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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd January 2025



KIRKLINGTON ROAD, HOCKERTON, SOUTHWELL, NG25

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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Property

Type:	Shop / Showroom
Bedrooms:	4
Floor Area:	1,829 ft ² / 170 m ²
Plot Area:	2.16 acres
Year Built :	Before 1900
Title Number:	NT465717

Tenure: Freehold

Local Area

Local Authority:	Newark and sherwood
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	73 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

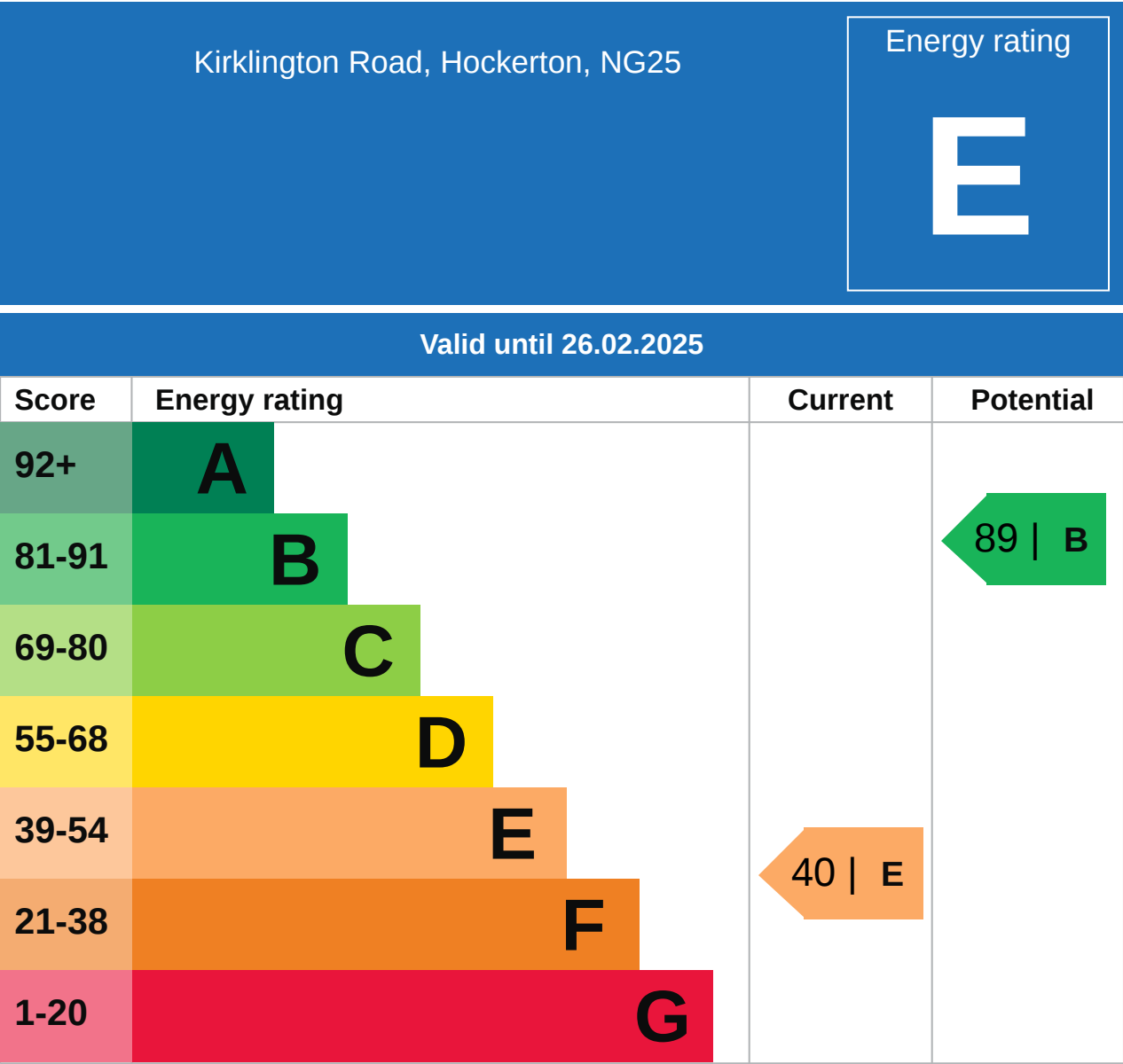


Planning records for: *Kirklington Road, Hockerton, Southwell, NG25*

Reference - 19/01696/FUL
Decision: -
Date: 15th September 2019
Description: Proposed new dwelling (resubmission of 18/02078/FUL)

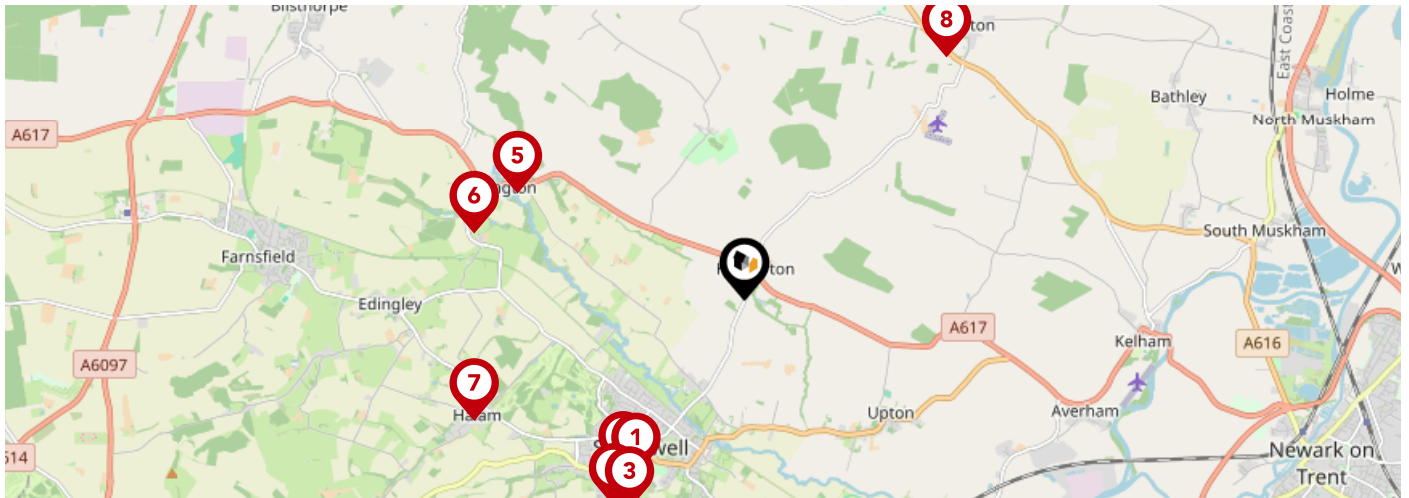
Reference - 18/00559/FUL
Decision: -
Date: 17th March 2018
Description: Demolition of breeze block stables / stores and construct new dwelling

Property
EPC - Certificate

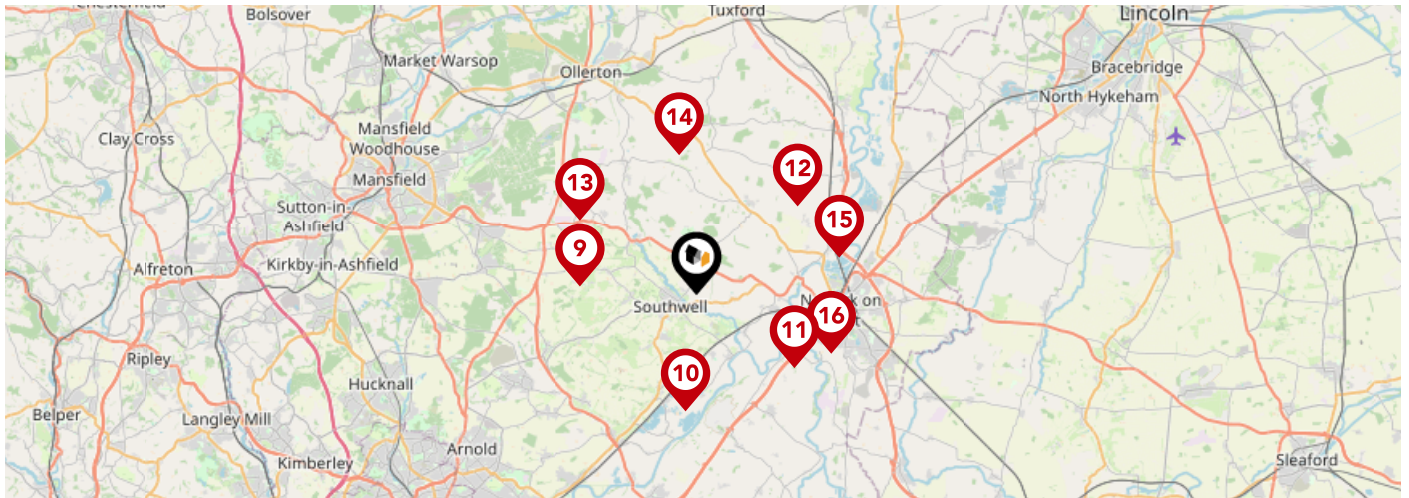


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	170 m ²



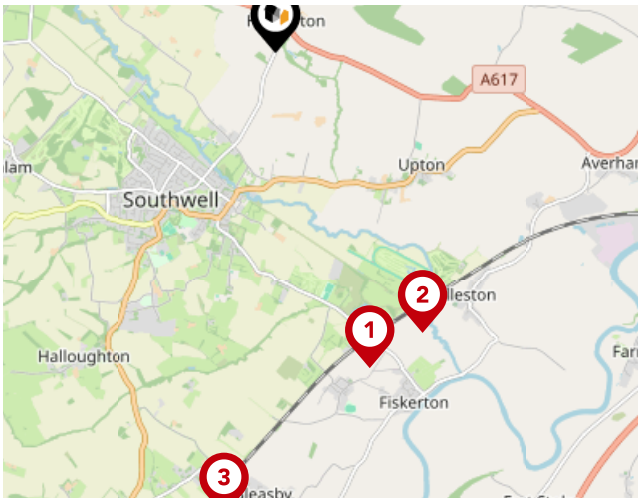
		Nursery	Primary	Secondary	College	Private
1	Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Minster School Ofsted Rating: Good Pupils: 1647 Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holy Trinity CoFE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caunton Dean Hole CoFE Primary School Ofsted Rating: Good Pupils: 28 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Norwell CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bilsthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Kneesall CofE Primary School Ofsted Rating: Good Pupils: 108 Distance:4.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Muskham Primary School Ofsted Rating: Good Pupils: 163 Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

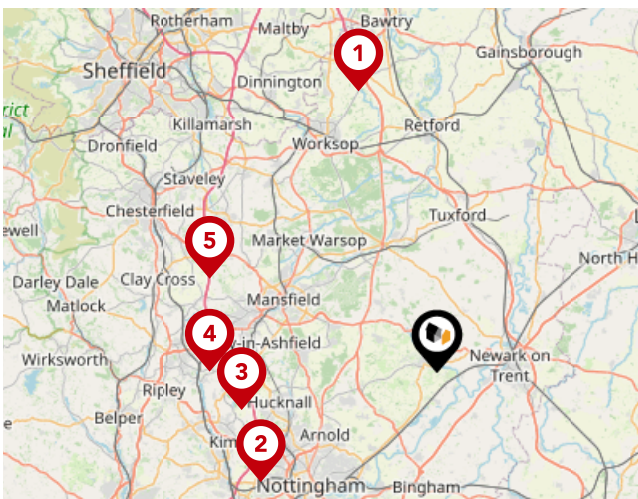
Area

Transport (National)



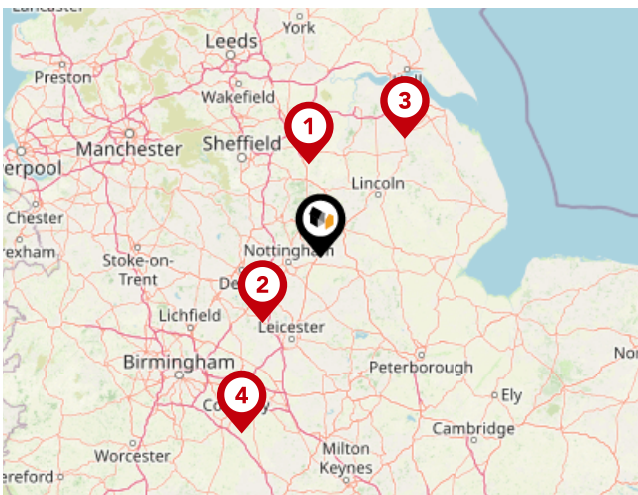
National Rail Stations

Pin	Name	Distance
1	Fiskerton Rail Station	2.93 miles
2	Rolleston Rail Station	2.83 miles
3	Bleasby Rail Station	4.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	20.79 miles
2	M1 J26	14.79 miles
3	M1 J27	14.21 miles
4	M1 J28	16.27 miles
5	M1 J29	17.52 miles

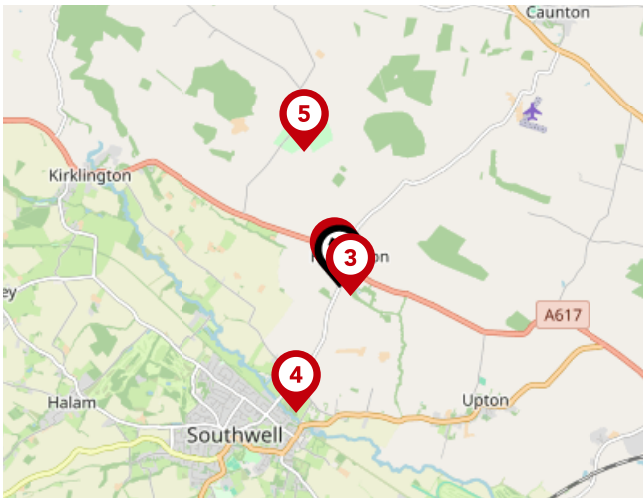


Airports/Helipads

Pin	Name	Distance
1	Finningley	26.46 miles
2	East Mids Airport	25.18 miles
3	Humberside Airport	41.17 miles
4	Baginton	55.57 miles

Area

Transport (Local)



Bus Stops/Stations

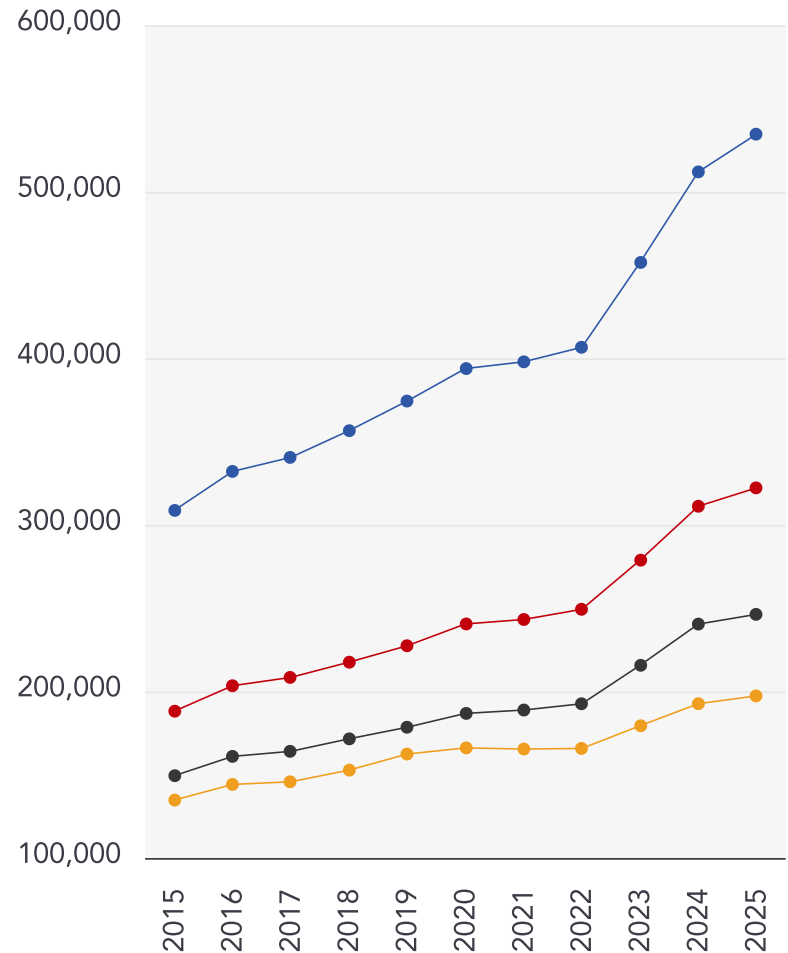
Pin	Name	Distance
1	Nottsbus On Demand	0.05 miles
2	Newark Road	0.09 miles
3	Hockerton Road	0.12 miles
4	Corkhill Lane	1.17 miles
5	Winkburn Lane	1.25 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG25



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

Flat

+46.42%



Alasdair Morrison & Mundys

Lincolnshire's largest estate agency Mundys is expanding into Nottinghamshire after acquiring Alasdair Morrison and Partners in Newark and Southwell.

Mundys, which has two offices in Lincoln and one in Market Rasen, has bought the sales side of the business, taking the total number of offices Mundys owns up to five.

Alasdair Morrison has retained the residential lettings arm of the business as Alasdair Morrison Lettings and will operate as normal from the same offices. He will continue to work in the agency as a consultant.

Senior Partner Simon Bentley said the acquisition has significantly increased Mundys' presence across the East Midlands.

"We're delighted to have acquired Alasdair Morrison's long-standing property sales business," said Simon.

"Alasdair Morrison and Partners is one of the leading estate agents in the area and has provided

Alasdair Morrison & Mundys

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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