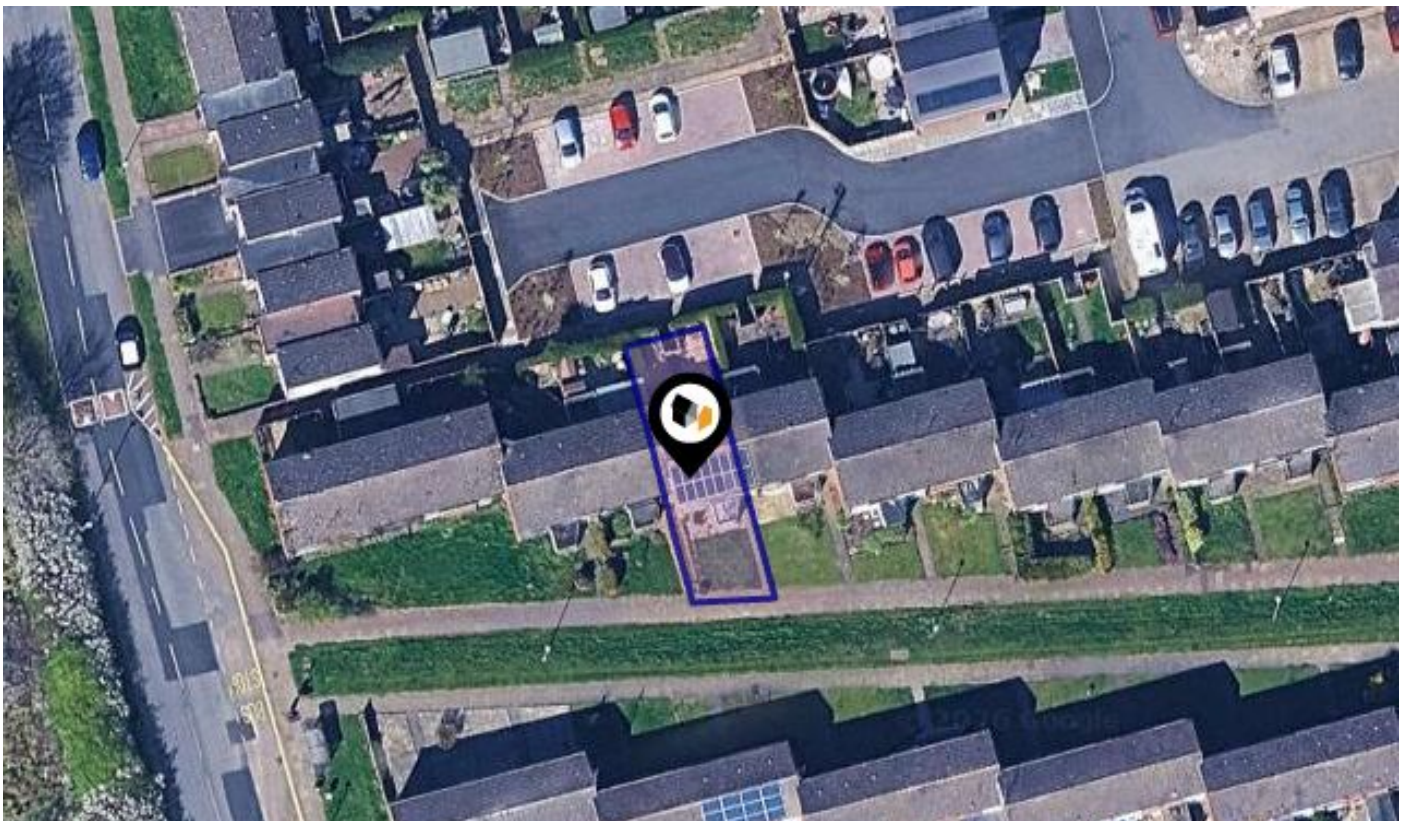




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 30th April 2026



SELSIDE COURT, BEESTON, NOTTINGHAM, NG9

Martin & Co. Beeston

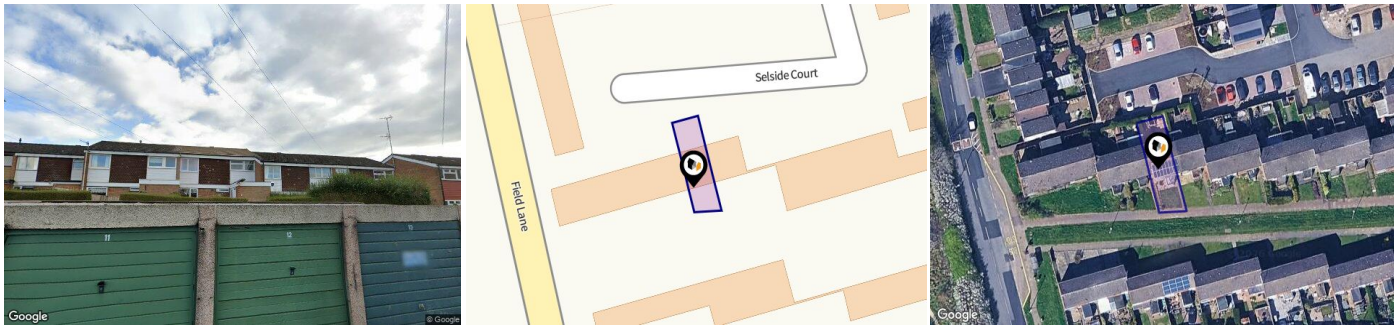
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,745		
Title Number:	NT138530		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

26 mb/s	1000 mb/s

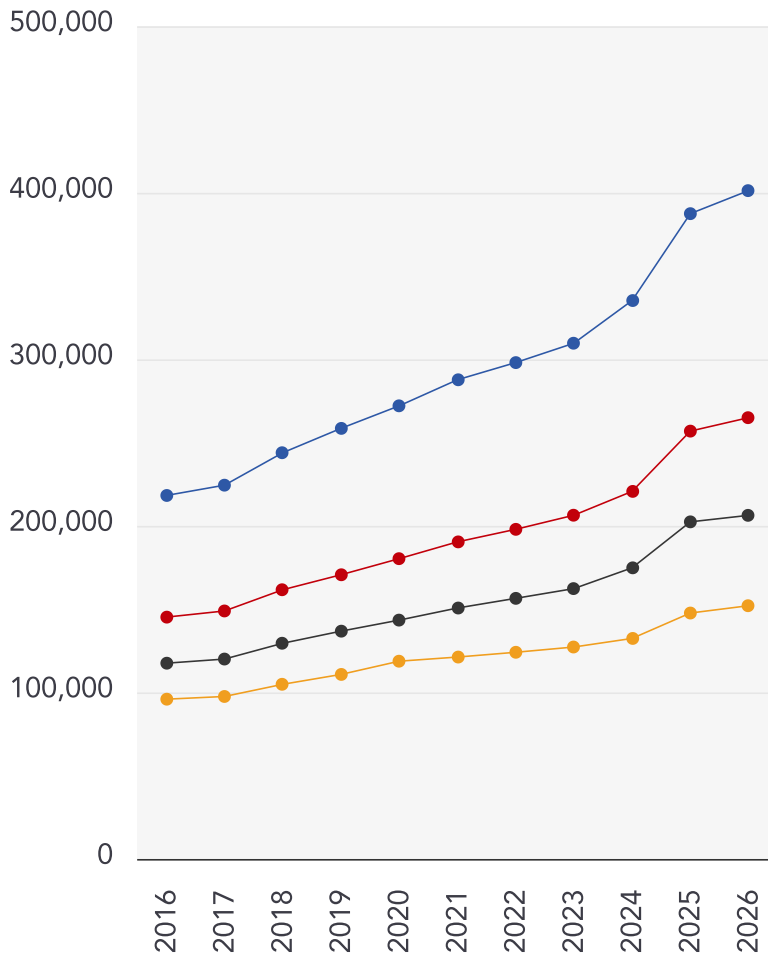
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



10 Year History of Average House Prices by Property Type in NG9



Detached

+83.86%

Semi-Detached

+82.47%

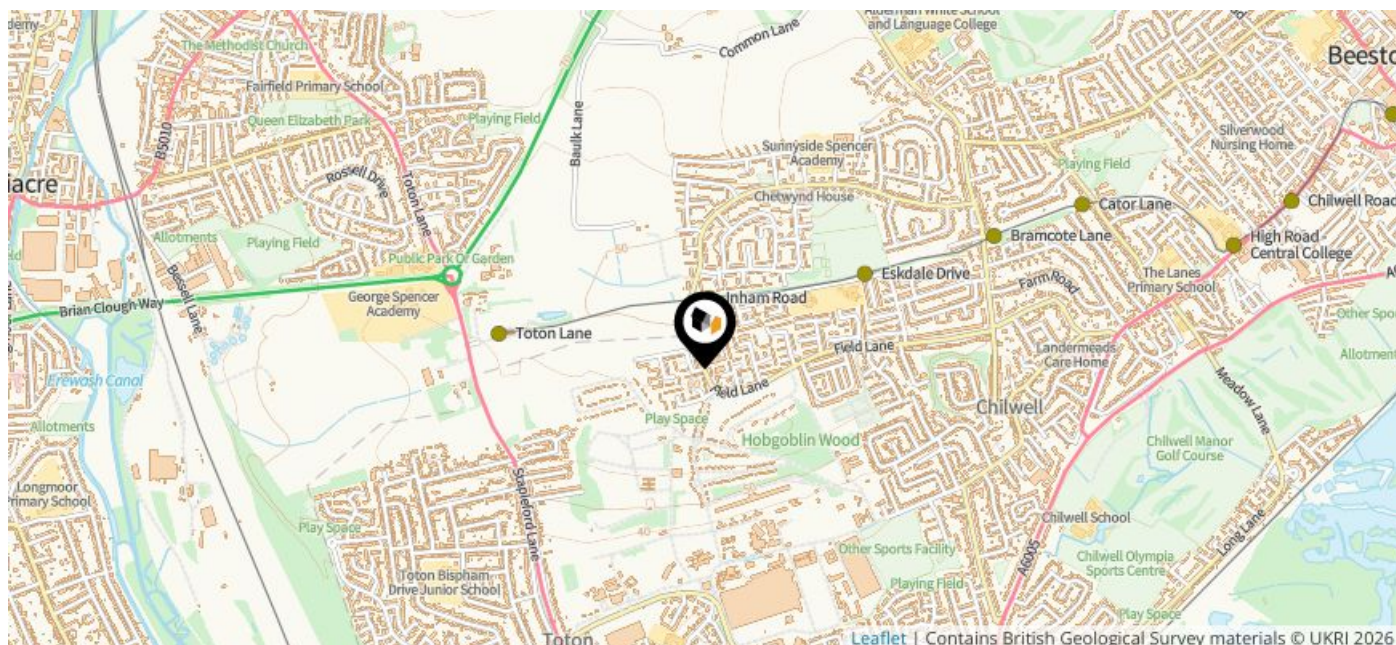
Terraced

+75.52%

Flat

+58.5%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

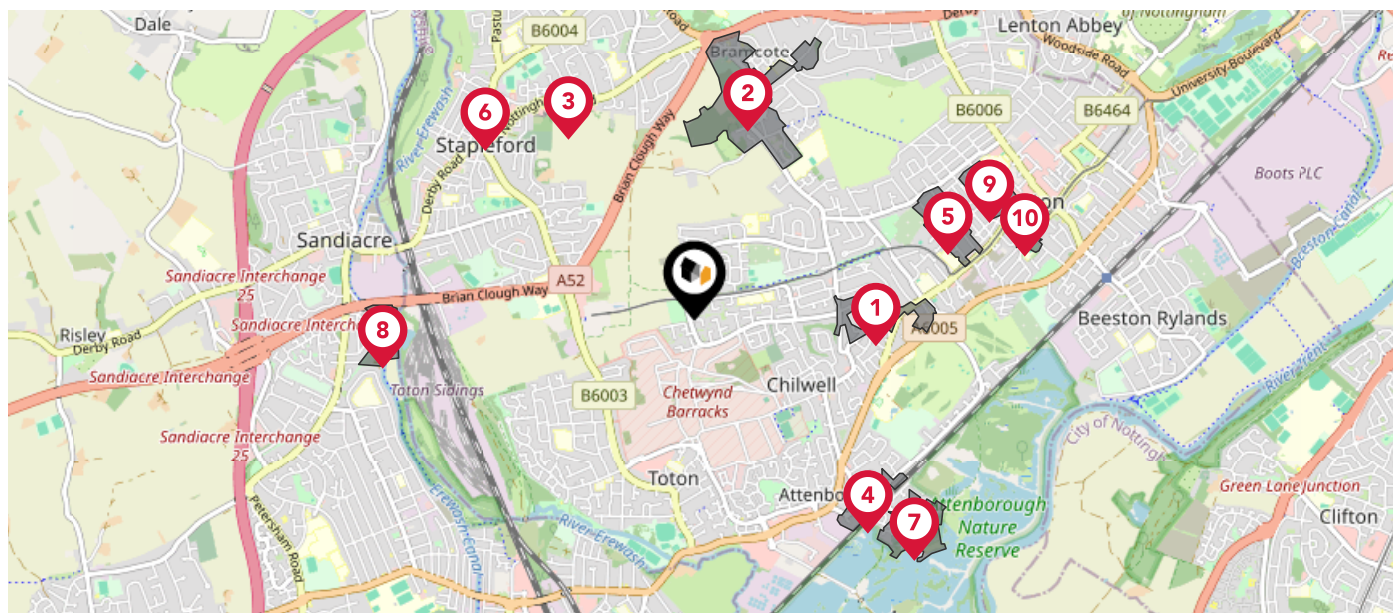
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

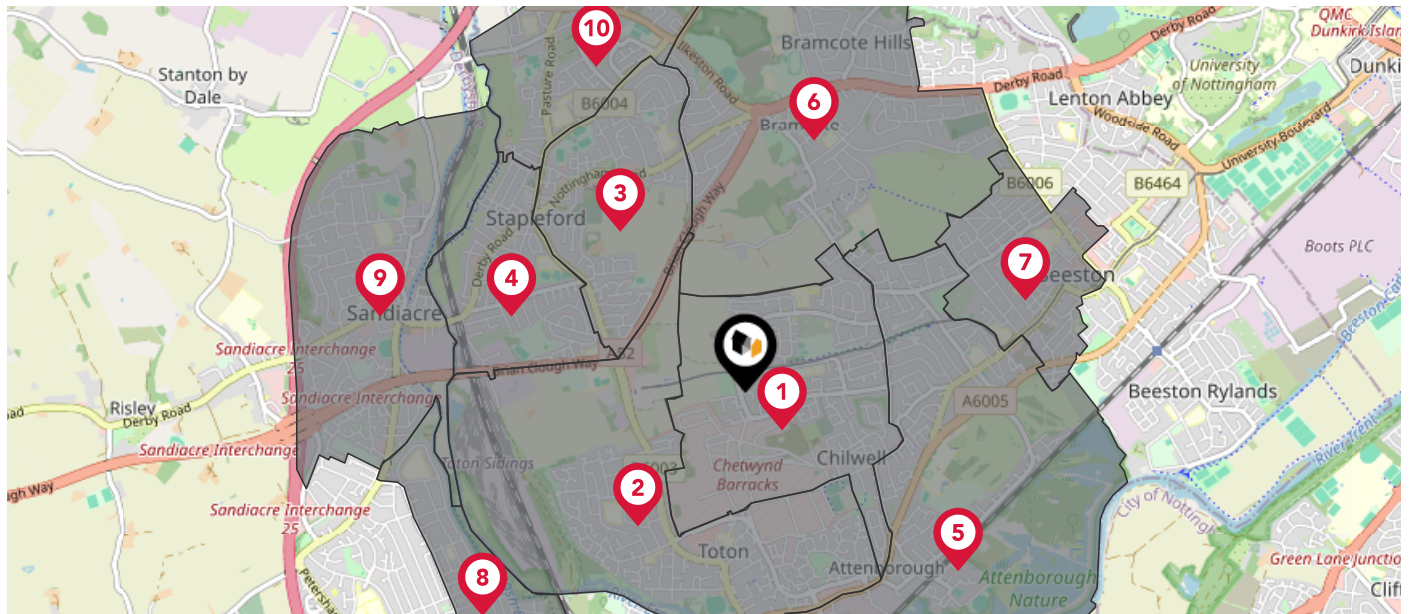
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  1 Chilwell
-  2 Bramcote
-  3 Stapleford Nottingham Road
-  4 Attenborough Barratt Lane
-  5 Chilwell Cottage Grove
-  6 Stapleford Church Street
-  7 Attenborough Village
-  8 Sandiacre Lock
-  9 Beeston St John's Grove
-  10 Beeston West End

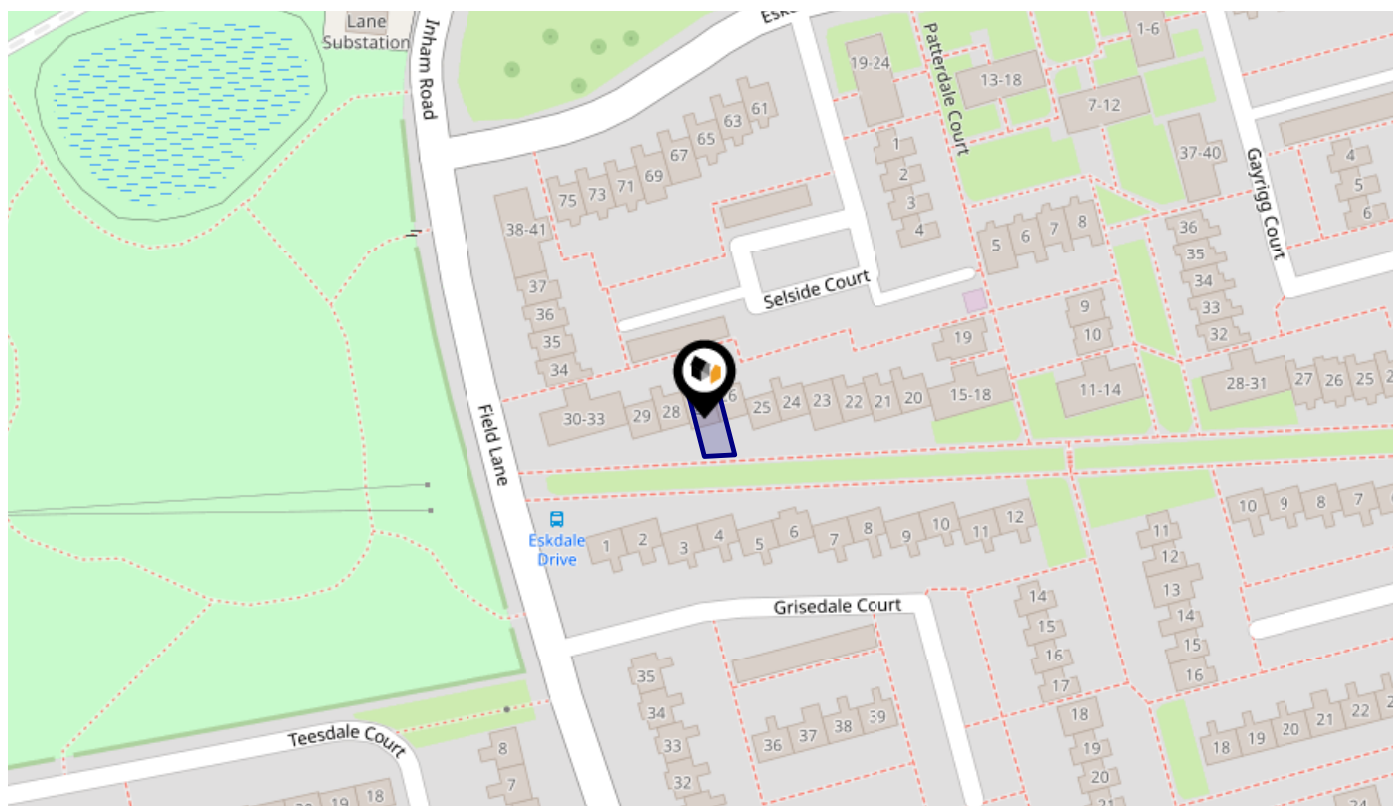
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Chilwell West Ward
-  Toton & Chilwell Meadows Ward
-  Stapleford South East Ward
-  Stapleford South West Ward
-  Attenborough & Chilwell East Ward
-  Bramcote Ward
-  Beeston West Ward
-  Derby Road East Ward
-  Sandiacre Ward
-  Stapleford North 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.

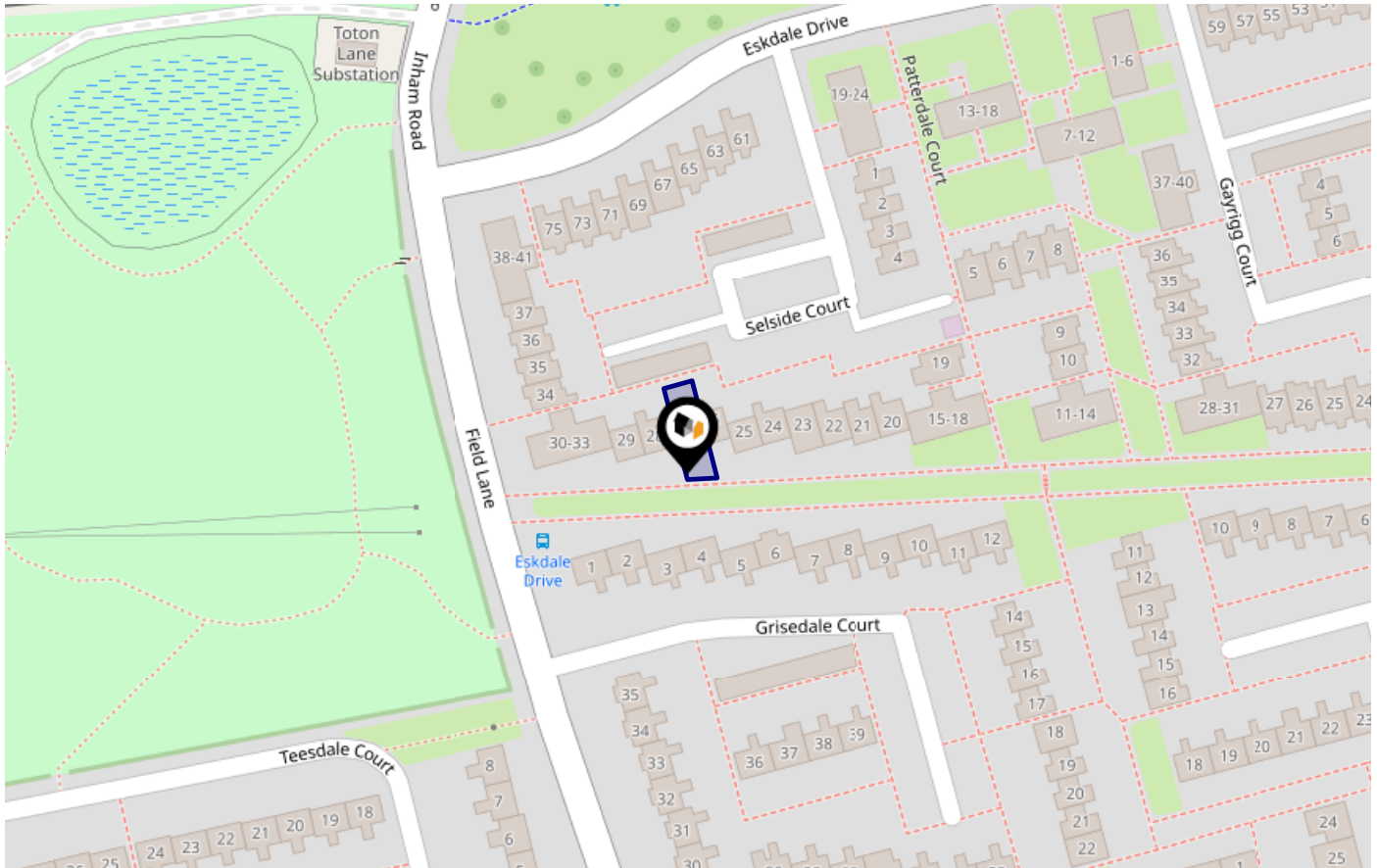
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

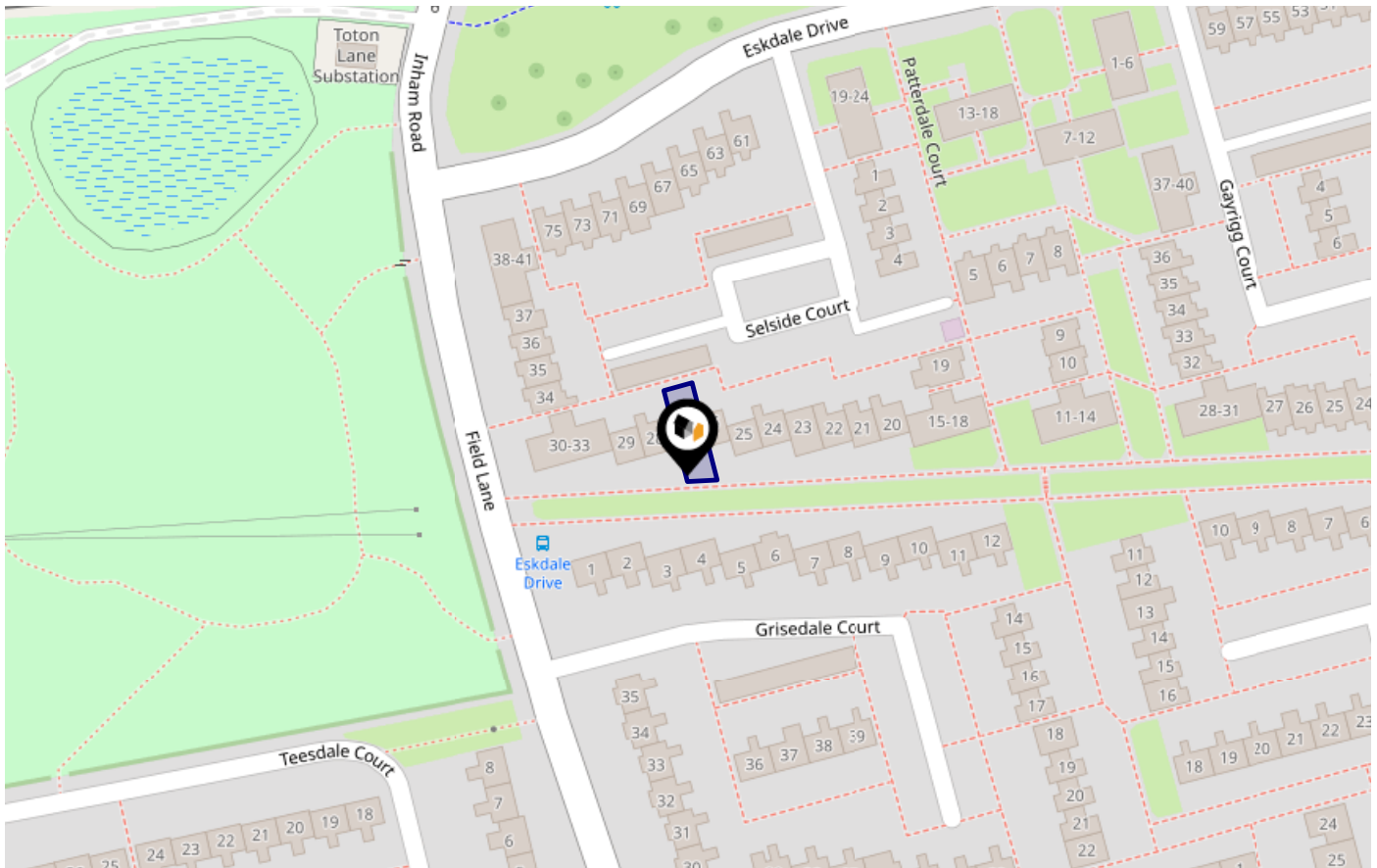
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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.

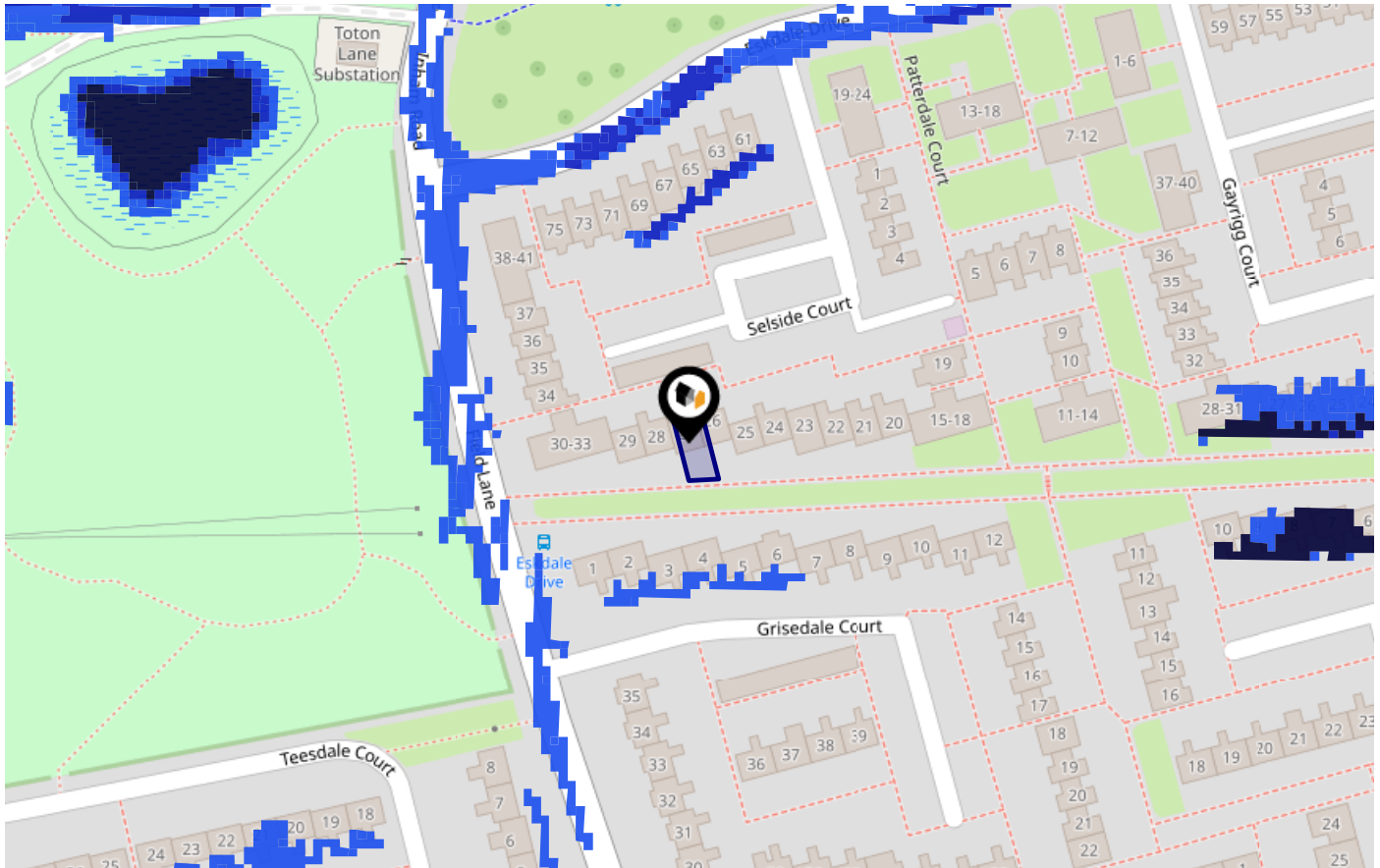
Chance of flooding to the following depths at this property:



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.

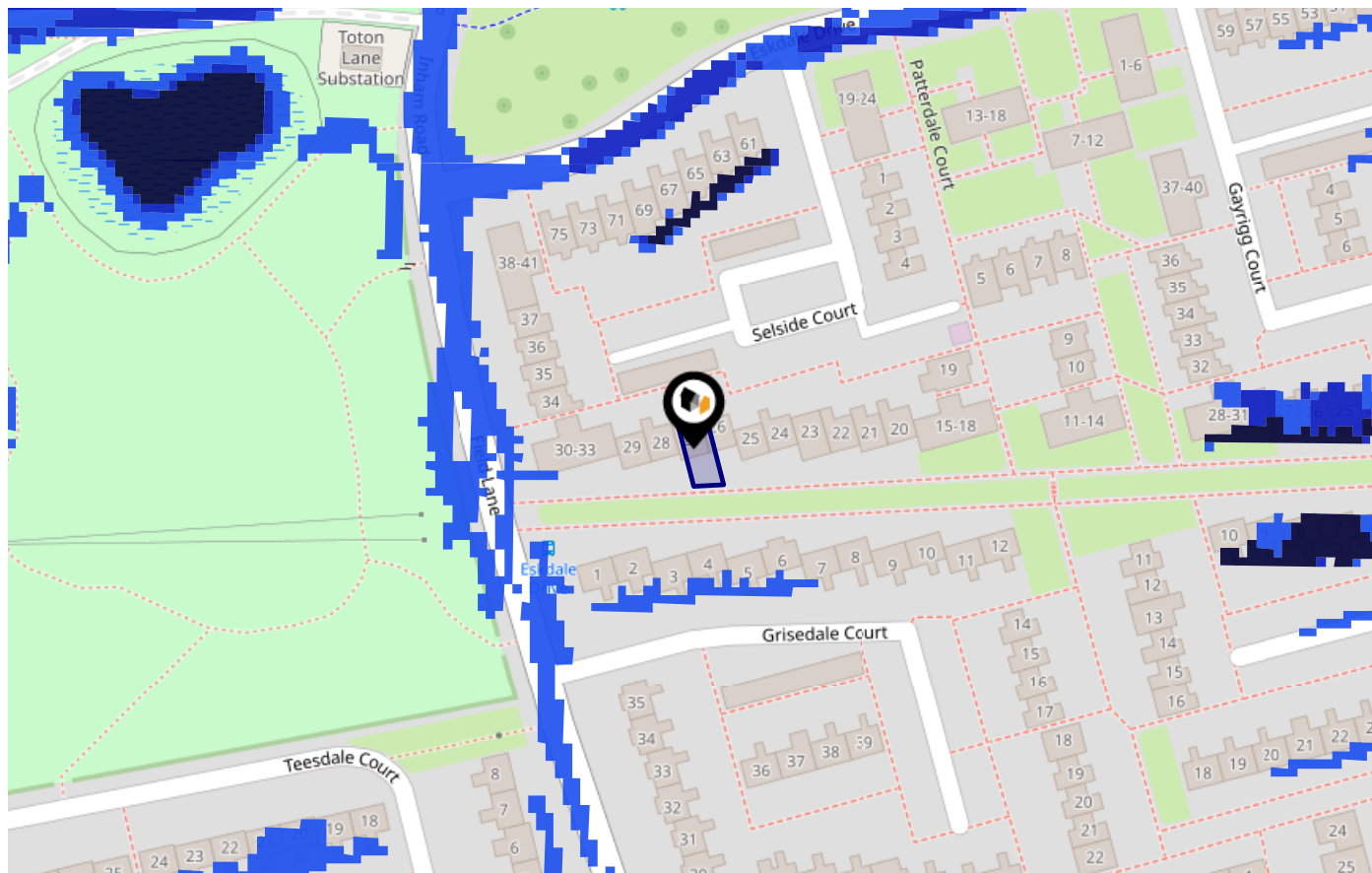
Chance of flooding to the following depths at this property:



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.

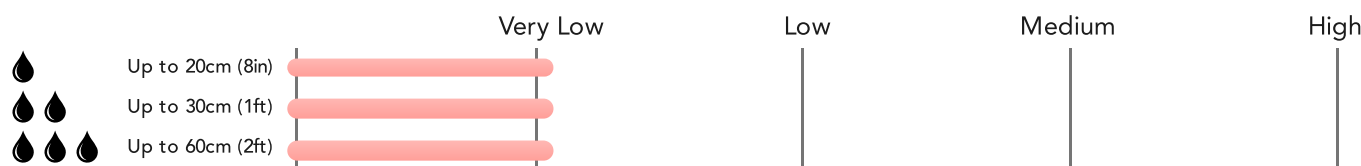


Risk Rating: **Very low**

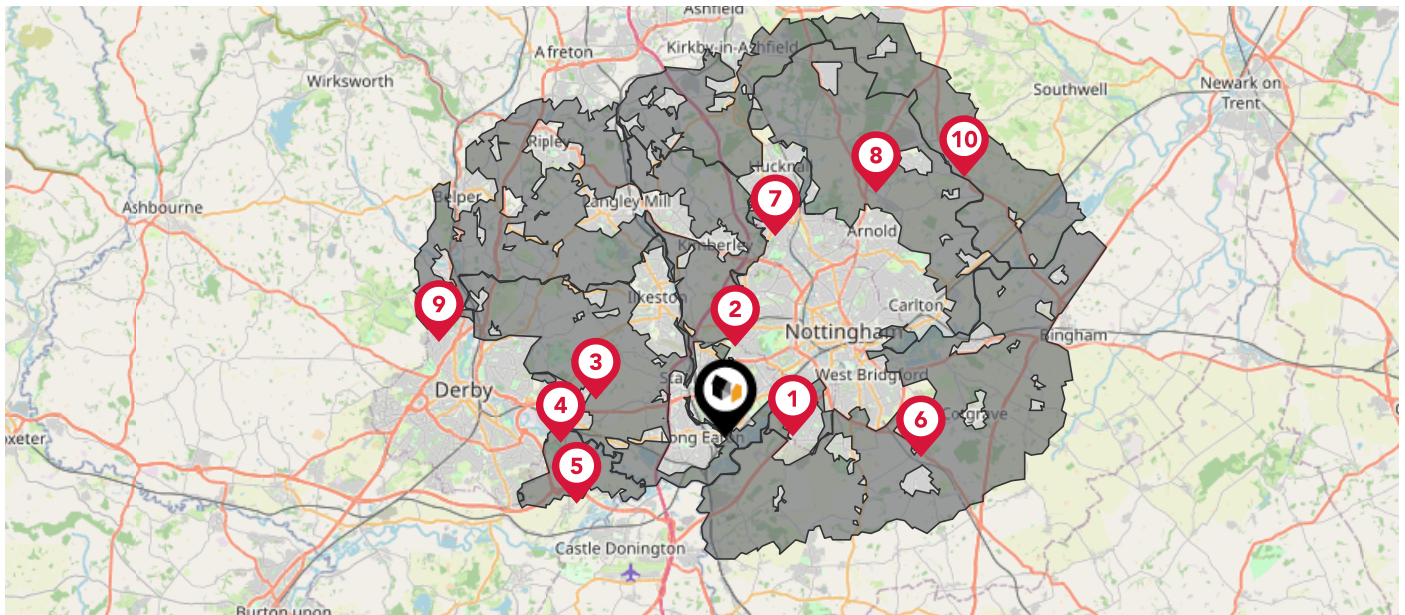
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



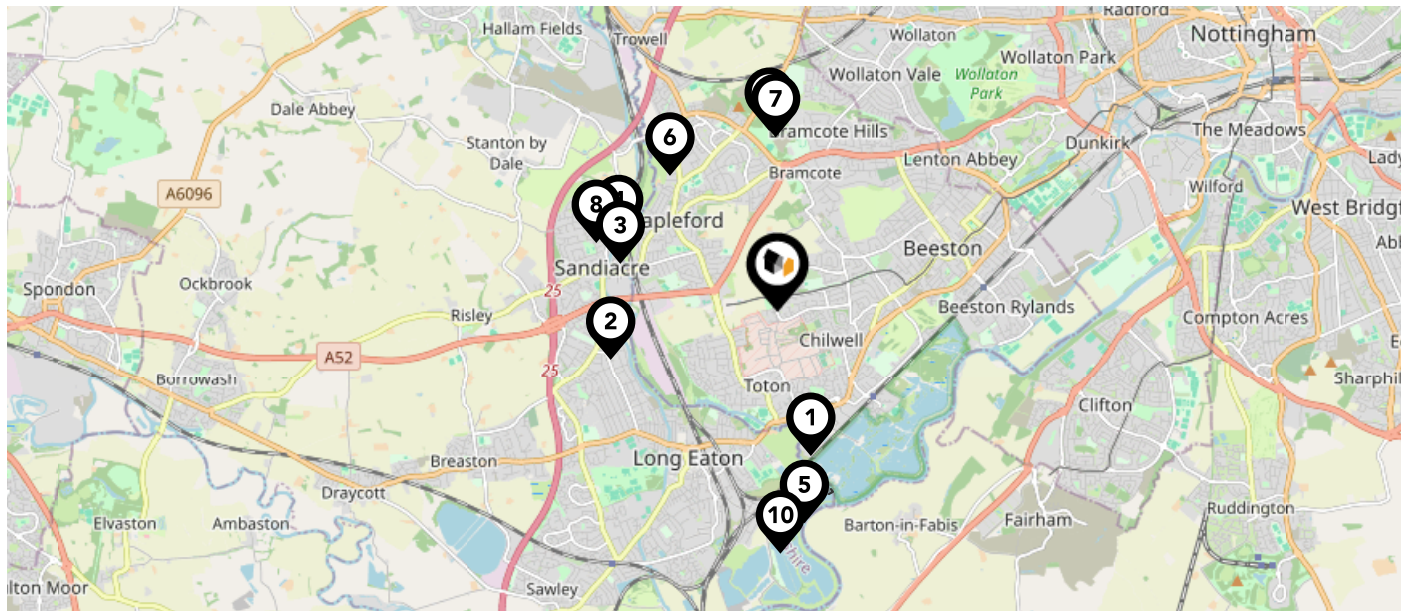
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

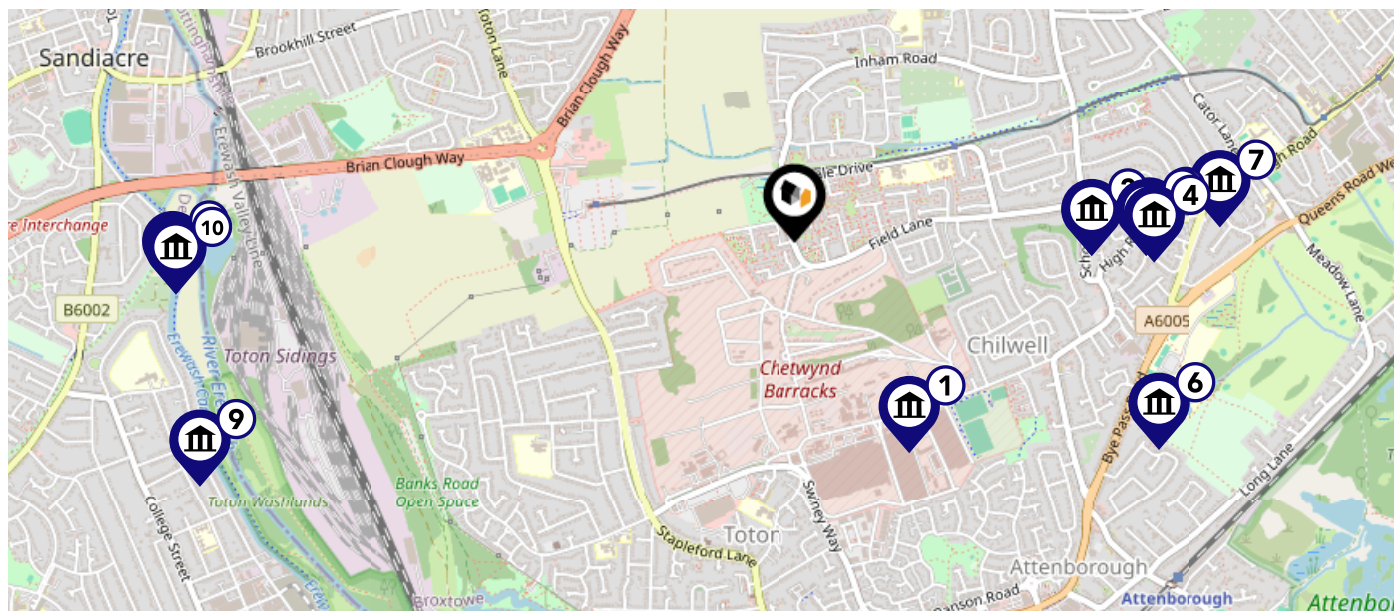
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













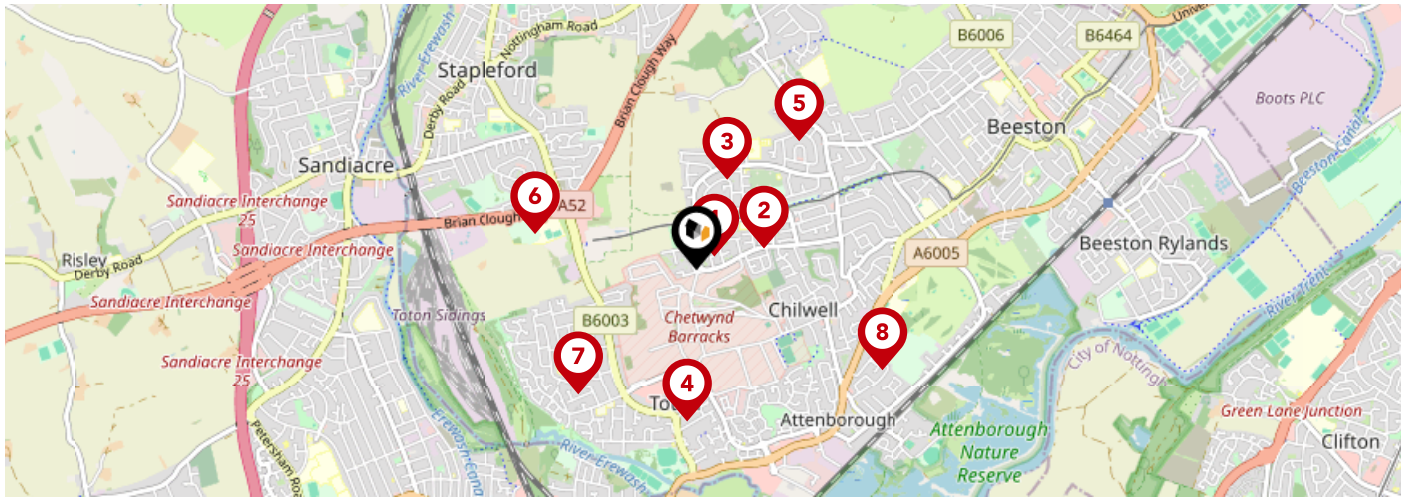
Nearby Landfill Sites

1	MOD Barton Lane, Chilwell-Barton Lane, Chilwell, Nottingham, Nottinghamshire	Historic Landfill
2	Disused Canal-Longmoor Lane, Long Eaton, Derbyshire	Historic Landfill
3	S.W. Bailey and Sons-Apex Works, Town Street, Sandiacre	Historic Landfill
4	Church Farm-Ilkeston Road, Sandiacre, Nottingham	Historic Landfill
5	Attenborough Pit-Long Lane, Attenborough, Beeston, Nottinghamshire	Historic Landfill
6	New Road/Moorbridge Road, Stapleford-Former Landfill Site, New Road/Moorbridge Lane, Stapleford, Nottinghamshire	Historic Landfill
7	EA/EPR/JP3393CZ/V002	Active Landfill
8	Lime Lane Tip-Morley	Historic Landfill
9	Bramcote Quarry/Coventry Lane Quarry-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill
10	Meadow Lane-Long Eaton, Derbyshire	Historic Landfill

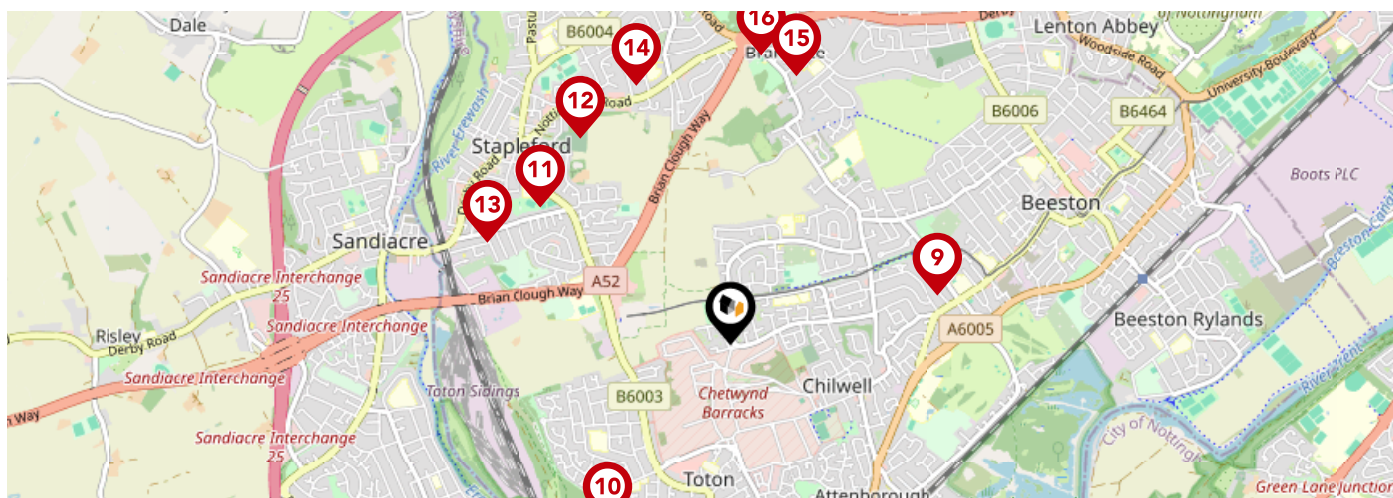
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1263868 - Memorial To Workers Of National Filling Factory No.6, Chilwell	Grade II	0.5 miles
 1263872 - 35, Hallams Lane	Grade II	0.7 miles
 1248126 - Stone Croft	Grade II	0.8 miles
 1277995 - The Meads	Grade II	0.8 miles
 1247924 - Red Lion Cottage	Grade II	0.8 miles
 1441692 - Chilwell Lower School	Grade II	0.9 miles
 1248110 - Ferndale Cottage And Adjoining Pump And Stable	Grade II	1.0 miles
 1204239 - Lock Keeper's Cottage And Attached Outbuilding At Sandiacre Lock	Grade II	1.4 miles
 1087968 - Canal Bridge At Sk 484 351	Grade II	1.4 miles
 1087974 - Bridge At Sandiacre Lock	Grade II	1.4 miles

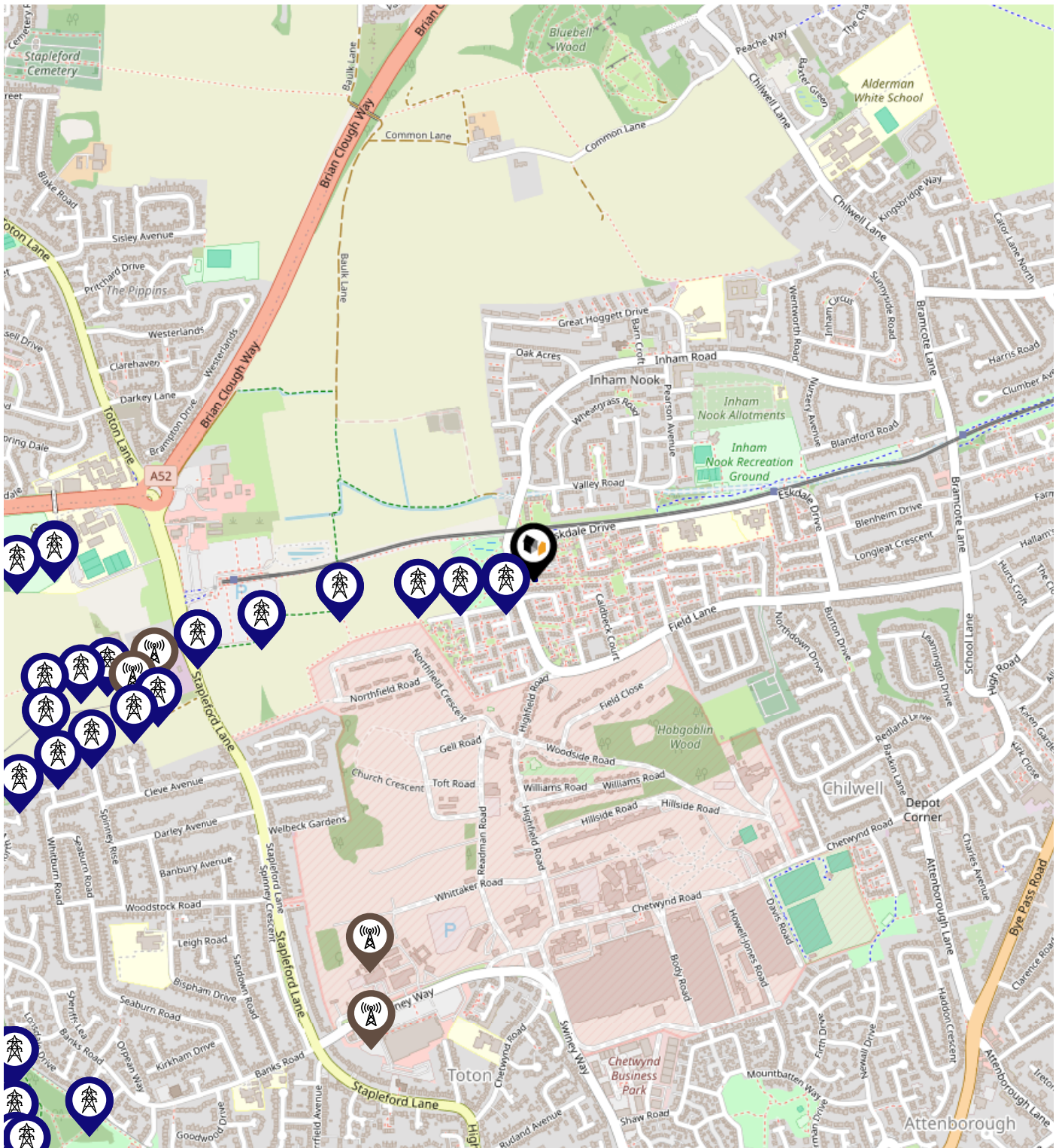


		Nursery	Primary	Secondary	College	Private
1	Eskdale Junior School Ofsted Rating: Outstanding Pupils: 251 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alderman Pounder Infant and Nursery School Ofsted Rating: Good Pupils: 207 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sunnyside Spencer Academy Ofsted Rating: Good Pupils: 215 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chetwynd Spencer Academy Ofsted Rating: Outstanding Pupils: 420 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alderman White School Ofsted Rating: Good Pupils: 770 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	George Spencer Academy Ofsted Rating: Good Pupils: 1658 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Toton Bispham Drive Junior School Ofsted Rating: Good Pupils: 232 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chilwell School Ofsted Rating: Good Pupils: 1069 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Lanes Primary School Ofsted Rating: Good Pupils: 591 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Toton Banks Road Infant and Nursery School Ofsted Rating: Good Pupils: 179 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairfield Spencer Academy Ofsted Rating: Good Pupils: 646 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's CofE Primary School Ofsted Rating: Good Pupils: 95 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Lilley Infant and Nursery School Ofsted Rating: Good Pupils: 172 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wadsworth Fields Primary School Ofsted Rating: Good Pupils: 291 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bramcote CofE Primary School Ofsted Rating: Good Pupils: 200 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxwood Academy Ofsted Rating: Good Pupils: 112 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

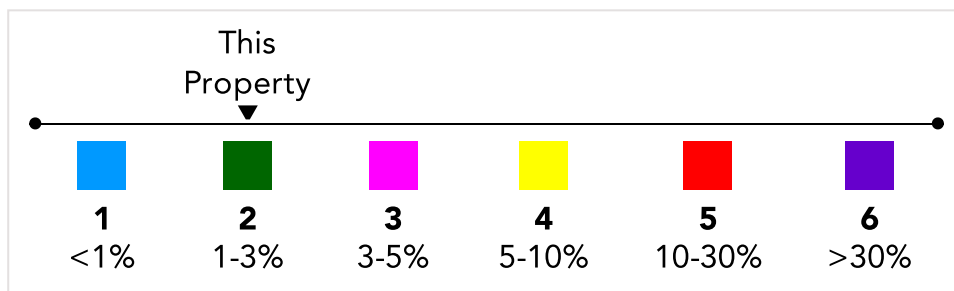
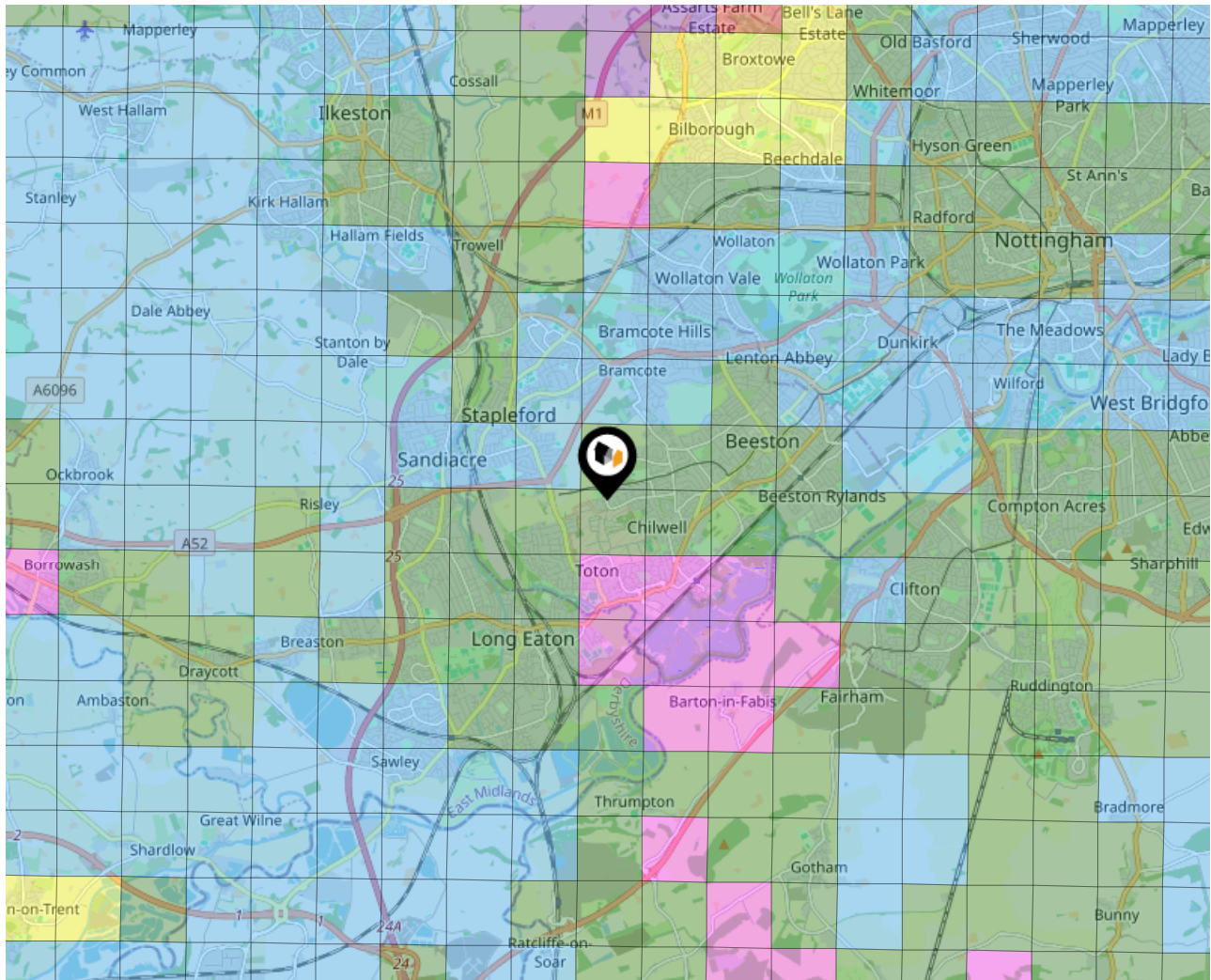


Key:

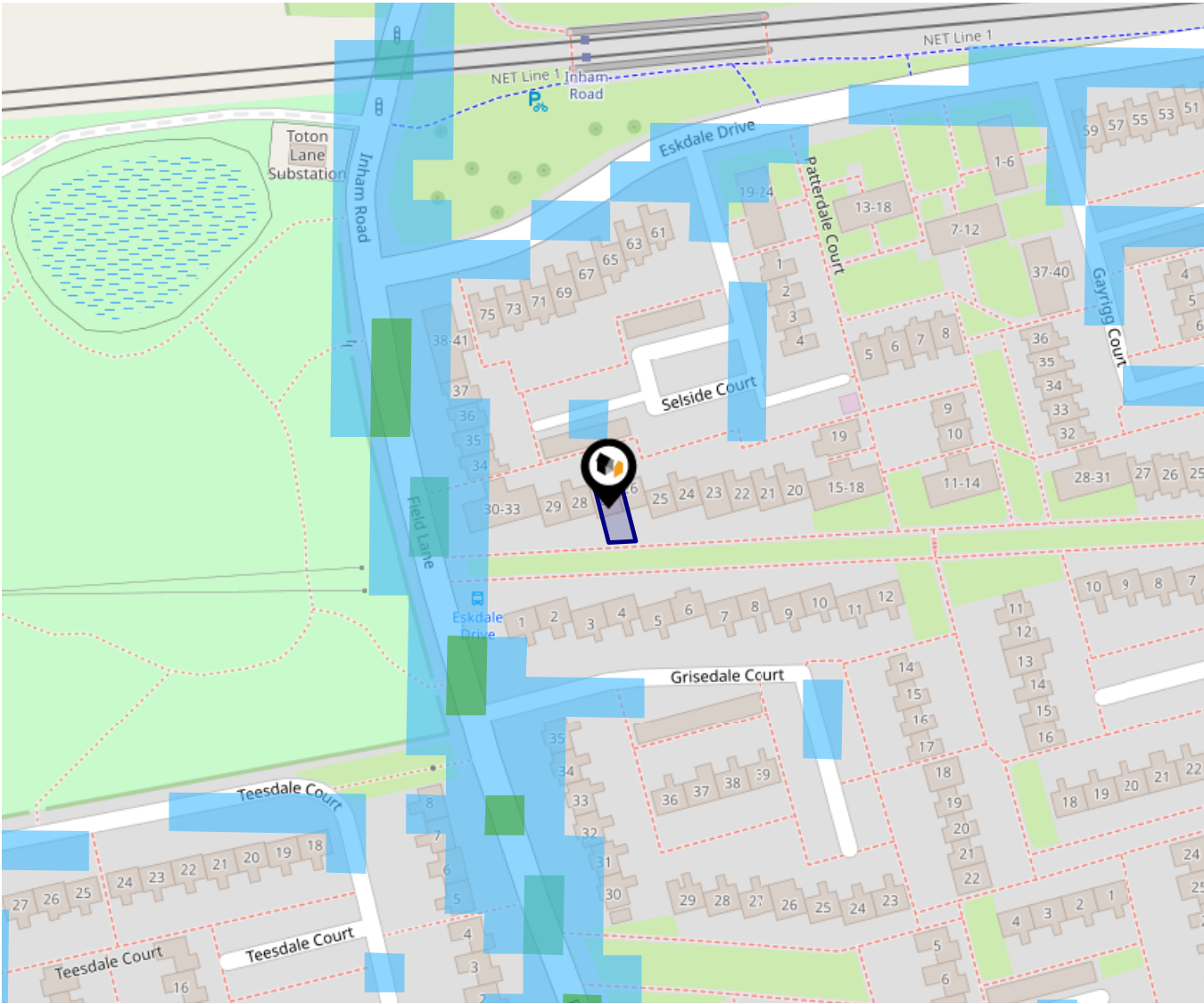
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

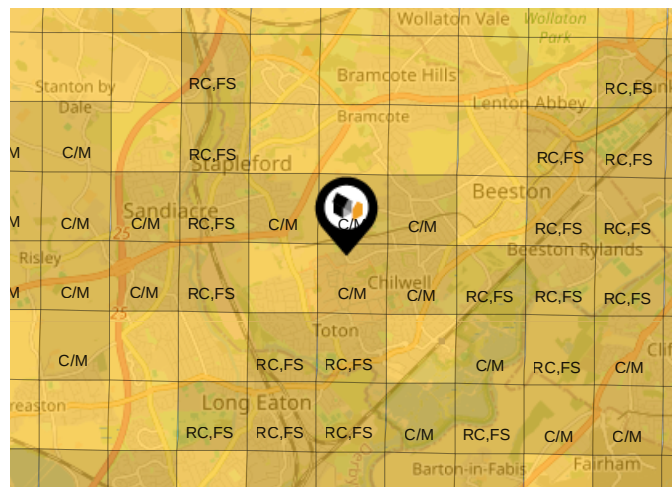


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

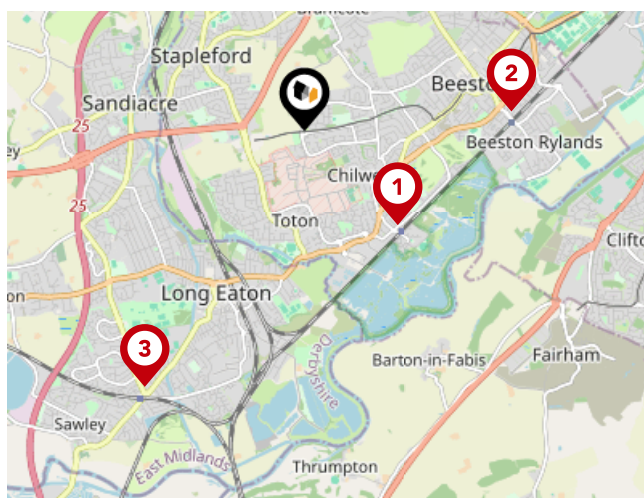
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		



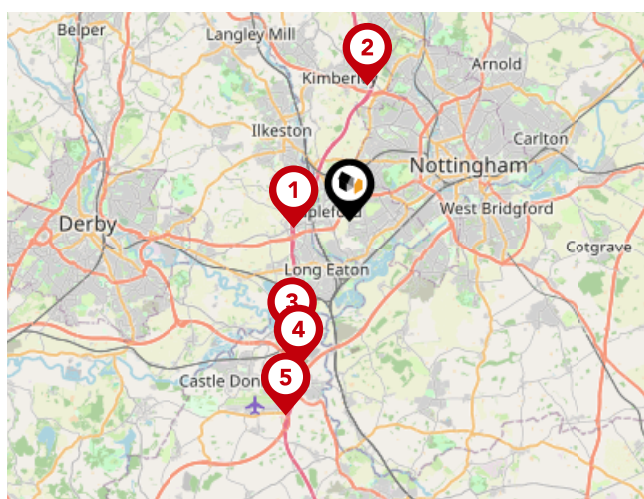
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



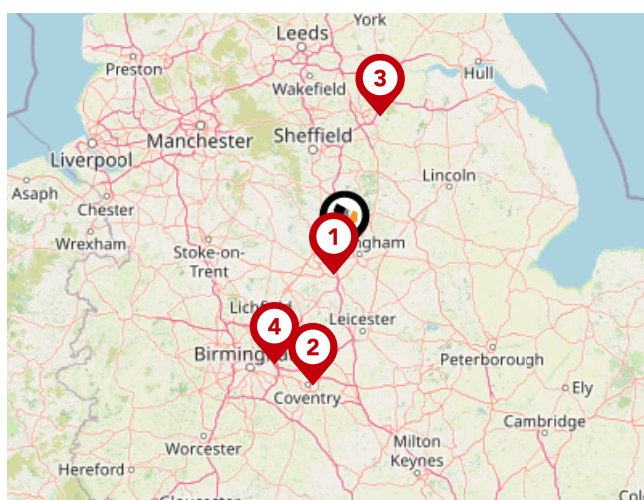
National Rail Stations

Pin	Name	Distance
1	Attenborough Rail Station	1.19 miles
2	Beeston Rail Station	1.85 miles
3	Long Eaton Rail Station	2.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	2.01 miles
2	M1 J26	4.91 miles
3	M1 J24A	4.68 miles
4	M1 J24	5.5 miles
5	M1 J23A	7.3 miles

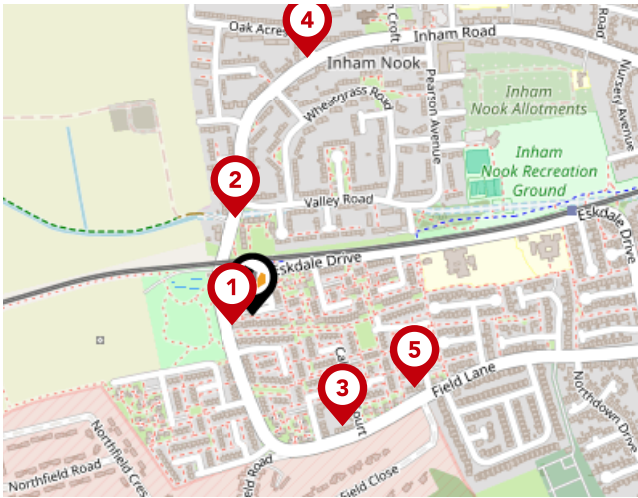


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.15 miles
2	Baginton	39.23 miles
3	Finningley	40.15 miles
4	Birmingham Airport	37.96 miles

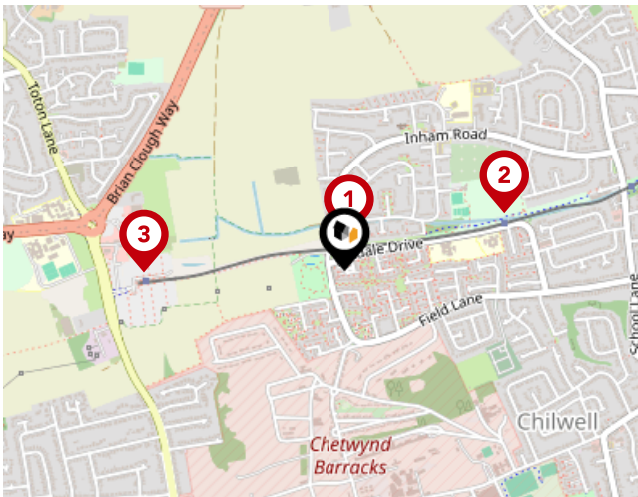
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eskdale Drive	0.03 miles
2	Valley Road	0.11 miles
3	Caldbeck Court	0.16 miles
4	Oak Acres	0.29 miles
5	Kirkbride Court	0.2 miles



Local Connections

Pin	Name	Distance
1	Inham Road	0.08 miles
2	Eskdale Drive	0.38 miles
3	Tram Park & Ride	0.45 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



/MartinCoUK



/martinco_uk



/company/martin-&-co-

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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Martin & Co. Beeston

23 Wollaton Road Beeston Nottingham

NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com

