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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th September 2026



BODMIN AVENUE, HUCKNALL, NOTTINGHAM, NG15

Martin & Co - Hucknall

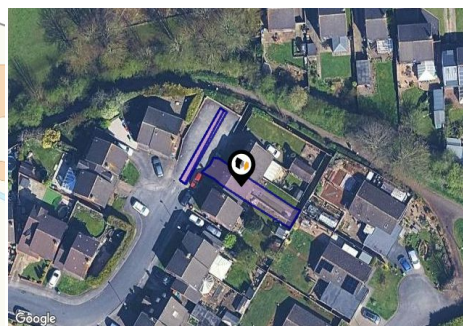
36a High Street, Hucknall, Nottingham, NG15 7HG

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www.martinco.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,739		
Title Number:	NT190022		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

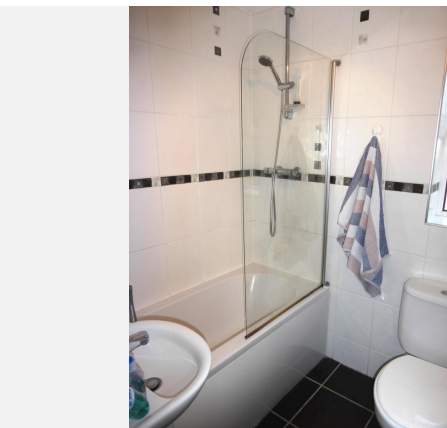
2 mb/s	58 mb/s	1800 mb/s

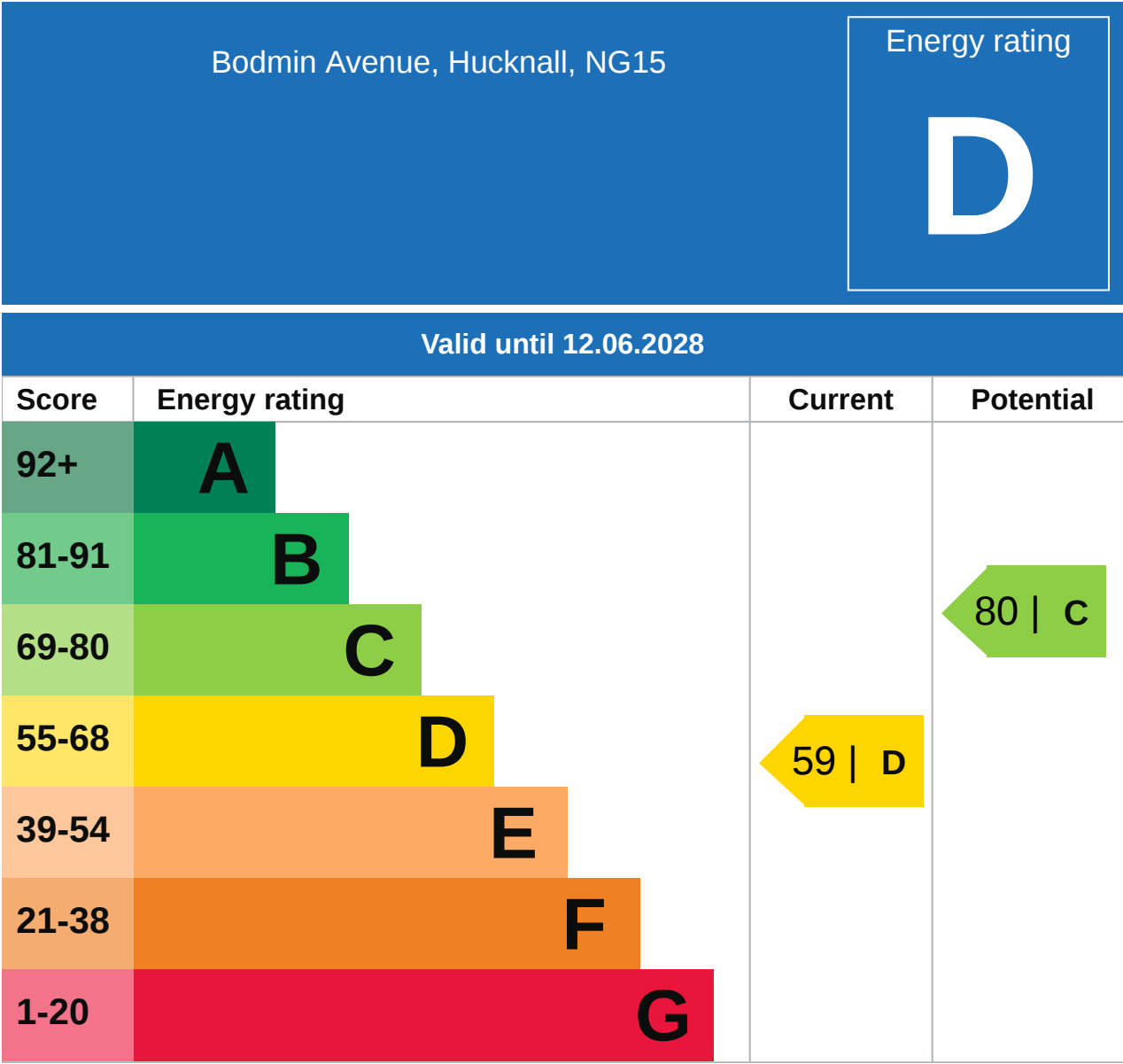
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



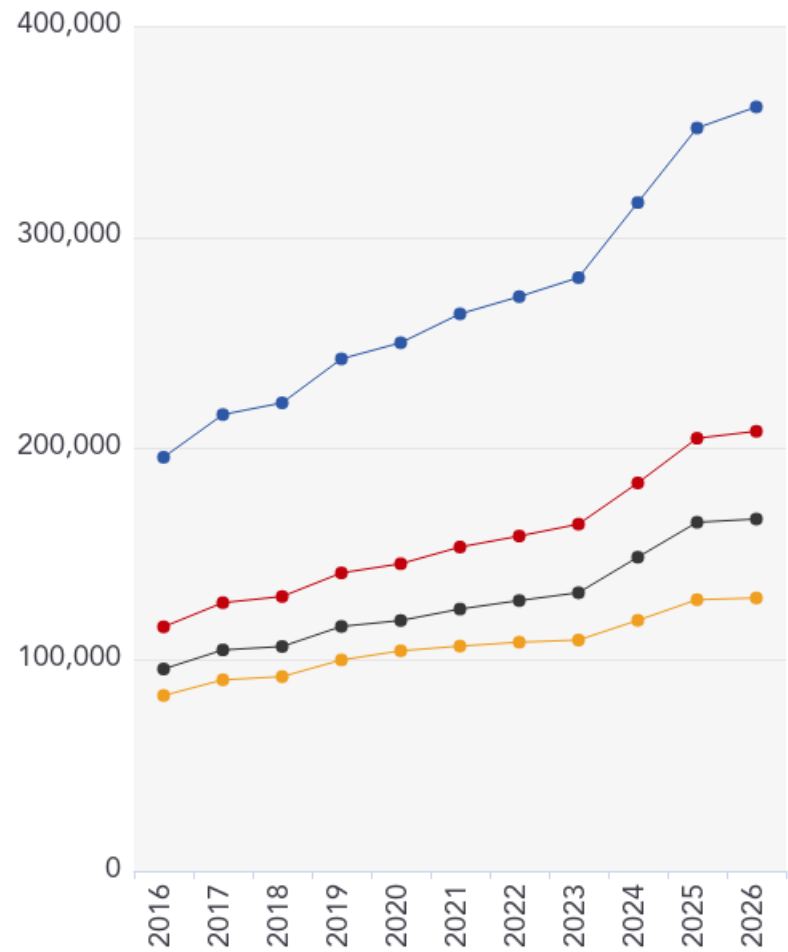




Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

10 Year History of Average House Prices by Property Type in NG15



Detached

+84.67%

Semi-Detached

+80.1%

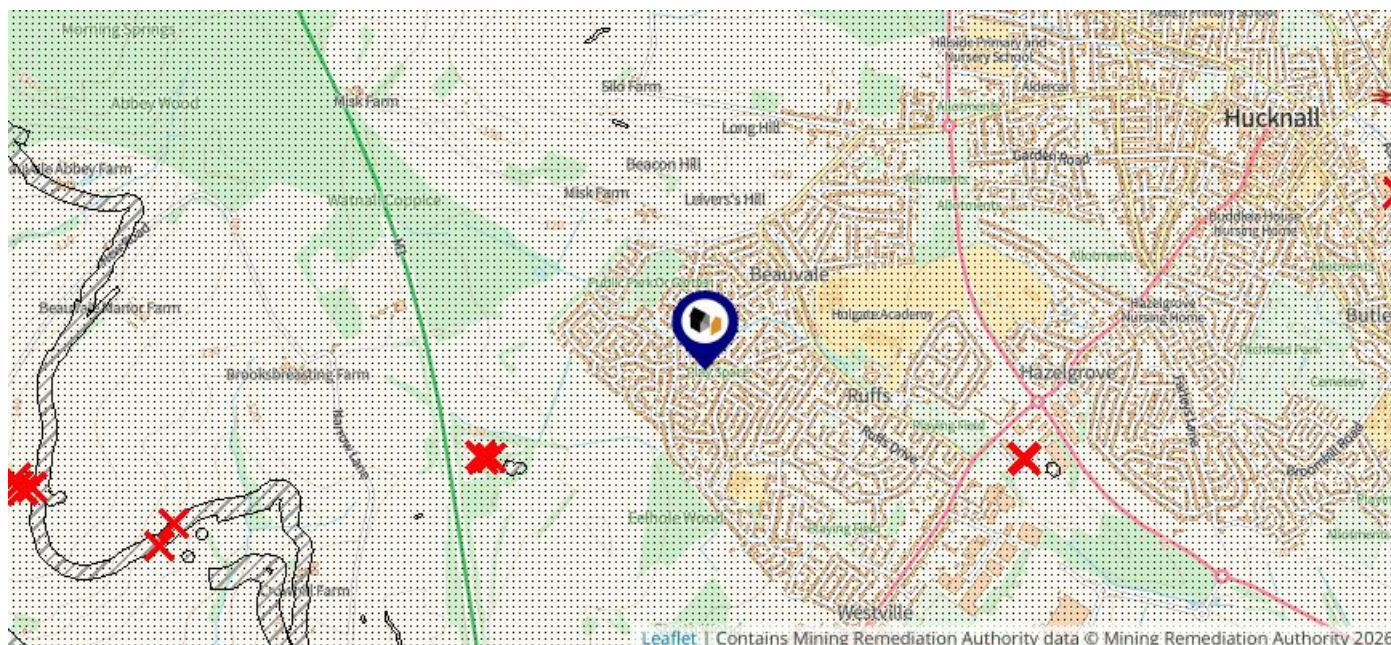
Terraced

+74.26%

Flat

+55.6%

This map displays nearby coal mine entrances and their classifications.



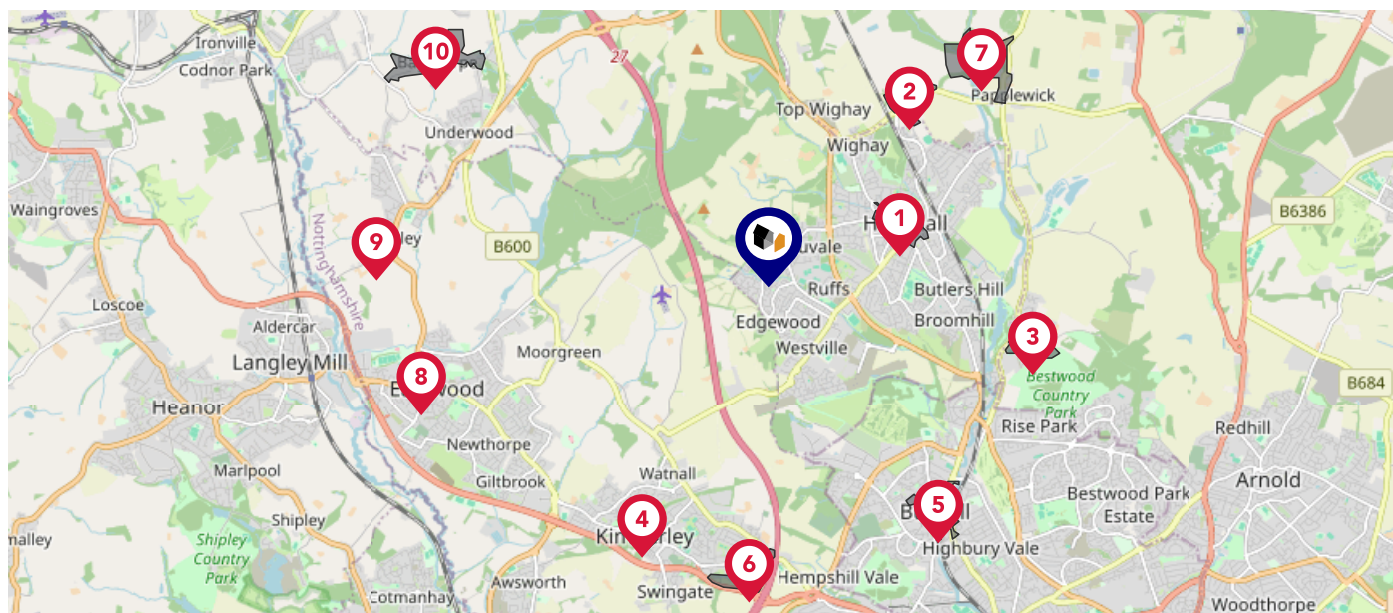
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

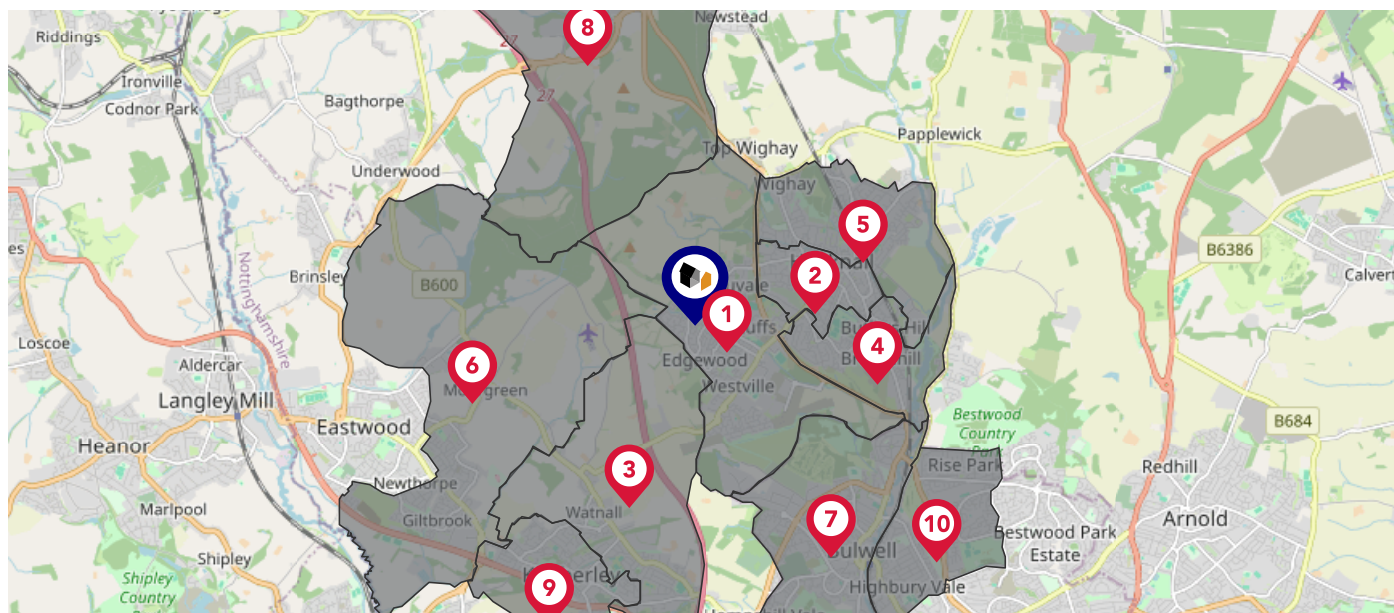
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|------------------|
| 1 | Hucknall |
| 2 | Linby |
| 3 | Bestwood Village |
| 4 | Kimberley |
| 5 | Bulwell |
| 6 | Nuthall |
| 7 | Papplewick |
| 8 | Eastwood |
| 9 | Brinsley |
| 10 | Lower Bagthorpe |

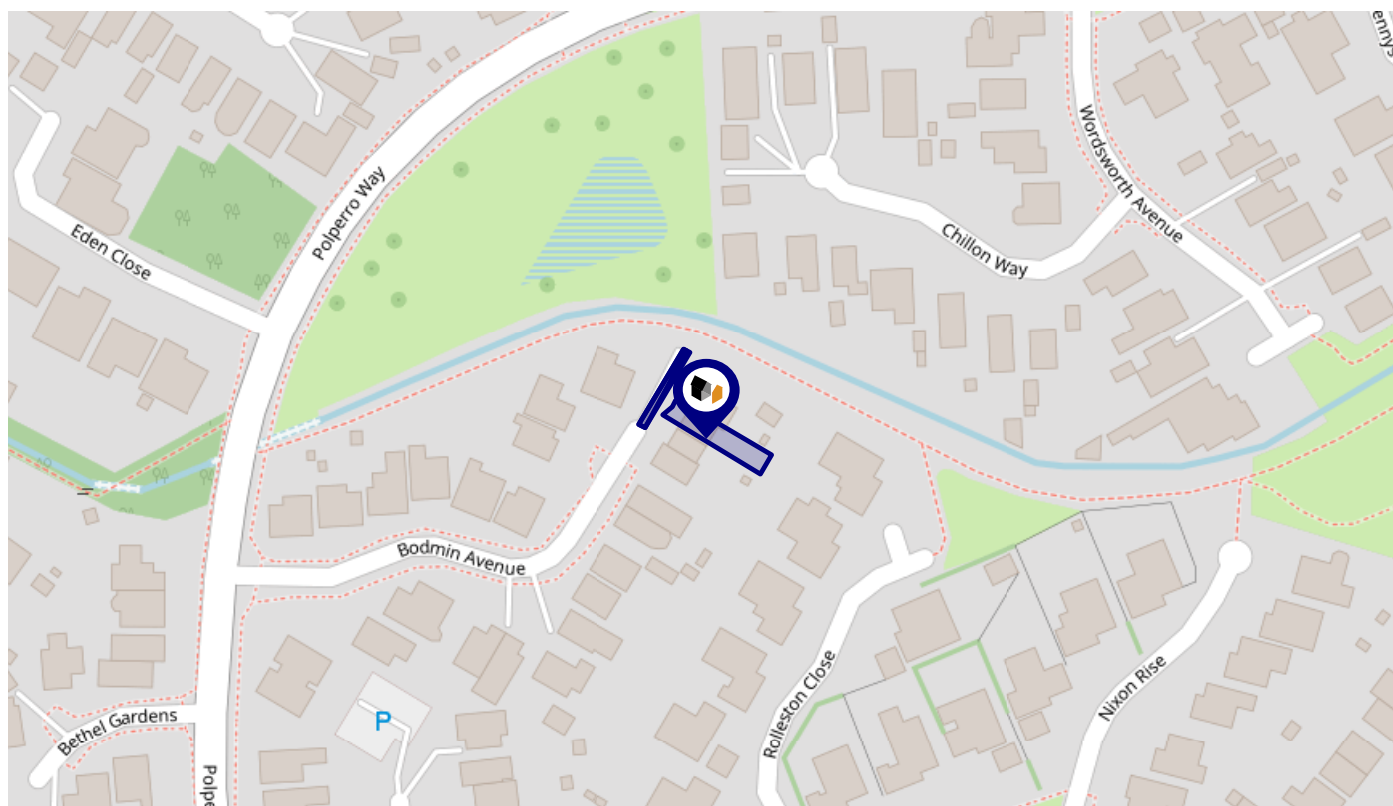
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Hucknall West Ward
-  Hucknall Central Ward
-  Watnall & Nuthall West Ward
-  Hucknall South Ward
-  Hucknall North Ward
-  Greasley Ward
-  Bulwell Ward
-  Annesley & Kirkby Woodhouse Ward
-  Kimberley Ward
-  Bulwell Forest Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

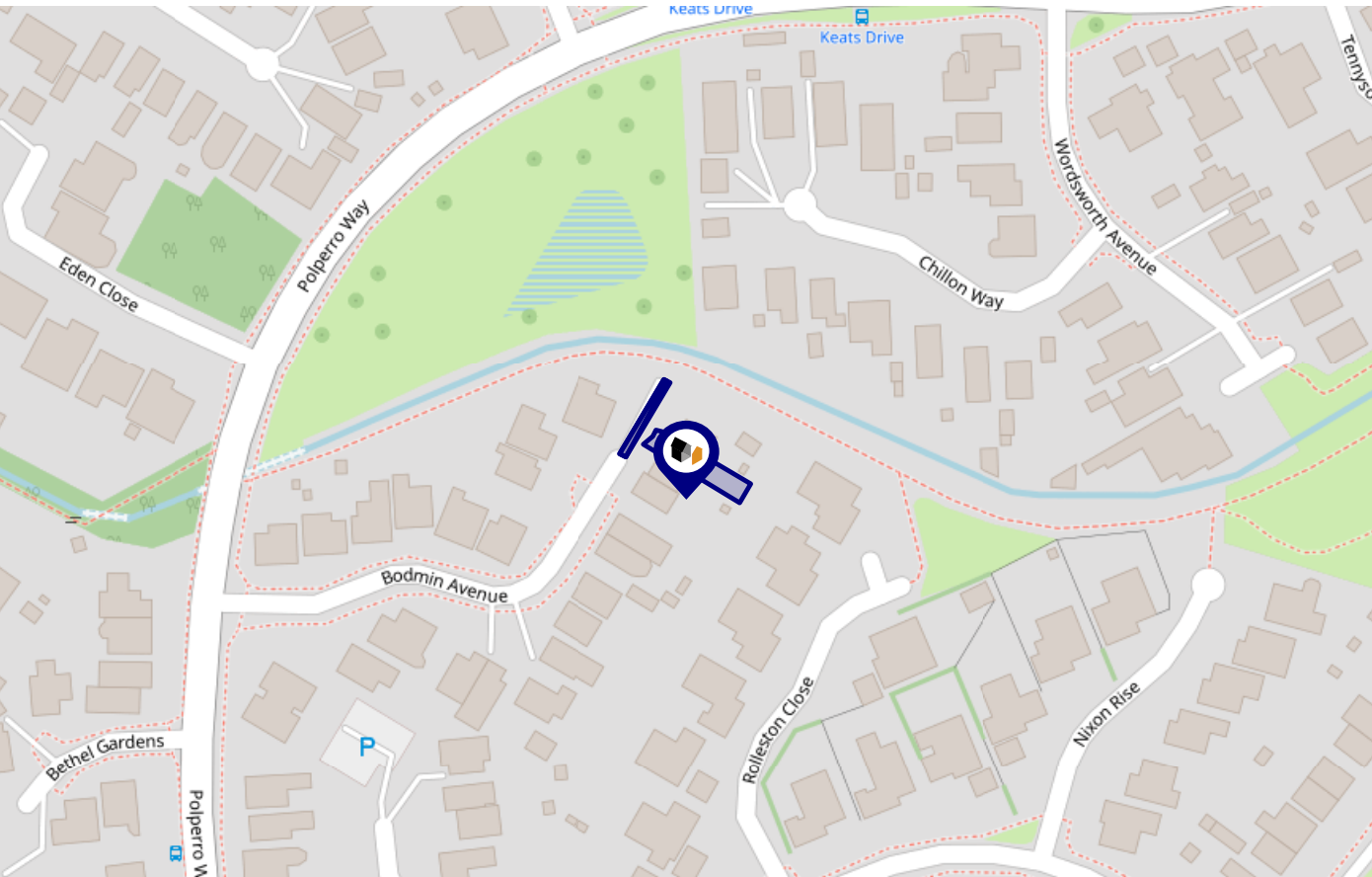
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

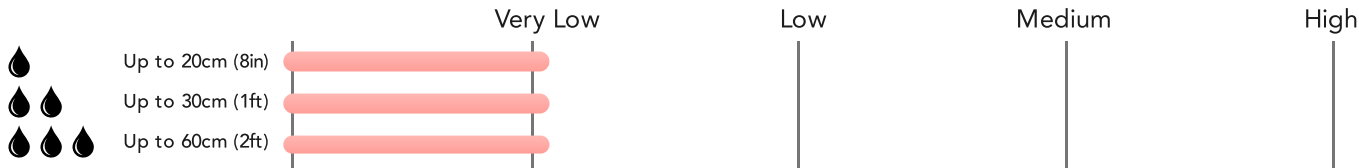


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

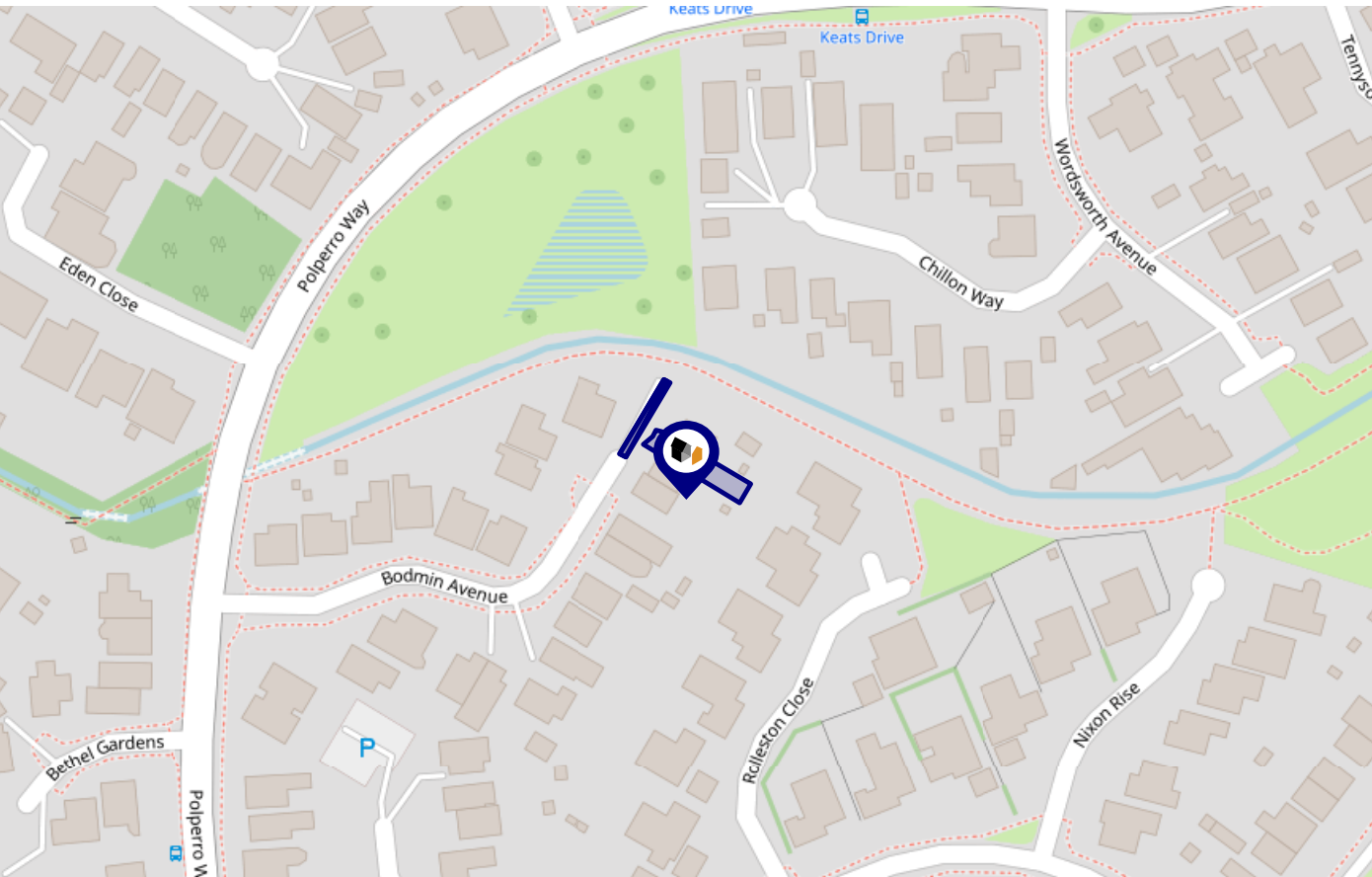
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

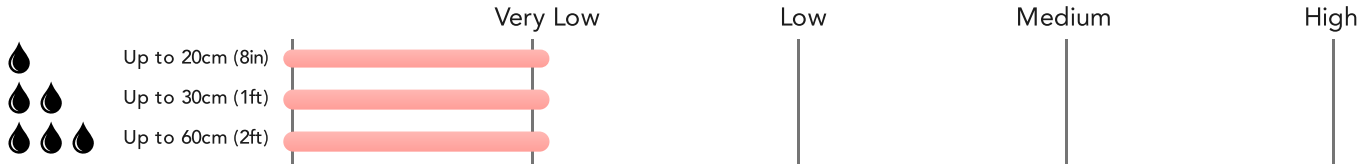


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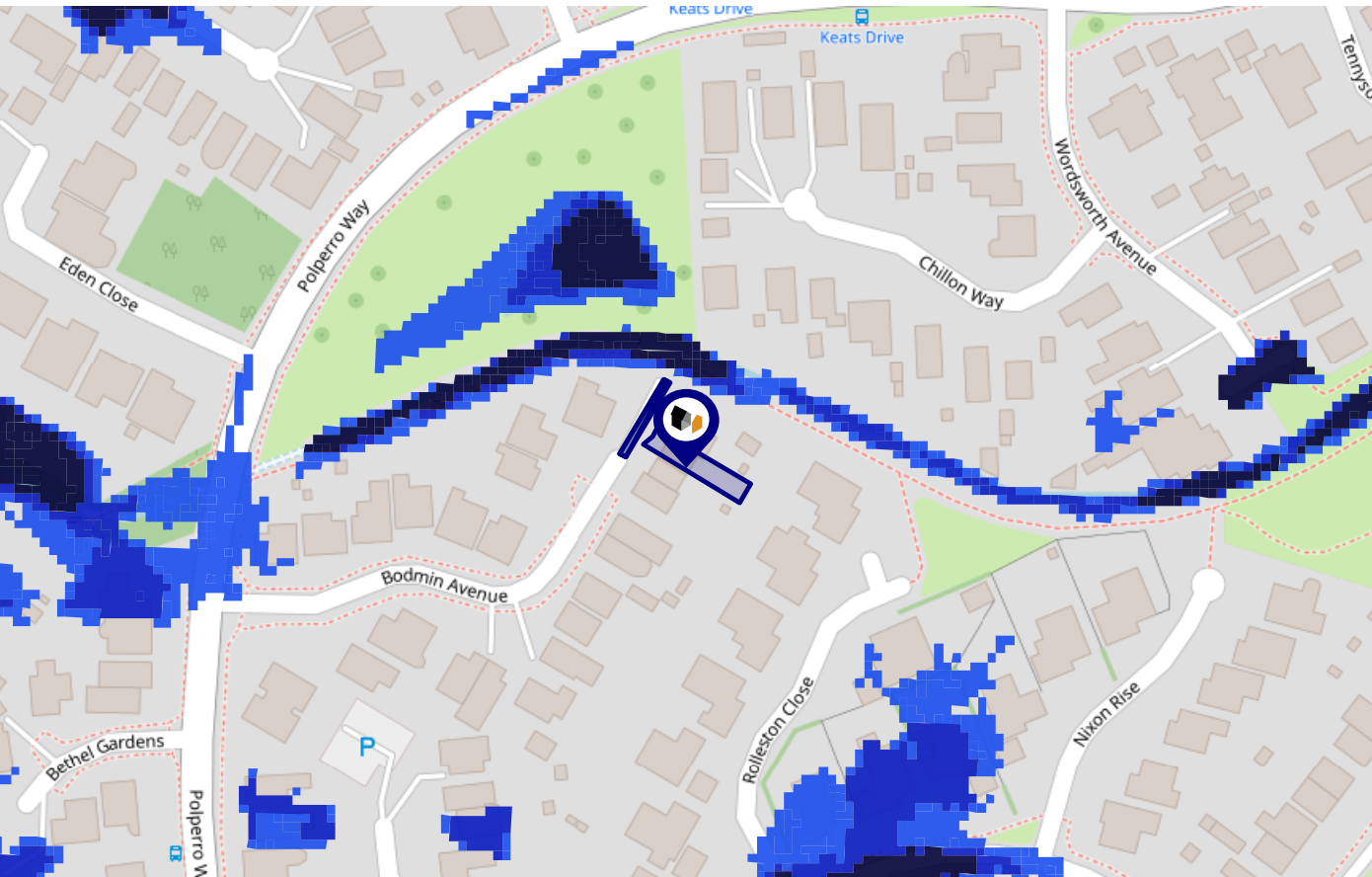
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

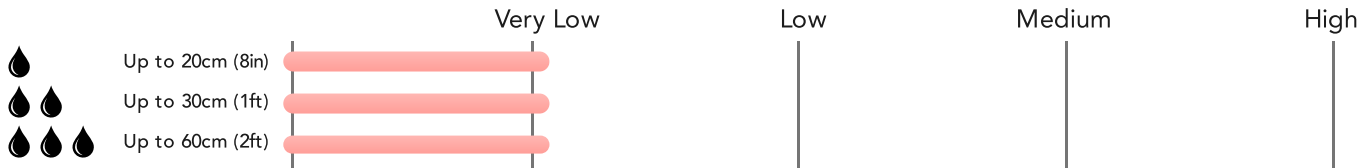


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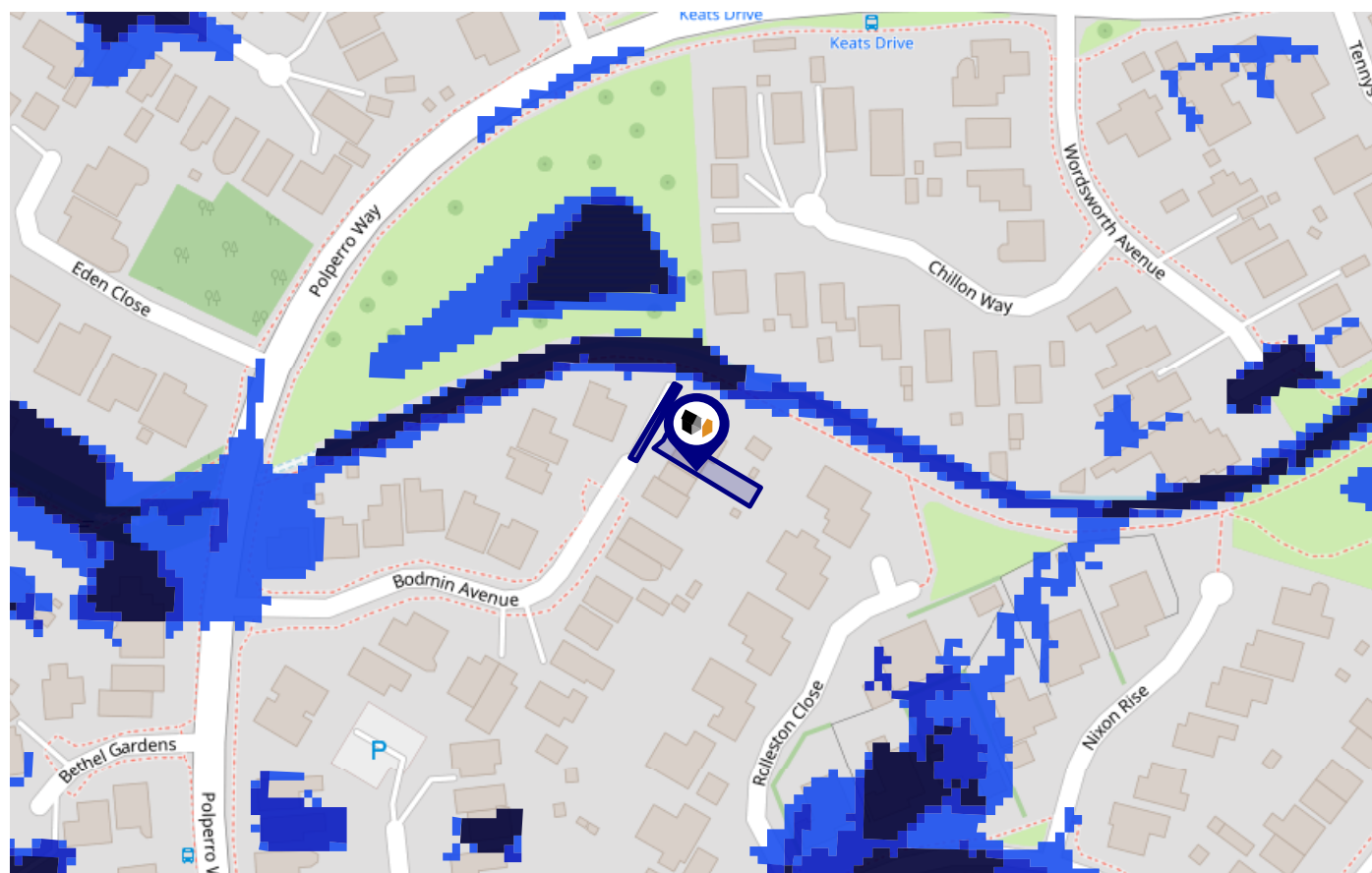
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

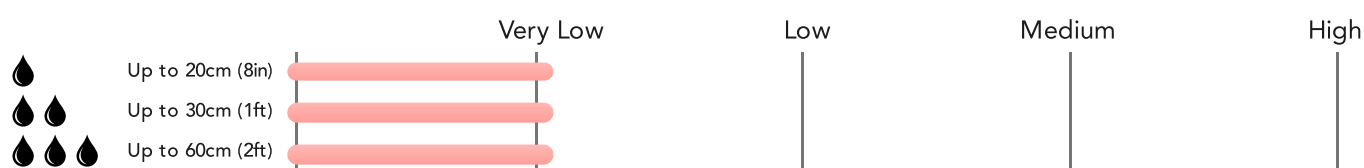


Risk Rating: Very low

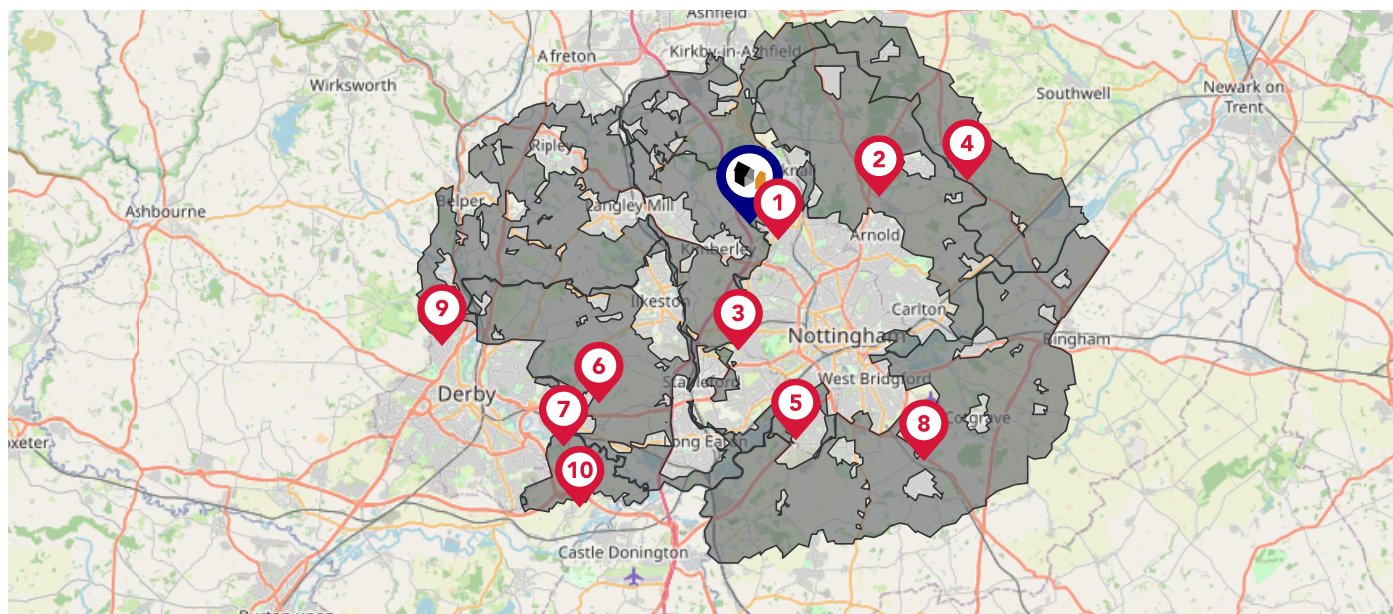
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1

Derby and Nottingham Green Belt - Ashfield

2

Derby and Nottingham Green Belt - Gedling

3

Derby and Nottingham Green Belt - Nottingham

4

Derby and Nottingham Green Belt - Newark and Sherwood

5

Derby and Nottingham Green Belt - Broxtowe

6

Derby and Nottingham Green Belt - Erewash

7

Derby and Nottingham Green Belt - Derby

8

Derby and Nottingham Green Belt - Rushcliffe

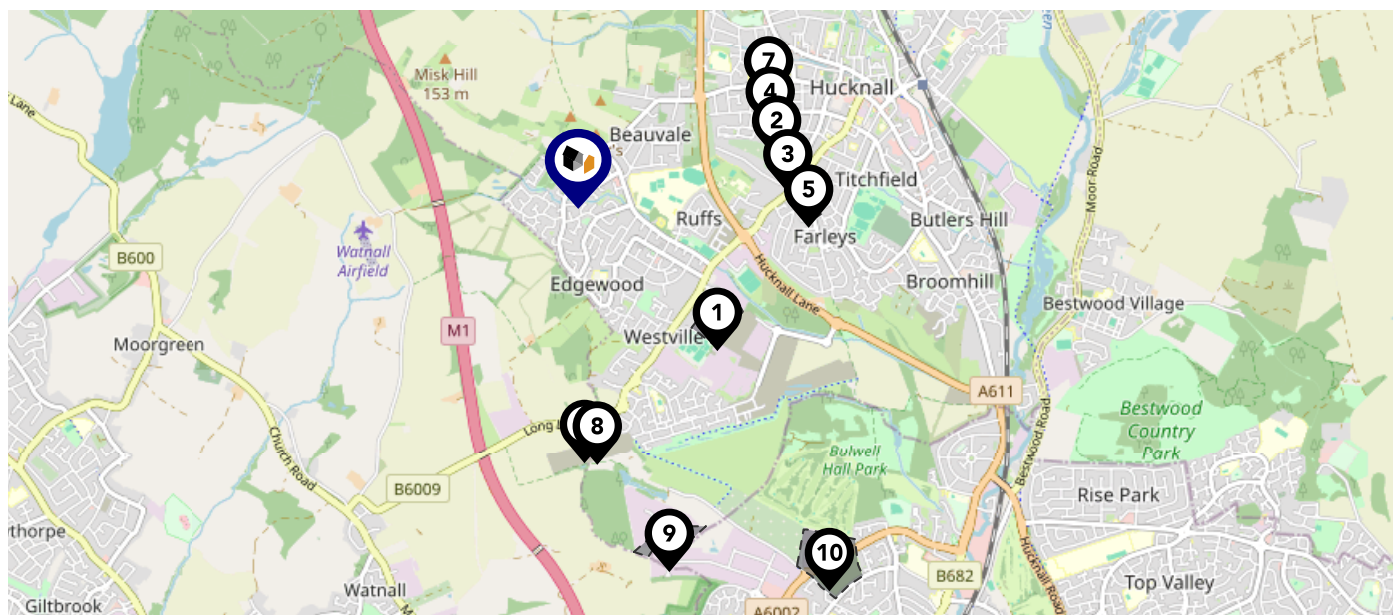
9

Derby and Nottingham Green Belt - Amber Valley

10

Derby and Nottingham Green Belt - South Derbyshire

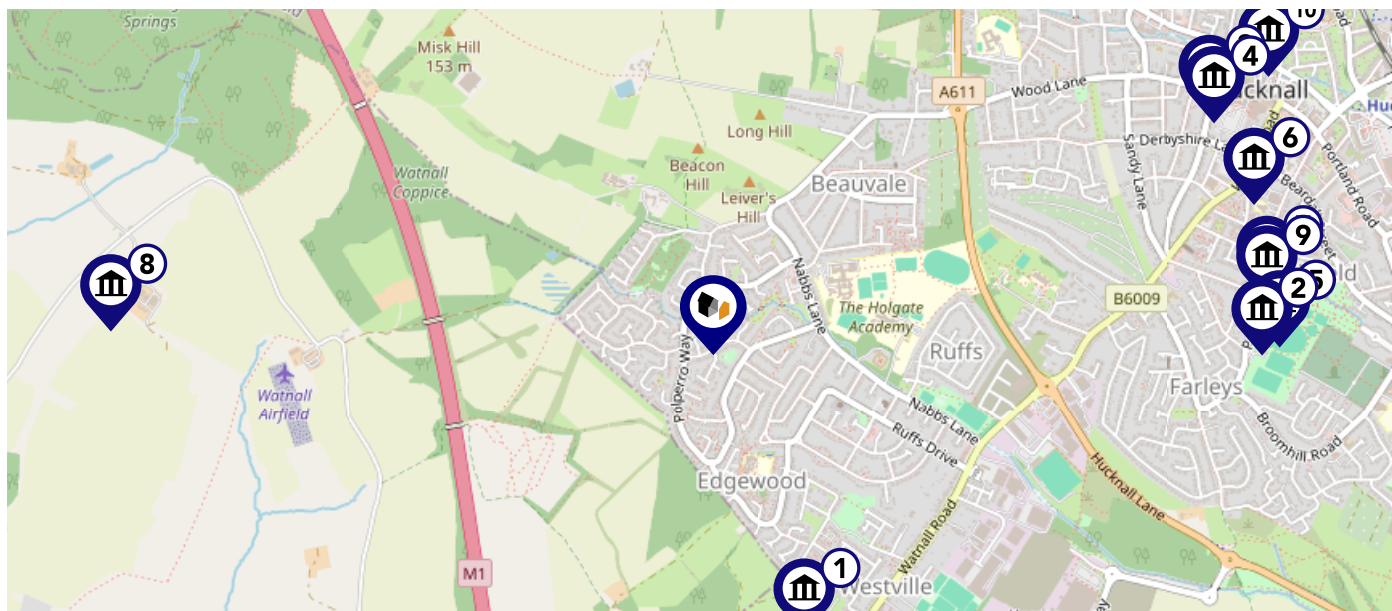
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



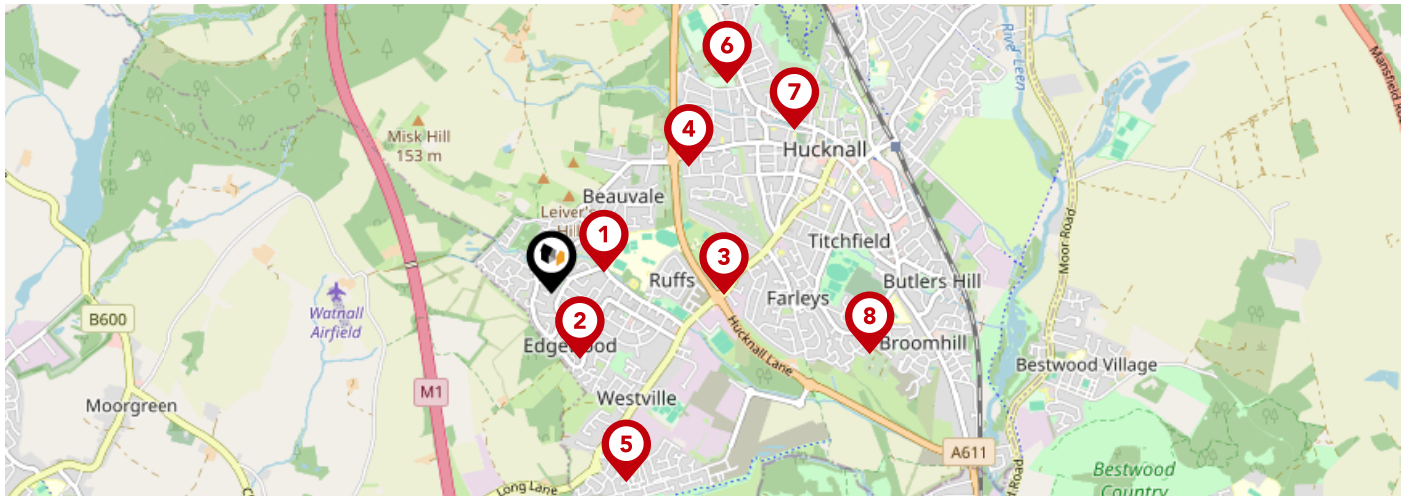
Nearby Landfill Sites

1	Abutting Messrs, Rolls Royce Limited, Land to East of Watnall Road-Hucknall, Nottinghamshire	Historic Landfill	
2	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	
3	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	
4	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	
5	Disused Railway Cutting/Tip Top Tips-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	
6	Eel Hole Farm-Watnall, Nottinghamshire	Historic Landfill	
7	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	
8	Hucknall Airfield-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	
9	Land off Dabell Avenue/Matrixgrade-Blenheim Industrial Estate, Matrixgrade, Nottingham	Historic Landfill	
10	Bold Street Bulwell-Bulwell, Nottingham, Nottinghamshire	Historic Landfill	

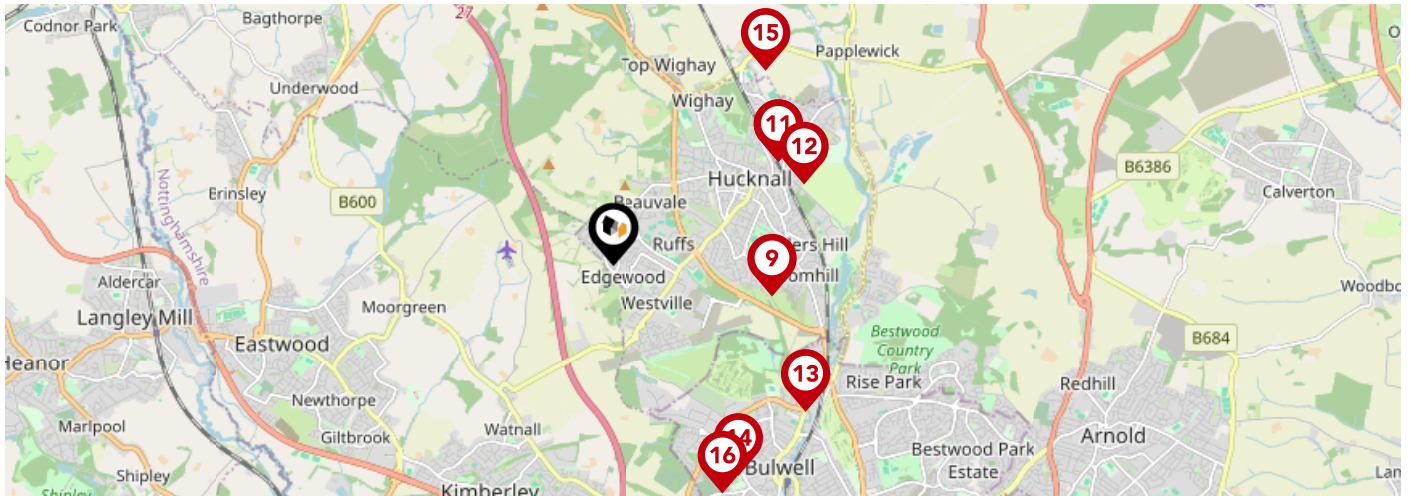
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1469001 - Battle Headquarters	Grade II	0.7 miles
 1234853 - Memorial Drinking Fountain In Titchfield Park	Grade II	1.2 miles
 1217611 - Church Of St Mary Magdalene	Grade II	1.2 miles
 1275902 - Hucknall Library	Grade II	1.2 miles
 1275905 - Hucknall War Memorial	Grade II	1.3 miles
 1234848 - 204, Beardall Street	Grade II	1.3 miles
 1234851 - Houses Of Rest For Miners	Grade II	1.3 miles
 1248105 - Beauvale Manor Farmhouse Gatehouse And Boundary Wall	Grade II	1.3 miles
 1234852 - Boundary Wall And Gates At Houses Of Rest For Miners	Grade II	1.3 miles
 1380278 - The Master Hosier's House And Attached Workshop	Grade II	1.4 miles



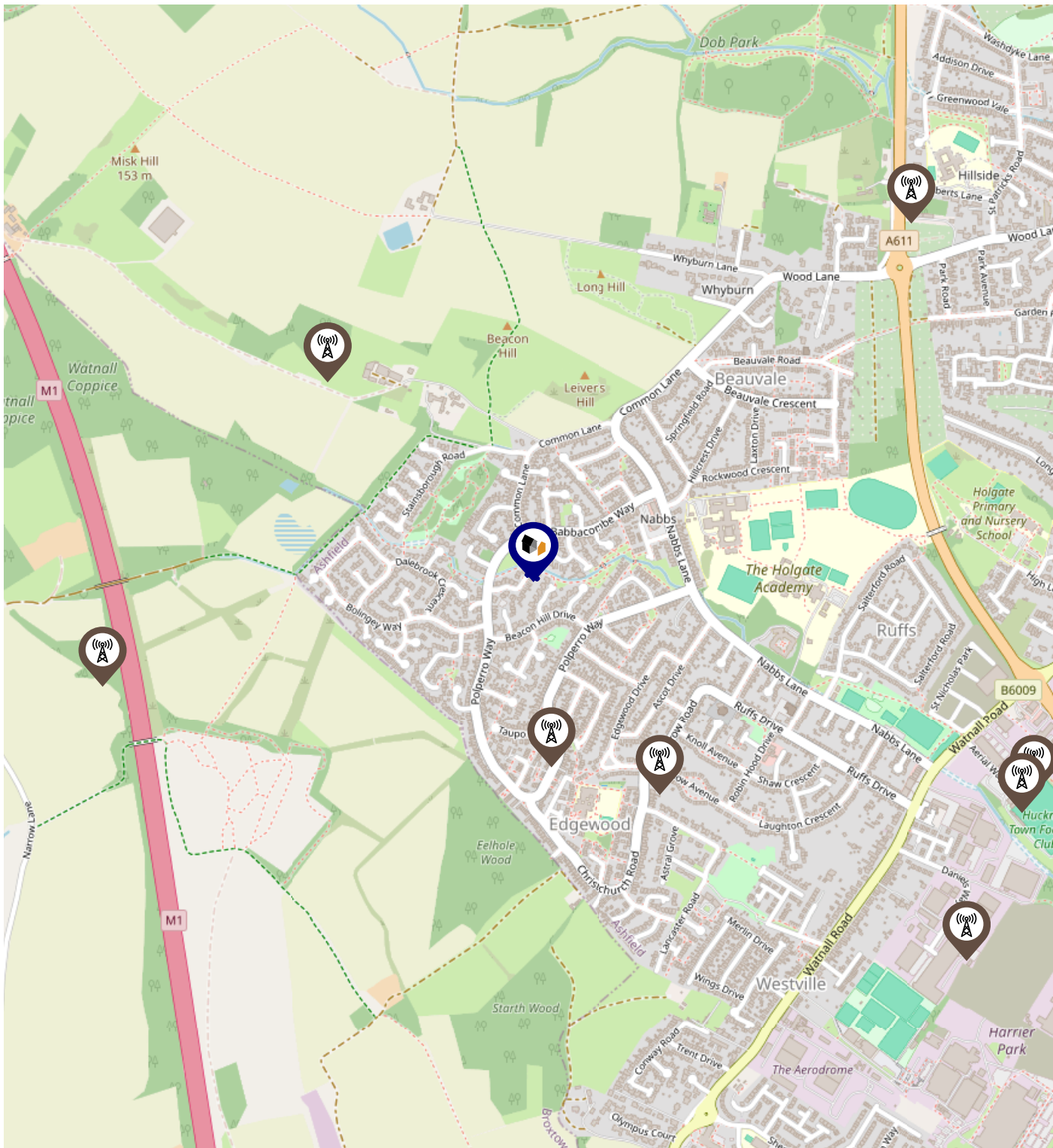
		Nursery	Primary	Secondary	College	Private
1	The Holgate Academy Ofsted Rating: Serious Weaknesses Pupils: 1237 Distance:0.25	☐	☐	☒	☐	☐
2	Edgewood Primary and Nursery School Ofsted Rating: Good Pupils: 347 Distance:0.32	☐	☒	☐	☐	☐
3	Holgate Primary and Nursery School Ofsted Rating: Good Pupils: 365 Distance:0.77	☐	☒	☐	☐	☐
4	Hillside Primary and Nursery School Ofsted Rating: Good Pupils: 467 Distance:0.83	☐	☒	☐	☐	☐
5	Hucknall Flying High Academy Ofsted Rating: Not Rated Pupils: 232 Distance:0.91	☐	☒	☐	☐	☐
6	The National CofE Academy Ofsted Rating: Good Pupils: 1176 Distance:1.22	☐	☐	☒	☐	☐
7	Hucknall National Church of England Primary School Ofsted Rating: Good Pupils: 418 Distance:1.31	☐	☒	☐	☐	☐
8	Butler's Hill Infant and Nursery School Ofsted Rating: Good Pupils: 248 Distance:1.44	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Broomhill Junior School Ofsted Rating: Good Pupils: 294 Distance: 1.44	☐	☒	☐	☐	☐
	Holy Cross Primary Catholic Voluntary Academy Ofsted Rating: Good Pupils: 223 Distance: 1.73	☐	☒	☐	☐	☐
	Leen Mills Primary School Ofsted Rating: Good Pupils: 346 Distance: 1.73	☐	☒	☐	☐	☐
	Beardall Fields Primary and Nursery School Ofsted Rating: Good Pupils: 440 Distance: 1.85	☐	☒	☐	☐	☐
	Springfield Academy Ofsted Rating: Good Pupils: 218 Distance: 2.14	☐	☒	☐	☐	☐
	Rufford Primary and Nursery School Ofsted Rating: Good Pupils: 422 Distance: 2.18	☐	☒	☐	☐	☐
	Linby-Cum-Papplewick Church of England Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance: 2.21	☐	☒	☐	☐	☐
	Snape Wood Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 155 Distance: 2.26	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

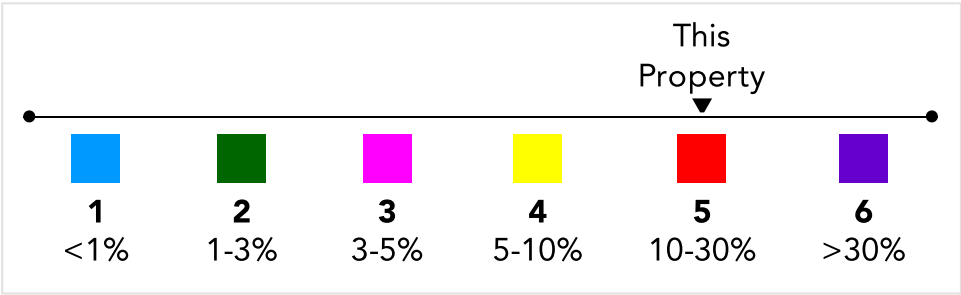
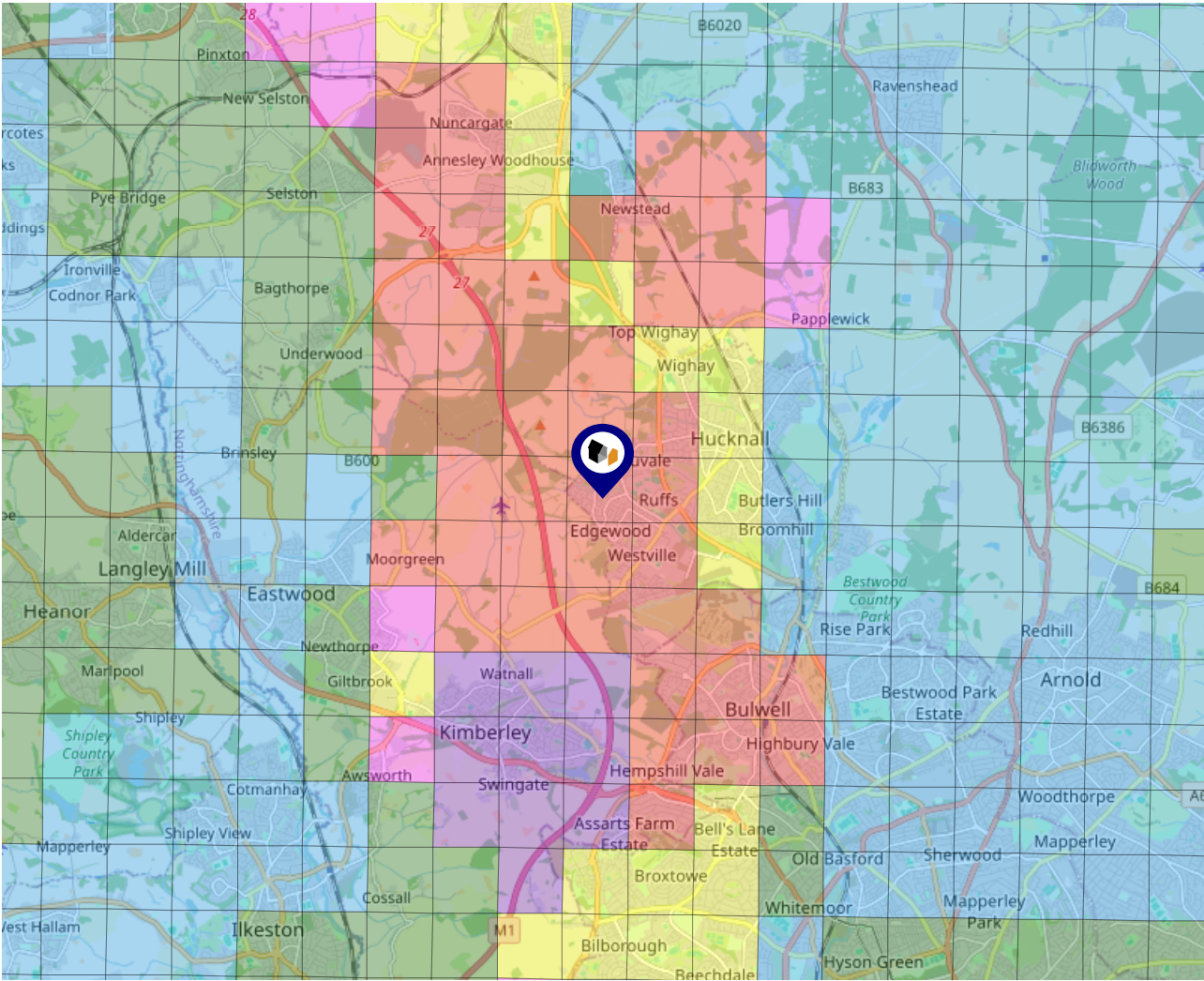


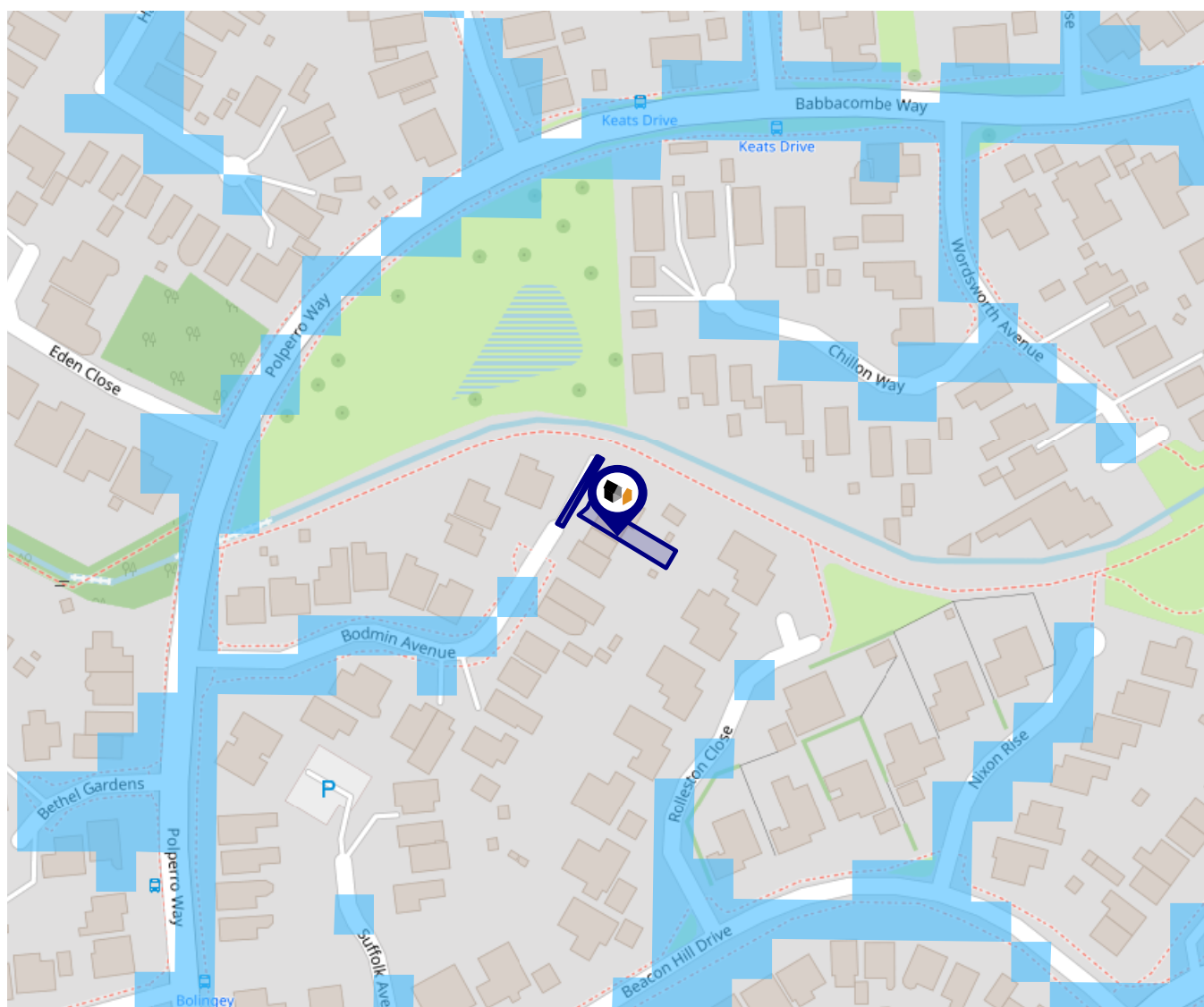
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



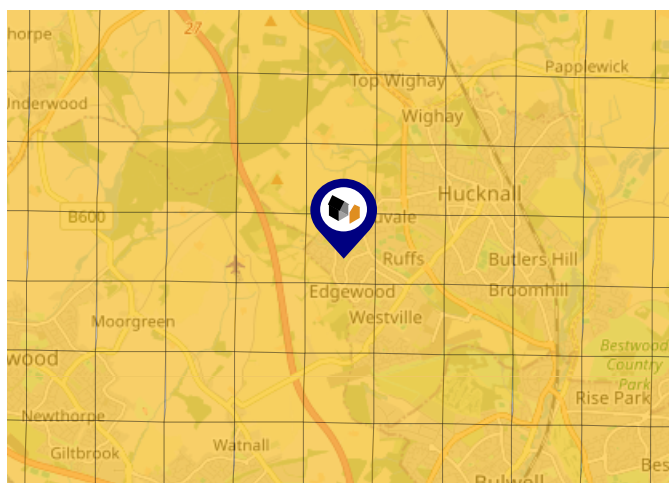


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

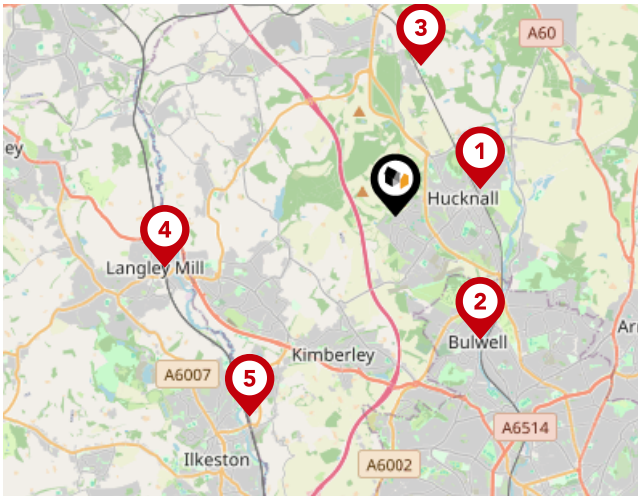


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

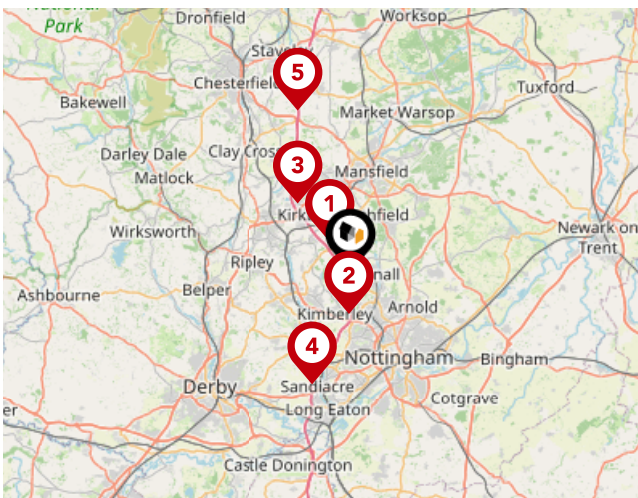
Area

Transport (National)



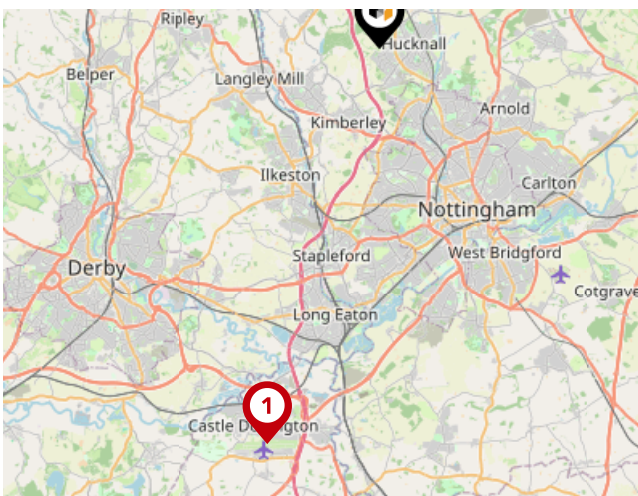
National Rail Stations

Pin	Name	Distance
1	Hucknall Rail Station	1.61 miles
2	Bulwell Rail Station	2.65 miles
3	Newstead Rail Station	2.72 miles
4	Langley Mill Rail Station	4.18 miles
5	Ilkeston Rail Station	4.39 miles



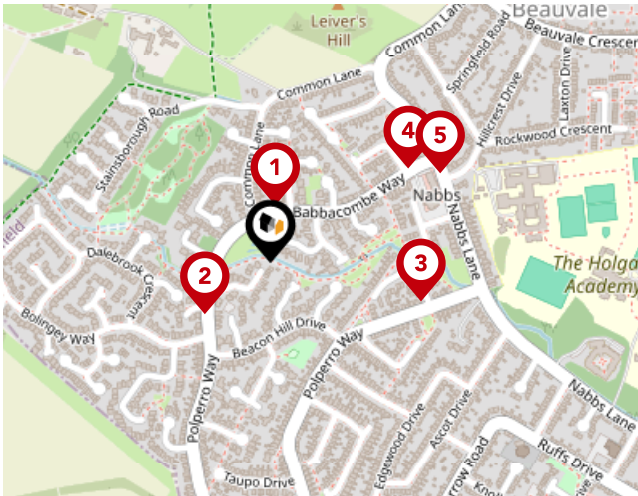
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	2.67 miles
2	M1 J26	2.92 miles
3	M1 J28	6.19 miles
4	M1 J25	8.44 miles
5	M1 J29	12.15 miles



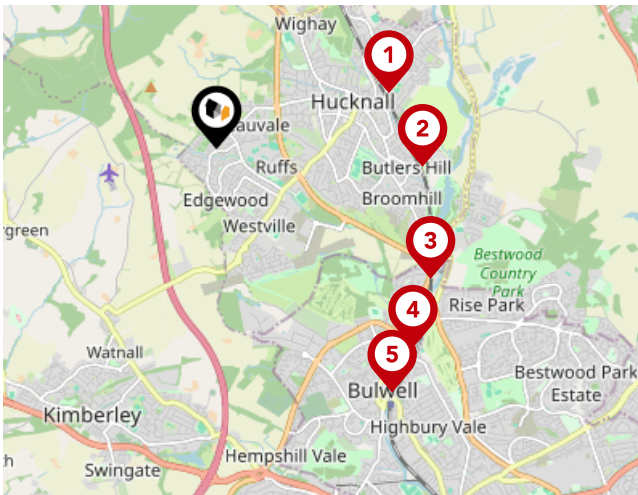
Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	14.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	Keats Drive	0.06 miles
2	Bolingey Way	0.09 miles
3	Tiverton Close	0.17 miles
4	Braunton Close	0.18 miles
5	Hillcrest Drive	0.21 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	1.61 miles
2	Butler's Hill Tram Stop	1.85 miles
3	Moor Bridge Tram Stop	2.22 miles
4	Bulwell Forest Tram Stop	2.49 miles
5	Bulwell Tram Stop	2.67 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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.



/martincouk



/martinco_uk



/MartinCoUK



/company/martin-&-co-

Martin & Co - Hucknall

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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