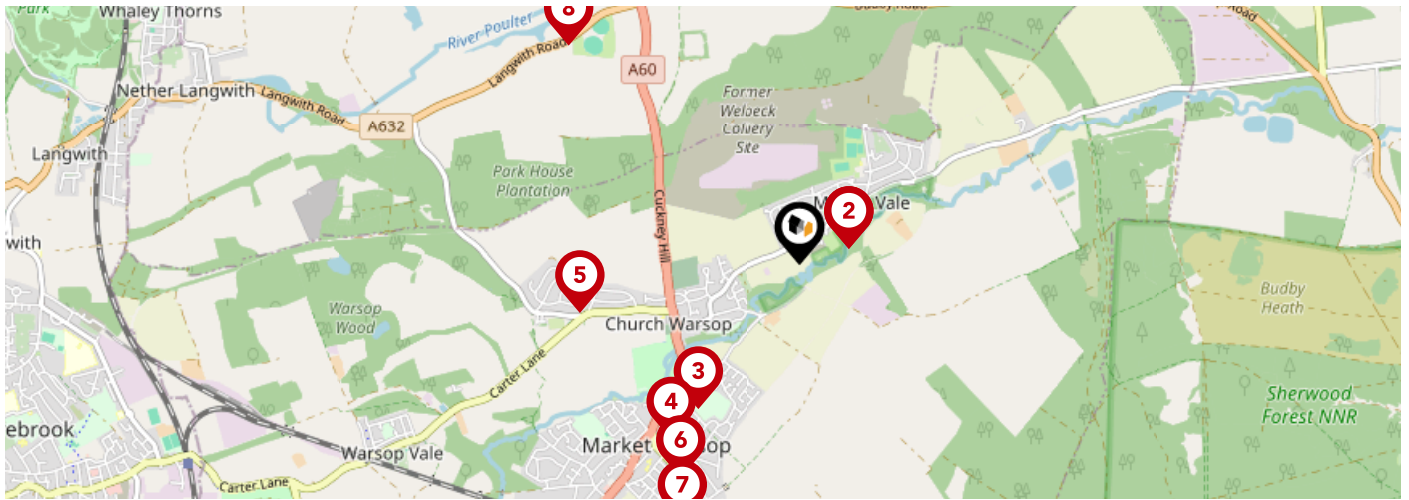
### Nearby Landfill Sites

<b>1</b>	Land off Manor Road-Church, Warsop, Church Warsop	Historic Landfill
<b>2</b>	Welbeck Colliery Spoil Heap-Cuckney Hill, Welbeck, Nottinghamshire	Historic Landfill
<b>3</b>	Cuckney Hill Railway Cutting-On The A60 Due North Of Church Warsop, Cuckney Hill, Warsop	Historic Landfill
<b>4</b>	Hatfield Avenue-Church, Warsop	Historic Landfill
<b>5</b>	Cuckney Landfill Site, Welbeck Colliery Branch Line-Cuckney Hill, Church, Warsop, Nottingham	Historic Landfill
<b>6</b>	Church Road-Warsop, Nottingham	Historic Landfill
<b>7</b>	Birch Street-Birch Street, Church Warsop	Historic Landfill
<b>8</b>	Oakfield Lane-Warsop, Near Mansfield, Nottinghamshire	Historic Landfill
<b>9</b>	Field No 0043-Mansfield Road, Warsop, Nottinghamshire	Historic Landfill
<b>10</b>	Longster Lane Tip-Sookolme Lane, Near Mansfield, Nottinghamshire	Historic Landfill

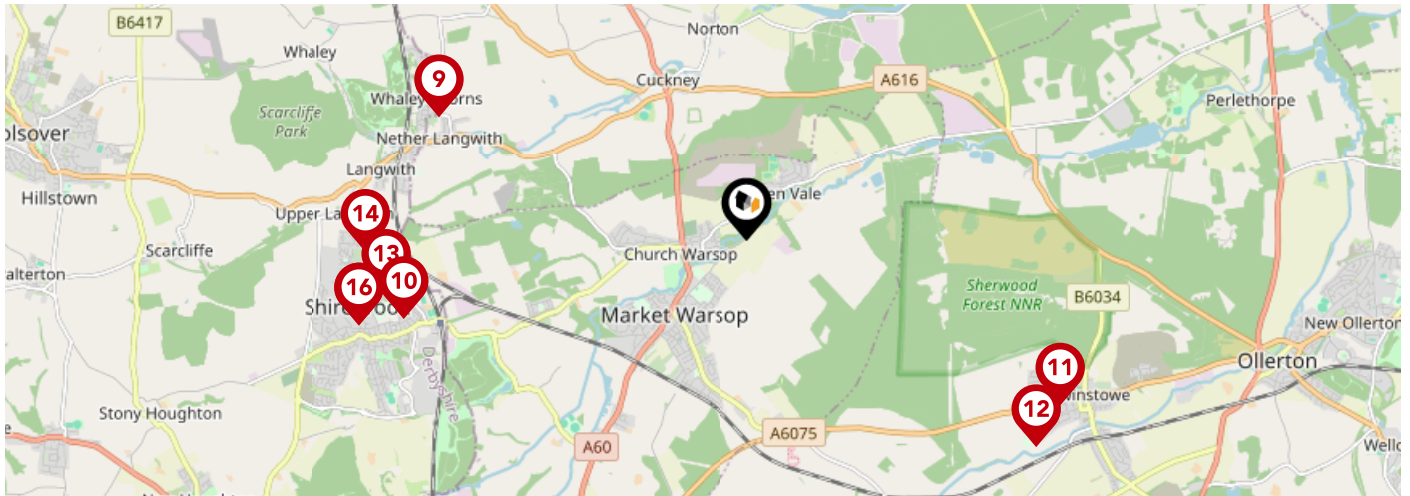
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1074920 - Stable With Loft At Number 24	Grade II	0.4 miles
 1251905 - 24, Manor Road	Grade II	0.4 miles
 1262530 - Manor Farmhouse And Adjoining Boundary Wall	Grade II	0.5 miles
 1074954 - 1, Manor Road	Grade II	0.5 miles
 1262563 - Barn, Cottage And Outbuilding At Moorfield Farm	Grade II	0.7 miles
 1251896 - Warsop Parish Centre	Grade II	0.7 miles
 1251898 - Warsop Mill	Grade II	0.7 miles
 1251899 - Farm Buildings To East Of Old Mill House	Grade II	0.7 miles
 1240271 - Church Of St Peter And St Paul	Grade I	0.7 miles
 1262528 - Group Of 3 Headstones Adjoining South Side Of Tower At Church Of St Peter And St Paul	Grade II	0.7 miles
 1251897 - Mill Bridge And Adjoining Weir	Grade II	0.7 miles



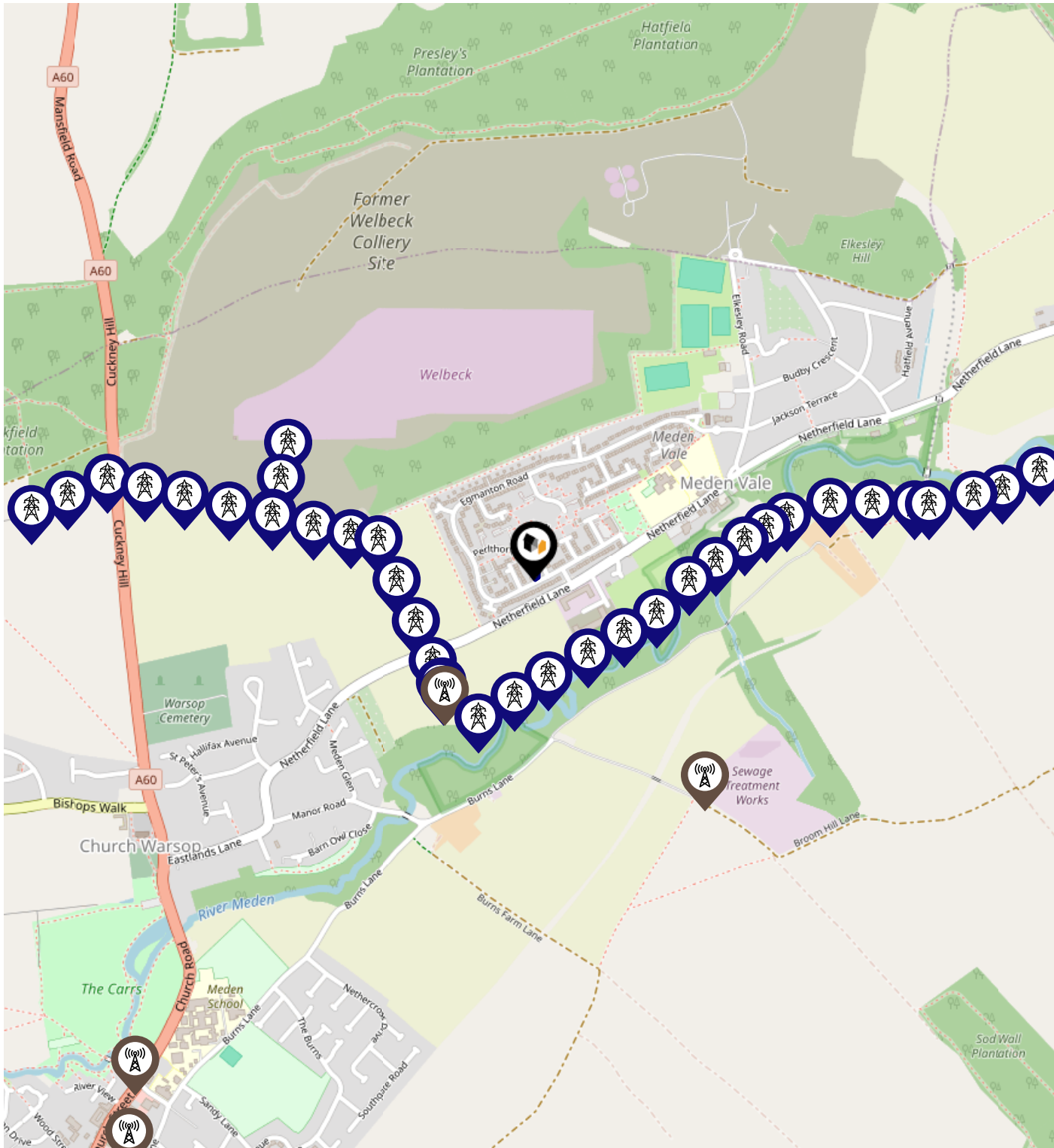
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Eastlands Junior School (Welbeck Federation of Schools)</b> Ofsted Rating: Requires improvement   Pupils: 117   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Netherfield Infant School (Welbeck Federation of Schools)</b> Ofsted Rating: Good   Pupils: 88   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Meden School</b> Ofsted Rating: Good   Pupils: 1075   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Hetts Lane Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Church Vale Primary School and Foundation Unit</b> Ofsted Rating: Good   Pupils: 225   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Birklands Primary School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Sherwood Junior School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Cuckney CofE Primary School</b> Ofsted Rating: Good   Pupils: 127   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Whaley Thorns Primary School</b> Ofsted Rating: Requires improvement   Pupils: 149   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Joseph's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 244   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St. Mary's Church of England Primary School, Edwinstowe</b> Ofsted Rating: Good   Pupils: 118   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>King Edwin Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 454   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brookfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 163   Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Langwith Bassett Junior Academy</b> Ofsted Rating: Good   Pupils: 130   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Park Junior School</b> Ofsted Rating: Good   Pupils: 261   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Park Infant &amp; Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

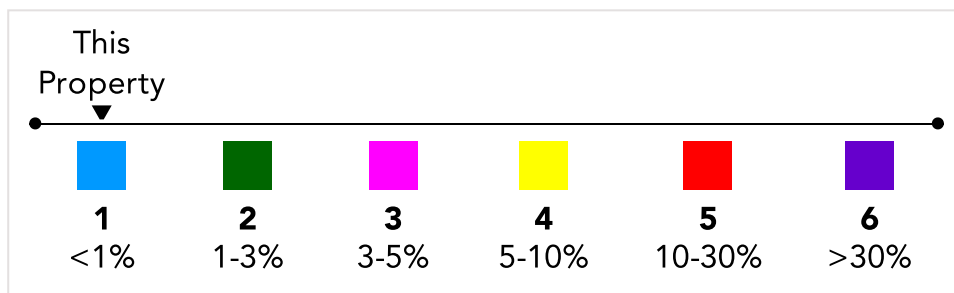
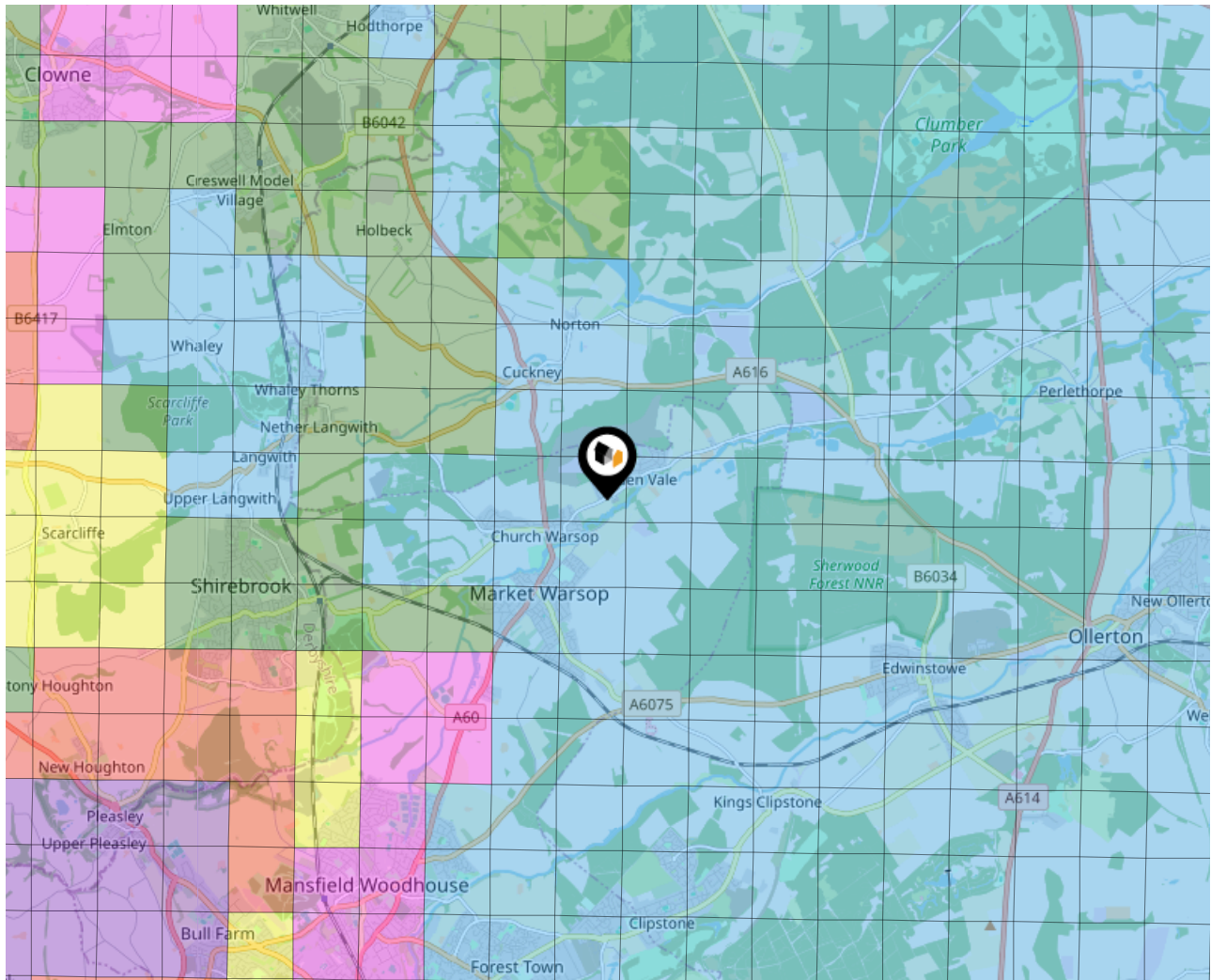
## Masts & Pylons



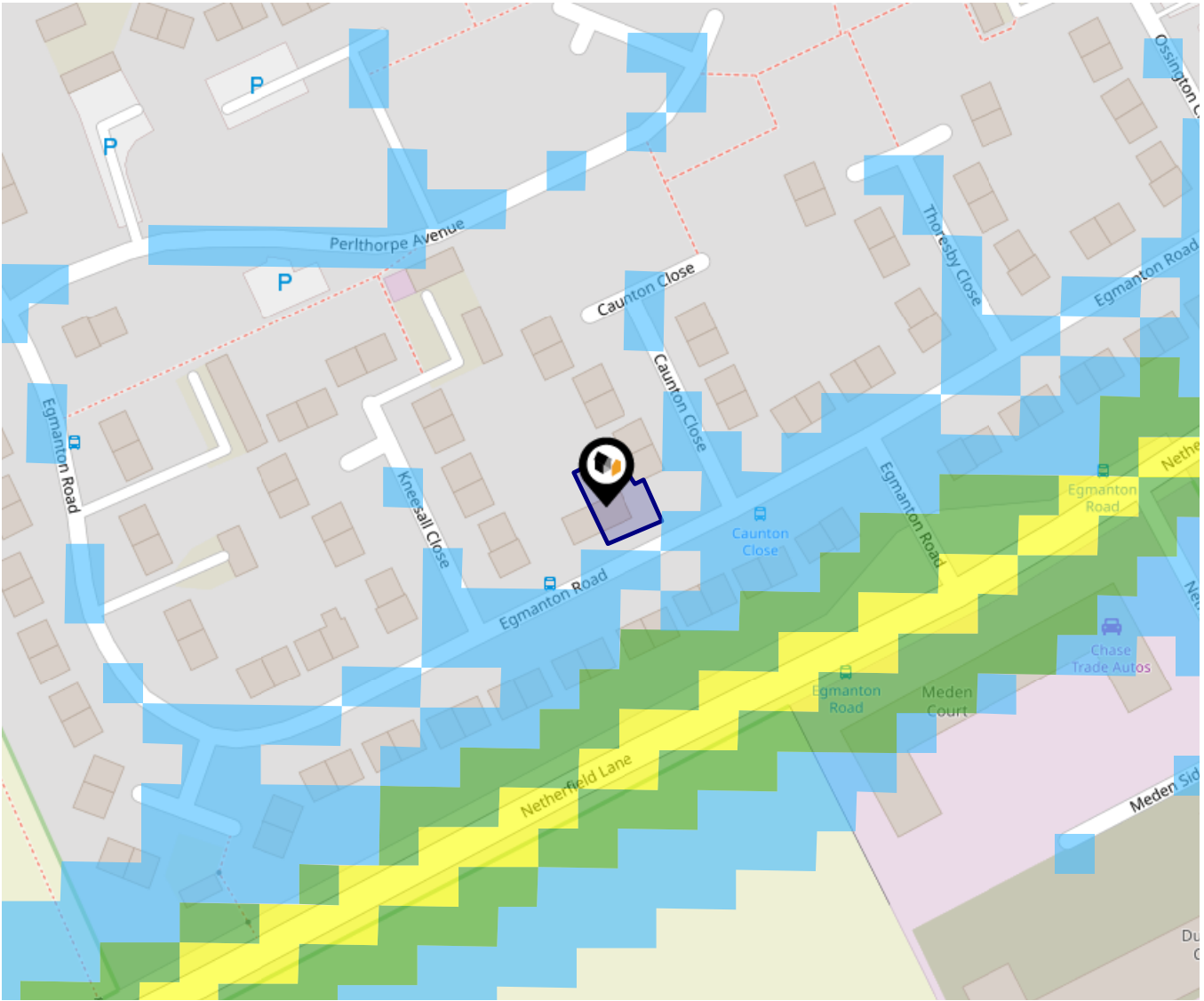
- Key:**
- Power Pylons
  - Communication Masts

### 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>).



# Local Area Road Noise

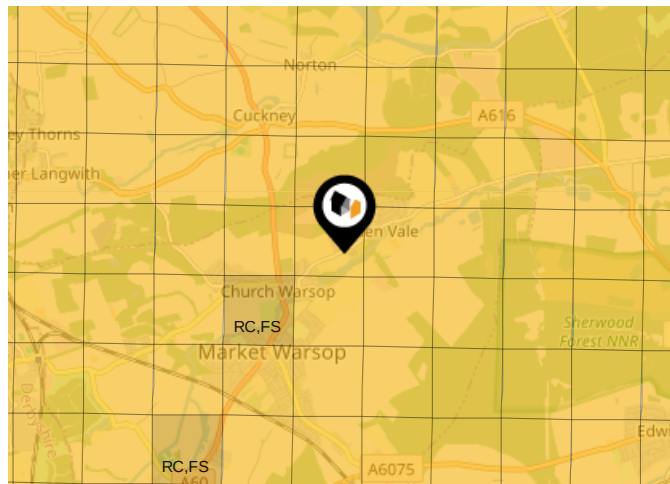


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

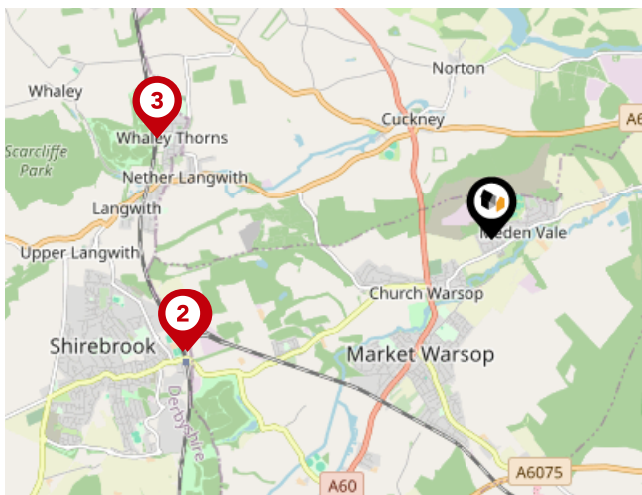
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



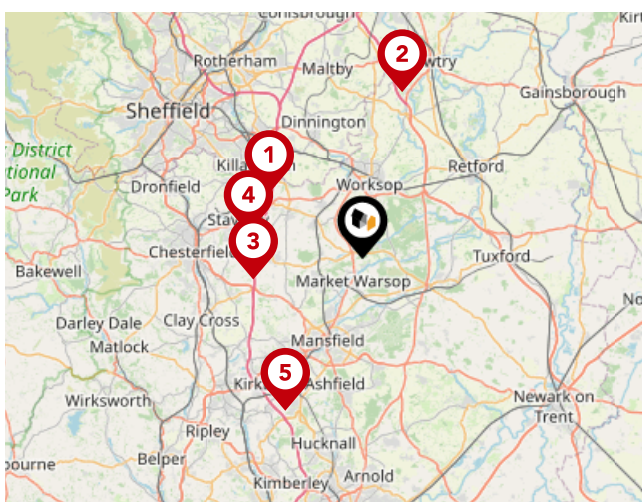
### Primary Classifications (Most Common Clay Types)

<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



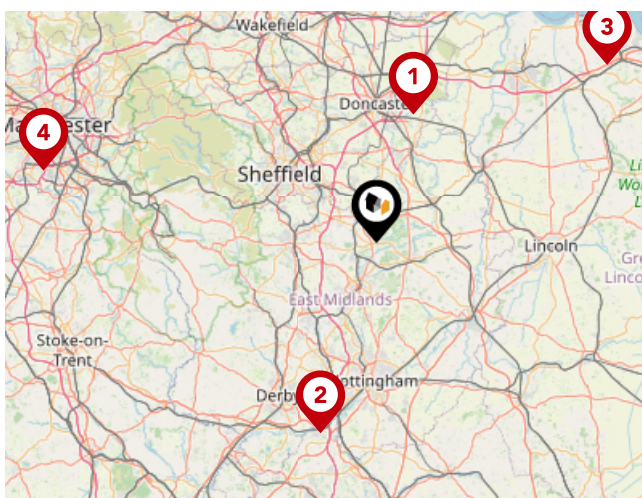
### National Rail Stations

Pin	Name	Distance
1	Shirebrook Rail Station	2.88 miles
2	Shirebrook Rail Station	2.91 miles
3	Langwith - Whaley Thorns Rail Station	3.1 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J30	8.06 miles
2	A1(M) J34	12.21 miles
3	M1 J29	7.81 miles
4	M1 J29A	8.26 miles
5	M1 J27	12.07 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Finningley	18.86 miles
2	East Mids Airport	28.3 miles
3	Humberside Airport	41.15 miles
4	Manchester Airport	48.34 miles

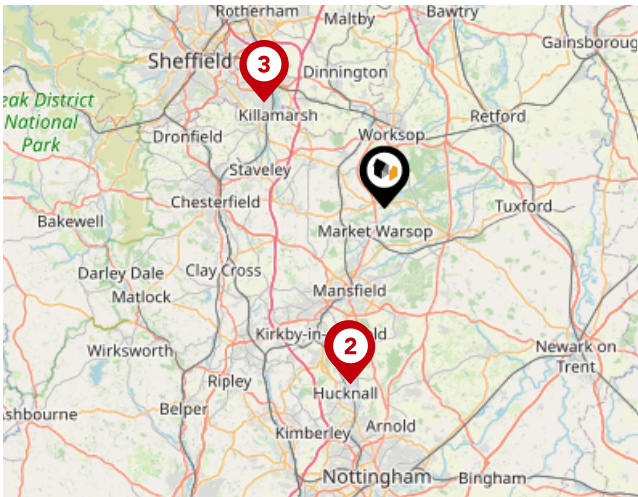
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Caunton Close	0.02 miles
2	Caunton Close	0.02 miles
3	Egmanton Road	0.08 miles
4	Perthorpe Avenue	0.08 miles
5	Perthorpe Avenue	0.12 miles



### Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	12.69 miles
2	Hucknall Tram Stop	12.72 miles
3	Halfway Platform	11.44 miles



### Martin & Co Mansfield

---

We are proud to have been serving the communities of Mansfield and the surrounding areas of Ashfield, Rainworth and Sutton-in-Ashfield, since 2002, providing specialist advice to buyers, sellers, tenants, and investors alike.

Managing Director, Stuart Hurst, was born and brought up in Mansfield, his passion for the property industry, along with the skilled professionalism of his trusted team, have made Martin & Co, Mansfield, the agent of choice across the local area.

Located off the bustling Market Square, the Martin & Co Mansfield office is close to all local amenities. With our wealth of expertise and on-the-ground knowledge, our team provide a service that is tailored to suit every need.

Delivering a friendly and supportive service makes us truly stand out from the crowd. Whether you have a house to sell or you are looking for a property to rent around Mansfield, our team is always on hand to find the best solution to suit your individual needs, so please do get in touch.

### Testimonial 1



I just brought my first property through Martin & Co. Sarah show true professionalism and would keep me updated regularly. The communication and support was highly appreciated and it helped to make the the process easy to understand. I would highly recommend using them when moving or buying

### Testimonial 2



They made the process so straightforward and simple. They demonstrated such professionalism and was ready to answer any question I had.  
Would definitely recommend based on the excellent service I received.  
Well done to the whole team

### Testimonial 3



By far the best and easiest lettings company to deal with in the shire, had the blessing of martin & co twice now and twice they went above and beyond. The work they put in to get me and my family into a property as quick as possible is second to none, absolutely flat out from viewing to moving in was 6 days!!!

### Testimonial 4



It was really smooth journey from start to finish . Even when I had difficulty on my side. They exercised patience and now everything is successful.



[/pages/Martin-Co-Mansfield-Lettings-Sales-Investment/144249549038801](https://www.facebook.com/pages/Martin-Co-Mansfield-Lettings-Sales-Investment/144249549038801)



[/MACMansfield](https://twitter.com/MACMansfield)

# Martin & Co Mansfield

## 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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Martin & Co Mansfield

4A Market Street, Mansfield,

Nottinghamshire, NG18 1JQ

01623 631139

vanessa.ward@martinco.com

<https://www.martinco.com/estate-agents-and-letting-agents/branch/mansfield/>

