

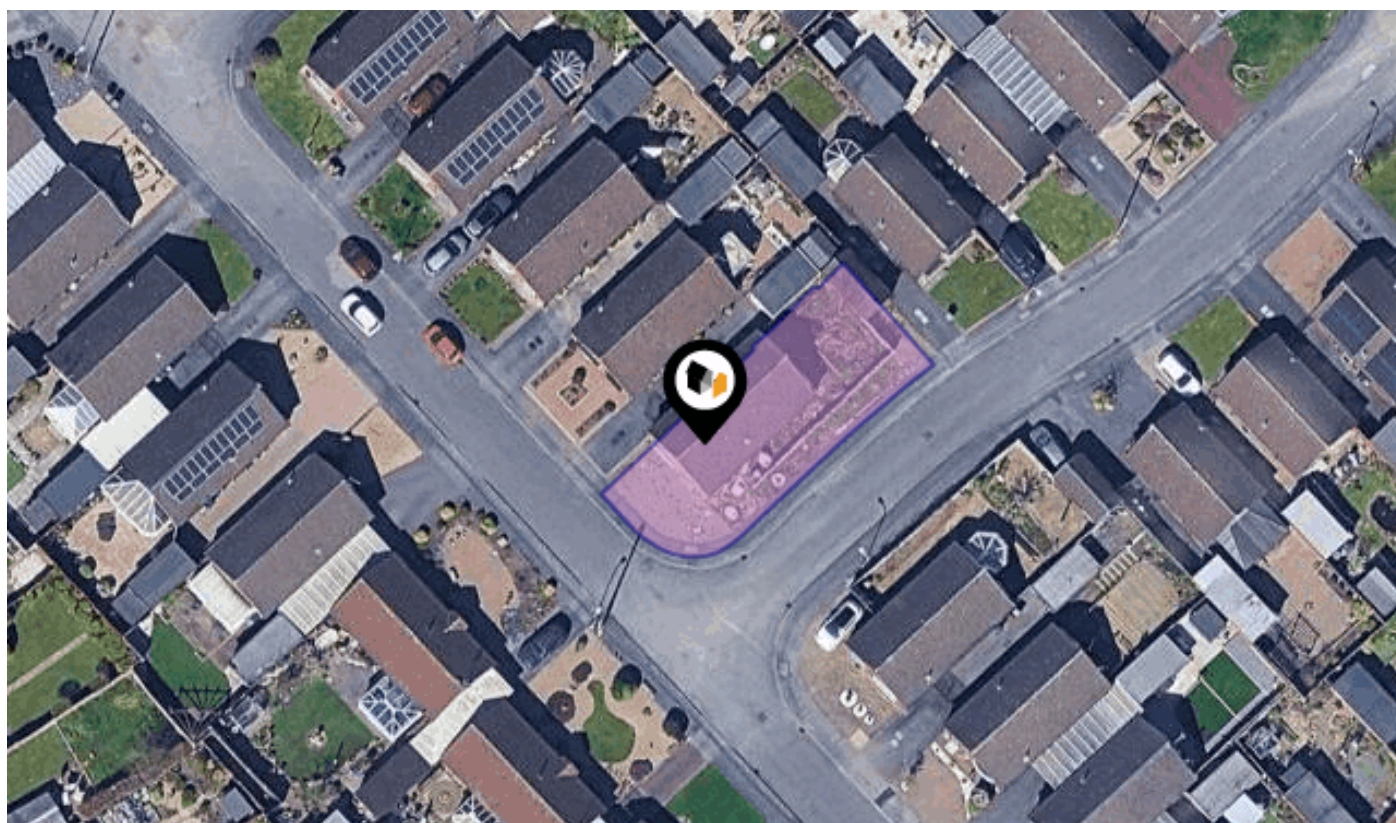


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th July 2026



**WINTERBOURNE DRIVE, STAPLEFORD, NOTTINGHAM,
NG9**

Martin & Co. Beeston

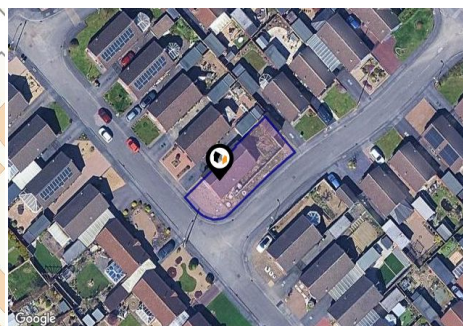
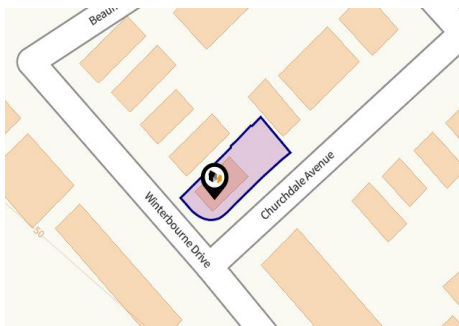
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





Property

Type:	Detached
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.07 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,327
Title Number:	NT178784

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

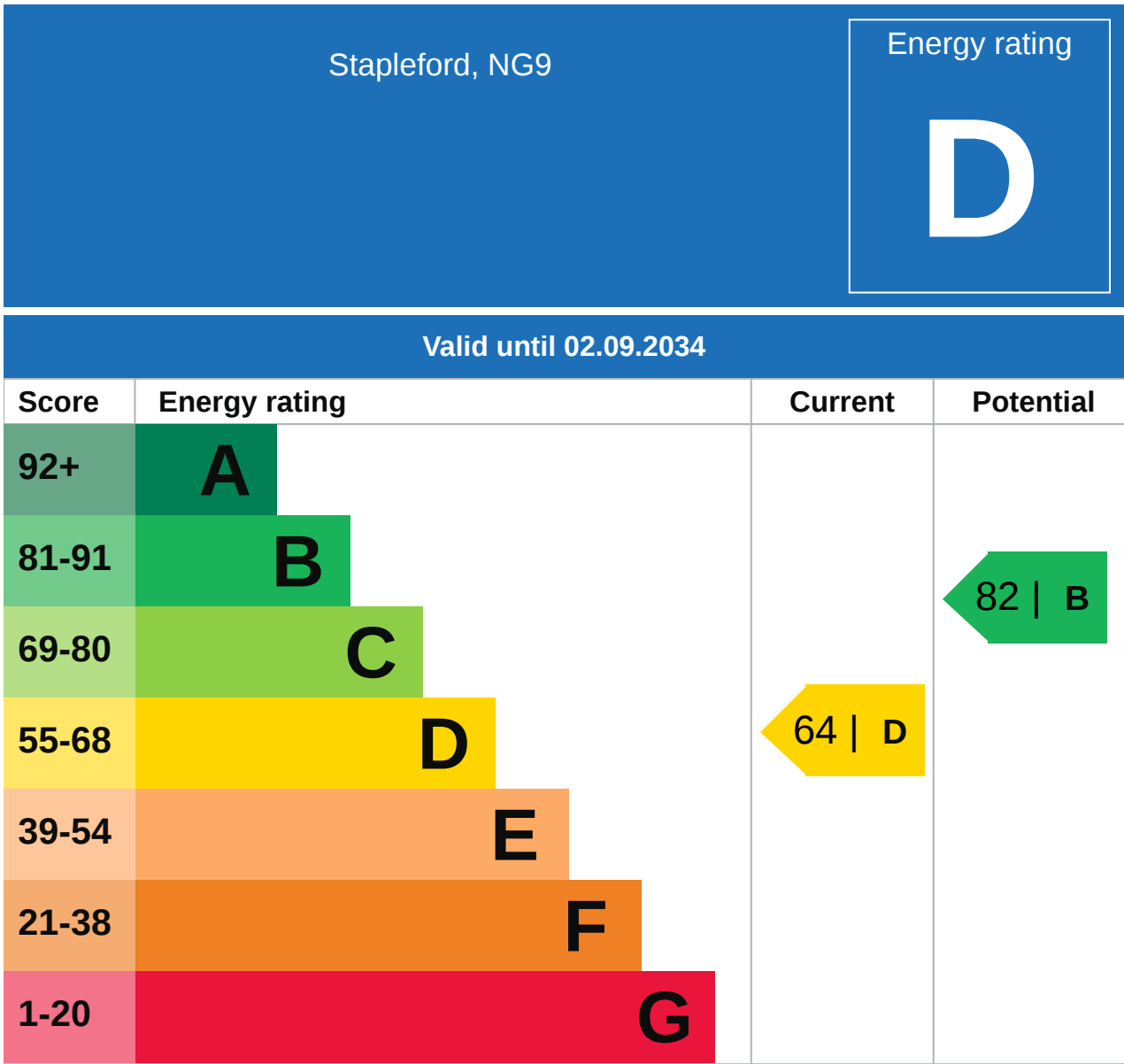
4 mb/s	75 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

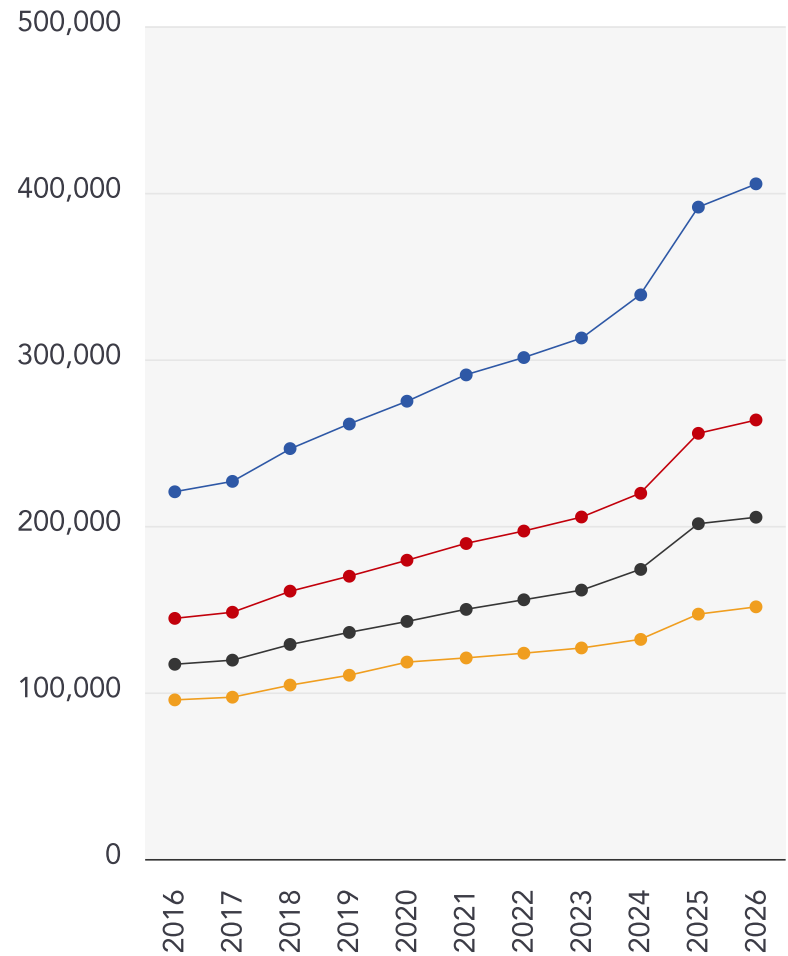




Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	72 m ²

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



Detached

+83.86%

Semi-Detached

+82.47%

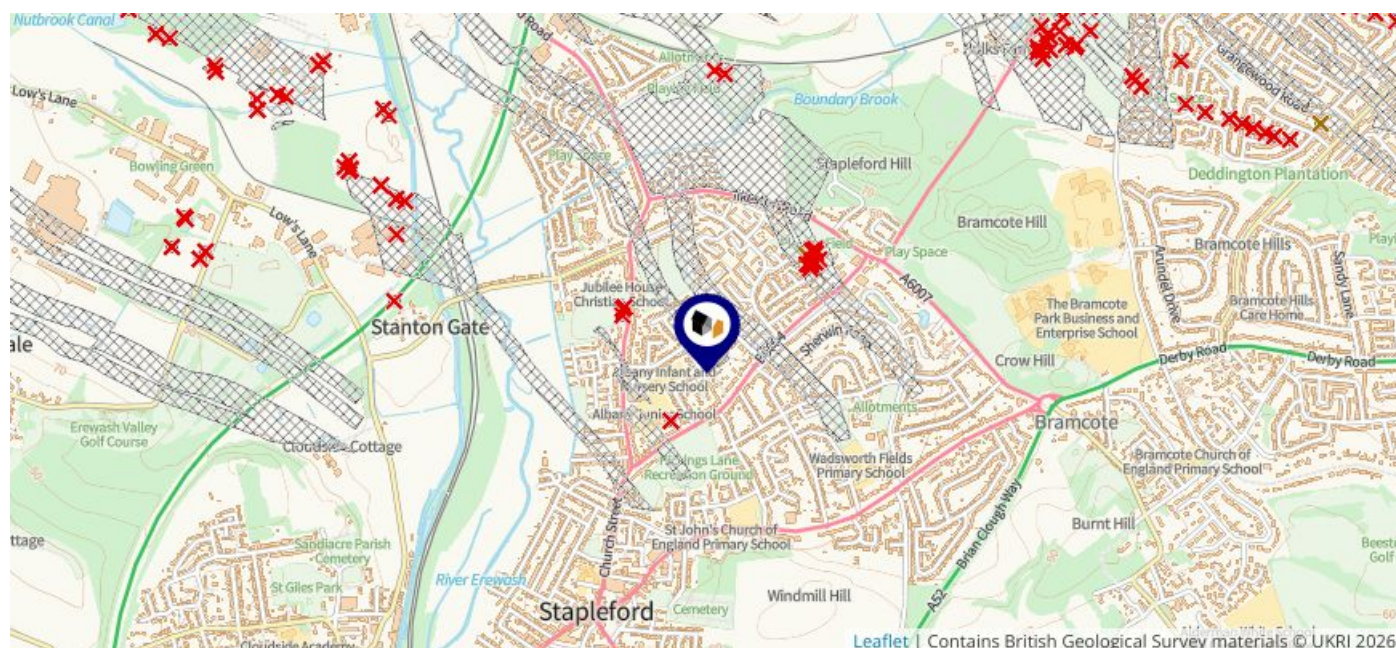
Terraced

+75.52%

Flat

+58.5%

This map displays nearby coal mine entrances and their classifications.



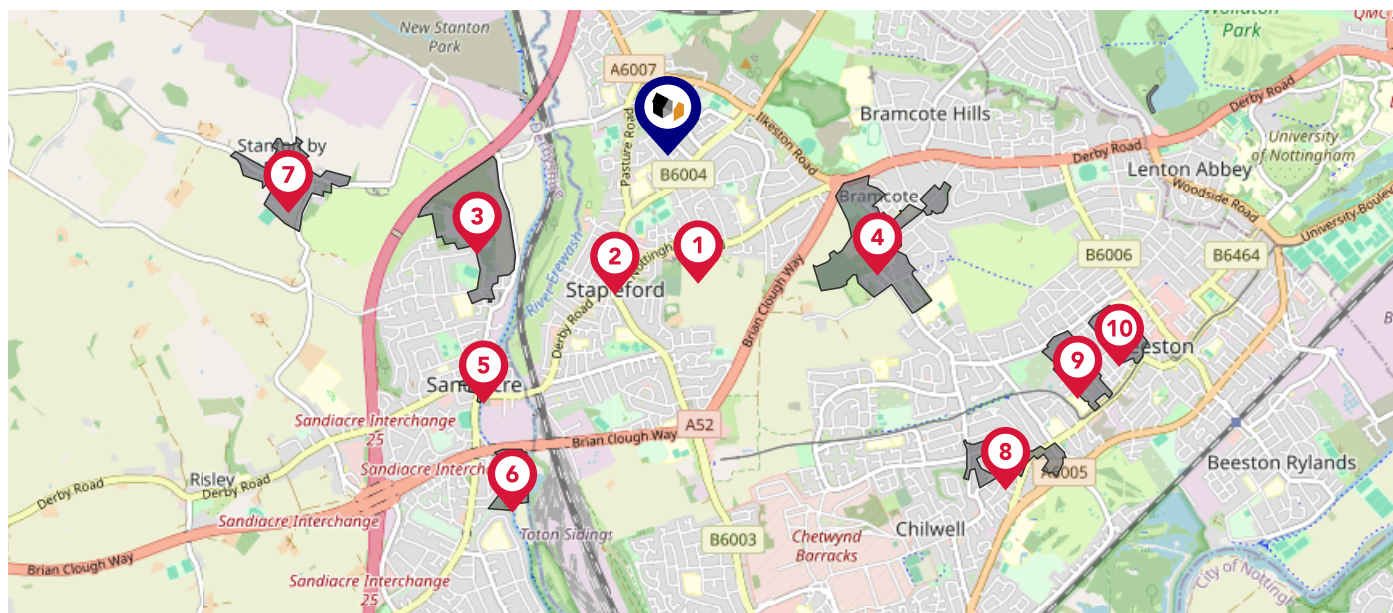
Mine Entry

- ✕ 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.

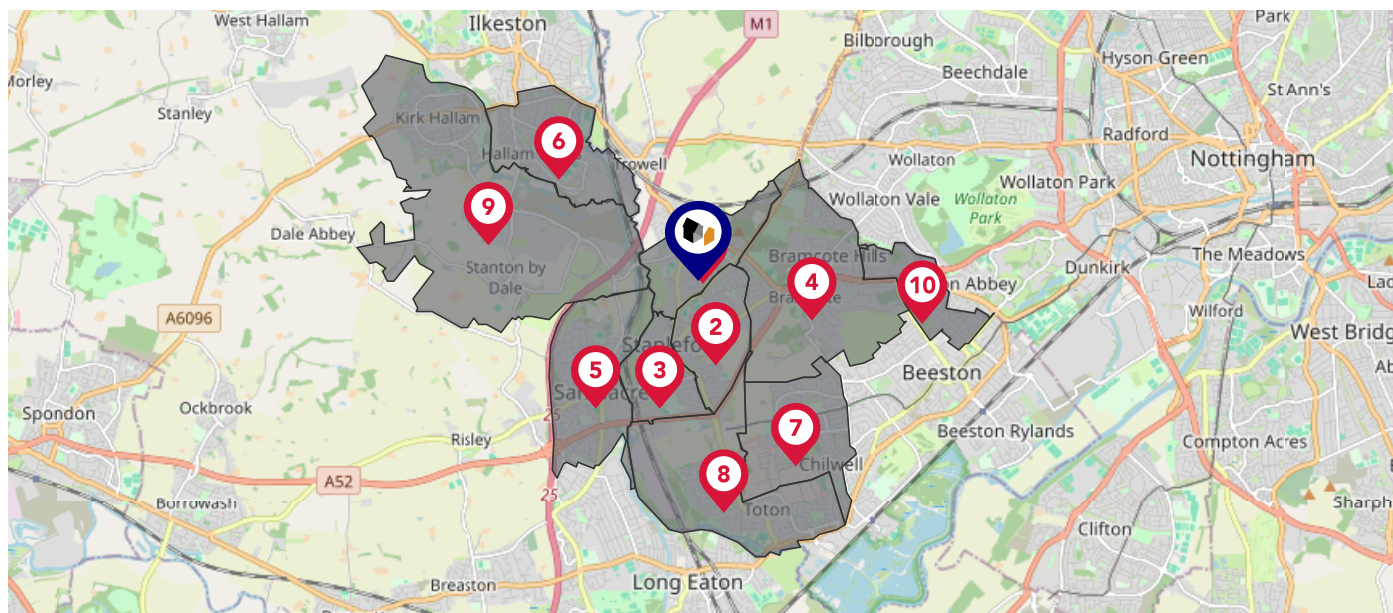
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Stapleford Nottingham Road
- 2 Stapleford Church Street
- 3 Sandiacre Cloud Side
- 4 Bramcote
- 5 Sandiacre Canal Side
- 6 Sandiacre Lock
- 7 Stanton-by-Dale
- 8 Chilwell
- 9 Chilwell Cottage Grove
- 10 Beeston St John's Grove

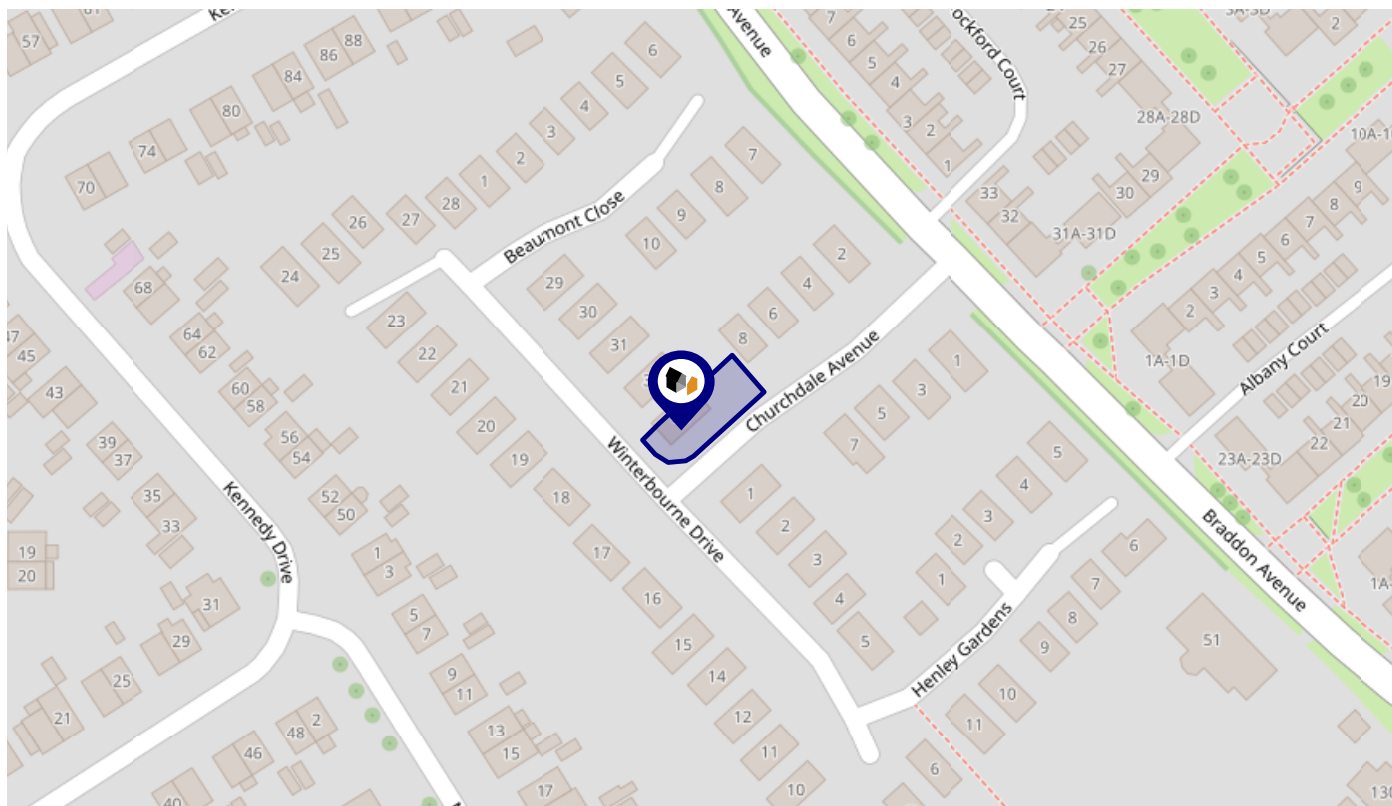
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Stapleford North Ward
- 2 Stapleford South East Ward
- 3 Stapleford South West Ward
- 4 Bramcote Ward
- 5 Sandiacre Ward
- 6 Hallam Fields Ward
- 7 Chilwell West Ward
- 8 Toton & Chilwell Meadows Ward
- 9 Kirk Hallam & Stanton-by-Dale Ward
- 10 Beeston 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.

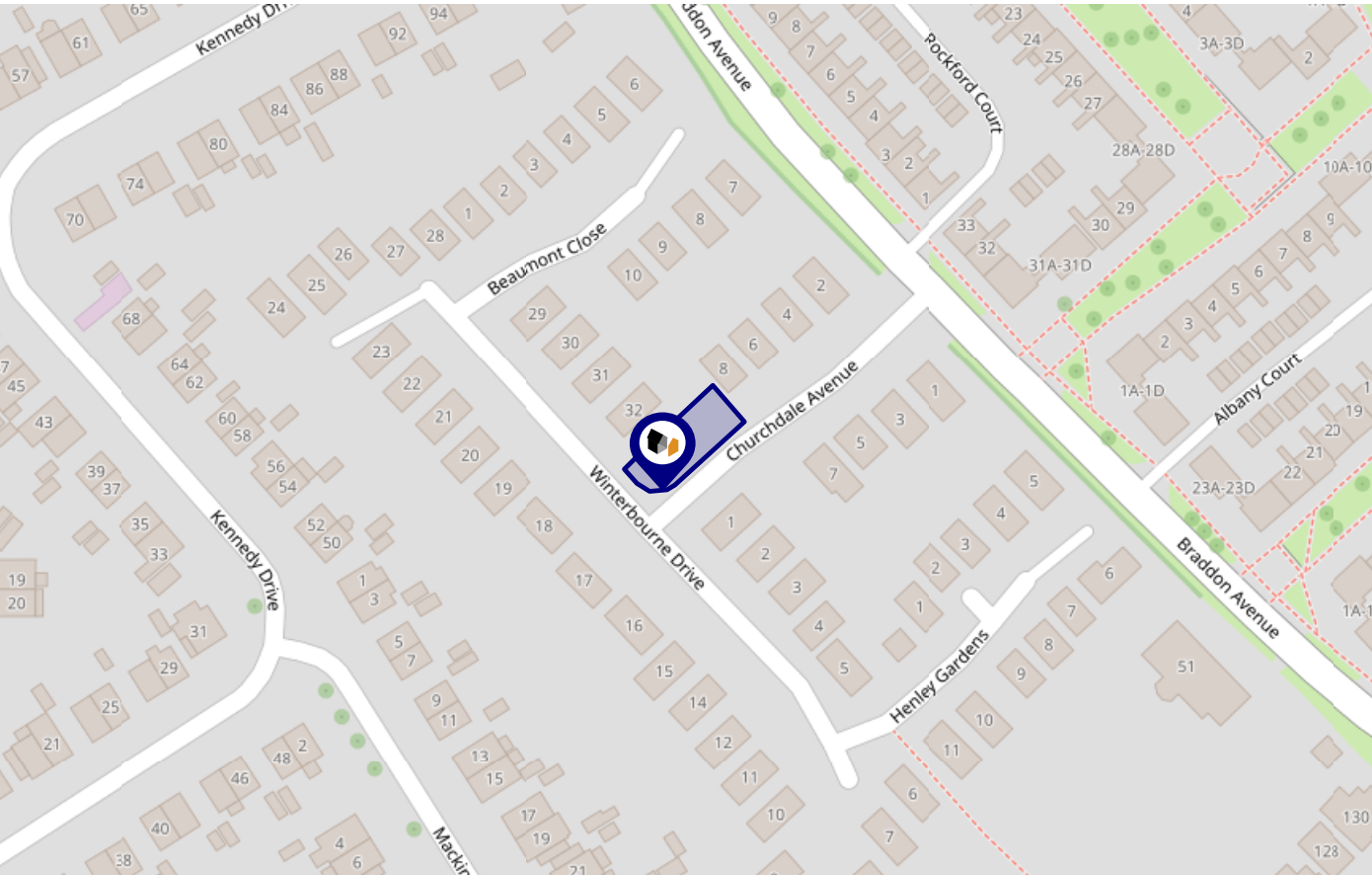
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

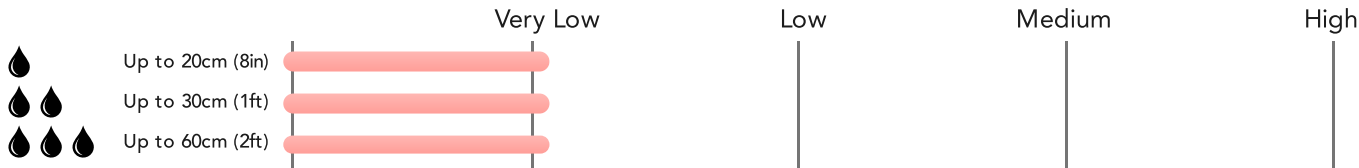


Risk Rating: Very low

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.

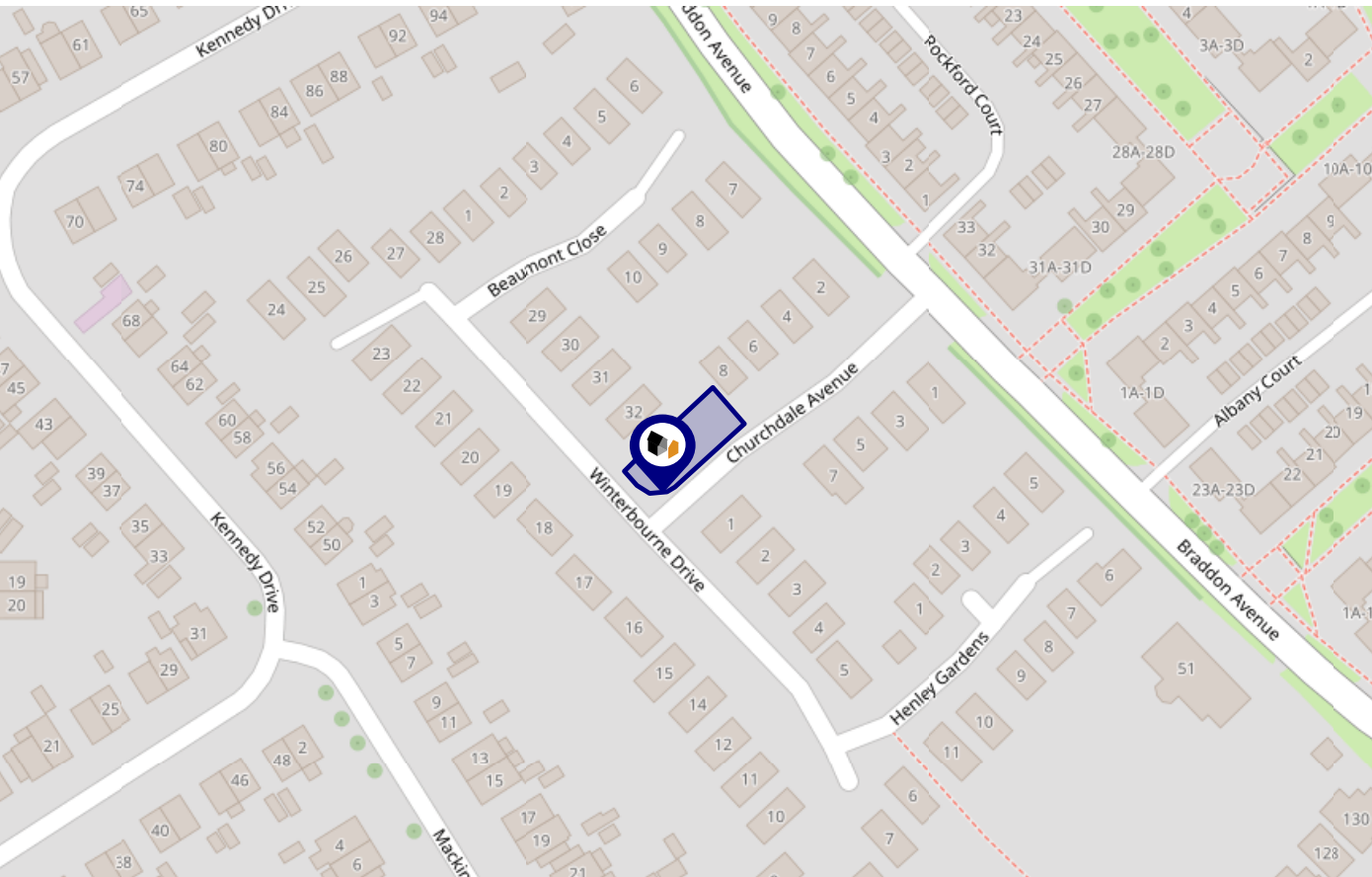
Chance of flooding to the following depths at this property:



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.

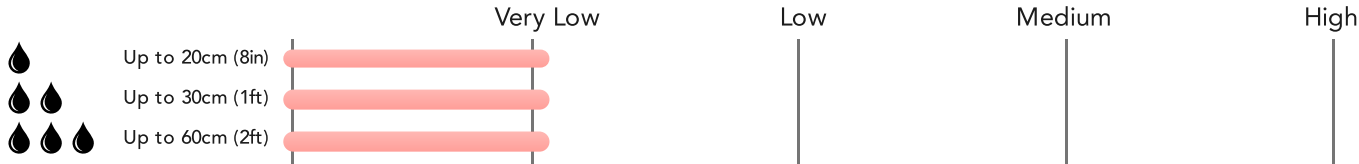


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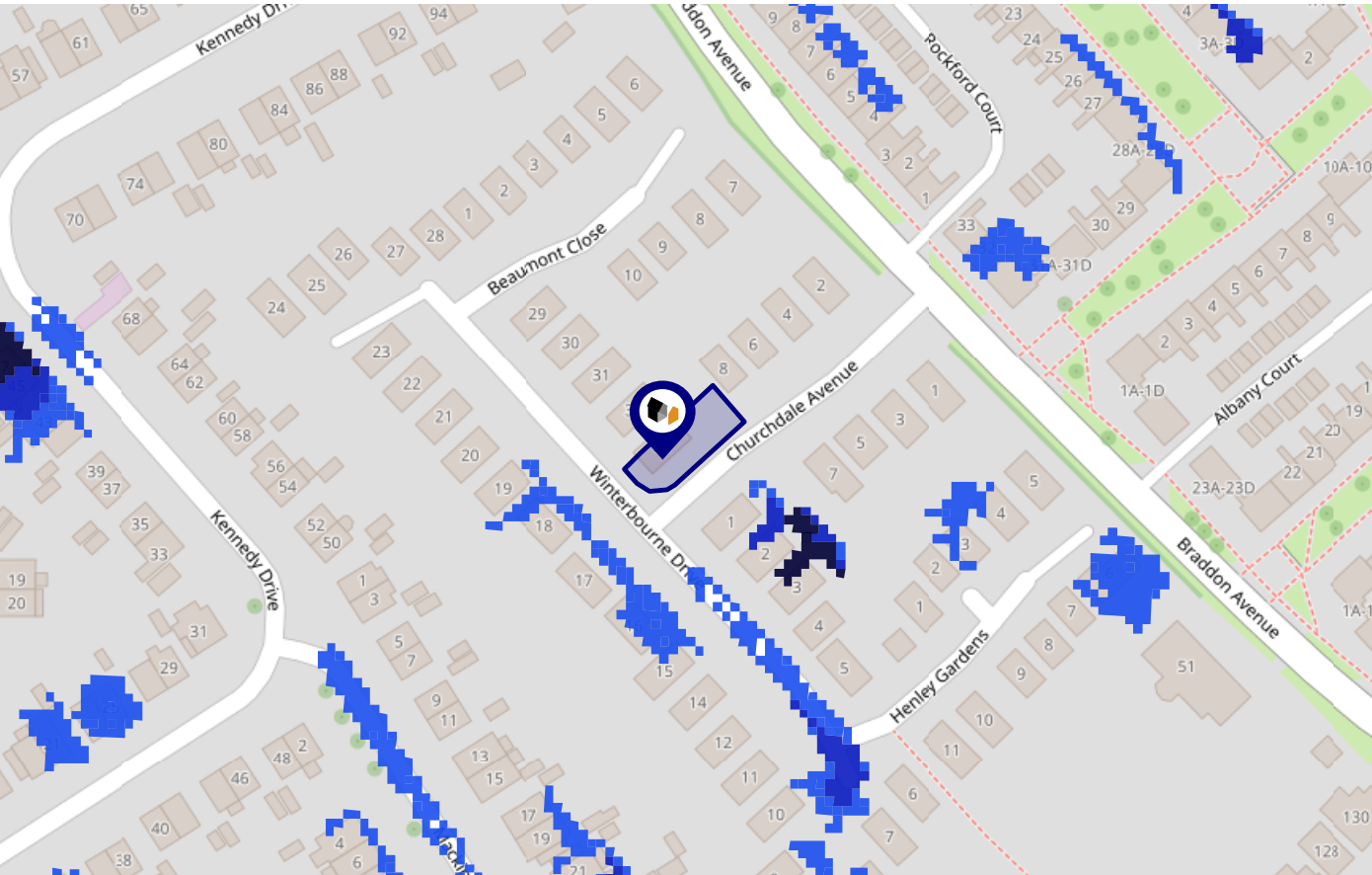
Chance of flooding to the following depths at this property:



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.

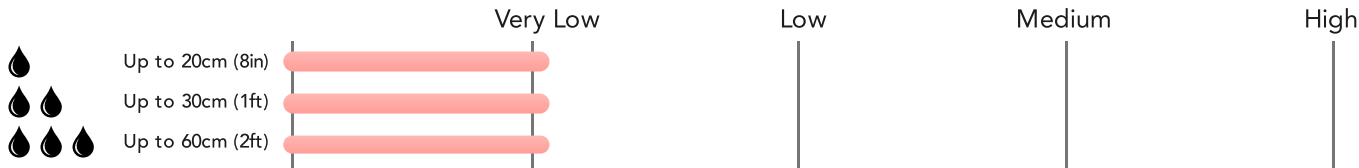


Risk Rating: Very low

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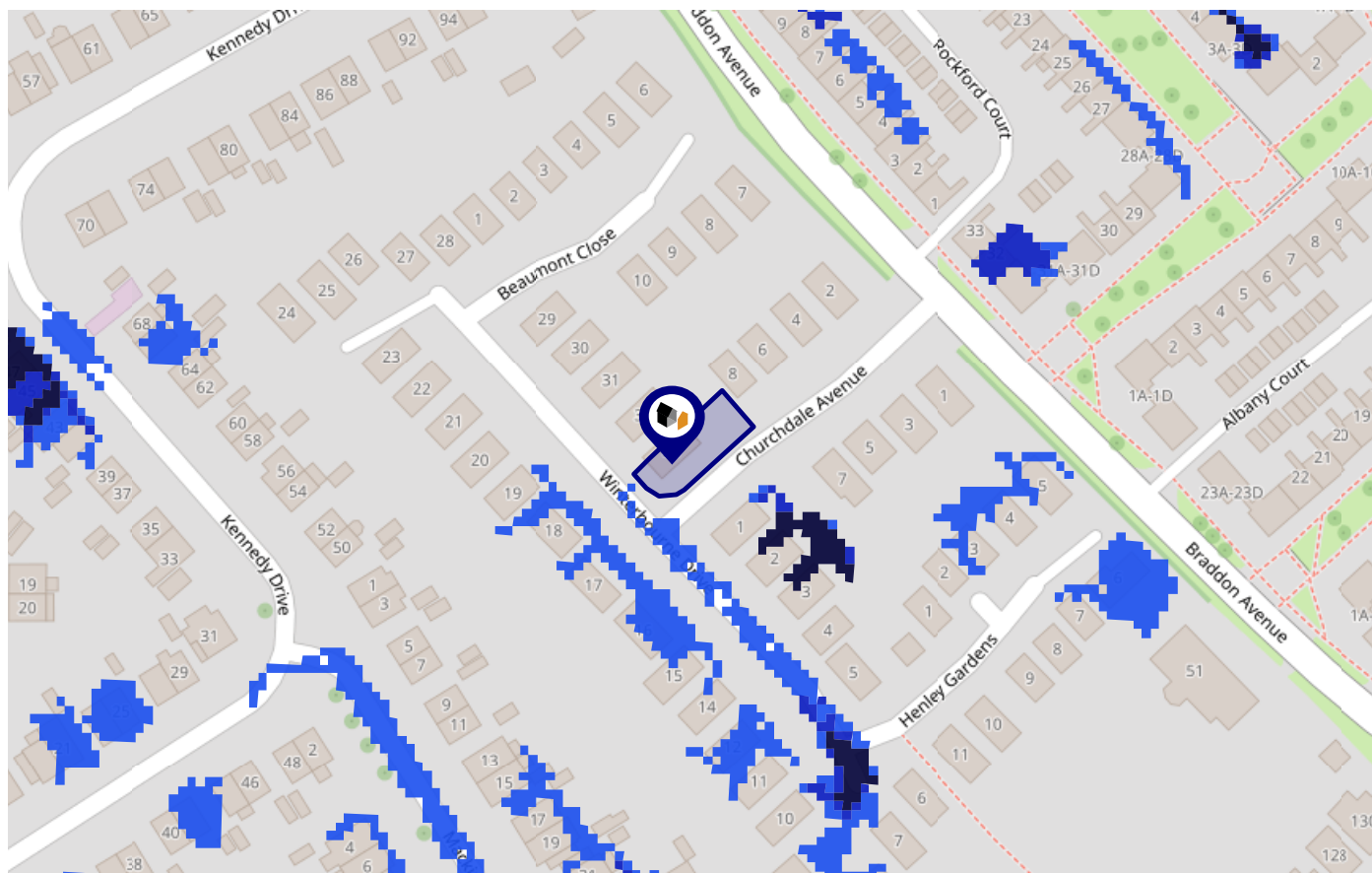
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

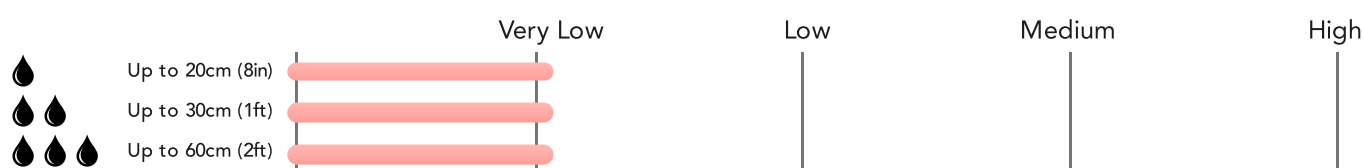


Risk Rating: Very low

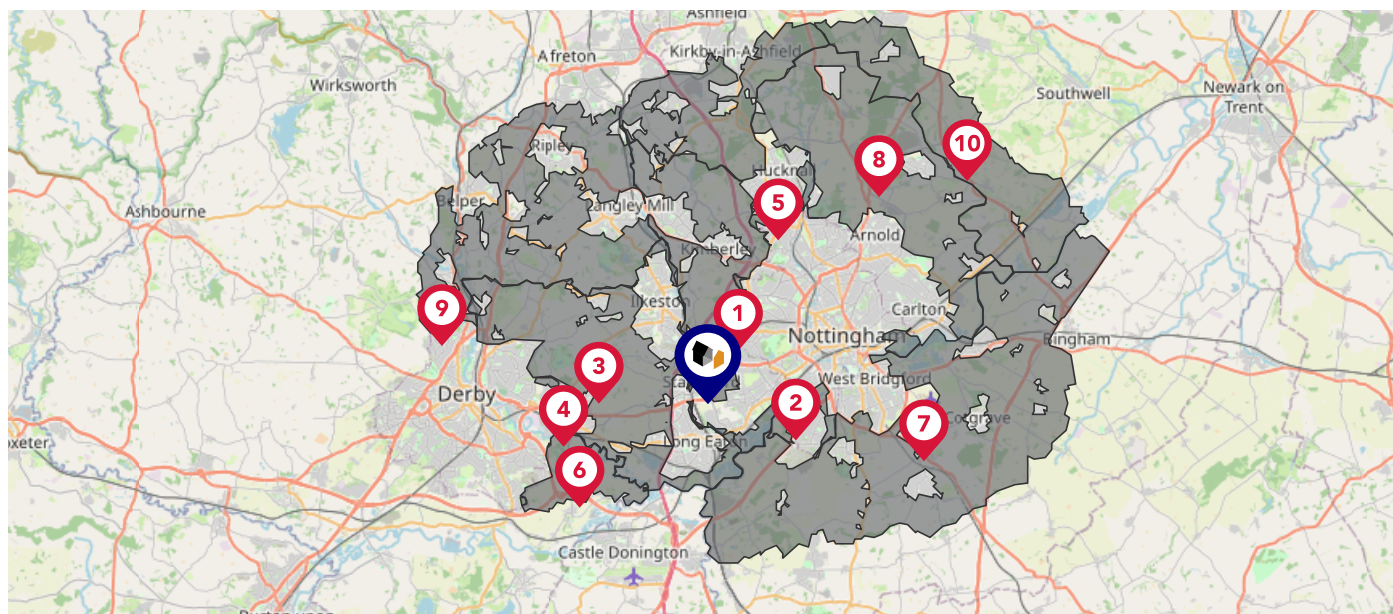
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- 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 - Nottingham

2

Derby and Nottingham Green Belt - Broxtowe

3

Derby and Nottingham Green Belt - Erewash

4

Derby and Nottingham Green Belt - Derby

5

Derby and Nottingham Green Belt - Ashfield

6

Derby and Nottingham Green Belt - South Derbyshire

7

Derby and Nottingham Green Belt - Rushcliffe

8

Derby and Nottingham Green Belt - Gedling

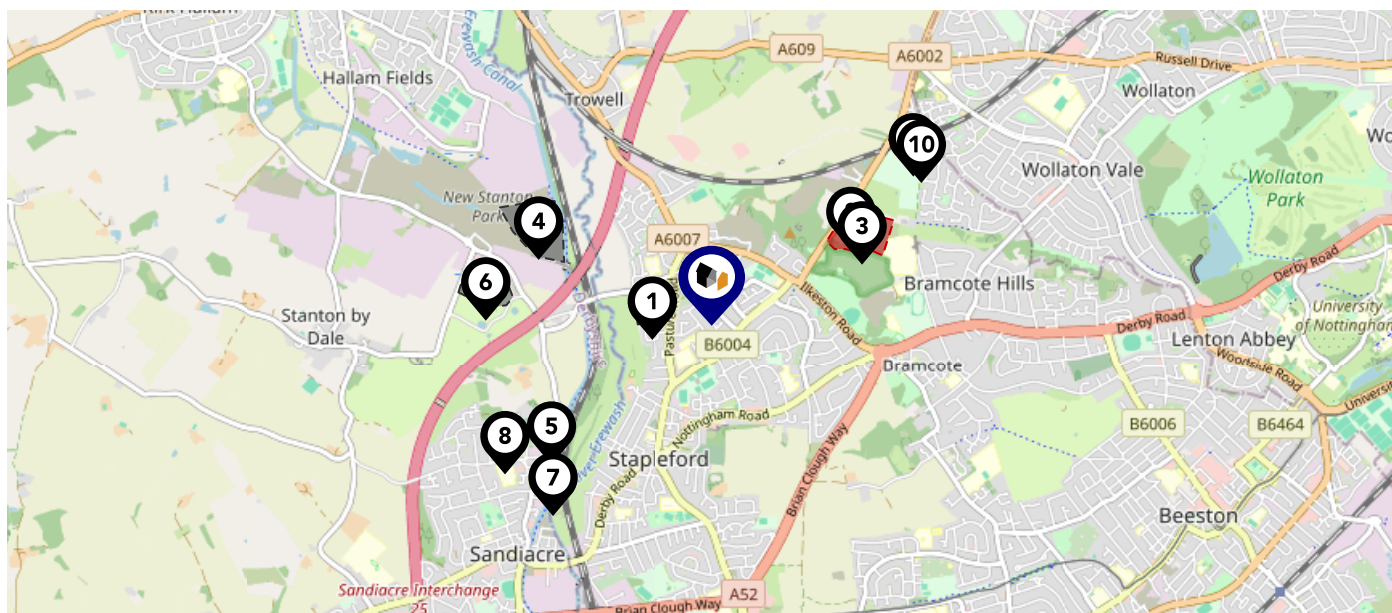
9

Derby and Nottingham Green Belt - Amber Valley

10

Derby and Nottingham Green Belt - Newark and Sherwood

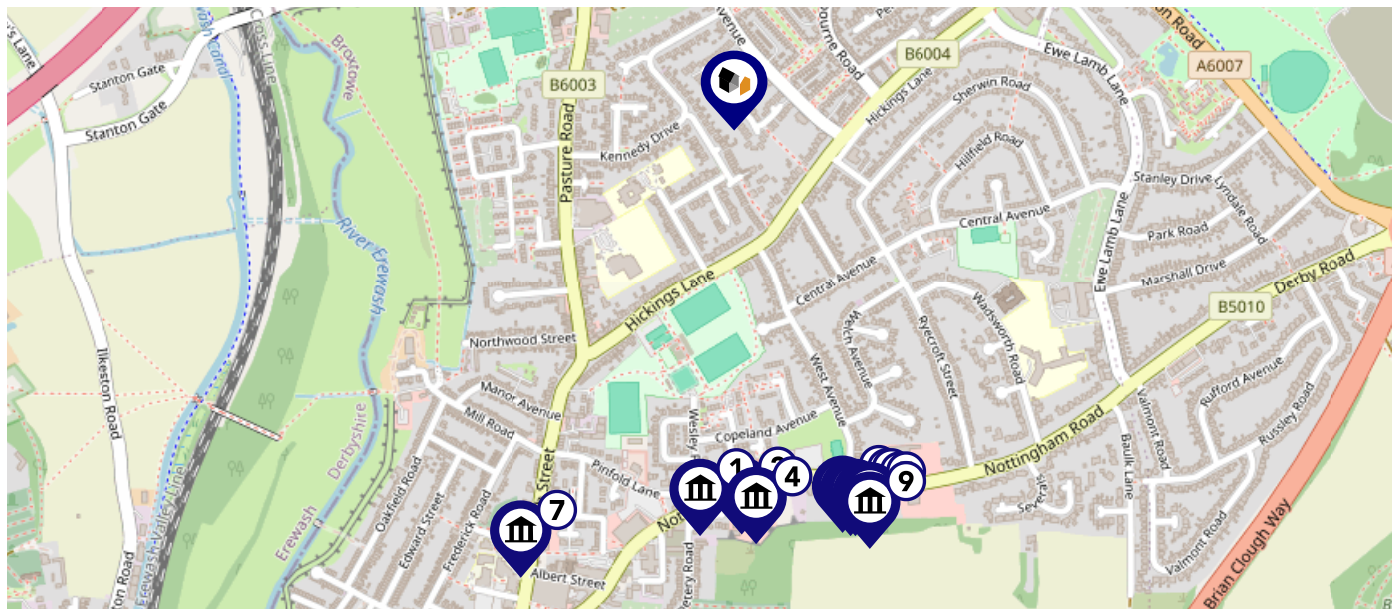
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



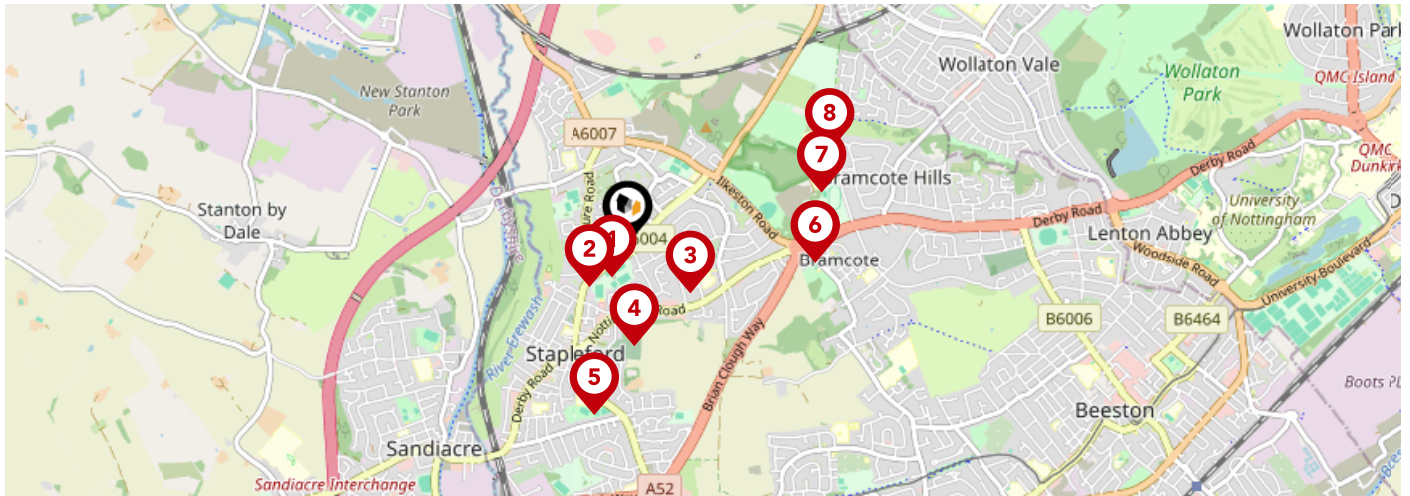
Nearby Landfill Sites

1	New Road/Moorbridge Road, Stapleford-Former Landfill Site, New Road/Moorbridge Lane, Stapleford, Nottinghamshire	Historic Landfill	
2	Bramcote Quarry/Coventry Lane Quarry-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	
3	EA/EPR/JP3393CZ/V002	Active Landfill	
4	Old Works Tip-Perimeter of DCA Plant, Stanton-By-Dale, Ilkeston	Historic Landfill	
5	Church Farm-Ilkeston Road, Sandiacre, Nottingham	Historic Landfill	
6	Erewash Valley Golf Club-Sevenoaks Road, Stanton By Dale	Historic Landfill	
7	S.W. Bailey and Sons-Apex Works, Town Street, Sandiacre	Historic Landfill	
8	Lime Lane Tip-Morley	Historic Landfill	
9	Old Canal Site-Old Moor Lane and Railway Line, Bramcote	Historic Landfill	
10	Moor Lane-Moor Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	

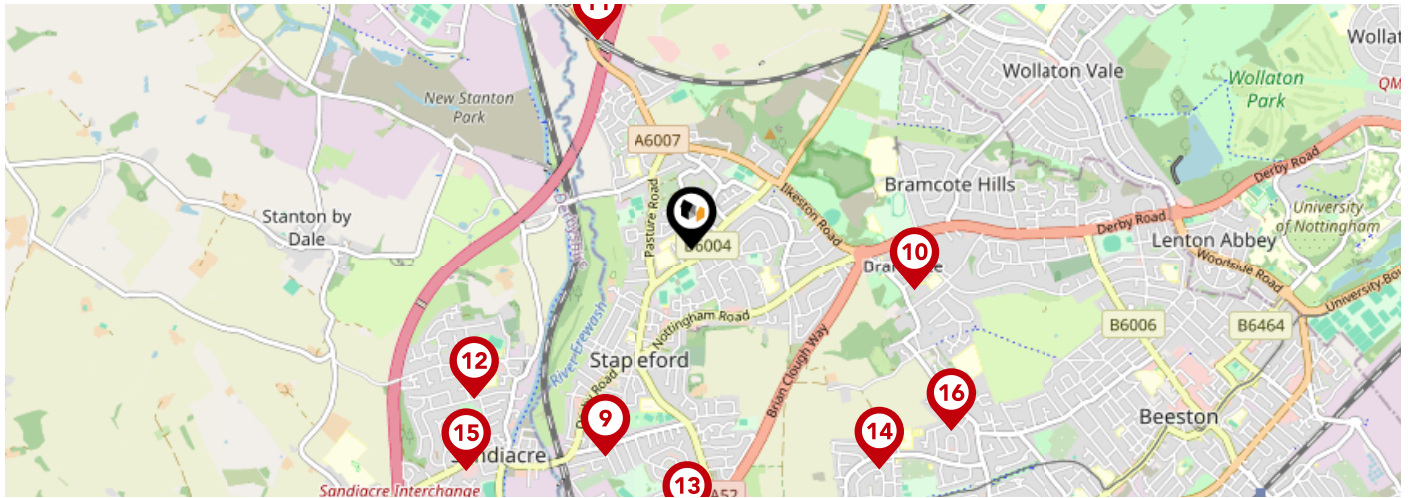
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1278003 - Stapleford House Education Centre	Grade II	0.4 miles
	1278019 - Numbers 80 And 82 And Boundary Wall	Grade II	0.4 miles
	1247947 - 122, Nottingham Road	Grade II	0.5 miles
	1247940 - St John's Primary School	Grade II	0.5 miles
	1278025 - 124, Nottingham Road	Grade II	0.5 miles
	1247943 - 114 And 116, Nottingham Road	Grade II	0.5 miles
	1278059 - Anglo Saxon Cross 50 Metres East Of Church Of St Helen	Grade I	0.5 miles
	1278024 - 118 And 120, Nottingham Road	Grade II	0.5 miles
	1247948 - Frameshop At Rear Of Number 124	Grade II	0.5 miles
	1248186 - 106-112, Nottingham Road	Grade II	0.5 miles



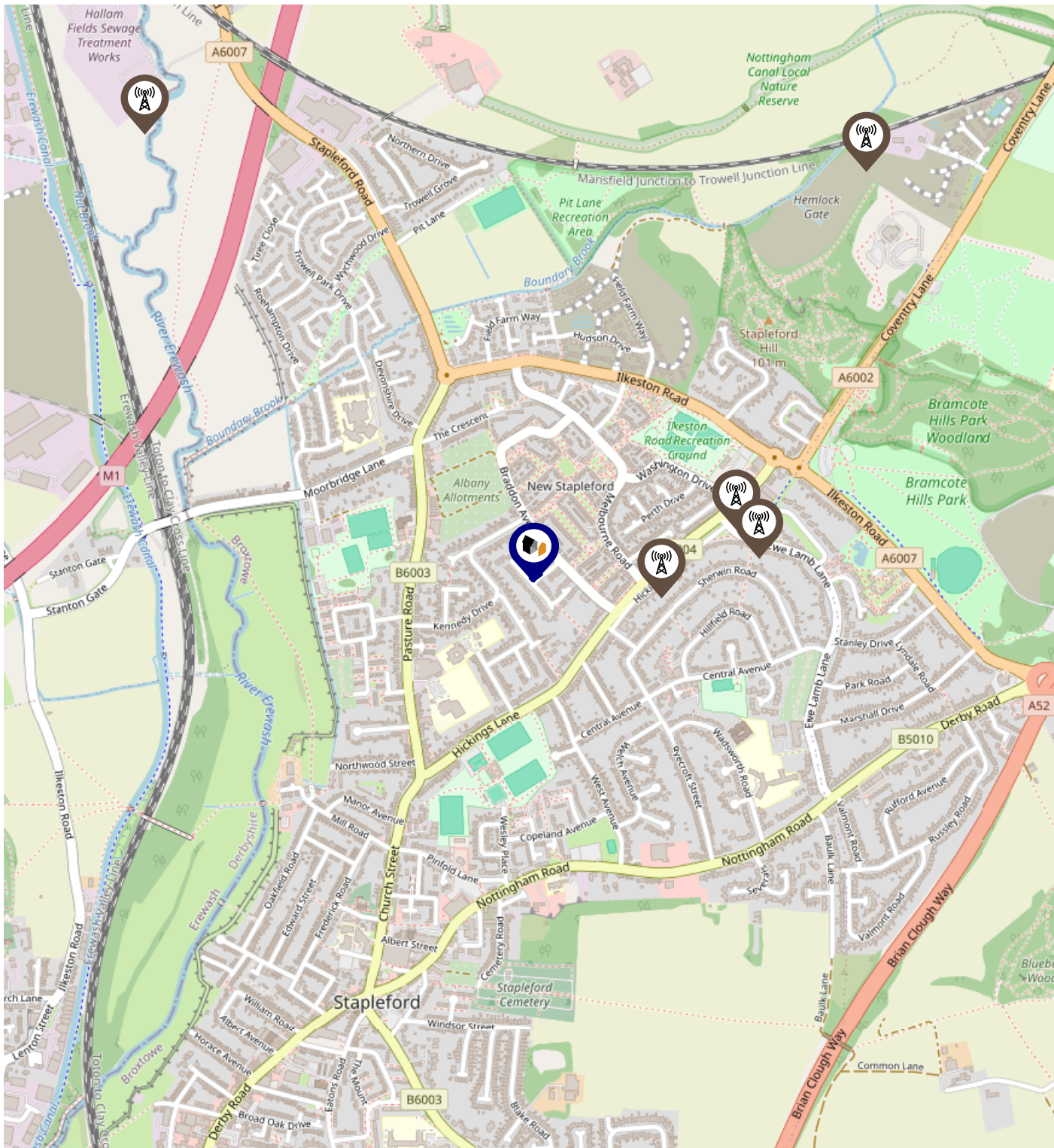
		Nursery	Primary	Secondary	College	Private
1	Albany Infant and Nursery School Ofsted Rating: Good Pupils: 182 Distance:0.17	☐	☒	☐	☐	☐
2	Albany Junior School Ofsted Rating: Good Pupils: 181 Distance:0.26	☐	☒	☐	☐	☐
3	Wadsworth Fields Primary School Ofsted Rating: Good Pupils: 291 Distance:0.36	☐	☒	☐	☐	☐
4	St John's CofE Primary School Ofsted Rating: Good Pupils: 95 Distance:0.46	☐	☒	☐	☐	☐
5	Fairfield Spencer Academy Ofsted Rating: Good Pupils: 646 Distance:0.78	☐	☒	☐	☐	☐
6	Foxwood Academy Ofsted Rating: Good Pupils: 112 Distance:0.84	☐	☐	☒	☐	☐
7	Bramcote College Ofsted Rating: Good Pupils: 785 Distance:0.9	☐	☐	☒	☐	☐
8	Bramcote Hills Primary School Ofsted Rating: Good Pupils: 413 Distance:0.99	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	William Lilley Infant and Nursery School Ofsted Rating: Good Pupils: 172 Distance: 1	☐	☒	☐	☐	☐
	Bramcote CofE Primary School Ofsted Rating: Good Pupils: 200 Distance: 1.01	☐	☒	☐	☐	☐
	Trowell CofE Primary School Ofsted Rating: Good Pupils: 176 Distance: 1.02	☐	☒	☐	☐	☐
	Cloudside Academy Ofsted Rating: Good Pupils: 264 Distance: 1.18	☐	☒	☐	☐	☐
	George Spencer Academy Ofsted Rating: Good Pupils: 1658 Distance: 1.22	☐	☐	☒	☐	☐
	Sunnyside Spencer Academy Ofsted Rating: Good Pupils: 215 Distance: 1.29	☐	☒	☐	☐	☐
	Ladycross Infant School Ofsted Rating: Requires improvement Pupils: 210 Distance: 1.41	☐	☒	☐	☐	☐
	Alderman White School Ofsted Rating: Good Pupils: 770 Distance: 1.42	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

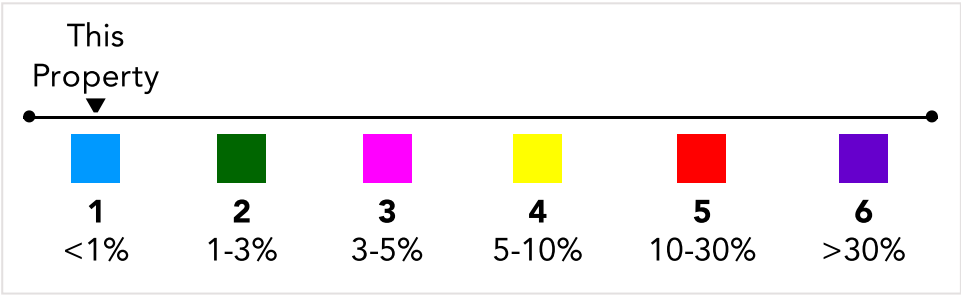
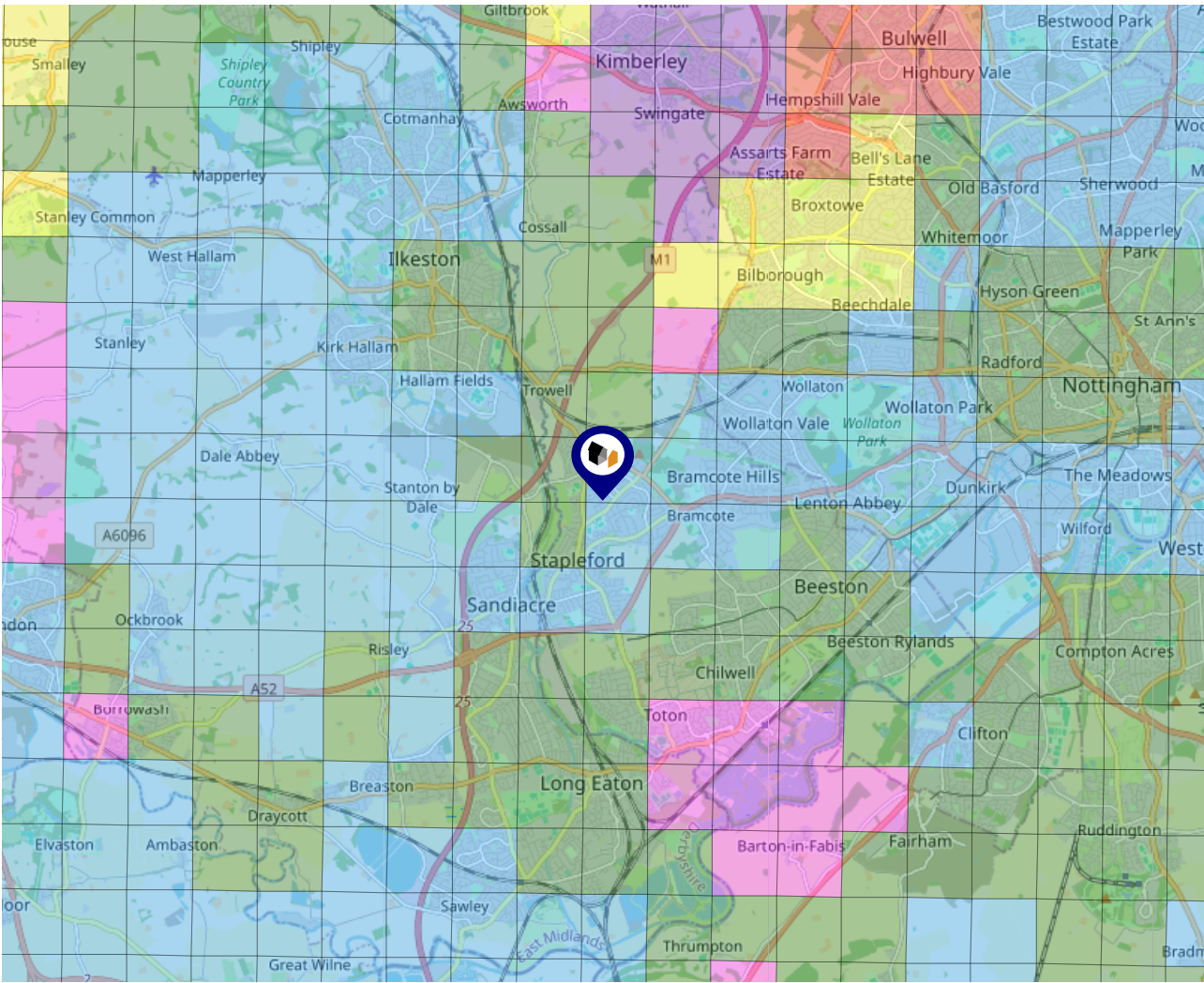


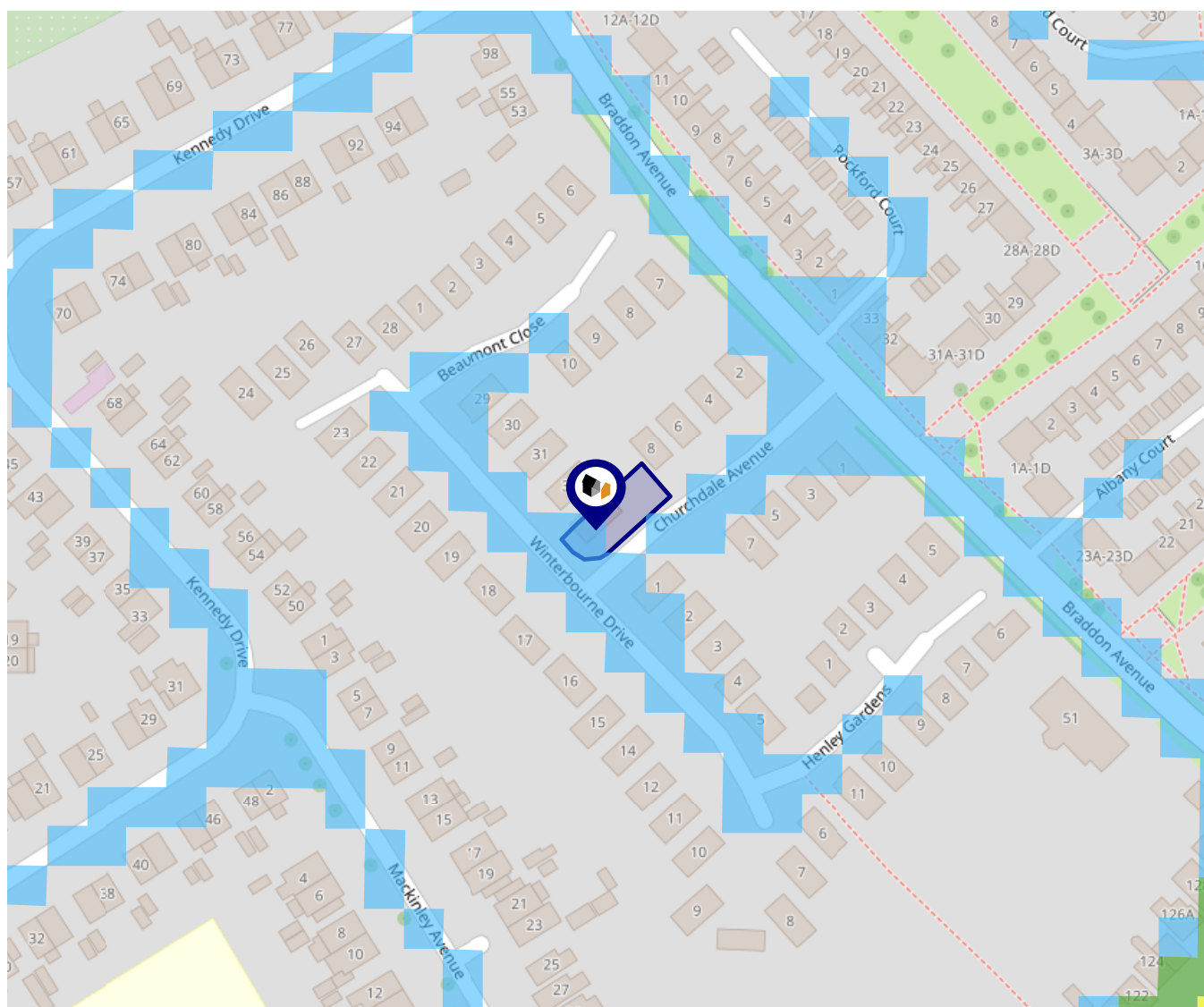
Key:

-  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).



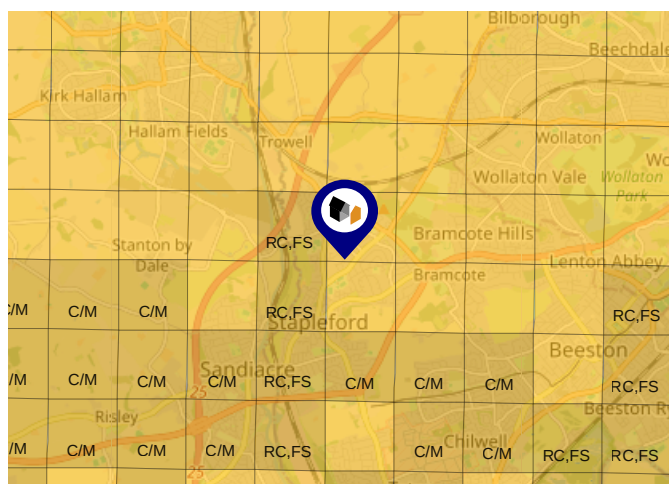


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

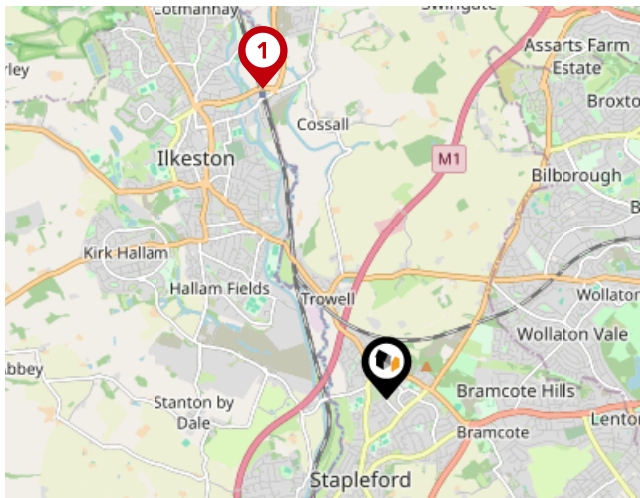


Primary Classifications (Most Common Clay Types)

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

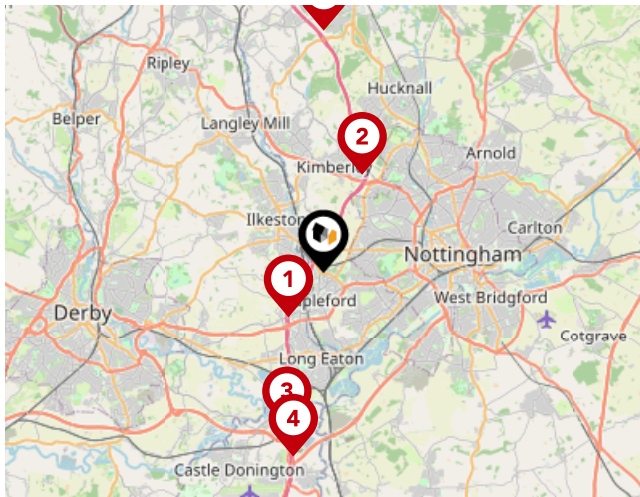
Area

Transport (National)



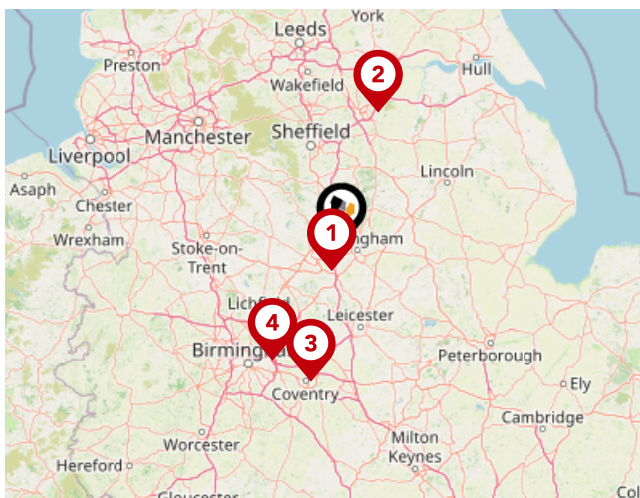
National Rail Stations

Pin	Name	Distance
1	Ilkeston Rail Station	2.99 miles
2	Attenborough Rail Station	2.71 miles
3	Beeston Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	2.05 miles
2	M1 J26	3.74 miles
3	M1 J24A	5.75 miles
4	M1 J24	6.66 miles
5	M1 J27	8.63 miles

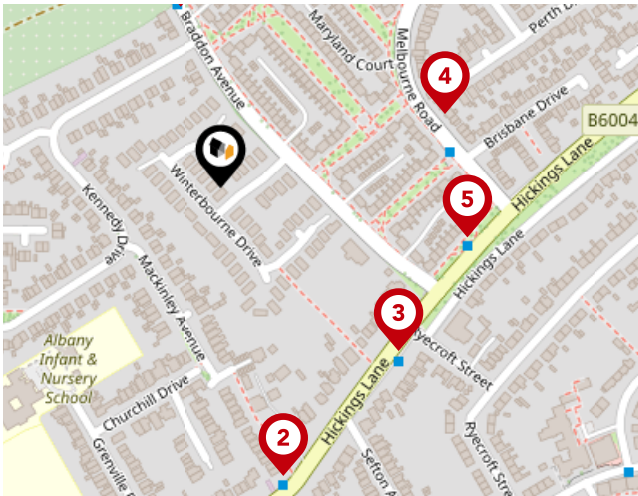


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.16 miles
2	Finningley	39 miles
3	Baginton	40.41 miles
4	Birmingham Airport	38.78 miles

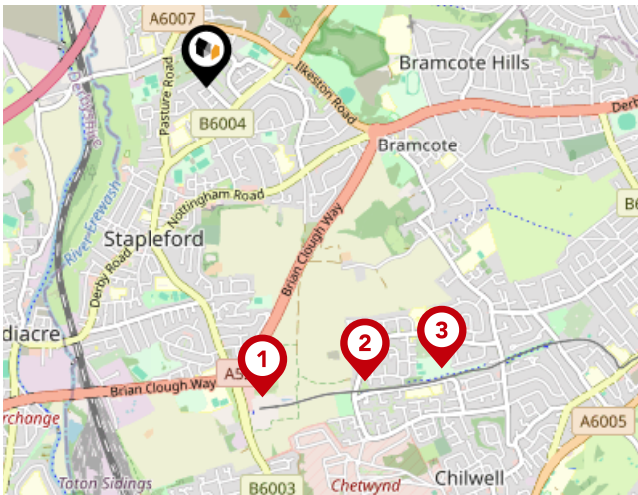
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Garfield Close	0.1 miles
2	Hickings Lane	0.17 miles
3	Braddon Avenue	0.13 miles
4	Brisbane Drive	0.13 miles
5	Braddon Avenue	0.14 miles



Local Connections

Pin	Name	Distance
1	Tram Park & Ride	1.41 miles
2	Inham Road	1.49 miles
3	Eskdale Drive	1.64 miles



Martin & Co. Beeston

Beeston is a thriving town with a tram line connecting residents to surrounding areas with connections directly to the city centre and further afield making it an ideal location for both professionals and families.

At Martin & Co Beeston we support our customers every step of the way in finding their perfect property, and you're offered a dedicated point of contact and regular updates at every stage.

Testimonial 1



Used the letting service of Martin&Co Beeston. The team is easy to deal with and response politely and quickly. Absolutely friendly and patient. Would suggest this agent!

Testimonial 2



Ian, Liz and Ellie at Martin and Co in Beeston were an absolute joy to work with. They're super friendly and get the job done professionally and effectively following up with all parties involved. Would highly recommend and hope to use again.

Testimonial 3



Martin & Co dealt with our recent house move and we were really impressed with their service. They were much better value than the other quotes we received and were so friendly and professional. They gave us some great advice leading to us getting a much better offer than expected. Thank you!



/martincouk



/martinco_uk



/MartinCoUK



/company/martin-&-co-

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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