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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 18th March 2026**



## **HAYDN ROAD, NOTTINGHAM, NG5**

### **Martin & Co. Beeston**

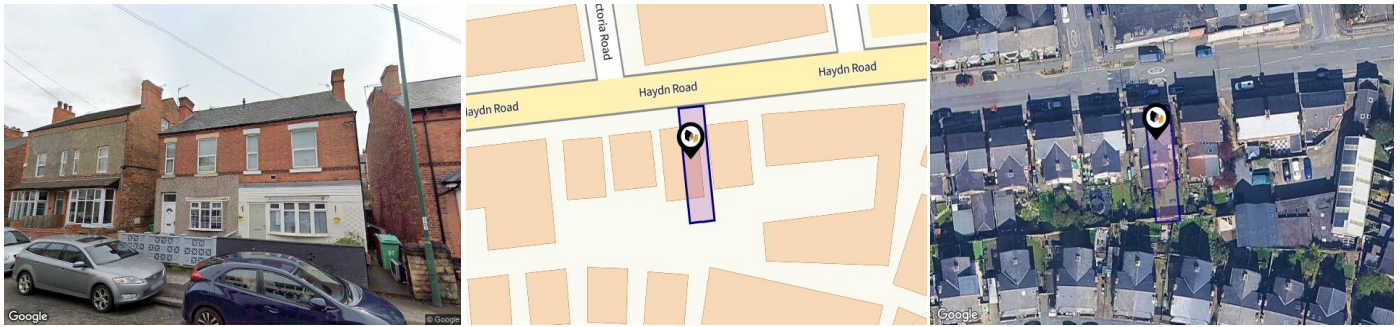
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	990 ft <sup>2</sup> / 92 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,771		
<b>Title Number:</b>	NT444985		

## Local Area

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

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

<b>12</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



NG5

Energy rating

# D

Valid until 11.08.2034

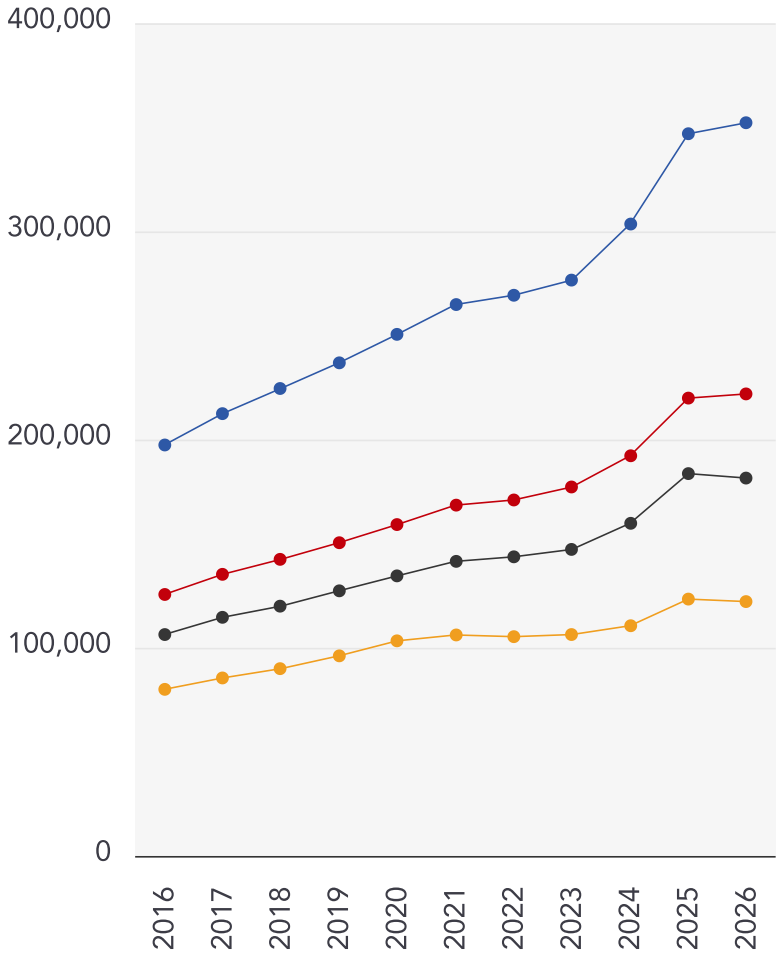
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">86   B</span> </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: black; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">65   D</span> </div>	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 79% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	92 m <sup>2</sup>

### 10 Year History of Average House Prices by Property Type in NG5



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

**+52.67%**

This map displays nearby coal mine entrances and their classifications.



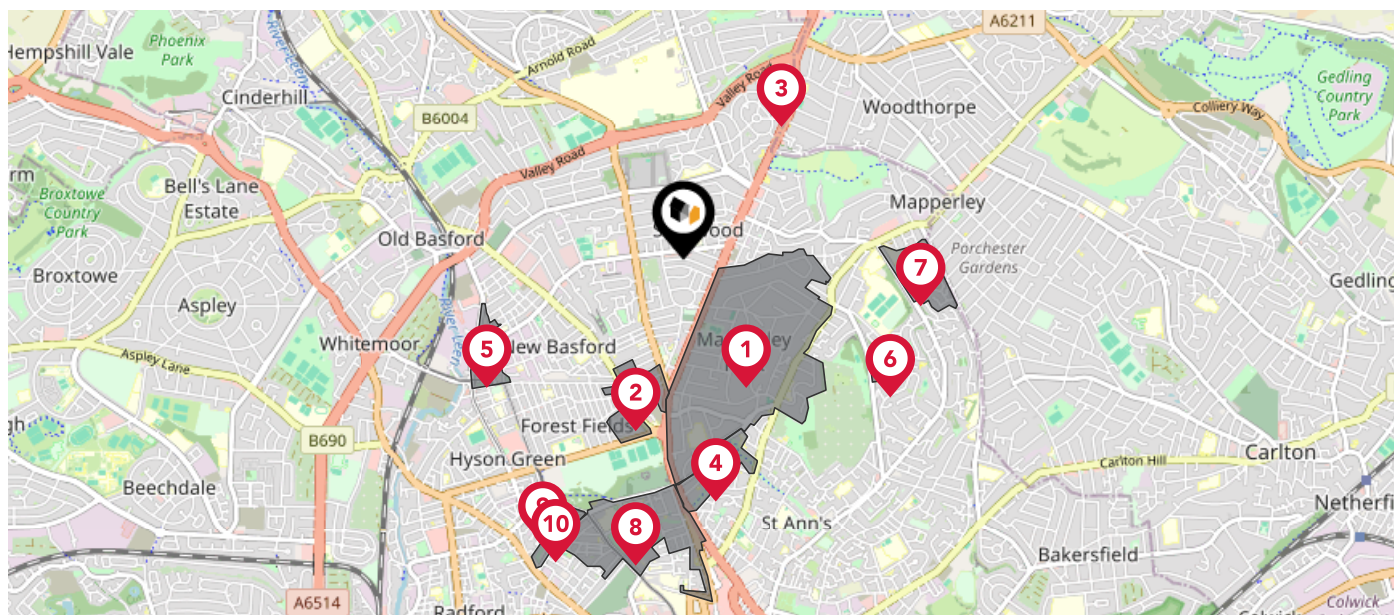
### Mine Entry

- ✕ 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.

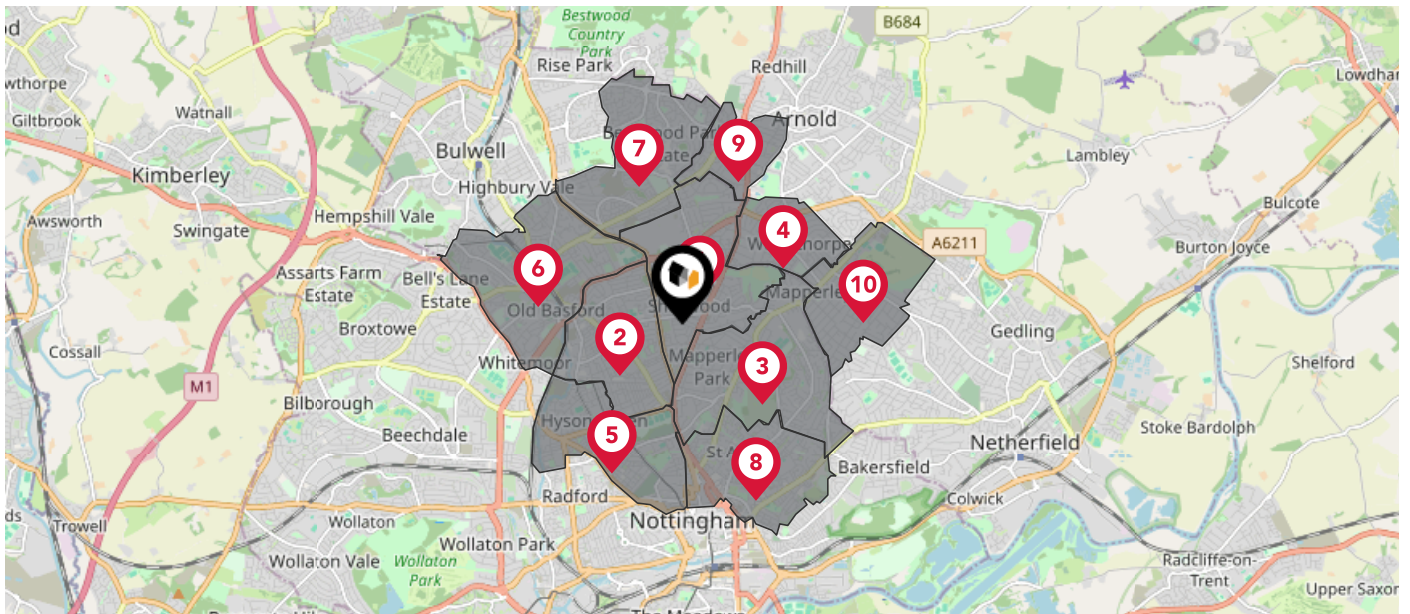
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

- 1 Mapperley Park and Alexandra Park
- 2 Sherwood Rise
- 3 The Cedars
- 4 Elm Avenue-Corporation Oaks
- 5 Star Buildings
- 6 Hine Hall
- 7 Mapperley Hospital
- 8 Arboretum
- 9 Forest Grove
- 10 Waterloo Promenade

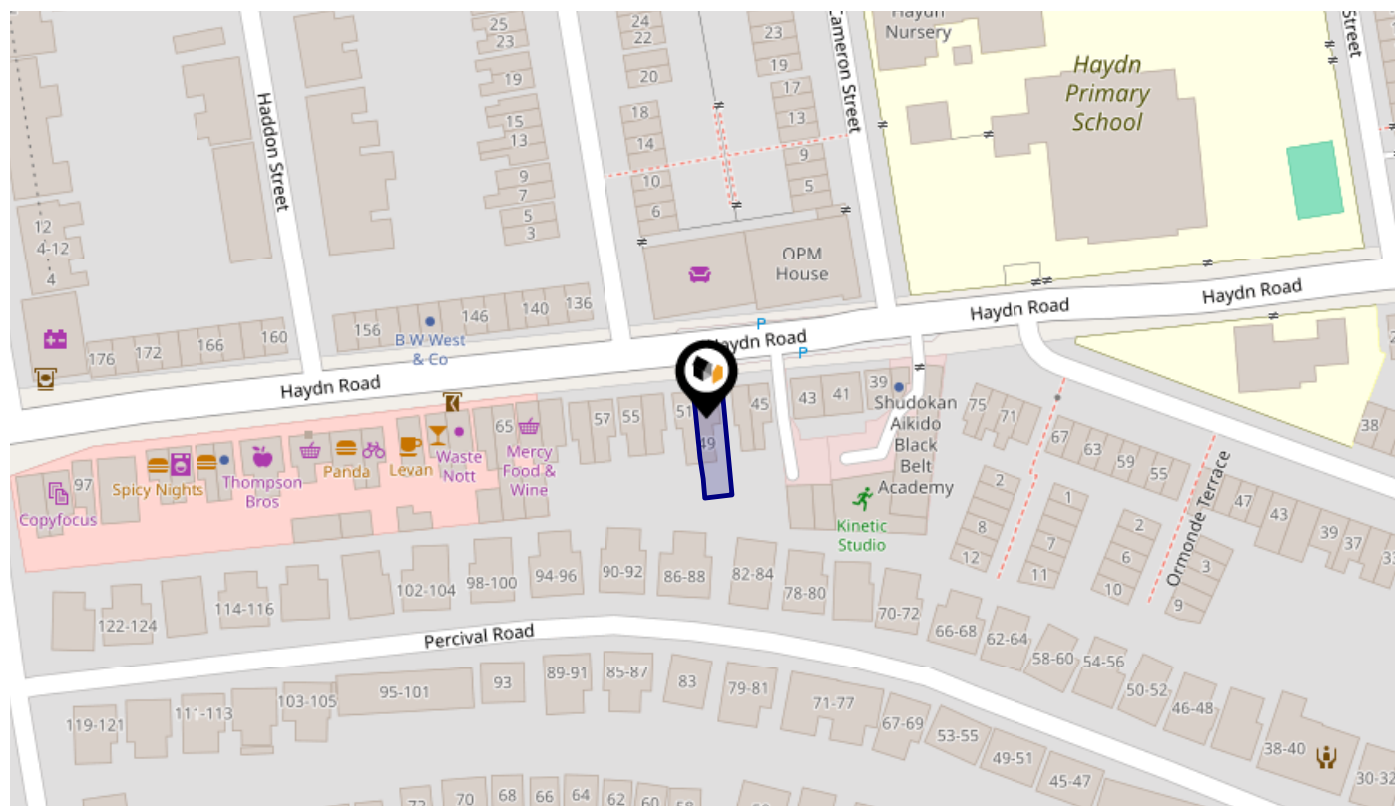
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Sherwood Ward
-  2 Berridge Ward
-  3 Mapperley Ward
-  4 Woodthorpe Ward
-  5 Hyson Green & Arboretum Ward
-  6 Basford Ward
-  7 Bestwood Ward
-  8 St. Ann's Ward
-  9 Daybrook Ward
-  10 Porchester 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.

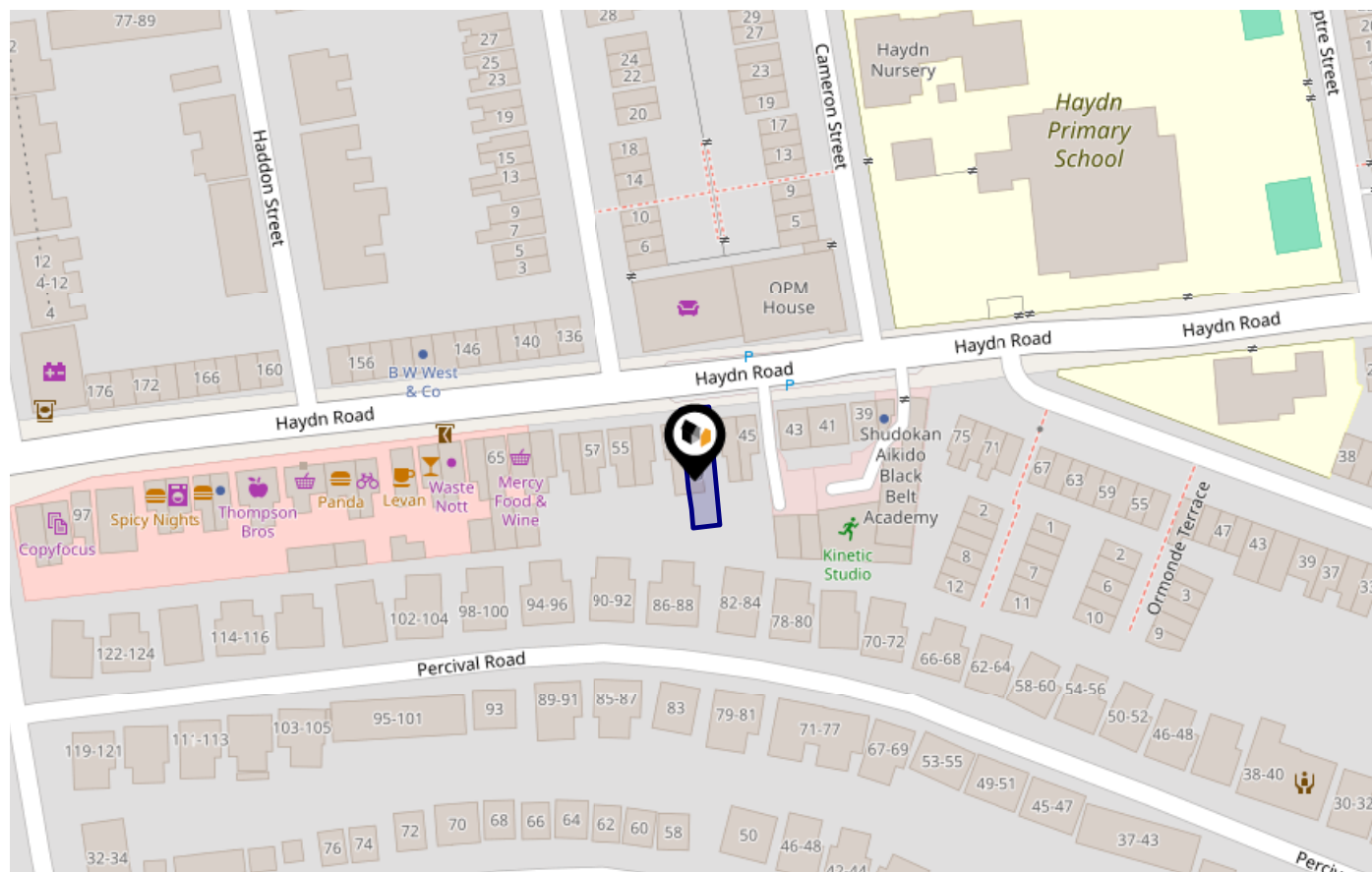
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

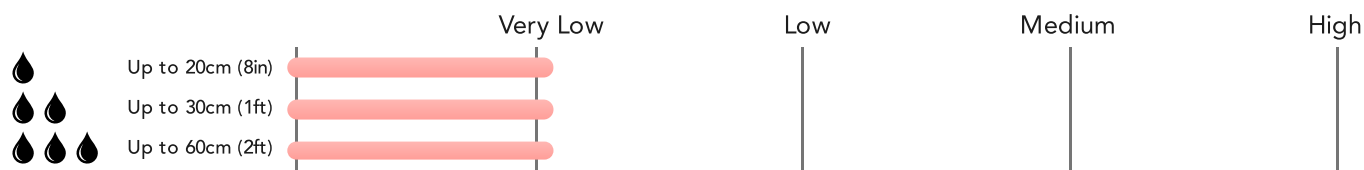


**Risk Rating: Very low**

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.

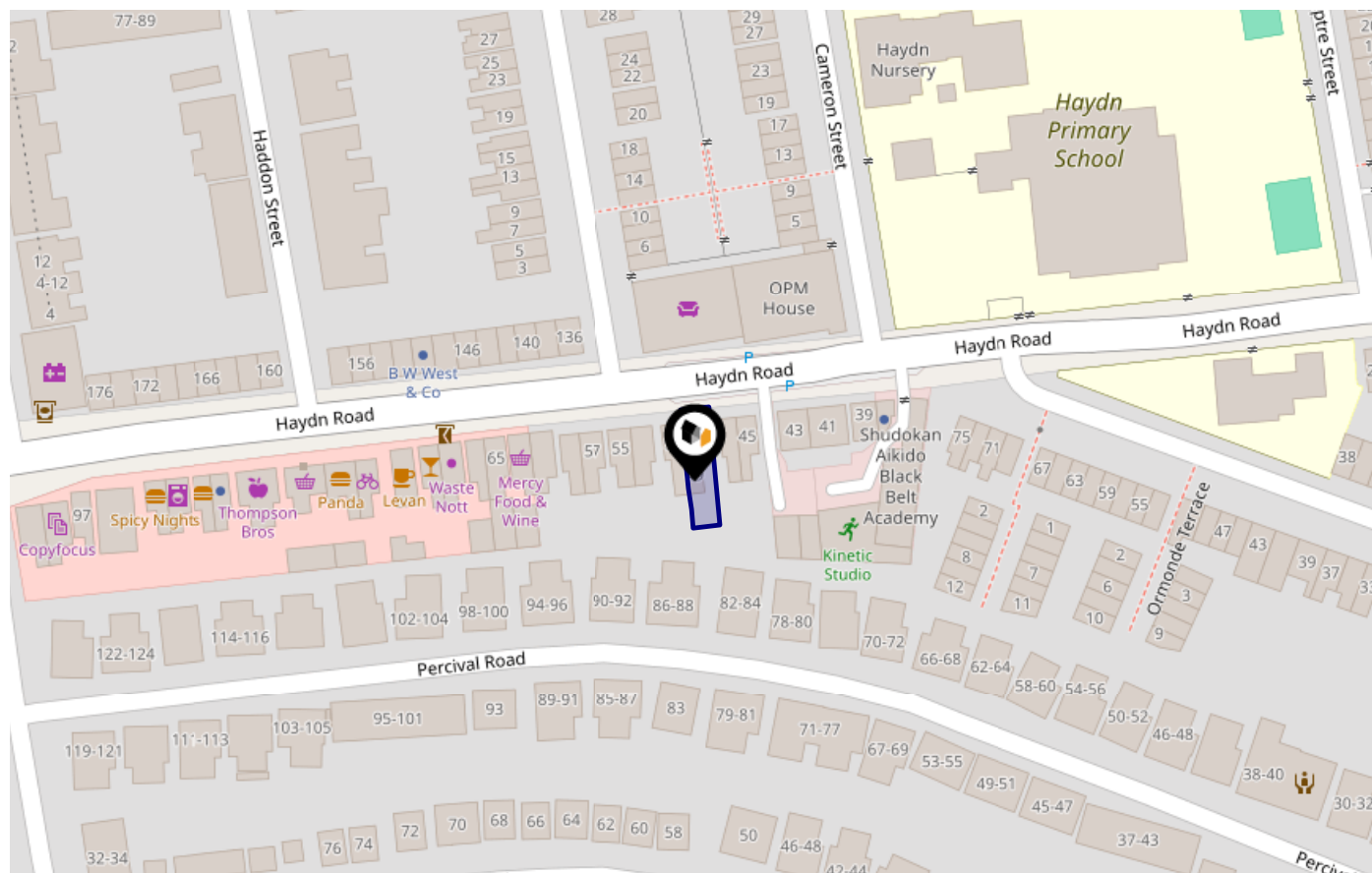
Chance of flooding to the following depths at this property:



# 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.

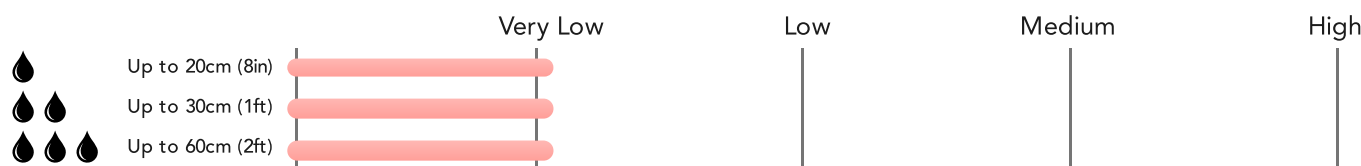


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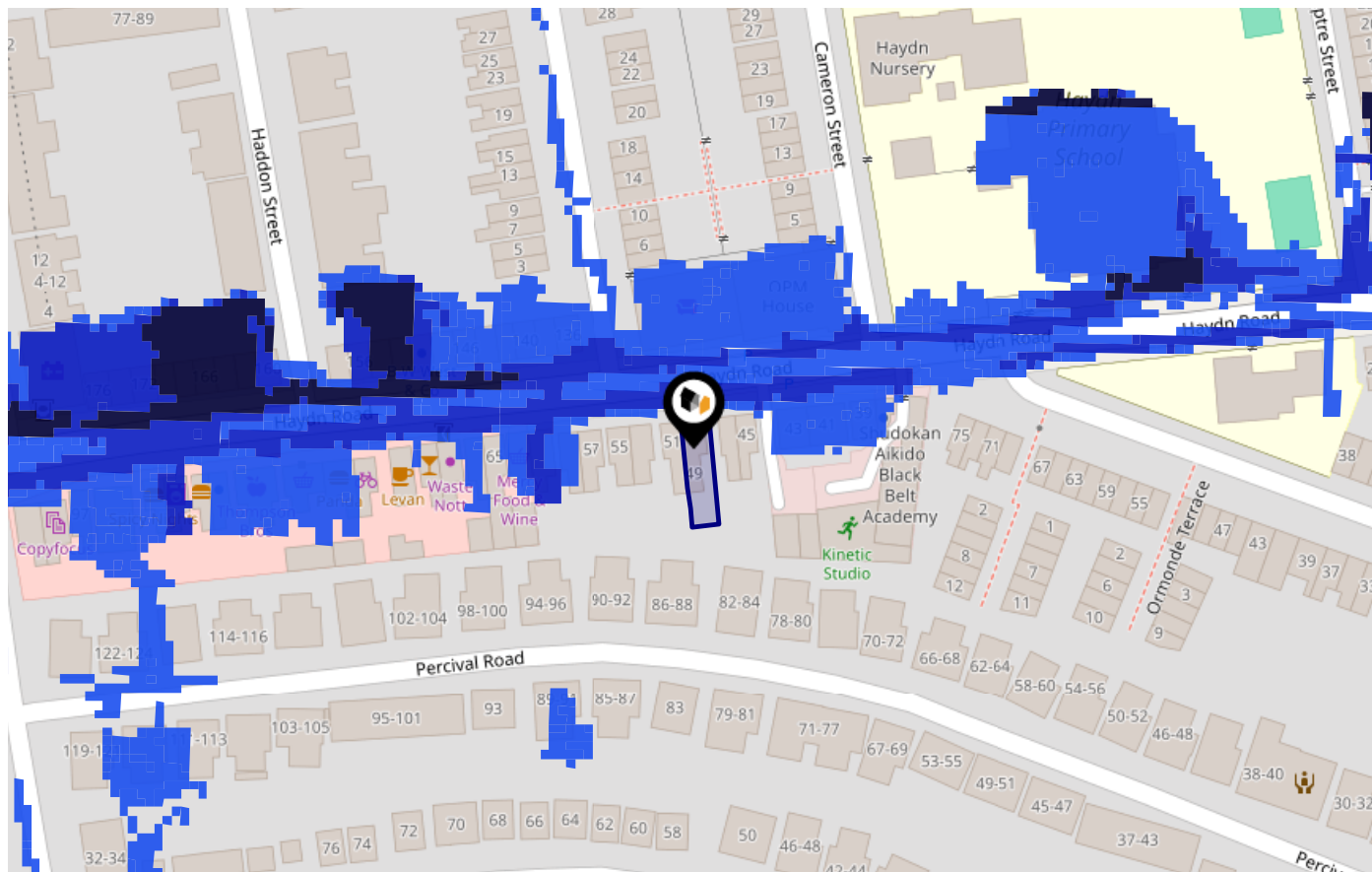
Chance of flooding to the following depths at this property:



# 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.

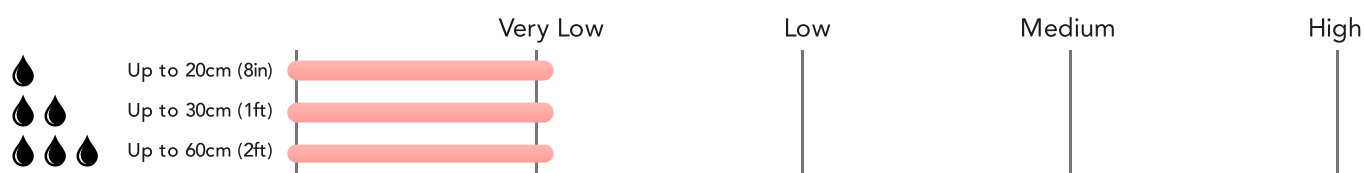


**Risk Rating: Very low**

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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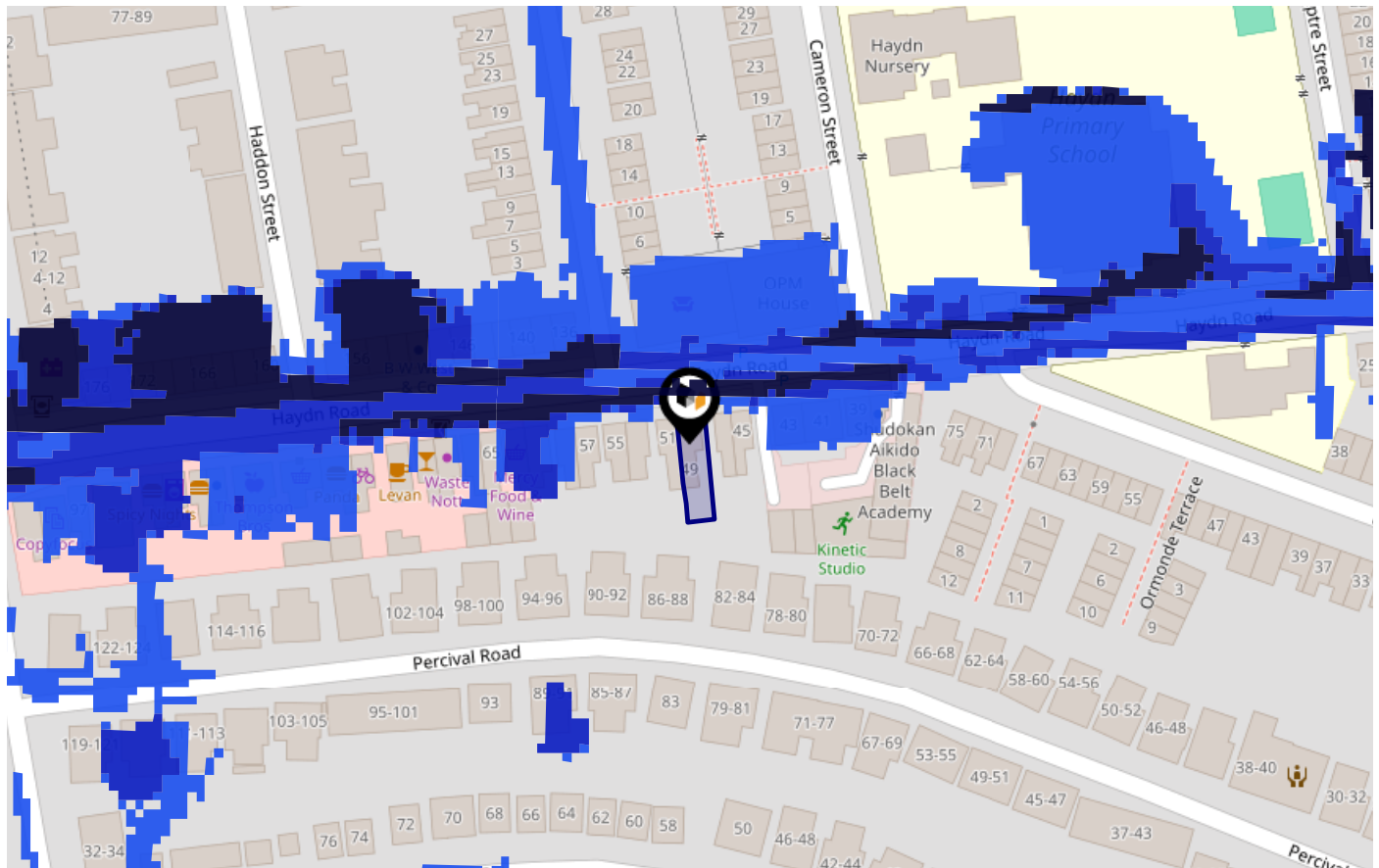
Chance of flooding to the following depths at this property:



# 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

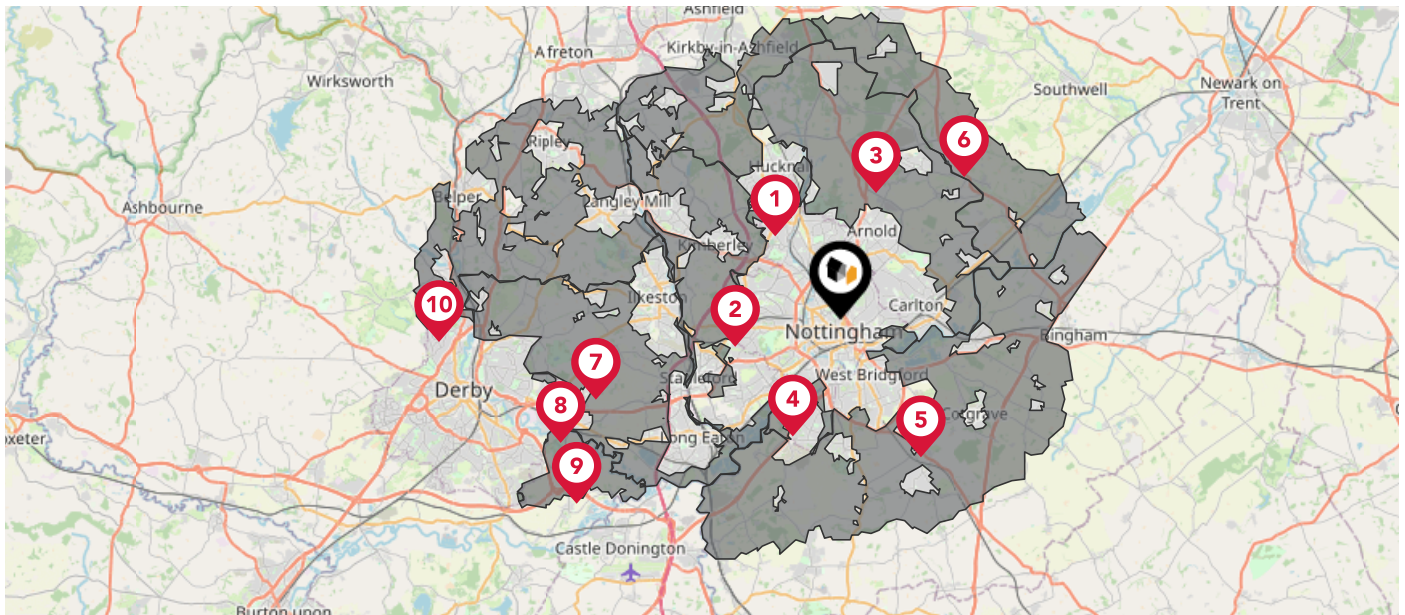
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Chance of flooding to the following depths at this property:



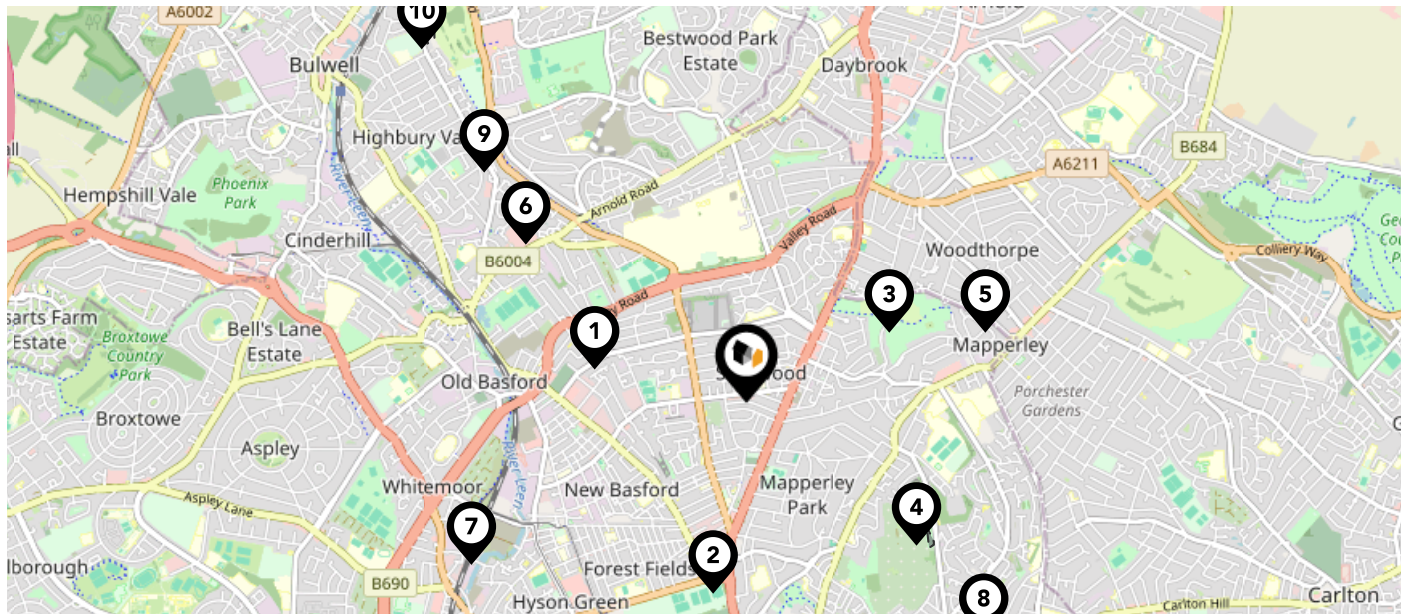
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

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

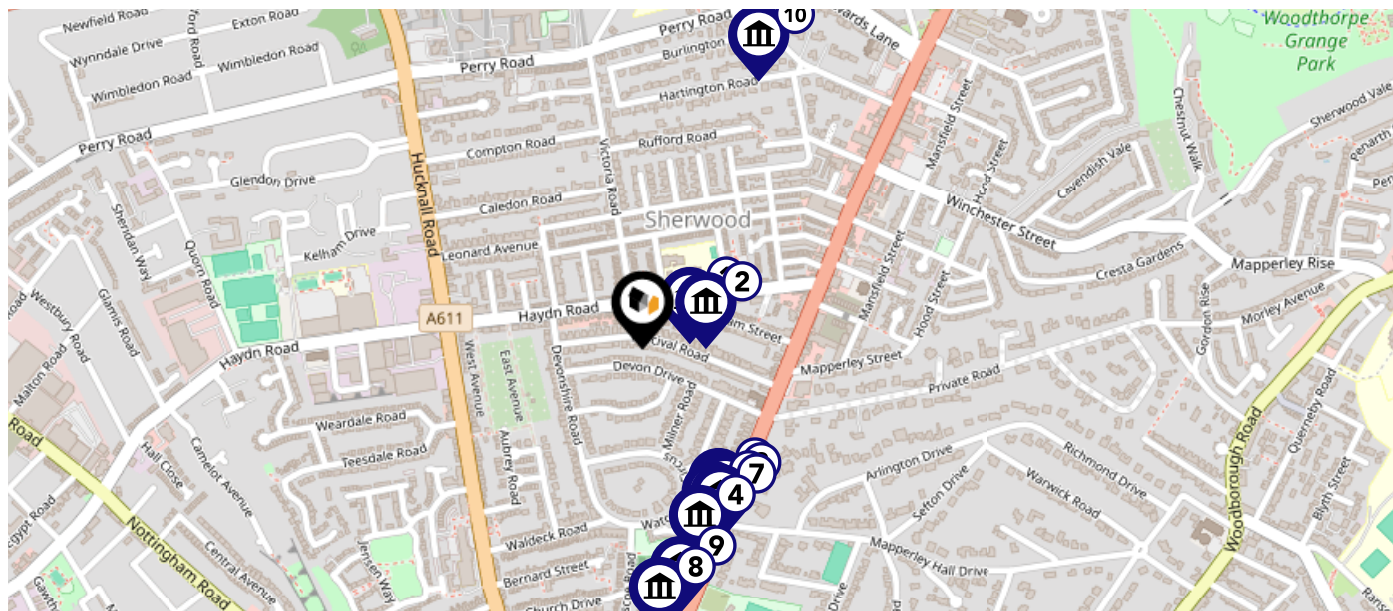
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













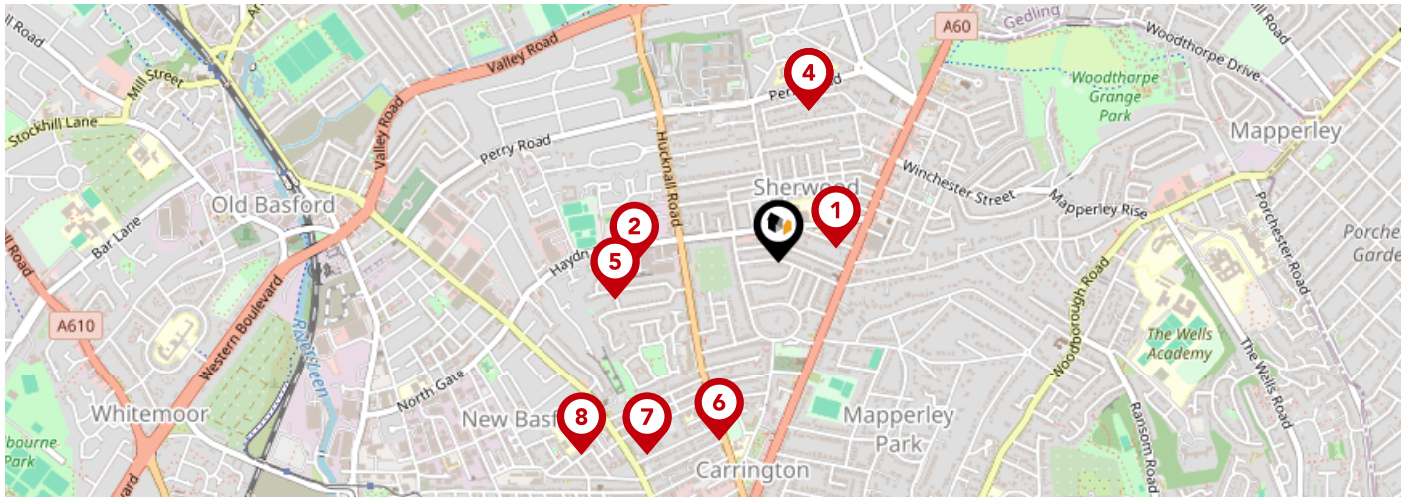
### Nearby Landfill Sites

<b>1</b>	Valley Road-Valley Road, Basford, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Carrington Railway Cutting-Gregory Boulevard / Sherwood Rise, Carrington, Nottingham	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Woodthorpe Drive Railway Cutting-Railway Cutting, Woodthorpe Drive, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Land between Coppice Recreation Ground and Stonepit-Off Ransom Road, Cappice Gardens, Nottingham	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Breckhill Quarry-Breck Hill Road, Arnold, Nottingham	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Gayhurst Road-Bulwell, Baswell, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Bluebell Hill Quarry-Bluebell Hill Road, Nottingham	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Ransom Road-Kersall Road, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	St. Albans Road-Bulwell, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

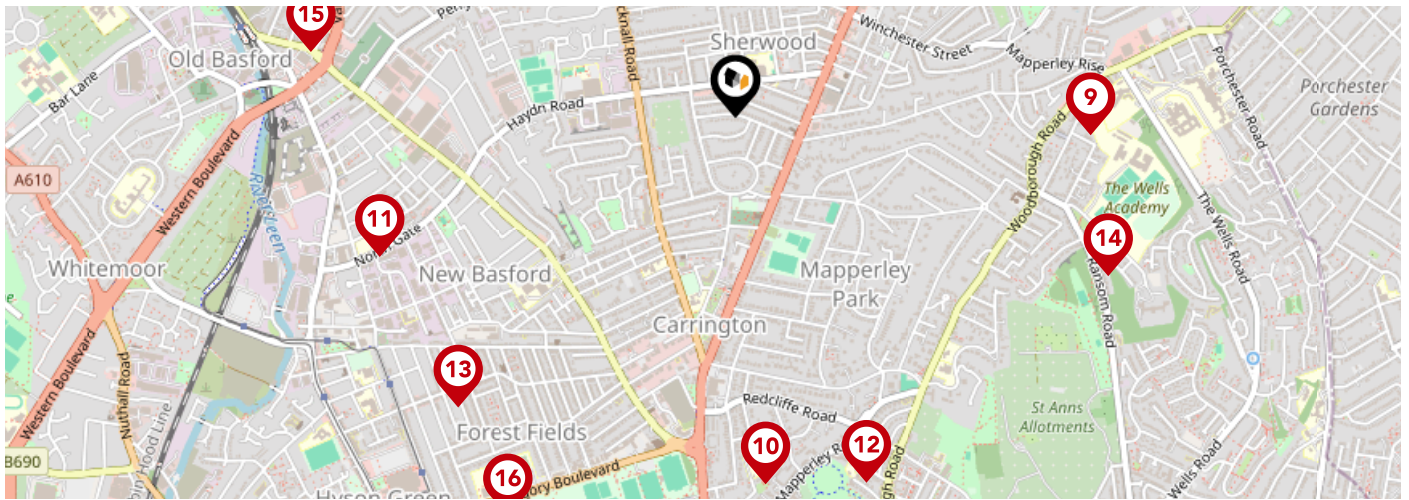
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1270771 - Boundary Wall And Gateway To Haydn Road Primary School Annexe	Grade II	0.1 miles
 1270803 - Haydn Road Primary School Annexe	Grade II	0.1 miles
 1254766 - Gateways And Boundary Wall To Numbers 413 To 419	Grade II	0.2 miles
 1254763 - Clawson Lodge	Grade II	0.2 miles
 1344954 - 409 And 411, Mansfield Road	Grade II	0.2 miles
 1058981 - 413 To 419, Mansfield Road	Grade II	0.2 miles
 1254765 - Boundary Wall And Gateway To Numbers 409 And 411	Grade II	0.2 miles
 1344957 - Churchyard Wall, Railings And Gates To Church Of St John The Evangelist	Grade II	0.3 miles
 1270647 - Church Of St The Evangelist	Grade II	0.3 miles
 1246295 - Boundary Wall And Gateway At Burlington Towers	Grade II	0.3 miles

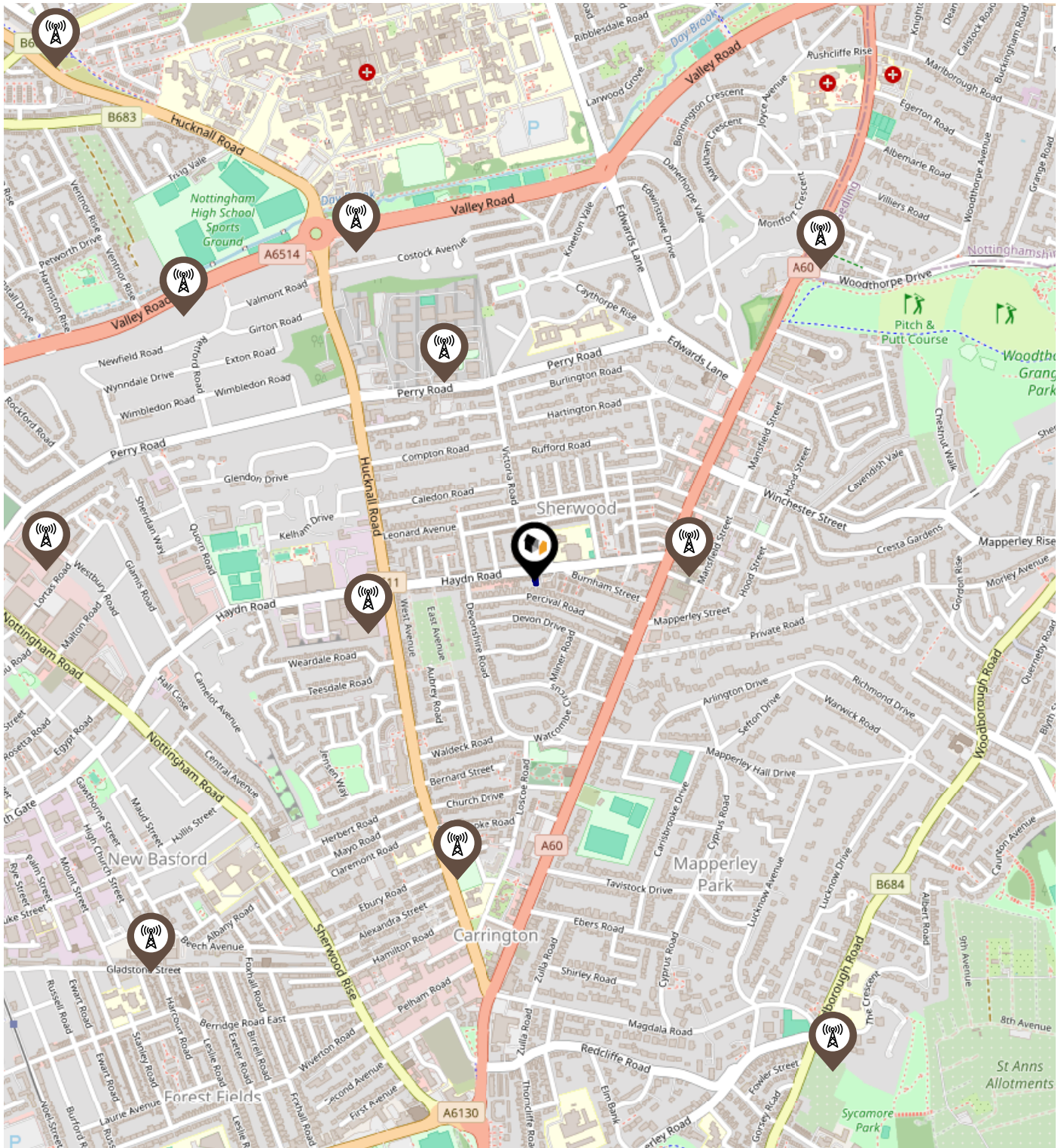


		Nursery	Primary	Secondary	College	Private
	<b>Haydn Primary School</b> Ofsted Rating: Outstanding   Pupils: 456   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nottingham Free School</b> Ofsted Rating: Good   Pupils: 676   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Seely Primary School</b> Ofsted Rating: Good   Pupils: 530   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hospital and Home Education PRU</b> Ofsted Rating: Good   Pupils: 79   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>FUEL</b> Ofsted Rating: Good   Pupils: 31   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Carrington Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claremont Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Djanogly Sherwood Academy</b> Ofsted Rating: Good   Pupils: 367   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Walter Halls Primary and Early Years School</b> Ofsted Rating: Good   Pupils: 445   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Jamia Al-Hudaa Residential College</b> Ofsted Rating: Requires improvement   Pupils: 166   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Djanogly Northgate Academy</b> Ofsted Rating: Good   Pupils: 391   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary and Nursery School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 341   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Forest Fields Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 642   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Wells Academy</b> Ofsted Rating: Requires improvement   Pupils: 702   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heathfield Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 702   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Djanogly City Academy</b> Ofsted Rating: Good   Pupils: 1192   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

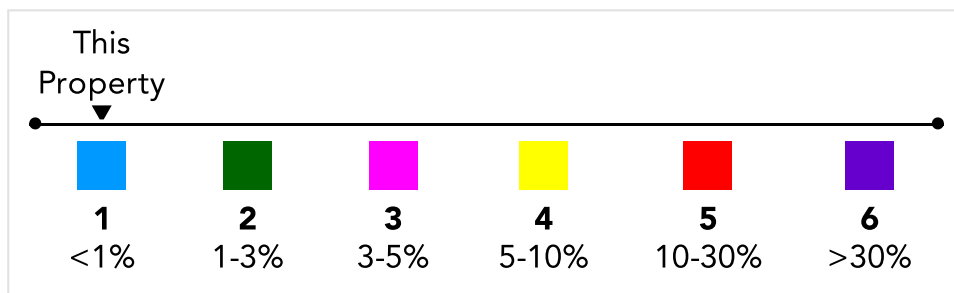
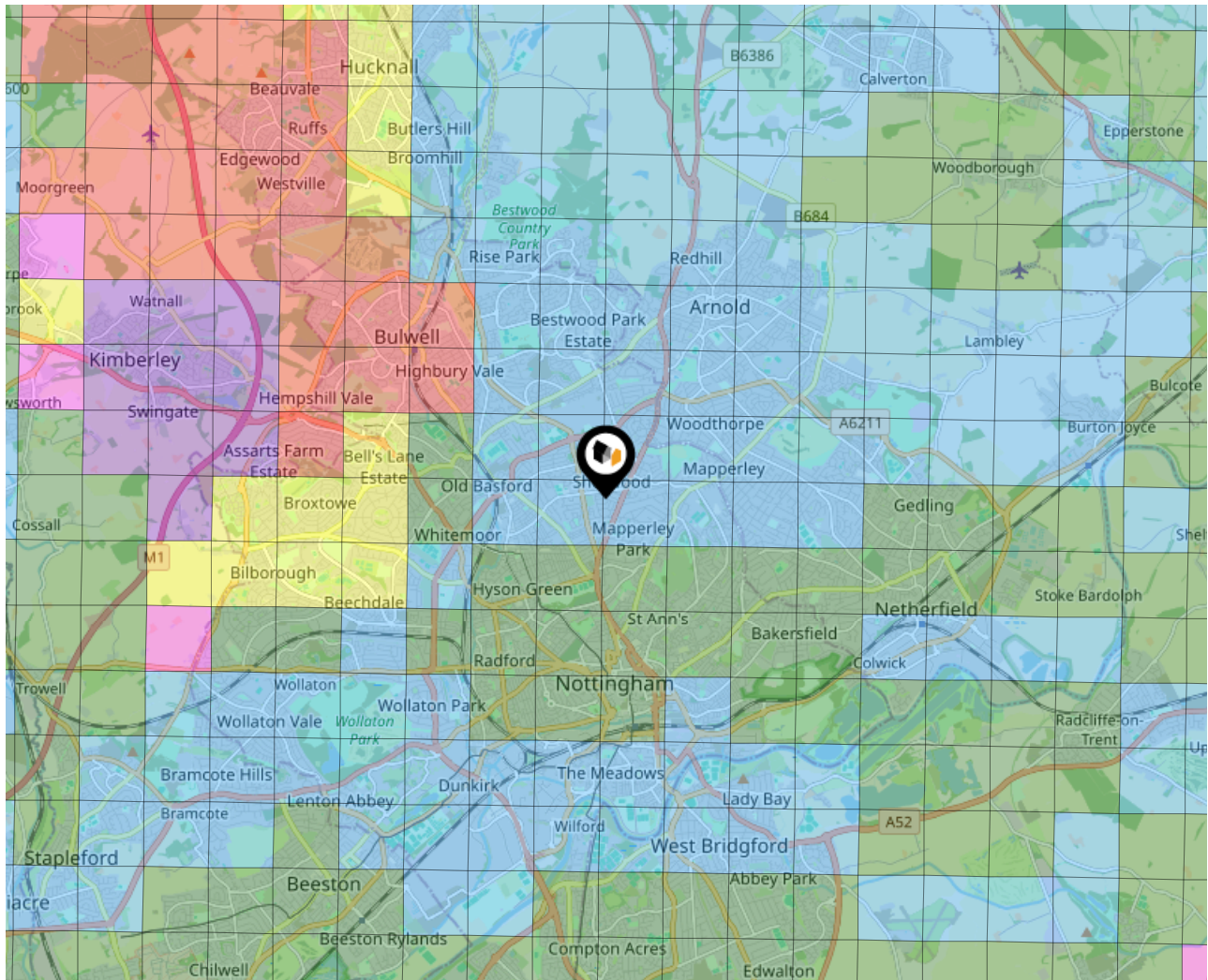


**Key:**

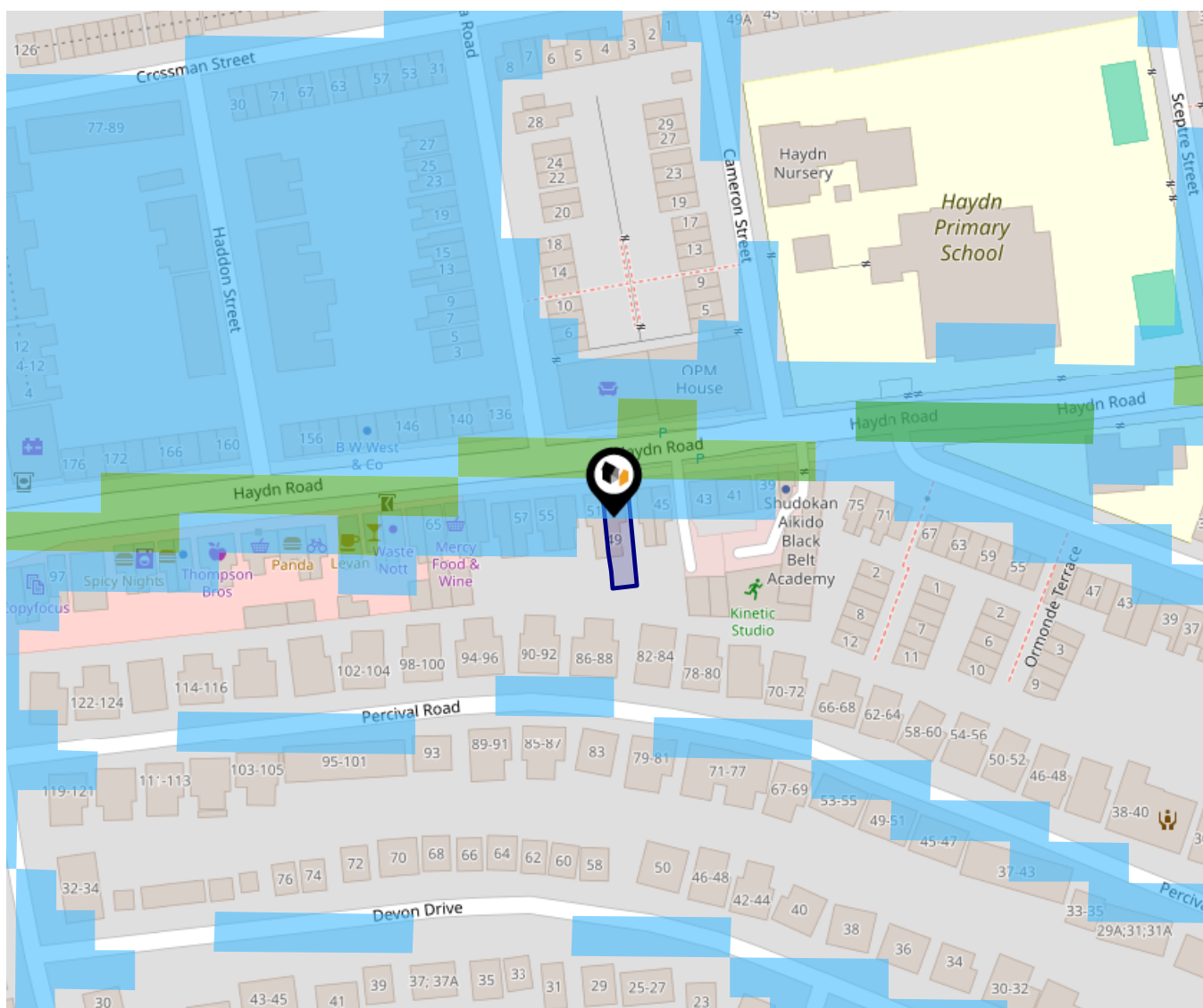
-  Power Pylons
-  Communication Masts

### 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

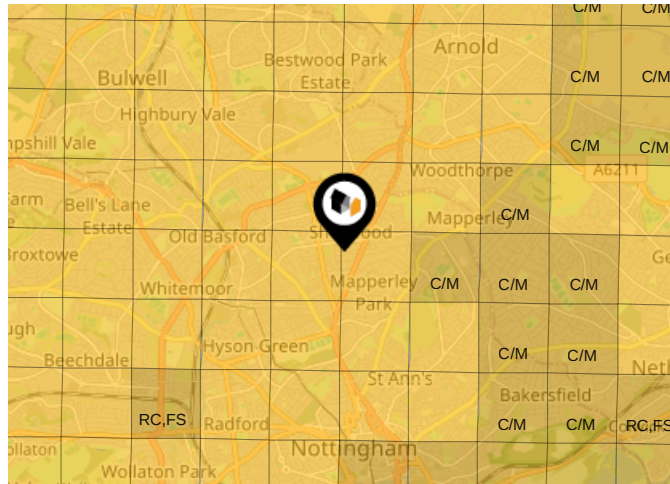


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

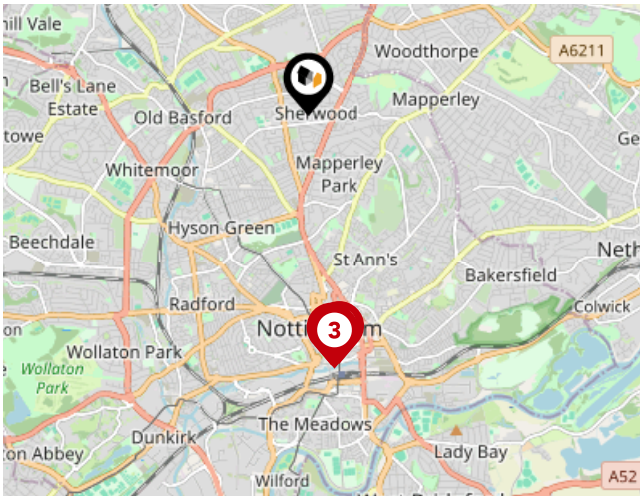


### Primary Classifications (Most Common Clay Types)

<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

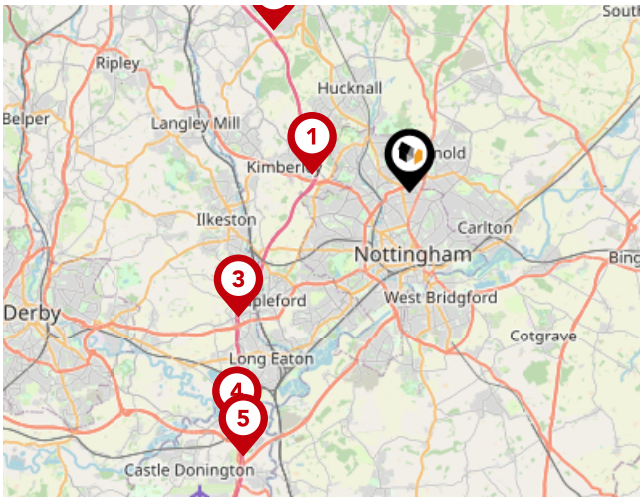
# Area

## Transport (National)



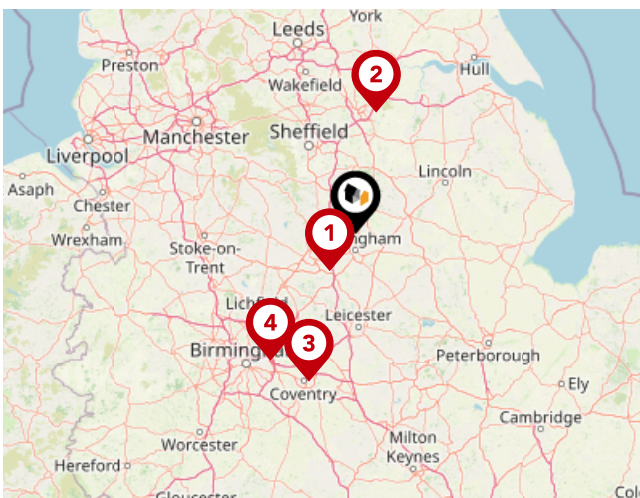
### National Rail Stations

Pin	Name	Distance
1	Nottingham Rail Station	2.25 miles
2	Nottingham Rail Station	2.25 miles
3	Nottingham Rail Station	2.27 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	3.54 miles
2	M1 J27	7.55 miles
3	M1 J25	7.59 miles
4	M1 J24A	10.48 miles
5	M1 J24	11.17 miles

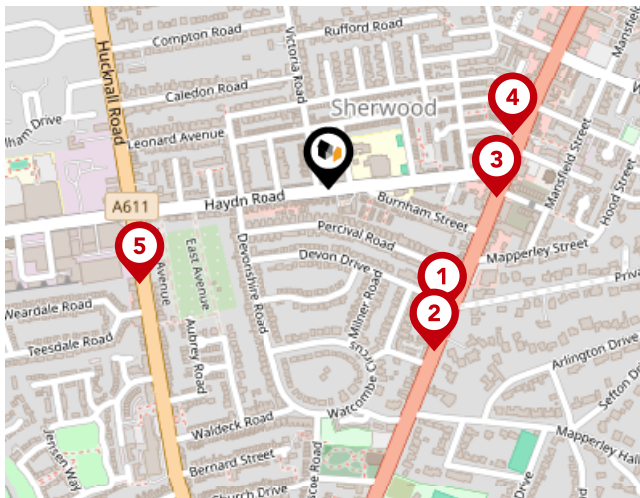


### Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	12.94 miles
2	Finningley	35.14 miles
3	Baginton	44.44 miles
4	Birmingham Airport	43.78 miles

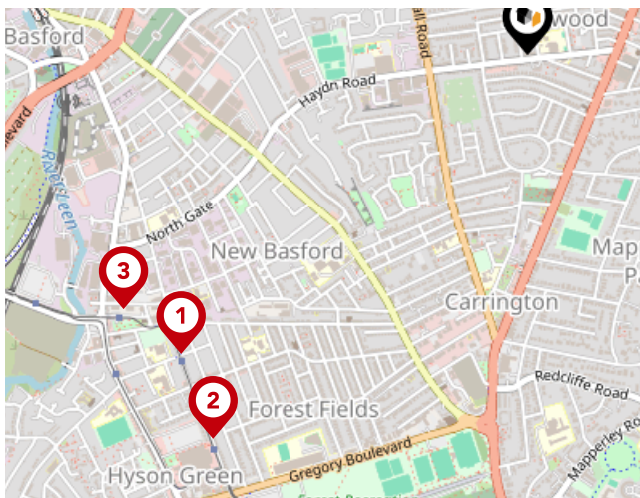
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bingham Road	0.19 miles
2	Bingham Road	0.22 miles
3	Haydn Road	0.19 miles
4	Haydn Road	0.21 miles
5	Teesdale Road	0.23 miles



### Local Connections

Pin	Name	Distance
1	Beaconsfield Street Tram Stop	1.02 miles
2	Noel Street Tram Stop	1.11 miles
3	Shipstone Street Tram Stop	1.06 miles

### 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



/MartinCoUK



/martinco\_uk



/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.



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