

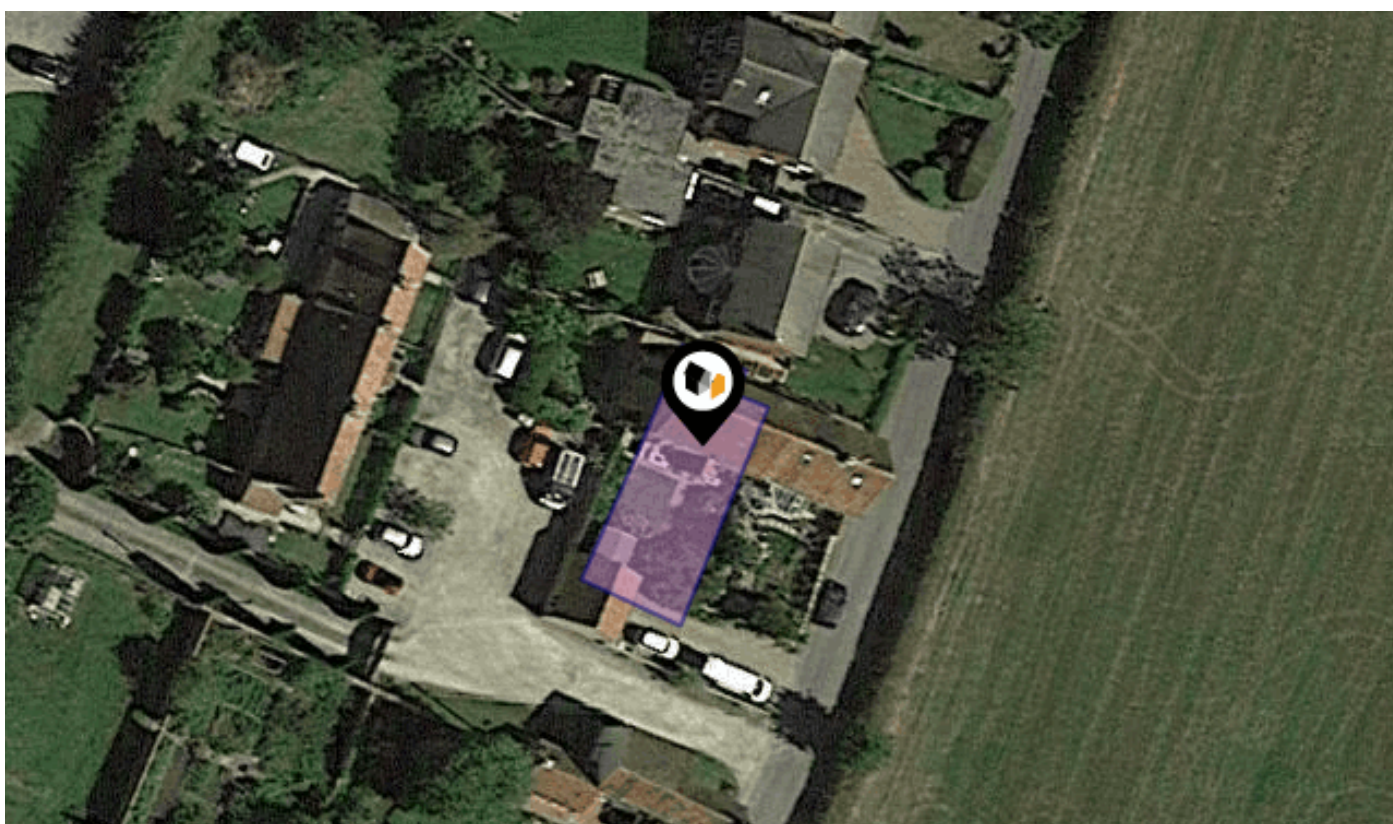


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**PARKINS ROW, CAUNTON, NEWARK, NG23**

## Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,237 ft <sup>2</sup> / 115 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,193		
Title Number:	NT248130		

## Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Caunton
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>19</b>	<b>80</b>	<b>-</b>
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)

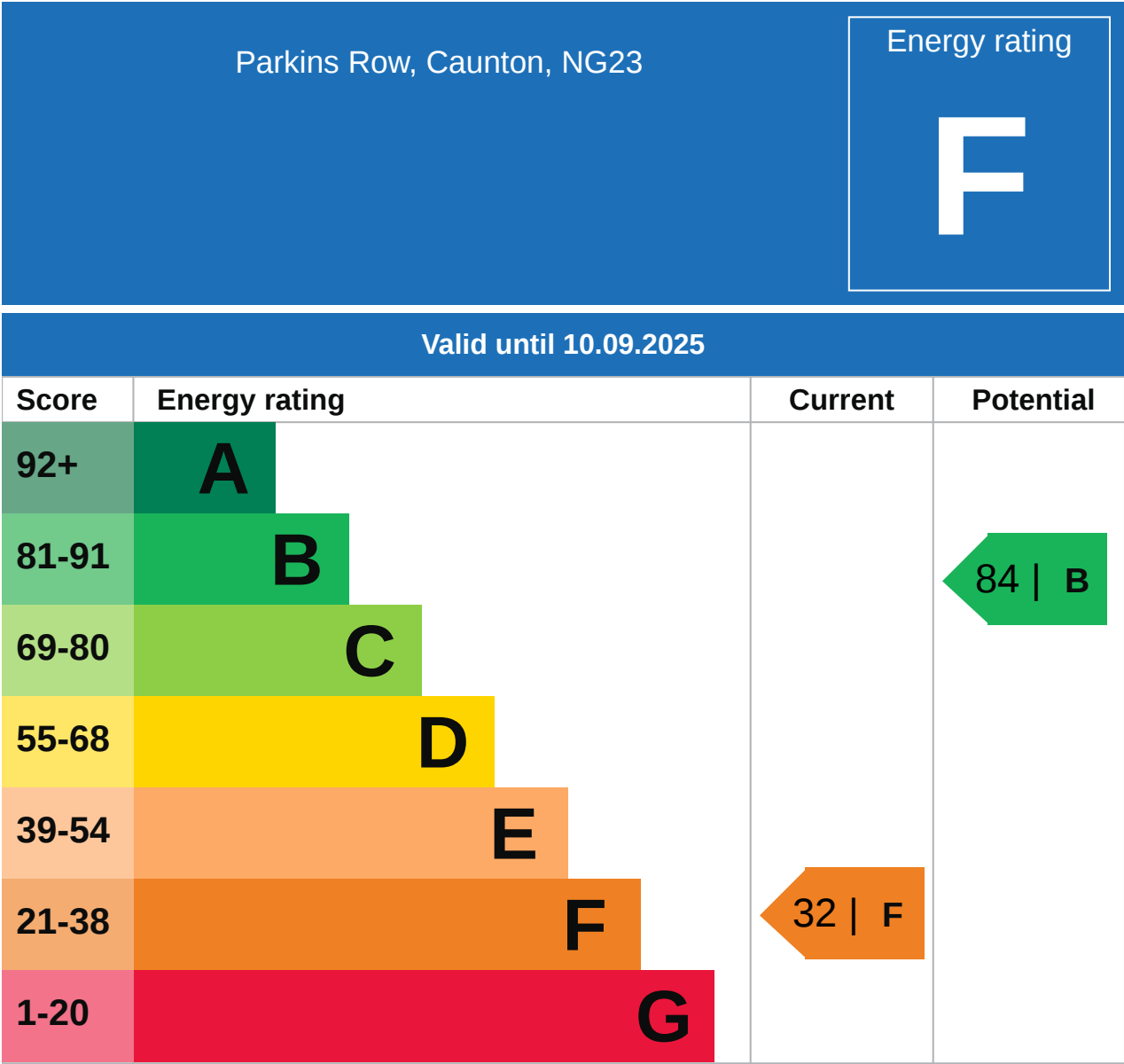


### Satellite/Fibre TV Availability:



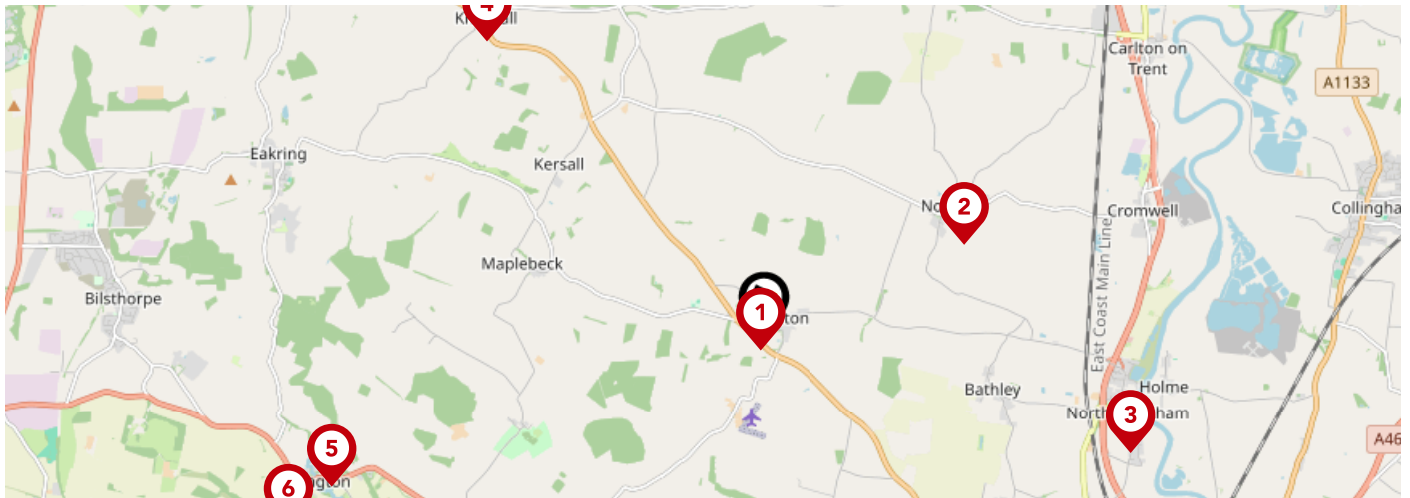
# Property

## EPC - Certificate



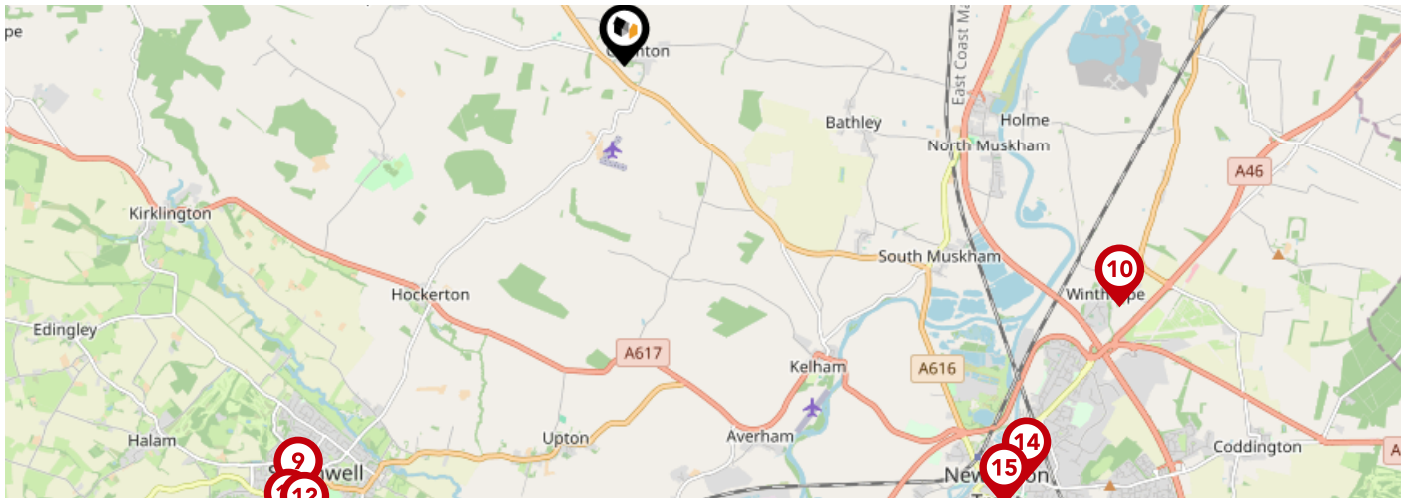
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Assessment for green deal
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Single glazing
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 17% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	115 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Caunton Dean Hole CofE Primary School</b> Ofsted Rating: Good   Pupils: 28   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Norwell CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Muskham Primary School</b> Ofsted Rating: Good   Pupils: 163   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kneesall CofE Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wings School Notts</b> Ofsted Rating: Good   Pupils: 33   Distance:4.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kirklington Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:4.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lowe's Wong Anglican Methodist Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bishop Alexander L.E.A.D. Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

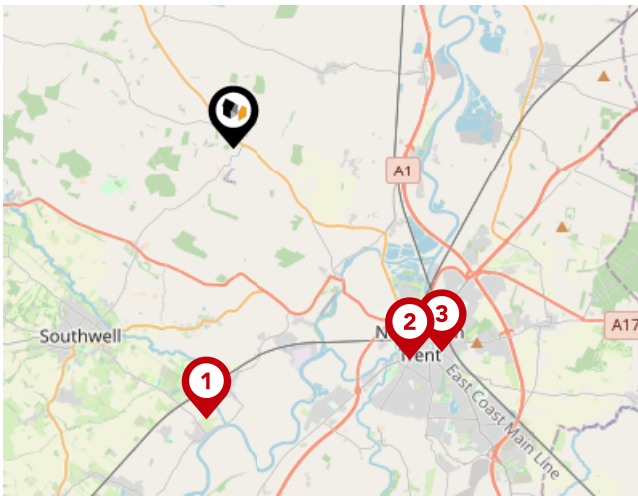




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Lowe's Wong Infant School</b> Ofsted Rating: Requires improvement   Pupils: 170   Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Winthorpe Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Sutton-On-Trent Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>The Minster School</b> Ofsted Rating: Good   Pupils: 1647   Distance:5.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Holy Trinity CofE Infant School</b> Ofsted Rating: Outstanding   Pupils: 54   Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Lovers Lane Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Mount CofE Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Peter's Crosskeys CofE Academy</b> Ofsted Rating: Good   Pupils: 178   Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

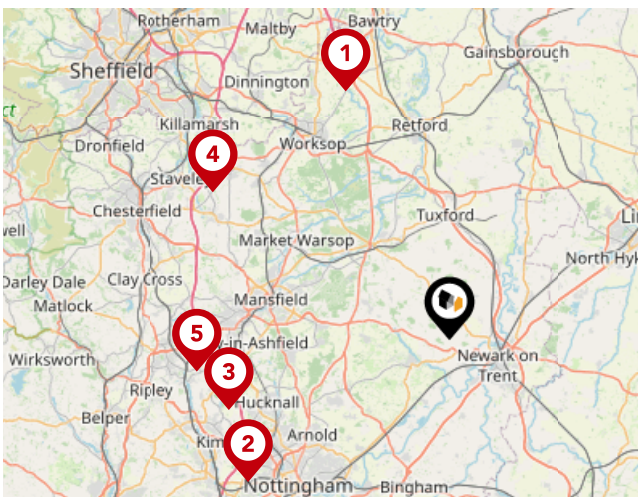
# Area

## Transport (National)



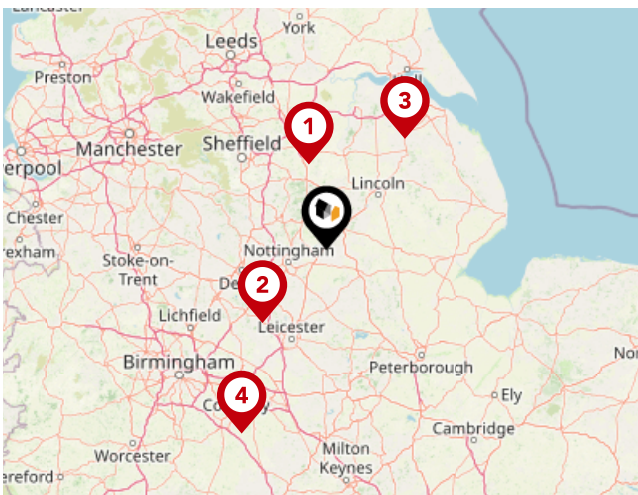
### National Rail Stations

Pin	Name	Distance
1	Rolleston Rail Station	4.84 miles
2	Newark Castle Rail Station	4.9 miles
3	Newark North Gate Rail Station	5.18 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	19.19 miles
2	M1 J26	17.58 miles
3	M1 J27	16.53 miles
4	M1 J30	19.86 miles
5	M1 J28	18.22 miles

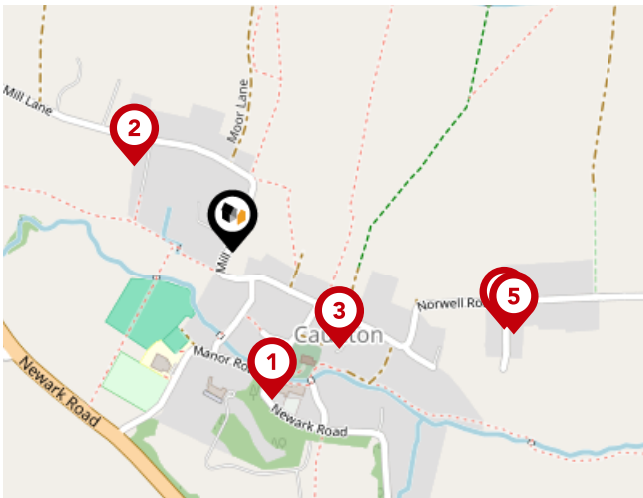


### Airports/Helipads

Pin	Name	Distance
1	Finningley	24.48 miles
2	East Mids Airport	28.12 miles
3	Humberside Airport	38.23 miles
4	Baginton	58.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Andrews Church	0.17 miles
2	Mill Lane	0.15 miles
3	Main Street	0.16 miles
4	Deans Close	0.32 miles
5	Deans Close	0.33 miles

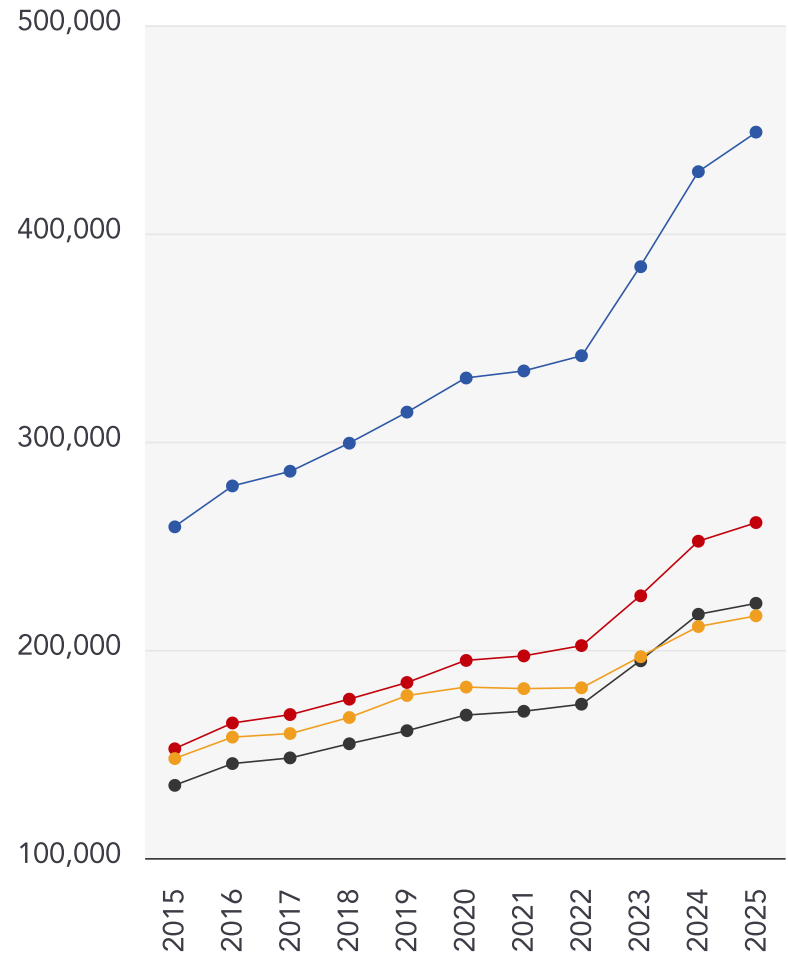


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NG23



Detached

**+73.17%**

Semi-Detached

**+71.26%**

Flat

**+46.42%**

Terraced

**+64.82%**



### Alasdair Morrison & Mundys

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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

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22 King Street, Southwell,  
Nottinghamshire, NG25 0EN  
01636 813971  
chris.pick@amorrison-mundys.net  
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