

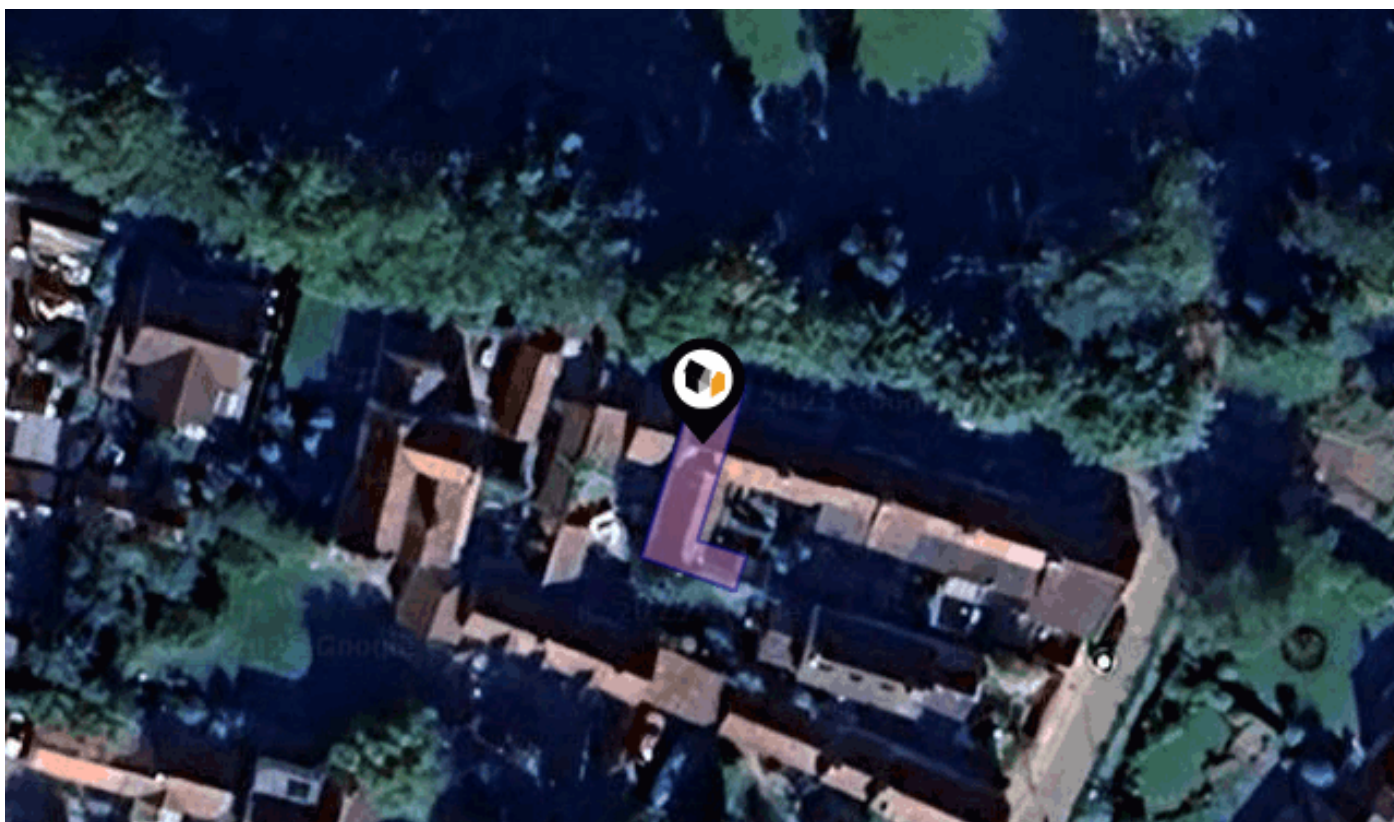


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 25<sup>th</sup> February 2025**



**NEW ROAD, OXTON, SOUTHWELL, NG25**

## Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

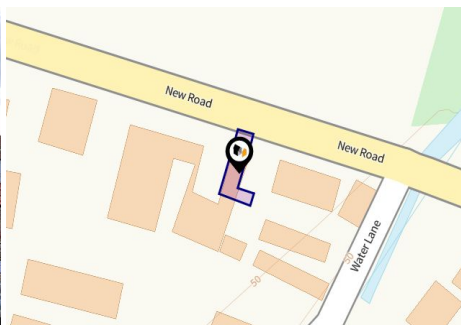
01636 813971

[melissa.trussler@amorrison-mundys.net](mailto:melissa.trussler@amorrison-mundys.net)

<https://amorrison-mundys.net/>



# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,468		
Title Number:	NT217536		

## Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Oxton
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

<b>7</b> mb/s	<b>67</b> mb/s	<b>-</b> mb/s

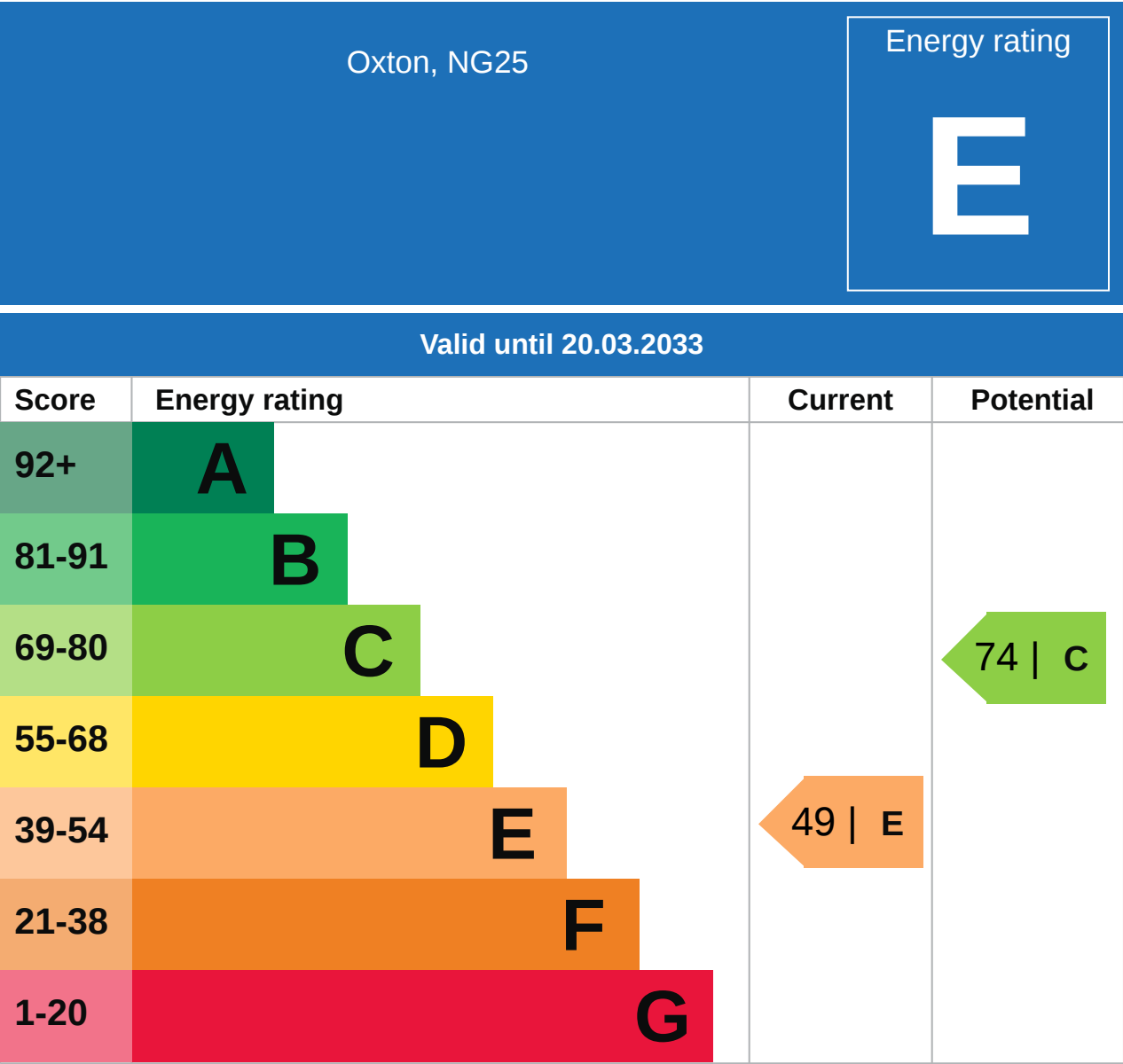
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



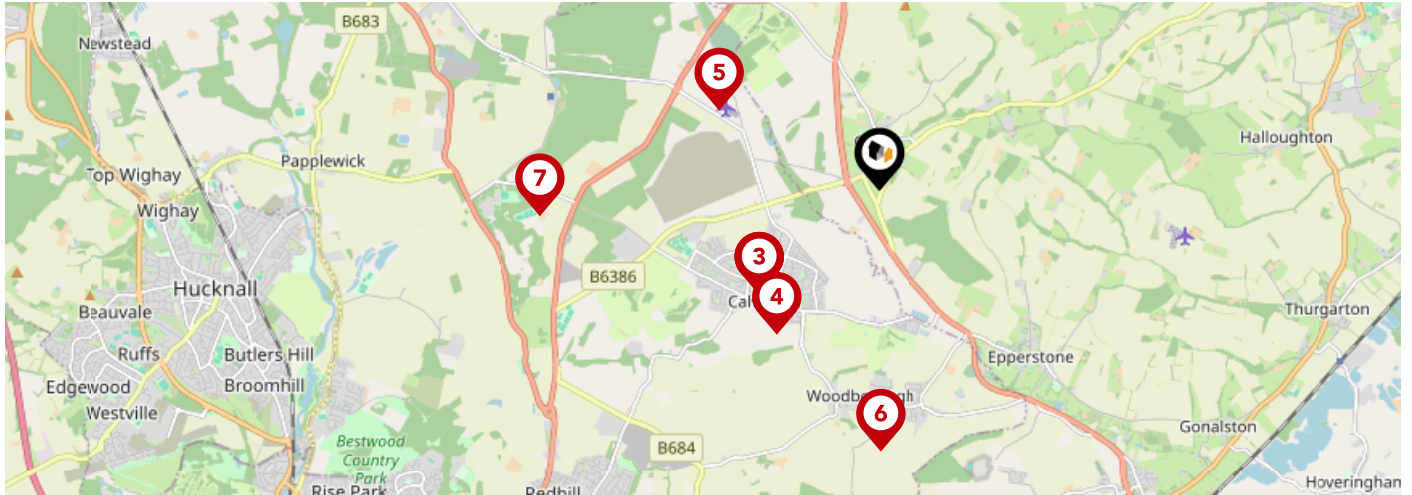
# Property

## EPC - Additional Data



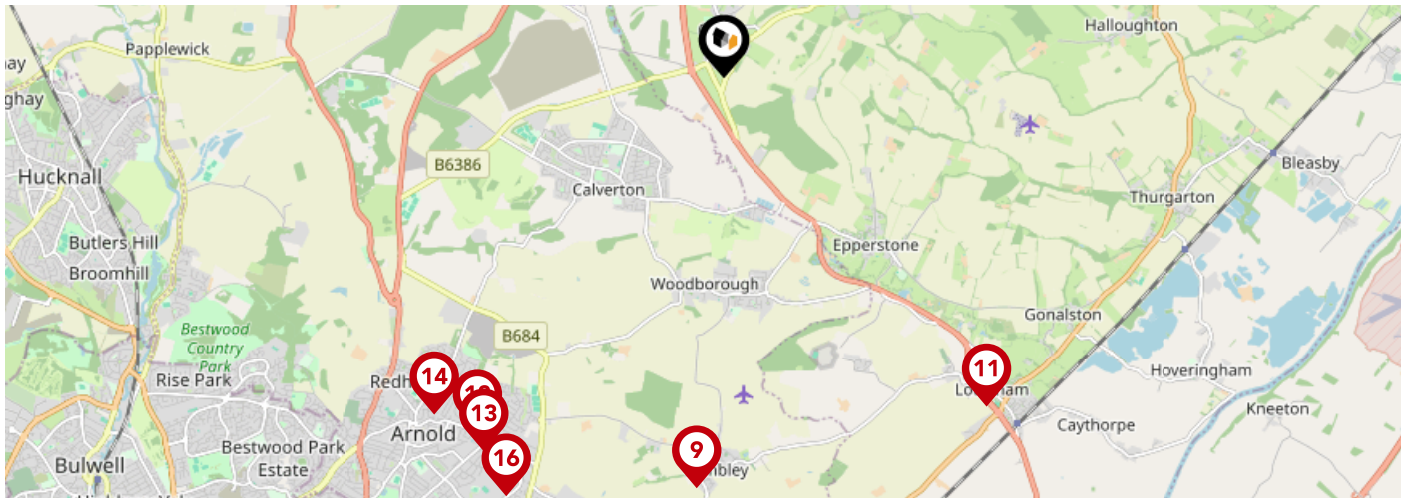
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 73% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	98 m <sup>2</sup>



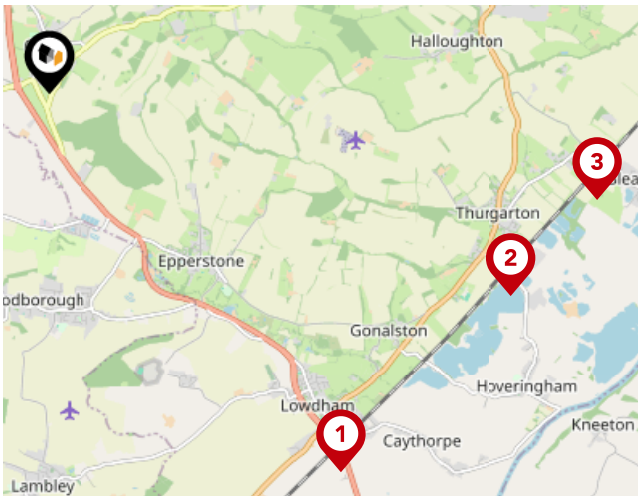
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Manor Park Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sir John Sherbrooke Junior School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Colonel Frank Seely Academy</b> Ofsted Rating: Good   Pupils: 828   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Wilfrid's CofE Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Salterford House School</b> Ofsted Rating: Not Rated   Pupils: 66   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wood's Foundation CofE Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Burntstump Seely CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 72   Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Halam Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



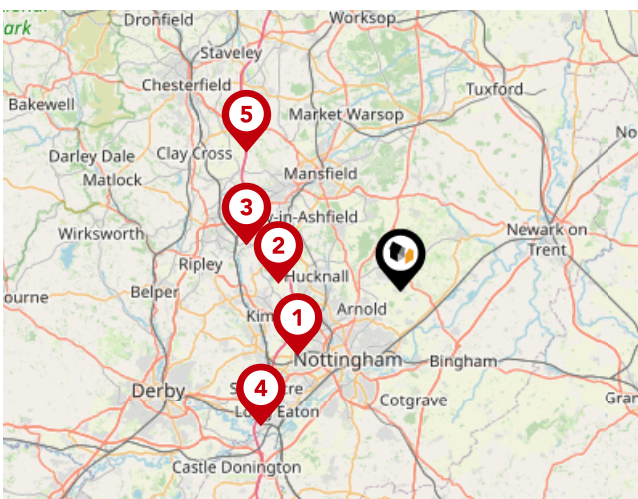
		Nursery	Primary	Secondary	College	Private
	<b>Lambley Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnsfield St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 280   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lowdham CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 198   Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pinewood Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 204   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Killisick Junior School</b> Ofsted Rating: Good   Pupils: 203   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Richard Bonington Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 459   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blidworth Oaks Primary School</b> Ofsted Rating: Good   Pupils: 369   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coppice Farm Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:4.2	<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	Lowdham Rail Station	4.26 miles
2	Thurgarton Rail Station	4.49 miles
3	Bleasby Rail Station	4.98 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	8.57 miles
2	M1 J27	8.65 miles
3	M1 J28	11.41 miles
4	M1 J25	13.83 miles
5	M1 J29	14.71 miles

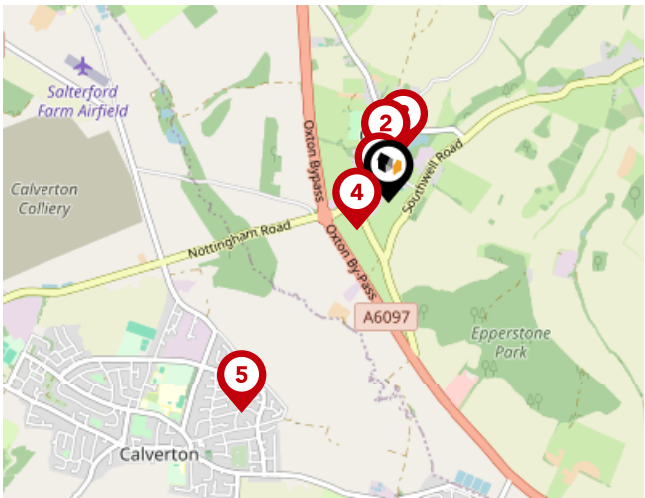


## Airports/Helipads






Pin	Name	Distance
1	East Mids Airport	19.36 miles
2	Finningley	29.53 miles
3	Humberside Airport	46.94 miles
4	Birmingham Airport	50.19 miles

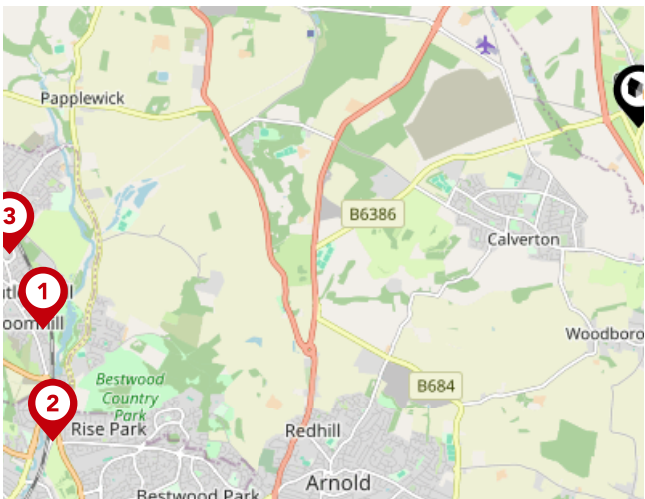
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	New Road	0.06 miles
	Home Court	0.19 miles
	Blind Lane	0.24 miles
	Nottingham Road	0.19 miles
	Broom Road	1.14 miles



### Local Connections

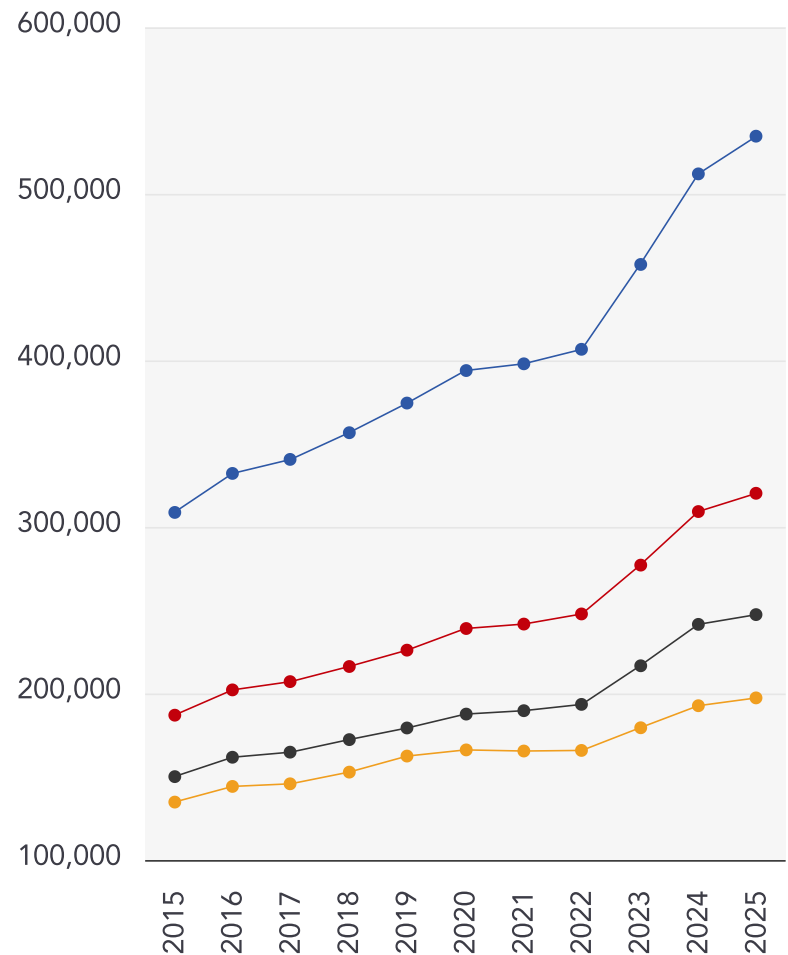
Pin	Name	Distance
	Butler's Hill Tram Stop	5.59 miles
	Moor Bridge Tram Stop	5.92 miles
	Hucknall Tram Stop	5.72 miles

# 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

## About Us



### Alasdair Morrison & Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice

# 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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### Alasdair Morrison & Mundys

22 King Street, Southwell,  
Nottinghamshire, NG25 0EN  
01636 813971  
[melissa.trussler@amorrison-mundys.net](mailto:melissa.trussler@amorrison-mundys.net)  
<https://amorrison-mundys.net/>

