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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**RUFFORD AVENUE, NEWARK, NG24**

## Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

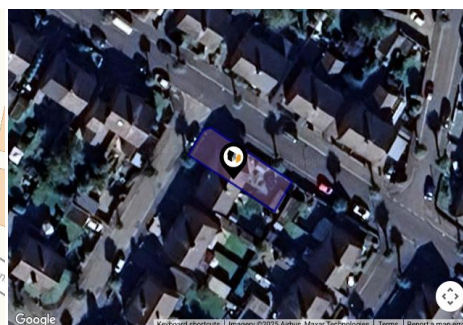
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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.05 acres  
**Council Tax :** Band C  
**Annual Estimate:** £2,193  
**Title Number:** NT544932

**Tenure:** Freehold

## Local Area

**Local Authority:** Nottinghamshire  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas No Risk  
● Surface Water Low

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

**16**  
mb/s



**80**  
mb/s



**1000**  
mb/s



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



O<sub>2</sub>



EE



3



O

**Satellite/Fibre TV Availability:**



BT



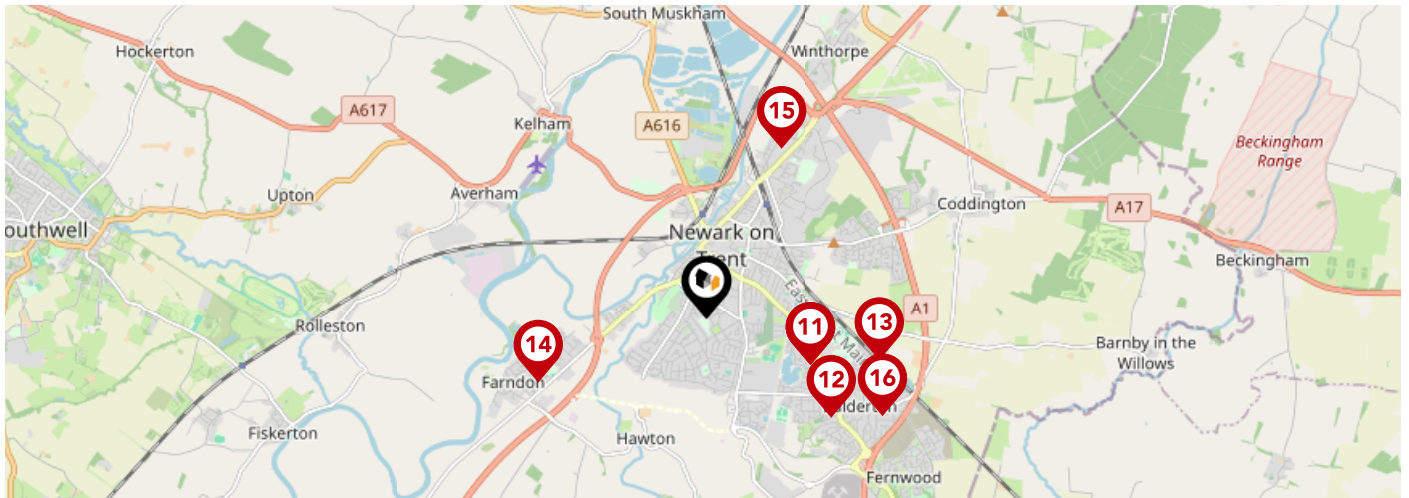
sky



Virgin media



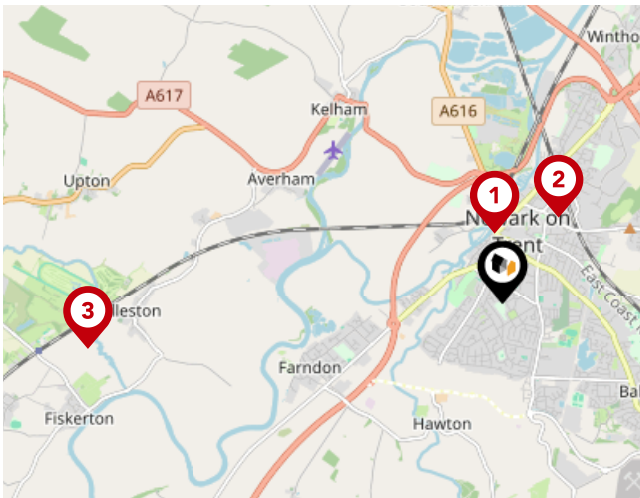
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Christ Church C of E Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holy Trinity Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 294   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The King's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 256   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Magnus Church of England Academy</b> Ofsted Rating: Good   Pupils: 754   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mount CofE Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Sir Donald Bailey Academy</b> Ofsted Rating: Good   Pupils: 529   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Barnby Road Academy Primary and Nursery school</b> Ofsted Rating: Good   Pupils: 606   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lovers Lane Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:0.82	<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>Highfields School</b> Ofsted Rating: Not Rated   Pupils: 113   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Newark Orchard School</b> Ofsted Rating: Good   Pupils: 170   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>The Newark Academy</b> Ofsted Rating: Good   Pupils: 1144   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>John Hunt Academy</b> Ofsted Rating: Good   Pupils: 355   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Hope House School</b> Ofsted Rating: Requires improvement   Pupils: 28   Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Peter's Crosskeys CofE Academy</b> Ofsted Rating: Good   Pupils: 178   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Bishop Alexander L.E.A.D. Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Chuter Ede Primary School</b> Ofsted Rating: Outstanding   Pupils: 611   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

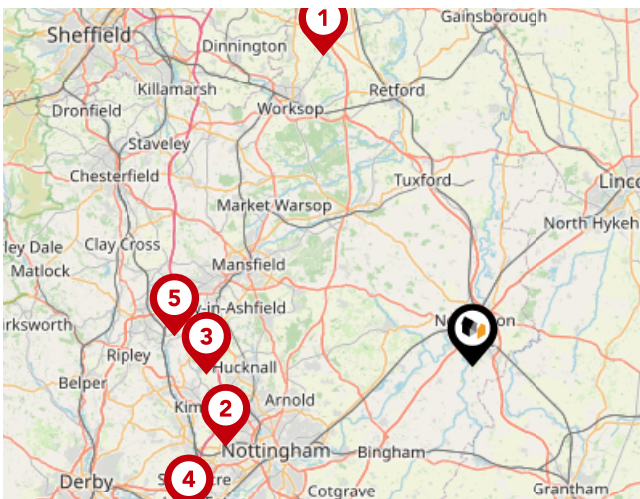


# Area Transport (National)



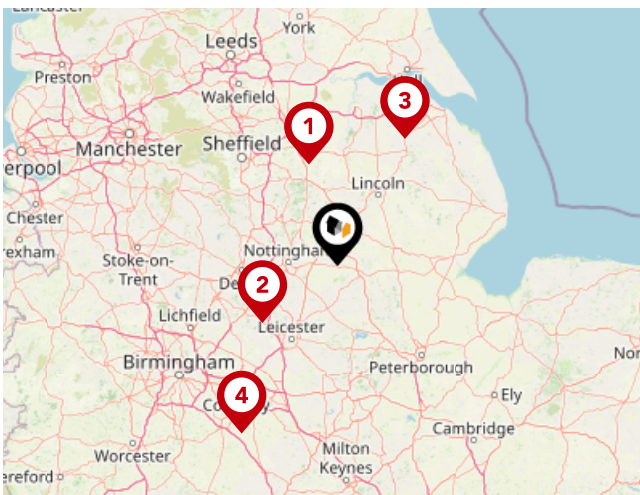
## National Rail Stations

Pin	Name	Distance
	Newark Castle Rail Station	0.63 miles
	Newark North Gate Rail Station	0.92 miles
	Rolleston Rail Station	3.72 miles



## Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J34	24.51 miles
	M1 J26	18.5 miles
	M1 J27	18.99 miles
	M1 J25	22.96 miles
	M1 J28	21.39 miles

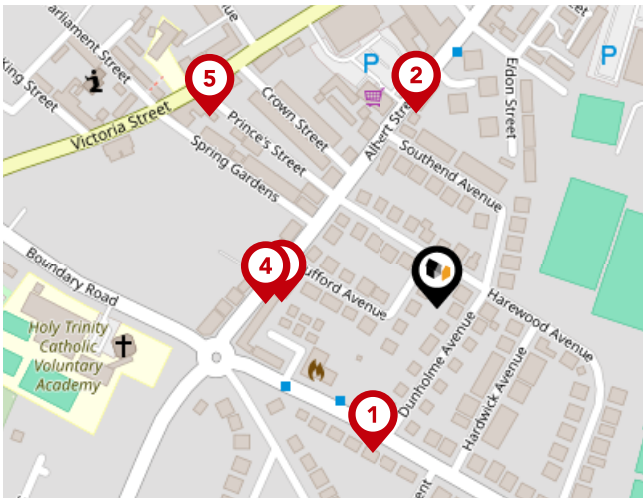


## Airports/Helipads

Pin	Name	Distance
	Finningley	29.52 miles
	East Mids Airport	27.39 miles
	Humberside Airport	40.29 miles
	Baginton	55.99 miles

# Area

## Transport (Local)



### Bus Stops/Stations

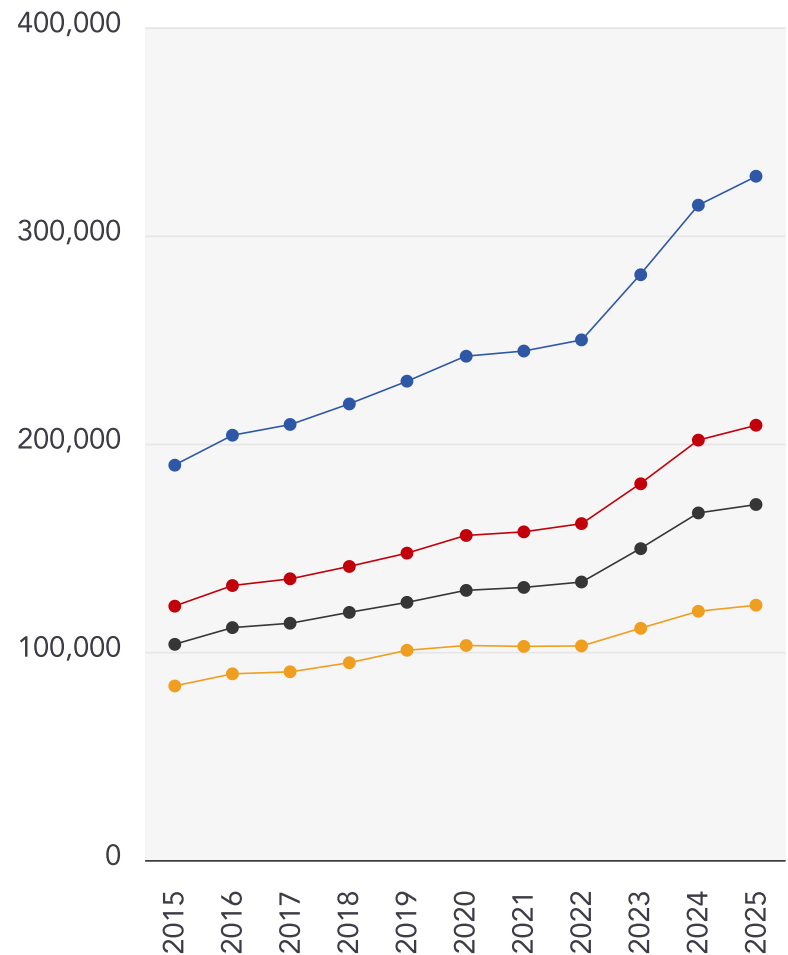
Pin	Name	Distance
1	Boundary Court	0.09 miles
2	Chatham Court	0.11 miles
3	Rufford Avenue	0.09 miles
4	Rufford Avenue	0.1 miles
5	Princes Street	0.17 miles

# 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

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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

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