

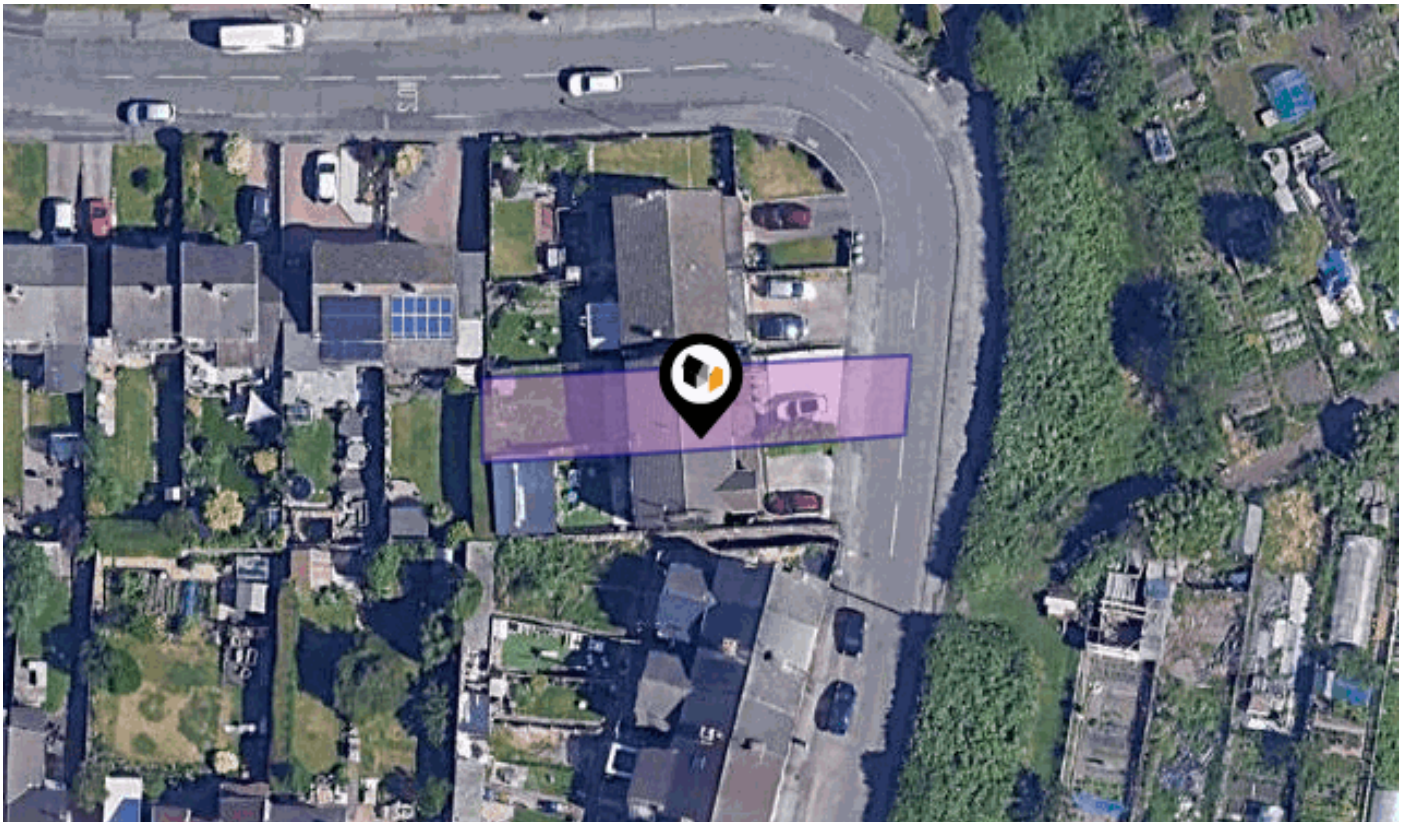


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



LONGHILL RISE, ANNESLEY, NOTTINGHAM, NG17

Martin & Co - Hucknall

36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,867		
Title Number:	NT76975		
UPRN:	100031231510		

Local Area

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

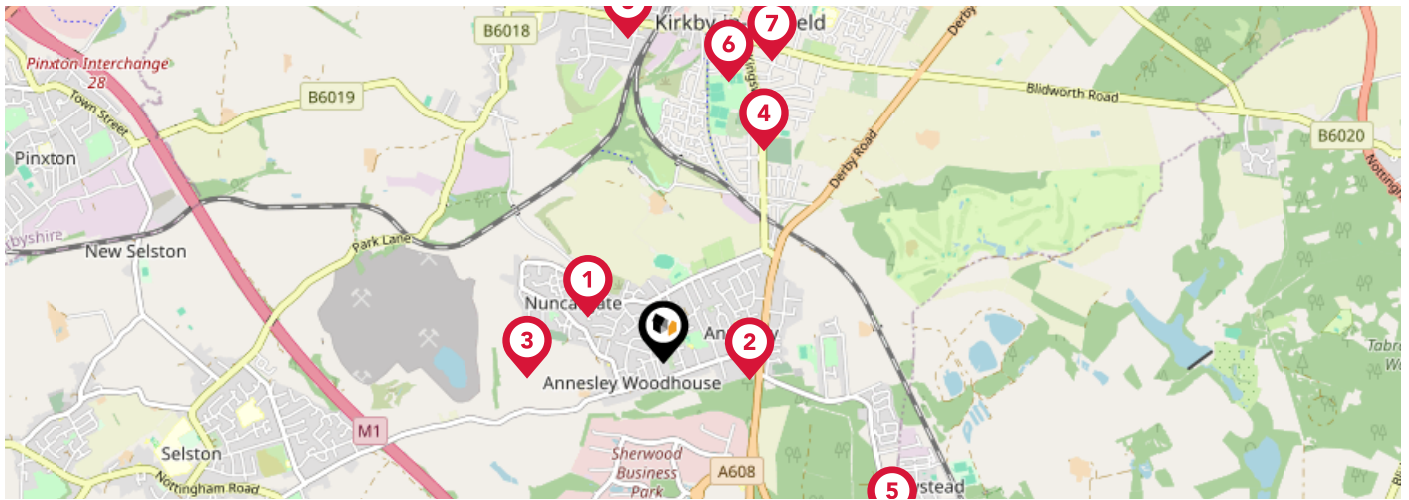
Satellite/Fibre TV Availability:



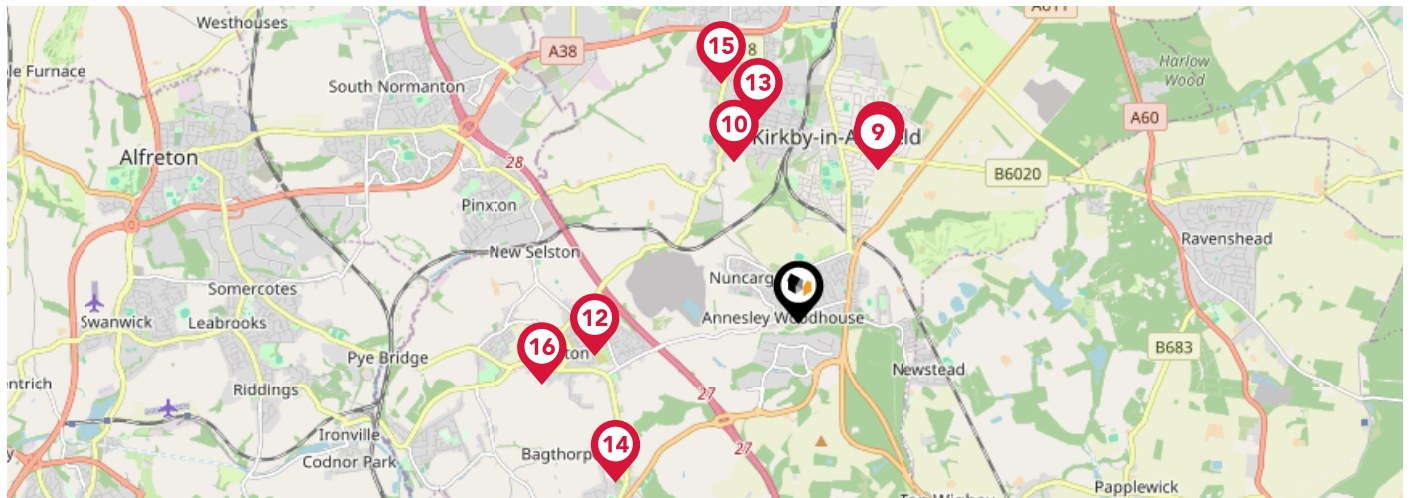
Planning records for: **50, Longhill Rise, Annesley, Nottingham, NG17 9FG**

Reference - V/1988/0916	
Decision:	Conditional
Date:	14th November 1988
Description:	Ground and first-floor extensions

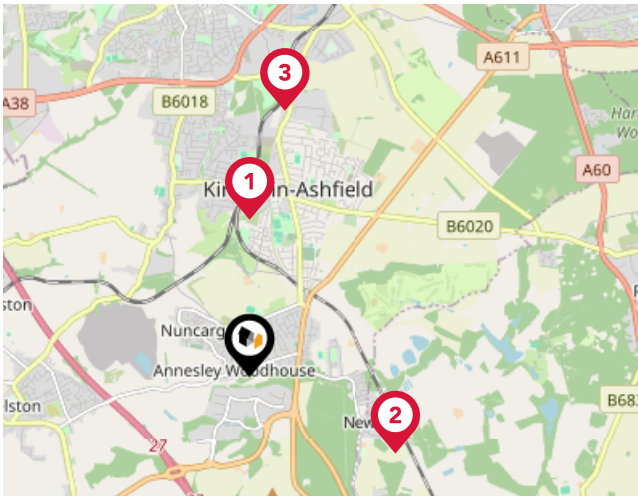
Reference - V/1988/0916	
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Date:	14th November 1988
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		Nursery	Primary	Secondary	College	Private
1	Kirkby Woodhouse School Ofsted Rating: Good Pupils: 456 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Annesley Primary and Nursery School Ofsted Rating: Good Pupils: 231 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pollyteach Limited Ofsted Rating: Good Pupils: 6 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsway Primary School Ofsted Rating: Good Pupils: 388 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Newstead Primary and Nursery School Ofsted Rating: Good Pupils: 137 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kirkby College Ofsted Rating: Inadequate Pupils: 395 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Morven Park Primary and Nursery School Ofsted Rating: Good Pupils: 487 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The West Park Academy Ofsted Rating: Good Pupils: 257 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

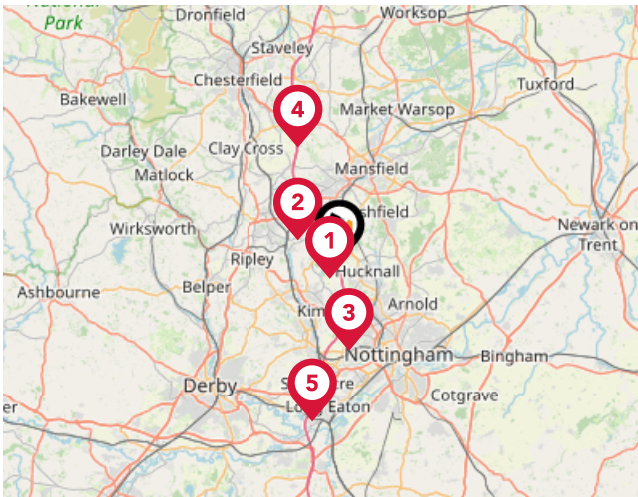


		Nursery	Primary	Secondary	College	Private
	Bracken Hill School Ofsted Rating: Good Pupils: 142 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Primary School and Nursery Ofsted Rating: Good Pupils: 364 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Hill Primary & Nursery Ofsted Rating: Requires Improvement Pupils: 283 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holly Hill Primary and Nursery School Ofsted Rating: Good Pupils: 335 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenwood Primary and Nursery School Ofsted Rating: Good Pupils: 475 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bagthorpe Primary School Ofsted Rating: Good Pupils: 173 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashfield Comprehensive School Ofsted Rating: Good Pupils: 2588 Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selston High School Ofsted Rating: Good Pupils: 810 Distance:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



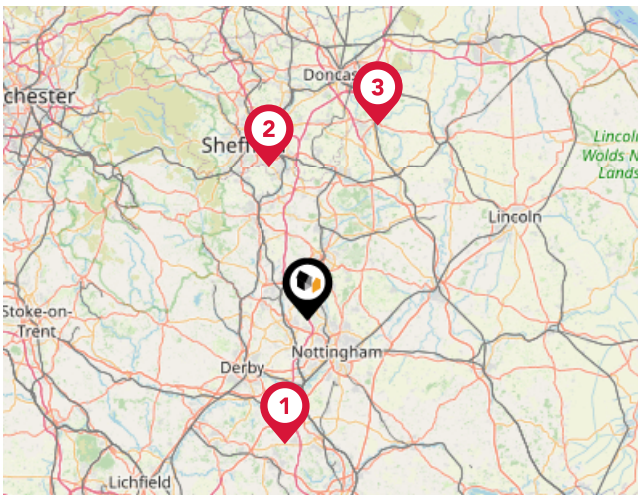
National Rail Stations

Pin	Name	Distance
1	Kirkby in Ashfield Rail Station	1.4 miles
2	Newstead Rail Station	1.47 miles
3	Sutton Parkway Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	1.33 miles
2	M1 J28	3.33 miles
3	M1 J26	6.34 miles
4	M1 J29	8.7 miles
5	M1 J25	11.53 miles

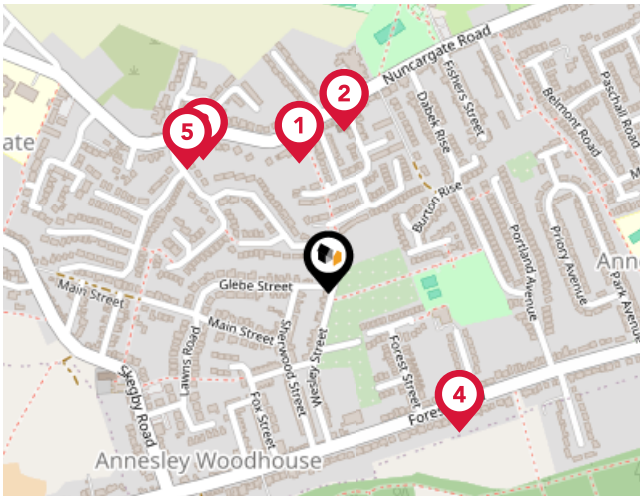


Airports/HELIPADS

Pin	Name	Distance
1	East Midlands Airport	17.79 miles
2	Sheffield City Airport	22.49 miles
3	Robin Hood Doncaster Sheffield Airport	29.48 miles
4	Robin Hood Doncaster Sheffield Airport	29.84 miles

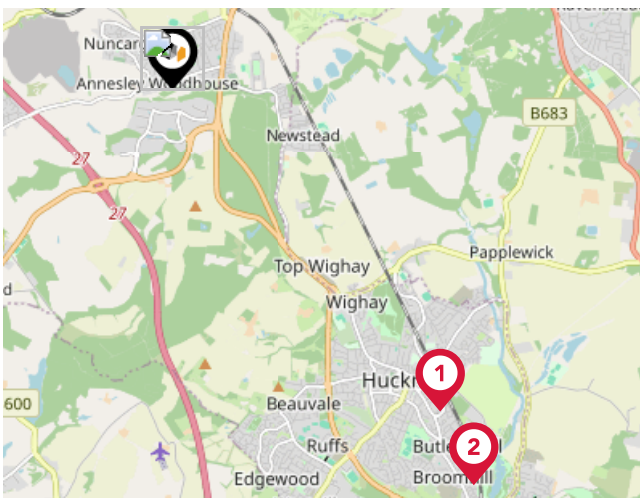
Area

Transport (Local)



Bus Stops/Stations

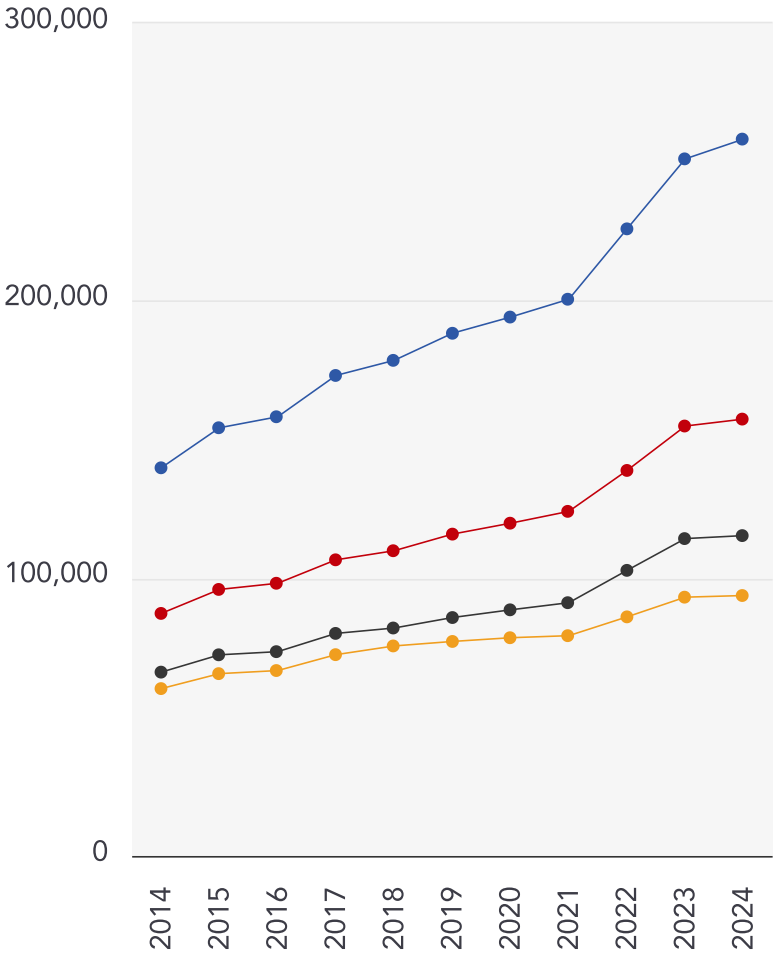
Pin	Name	Distance
1	James Street	0.15 miles
2	James Street	0.18 miles
3	Longhill Rise	0.2 miles
4	Acacia Avenue	0.21 miles
5	Longhill Rise	0.21 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	3.74 miles
2	Butler's Hill Tram Stop	4.44 miles
3	Moor Bridge Tram Stop	5.3 miles

10 Year History of Average House Prices by Property Type in NG17



Detached

+84.67%

Semi-Detached

+80.1%

Terraced

+74.26%

Flat

+55.6%



Martin & Co - Hucknall

We specialise in residential lettings and house sales across Hucknall, Arnold, Bestwood and the surrounding areas and have been delivering exceptional customer service to local residents, since 2008.

The Martin & Co office is situated on the main high street in the heart of the town centre. Hucknall is a vibrant town with good public transport including a tram and train station, and with good schools it is an ideal location for families.

Testimonial 1



Rosie and the team at Martin and Co, Hucknall provided an excellent service selling my flat, with regular updates and a really efficient sale. Very much appreciated during such uncertain times!

Testimonial 2



Tenant review: Absolutely excellent service from Rosie and Katie at Hucknall Martin & Co. Processed queries quickly with positive customer relations, and treated us with respect by always ensuring we were politely asked before any visits to the premises were conducted (not many agencies actually adhere to this courtesy in practice from our experience!).

Testimonial 3



Katie and Ian are a pleasure to deal with and are extremely professional in their approach. I have complete faith in them and their expertise. I highly recommending their services to anyone for all domestic and commercial requirements for all property services.



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Martin & Co - Hucknall

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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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Martin & Co - Hucknall

36a High Street, Hucknall, Nottingham,
NG15 7HG
0115 871 5461
rosie.gibbins@martinco.com
www.martinco.com

