

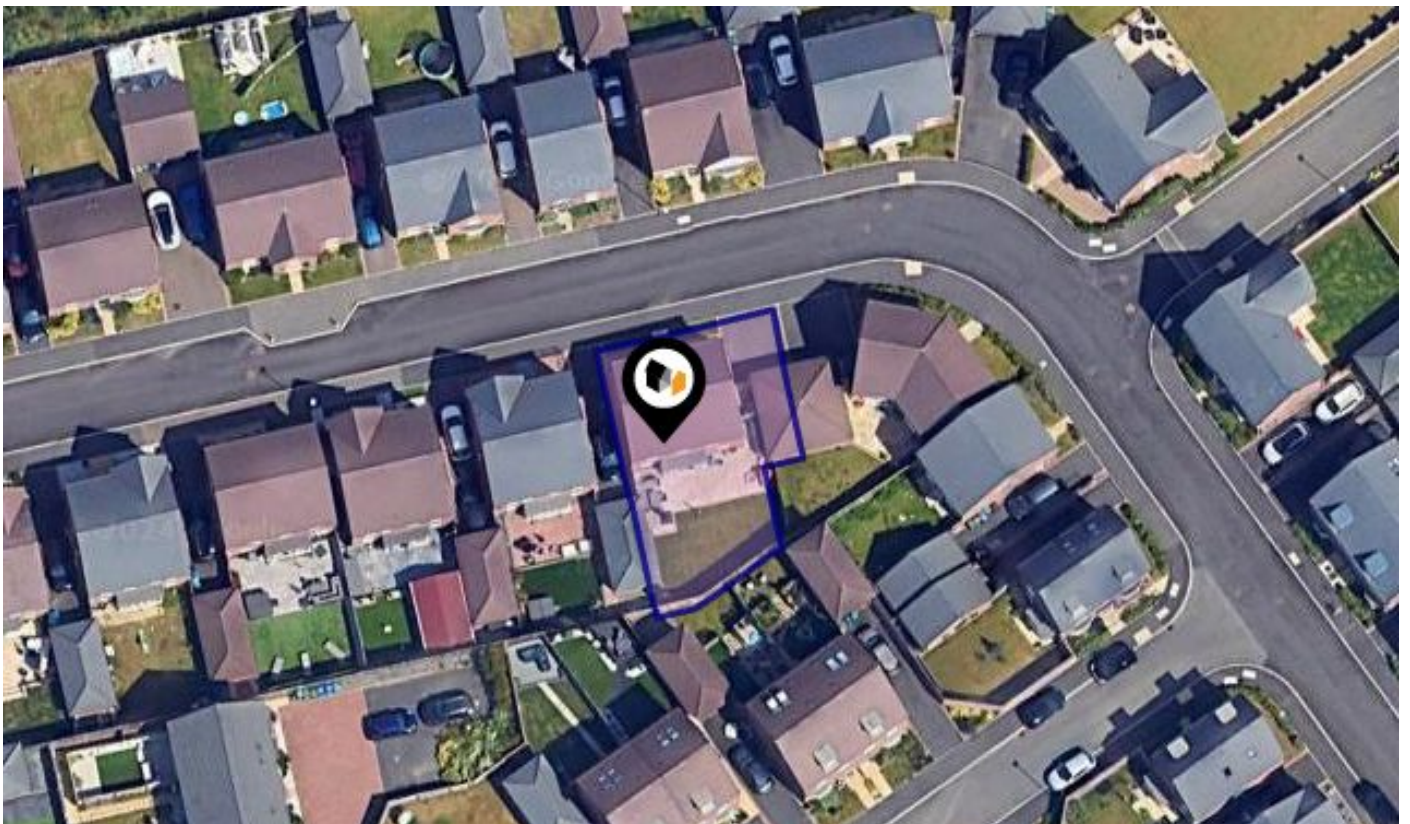


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23<sup>rd</sup> September 2024



**NEPTUNE WAY, MANSFIELD, NG18**

## Mansfield Sales and Lettings Ltd.

3 Carrion Place Berry Hill Mansfield NG18 6BE

01623 575012

rich@mansfieldsalesandlettings.co.uk

www.mansfieldsalesandlettings.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,453 ft <sup>2</sup> / 135 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,916		
<b>Title Number:</b>	NT562237		

## Local Area

<b>Local Authority:</b>	Nottinghamshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>6</b> mb/s	<b>42</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



MANSFIELD, NG18

Energy rating

# B

Valid until 03.02.2031









Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

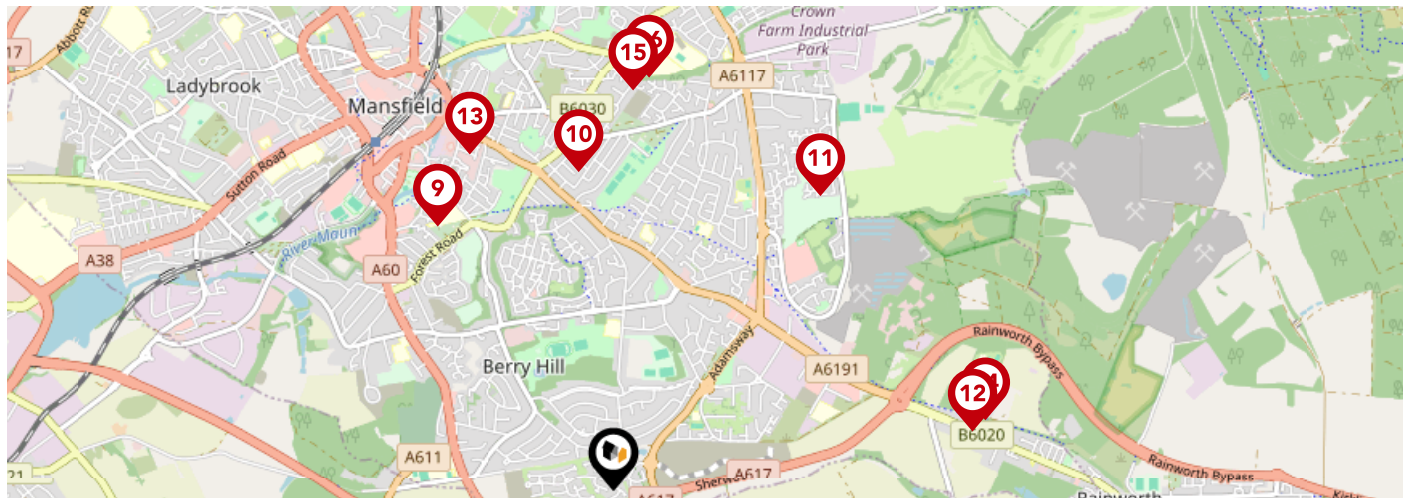
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.27 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system, waste water heat recovery
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.14 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	135 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Berry Hill Primary School</b> Ofsted Rating: Good   Pupils: 451   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's CofE Primary Academy, Mansfield</b> Ofsted Rating: Good   Pupils: 206   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Nottinghamshire College</b> Ofsted Rating: Good   Pupils:0   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High Oakham Primary School</b> Ofsted Rating: Good   Pupils: 465   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Portland College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wynndale Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fountaindale School</b> Ofsted Rating: Not Rated   Pupils: 84   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

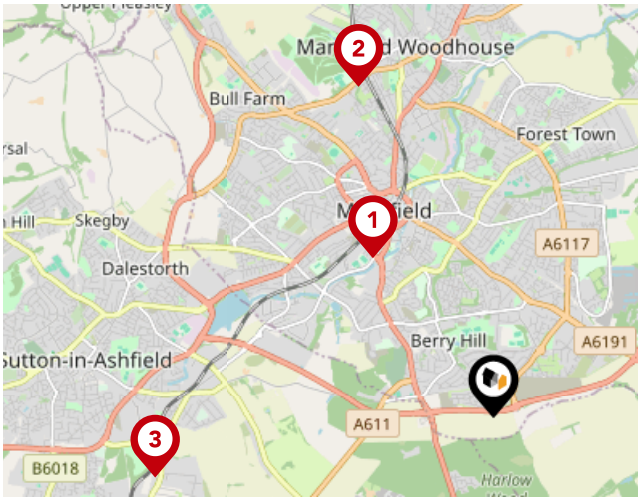
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>King Edward Primary School &amp; Nursery</b> Ofsted Rating: Good   Pupils:0   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Asquith Primary School</b> Ofsted Rating: Requires improvement   Pupils: 326   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Oak Tree Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Heathlands Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mansfield Primary Academy</b> Ofsted Rating: Good   Pupils: 225   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dawn House School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Samworth Church Academy</b> Ofsted Rating: Requires improvement   Pupils: 1011   Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Abbey Primary School</b> Ofsted Rating: Good   Pupils: 454   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

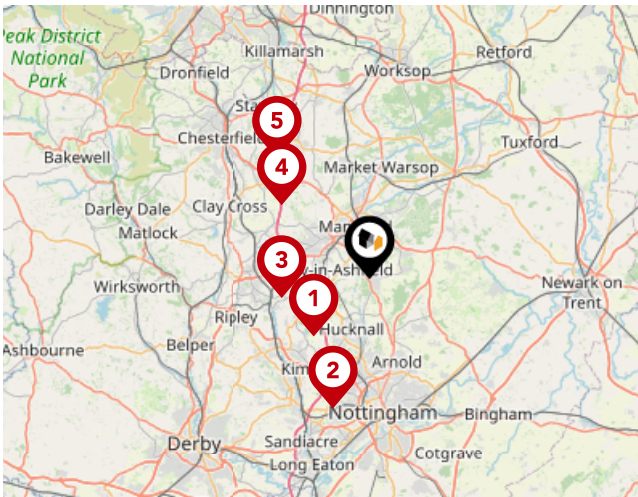
# Area

## Transport (National)



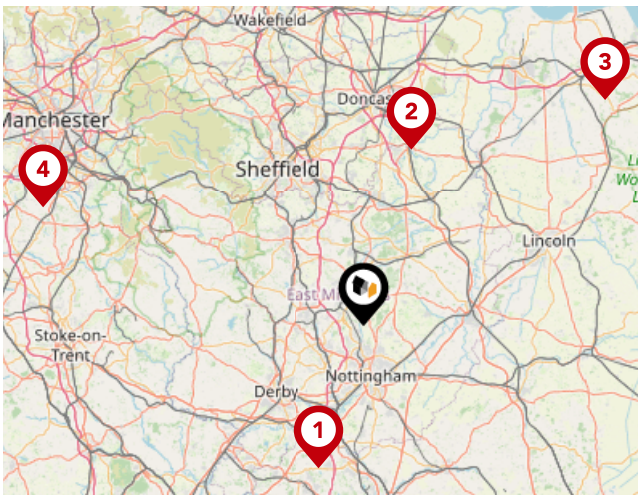
### National Rail Stations

Pin	Name	Distance
1	Mansfield Rail Station	1.78 miles
2	Mansfield Woodhouse Rail Station	3.18 miles
3	Sutton Parkway Rail Station	3.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	5.68 miles
2	M1 J26	9.55 miles
3	M1 J28	6.44 miles
4	M1 J29	8.17 miles
5	M1 J29A	10.78 miles

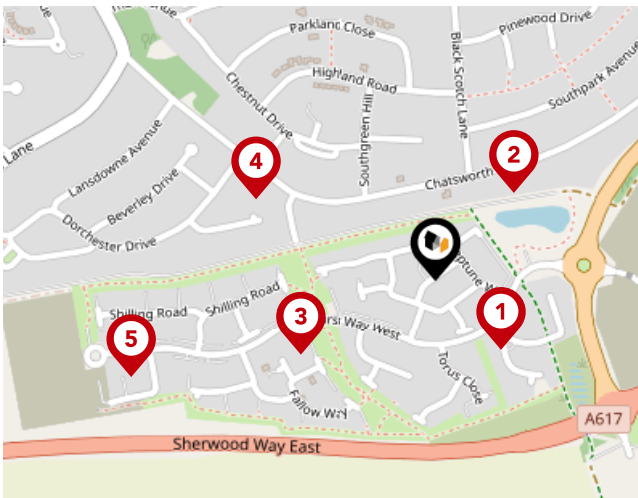


### Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	21.44 miles
2	Finningley	25.73 miles
3	Humberside Airport	46.67 miles
4	Manchester Airport	48.49 miles

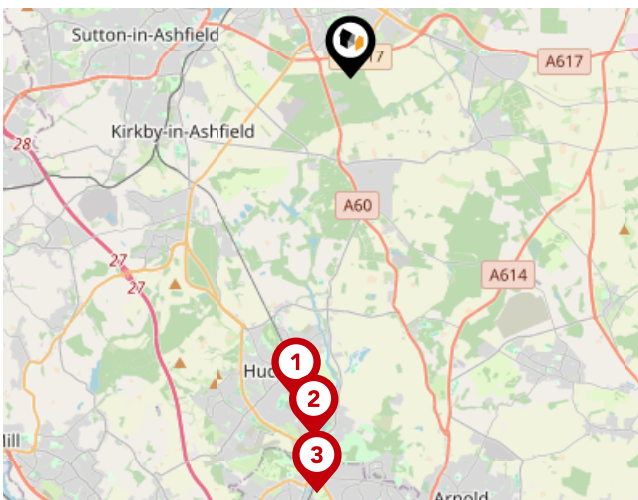
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Neptune Way	0.11 miles
2	Black Scotch Lane	0.13 miles
3	Star Walk	0.17 miles
4	Chestnut Hill	0.22 miles
5	Lindurst Way West	0.35 miles



### Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	5.82 miles
2	Butler's Hill Tram Stop	6.44 miles
3	Moor Bridge Tram Stop	7.43 miles

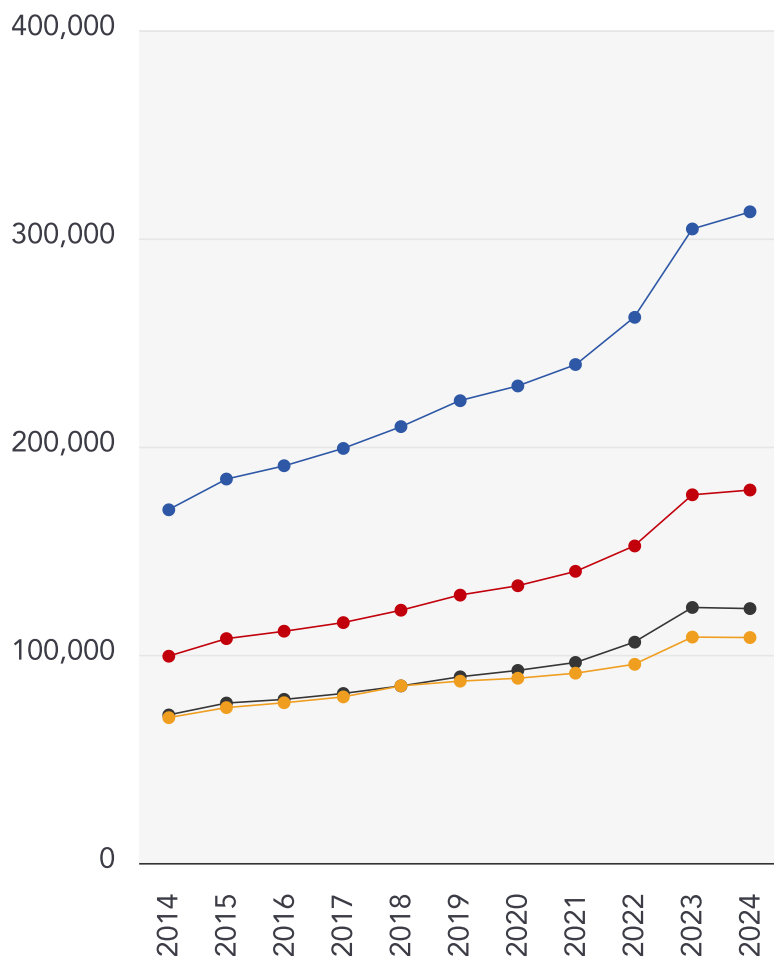


# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in NG18



Detached

**+84.36%**

Semi-Detached

**+80.37%**

Terraced

**+71.85%**

Flat

**+55.11%**



### **Mansfield Sales and Lettings Ltd.**

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Mansfield sales and lettings was established in 2023, after Rich had been working in the financial service industry, Rich was helping solicitors mortgage advisors etc put together sales and purchases of residential properties for buyers and sellers it was a natural progression to take a leap of faith and set up a estate agent's, Rich has a passion for customer service and looking at customer needs Mansfield sales and lettings open hours are a simple example of this they are open 10-8 Monday to Saturday. We have established links to local solicitors mortgage advisors and insurance advisors to help you step by step. We also have Shaun (Development director) who deals with Property Development and Jayne (Operations coordinator) is a member of the British landlords association and has a number of her own properties she rents out, she has been managing lettings for over 25 years.



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### Testimonial 1



Great place, friendly, knowledgeable, professional and go above and beyond.

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### Testimonial 2



Fantastic company, extremely professional and eager to help with any questions or enquiries I had! Definitely recommend!

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### Testimonial 3



Excellent service. Very friendly and knowledgeable and really put me at ease straight away. The communication was great and kept in touch with regular updates.. I would happily recommend to all my friends and family.



/104174165966493



/accounts/login



## Important - Please Read

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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.

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# Mansfield Sales and Lettings Ltd.

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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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