KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 02nd April 2025

APARTMENT 1, 2 MARSHALLS COURT, SPRING GARDENS, GAINSBOROUGH, DN21 2AG

RICS

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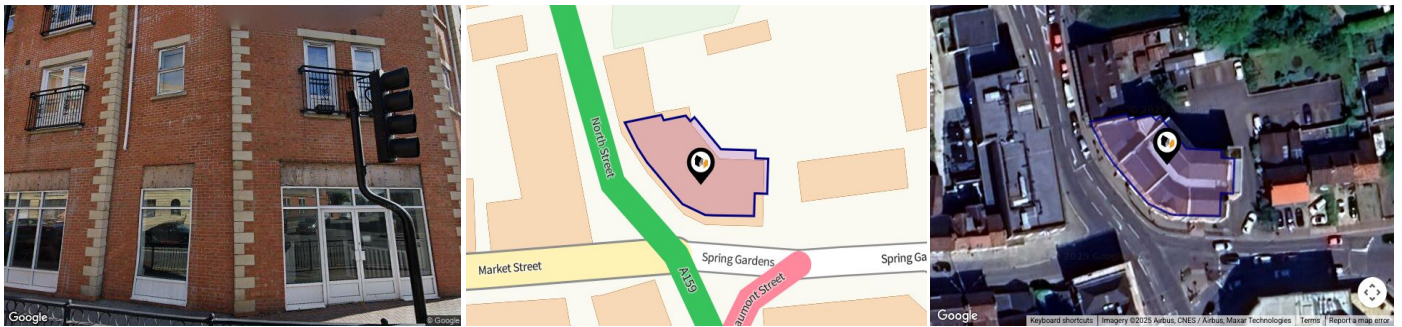
Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	15/03/2007
Floor Area:	645 ft^2 / 60 m^2	**End Date:**	01/01/3005
Plot Area:	0.12 acres	**Lease Term:**	999 years from 1 January 2006
Year Built :	2003-2006	**Term Remaining:**	980 years
Council Tax :	Band A		
Annual Estimate:	£1,520		
Title Number:	LL281356		
UPRN:	10013813168		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	Gainsborough Britannia Works

Flood Risk:
- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   Three   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Freehold Title Plan
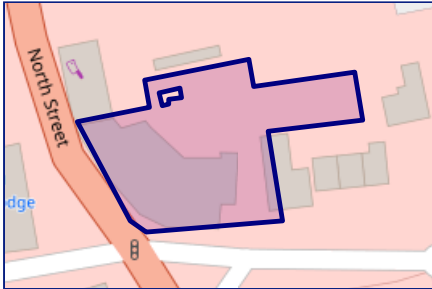
LL222881

Leasehold Title Plan
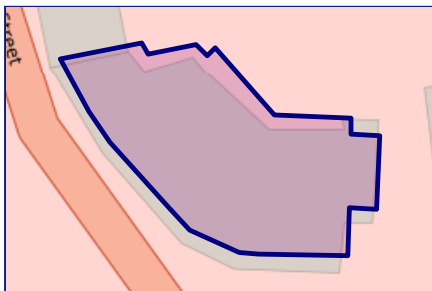
LL281356

Start Date:	15/03/2007
End Date:	01/01/3005
Lease Term:	999 years from 1 January 2006
Term Remaining:	980 years

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1.5 Marshalls Court, Spring Gardens, DN21 2AG

Energy rating

D

Valid until 21.05.2029

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**		
55-68	**D**	64 | D	68 | D
39-54	**E**		
21-38	**F**		
1-20	**G**		

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	60 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
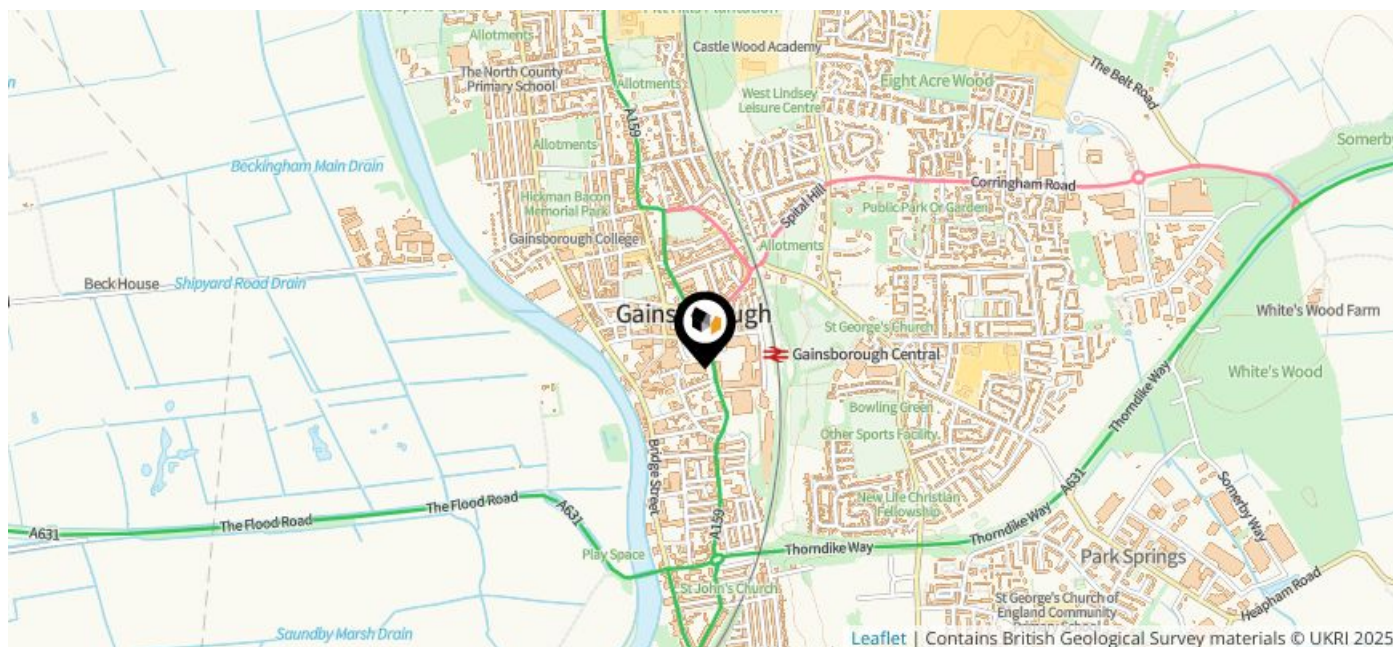
Mine Entry

✕   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.

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.
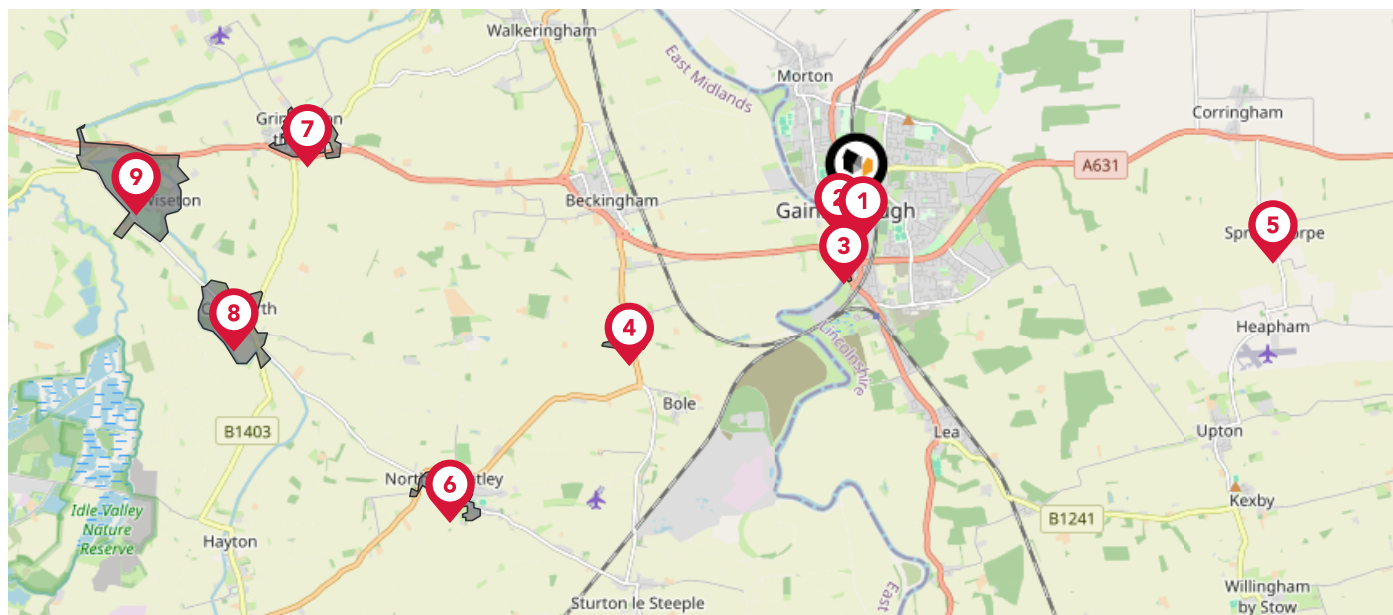

Nearby Conservation Areas

1	Gainsborough Britannia Works
2	Gainsborough Town
3	Gainsborough Riverside
4	Saundby
5	Springthorpe
6	Wheatley
7	Gringley on the Hill
8	Clayworth
9	Wiseton & Drakeholes

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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
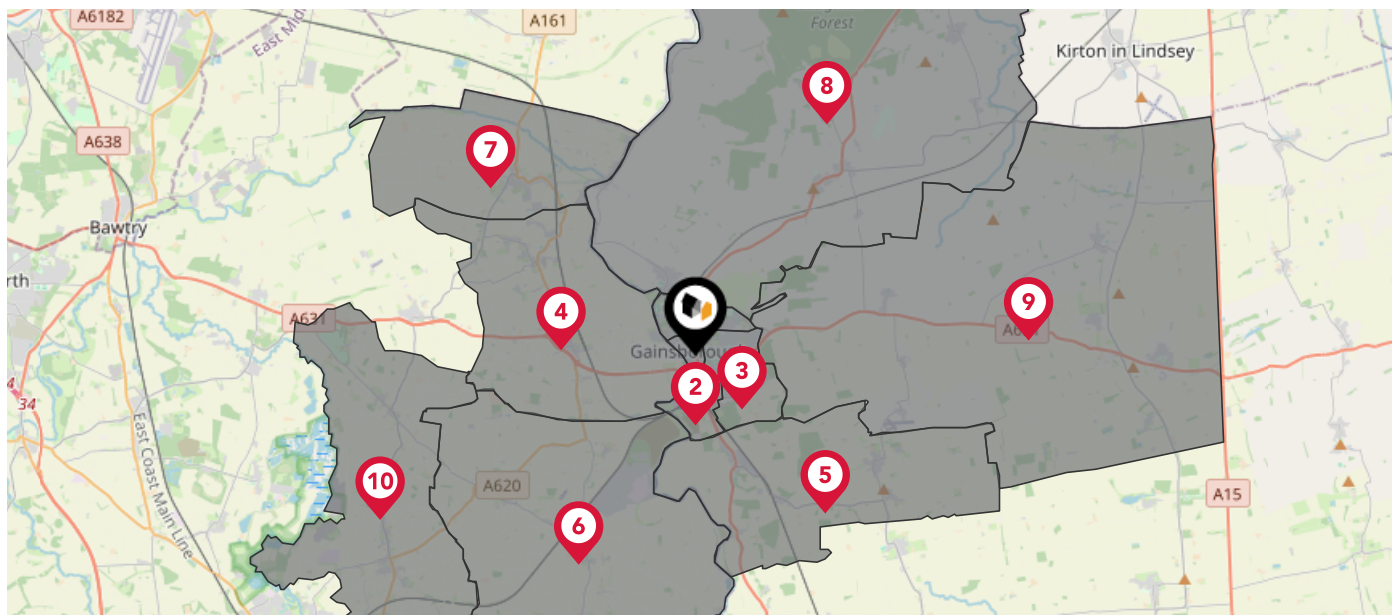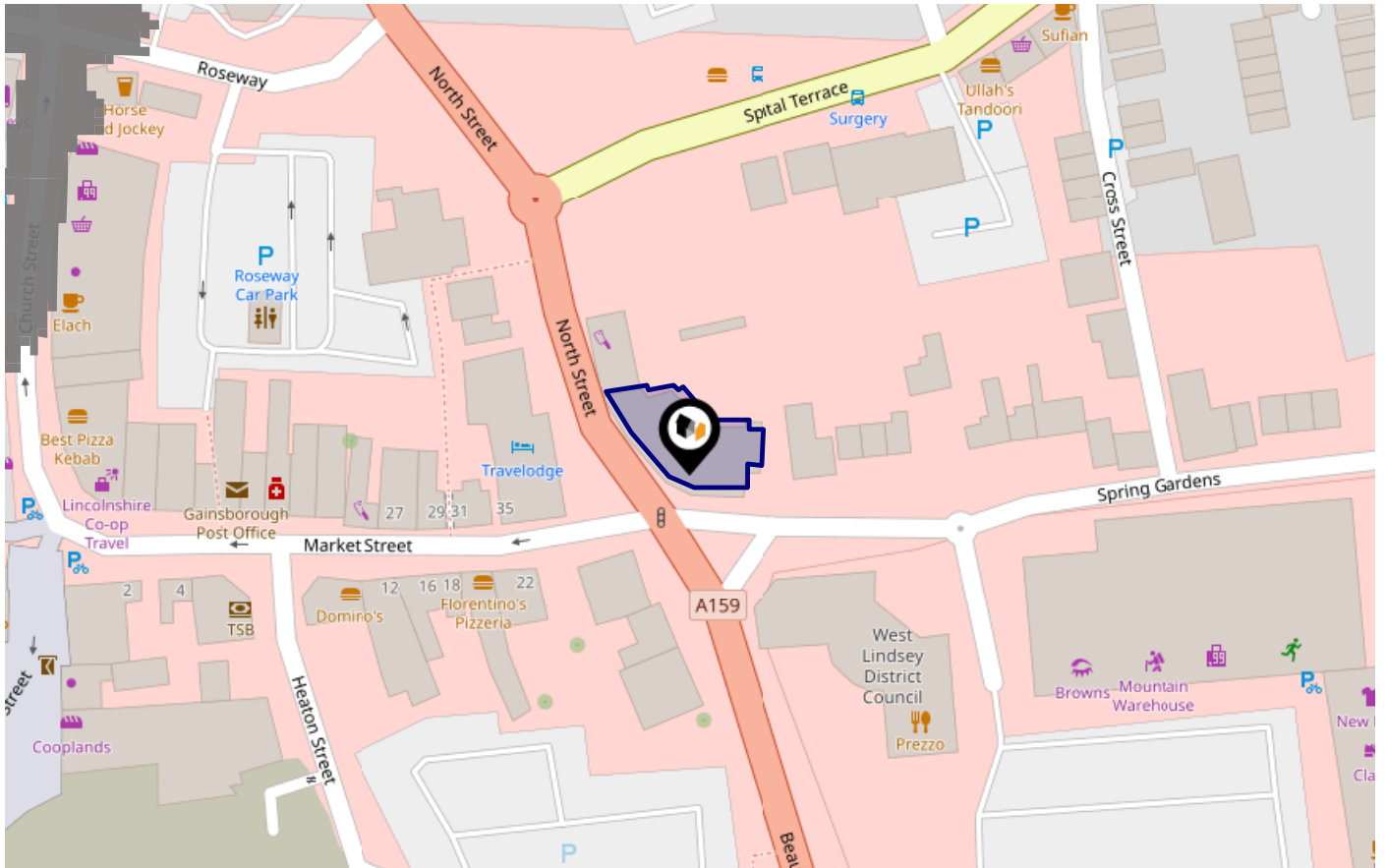

Nearby Council Wards

1	Gainsborough North Ward
2	Gainsborough South-West Ward
3	Gainsborough East Ward
4	Beckingham Ward
5	Lea Ward
6	Sturton Ward
7	Misterton Ward
8	Scotter and Blyton Ward
9	Hemswell Ward
10	Clayworth Ward

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Rivers & Seas - Flood Risk

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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 (0.25%)** in any one year.
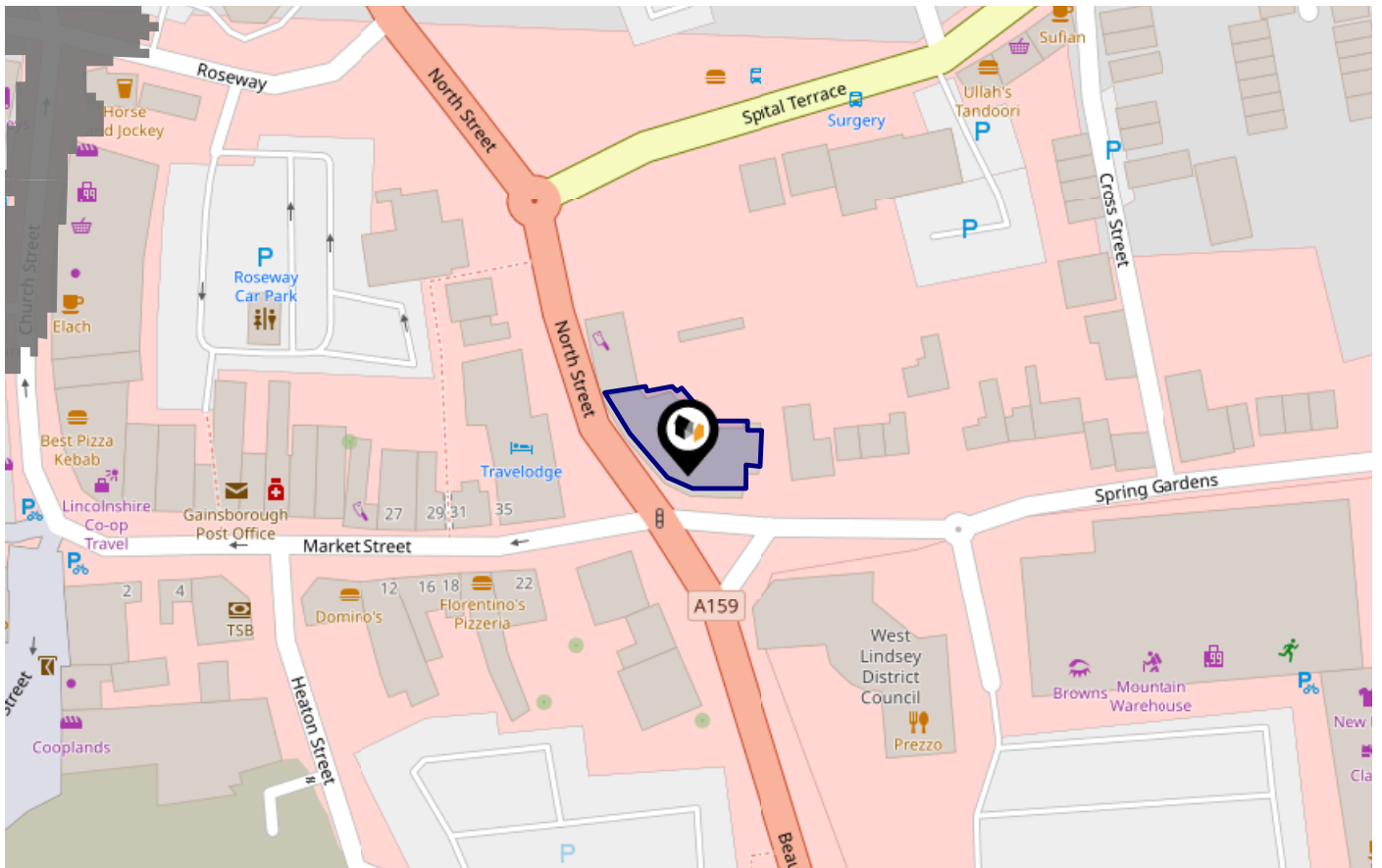- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.

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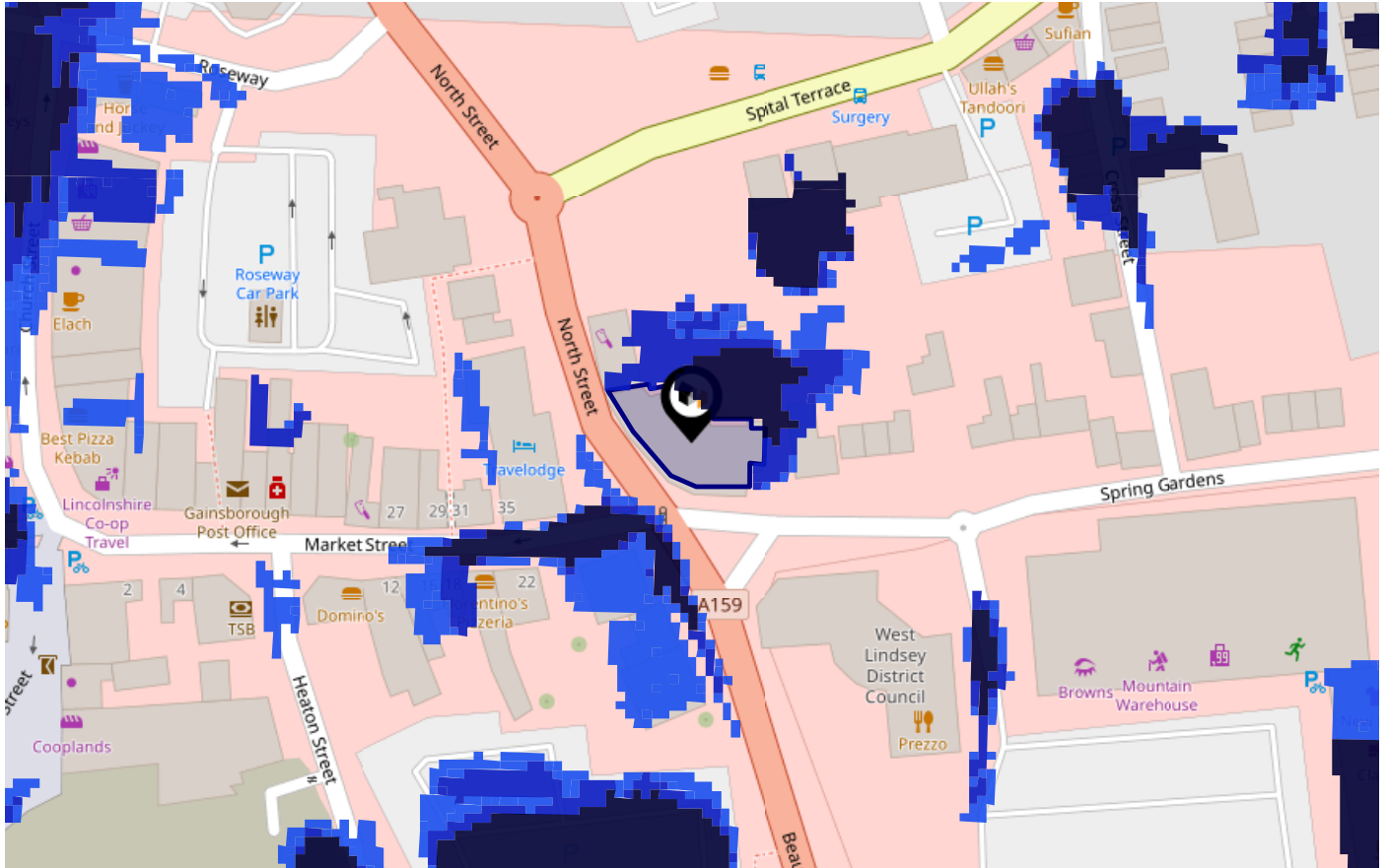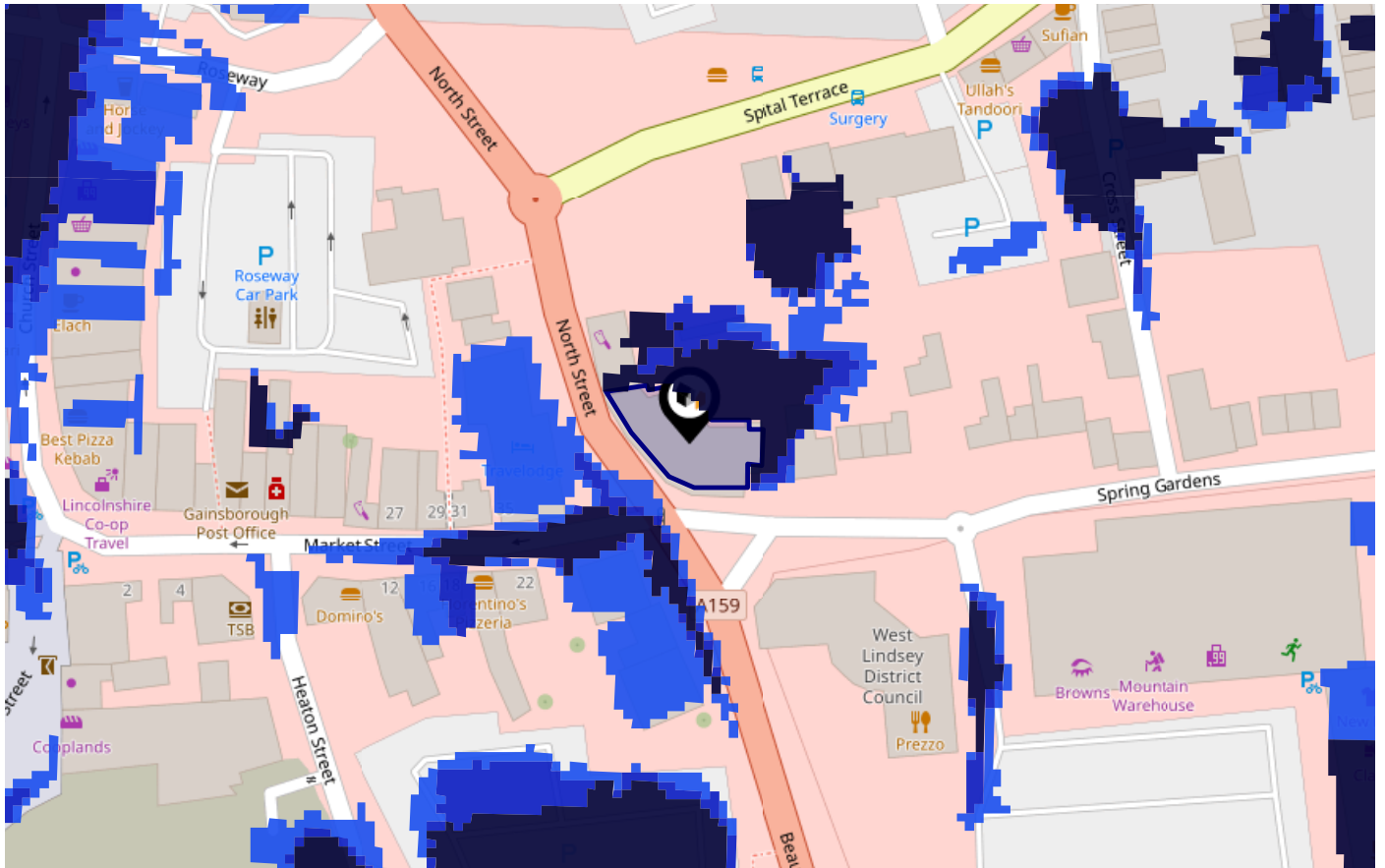- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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KPF - Key Property Facts

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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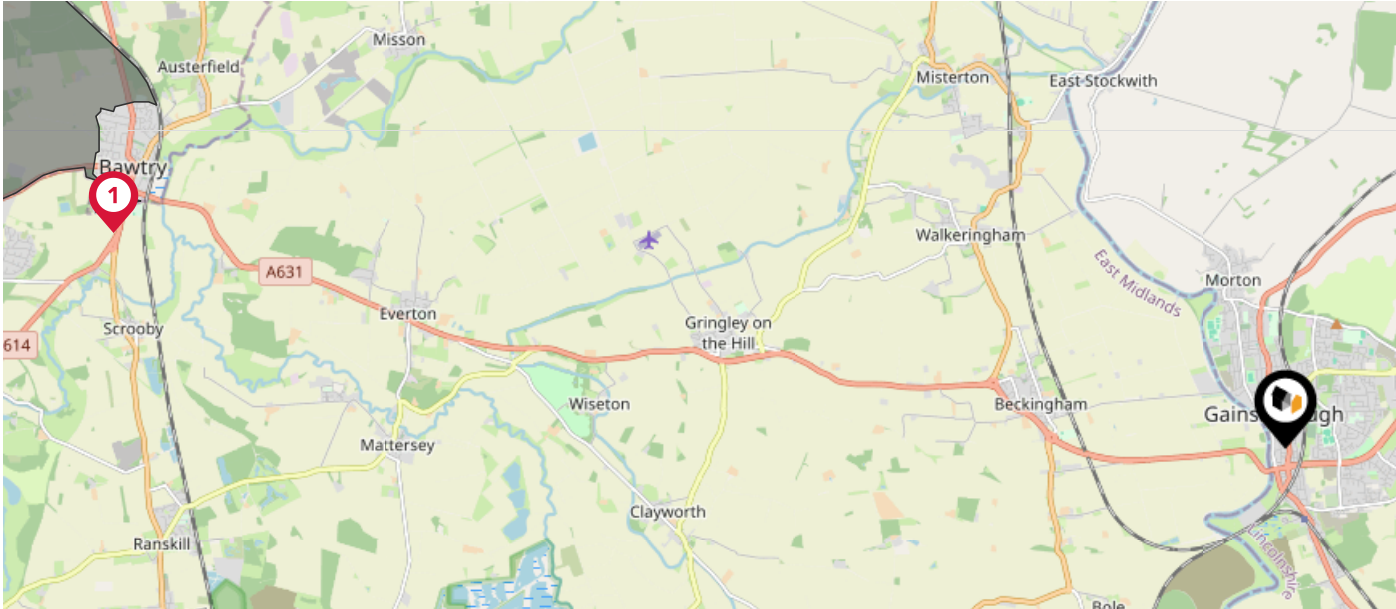■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

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💧💧	Up to 30cm (1ft)	▬▬▬			
💧💧💧	Up to 60cm (2ft)	▬▬▬			

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.

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🌢🌢🌢	Up to 60cm (2ft)				

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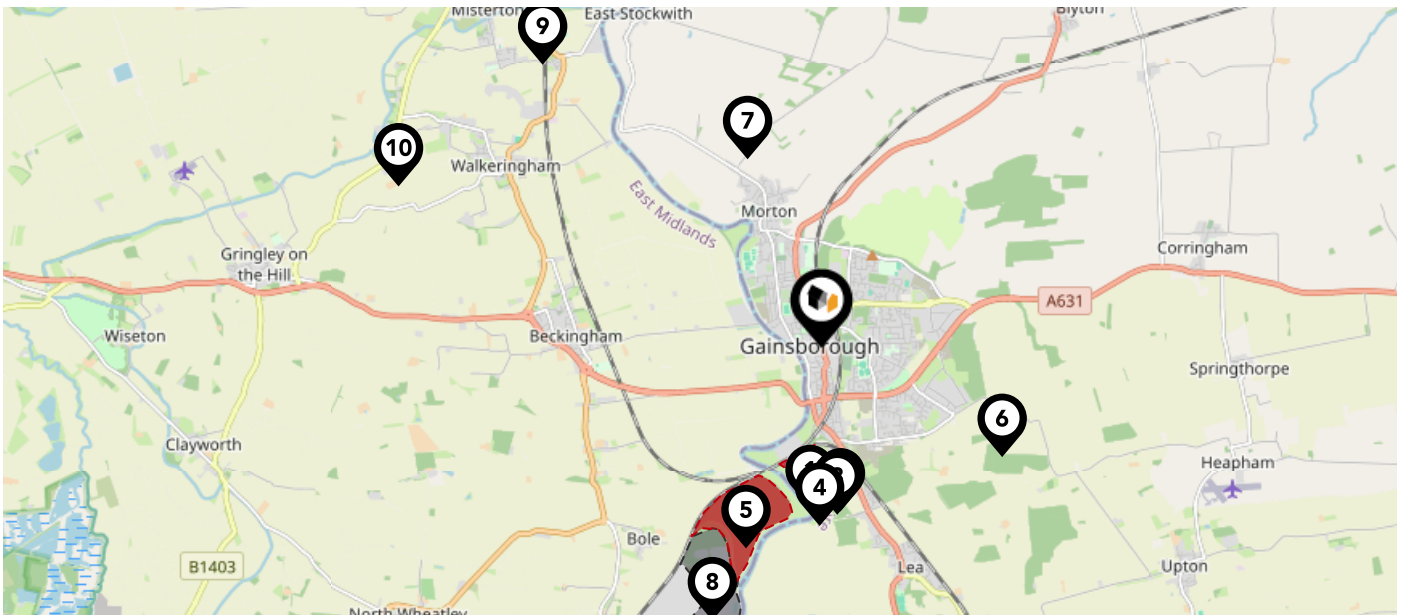

Nearby Green Belt Land

1 South and West Yorkshire Green Belt - Doncaster

Landfill Sites

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	No name provided by source	Active Landfill 🟥
2	EA/EPR/YP3297FZ/A001	Active Landfill 🟥
3	EA/EPR/LP3590CZ/A001	Active Landfill 🟥
4	Lea Road Tip-Gainsborough, Lincolnshire	Historic Landfill ⬜
5	No name provided by source	Active Landfill 🟥
6	Heapham Disused Sewage Treatment Works-Heapham Road, Somerby, Gainsborough, Lincolnshire	Historic Landfill ⬜
7	Laughton Lane-Morton, Lincolnshire	Historic Landfill ⬜
8	West Burton Power Station Tip-West Burton Power Station, Retford	Historic Landfill ⬜
9	Misterton Castings Limited, Misterton-Misterton	Historic Landfill ⬜
10	Refuse Tip off Caves Lane-Caves Lane, Walkeringham, Doncaster, South Yorkshire	Historic Landfill ⬜

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
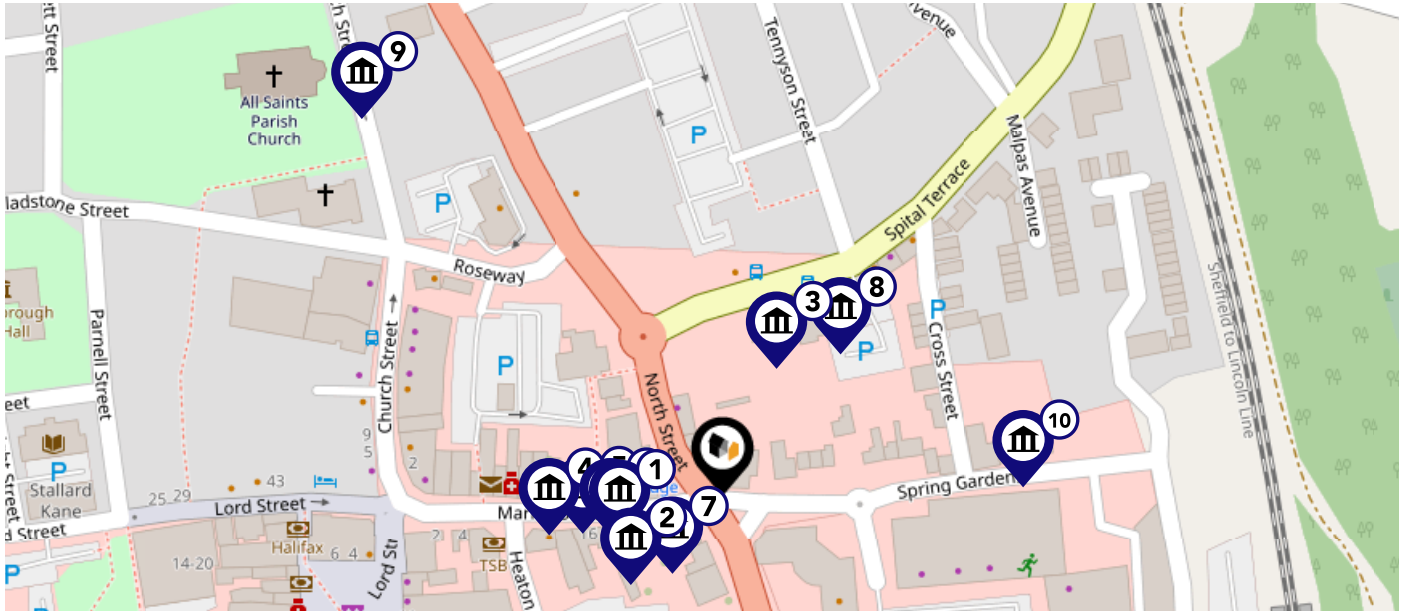
Listed Buildings in the local district	Grade	Distance
1359739 - 35 And 37, Market Street	Grade II	0.0 miles
1168215 - Gainsborough Quaker Meeting House	Grade II	0.0 miles
1063492 - 14, Spital Terrace	Grade II	0.0 miles
1063523 - 25, Market Street	Grade II	0.0 miles
1063524 - 29, Market Street	Grade II	0.0 miles
1168201 - 31 And 33, Market Street	Grade II	0.0 miles
1063525 - County Court Buildings	Grade II	0.0 miles
1168458 - Cleveland House	Grade II	0.1 miles
1063549 - 72-78, Church Street	Grade II	0.1 miles
1063494 - 35 And 37, Spring Gardens	Grade II	0.1 miles
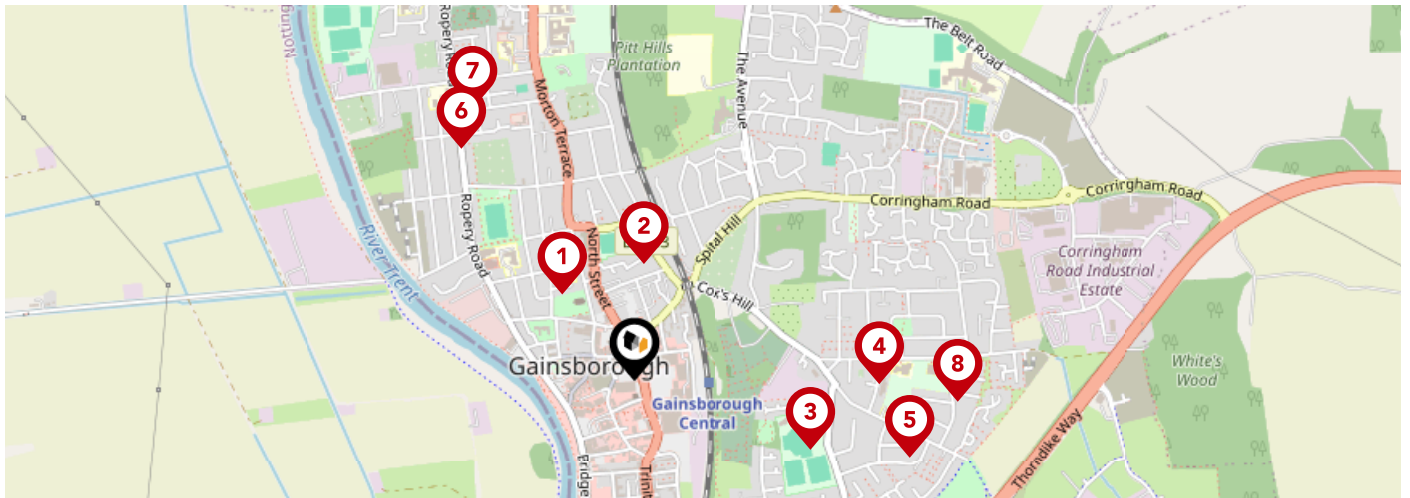
		Nursery	Primary	Secondary	College	Private
1	**The Gainsborough Parish Church Primary School** Ofsted Rating: Requires improvement | Pupils: 294 | Distance:0.25	☐	☑	☐	☐	☐
2	**Handel House Preparatory School** Ofsted Rating: Not Rated | Pupils: 45 | Distance:0.26	☐	☑	☐	☐	☐
3	**Warren Wood - A Specialist Academy** Ofsted Rating: Good | Pupils: 117 | Distance:0.42	☐	☑	☐	☐	☐
4	**White's Wood Academy** Ofsted Rating: Good | Pupils: 206 | Distance:0.54	☐	☑	☐	☐	☐
5	**The Gainsborough Hillcrest Early Years Academy** Ofsted Rating: Outstanding | Pupils: 237 | Distance:0.63	☐	☑	☐	☐	☐
6	**Mercer's Wood Academy** Ofsted Rating: Good | Pupils: 180 | Distance:0.64	☐	☑	☐	☐	☐
7	**The Gainsborough Nursery School** Ofsted Rating: Good | Pupils: 110 | Distance:0.7	☑	☐	☐	☐	☐
8	**The Gainsborough Charles Baines Community Primary School** Ofsted Rating: Good | Pupils: 205 | Distance:0.72	☐	☑	☐	☐	☐

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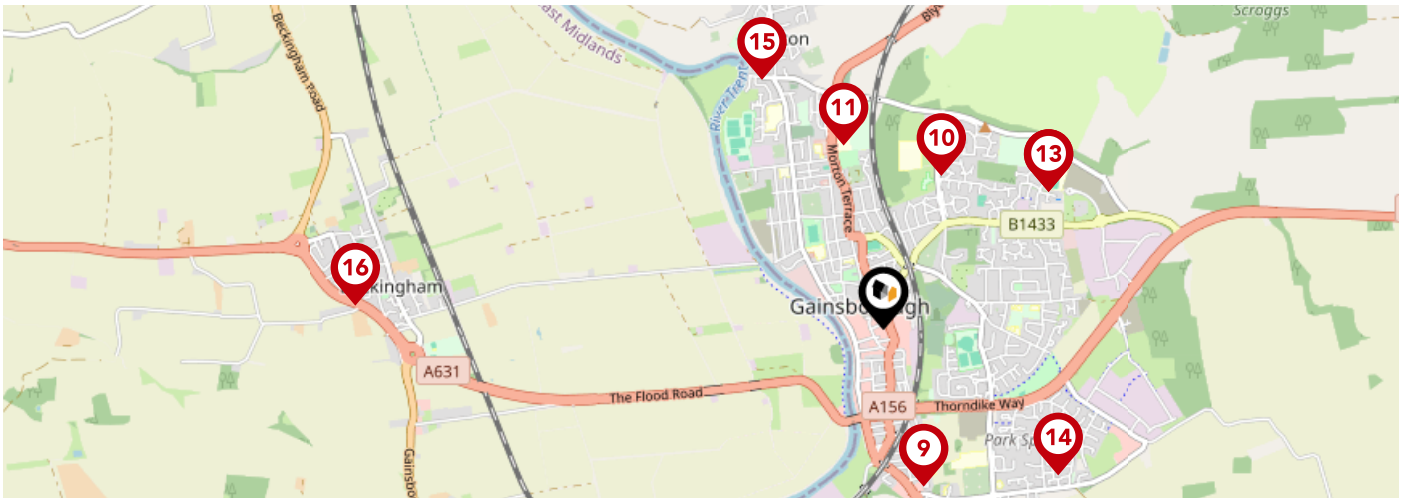
	Nursery	Primary	Secondary	College	Private
9 Benjamin Adlard Primary School Ofsted Rating: Good | Pupils: 236 | Distance:0.72	☐	☑	☐	☐	☐
10 Castle Wood Academy Ofsted Rating: Good | Pupils: 272 | Distance:0.73	☐	☑	☐	☐	☐
11 The Queen Elizabeth's High School, Gainsborough Ofsted Rating: Good | Pupils: 1171 | Distance:0.83	☐	☐	☑	☐	☐
12 The Gainsborough Academy Ofsted Rating: Serious Weaknesses | Pupils: 690 | Distance:0.95	☐	☐	☑	☐	☐
13 Aegir - A Specialist Academy Ofsted Rating: Good | Pupils: 142 | Distance:0.95	☐	☐	☑	☐	☐
14 St George's Church of England Community Primary School, Gainsborough Ofsted Rating: Good | Pupils: 185 | Distance:1.01	☐	☑	☐	☐	☐
15 Morton Trentside Primary School Ofsted Rating: Good | Pupils: 176 | Distance:1.23	☐	☑	☐	☐	☐
16 Beckingham Primary School Ofsted Rating: Good | Pupils: 89 | Distance:2.33	☐	☑	☐	☐	☐

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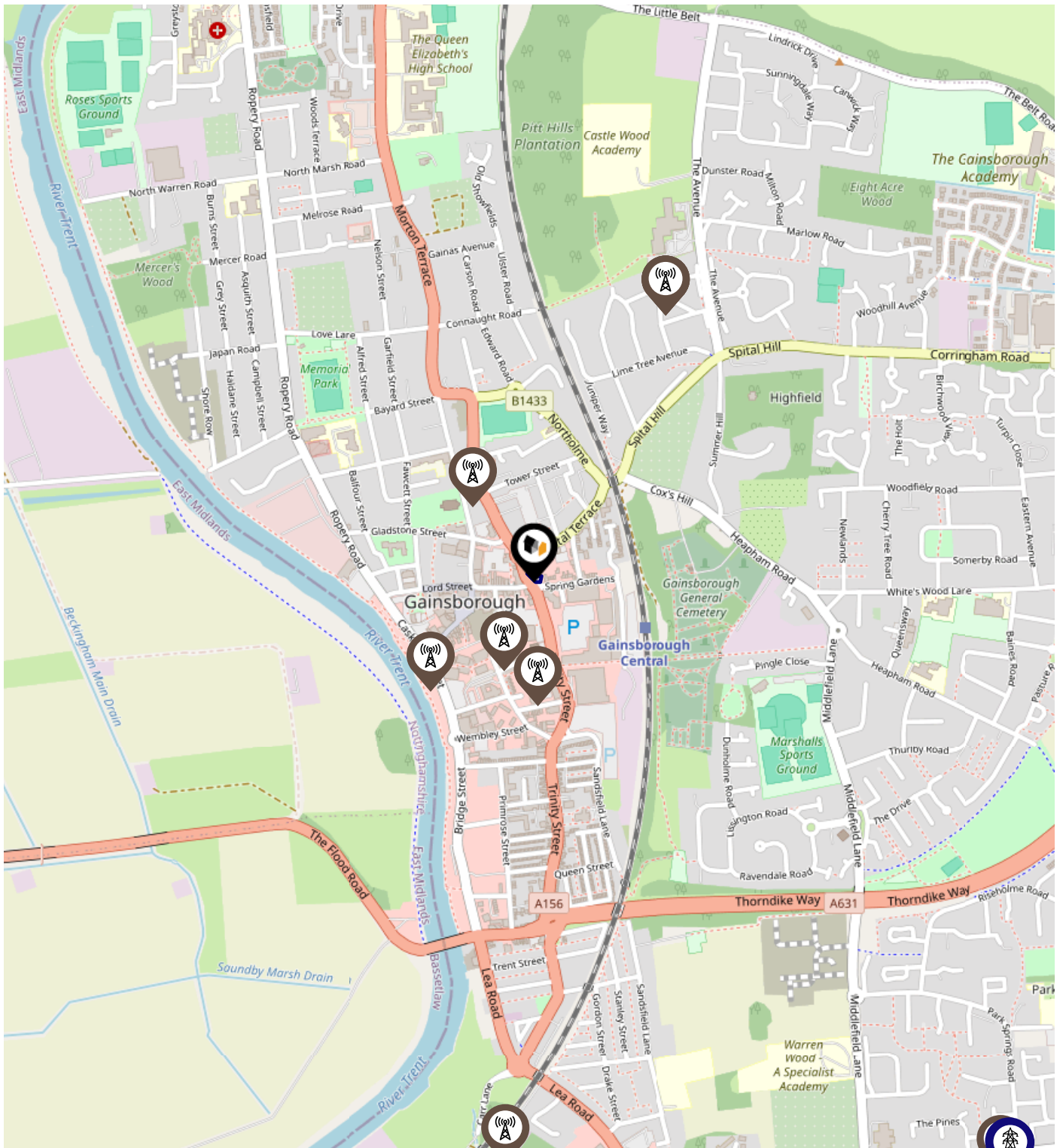
Key:

Power Pylons

Communication Masts

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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).

This Property

1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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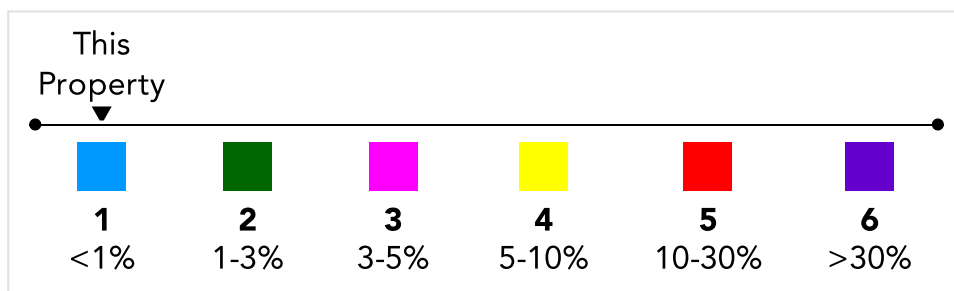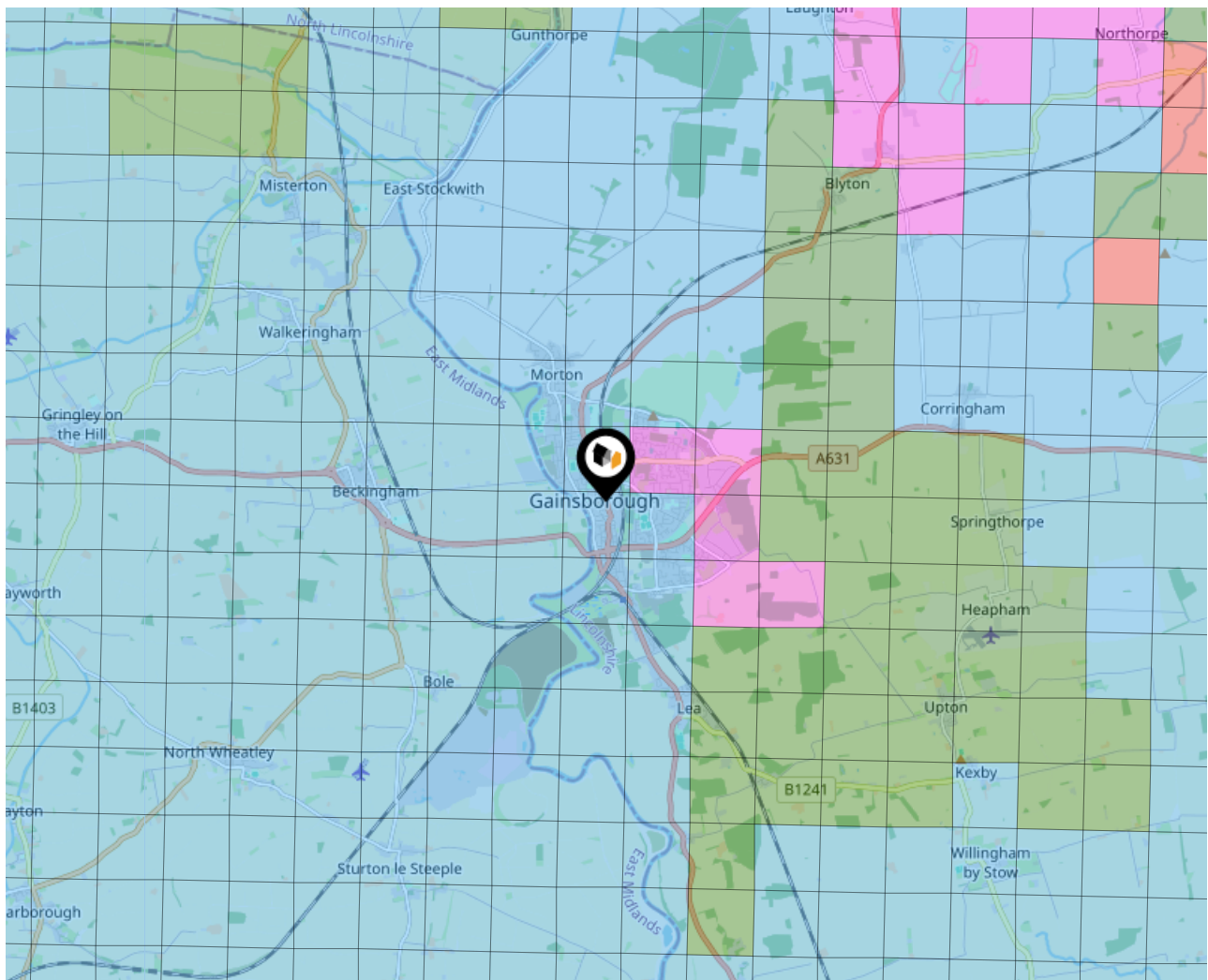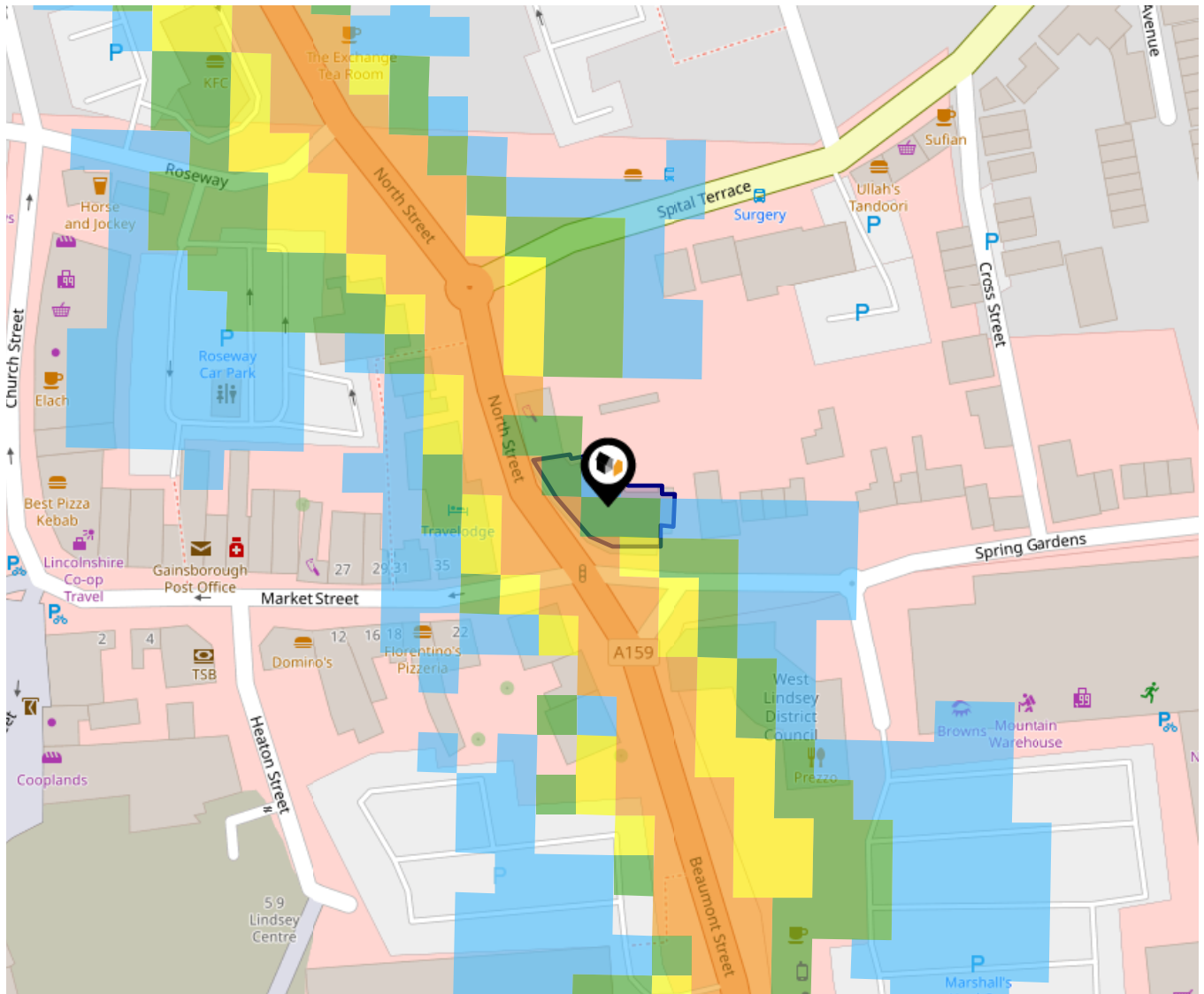
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
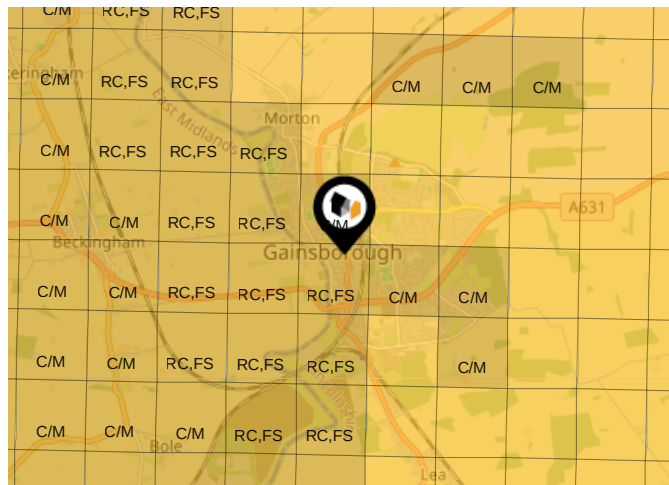
Primary Classifications (Most Common Clay Types)

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

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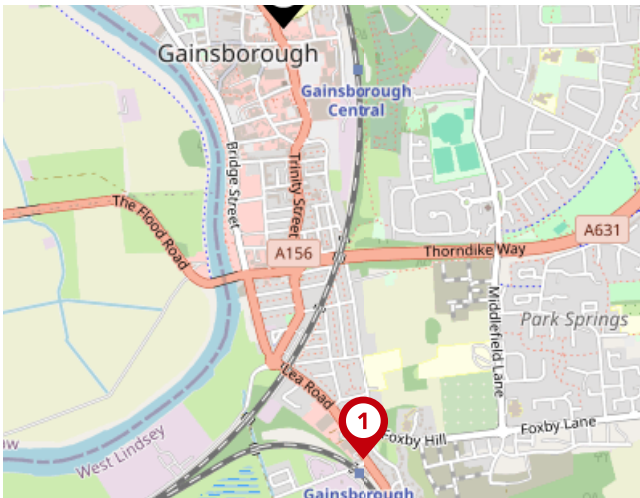
National Rail Stations

Pin	Name	Distance
1	Gainsborough Lea Road Rail Station	0.97 miles
2	Retford Low Level Rail Station	9.28 miles
3	Retford Rail Station	9.28 miles
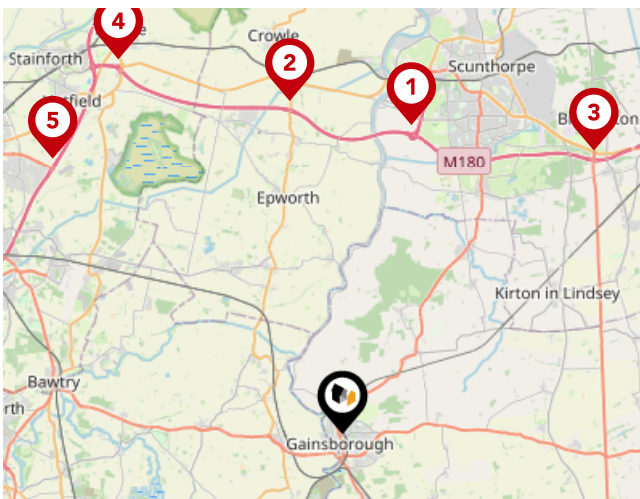
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	11.14 miles
2	M180 J2	11.87 miles
3	M180 J4	13.36 miles
4	M180 J1	15.39 miles
5	M18 J4	14.07 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	11.26 miles
2	Humberside Airport	21.6 miles
3	East Mids Airport	45.91 miles
4	Leeds Bradford Airport	48.72 miles

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Transport (Local)
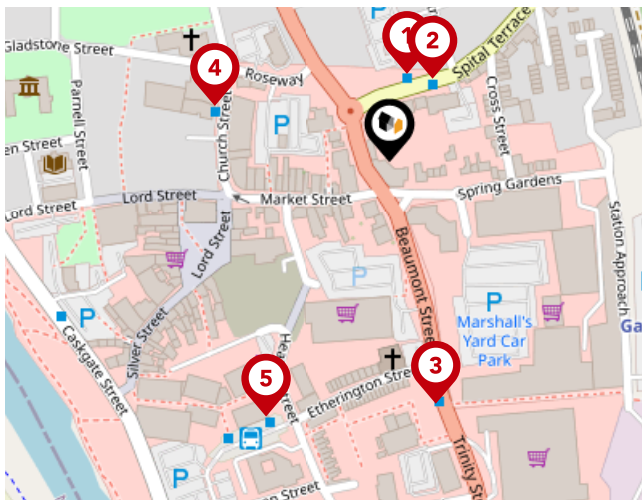
Bus Stops/Stations

Pin	Name	Distance
1	Surgery	0.05 miles
2	Surgery	0.05 miles
3	Marshall's Yard	0.14 miles
4	Gladstone Street	0.1 miles
5	Bus Station	0.16 miles

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Data Quality

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

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