

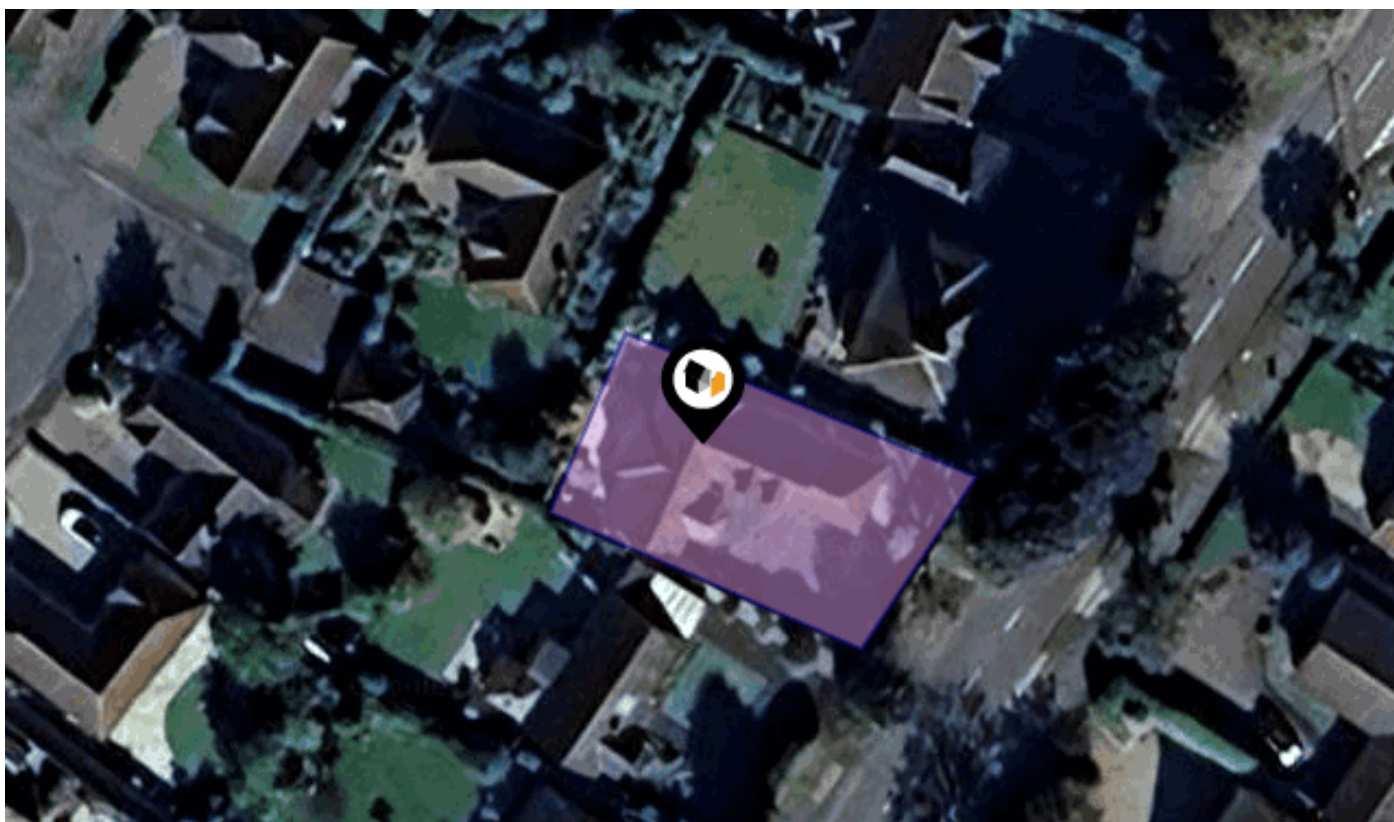


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 24th January 2025



HAWTON ROAD, NEWARK, NG24

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

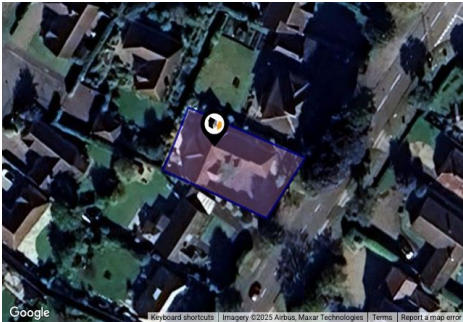
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Property Overview

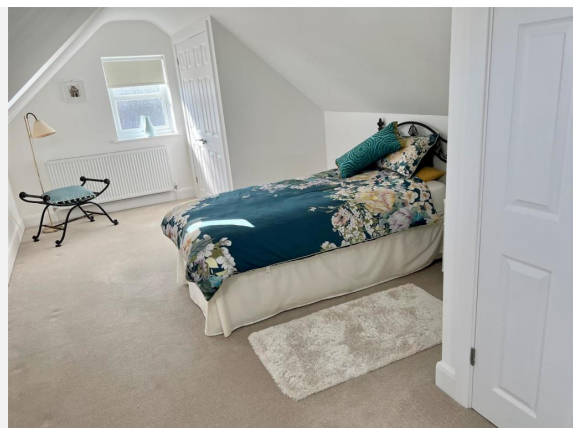
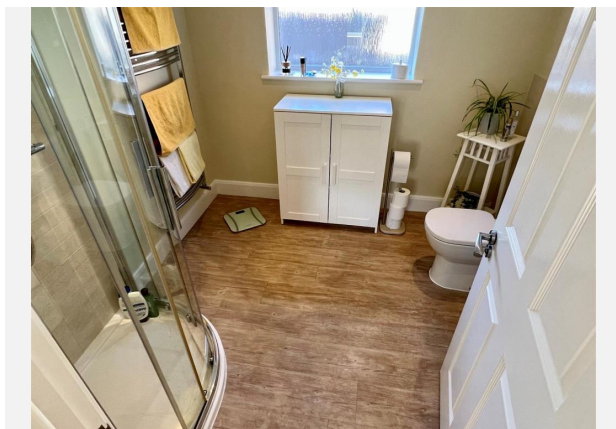


Property

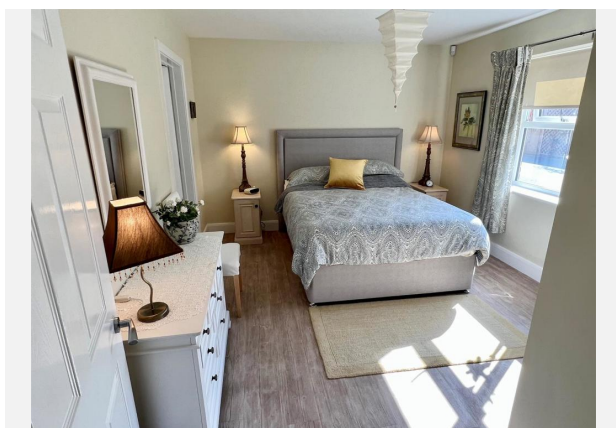
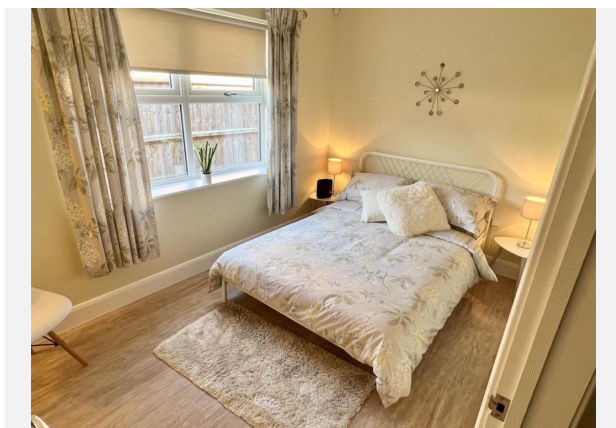
Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,163 ft ² / 201 m ²		
Plot Area:	0.12 acres		
Year Built :	2015		
Council Tax :	Band E		
Annual Estimate:	£3,016		
Title Number:	NT503896		

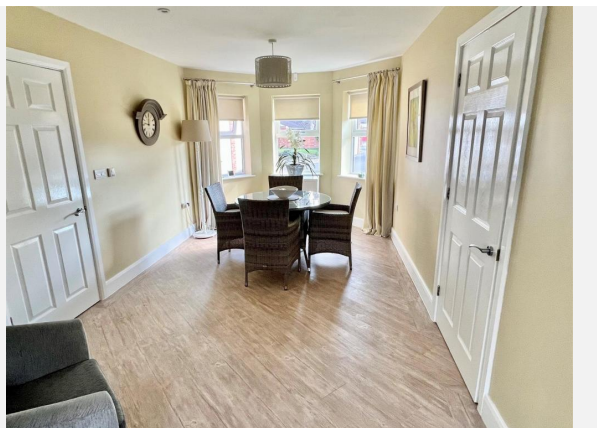
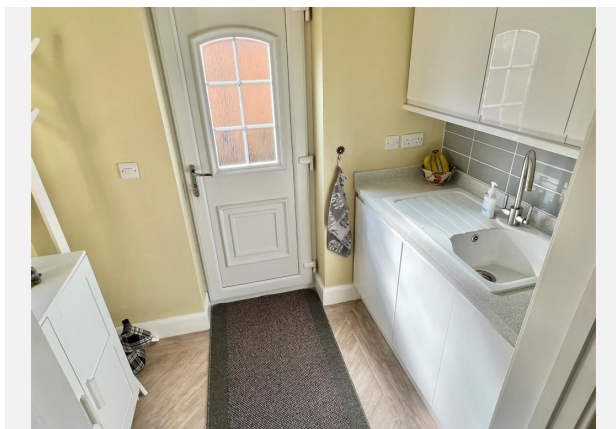
Local Area

Local Authority:	Newark and sherwood	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	10	76	1000
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	No Risk			
● Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
O ₂	EE			
3				

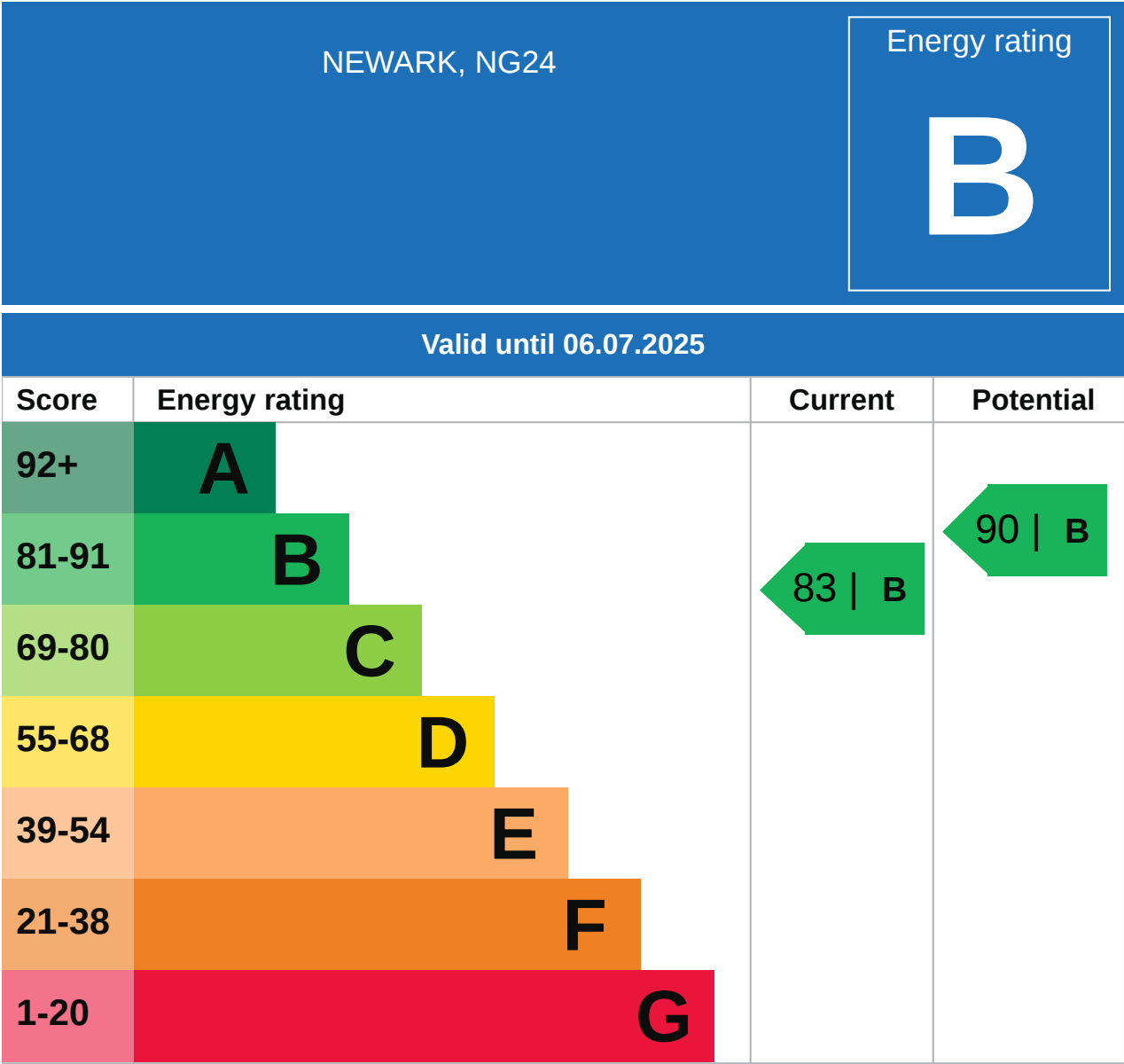


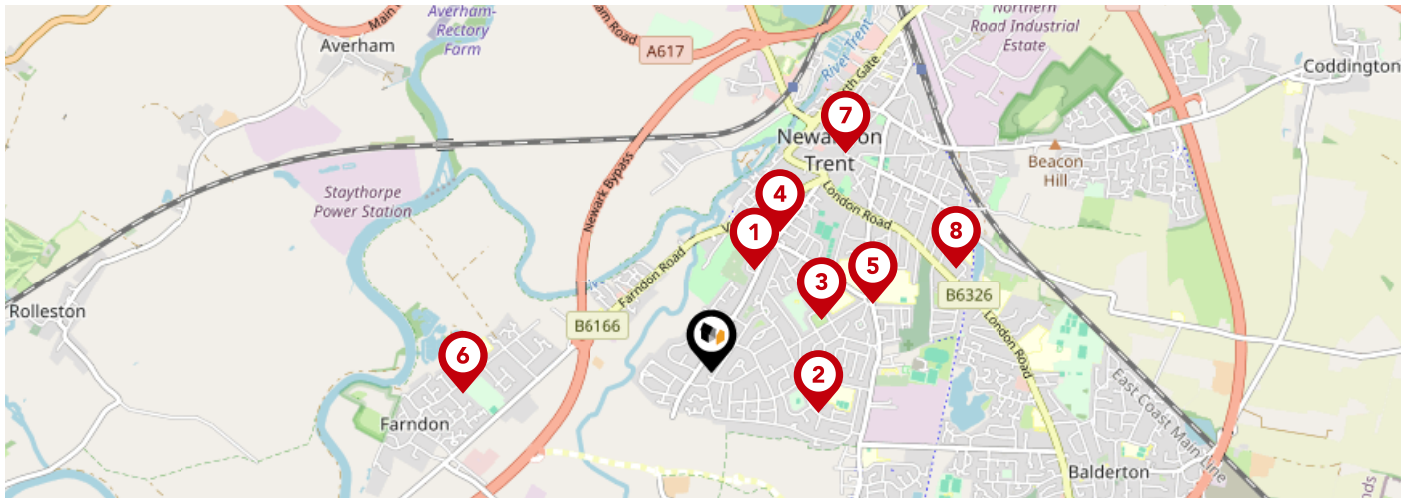
Gallery Photos



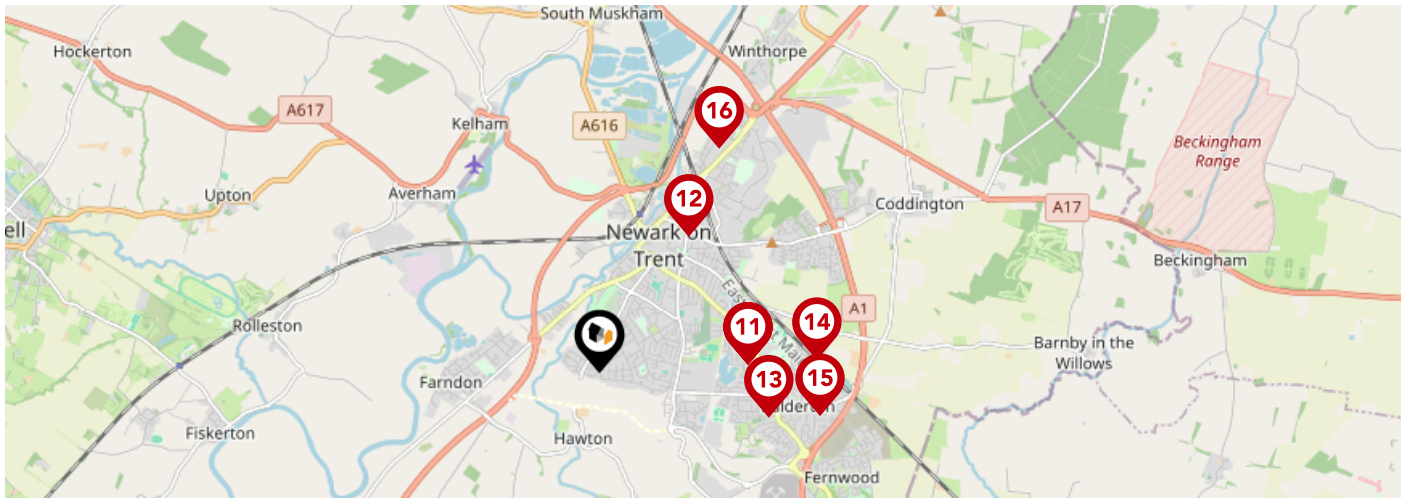










Property EPC - Certificate



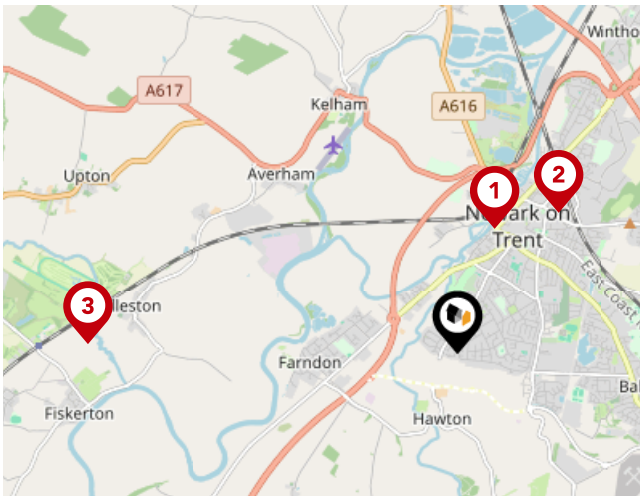


		Nursery	Primary	Secondary	College	Private
1	Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



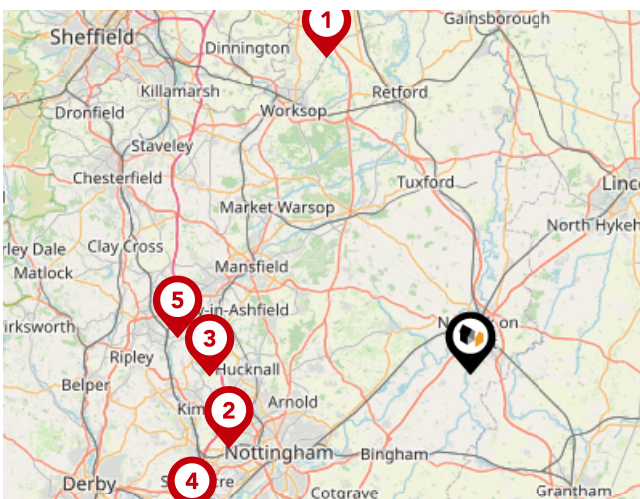
		Nursery	Primary	Secondary	College	Private
	Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chuter Ede Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:2.25	<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
	Newark Castle Rail Station	1.16 miles
	Newark North Gate Rail Station	1.55 miles
	Rolleston Rail Station	3.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J34	24.79 miles
	M1 J26	17.97 miles
	M1 J27	18.58 miles
	M1 J25	22.38 miles
	M1 J28	21.05 miles

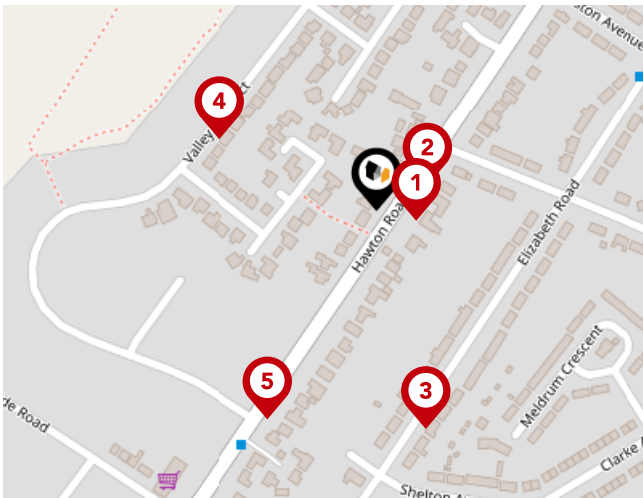


Airports/Helipads

Pin	Name	Distance
	Finningley	29.88 miles
	East Mids Airport	26.78 miles
	Humberside Airport	40.91 miles
	Baginton	55.37 miles

Area

Transport (Local)



Bus Stops/Stations

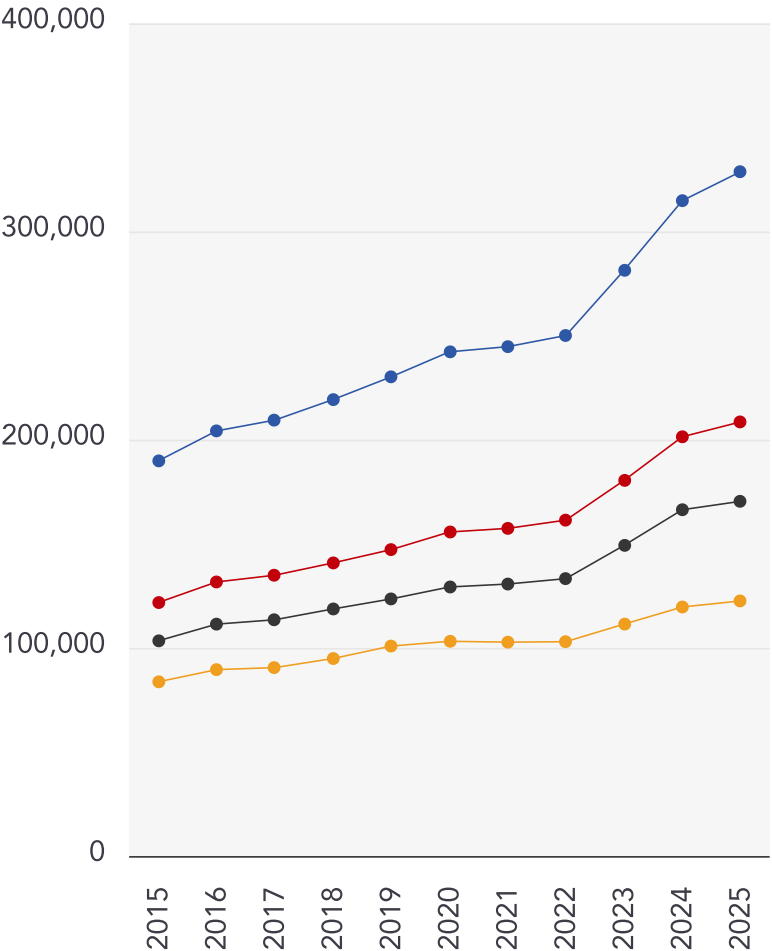
Pin	Name	Distance
1	Hawton Road	0.02 miles
2	Hawton Road	0.03 miles
3	The Twitchell	0.12 miles
4	Marlborough Close	0.1 miles
5	Valley Prospect	0.13 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG24



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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