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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



HORSESHOE COTTAGES, COLLINGHAM, NEWARK, NG23

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN


01636 813971

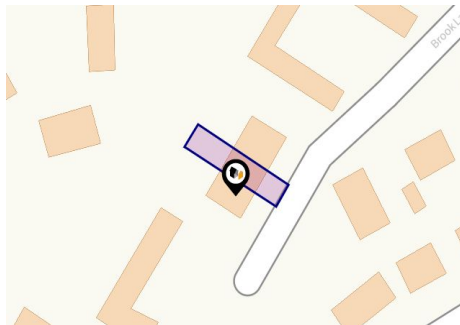
chris.pick@amorrison-mundys.net

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Property Overview






 street-view-image

















Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.04 acres		
Year Built :	2020		
Council Tax :	Band B		
Annual Estimate:	£1,919		
Title Number:	NT564446		

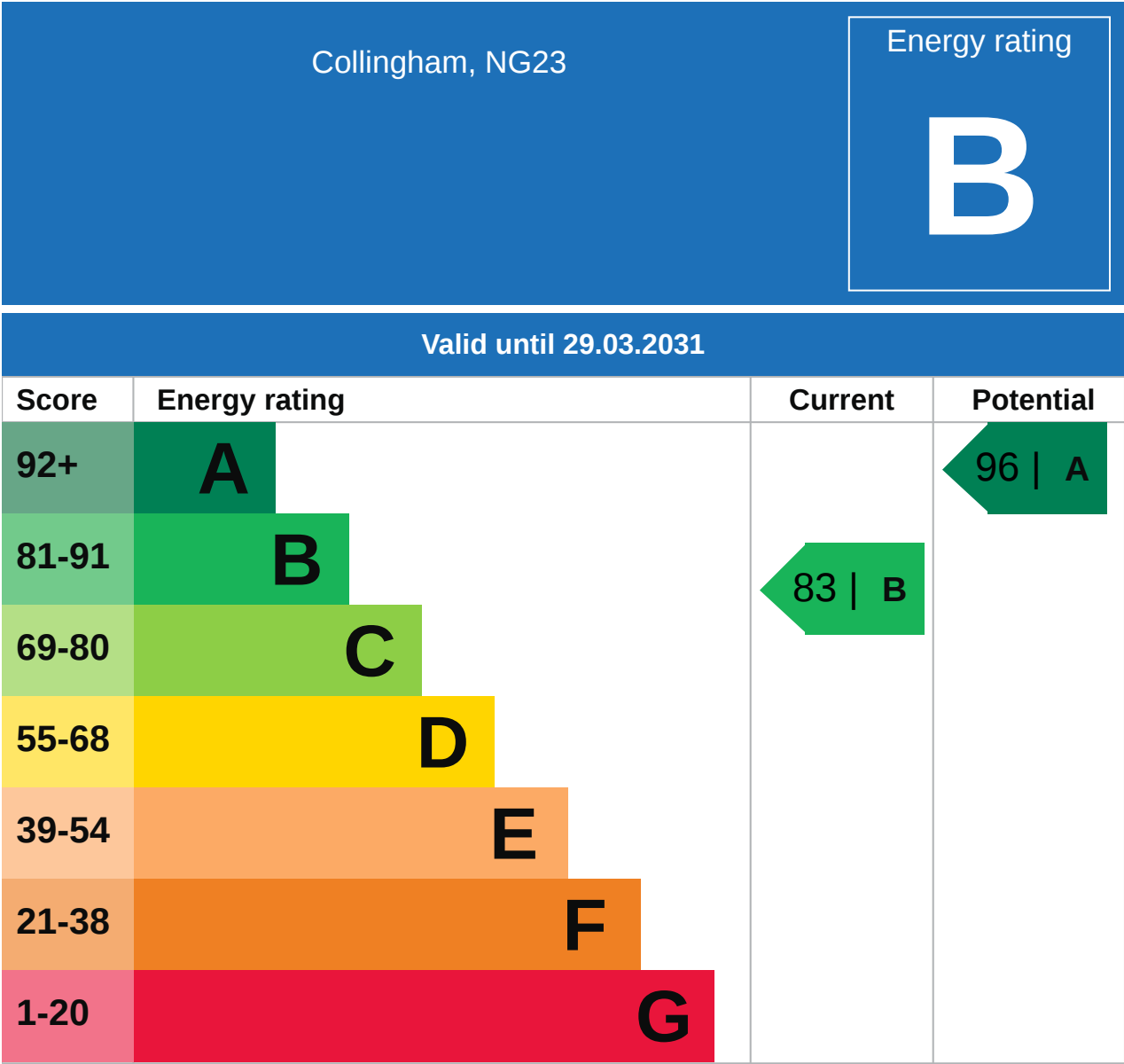
Local Area

Local Authority:	Nottinghamshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	16	43	1800
• Surface Water	Very Low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

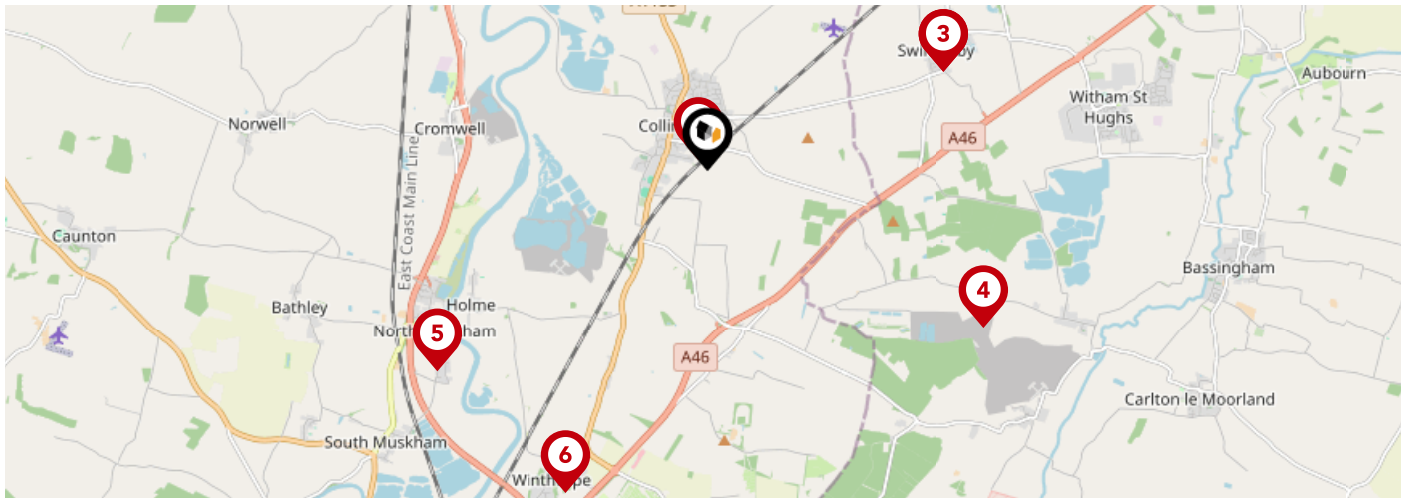
Property

EPC - Certificate

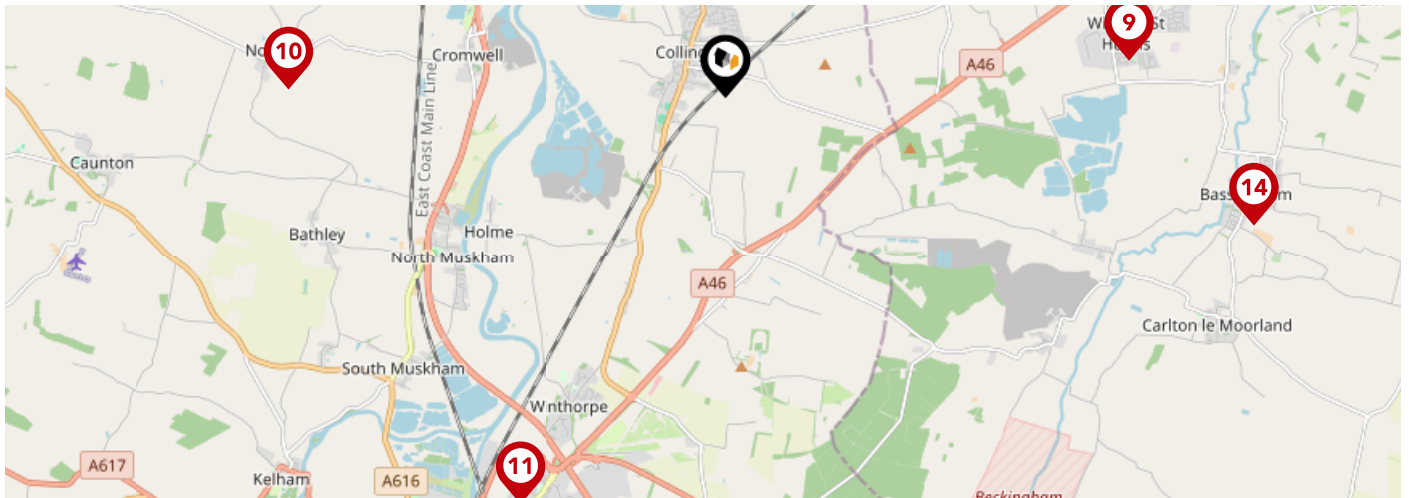


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-Â°K
Total Floor Area:	68 m ²



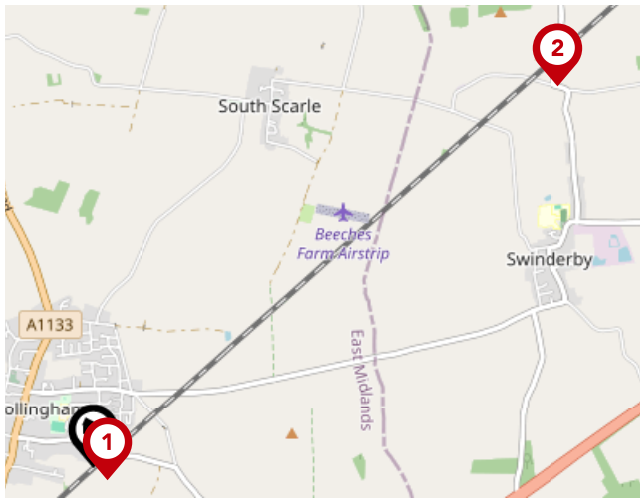
		Nursery	Primary	Secondary	College	Private
1	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Muskham Primary School Ofsted Rating: Good Pupils: 163 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
9	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Norwell CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:4.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

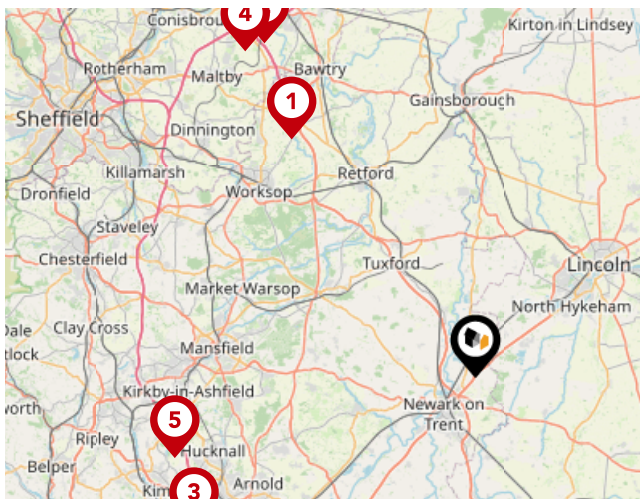
Area

Transport (National)








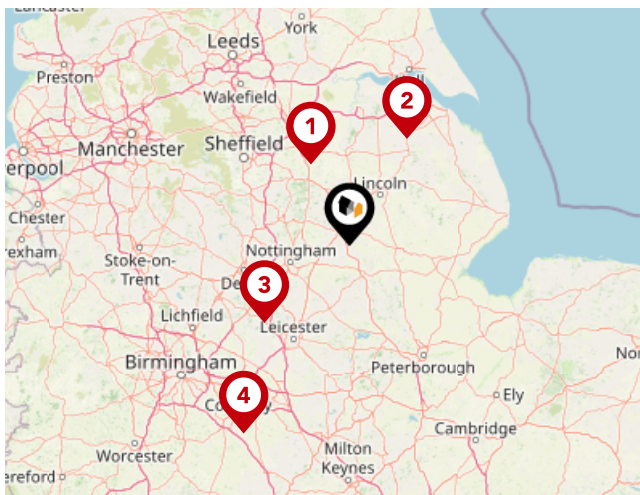
National Rail Stations

Pin	Name	Distance
	Collingham Rail Station	0.09 miles
	Swinderby Rail Station	2.67 miles
	Newark North Gate Rail Station	4.79 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J34	21.42 miles
	M18 J3	28.12 miles
	M1 J26	22.81 miles
	M18 J2	28.33 miles
	M1 J27	22.19 miles

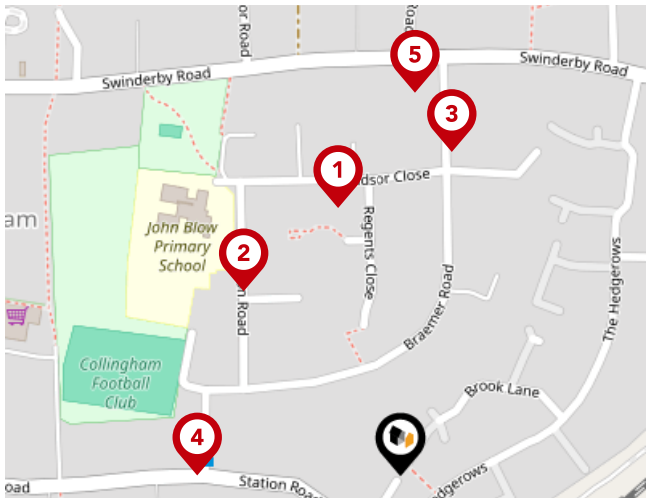


Airports/Helipads

Pin	Name	Distance
	Finningley	25.56 miles
	Humberside Airport	34.6 miles
	East Mids Airport	32.61 miles
	Baginton	61.68 miles

Area

Transport (Local)



Bus Stops/Stations

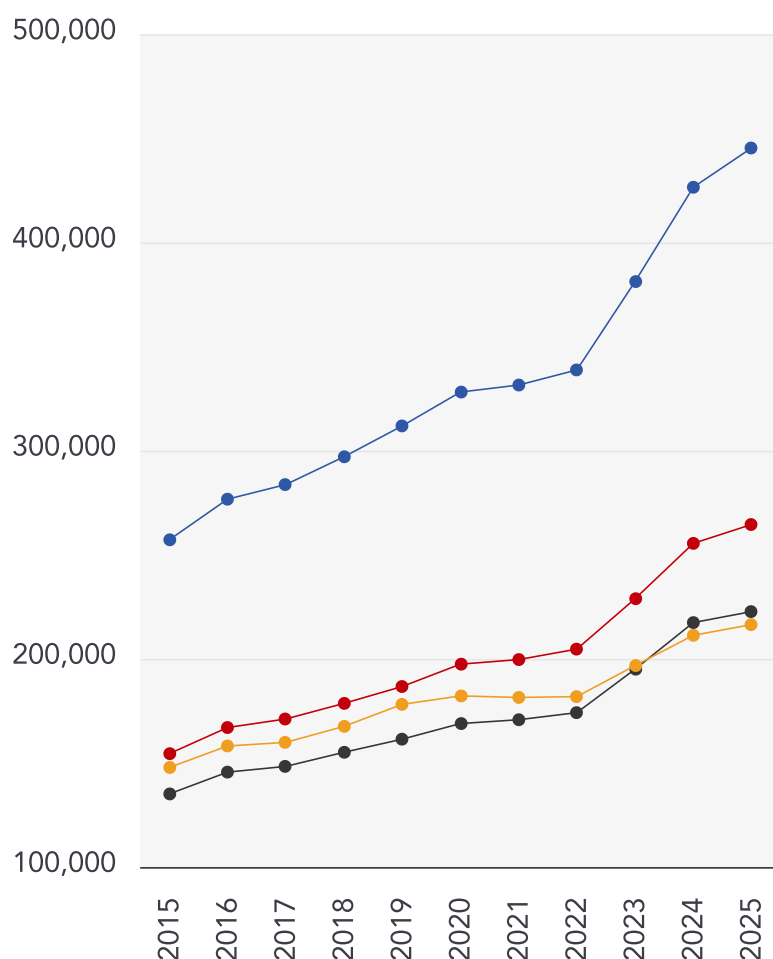
Pin	Name	Distance
1	William Bailey House	0.15 miles
2	Linley Close	0.13 miles
3	Braemer Road	0.18 miles
4	Thornton Road	0.11 miles
5	Barnfield Road	0.21 miles

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

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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